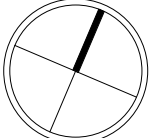
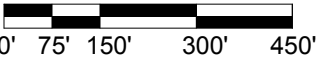




DOVER TEACHER HOUSING

VICINITY MAP
 Scale: 1" = 300'-0"
 April 11, 2014
 Engberg Anderson Project No. 142325



True North

PLAT OF SURVEY

CLIENT

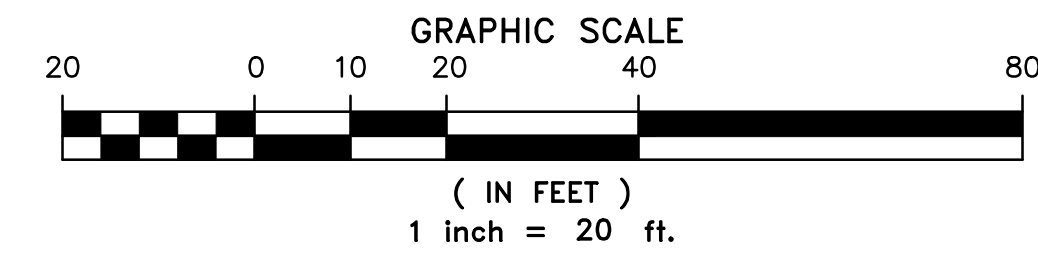
Pinnacle Engineering Services

SITE ADDRESS

619 East Dover Street, City of Milwaukee, Milwaukee County, Wisconsin.

BASIS OF BEARINGS

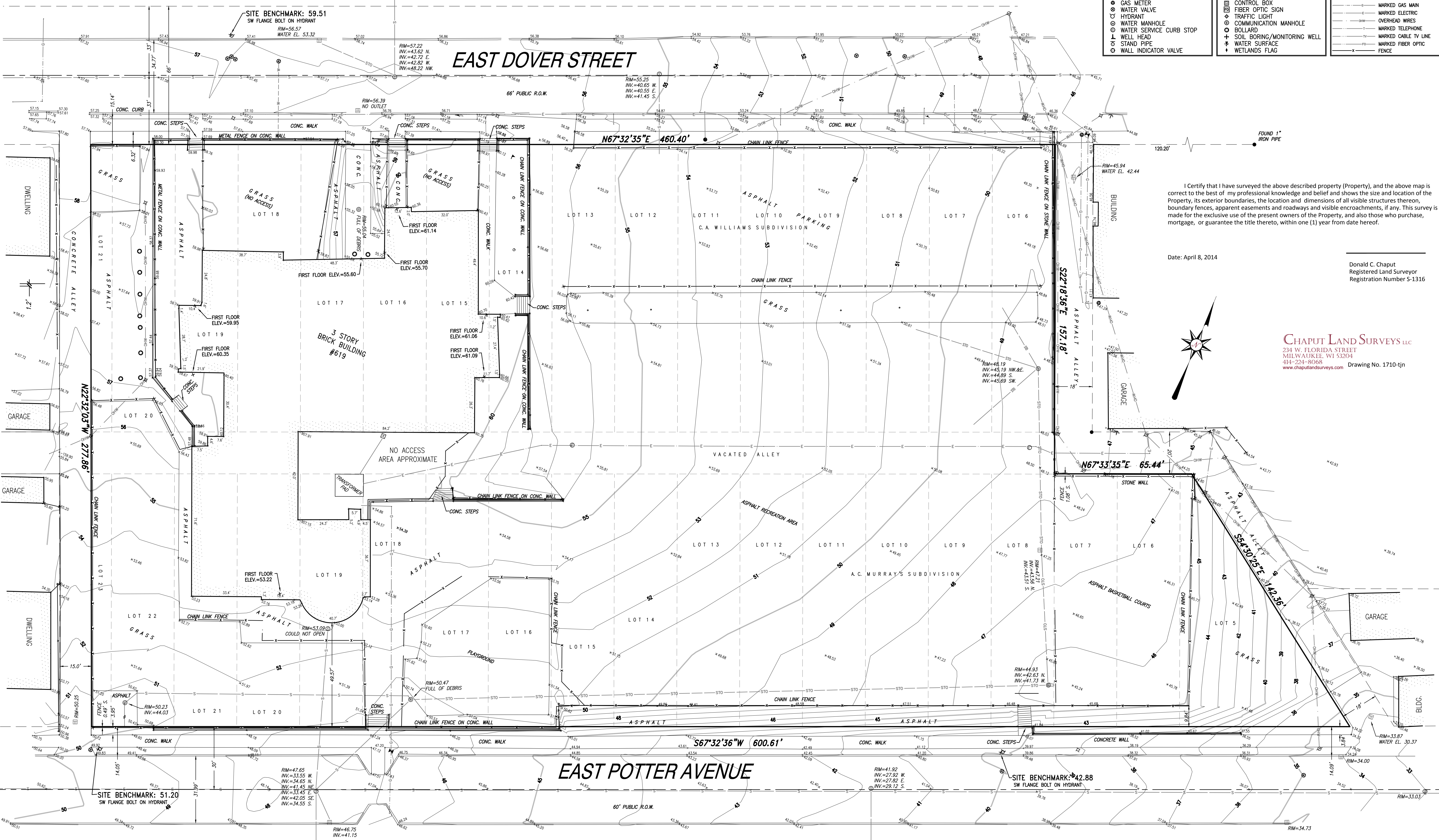
Bearings are referenced to the South line of East Dover Street which is assumed to bear North 67°32'35" East.



LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- + INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- M.S. MANHOLE
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
- STORM SEWER END SECTION
- GAS VALVE
- GAS METER
- WATER VALVE
- HYDRANT
- WATER MANHOLE
- WATER SERVICE CURB STOP
- WELL HEAD
- STAND PIPE
- WALL INDICATOR VALVE
- † POST INDICATOR VALVE
- × LIGHT POLE
- * SPOT/YARD LIGHT
- UTILITY POLE
- GUY POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CONTROL BOX
- FIBER OPTIC SIGN
- TRAFFIC LIGHT
- COMMUNICATION MANHOLE
- BOLLARD
- SOIL BORING/MONITORING WELL
- WATER SURFACE
- WETLANDS FLAG
- ▲ MARSH
- ▲ FLAGPOLE
- ▲ PARKING METER
- ▲ SIGN
- ▲ MAILBOX
- ▲ RAILROAD CROSSING SIGNAL
- ▲ HANDICAP SPACE
- ▲ CONIFEROUS TREE
- ▲ DECIDUOUS TREE
- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC FENCE

LEGAL DESCRIPTION
 Lots 6 thru 20, Block 1, C.A. Williams' Subdivision and Lots 5 thru 22, Block 1, A.C. Murray's Subdivision, together with the vacated alley, all being part of the Southeast 1/4 of the Northwest 1/4 of Section 9, Town 6 North, Range 22 East in the City of Milwaukee, Milwaukee County, Wisconsin.



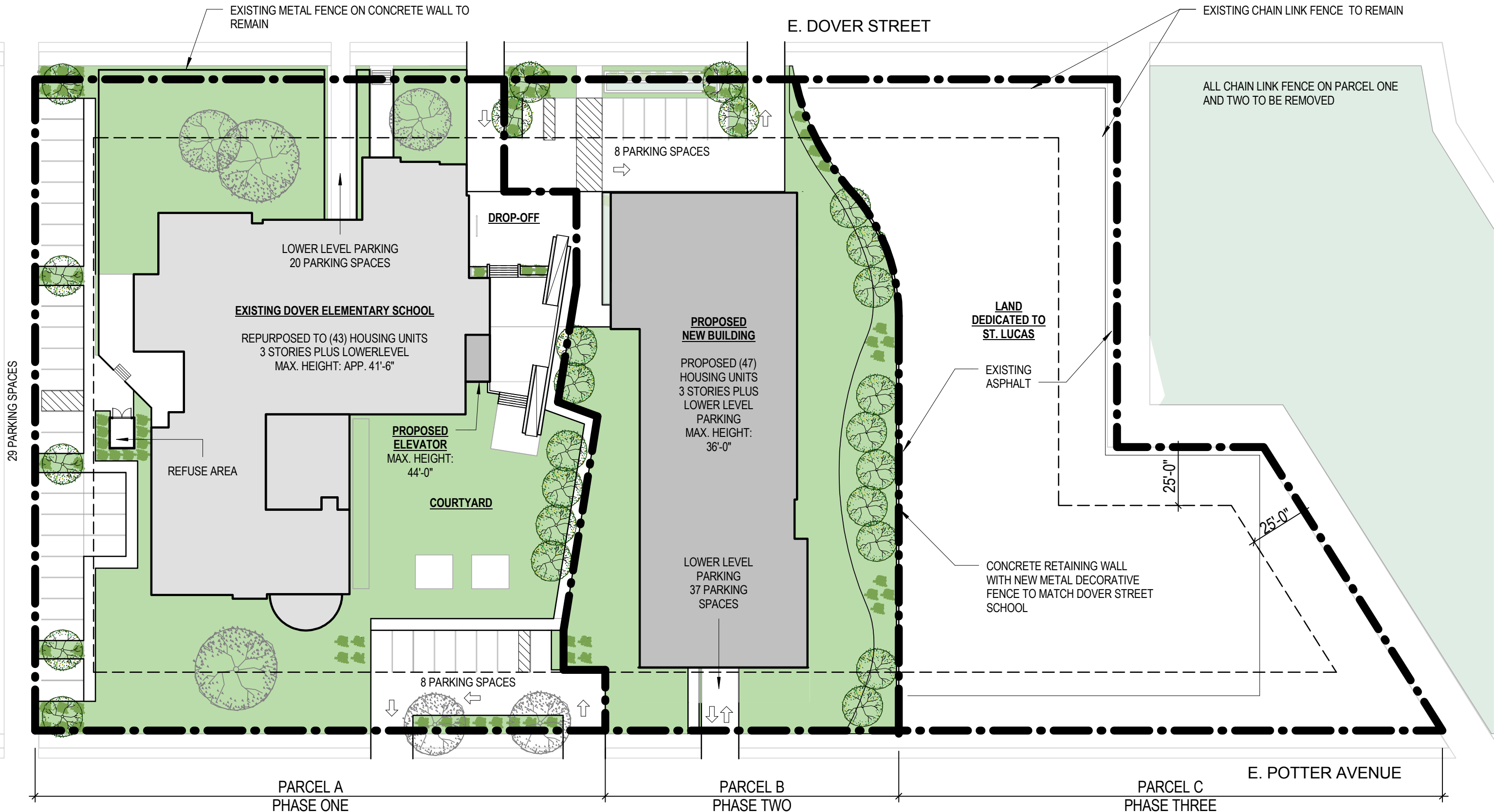
I certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

Date: April 8, 2014

Donald C. Chaput
 Registered Land Surveyor
 Registration Number S-1316

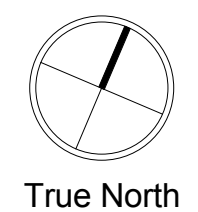
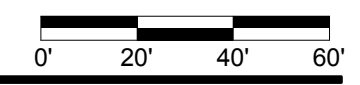
CHAPUT LAND SURVEYS LLC
 234 W. FLORIDA STREET
 MILWAUKEE, WI 53204
 414-224-8068
www.chaputlandsurveys.com Drawing No. 1710-tjn

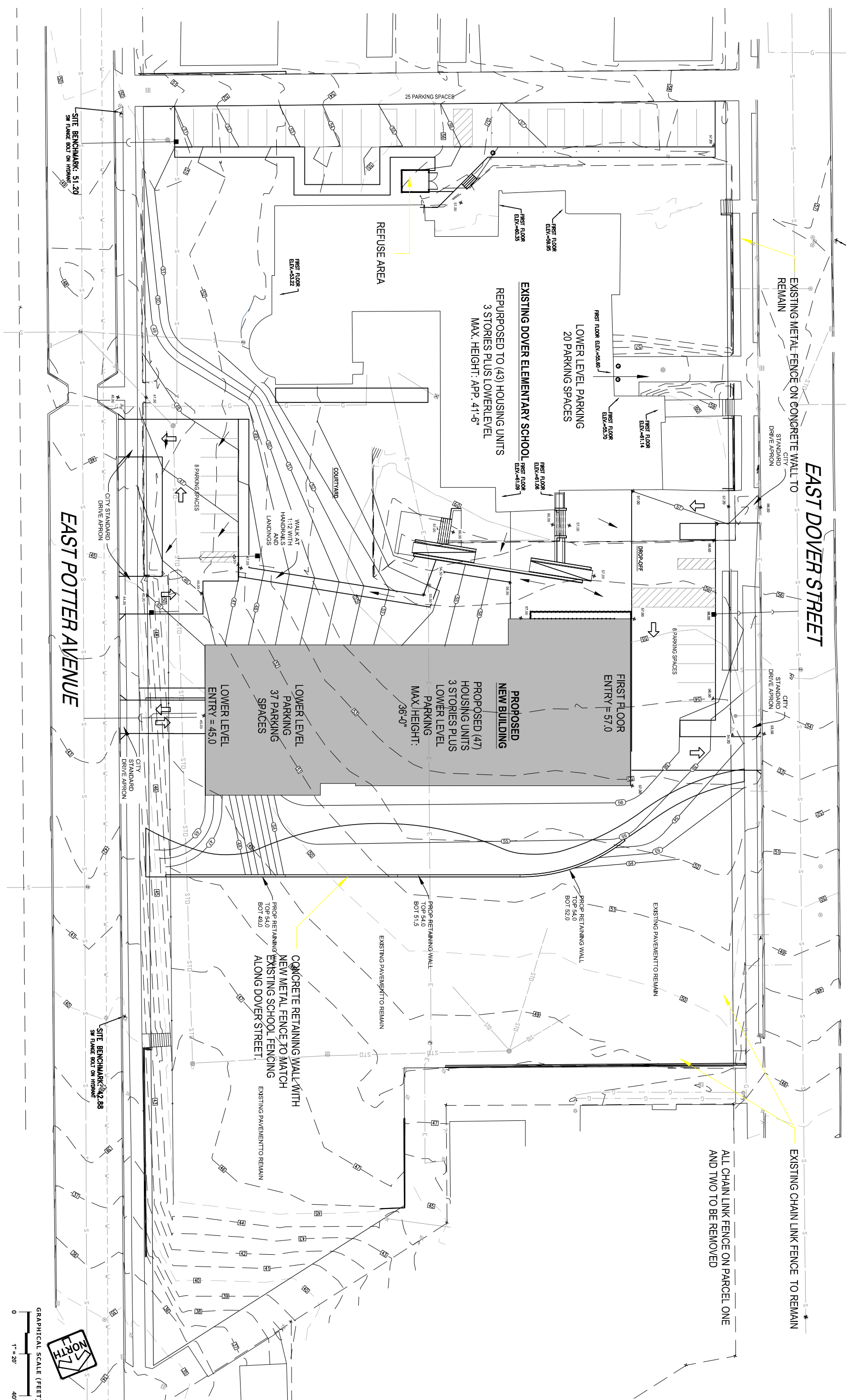
CHAPUT LAND SURVEYS LLC



DOVER TEACHER HOUSING

SITE PLAN
 Scale: 1" = 40'-0"
 April 11, 2014
 Engberg Anderson Project No. 142325





GRAPHICAL SCALE (FEET)
 0 1" = 20' 40'

PINNACLE ENGINEERING GROUP
 ENGINEERING (NATURAL RESOURCES) SUPERVISOR
 WISCONSIN OFFICE
 1510 BROADVIEW, MILWAUKEE, WI 53208
 (262) 754-8888
 CHICAGO (NATURAL RESOURCES) MANAGER

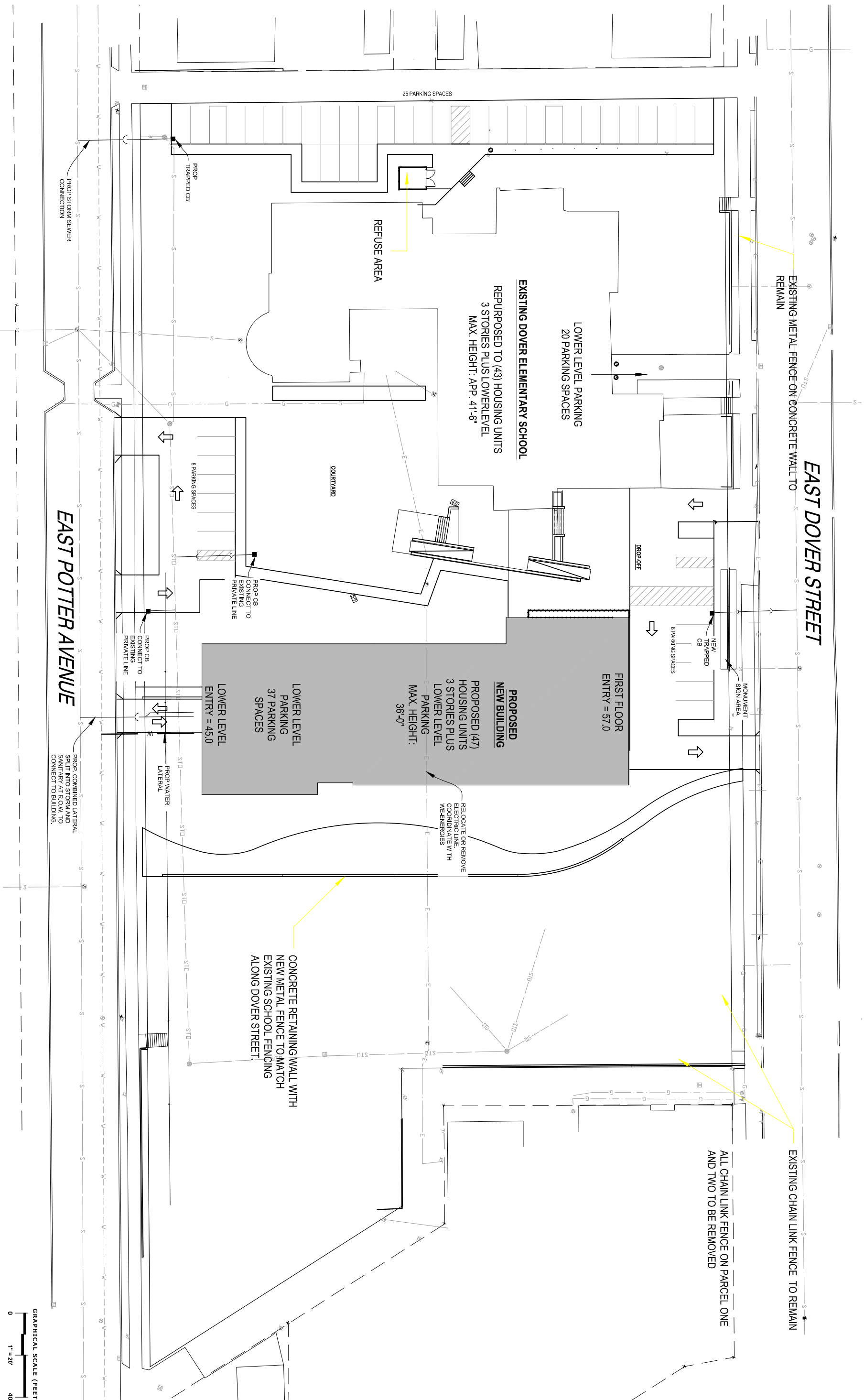
DOVER TEACHING HOUSE
 MILWAUKEE, WI

GRADING PLAN

REVISIONS

PEG JOB No. 278.00
 PEG PM AEK
 START DATE 04/11/14
 SCALE 1" = 20'

SHEET C-1 or C-2



PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
CHICAGO | MILWAUKEE | MANITOWISH

PLANI | DESIGN | DELIVER
www.pinnacle-engr.com

WISCONSIN OFFICE
1500 BROADFIELD AVENUE
BROOKFIELD, WI 53005
(262) 754-8888

DOVER TEACHING HOUSE
MILWAUKEE, WI

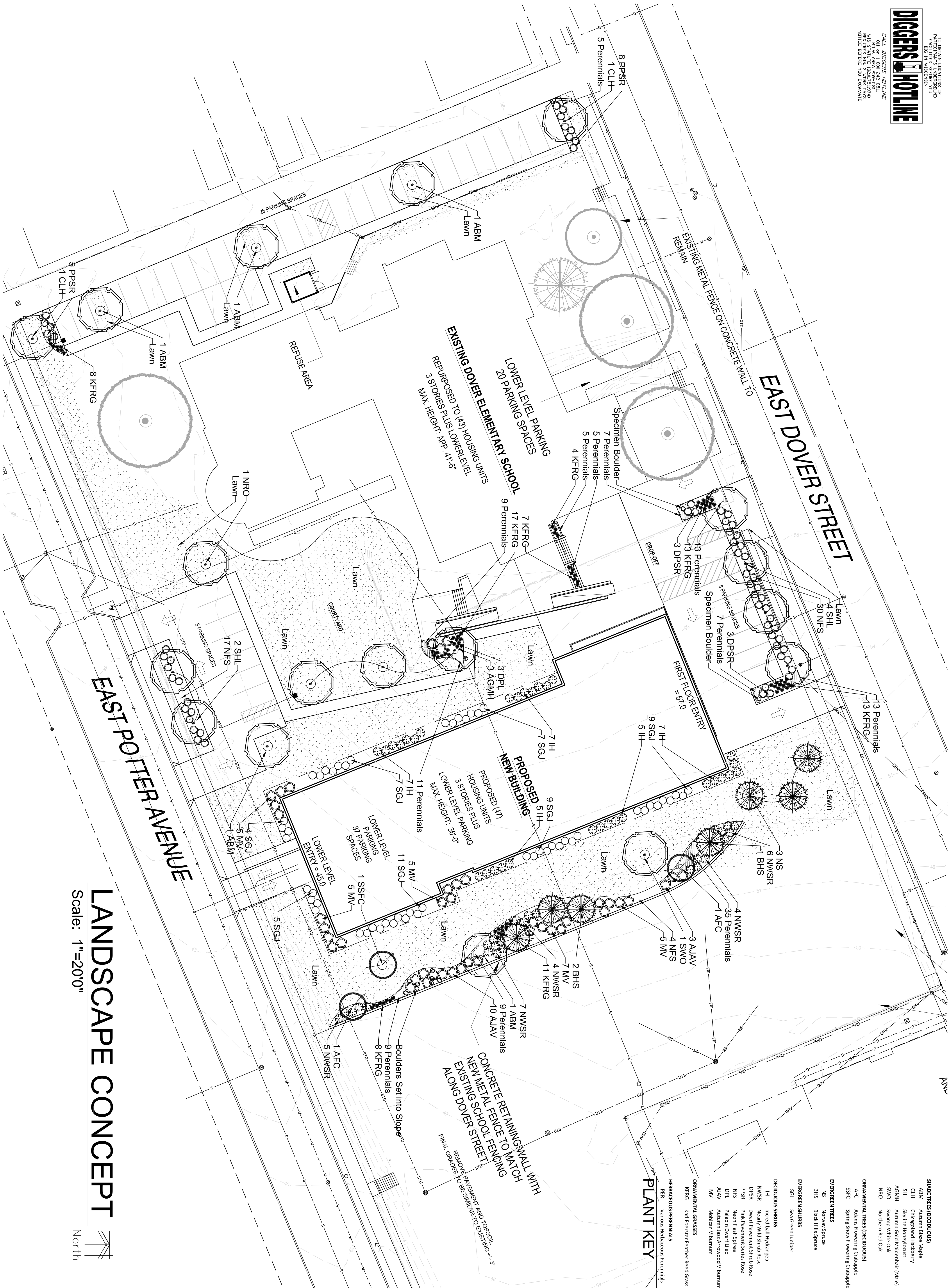
UTILITY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

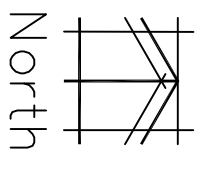
PEG JOB No. 278.00
PEG PM AEK
START DATE 04/11/14
SCALE 1" = 20'

SHEET C-2
OF C-2



LANDSCAPE CONCEPT

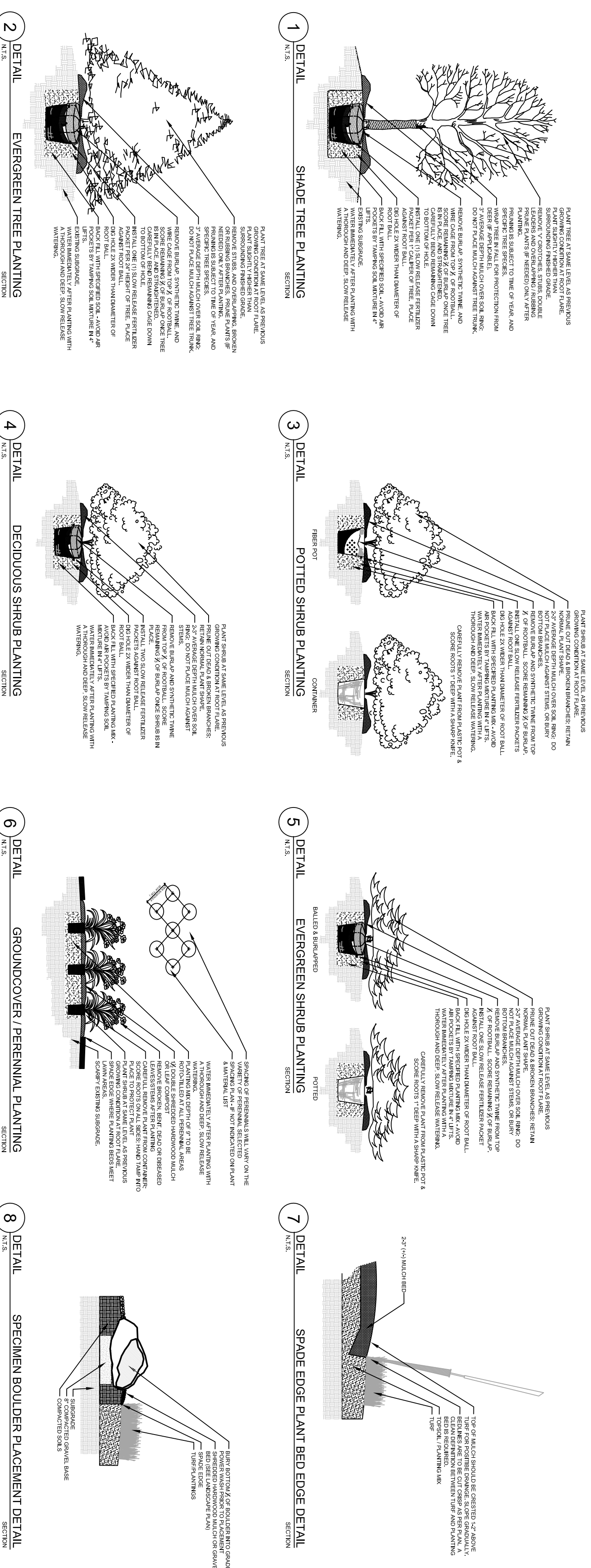
Scale: 1"=20'0"



PLANT KEY

SHADE TREES (DECIDUOUS)	ABM	Autumn Blaze Maple
	CLH	Chicago Land Hedgeray
	SHL	Shiloh Honeylocust
	AGMH	Autumn Gold Maidenhair (Male)
	SWO	Swamp White Oak
	NRO	Northern Red Oak
ORNAMENTAL TREES (DECIDUOUS)	AFC	Adams Flowering Cabbage
	SFFC	Spring Snow Flowering Cabbage
EVERGREEN TREES	NS	Norway Spruce
	BHS	Black Hills Spruce
EVERGREEN SHRUBS	SGJ	Sea Green Juniper
DECIDUOUS SHRUBS	NSR	Northern Hydrangea
	NWNR	Norway Wild Shrub Rose
	DPNS	Deerhart Pavement Shrub Rose
	PNR	Pink Pavement Series Rose
	NFS	Neon Flash Spruce
	DPL	Paradise Dwarf Lilac
	AAV	Autumn Jazz Arrowwood Viburnum
	MV	Madison Viburnum
ORNAMENTAL GRASSES	KFRG	Karl Foerster Feather Reed Grass
HERBACIOUS PERENNIALS	PER	Various Herbaceous Perennials

<p>PROJECT: DOVER TEACHING HOUSE 619 E. DOVER STREET MILWAUKEE, WI 53207</p> <p>CLIENT: PINNACLE ENGINEERING GROUP 15850 BLUEMOUND RD. STE 210 BROOKFIELD, WISCONSIN</p>	<p>JOB NO. 14-013 DATE 04/11/14 FILE</p> <p>OWNER APPROVAL</p> <p>Signature _____ Date _____</p>	<p>THESE DRAWINGS, INCLUDING ALL NOTATIONS, ARE THE SOLE PROPERTY AND COPYRIGHT OF HELLER & ASSOCIATES, LLC AND SHALL NOT BE USED IN ANY OTHER WORK WITHOUT THE WRITTEN PERMISSION OF HELLER & ASSOCIATES, LLC.</p> <table border="0"> <tr> <td>ISSUED</td> <td>DATE</td> </tr> <tr> <td>FOR APPROVAL</td> <td></td> </tr> <tr> <td>FOR PERMIT</td> <td></td> </tr> <tr> <td>FOR BID</td> <td></td> </tr> <tr> <td>FOR CONST.</td> <td></td> </tr> </table> <table border="0"> <tr> <td>REVISIONS</td> <td>DATE</td> </tr> <tr> <td>1</td> <td></td> </tr> <tr> <td>2</td> <td></td> </tr> <tr> <td>3</td> <td></td> </tr> </table>	ISSUED	DATE	FOR APPROVAL		FOR PERMIT		FOR BID		FOR CONST.		REVISIONS	DATE	1		2		3	
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<p>SHEET TITLE Overall Landscape Concept</p> <p>SHEET NUMBER L-1</p>		<p>HELLER & ASSOCIATES, LLC LANDSCAPE ARCHITECTURE</p> <p>One Redwood Court Racine, Wisconsin 53402 ph 262.639.9733 fx 262.639.9737 david@wdavidheller.com</p>																		



LANDSCAPE CONCEPT

Scale: None

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED	COMMON NAME	SIZE	ROOT	SPECIFICATION / NOTES
Proposed Landscape Materials						
SHADE TREES (DECIDUOUS)						
ASBR	3	Aster Freemanii 'Autumn Blue'	Autumn Blue Maple	2.5'	888	Straight central leader, full and even crown. Prune only after planting
SPR	3	Spirea (various cultivars)	Spirea	2.5'	888	Straight central leader, full and even crown. Prune only after planting
SHL	6	Gleditsia inermis 'Shaner'	Syringa	2.5'	888	Straight central leader, full and even crown. Prune only after planting
AGMH	3	Gingko biloba 'Mutohin Gold'	Autumn Gold (Weidenhain) (Male)	2.5'	888	Straight central leader, full and even crown. Prune only after planting
SMO	3	Quercus muhlenbergii	Swamp White Oak	2.5'	888	Straight central leader, full and even crown. Prune only after planting
NMO	1	Quercus muhlenbergii	Northern Red Oak	2.5'	888	Straight central leader, full and even crown. Prune only after planting
ORNAMENTAL TREES (DECIDUOUS)						
ALC	2	Malus Florida 'Adams'	Adams Flowering Crabapple	7.5'	888	Well balanced multi-stemmed tree with minimum four canes, and full appearance
SPIC	1	Malus Florida 'Spring Snow'	Spring Snow (Flowering Crabapple)	7.5'	888	Well balanced multi-stemmed tree with minimum four canes, and full appearance
EVERGREEN TREES						
BNS	3	Picea densata 'Glauca'	Noway Spruce	7.5'	888	Evenly shaped tree with branching to the ground
SCD	3	Picea densata 'Glauca'	Black Hills Spruce	7.5'	888	Evenly shaped tree with branching to the ground
EVERGREEN SHRUBS						
SOJ	52	Juniperus chinensis 'Sea Green'	Sea Green Juniper	4.5'	Cont.	Full, well rounded well branched shrub
ORNAMENTAL GRASSES						
KFGG	81	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rounded plant
HERBACIOUS PERENNIALS						
PFR	128	Various herbaceous Perennials	Various	#1	Cont.	Full, well rounded plant, evenly shaped
LAWN & TURFGRASSES						
LAWN	3125	Lawn Establishment Area / Seeding Area	Various		5F	Cedar Creek Premium Blue Tag Seed Mix, (P/N: 888 313 6807)
	5624.6	Erosion Matting for sloped seeded areas	Various		5F	American Excelsior Company Curlex Net Free (or approved equal)
	500	Sodded Areas (Identified on plan)	Various		5F	Fresh soil, weed free, Buggrass Blend Sod; Lawn immediately after installation
Landscape Materials						
	4	Specimen Granite Boulders	Various	18-24"	EA	see plan for location
	70	Shielded Hardwood Mulch (3" depth)	Various	7.60x5F	CY	see plan for location
	47	Soil Amendments (2" depth)	Various	2.60x5F	CY	see plan for location
	86	Paved/Gravel Topsoil (Lawn Area)	Various	28.25x5F	CY	
	47	Paved/Gravel Topsoil (2" over seed areas)	Various	7.60x5F	CY	
		2" PVC Scape	Various		LF	Schedule 40 PVC
		Downspout Extensions	Various		LF	determine at time of installation
		Downspout Adapters	Various		EA	determine at time of installation

PLANT & MATERIAL SCHEDULE

Scale: None

CALL DIGGERS HOTLINE
 170 BRYANT LOCATING AT FACILITIES BEFORE YOU BID IN WISCONSIN

CALL DIGGERS HOTLINE
 811 or 800-254-5511
 WIS STATUTE 182.025(4) & 182.025(4)M
 NOTICE BEFORE YOU EXCAVATE

- Contractor responsible for quantities Diggers Hotline (611 or 800-252-8511) to have site marked prior to excavation or planting.
- 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.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - 2001 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 'Punk Grade' plant material shall be accepted. Plant material shall originate from nurseries with a similar climate as the planting site.
- 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 installation.
- 'Topsoil 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 / Excavator Contractor during rough grading operations. The landscape contractor shall be responsible for the supply and placement of all distribution areas, planting beds, trees, and lawn areas. Cover all parking lot islands a minimum 6" to provide proper drainage, unless otherwise specified.
- '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 of the root ball 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 3" of the burlap and remove the wire. Provide three slow release fertilizer for each tree planted.
- 'Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel rocks (even dry) or concrete pieces from holes 5' in diameter or greater. The hole is 5' in diameter or greater and is to be backfilled with plant starter mix. The hole is 3" or less in diameter and is to be backfilled with topsoil. Do not build up any mulch onto the trunk of any tree. Trees that are planted in holes that are not backfilled shall be removed at the time and expense of the Landscape Contractor.
- 'Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 3% mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, eddy and stones from plant beds prior to planting. When holes are 1/2" full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer products at the rate of 1 per 24" height/diameter of shrub at planting.
- 'Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shielded hardwood bark mulch (not pigment dyed or emerald-mulch). All potential planting areas (groupings) shall receive a 2" layer of shielded 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.
- 'Edging: All parking beds shall be edged with a 4" deep spade edge using a flat landscape grade or a mechanical edger. Edgelines are to be cut crisp, smooth as per Plan. A clean definition between landscape beds and lawn is required. Rock mulch against lawn edges to hold in place.
- 'Plant bed preparation: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Reroll the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 6"-10"
 - Per 100 SF of bed area:
 2/3 CY Peat Moss or Mushroom Compost
 1/3 CY Peat Moss or Mushroom Compost
 2 rounds starter fertilizer
 1/2 CY composted manure
- 'Lawn Installation for all sodded turfgrass areas: Contractor to furnish and prepare blended topsoil (2" minimum) and sod bed, removing all debris and stones 1/2" and larger. Apply 1/4-1/2" starter lawn fertilizer throughout areas prior to laying sod. Use only premium sod blend according to TPI (revised 1992) and ASP Standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and provide proper watering and maintenance as per Plan. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Installation may vary are the discretion of the Landscape Contractor on their 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, it is necessary to avoid wind dispersal of much covering. Marsh hay containing weed canary grass is NOT acceptable as a mulch covering.
- 'Installation preparation for all seeded areas: remove all of 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 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. Installation may vary are the discretion of the Landscape Contractor on their 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, it is necessary to avoid wind dispersal of much covering. Marsh hay containing weed canary grass is NOT acceptable as a mulch covering.
- 'An acceptable quality seed installation is defined as having:
 No bare spots (100% of the total area)
 No large gaps (10% of the total area)
 No uneven coverage through all turf areas
 No bare spots (10% of the total area)
 No large gaps (10% of the total area)
 No uneven coverage through all turf areas
- 'No-Mow seed areas: "No-Mow" fine fescue seed mix with annual ryegrass mix (available at Cedar Creek Seed Farm 888-313-6807, or Prairie Nursery 609-296-9679) or approved equivalent mix from a reputable seed mix provider. Apply at 220 lbs per acre or at rate recommended by supplier. Prepare seed bed and soil as specified in Item #13 above.
- 'Native Prairie Seed Mix / Stormwater Seed Mix: Native seed mixes as listed on the Plant and Material List or other seedling schedules outlined on the Landscape plan sheet. Seed mixes available from Prairie Nursery 608-286-2679 or JF New 608-546-1788 or approved equivalent mix from a reputable seed mix provider. Apply at rates specified therein, or per supplier recommendation. Prepare soil and seed bed as in Item #13 above.
- 'Warning 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 (10% replacement) for a minimum of one (1) year from the date of installation, 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.
- '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, mow grass, and native prairie seed deshrubbing.
- '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.

LANDSCAPE GENERAL NOTES

Scale: None

PROJECT:
DOVER TEACHING HOUSE
619 E. DOVER STREET
MILWAUKEE, WI 53207

CLIENT:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND RD. STE 210
BROOKFIELD, WISCONSIN

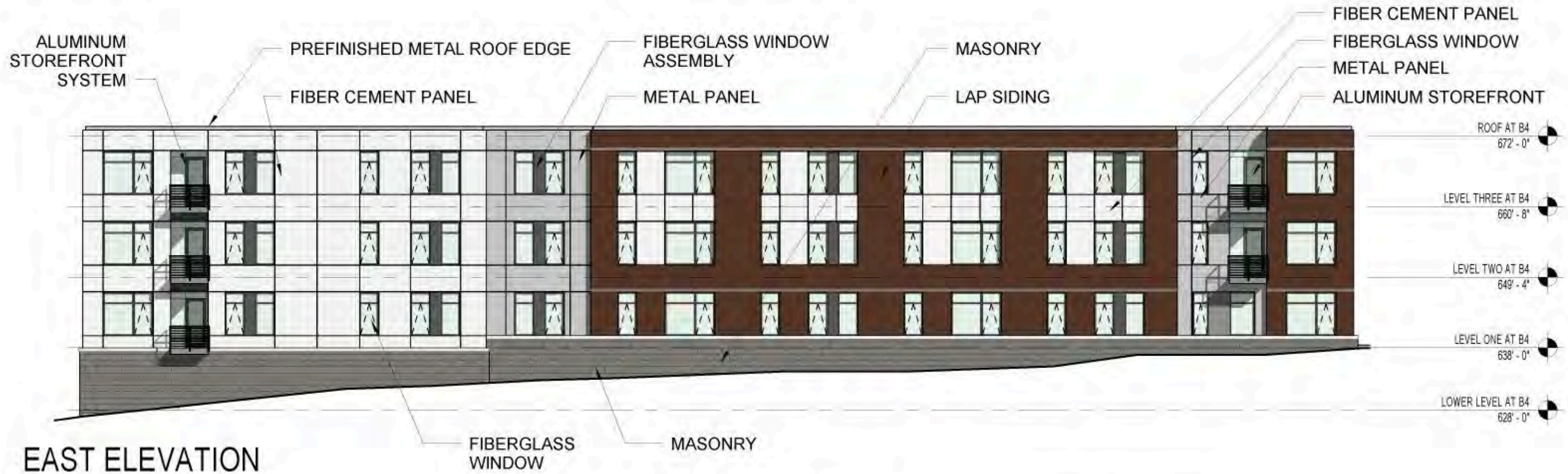
JOB NO. 14-013
DATE 04.11.14

OWNER APPROVAL

Signature _____
Date _____

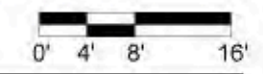
SHEET TITLE
Landscape
Details, Notes
& Schedules

SHEET NUMBER
L-2



DOVER TEACHER HOUSING

EAST & WEST ELEVATIONS
 Scale: 1/16" = 1'-0"
 April 11, 2014
 Engberg Anderson Project No. 142325





NORTH ELEVATION



SOUTH ELEVATION

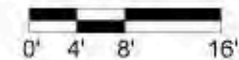
DOVER TEACHER HOUSING

NORTH & SOUTH ELEVATIONS

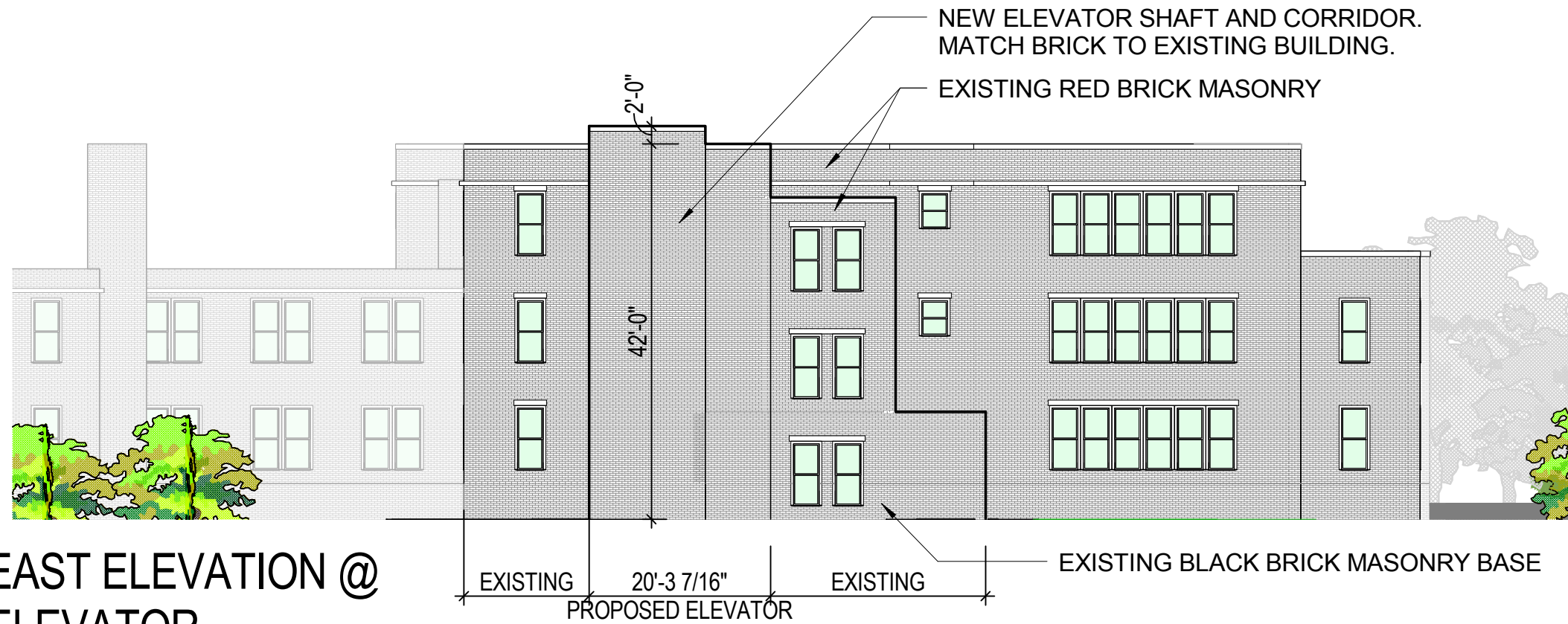
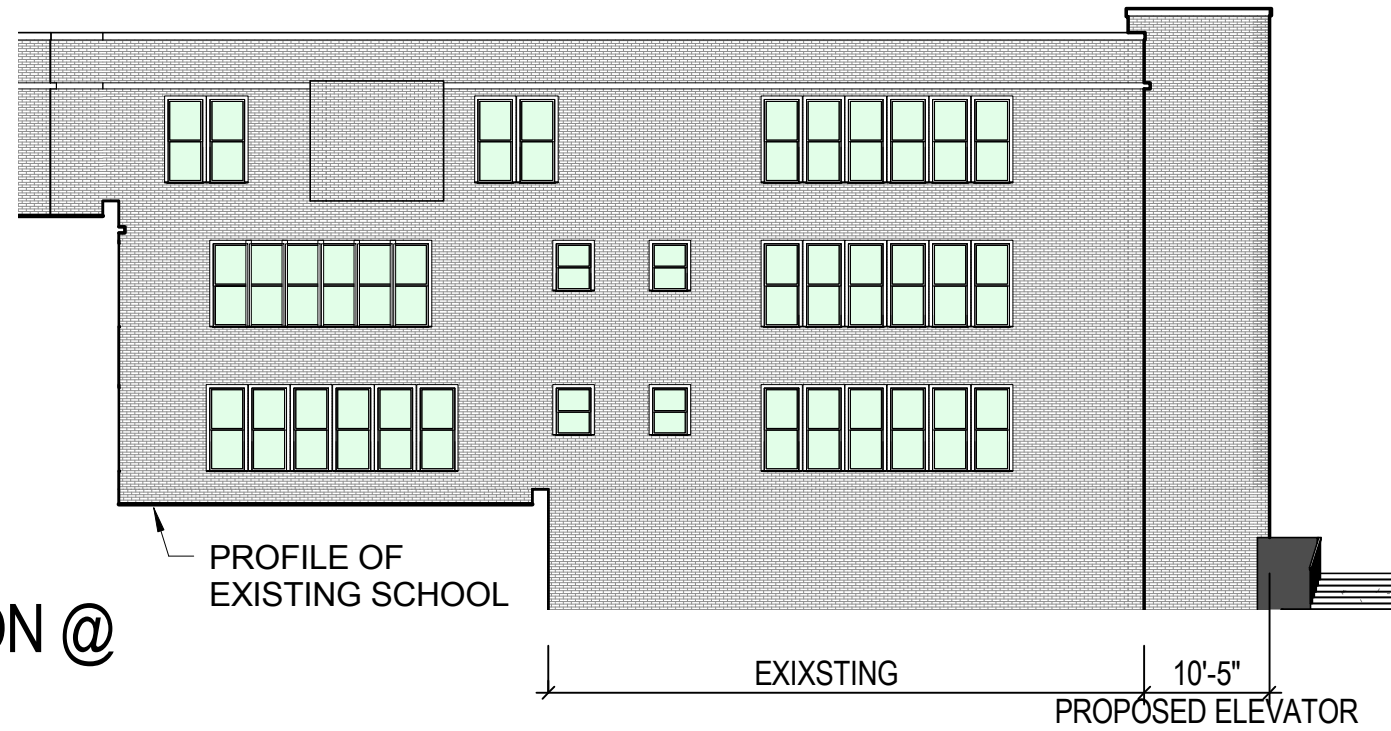
Scale: 1/16" = 1'-0"

April 11, 2014

Engberg Anderson Project No. 142325



NORTH ELEVATION @
ELEVATOR



EAST ELEVATION @
ELEVATOR

DOVER TEACHER HOUSING

ELEVATOR ADDITON ELEVATIONS

Scale: 1/16" = 1'-0"

April 11, 2014

Engberg Anderson Project No. 142325

(3) EXISTING LOCATIONS OF LETTERING ON EXISTING BUILDING. "DOVER STREET SCHOOL", "1883" & "PUBLIC SCHOOL".

PROPOSED MONUMENT SIGN SET WITHIN PLANTER. WIDTH: 30'-0", HEIGHT: 4'-6" H. CORETEN STEEL FRONT FACE WITH ATTACHED ALUMINUM LETTERING. FLAT ALUMINUM ARCH ABOVE LETTERING TO BE SIMILAR TO FEATURE ON EXISTING BUILDING. PROPOSED MESSAGE: "DOVER TEACHER HOUSING"

E. DOVER STREET

EXISTING DOVER ELEMENTARY SCHOOL

PROPOSED NEW BUILDING

E. POTTER AVENUE



MILWAUKEE • MADISON • TUCSON

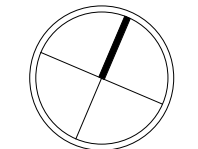
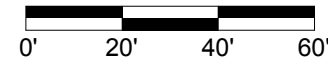
DOVER TEACHER HOUSING

SIGNAGE PLAN

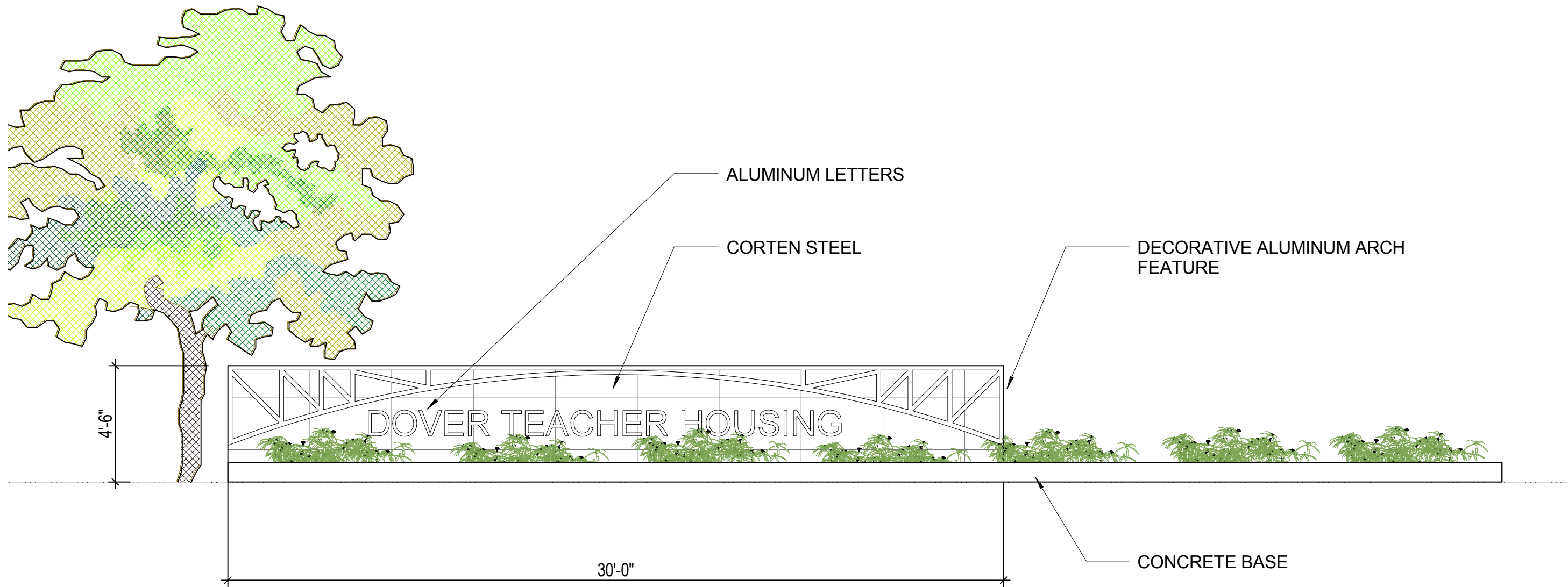
Scale: 1" = 40'-0"

April 11, 2014

Engberg Anderson Project No. 142325



True North



DOVER TEACHER HOUSING

PROPOSED MONUMENT SIGN ELEVATION

Scale: 1/4" = 1'-0"

April 11, 2014

Engberg Anderson Project No. 142325



E. DOVER STREET LOOKING WEST AT EXISTING DOVER STREET SCHOOL.



E. DOVER STREET AT DOVER STREET SCHOOL ENTRANCE.



E. DOVER STREET LOOKING WEST AT ST. LUCAS LUTHERAN CHURCH

DOVER TEACHER HOUSING

SITE PHOTOGRAPHS

Scale:

April 11, 2014

Engberg Anderson Project No. 142325



DOVER SCHOOL | *Teacher Housing*



MILWAUKEE • MADISON • TUCSON

DOVER TEACHER HOUSING

AERIAL RENDERING

Scale:

April 11, 2014

Engberg Anderson Project No. 142325



DOVER SCHOOL | *Teacher Housing*



DOVER TEACHER HOUSING

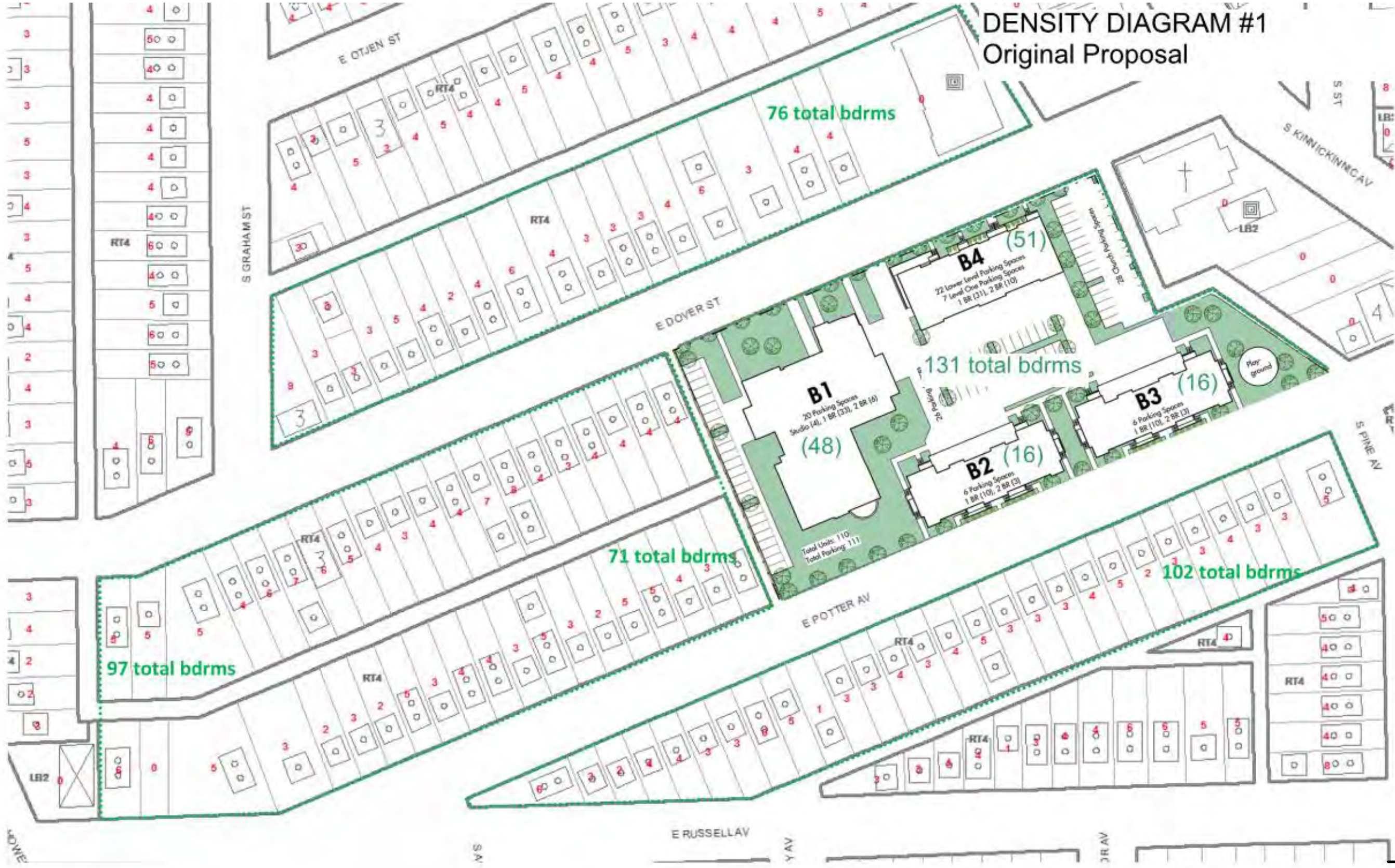
AERIAL RENDERING

Scale:

April 11, 2014

Engberg Anderson Project No. 142325

DENSITY DIAGRAM #1
Original Proposal



Source: MPROP



DOVER TEACHER HOUSING

DENSITY DIAGRAM 1

Scale: NTS

April 11, 2014

Engberg Anderson Project No. 142325

DENSITY DIAGRAM #2
Existing Building + Typical Density



Source: MPROP



DOVER TEACHER HOUSING

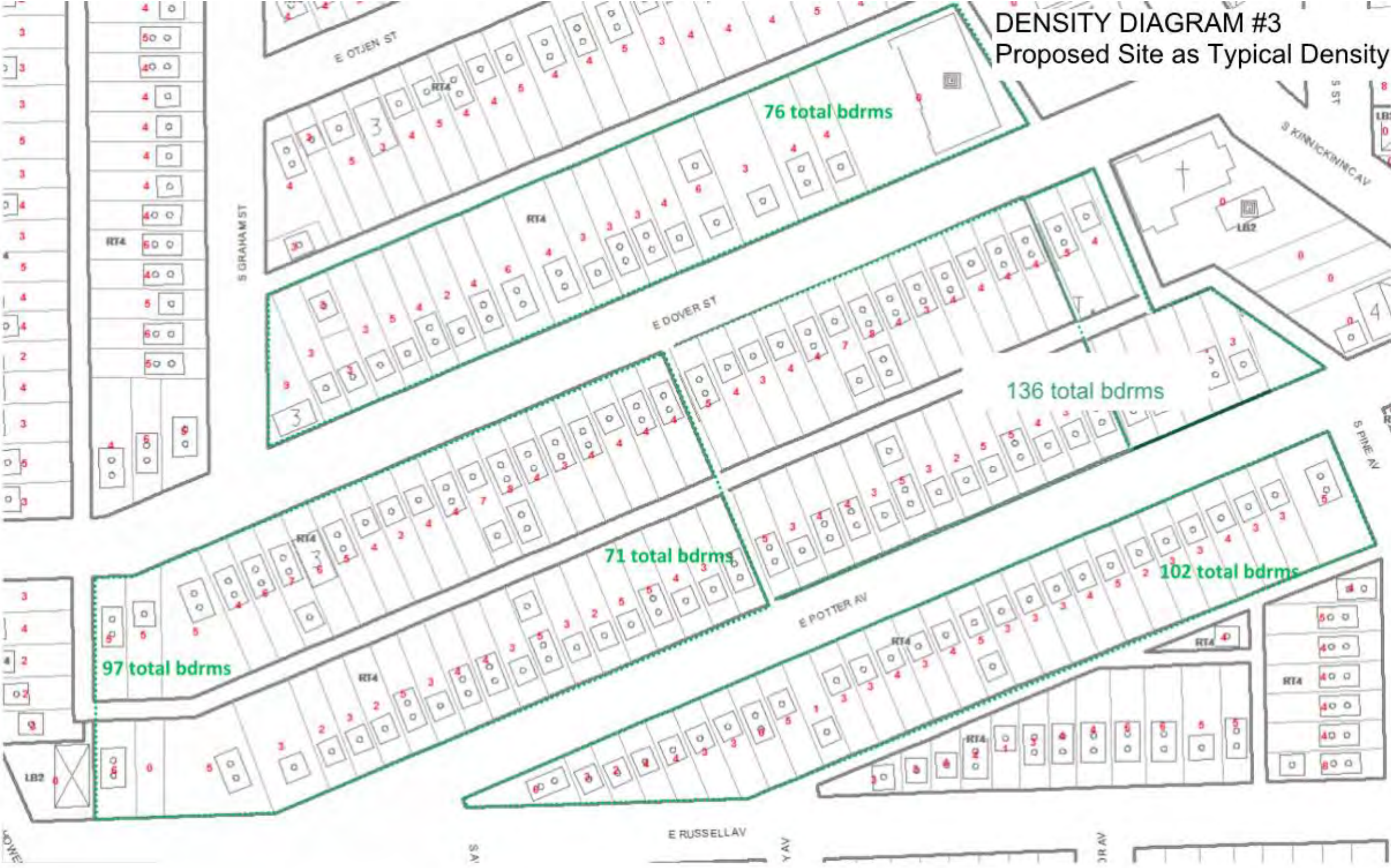
DENSITY DIAGRAM 2

Scale: NTS

April 11, 2014

Engberg Anderson Project No. 142325

DENSITY DIAGRAM #3
Proposed Site as Typical Density



Source: MPROP



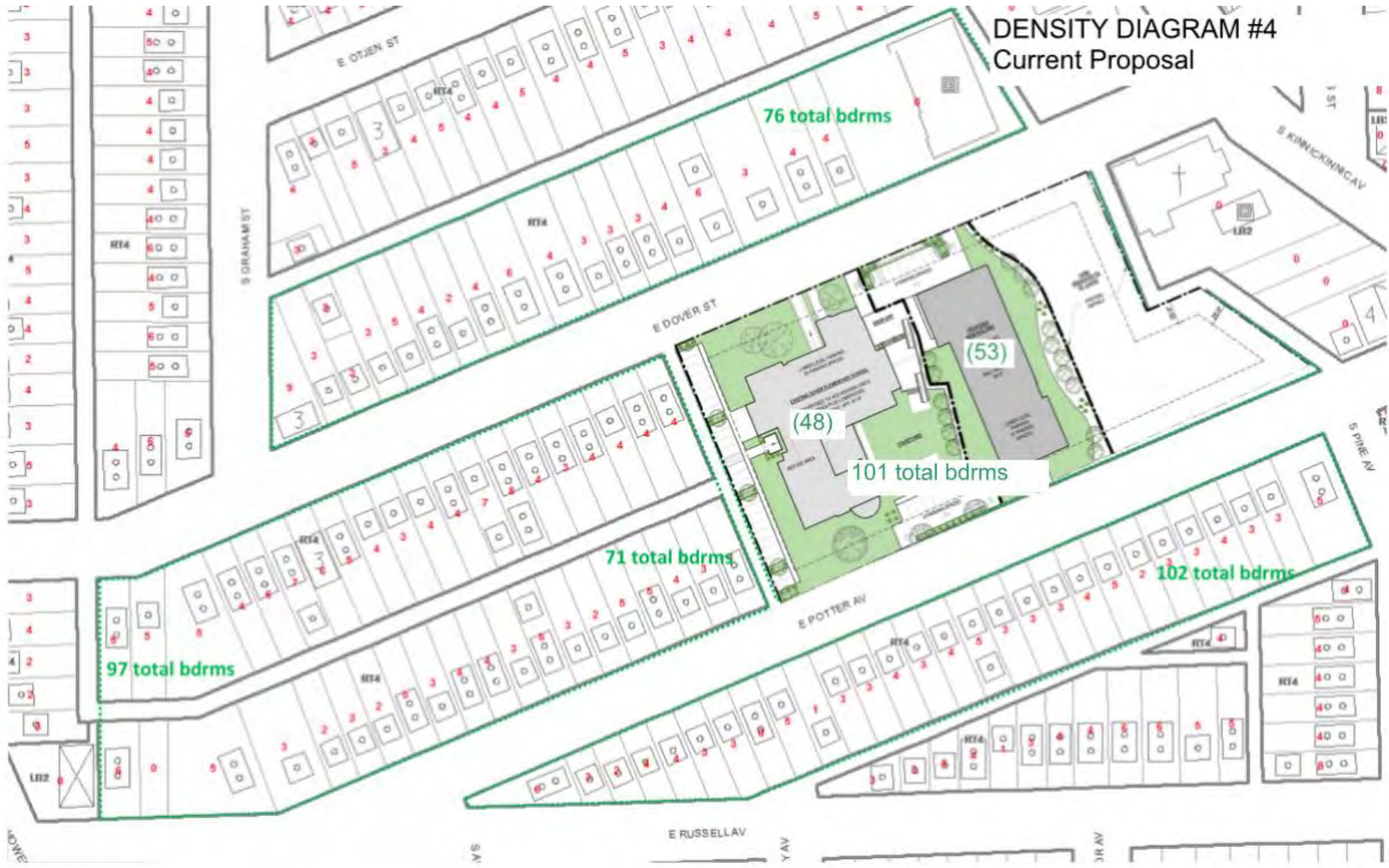
DOVER TEACHER HOUSING

DENSITY DIAGRAM 3

Scale: NTS

April 11, 2014

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Source: MPROP



DOVER TEACHER HOUSING

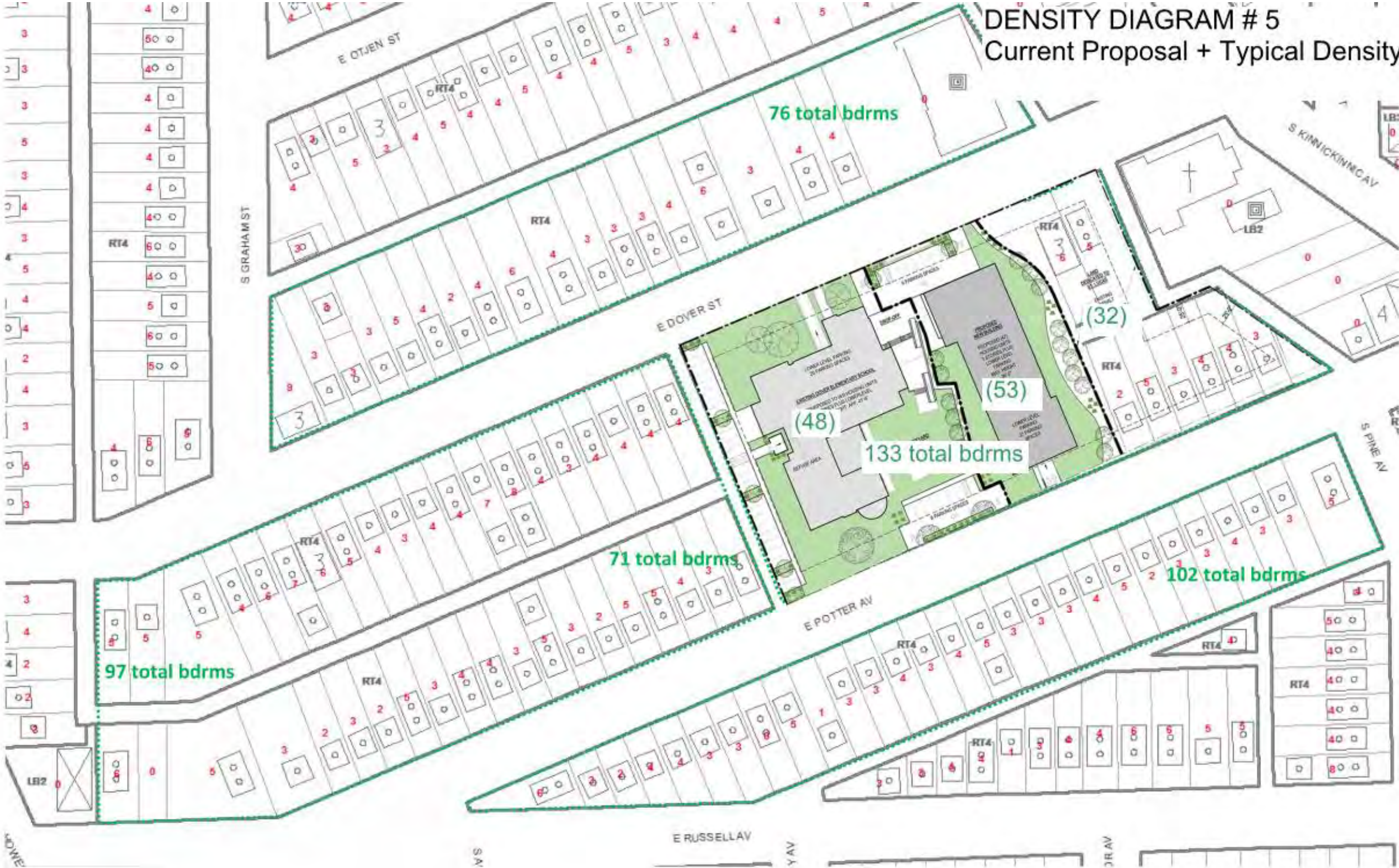
DENSITY DIAGRAM 4

Scale: NTS

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DENSITY DIAGRAM # 5
Current Proposal + Typical Density



Source: MPROP



DOVER TEACHER HOUSING

DENSITY DIAGRAM 5

Scale: NTS

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