

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

Date Submitted: <u>MAY 18, 2016</u>	Informational Presentation Initial Approval Final Approval
UDC Meeting Date: <u>JUNE 1, 2016</u>	
Combined Schedule Plan Commission Date (if applicable): _____	

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

1. Project Address: 516 GRAND CANYON DRIVE
Project Title (if any): AMERICAN EXTERIOR RENOVATION

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-\$500 fee) Street Graphics Variance* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

Other:

Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: MARK BREIDEL
Street Address: 711 LOSS DRIVE, SUN PRAIRIE
Telephone: () Fax: ()
608-445-2245

Company: KELLER, INC.
City/State: SUN PRAIRIE, WI Zip: 53527
Email: mbreidel@kellerbuilds.com

Project Contact Person: MARK BREIDEL
Street Address: 711 LOSS DR, SUN PRAIRIE, WI
Telephone: () Fax: ()
608-445-2245

Company: KELLER, INC.
City/State: SUN PRAIRIE, WI Zip: 53527
Email: mbreidel@kellerbuilds.com

Project Owner (if not applicant): MIKE SEAS
Street Address: 516 GRAND CANYON DR, MADISON
Telephone: () Fax: ()
920-602-0147

City/State: MADISON, WI Zip: 53719
Email: _____

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 MAY 16, 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 MARK BREIDEL Relationship to Property PROJECT MANAGER
Authorized Signature [Signature] Date 5/17/2016



Urban Design Commission Application Cover Letter

May 18th, 2016

Project: AmericInn Hotel Exterior Building Façade Alteration

Address: 516 Grand Canyon Drive, Madison WI, 53719

Applicant: Mark Breidel (Keller, Inc. / General Contractor)

Summary: This project proposal contains a building only exterior façade alteration/improvement to the AmericInn Hotel. No alterations to the site are proposed.

Major details of the proposed project includes the removal of the existing false mansard metal roof, and the construction of a new metal stud parapet wall with a new EIFS cladding to match the existing/original EIFS building surfaces. The existing CMU parapet will be capped with an aluminum flashing that will act as the “Light Shelf” with new LED accent strip lighting around the front perimeter of the building. From the existing CMU parapet down to ground level the existing EIFS surfaces will be painted a new color palate providing more color variation to what’s existing. The existing car port will be modified similar to the main building and the pool building will undergo a removal of the existing metal mansard roof and capped with a new cap flashing without any further structural alterations. All existing ballasted EPDM rubber roofs will be replaced with new EPDM fully adhered roofing system. All existing signage proposed to remain and in compliance with sign code.

Thank you for your review,

Respectfully Submitted,

Mark Breidel

Keller, Inc.

ADDRESS

711 Lois Drive, Sun Prairie, WI 53590

PHONE

608.318.2336 1-800-236-2534

FAX

608.318.2337

WEB SITE

www.kellerbuilds.com

AmericInn

516 GRAND CANYON DRIVE MADISON, WISCONSIN 53719

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WISCONSIN

MADISON,

GENERAL NOTES

GENERAL REQUIREMENTS

NOTES & DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.

ALL MATERIALS AND WORK PERFORMED SHALL CONFORM TO THE REQUIREMENTS OF THE 2011 WISCONSIN COMMERCIAL BUILDING CODE INCLUDING LOCAL ORDINANCES AND AMENDMENTS.

ALL MATERIAL SHALL BE FURNISHED AS SHOWN HEREIN UNLESS THE OWNER OR ENGINEER APPROVES EQUAL ALTERNATIVES.

NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE ENGINEER.

THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING, BUT NOT LIMITED TO BRACING AND SHORING. OBSERVATION VISITS TO THE SITE BY THE ENGINEER AND/OR THE ENGINEER'S REPRESENTATIVE(S) SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES.

DESIGN LOADS

ROOF: GROUND SNOW LOAD (Pg) = 30 PSF
 SNOW IMPORTANCE FACTOR (Is) = 1.0
 SNOW LOAD EXPOSURE FACTOR (Ce) = 1.0
 SLOPED ROOF/FLAT ROOF (Ps OR Pf) = 21.0 PSF
 ROOF THERMAL FACTOR (Ct) = 1.0
 COLLATERAL LOAD = 3 PSF
 ROOFING MATERIAL DEAD LOAD = 5 PSF

WIND: WIND SPEED = 90 MPH, EXPOSURE = B
 WIND IMPORTANCE FACTOR (I) = 1.0
 INTERNAL PRESSURE COEFFICIENT (Gcp) = ±0.18
 COMPONENT & CLADDING DESIGN PRESSURE = (SEE CHART CC)

SEISMIC: SEISMIC USE GROUP = II
 SEISMIC SITE CLASS = D
 SEISMIC DESIGN CATEGORY = A
 SEISMIC IMPORTANCE FACTOR (I) = 1.0
 SPECTRA RESPONSE COEFF. Sds = .0939, Sd1 = .0624
 FORCE RESISTING SYSTEM = BEARING WALLS
 ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE

COMPONENT & CLADDING DESIGN PRESSURE (PSF)	TRIBUTARY AREA SQ. FT.			
	10	20	50	500
INTERIOR ROOF	-16.36	-15.94	-15.39	-14.97
EDGE ROOF	-27.45	-24.53	-20.67	-17.75
CORNER ROOF	-41.32	-34.22	-24.84	-17.75
INTERIOR WALL	-18.22	-15.56	-14.68	-12.48
EDGE WALL	-19.97	-18.84	-16.88	-12.48
EDGE OVERHANG	-26.07	-25.65	-25.10	-24.68
CORNER OVERHANG	-41.32	-32.97	-21.94	-13.59
EDGE ZONE STRIP WIDTH (FT)	5.85			

LOADS TO BE APPLIED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2011 WISCONSIN COMMERCIAL BUILDING CODE.

BUILDING INFORMATION

CONSTRUCTION TYPE II
 USE GROUP R-1
 SIZE XXX < XXX ALLOWED
 FIVE STORIES
 SPRINKLED

LANDSCAPING

OWNER WILL PROVIDE ALL LANDSCAPING WITH REGARDS TO VEGETATION REMOVAL AND GRASS RESTORATION AFTER PROJECT.

DESIGN CRITERIA

THE MINIMUM COMPRESSIVE STRENGTH OF CONCRETE (f'c) AT 28 DAYS SHALL BE:

SLAB-ON-GRADE 3,500 PSI
 FOOTINGS & WALLS 3,000 PSI
 EXTERIOR 4,000 PSI
 DRYPACK OR GROUT FOR BASE PLATES 4,000 PSI

REINFORCING STEEL Fy=60,000 PSI (ASTM A615, GRADE 60)

STRUCTURAL STEEL Fy=50,000 PSI (ASTM A992)
 WF SHAPES Fy=46,000 PSI (ASTM A500, GRADE B)
 STRUCTURAL TUBING Fy=35,000 PSI (ASTM A53, GRADE B)
 STRUCTURAL PIPES Fy=36,000 PSI (ASTM A36)
 CHANNELS & ANGLES Fy=50,000 PSI (ASTM A572, GRADE 50)
 PLATE STEEL Fy=55,000 PSI (ASTM 1011, GRADE 55)
 WELDING ELECTRODES E70XX (AWS D11-04)
 COLD FORM STEEL Fy=55,000 PSI (ASTM 1011, GRADE 55)

COMPRESSIVE STRENGTH OF CONCRETE MASONRY:
 f'm=1,500 PSI USING TYPE "M" OR "S" MORTAR.

WOOD MEMBERS SHALL BE THE FOLLOWING SPECIES AND GRADES:
 WALL STUDS SPF STUD GRADE
 RAFTERS & LINTELS SPF#2
 JAMBS & COLUMNS SPF#2
 L.V.L. F=2,200 PSI
 E=1,800,000 PSI

DESIGN METHOD

BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-08).

MANUAL OF STEEL CONSTRUCTION, ALLOWABLE STRESS DESIGN (AISC 13TH EDITION).

COLD FORMED STEEL DESIGN MANUAL (AISI-07).

BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURE (ACI-530-08/ASCE/SEI 5-08/TMS 402-08/NCMA).

STEEL JOIST INSTITUTE (SJI), STANDARD SPECIFICATIONS AND LOAD TABLES FOR STEEL JOIST AND JOIST GIRDERS, LATEST EDITION.

STEEL DECK INSTITUTE (SDI), SPECIFICATIONS FOR ROOF & FLOOR DECK, LATEST EDITION.

NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (NDS-REVISED 2005 EDITION).

COLD FORMED LIGHT GAGE STEEL

ALL STRUCTURAL STEEL SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AISI "SPECIFICATION FOR DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS."

ALL FASTENING OF COMPONENTS SHALL BE WITH SELF TAPPING SCREWS OR WELDING AS INDICATED ON APPROVED STEEL DRAWINGS. WELDING SHALL CONFORM TO THE LATEST EDITION OF AWS D1.3. ALL WELDING SHALL BE PERFORMED BY APPROVED CERTIFIED WELDERS.

NO HOLES, OTHER THAN THOSE SPECIFICALLY DETAILED, SHALL BE ALLOWED THROUGH STRUCTURAL STEEL MEMBERS.

THE STEEL SUPPLIER SHALL SUBMIT FOUR BOUND SETS OF ERECTION/SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR DESIGN CONCEPT APPROVAL.



AERIAL SITE VIEW

'ISSUED FOR CONSTRUCTION'

T1.0

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REVISIONS

05-17-16 REV'S PER CITY

PROJECT MANAGER:

M. BRIEDEL

DESIGNER:

D. HAHN

DRAWN BY:

D. MAROSE

EXPEDITOR:

S. LAMON

SUPERVISOR:

D. CRAKER

PRELIMINARY NO:

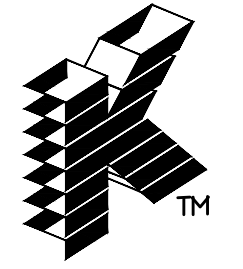
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62868

DATE:

4-21-16

SHEET:



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DESIGNER: D. HAHN

DRAWN BY: D. MAROSE

EXPEDITOR: S. LAMON

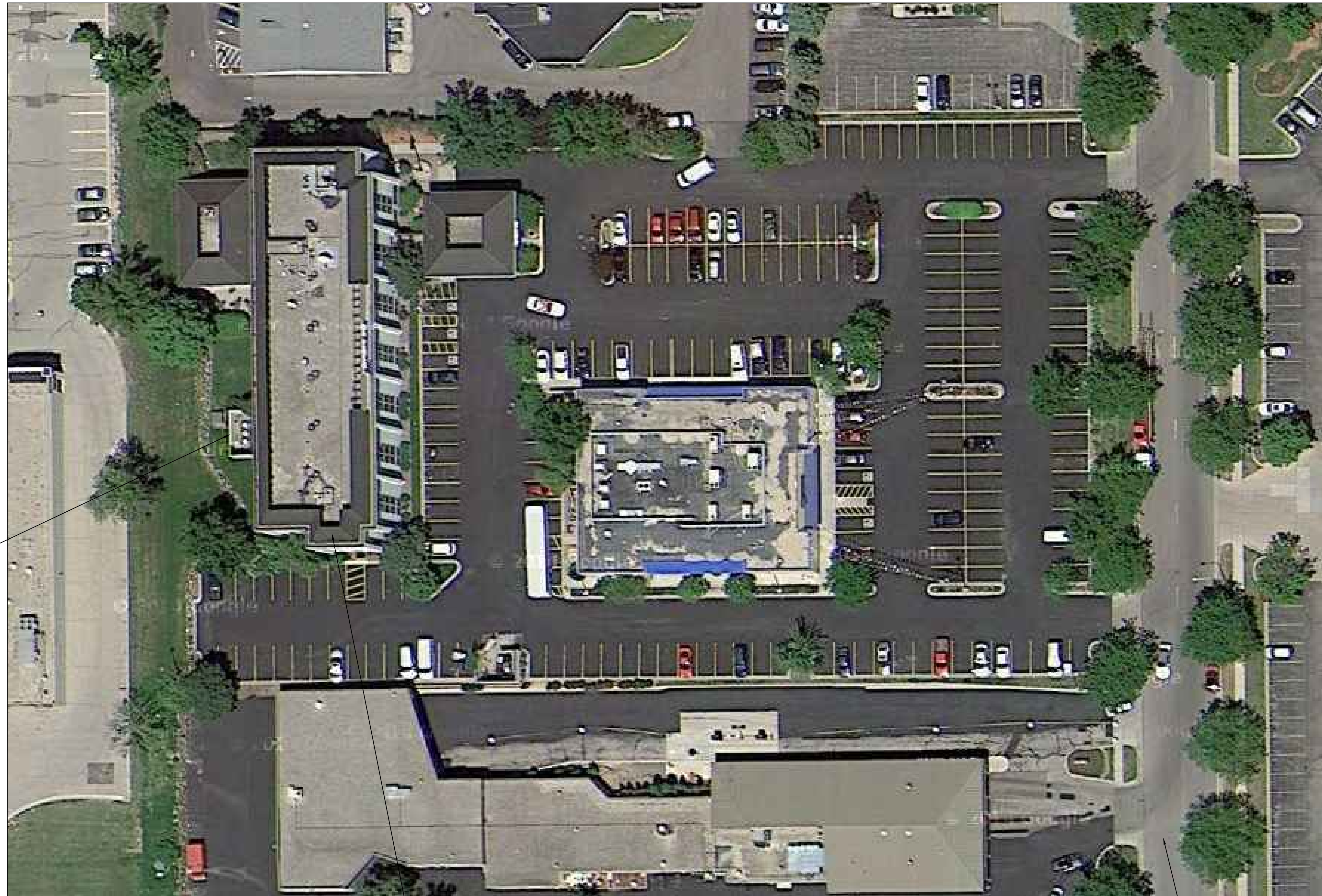
SUPERVISOR: D. CRAKER

PRELIMINARY NO:

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DATE: 4-21-16

SHEET: C1.0



REMOVE EXISTING
SCREEN WALLS

AMERICINN & SUITES
TO BE RENOVATED

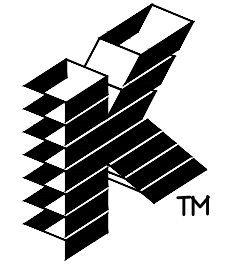
GRAND CANYON DRIVE



CONCEPTUAL SITE PLAN

SCALE: 1" = 30'-0"

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DESIGNER: D. HAHN

DRAWN BY: D. MAROSE

EXPEDITOR: S. LAMON

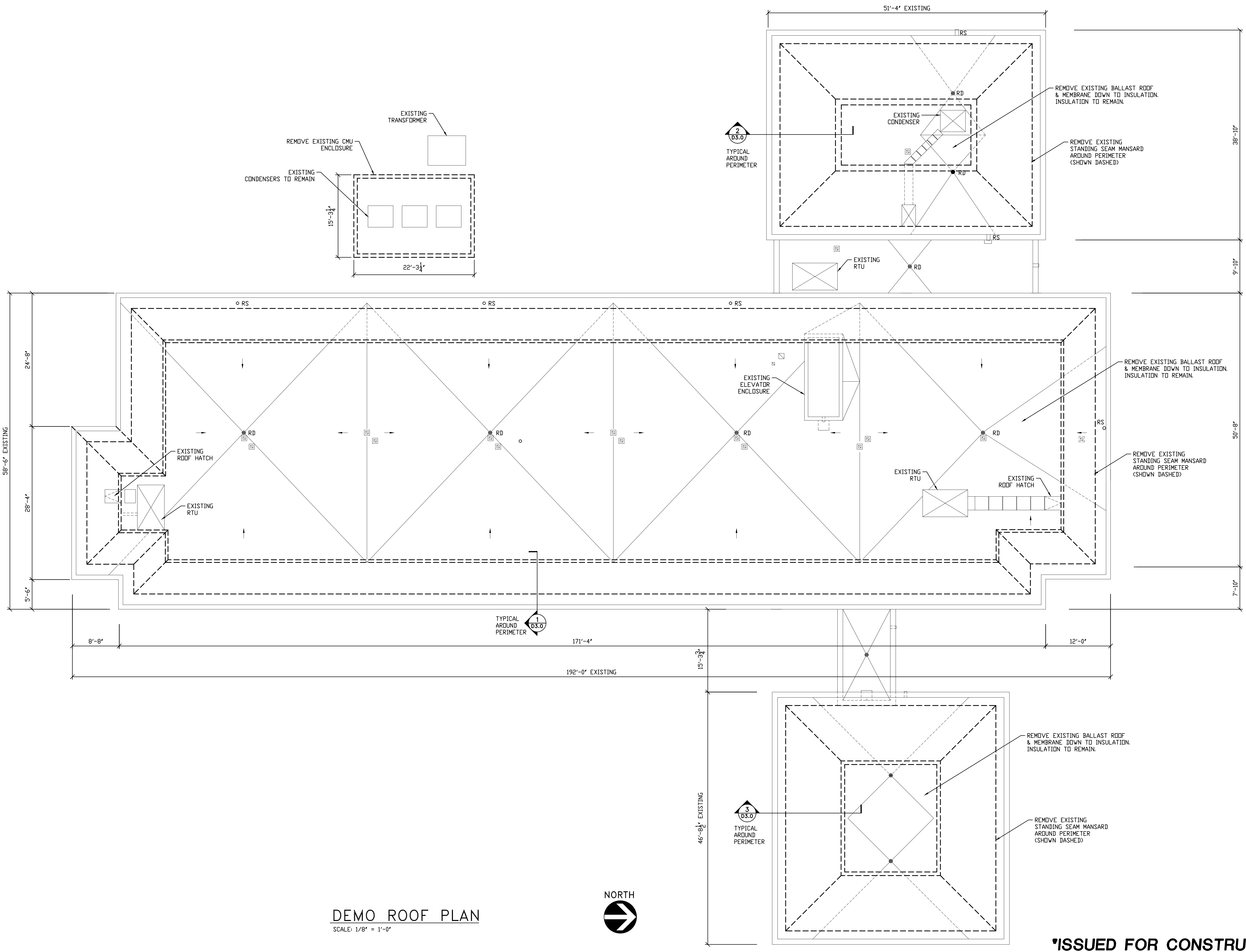
SUPERVISOR: D. CRAKER

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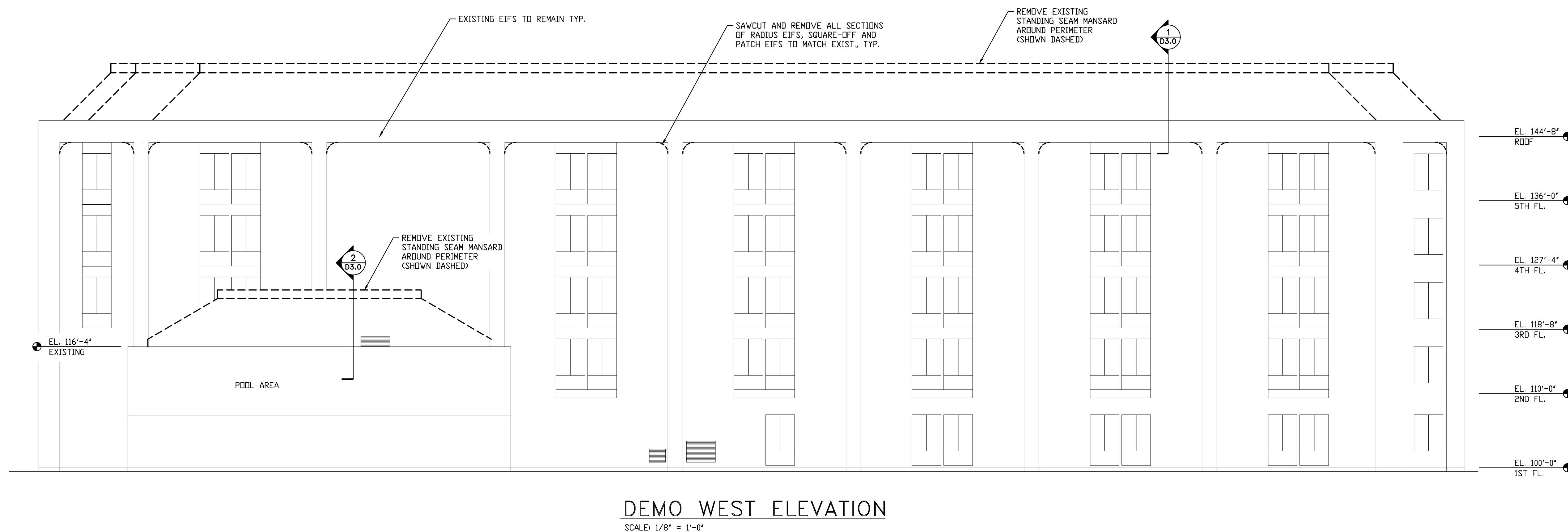
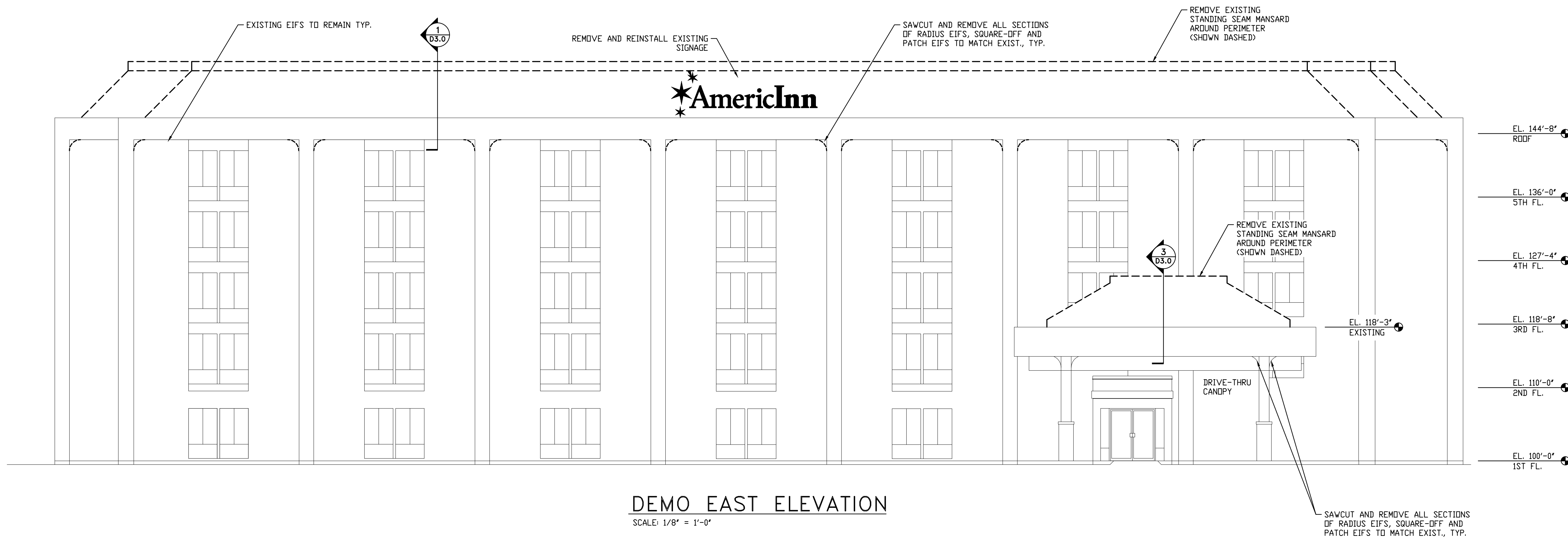
DATE: 4-21-16

SHEET: D1.0



DEMO ROOF PLAN
SCALE: 1/8" = 1'-0"

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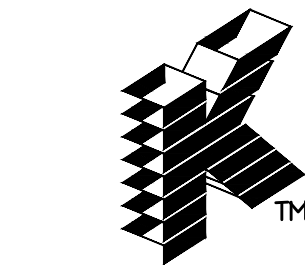
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 DESIGNER: D. HAHN
 DRAWN BY: D. MAROSE
 EXPEDITOR: S. LAMON
 SUPERVISOR: D. CRAKER
 PRELIMINARY NO:
 CONTRACT NO: 62868

DATE: 4-21-16

SHEET: **D2.0**

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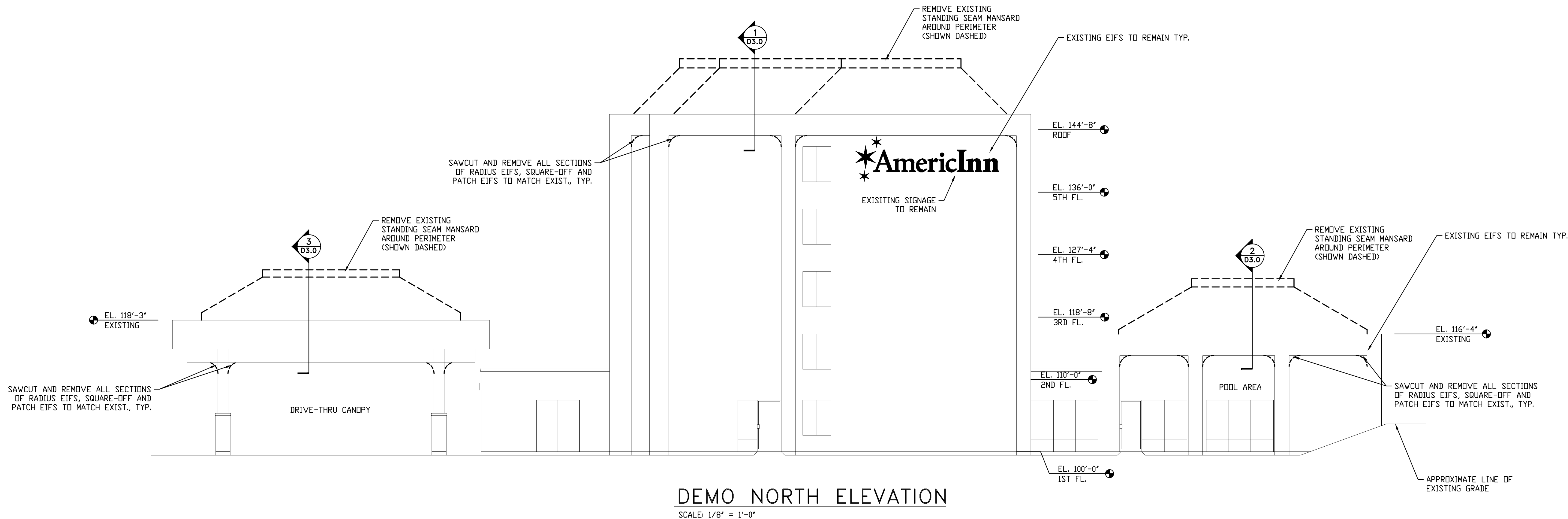
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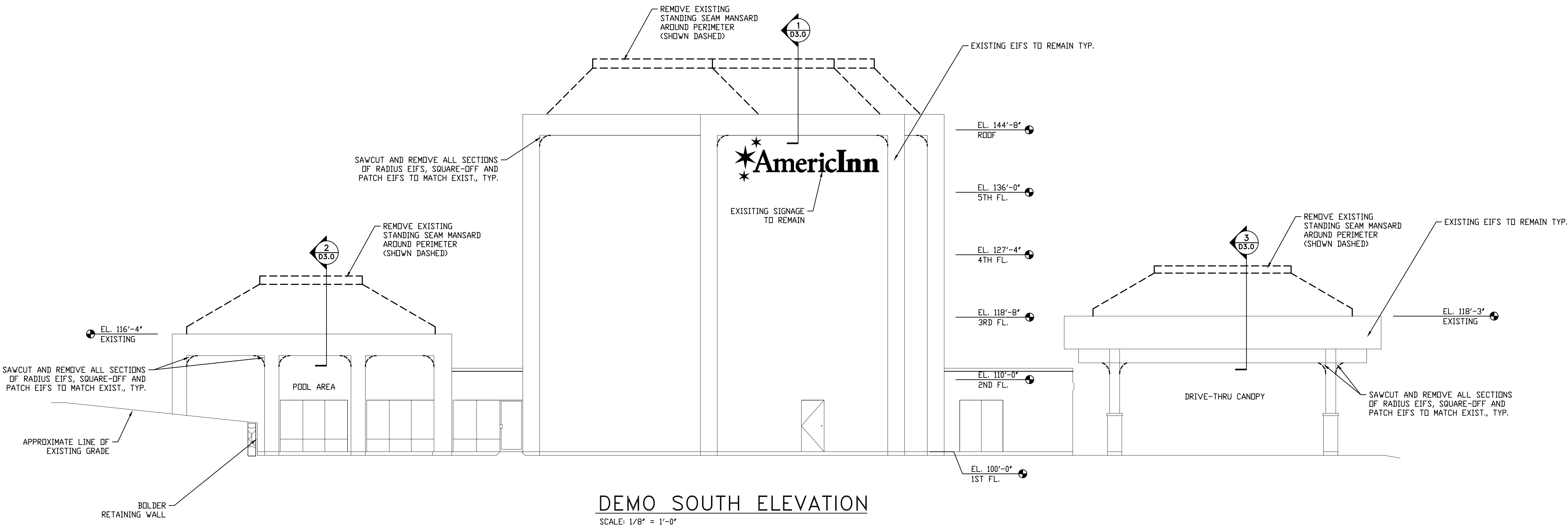
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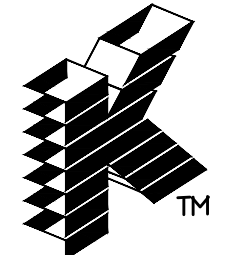
DEMO NORTH ELEVATION

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



DEMO SOUTH ELEVATION

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



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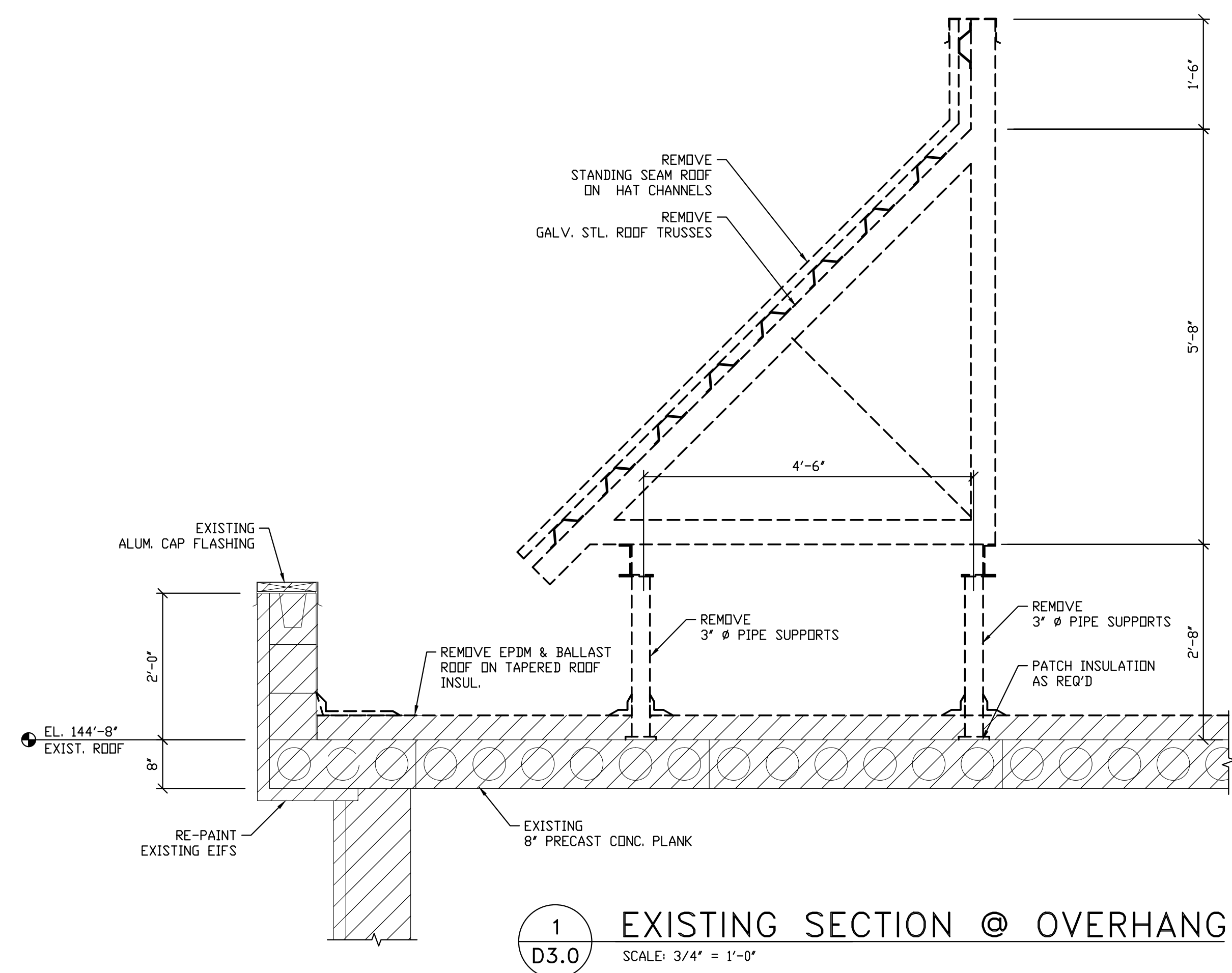
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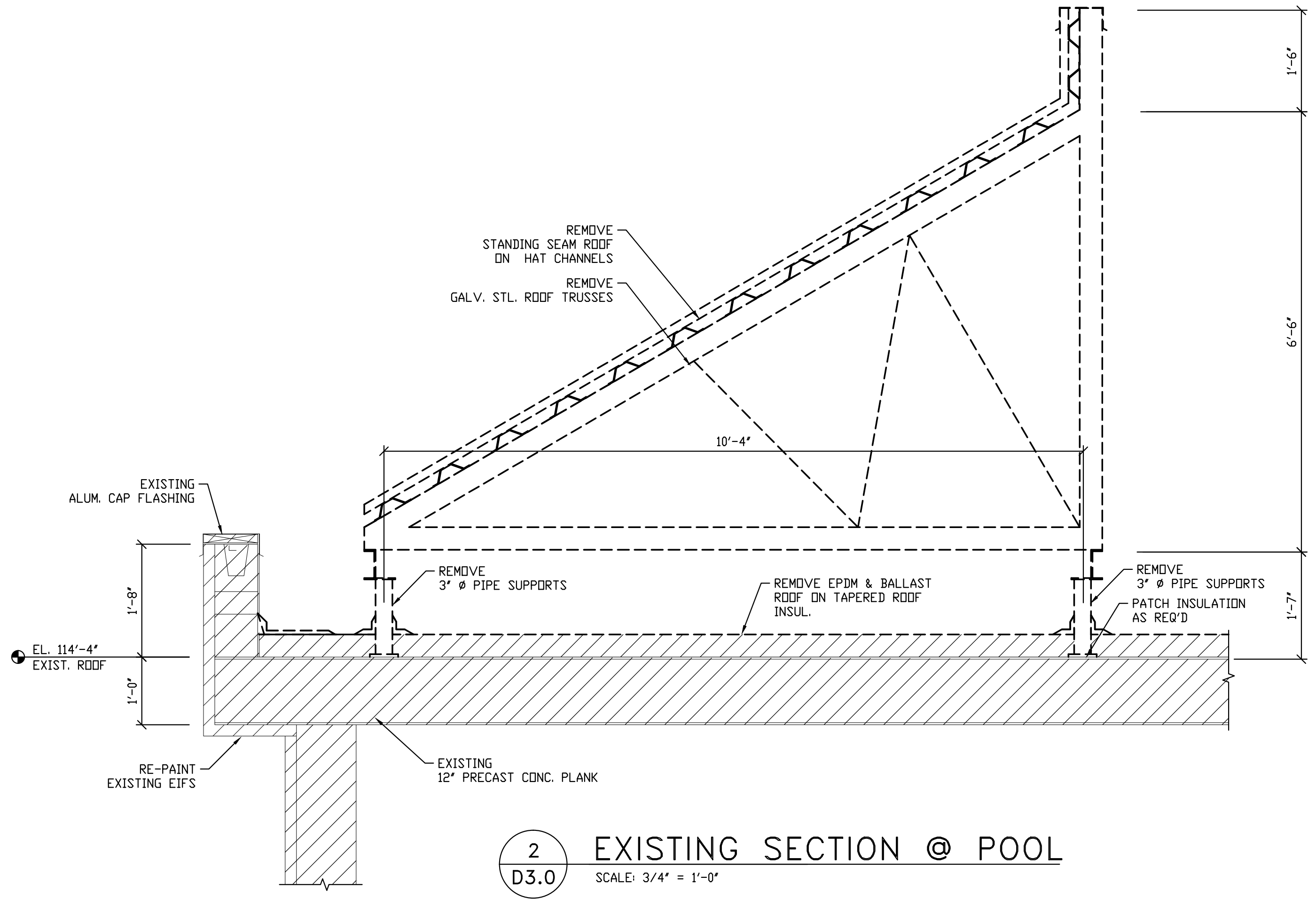
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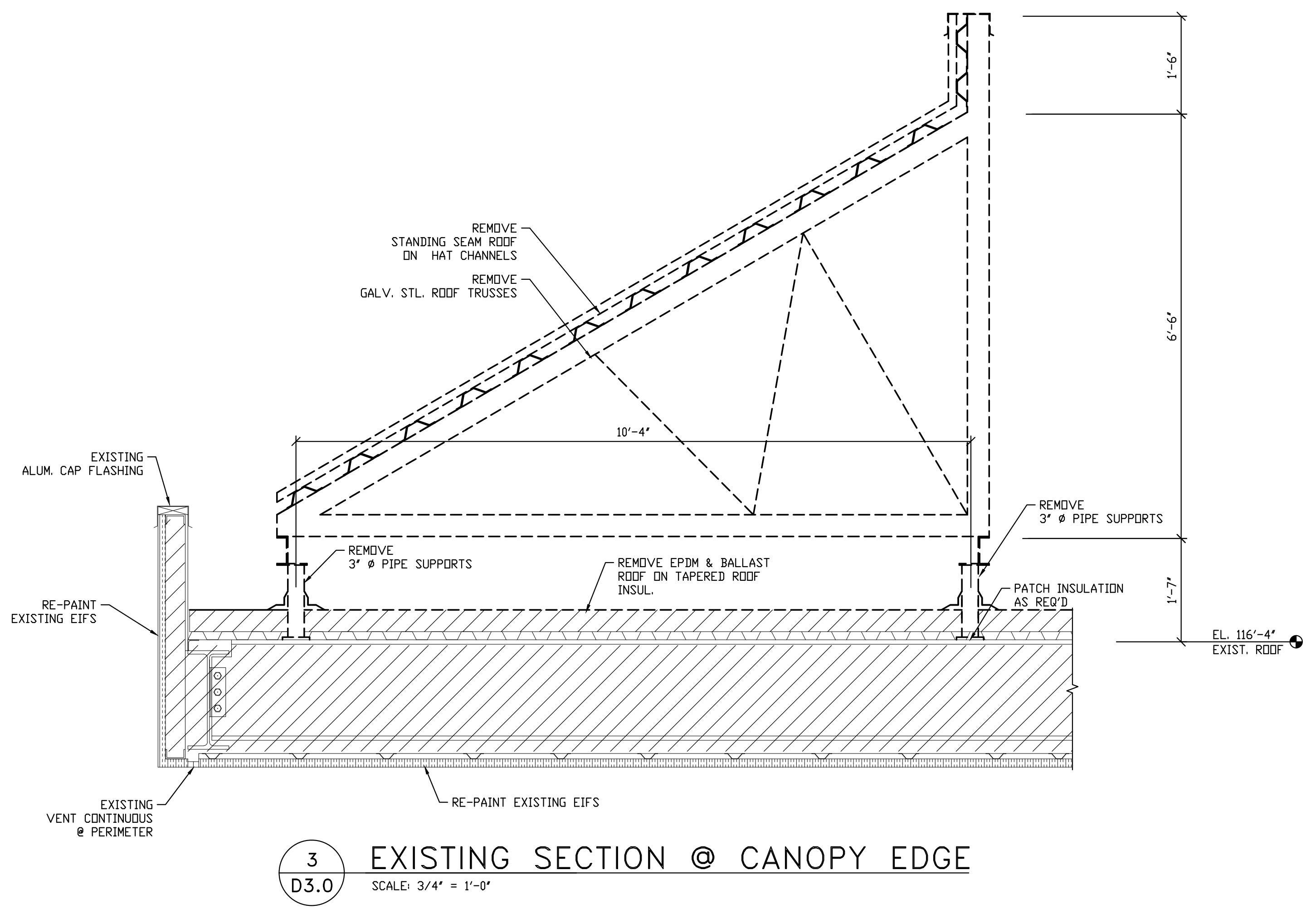
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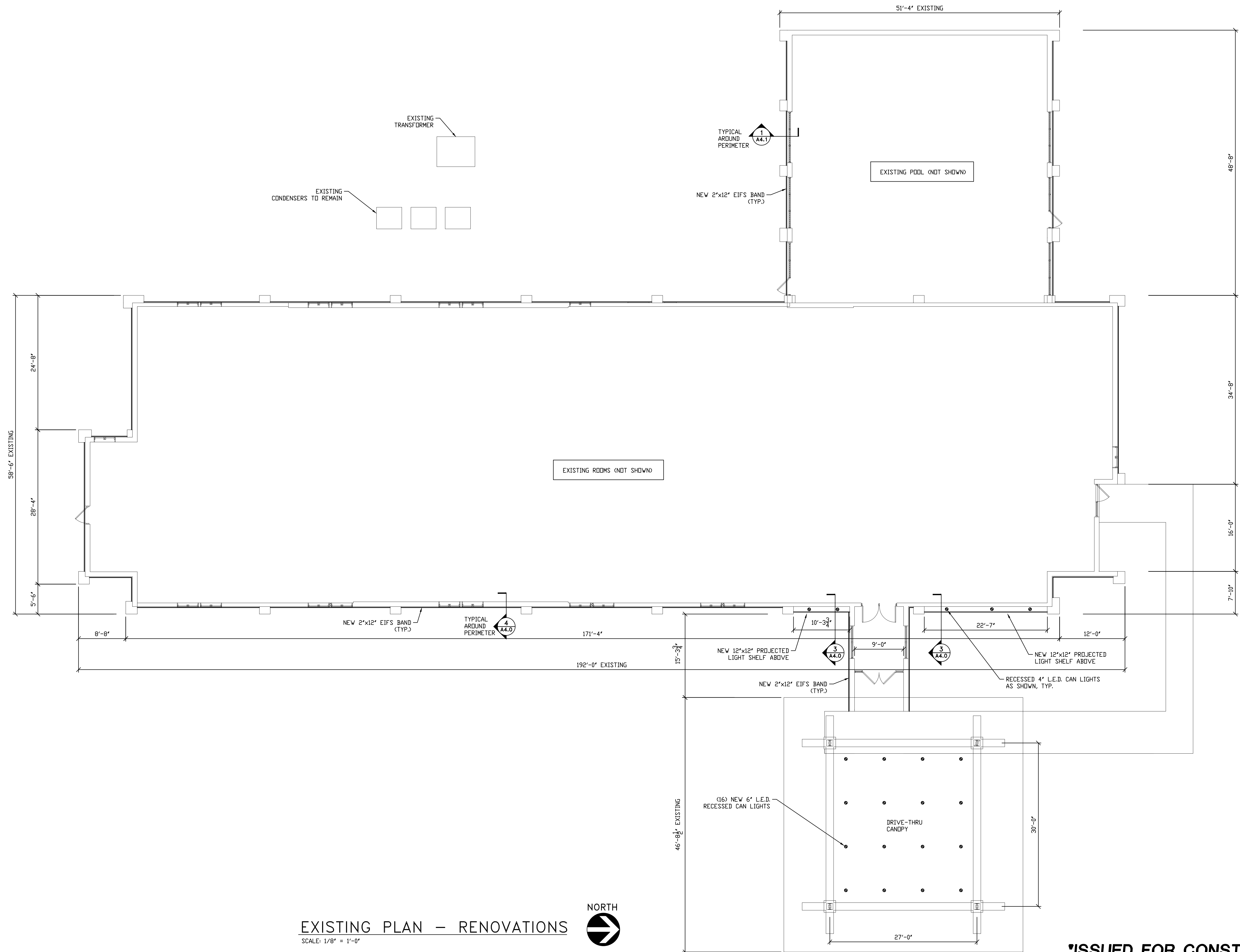
1
 D3.0
 EXISTING SECTION @ OVERHANG
 SCALE: 3/4" = 1'-0"



2
 D3.0
 EXISTING SECTION @ POOL
 SCALE: 3/4" = 1'-0"



3
 D3.0
 EXISTING SECTION @ CANOPY EDGE
 SCALE: 3/4" = 1'-0"



EXISTING PLAN - RENOVATIONS
SCALE: 1/8" = 1'-0"



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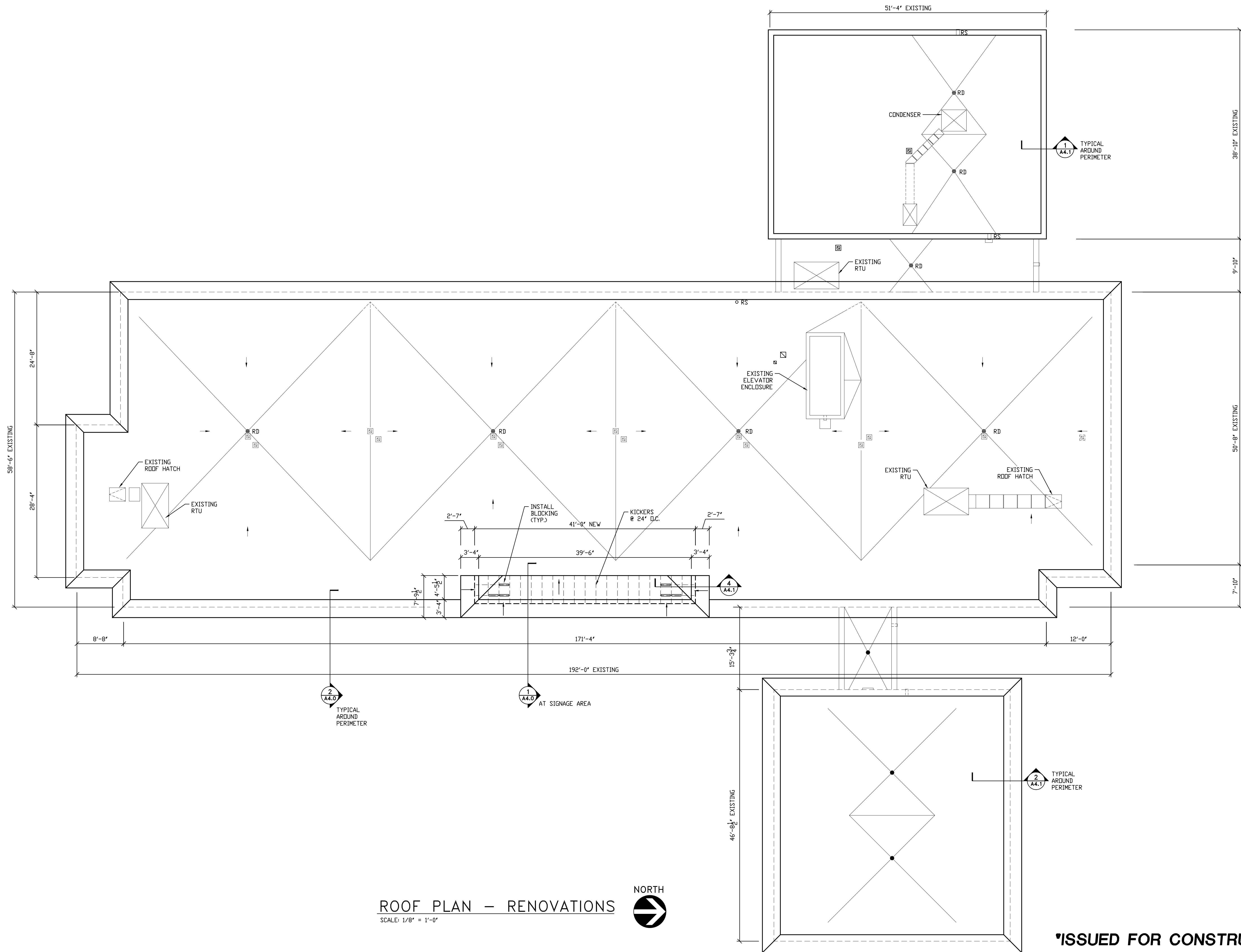
PRELIMINARY NO: _____

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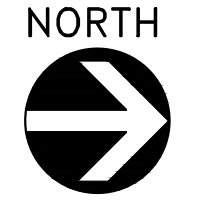
DATE: 4-21-16

SHEET: A1.0

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ROOF PLAN – RENOVATIONS
SCALE: 1/8" = 1'-0"



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PROPOSED RENOVATION FOR:
Americinn Madison West
MADISON, WISCONSIN

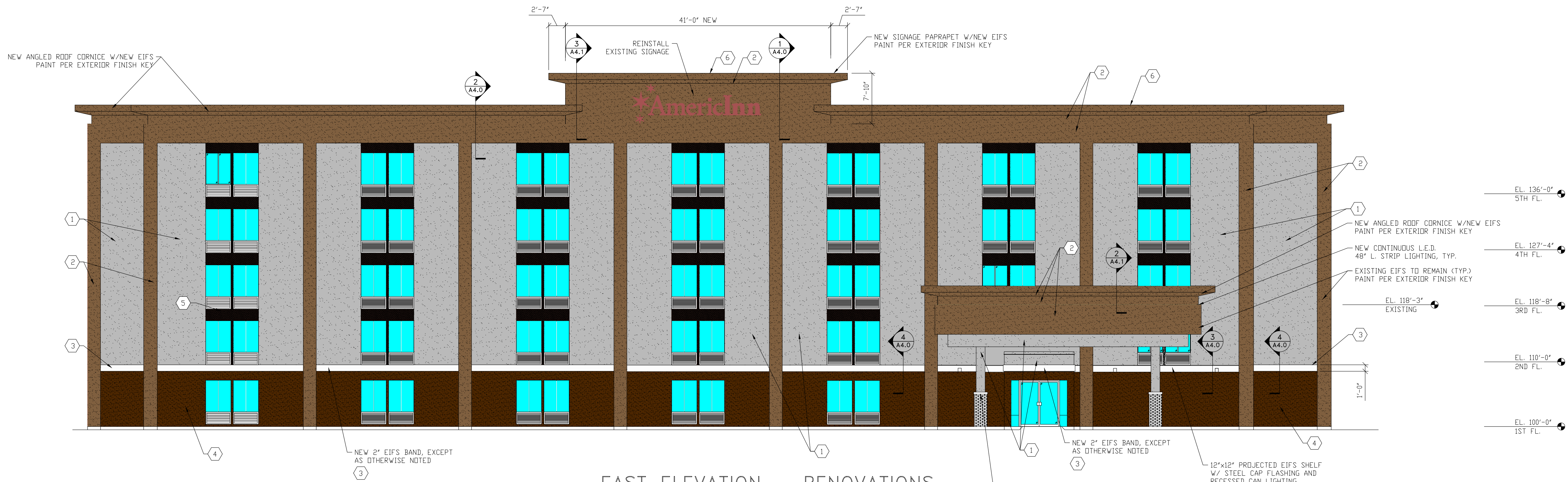
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REVISIONS

△	05-17-16	REV'S PER CITY

PROJECT MANAGER: M. BRIEDEL
DESIGNER: D. HAHN
DRAWN BY: D. MAROSE
EXPEDITOR: S. LAMON
SUPERVISOR: D. CRAKER
PRELIMINARY NO:
CONTRACT NO: 62868
DATE: 4-21-16
SHEET: A1.1

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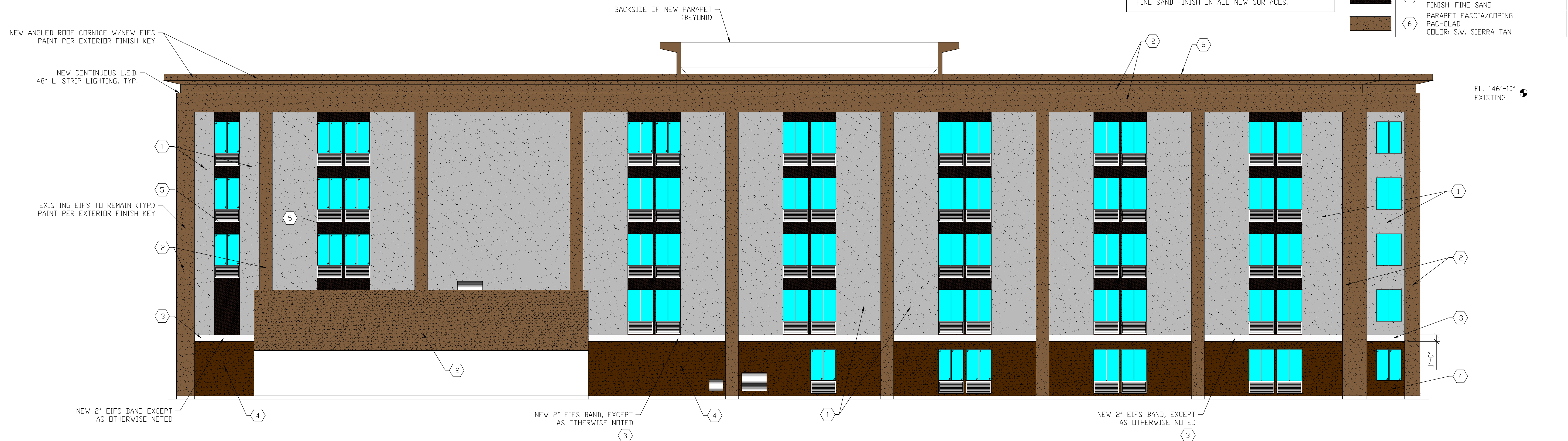


EAST ELEVATION – RENOVATIONS

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

EXTERIOR FINISH KEY	
	EIFS #1 COLOR: S.W. #6150 UNIVERSAL KHAKI FINISH: FINE SAND
	EIFS #2 COLOR: S.W. #6151 QUIVER TAN FINISH: FINE SAND
	EIFS #3 COLOR: S.W. #6147 PANDA WHITE FINISH: FINE SAND
	EIFS #4 COLOR: S.W. #6060 MOROCCAN BROWN FINISH: FINE SAND
	EIFS #5 (AT WINDOW AREAS) COLOR: S.W. #6076 TURKISH COFFEE FINISH: FINE SAND
	PARAPET FASCIA/COPING PAC-CLAD COLOR: S.W. SIERRA TAN

NOTES:
 REMOVE ALL EXISTING FAILED CAULK FROM BUILDING JOINTS. CLEAN THE EXPOSED EIFS JOINT FROM ANY DEBRIS. PROVIDE SEALANT JOINT INSTALLATION WITH BACKER ROD AND CAULKING WHERE EIFS MEETS EIFS, AND EIFS MEETS DISSIMILAR MATERIAL PER EIFS MFG. RECOMMENDATIONS, REPLACE VERTICAL EXP SEALANT JOINTS AT THE PILASTERS.
 ALL COLORS SHERWIN WILLIAMS (S.W.)
 ALL EXISTING SURFACES PAINT ONLY, FINE SAND FINISH ON ALL NEW SURFACES.



WEST ELEVATION – RENOVATIONS

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

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PROPOSED RENOVATION FOR:

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WISCONSIN

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REVISIONS

△	05-17-16	REV'S PER CITY

PROJECT MANAGER: M. BRIEDEL
 DESIGNER: D. HAHN
 DRAWN BY: D. MAROSE
 EXPEDITOR: S. LAMON
 SUPERVISOR: D. CRAKER
 PRELIMINARY NO:

CONTRACT NO: 62868

DATE: 4-21-16

SHEET: **A2.0**

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REVISIONS

05-17-16 REV'S PER CITY

PROJECT MANAGER: M. BRIEDEL

DESIGNER: D. HAHN

DRAWN BY: D. MAROSE

EXPEDITOR: S. LAMON

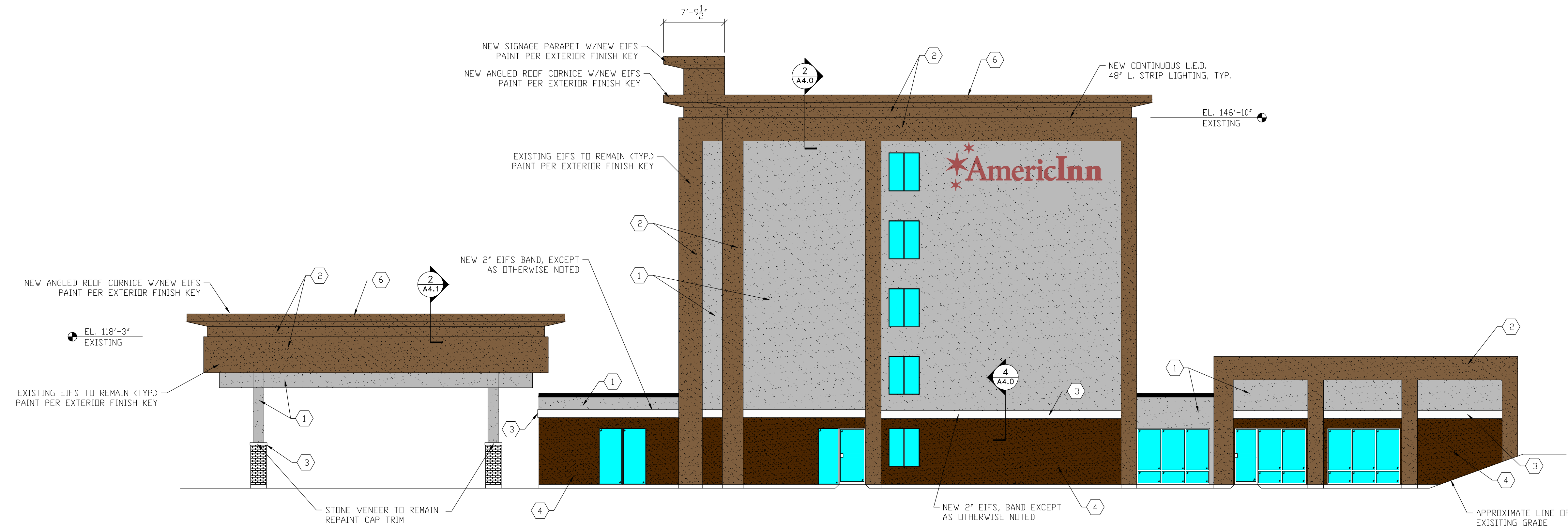
SUPERVISOR: D. CRAKER

PRELIMINARY NO:

CONTRACT NO: 62868

DATE: 4-21-16

SHEET: A2.1

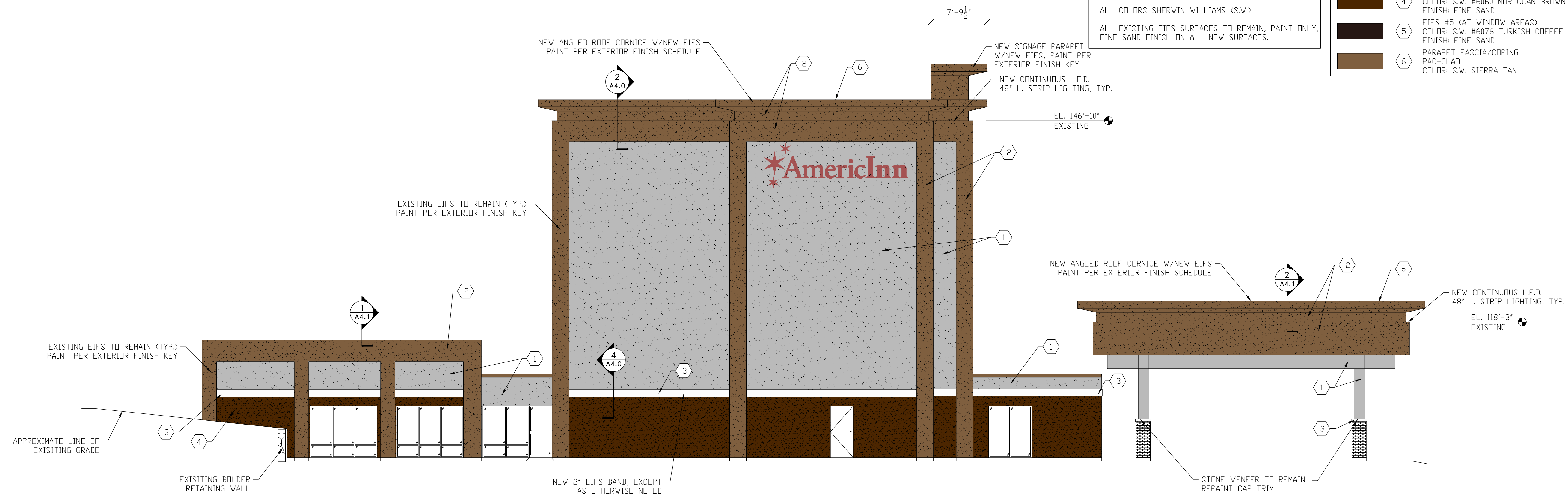


NORTH ELEVATION - RENOVATIONS

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

NOTES:
 REMOVE ALL EXISTING FAILED CAULK FROM BUILDING JOINTS. CLEAN THE EXPOSED EIFS JOINT FROM ANY DEBRIS. PROVIDE SEALANT JOINT INSTALLATION WITH BACKER ROD AND CAULKING WHERE EIFS MEETS EIFS, AND EIFS MEETS DISSIMILAR MATERIAL. PER EIFS MFG. RECOMMENDATIONS. REPLACE VERTICAL EXP SEALANT JOINTS AT THE PILASTERS.
 ALL COLORS SHERWIN WILLIAMS (S.W.)
 ALL EXISTING EIFS SURFACES TO REMAIN, PAINT ONLY, FINE SAND FINISH ON ALL NEW SURFACES.

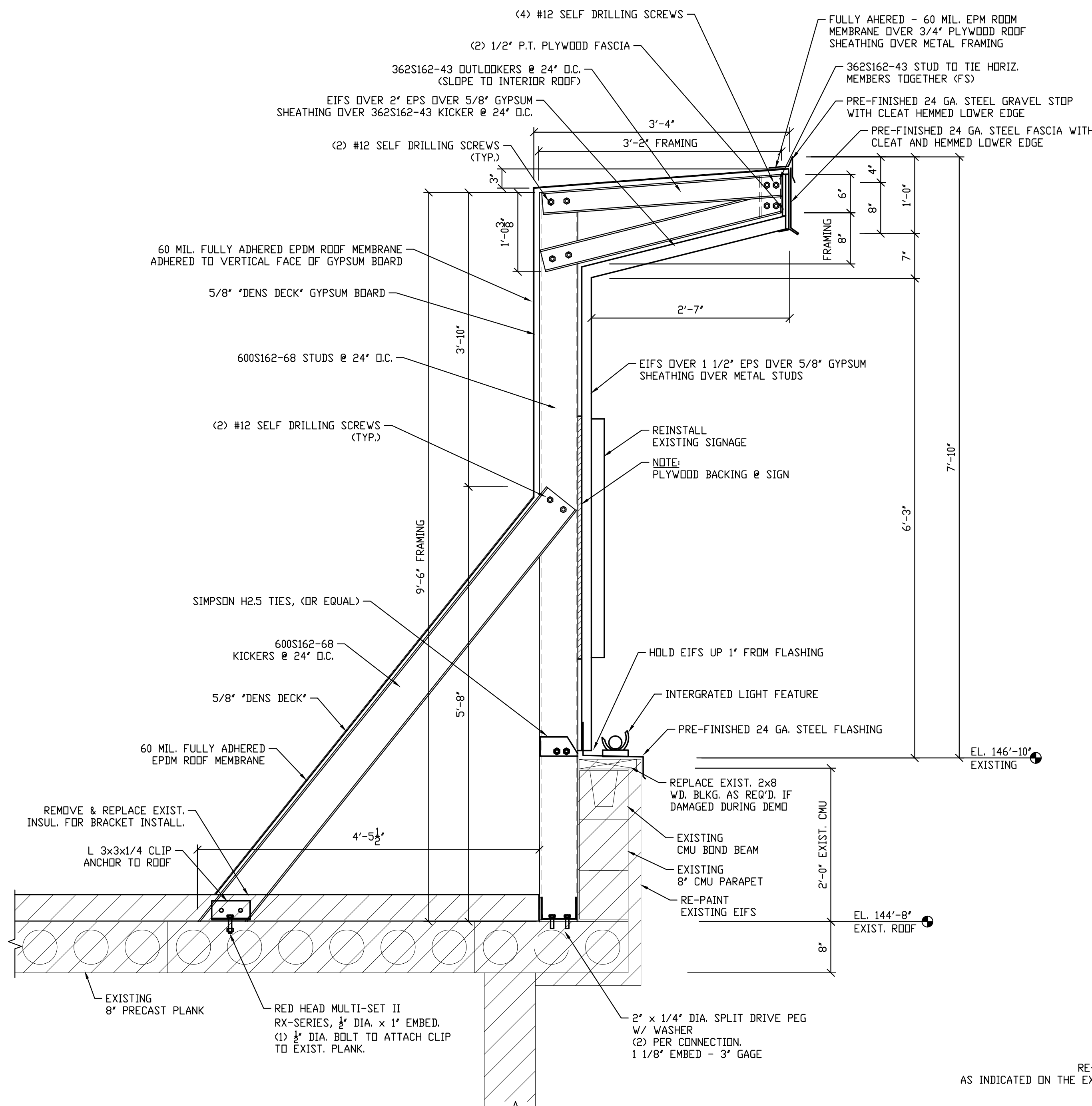
EXTERIOR FINISH KEY	
	EIFS #1 COLOR: S.W. #6150 UNIVERSAL KHAKI FINISH: FINE SAND
	EIFS #2 COLOR: S.W. #6151 QUIVER TAN FINISH: FINE SAND
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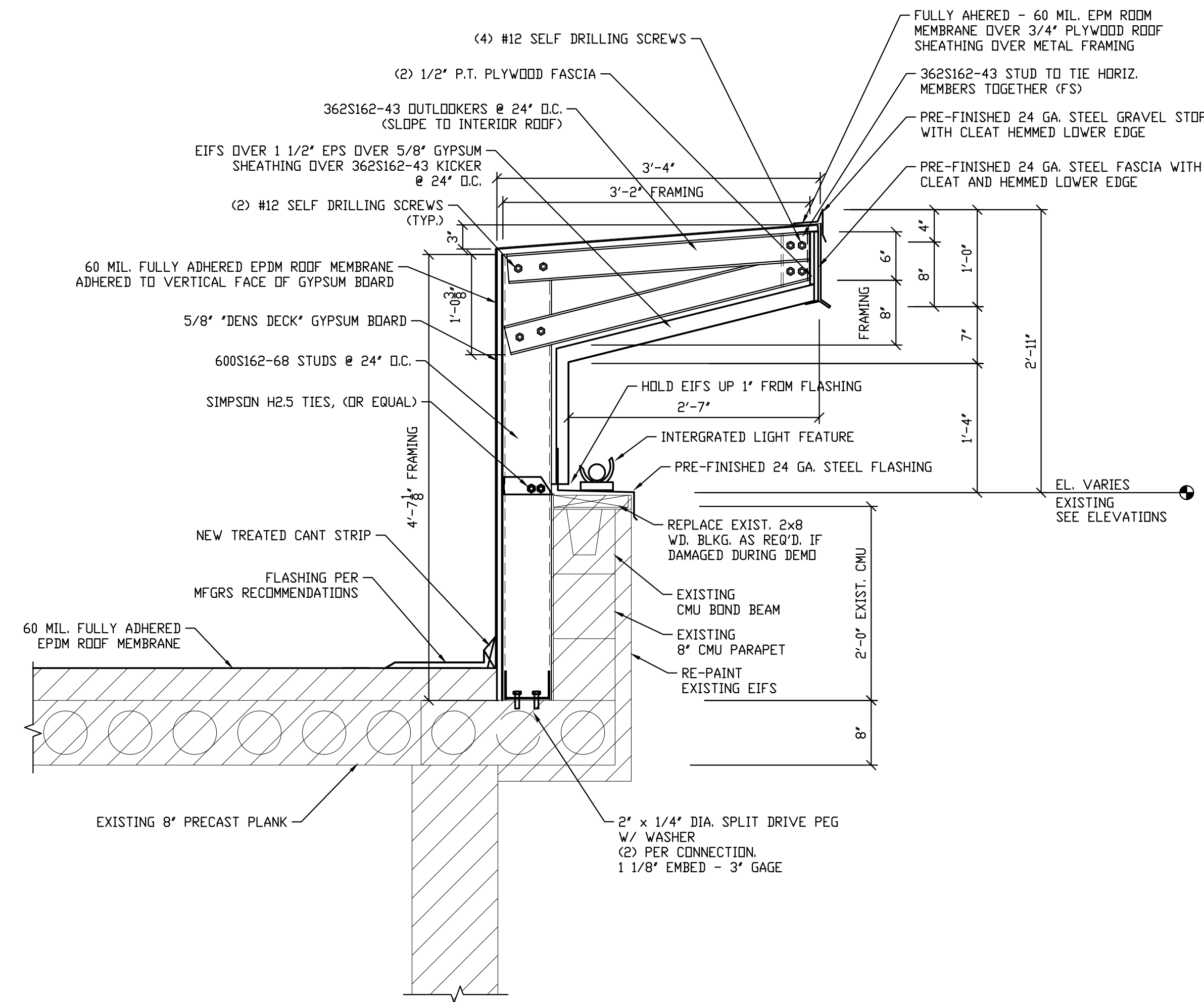
SOUTH ELEVATION - RENOVATIONS

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

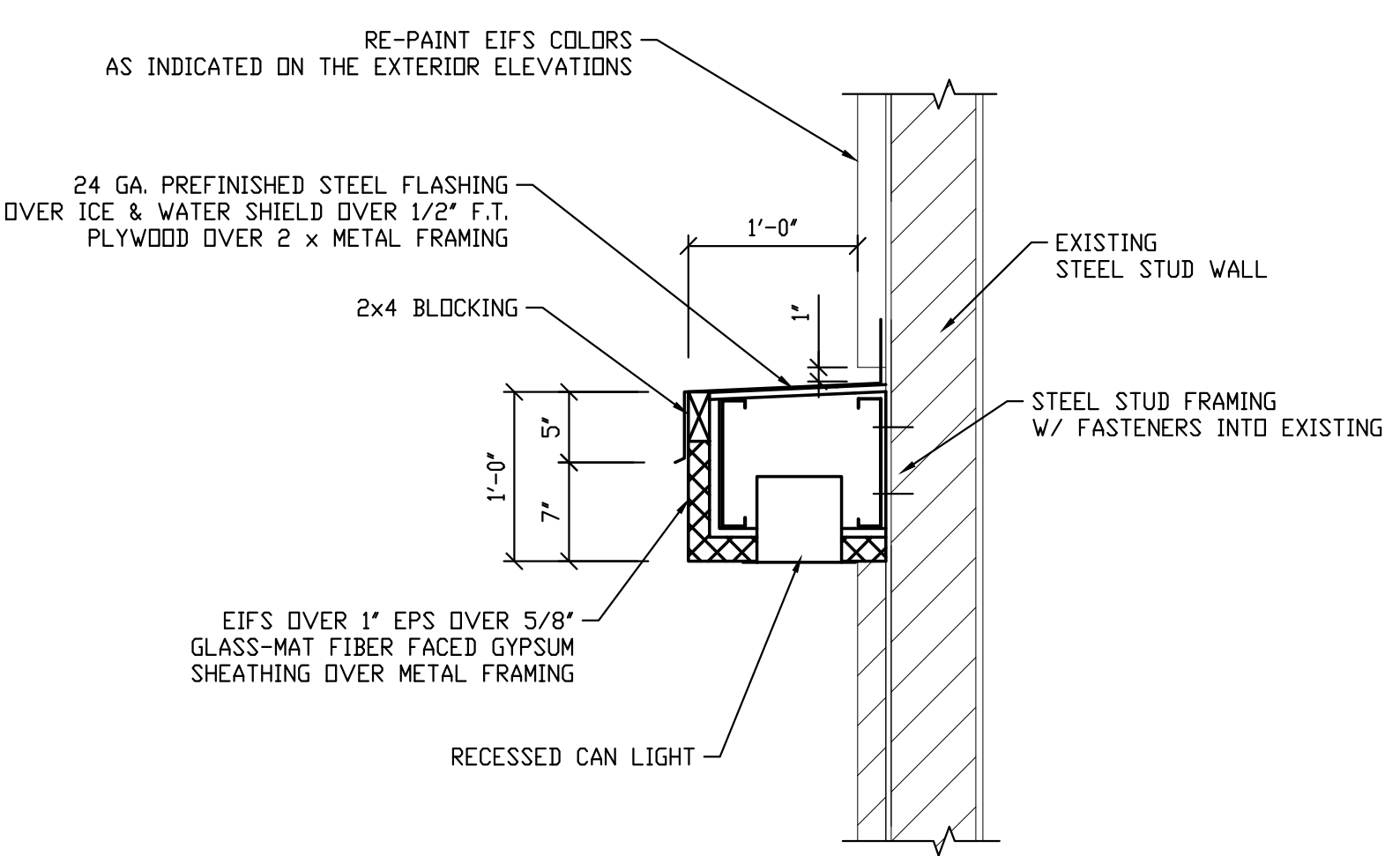
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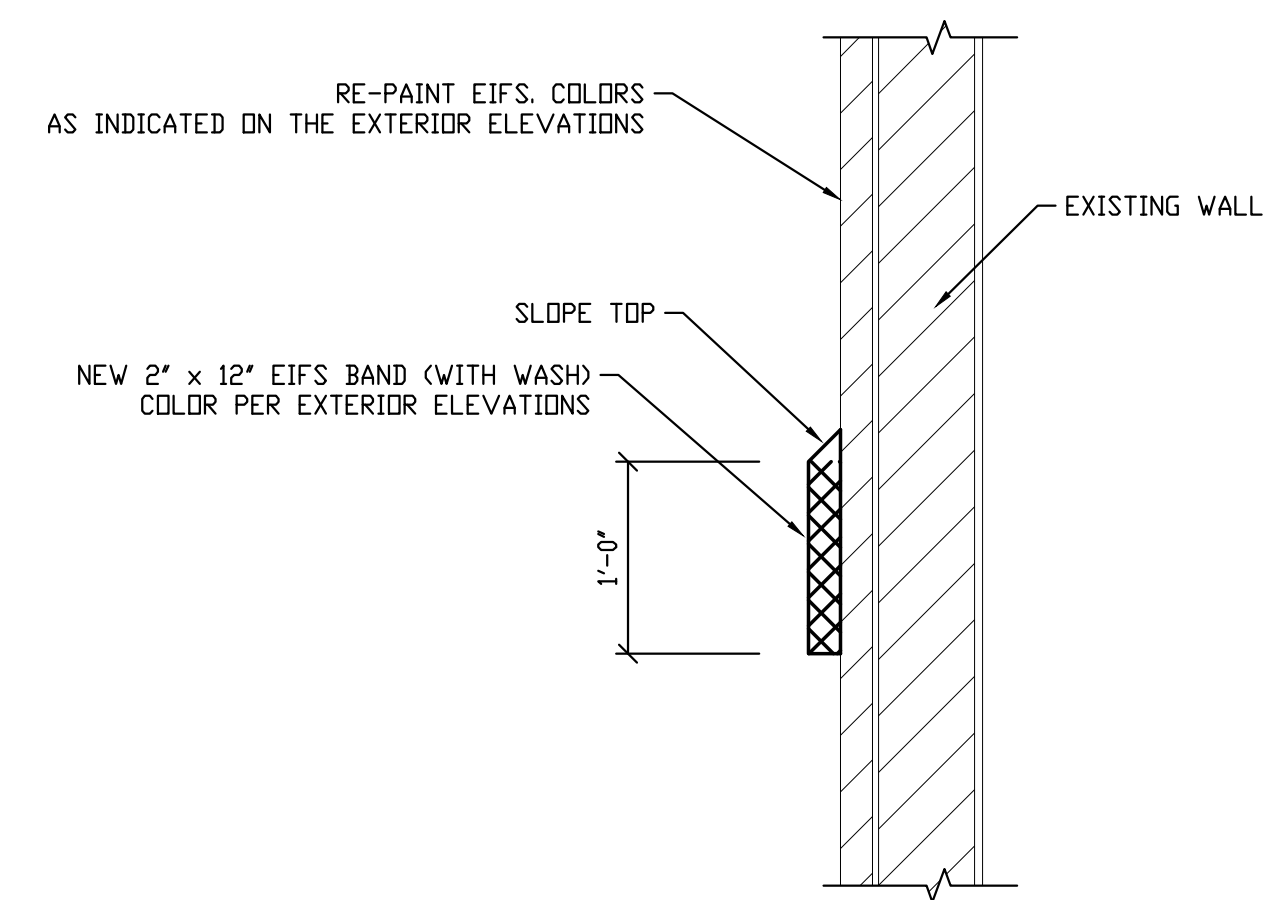
1 SECTION @ SIGNAGE
A4.0 SCALE: 1" = 1'-0"



2 SECTION @ ROOF CORNICE
A4.0 SCALE: 1" = 1'-0"



3 SECTION @ LIGHT SHELF
A4.0 SCALE: 1" = 1'-0"



4 SECTION @ EIFS BAND
A4.0 SCALE: 1" = 1'-0"



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REVISIONS

05-17-16	REV'S PER CITY

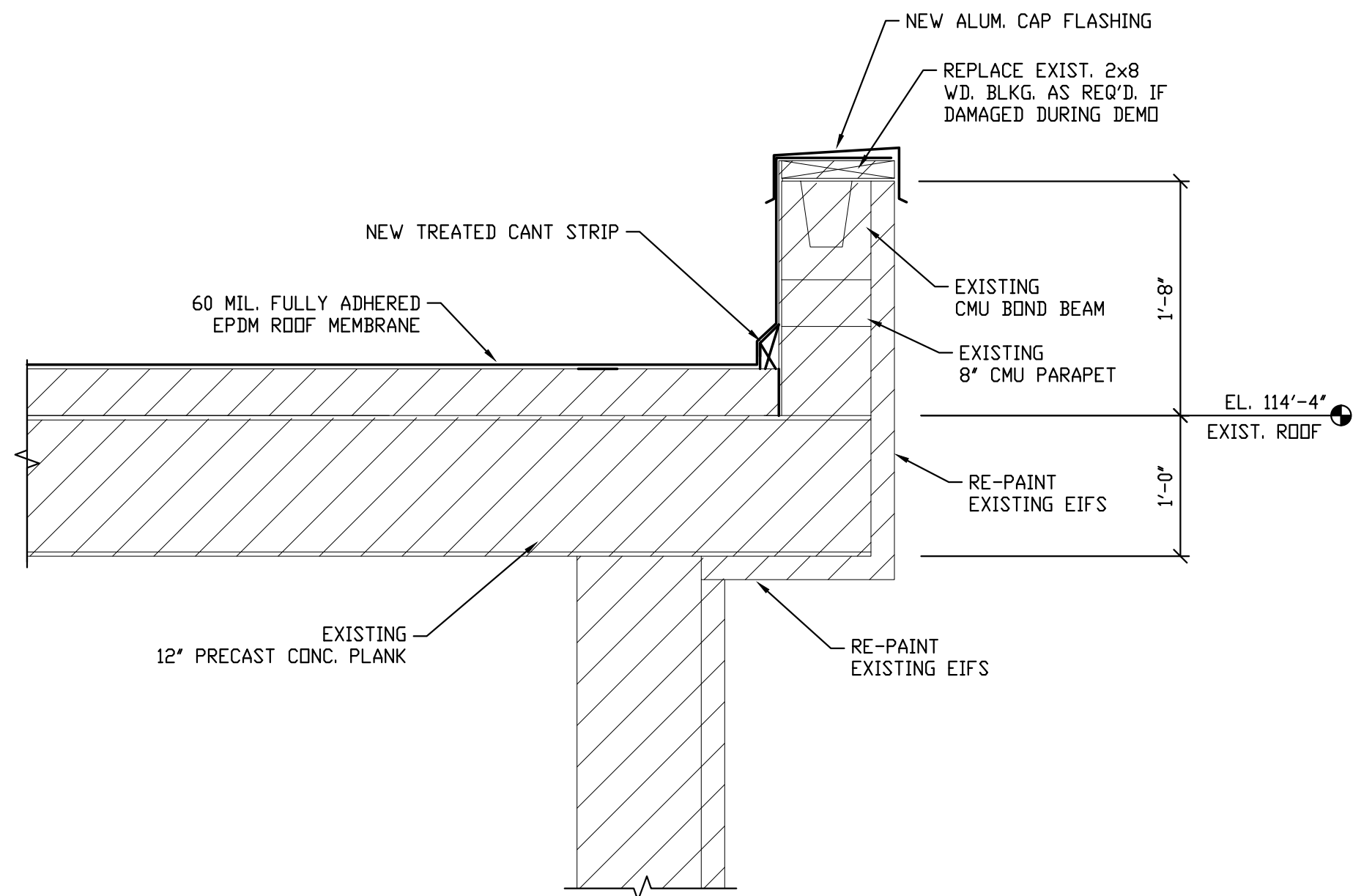
PROJECT MANAGER: M. BRIEDEL
DESIGNER: D. HAHN
DRAWN BY: D. MAROSE
EXPEDITOR: S. LAMON
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PRELIMINARY NO:

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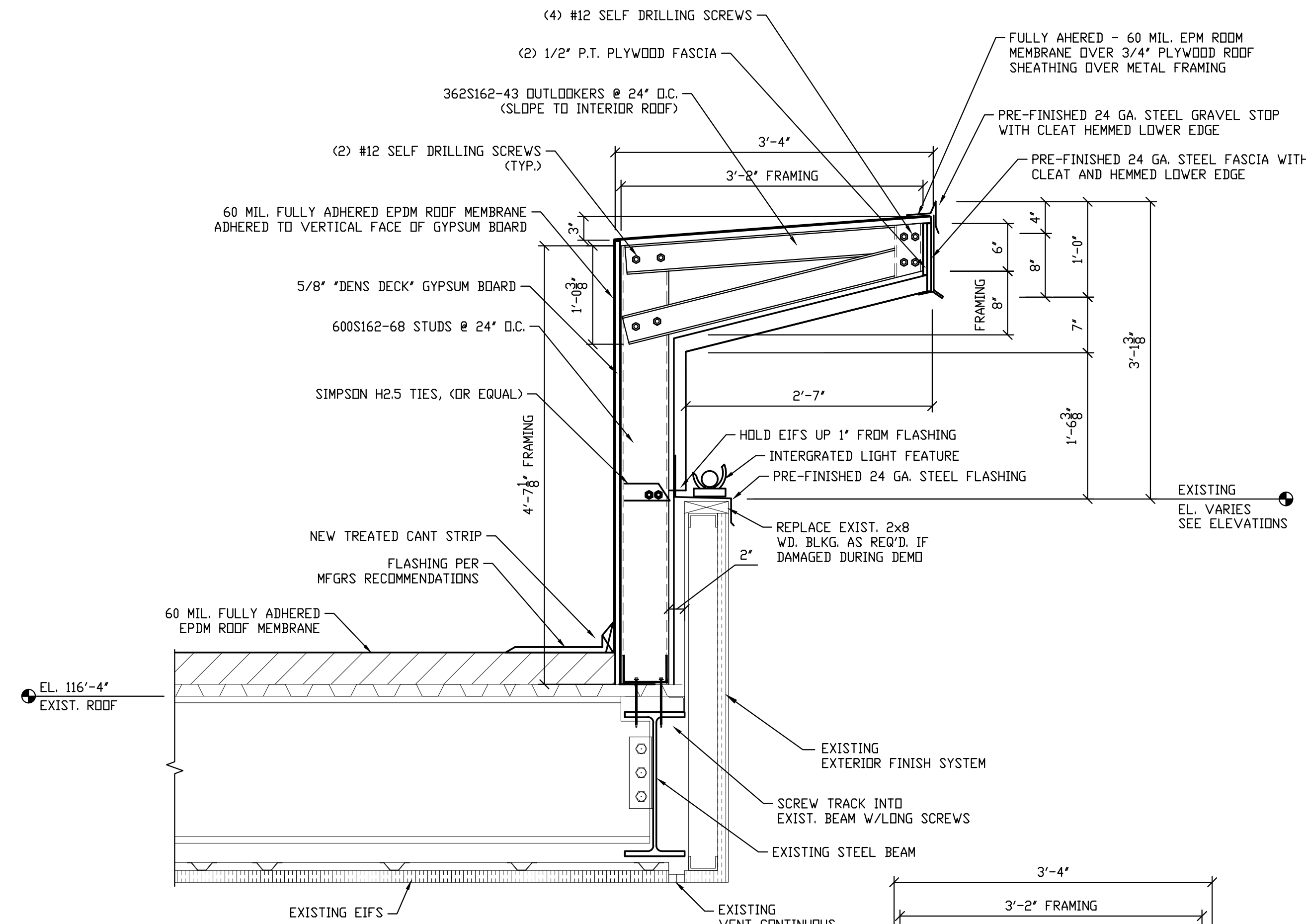
DATE: 4-21-16

SHEET: **A4.0**

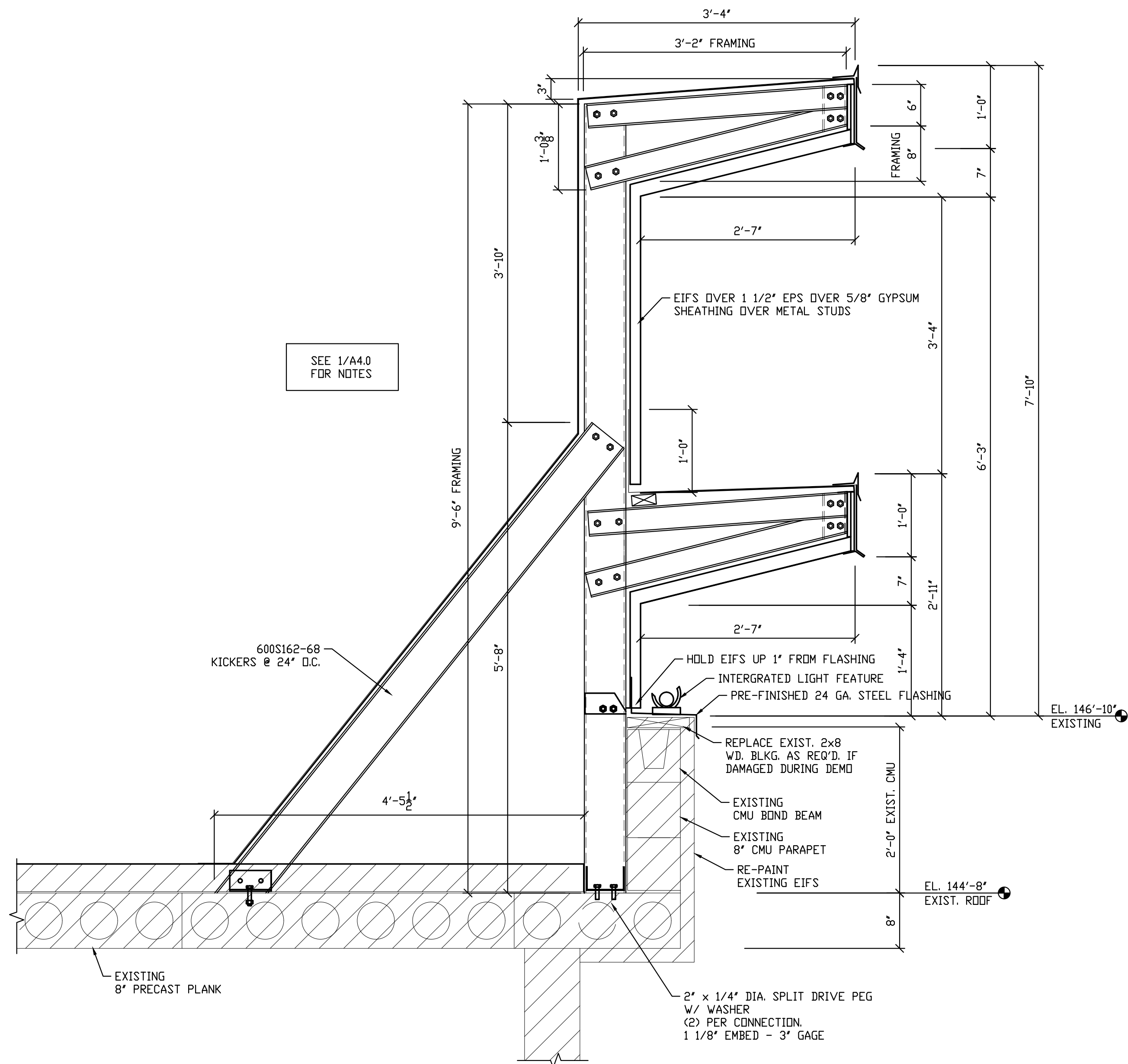
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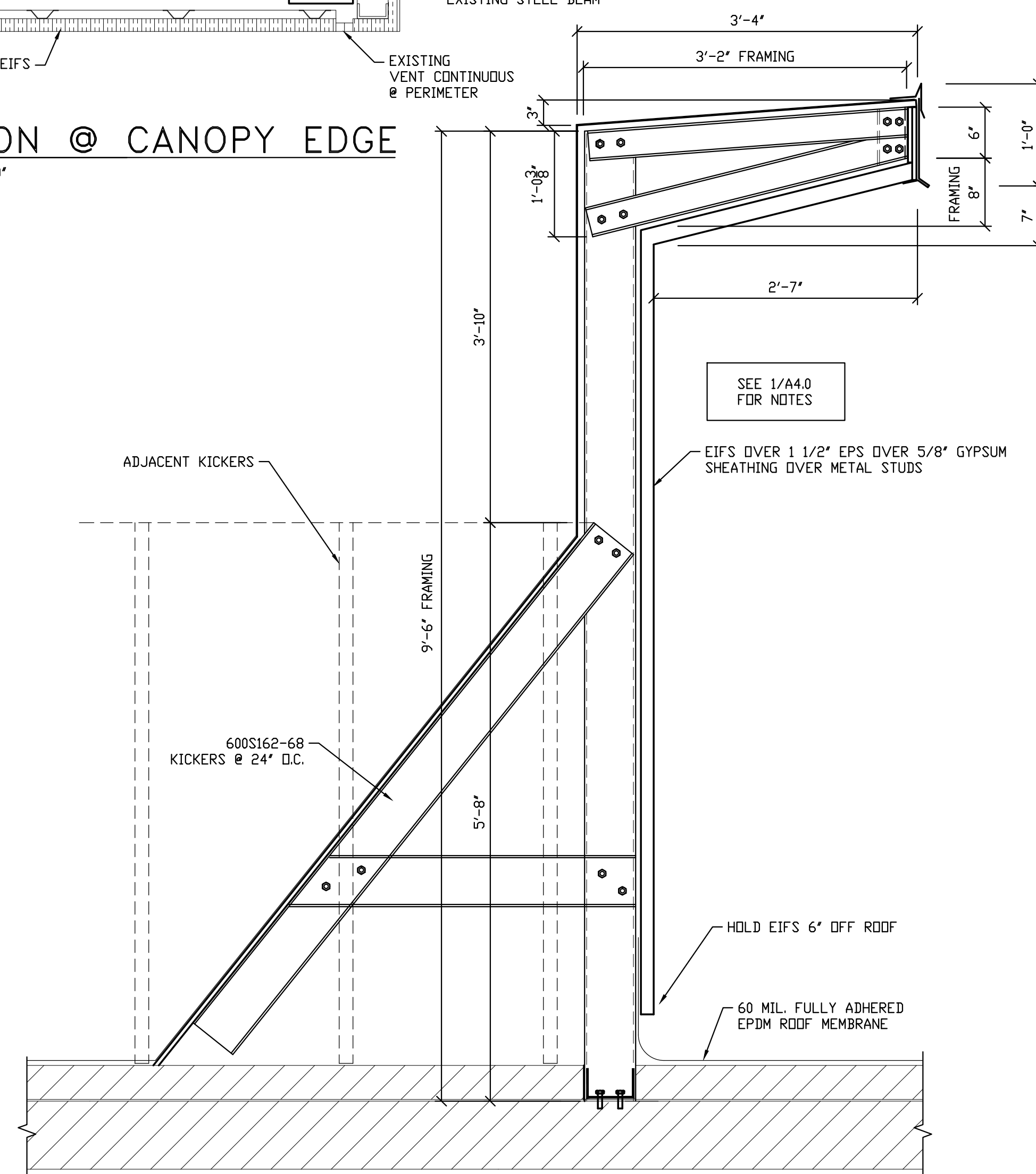
1 SECTION @ POOL
A4.1 SCALE: 1" = 1'-0"



2 SECTION @ CANOPY EDGE
A4.1 SCALE: 1" = 1'-0"



3 SECTION @ SIGNAGE
A4.1 SCALE: 1" = 1'-0"



4 SECTION @ SIGNAGE
A4.1 SCALE: 1" = 1'-0"

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