

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 9/30/23 7:58 a.m.

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 79257

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
- ☒ 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)
- ☒ 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)
- ☒ 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

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)

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

- Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with _____ on _____.
- 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 _____ Relationship to property _____

Authorizing signature of property owner _____ Date _____

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



JOHNSON
FINANCIAL GROUP®

BANKING
WEALTH
INSURANCE

October 2, 2023

Letter of Intent – Johnson Financial Group 448 S. Gammon Rd

Dear Urban Design Commission,

Johnson Financial Group (JFG) would like to renovate the building located at 448 S. Gammon Rd. The property is an out lot of the overall Westpointe Mall property and is currently zoned RMX (Regional Mixed Use). We are working with the Planning Department to renew the Conditional Use Permit for the property. The property was previously occupied by a bank but is now vacant. Johnson Financial Group will be operating the building as a retail bank branch. Johnson Financial Group intends to operate the branch Monday-Friday 8:30am to 5:00pm and Saturdays 9 am-12:00pm. The branch will be operated by 6 employees.

Johnson Financial Group intends to renovate the building to be more presentable and meet their design standards. The renovation will include a renovation of the interior space but will also include updating the exterior of the building with more windows, new materials, and a new aesthetic that we feel will enhance the overall building and site. Exterior materials for the building will include brick and stone veneer, faux wood aluminum siding and aluminum composite panels. In order to improve the design of the current building, JFG intends on removing the existing roof overhangs and constructing a new parapet to hide the (2) existing mechanical roof top units that are visible from the street.

Johnson Financial Group intends to maintain as much of the current parking lot as possible. Site work will be limited to the area adjacent to the existing building where we intend to demolish a small 37 sq ft bump out on the west elevation and build a new larger entrance on the east elevation which is approximately 35 sq ft. The property has an existing drive-thru teller canopy that will remain along with access to 2 ATM machines. Both ATM locations were previous ATM locations on the site. Site work will also include a new trash enclosure in the Northwest corner near the Chick-fil-A trash enclosure.

Johnson Financial Group also intends on removing all foundation plantings around the building and replacing them with new shrubs and perennials. The 2 existing trees in the southern parking lot will remain.

Johnson Financial Group will also be updating some of the site lighting. There are currently two light posts by the front entry that will be removed and replaced with one new light pole. Additional new light also includes new lighting in the new entry canopy, new egress lighting at two exterior exit doors and new lighting at the drive-thru teller canopy. The new lighting does not increase the light levels at the property line.

Several exterior revisions were made in response to the UDC's feedback from the September 6 UDC meeting. The stone base has been removed at several locations around the building. In several areas, it has been replaced with more brick and in other locations replaced with faux wood aluminum siding. The faux wood aluminum siding has been extended to grade to break up the base and reduce the horizontal appearance of the materials as suggested by the UDC. Where brick extends to grade, a soldier course row of brick has been added to help break up the field of brick but subtle enough to not provide a striated appearance. Eyebrow roofs have been added to several additional windows for a more consistent appearance. Floor plan changes were made so additional glass could be added at the front of the building (glazing to grade at the breakroom).



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In addition to the building design, several revisions were made to the site based on UDC feedback. Landscaping has been added around the trash enclosure and several of the boxwoods have been removed from around the building where salt damage could become an issue. All red mulch around the current building will be removed and replaced with dark brown mulch. The lighting under the drive-thru canopy has been reduced while still being under the 50fc max allowed under a canopy. The light ratios at the remainder of the parking lot have also been brought into compliance while maintaining the existing lighting that is maintained and owned by the mall. A pedestrian route has been added that connects to the public sidewalk along the south side of the property. Bike racks have also been added to address bicycle users. The sidewalk along the front of the building will also be replaced to meet ADA accessibility requirements. Thanks to the UDC for their feedback and suggestions.

Sincerely,



Brent Hess | SVP, Director Facilities

O: 262-619-2771 | C: 262-661-3968 | bhess@johnsonfinancialgroup.com

Johnson Financial Group | 555 Main Street, Suite 080, Racine, WI 53403

johnsonbank.com



Johnson Financial Group - Building Renovation

448 S. Gammon Road | Madison, WI 53719

PROJECT TEAM

TENANT

Johnson Financial Group
555 Main Street
Racine, WI 53403

ARCHITECT

The Redmond Company
W228 N745 Westmound Drive
Waukesha, WI 53186

PROJECT CONTACT: Eric Ohlfs
EMAIL: eohlfs@theredmondco.com
P: 262.896.3787

CONTRACTOR

Stevens Construction
2 Buttonwood Court
Madison, WI 53718

PROJECT CONTACT: Matt Hartenstein
EMAIL: mhartenstein@stevensconstruction.com
P: 608.222.5930

STRUCTURAL ENGINEER

REYN Engineering Inc.
131 Seeboth Suite 220
Milwaukee, WI 53204

PROJECT CONTACT: Ken Sosinski
EMAIL: ken@reynengineering.com
P: 414-644-0109

LANDSCAPE ARCHITECT

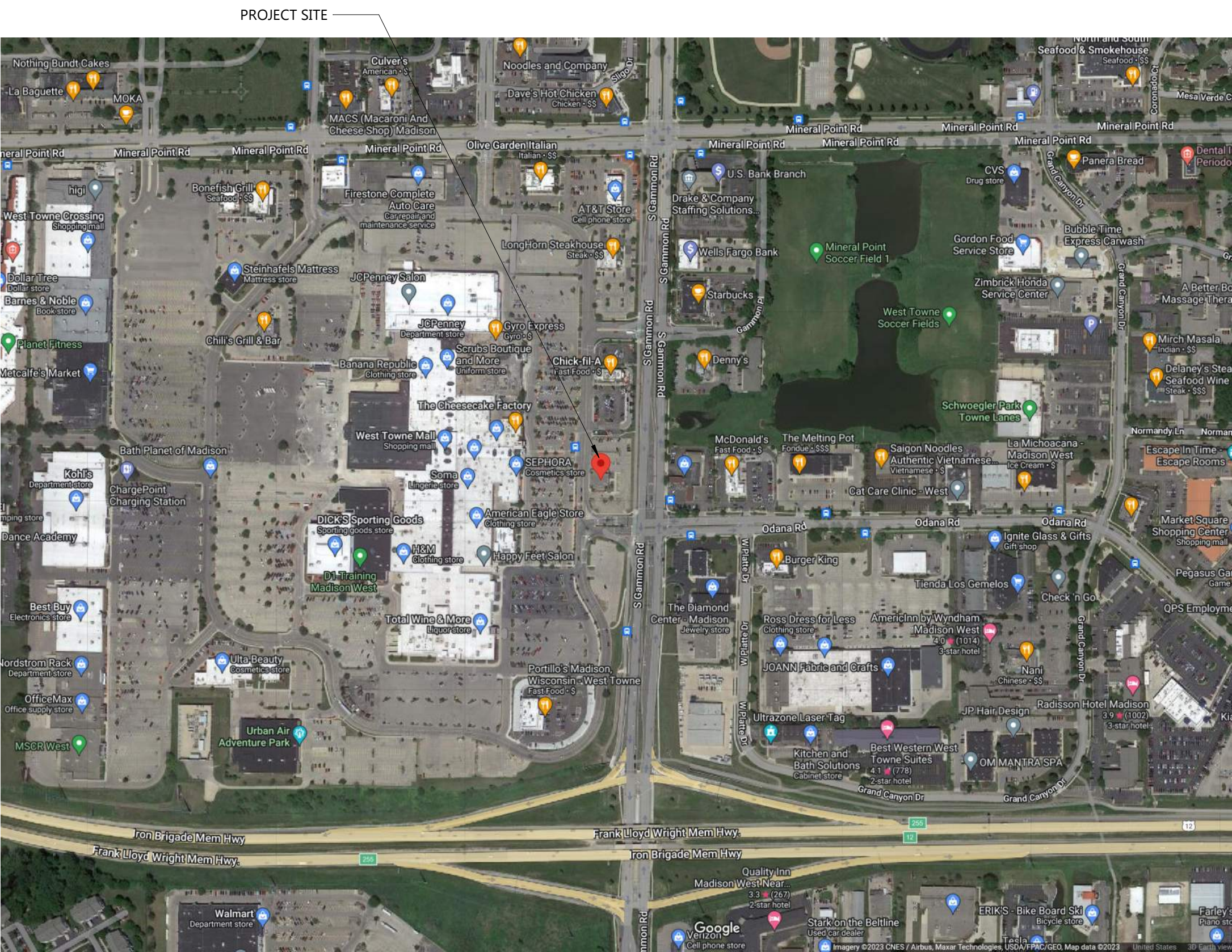
Heller & Associates, LLC
PO Box 1359
Lake Geneva, WI 53147

PROJECT CONTACT: David Heller
EMAIL: david@wdavidheller.com
P: 262.639.9733

SHEET INDEX

SHEET INDEX - UDC			
GENERAL			
G001	UDC Index		
GENERAL			
G002	Contextual Site Information		
G003	Existing Building Photos		
SURVEY			
SURVEY	Plat of Survey with Topography		
ARCHITECTURAL SITE			
AS001	Site Demolition Plan & Site Details		
AS100	Architectural Site Plan		
PRESENTATION			
AP100	New Lower Level Presentation Plan		
AP101	New First Floor Presentation Plan		
AP102	New Roof Presentation Plan		
AP200	Exterior Rendering		
AP201	Exterior Renderings		
AP202	New Exterior Elevations - Colored		
AP203	New Exterior Elevations - Black & White		
LANDSCAPE			
LT.0	Overall Landscape Plan		
LT.1	Enlarged Landscape Plan		
LT.2	Landscape Details, Notes & Schedules		
ELECTRICAL			
ES100	Site Photometric Plan		
ES101	Light Fixture 'OC' & 'OD' Cutsheets		
ES102	Light Fixture 'OE' Cutsheet		
ES103	Light Fixture 'OF' Cutsheet		

VICINITY MAP



Johnson Financial Group - Building Renovation

448 S. Gammon Road | Madison, WI 53719

UDC SUBMITTAL

Project Number		24013
Date		10/17/2023
Revisions		
#	Description	Date

UDC Index

G001



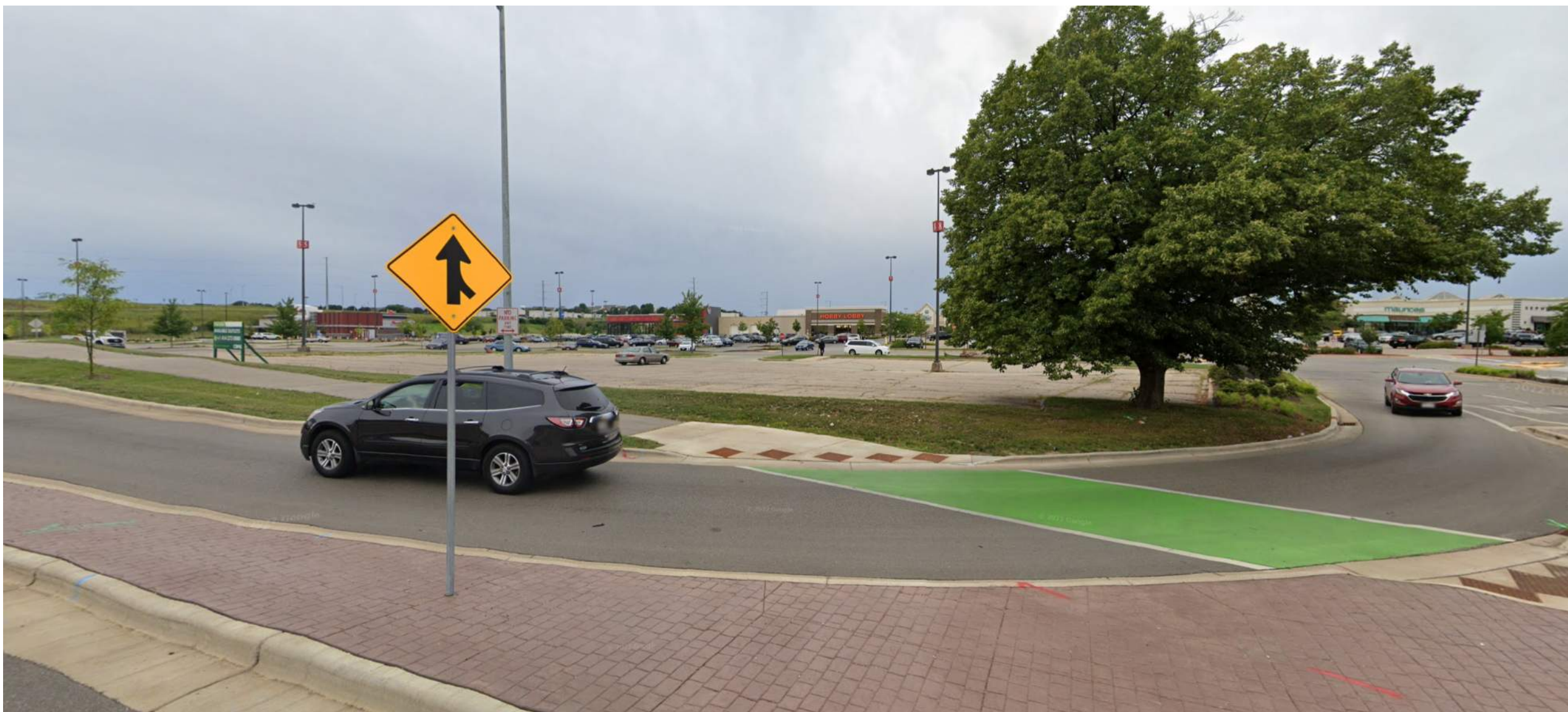
ADJACENT CHICK-FIL-A PROPERTY TO THE NORTH ON GAMMON RD.



PROPERTY ACROSS GAMMON RD. TO THE EAST



WESTPOINTE MALL TO THE WEST OF THE PROPERTY



VACANT LOT TO THE SOUTH

UDC SUBMITTAL

Project Number 24013

Date 10/17/2023

Revisions

#	Description	Date
---	-------------	------

Contextual Site
Information



EXISTING EAST ELEVATION OF CURRENT PROPERTY



EXISTING NORTH ELEVATION OF CURRENT PROPERTY



EXISTING SOUTH ELEVATION OF CURRENT PROPERTY



EXISTING WEST ELEVATION OF CURRENT PROPERTY

UDC SUBMITTAL

Project Number		24013
Date		10/17/2023
Revisions		
#	Description	Date

PLAT OF SURVEY
WITH TOPOGRAPHY

CLIENT

Johnson Financial Group

SITE ADDRESS

448 S. Gammon Road, Madison, Dane County, Wisconsin.

LEGAL DESCRIPTION

Lot 3 of Certified Survey Map No. 13442, Part of Lot 2 of Dane County Certified Survey Map Number 3422 and lands being part of the Northeast 1/4 of Section 26, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin.

TITLE REPORT

This survey was prepared based on Knight Barry Title Group, Letter Report No. 2234003, dated of August 24, 2023 which lists the following easements and/or restrictions:

Easement recorded as Document No. 518065; Easement Assignment recorded as Document No. 1172678. **Affects property by location, general in nature cannot be plotted.**

Easements, restrictions and operating agreement recorded as Document No. 1239177; Supplements recorded as Document Nos. 1303874, 1288279, 1359322, 1657737, 1752610, 1786646 and 2124846. **Affects property by location, shown.**

Easements, restrictions and operating agreement recorded as Document No. 1902238 and amended in instruments recorded as Document Nos. 2124847, 2654695, and 4001570. **Use restriction, cannot be plotted.**

Easement recorded as Document No. 1272585 and modified in instruments recorded as Document Nos. 2142936, 2890668, 3250638, 3250639, and 4198529. **Does not affect property by location, not shown.**

Public Sanitary Sewer Easement recorded as Document No. 1281760; amended and modified by instruments recorded as Document Nos. 1677835, 2142191 and 2145961. **Does not affect property by location, not shown.**

Public Sanitary Sewer Easement recorded as Document No. 1355553; as amended and modified by instruments recorded as Document Nos. 1677835, 2142191, and 2145961. **Does not affect property by location, not shown.**

Amended and Restated Easement, Restriction and Operating Agreement recorded as Document No. 1740913; as amended in instrument recorded as Document No. 2291039 and as Document No. 2112324. **Affects property by location, general in nature cannot be plotted.**

Easement, Restriction and Operating Agreement recorded as Document No. 2388740 and Assumption Agreement recorded as Document No. 2388741. **Affects property by location, general in nature cannot be plotted.**

Easement, Restriction and Operating Agreement recorded as Document No. 2297282; Assumption Agreement recorded as Document No. 2297283. **Affects property by location, general in nature cannot be plotted.**

Planned Commercial Site recorded as Document No. 2291039 and as Document No. 2112324. **Affects property by location, general in nature cannot be plotted.**

Construction and Operating Agreement recorded as Document No. 3198520. **Affects property by location, general in nature cannot be plotted.**

Construction and Operating Agreement recorded as Document No. 3198523. **Affects property by location, general in nature cannot be plotted.**

Declaration of Conditions, Covenants and Restrictions recorded as Document No. 4195268. **Affects property by location, general in nature cannot be plotted.**

Easements, restrictions and other matters shown on Certified Survey Map No. 13442 recorded February 4, 2013 as Document No. 4957544. **Affects property by location, shown.**

Transportation Project Plat No. 5992-10-30-4.02 recorded April 8, 2019, as Document No. 5479243. **Affects property by location, shown.**

Access Easement Agreement recorded September 18, 2019, as Document No. 5523181. **Affects property by location, shown.**

Operating and Reciprocal Easement Agreement recorded July 27, 2021, as Document No. 5754862. **Affects property by location, shown.**

BASIS OF BEARINGS

-Revised per CSM note, all bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone. The E. Line of the NE 1/4 of Section 26, T 7 N, R 8 E, is measured to bear S01°18'41"W, per CSM 13442. -Vertical Datum is based North American Vertical Datum of 1988

MUNICIPAL ZONING

The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A Item 6(a) nor to be relied on for site development purposes.

Municipal Code: Sec. 28.069

Site is zoned: RMX (Regional Mixed Use)

Front setback: Min. of 50% of street-facing building shall be set back no more than 25'

Side setback: None

Rear setback: The lesser of 20% of lot depth or 20 feet

Maximum building height: 5 stories/78 feet

FLOOD NOTE

According to the flood insurance rate map of the County of Dane, see Community Panel No. 550250395G, effective date of January 2, 2009, not printed.

PARKING SPACES

There are 79 regular parking spaces and 4 handicap space marked on this site.

LAND AREA

The Land Area of the subject property is 50,434 square feet or 1.1578 acres.

NOTE:

Site Ingress and Egress to a Public Road provided by Document No. 5754862

NOTE:

Inlet 6413 is full of debris.

I Certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

Date: July 27, 2013

Daniel E. Bednar
S-2812
GERMANTOWN, WI
Professional Land Surveyor
Registration Number S-2812

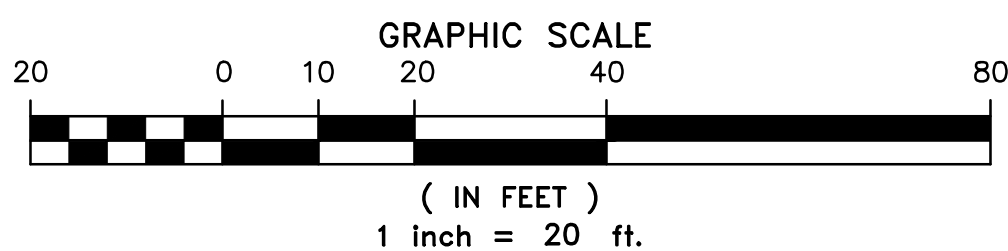
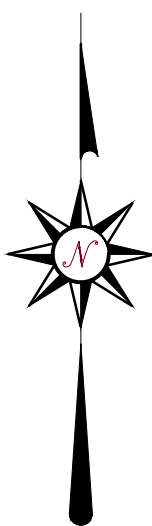
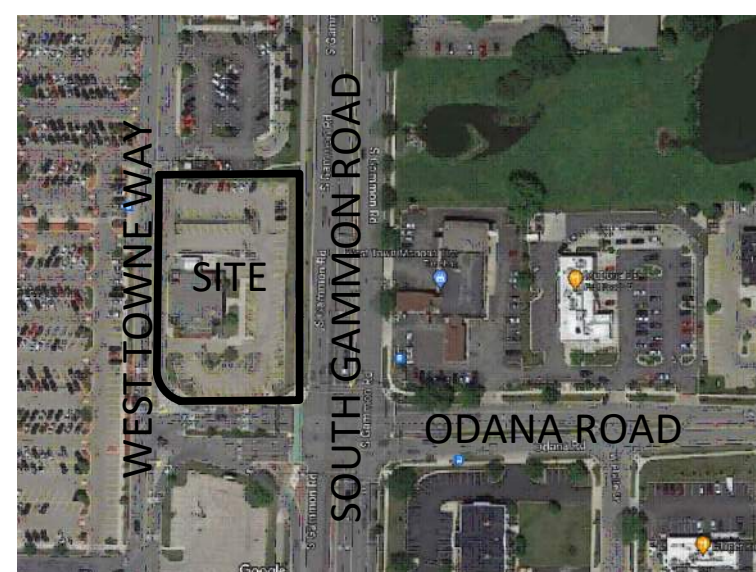
CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

This document is an instrument of professional service, and may be protected by the surveyor's work product doctrine or surveyor's client privilege. The information shown herein is intended solely for the use of the client and client-directed third parties.
Drawing No. 5025-haw

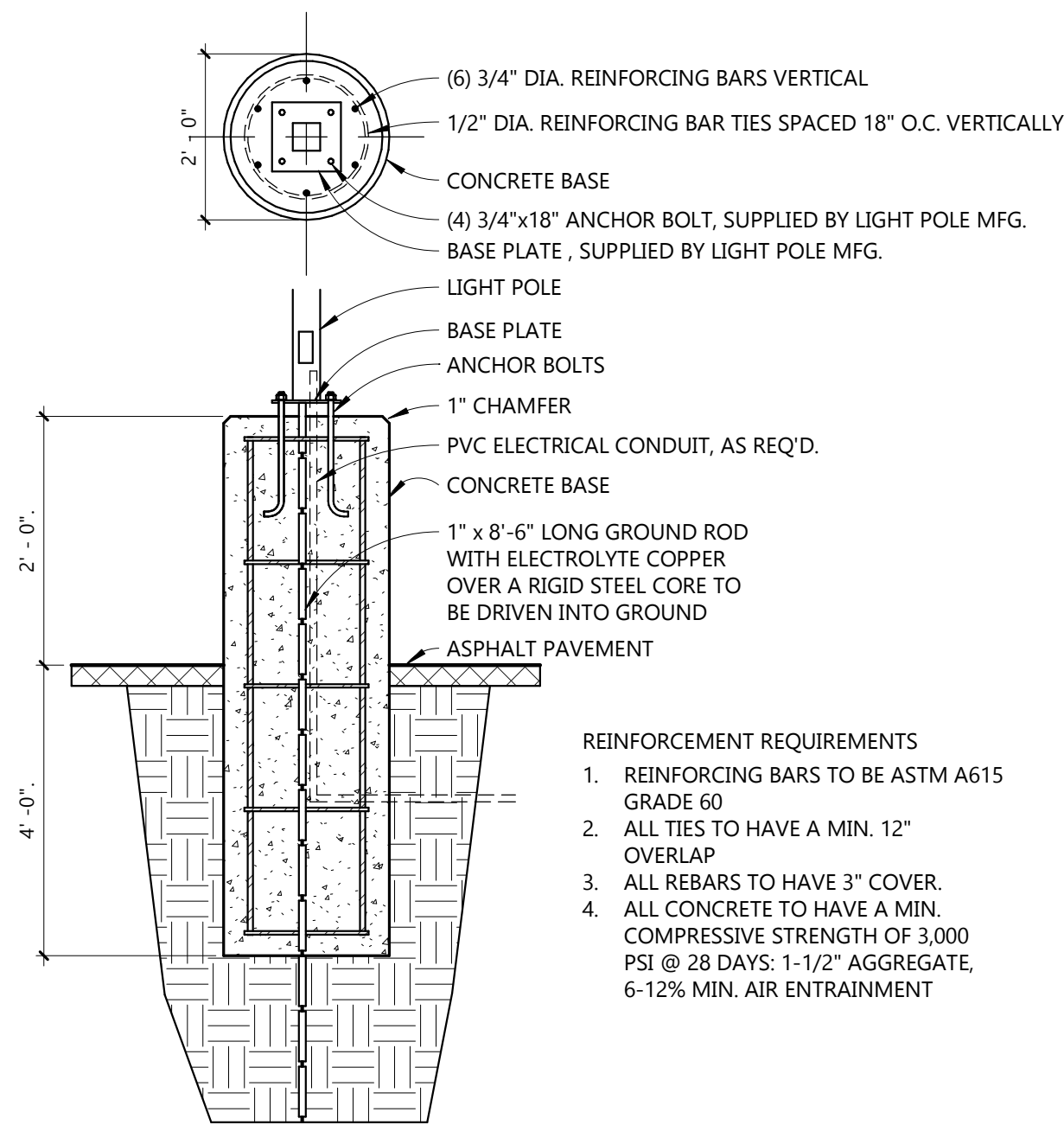
VICINITY MAP



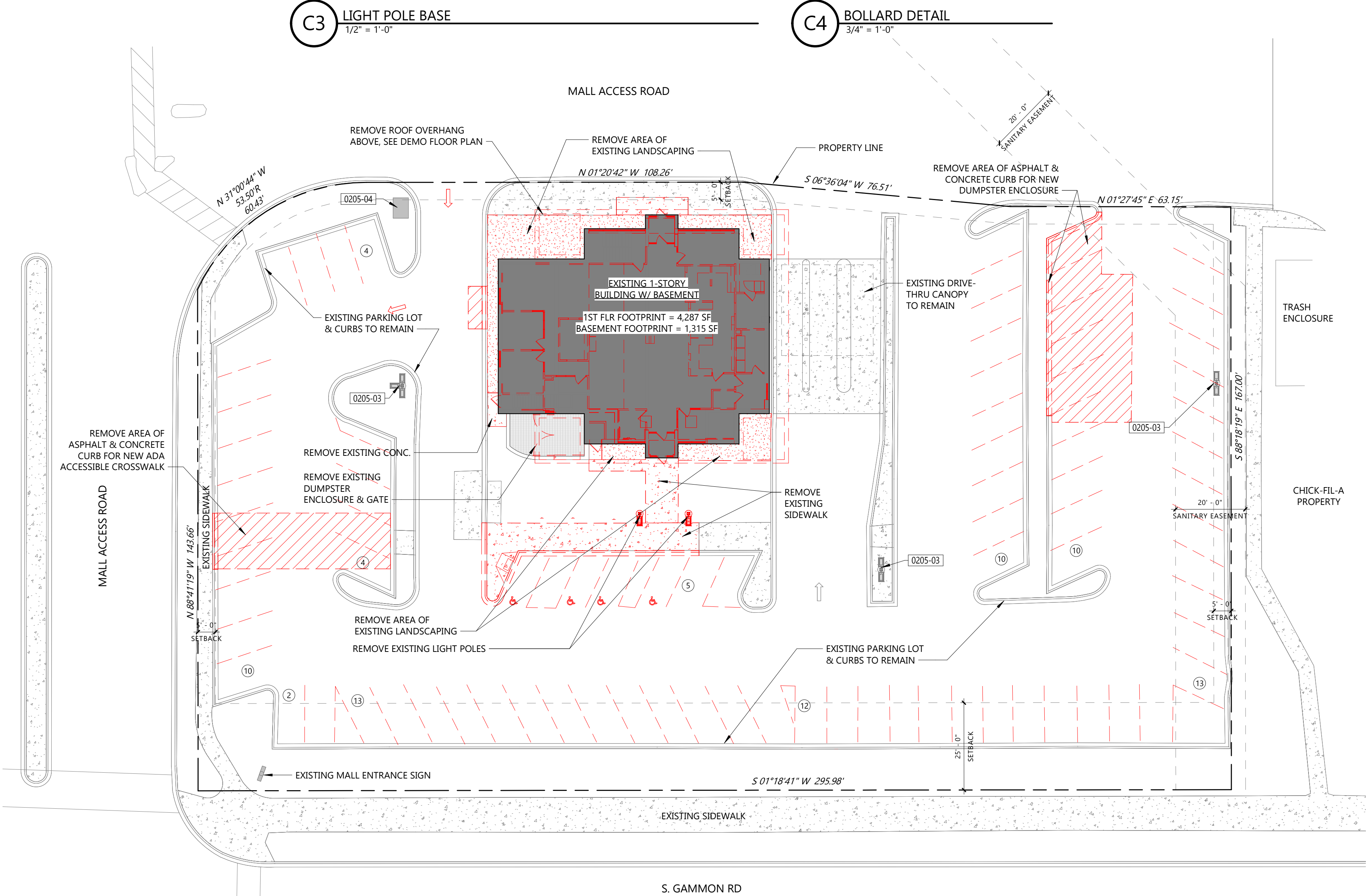
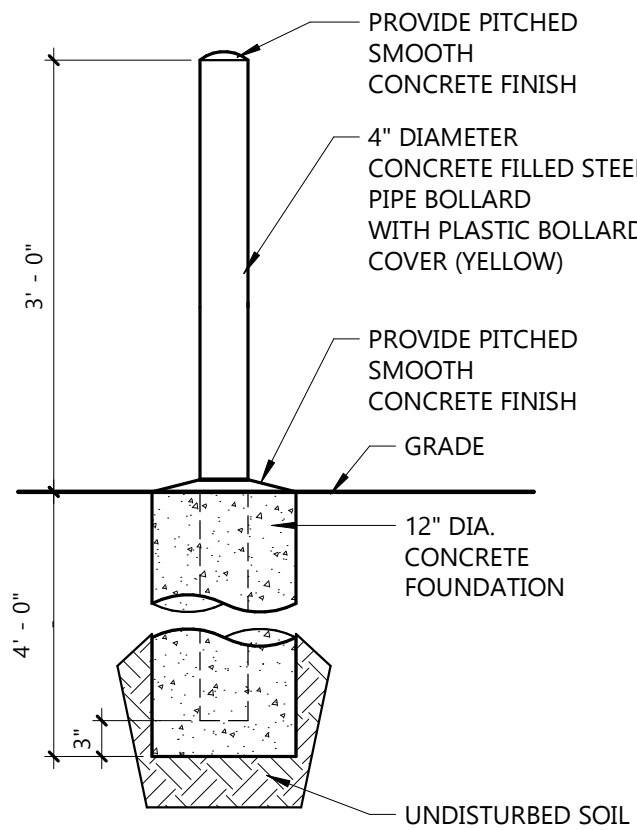
LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- + INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- SEPTIC TANK ACCESS COVER
- M.I.S. MANHOLE
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
- CURB INLET
- STORM SEWER END SECTION
- GAS VALVE
- GAS METER
- WATER VALVE
- HYDRANT
- WATER MANHOLE
- WATER SERVICE CURB STOP
- WELL HEAD
- STAND PIPE
- WALL INDICATOR VALVE
- POST INDICATOR VALVE
- LIGHT POLE
- SPOT/YARD LIGHT
- UTILITY POLE
- GUY POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CONTROL BOX
- FIBER OPTIC PEDESTAL/SIGN
- TRAFFIC LIGHT
- COMMUNICATION MANHOLE
- BOLLARD
- SOIL BORING/MONITORING WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- FLAGPOLE
- PARKING METER
- SIGN
- MAILBOX
- RAILROAD CROSSING SIGNAL
- HANDICAP SPACE
- CONIFEROUS TREE
- DECIDUOUS TREE
- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- BURIED ELECTRIC SERVICE
- BOARD FENCE
- CHAIN LINK FENCE
- WIRE FENCE

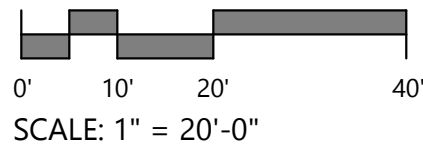
KEYNOTES PER SHEET	
0205-03	EXISTING LIGHT POLES TO REMAIN
0205-04	EXISTING ELECTRICAL TRANSFORMER TO REMAIN



- REINFORCEMENT REQUIREMENTS
1. REINFORCING BARS TO BE ASTM A615 GRADE 60
 2. ALL TIES TO HAVE A MIN. 12" OVERLAP
 3. ALL REBARS TO HAVE 3" COVER
 4. ALL CONCRETE TO HAVE A MIN. COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS: 1-1/2" AGGREGATE, 6-12% MIN. AIR ENTRAINMENT



A2 DEMO SITE PLAN
1" = 20'-0"



Johnson Financial Group - Building Renovation

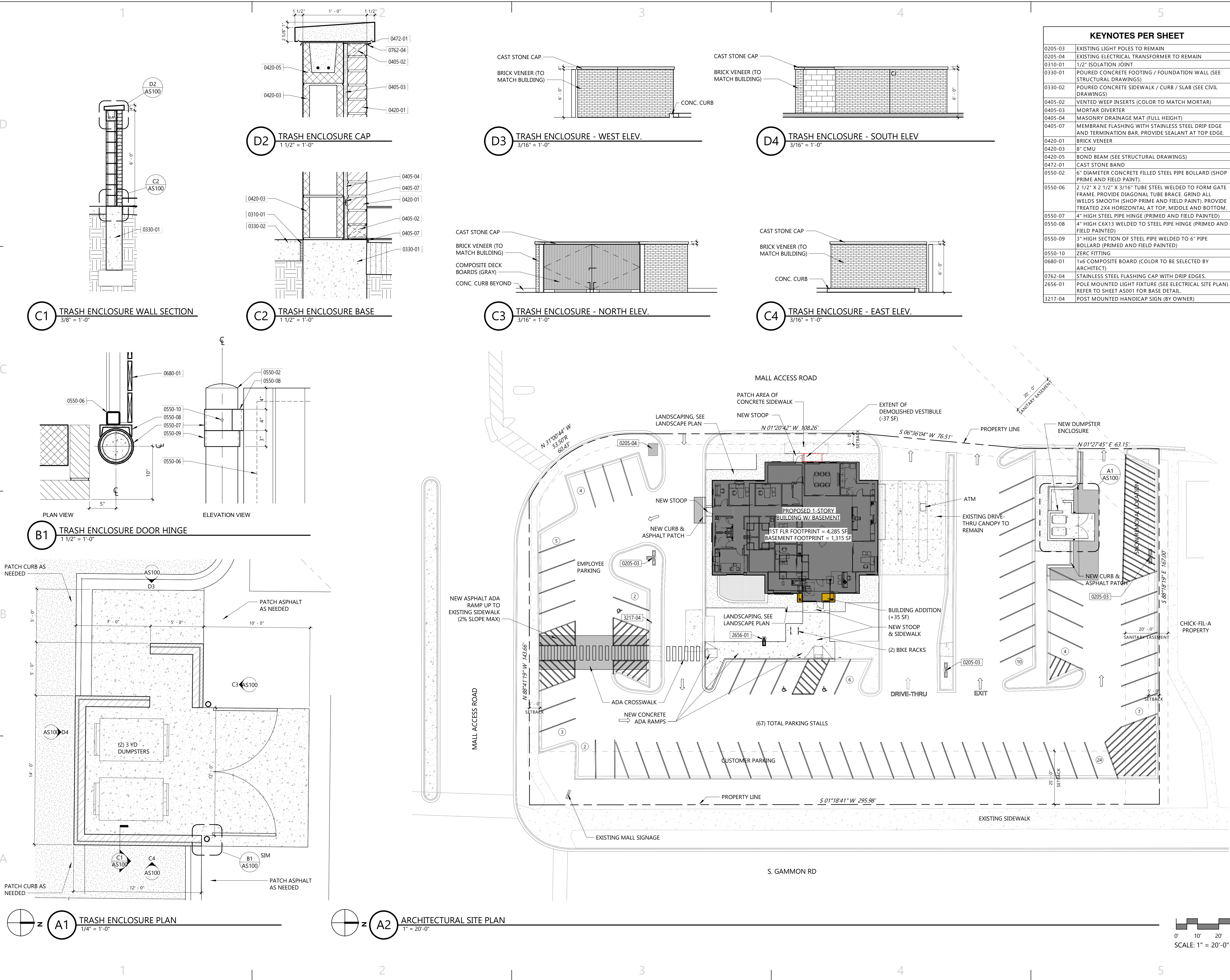
448 S. Gammon Road | Madison, WI 53719

UDC SUBMITTAL

Project Number	2401	
Date	10/17/2023	
Revisions		
#	Description	Date

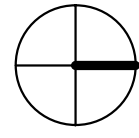
Site Demolition Plan &
Site Details

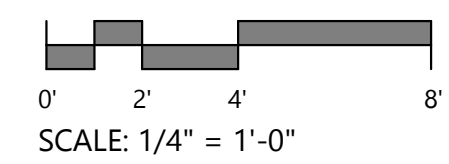
AS001



EXIT ACCESS TRAVEL DISTANCE	
PATH A	69' - 7"
PATH B	55' - 0"
PATH C	65' - 1"



 **A1** LOWER LEVEL PRESENTATION
1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

PRELIMINARY INTERIOR FLOOR PLAN - PLAN PROVIDED FOR REFERENCE ONLY

**Johnson Financial Group -
Building Renovation**

448 S. Gammon Road | Madison, WI 53719

UDC SUBMITTAL		
Project Number		24013
Date		10/17/2023
Revisions		
#	Description	Date

New Lower Level
Presentation Plan

AP100



ROOMS IN THE BASEMENT

- IT CLOSET
- MECHANICAL/ELEC ROOM

A1 FIRST FLOOR PRESENTATION
1/4" = 1'-0"

0' 2' 4' 8'
SCALE: 1/4" = 1'-0"



W228 N745 WESTWIND DRIVE | WAUKESHA, WISCONSIN 53186 | P: 262.549.9600

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448 S. Gammon Road | Madison, WI 53719

UDC SUBMITTAL

Project Number 24013

Date 10/17/2023

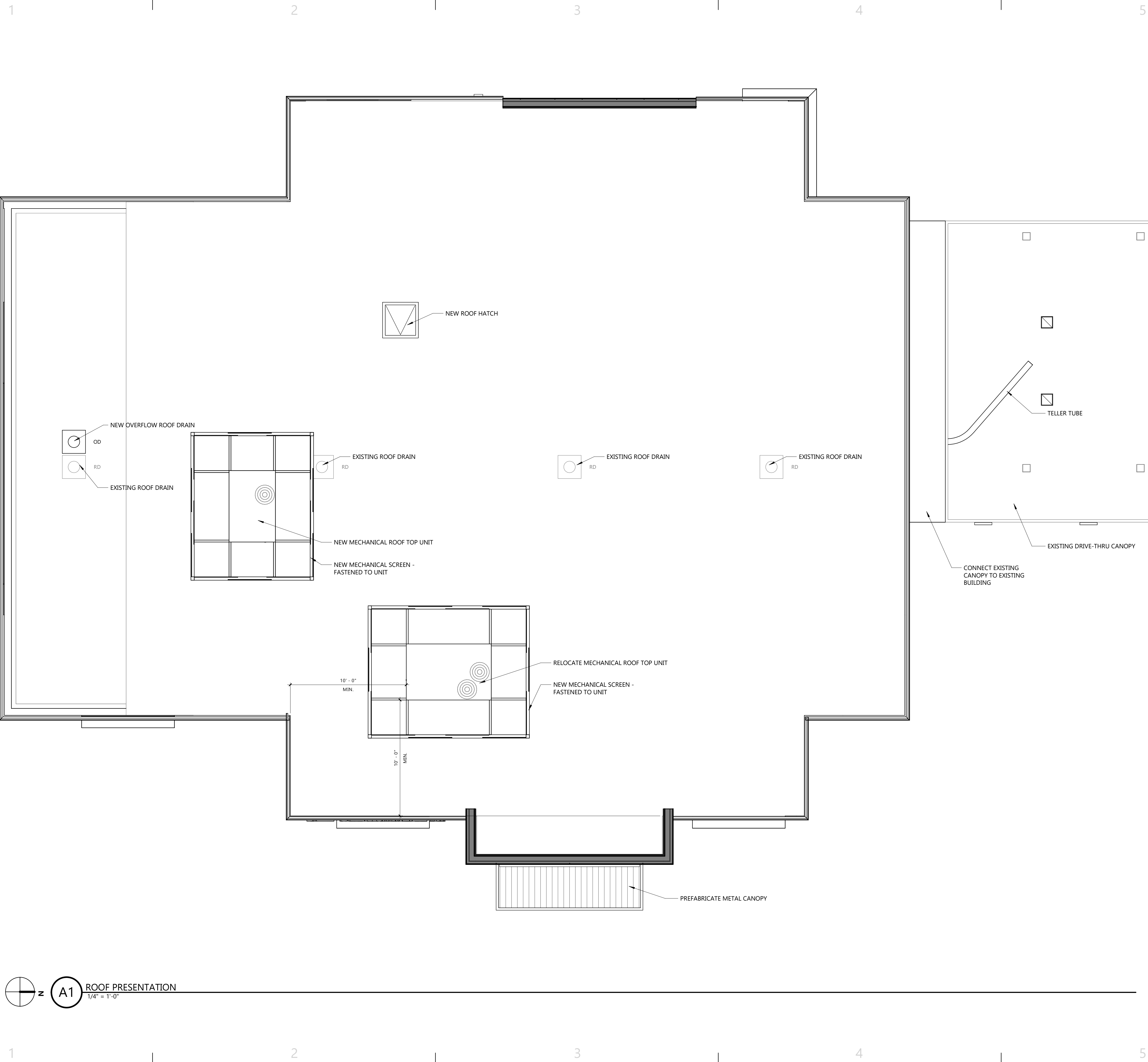
Revisions

#	Description	Date
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New First Floor
Presentation Plan

AP101

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UDC SUBMITTAL		
Project Number		24013
Date		10/17/2023
Revisions		
#	Description	Date



VIEW FROM NORTHEAST

NOTE: RENDERING IS SCHAMTIC IN NATURE. REFER TO LANDSCAPING PLANS FOR LANDSCAPE DESIGN. REFER TO PRODUCT SAMPLES FOR EXTERIOR BUILDING MATERIALS.

**Johnson Financial Group -
Building Renovation**

448 S. Gammon Road | Madison, WI 53719

UDC SUBMITTAL

Project Number		24013
Date		10/17/2023
Revisions		
#	Description	Date

Exterior Rendering

AP200



1 VIEW FROM SOUTHEAST



2 VIEW FROM NORTHEAST



3 VIEW FROM NORTHWEST



4 VIEW FROM SOUTHWEST

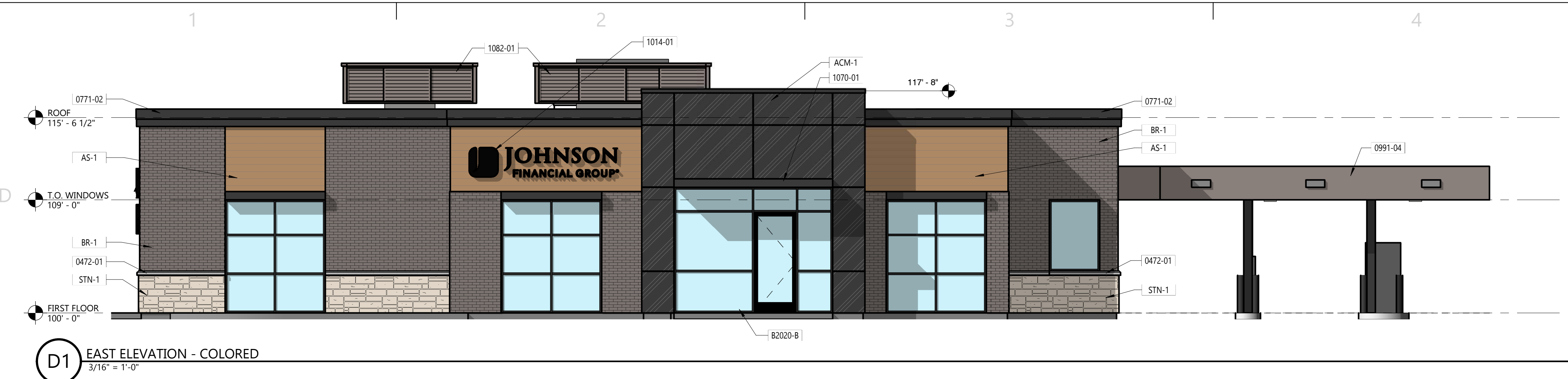
UDC SUBMITTAL

Project Number 24013

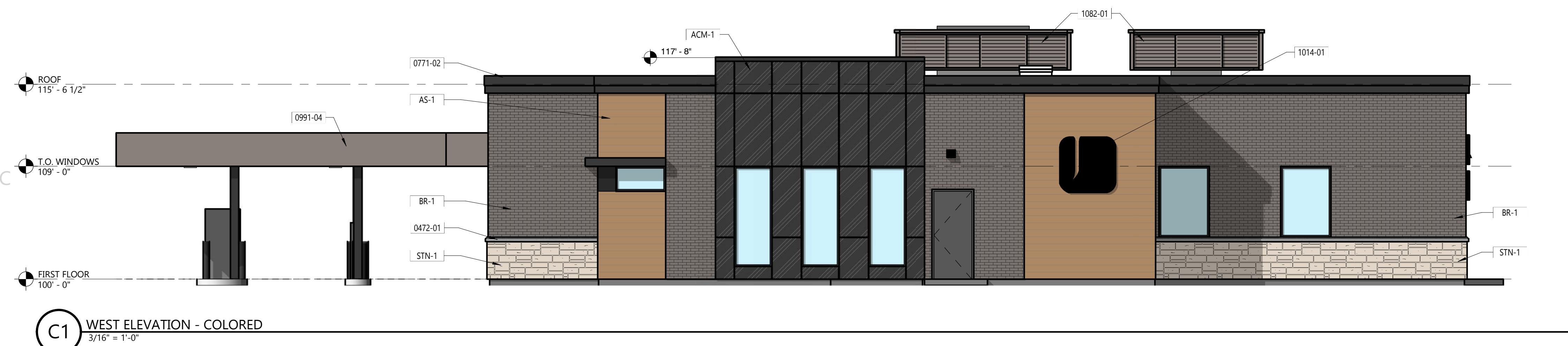
Date 10/17/2023

Revisions

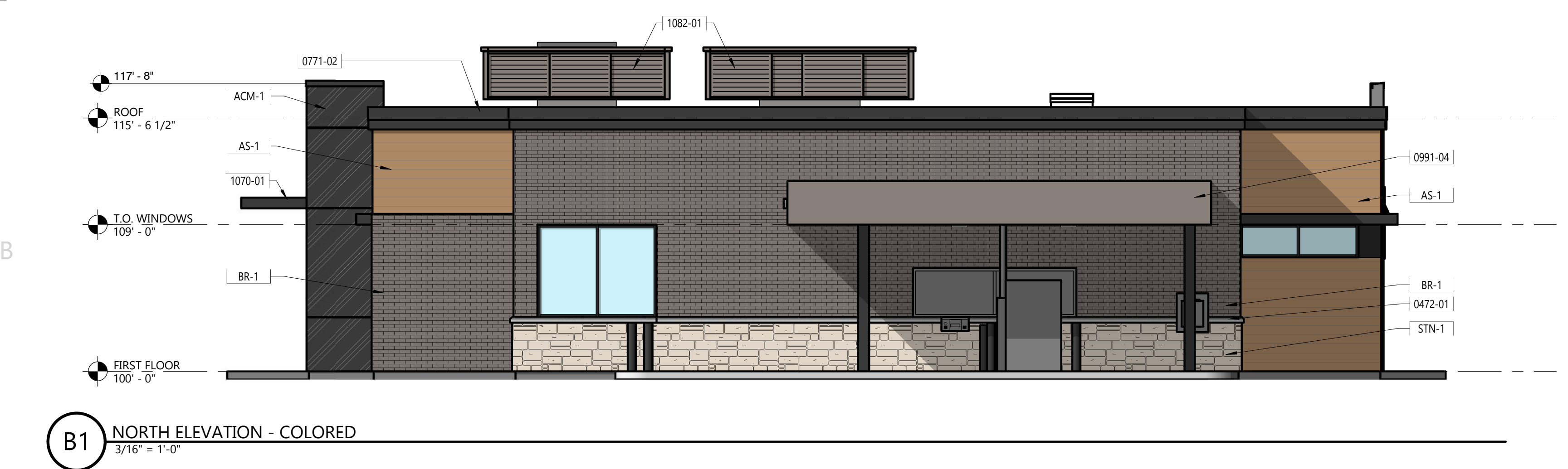
#	Description	Date
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D1 EAST ELEVATION - COLORED
3/16" = 1'-0"



C1 WEST ELEVATION - COLORED
3/16" = 1'-0"



B1 NORTH ELEVATION - COLORED
3/16" = 1'-0"



A1 SOUTH ELEVATION - COLORED
3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

ACM-1
ALUCOBOND ACM
BRUSHED ALUMINUM

AS-1
ROCKWOOD 6" ALUMINUM SIDING
IKONO WOODGRAIN

BR-1
GLEN GERY BRICK
URBAN GREY

STN-1
STONE VENEER
HALQUIST STONE
FON DU LAC LEDGE

CANOPY PAINT COLOR
SHERWIN WILLIAMS
SW 9167 POLISHED CONCRETE

KEYNOTES PER SHEET	
0472-01	CAST STONE BAND
0771-02	PREFINISHED ALUMINUM FASCIA ANCHORED TO TREATED WOOD BLOCKING AND SET IN NON-CURING SEALANT PER MANUFACTURER'S INSTALLATION GUIDELINES. COLOR TO MATCH BREAK METAL BM-1.
0991-04	PAINT EXISTING PRE-ENGINEERED CANOPY FASCIA & SOFFIT PAINT COLOR PT-7. PAINT COLUMNS PAINT COLOR PT-6.
1014-01	BACK LIT SIGNAGE. PROVIDE PLYWOOD BACKING FOR SIGNAGE ATTACHMENT.
1070-01	CANTILEVERED CANOPY - COLOR TO MATCH BREAK METAL BM-1.
1082-01	MECHANICAL SCREENING ATTACHED TO EXISTING ROOF TOP
ACM-1	ALUMINUM COMPOSITE METAL PANEL - COLOR #1
AS-1	ALUMINUM SIDING
B2020-B	4.5" DEEP THERMALLY BROKEN CENTER SET COMMERCIAL STOREFRONT SYSTEM. BLACK MULLIONS.
BR-1	BRICK VENEER
STN-1	STONE VENEER

THE REDMOND COMPANY

W228 N745 WESTWIND DRIVE | WAUKESHA, WISCONSIN 53186 | P: 262.549.9600

Johnson Financial Group - Building Renovation

448 S. Gammon Road | Madison, WI 53719

UDC SUBMITTAL

Project Number24013

Date10/17/2023

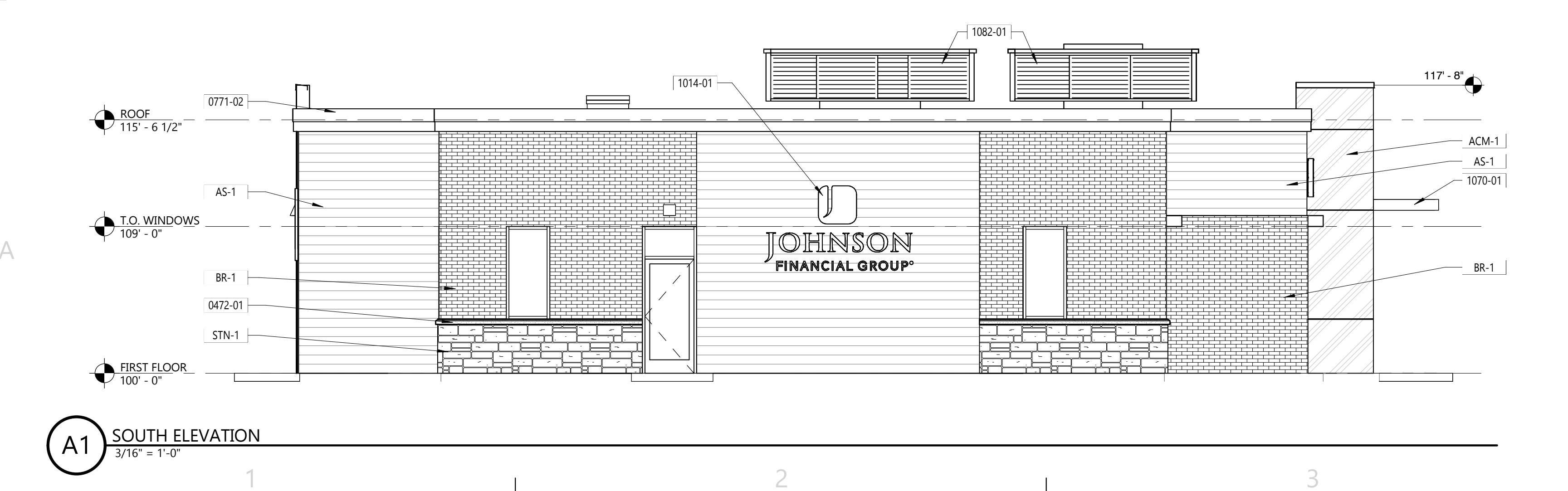
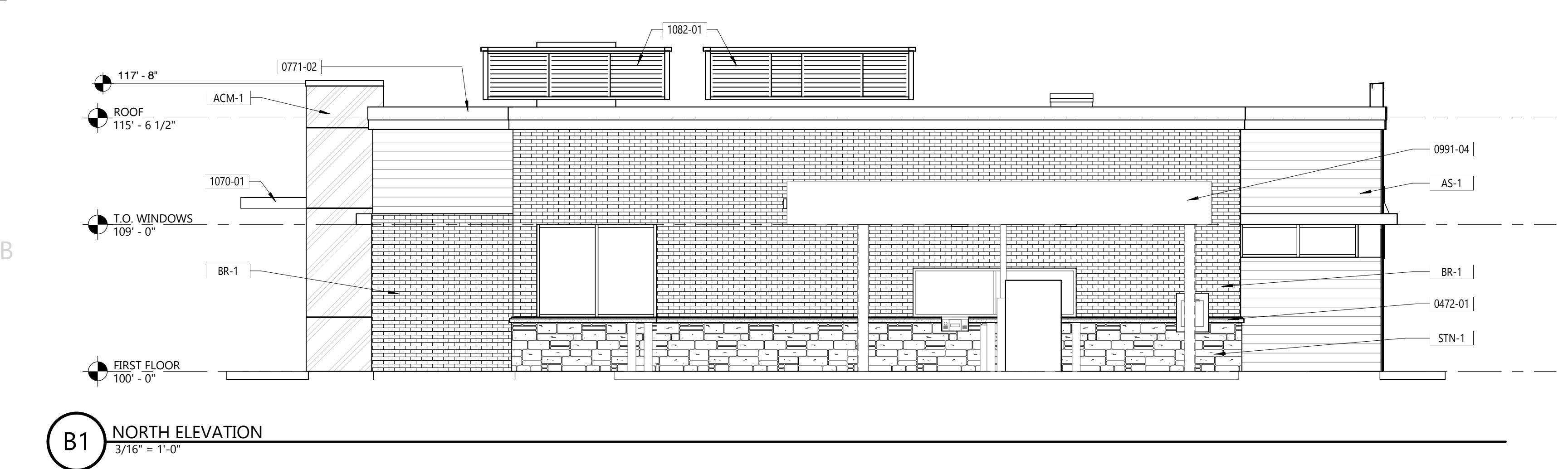
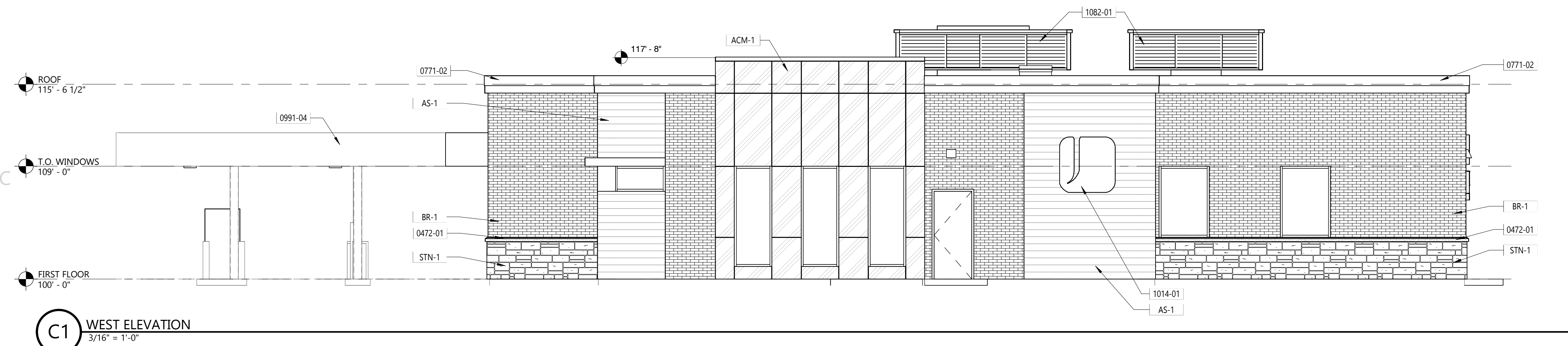
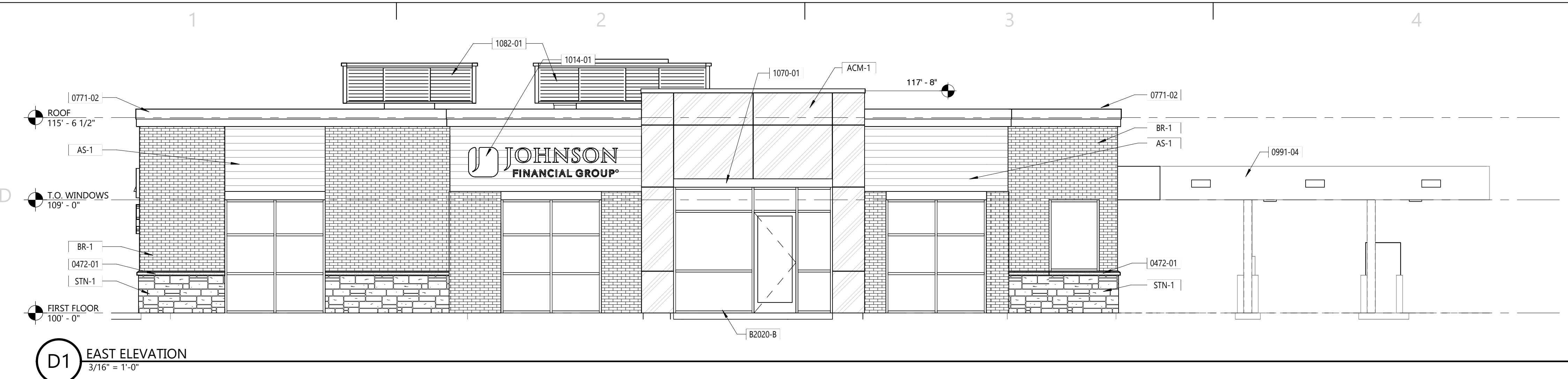
Revisions

#	Description	Date
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New Exterior Elevations - Colored

AP202

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EXTERIOR MATERIAL LEGEND

ACM-1
ALLUCOBOND ACM
BRUSHED ALUMINUM

AS-1
ROCKWOOD 6" ALUMINUM SIDING
KONO WOODGRAIN

BR-1
GLEN GERY BRICK
URBAN GREY

STN-1
STONE VENEER
HALQUIST STONE

CANOPY PAINT COLOR
SHERWIN WILLIAMS
SW 9167 POLISHED CONCRETE

KEYNOTES PER SHEET	
0472-01	CAST STONE BAND
0771-02	PREFINISHED ALUMINUM FASCIA ANCHORED TO TREATED WOOD BLOCKING AND SET IN NON-CURING SEALANT PER MANUFACTURER'S INSTALLATION GUIDELINES. COLOR TO MATCH BREAK METAL BM-1.
0991-04	PAINT EXISTING PRE-ENGINEERED CANOPY FASCIA & SOFFIT PAINT COLOR PT-7. PAINT COLUMNS PAINT COLOR PT-6.
1014-01	BACK LIT SIGNAGE. PROVIDE PLYWOOD BACKING FOR SIGNAGE ATTACHMENT.
1070-01	CANTILEVERED CANOPY - COLOR TO MATCH BREAK METAL BM-1.
1082-01	MECHANICAL SCREENING ATTACHED TO EXISTING ROOF TOP
ACM-1	ALUMINUM COMPOSITE METAL PANEL - COLOR #1
AS-1	ALUMINUM SIDING
B2020-B	4.5" DEEP THERMALLY BROKEN CENTER SET COMMERCIAL STOREFRONT SYSTEM. BLACK MULLIONS.
BR-1	BRICK VENEER
STN-1	STONE VENEER

THE REDMOND COMPANY

W228 N745 WESTWIND DRIVE | WAUKESHA, WISCONSIN 53186 | P: 262.549.9600

Johnson Financial Group - Building Renovation

448 S. Gammon Road | Madison, WI 53719

UDC SUBMITTAL

Project Number24013

Date10/17/2023

Revisions

#	Description	Date
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New Exterior Elevations - Black & White

AP203

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PROJECT

JOHNSON
FINANCIAL
GROUP

448 S. Gammon Rd.
Madison, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
7.26.23	FIRST ISSUE
7.28.23	REV. SITE PLAN
9.20.23	REV. SITE PLAN
10.02.23	REV. SITE PLAN

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE

OVERALL
LANDSCAPE
PLAN

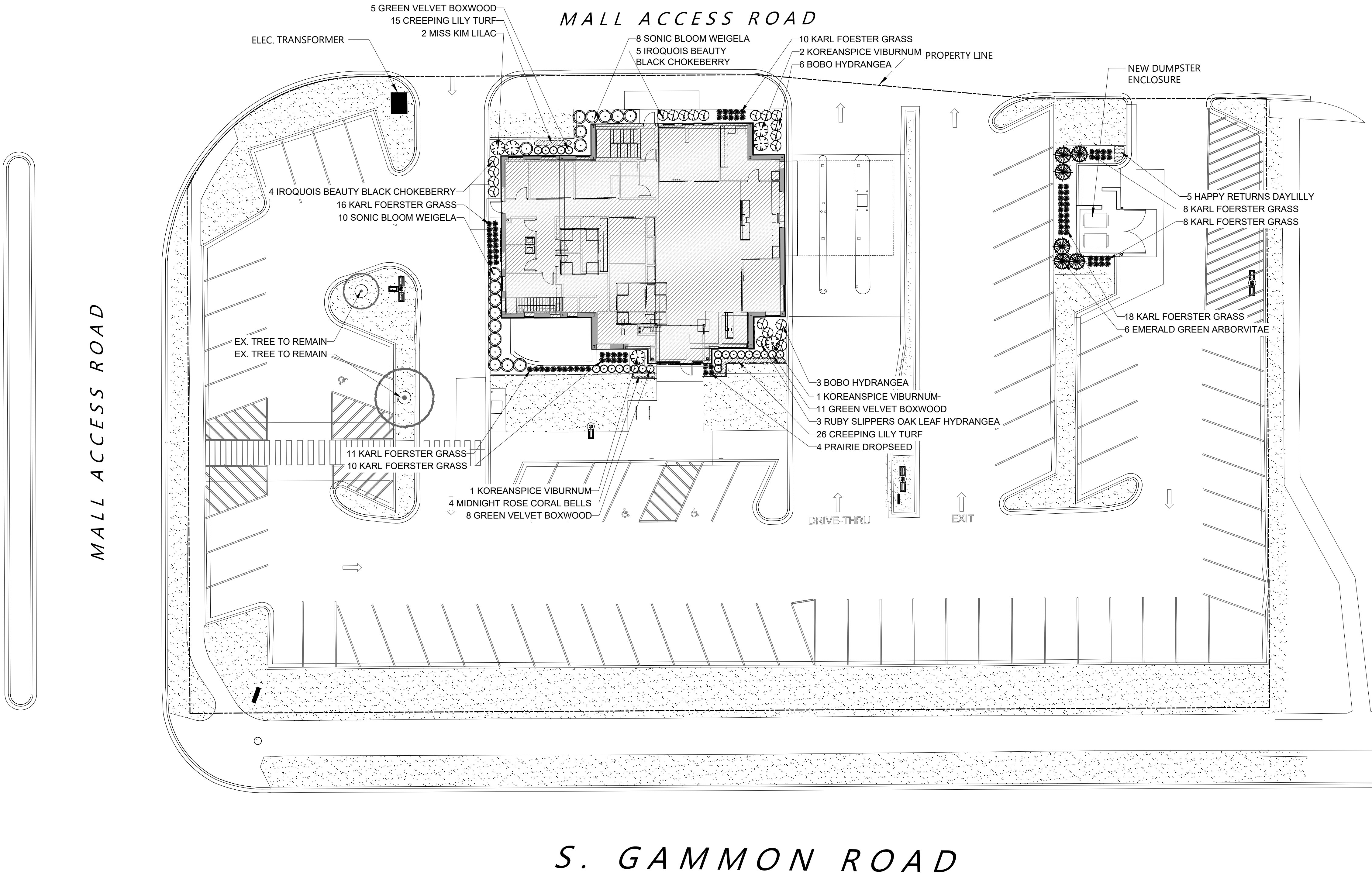
PROJECT MANAGER WDH

PROJECT NUMBER 23-041

DATE 10.02.23

SHEET NUMBER

L 1.0



OVERALL LANDSCAPE PLAN

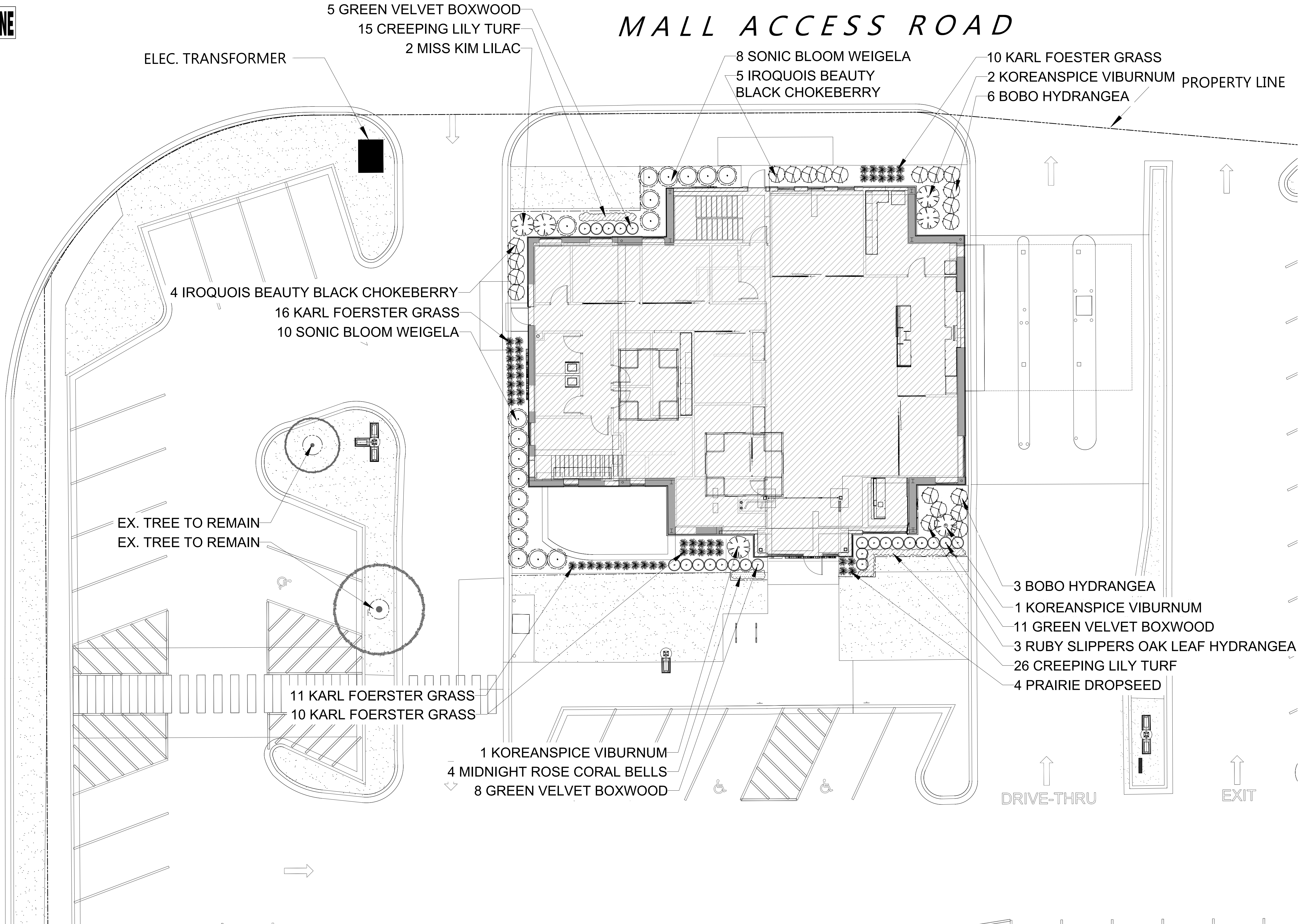
Scale: 1" = 16'0"

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

DIGGERSHOTLINE

CALL DIGGERS HOTLINE 811 or 1-800-242-8811 MILW. AREA 259-1181 WIS. STATUTE: 182.075(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

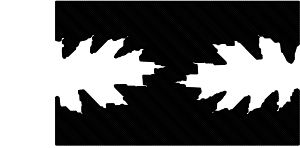
MALL ACCESS ROAD



HELLER & ASSOCIATES, LLC

LANDSCAPE ARCHITECTURE

P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com



PROJECT

JOHNSON FINANCIAL GROUP

448 S. Gammon Rd.
Madison, WI

ISSUANCE AND REVISIONS	
DATE	DESCRIPTION
7.26.23	FIRST ISSUE
7.28.23	REV. SITE PLAN
9.20.23	REV. SITE PLAN
10.02.23	REV. SITE PLAN

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE

ENLARGED LANDSCAPE PLAN

PROJECT MANAGER	WDH
PROJECT NUMBER	23-041
DATE	10.02.23
SHEET NUMBER	

L 1.1



ENLARGED LANDSCAPE PLAN

Scale: 1" = 8'0"

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

DIGGERSHOTLINE

CALL DIGGERS HOTLINE 811 or 1-800-242-8811 MLW AREA 259-1181 WS STATUTE 182.075(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.

2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.

3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.

4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.

5. Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 12" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 4" to provide proper drainage, unless otherwise specified.

6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top ¼ of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining ¾ of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.

7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is ¾ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.

8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 50% mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are ¾ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rater of 1 per 24" height/diameter of shrub at planting.

9. Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of double-shredded hardwood bark mulch, and groundcover areas a 2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.

10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.

11. Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:

Per 100 SF of bed area (Soil Amendment composition):
¾ CY Peat Moss or Mushroom Compost
¼ CY blended/pulverized Topsoil
¼ CY composted manure

In roto-tilled beds only, also include in above mixture:
2 lbs Starter Fertilizer

12. Lawn Installation for all sodded turfgrass areas: Contractor to furnish and prepare blended topsoil (2" minimum) and sod bed, removing all debris and stones ½" and larger. Apply a 10-10-10 starter lawn fertilizer uniformly throughout areas prior to laying sod. Use only premium sod blend according to TPI (revised 1995) and ASPA Standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on slopes steeper than 1:3, and in all swale applications. Contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for watering during this period.

13. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

14. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix, stormwater seed mix, and other native seed mixes. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

15. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

LANDSCAPE GENERAL NOTES

1 DETAIL
N.T.S.

SHADE TREE PLANTING
SECTION

PLANT TREE AT SAME LEVEL AS PREVIOUS GROWING CONDITION AT ROOT FLARE. PLANT SLIGHTLY HIGHER THAN SURROUNDING FINISHED GRADE.
REMOVE STUBS AND OVERLAPPING, BROKEN LEADERS AND OVERLAPPING / RUBBING PRUNE BRANCHES IF NEEDED ONLY AFTER PLANTING. PRUNING IS SUBJECT TO TIME OF YEAR, AND SPECIFIC TREE SPECIES.
WRAP TREE IN FALL FOR PROTECTION FROM USER IF APPLICABLE.
2" DEPTH WOOD MULCH OVER SOIL RING. DO NOT PLACE MULCH AGAINST TREE TRUNK.
REMOVE BURLAP, SYNTHETIC TWINE, AND WIRE CAGE FROM TOP 1/4 OF ROOTBALL. SCORE REMAINING 3/4 OF BURLAP ONCE TREE IS IN PLACE, AND STRENGTHENED. CAREFULLY BEND REMAINING CAGE DOWN TO BOTTOM OF HOLE.
INSTALL ONE (1) SLOW RELEASE FERTILIZER PACKET PER 1" CALIPER OF TREE. PLACE AGAINST ROOT BALL.
DIG HOLE 2X WIDER THAN DIAMETER OF ROOT BALL. BACK FILL WITH SPECIFIED SOIL. AVOID AIR POCKETS BY TAMPING SOIL MATURE IN 4" LIFTS.
EXISTING SUBGRADE
WATER IMMEDIATELY AFTER PLANTING WITH A THOROUGH AND DEEP, SLOW RELEASE WATERING.

2 DETAIL
N.T.S.

DECIDUOUS SHRUB PLANTING (POTTED)
SECTION

PLANT SHRUB AT SAME LEVEL AS PREVIOUS GROWING CONDITION AT ROOT FLARE. PLANT SLIGHTLY HIGHER THAN SURROUNDING FINISHED GRADE.
PRUNE OUT DEAD & BROKEN BRANCHES. RETAIN NORMAL PLANT SHAPE.
2" DEPTH WOOD MULCH OVER SOIL RING. DO NOT PLACE MULCH AGAINST STEMS, OR BURY BOTTOM BRANCHES.
REMOVE BURLAP AND SYNTHETIC TWINE FROM TOP 1/4 OF ROOTBALL. SCORE REMAINING 3/4 OF BURLAP AGAINST ROOT BALL.
DIG HOLE 2X WIDER THAN DIAMETER OF ROOT BALL. BACK FILL WITH SPECIFIED PLANTING MIX. AVOID AIR POCKETS BY TAMPING MIXTURE IN 4" LIFTS.
WATER IMMEDIATELY AFTER PLANTING WITH A THOROUGH AND DEEP, SLOW RELEASE WATERING.
CAREFULLY REMOVE PLANT FROM PLASTIC POT & SCORE ROOTS 1" DEEP WITH A SHARP KNIFE.

3 DETAIL
N.T.S.

EVERGREEN SHRUB PLANTING
SECTION

PLANT SHRUB AT SAME LEVEL AS PREVIOUS GROWING CONDITION AT ROOT FLARE. PLANT SLIGHTLY HIGHER THAN SURROUNDING FINISHED GRADE.
PRUNE OUT DEAD & BROKEN BRANCHES. RETAIN NORMAL PLANT SHAPE.
2" DEPTH WOOD MULCH OVER SOIL RING. DO NOT PLACE MULCH AGAINST STEMS, OR BURY BOTTOM BRANCHES.
REMOVE BURLAP AND SYNTHETIC TWINE FROM TOP 1/4 OF ROOTBALL. SCORE REMAINING 3/4 OF BURLAP AGAINST ROOT BALL.
DIG HOLE 2X WIDER THAN DIAMETER OF ROOT BALL. BACK FILL WITH SPECIFIED PLANTING MIX. AVOID AIR POCKETS BY TAMPING MIXTURE IN 4" LIFTS.
WATER IMMEDIATELY AFTER PLANTING WITH A THOROUGH AND DEEP, SLOW RELEASE WATERING.
CAREFULLY REMOVE PLANT FROM PLASTIC POT & SCORE ROOTS 1" DEEP WITH A SHARP KNIFE.

4 DETAIL
N.T.S.

SPADE EDGE PLANT BED EDGE DETAIL
SECTION

PLANT SHRUB AT SAME LEVEL AS PREVIOUS GROWING CONDITION AT ROOT FLARE. PLANT SLIGHTLY HIGHER THAN SURROUNDING FINISHED GRADE.
PRUNE OUT DEAD & BROKEN BRANCHES. RETAIN NORMAL PLANT SHAPE.
2" DEPTH WOOD MULCH OVER SOIL RING. DO NOT PLACE MULCH AGAINST STEMS, OR BURY BOTTOM BRANCHES.
REMOVE BURLAP AND SYNTHETIC TWINE FROM TOP 1/4 OF ROOTBALL. SCORE REMAINING 3/4 OF BURLAP AGAINST ROOT BALL.
DIG HOLE 2X WIDER THAN DIAMETER OF ROOT BALL. BACK FILL WITH SPECIFIED PLANTING MIX. AVOID AIR POCKETS BY TAMPING MIXTURE IN 4" LIFTS.
WATER IMMEDIATELY AFTER PLANTING WITH A THOROUGH AND DEEP, SLOW RELEASE WATERING.
CAREFULLY REMOVE PLANT FROM PLASTIC POT & SCORE ROOTS 1" DEEP WITH A SHARP KNIFE.

5 DETAIL
N.T.S.

EVERGREEN TREE PLANTING
SECTION

PLANT TREE AT SAME LEVEL AS PREVIOUS GROWING CONDITION AT ROOT FLARE. PLANT SLIGHTLY HIGHER THAN SURROUNDING FINISHED GRADE.
REMOVE STUBS AND OVERLAPPING, BROKEN LEADERS AND OVERLAPPING / RUBBING PRUNE BRANCHES IF NEEDED ONLY AFTER PLANTING. PRUNING IS SUBJECT TO TIME OF YEAR, AND SPECIFIC TREE SPECIES.
WRAP TREE IN FALL FOR PROTECTION FROM USER IF APPLICABLE.
2" DEPTH WOOD MULCH OVER SOIL RING. DO NOT PLACE MULCH AGAINST TREE TRUNK.
REMOVE BURLAP, SYNTHETIC TWINE, AND WIRE CAGE FROM TOP 1/4 OF ROOTBALL. SCORE REMAINING 3/4 OF BURLAP ONCE TREE IS IN PLACE, AND STRENGTHENED. CAREFULLY BEND REMAINING CAGE DOWN TO BOTTOM OF HOLE.
INSTALL ONE (1) SLOW RELEASE FERTILIZER PACKET PER 1" CALIPER OF TREE. PLACE AGAINST ROOT BALL.
DIG HOLE 2X WIDER THAN DIAMETER OF ROOT BALL. BACK FILL WITH SPECIFIED SOIL. AVOID AIR POCKETS BY TAMPING SOIL MATURE IN 4" LIFTS.
EXISTING SUBGRADE
WATER IMMEDIATELY AFTER PLANTING WITH A THOROUGH AND DEEP, SLOW RELEASE WATERING.

6 DETAIL
N.T.S.

DECIDUOUS SHRUB PLANTING (B&B)
SECTION

PLANT SHRUB AT SAME LEVEL AS PREVIOUS GROWING CONDITION AT ROOT FLARE. PLANT SLIGHTLY HIGHER THAN SURROUNDING FINISHED GRADE.
PRUNE OUT DEAD & BROKEN BRANCHES. RETAIN NORMAL PLANT SHAPE.
2" DEPTH WOOD MULCH OVER SOIL RING. DO NOT PLACE MULCH AGAINST STEMS, OR BURY BOTTOM BRANCHES.
REMOVE BURLAP AND SYNTHETIC TWINE FROM TOP 1/4 OF ROOTBALL. SCORE REMAINING 3/4 OF BURLAP AGAINST ROOT BALL.
DIG HOLE 2X WIDER THAN DIAMETER OF ROOT BALL. BACK FILL WITH SPECIFIED PLANTING MIX. AVOID AIR POCKETS BY TAMPING MIXTURE IN 4" LIFTS.
WATER IMMEDIATELY AFTER PLANTING WITH A THOROUGH AND DEEP, SLOW RELEASE WATERING.
CAREFULLY REMOVE PLANT FROM PLASTIC POT & SCORE ROOTS 1" DEEP WITH A SHARP KNIFE.

7 DETAIL
N.T.S.

GROUNDCOVER / PERENNIAL PLANTING
SECTION

PLANT SHRUB AT SAME LEVEL AS PREVIOUS GROWING CONDITION AT ROOT FLARE. PLANT SLIGHTLY HIGHER THAN SURROUNDING FINISHED GRADE.
PRUNE OUT DEAD & BROKEN BRANCHES. RETAIN NORMAL PLANT SHAPE.
2" DEPTH WOOD MULCH OVER SOIL RING. DO NOT PLACE MULCH AGAINST STEMS, OR BURY BOTTOM BRANCHES.
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DIG HOLE 2X WIDER THAN DIAMETER OF ROOT BALL. BACK FILL WITH SPECIFIED PLANTING MIX. AVOID AIR POCKETS BY TAMPING MIXTURE IN 4" LIFTS.
WATER IMMEDIATELY AFTER PLANTING WITH A THOROUGH AND DEEP, SLOW RELEASE WATERING.
CAREFULLY REMOVE PLANT FROM PLASTIC POT & SCORE ROOTS 1" DEEP WITH A SHARP KNIFE.

8 DETAIL
N.T.S.

ORNAMENTAL GRASS PLANTING
SECTION

PLANT SHRUB AT SAME LEVEL AS PREVIOUS GROWING CONDITION AT ROOT FLARE. PLANT SLIGHTLY HIGHER THAN SURROUNDING FINISHED GRADE.
PRUNE OUT DEAD & BROKEN BRANCHES. RETAIN NORMAL PLANT SHAPE.
2" DEPTH WOOD MULCH OVER SOIL RING. DO NOT PLACE MULCH AGAINST STEMS, OR BURY BOTTOM BRANCHES.
REMOVE BURLAP AND SYNTHETIC TWINE FROM TOP 1/4 OF ROOTBALL. SCORE REMAINING 3/4 OF BURLAP AGAINST ROOT BALL.
DIG HOLE 2X WIDER THAN DIAMETER OF ROOT BALL. BACK FILL WITH SPECIFIED PLANTING MIX. AVOID AIR POCKETS BY TAMPING MIXTURE IN 4" LIFTS.
WATER IMMEDIATELY AFTER PLANTING WITH A THOROUGH AND DEEP, SLOW RELEASE WATERING.
CAREFULLY REMOVE PLANT FROM PLASTIC POT & SCORE ROOTS 1" DEEP WITH A SHARP KNIFE.

9 DETAIL
N.T.S.

RETAINING WALL DETAIL
SECTION

PLANT SHRUB AT SAME LEVEL AS PREVIOUS GROWING CONDITION AT ROOT FLARE. PLANT SLIGHTLY HIGHER THAN SURROUNDING FINISHED GRADE.
PRUNE OUT DEAD & BROKEN BRANCHES. RETAIN NORMAL PLANT SHAPE.
2" DEPTH WOOD MULCH OVER SOIL RING. DO NOT PLACE MULCH AGAINST STEMS, OR BURY BOTTOM BRANCHES.
REMOVE BURLAP AND SYNTHETIC TWINE FROM TOP 1/4 OF ROOTBALL. SCORE REMAINING 3/4 OF BURLAP AGAINST ROOT BALL.
DIG HOLE 2X WIDER THAN DIAMETER OF ROOT BALL. BACK FILL WITH SPECIFIED PLANTING MIX. AVOID AIR POCKETS BY TAMPING MIXTURE IN 4" LIFTS.
WATER IMMEDIATELY AFTER PLANTING WITH A THOROUGH AND DEEP, SLOW RELEASE WATERING.
CAREFULLY REMOVE PLANT FROM PLASTIC POT & SCORE ROOTS 1" DEEP WITH A SHARP KNIFE.

PLANTING & HARDSCAPE DETAILS

HELLER & ASSOCIATES, LLC

LANDSCAPE ARCHITECTURE

P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com

PROJECT

JOHNSON FINANCIAL GROUP

448 S. Gammon Rd.
Madison, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
7.26.23	FIRST ISSUE
7.28.23	REV. SITE PLAN
9.20.23	REV. SITE PLAN
10.02.23	REV. SITE PLAN

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE

LANDSCAPE DETAILS, NOTES & SCHEDULES

PROJECT MANAGER WDH

PROJECT NUMBER 23-041

DATE 10.02.23

SHEET NUMBER

L 1.2

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	OA	1	LSI INDUSTRIES	GBM-FP-400-SMV-CT	EXISTING TRIPLE HEAD POLE	400W CLEAR MH	1	GBM-FP-400-SMV-CT-IES	40000	0.72	1200
	OB	2	LSI INDUSTRIES	HFR-FP-750-MH-F	EXISTING TWIN POLE	750W CLEAR MH	1	HFR-FP-400-MH-F-IES	60000	0.72	908
	OC	4	PQL	83100	CANOPY LIGHT, SET TO 30 WATTS	4000K LED	1	83099_100_40W-IES	5526	0.676	21
	OD	2	MAXXIMA LIGHTING	NHRCB-6 15 LE1	6" RECESSED WAFER, SET TO 15 WATTS	4000K LED	1	NLCB2-6S22040WW-ies	2471	0.6	15
	OE	2	LITHONIA LIGHTING	WDGE1 LED P0 40K 90CRI VF	LED WALLPACK MOUNTED 10' AFG	4000K LED	1	WDGE1 LED P0 40K 90CRI VF-ies	672	0.9	6.7947
	OG	1	UNITE LTG	SP 150 4K T4	TYPE IV LUMINAIRE MOUNTED ON A 20' POLE ON A Z BASE	4000K LED	1	SP 150 4K T4-IES	20848	0.9	149

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CANOPY	X	12.2 fc	16.9 fc	6.4 fc	2.6:1	1.9:1
PARKING LOT	X	2.5 fc	7.9 fc	0.5 fc	15.8:1	5.0:1
SITE	+	2.1 fc	16.9 fc	0.0 fc	N/A	N/A

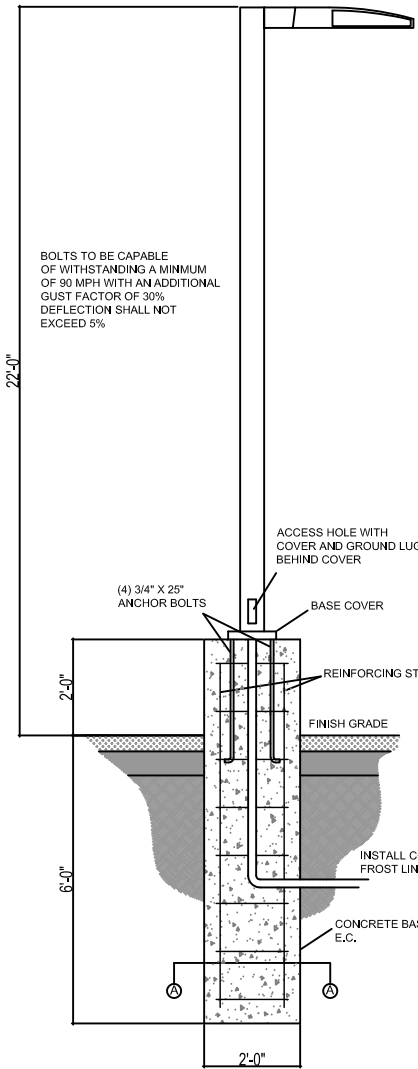
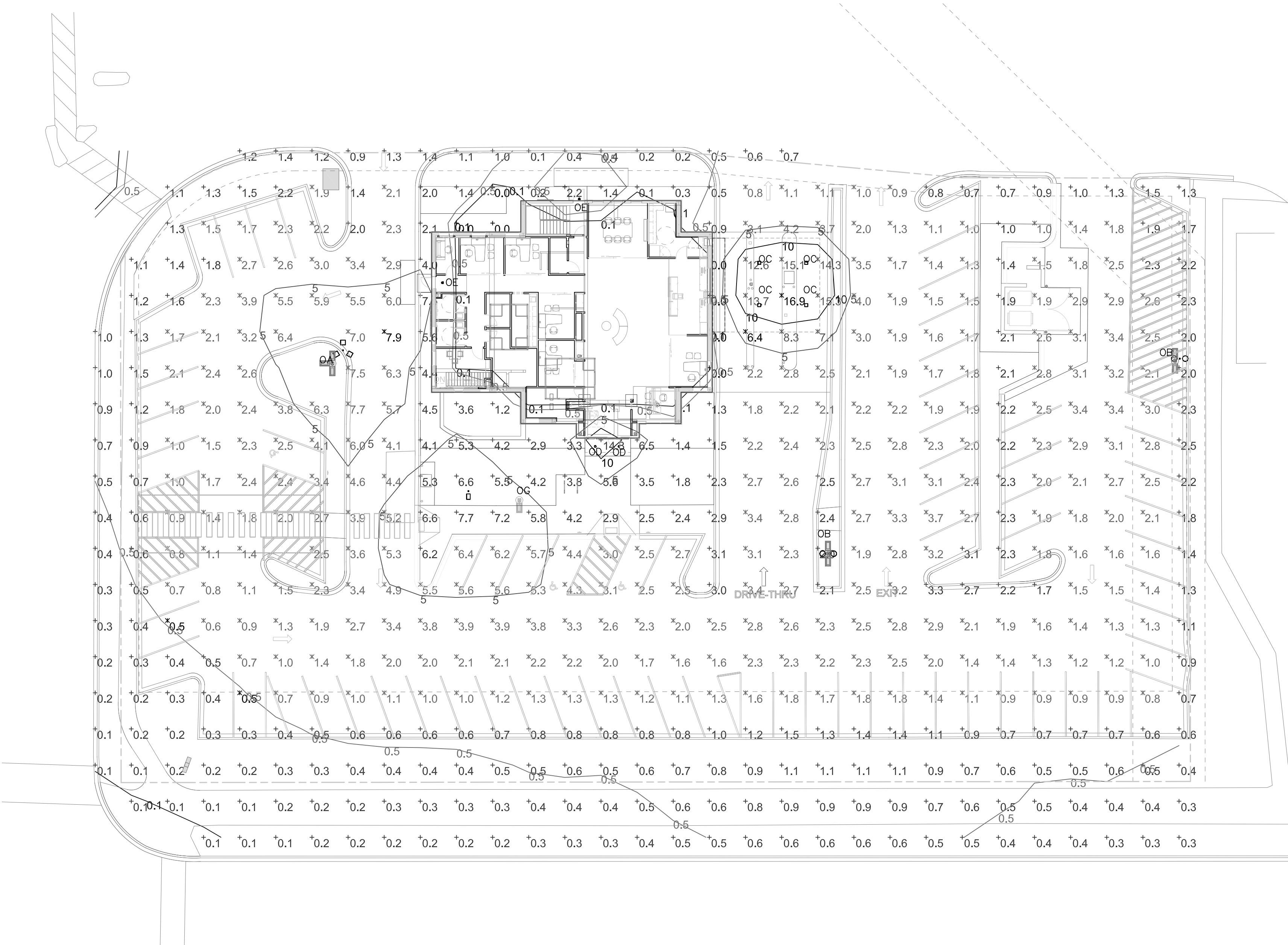
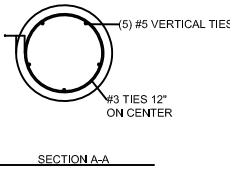


FIGURE 10. LIGHTING DETAIL



SITE PHOTOMETRIC PLAN
1" = 30'-0"

REMARKS:

PROJECT: JOHNSON FINANCIAL GROUP

PROJECT LOCATION: 448 S. GAMMON RD. MADISON, WI

JDP ELECTRICAL DESIGN, LLC
ELECTRICAL DESIGN & CONSULTING

563 W16367 COLLEGE AVE.
MADISON, WI 53710
JDP@JDP ELECTRICALDESIGN.COM
(608) 750-2008


DATE: 10/02/2023

DRAWN BY: J. PRUSINSKI

PROJECT NUMBER: 00720

SITE PHOTOMETRIC DRAWING
SCALE: NTS
ES100

TYPE OC



Item #: **83100**
LED SPEC-SELECT™ CANOPY
FUEL PUMP CANOPY LUMINAIRES

FEATURES

- Adjustable wattage and color temperature.
- One piece corrosion resistant, die-cast housing with powder coat paint finish.
- High impact UV stabilized PC lens for even light distribution.
- Compact design.
- Easy installation.
- 1/2" threaded knockouts on 3 sides.
- Surface mount with J-box or pendant mount with 3/4" conduit.

APPLICATION

Parking structures, gas stations, garages, underpasses, covered walkways, storage areas and security lighting.

ELECTRICAL

Wattage	21W / 30W / 40W
Voltage	120-277V
Power Factor	0.9
Total Harmonic Distortion (THD)	6

LIGHTING PERFORMANCE

Lumens	2894 / 4134 / 5500
Lumens Per Watt (LPW)	138
Color Temperature (CCT)	3000K / 4000K / 5000K
Color Rendering (CRI)	82
R9 (Red Value)	2
Beam Angle	100° x 60°
Light Distribution	Type VS
BUG Rating (Backlight, Uplight, and Glare)	B2 - B2 - G1
Dimmable Lighting Control	Dimmable 0-10V Range 10% - 100%

ENVIRONMENT

Operating Temperature	-40° - 104°F
Suitable Location	WET
Ingress Protection Rating	IP65

LIFESPAN

Average Life (hours)	50,000
Warranty (years)	5

COMPONENTS


LED Light Source	Seoul 3528
Driver	ARC-DI-4010000

CONSTRUCTION

Housing	Aluminum
Lens	PC / Frosted
Base / Power Supply	Hard Wired
Finish	Black

QUALIFICATIONS

Model Number	SSC-A-FSC1-MV-BLK
--------------	-------------------



Visit www.pqlighting.com to confirm qualification. Published lumens on LED products are approximate and may vary slightly. Specifications are subject to change without notice.

PERFORMANCE DATA

Item #: **83100**
LED SPEC-SELECT™ CANOPY

ITEM INFORMATION

ITEM# **DESCRIPTION** **CASE**

83100	LED SPEC-SELECT™ CANOPY/21W(30-40)/30-50K/DIMM/120-277V/BLK - DLC*	4
-------	--------------------------------------------------------------------	---

ACCESSORIES

54888	360° BI-LEVEL AND DAYLIGHT HARVESTING MICROWAVE SENSOR 26" DIA, 8-40" HEIGHT 800W/1200W - 120/277V	100
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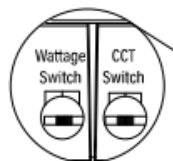

REPLACEMENT PARTS

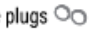
ARC-DI-4010000	40W REPLACEMENT DRIVER	1
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ADDITIONAL INFORMATION:

Note: To prevent water damage which may shorten the life of an exterior mounted fixture; the fixture should be properly weather sealed according to the installation instructions or between the fixture base and mounting surface. Damage due to improper installation may void the warranty.

- Default settings: 21W, 5000K.
- The color temperature and wattage may be adjusted by two slide switches. Switches are located on the side of the fixture. Refer to install instructions for additional information.

Hole plugs 

PACKAGING

	UPC	DIMENSIONS (LxWxH)	GROSS WEIGHT (Lbs)
Master Carton	4 10811768025344	15.7" x 15.7" x 10.9"	23
Individual Box	1 811768025347	10.8" x 10.8" x 3.7"	1.8
Country of Origin	China		
HS Tariff	9405.10.6020		

ORDERING Qualification Model # SSC-A-FSC1-MV-BLK

ITEM# **DESCRIPTION** **CASE**

83100	LED SPEC-SELECT™ CANOPY/21W(30-40)/30-50K/DIMM/120-277V/BLK - DLC*	4
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PREMIUM QUALITY LIGHTING® - Phone: 800-323-8107

© PQL, Inc. - 2285 Ward Avenue - San Valley, CA 93065


www.PQLighting.com

Photos and drawings may not be to scale and are for general reference only. Rev: 04/24/2023

TYPE OD



Factory Direct LED Lighting & Electrical



6 in. Slim Recessed LED Downlight, Black Trim, Canless IC Rated, 1000 Lumens, 5 CCT Color Selectable 2700K-5000K


MODEL: MRL-S61245B

12
WATTS ENERGY

75
WATTS EQUIV

1000
LUMENS

5 CCT
2700K, 3000K, 4000K, 5000K

 DIMMABLE

PRODUCT SPECIFICATIONS

MODEL	MRL-S61245B
MANUFACTURER	Maxxima
LIGHT TYPE	LED Downlight
DOWNLIGHT TYPE	Slim Panel
SHAPE	Round
QTY PACK SIZE	Single Pack
WATTS	12
WATTS EQUIVALENT	75
BRIGHTNESS	1000
CRI	80
LIFETIME HOURS	50000
DIMMABLE	Yes
ETL LISTED	Yes
IC RATED	Yes
SUITABLE FOR	Damp Locations
DEPTH	0.9"
DIAMETER	6.72"
WEIGHT	0.85 lb
VOLTAGE	120V AC
WARRANTY	3 Years
COLOR	White
FINISH	Matte

ADDITIONAL INFORMATION

- 5 CCT Select 2700K/3000K/3500K/4000K/5000K (switch on the side of J-Box)
- Control up to 12 of these lights with a 150W max LED dimmer
- No Ceiling Can or Housing Required
- Power Supply / Junction Box Included
- Recommended Hole Cutout Diameter: 6.2"
- J-Box Dimensions: 1.4"X 2.8"W X 4.75"D
- Cast Aluminum Body
- Trim size: 0.85"
- Dimming range: 20% - 100%
- Includes foam gasket, air-tight rated
- Cast aluminum body
- Supply wire length: 5.5'. Slim panel to J-box: 11"
- Operating temperature: -20°C to 40°C

Johnson Financial Group -
Building Renovation

448 S. Gammon Road | Madison, WI 53719


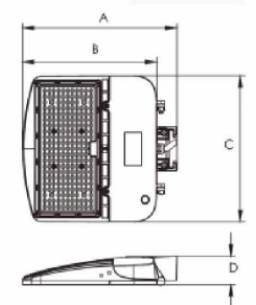
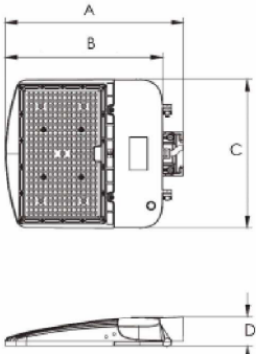
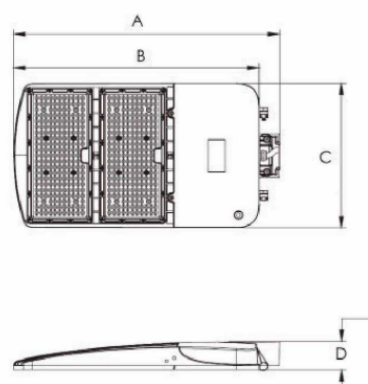

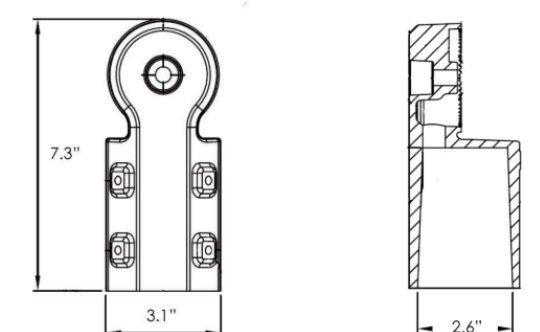

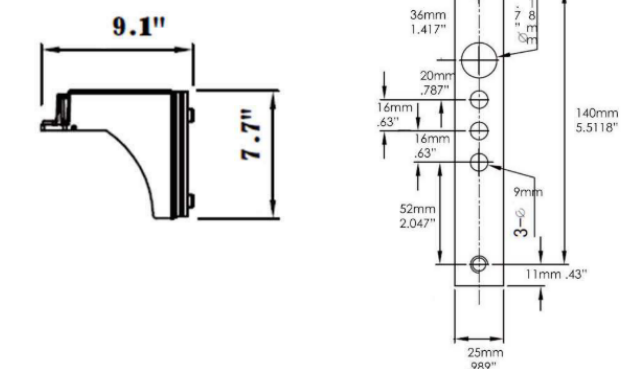
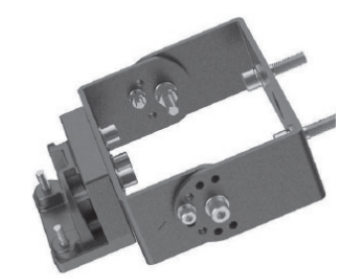
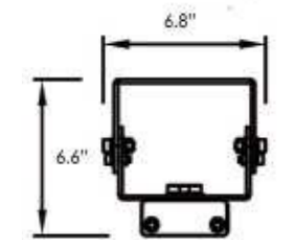
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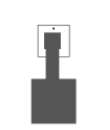


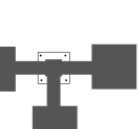

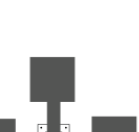
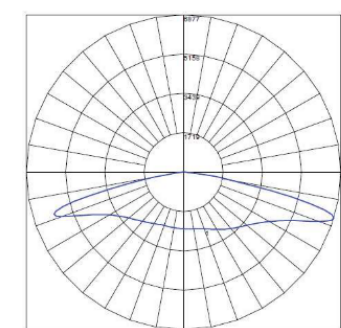
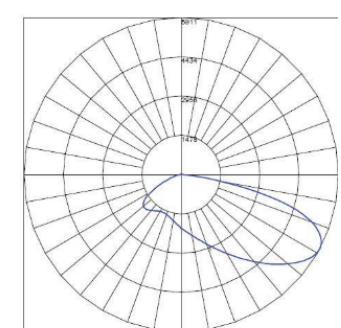
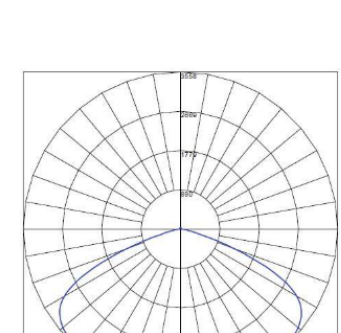
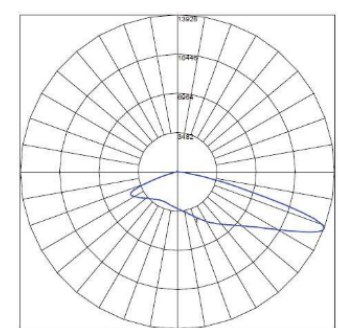
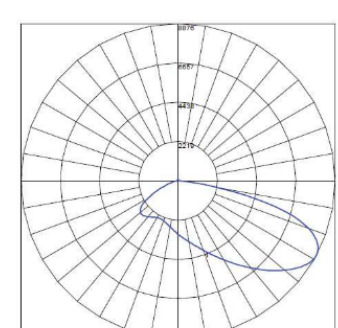
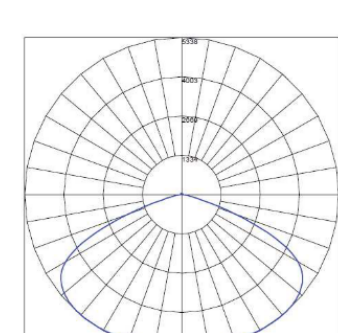
Project Number	2401	
Date	10/2/2023	
Revisions		
#	Description	Date

Light Fixture 'OC' & 'OD'
Cutsheets

ES101

[illegible]

UNITE	Talon	UNITE	Talon	UNITE	Talon	UNITE	Talon																																																																																																																																																																															
<h1>TALON</h1> <p>Area Light</p>  <div> <div>TYPE OF</div> <div>PK</div> <div>Project: TL-150-4K-U-T4-BRZ-PM</div> </div> <div> <p>Performance Data</p> <p>CRI 70+ Dimming 0-10v, 10% to 100% CCT 4000K Operating Temp -40°C to +55°C Lifetime L80 100,000+ IP Rating IP 65</p> <p>Description</p> <p>The Talon is Unite's most popular area light offering both fantastic efficiency and reliability to provide the best one for one replacement value in the market. Multiple mounting options and distribution types make this a highly versatile solution for parking lots, sites and roadways. The Talon is always part of Unite Lig's 2 day quick ship program for ultimate convenience.</p> <p>Features</p> <ul style="list-style-type: none"> Highly durable powder coat finish over chromatic conversion coating Die cast aluminum IP65 housing UL listed with integral heatsink 4 convenient mounting types for all installations Thermal and shock resistant 3G tested for roadways and crane mounting </div> <div> <div> <div>UL LISTED</div> <div>DLC PREMIUM</div> <div>IP65 ENEC</div> <div>7 YR WARRANTY</div> </div> <div>2 DAY QUICK SHIP</div> </div> <p>Ordering Information</p> <p>Example: TL-150-SK-U-T4-BRZ-PM-3PIN-PC-HSS</p> <table> <tr> <th>Series</th><th>Wattage</th><th>Optic</th><th>Color Temp</th><th>Voltage</th><th>Color</th><th>Mounting</th></tr> <tr> <td>Talon</td><td>100 150 200W 240W 300W</td><td>H3 Type 3 H4 Type 4 H5 Type 5</td><td>4K 4000K</td><td>120/277V 9-277/480V</td><td>42 Bronze PK Black WW White</td><td>3P Slip Fit Mount PM Pole Mount TRN Trunion Mount</td></tr> </table> <table> <tr> <th>Accessories</th><th>Controls</th></tr> <tr> <td>3PIN 3 Pin Socket Base Included SC Shorting Cap 15kV 15kV Surge Protector HSS House Side Shield</td><td>PC Photocell MICRO Programmable Microwave Sensor SRT Smart Wireless Bluetooth AET Aurora Edge Wireless SYN Synapse Wireless</td></tr> </table> <p>© 2021 Unitelig</p>	Series	Wattage	Optic	Color Temp	Voltage	Color	Mounting	Talon	100 150 200W 240W 300W	H3 Type 3 H4 Type 4 H5 Type 5	4K 4000K	120/277V 9-277/480V	42 Bronze PK Black WW White	3P Slip Fit Mount PM Pole Mount TRN Trunion Mount	Accessories	Controls	3PIN 3 Pin Socket Base Included SC Shorting Cap 15kV 15kV Surge Protector HSS House Side Shield	PC Photocell MICRO Programmable Microwave Sensor SRT Smart Wireless Bluetooth AET Aurora Edge Wireless SYN Synapse Wireless	<div> <div>DIMENSIONS</div> <div>TALON 100W & 150W</div>  <table> <tr> <th>Measure Point</th><th>Dimensions</th></tr> <tr> <td>A</td><td>13.14"</td></tr> <tr> <td>B</td><td>11.41"</td></tr> <tr> <td>C</td><td>12.4"</td></tr> <tr> <td>D</td><td>2.4"</td></tr> </table> </div> <div> <div>TALON 200W</div>  <table> <tr> <th>Measure Point</th><th>Dimensions</th></tr> <tr> <td>A</td><td>14.84"</td></tr> <tr> <td>B</td><td>13.11"</td></tr> <tr> <td>C</td><td>12.4"</td></tr> <tr> <td>D</td><td>2.4"</td></tr> </table> </div> <div> <div>TALON 240W & 300W</div>  <table> <tr> <th>Measure Point</th><th>Dimensions</th></tr> <tr> <td>A</td><td>22.72"</td></tr> <tr> <td>B</td><td>21.03"</td></tr> <tr> <td>C</td><td>12.39"</td></tr> <tr> <td>D</td><td>2.4"</td></tr> </table> </div> <p>© 2021 Unitelig</p>	Measure Point	Dimensions	A	13.14"	B	11.41"	C	12.4"	D	2.4"	Measure Point	Dimensions	A	14.84"	B	13.11"	C	12.4"	D	2.4"	Measure Point	Dimensions	A	22.72"	B	21.03"	C	12.39"	D	2.4"	<div> <div>PERFORMANCE</div> <div>LUMEN OUTPUT</div> <table> <tr> <th>Wattage</th><th>T3 Lum</th><th>T3 Effic</th><th>T4 Lum</th><th>T4 Effic</th><th>T5 Lum</th><th>T5 Effic</th></tr> <tr> <td>100W</td><td>14203</td><td>142 LPW</td><td>14637</td><td>146 LPW</td><td>14221</td><td>142 LPW</td></tr> <tr> <td>150W</td><td>20144</td><td>140 LPW</td><td>20874</td><td>139 LPW</td><td>21347</td><td>141 LPW</td></tr> <tr> <td>200W</td><td>29301</td><td>141 LPW</td><td>29105</td><td>143 LPW</td><td>29143</td><td>143 LPW</td></tr> <tr> <td>240W</td><td>34710</td><td>145LPW</td><td>34928</td><td>145 LPW</td><td>34976</td><td>145 LPW</td></tr> <tr> <td>300W</td><td>42331</td><td>141 LPW</td><td>42143</td><td>141 LPW</td><td>42784</td><td>142 LPW</td></tr> </table> </div> <div> <div>LUMEN AMBIENT TEMP MULTIPLIERS</div> <table> <tr> <th>Temperature</th><th>Multiple</th></tr> <tr> <td>0c/32f</td><td>1.03</td></tr> <tr> <td>10c/50f</td><td>1.01</td></tr> <tr> <td>20c/68f</td><td>1.00</td></tr> <tr> <td>30c/86f</td><td>0.99</td></tr> <tr> <td>40c/104f</td><td>0.98</td></tr> </table> </div> <div> <div>ELECTRICAL LOAD CALCULATIONS</div> <table> <tr> <th>Wattage</th><th>120V</th><th>208V</th><th>240V</th><th>277V</th></tr> <tr> <td>100W</td><td>0.83A</td><td>0.48A</td><td>0.42A</td><td>0.36A</td></tr> <tr> <td>150W</td><td>1.25A</td><td>0.72A</td><td>0.63A</td><td>0.54A</td></tr> <tr> <td>200W</td><td>1.66A</td><td>0.96A</td><td>0.83A</td><td>0.72A</td></tr> <tr> <td>240W</td><td>2.00A</td><td>1.15A</td><td>1.00A</td><td>0.86A</td></tr> <tr> <td>300W</td><td>2.50A</td><td>1.44A</td><td>1.25A</td><td>1.08A</td></tr> </table> </div> <div> <div>B-U-G and EPA RATING</div> <table> <tr> <th>Wattage</th><th>B.U.G.</th><th>EPA</th></tr> <tr> <td>100W</td><td>B3-U1-G3</td><td>0.7</td></tr> <tr> <td>150W</td><td>B3-U1-G3</td><td>0.7</td></tr> <tr> <td>200W</td><td>B3-U2-G3</td><td>0.9</td></tr> <tr> <td>240W</td><td>B4-U2-G4</td><td>1.0</td></tr> <tr> <td>300W</td><td>B4-U2-G4</td><td>1.0</td></tr> </table> </div> <div> <div>WEIGHT AND PACKAGING SIZE</div> <table> <tr> <th>Wattage</th><th>Weight</th><th>Box Size LxWxH</th></tr> <tr> <td>100W</td><td>6.3 lbs</td><td>19"x14.4"x5.7"</td></tr> <tr> <td>150W</td><td>6.4 lbs</td><td>19"x14.4"x5.7"</td></tr> <tr> <td>200W</td><td>7.0 lbs</td><td>19.8"x14.4"x5.7"</td></tr> <tr> <td>240W</td><td>10.3 lbs</td><td>22.7"x14.4"x5.7"</td></tr> <tr> <td>300W</td><td>10.8 lbs</td><td>22.7"x14.4"x5.7"</td></tr> </table> </div> <div> <div>LUMEN MAINTENANCE</div> <table> <tr> <th>Operating Hours</th><th>0</th><th>25,000</th><th>50,000</th><th>100,000</th></tr> <tr> <th>Percent of Initial</th><td>100%</td><td>96%</td><td>93%</td><td>86%</td></tr> </table> </div> <p>© 2021 Unitelig</p>	Wattage	T3 Lum	T3 Effic	T4 Lum	T4 Effic	T5 Lum	T5 Effic	100W	14203	142 LPW	14637	146 LPW	14221	142 LPW	150W	20144	140 LPW	20874	139 LPW	21347	141 LPW	200W	29301	141 LPW	29105	143 LPW	29143	143 LPW	240W	34710	145LPW	34928	145 LPW	34976	145 LPW	300W	42331	141 LPW	42143	141 LPW	42784	142 LPW	Temperature	Multiple	0c/32f	1.03	10c/50f	1.01	20c/68f	1.00	30c/86f	0.99	40c/104f	0.98	Wattage	120V	208V	240V	277V	100W	0.83A	0.48A	0.42A	0.36A	150W	1.25A	0.72A	0.63A	0.54A	200W	1.66A	0.96A	0.83A	0.72A	240W	2.00A	1.15A	1.00A	0.86A	300W	2.50A	1.44A	1.25A	1.08A	Wattage	B.U.G.	EPA	100W	B3-U1-G3	0.7	150W	B3-U1-G3	0.7	200W	B3-U2-G3	0.9	240W	B4-U2-G4	1.0	300W	B4-U2-G4	1.0	Wattage	Weight	Box Size LxWxH	100W	6.3 lbs	19"x14.4"x5.7"	150W	6.4 lbs	19"x14.4"x5.7"	200W	7.0 lbs	19.8"x14.4"x5.7"	240W	10.3 lbs	22.7"x14.4"x5.7"	300W	10.8 lbs	22.7"x14.4"x5.7"	Operating Hours	0	25,000	50,000	100,000	Percent of Initial	100%	96%	93%	86%	<div> <div>MOUNTING</div> <div>SF Slip Fit Bracket</div>   </div> <div> <div>PM Pole Mount (Round and Square)</div>   </div> <div> <div>TRN Trunion</div>   </div> <p>© 2021 Unitelig</p>	<p>© 2021 Unitelig</p>
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3PIN 3 Pin Socket Base Included SC Shorting Cap 15kV 15kV Surge Protector HSS House Side Shield	PC Photocell MICRO Programmable Microwave Sensor SRT Smart Wireless Bluetooth AET Aurora Edge Wireless SYN Synapse Wireless																																																																																																																																																																																					
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<div> <div>CONTROLS</div> <div> <div>Photocell</div> <div>Twist lock photocell is the most economical choice for hassle free controls. The PC will detect natural light and activate the Talon at dusk and shut it off at dawn!</div> <div></div> </div> <div> <div>Programmable Microwave Sensor</div> <div>The Talon can integrate a programmable microwave sensor for total independent control. Functionality includes daylight harvesting, occupancy sensing, high low dimming at 10%, 30% or 50% standby levels with cycling hold times up to one hour.</div> <div></div> </div> <div> <div>Silvair Wireless Control</div> <div>The Silvair wireless control system utilizes qualified bluetooth protocol to offer a truly open source wireless control system. Easily integrated with Ocean switches, the Silvair commissions in seconds and provides true wireless network control.</div> <div></div> </div> <div> <div>Autani Wireless Control</div> <div>Autani is a midrange Zigbee wireless control platform that can offer advanced features such as space utilization, asset counting, temperature data collection, and advanced energy monitoring.</div> <div></div> </div> <div> <div>Synapse Wireless Control</div> <div>Synapse is the Cadillac of outdoor wireless controls. Appropriate for single site to entire cities, Synapse boasts 1000 foot range as well as capacity for up to 10,000 lights all within one network. Functionality includes advanced features such as internet free network and full BacNet integration.</div> <div></div> </div> </div>	<div> <div>EPA RATINGS</div> <div> <div>S Single</div> <div></div> </div> <div> <div>D90 Double 90</div> <div></div> </div> <div> <div>D180 Double 180</div> <div></div> </div> <div> <div>T90 Triple 90</div> <div></div> </div> <div> <div>T120 Triple 120</div> <div></div> </div> <div> <div>Q90 Quad</div> <div></div> </div> </div> <div> <table> <tr><td>Size</td><td>100 & 150</td><td>200</td><td>240 & 300</td></tr> <tr><td>Weight</td><td>12.6 lbs</td><td>14.0 lbs</td><td>21.6 lbs</td></tr> <tr><td>EPA</td><td>0.70</td><td>0.90</td><td>1.00</td></tr> </table> <table> <tr><td>Size</td><td>100 & 150</td><td>200</td><td>240 & 300</td></tr> <tr><td>Weight</td><td>12.6 lbs</td><td>14.0 lbs</td><td>21.6 lbs</td></tr> <tr><td>EPA</td><td>1.10</td><td>1.20</td><td>1.50</td></tr> </table> <table> <tr><td>Size</td><td>100 & 150</td><td>200</td><td>240 & 300</td></tr> <tr><td>Weight</td><td>12.6 lbs</td><td>14.0 lbs</td><td>21.6 lbs</td></tr> <tr><td>EPA</td><td>1.60</td><td>1.90</td><td>2.00</td></tr> </table> <table> <tr><td>Size</td><td>100 & 150</td><td>200</td><td>240 & 300</td></tr> <tr><td>Weight</td><td>19.3 lbs</td><td>21.0 lbs</td><td>32.4 lbs</td></tr> <tr><td>EPA</td><td>1.80</td><td>2.10</td><td>2.20</td></tr> </table> <table> <tr><td>Size</td><td>100 & 150</td><td>200</td><td>240 & 300</td></tr> <tr><td>Weight</td><td>19.3 lbs</td><td>21.0 lbs</td><td>32.4 lbs</td></tr> <tr><td>EPA</td><td>1.80</td><td>2.10</td><td>2.20</td></tr> </table> <table> <tr><td>Size</td><td>100 & 150</td><td>200</td><td>240 & 300</td></tr> <tr><td>Weight</td><td>25.2 lbs</td><td>28.0 lbs</td><td>43.2 lbs</td></tr> <tr><td>EPA</td><td>1.90</td><td>2.20</td><td>2.40</td></tr> </table> </div>	Size	100 & 150	200	240 & 300	Weight	12.6 lbs	14.0 lbs	21.6 lbs	EPA	0.70	0.90	1.00	Size	100 & 150	200	240 & 300	Weight	12.6 lbs	14.0 lbs	21.6 lbs	EPA	1.10	1.20	1.50	Size	100 & 150	200	240 & 300	Weight	12.6 lbs	14.0 lbs	21.6 lbs	EPA	1.60	1.90	2.00	Size	100 & 150	200	240 & 300	Weight	19.3 lbs	21.0 lbs	32.4 lbs	EPA	1.80	2.10	2.20	Size	100 & 150	200	240 & 300	Weight	19.3 lbs	21.0 lbs	32.4 lbs	EPA	1.80	2.10	2.20	Size	100 & 150	200	240 & 300	Weight	25.2 lbs	28.0 lbs	43.2 lbs	EPA	1.90	2.20	2.40	<div> <div>PHOTOMETRY 100W</div> <div> <div>5fc .5fc</div> <div>2fc .1fc</div> <div>Distance In Increments of 40ft Mounting Height - 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