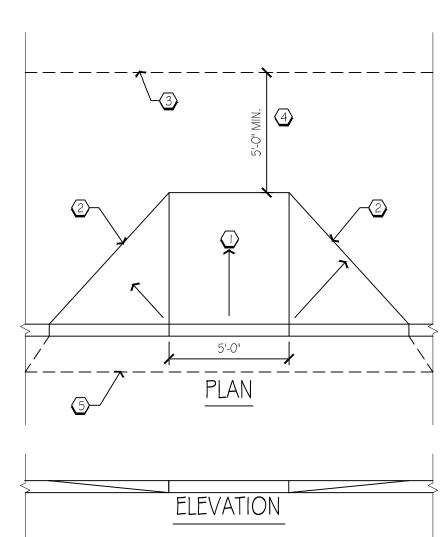
Approved Conditionally by CPC on 11/11/2019



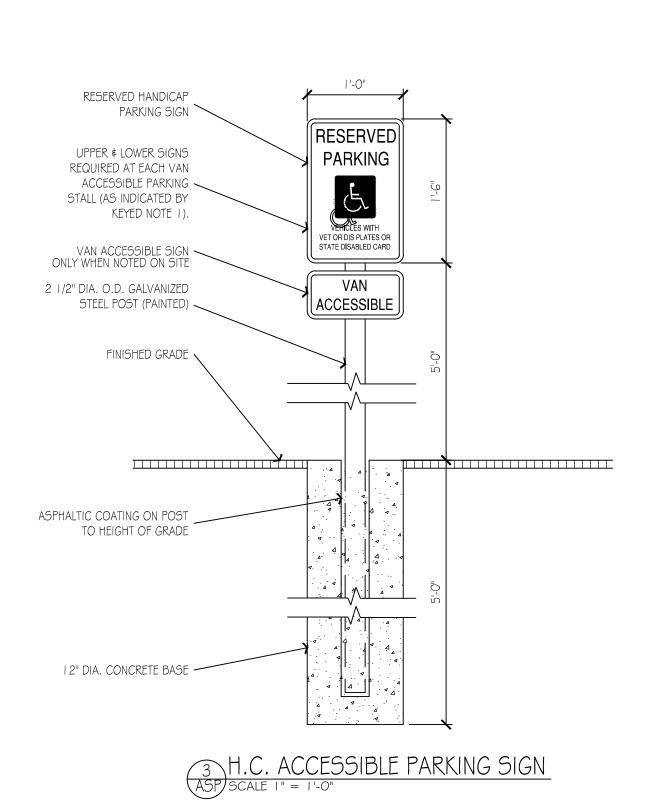
NOTE:
RAMPS TO COMPLY WITH ALL ADA CODES.
BITUMINOUS ASPHALT RAMPS NOT
ACCEPTABLE. RAMPS ARE TO BE OF A
NON-SLIP FINISH.

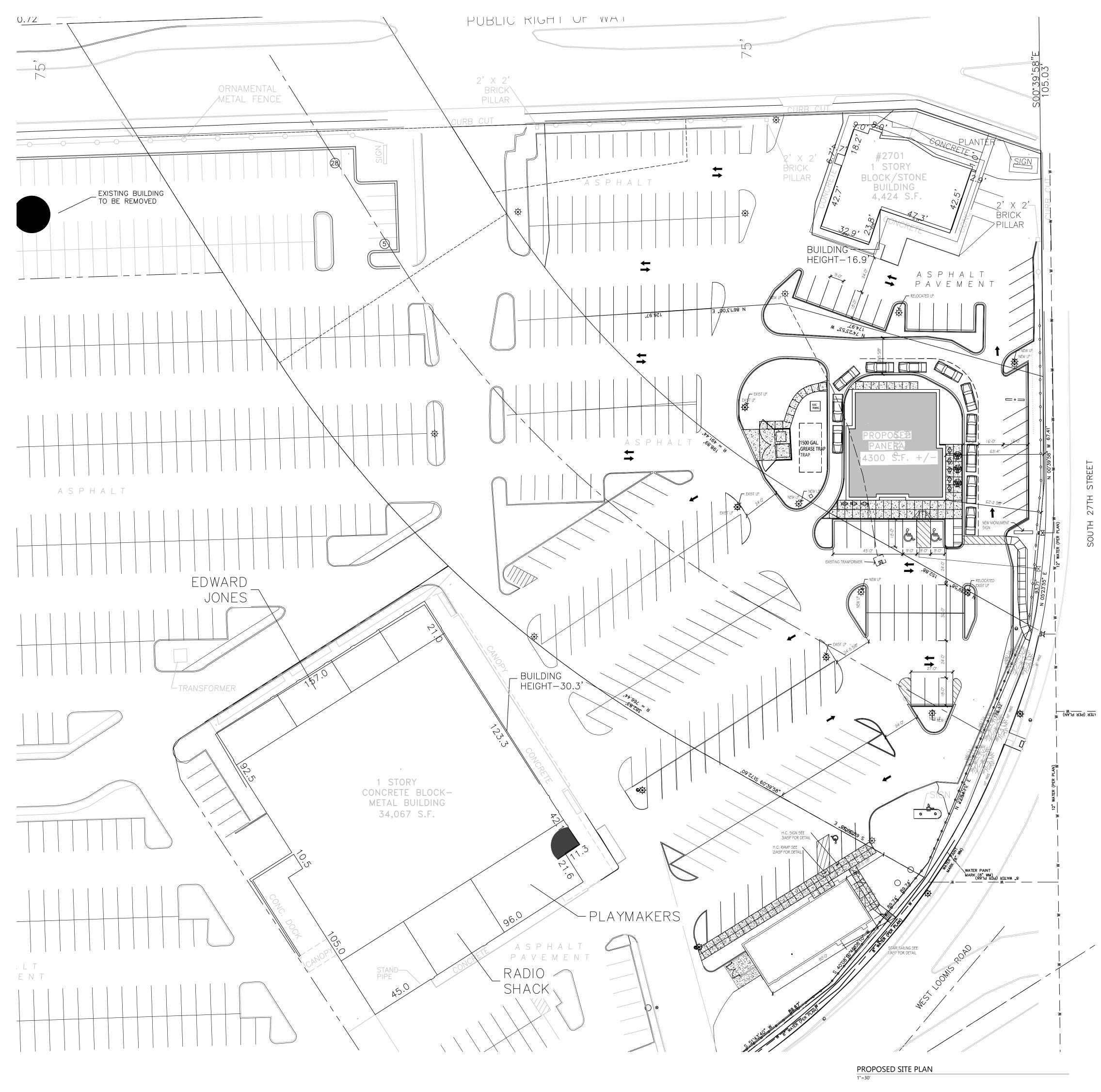
KEYED NOTES:

- CONCRETE RAMP. MAX. SLOPE 1:12. (8%)

 SIDE FLARES. MAX. SLOPE 1:10 (10%)
- 3 BUILDING LINE.
- 4 AT RAMPS OPPOSITE OUT-SWING DOORS, MINIMUM DISTANCE TO WALL IS 5'-0". SLOPE I:50 (2%). (LEVEL PREFERRED).
- (5) EXTEND RAMP WHEN DISTANCE TO WALL IS TOO SHORT TO ACHIEVE PROPER SLOPE.

2 H.C.RAMP DETAIL ASP SCALE 1/4" = 1'-0"







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RAPOSADESIGN@GMAIL.COM

Proposed Panera Bread
3511 S.27th Street
Loomis Point Retail Center
Milwaukee, WI

ARCHITECTURAL SITE PLAN & DETAILS

DATE OF ISSUE

SYMBOL

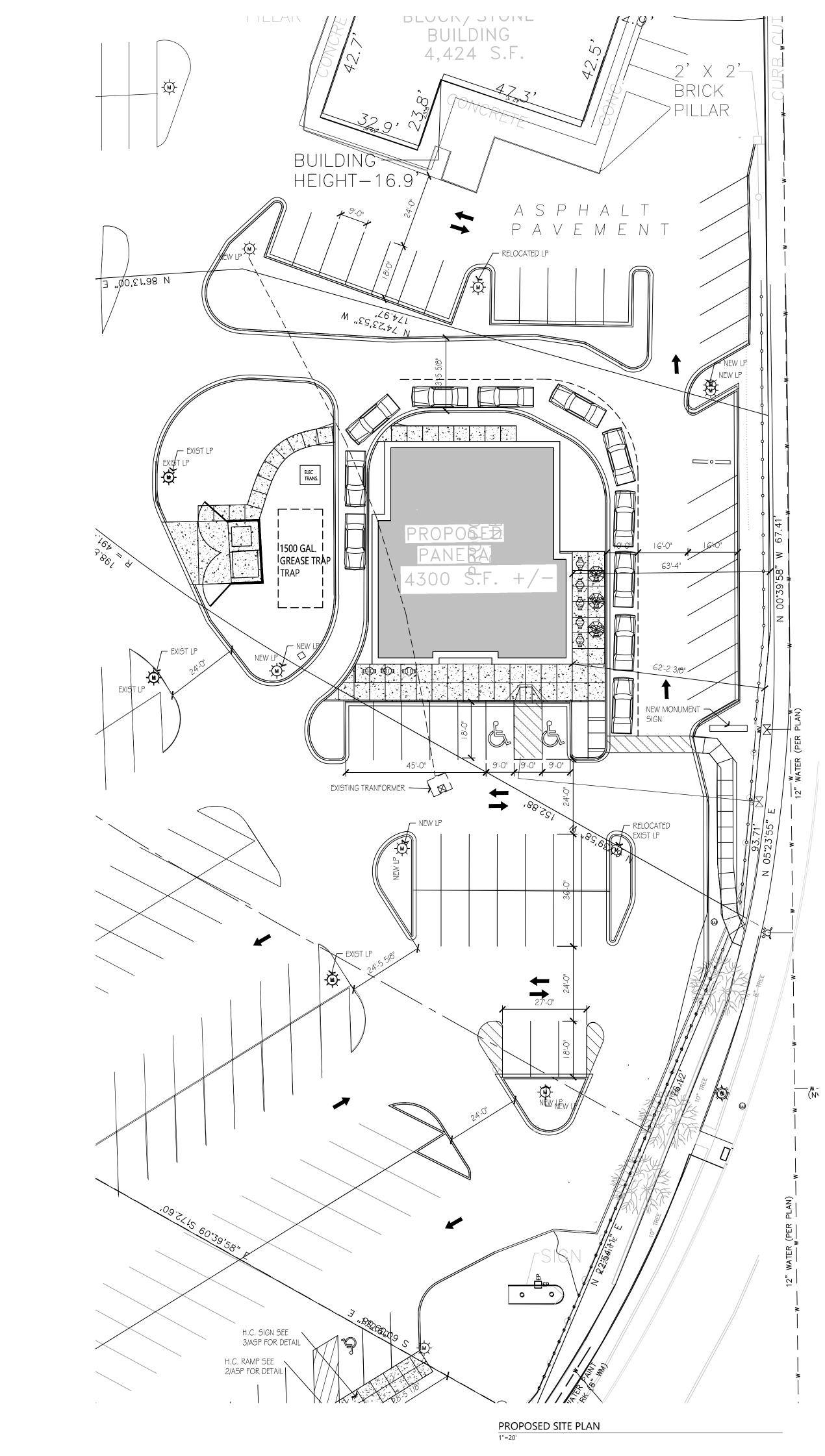
REVISION DESCRIPTION

DATE

JOB:
DRAWN:
CHECKED:
DATE:

SHEET:

ASP





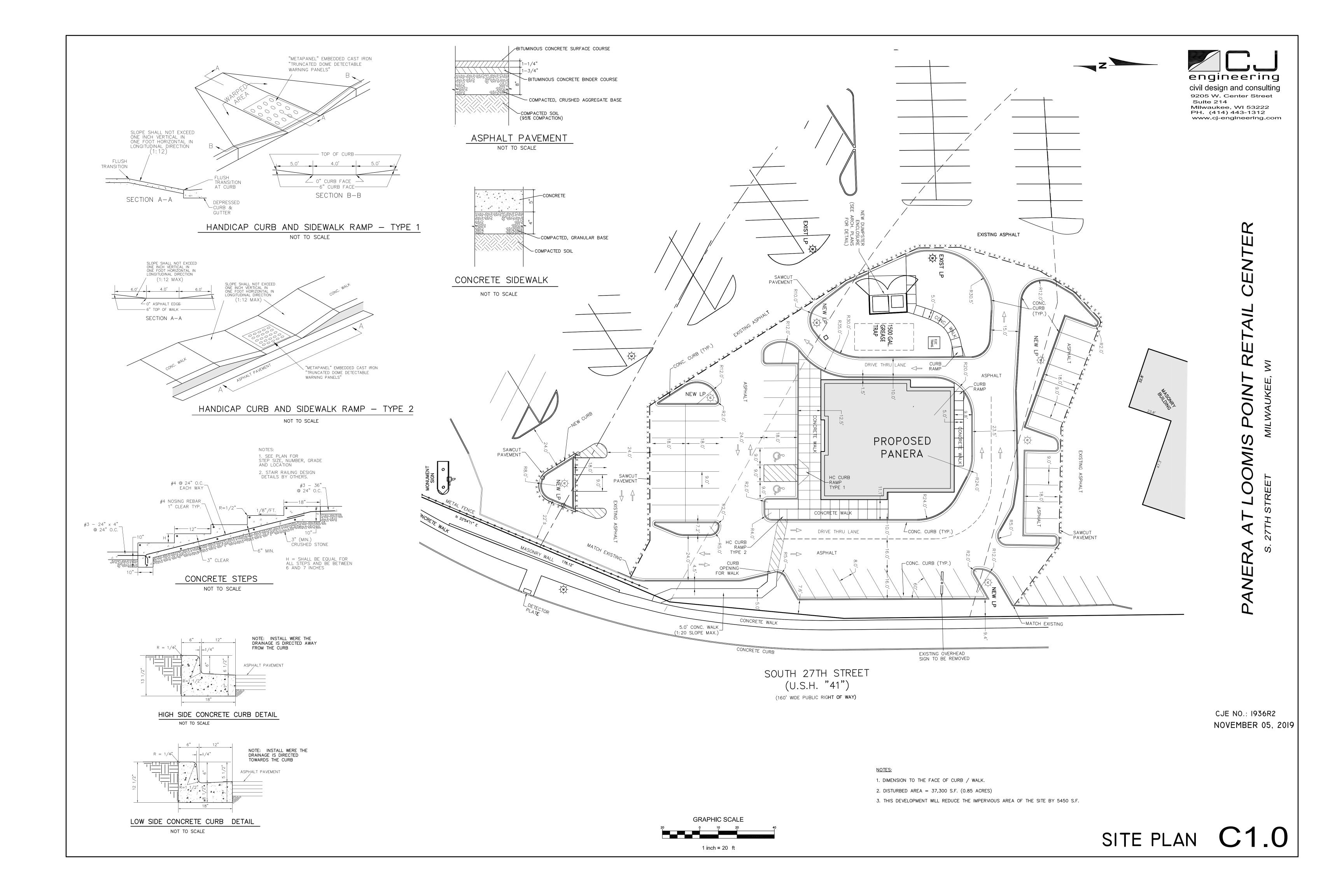
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Proposed Panera Bread 3511 S.27th Street Loomis Point Retail Center Milwaukee, WI

ARCHITECTURAL SITE PLAN & DETAILS					
DATE OF ISSU	June 13, 2019	9			
SYMBOL	REVISION DESCRIPTION	DATE			

RD137.19 RJR JOB: DRAWN: CHECKED: DATE: RJR 06/13/19 SHEET:

ASP





Zoning Classification: Commercial-Local Business

Parking Lot Landscaping

Two (2) trees and shrubs per 8 parking spaces.

Number of Parking Spaces:53 SpacesRequired Number of Trees:13.3 TreesNumber of Trees Shown:13 TreesRequired Number of Shrubs:13.3 ShrubsNumber of Shrubs Shown:30 Shrubs

CODE REQUIREMENTS

KEY		PLANT MATERIAL PROPOSED		DBH		_	PLANT
	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPECIFICATION / NOTES	SPACING
posed (andscape Con 4	struction Preparation Removal and Stumping of exiting Linden / Ash tre	es	6-8" each			
LANT		PLANT MATERIAL PROPOSED		CALIPER/HEIGHT			PLANT
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPECIFICATION / NOTES	SPACIN
posed	andscape Mat	erials					
ADE TRE	ES (DECIDUOU	(S)					
ABM	2	Acer xfreemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
PPH	3	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
SHL	2	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
VFE	2	Ulmus americana 'Valley Forge'	Valley Forge American Elm	2.5"	В&В	B&B Straight central leader, full and even crown. Prune only after planting	
PLANT		PLANT MATERIAL PROPOSED		CALIPER/HEIGHT			PLANT
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPECIFICATION / NOTES	SPACIN
JTL	TAL TREES (DE	CIDUOUS) Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.0"	В&В	Straight central leader, full and even crown. Prune only after planting	
PLANT		PLANT MATERIAL PROPOSED		HEIGHT			PLANT
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPECIFICATION / NOTES	SPACING
ERGREE	L						
FVJ	6	Juniperus scopulorum 'Fairview'	Fairview Upright Juniper (upright)	5'	B&B	Evenly shaped tree with branching to the ground	60"
NS	3	Picea abies	Norway Spruce	8'	B&B	Evenly shaped tree with branching to the ground	17'
PLANT		PLANT MATERIAL PROPOSED		SHRUB	ROOT/		PLANT
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE (HEIGHT)	CONT.	SPECIFICATION / NOTES	SPACIN
	N SHRUBS	•					
SGJ	15	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24"w	Cont.	Full rounded well branched shrub	54"
KCPJ	10	Juniperus chinensis 'Kallay'	Kallay Compact Pfitzer Juniper	24"w	Cont.	Full rounded well branched shrub	48"
PLANT		PLANT MATERIAL PROPOSED		SHRUB	ROOT/		PLANT
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE (HEIGHT)	CONT.	SPECIFICATION / NOTES	SPACING
ECIDUOL	S SHRUBS					·	
HC	4	Cotoneaster acutifolia	Peking (Hedge) Cotoneaster	42"	B&B	Full, well rounded plant with moist rootball and healthy appearance	30-42"
UH	1	Hydrangea paniculata 'Unique'	Unique Hydrangea	42"	Cont.	Full, well rooted plant, evenly shaped	60"
GLS	30	Rhus aromatica 'Gro-Low'	Gro Low Fragrant Sumac	24"w	Cont.	Full, well rooted plant, evenly shaped	42"
PPSR	19	Rosa rugosa 'Pink Pavement'	Pink Pavement Series Rose	18"	Cont.	Full, well rooted plant, evenly shaped	42"
GMS	9	Spirea xbumalda 'Goldmound'	Goldmound Spirea	24"	Cont.	Full, well rooted plant, evenly shaped	36"
NFS	14	Spirea xbumalda 'Neon Flash'	Neon Flash Spirea	24"	Cont.	Full, well rooted plant, evenly shaped	60"
MKL	10	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	30"	Cont.	Full, well rooted plant, evenly shaped	60"
MV	3	Viburnum lantana 'Mohican'	Mohican Viburnum	42"	B&B	Full, well rounded plant with moist rootball and healthy appearance	60"
WRW	10	Weigela florida 'Wine & Roses'	Wine & Roses Compact Weigela	24"	Cont.	Full, well rooted plant, evenly shaped	42"
PLANT		PLANT MATERIAL PROPOSED		CONTAINER			PLANT
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE		SPECIFICATION / NOTES	SPACIN
						·	
RNAMEN	IAL GIVASSES						
RNAMEN KFRG	74	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant	15-18"
		Calamagrostis acutiflora 'Karl Foerster' Miscanthis sinensis 'Morning Light'	Karl Foerster Feather Reed Grass Silver Variegated Maidengrass	#1 #1	Cont. Cont.	Full, well rooted plant Full, well rooted plant	15-18'' 42''
KFRG	74						
KFRG SVMG	74 5	Miscanthis sinensis 'Morning Light'	Silver Variegated Maidengrass	#1	Cont.	Full, well rooted plant	42"
KFRG SVMG PDS	74 5	Miscanthis sinensis 'Morning Light' Sporobolus heterolepis	Silver Variegated Maidengrass	#1 #1	Cont.	Full, well rooted plant	42" 18"
KFRG SVMG PDS PLANT KEY	74 5 30	Miscanthis sinensis 'Morning Light' Sporobolus heterolepis PLANT MATERIAL PROPOSED BOTANICAL NAME	Silver Variegated Maidengrass Prairie Dropseed	#1 #1 CONTAINER	Cont.	Full, well rooted plant Full, well rooted plant	42" 18" PLANT
KFRG SVMG PDS PLANT KEY	74 5 30 QUANTITY	Miscanthis sinensis 'Morning Light' Sporobolus heterolepis PLANT MATERIAL PROPOSED BOTANICAL NAME	Silver Variegated Maidengrass Prairie Dropseed	#1 #1 CONTAINER	Cont.	Full, well rooted plant Full, well rooted plant	42" 18" PLANT SPACIN 18"
KFRG SVMG PDS PLANT KEY ERBACEO	74 5 30 QUANTITY US PERENNIAI	Miscanthis sinensis 'Morning Light' Sporobolus heterolepis PLANT MATERIAL PROPOSED BOTANICAL NAME S Hemerocallis 'Happy Returns' Hemerocallis 'Rosy Returns'	Silver Variegated Maidengrass Prairie Dropseed COMMON NAME	#1 #1 CONTAINER SIZE	Cont. Cont.	Full, well rooted plant SPECIFICATION / NOTES Full, well rooted plant, evenly shaped Full, well rooted plant, evenly shaped	42" 18" PLANT SPACIN
KFRG SVMG PDS PLANT KEY ERBACEO HRD RRD PPCB	74 5 30 QUANTITY US PERENNIAI	Miscanthis sinensis 'Morning Light' Sporobolus heterolepis PLANT MATERIAL PROPOSED BOTANICAL NAME S Hemerocallis 'Happy Returns' Hemerocallis 'Rosy Returns' Heuchera micrantha 'Palace Purple'	Silver Variegated Maidengrass Prairie Dropseed COMMON NAME Happy Returns Daylily Rosy Returns Daylily Palace Purple Coralbells	#1 #1 CONTAINER SIZE #1	Cont. Cont.	Full, well rooted plant SPECIFICATION / NOTES Full, well rooted plant, evenly shaped	42" 18" PLANT SPACIN 18" 18" 18"
KFRG SVMG PDS PLANT KEY ERBACEO HRD RRD	74 5 30 QUANTITY US PERENNIAI 9 22	Miscanthis sinensis 'Morning Light' Sporobolus heterolepis PLANT MATERIAL PROPOSED BOTANICAL NAME S Hemerocallis 'Happy Returns' Hemerocallis 'Rosy Returns'	Silver Variegated Maidengrass Prairie Dropseed COMMON NAME Happy Returns Daylily Rosy Returns Daylily	#1 #1 CONTAINER SIZE #1 #1	Cont. Cont. Cont. Cont. Cont.	Full, well rooted plant SPECIFICATION / NOTES Full, well rooted plant, evenly shaped Full, well rooted plant, evenly shaped	42" 18" PLANT SPACIN 18" 18"
PLANT KEY ERBACEO HRD RRD PPCB KKC	74 5 30 QUANTITY US PERENNIAI 9 22 4 18	Miscanthis sinensis 'Morning Light' Sporobolus heterolepis PLANT MATERIAL PROPOSED BOTANICAL NAME S Hemerocallis 'Happy Returns' Hemerocallis 'Rosy Returns' Heuchera micrantha 'Palace Purple' Nepeta faassenii 'Kit Cat' PLANT MATERIAL PROPOSED	Silver Variegated Maidengrass Prairie Dropseed COMMON NAME Happy Returns Daylily Rosy Returns Daylily Palace Purple Coralbells	#1 #1 CONTAINER SIZE #1 #1 #1 #1	Cont. Cont. Cont. Cont. Cont. Cont.	Full, well rooted plant SPECIFICATION / NOTES Full, well rooted plant, evenly shaped	42" 18" PLANT SPACIN 18" 18" 24" PLANT
KFRG SVMG PDS PLANT KEY ERBACEO HRD RRD PPCB KKC PLAN KEY	74 5 30 QUANTITY US PERENNIAI 9 22 4 18	Miscanthis sinensis 'Morning Light' Sporobolus heterolepis PLANT MATERIAL PROPOSED BOTANICAL NAME S Hemerocallis 'Happy Returns' Hemerocallis 'Rosy Returns' Heuchera micrantha 'Palace Purple' Nepeta faassenii 'Kit Cat' PLANT MATERIAL PROPOSED SPECIFIED SEED MIX / SOD	Silver Variegated Maidengrass Prairie Dropseed COMMON NAME Happy Returns Daylily Rosy Returns Daylily Palace Purple Coralbells	#1 #1 CONTAINER SIZE #1 #1 #1 #1	Cont. Cont. Cont. Cont. Cont. Pot	Full, well rooted plant SPECIFICATION / NOTES Full, well rooted plant, evenly shaped	42" 18" PLANT SPACIN 18" 18" 24"
PLANT KEY RBACEO HRD RRD PPCB KKC	74 5 30 QUANTITY US PERENNIAI 9 22 4 18	Miscanthis sinensis 'Morning Light' Sporobolus heterolepis PLANT MATERIAL PROPOSED BOTANICAL NAME S Hemerocallis 'Happy Returns' Hemerocallis 'Rosy Returns' Heuchera micrantha 'Palace Purple' Nepeta faassenii 'Kit Cat' PLANT MATERIAL PROPOSED	Silver Variegated Maidengrass Prairie Dropseed COMMON NAME Happy Returns Daylily Rosy Returns Daylily Palace Purple Coralbells	#1 #1 CONTAINER SIZE #1 #1 #1 #1	Cont. Cont. Cont. Cont. Cont. Cont.	Full, well rooted plant SPECIFICATION / NOTES Full, well rooted plant, evenly shaped	42" 18" PLANT SPACIN 18" 18" 24"
PLANT KEY PRBACEO HRD RRD PPCB KKC	74 5 30 QUANTITY US PERENNIAI 9 22 4 18	Miscanthis sinensis 'Morning Light' Sporobolus heterolepis PLANT MATERIAL PROPOSED BOTANICAL NAME S Hemerocallis 'Happy Returns' Hemerocallis 'Rosy Returns' Heuchera micrantha 'Palace Purple' Nepeta faassenii 'Kit Cat' PLANT MATERIAL PROPOSED SPECIFIED SEED MIX / SOD	Silver Variegated Maidengrass Prairie Dropseed COMMON NAME Happy Returns Daylily Rosy Returns Daylily Palace Purple Coralbells	#1 #1 CONTAINER SIZE #1 #1 #1 #1	Cont. Cont. Cont. Cont. Cont. Pot	Full, well rooted plant SPECIFICATION / NOTES Full, well rooted plant, evenly shaped	42" 18" PLANT SPACIN 18" 18" 24"
PLANT KEY ERBACEO RRD PPCB KKC PLAN KEY LAWN	QUANTITY US PERENNIAI 9 22 4 18 QUANTITY 881	Miscanthis sinensis 'Morning Light' Sporobolus heterolepis PLANT MATERIAL PROPOSED BOTANICAL NAME S Hemerocallis 'Happy Returns' Hemerocallis 'Rosy Returns' Heuchera micrantha 'Palace Purple' Nepeta faassenii 'Kit Cat' PLANT MATERIAL PROPOSED SPECIFIED SEED MIX / SOD Lawn Establishment Area / Grading Area	Silver Variegated Maidengrass Prairie Dropseed COMMON NAME Happy Returns Daylily Rosy Returns Daylily Palace Purple Coralbells Dwarf Catmint	#1 #1 CONTAINER SIZE #1 #1 #1 #1	Cont. Cont. Cont. Cont. Pot	Full, well rooted plant SPECIFICATION / NOTES Full, well rooted plant, evenly shaped SPECIFICATION / NOTES Reinder's Deluxe 50 Seed Mix (800-785-3301)	42" 18" PLANT SPACIN 18" 18" 24"
PLANT KEY ERBACEO HRD RRD PPCB KKC PLAN KEY LAWN	74 5 30 QUANTITY US PERENNIAI 9 22 4 18 QUANTITY 881 7930	Miscanthis sinensis 'Morning Light' Sporobolus heterolepis PLANT MATERIAL PROPOSED BOTANICAL NAME S Hemerocallis 'Happy Returns' Hemerocallis 'Rosy Returns' Heuchera micrantha 'Palace Purple' Nepeta faassenii 'Kit Cat' PLANT MATERIAL PROPOSED SPECIFIED SEED MIX / SOD Lawn Establishment Area / Grading Area	Silver Variegated Maidengrass Prairie Dropseed COMMON NAME Happy Returns Daylily Rosy Returns Daylily Palace Purple Coralbells Dwarf Catmint	#1 #1 CONTAINER SIZE #1 #1 #1 #1	Cont. Cont. Cont. Cont. Pot	Full, well rooted plant SPECIFICATION / NOTES Full, well rooted plant, evenly shaped SPECIFICATION / NOTES Reinder's Deluxe 50 Seed Mix (800-785-3301)	42" 18" PLAN' SPACIN 18" 18" 24"
PLANT KEY ERBACEO HRD RRD PPCB KKC PLAN KEY LAWN	74 5 30 QUANTITY US PERENNIAN 9 22 4 18 QUANTITY 881 7930 Materials	Miscanthis sinensis 'Morning Light' Sporobolus heterolepis PLANT MATERIAL PROPOSED BOTANICAL NAME S Hemerocallis 'Happy Returns' Hemerocallis 'Rosy Returns' Heuchera micrantha 'Palace Purple' Nepeta faassenii 'Kit Cat' PLANT MATERIAL PROPOSED SPECIFIED SEED MIX / SOD Lawn Establishment Area / Grading Area Erosion Matting for sloped seeded areas	Silver Variegated Maidengrass Prairie Dropseed COMMON NAME Happy Returns Daylily Rosy Returns Daylily Palace Purple Coralbells Dwarf Catmint see plan for area delineation	#1 #1 CONTAINER SIZE #1 #1 #1 #1 #1 #1 CONTAINER SIZE	Cont. Cont. Cont. Cont. Pot	Full, well rooted plant SPECIFICATION / NOTES Full, well rooted plant, evenly shaped SPECIFICATION / NOTES Reinder's Deluxe 50 Seed Mix (800-785-3301) EroTex DS75 Erosion Control Blanket (or approved equal)	42" 18" PLAN' SPACIN 18" 18" 24"
PLANT KEY ERBACEO HRD RRD PPCB KKC PLAN KEY LAWN	74 5 30 QUANTITY US PERENNIAI 9 22 4 18 QUANTITY 881 7930 Materials 0.75	Miscanthis sinensis 'Morning Light' Sporobolus heterolepis PLANT MATERIAL PROPOSED BOTANICAL NAME S Hemerocallis 'Happy Returns' Hemerocallis 'Rosy Returns' Heuchera micrantha 'Palace Purple' Nepeta faassenii 'Kit Cat' PLANT MATERIAL PROPOSED SPECIFIED SEED MIX / SOD Lawn Establishment Area / Grading Area Erosion Matting for sloped seeded areas Heritage River Gravel Mulch (1.0-1.5" pieces)	Silver Variegated Maidengrass Prairie Dropseed COMMON NAME Happy Returns Daylily Rosy Returns Daylily Palace Purple Coralbells Dwarf Catmint see plan for area delineation Area: 40 SF	#1 #1 CONTAINER SIZE #1 #1 #1 #1 #1 #1 CONTAINER SIZE	Cont. Cont. Cont. Cont. Pot SY SF	Full, well rooted plant SPECIFICATION / NOTES Full, well rooted plant, evenly shaped SPECIFICATION / NOTES Reinder's Deluxe 50 Seed Mix (800-785-3301) EroTex DS75 Erosion Control Blanket (or approved equal)	42" 18" PLANT SPACIN 18" 18" 24"
PLANT KEY IERBACEO HRD RRD PPCB KKC PLAN KEY LAWN	74 5 30 QUANTITY US PERENNIAI 9 22 4 18 QUANTITY 881 7930 Materials 0.75 5 40	Miscanthis sinensis 'Morning Light' Sporobolus heterolepis PLANT MATERIAL PROPOSED BOTANICAL NAME S Hemerocallis 'Happy Returns' Hemerocallis 'Rosy Returns' Heuchera micrantha 'Palace Purple' Nepeta faassenii 'Kit Cat' PLANT MATERIAL PROPOSED SPECIFIED SEED MIX / SOD Lawn Establishment Area / Grading Area Erosion Matting for sloped seeded areas Heritage River Gravel Mulch (1.0-1.5" pieces) Aluminum Edge Restraint (gravel areas) Landscape Fabric	Silver Variegated Maidengrass Prairie Dropseed COMMON NAME Happy Returns Daylily Rosy Returns Daylily Palace Purple Coralbells Dwarf Catmint see plan for area delineation Area: 40 SF Permaloc ProSlide 3/16"x5.5" Black Dur	#1 #1 CONTAINER SIZE #1 #1 #1 #1 #1 #1 CONTAINER SIZE	Cont. Cont. Cont. Pot SY SF TN LF SF	Full, well rooted plant SPECIFICATION / NOTES Full, well rooted plant, evenly shaped SPECIFICATION / NOTES Reinder's Deluxe 50 Seed Mix (800-785-3301) EroTex DS75 Erosion Control Blanket (or approved equal) 2" depth	42" 18" PLANT SPACIN 18" 18" 24"
PLANT KEY ERBACEO HRD RRD PPCB KKC PLAN KEY LAWN	74 5 30 QUANTITY US PERENNIAN 9 22 4 18 QUANTITY 881 7930 Materials 0.75 5 40 42	Miscanthis sinensis 'Morning Light' Sporobolus heterolepis PLANT MATERIAL PROPOSED BOTANICAL NAME S Hemerocallis 'Happy Returns' Hemerocallis 'Rosy Returns' Heuchera micrantha 'Palace Purple' Nepeta faassenii 'Kit Cat' PLANT MATERIAL PROPOSED SPECIFIED SEED MIX / SOD Lawn Establishment Area / Grading Area Erosion Matting for sloped seeded areas Heritage River Gravel Mulch (1.0-1.5" pieces) Aluminum Edge Restraint (gravel areas) Landscape Fabric Shredded Hardwood Mulch (3" depth)	Silver Variegated Maidengrass Prairie Dropseed COMMON NAME Happy Returns Daylily Rosy Returns Daylily Palace Purple Coralbells Dwarf Catmint see plan for area delineation Area: 40 SF Permaloc ProSlide 3/16"x5.5" Black Dur SF Area: 4,500 SF	#1 #1 CONTAINER SIZE #1 #1 #1 #1 #1 #1 CONTAINER SIZE	Cont. Cont. Cont. Cont. Pot SY SF TN LF SF CY	Full, well rooted plant SPECIFICATION / NOTES Full, well rooted plant, evenly shaped SPECIFICATION / NOTES Reinder's Deluxe 50 Seed Mix (800-785-3301) EroTex DS75 Erosion Control Blanket (or approved equal)	42" 18" PLANT SPACIN 18" 18" 24"
PLANT KEY ERBACEO HRD RRD PPCB KKC PLAN KEY LAWN	74 5 30 QUANTITY US PERENNIAI 9 22 4 18 QUANTITY 881 7930 Materials 0.75 5 40	Miscanthis sinensis 'Morning Light' Sporobolus heterolepis PLANT MATERIAL PROPOSED BOTANICAL NAME S Hemerocallis 'Happy Returns' Hemerocallis 'Rosy Returns' Heuchera micrantha 'Palace Purple' Nepeta faassenii 'Kit Cat' PLANT MATERIAL PROPOSED SPECIFIED SEED MIX / SOD Lawn Establishment Area / Grading Area Erosion Matting for sloped seeded areas Heritage River Gravel Mulch (1.0-1.5" pieces) Aluminum Edge Restraint (gravel areas) Landscape Fabric	Silver Variegated Maidengrass Prairie Dropseed COMMON NAME Happy Returns Daylily Rosy Returns Daylily Palace Purple Coralbells Dwarf Catmint see plan for area delineation Area: 40 SF Permaloc ProSlide 3/16"x5.5" Black Dur	#1 #1 CONTAINER SIZE #1 #1 #1 #1 #1 #1 CONTAINER SIZE	Cont. Cont. Cont. Pot SY SF TN LF SF	Full, well rooted plant SPECIFICATION / NOTES Full, well rooted plant, evenly shaped SPECIFICATION / NOTES Reinder's Deluxe 50 Seed Mix (800-785-3301) EroTex DS75 Erosion Control Blanket (or approved equal) 2" depth	42" 18" PLANT SPACIN 18" 18"

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

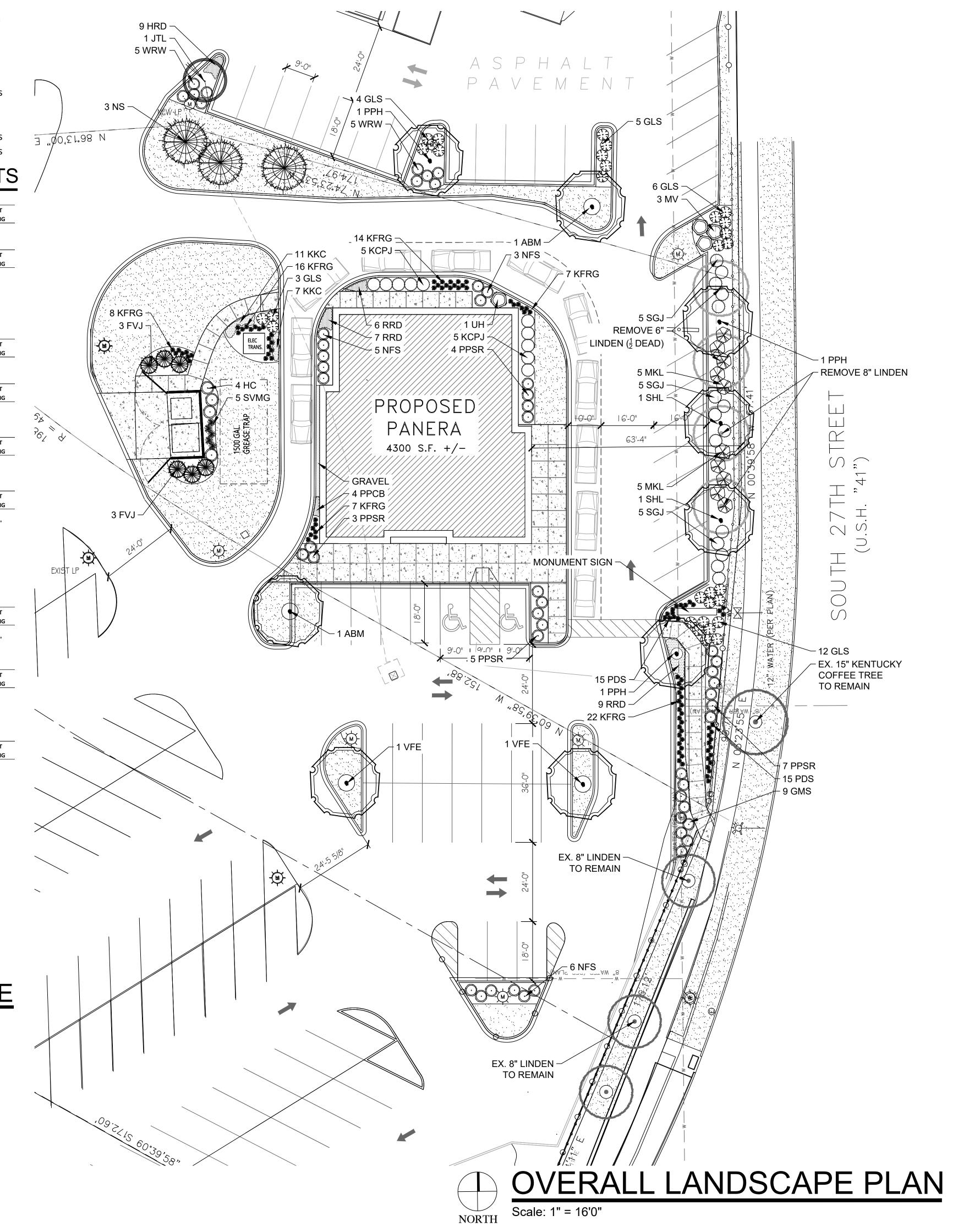
25% Creeping Red Fescue

20% Kentucky Bluegrass (Sod Quality)
15% Quebec Pe
15% Newport Kentucky Bluegrass
10% Fiesta III Pe

Seed at rate of 150-200# per acre

15% Quebec Perennial Ryegrass 10% Fiesta III Perennial Ryegrass

PLANT & MATERIAL SCHEDULE



HELLER &
ASSOCIATES, LL
LANDSCAPE ARCHITECTUR
P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359



PROJECT

PANERA LOOMIS PLAZA

SWC of Morgan Ave. & S. 27th St. Milwaukee, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10.21.19	ISSUE TO OWNER
11.08.19	REVISED SITE PLAN



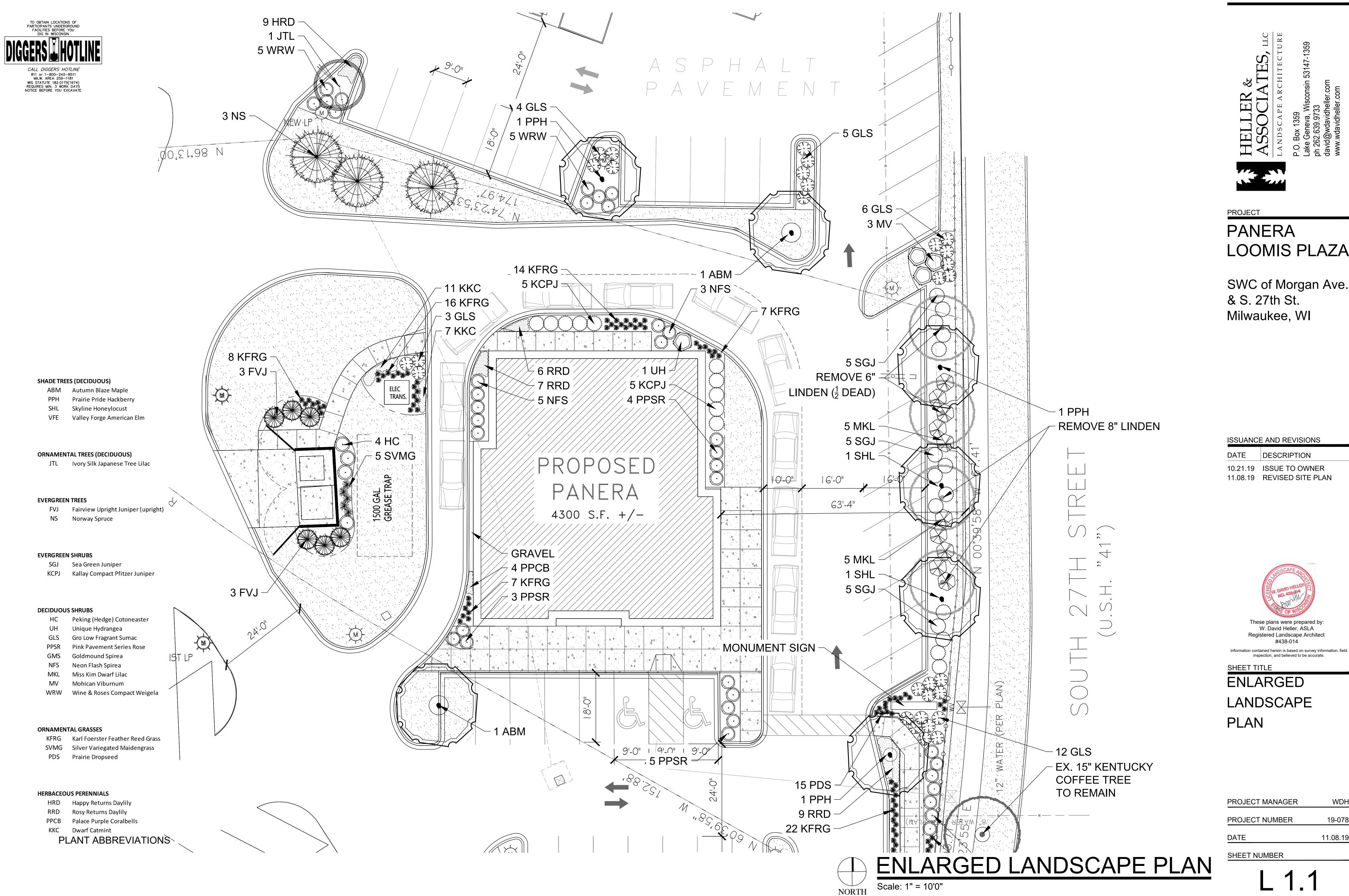
#438-014
Information contained herein is based on survey information, field inspection, and believed to be accurate.

OVERALL
LANDSCAPE
PLAN

PROJECT MANAGER WDH
PROJECT NUMBER 19-078
DATE 11.08.19

SHEET NUMBER

L 1.0



LOOMIS PLAZA

SWC of Morgan Ave.

DATE DESCRIPTION 10.21.19 ISSUE TO OWNER



W. David Heller, ASLA Registered Landscape Architect

LANDSCAPE

WDH 19-078

11.08.19

- 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 General Contractor.
- 3. 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 18" 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 6" 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/diamter 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 2-3" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" 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

A uniform coverage through all turf areas

- 3/4 CY blended/pulverized Topsoil
- $\frac{1}{4}$ CY composted manure
- 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 covering.

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

- 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 TREE AT SAME LEVEL AS PREVIOUS GROWING CONDITION AT ROOT FLARE PLANT SLIGHTLY HIGHER THAN A THOROUGH AND DEEP, SLOW RELEASE

SURROUNDING FINISHED GRADE REMOVE 'V' CROTCHES, STUBS, DOUBLE PRUNE PLANTS (IF NEEDED) ONLY AFTER PRUNING IS SUBJECT TO TIME OF YEAR, AND SPECIFIC TREE SPECIES. WRAP TREE IN FALL FOR PROTECTION FROM DEER (IF APPLICABLE - 3" AVERAGE DEPTH MULCH OVER SOIL RING DO NOT PLACE MULCH AGAINST TREE TRUNK - REMOVE BURLAP, SYNTHETIC TWINE, AND WIRE CAGE FROM TOP 1/3 OF ROOTBALL. SCORE REMAINING % OF BURLAP ONCE TREE IS IN PLACE, AND STRAIGHTENED. CAREFULLY BEND REMAINING CAGE DOWN TO BOTTOM OF HOLE. INSTALL ONE (1) SLOW RELEASE FERTILIZER PACKET PER 1" CALIPER OF TREE. PLACE AGAINST ROOT BALL. - DIG HOLE 2X WIDER THAN DIAMETER OF - BACK FILL WITH SPECIFIED SOIL - AVOID AIR POCKETS BY TAMPING SOIL MIXTURE IN 4" WATER IMMEDIATELY AFTER PLANTING WITH

SHADE TREE PLANTING

GROWING CONDITION AT ROOT FLARE. PLANT SLIGHTLY HIGHER THAN SURROUNDING FINISHED GRADE REMOVE STUBS, AND OVERLAPPING, BROKEN NEEDED) ONLY AFTER PLANTING PRUNING IS SUBJECT TO TIME OF YEAR, AND SPECIFIC TREE SPECIES. 3" AVERAGE DEPTH MULCH OVER SOIL RING; DO NOT PLACE MULCH AGAINST TREE TRUNK

PLANT TREE AT SAME LEVEL AS PREVIOUS

REMOVE BURLAP, SYNTHETIC TWINE, AND WIRE CAGE FROM TOP 1/3 OF ROOTBALL. SCORE REMAINING 3/3 OF BURLAP ONCE TREE IS IN PLACE, AND STRAIGHTENED. CAREFULLY BEND REMAINING CAGE DOWN TO BOTTOM OF HOLE. INSTALL ONE (1) SLOW RELEASE FERTILIZER PACKET PER 24" HEIGHT OF TREE. PLACE DIG HOLE 2X WIDER THAN DIAMETER OF - BACK FILL WITH SPECIFIED SOIL - AVOID AIR POCKETS BY TAMPING SOIL MIXTURE IN 4"

WATER IMMEDIATELY AFTER PLANTING WITH A THOROUGH AND DEEP, SLOW RELEASE

5 DETAIL N.T.S. **EVERGREEN TREE PLANTING**

PLANT SHRUB AT SAME LEVEL AS PREVIOUS GROWING CONDITION AT ROOT FLARE - PRUNE OUT DEAD & BROKEN BRANCHES RETAIN NORMAL PLANT SHAPE. - 2-3" AVERAGE DEPTH MULCH OVER SOIL RING; DO NOT PLACE MULCH AGAINST - REMOVE BURLAP AND SYNTHETIC TWINE FROM TOP 1/3 OF ROOTBALL, SCORE REMAINING $\frac{2}{3}$ OF BURLAP ONCE SHRUB IS IN - INSTALL TWO SLOW RELEASE FERTILIZER PACKETS AGAINST ROOT BALL. - DIG HOLE 2X WIDER THAN DIAMETER OF - BACK FILL WITH SPECIFIED PLANTING MIX AVOID AIR POCKETS BY TAMPING SOIL WATER IMMEDIATELY AFTER PLANTING WITH A THOROUGH AND DEEP, SLOW RELEASE

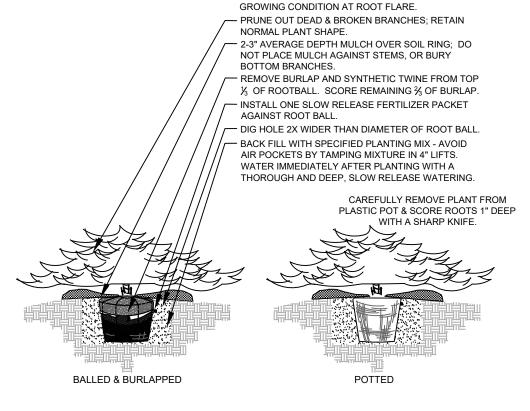
PLANT SHRUB AT SAME LEVEL AS PREVIOUS

ROOT FLARE.

 $(2)^{\frac{\text{DETAIL}}{\text{N.T.S.}}}$

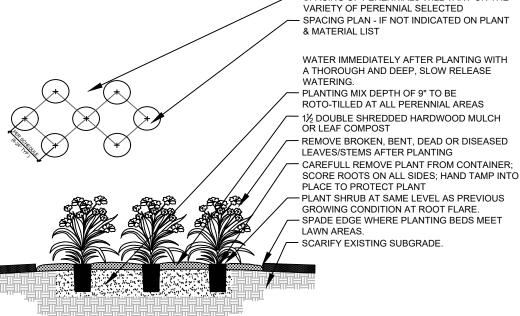
GROWING CONDITION AT

6 DETAIL DECIDUOUS SHRUB PLANTING (B&B)

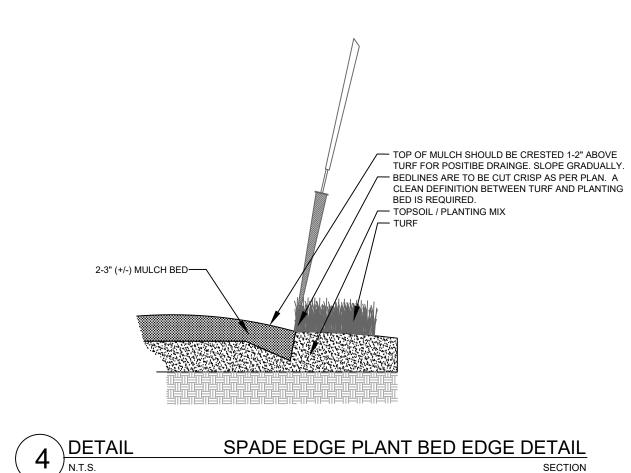


PLANT SHRUB AT SAME LEVEL AS PREVIOUS

3 DETAIL N.T.S. **EVERGREEN SHRUB PLANTING** - SPACING OF PERENNIALS WILL VARY ON THE



7) DETAIL N.T.S. GROUNDCOVER / PERENNIAL PLANTING SECTION



SPACING OF ORNAMENTAL GRASS WILL VARY ON THE VARIETY OF ORNAMENTAL GRASS SELECTED - SPACING PLAN - IF NOT INDICATED ON PLANT WATER IMMEDIATELY AFTER PLANTING WITH A THOROUGH AND DEEP, SLOW RELEASE PLANTING MIX DEPTH OF 9" TO BE ROTO-TILLED AT ALL PERENNIAL AREAS 11/2 DOUBLE SHREDDED HARDWOOD MULCH - REMOVE BROKEN, BENT, DEAD OR DISEASED LEAVES/STEMS AFTER PLANTING CAREFULL REMOVE PLANT FROM CONTAINER; SCORE ROOTS ON ALL SIDES; HAND TAMP INTO PLACE TO PROTECT PLANT - PLANT SHRUB AT SAME LEVEL AS PREVIOUS GROWING CONDITION AT ROOT FLARE. SPADE EDGE WHERE PLANTING BEDS MEET

ORNAMENTAL GRASS PLANTING

PLANTING & HARDSCAPE DETAILS



- PRUNE OUT DEAD & BROKEN BRANCHES; RETAIN

NOT PLACE MULCH AGAINST STEMS, OR BURY

- BACK FILL WITH SPECIFIED PLANTING MIX - AVOID

WATER IMMEDIATELY AFTER PLANTING WITH A

NORMAL PLANT SHAPE.

BOTTOM BRANCHES

AGAINST ROOT BALL

DECIDUOUS SHRUB PLANTING (POTTED)

PROJECT

PANERA LOOMIS PLAZA

SWC of Morgan Ave. & S. 27th St. Milwaukee, WI

ISSUANCE AND REVISIONS

DATE DESCRIPTION 10.21.19 ISSUE TO OWNER 11.08.19 REVISED SITE PLAN

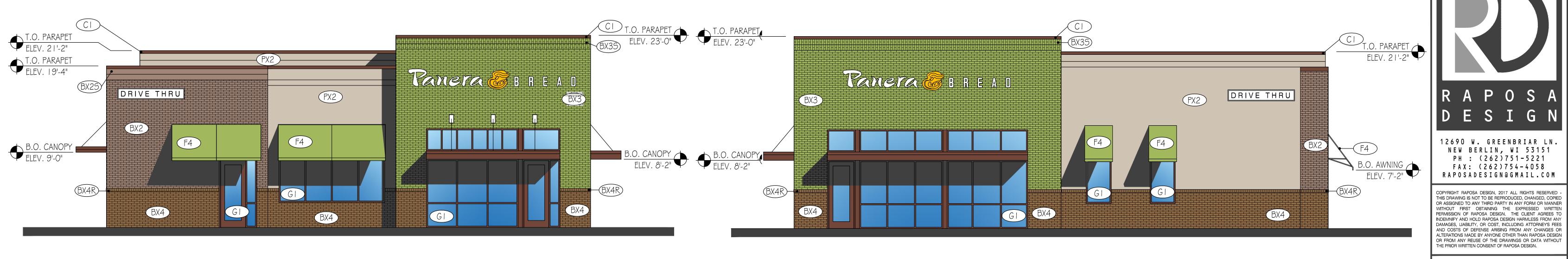


#438-014 Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE LANDSCAPE **DETAILS & NOTES**

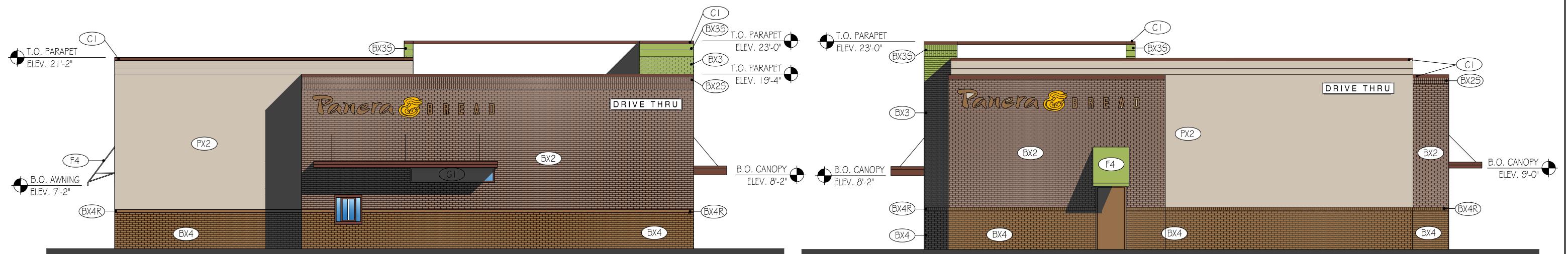
PROJECT MANAGER WDH PROJECT NUMBER 19-078 11.08.19

SHEET NUMBER



SOUTH ELEVATION
3/16"=1'-0"

1 BAST ELEVATION
3/16"=1'-0"



1 WEST ELEVATION
3/16"=1'-0"

NORTH ELEVATION
3/16"=1'-0"

EXTERIOR MATERIALS
PX2 DRYVIT EIFS SYSYTEM - OUTSULATION PLUS - 2" THICKNESS TEXTURE - LIMESTONE - COLOR STONE HEARTH
BX2 ENDURAMAX BRICK SYSTEM - PAINTED - COLOR WEIMARANER PATTERN - RUNNING BOND
(BX25) ENDURAMAX BRICK SYSTEM - PAINTED - COLOR WEIMARANER PATTERN - SOLDIER COURSE
BX3 ENDURAMAX BRICK SYSTEM - PAINTED - COLOR BARRINGTON GREEN PATTERN - RUNNING BOND
(BX35) ENDURAMAX BRICK SYSTEM - PAINTED - COLOR BARRINGTON GREEN PATTERN - SOLDIER COURSE
BX4 ENDURAMAX BRICK SYSTEM - PAINTED - COLOR WEIMARANER PATTERN - RUNNING BOND
BX4R) ENDURAMX BRICK SYSTEM - PAINTED - COLOR WEIMARANER PATTERN - ROWLOCK COURSE
F4 FABRIC AWNING - COLOR GREEN WITH WHEAT GRAPHIC
CI ROOF COPING - HEIGHT 6" - COLOR DARK BRONZE
GI STOREFRONT SYSTEM - I" INSULATED GLAZING - (VITRO PPG 70XL C SIM) - COLOR - DARK BRONZE

Panera Bread

Loomis Point S 27th Street Milewuakee, WI

ET TITLE						
Exterior Elevations						
E OF IS	OF ISSUE 09/10/19					
/IBOL	REVISION DESCRIPTION	DATE				
B: AWN: ECKE TE:	D:	0105.18 RJR RJR 09/10/19				
EET:	A1					