APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: August 31, 2011

UDC MEETING DATE: September, 7, 2011

Action Requested
___ Informational Presentation
x Initial Approval and/or Recommendation
x Final Approval and/or Recommendation

PLEASE PRINT!

PROJECT ADDRESS: 1102 South Park Street

ALDERMANIC DISTRICT: 13 - Sue Ellingson

OWNER/DEVELOPER (Partners and/or Principals)
Ghidorzi Companies, LLC
2100 Stewart Avenue, Suite 300
Wausau, WI 54401

ARCHITECT/DESIGNER/OR AGENT:
JSD Professional Services, Inc.
161 Horizon Drive, Suite 101
Verona, WI 53593

CONTACT PERSON: Jim Bricker - JSD Professional Services, Inc.
Address: 161 Horizon Drive, Suite 101
Verona, WI 53593
Phone: (608) 848-5060
Fax: (608) 848-2255
E-mail address: jim.bricker@jsdinc.com

TYPE OF PROJECT:
(See Section A for:)
x Planned Unit Development (PUD)
___ General Development Plan (GDP)
x Specific Implementation Plan (SIP)
___ Planned Community Development (PCD)
___ General Development Plan (GDP)
___ Specific Implementation Plan (SIP)
___ Planned Residential Development (PRD)
___ New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
___ School, Public Building or Space (Fee may be required)
___ New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
___ Planned Commercial Site

(See Section B for:)
___ New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)
___ R.P.S.M. Parking Variance (Fee required)

(See Section D for:)
___ Comprehensive Design Review* (Fee required)
___ Street Graphics Variance* (Fee required)

___ Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

URBAN DESIGN COMMISSION APPROVAL PROCESS

INTRODUCTION

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

The process outlined here is intended to:

- Facilitate the preparation of meeting agendas.
- Provide information on projects to UDC members in advance of the meeting at which they will consider a project.
- Provide a record of the plans approved for a given project.

TYPES OF APPROVALS

Informational Presentation. Applicants are often encouraged to make an Informational Presentation to the UDC prior to seeking any approvals in order to obtain an initial reaction and direction before undertaking detailed design. Applicants should provide details on any concept, site and building plans, and other relevant information on which the Urban Design Commission can provide feedback.

Initial Approval and/or Recommendation. Applicant may obtain initial approval and/or recommendation of a project by presenting preliminary design information/detail.

Final Approval and/or Recommendation. Applicant may obtain final approval and/or recommendation of a project by presenting final project details. Recommendations/concerns expressed in the initial approval must be addressed at this time.

PRESENTATIONS TO THE COMMISSION

When presenting projects to the Urban Design Commission, applicants should fill out a registration slip provided in the meeting room and present it to the Secretary. The applicant is encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project. Graphics should be mounted on rigid boards so that they may be easily displayed.

Primarily, the Commission is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

Presentations should generally be limited to 5-10 minutes. The Commission will withhold questions until the end of the presentation.

**********APPLICATION REQUIREMENTS**********

Submission requirements for all types of applications for Urban Design Commission approval are as outlined in the following sections A-D. In addition, **Electronic Application Submittal** is required by all applicants consisting of a copy of the completed application from, descriptive materials, and plans as individual **Adobe Acrobat PDF files** compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to UDCApplications@cityofmadison.com The transmittal

shall include the name of the project, address, and applicant. Applicants unable to provide the materials electronically should contact the Secretary of the Urban Design Commission at 267-8740 for assistance.

An application is required for each Urban Design Commission appearance. For projects also requiring Plan Commission approval, applicants must have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. Applicants are strongly encouraged to meet with UDC staff prior to preparing an application. Please call (608) 266-4635 to arrange an appointment.

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of $10,000 (including grants, loans, TIF, or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City's Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

All application fees shall be included with the application. Make check payable to City Treasurer, Madison, Wisconsin.

SECTION A

SUBMISSION REQUIREMENTS FOR:

- **PUD's,* PCD's, PRD's**
- **New Construction or Major Exterior Remodeling in Urban Design District** ($300 Application Fee)**
- **Minor Exterior Remodeling in Urban Design District ($150 Application Fee)**
- **School, Public Building, or Space (Application Fee may be required)**
- **New Construction or Addition to or Remodeling of a Retail, Hotel, or Motel Building Exceeding 40,000 Sq .Ft.**
- **Planned Commercial Site**

* NOTE: Applications for Planned Unit Development Districts in Downtown Design Zones are required to address the provisions of Section 28.07(6) of the Zoning Code including the "Exterior and Interior Design Criteria for Planned Unit Development Districts in Downtown Design Zones."

** Public Hearing Required

1. Informational Presentation

   Applications to make an Informational Presentation of a project to the UDC should be accompanied by an **electronic pdf submission AND 14 collated sets** of all materials (11" x 17" max.), including the following **required** items:

   a. Locator Map

   b. Brief Narrative Description of the Project

   c. Any and all relevant plans and information on which feedback by the Urban Design Commission is requested.

2. Initial Approval and/or Recommendation

   Applications to make an Initial Approval and/or Recommendation of a project should be accompanied by an **electronic pdf submission AND 14 collated sets** of all materials (11" x 17" max.), including the following **required** items:

   a. Locator Map

   b. Site Plan showing location of existing and proposed buildings

   c. Landscaping Plan

   d. Building Elevations

   e. Contextual site information including photographs and layout of adjacent buildings/structures

   f. PUD text and letter of intent

3. Final Approval and/or Recommendation

   Applications to obtain Final Approval and/or Recommendation of a project should be accompanied by an **electronic pdf submission AND 14 collated sets** of all materials (11" x 17" max.), including the following **required** items:

   a. Locator Map

   b. Site Plan showing location of existing and proposed buildings

   c. Grading Plan

   d. Landscape Plan

   e. Building Elevations, colored with shadow lines required

   f. Proposed Signage

   g. Lighting Plan/Details/Photometrics

   h. Utility/HVAC equipment location and screening details

   i. PUD text and letter of intent

   The applicant shall bring to the UDC meeting, samples of the exterior building materials and color scheme to be used on the project; in addition to providing a list of exterior building materials and colors as an attachment and/or detail to the building elevations.

Wingra Clinic

A Proposal for the Redevelopment of the Former Morningstar Dairy
1102 South Park Street

Overview and Background

The Ghidorzi Company is seeking City of Madison approval to redevelop approximately 68% of the block bounded by South Park Street, Fish Hatchery Road and Midland Street with the construction of a ~76,800 Square Foot (SF) 4-story commercial building and associated surface and structured parking facilities. This new building will be utilized for the expanded Wingra Clinic operated by UW Health and Access Community Health Care Systems, and related medical and educational facilities. The Wingra Clinic has outgrown its current facilities and is seeking to expand in order to serve a growing patient population. Access Community Health Care will continue to operate a clinic at the Villager Mall in addition to this new location.

South Madison is a vibrant component of the greater Madison community and has benefited from an array of planning initiatives that serve as a framework for guiding redevelopment efforts, including: the *South Madison Neighborhood Plan* (Jan 2005), the *Wingra Market Study and Conceptual Redevleopment Plan* (March 2006) and the establishment of Urban Design District Number 7 (June 2006).

As noted by these plans, this area is recognized as having many appealing amenities that support redevelopment efforts:

- Close proximity to employment centers (downtown, UW, Dean Medical Campus, and St. Mary's and Meriter Hospitals
- Accessibility from marjor arterial highways, bus routes, and bike paths.

These plans note that the "flatiron" tract at the intersection of South Park Street and Fish Hatchery Road is a prominent "gateway" site for new commercial and/or mixed use development and recommends multi-storied, mixed use buildings sited close to the property lines with emphasis on high quality architectural and urban design.

The use, site plan and conceptual building architecture has been reviewed and discussed at a neighborhood meeting sponsored by Alder Ellingson, and is currently being reviewed by City staff.

Project Description

The development of the new Wingra Clinic is Phase One of the redevelopment initiative for this block. Planned Unit Development-General Development Plan (PUD-GDP) is proposed for the entire block (with the exception of the two lots at the corner of Park and Midland Streets which are not part of this proposal). The Phase One area – the proposed clinic building and associated parking – will be zoned as PUD-Specific Implementation Plan (PUD-SIP). This phase will include:

- Razing the entire former Morningstar Dairy site. (This site encompasses approximately 104,500 SF and is owned by Clark Street Development. Ghidorzi Company will be purchasing ~39,000 SF of this property)
- Vacation of High Street
- Razing of the 8 rental residential structures fronting Fish Hatchery Road and Midland Streets
- Removal of the MGE substation.
- Constructing a four story – 76,800 SF commercial building to be occupied by clinic, educational, and medical uses. Each floor is 19,200 SF
- Constructing associated parking facilities to support the clinic and educational uses (currently anticipated to include ~74 surface stalls and a ~235 stall multi-level parking structure connected to building via an

elevated enclosed walkway). Note: The prospective occupants of the building desire 4 parking stalls per 1,000 SF of gross floor area to optimally meet the needs of patients, staff and students. The proposed site plan provides for 4.13 stalls per 1000 SF of gross floor area.

- Site Improvements including: landscaping and lighting to compliment building appearance and enhance the pedestrian environment, appropriate screening of surface parking areas, site amenities (walkways and furniture) and storm water management facilities.

The Phase Two area (located to the north of the proposed clinic site) is owned by Clark Street Development. After demolition of the dairy building(s), this area will be temporarily seeded and maintained until market conditions support development that is compatible with the City's adopted plans and design guidelines. The triangular shape of the parcel poses significant design challenges regarding access, vehicle and pedestrian circulation and in creating building floor-plates that are efficiently shaped and, most importantly, marketable. Clark Street's initial conceptual ideas for this site include ~75,000 SF of professional office use, extended stay lodging, street level retail and supporting parking facilities. Clark Street Development and the Ghidorzi Companies have been and are continuing to collaborate on the redevelopment plans for the entire site (both Phase One and Phase Two areas).

Clinic Building and Site Design Considerations

- The clinic building is located so as to be the prominent feature along this segment of the South Park Street frontage. It is sited with a ~13 foot setback from the South Park Street Right-of-Way to present an urban character to the site and to enable:

  - widening of the Park Street Sidewalk for a more comfortable pedestrian experience.

- **streetscape landscaping and hardscape features, and**
- **to accommodate building architectural features (awnings and cornice features) without encroachment over the public walk.**

- **The main entry of the clinic is on the southeast façade accessed by the covered entry drive/ patient drop-off area. This driveway is aligned to provide easy and convenient "way-finding" to the surface parking areas, internal circulation drive and the parking structure.**

- **The Park Street corner of the clinic building will contain a retail pharmacy use with pedestrian access oriented to the Park Street sidewalk. This access area will be improved as a pedestrian plaza with benches and landscaping.**

- **The service area of the clinic is located at the building's west corner. This location provides access for deliveries and emergency ambulance service without disrupting the normal flow and access of patient traffic at the front entry.**

- **Internal site circulation is supported by a private drive constructed essentially along a segment of vacated High Street and provides ingress and egress to Midland Street and Fish Hatchery Road as well as a connection to the parking structure and surface lots. The private drive connection to Fish Hatchery Road will be shared with Clark Street LLC. Clark Street LLC supports the future redevelopment of their portion of this redevelopment site (Phase Two).**

- **The parking structure is 3 levels with direct vehicle access to the internal drive, west surface parking lot and Midland Street. The structure is designed to provide safe wheelchair routes to designated surface sidewalks**

and a pedestrian skywalk connection to the third floor of the clinic building. (Note: the third floor of the clinic building is "spec" space and secure evening access between the building and parking is critically important to prospective tenants). Subsurface soil conditions preclude the structure from being economically constructed with parking levels fully below street grades.

In order to optimize the efficient use of the redevelopment area, accommodate City staff plans for the potential future widening of Fish Hatchery Road and Midland Street, and provide permanent yard area for landscaping, the structure is sited with an 8 foot setback from the future sidewalk location along Fish Hatchery Road. This segment of Fish Hatchery Road will be widened by 6 feet when it is reconstructed in the future. The parking structure is set back 9 feet from the Midland Street ROW to accommodate potential street widening at the intersection with Fish Hatchery Road.

- The exterior architecture of all sides of the parking structure is being designed to complement the character of the Fish Hatchery Road and Midland Street frontages as a planned mixed use and commercial land use. The structure will include articulation of the face walls, parapet features, and foundation and trellis landscape plantings. The wall openings into the main level of the parking structure will be 30 + inches above the sidewalk grade and will be screened in a similar manner as the St Mary's parking ramp to accommodate ventilation while providing visual screening of vehicles and security.

- The Fish Hatchery Road – Midland Street corner of the structure is designed to create a street level pedestrian plaza supporting the adjoining bus stop.

Compatibility with the Wingra Build Plan

The proposed development of the Wingra Clinic site has been designed to be compatible with the recommendations and planning framework established by the adopted Wingra BUILD Plan.

The Wingra BUILD Plan calls for the redevelopment of the Morningstar Dairy property. The plan calls for a master-planned development under a Planned Unit Development zoning and land use designation. A mix of land uses is envisioned at a density of approximately 162,000 SF. The site is recognized as a "gateway" to South Madison and therefore should be developed with a landmark structure at the point of Park Street and Fish Hatchery Roads. The Plan recommends a mid-rise flatiron building configuration at this intersection. A presence of retail oriented building fronts should be maintained along Park Street and the buildings should be compatible with adjacent residential neighborhoods. The concept drawings and Transportation Supplement to the BUILD Plan indicate a two to three-story parking structure be included in the development.

The plan also recommends land uses that support job creation in areas such as health care and bio-medical services in cooperation with the major health care institutions and the University of Wisconsin.

In general, the goal of the plan is to replace surface parking with parking decks, while acknowledging that surface parking is necessary to meet the needs of both on-site users and remote parking for St. Mary's and Meriter Hospitals on an interim basis.

Phase One of this redevelopment effort is consistent with the plan in that it is a medically related building use that is being constructed in cooperation with a major health care provider, the University of Wisconsin. The building is of high architectural quality and the parking structure is designed is a manner to be compatible with the scale and massing of neighboring improvements. The parking deck has approximately the same amount of

frontage on Fish Hatchery Road as the deck found in the Wingra BUILD Transportation Supplement illustration and the set back from Fish Hatchery Road is similar to the plan illustration.

The medical clinic is 4 stories in height, consistent with the recommendations of Wingra BUILD. It has a retail oriented entrance on Park Street that promotes pedestrian use of the facility. At a gross building area of 76,800 square feet, its density is appropriate for the portion of the site that it encompasses, allowing for a building density of between 80,000 and 100,000 square feet to be constructed on the flatiron triangle intersection portion of the site at a future date. The developers of both the medical clinic and triangle portion of the site are working in concert to create a master plan that meets the goals of the Wingra BUILD plan and landmark status of this important South Madison environ.

The only significant variant between the proposed Ghidorzi Wingra Clinic Site Plan (including the conceptual plans put forth by Clark Street Development) and the Wingra Build Plan is that the Build Plan illustrates medium density residential uses (totaling 24 dwelling units) fronting on Midland Street. While neighborhood housing is a compatible use, recent experience has shown that it is impractical and financially not feasible in this vicinity, particularly under current market conditions. The developer has met with the primary land owner of residences along the south side of Midland Street, Dean Health Systems, to review the development plan including the size, location and design of the parking structure. Dean Health has indicated their support for the plan, including the design and location of the parking deck.

Legend:

Project Boundary

Viewshed

Viewshed Legend:

1 - View Looking West From Fish Hatchery Road
2 - Elevation Building Massing of Proposed Apartments at Fish Hatchery Looking West
3 - View Looking West From Fish Hatchery Road & S. Park St.
4 - View Looking North East from South Park Street
5 - View Looking East from South Park Street
6 - View Looking East from South Park Street
7 - View Looking South West from High Street
8 - View Looking South from Midland Street
9 - View Looking South West from Midland to Garden Street

40 0 40

EXISTING CONDITIONS AERIAL

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

PROPOSED WINGRA CLINIC SITE

FISH HATCHERY RD./SOUTH PARK ST.
MADISON, WI
06/20/2011
FOR PLANNING PURPOSES ONLY

View Looking West From Fish Hatchery Rd.

Elevation Building Massing of Proposed Apartments at Fish Hatchery Looking West

View Looking West From Fish Hatchery Rd. & S. Park St. Intersection

View Looking North West from Intersection of Fish Hatchery Road and South Park Street

View Looking North East from South Park Street

View Looking East from South Park Street

View Looking East from South Park Street

View Looking South West from High Street

View Looking South From Midland Street

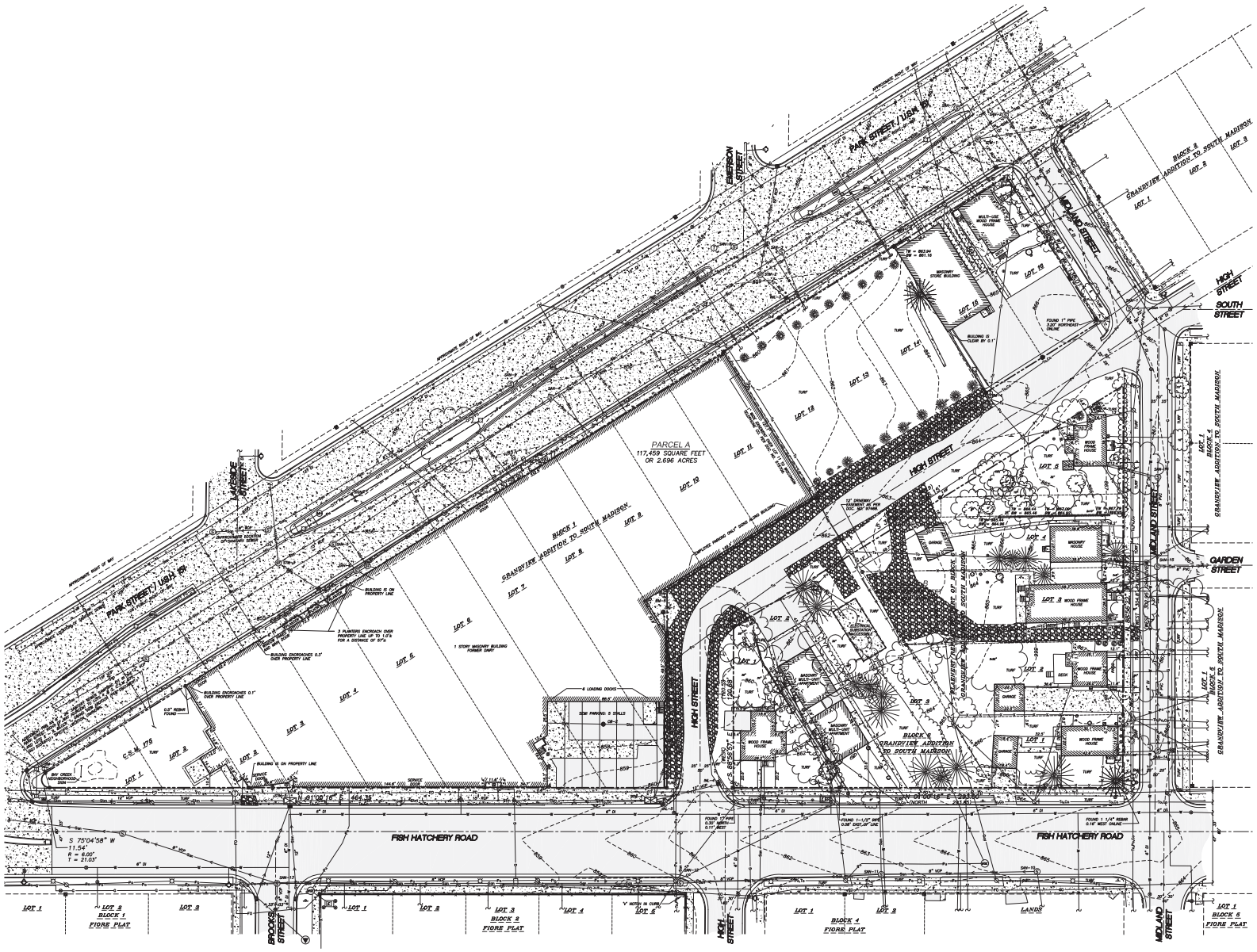
View Looking South West From Midland to Garden Street

EXISTING CONDITIONS DISPLAY

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

PROPOSED WINGRA CLINIC SITE

FISH HATCHERY RD./SOUTH PARK ST.
MADISON, WI
06/20/2011
FOR PLANNING PURPOSES ONLY



SANITARY SEWER MANHOLES											
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE	STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	866.67	S	849.27	8"	VCP	SAN-10	864.84	W	857.62	8"	VCP
		SW	–	–	PLUGGED			E	857.62	8"	VCP
SAN-2	862.81	NE	849.52	8"	VCP	SAN-11	862.48	S	855.56	8"	VCP
		SW	849.01	8"	VCP			W	855.69	6"	VCP
		SE	853.31	12"	VCP			E	855.64	6"	VCP
		NW	848.91	12"	VCP			N	855.46	8"	VCP
SAN-3	859.42	SE	848.56	12"	VCP	SAN-12	860.84	S	852.88	8"	VCP
		SW	850.22	6"	CI			E	853.74	8"	VCP
		NW	848.52	12"	VCP			N	852.82	8"	VCP
SAN-4	857.78	SE	848.18	12"	VCP	SAN-13	855.26	S	847.26	8"	VCP
		SW	849.38	6"	VCP			W	–	8"	VCP
		NW	848.18	12"	VCP			N	–	8"	VCP
SAN-5	856.09	SE	846.72	12"	VCP	SAN-14	866.07	W	–	8"	PVC STUB
		SW	–	6"	PVC			N	–	6"	PVC
		NW	–	12"	VCP			SE	–	6"	PVC
SAN-6	–	–	–	–				SW	–	6"	PVC
		–	–	–	–			E	858.88	8"	PVC
		–	–	–	–	SAN-15	867.66	W	858.38	8"	PVC
SAN-7	861.58	SE	852.38	6"	VCP			E	858.78	8"	PVC
		NE	852.43	8"	VCP			N	–	6"	PVC
		NW	852.51	8"	VCP			S	858.14	8"	PVC
SAN-8	858.52	SE	849.18	8"	VCP	SAN-16	867.39	N	–	6"	PVC
		NW	849.19	8"	VCP			W	859.83	8"	PVC
SAN-9	858.95	SE	847.96	8"	VCP						
		NW	–	8"	VCP						

STORM SEWER MANHOLES						
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	862.36	SE	858.91	12"	VCP
		SW	858.91	12"	RCP
		SW	858.91	12"	RCP
		NN	858.01	15"	VCP
STM-2	859.12	SE	854.90	15"	VCP
		E	854.90	12"	RCP
		SW	855.40	12"	RCP
		NW	854.87	15"	RCP
STM-3	855.85	SE	–	15"	RCP
		E	–	12"	RCP
		SW	–	12"	RCP
		NW	–	15"	RCP
STM-4	860.00	SE	856.75	10"	PVC
		S	856.98	12"	VCP
		SW	857.48	12"	VCP
		N	856.48	15"	RCP
		–	854.54		FLOOR
STM-5	855.52	S	851.01	15"	RCP
		E	–	4"	–
		W	–	12"	–
		N	–	12"	VCP

STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	862.77	N	859.67	12"	RCP
INL-2	862.00	NW	859.60	12"	RCP
INL-3	858.35	NW	856.40	6"	PVC
		NE	855.67	12"	RCP
INL-4	860.21	N	857.96	12"	VCP
INL-5	859.43	NE	857.63	12"	VCP
CB-1	860.12	N	–	–	–
		W	–	10"	PVC
CB-2	–	N	–	–	–
		S	–	10"	PVC

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	870.74	TOP NUT ON HYDRANT AT THE NORTHEAST CORNER OF FISH HATCHERY ROAD AND MIDLAND STREET
BM-2	854.21	TOP OF A 3/4" REBAR AT THE NORTHEAST LOT CORNER OF LOT 1, CSM 175
BM-3	857.39	CHISELED X IN FRONT OF THE DAIRY BUILDING, NEAR THE EAST PROPERTY LINE OF LOT 6, BLOCK 1, GRANDVIEW
BM-4	864.75	TOP OF A 3/4" REBAR AT THE SOUTH LOT CORNER OF LOT 14, BLOCK 1, GRANDVIEW
BM-5	860.56	CHISELED X IN BEHIND THE DAIRY BUILDING, NEAR THE WEST PROPERTY LINE OF LOT 9, BLOCK 1, GRANDVIEW

REVISION NO.	DESCRIPTION	DATE	BY

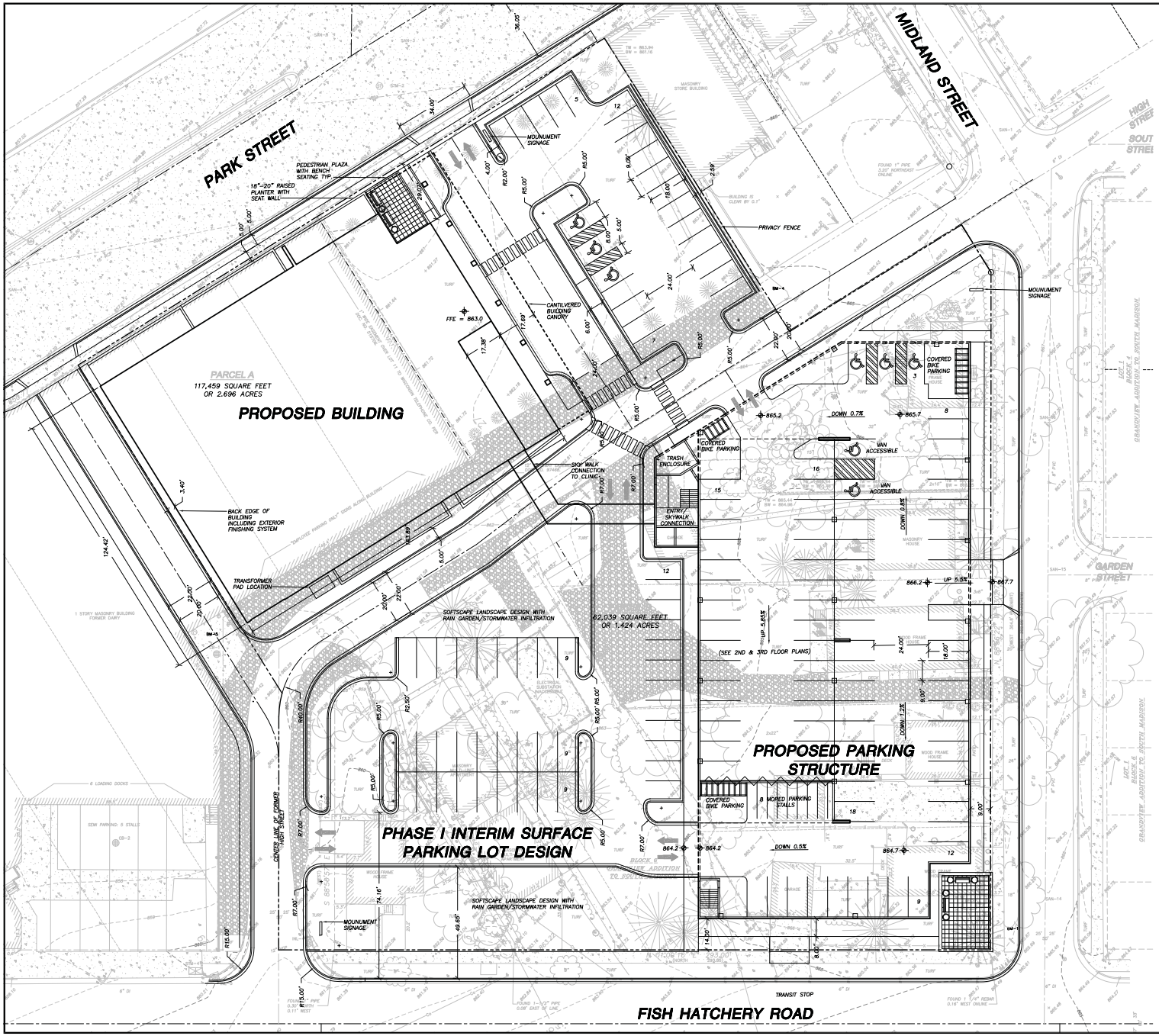
		DATE
DRAWN BY	JWS	4-25-11
CHECKED BY	JK	4-26-11
APPROVED BY	HPJ	4-28-11
DWG/NAME	J:\2011\114627\dwg\11-4627-Excon.dwg	

EXISTING CONDITIONS SURVEY

LOTS 1 AND 2 CSM 175, PART OF LOT 2 AND LOTS 3 THROUGH 16, BLOCK 1 AND ALL OF LOTS 1 THROUGH 3, BLOCK 5, CHARLES PLAINFIELD'S REPLAT OF PART OF BLOCK 6 GRANDVIEW ADDITION TO SOUTH MADISON, ALL LOCATED IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
161 HORICON DRIVE, SUITE 101
WAUNAKEE, WI 53597
PHONE: 608/849-5293

PROJECT NO. 11-4627
FILE NO. E-65
SURVEYED: MAD/JDS
F.B. NO/PG. 246/119
SHEET NO. 1 OF 1



LEGEND (PROPOSED)

PROPERTY LINE

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS. EXISTING CONDITIONS SURVEY PERFORMED BY JSD.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT PROPERTY BOUNDARIES.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. 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.
6. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
7. ALL OTHER SITE PLAN NOTES PLEASE SEE SHEET L-2.0

PARKING LOT PLAN SITE INFORMATION

SITE ADDRESS: 1102 SOUTH PARK STREET, MADISON, WI
SITE ACREAGE:
NUMBER OF BUILDING STORIES (ABOVE GRADE): 4 STORY
BUILDING HEIGHT: 50'-0"
TYPE OF CONSTRUCTION: N/A
TOTAL SQUARE FOOTAGE OF BUILDING: ~76,800

USE OF PROPERTY: COMMERCIAL – WINGRA CLINIC
GROSS SQUARE FEET OF OFFICE: N/A
GROSS SQUARE FEET OF RETAIL AREA: N/A
NUMBER OF EMPLOYEES IN WAREHOUSE: N/A
NUMBER OF EMPLOYEES IN PRODUCTION AREA: N/A
CAPACITY OF OFFICE AREA: N/A

NUMBER OF PARKING STALLS REMOVED: N/A

NUMBER OF SURFACE PARKING STALLS: 63
NUMBER OF SURFACE ACCESSIBLE STALLS: 3
NUMBER OF PARKING STRUCTURE STALLS: 239
(81 1ST LEVEL, 92 2ND LEVEL, 66 3RD LEVEL)
TOTAL NUMBER OF ACCESSIBLE STALLS: 8

TOTAL NUMBER OF PARKING STALLS = 302

NUMBER OF BICYCLE STALLS SHOWN: 20
NUMBER OF MOPED STALLS SHOWN: 8
NUMBER OF TREES REQUIRED (302 STALLS): 19
NUMBER OF TREES SHOWN:
NUMBER OF LANDSCAPE POINTS REQUIRED: 1159.7

SITE PLAN NOTES

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE DESIGNED AND CONSTRUCTED BY THE CITY OF MADISON AND UNDER SEPERATE CONTRACT EXCEPT AS SHOWN.
2. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL RADII TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL CURB AND GUTTER IS 18" CURB AND GUTTER UNLESS OTHERWISE NOTED.
5. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
6. ALL MARKINGS TO BE YELLOW OR WHITE PAINT PER CITY OF MADISON STANDARDS. HANDICAP SYMBOL TO BE BLUE PAINT.
7. SIGNS TO MEET MANUAL ON UNIFORM TRAFFIC CONTROL AS TO COLOR, LETTERING AND DIMENSIONS AND SHALL BE INSTALLED AT A HEIGHT OF SEVEN FEET.

SCALE IN FEET
20' 0 20'

north

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VERONA, WISCONSIN 53593
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www.jsdinc.com

SERVICES PROVIDED TO:
GHIDORZI COMPANIES

2100 STEWART AVE, SUITE 300
WAUSAU, WI 54401

PROJECT:
WINGRA CLINIC
1102 SOUTH PARK ST.

PROJECT LOCATION:
CITY OF MADSION
DANE COUNTY, WI

JSD PROJECT NO.:

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN:	JLF	08-24-11
DRAWN:	JLF	08-24-11
APPROVED:		

PLAN MODIFICATIONS:	DATE:
CITY OF MADISON	08-31-11

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Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
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SHEET TITLE:
SITE PLAN
OPTION 1

SHEET NUMBER:
C-1.0

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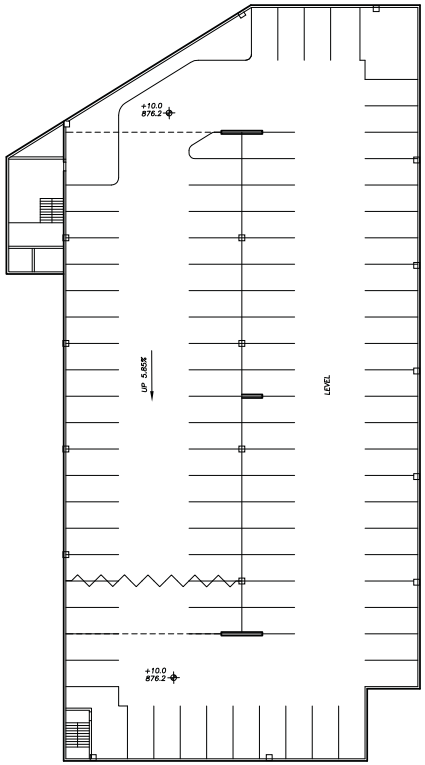
2ND FLOOR – CITY OF MADISON CONCEPT – 92 STALLS

FLOOR TO FLOOR HEIGHT = 10'–0"

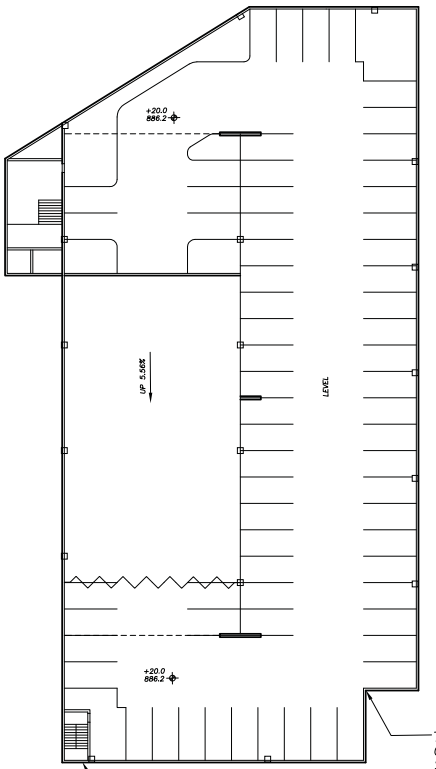
CLEAR HEIGHT = 7'–9"



3RD FLOOR – CITY OF MADISON CONCEPT – 66 STALLS

FLOOR TO FLOOR HEIGHT = 10'–0"

CLEAR HEIGHT = 7'–9"



TOTAL HEIGHT ABOVE GRADE @ MIDLAND ST. SIDEWALK (867.12) = 22.58'

TOTAL HEIGHT ABOVE GRADE @ FISH HATCHERY ST. SIDEWALK (866.00) = 23.70'

SCALE IN FEET

20' 0 20'

north

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SHEET TITLE:

SITE PLAN
PARKING STRUCTURE
LAYOUT
OPTION 1

SHEET NUMBER:

C-1.1

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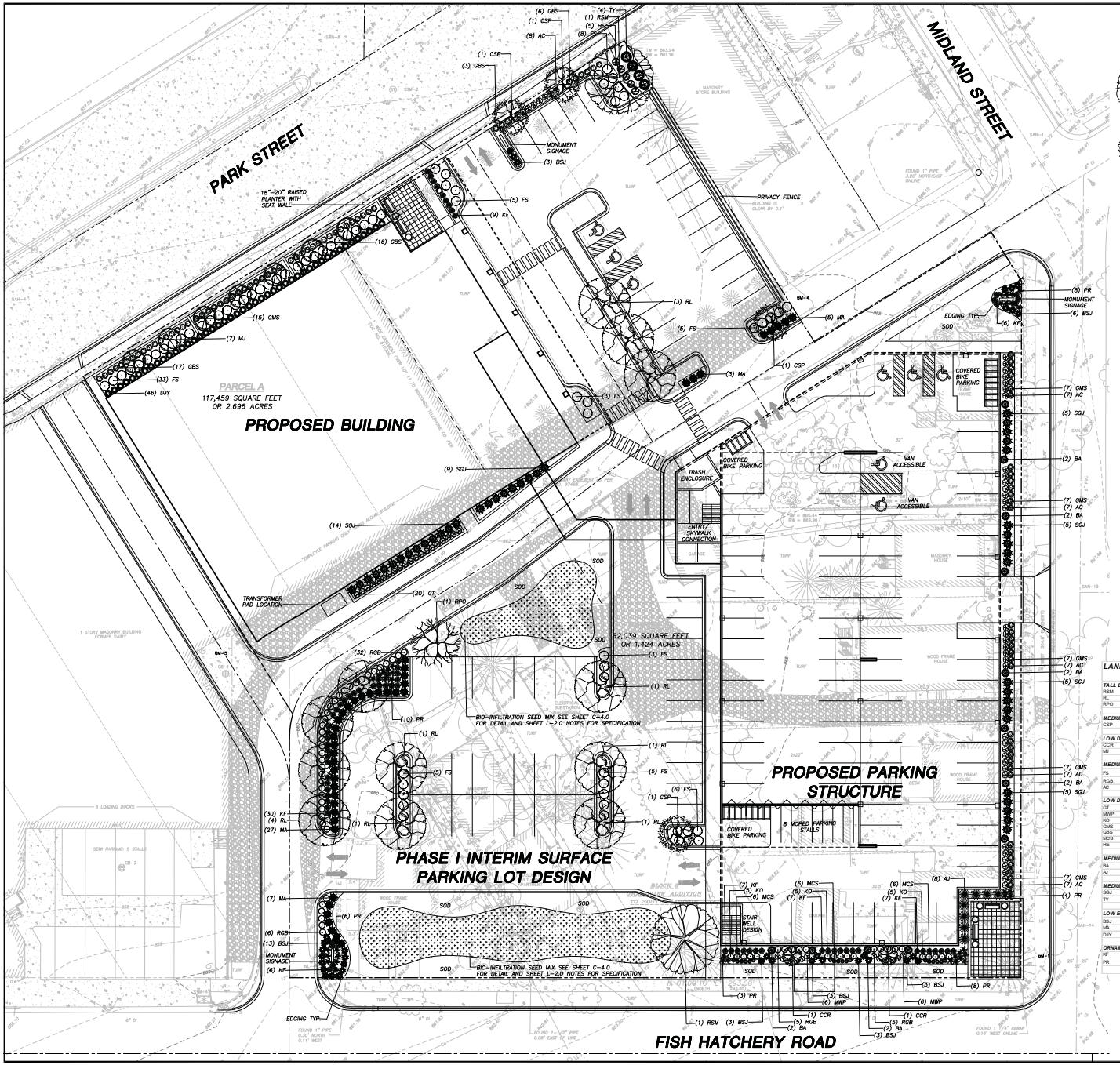

LEGEND (PROPOSED)

PROPERTY LINE

TALL DECIDUOUS TREE

MEDIUM DECIDUOUS TREE

LOW DECIDUOUS TREE

MEDIUM DECIDUOUS SHRUB

LOW DECIDUOUS SHRUB

MEDIUM EVERGREEN TREE

MEDIUM EVERGREEN SHRUB

LOW EVERGREEN SHRUB

ORNAMENTAL GRASSES

BIO-INFILTRATION SEED MIX (SEE SHEET L-2.0 FOR DETAILS)

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS. EXISTING CONDITIONS SURVEY PERFORMED BY JSD.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT PROPERTY BOUNDARIES.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. 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.
6. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
7. ALL OTHER SITE PLAN NOTES PLEASE SEE SHEET L-2.0

PARKING LOT PLAN SITE INFORMATION

SITE ADDRESS: 1102 SOUTH PARK STREET, MADISON, WI
SITE ACREAGE:
NUMBER OF BUILDING STORIES (ABOVE GRADE): 4 STORY
BUILDING HEIGHT: 50'-0"
TYPE OF CONSTRUCTION: N/A
TOTAL SQUARE FOOTAGE OF BUILDING: ~76,800

USE OF PROPERTY: COMMERCIAL – WINGRA CLINIC
GROSS SQUARE FEET OF OFFICE: N/A
GROSS SQUARE FEET OF RETAIL AREA: N/A
NUMBER OF EMPLOYEES IN WAREHOUSE: N/A
NUMBER OF EMPLOYEES IN PRODUCTION AREA: N/A
CAPACITY OF OFFICE AREA: N/A

NUMBER OF PARKING STALLS REMOVED: N/A

NUMBER OF SURFACE PARKING STALLS: 63
NUMBER OF SURFACE ACCESSIBLE STALLS: 3
NUMBER OF PARKING STRUCTURE STALLS: 239
(81 1ST LEVEL, 92 2ND LEVEL, 66 3RD LEVEL)
TOTAL NUMBER OF ACCESSIBLE STALLS: 8

TOTAL NUMBER OF PARKING STALLS = 302

NUMBER OF BICYCLE STALLS SHOWN: 12
NUMBER OF MOPED STALLS SHOWN: 8
NUMBER OF TREES REQUIRED (302 STALLS): 19
NUMBER OF TREES SHOWN: 19
NUMBER OF LANDSCAPE POINTS REQUIRED: 1159.70
NUMBER OF LANDSCAPE POINTS SHOWN: 1594.0

LANDSCAPE PLANT LIST

TALL DECIDUOUS TREES (CANOPY TREES)					
RSM	2	Red Sunset Maple	ACER rubrum 'Frankred'	2" Cal.	B&B
RL	12	Redmond Linden	TILIA americana 'Redmond'	2" Cal.	B&B
RPO	1	Regal Prince Oak	QUERCUS x warei 'Long'	2" Cal.	B&B
MEDIUM DECIDUOUS TREES					
CSP	4	Cleveland Select Pear	PYRUS Calleryana 'Cleveland Select'	1 1/2" Cal.	B&B
LOW DECIDUOUS TREES					
CCR	2	Crabburst Crabapple	MALUS 'Coralcole'	1 1/2" Cal.	B&B
MJ	7	Jane Magnolia	MAGNOLIA x 'Jane'	1 1/2" Cal.	B&B
MEDIUM DECIDUOUS SHRUBS					
FS	73	Gro-Low Fragrant Sumac	RHUS aromatica 'Gro-Low'	18" Ht.	# 3 Cont.
RGB	48	Rosy Glow Barberry	BERBERIS thunbergii var. atropurpurea 'Rosy Glow'	15" Min. Ht.	# 2 Cont.
AC	43	Green Mound Alpine Currant	RIBES alpinum 'Green Mound'	15-18" Min. Ht.	# 2 Cont.
LOW DECIDUOUS SHRUBS					
GT	20	Woodwaxen Golden Template	GENISTA tinctoria-Woadwaxen	15" Min. Ht.	# 2 Cont.
MWP	12	McKay's White Potentilla	POTENTILLA fruticosa 'McKay's White'	15" Min. Ht.	# 2 Cont.
KO	15	Pink Knock Out Rose	ROSA 'Radcon'	15" Min. Ht.	# 2 Cont.
GMS	50	Goldmound Spirea	SPIREA japonica 'Goldmound'	15" Min. Ht.	# 2 Cont.
GBS	42	Gumball Spirea	SPIREA japonica 'Gumball'	15" Min. Ht.	# 2 Cont.
MCS	18	Magic Carpet Spirea	SPIREA x japonica 'Magic Carpet'	15" Min. Ht.	# 2 Cont.
HE	5	Endless Summer Hydrangea	HYDRANGEA macrophylla 'Endless Summer'	15-18" Min. Ht.	# 2 Cont.
MEDIUM EVERGREEN TREES					
BA	12	Blue Arrow Juniper	JUNIPERUS virginiana 'Blue Arrow'	2-3' Ht.	B&B
AJ	8	Armas Juniper	JUNIPERUS chinensis 'Armas'	3-4' Ht.	B&B
MEDIUM EVERGREEN SHRUBS					
SGJ	43	Sea Green Juniper	JUNIPERUS chinensis 'Sea Green'	15-18" Min. Ht.	# 3 Cont.
TY	4	Taunton Yew	TAXUS x media 'Taunton'	15-18" Min. Ht.	# 3 Cont.
LOW EVERGREEN SHRUBS					
BSJ	34	Blue Star Juniper	JUNIPERUS squamata 'Blue Star'	15-18" Min. Ht.	# 3 Cont.
MA	42	Mini Arcade Juniper	JUNIPERUS sabina 'Mini Arcade'	3 Gallon	Pot
DJY	46	Dwarf Japanese Yew	TAXUS cuspidata 'Nana'	15-18" Min. Ht.	# 3 Cont.
ORNAMENTAL GRASSES					
KF	72	Karl Foerester Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerester'	10 - 12" Ht.	# 1 Cont.
PR	39	Prairie Dropseed	SPOROBOLUS heterolepsis	4 1/2"	# 1 Cont.

SCALE IN FEET
20' 0 20'

north

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LANDSCAPE PLAN
OPTION 1

SHEET NUMBER:
L-1.0

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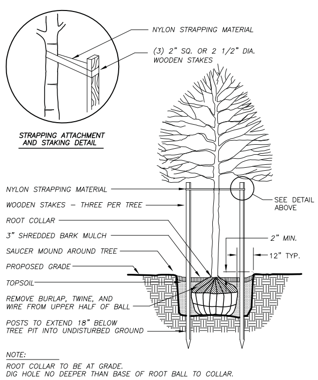
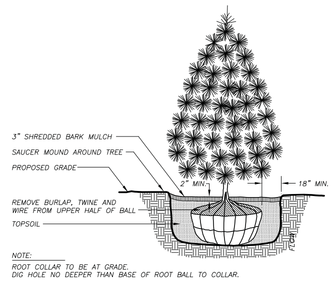


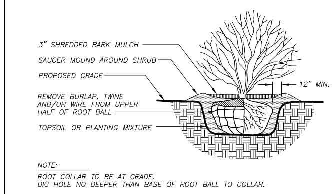
NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO COLLAR.

1 / L2.0 DECIDUOUS TREE PLANTING DETAIL
N.T.S.



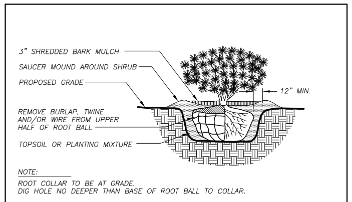
NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO COLLAR.

2 / L2.0 EVERGREEN TREE PLANTING DETAIL
N.T.S.



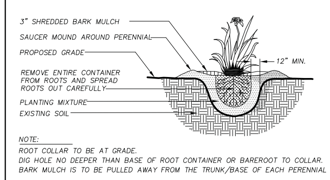
NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO COLLAR.

3 / L2.0 DECIDUOUS SHRUB PLANTING DETAIL
N.T.S.



NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO COLLAR.

4 / L2.0 EVERGREEN SHRUB PLANTING DETAIL
N.T.S.



NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT CONTAINER OR BAREROOT TO COLLAR.
BARK MULCH IS TO BE PULLED AWAY FROM THE TRUNK/BASE OF EACH PERENNIAL

5 / L-2.0 PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL
N.T.S.

LANDSCAPE NOTES AND SPECIFICATIONS

1. GENERAL: ALL WORK IN THE R–O–W 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 OR 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 THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. 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 THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS 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 STOCK IN A SHADED AREA 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. 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 (1) 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. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. 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 TWO (2)–YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.

4. 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. PLANTS 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. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (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. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.

5. MATERIALS – SOIL: PLANTING SOIL/COMPACTED TOPSOIL SHALL MEET THESE REQUIREMENTS:
   1. SODDED AREAS = 7"
   2. 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.

6. MATERIALS – FERTILIZER AND MULCH: ALL TREE RINGS RECEIVE 3" OF MUSHROOM COMPOST, TILLED INTO THE TOP 12" OF ALL PLANTING BEDS. TREE RINGS AND BIORETENTION AREAS 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 ROCK COUNTY AND STATE OF WISCONSIN REQUIREMENTS. ALL TREE RINGS SHALL BE AT LEAST 6' IN DIAMETER..

7. MATERIALS – EDGING: EDGING SHALL BE 5" DEEP, BLACK, POLYETHYLENE EDGING EXCEPT FOR TREE RINGS. ALL DECIDUOUS, ORNAMENTAL, AND EVERGREEN TREES NOT WITHIN EDGED LANDSCAPE BEDS SHALL BE INSTALLED WITH A 6' DIAMETER TREE RING WITH SHOVEL EDGING.

8. MATERIALS – WEED BARRIER FABRIC: ALL PLANTING BEDS SHALL BE INSTALLED WITH WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.

9. 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 THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT 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 TURGRASS SOD SHALL BE STRONG ENOUGH SO THAT IT CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN 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 SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITH A PERIOD OF 24 HOURS. TURGRASS 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. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.

10. 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.

11. 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.

12. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, BUFFER AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 30 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 30 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION.

13. MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND BARRIERS AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

14. BIO–RETENTION AREA DESIGNATED TO RECEIVE SEED MIX IS TO BE SEEDED WITH "LOW GROWING PRAIRIE FOR MEDIUM SOILS" SEED MIX (ITEM NO. 50010) AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608–296–3679. INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT.

LANDSCAPE WORKSHEET

1102 SOUTH PARK ST.
WINGRA CLINIC
CHUCK GHIDORZI
3550 ANDERSON ST., P.O. BOX 7906, MADISON, WI 53704

302

0

19

1159.70

0

1159.70

[illegible]	[illegible]	19	0			
[illegible]	[illegible]	326	652			
[illegible]	[illegible]	169	507			
[illegible]	[illegible]					
[illegible]	[illegible]					
[illegible]	[illegible]	20	300			
[illegible]	[illegible]	9	135			
		[illegible]	1594	[illegible]		

1594

Approved by: ____________ Date: ________

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2100 STEWART AVE, SUITE 300
WAUSAU, WI 54401

PROJECT:
WINGRA CLINIC
1102 SOUTH PARK ST.

PROJECT LOCATION:
CITY OF MADSION
DANE COUNTY, WI

JSD PROJECT NO.:

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN:	JLF	08-24-11
DRAWN:	JLF	08-24-11
APPROVED:		

PLAN MODIFICATIONS:	DATE:
CITY OF MADISON	08-31-11

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SHEET TITLE:
LANDSCAPE DETAILS
OPTION 1

SHEET NUMBER:
L-2.0

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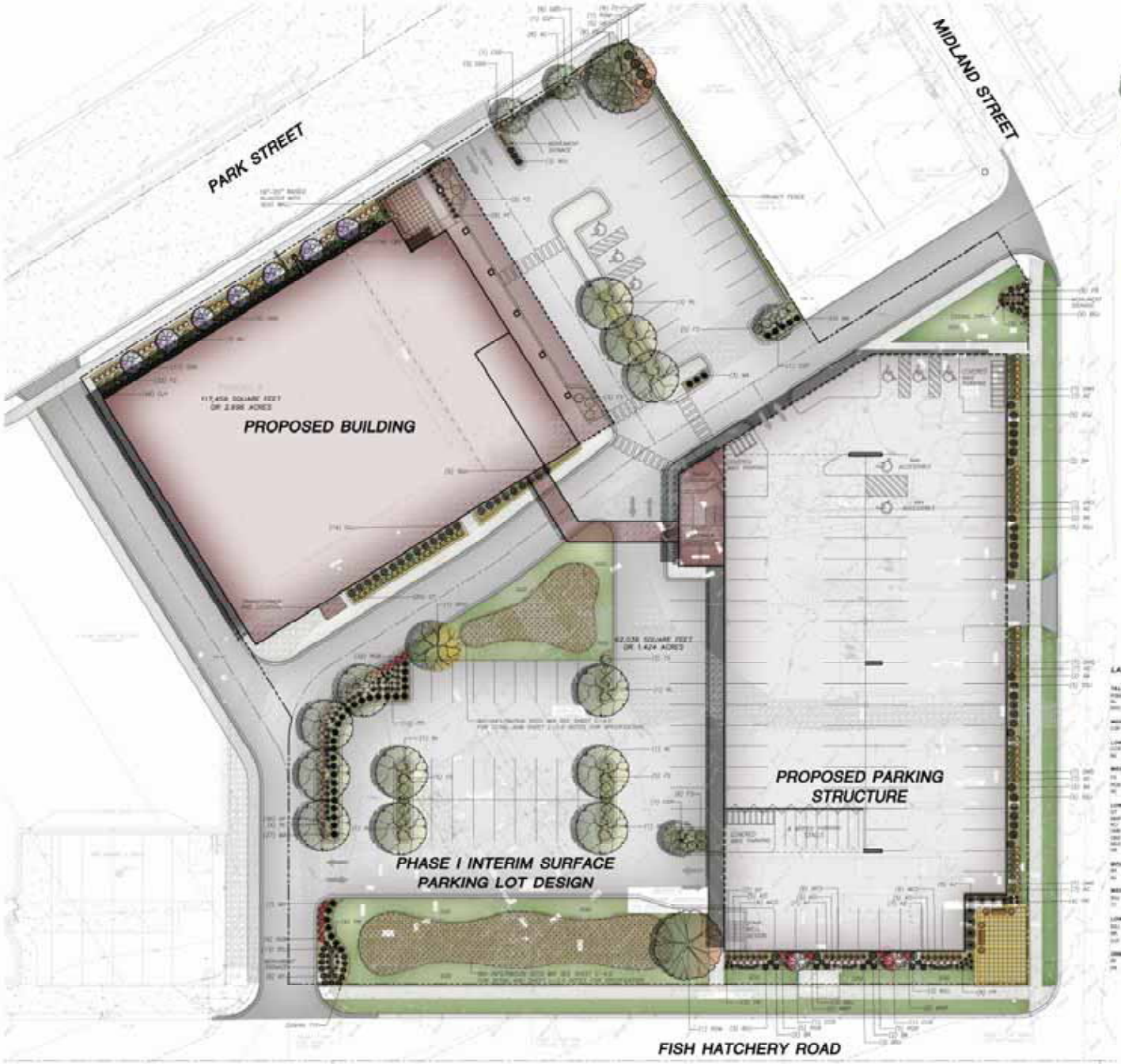

LEGEND (PROPOSED)

GENERAL NOTES

PARKING LOT PLAN SITE INFORMATION

LANDSCAPE PLANT LIST

LANDSCAPE PLAN OPTION 1

L-1.0

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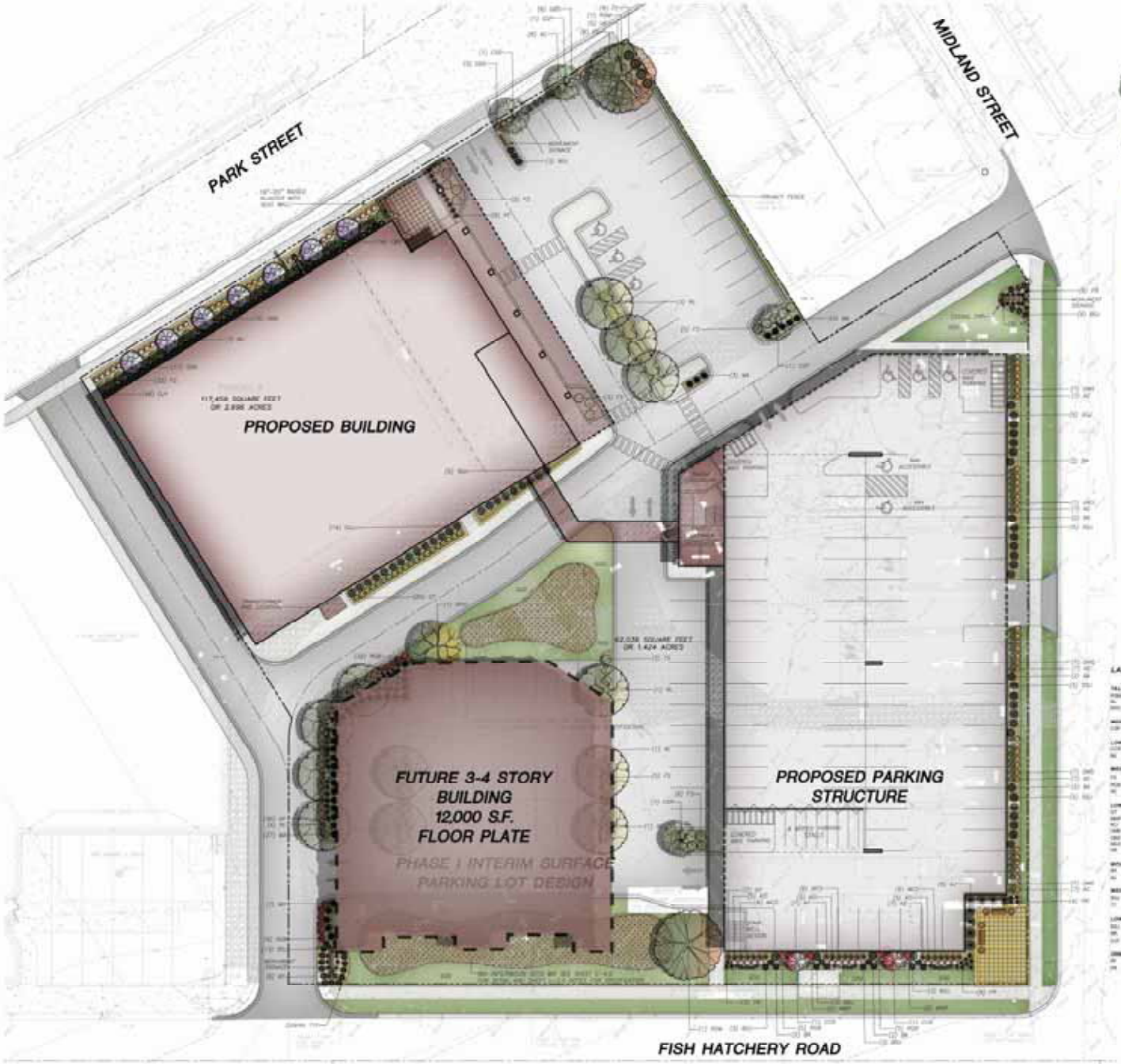
WINGRA CLINIC
1102 SOUTH PARK STREET
MADISON, WI
08/31/2011
FOR PLANNING PURPOSES ONLY



LEGEND (PROPOSED)

GENERAL NOTES

PARKING LOT PLAN SITE INFORMATION

LANDSCAPE PLANT LIST

FUTURE BUILDING MASSING OPTION 1

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

L-1.1

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1102 SOUTH PARK STREET
MADISON, WI
08/31/2011
FOR PLANNING PURPOSES ONLY

Option 1: Clark St. Conceptual Massing Plan

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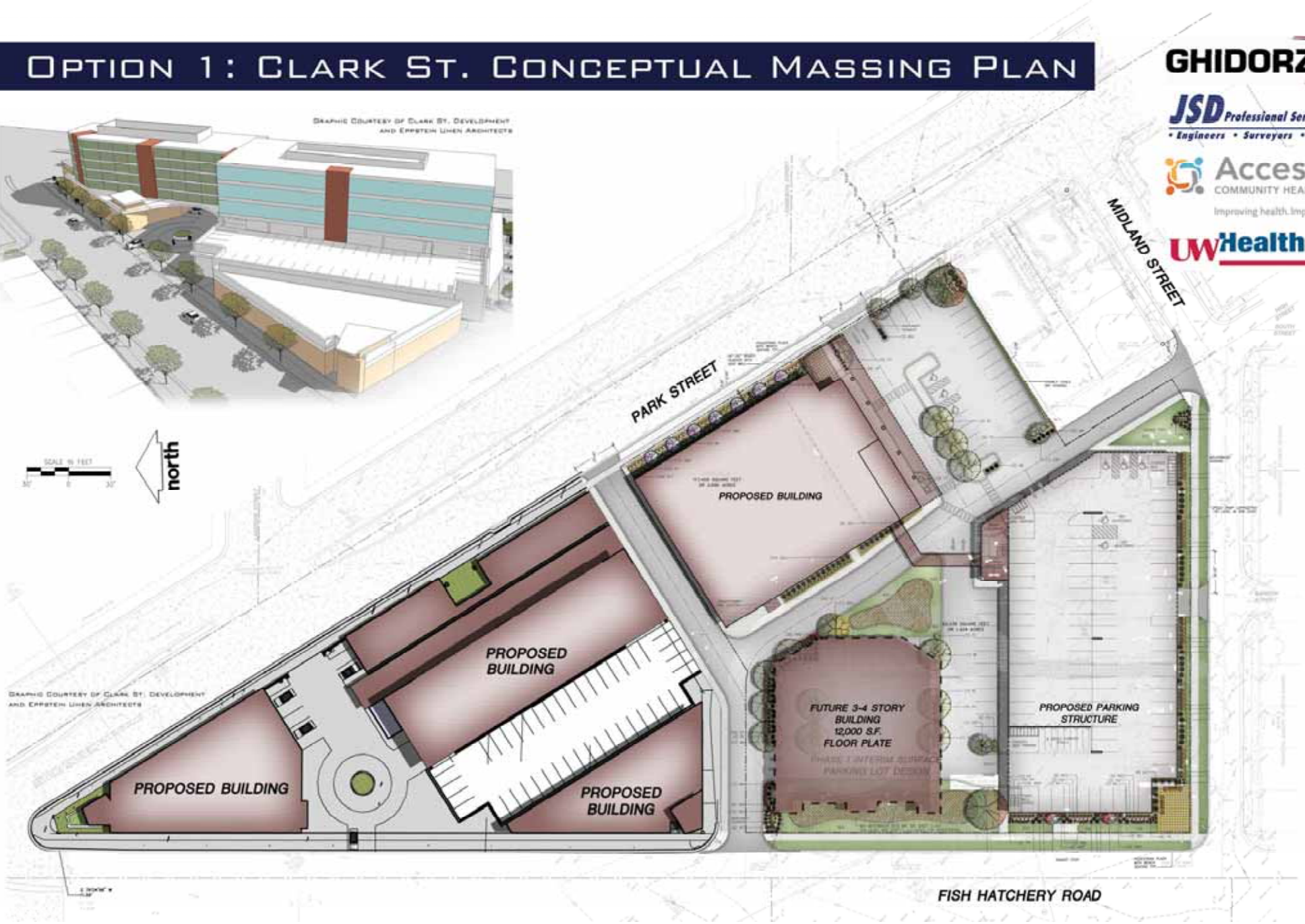
UW Health

Graphic Courtesy of Clark St. Development and Eppstein Uhen Architects



Graphic Courtesy of Clark St. Development and Eppstein Uhen Architects

GENERAL NOTES:

1. PARKING LOT LIGHTING DESIGN IS UNDER CITY CATEGORY OF "DESIGN ACTIVITY".
2. PROJECT MEETS 41 WATTS PER SQUARE FEET.
3. 30'-0" LIGHT POLES ON CONCRETE BASES 1'-0" A.F.G. - TOTAL OVERALL MOUNTING HEIGHT OF 31'-0". A.F.G.
4. ALL FIXTURES ARE DIRECT CUT OFF - DARK SKY COMPLIANT.

LIGHT FIXTURE SCHEDULE

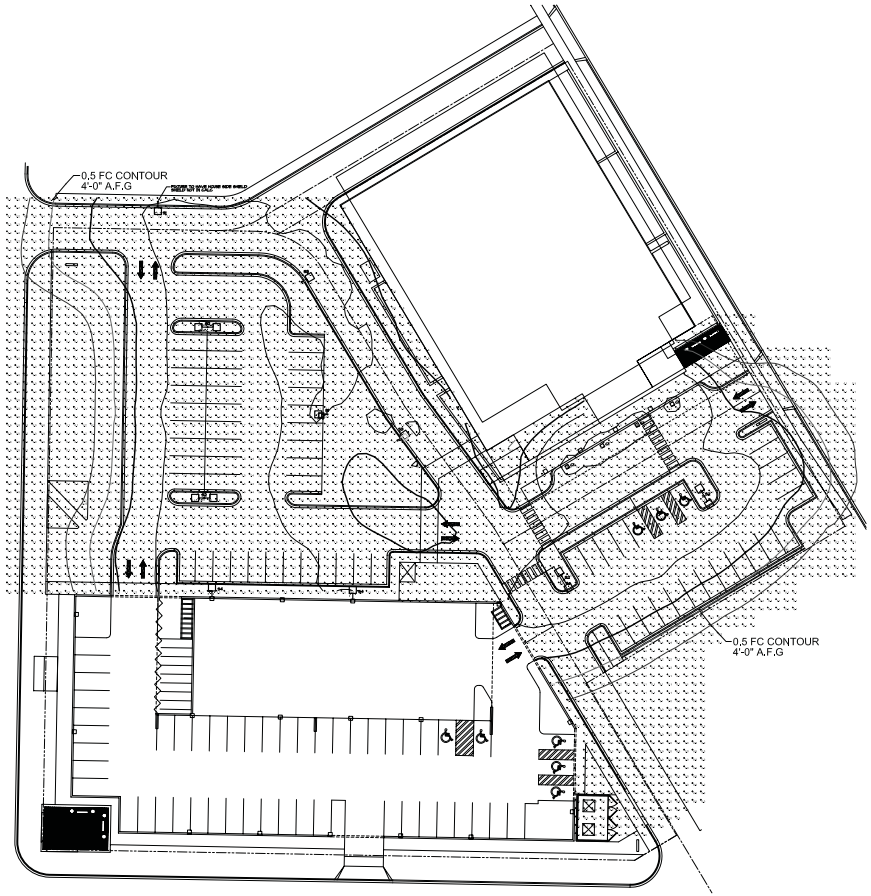
LIGHT FIXTURE TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTS	BALLAST	FIXTURE LAMPING CATALOG NUMBER	TYPE	WATTS	QTY.	INTENSITY WATTS	NOTES
S1	LED PARKING LOT LIGHT FIXTURE W/ 30'-0" LIGHT POLE - SINGLE HEAD CONCRETE BASE 1'-0" A.F.G.	COOPER LIGHTING RAVE VISION	V4-SQ-LED-T3 TYPE 3 DISTRIBUTION	480V	LED	LED	LED	148	1	148	L2
S2	LED PARKING LOT LIGHT FIXTURE W/ 30'-0" LIGHT POLE - DOUBLE HEAD CONCRETE BASE 1'-0" A.F.G.	COOPER LIGHTING RAVE VISION	V4H-SQ-LED-T3 TYPE 3 DISTRIBUTION	480V	LED	LED	LED	148	2	292	L2
S3	LED PARKING LOT LIGHT FIXTURE W/ 30'-0" LIGHT POLE - SINGLE HEAD CONCRETE BASE 1'-0" A.F.G.	COOPER LIGHTING RAVE VISION	V4H-SQ-LED-T3 TYPE 2 DISTRIBUTION	480V	LED	LED	LED	148	1	148	L2
S4	LED PARKING LOT LIGHT FIXTURE WALL MOUNT - SINGLE HEAD	COOPER LIGHTING RAVE VISION	V4H-SQ-LED-T2-WALL TYPE 2 DISTRIBUTION	480V	LED	LED	LED	148	1	148	2
C1	LED CANOPY LIGHT	COOPER LIGHTING HOLMAN DESIGN	CAC-C2R-1W SQUARE DISTRIBUTION	480V	LED	LED	LED	77	1	77	2

NOTES:
1. 30'-0" LIGHT POLE ON CONCRETE BASE - CONCRETE BASE 1'-0" A.F.G. - TOTAL OVERALL MOUNTING HEIGHT IS 31'-0".
2. DIRECT CUT OFF LIGHT HEAD.

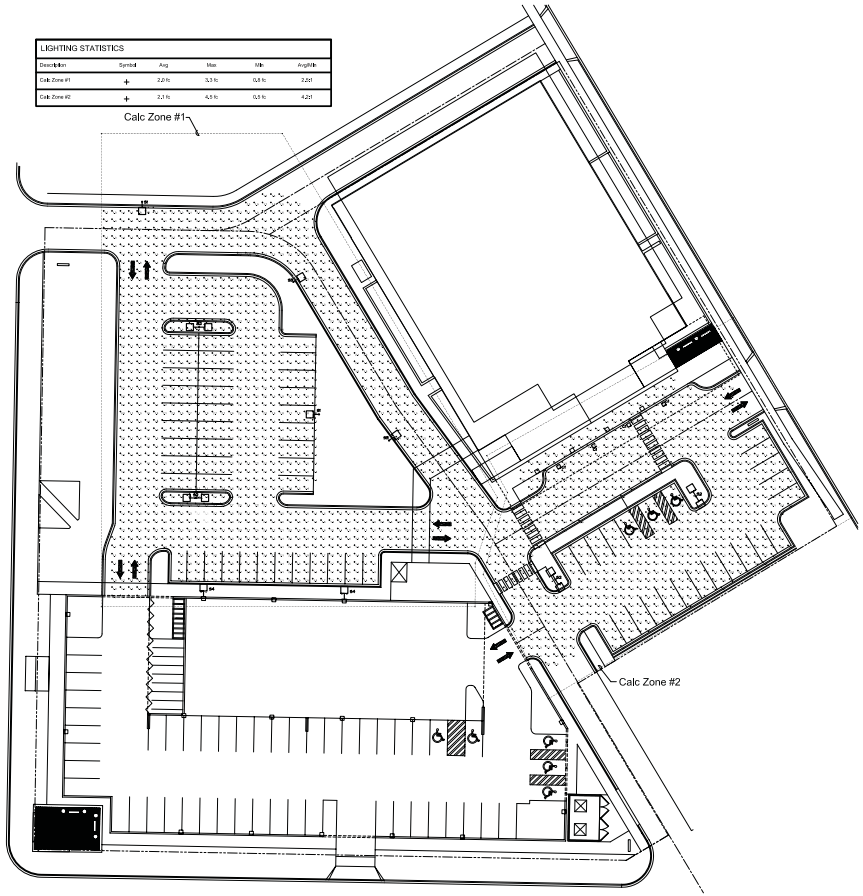
GENERAL NOTES:
A. ALL LED TYPE IC RATED FIXTURES INSTALLED IN AN IC APPLICATION SHALL HAVE THE SURROUNDING AREA BUNDED OFF SUCH THAT INSULATION DOES NOT COME IN CONTACT WITH THE FIXTURE. FURTHERMORE, PLUGS OUT OF THE FIXTURES DOES NOT REMOVE OR COMPROMISE THE REQUIREMENT TO MAINTAIN THE BUILDING INSULATION SYSTEM AS CALLED OUT IN OTHER AREAS OF THE CONTRACT DOCUMENTS.
B. WHERE RECESSED FIXTURES PENETRATE THE BUILDING ENVELOPE BETWEEN CONDITIONED AND NON CONDITIONED SPACES, THE PENETRATION SHALL BE PROPERLY SEALED TO ELIMINATE AIR MOVEMENT FROM A CONDITIONED SPACE TO A NON CONDITIONED SPACE.

LIGHTING STATISTICS

Description	Symbol	Avg	Max	Min	Avg/Min
Calc Zone #1	+	2.2 fc	3.3 fc	0.8 fc	2.2:1
Calc Zone #2	+	2.1 fc	4.5 fc	0.5 fc	4.2:1



2 ES1 ELECTRICAL SITE PLAN - 0.5 FOOT-CANDLE CONTOUR
SCALE: 1" = 30'-0"



1 ES1 ELECTRICAL SITE PLAN - PAVING FOOT-CANDLE CALCULATION
SCALE: 1" = 30'-0"

PRELIMINARY FOR REVIEW
NOT FOR CONSTRUCTION

ROMES DESIGN INCORPORATED
DESIGNERS OF MECHANICAL, PLUMBING, & ELECTRICAL SYSTEMS
1600 SHAWANO, SUITE 204 PHONE: (920) 592-4630
GREEN BAY, WI 54303 FAX: (920) 592-4635
E-MAIL: SFAUTZ@ROMESDESIGN.COM

GHIDORZI CONSTRUCTION
DESIGN / BUILD / DEVELOP
2100 STEWART AVENUE WAUSAU, WI 54401
PHONE: (715)845-7282 FAX: (715)845-8896

ID	DATE	DESCRIPTION
REVISION SCHEDULE		

WINGRA CLINIC

1102 South Park Street
Madison, WI 53175

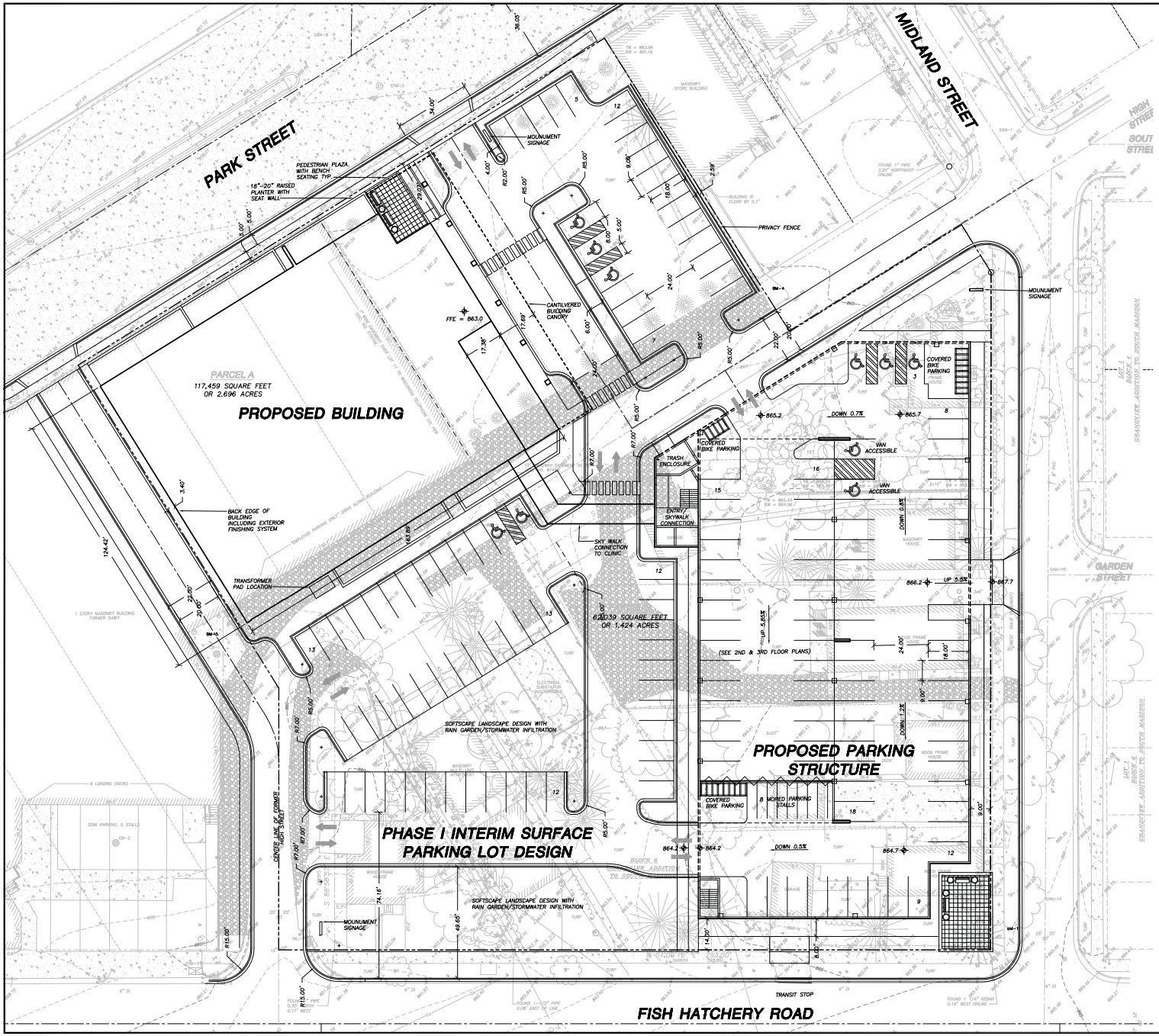
ARCHITECT OF RECORD: MICHAEL K. THEISS
REGISTRATION NO.: 9598-005
ADDRESS:2100 STEWART AVE. WAUSAU, WI 54401
PHONE: (715) 845-8448 FAX: (715) 845-8896

DRAWING SCALE: AS NOTED ON DRAWINGS
DRAWN BY: SAP
ORIGINAL DATE: 8/31/11
PROJECT NUMBER: 10-0111

ELECTRICAL SITE PLAN - OPTION 1

ES1

N:\engfiles\Working\Projects_2011\11-102 Wingra Clin\11-102 ES1.dwg, 8/30/2011 5:51:00 PM, RDI, CutePDF Writer



LEGEND (PROPOSED)

PROPERTY LINE

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS. EXISTING CONDITIONS SURVEY PERFORMED BY JSD.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT PROPERTY BOUNDARIES.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. 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.
6. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
7. ALL OTHER SITE PLAN NOTES PLEASE SEE SHEET L-2.0

PARKING LOT PLAN SITE INFORMATION

SITE ADDRESS: 1102 SOUTH PARK STREET, MADISON, WI
SITE ACREAGE:
NUMBER OF BUILDING STORIES (ABOVE GRADE): 4 STORY
BUILDING HEIGHT: 50'-0"
TYPE OF CONSTRUCTION: N/A
TOTAL SQUARE FOOTAGE OF BUILDING: ~76,800

USE OF PROPERTY: COMMERCIAL – WINGRA CLINIC
GROSS SQUARE FEET OF OFFICE: N/A
GROSS SQUARE FEET OF RETAIL AREA: N/A
NUMBER OF EMPLOYEES IN WAREHOUSE: N/A
NUMBER OF EMPLOYEES IN PRODUCTION AREA: N/A
CAPACITY OF OFFICE AREA: N/A

NUMBER OF PARKING STALLS REMOVED: N/A

NUMBER OF SURFACE PARKING STALLS: 74
NUMBER OF SURFACE ACCESSIBLE STALLS: 5
NUMBER OF PARKING STRUCTURE STALLS: 239
(81 1ST LEVEL, 92 2ND LEVEL, 66 3RD LEVEL)
TOTAL NUMBER OF ACCESSIBLE STALLS: 10

TOTAL NUMBER OF PARKING STALLS = 313

NUMBER OF BICYCLE STALLS SHOWN: 20
NUMER OF MOPED STALLS SHOWN: 8
NUMBER OF TREES REQUIRED (313 STALLS): 20
NUMBER OF TREES SHOWN:
NUMBER OF LANDSCAPE POINTS REQUIRED: 1191.90

SITE PLAN NOTES

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE DESIGNED AND CONSTRUCTED BY THE CITY OF MADISON AND UNDER SEPERATE CONTRACT EXCEPT AS SHOWN.
2. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL RADII TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL CURB AND GUTTER IS 18" CURB AND GUTTER UNLESS OTHERWISE NOTED.
5. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
6. ALL MARKINGS TO BE YELLOW OR WHITE PAINT PER CITY OF MADISON STANDARDS. HANDICAP SYMBOL TO BE BLUE PAINT.
7. SIGNS TO MEET MANUAL ON UNIFORM TRAFFIC CONTROL AS TO COLOR, LETTERING AND DIMENSIONS AND SHALL BE INSTALLED AT A HEIGHT OF SEVEN FEET.

SCALE IN FEET
20' 0 20'

north

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WAUSAU, WI 54401

PROJECT:
WINGRA CLINIC
1102 SOUTH PARK ST.

PROJECT LOCATION:
CITY OF MADSION
DANE COUNTY, WI

JSD PROJECT NO.:

SEAL/SIGNATURE:

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DESIGN:	JLF	08-24-11
DRAWN:	JLF	08-24-11
APPROVED:		

PLAN MODIFICATIONS:	DATE:
CITY OF MADISON	08-31-11

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SHEET TITLE:
SITE PLAN
OPTION 2

SHEET NUMBER:
C-1.0

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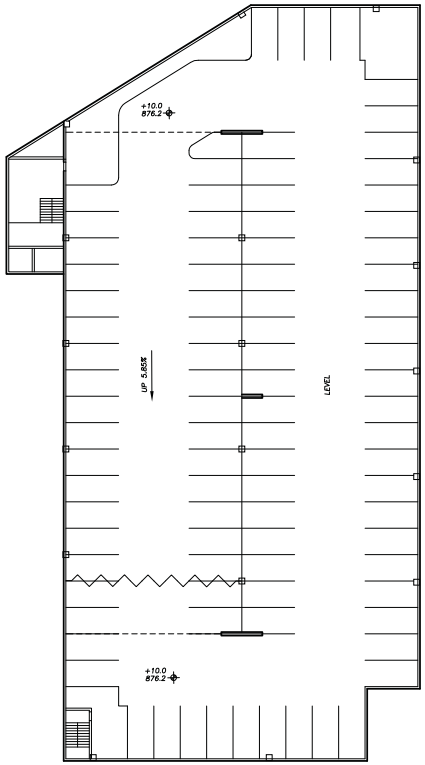
2ND FLOOR – CITY OF MADISON CONCEPT – 92 STALLS

FLOOR TO FLOOR HEIGHT = 10'–0"

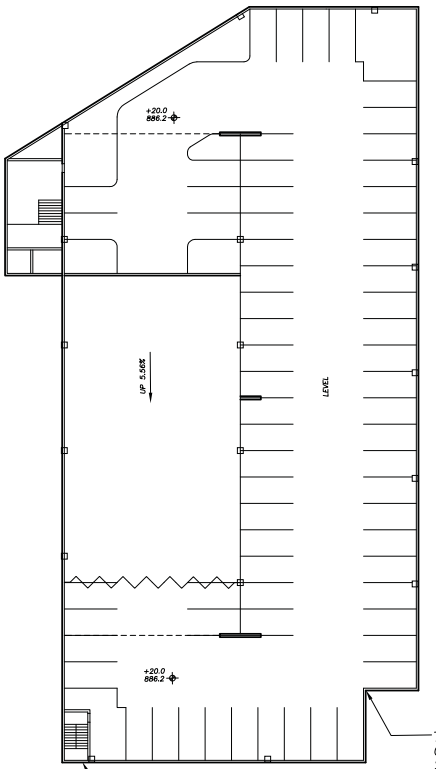
CLEAR HEIGHT = 7'–9"



3RD FLOOR – CITY OF MADISON CONCEPT – 66 STALLS

FLOOR TO FLOOR HEIGHT = 10'–0"

CLEAR HEIGHT = 7'–9"



TOTAL HEIGHT ABOVE GRADE @ MIDLAND ST. SIDEWALK (867.12) = 22.58'

TOTAL HEIGHT ABOVE GRADE @ FISH HATCHERY ST. SIDEWALK (866.00) = 23.70'

SCALE IN FEET

20' 0 20'

north

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DRAWN:	JLF	08-24-11
APPROVED:		

PLAN MODIFICATIONS:	DATE:
CITY OF MADISON	08-31-11

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SHEET TITLE:

SITE PLAN
PARKING STRUCTURE
LAYOUT
OPTION 2

SHEET NUMBER:

C-1.1

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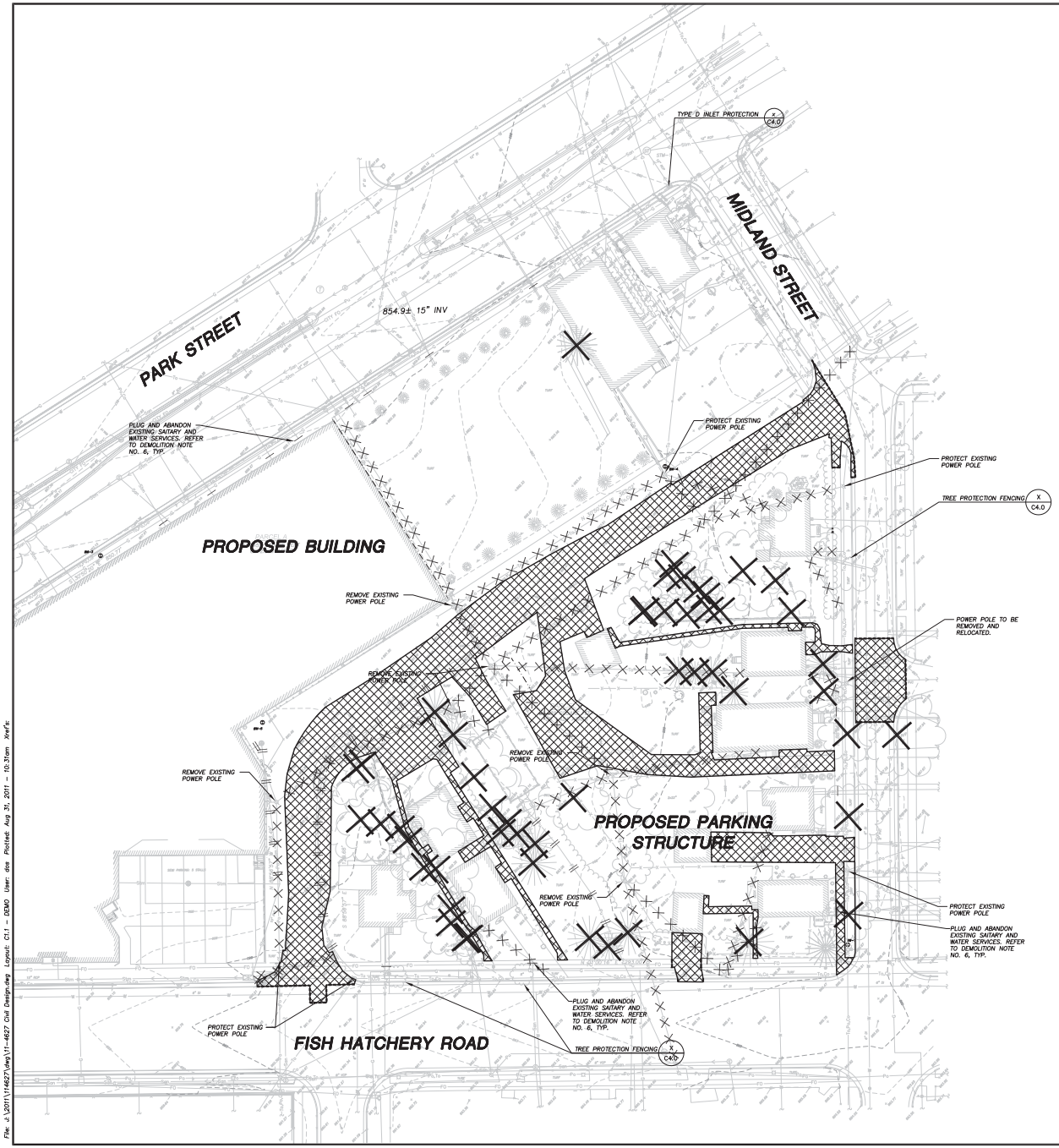

LEGEND (PROPOSED)

- PROPERTY LINE
- SILT FENCING
- TREE PROTECTION FENCING
- CONSTRUCTION FENCING / LIMITS OF DISTURBANCE
- REMOVE PAVEMENT
- ABANDON UTILITIES
- REMOVE UTILITIES
- SAWCUT
- TREE REMOVAL

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS. FIELD WORK FOR THE EXISTING CONDITIONS SURVEY PERFORMED BY JSD PROFESSIONAL SERVICES, INC. IN 2001, DECEMBER, 2010 AND JANUARY 2011.
2. ALL WORK IN THE ROW AND ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. ALL WORK IN THE PUBLIC RIGHTS OF WAY OR WITHIN PUBLIC EASMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS ISSUED BY THE CITY ENGINEER, PER ENGINEERING PROJECT NO. XXXXXX.
4. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
5. NO SITE GRADING OUTSIDE OF THE PROPERTY UNLESS SPECIFIED.
6. THIS PROJECT HAS BEEN DESIGNED AND WILL BE CONSTRUCTED IN COMPLIANCE WITH ALL OF THE WDNR INDIVIDUAL PERMIT APPLICATION ELIGIBILITY STANDARDS.
7. 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.
8. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
9. REFER TO GEOTECHNICAL REPORT DATED XXXXX AS PREPARED BY CGC, INC FOR PAVEMENT DESIGN.

DEMOLITION NOTES

1. THE DEMOLITION PLAN SHOULD NOT BE CONSIDERED ALL–INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY DEMOLITION TO COMPLETE THE PROPOSED IMPROVEMENTS.
2. REMOVE ALL STRUCTURES WITHIN THE PROJECT AREA. REMOVAL TO BE IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND DEMOLITION STANDARDS.
3. CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
4. THE EXISTING BUILDING IS TO REMAIN OPERATIONAL DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE THE SEQUENCING OF NECESSARY UTILITY IMPROVEMENTS PRIOR TO ANY CONSTRUCTION.
5. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACK–FILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".
7. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH ARTICALE 503 AND WATER ABANDONMENT SHALL BE IN ACCORANCE WITH ARTICLE 704.12 OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTUCTION, LATEST ADDITION.
8. CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
9. PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
10. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE. LEGALLY DISPOSE OF OFF–SITE.
11. PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND/OR UTILITY INSTALLATION ENCROACH WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TRENCHING WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN SHALL BE DONE RADIALLY AWAY FROM THE TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCHING.
12. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY , INCLUDING BASE AND ALL APPURTENANCES. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.

north

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2100 STEWART AVE, SUITE 300
WAUSAU, WI 54401

PROJECT:
WINGRA CLINIC
1102 SOUTH PARK STREET

PROJECT LOCATION:
CITY OF MADISON
DANE COUNTY, WI

JSD PROJECT NO.: 11-4627

SEAL/SIGNATURE:

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APPROVED:	WPW	-

PLAN MODIFICATIONS:	DATE:
City of Madison	08-31-2011

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SHEET TITLE:
DEMOLITOIN PLAN

SHEET NUMBER:
C1.2

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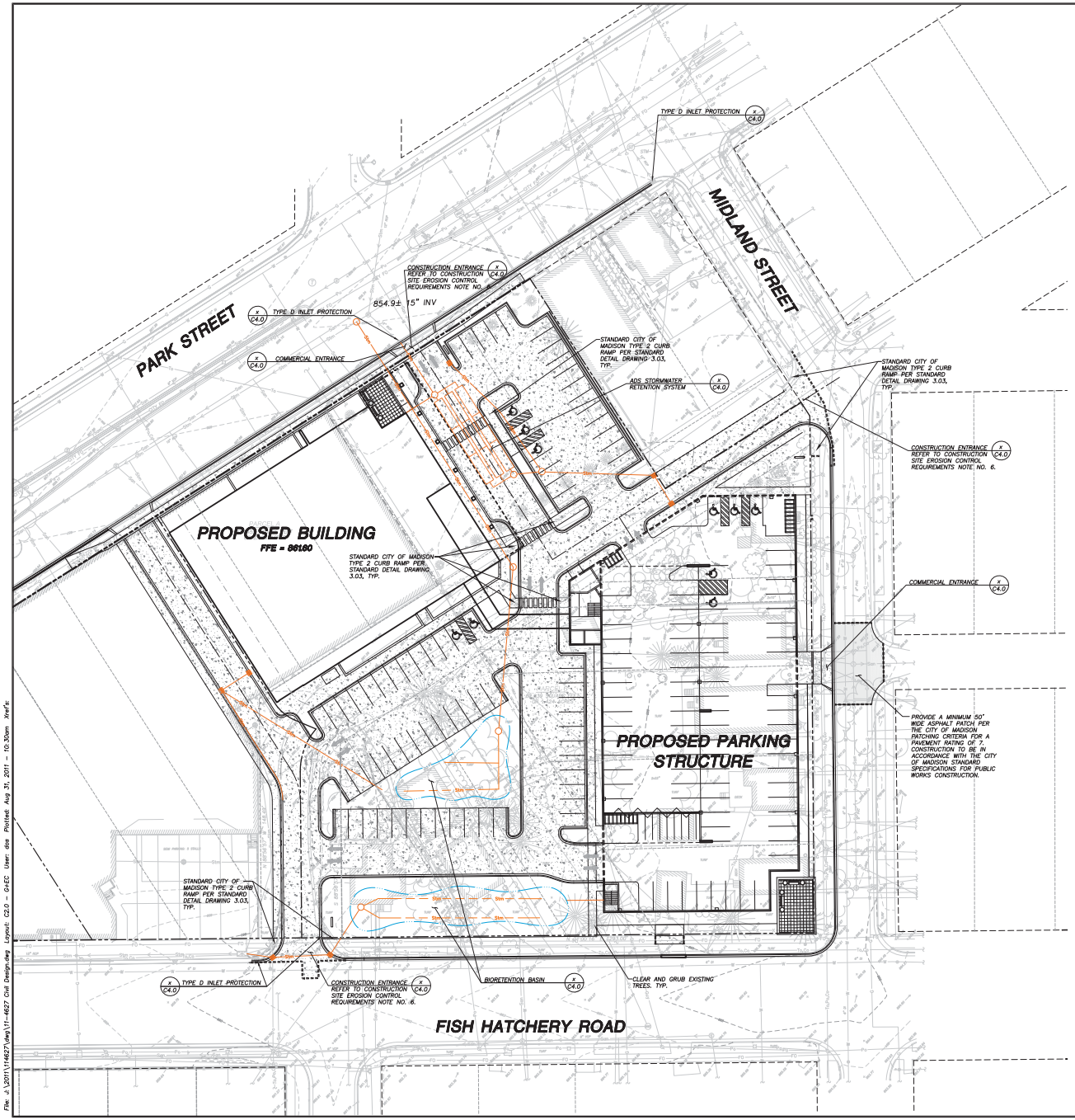

LEGEND (PROPOSED)

- PROPERTY LINE
- Stm — UNDERGROUND STORM WATER MANAGMENT
- Stm — STORM SEWER
- San — SANITARY SEWER
- W — WATER MAIN
- CONCRETE PAVEMENT

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS. FIELD WORK FOR THE EXISTING CONDITIONS SURVEY PERFORMED BY JSD PROFESSIONAL SERVICES, INC. IN 2001, DECEMBER, 2010 AND JANUARY 2011.
2. ALL WORK IN THE ROW AND ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. ALL WORK IN THE PUBLIC RIGHTS OF WAY OR WITHIN PUBLIC EASMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS ISSUED BY THE CITY ENGINEER, PER ENGINEERING PROJECT NO. XXXXXX.
4. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
5. NO SITE GRADING OUTSIDE OF THE PROPERTY UNLESS SPECIFIED.
6. THIS PROJECT HAS BEEN DESIGNED AND WILL BE CONSTRUCTED IN COMPLIANCE WITH ALL OF THE WDNR INDIVIDUAL PERMIT APPLICATION ELIGIBILITY STANDARDS.
7. 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.
8. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
9. REFER TO GEOTECHNICAL REPORT DATED JANUARY 18, 2011 AS PREPARED BY CGC, INC FOR PAVEMENT DESIGN AND CULVERT DETAILS.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

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. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
6. INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. 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.
7. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
8. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
9. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
   A. PLACE EXCAVATED 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 TYPE D INLET PROTECTION AROUND ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM AREAS UNDER CONSTRUCTION. REFER TO WISDOT FDM FOR RESPECTIVE DETAILS.
11. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
12. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
13. ALL SLOPES EXCEEDING 4:1 (25%) SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND DRAINAGE SWALES SHALL BE STABILIZED WITH A 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.
14. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR AND WDCOMM REQUIREMENTS.

north

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CITY OF MADISON
DANE COUNTY, WI

JSD PROJECT NO.: 11-4627

SEAL/SIGNATURE:

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SHEET TITLE:
EROSION CONTROL PLAN

SHEET NUMBER:
C2.0

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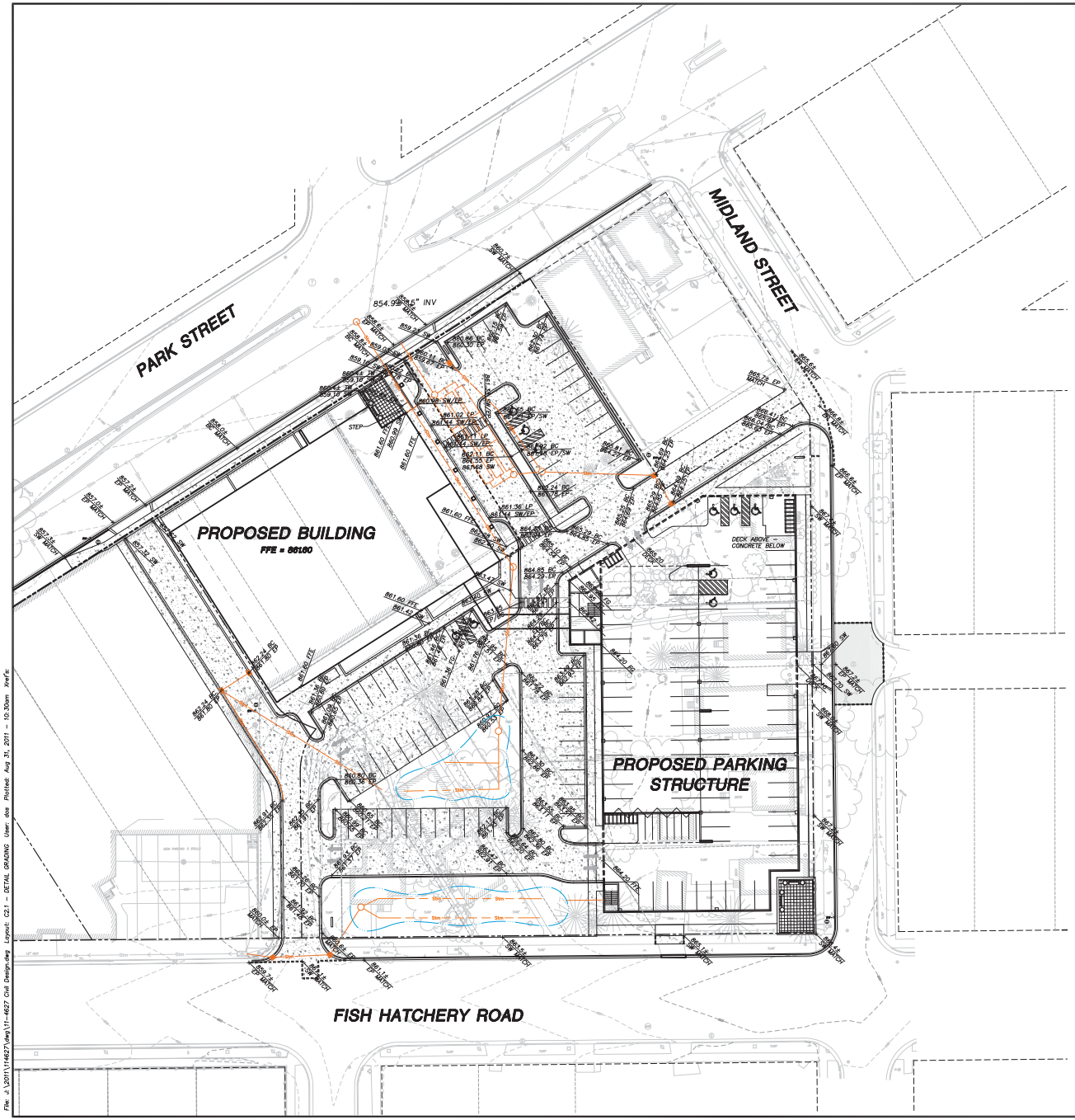

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LEGEND (PROPOSED)

- PROPERTY LINE
- 859 — PROPOSED 1 FOOT CONTOUR
- 860 — PROPOSED 5 FOOT CONTOUR
- SILT FENCE
- EDGE OF PAVEMENT
- SAWCUT
- 18" CONCRETE CURB & GUTTER
- 18" REJECT CONCRETE CURB & GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 834.45 EP — SPOT ELEVATION
  - BC – BACK OF CURB
  - EP – EDGE OF PAVEMENT
  - RIM – STRUCTURE RIM
  - EC – EDGE OF CONCRETE
  - FG – FINAL GRADE
  - HP – HIGH POINT

GENERAL NOTES

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3. ALL WORK IN THE PUBLIC RIGHTS OF WAY OR WITHIN PUBLIC EASMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS ISSUED BY THE CITY ENGINEER CITY TRAFFIC ENGINEER, PER ENGINEERING PROJECT NO. 5.862278.
4. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
5. NO SITE GRADING OUTSIDE OF THE CONSTRUCTION LIMIT LINE.
6. THIS PROJECT HAS BEEN DESIGNED AND WILL BE CONSTRUCTED IN COMPLIANCE WITH ALL OF THE WDNR INDIVIDUAL PERMIT APPLICATION ELIGIBILITY STANDARDS.
7. 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.
8. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
9. REFER TO GEOTECHNICAL REPORT DATED JANUARY 18, 2011 AS PREPARED BY CGC, INC FOR PAVEMENT DESIGN AND CULVERT DETAILS.

GRADING AND SEEDING NOTES

1. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
2. 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 CONSTRUCTION.
3. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
4. CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES THE BIORETENTION AND RAIN GARDEN AREAS JUST PRIOR TO SEEDING AND MULCHING TO PROMOTE INFILTRATION.
5. CONTRACTOR SHALL WATER ALL NEWLY SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
6. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SEEDING AND MULCHING.
7. EXCESS MATERIAL TO BE DISPOSED OF OFFSITE AT CONTRACTOR'S EXPENSE.

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JSD PROJECT NO.: 11-4627

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DETAIL GRADING PLAN

SHEET NUMBER:
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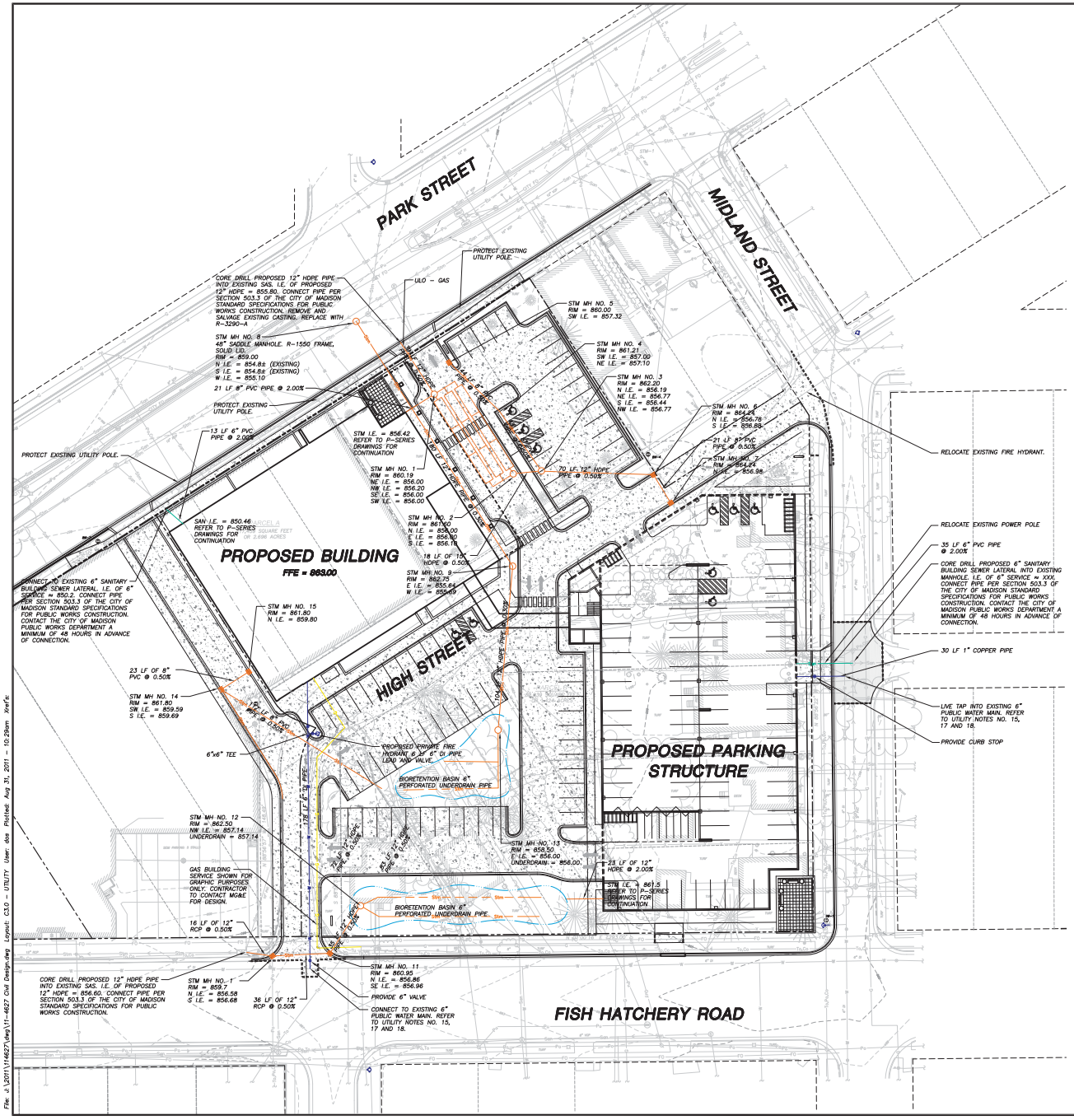

LEGEND (PROPOSED)

- PROPERTY LINE
- Stm — UNDERGROUND STORMWATER MANAGMENT
- Stm — STORM SEWER
- San — SANITARY SEWER
- W — WATER MAIN
- ASPHALT PAVEMENT

DEMOLITION NOTES

1. THIS DEMOLITION PLAN SHOULD NOT BE CONSIDERED ALL-INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY DEMOLITION TO COMPLETE THE PROPOSED IMPROVEMENTS.
2. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
3. 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.
4. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
5. CONTRACTOR TO PROVIDE PIPE BACK-FILLING AFTER REMOVAL OF EXISTING UTILITIES, USING "LOW DENSITY CONCRETE/FLOWABLE FILL".
6. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.
7. GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS, ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS.
8. 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.
   - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE 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.
9. 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. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
10. 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.
11. 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.
12. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
13. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH ARTICLE 501 OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND SECTION 3.2.24, OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION.
14. REMOVE ALL EXISTING BOLLARDS ALONG THE SOUTH SIDE OF THE NORTH DRAINAGE DITCH.

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. SANITARY SEWER MAIN IS PUBLICLY OWNED. DESIGN OF THE MAIN IS PROVIDED BY THE CITY OF MADISON PER PROJECT NO. XXXX. INSTALLATION NOT IN CONTRACT.
5. ALL CONSTRUCTION SIGNING TO BE IN ACCORDANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
6. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
7. 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.
8. 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. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
   - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
11. 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.
12. 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.
13. 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.
14. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
15. CONTRACTOR SHALL NOTIFY THE CITY OF MADISON PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
16. ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO COMM 84.30, TABLE 84.30-6.
17. WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE. REPORT DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION. CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PART VII. CONTACT CITY OF MADISON DEPARTMENT OF PUBLIC WORKS 48 HOURS PRIOR TO CONSTRUCTION.
18. ALL WATER MAIN AND ASSOCIATED FITTINGS SHALL MEET THE REQUIREMENTS OUTLINED WITHIN ARTICLE 702 WITHIN THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
19. ALL PRIVATE SANITARY SEWER BUILDING PIPE AND TUBING SHALL CONFORM TO COMM 84.30, TABLE 84.30-6.

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SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C3.0

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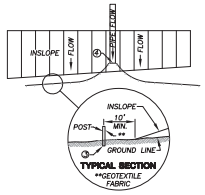
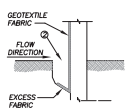
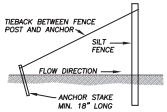


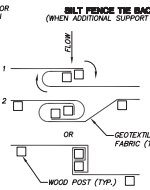


NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

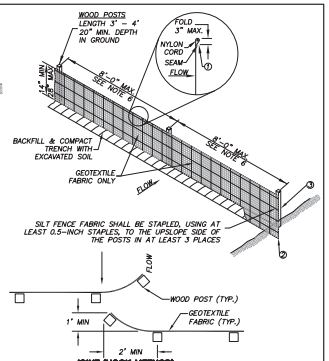
TRENCH DETAIL



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



JOINT (TWIST METHOD)

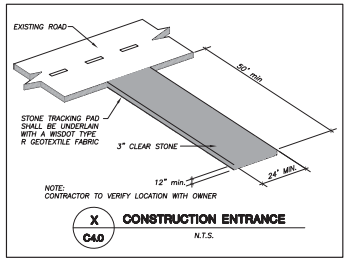


JOINT (HOOK METHOD)

SILT FENCE ALONG SLOPES & OUTFALLS

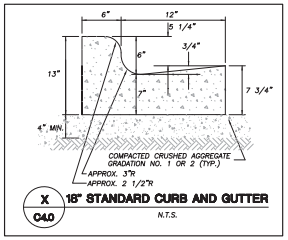
1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4" WIDE AND 6" DEEP TRENCH OR 6 INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" x 1 1/8" OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8'-0" FOR WOVEN & 3'-0" FOR NON-WOVEN)

X / C4.0 **SILT FENCE**
N.T.S.

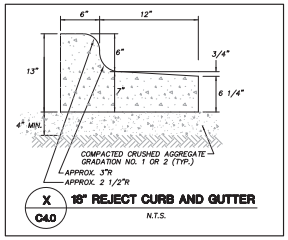


NOTE:
CONTRACTOR TO VERIFY LOCATION WITH OWNER

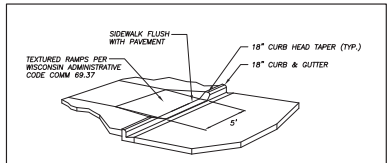
X / C4.0 **CONSTRUCTION ENTRANCE**
N.T.S.



X / C4.0 **16" STANDARD CURB AND GUTTER**
N.T.S.



X / C4.0 **16" REJECT CURB AND GUTTER**
N.T.S.

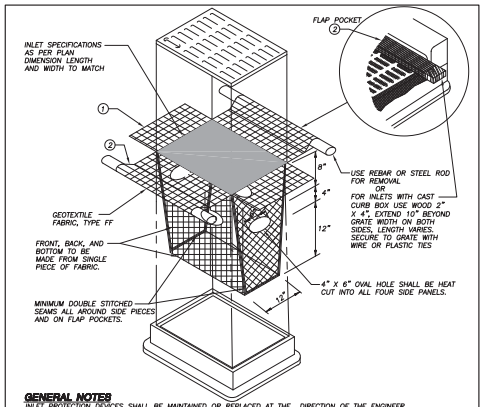


X / C-4.0 **SIDEWALK RAMP DETAIL**
N.T.S.

PAVEMENT SECTIONS

MATERIAL	LAYER THICKNESS (IN.)		WDOT SPEC.
	MAIN TRAFFIC LANES (5)	PARKING AREAS	
BITUMINUS UPPER LAYER (SURFACE COURSE)	X.X	X.X	SECTION 460, TABLE 460-1, 9.5 MM
BITUMINUS UPPER LAYER (BINDER COURSE)	X.X	X.X	SECTION 460, TABLE 460-1, 12.5 MM
DENSE-GRADED BASE COURSE	X.X	X.X	SECTION 305, 31.5 MM
DENSE-GRADED BASE COURSE	X.X	X.X	SECTION 305, 75 MM
BIAXIAL GEOGRID	REQUIRED	NOT REQUIRED	TENSAR BX-1100, OR EQUIVALENT (4)
WOVEN GEOGRID	NOT REQUIRED	REQUIRED	MIRAFI 602U, OR EQUIVALENT
TOTAL THICKNESS	XX.X	XX.X	

NOTES:
1. WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, BUT EXCLUDING LIMITATIONS IN SECTION 460.3.2 RESTRICTING LAYER THICKNESS BY AGGREGATE SIZE.
2. COMPACTION REQUIREMENTS:
   – GRANULAR MATERIAL: REFER TO SECTION 460-3.
   – BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION
3. MIXTURE TYPE E-0.3 BITUMINOUS PAVEMENT IS RECOMMENDED; REFER TO SECTION 460, TABLE 460-2 OF THE STANDARD SPECIFICATIONS.
4. AN EQUIVALENT GEOGRID MUST BE COMPARABLE IN STRENGTH, WITH INTEGRALLY BONDED OR EXTRUDED NODES. GEOGRIDS WITH FUSION-BOND OR WELDED NODES ARE INSUFFICIENTLY DURABLE TO WITHSTAND CONSTRUCTION AND INSTALLATION STRESSES.
5. MAIN TRAFFIC LANES ARE DEFINED AS AREAS WHERE CONSTRUCTION TRAFFIC WILL BE CONSTRATED. THESE AREAS SHOULD BE MARKED AS THE PREFERRED TRAVEL ROUTES DURING CONSTRUCTION TO REDUCE TRAFFIC ON AREAS NOT DESIGNED FOR THE HEAVIER LOADS AND TRUCK VOLUME. THE MAIN TRAFFIC LANES INCLUDE GEOGRID LAYERS INSTEAD OF GEOTEXTILE, TO ACCOMMODATE CONSTRUCTION TRAFFIC.



GENERAL NOTES
INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

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.

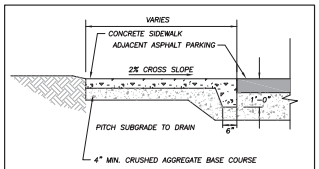
② FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

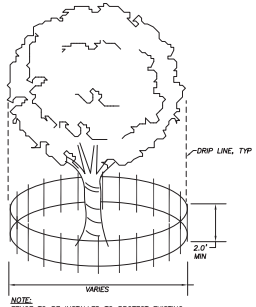
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

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.

X / C4.0 **INLET PROTECTION, TYPE D**
N.T.S.

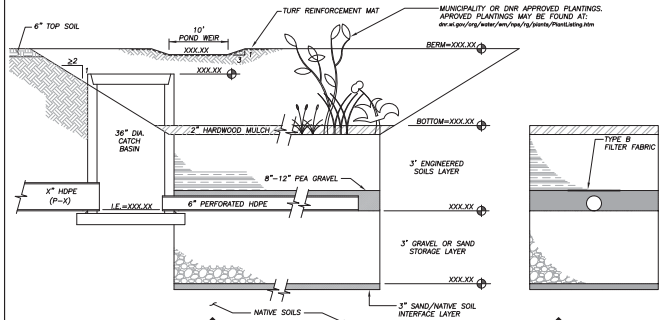


X / C4.0 **SIDEWALK CROSS SECTION**
N.T.S.



NOTE:
FENCE TO BE INSTALLED TO PROTECT EXISTING TREE(S) DURING CONSTRUCTION. CONTRACTOR TO COORDINATE FENCE LOCATION WITH OWNER PRIOR TO INSTALLATION. SILT FENCE MATERIAL, OR OTHER APPROVED BARRIER MATERIAL MAY BE USED.

X / C4.0 **TREE PROTECTION**
N.T.S.



A / – **SECTION**
N.T.S.

B / – **SECTION**
N.T.S.

GENERAL NOTES:
1. ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDNR TECHNICAL STANDARD 1004 – BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
2. CONTRACTOR SHALL INSTALL 36" OF ENGINEERED SOIL CONSISTING OF: 40% ASTM C33 SAND, 30% CERTIFIED COMPOST (SEE GENERAL NOTE 3), AND 30% TOPSOIL.
3. CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6–8, AND MOISTURE CONTENT OF 35–50% BY WEIGHT.
4. SAND/NATIVE SOIL INFILTRATION LAYER SHALL BE FORMED BY A LAYER OF SAND 3 INCHES DEEP, WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 2–4 INCHES.
5. FILTER FABRIC SHALL BE PLACED ABOVE THE PERFORATED PIPE, BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.
6. ANNUAL RYE GRASS SHALL BE SEEDED AT 40 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL WHEN BASIN IS BROUGHT ON-LINE. ROOTSTOP AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN.
7. RUNOFF MUST INFILTRATE WITHIN 48-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
8. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
9. OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.

INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g. RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIORETENTION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION REQUIREMENTS SET FORTH WITHIN THE RESPECTIVE WDNR TECHNICAL STANDARDS. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

X / XXX **BIORETENTION DEVICE**
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PROJECT:
WINGRA CLINIC
1102 SOUTH PARK STREET

PROJECT LOCATION:
CITY OF MADISON
DANE COUNTY, WI

JSD PROJECT NO.: 11-4627

SEAL/SIGNATURE:

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DESIGN:	DOS	6-20-2011
DRAWN:	DOS	6-20-2011
APPROVED:	WPW	-

PLAN MODIFICATIONS:	DATE:
City of Madison	08-31-2011

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DETAILS

SHEET NUMBER:
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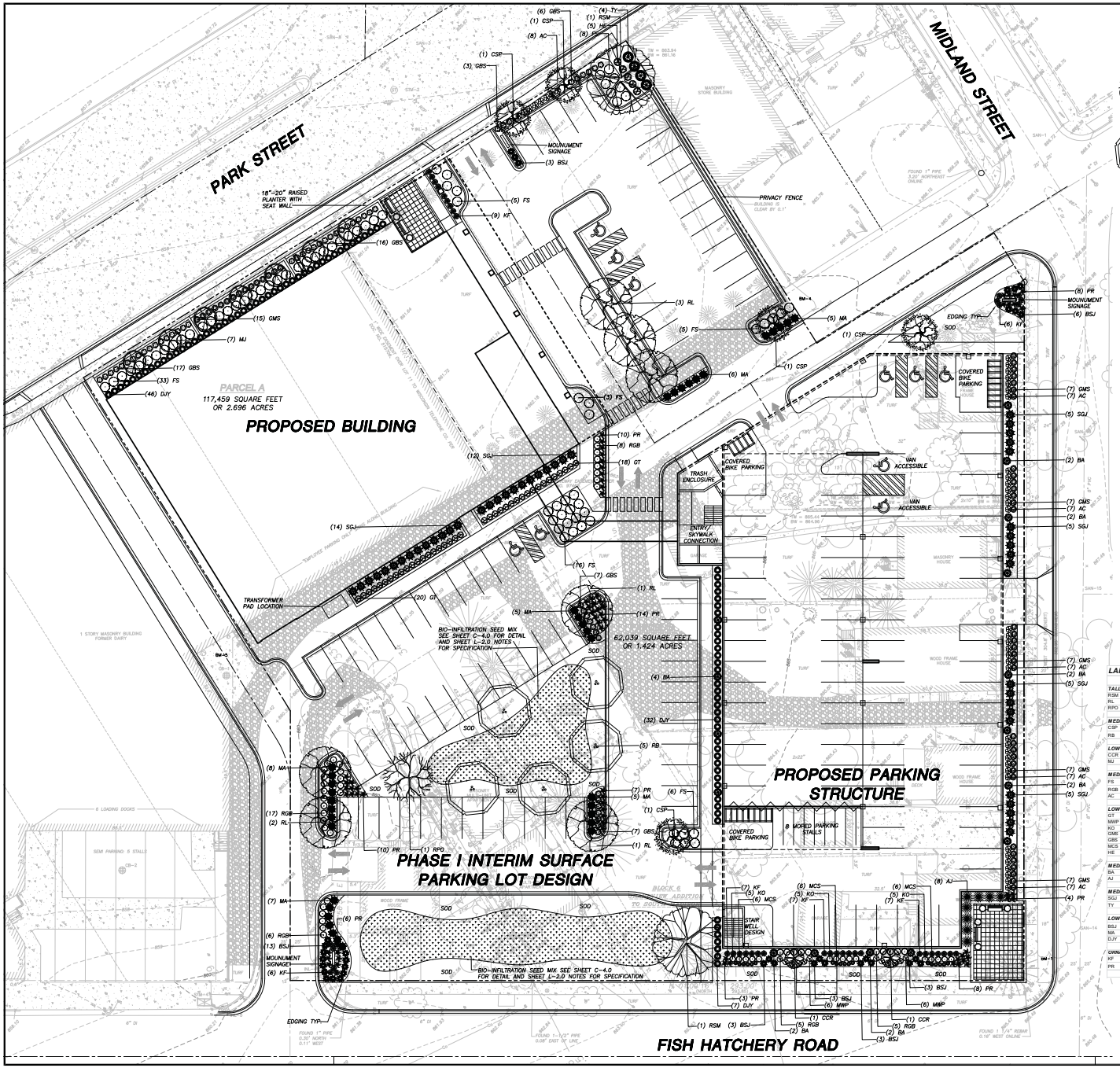

LEGEND (PROPOSED)

PROPERTY LINE

TALL DECIDUOUS TREE

MEDIUM DECIDUOUS TREE

LOW DECIDUOUS TREE

MEDIUM DECIDUOUS SHRUB

LOW DECIDUOUS SHRUB

MEDIUM EVERGREEN TREE

MEDIUM EVERGREEN SHRUB

LOW EVERGREEN SHRUB

ORNAMENTAL GRASSES

BIO-INFILTRATION SEED MIX (SEE SHEET L-2.0 FOR DETAILS)

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS. EXISTING CONDITIONS SURVEY PERFORMED BY JSD.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT PROPERTY BOUNDARIES.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. 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.
6. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
7. ALL OTHER SITE PLAN NOTES PLEASE SEE SHEET L-2.0

PARKING LOT PLAN SITE INFORMATION

SITE ADDRESS: 1102 SOUTH PARK STREET, MADISON, WI
SITE ACREAGE:
NUMBER OF BUILDING STORIES (ABOVE GRADE): 4 STORY
BUILDING HEIGHT: 50'-0"
TYPE OF CONSTRUCTION: N/A
TOTAL SQUARE FOOTAGE OF BUILDING: ~76,800

USE OF PROPERTY: COMMERCIAL – WINGRA CLINIC
GROSS SQUARE FEET OF OFFICE: N/A
GROSS SQUARE FEET OF RETAIL AREA: N/A
NUMBER OF EMPLOYEES IN WAREHOUSE: N/A
NUMBER OF EMPLOYEES IN PRODUCTION AREA: N/A
CAPACITY OF OFFICE AREA: N/A

NUMBER OF PARKING STALLS REMOVED: N/A

NUMBER OF SURFACE PARKING STALLS: 74
NUMBER OF SURFACE ACCESSIBLE STALLS: 5
NUMBER OF PARKING STRUCTURE STALLS: 239
(81 1ST LEVEL, 92 2ND LEVEL, 66 3RD LEVEL)
TOTAL NUMBER OF ACCESSIBLE STALLS: 10

TOTAL NUMBER OF PARKING STALLS = 313

NUMBER OF BICYCLE STALLS SHOWN: 20
NUMER OF MOPED STALLS SHOWN: 8
NUMBER OF TREES REQUIRED (313 STALLS): 20
NUMBER OF TREES SHOWN: 20
NUMBER OF LANDSCAPE POINTS REQUIRED: 1191.90
NUMBER OF LANDSCAPE POINTS SHOWN: 1818.0

LANDSCAPE PLANT LIST

TALL DECIDUOUS TREES (CANOPY TREES)					
RSM	2	Red Sunset Maple	ACER rubrum 'Franksred'	2" Cal.	B&B
RL	7	Redmond Linden	TILIA americana 'Redmond'	2" Cal.	B&B
RPO	1	Regal Prince Oak	QUERCUS x warei 'Long'	2" Cal.	B&B
MEDIUM DECIDUOUS TREES					
CSP	5	Cleveland Select Pear	PYRUS Calleryana 'Cleveland Select'	1 1/2" Cal.	B&B
RB	5	River Birch	BETULA nigra	3-4' Ht.	B&B
LOW DECIDUOUS TREES					
CCR	2	Coralburst Crab-apple	MALUS 'Coralcole'	1 1/2" Cal.	B&B
MJ	7	Jane Magnolia	MAGNOLIA x 'Jane'	1 1/2" Cal.	B&B
MEDIUM DECIDUOUS SHRUBS					
FS	76	Gro-Low Fragrant Sumac	RHUS aromatica "Gro-Low"	18" Ht.	# 3 Cont.
RGB	41	Rosy Glow Barberry	BERBERIS thunbergii var. atropurpurea 'Rosy Glow'	15" Min. Ht.	# 2 Cont.
AC	43	Green Mound Alpine Currant	RIBES alpinum 'Green Mound'	15-18" Min. Ht.	# 2 Cont.
LOW DECIDUOUS SHRUBS					
GT	38	Woodwardwn Golden Template	GENISTA tinctoria-Woodwardwn	15" Min. Ht.	# 2 Cont.
MWP	12	McKay's White Potentilla	POTENTILLA fruticosa 'McKay's White'	15" Min. Ht.	# 2 Cont.
KO	15	Pink Knock Out Rose	ROSA 'Radcon'	15" Min. Ht.	# 2 Cont.
GMS	50	Goldmound Spirea	SPIREA japonica 'Goldmound'	15" Min. Ht.	# 2 Cont.
GBS	56	Gumball Spirea	SPIREA japonica 'Gumball'	15" Min. Ht.	# 2 Cont.
MCS	18	Magic Carpet Spirea	SPIREA x japonica 'Magic Carpet'	15" Min. Ht.	# 2 Cont.
HE	5	Endless Summer Hydrangea	HYDRANGEA macrophylla 'Endless Summer'	15-18" Min. Ht.	# 2 Cont.
MEDIUM EVERGREEN TREES					
BA	16	Blue Arrow Juniper	JUNIPERUS virginiana 'Blue Arrow'	2-3' Ht.	B&B
AJ	8	Ames Juniper	JUNIPERUS chinensis 'Ames'	3-4' Ht.	B&B
MEDIUM EVERGREEN SHRUBS					
SGJ	46	Sea Green Juniper	JUNIPERUS chinensis 'Sea Green'	15-18" Min. Ht.	# 3 Cont.
TY	4	Taunton Yew	TAXUS x media 'Tauntoni'	15-18" Min. Ht.	# 3 Cont.
LOW EVERGREEN SHRUBS					
BSJ	34	Blue Star Juniper	JUNIPERUS squamata 'Blue Star'	15-18" Min. Ht.	# 3 Cont.
MA	36	Mini Arcade Juniper	JUNIPERUS sabina 'Mini Arcade'	3 Gallon	Pot
DJY	85	Dwarf Japanese Yew	TAXUS cuspidata 'Nana'	15-18" Min. Ht.	# 3 Cont.
ORNAMENTAL GRASSES					
KF	42	Karl Foerester Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerester'	10 - 12" Ht.	# 1 Cont.
PR	70	Prairie Dropseed	SPOROBOLUS heterolepsis	4 1/2"	# 1 Cont.

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DESIGN:	JLF	08-24-11
DRAWN:	JLF	08-24-11
APPROVED:		

PLAN MODIFICATIONS:	DATE:
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LANDSCAPE PLAN
OPTION 2

SHEET NUMBER:
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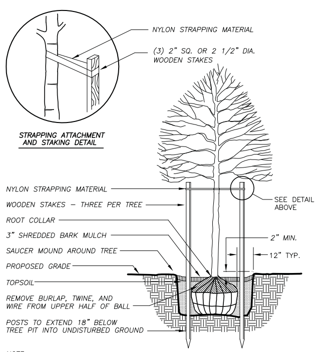
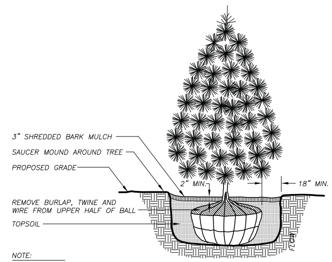


NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO COLLAR.

1 L2.0 DECIDUOUS TREE PLANTING DETAIL

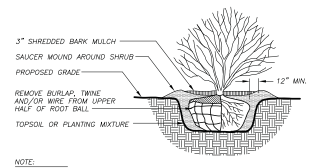
N.T.S.



NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO COLLAR.

2 L2.0 EVERGREEN TREE PLANTING DETAIL

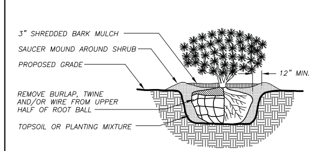
N.T.S.



NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO COLLAR.

3 L2.0 DECIDUOUS SHRUB PLANTING DETAIL

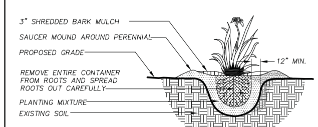
N.T.S.



NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO COLLAR.

4 L2.0 EVERGREEN SHRUB PLANTING DETAIL

N.T.S.



NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT CONTAINER OR BAREROOT TO COLLAR.
BARK MULCH IS TO BE PULLED AWAY FROM THE TRUNK/BASE OF EACH PERENNIAL

5 L-2.0 PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

LANDSCAPE NOTES AND SPECIFICATIONS

1. GENERAL: ALL WORK IN THE R–O–W 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 OR 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 THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. 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 THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS 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 STOCK IN A SHADED AREA 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. 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 (1) 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. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. 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 TWO (2)–YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.

4. 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. PLANTS 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. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (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. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.

5. MATERIALS – SOIL: PLANTING SOIL/COMPACTED TOPSOIL SHALL MEET THESE REQUIREMENTS:
   1. SODDED AREAS = 7"
   2. 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.

6. MATERIALS – FERTILIZER AND MULCH: ALL TREE RINGS RECEIVE 3" OF MUSHROOM COMPOST, TILLED INTO THE TOP 12" OF ALL PLANTING BEDS. TREE RINGS AND BIORETENTION AREAS 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 ROCK COUNTY AND STATE OF WISCONSIN REQUIREMENTS. ALL TREE RINGS SHALL BE AT LEAST 6' IN DIAMETER..

7. MATERIALS – EDGING: EDGING SHALL BE 5" DEEP, BLACK, POLYETHYLENE EDGING EXCEPT FOR TREE RINGS. ALL DECIDUOUS, ORNAMENTAL, AND EVERGREEN TREES NOT WITHIN EDGED LANDSCAPE BEDS SHALL BE INSTALLED WITH A 6' DIAMETER TREE RING WITH SHOVEL EDGING.

8. MATERIALS – WEED BARRIER FABRIC: ALL PLANTING BEDS SHALL BE INSTALLED WITH WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.

9. 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 THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT 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 TURGRASS SOD SHALL BE STRONG ENOUGH SO THAT IT CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN 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 SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITH A PERIOD OF 24 HOURS. TURGRASS 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. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.

10. 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.

11. 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.

12. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, BUFFER AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 30 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 30 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION.

13. MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND BARRIERS AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

14. BIO–RETENTION AREA DESIGNATED TO RECEIVE SEED MIX IS TO BE SEEDED WITH "LOW GROWING PRAIRIE FOR MEDIUM SOILS" SEED MIX (ITEM NO. 50010) AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608–296–3679. INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT.

LANDSCAPE WORKSHEET

1102 SOUTH PARK ST.
WINGRA CLINIC
CHUCK GHIDORZI
3550 ANDERSON ST., P.O. BOX 7906, MADISON, WI 53704

313

0

20

1191.90

0

1191.90

	20	0			
	354	708			
	205	615			
	24	360			
	9	135			
		1818			

1818.0

Approved by: ________ Date: ________

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608.848.5060 PHONE | 608.848.2255 FAX
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www.jsdinc.com

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GHIDORZI COMPANIES

2100 STEWART AVE, SUITE 300
WAUSAU, WI 54401

PROJECT:
WINGRA CLINIC
1102 SOUTH PARK ST.

PROJECT LOCATION:
CITY OF MADSION
DANE COUNTY, WI

JSD PROJECT NO.:

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN:	JLF	08-24-11
DRAWN:	JLF	08-24-11
APPROVED:		

PLAN MODIFICATIONS:	DATE:
CITY OF MADISON	08-31-11

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SHEET TITLE:
LANDSCAPE DETAILS
OPTION 2

SHEET NUMBER:
L-2.0

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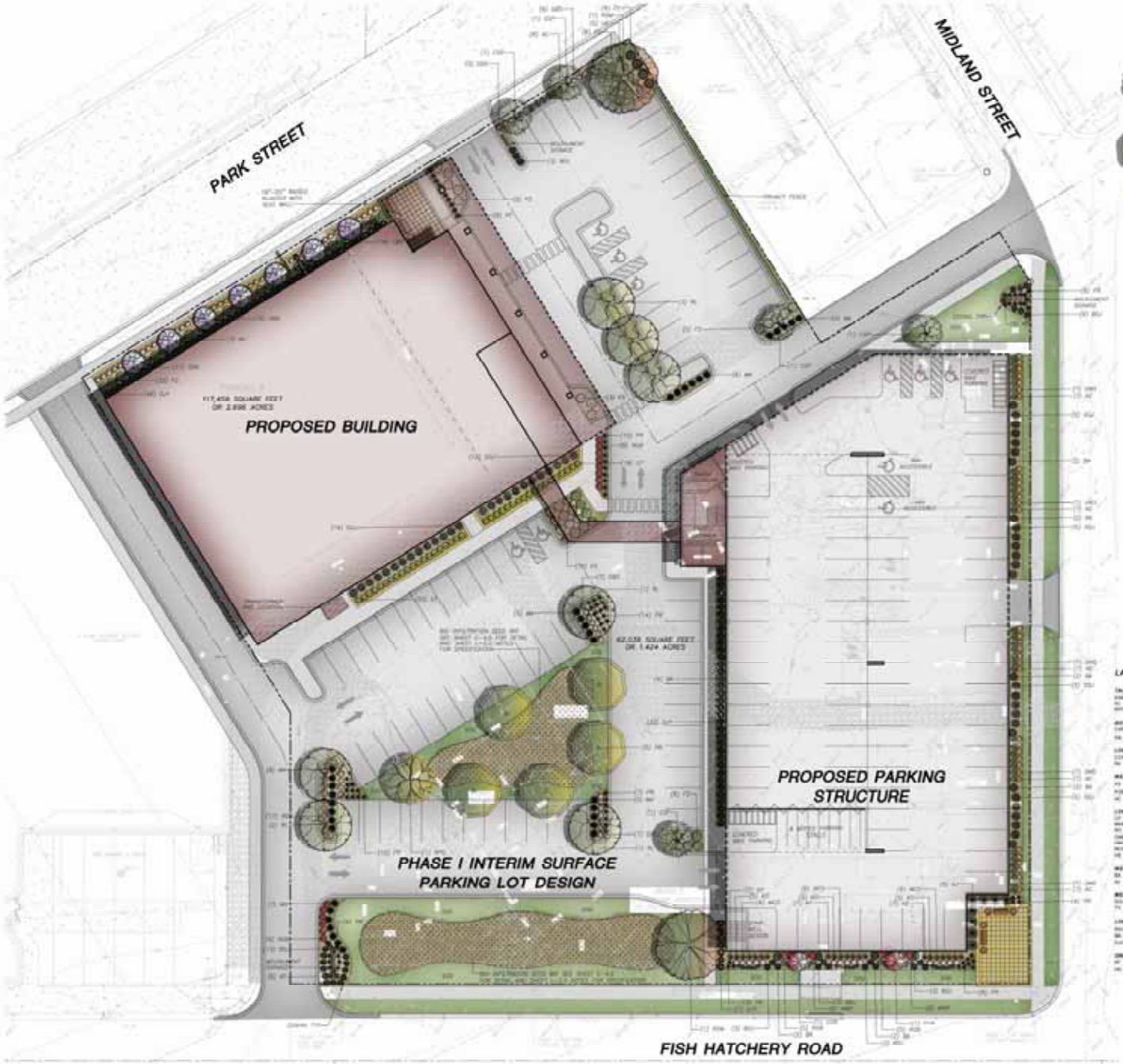

LEGEND (PROPOSED)

GENERAL NOTES

PARKING LOT PLAN SITE INFORMATION

LANDSCAPE PLANT LIST

LANDSCAPE PLAN OPTION 2

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L-1.0

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WINGRA CLINIC
1102 SOUTH PARK STREET
MADISON, WI
08/31/2011
FOR PLANNING PURPOSES ONLY

LEGEND (PROPOSED)

GENERAL NOTES

PARKING LOT PLAN SITE INFORMATION

LANDSCAPE PLANT LIST

FUTURE BUILDING MASSING OPTION 2

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L-1.1

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Option 2: Clark St. Conceptual Massing Plan

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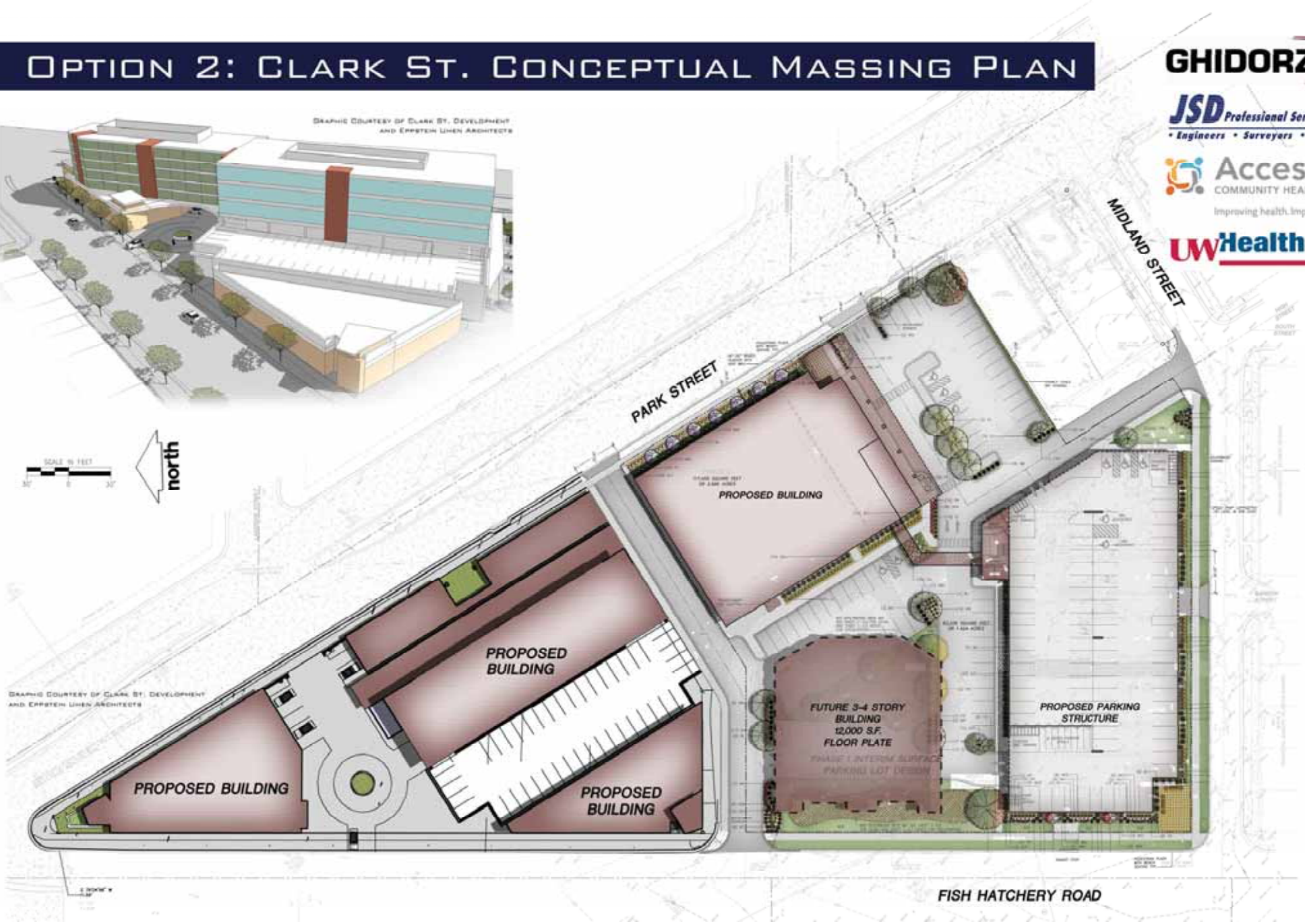
Graphic Courtesy of Clark St. Development and Eppstein Uhen Architects



Graphic Courtesy of Clark St. Development and Eppstein Uhen Architects

GENERAL NOTES:

1. PARKING LOT LIGHTING SHOWN IS UNDER CITY CATEGORY OF "REDISH ACTIVITY".
2. PROJECT MEETS 0.1 WATTS PER SQUARE FEET.
3. 30'-0" LIGHT POLES ON CONCRETE BASES 7'-0" A.F.G. - TOTAL OVERALL MOUNTING HEIGHT OF 37'-0". A.F.F.
4. ALL FIXTURES ARE DIRECT CUT OFF - DARK SKY COMPLIANT.

LIGHT FIXTURE SCHEDULE

LIGHT FIXTURE TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTS	BALLAST	FIXTURE LAMPING CATALOG NUMBER	TYPE	WATTS	QTY.	SYSTEM WATTS	NOTES
M	LED PARKING LOT LIGHT FIXTURE ON 30'-0" LIGHT POLE - SINGLE HEAD CONCRETE BASE 7'-0" A.F.G.	COOPER LIGHTING SHAE VISION	VVH-RGS-LED-T5 TYPE 5 DISTRIBUTION	480V	LED	LED	LED	146	1	146	L2
M2	LED PARKING LOT LIGHT FIXTURE ON 30'-0" LIGHT POLE - DOUBLE HEAD CONCRETE BASE 7'-0" A.F.G.	COOPER LIGHTING SHAE VISION	VVH-RGS-LED-T5 TYPE 5 DISTRIBUTION	480V	LED	LED	LED	146	2	292	L2
M3	LED PARKING LOT LIGHT FIXTURE ON 30'-0" LIGHT POLE - SINGLE HEAD CONCRETE BASE 7'-0" A.F.G.	COOPER LIGHTING SHAE VISION	VVH-RGS-LED-T2 TYPE 2 DISTRIBUTION	480V	LED	LED	LED	146	1	146	L2
M4	LED PARKING LOT LIGHT FIXTURE WALL MOUNT - SINGLE HEAD	COOPER LIGHTING SHAE VISION	VVH-RGS-LED-T2-WRC5 TYPE 2 DISTRIBUTION	480V	LED	LED	LED	146	1	146	L2
G1	LED CANOPY LIGHT	COOPER LIGHTING PEARMAN DESIGN	CPC-CCR-50 SQUARE DISTRIBUTION	480V	LED	LED	LED	71	1	71	L2

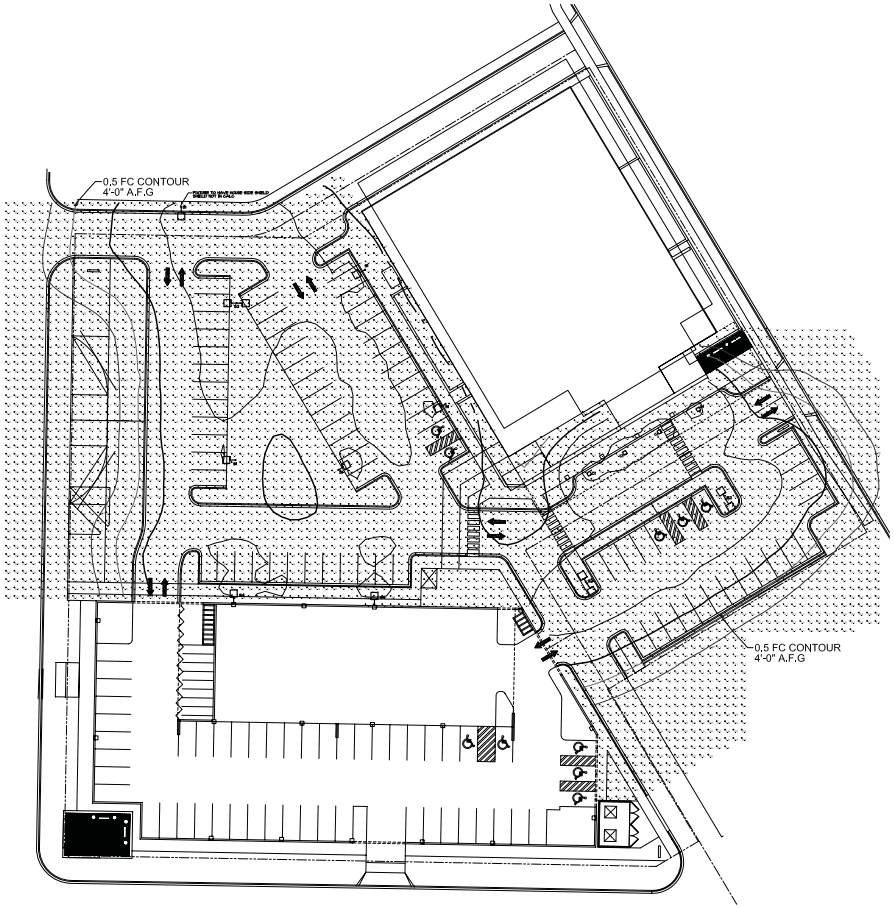
NOTES:
1.
2. DIRECT CUT OFF LIGHT HEAD.
3.

GENERAL NOTES:

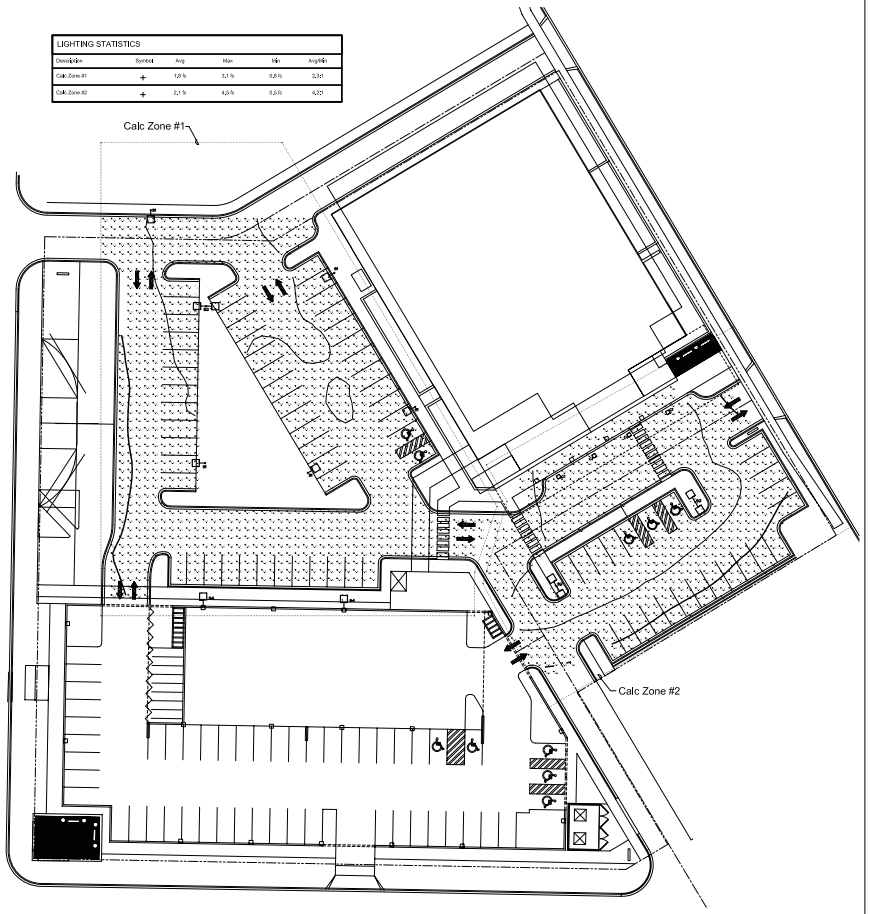
A. ALL NON IC RATED FIXTURES INSTALLED IN AN IC APPLICATION SHALL HAVE THE SURROUNDING AREA BOXED OUT SUCH THAT INSULATION DOES NOT COME IN CONTACT WITH THE FIXTURE. FIRTHERMORE, MORE BOXED OUT OR FIXTURES MUST BE SPACED SUCH THAT THE INSULATION DOES NOT COME IN CONTACT WITH THE BUILDING INSULATION SYSTEM AS CALLED OUT IN OTHER AREAS OF THE CONTRACT DOCUMENTS.
B. MORE BOXED OUT FIXTURES MUST BE SPACED SUCH THAT THE BUILDING ENVELOPE BETWEEN CONDITIONED AND NON CONDITIONED SPACES. THE PENETRATION SHALL BE PROPERLY SEALED TO ELIMINATE AIR MOVEMENT FROM A CONDITIONED SPACE TO A NON CONDITIONED SPACE.

LIGHTING STATISTICS

Description	Symbol	Avg.	Max.	Min.	Avg/Min.
Calc Zone #1	+	1.8 fc	3.1 fc	0.8 fc	2.3:1
Calc Zone #2	+	2.1 fc	4.2 fc	0.6 fc	4.2:1



2 ES1 ELECTRICAL SITE PLAN - 0.5 FOOT-CANDLE CONTOUR
SCALE: 1" = 30'-0"



1 ES1 ELECTRICAL SITE PLAN - PAVING FOOT-CANDLE CALCULATION
SCALE: 1" = 30'-0"

PRELIMINARY FOR REVIEW
NOT FOR CONSTRUCTION

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DESIGN / BUILD / DEVELOP
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PHONE: (715)845-7282 FAX: (715)845-8896

ID	DATE	DESCRIPTION
REVISION SCHEDULE		

WINGRA CLINIC

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Madison, WI 53175

ARCHITECT OF RECORD: MICHAEL K. THEISS
REGISTRATION NO.: 9598-005
ADDRESS:2100 STEWART AVE. WAUSAU, WI 54401
PHONE: (715) 845-8448 FAX: (715) 845-8896

DRAWING SCALE: AS NOTED ON DRAWINGS
DRAWN BY: SAP
ORIGINAL DATE: 8/31/11
PROJECT NUMBER: 10-0111

ELECTRICAL SITE PLAN - OPTION 2

ES2

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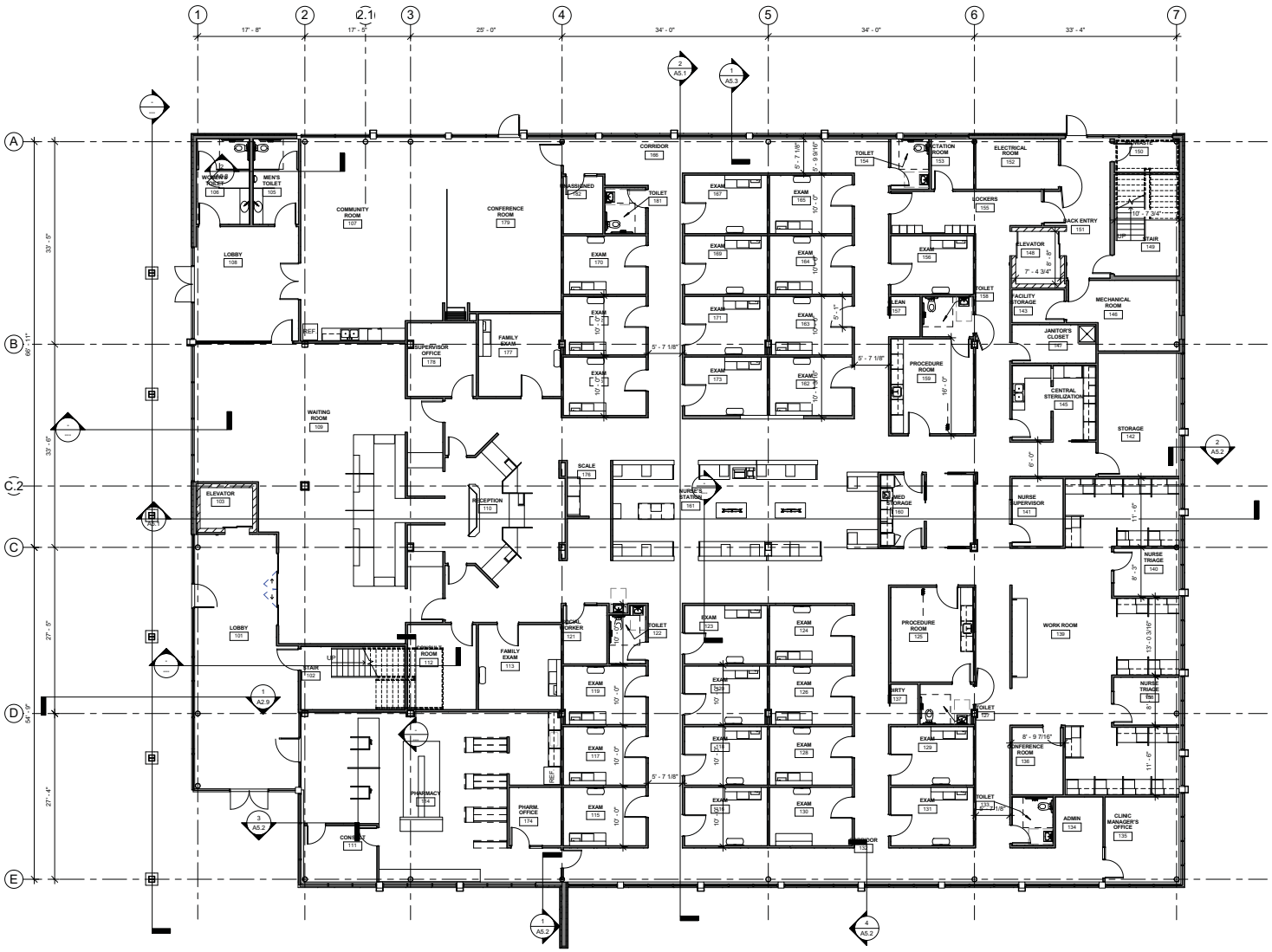

1 A1.1 FIRST FLOOR PLAN
1/8" = 1'-0"

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REVISION SCHEDULE		

WINGRA CLINIC

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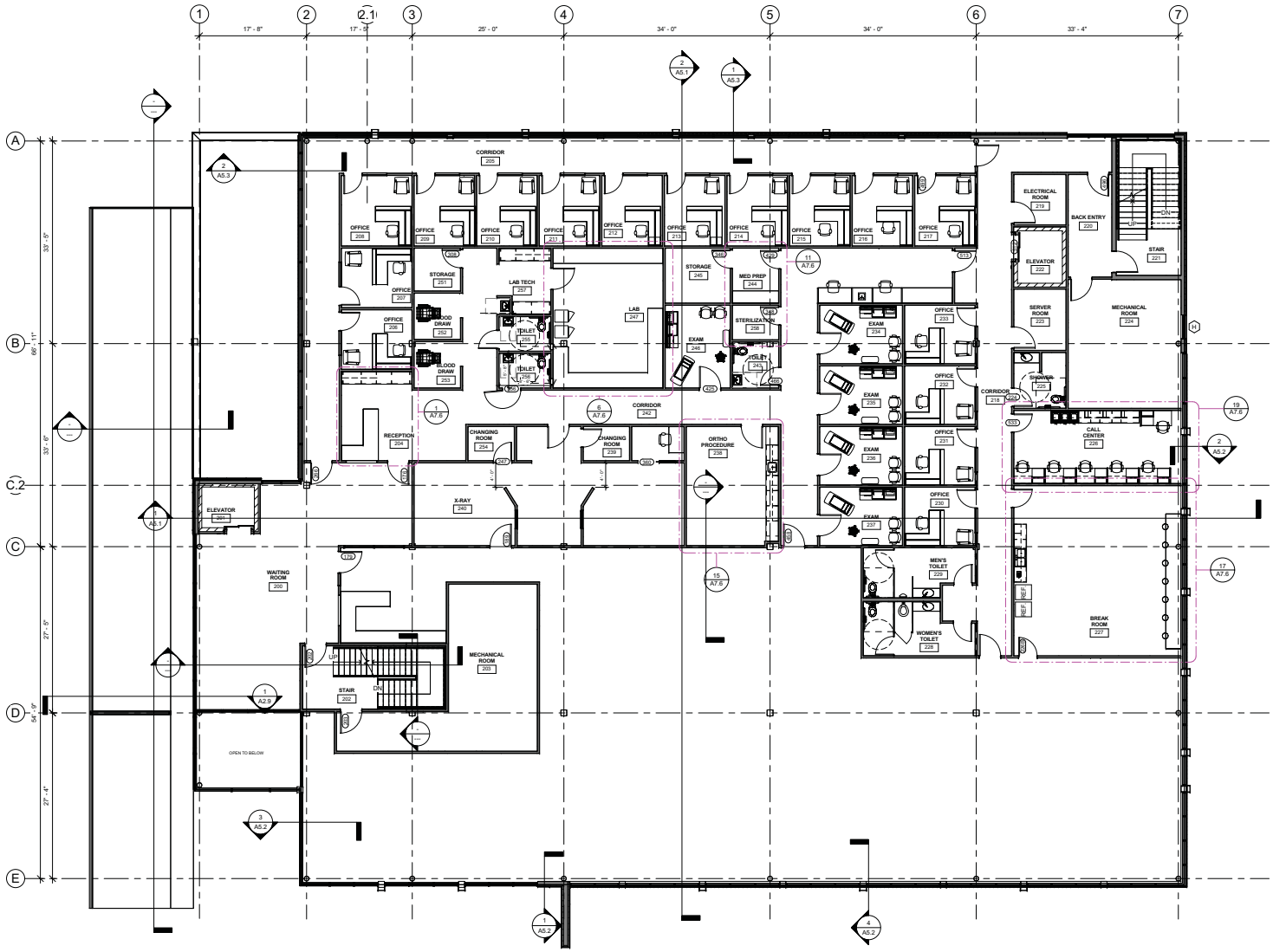
ADDRESS: 2100 STEWART AVE, WAUSAU, WI 54401
PHONE: (715) 845-8448 FAX: (715) 845-8896

DRAWING SCALE: 1/8" = 1'-0"
DRAWN BY: Author
ORIGINAL DATE: Issue Date
PROJECT NUMBER: 10-0111

FIRST FLOOR DIMENSION PLAN

A1.1



1 SECOND FLOOR
A1.2 1/8" = 1'-0"

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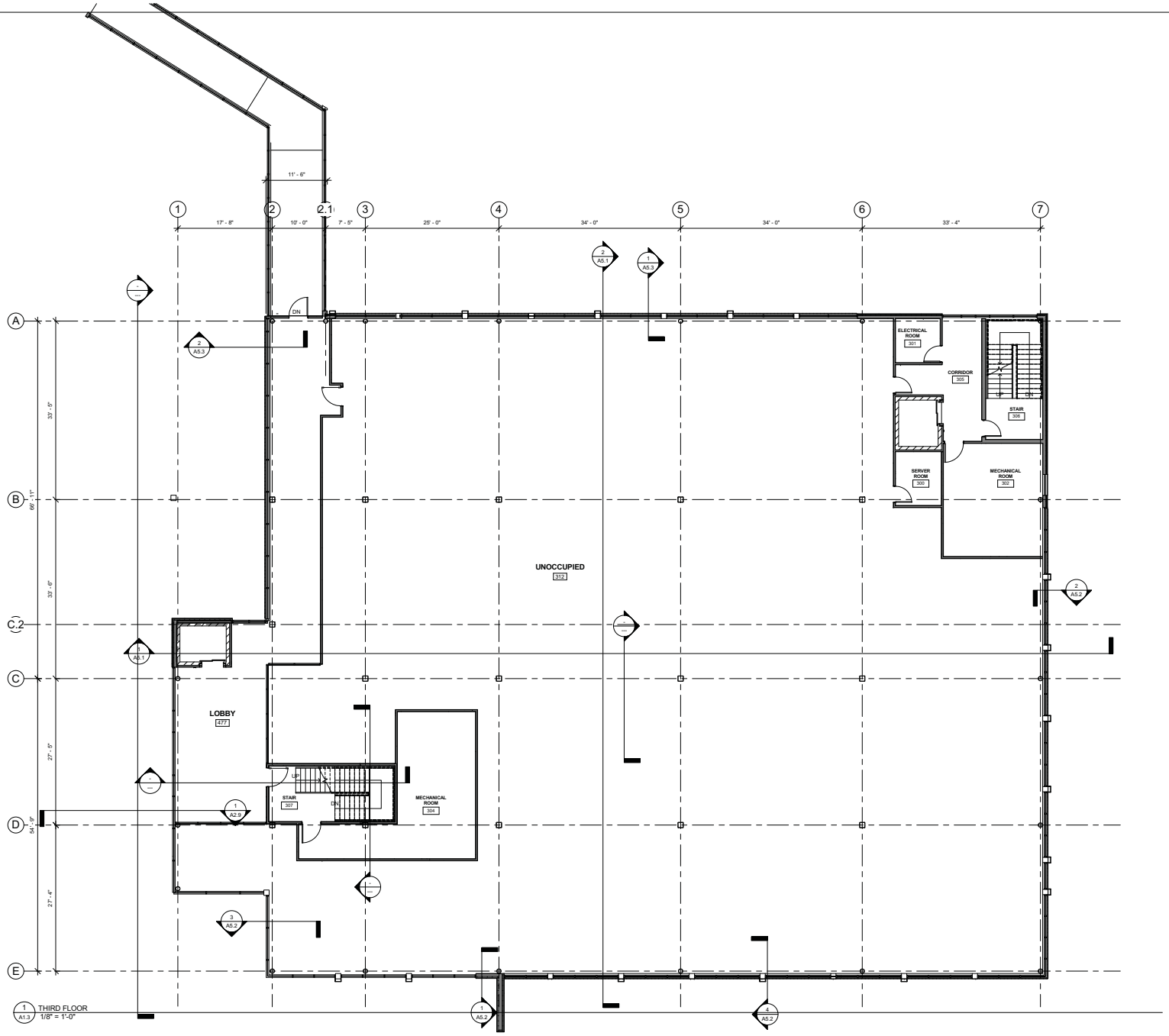
PHONE: (715) 845-8448 FAX: (715) 845-8896

DRAWING SCALE: 1/8" = 1'-0"
DRAWN BY: Author
ORIGINAL DATE: Issue Date
PROJECT NUMBER: 10-0111

SECOND FLOOR DIMENSION FLOOR PLAN

A1.2



1 THIRD FLOOR
A1.3 1/8" = 1'-0"

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2100 STEWART AVENUE WAUSAU, WI 54401
PHONE: (715)845-7282 FAX: (715)845-8896

PRELIMINARY
NOT FOR CONSTRUCTION

ID	DATE	DESCRIPTION
REVISION SCHEDULE		

WINGRA CLINIC

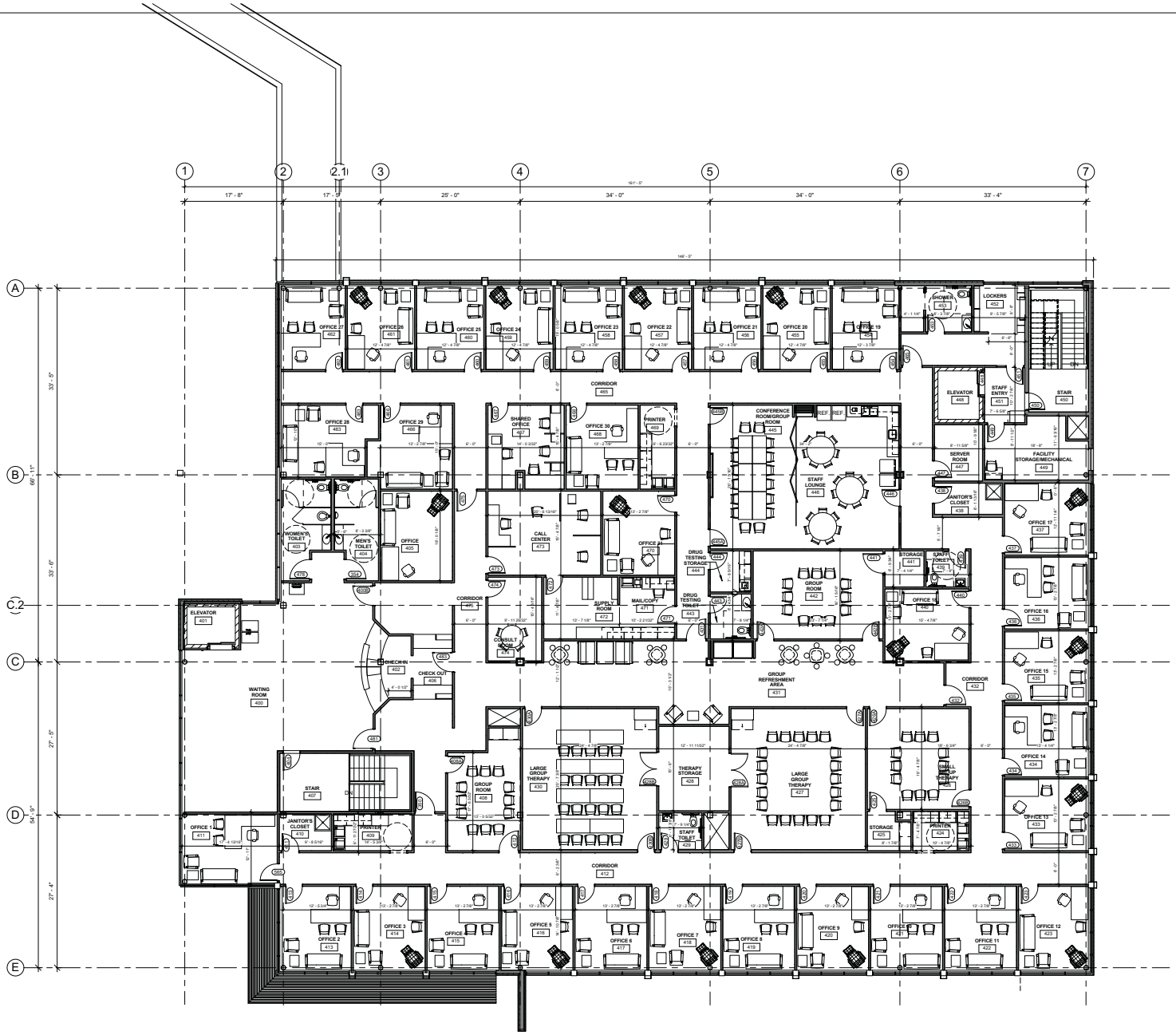
1102 South Park Street
Madison, WI 53175

ARCHITECT OF RECORD: MICHAEL K. THEISS
REGISTRATION NO.: 9598-005
ADDRESS: 2100 STEWART AVE, WAUSAU, WI 54401
PHONE: (715) 845-8448 FAX: (715) 845-8896

DRAWING SCALE: 1/8" = 1'-0"
DRAWN BY: Author
ORIGINAL DATE: Issue Date
PROJECT NUMBER: 10-0111

THIRD FLOOR DIMENSION FLOOR PLAN

A1.3



1 / A1.4 FOURTH FLOOR
1/8" = 1'-0"

GHIDORZI CONSTRUCTION

DESIGN / BUILD / DEVELOP

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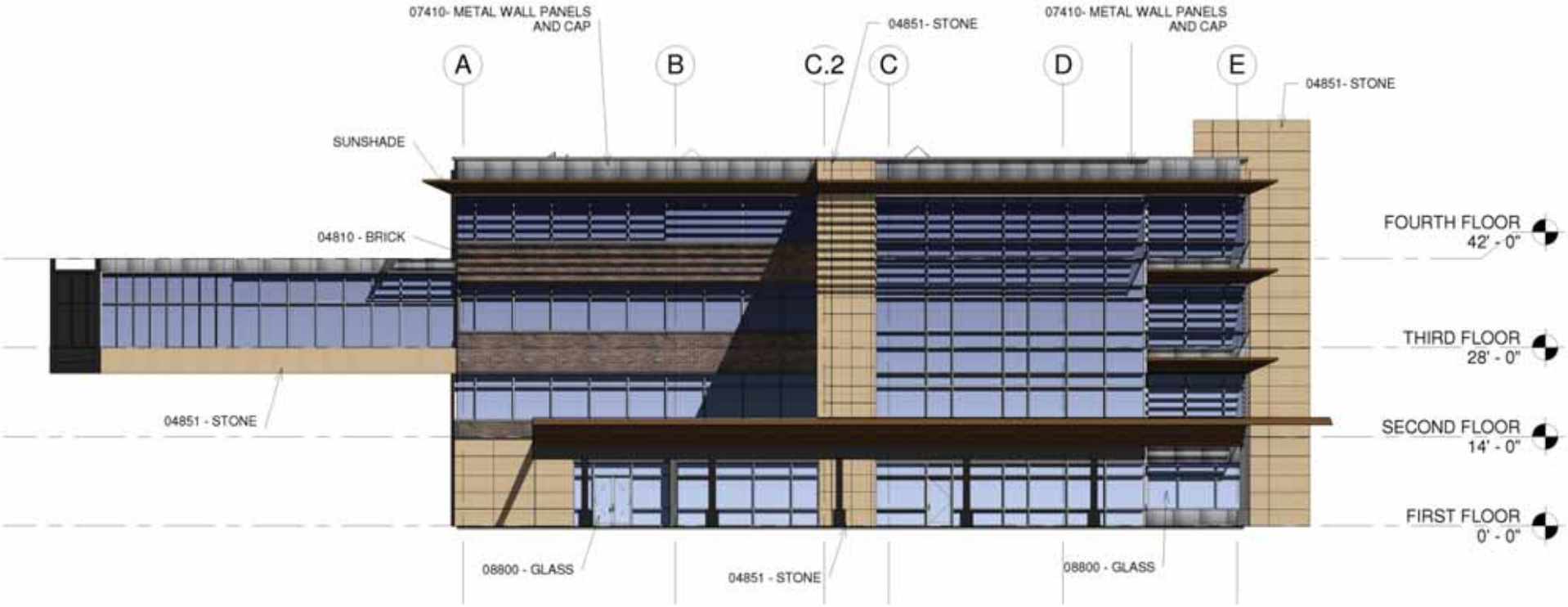
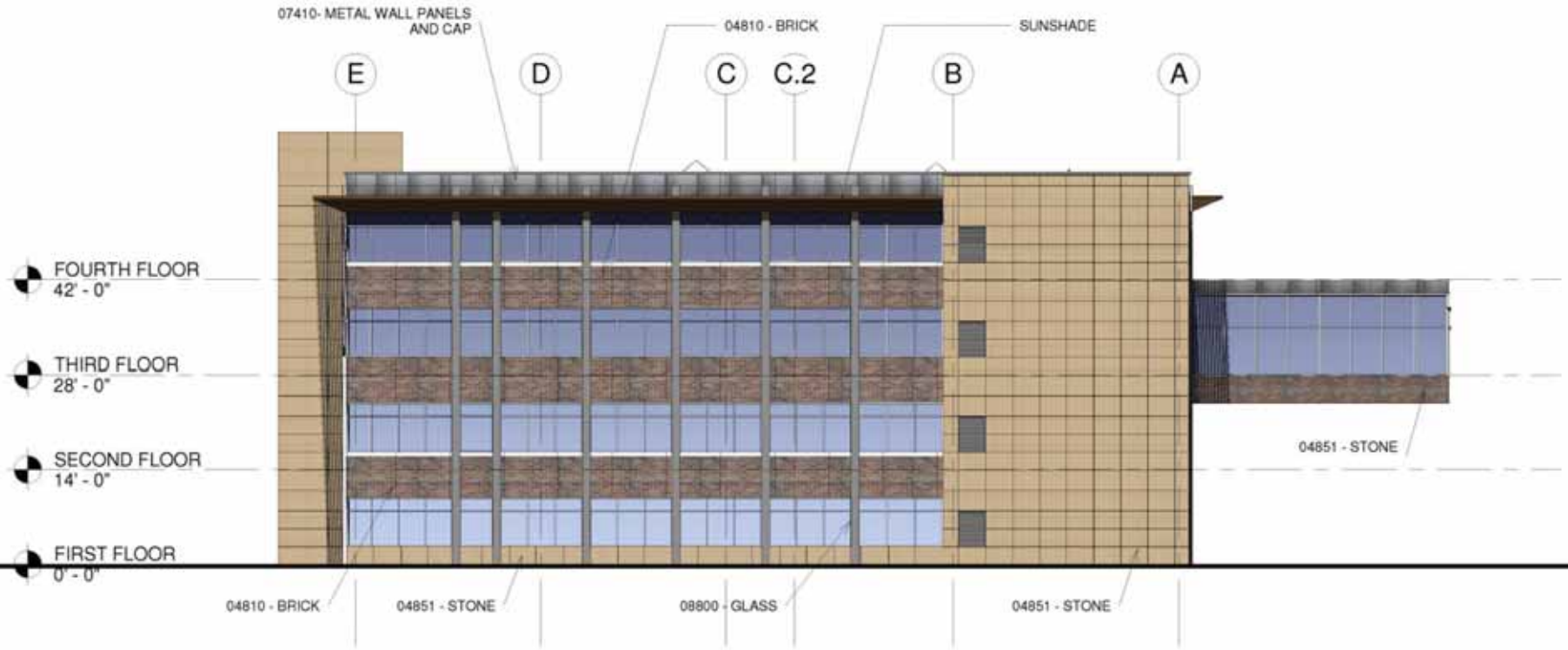
FOURTH FLOOR DIMENSION FLOOR PLAN

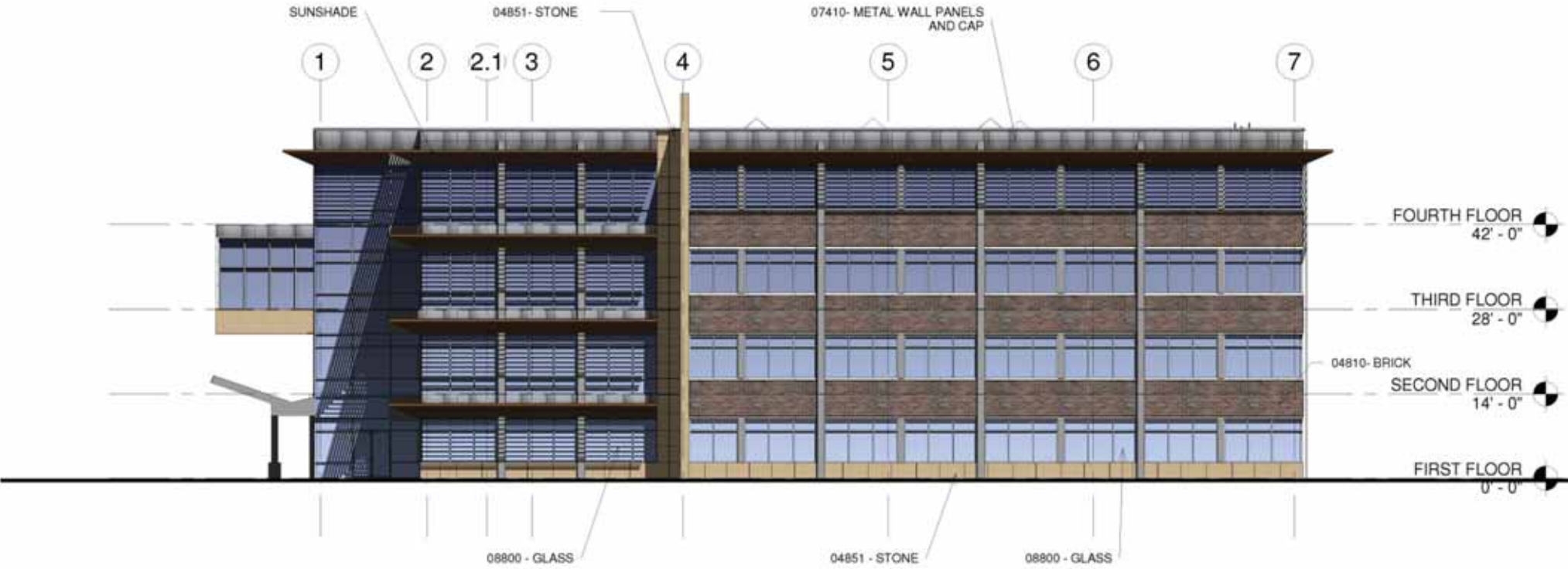
A1.4



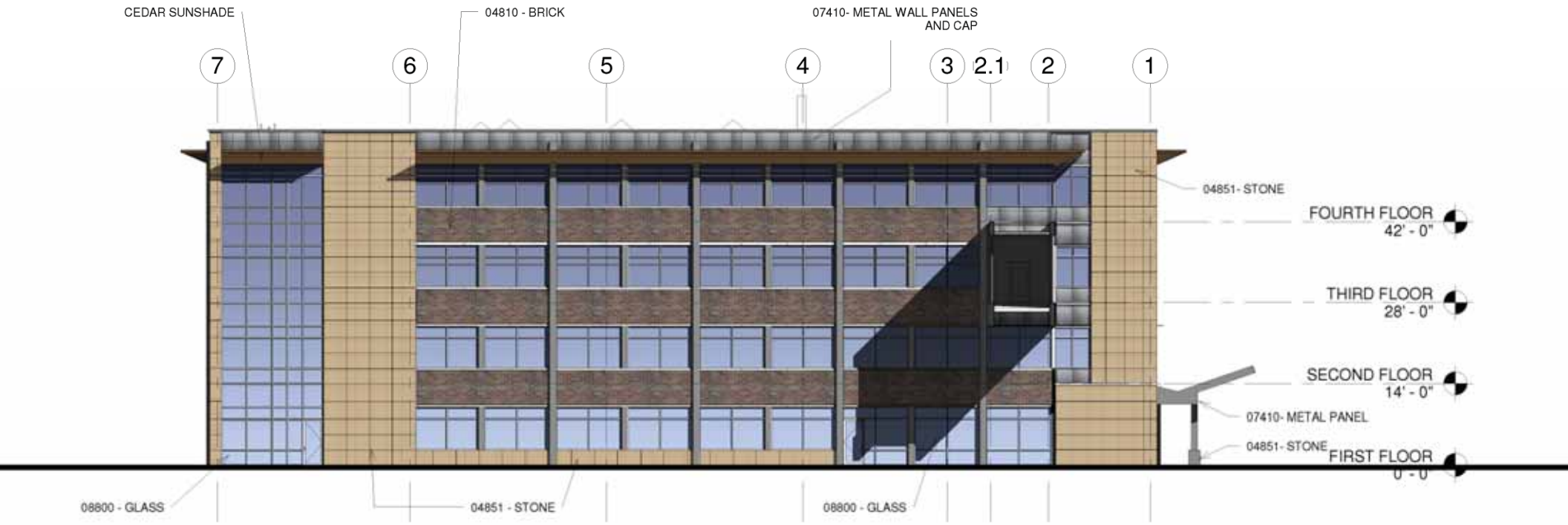
1 / A-P-1 SOUTH ELEVATION
1/16" = 1'-0"



1 / A-P-2 NORTH ELEVATION
1/16" = 1'-0"



1 / A-P-3 EAST ELEVATION
1/16" = 1'-0"



1
A-P-4
WEST ELEVATION
1/16" = 1'-0"

PLEASE NOTE***: DRAFT GRAPHIC
TO BE UPDATED FOR UDC PRESENTATION
SEPTEMBER 07, 2011

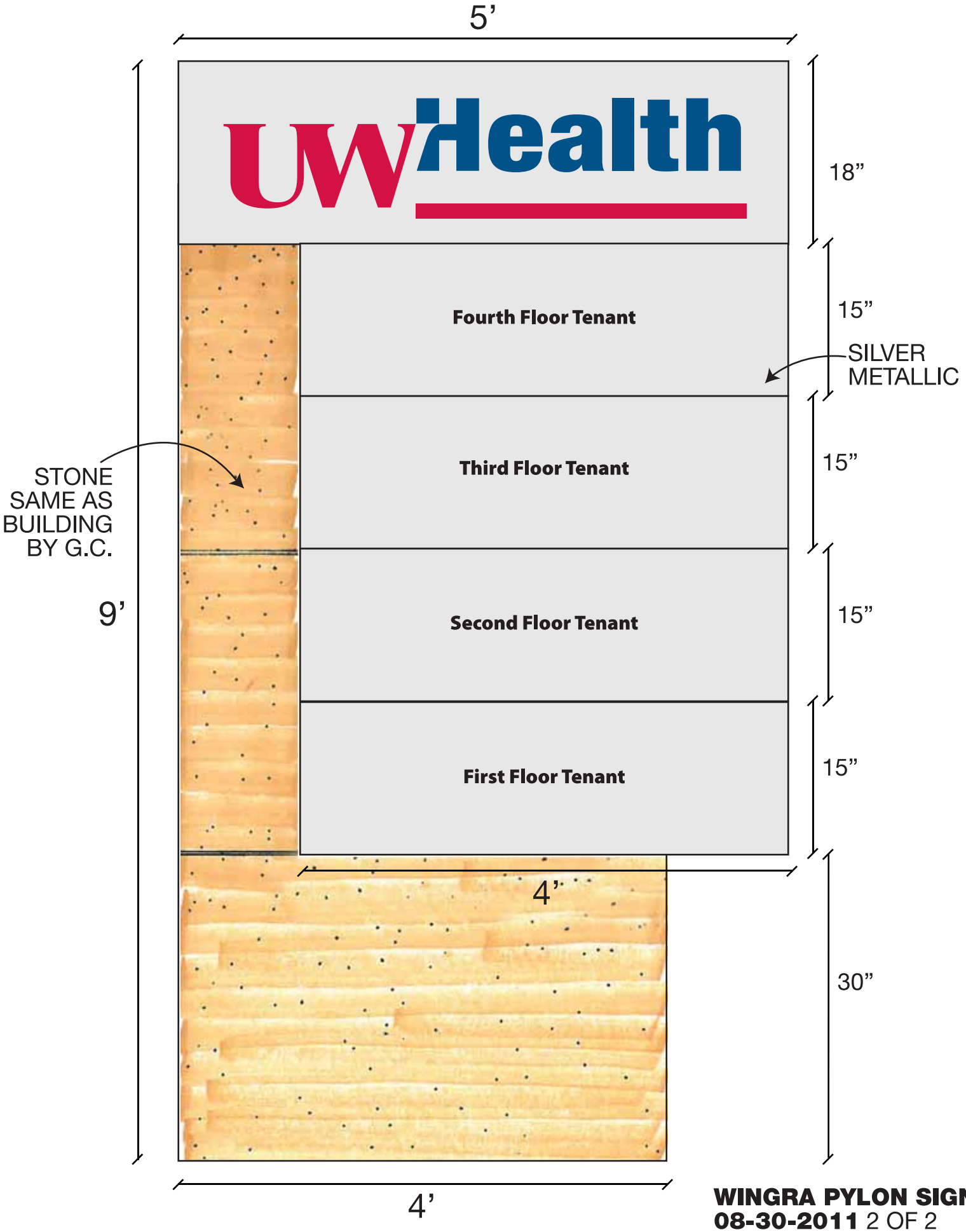
JSD Professional Services, Inc. • Engineers • Surveyors • Planners

GHIDORZI

1	Camber Wood Bench Landscape Forms	$XXXX
2	Trio Metal Bench Landscape Forms	$XXXX
3	Trio Wood Bench Landscape Forms	$XXXX
4	Knight Wood Bench Landscape Forms	$XXXX
5	Privacy Fence	$XXXX
6	Bollard TF6046 Wausau Tile	$XXX
7	Bollard SL605 Wausau Tile	$XXX
8	Melville Wood Bench Landscape Forms	$XXXX
9	Transit Litter & Recycling Receptacle Landscape Forms	$XXXX
10	Urban Renaissance Litter Receptacle Landscape Forms	$XXXX
11	Concrete Bevel Planter Landscape Forms	$XXX
12	Metro Collection - Connect Bus Shelter Landscape Forms	$XXXXXX
13	'U' Bike Rack Series Saris	$XXX

Since we were asked to put the blade on the building we would need to put signage on both sides of the blade.

ALL MAJOR LETTERING INTERNALLY-LIT PUSH-THRU



WINGRA PYLON SIGN
08-30-2011 2 OF 2