

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

LANDSCAPE ARCHITECT

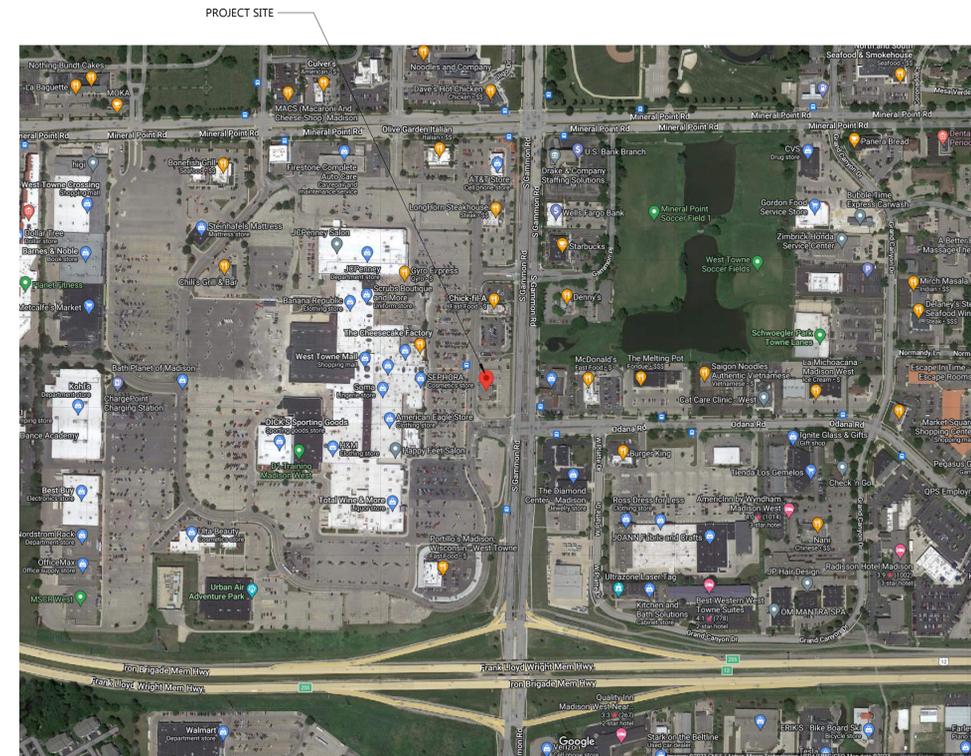
Heller & Associates, LLC
PO Box 1359
Lake Geneva, WI 53147

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 7/28/2023

#	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

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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

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.

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.

LAND AREA

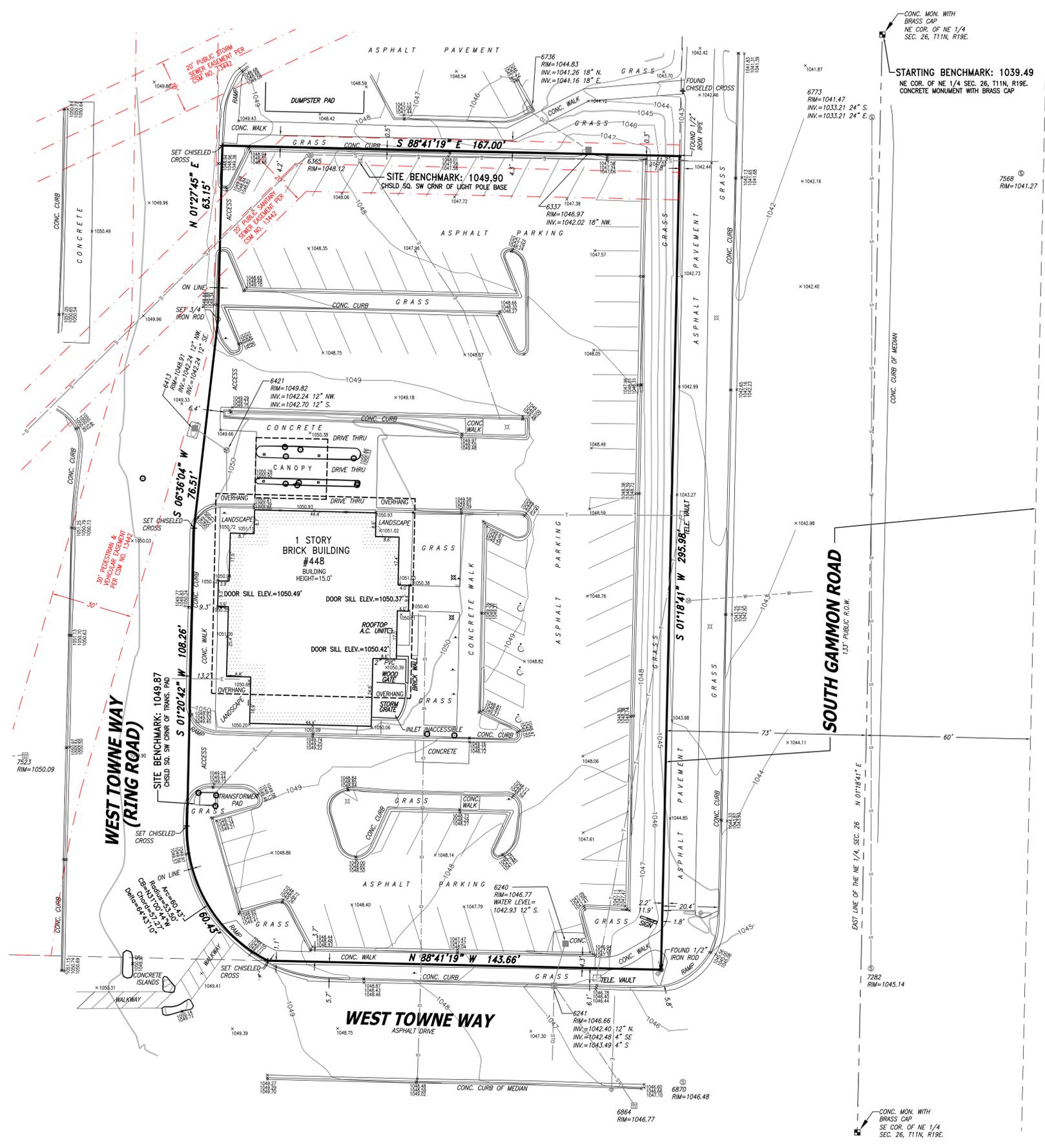
The Land Area of the subject property is 50,435 square feet or 1.1578 acres.

PARKING SPACES

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

NOTE

Inlet 6413 is full of debris.



LEGEND

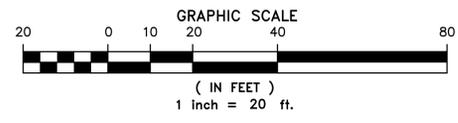
● INDICATES FOUND 1" IRON PIPE	□ TELEPHONE PEDESTAL
○ INDICATES SET 1" IRON PIPE	□ CABLE PEDESTAL
+ INDICATES FOUND CHISELED CROSS	□ CONTROL BOX
⊕ SANITARY MANHOLE	□ FIBER OPTIC PEDESTAL/SIGN
⊕ SANITARY CLEANOUT OR VENT	⊕ TRAFFIC LIGHT
⊕ SEPTIC TANK ACCESS COVER	⊕ COMMUNICATION MANHOLE
⊕ M.I.S. MANHOLE	⊕ BOLLARD
⊕ UNKNOWN MANHOLE	⊕ SOIL BORING/MONITORING WELL
⊕ STORM MANHOLE	⊕ WATER SURFACE
⊕ INLET (ROUND)	⊕ WETLANDS FLAG
⊕ INLET (SQUARE)	⊕ MARSH
⊕ 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	⊕ WATERLINE
⊕ WATER SERVICE CURB STOP	⊕ MARKED GAS MAIN
⊕ WELL HEAD	⊕ MARKED ELECTRIC
⊕ STAND PIPE	⊕ MARKED TELEPHONE
⊕ WALL INDICATOR VALVE	⊕ MARKED CABLE TV LINE
⊕ POST INDICATOR VALVE	⊕ BURIED ELECTRIC SERVICE
⊕ LIGHT POLE	⊕ CHAIN LINK FENCE
⊕ SPOT/YARD LIGHT	⊕ WIRE FENCE
⊕ UTILITY POLE	
⊕ GUY POLE	
⊕ GUY WIRE	
⊕ ELECTRIC MANHOLE	
⊕ ELECTRIC PEDESTAL	
⊕ ELECTRIC METER	
⊕ TELEPHONE MANHOLE	

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 BEDNAR
S-2812
GERMANTOWN, WI
LAND SURVEYOR

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



CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

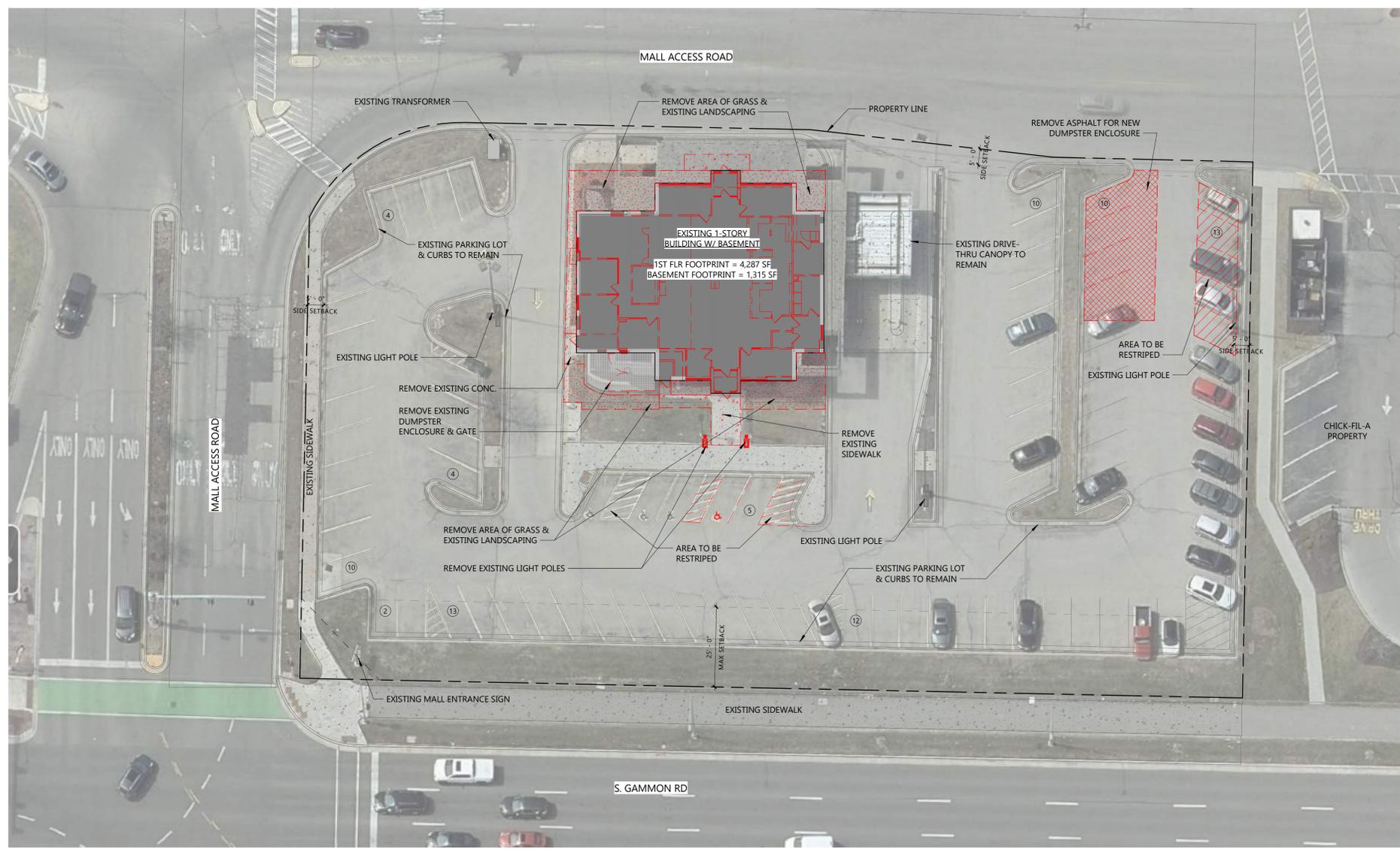
Date	Revision description

This document is an instrument of professional service, and may be protected by the surveyors 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

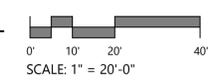
CHAPUT LAND SURVEYS

**Johnson Financial Group -
 Building Renovation**

448 S. Gammon Road | Madison, WI 53719



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



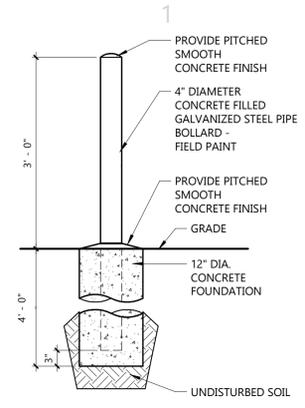
UDC SUBMITTAL

Project Number	24013
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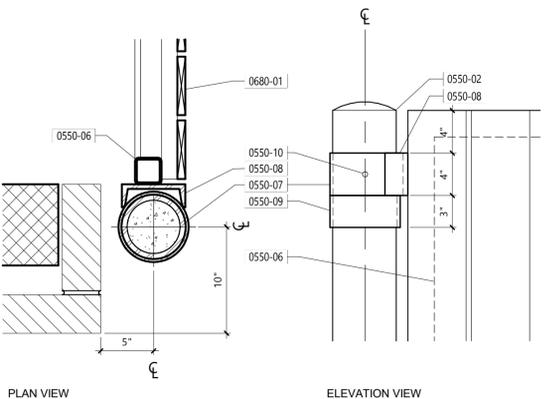
Revisions		
#	Description	Date

Site Demolition Plan

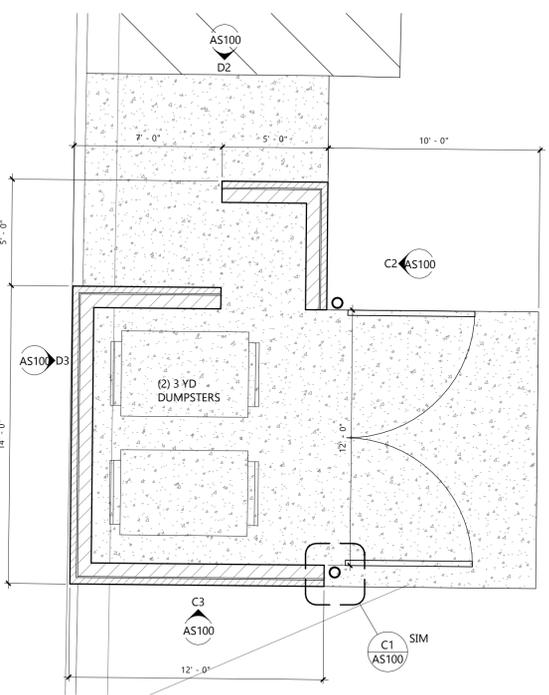
AS001



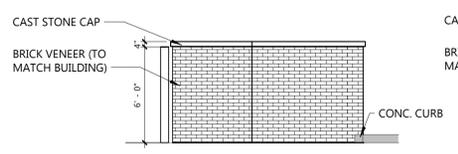
D1 BOLLARD DETAIL
3/4" = 1'-0"



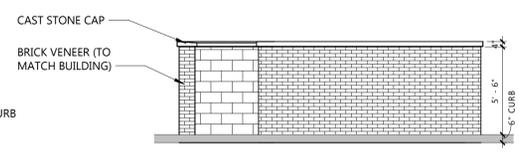
C1 TRASH ENCLOSURE DOOR HINGE
1 1/2" = 1'-0"



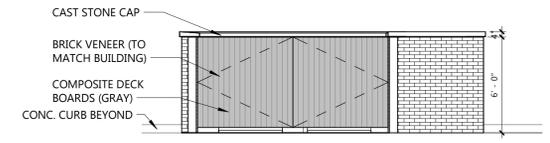
A1 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



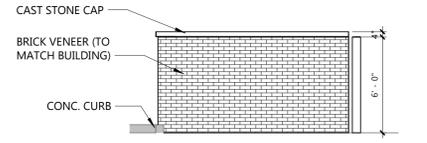
D2 TRASH ENCLOSURE - WEST ELEV.
3/16" = 1'-0"



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

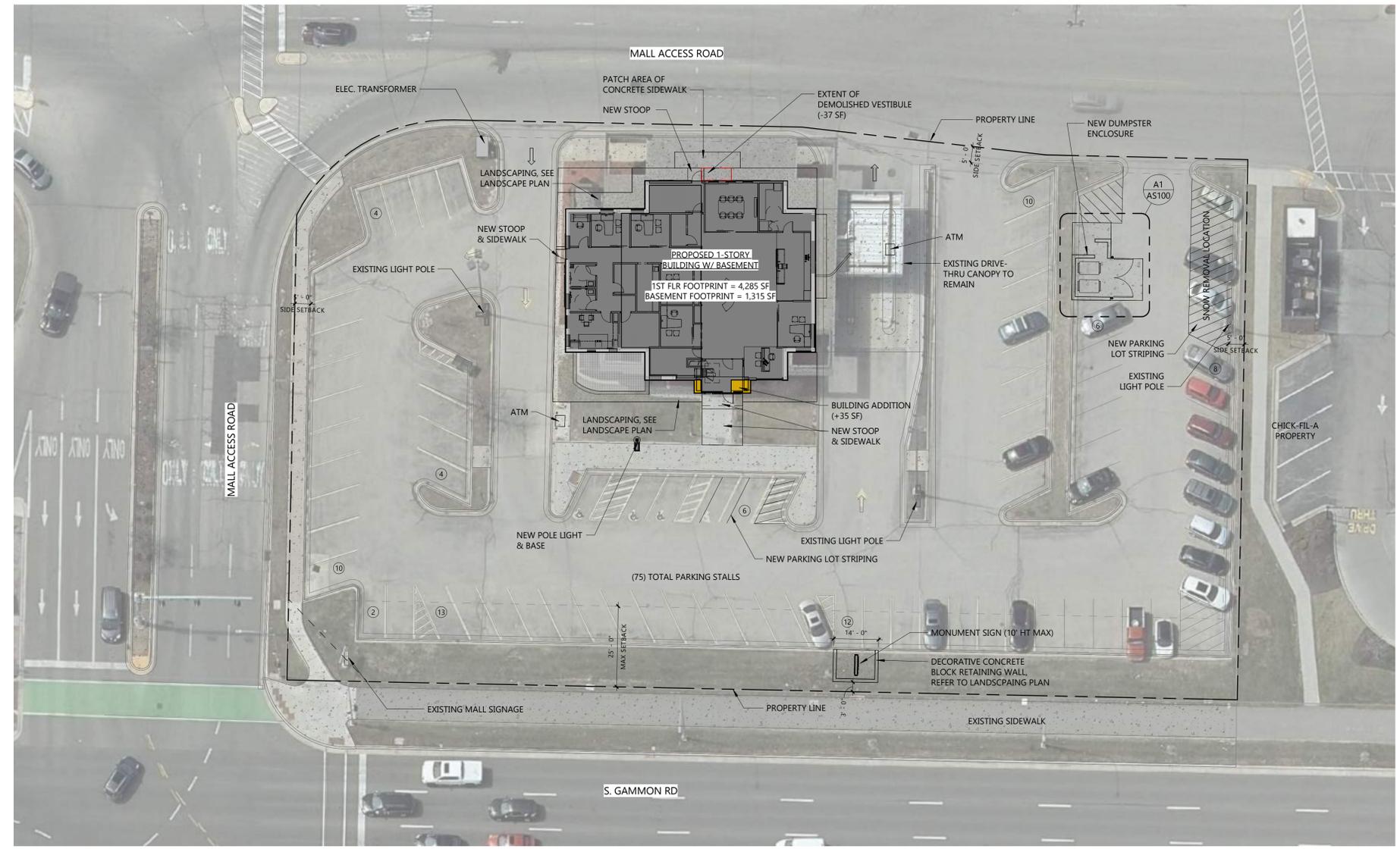


C2 TRASH ENCLOSURE - NORTH ELEV.
3/16" = 1'-0"

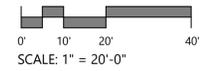


C3 TRASH ENCLOSURE - EAST ELEV.
3/16" = 1'-0"

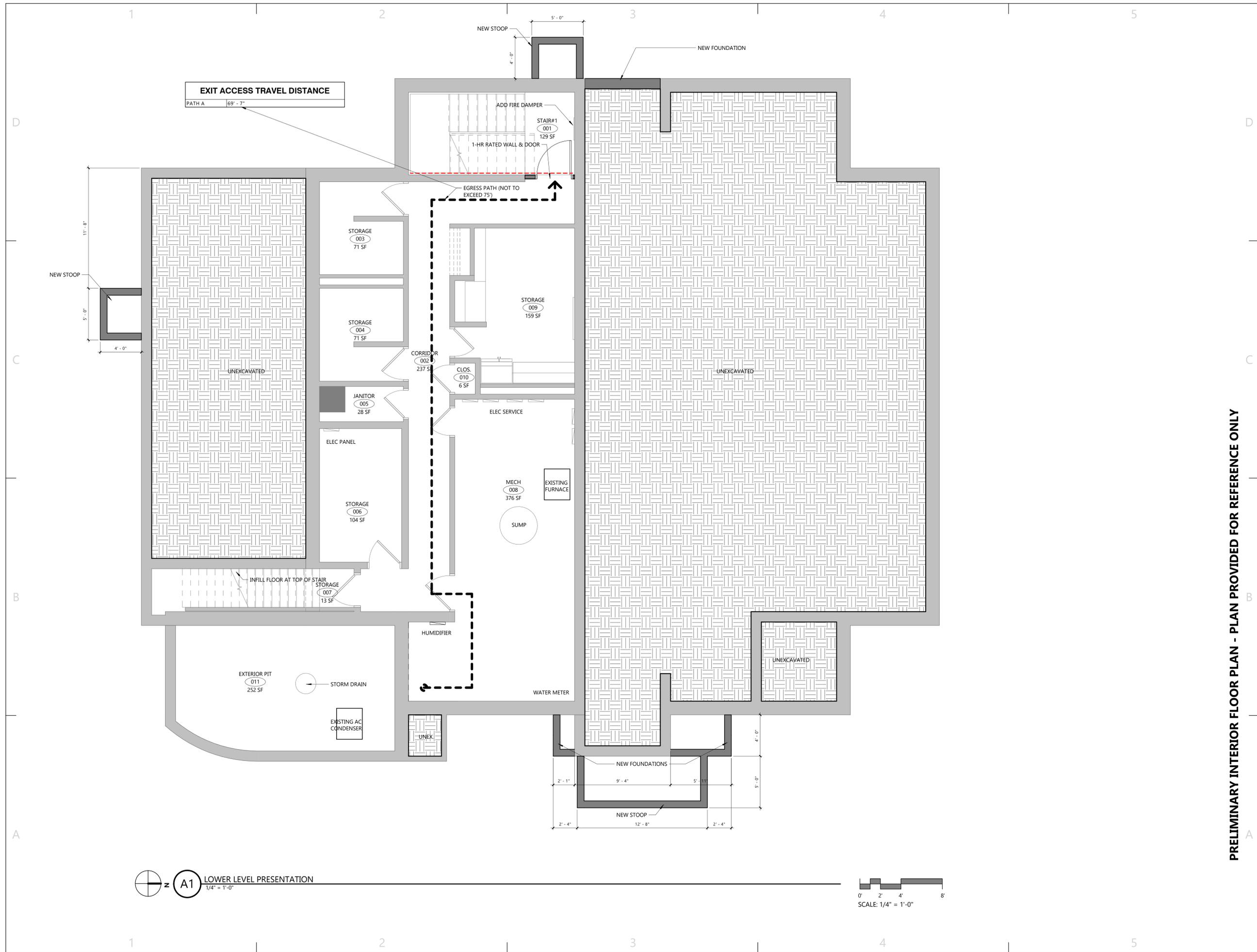
KEYNOTES PER SHEET	
0550-02	6" DIAMETER CONCRETE FILLED STEEL PIPE BOLLARD (SHOP PRIME AND FIELD PAINT).
0550-06	2 1/2" X 2 1/2" X 3/16" TUBE STEEL WELDED TO FORM GATE FRAME. PROVIDE DIAGONAL TUBE BRACE. GRIND ALL WELDS SMOOTH (SHOP PRIME AND FIELD PAINT). PROVIDE TREATED 2X4 HORIZONTAL AT TOP, MIDDLE 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	ZIRC FITTING
0680-01	1x6 COMPOSITE BOARD (COLOR TO BE SELECTED BY ARCHITECT)



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

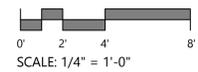


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EXIT ACCESS TRAVEL DISTANCE
 PATH A 69' - 7"

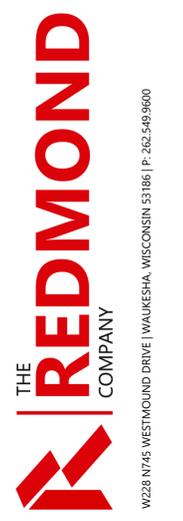
⊕ z (A1) LOWER LEVEL PRESENTATION
 1/4" = 1'-0"



PRELIMINARY INTERIOR FLOOR PLAN - PLAN PROVIDED FOR REFERENCE ONLY

**Johnson Financial Group -
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448 S. Gammon Road | Madison, WI 53719



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New Lower Level
 Presentation Plan

AP100

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



PRELIMINARY INTERIOR FLOOR PLAN - PLAN PROVIDED FOR REFERENCE ONLY

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



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

Johnson Financial Group - Building Renovation

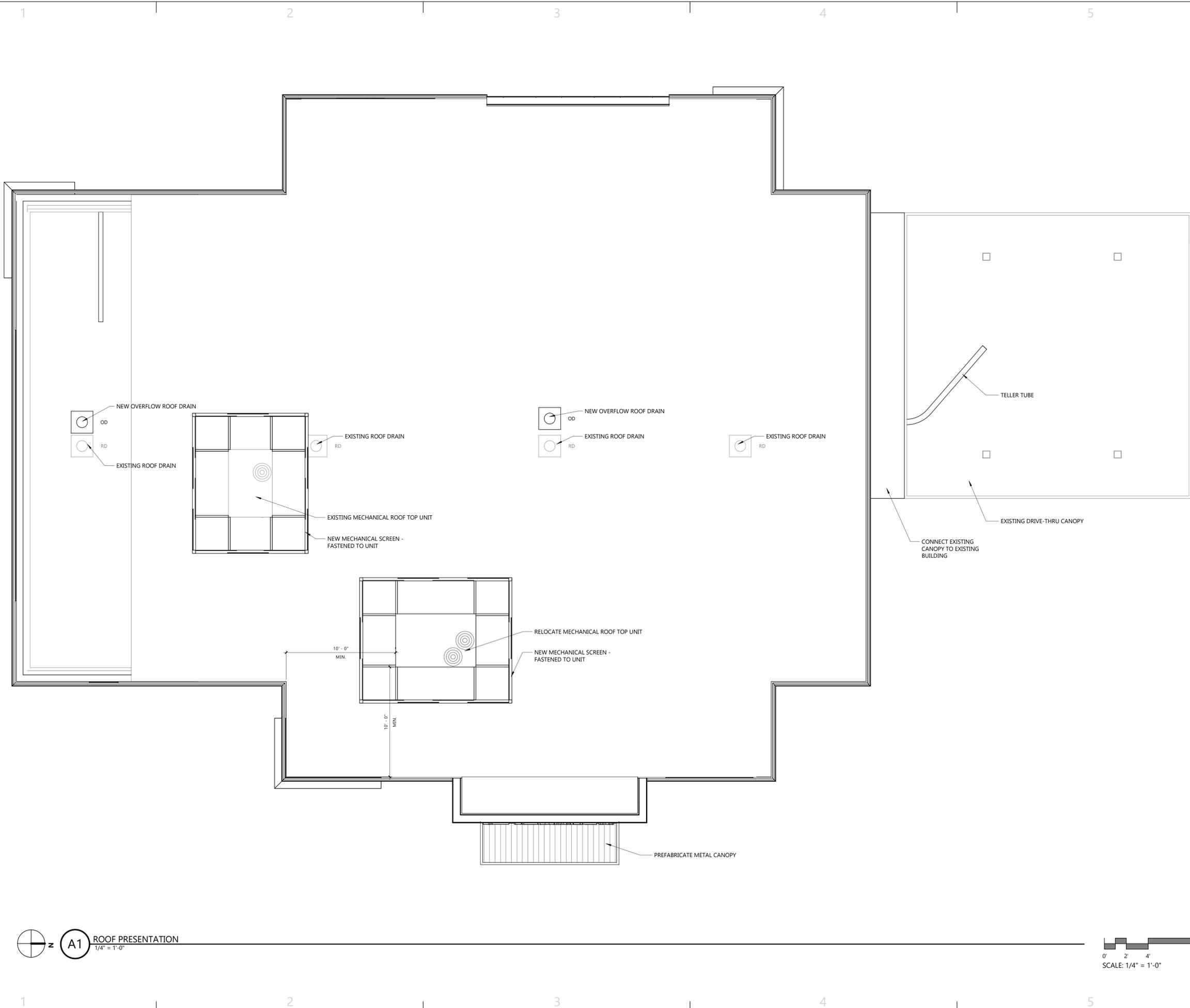
448 S. Gammon Road | Madison, WI 53719

UDC SUBMITTAL

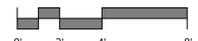
Project Number	24013	
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Revisions		
#	Description	Date

New First Floor Presentation Plan

AP101




A1 ROOF PRESENTATION
 1/4" = 1'-0"


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

PRELIMINARY INTERIOR FLOOR PLAN - PLAN PROVIDED FOR REFERENCE ONLY

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#	Description	Date

New Roof Presentation Plan

AP102



1 VIEW FROM SOUTHEAST



2 VIEW FROM NORTHEAST



3 VIEW FROM NORTHWEST



4 VIEW FROM SOUTHWEST

UDC SUBMITTAL

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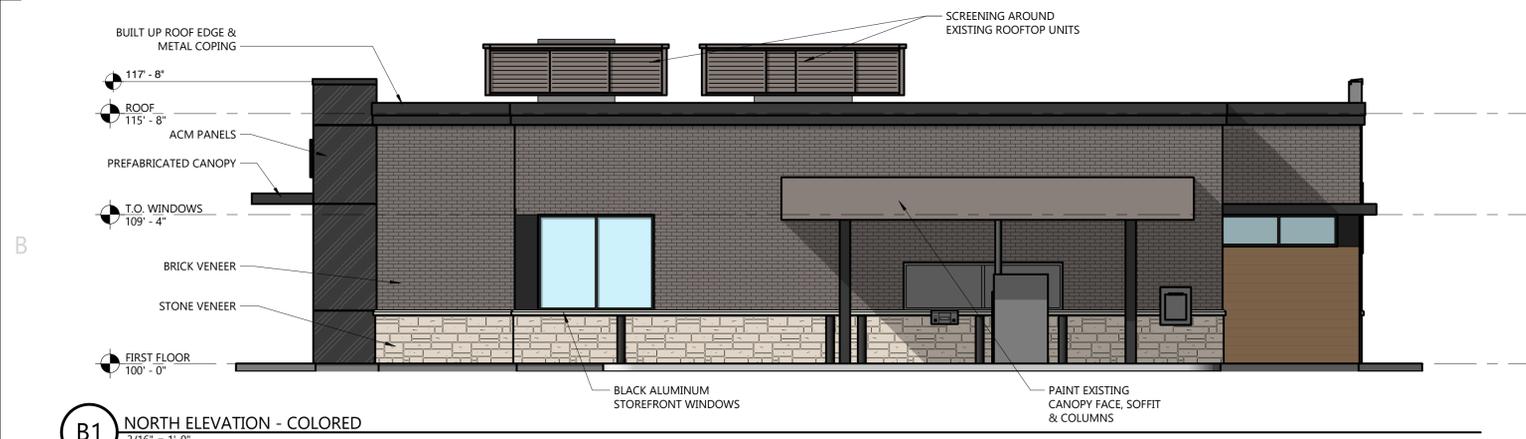
#	Description	Date



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

	ALUCOBOND ACM BRUSHED ALUMINUM
	ROCKWOOD 6" ALUMINUM SIDING IKONO WOODGRAIN
	GLEN GERY BRICK URBAN GREY
	HALQUIST STONE FOND DU LAC LEDGE
	CANOPY PAINT COLOR SHERWIN WILLIAMS SW 9167 POLISHED CONCRETE



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

Johnson Financial Group - Building Renovation

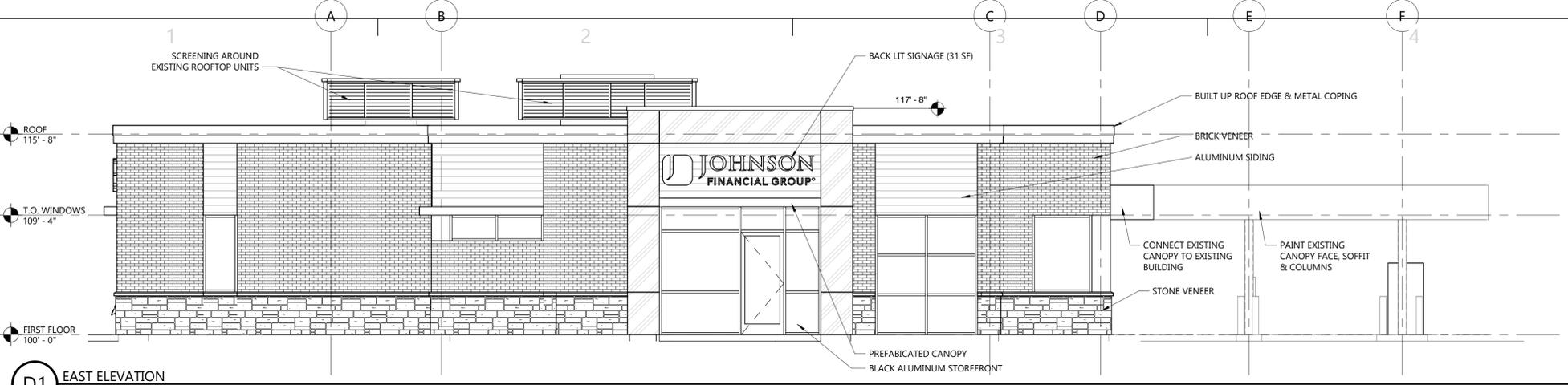
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UDC SUBMITTAL

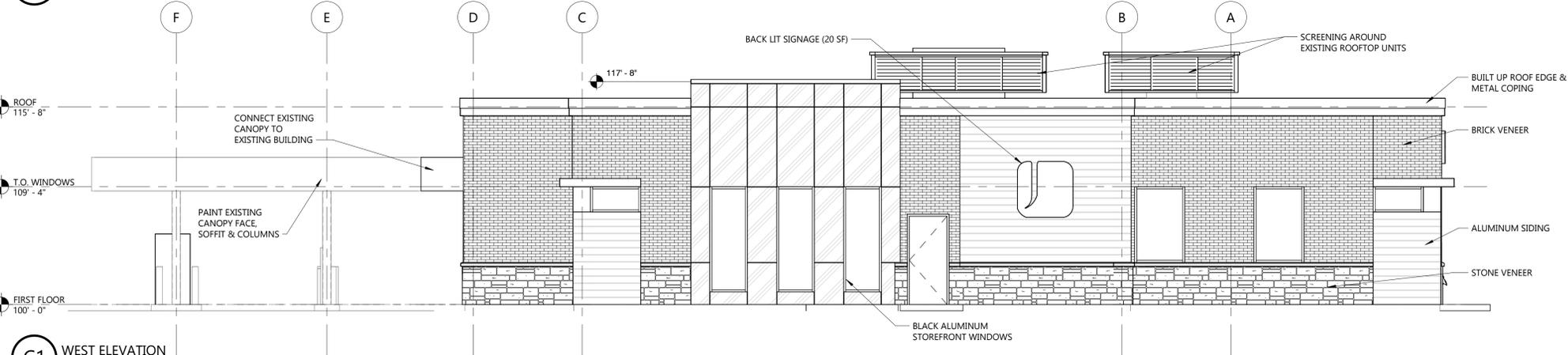
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New Exterior Elevations - Colored

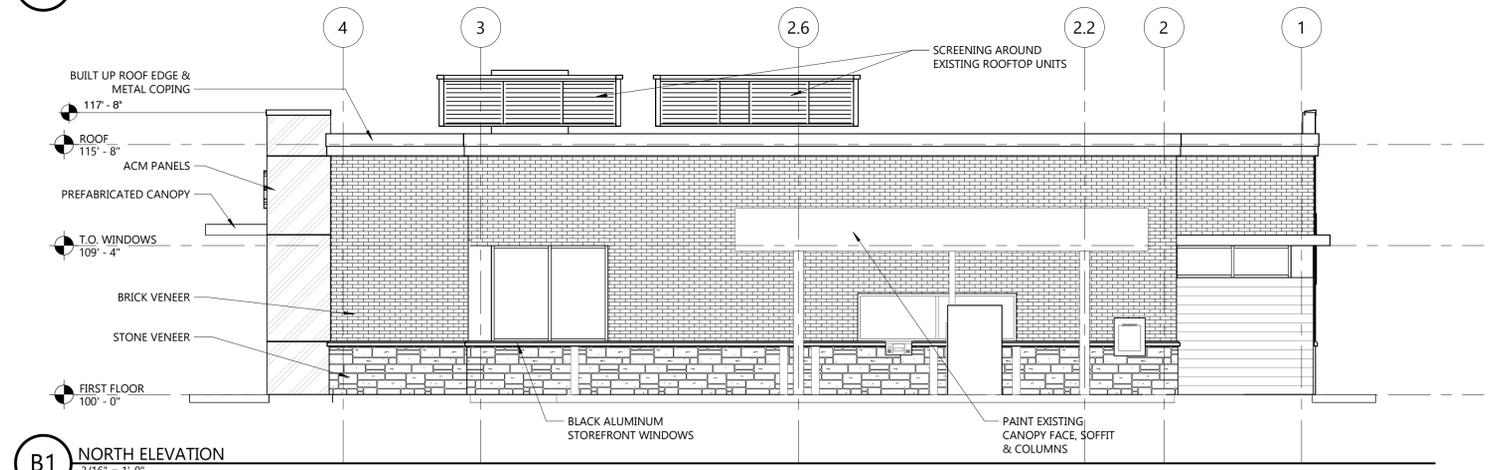
AP201



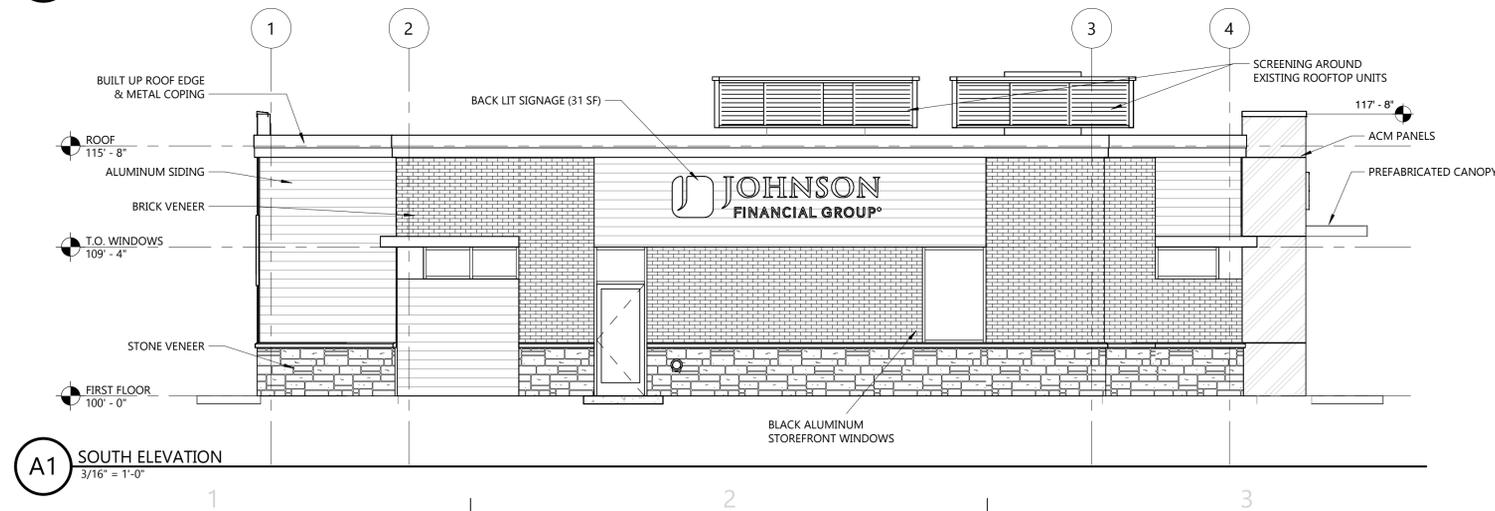
D1 EAST ELEVATION
3/16" = 1'-0"



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



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



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

EXTERIOR MATERIAL LEGEND

	ALUCOBOND ACM BRUSHED ALUMINUM
	ROCKWOOD 6" ALUMINUM SIDING IKONO WOODGRAIN
	GLEN GERY BRICK URBAN GREY
	HALQUIST STONE FOND DU LAC LEDGE
	CANOPY PAINT COLOR SHERWIN WILLIAMS SW 9167 POLISHED CONCRETE



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New Exterior Elevations -
Black & White

AP202



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

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

SHEET TITLE

OVERALL LANDSCAPE PLAN

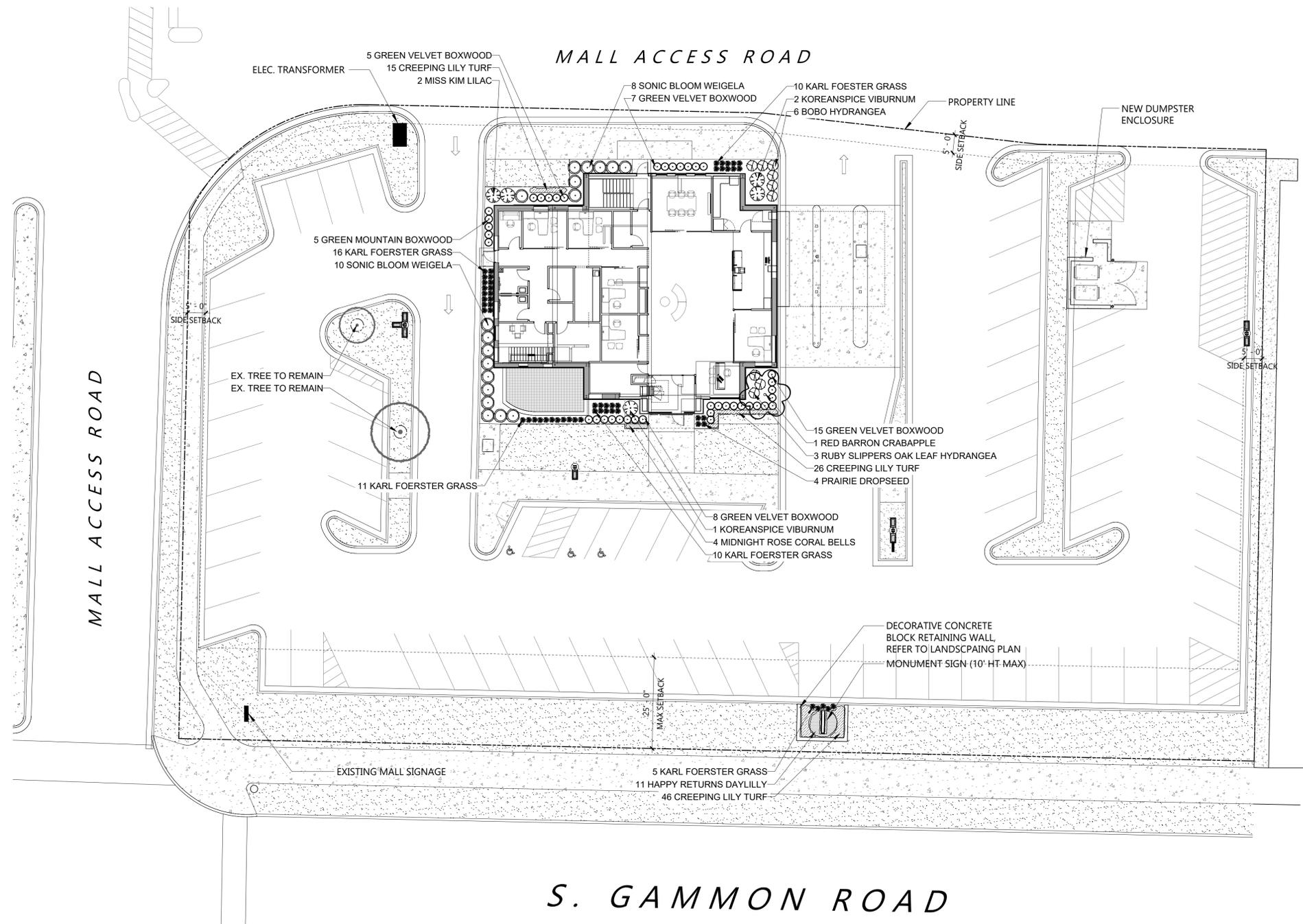
PROJECT MANAGER WDH

PROJECT NUMBER 23-041

DATE 07.28.23

SHEET NUMBER

L 1.0



OVERALL LANDSCAPE PLAN

Scale: 1" = 16'0"



MALL ACCESS ROAD

ELEC. TRANSFORMER
 5 GREEN VELVET BOXWOOD
 15 CREEPING LILY TURF
 2 MISS KIM LILAC

8 SONIC BLOOM WEIGELA
 7 GREEN VELVET BOXWOOD

10 KARL FOESTER GRASS
 2 KOREANSPICE VIBURNUM
 6 BOBO HYDRANGEA

PROPERTY L
 5' - 0" SIDE SETBACK

5 GREEN MOUNTAIN BOXWOOD
 16 KARL FOERSTER GRASS
 10 SONIC BLOOM WEIGELA

5' - 0" SIDE SETBACK

EX. TREE TO REMAIN
 EX. TREE TO REMAIN

11 KARL FOERSTER GRASS

15 GREEN VELVET BOXWOOD
 1 RED BARRON CRABAPPLE
 3 RUBY SLIPPERS OAK LEAF HYDRANGEA
 26 CREEPING LILY TURF
 4 PRAIRIE DROPSEED

8 GREEN VELVET BOXWOOD
 1 KOREANSPICE VIBURNUM
 4 MIDNIGHT ROSE CORAL BELLS
 10 KARL FOERSTER GRASS

DECORATIVE CONCRETE
 BLOCK RETAINING WALL,
 REFER TO LANDSCAIPNG F



ENLARGED LANDSCAPE PLAN

Scale: 1" = 8'0"



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

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 07.28.23

SHEET NUMBER

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.

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 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 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 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 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 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.

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):

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

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 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.

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, and sweeping 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.

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)							
RBCF	1	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		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	35	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							
RSOLH	3	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oak Leaf Hydrangea	24"	Cont.	Full, well rooted plant, evenly shaped	42"
BBH	6	Hydrangea paniculata 'LVOB0'	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	3	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	43	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	11	Hemerocallis '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	46	Liripoe spicata	Creeping Lilly Turf	Qt.	Pot	Full, well rooted plant	12"

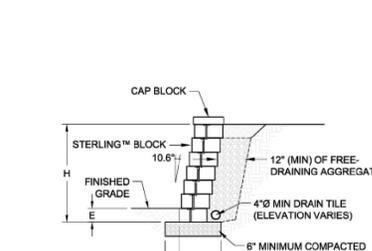
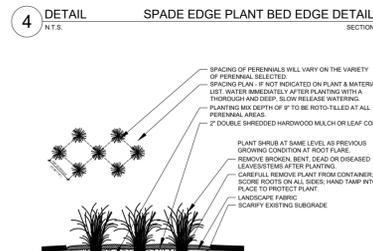
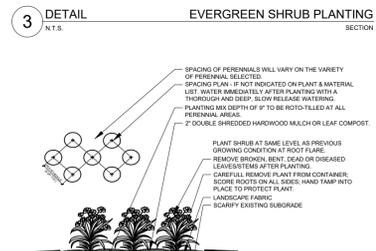
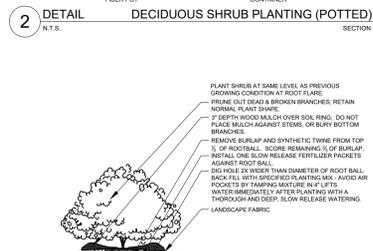
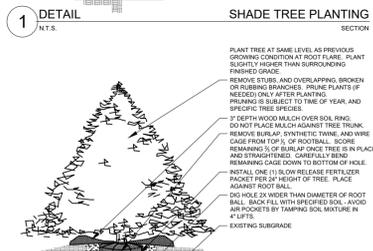
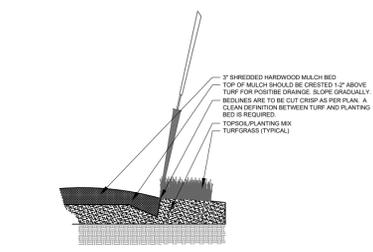
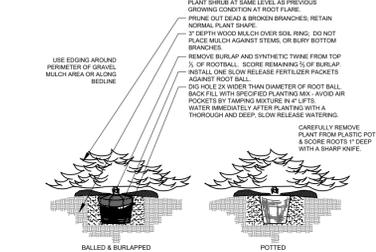
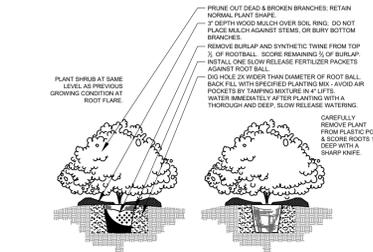
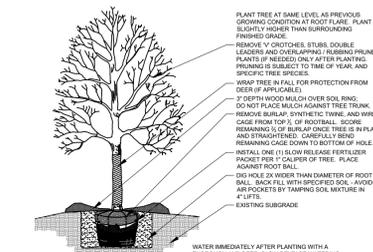
PLAN KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE	SPECIFICATION / NOTES	PLANT SPACING
		SPECIFIED SEED MIX / SOD				

GROUNDCOVERS & VINES						
LAWN	115	Lawn Establishment Area / Grading Area			SY	
SOD	115	Sodded Areas (identified on plan)		see plan for area delineation	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	
15.5	Shredded Hardwood Mulch (3" depth)	Area: 1,675 SF		CY	Bark Mulch; apply Preemergent after installation of mulch	
10.5	Soil Amendments (2" depth)	Area: 1,675 SF		CY		
3.5	Pulverized Topsoil (Lawn Area)	Area: 1,025 SF		CY		
10.5	Pulverized Topsoil (2" over bed areas)	Area: 1,675 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.

LANDSCAPE GENERAL NOTES



PLANT & MATERIAL SCHEDULE

PLANTING & HARDSCAPE DETAILS

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 07.28.23

SHEET NUMBER

L 1.2

HELLER &
ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE



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

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