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"BUILDING RELATIONSHIPS WITH A
COMMITMENT TO CLIENT SATISFACTION
THROUGH TRUST, QUALITY AND EXPERIENCE"

MADISON | MILWAUKEE | KENOSHA

www.jsdinc.com

MADISON REGIONAL OFFICE
161 HORIZON DRIVE
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Consultant:



State of Wisconsin
Department of Administration
Division of State Facilities

Agency / Institution:
UNIVERSITY OF WISCONSIN — MADISON
MADISON, WISCONSIN

Project Title: PHYSICAL PLANT SHOPS OFFICE	Project Location: UNIVERSITY OF WISCONSIN - MADISON 30 N. MILLS ST. MADISON, WI
Sheet Title: COVER SHEET	

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09/02/2019 09:27:11 User: jdsdinc.dwg Plot Size: 36" x 48" Plot Date: 09/02/2019

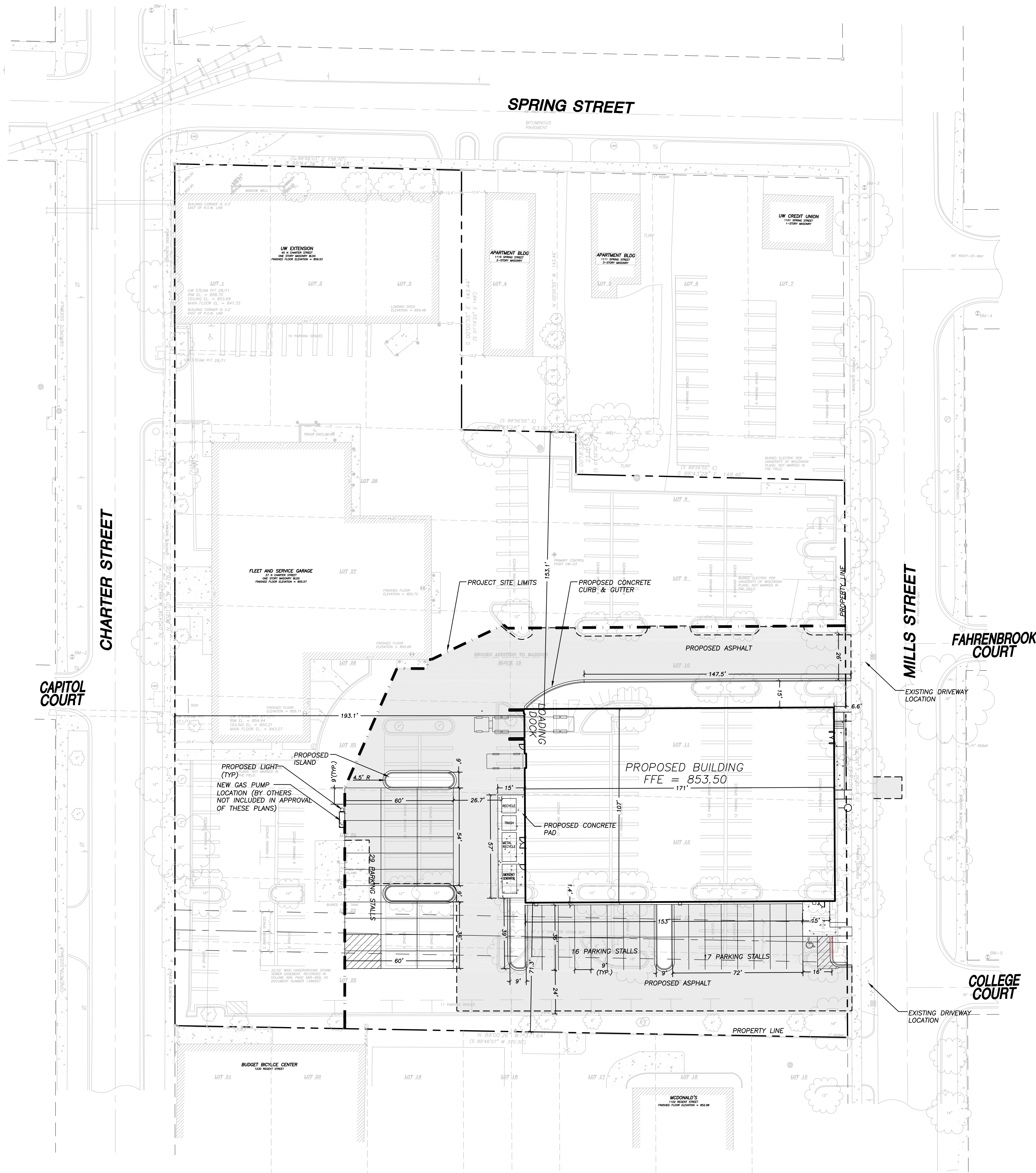


TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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

WISCONSIN STATE STATUTE 182.07(1)(a) REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE ANY LOCATIONS

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND 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. IT MAY BE NECESSARY TO AUGMENT EXISTING RECORDS WITH ADDITIONAL UTILITIES AND KNOWLEDGE OF THE PROPERTY. THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING. THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL INSPECTION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

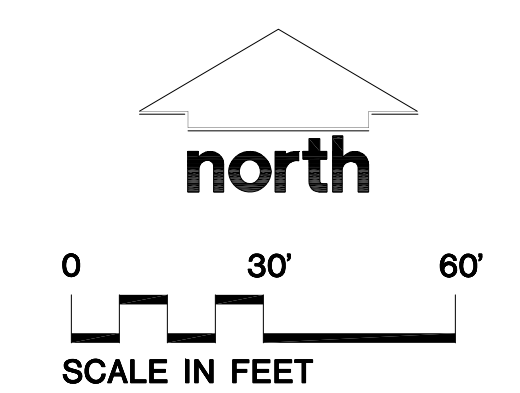


- LEGEND (PROPOSED)**
- — — — — PROPERTY LINE
 - - - - - PROJECT SITE LIMITS
 - _{Stm}— PROPOSED STORM
 - _W— PROPOSED WATER SERVICE
 - _{San}— PROPOSED SANITARY SEWER
 - BUILDING LINE
 - EDGE OF ASPHALT
 - ▬ PROPOSED CONCRETE PAVEMENT
 - ▬ PROPOSED ASPHALT PAVEMENT
 - SITE LIGHTING (REFER TO LIGHTING PLAN)
 - - - - - SAWCUT & MATCH EXISTING

- GENERAL NOTES**
1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 2. ALL WORK IN THE ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS — LATEST EDITION.
 3. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
 4. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
 5. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
 6. 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.
 7. DRAWING FOR REVIEW — NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 8. SALVAGE ALL REMOVED SIGNAGE ON SITE FOR RE-USE AS DIRECTED BY OWNER AND ENGINEER.
 9. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY. REFER TO FOUNDATION PLAN FOR DIMENSIONS.
 10. 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.

PARKING LOT PLAN SITE INFORMATION BLOCK	
Site Address	30 NORTH MILLS STREET
Site Acreage (total)	1.37
Number of Building Stories (above grade)	—
Building Height	—
Total Square Footage of Proposed Building	18,300 S.F.
Use of property	OFFICE
Impervious Ratio	—
Number of employees	NA
Bike Stalls	—
Parking Stalls (Existing)	—
Number of parking stalls:	
Large car	61
Accessible	1
Total	62

SITE ZONING INFORMATION	
Site Address	30 NORTH MILLS STREET
Site Acreage (total)	3.27
Current Zoning	—
Front Setback	0'
Interior Side Setback	0'
Street Side Setback	0'
Rear Setback	—
Lot Area	3.27 AC.
Total Buildings Floor Area	— S.F.
Floor Area Ratio	—



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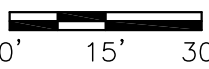
Agency / Institution:
UNIVERSITY OF WISCONSIN — MADISON
MADISON, WISCONSIN

Project Title:
**PHYSICAL PLANT
SHOPS OFFICE**

Project Location:
**UNIVERSITY OF WISCONSIN — MADISON
30 N. MILLS ST. MADISON, WI**

















Sheet Title:
SITE PLAN

Revisions:			
No.	Date:	By:	Description:

Graphic Scale	
DSF Number	09D2U
Set Type	PR
Date Issued	09/02/09
Sheet Number	C-102



LEGEND (PROPOSED)

 PROPERTY LINE
 29 PROPOSED 1 FOOT CONTOUR
 30 PROPOSED 5 FOOT CONTOUR
 $\times 141.66$ SPOT ELEVATION
 EP - EDGE OF PAVEMENT
 FFE - FINISHED FLOOR ELEVATION
 TC - TOP OF CURB
 SW - SIDEWALK
  FLOW ARROW
  ASPHALT CONCRETE PAVEMENT
  CONCRETE PAVEMENT
  SAWCUT & MATCH EXISTING

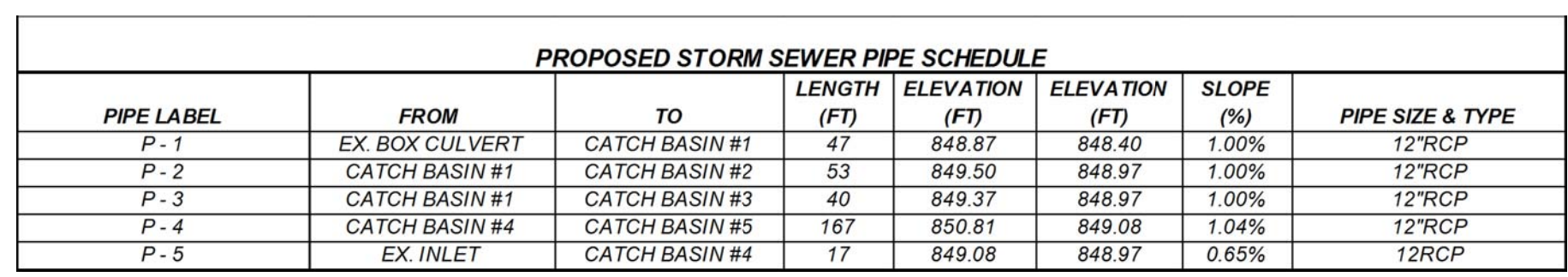
GENERAL NOTES

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5. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
6. 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.
7. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
8. SALVAGE ALL REMOVED SIGNAGE ON SITE FOR RE-USE AS DIRECTED BY OWNER AND ENGINEER.
9. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY. REFER TO FOUNDATION PLAN FOR DIMENSIONS.
10. 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.
11. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM ALL BUILDING FOUNDATIONS DURING FINAL RESTORATION.

CONSTRUCTION SITE EROSION CONTROL

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: <http://www.dnr.state.wi.us/runoff/stormwater/techstds.htm>
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) 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.
4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. CONTRACTOR SHALL COMPLETE WEEKLY SELF-INSPECTIONS OF EROSION CONTROL PRACTICES AND POST THESE INSPECTIONS TO THE CITY OF MADISON WEBSITE AS REQUIRED PER CHAPTER 37 OF THE MADISON GENERAL ORDINANCE.
6. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
7. STONE CONSTRUCTION ENTRANCE CONSISTS OF EXISTING GRAVEL BASE COURSE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED BY THE CITY OF MADISON.
8. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1
9. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
10. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
11. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - A. PLACE EXCAVATION TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE Dewatering Technical Standard NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
10. INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM AREAS UNDER CONSTRUCTION.
11. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR SLOPES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
12. ALL SLOPES EXCEEDING 4:1 (20%) AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING OR APPLICATION OF A WDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT ENGINEER FOR APPROVAL.
13. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION IN ACCORDANCE WITH WDNR AND WDCOM REQUIREMENTS.
14. AFTER THE SITE IS STABILIZED INSTALL PERMANENT INLET FILTERS WITHIN CATCH BASINS.

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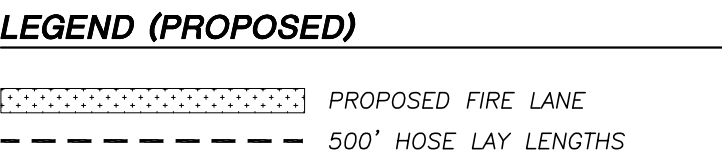


1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
3. ALL CONSTRUCTION SIGNING TO BE IN ACCORDANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
4. ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6" MINIMUM BURY.
5. MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION BETWEEN PUBLIC SANITARY SEWER AND WATER MAINS. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER.
6. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
7. 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.
8. 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.
9. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WCDOMM, AND WDMR.
10. 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(b)(1,6).
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.


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

WISCONSIN STATE STATUTE 182.01(7)(1974) REQUIRES MINIMUM 24 HOURS WORK DAYS NOTICE BEFORE YOU EXCAVATE

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF SUBSURFACE OR GROUPED UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF SUBSURFACE OR GROUPED UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF. THE CONTRACTOR'S OWNERS ARE KNOWN TO EXIST IN THE PROPERTY. THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL SURVEY OF THE PROPERTY. THE CONTRACTOR AND THE SURVEYOR WOULD HAVE NO KNOWLEDGE."



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OSF Number	09D2U
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N.T.S.



N.T.S.



N.T.S.



NTS

- GENERAL: ALL WORK IN THE ROW AND PUBLIC PLACEMENT 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 DAMAGE OR INSTANCES BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES. CALL 800-382-5544 FOR UTILITY LOCATIONS AT LEAST TWO DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES (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.
2. 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 TO PREVENT NOT PLANTED BY PRIOR SALES IN SHADED AREAS. WE PROTECT 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.
3. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTH AND FLOURISH THROUGHOUT THE ENTIRE GROWING PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST NO TO OVER ONE YEAR 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
4. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z601-1-2004. PLANTS SHALL BE TRUE TO SPECIES AND FREE FROM DISEASE, INJURY AND GROWTH DEFECTS. PLANTS SHALL BE PLANTED IN ACCORDANCE WITH CULTIVAR 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 THAT MAY BE DETECTED UPON CLOSE INSPECTION. PLANTS 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.
5. MATERIALS – SOIL: PLANTING SOIL/COMPACTED TOPSOIL SHALL MEET THESE REQUIREMENTS:
- 1. SEEDED AREAS = 6"
 - 2. SHRUBS BEDS = 18"
 - 3. TREE RINGS AND PITS = SEE DETAILS
- PLANTING SOIL SHALL BE TO 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.
6. 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 SHREDED, 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.
7. MATERIALS – SEED: ALL LAWN SEED SHALL BE EARTH CARPETS' '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 JNFW'S SLOPE STABILIZATION SEED MIX INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. REFER TO JNFW'S NATIVE SEED INSTALLATION GUIDE AVAILABLE ON THEIR WEBSITE.
8. 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. TURFGRASS SHALL BE FREE FROM WEAKNESS, 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 TRANSPORTED WHEN ITS MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS MOIST AND ROOTS TAKE THE SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. THE SOD SHALL BE MOVED 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/TRANSPORTED 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 DISEASE, NEMATODES AND INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASS AND BROAD LEAF WEEDS. IN AROUND PLANTING, TURFGRASS SHOULD BE ESTABLISHED AND FUNCTIONAL BEFORE IT IS INSTALLED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS OF THE IRRIGATION CONTRACTOR REGARDING THE WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.
9. 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.
10. MATERIALS – EDGING: ALL EDGING SHALL BE BLACK DIAMOND POLYETHYLENE EDGING (OR EQUIVALENT) INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ALL TREES NOT WITHIN PLANT BEDS OR ISLANDS SHALL BE INSTALLED WITH A SHOVEL EDGING BORDER.
11. 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.
12. 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)
13. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEAVES, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE REMOVED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL COMPLY WITH THE STANDARD OF PRACTICE AND CONDITIONS, ANSI A300. THE PRUNING TREE IN ACCORDANCE WITH OR 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.
14. CLEANUP: DISPOSAL 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 PROJECT IS COMPLETED. UNDER NO CIRCUMSTANCES 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.
15. 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. IF THE CONTRACTOR IS AN INSPECTOR FOR ANY PRUNING, AND/OR SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH, LONG TERM MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER.

1. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT.
2. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
3. REFER TO CIVIL DRAWINGS FOR GRADING AND EROSION CONTROL PLANS AND PROPOSED UTILITIES.
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. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.

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

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State of Wisconsin
Department of Administration
Division of State Facilities



Agency / Institution:
UNIVERSITY OF WISCONSIN - MADISON
MADISON, WISCONSIN

Project Title: **PHYSICAL PLANT
SHOPS OFFICE**

Project Location: **UNIVERSITY OF WISCONSIN - MADISON
MADISON, WI**

Sheet Title:
LANDSCAPE DETAILS

Revisions:			
No.	Date:	By:	Descriptions:

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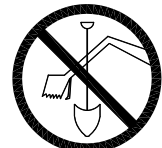
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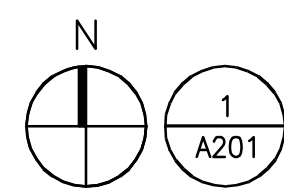
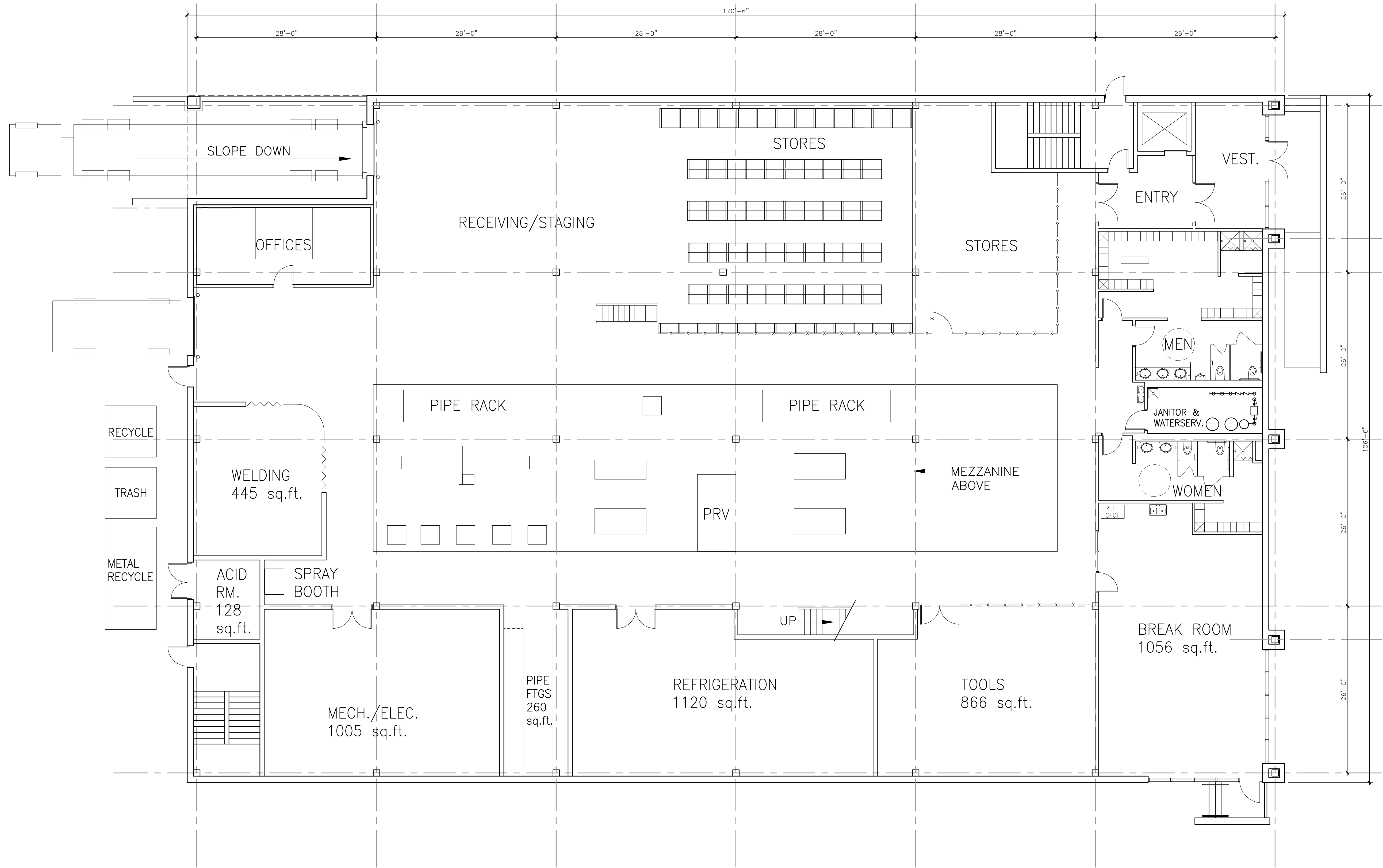


TO OBTAIN LOCATIONS OF PARTICIPANT
UNDERGROUND FACILITIES BEFORE YOU
DIG IN WISCONSIN

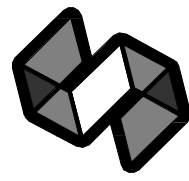
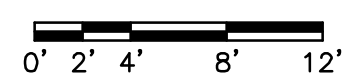
CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE

WISCONSIN STATE STATUTE 182.0175(1974) REQUIRES MINIMUM

"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 MAY BE NECESSARY TO AVOID DAMAGE THERETO. 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 THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL INSPECTION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE."



FIRST FLOOR PLAN
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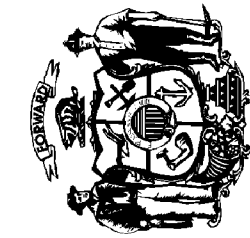
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Consultant:

State of Wisconsin
Department of Administration
Division of Facilities Development



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PHYSICAL PLANT
SHOPS AND OFFICES

Project Location: 30 N. MILLS STREET
MADISON, WISCONSIN

Sheet Title:
FIRST FLOOR PLAN
SD

Revisions:

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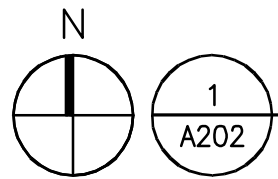
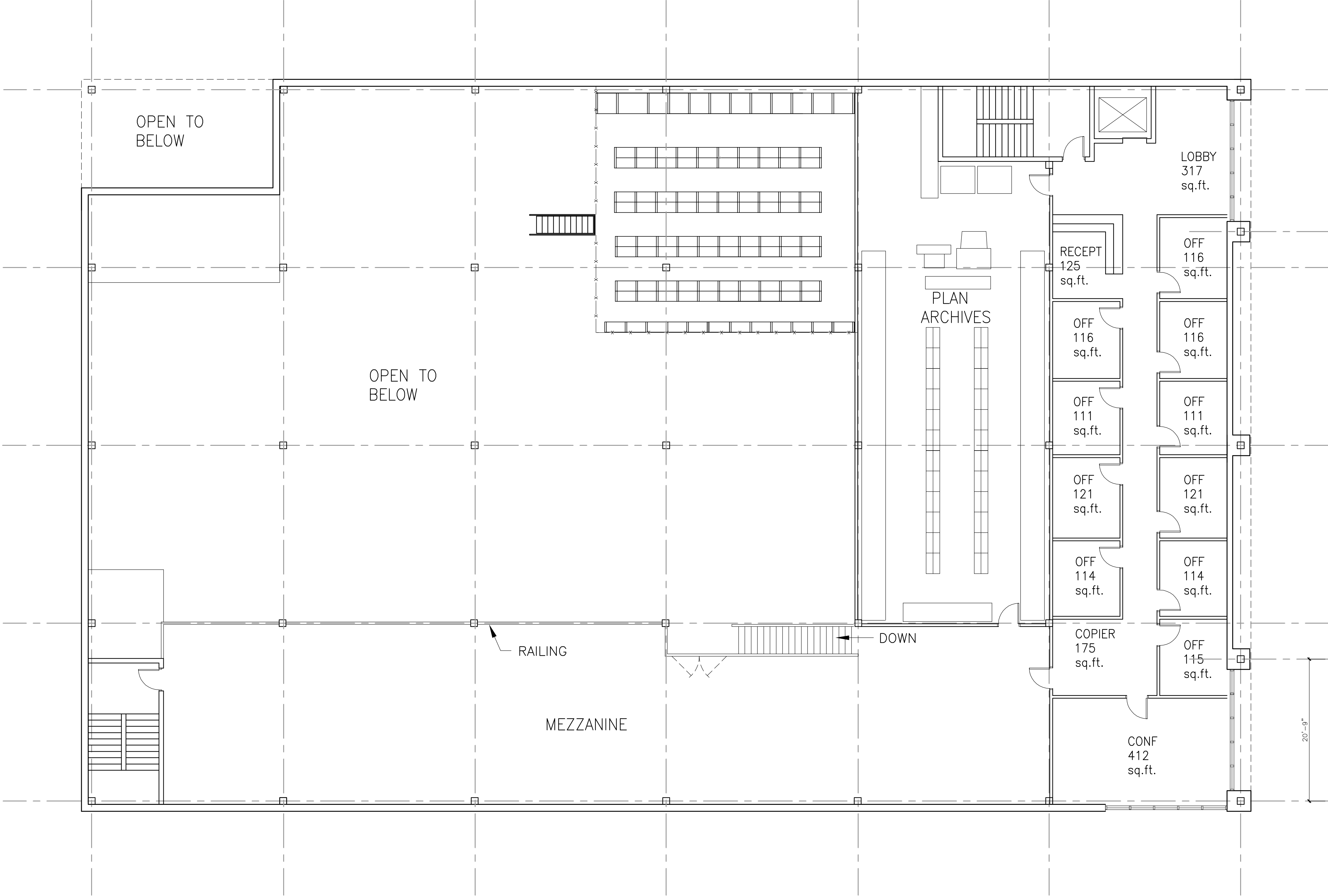
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Date Issued 09/02/09

Sheet Number A201



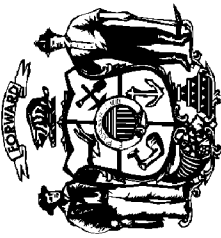
MEZZANINE PLAN

SCALE:



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Sheet Title:
MEZZANINE PLAN
SD

Revisions:			
No.	Date:	By:	Description:

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Sheet Number	A202

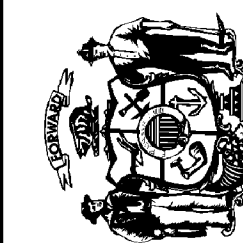


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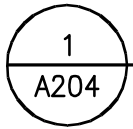
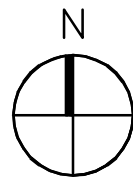
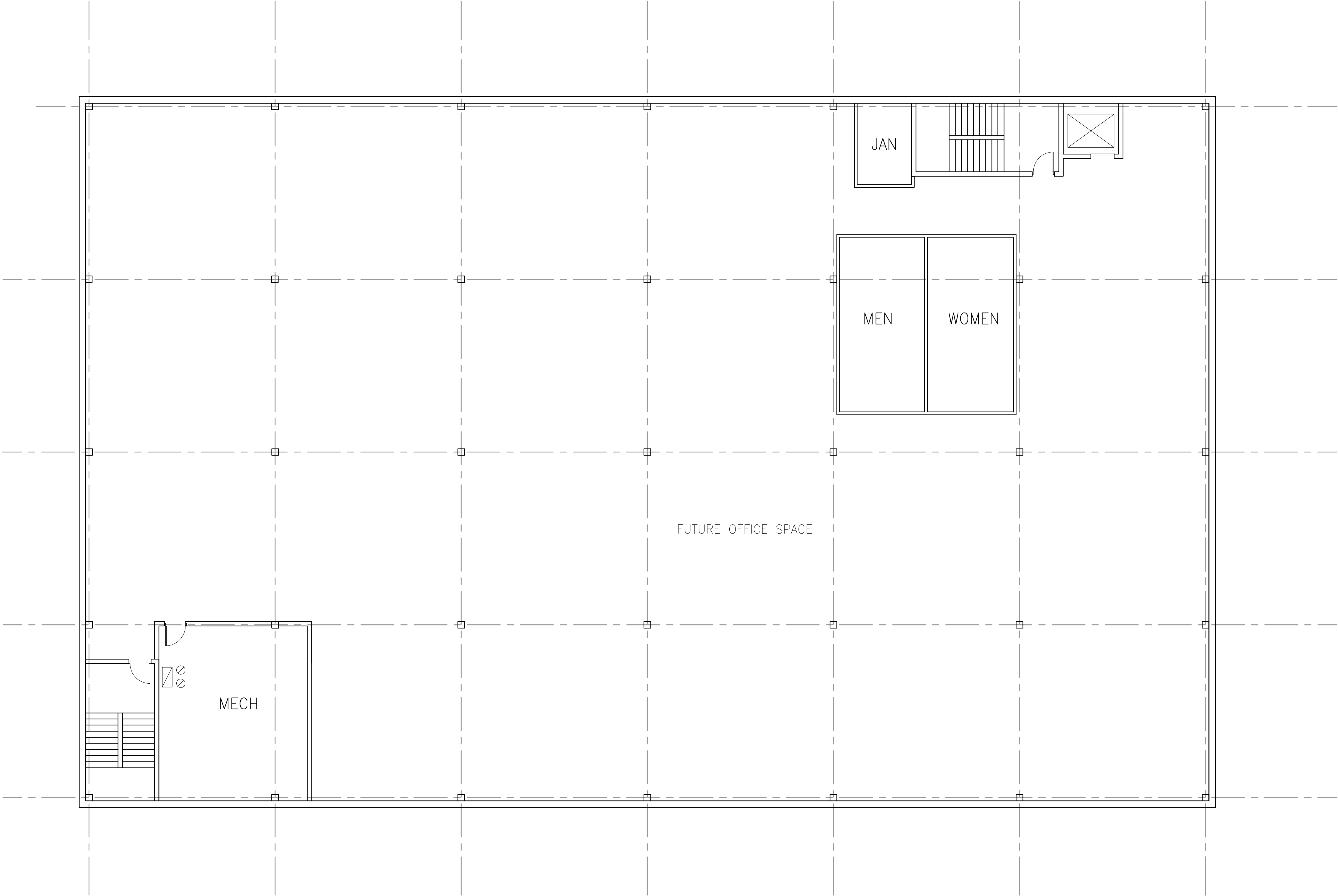
PHYSICAL PLANT SHOPS AND OFFICES

Project Location: 30 N. MILLS STREET
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Sheet Title:
SECOND FLOOR PLAN
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Revisions:

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Date Issued	09/02/09
Sheet Number	A203



THIRD FLOOR PLAN - 18,297 GSF

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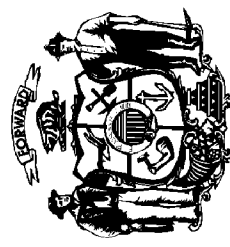


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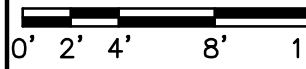
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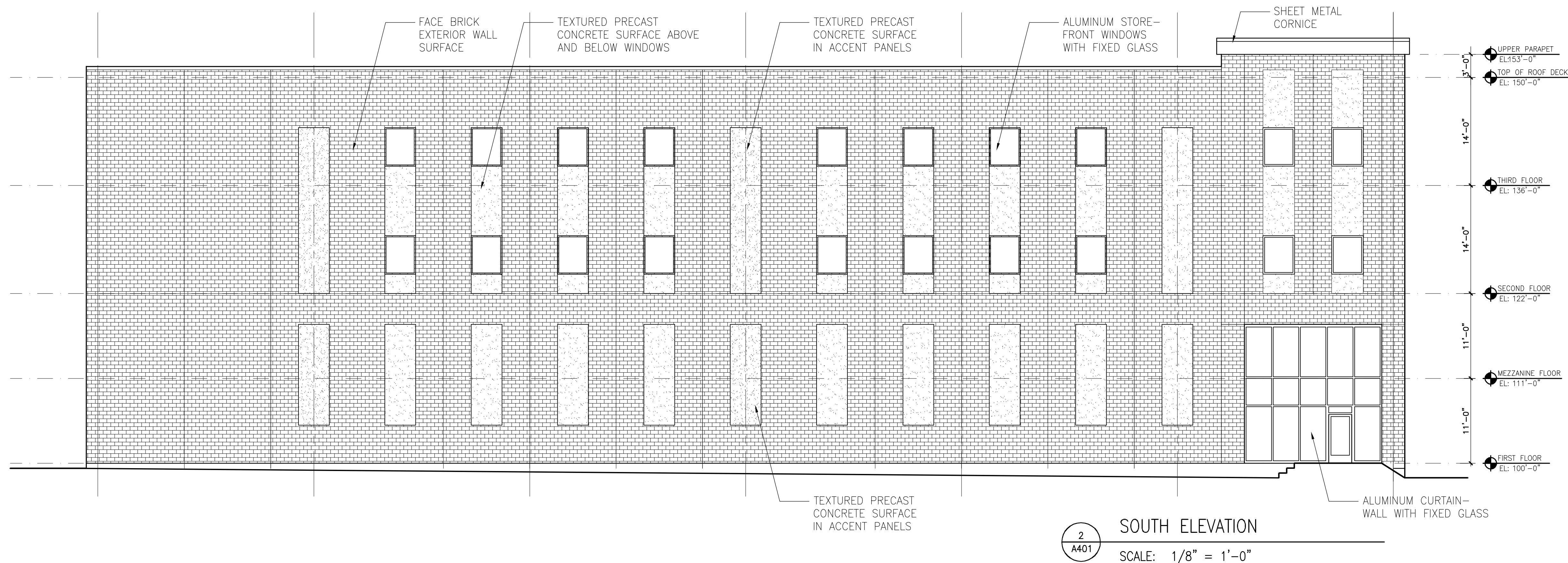
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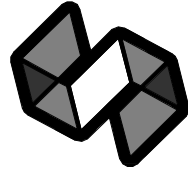
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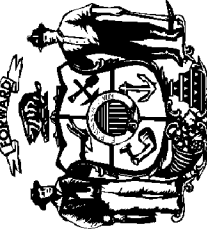


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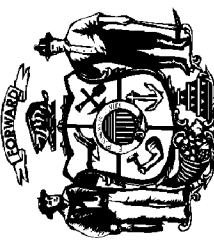
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EXTERIOR ELEVATIONS

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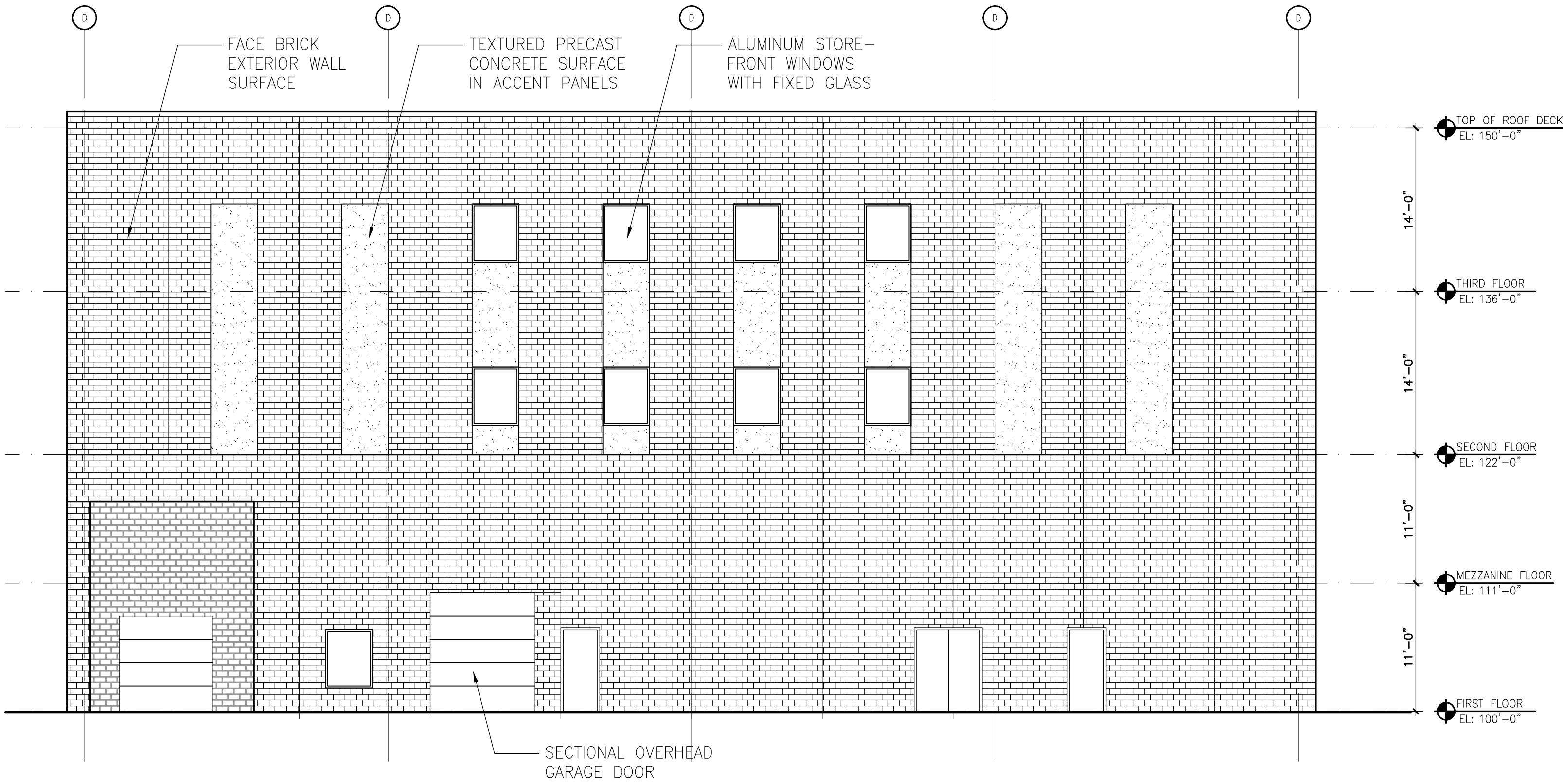
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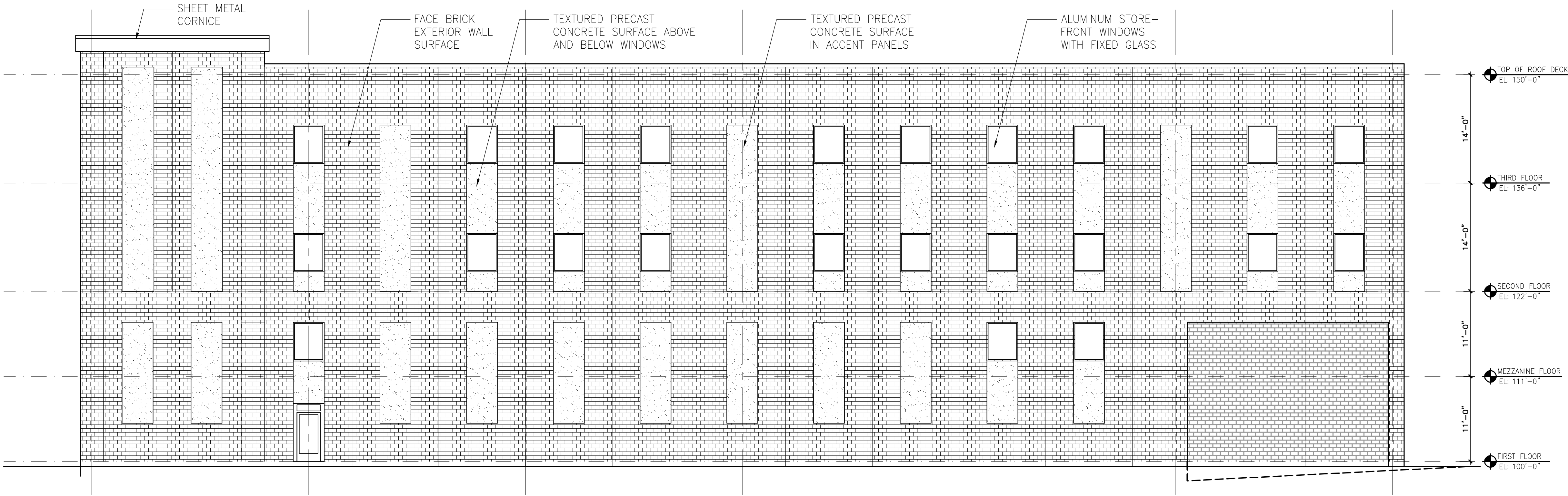
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Date Issued	09/02/09
Sheet Number	A402



1
A402
WEST ELEVATION
SCALE: 1/8" = 1'-0"



2
A402
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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