

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



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

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.

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 udcapplications@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 [Signature] Date 8-6-18
(GARY STEINHAFEL)

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 (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) 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

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	46.0	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

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.

CSA+ Capable Luminaire

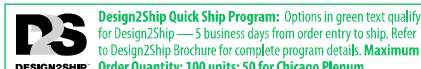
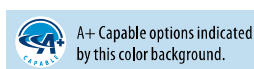
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- 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



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	VND	Very narrow (0.5 s/mh)
	30/ 3000 K	15	1500 lumens	60	6000 lumens	6PR	Pewter	FL	Flangeless	ND	Narrow (0.7 s/mh)
	35/ 3500 K	20	2000 lumens	80	8000 lumens	6WTR	Wheat			MD	Medium (0.9 s/mh)
	40/ 4000 K	25	2500 lumens	100	10000 lumens	6GR	Gold			MWD	Medium wide (1.0 s/mh)
	50/ 5000 K	30	3000 lumens	120	12000 lumens	6WR ¹	White			WD	Wide (1.2 s/mh)
		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			
LSS Semi-specular	MVOLT	GZ10	0-10V driver dims to 10%	EDXB ^{4,5}	DMX with RDM (remote device management) eldoLED driver with smooth and flicker-free deep dimming performance to dark. Refer to DMXR Manual .
LD Matte-diffuse	120	GZ1	0-10V driver dims to 1%	EXA1	XPoint Wireless, 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1%
LS Specular	277	EZ10	0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 10%	EXAB	XPoint Wireless, 0-10V eldoLED driver with smooth and flicker-free deep dimming performance to dark
	347 ²	EZ1	0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1%	ECOS2 ^{4,5,6}	Lutron® Hi-Lume® 2-wire forward-phase driver. Minimum dimming level 1%
		EZB	0-10V eldoLED driver with smooth and flicker-free deep dimming performance to dark	ECOS3 ^{4,5}	Lutron® Hi-Lume® 3-wire or EcoSystem® driver. Minimum dimming level 1%
		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-eldoLED drivers (GZ10, GZ1).				
NPP16DER ¹⁰	nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.				
NPS80EZ ¹⁰	nLight® dimming pack controls 0-10V eldoLED drivers.				
NPS80EZER 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)				
NLTAIR 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 .

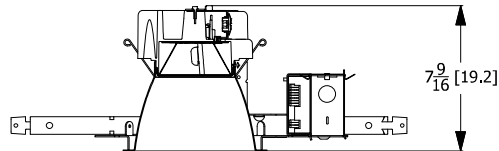
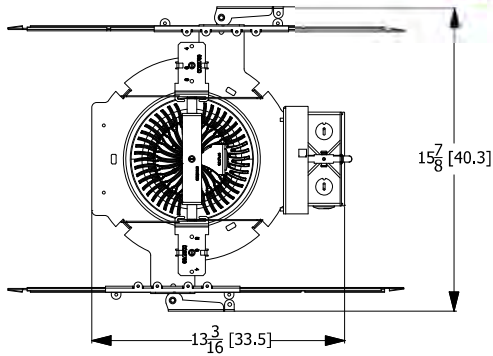
ORDERING NOTES

- Not available with finishes.
- Not available with emergency battery pack options.
- Refer to [TECH-240](#) for compatible dimmers.
- Not available with nLight® and Xpoint options.
- Not available 17,500lm.
- Specify voltage 120V or 277V.
- Not applicable with WR or FL option.
- Not applicable with BR or FL option.
- For dimensional changes, refer to [TECH-140](#).
- Specify voltage. ER for use with generator supply power. Will require an emergency hot feed and normal hot feed.
- Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ10 and EZ1 drivers.
- 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.
- Only available 5000lm -15,000lm with eldoLED drivers.
- Not available DALI or DMX drivers. Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options.

DIMENSIONAL DATA

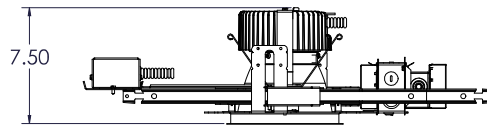
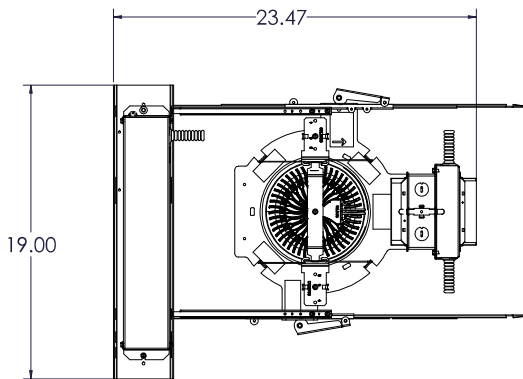
All dimensions are inches unless otherwise noted.

1000LM-4500LM STANDARD

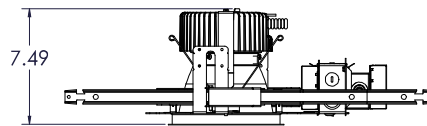
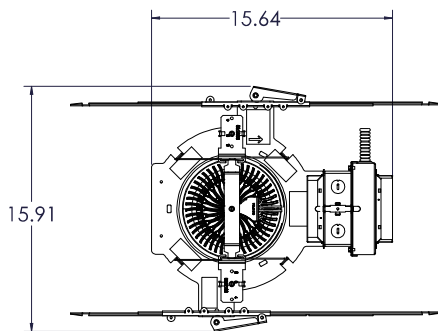


Aperture: 6-1/4" (15.9)
Ceiling Opening: 7-1/8" (18.1) self-flanged
7-1/4" (18.4) flangeless
Overlap trim: 7-1/2" (19.1)

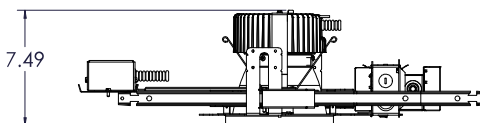
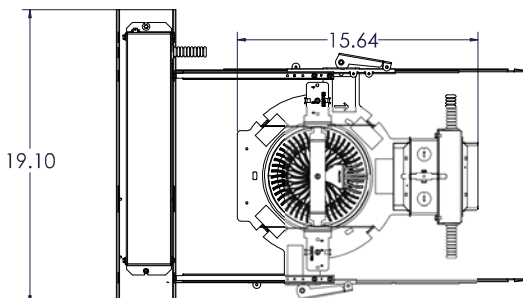
1000LM-4500LM BATTERYPACK



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

STEINHAFELS BELTLINE ROOF

2164 W. BELTLINE HWY
MADISON, WI 53713
STEINHAFELS FURNITURE
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

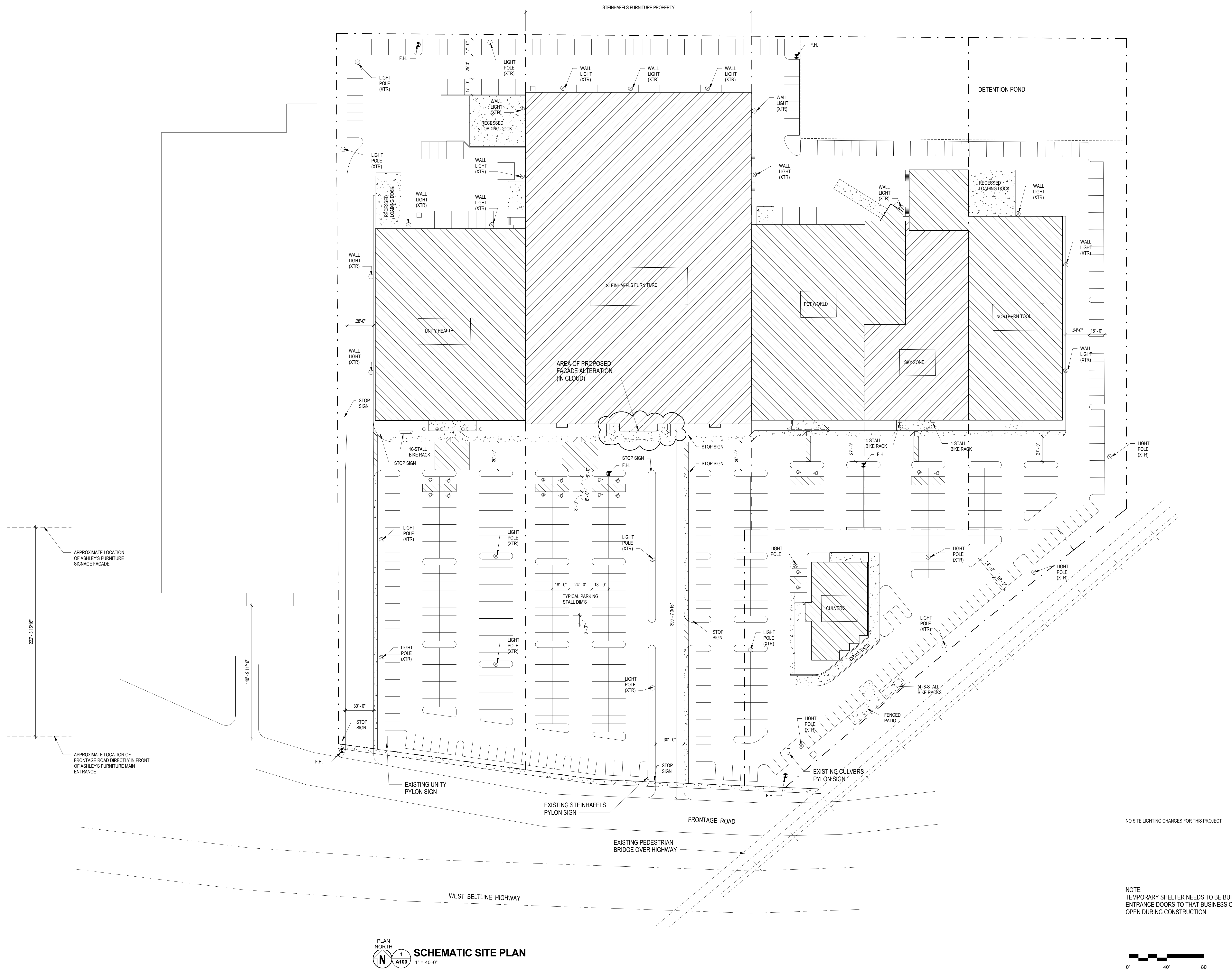
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Sheet Title
SCHEMATIC SITE PLAN

Project Number: 20180200
Sheet Number

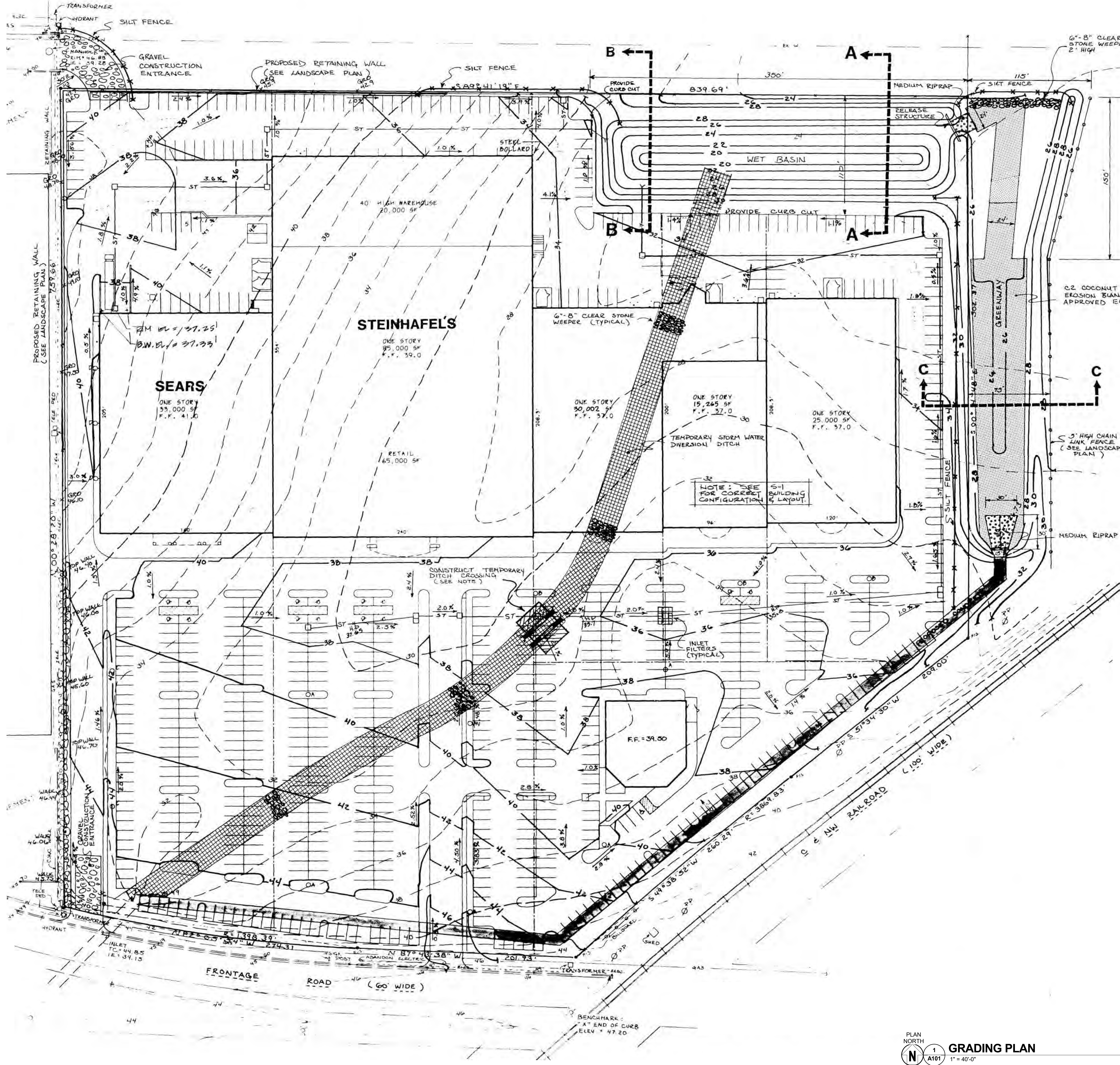
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STEINHAFELS BELTLINE ROOF

STEINHAFELS FURNITURE
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MADISON, WI 53713
W231 N1013 COUNTY F
WAUKESHA, WI 53186



- SITE GRADING NOTES**
- 1) The greenway located along the east property line shall be graded at the commencement of site grading. The berm along the east edge can be constructed with topsoil placed in 1 foot lifts and compacted with a sheepsfoot compactor.
 - 2) The grading contractor shall cut in low flow channel and fine grade greenway for restoration by the landscape contractor. The landscaper shall be responsible for installation of rip rap at the box culvert outfall. Rip rap and greenway restoration shall be completed approximately 30 days prior to installation of box culvert.
 - 3) Upon installation of box culvert, only minor repair to rip rap and restoration around end section should be required by the earthwork contractor. Construction of box culvert shall be done in such a fashion so as to minimize damage to stabilized areas.
 - 4) The wet basin located at the north east corner shall be constructed at the same time as the greenway. All material required to construct basin shall be placed in lifts no greater than 1 foot and compacted with a sheepsfoot compactor.
 - 5) A 1 foot clay liner will be required in wet basin below elevation 25.0. Clay liner shall be well knit together using a sheepsfoot compactor. Prior to placing clay liner the grading contractor shall have the basin inspected by the engineer for conformance to plans.
 - 6) Upon completion of greenway and wet basin a temporary storm water diversion ditch as shown on plans shall be constructed with a minimum bottom width of 12 feet. The 6'-8" stone weepers shall be installed as soon as temporary ditch is constructed and maintained until installation of box culvert is completed.
 - 7) In the event the contractor wishes to cross the temporary drainage ditch a temporary crossing shall be constructed. As part of this crossing two 24 inch culverts shall be installed and compacted fill placed around culverts.
 - 8) All material placed shall be compacted in conformance with the soils report and the contract specifications.
 - 9) The site grading contractor shall be responsible for pumping the proposed wet basin dry in the fall of 1995 and removing all accumulated sediment to return basin to plan grade. All sediment shall be disposed of off site. Cost for the work effort shall be incidental to site grading.
 - 10) The earthwork contractor shall place and fine grade topsoil in both the greenway and the wet basin. Placement of all other topsoil within the limits of the project shall be by the landscape contractor.
 - 11) Upon completion of all restoration by the landscape contractor, all surplus material shall be trucked off-site by the earthwork contractor.
 - 12) No excavation shall be allowed within the railroad right-of-way.

ISSUE DATES:

Issue	Description	Date
UDC SUB #2		08-16-18
UDC/CDR SUB #1		08-14-18

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Sheet Title
GRADING PLAN

Project Number: 20180200
Sheet Number

A101

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MADISON, WI 53713
STEINHAFELS FURNITURE
W231 N1013 COUNTY F
WAUKESHA, WI 53186

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Issue	Description	Date
UDC SUB #1		07-17-18
UDC SUB #2		08-14-18
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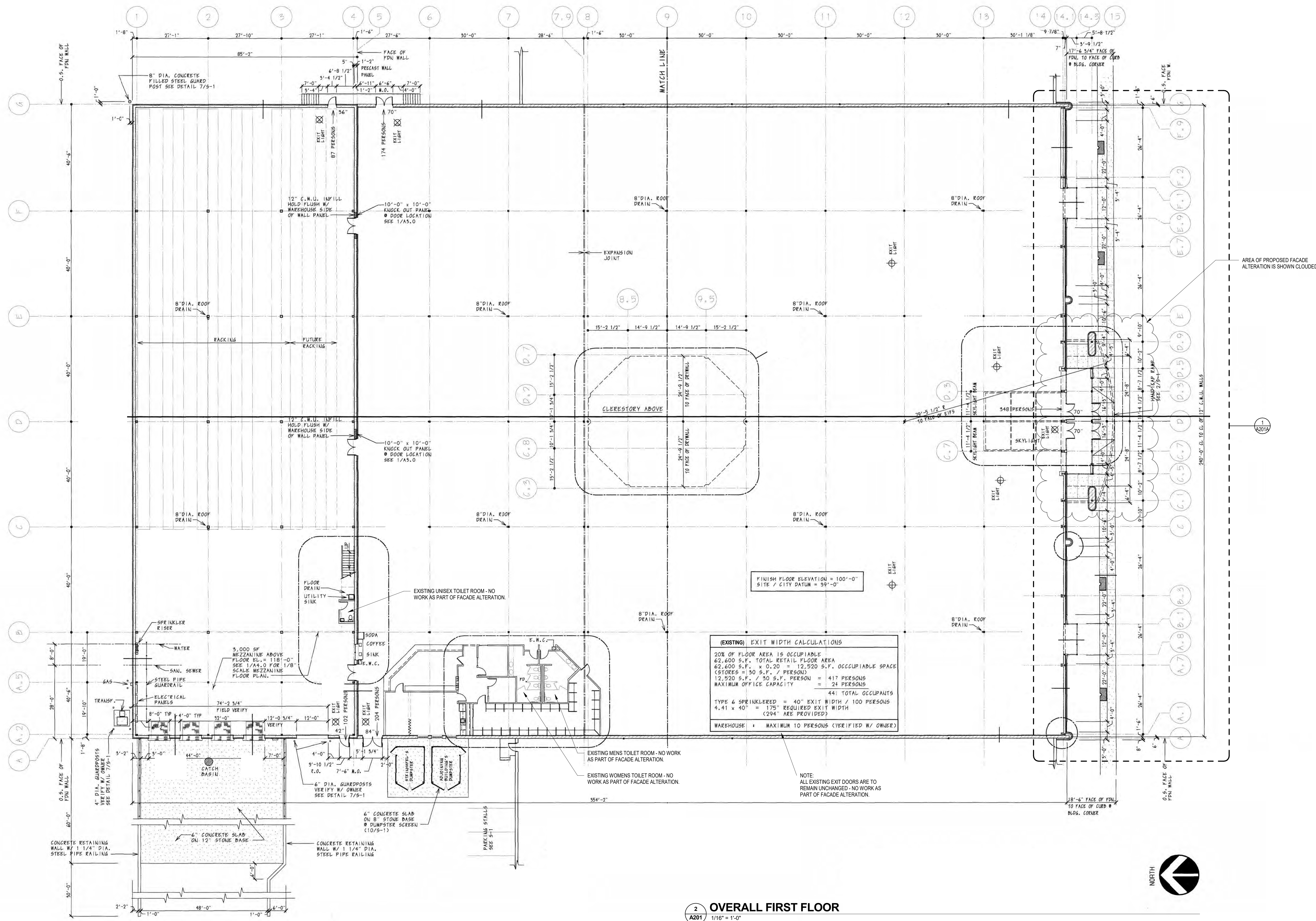
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Sheet Title
OVERALL FIRST FLOOR
FLOOR PLAN

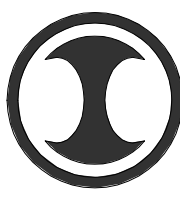
Project Number: 20180200
Sheet Number

A201

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2 OVERALL FIRST FLOOR
A201 1/16" = 1'-0"



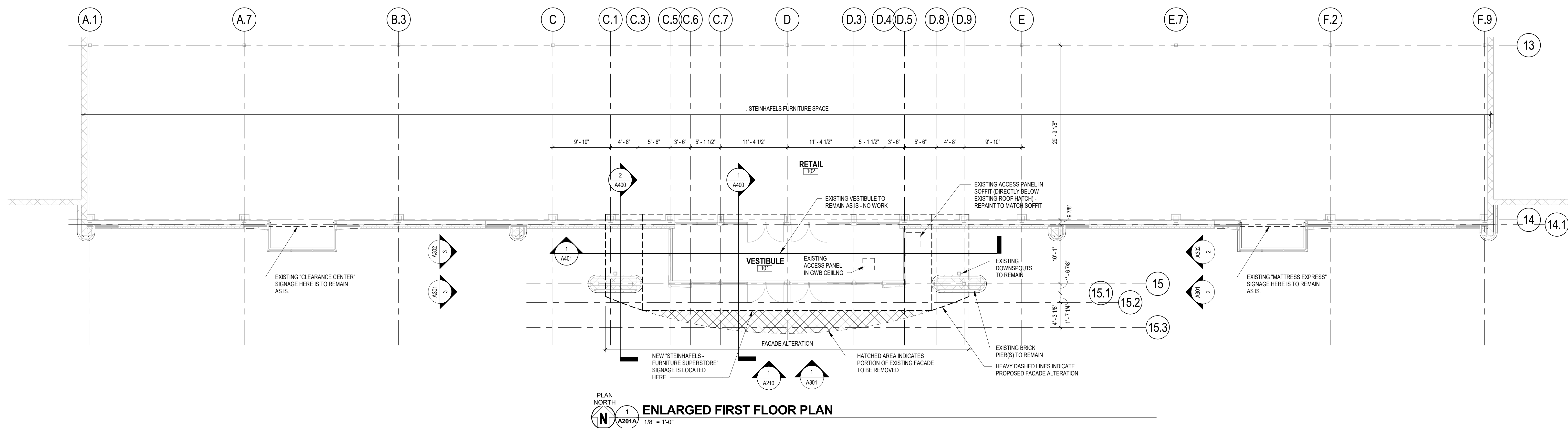
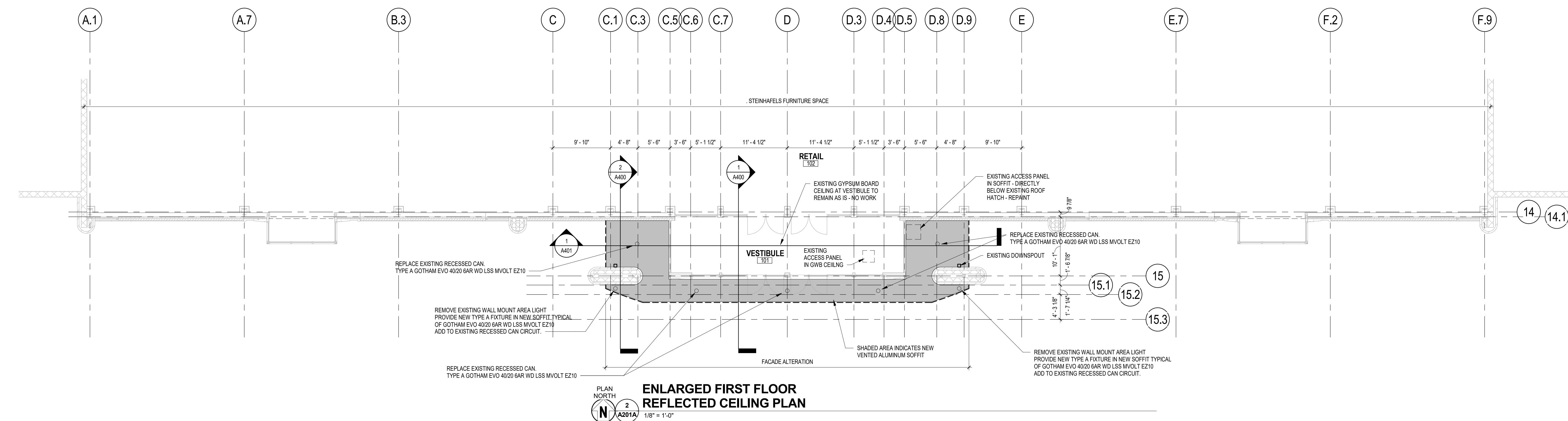
ICONICA

901 DEMING WAY // MADISON, WI 53717
Ph: 608.664.3500 // Fx: 608.664.3535
iconicacreatives.com

STEINHAFELS BELTLINE ROOF

2164 W. BELTLINE HWY
MADISON, WI 53713

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Sheet Title
ENLARGED FIRST FLOOR PLAN

Project Number: 20180200
Sheet Number

A201A

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STEINHAFELS BELTLINE ROOF

2164 W. BELTLINE HWY
MADISON, WI 53713

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WAUKESHA, WI 53186

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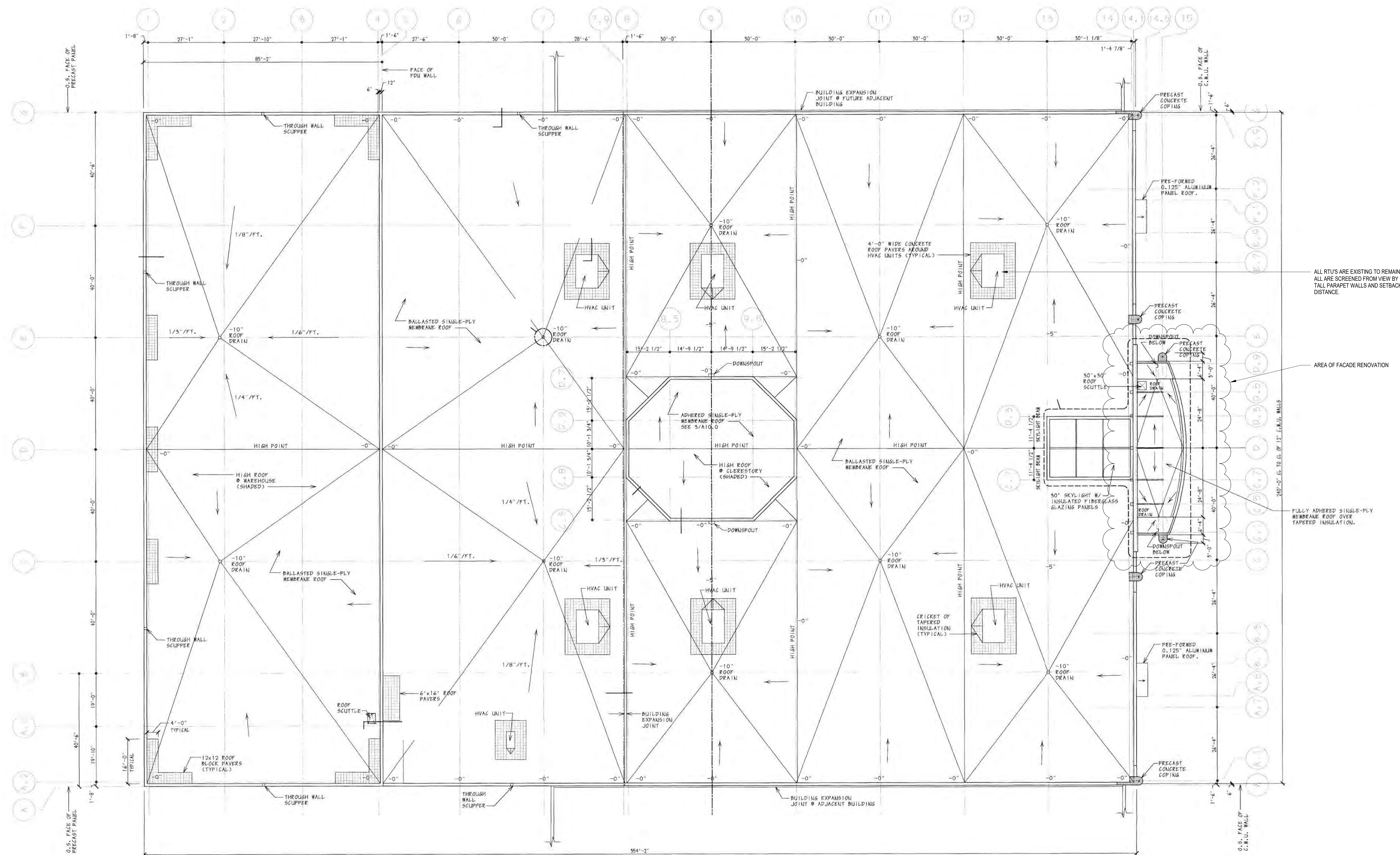
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Sheet Title
ROOF PLAN

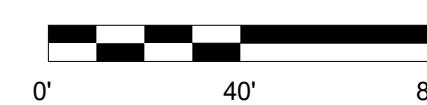
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Sheet Number

A202

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8/13/2018 11:00:36 AM



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



STEINHAFELS 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

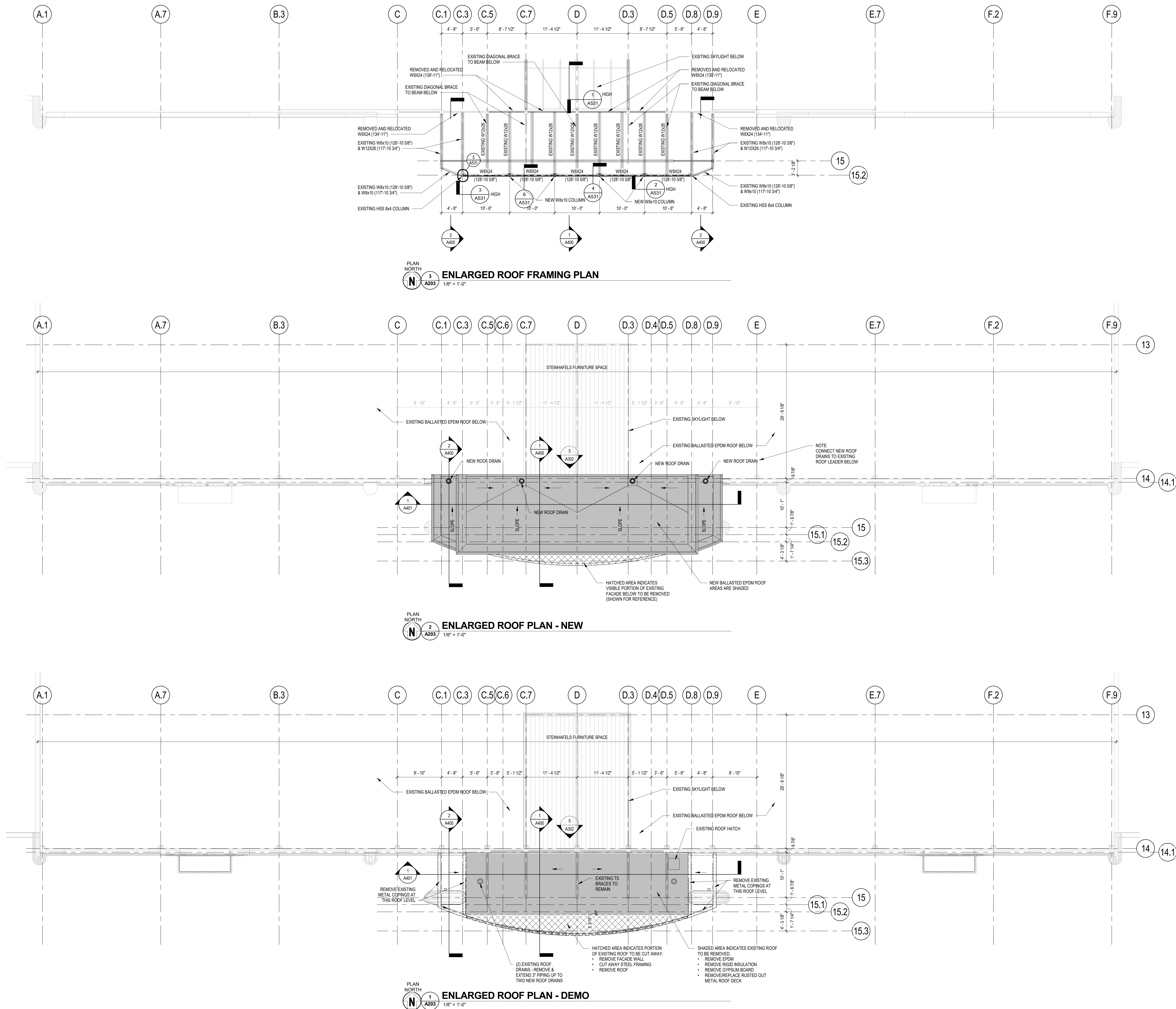
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Sheet Title
ENLARGED ROOF PLANS

Project Number: 20180200
Sheet Number

A203

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2164 W. BELTLINE HWY
MADISON, WI 53713

STEINHAFELS FURNITURE

W231 N1013 COUNTY F
WAUKESHA, WI 53186

ISSUE DATES:		
Issue	Description	Date
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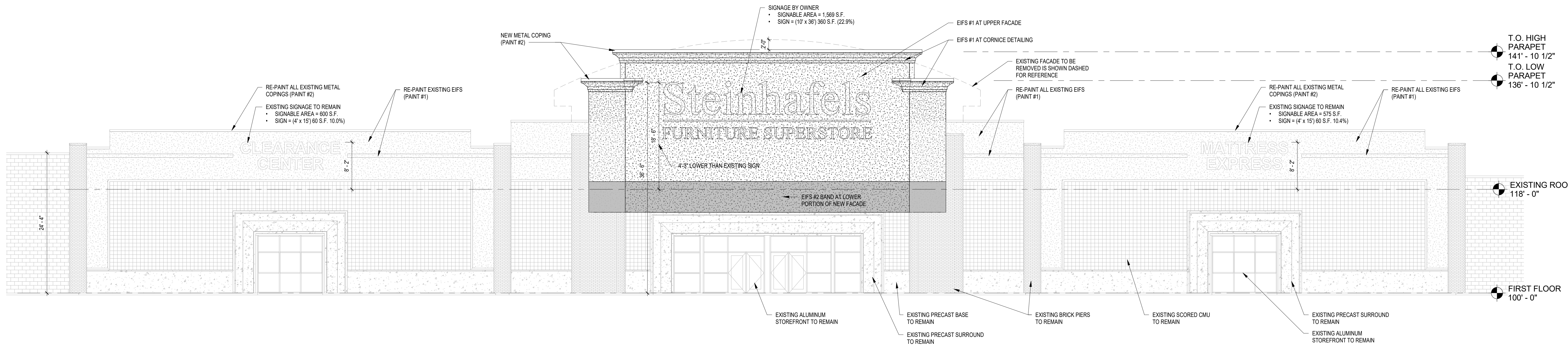
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Sheet Title
**BUILDING
ELEVATIONS - UDC
#2**

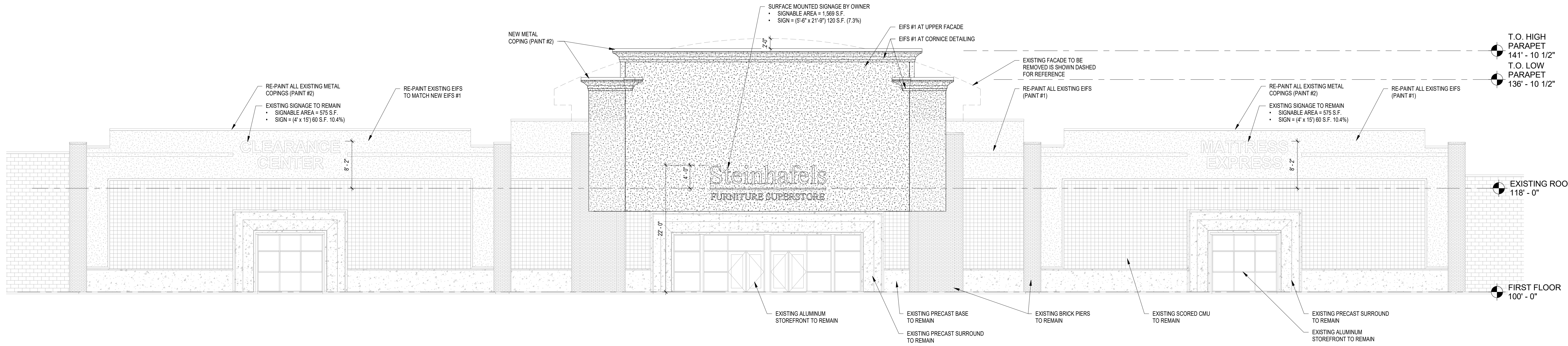
Project Number: 20180200
Sheet Number

A210

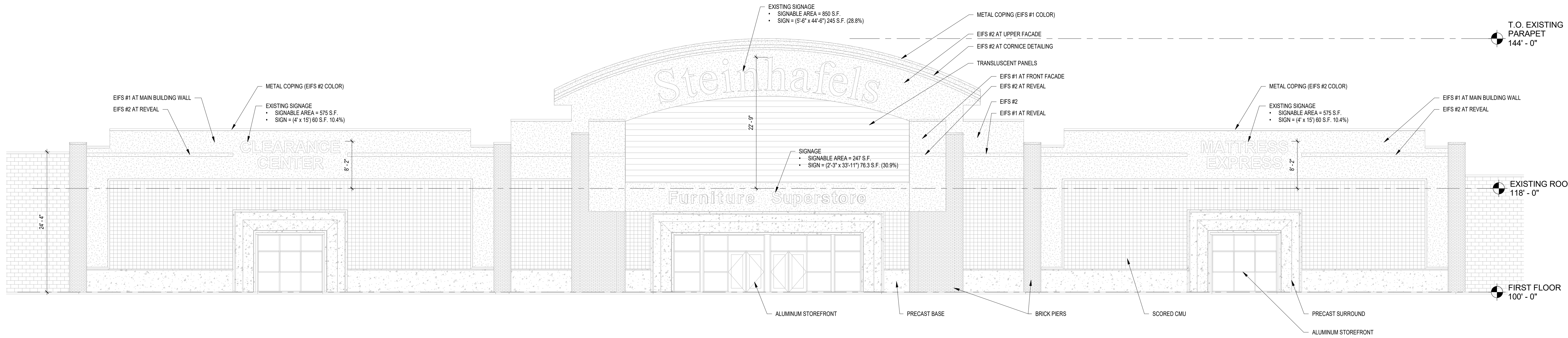
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8/13/2018 11:42:59 AM



3 SOUTH ELEVATION - PROPOSED SIGNAGE
A210 1/8" = 1'-0"



2 SOUTH ELEVATION - COMPLYING SIGNAGE
A210 1/8" = 1'-0"



1 SOUTH ELEVATION - EXISTING
A210 1/8" = 1'-0"



STEINHAFELS BELTLINE ROOF

2164 W BELTLINE HWY
MADISON, WI 53713

STEINHAFELS FURNITURE

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

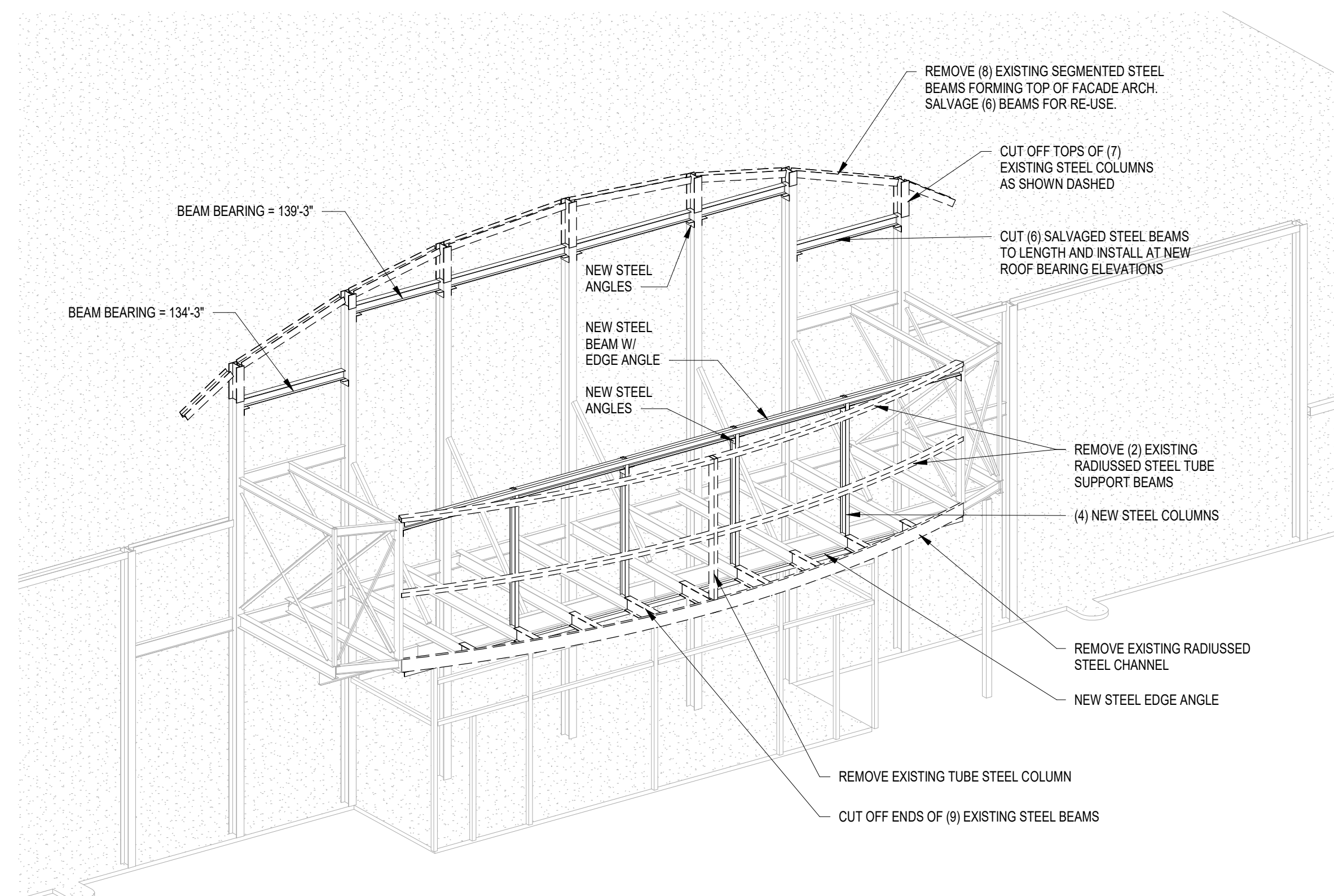
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Sheet Title
**BUILDING
ELEVATIONS -
DEMO**

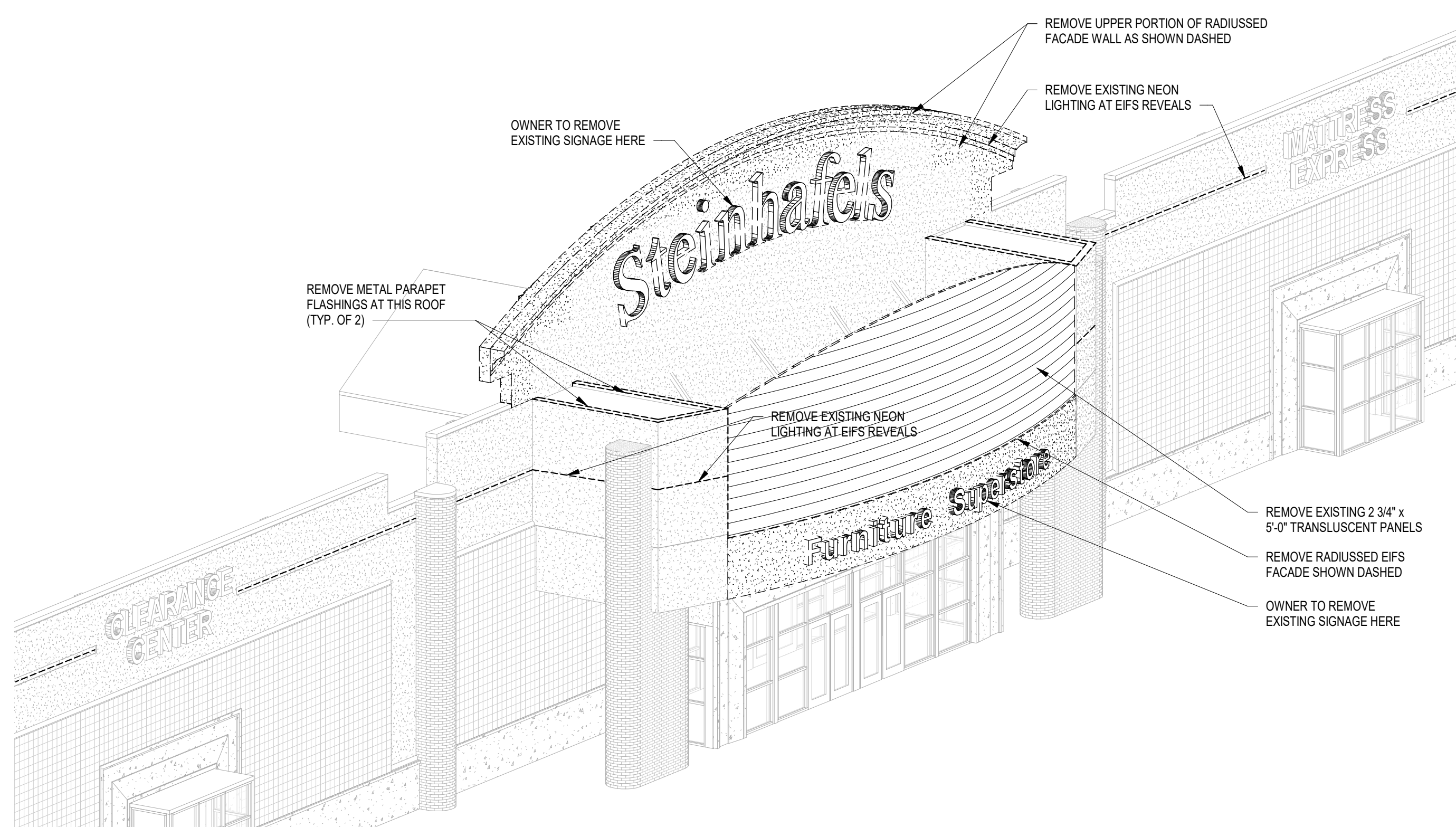
Project Number: 20180200
Sheet Number

A301

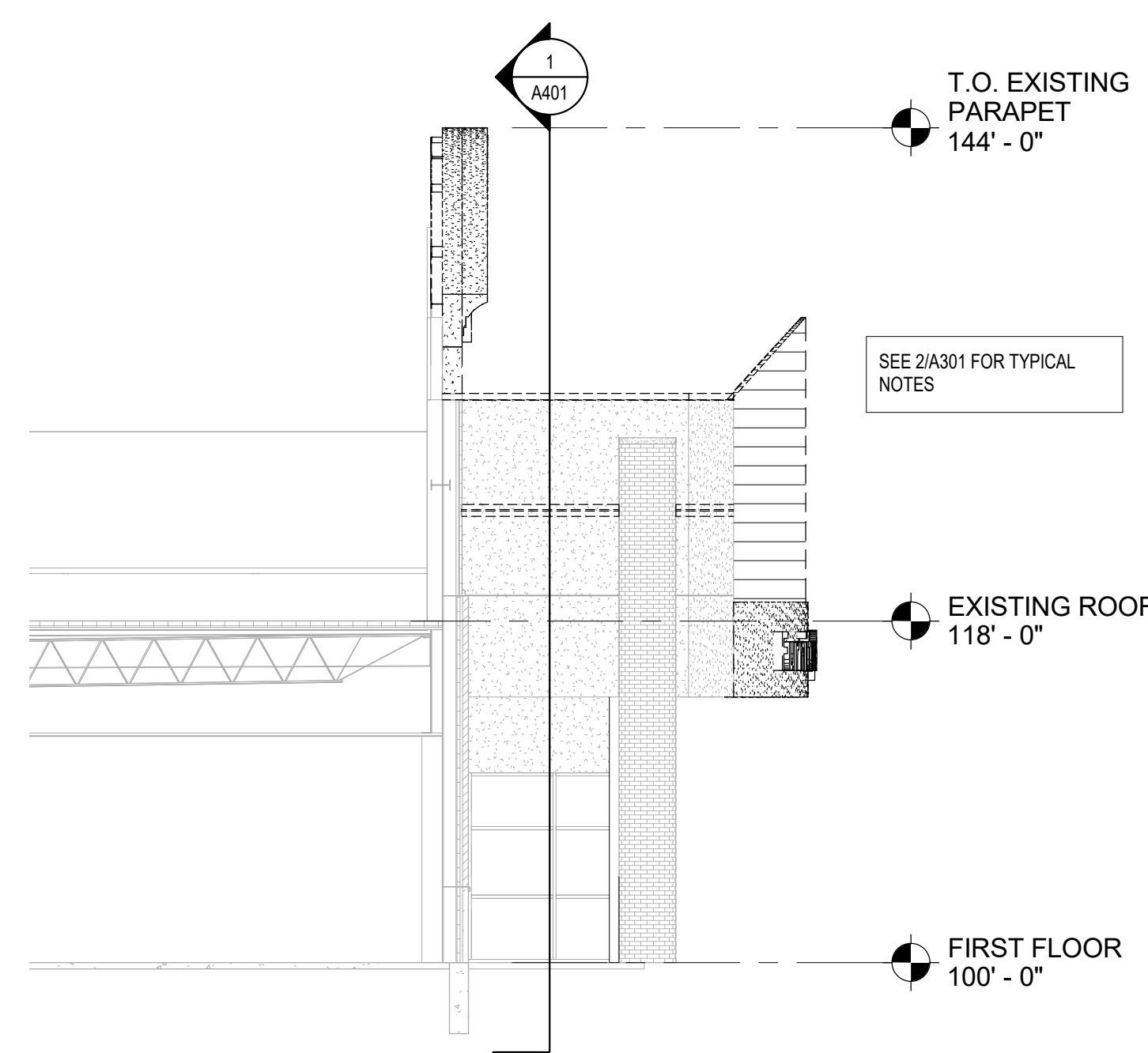
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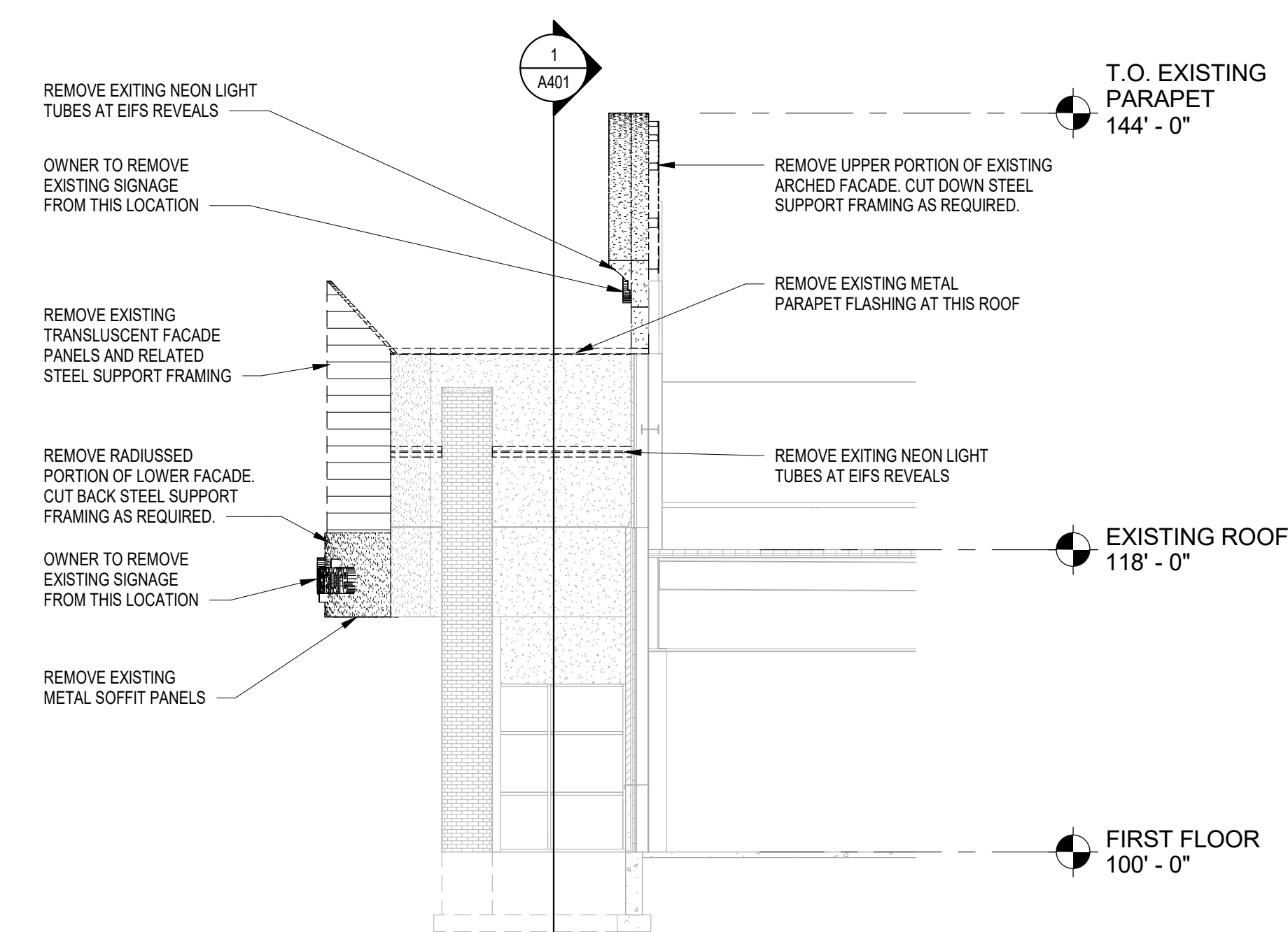
5 ISOMETRIC VIEW AT STRUCTURAL



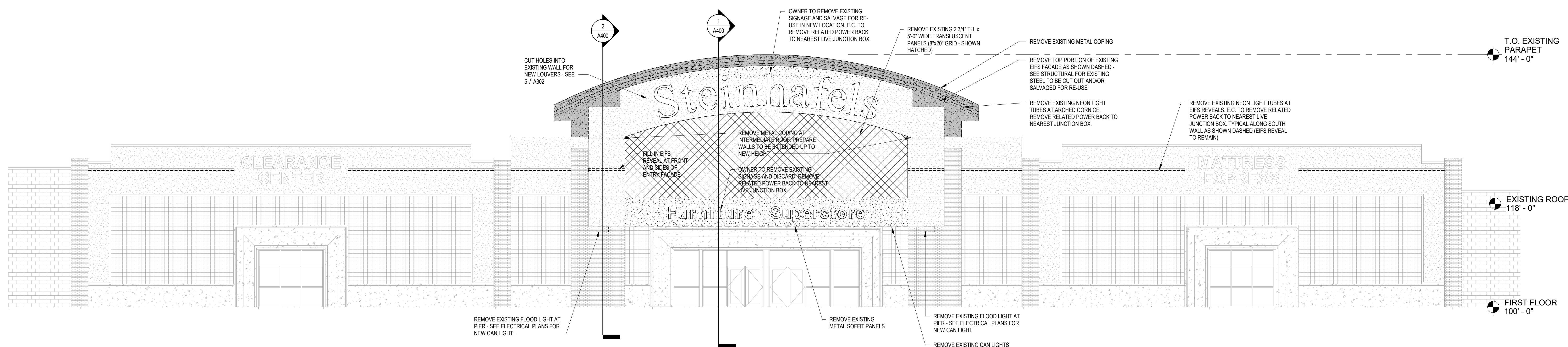
4 ISOMETRIC VIEW AT DEMOLITION



3 WEST ELEVATION - DEMO



2 EAST ELEVATION - DEMO



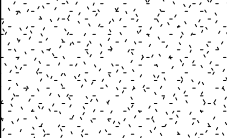

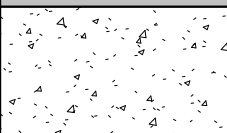
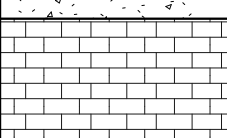
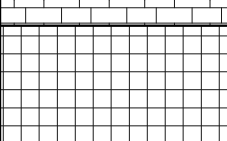
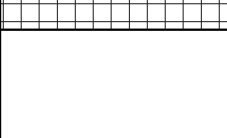
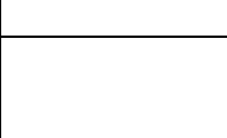
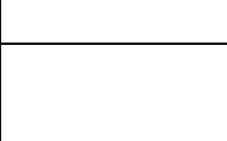
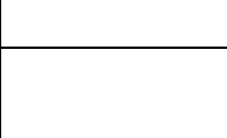
1 SOUTH ELEVATION - DEMOLITION



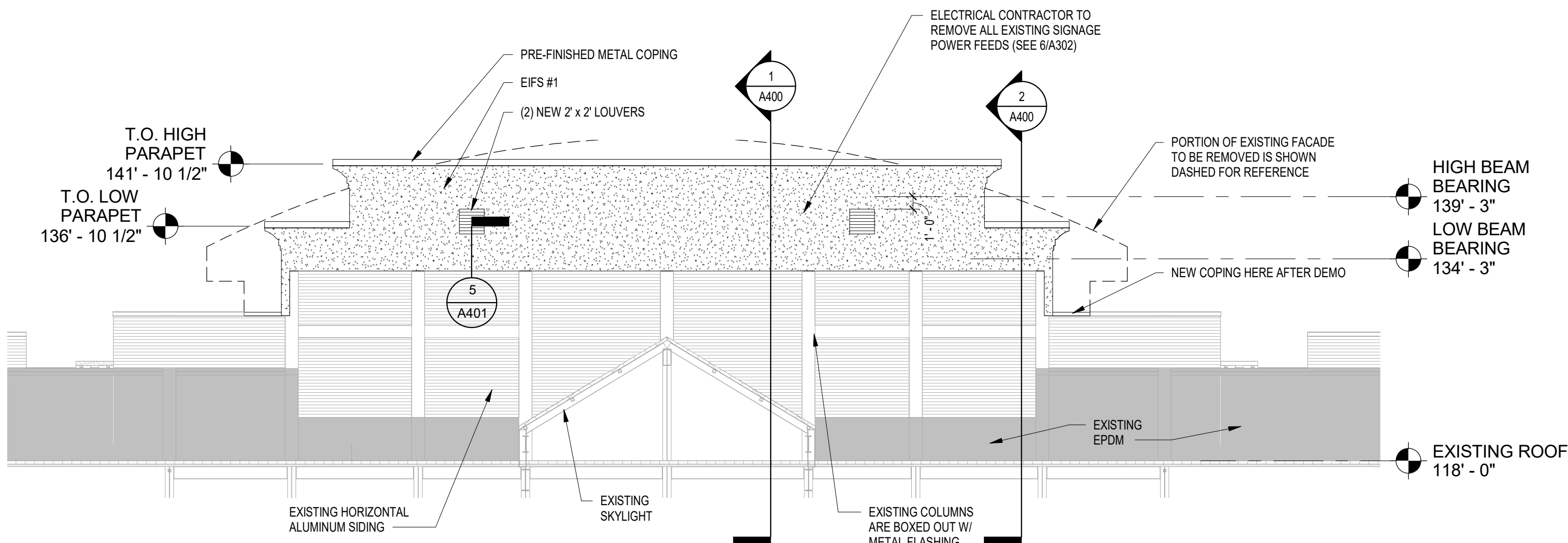
6 PHOTO AT BACK SIDE OF EXISTING FACADE
A302 1/8" = 1'-0"



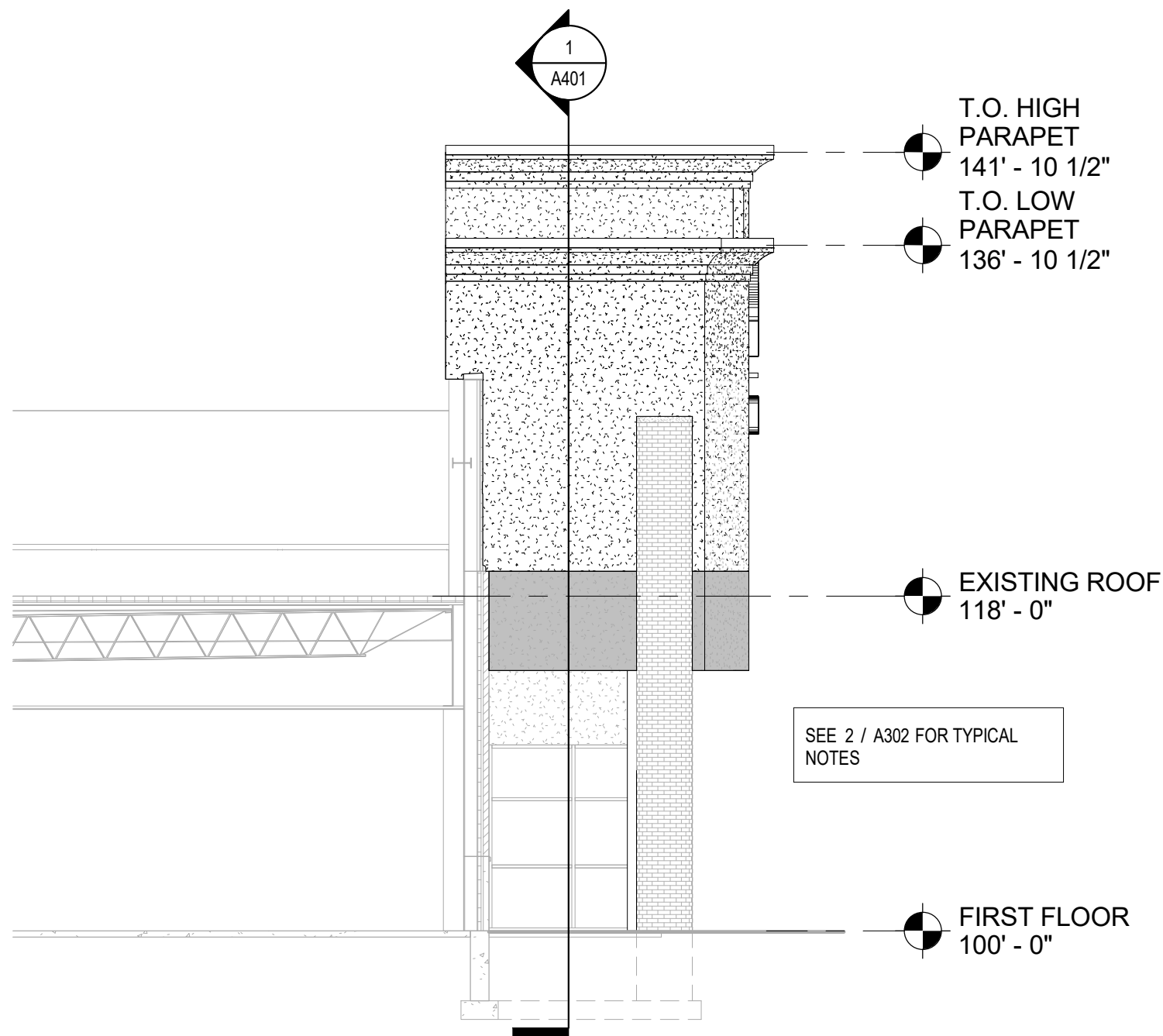
4 ISOMETRIC VIEW AT NEW FACADE
A302

EXTERIOR MATERIALS KEY			
	EIFS #1 PAINT #1	COLOR: SW6105 DIVINE WHITE TEXTURE: FINE SAND FINISH	NEW EIFS, AND RE-PAIN T 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 SURROUNDS, 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

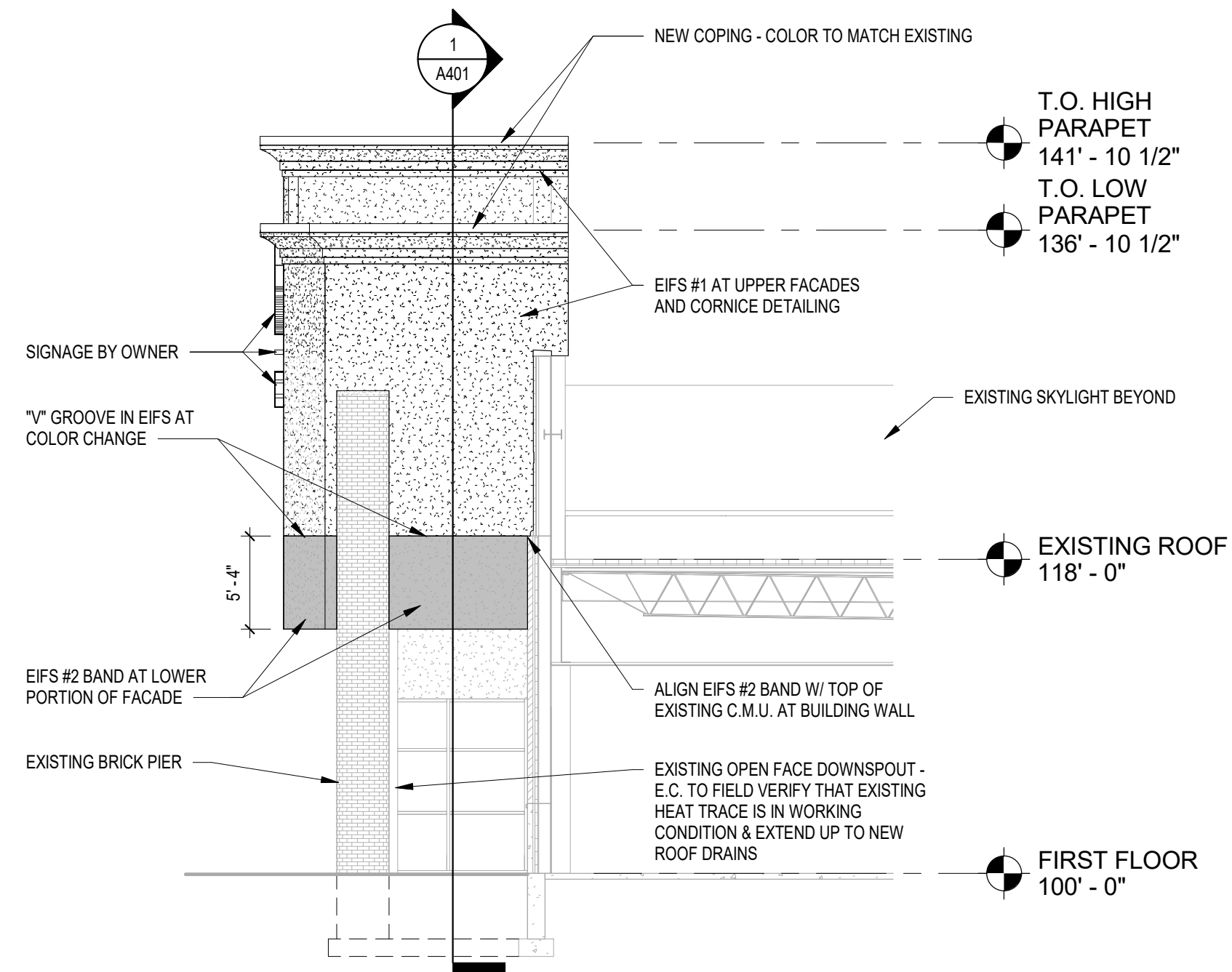
EXTERIOR MATERIAL NOTES:
1. SEALANT COLOR TO MATCH DARKER OF TWO ADJACENT MATERIALS
2. AESTHETIC "Y" JOINT IS REQUIRED IN EIFS AT COLOR/TEXTURE TRANSITIONS



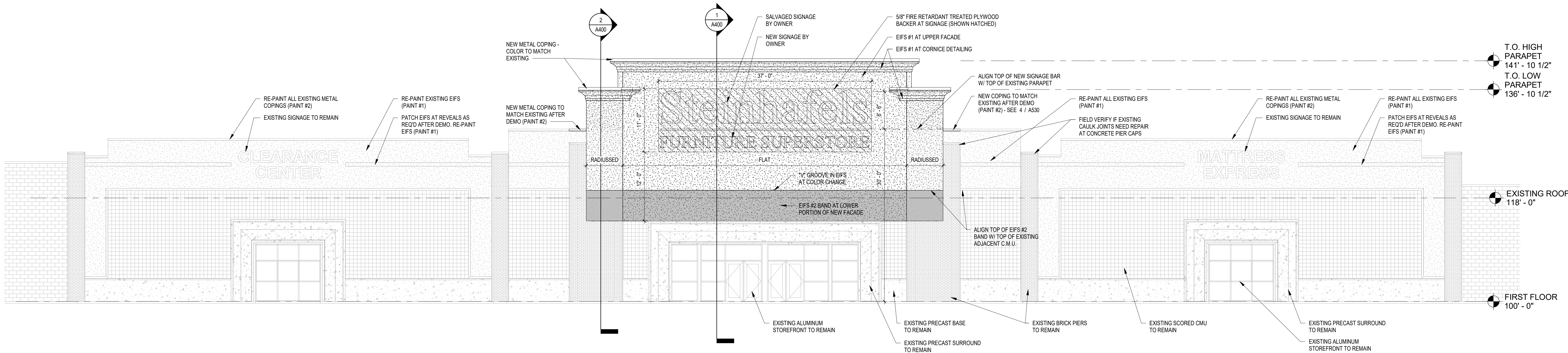
5 ELEVATION AT BACK SIDE OF FACADE WALL
A302 1/8" = 1'-0"



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



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

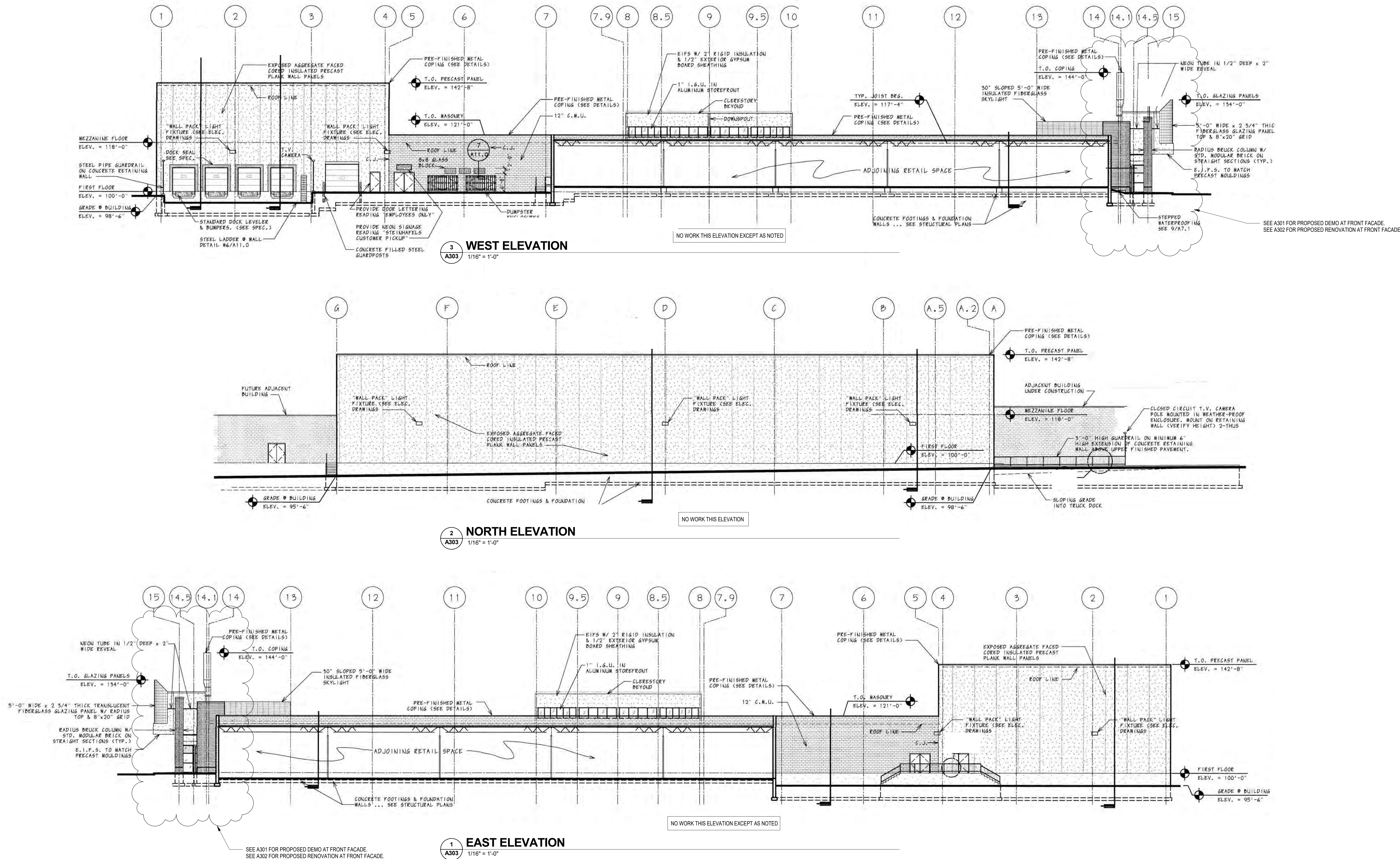


1 SOUTH ELEVATION - NEW
A302 1/8" = 1'-0"

STEINHAFELS BELTLINE ROOF

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MADISON, WI 53713

STEINHAFELS FURNITURE
W231 N1013 COUNTY F
WAUKESHA, WI 53186



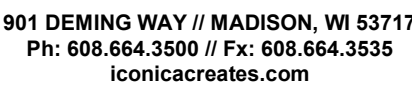
ISSUE DATES:		
Issue	Description	Date
UDC/SUB #2		08-16-18
UDC/CDR SUB #1		08-14-18

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Sheet Title
BUILDING ELEVATIONS

Project Number: 20180200
Sheet Number

A303



STEINHAFELS FURNITURE

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WAUKESHA, WI 53186

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BUILDING SECTION B

BUILDING SECTION A
1/2" = 1'-0"

STEINHAFELS BELTLINE ROOF

2164 W. BELTLINE HWY
MADISON, WI 53713
STEINHAFELS FURNITURE
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

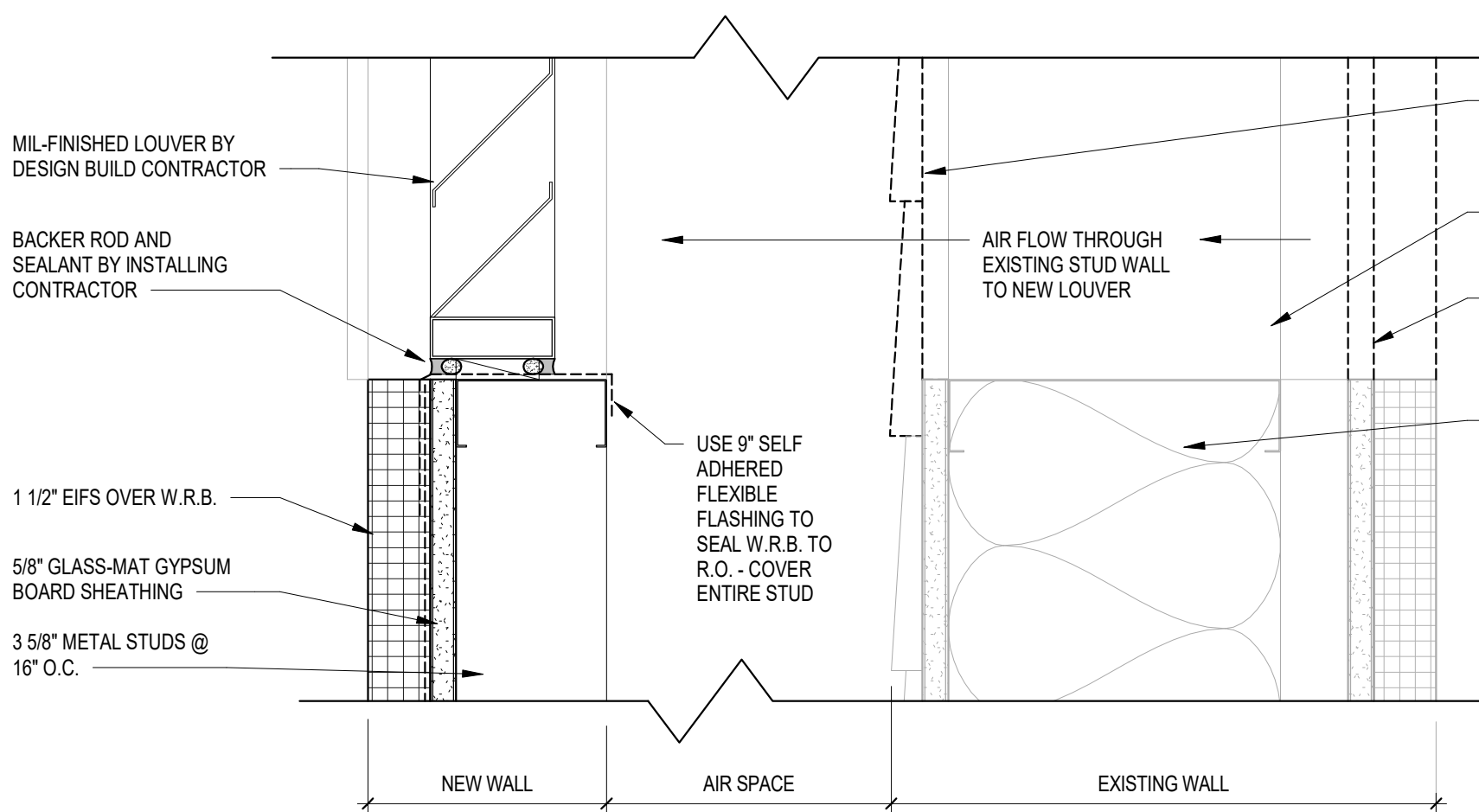
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Sheet Title
BUILDING SECTION

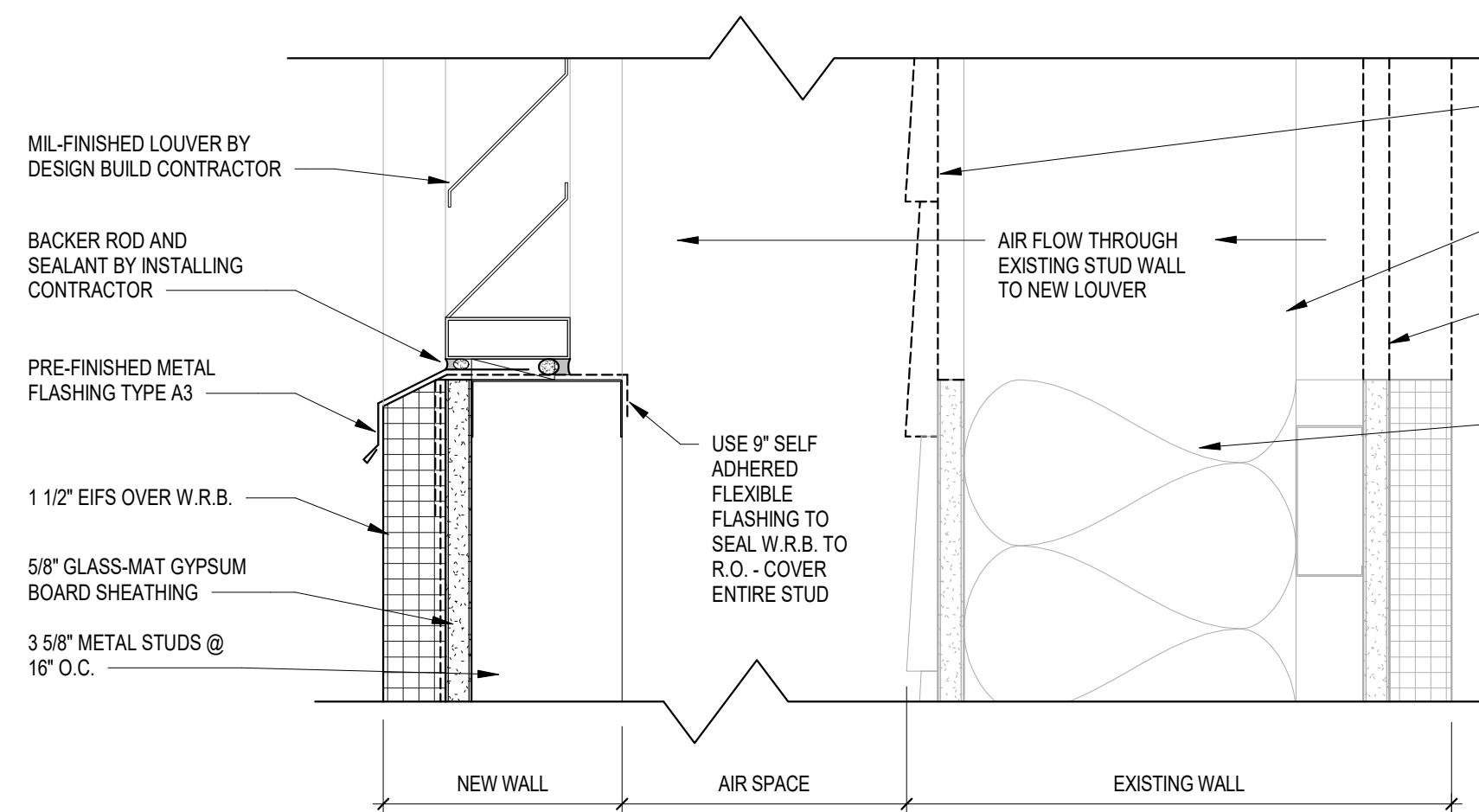
Project Number: 20180200
Sheet Number

A401

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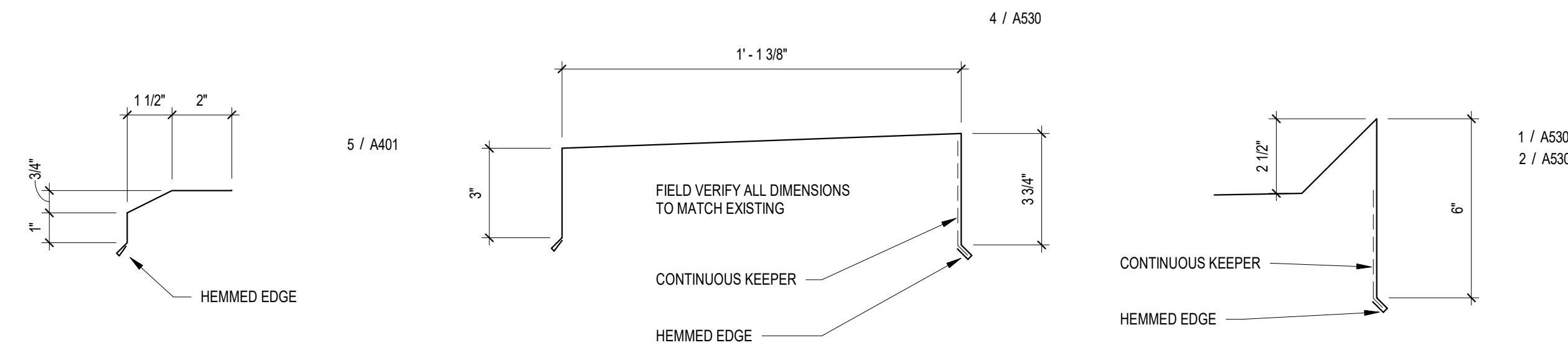


6 JAMB/HEAD DETAIL AT LOUVER
3" = 1'-0"



5 SILL DETAIL AT LOUVER
3" = 1'-0"

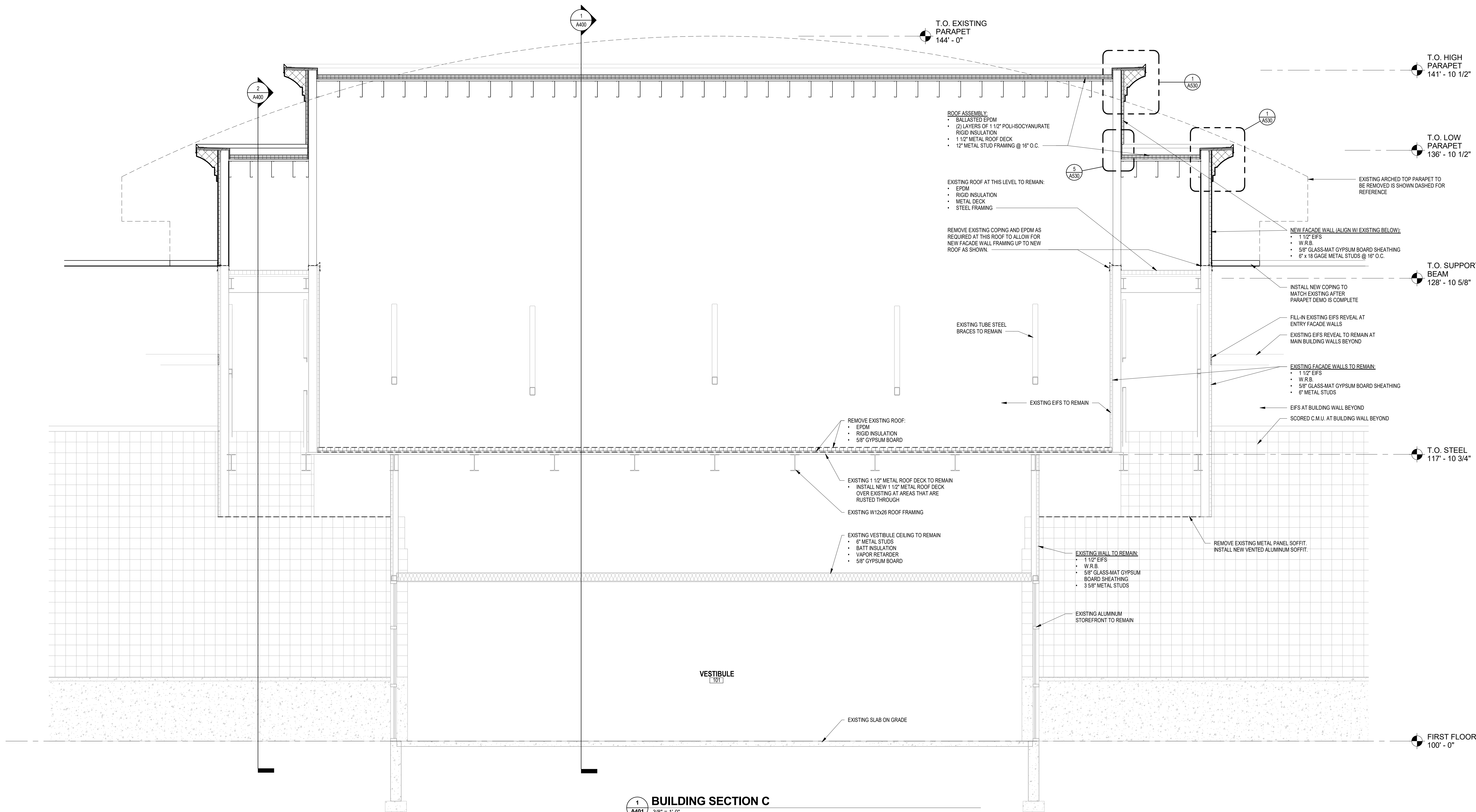
SHEET METAL SCHEDULE							
Name	MATERIAL	THICKNESS/FINISH	#	Sheet SHEET	SUPPLIED BY	INSTALLED BY	COLOR
FLASHING TYPE A1	GALVANIZED STEEL	24 GAGE / PREFINISHED KYNAR	1	A401	ROOFING CONTRACTOR	ROOFING CONTRACTOR	PAC-CLAD: ALMOND
FLASHING TYPE A2	GALVANIZED STEEL	24 GAGE / PREFINISHED KYNAR	2	A401	ROOFING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



4 FLASHING TYPE A3
3" = 1'-0"

3 FLASHING TYPE A2
3" = 1'-0"

2 FLASHING TYPE A1
3" = 1'-0"



1 BUILDING SECTION C
3/8" = 1'-0"

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

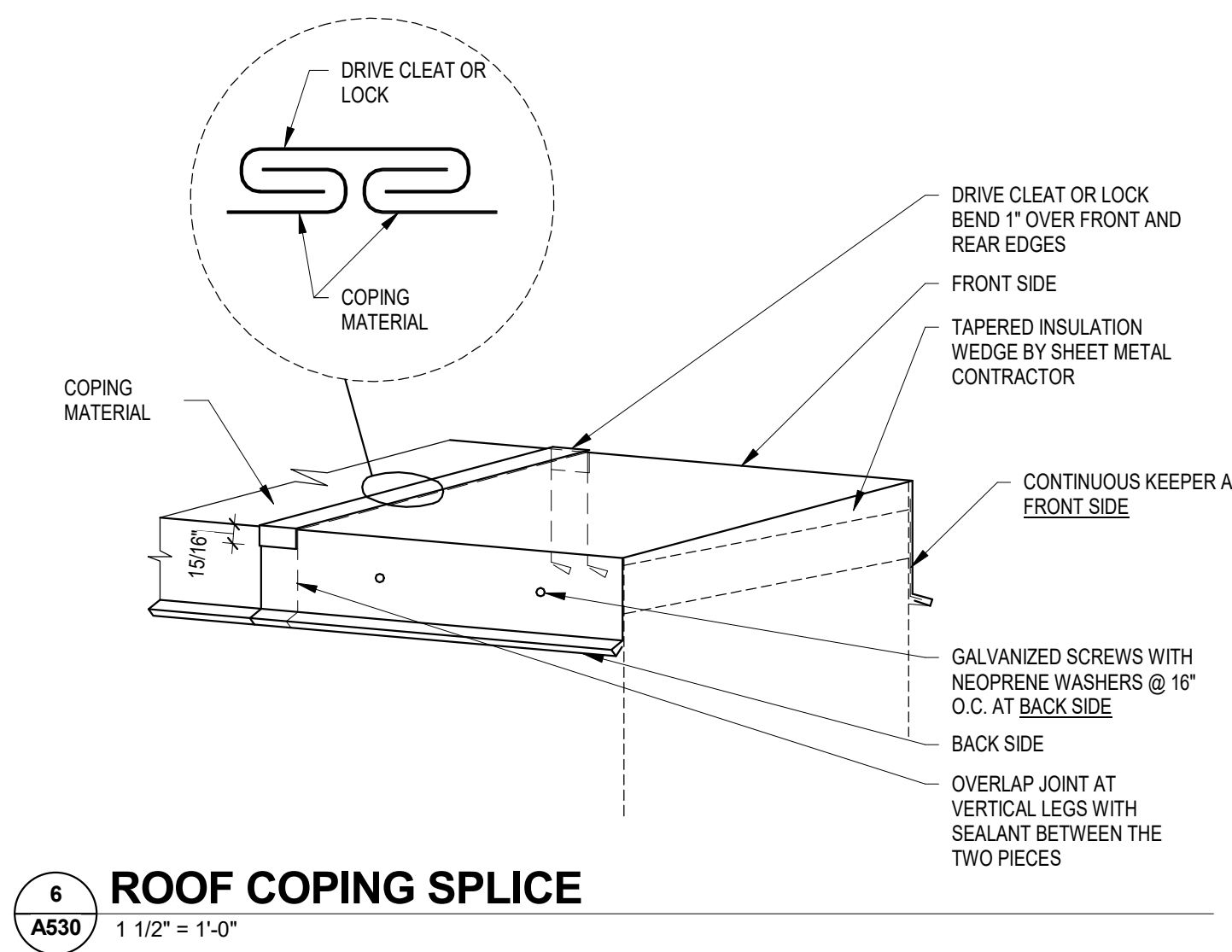
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Sheet Title
MISC. EXTERIOR DETAILS

Project Number: 20180200
Sheet Number

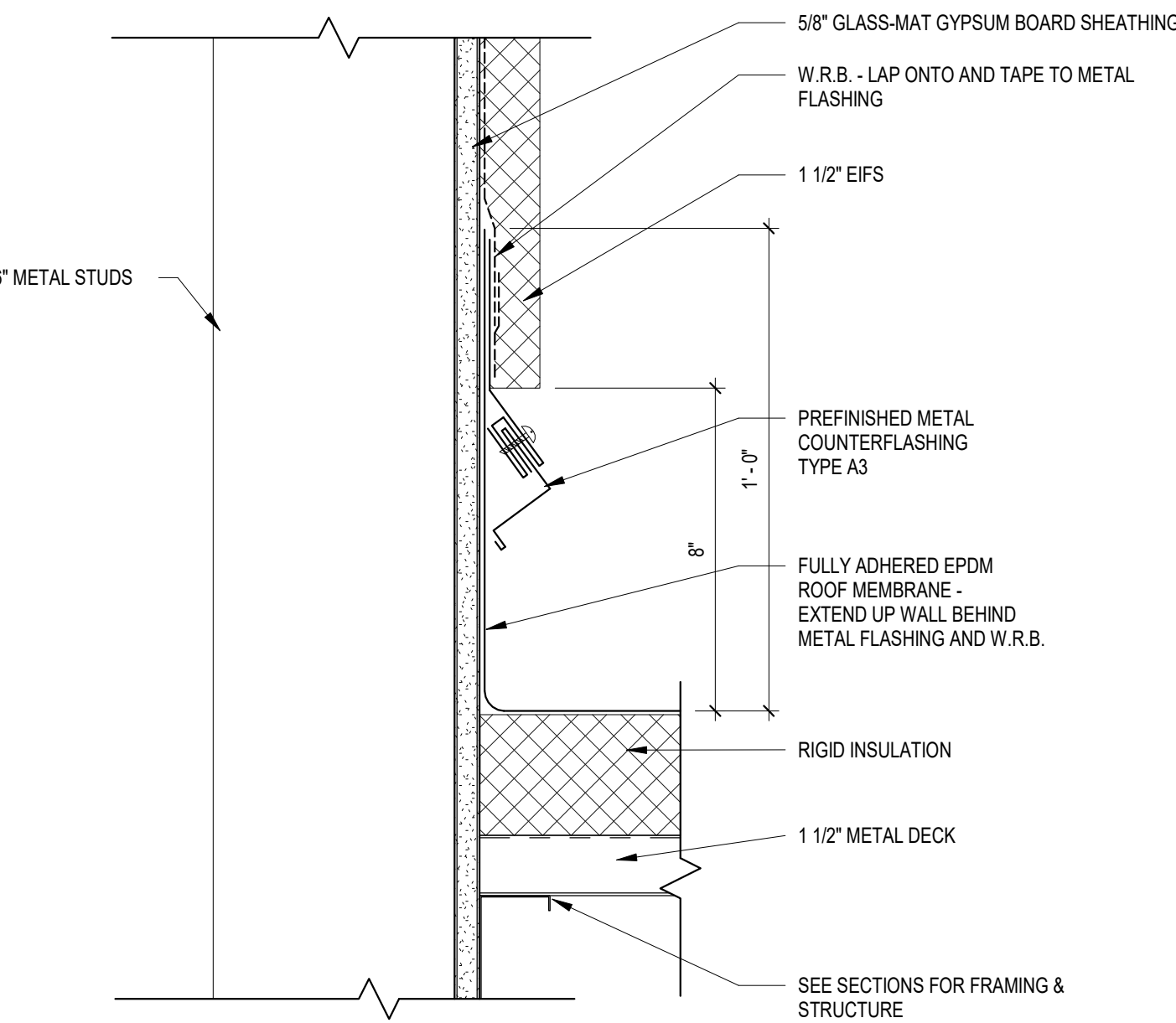
A530

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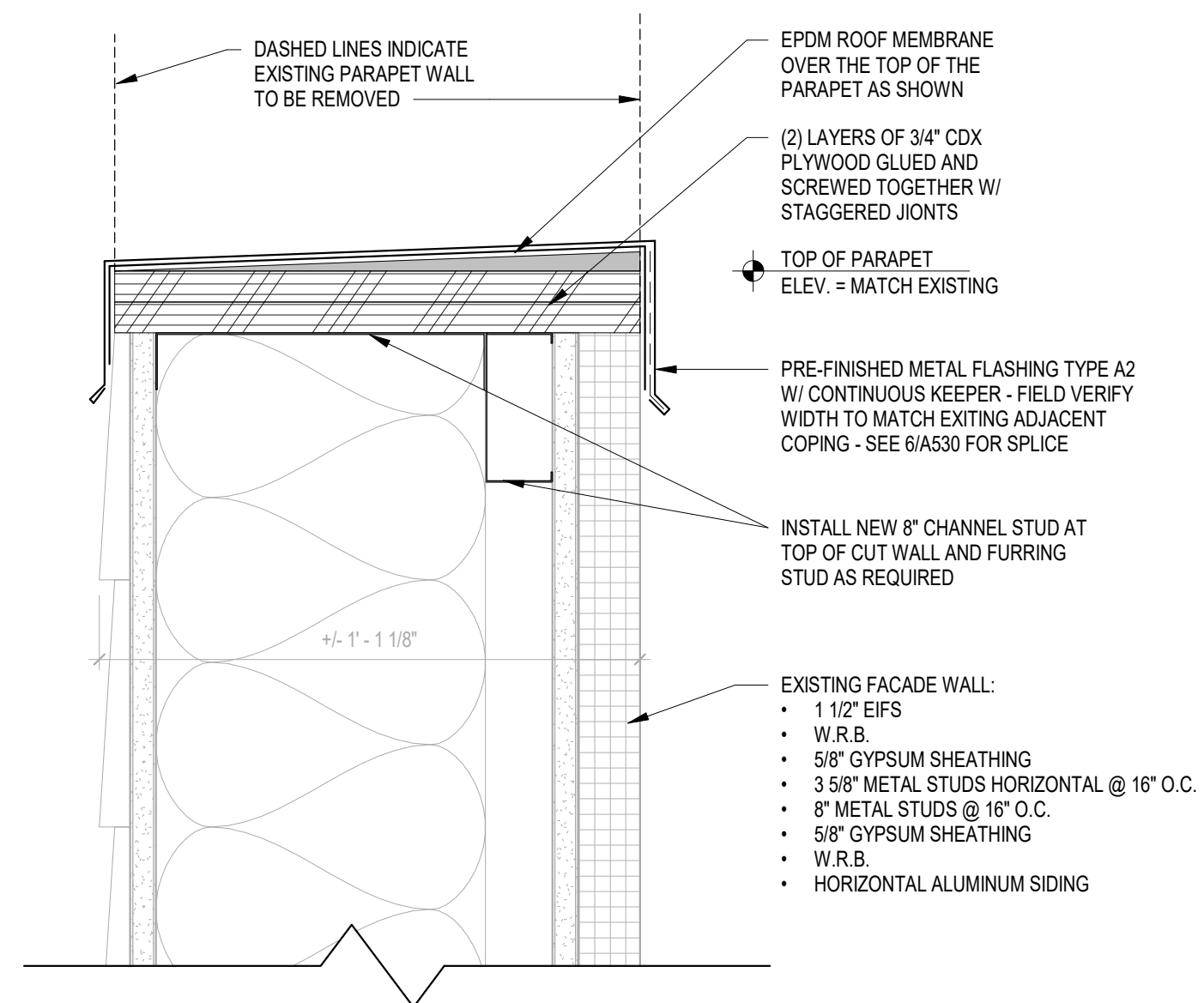
6 ROOF COPING SPLICE

A530 1 1/2" = 1'-0"



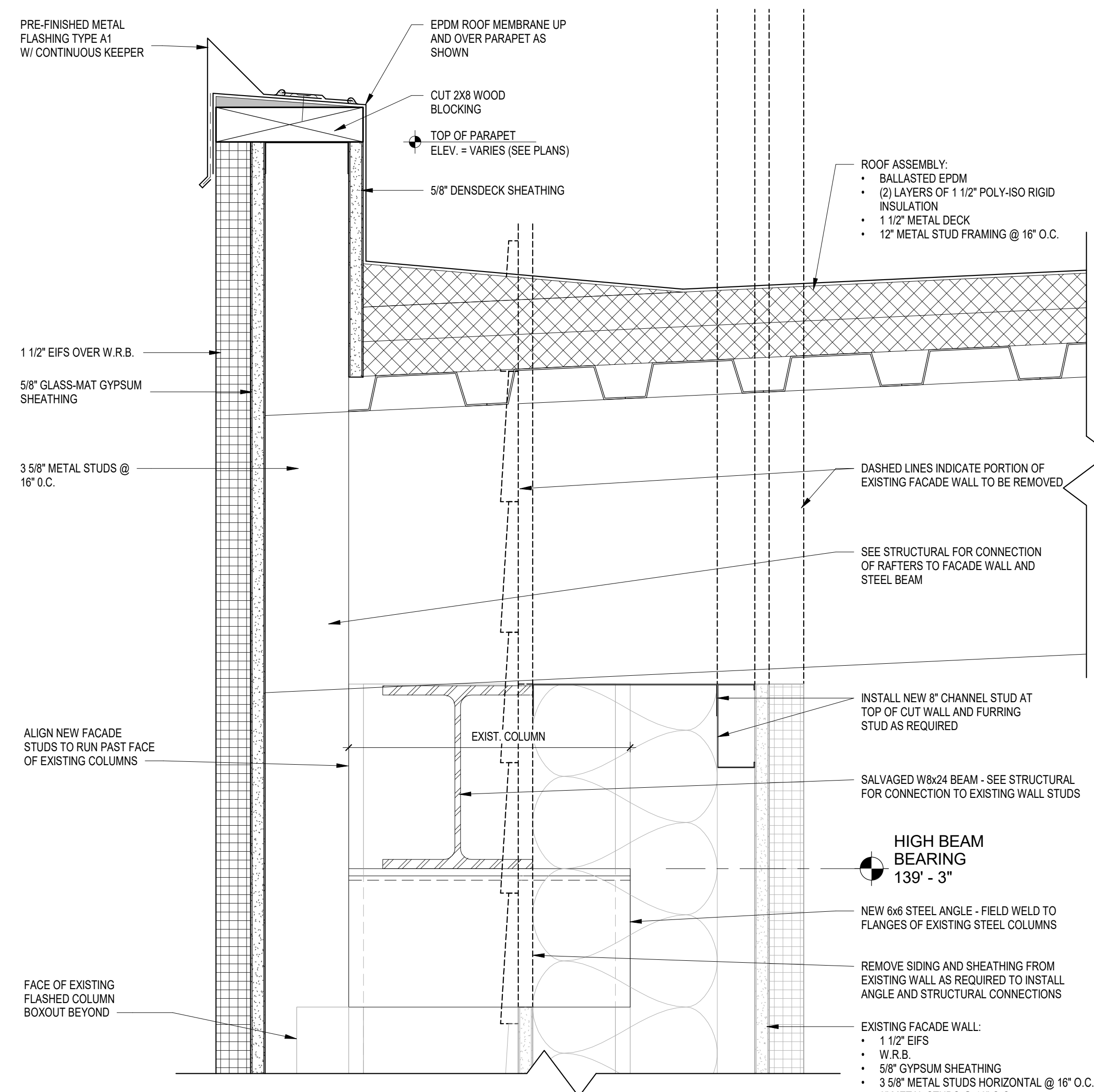
5 FLAT ROOF COUNTER FLASHING DETAIL

A530 3" = 1'-0"



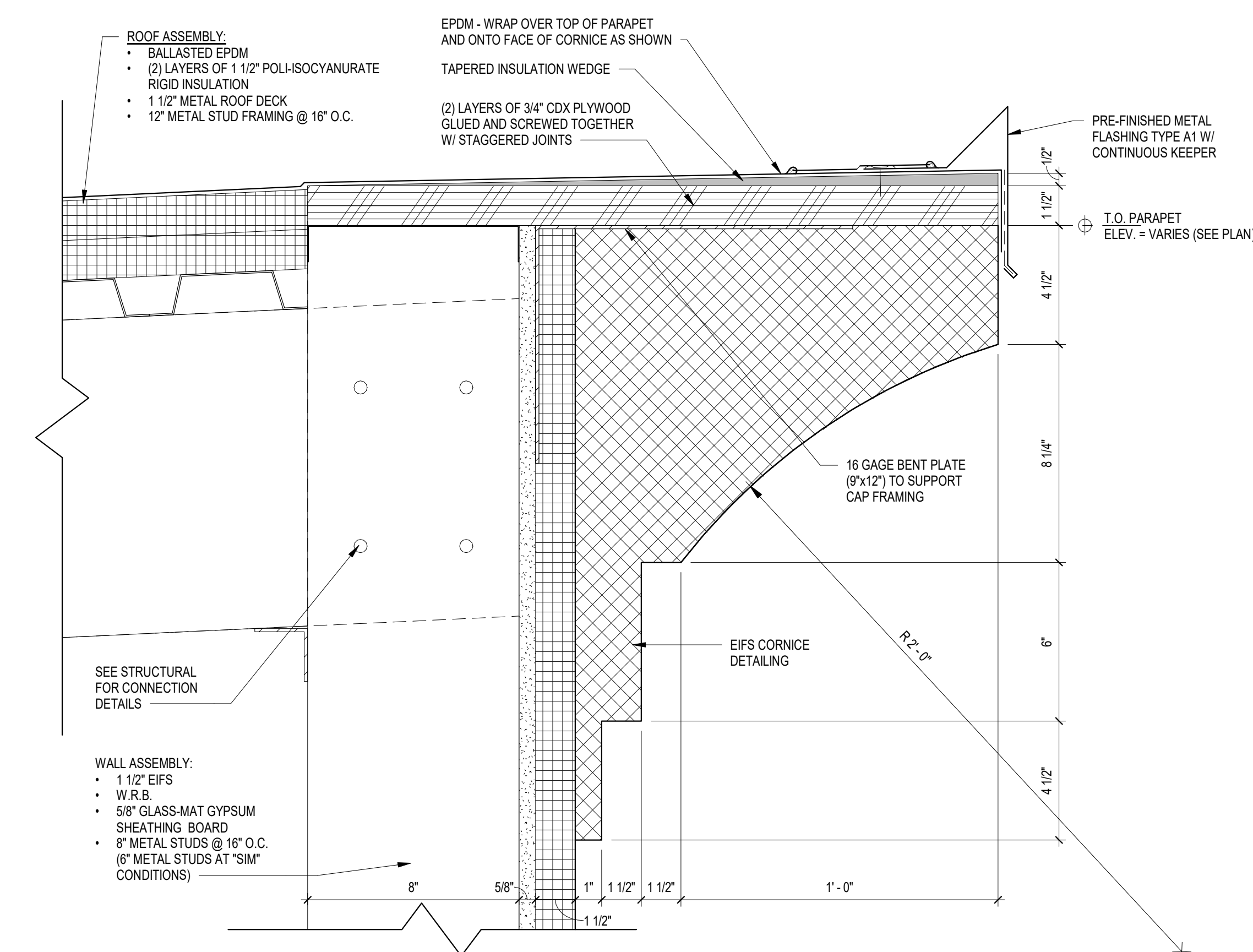
4 PARAPET DETAIL 3

A530 3" = 1'-0"



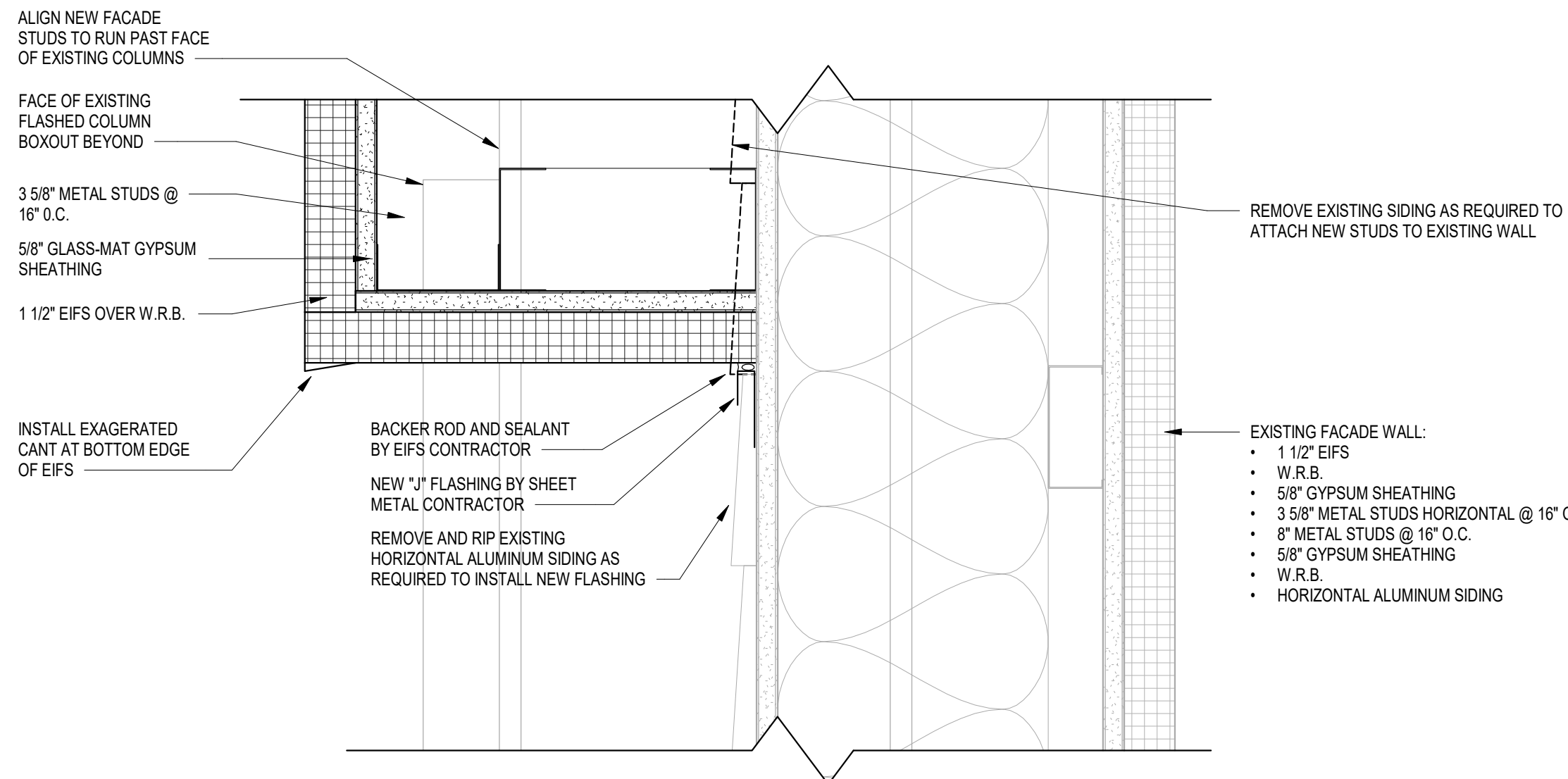
2 PARAPET DETAIL 2

A530 3" = 1'-0"



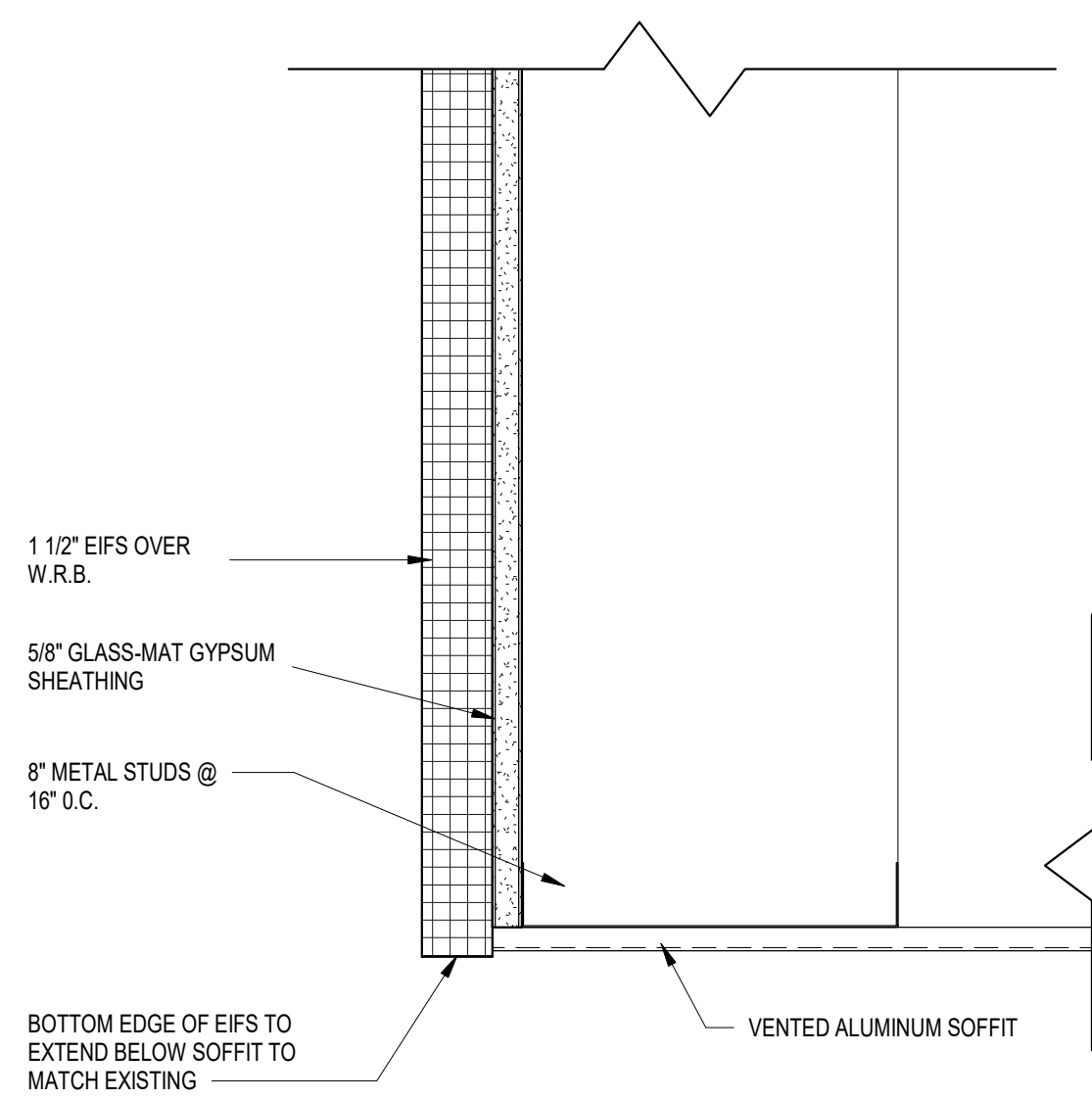
1 PARAPET DETAIL 1

A530 3" = 1'-0"



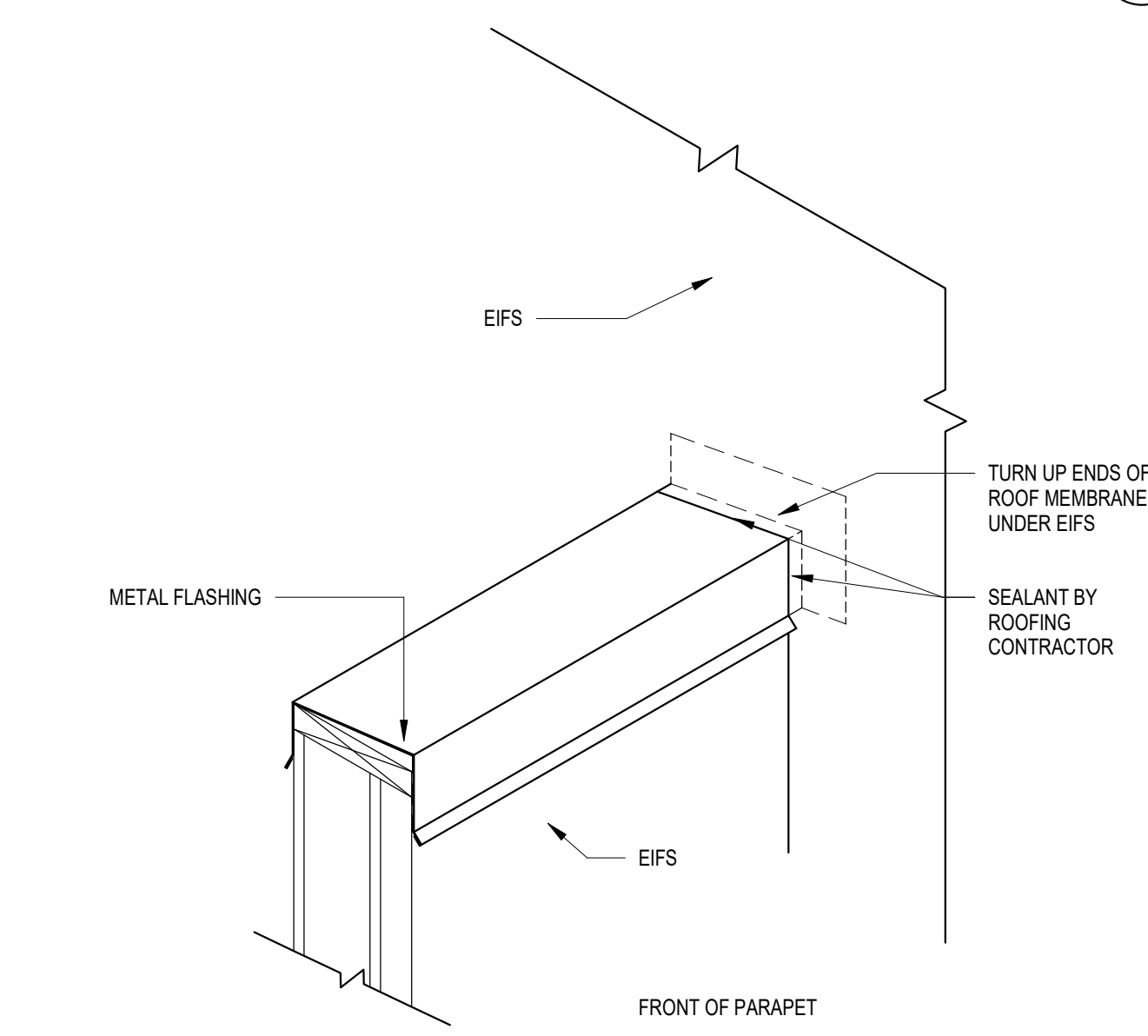
9 DETAIL AT FACADE TRANSITION

A530 3" = 1'-0"



8 DETAIL AT SOFFIT

A530 3" = 1'-0"



7 ISO AT PARAPET

A530 1 1/2" = 1'-0"

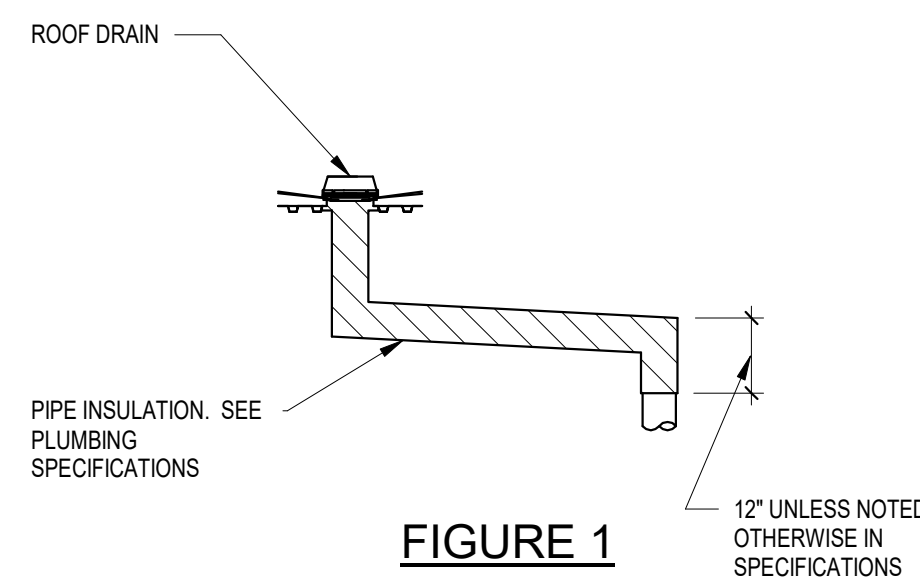


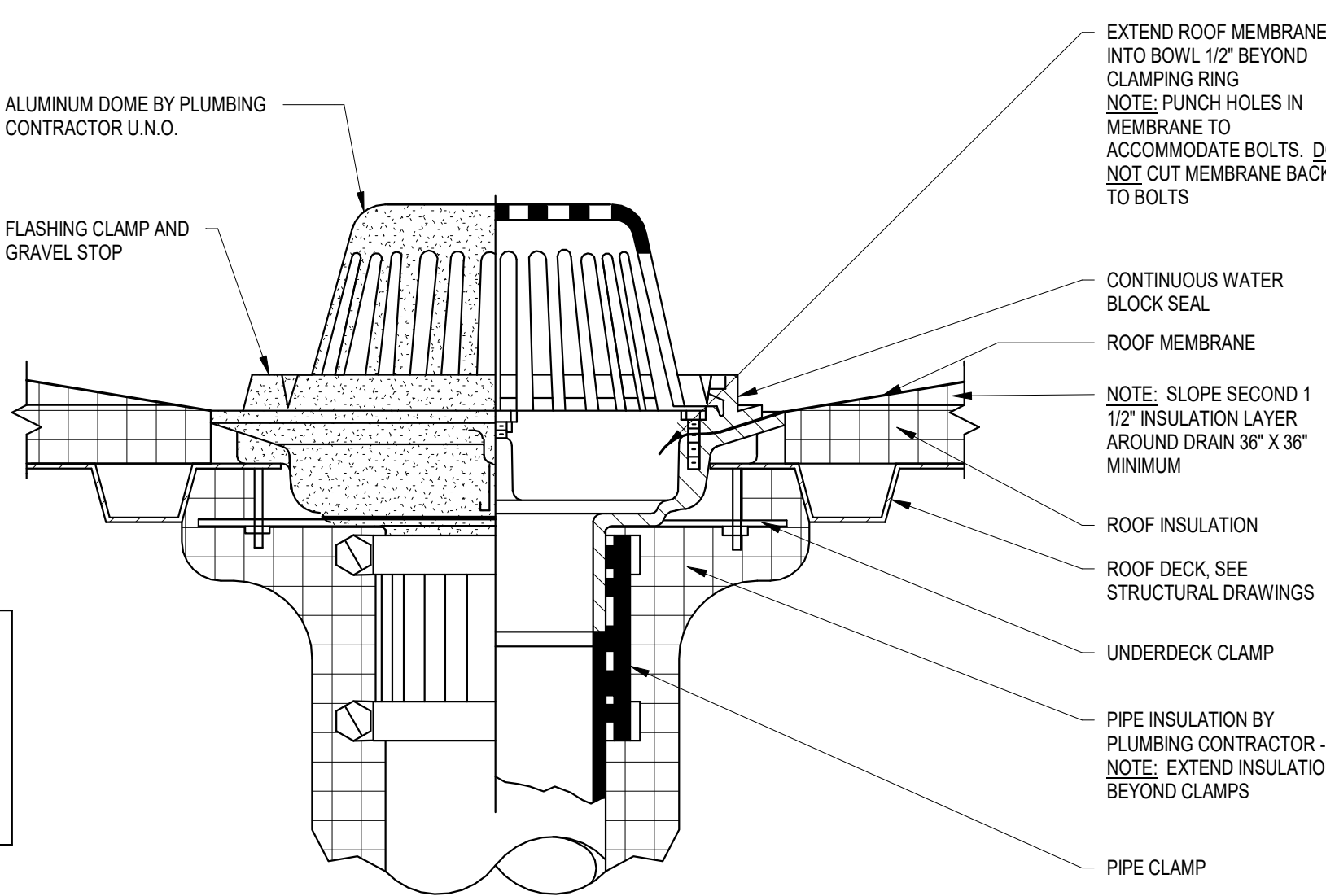
FIGURE 1

GENERAL NOTES:

1. INSULATE ROOF DRAIN COLLAR. ALL HORIZONTAL PIPING AND VERTICAL PIPING WITHIN 12" OF HORIZONTAL PIPE (SEE FIGURE 1).
2. KEEP HORIZONTAL MAIN AS TIGHT AS POSSIBLE TO ROOF DECK.
3. KEEP VERTICAL ROOF DRAIN LEADER TIGHT TO COLUMN. OFFSET AROUND BEAMS IN FLOORS AND CEILINGS AS NECESSARY.
4. IF ROOF MEMBRANE SEAM RUNS WITHIN 16" OF DRAIN, INSTALL MIN. 4"x4" ROOF MEMBRANE PATCH ON TOP OF ROOF MEMBRANE, ASSURING SEAM IS COVERED.

3 ROOF DRAIN AT METAL DECK

A530 3" = 1'-0"



4 PARAPET DETAIL 4

A530 3" = 1'-0"

STEINHAFELS BELTLINE ROOF

STEINHAFELS FURNITURE
2164 W. BELTLINE HWY
MADISON, WI 53713
W231 N1013 COUNTY F
WAUKESHA, WI 53186

ISSUE DATES:		
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UDC/CDR SUB #1		08-14-18

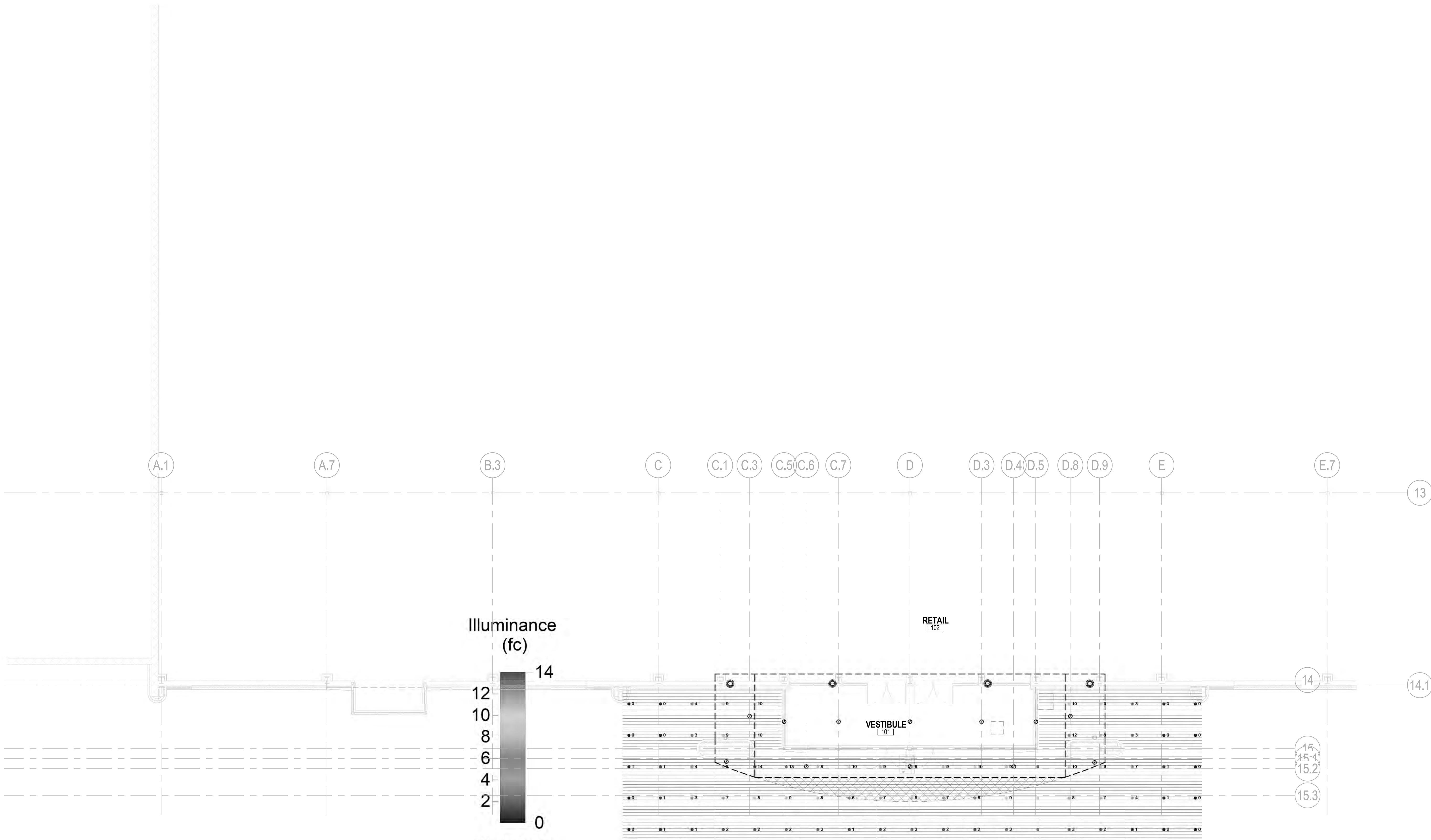
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Sheet Title
SITE
PHOTOMETRIC
PLAN

Project Number: 20180200
Sheet Number

E100P

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



C:\Users\athubad\Documents\2018\200-Steinhafels Beltline Roof\AST7-Central_athubad@iconicacreatives.com.rvt

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
- Building Use / Occupancy:** Non-Separated Occupancies: Mercantile (M) Storage moderate hazard (S-1)
 - Construction Classification:** Type IIB
 - Area and Stories:** Per Table 503: Mercantile - 50,000 gsf and 3 stories; S-1 - 70,000 gsf and 2 stories
 - Unlimited Area Building:** One Story fully sprinklered building surrounded w/ 60' public ways (SUT). Reduced open space per (SUT 2.1) 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).
 - Occupancy Separation:** Not required for occupancy separation per Table 508.4
 - Fire Protection System:** Fully Sprinklered per NFPA 13 (Existing)
 - Mezzanine:** Open to first floor - occupancy is < 10 % of first floor area
 - 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
 - Minimum Number of Exits:** 2 minimum (Table 1006.3.1)
 - Occupant load per code:**

Mercantile First Floor:	442
S-1 1st floor:	10
S-1 Mezzanine:	6
Total:	458 occupants
 - Exit Access Travel Distance:** 250' Mercantile / Storage S-1 (Table 1017.2)
 - Exiting:**

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	
 - 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, 2 existing are provided
 - LAV - Men, 2 existing are provided
 - LAV Unisex, 1 existing is provided
 - DF - 2 existing hills provided
 - SS - 1 existing provided
 - Fire Extinguishers:**

Type:	2A
Distance to Extinguisher:	75'
Floor Area / Extinguisher:	11,250 sq. ft.
Minimum Rating:	Class B
 - Protection of Elements:** As determined by tabular values (Tables 601 & 602)

(Group M / Type IIB)	
Structural frame	0 hr
Ext. bearing wall	0 hr
Int. bearing walls	0 hr
Ext. non-bearing walls	0 hr where X > 10'
Int. non-bearing walls	0 hr (4-hr fire walls exist at party walls)
Floor construction	0 hr
Roof construction	0 hr
 - 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
	A201A ENLARGED FIRST FLOOR PLAN
	A202 ROOF PLAN
	A203 ENLARGED ROOF PLANS
	A210 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
	A530 MISC. EXTERIOR DETAILS
	A531 FRAMING DETAILS
	E100P PHOTOGRAPHIC 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



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MADISON, WI 53713

STEINHAFELS FURNITURE
W231 N1013 COUNTY F
WAUKESHA, WI 53186

ISSUE DATES:		
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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
**ICONICA
BUILDING
COVER SHEET**

Project Number: 20180200


Sheet Number

G001



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 1/2'	5	RED JEWEL CRAB	-	15	75
RSPC	1 1/2'	0	RED SPLENDOR CRAB	-	15	60
SHL	2 1/2'	9	SKYLINE HONEY LOCUST	-	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	GOLDMOUND SPIREA	-	3	75
EVERGREEN TREES AND SHRUBS						
GPD	-	5	GREEN MOUNTAIN PYRAMIDAL BOXWOOD	-	4	20
BY	-	-	BERRYHILL YEW	-	4	12
TA	-	3	TECHNY ARBORVITAE	-	4	12
MAJ	-	22	MINI ARCADE JUNIPER	-	4	88
ORNAMENTAL GRASSES / PERENNIALS						
BES	-	43	BLACK-EYED SUSAN	-	2	86
KFF	-	103	KARL FRIEDRICH FEATHER REED GRASS	-	2	206
PDR	-	34	PRAIRIE DROPSEED	-	2	68
RSC	-	34	RUBY STAR CONEFLOWER	-	2	68
RRD	-	62	ROSY RETURNS DAYLILLY	-	2	124
RUS	-	21	RUSSIAN SAGE	-	2	42
BOULDER RETAINING WALL WITH SPLITRAIL 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 S.F.						
TOTAL LANDSCAPE POINTS REQUIRED (102,568 / 300 * 5)						1710

GENERAL NOTES:
• ALL LANDSCAPING SHOWN IS EXISTING TO REMAIN.
• LANDSCAPING SHOWN ON ADJACENT LOTS IS FOR REFERENCE ONLY.
• ONLY LABELLED LANDSCAPING ON STEINHAFELS LOT IS INCLUDED IN POINT TOTAL.



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STEINHAFELS - BELTLINE ROOF

2764 W. BELTLINE HWY
MADISON, WISCONSIN 53717

STEINHAFELS FURNITURE
W231 N1013 COUNTY HIGHWAY F
WAUKESHA, WI 53186-1502

ISSUE DATE:
UDC SUBMITTAL: 08-14-18

RFI/SI DATE:

PROJECT #: 20180200
SHEET NUMBER
L100

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SIGN #11

SIGN #10

SIGN #12

+/-10-0" Above Roof

+/-15-0" Above Roof

Roof Line



SIGN #9



SIGN #8



NORTHERN
TOOL + EQUIPMENT

2118

Roof Line



SIGN #6



PET WORLD
OUTLET

PET WORLD
CUSTOMER
PARKING
ONLY
VIOLATORS
WILL BE
TICKETED
AND TOWED

STEINHAFELS BELTLINE ROOF

2164 W. BELTLINE HWY
 MADISON, WI 53713
 STEINHAFELS FURNITURE
 W231 N1013 COUNTY F
 WAUKESHA, WI 53186

ISSUE DATES:
 Issue Description Date

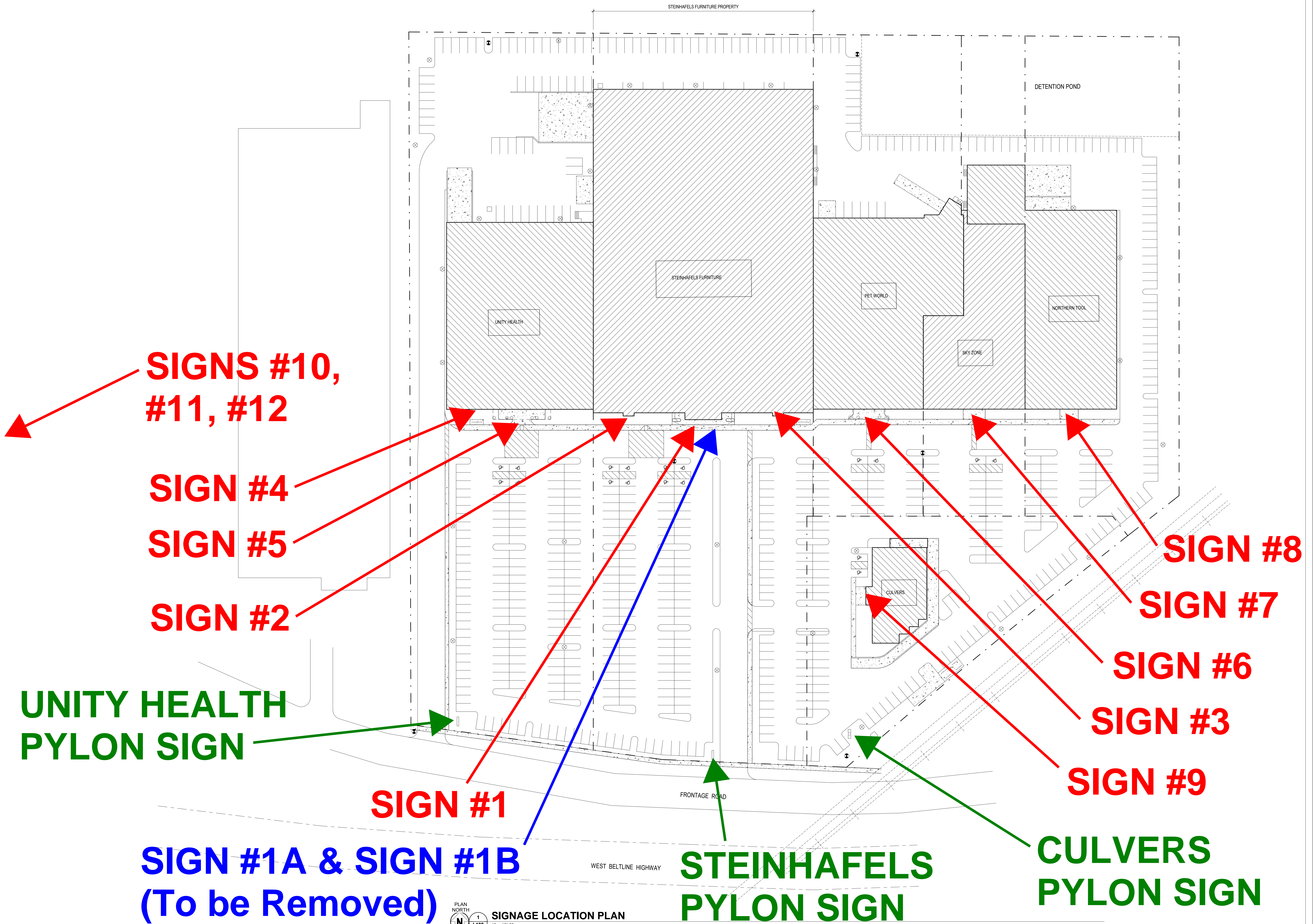
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Sheet Title
SIGNAGE LOCATION PLAN

Project Number: 20180200
 Sheet Number

S100

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 8/6/2018 11:14:57 AM



SIGN #7

+/-15'-4" Above Roof

Roof Line



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)

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)

SIGN #3

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

SIGNABLE AREA

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

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 #4



Home Health Showroom

SIGN #5



**UnityPoint Health
Meriter**

**PARTNER OF
UW Health**







PERSPECTIVE AT PROPOSED
SOUTH ELEVATION - REVISED

STEINHAFELS 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
UDC SUB #3		09-10-18
UDC-CDR SUB #2		09-10-18

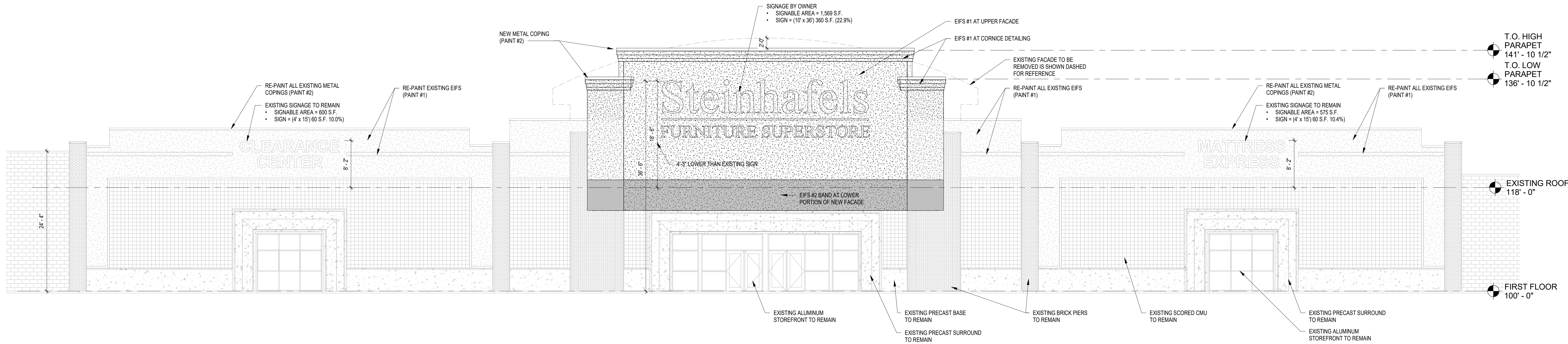
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Sheet Title
BUILDING ELEVATIONS - UDC #3

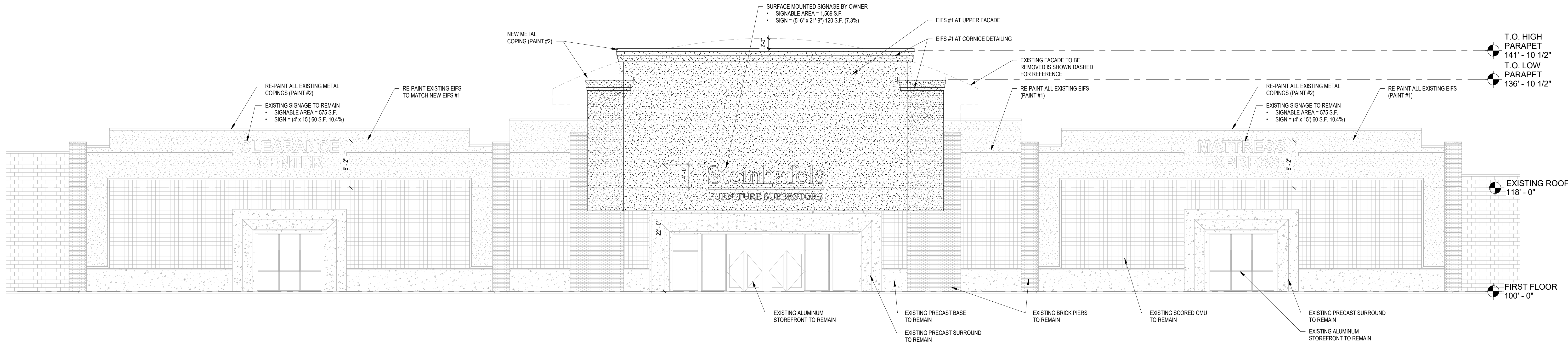
Project Number: 20180200
Sheet Number

A210

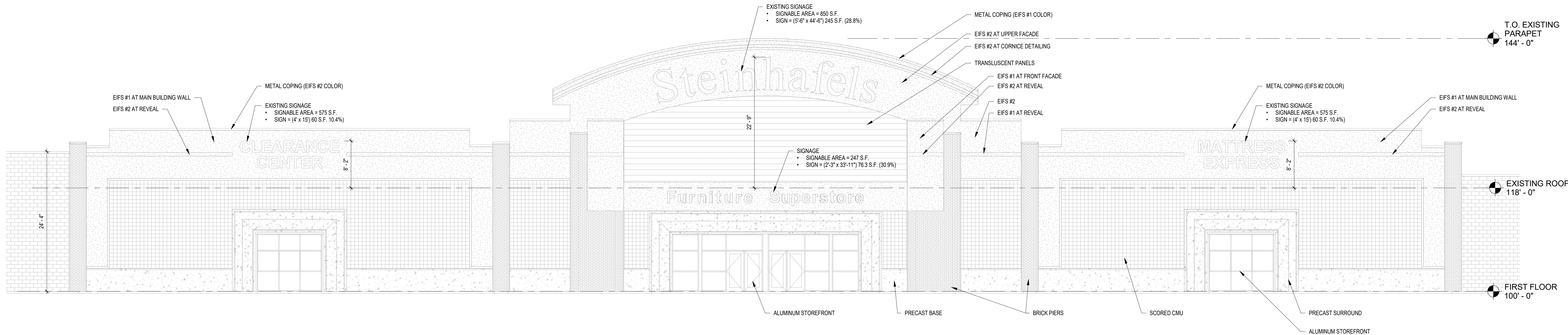
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9/11/2018 10:39:59 AM



3 SOUTH ELEVATION - PROPOSED SIGNAGE
A210 1/8" = 1'-0"



2 SOUTH ELEVATION - COMPLYING SIGNAGE
A210 1/8" = 1'-0"



1 SOUTH ELEVATION - EXISTING
A210 1/8" = 1'-0"



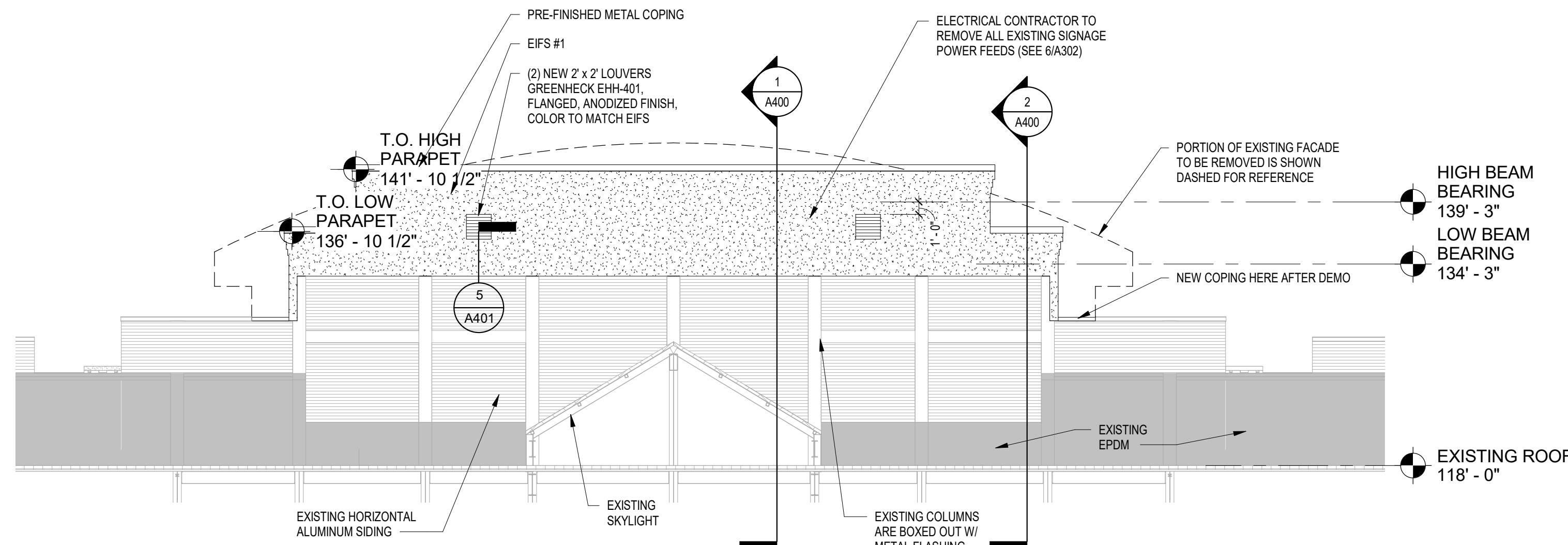
6 PHOTO AT BACK SIDE OF EXISTING FACADE
A302 1/8" = 1'-0"



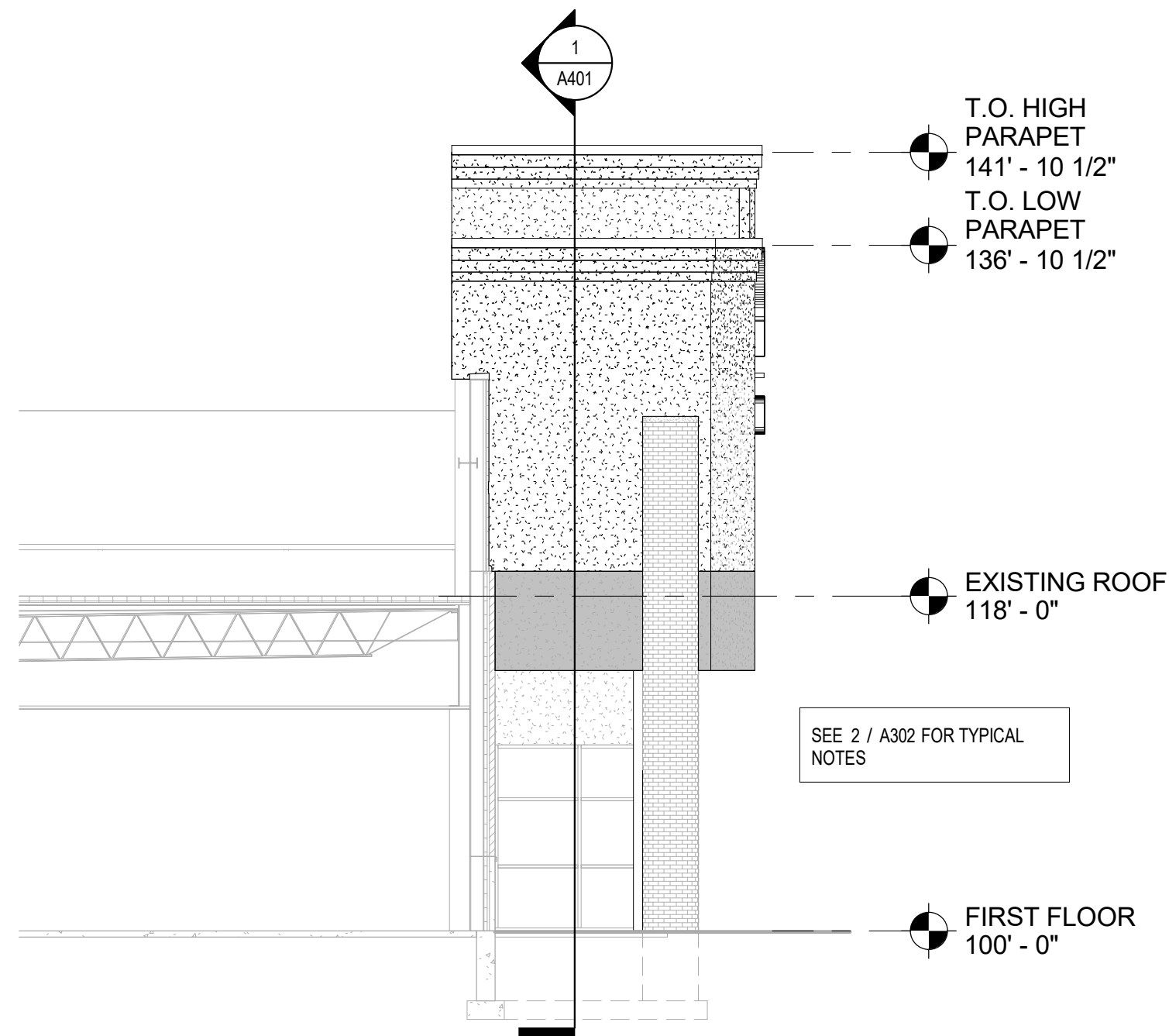
4 ISOMETRIC VIEW AT NEW FACADE
A302

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 SURROUNDS, 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

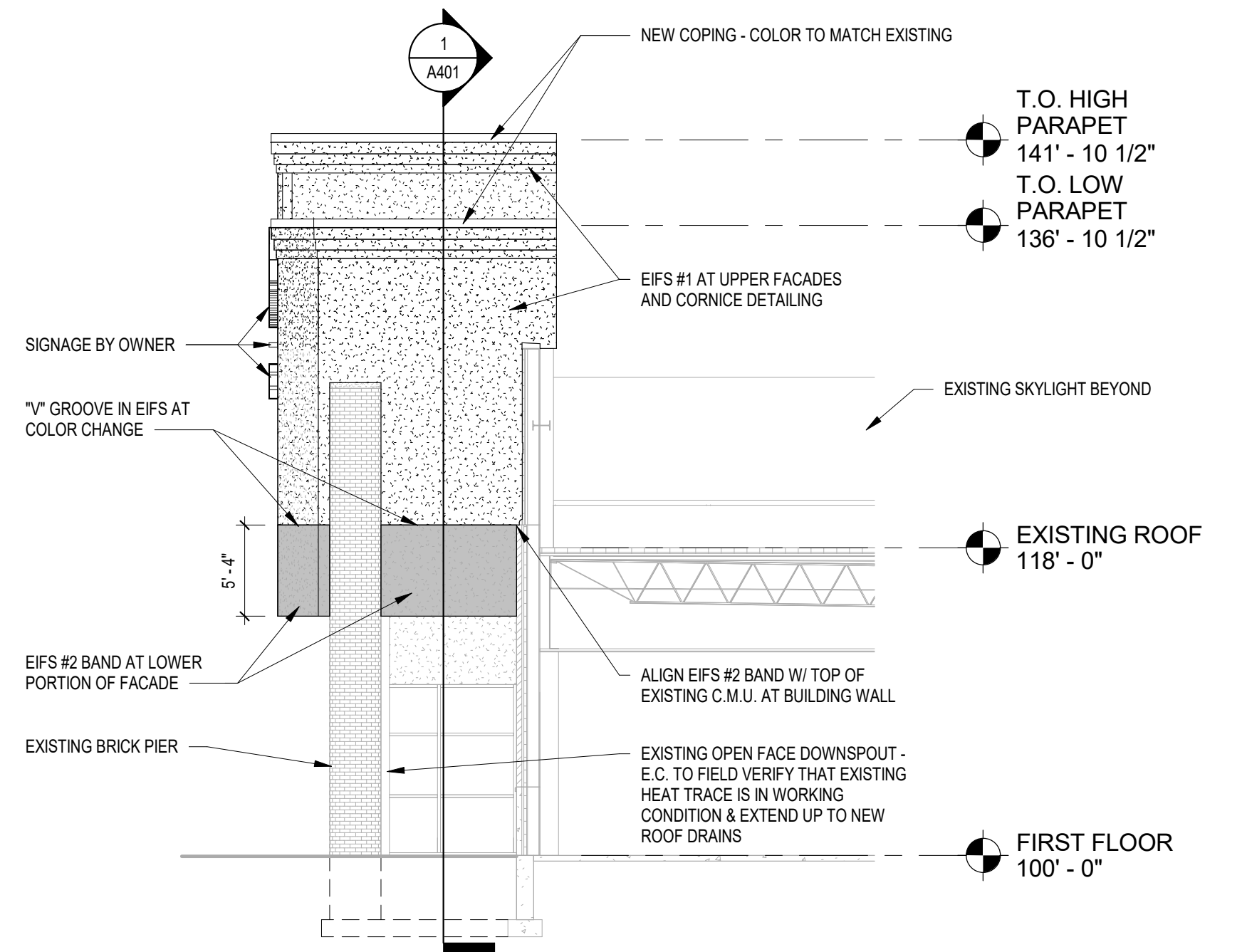
EXTERIOR MATERIAL NOTES:
1. SEALANT COLOR TO MATCH DARKER OF TWO ADJACENT MATERIALS
2. AESTHETIC "Y" JOINT IS REQUIRED IN EIFS AT COLOR/TEXTURE TRANSITIONS



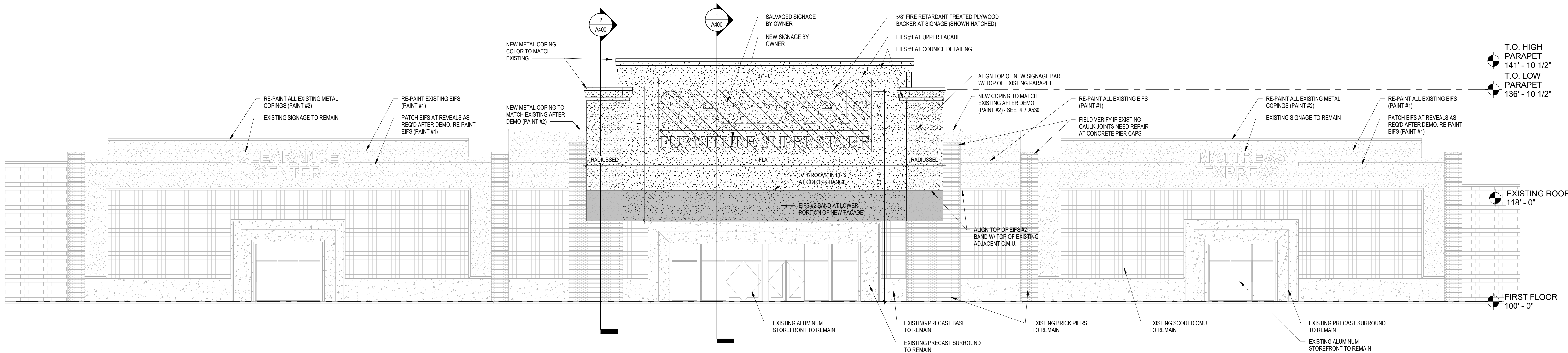
5 ELEVATION AT BACK SIDE OF FACADE WALL
A302 1/8" = 1'-0"



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



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



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

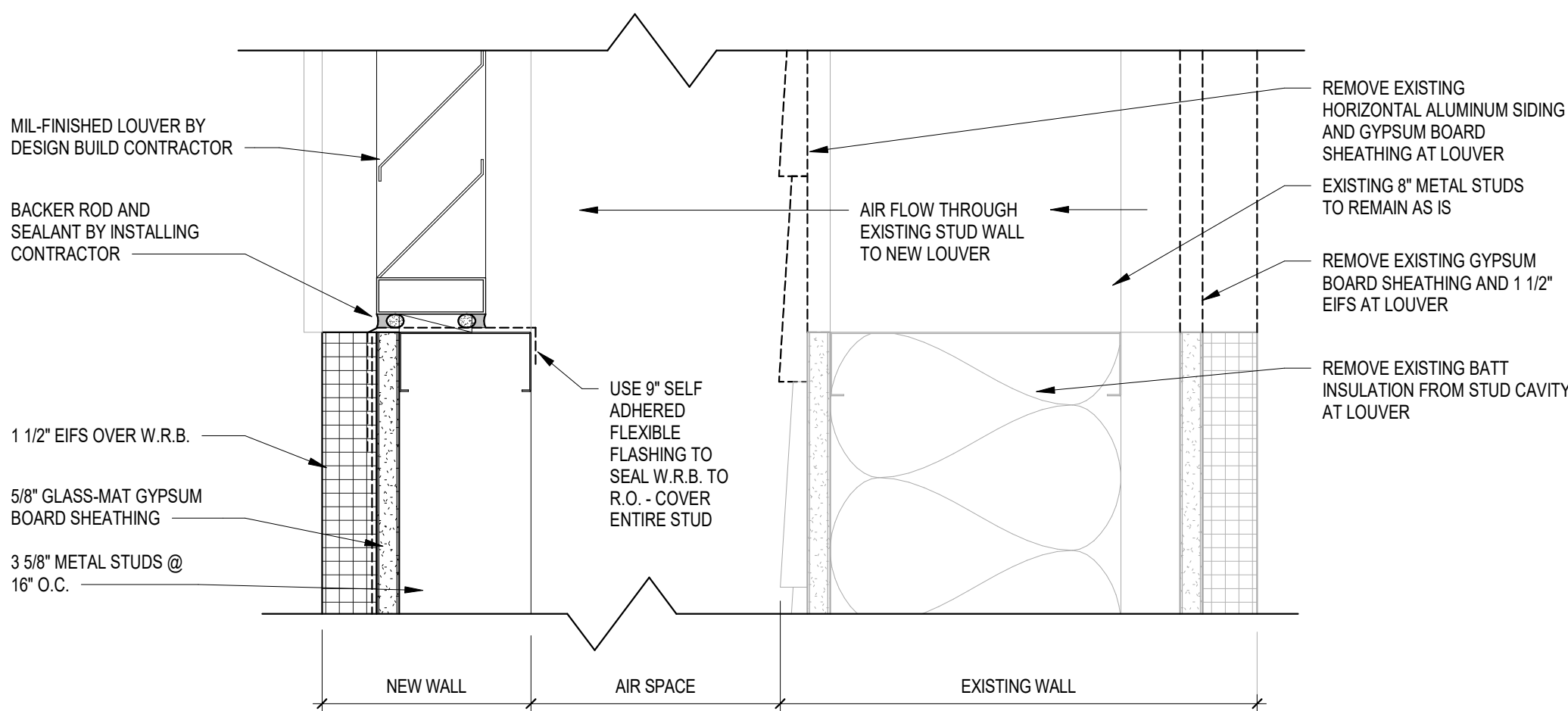


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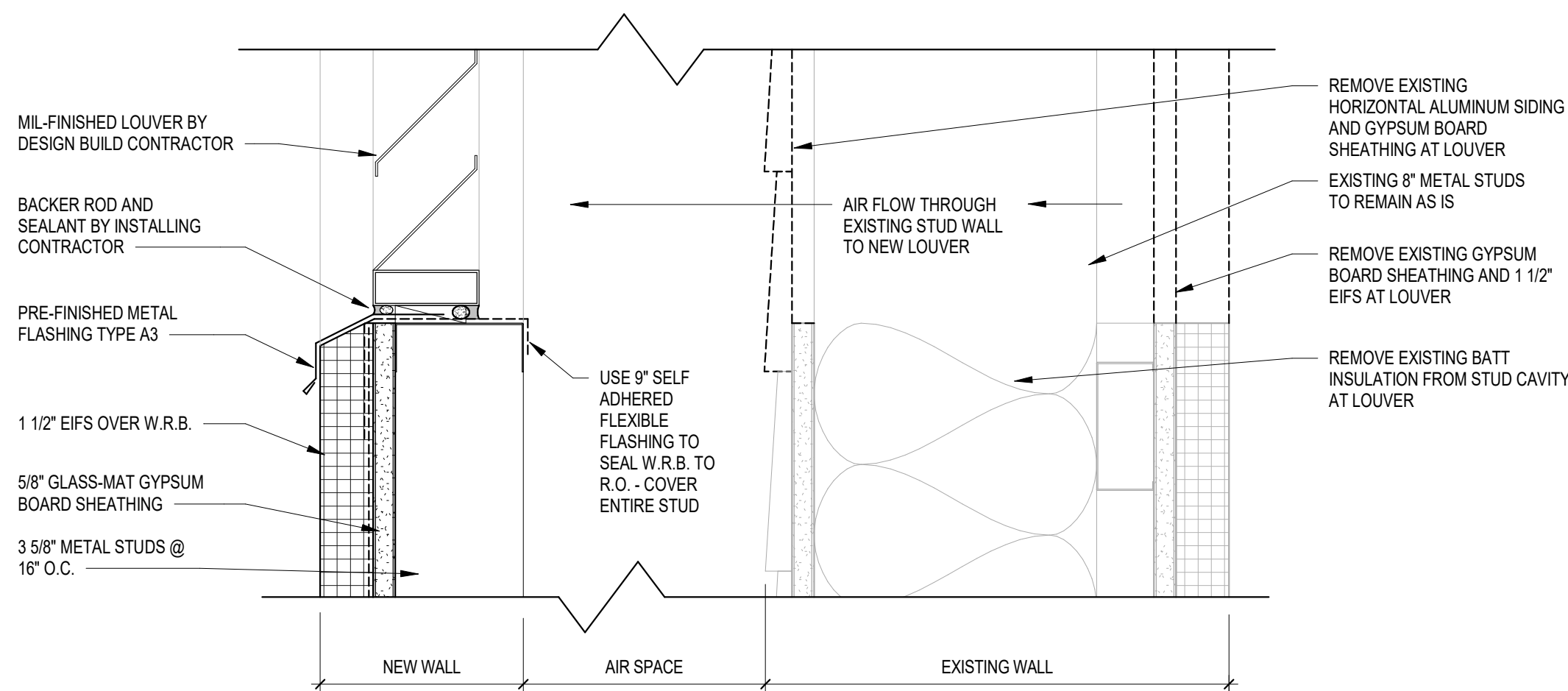
A400

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9/11/2018 10:40:28 AM



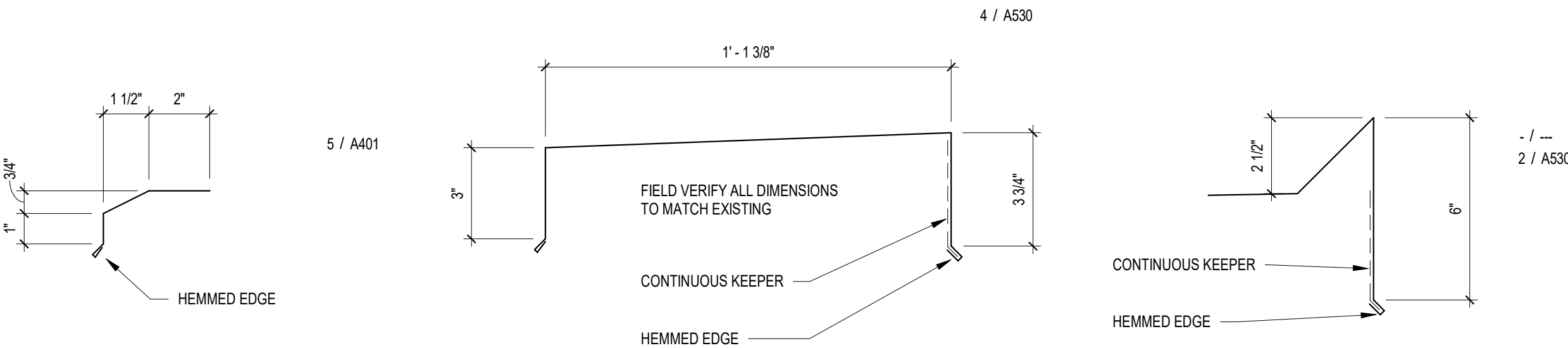


6 JAMB/HEAD DETAIL AT LOUVER
3" = 1'-0"



5 SILL DETAIL AT LOUVER
3" = 1'-0"

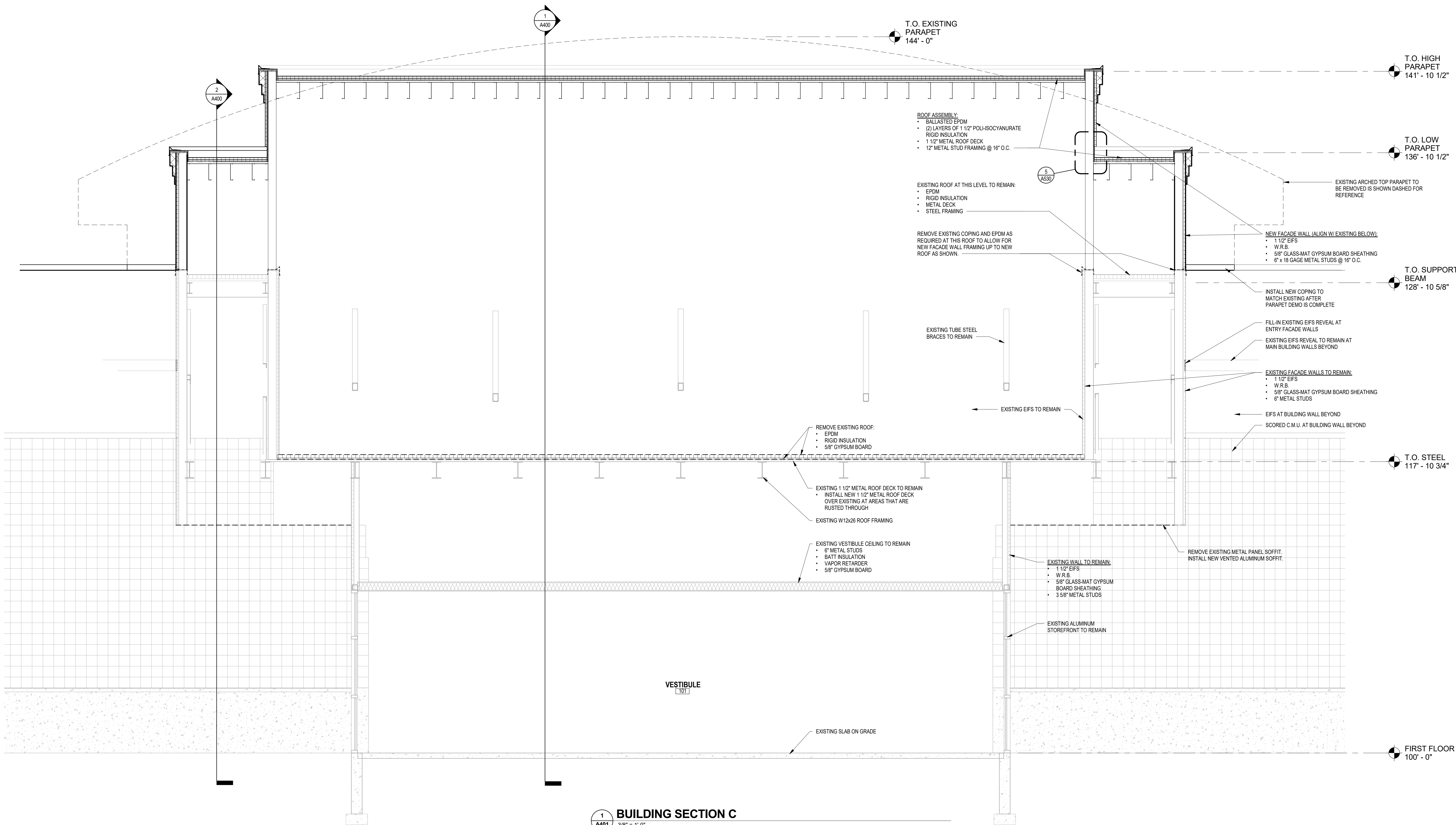
SHEET METAL SCHEDULE							
Name	MATERIAL	THICKNESS/FINISH	#	Sheet SHEET	SUPPLIED BY	INSTALLED BY	COLOR
FLASHING TYPE A1	GALVANIZED STEEL	24 GAGE / PREFINISHED KYNAR	1	A401	ROOFING CONTRACTOR	ROOFING CONTRACTOR	PAC-CLAD: ALMOND
FLASHING TYPE A2	GALVANIZED STEEL	24 GAGE / PREFINISHED KYNAR	2	A401	ROOFING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



4 FLASHING TYPE A3
3" = 1'-0"

3 FLASHING TYPE A2
3" = 1'-0"

2 FLASHING TYPE A1
3" = 1'-0"



1 BUILDING SECTION C
3/8" = 1'-0"

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

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Sheet Title
BUILDING SECTION

Project Number: 20180200
Sheet Number

A401

STEINHAFELS BELTLINE ROOF

2464 W. BELTLINE HWY
MADISON, WI 53713

STEINHAFELS FURNITURE
W231 N1013 COUNTY F
WAUKESHA, WI 53186

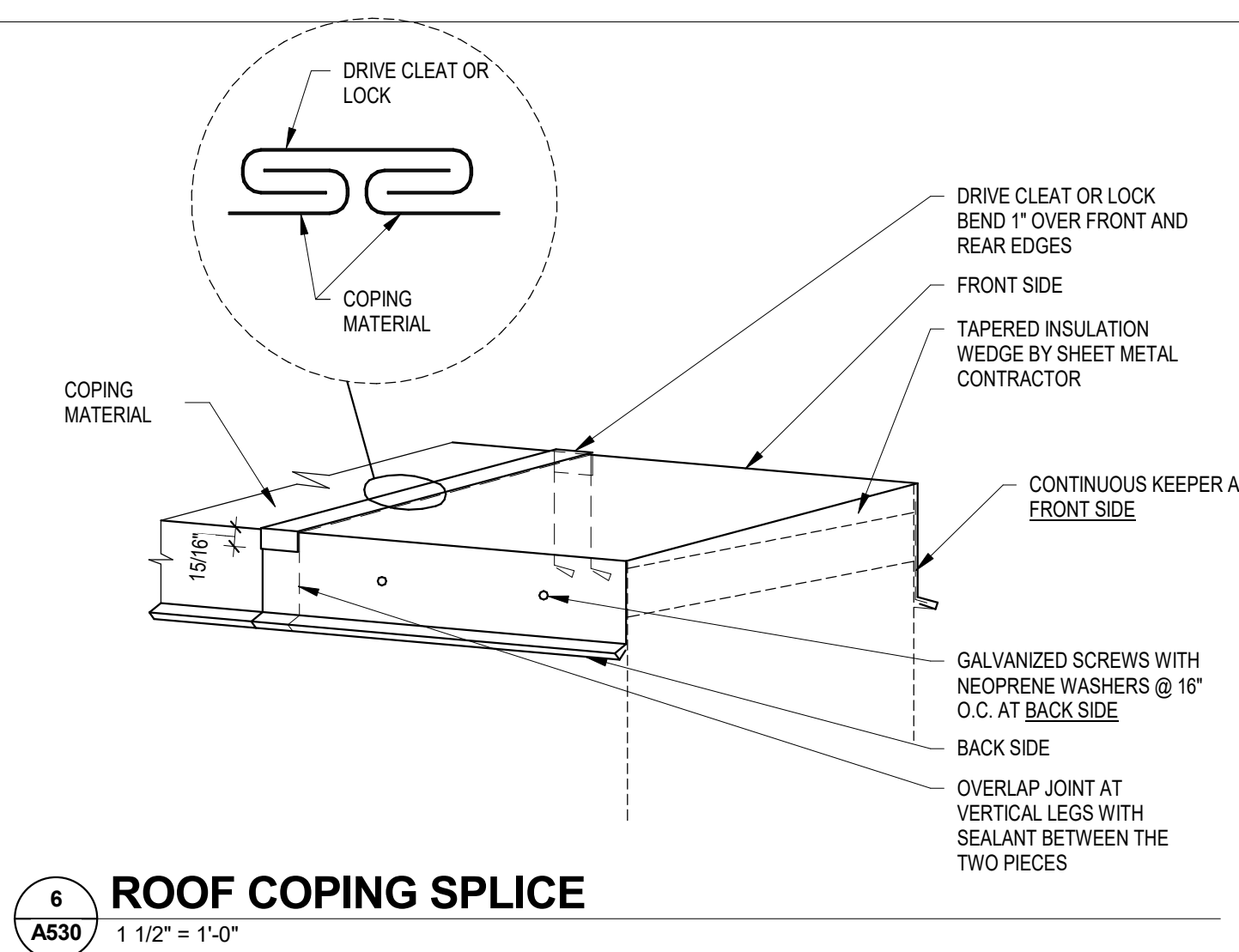
ISSUE DATES:		
Issue	Description	Date
UDC-SUB #2		08-14-18
BID PACKAGE #1		08-14-18
UDC-CDR SUB #1		08-14-18
STATE SUB #1		08-16-18
UDC SUB #3		09-10-18
UDC-CDR SUB #2		09-10-18

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Sheet Title
MISC. EXTERIOR DETAILS

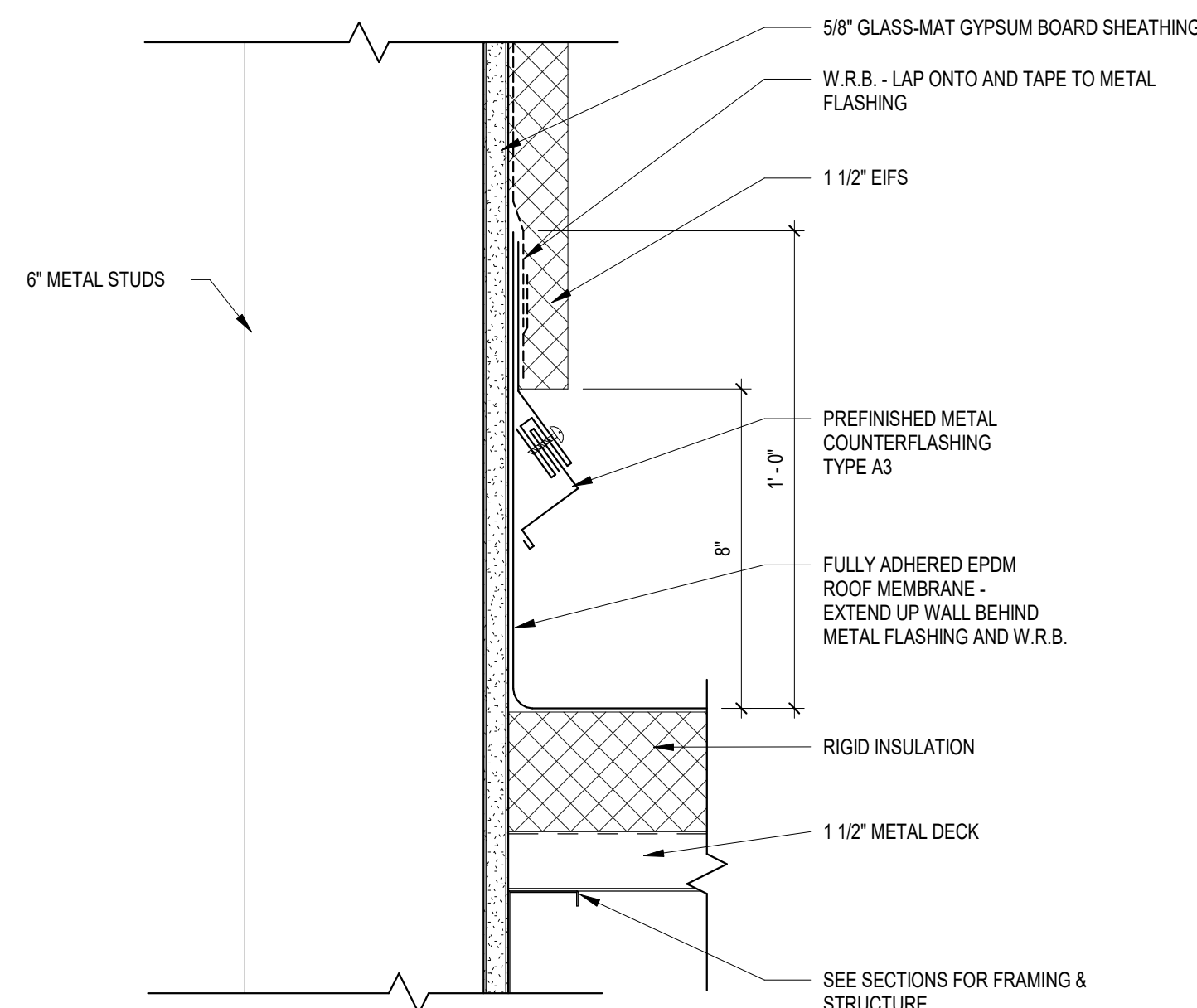
Project Number: 20180200
Sheet Number

A530



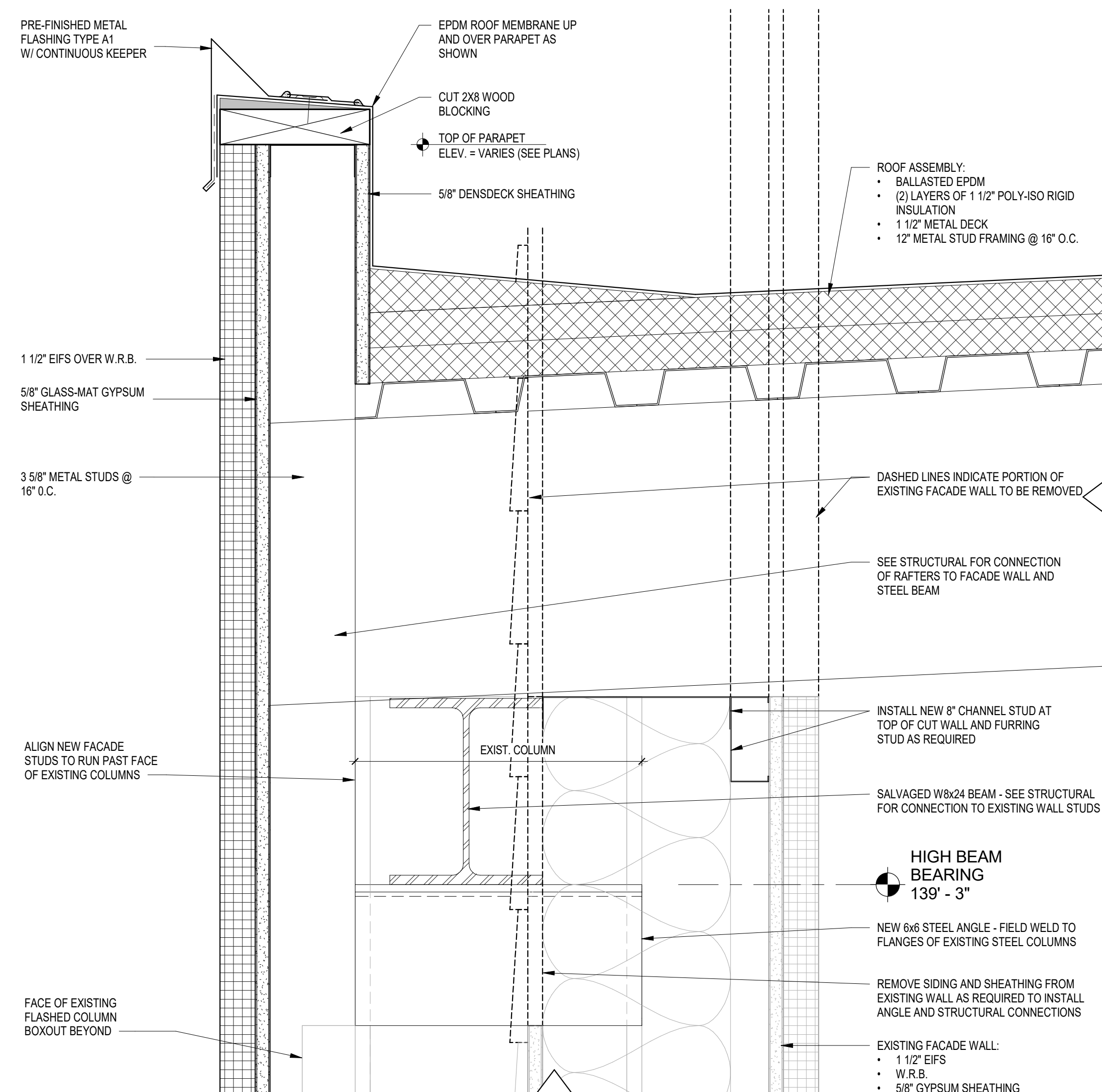
6 ROOF COPING SPLICE

1 1/2" = 1'-0"



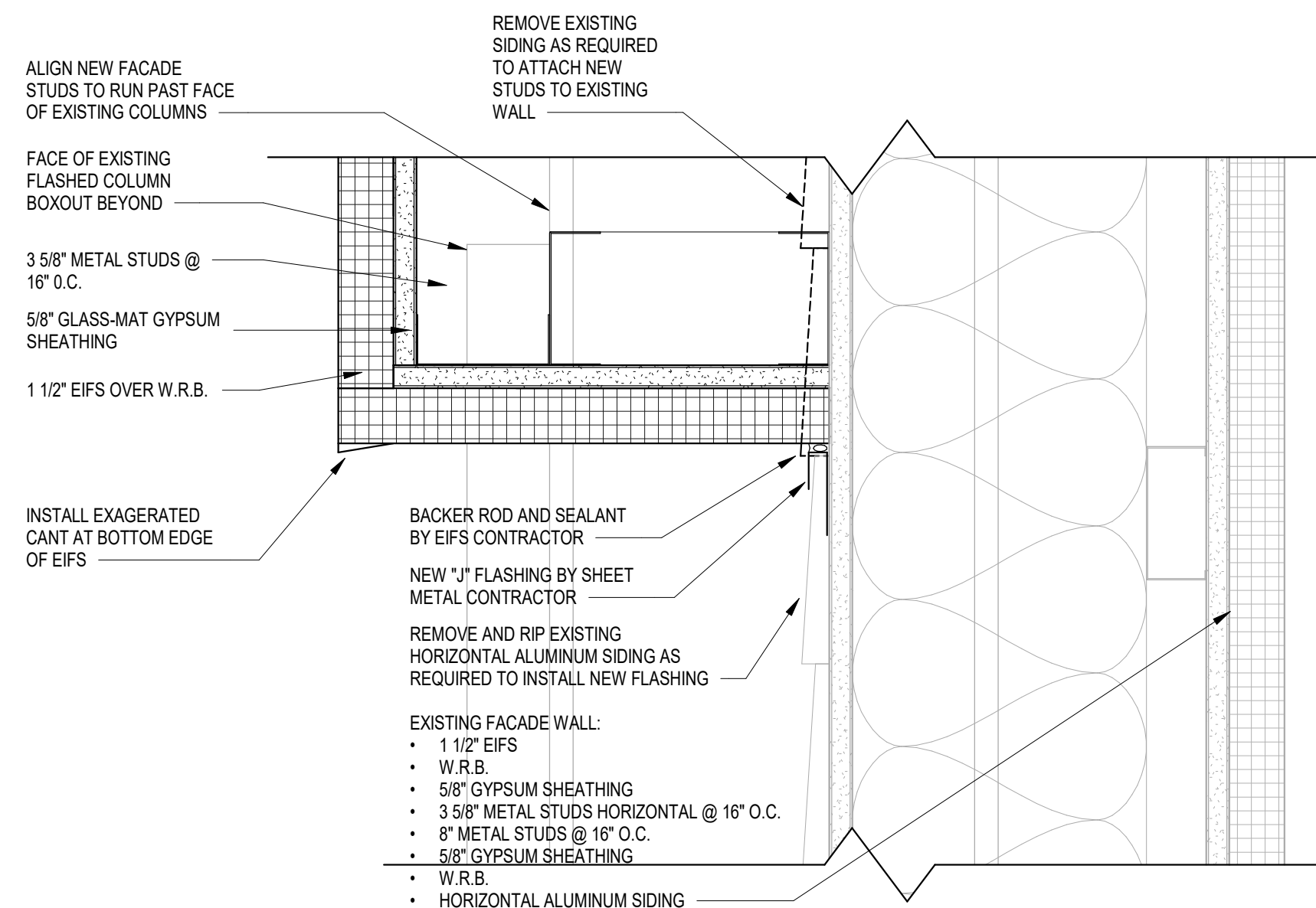
5 FLAT ROOF COUNTER FLASHING DETAIL

3" = 1'-0"



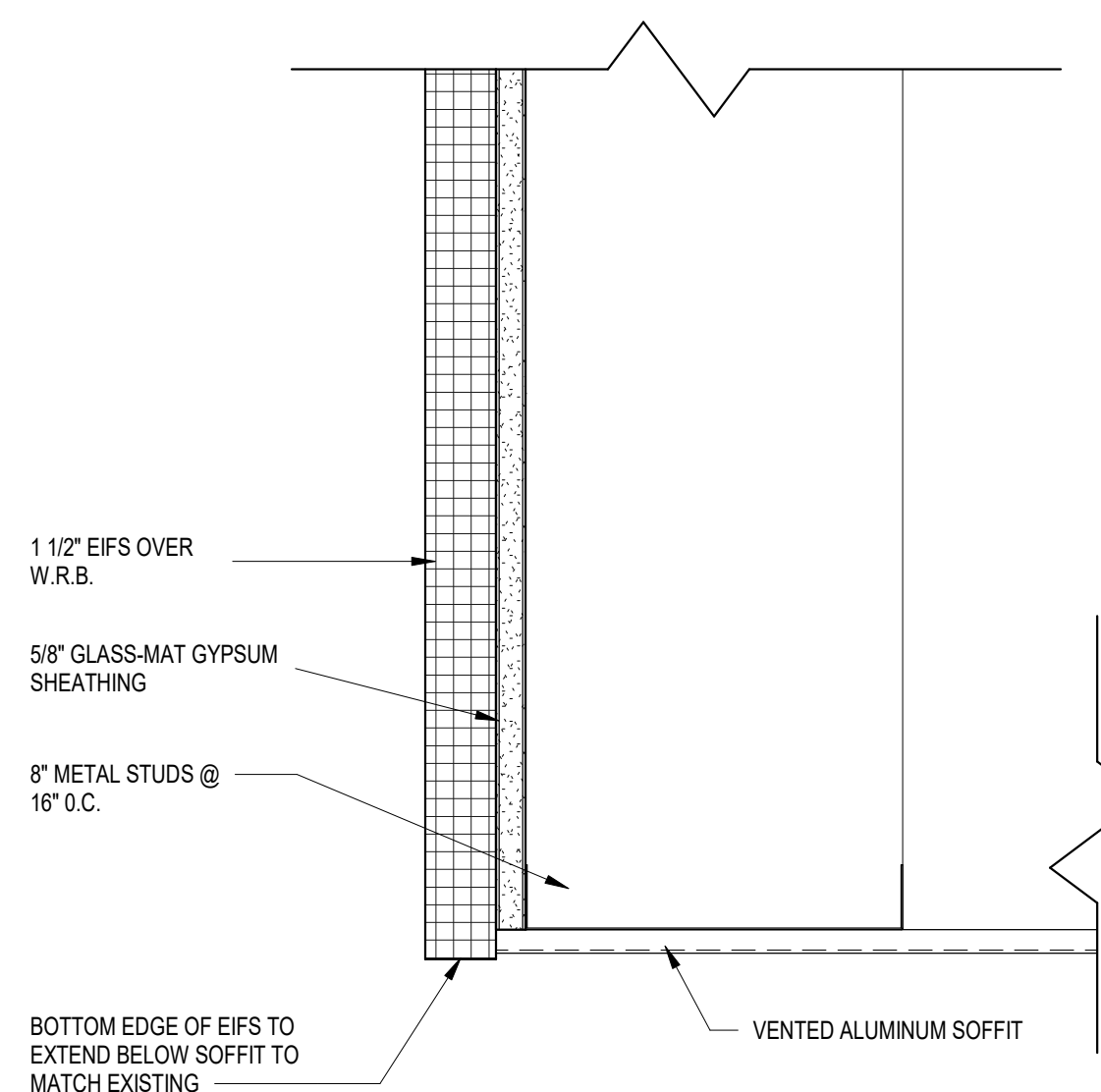
2 PARAPET DETAIL 2

3" = 1'-0"



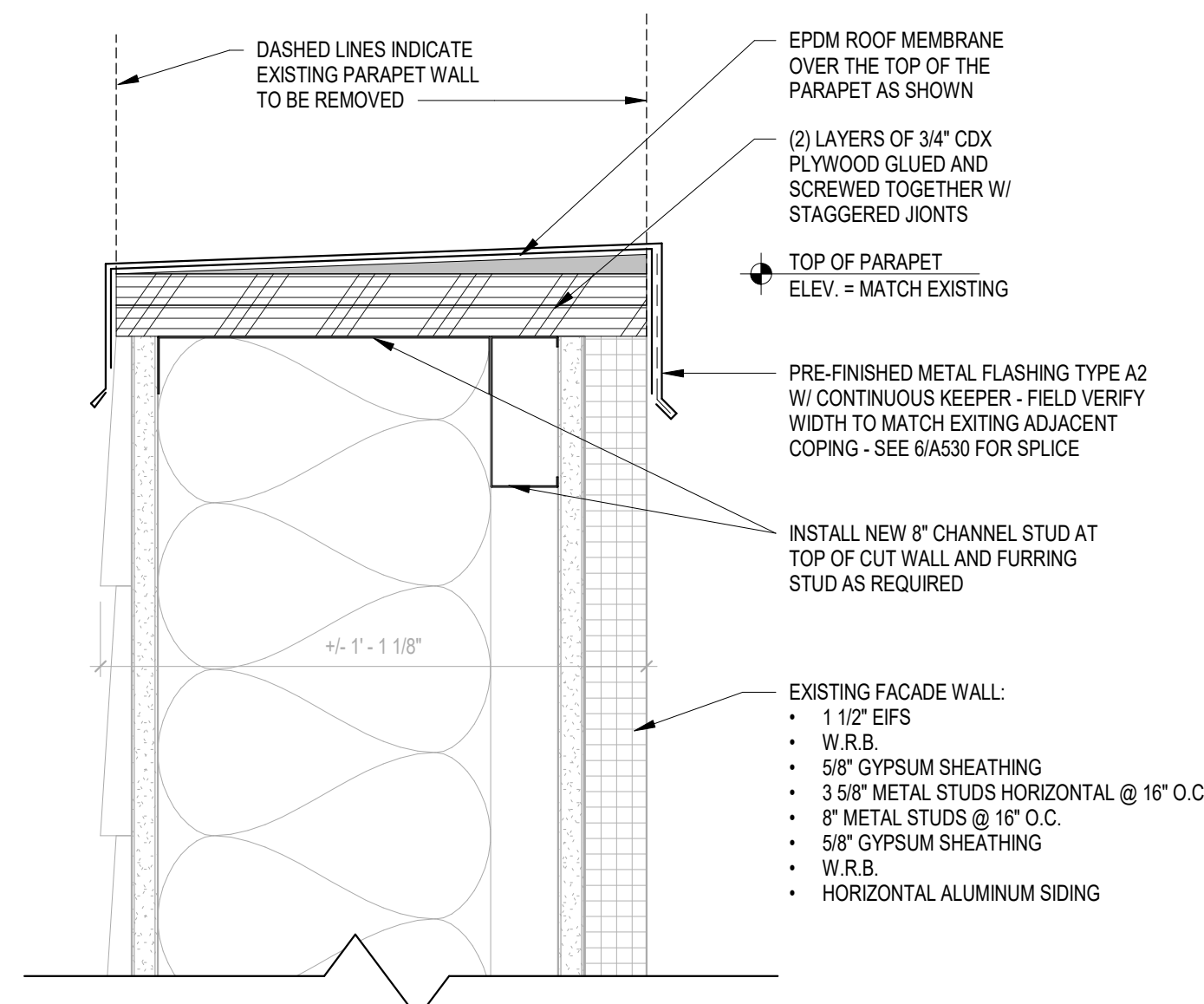
9 DETAIL AT FACADE TRANSITION

3" = 1'-0"



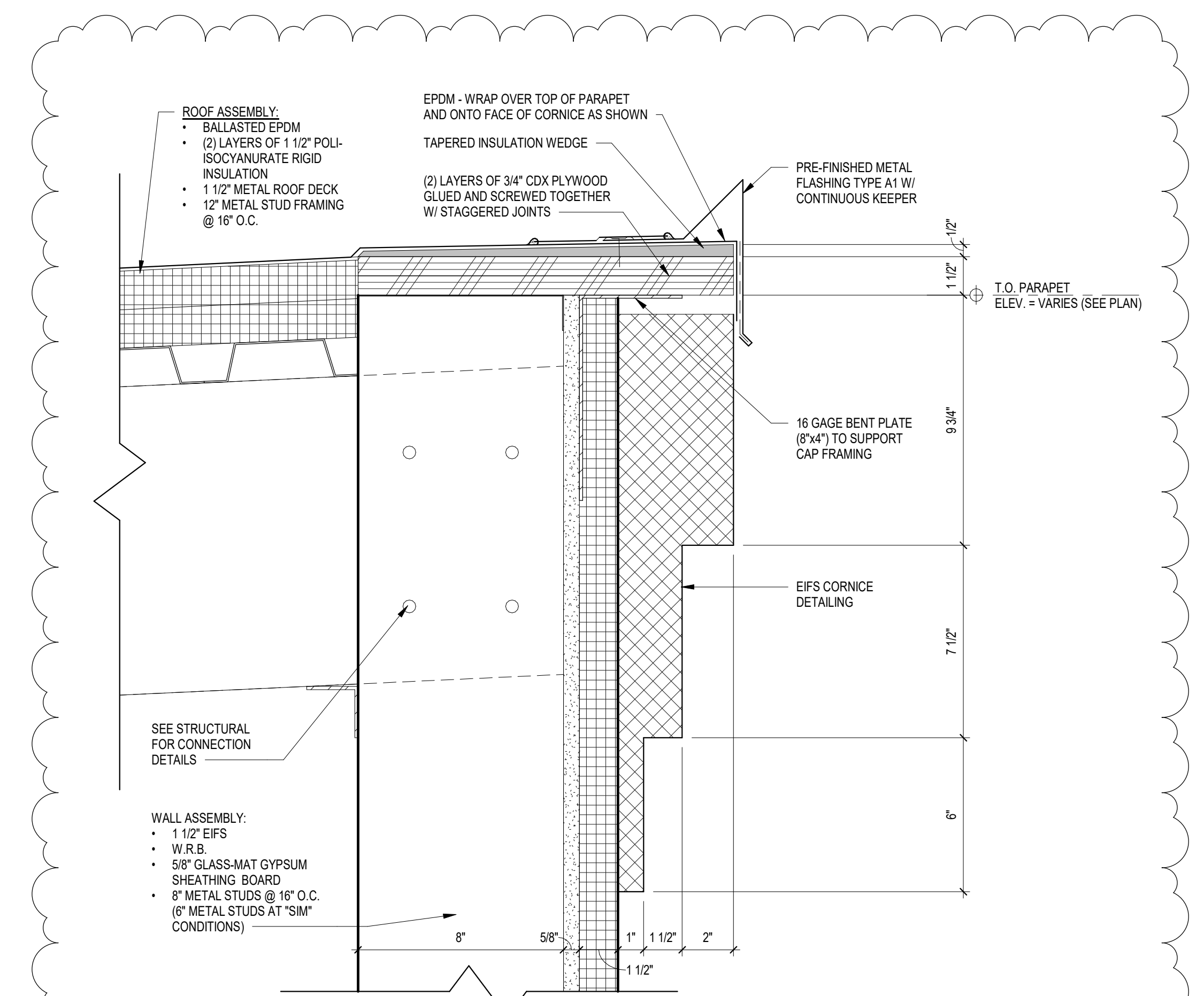
8 DETAIL AT SOFFIT

3" = 1'-0"



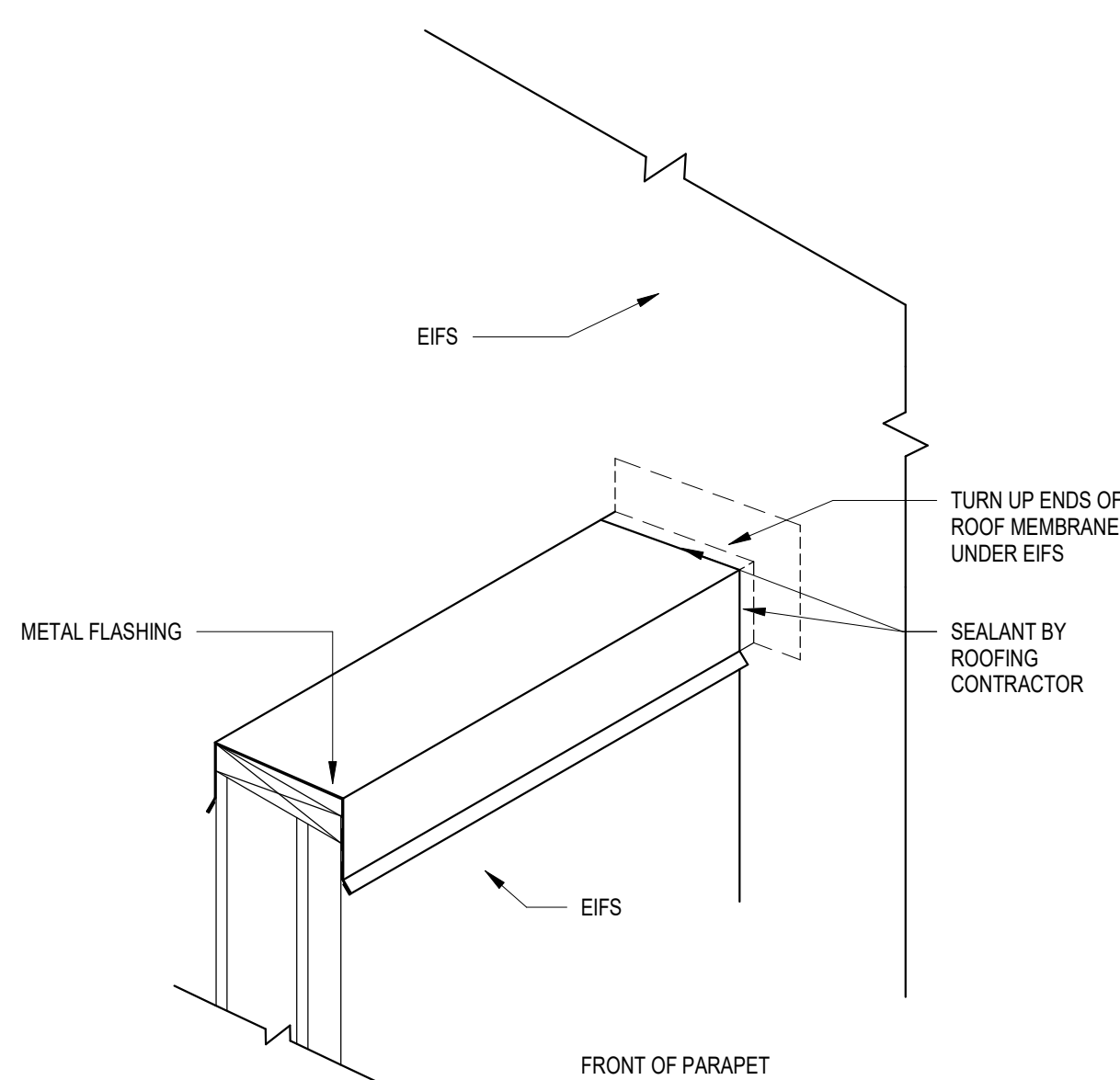
4 PARAPET DETAIL 3

3" = 1'-0"



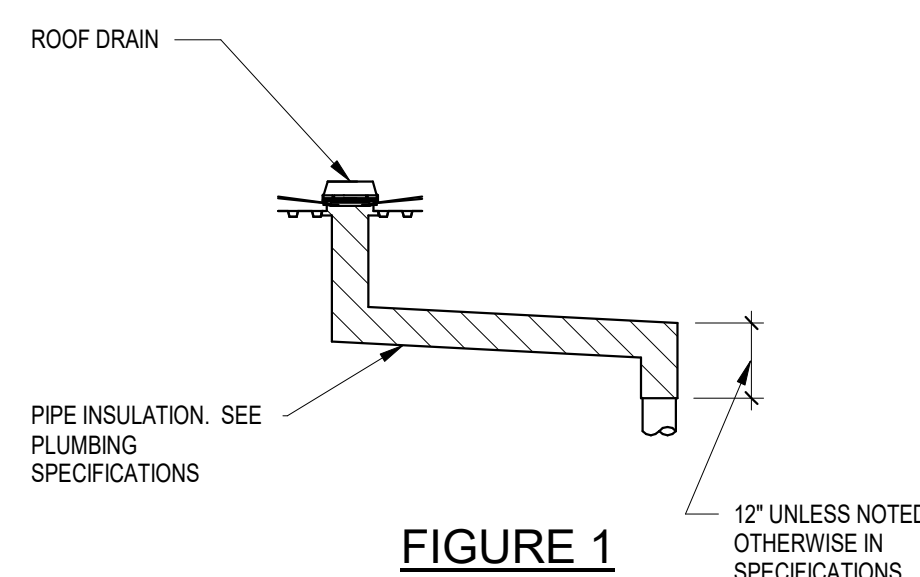
10 PARAPET DETAIL 1 - REVISED

3" = 1'-0"



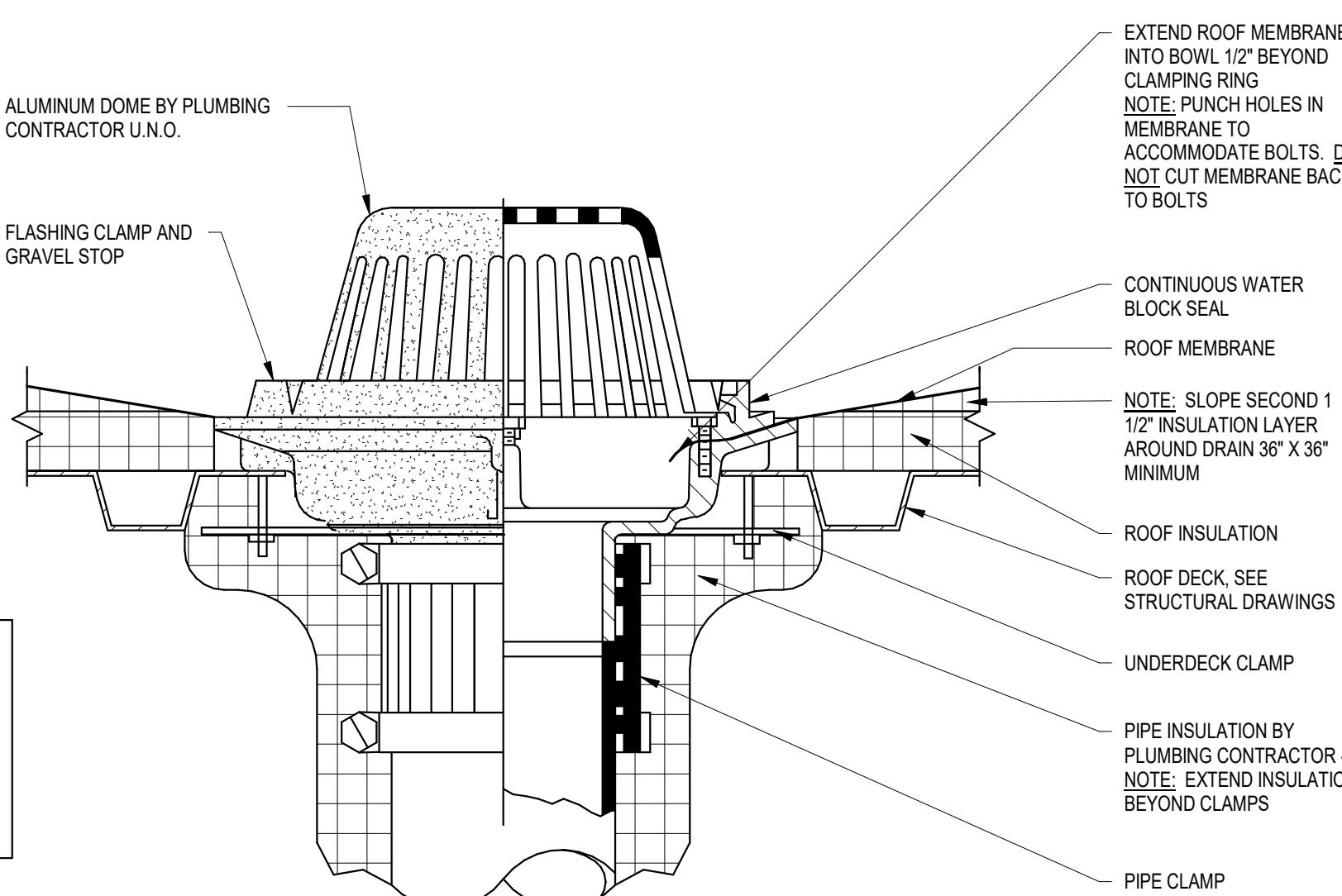
7 ISO AT PARAPET

1 1/2" = 1'-0"



3 ROOF DRAIN AT METAL DECK

3" = 1'-0"



- GENERAL NOTES:**
1. INSULATE ROOF DRAIN COLLAR. ALL HORIZONTAL PIPING AND VERTICAL PIPING WITHIN 12" OF HORIZONTAL PIPE (SEE FIGURE 1).
 2. KEEP HORIZONTAL MAIN AS TIGHT AS POSSIBLE TO ROOF DECK.
 3. KEEP VERTICAL ROOF DRAIN LEADER TIGHT TO COLUMN. OFFSET AROUND BEAMS IN FLOORS AND CEILINGS AS NECESSARY.
 4. IF ROOF MEMBRANE SEAM RUNS WITHIN 18" OF DRAIN, INSTALL MIN. 4"x4" ROOF MEMBRANE PATCH ON TOP OF ROOF MEMBRANE, ASSURING SEAM IS COVERED.

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 IIB
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 (SUT). Reduced open space per (SUT 2.1) 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: 88,000 gsf
9. Minimum Number of Exits:	2 minimum (Table 1006.3.1)
10. Occupant load per code:	Mercantile First Floor: 442 S-1 1st floor: 10 S-1 Mezzanine: 6 Total: 458 occupants
11. Exit Access Travel Distance:	220' Mercantile / Storage S-1 (Table 1017.2)
12. Exiting:	Width - 0.2 inches per person for exits (0.3 at stairways, min 36" clear) 92" exit width are required, 350" 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, 2 existing are provided LAV - Men, 2 existing are provided LAV Unisex, 1 existing is provided DF - 2 existing hills 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 IIB) Structural frame 0 hr Ext. bearing wall 0 hr Int. bearing walls 0 hr Ext. non-bearing walls 0 hr where X > 10' (4-hr fire walls exist at party walls) Int. non-bearing walls 0 hr Floor construction 0 hr Roof construction 0 hr
16. Parking:	Existing parking stalls (standard and accessible) to remain.

BID PACKAGES

BID PACKAGE #1

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

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

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
				A210	BUILDING ELEVATIONS - UDC #3
				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 - REVISED
				A309	PERSPECTIVE AT PROPOSED SOUTH ELEVATION - REVISED
				A400	BUILDING SECTIONS
				A401	BUILDING SECTION
				A500	MISC. EXTERIOR DETAILS
				A501	FRAMING DETAILS
				E100P	PHOTOMETRIC PLAN AT ENTRY
				E203	ENLARGED ROOF PLANS - ELECTRICAL/PLUMBING
				L100	LANDSCAPE PLAN

ICONICA

901 DEMING WAY // MADISON, WI 53717
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STEINHAFELS BELTLINE ROOF

2164 W. BELTLINE HWY
MADISON, WI 53713

STEINHAFELS FURNITURE
W231 N1013 COUNTY F
WAUKESHA, WI 53186

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

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Sheet Title
ICONICA
BUILDING
COVER SHEET

Project Number: 20180200
Sheet Number

G001