City of Madison

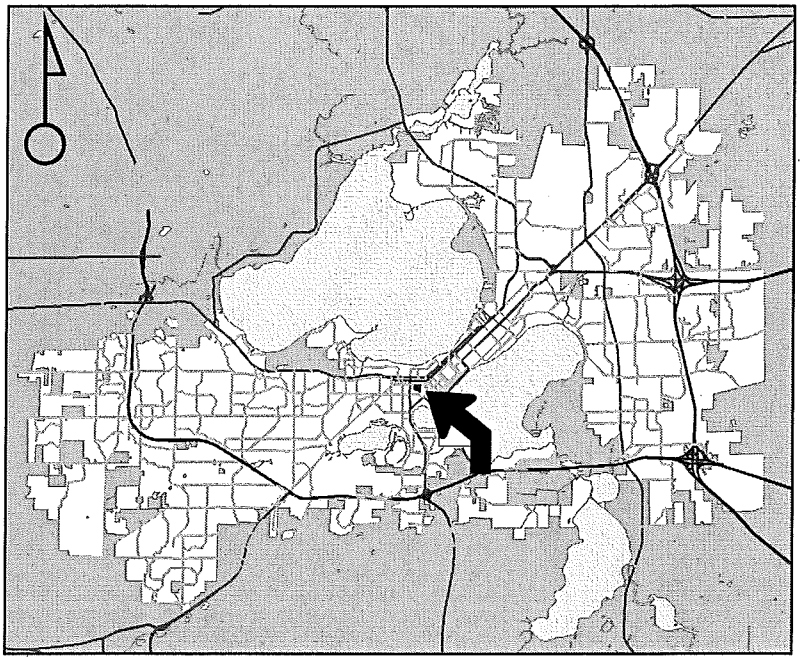
Proposed PD(SIP) Alteration & Demolition Permit

Location
715 West Dayton Street

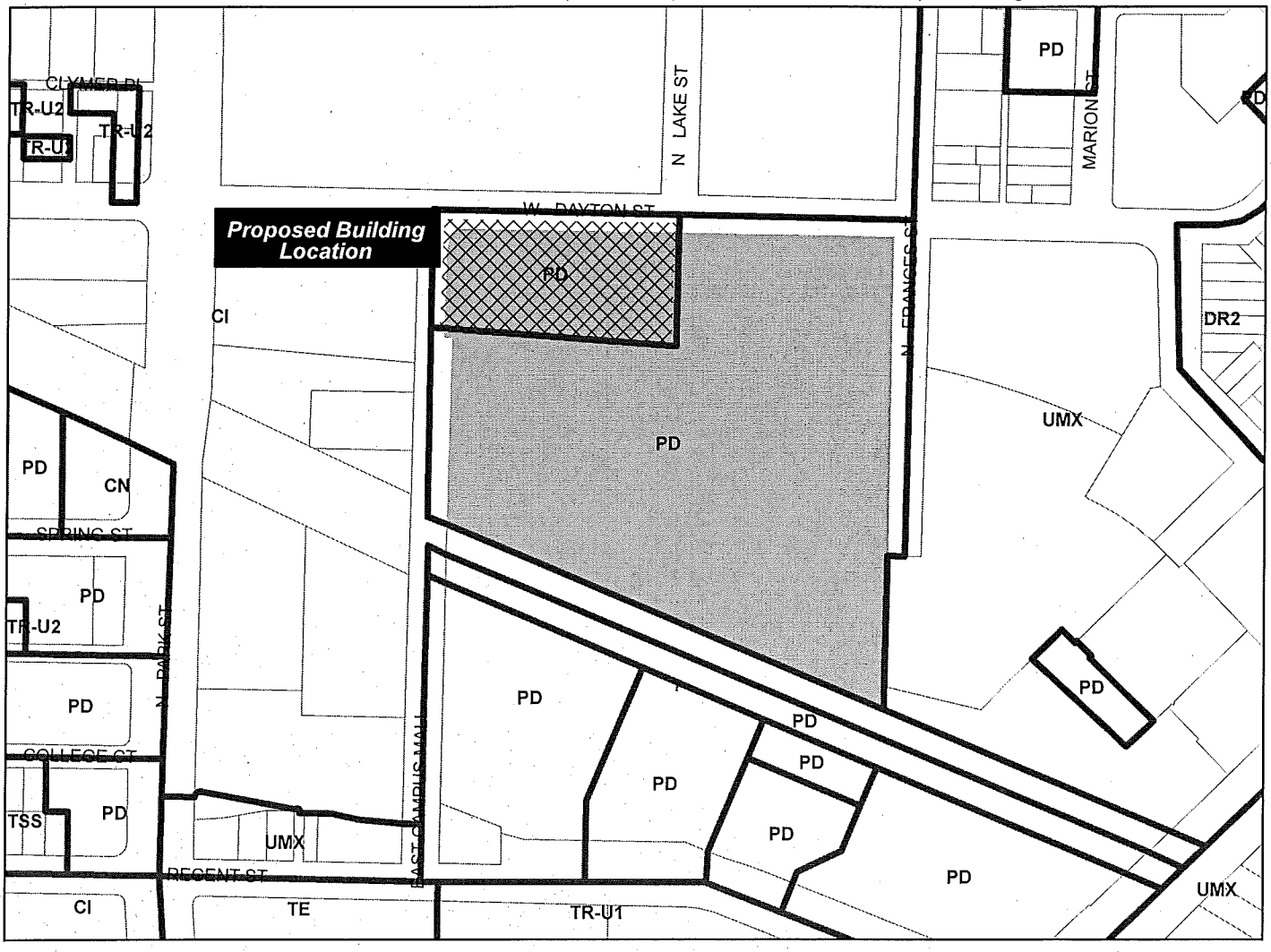
Applicant
Board of Regents, UW System/
Walter S. Johnson - Workshop Architects

Proposed Use
Demolish and reconstruct Southeast Recreational Facility (SERF) on UW Campus

Public Hearing Date
Plan Commission
20 February 2017



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 15 February 2017

City of Madison

715 West Dayton Street

Date of Aerial Photography : Spring 2016

LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at: www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:
Amt. Paid UW Receipt No. _____
Date Received 12/7/2017
Received By PCJ
Parcel No. 0709-232-2932-6
Aldermanic District 4 - Verveer
Zoning District PD
Special Requirements _____
Review Required By:
☒ Urban Design Commission ☒ Plan Commission
☐ Common Council ☐ Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 715 W. Dayton Street
   Project Title (if any): UW-Madison SERF Replacement

2. **This is an application for** (Check all that apply to your Land Use Application):
   - ☐ **Zoning Map Amendment from** _____ **to** _____
   - ☐ **Major Amendment to Approved PD-GDP Zoning**
   - ☑ **Major Amendment to Approved PD-SIP Zoning**
   - ☐ **Review of Alteration to Planned Development (By Plan Commission)**
   - ☐ **Conditional Use, or Major Alteration to an Approved Conditional Use**
   - ☑ **Demolition Permit**
   - ☑ **Other Requests:** UDC Initial/Final Approval

3. **Applicant, Agent & Property Owner Information:**

Applicant Name: Gary Brown **Company:** University of Wisconsin-Madison
Street Address: 30 N. Mills Street **City/State:** Madison, Wisconsin **Zip:** 53715
Telephone: (608) 263-3023 **Fax:** (___) _____ **Email:** gary.brown@wisc.edu

Project Contact Person: Walter S. Johnson **Company:** Workshop Architects
Street Address: 201 E. Pittsburgh Ave, Suite 301 **City/State:** Milwaukee, Wisconsin **Zip:** 53204
Telephone: (414) 272-8822 x 103 **Fax:** (___) _____ **Email:** wallyj@workshoparchitects.com

Property Owner (if not applicant): Board of Regents, UW System
Street Address: 1860 Van Hise Hall, 1220 Linden Drive **City/State:** Madison, Wisconsin **Zip:** 53706

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Demolition of the existing 1983 SERF facility and replacement with a new facility that affords expanded programming along with a 50-meter competition pool and diving well. Small parking area/access will remain in its current location.

Development Schedule: Commencement October 2017 Completion November 2019

5. Required Submittal Information

All Land Use applications are required to include the following:

☑ **Project Plans** including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- ***Seven (7) copies*** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- ***Twenty Five (25) copies*** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- ***One (1) copy*** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide ***Fourteen (14) additional 11x17 copies*** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

☑ **Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- Project Team
- Existing Conditions
- Project Schedule
- Proposed Uses (and ft^2 of each)
- Hours of Operation
- Building Square Footage
- Number of Dwelling Units
- Auto and Bike Parking Stalls
- Lot Coverage & Usable Open Space Calculations
- Value of Land
- Estimated Project Cost
- Number of Construction & Full-Time Equivalent Jobs Created
- Public Subsidy Requested

N/A **Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer.*

☑ **Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to *pcapplications@cityofmadison.com*.

☐ **Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

☐ **Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations **in writing** no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

District #8 Alder Wood 07-14-16; Joint Southeast Campus Area Committee 07-18-16

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

☐ **Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Tim Parks (DAT) *Date:* 07-07-16 *Zoning Staff:* Matt Tucker *Date:* 05-02-16

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Gary A. Brown Relationship to Property: Owner's Representative

Authorizing Signature of Property Owner Gary A Brown Date 12/6/16

WISCONSIN
UNIVERSITY OF WISCONSIN-MADISON

December 7, 2016

Mr. Matthew Tucker
City of Madison Zoning Administrator
215 Martin Luther King Jr. Blvd
Rm. LL-100, Municipal Bldg.
Madison, WI 53710

RE: CONDITIONAL USE APPLICATION – Letter of Intent
Southeast Recreational Facility Replacement (#14L2T)
715 W. Dayton Street
University of Wisconsin-Madison

Dear Mr. Tucker:

This is an application for a Major Amendment to Approved PD-SIP Zoning. The current 715 W. Dayton Street parcel is zoned "PD-Planned Development" based on an original PUD/SIP for the original building constructed in the early 80's, (City of Madison PUD-SIP #86 as recorded with the Dane County Register of Deeds No. 1729073). The existing 191,254 GSF (125,118 ASF) Southeast Recreation Facility (SERF) will be demolished and replaced with a new 248,275 GSF (170,842 ASF) facility. The goal of this project is to provide enhanced and expanded fitness opportunities for the campus community. The site is bordered on the north by W. Dayton Street, the south by a pedestrian corridor, the west by East Campus Mall, and on the east by the Kohl Center site. Construction of the improvements is scheduled to begin in October 2017 and be completed in November of 2019. All land is owned by the Board of Regents of the University of Wisconsin System.

Application Materials

Zoning Application
Plans (7 full size copies, 39 reduced size 11" x 17" copies, 1 letter size copy)
Letter of Intent (46 copies)

Project Participants

Owner:
State of Wisconsin
Agency: University of Wisconsin System
Board of Regents
Room 1860 Van Hise Hall
1220 Linden Drive
Madison, Wisconsin 53706

Owner's Contact:
University of Wisconsin – Madison
Facilities Planning and Management
30 N. Mills Street, 4th Floor
Madison, Wisconsin 53715
Phone: 608-263-3023
Attn: Gary Brown
E-Mail: gary.brown@wisc.edu

Dept. of Admin:	**Division of Facilities Development** 101 E. Wilson Street – 7th Floor P.O. Box 7866 Madison, Wisconsin 53707 Phone: 608-266-1412 Attn: Russ Van Gilder E-Mail: Russ.VanGilder@wisconsin.gov
Architects:	**Workshop Architects** 201 E. Pittsburgh Ave. Suite 301 Milwaukee, Wisconsin 53204 Phone: 414-828-1242 Attn: Wally Johnson, Project Manager E-Mail: wallyj@workshoparchitects.com
Landscape Architect:	**Ken Saiki Design** 303 S. Paterson Street #1 Madison, Wisconsin 53703 Phone: 608-251-3600 Fax: 608-251-2330 Attn: Ken Saiki, ASLA E-Mail: ksaiki@ksd-la.com
Mechanical, Electrical Engineers:	**KJWW** 1800 Deming Way #200 Middleton, Wisconsin 53562 Phone: 608-221-6713 Attn: Kris Cotharn, PE, Project Executive E-Mail: cotharnka@kjww.com
Plumbing, Fire Protect Engineers:	**Thunderbird Engineering** 7665 N Port Washington Road, Suite 101 Milwaukee, Wisconsin 53217 Phone: 414-352-2211 Fax: 414-351-8823 Attn: Jim Mickowski E-Mail: jimm@thunderbirdeng.com
Structural Engineers:	**GRAEF-USA Inc.** 5126 W. Terrace Dr. #111 Madison, Wisconsin 53718 Phone: 608-242-1550 Attn: Loei Badreddine, PE E-Mail: loei.badreddine@graef-use.com
Surveyor:	**JSD Professional Services** 161 Horizon Drive, Suite 101 Verona, Wisconsin 53593 Phone: 608-848-5060 Attn: Todd Buhr, P.L S. E-Mail: todd.buhr@jsdinc.com

Project Background:
The SERF Replacement project site is located on the UW-Madison campus at 715 W. Dayton Street. The goal of this project is to create a greater understanding of what fitness means and what fitness looks like as part of an expanded student-life experience. The project site is currently zoned Planned Development (PD) based on a PUD/SIP for the original building constructed in 1982 (city of Madison PUD-SIP #86, Dane County Register of Deeds No. 1729073). Subsequently, the building was expanded with a westerly addition which required a major alteration to the then existing PUD/SIP which was approved in 2001. All zoning requirements recorded with the original and altered PUD/SIP still carry with the land. The site currently shares a cross-access relationship with the Kohl Center PD, but nothing precludes redevelopment of the site as proposed. Since the program is remaining the same as the existing facility, the project will follow the local approval schedule for a major alteration to an existing PD per city staff recommendation.

Project Description:
Since 1983, the SERF has served the users living in the nearby campus residence halls. The site is bordered on the north by W. Dayton Street, the south by a pedestrian corridor, the west by East Campus Mall, and on the east by the Kohl Center site. The project consists of a complete deconstruction of the existing facility.

The proposed project will construct new program space for the Division of Recreational Sports (Rec Sports) and the Division of Intercollegiate Athletics. The project will include the deconstruction of approximately 191,254 GSF (125,118 ASF) existing SERF and the construction of a 248,275 GSF (170,842 ASF) building which is a 30% expansion, or 57,021 additional gross square feet. The new SERF facility will house expanded and enhanced open recreation spaces and include a new shared division 50-meter competition pool and a separate diving well. This competition pool is intended to be the new home site of the UW-Madison Swimming and Diving program and will be designed to meet current B1G standards for competition pools. In addition to creating new opportunities for the Rec Sports and Athletics programs, an expanded pool and deck space also creates opportunities for increased community and recreational use including lap swimming, instructional programs, fitness classes, along with spectator seating for swimming and diving competitions. Other expanded and enhanced open recreation spaces include weights, strength, cardio, and functional fitness areas; 8-basketball courts divided into a separate 4-court + 2-court + 2-court gym arrangement with each gymnasium striped for a variety of sports; an indoor walking and jogging track; several multi-purpose rooms supporting fitness and group exercise classes; 2-racquetball courts; and an administrative area. An expanded, flexible facility design will accommodate changing trends and program interests and will also provide opportunities for Rec Sports to offer accessible facilities for participants of all abilities.

The project will maintain the recently constructed athletic home team locker and training facilities in the LaBahn Arena and the existing elevated link (skywalk) that connects the LaBahn Arena to the current SERF.

Exterior site work with this project will include 'Green Street' improvements along W. Dayton Street in accordance with the 2015 UW-Madison Campus Master Plan. Additional site development also includes utility improvements (including steam, chilled water, electrical and communication distribution services/equipment) in support of the new SERF program.

LEED certification will not be pursued for the new SERF facility, but it will meet the DFD sustainability guidelines and is in line with the campus stormwater management plan.

The primary exterior wall materials will include site cast concrete walls, precast concrete panels, metal panels, and glazing. The exterior walls will typically be non-bearing walls of insulated precast concrete sandwich panels, ultra-high performance concrete panel rain screen, metal panel rain screen over 3" closed cell spray foam insulation on cast-in-place concrete backup or to a limited extent, exterior sheathing on metal stud backup. The northern façade – along Dayton Street – is comprised of mainly glass curtain wall which will showcase fitness while being sympathetic to energy efficiency and maintenance. The overall aesthetic and material usage will blend into the East Campus Design Neighborhood per the 2015 Campus Master Plan Update.

New building mounted and ground mounted signs will be included as part of the project following campus standards. Campus standard, sharp cut-off lighting fixtures will be used across the site.

From a fire protection standpoint, the entire building will be fully sprinkled. Currently there are three fire hydrants within 50' of the building. Hydrants are located: At the southwest corner of the building, at the northeast corner of the

building, 50' west of the northwest corner of the building. Other hydrants are within 500' along W. Dayton, Park, and Francis Streets.

The overall project generally follows the 2015 UW-Madison Campus Master Plan that suggests a new SERF facility in this location.

Project Schedule:

Start Construction:	October 2017
Substantial completion:	October 2019
Occupancy:	January 2020

Proposed Uses:

The proposed uses and associated square footage are as follows:

Hardscape:	28,713 GSF
Softscape:	18,238 GSF
Building Footprint:	68,511 GSF
Total Developed Area:	115,462 GSF

Hours of Operation

The SERF is not purely a recreation center for the students of the University of Wisconsin-Madison; it is a gathering space for the campus community, including faculty, spectators, student-athletes, coaches, recreation staff, and students. Hours of operation are set in relation to the academic calendar and vary depending on when instruction is in session and during winter break. During the Fall and Spring semesters hours are Monday-Thursday 6AM to midnight. Friday 6AM to 10PM, Saturday 10AM to 10PM, and Sunday 10AM to midnight. During break sessions hours are 6AM to 8PM during week days and 10AM to 8PM on weekends. The Natatorium will be able to accommodate 1,000 spectators and is be planned to host B1G Championships, Collegiate Dual Meets, and Wisconsin State High School Swimming and Diving Championships. A dedicated east entry is planned to accommodate these spectators and events.

Building Areas:

The proposed use areas are as follows:

Natatorium with spectator seating and support spaces:	44,886 ASF
Gymnasiums (8 courts):	53,391 ASF
Open Fitness Area:	31,194 ASF
Multi-purpose studios and racquetball:	11,878 ASF
Jogging Track:	8,600 ASF
Administration and Guest Services:	5,005 ASF
Entry Lobbies and Lounges:	2,344 ASF
Locker Rooms:	9,545 ASF
Building Services:	3,999 ASF
Total at Completion:	170,842 ASF

Auto and Bike Parking Stalls:

Parking is addressed, in accordance with the overall university Campus Master Plan, on a campus-wide basis not by individual building. As part of this project Lot 87 will be rebuilt and add 1 space for a total of 43 spaces. These stalls will be reserved for University permit holders as directed by UW Transportation. Of these spaces, 6 spaces will be used for accessible parking. The entire Lot is also currently used as accessible parking for Kohl Center events and will continue to function in that manner after this project. Moped parking will remain even at 38 spaces.

University service vehicles and Fire/Emergency vehicle access will be maintained through East Campus Mall, along the north façade of LaBahn Arena and to the Kohl Center.

The existing bus stop will be relocated closer to Ogg Residence Hall west of East Campus Mall. This pull out area will serve both Metro buses and paratransit staging. This will also function to better serve ADA drop-offs. Service access and loading dock facilities will generally be located in the same location as currently exists along the parking

lot entry drive east of the building. The proposed project location is serviced by the #80 Metro bus route eastbound. Route #82 along Park Street and Lake Street are also in close walking proximity. Boarding points identified currently see stops every seven minutes during Spring and Fall semesters stretching out to every 15 minutes during university break schedule.

Bike parking will be accommodated throughout the site in greater numbers than exist today. There will be 53 bike parking spaces added for a total of 200 spaces along the north and west facades of the building. Currently, there is 147 stalls.

Service Loading/Unloading:
The site accommodates 30' length box trucks and garbage trucks at the east side of the building loading area. For occasional semi-trailer deliveries, the SERF will follow current University protocol involving offsite unloading and delivery to the SERF via smaller box trucks. The SERF site is not required to accommodate semi-trailer pull-through or turn-around movements. Dumpsters and equipment will be kept behind a secured-opaque access door.

Lot Coverage and Usable Open Space Calculations
The lot is 115,462 square feet. The total open space/area outside the building footprint and other impervious area is 18,238 square feet, for an impervious surface ratio of 15%.

Estimated Project Cost:
The project is estimated to cost $87,541,000.

Number of Construction & Full-Time Equivalent Jobs Created
Based on a study entitled "The Impact of Construction on the Wisconsin Economy" by C3 Statistical Solutions, published in January 2011, every $1 spent directly on construction projects produces an overall economic impact of approximately $1.92. Using a related formula that 17 jobs are created for every $1 million of construction costs, this $87.8 project should create approximately 1,492 jobs split between design/construction workers and direct, indirect and induced jobs.

The project was presented to the City of Madison Development Assistance Team on July 7, 2016 and to the Joint Southeast Campus Area Committee on July 18, 2016 for informational purposes.

Please contact me at 608-263-3023 if you have any questions or need further information.

Thank you,

Gary A. Brown

Gary A. Brown, PLA, FASLA
Director, Campus Planning & Landscape Architecture
Facilities Planning & Management, University of Wisconsin-Madison

cc: Ann Hayes, UW-Madison FP&M Project Manager
Aaron Williams, Assistant Campus Planner
Alder Zach Wood, District 8
Russ Van Gilder, DOA/DFD Project Manager

SOUTHEAST RECREATIONAL FACILITY REPLACEMENT

715 WEST DAYTON STREET
MADISON, WI 53715

DFD CONTRACT NUMBER: 14L2T

PLAN COMMISSION

FEBRUARY 6, 2017

INDEX

NARRATIVE

Project Description

The SERF Replacement project site is located on the UW-Madison campus at 715 W. Dayton Street. The goal of this project is to create a greater understanding of what fitness means and what fitness looks like as part of an expanded student-life experience. Since 1983, the SERF has served the users living in the nearby campus residence halls. The site is bordered on the north by W. Dayton Street, the south by a pedestrian corridor, the west by East Campus Mall, and on the east by the Kohl Center site. The project consists of a complete deconstruction of the existing facility.

The proposed project will construct new program space for the Division of Recreational Sports (Rec Sports) and the Division of Intercollegiate Athletics. The project will include the deconstruction of approximately 125,118 ASF / 191,254 GSF existing SERF and the construction of a 170,842 ASF / 248,275 GSF building which is a 30% expansion, or 57,021 additional gross square feet. The new SERF facility will house expanded and enhanced open recreation spaces and include a new shared division 50-meter competition pool and a separate diving well. This competition pool is intended to be the new home site of the UW-Madison Swimming and Diving program and will be designed to meet current B1G standards for competition pools. In addition to creating new opportunities for the Rec Sports and Athletics programs, an expanded pool and deck space also creates opportunities for increased community and recreational use including lap swimming, instructional programs, fitness classes, along with spectator seating for swimming and diving competitions.

Exterior site work with this project will include 'Green Street' improvements along W. Dayton Street in accordance with the 2015 UW-Madison Campus Master Plan. Additional site development also includes utility improvements (including steam, chilled water, electrical and communication distribution services/equipment) in support of the new SERF program. Lot 87 will be rebuilt with a total of 32 spaces, 10 fewer than exist today. Bike parking will increase from 147 spaces to 192 spaces. Moped parking will remain even at 38 spaces. The existing bus stop pullout will be relocated closer to Ogg Residence Hall west of East Campus Mall. Service access and loading dock facilities will generally be located in the same location as currently exists, off the northeast corner of the building.

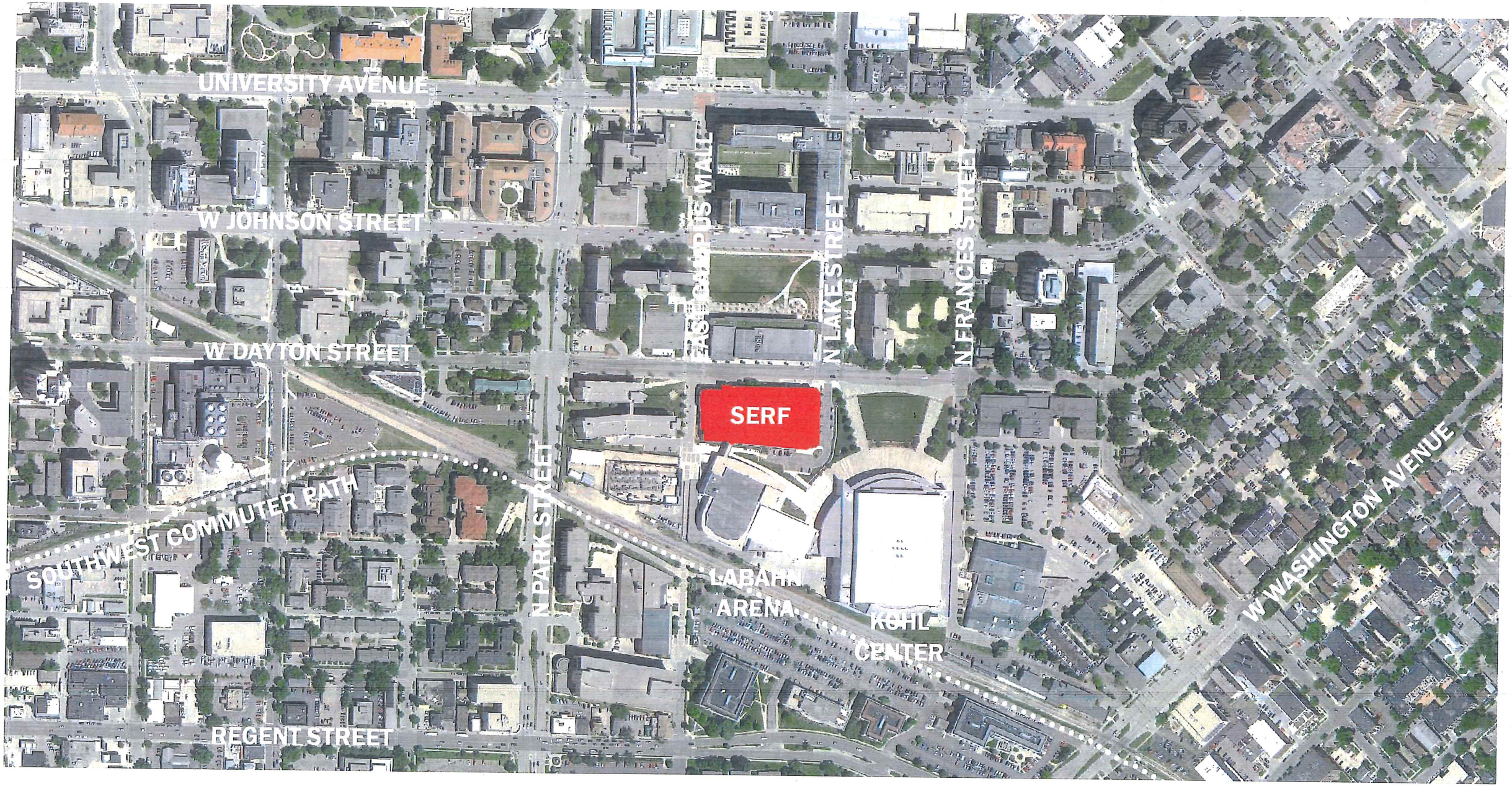
Current Zoning

The project site is currently zoned Planned Development (PD) based on a PUD/SIP for the original building constructed in 1982 (city of Madison PUD-SIP #86, Dane County Register of Deeds No. 1729073). In 2003, the building was expanded with a westerly addition which required city approval of a major alteration. The site currently shares a cross-access relationship with the Kohl Center PD, but nothing precludes redevelopment of the site as proposed. Since the program is remaining the same as the existing facility, the project will follow the local approval schedule for a major alteration to an existing PD per city staff recommendation.

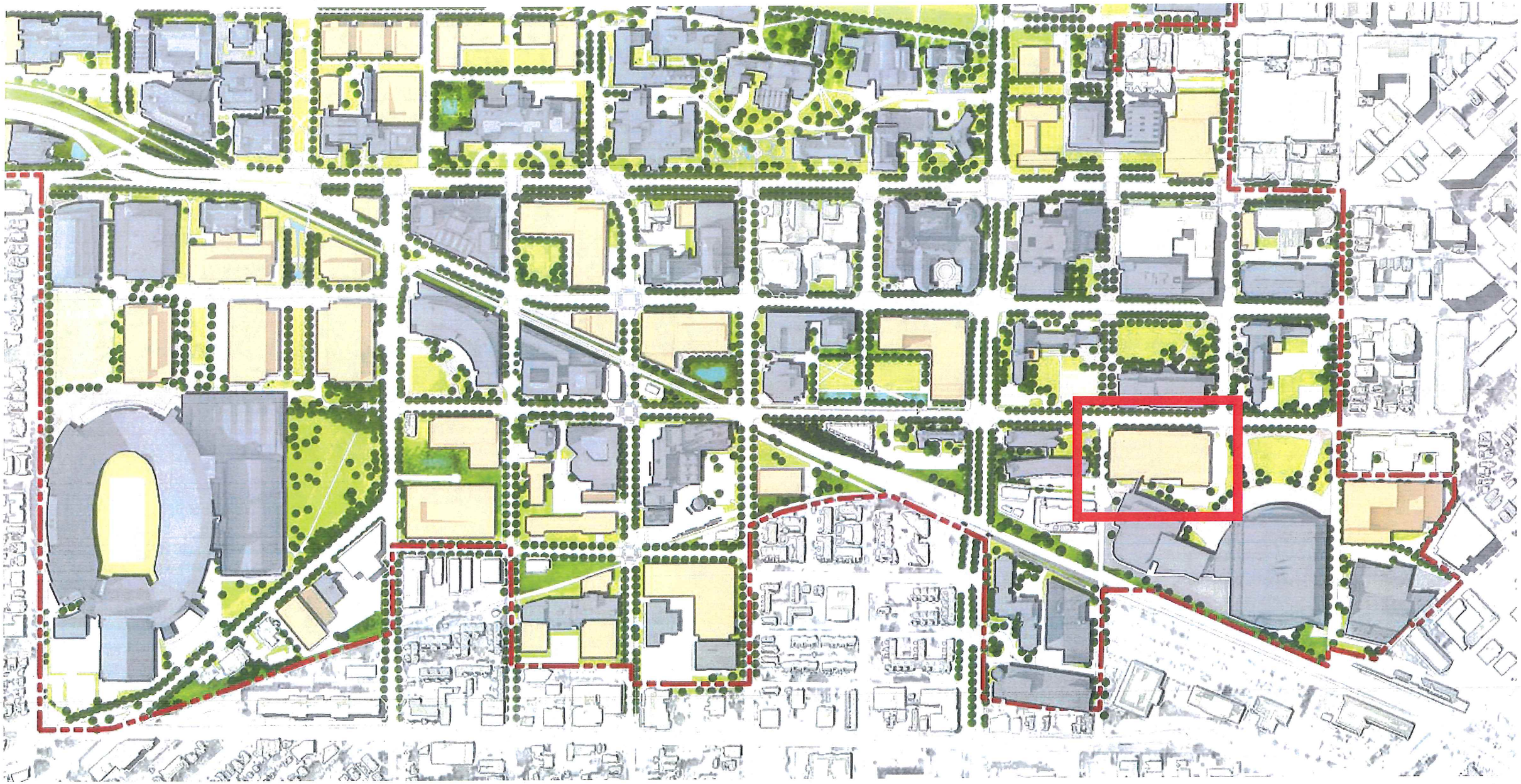
Anticipated Schedule

UW-Madison Design Review Board #1	May 17, 2016	Completed
Madison Development Assistance Team – city staff review	July 7, 2016	Completed
Notify Alder Wood (District #8) in writing	July 14, 2016	Completed
Joint Southeast Campus Area Committee-Informational	July 18, 2016	Completed
UW-Madison Design Review Board #2	October 18, 2016	Completed
UDC Informational Meeting	November 9, 2016	Completed
Submit Plan Commission application	December 7, 2016	
Joint Southeast Campus Area Committee-Recommendation	January 23, 2017	
UDC Initial/Final Meeting	January 25, 2017	
Plan Commission Approval Meeting	February 6, 2017	
Start Construction	October 2017	
Substantial Completion	October 2019	
Occupancy	January 2020	

LOCATION MAP



CONTEXT PLAN



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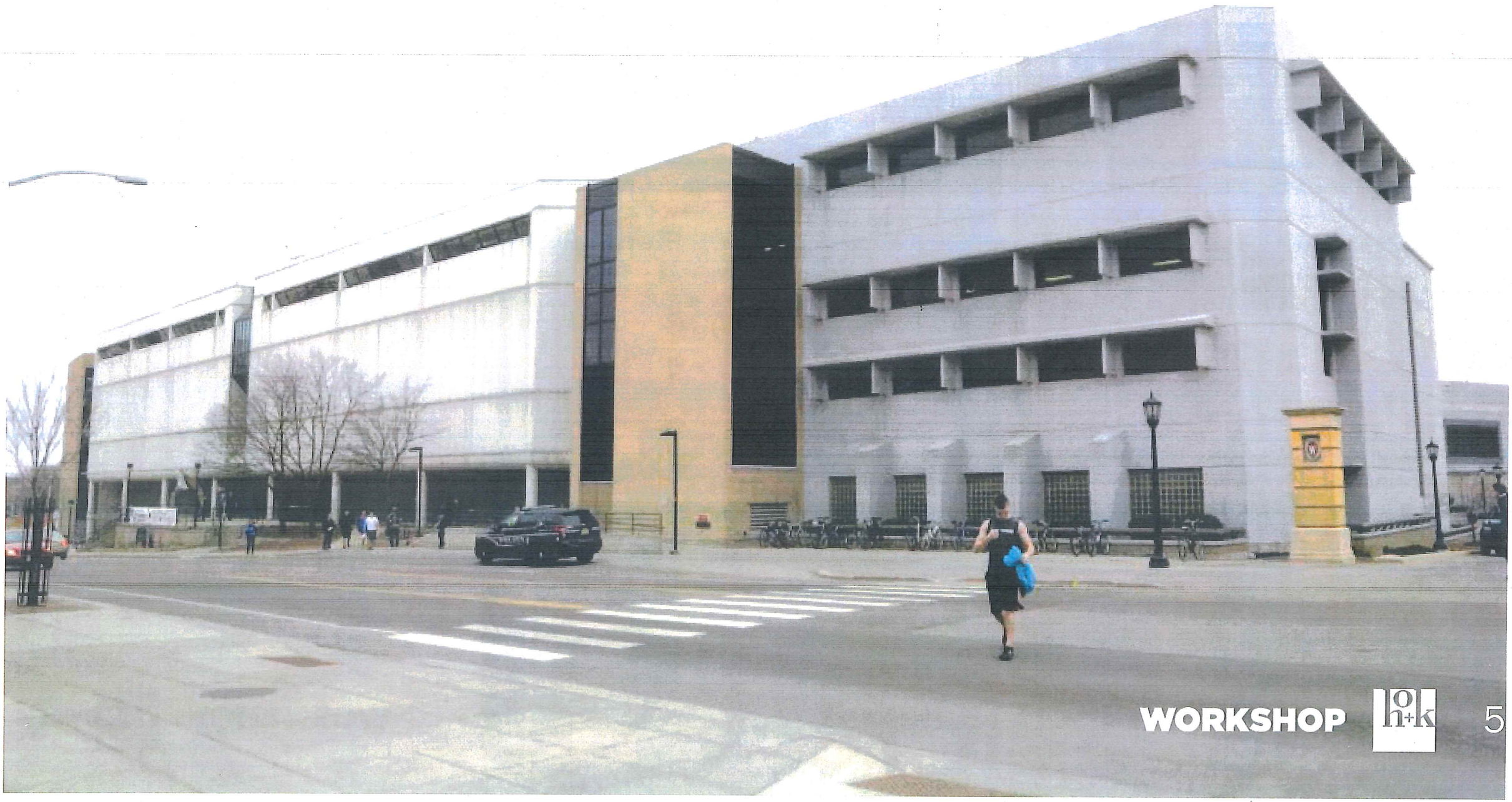
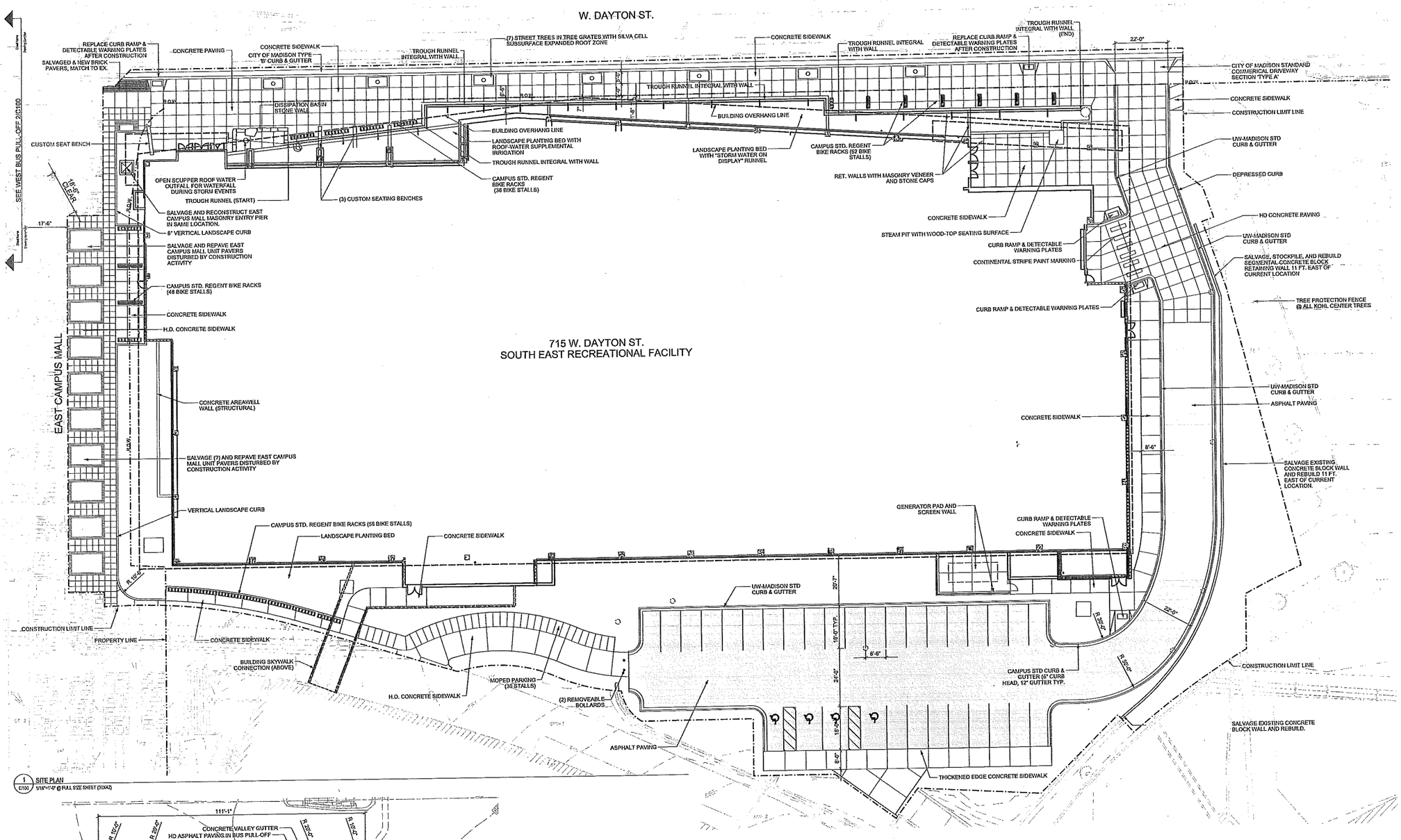
CONTEXT PHOTOS *EXISTING SERF*



CONTEXT PHOTOS

SITE CONCEPT PLAN

SITE PLAN



1 SITE PLAN
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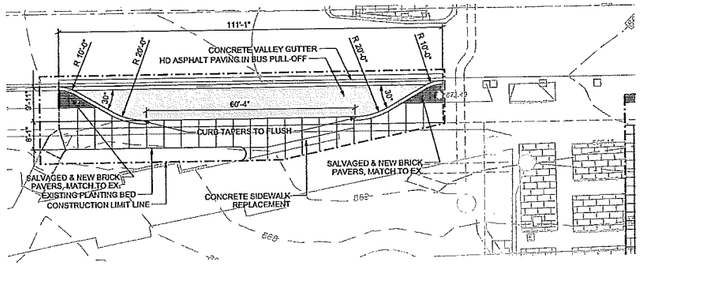


2 WEST BUS PULL-OFF
C100 1/16"=1'-0" @ FULL SIZE SHEET (30X42)

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR STAKING SITE FOR HORIZONTAL AND VERTICAL ALIGNMENT.
2. ANY DEVIATION FROM OR MODIFICATIONS OF LAYOUT AND DIMENSIONS SHOWN ON THIS PLAN SHALL REQUIRE PRIOR APPROVAL BY THE OWNER'S REPRESENTATIVE.
3. CONTRACTOR SHALL PLACE ALL CONCRETE CONTROL JOINTS AS SHOWN ON THE DRAWINGS.
4. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING SITE ELEMENTS. CONTRACTOR SHALL CONTACT DIGGERS HOT LINE AND UW MADISON FP&M FOR UNDERGROUND UTILITY LOCATIONS.
5. COORDINATES ARE BASED ON WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY.
6. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FT. FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 6 FT. OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FT. OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM.
8. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION.

LEGEND

	HEAVY DUTY CONCRETE PAVING
	HEAVY ASPHALT PAVING
	RIGHT OF WAY LINE
	CONTRUCTION LIMITS
	ALIGN
PT	POINT OF TANGENCY
PC	POINT OF CURVATURE
F.O.B.	FACE OF BUILDING
(XX'X")	MATCH EXISTING DIMENSION
℄	CENTER LINE
•CP	CENTER POINT
BM	BENCHMARK

N
0' 8' 16' 32'

Hoffmann, Obata + Kassabaum, Inc.
300 West 22nd Street
Kansas City, MO 64108 USA
t +1 816 472 3300 f +1 816 472 2100

NOT FOR CONSTRUCTION

State of Wisconsin
Department of Administration
Division of State Facilities

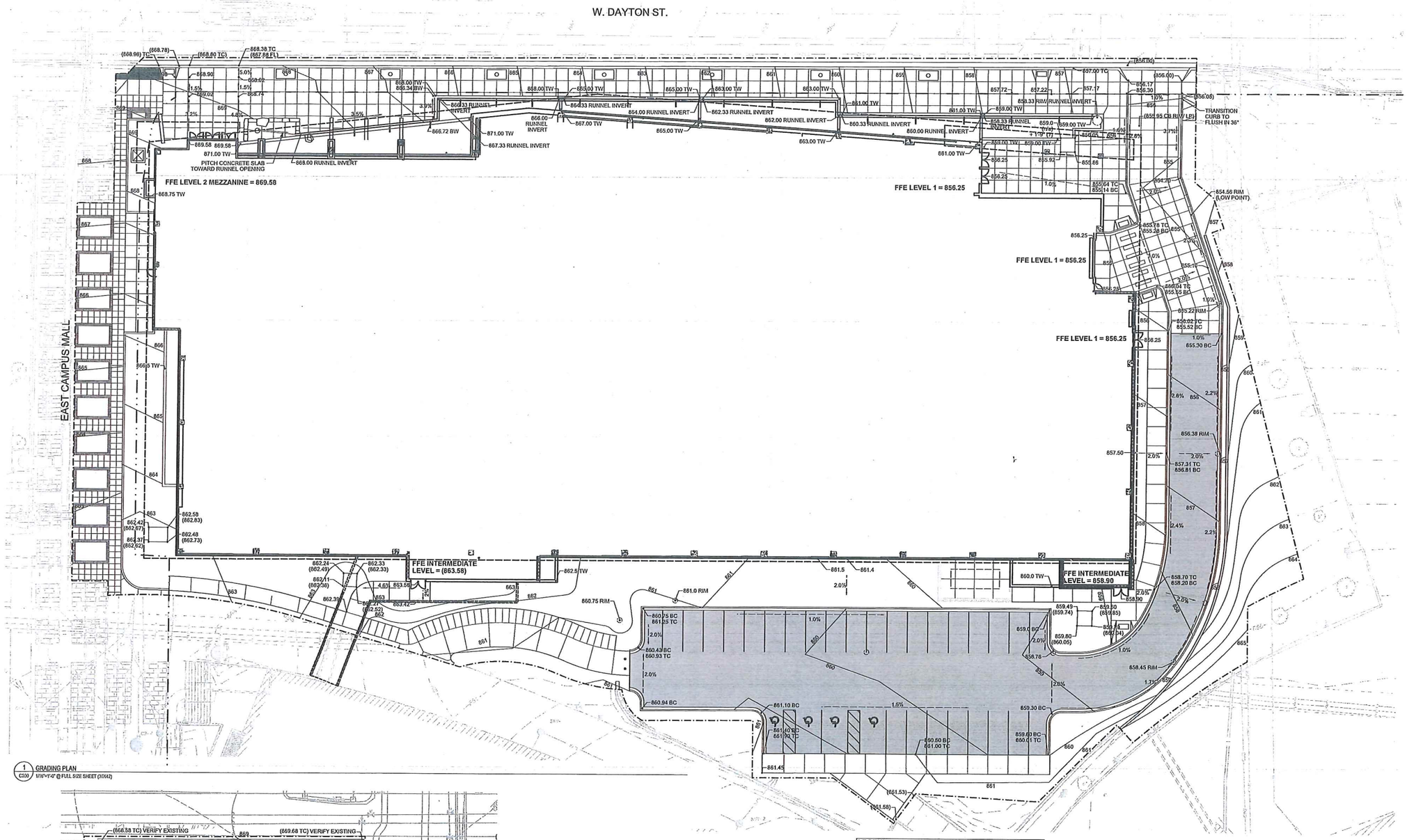
Agency / Institution: UNIVERSITY OF WISCONSIN - MADISON

Project Title: SOUTHEAST RECREATIONAL FACILITY REPLACEMENT
Project Location: 715 W DAYTON STREET MADISON, WI 53715
Sheet Title: SITE PLAN

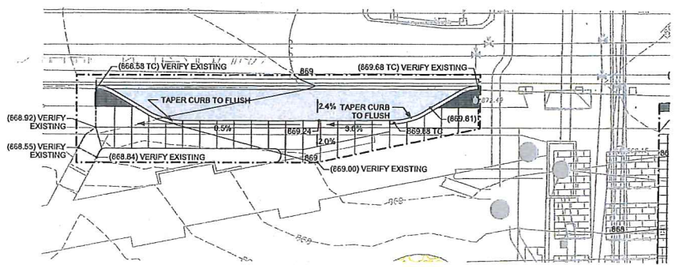
Revisions:			
No.	Date:	By:	Description:

Scale	As Indicated
Graphic Scale	
DSF Number	14L2T
Set Type	CITY SUBMITTAL
Date Issued	12.07.2016
Sheet Number	C100

GRADING PLAN



1 GRADING PLAN
C200 1/16"=1'-0" @ FULL SIZE SHEET (30X42)



2 WEST BUS PULL-OFF GRADING PLAN
C200 1/16"=1'-0" @ FULL SIZE SHEET (30X42)

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR STAKING SITE FOR HORIZONTAL AND VERTICAL ALIGNMENT.

2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING SITE ELEMENTS. CONTRACTOR SHALL CONTACT DIGGERS HOT LINE AND UW MADISON FP&M FOR UNDERGROUND UTILITY LOCATIONS.

3. COORDINATES ARE BASED ON WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY.

4. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FT. FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FT. OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FT. OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM.

LEGEND

TC	TOP OF CURB
BC	BOTTOM OF CURB
FL	FLOW LINE
( )	VERIFY & MATCH EXISTING ELEVATION
TW	TOP OF WALL
BW	BOTTOM OF WALL
FFE	FINISH FLOOR ELEVATION
HP	HIGH POINT
862	EXISTING CONTOUR
862	NEW CONTOUR
BM	BENCHMARK
	FLOW DIRECTION
	RIGHT OF WAY LINE

N

0' 8' 16' 32'

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State of Wisconsin
Department of Administration
Division of State Facilities

Agency / Institution:
UNIVERSITY OF WISCONSIN - MADISON

Project Title:
SOUTHEAST RECREATIONAL FACILITY REPLACEMENT

Project Location:
715 W DAYTON STREET
MADISON, WI 53715

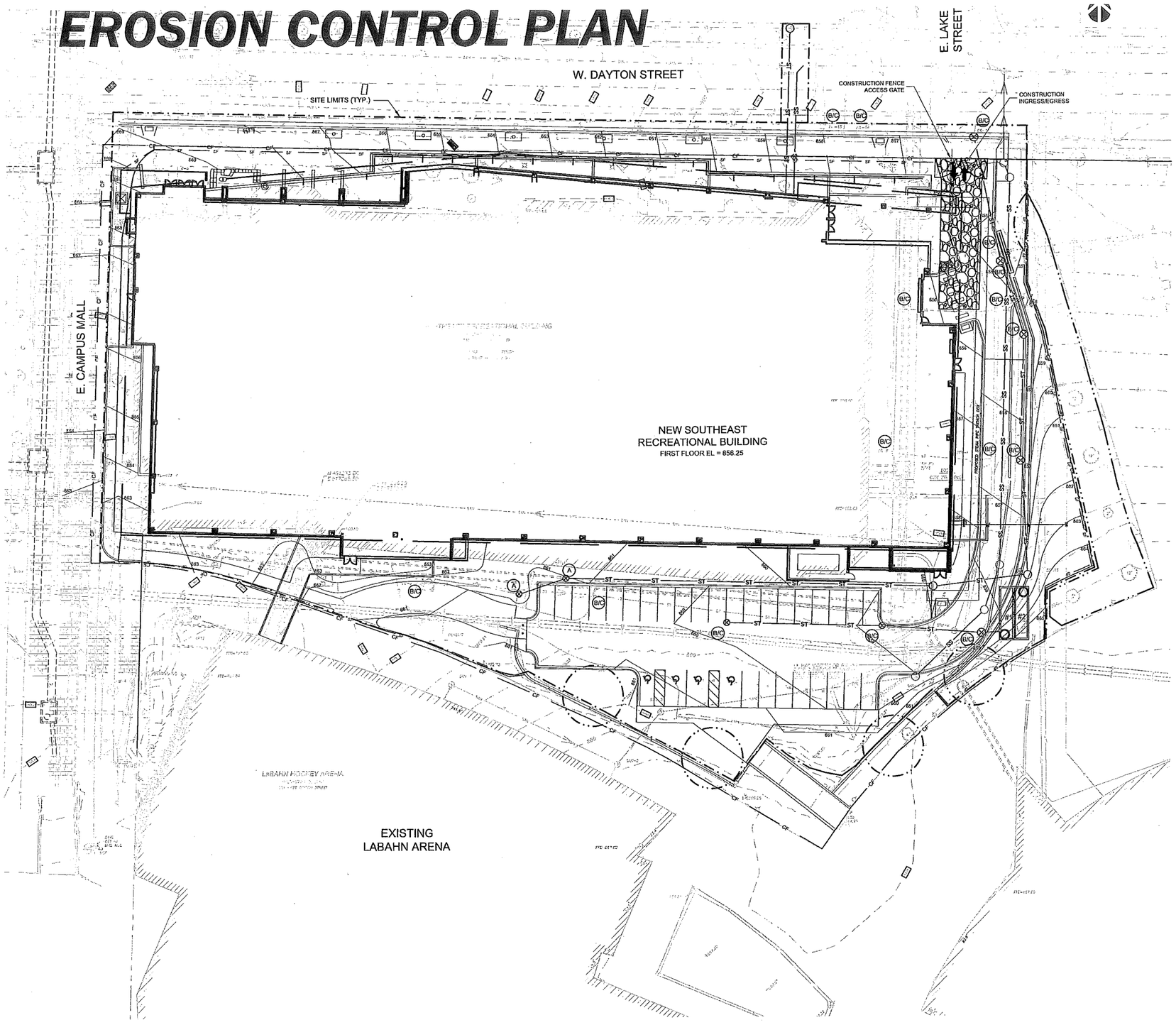
Sheet Title:
GRADING PLAN

Revisions:

No.	Date:	By:	Description:

Scale	As Indicated
Graphic Scale	As Indicated
DSF Number	14L2T
Set Type	City Submittal
Date Issued	12.07.2016
Sheet Number	C200

EROSION CONTROL PLAN



GENERAL DESCRIPTION OF SITE WORK:

- DEMOLITION OF EXISTING BUILDING AND SITE PAVEMENT
- CONSTRUCTION OF PROPOSED BUILDING, SITE PAVEMENT AND SITE UTILITIES
- SITE GRADING RESTORATION
- STORMWATER MANAGEMENT COLLECTION AND TREATMENT TO ADDRESS CITY OF MADISON REQUIREMENTS FOR TOTAL SUSPENDED SOLIDS (TSS) REMOVAL FOR REDEVELOPMENT PROJECTS
- LANDSCAPING IMPROVEMENTS AROUND PROPOSED BUILDING

CODE REQUIREMENTS FOR EROSION CONTROL AND STORMWATER MANAGERMENT:

- SITE DISTURBANCE IS GREATER THAN 1 ACRE AND THEREFORE THE POST CONSTRUCTION PERFORMANCE STANDARDS AND REPORTING REQUIREMENTS OF WISCONSIN ADMINISTRATIVE CODE CHAPTER NR 151 APPLY TO THIS PROJECT.
- THE PROJECT IS SUBJECT TO CITY OF MADISON CODE REQUIREMENTS FOR REDEVELOPMENT PROJECTS OF OVER 4000 SQUARE FEET. IN SUMMARY, TYPICAL CONSTRUCTION PHASE EROSION CONTROL MEASURES NEED TO BE INSTALLED AND MAINTAINED TO REMOVE SEDIMENT RUNOFF DURING CONSTRUCTION AND A POST CONSTRUCTION STORMWATER COLLECTION AND TREATMENT APPROACH NEEDS TO BE IN PLACE TO REMOVE 60% OF THE TSS FROM PAVEMENTS SUBJECT TO VEHICULAR TRAVEL. THE CONTRACT DOCUMENTS HAVE BEEN PREPARED IN ADDRESS OF THESE REQUIREMENTS.

CONSTRUCTION SITE EROSION CONTROL NOTES:

1. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, CAMPUS INSPECTORS, AND/OR THE A/E SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
2. ALL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS.
3. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR CONSTRUCTION SITE EROSION & SEDIMENT CONTROL TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
4. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON THE PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
5. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL SHALL BE ROUTINE (ONCE PER WEEK AND AFTER EACH ½ INCH RAINFALL) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
6. CONTRACTOR SHALL KEEP RECORDS ON SITE OF ALL EROSION CONTROL INSPECTIONS AND AVAILABLE FOR REVIEW BY INSPECTORS WHEN REQUESTED.
7. INSTALL EROSION CONTROLS ON DOWNSTREAM SIDE OF STOCKPILES.
8. ALL SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS 1, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
9. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
10. INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
11. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN SEVEN (7) DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH.
12. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH THE LOCAL AND STATE REGULATIONS.
13. CONTRACTOR SHALL REMOVE EROSION CONTROL MEASURES AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
14. CONTRACTOR SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION IN ACCORDANCE WITH WDNR AND WCOMM REQUIREMENTS.
15. SILT FENCING SHALL NOT BE INSTALLED WITHIN THE CRITICAL ROOT RADIUS OR WITHIN THE DRIP LINE OF ANY TREES OR SHRUBS TO BE PROTECTED. USE SILT SOCKS WHICH DO NOT REQUIRE EXCAVATION AND CUTTING ROOTS.
16. SILT FENCE MAY BE SUBSTITUTED WITH SILT SOCK.
17. INSTALL ADDITIONAL TRACKING PADS AT ALL POINTS OF CONSTRUCTION TRAFFIC EGRESS.
18. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS, CITY OF MADISON ORDINANCE REQUIREMENTS, AND UNIVERSITY OF WISCONSIN- MADISON TECHNICAL GUIDELINES.
19. ANY DEWATERING FLOWS SHALL BE TREATED VIA A PORTABLE SEDIMENT VESSEL OR FILTER BAG PRIOR TO DISCHARGE TO THE STORM SEWER.
20. CONTRACTOR SHALL REMOVE SEDIMENT FROM STORM FACILITIES AFTER COMPLETION OF ALL SITE CONSTRUCTION AND PRIOR TO SUBSTANTIAL COMPLETION.
21. SEE SHEET C111 FOR EROSION CONTROL DETAILS.

GRADING AND TEMPORARY SEEDING NOTES:

1. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES.
2. THE MINIMUM SEEDING RATE FOR TEMPORARY SEEDING IN TURF AREAS IS 5 POUNDS GRASS SEED MIX PER 1000 SQUARE FEET USED AND COMBINED WITH ANNUAL RYEGRASS AT A RATE OF 1½ POUNDS PER 1000 SQUARE FEET, UNLESS OTHERWISE SPECIFIED.
3. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMPLETION.
4. CONTRACTOR SHALL WATER ALL NEWLY SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
5. ALL DISTURBED AREAS TO BE SEEDED SHALL RECEIVE A MINIMUM OF 12 INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH.

CONSTRUCTION FENCING SITE ACCESS NOTES:

1. CONSTRUCTION FENCE AND SILT FENCE SHALL BE MOVED/RECONFIGURED AS NEEDED DURING CONSTRUCTION TO ACCOMMODATE WORK AREAS.

LEGEND

- SITE LIMITS
- CF — CONSTRUCTION FENCE (CHAIN LINK)
- TREE PROTECTION FENCE (CHAIN LINK)
- SF — SILT FENCE OR SILT SOCK
- TRACKING PAD
- (A) TYPE "A" INLET PROTECTION
- (B/C) TYPE "B" OR "C" INLET PROTECTION
- (D) TYPE "D" PROTECTION

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State of Wisconsin
Department of Administration
Division of Facilities Development

801 W. DAYTON STREET, MADISON, WI 53715

Southeast Recreational Facility Replacement
University of Wisconsin
Madison, Wisconsin

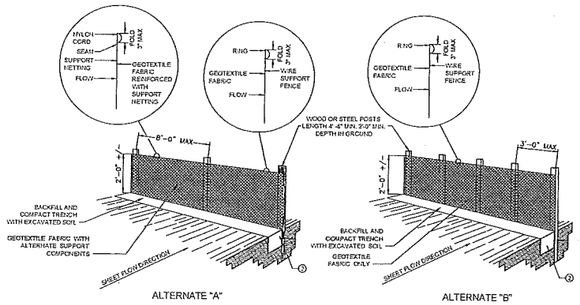
Sheet Title: EROSION CONTROL PLAN

Revisions

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
DFD Number	14L2T
Set Type	XX
Date Issued	11/28/2016
Sheet Number	C110

EROSION CONTROL DETAILS



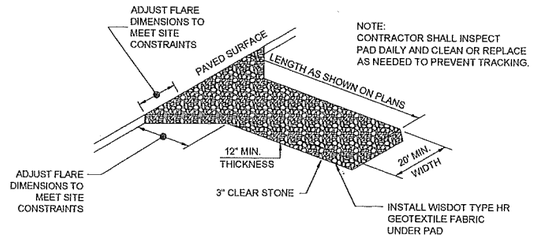
ALTERNATE "A" ALTERNATE "B"

TRENCH DETAIL SILT FENCE TIE BACK

NOTES

1. WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS. CROSS BRACE WITH 2"x4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS. MINIMUM 14 GAGE WIRE REQUIRED. FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12' C-C.
2. EXCAVATE A TRENCH A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
3. WIRE SUPPORT FENCE SHALL BE 14 GAGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12' C-C.
4. GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.
5. STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.25 LBS/LINEAL FOOT (WITHOUT ANCHOR). FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 4" DIA. OR 1 1/2" x 3 1/8" EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED WITH NETTING SHALL BE A MINIMUM SIZE OF 1 1/8" x 1 1/8" OAK OR HICKORY.
6. ALTERNATES A & B ARE EQUAL AND EITHER MAY BE USED.
7. CONTRACTOR SHALL INSPECT SILT FENCE DAILY AND REPAIR OR REPLACE AS NEEDED. SEDIMENT SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN DEPOSITS REACH 1/2 THE HEIGHT OF THE FENCE.
8. CONTRACTOR SHALL NOT TRENCH SILT FENCE WITHIN THE CRITICAL ROOT RADIUS OF EXISTING TREES.CRITICAL ROOT RADIUS (FEET) = 1.5 X DIAMETER OF TREE (INCHES). SILT FENCE WITHIN THE CRITICAL ROOT RADIUS SHALL INSTEAD BE PINNED DOWN WITH TIED FILTER BAGS FILLED WITH 1"-2" ANGULAR STONE.
9. ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.
10. ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS.

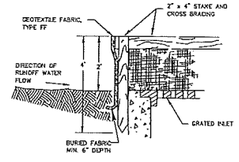
1 SILT FENCE
SCALE: NOT TO SCALE

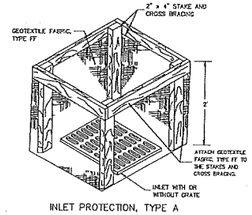


NOTES:

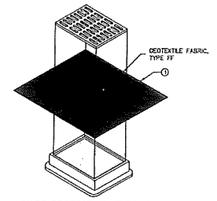
1. TRACKING PAD TO BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
2. SURFACE WATERS MUST BE PREVENTED FROM PASSING THROUGH THE CONSTRUCTION ENTRANCE. FLOWS SHALL BE DIVERTED AWAY FROM THE CONSTRUCTION ENTRANCE OR CONVEYED UNDER AND AROUND THEM BY USE OF A CULVERT, DIVERSION BERM OR OTHER PRACTICES AS APPROVED BY THE DFD CONSTRUCTION REPRESENTATIVE.
3. CLEANING BY SCRAPING OR ADDING NEW STONE SHALL BE REQUIRED IF ENTRANCE BECOMES MORE THAN 50% COVERED BY TRACKED MUD.

3 TRACKING PAD
SCALE: NOT TO SCALE

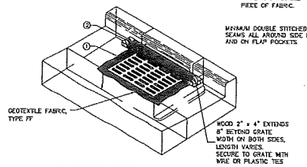




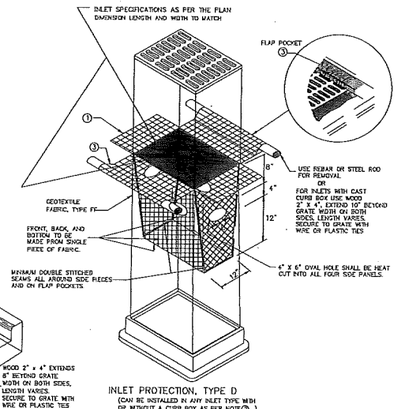
INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE B (WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C (WITH CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE②)

GENERAL NOTES

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

② FOR INLET PROTECTION TYPE C (WITH CURB BOX), AN ADDITIONAL 10" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

TYPE B & C

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEAM FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 36", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

DRAWING NOT TO SCALE

INLET PROTECTION TYPE A, B, C, AND D

NOTES:

1. CONTRACTOR SHALL INSPECT INLET PROTECTION DAILY AND REPAIR OR REPLACE AS NEEDED.
2. SEDIMENT SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN DEPOSITS REACH ½ THE DESIGN DEPTH OF THE DEVICE OR WHEN THE DEVICE IS NO LONGER FUNCTIONING AS DESIGNED.
3. CONTRACTOR SHALL REMOVE GEOTEXTILE FILTER FABRIC COVERING INLETS UPON COMPLETION OF THE PROJECT.

2 INLET PROTECTION
SCALE: NOT TO SCALE

Consultant:
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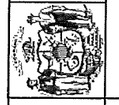


601 W. DAYTON STREET, MADISON, WI 53715

Southeast Recreational Facility Replacement
University of Wisconsin
Madison, Wisconsin

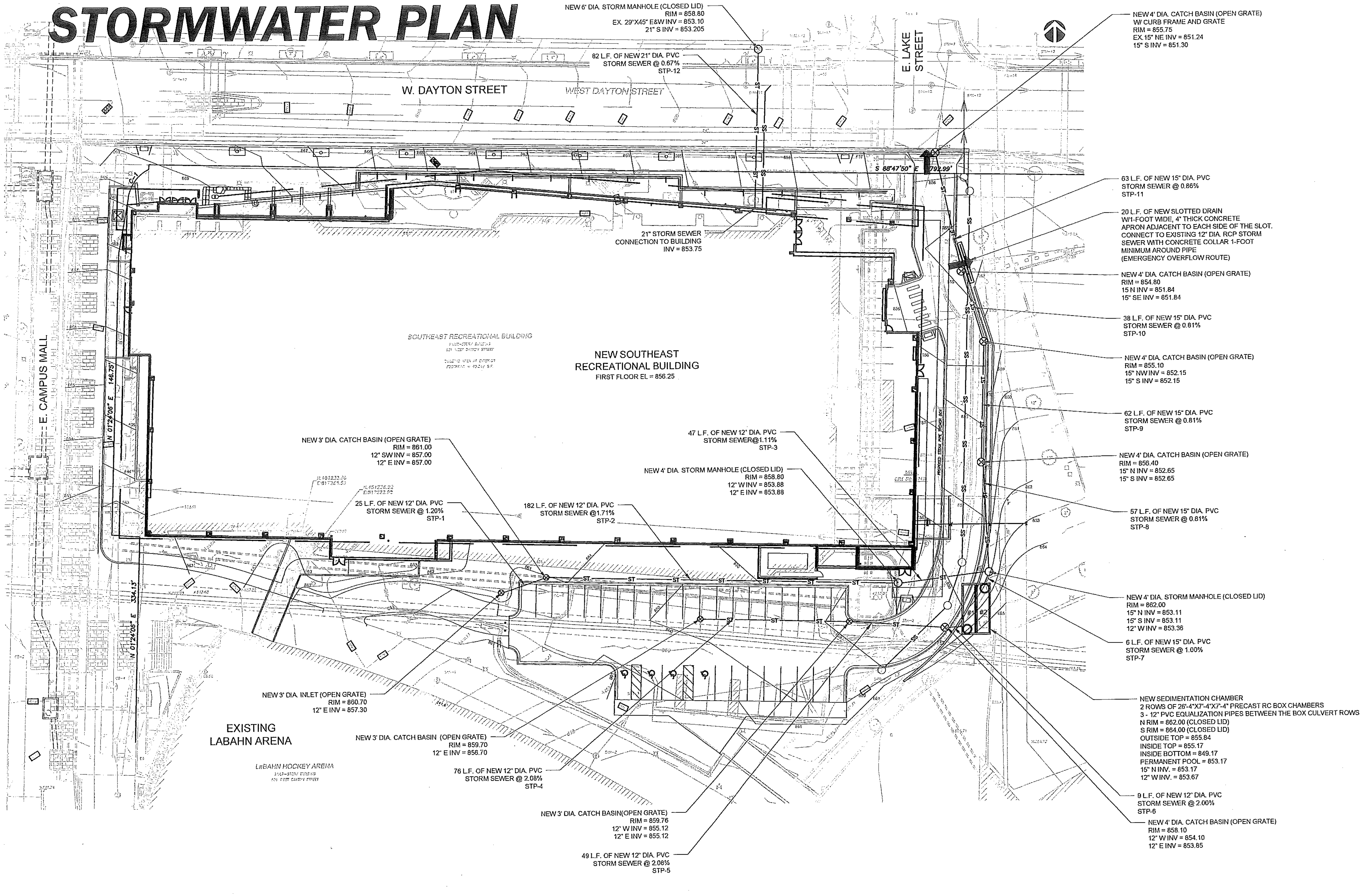
Sheet Title: EROSION CONTROL DETAILS

Revisions

No.	Date:	Description:

Graphic Scale	
DFD Number	14L2T
Set Type	XX
Date Issued	11/28/2016
Sheet Number	C111

STORMWATER PLAN



STORM SEWER TABLE

PIPE NO.	TRB. AREA	DIA.	LENGTH	SLOPE	TRIBUTARY NOTES
STP-1	0.240 AC	12"	25'	0.012	SOUTHWEST CORNER OF SITE
STP-2	0.310 AC	12"	182	0.017	WEST SIDE OF BUILDING
STP-3	0.310 AC	12"	47'	0.011	
STP-4	0.120 AC	12"	76'	0.021	WEST SIDE OF PARKING LOT
STP-5	0.230 AC	12"	49'	0.021	EAST SIDE OF PARKING LOT
STP-6	0.940 AC	12"	9'	0.020	SOUTHEAST CORNER OF SITE + LABAHN PATIO
STP-7	0.940 AC	15"	6'	0.010	
STP-8	1.250 AC	15"	57'	0.008	
STP-9	1.340 AC	15"	62'	0.008	
STP-10	1.400 AC	15"	38'	0.008	
STP-11	1.440 AC	15"	63'	0.009	
STP-12	1.190 AC	21"	82'	0.007	SERF ROOFTOP

NOTES:
1. MAINTAIN CODE REQUIRED SEPARATION BETWEEN SEWER AND WATER FACILITIES.
2. PIPE LENGTHS ARE TO CENTER OF THE STRUCTURE, UNLESS OTHERWISE NOTED.
3. SEWER INSTALLATION SHALL PROCEED FROM DOWNSTREAM TO UPSTREAM.
4. CONTRACTOR SHALL ADJUST ALL EXISTING AND NEW UTILITY CASTINGS, MANHOLES, CLEANOUTS AND ACCESS BOXES TO PROPOSED GRADING.
5. CONNECT SANITARY BUILDING SEWER, STORM SEWER AND WATER SERVICE TO CITYOF MADISON OWNED MAINS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND PERMIT REQUIREMENTS OF THE CITY.
6. MAINTAIN PROPER DRAINAGE AT ALL TIMES DURING CONSTRUCTION.

LEGEND

- SITE LIMITS
- ST — NEW STORM SEWER
- NEW STORM CATCH BASIN/INLET
- NEW STORM MANHOLE / ACCESS RISER
- EMERGENCY OVERFLOW ROUTE

Consultant:

BLOOM COMPANIES, LLC
Infrastructure Innovation and Ingenuity

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Department of Administration
Division of Facilities Development

801 W. DAYTON STREET, MADISON, WI 53715

Southeast Recreational Facility Replacement

University of Wisconsin
Madison, Wisconsin

Sheet Title: STORMWATER PLAN

Revisions

No.	Date:	Description:

Graphic Scale: 0' 5' 10' 20' 30'

DFD Number: 14L2T

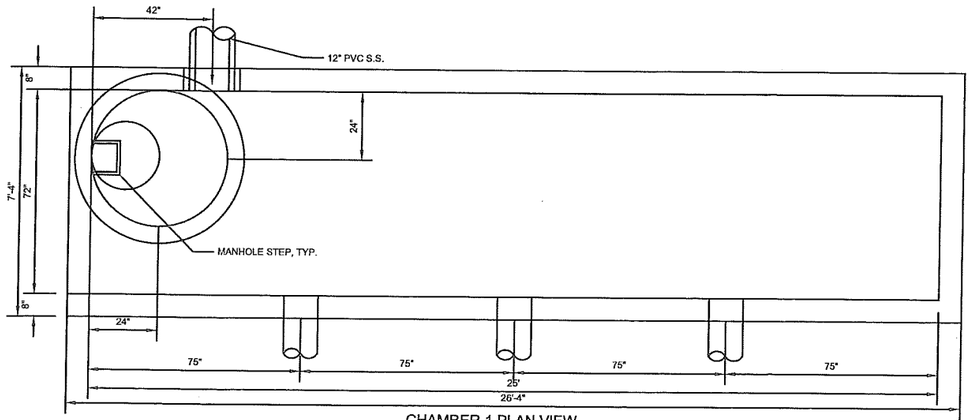
Set Type: XX

Date Issued: 11/28/2016

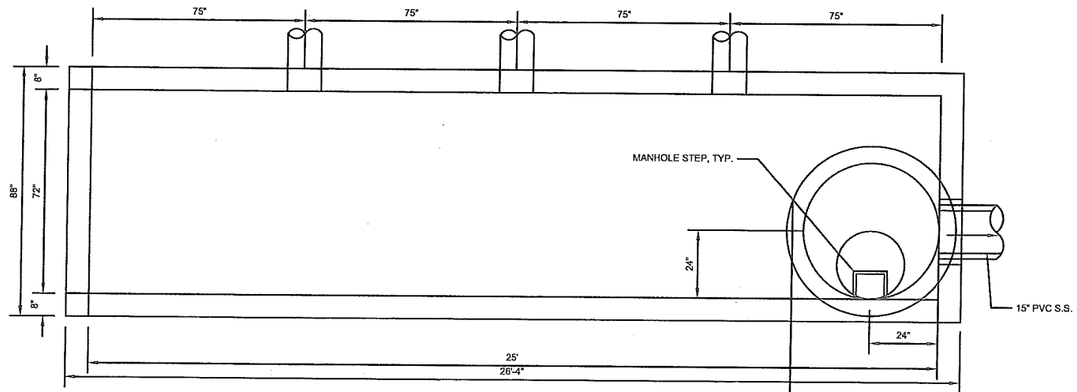
Sheet Number: C310

12

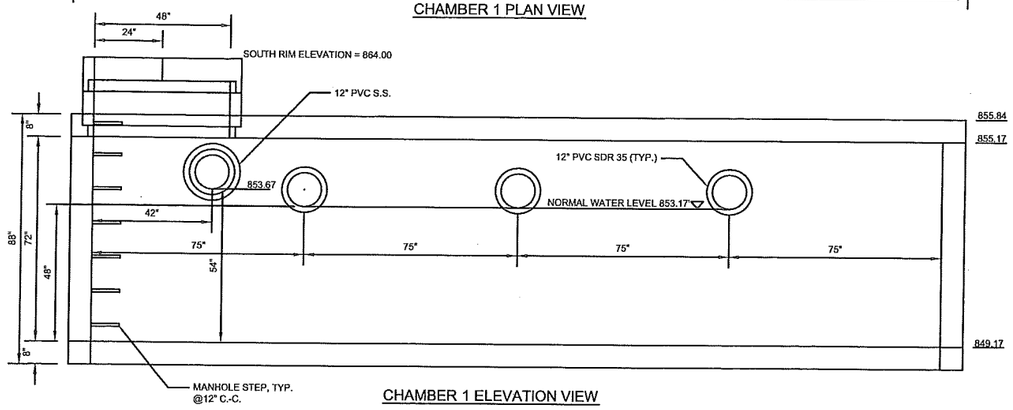
SEDIMENTATION CHAMBER DETAIL



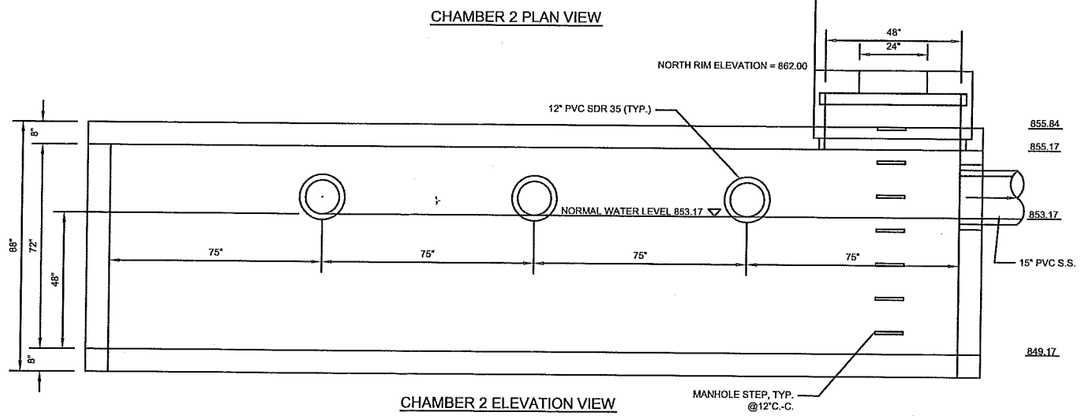
CHAMBER 1 PLAN VIEW



CHAMBER 2 PLAN VIEW



CHAMBER 1 ELEVATION VIEW



CHAMBER 2 ELEVATION VIEW

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601 W. DAYTON STREET, MADISON, WI 53715

Southeast Recreational Facility Replacement

University of Wisconsin
Madison, Wisconsin

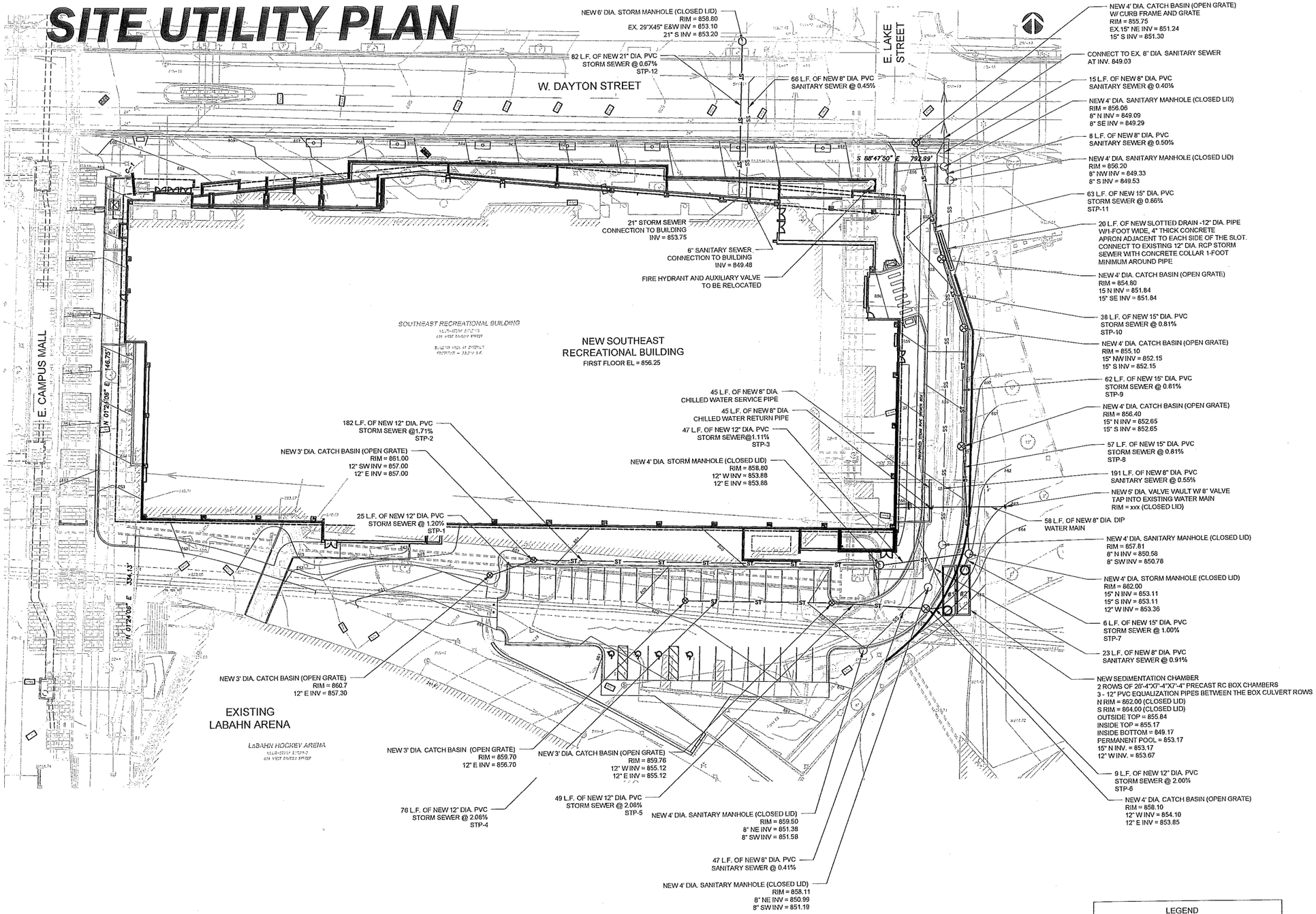
Sheet Title:
SITE UTILITY DETAILS

Revisions

No.	Date:	Description:

Graphic Scale	
DFD Number	14L2T
Set Type	XX
Date Issued	11/28/2016
Sheet Number	C311

SITE UTILITY PLAN



LEGEND

- SITE LIMITS
- SS — NEW SANITARY SEWER
- ST — NEW STORM SEWER
- NEW STORM CATCH BASIN/INLET
- NEW STORM MANHOLE / ACCESS RISER
- G — NEW GAS SERVICE
- W — NEW WATER SERVICE
- NEW WATER VALVE / VALVE BOX

NOTES:

1. MAINTAIN CODE REQUIRED SEPARATION BETWEEN SEWER AND WATER FACILITIES.
2. PIPE LENGTHS ARE TO CENTER OF THE STRUCTURE, UNLESS OTHERWISE NOTED.
3. SEWER INSTALLATION SHALL PROCEED FROM DOWNSTREAM TO UPSTREAM.
4. CONTRACTOR SHALL ADJUST ALL EXISTING AND NEW UTILITY CASTINGS, MANHOLES, CLEANOUTS AND ACCESS BOXES TO PROPOSED GRADING.
5. CONNECT SANITARY BUILDING SEWER, STORM SEWER AND WATER SERVICE TO CITYOF MADISON OWNED MAINS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND PERMIT REQUIREMENTS OF THE CITY.
6. MAINTAIN PROPER DRAINAGE AT ALL TIMES DURING CONSTRUCTION.

Consultant:

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Infrastructure Innovation and Ingenuity

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NOT FOR CONSTRUCTION

State of Wisconsin
Department of Administration
Division of Facilities Development

801 W. DAYTON STREET, MADISON, WI 53715

Southeast Recreational Facility Replacement

University of Wisconsin
Madison, Wisconsin

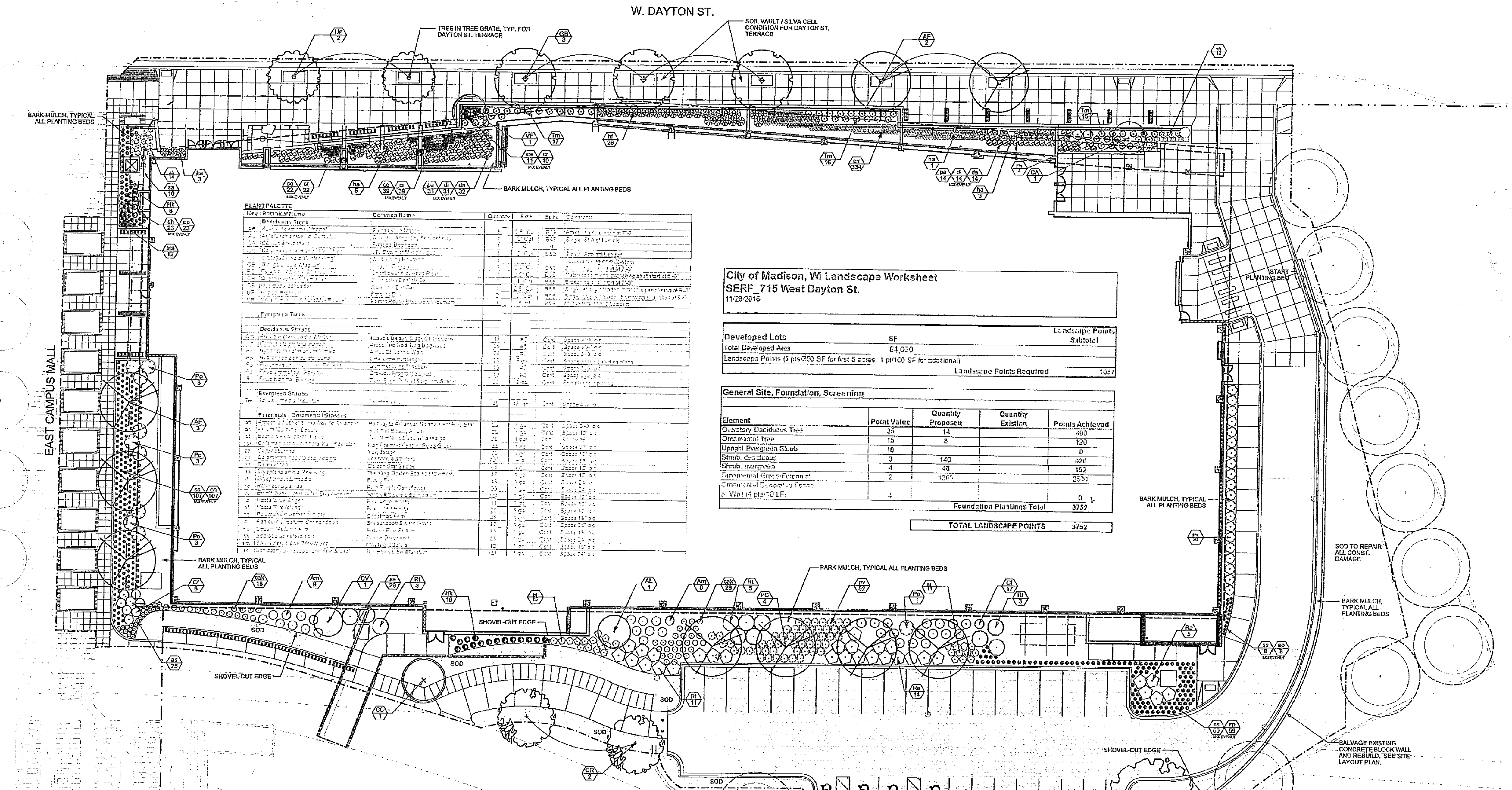
Sheet Title: SITE UTILITY PLAN

Revisions

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
DFD Number	14L2T
Set Type	XX
Date Issued	11/28/2016
Sheet Number	C300

LANDSCAPE PLAN



City of Madison, WI Landscape Worksheet
SERF_715 West Dayton St.
11/28/2016

Developed Lots	SF	Landscape Points Subtotal
Total Developed Area	64,020	
Landscape Points (5 pts/300 SF for first 5 acres, 1 pt/100 SF for additional)		
Landscape Points Required		1037

General Site, Foundation, Screening

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	14		490
Ornamental Tree	15	8		120
Upright Evergreen Shrub	10			0
Shrub, deciduous	3	140		420
Shrub, evergreen	4	48		192
Ornamental Grass/Perennial	2	1265		2530
Ornamental Decorative Fence or Wall (4 pts/10 LF)	4			0
Foundation Plantings Total				3752

TOTAL LANDSCAPE POINTS	3752

GENERAL NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE AND UW-MADISON TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.

2. CONTRACTOR SHALL PROTECT BENCHMARKS.

3. ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED WITH TREE PROTECTION FENCING. ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO ANY SITE WORK. SEE SPECIFICATION 31 13 16, "SELECTIVE TREE AND SHRUB PROTECTION AND TRIMMING" FOR PROTECTION REQUIREMENTS.

4. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FT. FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FT. OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FT. OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM.

5. ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.

6. ALL LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE RE-SODDED AT NO COST TO OWNER.

7. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL - SEE SPECIFICATION 32 97 00 FOR MORE INFORMATION.

8. ALL PLANTING BEDS AND LAWN AREAS SHALL RECEIVE 12" MIN. PLANTING SOIL & 3" SHREDDED HARDWOOD BARK MULCH UNLESS NOTED OTHERWISE.

9. UPON REMOVAL OF TRACKING PAD, DEEP TILL AREA TO REDUCE COMPACTION. ADHERE TO SOIL EXCAVATIONS AND IMPORTING PLANTING SOIL DEPTH REQUIREMENTS.

10. TREES PLANTED IN DAYTON ST. R.O.W. SHALL CONFORM TO CITY OF MADISON STANDARDS AND INCLUDE 4'x8' CAST IRON TREE GRATES (1 PER TREE).

1 / C400 LANDSCAPE PLAN
1/16"=1'-0" @ FULL SIZE SHEET (30X42)

Hellmuth, Obata + Kassabaum, Inc.
300 West 22nd Street
Kansas City, MO 64108 USA
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NOT FOR CONSTRUCTION

State of Wisconsin
Department of Administration
Division of State Facilities

Agency / Institution: UNIVERSITY OF WISCONSIN - MADISON

Project Title: SOUTHEAST RECREATIONAL FACILITY REPLACEMENT
Project Location: 715 W DAYTON STREET MADISON, WI 53715
Sheet Title: LANDSCAPE PLAN

Revisions:

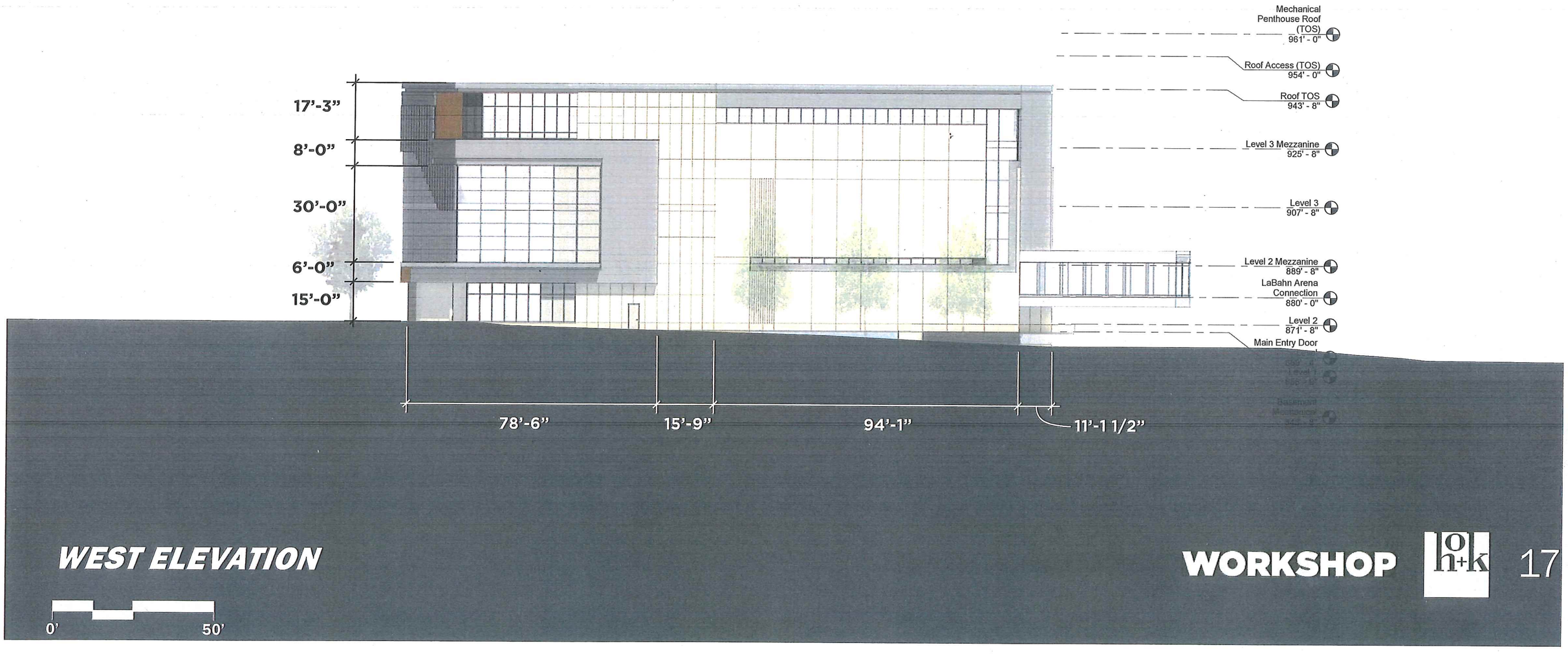
No.	Date:	By:	Description:
	12/07/16		City Issue

Scale	As indicated
Graphic Scale	As indicated
DSF Number	14L2T
Set Type	City Submittal
Date Issued	12.07.2016
Sheet Number	C400

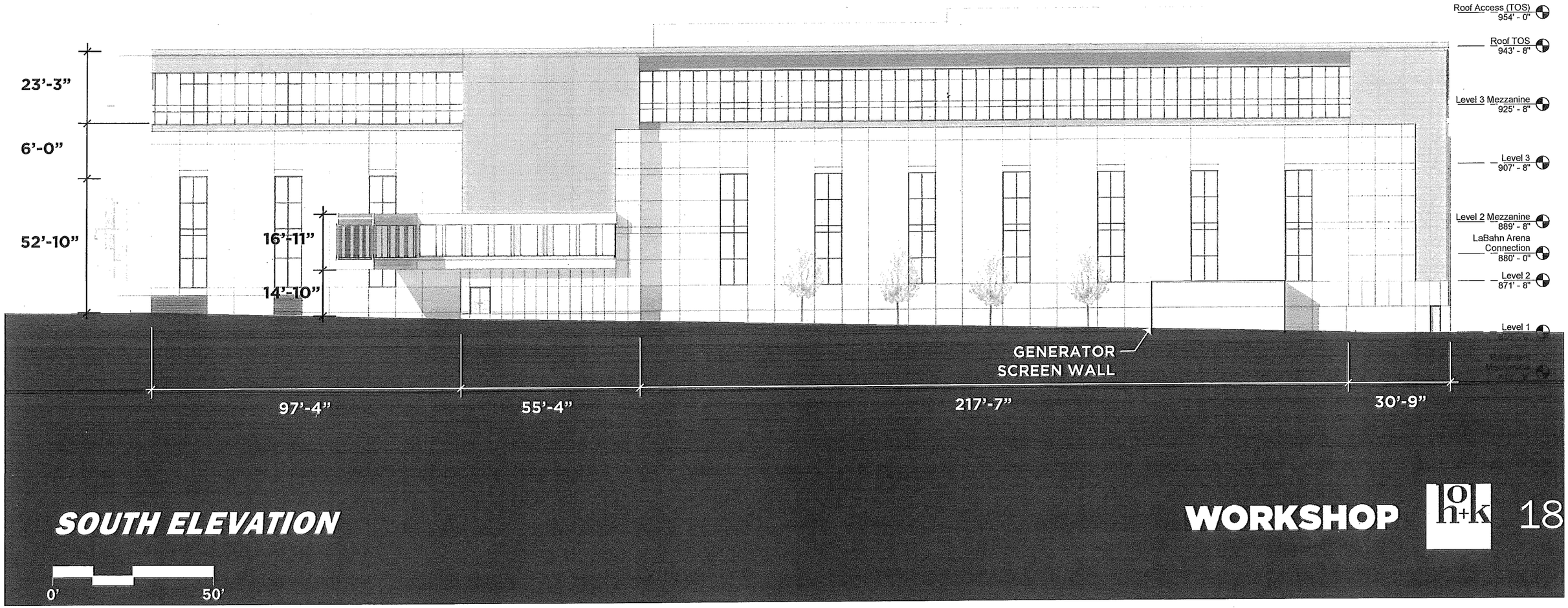
LANDSCAPE PLANT LIST

UW Madison SERF
PLANT PALETTE

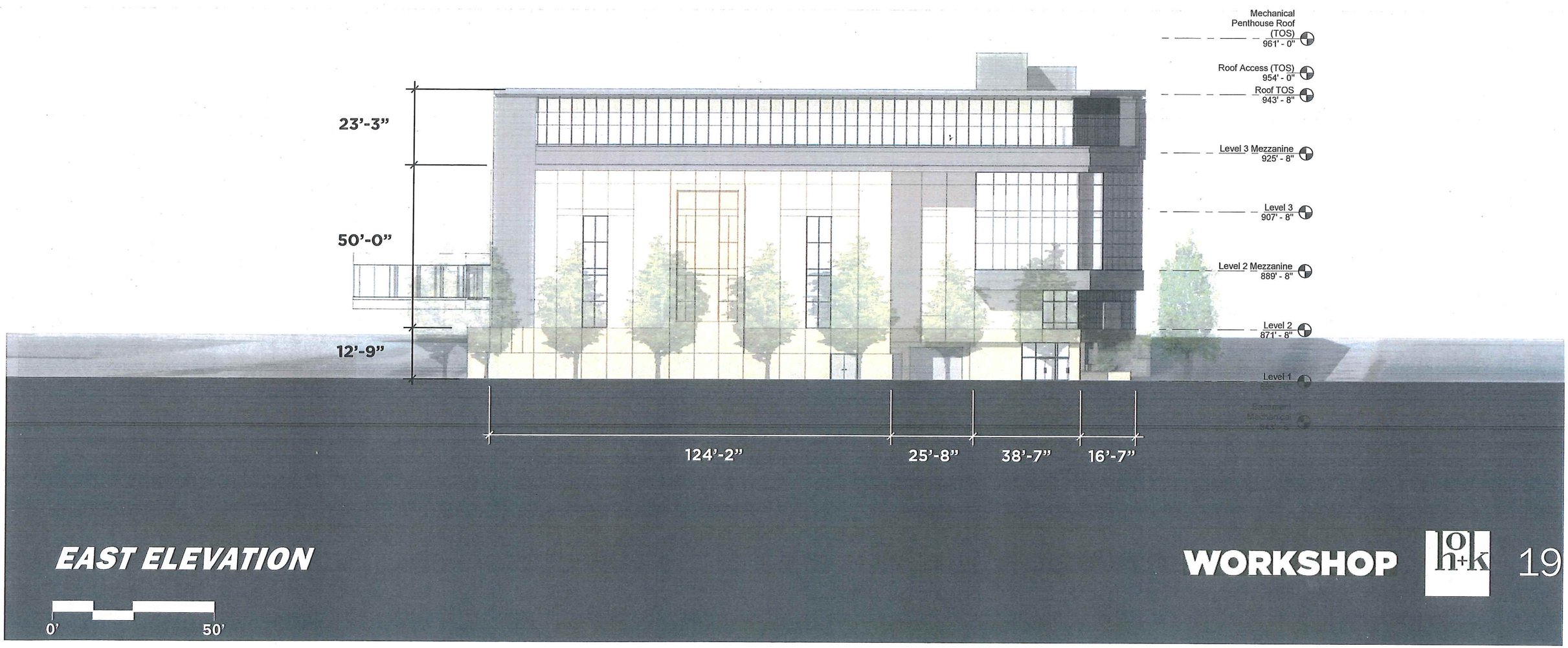
Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
	Deciduous Trees					
AF	*Acer x. freemanii 'Sienna'*	Sienna Glen Maple	5	2.5" Cal.	B&B	Branching shall start at 7'-0"
AL	*Amelanchier laevis 'Cumulus'*	Cumulus Alleghany Serviceberry	1	2" Cal.	B&B	Single, Straight Leader
CA	*Cornus alternafolia*	Pagoda Dogwood	1	6'	Ht.	
CC	*Carpinus caroliniana 'J.N. Strain'*	J.N. Strain of Musclewood	1	2" Cal.	B&B	Single, Straight Leader
CV	*Crategus viridis 'Winter King'*	Winter King Hawthorn	1	2" Cal.	B&B	Low branching or multi-stem
GB	*Ginkgo biloba 'Magyar'*	Magyar Ginkgo	3	2.5" Cal.	B&B	Branching shall start at 7'-0"
PC	*Pyrus calleryana 'Chanticleer'*	Chanticleer Flowering Pear	4	2.5" Cal.	B&B	Match specimens; branching shall start at 5'-0"
QR	*Quercus robur 'Skymaster'*	Skymaster English Oak	2	4" Cal.	B&B	Branching shall start at 7'-0"
QS	*Quercus x schuettei*	Swamp x Bur Oak	1	2.5" Cal.	B&B	Single, straight leader; branching shall start at 5'-0"
UF	*Ulmus 'Frontier'*	Frontier Elm	2	3" Cal.	B&B	Single, straight leader; branching shall start at 5'-0"
VP	*Viburnum prunifolium'MckRouge'*	Forest Rouge Blackhaw Viburnum	1	5' Ht.	B&B	Multi-Stem, Min. 3 Leaders
	Evergreen Trees					
	Deciduous Shrubs					
Am	*Aronia melanocarpa 'Morton'*	Iroquois Beauty Black Chokeberry	17	#5	Cont.	Space 4'-0" o.c.
Cf	*Cornus stolonifera 'Farrow'*	Arctic Fire Red Twig Dogwood	25	#5	Cont.	Space 3'-6" o.c.
Hk	*Hypericum kalmianum 'Ames'*	Ames St. John's Wort	24	#2	Cont.	Space 3'-0" o.c.
Ha	*Hydrangea arborescens 'Annabelle'*	Annabelle Hydrangea	23	5 gal.	Cont.	Space as indicated on plans
Po	*Physocarpus opulifolius 'Seward'*	Summer Wine Ninebark	10	#5	Cont.	Space 5'-0" o.c.
Ra	*Rhus aromatica 'Gro-Low'*	Gro-Low Fragrant Sumac	19	#2	Cont.	Space 5'-0" o.c.
Rt	*Rhus typhina* 'Bailtiger'	Tiger Eyes Cutleaf Staghorn Sumac	22	3 gal.	Cont.	See plan for spacing
	Evergreen Shrubs					
Tm	*Taxus x media 'Tauntonii'*	Taunton Yew	48	18" spr.	Cont.	Space 4'-0" o.c.
	Perennials / Ornamental Grasses					
ah	*Amsonia hubrichtii 'Halfway to Arkansas'*	Halfway to Arkansas Narrow Leaf Blue Star	26	1 gal.	Cont.	Space 3'-0" o.c.
as	*Allium 'Summer Beauty*	Summer Beauty Allium	25	1 gal.	Cont.	Space 12" o.c.
bt	*Baptisia x varicolor 'Twilite'*	*Twilite Prairieblues Wild Indigo*	*26*	*1 gal.*	*Cont.*	Space 36" o.c.
cak	*Calamagrostis acutiflora 'Karl Foerster'*	Karl Foerster Feather Reed Grass	44	1 gal.	Cont.	Space 21" o.c.
ce	*Carex eburnea*	IvorySedge	72	1 gal.	Cont.	Space 12" o.c.
cn	*Calamintha nepeta ssp. nepeta*	*Lesser Calamintha*	*107*	*4.5"*	*Cont.*	Space 18" o.c.
cr	*Carex rosea*	Golden Star Sedge	61	1 gal.	Cont.	Space 12" o.c.
da	*Dryopteris affinis 'The King'*	The King Golden Scaled Male Fern	46	1 gal.	Cont.	Space 12" o.c.
di	*Dryopteris intermedia*	Fancy Fern	45	1 gal.	Cont.	Space 24" o.c.
ep	*Echinacea pallida*	Pale Purple Coneflower	90	1 gal.	Cont.	Space 24" o.c.
ev	*Epimedium x versicolor 'Sulphureum'*	Yellow Flowered Epimedium	334	1 gal.	Cont.	Space 12" o.c.
ha	*Hosta 'Blue Angel'*	Blue Angel Hosta	11	1 gal.	Cont.	Space 30" o.c.
hf	*Hosta 'Fire Island'*	Fire Island Hosta	26	1 gal.	Cont.	Space 12" o.c.
pa	*Polystichum acrostichoides*	Christmas Fern	45	1 gal.	Cont.	Space 18" o.c.
pv	*Panicum virgatum 'Shenandoah'*	Shenandoah Switch Grass	52	1 gal.	Cont.	Space 36" o.c.
sa	*Sedum 'Autumn Fire'*	Autumn Fire Sedum	39	1 gal.	Cont.	Space 15" o.c.
sh	*Sporobolus heterolepis*	Prairie Dropseed	23	1 gal.	Cont.	Space 24" o.c.
sm	*Salvia nemorosa 'May Night'*	May Night Salvia	12	1 gal.	Cont.	Space 15" o.c.
ss	*Schizachyrum scoparium 'The Blues'*	The Blues Little Bluestem	181	1 gal.	Cont.	Space 24" o.c.



WEST ELEVATION

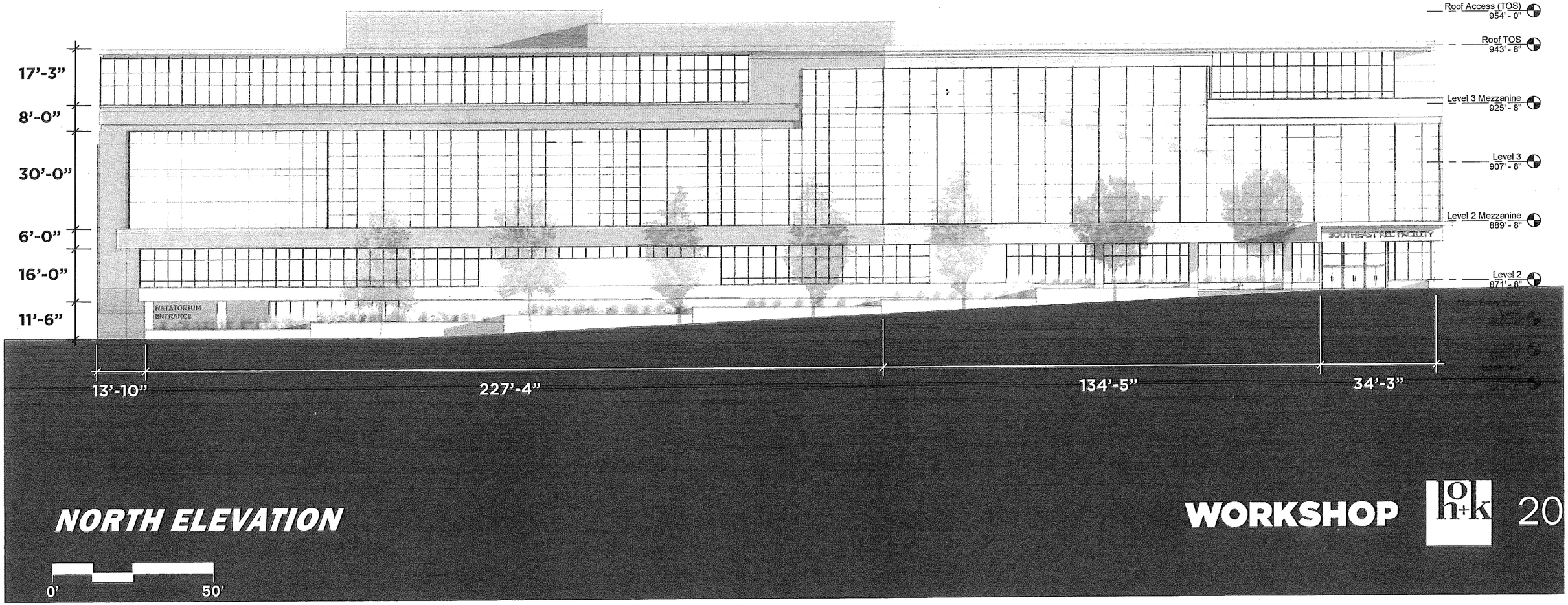


SOUTH ELEVATION



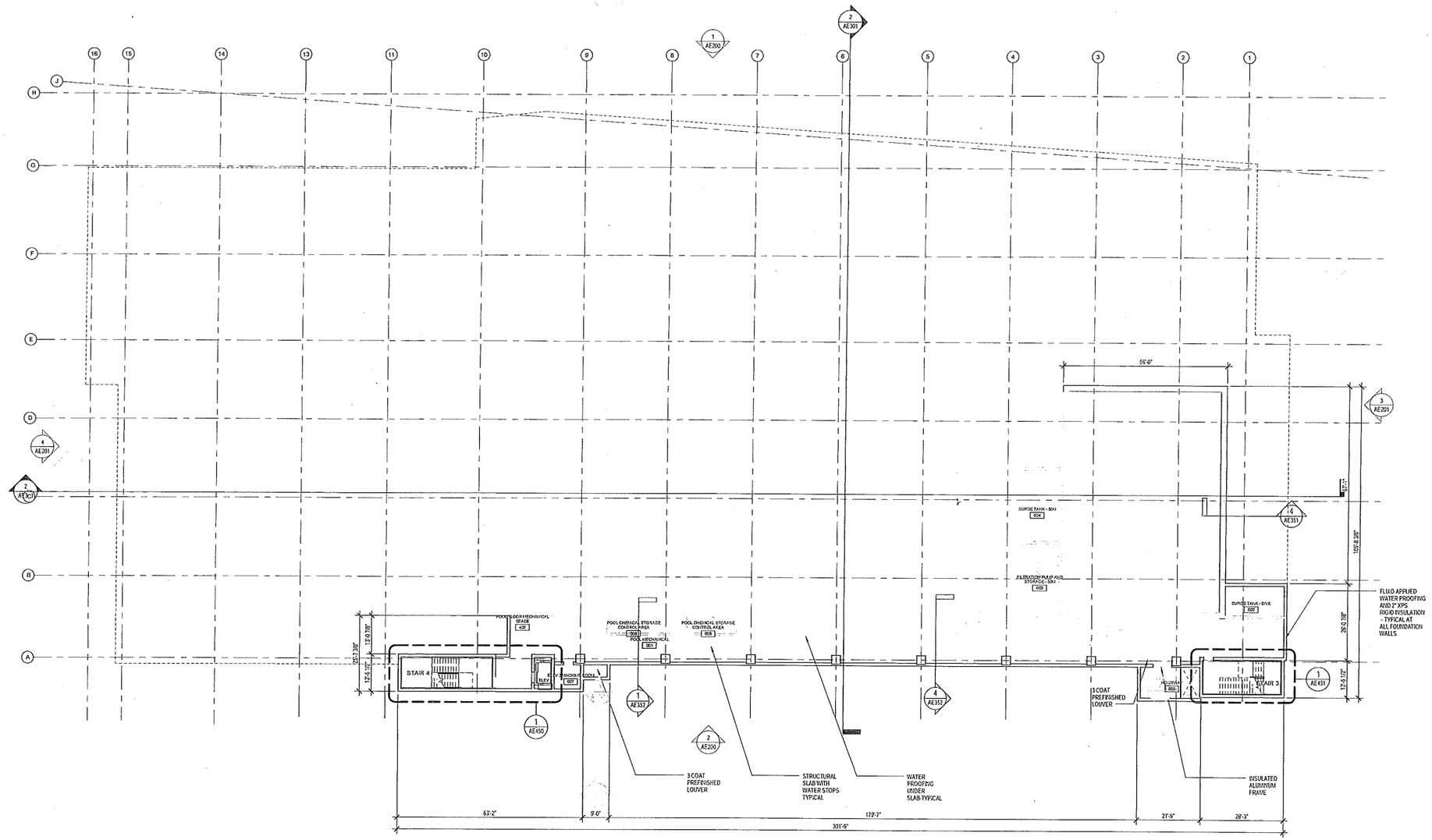
EAST ELEVATION

0' 50'



NORTH ELEVATION

FLOOR PLAN - BASEMENT



1 CORE & SHELL FLOOR PLAN - BASEMENT LEVEL

1/16" = 1'-0"

EXT - MATERIAL KEYNOTES - DD

A 4-SIDED STRUCTURAL SILICONE GLAZED CURTAIN WALL ASSEMBLY WITH 2" HIGH SPANDREL PANELS AT FLOOR SLABS – 1" INSULATED PPG SOLARBAN 70XL CLEAR WITH LOW E COATING, CLEAR ANODIZED, BACKUP FRAME - BASIS OF DESIGN KAWNEER CLEARWALL SYSTEM

B 2-SIDED VERTICALLY CAPTURED CLEAR ANODIZED, THERMALLY BROKEN ALUMINUM CURTAIN WALL ASSEMBLY WITH 2" HIGH SPANDREL PANELS AT FLOOR SLABS - 1" INSULATED PPG SOLARBAN 70XL CLEAR WITH LOW E COATING.

C 2-SIDED HORIZONTALLY CAPTURED CLEAR ANODIZED, THERMALLY BROKEN ALUMINUM CURTAIN WALL ASSEMBLY WITH 2" HIGH SPANDREL PANELS AT FLOOR SLABS - 1" INSULATED PPG SOLARBAN 70XL CLEAR WITH LOW E COATING.

D FULLY CAPTURED CLEAR ANODIZED ALUMINUM, THERMALLY BROKEN CURTAIN WALL ASSEMBLY WITH 2" HIGH SPANDREL PANELS AT FLOOR SLABS - 1" INSULATED PPG SOLARBAN 70XL CLEAR WITH LOW E COATING.

E FULLY CAPTURED CLEAR ANODIZED ALUMINUM, THERMALLY BROKEN STOREFRONT ASSEMBLY - 1" INSULATED PPG SOLARBAN 70XL CLEAR WITH LOW E COATING.

F CLEAR ANODIZED ALUMINUM HORIZONTAL SUNSHADE ASSEMBLY – 2'– 0" DEPTH.

G CLEAR ANODIZED ALUMINUM VERTICAL SUNSHADE ASSEMBLY – 2'– 0" DEPTH.

EXT - MATERIAL KEYNOTES - DD

H 12" INSULATED PRECAST PANELS, (R-25 ASSEMBLY) – BASIS OF DESIGN CARBONCAST INSULATED ARCHITECTURAL CLADDING INTEGRALLY COLORED - LIGHT ACID ETCH FINISH.

I ULTRA HIGH PERFORMANCE CONCRETE PANEL RAIN SCREEN WITH UNDERCUT HANGER OVER ALUMINUM CARRIAGE SYSTEM OVER 3" CLOSED CELL SPRAY FOAM INSULATION (R-20) WITH UV COATING – BASIS OF DESIGN TAKTL UNDERCUT ANCHOR RAIN SCREEN SYSTEM – COLOR AND FINISH TO MATCH INSULATED PRECAST PANELS.

J PREFINISHED PAINTED METAL PANEL PRESSURE EQUALIZED, HOOK AND PIN RAIN SCREEN ON ALUMINUM CARRIAGE SYSTEM OVER 3" CLOSED CELL SPRAY FOAM INSULATION (R-20) WITH UV COATING – BASIS OF DESIGN METAL DESIGN SYSTEMS SERIES 70.

K 3 COAT PREFINISHED METAL FASCIA

L 3 COAT PREFINISHED METAL PANEL SOFFIT ASSEMBLY WITH CONCEALED FASTENERS OVER ½" DENSDECK SHEATHING OVER METAL FRAMING.

M 3 COAT PREFINISHED METAL LOUVER ASSEMBLY.

N 2' X 2' CONCRETE PAVER PEDESTAL SYSTEM OVER EPDM ROOF ASSEMBLY.

O FULLY ADHERED EPDM ROOF OVER TAPERED RIGID XPS INSULATION – 6" MINIMUM THICKNESS TAPERED TO 2" MINIMUM AT DRAIN SUMPS (R-25 ROOF ASSEMBLY)

EXT - MATERIAL KEYNOTES - DD

P ALUMINUM AREA WELL GRATING.

Q WATERPROOFING – UNDERSLAB AND ALL POOL, ELEVATOR PIT AND BASEMENT WALLS.

S INSULATED OVERHEAD COILING DOOR.

T 3/4" TONGUE AND GROOVE WOOD SOFFIT OVER METAL FURRING.

U 3 COAT PREFINISHED METAL COVER – COLOR AND FINISH TO MATCH METAL PANEL RAIN SCREEN.

W ALT - 1" OF ADDITIONAL XPS ROOF INSULATION TO OBTAIN R-30 ASSEMBLY

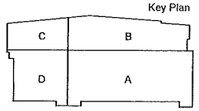
X ALT - REPLACE INSULATED PRECAST PANELS WITH 4" BRICK VENEER, 2" AIRSPACE, 3" CLOSED CELL SPRAY FOAM INSULATION ON 12" CMU, GROUTED AS REQUIRED

Y ALT - REPLACE ULTRAHIGH PERFORMANCE CONCRETE PANELS WITH 4" BRICK VENEER, 2" AIRSPACE, 3" CLOSED CELL SPRAY FOAM INSULATION

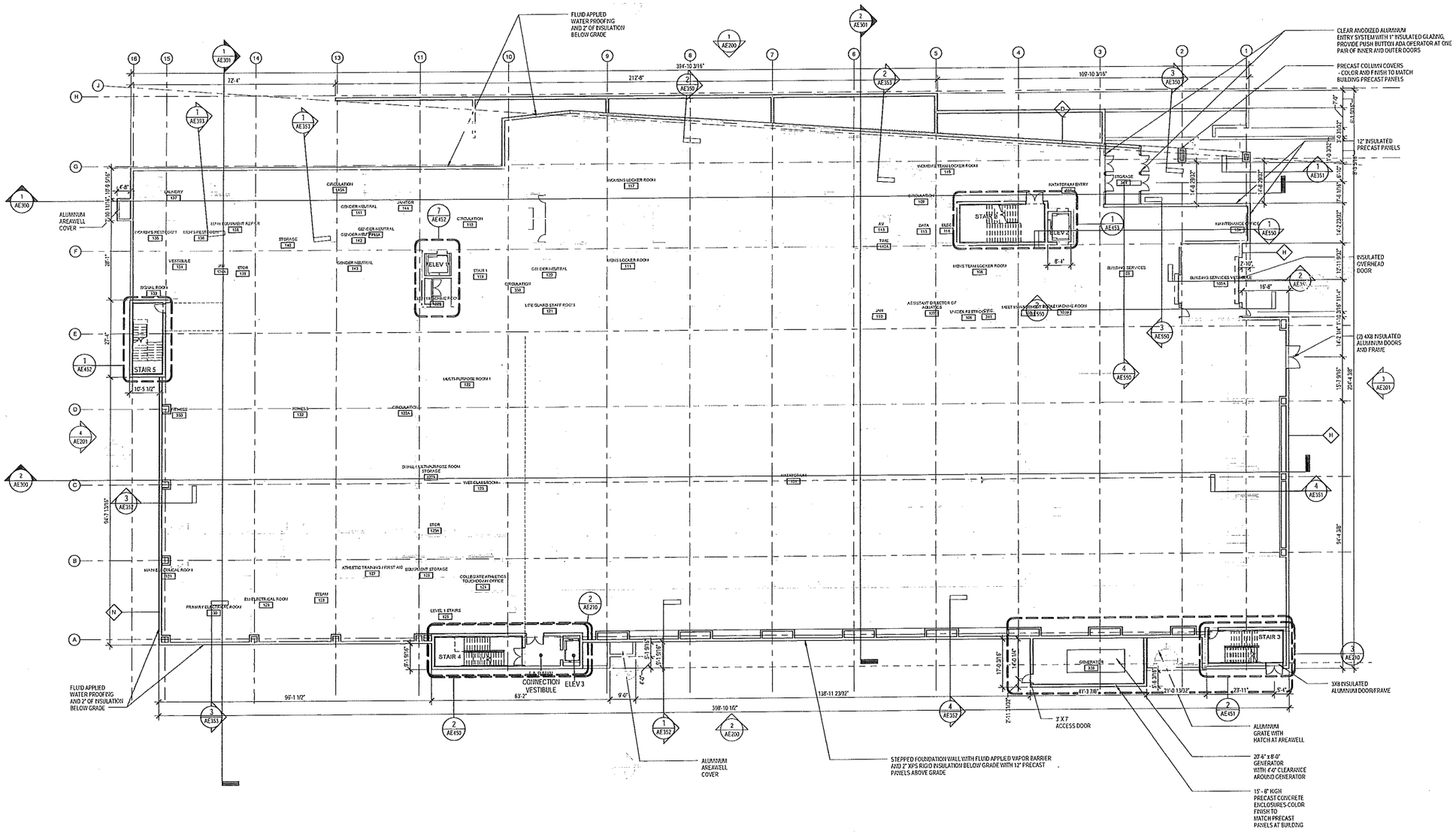
Z ALT - ADD ELECTRONICALLY TINTABLE CAPABILITY TO GLAZING IN THE NATATORIUM – BASIS OF DESIGN SAGE GLASS RE

N

Key Plan



FLOOR PLAN - LEVEL 1



1 CORE & SHELL FLOOR PLAN - LEVEL 1

1/16" = 1'-0"

EXT - MATERIAL KEYNOTES - DD

A 4-SIDED STRUCTURAL SILICONE GLAZED CURTAIN WALL ASSEMBLY WITH 2' HIGH SPANDREL PANELS AT FLOOR SLABS – 1" INSULATED PPG SOLARBAN 70XL CLEAR WITH LOW E COATING, CLEAR ANODIZED, BACKUP FRAME - BASIS OF DESIGN KAWNEER CLEARWALL SYSTEM

B 2-SIDED VERTICALLY CAPTURED CLEAR ANODIZED, THERMALLY BROKEN ALUMINUM CURTAIN WALL ASSEMBLY WITH 2' HIGH SPANDREL PANELS AT FLOOR SLABS - 1" INSULATED PPG SOLARBAN 70XL CLEAR WITH LOW E COATING.

C 2-SIDED HORIZONTALLY CAPTURED CLEAR ANODIZED, THERMALLY BROKEN ALUMINUM CURTAIN WALL ASSEMBLY WITH 2' HIGH SPANDREL PANELS AT FLOOR SLABS - 1" INSULATED PPG SOLARBAN 70XL CLEAR WITH LOW E COATING.

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E FULLY CAPTURED CLEAR ANODIZED ALUMINUM, THERMALLY BROKEN STOREFRONT ASSEMBLY - 1" INSULATED PPG SOLARBAN 70XL CLEAR WITH LOW E COATING.

F CLEAR ANODIZED ALUMINUM HORIZONTAL SUNSHADE ASSEMBLY – 2' – 0" DEPTH.

G CLEAR ANODIZED ALUMINUM VERTICAL SUNSHADE ASSEMBLY – 2' – 0" DEPTH.

EXT - MATERIAL KEYNOTES - DD

H 12" INSULATED PRECAST PANELS, (R-25 ASSEMBLY) – BASIS OF DESIGN CARBONCAST INSULATED ARCHITECTURAL CLADDING INTEGRALLY COLORED - LIGHT ACID ETCH FINISH.

I ULTRA HIGH PERFORMANCE CONCRETE PANEL RAIN SCREEN WITH UNDERCUT HANGER OVER ALUMINUM CARRIAGE SYSTEM OVER 3" CLOSED CELL SPRAY FOAM INSULATION (R-20) WITH UV COATING – BASIS OF DESIGN TAKTL UNDERCUT ANCHOR RAIN SCREEN SYSTEM – COLOR AND FINISH TO MATCH INSULATED PRECAST PANELS.

J PREFINISHED PAINTED METAL PANEL PRESSURE EQUALIZED, HOOK AND PIN RAIN SCREEN ON ALUMINUM CARRIAGE SYSTEM OVER 3" CLOSED CELL SPRAY FOAM INSULATION (R-20) WITH UV COATING – BASIS OF DESIGN METAL DESIGN SYSTEMS SERIES 70.

K 3 COAT PREFINISHED METAL FASCIA.

L 3 COAT PREFINISHED METAL PANEL SOFFIT ASSEMBLY WITH CONCEALED FASTENERS OVER ½" DENSDECK SHEATHING OVER METAL FRAMING.

M 3 COAT PREFINISHED METAL LOUVER ASSEMBLY.

N 2' X 2' CONCRETE PAVER PEDESTAL SYSTEM OVER EPDM ROOF ASSEMBLY.

O FULLY ADHERED EPDM ROOF OVER TAPERED RIGID XPS INSULATION – 5" MINIMUM THICKNESS TAPERED TO 2" MINIMUM AT DRAIN SUMPS (R-25 ROOF ASSEMBLY)

EXT - MATERIAL KEYNOTES - DD

P ALUMINUM AREA WELL GRATING.

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S INSULATED OVERHEAD COILING DOOR.

T 3/4" TONGUE AND GROOVE WOOD SOFFIT OVER METAL FURRING.

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W ALT - 1" OF ADDITIONAL XPS ROOF INSULATION TO OBTAIN R-30 ASSEMBLY

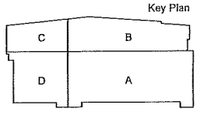
X ALT - REPLACE INSULATED PRECAST PANELS WITH 4" BRICK VENEER, 2" AIRSPACE, 3" CLOSED CELL SPRAY FOAM INSULATION ON 12" CMU, GROUTED AS REQUIRED

Y ALT - REPLACE ULTRAHIGH PERFORMANCE CONCRETE PANELS WITH 4" BRICK VENEER, 2" AIRSPACE, 3" CLOSED CELL SPRAY FOAM INSULATION

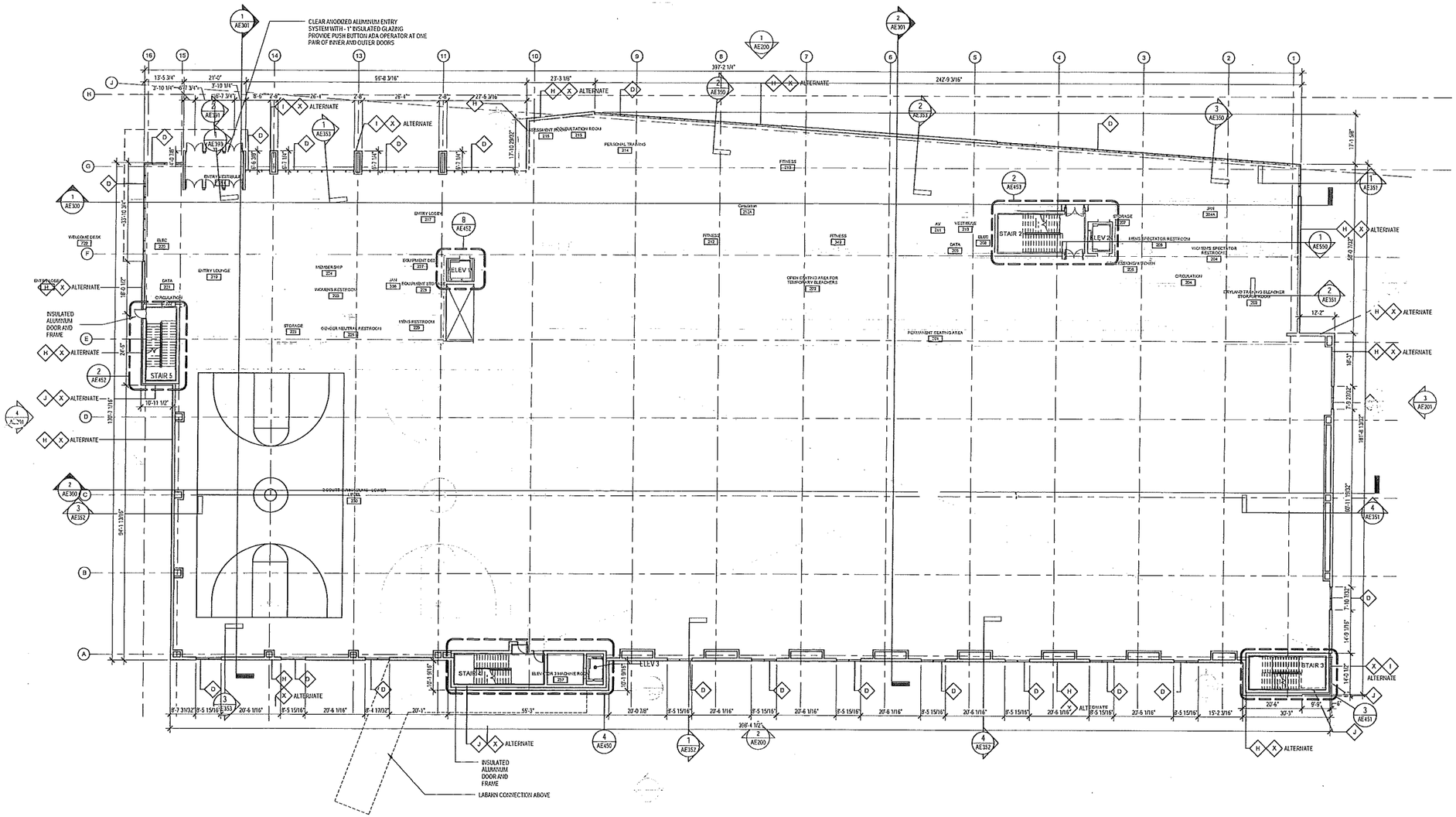
Z ALT - ADD ELECTRONICALLY TINTABLE CAPABILITY TO GLAZING IN THE NATATORIUM – BASIS OF DESIGN SAGE GLASS RE

N

Key Plan



FLOOR PLAN - LEVEL 2



1 CORE & SHELL FLOOR PLAN - LEVEL 2
1/16" = 1'-0"

EXT - MATERIAL KEYNOTES - DD

A 4-SIDED STRUCTURAL SILICONE GLAZED CURTAIN WALL ASSEMBLY WITH 2' HIGH SPANDREL PANELS AT FLOOR SLABS – 1" INSULATED PPG SOLARBAN 70XL CLEAR WITH LOW E COATING, CLEAR ANODIZED, BACKUP FRAME - BASIS OF DESIGN KAWNEER CLEARWALL SYSTEM

B 2-SIDED VERTICALLY CAPTURED CLEAR ANODIZED, THERMALLY BROKEN ALUMINUM CURTAIN WALL ASSEMBLY WITH 2' HIGH SPANDREL PANELS AT FLOOR SLABS - 1" INSULATED PPG SOLARBAN 70XL CLEAR WITH LOW E COATING.

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F CLEAR ANODIZED ALUMINUM HORIZONTAL SUNSHADE ASSEMBLY – 2'– 0" DEPTH.

G CLEAR ANODIZED ALUMINUM VERTICAL SUNSHADE ASSEMBLY – 2'– 0" DEPTH.

EXT - MATERIAL KEYNOTES - DD

H 12" INSULATED PRECAST PANELS, (R-25 ASSEMBLY) – BASIS OF DESIGN CARBONCAST INSULATED ARCHITECTURAL CLADDING INTEGRALLY COLORED - LIGHT ACID ETCH FINISH.

I ULTRA HIGH PERFORMANCE CONCRETE PANEL RAIN SCREEN WITH UNDERCUT HANGER OVER ALUMINUM CARRIAGE SYSTEM OVER 3" CLOSED CELL SPRAY FOAM INSULATION (R-20) WITH UV COATING – BASIS OF DESIGN TAKTL UNDERCUT ANCHOR RAIN SCREEN SYSTEM – COLOR AND FINISH TO MATCH INSULATED PRECAST PANELS.

J PREFINISHED PAINTED METAL PANEL PRESSURE EQUALIZED, HOOK AND PIN RAIN SCREEN ON ALUMINUM CARRIAGE SYSTEM OVER 3" CLOSED CELL SPRAY FOAM INSULATION (R-20) WITH UV COATING – BASIS OF DESIGN METAL DESIGN SYSTEMS SERIES 70.

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L 3 COAT PREFINISHED METAL PANEL SOFFIT ASSEMBLY WITH CONCEALED FASTENERS OVER ½" DENSDECK SHEATHING OVER METAL FRAMING.

M 3 COAT PREFINISHED METAL LOUVER ASSEMBLY.

N 2' X 2' CONCRETE PAVER PEDESTAL SYSTEM OVER EPDM ROOF ASSEMBLY.

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EXT - MATERIAL KEYNOTES - DD

P ALUMINUM AREA WELL GRATING.

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S INSULATED OVERHEAD COILING DOOR.

T 3/4" TONGUE AND GROOVE WOOD SOFFIT OVER METAL FURRING.

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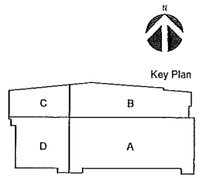
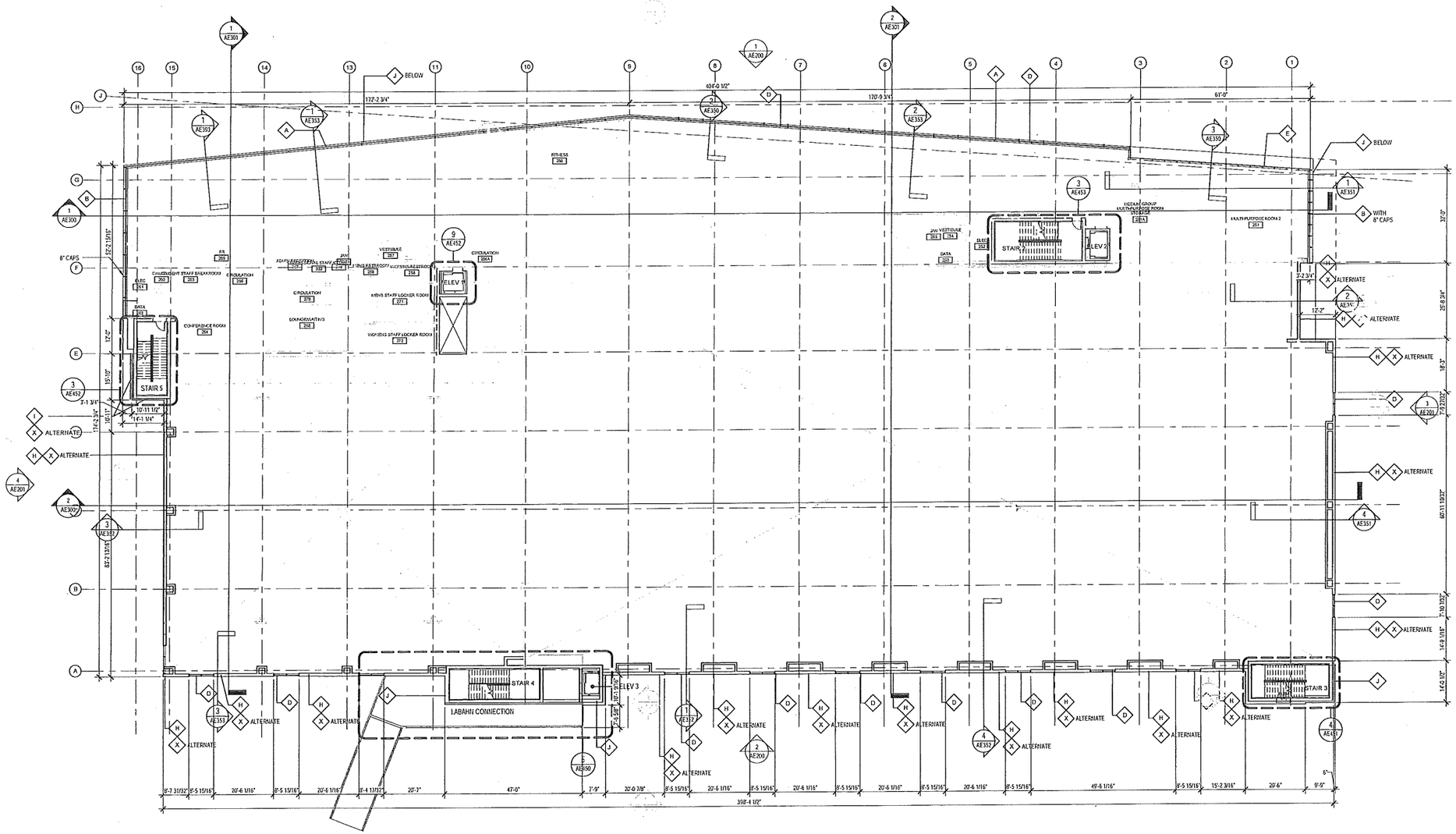
Y ALT - REPLACE ULTRAHIGH PERFORMANCE CONCRETE PANELS WITH 4" BRICK VENEER, 2" AIRSPACE, 3" CLOSED CELL SPRAY FOAM INSULATION

Z ALT - ADD ELECTRONICALLY TINTABLE CAPABILITY TO GLAZING IN THE NATATORIUM – BASIS OF DESIGN SAGE GLASS RE



FLOOR PLAN - LEVEL 2 MEZZANINE



1 CORE & SHELL FLOOR PLAN - LEVEL 2 MEZZANINE
1/16" = 1'-0"

EXT - MATERIAL KEYNOTES - DD

A 4-SIDED STRUCTURAL SILICONE GLAZED CURTAIN WALL ASSEMBLY WITH 2' HIGH SPANDREL PANELS AT FLOOR SLABS – 1" INSULATED PPG SOLARBAN 70XL CLEAR WITH LOW E COATING, CLEAR ANODIZED, BACKUP FRAME - BASIS OF DESIGN KAWNEER CLEARWALL SYSTEM

B 2-SIDED VERTICALLY CAPTURED CLEAR ANODIZED, THERMALLY BROKEN ALUMINUM CURTAIN WALL ASSEMBLY WITH 2' HIGH SPANDREL PANELS AT FLOOR SLABS - 1" INSULATED PPG SOLARBAN 70XL CLEAR WITH LOW E COATING.

C 2-SIDED HORIZONTALLY CAPTURED CLEAR ANODIZED, THERMALLY BROKEN ALUMINUM CURTAIN WALL ASSEMBLY WITH 2' HIGH SPANDREL PANELS AT FLOOR SLABS - 1" INSULATED PPG SOLARBAN 70XL CLEAR WITH LOW E COATING.

D FULLY CAPTURED CLEAR ANODIZED ALUMINUM, THERMALLY BROKEN CURTAIN WALL ASSEMBLY WITH 2' HIGH SPANDREL PANELS AT FLOOR SLABS - 1" INSULATED PPG SOLARBAN 70XL CLEAR WITH LOW E COATING.

E FULLY CAPTURED CLEAR ANODIZED ALUMINUM, THERMALLY BROKEN STOREFRONT ASSEMBLY - 1" INSULATED PPG SOLARBAN 70XL CLEAR WITH LOW E COATING.

F CLEAR ANODIZED ALUMINUM HORIZONTAL SUNSHADE ASSEMBLY – 2' – 0" DEPTH.

G CLEAR ANODIZED ALUMINUM VERTICAL SUNSHADE ASSEMBLY – 2' – 0" DEPTH.

EXT - MATERIAL KEYNOTES - DD

H 12" INSULATED PRECAST PANELS, (R-25 ASSEMBLY) – BASIS OF DESIGN CARBONCAST INSULATED ARCHITECTURAL CLADDING INTEGRALLY COLORED - LIGHT ACID ETCH FINISH.

I ULTRA HIGH PERFORMANCE CONCRETE PANEL RAIN SCREEN WITH UNDERCUT HANGER OVER ALUMINUM CARRIAGE SYSTEM OVER 3" CLOSED CELL SPRAY FOAM INSULATION (R-20) WITH UV COATING – BASIS OF DESIGN TAKTL UNDERCUT ANCHOR RAIN SCREEN SYSTEM – COLOR AND FINISH TO MATCH INSULATED PRECAST PANELS.

J PREFINISHED PAINTED METAL PANEL PRESSURE EQUALIZED, HOOK AND PIN RAIN SCREEN ON ALUMINUM CARRIAGE SYSTEM OVER 3" CLOSED CELL SPRAY FOAM INSULATION (R-20) WITH UV COATING – BASIS OF DESIGN METAL DESIGN SYSTEMS SERIES 70.

K 3 COAT PREFINISHED METAL FASCIA

L 3 COAT PREFINISHED METAL PANEL SOFFIT ASSEMBLY WITH CONCEALED FASTENERS OVER ½" DENSDECK SHEATHING OVER METAL FRAMING.

M 3 COAT PREFINISHED METAL LOUVER ASSEMBLY.

N 2' X 2' CONCRETE PAVER PEDESTAL SYSTEM OVER EPDM ROOF ASSEMBLY.

O FULLY ADHERED EPDM ROOF OVER TAPERED RIGID XPS INSULATION – 5" MINIMUM THICKNESS TAPERED TO 2" MINIMUM AT DRAIN SUMPS (R-25 ROOF ASSEMBLY)

EXT - MATERIAL KEYNOTES - DD

P ALUMINUM AREA WELL GRATING.

Q WATERPROOFING – UNDERSLAB AND ALL POOL, ELEVATOR PIT AND BASEMENT WALLS.

S INSULATED OVERHEAD COILING DOOR.

T 3/4" TONGUE AND GROOVE WOOD SOFFIT OVER METAL FURRING.

U 3 COAT PREFINISHED METAL COVER – COLOR AND FINISH TO MATCH METAL PANEL RAIN SCREEN.

W ALT - 1" OF ADDITIONAL XPS ROOF INSULATION TO OBTAIN R-30 ASSEMBLY

X ALT - REPLACE INSULATED PRECAST PANELS WITH 4" BRICK VENEER, 2" AIRSPACE, 3" CLOSED CELL SPRAY FOAM INSULATION ON 12" CMU, GROUTED AS REQUIRED

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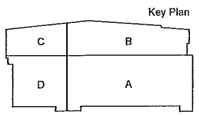
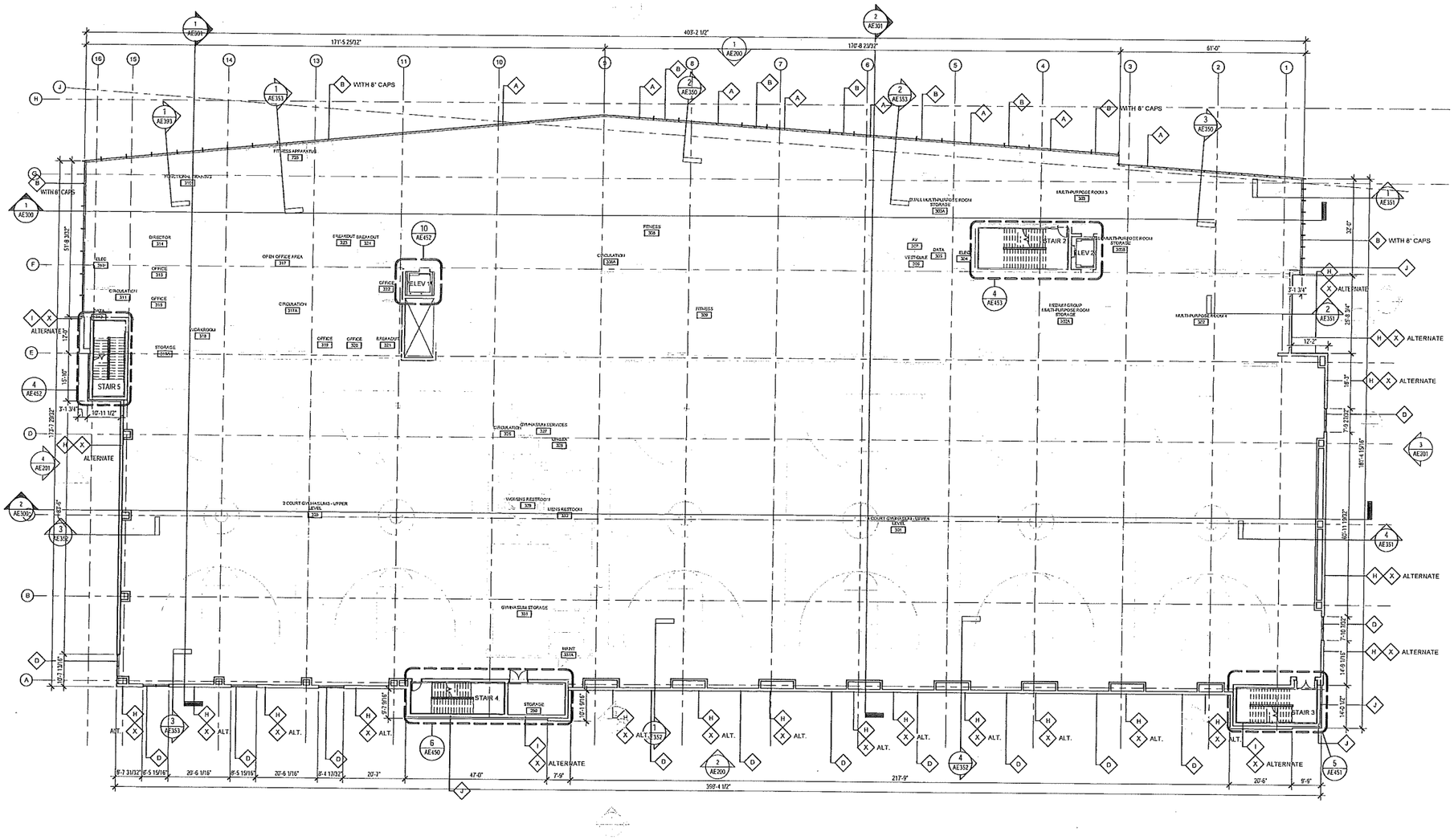
Z ALT - ADD ELECTRONICALLY TINTABLE CAPABILITY TO GLAZING IN THE NATATORIUM – BASIS OF DESIGN SAGE GLASS RE

N

Key Plan



FLOOR PLAN - LEVEL 3



1 CORE & SHELL FLOOR PLAN - LEVEL 3
1/16" = 1'-0"

EXT - MATERIAL KEYNOTES - DD

A 4-SIDED STRUCTURAL SILICONE GLAZED CURTAIN WALL ASSEMBLY WITH 2" HIGH SPANDREL PANELS AT FLOOR SLABS – 1" INSULATED PPG SOLARBAN 70XL CLEAR WITH LOW E COATING, CLEAR ANODIZED, BACKUP FRAME - BASIS OF DESIGN KAWNEER CLEARWALL SYSTEM

B 2-SIDED VERTICALLY CAPTURED CLEAR ANODIZED, THERMALLY BROKEN ALUMINUM CURTAIN WALL ASSEMBLY WITH 2" HIGH SPANDREL PANELS AT FLOOR SLABS - 1" INSULATED PPG SOLARBAN 70XL CLEAR WITH LOW E COATING.

C 2-SIDED HORIZONTALLY CAPTURED CLEAR ANODIZED, THERMALLY BROKEN ALUMINUM CURTAIN WALL ASSEMBLY WITH 2" HIGH SPANDREL PANELS AT FLOOR SLABS - 1" INSULATED PPG SOLARBAN 70XL CLEAR WITH LOW E COATING.

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EXT - MATERIAL KEYNOTES - DD

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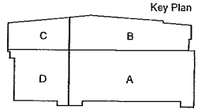
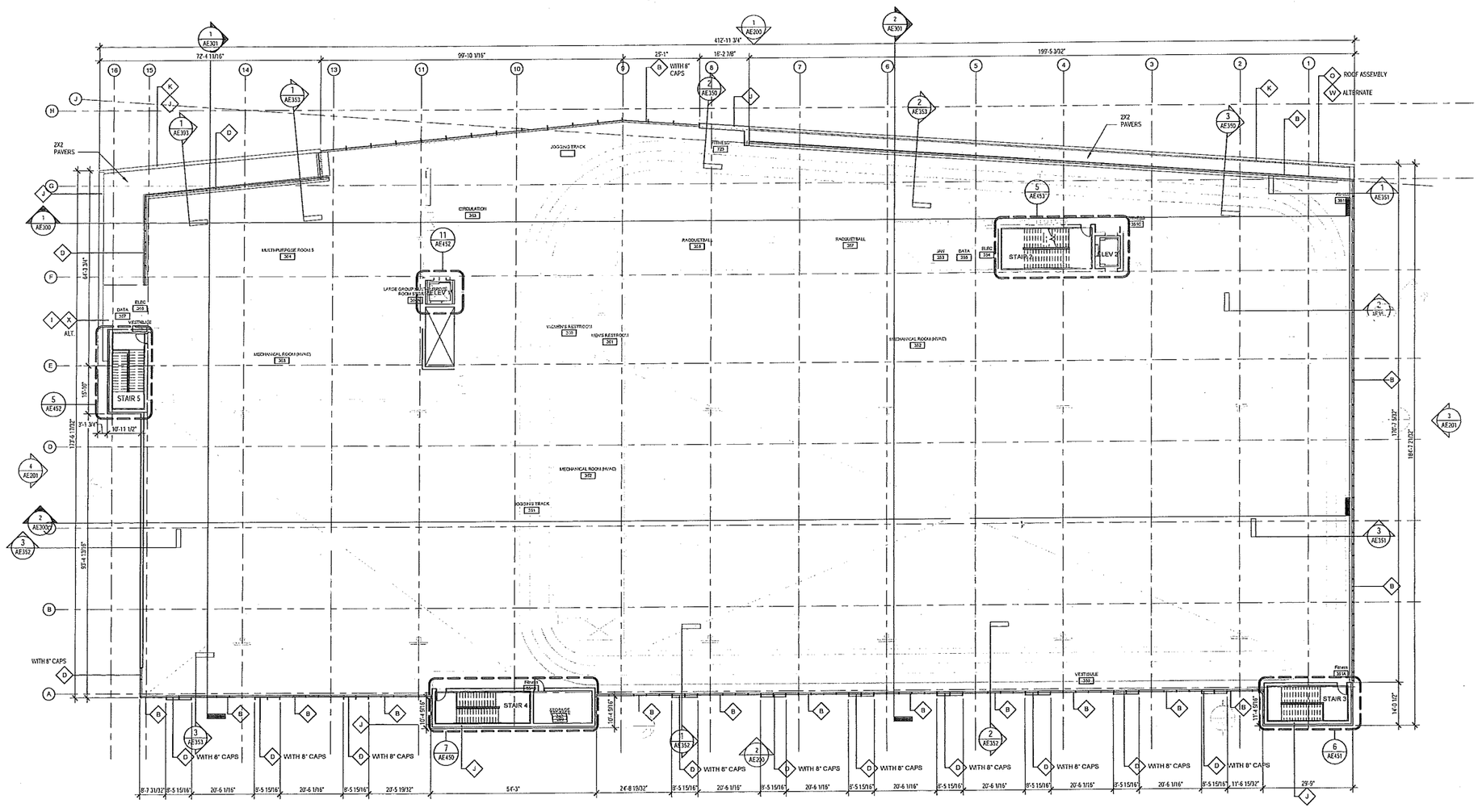
Key Plan



FLOOR PLAN - LEVEL 3 MEZZANINE



1 CORE & SHELL FLOOR PLAN - LEVEL 3 MEZZANINE
1/16" = 1'-0"

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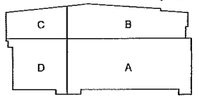

PERSPECTIVE FROM WEST

PERSPECTIVE FROM WEST

PERSPECTIVE FROM EAST

PERSPECTIVE FROM SOUTH