

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: 05.11.2016	☐ Informational Presentation
UDC Meeting Date: 06.01.2016	Initial Approval
Combined Schedule Plan Commission Date (if applicable):	
Project Title (if any): the Galaxie 2. This is an application for (Check all that apply to this UDC applicatio New Development Alteration to an Existing or Project Type: Project in an Urban Design District* (public hearing-\$300 fee	reviously-Approved Development Design Progression
 ☑ Project in the Downtown Core District (DC) or Urban I ☐ Suburban Employment Center (SEC) or Campus Institute ☐ Planned Development (PD) ☐ General Development Plan (GDP) ☐ Specific Implementation Plan (SIP) ☐ Planned Multi-Use Site or Planned Residential Complete 	utional District (CI) or Employment Campus District (EC)
B. Signage: Comprehensive Design Review* (public hearing-\$300 fee) Signage Exception(s) in an Urban Design District (public C. Other: Please specify:	
3. Applicant, Agent & Property Owner Information:	Midwest Modern
Applicant Name: Kyle Dumbleton, AIA	Company: Midwest Modern
Street Address: 510 W. Edgewater St. Telephone: (608) 445-7869	City/State: Portage, WI Zip: 53901 Email: kyled@midwestmodern.com
Telephone: (608) 445-7869 Fax: ()	Email: Kyled@mldweStmodem.com
Project Contact Person: same as above	Company:
Street Address:	City/State: Zip:
Telephone:() Fax:()	,
Project Owner (if not applicant): Gebhardt Development/ Otto Gebstreet Address: 222 North Street Telephone: (608) 577-7480 Fax: ()	
4. Applicant Declarations: A. Prior to submitting this application, the applicant is required to discuss th application was discussed with Heather Stouder on (name of staff person) B. The applicant attests that all required materials are included in this submitted application deadline, the application will not be placed on an Urban Des	5-5-2016 (date of meeting) ttal and understands that if any required information is not provided by
Name of Applicant Kyle Dumbleton	Relationship to Property Project Architect
Authorized Signature Kli Qumbleton	Date5-11-2016



PROJECT INFORMATION:

Owner: Otto Gebhardt, Gebhardt Development Location: East Washington Avenue, Madison WI

Project Name: the Galaxie Phase II Architect: Midwest Modern, LLC

Purpose: UDC Design Progression Submission

PREPARED FOR:

Urban Design Committee

PROJECT DESCRIPTION AND GOALS:

Following is a description of the project design progression as it has evolved from previous approved submittals. Please consider the additional descriptions below in your evaluation of their impact on the overall design of the project.

DESIGN PROGRESSION ITEMS:

1. Added balconies on second and third floor commercial

Reason: Facilitate transition between phase I & II, and to further activate East Washington Avenue and North Paterson Street.

Due to coordination of existing construction, construction sequencing between Phase I & II, commercial tenant lease-up activities, and structural coordination 2 balconies are proposed at the approximate Phase line between the 2 phases to solve construction and leasing related issues--also further activating East Washington Avenue. A third balcony is being proposed at the 2nd Floor of Phase II below a similar balcony above on the 3rd floor. The storefront design will change with an added door and aluminum and stainless steel cable railing will be installed. The building massing is not being proposed to change to implement this balcony.

2. Modify storefront fenestration at ground, second, and third commercial floors

Reason: Modified to better meet tenant buildout needs

The previously approved storefront fenestration pattern is being proposed to be revised to better facilitate future tenant buildouts by increasing the width of the vertical members to allow a more easy attachment of interior partitions and to work with more easily constructed storefront installation in coordination with the glazing supplier. The vertical space will be clad in a clear anodized aluminum wrap to match the frame. The resulting fenestration design echoes details and proportions of the adjoining Phase I commercial, but applied in a rhythm that is quite similar to the previously approved design.

3. Added mechanical louvers at courtyard and other locations as noted

Reason: Ventilation of generator due to enclosure of parking garage and coordination with structural and mechanical design

Due to the proposed enclosure of the 4th and 5th floors of parking on both phases as well as the construction of Phase II the parking garage is no longer an open parking garage. Therefore the generator cannot exhaust into the enclosed parking garage. The proposed location is at the rear of the courtyard approximately 9 feet above the finished walking surface. The operation times of the generator testing will be coordinated with future tenant hours of operation. Additional louvers are being proposed on the building at the residential units for dryer venting. Possible future large tenant louver locations are being proposed on the main, street facing elevations. All commercial louvers will be finished in a color to coordinate with the surrounding material.

4. Parking enclosure cladding

Reason: Enclosure of parking garage to provide residential tenants w/ heated parking

The 4th and 5th parking floors of Phases I and II are being proposed to be enclosed to provide the residential tenants with heated, enclosed parking. The proposed cladding is a previously approved material; Synstone panels that will be installed in 4'x8' sheets with color matched metal profile trim.

5. Commercial cladding change from modular brick to ledgestone, and metal accent panel to composite accent panel.

Reason: massing material refinement

The previously approved design of the commercial floor areas featuring a modular brick material is being proposed to be another cladding material in use on the building—limestone ledgestone. The design team believes the result is a more dynamic interplay of the materials within the massing, and a less overcomplex material palette.

The accent panel will be custom painted in tones similar to the renderings by paint approved by the manufacturer, Nichiha.

6. Revised massing

Reason: Accommodate updated Paterson turn lane rework due to updated information in coordination with civil engineer.

7. Relocated/added commercial entry doors

Reason: Work with site grades and provide ground floor tenants with direct entry.

The proposed grades at the corner of East Washington and Paterson do not allow a door to be place on the corner inset as previously shown. The door is being proposed to be relocated closer to the main building entry. Another door is being proposed to be added on the opposite side of the main entry door to provide the ground floor tenant with direct access.

Sincerely,

Kyle Dumbleton, AIA, LEED Assoc.

Kli Dumbleton

Midwest Modern, LLC Architect / Principal

END

PROJECT LOCATION PROJECT LOCATION INFORMATION NORTH 858 EAST WASHINGTON AVENUE, 18, 28 NORTH PATERSON STREET MADISON, WI 53703 ALDERMANIC DISTRICT 2: LEDELL ZELLERS URBAN DESIGN DISTRICT 8 CURRENT ZONING: TE (TRADITIONAL EMPLOYMENT) ALTERATION TO APPROVED CONDITIONAL USE 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 ITEM CLOUDED FEBRUARY 5, 2008 -MADISON GENERAL ORDINANCE CHAPTERS 28, 31 IN GREEN FOR JANUARY 2, 2013 CLARITY -MADISON SUSTAINABILITY PLAN JUNE 2011 -BEST PRACTICES GUIDE FOR DEVELOPERS, NEIGHBORHOODS & POLICYMAKERS JUNE 2005

THE GALAXIE - PHASE II

PROJECT TEAM

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

608.849.9378

GALAXIE PHASE I/II

GENERAL CONTRACTOR:
TRI NORTH BUILDERS
2625 RESEARCH PARK DR
FITCHBURG, WI 53711
P: 608.271.8717

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

B18 N. MEADOWBROOK LANE

WAUNAKEE, WI 53597

ATTN.: ROXANNE JOHNSON, P.E., LEED AP

608.35

LANDSCAPE ARCHITECT:
DESIGN STUDIO, ETC.
ATTN.: GARRET PERRY
GPERRY@DESIGNSTUDIOETC.COM
608.358.6344

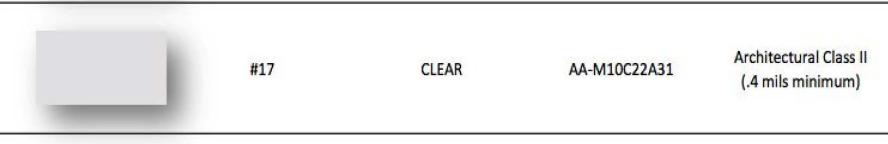
STRUCTURAL ENGINEER:
FINK HOREJSH, LLC
141 NORTH MAIN STREET
MONTICELLO, WI 53570
608-658-1257

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

DATE: 05.11.2016 PROJECT NAME: GALAXIE PHASE II OWNER: GEBHARDT DEVELOPMENT LOCATION: 800 N BLOCK EAST WASHINGTON AVE.; MADISON, WI ARCHITECT/ENGINEER: MIDWEST MODERN/BARK DESIGN/ FINK ASSOCIATES **DESIGN PROGRESSION ITEMS:** <u>PHASE II</u> . ADDED BALCONIES ON SECOND AND THIRD FLOOR COMMERCIAL REASON: FACILITATE TRANSITION BETWEEN PHASE I & II, AND TO FURTHER ACTIVATE EASTING WASHINGTON AND PATERSON 2. MODIFY STOREFRONT FENESTRATION AT GROUND, SECOND, AND THIRD COMMERCIAL FLOORS REASON: MODIFIED TO BETTER MEET TENANT BUILDOUT NEEDS ADDED LOUVERS AT COURTYARD AND OTHER LOCATIONS AS NOTED REASON: VENTILATION OF GENERATOR DUE TO ENCLOSURE OF PARKING GARAGE AND COORDINATION WITH STRUCTURAL AND MECHANICAL 4. PARKING ENCLOSURE CLADDING REASON: ENCLOSURE OF PARKING GARAGE TO PROVIDE RESIDENTIAL TENANTS W/ HEATED PARKING 5. COMMERCIAL CLADDING CHANGE FROM MODULAR BRICK TO LEDGESTONE, AND METAL ACCENT PANEL TO COMPOSITE ACCENT PANEL REASON: MASSING MATERIAL REFINEMENT 6. REVISED MASSING REASON: UPDATED TURN LANE INFORMATION AT PATERSON STREET 7. RELOCATED/ ADDED COMMERCIAL ENTRY DOORS REASON: WORK WITH SITE GRADES AND PROVIDE GROUND FLOOR TENANTS WITH



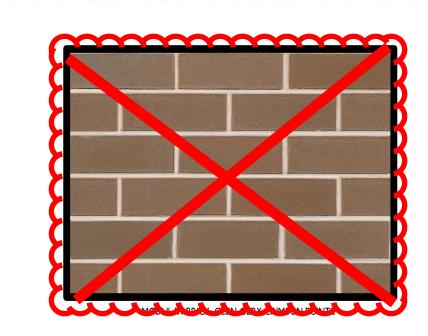
OVERALL EXTERIOR MATERIAL PALLETE--BRICK IS PROPOSED TO BE OMITTED AND REPLACED WITH LIMESTONE LEDGESTONE AND METAL PANEL REPLACED WITH CUSTOM PAINTED COMPOSITE PANELSYNSTONE IS PROPOSED FOR PARKING RAMP ENCLOSURE

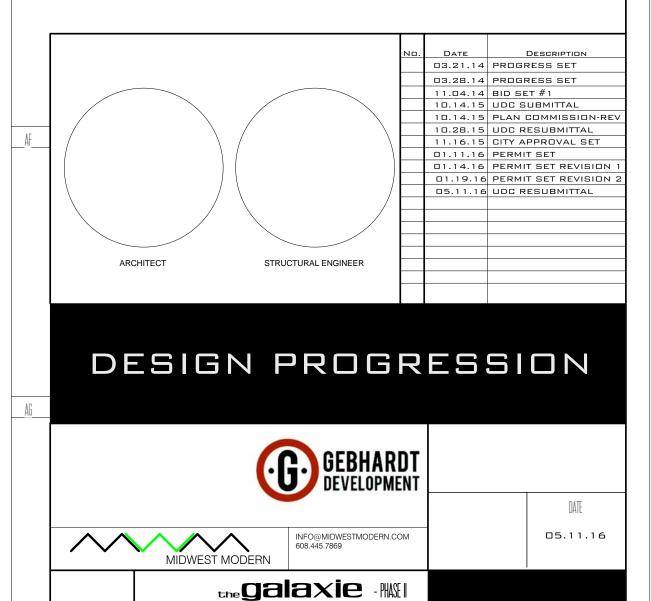


-ALUMINUM STOREFRONT: NATURAL ANODIZED ALUMINUM

-APARTMENT WINDOWS AND DOORS: NATURAL ANODIZED ALUMINUM

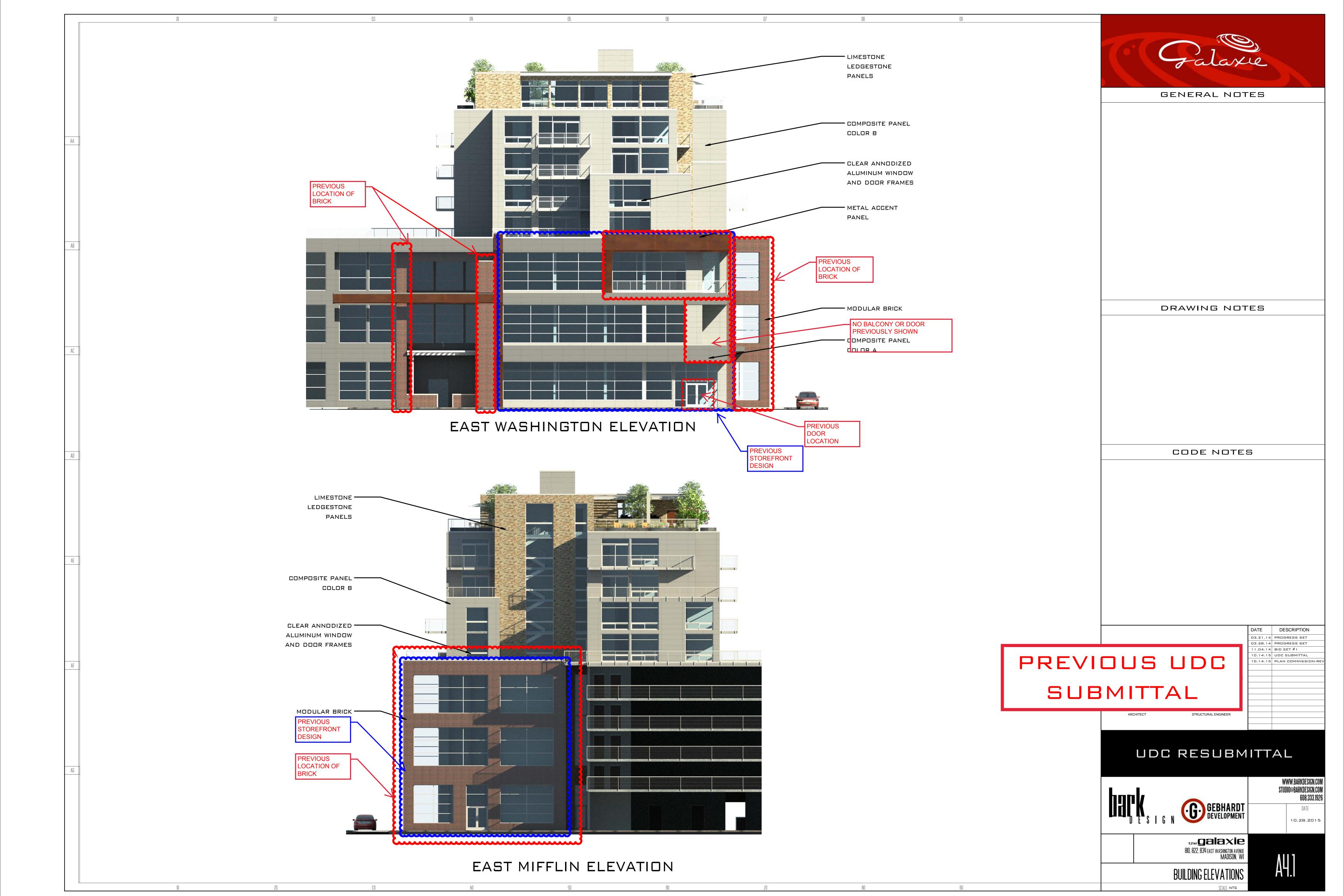
STOREFRONT AND WINDOW FRAMES

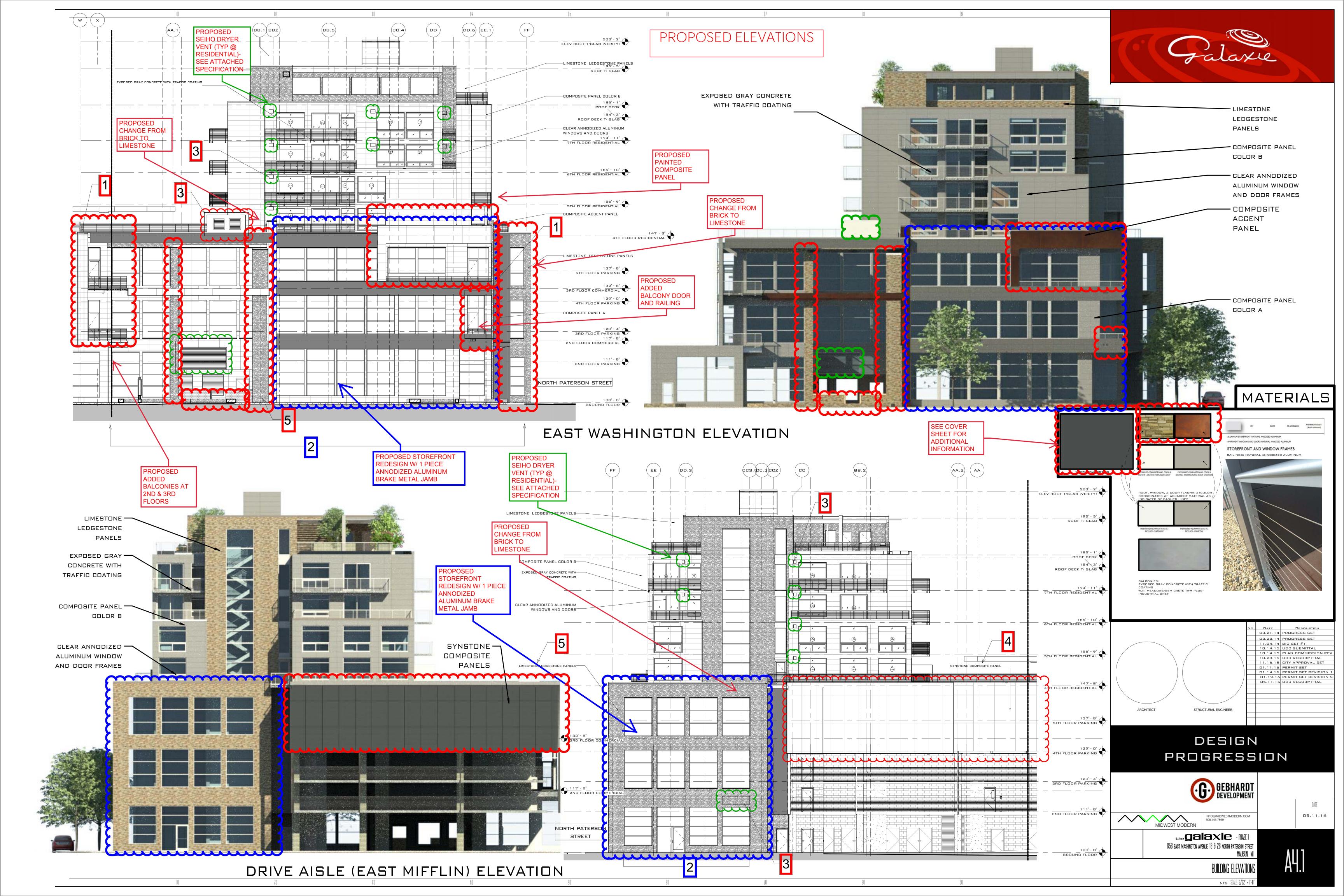


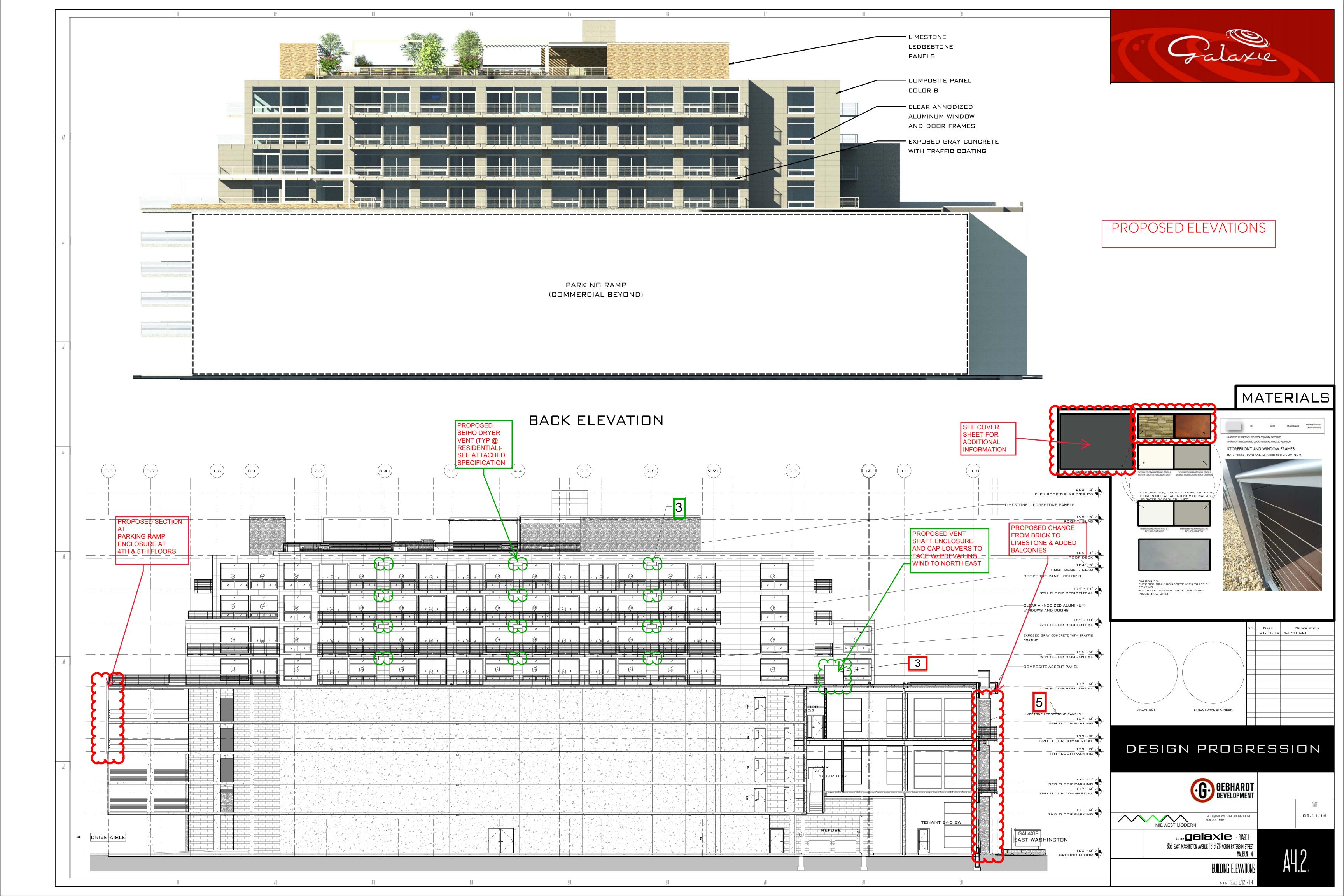


858 east washington avenue, 18 & 28 north paterson street

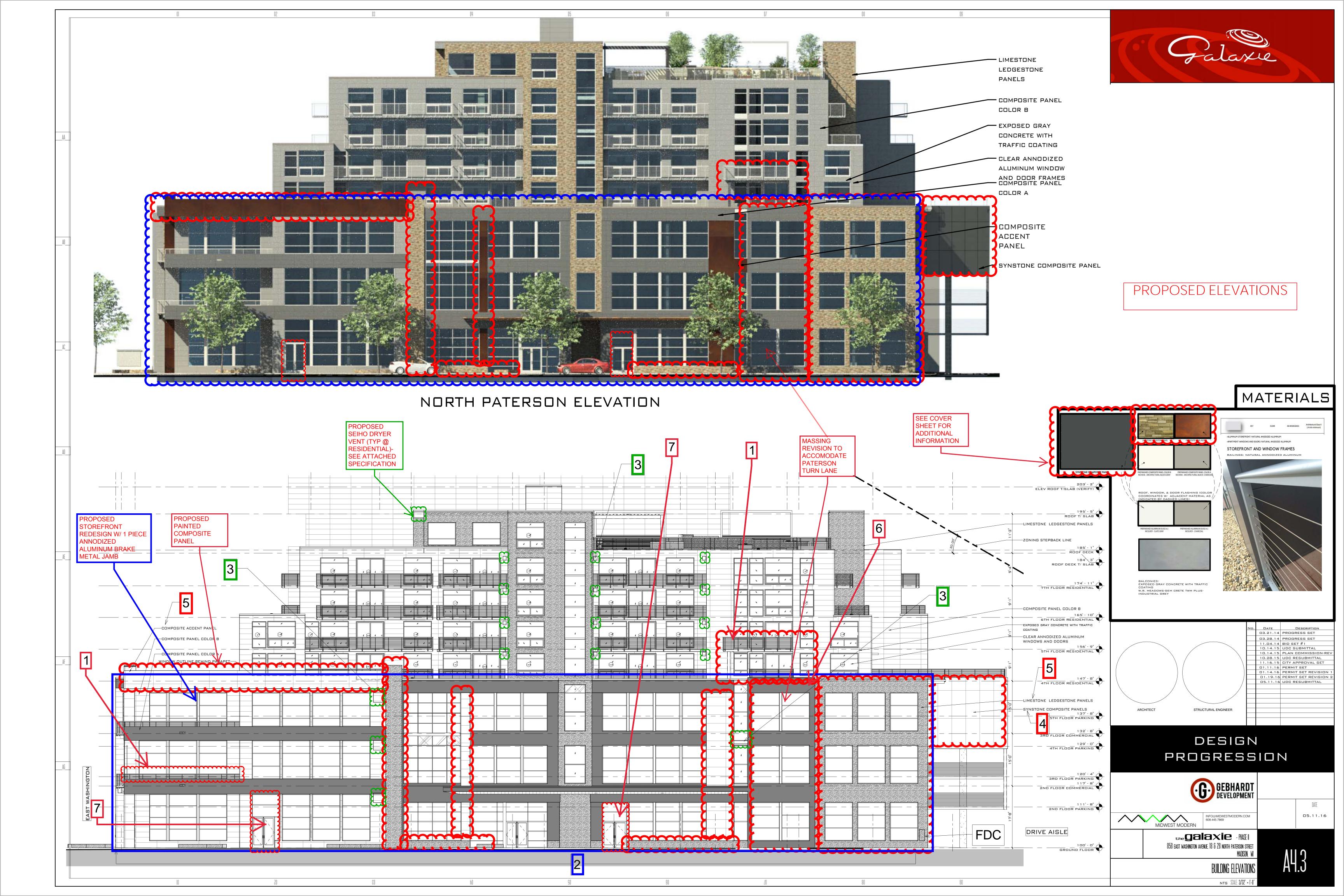
PHASE II UDC RESUBMITTAL













GENERAL NOTES

DRAWING NOTES

CODE NOTES

PREVIOUS UDC SUBMITTAL

VIEW FROM EAST WASHINGTON & NORTH PATERSON

PREVIOUS LOCATION OF BRICK

UDC RESUBMITTAL





WWW.BARKDESIGN.COM Studio@Barkdesign.com 608.333.1926 10.28.2015

BIO, 822, 834 EAST WASHINGTON AVENUE MADISON, WI

PAINTED COMPOSITE CHANGE FROM BRICK TO LIMESTONE PROPOSED ADDED ADDED BALCONIY BALCONIES VIEW FROM EAST WASHINGTON & NORTH PATERSON

PROPOSED STOREFONT REDESIGN W/ 1 PIECE ANNODIZED ALUMINUM BRAKE METAL JAMB

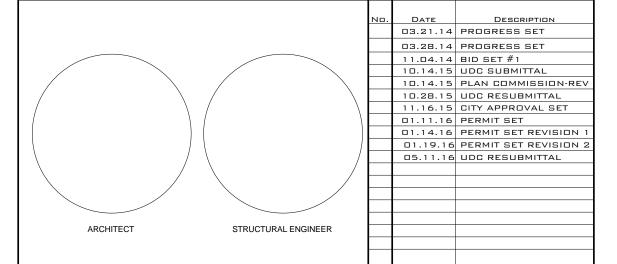


GENERAL NOTES

- 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

CODE NOTES



DESIGN PROGRESSION



MIDWEST MODERN

INFO@MIDWESTMODERN.COM 608.445.7869

Ene**galaxie** - PHASE II 858 EAST WASHINGTON AVENUE, 18 & 28 NORTH PATERSON STREET MADISON, WI



GENERAL NOTES

DRAWING NOTES

CODE NOTES

PREVIOUS UDC SUBMITTAL

PREVIOUS LOCATION OF BRICK PREVIOUS STOREFRONT DESIGN

UDC RESUBMITTAL



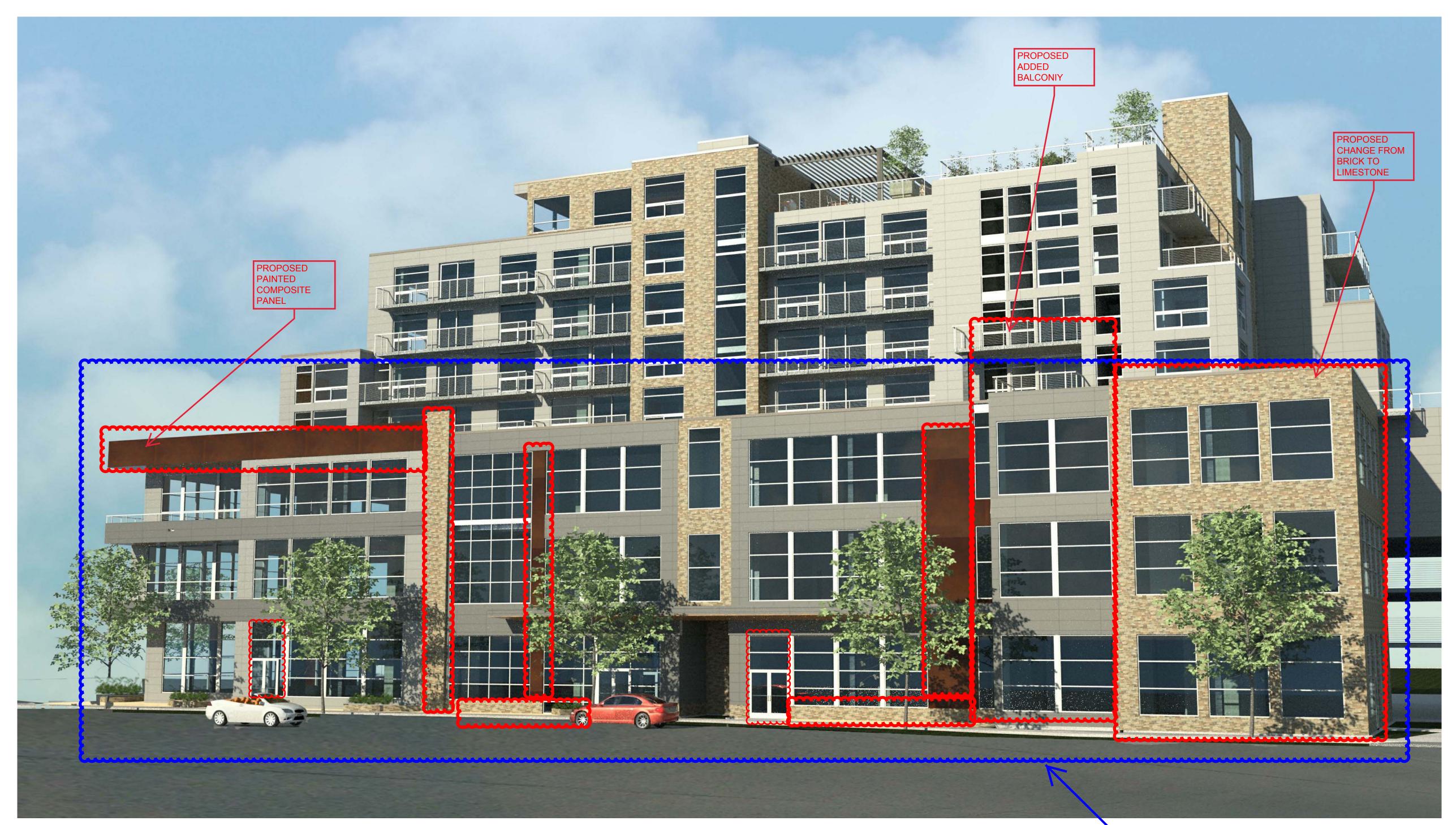


WWW.BARKDESIGN.COM Studio@Barkdesign.com 608.333.1926 10.28.2015

Enegalaxie 810, 822, 834 EAST WASHINGTON AVENUE MADISON, WI

PREVIOUS LOCATION OF BRICK

NORTH PATERSON STREET FACADE



NORTH PATERSON STREET FACADE

PROPOSED STOREFONT REDESIGN W/ 1 PIECE ANNODIZED ALUMINUM BRAKE METAL JAMB



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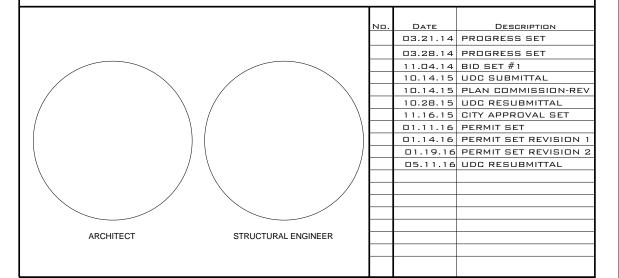
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DRAWING NOTES

CODE NOTES



DESIGN PROGRESSION



MIDWEST MODERN INFO@MIDWESTMODERN.COM 608.445.7869

the **Galaxie** - PHASE II 858 EAST WASHINGTON AVENUE, 18 & 28 NORTH PATERSON STREET MADISON, WI





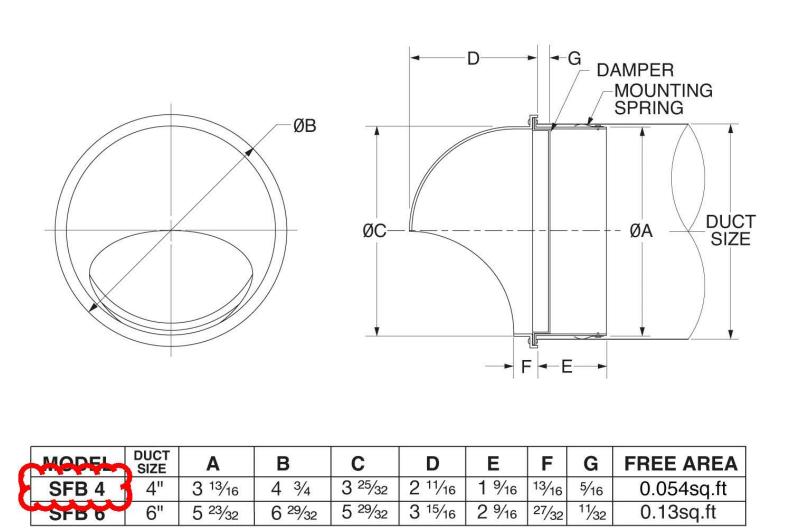
SUBMITTAL SHEET

www.seiho.com

Model: SFB

Dryer Vent

- Standard with Flapper Damper
- Large Free Area Reduce Clogging
- All Aluminum Construction
- Material: Aluminum
- Standard Finish: Clear Anodized



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

JOB NAME:	SUBMITTED BY:	DATE:	Model SFB
LOCATION:			Dryer Vent
ARCHITECT:			biyei vent
ENGINEER:			
CONTRACTOR:			Form No.422-22B

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

Dryer Vents

Model: SB & SFB





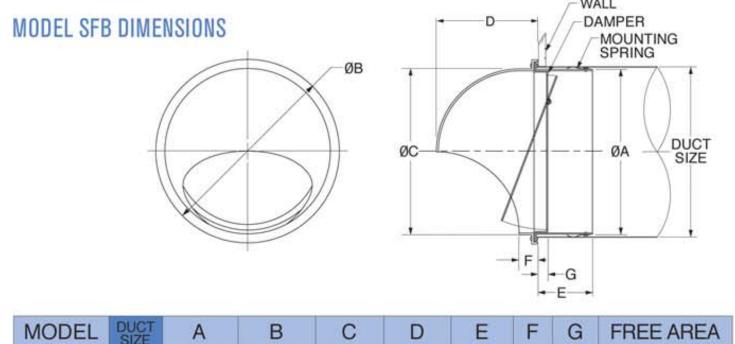


Exceptionally designed for exterior applications, the SFB and the SB are easy to install and have large openings to reduce clogging. Standard with flapper damper, it prevents outside air from back-drafting into the house through the dryer. Both models are suited to exhaust fan applications such as dryer, bathroom, or kitchen exhaust venting. The heavy-gauge anodized aluminum construction is corrosion-resistant for durability. Removable from ductwork for easy cleaning for dryer vent use.

Note: No louver manufacturer warrants their louver to prevent water penetration under all possible circumstances of wind and rain.

MODEL SB DIMENSIONS F DAMPER MOUNTING SPRING ØA DUCT SIZE

MODEL	DUCT	Α	В	C	D	E	F	FREE AREA
SB 4	4	3 13/16	5 ²³ / ₃₂	19/32	1 21/32	5/16	5/16	0.059 sq.ft.
SB 6	6	5 23/32	8	25/32	2 3/4	3/8	5/8	0.140 sq.ft.



MODEL	SIZE		D		U	_		u	FUEL HUEN
SFB 4	4	3 13/16	4 3/4	3 25/32	2 11/16	1 %16	13/16	5/16	0.054 sq.ft.
SFB 6	6	5 23/32	6 29/32	5 29/32	3 15/16	2 %16	27/32	11/32	0.130 sq.ft.

MATERIAL

Aluminum

Clear Anodized
 Custom Colors A

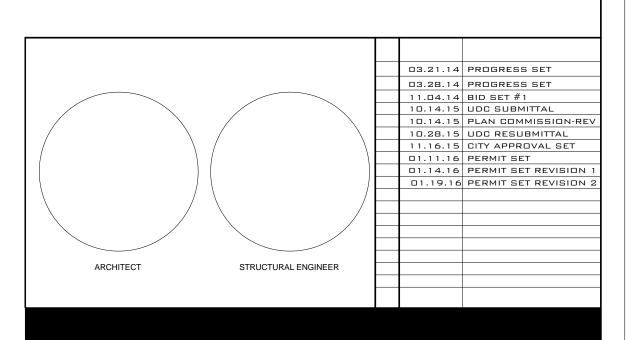
FINISH

Custom Colors Available

FEATURES

- With Back-Draft Flapper Damper
- Large Free Area Reduces Clogging
- Aluminum Construction
- Anodized Finish for Corrosion Protection
- Economical
- Available for Standard Duct Sizes in 4" and 6" Round





DESIGN PROGRESSION

05.11.16



858 east washington avenue, 18 & 28 north paterson street

MADISON, WI

PROPOSED RESIDENTIAL DRYER VENTS

RUSKIN®

* BLACK (89)

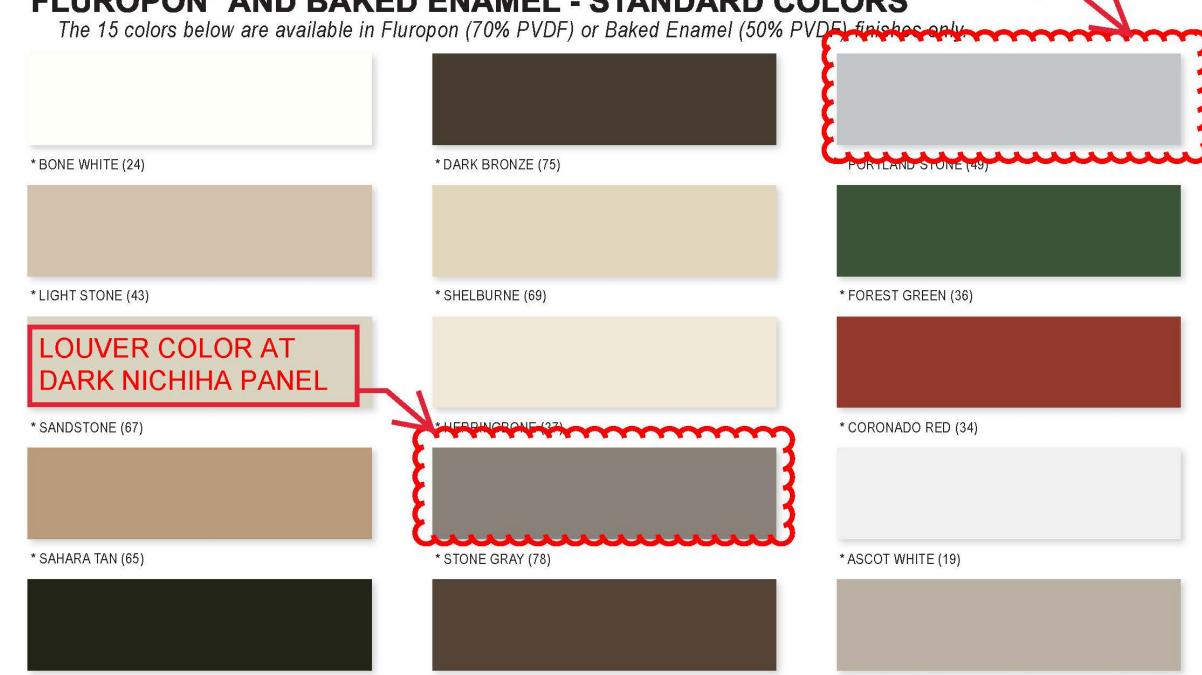
RUSKIN finishes enhance product appearance to blend with other colors selected. These same finishes provide extended weathering resistance similar to adjacent building surfaces. RUSKIN provides most finishes available to architects and engineers. The standard finishes described herein represent those finishes usually selected, specified, or required for most applications.

FINISHES AND COLOR GUIDE

LOUVER COLOR AT

* TAUPE (52)

FLUROPON® AND BAKED ENAMEL - STANDARD COLORS



- PEARLEDIZE 70 AND PEARLEDIZE 50 STANDARD COLORS:

* MEDIUM BRONZE (72)

The 9 colors below are available in Pearledize 70, Pearledize 50, Clear or Color Anodize finishes only, and may be more expensive than the Fluropon and Baked Enamel colors shown above. Italicized color names and codes are available in Anodized Finish.



The colors shown herein are only a sample of thousands of colors available.

Please contact RUSKIN for information regarding custom color matching. Disclaimer: This color card is for reference only and is not meant to be used for color matching or final color approval. Shades may vary due to the color and resolution of the computer screen or print-out. Ruskin is not responsible for color matches made with this online color chart.

3900 Dr. Greaves Rd. Kansas City, Missouri 64030



Phone (816) 761-7476 FAX (816) 765-8955 e-mail: ruskin@ruskin.com



3900 Dr. Greaves Rd.

Kansas City, MO 64030

(816) 761-7476

FAX (816) 765-8955

ELF6375DX and ELF6375DXH DRAINABLE STATIONARY LOUVERS

EXTRUDED ALUMINUM LOUVER

STANDARD CONSTRUCTION

FRAME

6" (152) deep, 6063T5 extruded aluminum. ELF6375DX 1 - .081" (2.1) nominal wall thickness. ELF6375DXH - .125" (3.2) nominal wall thickness. Downspouts and caulking surfaces provided.

BLADES

6063T5 extruded aluminum.

ELF6375DX - .081" (2.1) nominal wall thickness. ELF6375DXH - .125" (3.2) nominal wall thickness. Drainable blades are positioned at at 371/2° angle and spaced approximately 5²⁹/₃₂" (150) center to center.

SCREEN

3/4" x .051" (19 x 1.3) expanded, flattened aluminum bird screen in removable frame. Screen adds approximately 1/2" (13) to louver depth.

FINISH

Mill.

MINIMUM SIZE

12"w x 12"h (305 x 305).

APPROXIMATE SHIPPING WEIGHT ELF6375DX - 4 lbs./ft.² (19.5 kg /m²)

ELF6375DXH - 6 lbs./ft.2 (29.3kg /m²)

MAXIMUM FACTORY ASSEMBLY SIZE Shall be 75 sq. ft. (7m²) per section, not to

exceed 120"w x 90"h (3048 x 2286) or 90"w x 120"h (2286 x 3048).

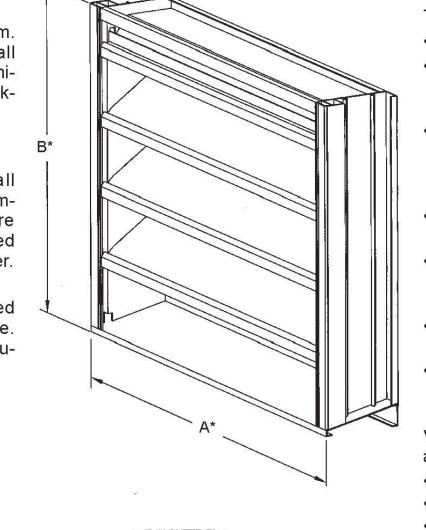
Louvers larger than the maximum factory assembly size will require field assembly of smaller sections.

SUPPORTS

Louvers may be provided with rear mounted blade supports that increase overall louver depth depending on louver size, assembly configuration or windload.

Dimensions in inches, parenthesis () indicate millimeters.

Consult Ruskin for additional information.



FEATURES

The ELF6375DX and ELF6375DXH offers:

- 57% Free Area.
- Published performance ratings based on testing in accordance with AMCA Publication 511.
- High performance frame system with drainable head collects and removes water to provide excellent water penetration perfor-
- Drain gutter in each blade minimizes water cascade between blades.
- Architecturally styled, hidden mullions allowing continuous line appearance up to 120"
- Aluminum construction for low maintenance
- and high resistance to corrosion.

All welded construction.

VARIATIONS

Variations to the basic design of these louvers are available at additional cost. They include:

- Extended sill.
- · Hinged frame.
- Front or rear security bars.
- Filter racks.
- · A variety of bird and insect screens. Selection of finishes: prime coat, baked enamel (modified fluoropolymer), epoxy, Acrodize, Kynar, clear and color anodize. (Some variation in anodize color consistency is possible.)

Varies

Screen

of the property of the contract of the contrac
Consult Ruskin for other special requirements.
FRAME CONSTRUCTION
11/2" (38)
A* x B*
STANDARD INTEGRAL FLANGE
*Units furnished 1/4" (6) smaller than given opening dimensions.

TAG	QTY.	SI	ZE	FRAME	AME VARIATIONS	
		A*-WIDE	B*-HIGH			
			er .	er e		
			43	45 24		
PROJE	СТ				LOCATION	
ARCH.	/ENGR.				CONTRACTOR	
REPRE	ESENTATI	IVE			DATE	
Spec El E63751	DY/ELEG375DXL	1-597/Replaces El Ef	375DX-296	ALL STATED SE	DECISIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION	© Ruskin Manufacturing 1997

Spec ELF6375DX/ELF6375DXH-597/Replaces ELF6375DX-296

ALL STATED SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION.

STRUCTURAL ENGINEER

PROPOSED COMMERCIAL EXHAUST LOUVERS





858 EAST WASHINGTON AVENUE, 18 & 28 NORTH PATERSON STREET MADISON. WI