



ISSUED FOR:

Minor PUD Amendment 10/09/2024

REVISION FOR:

NO.	DESCRIPTION	DATE

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**LANDSCAPE PLAN  
PHASE 1 - STAGE II  
COVER SHEET**

**L0.1**

# FOUNDRY AT MAYFAIR COLLECTION

## PHASE 1 - STAGE II

### WAUWATOSA, WISCONSIN

#### PROJECT TEAM

##### DEVELOPERS:

WINGSPAN DEVELOPMENT GROUP  
1001 FEEHANVILLE DRIVE  
MOUNT PROSPECT, IL 60056  
TEL (847) 394-6200  
CONTACT: JASON MACKLIN

##### AND

CITADEL PROPERTY ADVISORS  
100 S. WACKER DRIVE, SUITE 950  
CHICAGO, IL 60606  
CONTACT: TIM BLUM

##### ARCHITECT:

ENGBERG ANDERSON ARCHITECTS  
8618 W. CATALPA AVENUE, SUITE 1116  
CHICAGO, IL 60656  
TEL (414) 944-9000  
CONTACTS:  
TIM WOLOSZ / FELIPE ORNELAS / MARIANA ARENA

##### STRUCTURAL ENGINEER:

CORE 4 ENGINEERING  
N70 W5185, COLUMBIA ROAD  
CEDARBURG, WI 53012  
TEL (262) 236-9372  
CONTACTS: REID SPIERING

##### CIVIL ENGINEER:

PINNACLE ENGINEERING GROUP  
20725 WATERTOWN ROAD, SUITE 100  
BROOKFIELD, WI 53186  
TEL (262) 754-8888  
CONTACTS: AARON KOCH / MARK BABICH

##### LANDSCAPE ARCHITECT:

DICKSON DESIGN STUDIO, INC.  
9 CRYSTAL LAKE ROAD, SUITE 110  
LAKE IN THE HILLS, IL 60156  
TEL (224) 241-8181  
CONTACT: SHARON DICKSON / JEFF TORRENS

##### ON-STRUCTURE PLANTING CONSULTANT:

OMNI ECOSYSTEMS  
4131 S. STATE STREET  
CHICAGO, IL 60609  
TEL (312) 337-3196  
CONTACTS: ADAM DE FOOR-WHITE / ERIK KOPINSKI

#### SHEET INDEX

- L0.1 COVER SHEET / PROJECT TEAM
- L1.0 LOCATION MAP  
SITE CONTEXT MAP
- L1.1 CONNECTIONS PLAN WITH SYMBOLS KEY
- L1.2 SHEET KEY: LANDSCAPE PLAN
- L1.3 LANDSCAPE PLAN (WEST)
- L1.4 LANDSCAPE PLAN (EAST)
- L3.0 NOTES & DETAILS:  
PLANT SYMBOLS KEY  
NOTES: GENERAL LANDSCAPE  
DETAILS: PLANTING (IN-GROUND)
- L3.1 DETAILS: FENCING & PLANTING (ON-STRUCTURE)
- L3.2 DETAILS
- L4.0 SITE FURNISHINGS (REFERENCE IMAGES)



**dickson design  
STUDIO**

9 CRYSTAL LAKE ROAD SUITE 110  
LAKE IN THE HILLS IL 60156 | T 224 241 8181

**FOUNDRY AT MAYFAIR  
COLLECTION - STAGE II**

11220 BURLEIGH ST  
WAUWATOSA, WI 53222

WINGSPAN DEVELOPMENT INC. 6860BP  
1001 Feehanville Drive - Mount Prospect, IL 60056  
CITADEL PROPERTY ADVISORS  
100 South Wacker Drive, Suite 950 - Chicago, IL 60606

PROJECT NUMBER 223467.00

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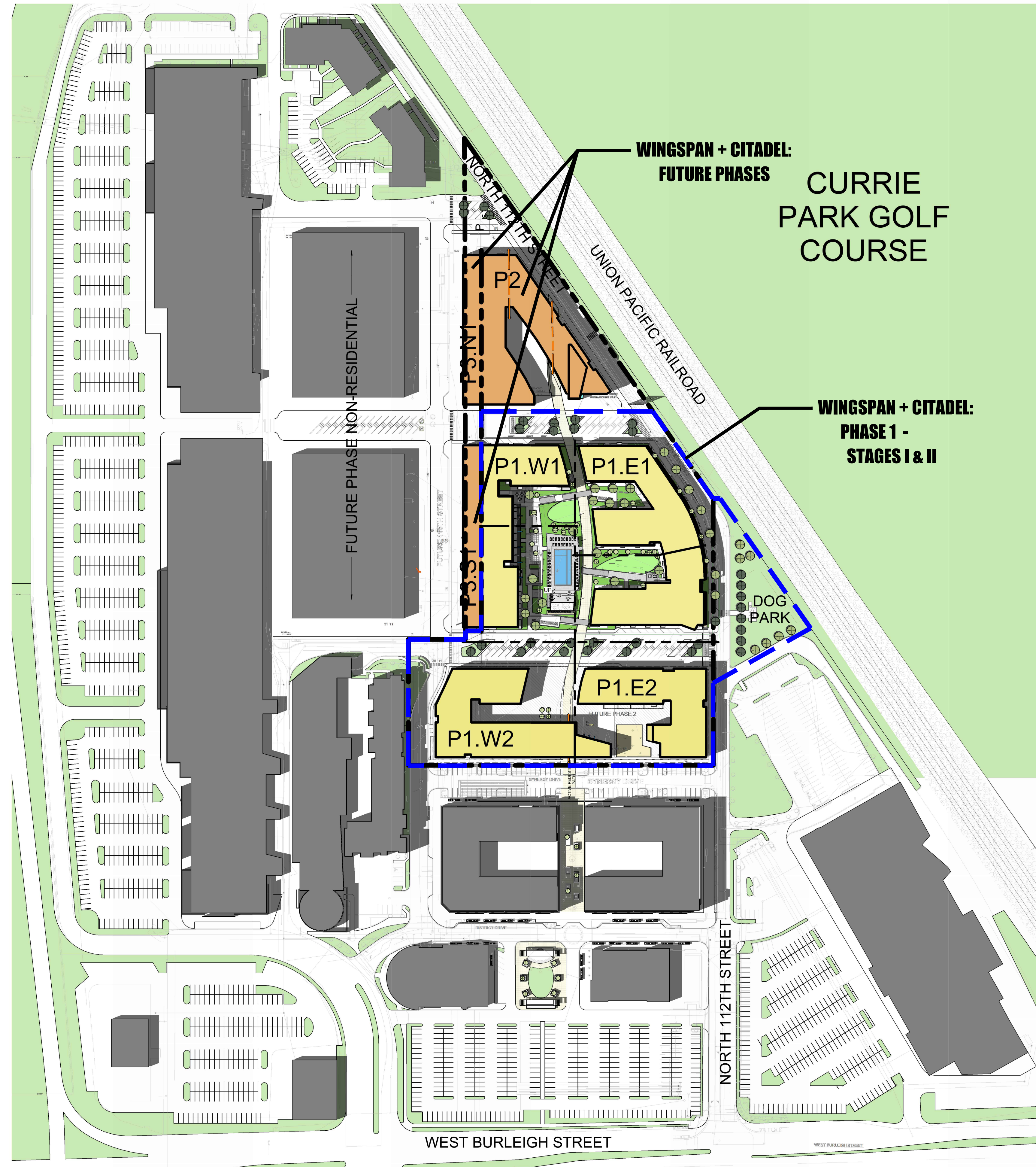
**LANDSCAPE PLAN  
PHASE 1 - STAGE II  
SITE CONTEXT**

**L1.0**



**LOCATION MAP**

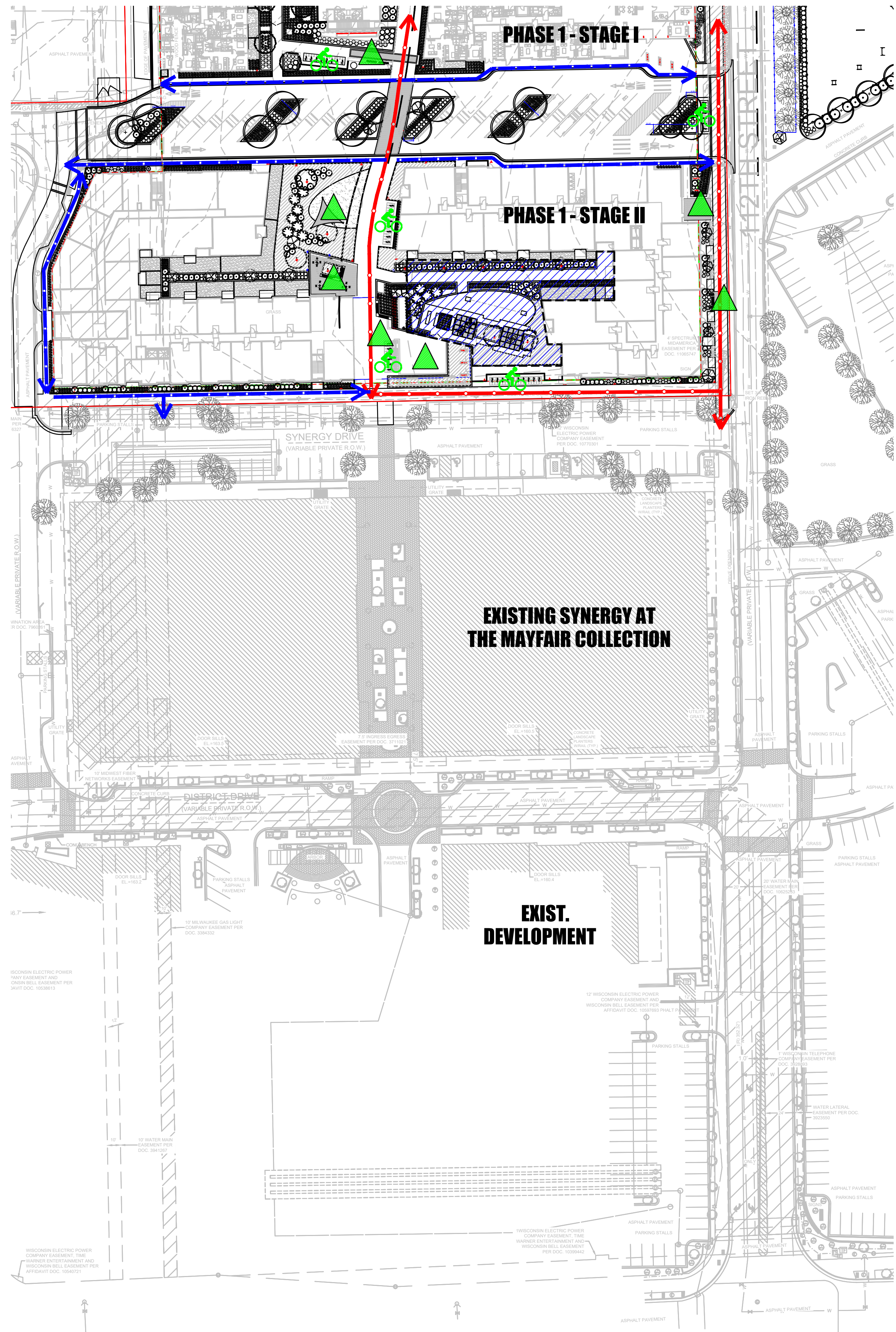
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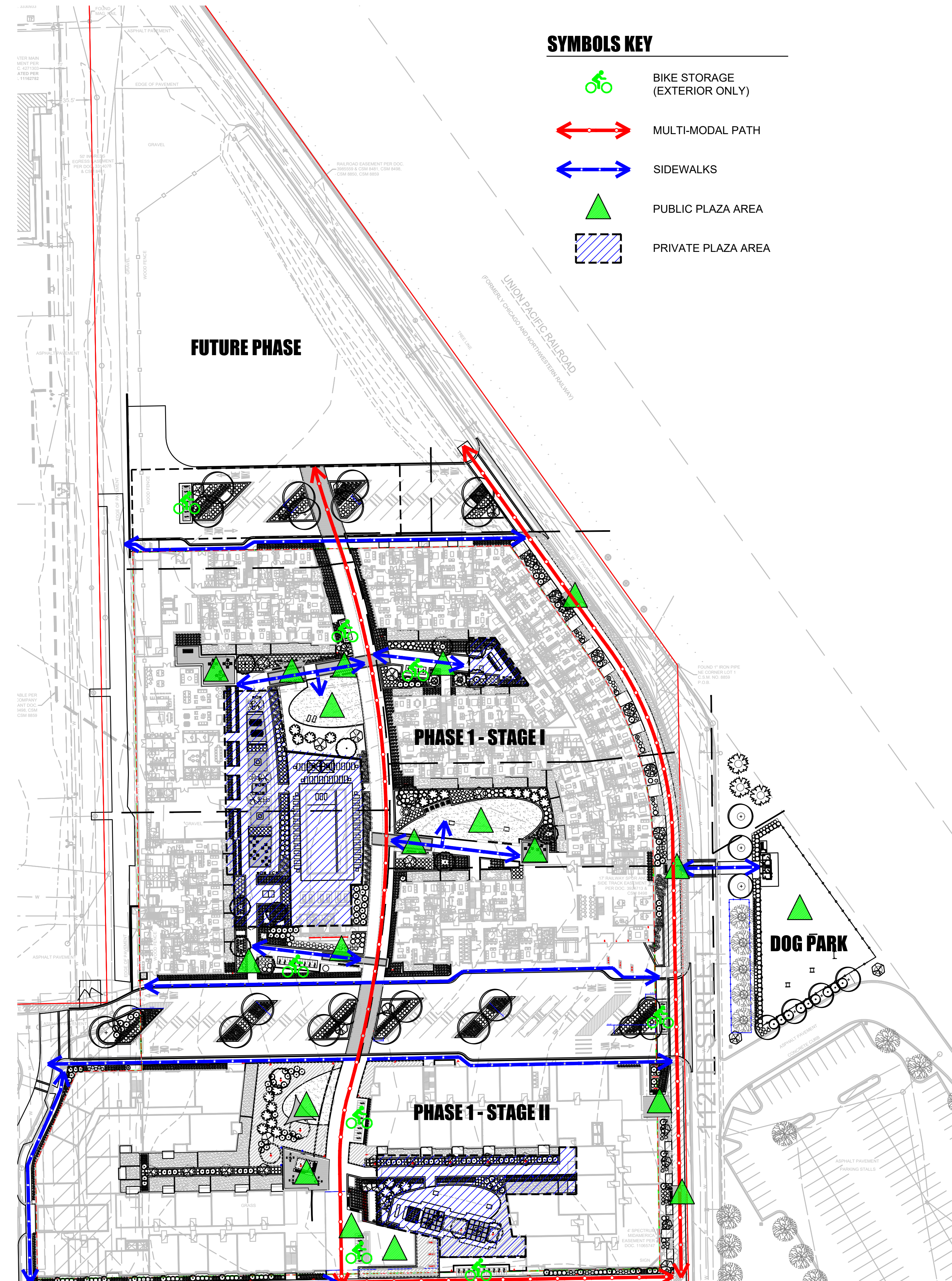
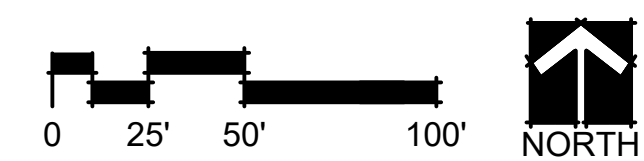
**SITE CONTEXT MAP: WINGSPAN + CITADEL - MAYFAIR COLLECTION**

NOT TO SCALE

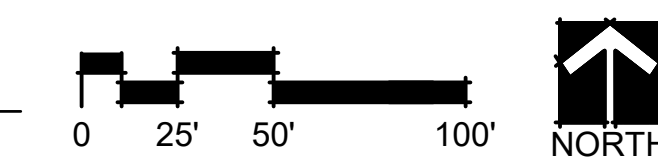








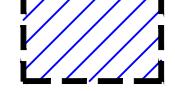
**WINGSPAN + CITADEL - CONNECTIONS**  
SCALE: 1" = 50'-0"



**WINGSPAN + CITADEL - CONNECTIONS**  
SCALE: 1" = 50'-0"



**SYMBOLS KEY**

-  BIKE STORAGE (EXTERIOR ONLY)
-  MULTI-MODAL PATH
-  SIDEWALKS
-  PUBLIC PLAZA AREA
-  PRIVATE PLAZA AREA



MILWAUKEE | MADISON | TUCSON | CHICAGO



9 CRYSTAL LAKE ROAD SUITE 110  
LAKE IN THE HILLS IL 60156 | T 224 241 8181

**FOUNDRY AT MAYFAIR COLLECTION - STAGE II**

11220 BURLEIGH ST  
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WINGSPAN DEVELOPMENT  
1001 Feehanville Drive - Mount Prospect, IL 60056  
CITADEL PROPERTY ADVISORS  
100 South Wacker Drive, Suite 950 - Chicago, IL 60606

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**LANDSCAPE PLAN**  
PHASE 1 - STAGE II  
CONNECTIONS

**L1.1**



**dickson design  
STUDIO**

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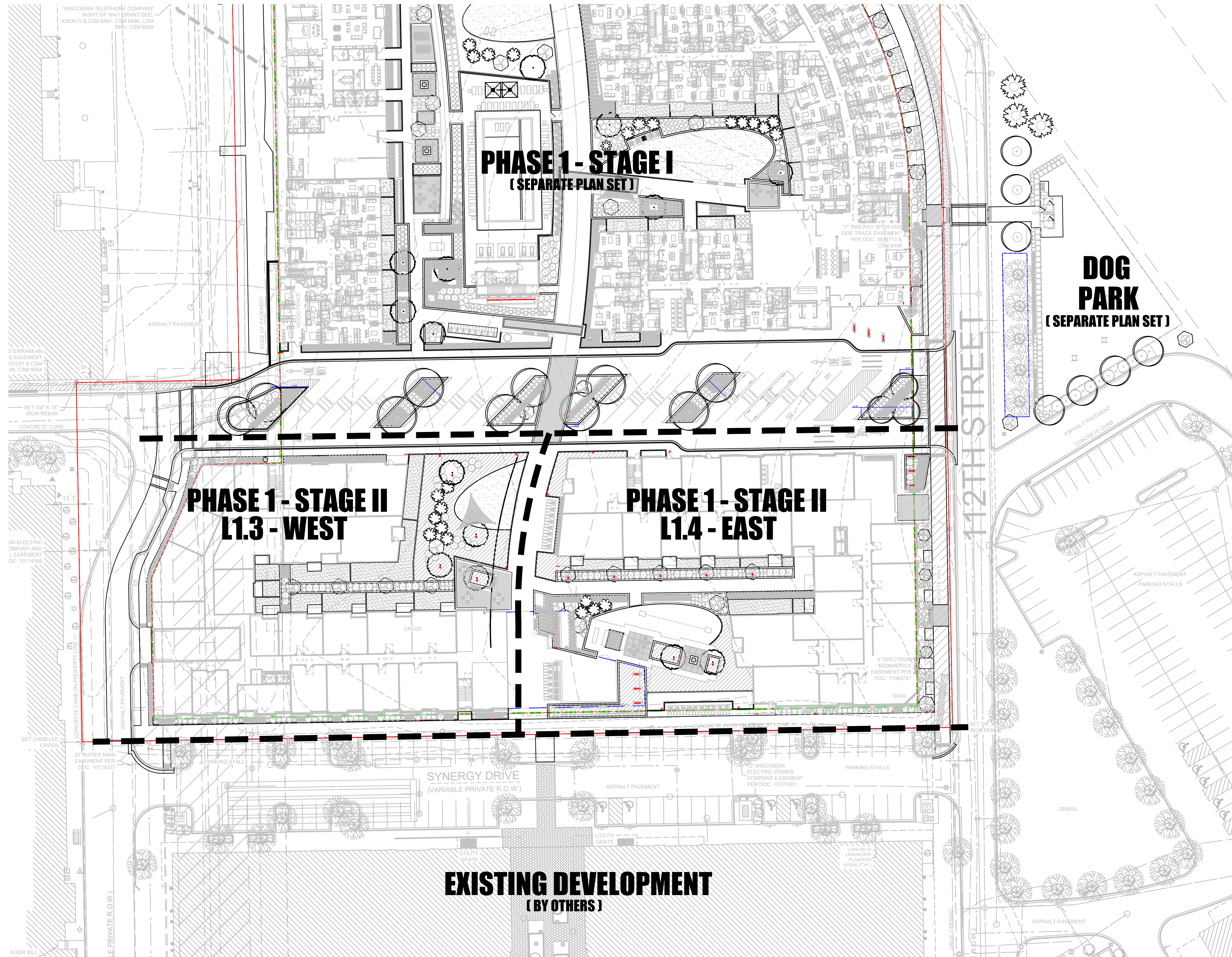
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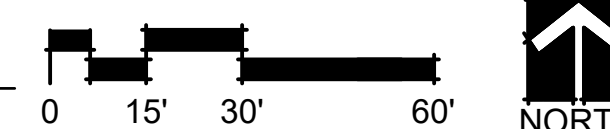
**LANDSCAPE PLAN**  
PHASE 1 - STAGE II  
DESIGN: PHASE 1  
(SHEET KEY)

**L1.2**



**SHEET KEY**

SCALE: 1" = 30'-0"





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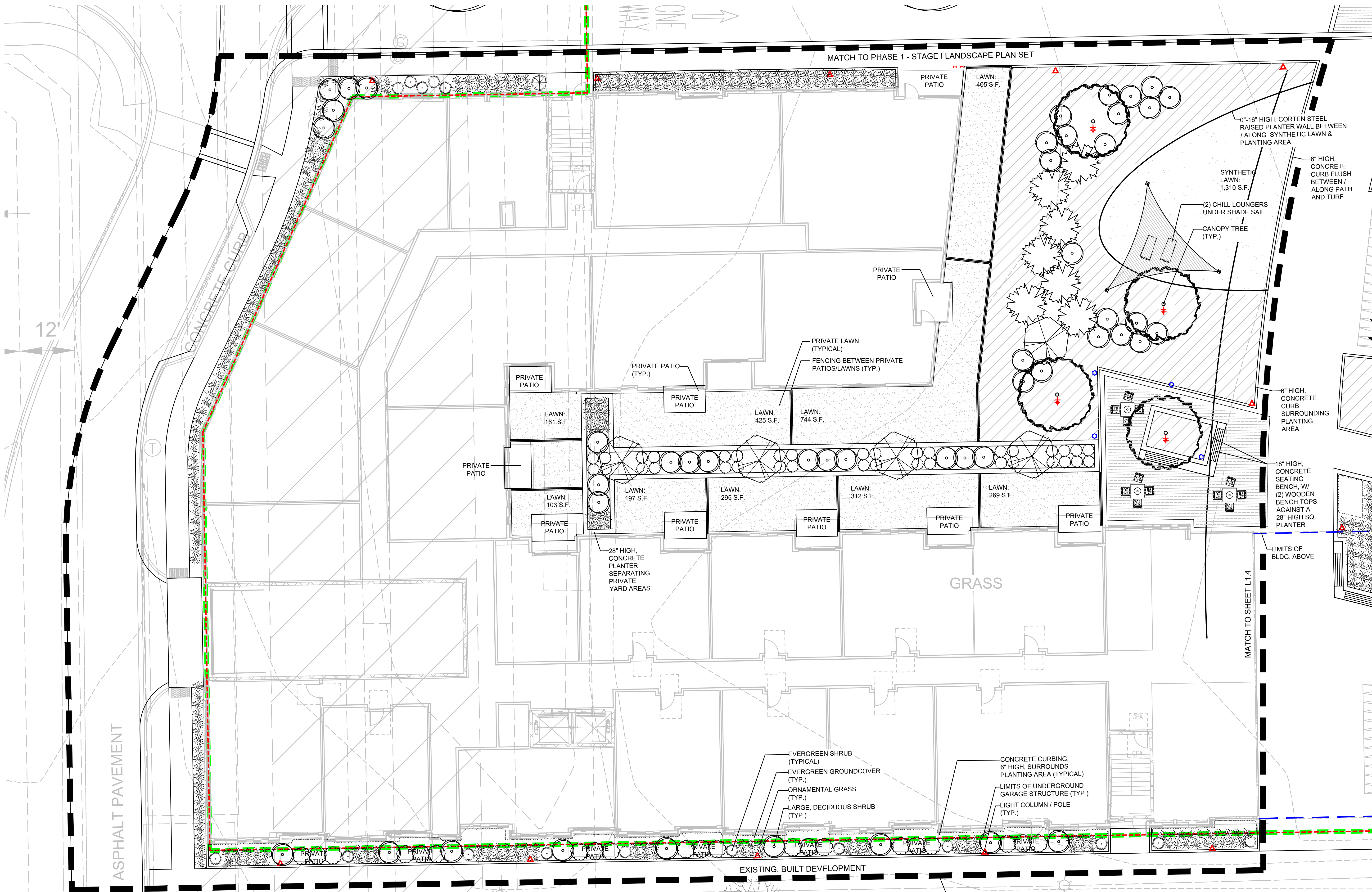
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**LANDSCAPE PLAN**  
PHASE 1 - STAGE II  
DESIGN: PHASE 1

**L1.3**



**LANDSCAPE PLAN - WEST**

SCALE: 1" = 10'-0"





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**FOUNDRY AT MAYFAIR  
COLLECTION - STAGE II**

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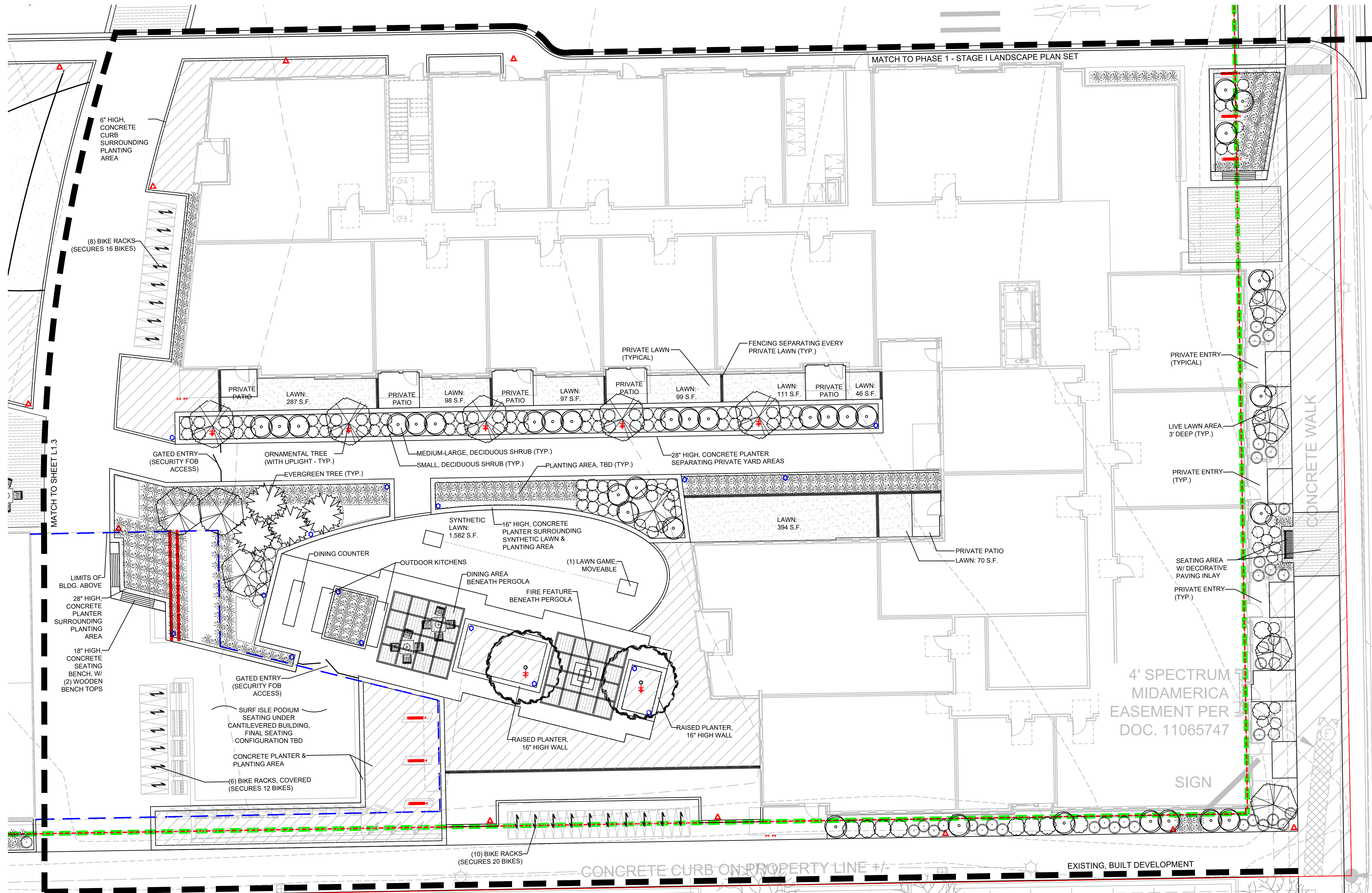
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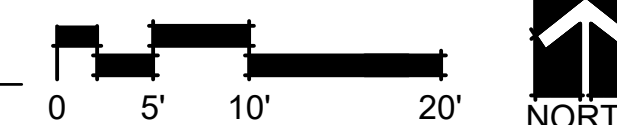
**LANDSCAPE PLAN**  
PHASE 1 - STAGE II  
DESIGN: PHASE 1

**L1.4**



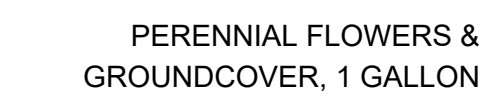
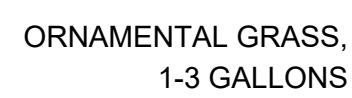
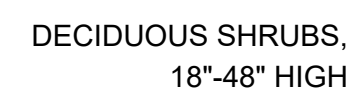
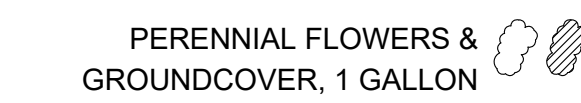
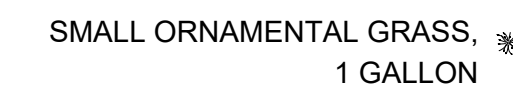
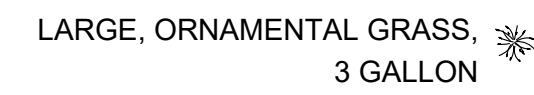
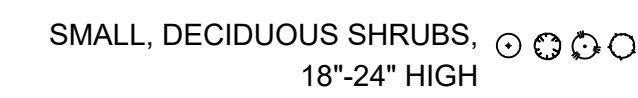
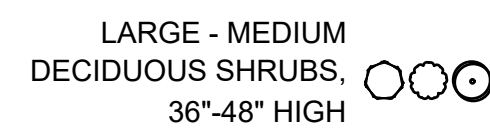
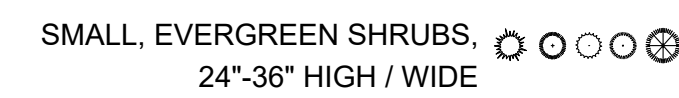
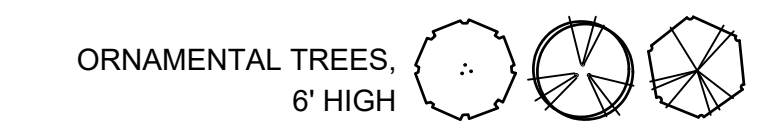
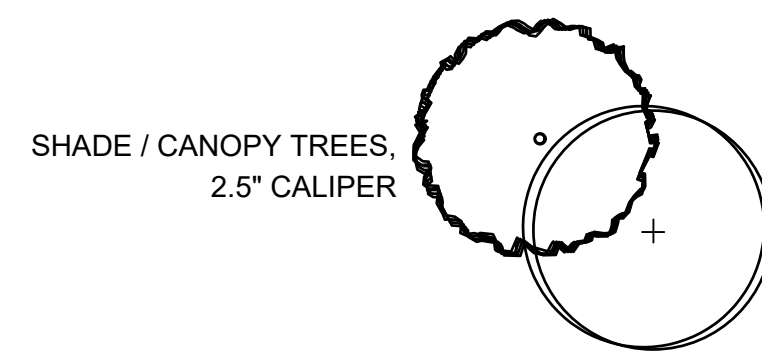
**LANDSCAPE PLAN - EAST**

SCALE: 1" = 10'-0"



## PLANT SYMBOLS KEY

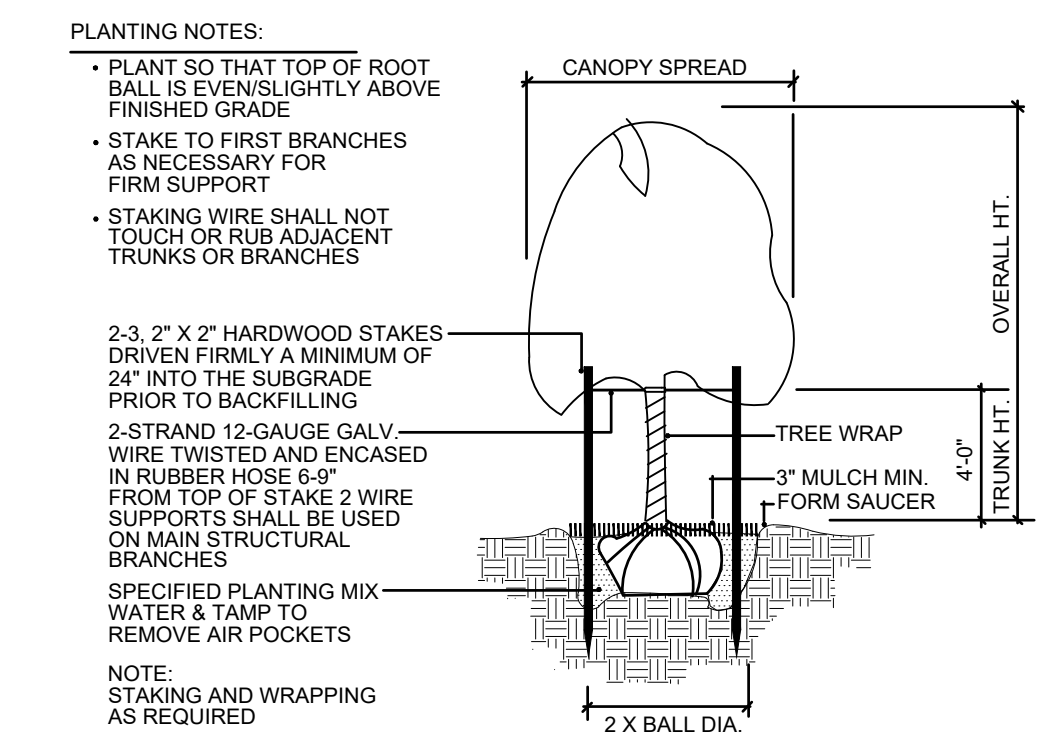
NOTE!  
NOT ALL PLANT SYMBOLS MAY BE DEPICTED ON PLANS.



## NOTES: GENERAL LANDSCAPE

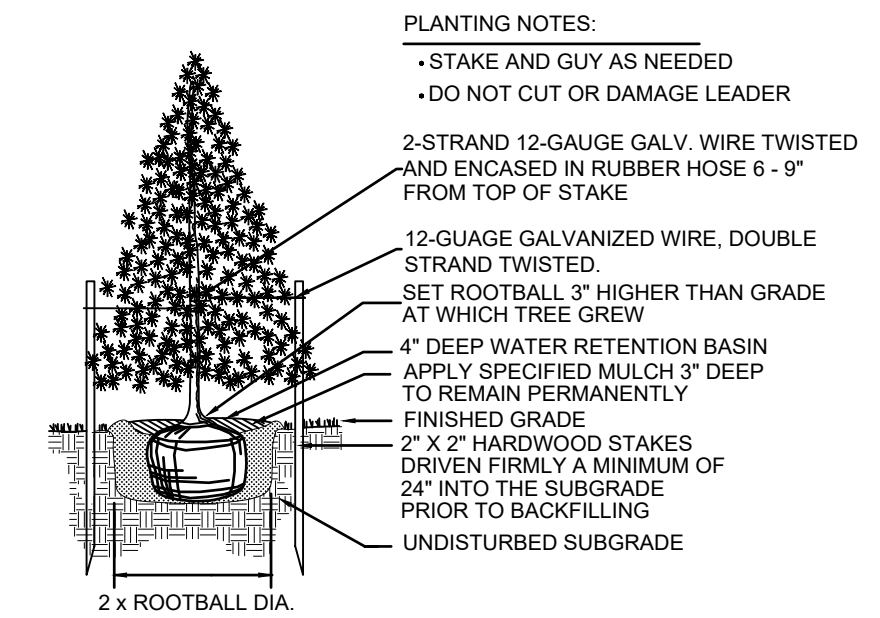
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
- CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
- GENERAL PLANT NOTES:
  - ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
  - ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
  - ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
  - PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
  - ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
- LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
- PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
- ALL SHRUB, GROUND COVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
- ALL PLANTING ISLANDS SHALL BE MOUNDED TO PROVIDE POSITIVE DRAINAGE.
- ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
- ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).
- LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
- EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
- PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
- PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.
- CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
- ALL TURF SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), PER VILLAGE. SEED IS NOT ALLOWED.
- CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
- LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.
- CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, IN PERPETUITY.
- (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

## DETAILS: PLANTING ( IN-GROUND )



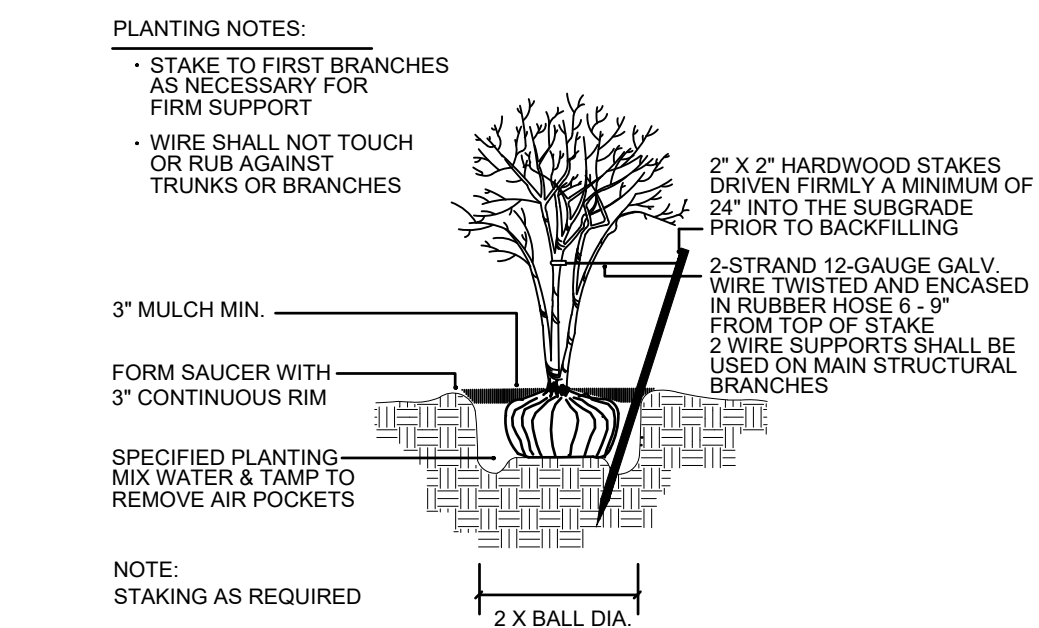
### TREE PLANTING & STAKING

NOT TO SCALE



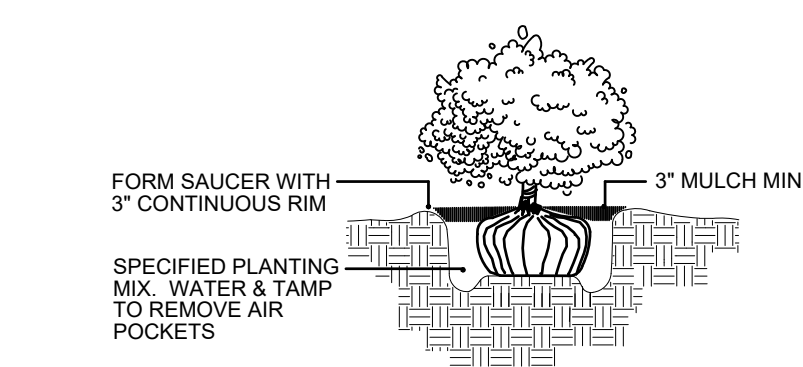
### EVERGREEN TREE PLANTING

NOT TO SCALE



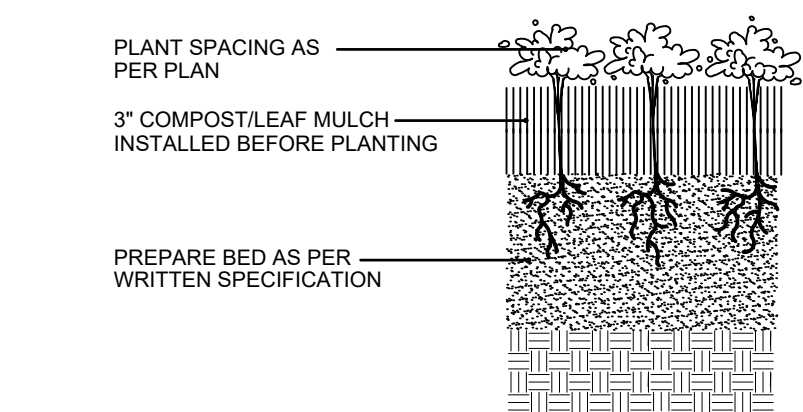
### MULTI-TRUNK TREE STAKING

NOT TO SCALE



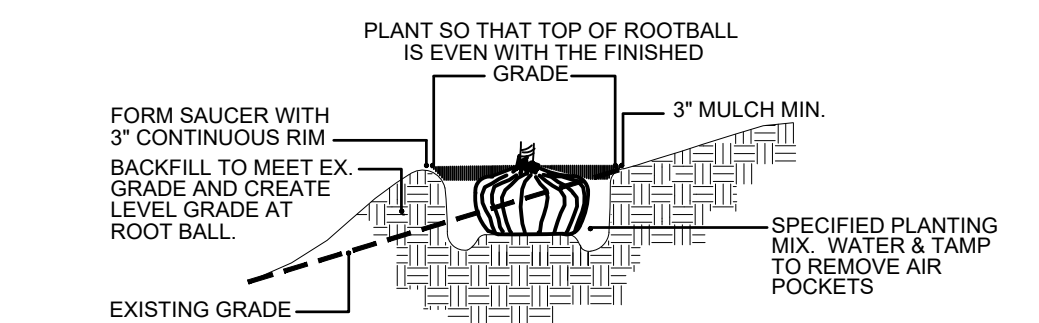
### SHRUB PLANTING

NOT TO SCALE



### PERENNIAL PLANTING

NOT TO SCALE



### HILLSIDE PLANTING

NOT TO SCALE

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LANDSCAPE PLAN  
PHASE 1 - STAGE II  
NOTES & DETAILS

L3.0

**DETAILS**



**dickson design  
STUDIO**  
9 CRYSTAL LAKE ROAD SUITE 110  
LAKE IN THE HILLS IL 60156 | T 224 241 8181

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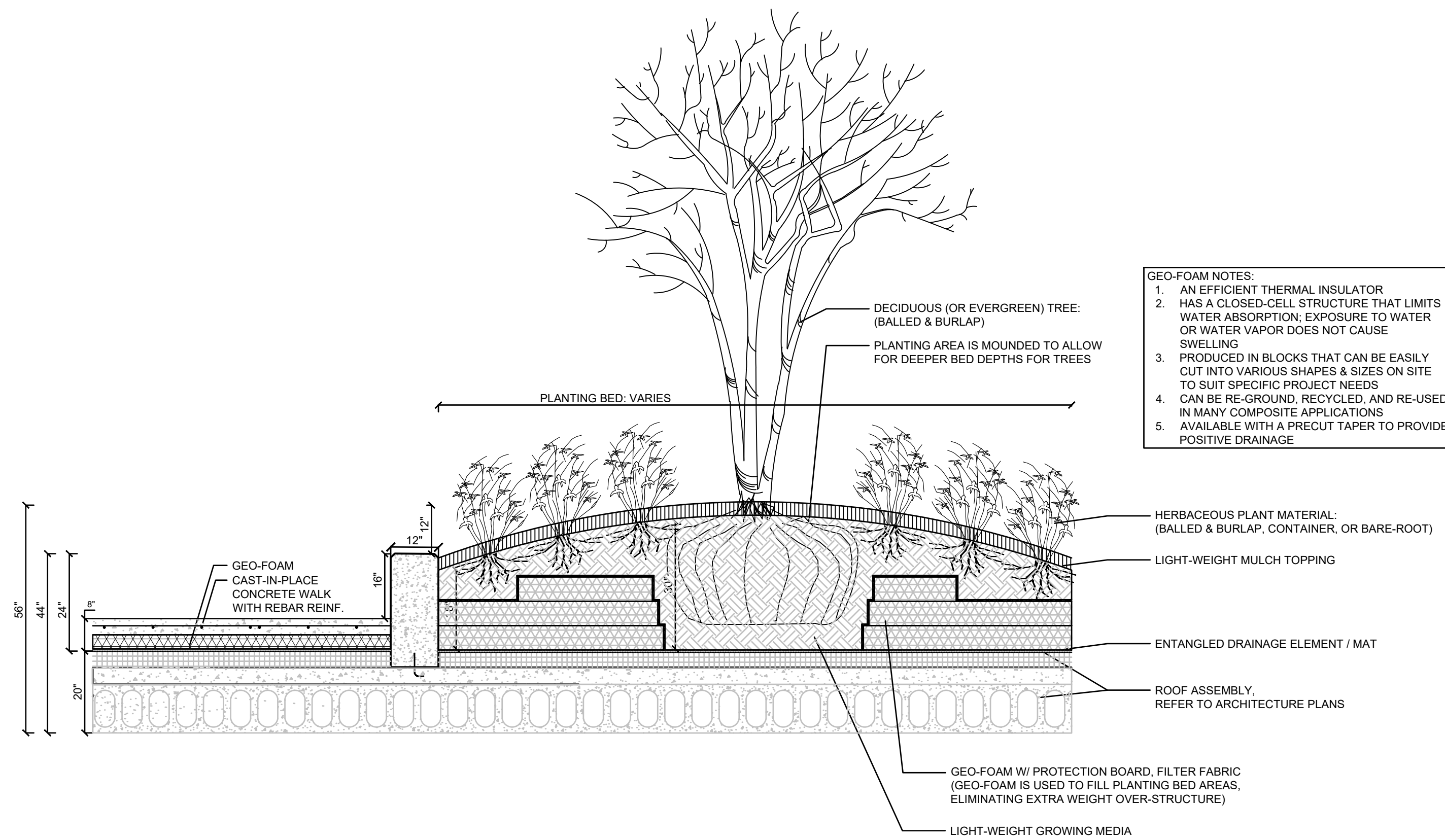
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**LANDSCAPE PLAN  
PHASE 1 - STAGE II  
DETAILS: FENCING & PLANTING  
(ON-STRUCTURE)**

**L3.1**

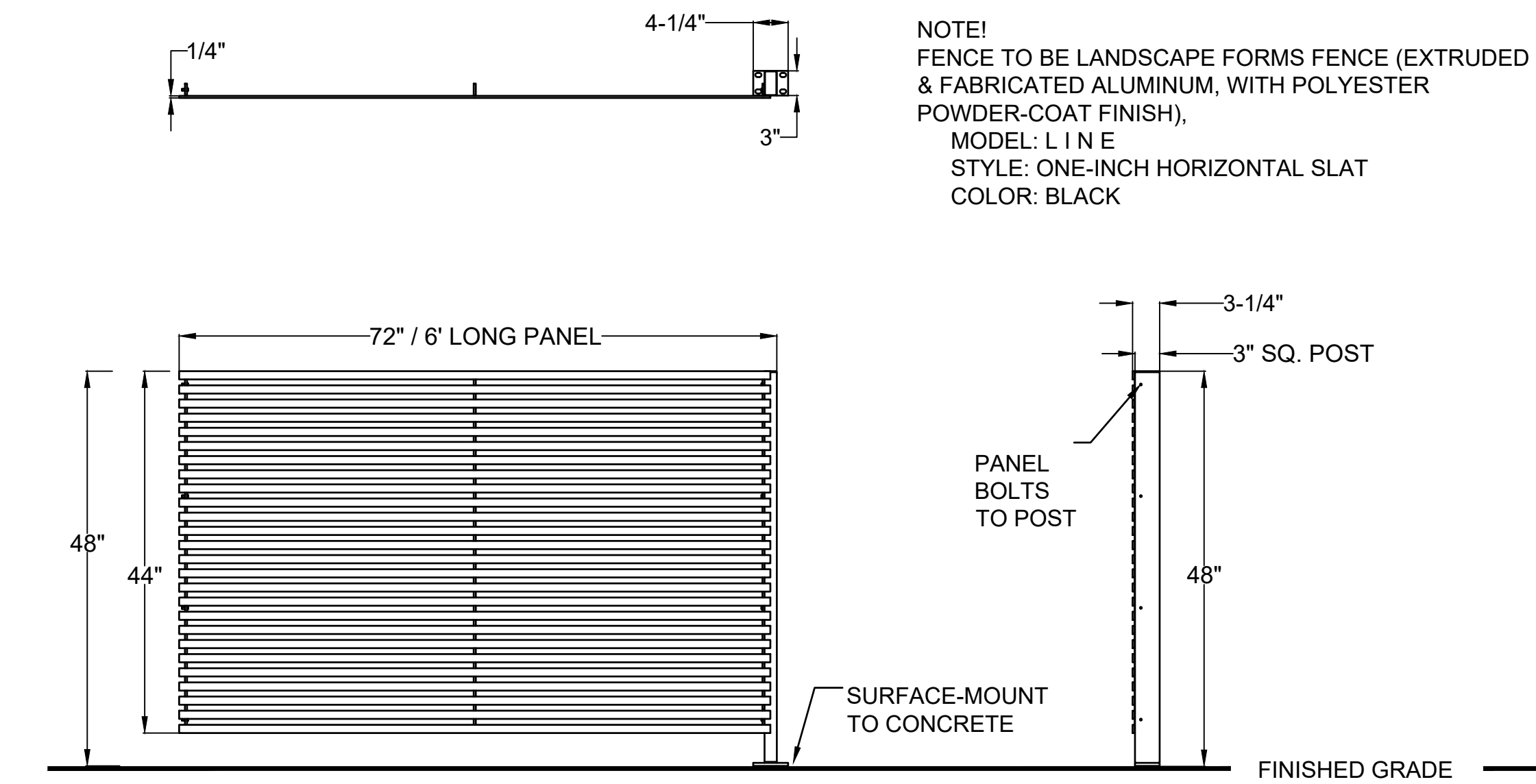
**1 DETAIL: CONCRETE, CUSTOM PLANTERS ( ON STRUCTURE )**

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



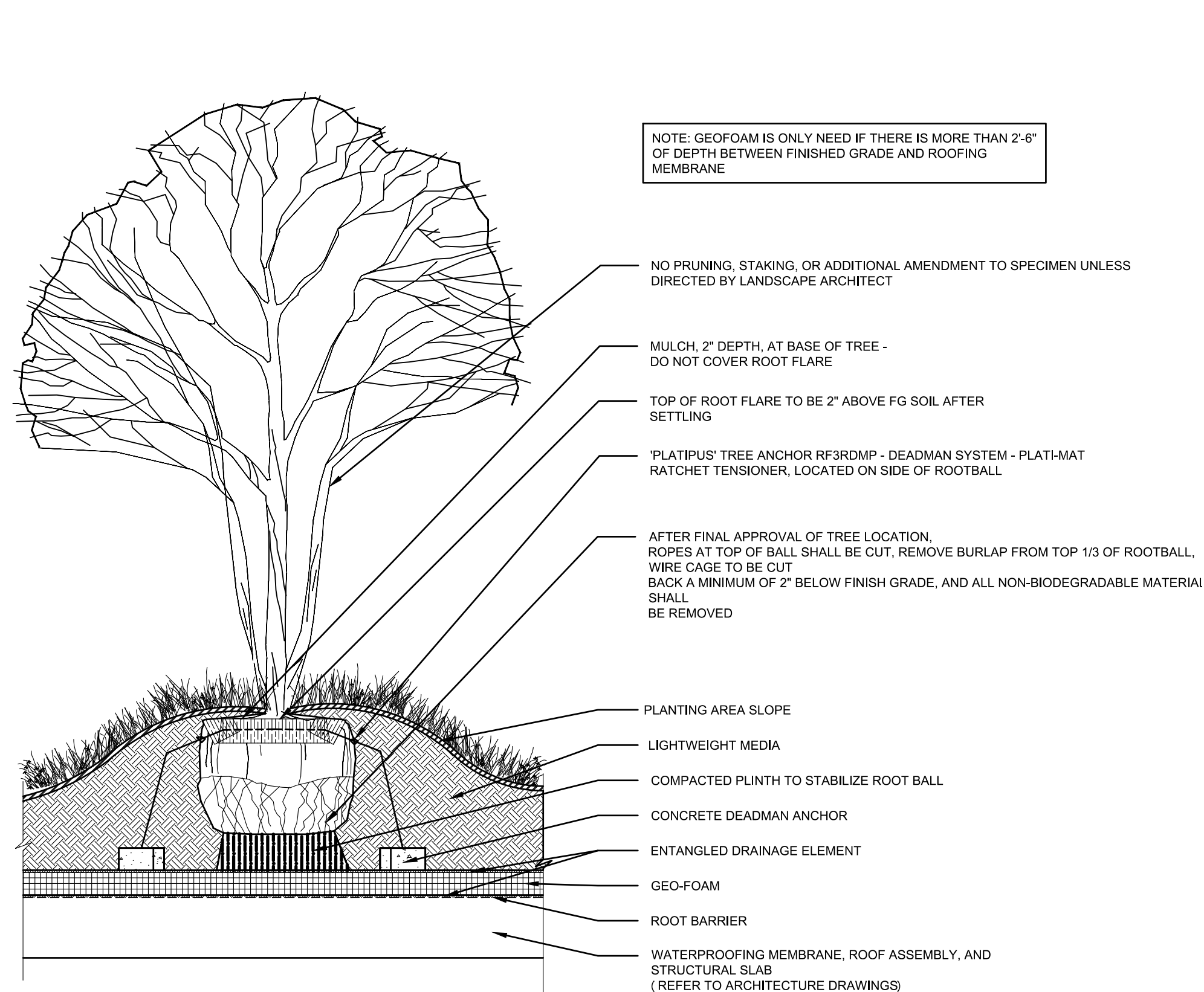
**2 DETAIL: FENCING ( ON-STRUCTURE, PRIVATE PATIOS )**

SCALE: 3/4" = 1'-0"



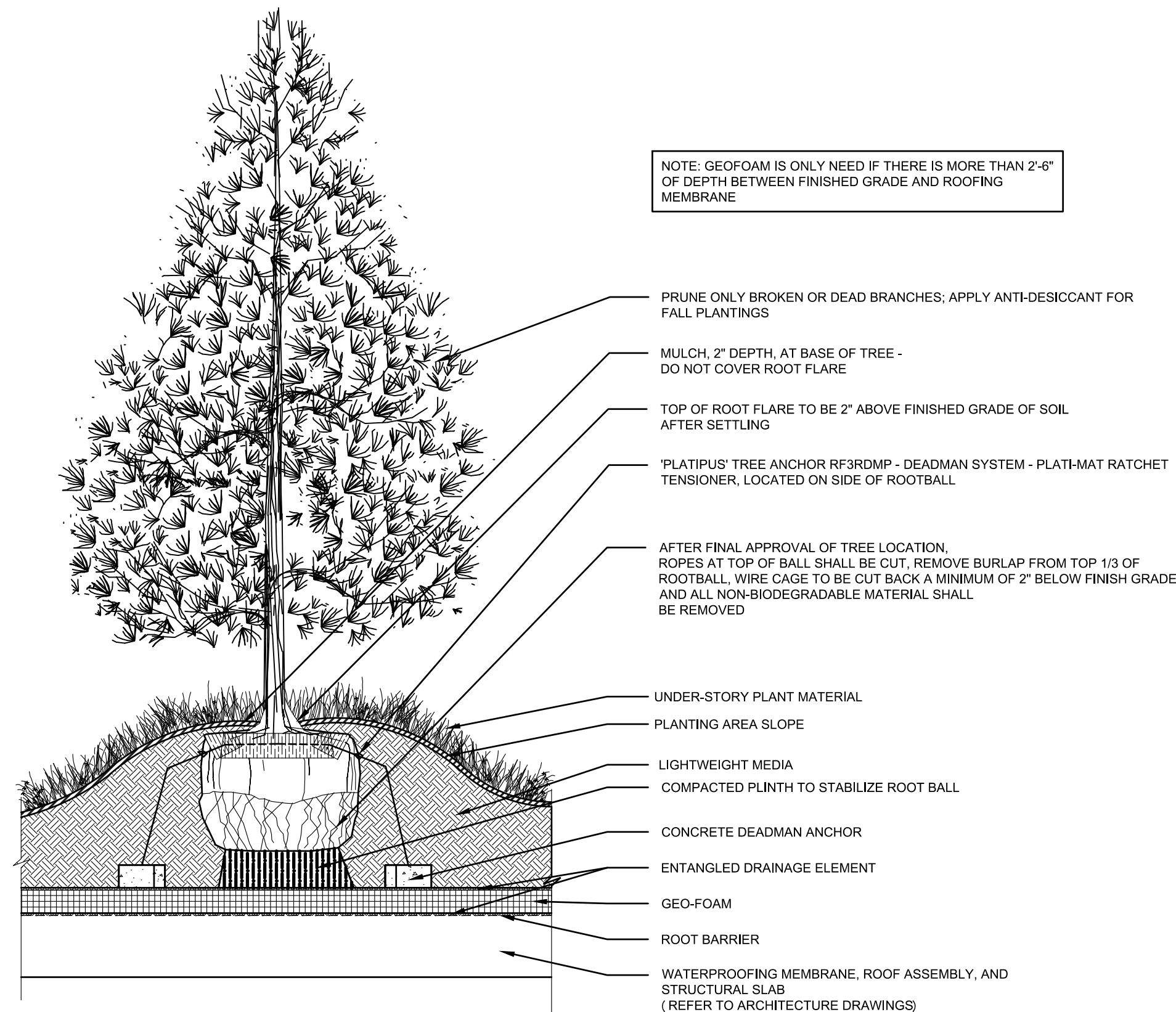
**3 DETAIL: PLANTING, DECIDUOUS TREE ( ON-STRUCTURE )**

NOT TO SCALE



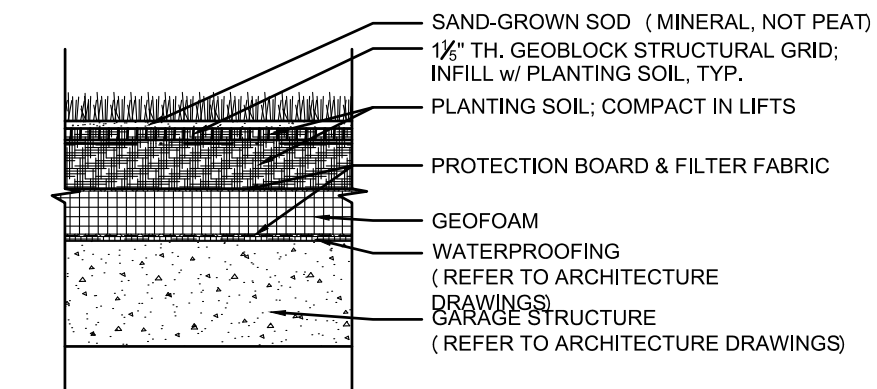
**4 DETAIL: PLANTING, EVERGREEN TREE ( ON-STRUCTURE )**

NOT TO SCALE



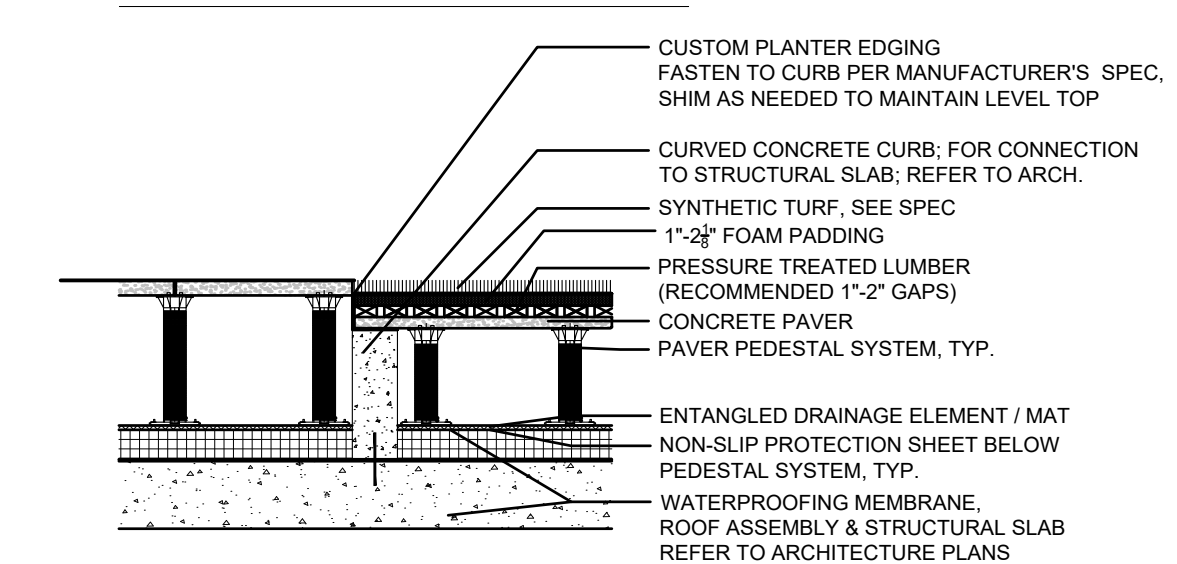
**5 DETAIL: PLANTING, LIVE LAWN ( ON-STRUCTURE )**

NOT TO SCALE



**6 DETAIL: PLANTING, ARTIFICIAL LAWN ( ON-STRUCTURE ) - ALTERNATE**

NOT TO SCALE

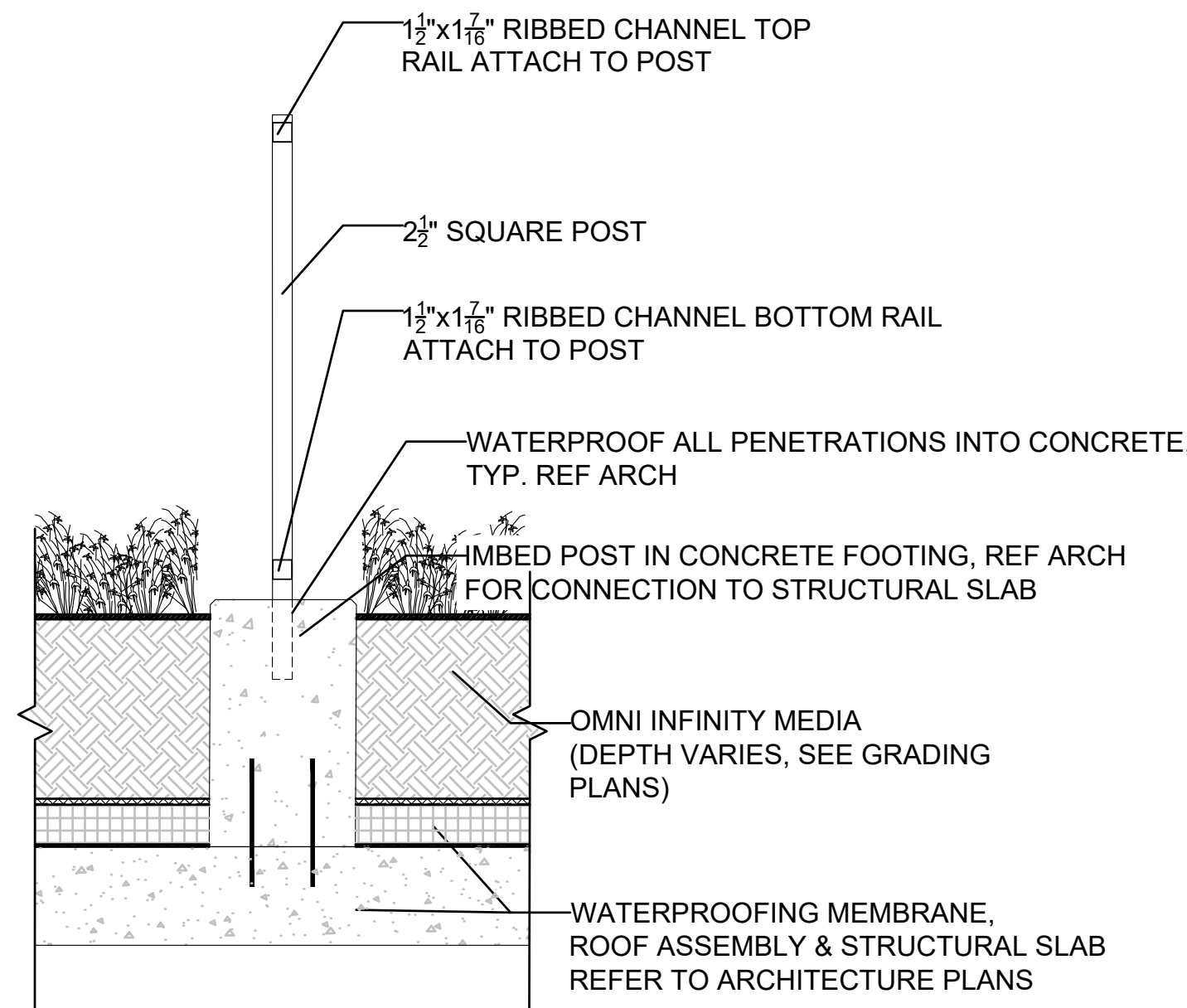




**DETAILS**

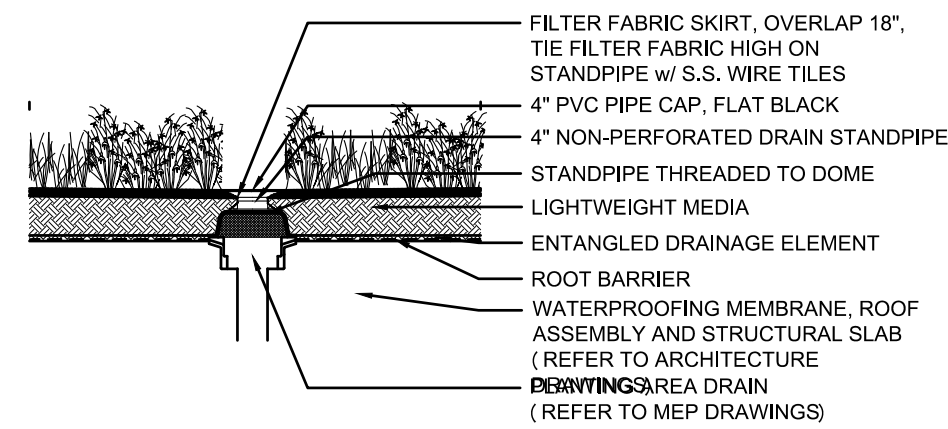
**1 DETAIL: FENCE, SURFACE-MOUNT ( ON-STRUCTURE )**

SCALE: 3/4" = 1'-0"



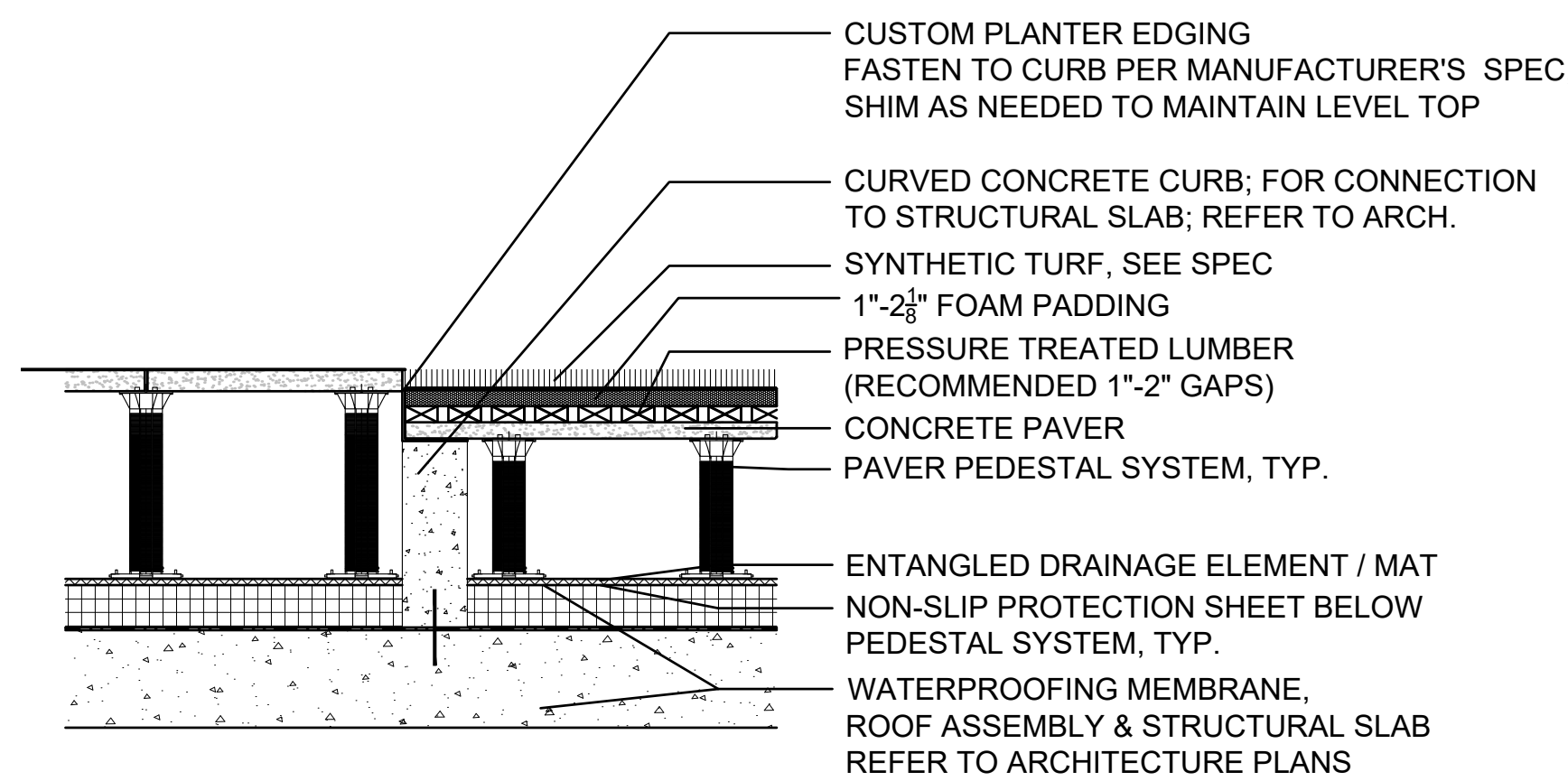
**2 DETAIL: LANDSCAPE DRAIN ( ON-STRUCTURE )**

NOT TO SCALE



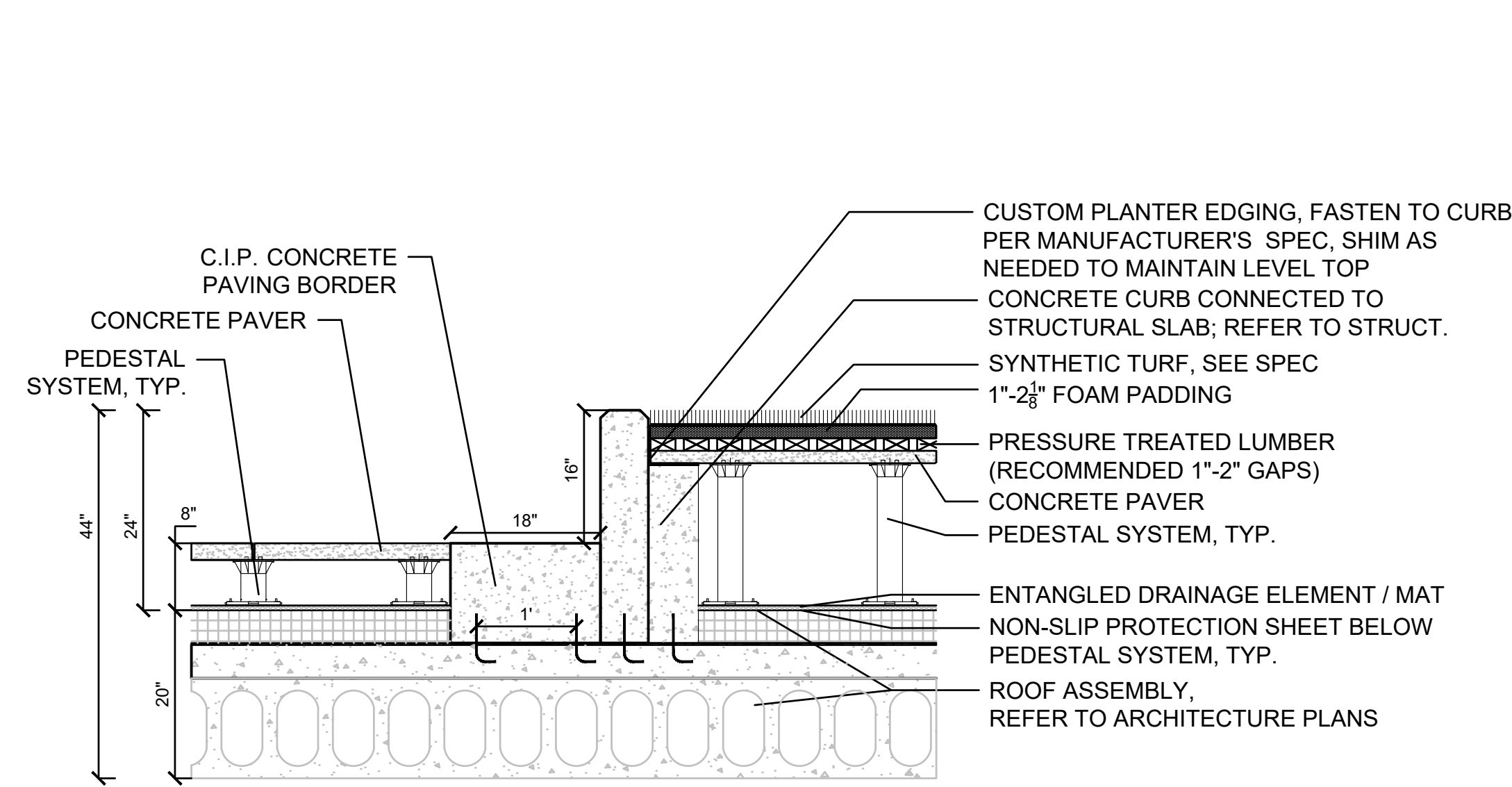
**3 DETAIL - ON-STRUCTURE CUSTOM PLANTER EDGING & WALK**

SCALE: 3/4" = 1'-0"



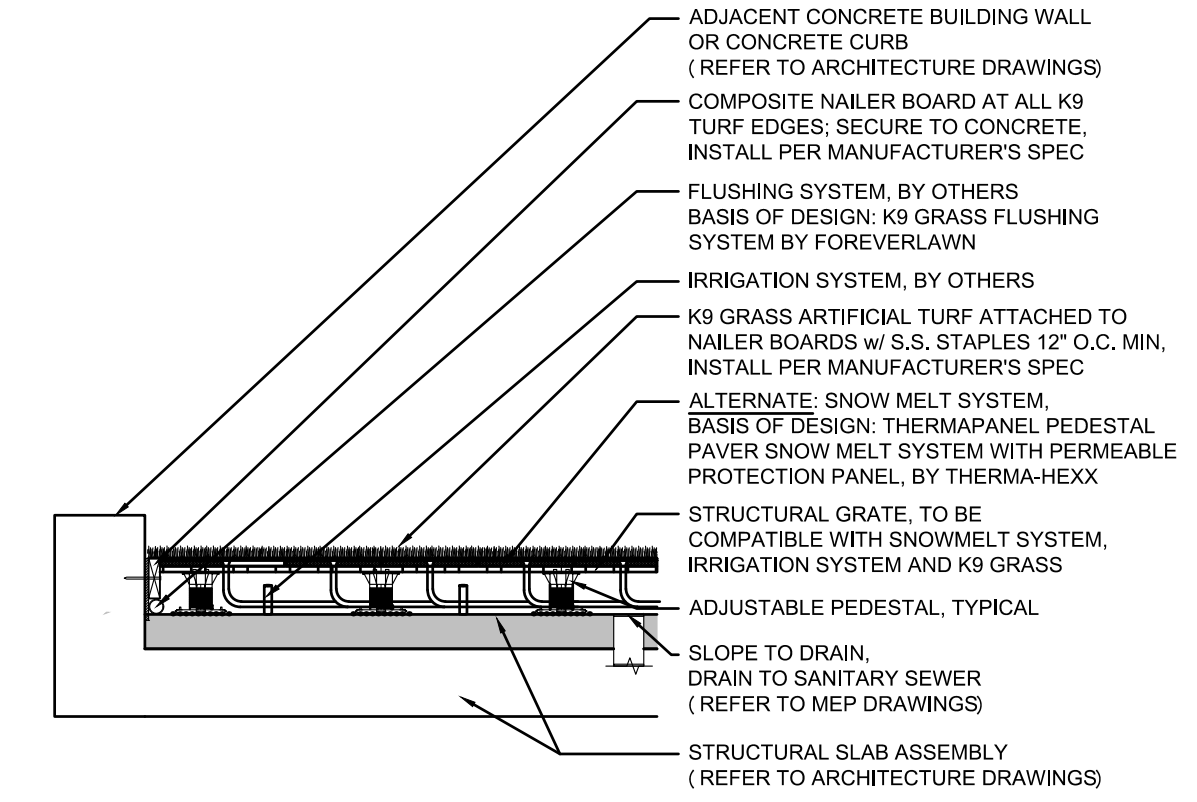
**5 DETAIL - ON-STRUCTURE PAVER / LANDSCAPE EDGE**

SCALE: 3/4" = 1'-0"



**4 DETAIL: PLANTING, ARTIFICIAL LAWN ( ON-STRUCTURE )**

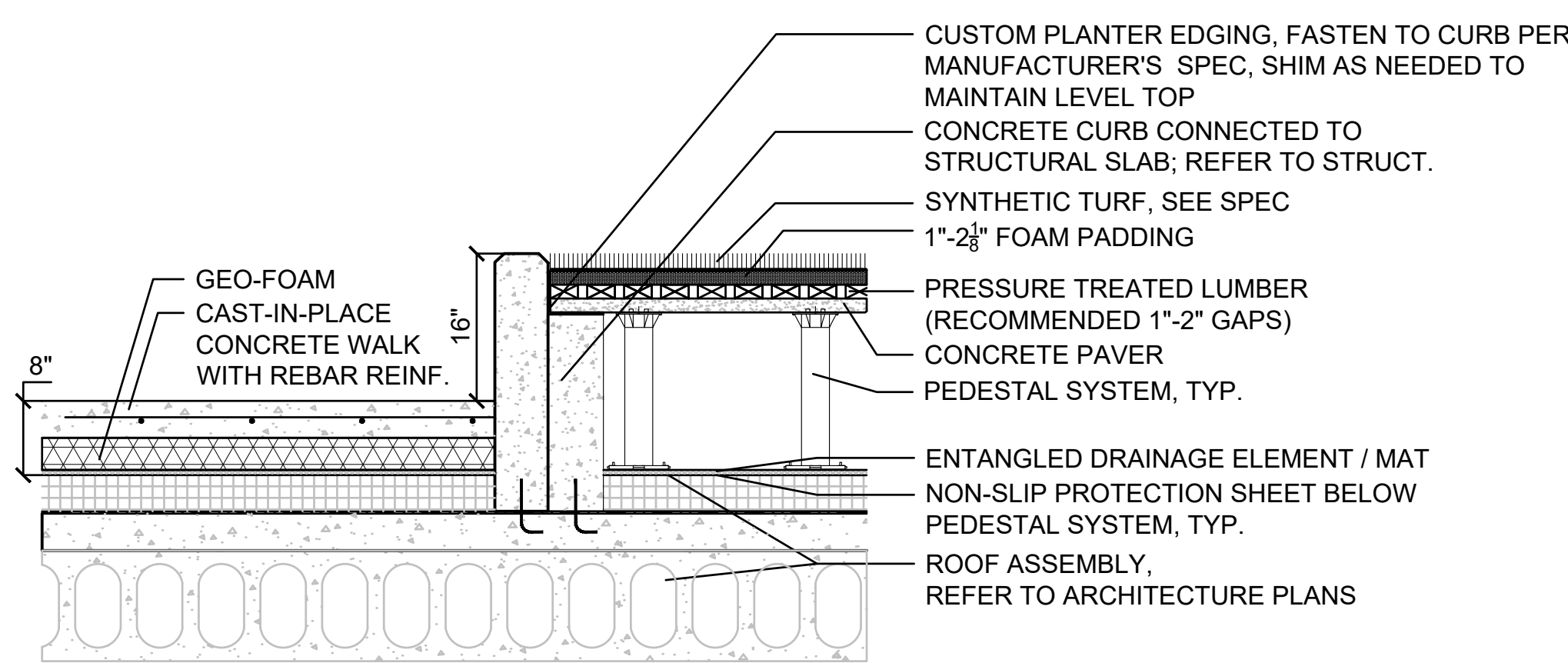
NOT TO SCALE



- NOTES:**
- IRRIGATION SYSTEM BY IRRIGATION CONTRACTOR, K9 GRASS TO BE ON SEPARATE ZONE OF IRRIGATION SYSTEM, ZONE TO FLUSH PERIODICALLY WHEN USERS WILL NOT BE PRESENT ( EX: 2-4 AM, DAILY )
  - IRRIGATION SYSTEM TO BE SPECIFIED VIA SHOP DRAWINGS & DRAINAGE TIED INTO SANITARY SEWER.
  - ADJACENT WALKING SURFACE TYP. 1/2" ABOVE TOP OF SNOW MELT SYSTEM.

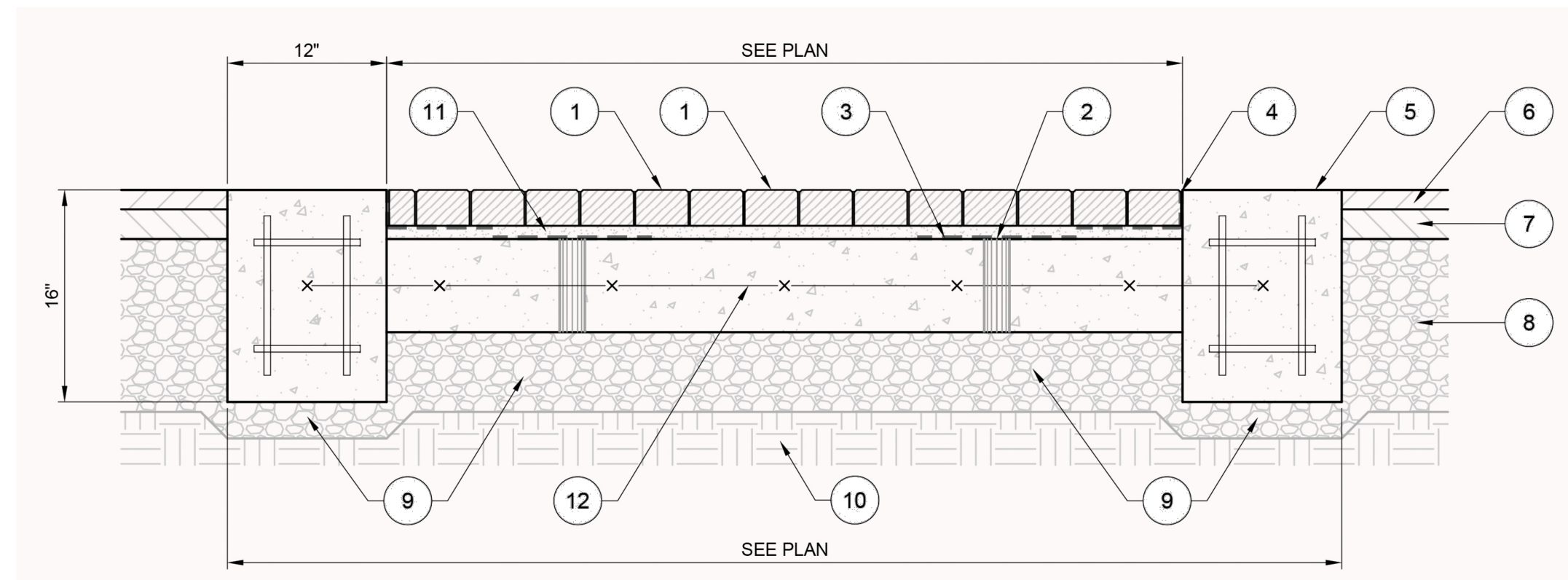
**6 DETAIL - ON-STRUCTURE CUSTOM PLANTER EDGING & WALK**

SCALE: 3/4" = 1'-0"



**1 DETAIL: TIERED CONCRETE, CUSTOM PLANTERS ( ON STRUCTURE )**

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



**NOTES**

- DECORATIVE PAVER CROSSWALK - VEHICULAR GRADE PAVERS OVER REINFORCED CONCRETE BASE
- 2" DIA. WEEP HOLES FILLED WITH CLEAN STONE
- GEO-TEXTILE SQUARE COVERING WEEP HOLES AT LOW POINTS OR AS REQUIRED
- GEO-TEXTILE 12" WIDE, TURN UP AGAINST CURB
- CONCRETE RIBBON CURB (WHITE PEDESTRIAN CROSS-WALK DESIGNATION) REINFORCED CONCRETE 12" WIDE x 16" DEEP; CONTINUOUS BETWEEN CURBS
- HMA SURFACE COURSE
- HMA BINDER COURSE
- CRUSHED AGGREGATE BASE COURSE (COMPACTED)
- 6" CRUSHED 1.25" AGGREGATE BASE COURSE (COMPACTED)
- COMPACTED SUB-GRADE
- 1-INCH MAXIMUM SAND SETTING BED CONFORMING TO ASTM C33 CONCRETE SAND
- 7-INCH CONCRETE SLAB REINFORCED WITH WOVEN WELDED WIRE MESH SET INTO RIBBON CURB EACH SIDE



**dickson studio**

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**FOUNDRY AT MAYFAIR COLLECTION - STAGE II**

11220 BURLEIGH ST  
WAUWATOSA, WI 53222

WINGSPAN DEVELOPMENT INC. 6800P  
1001 Feehanville Drive - Mount Prospect, IL 60056  
CITADEL PROPERTY ADVISORS  
100 South Wacker Drive, Suite 950 - Chicago, IL 60606

PROJECT NUMBER 223467.00

ISSUED FOR:

Minor PUD Amendment 10/09/2024

REVISION FOR:

NO.	DESCRIPTION	DATE

**NOT FOR CONSTRUCTION**

DRAWN BY SD

CHECKED BY SD

**LANDSCAPE PLAN  
PHASE 1 - STAGE II  
DETAILS**

**L3.2**

**REFERENCE IMAGES: SITE FURNITURE & AMENITIES**

1 NEVADA 3-SEATER LEFT SOFA, 3-SEATER RIGHT SOFA, CORNER AND LOUNGE OTTOMAN & LINE PILLOW



2 CORONADO WOODGRAIN OUTDOOR FIRE PIT



3 MPG TOP COFFEE TABLE



4 ASHBEE SECTIONAL ARMLESS COUCH



5 ASHBEE SECTIONAL ARM CHAIR



6 ASHBEE SECTIONAL END / ARM COUCH



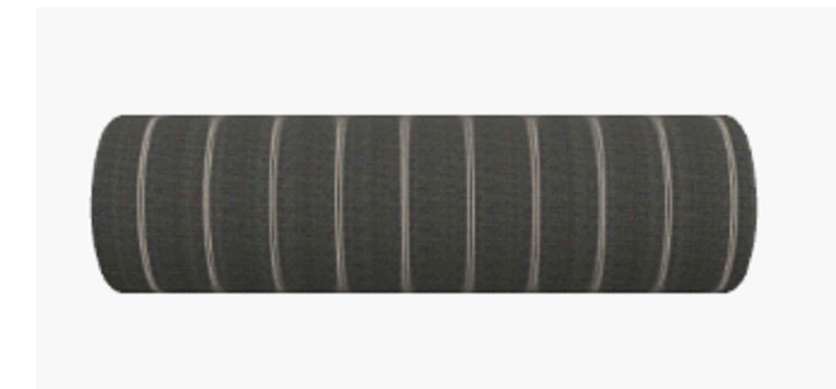
7 ASHBEE SECTIONAL SQUARE CORNER COUCH



8 17" THROW PILLOW



9 BOLSTER PILLOW



10 RUSTIC SQUARE DINING TABLE



11 KENDALL SLING DINING CHAIRS



12 KENDALL SLING ARM CHAIR

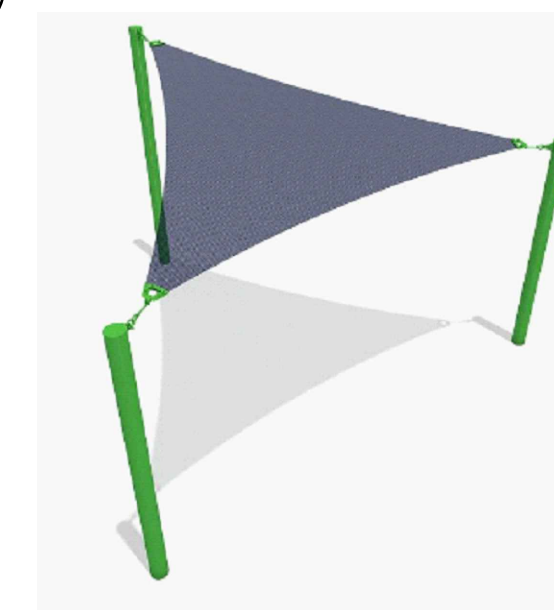


BAR HEIGHT

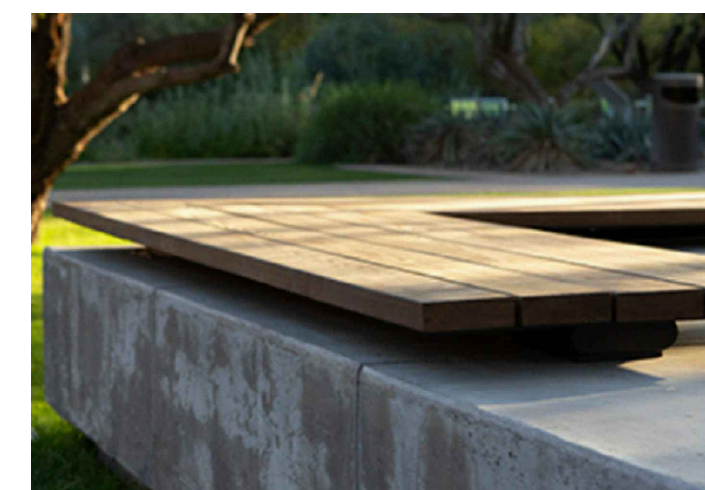
13 LOOP BIKE RACK



14 EQUALATERAL SAIL



15 LINK INLINE BENCH-NO BACK



16 LINK INLINE BENCH-BACK, WITH ARMS



17 LINK INLINE BENCH-BACK, NO ARMS



18 CHILL CHAISE LOUNGE



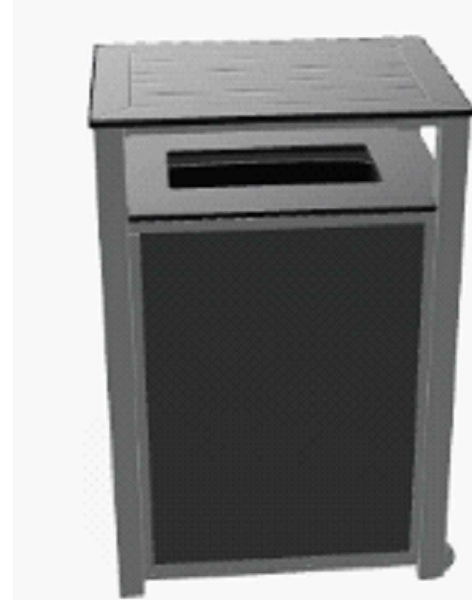
19 AMERICANA LOUNGE, TABLET ARM



20 ALL-WEATHER CORNHOLE SET



21 TRASH RECEPTACLE



22 UPFIT OUTDOOR STRUCTURE



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CHECKED BY SD

LANDSCAPE PLAN  
PHASE 1 - STAGE II  
SITE FURNISHINGS  
(REFERENCE IMAGES)

**L4.0**