

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Date Received _____ Initial Submittal
Paid _____ Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed [Land Use Application](#) and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): _____

Title: _____

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested _____

New development

Alteration to an existing or previously-approved development

Informational

Initial Approval

Final Approval

3. Project Type

Project in an Urban Design District

Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

Planned Development (PD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Multi-Use Site or Residential Building Complex

Signage

Comprehensive Design Review (CDR)

Modifications of Height, Area, and Setback

Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

Other

Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name _____

Company _____

Street address _____

City/State/Zip _____

Telephone _____

Email _____

Project contact person _____

Company _____

Street address _____

City/State/Zip _____

Telephone _____

Email _____

Property owner (if not applicant) _____

Street address _____

City/State/Zip _____

Telephone _____

Email _____

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.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC 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. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in **both** black & white and color for all building sides, including material and color callouts

N/A PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- Grading Plan
- Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- N/C Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- N/A PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials
- Proposed sign areas and types (if applicable)

4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets [Ch. 31, MGO](#) compared to what is being requested
- Graphic of the proposed signage as it relates to what the [Ch. 31, MGO](#) would permit

Urban Design Commission Application (continued)

UDC

5. Required Submittal Materials **Application Form**

- A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

 Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

 Development Plans (Refer to checklist on Page 4 for plan details)N/A **Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type) **Electronic Submittal**

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

 Notification to the District Alder

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on January 27, 2023.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Greg Polacheck

DocuSigned by:

Relationship to property OwnerAuthorizing signature of property owner Gregory PolacheckDate October 2nd, 2023**7. Application Filing Fees**

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per [§33.24\(6\) MGO](#)).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per [§33.24\(6\)\(b\) MGO](#))
- Comprehensive Design Review: \$500 (per [§31.041\(3\)\(d\)\(1\)\(a\) MGO](#))
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per [§31.041\(3\)\(d\)\(1\)\(c\) MGO](#))
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (per [§31.041\(3\)\(d\)\(2\) MGO](#))

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex



To: Jessica Vaughn
Secretary of the Urban Design Commission
Department of Planning & Community & Economic Development
Planning Division
Madison Municipal Building, Suite LL-100
215 Martin Luther King, Jr. Blvd.
Madison, Wisconsin 53701-2985

Date: October 2, 2023

Re: Letter of Intent for the Summit Credit Union - Downtown Branch Alterations

This project proposes alterations to the two exterior facades of Summit Credit Union's Downtown Branch. We have made modifications to the design based on the Information Presentation on March 1st, 2023 and are formally submitting our design concepts to the Urban Design Commission.

We are requesting a time to present our facade alterations to the Urban Design Commission on October 18th, 2023 for initial / final approval. We have prepared site information, elevation drawings, imagery, and samples per the attached application.

The design includes the following:

- On the East Wilson Street façade, a redesigned entrance volume provides updated materials and architectural forms in keeping with both the Summit brand and with recent development on the East Wilson corridor. Materials of the entrance design include brick, metal panel, and glass storefront. Additionally, an on-brand metal canopy structure extending over the entrance to the existing parking lot will maintain the urban street edge façade at the pedestrian level. The exterior walls surrounding the parking lot will be painted to complement the entrance updates. Since the informational presentation, the height of the volume has been reduced and additional depth was added to make the aspect ratio of the volume more aesthetically pleasing.
- On the side facing John Nolen Drive, the existing façade will be updated with paint application over the entire EIFS façade complementing the architectural changes on the East Wilson side. Additionally, copper-colored metal panel accent bands matching the East Wilson entrance volume will be added to provide depth and contrast to the facade. Note the back side of the East Wilson Street entrance volume is not visible from solid ground on the John Nolen side of the building due to the depth of the building interfering with the sight lines. The back side of the entrance volume is only visible from a boat on the lake (from a distance of more than 350 feet) we are cladding the back side of the entrance volume in copper metallic metal panel and painting the utility door to match.
- A rooftop patio is being proposed adjacent to the John Nolen side of the building. The patio is intended to be accessed from a new door on the side of the tallest façade volume (please see rooftop plan for more detail). The patio will have an anodized aluminum and cable railing as shown on the elevations and railing material images. There will be bollard-style light fixtures central to the patio and



two wall-mounted lights near the access door provide code-required egress illumination (please see lighting cut sheet and photometrics).

- Landscaping along the East Wilson street edge has also been added since the informational presentation to provide screening and enhance the pedestrian experience of the site.
- Notes on materials: All metal on the project is either anodized or has a metallic coating. Neither finishes are reflective, and instead provide a bright, diffuse appearance. The copper metallic metal panel is an ACM (composite panel) and highly durable in nature. To maintain longevity of façade paint treatments, existing facade materials to be painted will be cleaned and prepared to receive paint per manufacturer recommendations.
- Notes on lighting: The design includes bollard lights and wall-mounted egress lights at the rooftop patio. The design also includes recessed lighting fixture under the new Wilson Street entrance canopy. There are no additional exterior lights added. We have provided photometric plans and cut sheets for the rooftop patio lighting strategy.
- Please note there is no change in utility equipment, HVAC equipment, or utility screening strategy. Therefore, we have not included utility / HVAC equipment locations plan with screening details.

The project site is located at 307 East Wilson Street, Madison, Wisconsin.

Thank you in advance for your time.

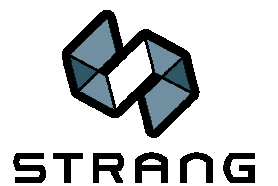
Sincerely,

Strang, Inc.

Alec Hembree, AIA, NCARB, LEED GA
Design Architect

SUMMIT CREDIT UNION DOWNTOWN BRANCH ALTERATIONS

UDC INITIAL / FINAL SUBMITTAL



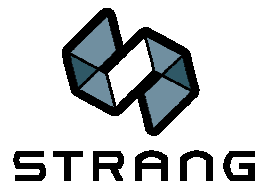
DESIGN GOALS - EXTERIOR REMODEL

WILSON STREET FRONTAGE

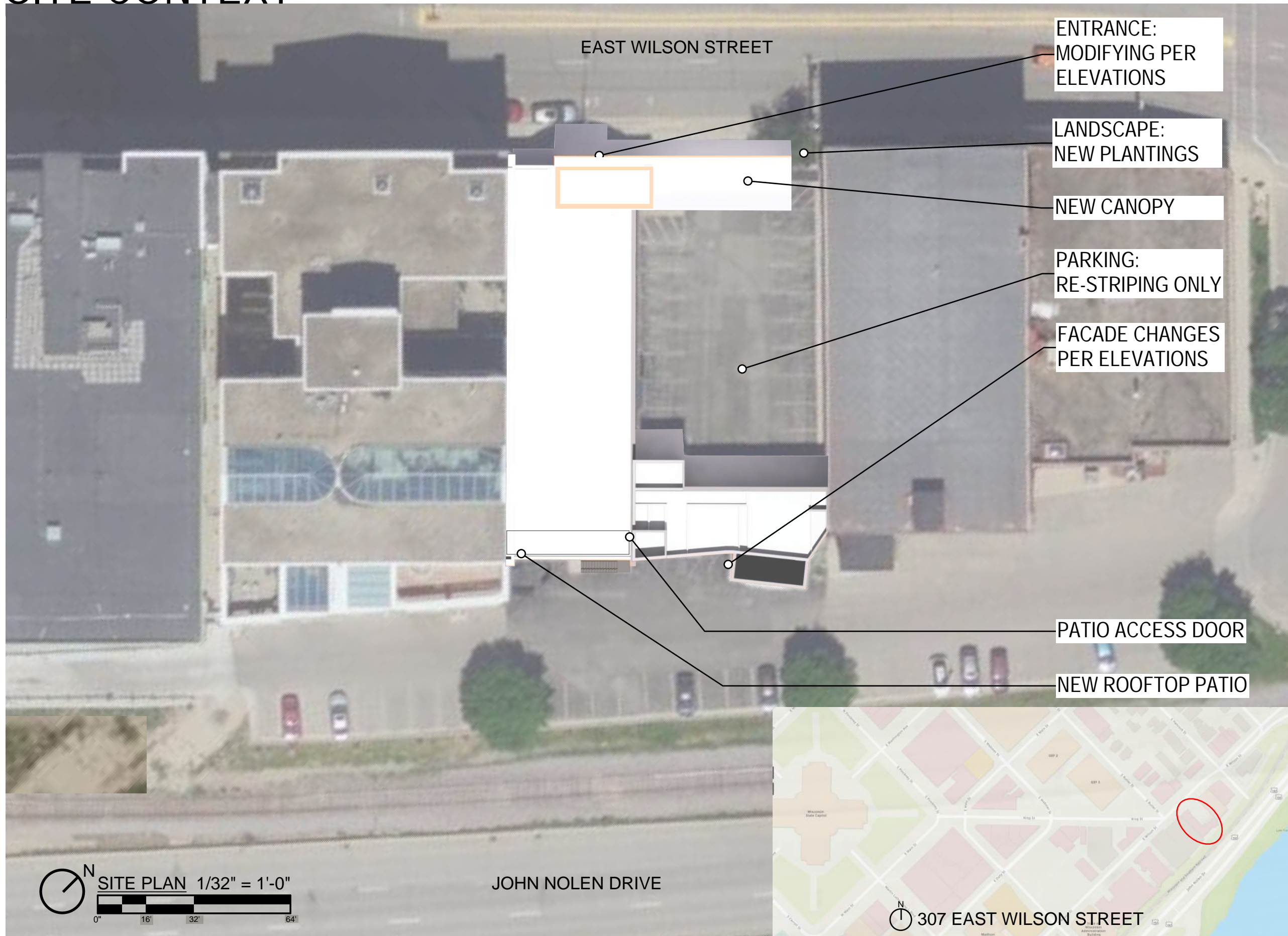
- UPDATE FACADE TO COMPLEMENT NEWER SUMMIT BRANCHES AND ADJACENT ARCHITECTURE
- CONTINUE ARCHITECTURE ACROSS PARKING LOT TO MAINTAIN URBAN EDGE AND MAINTAIN PEDESTRIAN SCALE WITH NEW METAL CANOPY
- USE CONSISTENT BRANDING TO DESIGNATE PARKING LOT FOR SUMMIT CREDIT UNION
- USE SIMILAR MATERIALS FROM OTHER BRANCHES TO MAINTAIN CONSISTENT AESTHETICS (TINTED GLASS, METALLIC COLOR EXTERIOR PANELS, MANGANESE IRON SPOT BRICK, ETC)

JOHN NOLEN DRIVE FRONTAGE

- INCREASE BRAND VISIBILITY FROM JOHN NOLEN DRIVE AND LAKE MONONA
- UPDATE AND IMPROVE FACADE WITH NEW PAINT APPLICATION
- CREATE VISUAL & BRAND CONSISTENCY BETWEEN WILSON & JOHN NOLEN FRONTAGES WITH METALLIC COPPER PANEL



SITE CONTEXT



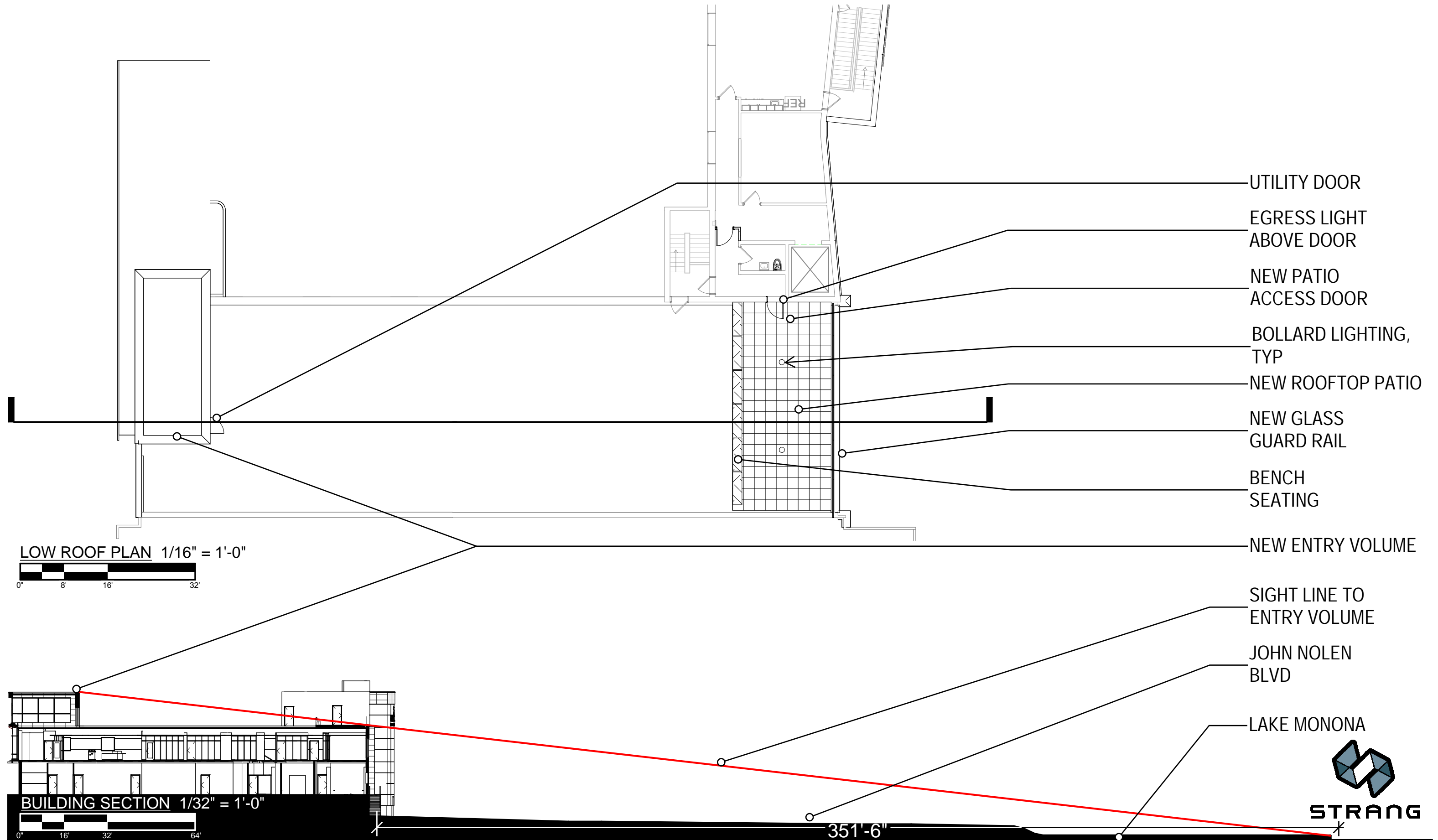
CONTEXT PHOTOS



JOHN NOLEN DRIVE

WILSON STREET

ROOF PATIO PLAN AND BUILDING SECTION



- UTILITY DOOR
- EGRESS LIGHT ABOVE DOOR
- NEW PATIO ACCESS DOOR
- BOLLARD LIGHTING, TYP
- NEW ROOFTOP PATIO
- NEW GLASS GUARD RAIL
- BENCH SEATING
- NEW ENTRY VOLUME

- SIGHT LINE TO ENTRY VOLUME
- JOHN NOLEN BLVD
- LAKE MONONA

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

BUILDING SECTION 1/32" = 1'-0"



WILSON STREET FRONTAGE

COPPER-METALLIC
METAL CANOPY

INTERNALLY ILLUMINATED
SIGNAGE (48 SF)

NEW ALUMINUM
STOREFRONT
WINDOWS AND
ENTRANCE

COPPER-METALLIC
PANEL

BRICK CANOPY
SUPPORTS

NEW PLANTINGS

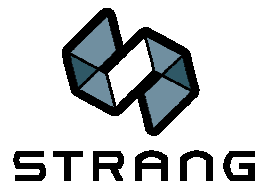
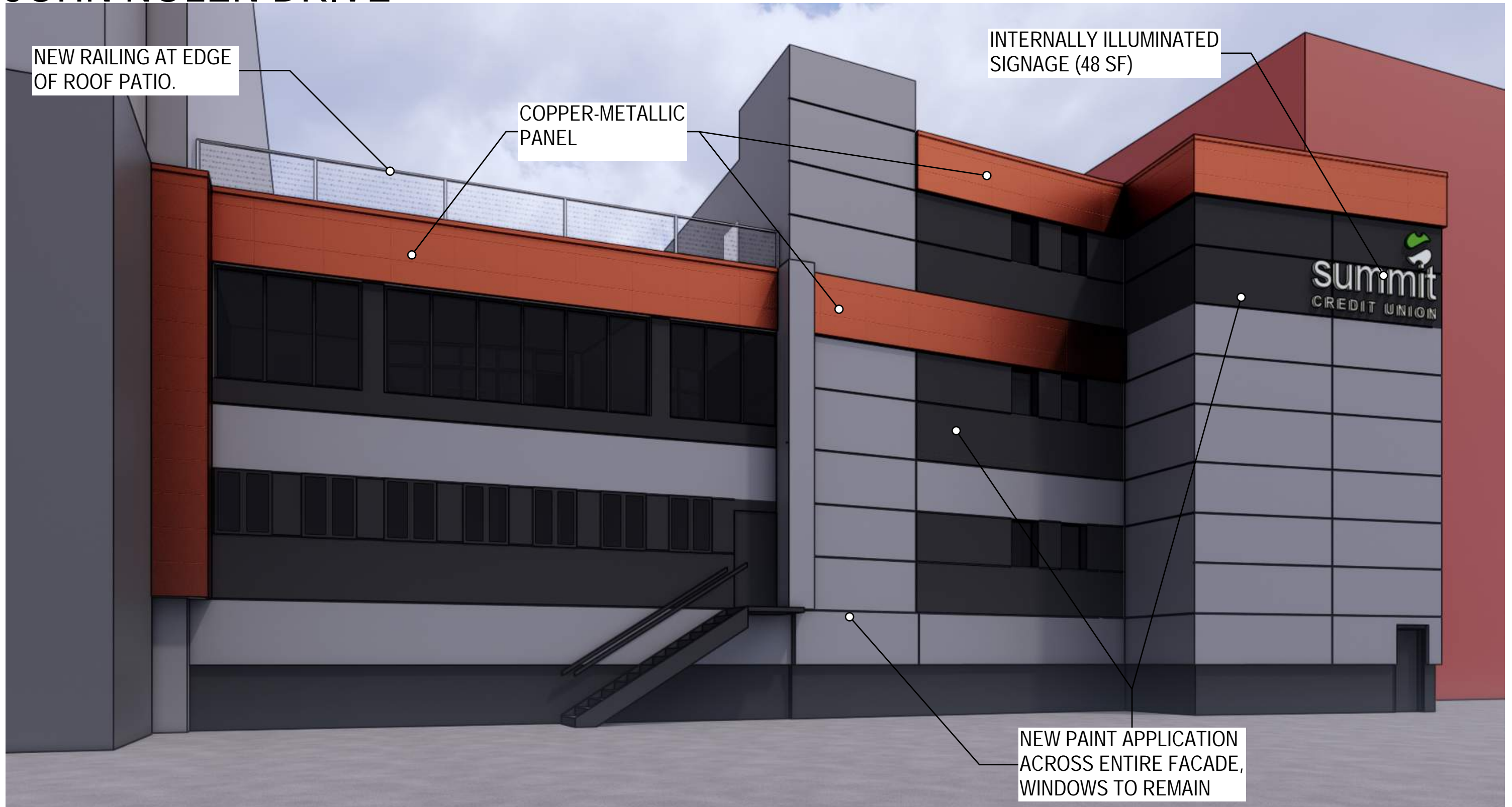
NEW PAINT APPLICATION,
WINDOWS TO REMAIN

NEW BRICK FACADE,
ENTRANCE, AND WINDOWS

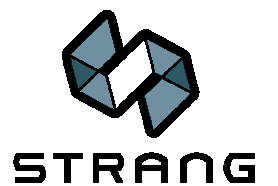


STRANG

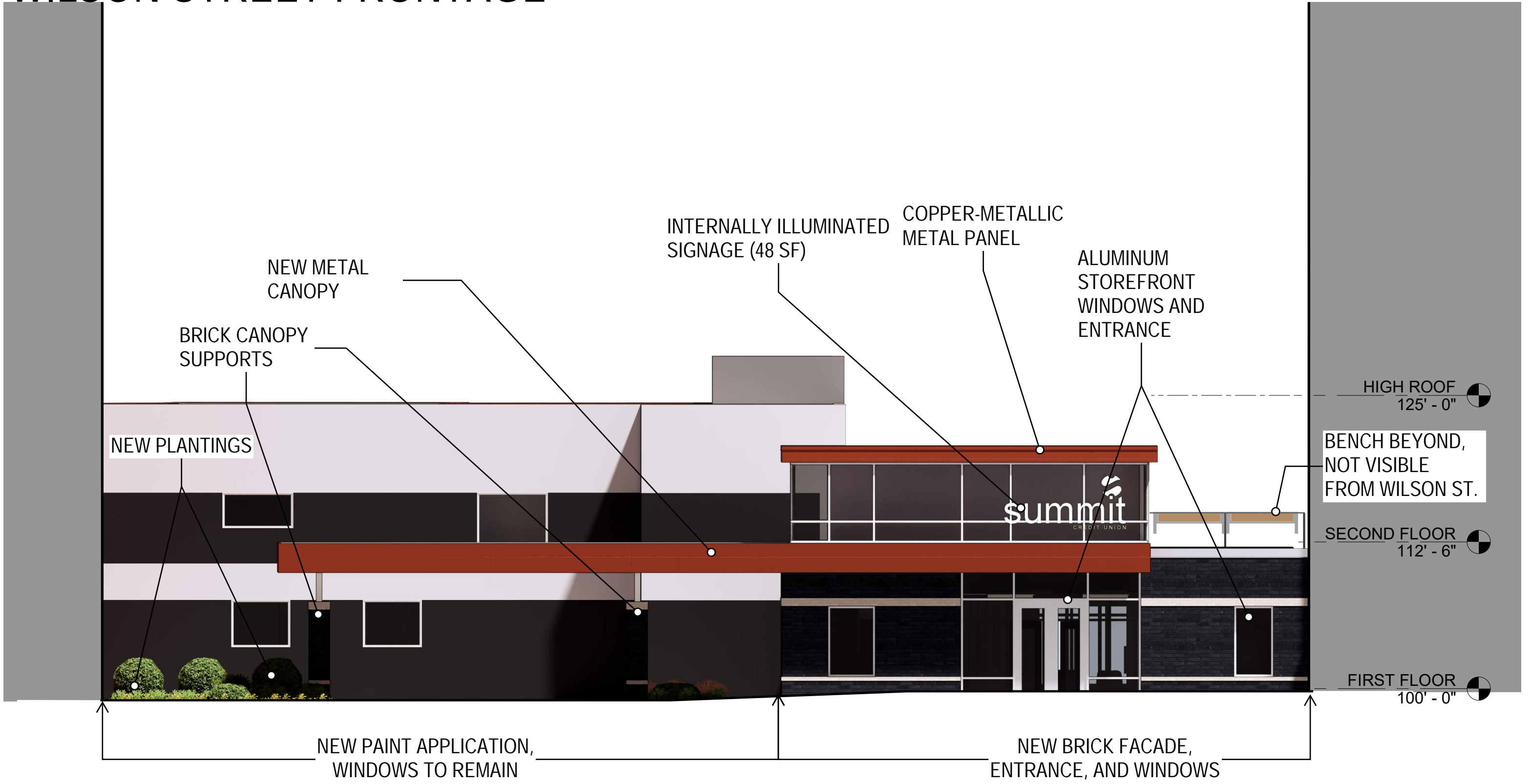
JOHN NOLEN DRIVE



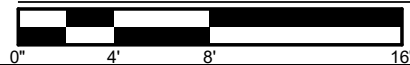
JOHN NOLEN DRIVE



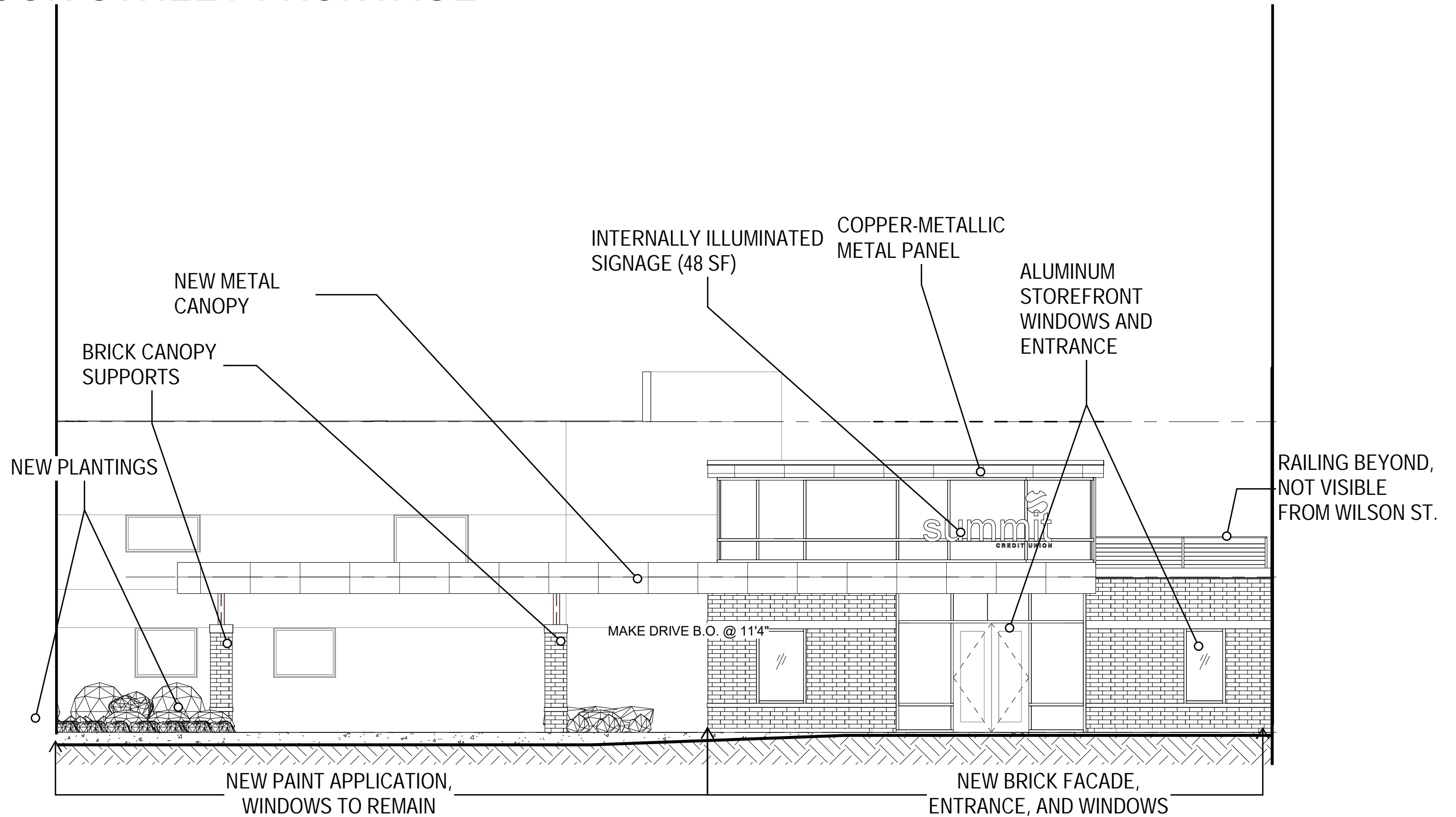
WILSON STREET FRONTAGE



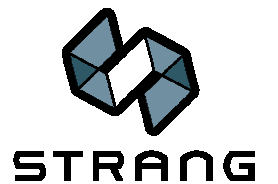
NORTHWEST ELEVATION 1/8" = 1'-0"



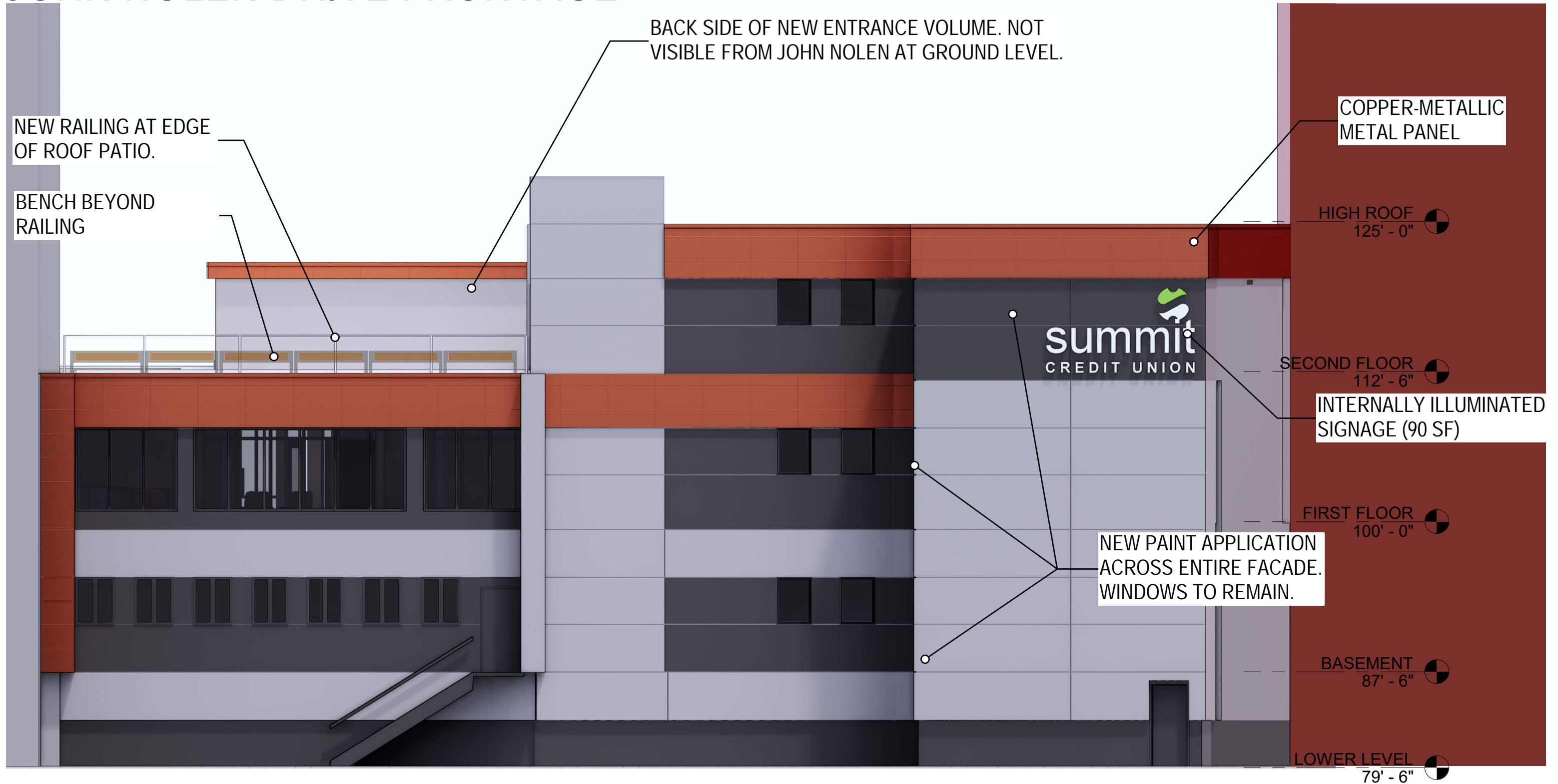
WILSON STREET FRONTAGE



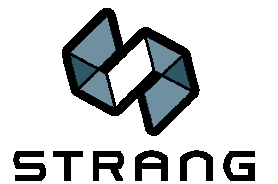
NORTHWEST ELEVATION 1/8" = 1'-0"



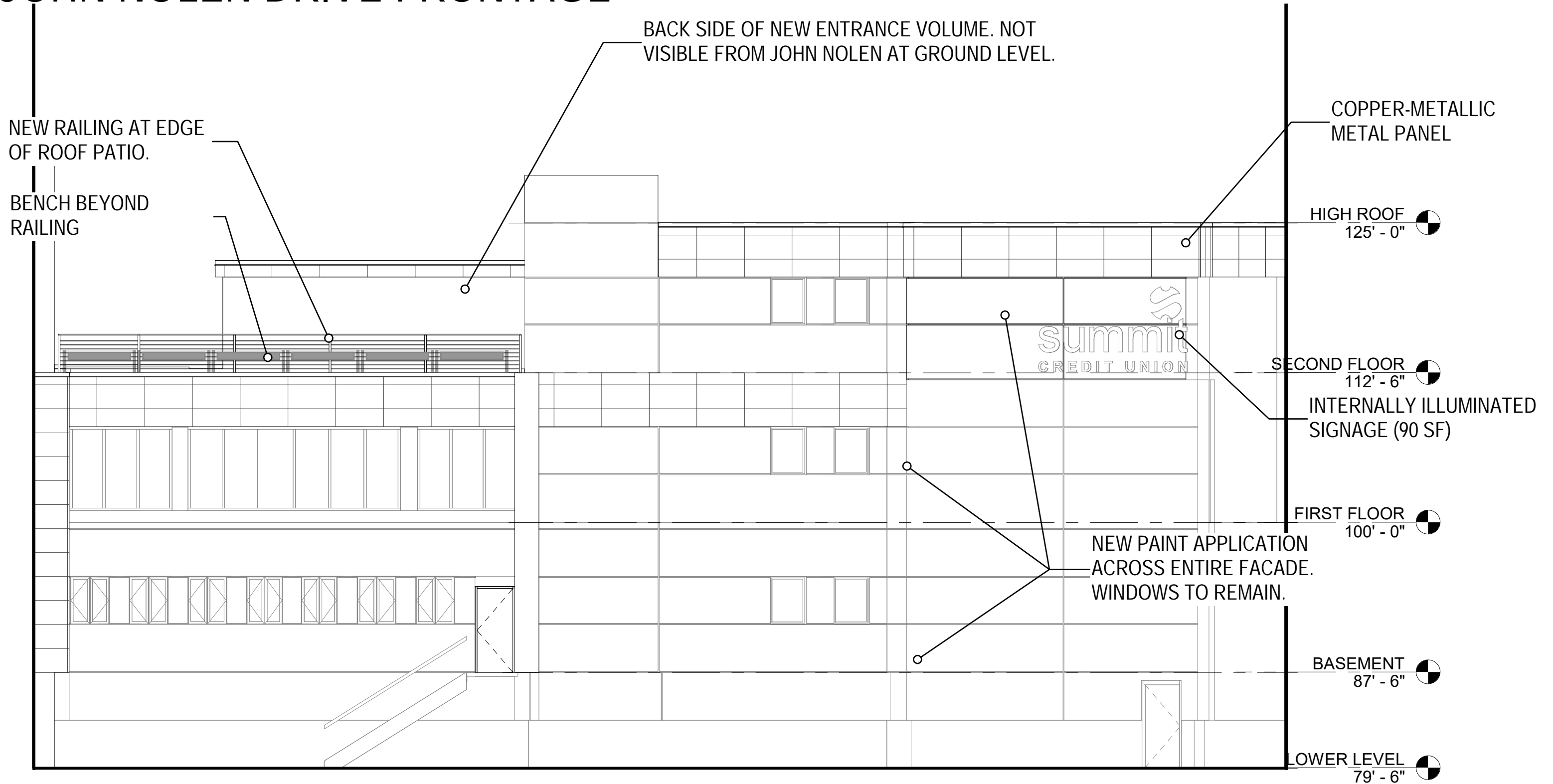
JOHN NOLEN DRIVE FRONTAGE



SOUTHEAST ELEVATION 1/8" = 1'-0"



JOHN NOLEN DRIVE FRONTAGE



SOUTHEAST ELEVATION 1/8" = 1'-0"



REFERENCE IMAGES



METAL CANOPY

BRICK CANOPY SUPPORT

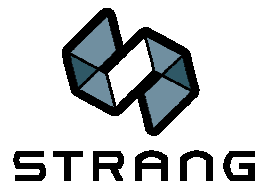
TINTED GLASS, NEW
STOREFRONT FRAMING

MANGANESE IRONSPOT BRICK

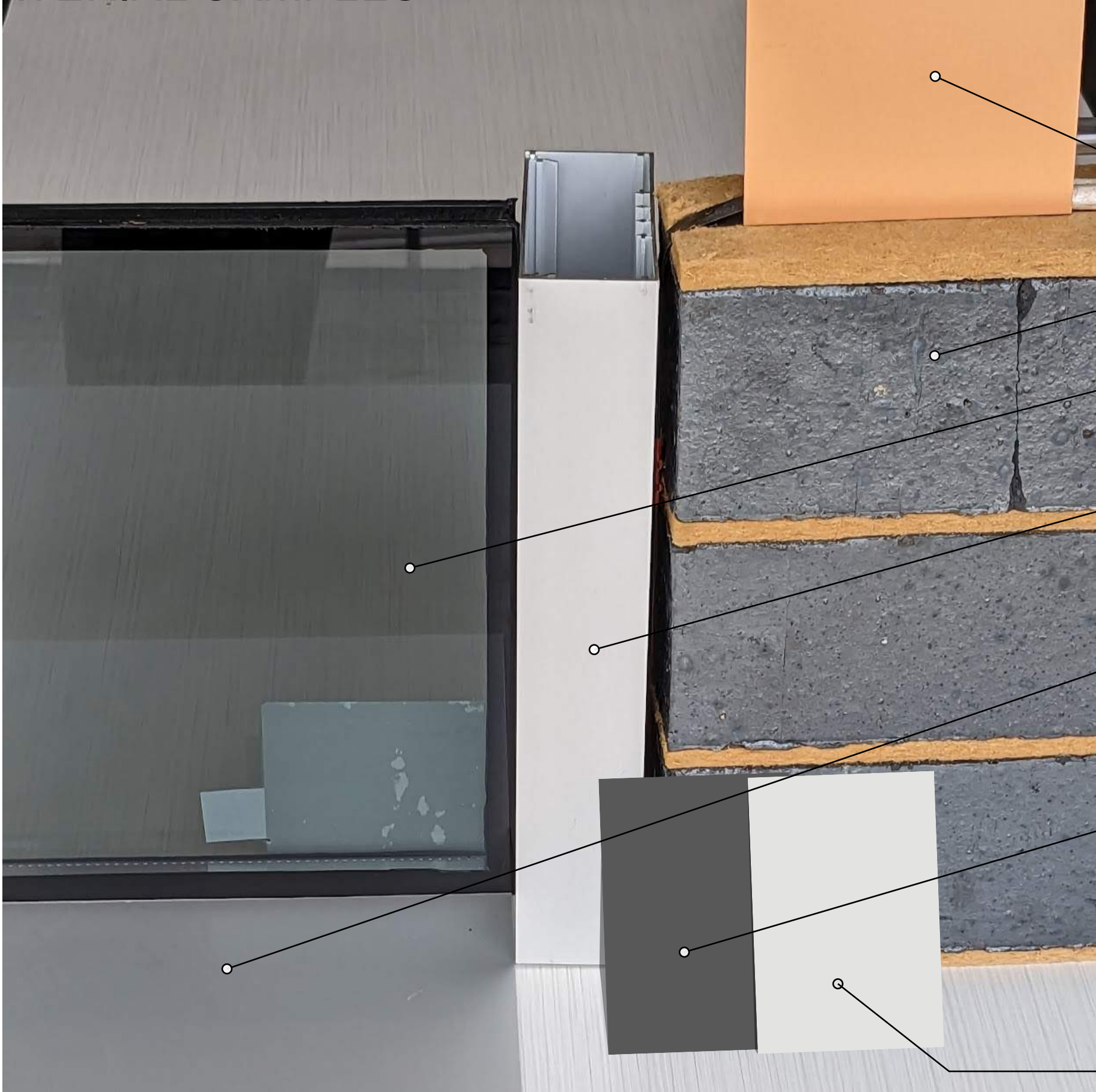
SUMMIT CREDIT UNION WAUKESHA BRANCH



METALLIC COPPER METAL
PANEL



FACADE MATERIAL SAMPLES



METALLIC COPPER METAL PANEL
(ACM PANEL - NON-REFLECTIVE
COATING) - E WILSON FACADE
AND JOHN NOLEN FACADE

BRICK - E WILSON FACADE AND
CANOPY SUPPORTS
(MANGANESE IRONSPOT BRICK)

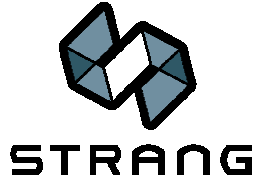
TINTED GLASS - NEW WINDOWS

CLEAR ANODIZED ALUMINUM -
WINDOW FRAMES

CLEAR ANODIZED ALUMINUM -
V-SHAPED CANOPY AND
FLASHING

DARK GREY PAINT - WILSON ST
PARKING AND JOHN NOLEN
FACADE

LIGHT GREY PAINT -
JOHN NOLEN FACADE



ROOF PATIO SAMPLES & IMAGERY



BOLLARD LIGHT FIXTURE



EGRESS LIGHT FIXTURE
ABOVE PATIO ACCESS DOOR



CLEAR ANODIZED ALUMINUM
ROUND TOP RAIL

AIRCRAFT CABLE

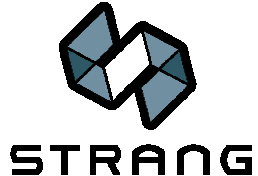
CLEAR ANODIZED ALUMINUM
BALUSTERS

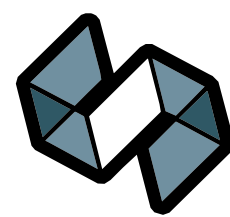


BENCH, IPE AND METAL SEAT AND BACK



IPE PAVER



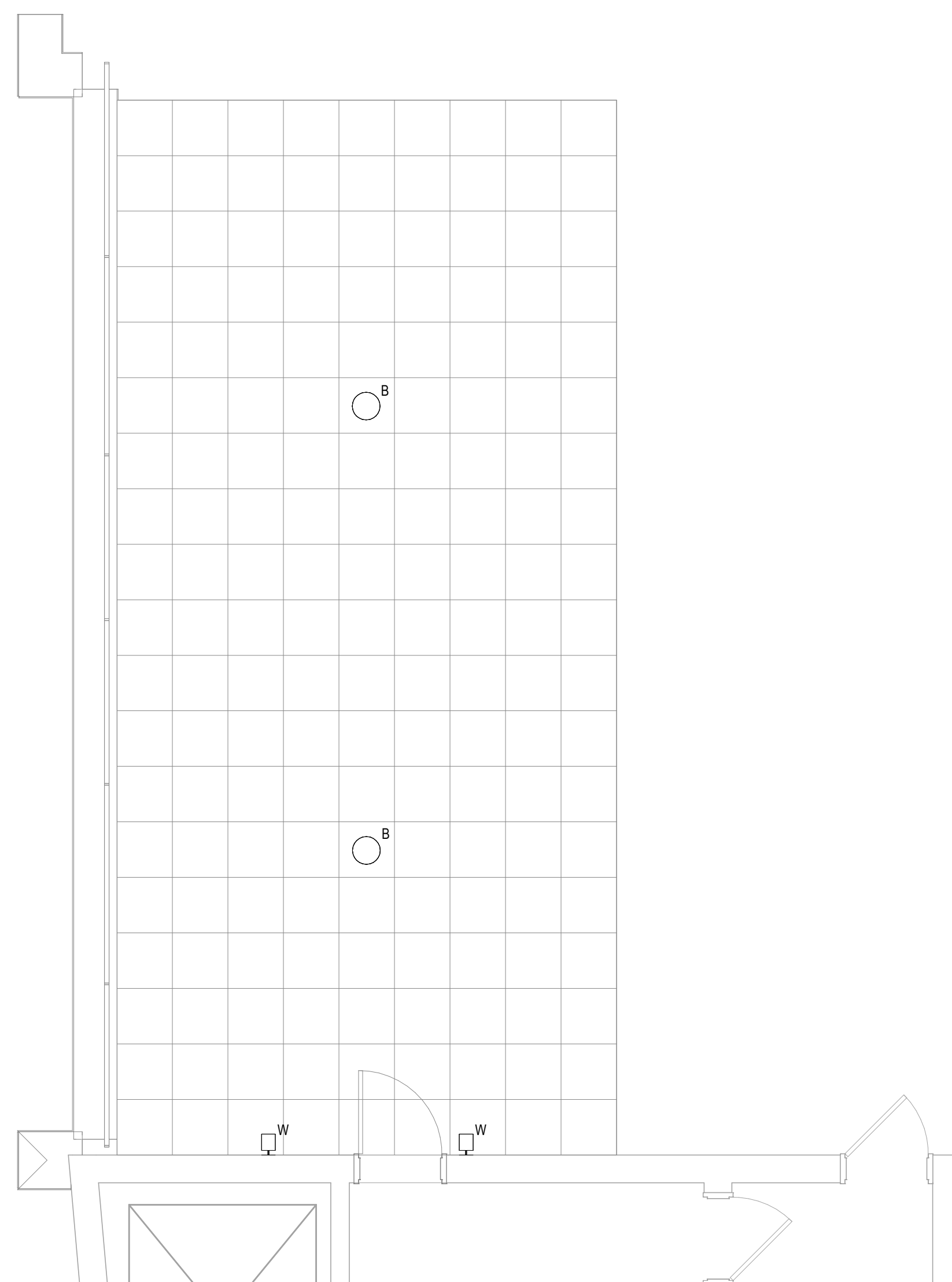
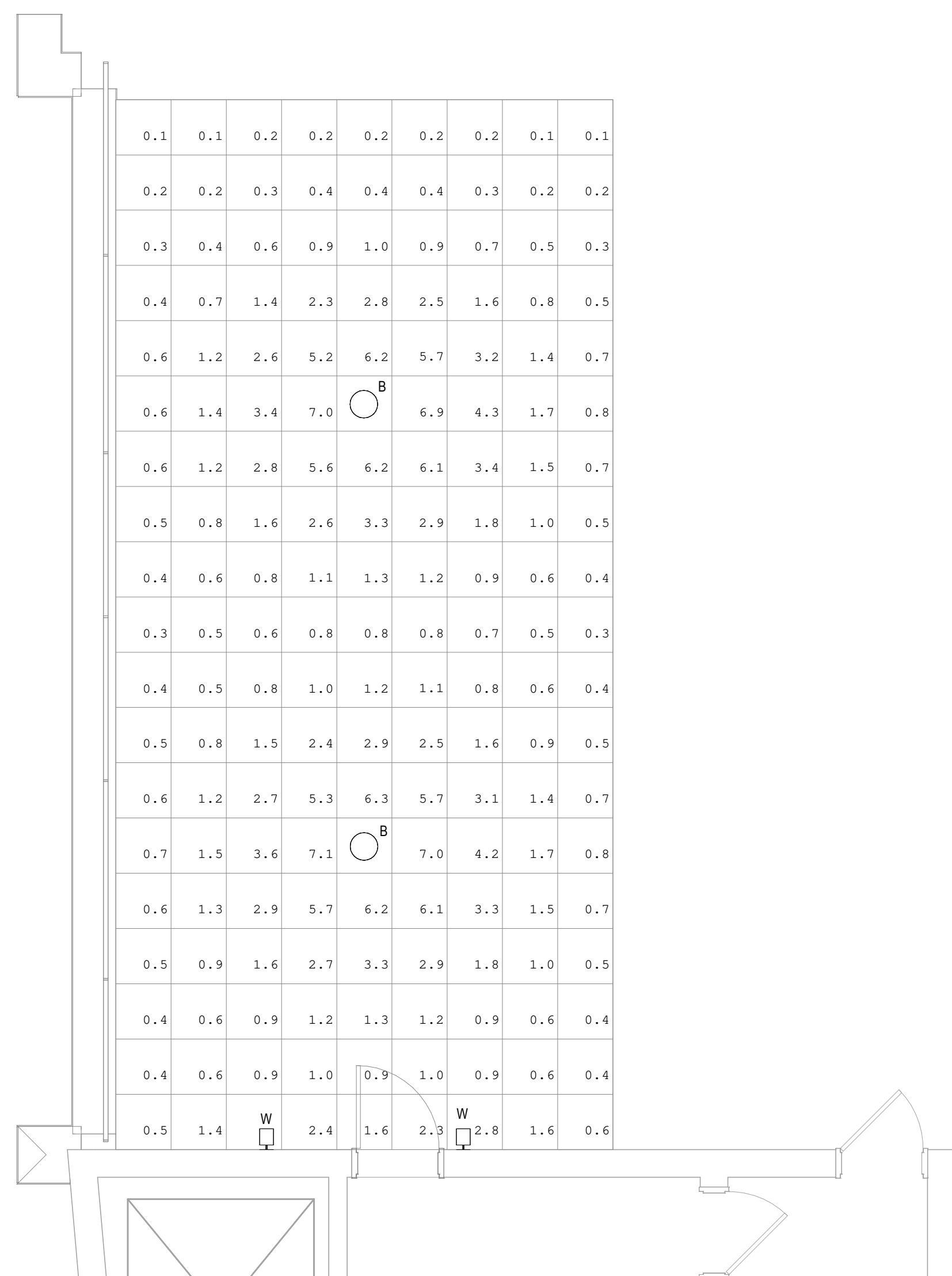


STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
MADISON, WI | WAUKESHA, WI

GENERAL LIGHTING NOTES

- EXTERIOR LIGHTS WILL BE PHOTOCELL ON, TIMECLOCK OFF, AND INCLUDE MANUAL OFF AND DIMMING.
- ILLUMINATED AREA CATEGORY IS "LOW" PER THE MADISON LIGHTING ORDINANCE. PATIO AREA IS 684SF. ALLOWED WATTAGE IS 684W X .08W/SF = 58W. PROPOSED WATTAGE IS 48W.
- AVERAGE TO MINIMUM UNIFORMITY RATIO IS REQUIRED TO BE MAXIMUM 5:1 (NOT REQUIRED WITHIN 4' OF THE EDGE OF THE PATIO). THE CALCULATED UNIFORMITY RATIO IS 4.52:1.



PN 2
E201
TN
ROOF PATIO LIGHTING PHOTOMETRIC PLAN
SCALE: 1/4" = 1'-0" NOTE: FOOT-CANDLE LEVELS SHOWN ARE INITIAL AT THE PATIO PAVER LEVEL.

PN 1
E201
TN
ROOF PATIO LIGHTING PLAN
SCALE: 1/4" = 1'-0"

NOTE: INFORMATION BELOW IS BASED ON INITIAL FOOT-CANDLE LEVELS AT THE PATIO PAVER LEVEL AND EXCLUDES POINTS WITHIN 4-FEET OF THE EDGE OF THE PATIO.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
within 4'	Illuminance	Fc	2.85	7.09	0.63	4.52	11.25

- LIGHT FIXTURE SCHEDULE NOTES:**
- MAXIMUM LUMINAIRE POWER IS LISTED TO ENSURE COMPLIANCE WITH ENERGY CODE.
 - NO SUBSTITUTIONS TO LIGHT FIXTURE MANUFACTURER/MODELS LISTED.

LUMINAIRE SCHEDULE											
LUMINAIRE ID	DESCRIPTION	MANUFACTURER	MODEL	LIGHT ENGINE / LUMENS	COLOR TEMP	DRIVER TYPE	DIMMING %	INPUT VOLT-AMPS	VOLTAGE	MOUNTING	NOTES
B	EXTERIOR BOLLARD, TEXTURED GRAY COLOR	DESIGN PLAN	609006P-30K-360-TG	LED / 1600LM	3000 K	LED, 0-10V	10-100%	18 VA	120 V	PATIO PAVER	
W	FULL CUT-OFF EXTERIOR WALL SCONCE WITH DIFFUSE LENS, ANTHRACITE COLOR	DESIGN PLAN	CU1132-5-L-H	LED / 295LM	3000 K	LED, 0-10V	10-100%	6 VA	120 V	WALL	INSTALL FIXTURE 8" ABOVE PATIO PAVER.

COPYRIGHT STRANG, INC. 2023

REVISIONS	NO.	DESCRIPTION	DATE

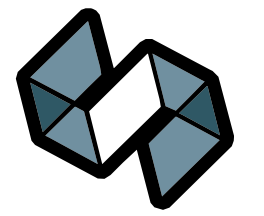
SUMMIT CREDIT UNION - DOWNTOWN BRANCH ALTERATIONS

307 E WILSON STREET
MADISON, WI 53703

DATE: 10/02/2023
DWC SUBMITTAL
PROJECT NO. 2018009

NOT FOR CONSTRUCTION

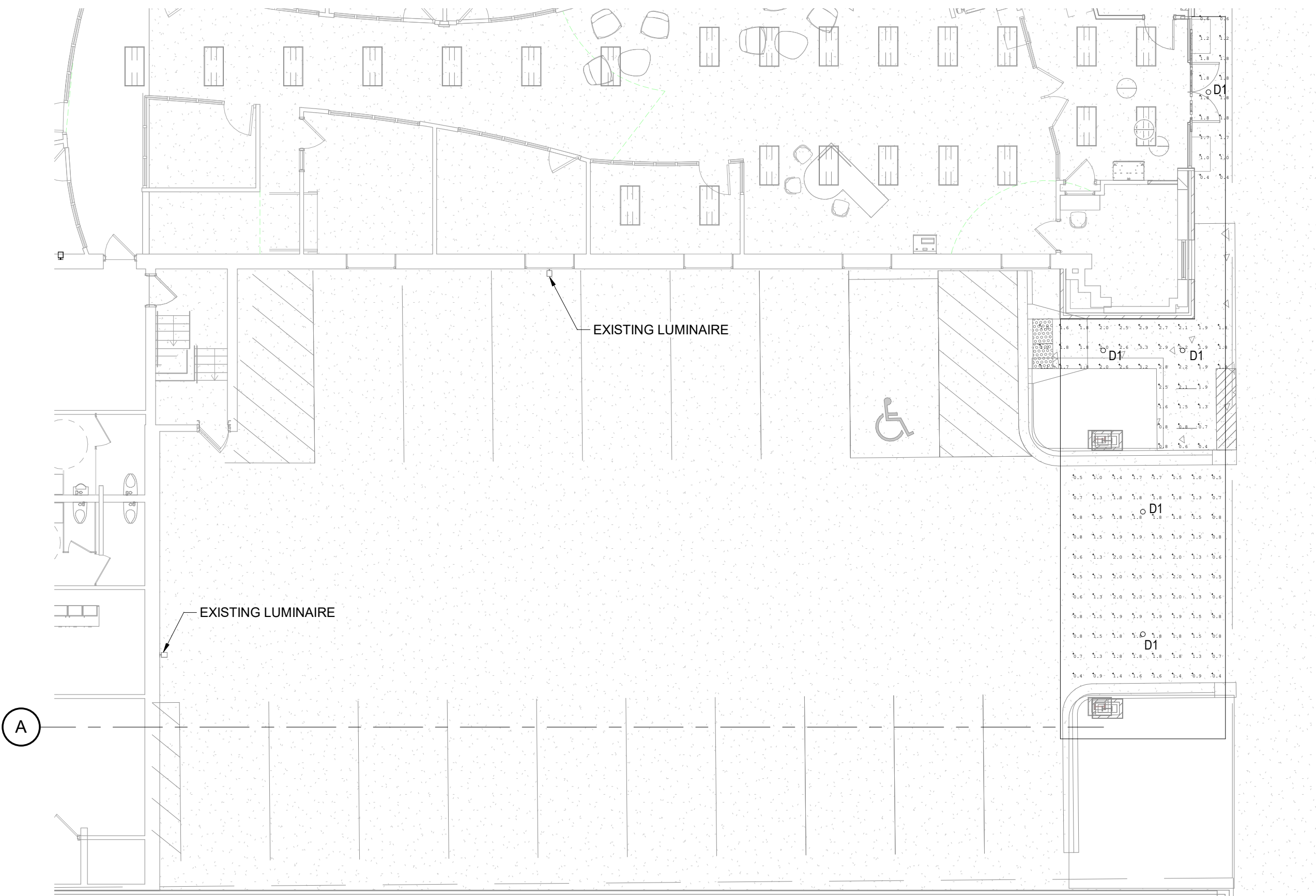
CANOPY LIGHTING PLANS



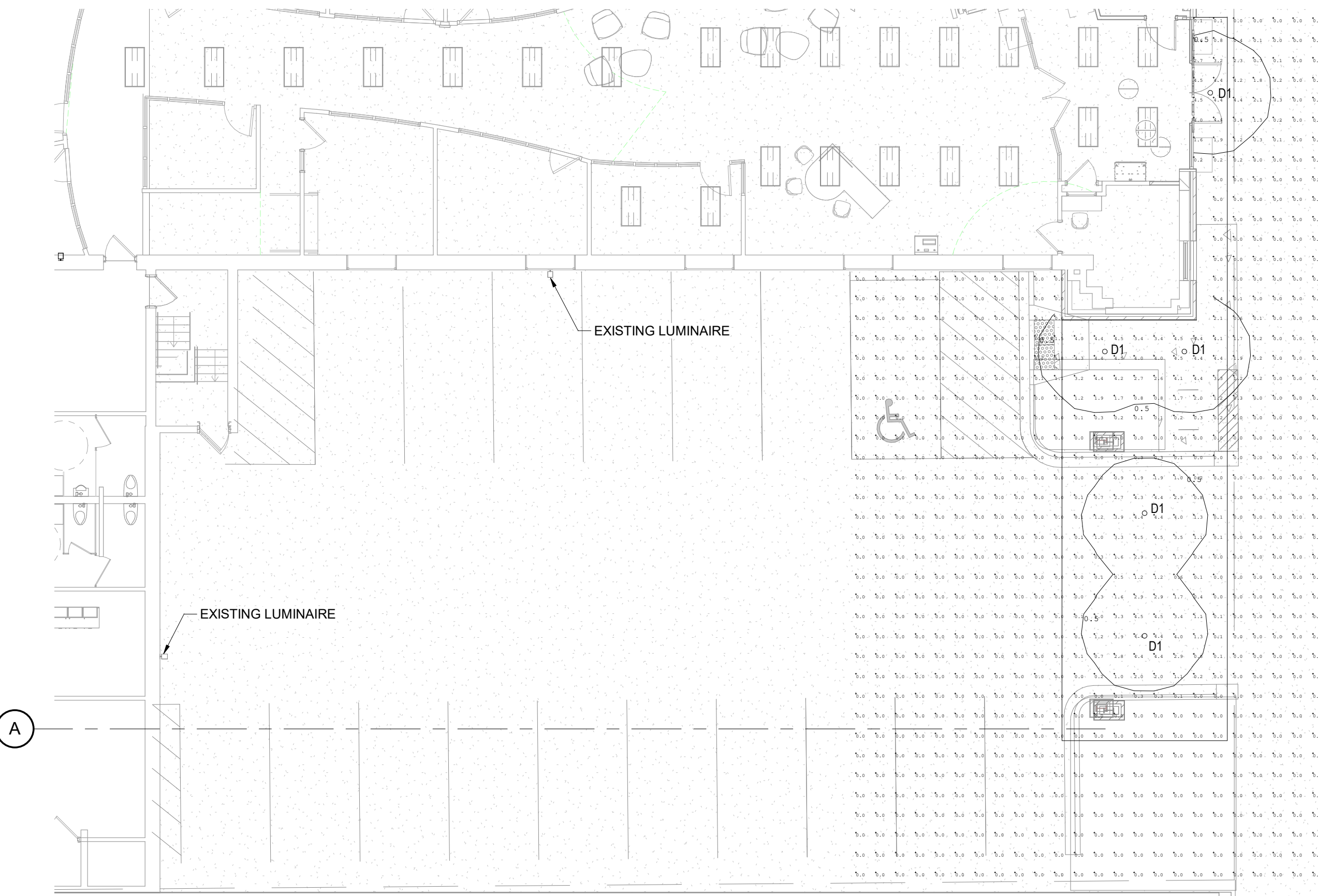
STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

MADISON, WI | WAUKESHA, WI



1
E202 **CANOPY LIGHTING PLAN INITIAL ILLUMINATION LEVELS AND UNIFORMITIES AT GRADE**
SCALE: 1" = 10'-0"



2
E202 **CANOPY LIGHTING PLAN INITIAL ILLUMINATION LEVELS AT 4' AFG**
SCALE: 1" = 10'-0"

GENERAL NOTES:

1. CITY OF MADISON LIGHTING ORDINANCE ACTIVITY LEVEL: MEDIUM

INITIAL ILLUMINATION CALCULATION TABLE

Label	CalcType	Units	Avg	Min	Avg/Min
Canopy walkway	Illuminance	Fc	1.85	0.4	4.63
Front Entry	Illuminance	Fc	1.34	0.4	3.35
Parking Entrance	Illuminance	Fc	1.43	0.4	3.58

EXTERIOR LUMINAIRE SCHEDULE										
LUMINAIRE ID	DESCRIPTION	MANUFACTURER MODEL	LUMENS	COLOR TEMP	DRIVER TYPE	DIMMING %	INPUT VOLT-AMPS	VOLTAGE	MOUNTING	NOTES
D1	6" CANOPY MOUNTED DOWNLIGHT	EV06-40-02-AR-LSS-WD-MVOLT-GZ10	250	4000 K	LED, 0-10V	10-100%	3.4 VA	120 V	RECESSED	PROVIDE 6" APERTURE CEILING THICKNESS ADAPTER IF REQUIRED

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REVISIONS	NO.	DESCRIPTION	DATE

SUMMIT CREDIT UNION - DOWNTOWN BRANCH
ALTERATIONS

307 E WILSON STREET
MADISON, WI 53703

DATE: 10/02/2023
DRAWING SET
PROJECT NO. 2018089

**NOT FOR
CONSTRUCTION**

CANOPY LIGHTING PLANS

CUBE W 1.1

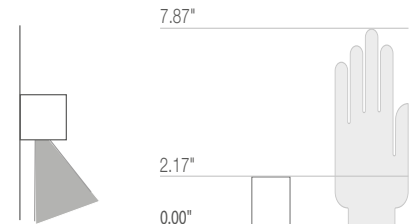
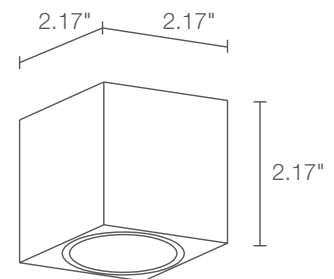
Cube W 1.1 is a wet label ceiling mounted downlight rated for outdoor use. Available in white or blue light as well as RGB with 3 optical options in 3 standard finishes.

TECHNICAL DATA

Wattage / Input	6W (500mA), 3W (350mA, RGB)
Power Supply	Remote, not included. See page 2.
Construction	Body: Anti-Corrosive aluminum Lens: Frosted plexiglass
CCT	2700K, 3000K, 4000K, 5000K, Blue; RGB
CRI	>80
Delivered Lumens	295 lm (3000K, 28°) 126 lm: (R) 46 lm, (G) 60 lm, (B) 20 lm
Efficacy	49 lm/W (3000K, 28°) 42 lm/W (RGB)
Optics	3 Standard (see below)
Finishes	3 Standard, Custom RAL (see below)
Fixture Dimensions	2.17" l x 2.17" w x 2.17" h
Aperture	Ø2.0"
Fixture Weight	0.77 lbs
LED Source	3 Power LEDs
Lumen Maintenance	L90,B10 >50,000hrs (Ta 25°C)
Color Consistency	1/4 ANSI BIN
Operating Temp.	-4°F to +113°F
IP Rating	IP54
IK Rating	N/A



Fixture Dimensions



ORDERING INFORMATION

Example: CU1132FSE. Power Supplies ordered separately.

Model No.	CCT	Optics	Finish
CU1132 - 6W (500mA) <i>Static White/Blue Only</i>	F - 2700K 0 - 5000K 5 - 3000K 1 - Blue 9 - 4000K	S - 18° tilted 20° M - 28° tilted 20° L - 36° tilted 20°	E - White H - Anthracite T - Cor-ten C - Custom RAL <i>(consult factory for "C")</i>
Model No.	CCT		
CU1331 - 3W (350mA) <i>RGB Only</i>	6 - RGB		

Job Name/Date:

Fixture Type Designation:

SUGGESTED POWER SUPPLIES

500mA

Part Number	Description	Input/Output	Fixtures 6W
PPLT00466-P	0-10V Dimming to 1%	120-277VAC to 500mA, 10W, Class 2	1-1
PPLT00497	Phase Dim (120V Only)	120VAC to 500mA, 12W, Class 2	1-2
PPLT00465-P	0-10V Dimming to 1.0%	120-277VAC to 500mA 20W, Class 2	1-3
PPLT00527	Phase Dim (120V Only)	120VAC to 500mA, 25W, Class 2	3-4
PPLT00308-P	0-10V Dimming to 0.1%	120-277VAC to 500mA, 30W, Class 2	1-5

Suggested Lutron Compatible Drivers

500mA

Part Number	Option	Lutron SKU	Dim Range	Description	Input/Output	Fixtures 6W
PPLT00249	LTEA2W	LTEA	100%-1%	Hi-Lume™ 1% 2-Wire LED Driver (120V forward phase only)	120VAC, 10W	1-1
PPLT00259	L3DAE / L3DA3W	L3DA	100%-1%	Hi-Lume™ 1% EcoSystem™ or 1% 3-Wire LED Driver	120-277VAC, 10W	1-1
PPLT00195	L3DAE / L3DA3W	L3DA	100%-1%	Hi-Lume™ 1% EcoSystem™ or 1% 3-Wire LED Driver	120-277VAC, 19W	2-3
PPLT00180	L3DAE / L3DA3W	L3DA	100%-1%	Hi-Lume™ 1% EcoSystem™ or 1% 3-Wire LED Driver	120-277VAC, 27W	3-4
PPLT00250	LTEA2W	LTEA	100%-1%	Hi-Lume™ 1% 2-Wire LED Driver (120V forward phase only)	120VAC, 27W	3-4

350mA - RGB

Part Number	Description	Input/Output	Fixtures 3W
PPLT00129-P	DMX/RDM (Field Addressable)	120-277VAC to 500mA, 100W, Class 2	1-14

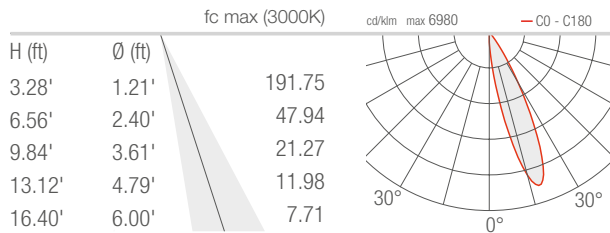
For other power supply options consult factory.

Job Name/Date:

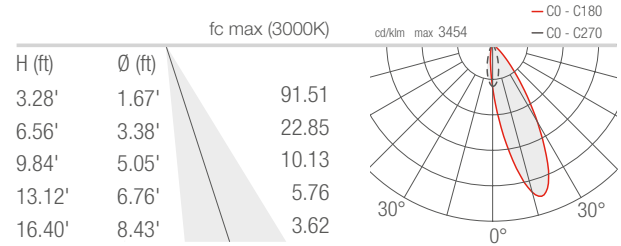
Fixture Type Designation:

PHOTOMETRIC DATA
 Note all Photometry is 3000K

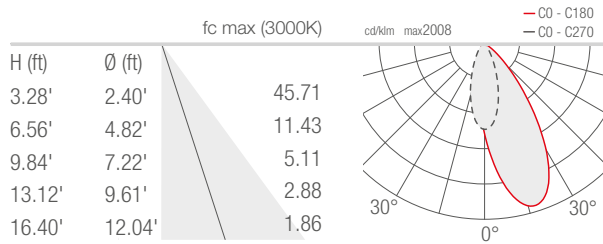
S - 18° tilted 20°



M - 28° tilted 20°



L - 36° tilted 20°



Job Name/Date:

Fixture Type Designation:

BOULEVARD 03 360

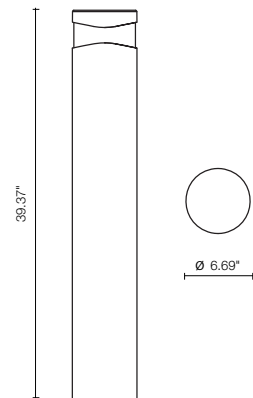
Boulevard is a series of outdoor bollards for surface installation. They are available in three different heights with 180° or 360° light emission and 3 standard finishes. Anchorage included.



TECHNICAL DATA

Wattage / Input	18W (120-277VAC)
Power Supply	Integral
Construction	Body/Frame: High Corrosion Resistance, Die-cast, Copper-free Aluminum Coating: Polyester Powder Coating with Phosphochromating Pre-finish
CCT	3000K, 4000K
Delivered Lumens	1600 lm (3000K)
Efficacy	84.2 lm/W
Optics	360°
Finishes	Textured Gray, Anthracite Gray, Matte Black
Fixture Dimensions	Ø6.69" x 39.37" h
Fixture Weight	15.87 lbs
LED Source	NR. 12 CREE XH-G mid-power LEDs
IP Rating	IP65
Impact Rating	IK10

Fixture Dimensions



Anchorage Included

ORDERING INFORMATION

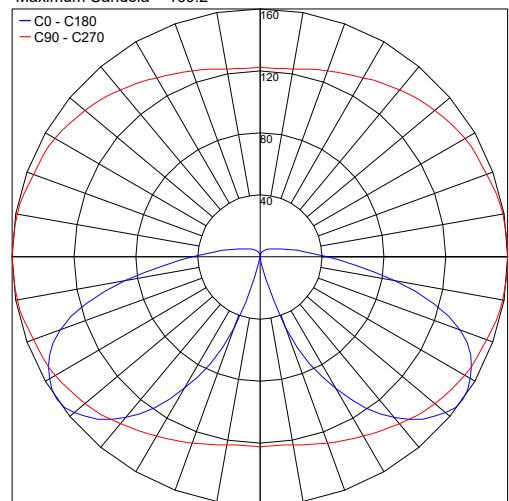
Example: 609006P-30K-360-TG.

609006P	-		-	360	-	
Model No.	CCT	Optics	Finish			
609006P	30K - 3000K 40K - 4000K	360 - 360°	TG - Textured Gray AG - Anthracite Gray MB - Matte Black			

PHOTOMETRIC DATA

Note all Photometry is 3000K

Maximum Candela = 160.2

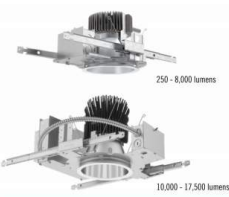


Job Name/Date:

Fixture Type Designation:



Luminaire Type: _____
Catalog Number: _____



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

General Illumination Round Downlight

6"

Feature Set

- Bounding Ray™ optical design
- Utilized optics mechanically attach the light engine to the lower reflector for complete optical alignment.
- 45° cutoff to source and source image
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 MacAdam Ellipse; 85 CRI typical, 90+ CRI optional
- Features are wet location, covered ceiling
- Available with 10% dimming, 1% dimming, or dim to dark
- Balancing distribution with feathered edges provides even illumination on horizontal and vertical surfaces
- ENERGY STAR® certified product
- UGR of zero for fixtures aimed at reader with a cut-off equal to or less than 60deg per CIE 117-1995 Discomfort Glare in Interior Lighting. UGR: 0.0

Distribution



Superior Performance

Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000	4500	5000	6000	8000	10,000	12,000	15,000	17,500
Delivered Lumens	297	519	776	994	1471	2006	2537	3077	3542	4027	4533	5256	6371	8247	10637	12332	15716	17801
Wattage per Watt	3.4	6.2	8.2	9.6	14.7	19.7	24.7	29.5	33.8	39.0	47.3	48.7	57.6	74.9	97.1	115.0	150.9	175.3
Lumens per Watt	87.4	83.7	94.6	103.5	100.1	101.8	102.7	104.3	104.8	103.3	95.8	107.9	110.6	110.1	109.5	107.2	104.5	101.5

Coordinated Apertures | Multiple Layers of Light



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Photometric Report (Type C)

Filename: EVO6 40_02 AR WD LSS.ies
[TEST] LTL27782P1914
[TESTLAB] SCALED PHOTOMETRY
[ISSUE DATE] 2/12/2022
[MANUFAC] Gotham Architectural Lighting
[LUMCAT] EVO6 40/02 AR WD LSS
[LUMINAIRE] EVO 6IN ROUND, 80 CRI, 4000K, 250LM, WIDE DIST, CLEAR, SEMI-SPEC

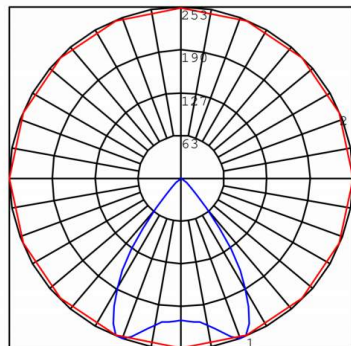
Maximum Candela = 253.279411002994 at 0 H 20 V

Classification:

Road Classification: Type VS, Very Short, N.A. (deprecated)
Upward Waste Light Ratio: 0.00
Luminaire Efficacy Rating (LER): 86
Maximum UGR: N.A.
Indoor Classification: Direct
BUG Rating: B0-U0-G0

Polar Candela Curves:

Vertical Plane Through:
1) 0 - 180 Horizontal
Horizontal Cone Through:
2) 20 Vertical



6" General Illumination Round Downlight

Design Select options indicated by this color background.

EXAMPLE: EVO6 35/150 AR MWD LSS MVOLT E21

Series	Color Temperature	Nominal Lumens Values	Reflector & Flange Color	Trim Style	Finish
EVO6	27/ 2700 K	05 250 lumens	AR Clear	Blank	LSS Semi-specular
	30/ 3000 K	05 500 lumens	PR Pewter	FL Flangeless	LD Matte-diffuse
	35/ 3500 K	07 750 lumens	WTR Wheat		LS Specular
	40/ 4000 K	10 1000 lumens	GR Gold		
	50/ 5000 K	15 1500 lumens	WR White		
		20 2000 lumens	BR Black		
		25 2500 lumens	WRAM* White Anti-microbial		
		30 3000 lumens	TRALTB0* RAL paint for pricing only		
		35 3500 lumens	TCPC* Custom paint color		

Distribution	Voltage	Driver*	EDXB
VND Very Narrow (0.5 s/mh)	120V	E21B 0-10V driver dims to 10%	edLED PowerDrive DMX with RDM (remote device management). Square Law dimming to <1%. Includes termination resistor. Refer to DMXR Manual. Minimum 1000 lumens/Maximum 15000 lumens. Lutron Escryptem digital Hi-Lume 1% soft-on, fade to black Max 4000LM.
NB Narrow (0.7 s/mh)	120V	E21 0-10V driver dims to 1%	
MD Medium (0.9 s/mh)	277	E21 edLED 0-10V ECOdrive. Linear dimming to 10% min.	
MWD Medium Wide (1.0 s/mh)	347V	E21 edLED 0-10V ECOdrive. Linear dimming to 1% min.	
WD Wide (1.2 s/mh)		E21B edLED 0-10V SLDdrive. Logarithmic dimming to <1%. edLED SLDdrive DALI. Logarithmic dimming to <1%.	

Control Interface	Emergency Options	Options
NLT* nLight™ dimming pack controls	EL Emergency battery pack, 10W, with integral test switch	SF Single fuse. Specify 120V or 277V.
NLTER** nLight™ dimming pack controls emergency circuit	ELR Emergency battery pack, 10W, with remote test switch	TRW** White painted flange
NLAIR2** nLight™ AIR enabled	ELSD Emergency battery pack, 10W, with self-diagnostics, integral test switch	TRBL** Black painted flange
NLAIR2EM** nLight™ AIR enabled emergency	ELRSD Emergency battery pack, 10W, with self-diagnostics, remote test switch	FRALTB0* Flange ring only RAL color for pricing only
NLAIREM2** nLight™ AR Dimming Pack Wireless Controls. Controls features on emergency circuit with battery pack options.	E10WCP Emergency battery pack, 10W Constant Power, CA Title 20 compliant with remote test switch	FCPC Flange custom paint color
	E10WCPR Emergency battery pack, 10W Constant Power, CA Title 20 compliant with remote test switch	NBB** nLight™ Lumen Compensation
	BGT Bodine generator transfer device. Specify 120V or 277V.	GTB generator transfer device. Specify 120V or 277V
		90CRI High CRI (90+)
		CP** Chicago Plenum. Specify 120V or 277V for 5000ftm and above.
		RR** HAO High Ambient Option (40°C)

ACCESSORIES – order as separate catalog numbers (shipped separately)
SCAB Sloped ceiling adapter. Degree of slope must be specified (50, 100, 150, 200, 250, 300). Ex: SCAB 100. Refer to TECH-150.
CTA EVO6 6" Aperture ceiling thickness adapter, for up to 8,000LM (extends mounting frame to accommodate ceiling thickness up to 5").
CTA-8 YK 4" x 8" Aperture ceiling thickness adapter for use with EDXB or CP up to 8,000LM, or nTune options (extends mounting frame to accommodate ceiling thickness up to 5").
CTA-8 YKRL 6" Aperture ceiling thickness adapter, for 10,000LM and up (extends mounting frame to accommodate ceiling thickness up to 5"). For use with CWW/DWW trims, EDXB, CP or nTune options.
ISO BC 0-10V wallbox dimmer. Refer to ISO-BC.

- ORDERING NOTES
- Not available with finishes.
 - Replace with applicable RAL number and finish when ready to order. See RAL BROCHURE for available color options. Not available with emergency battery pack options.
 - Not available with emergency battery pack options.
 - Supplied with factory installed step down transformer.
 - Refer to TECH-240 for compatible dimmers.
 - Not available with nLight®.
 - Specify voltage.
 - ER for use with generator supply power. Will require an emergency hot feed and normal hot feed.
 - Not available DALI or DMX drivers. Not available with CP or NBO options. Not recommended for metal ceiling installations.
 - When combined with the E21, E21B, or E2B option, normal luminaires (non-emergency) can be used as a normal power sensing device for nearby nLight AIR devices and luminaires with EM emergency options.
 - For use with different reflector finish only (i.e. AR, PR, WTR, GR options). Not applicable with WR (white reflector) or FL (flangeless) option.
 - For use with different reflector finish only (i.e. AR, PR, WTR, GR options). Not applicable with BR (black reflector) or FL (flangeless) option.
 - Fixture begins at 80% light level. Must be specified with NLT or NLTER. Only available with E21B and E21 drivers.
 - 12,000LM max with EL or nLight® options. 5,000LM max with Lutron drivers combined with EL. Not available with ELR, HAO, or EXAB, or any nLight® AR dimming options.
 - Only available 5000LM - 15,000LM with edLED drivers.

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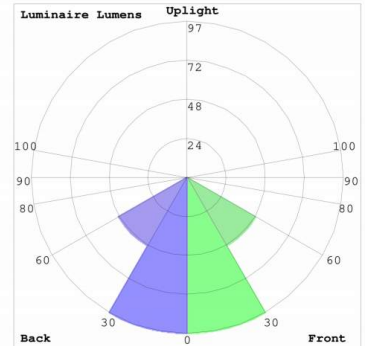
Maximum Candela = 253.279411002994 at 0 H 20 V

Classification:

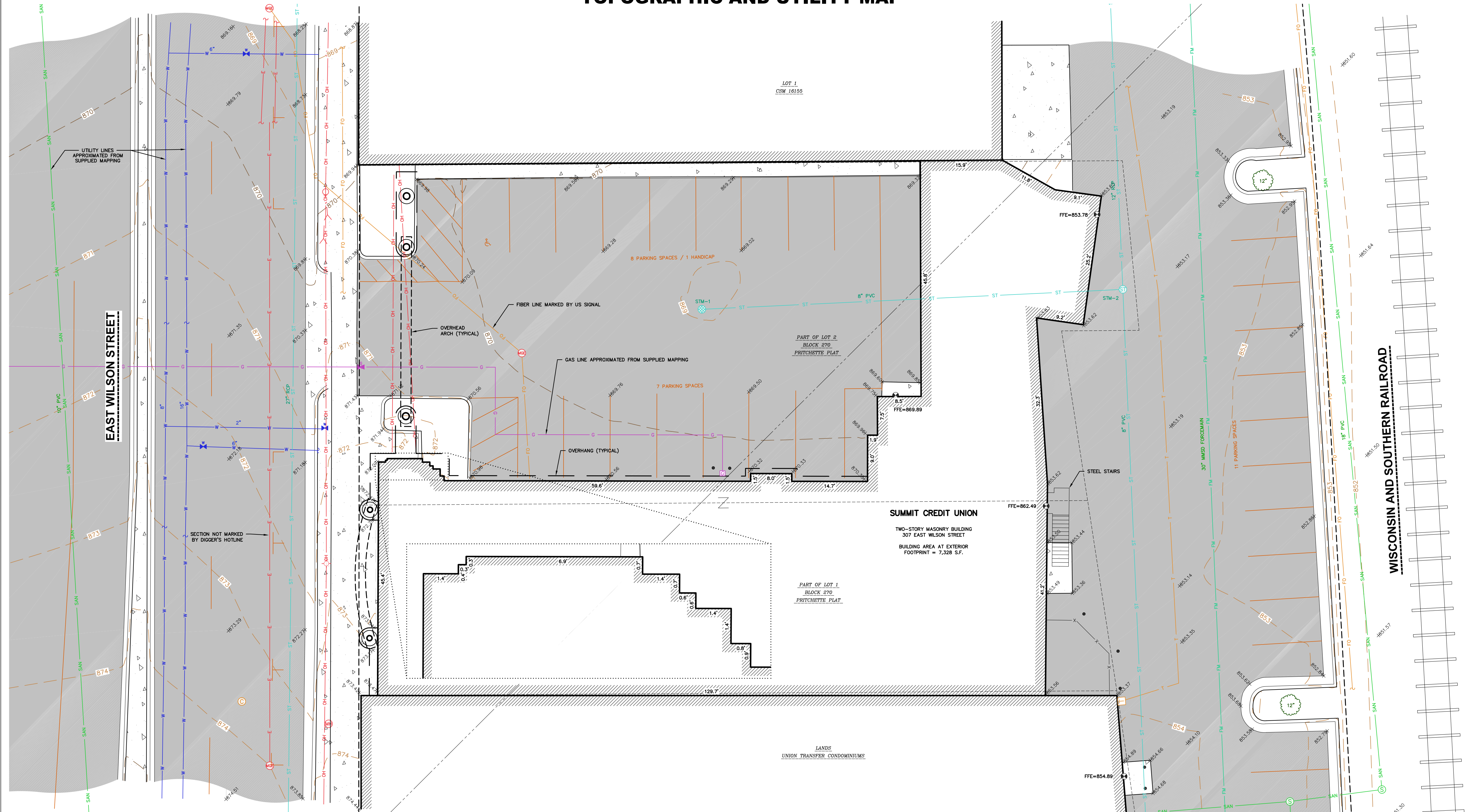
Road Classification: Type VS, Very Short, N.A. (deprecated)
Upward Waste Light Ratio: 0.00
Luminaire Efficacy Rating (LER): 86
Maximum UGR: N.A.
Indoor Classification: Direct
BUG Rating: B0-U0-G0

LCS Summary:

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	96.7	N.A.	33.2
FW (30-60)	48.9	N.A.	16.8
FH (60-80)	0.1	N.A.	0.1
FVH (80-90)	< 0.05	N.A.	0.0
BL (0-30)	96.7	N.A.	33.2
BM (30-60)	48.9	N.A.	16.8
BH (60-80)	0.1	N.A.	0.1
BVH (80-90)	< 0.05	N.A.	0.0
UL (90-100)	0.0	N.A.	0.0
UH (100-180)	0.0	N.A.	0.0
Total	291.4	N.A.	100.0
BUG Rating	B0-U0-G0		



TOPOGRAPHIC AND UTILITY MAP



LEGEND

	FINISHED FLOOR SHOT LOCATION		EDGE OF PAVEMENT
	BOLLARD		CONCRETE CURB & GUTTER
	SANITARY MANHOLE		SANITARY SEWER
	WATERMAIN OR GASMAIN VALVE		WATER LINE
	STORM MANHOLE		STORM SEWER
	ROUND CASTED INLET		FORCE MAIN
	GAS REGULATOR/METER		NATURAL GAS
	GAS VALVE		OVERHEAD LINE
	MANHOLE - UNVERIFIED TYPE		UNDERGROUND ELECTRIC
	ELECTRIC MANHOLE (MGE)		FIBER OPTIC
	ELECTRIC MANHOLE		UNDERGROUND TELEPHONE
	LIGHT POLE		BUILDING
	POWER POLE W/GUY		SPOT ELEVATION
	TELEPHONE PEDESTAL		INDEX CONTOUR
	CABLE MANHOLE		INTERMEDIATE CONTOUR
	DECIDUOUS TREE		BITUMINOUS PAVEMENT
	HANDICAP PARKING		CONCRETE PAVEMENT
	RIGHT-OF-WAY LINE		EDGE OF BITUMINOUS
	SECTION LINE		PAVEMENT STRIPING
	PLATTED LOT LINE		END OF FLAGGED UTILITIES

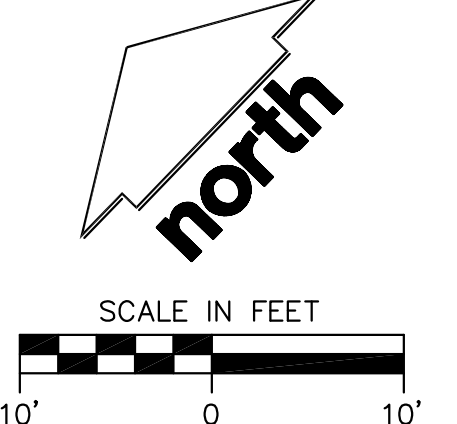
- NOTES**
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON MARCH 21 AND 23, 2023.
 - NO SNOW COVER WAS OBSERVED DURING FIELD WORK.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - CONTOUR INTERVAL IS ONE FOOT.
 - SPOT ELEVATIONS IN CURBED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
 - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE LOCATE TICKET NO. 20231202880, WITH A CLEAR DATE OF MARCH 23, 2023, AND DIGGER'S HOTLINE MAPPING TICKET NO. 20231202889, WITH A CLEAR DATE OF MARCH 30, 2023.
 - UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:

AMERICAN TRANSMISSION	MCI	TDS METROCOM
AT&T TRANSMISSION/DISTRIBUTION	MADISON GAS & ELECTRIC CO	US SIGNAL
CHARTER COMMUNICATIONS	MADISON METRO SEWERAGE DIST	LEVEL 3 (CENTURYLINK)
WISCONSIN DOT - ITS EQUIPMENT	WINDSTREAM	WI DOA-DIV OF ENTERPRISE TECH
CITY OF MADISON ENGINEERING	STATE OF WISC DIV OF FAC MNGT	
 - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
 - SITE PLAN RECORDS WERE REQUESTED FROM THE CITY OF MADISON. NO RECORDS WERE SUPPLIED FOR THIS SITE.
 - ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE CITY OF MADISON. THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES IN COMBINATION WITH THE SUPPLIED CITY RECORDS.
 - THIS MAP IS NOT INTENDED TO BE A PROPERTY SURVEY. THE PROPERTY LINES AND RIGHT-OF-WAY LINES ARE APPROXIMATE AND SHOULD BE AS A REFERENCE ONLY.

STORM SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	868.92	BOTTOM	862.57	-	-
		SE*	865.02	8"	PVC
STM-2	853.25	NW	849.65	8"	PVC
		SW	849.85	8"	PVC
		NE	849.40	12"	RCP

*ELEVATION IS TO TOP OF CLEAN-OUT CAP ON SUMP.



CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
SUMMIT CREDIT UNION

CLIENT ADDRESS:
**PO BOX 8046
MADISON, WI 53708**

PROJECT:
**SUMMIT CREDIT UNION
- 307 EAST WILSON**

PROJECT LOCATION:
**307 EAST WILSON STREET
CITY OF MADISON, DANE COUNTY
WISCONSIN, 53703**

MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Prepared By: CJO 03/22/23
Reviewed By: TJB 03/27/23
Approved By: TJB 03/28/23

SHEET TITLE:
**TOPOGRAPHIC AND
UTILITY MAP**

SHEET NUMBER:
1 OF 1

PROJECT NO: 23-13153

File: I:\2023\2313153\DWG\SURVEY\Sheets\2313153 TU Map.dwg Layout: 22x34 User: coliam Plot: Mar 28, 2023 - 4:11pm Xrefs:

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GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
- EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
- NO LAND DISTURBANCE BEYOND PROPERTY LINES.
- 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.

DEMOLITION NOTES

- THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE. "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
- CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY 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 REMOVAL OF ANY UNDERGROUND UTILITIES.
 - NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
- CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
- ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
- ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
- ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
- EXISTING FIBER OPTIC LINE TO BE CLEARLY MARKED PRIOR TO ANY EXCAVATION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING FIBER OPTIC LINE LOCATION.
- BUILDING REMOVALS SHALL BE BY A QUALIFIED CONTRACTOR. CONTRACTOR TO FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURIED ON SITE. IF ENCOUNTERED, ANY CONTAMINATED SOILS SHALL BE REMOVED TO A LANDFILL IN ACCORDANCE WITH APPROPRIATE STATE AND FEDERAL REGULATIONS.

PAVING NOTES

- GENERAL**
 - ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF MADISON ORDINANCES AND THE GEOTECHNICAL REPORT PREPARED BY CGC, INC DATED AUGUST 18, 2022.
 - ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
 - SURFACE PREPARATION – NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
 - ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS**
 - CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
 - WEATHER LIMITATIONS – APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
 - GRADE CONTROL – ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 - CRUSHED AGGREGATE BASE COURSE – THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
 - BINDER COURSE AGGREGATE – THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.
 - SURFACE COURSE AGGREGATE – THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
 - ASPHALTIC MATERIALS – THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
- CONCRETE PAVING SPECIFICATIONS**
 - CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
 - CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
 - CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
 - EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
 - ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.

GRADING AND SEEDING NOTES

- 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.
- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC, ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A "BALANCED" SITE.
- PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
- ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.

EROSION CONTROL NOTES

- PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF MADISON.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.

CITY TRAFFIC ENGINEERING NOTES

- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BUY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT.

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	DEMOLITION – REMOVAL OF ONSITE CURB SURFACES AND BASE COURSE
	DEMOLITION – REMOVAL OF ASPHALT SURFACES
	DEMOLITION – REMOVAL OF CONCRETE SURFACES
	DEMOLITION – MILL AND OVERLAY
	EDGE OF PAVEMENT
	REJECT CURB AND GUTTER
	ASPHALT PAVEMENT surface course
	CONCRETE PAVEMENT
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	BIKE RACK
	SAWCUT EXISTING PAVEMENT
	VISION TRIANGLE
	SILT SOCK
	CONSTRUCTION ENTRANCE
	EROSION MATTING
	SPOT ELEVATION EP – EDGE OF PAVEMENT FG – FINISH GRADE EC – EDGE OF CONCRETE BOC – BACK OF CURB MATCH – MATCH EXISTING GRADE HP – HIGH POINT SW – SIDEWALK
	INLET PROTECTION



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P. 608.848.5060

CLIENT:
SUMMIT CREDIT UNION

CLIENT ADDRESS:
**PO BOX 8046
MADISON, WI 53708**

PROJECT:
**SUMMIT CREDIT UNION
307 E WILSON ST**

PROJECT LOCATION:
**307 EAST WILSON STREET
CITY OF MADISON, DANE COUNTY
WISCONSIN, 53703**

PLAN MODIFICATIONS:

#	Date:	Description:
1	04.10.23	LAND USE SUBMITTAL
2	09.28.23	UDC SUBMITTAL
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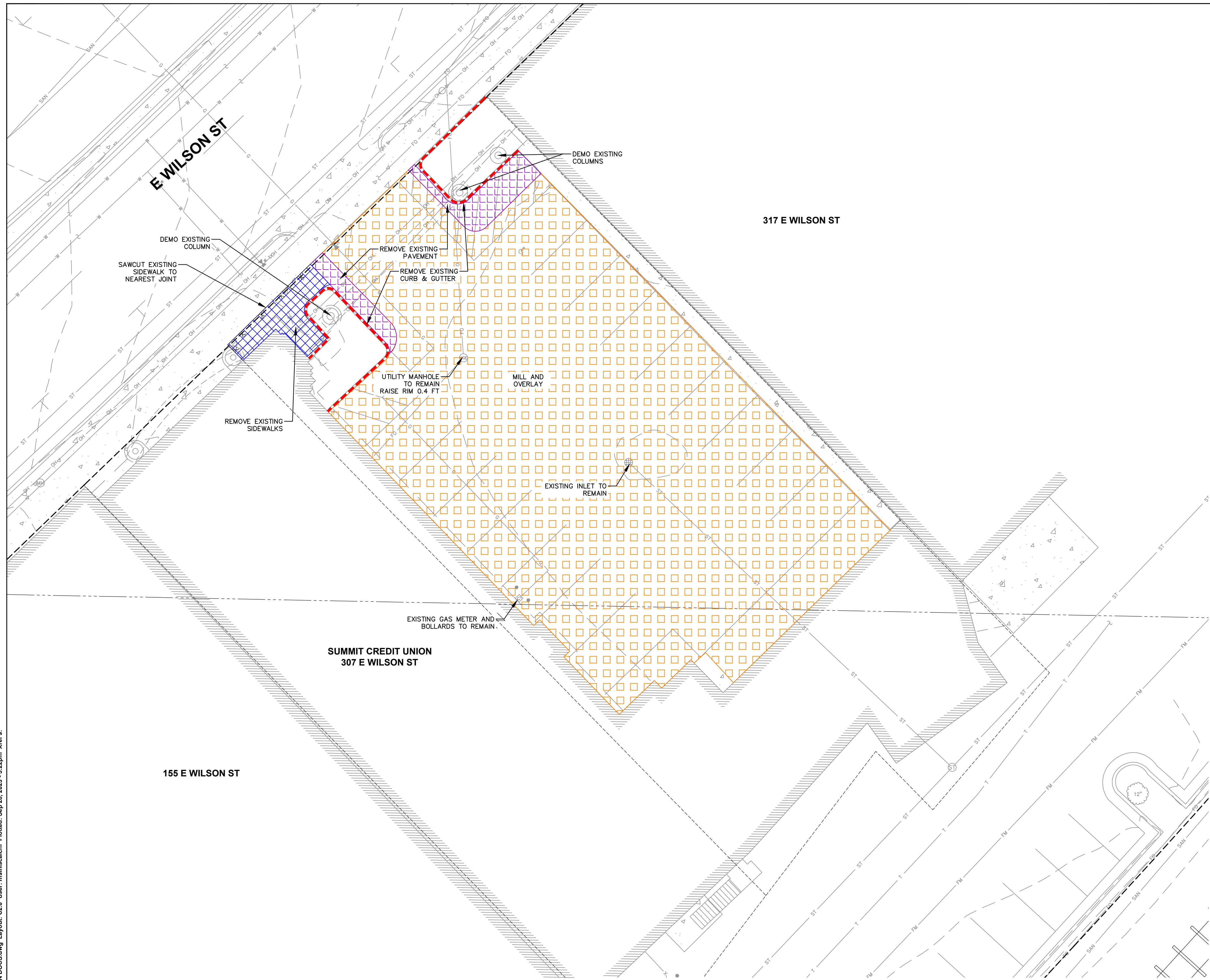
Designed By: IRN
Reviewed By: IRN
Approved By: KJY

NOTES AND LEGENDS

SHEET NUMBER:
C1.0

JSD PROJECT NO: 23-13153





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Designed By: IRN
Reviewed By: IRN
Approved By: KJY

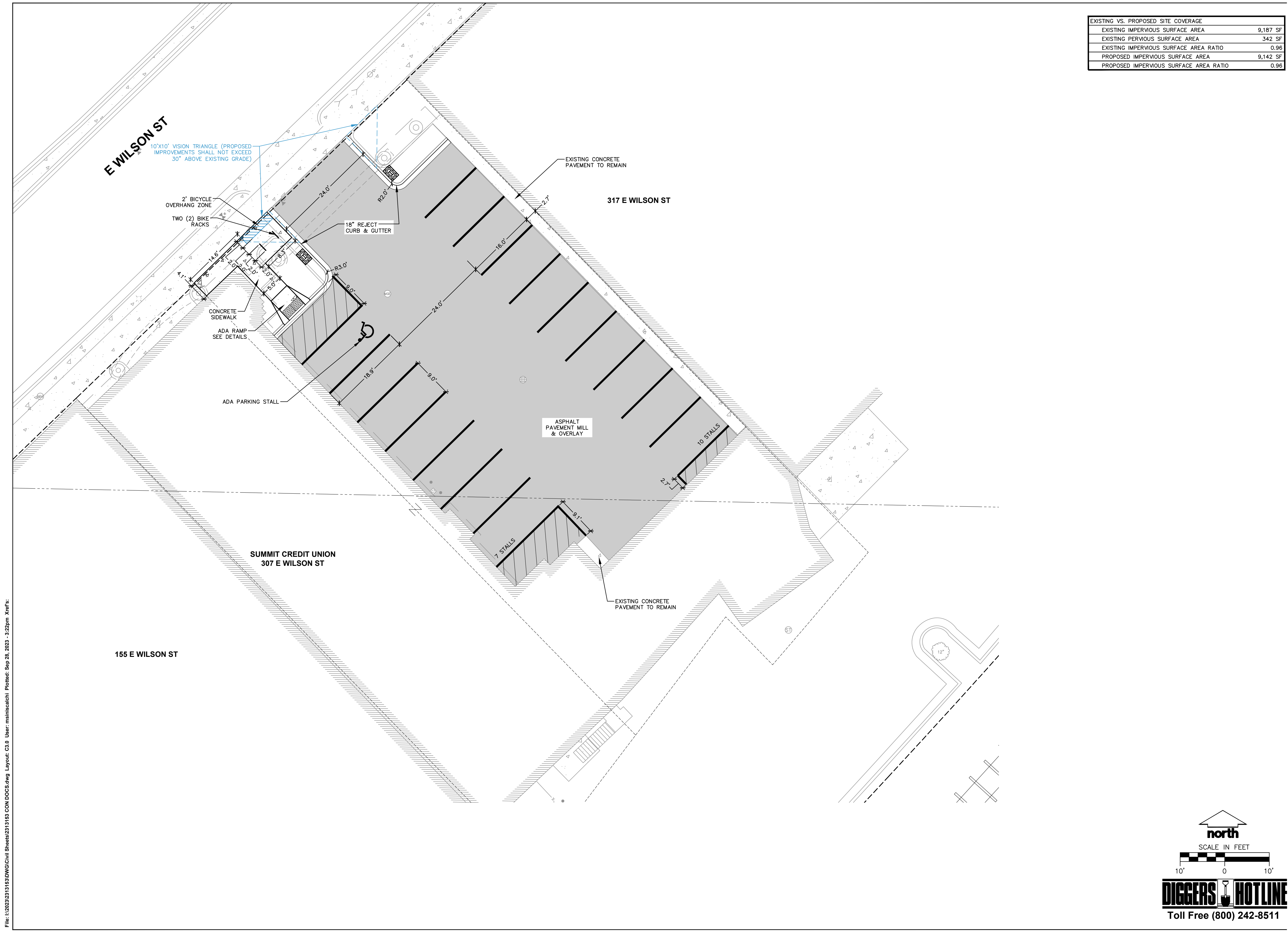
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DEMOLITION PLAN

SHEET NUMBER:
C2.0

JSD PROJECT NO: 23-13153



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EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	9,187 SF
EXISTING PERVIOUS SURFACE AREA	342 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.96
PROPOSED IMPERVIOUS SURFACE AREA	9,142 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.96



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Designed By: IRN
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 Approved By: KJY

SHEET TITLE:
SITE PLAN

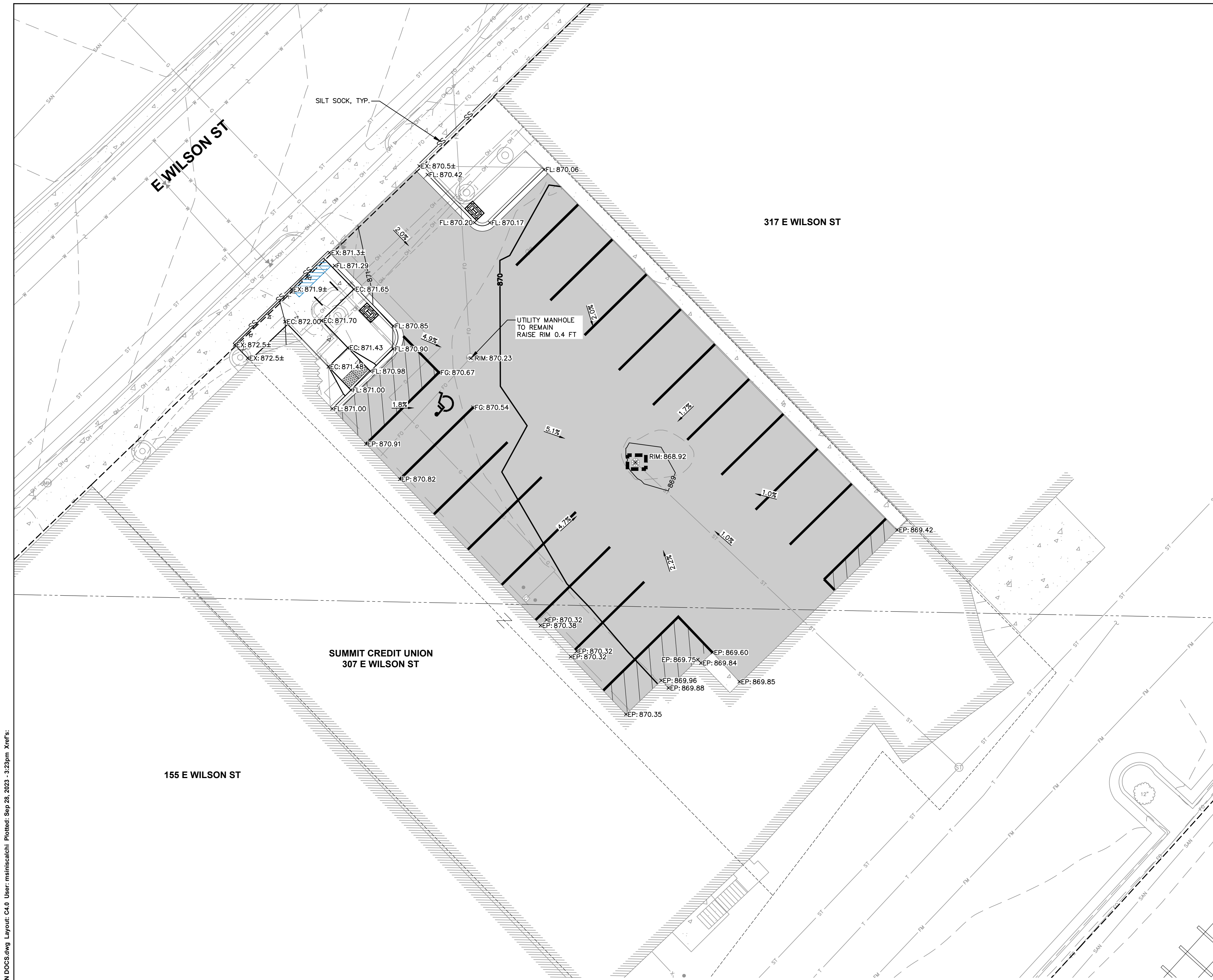
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JSD PROJECT NO: 23-13153



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 CITY OF MADISON, DANE COUNTY
 WISCONSIN, 53703**

PLAN MODIFICATIONS:

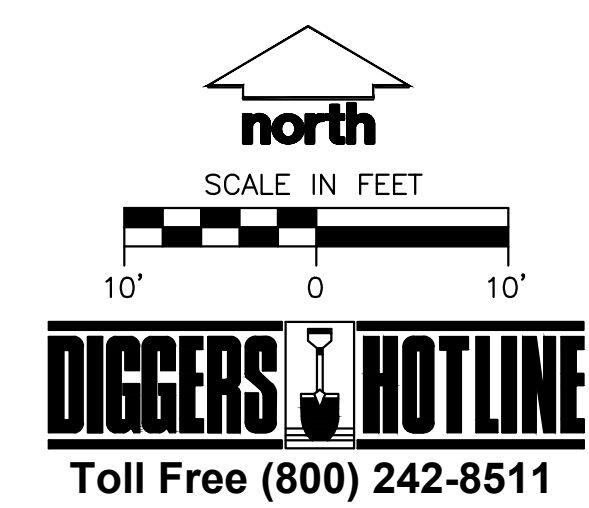
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Designed By: IRN
 Reviewed By: IRN
 Approved By: KJY

SHEET TITLE:
**GRADING AND EROSION
 CONTROL PLAN**

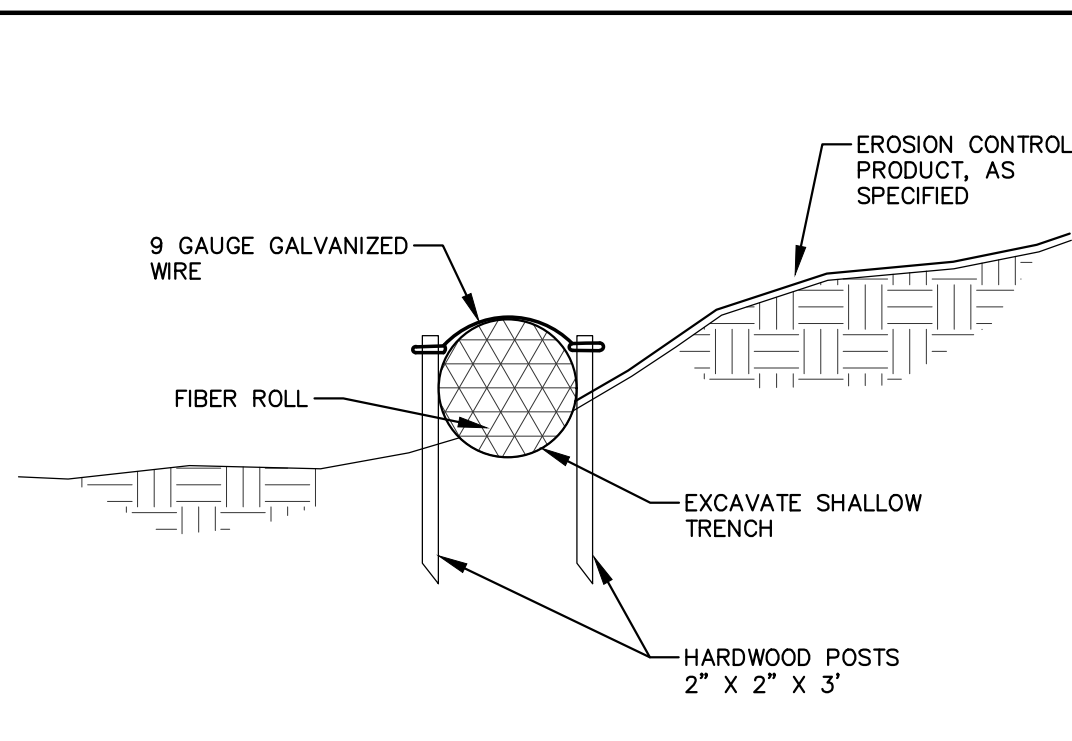
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JSD PROJECT NO: 23-13153



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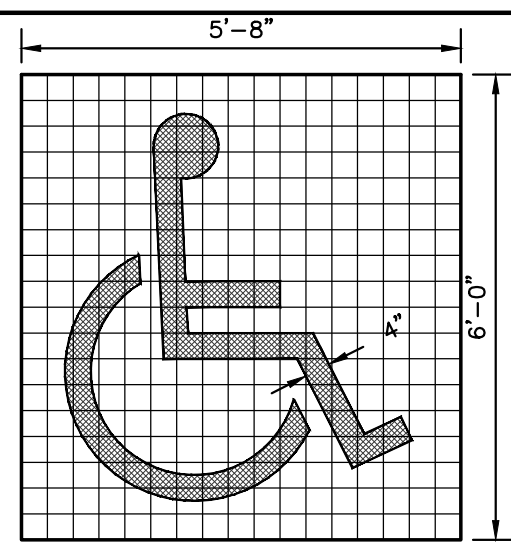
GENERAL NOTES:

- EXCAVATE A SHALLOW TRENCH SLIGHTLY BELOW BASEFLOW OR A 4" TRENCH ON SLOPE CONTOURS.
- PLACE THE ROLL IN THE TRENCH AND ANCHOR WITH 2" X 2" POSTS PLACED ON BOTH SIDES OF THE ROLL AND SPACED Laterally ON 2' TO 4' CENTERS. TRIM THE TOP OF THE POSTS EVEN WITH THE EDGE OF THE ROLL, IF NECESSARY.
- NOTCH THE POSTS AND TIE TOGETHER, ACROSS THE ROLL, WITH 9 GAUGE GALVANIZED WIRE OR 1/8" DIAMETER BRAIDED NYLON ROPE.
- PLACE SOIL EXCAVATED FROM THE TRENCH BEHIND THE ROLL AND HAND TAMP. PLANT WITH SUITABLE HERBACEOUS OR WOODY VEGETATION AS SPECIFIED.

FIBER SILT SOCK

N.T.S.

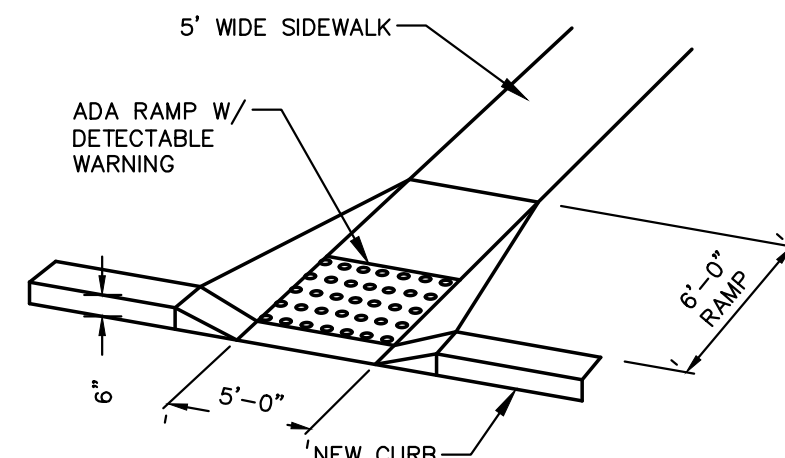
REV. 12-7-2018



NOTE:
SYMBOL DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

ADA PARKING STALL MARKING

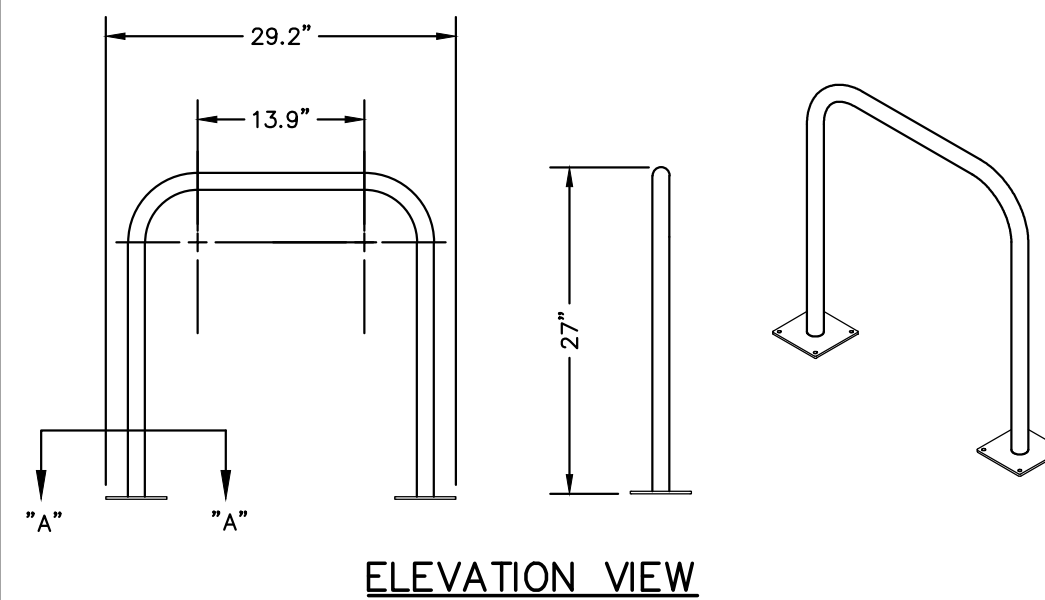
REV. 11-20-2018 N.T.S.



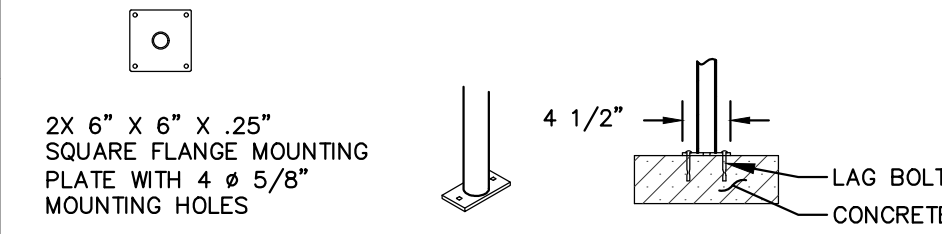
ADA ACCESSIBLE RAMP - INLINE

N.T.S.

REV. 11-20-2018



ELEVATION VIEW



SURFACE FLANGE MOUNT (SF) SECTION VIEWS

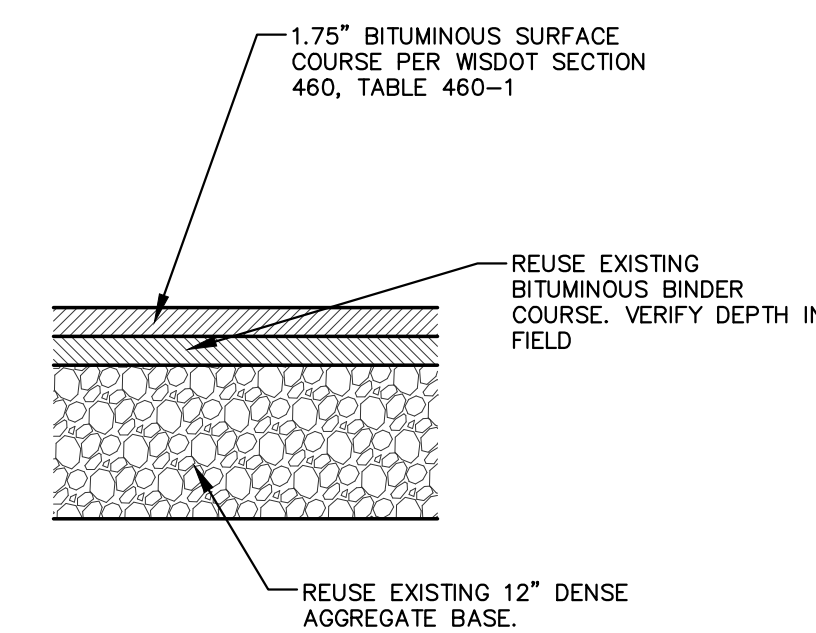
GENERAL NOTES:

- DO NOT SCALE DRAWING.
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- COLOR SELECTION BY OWNER.

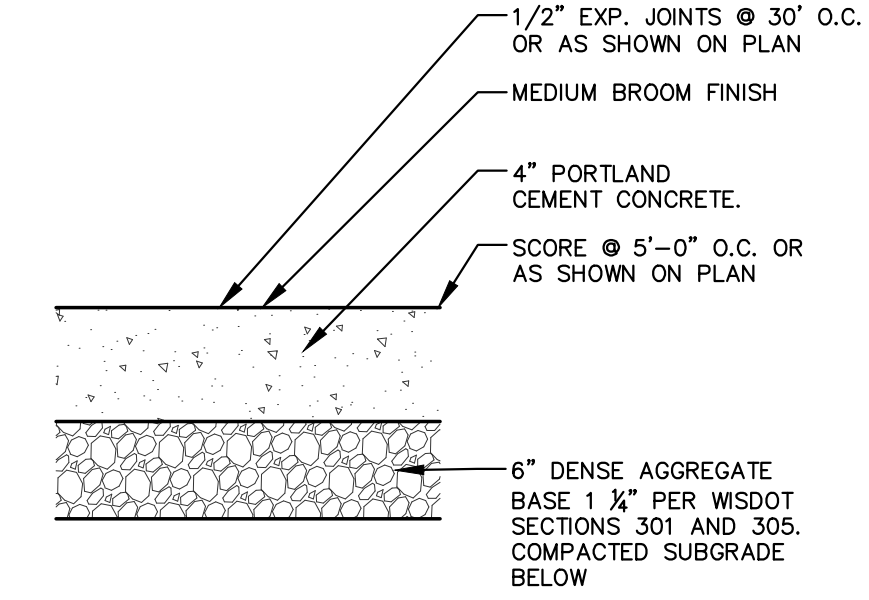
INVERTED-U BIKE RACK

N.T.S.

REV. 12-10-2018



STANDARD ASPHALT PAVEMENT SECTION



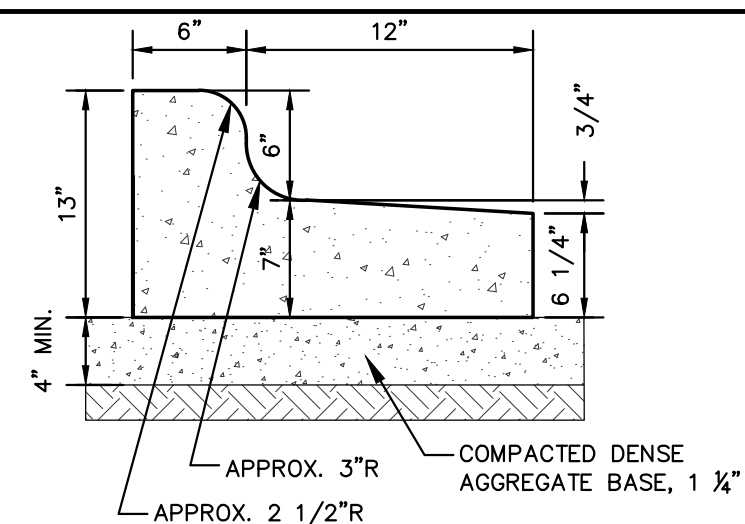
CONCRETE SIDEWALK SECTION

GENERAL NOTES:

- WSDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, COMPACTION REQUIREMENTS:
 - BITUMINOUS CONCRETE: REFER TO SECTION 460-3.
 - BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION.

PAVEMENT SECTIONS

N.T.S.



18" REJECT CURB & GUTTER

N.T.S.

REV. 12-17-2018



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Designed By: IRN
Reviewed By: IRN
Approved By: KJY

CONSTRUCTION DETAILS

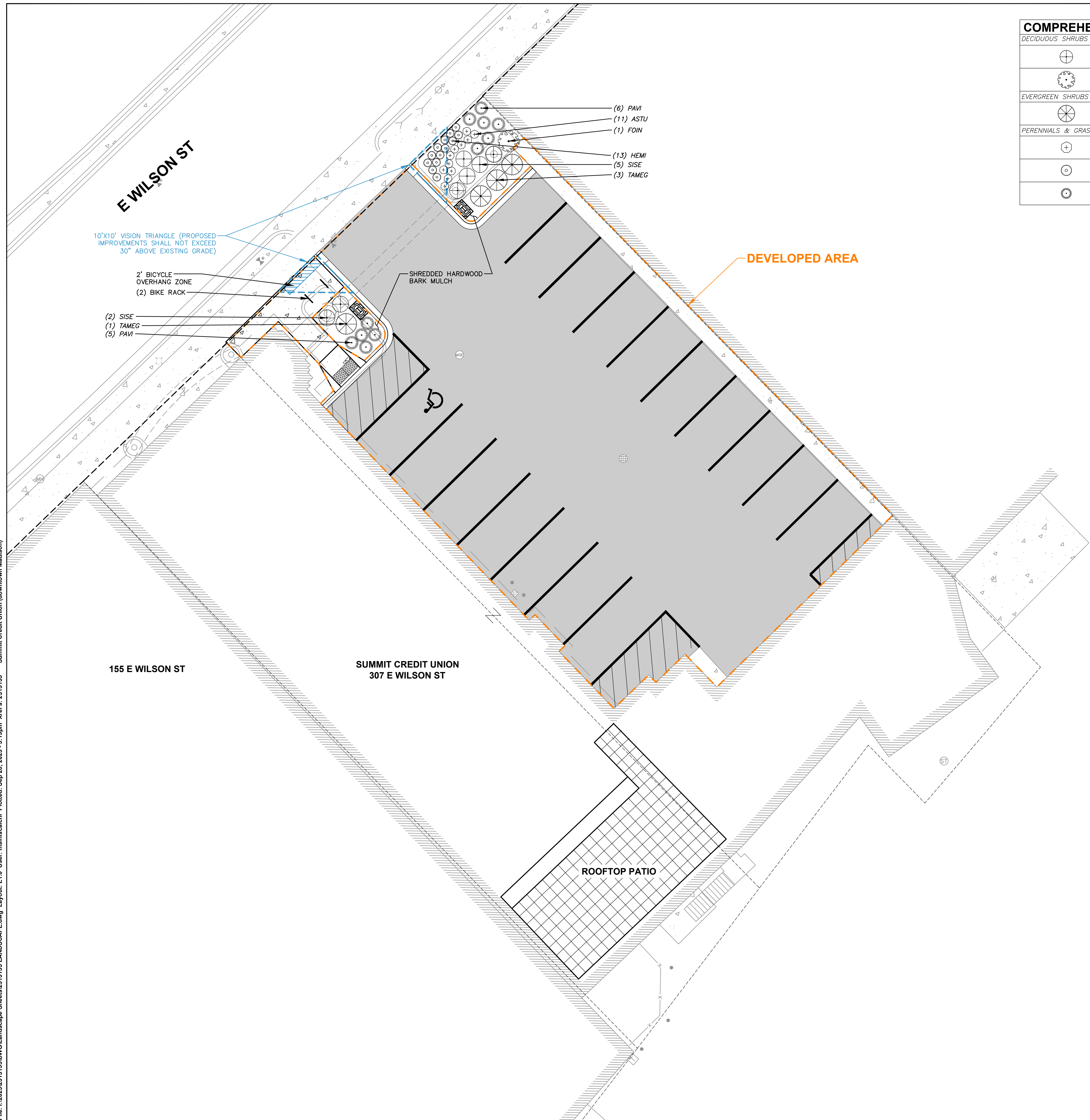
SHEET NUMBER:

C5.0

JSD PROJECT NO: 23-13153



File: I:\2023\2313153\DWG\Landscape_Sheets\2313153 LANDSCAPE.dwg Layout: L1.0 User: mainiscalchi Plotted: Sep 28, 2023 - 5:19pm Xref's: 2313153 Summit Credit Union (downtown Madison)



COMPREHENSIVE PLANT SCHEDULE

DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	SISE	Diervilla sessilifolia 'Cool Splash' / Cool Splash False Honeysuckle	#3	Min. 18"-24" Ht.	7
	FOIN	Forsythia x intermedia 'Mindor' / Show Off® Forsythia	#5	Min. 18"-24" Ht.	1
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	TAMEG	Taxus x media 'Dark Green' / Dark Green Yew	#3	Min. 12"-24"	4
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	ASTU	Asclepias tuberosa / Butterfly Milkweed	#1	Min. 8"-18"	11
	HEMI	Heuchera micrantha 'Palace Purple' / Palace Purple Crevice Alumroot	#1	Min. 8"-18"	13
	PAVI	Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass	#1	Min. 8"-18"	11

LANDSCAPE CALCULATIONS AND DISTRIBUTIONS

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- (A) For all lots except those described in (B) and (C) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.
- Total square footage of developed area: 6,140 SF
 Total landscape points required: 103 POINTS
- (B) For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.
- Total square footage of developed area: _____
 Five (5) acres = _____
 First five (5) developed acres = _____
 Remainder of developed area = _____
 Total landscape points required: _____
- (C) For the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.
- Total square footage of developed area: _____
 Total landscape points required: _____

TABULATION OF LANDSCAPE CREDITS AND POINTS

PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
			QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
OVERSTORY DECIDUOUS TREE	2.5" CAL MIN.	35	0	0	0	0
TALL EVERGREEN TREE	5'-6" TALL MIN.	35	0	0	0	0
ORNAMENTAL TREE	1.5" CAL MIN.	15	0	0	0	0
UPRIGHT EVERGREEN SHRUB	3'-4" TALL, MIN.	10	0	0	0	0
SHRUB, DECIDUOUS	#3 CONT., MIN. 12"-24"	3	0	0	8	24
SHRUB, EVERGREEN	#3 CONT., MIN. 12"-24"	4	0	0	4	16
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8"-18"	2	0	0	35	70
ORNAMENTAL / DECORATIVE FENCING OR WALL	4 POINTS / 10 LF	.4	0	0	0	0
EXISTING SIGNIFICANT SPECIMAN TREE	14 POINTS / CAL. (MAXIMUM 200 POINTS PER TREE)	14	0	0	0	0
LANDSCAPE FURNITURE	5 POINTS PER SEAT (WITHIN PUBLICALLY ACCESSIBLE DEVELOPED AREA. CANNOT COMPRISE MORE THAN 5% OF TOTAL REQUIRED POINTS)	5	0	0	0	0
SUBTOTAL				0		110
TOTAL NUMBER OF POINTS PROVIDED						110



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 P. 608.848.5060

CLIENT:
SUMMIT CREDIT UNION

CLIENT ADDRESS:
**PO BOX 8046
 MADISON, WI 53708**

PROJECT:
**SUMMIT CREDIT UNION
 307 E WILSON ST**

PROJECT LOCATION:
**307 EAST WILSON STREET
 CITY OF MADISON, DANE COUNTY
 WISCONSIN, 53703**

PLAN MODIFICATIONS:

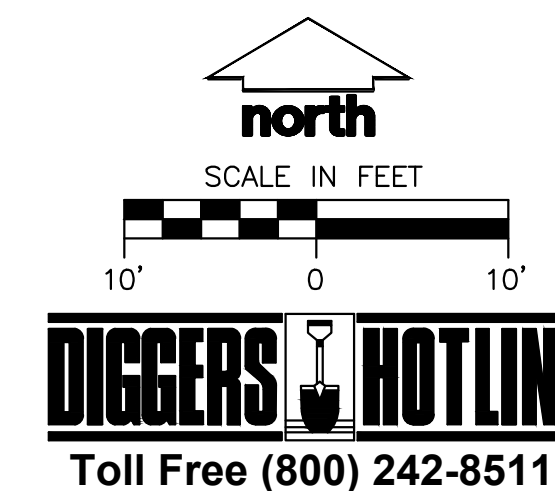
#	Date:	Description:
1	04.10.23	LAND USE SUBMITTAL
2	09.28.23	UDC SUBMITTAL
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Designed By: MWS
 Reviewed By: KJY
 Approved By: KJY

SHEET TITLE:
LANDSCAPE PLAN

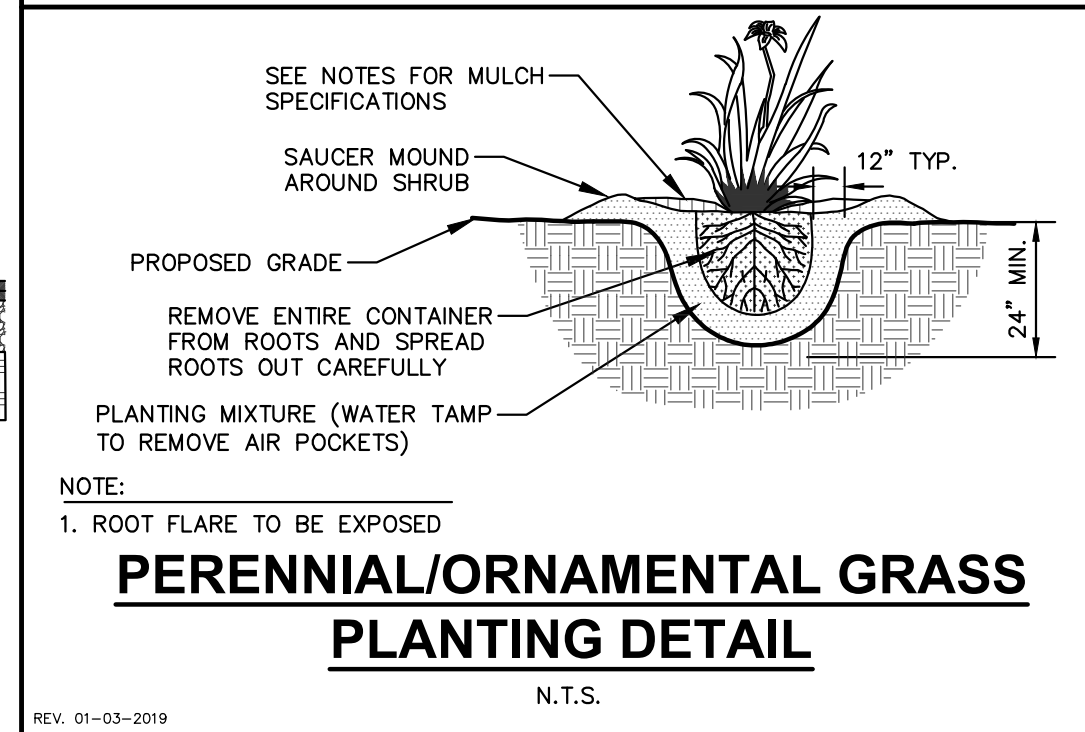
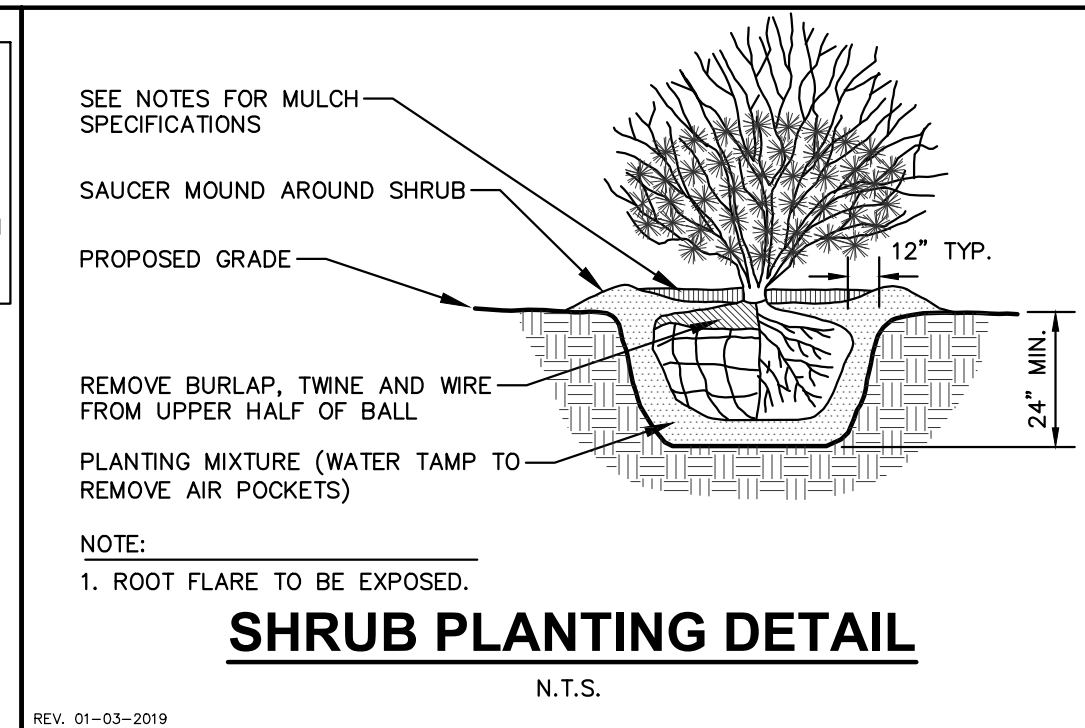
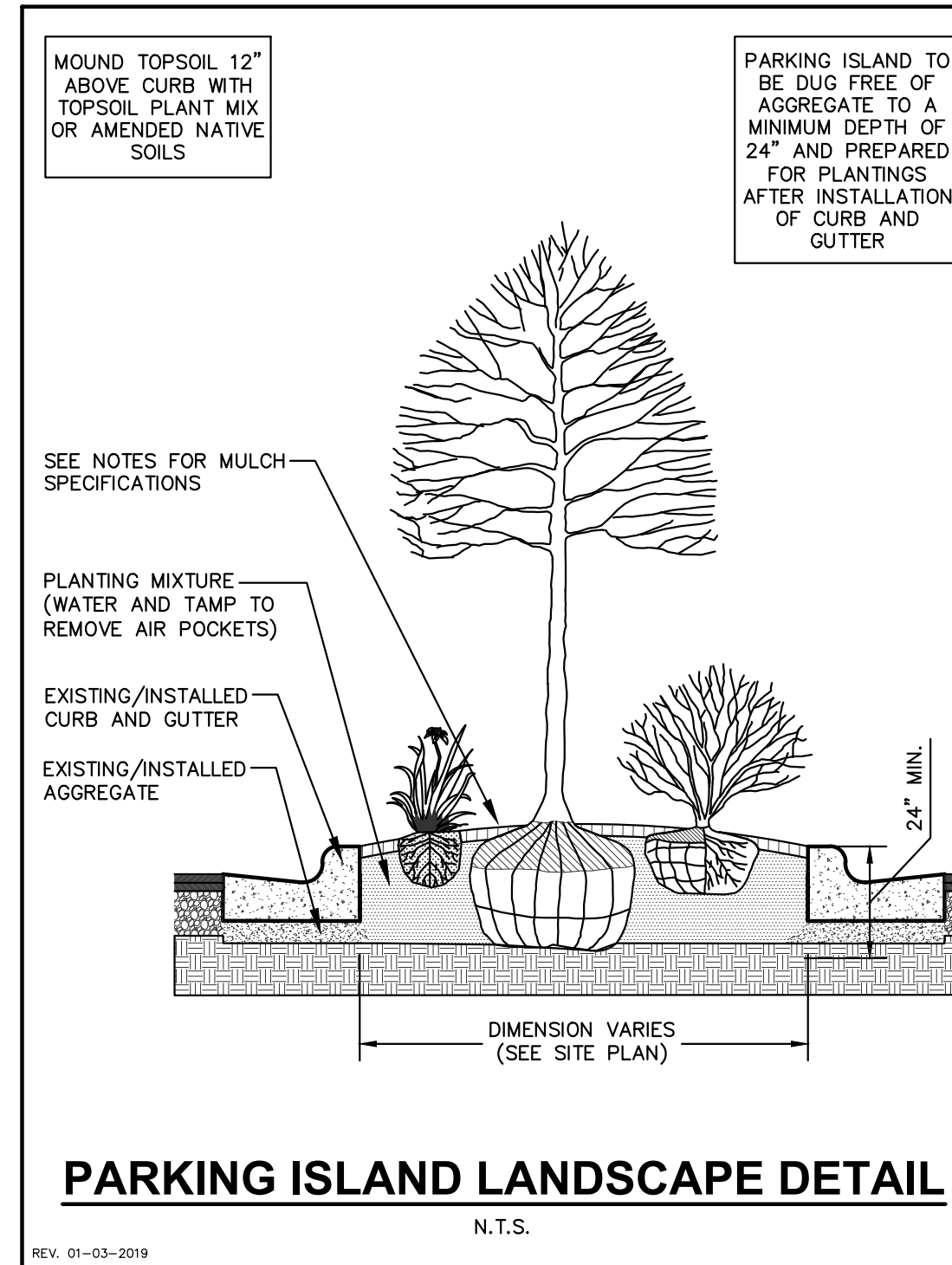
SHEET NUMBER:
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JSD PROJECT NO: 23-13153



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File: I:\2023\231153\DWGLandscape Sheets\231153 LANDSCAPE.dwg Layout: L2.0 User: mainiscachl Plotted: Sep 28, 2023 - 1:20pm Xref's: 231153 Summit Credit Union (downtown Madison)



GENERAL NOTES

- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL 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 1-800-242-8511 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 AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. 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 THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUMS. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. 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 CONTAINER OR BALL, PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. 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 OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE 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.
- 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 THE LATEST VERSION OF THE 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. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL, REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES: BIND AND WRAP THESE MATERIALS. ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

- MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A PH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- GUARANTEE:** THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO 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'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.**
- MAINTENANCE:** (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 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 OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD 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 UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE:** (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.



CREATE THE VISION TELL THE STORY

jsdinc.com

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Designed By: MWS
Reviewed By: KJY
Approved By: KTY

**LANDSCAPE
DETAILS & NOTES**

SHEET NUMBER:
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