



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>November 16, 2016</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>November 30, 2016</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input checked="" type="checkbox"/> Final Approval

1. Project Address: 800N Block of East Washington/ 800 S Block East Mifflin
Project Title (if any): (Galaxie Phase III) - The Starliner Condominiums

2. This is an application for (Check all that apply to this UDC application):

New Development Alteration to an Existing or Previously-Approved Development

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
- Planned Development (PD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Planned Residential Complex

B. Signage:

- Comprehensive Design Review* (public hearing-\$300 fee) Street Graphics Variance* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Kyle Dumbleton Company: Midwest Modern, LLC
 Street Address: 510 W. Edgewater St. City/State: Portage, WI Zip: 53901
 Telephone: (608)445-7869 Fax: () Email: kyled@midwestmodern.com

Project Contact Person: same as above Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

Project Owner (if not applicant): Otto Gebhardt III Gebhardt Development/
 Street Address: 222 North Street City/State: Madison, WI Zip: 53704
 Telephone: (608)577-7480 Fax: () Email: gebhardtdevelopment@tds.net

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on 11-11-2016.
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant Kyle Dumbleton Relationship to Property Project Architect

Authorized Signature *Kyle Dumbleton* Date 11-16-2016

THE STARLINER CONDOMINIUMS

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 JONATHAN 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



PROJECT LOCATION

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

PHASE III CONDOMINIUM UNIT MATRIX BY # BEDROOM.

NUMBER	AREA	LEVEL	# BEDROOMS	# BATHS	# DEN
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	
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:	26,219 SF		40	40	

24 OWNER OCCUPIED CONDOMINIUMS

PHASE III LIVE/WORK & APARTMENT UNIT MATRIX.

NUMBER	AREA	NAME	LEVEL	# BEDROOMS	# BATHS
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
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

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

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UDCP3.1	OWNER OCCUPIED AND LIVE WORK MIFFLIN STREET VIEWS
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A4.6-C	BUILDING SECTIONS
A4.7-C	BUILDING SECTIONS
A4.10-L	BUILDING SECTIONS
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PD	PRODUCT DETAILS

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.

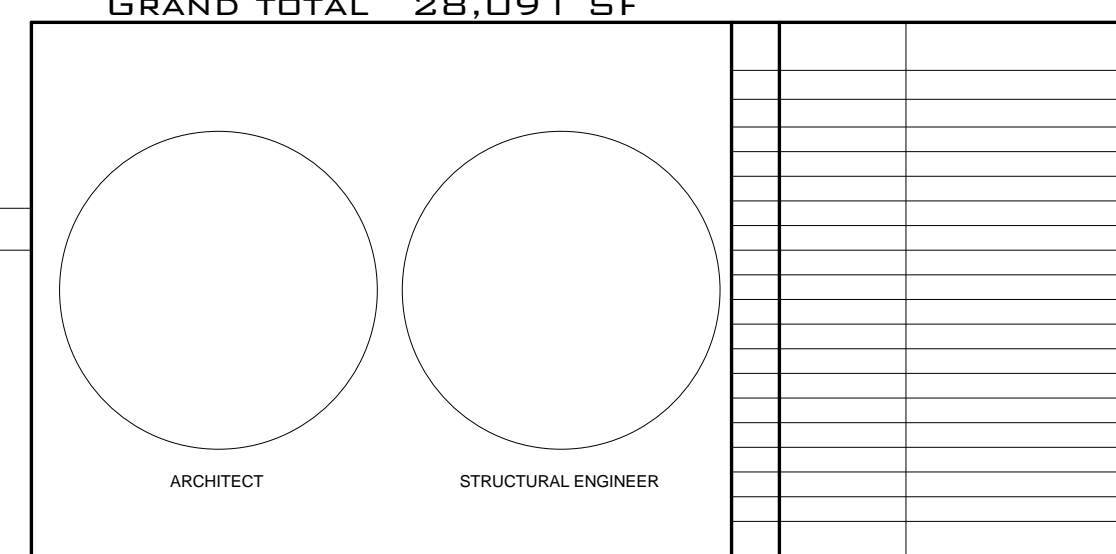
STARLINER CONDOS GROSS SF AREA

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	LW 2ND FLOOR
1ST FLOOR	9,293 SF	1ST FLOOR
LIVE-WORK:		
3	28,091 SF	
GRAND TOTAL	28,091 SF	



UDC RESUBMITTAL



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

PREVIOUSLY SUBMITTED
8-17-2016

DATE
11.16.2016

COVER SHEET



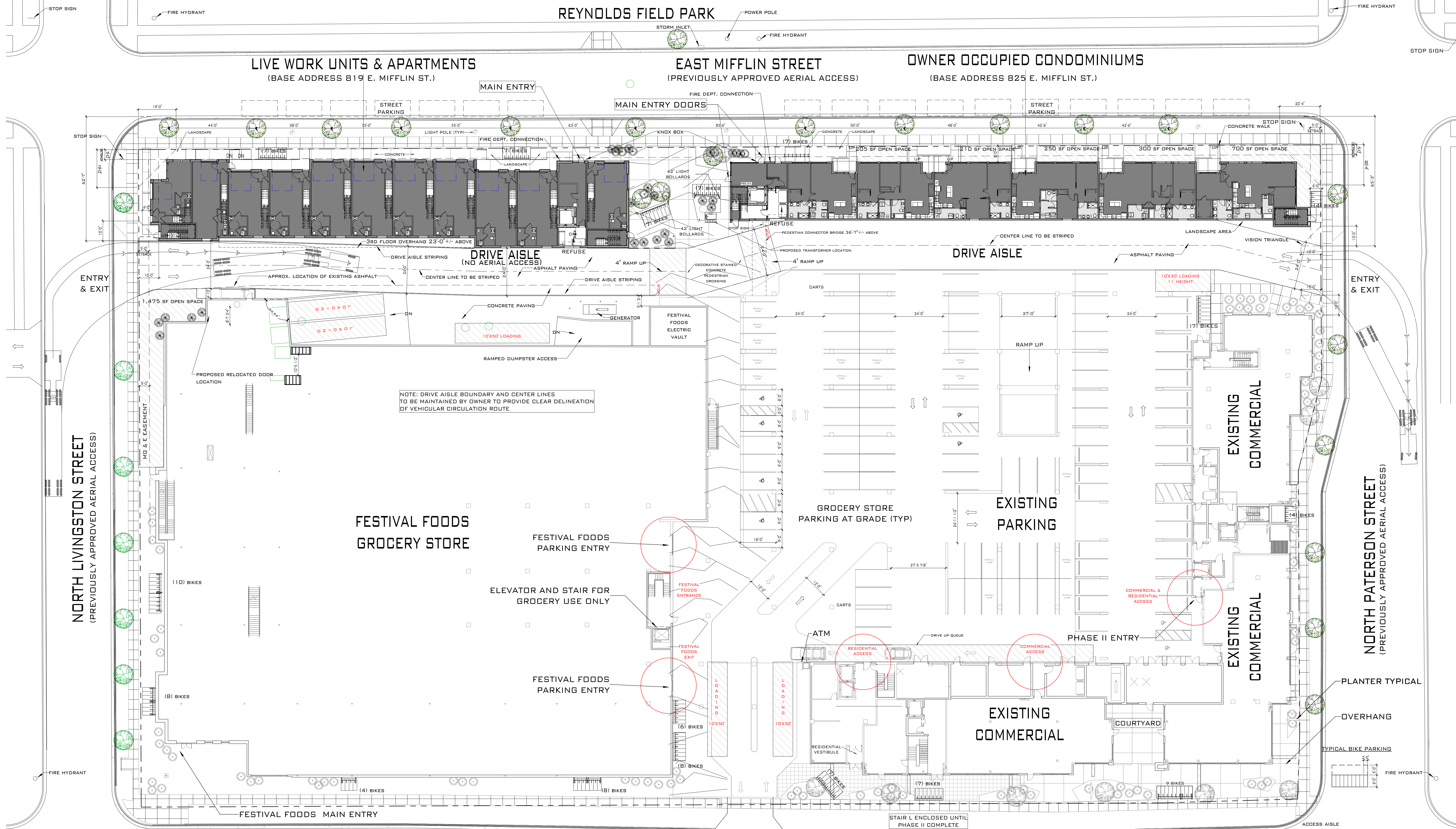
SCALE

REYNOLDS FIELD PARK

LIVE WORK UNITS & APARTMENTS
(BASE ADDRESS 819 E. MIFFLIN ST.)

EAST MIFFLIN STREET
(PREVIOUSLY APPROVED AERIAL ACCESS)

OWNER OCCUPIED CONDOMINIUMS
(BASE ADDRESS 825 E. MIFFLIN ST.)

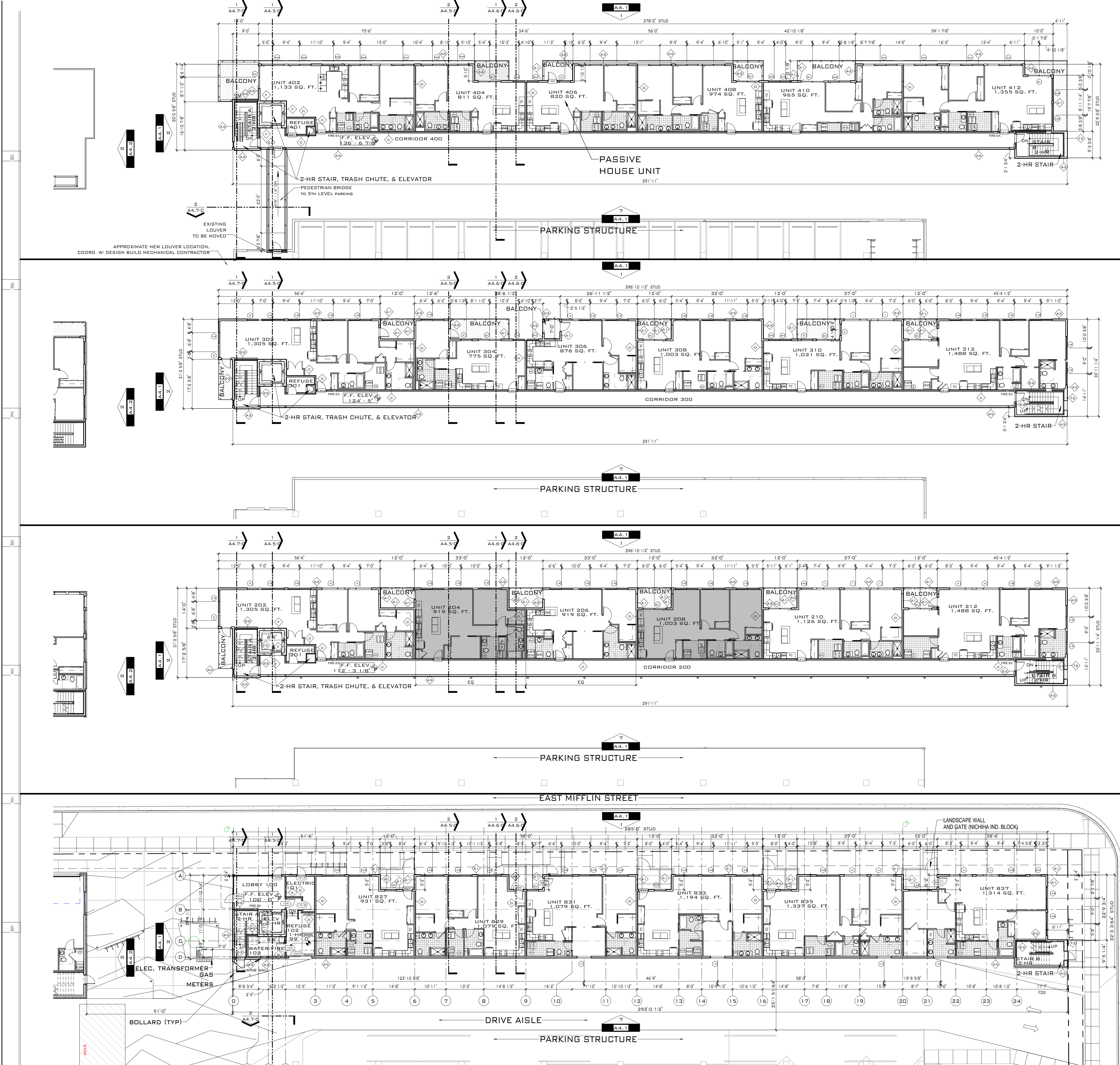


NOTE: DRIVE AISLE BOUNDARY AND CENTER LINES TO BE MAINTAINED BY OWNER TO PROVIDE CLEAR DELINEATION OF VEHICULAR CIRCULATION ROUTE

NOTE: LANDSCAPE ELEMENTS ARE APPROX. - SEE LANDSCAPE PLANS

EAST WASHINGTON AVENUE

	CITY APPROVAL SET	
	PREVIOUSLY SUBMITTED	DATE
	8-17-2016	11.16.2016
	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: 3/8" = 1'-0"	ASI.O	



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"

GENERAL NOTES

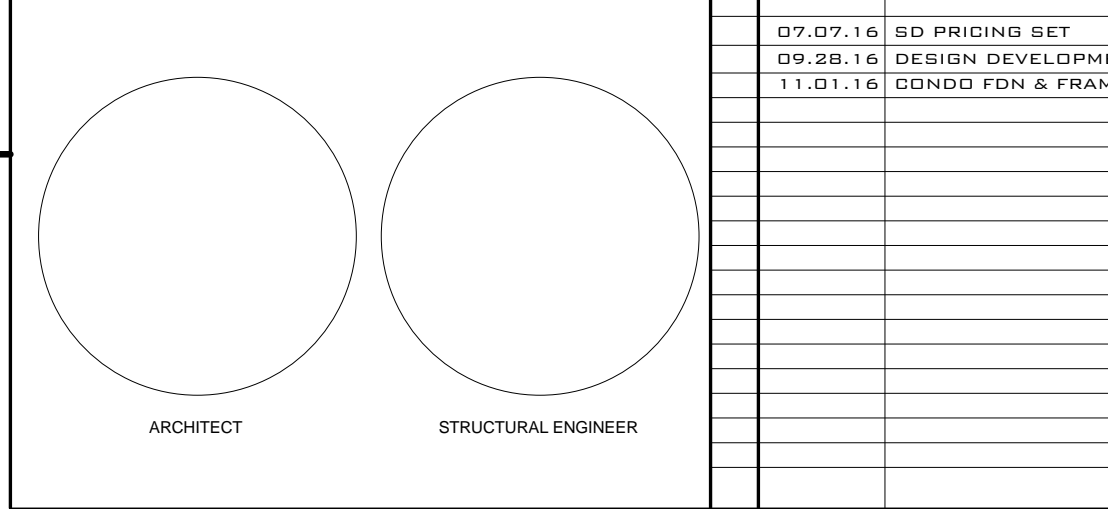
- 1: CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND WILL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION. IN GENERAL, ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER OTHERS.
- 2: CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK DESCRIBED IN CONSTRUCTION DOCUMENTS.
- 3: CONTRACTOR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

DRAWING NOTES

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

CODE NOTES

NO.	DATE	DESCRIPTION
07.07.16	SD PRICING SET	
09.28.16	DESIGN DEVELOPMENT	
11.01.16	CONGO FOR & FRAMING	



UDC RESUBMITTAL

GEBHARDT DEVELOPMENT
MIDWEST MODERN

the starliner
810 EAST WASHINGTON AVENUE (ORIG EAST WELF LN LIFEWORX BASE ADDRESS) MILWAUKEE, WI
825 EAST WELF LN ST. CONDOMINIUMS BASE ADDRESS

DATE: 11.16.2016

CONDOMINIUM OVERALL FLOOR PLANS

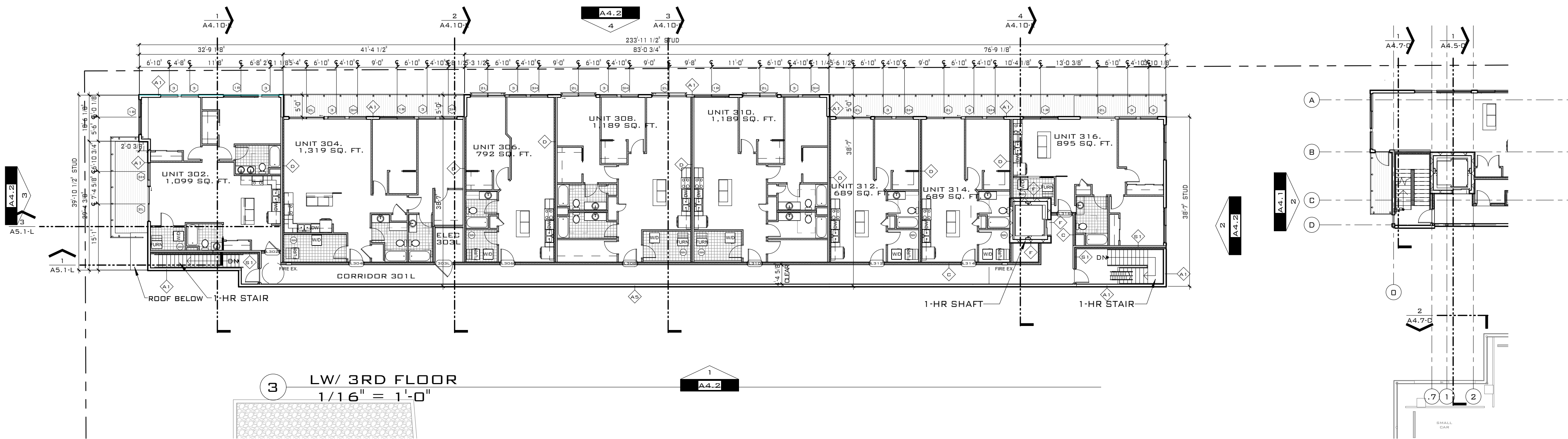
A11-C

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

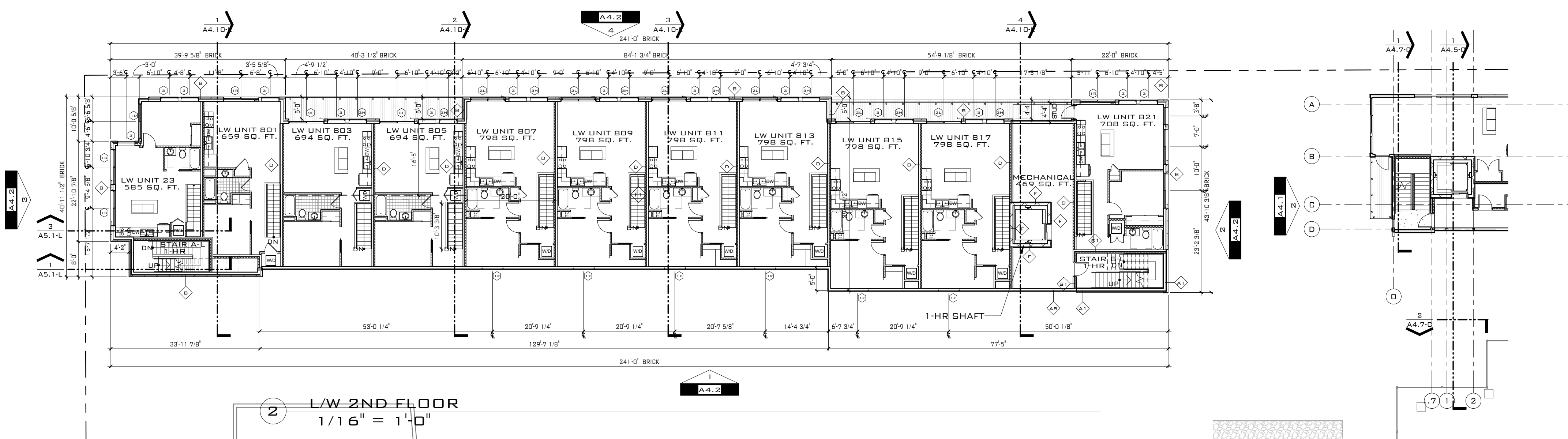
NORTH PATERSON STREET

EAST MIFFLIN STREET

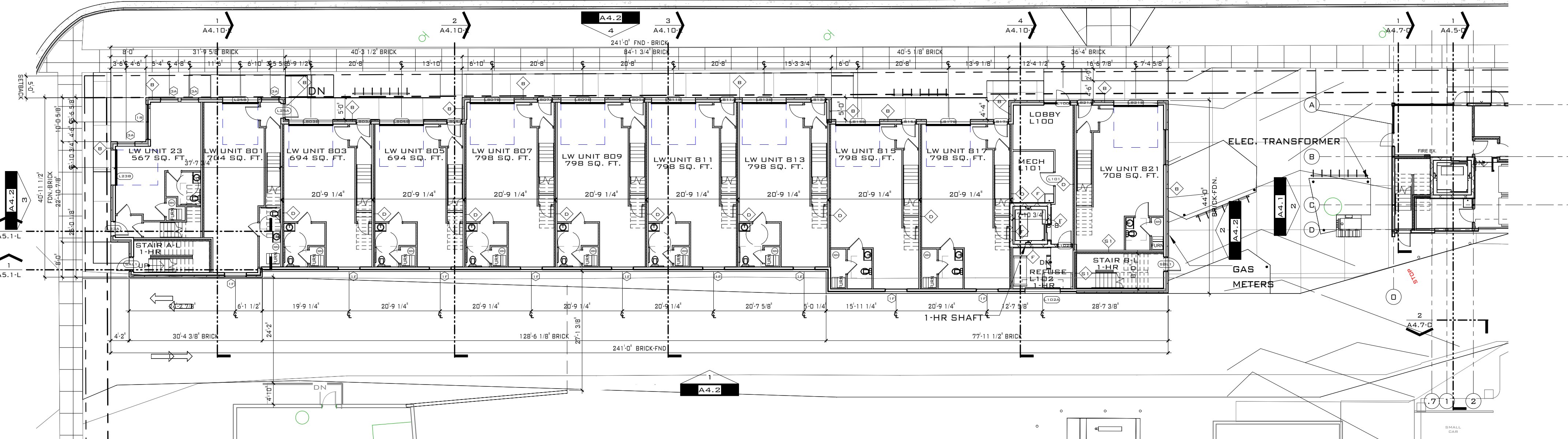
EAST MIFFLIN STREET



EAST MIFFLIN STREET



EAST MIFFLIN STREET



GENERAL NOTES

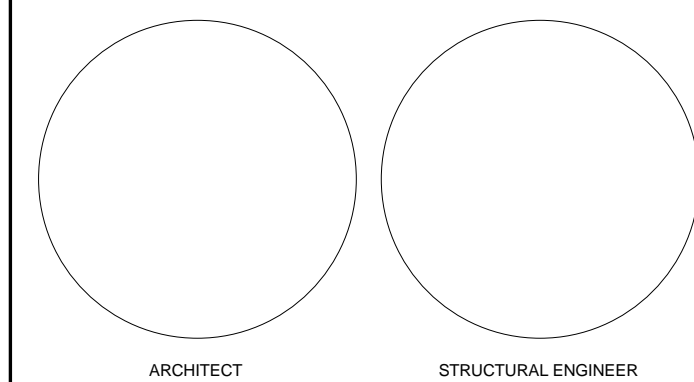
- 1: CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND WILL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION. IN GENERAL, ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER OTHERS.
- 2: CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK DESCRIBED IN CONSTRUCTION DOCUMENTS.
- 3: CONTRACTOR SHALL PATCH AND REPAIR TO MATCH ANY WALLS, FLOORS, CEILINGS AND/OR OTHER SURFACES WHICH MAY BE DISTURBED DURING THE INSTALLATION OF MECHANICAL, ELECTRICAL, SPRINKLER, OR OWNER PROVIDED WORK.
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- 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

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

NORTH LIVINGSTON STREET



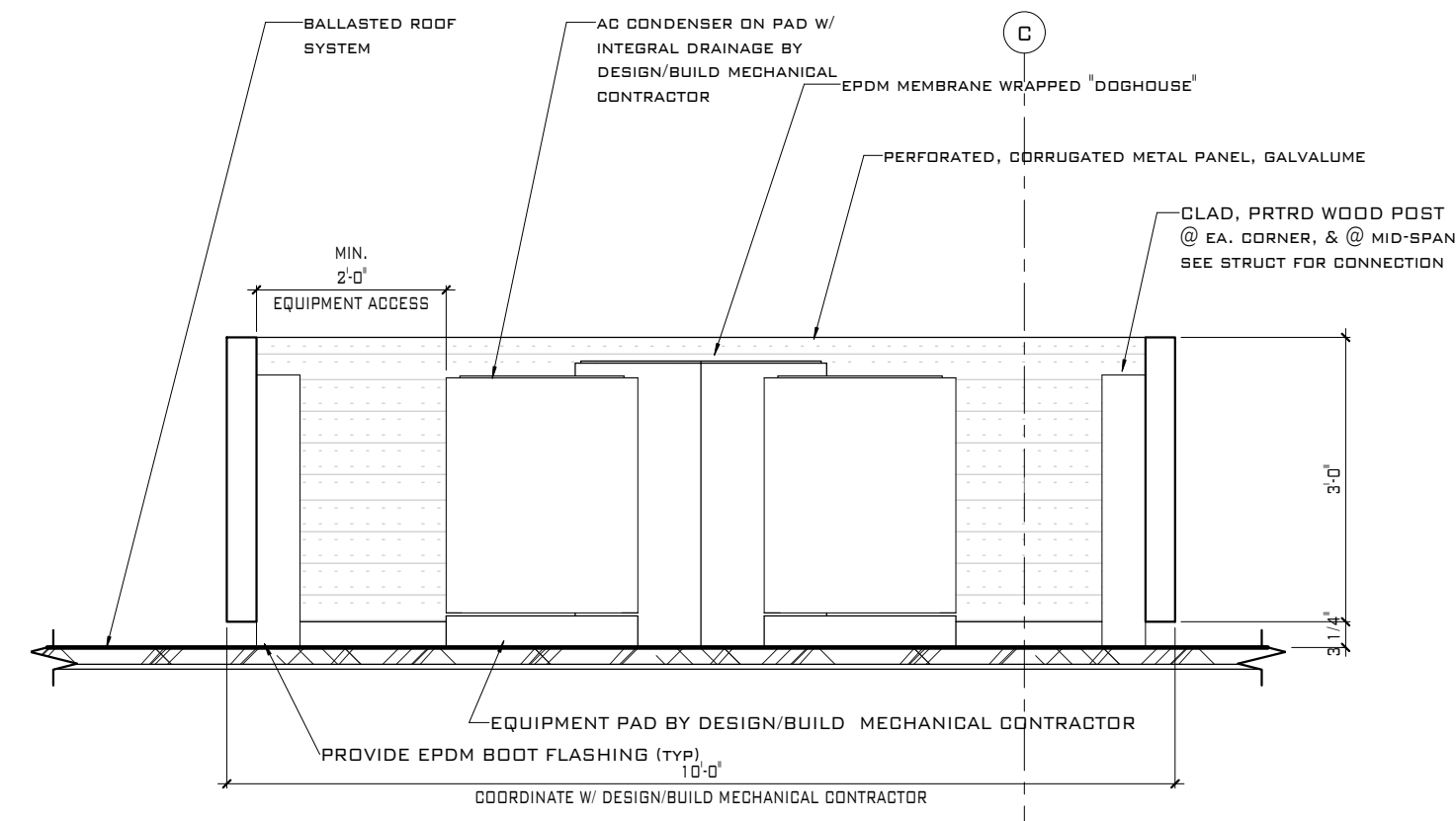
UDC RESUBMITTAL



810 EAST WASHINGTON AVENUE - (018 EAST MIFFLIN ST. LIVE/WORK BASE ADDRESS)
 825 EAST MIFFLIN ST. CONDOMINIUMS BASE ADDRESS
 MADISON, WI
 LIVE/WORK & LOFT OVERALL PLANS

PREVIOUSLY SUBMITTED
 8-17-2016
 DATE
 11.16.2016

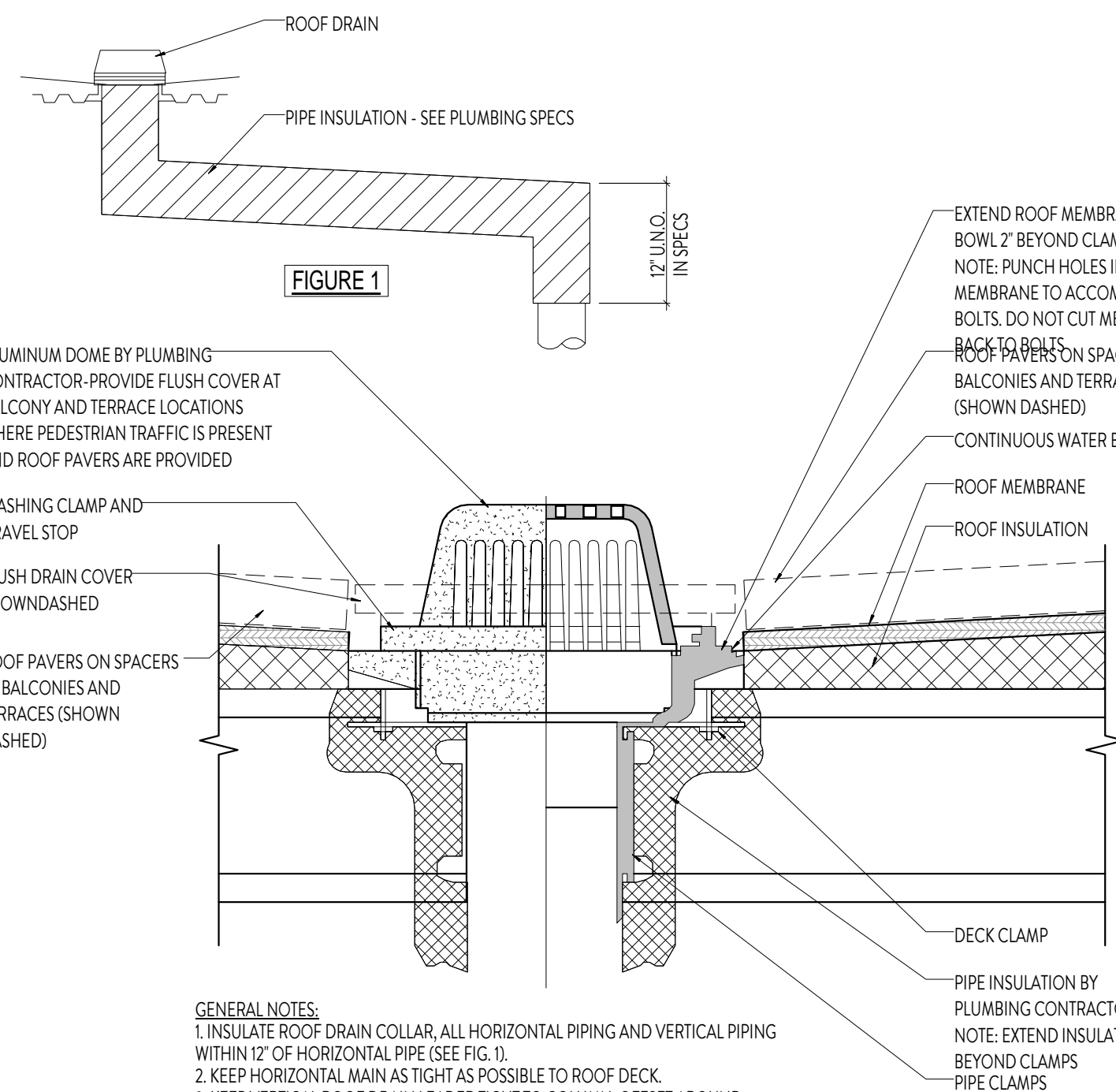
ALL L



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

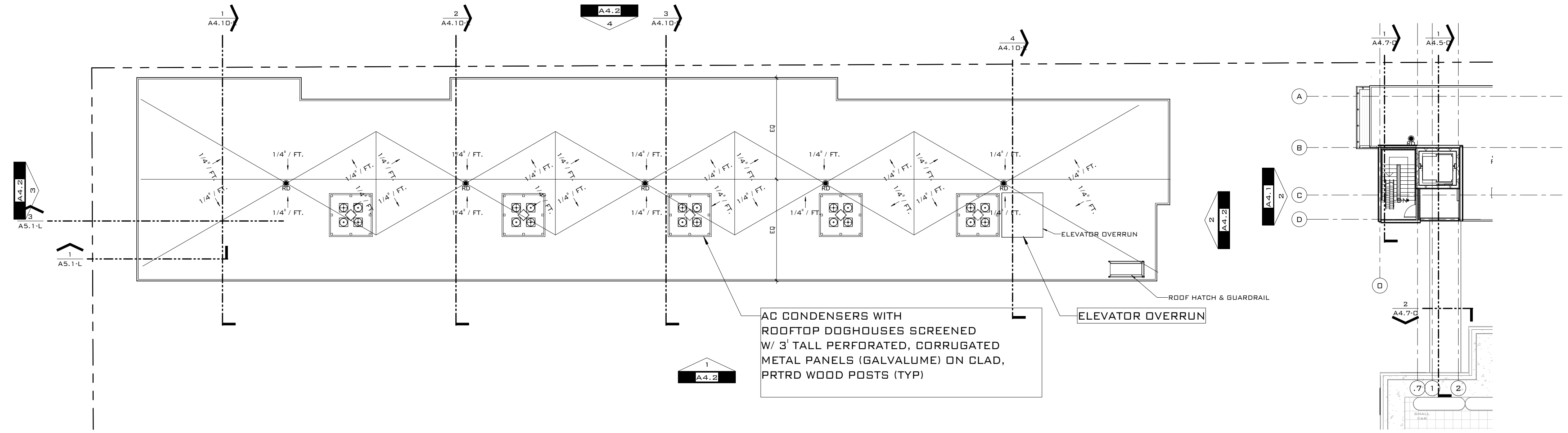


3' TALL PERFORATED, CORRUGATED AC CONDENSER SCREENING PANEL, GALVALUME

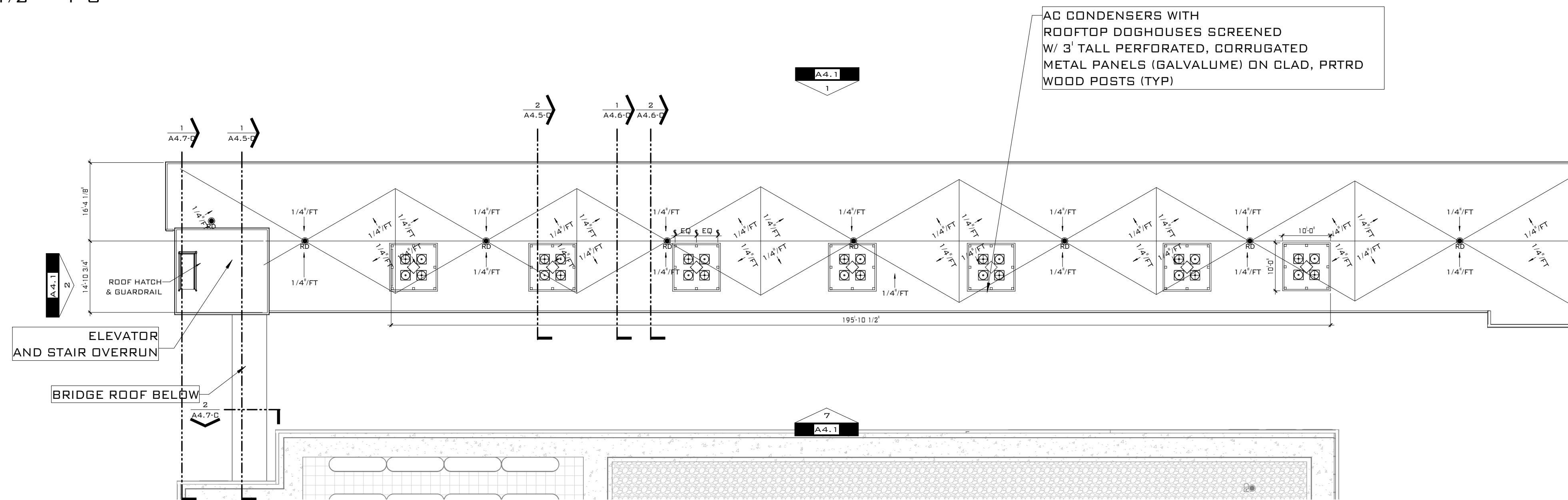


GENERAL NOTES:
1. INSULATE ROOF DRAIN COLLAR, ALL HORIZONTAL PIPING AND VERTICAL PIPING WITHIN 12" OF HORIZONTAL PIPE (SEE FIG. 1).
2. KEEP HORIZONTAL MAIN AS TIGHT AS POSSIBLE TO ROOF DECK.
3. KEEP VERTICAL ROOF DRAIN LEADER TIGHT TO COLUMN, OFFSET AROUND BEAMS IN FLOORS AND CEILINGS AS NECESSARY.
4. 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"

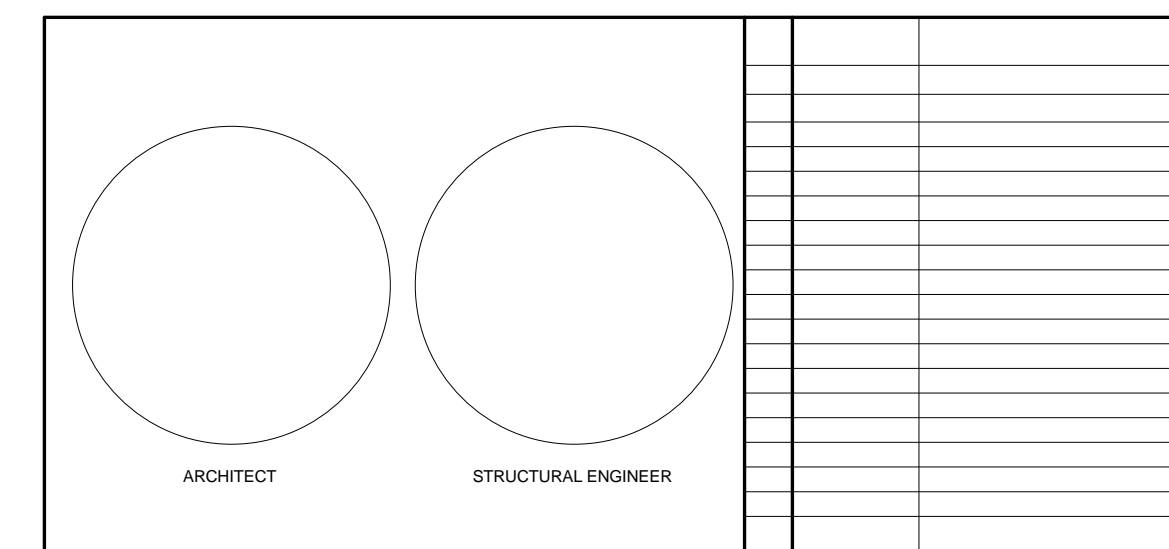


4 LIVE/WORK ROOF PLAN
1/16" = 1'-0"



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

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



UDC RESUBMITTAL



PREVIOUSLY SUBMITTED
8-17-2016

DATE
11.16.2016

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

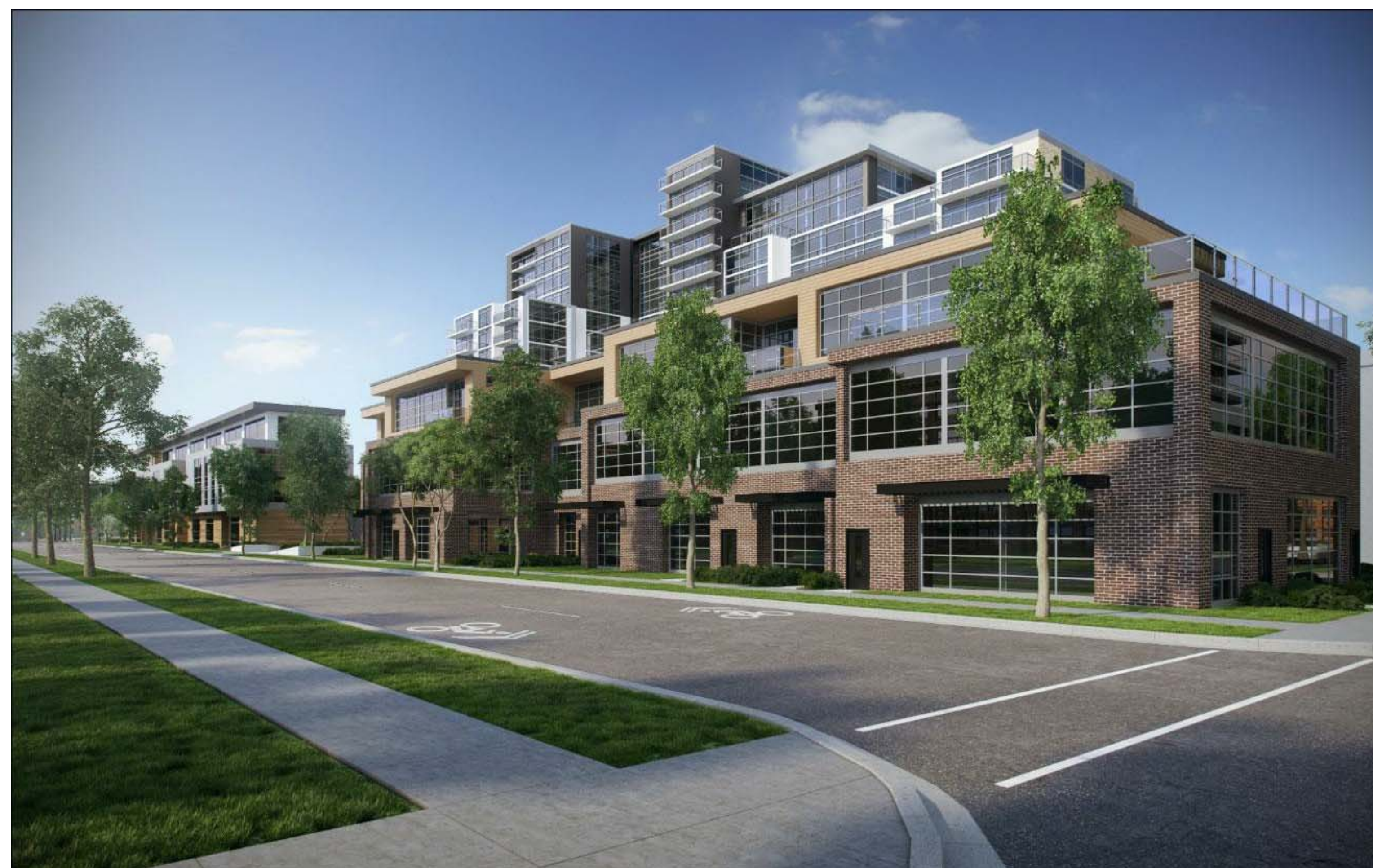
ROOF PLANS

A13

SCALE: AS NOTED



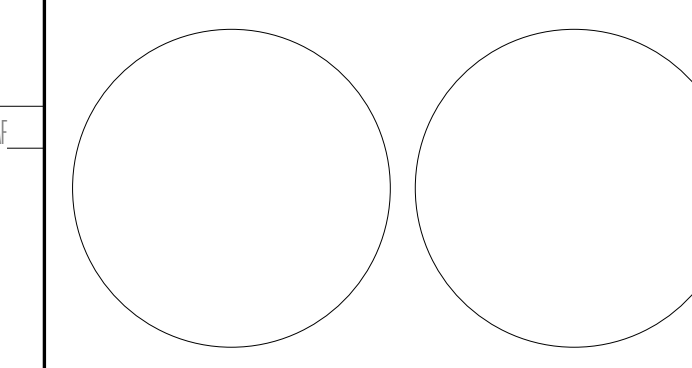
PREVIOUSLY APPROVED OWNER OCCUPIED CONDOMINIUMS



PREVIOUSLY APPROVED LIVE/WORK UNITS

DRAWING NOTES

CODE NOTES



ARCHITECT STRUCTURAL ENGINEER

07.07.16	SD PRICING SET
09.28.16	DESIGN DEVELOPMENT
11.01.16	CONGO FOR & FRAMING

UDC RESUBMITTAL



PREVIOUSLY SUBMITTED 8-17-2016	DATE 11.16.2016
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810 EAST WASHINGTON AVENUE - (810 EAST WISCONSIN ST. LIVE/WORK BASE ADDRESS)
825 EAST WISCONSIN ST. CONDOMINIUMS BASE ADDRESS
MADISON, WI

PREVIOUSLY APPROVED RENDERINGS

UDCP3.0

SCALE



OWNER OCCUPIED CONDOMINIUMS



LIVE WORK UNITS AND APARTMENTS

UDC RESUBMITTAL



GEBHARDT
DEVELOPMENT



MIDWEST MODERN

the starliner

PREVIOUSLY SUBMITTED
8-17-2016

DATE

11.16.2016

OWNER OCCUPIED AND LIVE WORK MIFFLIN STREET VIEWS

UDCP3.1

SCALE



OVERALL MIFFLIN ELEVATION



OVERALL DRIVE AISLE ELEVATION



PATERSON ELEVATION



MIFFLIN ELEVATION



PLAZA ELEVATION



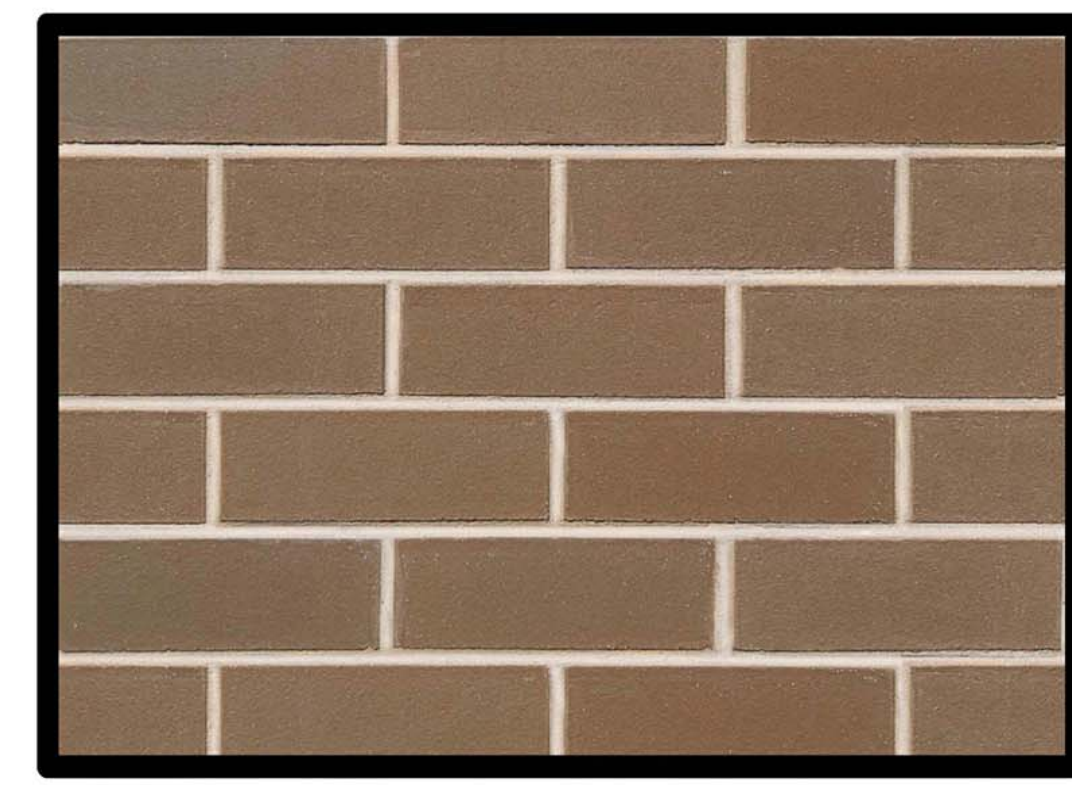
PLAZA ELEVATION



MIFFLIN ELEVATION



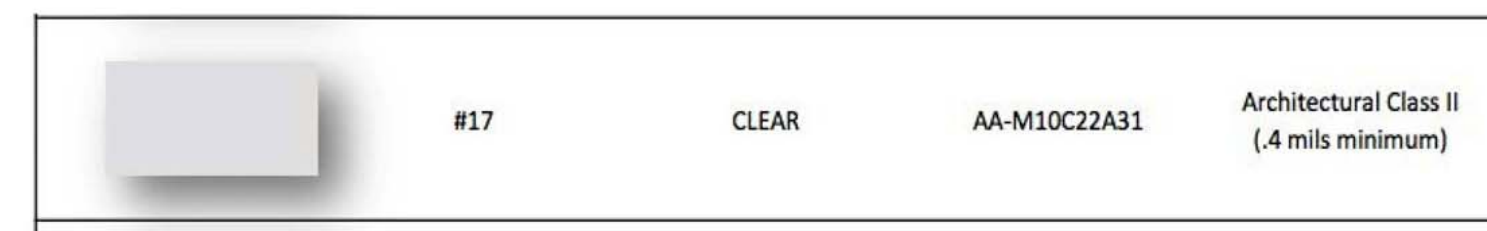
LIVINGSTON ELEVATION



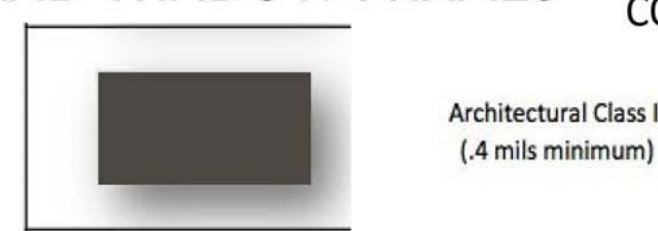
MODULAR BRICK: GLEN-GERY CRIMSON POINT



PREFINISHED COMPOSITE PANEL COLOR B NICHIIA - ARCHITECTURAL BLOCK-GRAY
 PREFINISHED COMPOSITE PANEL COLOR A NICHIIA - ARCHITECTURAL BLOCK- CHARCOAL
 PREFINISHED COMPOSITE PANEL COLOR C NICHIIA - 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 ANODIZED AT LIVE/WORK & DARK BRONZE AND CONDOS

UDC RESUBMITTAL

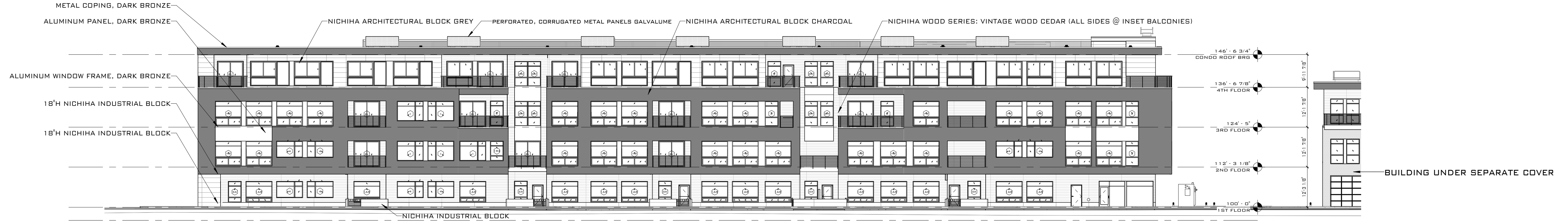
GEBHARDT DEVELOPMENT
 MIDWEST MODERN

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

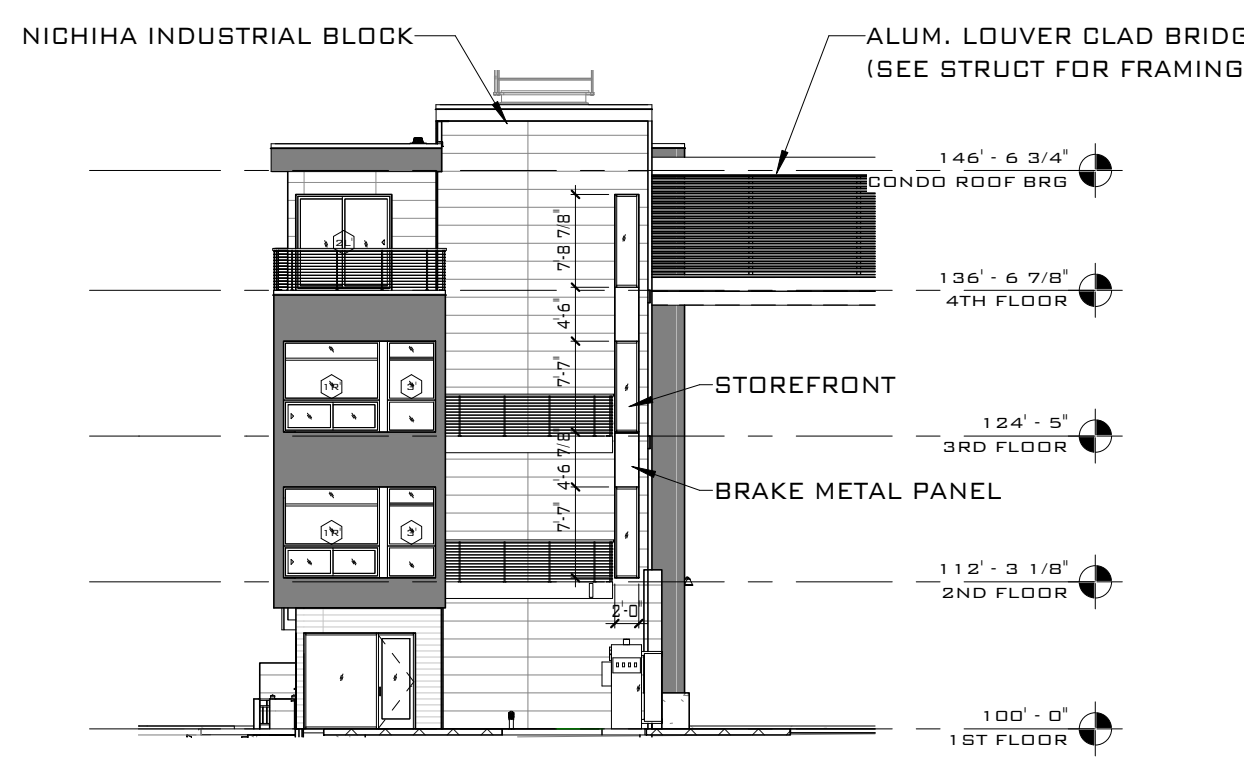
PREVIOUSLY SUBMITTED: 8-17-2016
 DATE: 11.16.2016

LIVE/WORK & CONDOMINIUM ELEVATIONS

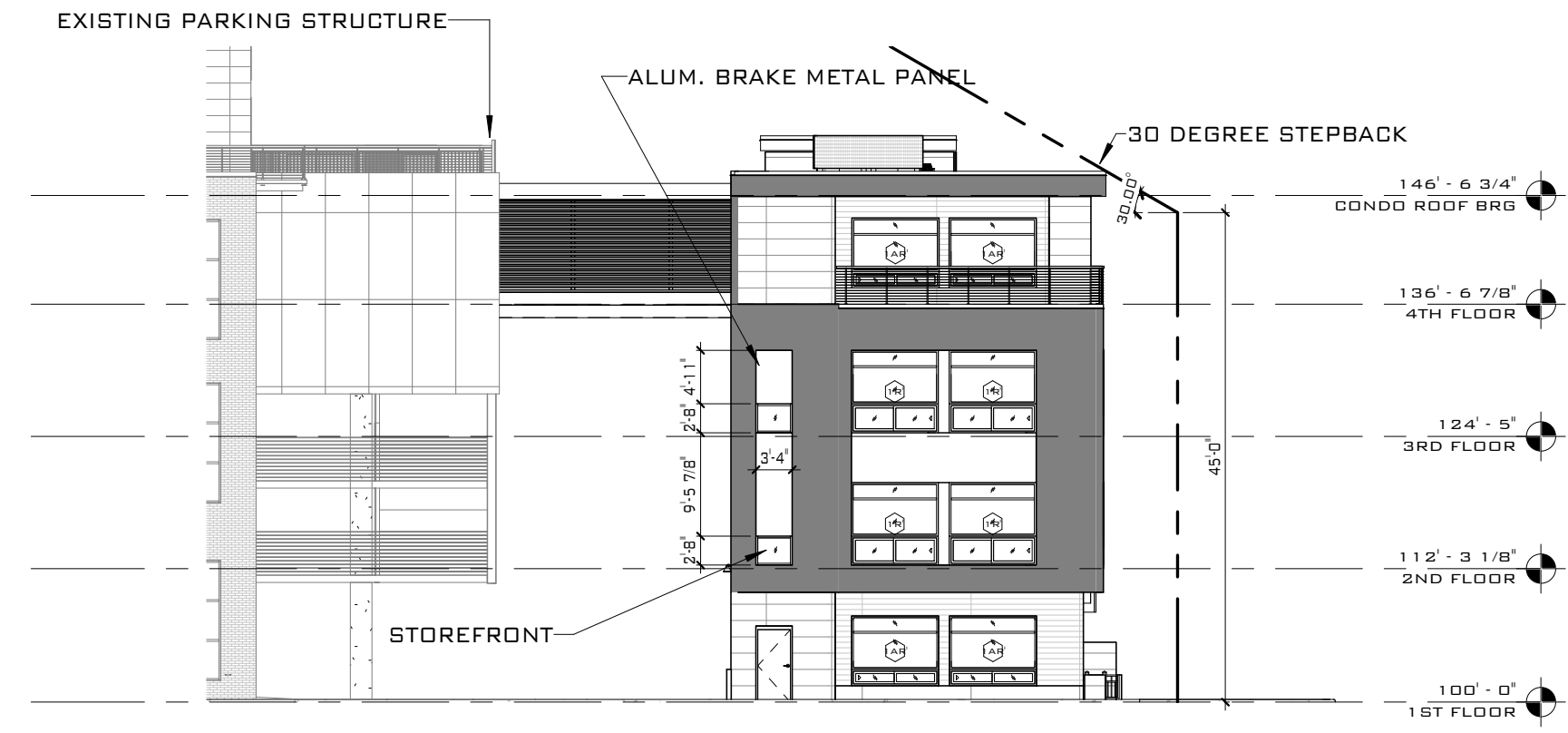
A2.0



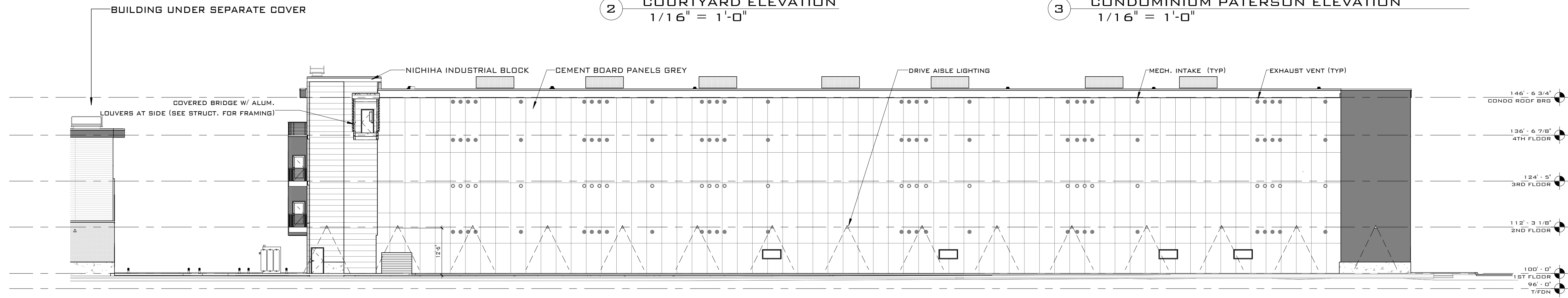
1 CONDOMINIUM MIFFLIN ELEVATION
1/16" = 1'-0"



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

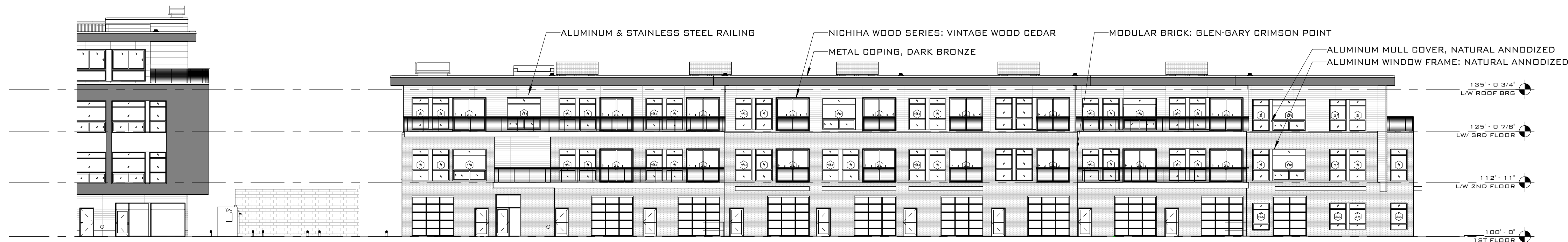


3 CONDOMINIUM PATERSON ELEVATION
1/16" = 1'-0"



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

	07.07.16	SD PRICING SET
	09.28.16	DESIGN DEVELOPMENT
	11.01.16	CONDO FOX & FRAMING
UDC RESUBMITTAL		
	PREVIOUSLY SUBMITTED	8-17-2016
	DATE	11.16.2016
	810 EAST WASHINGTON AVENUE - (810 EAST WELLM ST. LIVE/WORK BASE ADDRESS)	
	825 EAST WELLM ST. CONDOMINIUMS BASE ADDRESS	
CONDOMINIUM ELEVATIONS		A41
SCALE: 1/16" = 1'-0"		



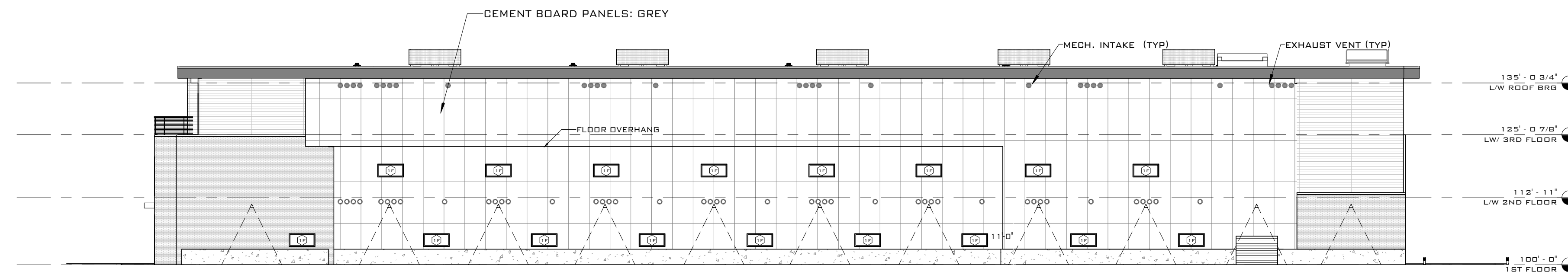
4 LIVE/WORK MIFFLIN ELEVATION
1/16" = 1'-0"



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



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



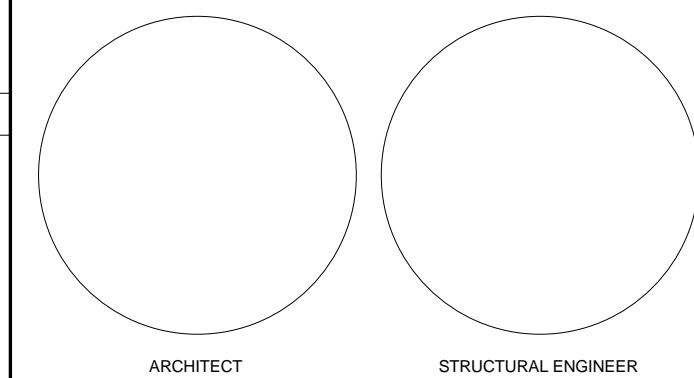
1 LIVE/WORK DRIVE AISLE ELEVATION
1/16" = 1'-0"

GENERAL NOTES

- 1: CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS 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 SUPERSEDE 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

CODE NOTES



07.07.16	SD PRICING SET
09.28.16	DESIGN DEVELOPMENT
11.01.16	CONG FOR & FRAMING

UDC RESUBMITTAL



DATE	11.16.2016
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LIVE/WORK & LOFT ELEVATIONS

A4.2

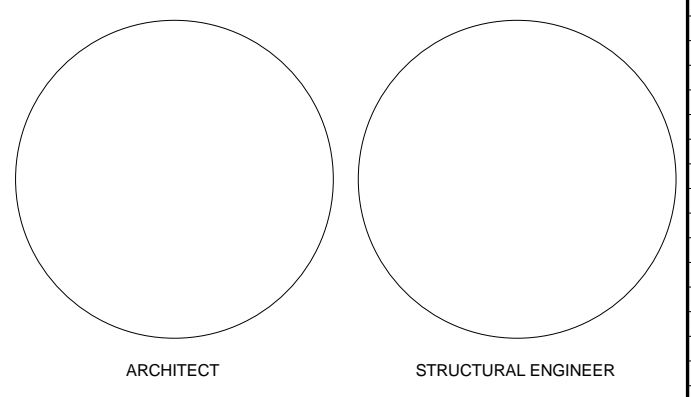
SCALE: 1/16" = 1'-0"

GENERAL NOTES

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DRAWING NOTES

CODE NOTES



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

UDC RESUBMITTAL



810 EAST WASHINGTON AVENUE (ORIG EAST WFLM ST. LIVE/WORK BASE ADDRESS)
825 EAST WFLM ST. CONDOMINIUMS BASE ADDRESS
MADISON, WI

BUILDING SECTIONS

A4.5-C

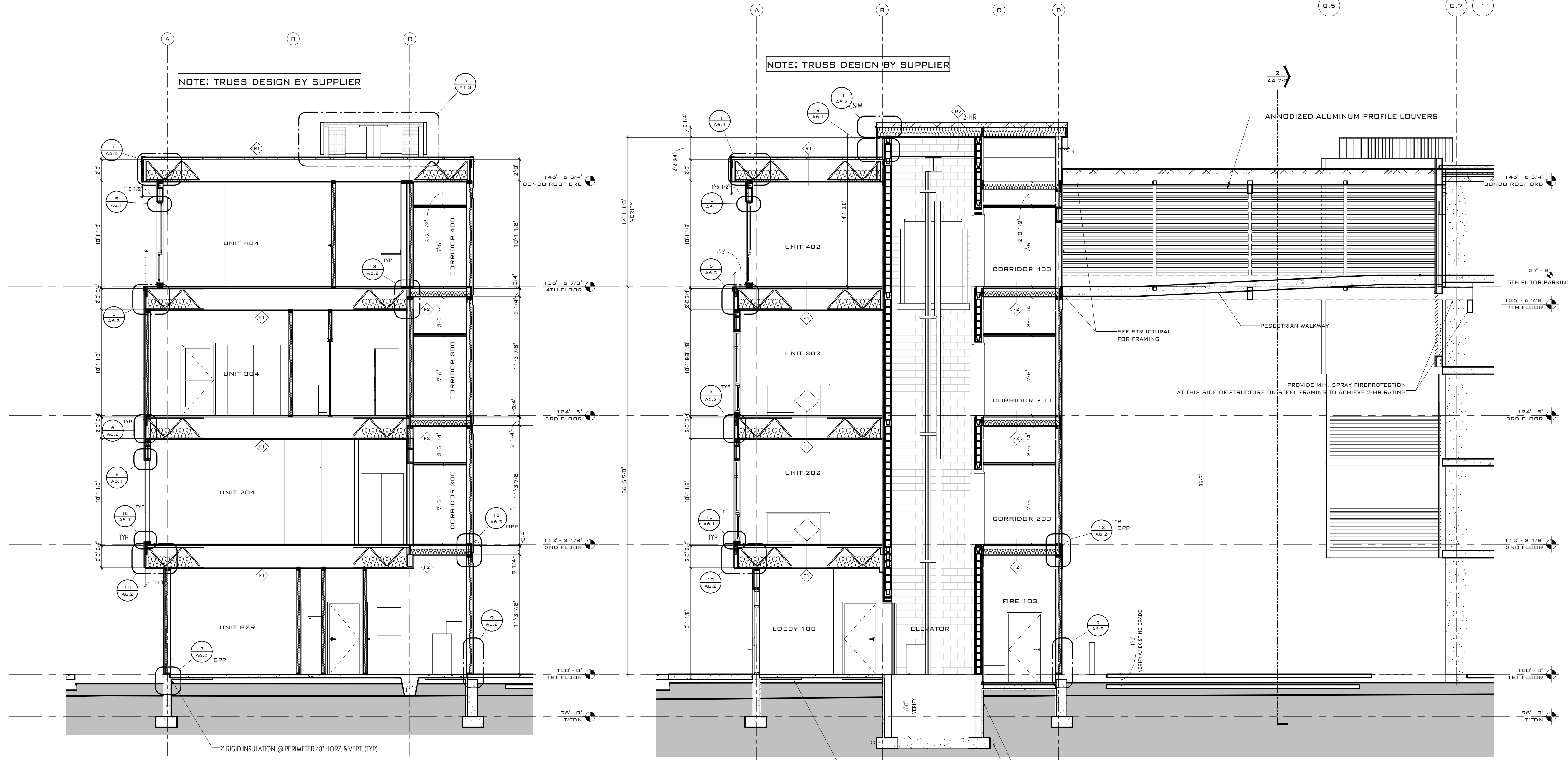
DATE
11.16.2016

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

EXISTING PARKING GARAGE

NOTE: TRUSS DESIGN BY SUPPLIER

NOTE: TRUSS DESIGN BY SUPPLIER



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

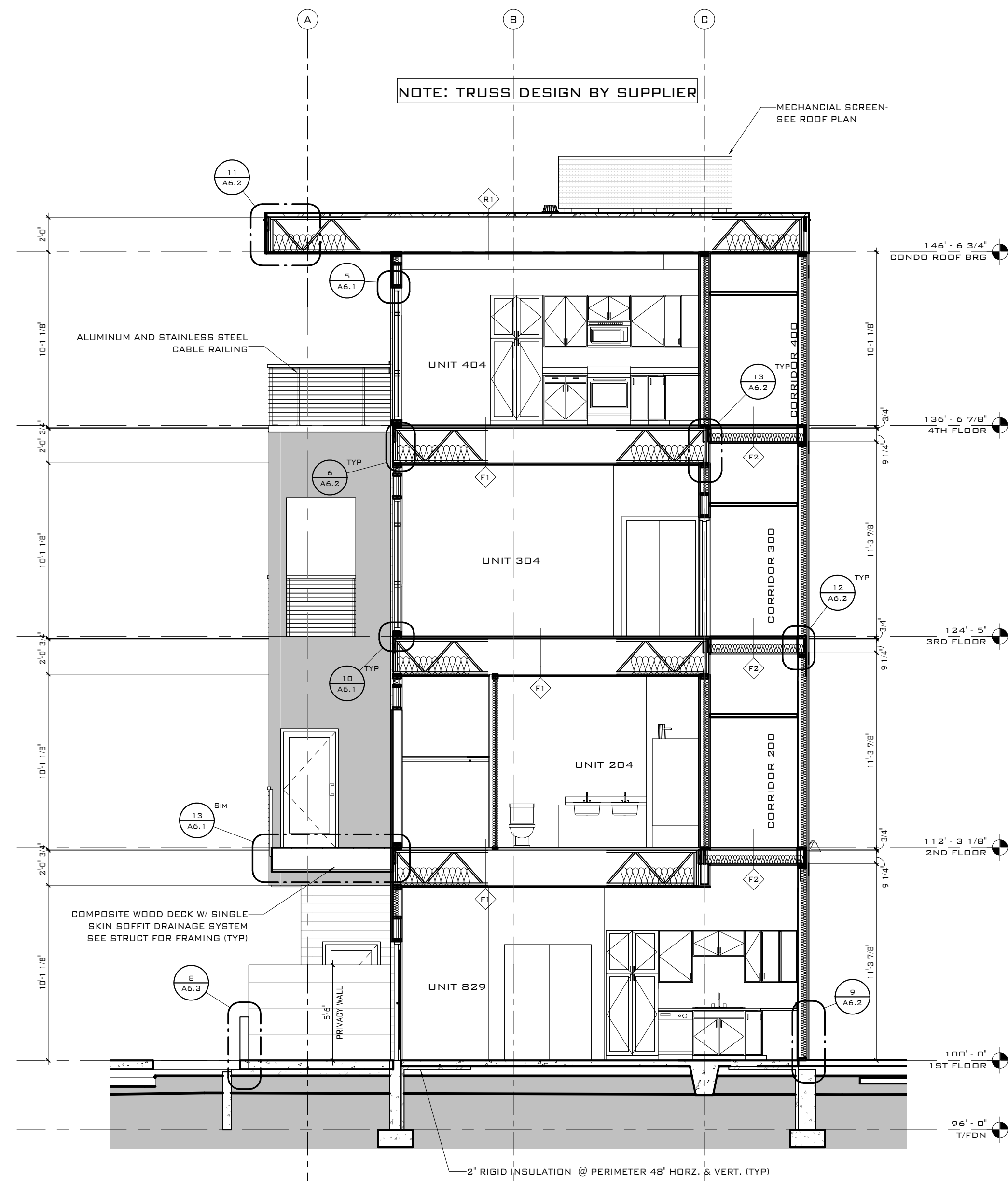
1 CONDO SECTION 1
3/16" = 1'-0"

GENERAL NOTES

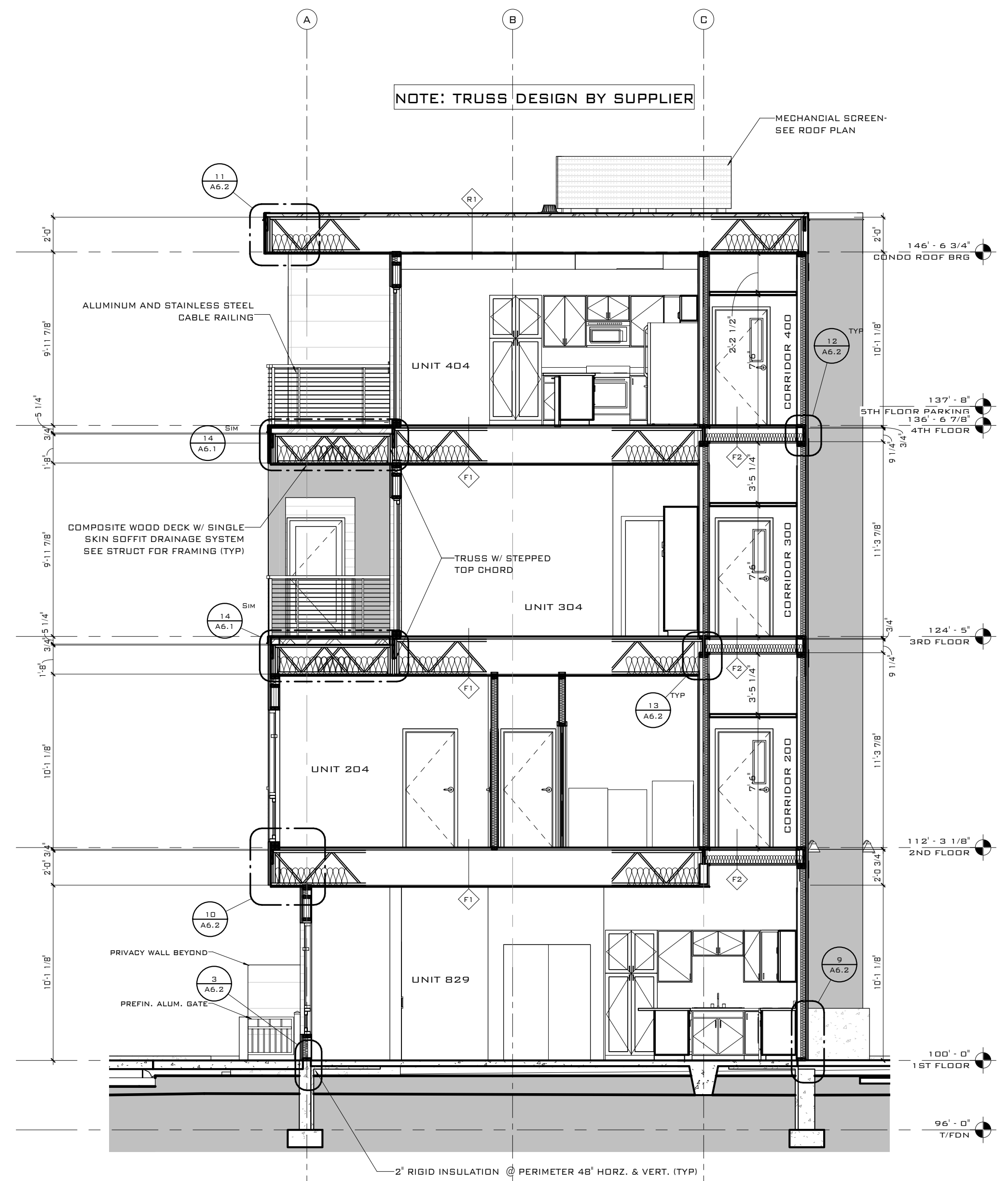
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DRAWING NOTES

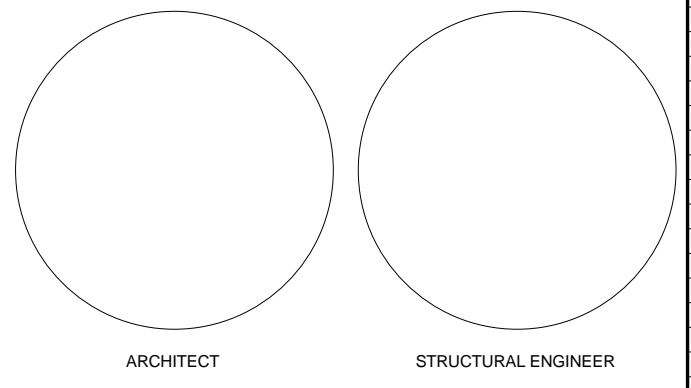
CODE NOTES



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



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



07.07.16	SD PRICING SET
09.28.16	DESIGN DEVELOPMENT
11.01.16	CONDO FOR FRAMING

UDC RESUBMITTAL



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

BUILDING SECTIONS

A4.6-C

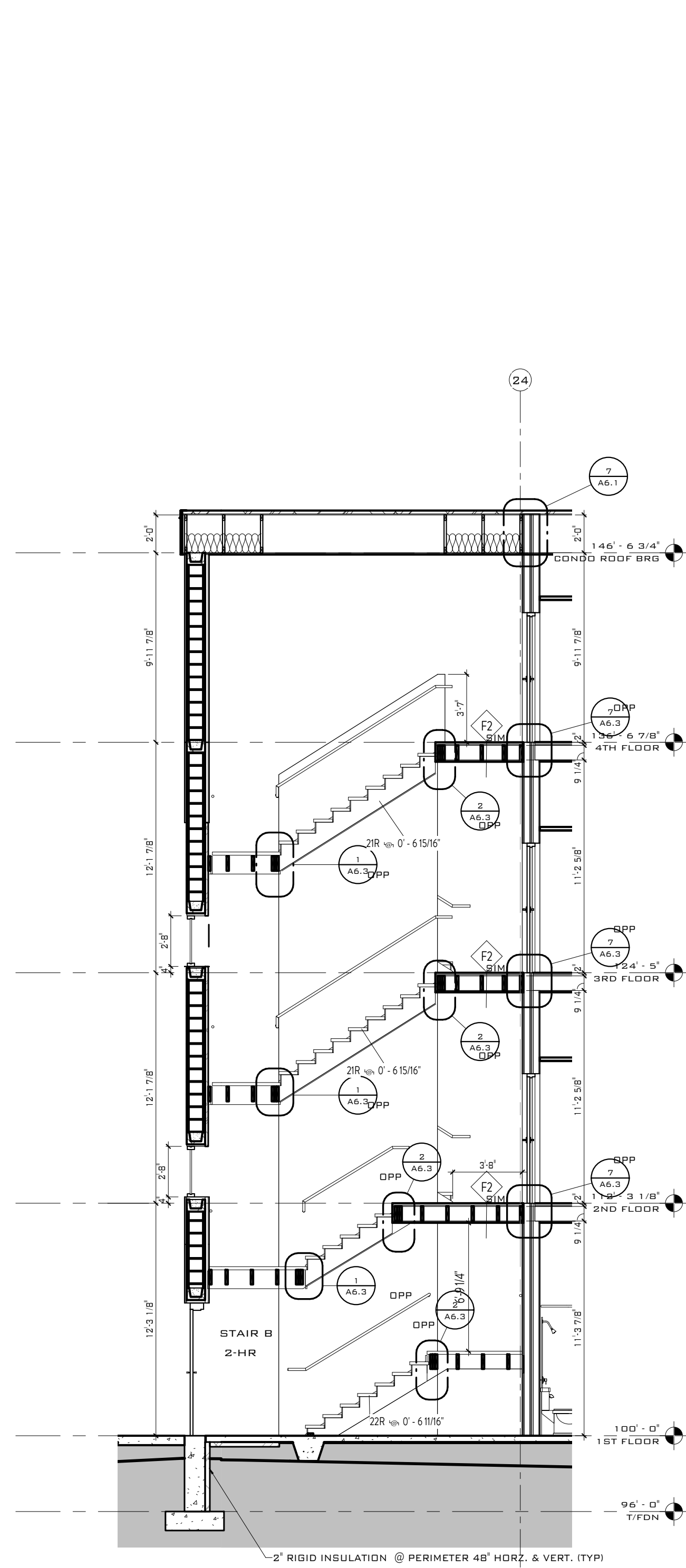
DATE
11.16.2016

GENERAL NOTES

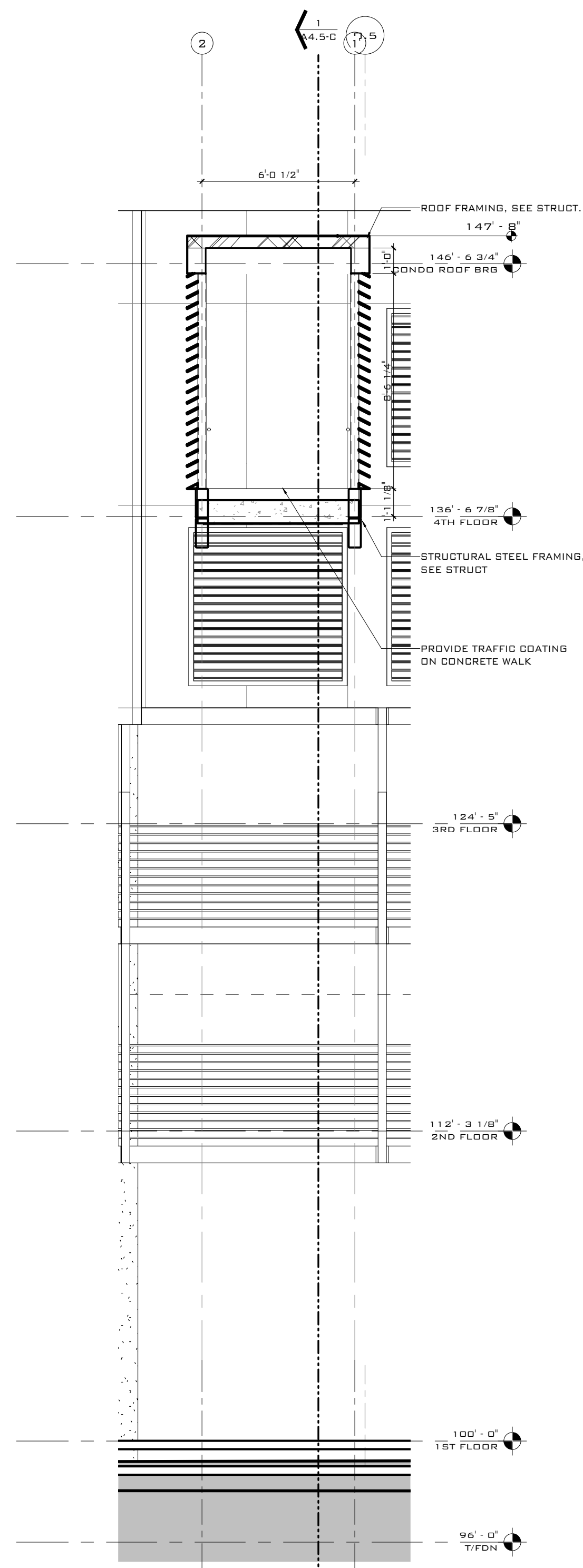
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DRAWING NOTES

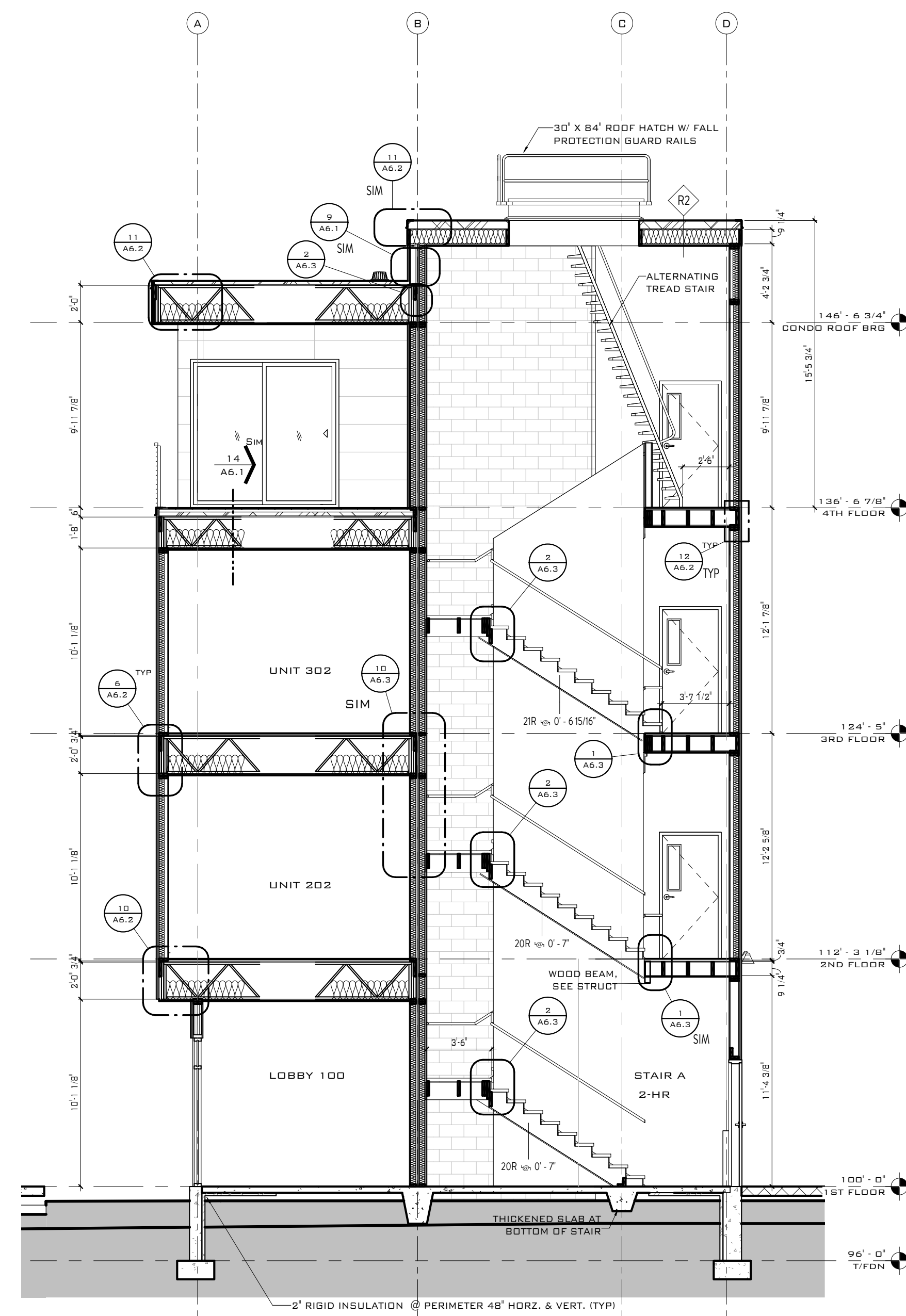
CODE NOTES



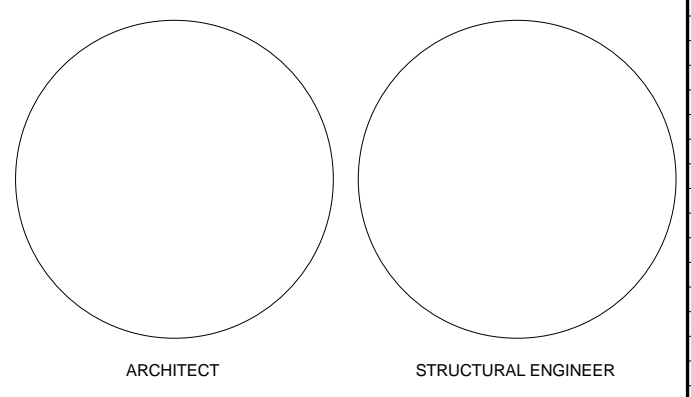
3 STAIR B SECTION - CONDO
3/16" = 1'-0"



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



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



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

UDC RESUBMITTAL



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

BUILDING SECTIONS

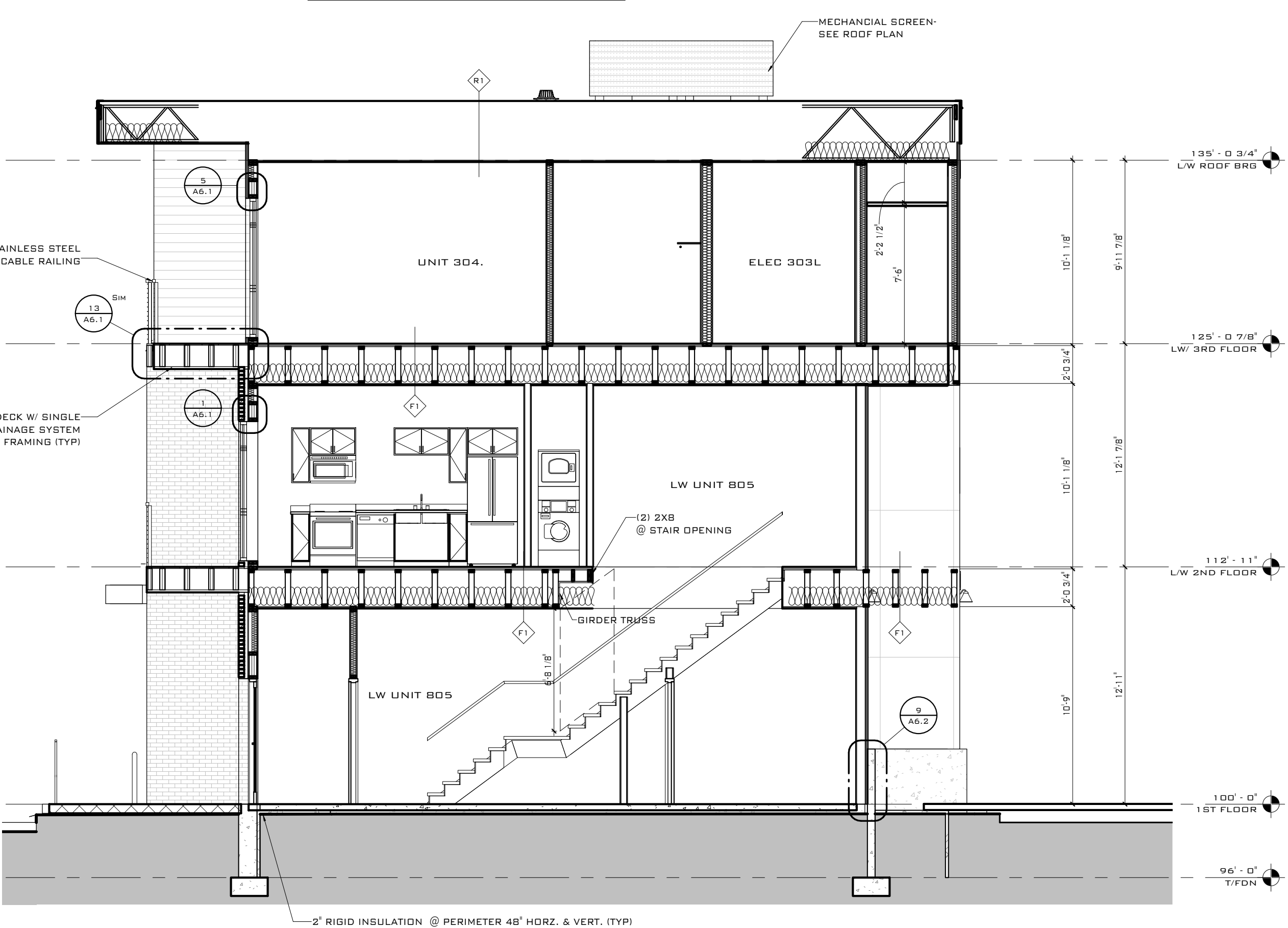
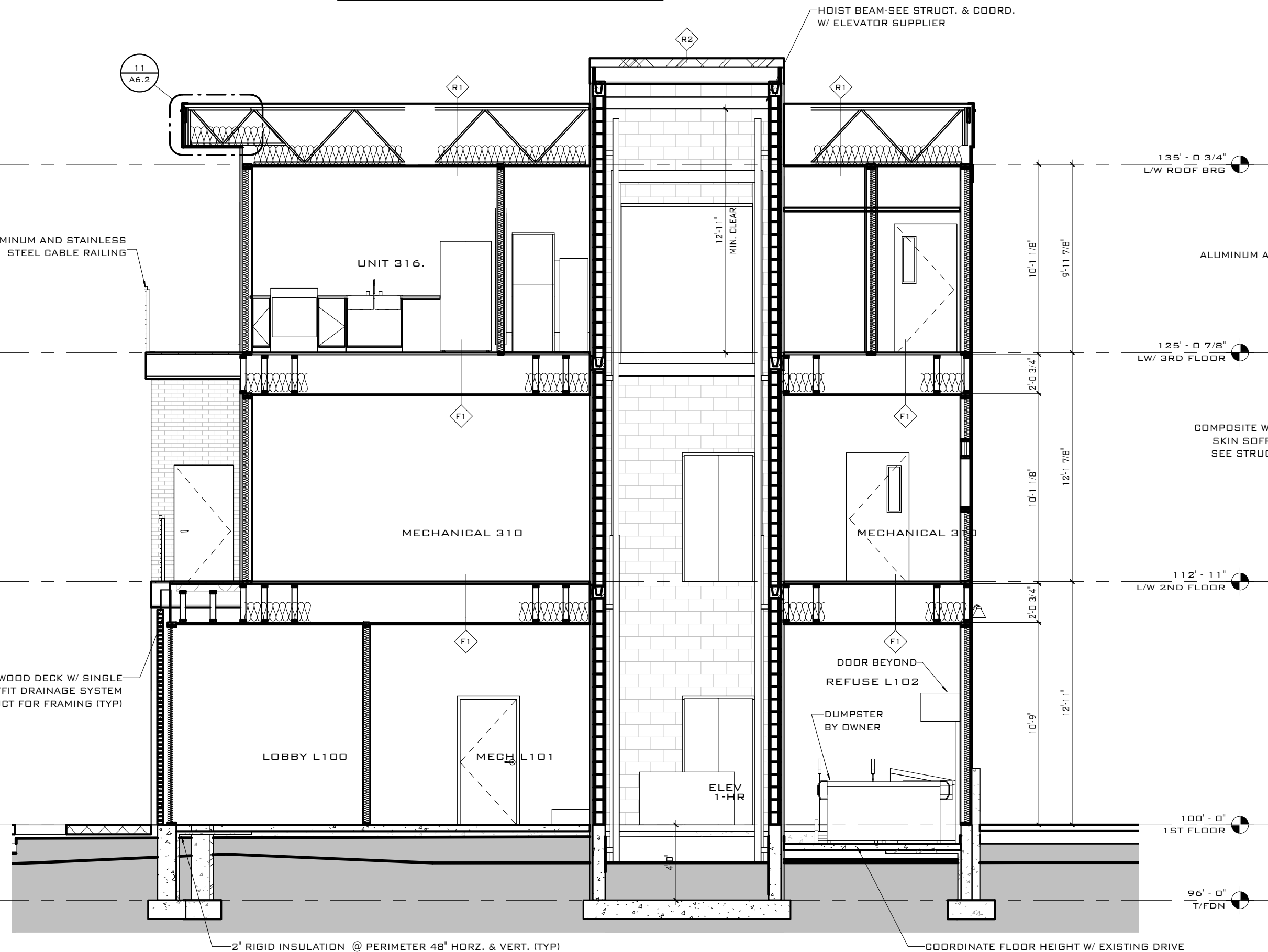
A47-C

DATE
11.16.2016

SCALE: AS INDICATED

NOTE: TRUSS DESIGN BY SUPPLIER

NOTE: TRUSS DESIGN BY SUPPLIER

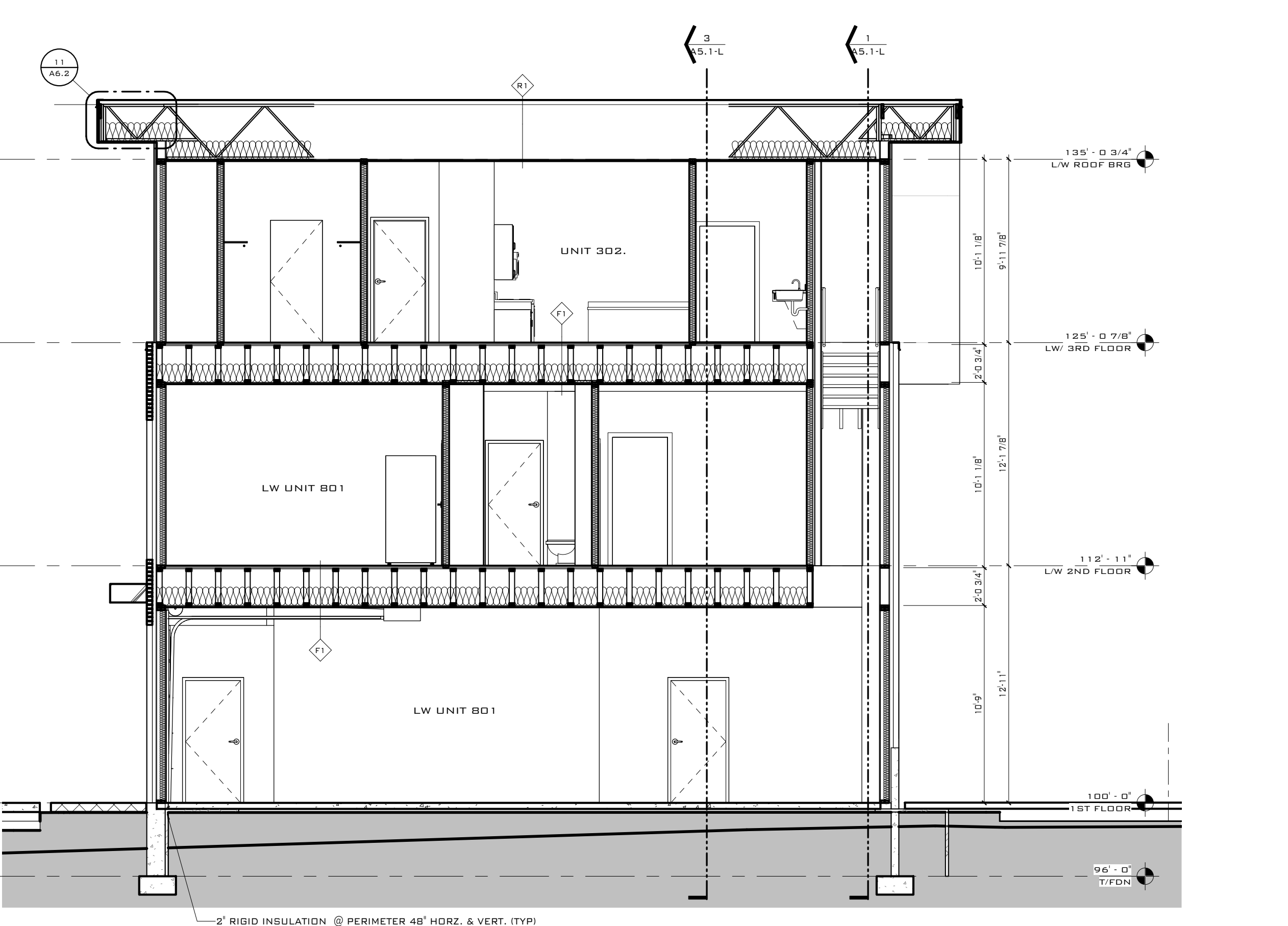
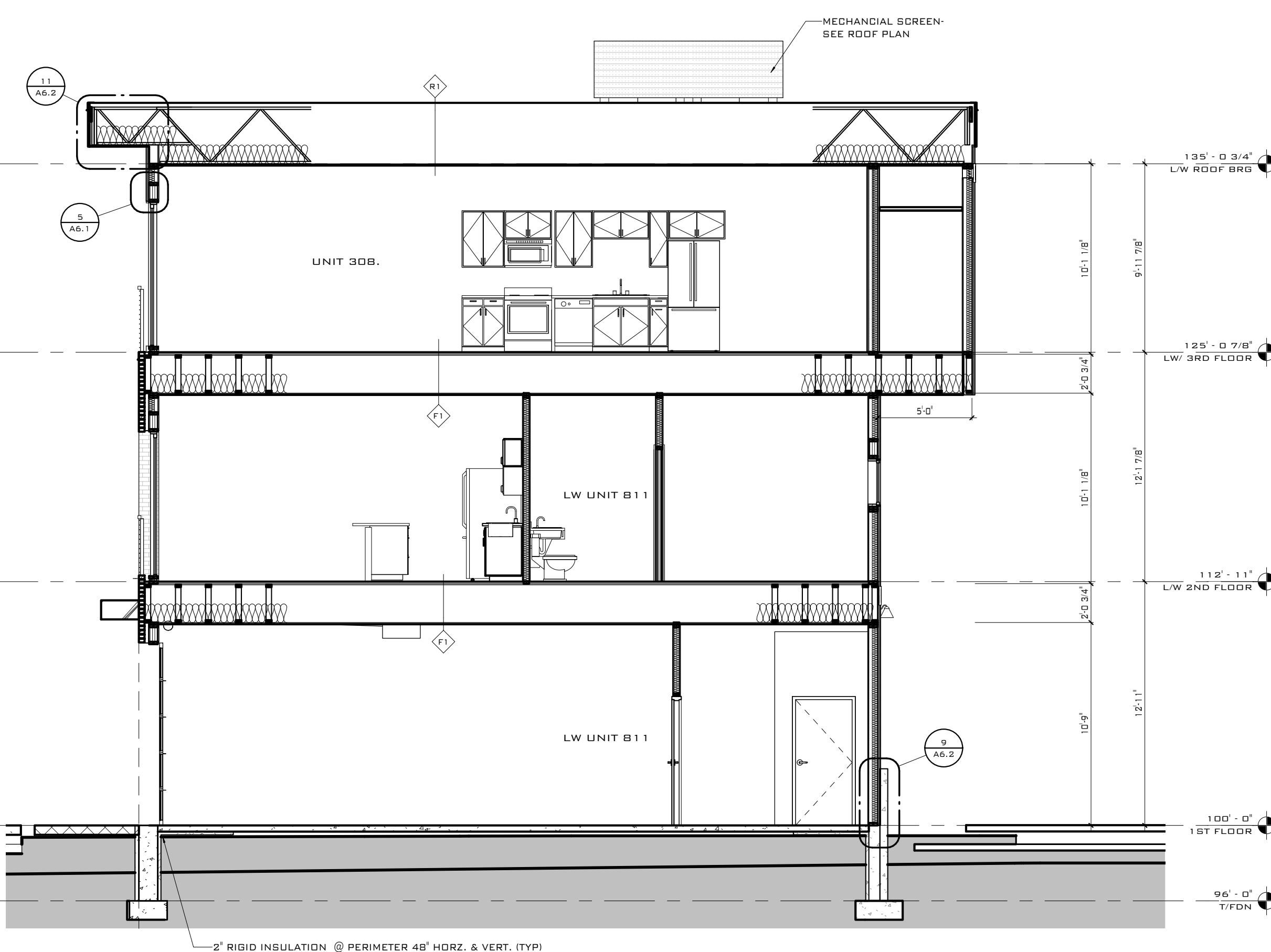


4 LOFT SECTION 4
3/16" = 1'-0"

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

NOTE: TRUSS DESIGN BY SUPPLIER

NOTE: TRUSS DESIGN BY SUPPLIER



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

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

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DRAWING NOTES

CODE NOTES

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

UDC RESUBMITTAL

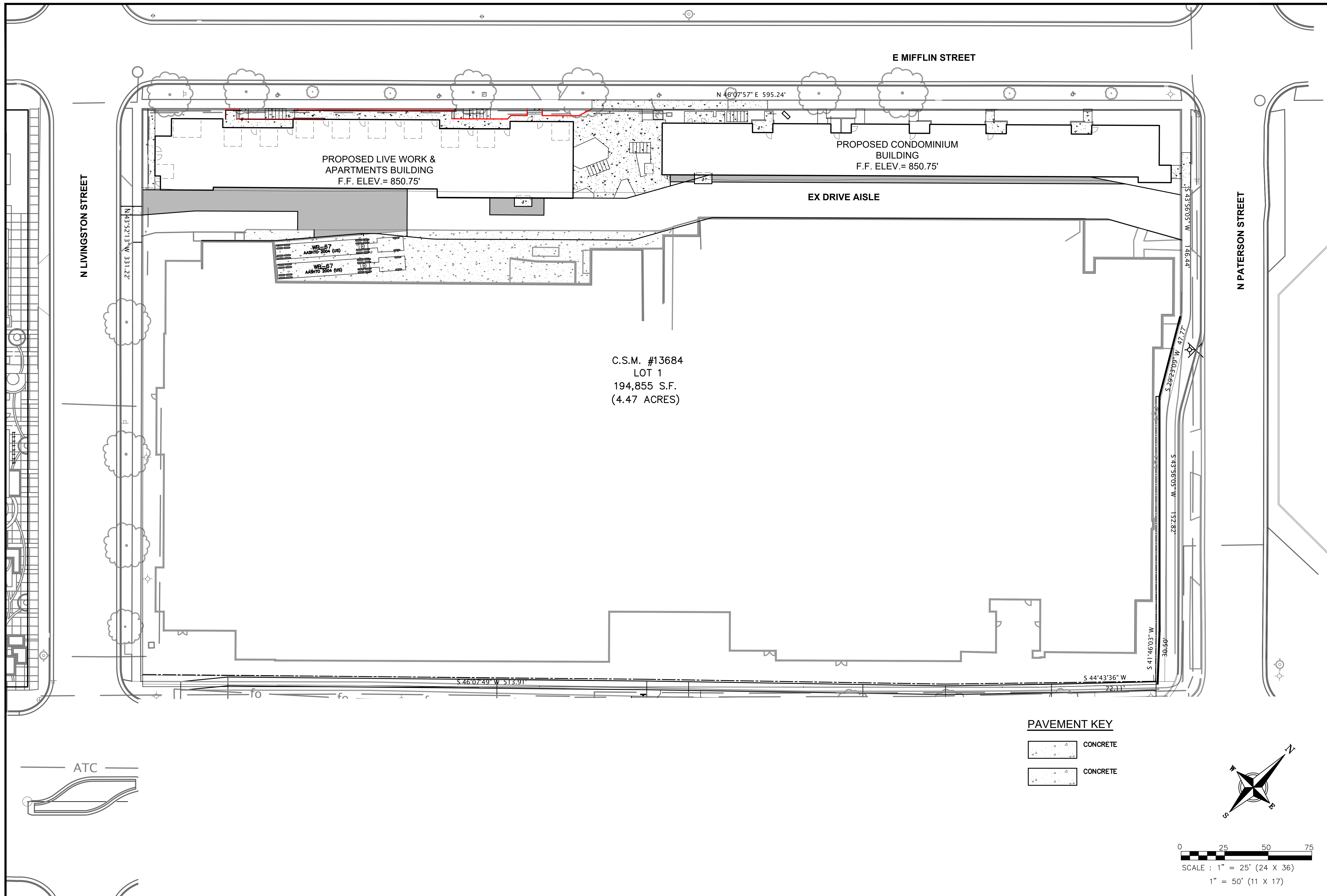
GEBHARDT DEVELOPMENT
MIDWEST MODERN

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

DATE: 11.16.2016

BUILDING SECTIONS **A4.10-L**

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



C.S.M. #13684
 LOT 1
 194,855 S.F.
 (4.47 ACRES)

PROPOSED LIVE WORK &
 APARTMENTS BUILDING
 F.F. ELEV. = 850.75'

PROPOSED CONDOMINIUM
 BUILDING
 F.F. ELEV. = 850.75'



EX DRIVE AISLE

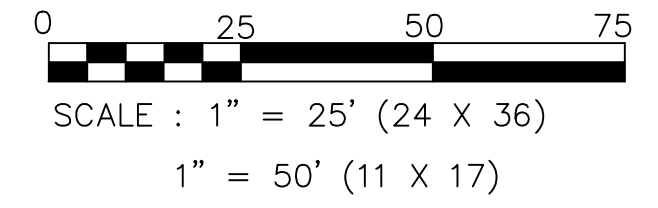
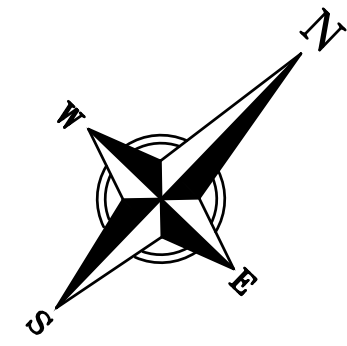
E MIFFLIN STREET

N LIVINGSTON STREET

N PATERSON STREET

PAVEMENT KEY

-  CONCRETE
-  CONCRETE



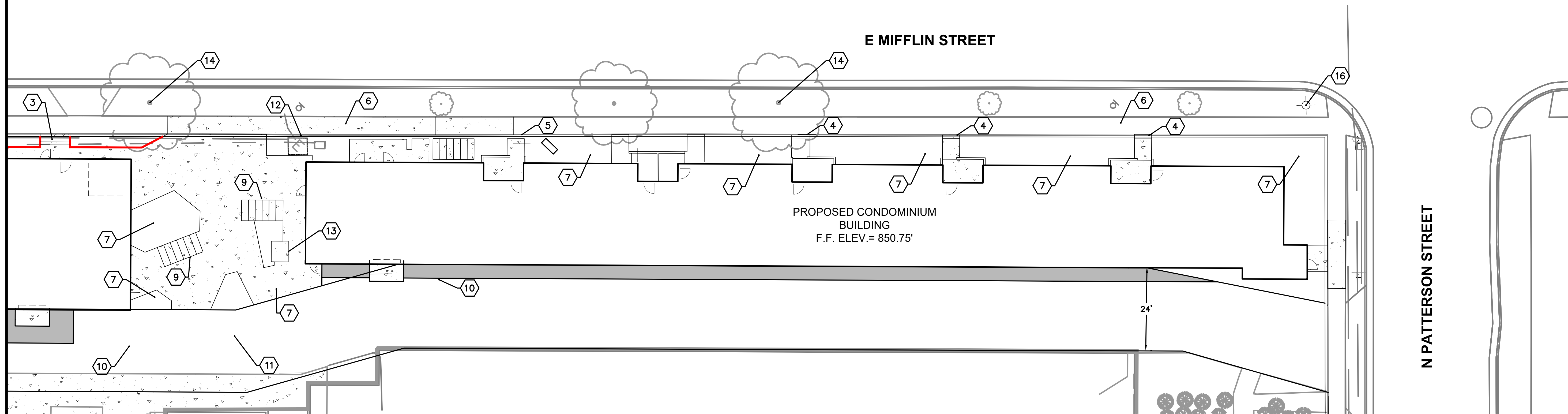
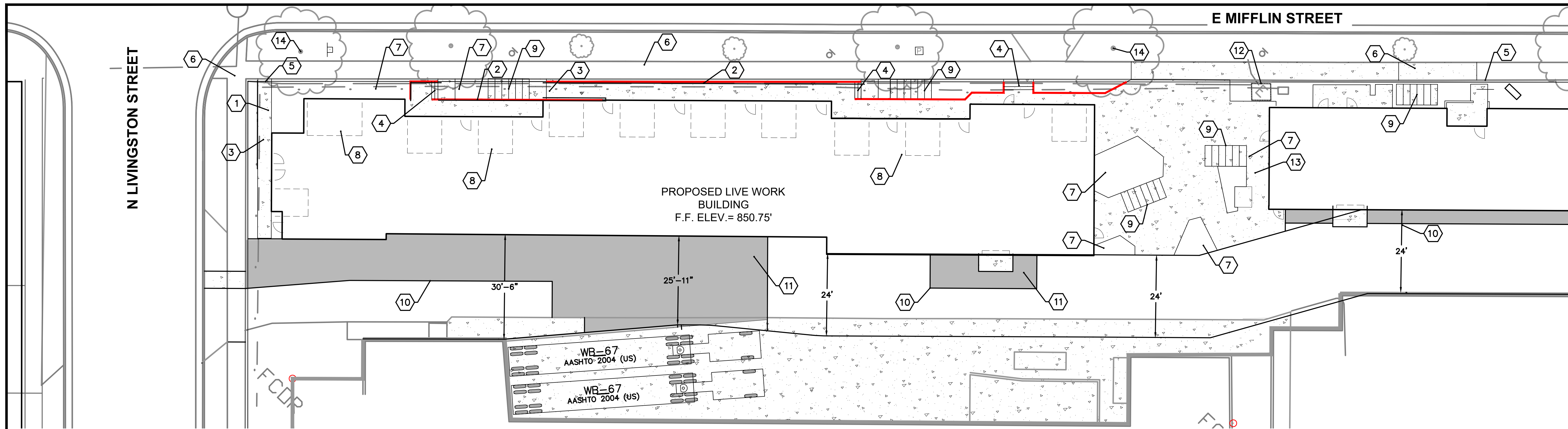
ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	11-9-16

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



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

C102

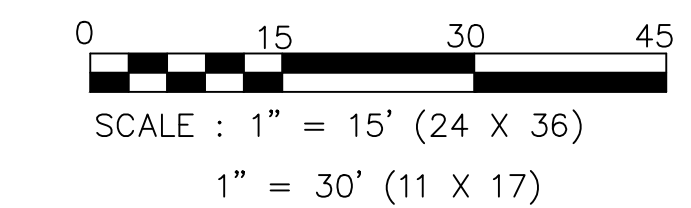
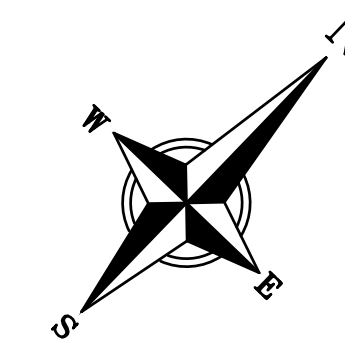


PLAN KEY

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

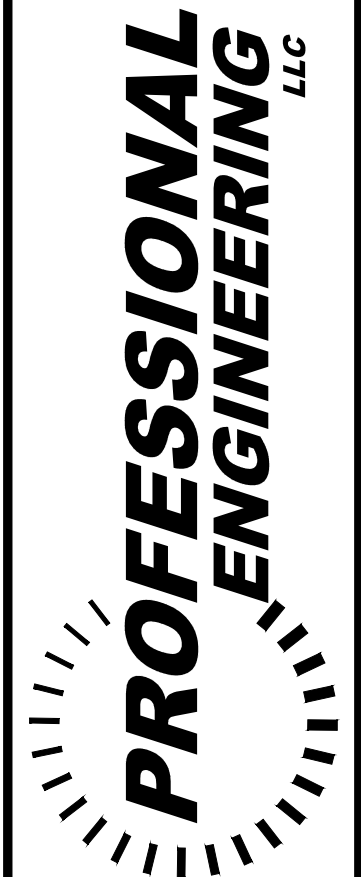
PAVEMENT KEY

- | | |
|--|-------------------|
| | CONCRETE PAVEMENT |
| | ASPHALT PAVEMENT |



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

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

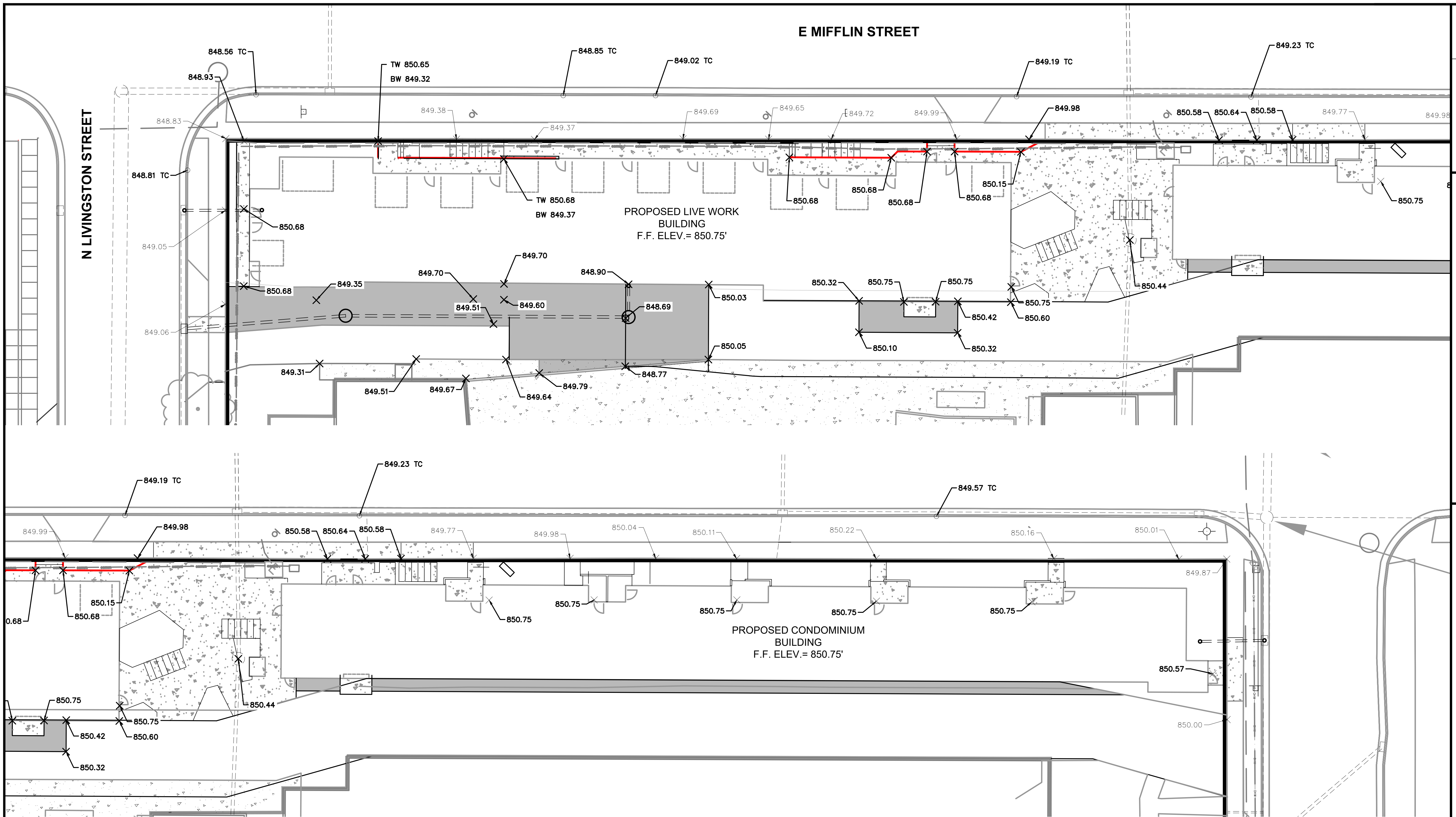


THE STARLINER
SITE PLAN
819 E MIFFLIN STREET
MADISON, WISCONSIN

C103

E MIFFLIN STREET

N LIVINGSTON STREET



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

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



THE STARLINER
GRADING PLAN
 819 E MIFFLIN STREET
 MADISON, WISCONSIN

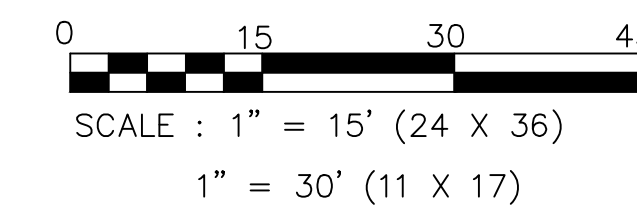
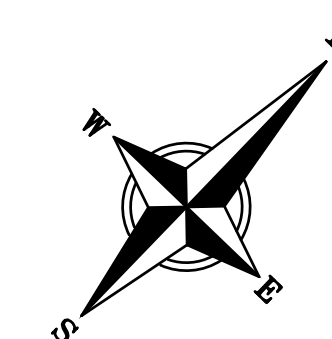
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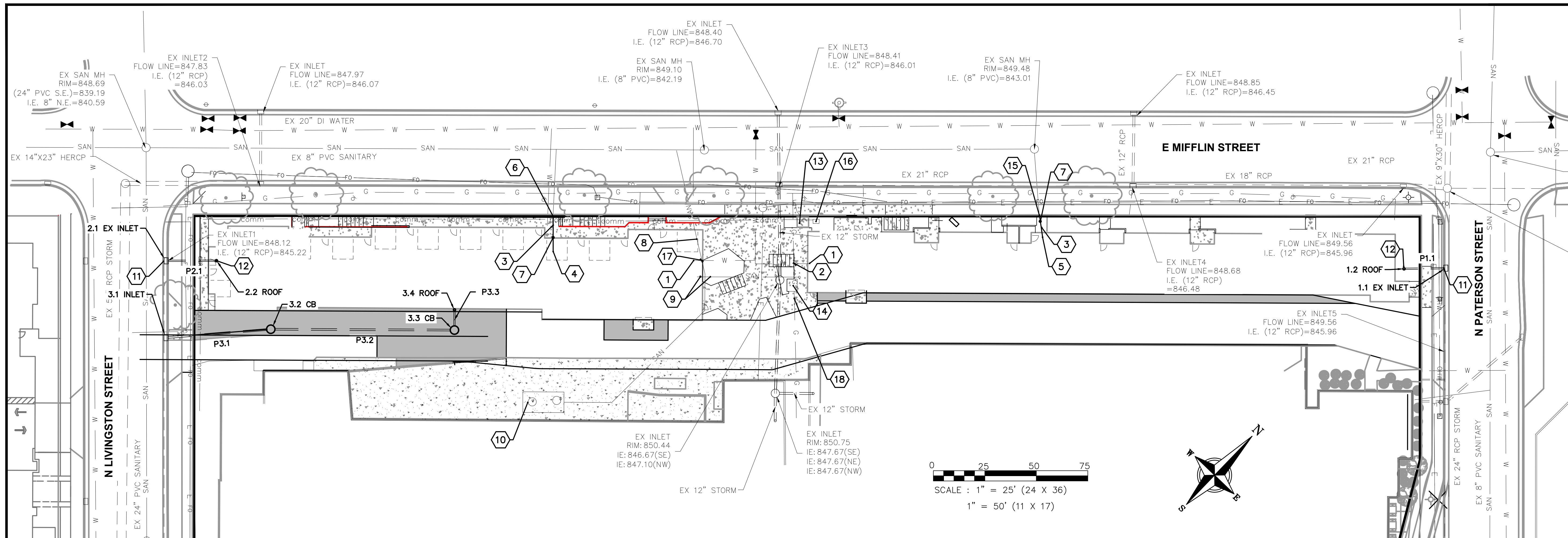
GRADING NOTES

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

GRADING LEGEND

- PROPOSED CONTOUR
- X 850.00 SPOT ELEVATION
- o 850.00 TC TOP OF CURB ELEVATION
- X 850.00 TW TOP OF WALL/RAISED SIDEWALK
- X 850.00 BW BOTTOM OF WALL/RAISED SIDEWALK





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

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

PROFESSIONAL ENGINEERING LLC

UTILITY NOTES

- CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF CITY UTILITY RECORDS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
- 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.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
- RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
- ALL STORM SEWER PIPE TO BE ADS N-12 PIPE OR RCP CLASS III REINFORCED CONCRETE WITH RUBBER GASKETS AS NOTED.
- CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
- WATER MAIN SHALL BE DUCTILE IRON, CLASS 52.
- SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.
- ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.
- CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
- UTILITIES SERVING PROPOSED BUILDING(S) SHALL BE STUBBED INTO THE PROPOSED BUILDING(S) A MIN. OF 5' AND STAKED.
- ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
- STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.
- BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.

PLAN KEY

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

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	

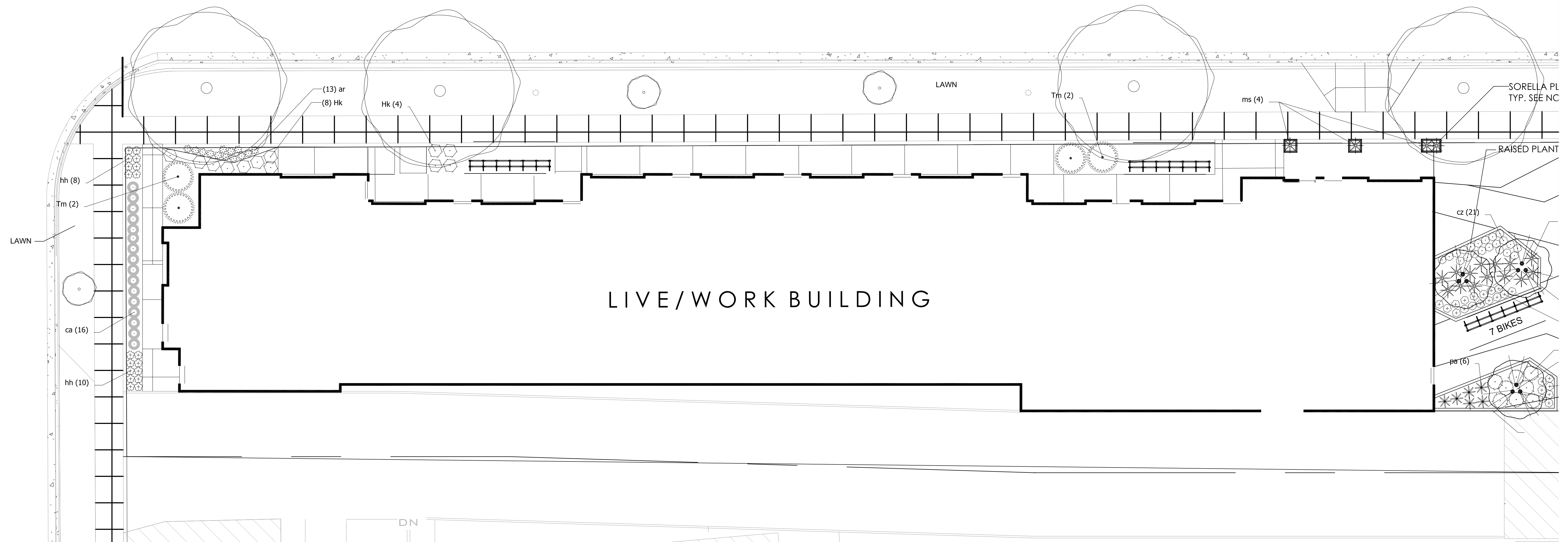
PIPE TABLE						
NAME	SIZE	LENGTH	SLOPE	MATERIAL	START INVERT ELEVATION	END INVERT ELEVATION
P1.1	8"	21'	1.90%	ADS N-12	845.89'	845.50'
P2.1	8"	25'	2.00%	ADS N-12	845.99'	845.50'
P3.1	10"	52'	0.61%	ADS N-12	845.51'	845.20'
P3.2	10"	90'	0.50%	ADS N-12	845.97'	845.52'
P3.3	8"	10'	1.04%	ADS N-12	846.07'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

THE STARLINER
 UTILITY PLAN
 819 E MIFFLIN STREET
 MADISON, WISCONSIN

C300

LANDSCAPE PLAN: LIVE/WORK BUILDING

MIFFLIN ST.

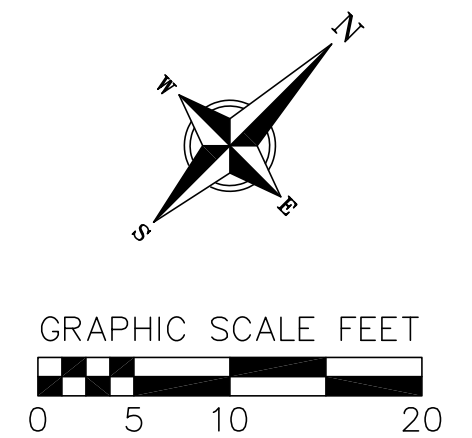


GENERAL NOTES:

- All plantings shall conform to quality requirements as per ANSI Z60.1.
- 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.
- Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
- 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 1/2" water twice weekly until final acceptance.
- 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.
- 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.
- Landscape beds and maintenance strip to be mulched with 1.5" trap rock to 3" depth min. over weed barrier fabric.
- 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.

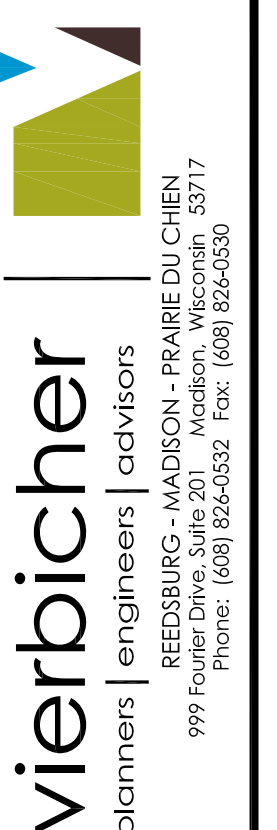
PLANT SCHEDULE

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	B & B		12-15' H	4
	Clump				
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' / Rheinland 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 'Purpureus' / Flame Grass	1 gal			18
mp	Monarda didyma 'Pettie Delight' / Pettie Delight Bee Balm	4" pot			23
pa	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	4" pot			89



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



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

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 11.11.2016

DRAFTER SWN

CHECKED

PROJECT NO. 160338

SHEET 1 OF 3

DWG. NO. L100

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

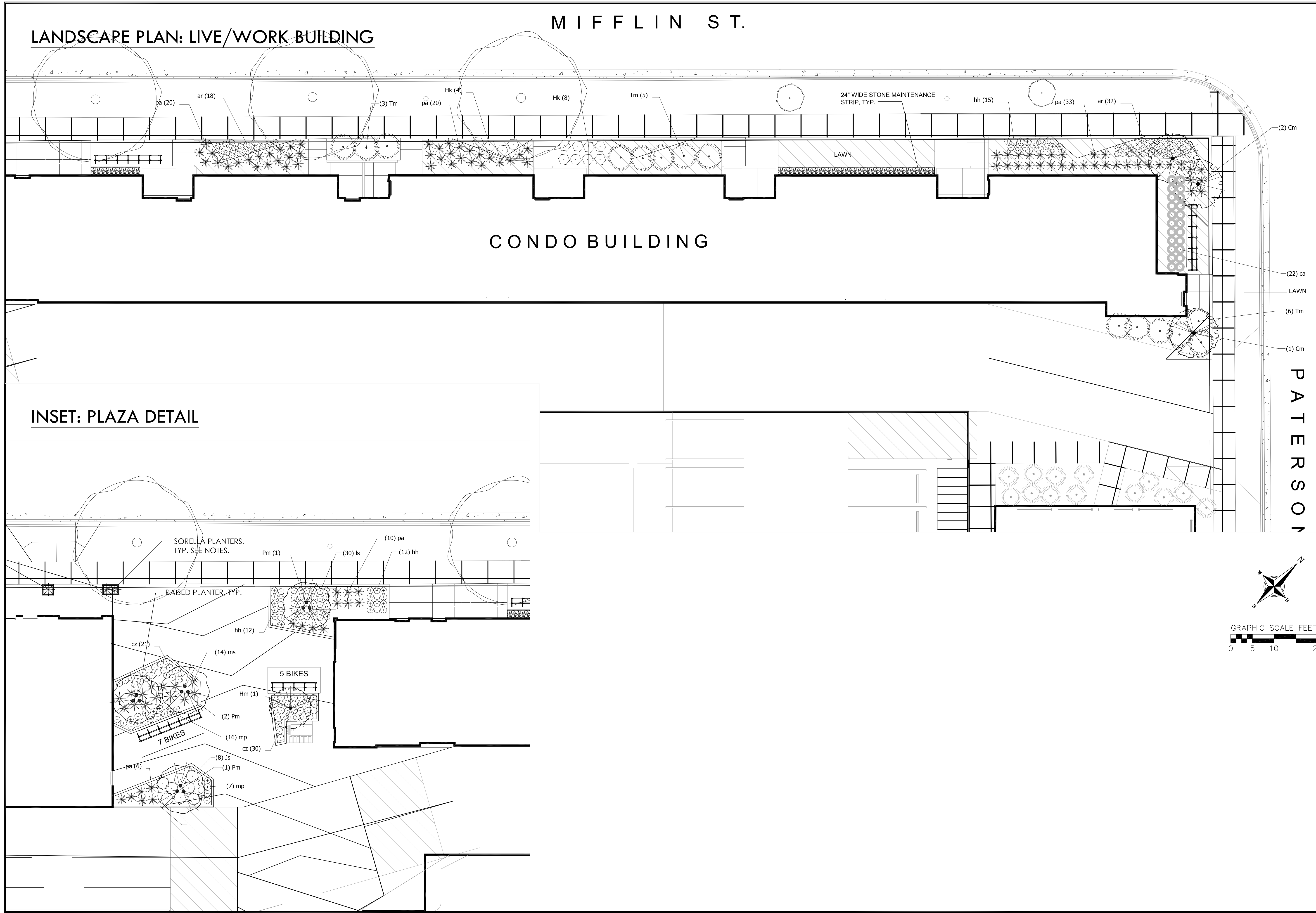
LANDSCAPE PLAN: LIVE/WORK BUILDING

MIFFLIN ST.

CONDO BUILDING

PATTERSON

INSET: PLAZA DETAIL



vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 First Avenue
Reedsville, WI 53151
Phone: (608) 824-0332 Fax: (608) 824-0330

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

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 11.11.2016

DRAFTER SWIN

CHECKED

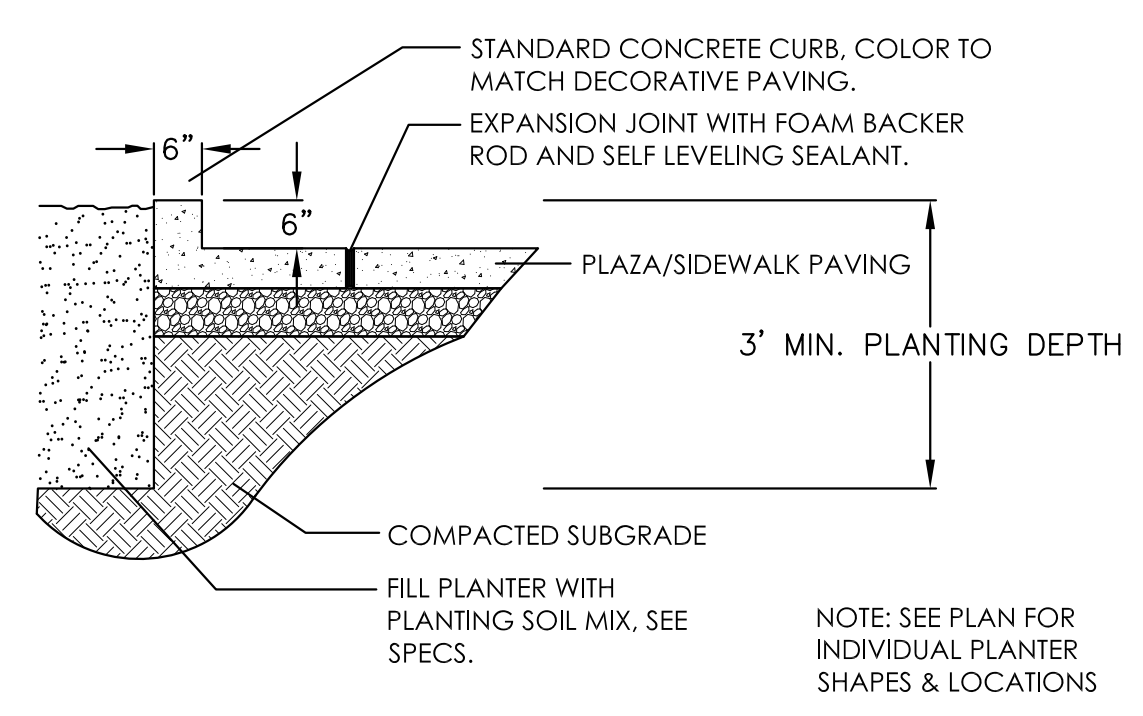
PROJECT NO. 160338

SHEET 2 OF 3

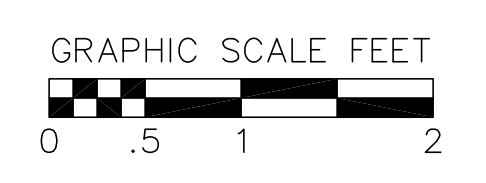
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1 RAISED PLANTER DETAIL



NOTE: SEE PLAN FOR INDIVIDUAL PLANTER SHAPES & LOCATIONS



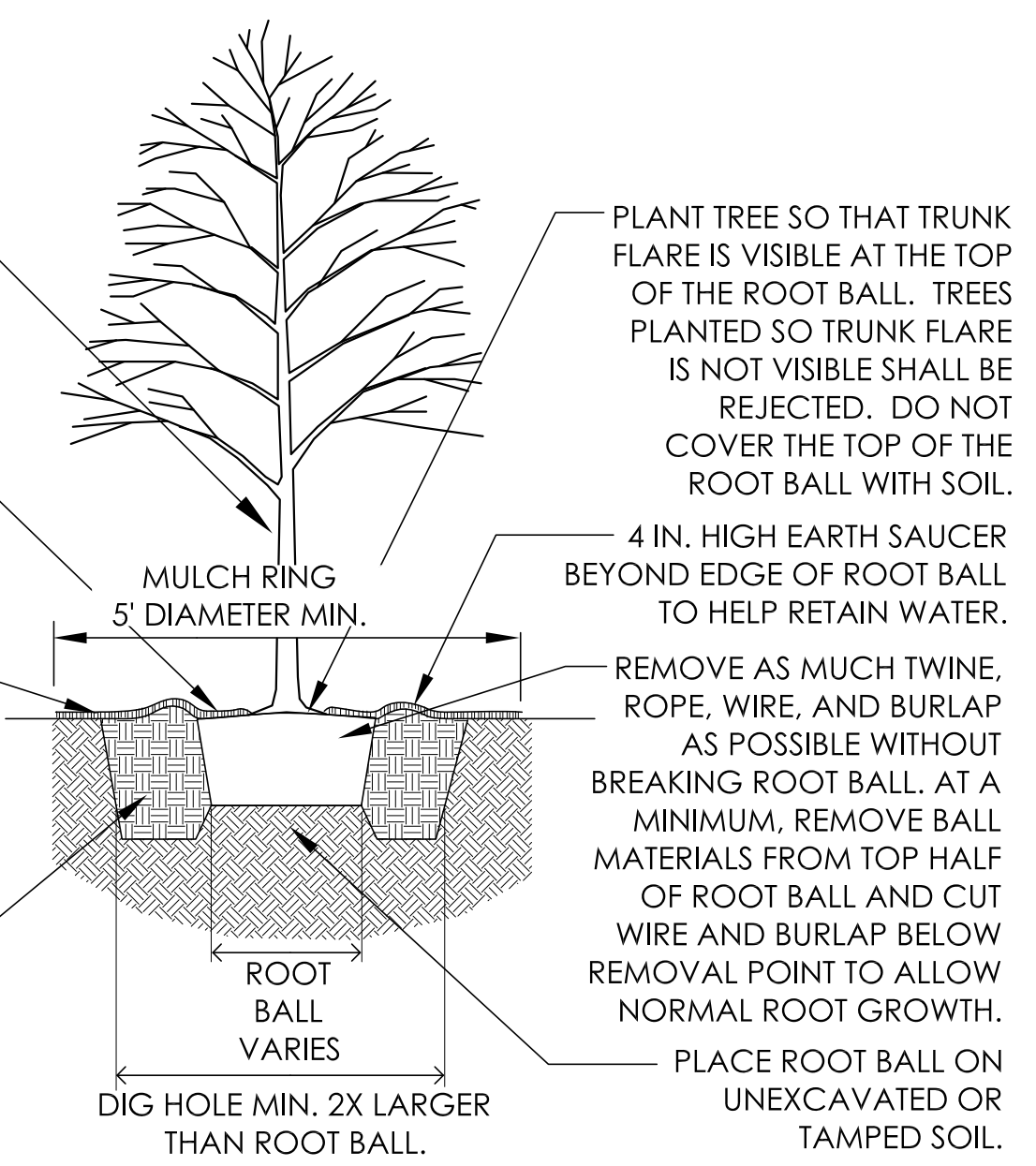
3 TREE PLANTING DETAIL

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.

MARK THE NORTH SIDE OF THE TREE AT THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 SET TOP OF ROOT BALL FLUSH TO GRADE OR 1-2 IN. HIGHER IN SLOWLY DRAINING SOILS.

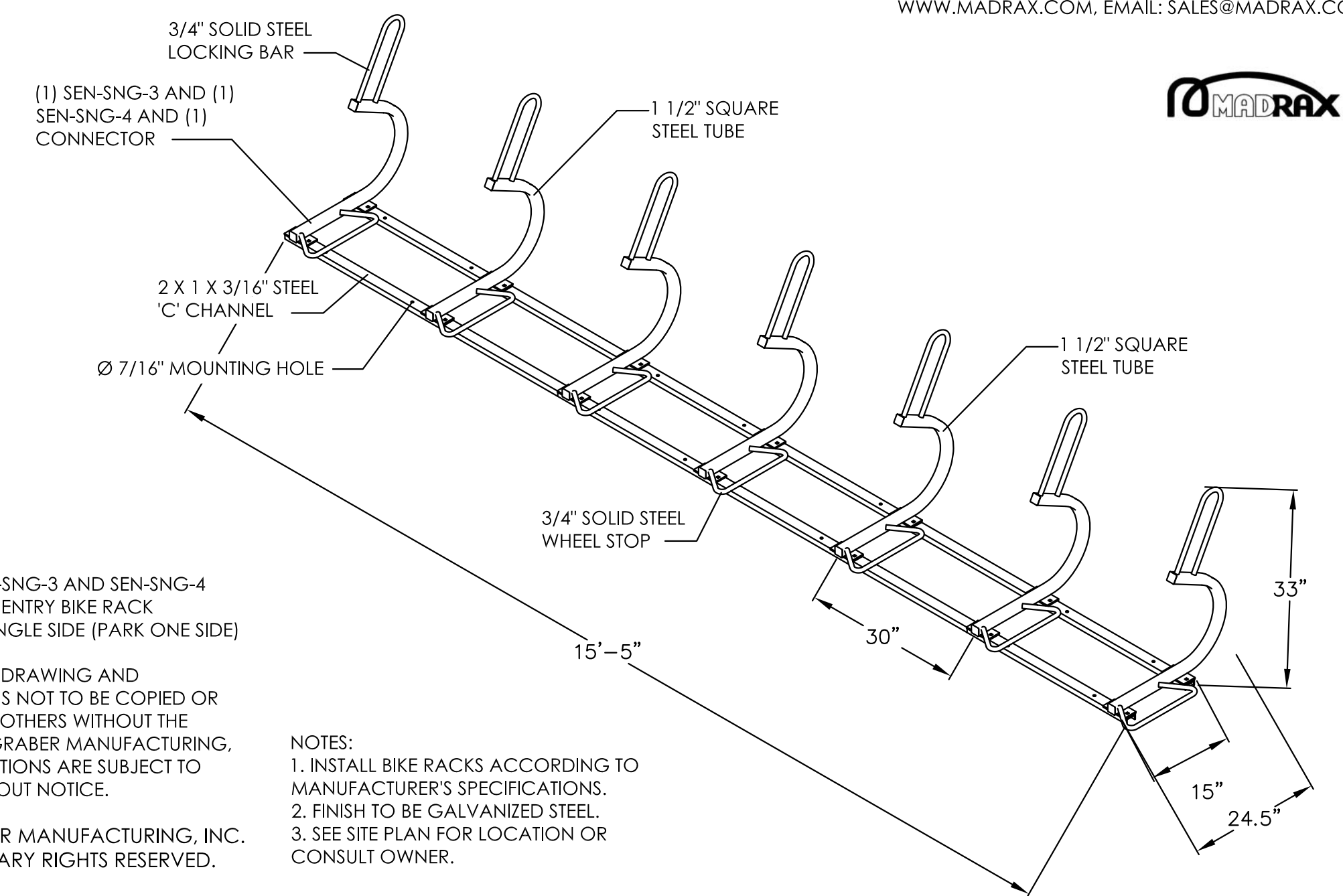
SHREDDED BARK MULCH, 3 IN. DEPTH MIN. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN MULCH WEED-FREE FOR A MINIMUM OF THREE YEARS AFTER PLANTING.

BACKFILL WITH NATIVE SOIL. TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT. WATER THOROUGHLY AND MAINTAIN ADEQUATE MOISTURE THROUGH THE FIRST GROWING SEASON.



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)

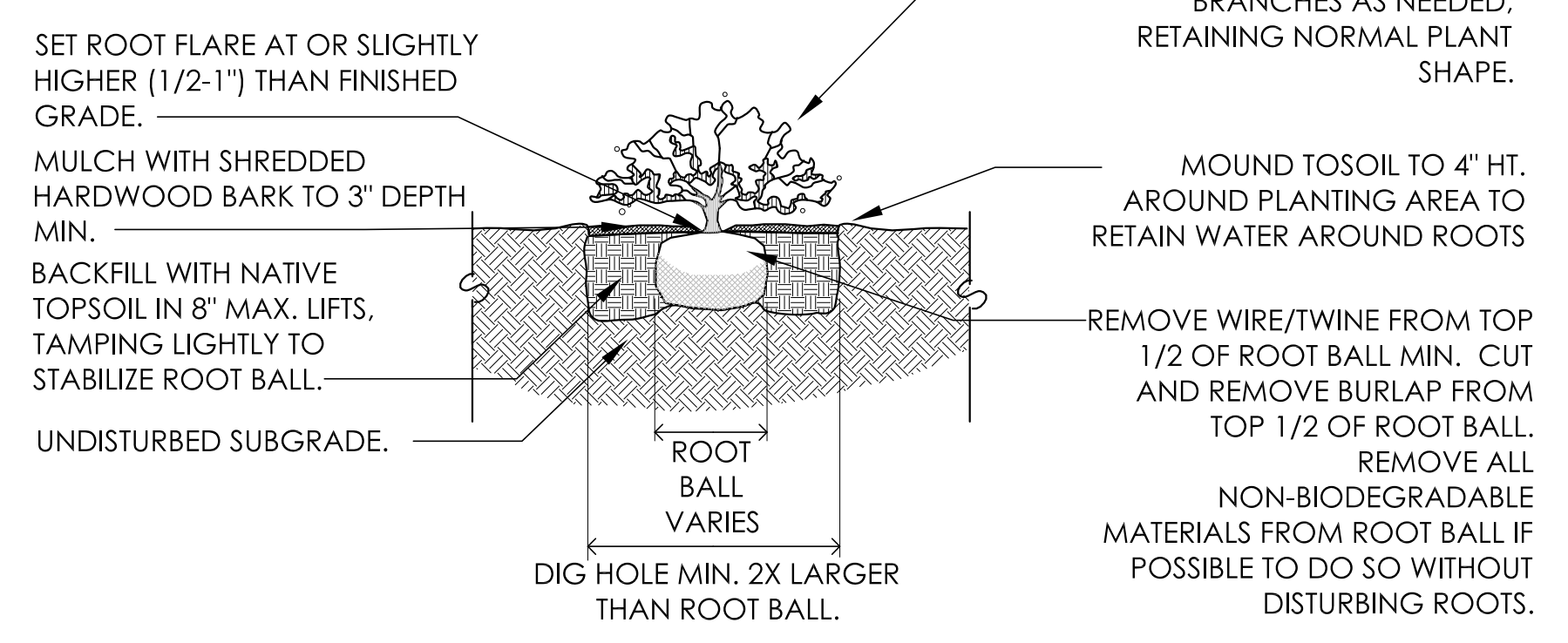
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NOTES:
 1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 2. FINISH TO BE GALVANIZED STEEL.
 3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

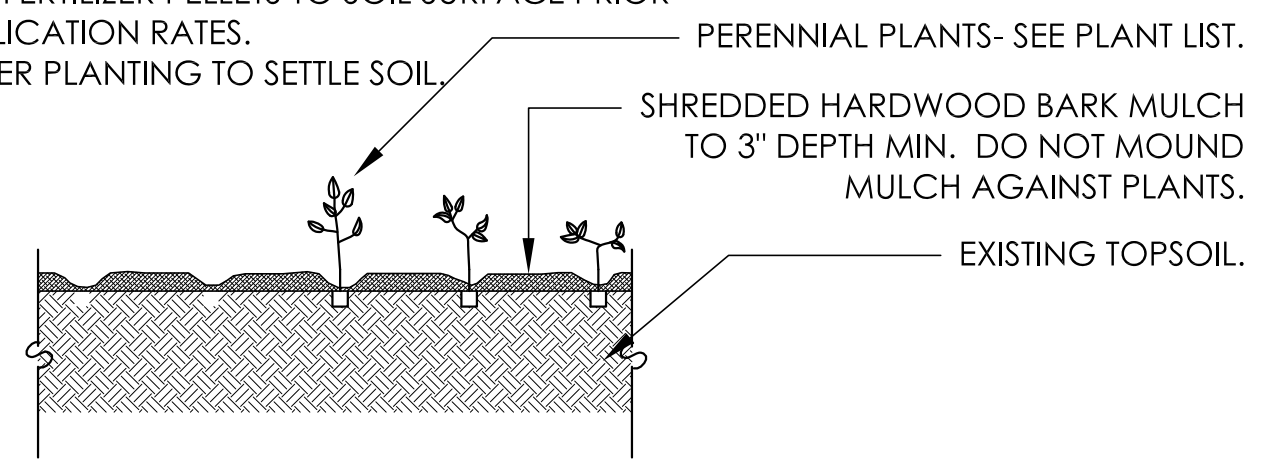
4 SHRUB PLANTING DETAIL

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

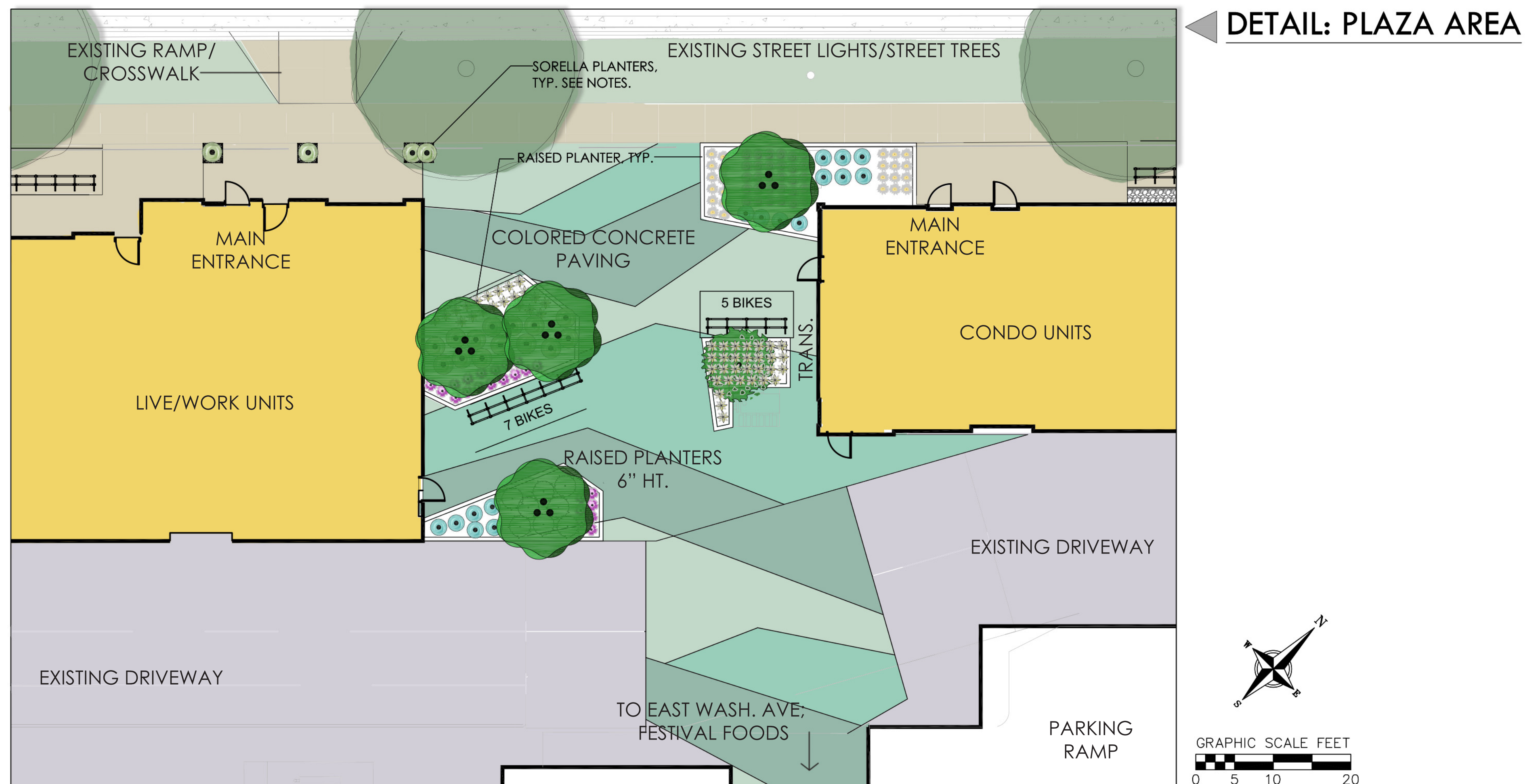
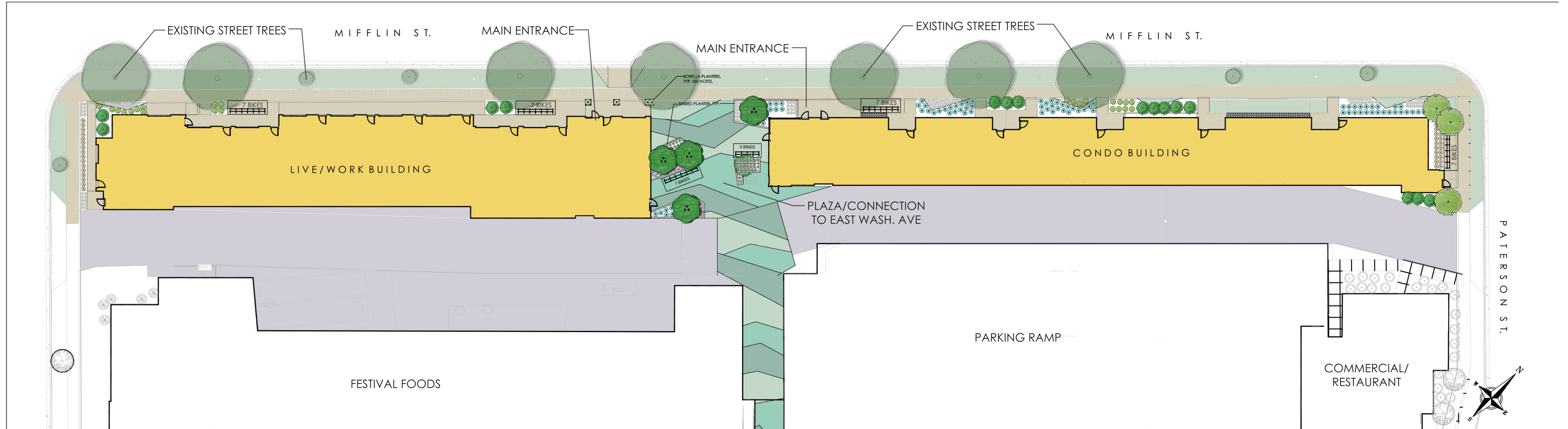
NOTES:
 - KEEP CONTAINERS ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS WILL BE REJECTED.
 - APPLY BALANCED SLOW RELEASE FERTILIZER PELLETS TO SOIL SURFACE PRIOR TO MULCHING, PER SPECIFIED APPLICATION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



REVISIONS	NO.	DATE	REMARKS

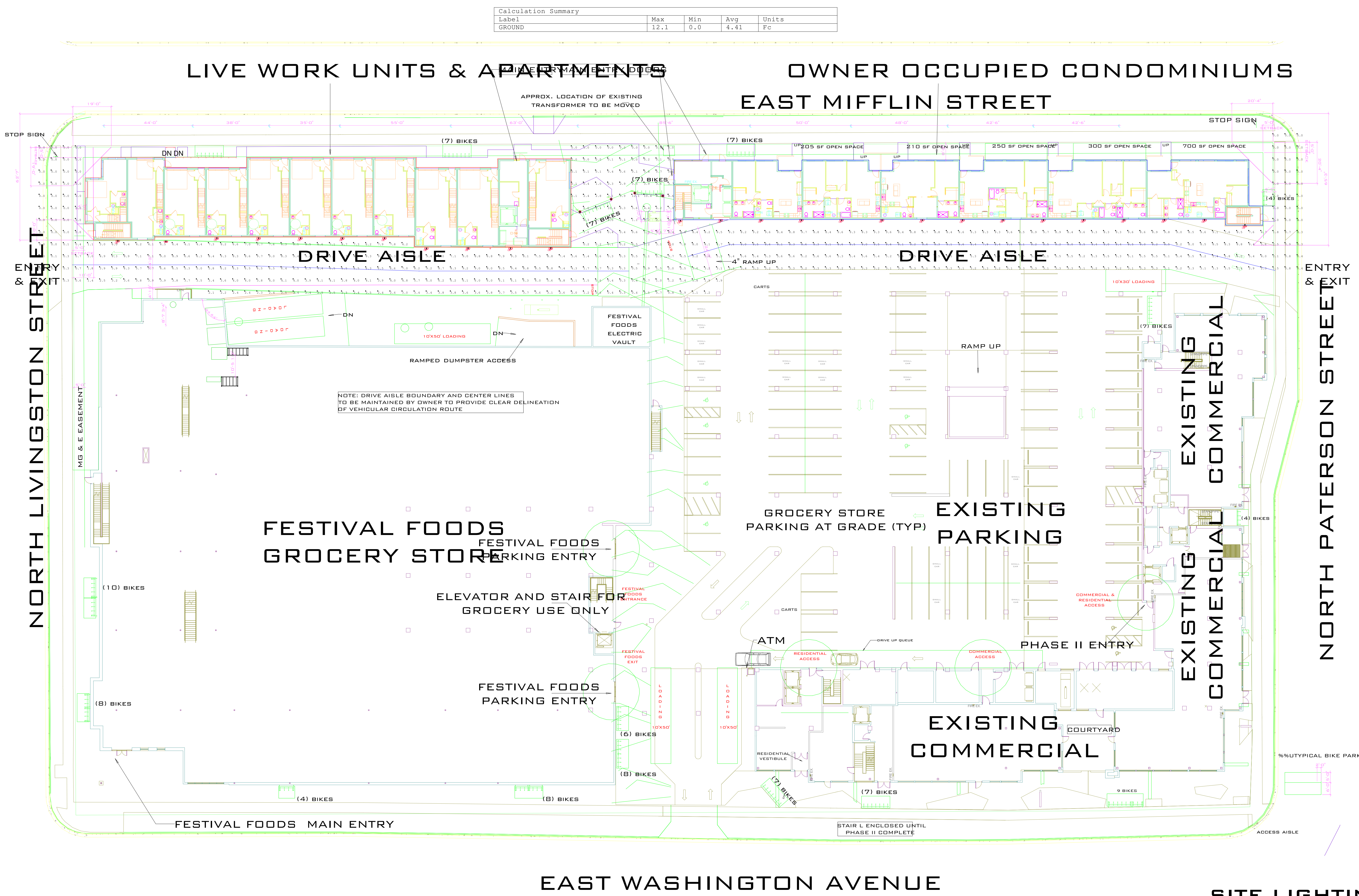
SCALE AS SHOWN
 DATE 11.11.2016
 DRAFTER SWIN
 CHECKED
 PROJECT NO. 160338
 SHEET 3 OF 3
 DWG. NO. L102

SITE PLAN: STARLINER LIVE/WORK AND CONDO BUILDINGS



L103

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



EAST WASHINGTON AVENUE

SITE LIGHTING PLAN

SL1.0



LIGHT BOLLARD:
GREE, 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



Aluminum Vent Cap

Model: **SX**
HVAC

MECHANICAL VENT COVERS
CLEAR ANNOXIDIZED ALUM.



Aluminum Vent Cap

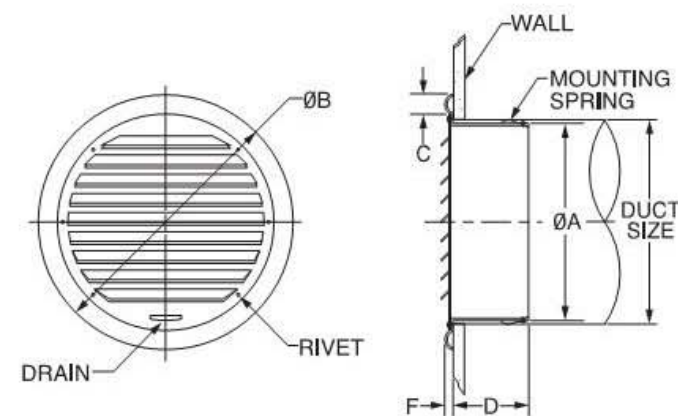
Model: **SFX**
DRYERS

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 9/16"	4 1/16"	1 9/16"	1 3/8"	9/16"	0.02 sq. ft.
SX 4	4	3 1/16"	5 23/32"	1 7/16"	1 7/8"	9/16"	0.04 sq. ft.
SX 5	5	4 3/4"	6 27/32"	1 9/16"	2 1/8"	9/16"	0.05 sq. ft.
SX 6	6	5 29/32"	8	2 1/16"	2 3/4"	9/16"	0.08 sq. ft.
SX 7	7	6 1/16"	8 29/32"	2 1/8"	3 1/8"	9/16"	0.11 sq. ft.
SX 8	8	7 1/16"	10	2 3/16"	3 1/2"	9/16"	0.14 sq. ft.

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

JOB NAME: _____ SUBMITTED BY: _____ DATE: _____
 LOCATION: _____
 ARCHITECT: _____
 ENGINEER: _____
 CONTRACTOR: _____

Model SX
Aluminum Vent Cap
Form No.400-22

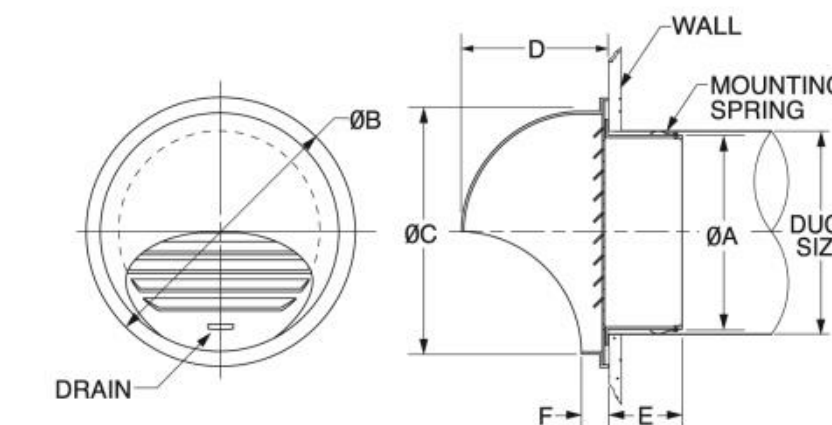
P.O.Box 91813 Pasadena, CA 91109 U.S.A. Tel: (800) 248-0030 (626) 395-7299 Fax: (626) 395-7290 http://www.seiho.com e-mail: info@seiho.com

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



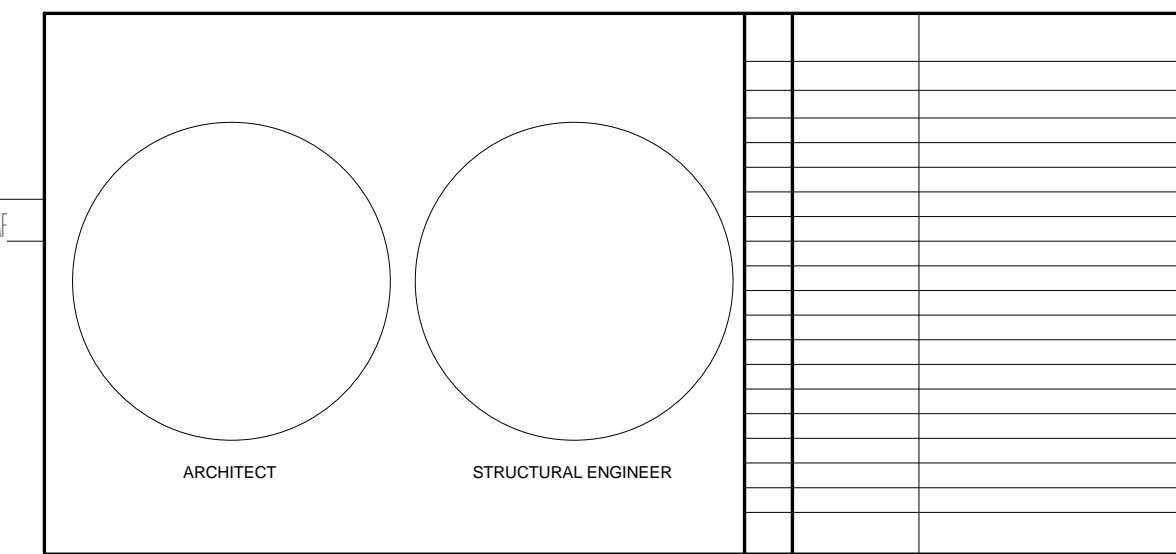
MODEL	DUCT SIZE	A	B	C	D	E	F	FREE AREA
SFX 3	3	2 9/16"	4 3/4"	3 29/32"	2 1/16"	1 9/16"	9/16"	0.02 sq. ft.
SFX 4	4	3 1/16"	6 9/16"	5 1/8"	3 1/16"	1 7/8"	3/4"	0.04 sq. ft.
SFX 5	5	4 3/4"	6 29/32"	5 29/32"	3 1/16"	1 7/8"	3/4"	0.05 sq. ft.
SFX 6	6	5 29/32"	8 1/16"	7 1/16"	4 17/32"	2 9/16"	3/4"	0.08 sq. ft.
SFX 7	7	6 1/16"	9 19/32"	8 3/16"	5 1/8"	2 9/16"	3/4"	0.11 sq. ft.
SFX 8	8	7 1/16"	10 5/8"	9 5/8"	5 29/32"	2 3/16"	3/4"	0.14 sq. ft.
SFX 10	10	9 27/32"	13	11 1/16"	6 29/32"	3 1/16"	3/4"	0.24 sq. ft.
SFX 12	12	11 29/64"	14 1/16"	13	7 29/64"	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: _____
 LOCATION: _____
 ARCHITECT: _____
 ENGINEER: _____
 CONTRACTOR: _____

Model SFX
Aluminum Vent Cap
Form No.402-23

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



UDC RESUBMITTAL

GEBHARDT DEVELOPMENT
MIDWEST MODERN

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

PRODUCT DETAILS

PD

SCALE