

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 Ohls
EMAIL: eohls@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

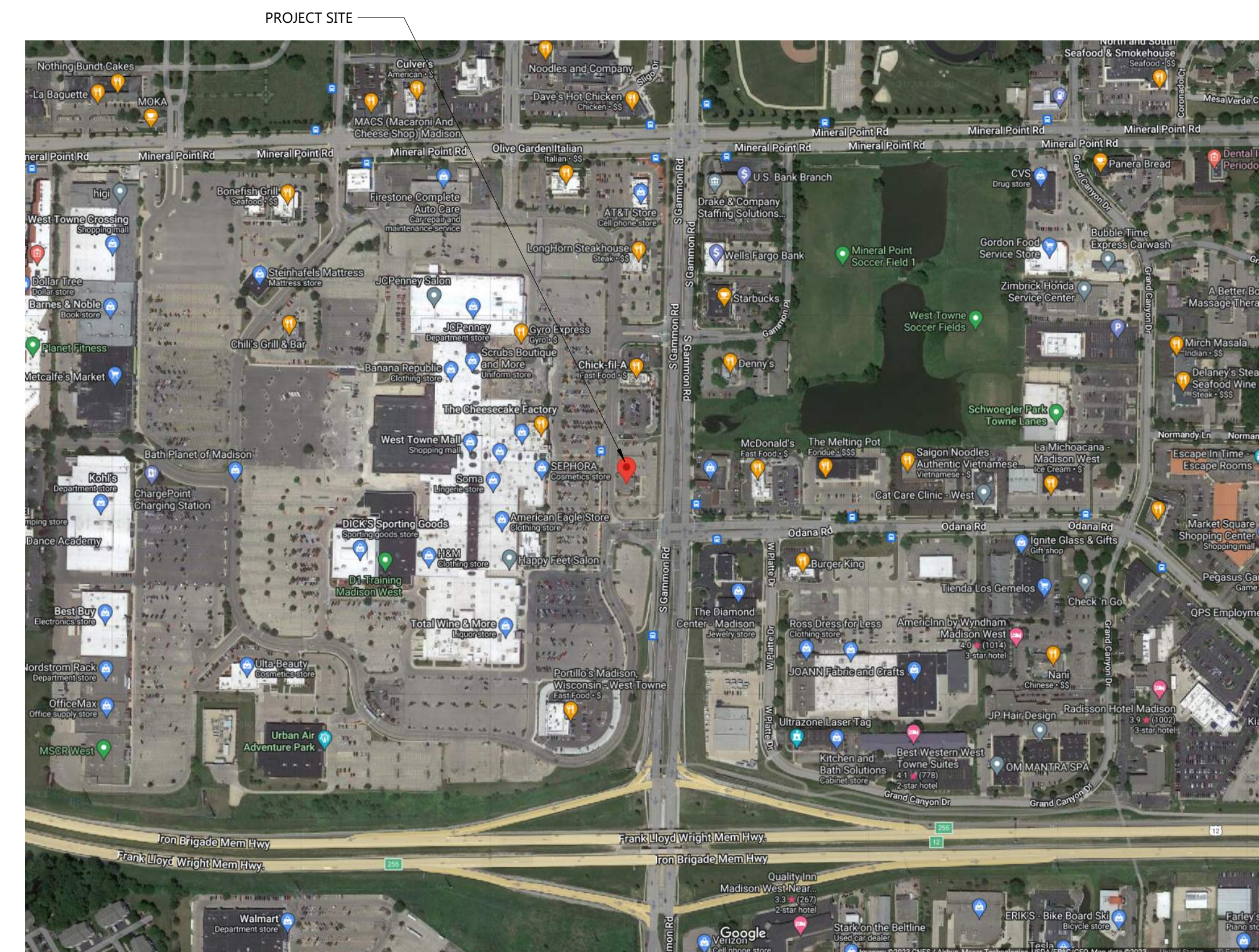
Heller & Associates, LLC
PO Box 1359
Lake Geneva, WI 53147

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

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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

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| | | |

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



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

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Existing Building Photos

G003

VICINITY MAP



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. 2610739. **Use restriction, 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 by Document No. 5754862

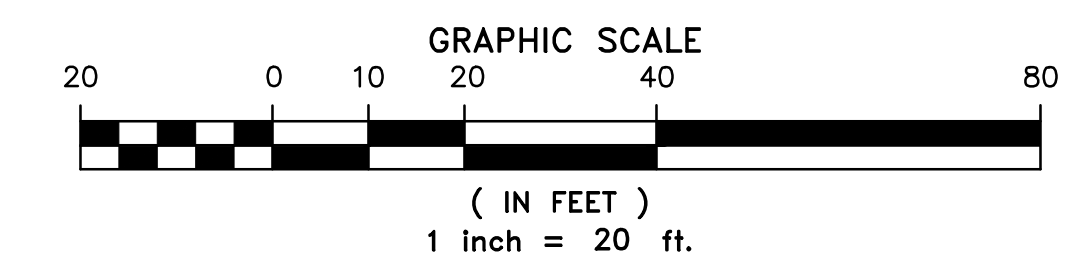
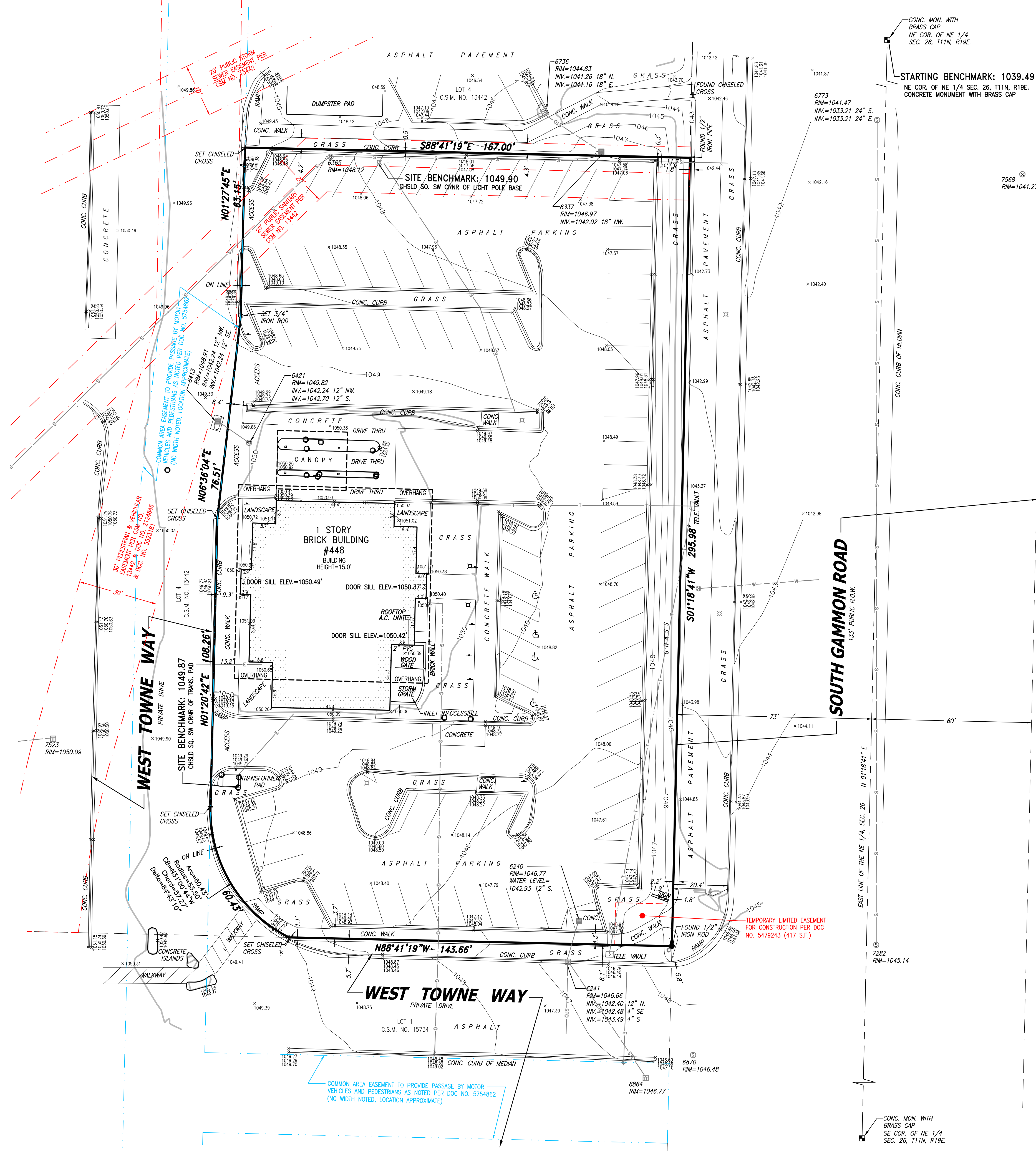
NOTE:
Inlet 6413 is full of debris.

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
Professional Land Surveyor
Registration Number S-2812

| Date | Revision description | grb |
|-----------|---------------------------------|-----|
| 9-13-2023 | added letter report information | grb |

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

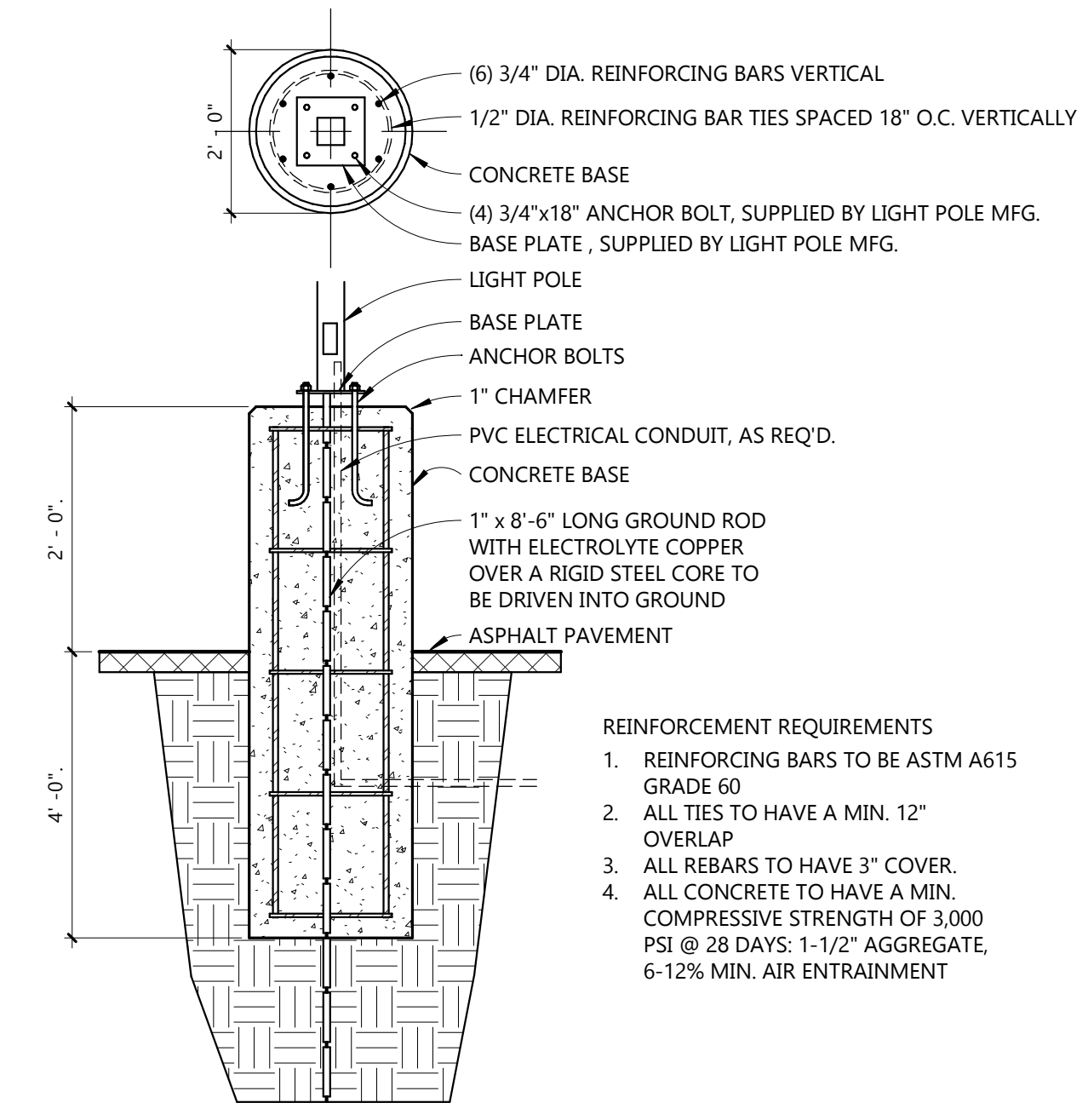


LEGEND

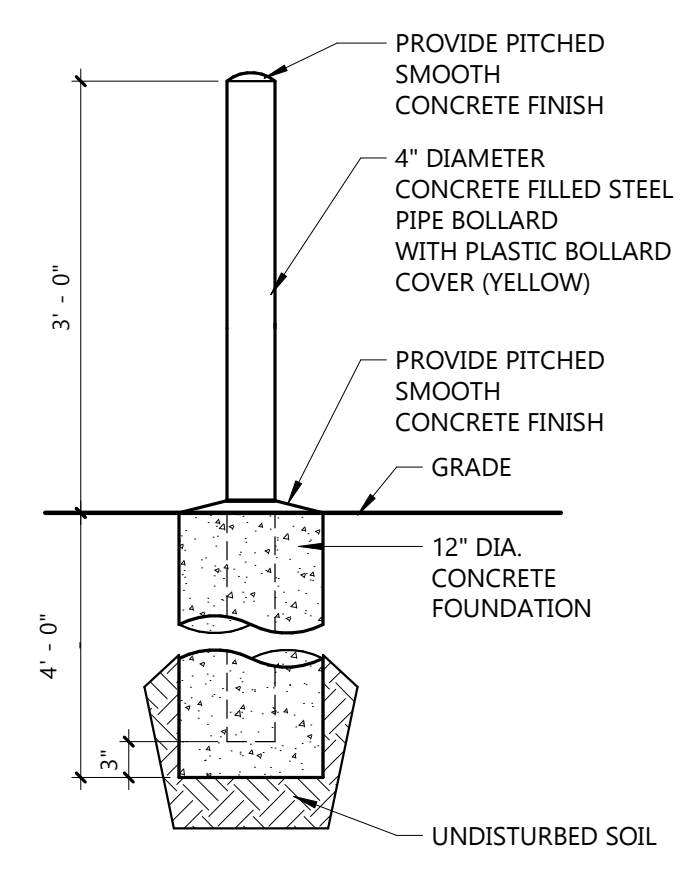
| | |
|----------------------------------|-------------------------------|
| ● INDICATES FOUND 1" IRON PIPE | □ TELEPHONE PEDESTAL |
| ○ INDICATES SET 1" IRON PIPE | □ CABLE PEDESTAL |
| ⊕ INDICATES FOUND CHISELED CROSS | □ CONTROL BOX |
| ○ SANITARY MANHOLE | ⊕ FIBER OPTIC PEDESTAL/SIGN |
| ⊕ SANITARY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

CHAPUT LAND SURVEYS

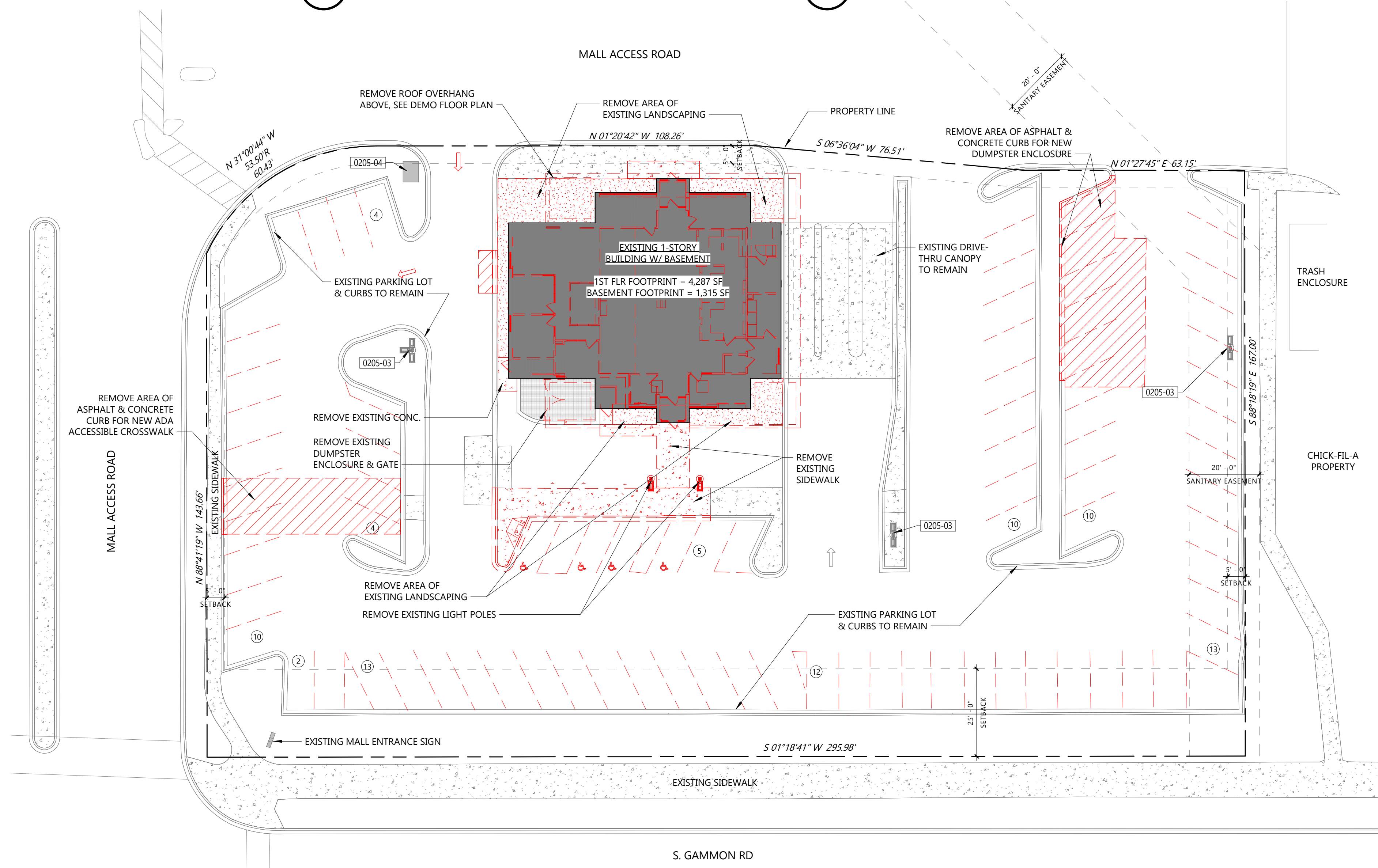
| KEYNOTES PER SHEET | |
|--------------------|---|
| 0205-03 | EXISTING LIGHT POLES TO REMAIN |
| 0205-04 | EXISTING ELECTRICAL TRANSFORMER TO REMAIN |



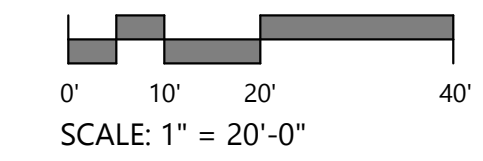
C3 LIGHT POLE BASE
1/2" = 1'-0"



C4 BOLLARD DETAIL
3/4" = 1'-0"

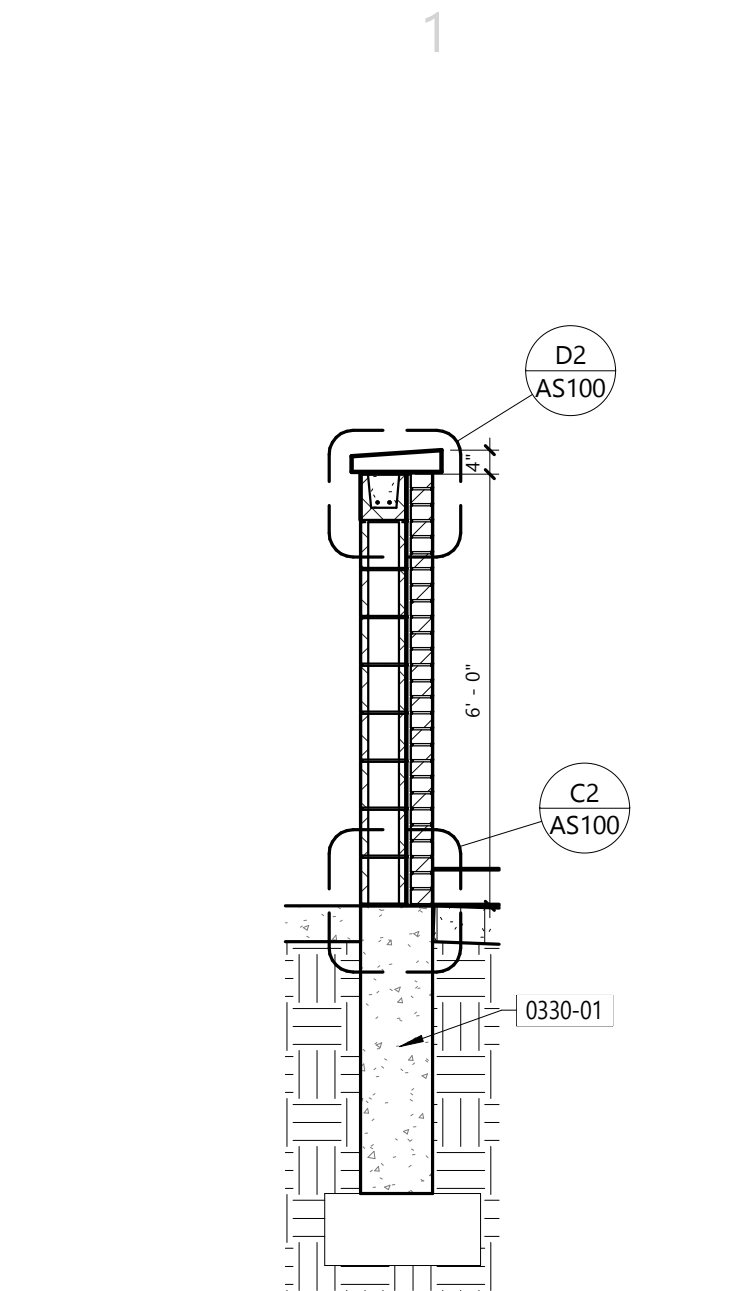


A2 DEMO SITE PLAN
1" = 20'-0"

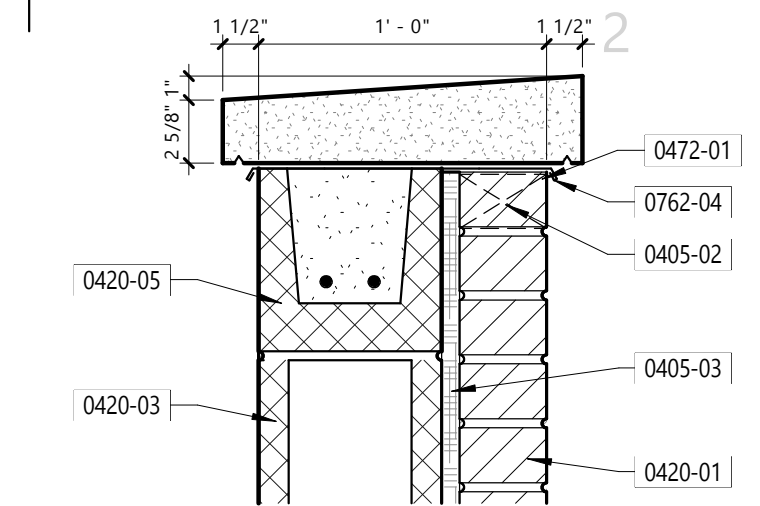


UDC SUBMITTAL

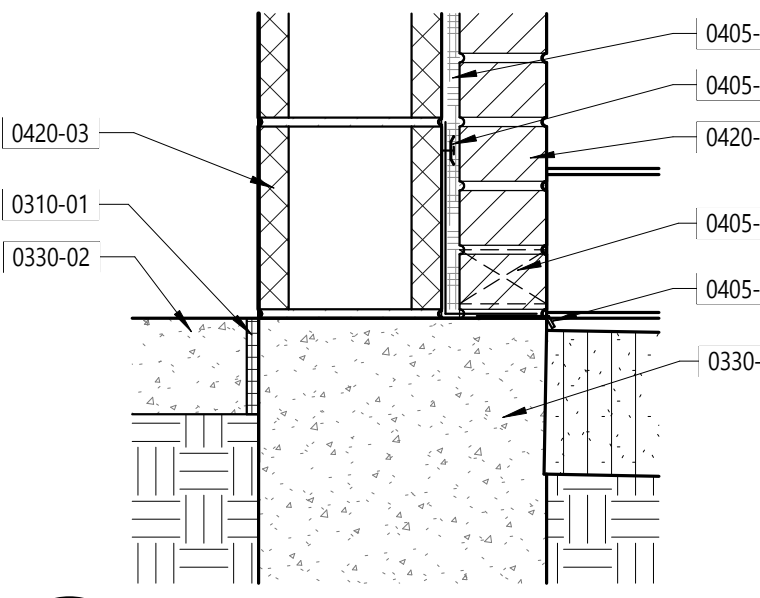
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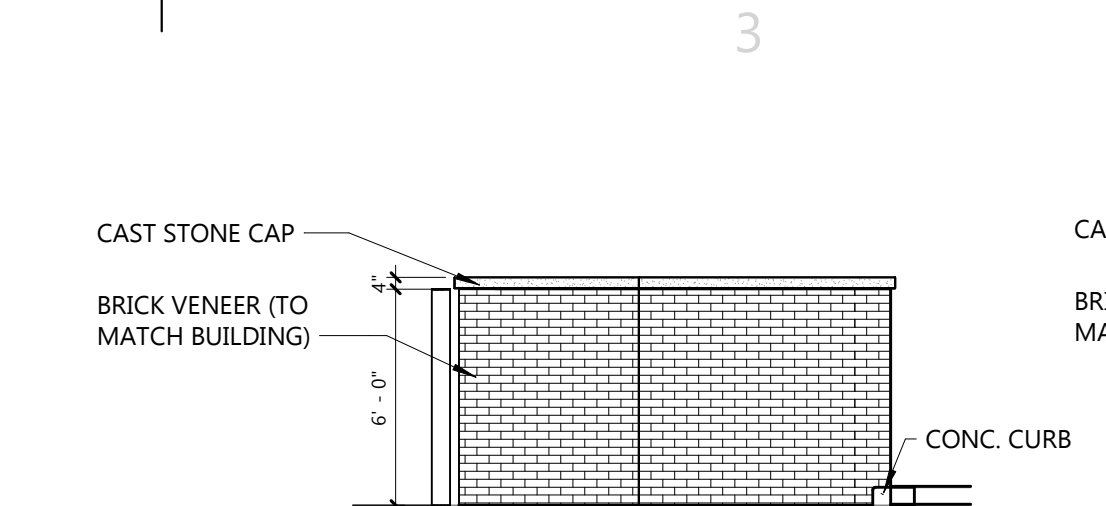
C1 TRASH ENCLOSURE WALL SECTION
3/8" = 1'-0"



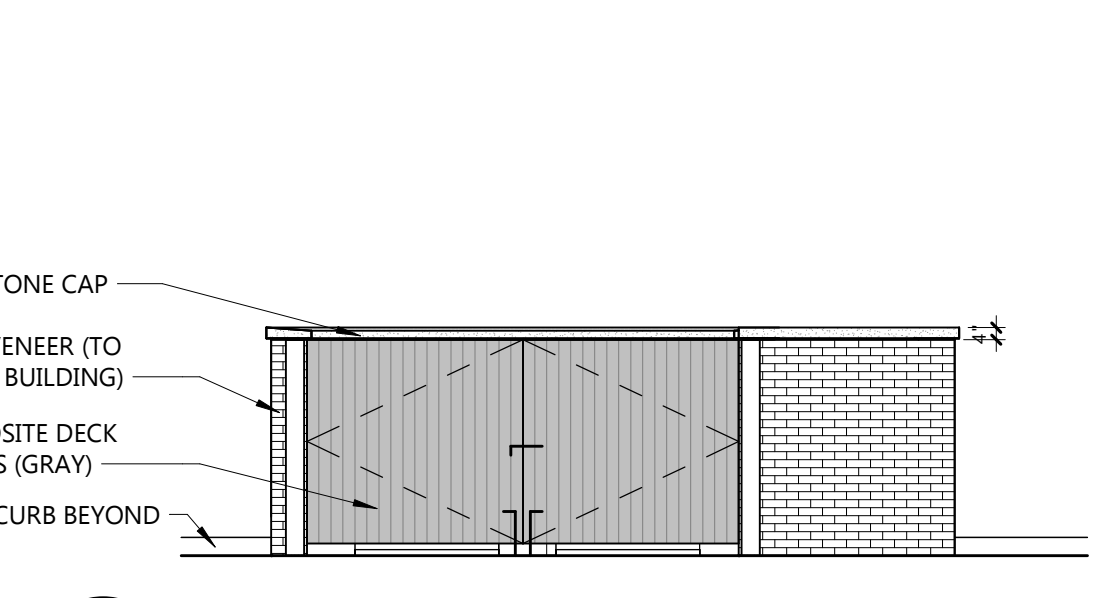
D2 TRASH ENCLOSURE CAP
1 1/2" = 1'-0"



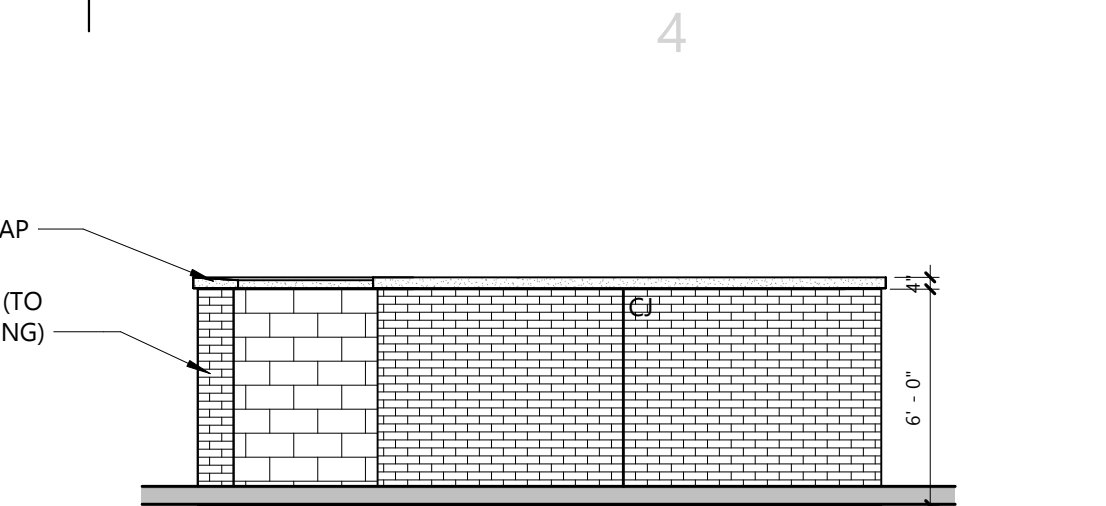
C2 TRASH ENCLOSURE BASE
1 1/2" = 1'-0"



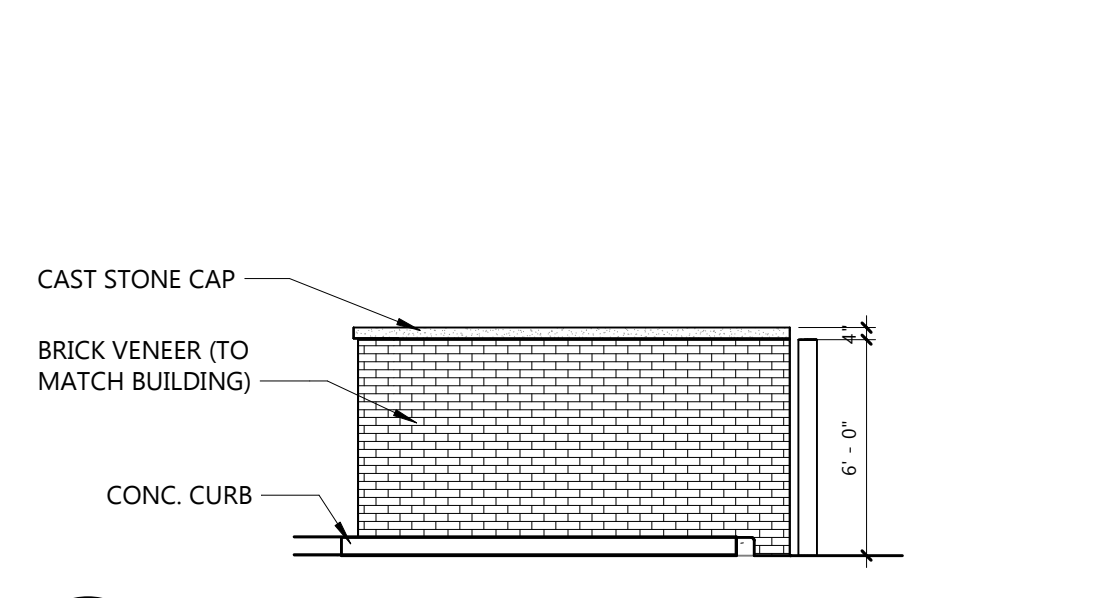
D3 TRASH ENCLOSURE - WEST ELEV.
3/16" = 1'-0"



C3 TRASH ENCLOSURE - NORTH ELEV.
3/16" = 1'-0"

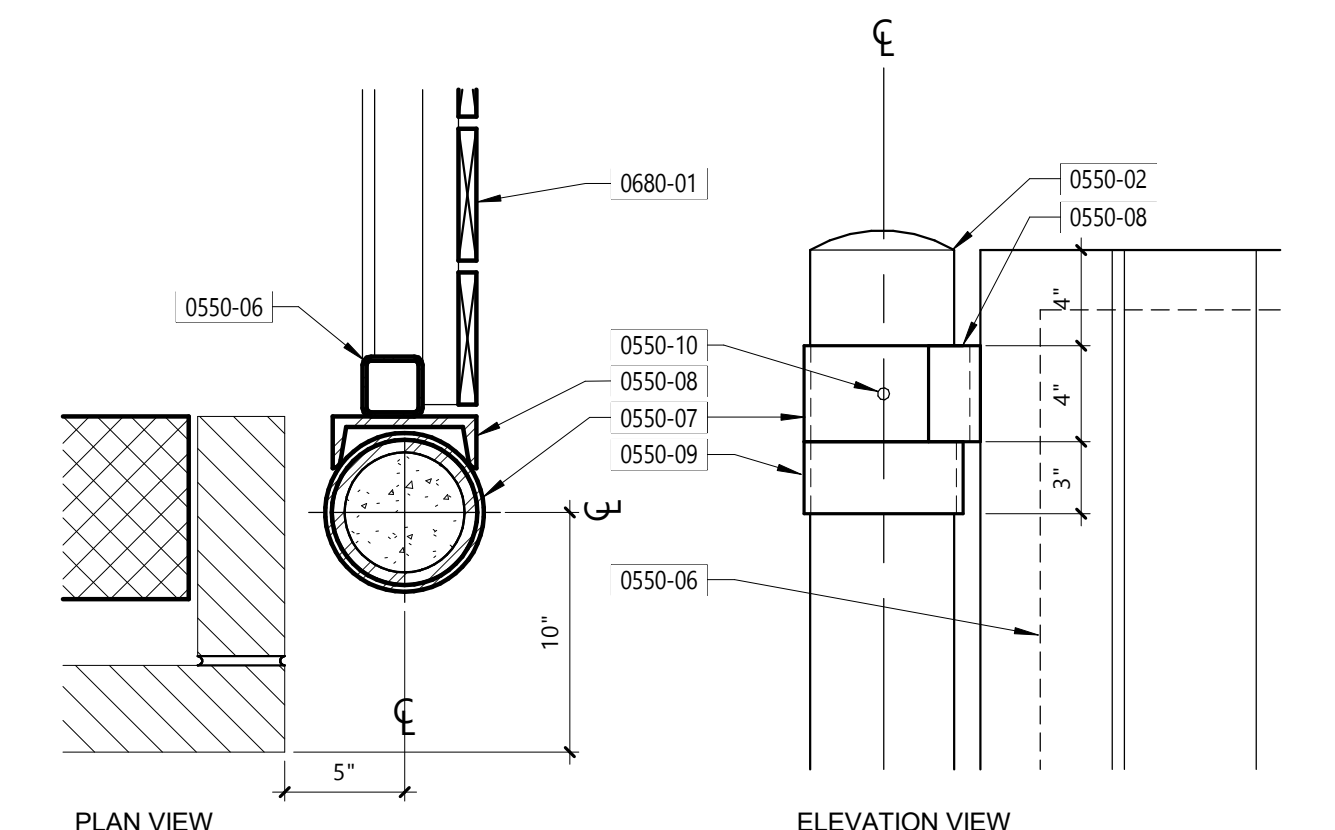


D4 TRASH ENCLOSURE - SOUTH ELEV.
3/16" = 1'-0"

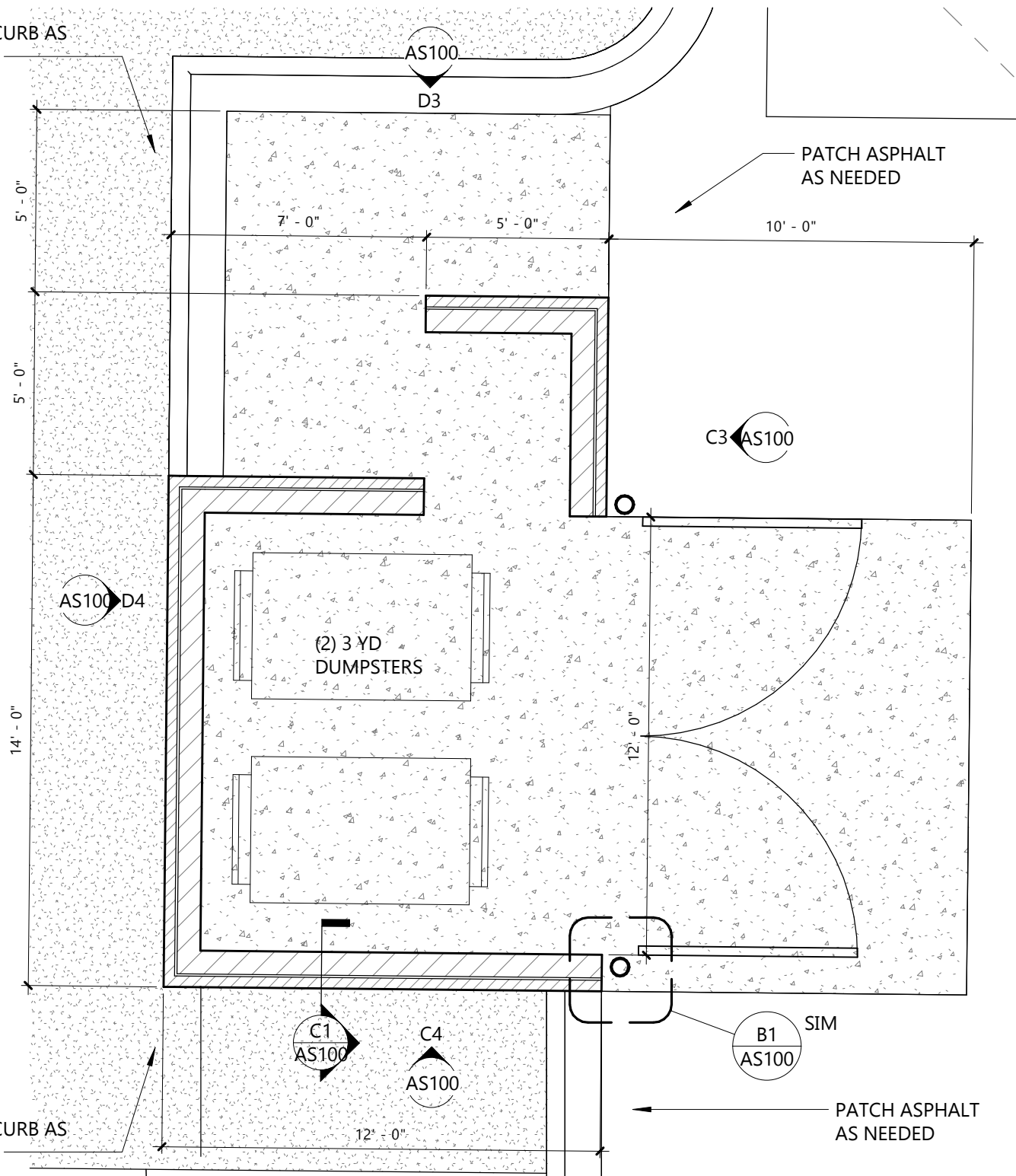


C4 TRASH ENCLOSURE - EAST ELEV.
3/16" = 1'-0"

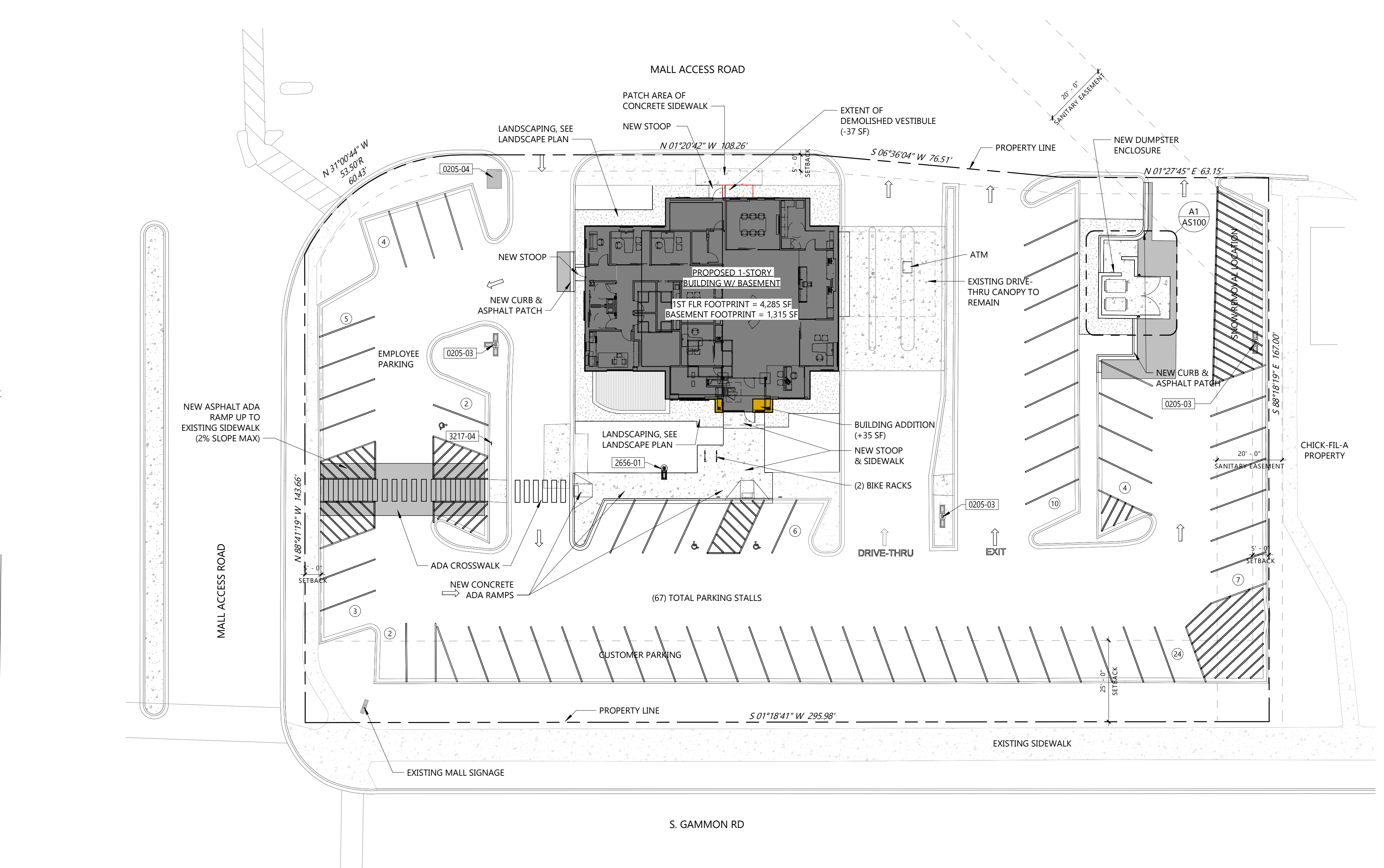
| KEYNOTES PER SHEET | |
|--------------------|---|
| 0205-03 | EXISTING LIGHT POLES TO REMAIN |
| 0205-04 | EXISTING ELECTRICAL TRANSFORMER TO REMAIN |
| 0310-01 | 1/2" ISOLATION JOINT |
| 0330-01 | POURED CONCRETE FOOTING / FOUNDATION WALL (SEE STRUCTURAL DRAWINGS) |
| 0330-02 | POURED CONCRETE SIDEWALK / CURB / SLAB (SEE CIVIL DRAWINGS) |
| 0405-02 | VENTED WEEP INSERTS (COLOR TO MATCH MORTAR) |
| 0405-03 | MORTAR DIVERTER |
| 0405-04 | MASONRY DRAINAGE MAT (FULL HEIGHT) |
| 0405-07 | MEMBRANE FLASHING WITH STAINLESS STEEL DRIP EDGE AND TERMINATION BAR, PROVIDE SEALANT AT TOP EDGE. |
| 0420-01 | BRICK VENEER |
| 0420-03 | 8" CMU |
| 0420-05 | BOND BEAM (SEE STRUCTURAL DRAWINGS) |
| 0472-01 | CAST STONE BAND |
| 0550-02 | 6" DIAMETER CONCRETE FILLED STEEL PIPE BOLLARD (SHOP PRIME AND FIELD PAINT). |
| 0550-06 | 2 1/2" X 2 1/2" X 3/16" TUBE STEEL WELDED TO FORM GATE FRAME. PROVIDE DIAGONAL TUBE BRACE. GRIND ALL WELDS SMOOTH (SHOP PRIME AND FIELD PAINT). PROVIDE TREATED 2X4 HORIZONTAL AT TOP, MIDDLE AND BOTTOM. |
| 0550-07 | 4" HIGH STEEL PIPE HINGE (PRIMED AND FIELD PAINTED) |
| 0550-08 | 4" HIGH C6X13 WELDED TO STEEL PIPE HINGE (PRIMED AND FIELD PAINTED) |
| 0550-09 | 3" HIGH SECTION OF STEEL PIPE WELDED TO 6" PIPE BOLLARD (PRIMED AND FIELD PAINTED) |
| 0550-10 | ZERC FITTING |
| 0680-01 | 1x6 COMPOSITE BOARD (COLOR TO BE SELECTED BY ARCHITECT) |
| 0762-04 | STAINLESS STEEL FLASHING CAP WITH DRIP EDGES. |
| 2656-01 | POLE MOUNTED LIGHT FIXTURE (SEE ELECTRICAL SITE PLAN). REFER TO SHEET AS001 FOR BASE DETAIL. |
| 3217-04 | POST MOUNTED HANDICAP SIGN (BY OWNER) |



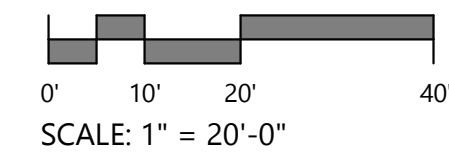
B1 TRASH ENCLOSURE DOOR HINGE
1 1/2" = 1'-0"



A1 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



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



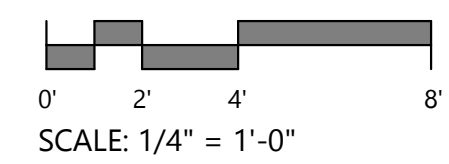
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| EXIT ACCESS TRAVEL DISTANCE | |
|-----------------------------|----------|
| PATH A | 69' - 7" |
| PATH B | 55' - 0" |
| PATH C | 65' - 1" |



⊕ z (A1) LOWER LEVEL PRESENTATION
1/4" = 1'-0"



PRELIMINARY INTERIOR FLOOR PLAN - PLAN PROVIDED FOR REFERENCE ONLY



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

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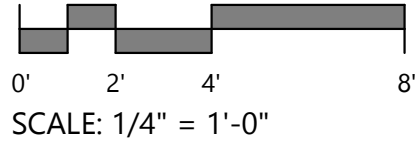
New Lower Level
Presentation Plan

AP100

ROOMS IN THE BASEMENT
 • IT CLOSET
 • MECHANICAL/ELEC ROOM



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



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New First Floor
 Presentation Plan

AP101

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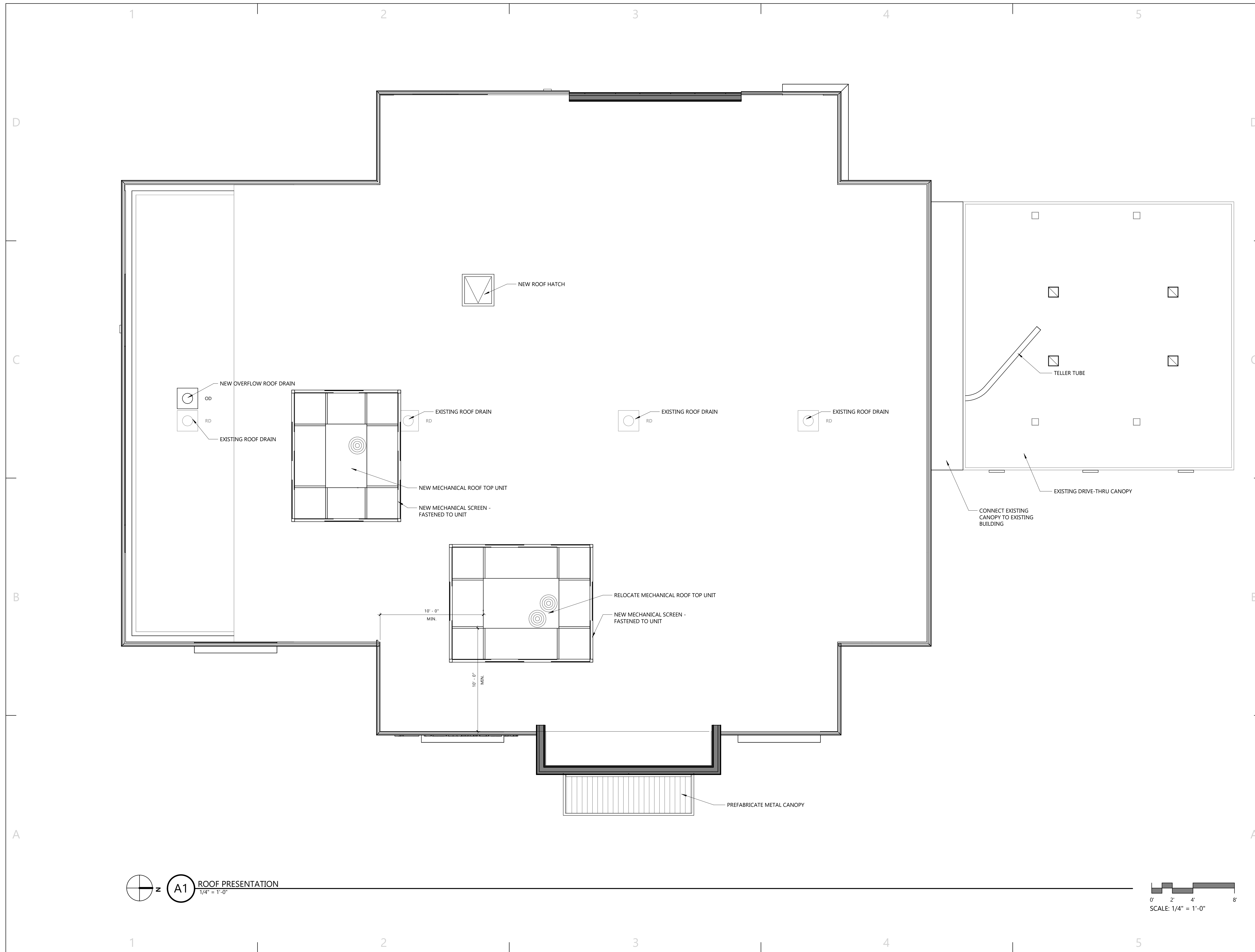
Date 10/17/2023

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|---|-------------|------|
| | | |

New Roof Presentation
 Plan

AP102





VIEW FROM NORTHEAST

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



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Exterior Rendering

AP200



1 VIEW FROM SOUTHEAST



2 VIEW FROM NORTHEAST



3 VIEW FROM NORTHWEST



4 VIEW FROM SOUTHWEST

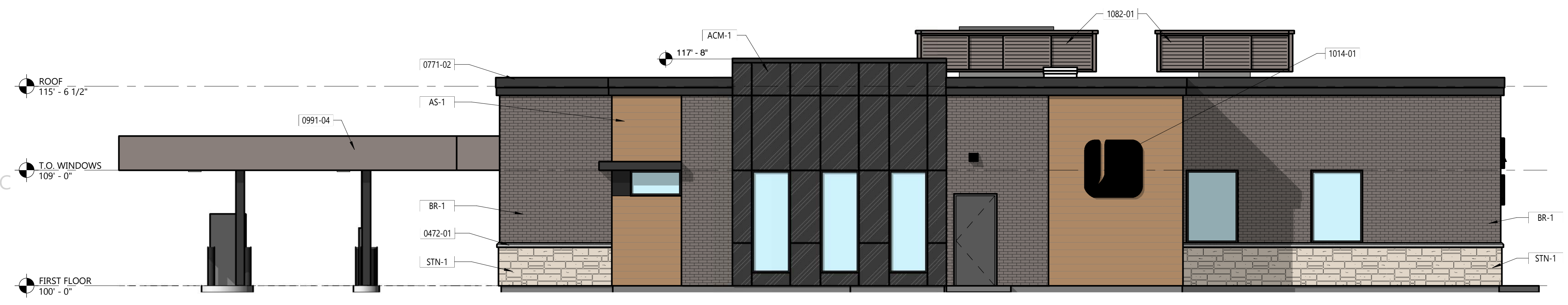
UDC SUBMITTAL

Project Number 24013
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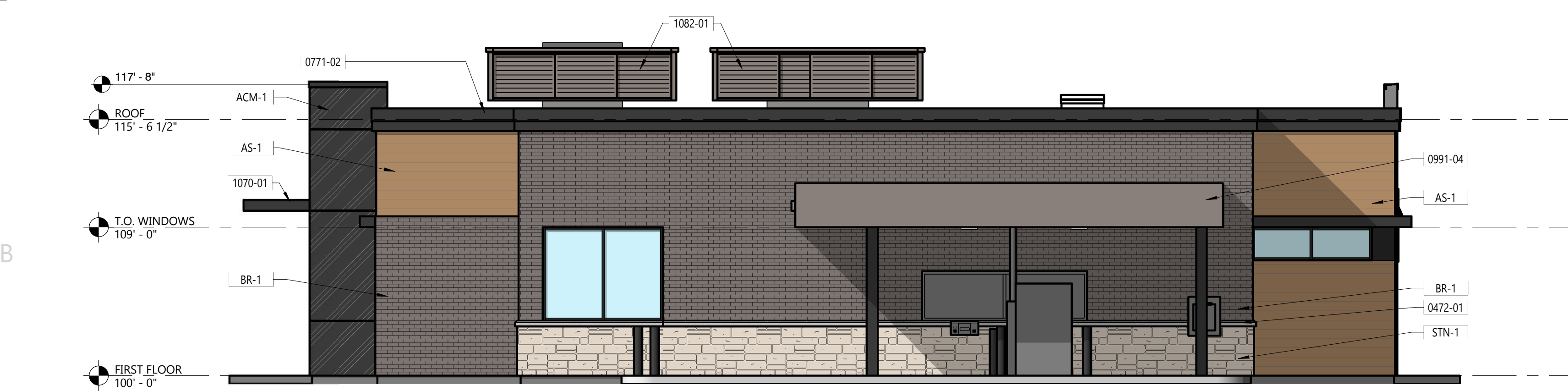
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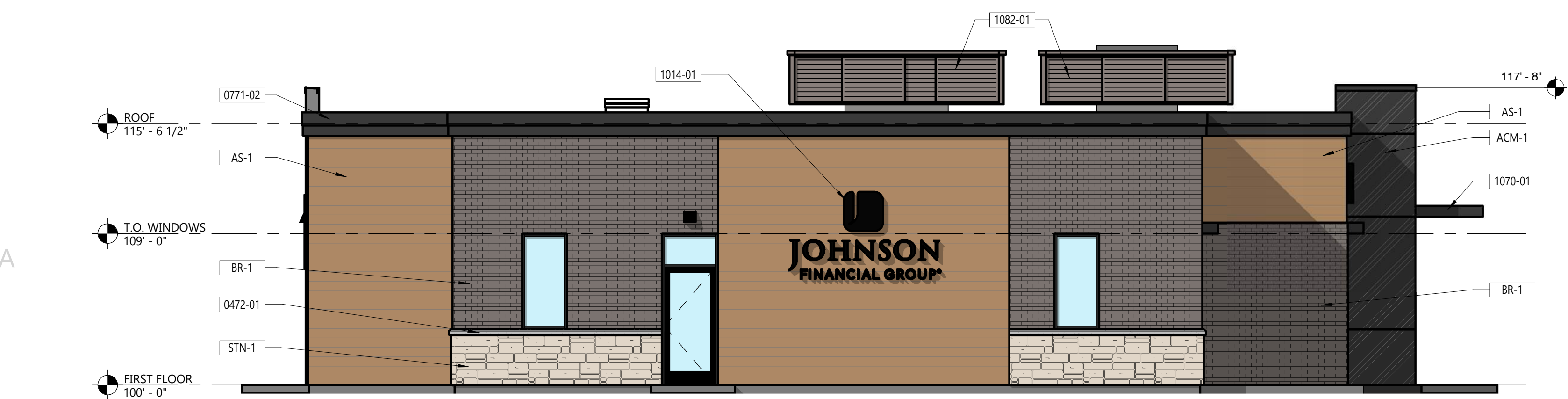
D1 EAST ELEVATION - COLORED
3/16" = 1'-0"



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 ALLUCOBOND 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 |
| 82020-B | 4.5" DEEP THERMALLY BROKEN CENTER SET COMMERCIAL STOREFRONT SYSTEM. BLACK MULLIONS. |
| BR-1 | BRICK VENEER |
| STN-1 | STONE VENEER |



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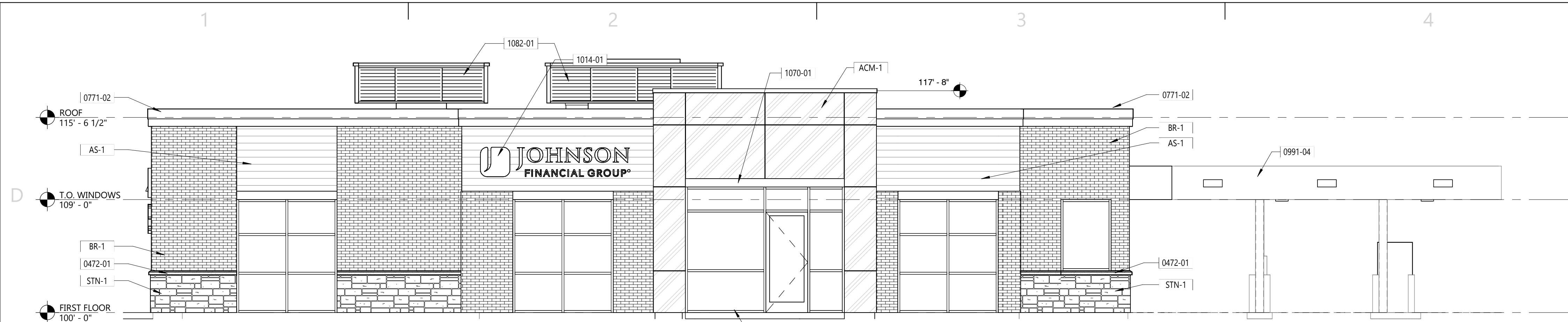
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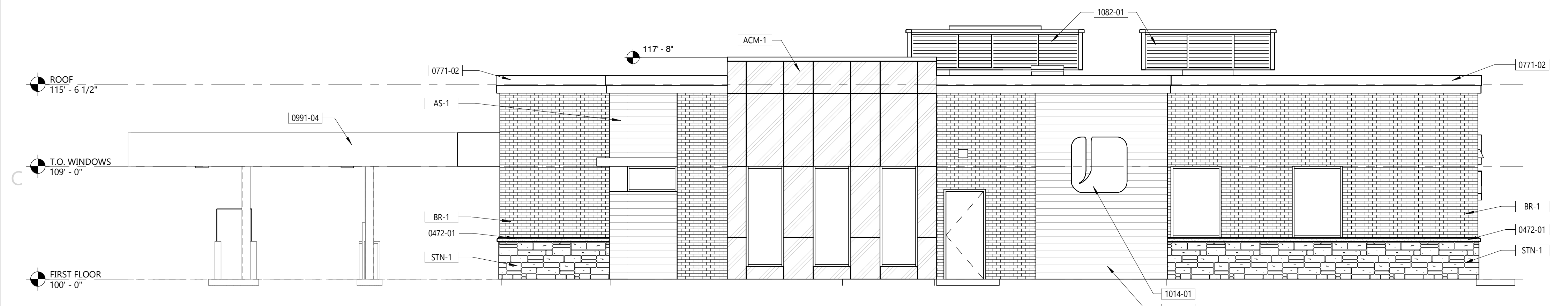
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|----------------|-------------|------|
| Project Number | 24013 | |
| Date | 10/17/2023 | |
| Revisions | | |
| # | Description | Date |

New Exterior Elevations - Colored

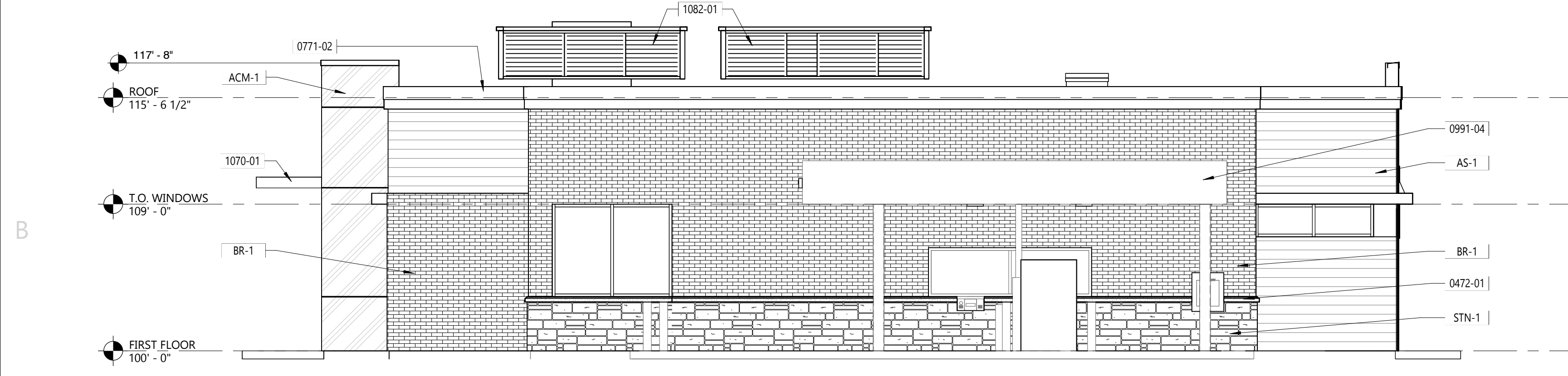
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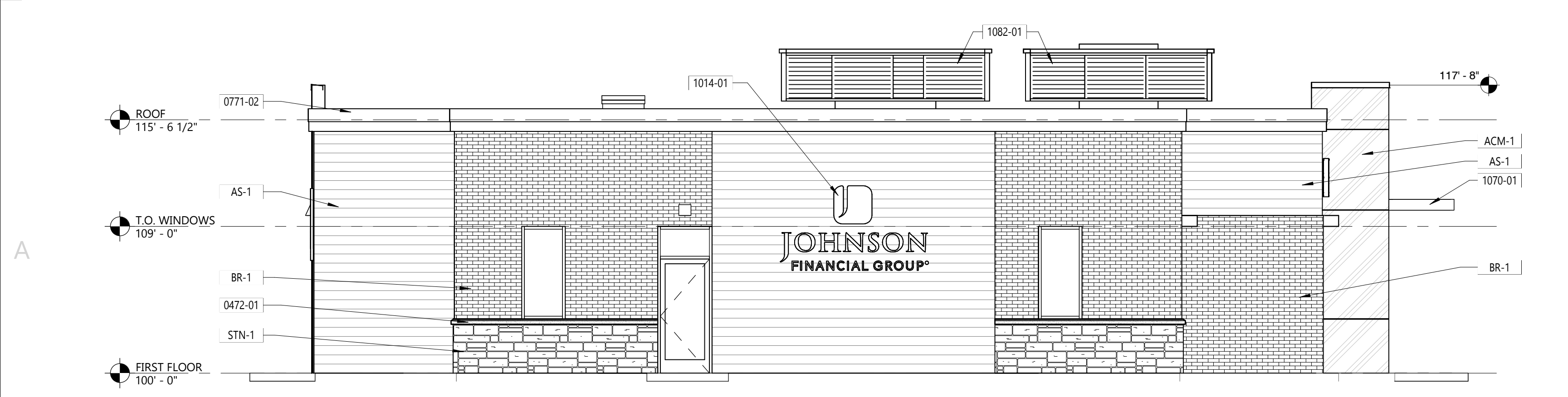
D1 EAST ELEVATION
3/16" = 1'-0"



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



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



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

EXTERIOR MATERIAL LEGEND

- ACM-1 ALLUCOBOND 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 |



Johnson Financial Group - Building Renovation

448 S. Gammon Road | Madison, WI 53719

UDC SUBMITTAL

| | | |
|----------------|-------------|------|
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| Date | 10/17/2023 | |
| Revisions | | |
| # | Description | Date |

New Exterior Elevations - Black & White

AP203



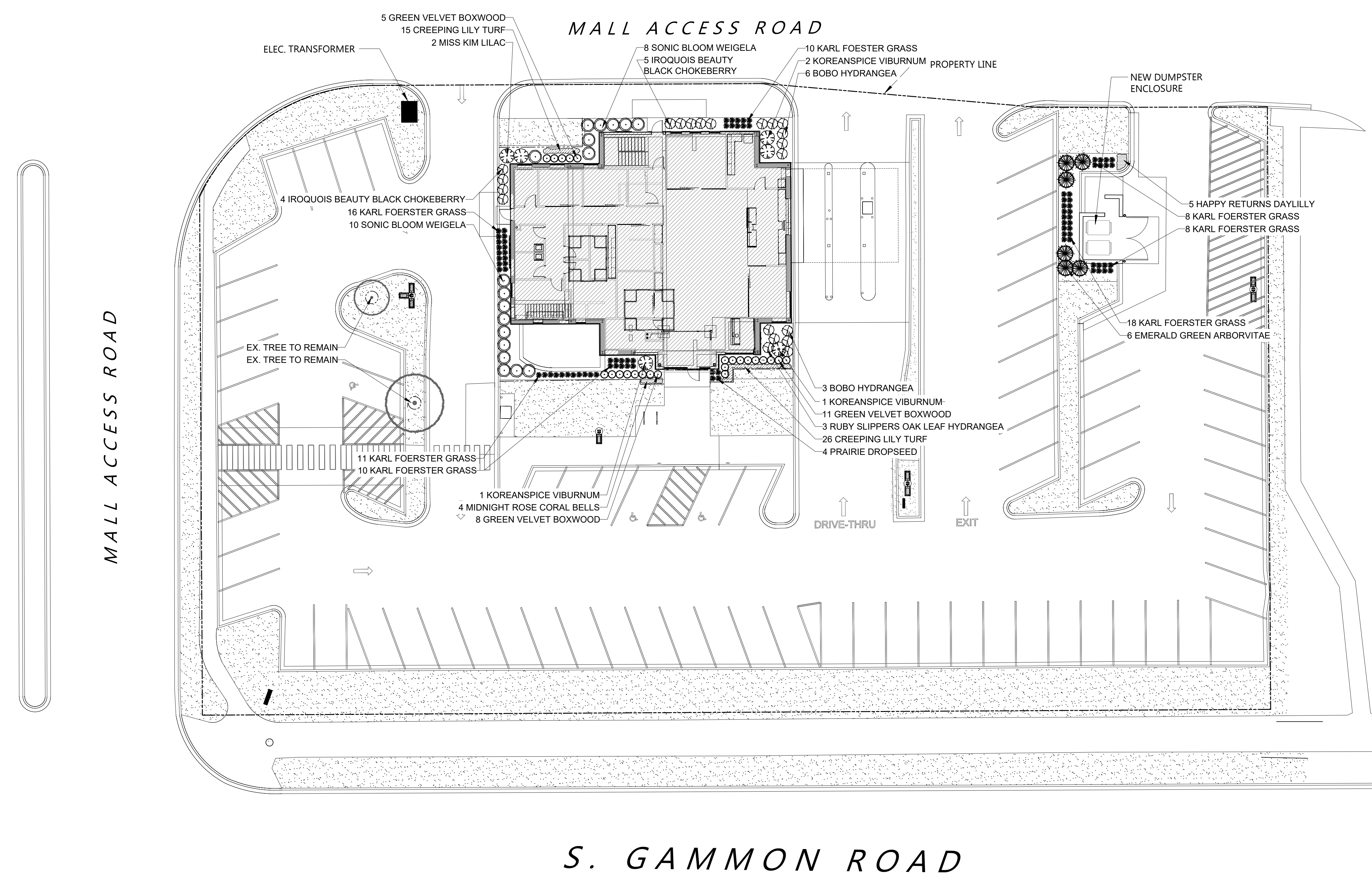
PROJECT

JOHNSON FINANCIAL GROUP

448 S. Gammon Rd.
 Madison, WI

ISSUANCE AND REVISIONS

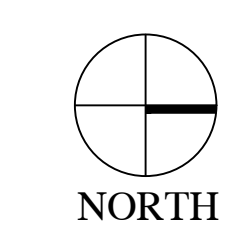
| DATE | DESCRIPTION |
|----------|----------------|
| 7.26.23 | FIRST ISSUE |
| 7.28.23 | REV. SITE PLAN |
| 9.20.23 | REV. SITE PLAN |
| 10.02.23 | REV. SITE PLAN |



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

SHEET TITLE

OVERALL LANDSCAPE PLAN



OVERALL LANDSCAPE PLAN

Scale: 1" = 16'0"

PROJECT MANAGER WDH

PROJECT NUMBER 23-041

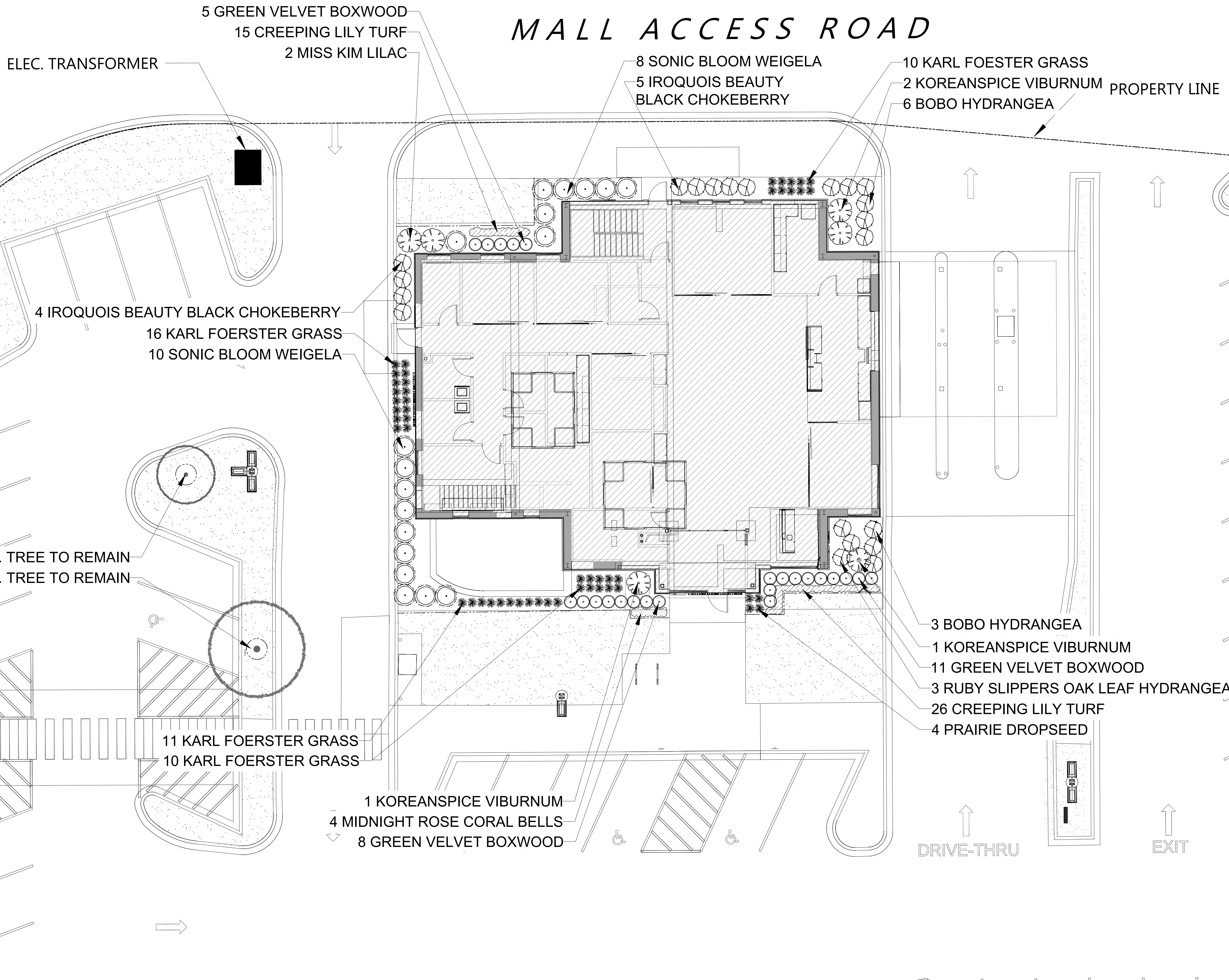
DATE 10.02.23

SHEET NUMBER

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MALL ACCESS ROAD



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 |
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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 | |



ENLARGED LANDSCAPE PLAN

Scale: 1" = 8'0"

L 1.1



CALL DIGGERS HOTLINE
811 or 1-800-242-8511
MILW AREA 259-1181
WIS STATUTE: 182.075(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

- Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
- 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.
- 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.
- 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.
- 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.
- 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 1/3 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 2/3 of the burlap and remove the twine. Provide three slow release fertilizer for each tree planting.
- 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 3/4 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 on 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.
- 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 3/4 full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.
- 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.
- 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.
- 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:

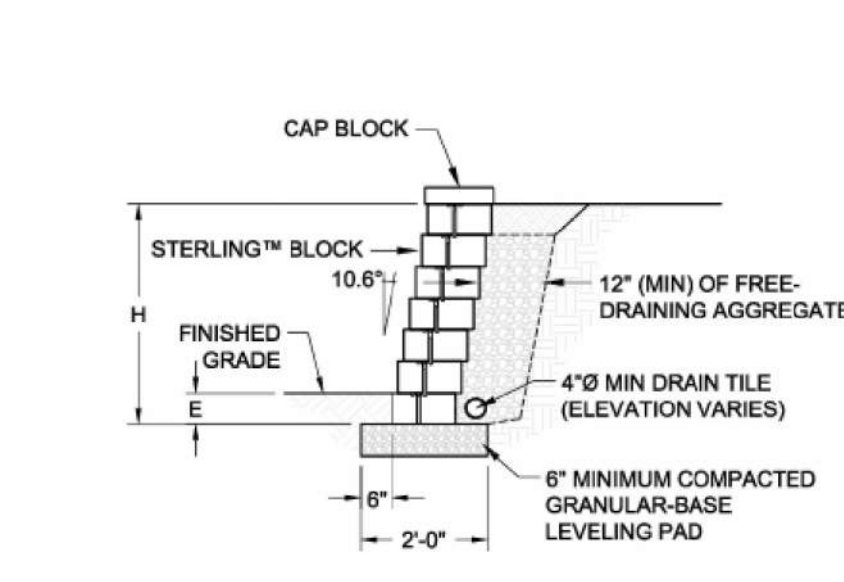
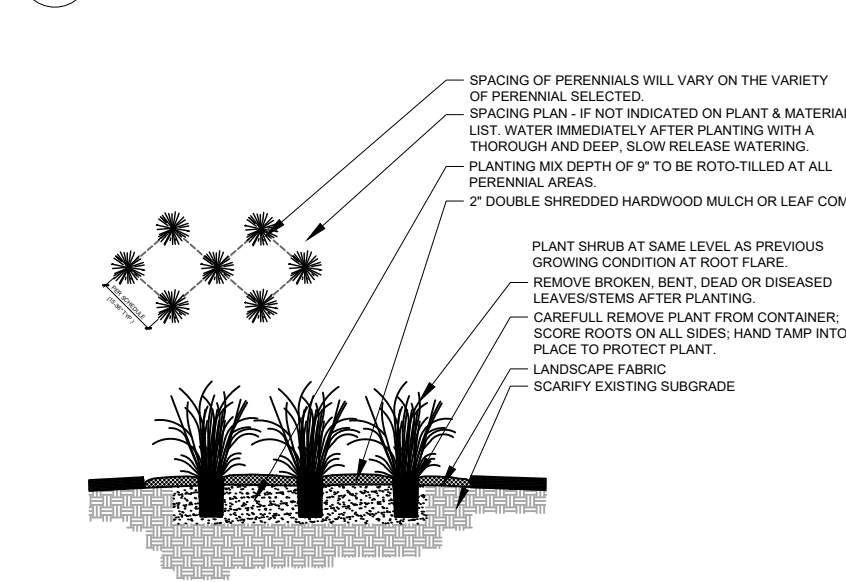
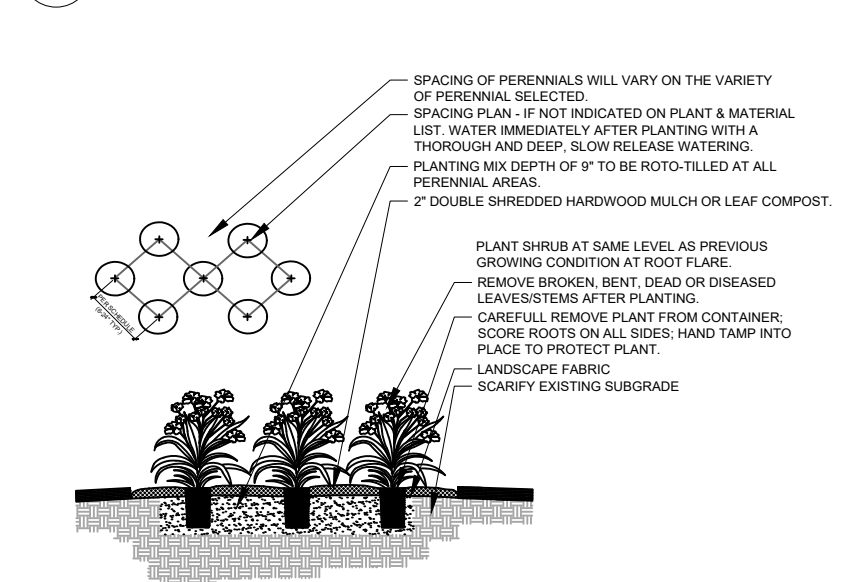
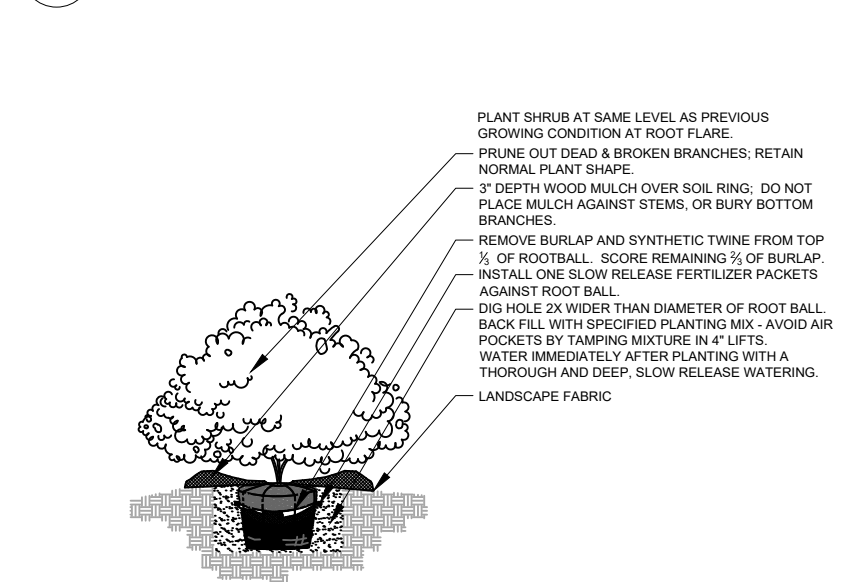
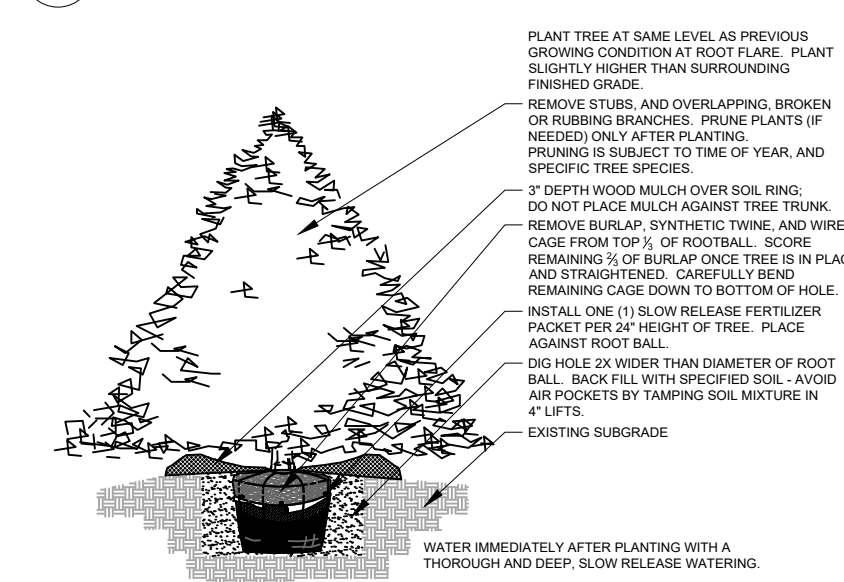
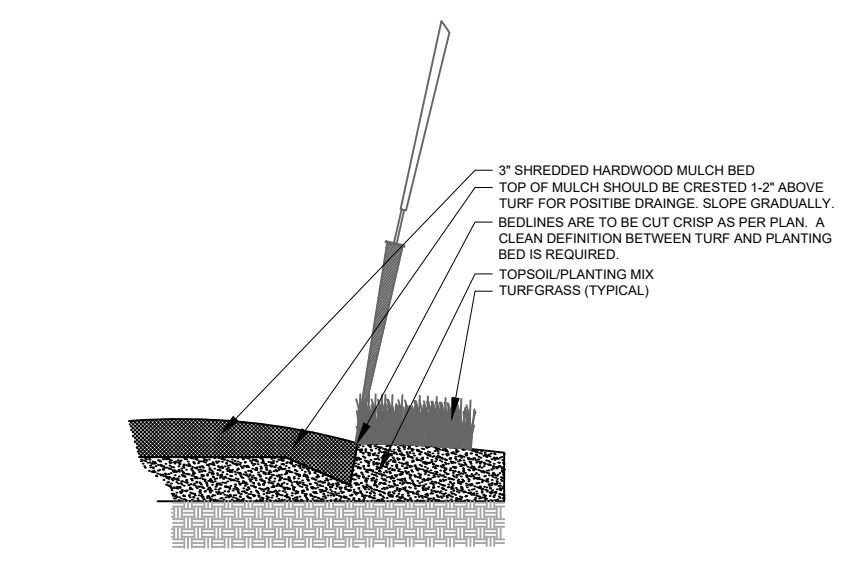
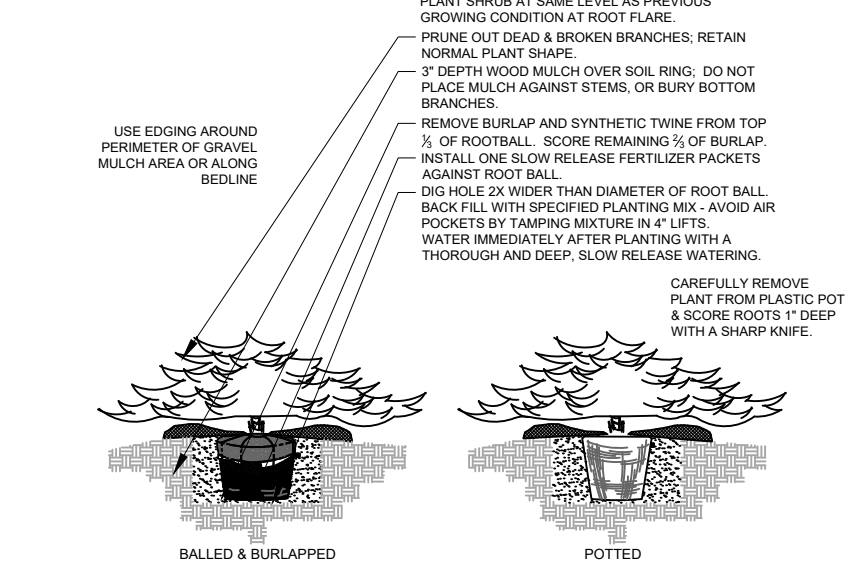
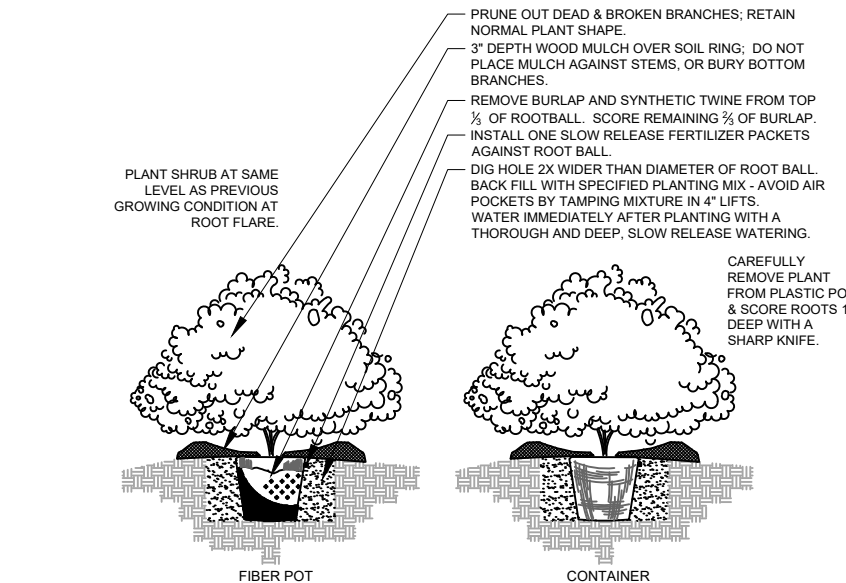
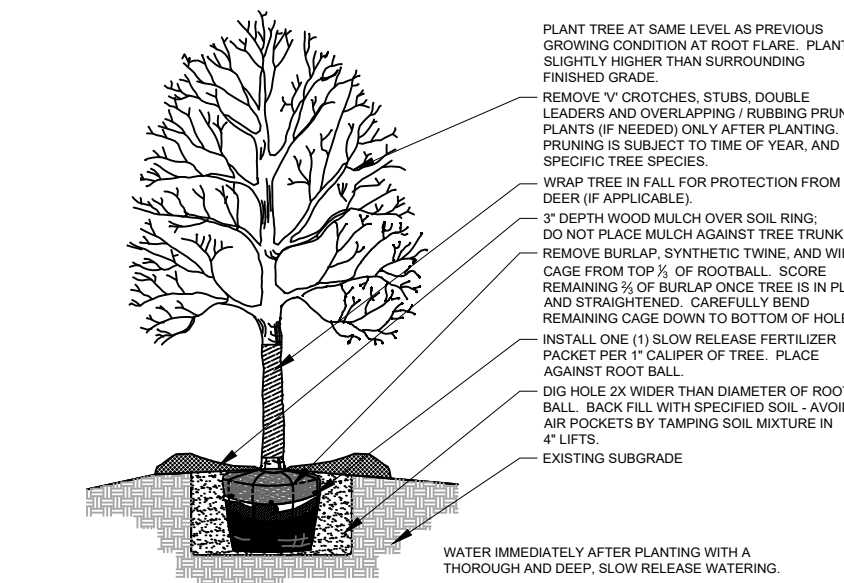
Per 100 SF of bed area (Soil Amendment composition):

- 3/4 CY Peat Moss or Mushroom Compost
- 3/4 CY blended/pulverized Topsoil
- 1/4 CY composted manure

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

- Lawn Installation for all sodded turfgrass areas: Contractor to furnish and prepare blended topsoil (2" minimum) and sod bed, removing all debris and stones 1/2" 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.
- 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.
- 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.
- 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



| PLANT KEY | QUANTITY | PLANT MATERIAL PROPOSED | | UNIT | SPECIFICATION / NOTES | PLANT SPACING | |
|--|----------|--|----------------------------------|---------------------|-----------------------|---|---------------|
| | | BOTANICAL NAME | COMMON NAME | | | | |
| Proposed Landscape Construction Preparation | | | | | | | |
| | 10 | Removal of existing foundation plantings | | Hour | | | |
| PLANT KEY | QUANTITY | PLANT MATERIAL PROPOSED | | CALIPER/HEIGHT SIZE | ROOT | SPECIFICATION / NOTES | PLANT SPACING |
| | | BOTANICAL NAME | COMMON NAME | | | | |
| ORNAMENTAL TREES (DECIDUOUS) | | | | | | | |
| RBFC | 0 | Malus x 'Red Barron' | Red Barron Flowering Crabapple | 2.0" | B&B | Straight central leader, full and even crown. Prune only after planting | |
| PLANT KEY | QUANTITY | PLANT MATERIAL PROPOSED | | HEIGHT SIZE | ROOT | SPECIFICATION / NOTES | PLANT SPACING |
| | | BOTANICAL NAME | COMMON NAME | | | | |
| EVERGREEN TREES | | | | | | | |
| EGA | 6 | Thuja occidentalis 'Smaragd' | Emerald Green Arborvitae | 6' | B&B | Evenly shaped tree with branching to the ground | 12' |
| PLANT KEY | QUANTITY | PLANT MATERIAL PROPOSED | | SHRUB SIZE (HEIGHT) | ROOT/CONT. | SPECIFICATION / NOTES | PLANT SPACING |
| | | BOTANICAL NAME | COMMON NAME | | | | |
| EVERGREEN SHRUBS | | | | | | | |
| GMB | 5 | Buxus 'Green Mountain' | Green Mountain Boxwood | 30" | B&B | Full rounded well branched shrub | 24" |
| GVB | 19 | Buxus 'Green Velvet' | Green Velvet Boxwood | 24" | Cont. | Full rounded well branched shrub | 24-30" |
| PLANT KEY | QUANTITY | PLANT MATERIAL PROPOSED | | SHRUB SIZE (HEIGHT) | ROOT/CONT. | SPECIFICATION / NOTES | PLANT SPACING |
| | | BOTANICAL NAME | COMMON NAME | | | | |
| DECIDUOUS SHRUBS | | | | | | | |
| IBBC | 9 | Aronia melanocarpa 'Iroquois Beauty' | Iroquois Beauty Black Chokeberry | #5 | Cont. | Full, well rooted plant, evenly shaped | 42" |
| RSOLH | 3 | Hydrangea quercifolia 'Ruby Slippers' | Ruby Slippers Oak Leaf Hydrangea | 24" | Cont. | Full, well rooted plant, evenly shaped | 42" |
| BBH | 9 | Hydrangea paniculata 'ILVOBO' | Bobo Hydrangea | 24" | Cont. | Full, well rooted plant, evenly shaped | 42" |
| MKL | 2 | Syringa patula 'Miss Kim' | Miss Kim Dwarf Lilac | 30" | Cont. | Full, well rooted plant, evenly shaped | 60" |
| KSV | 4 | Viburnum carlesii | Fragrant Koreanspice Viburnum | 36" | Cont. | Full, well rooted plant, evenly shaped | 60" |
| SBW | 18 | Weigela florida 'Bokrasopin' | Sonic Bloom Weigela | 24" | Cont. | Full, well rooted plant, evenly shaped | 42" |
| PLANT KEY | QUANTITY | PLANT MATERIAL PROPOSED | | CONTAINER SIZE | SPECIFICATION / NOTES | PLANT SPACING | |
| | | BOTANICAL NAME | COMMON NAME | | | | |
| ORNAMENTAL GRASSES | | | | | | | |
| KFRG | 72 | Calamagrostis acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass | #1 | Cont. | Full, well rooted plant | 15-18" |
| PDS | 4 | Sporobolus heterolepis | Prairie Dropseed | #1 | Cont. | Full, well rooted plant | 18" |
| PLANT KEY | QUANTITY | PLANT MATERIAL PROPOSED | | CONTAINER SIZE | SPECIFICATION / NOTES | PLANT SPACING | |
| | | BOTANICAL NAME | COMMON NAME | | | | |
| HERBACEOUS PERENNIALS | | | | | | | |
| HRD | 5 | Heemerocallis 'Happy Returns' | Happy Returns Daylily | #1 | Cont. | Full, well rooted plant, evenly shaped | 18" |
| MRCB | 4 | Heuchera 'Midnight Rose' | Midnight Rose Coralbells | #1 | Cont. | Full, well rooted plant, evenly shaped | 18" |
| PLANT KEY | QUANTITY | PLANT MATERIAL PROPOSED | | CONTAINER SIZE | SPECIFICATION / NOTES | PLANT SPACING | |
| | | BOTANICAL NAME | COMMON NAME | | | | |
| GROUNDCOVERS & VINES | | | | | | | |
| CLT | 41 | Liriope spicata | Creeping Lilly Turf | Qt. | Pot | Full, well rooted plant | 12" |
| PLAN KEY | QUANTITY | PLANT MATERIAL PROPOSED | | CONTAINER SIZE | SPECIFICATION / NOTES | PLANT SPACING | |
| | | SPECIFIED SEED MIX / SOD | | | | | |
| LAWN | 115 | Lawn Establishment Area / Grading Area | | | SY | | |
| SOD | 115 | Sodded Areas (identified on plan) | | | SY | Fresh cut, weed free; Bluegrass Blend Sod; Water immediately after installation | |
| Hardscape Materials | | | | | | | |
| 66 | | CMU Retaining Wall | Length: 33 LF Avg Height: 24" | | FSF | Belgard Diamond Pro Smooth Face series; Color = Moonlight | |
| 20 | | Shredded Hardwood Mulch (3" depth) | Area: 2,200 SF | | CY | Bark Mulch; apply Preemergent after installation of mulch | |
| 13.5 | | Soil Amendments (2" depth) | Area: 2,200 SF | | CY | | |
| 3.5 | | Pulverized Topsoil (Lawn Area) | Area: 1,025 SF | | CY | | |
| 13.5 | | Pulverized Topsoil (2" over bed areas) | Area: 2,200 SF | | CY | | |

*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan- including the graphics and notations depicted therein- shall govern.

PLANT & MATERIAL SCHEDULE

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

PLANTING & HARDSCAPE DETAILS

L 1.2



PROJECT

JOHNSON FINANCIAL GROUP

448 S. Gammon Rd.
Madison, WI

ISSUANCE AND REVISIONS

| DATE | DESCRIPTION |
|----------|----------------|
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