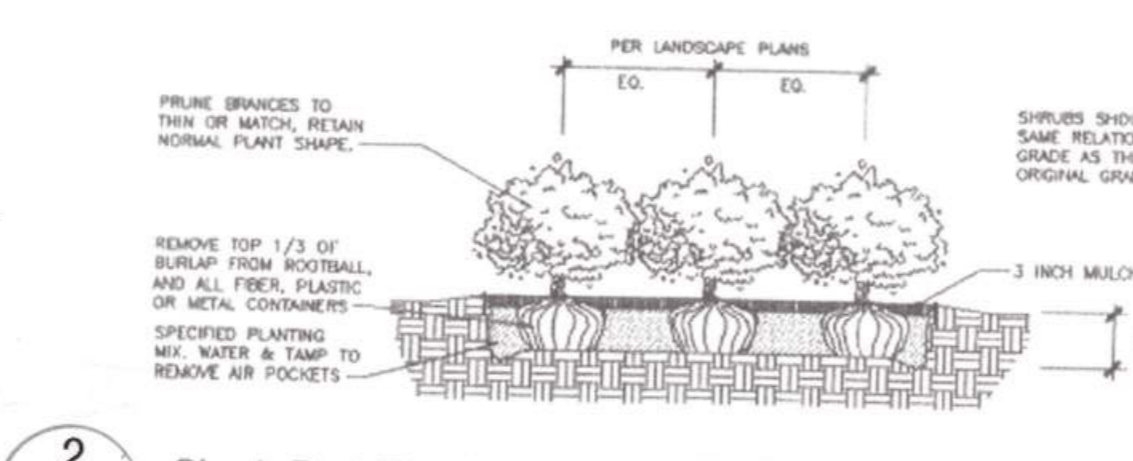


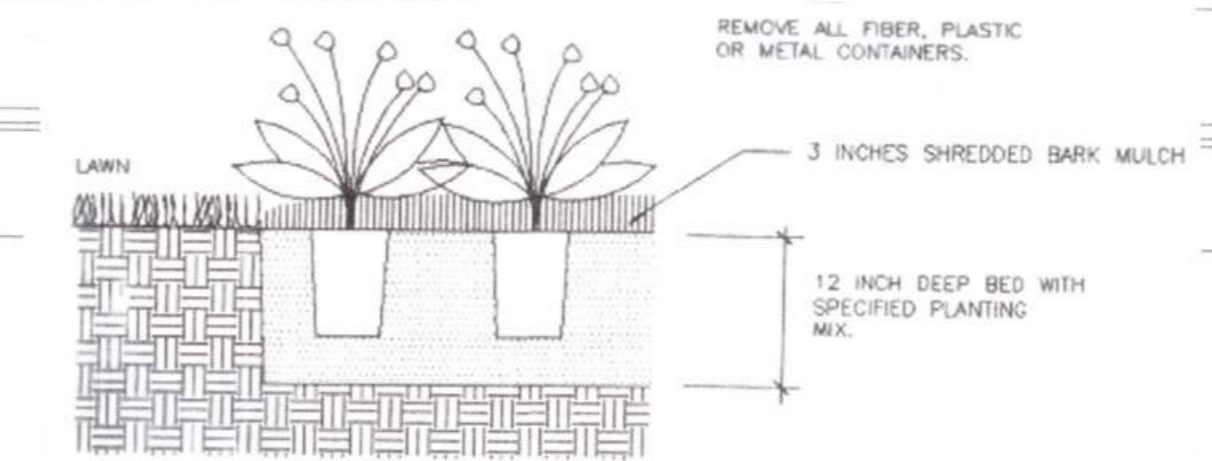
- PLANTING SPECIFICATION**
- SCOPE OF WORK**
- A. The Landscape Contractor shall provide all materials, labor and equipment to complete all landscape work as shown on the plans and specifications.
- B. The total number of plants shall be drawn on the landscape plan. The Landscape Contractor shall state the total number of each plant with the Contract price. The plant list submitted with the bid will automatically become part of the Contract Documents. **NOTE:** If the Contractor bids according to the Plant Schedule, he/she should thoroughly check the plant schedule quantities with the symbols drawn on the plan. Be sure the plant count is correct on both the plan and the plant schedule. If used. Each plant grouping shall be labeled with the total number of plants per grouping by the Landscape Architect.
- STANDARDS**
- A. All plant material will conform to the current issue of the American Standard for Nursery Stock published by the American Nursery & Landscape Association (ANLA).
- B. Plant material must be selected from nurseries that have been inspected and certified by State Plant Inspectors.
- C. Collected material may be used only when approved by Owner's representative.
- D. Nomenclature will be in accordance with *Hortus III* by L.H. Bailey.
- SUBMITTALS**
- A. When requested by the Owner or Owner's representative, samples of all materials other than plants shall be submitted to the Owner's designated representative for approval.
- APPROVALS**
- A. All approvals will be in writing.
- UTILITIES AND UNDERGROUND FEATURES**
- A. The Landscape Contractor shall notify utility companies and/or General Contractor in advance of Contractor to locate utilities (Wisconsin Diggers Hotline: 1-800-242-8511).
- B. Street lighting and other private utilities, including cable, TV, communication lines, etc., shall be located by the Owner or General Contractor.
- C. If there is a conflict with the utilities and the planting, the Landscape Architect shall be responsible for relocating plants prior to the planting process. Any cost due to relocating after planting shall be borne by the Owner.
- D. Underground features including but not limited to existing irrigation, septic system, drain systems, in visible pet fencing, landscape lighting, and underground natural gas and security systems shall be located by the Owner or General Contractor.
- WATER**
- A. The Owner shall supply water on site at no cost. If the Landscape Contractor has to supply water to the site, there will be at an additional cost. All plants to be watered at installation for a minimum of 10 minutes on a slow trickle. Water should come to the surface around the root ball.
- WARRANTY**
- A. The standard warranty is for a one (1) year period, commencing on the date of initial acceptance. All plants shall be alive and in satisfactory growth at the end of the guarantee period.
- B. Any material that is 25% dead or more shall be considered dead and must be replaced at no charge. A tree shall be considered dead when the main leader has died, or 25% of the crown is dead.
- C. Warranty may be void if proper care, by Owner or Owner's maintenance contractor, is not maintained.
- D. The Landscape Contractor shall be responsible for a one-time replacement only.
- E. Replacement shall be of the same type, size, and quality as original species unless otherwise negotiated.
- F. The Landscape Contractor shall be responsible for furnishing and installing all plant material shown on the drawings and plant schedule, as submitted with the Contract. The Landscape Contractor shall have investigated the sources of supply and satisfied himself/herself that he/she can supply all the plants specified on the drawings in the size, variety, and quality noted before submitting the bid. Failure to take this precaution will not relieve the successful bidder from the responsibility for furnishing and installing all the plant material in strict accordance with the Contract requirements.
- PLANT FERTILIZER**
- A. Slow-release fertilizer should be the preferred type. The technical data sheet or label on the fertilizer
1. Trees: Use 1 to 3 pounds of actual nitrogen contained in a complete fertilizer
 2. Shrubs: 1/2 Pound of actual nitrogen contained in a complete fertilizer
- MULCH**
- A. Mulch in the planting bed to be 1-1/2" blue slate installed 2" thick. Install over Weed Barrier.
- WEED BARRIER**
- A. Weed Barrier to be DuPont P3 commercial Landscape S. Once.
- B. Weed Barrier to be installed on weed and grass free flat ground thru out the planting bed.
- C. Roll out the landscape fabric so it is parallel to the long dimension of the area. Overlap pieces of fabric 6" where needed.
- D. Secure the fabric with landscape staples every 10' along seams and edges. Mulch will hold down a majority of the fabric.
- E. When adding plants make an X-shaped incision in the landscape fabric for each plant with a scissors or utility knife. Make incision just big enough for digging a hole for the root ball of the plants.
- F. Pull the flaps aside to tie the hole. Place the soil in a wheelbarrow rather than onto the surrounding fabric.
- G. Install the plant, back-fill around the root ball with soil and lightly tamp the soil to eliminate air pockets. Lay four flaps of fabric around the base of the plant to cover the soil.
- H. Mulch with 2" of same.

LANDSCAPE PLANT SCHEDULE								
KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	MATURE HT.	FRUIT	FLOWER	FALL
					WD	COLOR		COLOR
A	Acer x f. 'Autumn Fantasy'	Autumn Fantasy Maple	5	3"	50'	40'	few br	samar
B	Cercidiphyllum japonicum	Katsuratre	4	2.5"	40'	20'	brown	tiny pod
C	Magnolia 'Royal Star'	Royal Star Magnolia	3	10'	15'	10'	brown	pod
SINGLE STEM SPECIMEN								
D	Hydrangea p. 'Quick Fire'	Quick Fire Hydrangea	5	5'	8'	5'	brown	capsule
ON STANDARD SPECIMEN								
E	Thuja occidentalis 'Smaragd'	Emerald Arborvitae	18	5'	15'	3'	brown	capsule
F	Hydrangea pani. 'Ilvobo'	Bobo Hydrangea	60	18"	3'	3'	brown	capsule
G	Hydrangea p. 'Quick Fire'	Quick Fire Hydrangea	50	5'	8'	5'	brown	capsule
H	Buxus x 'Green Velvet'	Green Velvet Boxwood	25	18"	3'	3'	green	capsule
I	Picea glauca	White Spruce	3	6"	35'	20'	brown	cone
J	Picea p. 'Glaucu Globosa'	Globe Blue Spruce	4	4"	5'	5'	brown	cone
ON STANDARD SPECIMEN								
								green

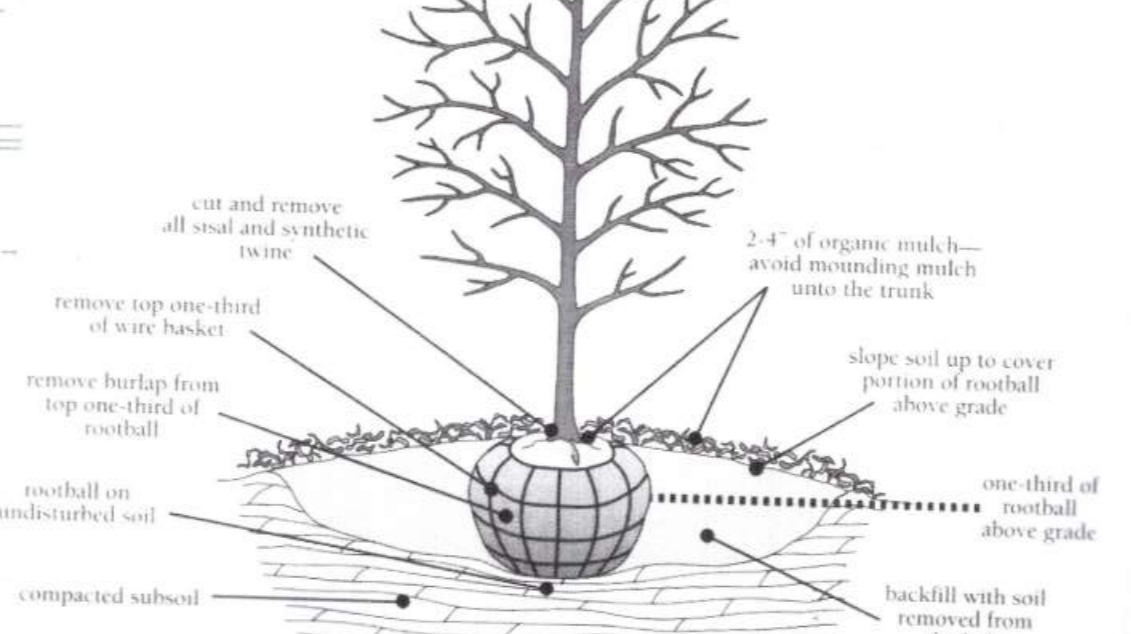
PERENNIAL PLANT SCHEDULE						
KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	FLOWER	TIME OF
					COLOR	BLOOM
1	Calamagrostis 'Karl Foester'	Karl Foester Grass	57	gal	tan	J,A,S
2	Calamagrostis brachytricha	Fall Reed Grass	38	gal	white	J,A,S
3	Echinacea p. 'Magnus Superior'	Magnus Superior Purple Coneflower	22	gal	dark purple	J,A,S
4	Salvia nemorosa 'May Nights'	May Nights Salvia	32	gal	dark blue	J,J,A,S,A
5	Ligularia 'Britt Marie Crawford'	Britt Marie Crawford Ligularia	15	gal	yellow	J,A
6	Hosta Sum and Substance	Sum and Substance Hosta	9	gal	white	J,A
7	Hosta Sieboldiana Elegans	Elegans Hosta	26	gal	white	J,J
8	Hosta Guacamole	Guacamole Hosta	15	gal	white	J,A



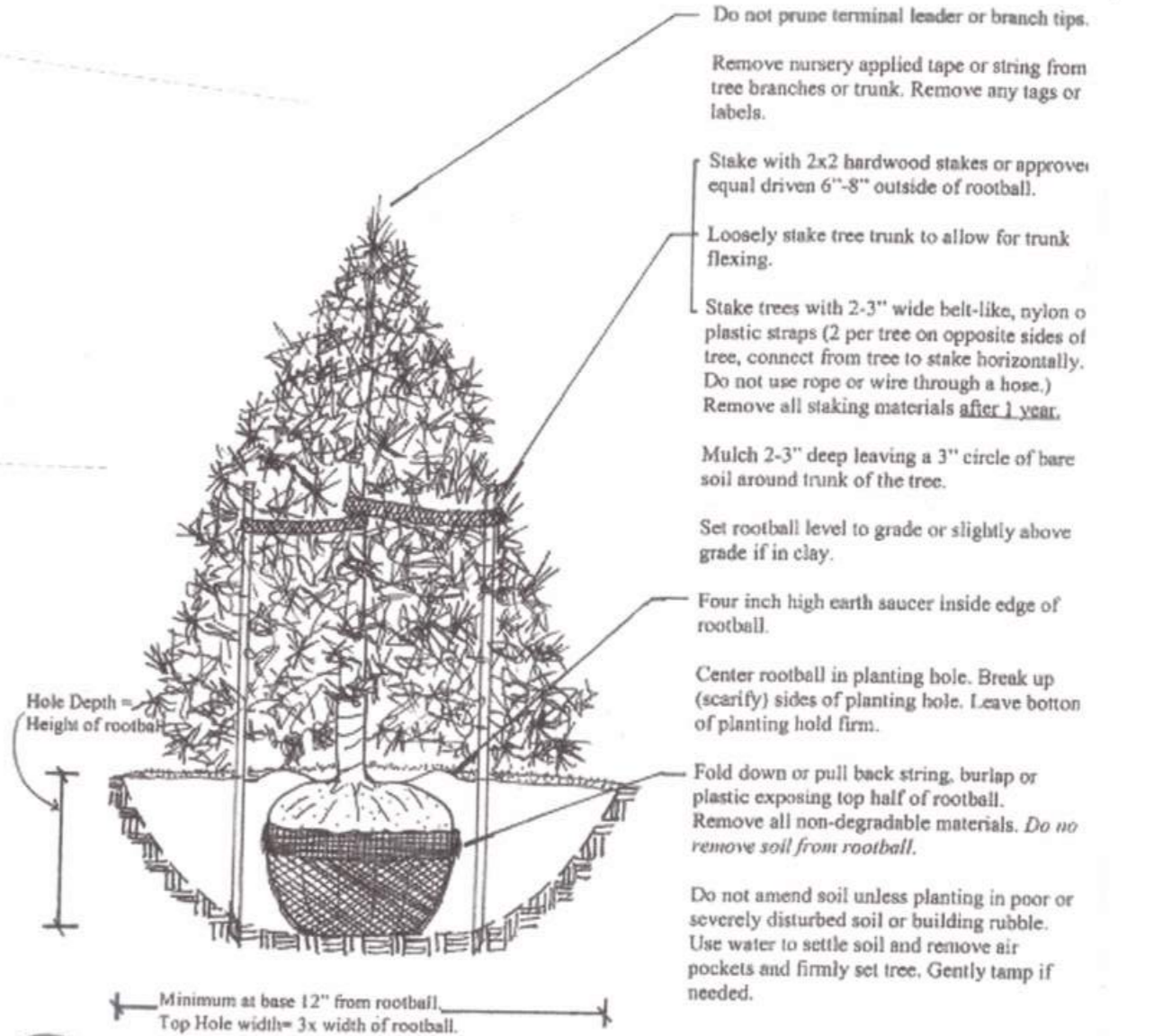
2
1 Shrub Bed Planting Detail



3
1 NO SCALE SECTION - PERENNIAL PLANTS



4
1 TYPICAL TREE PLANTING SECTION



5
1 NO SCALE SECTION - EVERGREENS

SEEDING SPECIFICATION

- A. Seed shall conform to all laws of the State of Wisconsin.
- B. Seed shall be labeled according to the U.S. Department of Agriculture Federal Seed Act and shall be furnished in containers with tags showing seed mixture, purity, germination, weed content, name of seller, and date on which seed was tested.
- C. Seed mixture to be Cedar's Creek Turf Seed Product Sunny Custom 40-20-40 or equivalent.
- Sow at a rate of 3.5# per 1000 Sq. Ft. The mix should include the following seed:
- Seed Name:
- 20% Atlantic Kentucky Bluegrass
 - 20% Epic Creeping Red Fescue
 - 10% Prokneux Kentucky Bluegrass
 - 20% Elite TT Perennial Rye GLS
 - 10% Guinness Kentucky Bluegrass
 - 20% Elite TT Perennial Rye GLS
- C. The seed shall be drill seeded at the rates shown above. A cover crop of March Hay should be applied as soon as the seed is installed.
- E. Hydroseeding is acceptable as a cover crop but seed should be drill seeded first.
- SEEDING MULCH**
- A. Vegetative Mulch: Mulch shall be straw from stalks of wheat, rye, oats or hay from fields of timothy, ryegrass, or other approved materials, and be partially decomposed. Mulch shall be free of noxious and undesirable weeds and seeds.

1
1 LANDSCAPE PLAN
SCALE: 1" = 20' - 0"

- Landscape Plan Notes**
1. Field Verify all dimensions, elevations and grades in the field.
 2. Locate all public and private utilities before installing the landscape.
 3. Install plants at the correct elevation and according to the specifications.
 4. Install Mowed turf in all disturbed areas that are not mulched planting beds. Apply seed at 5-7lbs per 1000 SQ.FT. Cover seeded areas with chopped winter wheat straw. Avoid Rye Straw.
 5. Install 24-36" large cobbles in the parking lot islands.
 6. When using any chemical, herbicides, insecticides, or Round-up follow the manufacturers' recommendations for application.
 7. All grading, walks and driveway by General Contractor.
 8. All planting bed to receive 4" of twice ground shredded natural bark. Edging is optional.
 9. All plantings to be installed at the size specified in schedules.
 10. All trees to receive mulch ring 3" around trunk.
 11. See landscape schedule for the trees, and shrubs to be installed.

Plan Key

- Key
- Landscape Plant Schedule
- Quantity
- Key
- Perennial Plant Schedule
- Quantity
- Trees
- Shrubs
- Evergreens
- Perennials
- 24-36" Boulders

LANDSCAPE ARCHITECT

Kelly's Landscape Design
920-918-2613 (cell)
Website: kellyslandscape.com
design.com
E-mail: kellyslandscape@gmail.com
design@yahoo.com

CALL DIGGERS' HOTLINE
1-800-242-8511
TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG.
WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.



PROJECT #: 3321-25
DATE: 10 MARCH 2025
REV: 29 DECEMBER 2025
REV: 14 JANUARY 2026

SCALE: 1" = 20' - 0"
PAGES: 1 OF 1
DRAWN BY: K. BAHRIS #336-14

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK.
© 2024 ABACUS ARCHITECTS, INC.

LANDSCAPE PLAN FOR:
OXBOW APARTMENTS

100 E DIVISION ST, WATERTOWN, WI 53098
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | 920.452.4444 | 640 N VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53203

DRAWN BY: MBS

CHECKED BY: JRV

LANDSCAPE PLAN

A
207

PROJ. NO. 2024-171