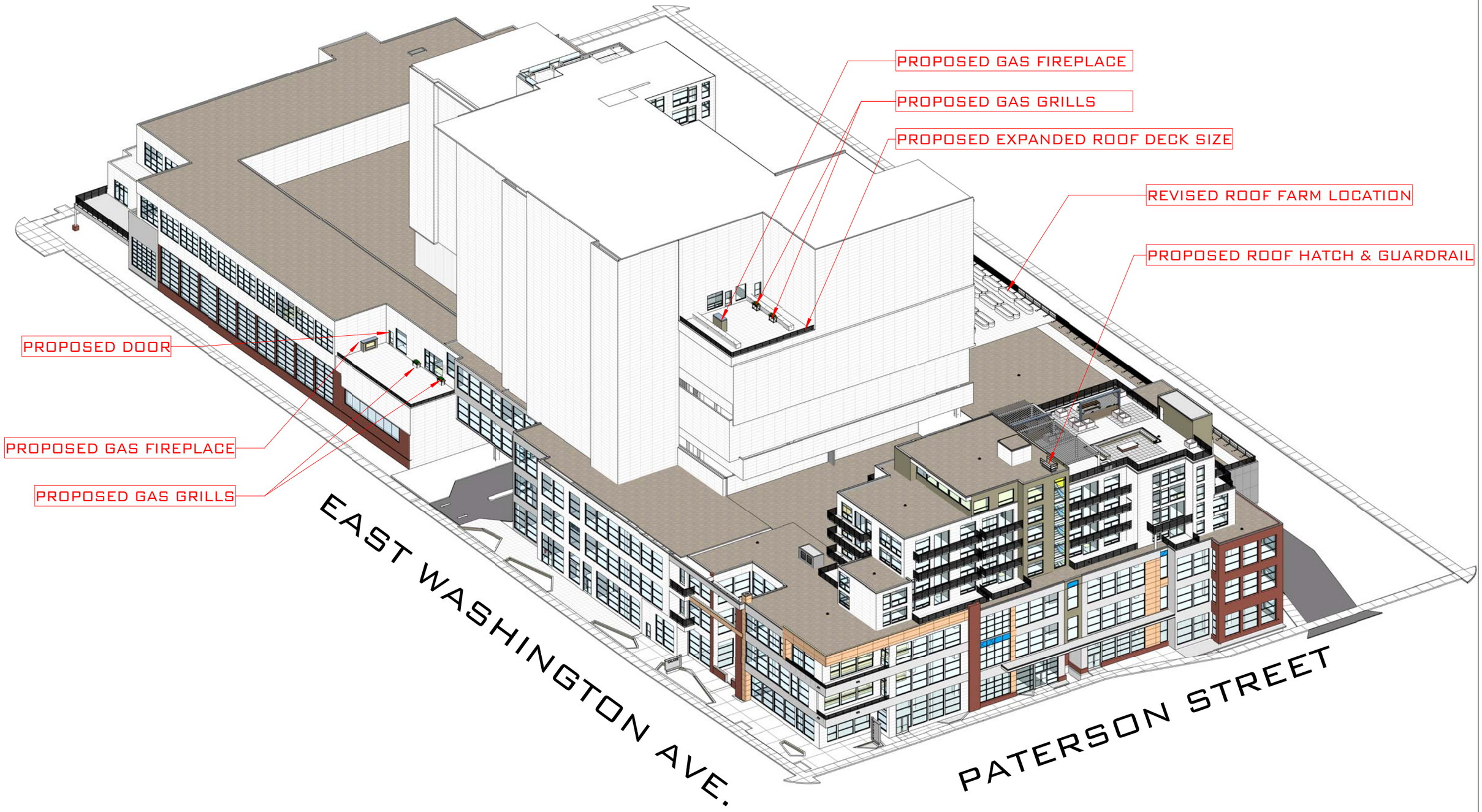


MIDWEST MODERN

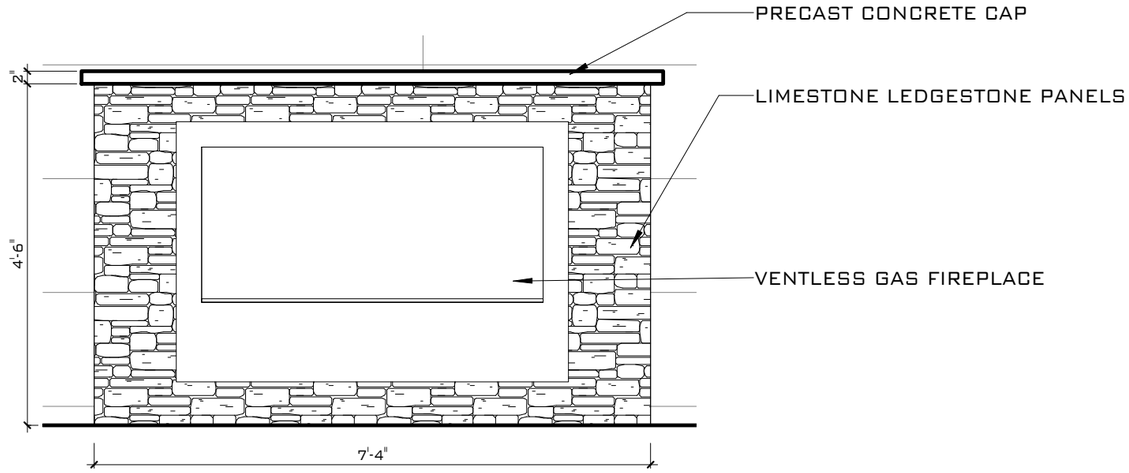
THE GALAXIE

3D KEYPLAN

GEBHARDT DEVELOPMENT

UDC DESIGN PROGRESSION

08/02/16



1 TYPICAL FIREPLACE ELEVATION
1/2" = 1'-0"

GALVANIZED, MODULAR, FREE STANDING RAILING-KEEGUARD

LIMESTONE LEDGESTONE PANEL

ALUMINUM AND STAINLESS STEEL RAILING

CONCRETE PAVERS

MIDWEST MODERN

THE GALAXIE

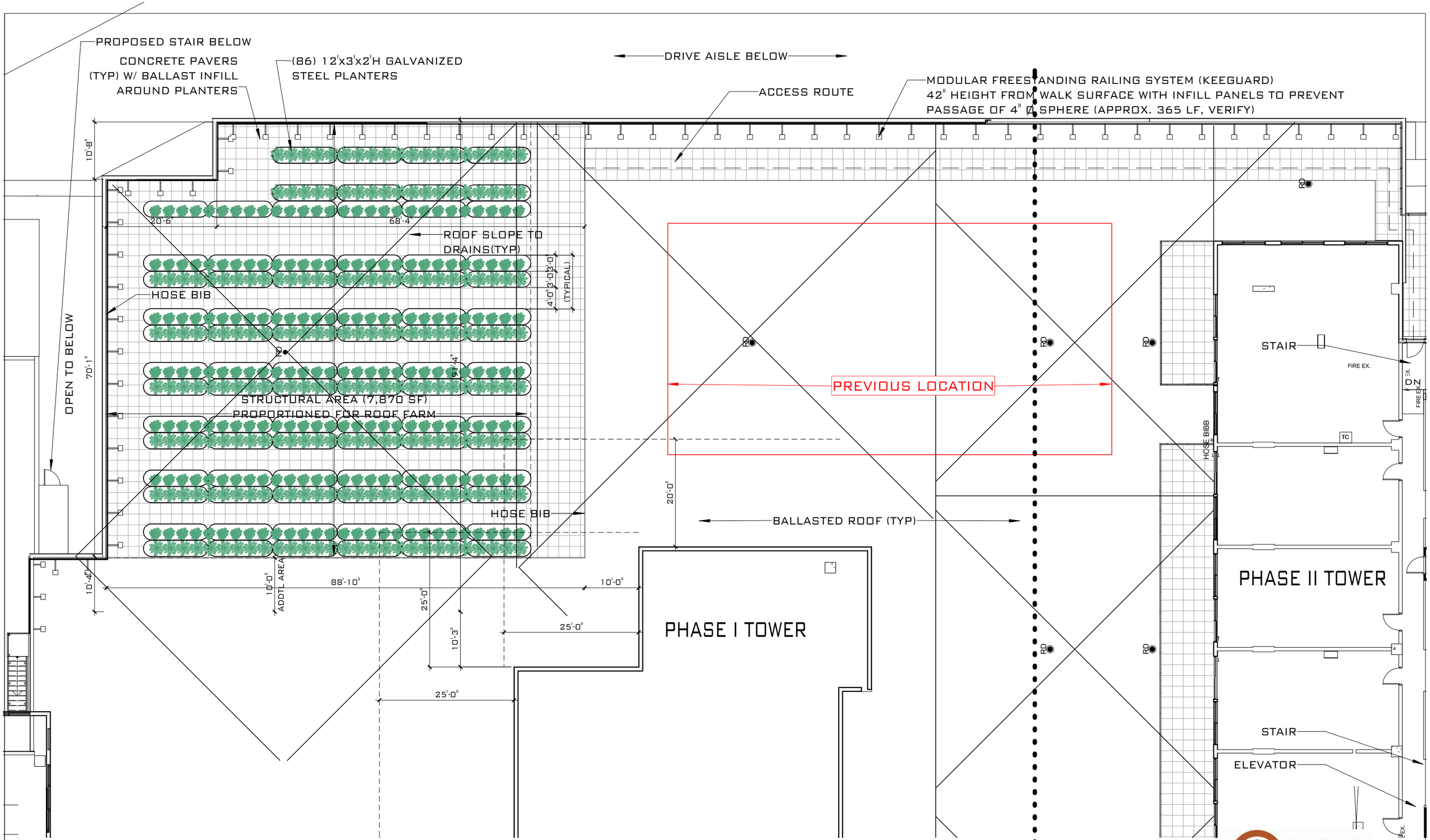
RF0.0 MATERIALS & DETAILS

GEBHARDT DEVELOPMENT

1/2" = 1'-0"

UDC DESIGN PROGRESSION

08/03/16



MIDWEST MODERN

THE GALAXIE

RF ROOF FARM PLAN AT 5TH FLOOR PARKING ROOF/ 4TH RESIDENTIAL

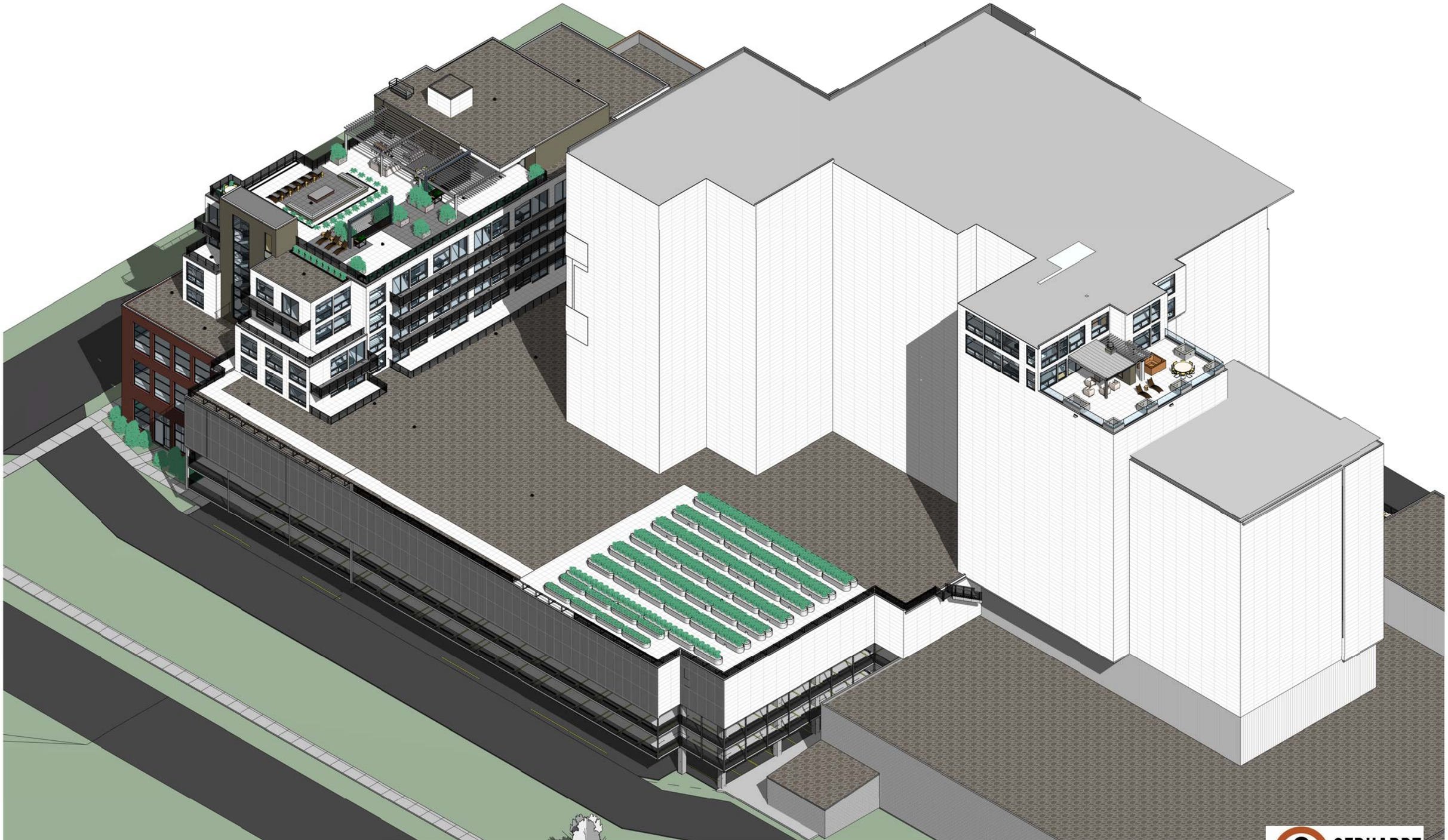
1/16" = 1'-0"

UDC DESIGN PROGRESSION

GEBHARDT DEVELOPMENT

NORTH

08/03/16



MIDWEST MODERN

THE GALAXIE

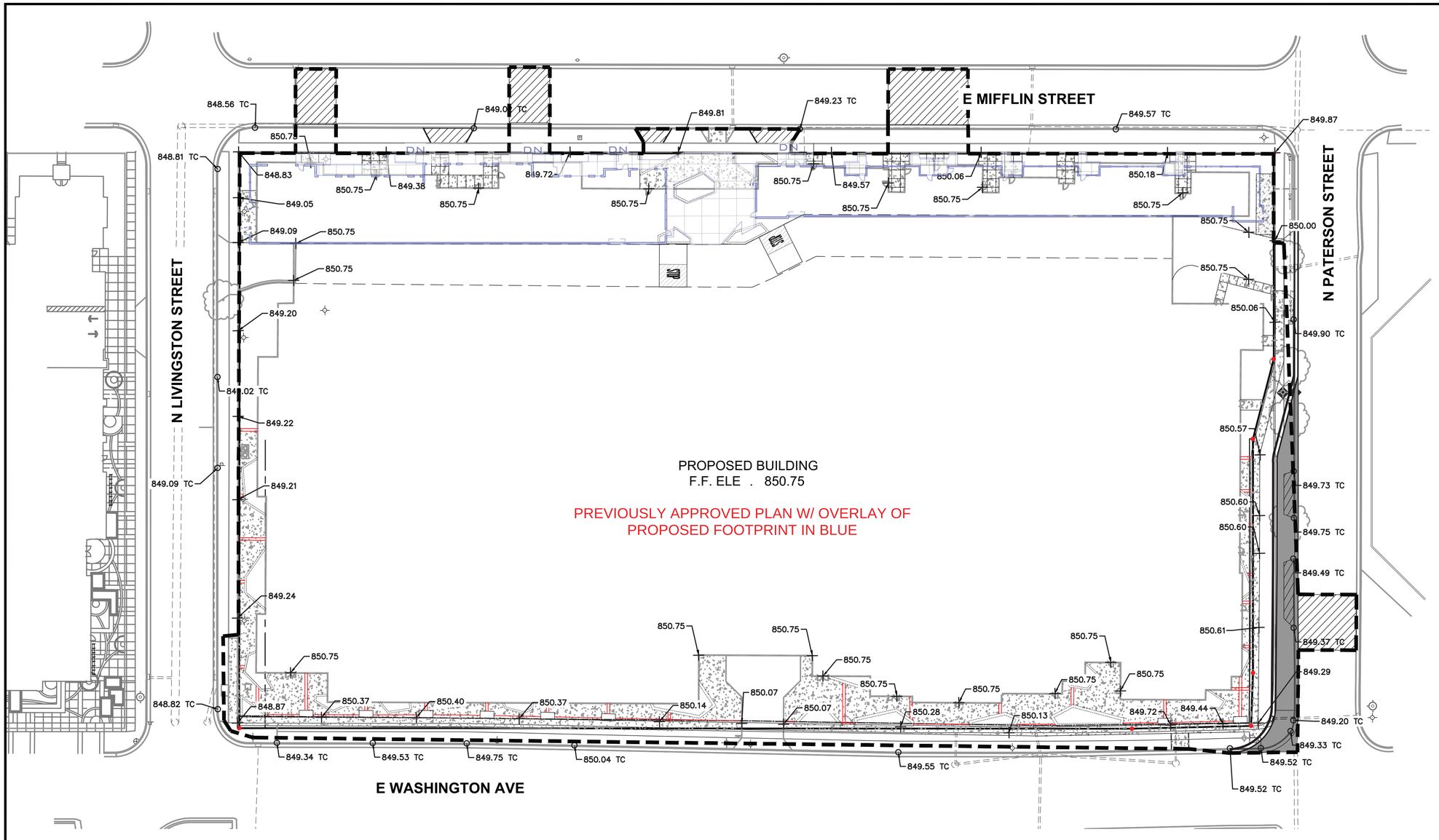
RF0.1 ROOF FARM MAY 15-NOON

NORTH

GEBHARDT DEVELOPMENT

UDC DESIGN PROGRESSION

08/03/16



GRADING NOTES

1. ALL WORK IN THE RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY ISSUED PLANS, CITY PROJECT NUMBER 53B2371.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
4. ALL MATCHING PAVEMENT AND STORM SEWER ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
5. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
6. 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	SIDEWALK ELEVATION
o 850.00 TC	TOP OF CURB ELEVATION

SCALE : 1" = 30' (24 X 36)
1" = 60' (11 X 17)

ISSUANCE/REVISION	DATE
CITY APPROVAL SET	05-16-14
REVISION 1	05-29-14
REVISION 2	12-17-14
REVISION 3	01-26-15
REVISION 4	05-12-15

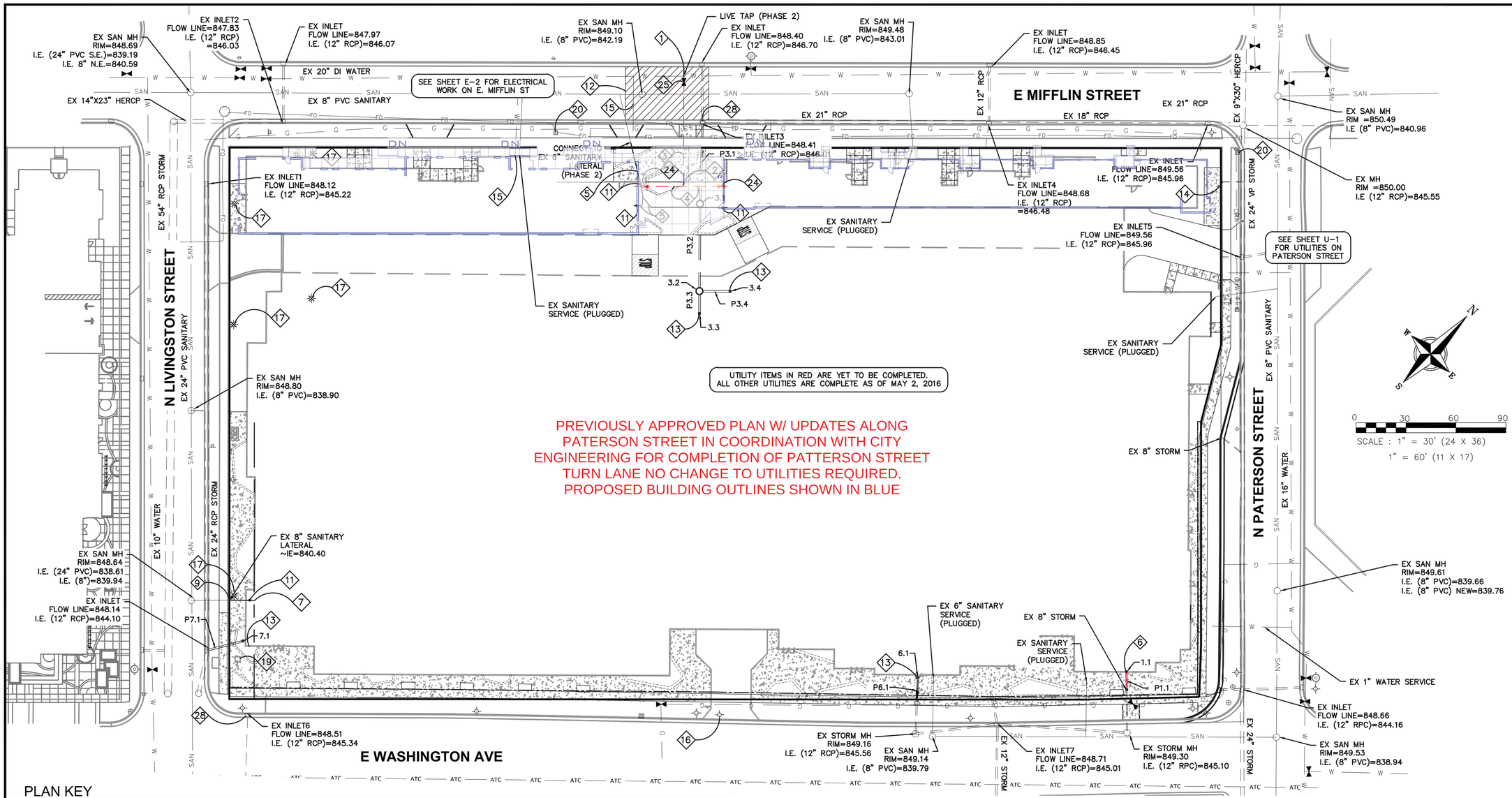
PROFESSIONAL ENGINEERING LLC
818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
fax (608) 237-2129

THE GALAXIE GRADING PLAN

810 E WASHINGTON AVE
MADISON, WISCONSIN

C200

X:\files\1183 E Washington (800N)\Dwg\Design\1183 Grading Plan.dwg | 9/9/2015 9:53:16 AM



PLAN KEY

1. CONNECT TO EXISTING WATER MAIN. COORDINATE INSTALLATION WITH MADISON WATER UTILITY
2. 6"X6"X8" TEE (PHASE 2)
3. 8" WATER SERVICE
4. 6" WATER SERVICE (PHASE 2)
5. 6" SANITARY LATERAL @ 1% MIN. SLOPE (PHASE 2)
6. CAPPED CONNECTION FOR FUTURE PHASE
7. 8" SANITARY INV=840.60. EXTEND 5 FEET INTO BUILDING
8. 8" SANITARY INV=840.05. EXTEND 5 FEET INTO BUILDING
9. CONNECT TO EXISTING 8" SANITARY SEWER
10. FIELD CORE CONNECTION TO EXISTING MANHOLE & USE CORE-N-SEAL BOOT PER CITY STANDARDS
11. SEE PLUMBING PLANS FOR CLEAN OUT LOCATION
12. UTILITY PATCH PER CITY REQUIREMENTS
13. CONNECT TO ROOF DRAIN. COORDINATE WORK WITH PLUMBING CONTRACTOR.
14. PLUG EXISTING STORM SEWER
15. EXISTING WATER SERVICE TO BE ABANDONED
16. EXISTING LIGHT POLE TO BE RELOCATED
17. EXISTING LIGHT POLE TO BE REMOVED
18. ADJUST MG&E MANHOLE RIM ELEVATION, SEE CITY PLANS
19. EXISTING TRANSFORMER
20. EXISTING UTILITY PEDESTAL
21. ADJUST STORM SEWER STRUCTURE AND REPLACE CASTING, SEE CITY PLANS
22. NEW STORM SEWER INLET, SEE CITY PLANS
23. REPLACE STORM SEWER CASTING WITH NEENAH MODEL R-3290A
24. 6" VALVE (PHASE 2)
25. 8" VALVE
26. 16" VALVE
27. CONNECT TO EXISTING STORM SEWER
28. CONNECT TO EXISTING STORM SEWER INLET PER CITY STANDARDS

UTILITY NOTES

1. ALL WORK IN THE RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY ISSUED PLANS, CITY PROJECT NUMBER 53B2371.

2. 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.

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

4. 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.

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

6. RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.

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

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

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

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

11. ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.

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

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

14. 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.

15. STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.

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

ISSUANCE/REVISION	DATE
CITY APPROVAL SET	05-03-16

PROFESSIONAL ENGINEERING LLC
818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
fax (608) 237-2129

THE GALAXIE
UTILITY PLAN
810 E WASHINGTON AVE
MADISON, WISCONSIN

C300

THE STARLINER CONDOMINIUMS & LOFTS

NORTH

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 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 TEAM

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

GENERAL CONTRACTOR:
TBD

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:
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

PHASE III LIVE/WORK UNIT MATRIX.

Number	area	Name	Level	# Bedrooms	# Baths
101	1,527 SF	LW UNIT		1	0
101: 2	1,527 SF			1	0
102	1,552 SF	LW UNIT		1	0
102: 2	1,552 SF			1	0
103	1,600 SF	LW UNIT		1	0
103: 2	1,600 SF			1	0
104	1,600 SF	LW UNIT		1	0
104: 2	1,600 SF			1	0
105	1,600 SF	LW UNIT		1	0
105: 2	1,600 SF			1	0
106	1,892 SF	LW UNIT		1	0
106: 2	1,892 SF			1	0
107	1,891 SF	LW UNIT		1	0
107: 2	1,891 SF			1	0
108	1,892 SF	LW UNIT		1	0
108: 2	1,892 SF			1	0
109	1,600 SF	LW UNIT		1	0
109: 2	1,600 SF			1	0
110	1,601 SF	LW UNIT		1	0
110: 2	1,601 SF			1	0
111	1,410 SF	LW UNIT		1	0
111: 2	1,410 SF			1	0
301	1,173 SF	LW 1S UNIT	LW/ 3RD FLOOR	2	2
301: 1	1,173 SF			2	2
302	1,327 SF	LW 1S UNIT	LW/ 3RD FLOOR	2	2
302: 1	1,327 SF			2	2
303	692 SF	LW 1S UNIT		1	0
303: 2	692 SF			1	0
304	1,256 SF	LW 1S UNIT	LW/ 3RD FLOOR	2	2
304: 1	1,256 SF			2	2
305	1,256 SF	LW 1S UNIT	LW/ 3RD FLOOR	2	2
305: 1	1,256 SF			2	2
306	692 SF	LW 1S UNIT	LW/ 3RD FLOOR	1	1
306: 1	692 SF			1	1
307	692 SF	LW 1S UNIT	LW/ 3RD FLOOR	1	1
307: 1	692 SF			1	1
308	917 SF	LW 1S UNIT	LW/ 3RD FLOOR	2	1
308: 1	917 SF			2	1
	26,170 SF			24	11

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

PHASE III CONDOMINIUM UNIT MATRIX BY # BEDROOM.

Number	area	Level	# Bedrooms	# Baths	DEN
C100	928 SF	1ST FLOOR	1	1	
C102	1,069 SF	1ST FLOOR	1	1	1
1: 2	1,997 SF		2	2	
C105	1,427 SF	1ST FLOOR	2	2	
C104	1,331 SF	1ST FLOOR	2	2	
C101	1,067 SF	1ST FLOOR	2	2	
C103	1,194 SF	1ST FLOOR	2	2	
2: 4	5,018 SF		8	8	
1ST FLOOR: 6	7,016 SF		10	10	
C201	914 SF	2ND FLOOR	1	1	1
C202	919 SF	2ND FLOOR	1	1	1
1: 2	1,833 SF		2	2	
C200	1,308 SF	2ND FLOOR	2	2	
C203	1,003 SF	2ND FLOOR	2	2	
C204	1,127 SF	2ND FLOOR	2	2	
C205	1,336 SF	2ND FLOOR	2	2	1
2: 4	4,773 SF		8	8	
2ND FLOOR: 6	6,606 SF		10	10	
C301	771 SF	3RD FLOOR	1	1	0
C302	919 SF	3RD FLOOR	1	1	1
1: 2	1,689 SF		2	2	
C300	1,308 SF	3RD FLOOR	2	2	
C303	1,003 SF	3RD FLOOR	2	2	
C304	1,022 SF	3RD FLOOR	2	2	
C305	1,336 SF	3RD FLOOR	2	2	1
2: 4	4,668 SF		8	8	
3RD FLOOR: 6	6,358 SF		10	10	
C401	811 SF	4TH FLOOR	1	1	
C402	820 SF	4TH FLOOR	1	1	
1: 2	1,631 SF		2	2	
C400	1,136 SF	4TH FLOOR	2	2	
C403	977 SF	4TH FLOOR	2	2	
C404	966 SF	4TH FLOOR	2	2	
C405	1,199 SF	4TH FLOOR	2	2	
2: 4	4,277 SF		8	8	6
4TH FLOOR: 6	5,908 SF		10	10	
GRAND TOTAL: 24	25,888 SF		40	40	

24 OWNER OCCUPIED CONDOMINIUMS

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 54'-4" LOFTS 40'-1"

AREAS: SEE BELOW

STARLINER CONDOS GROSS SF AREA

Name	Area	Level
4TH FLOOR	8,105 SF	4TH FLOOR
3RD FLOOR	8,574 SF	3RD FLOOR
2ND FLOOR	8,827 SF	2ND FLOOR
1ST FLOOR	8,262 SF	1ST FLOOR
CONDOS: 4	33,767 SF	
GRAND TOTAL	33,767 SF	

STARLINER LOFTS GROSS SF AREA SCHEDULE

Name	Area	Level
3RD FLOOR	9,903 SF	LW/ 3RD FLOOR
2ND FLOOR	10,211 SF	L/W 2ND FLOOR
1ST FLOOR	10,268 SF	1ST FLOOR
LIVE-WORK: 3	30,383 SF	
GRAND TOTAL	30,383 SF	

PREVIOUSLY APPROVED UNIT MIX

UNIT BREAKDOWN (CONDOS):

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

UNIT BREAKDOWN (LIVE/WORK):

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

SHEET INDEX

CS	COVER SHEET
A100	SITE AND FIRST FLOOR PLAN
AS1.0	OVERALL SITE PLAN
A1.1-C	CONDOMINIUM OVERALL FLOOR PLANS
A1.1L	LIVE/WORK OVERALL PLANS
A1.3	LIVE/WORK & CONDOMINIUM ROOF PLANS
UDCP3.0	PREVIOUSLY APPROVED RENDERINGS (FOR REFERENCE)
UDCP3.1	OWNER OCCUPIED AND LIVE WORK MIFFLIN STREET VIEWS
A2.0	LIVE/WORK & CONDOMINIUM ELEVATIONS
A2.1	LIVE/WORK & CONDOMINIUM ELEVATIONS
L100	SITE PLAN
C200	GRADING PLAN
C300	UTILITY PLAN

ARCHITECT

STRUCTURAL ENGINEER

PHASE III CONDITIONAL USE ALTERATION

GEBHARDT DEVELOPMENT

MIDWEST MODERN

INFO@MIDWESTMODERN.COM
608.445.7869

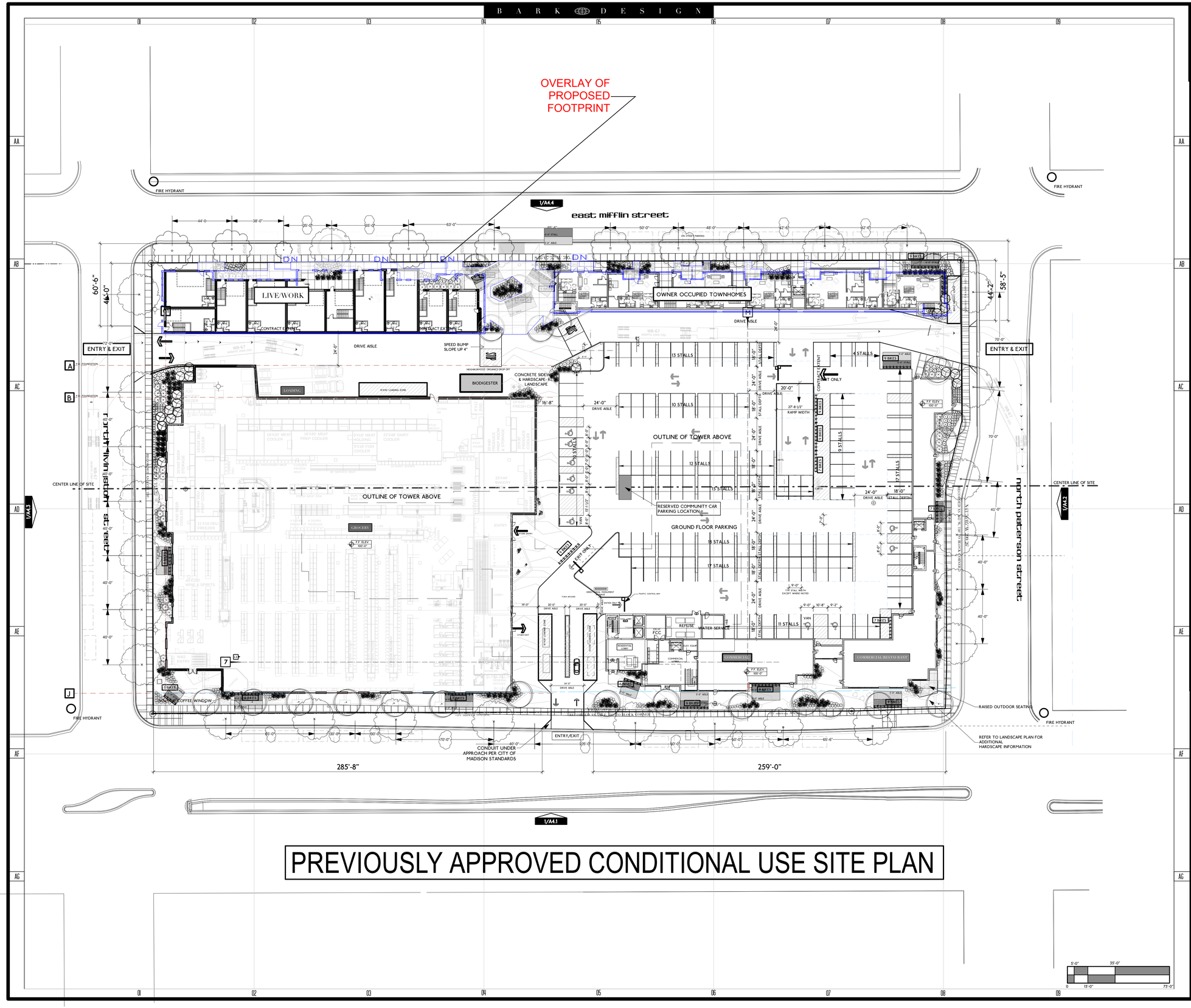
DATE
08.17.16

the starliner
EAST MIFFLIN STREET
MADISON, WI

COVER SHEET

CS

SCALE



PREVIOUSLY APPROVED CONDITIONAL USE SITE PLAN

B A R K D E S I G N

Galaxie

GENERAL NOTES

DATE	DESCRIPTION
03.21.14	PROGRESS SET
03.28.14	PROGRESS SET
05.28.14	SUPPLEMENTAL INFORMATION

ARCHITECT

STRUCTURAL ENGINEER

PHASE II CONDITIONAL USE ALTERATION

bark DESIGN

GEBHARDT DEVELOPMENT

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

DATE 08.19.15

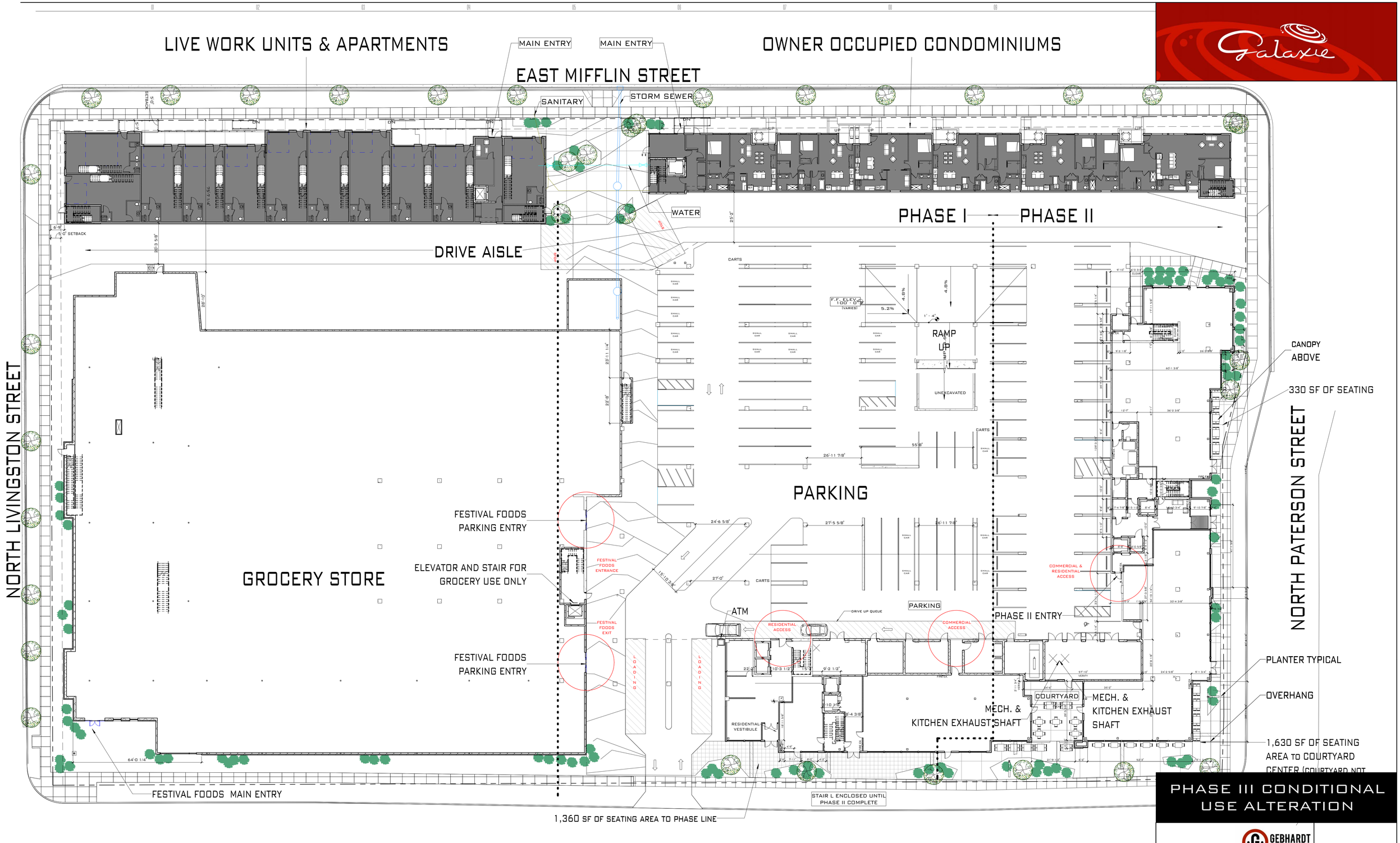
NORTH

the galaxie
810, 822, 834 EAST WASHINGTON AVENUE
MADISON, WI

SITE AND FIRST FLOOR PLAN

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

A100



PHASE III CONDITIONAL USE ALTERATION

GEBHARDT DEVELOPMENT

MIDWEST MODERN
INFO@MIDWESTMODERN.COM
608.445.7869

DATE
08.17.16

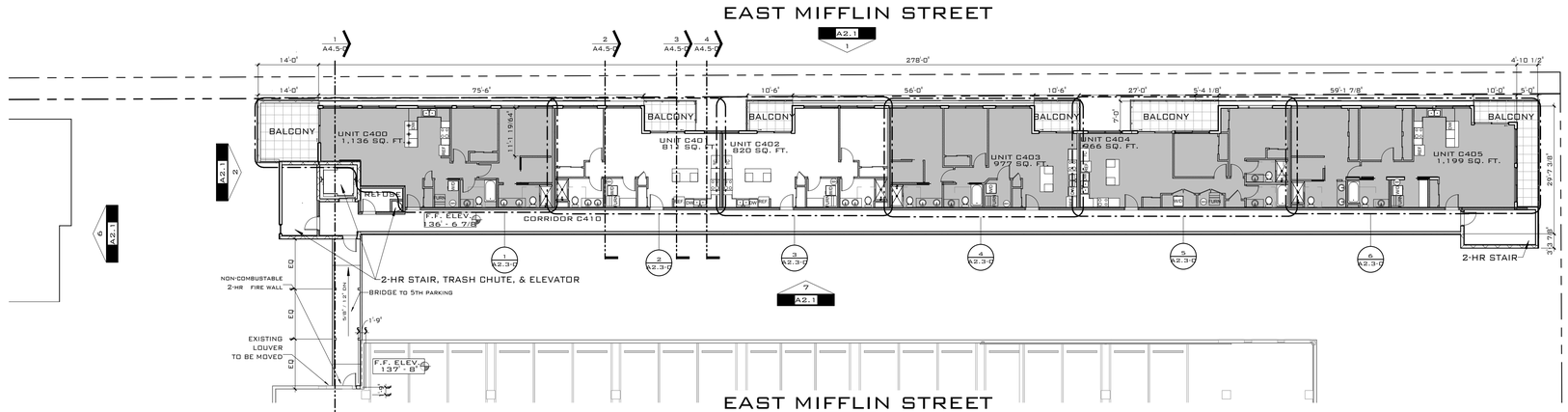
NORTH

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

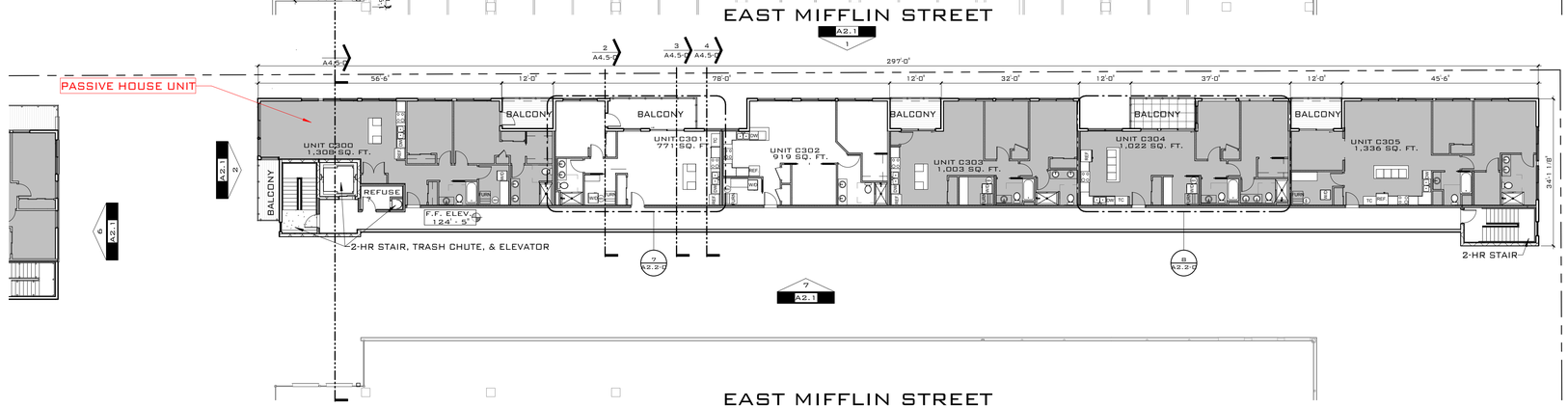
OVERALL SITE PLAN

SCALE: 1" = 20'-0"

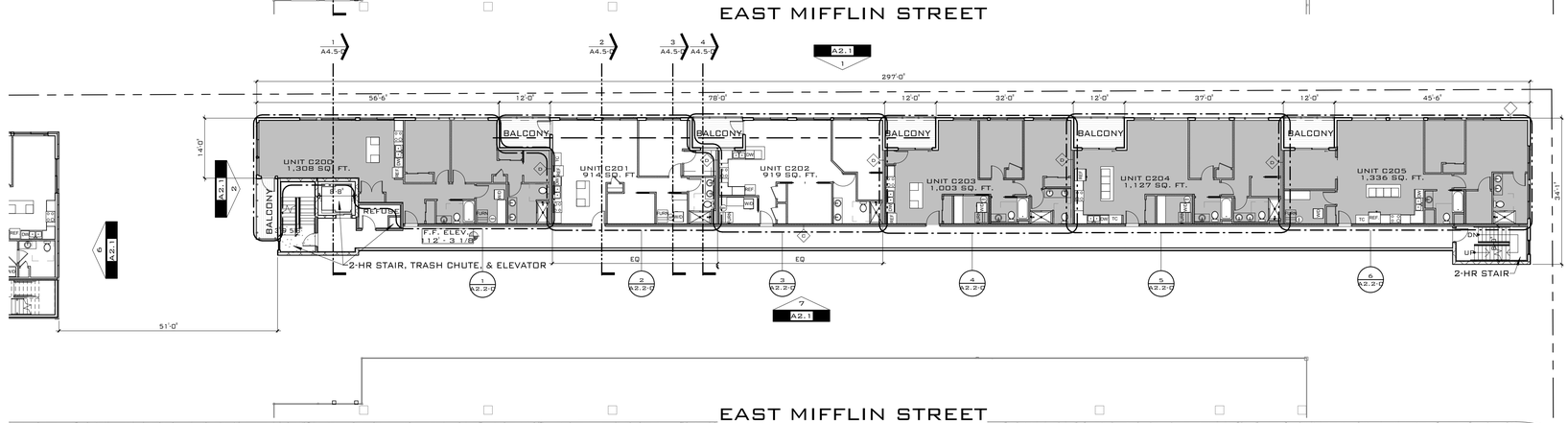
AS1.0



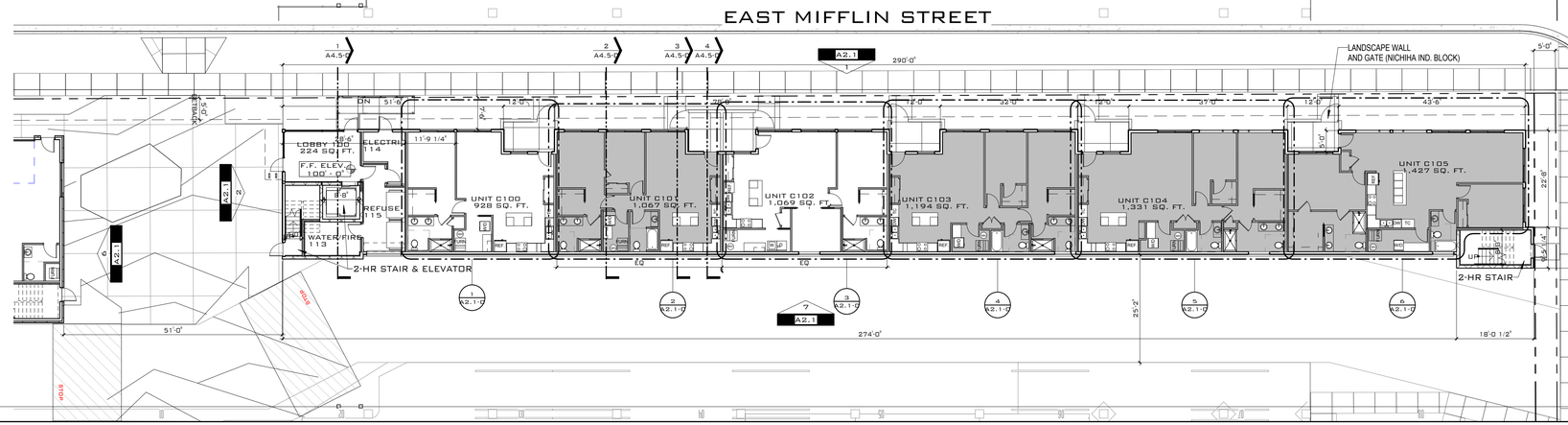
4 4TH FLOOR
1/16" = 1'-0"



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



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



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

NORTH PATERSON STREET

PHASE III CONDOMINIUM UNIT MATRIX

Number	area	Level	# Bedrooms	# Baths	DEN
C100	928 SF	1ST FLOOR	1	1	
C101	1,067 SF	1ST FLOOR	2	2	
C102	1,069 SF	1ST FLOOR	1	1	1
C103	1,194 SF	1ST FLOOR	2	2	
C104	1,331 SF	1ST FLOOR	2	2	
C105	1,427 SF	1ST FLOOR	2	2	
1ST FLOOR: 6	7,016 SF		10	10	
C200	1,308 SF	2ND FLOOR	2	2	
C201	914 SF	2ND FLOOR	1	1	1
C202	919 SF	2ND FLOOR	1	1	1
C203	1,003 SF	2ND FLOOR	2	2	
C204	1,127 SF	2ND FLOOR	2	2	
C205	1,336 SF	2ND FLOOR	2	2	1
2ND FLOOR: 6	6,606 SF		10	10	
C300	1,308 SF	3RD FLOOR	2	2	
C301	771 SF	3RD FLOOR	1	1	0
C302	919 SF	3RD FLOOR	1	1	1
C303	1,003 SF	3RD FLOOR	2	2	
C304	1,022 SF	3RD FLOOR	2	2	
C305	1,336 SF	3RD FLOOR	2	2	1
3RD FLOOR: 6	6,358 SF		10	10	
C400	1,136 SF	4TH FLOOR	2	2	
C401	811 SF	4TH FLOOR	1	1	
C402	820 SF	4TH FLOOR	1	1	
C403	977 SF	4TH FLOOR	2	2	
C404	966 SF	4TH FLOOR	2	2	
C405	1,199 SF	4TH FLOOR	2	2	
4TH FLOOR: 6	5,908 SF		10	10	
Grand Total: 24	25,888 SF		40	40	

PHASE III CONDOMINIUM UNIT MATRIX BY # BEDROOM

Number	area	Level	# Bedrooms	# Baths	DEN
C100	928 SF	1ST FLOOR	1	1	
C102	1,069 SF	1ST FLOOR	1	1	1
1: 2	1,997 SF		2	2	
C105	1,427 SF	1ST FLOOR	2	2	
C104	1,331 SF	1ST FLOOR	2	2	
C101	1,067 SF	1ST FLOOR	2	2	
C103	1,194 SF	1ST FLOOR	2	2	
2: 4	5,018 SF		8	8	
1ST FLOOR: 6	7,016 SF		10	10	
C201	914 SF	2ND FLOOR	1	1	1
C202	919 SF	2ND FLOOR	1	1	1
1: 2	1,833 SF		2	2	
C200	1,308 SF	2ND FLOOR	2	2	
C203	1,003 SF	2ND FLOOR	2	2	
C204	1,127 SF	2ND FLOOR	2	2	
C205	1,336 SF	2ND FLOOR	2	2	1
2: 4	4,773 SF		8	8	
2ND FLOOR: 6	6,606 SF		10	10	
C301	771 SF	3RD FLOOR	1	1	0
C302	919 SF	3RD FLOOR	1	1	1
1: 2	1,689 SF		2	2	
C300	1,308 SF	3RD FLOOR	2	2	
C303	1,003 SF	3RD FLOOR	2	2	
C304	1,022 SF	3RD FLOOR	2	2	
C305	1,336 SF	3RD FLOOR	2	2	1
2: 4	4,668 SF		8	8	
3RD FLOOR: 6	6,358 SF		10	10	
C401	811 SF	4TH FLOOR	1	1	
C402	820 SF	4TH FLOOR	1	1	
1: 2	1,631 SF		2	2	
C400	1,136 SF	4TH FLOOR	2	2	
C403	977 SF	4TH FLOOR	2	2	
C404	966 SF	4TH FLOOR	2	2	
C405	1,199 SF	4TH FLOOR	2	2	
2: 4	4,277 SF		8	8	
4TH FLOOR: 6	5,908 SF		10	10	
Grand Total: 24	25,888 SF		40	40	

ARCHITECT

STRUCTURAL ENGINEER

PHASE III CONDITIONAL USE ALTERATION

GEBHARDT DEVELOPMENT

MIDWEST MODERN

INFO@MIDWESTMODERN.COM
608.445.7869

DATE
08.17.16

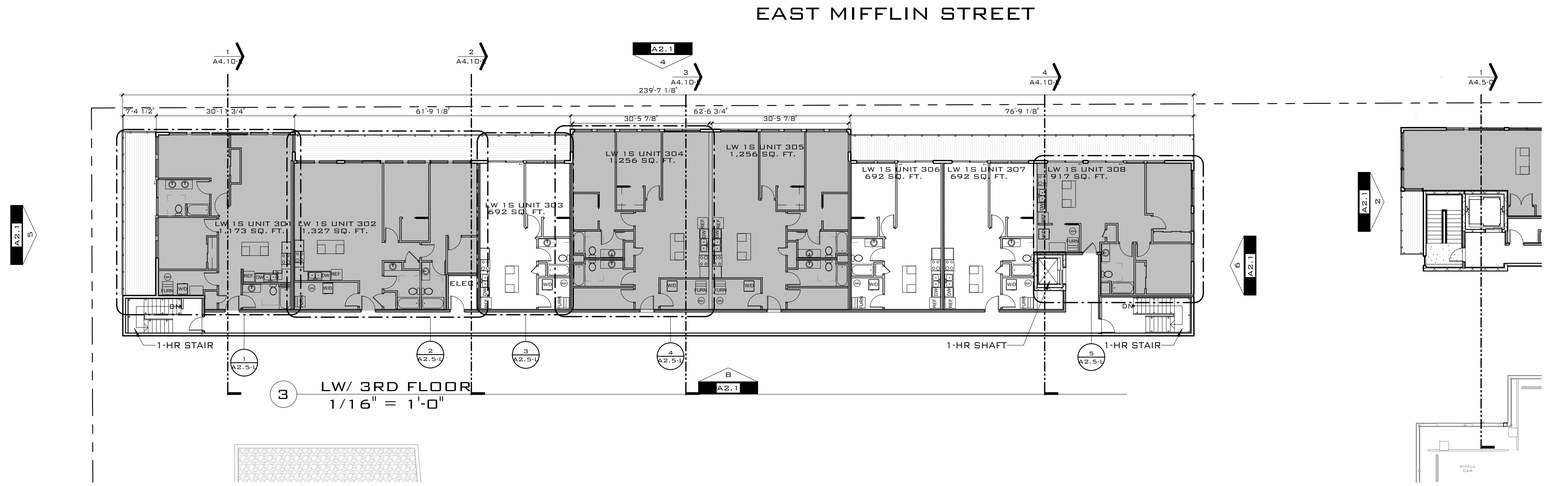
NORTH

the starliner
EAST MIFFLIN STREET
MADISON, WI

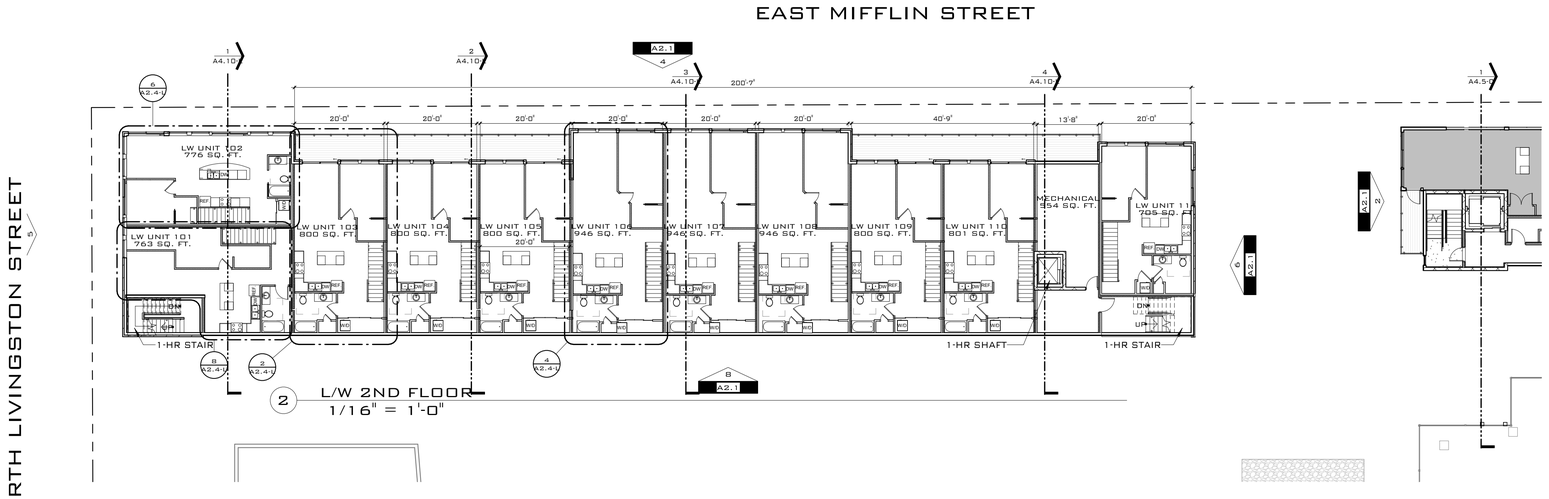
CONDOMINIUM OVERALL FLOOR PLANS

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

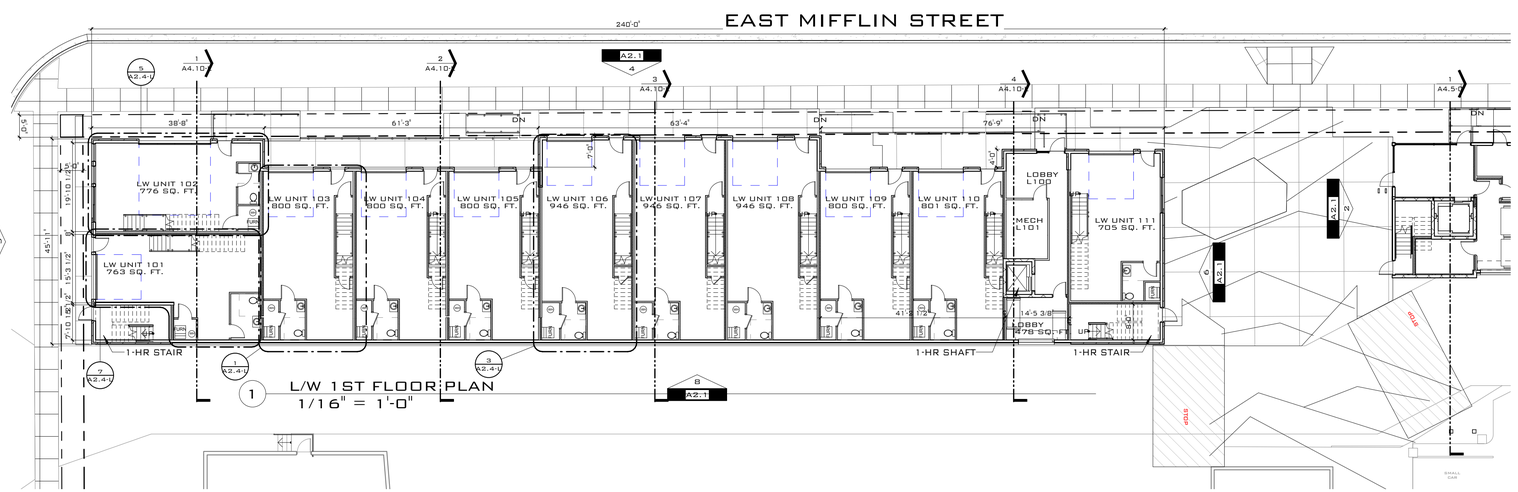
A1.1-C



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



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



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

2-BEDROOM LEGEND

2

PHASE III LIVE/WORK UNIT MATRIX					
Number	Area	Name	Level	# Bedrooms	# Baths
101	1,527 SF	LW UNIT		1	0
101: 2	1,527 SF			1	0
102	1,552 SF	LW UNIT		1	0
102: 2	1,552 SF			1	0
103	1,600 SF	LW UNIT		1	0
103: 2	1,600 SF			1	0
104	1,600 SF	LW UNIT		1	0
104: 2	1,600 SF			1	0
105	1,600 SF	LW UNIT		1	0
105: 2	1,600 SF			1	0
106	1,892 SF	LW UNIT		1	0
106: 2	1,892 SF			1	0
107	1,891 SF	LW UNIT		1	0
107: 2	1,891 SF			1	0
108	1,892 SF	LW UNIT		1	0
108: 2	1,892 SF			1	0
109	1,600 SF	LW UNIT		1	0
109: 2	1,600 SF			1	0
110	1,601 SF	LW UNIT		1	0
110: 2	1,601 SF			1	0
111	1,410 SF	LW UNIT		1	0
111: 2	1,410 SF			1	0
301	1,173 SF	LW 1S UNIT	LW/ 3RD FLOOR	2	2
301: 1	1,173 SF			2	2
302	1,327 SF	LW 1S UNIT	LW/ 3RD FLOOR	2	2
302: 1	1,327 SF			2	2
303	692 SF	LW 1S UNIT		1	0
303: 2	692 SF			1	0
304	1,256 SF	LW 1S UNIT	LW/ 3RD FLOOR	2	2
304: 1	1,256 SF			2	2
305	1,256 SF	LW 1S UNIT	LW/ 3RD FLOOR	2	2
305: 1	1,256 SF			2	2
306	692 SF	LW 1S UNIT	LW/ 3RD FLOOR	1	1
306: 1	692 SF			1	1
307	692 SF	LW 1S UNIT	LW/ 3RD FLOOR	1	1
307: 1	692 SF			1	1
308	917 SF	LW 1S UNIT	LW/ 3RD FLOOR	2	1
308: 1	917 SF			2	1
	26,170 SF			24	11

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

PHASE III CONDITIONAL USE ALTERATION

GEBHARDT DEVELOPMENT
MIDWEST MODERN

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DATE
08.17.16

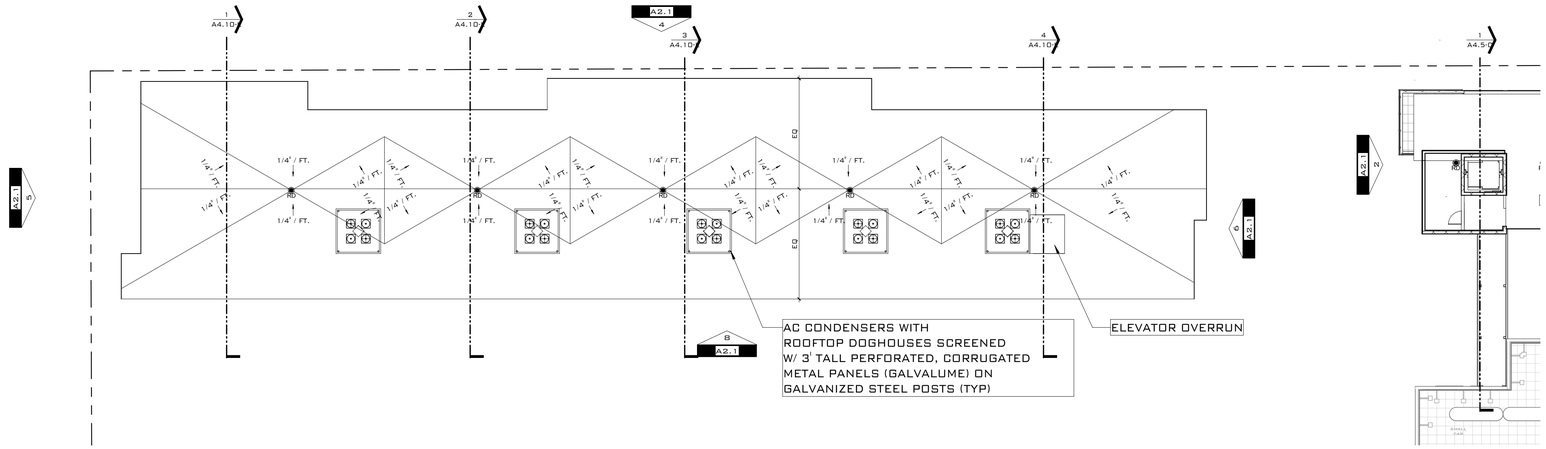
NORTH

the starliner
EAST MIFFLIN STREET
MADISON, WI

LIVE/WORK OVERALL PLANS

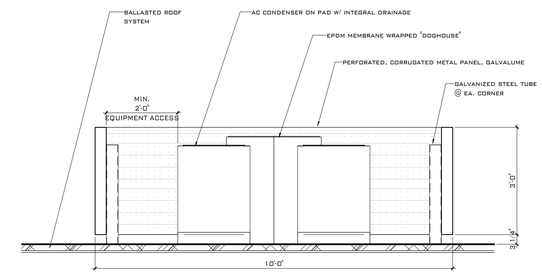
SCALE: 1/16" = 1'-0"

A1.1 L

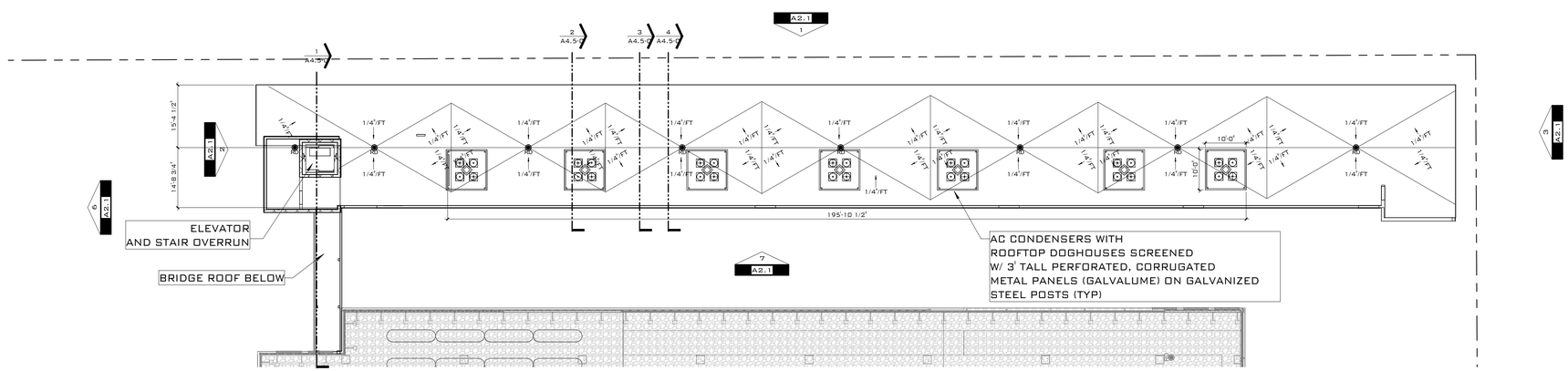


2 LIVE/WORK ROOF PLAN
1/16" = 1'-0"

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



3 AC CONDENSER SCREEN DETAIL
1/2" = 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

PHASE III CONDITIONAL USE ALTERATION

GEBHARDT DEVELOPMENT

MIDWEST MODERN

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608.445.7869

DATE
08.17.16

NORTH

the starliner
EAST MIFLIN STREET
MADISON, WI

LIVE/WORK & CONDOMINIUM ROOF PLANS

A1.3

SCALE: As INDICATED

PREVIOUSLY APPROVED OWNER OCCUPIED CONDOMINIUMS

PREVIOUSLY APPROVED LIVE/WORK UNITS

DRAWING NOTES

CODE NOTES

ARCHITECT

STRUCTURAL ENGINEER

PHASE III CONDITIONAL USE ALTERATION

GEBHARDT DEVELOPMENT

MIDWEST MODERN

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608.445.7869

DATE

08.17.16

NORTH

the starliner

EAST MIFFLIN STREET
MADISON, WI

PREVIOUSLY APPROVED RENDERINGS

UDCP3.0

SCALE

OWNER OCCUPIED CONDOMINIUMS

LIVE WORK UNITS AND APARTMENTS

ARCHITECT

STRUCTURAL ENGINEER

PHASE III CONDITIONAL USE ALTERATION

GEBHARDT DEVELOPMENT

MIDWEST MODERN

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608.445.7869

DATE
08.17.16

the galaxie
858 EAST WASHINGTON AVENUE 18 & 28 NORTH PATTERSON STREET
MADISON, WI

OWNER OCCUPIED AND LIVE WORK MIFFLIN STREET VIEWS

UDCP3.1

SCALE

OVERALL MIFFLIN ELEVATION

DRIVE AISLE ELEVATION

PATERSON ELEVATION

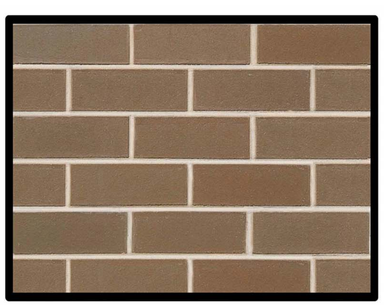
MIFFLIN ELEVATION

PLAZA ELEVATION

PLAZA ELEVATION

MIFFLIN ELEVATION

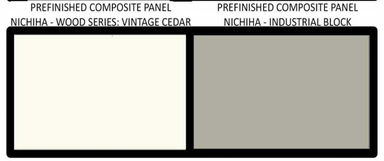
LIVINGSTON ELEVATION



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

ALUMINUM & STAINLESS STEEL RAILING

	#17	CLEAR	AA-M10C22A31	Architectural Class II (.4 mils minimum)

-ALUMINUM STOREFRONT: NATURAL ANODIZED ALUMINUM

-APARTMENT WINDOWS AND DOORS: NATURAL ANODIZED ALUMINUM

-ALUMINUM PANELS

STOREFRONT AND WINDOW FRAMES

PHASE III CONDITIONAL USE ALTERATION

GEBHARDT DEVELOPMENT

MIDWEST MODERN

INFO@MIDWESTMODERN.COM
608.445.7869

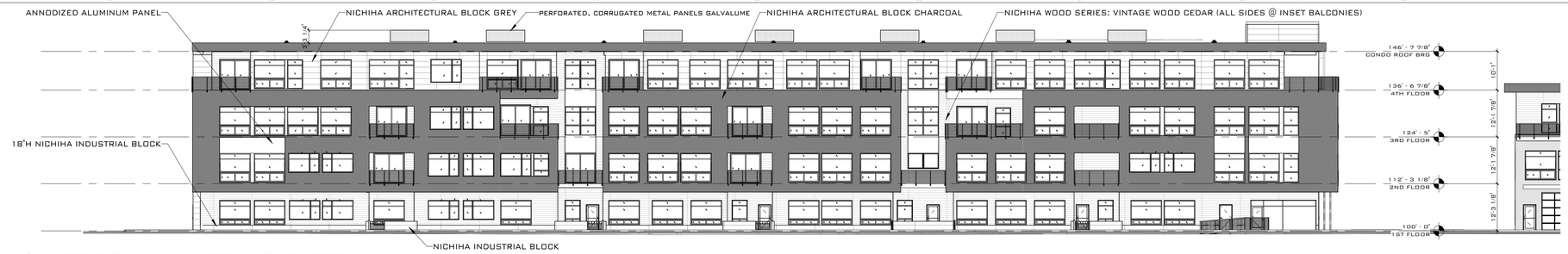
DATE
08.17.16

the starliner
EAST MIFFLIN STREET
MADISON, WI

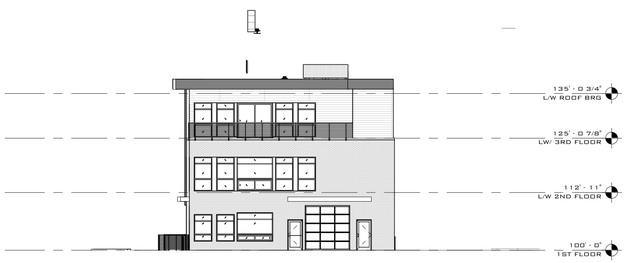
LIVE/WORK & CONDOMINIUM ELEVATIONS

SCALE

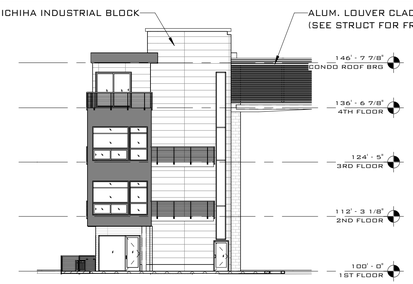
A2.0



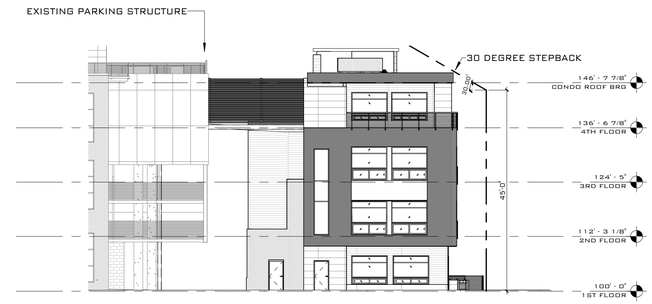
1 CONDOMINIUM MIFFLIN ELEVATION
1/16" = 1'-0"



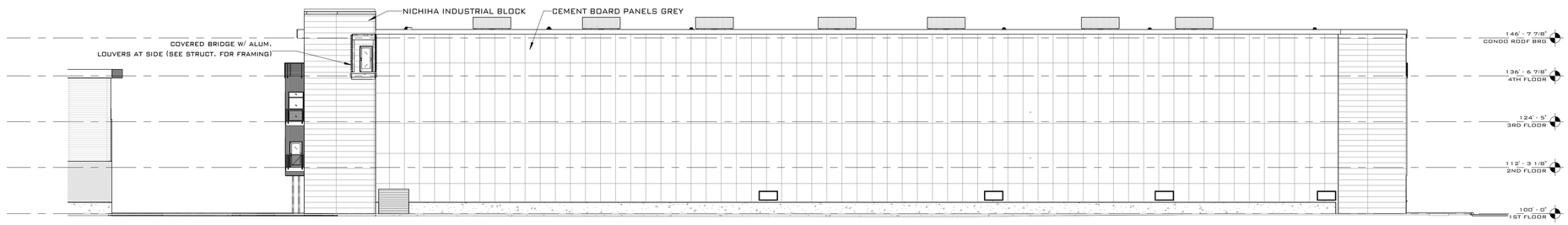
5 LIVE/ WORK LIVINGSTON ELEVATION
1/16" = 1'-0"



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



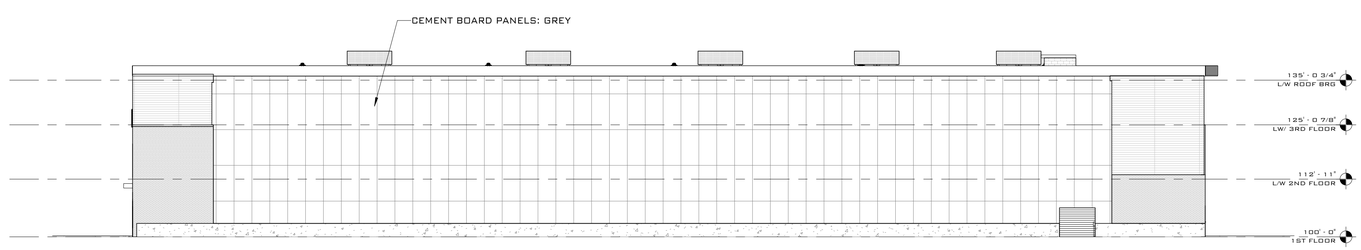
3 CONDOMINIUM PATERSON ELEVATION
1/16" = 1'-0"



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

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

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



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

ARCHITECT

STRUCTURAL ENGINEER

PHASE III CONDITIONAL USE ALTERATION

GEBHARDT DEVELOPMENT

MIDWEST MODERN

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608.445.7869

DATE
08.17.16

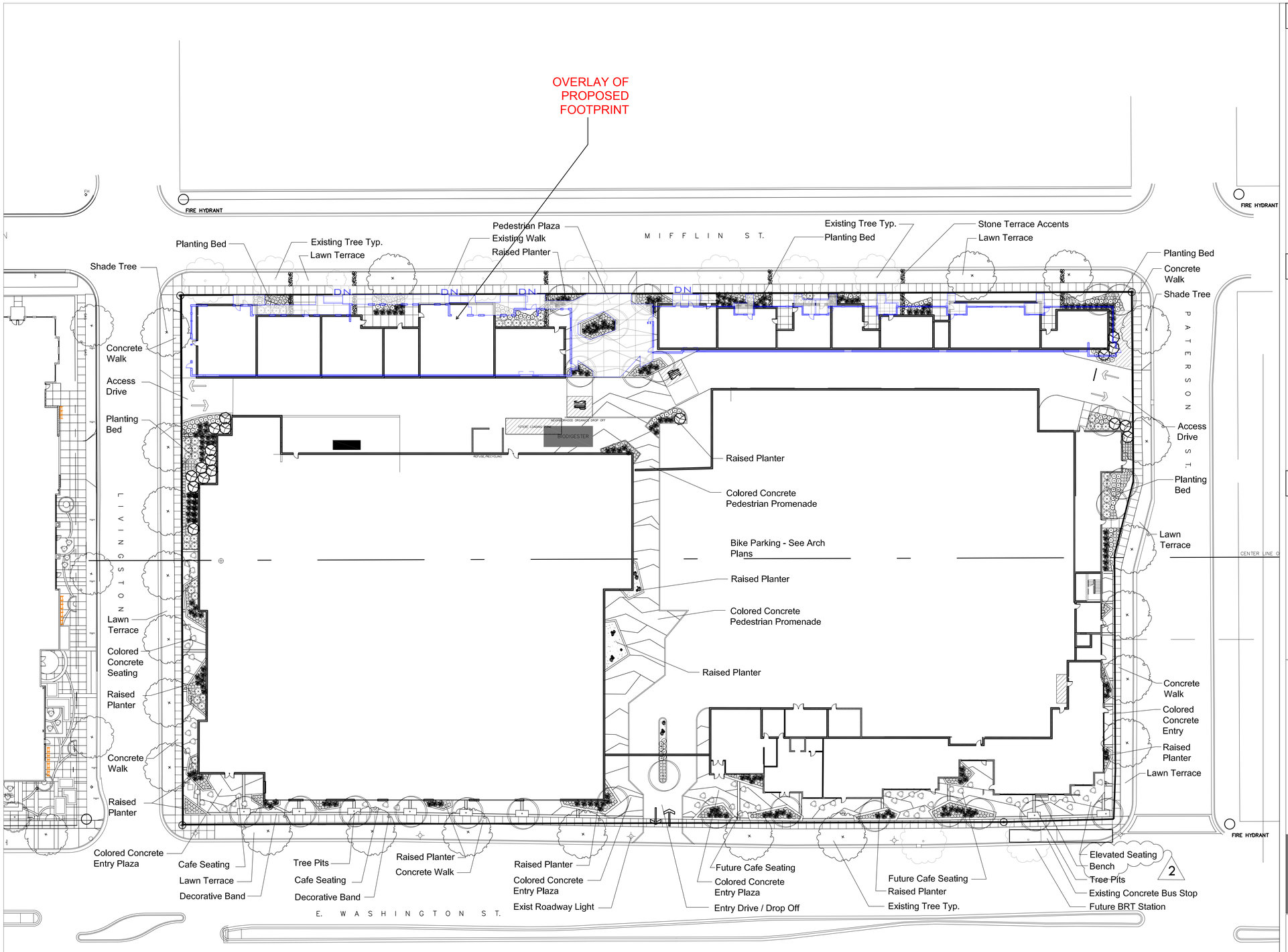
NORTH

the starliner
EAST MIFFLIN STREET
MADISON, WI

LIVE/WORK & CONDOMINIUM ELEVATIONS

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

A2.1



PREVIOUSLY APPROVED PLAN W/ OVERLAY

NORTH
SCALE: 1" = 60'

GENERAL NOTES

GARRET D. PERRY
564-014
MADISON, WI
WISCONSIN
LANDSCAPE ARCHITECT

DRAWING NOTES

* Refer to Architecture Plans for bike parking quantity and location

CODE NOTES

	DATE	DESCRIPTION
2	14_0523	BENCH AND SEATING REVISIONS

CITY APPROVAL SET
~~NOT FOR CONSTRUCTION~~

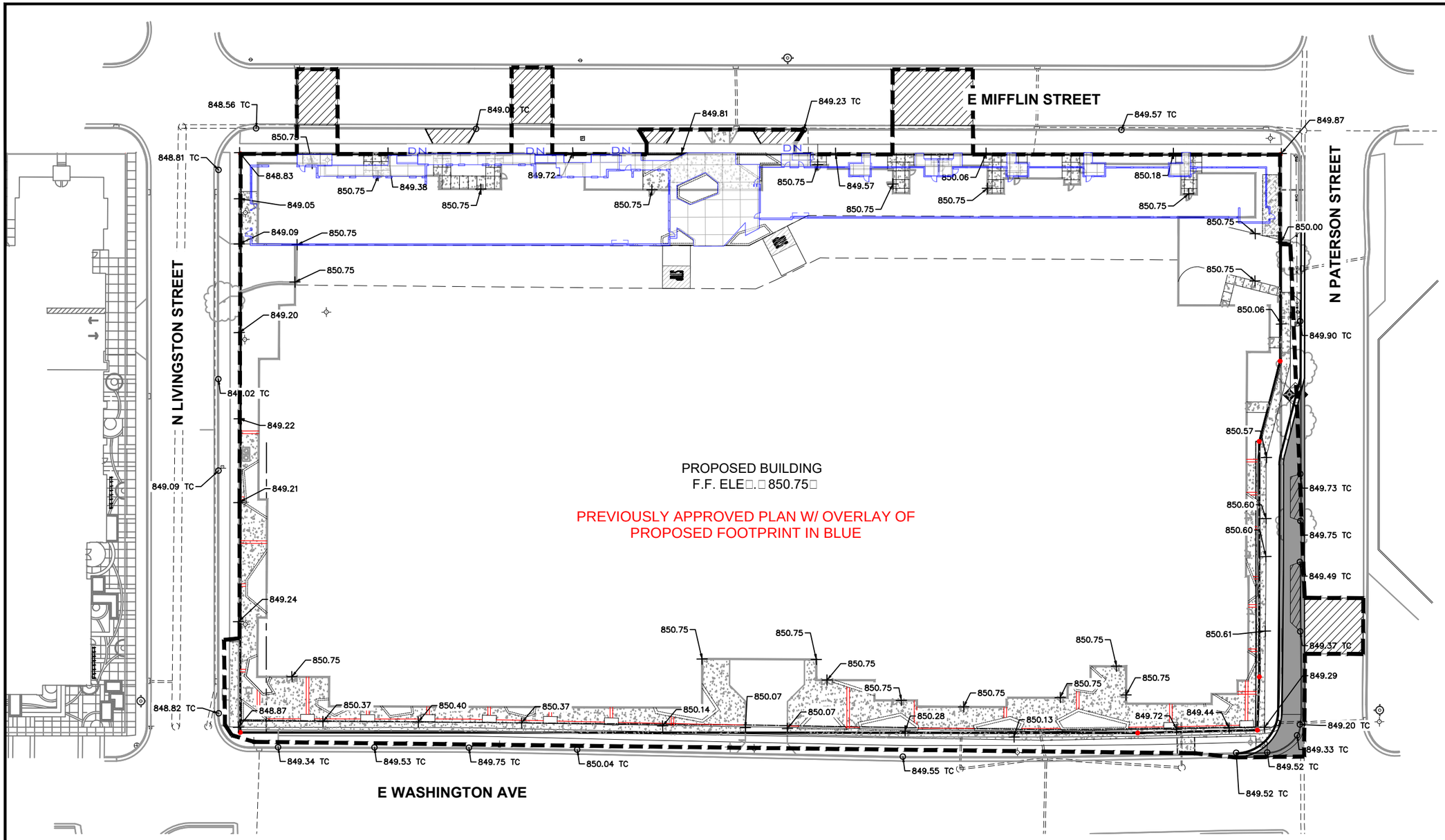
bark DESIGN
GEBHARDT DEVELOPMENT
etc design studio

DATE
14_0414

THE GALAXIE
800 N. EAST WASHINGTON, Madison, Wi

SITE PLAN

L100



GRADING NOTES

1. ALL WORK IN THE RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY ISSUED PLANS, CITY PROJECT NUMBER 53B2371.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
4. ALL MATCHING PAVEMENT AND STORM SEWER ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
5. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
6. 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	SIDEWALK ELEVATION
o 850.00 TC	TOP OF CURB ELEVATION

SCALE : 1" = 30' (24 X 36)
1" = 60' (11 X 17)

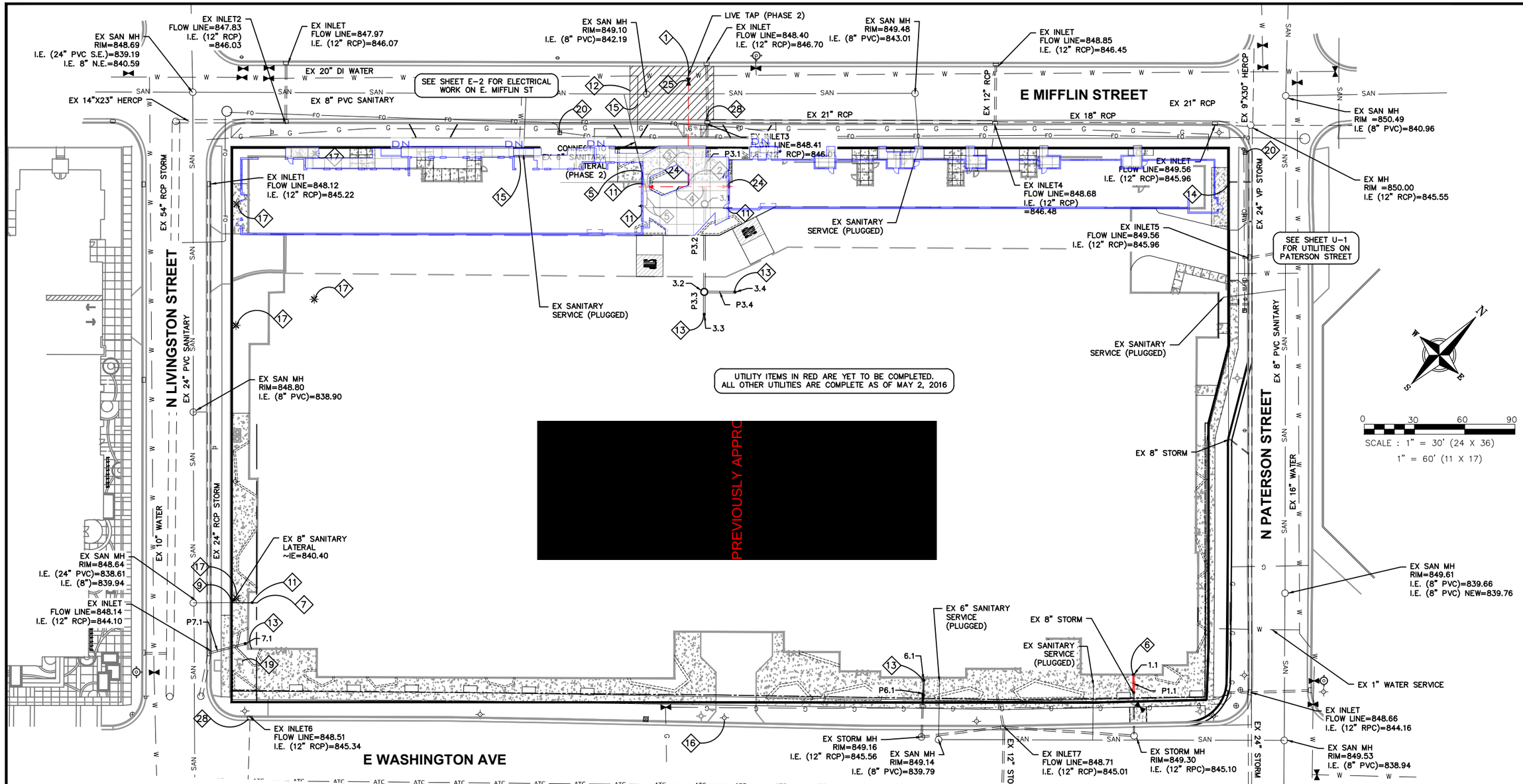
ISSUANCE/REVISION	DATE
CITY APPROVAL SET	05-16-14
REVISION 1	05-29-14
REVISION 2	12-17-14
REVISION 3	01-26-15
REVISION 4	05-12-15

PROFESSIONAL ENGINEERING LLC
818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
fax (608) 237-2129

THE GALAXIE GRADING PLAN

810 E WASHINGTON AVE
MADISON, WISCONSIN

C200



PLAN KEY

1. CONNECT TO EXISTING WATER MAIN. COORDINATE INSTALLATION WITH MADISON WATER UTILITY
2. 6"X6"X8" TEE (PHASE 2)
3. 8" WATER SERVICE
4. 6" WATER SERVICE (PHASE 2)
5. 6" SANITARY LATERAL @ 1% MIN. SLOPE (PHASE 2)
6. CAPPED CONNECTION FOR FUTURE PHASE
7. 8" SANITARY INV=840.60. EXTEND 5 FEET INTO BUILDING
8. 8" SANITARY INV=840.05. EXTEND 5 FEET INTO BUILDING
9. CONNECT TO EXISTING 8" SANITARY SEWER
10. FIELD CORE CONNECTION TO EXISTING MANHOLE & USE CORE-N-SEAL BOOT PER CITY STANDARDS
11. SEE PLUMBING PLANS FOR CLEAN OUT LOCATION
12. UTILITY PATCH PER CITY REQUIREMENTS
13. CONNECT TO ROOF DRAIN. COORDINATE WORK WITH PLUMBING CONTRACTOR.
14. PLUG EXISTING STORM SEWER
15. EXISTING WATER SERVICE TO BE ABANDONED
16. EXISTING LIGHT POLE TO BE RELOCATED
17. EXISTING LIGHT POLE TO BE REMOVED
18. ADJUST MG&E MANHOLE RIM ELEVATION, SEE CITY PLANS
19. EXISTING TRANSFORMER
20. EXISTING UTILITY PEDESTAL
21. ADJUST STORM SEWER STRUCTURE AND REPLACE CASTING, SEE CITY PLANS
22. NEW STORM SEWER INLET, SEE CITY PLANS
23. REPLACE STORM SEWER CASTING WITH NEENAH MODEL R-3290A
24. 6" VALVE (PHASE 2)
25. 8" VALVE
26. 16" VALVE
27. CONNECT TO EXISTING STORM SEWER
28. CONNECT TO EXISTING STORM SEWER INLET PER CITY STANDARDS

UTILITY NOTES

1. ALL WORK IN THE RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY ISSUED PLANS, CITY PROJECT NUMBER 53B2371.

2. 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.

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

4. 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.

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

6. RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.

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

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

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

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

11. ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.

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

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

14. 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.

15. STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.

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

ISSUANCE/REVISION	DATE
CITY APPROVAL SET	05-03-16

PROFESSIONAL ENGINEERING LLC
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Waunakee, WI 53597
phone (608) 849-9378
fax (608) 237-2129

THE GALAXIE
UTILITY PLAN
810 E WASHINGTON AVE
MADISON, WISCONSIN

C300