

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

1. Project Information

Address: 2164 West Beltline Highway, Madison, WI 53713

Title: Steinhafels Beltline Roof

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested 09-26-18

New development Alteration to an existing or previously-approved development
 Informational Initial approval Final approval

3. Project Type

Project in an Urban Design District
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
 Project in the Suburban Employment Center District (SEC), 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 Residential Building Complex

Signage

Comprehensive Design Review (CDR)
 Signage Variance (i.e. modification of signage height, area, and setback)

Other

Please specify
Minor Alteration to an Approved, Existing Conditional Use

4. Applicant, Agent, and Property Owner Information

Applicant name Alan Theobald Company Iconica

Street address 901 Deming Way City/State/Zip Madison, WI 53713

Telephone (608) 664-3500 Email atheobald@iconicacreates.com

Project contact person Alan Theobald Company Iconica

Street address 901 Deming Way City/State/Zip Madison, WI 53713

Telephone (608) 664-3500 Email atheobald@iconicacreates.com

Property owner (if not applicant) Gary Steinhafel

Street address W231 N1013 County Highway F City/State/Zip Waukesha, WI 53186

Telephone (262) 436-4600 Email garys@steinhafels.com

5. Required Submittal Materials

- Application Form**
- Letter of Intent**
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development plans** (Refer to checklist provided below for plan details)
- Filing fee**
- Electronic Submittal***

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcappliations@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with JANINE GLAESER & CHRISTINA THIELE on 7/31/18.
2. 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.

Applicant name ALAN THEOBALD Relationship to property ARCHITECT
 Authorized signature of Property Owner GARY STEINHADEL Date 8-6-18
 (GARY STEINHADEL)

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per §35.24(6) MGO).**
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)**
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)**
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)**
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)**

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MUC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex



STEINHAFELS FURNITURE

2164 WEST BELTLINE HIGHWAY
MADISON, WI 53713

LETTER OF INTENT:

The Steinhafels Furniture at 2164 West Beltline Highway was built in 1995. The roof over the main entrance is failing and is in need of replacement. As part of the required repair, Steinhafels would like to upgrade the old façade over the main entrance to match their brand, which has been established at their other Retail store locations, as well as fix the sight lines to their main sign which is currently obscured by the lower translucent panels.

The existing store exterior is a mix of scored c.m.u., brick, precast concrete, and EIFS, with a large translucent panel façade over the main entry. The renovation will be limited to the façade area over the main entrance, so most of the existing store exterior will remain as is.

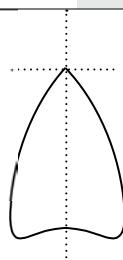
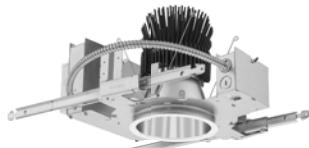
New work will include adding a new roof element and façade at the main entrance. We are proposing a new EIFS skin to replace the aging translucent panels, which have reached the end of their expected life. The panels look old and faded and do not blend well with the rest of the facades in this retail center. Upgrading the facade will also allow the roof replacement solution to be more effectively tied into the existing building exterior. The proposed façade will more closely resemble the adjacent facades as is evident in the attached photos.

The Existing EIFS on the South elevation will remain as is, with the exception of a new coat of paint to match the new EIFS on the facade. The new paint will be a lighter shade of the existing color, which will match the previously painted pylon sign.

The existing building signage at the main entrance will be removed during the renovation. The main sign ("Steinhafels") will be re-installed on the new façade, while the secondary sign ("Furniture Superstore") will be replaced with a new sign of similar design. Both signs will remain internally lit box letters.

The two existing signs ("Steinhafels" and "Furniture Superstore") are a combined 321 s.f. The new signage will be slightly smaller in size, however as they will be pushed together are considered as a single sign, the new 360 s.f. size includes the void space between the two signs.

To help the new façade tie in with the overall look of the Center, the new height will be 2'-0" shorter than the existing façade. At 240' wide, Steinhafels is the largest store in the Center and the gradual stepping of the facades helps draw you to the main entrance. Also, the new signage will be 4'-3" lower than the existing signage. The resulting façade is a better fit to the rest of the Center in both material and "look".



SHOWN: 4500LM (LEFT), 17,500LM (RIGHT)

Gotham Architectural Downlighting
LED Downlights



6" **Evo®**
Downlight

Solid-State Lighting



FEATURES

OPTICAL SYSTEM

- Patented Bounding Ray™ optical design (U.S. Patent No. 5,800,050)
- 45° cutoff to source and source image
- Top-down flash characteristic
- Polycarbonate lens integral to light engine

MECHANICAL SYSTEM

- 16-gauge galvanized steel construction; maximum 1-1/2" ceiling thickness
- Telescopic mounting bars maximum of 32", preinstalled, 4" vertical adjustment
- Toolless adjustments post installation
- Junction box capacity: 8 (4 in, 4 out) 12AWG rated for 90°C
- Light engine and driver accessible through aperture

ELECTRICAL SYSTEM

- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- Tested according to LM-79 and LM-80 standards
- Overload and short circuit protected
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional

LISTINGS

- Fixtures are CSA certified to meet US and Canadian standards; wet location, covered ceiling. ENERGY STAR® certified product.

WARRANTY

5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note:

Actual performance may differ as a result of end user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

WATTAGE CONSUMPTION MATRIX			
NOMINAL LUMENS	DELIVERED LUMENS*	WATTAGE	LUMENS per WATT
1000	1074	11.8	91.4
1500	1595	18.5	86.2
2000	2064	23.2	89.2
2500	2660	29.5	90.2
3000	3077	36.6	84.1
3500	3665	42.1	87.1
4000	4050	48.1	84.2
4500	4623	46.9	98.6
5000	5256.3	48.66	108.0
6000	6371.4	57.61	110.6
8000	8246.7	74.89	110.1
10000	10636.5	97.13	109.5
12000	12332	115.0	107.2
15000	15776	150.9	104.5
17500	17801	175.3	101.5

*Lumen Output for CRI80 - 3500K - MWD - Clear LS Reflector

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a shaded background*
- This luminaire is part of an A+ Certified solution for nLight® control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

ORDERING INFORMATION



A+ Capable options indicated by this color background.



Design2Ship Quick Ship Program: Options in green text qualify for Design2Ship — 5 business days from order entry to ship. Refer to Design2Ship Brochure for complete program details. Maximum Order Quantity: 100 units; 50 for Chicago Plenum.

EXAMPLE: EVO 35/150 6AR MWD LSS MVOLT EZ1

Series	Color temperature	Nominal lumen values			Reflector/Flange color	Trim Style	Distribution	
EVO	27/ 2700 K	10	1000 lumens	50	5000 lumens	6AR	Clear	(blank) Self-flanged
	30/ 3000 K	15	1500 lumens	60	6000 lumens	6PR	Pewter	
	35/ 3500 K	20	2000 lumens	80	8000 lumens	6WTR	Wheat	
	40/ 4000 K	25	2500 lumens	100	10000 lumens	6GR	Gold	
	50/ 5000 K	30	3000 lumens	120	12000 lumens	6WR ¹	White	
		35	3500 lumens	150	15000 lumens	6BR ¹	Black	
		40	4000 lumens	175	17500 lumens	6WRAMF ¹	White anti-microbial	
		45	4500 lumens					

Finish	Voltage	Driver ³		
ISS Semi-specular	MVOLT	GZ10	0-10V driver dims to 10%	EDXB ^{4,5}
LD Matte-diffuse	120	GZ1	0-10V driver dims to 1%	EXA1
LS Specular	277	EZ10	0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 10%	EXAB
	347 ⁷	EZ1	0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1%	ECOS2 ^{4,5,6}
		EZB	0-10V eldoLED driver with smooth and flicker-free deep dimming performance to dark	ECOS3 ^{4,5}
		EDAB ⁴	DALI eldoLED driver with smooth and flicker-free deep dimming performance to dark	

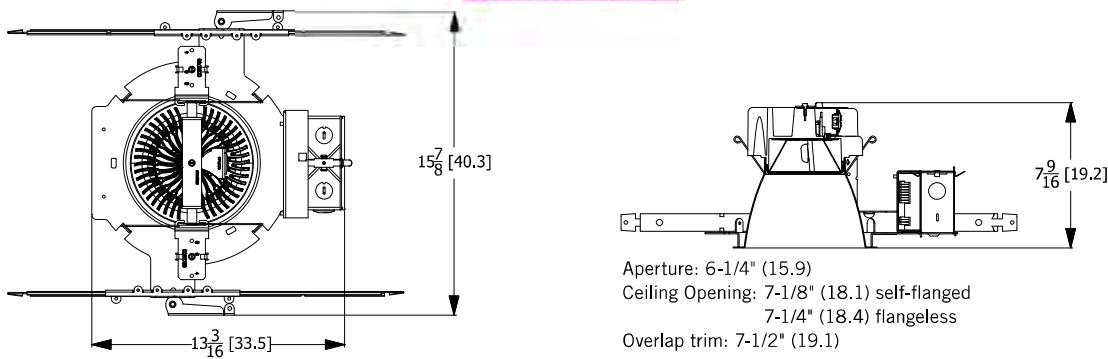
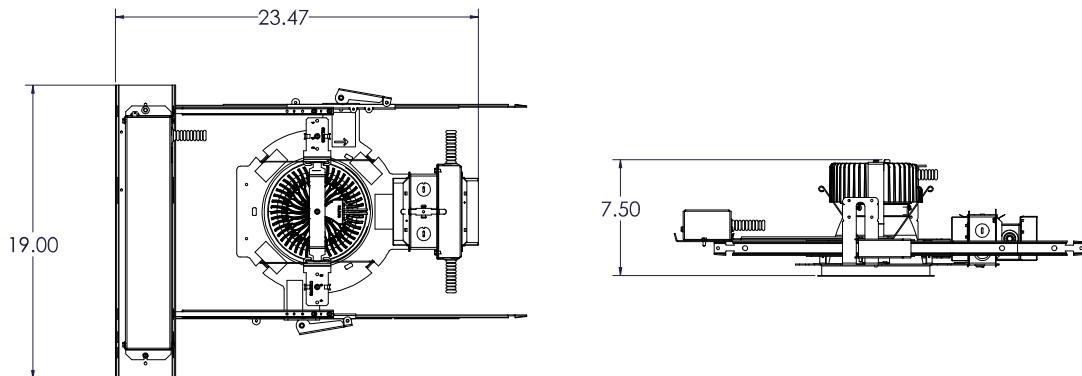
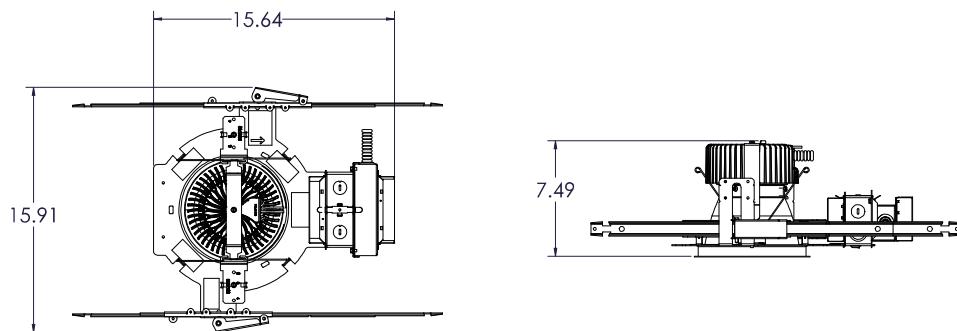
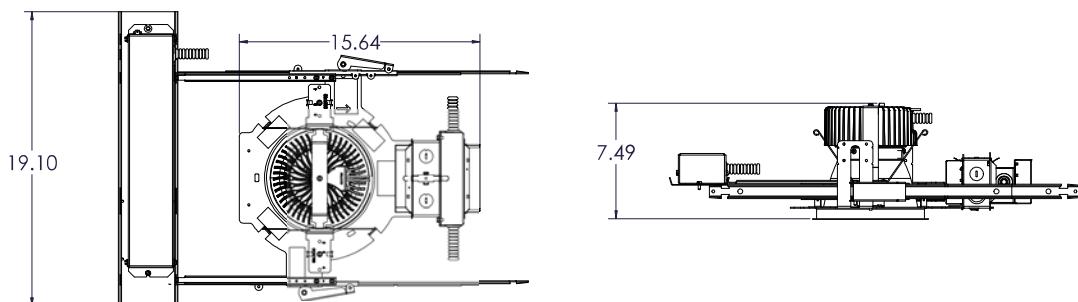
Options	
SF	Single fuse. Specify 120V or 277V.
TRW ⁷	White painted flange
TRBL ⁸	Black painted flange
EL ⁹	Emergency battery pack with integral test switch
ELR ⁹	Emergency battery pack with remote test switch
ELSD	Emergency battery pack with self-diagnostics, integral test switch
ELRSD	Emergency battery pack with self-diagnostics, remote test switch
E10WCP	Emergency battery pack, 10W Constant Power, CA Title 20 compliant
NPP16D ¹⁰	nLight® network power/relay pack with 0-10V dimming for non-ledoLED drivers (GZ10, GZ1).
NPP16DER ¹⁰	nLight® network power/relay pack with 0-10V dimming for non-ledoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.
NPS80EZ ¹⁰	nLight® dimming pack controls 0-10V eldoLED drivers.
NPS80EZR ¹⁰	nLight® dimming pack controls 0-10V eldoLED drivers. ER controls fixtures on emergency circuit.
N80 ¹⁰	nLight® Lumen Compensation
BGTD	Bodine generator transfer device. Specify 120V or 277V.
CRI90	High CRI (90+)
CP ¹²	Chicago plenum. Specify 120V or 277V.
RRL	RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature.
HAO ¹³	HAO High ambient option (40C)
NLTAIR2 ¹⁴	nLight® Air enabled

ACCESSORIES order as separate catalog numbers (shipped separately)	
SCA6	Sloped ceiling adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA6 10D. Refer to TECH-190 .
CTA4-8 YKHL	Ceiling thickness adapter for 10,000lm and above (extends mounting frame to accommodate ceiling thickness up to 5"). Adds ~4" to fixture height.
CTA4-8 YK	Ceiling thickness adapter for 8,000lm and below (extends mounting frame to accommodate ceiling thickness up to 5"). Adds ~4" to fixture height.
GVRT	Vandal-resistant trim accessory. Refer to TECH-200 .
ISD BC	0-10V wallbox dimmer. Refer to ISD-BC .

ORDERING NOTES	
1. Not available with finishes.	10. Specify voltage. ER for use with generator supply power. Will require an emergency hot feed and normal hot feed.
2. Not available with emergency battterypack options.	11. Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZR. Only available with EZ10 and EZ1 drivers.
3. Refer to TECH-240 for compatible dimmers.	12. 12,000lm max with EL or nLight® options. 5,000lm max with Lutron drivers combined with EL. Not available with ELR, HAO, EXA1, or EXAB options.
4. Not available with nLight® and Xpoint options.	13. Only available 5000lm -15,000lm with eldoLED drivers.
5. Not available 17,500lm.	14. Not available DALI or DMX drivers. Not available with CP, NPS80EZ, NPS80EZR, NPP16D, NPP16DER or N80 options.
6. Specify voltage 120V or 277V.	
7. Not applicable with WR or FL option.	
8. Not applicable with BR or FL option.	
9. For dimensional changes, refer to TECH-140 .	

DIMENSIONAL DATA

All dimensions are inches unless otherwise noted.

1000LM-4500LM STANDARD

1000LM-4500LM BATTERYPACK

5000LM-8000LM STANDARD

5000LM-8000LM BATTERYPACK




SOUTH ELEVATION - EXISTING



PERSPECTIVE AT EXISTING



SOUTH ELEVATION - ALT SIGNAGE



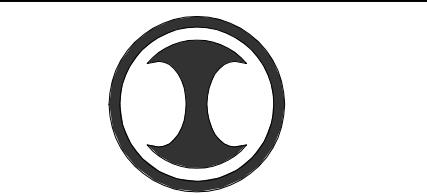
PERSPECTIVE AT ALT SIGNAGE



SOUTH ELEVATION - PROPOSED



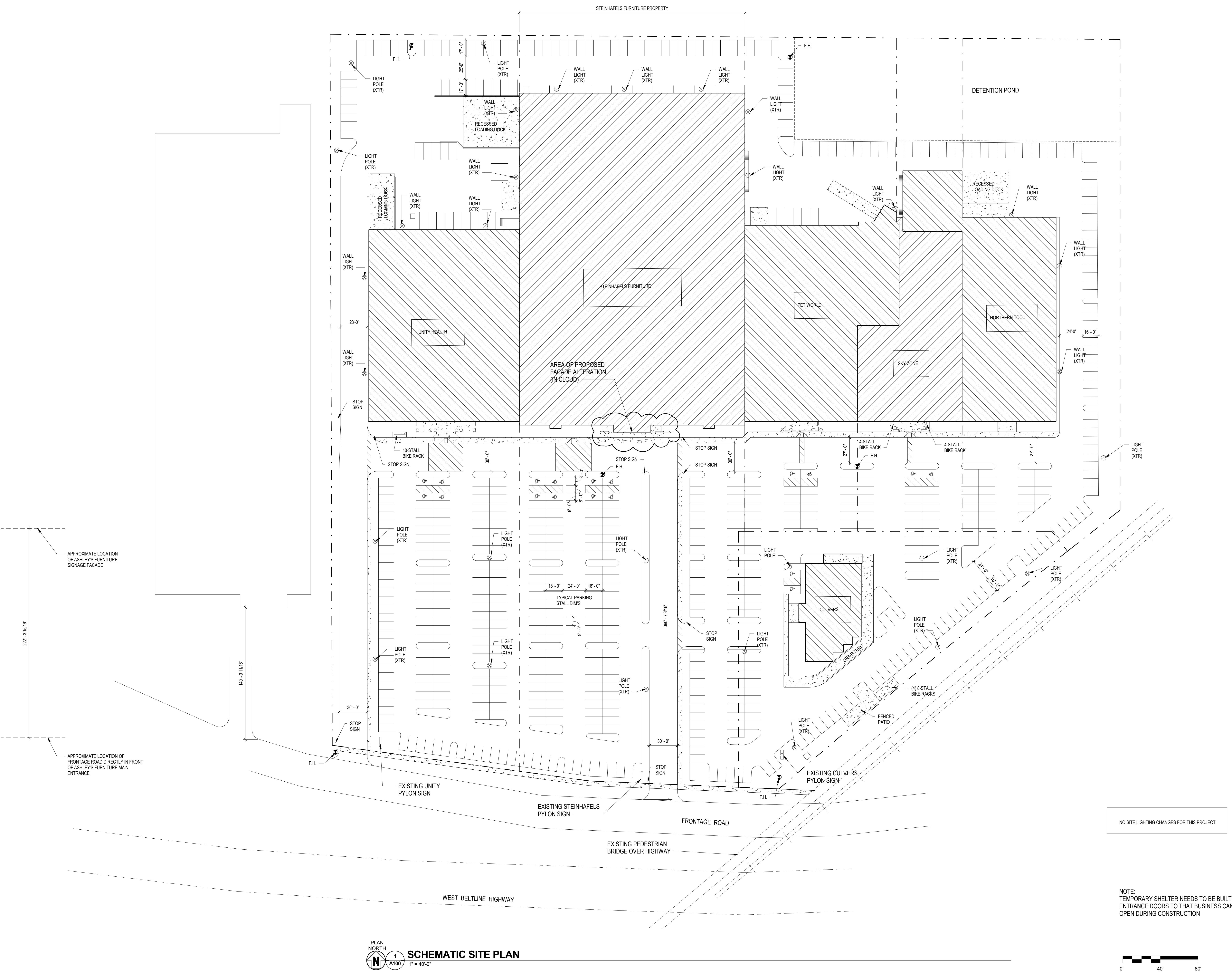
PERSPECTIVE AT PROPOSED
SOUTH ELEVATION



ICONICA
901 DERRING WAY / MADISON, WI 53717
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iconicacreates.com

STEINHAFELS BELTLINE ROOF

2164 W. BELTLINE HWY
W231 N 013 COUNTY F
MADISON, WI 53713
STEINHAFELS FURNITURE
WAUKESHA, WI 53186



STEINHAUERS BELLINE ROOF

2184 W. BELLINE HWY
MADISON, WI 53713

NHAFELS FURNITURE
W231 N1013 COUNTY F
WAUKESHA, WI 53186

PLAN
NORTH



GRADING PLAN

1" = 40'-0"

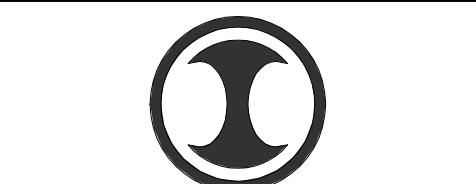
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Meet Title

TRADING PLAN

Object Number: 20180200
Sheet Number

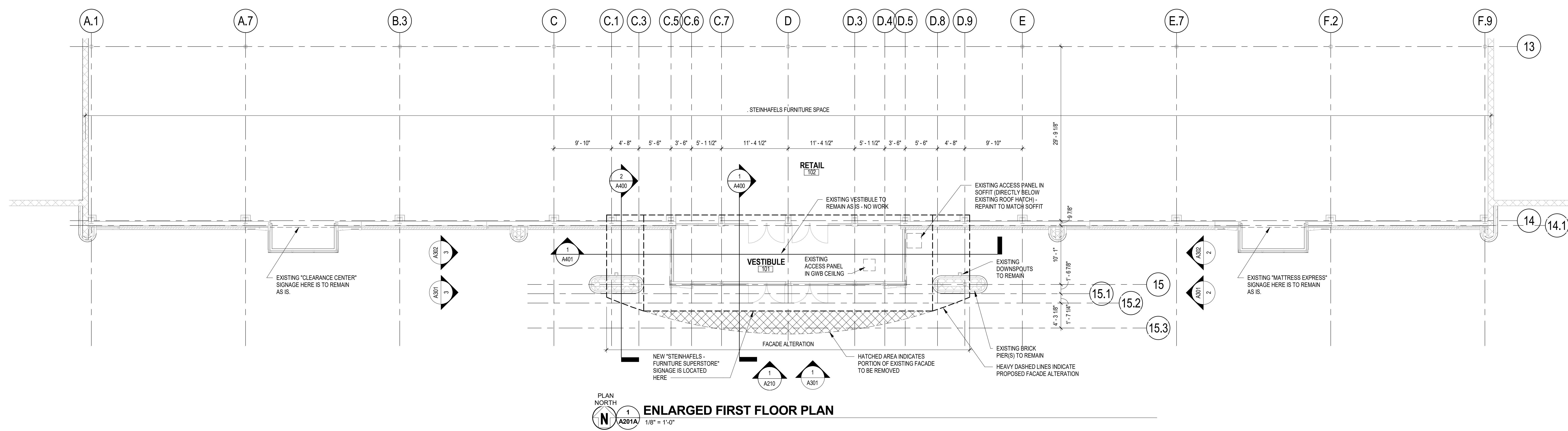
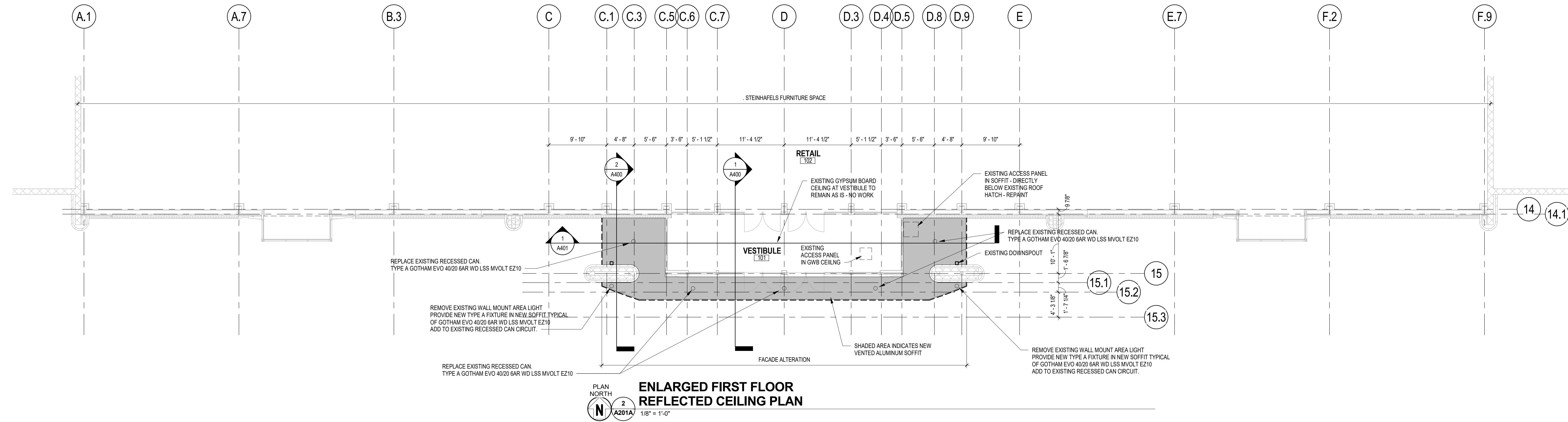


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STEINHAFELS BELTLINE ROOF

2164 W. BELTLINE HWY
W231 N 1013 COUNTY F
MADISON, WI 53713
STEINHAFELS FURNITURE
WAUKESHA, WI 53186



ISSUE DATES:
Issue Description Date
UDC SUB #1 07-17-18
UDC SUB #2 08-14-18
UDC/CDR SUB #1 08-14-18

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Sheet Title
ENLARGED FIRST FLOOR PLAN

Project Number: 20180200
Sheet Number:

A201A

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8/13/2018 11:00:32 AM

STEINHAFFELS BELTLINE ROOF

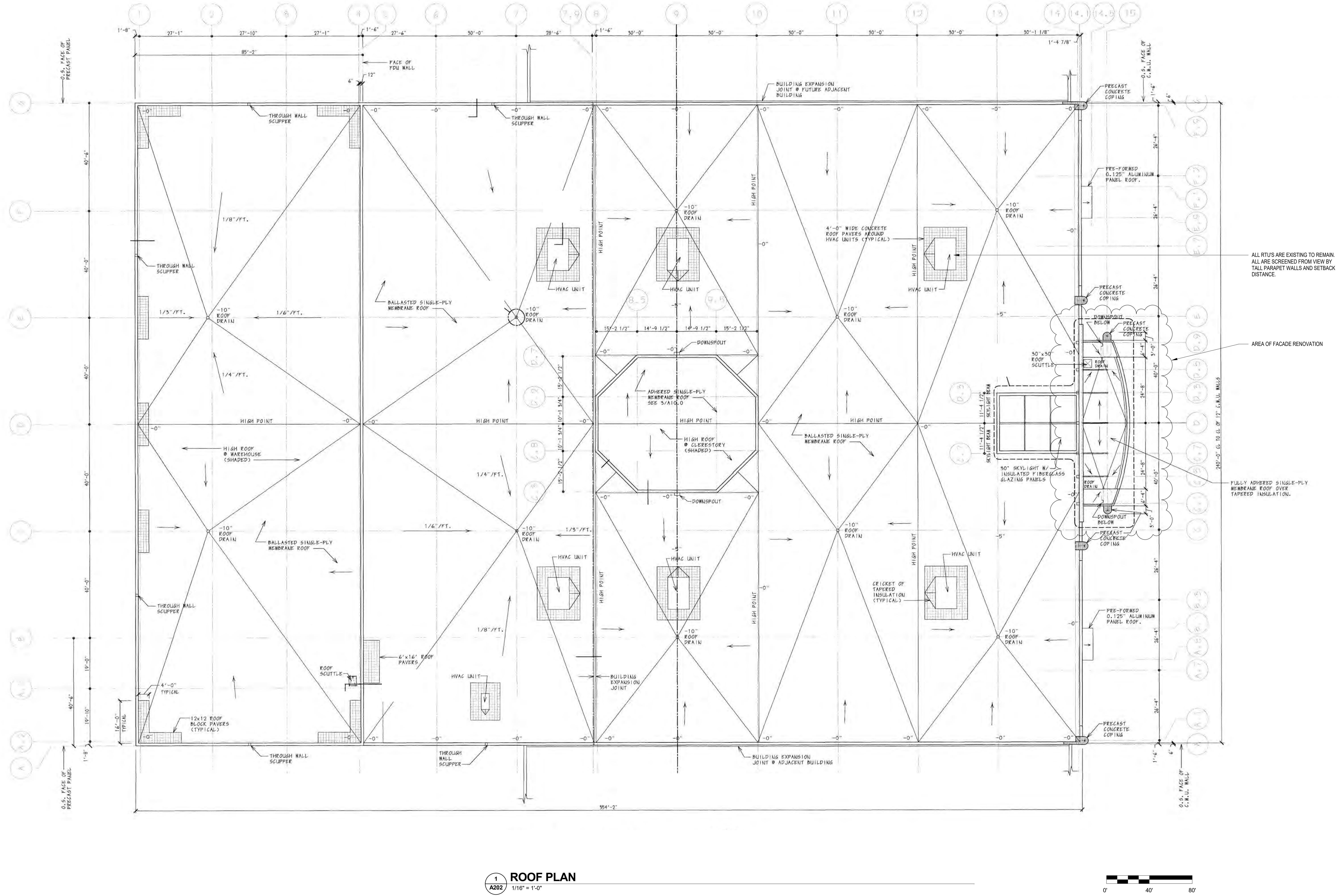
STEINHAFELS FURNITURE
2164 W. BELTLINE HWY
MADISON, WI 53713

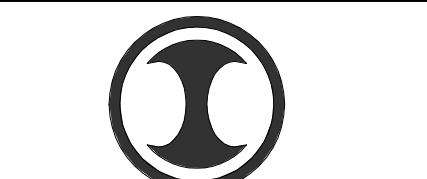
W231 N1013 COUNTY F
WAUKESHA, WI 53186

ISSUE DATES:		
Issue	Description	Date
	UDC SUB #2	08-14-18
	UDC/CDR SUB #1	08-14-18

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Project Number: 20180200
Sheet Number



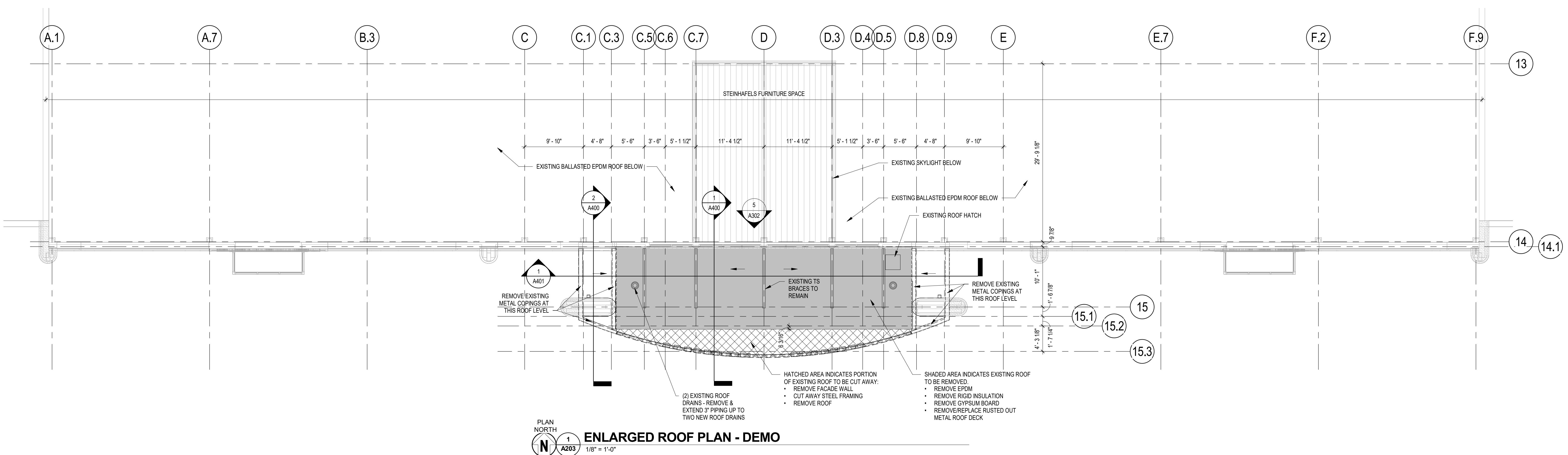
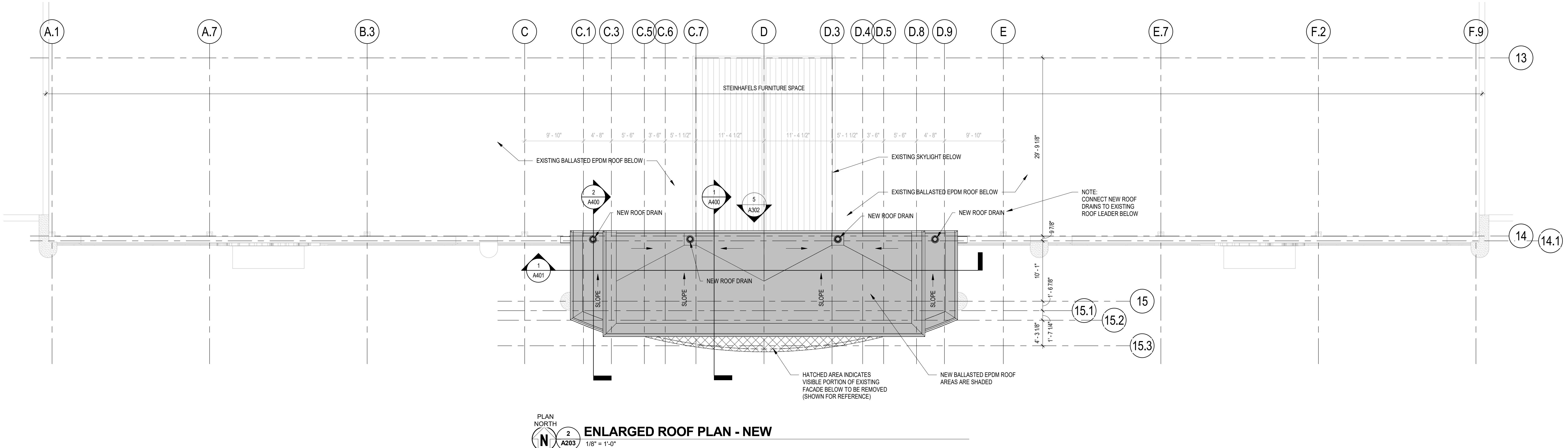
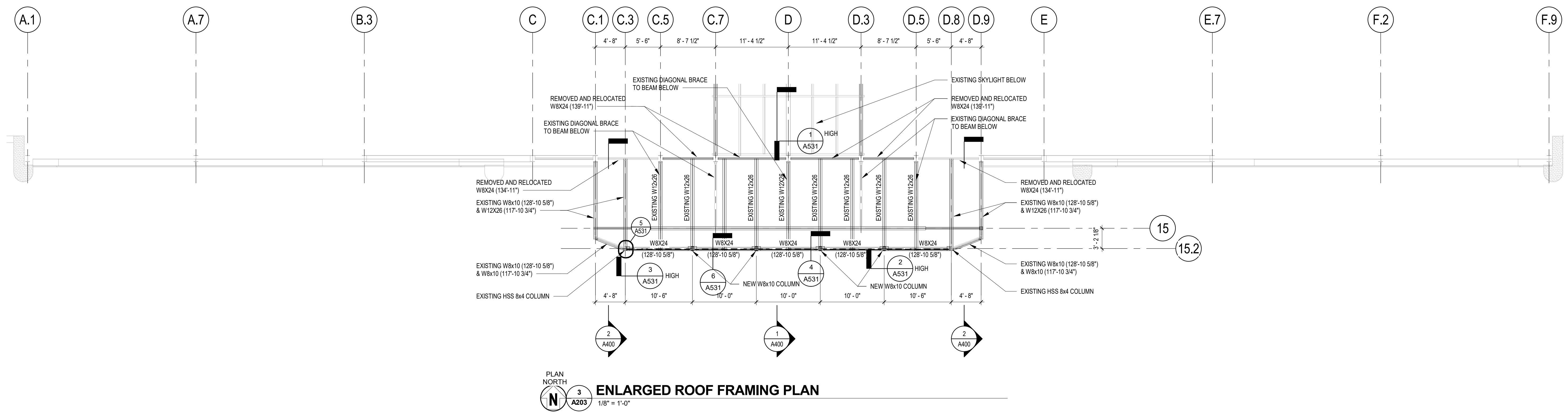


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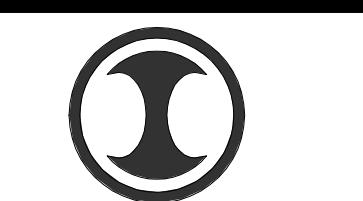
Issue Dates:	Issue	Description	Date
		UDC SUB #2	08-14-18
		UDC/CDR SUB #1	08-14-18

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Sheet Title
ENLARGED ROOF PLANS

Project Number: 20180200
Sheet Number:

A203

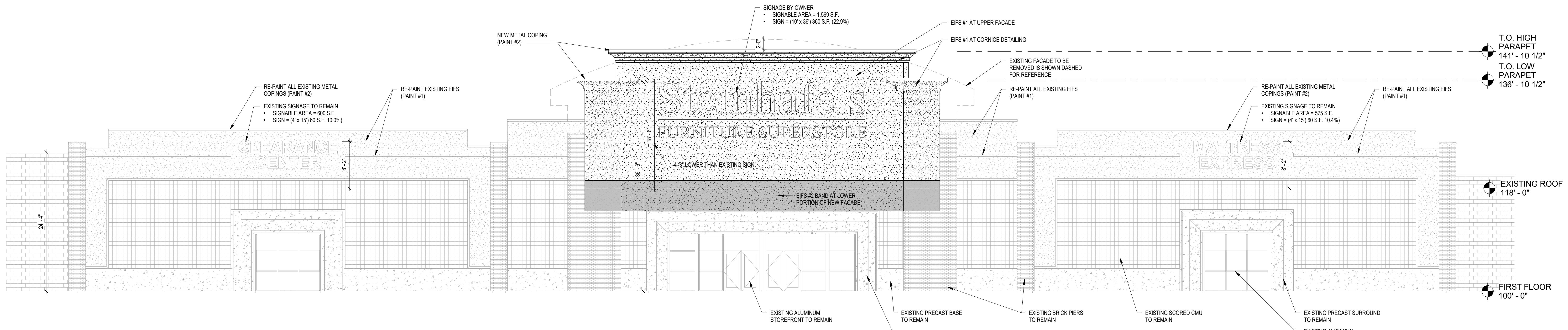


ICONICA

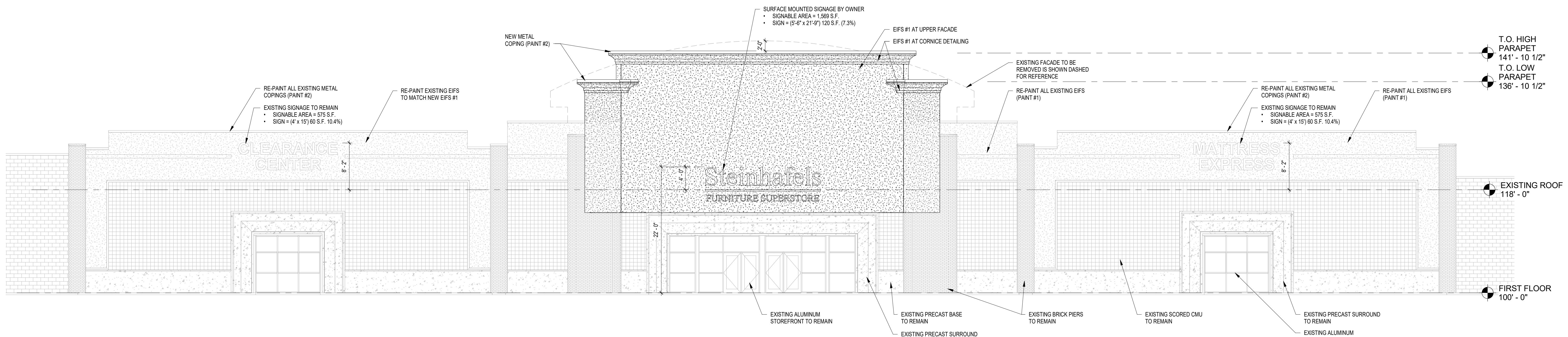
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STEINHAFELS BELTLINE ROOF

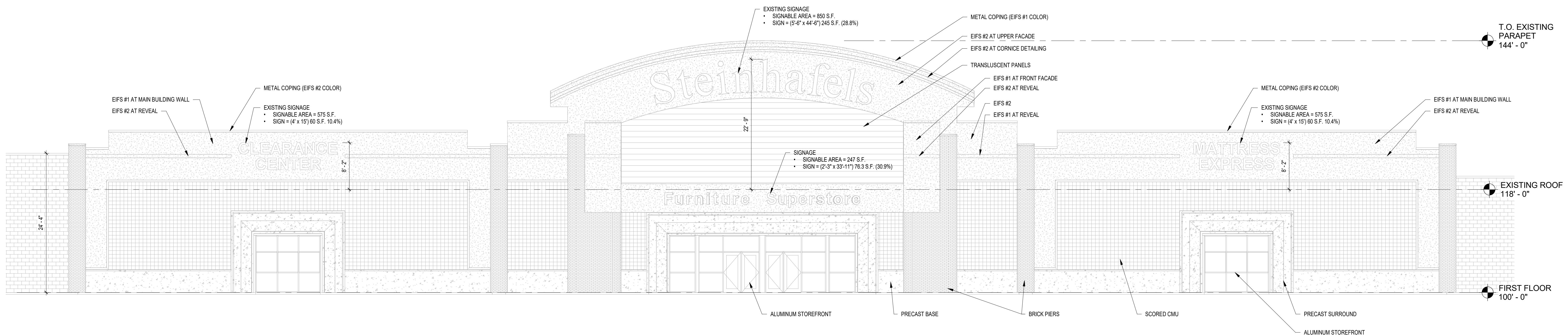
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W231 N 1013 COUNTY F
WAUKESHA, WI 53186



3 SOUTH ELEVATION - PROPOSED SIGNAGE



2 SOUTH ELEVATION - COMPLYING SIGNAGE



1 SOUTH ELEVATION - EXISTING

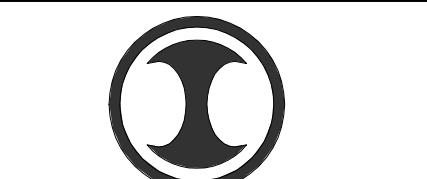
ISSUE DATES:
Issue UDC SUB #2 08-14-18
Description UDC/CDR SUB #1 08-14-18
Date

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Sheet Title
BUILDING ELEVATIONS - UDC #2
Project Number: 20180200
Sheet Number:

A210

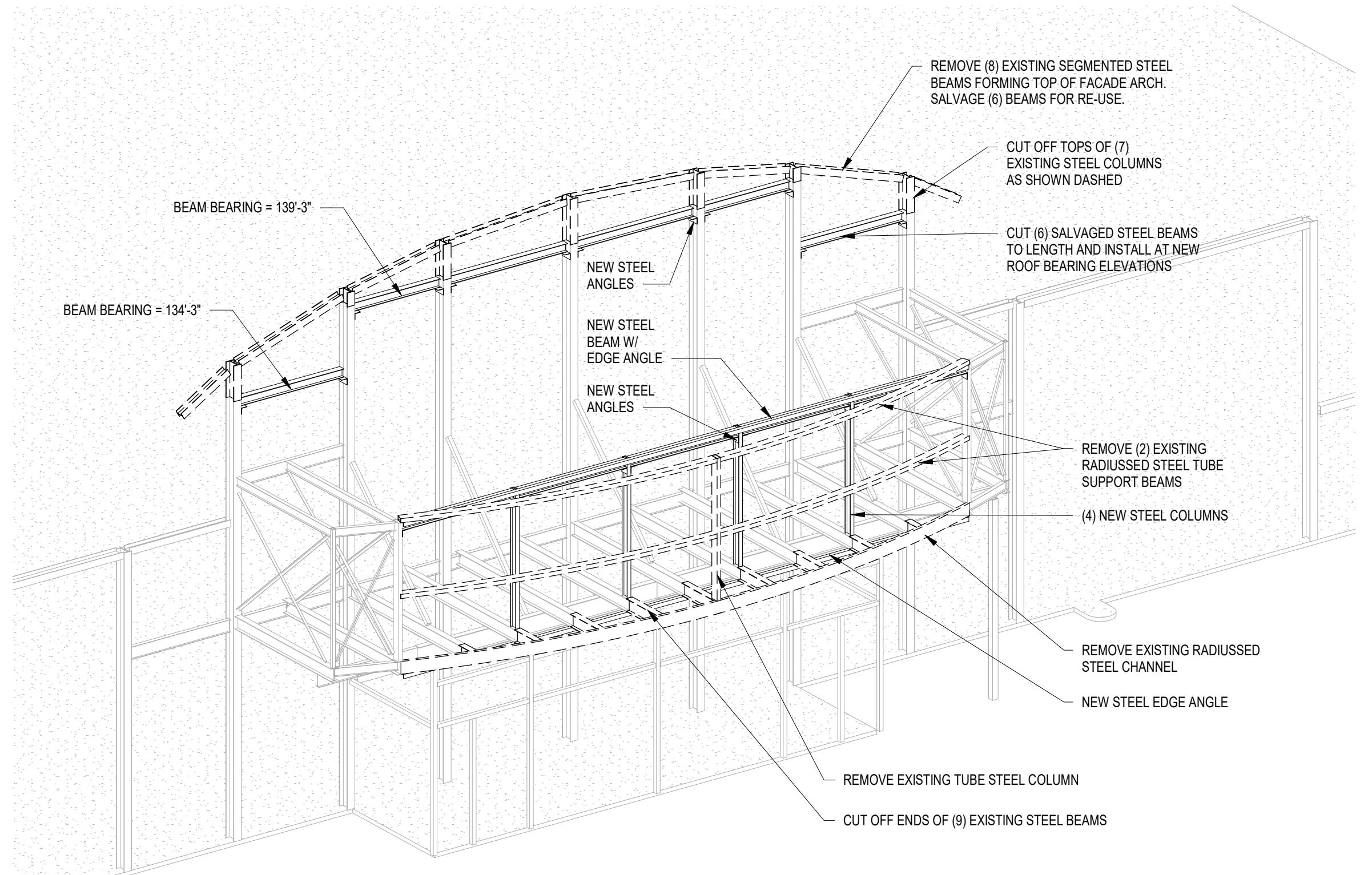
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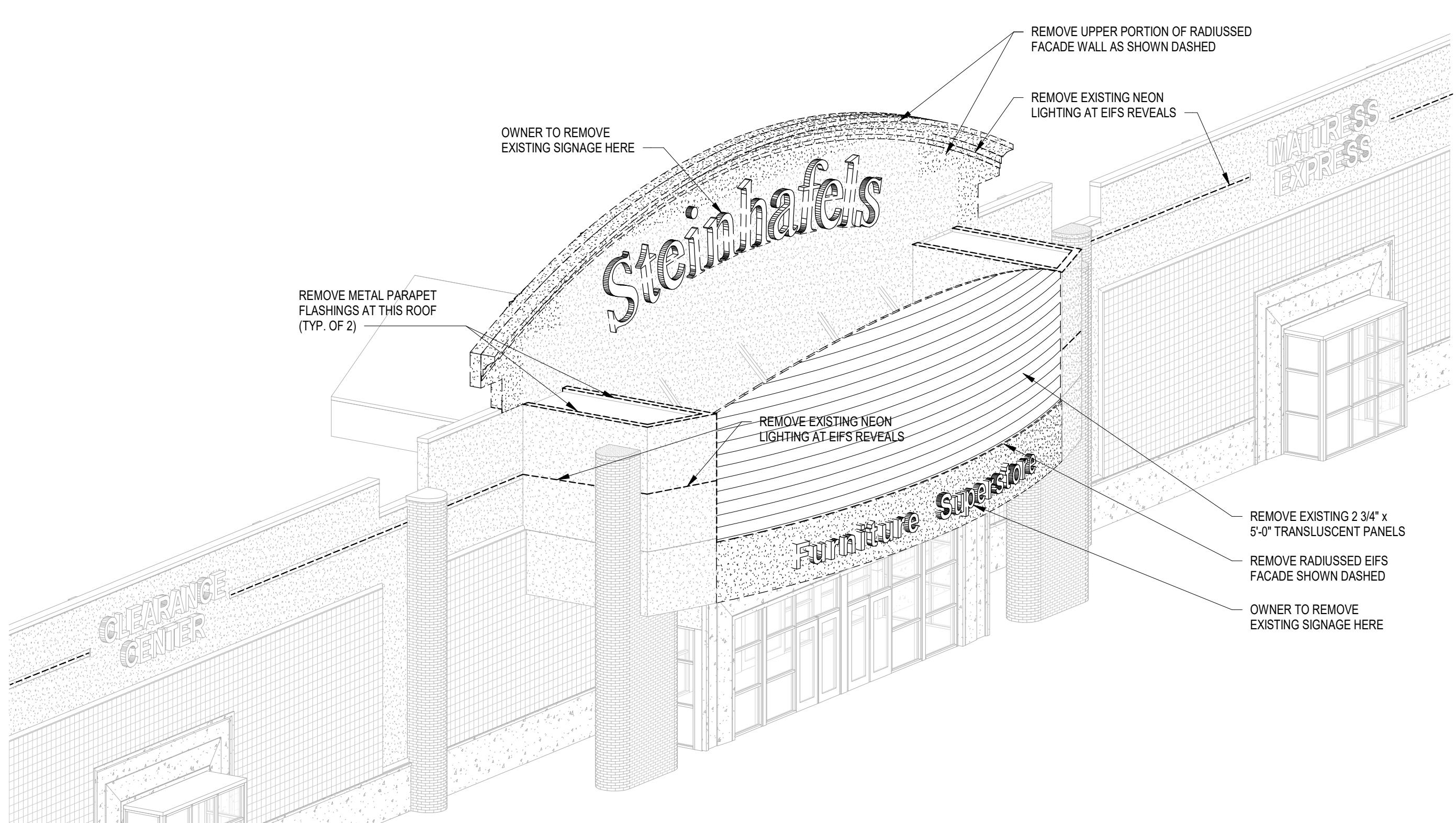
ICONICA
901 DERRING WAY / MADISON, WI 53717
Ph: 608.644.1500 // Fax: 608.644.3535
iconicacreates.com

STEINHAFELS BELTLINE ROOF

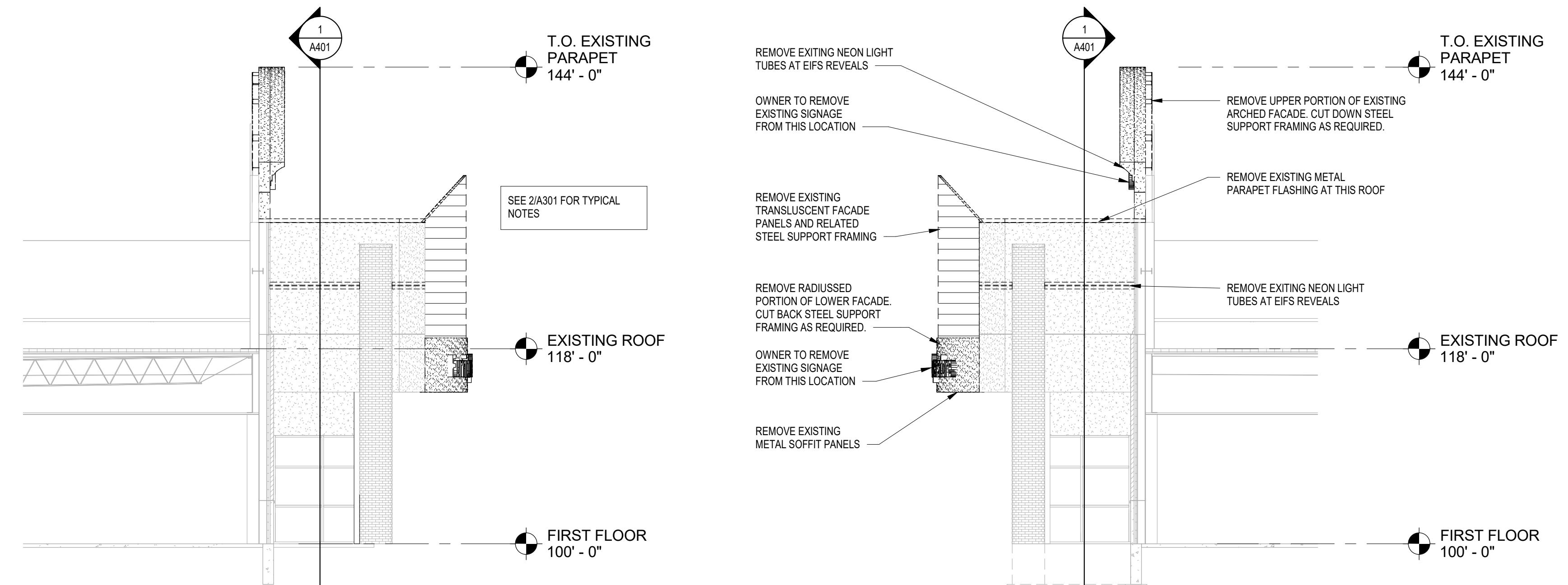
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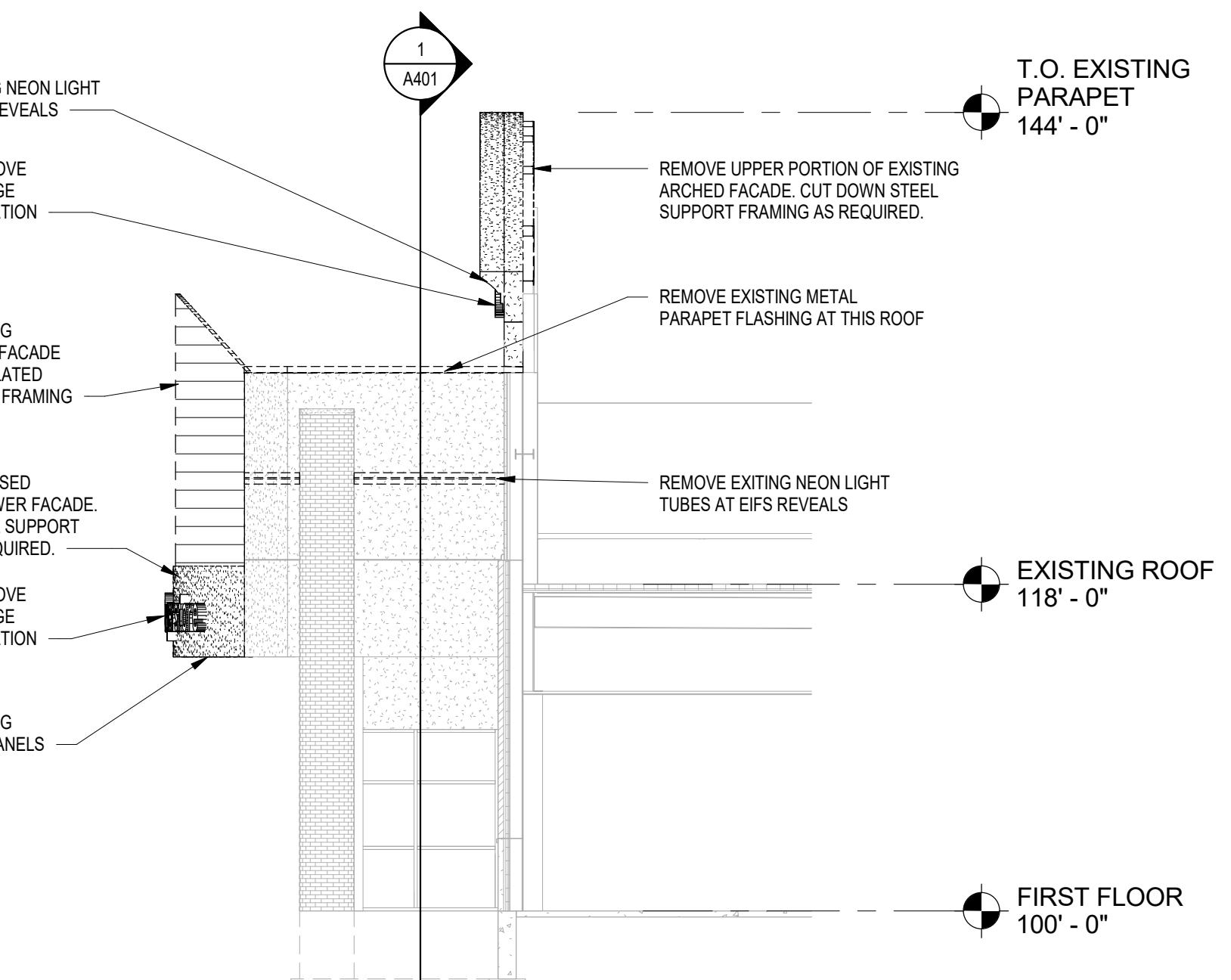
ISOMETRIC VIEW AT STRUCTURAL



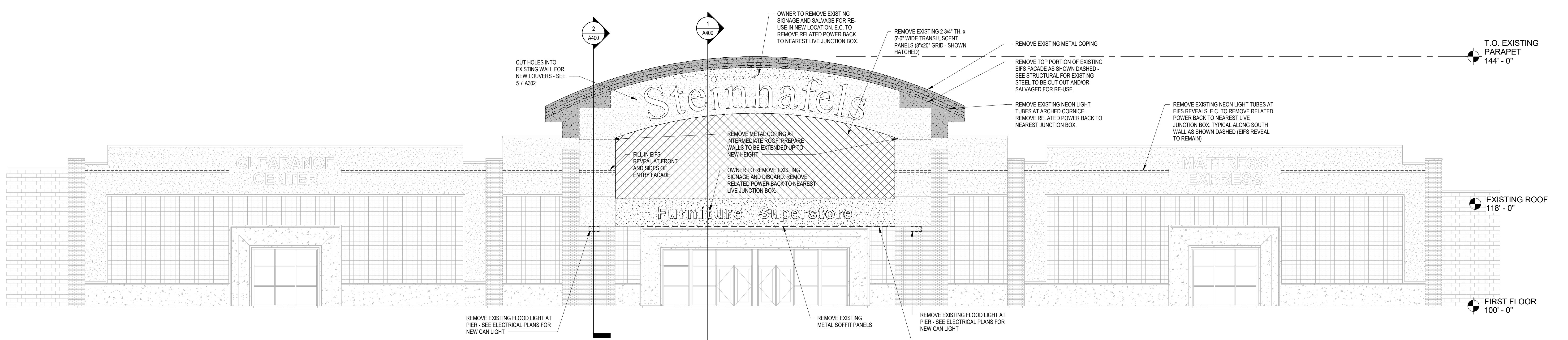
ISOMETRIC VIEW AT DEMOLITION



WEST ELEVATION - DEMO



EAST ELEVATION - DEMO



SOUTH ELEVATION - DEMO

ISSUE DATES:
Issue Description Date
UDC SUB #2 08-14-18
UDC/CDR SUB #1 08-14-18

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Sheet Title
BUILDING
ELEVATIONS -
DEMO
Project Number: 20180200
Sheet Number:

A301



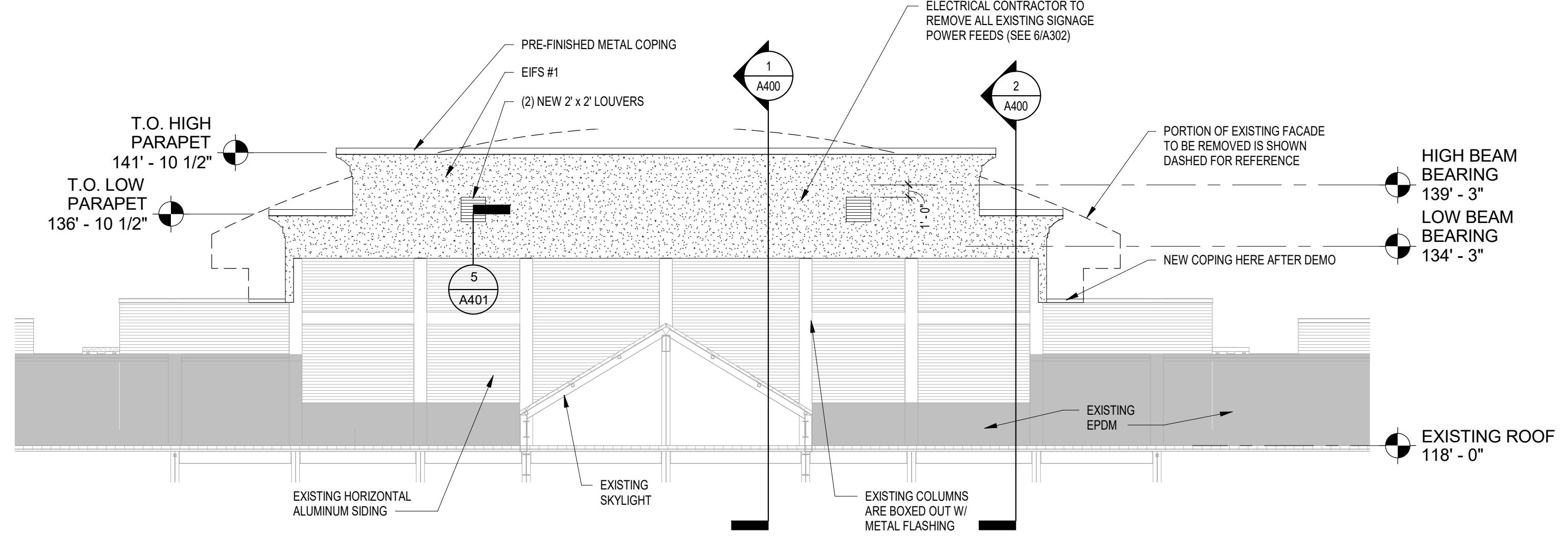
PHOTO AT BACK SIDE OF EXISTING FAÇADE
A302 1/8" = 1'-0"



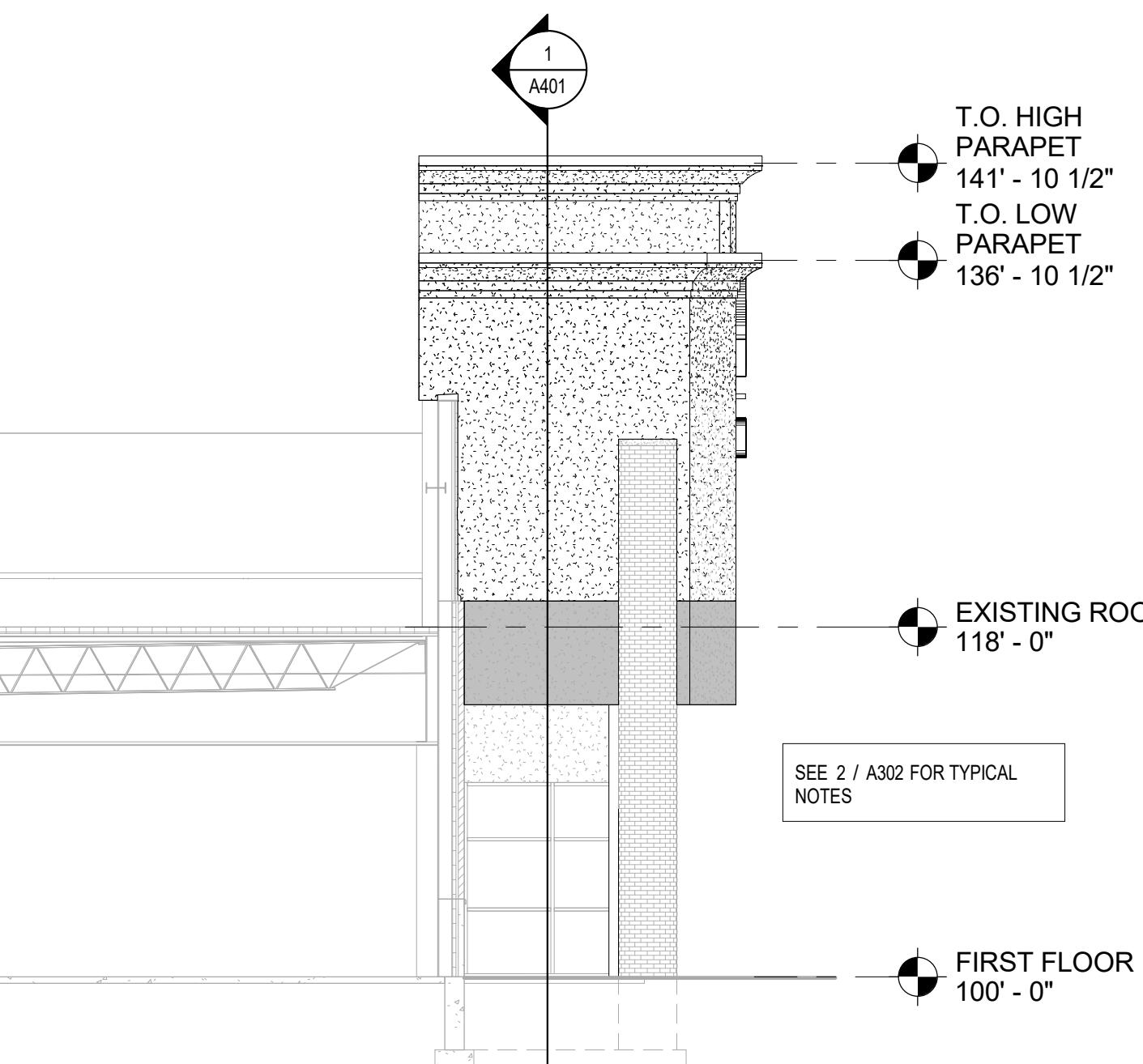
ISOMETRIC VIEW AT NEW FAÇADE
A302

EXTERIOR MATERIALS KEY			
EIFS #1	PAINT #1	COLOR: SW 6105 DIVINE WHITE TEXTURE: FINE SAND FINISH	NEW EIFS, RE-PAINT EXISTING EIFS AND EIFS REVEALS
EIFS #2	PAINT #2	COLOR: SW 6107 NOMADIC DESERT TEXTURE: FINE SAND FINISH	ACCENT BAND AT LOWER PORTION OF NEW FAÇADE
PRECAST CONCRETE (EXISTING)		COLOR: EDWARDS TAN DC-25 TEXTURE: SMOOTH	EXISTING AT BASE, MAIN ENTRY SURROUND, BAY WINDOW SURROUND, PIER CAPS
BRICK (EXISTING)		COLOR: GLEN GARY, OXFORD IRON SIZE: UTILITY	EXISTING TO REMAIN AT PIERS
SCORED C.M.U. (EXISTING)		COLOR: GLEN GARY, OXFORD IRON SIZE: 8" x 8" SCORE	EXISTING TO REMAIN AT BUILDING WALLS
METAL COPINGS (EXISTING)		COLOR: PREVIOUSLY PAINTED SW 6107 NOMADIC DESERT	REPAINT PAINT #2 - SW 6107 NOMADIC DESERT
METAL COPINGS (NEW)		COLOR: SW 6107 NOMADIC DESERT	PAINT GRIP METAL - PAINT IN SHOP
METAL SOFFIT (NEW)		COLOR: ALMOND	VENTED ALUMINUM SOFFIT PANELS
ALUMINUM STOREFRONT (EXISTING)		COLOR: MEDIUM BRONZE	EXISTING TO REMAIN

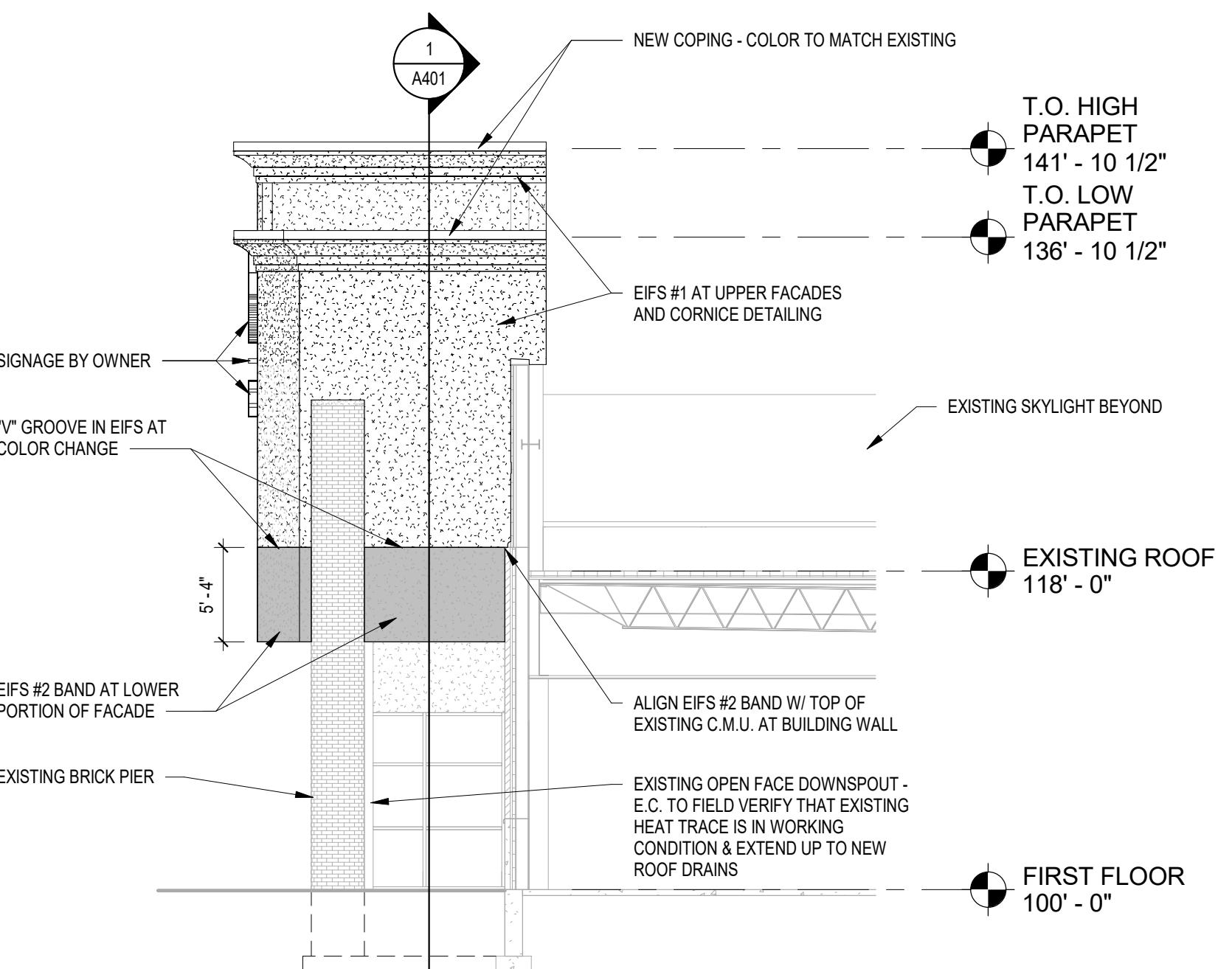
EXTERIOR MATERIAL NOTES:
1. SEALANT COLOR TO MATCH DARKER OF TWO ADJACENT MATERIALS
2. AESTHETIC "Y" JOINT IS REQUIRED IN EIFS AT COLOR/TEXTURE TRANSITIONS



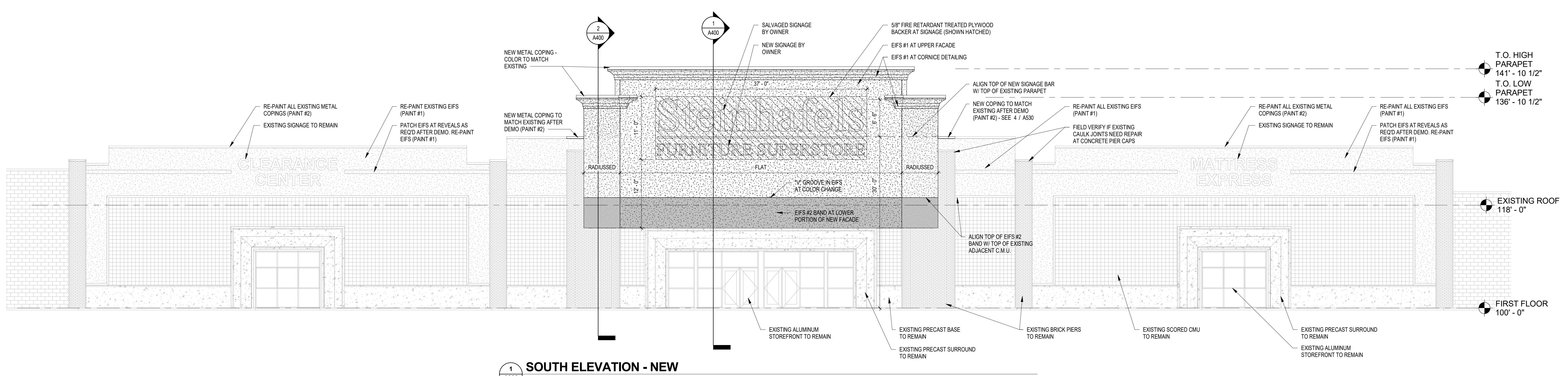
ELEVATION AT BACK SIDE OF FAÇADE WALL
A302 1/8" = 1'-0"



WEST ELEVATION - NEW
A302 1/8" = 1'-0"



EAST ELEVATION - NEW
A302 1/8" = 1'-0"



SOUTH ELEVATION - NEW
A302 1/8" = 1'-0"

STEINHAFFELS BELTLINE ROOF

2164 W. BELTLINE HWY
W231 N 1013 COUNTY F
WAUKESHA, WI 53186

ISSUE DATES:
Issue UDC SUB #2 08-14-18
Description UDC/CDR SUB #1 08-14-18
Date

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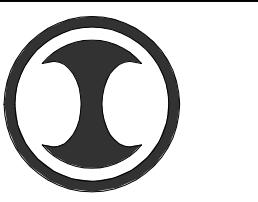
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BUILDING
ELEVATIONS

Project Number: 20180200
Sheet Number:

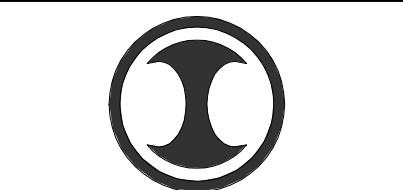
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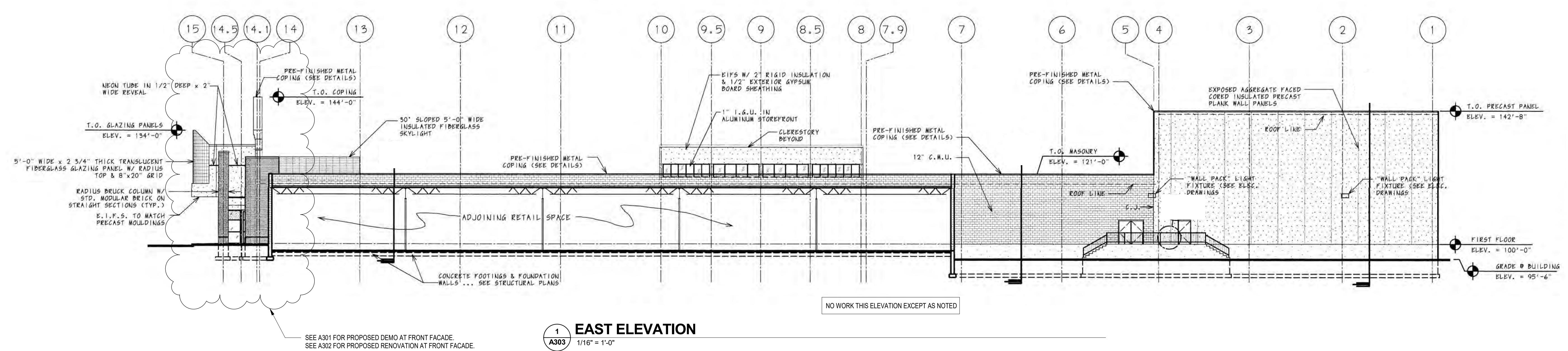
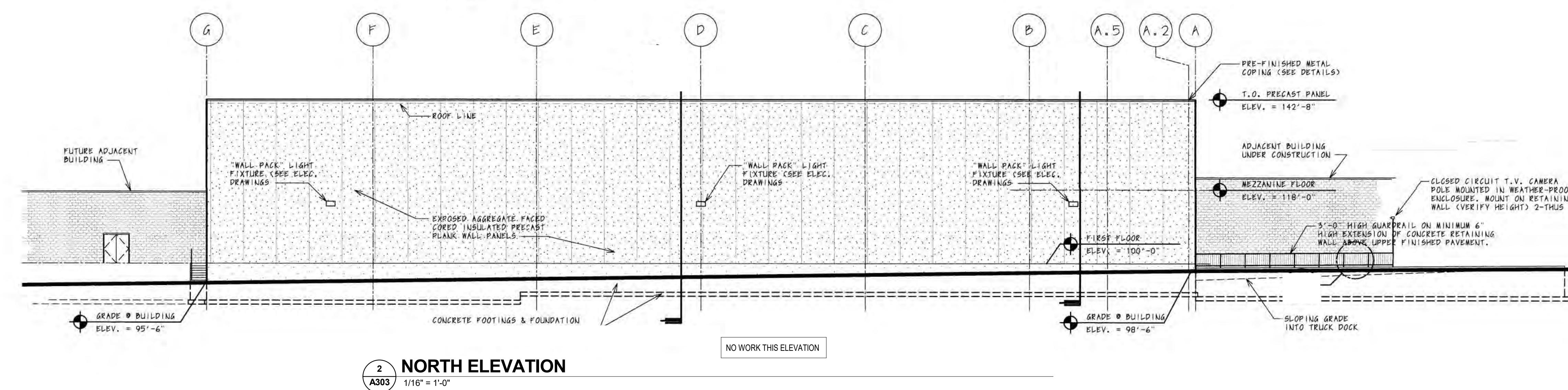
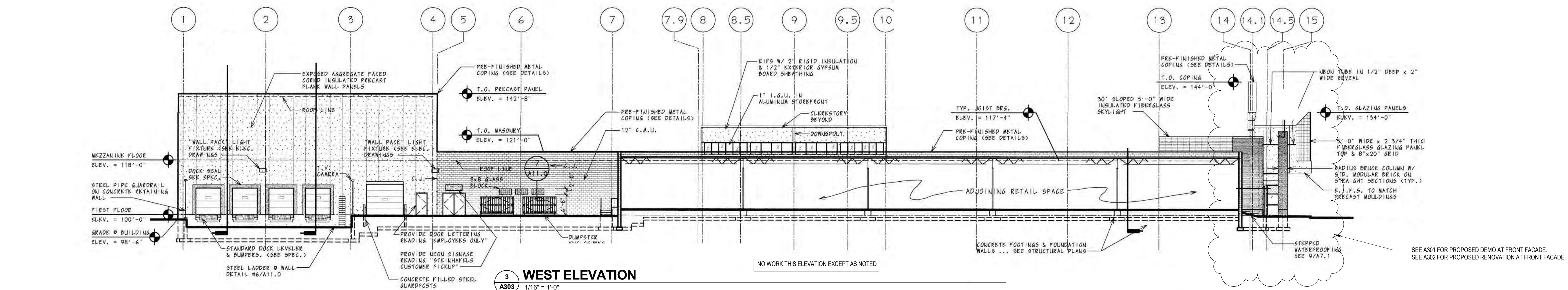
ICONICA
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STEINHAFELS BELTLINE ROOF

2164 W. BELTLINE HWY
W231 N 1013 COUNTY F
MADISON, WI 53716
WAUKESHA, WI 53186



Issue	Description	Date
UDC SUB #2	UDC/CDR SUB #1	08-14-18
UDC/CDR SUB #1		08-14-18

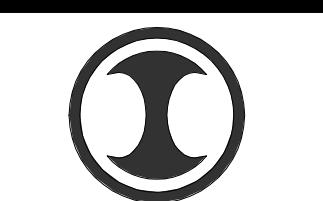
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Sheet Title
BUILDING ELEVATIONS

Project Number: 20180200
Sheet Number:

A303

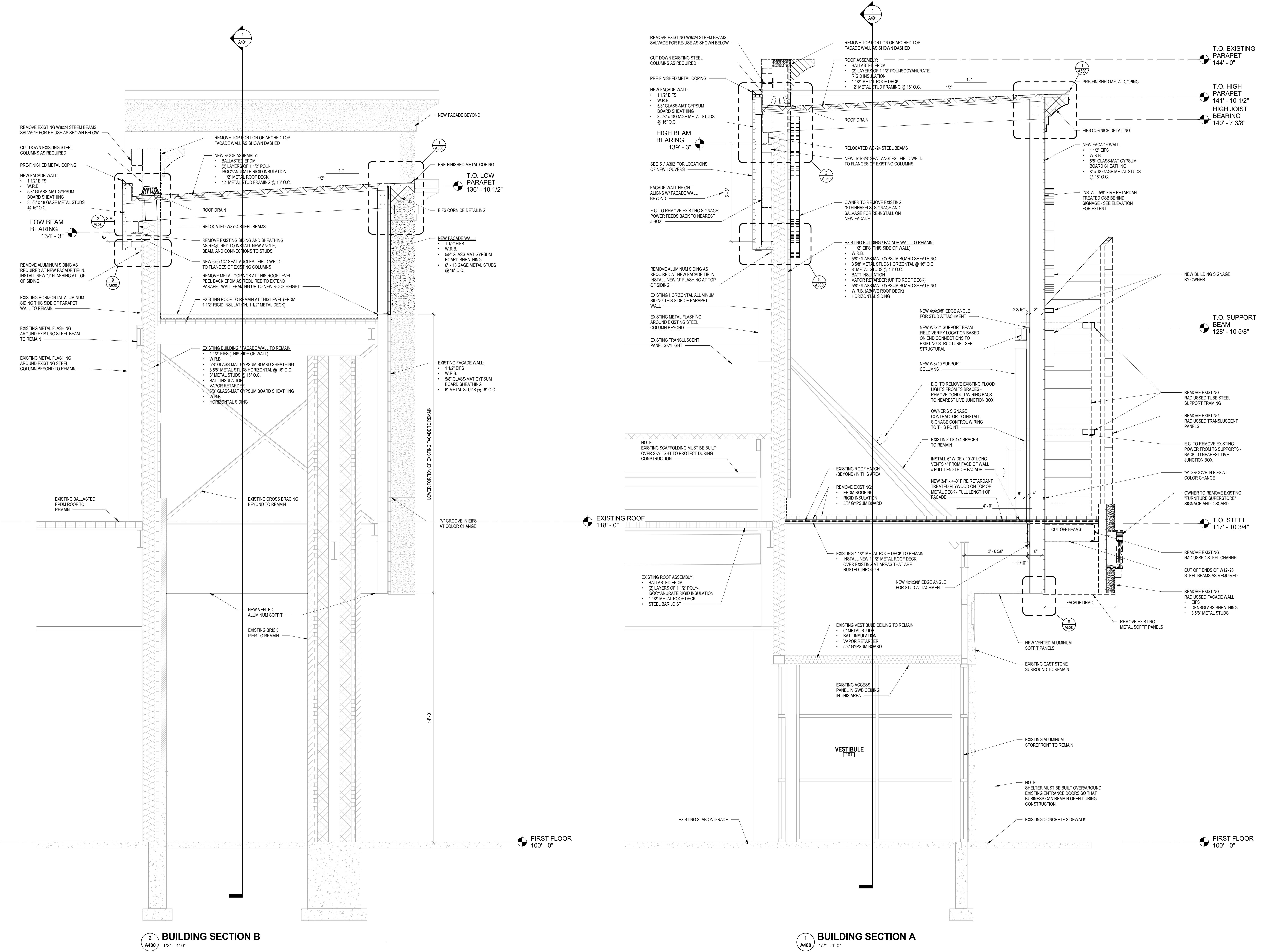
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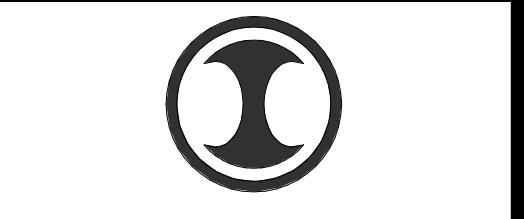


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STEINHAFELS BELTLINE ROOF

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W231 N 1013 COUNTY F
WAUKESHA, WI 53186





ICONICA

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STEINHAFELS BELTLINE ROOF

2164 W. BELTLINE HWY
MADISON, WI 53713
W231 N013 COUNTY F
WAUKESHA, WI 53186

STEINHAFELS FURNITURE

ISSUE DATES:
Issue Description Date
UDC SUB #2 08-14-18
UDC/CDR SUB #1 08-14-18

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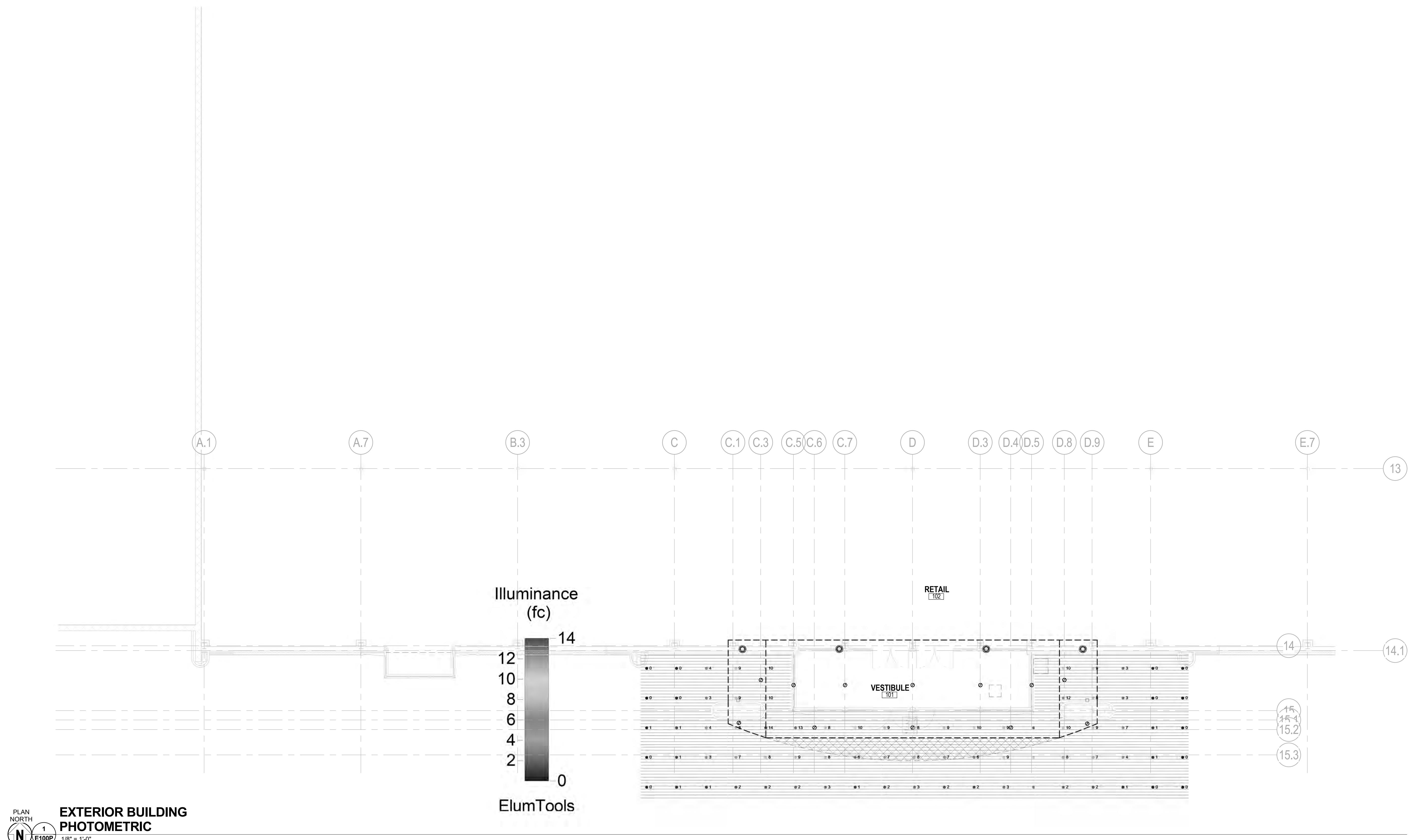
Sheet Title
SITE
PHOTOMETRIC
PLAN

Project Number: 20180200
Sheet Number:

E100P

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8/13/2018 4:31:01 PM

BUILDING EXTERIOR ENTRY...					
Calculation Points Name	Average	Maximum	Minimum	Average / Minimum	Maximum / Minimum
FRONT ENTRY	5 fc	14 fc	0 fc	78.0	226.1



SITE LOCATION MAP



2164 W. BELTLINE HWY
MADISON, WI 53713

PROJECT DIRECTORY

DESIGN-BUILDER
ICONICA, INC.
901 DEMING WAY
MADISON, WISCONSIN 53717
PHONE: (608) 664-3500
FAX: (608) 664-3535

OWNER
STEINHAFELS FURNITURE
W231 N1013 COUNTY F
WAUKESHA, WI 53186

STEINHAFELS BELTLINE ROOF



BUILDING CODE

Building Design: 2015 International Existing Building Code, with WI amendments (ALTERATION LEVEL 2)
2015 International Building Code, with WI amendments

1. Building Use / Occupancy: Non-Separated Occupancies: Mercantile (M) Storage moderate hazard (S-1)
2. Construction Classification: Type IIIB
3. Area and Stories: Per Table 503: Mercantile - 50,000 gsf and 3 stories; S-1 - 70,000 gsf and 2 stories
4. Unlimited Area Building: One Story fully sprinklered building surrounded w/ 60' public ways (507). Reduced open space per (507.2) shall not be allowed for more than 75% of the building perimeter. Exterior walls facing the reduced width shall be 3-hour fire rated (Existing walls and openings meet this protection requirement)
5. Occupancy Separation: Not required for occupancy separation per Table 508.4
6. Fire Protection System: Fully Sprinklered per NFPA 13 (Existing)
7. Mezzanine: Open to first floor - occupancy is < 10 % of first floor area
8. Non-Separated Areas: Mercantile 1st floor: 65,000 gsf
S-1 1st floor: 20,000 gsf
S-1 mezzanine: 3,000 gsf (not included in Total for code purposes)
Total 1st floor: 85,000 gsf
9. Minimum Number of Exits: 2 (minimum Table 1006.3.1)
10. Occupant load per code: Mercantile 1st floor: 442
S-1 1st floor: 10
S-1 Mezzanine: 6
Total: 458 occupants
11. Exit Access Travel Distance: 250' Mercantile / Storage S-1 (Table 1017.2)
12. Exit: Width - 0.2 inches per person for exits (0.3 at stairways, min 36" clear)
92" exit width are required, 358" exit width is existing
13. Toilet Facilities: Note: toilet rooms are existing and are to remain as is - No Work
Existing Toilet Facilities Provided:
WC - Women: 4 existing are provided
WC - Men: 2 existing are provided plus 2 urinals
WC - Unisex: 1 existing is provided
LAV - Women: 4 existing are provided
LAV - Men: 2 existing are provided
LAV Unisex: 1 existing is provided
DF - 2 existing holes provided
SS - 1 existing provided
14. Fire Extinguishers: Type: 2A
Distance to Extinguisher: 75'
Floor Area / Extinguisher: 11,250 sq. ft.
Minimum Rating: Class B
15. Protection of Elements: As determined by tabular values (Tables 601 & 602)
(Group M / Type IIIB)
Structure frame 0 hr
Ext. bearing wall 0 hr
Int. bearing walls 0 hr
Ext. non-bearing walls (4-hr fire walls exist at party walls) 0 hr
Int. non-bearing walls 0 hr
Floor construction 0 hr
Roof construction 0 hr
16. Parking: Existing parking stalls (standard and accessible) to remain.

G - SHEET INDEX

BID PACKAGE #1: 08-14-18	UDC/CDR SUB#1 08-14-18	UDC SUB #2 08-14-18	UDC SUB #1: 07-17-18	SHEET #	SHEET TITLE
General				G001	ICONICA BUILDING COVER SHEET
Architectural				A001	ABBREVIATIONS, SYMBOLS AND NOTES
				A100	SCHEMATIC SITE PLAN
				A101	GRADING PLAN
				A201	OVERALL FIRST FLOOR PLAN
				A204	ENLARGED FIRST FLOOR PLAN
				A202	ROOF PLAN
				A203	ENLARGED ROOF PLANS
				A205	BUILDING ELEVATIONS - UDC #2
				A300	BUILDING ELEVATIONS - UDC #1
				A301	BUILDING ELEVATIONS - DEMO
				A302	BUILDING ELEVATIONS
				A303	BUILDING ELEVATIONS
				A304	SOUTH ELEVATION - EXISTING
				A305	PERSPECTIVE AT EXISTING
				A306	SOUTH ELEVATION - ALT SIGNAGE
				A307	PERSPECTIVE AT ALT SIGNAGE
				A308	SOUTH ELEVATION - PROPOSED
				A309	PERSPECTIVE AT PROPOSED SOUTH ELEVATION
				A400	BUILDING SECTIONS
				A401	BUILDING SECTION
				A500	MISC. EXTERIOR DETAILS
				A531	FRAMING DETAILS
				E100P	PHOTOMETRIC PLAN AT ENTRY
				L100	LANDSCAPE PLAN

BID PACKAGES

BID PACKAGE #1

DEMOLITION, STEEL FABRICATION, ROUGH CARPENTRY MATERIALS, ROUGH CARPENTRY LABOR, ROOFING, EIFS, INSULATION, SHEET METAL, CAULKING, DRYWALL, PAINTING, PLUMBING, ELECTRICAL

STEINHAFELS BELTLINE ROOF

2164 W. BELTLINE HWY
W231 N1013 COUNTY F
WAUKESHA, WI 53186

ISSUE DATES:	Issue	Description	Date
	UDC SUB #1	07-17-18	
	UDC SUB #2	08-14-18	
	UDC/CDR SUB #1	08-14-18	

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BUILDING
COVER SHEET
Project Number: 20180200
Sheet Number
G001
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STEINHAFFELS - BELTLINE ROOF

2164 W BELTLINE HWY
MADISON, WISCONSIN 53717
W231 N1013 COUNTY HIGHWAY
WAUKESHA, WI 53186-1502

EXISTING PLANT LIST						
KEY	SIZE	QUANTITY	COMMON NAME	ROOT	UNIT POINTS	TOTAL
SHADE AND ORNAMENTAL TREES						
APA	2 1/2"	8	AUTUMN PURPLE ASH	-	35	280
SGA	2 1/2"	4	SUMMIT GREEN ASH	-	35	140
RJC	1 1/4"	5	RED JEWEL CRAB	-	15	75
RPC	1 1/4"	0	RED SPLENDOR CRAB	-	15	60
SHL	2 1/2"	9	SKYLINE CRAB	-	35	315
ABS	2 1/2"	12	AUTUMN BRILLIANCE SERVICEBERRY	-	15	180
DECIDUOUS SHRUBS						
RR	-	15	RUGOSA ROSE	-	3	45
FS	-	23	FROEBEL SPIREA	-	3	69
GFS	-	12	GOLDFLAME SPIREA	-	3	36
GMS	-	25	GOLDMUND SPIREA	-	3	75
EVERGREEN TREES AND SHRUBS						
GPB	-	5	GREEN MOUNTAIN PYRACANTHA	-	4	20
BY	-	-	BERRYHILL YEW	-	4	-
TA	-	3	TECHN ARBORVITAE	-	4	12
MAJ	-	22	MINI ARCADE JUNIPER	-	4	88
ORNAMENTAL GRASSES / PERENNIALS						
BES	-	43	BLACK-EYED SUSAN	-	2	86
KFF	-	103	KARL FEDERER FEATHER REED GRASS	-	2	206
PRR	-	34	PRAYER PLANT	-	2	68
RSC	-	34	RUBY STAR CONEFLOWER	-	2	68
RRD	-	62	ROSY RETURNS DAYLILY	-	2	124
RUS	-	21	RUSSIAN SAGE	-	2	42
Boulder Retaining Wall with Split Rail Fence Above 240 Lin. Ft. - - - Retaining Walls - - - 4/10LF 96						
TOTAL EXISTING POINTS 2021						
NOTES: SITE = 187.568 SF BUILDING = 85,000 SF DEVELOPED AREA = 102,568 SF TOTAL LANDSCAPE POINTS REQUIRED (102,568 / 300 * 5) 1710						





SIGN #9





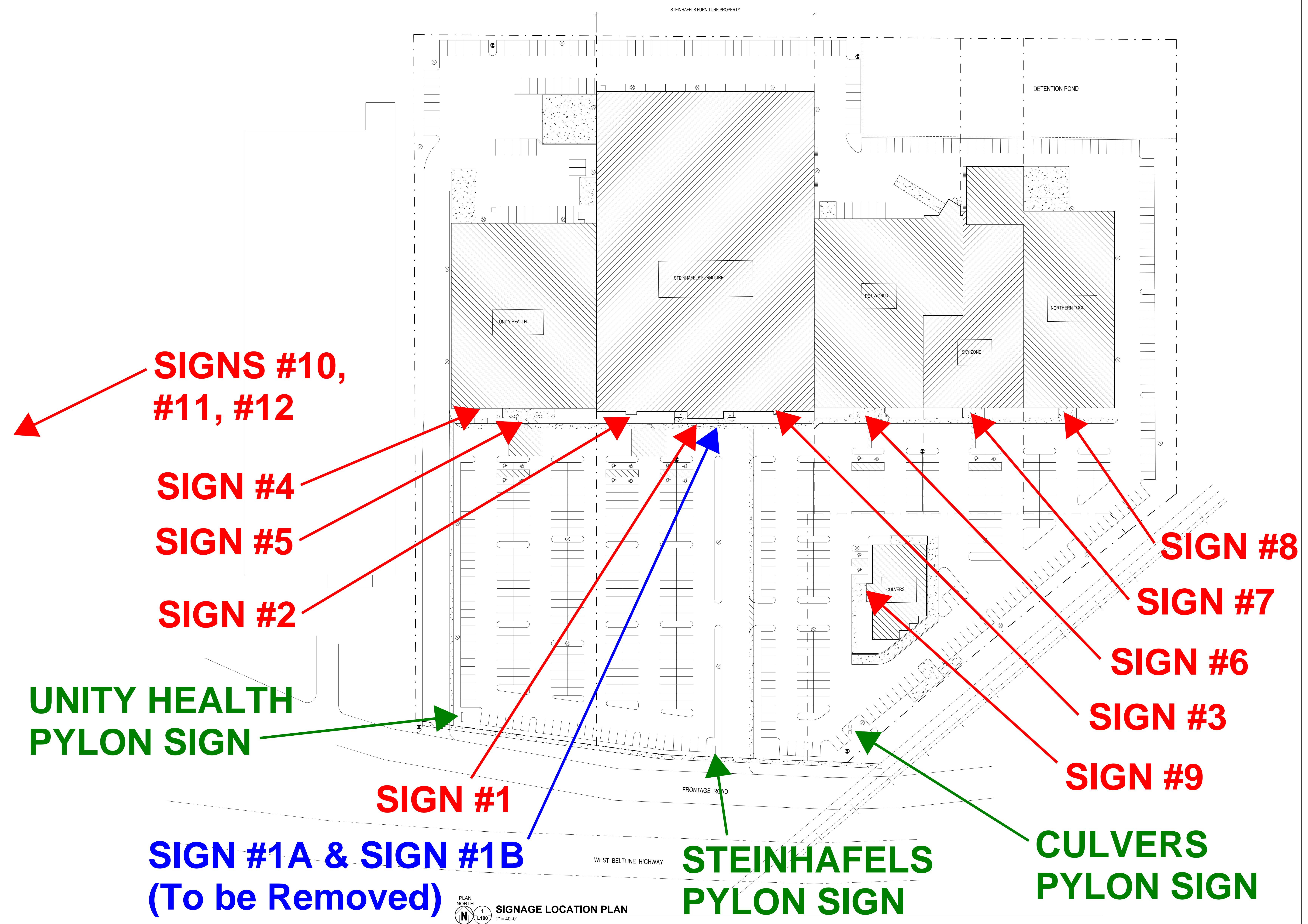
SIGN #8

Roof Line

SIGN #6

**PET WORLD
OUTLET**

**PET WORLD
CUSTOMER
PARKING
ONLY
VIOLATORS
WILL BE
TICKETED
AND TOWED**



SIGN #7



+/-15'-4" Above Roof

Roof Line



SKY ZONE



SKY ZONE
TRAMPOLINE PARK

2134

SIGN #1

(As Allowed by Ordinance)

- 5'-6" x 21'-9" (120 sf)
- 7.6% of signable area

SIGNABLE AREA

26'-4"(at center) x 62'-0" (1,569 sf)



SOUTH ELEVATION - ALT SIGNAGE

NOTE:

Signs #1A and #1B are to be removed and replaced with new Sign #1.

SIGN #2

- 4'-0" x 15'-0" (60 sf)
- 10.4% of signable area

SIGNABLE AREA

9'-0" x 62'-8" (575 sf)

CLEARANCE
CENTER

SIGN #1A

- 5'-6" x 44'-6" (245 sf)
- 28.8% of signable area

SIGNABLE AREA

16'-4"(at center) x 68'-0" (850 sf)

Steinhafels

Furniture Superstore

SIGN #1B

- 2'-3" x 33'-11" (76.3 sf)
- 30.9% of signable area

SIGNABLE AREA

5'-0" x 49'-4" (247 sf)

SIGN #3

- 4'-0" x 15'-0" (60 sf)
- 10.4% of signable area

SIGNABLE AREA

9'-0" x 62'-8" (575 sf)

MATTRESS
EXPRESS

22'-9"
Above Roof

8'-2" Above Roof

Roof Line

Steinhafels
NOW HIRING
APPLY TODAY
STEINHAFELS.COM

SIGN #2

(Existing To Remain)
- 4'-0" x 15'-0" (60 sf)
- 10.4% of signable area

SIGNABLE AREA
9'-0" x 62'-8" (575 sf)

SIGN #1

- 10'-0" x 36'-0" (360 sf)
- 22.9% of signable area

SIGNABLE AREA

26'-4"(at center) x 62'-0" (1,569 sf)

SIGN #3

(Existing To Remain)
- 4'-0" x 15'-0" (60 sf)
- 10.4% of signable area

SIGNABLE AREA
9'-0" x 62'-8" (575 sf)



SOUTH ELEVATION - PROPOSED

SIGN #4

Home Health Showroom

SIGN #5



**UnityPoint Health
Meriter**

**PARTNER OF
UW Health**

STEINHAFELS BELTLINE ROOF
2164 W. BELTLINE HWY
MADISON, WI 53713

09/10/18



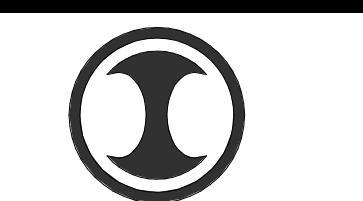
SOUTH ELEVATION - PROPOSED -
REVISED

ICONICA 

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PERSPECTIVE AT PROPOSED
SOUTH ELEVATION - REVISED

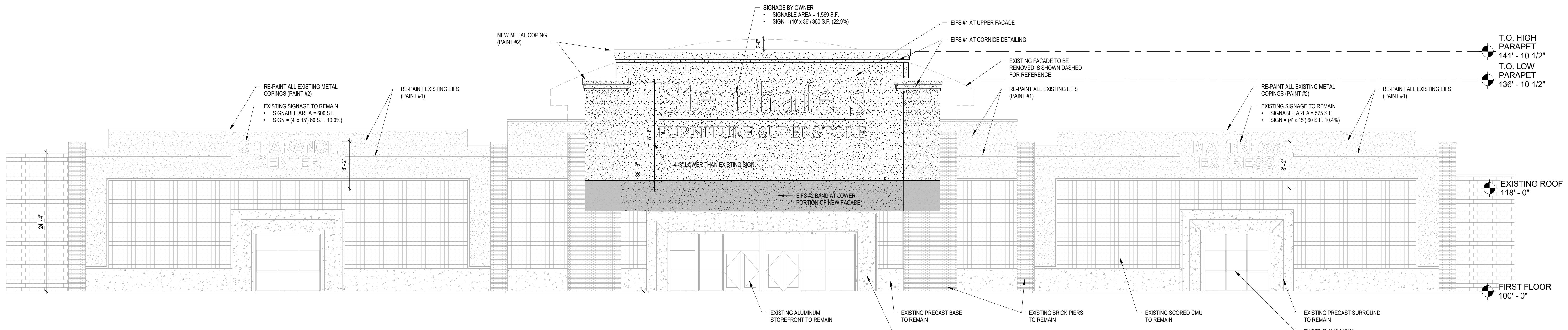


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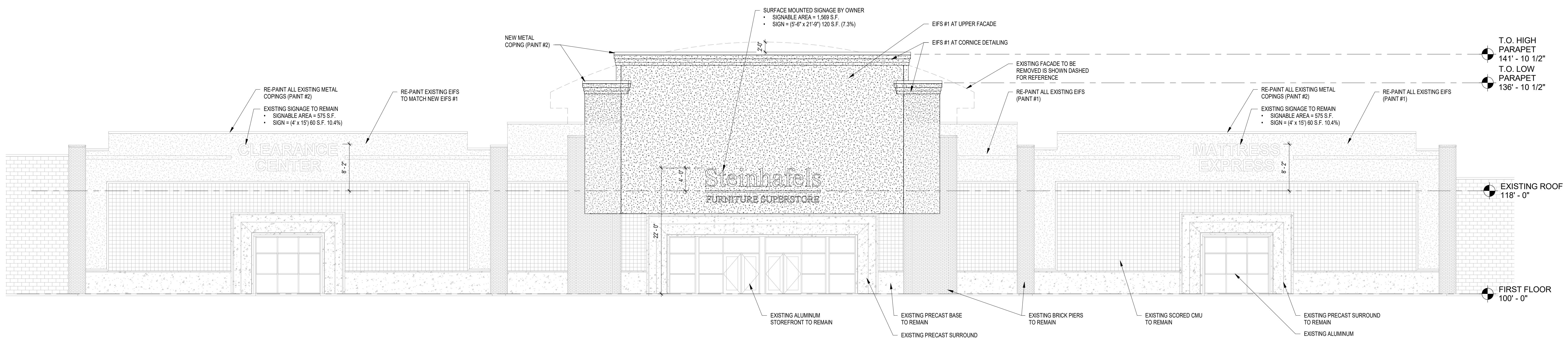
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iconicacreates.com

STEINHAFELS BELTLINE ROOF

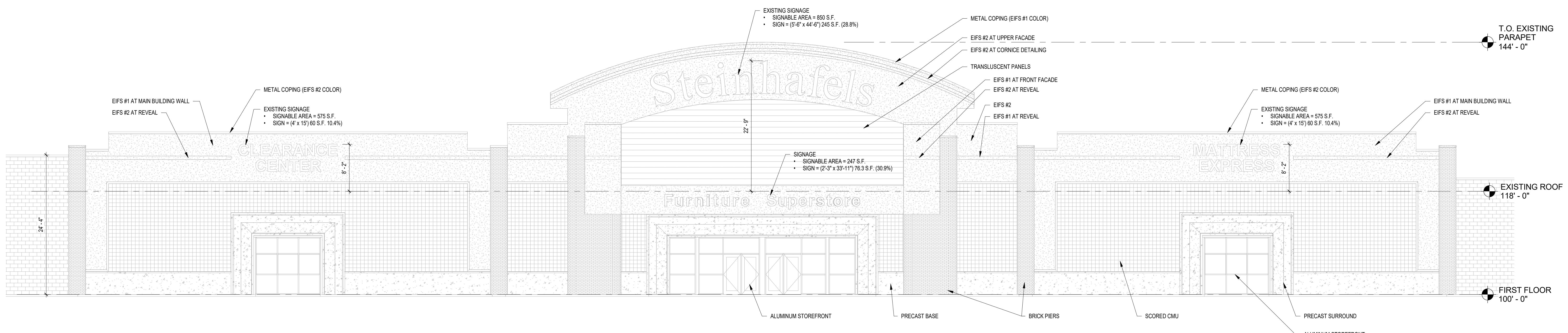
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WAUKESHA, WI 53186



3 SOUTH ELEVATION - PROPOSED SIGNAGE



2 SOUTH ELEVATION - COMPLYING SIGNAGE



1 SOUTH ELEVATION - EXISTING

Issue	Description	Date
UDC SUB #2	UDC-CDR SUB #1	08-14-18
UDC SUB #3	UDC-CDR SUB #2	09-10-18
		09-10-18

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Sheet Title
BUILDING ELEVATIONS - UDC #3
Project Number: 20180200
Sheet Number:

A210

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PHOTO AT BACK SIDE OF EXISTING FACADE
A302 1/8" = 1'-0"

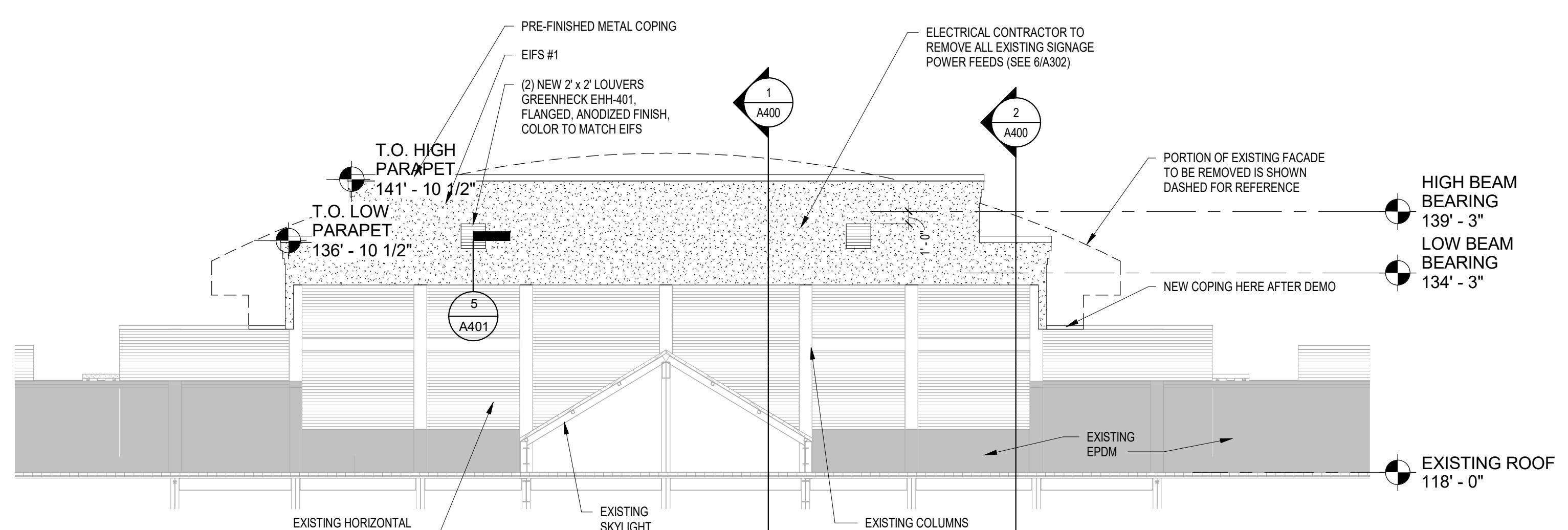


ISOMETRIC VIEW AT NEW FACADE
A302

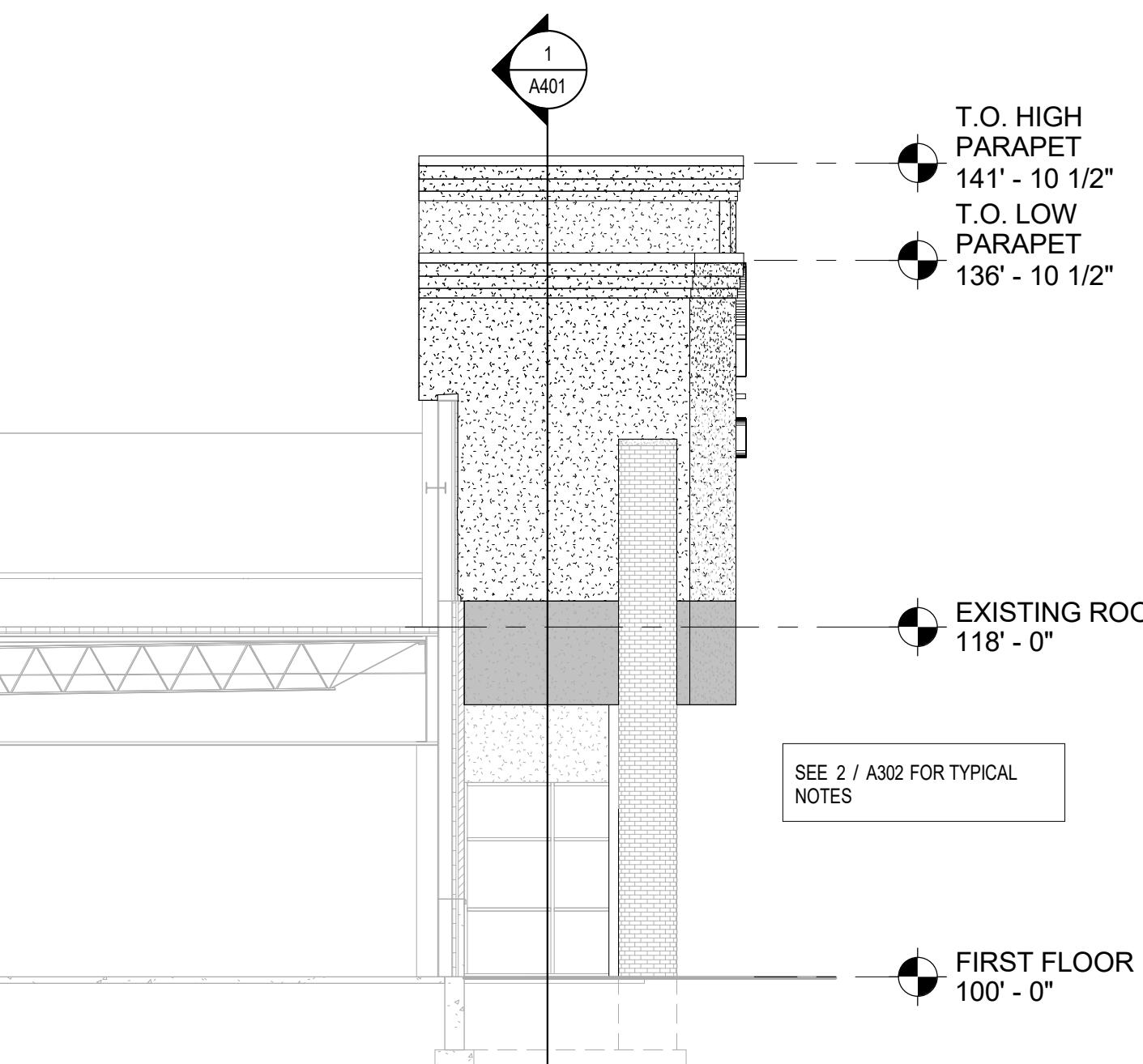
EXTERIOR MATERIALS KEY			
EIFS #1	PAINT #1	COLOR: SW6105 DIVINE WHITE TEXTURE: FINE SAND FINISH	NEW EIFS, AND RE-PAINT EXISTING EIFS AND EIFS REVEALS
EIFS #2	PAINT #2	COLOR: SW6107 NOMADIC DESERT TEXTURE: FINE SAND FINISH	ACCENT BAND AT LOWER PORTION OF NEW FACADE
PRECAST CONCRETE (EXISTING)		COLOR: EDWARDS TAN DC-25 TEXTURE: SMOOTH	EXISTING AT BASE, MAIN ENTRY SURROUND, BAY WINDOW SURROUND, PIER CAPS
BRICK (EXISTING)		COLOR: GLEN GARY, OXFORD IRON SIZE: UTILITY	EXISTING TO REMAIN AT PIERS
SCORED C.M.U. (EXISTING)		COLOR: GLEN GARY, OXFORD IRON SIZE: 8" x 8" SCORE	EXISTING TO REMAIN AT BUILDING WALLS
METAL COPINGS (EXISTING)		COLOR: PREVIOUSLY PAINTED SW 6107 NOMADIC DESERT	REPAINT PAINT #2 - SW 6107 NOMADIC DESERT
METAL COPINGS (NEW)		COLOR: SW 6107 NOMADIC DESERT	PAINT GRIP METAL - PAINT IN SHOP
METAL SOFFIT (NEW)		COLOR: ALMOND	VENTED ALUMINUM SOFFIT PANELS
ALUMINUM STOREFRONT (EXISTING)		COLOR: MEDIUM BRONZE	EXISTING TO REMAIN

STEINHAFFELS BELTLINE ROOF

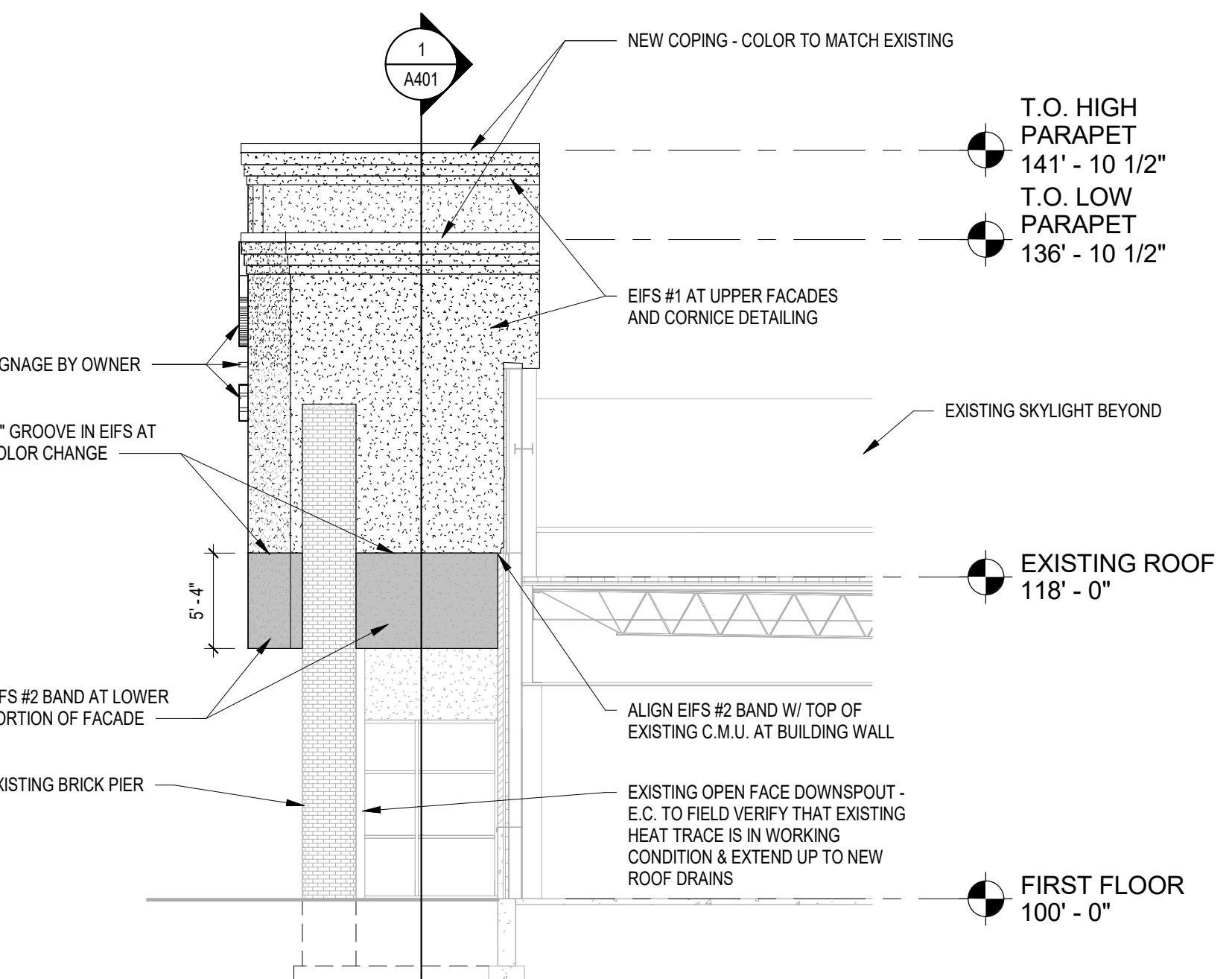
2164 W. BELTLINE HWY
W231 N 913 COUNTY F
MADISON, WI 53713
WAUKESHA, WI 53186



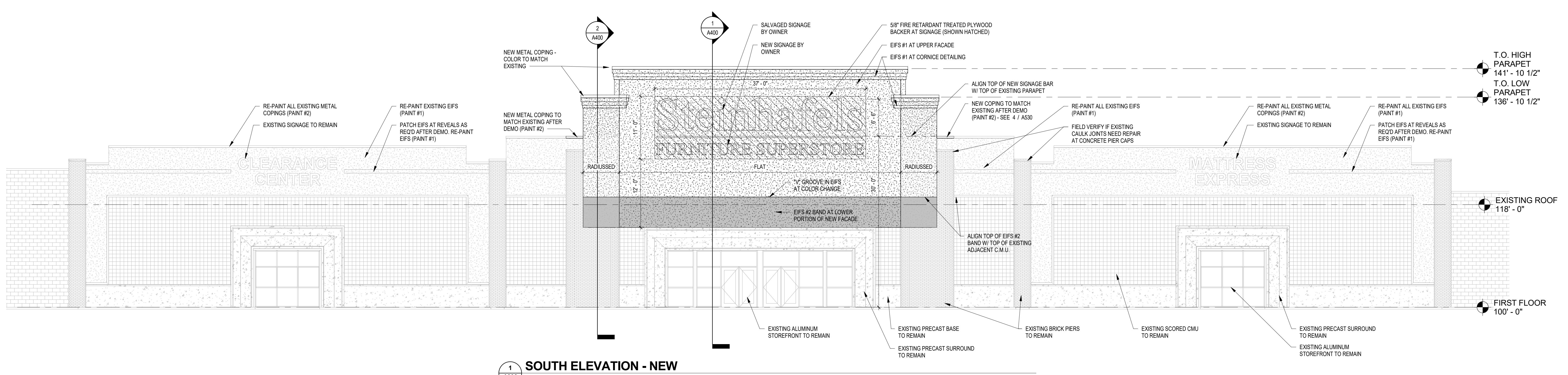
ELEVATION AT BACK SIDE OF FACADE WALL
A302 1/8" = 1'-0"



WEST ELEVATION - NEW
A302 1/8" = 1'-0"



EAST ELEVATION - NEW
A302 1/8" = 1'-0"



SOUTH ELEVATION - NEW
A302 1/8" = 1'-0"

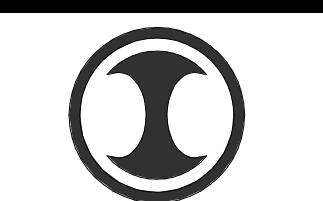
ISSUE DATES:	Issue	Description	Date
UDC SUB #2		UDC PACKAGE #1	08-14-18
BID PACKAGE #1		UDC-CDR SUB #1	08-14-18
STATE SUB #1		STATE SUB #1	08-16-18
UDC SUB #3		UDC-CDR SUB #2	09-10-18

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Sheet Title
BUILDING ELEVATIONS

Project Number: 20180200
Sheet Number:

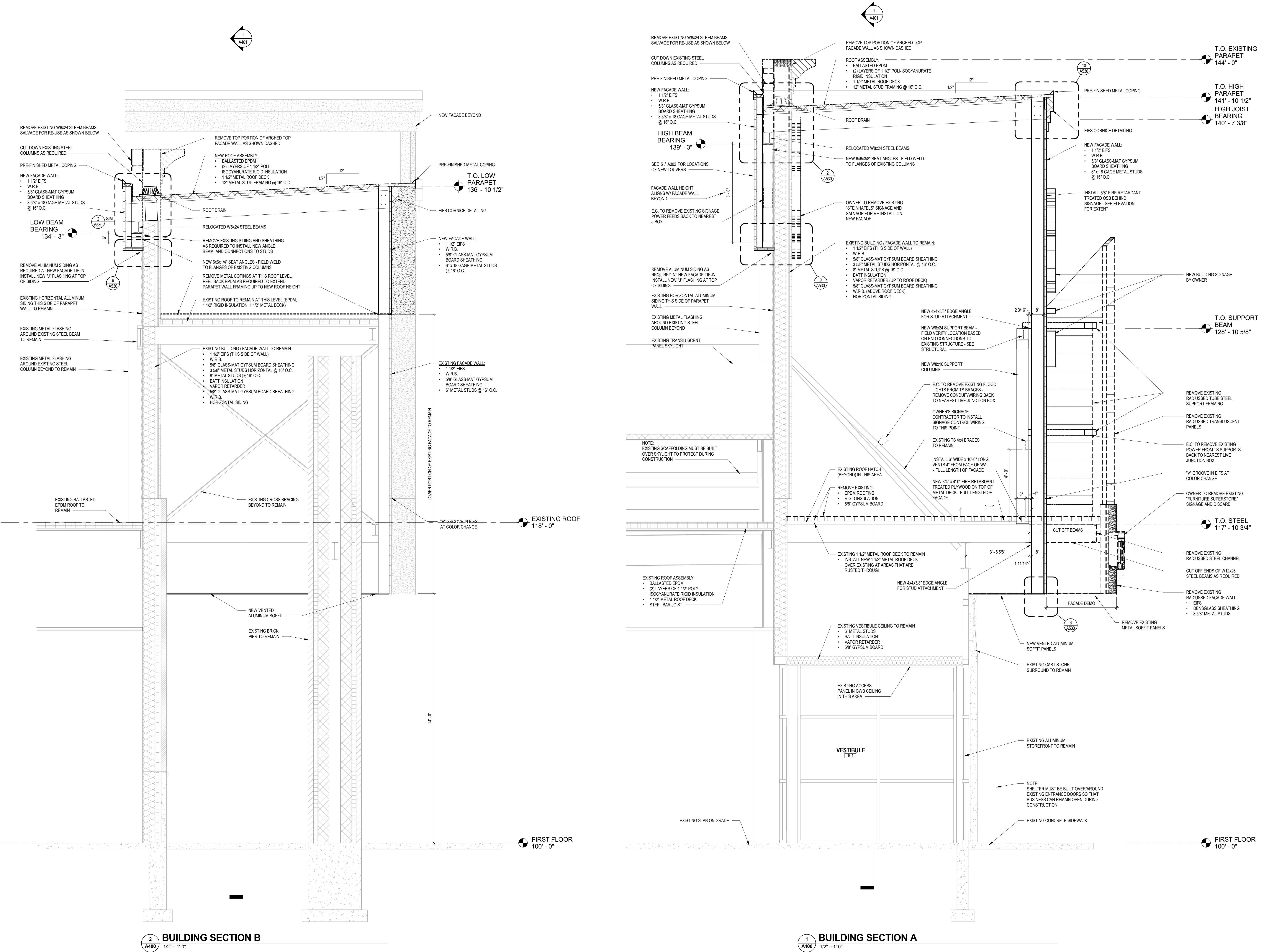
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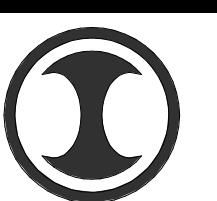


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STEINHAFELS BELTLINE ROOF

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W231 N 013 COUNTY F
WAUKESHA, WI 53186



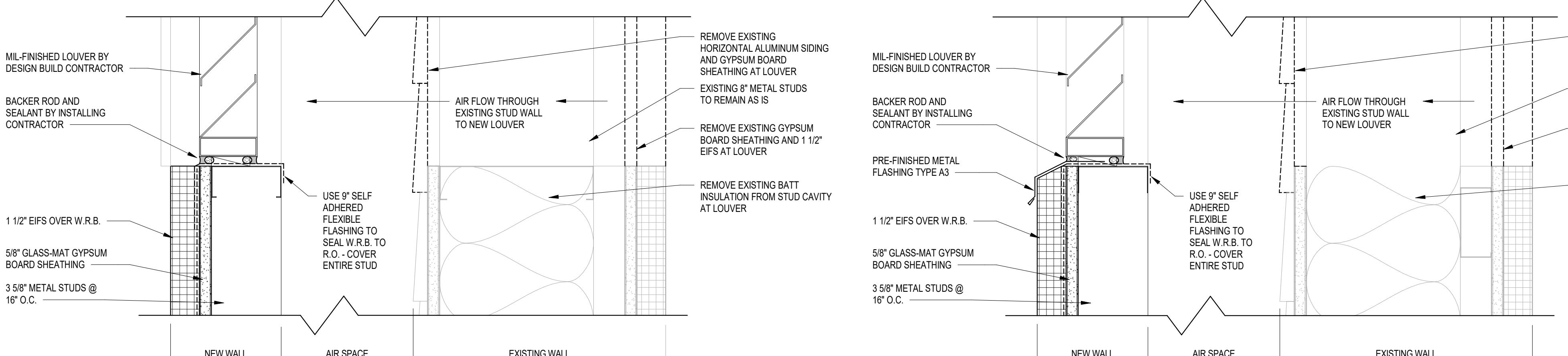


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SHEET METAL SCHEDULE							
Name	MATERIAL	THICKNESS/FINISH	#	Sheet	SUPPLIED BY	INSTALLED BY	COLOR
				SHEET			
FLASHING TYPE A1	GALVANIZED STEEL	24 GAGE / PREFINISHED KYNAR	1	A401	ROOFING CONTRACTOR	ROOFING CONTRACTOR	PAC-CLAD: ALMOND
FLASHING TYPE A2	GALVANIZED STEEL	24 GAGE / PREFINISHED KYNAR	2	A401	ROOFING CONTRACTOR	ROOFING CONTRACTOR	PAC-CLAD: ALMOND
FLASHING TYPE A3	GALVANIZED STEEL	24 GAGE / PREFINISHED KYNAR	3	A401	ROOFING CONTRACTOR	ROOFING CONTRACTOR	PAC-CLAD: ALMOND



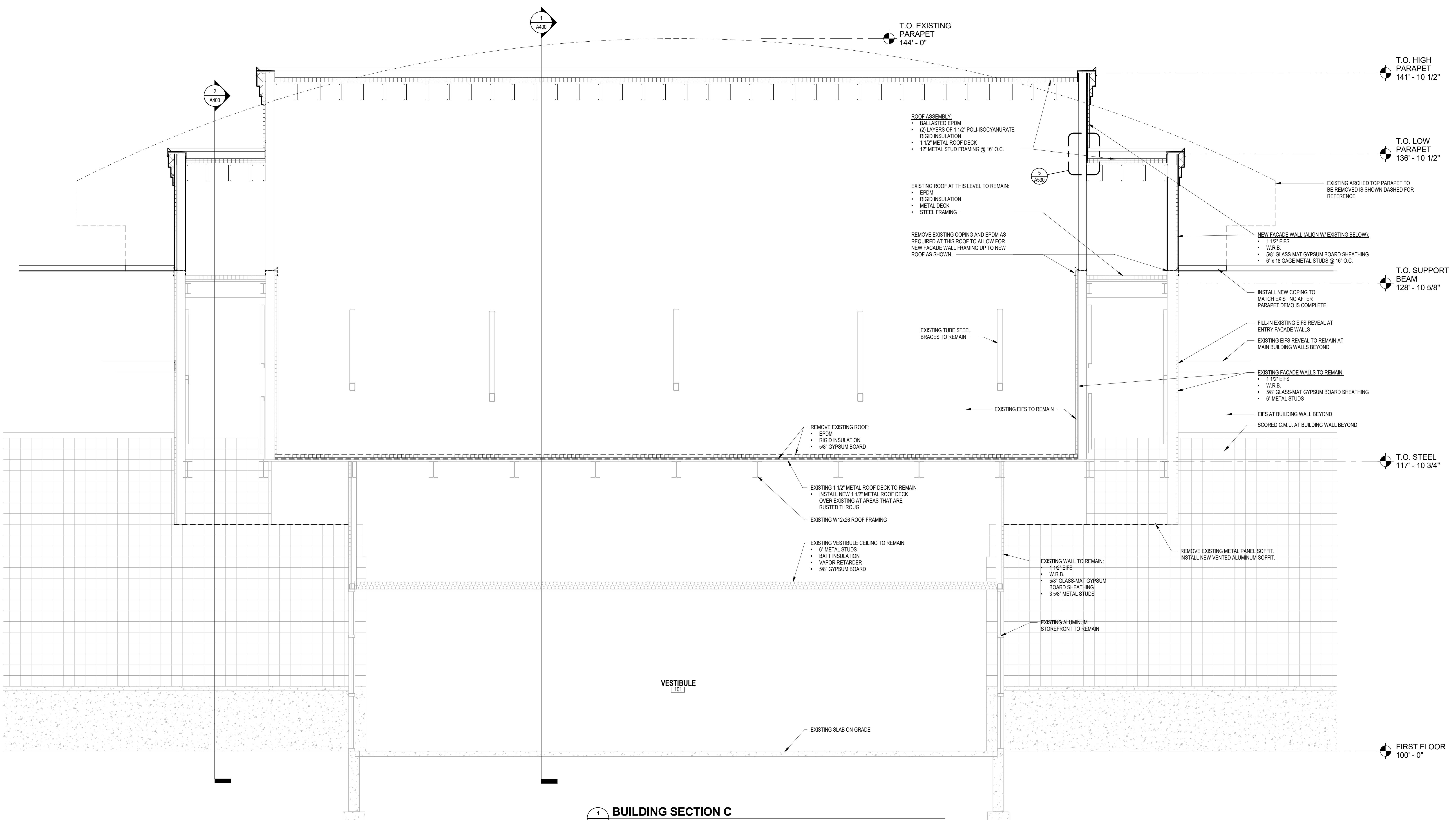
JAMB/HEAD DETAIL AT LOUVER

SILL DETAIL AT LOUVER

FLASHING TYPE A3

FLASHING TYPE A2

FLASHING TYPE A1



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TEINHAFELS FURNITURE
2164 W. BELTLINE HWY
MADISON, WI 53713

W231 N1013 COUNTY F
WAUKESHA, WI 53186

ISSUE DATES:		
Issue	Description	Date
	UDC SUB #2	08-14-18
	BID PACKAGE #1	08-14-18
	UDC-CDR SUB #1	08-14-18
	STATE SUB #1	08-16-18
	UDC SUB #3	09-10-18

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Sheet Title

BUILDING SECTION

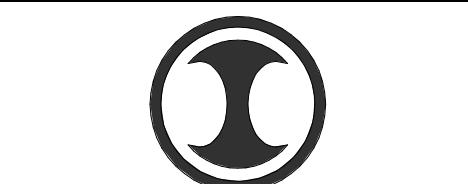
BUILDING SECTION

Project Number: 20180200
Sheet Number

A101

A401

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STEINHAFFELS BELTLINE ROOF

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WAUKESHA, WI 53186

ISSUE DATES:	Issue	Description	Date
	UDC SUB #2		08-14-18
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	UDC-CDR SUB #1		08-14-18
	STATE SUB #1		08-16-18
	UDC SUB #3		09-10-18
	UDC-CDR SUB #2		09-10-18

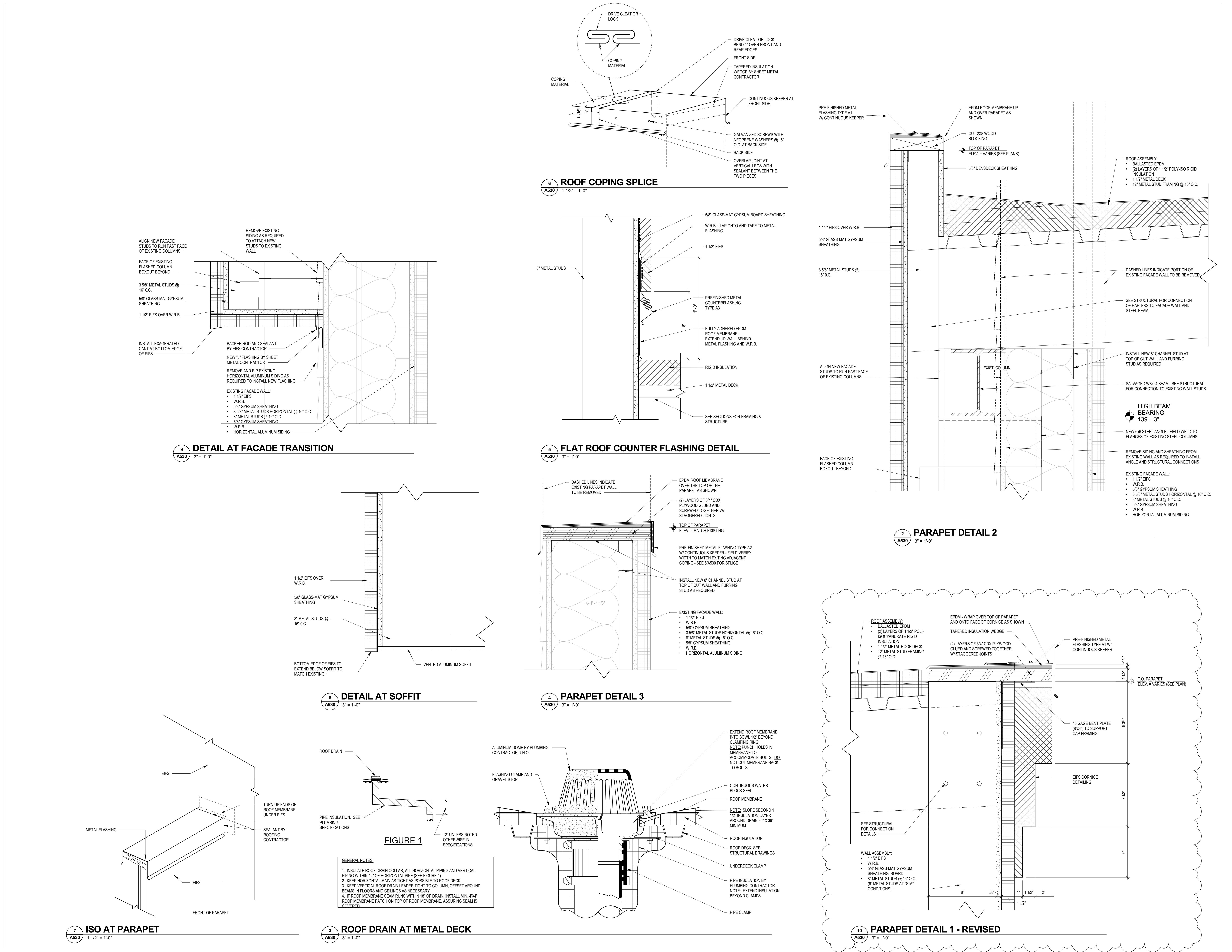
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MISC. EXTERIOR DETAILS

Project Number: 20180200
Sheet Number:

A530

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SITE LOCATION MAP



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OWNER
STEINHAFELS FURNITURE
W231 N013 COUNTY F
WAUKESHA, WI 53186

STEINHAFELS BELTLINE ROOF



BUILDING CODE

Building Design:	2015 International Existing Building Code, with WI amendments (ALTERATION LEVEL 2) 2015 International Building Code, with WI amendments
1. Building Use / Occupancy:	Non-Separated Occupancies: Mercantile (M) Storage moderate hazard (S-1)
2. Construction Classification:	Type II
3. Area and Stories:	Per Table 503: Mercantile - 50,000 gsf and 3 stories; S-1 - 70,000 gsf and 2 stories
4. Unlimited Area Building:	One Story fully sprinklered building surrounded w/ 60' public ways (507). Reduced open space per (507.2) shall not be allowed for more than 75% of the building perimeter. Exterior walls facing the reduced width shall be 3-hour fire rated (Existing walls and openings meet this protection requirement)
5. Occupancy Separation:	Not required for occupancy separation per Table 508.4
6. Fire Protection System:	Fully Sprinklered per NFPA 13 (Existing)
7. Mezzanine:	Open to first floor - occupancy is < 10 % of first floor area
8. Non-Separated Areas:	Mercantile 1st floor: 65,000 gsf S-1 1st floor: 20,000 gsf S-1 mezzanine: 3,000 gsf (not included in Total for code purposes) Total 1st floor: 85,000 gsf
9. Minimum Number of Exits:	2 (minimum Table 1006.3.1)
10. Occupant load per code:	Mercantile 1st floor: 442 S-1 1st floor: 10 S-1 Mezzanine: 6 Total: 458 occupants
11. Exit Access Travel Distance:	250' Mercantile / Storage S-1 (Table 1017.2)
12. Exit:	Width - 0.2 inches per person for exits (0.3 at stairways, min 36" clear) 92' exit width are required, 358' exit width exists
13. Toilet Facilities:	Note: toilet rooms are existing and are to remain as is - No Work Existing Toilet Facilities Provided: WC - Women: 4 existing are provided WC - Men: 2 existing are provided plus 2 urinals WC - Unisex: 1 existing is provided LAV - Women: 4 existing are provided LAV - Men: 2 existing are provided LAV Unisex: 1 existing is provided DF - 2 existing sinks provided SS - 1 existing provided
14. Fire Extinguishers:	Type: 2A Distance to Extinguisher: 75' Floor Area / Extinguisher: 11,250 sq. ft. Minimum Rating: Class B
15. Protection of Elements:	As determined by tabular values (Tables 601 & 602) (Group M / Type II) Structure frame 0 hr Ext. bearing wall 0 hr Int. bearing walls 0 hr Ext. non-bearing walls (4-hr fire walls exist at party walls) 0 hr Int. non-bearing walls 0 hr Floor construction 0 hr Roof construction 0 hr
16. Parking:	Existing parking stalls (standard and accessible) to remain.

G - SHEET INDEX

UDC SUB #3 09-10-18	STATE SUB #1 08-16-18	BID PACKAGE #1 08-14-18	SHEET #	SHEET TITLE

General	■	■	■	G001	ICONICA BUILDING COVER SHEET
Architectural	■	■	■	A001	ABBREVIATIONS, SYMBOLS AND NOTES
	■	■	■	A100	SCHEMATIC SITE PLAN
	■	■	■	A101	GRADING PLAN
	■	■	■	A201	OVERALL FIRST FLOOR PLAN
	■	■	■	A201A	ENLARGED FIRST FLOOR PLAN
	■	■	■	A202	ROOF PLAN
	■	■	■	A203	ENLARGED ROOF PLANS
	■	■	■	A204	BUILDING ELEVATIONS - UDC #3
	■	■	■	A204	BUILDING ELEVATIONS - UDC #1
	■	■	■	A301	BUILDING ELEVATIONS - DEMO
	■	■	■	A302	BUILDING ELEVATIONS
	■	■	■	A303	BUILDING ELEVATIONS
	■	■	■	A304	SOUTH ELEVATION - EXISTING
	■	■	■	A305	PERSPECTIVE AT EXISTING
	■	■	■	A306	SOUTH ELEVATION - ALT SIGNAGE
	■	■	■	A307	PERSPECTIVE AT ALT SIGNAGE
	■	■	■	A308	SOUTH ELEVATION - PROPOSED - REVISED
	■	■	■	A309	PERSPECTIVE AT PROPOSED SOUTH ELEVATION - REVISED
	■	■	■	A400	BUILDING SECTIONS
	■	■	■	A401	BUILDING SECTION
	■	■	■	A530	MISC. EXTERIOR DETAILS
	■	■	■	A531	FRAMING DETAILS
	■	■	■	E100P	PHOTOMETRIC PLAN AT ENTRY
	■	■	■	E203	ENLARGED ROOF PLANS - ELECTRICAL/PLUMBING
	■	■	■	L100	LANDSCAPE PLAN

BID PACKAGES

BID PACKAGE #1

DEMOLITION, STEEL FABRICATION, ROUGH CARPENTRY MATERIALS, ROUGH CARPENTRY LABOR, ROOFING, EIFS, INSULATION, SHEET METAL, CAULKING, DRYWALL, PAINTING, PLUMBING, ELECTRICAL

STEINHAFELS BELTLINE ROOF

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ISSUE DATE:	Issue	Description	Date
	UDC SUB #1	07-17-18	
	UDC SUB #2	08-14-18	
	BID PACKAGE #1	08-14-18	
	UDC-CDR SUB #1	08-14-18	
	STATE SUB #1	08-16-18	
	UDC SUB #3	09-10-18	
	UDC-CDR SUB #2	09-10-18	

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Sheet Title
ICONICA
BUILDING
COVER SHEET
Project Number: 20180200
Sheet Number

G001

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