

**Justice** , WI 53226 amily Milwaukee outh Phillips 10201 W Wa

**T** 414.220.9640 751 N Jefferson St. Suite 200 Milwaukee, WI 53202



COUNTY PROJECT #:

SITE NO: BUILDING NO:

CAP PROJECT #:

PROJECT STATUS: **Design Development** OVERALL LANDSCAPE PLAN

MULTI-STORY

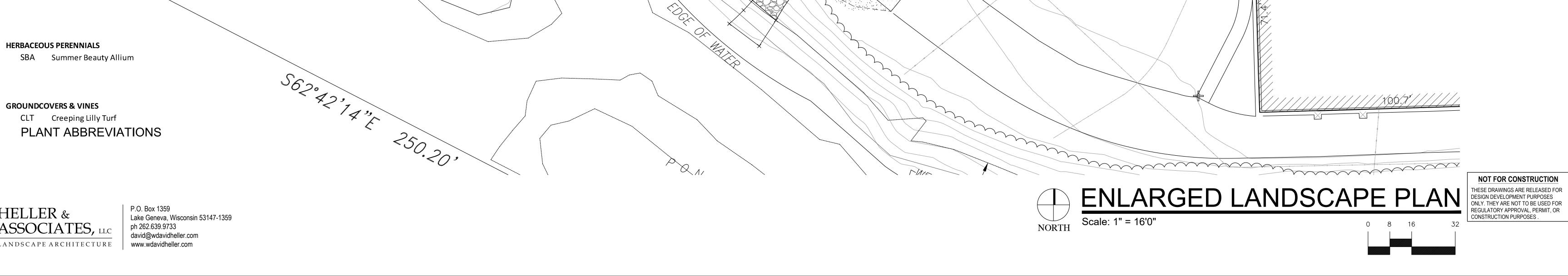
MASONRY BUILDING

#10201

BUILDING NO:

CAP PROJECT #: **180802** 

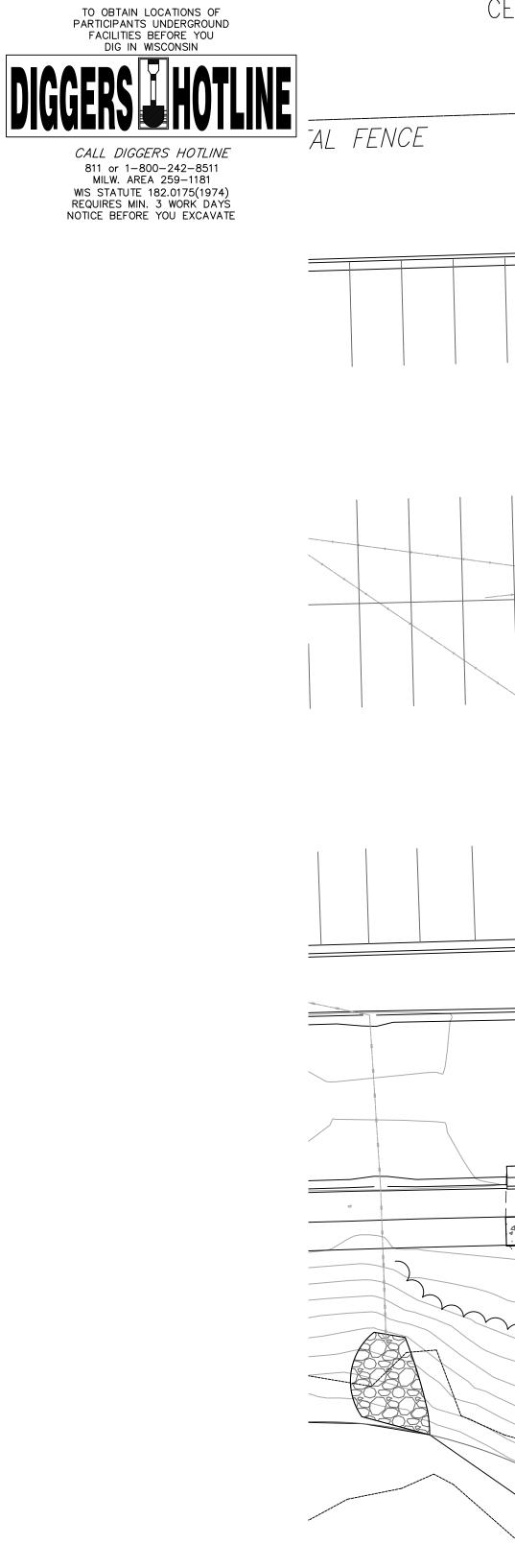
PROJECT STATUS: Design Development ENLARGED LANDSCAPE PLAN



EXISTING TREE (TYP.)—

MULCH MAINTENANCE STRIP

EXISTING TREE (TYP.)



//22.1%/

10 NWSG

MONUMENT SIGN

28 CLT-17 SBA-

LAWN

~20 NWSG -LAWN

EXISTING TREE (TYP.)
TO BE REMOVED

−26 NWSG ∕–LAWN

SHADE TREES (DECIDUOUS) ARM Armstrong Red Maple GMSM Green Mountain Sugar Maple

SWO Swamp White Oak BC Bald Cypress VFE Valley Forge American Elm

**DECIDUOUS SHRUBS** TBS Tor Birchleaf Spirea

ORNAMENTAL GRASSES NWSG Northwind Switch Grass

HERBACEOUS PERENNIALS

HELLER & ASSOCIATION LANDSCAPE ARCHIT

751 N Jefferson St.

Milwaukee, WI 53202

Suite 200

**BUILDING NO:** 

CAP PROJECT #:

PROJECT STATUS: Design Development LANDSCAPE **DETAILS** NOTES & **SCHEDULES** 

1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.

2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or

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. 4. 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

5. Topspoil 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  $\frac{1}{3}$  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  $\frac{2}{3}$  of the burlap and remove the twine. Provide one slow release fertilizer packets (per 1" caliper) for each tree planted.

7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% Soil Amendments (see Note 11). Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is  $\frac{2}{3}$  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 / saucer around all trees. 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 50/50 mix of Soil Amendments with blended, pulverized topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soils (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are  $\frac{2}{3}$  full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rater of 1 per 24" height/diameter of shrub at planting.

9. Mulching: All tree rings to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All shrub planting and perennial planting bed 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
- $\frac{1}{4}$  CY composted manure

TO OBTAIN LOCATIONS OF

FACILITIES BEFORE YOU DIG IN WISCONSIN

811 or 1-800-242-8511

MILW. AREA 259-1181

WIS STATUTE 182.0175(1974)

REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

PARTICIPANTS UNDERGROUND

In roto-tilled beds only, also include in above mixture:

2 lbs Starter Fertilizer 12. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide

as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer (20-10-5, or approved comparable) and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch

An acceptable quality seed installation is defined as having: No bare spots larger than one (1) square foot No more than 10% of the total area with bare areas larger than one (1) square foot A uniform coverage through all turf areas

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. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up 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 **PLANT MATERIAL PROPOSED** CALIPER/HEIGHT PLANT KEY QUANTITY BOTANICAL NAME SIZE ROOT **COMMON NAME SPECIFICATION / NOTES** SPACING **Proposed Landscape Materials** SHADE TREES (DECIDUOUS) Straight central leader, full and even crown. Prune only after planting 2.5" Acer xfreemanii 'Armstrong' Armstrong Red Maple 2.5" Straight central leader, full and even crown. Prune only after planting GMSM Acer saccharum 'Green Mountain' Green Mountain Sugar Maple 2.5" SWO Quercus bicolor Swamp White Oak Straight central leader, full and even crown. Prune only after planting BC 2.5" Straight central leader, full and even crown. Prune only after planting Taxodium distichum Bald Cypress Straight central leader, full and even crown. Prune only after planting VFE 2.5" Ulmus americana 'Valley Forge' Valley Forge American Elm PLANT PLANT MATERIAL PROPOSED SHRUB ROOT/ PLANT CONT. KEY QUANTITY | BOTANICAL NAME SPACING **COMMON NAME** SIZE (HEIGHT SPECIFICATION / NOTES **DECIDUOUS SHRUBS** TBS Spirea betulifolia 'Tor' Tor Birchleaf Spirea Full, well rooted plant, evenly shaped PLANT PLANT MATERIAL PROPOSED **CONTAINER** PLANT KEY QUANTITY BOTANICAL NAME SIZE **COMMON NAME** SPECIFICATION / NOTES SPACING ORNAMENTAL GRASSES Panicum virgatum 'Northwind' Northwind Switch Grass Full, well rooted plant PLANT **CONTAINER** PLANT PLANT MATERIAL PROPOSED SIZE SPACING KEY QUANTITY | BOTANICAL NAME **COMMON NAME** SPECIFICATION / NOTES **HERBACEOUS PERENNIALS** Allium 'Summer Beauty' Summer Beauty Allium Full, well rooted plant, evenly shaped PLANT PLANT MATERIAL PROPOSED **CONTAINER** PLANT KEY QUANTITY BOTANICAL NAME **COMMON NAME** SIZE SPECIFICATION / NOTES SPACING **GROUNDCOVERS & VINES** Full, well rooted plant Liripoe spicata Creeping Lilly Turf PLAN PLANT MATERIAL PROPOSED **CONTAINER** PLANT | SPECIFIED SEED MIX / SOD SIZE SPECIFICATION / NOTES SPACING Lawn Establishment Area / Grading Area SF Reinder's Deluxe 50 Seed Mix (800-785-3301) EroTex DS75 Erosion Control Blanket (or approved equal) Erosion Matting for sloped seeded areas see plan for area delineation Hardscape Materials Aluminum Edge Restraint (mulch strip) Permaloc ProSlide 3/16"x5.5" Black Duraflex Finish 300 Landscape Fabric Area: 1,200 SF Bark Mulch; apply Preemergent after installation of mulch Shredded Hardwood Mulch (3" depth) Soil Amendments (2" depth) Area: 1,200 SF Area: 15,825 SF Pulverized Topsoil (Lawn Area) Area: 1,200 SF Pulverized Topsoil (2" over bed areas)

\*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.

### Seed Compositions:

25% Creeping Red Fescue

15% Ken Blue Kentucky Bluegrass

Reinder's Deluxe 50 Seed Mix (800-785-3301): 20% Kentucky Bluegrass (Sod Quality) 15% Newport Kentucky Bluegrass

15% Quebec Perennial Ryegrass 10% Fiesta III Perennial Ryegrass

USE EDGING AROUND

PERIMETER OF GRAVE

MULCH AREA OR ALONG

3 DETAIL N.T.S.

N.T.S.

Seed at rate of 150-200# per acre

PLANT SHRUB AT SAME LEVEL AS PREVIOUS GROWING CONDITION AT ROOT FLARE

NORMAL PLANT SHAPE

PRUNE OUT DEAD & BROKEN BRANCHES; RETAIN

3" DEPTH WOOD MULCH OVER SOIL RING; DO NOT PLACE MULCH AGAINST STEMS, OR BURY BOTTOM

- REMOVE BURLAP AND SYNTHETIC TWINE FROM TOP

1/4 OF ROOTBALL. SCORE REMAINING 2/4 OF BURLAP

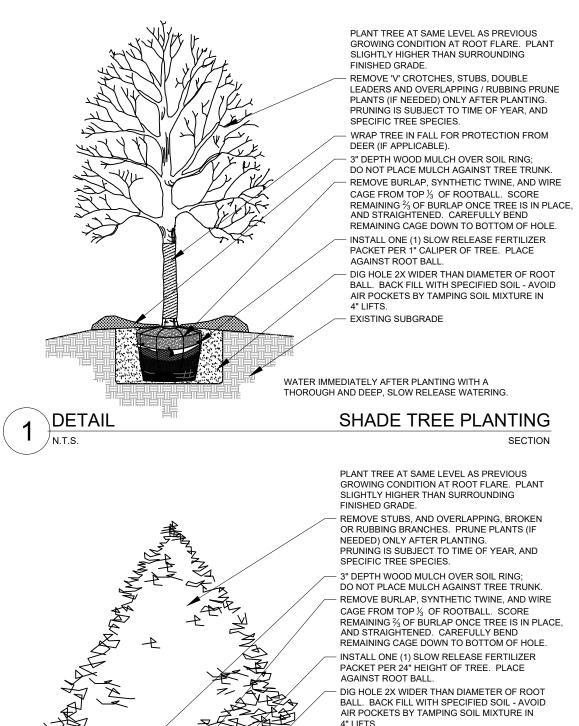
INSTALL ONE SLOW RELEASE FERTILIZER PACKETS

DIG HOLE 2X WIDER THAN DIAMETER OF ROOT BAL

POCKETS BY TAMPING MIXTURE IN 4" LIFTS.

BACK FILL WITH SPECIFIED PLANTING MIX - AVOID AIR

# LANDSCAPE GENERAL NOTES

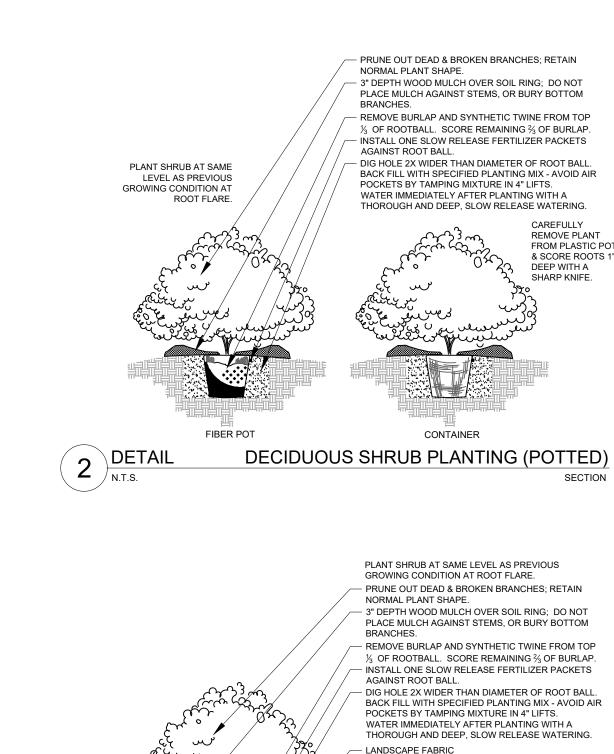


- EXISTING SUBGRADE

WATER IMMEDIATELY AFTER PLANTING WITH A

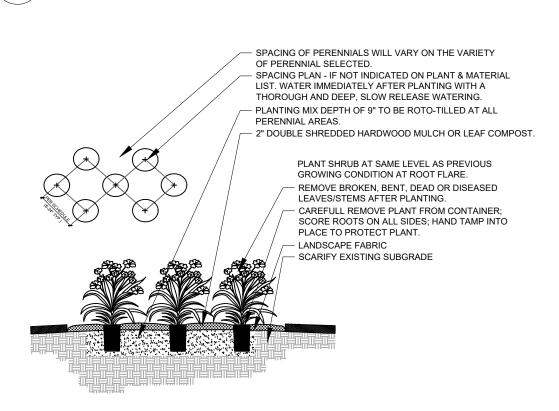
HOROUGH AND DEEP. SLOW RELEASE WATERING

**EVERGREEN TREE PLANTING** 

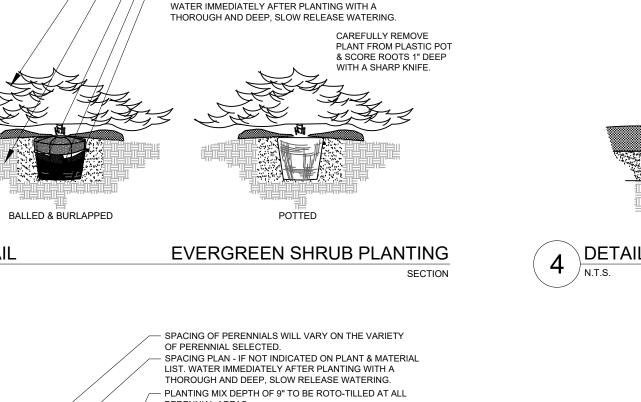


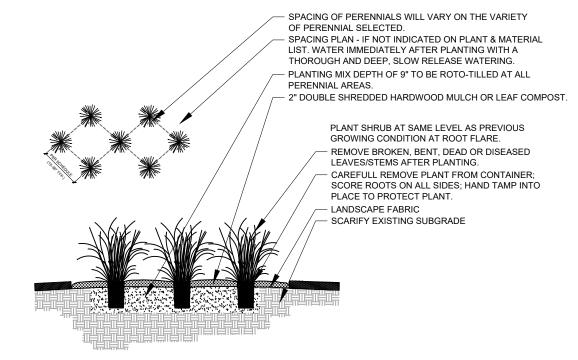
DECIDUOUS SHRUB PLANTING (B&B)

6 DETAIL N.T.S.



GROUNDCOVER / PERENNIAL PLANTING





PLANT & MATERIAL SCHEDULE

- 3" SHREDDED HARDWOOD MULCH BED

TOPSOIL/PLANTING MIX

TURFGRASS (TYPICAL)

SPADE EDGE PLANT BED EDGE DETAIL

TOP OF MULCH SHOULD BE CRESTED 1-2" ABOVE

- BEDLINES ARE TO BE CUT CRISP AS PER PLAN. A

TURF FOR POSITIBE DRAINGE. SLOPE GRADUALLY

CLEAN DEFINITION BETWEEN TURF AND PLANTING

ORNAMENTAL GRASS PLANTING NOT FOR CONSTRUCTION THESE DRAWINGS ARE RELEASED FOR DESIGN DEVELOPMENT PURPOSES REGULATORY APPROVAL, PERMIT, OR

PLANTING & HARDSCAPE DETAILS

DETAIL

### Armstrong Red Maple Freemani Maple Acer xfreemani 'Armstrong'

Family: Aceraceae















Plant Type: Shade Tree Height: 40-70'
Regionally Native Spread: 12-20'

USDA Hardiness Range: 3A to 9A Form: Narrow / Fastigate

Growth Rate: Average

Exposure: Partial Shade to Full Sun Moisture: Moist Sand to Some Clay

Salt Tolerance: Mild

Soil Tolerance: Acidic to slightly alkaline soils

4.0-7.5

Bloom Color: Red

Bloom Time: Early to Mid Spring

Fruits: None Persistence: None

Leaf Color: Green Fall Color: Yellow to Orange to Red

Winter Interest: Interesting, smooth, light gray bark color. Tolerances: Deer, drought, pollution, slope and wind.

Notes of Interest: Fast growing columnar tree. Excellent as a street tree especially in narrow places.

Exhibits strong resistance to extreme environmental condtions.

This plant is now considered a Freeman Maple which is a red-silver hybrid.

Best planted in full sun to partial shade in moist, well-drained soil; plant is adaptable

Tolerates occasional flooding and is somewhat salt tolerant.

ARM Armstrong Red Maple Freemani Maple Shade Tree

#### Green Mountain Sugar Maple Acer saccharum 'Green Mountain'

Family: Aceraceae











Height:

Spread:

Form:

50-65'

35-50'

**Oval and Rounded** 





Plant Type:

Shade Tree

**Regionally Native** 

USDA Hardiness Range: 3B to 8A

Growth Rate: Average

Exposure: Partial Shade to Full Sun

Moisture: Will tolerate moist & dry soils

Salt Tolerance: None

Soil Tolerance: Acidic to slightly alkaline

(Less than 6.8-7.7)

Bloom Color: Green

Bloom Time: Early to Mid Spring

Fruits: None Persistence: None

Leaf Color: Green Fall Color: Orange, Red and Yellow

Winter Interest: Rounder branching

Tolerances: This plant tolerates some drought

Notes of Interest: This plant tolerates some drought

This plan will grow in dry soil

Suitable soil is well-drained/loamy, sandy or clay

This plant has attactive fall colors

## Swamp White Oak Quercus bicolor

Family: Fagaceae













50-60'

50-60'

Round

Height:

Spread:

Form:

Plant Type: Shade Tree

**Regionally Native** 

USDA Hardiness Range: 3 to 8

Growth Rate: Average

Exposure: Partial Shade to Full Sun

Moisture: Tolerant of a wide range of soils

Salt Tolerance: Yes

Soil Tolerance: Moderate Soils

5.0 - 5.5

Bloom Color: Insignificant Bloom Time: Early Spring

Fruits: Acorns Persistence: No

Leaf Color: Green Fall Color: Yellowish Orange

Winter Interest: Interesting light gray bark color.

*Tolerances:* Deer, drought, pollution, salt, & wet conditions.

Notes of Interest: Transplant well

Tolerant of black walnut toxicity Tolerant of urban locations

Family: Cupressaceae













25-45'

Oval and Rounded

Spread:

Form:



Plant Type: Shade Tree

**Regionally Native** 

USDA Hardiness Range: 4 to 9

Growth Rate: Average Exposure: Full Sun

Moisture: Medium to Wet soils

Salt Tolerance: None

Soil Tolerance: Slightly acid, sandy soils

(Less than 6.5)

Bloom Color: Brown

Bloom Time: Non-Flowering

Fruits: Purple-Greenish Co Persistence: Yes

Leaf Color: Green Fall Color: Orange, Cinnamon Brown

Winter Interest: Overall form of tree Tolerances: Good Fall Color

Notes of Interest: Good Fall Color

Showy Fruits (cones)

Easily grown in average, moist to wet soils.

This plant has attactive fall colors
This plant tolerates standing water

Family: Ulmacea













Plant Type: Shade Tree

Native

USDA Hardiness Range: 5 to 9

Height: 60-70 Feet Spread: 50-60 Feet

Form: Large, Vase Shaped

Growth Rate: Slow to Moderate

Exposure: Full Sun

Moisture: Will tolerate wet & dry soils

Salt Tolerance: None

Soil Tolerance: Slightly acidic soils

4.0-7.5

Bloom Color: Green (non-showy)

Bloom Time: March-April

Fruits: Wafer-Like Ovals Persistence: None
Leaf Color: Dark Green Fall Color: Yellow

Winter Interest: Interesting silhouette
Tolerances: Widely adaptable soils

Notes of Interest: Dutch Elm Disease resistance

Good Street Tree Urban Tolerant

Tolerant of Light Shade Useful at Rain Garden Edges Family: Rosaceae









24-36"



Plant Type: Deciduous Shrub (small) Height:

Non-Native Spread: 24-36"

USDA Hardiness Range: 4 to 8 Form: Irregular rounded

Growth Rate: Medium Exposure: Full Sun

Moisture: Will tolerate dry soils and some drought

Salt Tolerance: None

Soil Tolerance: Prefers slightly acid, moist soils

6.8 - 7.7

Bloom Color: Petite White Bloom Time: Summer

Fruits: None Persistence: None

Leaf Color: Deep Green
Fall Color: Burgundy / Red

Winter Interest: None

Tolerances: Slight Drought and Slight Wet Soils

Notes of Interest: • Flowers are showy; Attracts Butterflies; Fragrant Flowers;

 $^{\circ}$  Compact, low to the ground

Low-maintenance shrub

Stunning fall color

Easy to grow, resitant shrub

• Deer resistant

Prune after flowering

**NWSG** 

HELLER & ASSOCIATES LLC

Family: Poaceae



Plant Type: **Ornamental Grass** Height: 4-6'

Spread: 24-30"

USDA Hardiness Range: 5 to 9 Form: Upright

**Growth Rate:** Moderate

Exposure: Full Sun / Part Shade Moisture: Medium to Wet Salt Tolerance: Moderate

Soil Tolerance: Prefers moist, sandy or clay soil

pH Preference: slightly acidic to slightly alkaline (less than 6.8 to 7.7)

Bloom Color: Yellow

Bloom Time: July to February

Fruits: No Persistence: N/A

Leaf Color: Green Fall Color: Yellow

Winter Interest: **Ornamental Grass** 

**Tolerances: Drought Tolerant** 

Air Pollution

Notes of Interest: Winter Interest

### Summer Beauty Allium Allium 'Summer Beauty'

Family: Amaryllidaceae





Spread:

Form:

18-24"

Mounded

Perennial (Herbaceous) Plant Type:

Non-Native

**USDA Hardiness Range:** 5 to 8

Growth Rate: Average

Exposure: Part Sun to Full Sun

Rich, humus, moist soils; some dry soils Moisture:

Salt Tolerance: Moderate

Soil Tolerance: The pH preference is an acidic to slightly alkaline

Less than 6.8 to 7.7)

Bloom Color: Rose-Pink Bloom Time: Summer

Fruits: None Persistence: None

Leaf Color: Green Fall Color: No change

Winter Interest: **Dried Flowers** 

**Tolerances:** Deer & Rabbit Resistant

Notes of Interest: This plant has attractive foliage

• Flowering low perennial excellent for borders

∘ Flowers are showy, fragrant, & suitable for cutting / dried flowers

 $\,{}^{\circ}$  This plant is good for containers

• This plant attracts bees, butterflies, and other pollinators

### Creeping Lily Turf Liriope spicata

Family: Asparagaceae











8-12" 8-12"

Clump

Height:

Spread:

Form:

Plant Type: Ground Cover

USDA Hardiness Range: 4 to 9

Growth Rate: Average

Exposure: Full Sun / Partial Shade

Moisture: Dry to Medium Salt Tolerance: Moderate

Soil Tolerance: Well-drained/loamy/sandy/clay

pH Preference: more than 7.0 pH

Bloom Color: Purple and White Bloom Time: Late Summer

Fruits: No Persistence: N/A

Leaf Color: Green Fall Color: N/A

Winter Interest: N/A

Tolerances: Drought Tolerant

**Heavy Shade** 

Notes of Interest: Erosion Control