

6225 UNIV. AVE.

C1 ZONING
 PARKING PROVIDED
 36 INTERIOR STALLS (2 HC)
 57 SURFACE STALLS (3 HC)
 93 TOTAL STALLS ON PROPERTY

17 PLUS ADDITIONAL STALLS ON
 ADJACENT CHURCH PROPERTY
 (EXIST AGREEMENT)

III PLUS TOTAL STALLS

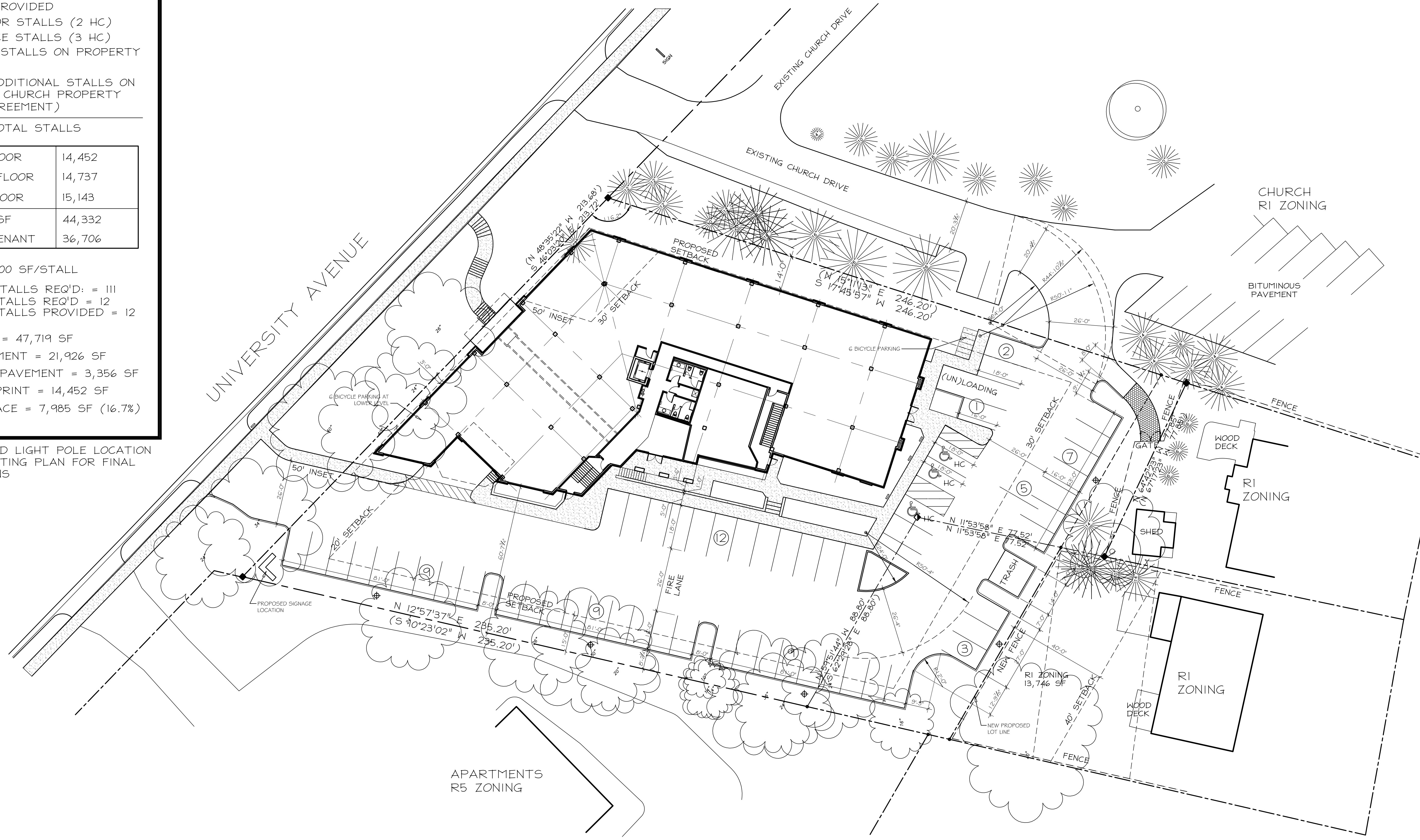
FIRST FLOOR	14,452
SECOND FLOOR	14,737
THIRD FLOOR	15,143
TOTAL GSF	44,332
TOTAL TENANT	36,706

PARKING 400 SF/STALL

PARKING STALLS REQ'D = III
 BICYCLE STALLS REQ'D = 12
 BICYCLE STALLS PROVIDED = 12

LOT AREA = 47,719 SF
 PKG PAVEMENT = 21,926 SF
 SIDEWALK PAVEMENT = 3,356 SF
 BLG FOOTPRINT = 14,452 SF
 GREEN SPACE = 7,985 SF (16.7%)

◆ PROPOSED LIGHT POLE LOCATION
 SEE LIGHTING PLAN FOR FINAL
 LOCATIONS



6225 UNIVERSITY AVENUE
1 SITE PLAN - FIRST FLOOR PLAN
 1" = 20'-0"

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**URBAN DESIGN
 SUBMITTAL**
 NOT FOR CONSTRUCTION

Bourill Design Studio, LLC
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**6225 UNIVERSITY AVENUE
 OFFICE BUILDING**
 6225 UNIVERSITY AVENUE
 MADISON, WISCONSIN

REVISIONS		
DATE	ISSUE	
07/23/09	REV 1	

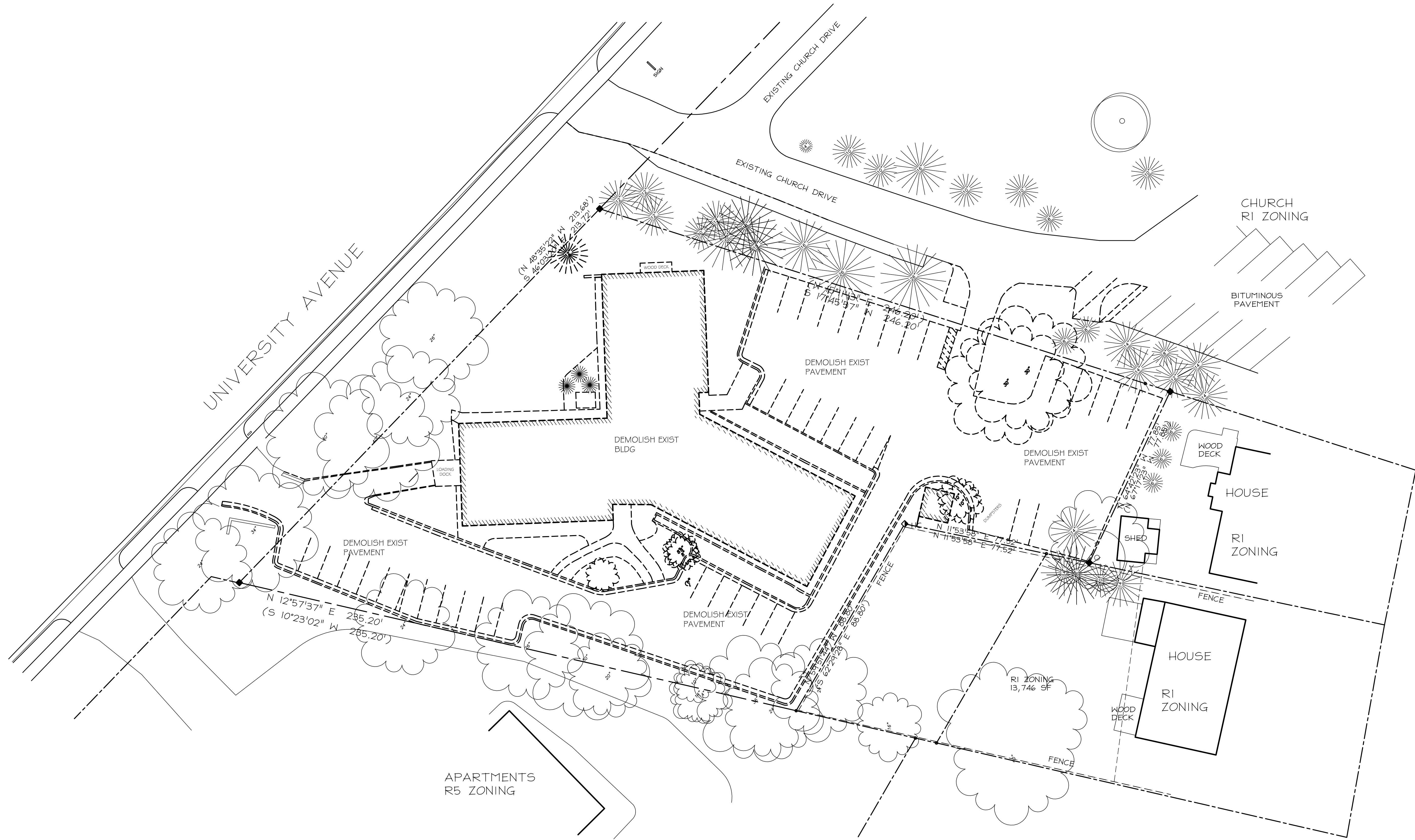
PROJECT NO
8104

DATE
07/23/09

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SC, JIM

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6225 UNIVERSITY AVENUE
1 SITE PLAN - DEMOLITION PLAN
 1" = 20'-0"

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**6225 UNIVERSITY AVENUE
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 MADISON, WISCONSIN

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6225 UNIVERSITY AVENUE
 OFFICE BUILDING
 6225 UNIVERSITY AVENUE
 MADISON, WISCONSIN

REVISIONS		
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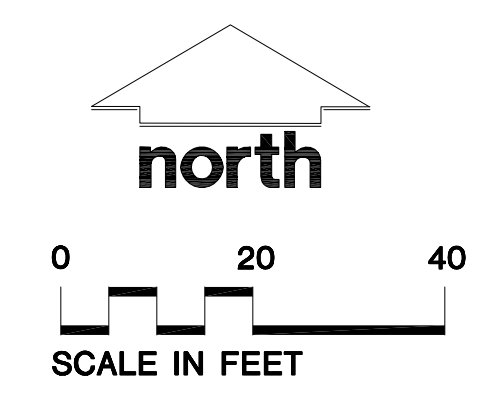
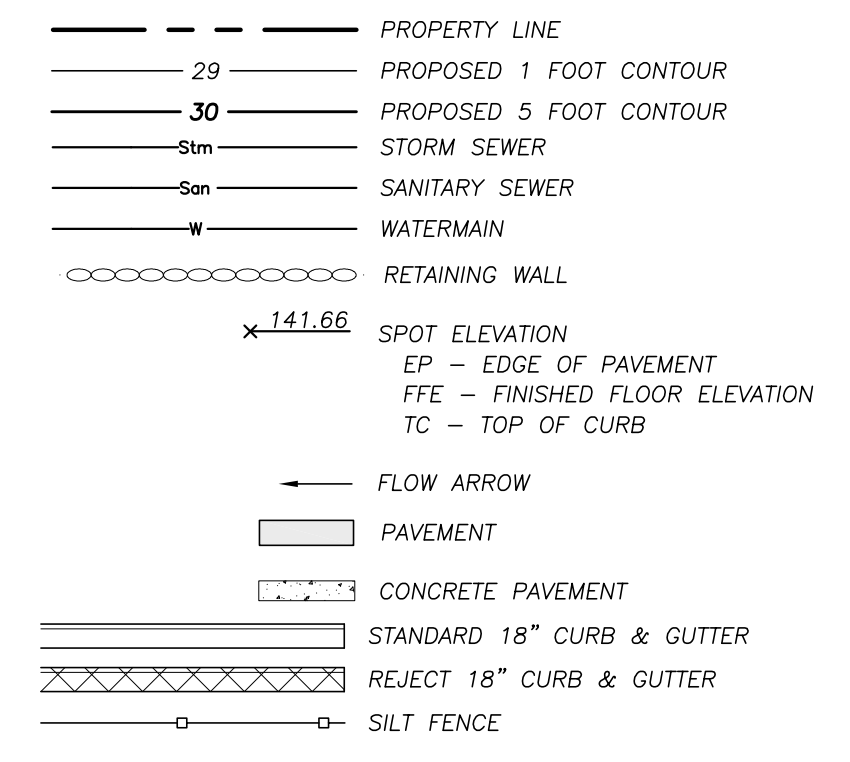
DATE
 07/23/09

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 GVP

DRAWING TITLE
 UTILITY
 PLAN

C-200

LEGEND (PROPOSED)



GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION.
3. ALL WORK IN THE ROW AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS - LATEST EDITION.
4. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
5. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
6. SAWCUT EXISTING PAVEMENT A MIN. OF 1" INTO ROADWAY AND CURB & GUTTER TO THE NEAREST JOINT. REPLACE IN KIND AS PER THE CITY OF MADISON REQUIREMENTS.
7. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS.
8. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR

UTILITY NOTES

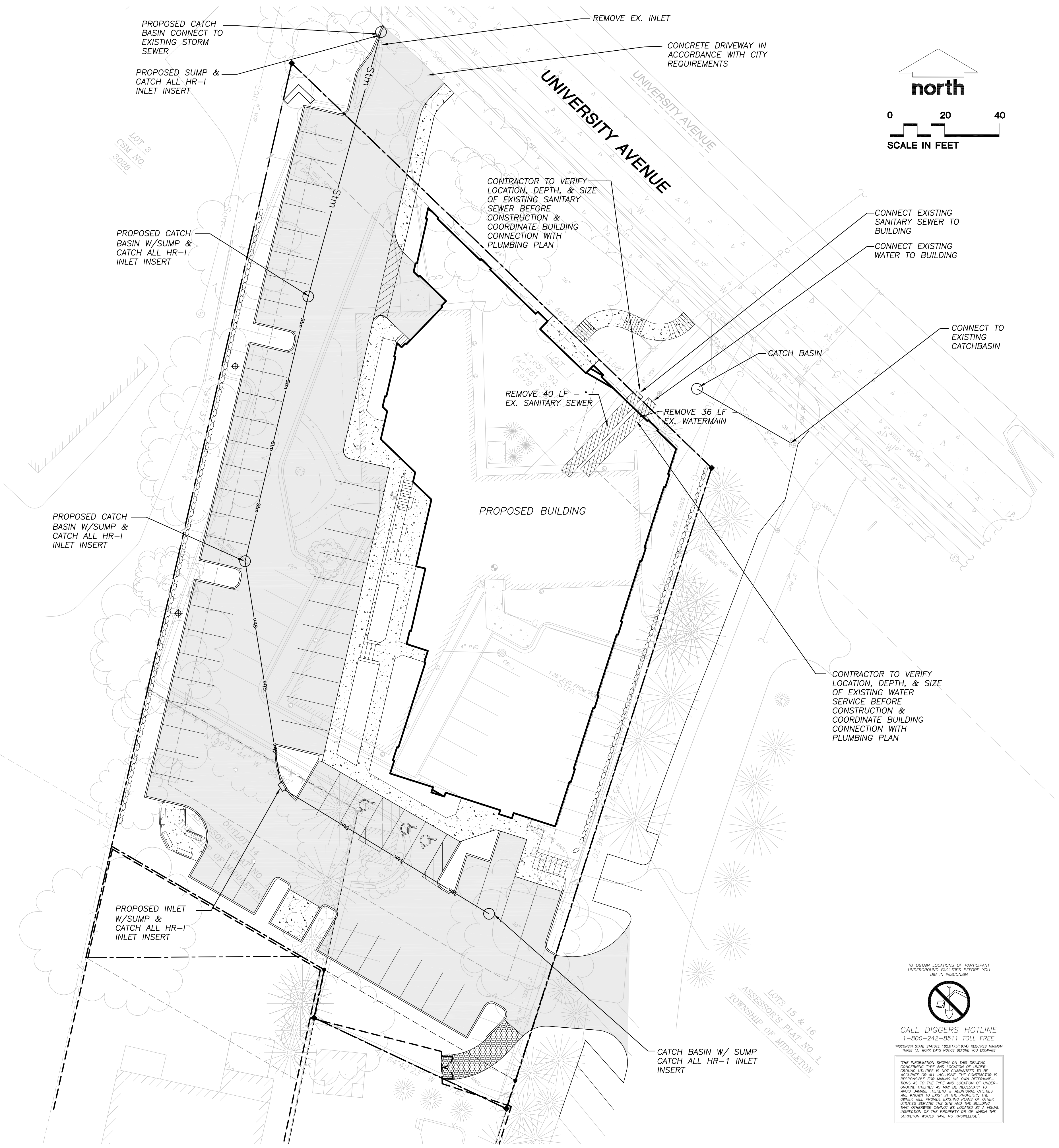
1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
3. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
4. ALL CONSTRUCTION SIGNING TO BE IN ACCORDANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
5. ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6" MINIMUM BURY.
6. MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION BETWEEN PUBLIC SANITARY SEWER AND WATER MAINS. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER.
7. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
8. GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL REPORT). ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS.
9. RESTORATION OF THE EXISTING ROADWAY RIGHTS-OF-WAY ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS. THIS INCLUDES ASPHALT, CURB & GUTTER, SIDEWALK, TOPSOIL, FERTILIZER, SEEDING AND MULCHING.
10. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WDCOMM, AND WDNR.
11. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - * EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - * OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - * VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY(S). NO WORK SHALL BE PERFORMED IN THE AREA OF THE DISCREPANCY(S) UNTIL THE DISCREPANCY(S) IS RESOLVED.
 - * NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - * NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
12. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED. IF REQUIRED, ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
13. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
14. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
15. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
16. CONTRACTOR SHALL NOTIFY THE CITY OF MADISON PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
17. PRIVATE WATER MAINS AND WATER SERVICES 2" OR LESS IN DIAMETER SHALL BE INSTALLED WITH 30" HORIZONTAL SEPARATION FROM ANY SANITARY SEWER OR AT LEAST 12" ABOVE THE SEWER IN ACCORDANCE WITH COMM 82.40(8)(b)-6.
18. IN ACCORDANCE WITH ACT 425 OF THE WISCONSIN LEGISLATURE, LOCATED IN SECTION 182.0715(2R) OF THE STATE STATUTES AND OTHER APPLICABLE REQUIREMENTS, ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE. TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
19. ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH COMM 82.34(5)(a)b. AND COMM 84.30(2)(c).
20. ALL PRIVATE SANITARY BUILDING SEWER PIPE AND TUBING SHALL CONFORM TO COMM 84.30-3.
21. ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO COMM 84.30-6.
22. ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO COMM 84.30-7.

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
 1-800-242-8511 TOLL FREE

WISCONSIN STATE STATUTE 90.01(5)(1)(M) REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS WELL AS THE NEEDED TO AVOID DAMAGE THERE TO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING. IF OTHERWISE CANNOT BE LOCATED BY A VISUAL INSPECTION OF THE PROPERTY OR IF ANCHOR THE SURVEYOR WOULD HAVE NO KNOWLEDGE.



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 architects

6225 UNIVERSITY AVENUE
 OFFICE BUILDING
 6225 UNIVERSITY AVENUE
 MADISON, WISCONSIN

REVISIONS		
NO.	DATE	ISSUE

PROJECT NO
09-3527

DATE
07/29/09

DRAWN BY
MAG

DRAWING TITLE
LANDSCAPE PLAN

L-100

LANDSCAPE NOTES AND SPECIFICATIONS

- REFER TO SHEET L-2 FOR DETAILS, NOTES, AND SPECIFICATIONS.
- SEED ALL DISTURBED AREAS (UNLESS OTHERWISE INDICATED FOR LANDSCAPING OR SOD) WITH EARTH CARPET'S SHADY PLACE SEED MIX PER MANUFACTURER'S RECOMMENDATIONS.

LEGEND (PROPOSED)

- PROPERTY LINE
- EDGING
- SOD
- BELGARD ARBEL STONE 'GASCONY TAN'/'COTSWOLD MIST' PAVER
- LIMESTONE SCREENINGS
- LANNON STONE STEP
- CONCRETE

LANDSCAPE WORKSHEET
 Parking Lots, Storage Areas and Loading Areas
 (Section 28.04 Madison General Ordinance)

Project Location/Address: 6225 UNIVERSITY AVE.
 Name of Project: 6225 UNIVERSITY AVE. OFFICE BUILDING
 Owner/Client: STEVE YODER
 Address: 1741 COMMERCIAL DRIVE, MADISON, WI 53703

FOR PARKING LOTS WITH GREATER THAN 20 STALLS, LANDSCAPE PLANS MUST BE STAMPED BY A REGISTERED LANDSCAPE ARCHITECT

I. Number of Trees Required
 The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: One tree is required for 10 parking stalls.)

Number of Parking Stalls: 56

Total Square Footage of the Storage Area: 0
 Divided by Three Hundred (300) Square Feet: 0

Number of Canopy Shade Trees Required (2" - 2 1/2" Caliper): 4
 (See Schedule on reverse side)

II. Number of Landscape Points Required
 The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 49.5 points are required for 10 stalls. A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus: 48.5 points would be rounded down to 48.0 points required.)

The number of points required for loading areas is (75) points for each loading berth. (See Schedule on reverse side.)

Number of Points Required (See Schedule on reverse side): 150

TOTAL: 415.1

Tabulation of Points and Credits
 Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

ELEMENT	POINTS VALUE	QUANTITY	POINTS ASSIGNED	CREDITS	POINTS
Canopy Tree 2" - 2 1/2"	35	3	105	7	35
Deciduous Shrub	7	282	564		
Evergreen Shrub	3	34	102		
Decorative Wall or Fence (per 10 L.F.)	5				
Earth Berm (per 10 L.F.)	5				
Avg. Height 20"	2				
Avg. Height 15"	1	19	285		
Evergreen Trees: 3" height minimum	15	8	120		
Canopy Tree or Decid Tree 1 1/2" - 2 1/2" Caliper (i.e., Crab, Hawthorn)	15				
Sub Totals		1176		35	
TOTAL					1211

*Trees required in Part I above, are not to be included in the point count. Total No. of Points Provided (Equal to or greater than points required)

Approved by: _____ Date: _____

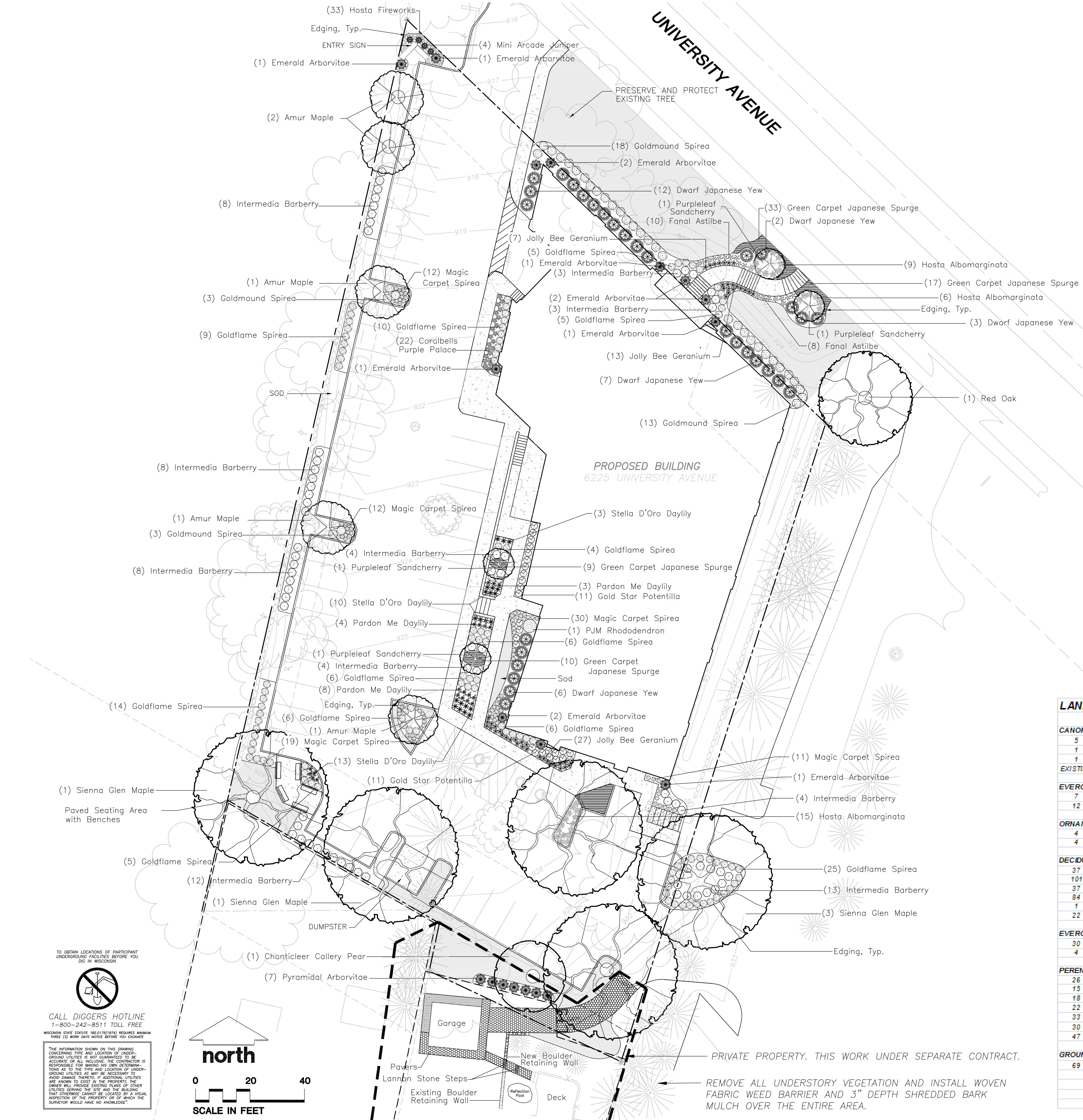
LANDSCAPE PLANT SCHEDULE

NO.	PLANT NAME	CULTIVAR	SIZE	QUANTITY	REMARKS
CANOPY TREES					
5	Sienna Glen Maple	ACER x freemanii 'Sienna' (PF11322)	2" Cal.	B&B	35
1	Chanticleer Callery Pear	PYRUS Calleryana 'Chanticleer'	2" Cal.	B&B	35
1	Red Oak	QUERCUS rubra	2" Cal.	B&B	35
EXISTING	Oak spp.	QUERCUS spp.	40" Cal.		35
EVERGREEN TREES					
7	Pyramidal Arborvitae	THUJA occidentalis 'Pyramidalis'	3-4' Ht.	B&B	105
12	Emerald Arborvitae	THUJA occidentalis 'Sm aragd'	3-4' Ht.	B&B	180
ORIENTAL TREES					
4	Flame Amur Maple	Acer ginnala 'Flame' (Tree Form)	1 1/2" Cal.	B&B	60
4	Purpleleaf Sandcherry	Prunus cistena	1 1/2" Cal.	B&B	60
DECIDUOUS SHRUBS					
37	Intermedia Barberry	BERBERIS thunbergii var. atrop. 'Intermedia'	15-18" Mn. Ht.	# 2 Cont.	74
101	Goldflame Spirea	SPIRAEA japonica 'Goldflame'	15" Mn. Ht.	# 2 Cont.	202
37	Goldmound Spirea	SPIRAEA japonica 'Goldmound'	15" Mn. Ht.	# 2 Cont.	74
84	Magic Carpet Spirea	SPIRAEA x japonica 'Magic Carpet'	15" Mn. Ht.	# 2 Cont.	168
1	P.J.M. Rhododendron	RHODODENDRON P.J.M. Hybrid	15" Mn. Ht.	# 2 Cont.	2
22	Gold Star Potentilla	POTENTILLA fruticosa 'Gold Star'	15" Mn. Ht.	# 2 Cont.	44
EVERGREEN SHRUBS					
30	Dwarf Japanese Yew	TAXUS cuspidata 'Nana'	15-18" Mn. Ht.	# 3 Cont.	90
4	Mini Arcade Juniper	JUNIPERUS sabina 'Mini Arcade'	3 Gallon	Pot	12
PERENNIALS					
26	Stella D'Oro Daylily	HEMEROCALLIS 'Stella D'Oro'	10 - 12" Ht.	# 1 Cont.	0
15	Pardon Me Daylily	HEMEROCALLIS 'Pardon Me'	10 - 12" Ht.	# 1 Cont.	0
18	Fanal Astilbe	ASTILBE x arendsii 'Fanal'	10 - 12" Ht.	# 1 Cont.	0
22	Coralbell's Palace Purple	HEUCHERA micrantha 'Palace Purple'	10 - 12" Ht.	# 1 Cont.	0
33	Hosta Fireworks	HOSTA x. 'Fireworks'	10 - 12" Ht.	# 1 Cont.	0
30	Hosta Albomarginata	HOSTA x. undulata 'Albomarginata'	10 - 12" Ht.	# 1 Cont.	0
47	Jolly Bee Geranium	GERANIUM 'Jolly Bee'	3" Pot	# 1 Cont.	0
GROUND COVER					
69	Green Carpet Japanese Spurge	PACHYANDRA terminalis 'Green Carpet'	3" Pot	# 1 Cont.	0
TOTAL LANDSCAPE POINTS:					1211
REQUIRED:					415.1

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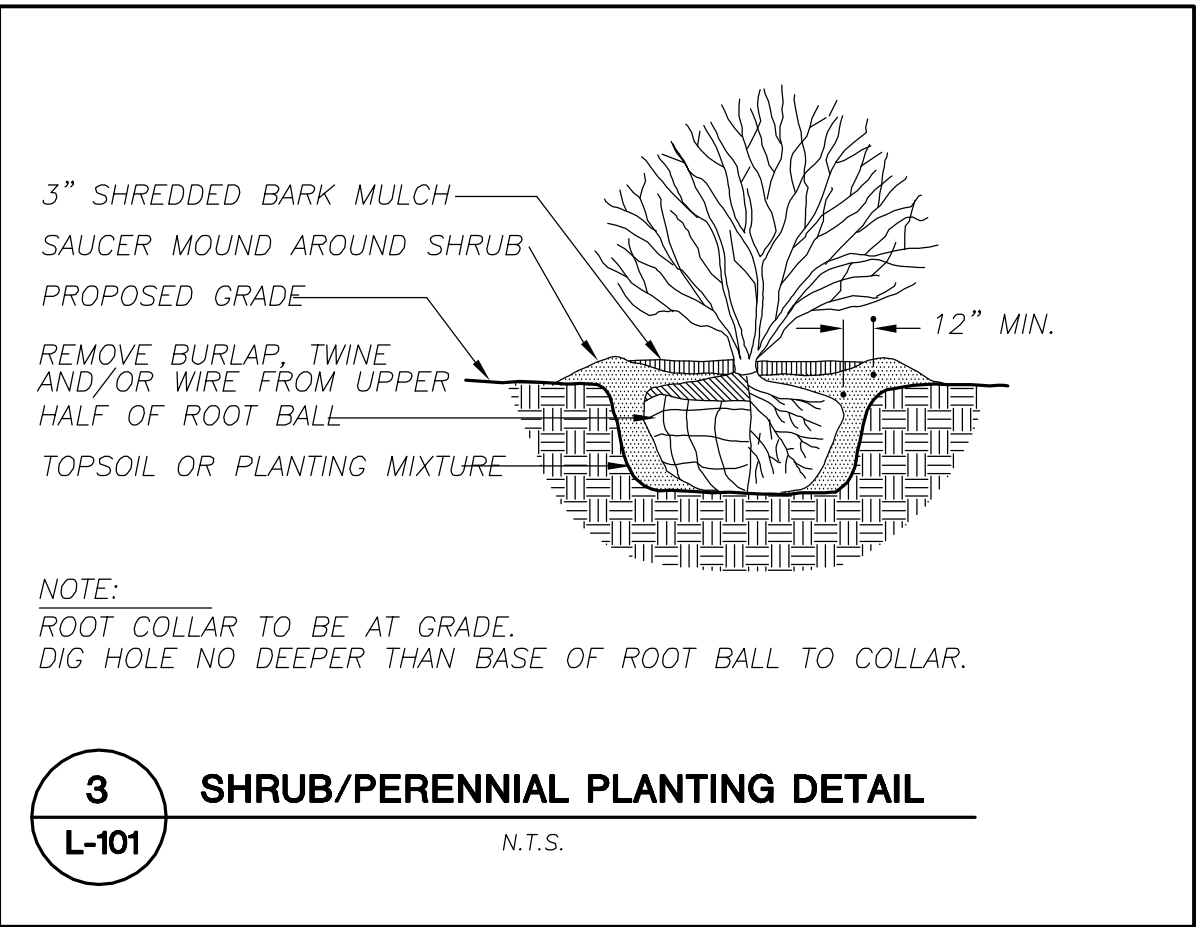
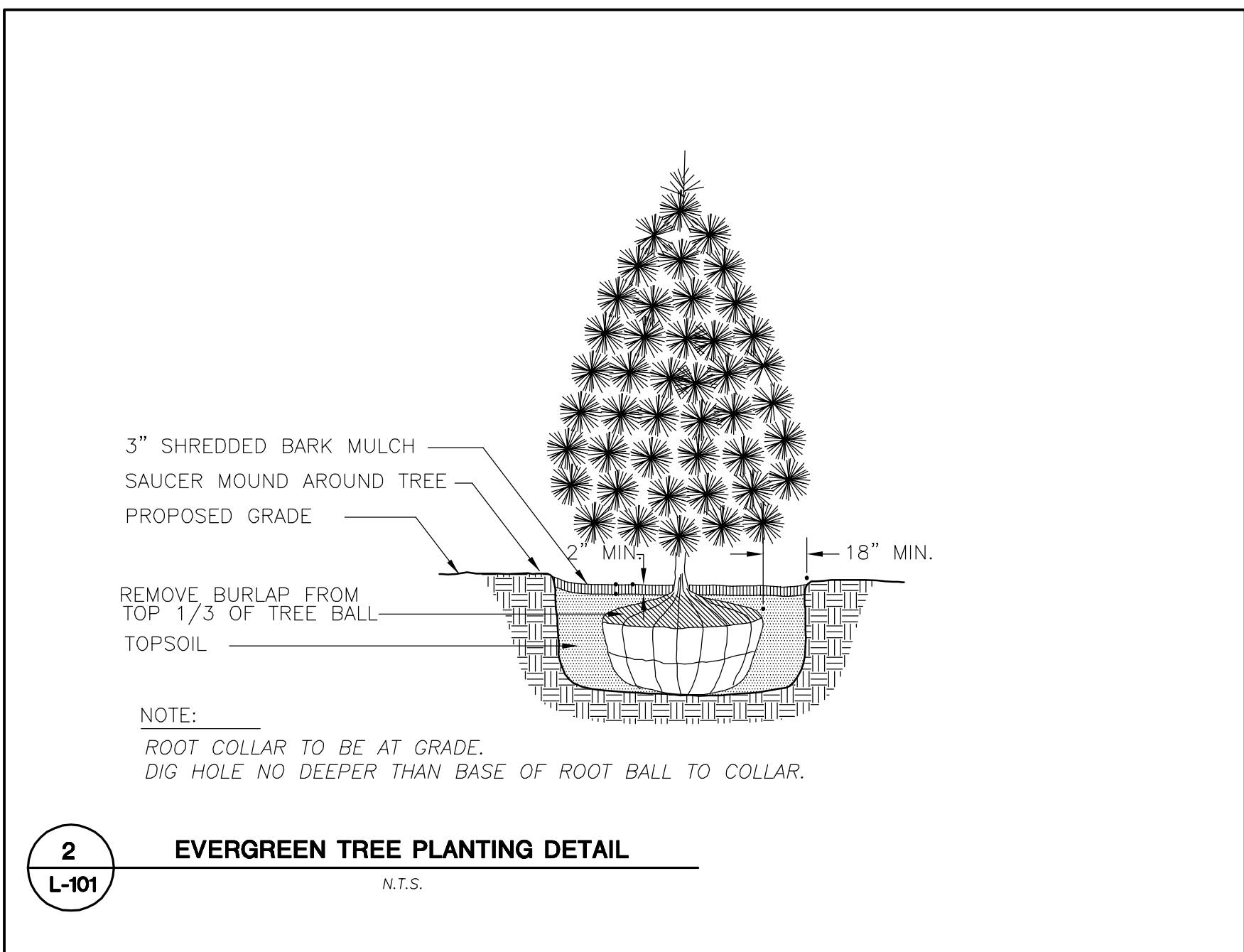
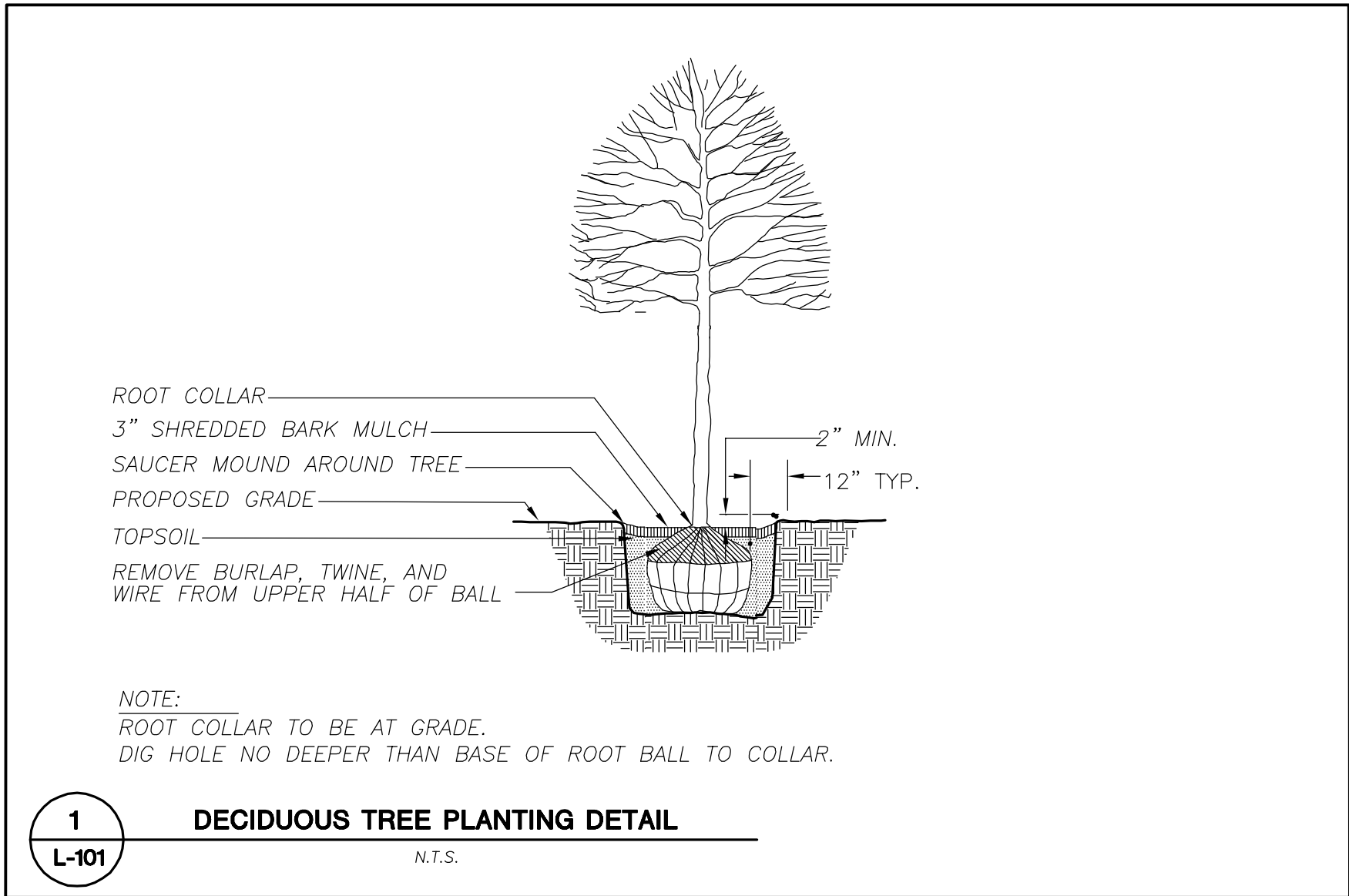
ITEM DATE



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PRIVATE PROPERTY. THIS WORK UNDER SEPARATE CONTRACT.
 REMOVE ALL UNDERSTORY VEGETATION AND INSTALL WOVEN FABRIC WEED BARRIER AND 3" DEPTH SHREDDED BARK MULCH OVER THE ENTIRE AREA.



LANDSCAPE NOTES AND SPECIFICATIONS

- GENERAL: ALL WORK IN THE ROW AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OF ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5544 FOR UTILITY LOCATIONS AT LEAST TWO DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING WORK (I.E. NORTHERN SIDE OF PARKING LOT). PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THAT STOCK NOT PLANTED BY STORING SAME IN SHADED AREA WELL PROTECTING THE ROOT MASS WITH WET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL; CRACKED, LOOSE OR BROKEN BALLS BEFORE OR DURING PLANTING OPERATION WILL NOT BE ACCEPTED. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.
- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION WITH A PLANT OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, GRASS, ETC. REPAIR DAMAGE TO OTHER PLANTS OR LAWNS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A 2-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. THEY SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECT ADULT EGGS, PUPAE OR LARVAE. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANT MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 4.1 MATERIALS OF THE WISCONSIN DNR TREE PURCHASE AND PLANTING SPECIFICATIONS. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF INJURY.
- MATERIALS - SOIL: PLANTING SOIL/COMPACTED TOPSOIL SHALL MEET THESE REQUIREMENTS:
 - SEEDING AREAS = 6"
 - SHRUBS BEDS = 18"
 - TREE RINGS AND PITS = SEE DETAILS
 PLANTING SOIL TO BE A MINIMUM 6" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A pH BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS PER SOIL TEST. FOR AREAS RECEIVING SOD, CONTRACTOR SHALL FOLLOW MANUFACTURER'S RECOMMENDATIONS'S FOR APPROPRIATE SOIL MODIFICATIONS FOR SOD PLACEMENT.
- MATERIALS - FERTILIZER AND MULCH: ALL PLANT BEDS, TREE RINGS, AND PLANTED PARKING ISLANDS SHALL RECEIVE 3" OF MUSHROOM COMPOST, TILLED INTO THE TOP 12" OF ALL PLANTING BEDS. ALL PLANTING BEDS, TREE RINGS, AND PLANTED PARKING ISLANDS SHALL RECEIVE 3" DEPTH, FINELY SHREDDED, WEED FREE, CEDAR BARK MULCH (DYE-FREE) OVER ENTIRE BED, UNLESS OTHERWISE SPECIFIED ON PLANS. FERTILIZER SHALL BE IN ACCORDANCE WITH DANE COUNTY AND STATE OF WISCONSIN REQUIREMENTS.
- MATERIALS - SEED: ALL LAWN SEED SHALL BE EARTH CARPET'S 'SPARTAN GRADE A', INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO LAWN SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. ALL PRAIRIE SEED SHALL BE JFNEW'S SLOPE STABILIZATIONS SEED MIX INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. REFER TO JFNEW'S NATIVE SEED INSTALLATION GUIDE AVAILABLE ON THEIR WEBSITE.
- MATERIALS - TURFGRASS SOD: CLASS OF TURFGRASS SOD SHALL BE PREMIUM GRADE APPROVED TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE-ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH THAT IT CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN ITS MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO THE SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. THE SOD SHALL BE MOWED UNIFORMLY PRIOR TO HARVEST AT A HEIGHT BETWEEN 1" AND 2" AND IN A MANNER SO AS NOT TO REMOVE MORE THAN 1/3 OF THE VERDURE HEIGHT. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO .5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (, 10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS. IN-GROUND IRRIGATION SHOULD BE INSTALLED AND FUNCTIONAL BEFORE SOD IS INSTALLED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE IRRIGATION CONTRACTOR REGARDING THE WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.
- MOWING - MOW AS NECESSARY TO KEEP TURF AT A 2 1/2" - 3" HEIGHT WITHOUT REMOVING MORE THAN 1/3 OF THE LEAF HEIGHT AT ANY ONE MOWING.
- MATERIALS - EDGING: ALL EDGING SHALL BE BLACK DIAMOND POLYETHYLENE EDGING (OR EQUIVALENT) INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ALL TREES NOT WITHIN PLANT BEDS SHALL BE INSTALLED WITH A 6" DIAMETER TREE RING EDGING BORDER, EXCEPT SYRINGA RETICULATA WHICH SHALL HAVE A TREE RING DIAMETER OF 3.5".
- PLANTING OPERATIONS: PLANTING OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 11 OF THE WISCONSIN DNR TREE PURCHASE AND PLANTING SPECIFICATIONS. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL LANDSCAPE BEDS WHEN INSTALLING PLANTS AROUND TREES, DO NOT INSTALL PLANTS ANY CLOSER THAN 2' FROM THE CENTER OF THE TREE. PRE-EMERGENT HERBICIDE TO BE APPLIED TO ALL LANDSCAPE BEDS IN SPRING IF LANDSCAPING IS INSTALLED IN SPRING.
- PLANTING OPERATIONS: TURFGRASS SOD: ALL PREVIOUSLY ESTABLISHED GRADES SHALL BE MAINTAINED IN CONFORMANCE WITH THE DRAWINGS AND/OR APPLICABLE SPECIFICATIONS. TURFGRASS SOD SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND IN ACCORDANCE WITH SECTION 631 SODDING (WITH THE EXCEPTION OF 631.4, AND 631.5)
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER AND COAT THE TREATED AREA WITH AN APPROVED ANTISEPTIC TREE PAINT.
- CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. UNDER NO CONDITION SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- MAINTENANCE: THE CONTRACTOR SHALL MAINTAIN PLANTINGS FOR AT LEAST A PERIOD OF 30 DAYS, OR UNTIL FIRMLY ROOTED. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS DURING THE FIRST WATERING SEASON. WATERING SHALL BE ONCE EVERY WEEK DURING THE FIRST 30 DAYS, DEPENDING ON RAINFALL. ADDITIONAL WATERING SHALL OCCUR AS NECESSARY DURING PERIODS OF DROUGHT TO MAINTAIN HEALTHY VIGOROUS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING, AND/OR SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH. LONG TERM MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER.

LANDSCAPE NOTES AND SPECIFICATIONS

- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT.
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- REFER TO CIVIL DRAWINGS FOR GRADING AND EROSION CONTROL PLANS AND PROPOSED UTILITIES.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OF ALL REGULATORY AGENCIES.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE
WISCONSIN STATE SERVICE REGULATIONS REQUIRE MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE

161 Horizon Drive
Suite 101
Verona, Wisconsin 53593
(608) 848-5060

ITEM	DATE

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING THE LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREIN. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST AT THE PROJECT, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SHOWING THE TYPE AND DEPTH. UTILITIES THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL INSPECTION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

north

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SCALE IN FEET

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JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

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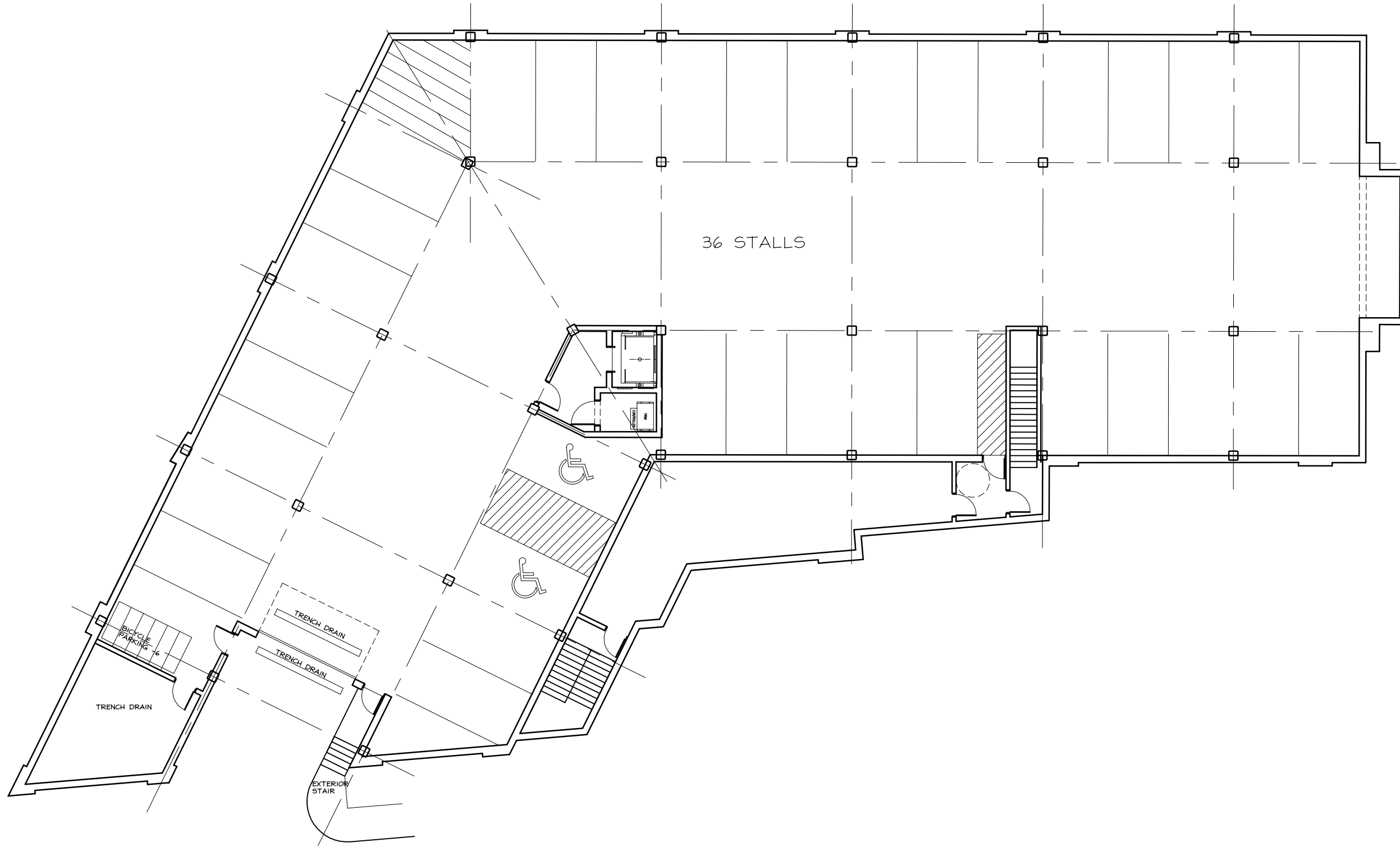
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07/29/09

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DRAWING TITLE
LANDSCAPE
NOTES & SPECIFICATIONS

L-101



1 PARKING LEVEL PLAN
1/16" = 1'-0"



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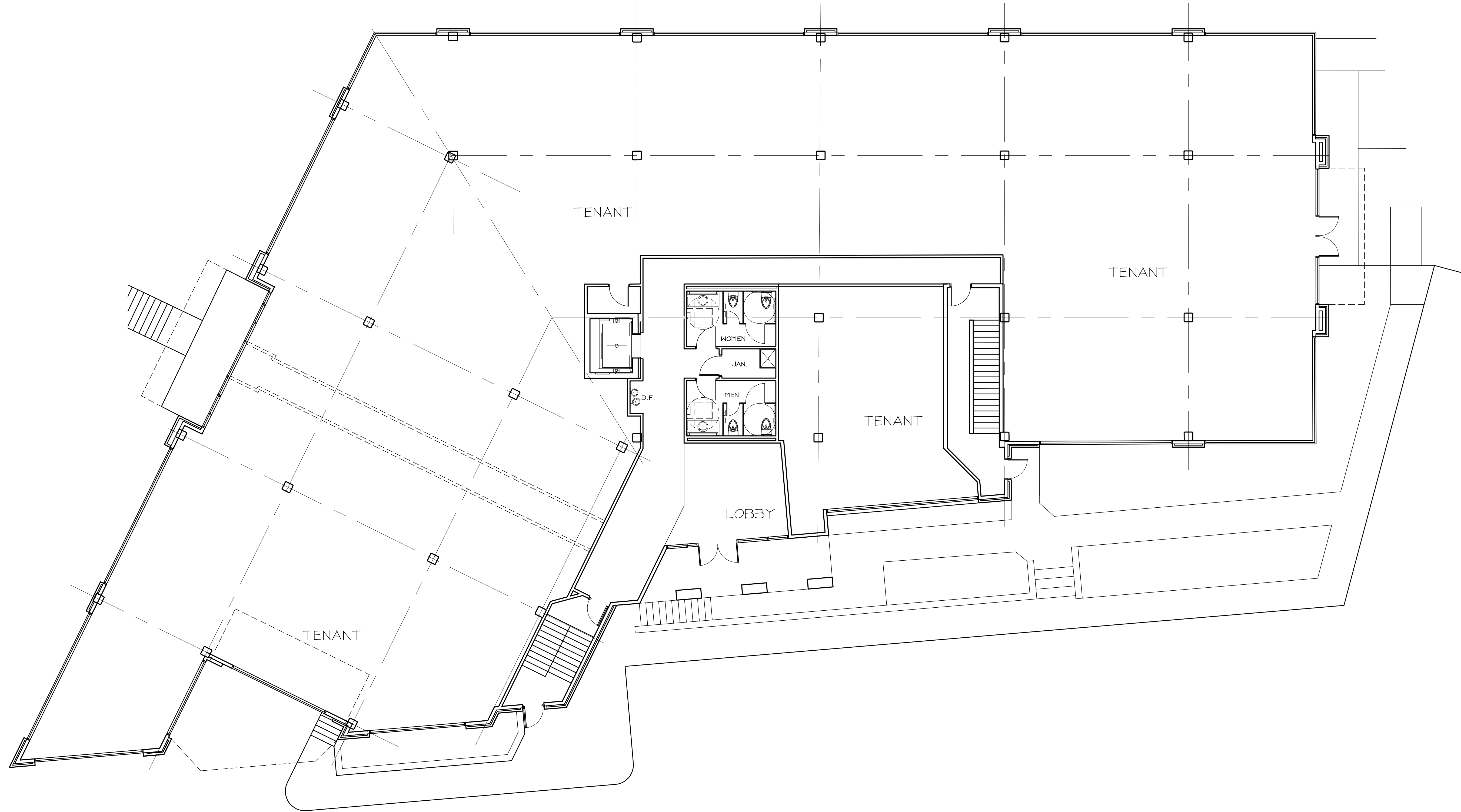
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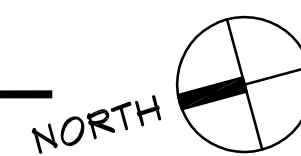
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TENANT AREA = 11,793 USF
 GROSS AREA = 14,452 SF W/O CANOPY
 CANOPY AREA = 260 SF

2 FIRST FLOOR PLAN
 1/16" = 1'-0"



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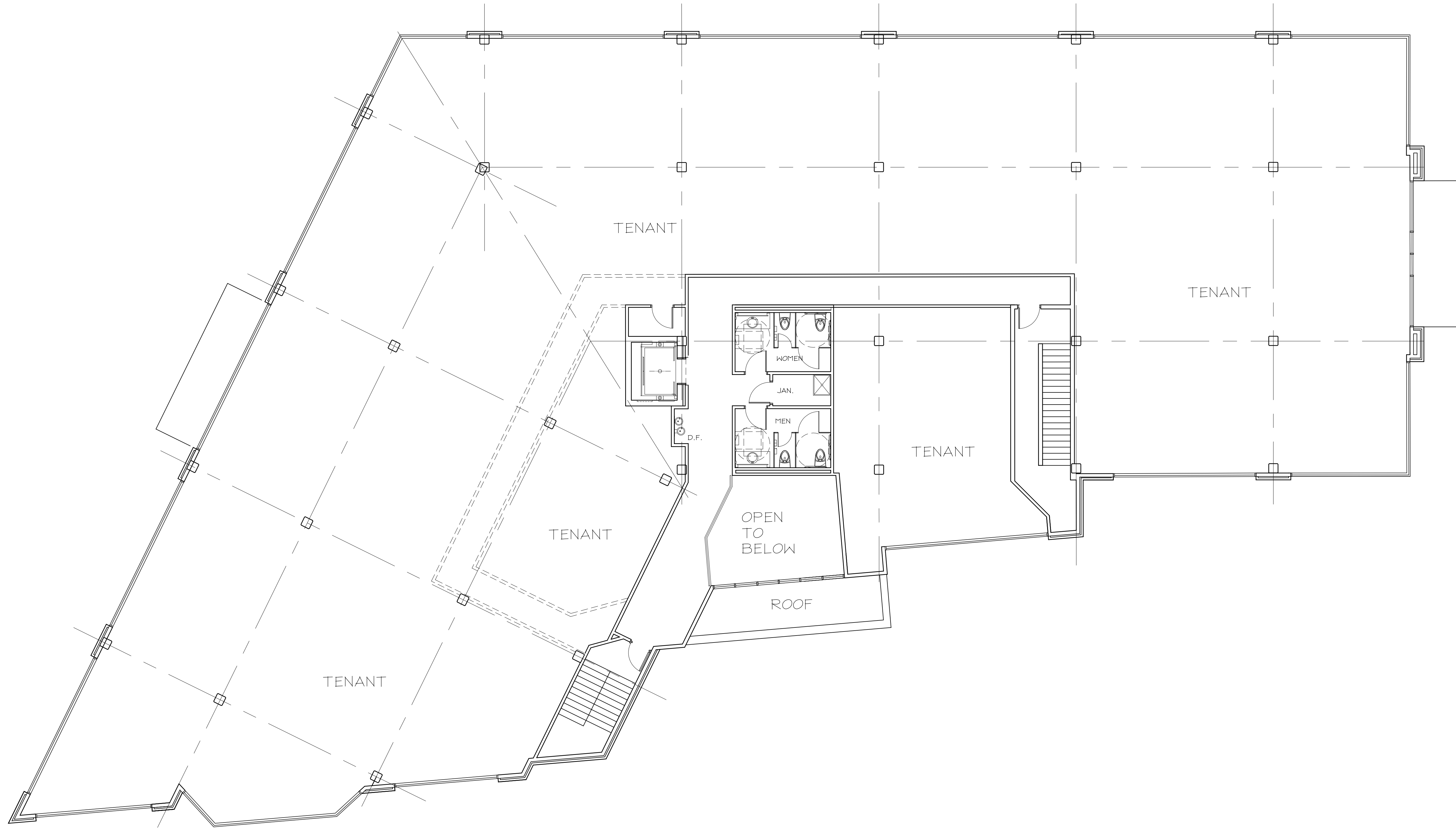
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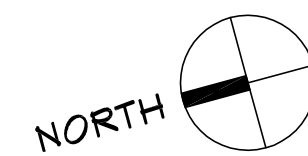
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TENANT AREA = 12,080 USF
 GROSS AREA = 14,737 SF

3 SECOND FLOOR PLAN
 1/16" = 1'-0"



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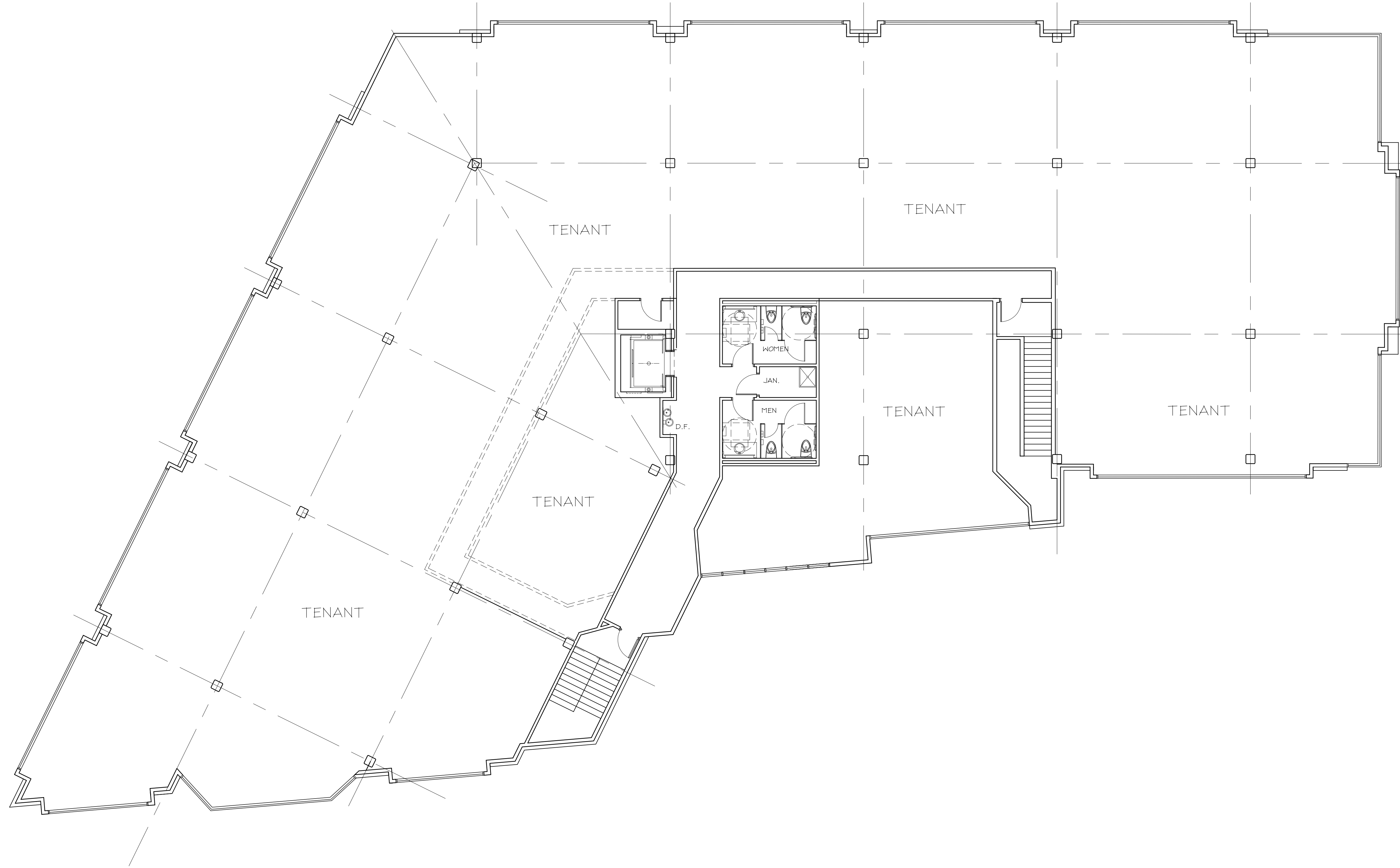
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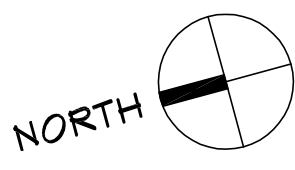
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TENANT AREA = 12,833 USF
 GROSS AREA = 15,143 SF W/O CANOPY

4 THIRD FLOOR PLAN
 1/16" = 1'-0"



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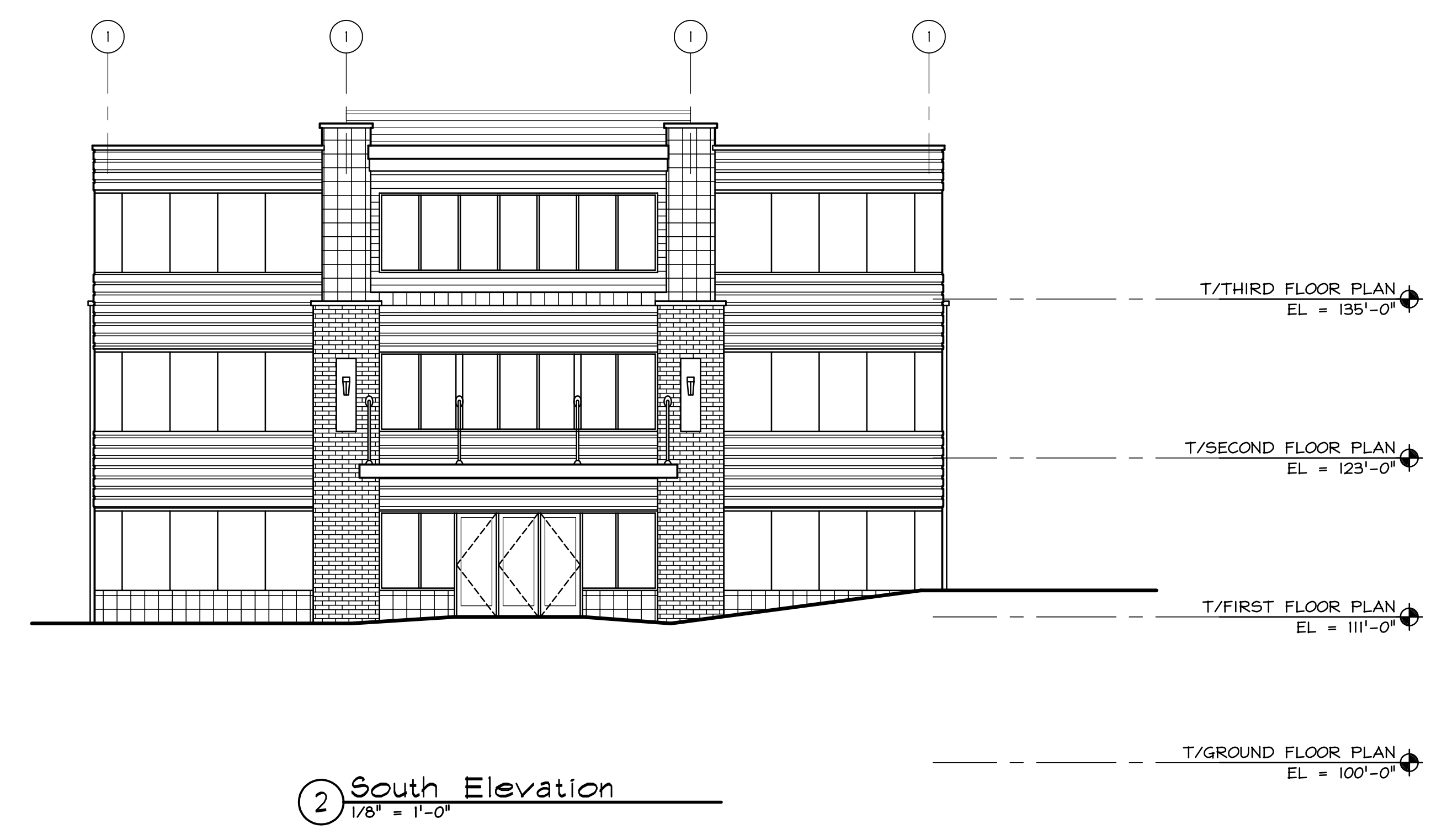
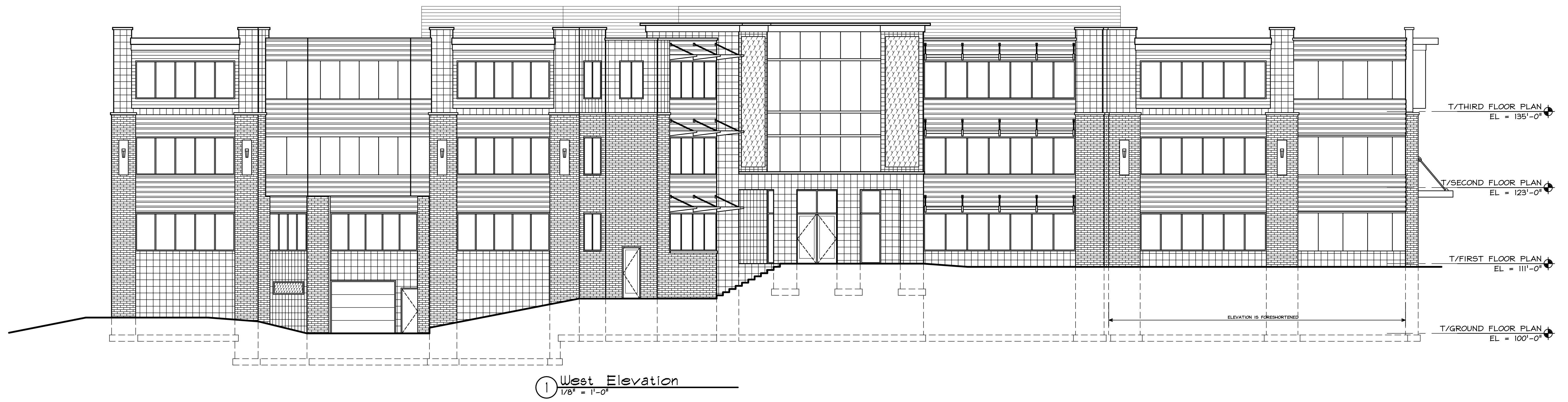
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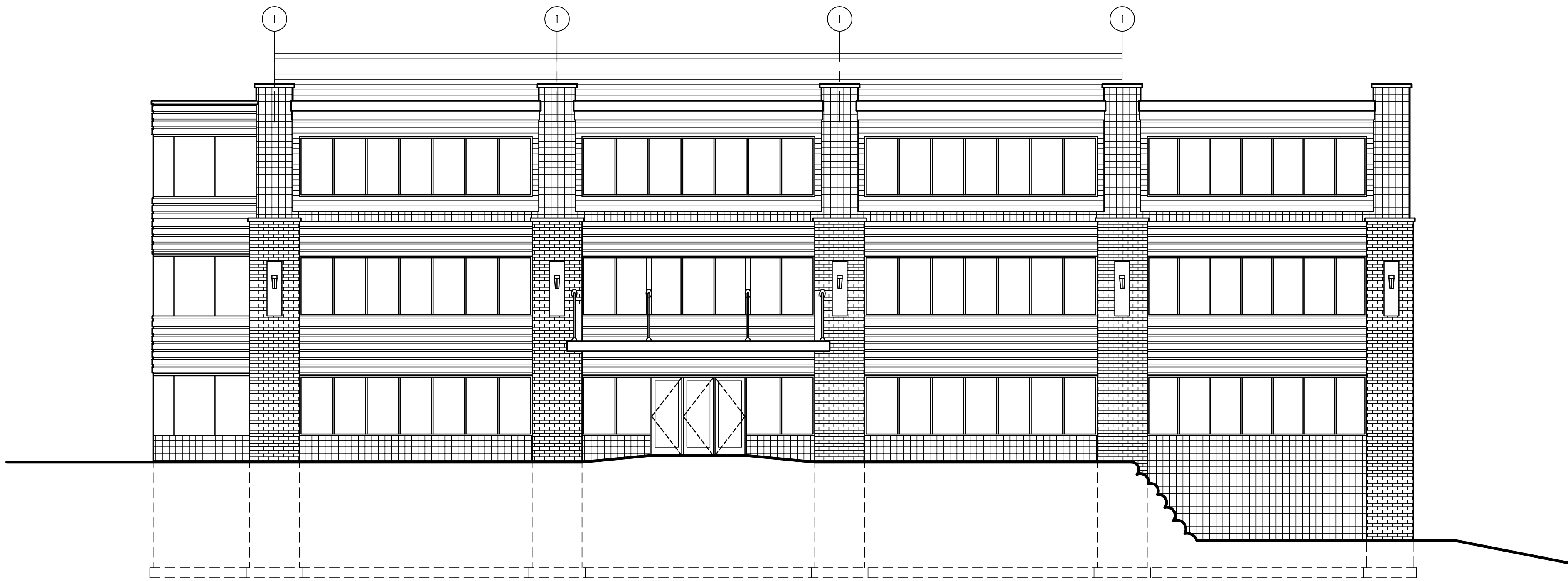
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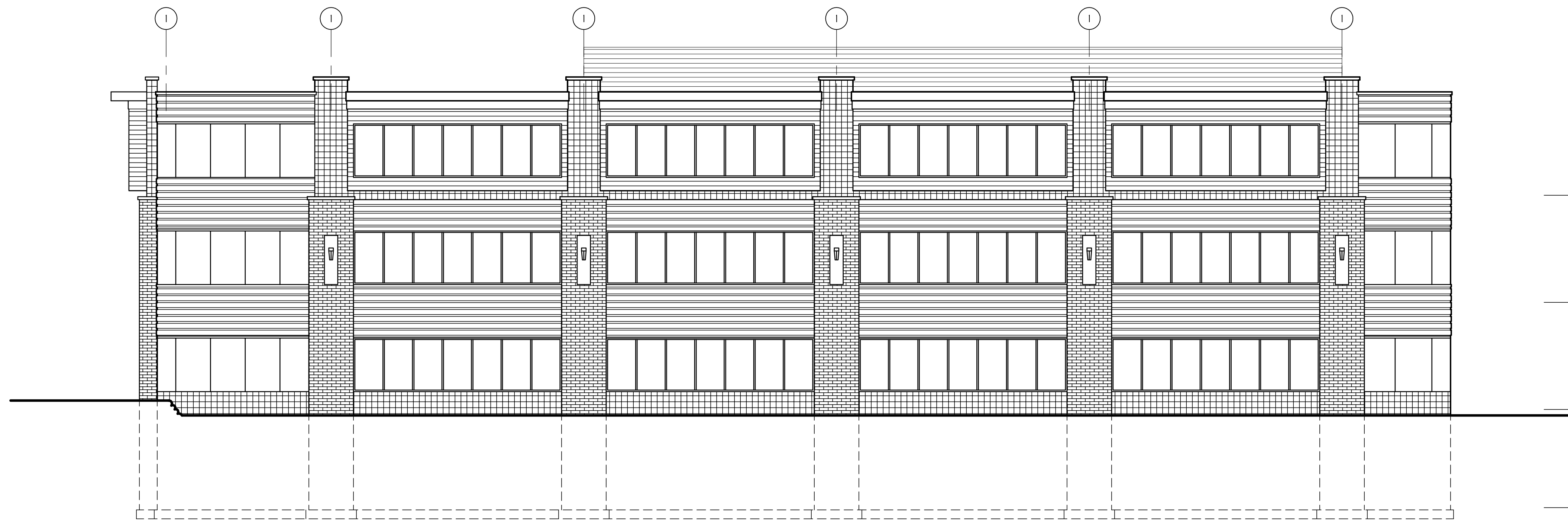
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① North Elevation
1/8" = 1'-0"

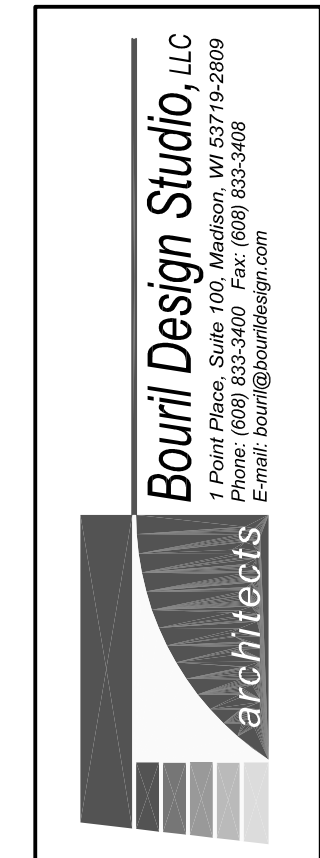


② East Elevation
1/8" = 1'-0"

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