HEARTLAND CREDIT UNION

Willy Street Branch remodel / alterations Land Use & Landmarks Submittal (resubmittal 2/28/20) 944 Williamson Street Madison, WI 53703



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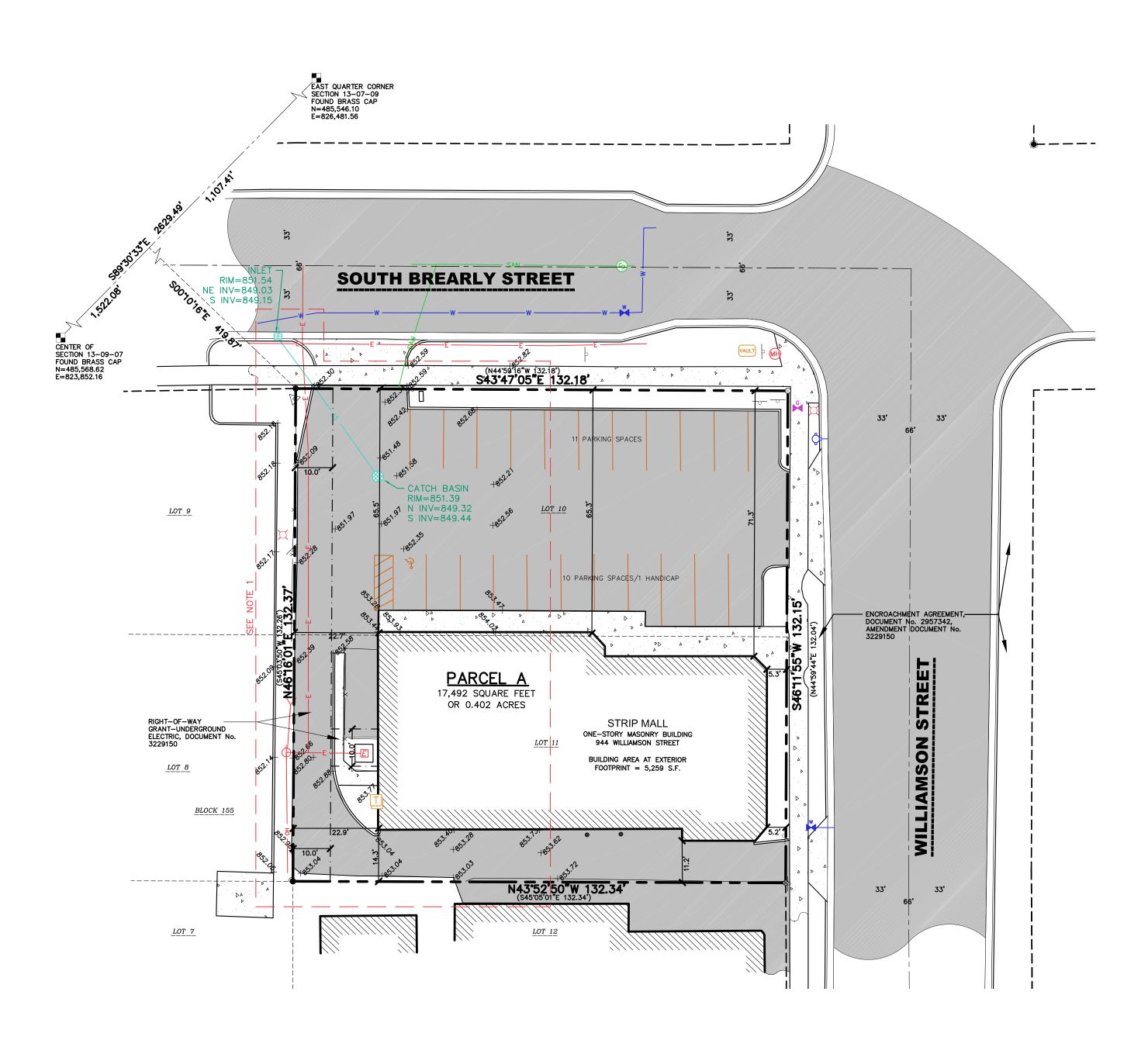
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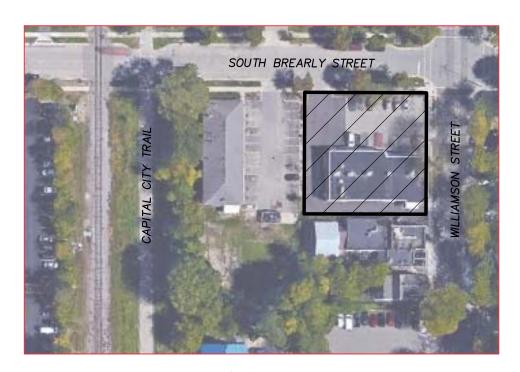
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EXISTING CONDITIONS MAP

LOT 10 AND LOT 11, BLOCK 155, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 122600, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



MCINITY MAP NOT TO SCALE

•	GOVERNMENT CORNER
•	¾" REBAR FOUND
	SIGN
Ō	HYDRANT
X	WATERMAIN OR GASMAIN
	ROUND CASTED INLET
G	GAS REGULATOR/METER
\sim	POWER POLE W/GUY
\sim	LIQUE DOLE

VALVE

💢 LIGHT POLE

VAULT VAULT TELEPHONE PEDESTAL Τ HANDICAP PARKING — – — CENTERLINE — — — — RIGHT-OF-WAY LINE — - - - — SECTION LINE ---- PARCEL BOUNDARY ----- PLATTED LOT LINE -x-x- FENCE LINE

<u>NOTES</u>

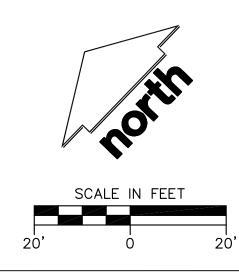
1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON JUNE 02, 2015. ADDITIONAL FIELD DATA WAS MAPPED ON DECEMBER 02, 2019 (SEE OUTLINED AREA).

2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13-07-09 BEARS S89'30'33"E.

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- EDGE OF PAVEMENT CONCRETE CURB & GUTTER OVERHEAD LINE BUILDING BITUMINOUS PAVEMENT CONCRETE PAVEMENT

DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY



Professional Services, Inc. Engineers • Surveyors • Planners CREATE THE VISION MADISON MILWAUKEE KENOSHA APPLETON WAUSAU MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060 CLIENT: LaMACCHIA GROUP CLIENT ADDRESS: 157 N. MILWAUKEE ST. MILWAUKEE, WI 53202 Toll Free (800) 242-8511 PROJECT: HEARTLAND CREDIT UNION PROJECT LOCATION: CITY OF MADISON, WI DANE COUNTY PLAN MODIFICATIONS: Date: Description: CJO 12/03/19 Design/Drawn: TJB 12/04/19 Approved: SHEET TITLE: EXISTING CONDITIONS MAP SHEET NUMBER: JSD PROJECT NO: 19-9432

DEMOLITION NOTES

- THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
- CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- 3. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
- 4. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION. OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR: 5.1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
- VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK 5.2. SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
- NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES. 5.3.
- NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO 5.4. THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
- 6. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- 7. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
- 8. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
- 9. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
- 10. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
- ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS ..
- 12. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE CITY OF MADISON OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
- 2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF MADISON ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
- 5. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF MADISON PRIOR TO DEVIATION OF THE APPROVED PLAN.
- 4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- 5. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- 6. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF MADISON.
- 7. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
- 8. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED.

GRADING NOTES

- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION
- 2. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. 3. PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES,
- UNLESS OTHERWISE NOTED.
- 4. ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.

PAVING NOTES

- <u>GENERAL</u>
- 1.1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION AND APPLICABLE CITY OF MADISON ORDINANCES. 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- 1.3. SURFACE PREPARATION NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
- 1.4. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.

2. ASPHALTIC CONCRETE PAVING SPECIFICATIONS

- 2.1. CODES AND STANDARDS THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
- 2.2. WEATHER LIMITATIONS APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35" F (1" C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
- 2.3. GRADE CONTROL ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
- 2.4. CRUSHED AGGREGATE BASE COURSE THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
- 2.5. BINDER COURSE AGGREGATE THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.
- 2.6. SURFACE COURSE AGGREGATE THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
- 2.7. ASPHALTIC MATERIALS THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

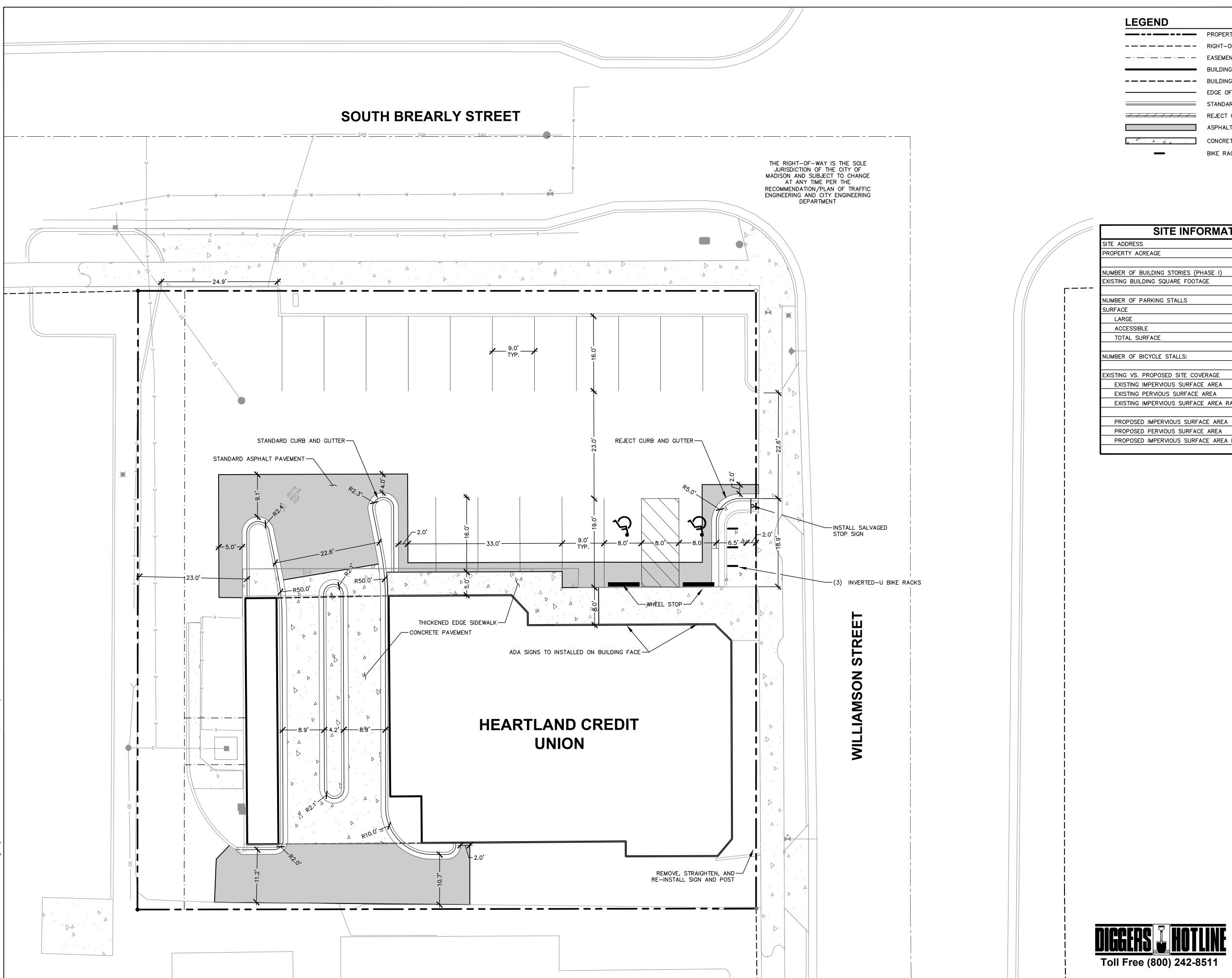
3. <u>CONCRETE PAVING SPECIFICATIONS</u>

- 3.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
- 3.2. CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
- 3.3. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
- 3.4. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
- 3.5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
- 3.6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
- 3.7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.

4. PAVEMENT MARKING SPECIFICATIONS

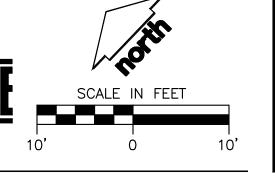
- 4.1. USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
- 4.2. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
- 4.3. ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.
- 4.4. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.

	Mal Services, Inc. Surveyors • Planners
CREATE THE VIS	TELL THE STORY
APPLETON	MILWAUKEE WAUSAU KENOSHA CHICAGO EUR D'ALENE
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	IA GROUP
CLIENT ADDRESS: 157 North Milv Milwaukee, Wi	
PROJECT: HEARTLAI UNION PROJECT LOCATION 944 Williamso Madison, WI	
PLAN MODIFICATION <u>#</u> Date: <u>1</u> 12.18.19	NS: Description: Municipal Submittal
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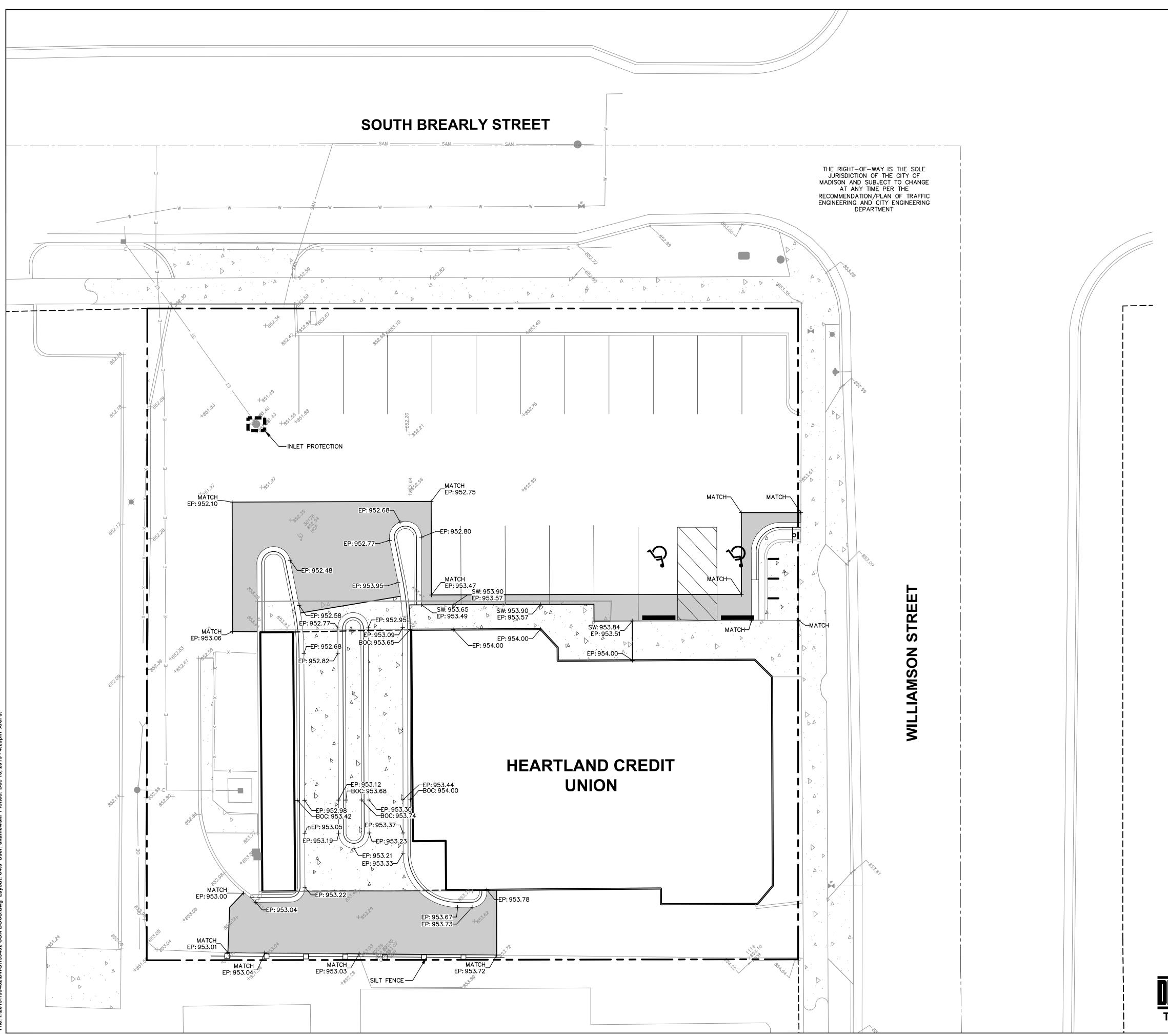


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	PROPERTY LINE		
	RIGHT-OF-WAY		
	EASEMENT LINE		
	BUILDING OUTLINE		
	BUILDING OVERHANG		
	EDGE OF PAVEMENT		
	STANDARD CURB AND GUTTER		Professional Services, Inc.
	REJECT CURB AND GUTTER		Engineers • Surveyers • Planners
	ASPHALT PAVEMENT		
	CONCRETE PAVEMENT		
—	BIKE RACK		
			CREATE THE VISION TELL THE STORY
			MADISON MILWAUKEE WAUSAU
			APPLETON KENOSHA CHICAGO
			COEUR D'ALENE
			MADISON REGIONAL OFFICE
SITE INFO	RMATION BLOCK		161 HORIZON DRIVE, SUITE 101
ADDRESS	944 WILLI	AMSON STREET	VERONA, WISCONSIN 53593 P. 608.848.5060
PERTY ACREAGE		0.402 ACRES	CLIENT:
BER OF BUILDING STORIES (PH		1	
TING BUILDING SQUARE FOOTA	GE	5,259 SF	
BER OF PARKING STALLS			
LARGE		16	
ACCESSIBLE		2	
TOTAL SURFACE		18	
			CLIENT ADDRESS:
BER OF BICYCLE STALLS:		6	157 North Milwaukee Street
			Milwaukee, WI 53202
TING VS. PROPOSED SITE COV			
EXISTING IMPERVIOUS SURFACE		16,374 SF	
EXISTING PERVIOUS SURFACE		1,118 SF	
EXISTING IMPERVIOUS SURFACE	L AKLA KATIU	0.94	
PROPOSED IMPERVIOUS SURFA		16,245 SF	
PROPOSED PERVIOUS SURFACE		1,247 SF	
PROPOSED IMPERVIOUS SURFA		0.93	
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			HEARTLAND CREDIT
			UNION
			PROJECT LOCATION: 944 Williamson Street
			Madison, WI
			PLAN MODIFICATIONS:
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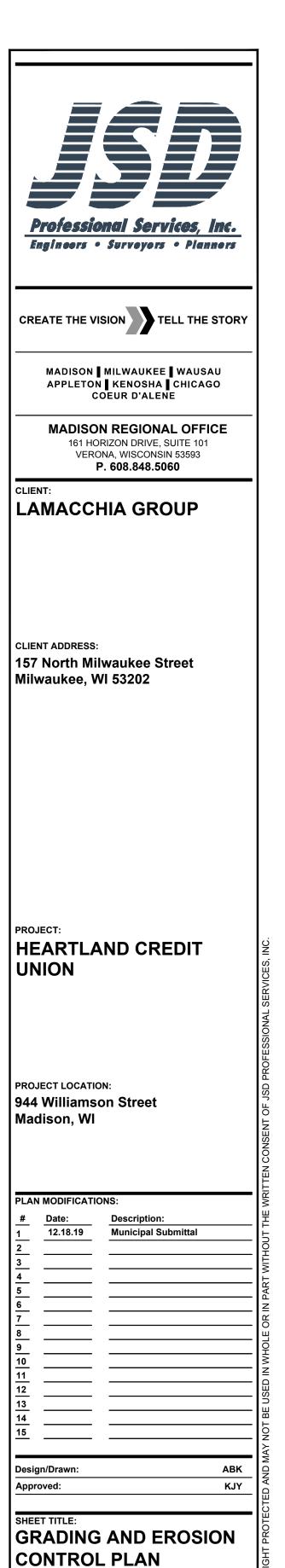
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RIGHT-OF-WAY
EASEMENT LINE
BUILDING OUTLINE
BUILDING OVERHANG
EDGE OF PAVEMENT
STANDARD CURB AND GUTTER
REJECT CURB AND GUTTER
ASPHALT PAVEMENT
CONCRETE PAVEMENT
SILT FENCE
SPOT ELEVATION

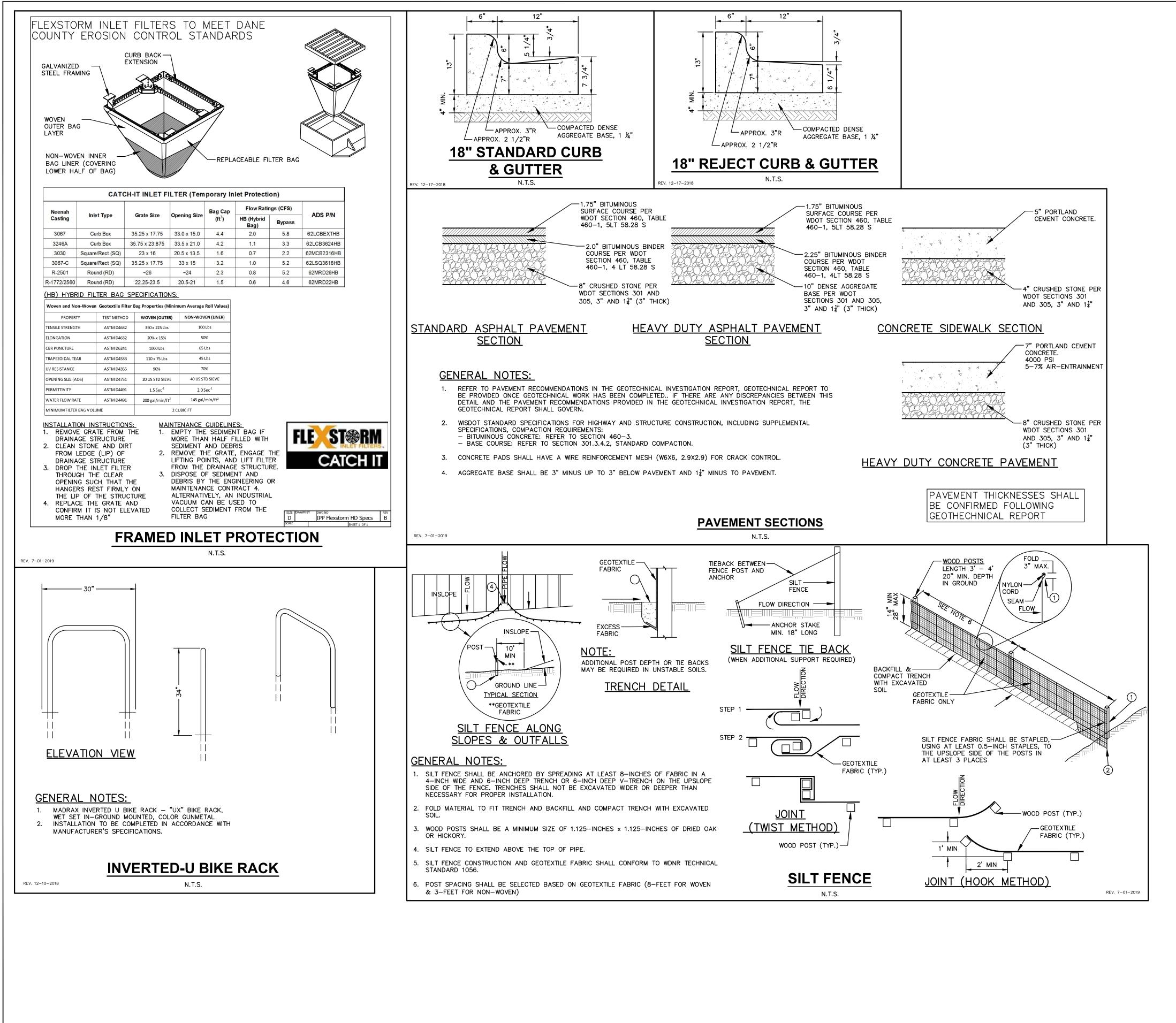
EP - EDGE OF PAVEMENT
FG - FINISH GRADE
EC - EDGE OF CONCRETE
BOC - BACK OF CURB
MATCH - MATCH EXISTING GRADE
HP - HIGH POINT
SW - SIDEWALK

INLET PROTECTION



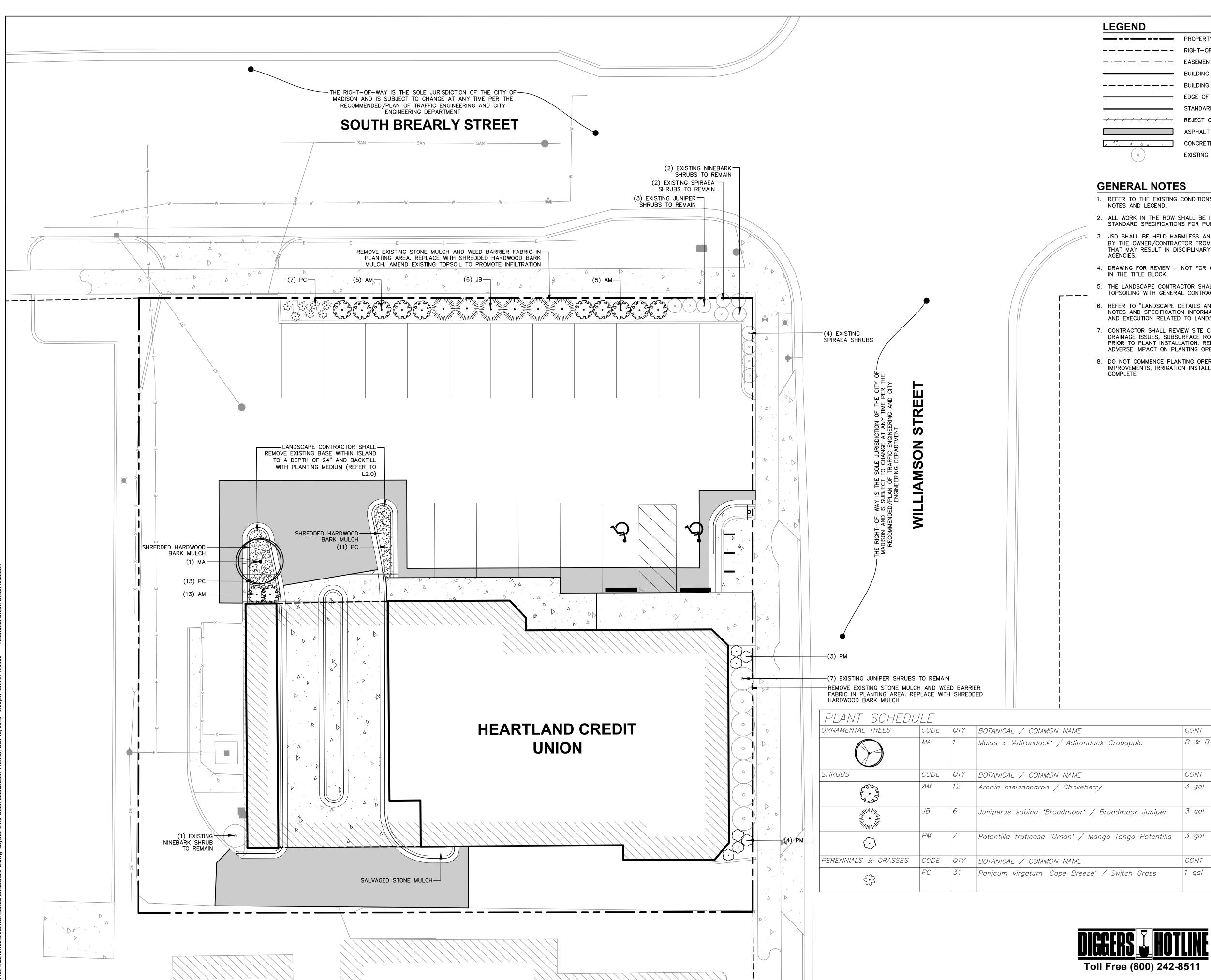


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CLIENT: LAMACCH	HA GROUP	
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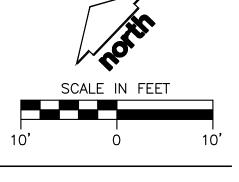


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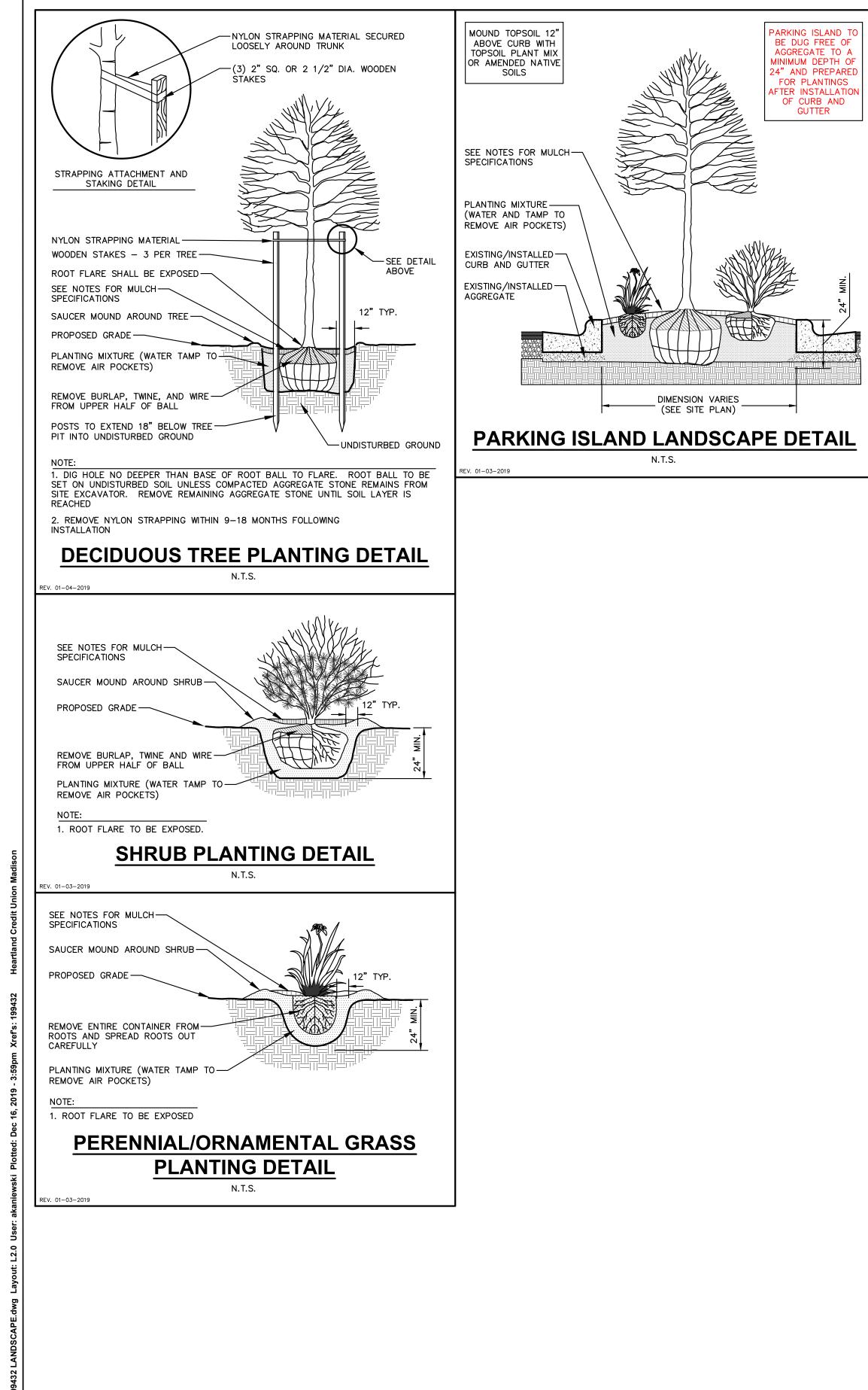
PROPERTY LINE RIGHT-OF-WAY EASEMENT LINE BUILDING OUTLINE BUILDING OVERHANG EDGE OF PAVEMENT STANDARD CURB AND GUTTER REJECT CURB AND GUTTER ASPHALT PAVEMENT CONCRETE PAVEMENT EXISTING SHRUB TO REMAIN

- 1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS
- 2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY
- 4. DRAWING FOR REVIEW NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED
- 5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
- 6. REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
- 7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
- 8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION, AND FINISH GRADING ARE

	CONT	SIZE	LS POINTS
Crabapple	B & B	1.25"Cal	15
	CONT	SIZE	LS POINTS
	3 gal	18– 24" Ht.	3
roadmoor Juniper	3 gal	18– 24" Ht.	4
go Tango Potentilla	3 gal	18– 24" Ht.	3
	CONT	SIZE	LS POINTS
/ Switch Grass	1 gal	1Ø–12" Ht.	2



	Sional Services, Inc. Surveyors • Planners
CREATE TH	E VISION TELL THE STORY
	ON MILWAUKEE WAUSAU TON KENOSHA CHICAGO COEUR D'ALENE
16	SON REGIONAL OFFICE 1 HORIZON DRIVE, SUITE 101 /ERONA, WISCONSIN 53593 P. 608.848.5060
CLIENT: LAMAC	CHIA GROUP
	Milwaukee Street e, WI 53202
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Diarre Trans / Elans and	Minimum Size at	Deterte	Credits/ Existing Landscaping Landscap			
Plant Type/ Element	Installation	Points	Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 ¹ / ₂ inch caliper measured diameter at breast height (dbh)	35				
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			1	15
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3	8	24	19	57
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4	10	40	6	24
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			31	62
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ¹ / ₂ inch caliper dbh. *Trees must be within developed area and cannot	14 per caliper inch dbh. Maximum				

GENERAL NOTES

- ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- THE MONTHS FROM APRIL TO OCTOBER.
- ADJACENT PRIVATE PROPERTY.
- ARCHITECT PRIOR TO INSTALLATION.

LANDSCAPE MATERIAL NOTES

- INSTALLATION OF TREE RING.

Total Number of Points Provided 222

64

158

Landscape Calculations and Distribution

Landscape furniture for

public seating and/or

transit connections

Sub Totals

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

(a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area _____12,320

30% of total

required points.

* Furniture must be

within developed

area, publically

accessible, and

cannot comprise

more than 5% of

total required

points.

comprise more than points per

tree: 200

5 points

per "seat"

206 Total landscape points required

1. GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.

2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.

3. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY, PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW

4. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING

5. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND RÉMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON

6. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE

7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

1. MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.

2. MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.

3. MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED

4. MATERIALS - TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.

Professional Services, Inc. Engineers · Surveyors · Planners
CREATE THE VISION TELL THE STORY
MADISON MILWAUKEE WAUSAU APPLETON KENOSHA CHICAGO COEUR D'ALENE
MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060
CLIENT: LAMACCHIA GROUP
CLIENT ADDRESS: 157 North Milwaukee Street Milwaukee, WI 53202
PROJECT: HEARTLAND CREDIT UNION PROJECT LOCATION: 944 Williamson Street Madison, WI
Date: Description: 1 12.18.19 Municipal Submittal 2
Design/Drawn: ABK Approved: KJY
SHEET TITLE: LANDSCAPE DETAILS AND NOTES
SHEET NUMBER:
JSD PROJECT NO: 19-9432







PROPOSED NORTHWEST ELEVATION N.T.S. 2/28/20









PROPOSED NORTH ELEVATION

2/28/20



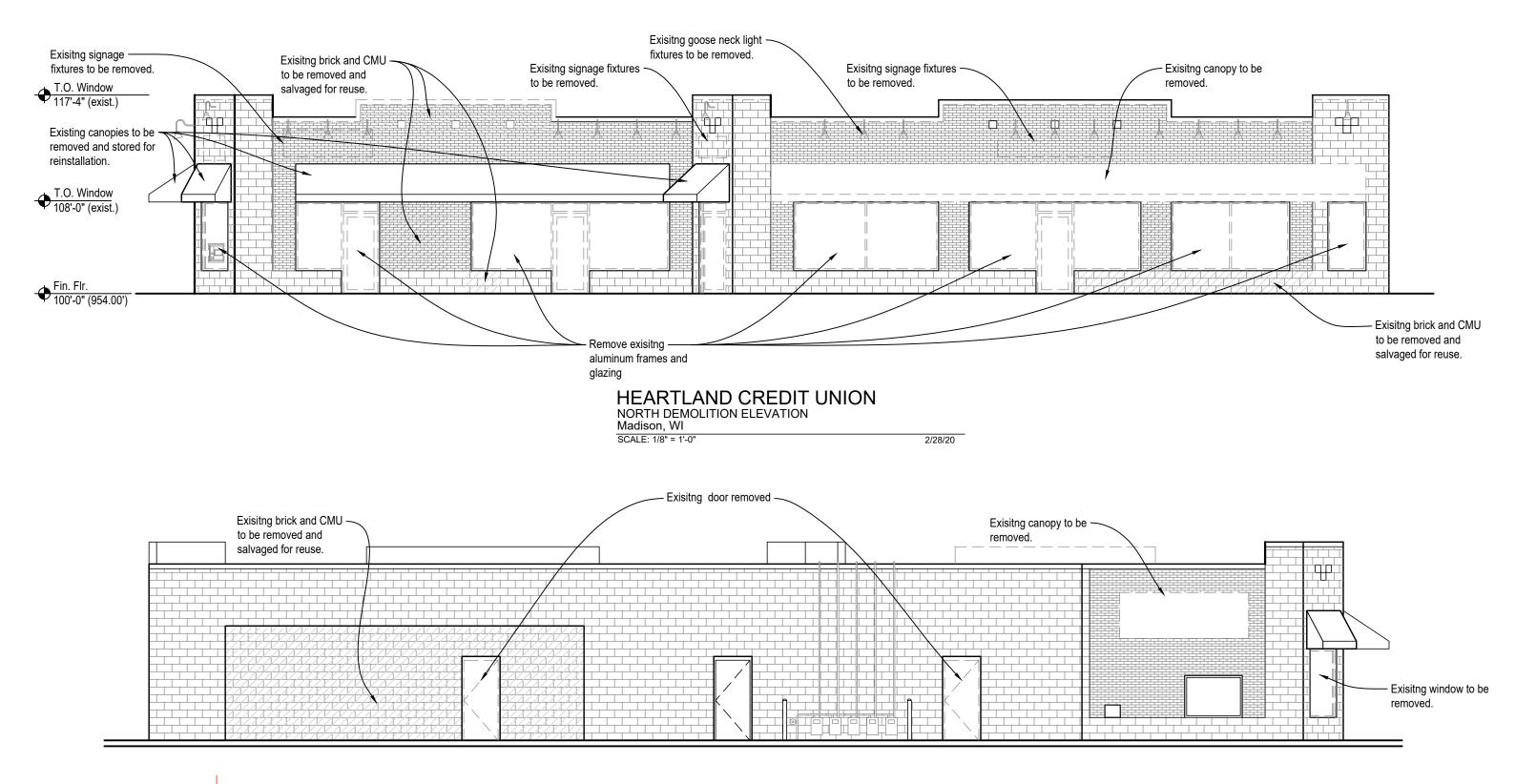


Heartland

PROPOSED NORTH ELEVATION

2/28/20







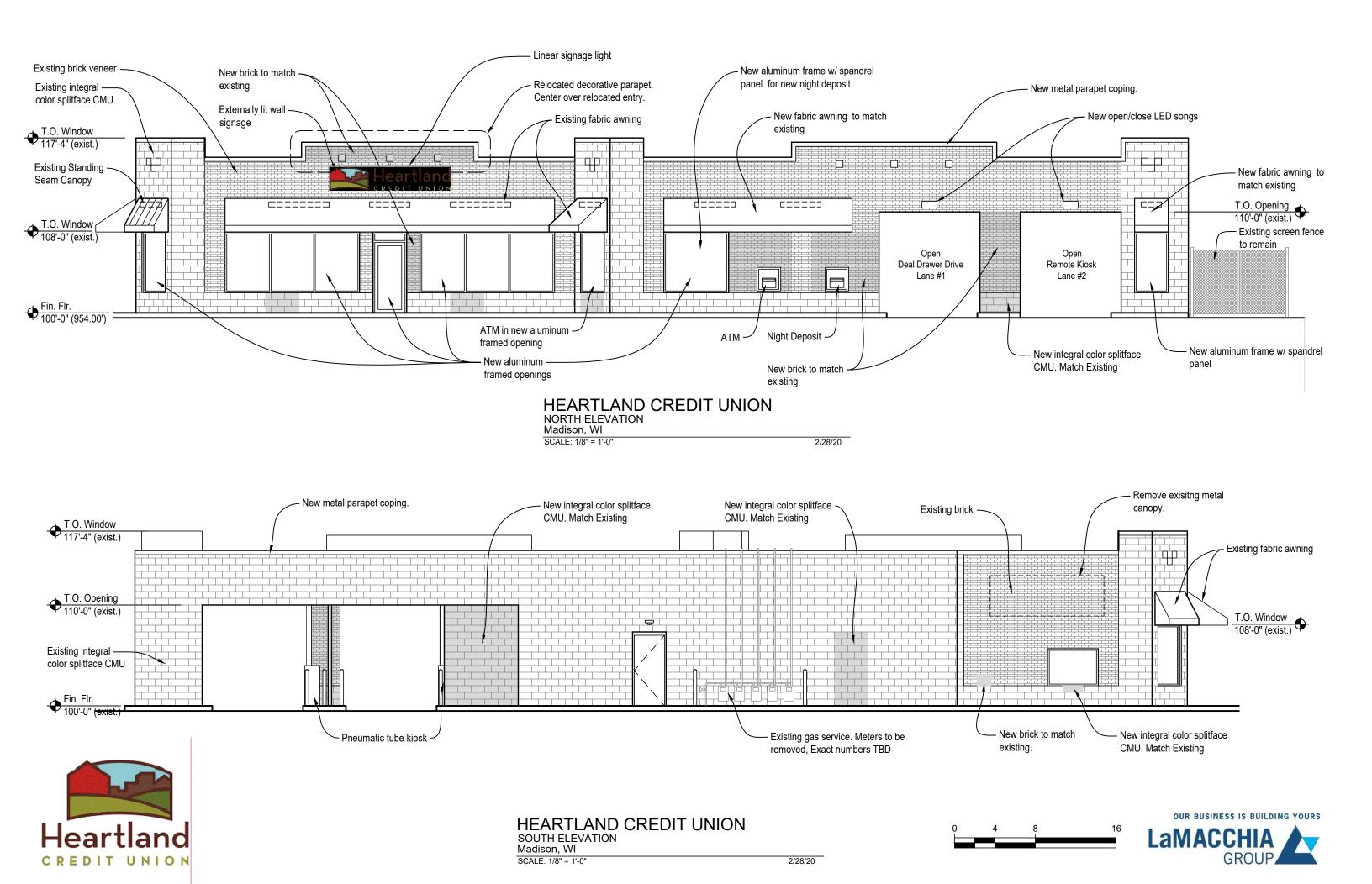
HEARTLAND CREDIT UNION SOUTH DEMOLITION ELEVATION Madison, WI SCALE: 1/8" = 1'-0"

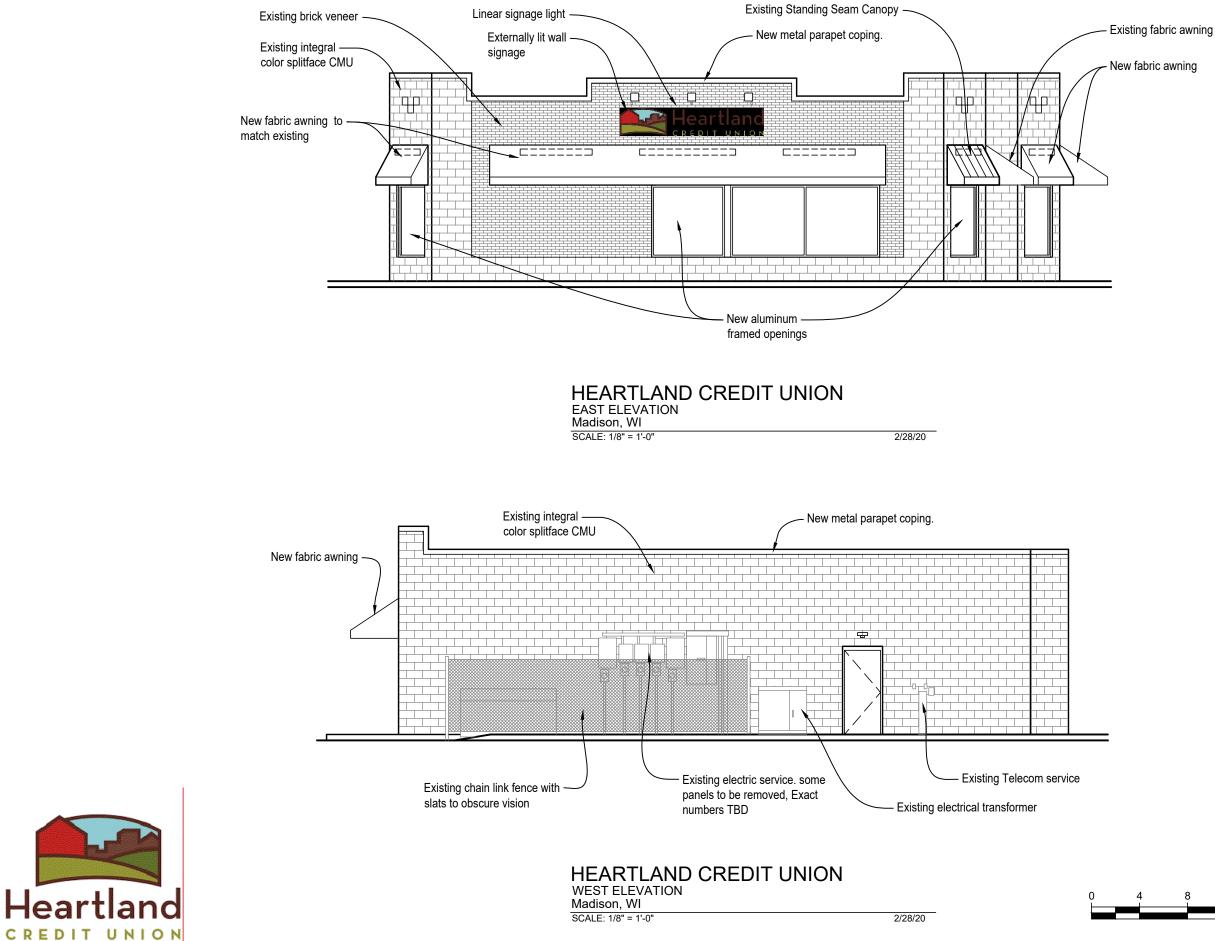




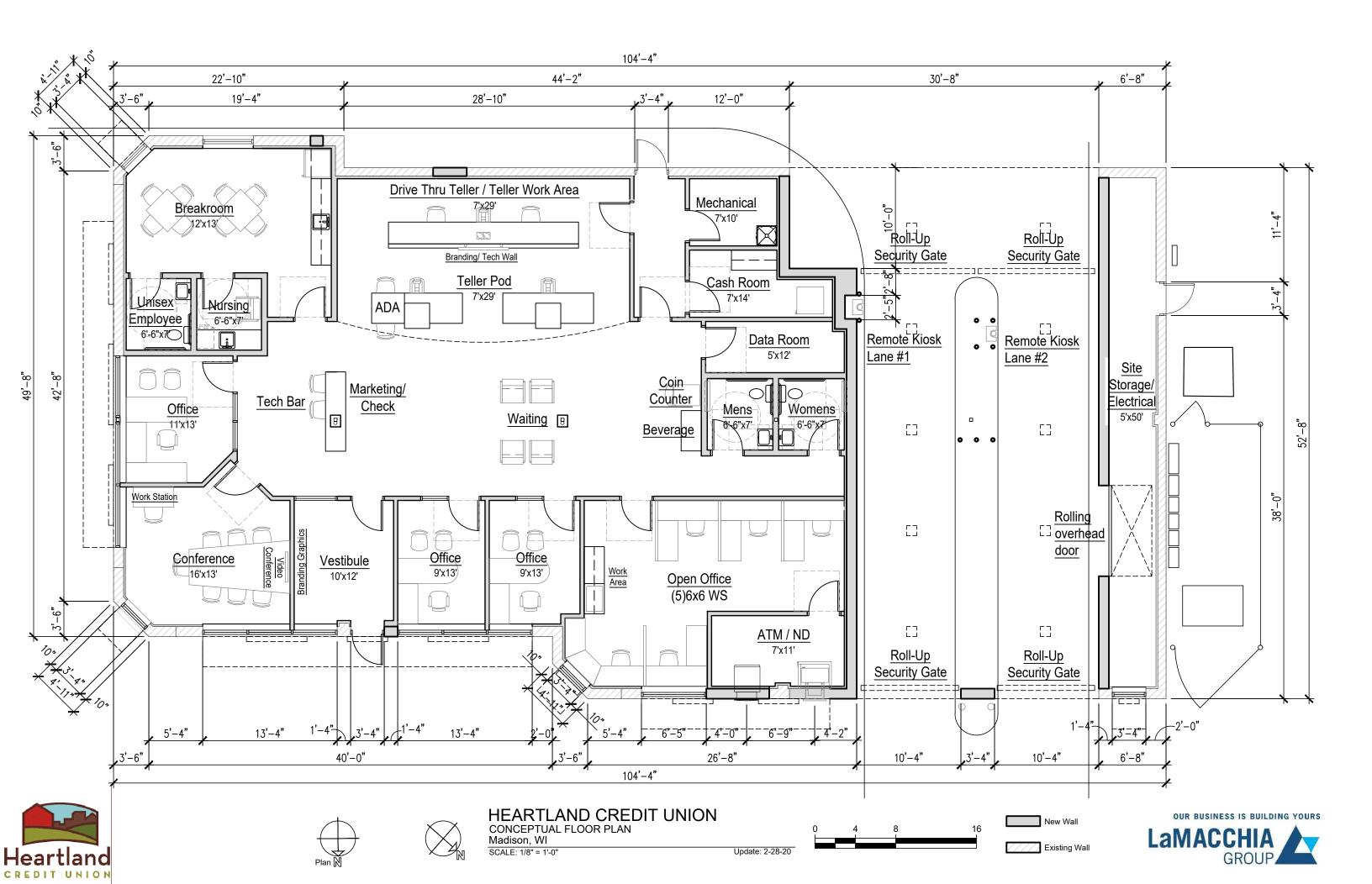
8

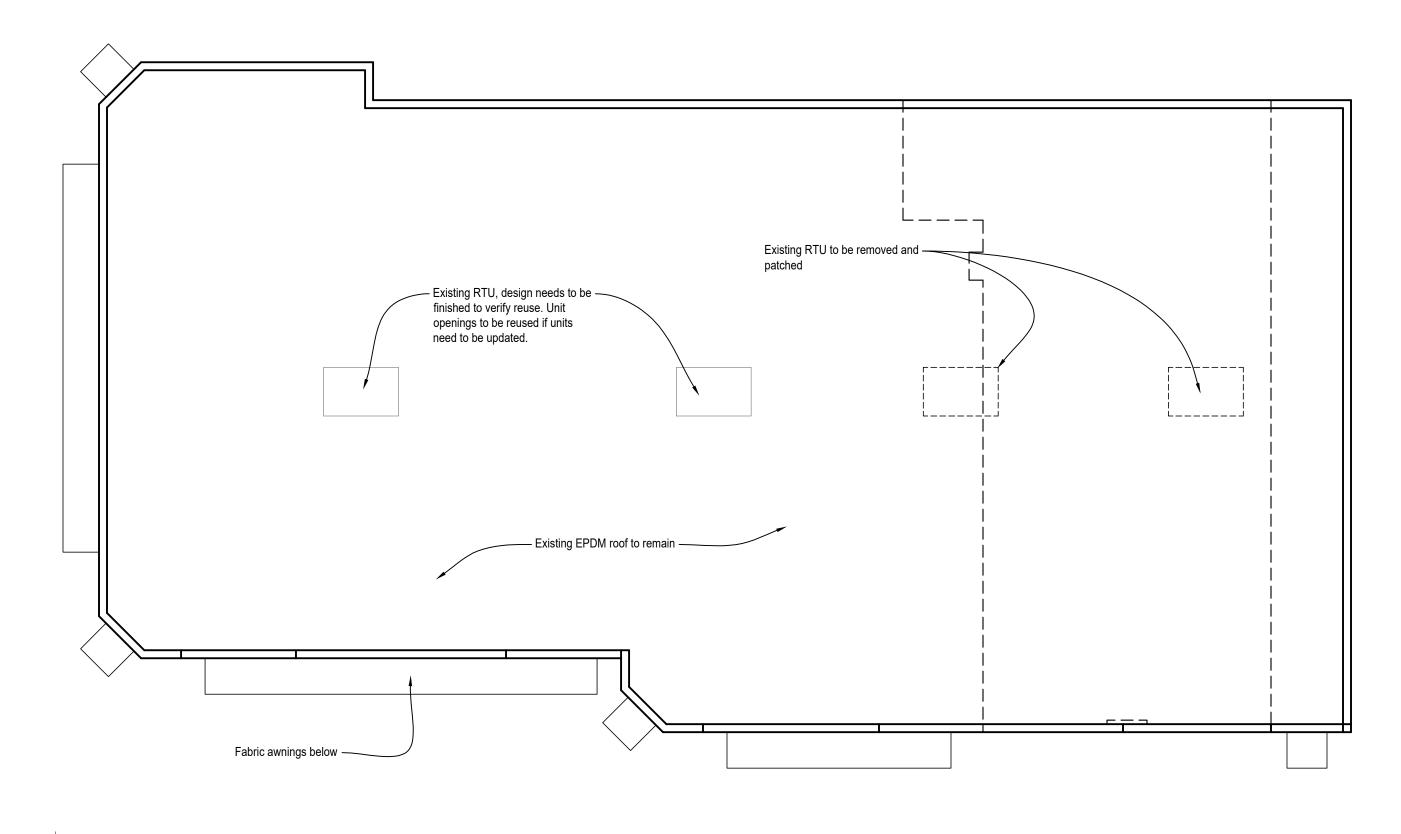
16















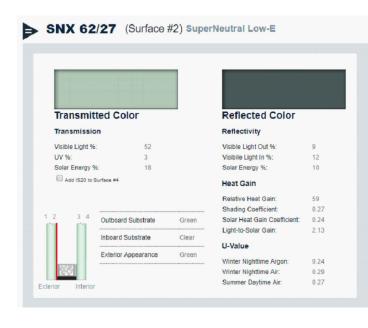
HEARTLAND CREDIT UNION ROOF PLAN Madison, WI SCALE: 1/8" = 1'-0"







Existing Integral Color CMU -Reuse Existing



New Glazing





Existing brick -Reuse Existing, Matched Brick and Stain if Necessary





Trifabe 601T

naí Fram

(single IsoLock)

thermol break)

Trifab[®] 601U

Ultra Therme

Froming

(dual isoLock*

thermal break)

Trifabe 601

Non-thermo

Framing

(no thermal break)



Color: #40 Dark Bronze – Architectural Class I

Trifab[™] 601/601T/601UT Framing System

- · 2" (50.8mm) sightline
- 6" (152.4mm) depth
- · Ultra thermal, high thermal or non-thermal performance
- Center glazed
- Hurricane resistance

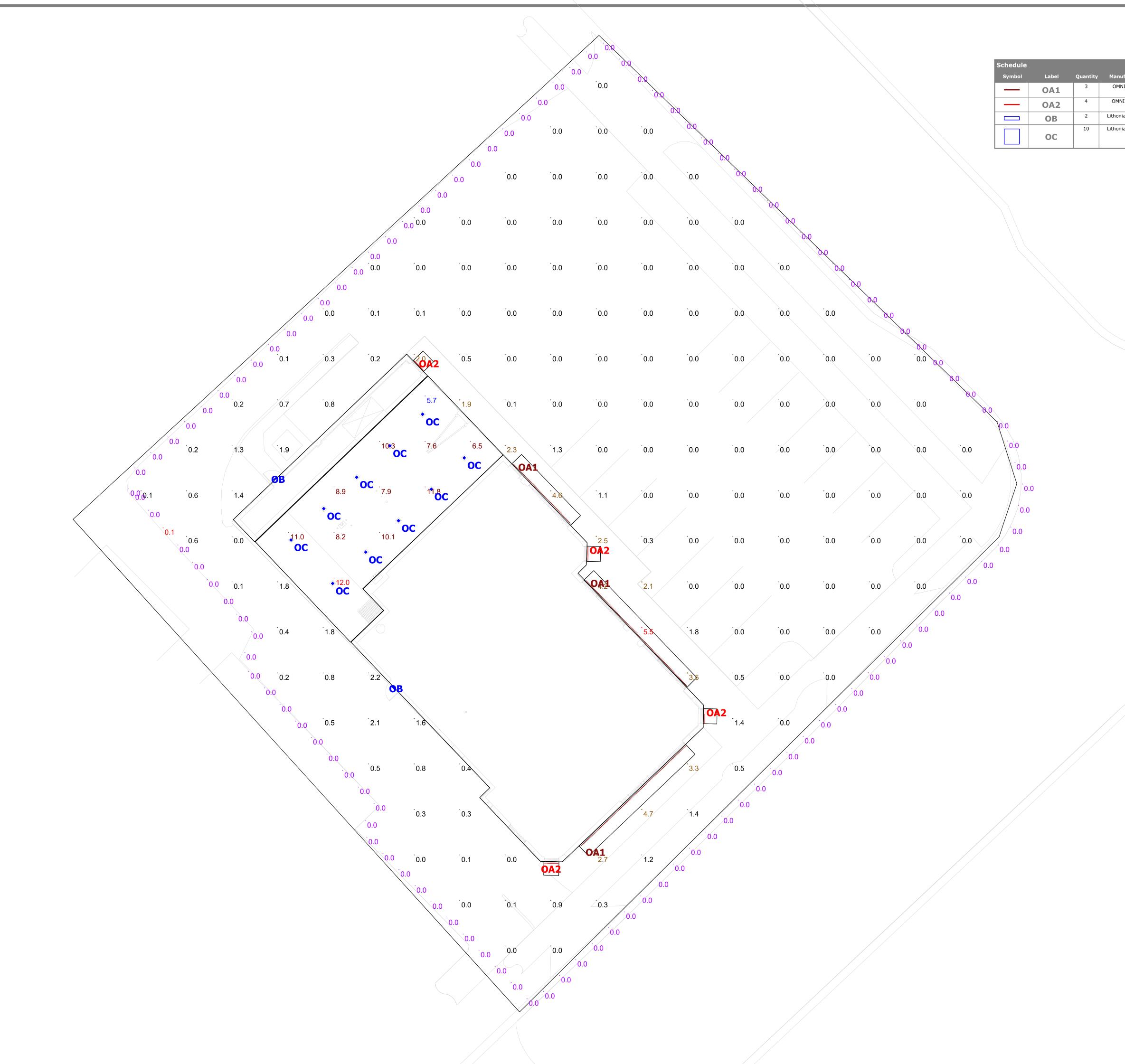
New Aluminum Window Frame

Existing Canopy -Reuse Existing, New to Matched Existing



New Parapet Coping - Pac Clad Hunter Green





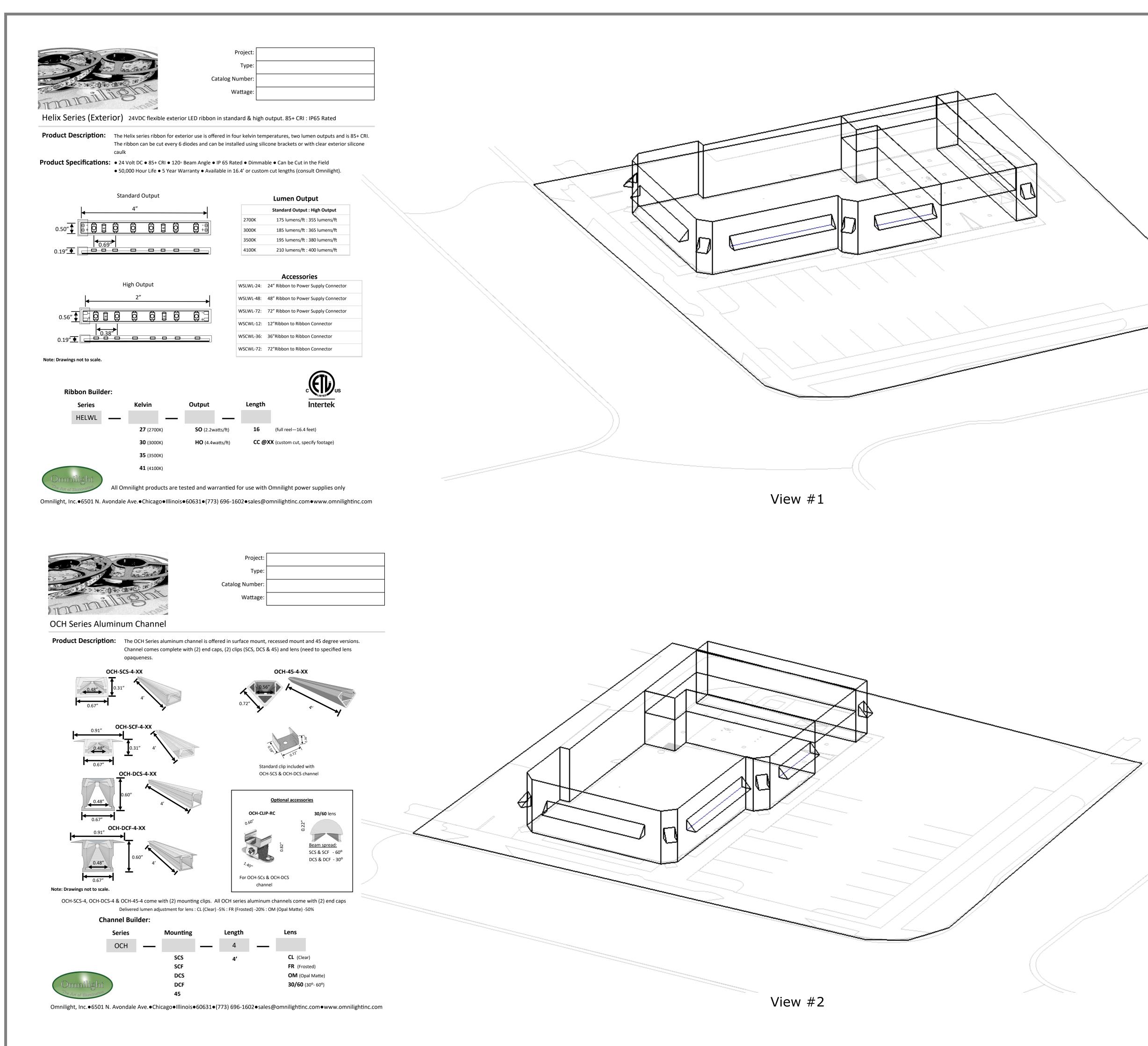


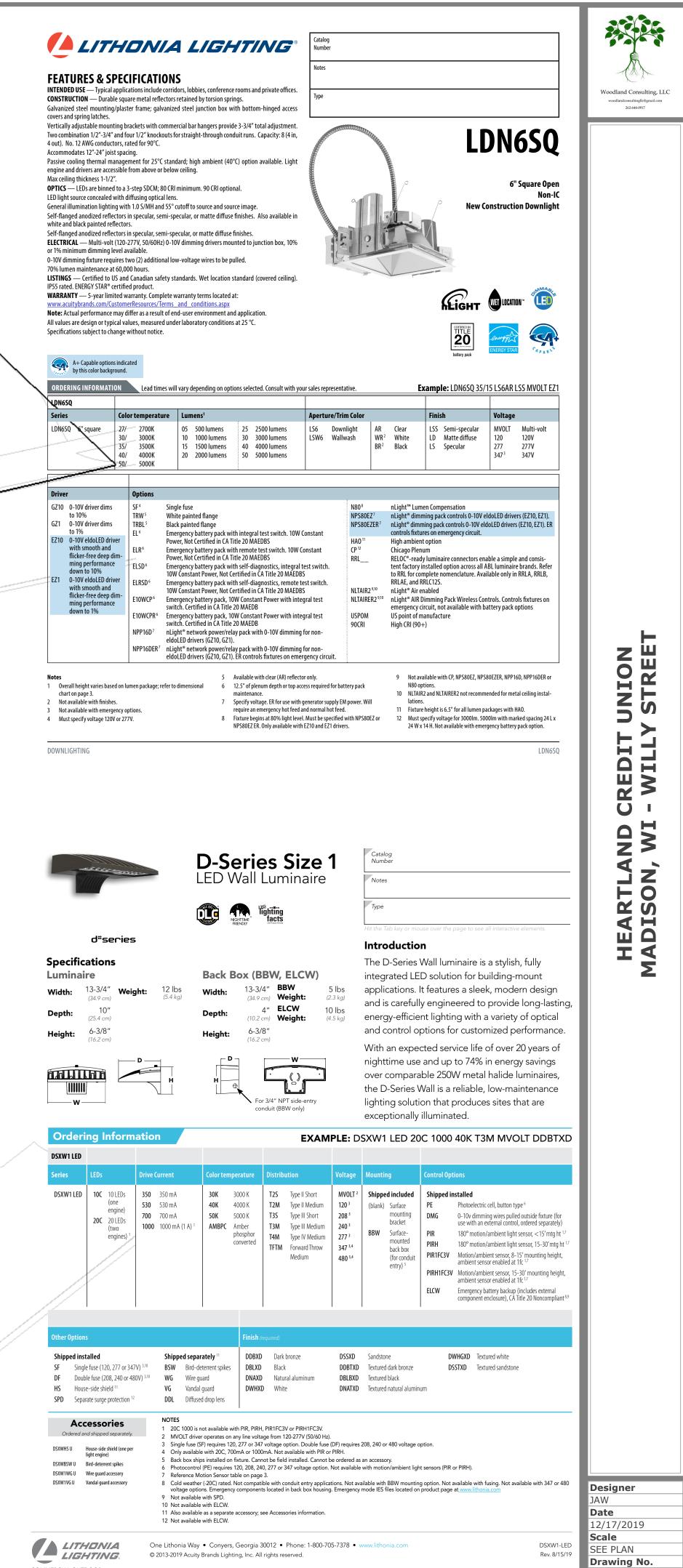
ufacturer	Catalog Number	Description	Lumens	Wattage
INILIGHT	HELWL-41-SO-XX OCH-SCS-4-FR OCH-CLIP-RC	WALL MOUNTED WET LOCATION STANDARD OUTPUT TAPE LIGHT WITH ALUMINUM CHANNEL, FROSTED LENS AND ADJUSTABLE CLIP	160	2.2
NI LIGHT	HELWL-41-HO-XX OCH-SCS-4-FR OCH-CLIP-RC	WALL MOUNTED WET LOCATION HIGH OUTPUT TAPE LIGHT WITH ALUMINUM CHANNEL, FROSTED LENS AND ADJUSTABLE CLIP	335	4.4
nia Lighting	DSXW1 LED 10C 350 40K T2M MVOLT	LED WALL PACK	1448	14
nia Lighting	LDN6SQ 40/15 LS6AR LD	6IN SQUARE RECESSED DOWNLIGHT	1347	20

Statistics					
Description	Symbol	Avg	Мах	Min	Max/Min
DRIVE THRU	+	9.1 fc	12.0 fc	5.7 fc	2.1:1
PROPERTY BOUNDARY @ 4'-0" AFG	+	0.0 fc	0.1 fc	0.0 fc	N/A
SITE ALL	+	0.5 fc	5.5 fc	0.0 fc	N/A
WALKS	Ж	3.1 fc	5.5 fc	1.4 fc	3.9:1

HEARTLAND CREDIT UNION MADISON, WI - WILLY STREET

Designer
JAW
Date
12/17/2019
Scale
SEE PLAN
Drawing No.
Summary





COMMERCIAL OUTDOOR

2 of 2

Summary