



# Johnson Financial Group - Building Renovation

448 S. Gammon Road | Madison, WI 53719

## PROJECT TEAM

**TENANT**  
**Johnson Financial Group**  
555 Main Street  
Racine, WI 53403

**STRUCTURAL ENGINEER**  
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Milwaukee, WI 53204

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**The Redmond Company**  
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**Stevens Construction**  
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**LANDSCAPE ARCHITECT**  
**Heller & Associates, LLC**  
PO Box 1359  
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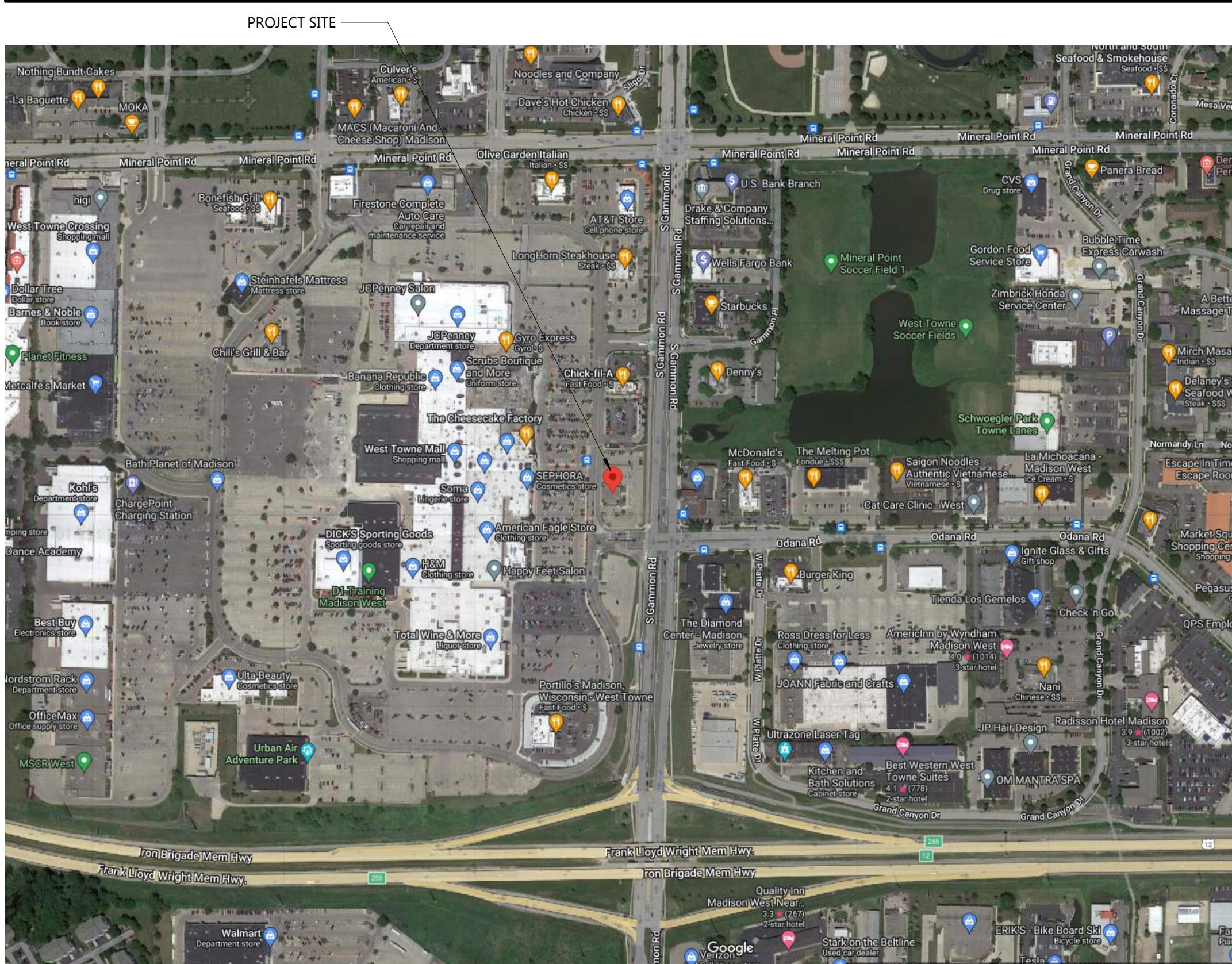
PROJECT CONTACT: David Heller  
EMAIL: david@wadidheller.com  
P: 262.639.9733

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### SHEET INDEX - UDC

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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**

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1

2

3

4

5

D



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



PROPERTY ACROSS GAMMON RD. TO THE EAST

C



WESTPOINTE MALL TO THE WEST OF THE PROPERTY

## Johnson Financial Group - Building Renovation

448 S. Gammon Road | Madison, WI 53719

B



VACANT LOT TO THE SOUTH

### UDC SUBMITTAL

Project Number	24013			
Date	10/17/2023			
Revisions				
<table border="1"> <thead> <tr> <th>#</th><th>Description</th><th>Date</th></tr> </thead> </table>		#	Description	Date
#	Description	Date		

### A

#### Contextual Site Information

**G002**



EXISTING EAST ELEVATION OF CURRENT PROPERTY



EXISTING NORTH ELEVATION OF CURRENT PROPERTY



EXISTING SOUTH ELEVATION OF CURRENT PROPERTY



EXISTING WEST ELEVATION OF CURRENT PROPERTY

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Project Number	24013			
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<table><thead><tr><th>#</th><th>Description</th><th>Date</th></tr></thead></table>		#	Description	Date
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Existing Building Photos

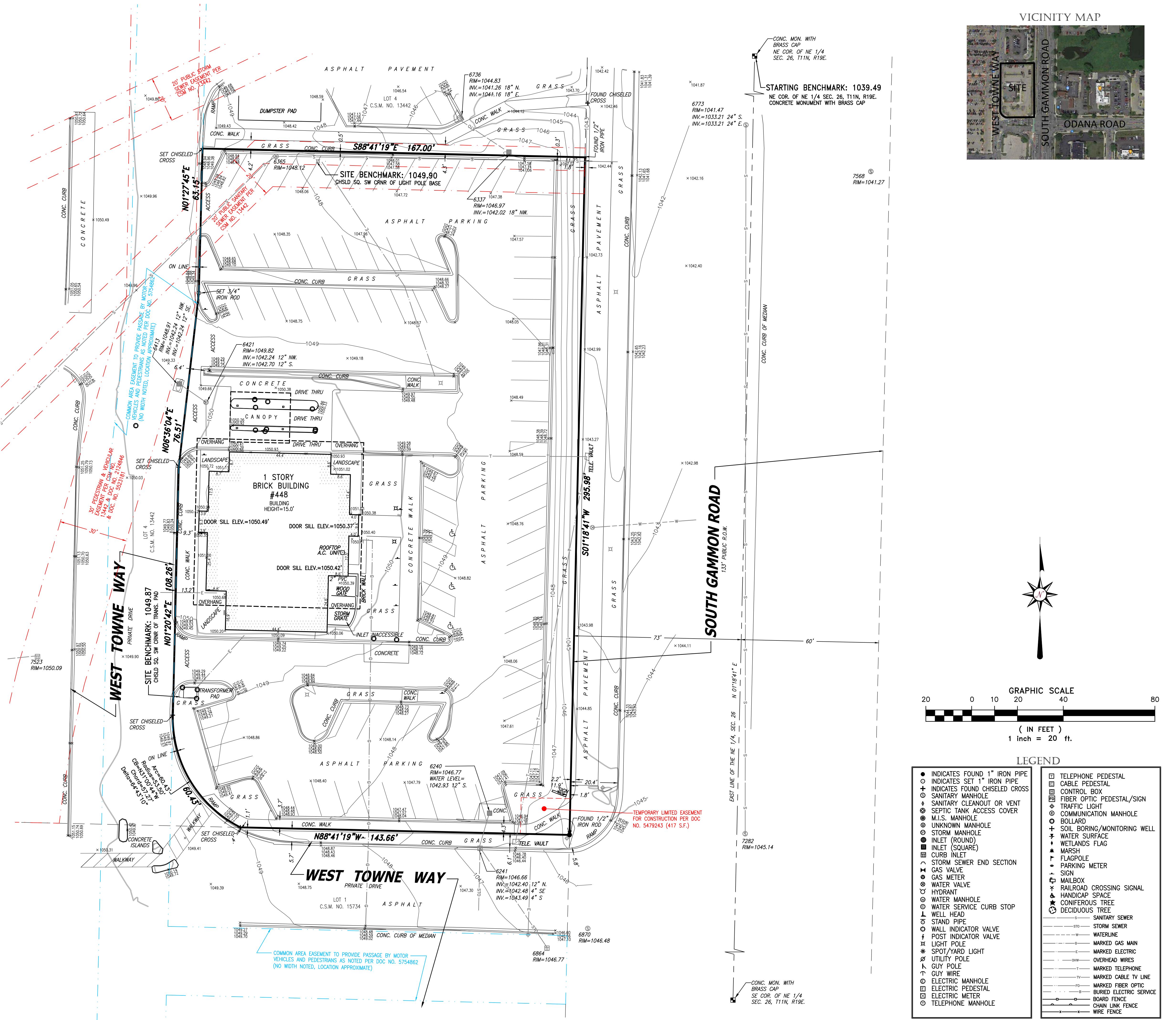
**G003**

**THE REDMOND**

COMPANY

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

# PLAT OF SURVEY WITH TOPOGRAPHY

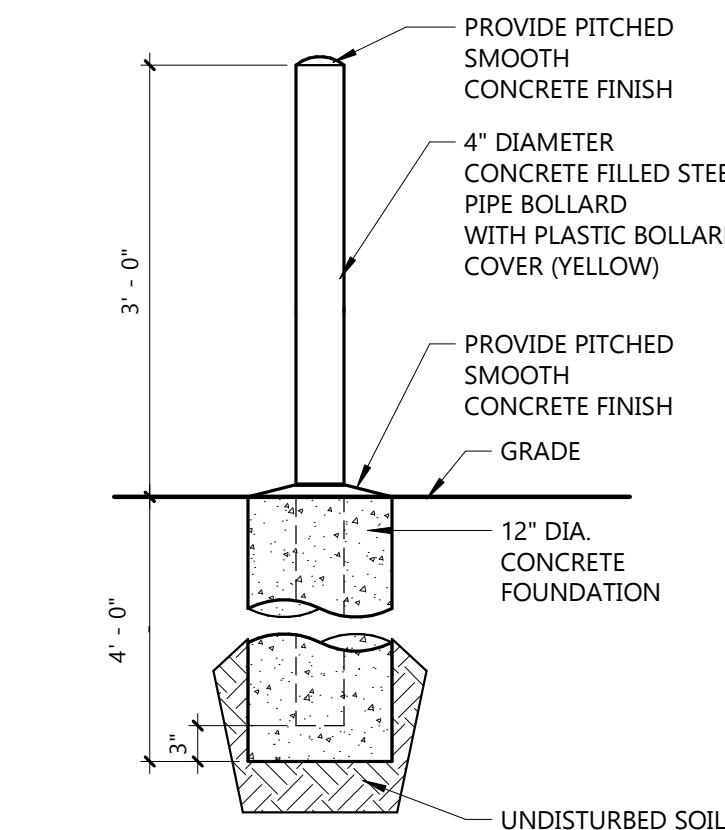
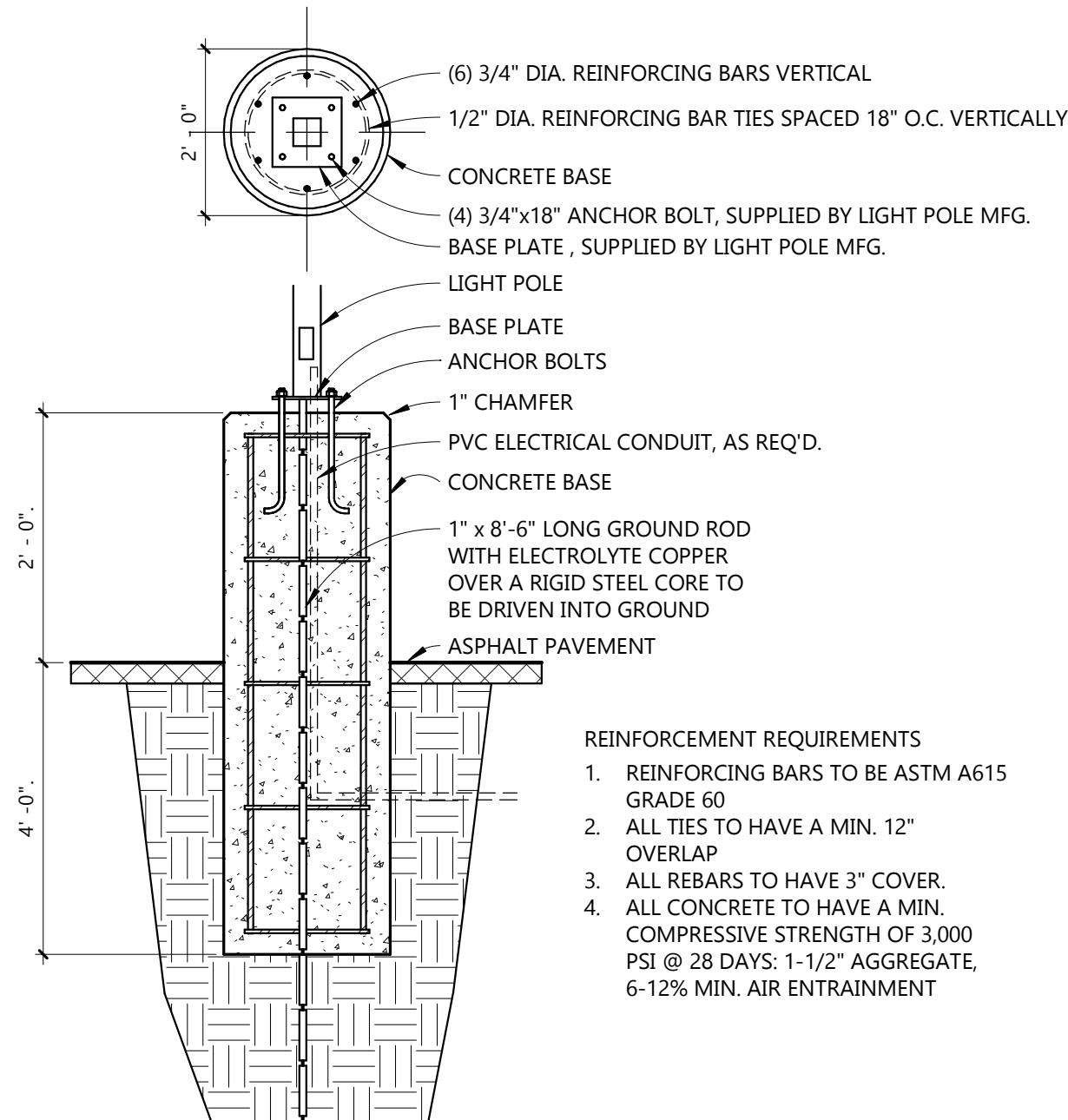


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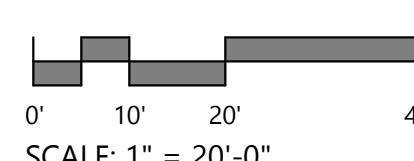
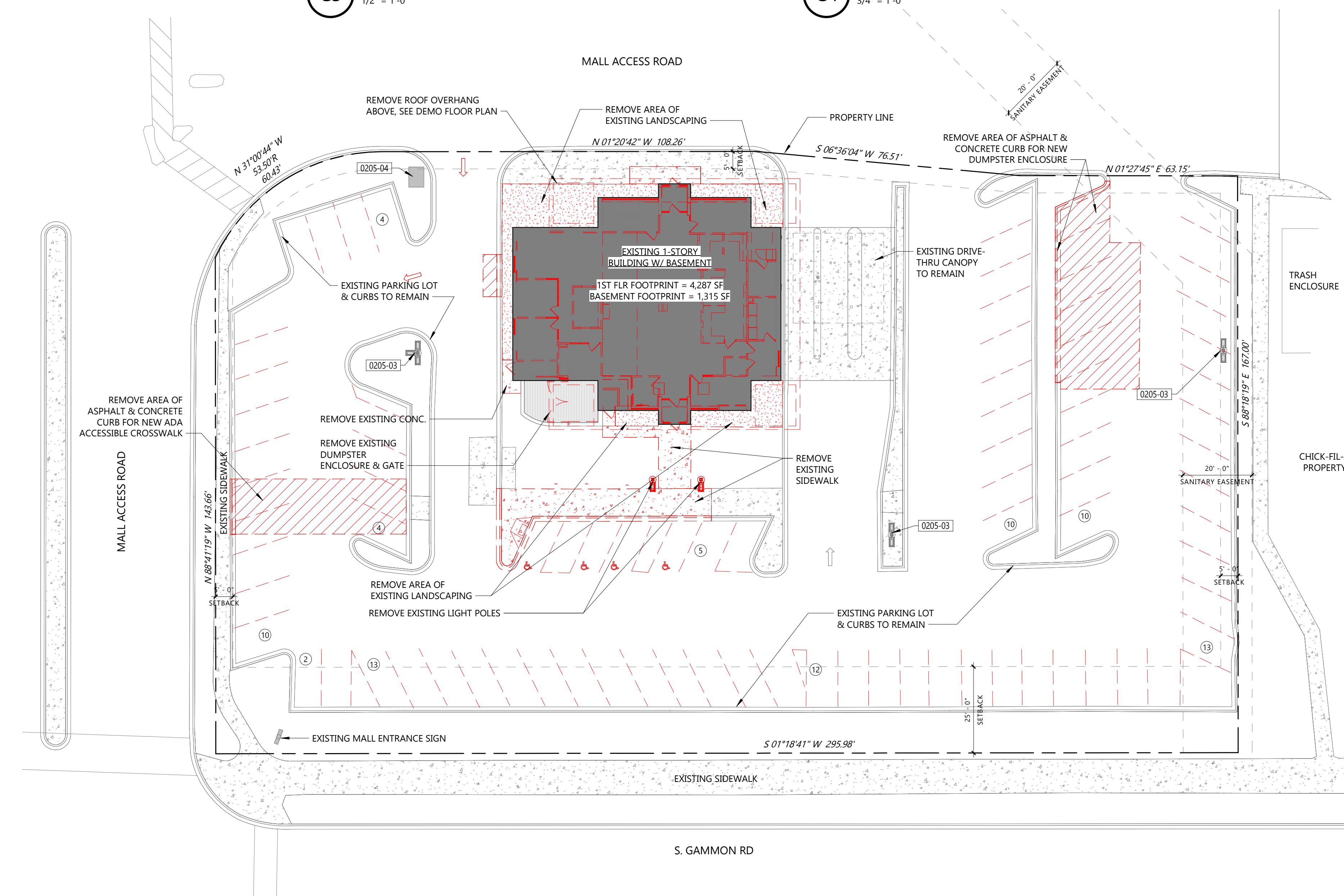
## KEYNOTES PER SHEET

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**



## Site Demolition Plan & Site Details

**AS001**

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Project Number	240
Date	10/17/2023
Revisions	

# THE REDMOND COMPANY

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— COMITATO —

# Johnson Financial Group - Building Renovation

1

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UDC SUBMIT

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Project Number
Date
Revisions

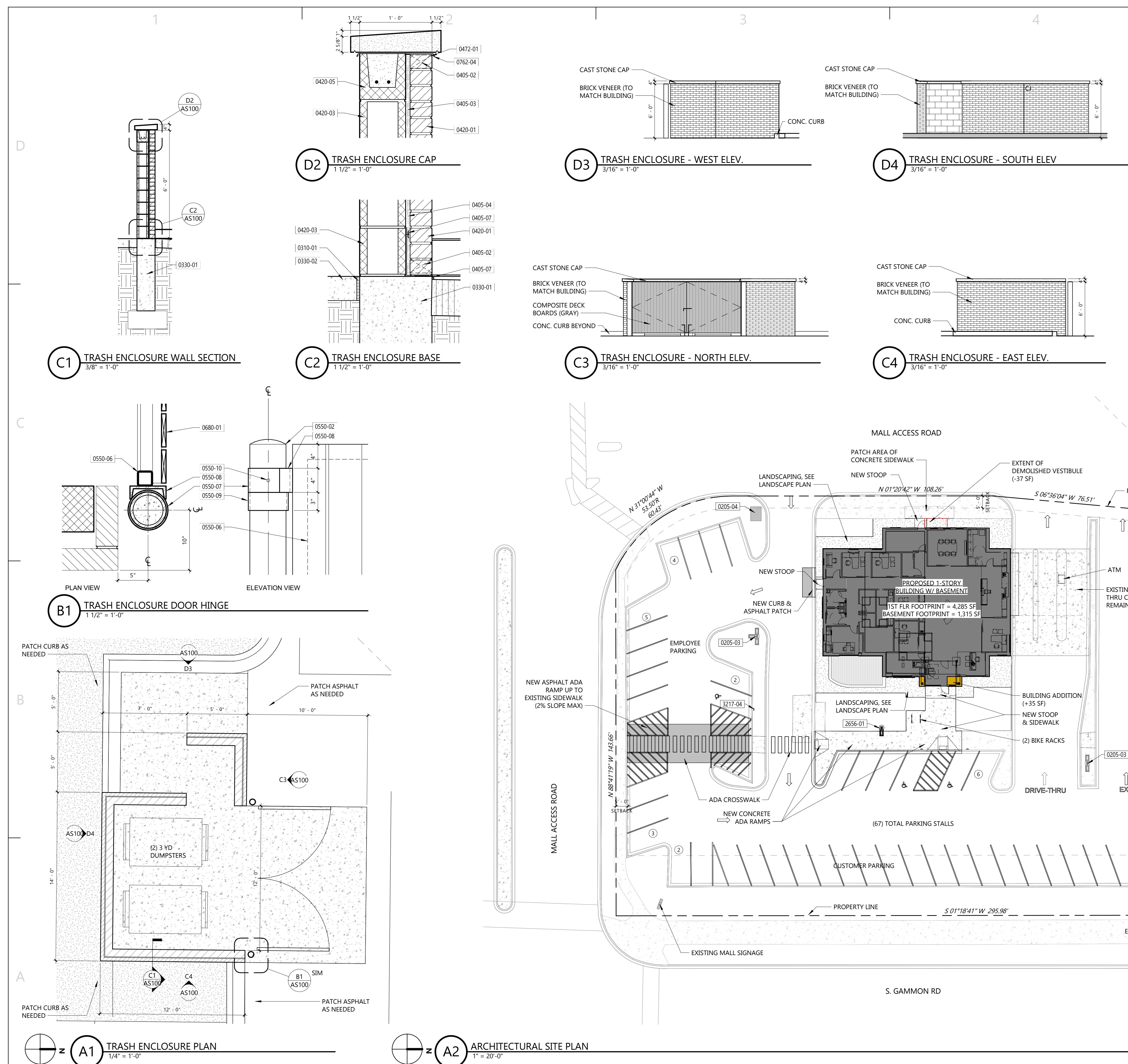
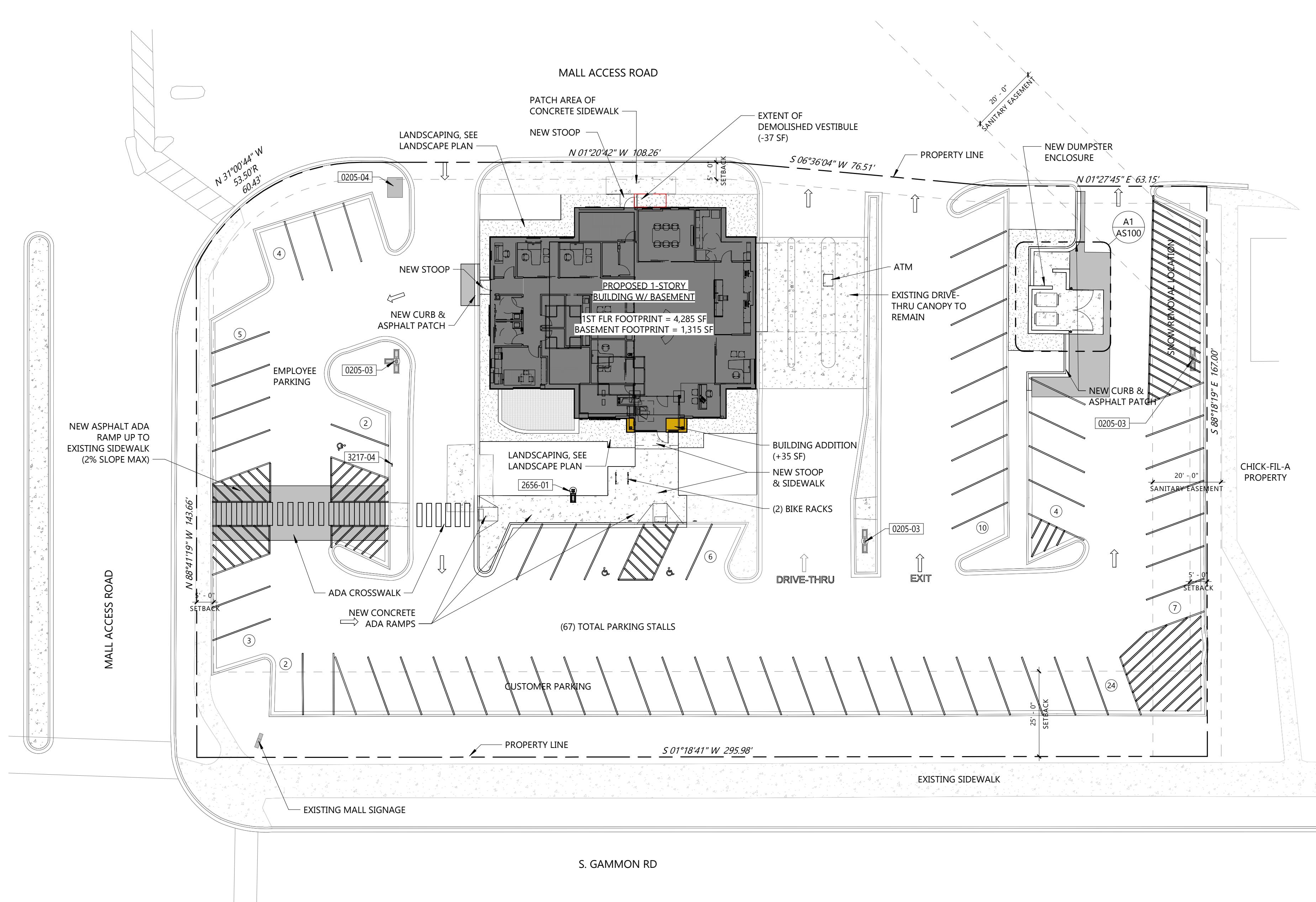
## Architectural Site Plan

# AS10

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## KEYNOTES PER SHEET

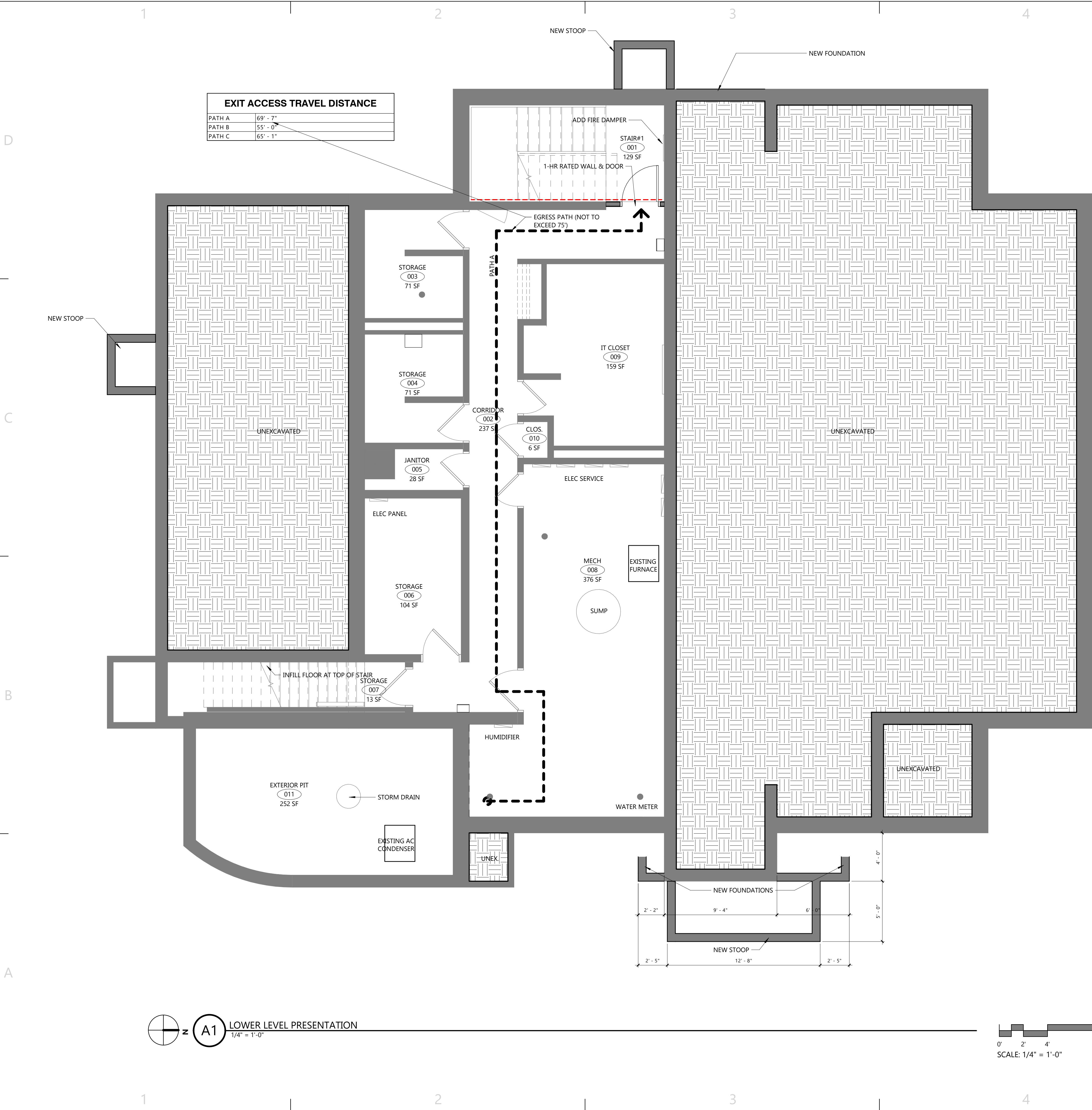
0205-03	EXISTING LIGHT POLES TO REMAIN
0205-04	EXISTING ELECTRICAL TRANSFORMER TO REMAIN
0310-01	1/2" ISOLATION JOINT
0330-01	POURED CONCRETE FOOTING / FOUNDATION WALL (SEE STRUCTURAL DRAWINGS)
0330-02	POURED CONCRETE SIDEWALK / CURB / SLAB (SEE CIVIL DRAWINGS)
0405-02	VENTED WEEP INSERTS (COLOR TO MATCH 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)



## Johnson Financial Group - Building Renovation

448 S. Gammon Road | Madison, WI 53719

PRELIMINARY INTERIOR FLOOR PLAN - PLAN PROVIDED FOR REFERENCE ONLY



New Lower Level  
Presentation Plan

**AP100**



# REDMOND

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The logo graphic consists of three thick, red, slanted bars of varying lengths, creating a dynamic, geometric shape that suggests movement or a stylized 'R'.

COMPARISON OF THE INFLUENCE OF THE VARIOUS  
FACTORS ON THE DETERMINATION OF THE  
OPTIMUM DILUTION RATIO

# Building Renovation

JBM ITTA

umber 24013  
10/17/2023

## First Floor Station Plan

# P101

The Redmond Company

# REDMOND

COMPANY

The logo graphic consists of a stylized 'X' shape formed by two thick, red, slanted bars that meet at the bottom. Below this 'X' is a solid red horizontal bar.

הנתקה

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

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DC SUBMITTA

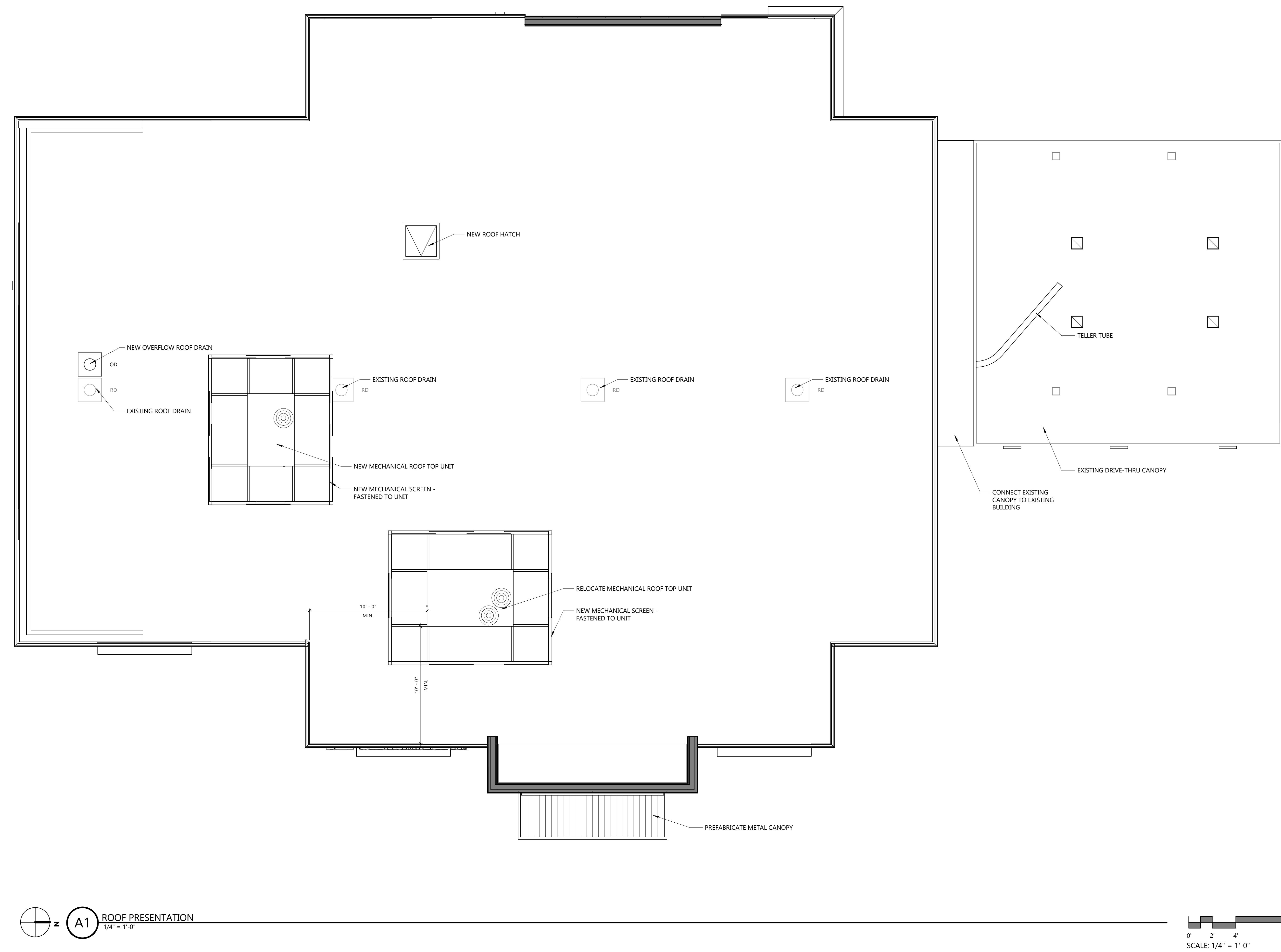
Object Number	24013
Object Date	10/17/2023
Object Description	visions
Object Date	

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# New Roof Presentation

# AP102

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5

D

D

C

C

B

B

A

A



VIEW FROM NORTHEAST

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

## Johnson Financial Group - Building Renovation

448 S. Gammon Road | Madison, WI 53719



UDC SUBMITTAL

Project Number	24013
Date	10/17/2023
Revisions	
<hr/>	

# Description Date

Exterior Rendering

AP200

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**Johnson Financial Group -  
Building Renovation**

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EXTERIOR MATERIAL LEGEND	
	ACM-1 ALUCOBOND ACM BRUSHED ALUMINUM
	AS-1 ROCKWOOD 6" ALUMINUM SIDING IKONO WOODGRAIN
	BR-1 GLEN GERY BRICK URBAN GREY
	STN-1 STONE VENEER STONEQUEST 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



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BR-1	BRICK VENEER
STN-1	STONE VENEER

**UDC SUBMITTAL**

Project Number	24013	
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**

*S. GAMMON ROAD*

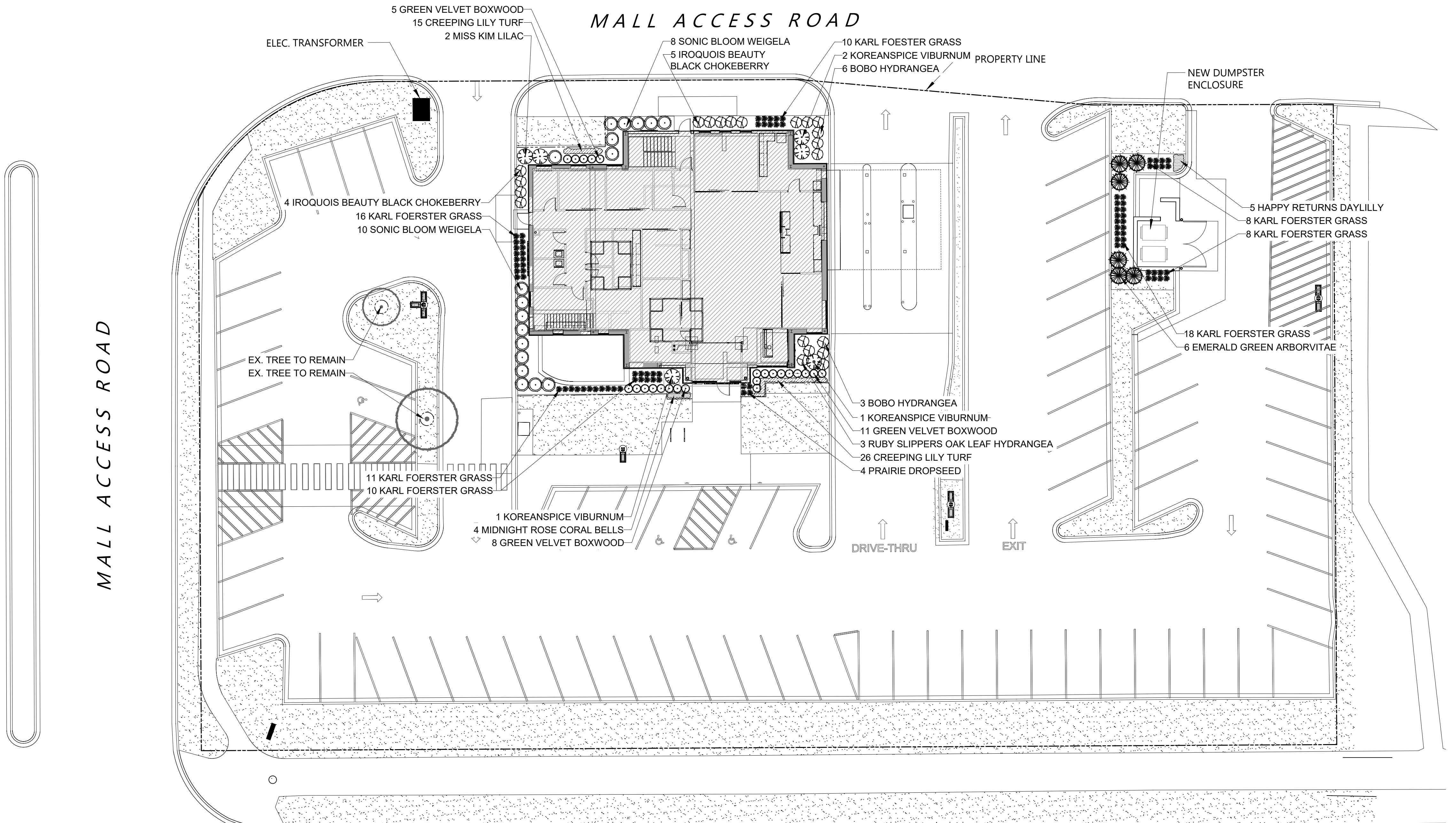


**OVERALL LANDSCAPE PLAN**

Scale: 1" = 16'0"

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

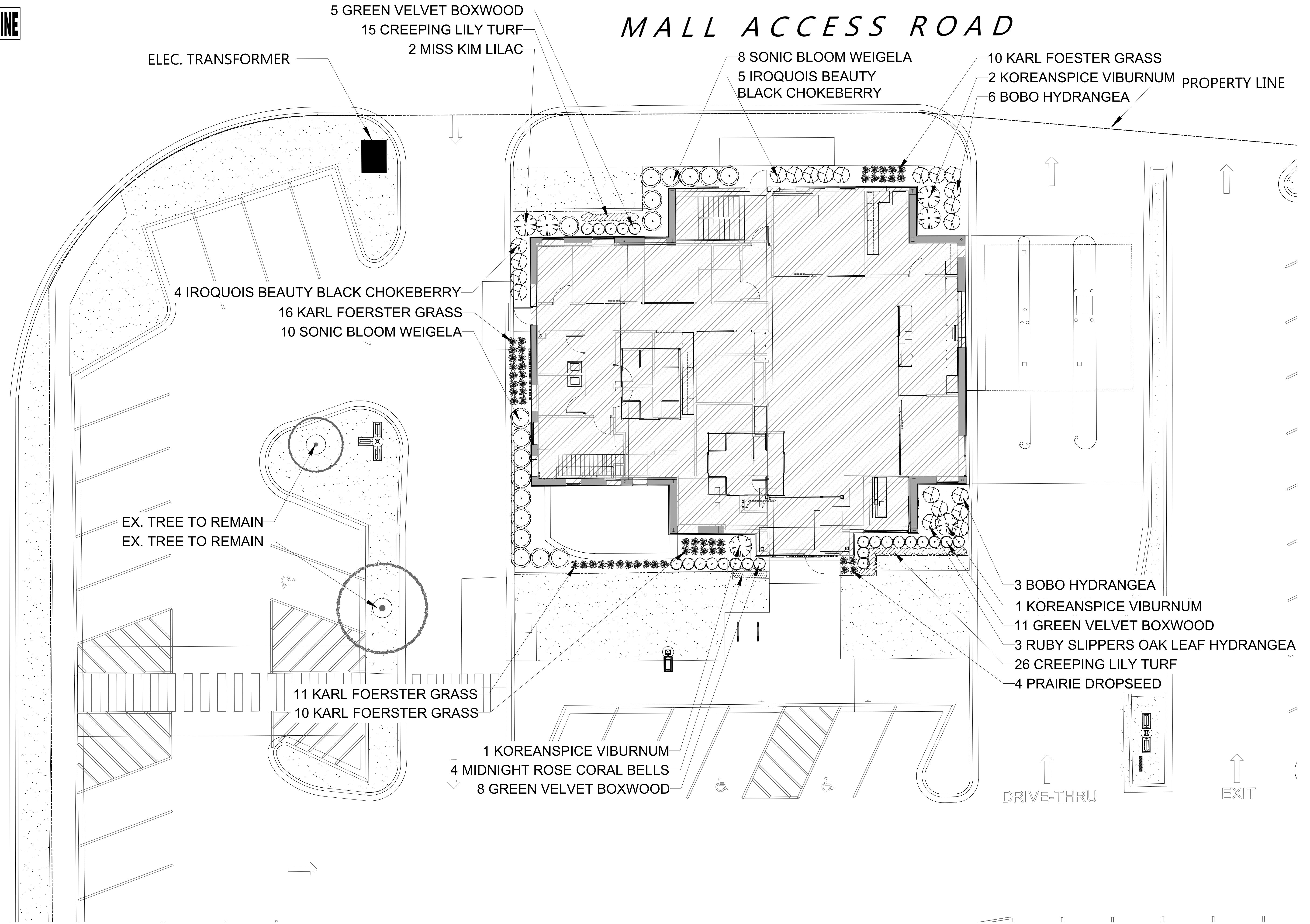
**L 1.0**





CALL DIGGERS HOTLINE  
811 or 1-800-242-8511  
MS. STATUTE: 182.07(2)(b)(7a)  
REQUIRES MIN. 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE

## MALL ACCESS ROAD



**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
9.20.23	REV. SITE PLAN
10.02.23	REV. SITE PLAN

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

## SHEET TITLE ENLARGED LANDSCAPE PLAN

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

**L 1.1**



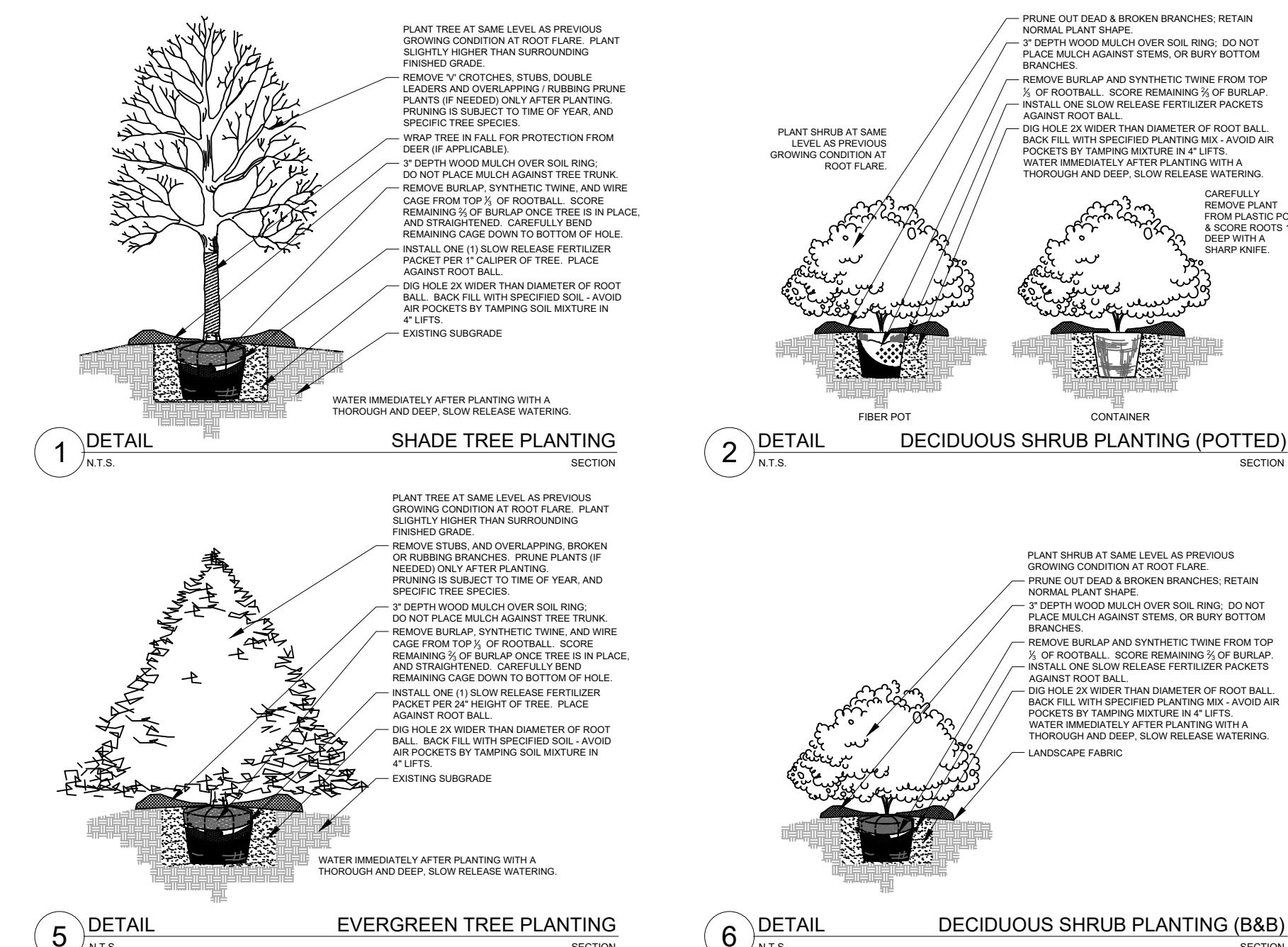
- Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
- Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
- 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 shall 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  $\frac{1}{2}$  of the rootball and carefully wrap 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  $\frac{1}{2}$  of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.
- 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  $\frac{1}{2}$  full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to fully 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.
- Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 5% 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  $\frac{1}{2}$  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 rate, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and baled & burlapped plant material should be back-filled with amended soil:

Per 100 SF of bed area (Soil Amendment composition):  
 ½ CY Peat Moss or Mushroom Compost  
 ½ CY blended/pulverized Topsoil  
 ½ 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  $\frac{1}{2}$ " 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.

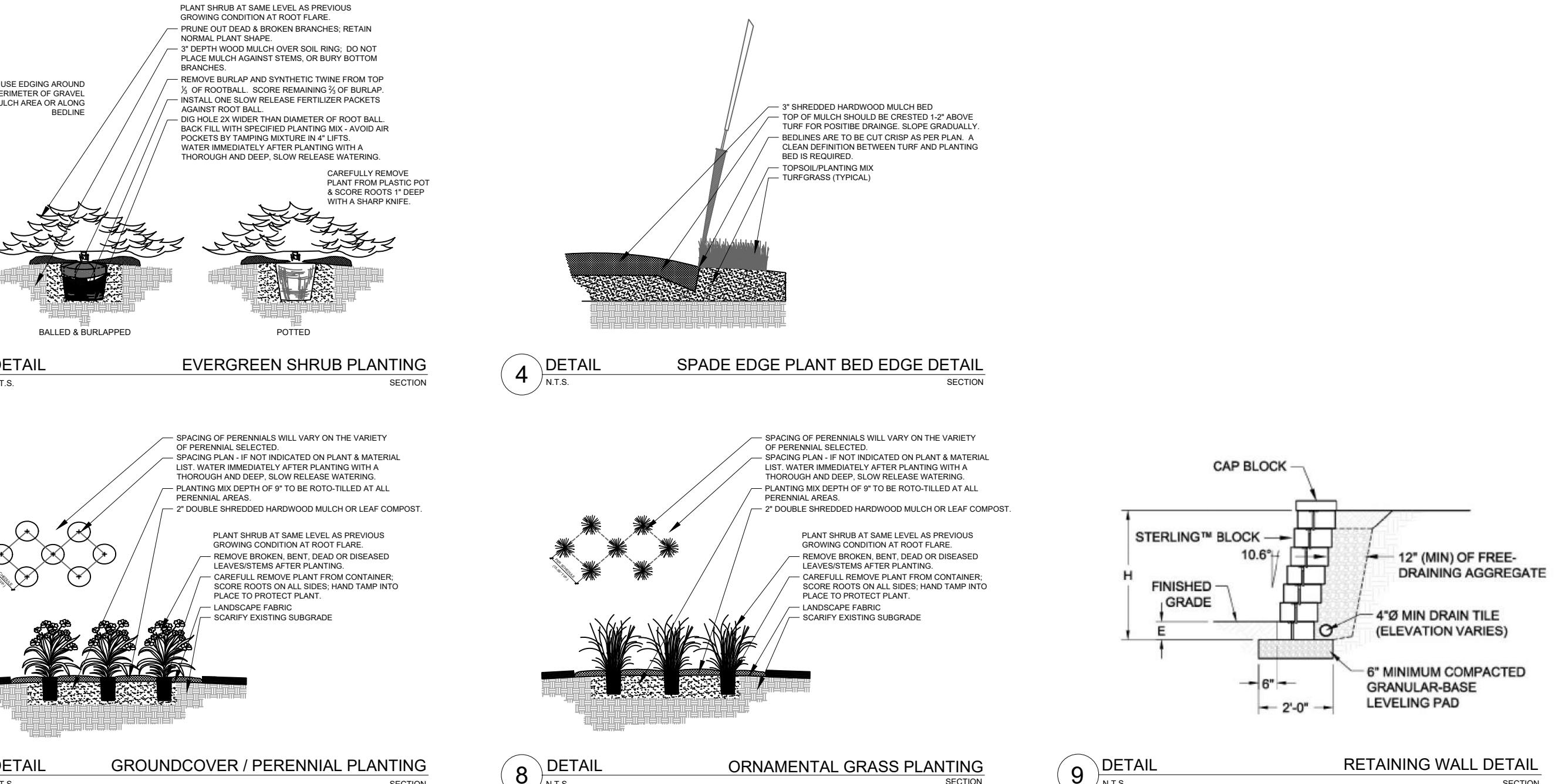
## LANDSCAPE GENERAL NOTES



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



## LANDSCAPE DETAILS, NOTES & SCHEDULES

PROJECT NUMBER 23-041  
DATE 10.02.23  
SHEET NUMBER

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

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## PLANTING & HARDSCAPE DETAILS

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