

Consultant:

Project:  
**Mukwonago Health Center**

Location:  
 State Highway 83,  
 Mukwonago, WI

Key Plan:

PLAN COMMISSION SET  
 NOT FOR CONSTRUCTION  
 DATE: DECEMBER, 04 2017

Sheet:  
**Revised  
 Landscape Plan**

Scale:  
 1/16"=1'-0" @ 36x24"

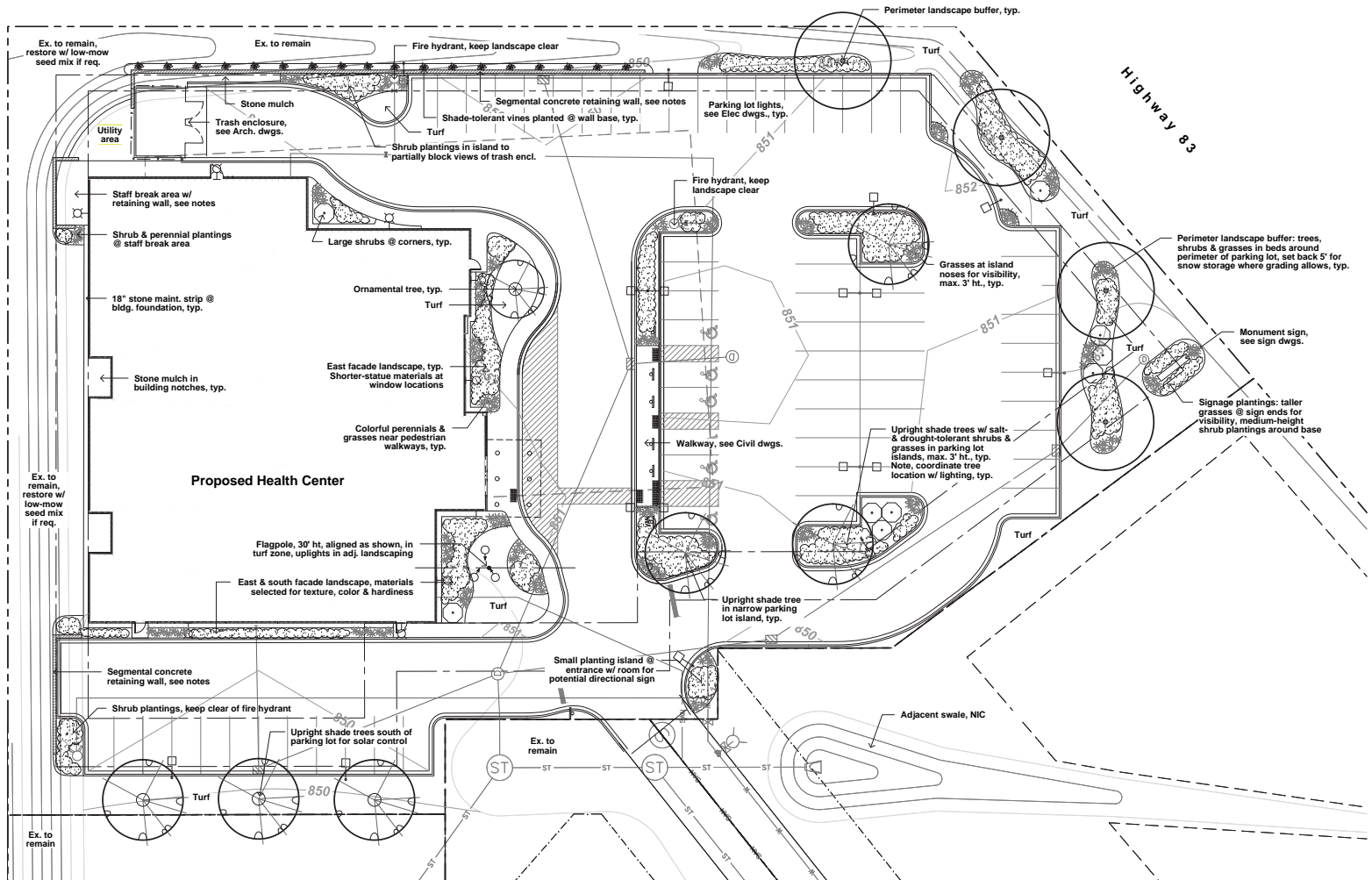
Revisions:	No.	Date:	Description:
▲	11/16/17		Revised Site Layout
▲	12/05/17		Revised Plan, Commission Submittal
▲			
▲			
▲			
▲			

Date:  
**Issue Date: 12-04-2017**

Project No.: 170077.00 (Owner) Project No.:

Sheet No.:

## L1.0



THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGE, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE, THAT MAY BE INCURRED BY THE ARCHITECT OR ANY OTHER PARTY AS A RESULT OF ANY NEGLIGENCE, ACTIVE OR PASSIVE, OF THE ARCHITECT OR ANY OTHER PARTY, WITHOUT THE PROWRITTEN CONSENT OF THE ARCHITECT.

### General Notes

- 1.01 All landscape installation & maintenance shall conform with all applicable local codes & ordinances, including (but not limited to) Village of Mukwonago Municipal Code.
- 1.02 See Site dwgs. for work limits, scope of construction, hardscape, dimensions &/or construction notes. See Civil dwgs. for all grading, site utilities & erosion control. See Landscape dwgs. for landscape plans, site amenities, details, schedules, notes. See Architectural dwgs. for all building construction. See Electrical drawings for all power, circling, lighting. See signage plans for all site monument & directional signage.
- 1.03 Contractor shall provide shop drawings and material submittals of all hardscape & landscape construction elements shown in plan set for Landscape Architect review prior to construction.
- 1.04 Contractor shall provide samples for Landscape Architect's approval on all colors, finishes & materials prior to construction, including (but not limited to) topsoil, gravels, mulches, seed mixes et al.
- 1.05 Caution: underground utilities are present on site. The Contractor shall verify location of all above- and below-grade utilities, both public & private, prior to commencement of site construction. If unanticipated above- or below-grade conditions are encountered, notify Client & Landscape Architect prior to proceeding. Coordinate with local public utility locating agency as needed.
- 1.06 Contractor shall verify hardscape layout prior to construction. Contact Landscape Architect if discrepancies are found.
- 1.07 Contractor shall limit construction traffic to within work limit lines. All adjacent damage shall be the responsibility of the contractor to restore. See Civil drawings for limits of disturbance.
- 1.08 All written dimensions supersede scaled dimensions. All dimensions are taken from face of curb, wall or existing building foundations.
- 1.09 All existing trees to remain shall be protected. Install snow fencing @ tree driplines or 15' R from trunks, whichever is noted. No earthwork, compaction, equipment storage, traffic or other disturbance to occur in fenced zones for the duration of the project, except what is specifically outlined in the plans.

### Landscape Notes

- 2.01 Rough grading & topsoil import/spreading shall be completed by others. The CM, GC, earthwork contractor and/or landscape contractor shall then jointly confirm that all topsoil is placed per the depths indicated in the landscape plans & specs. Finish grading, seed area / ornamental planting bed preparation shall be the landscape contractor's responsibility. Verify all existing site and grading conditions prior to construction.
- 2.02 All areas disturbed by site construction shall be fine graded and restored with vegetative cover as shown. See plan notes for types & locations. See specifications for materials & installation. Areas outside of the work limit lines are to be left as-is unless disturbed by contractor's staging or stockpiling.
- 2.03 Contractor shall verify plant quantities shown on plan. Symbol quantities take precedence over plant keys except where noted in the plant schedule. Forward a material list to the Landscape Architect prior to construction identifying species, sizes & plant sources to be used on the project.
- 2.04 All plant materials shall conform to the schedule and shall meet quality requirements outlined in the ANLA "American Standard for Nursery Stock", ANSI Z60.1-2004. The Landscape Architect reserves the right to reject any substandard planting material. Such rejected material shall be removed from the project site immediately.
- 2.05 All nursery tags/labels shall be left on plant materials until the project punch-list inspection is completed by the Landscape Architect. Untagged materials shall be assumed to be deficient.
- 2.06 All planting beds shall contain screened blended topsoil mix to a min. depth of 18". All lawn areas shall have min. 6" of suitable existing soil may be used & mixed if previously approved. Contractor shall be responsible for obtaining soil tests if existing topsoil is reused. Soil testing results shall include (but is not limited to) soil pH, % organic matter, phosphorus, potassium, calcium & texture (percentages of sand, silt and/or clay). Remove excessive clay, gravel & stones detrimental to healthy plant growth. Remove all debris greater than 1" diameter via appropriate means (i.e. on-site screening machine, power rake, etc.) Soil with excessive debris shall be removed from the site and replaced with imported topsoil conforming to spec.
- 2.07 Contractor is responsible for ensuring that all tree pits & planting areas drain properly. Notify Landscape Architect if drainage or moisture problems are encountered while planting.
- 2.08 Contractor shall backfill all trees, shrubs & evergreens with a mix of 1/3 plant starter mix & 2/3 remaining soil. Plant Starter Mix shall be blended by volume: 40% black organic topsoil, 25% black peat, 25% aged composted manure & 10% washed sand.
- 2.09 All perennial and groundcover areas shall receive a 3" layer of plant starter mix and perennial starter fertilizer, rotillated into the top 6" of blended topsoil in beds.
- 2.10 All perennial areas shall receive a 1-2" layer of shredded hardwood bark mulch. Groundcover beds do not receive a cover of shredded bark mulch. Do not allow mulch to touch stems or leaves of perennials! All woody planting areas shall receive a 3" layer. Unless otherwise shown in the plans, no landscape fabric or weed barrier is to be installed.
- 2.11 Unless otherwise shown, all perennials & shrubs shall be planted in triangular arrangements. For plants not shown individually, refer to the spacing shown in the plant schedule.
- 2.12 Bed edging shall be noted per plan. Shovel-cut edging shall be min. 6" depth, either hand- or machine-cut. Where required, metal edging shall be 3/16" x 4" alum. mill-finish, Permaloc® ClearLine® or "ProSlide", or approved equal.
- 2.13 Stone mulch areas shall contain 2-3" of decorative stone installed over poly weed barrier. Stone shall be Mississippi washed @ 1/2" dia, or approved equal to match on-site selection. Coordinate final material selection with LA.
- 2.14 Contractor shall provide vertical drainage away from all structures for a minimum of 10'.
- 2.15 Contractor shall be responsible for providing base bid comprehensive landscape establishment, maintenance and warranty care for one year after installation. Contractor shall submit a 12-mo. calendar for review/approval including all anticipated maintenance activities.

### Seeding Notes & Mixes

- 3.01 This work shall consist of preparing the seed beds and furnishing, sowing and mulching the required seed on the various seeded areas, as outlined in the site plans and specifications. All wet-terrestrial seeding installation & maintenance shall conform with Wisconsin DNR Technical Document #1004.
- 3.02 Rough grading, drainage work, topsoiling and fine grading shall be completed before sowing the seed mixes. The areas to be seeded shall be worked with plow chisels, discs & harrows, soil finishers and/or other appropriate equipment until a reasonably even and loose seedbed is obtained. Seed beds shall be prepared immediately in advance of the seeding. If proposed seed areas are weedy, contractor to apply herbicide or other weed control measures to eliminate weeds. Conform with seed supplier's specifications if required.
- 3.03 Confirm that anticipated project schedule date(s) fall within the respective seed supplier's approved calendar prior to installation. Installations completed outside of acceptable seeding dates shall be performed at the sole responsibility and expense of the contractor.
- 3.04 Seeds shall be PLS and will be mixed in accordance w/ mfr's specifications. Provide invoices, bag-tags or mix analysis results for approval prior to installation.
- 3.05 The seed mixtures shall be sown by means of equipment adapted to the purpose. Mechanical distribution of seed (i.e. Truax seed drill, Brillion seeder, cultipacker, slit-seeder, drop spreader or broadcast spreader) are the only accepted methods. Hand-broadcasting or hydroseeding shall not be allowed.
- 3.06 No seeding shall occur if the wind exceeds 12 MPH.
- 3.07 Coordinate erosion control and/or mulching with Civil dwgs. In sloped areas steeper than 4:1, erosion matting shall be installed by others; installation coordination will be required. In areas with slopes between 4:1 and 8:1, landscape contractor shall apply clean hay or straw mulch, free of debris and seeds, on all newly seeded areas. Mulch shall be uniformly spread over the designated area at a rate of 55 bales per acre or as indicated in the respective seed supplier's specifications. Mulch material shall be chopped and blown into the seeded area. Lightweight E.C. matting and/or hydro mulch will be accepted as a no-cost alternate if approved by Landscape Architect. Upon establishment, all E.C. measures to be removed from lawn areas to prevent mower damage.
- 3.08 See Civil dwgs for erosion control devices. Coordinate with erosion control contractor where required to ensure that topsoil, seeding and/or mat installations are properly coordinated.
- 3.09 Contractor is responsible for obtaining soil tests for all seeded areas. Soil testing results shall include (but is not limited to) soil pH, % organic matter, phosphorus, potassium, calcium & texture (percentages of sand, silt and/or clay). Contaminated soil shall be removed from the project site if discovered. If necessary, supply soil amendments required for specified seed mixes and/or coordinate alternate mixes if soils cannot be properly conditioned.
- 3.10 Seed mixes are as follows. Mix or source substitutions shall be considered only if submitted for approval prior to 7 days before the close of bidding. All mixes to be installed & maintained per supplier's specifications.

**BLUEGRASS MIX:**  
 \*Deluxe 50" mix shall be supplied by Reinders Inc., Appleton WI, 920-788-0200. Apply @ 5 lbs per 1000 GSF.

- 3.11 Contractor shall be responsible for providing comprehensive seed area establishment, maintenance and warranty care for all turf/grass areas for one year after installation. Contractor shall submit a 12-mo. calendar for review/approval including all anticipated maintenance activities.

### Hardscape / Amenity Notes

- 4.01 Add-alternate irrigation system: Furnish, install, maintain (for one year) & warranty a fully-automated design-build irrigation system. System shall consist of all required components for a functional system, including (but not limited to) irrigation sub-meter (or disjunct meter), master valve, RPZ or RFBP, digital controller w/ two-week programmable calendar, building-mounted rain sensor, all wiring, manifolds, lines, valves, laterals & heads.
  - Irrigate all landscape areas (turf + plantings), excluding parking lot islands.
  - System shall utilize spray / rotator heads, no drip zones.
  - System to be designed by a Certified Irrigation Designer & installed by a Certified Irrigation Contractor.
  - Contractor shall submit fully detailed plans (layout plan including equipment locations, zones etc.) and cut sheets for LA review / approval prior to construction.
- 4.02 Segmental concrete retaining wall: See Civil plans for layouts & elevations. Wall system shall be engineered by a W/Licensed civil, structural or geotechnical engineer. Stamped plans shall be furnished as part of the shop drawing review process.
  - Wall system shall be selected from the following mfr's & systems. Colors shall be TBD, selected from the mfr's standard ranges. Wall construction shall be coordinated with any adjacent construction, i.e. sleeved plumbing for fire hydrants, geo-grid coordinated with paving & light pole bases, et al.
  - Wall systems:
    - Keystone 'Compac' straight split
    - Rockwood 'Classic 8' straight split
    - Versalok 'Standard' straight split face
    - Lunitrack 'Piasa Z'
    - Approved equal
- 4.03 Site furnishings: All site furnishings, benches, tables, chairs, waste receptacles, bicycle racks et al. by Owner, typ.

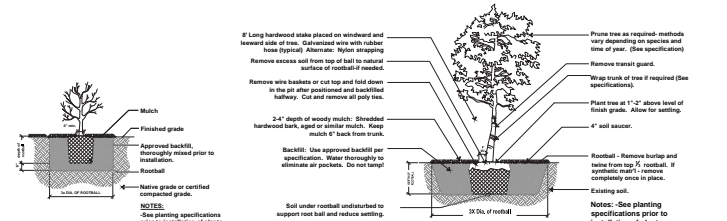
### Preliminary Plant Schedule

Final species & quantities TBD by design-build contractor, typ.

Symbol	Qty.	Botanical Name	Common Name	Installed Size	Root	Spacing	Notes
<b>[Qty. 10] Shade Trees</b>							
Ace Gt		<i>Acer saccharum</i> 'Green Mountain'	Green Mountain Sugar Maple	3" Cal.	BB	As Shown	
Gle Sh		<i>Gleditsia in</i> 'Soyler'	Soyler Honeylocust	3" Cal.	BB	As Shown	
Til Sm		<i>Tilia x tonawanda</i> 'Sterling Silver'	Sterling Silver Linden	3" Cal.	BB	As Shown	
Ulm Ne		<i>Ulmus x. 'New Horizon'</i>	New Horizon Hybrid Elm	2.5" Cal.	BB	As Shown	
<b>[Qty. 01] Ornamental Trees</b>							
Ame Gal		Amelanchier s. 'Cala Select'	Calat Select Serviceberry	10" Ht.	BB	As Shown	Heavy Three Stem
Mal Jac		<i>Malus baccata</i> 'Judy's Silk'	Judy's Siberian Crabapple	2.5" Cal.	BB	As Shown	
Jap St		<i>Juniperus</i> 'Judy Silk'	Judy Silk Japanese Tree Liliac	2.5" Cal.	BB	As Shown	
<b>[Qty. 100] Evergreen Trees</b>							
Pro Gt		<i>Proca glabra</i> var. 'denata'	Black Hills Spruce	6" Ht.	BB	As Shown	
<b>[Qty. 09] Large Shrubs</b>							
Hem Ver		<i>Hamelis vernalis</i>	Vernal Witchhazel	48" Ht.	BB	As Shown	
Hyl Pee		<i>Hydrangea paniculata</i> 'Pee Wee'	Pee Wee Hydrangea	48" Ht.	BB	As Shown	
Thu Tec		<i>Thuja occidentalis</i> 'Technicolor'	Technicolor Dwarf Arborvitae	5" Ht.	BB	As Shown	
Vib Red		<i>Viburnum acerifolium</i> 'PI Select'	Red Feather Arrowwood Viburnum	36-48" Ht.	BB	As Shown	
<b>[Qty. 1,000s] Deciduous Shrubs</b>							
Cul Lili		<i>Cotoneaster lucidus</i>	Hedge Cotoneaster	24-30" Ht.	7 Gal.	54-60" o.c.	
Hyl Gt		<i>Hydrangea arb.</i> 'Grandiflora'	Snowball Hydrangea	18-24" Ht.	BB	48" o.c.	
Phy Cen		<i>Phytococcus opulifolius</i> 'Cen Glow'	Cen Glow Ninebark	24-30" Ht.	5 Gal.	60" o.c.	
Rhu Oro		<i>Rhus aromatica</i> 'Glo Low'	Glo Low Fragrant Sumac	12-15" Ht.	5 Gal.	48" o.c.	
Ribu Gm		<i>Ribes alpinum</i> 'Green Mount'	Green Mount Alpine Currant	18-24" Ht.	5 Gal.	48" o.c.	
Ros CW		<i>Rosa Caroline Howard'</i>	Caroline Wonder Rose	15-18" Ht.	2 Cal.	36" o.c.	
Spr Fi		<i>Spiraea fritchiana</i>	Frithch Spraea	15-18" Ht.	2 Gal.	42" o.c.	
Spr Pal		<i>Syringa meyeri</i> 'Palibai'	Palibai Dwarf Lilac	18-24" Ht.	2 Gal.	60" o.c.	
Vib Sp		<i>Viburnum carlesii</i> 'Spiced Bouquet'	Spiced Bouquet Comp. Koppia Viburnum	30-36" Ht.	7 Gal.	60" o.c.	
<b>[Qty. 900s] Evergreen Shrubs</b>							
Jun Sil		<i>Juniperus</i> com. 'Pitz Kalta'	Kelly Compact Juniper	24" Sprd.	7 Gal.	60" o.c.	
Jun Bro		<i>Juniperus sibirica</i> 'Broadmoor'	Broadmoor Spreading Juniper	24" Sprd.	7 Gal.	48-54" o.c.	
Yax Gem		<i>Taxus x. media</i> 'Gem'	Gem Dwarfform Yew	24" Sprd.	7 Gal.	54-60" o.c.	
<b>[Qty. 800s] Perennials &amp; Grasses</b>							
Ale Mi		<i>Alchemilla mollis</i>	Lady's Mantle	4.5"	Cont.	18-24" o.c.	
Ant Fan		<i>Anemone</i> 'Fan'	Fan Red Anemone	4.5"	Cont.	18" o.c.	
Hen Nag		<i>Heimerocallis</i> 'Happy Returns'	Happy Returns Daylily	4.5"	Cont.	18-24" o.c.	
Hos Ele		<i>Hosta seldiana</i> 'Elegance'	Blue Giant Hosta	1 Gal.	Cont.	36" o.c.	
Neop Wal		<i>Nepeta</i> 'Walker's Low'	Walker's Low Catnip	4.5"	Cont.	18" o.c.	
Par Eng		<i>Perithromissus</i> 'Engelmanni'	Engelmann's Ivy	1 Gal.	Cont.	As Shown	
Seal Ant		<i>Sedum</i> 'Autumn Joy'	Autumn Joy Sedum	1 Gal.	Cont.	24" o.c.	
Spa Hel		<i>Sporobolus heterosperus</i>	Prince Crispseed	1 Gal.	Cont.	18-24" o.c.	Qty's per key, not symbol



**Typical Retaining Wall**  
 Not To Scale



**2 Shrub Planting Detail**  
 Not To Scale

**1 Tree Planting Detail**  
 Not To Scale

**Zimmerman**  
 ARCHITECTURAL STUDIOS, INC.

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 State Highway Center

Location:  
 State Highway 83,  
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**Landscape Details,  
 Schedules & Notes**

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 1/16"=1'-0" @ 36x24"

Revisions:	No.	Date	Description
✓	1	11/16/17	Revised Soil Layout
✓	2	12/05/17	Revised Plant Commission Submittal

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