

EXISTING NOTES:
 1) EXISTING PLANS AND STRUCT. INFORMATION FOR REFERENCE ONLY. ALL CONDITIONS MUST BE VERIFIED IN FIELD BEFORE BIDDING / CONSTRUCTION BEGINS. CONTACT ARCHITECT WITH ANY AND ALL DISCREPANCIES PRIOR TO CONTINUING WITH WORK.
 2) VERIFY ALL PUBLIC AND PRIVATE UTILITY LOCATIONS AND SIZES (ELECTRICAL, GAS, SANITARY, WATER ETC.) WITH LOCAL MUNICIPALITY, OWNER & GENERAL CONTRACTOR PRIOR TO INSTALLATION. UTILITY SERVICE EXISTS AT CURRENT STRUCTURE. MODIFY AS NECESSARY. ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE PRESENCE OF LACK THERE OF ANY UTILITIES.

SITE PLAN NOTES:
 1) ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY, REFER TO CIVIL ENGINEERING DOCUMENTS FOR SITE DIMENSIONS AND DETAILS

GENERAL DEMOLITION NOTES:
 1) ALL STATE AND LOCAL PRACTICES & REGULATIONS, INCLUDING BUT NOT LIMITED TO OSHA REGULATIONS, FOR DEMOLITION SHALL BE FOLLOWED FOR SAFETY & ALL OTHER MEASURES ASSOCIATED WITH DEMOLITION. IF ANY HAZARDOUS MATERIALS ARE FOUND AFTER THE INITIAL SURVEY OF EXISTING CONDITIONS OCCUR, IMMEDIATELY CONTACT THE GENERAL CONTRACTOR & STOP WORK FOR ASSESSMENT.
 2) CARE SHOULD BE TAKEN DURING DEMOLITION TO LEAVE EXISTING STRUCTURE UNDISTURBED AND STILL ACCOMMODATE NEW WORK.
 3) ALL DEMOLITION SHOULD BE EXECUTED TO THE MINIMUM EXTENTS REQUIRED TO ACCOMMODATE THE NEW CONSTRUCTION.
 4) REFER TO PLAN DRAWINGS FOR BUILDING RELATED DEMOLITION.

- SITE PLAN KEYED NOTES (PHASE 2):**
- 1) EXISTING BUILDING, CONCRETE WALK & DRIVEWAY TO BE REMOVED - PREPARE SUBGRADE FOR NEW SITE CONSTRUCTION.
 - 2) CUT & REMOVE EXISTING ASPHALT AS NECESSARY FOR NEW PLAN.
 - 3) REMOVE SECTION OF EXISTING LANDSCAPE BLOCK RETAINING WALL AS NECESSARY FOR NEW SITE CONSTRUCTION.
 - 4) REMOVE EXISTING CONCRETE CURB AS NECESSARY FOR NEW SITE CONSTRUCTION.
 - 5) EXISTING CONC. CURB TO REMAIN - REFER TO CIVIL DRAWINGS.
 - 6) EXISTING TRASH ENCLOSURE w/ CONCRETE RETAINING WALL ON CONC. APRON TO REMAIN.
 - 7) EXISTING LANDSCAPE BLOCK RETAINING WALL TO REMAIN.
 - 8) NEW ASPHALT PAVING - REPAINT PARKING STRIPING w/ WHITE PAINT - SITE PLAN IS FOR REFERENCE ONLY - R/T CIVIL DRAWINGS.
 - 9) END OF NEW ASPHALT - PAVEMENT TO THE EAST IS EXISTING TO REMAIN.
 - 10) NEW 6' CONC. CURB - REFER TO CIVIL DRAWINGS.
 - 11) EXTEND LANDSCAPE BLOCK RETAINING WALL - R/T CIVIL FOR ADDITIONAL INFORMATION & GRADING.
 - 12) NEW CONCRETE STAIRS (w/ 1" MAX RISER HEIGHT) & NEW 5" THICK REINFORCED CONC. WALK w/ INTEGRAL CURB - REFER TO CIVIL DRAWINGS.
 - 13) RE-STRIPE EXISTING PARKING LOT AS NECESSARY FOR NEW PLAN.
 - 14) NEW FIXTURE ON EXISTING SITE LIGHTING POLE & CONCRETE BASE, R/T PHASE 2 SITE PLAN PHOTOMETRIC FOR NEW FIXTURE.
 - 15) 1 1/2" DIAMETER STL. GUARDRAIL, (42" HIGH) PRIMED & PAINTED w/ INTERMEDIATE RAIL SUCH THAT A 4" DIAMETER SPHERE CAN NOT PASS THROUGH ANY OPENING PER IBC SECT. 1033 & EQ SPACED SUPPORTS. GUARDRAIL MUST RESIST A LOAD OF 50 POUNDS PER LINEAR FOOT PER IBC 1601.1.
 - 16) 1 1/2" DIAMETER STL. HANDRAIL, (36" HIGH) PRIMED & PAINTED - EXTEND HANDRAILS 12" MIN. IN THE HORIZONTAL PAST TOP RISER TRANSITION & CONTINUE SLOPE OF HANDRAIL THE DEPTH OF ONE TREAD PAST BOTTOM RISER TRANSITION PER IBC 1012.6. HANDRAIL MUST RESIST A LOAD OF 50 POUNDS PER LINEAR FOOT PER IBC 1601.1.



PROPOSED SITE PLAN (PHASE 2) 2
 1" = 20'-0"

SITE NOTES 1

FULL SIZE PRINT = 24" x 36" SHEET

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REV. #	REV. DATE	DESCRIPTION	REV. BY
05.11.16		PRELIMINARY FC SUBMITTAL	BJK
07.02.16		FINAL FC SUBMITTAL	BJK
08.31.16		BID/ PERMIT SET	BJK

Project:
 Tenant Buildout For:
Cousins Subs
 2260 N. Grandview Blvd
 Waukesha, WI 53188

PERSPECTIVE DESIGN, INC.
 11525 W. North Avenue
 Wauwatosa, WI 53226
 Tel (414) 302-1780 Fax (414) 302-1751

Drawing Title:
 SITE PLAN (PHASE 2)

Date: 08.31.16

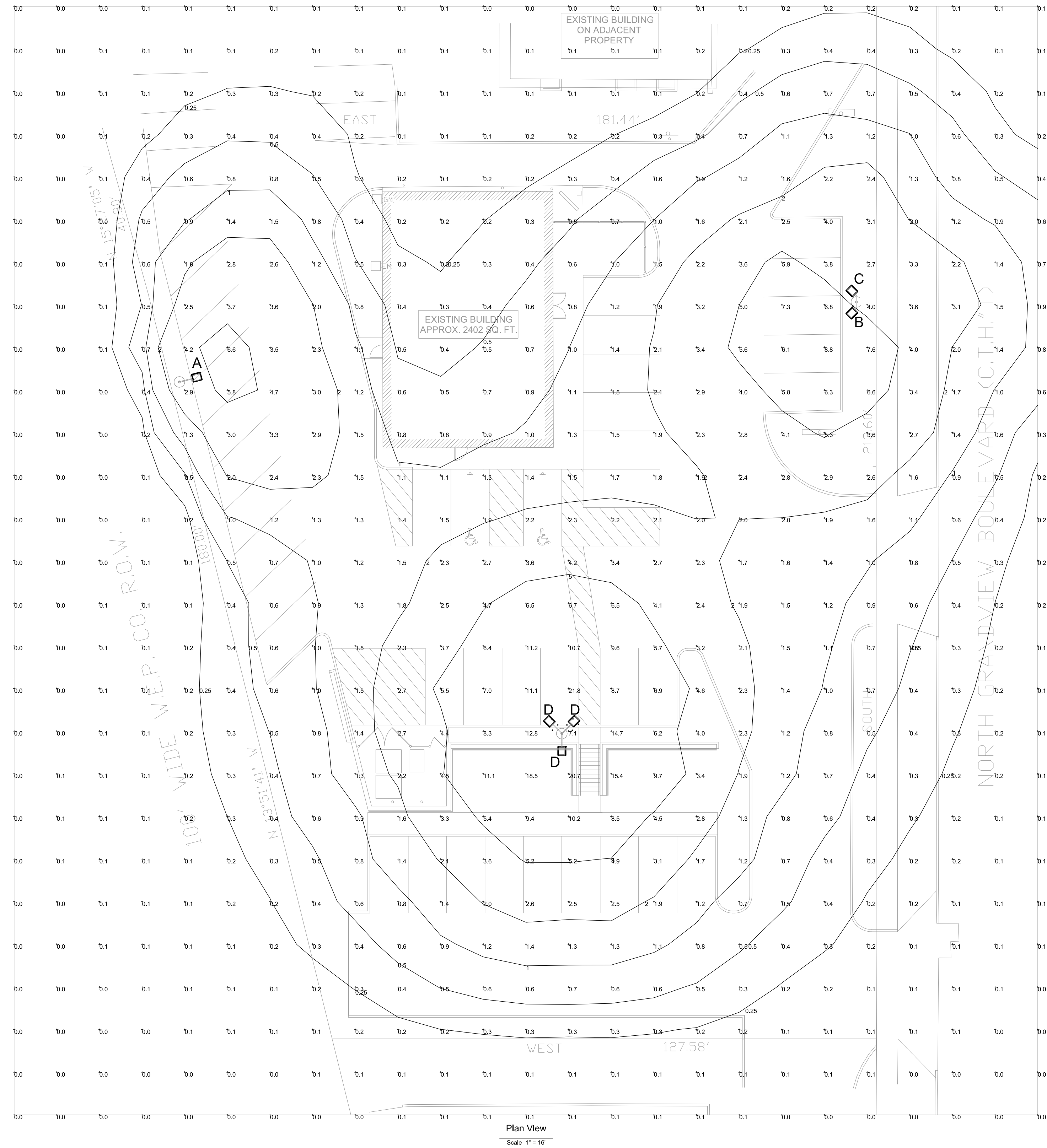
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Drawn: DNG

Job: 15-064 / 15-065

Sheet: SP1.2

THIS BOX IS 1/2" x 1/2"



Plan View
Scale: 1" = 16'

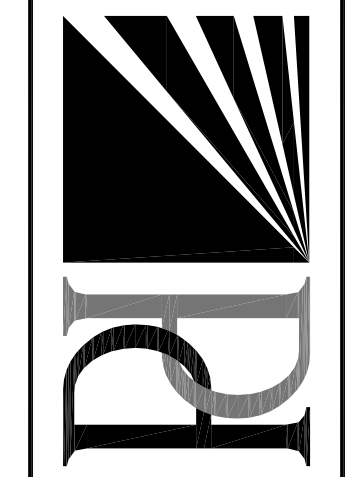


Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□	A	1	XGBM-3-LED-SS-NW-HSS	LSI Industries LED Area Light Model XGBM	LED fixture-Super Saver wattage Pole mounted at 22' Type 3 Optics w/ House Side Shield	XGBM-3-LED-SS-NW-HSS.ies	Absolute	1,000	189
□	B	1	XGBM-FT-LED-SS-NW-HSS	LSI Industries LED Area Light Model XGBM	LED fixture-Super Saver wattage Pole mounted at 22' Forward Throw Optics w/ House Side Shield	XGBM-FT-LED-SS-NW-HSS.ies	Absolute	1,000	189
□	C	1	XGBM-5-LED-SS-NW	LSI Industries LED Area Light Model XGBM	LED fixture-Super Saver wattage Pole mounted at 22' Type 5 Optics	XGBM-5-LED-SS-NW.ies	Absolute	1,000	188.5
□	D	3	XGBM-FT-LED-SS-NW	LSI Industries LED Area Light Model XGBM	LED fixture-Super Saver wattage Pole mounted at 22' Forward Throw Optics	XGBM-FT-LED-SS-NW.ies	Absolute	1,000	189

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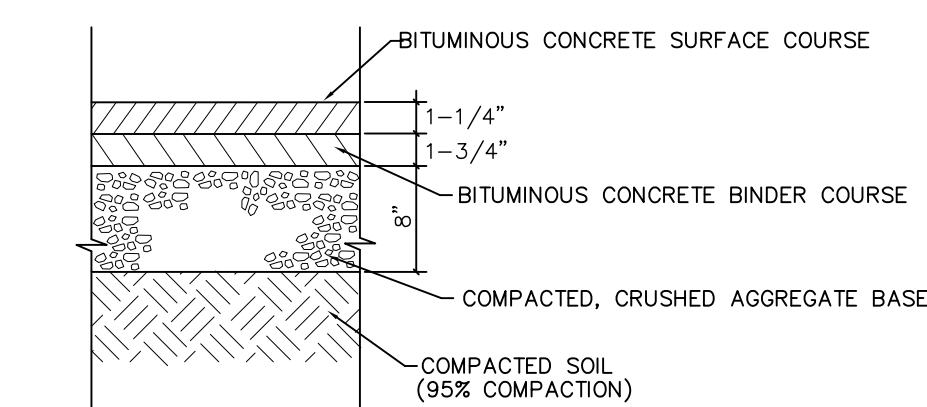
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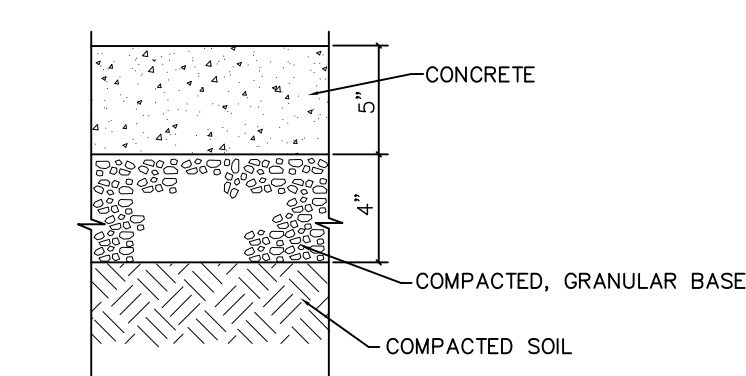
Drawing Title:
 PHOTOMETRIC SITE PLAN (PHASE 2)

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Drawn: DNG
Job: 15-064 / 15-065
Sheet:

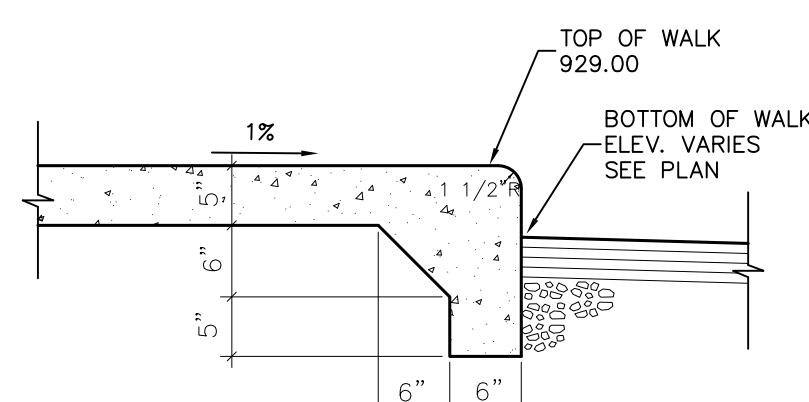
PSP1.2



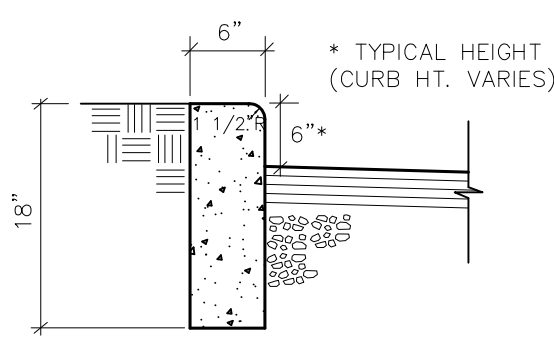
ASPHALT PAVEMENT
 NOT TO SCALE



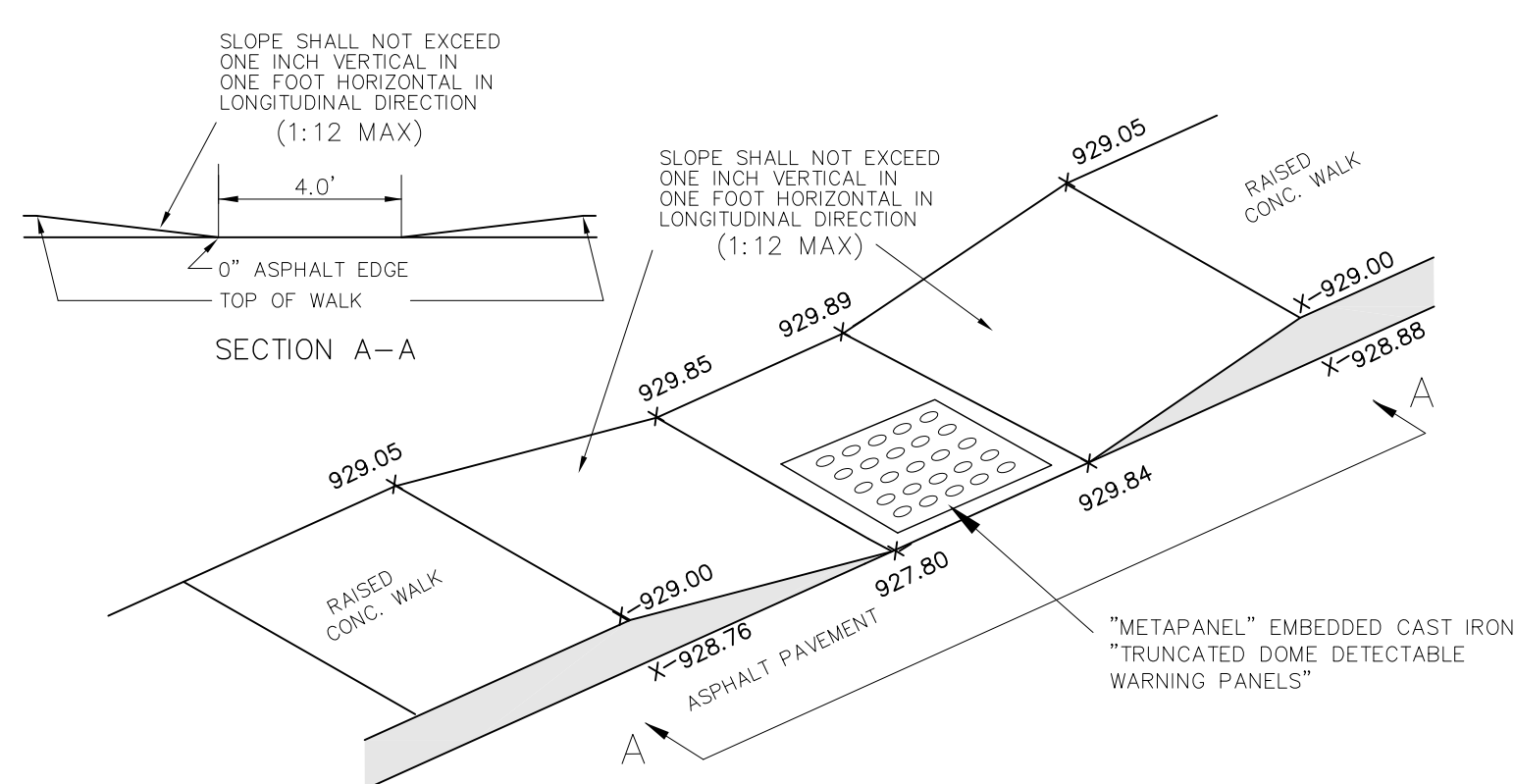
CONCRETE SIDEWALK
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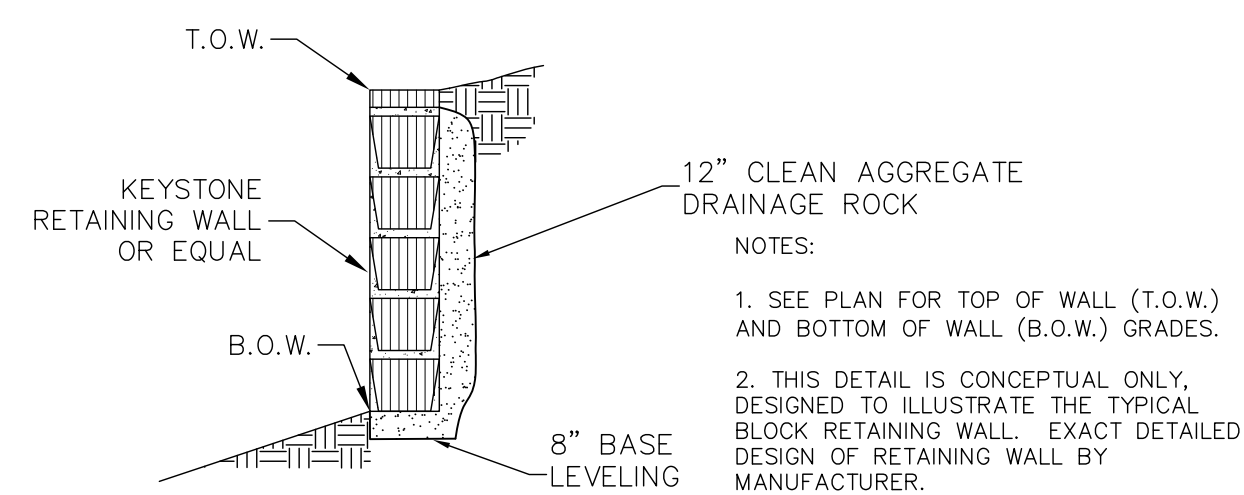
CONCRETE WALK WITH INTEGRAL CURB
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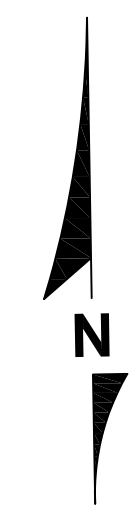
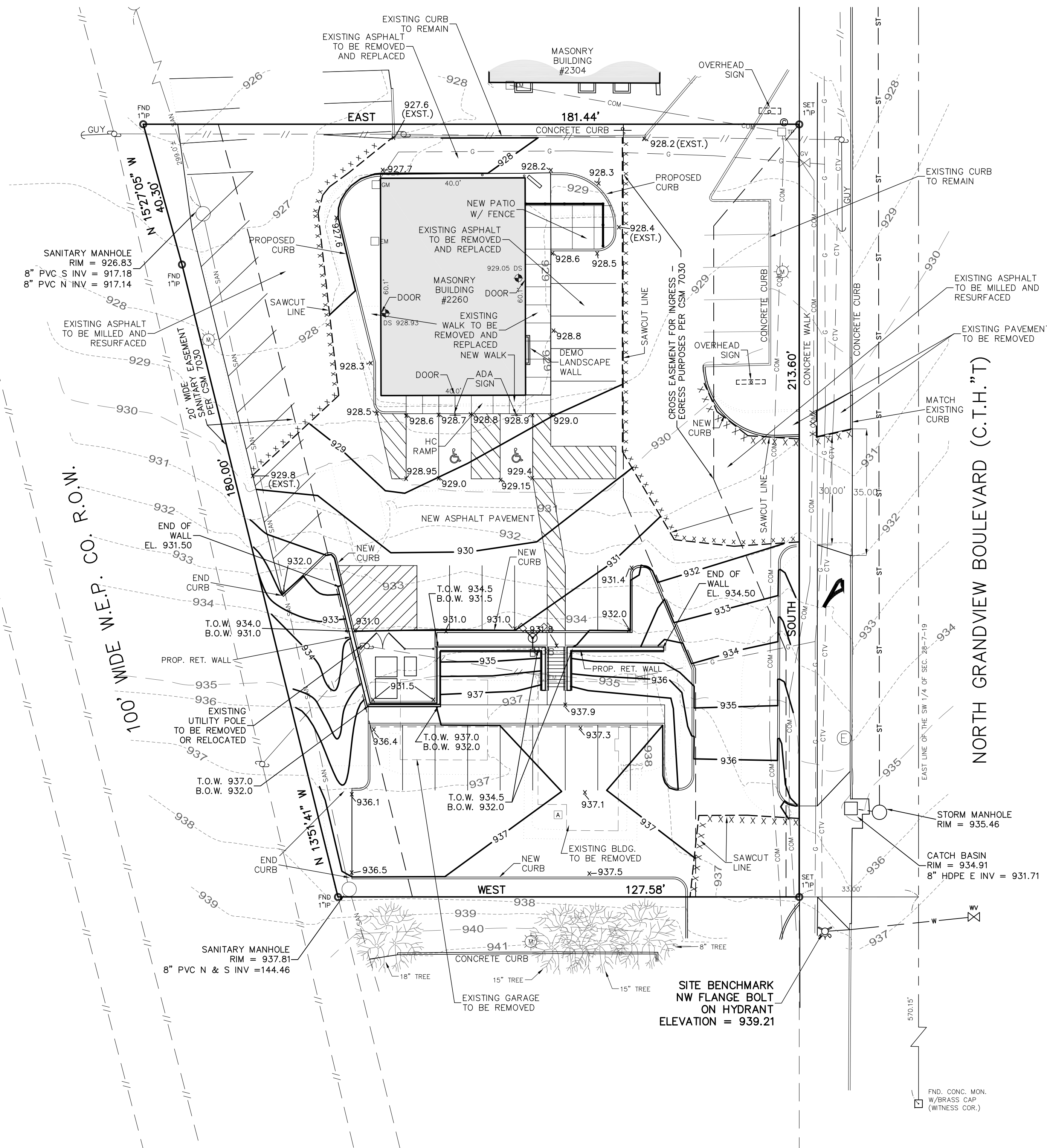
CONCRETE CURB DETAIL
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HANDICAP CURB AND SIDEWALK RAMP
 NOT TO SCALE



RETAINING WALL SECTION
 NOT TO SCALE

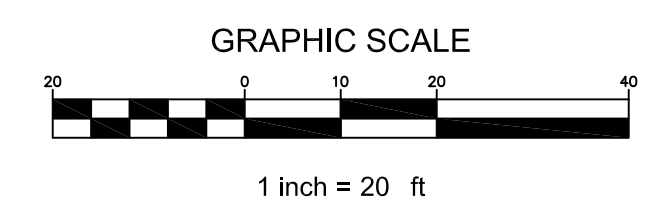


COUSINS SUBS
 2250 N. GRANDVIEW BLVD. WAUKESHA, WI

NORTH GRANDVIEW BOULEVARD (C.T.H. "T")

LEGEND	
--- 926 ---	EXISTING CONTOUR
— 929 —	PROPOSED CONTOUR
x 931.0	PROPOSED ELEVATION
--- x x x x x ---	PROPOSED SAW CUT

- NOTES:**
1. DISTURBED AREA = 20,195 S.F. (0.46 ACRES).
 2. NET INCREASE IN IMPERVIOUS AREA = 3,950 S.F. (0.09 AC.)
 3. ALL PROPOSED SPOT GRADES SHOWN ARE AT BOTTOM OF CURB / WALK.



TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 WE START AT 8:00 AM (M-F)
 REQUIRES MIN. 5 WORK DAYS
 NOTICE BEFORE YOU DIG DATE
 MILWAUKEE AREA 256-1181

Issuance and Revisions:

Date	Number	Description
06/21/16		Plan Commission Submittal
07/08/16		Plan Commission Submittal
08/31/16		Phase II - Plan Commission Submittal

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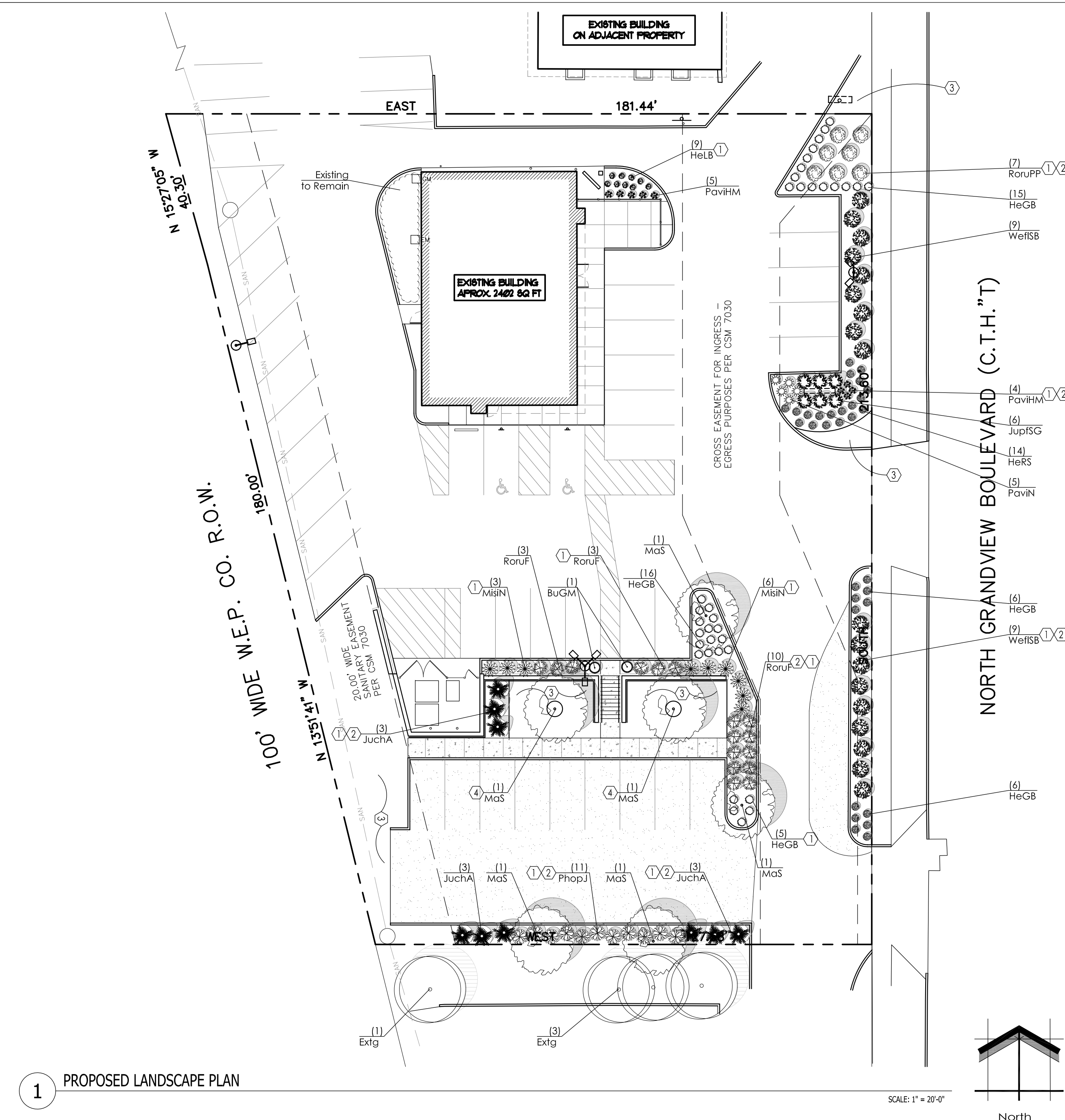
Sheet Title:
PROPOSED LANDSCAPE PLAN,
GENERAL NOTES,
AND PLANT MATERIAL TABLE

Date of Drawing: 08/31/16
Scale: 1" = 20'-0"
Drawn By: MCD
Job Number: L16-023
Sheet Number:

LSP1.1

LANDSCAPE PLAN GENERAL NOTES

- ** PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH. **
- AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND HIGHWAYS AS DESCRIBED AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS, RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
 - ALL PLANTINGS SPECIFIED FOR THE COUSINS SUBS -GRANDVIEW PROJECT PLANTING TABLE SHEET LSP1.1 SHALL COMPLY WITH STANDARDS AS DESCRIBED AND IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1-2014 AND ANSI STANDARDS FOR PLANTING 2012.
 - DEVIATIONS FROM THE APPROVED COUSINS SUBS -GRANDVIEW PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWING BY THE CONTRACTOR AND ONLY WITH PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
 - ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
 - PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
 - ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SOEDED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
 - CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
 - QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
 - CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITIONS.
 - WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.
 - ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
 - GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
 - ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
 - FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.
PER EVERY 100 SQUARE FEET ADD:
ONE 2 CUBIC FOOT BALE OF PEAT MOSS. 2 POUNDS OF 5-10-5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
 - ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.2 FOR FURTHER INFORMATION.
 - PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING ALL LAWN TREES.
 - ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
 - WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2-3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERINGS SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
 - REQUIRED SEED MIXES:
PREMIUM 60 GRASS SEED MIX REINDEER'S (262) 786-3300
20% AMERICAN KENTUCKY BLUE GRASS
20% ALPINE KENTUCKY BLUE GRASS
20% LANGARA KENTUCKY BLUE GRASS
20% VICTORY CHEWINGS FESCUE
10% FIESTA III PERENNIAL RYE GRASS
10% CUTTER PERENNIAL RYE GRASS
APPLY AT A RATE OF 175 POUNDS PER ACRE.
REFER TO SUPPLIERS SPECIFICATIONS AND INSTALLATION CUT SHEETS FOR FURTHER INFORMATION
RECOMMENDED TURF GRASS MIX TO BE PRESENT IN SOD
1. Rye Grass Type: 20 percent.
2. Fescue Grass Type: 20 percent.
3. Kentucky Blue Grass Type: 60 percent.
4. Thickness: "Thin" sod, minimum 1/2 inch and maximum 1 inch topsoil base.
5. Thickness: "Thick" sod, minimum 1 inch and maximum 1-3/8 inch topsoil base.
6. Cut sod in area not exceeding 1 sq yd.
7. Machine cut sod and load on pallets in accordance with TPI Guidelines.
 - DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED. NO EXCEPTIONS WILL BE GRANTED.
 - ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECEIVE AN APPLICATION OF AN ANTI-DESICANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION MAINTENANCE. THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
 - LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.
 - ALTERNATE BID: DESIGN IRRIGATION SYSTEM TO BE DESIGNED FOR A OVERLAPPING ZONED SPRINKLER HEAD SYSTEM IN ALL LAWN & ISLAND AREAS AND A DRIP SYSTEM FOR ALL FOUNDATION PLANTING AREAS.



1 PROPOSED LANDSCAPE PLAN

SCALE: 1" = 20'-0"
North

Proposed Plant Material Table

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
Broadleaf Deciduous Tree						
6	MaS	☉	Malus x 'Snowdrift'	Snowdrift Crabapple	2'-Cal - B&B	
4	Extg	○	Existing	Existing	Existing	
Conifer Evergreen Tree						
9	JuchA	☼	Juniperus chinensis 'Ames'	Ames Juniper	6' - 7' - B&B	
Broadleaf Deciduous Shrub						
11	PhopJ	☼	Physocarpus opulifolius 'Jefam'	First Editions Amber Jubilee Ninebark	18" - 24" - Cont	
16	Roruf	☼	Rosa rugosa 'Fox'	Foxi Pavement Rose	18" - Cont	
7	RorufP	☼	Rosa rugosa 'Purple Pavement'	Purple Pavement Rose	18" - 24" - Cont	
18	WefSB	☼	Weigela florida 'Bokrasopin'	Sonic Bloom Pink Reblooming Weigela	18" - Cont	
Broadleaf Evergreen Shrub						
2	BuGM	○	Buxus 'Green Mountain'	Green Mountain Boxwood	24" - 30" - B&B	
Conifer Evergreen Shrub						
6	JupISG	☼	Juniperus x pfitzeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	
Perennial Grass						
9	MisIN	☼	Miscanthus sinensis 'Nippon'	Nippon Maiden Grass	1-Gal - Cont	
9	PaviHM	☼	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	1-Gal - Cont	
5	PaviN	☼	Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	
Perennial						
35	HeGB	☼	Hemerocallis x 'Going Bananas'	Going Bananas Daylily	4 1/2" pot	
9	HeLB	☼	Hemerocallis x 'Little Business'	Little Business Dwarf Daylily	4 1/2" pot	
31	HeRS	☼	Hemerocallis x 'Ruby Spider'	Ruby Spider Daylily	4 1/2" pot	

CODED NOTES

- LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.
- LANDSCAPE INSTALLATION CONTRACTOR TO COORDINATE INSTALLATION OF NEW PLANT MATERIAL AND THE COORDINATION WITH EXISTING TREES TO BE SALVAGED.
- MULCH BED AREA. DRESS WITH 2-3" OF SHREDDED HARDWOOD BARK MULCH ON TOP OF DEWITT PRO 3 OZ WEED BARRIER WITH WEED BARRIER. TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
 - EARTHEN BED EDGE (SHOVEL POINT) LANDSCAPE EDGE. TYPICAL ALL PLANT MATERIAL AREAS. DRESS WITH 2-3" OF SHREDDED HARDWOOD BARK MULCH (OR BROWN ENVIRO-MULCH. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
 - SEEDED AREAS OF TURF GRASS. REPAIR ANY AND ALL TURF DAMAGE FROM THE CONSTRUCTION PROCESS. IT IS VERY IMPORTANT TO FOLLOW THE MANUFACTURERS INSTALLATION INSTRUCTIONS REGARDING THE TURF GRASS FOR PROPER GERMINATION AND SURVIVABILITY OF THE SEED MIX. ALSO REFER TO GENERAL NOTES FOR PREPARATION OF TOP SOIL AND SEED INSTALLATION. REFER TO GRADING PLAN FOR FURTHER INFORMATION. ALSO REFER TO GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
 - MULCHED 4'-0" DIA. TREE RING BED AREA W/ EARTHEN BED EDGE (SHOVEL POINT) LANDSCAPE EDGE AS REQUIRED. DRESS WITH 2-3" OF SHREDDED HARDWOOD BARK MULCH (OR BROWN ENVIRO-MULCH. REFER TO LSP1.2. GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800) 242-8511, (262) 432-7910 (877) 500-5952
www.DiggersHotline.com OR

811
Know what's Below.
Call before you dig.

CONSTRUCTION SET USE NO OTHER - DO NOT SCALE THESE DRAWINGS-

L16-023 - COUSINS SUBS - 08/31/2016

Project:

COUSINS SUBS

2260 N. Grandview Blvd
Waukesha, WI 53188

Issuance and Revisions:

Date	Number	Description
06/21/16		Plan Commission Submittal
07/08/16		Plan Commission Submittal
08/31/16		Phase II - Plan Commission Submittal

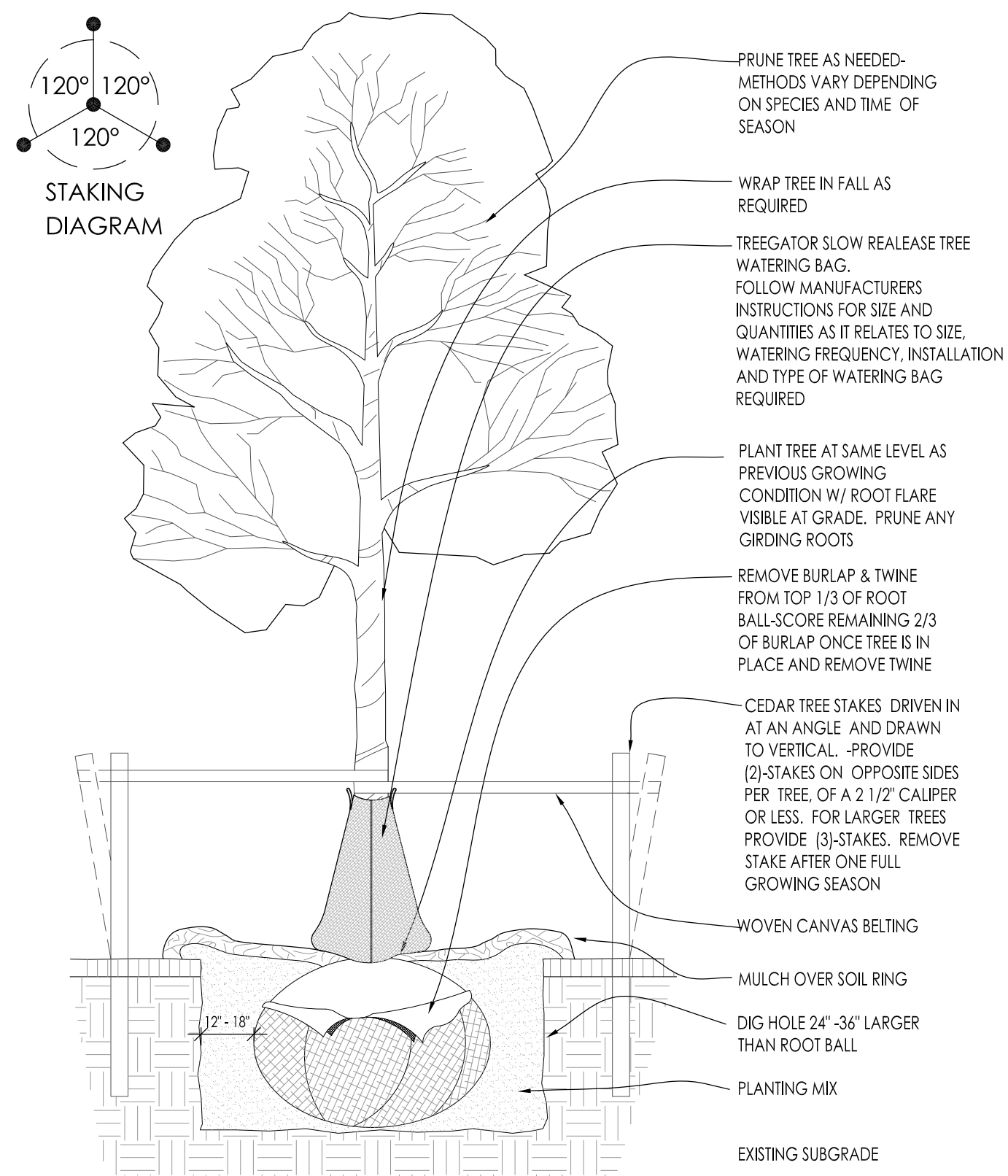
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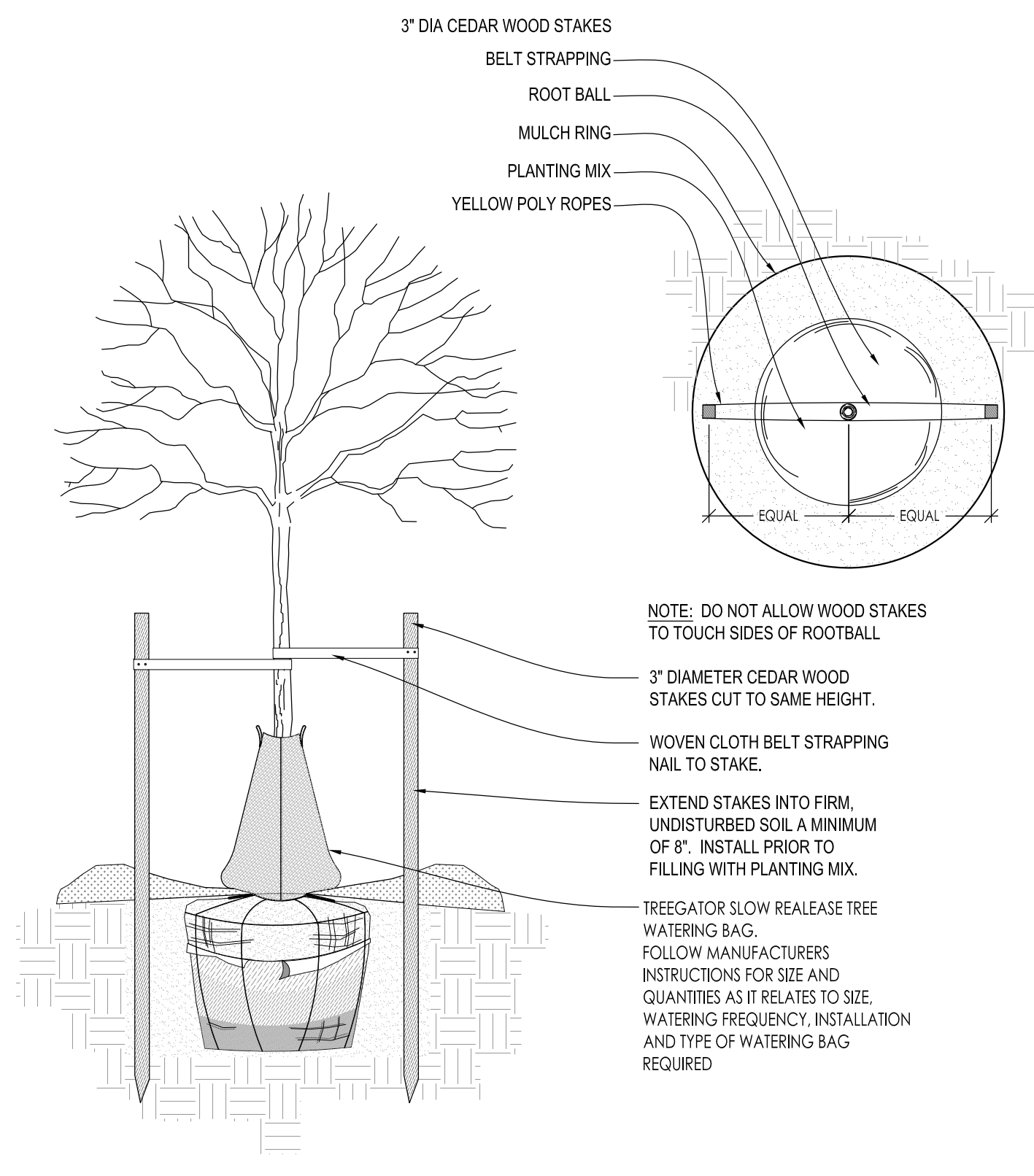
PROPOSED LANDSCAPE PLAN,
PLANTING DETAILS

Date of Drawing:	08/31/16
Scale:	As Noted
Drawn By:	MCD
Job Number:	L16-023
Sheet Number:	

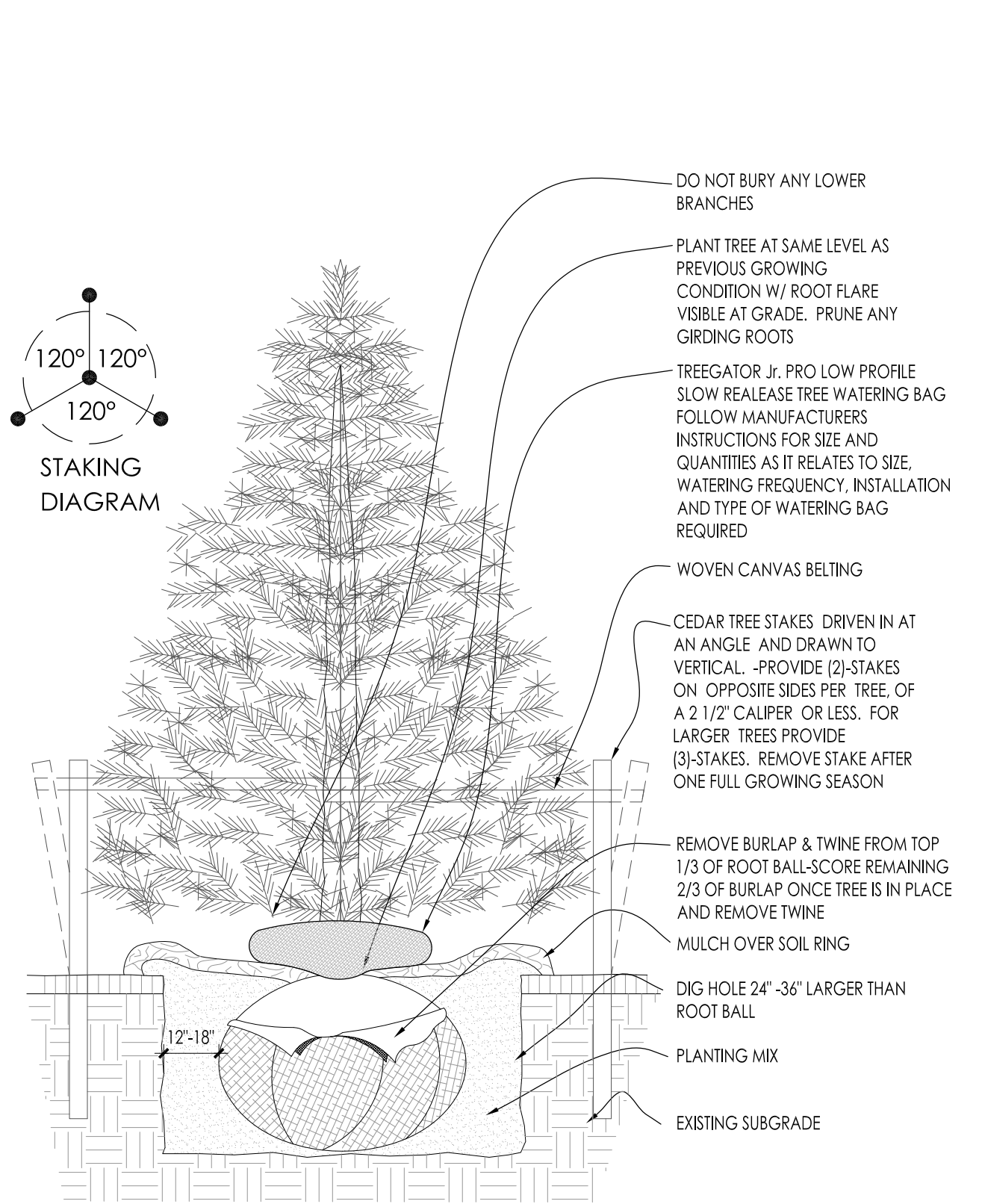
LSP1.2



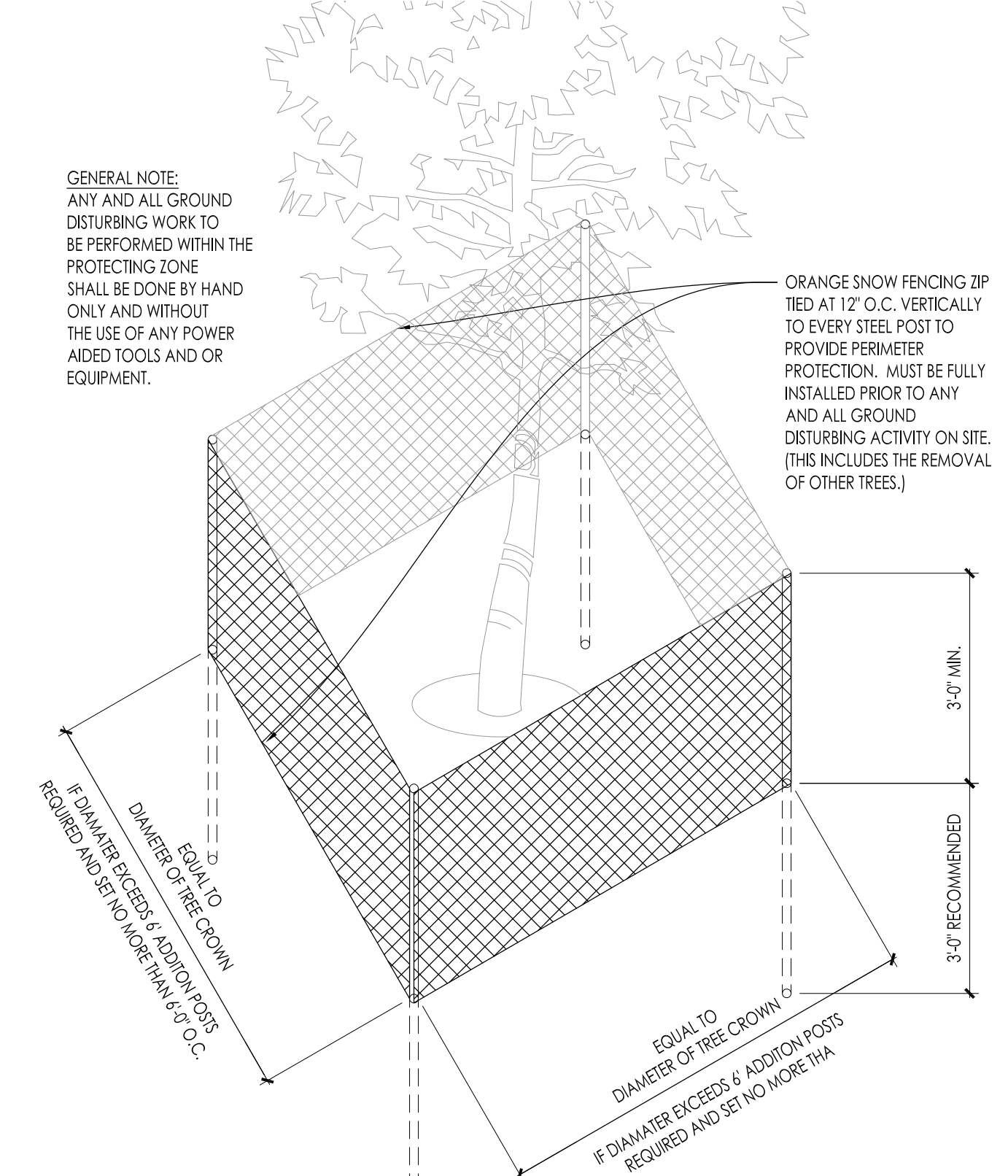
1 DECIDUOUS TREE PLANTING DETAIL SCALE: NONE



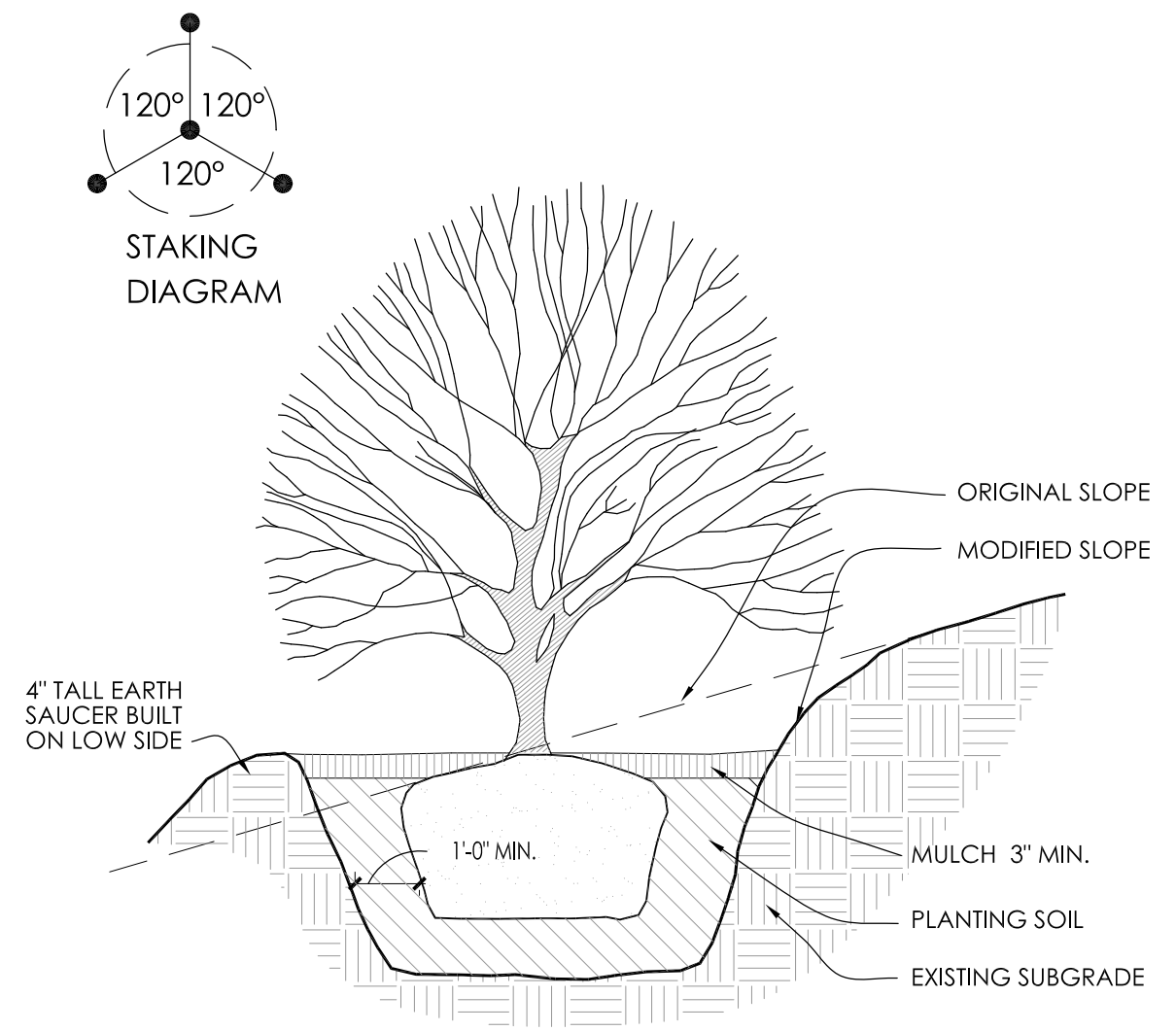
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



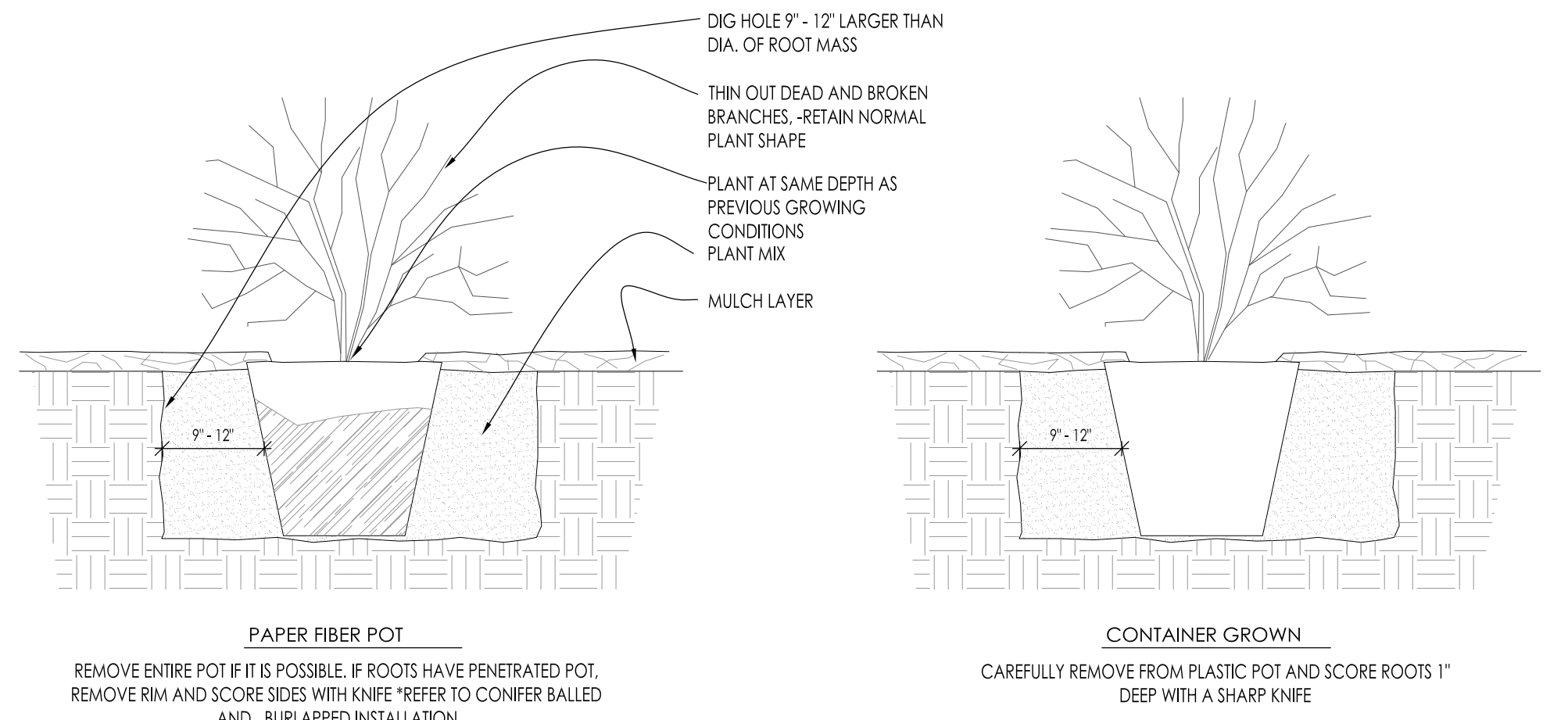
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



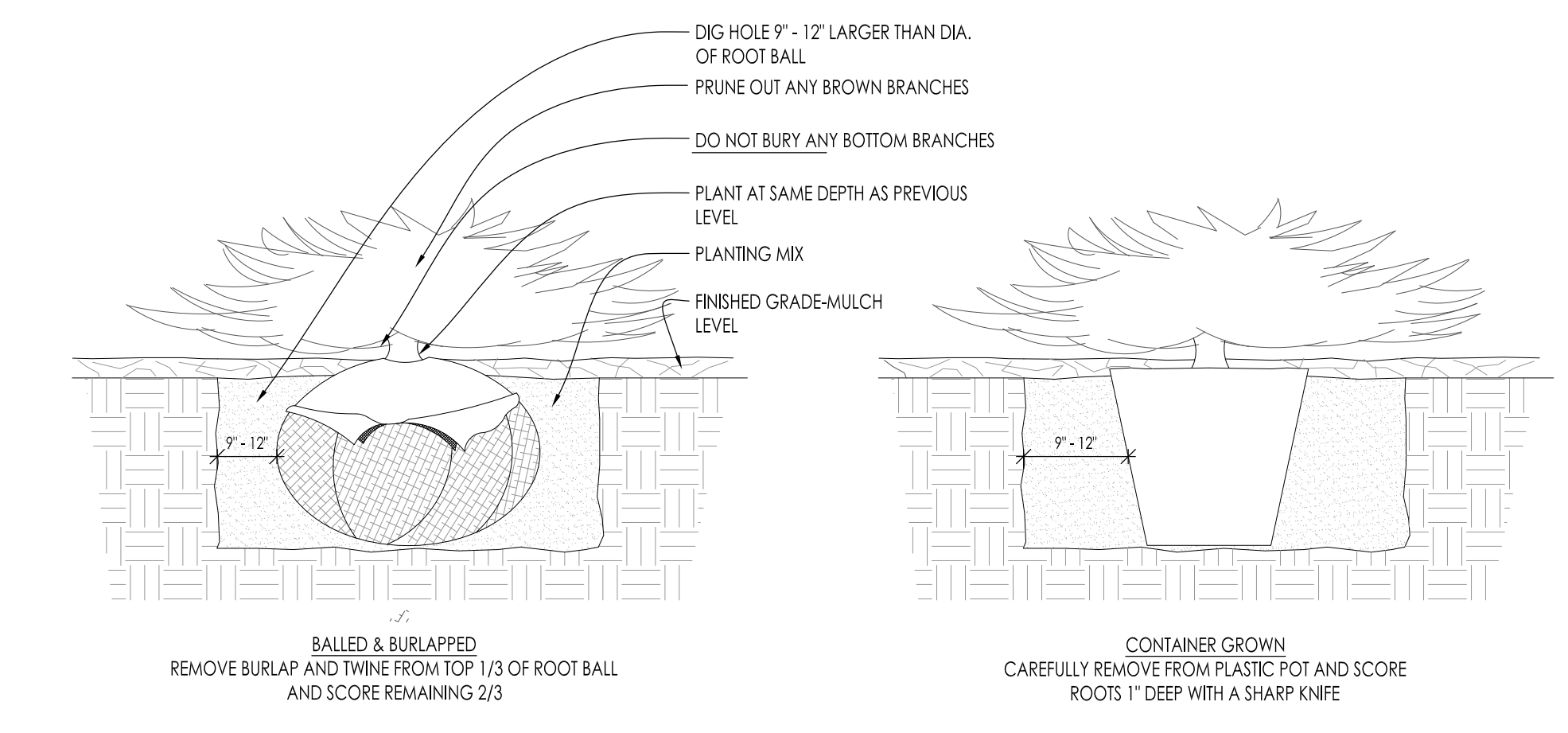
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



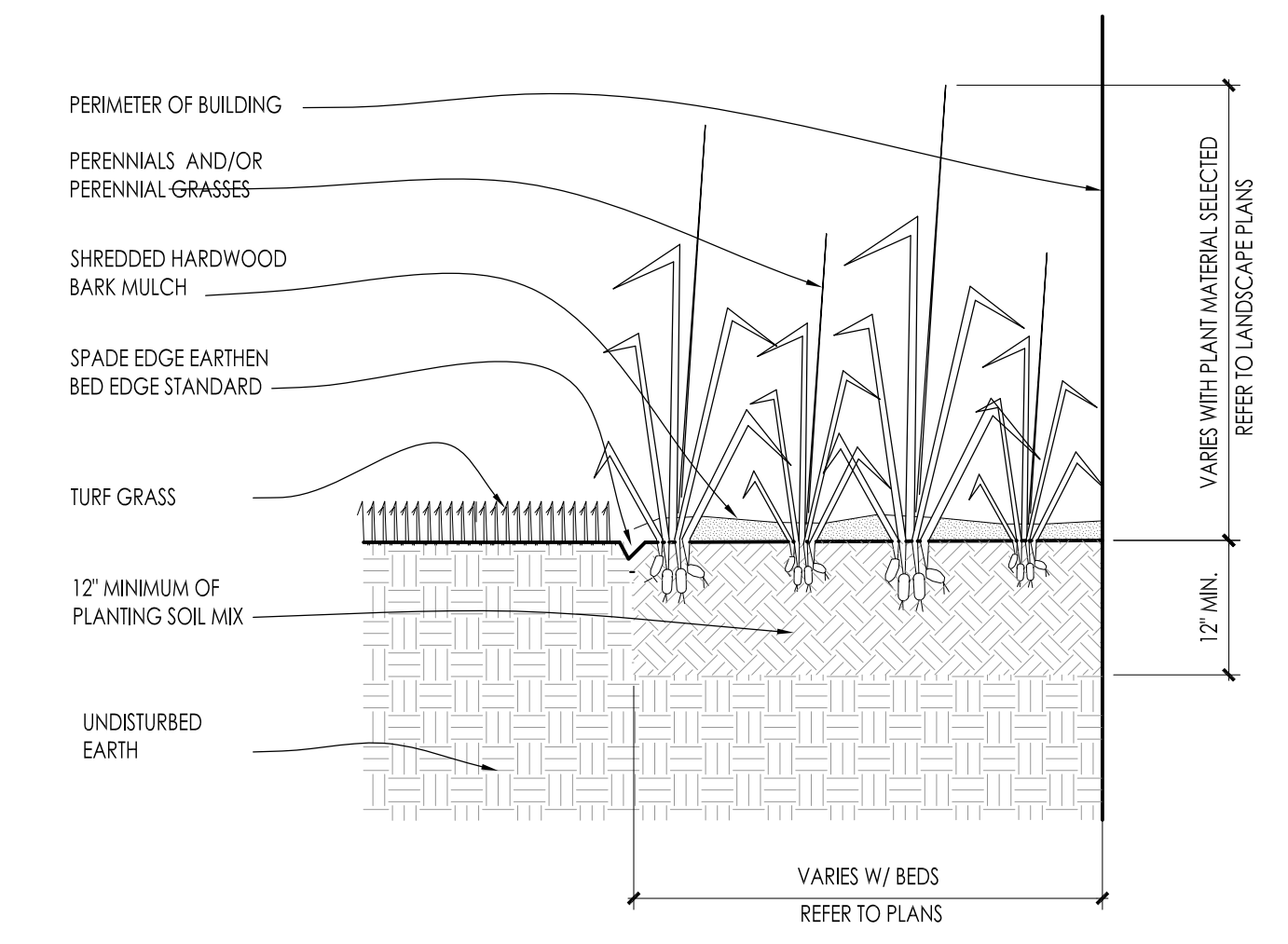
5 SLOPE PLANTING DETAIL SCALE: NONE
REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



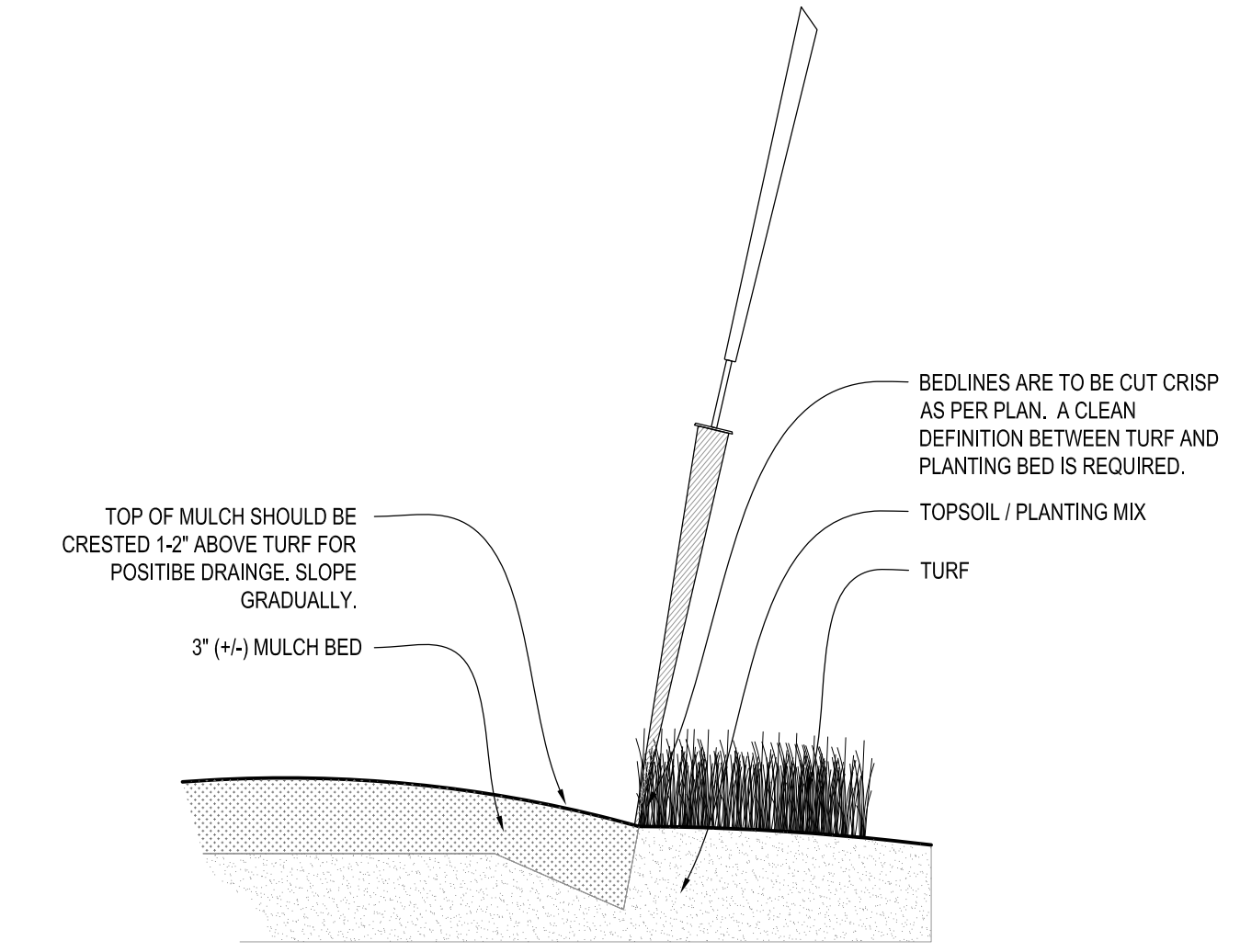
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE

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