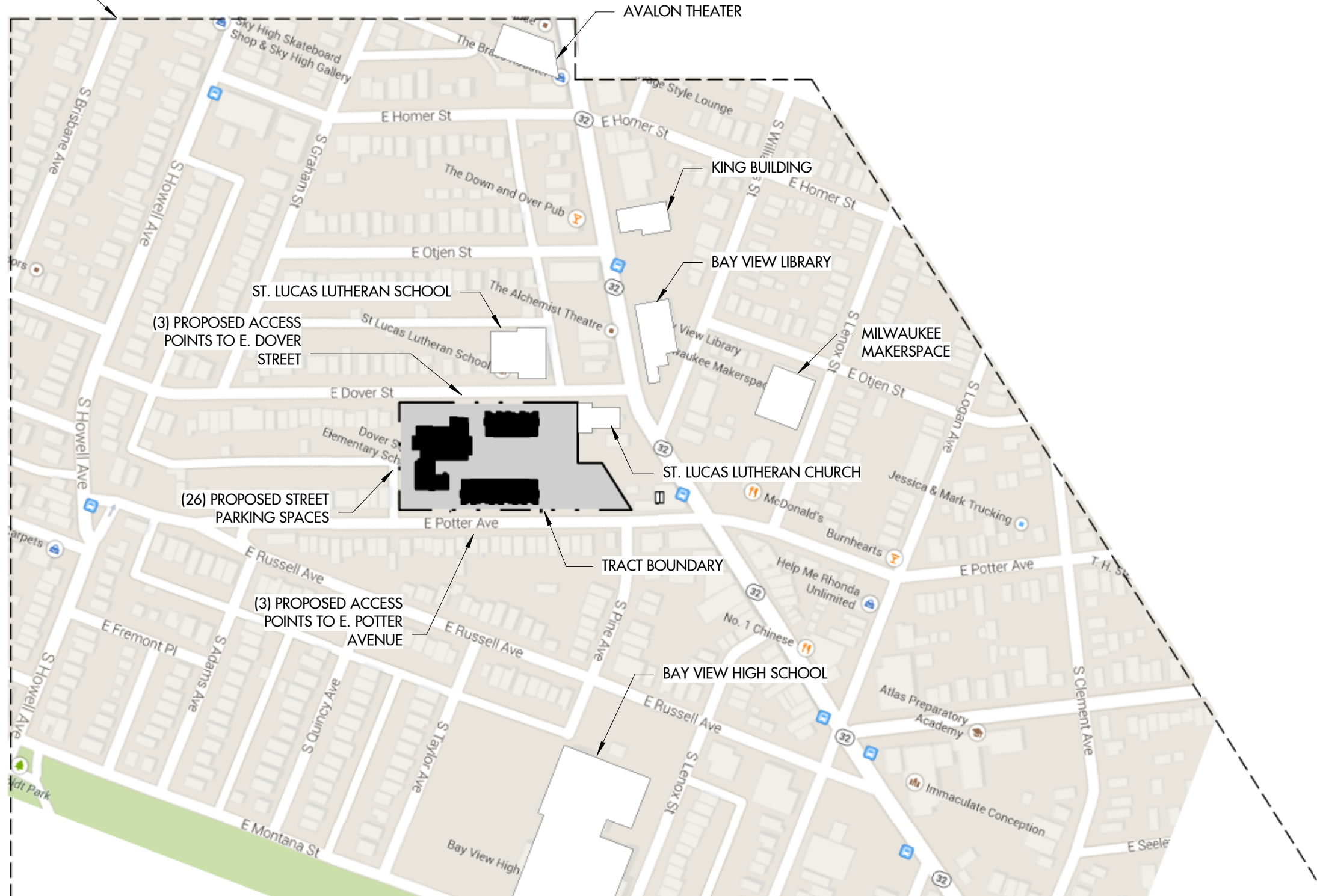
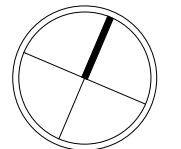
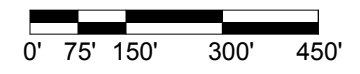


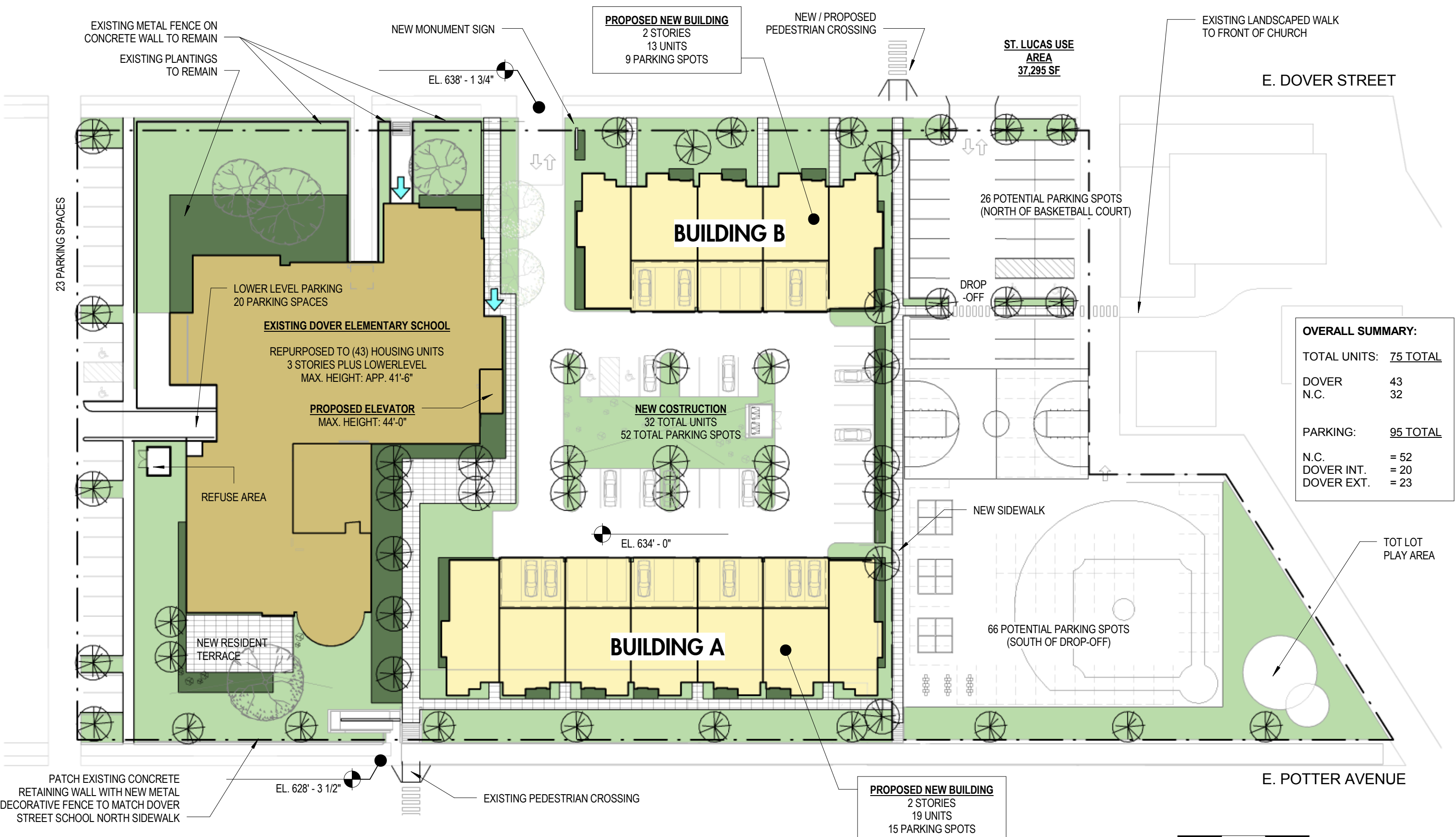
1000'-0" OFFSET FROM TRACK



DOVER TEACHER HOUSING

VICINITY MAP
 Scale: 1" = 300'-0"
 5/19/14
 Engberg Anderson Project No. 142325



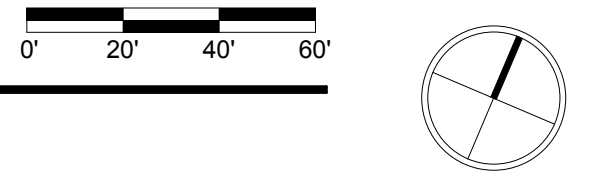


OVERALL SUMMARY:

TOTAL UNITS:	75 TOTAL
DOVER	43
N.C.	32
PARKING:	95 TOTAL
N.C.	= 52
DOVER INT.	= 20
DOVER EXT.	= 23

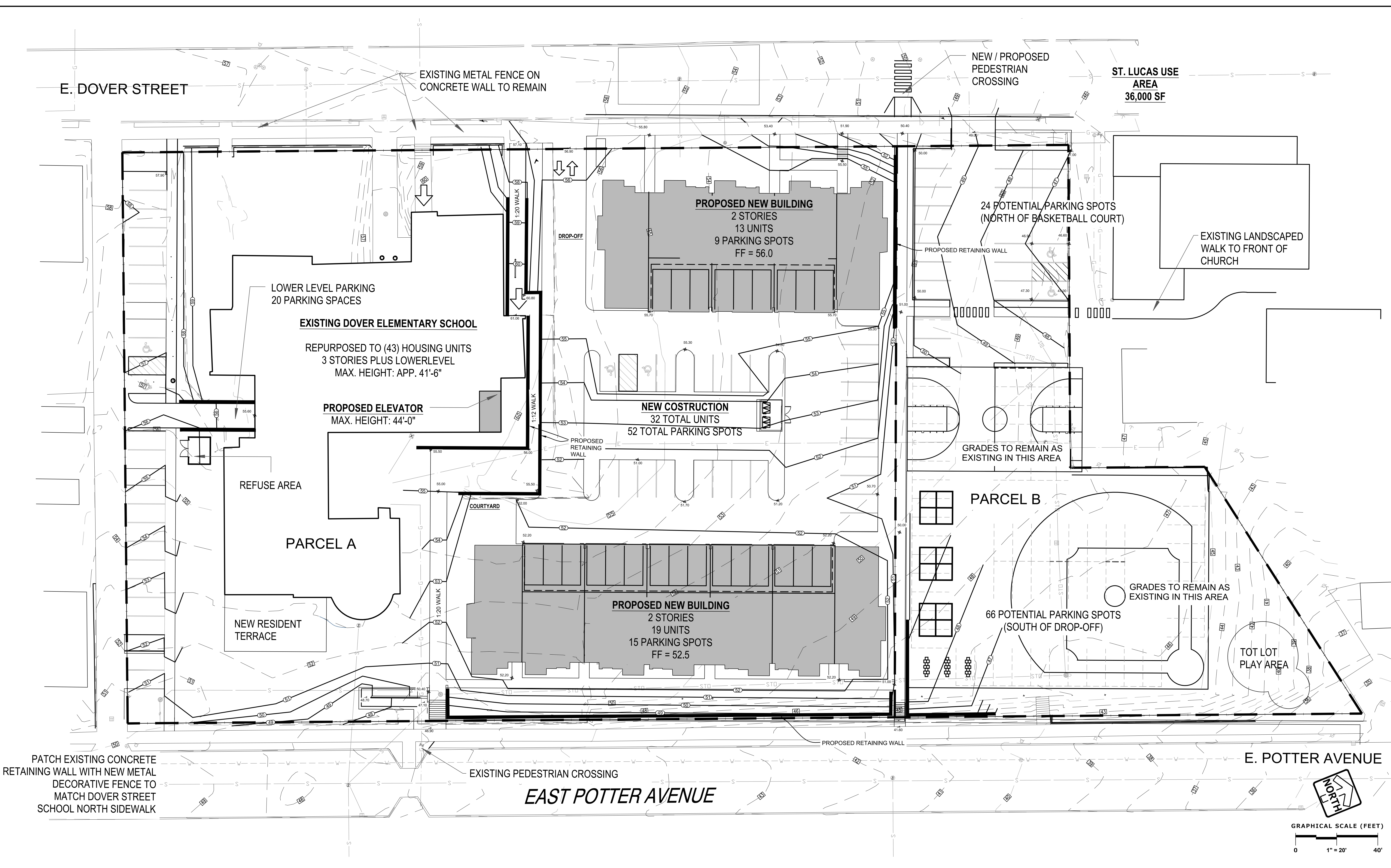
DOVER TEACHER HOUSING

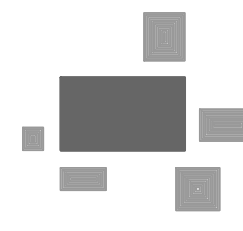
OVERALL SITE PLAN
Scale: 1" = 40'-0"
5/19/14
Engberg Anderson Project No. 142325



DESIGNED: ABEK
DRAFTED: BDP
REVIEWED: ABEK
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www.pinnacle-engr.com




PINNACLE ENGINEERING GROUP
 ENGINEERING | NATURAL RESOURCES | SURVEYING
 PLAN | DESIGN | DELIVER
 www.pinnacle-engr.com
 WISCONSIN OFFICE:
 15850 W. BLUEMOUND ROAD
 BROOKFIELD, WI 53005
 (262) 754-8888
 CHICAGO | MILWAUKEE | NATIONWIDE

DOVER TEACHING HOUSE
 MILWAUKEE, WI
GRADING PLAN

REVISIONS	

SHEET
C-1
 &
C-2
 PEG JOB No. 278.00
 ABEK
 START DATE 04/11/14
 SCALE 1" = 20'
 © COPYRIGHT 2014

GRADING PLAN



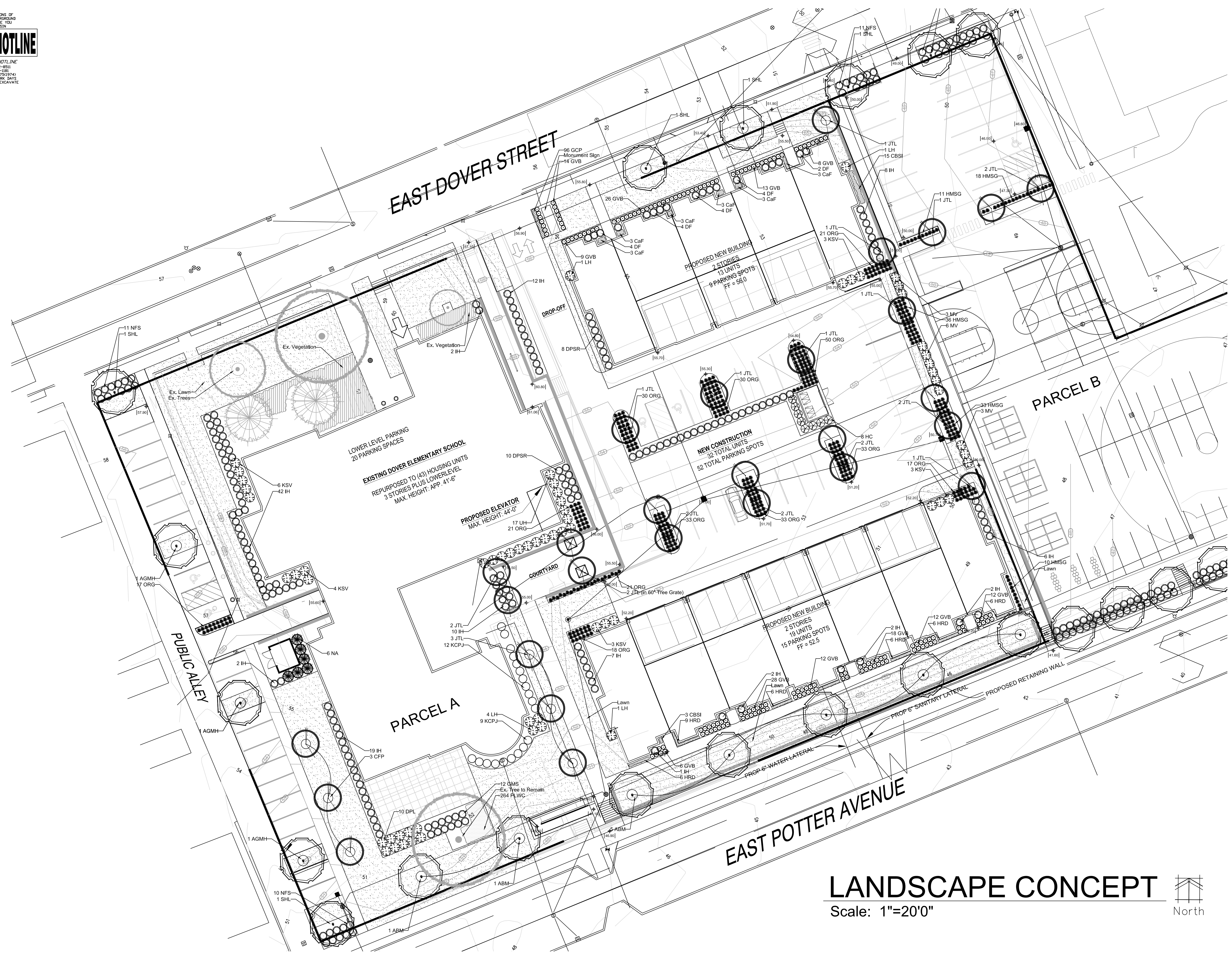
TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
811 or 1-800-842-8511
MILWAUKEE AREA 278-1181
WIS. STATUTE 182.075(974)
REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE
One Redwood Court
Racine, Wisconsin 53402
ph 262.639.9733
fx 262.639.9737
david@heller.com

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ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE



PROJECT: DOVER TEACHING HOUSE
619 E. DOVER STREET
MILWAUKEE, WI 53207
CLIENT: PINNACLE ENGINEERING GROUP
15550 BLUEMOUND RD., STE 210
BROOKFIELD, WISCONSIN

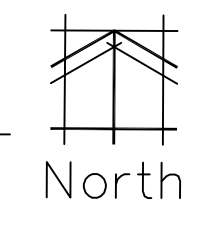
JOB NO. 14-013
DATE 05.16.14
FILE

OWNER APPROVAL
Signature _____
Date _____

SHEET TITLE
LANDSCAPE CONCEPT

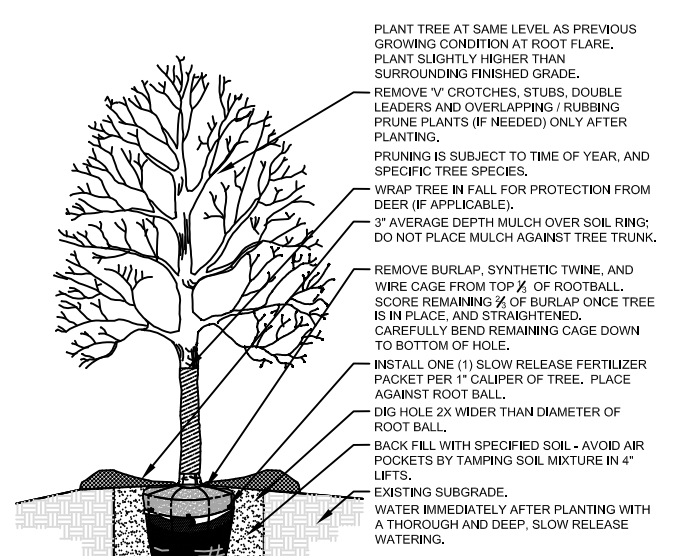
SHEET NUMBER
L-1

LANDSCAPE CONCEPT
Scale: 1"=20'0"

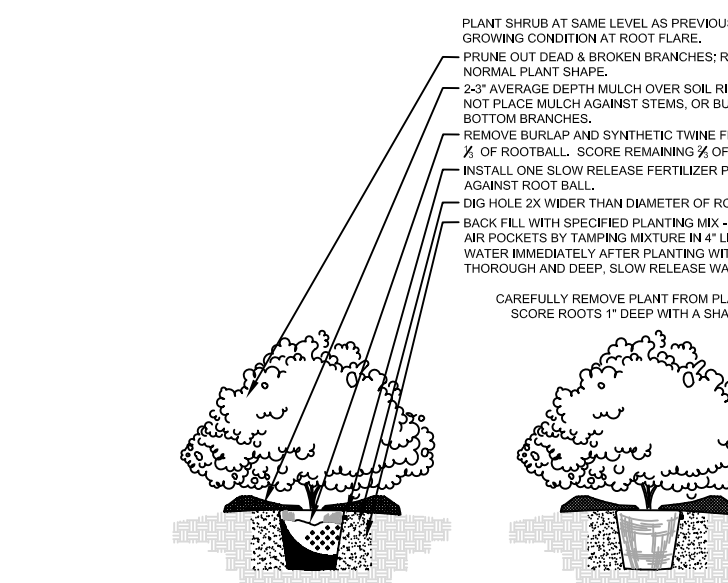




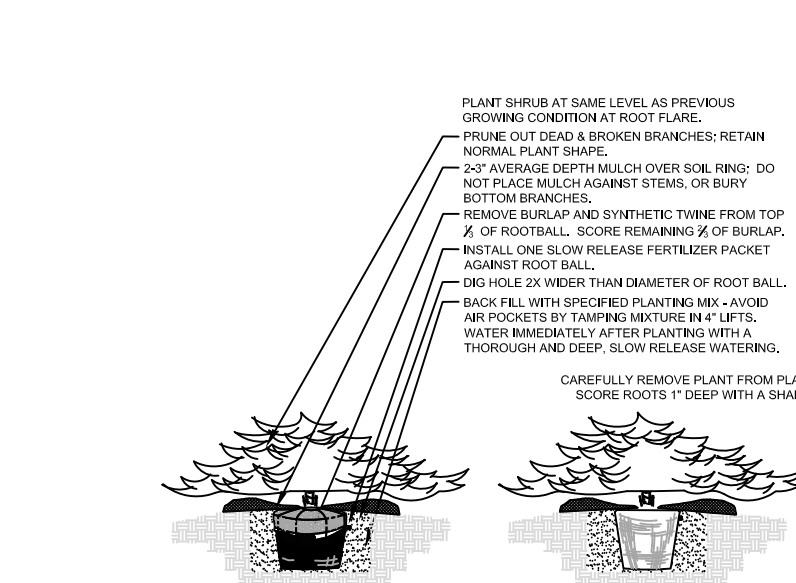
CALL DIGGERS HOTLINE
811 or 1-800-242-8511
MILWAUKEE 209-181
WIS. STATUTE 180.075(974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



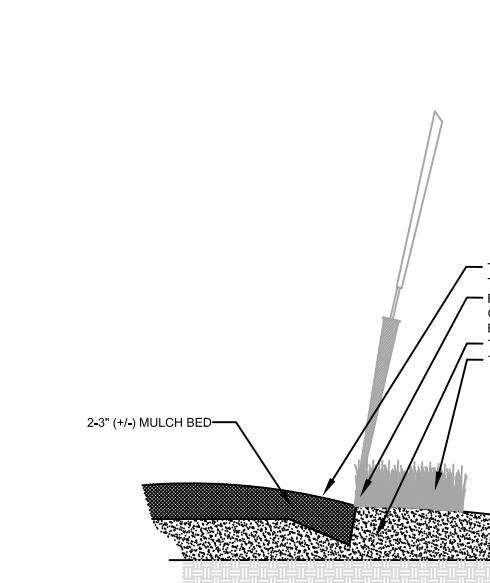
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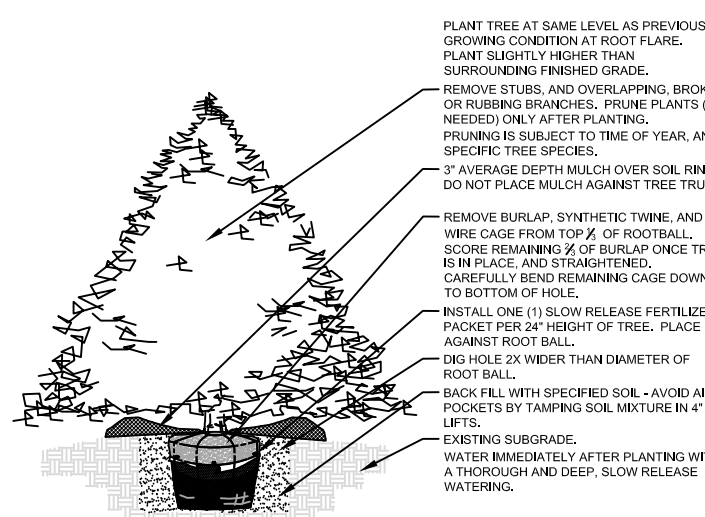
3 DETAIL POTTED SHRUB PLANTING SECTION N.T.S.



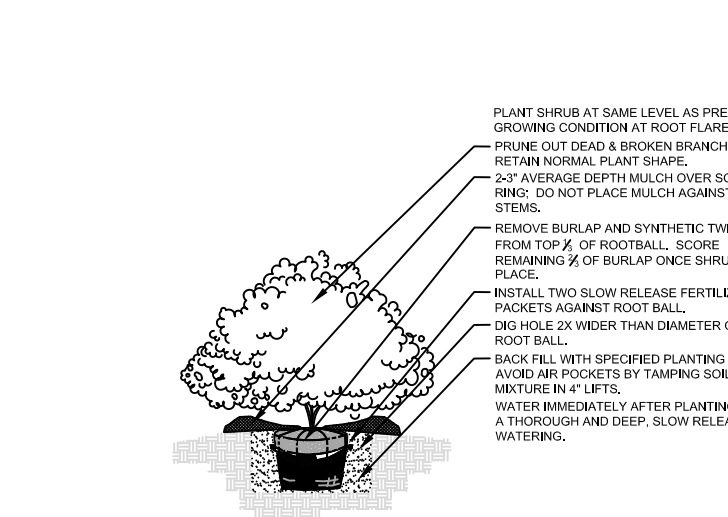
5 DETAIL EVERGREEN SHRUB PLANTING SECTION N.T.S.



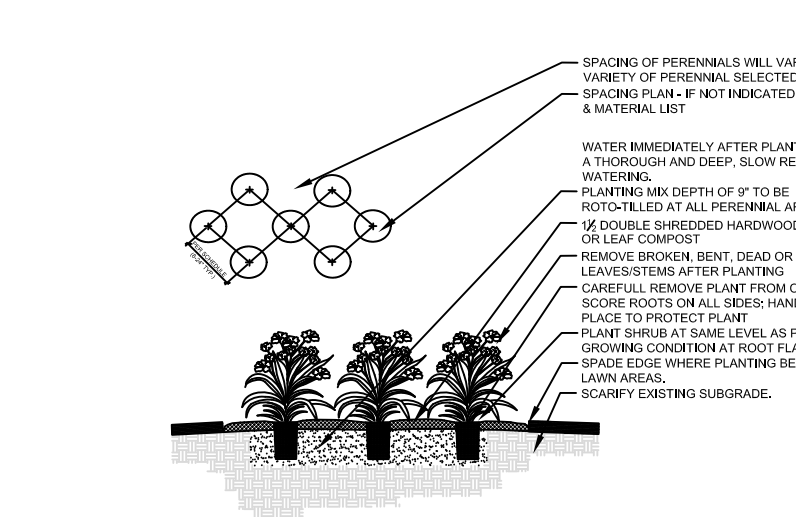
7 DETAIL SPADE EDGE PLANT BED EDGE DETAIL SECTION N.T.S.



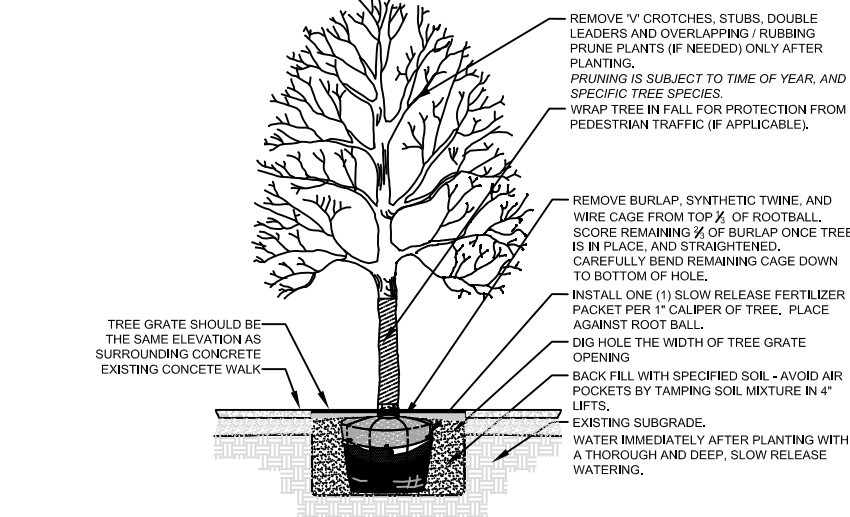
2 DETAIL EVERGREEN TREE PLANTING SECTION N.T.S.



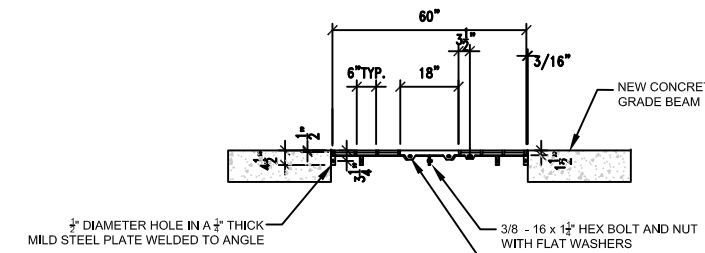
4 DETAIL DECIDUOUS SHRUB PLANTING SECTION N.T.S.



6 DETAIL GROUNDCOVER / PERENNIAL PLANTING SECTION N.T.S.



8 DETAIL TREE PLANTING IN TREE GRATE SECTION N.T.S.



9 DETAIL TREE GRATE INSTALLATION SECTION N.T.S.

PLANTING & HARDSCAPE DETAILS

Scale: None

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SIZE	ROOT	SPECIFICATION / NOTES
		BOTANICAL NAME	COMMON NAME			
Proposed Landscape Materials						
SHADE TREES (DECIDUOUS)						
ABM	7	Acer xtreemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
SHL	13	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
AGMH	3	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair (Male)	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
ORNAMENTAL TREES (DECIDUOUS)						
CFP	3	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2.0"	B&B	Straight central leader, full and even crown. Prune only after planting
JTL	25	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.0"	B&B	Straight central leader, full and even crown. Prune only after planting
EVERGREEN TREES						
NA	6	Thuja occidentalis 'Nigra'	Nigra Arborvitae	5-6'	B&B	Evenly shaped tree with branching to the ground
EVERGREEN SHRUBS						
GVB	144	Buxus 'Green Velvet'	Green Velvet Boxwood	22"	B&B	Full rounded well branched shrub
KCPJ	21	Juniperus chinensis 'Kallay's Compact'	Kallay's Compact Pfitzer Juniper	20-24"	Cont.	Full rounded well branched shrub
DECIDUOUS SHRUBS						
HC	8	Cotoneaster acutifolia	Peking (Hedge) Cotoneaster	42"	Cont.	Full, well rooted plant, evenly shaped
DF	18	Fothergilla gardenii	Skyline Honeylocust	24-30"	Cont.	Full, well rooted plant, evenly shaped
IH	113	Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea	85"	Cont.	Full, well rooted plant, evenly shaped
LH	7	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	42"	Cont.	Full, well rooted plant, evenly shaped
UH	17	Hydrangea paniculata 'Unique'	Unique Hydrangea	42"	Cont.	Full, well rooted plant, evenly shaped
DPSR	18	Rosa rugosa 'Dwarf Pavement'	Dwarf Pavement Shrub Rose	18"	Cont.	Full, well rooted plant, evenly shaped
GMS	12	Spiraea xbumalda 'Goldmound'	Goldmound Spiraea	24"	Cont.	Full, well rooted plant, evenly shaped
NFS	128	Spiraea xbumalda 'Neon Flash'	Neon Flash Spiraea	24"	Cont.	Full, well rooted plant, evenly shaped
DPL	10	Syringa meyeri 'Palatin'	Palatin Dwarf Lilac	24"	Cont.	Full, well rooted plant, evenly shaped
KSV	19	Viburnum carlesii	Koreanopice Viburnum	42"	B&B	Full, well rounded plant with moist rootball and healthy appearance
MV	12	Viburnum lantana 'Mohican'	Mohican Viburnum	48"	B&B	Full, well rounded plant with moist rootball and healthy appearance
ORNAMENTAL GRASSES						
ORG	324	Calamagrostis acutiflora 'Karl Foerster'	Overdam Feather Reed Grass	#1	Cont.	Full, well rooted plant
HMSG	108	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#1	Cont.	Full, well rooted plant
HERBACEOUS PERENNIALS						
HRD	39	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1	Cont.	Full, well rooted plant, evenly shaped
CSB	18	Isis sibirica 'Caesars' Brother'	Caesars' Brother Siberian Iris	#1	Cont.	Full, well rooted plant, evenly shaped
CAF	18	Lobelia cardinalis	Cardinal Flower	#1	Cont.	Full, well rooted plant, evenly shaped
GROUNDCOVERS						
PLWC	264	Euonymus fortunei 'Coloratus'	Pupleleaf Wintercreeper	3"	Pot	Full, well rooted plant, evenly shaped
LAWN & TURFGRASSES						
LAWN	2335	Lawn Establishment Area / Grading Area			SY	Cedar Creek Premium Blue Tag Seed Mix (Ph: 888-313-6807)
	2335	Erosion Matting for sloped seeded areas	see plan for area delineation		SY	American Excelsior Company Curlex Net Free (or approved equal)
SOD		Sodded Areas (identified on plan)	see plan for area delineation		SY	Fresh cut, weed free; Bluegrass Blend Sod; Water immediately after installation
Hardscape Materials						
	2	Neenah 60" Square Tree Grates	see plan for location	60"x60"	EA	
	170	Shredded Hardwood Mulch (3" depth)		18,500 SF	CY	
	114	Soil Amendments (2" depth)		18,500 SF	CY	
	65	Pulverized Topsoil (Lawn Area)		21,000 SF	CY	
	114	Pulverized Topsoil (2" over bed areas)		18,500 SF	CY	
		2" PVC Sleeve	irrigation / lighting access		LF	Schedule 40 PVC
		Downspout Extensions	determine at time of installation		LF	
		Downspout Adapters	determine at time of installation		EA	

*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:

Cedar Creek Premium Blue Tag (Ph: 888-313-6807):	Seed at rate of 3# per 1000 SF
10% Mid Atlantic Kentucky Bluegrass	10% Atlantis Kentucky Bluegrass
10% Merit Kentucky Bluegrass	10% Dragon Kentucky Bluegrass
20% Boreal Red Fescue	10% Palmer II Fine Perennial Ryegrass
20% Pennant Fine Perennial Ryegrass	

PLANT & MATERIAL SCHEDULE

Scale: None

- Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) 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 - 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.

- 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 / 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.

- 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 bark wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top 3/4 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 1/4 of the burlap and remove the twine. 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, heavy clay, or concrete pieces. When hole is 3/4 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 of planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. 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.

- Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 50% 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, clay and stones from plant beds prior to planting. When hole(s) are 1/2 full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets 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 shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" 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.

- 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.

- 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. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10"

- Per 100 SF of bed area:
- 3/4 CY Peat Moss or Mushroom Compost
- 3/4 CY blended/pulverized Topsoil
- 2 pounds starter fertilizer
- 1/4 CY composted manure

- 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 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 at 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
A uniform coverage through all turf areas

- 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.

- 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.

- 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



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ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
1	
2	
3	

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

CLIENT: PINNACLE ENGINEERING GROUP
18860 BLUEMOUND RD., STE 210
BROOKFIELD, WISCONSIN

JOB NO. 14-013
DATE 05.16.14
FILE

OWNER APPROVAL

Signature _____
Date _____

SHEET TITLE

LANDSCAPE DETAILS, NOTES & SCHEDULES

SHEET NUMBER

L-3



BUILDING A - SOUTH ELEVATION



BUILDING A - NORTH ELEVATION



BUILDING B - NORTH ELEVATION



BUILDING B - SOUTH ELEVATION

FIBER CEMENT OR WD. COMPOSITE LAP SIDING, PROFILE TYPE 1

ASPHALT SHINGLE ROOF

FIBER CEMENT OR WD. COMPOSITE LAP SIDING, PROFILE TYPE 2

L3 AT POTTER
657' - 8"

L2 AT POTTER
646' - 4"

FIBERGLASS OR VINYL WINDOWS, TYP.

L1 AT POTTER
635' - 0"

FIBERGLASS OR VINYL WINDOWS, TYP.

FIBER CEMENT OR WD. COMPOSITE LAP SIDING, PROFILE TYPE 1

PLEASE NOTE:
BUILDING B EAST AND WEST ELEVATIONS ARE SIM.



BUILDING A - EAST ELEVATION

FIBERGLASS OR VINYL WINDOWS, TYP.

FIBER CEMENT OR WD. COMPOSITE LAP SIDING, PROFILE TYPE 1

L3 AT POTTER
657' - 8"

L2 AT POTTER
646' - 4"

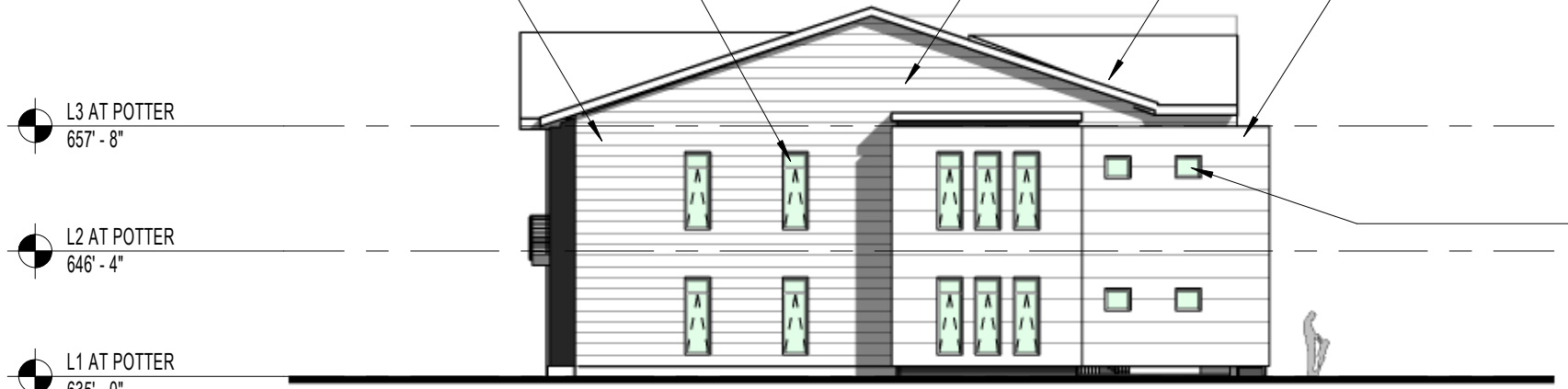
L1 AT POTTER
635' - 0"

FIBER CEMENT OR WD. COMPOSITE LAP SIDING, PROFILE TYPE 1

ASPHALT SHINGLE ROOF

FIBER CEMENT OR WD. COMPOSITE LAP SIDING, PROFILE 2

FIBERGLASS OR VINYL WINDOWS, TYP.



BUILDING A - WEST ELEVATION



MILWAUKEE • MADISON • TUCSON

DOVER TEACHER HOUSING

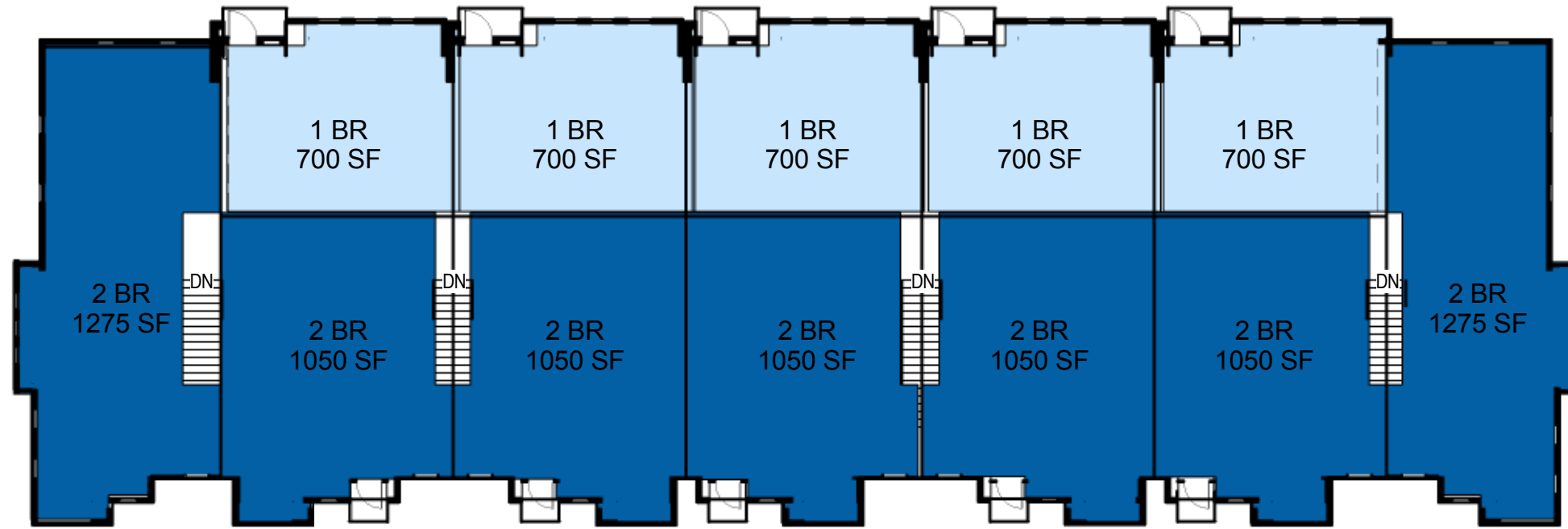
BUILDING A - ELEVATIONS

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

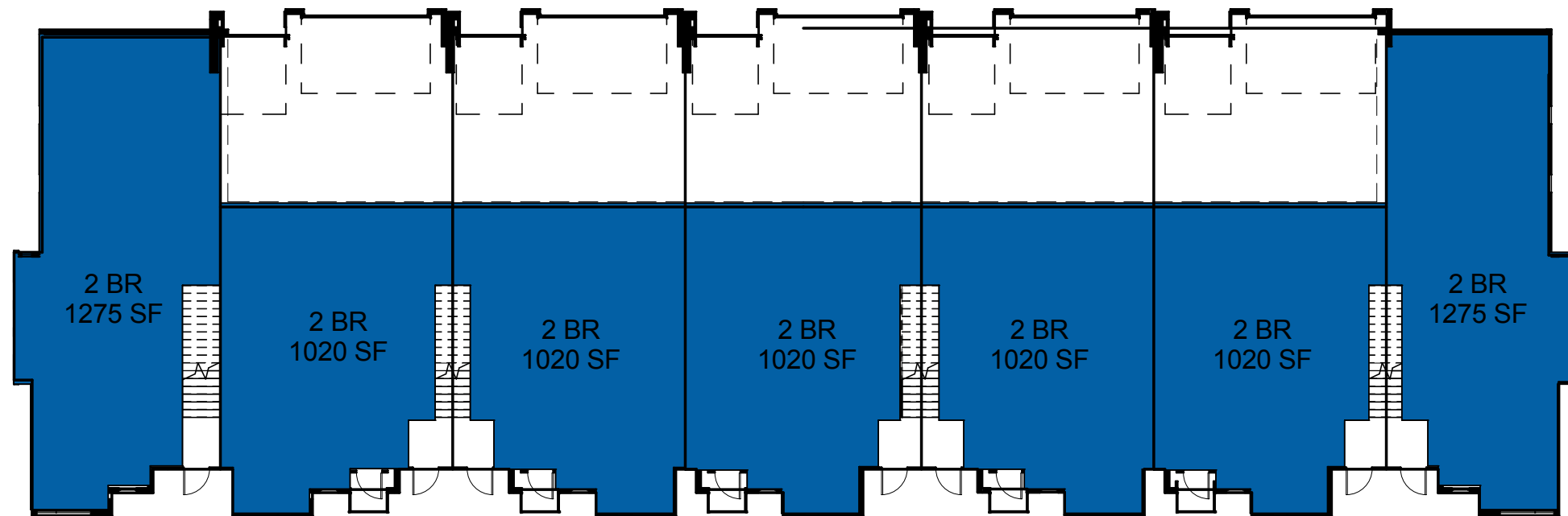
5/19/14

Engberg Anderson Project No. 142325

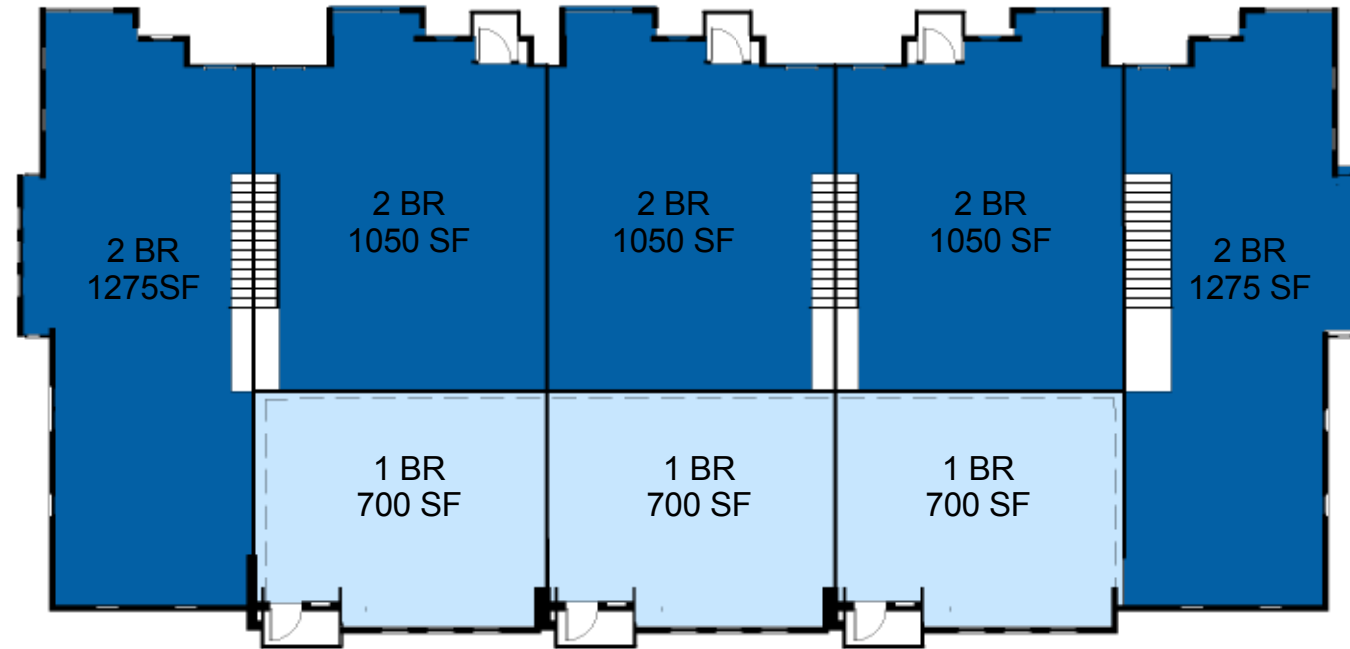




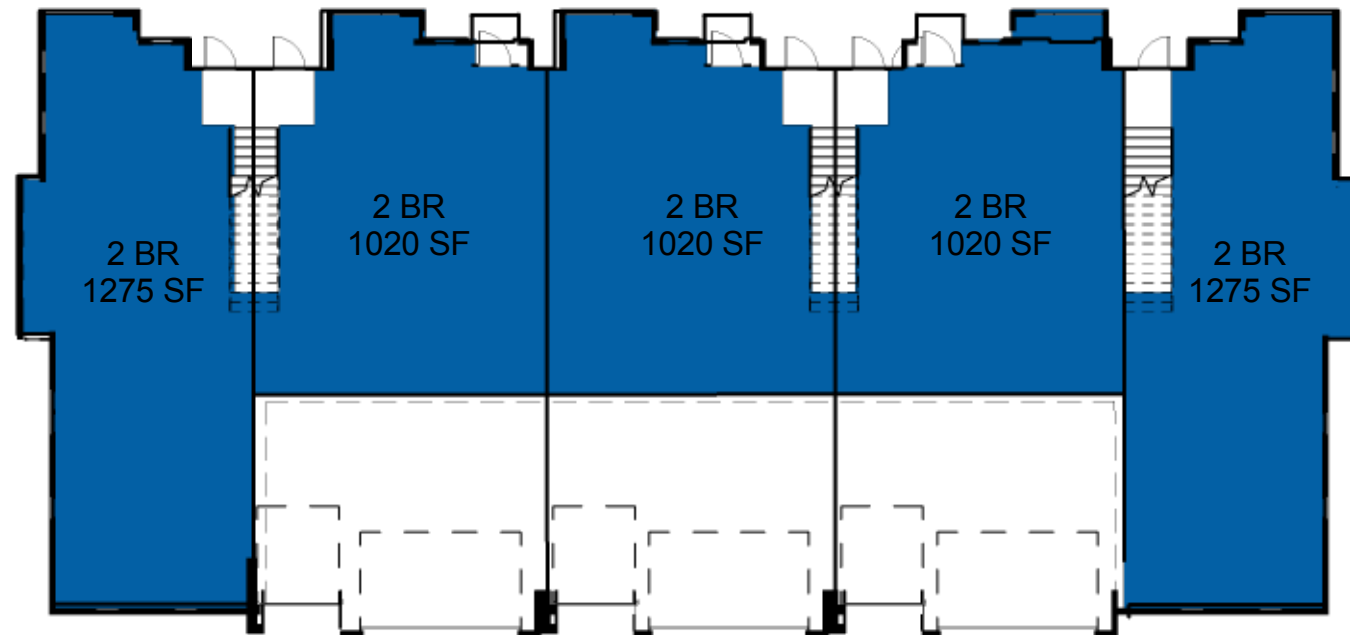
BUILDING A - LEVEL TWO PLAN



BUILDING A - LEVEL ONE PLAN



BUILDING B - LEVEL TWO PLAN



BUILDING B - LEVEL ONE PLAN

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

PROPOSED MONUMENT SIGN SET WITHIN PLANTER. WIDTH: 5'-0", HEIGHT: 2'-6" H. CAST-IN-PLACE ARCHITECTURAL CONCRETE WITH LETTERING AS VOID / REVEAL IN CONCRETE. PROPOSED MESSAGE: "DOVER TEACHER HOUSING"

E. DOVER STREET

23 PARKING SPACES

EXISTING DOVER ELEMENTARY SCHOOL

NEW CONSTRUCTION BUILDING B

NEW CONSTRUCTION BUILDING A

NEW RESIDENT TERRACE

E. POTTER AVENUE



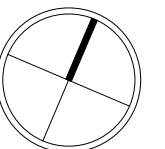
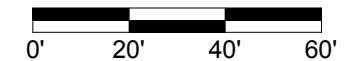
DOVER TEACHER HOUSING

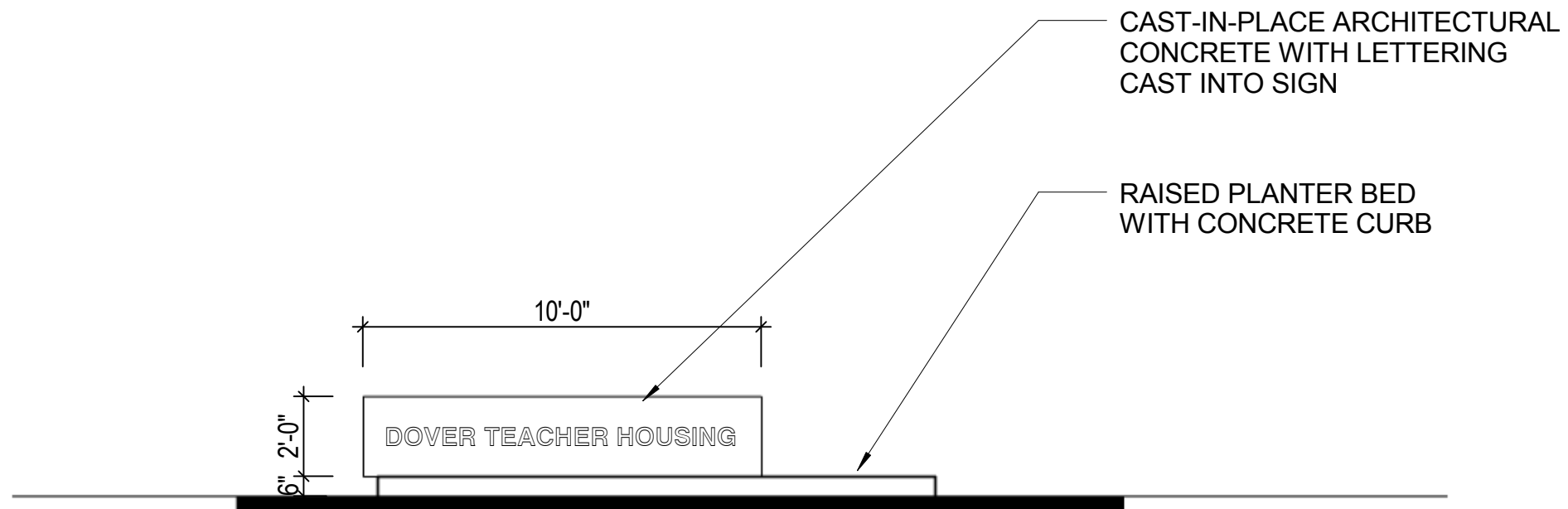
SIGNAGE PLAN

Scale: 1" = 40'-0"

5/19/14

Engberg Anderson Project No. 142325





DOVER TEACHER HOUSING

PROPOSED MONUMENT SIGN ELEVATION

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

5/19/14

Engberg Anderson Project No. 142325



Engberg
Anderson

MILWAUKEE • MADISON • TUCSON

DOVER TEACHER HOUSING

PERSPECTIVE

Scale:

5/19/14

Engberg Anderson Project No. 142325



MILWAUKEE • MADISON • TUCSON

DOVER TEACHER HOUSING

Unnamed

Scale:

5/19/14

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:

5/19/14

Engberg Anderson Project No. 142325