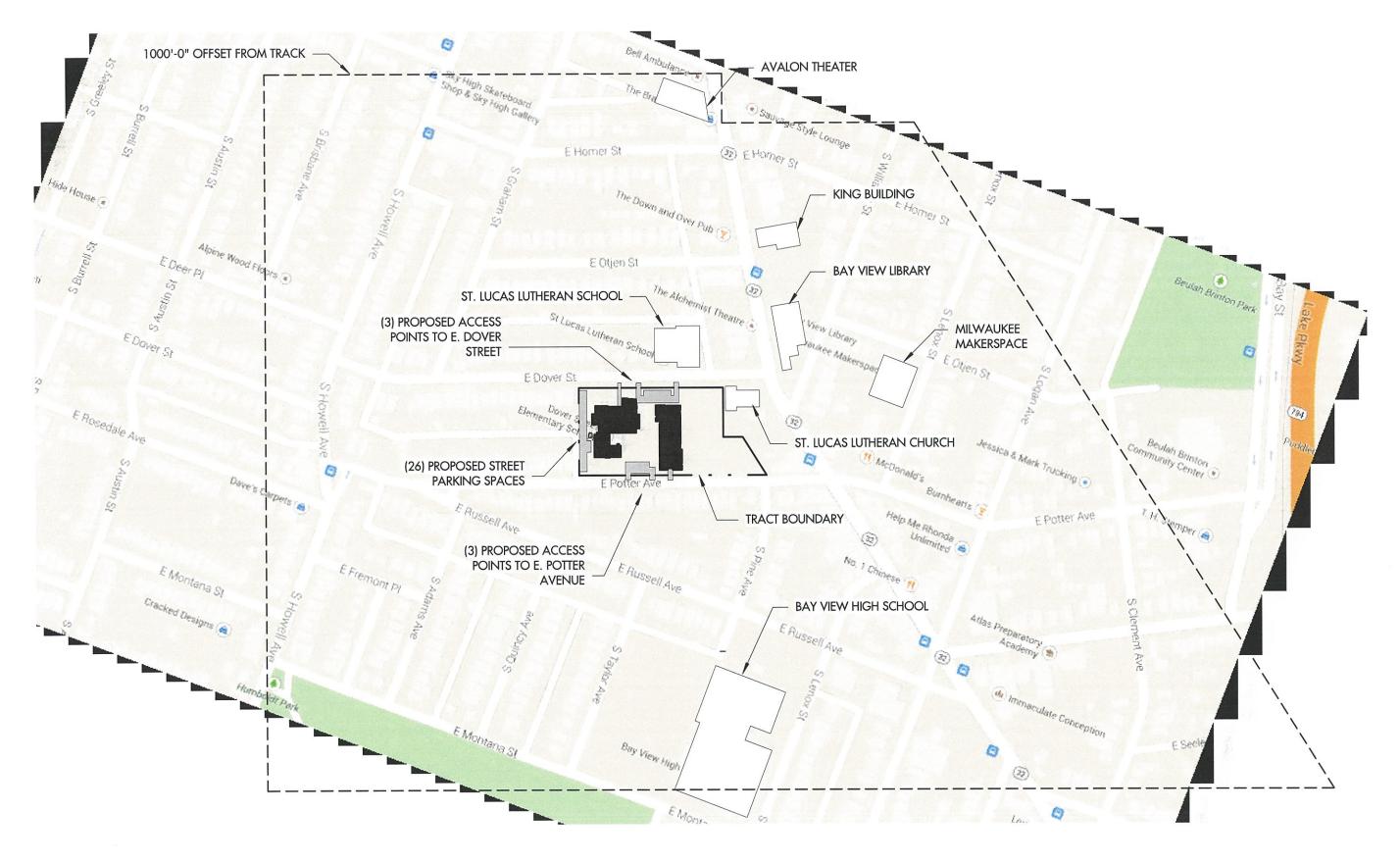


Drawings & Diagrams

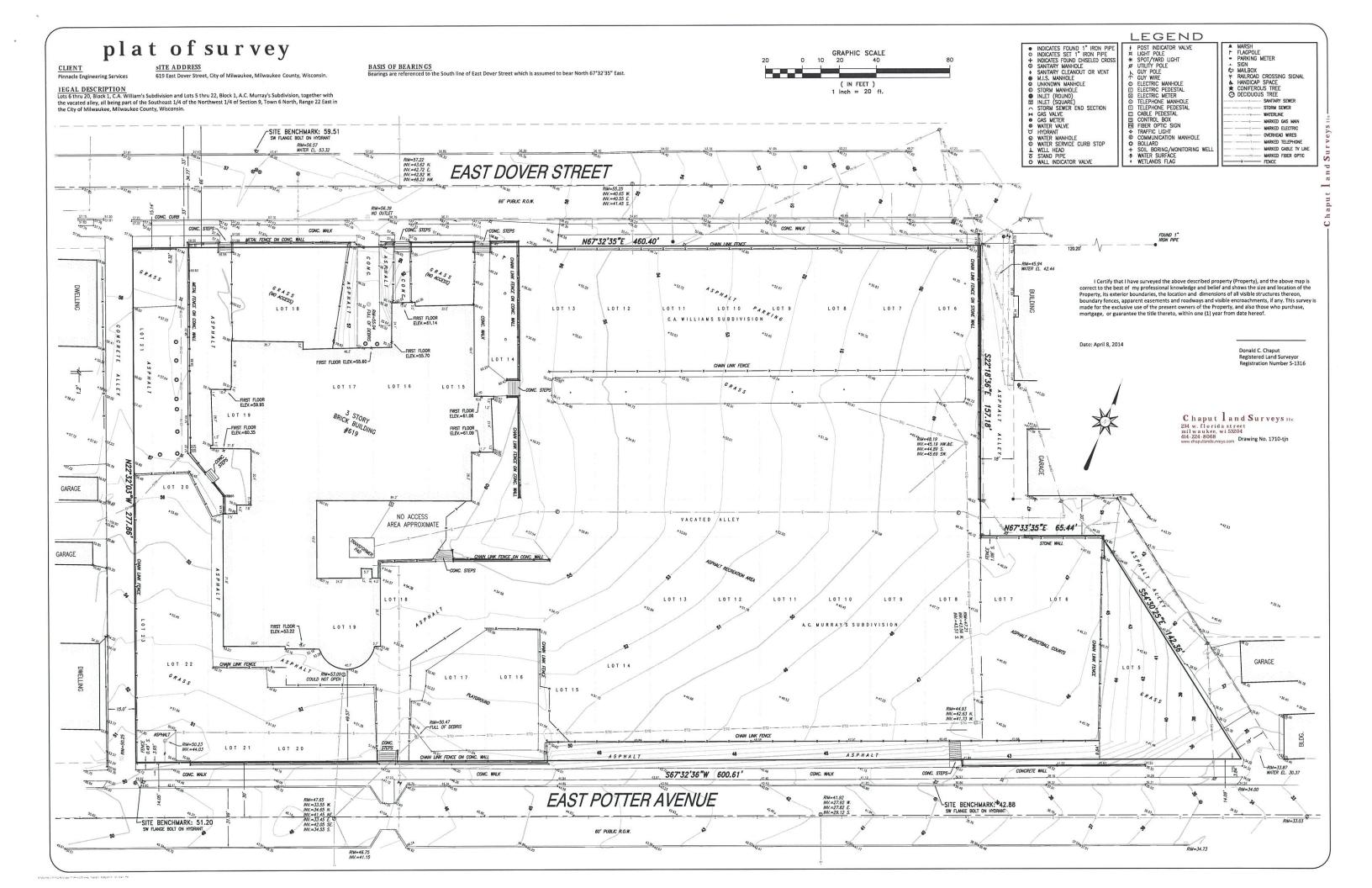


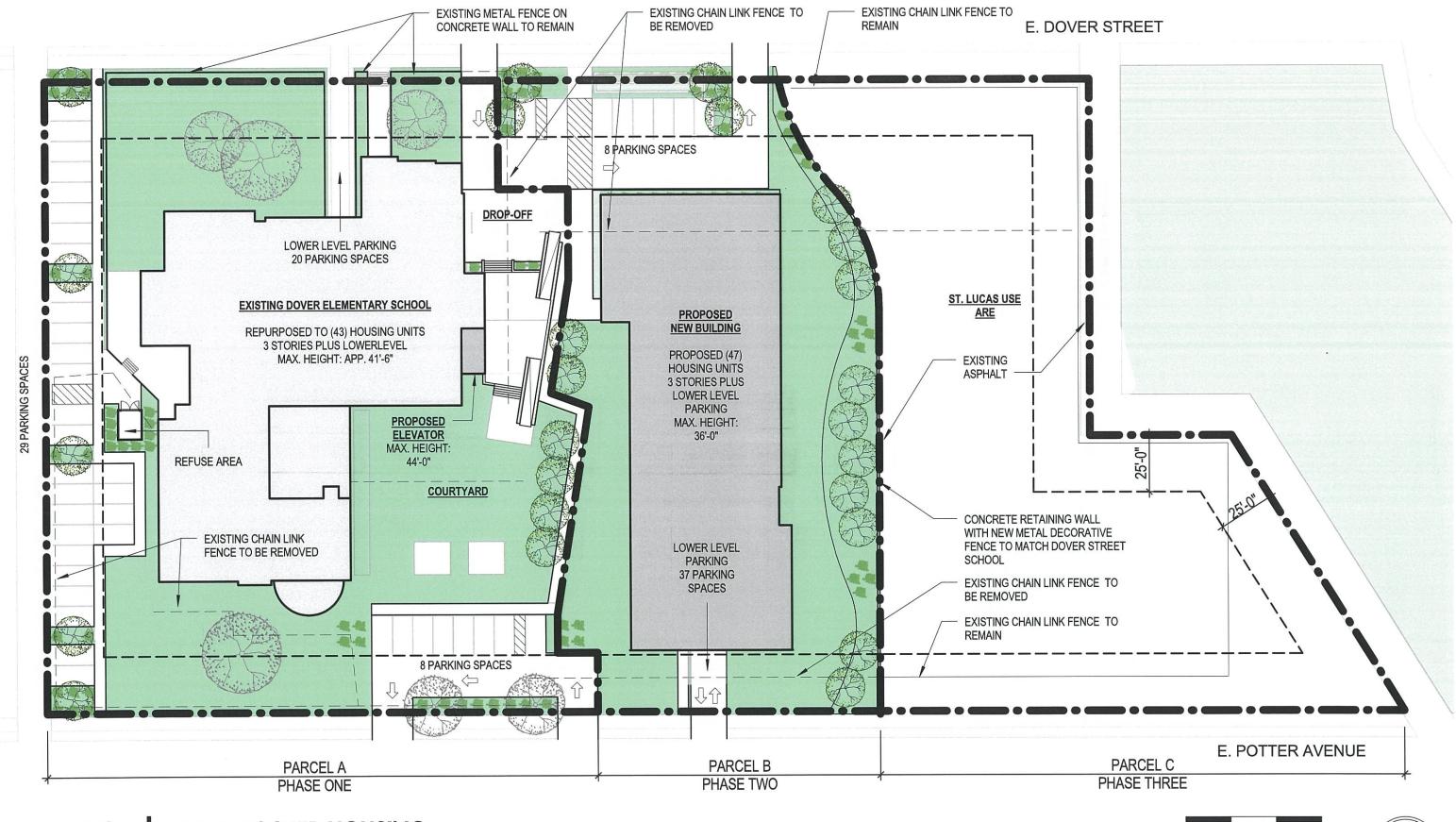


0' 75' 150' 300'

VICINITY MAP Scale: 1" = 300'-0"

True North







WILWAUSER . MADISON . TUCSOF

DOVER TEACHER HOUSING

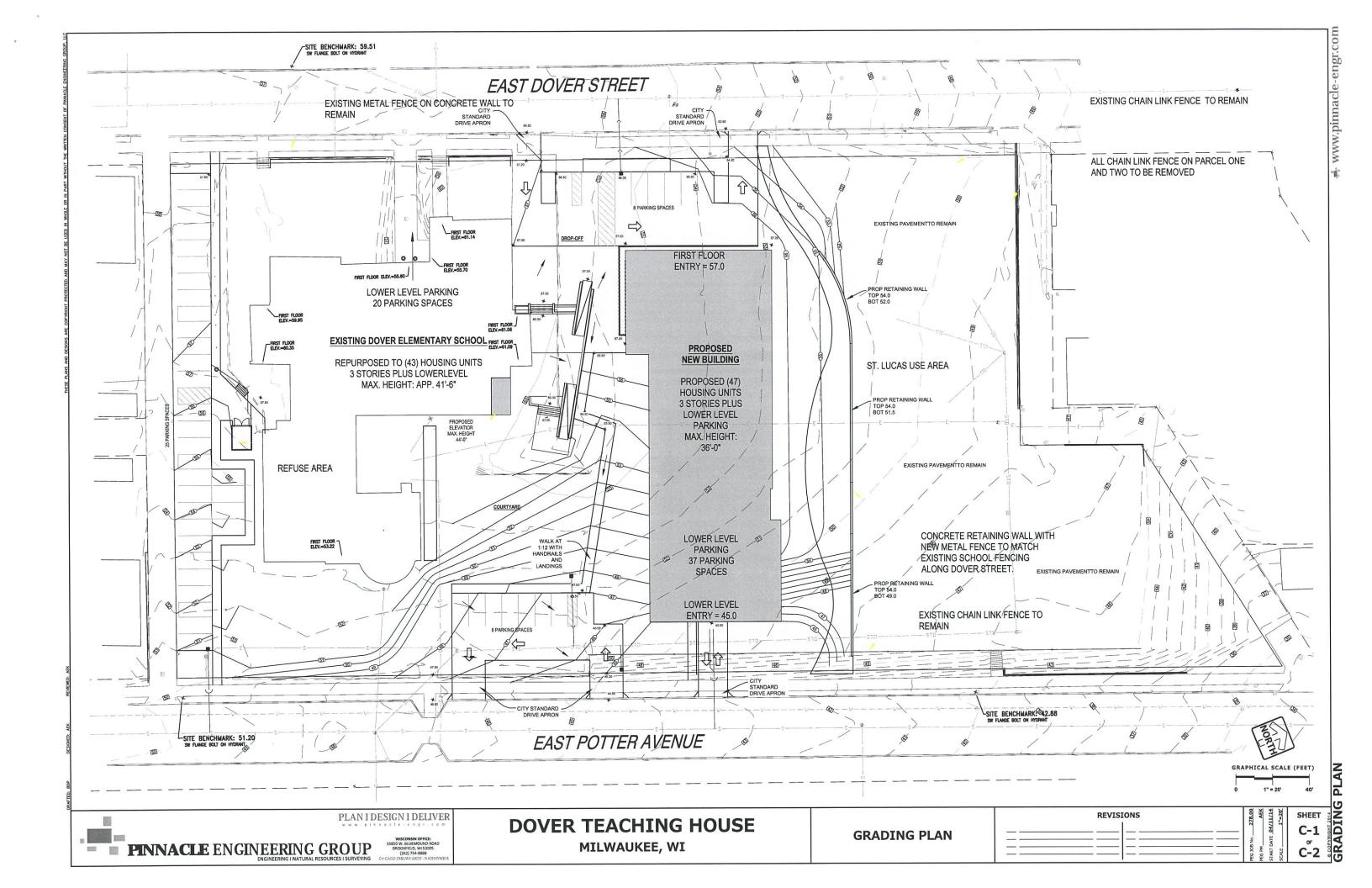
SITE PLAN

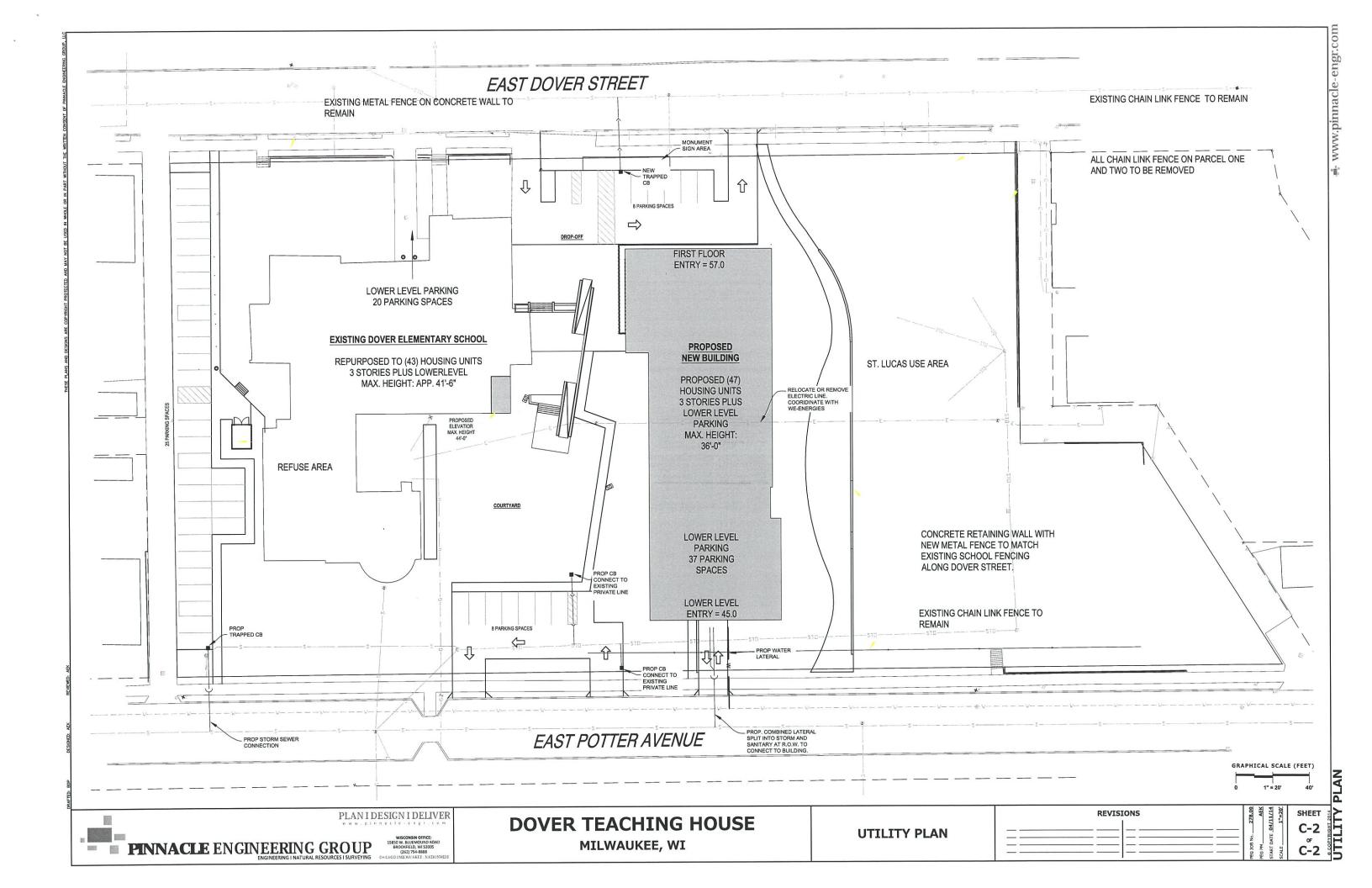
Scale: 1" = 40'-0"

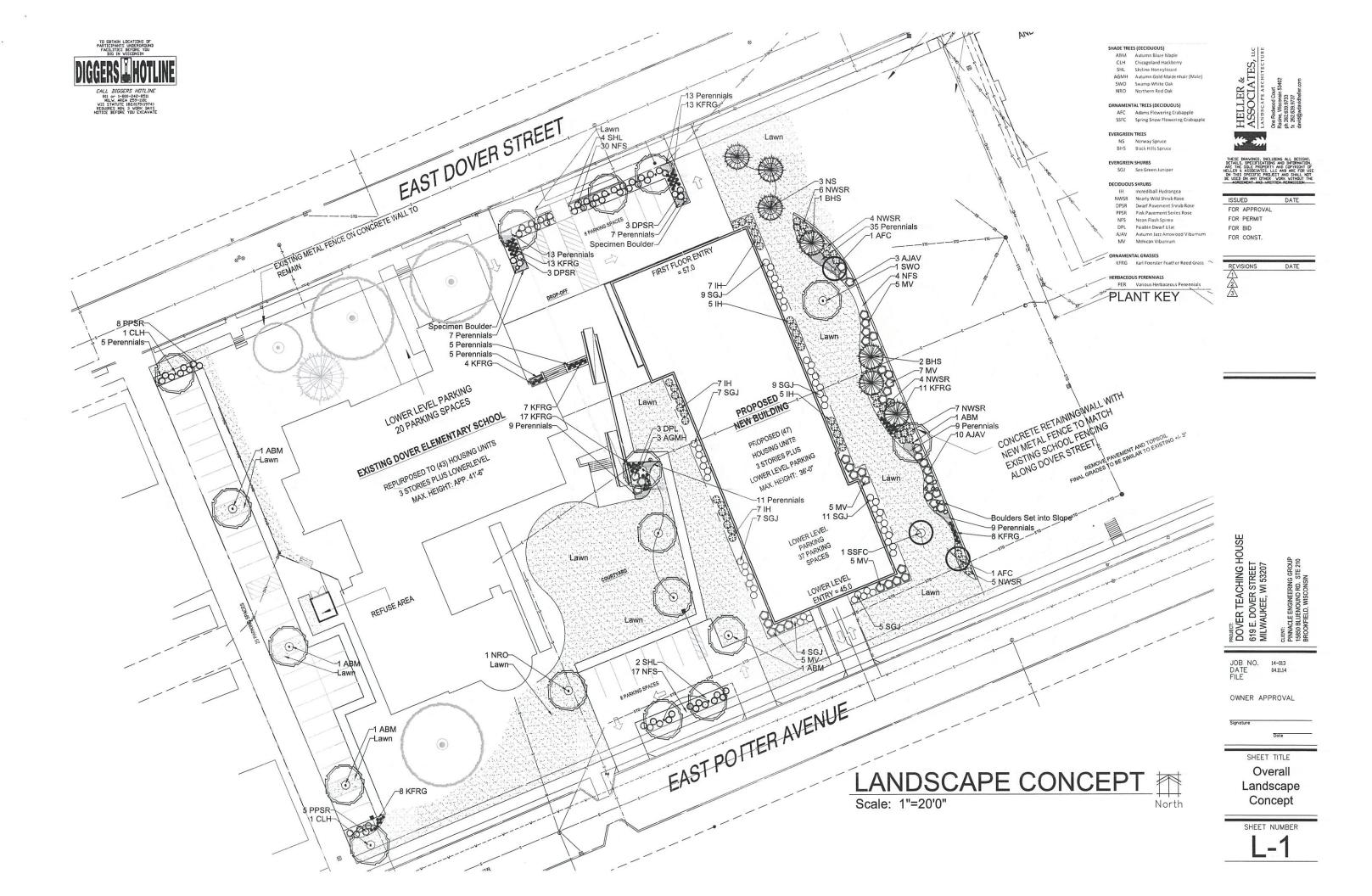
April 11, 2014 Engberg Anderson Project No. 142325



True North









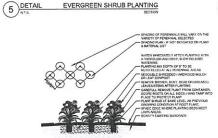






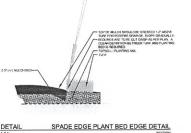


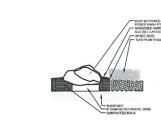




6 DETAIL

PLANT SHRUE AT SAME LEVEL AS PREVIOUS





8 DETAIL SPECIMEN BOULDER PLACEMENT DETAIL GROUNDCOVER / PERENNIAL PLANTING

LANDSCAPE CONCEPT

PLANT		PLANT MATERIAL PROPOSED				
KEY O	VIITABUS	BOTANICAL NAMÉ	COMMON NAME	SIZE	ROOT	SPECIFICATION / NOTES
roposed Lar	ndscape Ma	terials				
HADE TREES						
ABM	5	Acerx (reemani: Autumin Bizze)	Autumn Blaze Miple	2.5"	EEB	Straight central leader, full and even crown. From only after planting
CEH	2	Celtis occidentalis 'Chicagoland'	Chicagoland Hockberry	2.5"	0.6.5	Straight central leader, full and even crown. Price only after planting
SHL	6	Gled to a triacanthos "Skyline"	Skyline Honeylorust	2.5"	BSB	Straight central leader, full and even crown. From only after planting
AGNIH	3	Girkgo biloba 'Autuma Gold'	Autumin Gold Maidenhuir (Male)	2.5"	8.8.8	Straight central leader full and even crown. Frunk only after planting
5W0	1	Guescus bicular	Swams White Oak	2.5"	85.8	Straight central leader. It if and even crown. Frune only after planting
NEO	1	Quertus rubra	Northern Red Oak	2.51	8.8.8	Straight central leader, In Landleven crown. Prone only after planting
ORNAMENTA	AL TREES (DE	ECIDUOUS				
AEC	3	Malan florida 'Arlanca'	Adams Flowering Crabapolis	7-8	88.8	Well balanced multi-stemmed tree with informum four cares, and full appearan
SSEC	1	Malus florida Spring Seow"	Spring Snow Flowering Crabapole	7.8	EA-D	Well bulanced multi-stemmed tree with minimum four cases, and full appearant
EVERGREEN T	VDIEC.					
	1 KEES	Pace a obsess	Norway Sprace	7-8	BSB.	Evenly shaped free with branching to the ground
NS		Picca densota 'glasca'	Block mile Spruce	7.8	E&8	Evenly shaped tree with branching to the ground
BHS	3	ricea demota glasca	ersor may aprice	71.0	Post	the my straffic different in the meaning to the ground
EVERGREEN :						
561	52	Jumperes Chrisensis Sea Greeni	Sea Green Jan per	45	Cont.	Full monded well branched shrub
DECIDUOUS	SHRUBS					
IH	3.1	Hydrangea arborestens 'Abetwo'	Incred hall Hydrangea	#5	Cont	Full, well rooted plant, evenly shaped
NWSB	26	Rosa Nearly Wild	Nearly Wild Shrub Rose	18"	Cont.	Full, well rooted plant, evenly shaped.
DPS8	6	Rosa rugosa 'Dwart Pavement'	Dwarf Pavement Shrub Rose	18"	Cont	Full, well-rooted plant, evenly shaped
FFSR	13	Rosa regosa Perk Pavement	Pink Pavement Senes Bose	180	Cont	Full, well rooted plant, evenly shaped
NES	51	Spirea xbumalda 'Neon Fisshi'	Ne on Flash Spires	24"	Cont	Full, well rooted plant, evenly sloped
DPL	3	Syringa meyeri 'Palabin'	Palatin Dwarf Lilac	24"	Cont	Full, well rooted plant, evenly shaped
AIAV	13	V-burnam-dentatum 'Automo Jazz'	Autumn Jazz Arrowood Viburnum	42"	Cont	Full, well rooted plant, evenly shaped
MV	27	Vibrenim betana Melicae*	Mohican Vibrenim	42"	B.E.B	Full, wirll counded plant with noist roothall and healthy appears ice
ORNAMENT	AL GRASSES					
KFEG	51	Calaniagnostic worldlora 'Karl Foerster'	Eatl Foet det Feather Reed Grass	H1	Cont	Full, we'll reoted plant
HERBACEOU	IS DEDENING	616				
PER	128	Various Herbaceous Perennials		#1	Cont	Full, well-rooted plant, evenly shaped
LAWN & TUI	PEGDASSES					
LAWN	3125	tawn Establishment Area / Grading Area			5.9	Cedar Creek Premium Blue Tag Seed Nav (Ph. 658-313-6507)
	5624.6	Eronion Matting for sloped seeded areas	see plan for area dehacation		SE	American Excelsion Company Curley Net Free (prapproved equal)
SOD		Sodded Areas (identified on plan)	see plan for orea delinention		5 Y	Fresh cut, weed free, Pluegrass Brend Sod: Water namediately after installation
Hardscape N	Antoriale					
manuscapt; is	6	Specimen Granite Boulders	sec plan for location	18 24"	EA	
	4	Specimen Granite Boulders	ser plan for location	24-301	fΑ	
		Shredded Hardwood Molch (3" depth)	7.60058		CY	
	47	Scil Amendments (2" depth)	2,600.57		CY	
	56	Pulverized Topsoil (Lawn Area)	28.1255F		CY	
	47	Pulverized Topsoil (2" over bed area;)	7,603 SF		CY	
		Z FVC Slevve	impation / lighting access		LF	Schedule 40 PVC
			determine at time of installation		LF	
		Downsport Extentions Downsport Adapter:	determine at time of installation		EA	



PLANT & MATERIAL SCHEDULE

- 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
- 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(lies) with a similar climate as
- 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 bell wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top $\frac{1}{2}$ of the rotabil 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 three slow release fertilizer for each tree planted.
- 7. 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 A. Tree Partiting: Backing the pharting flows outs examing some tembers into account and 200 pages and into account and own. Discard any gravel, nocks, heavy clay, or concrete pieces. When hole is § full, trees shall be watered thorroughly, and water left to sook in before proceeding to fill the remainder of the hole. Water again to full sook in the new planting. Each tree shall receive a 3" deep, 4-5" diameter (see planting details or planting plan) shredded hardwood bark mutch ing 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.
- 8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a ^{5%} 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 ³/₂ 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 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 bods (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: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Rototil the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8*-10*

3/4 CY Peat Moss or Mushroom Compost

1/4 CY blended/pulverized Topsoil 2 pounds starter fertilizer

1/4 CY composted manure

- 12. Lawn Installation for all sodded turfgrass areas: Contractor to furnish and prepare blended topsoil (2* minimum) and sod bed, removing all debris and Stones X's and larger. Apply a 10-10-10 starter lawn fertilizer uniformly throughout areas prior to laying sod. Use only premium sod blend according to TPI (revised 1995) and ASPA Standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Soll sod with a walk behind roller and water immediately upon installation to a 3"depth. Stake any sod installed on slopes steeper than 1:3, and in all swell applications. Contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for watering during this
- 13. 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). Muthods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality furf. A minimum of 2° of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mutch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mutch 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

14. No-Mow seed areas: "No-Mow" fine fescue seed mix with annual rye nurse crop (available at Cedar Creek Seed Farm 888-313-6807; or Prairie Nursery 608-296-3679) 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.

15. Native Prairie Seed Mix / Stormwater Seed Mix: Native seed mixes as listed on the Plant and Material List or other seeding schedules outlined on the landscape plan set. Seed mixes available from Prairie Nursery 608-296-3679 or JF New 608-848-1789 or approved equivalent mix from a reputable seed mix provider. Apply at rates specified herein, or per supplier recommendation. Prepare soil and seed bed as in item #13 above.

- 16. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as The statement of the statements of the statement of the s
- 17. 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 / stornwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and
- 18. 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

HELLER & ASSOCIATES, L

ISSUED DATE

FOR APPROVAL

FOR PERMIT

3

FOR BID FOR CONST.

REVISIONS DATE

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

JOB NO. DATE FILE

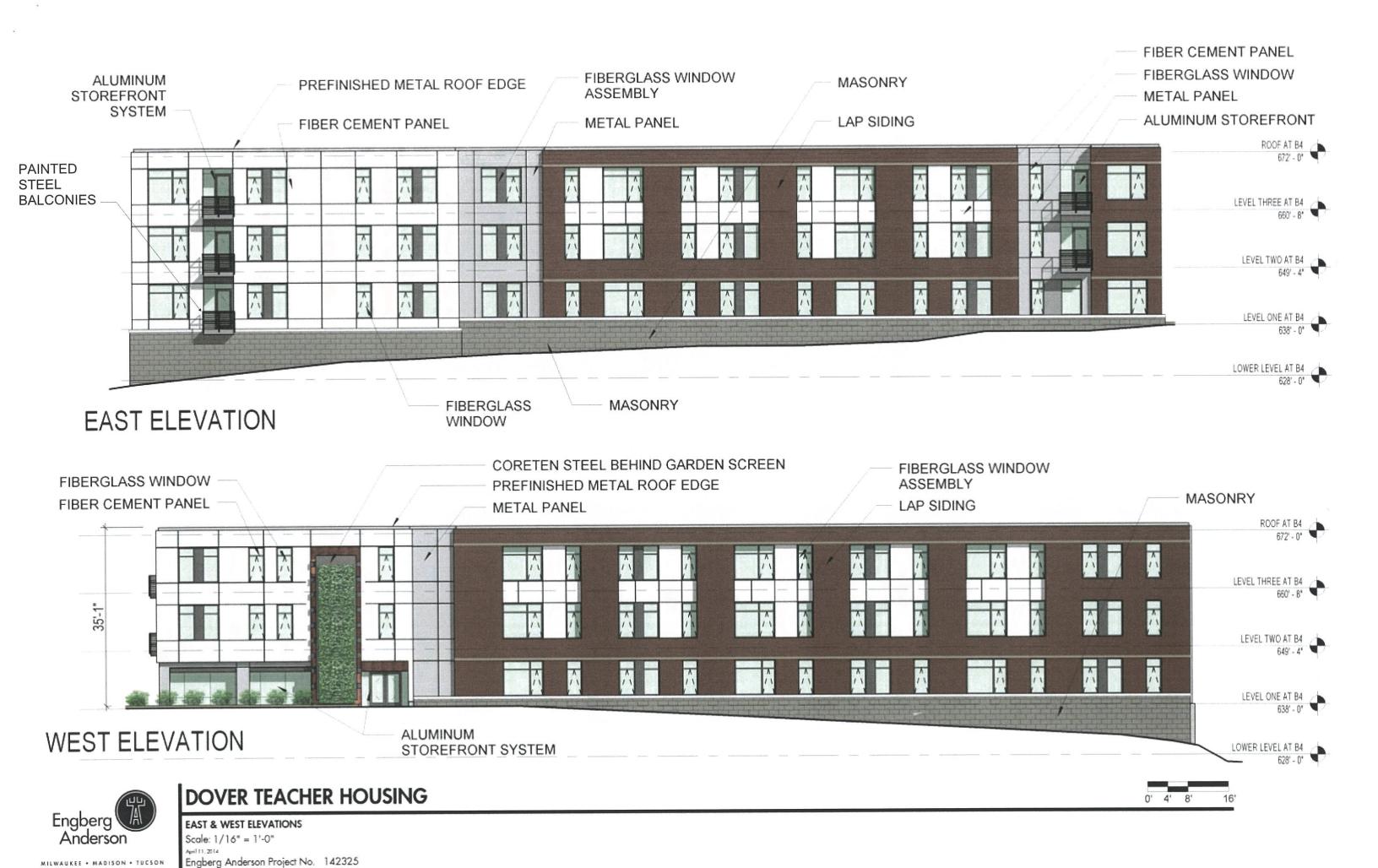
OWNER APPROVAL

Date

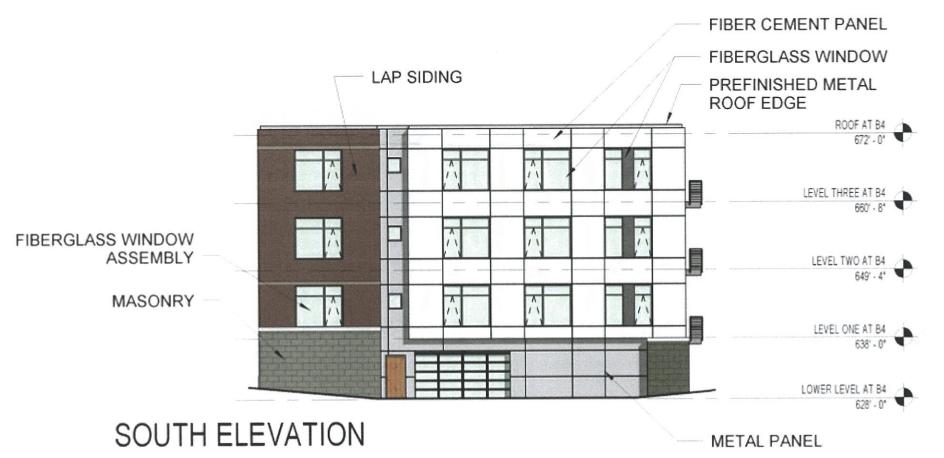
SHEET TITLE

Landscape Details, Notes & Schedules

SHEET NUMBER

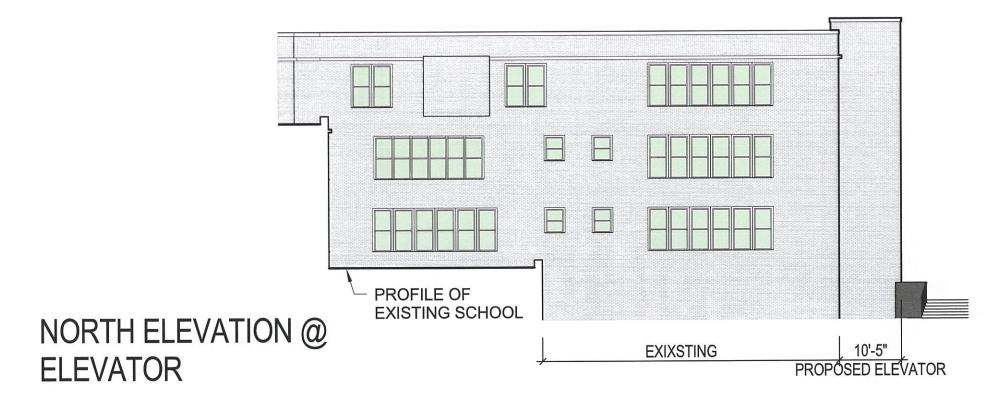


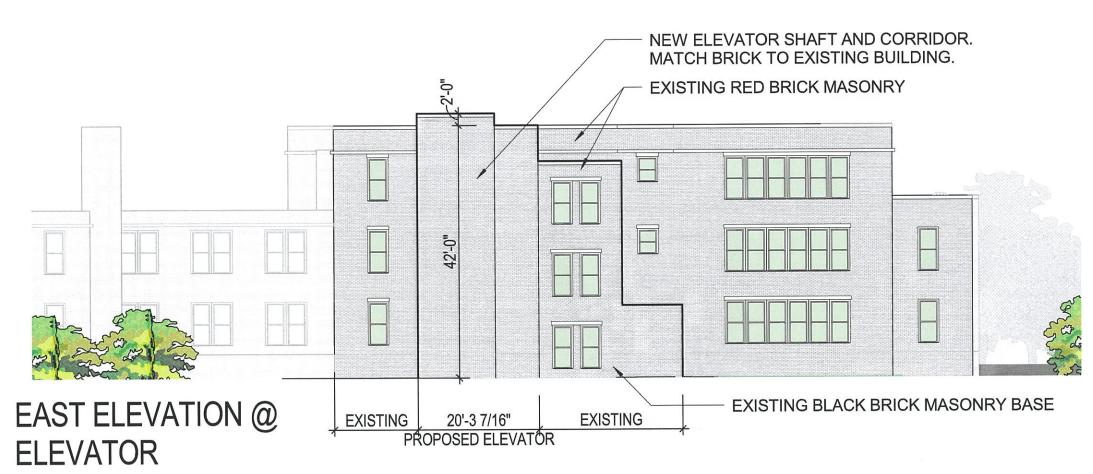








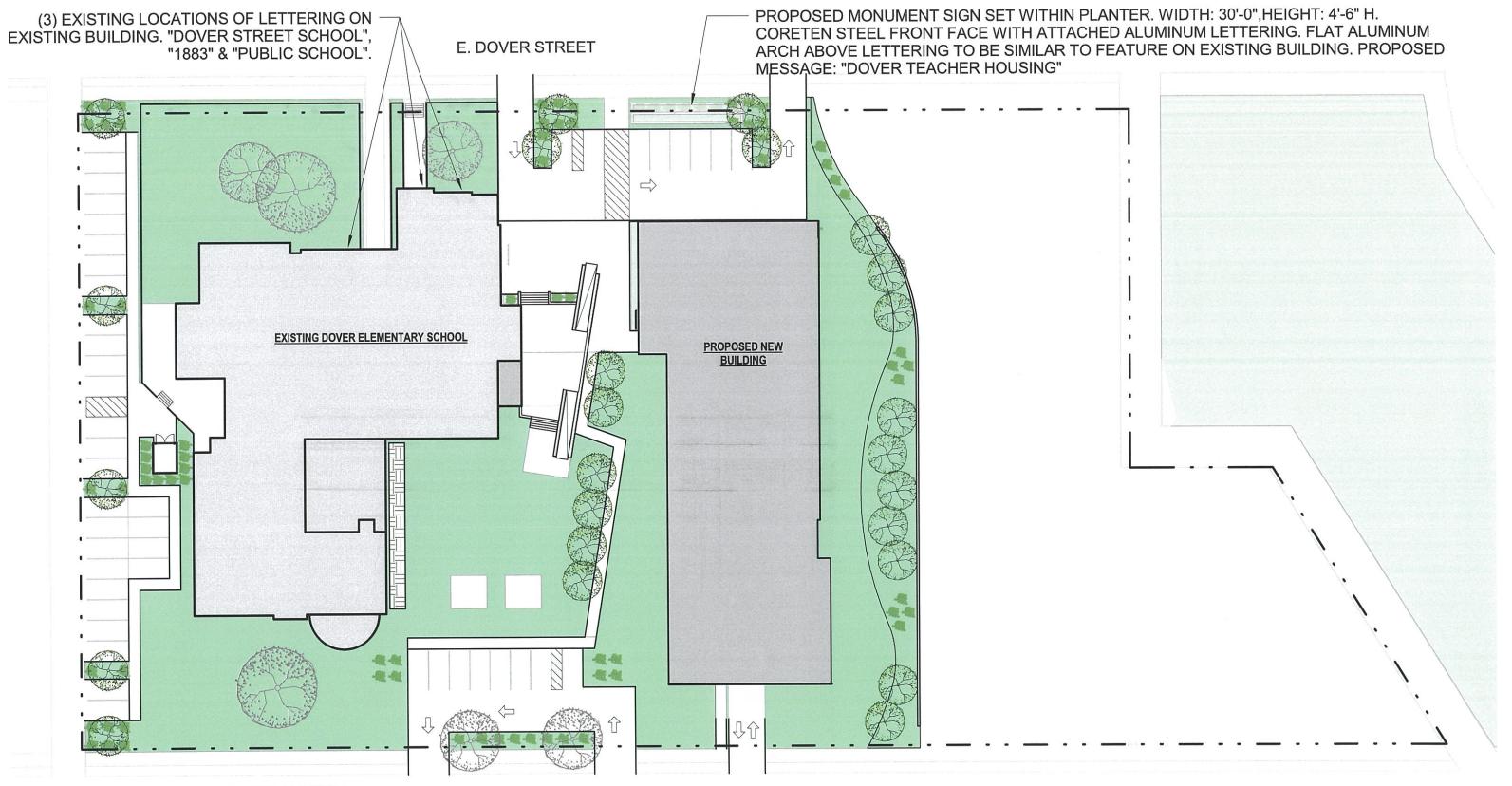






ELEVATOR ADDITON ELEVATIONS

Scale: 1/16" = 1'-0" Engberg Anderson Project No. 142325



E. POTTER AVENUE

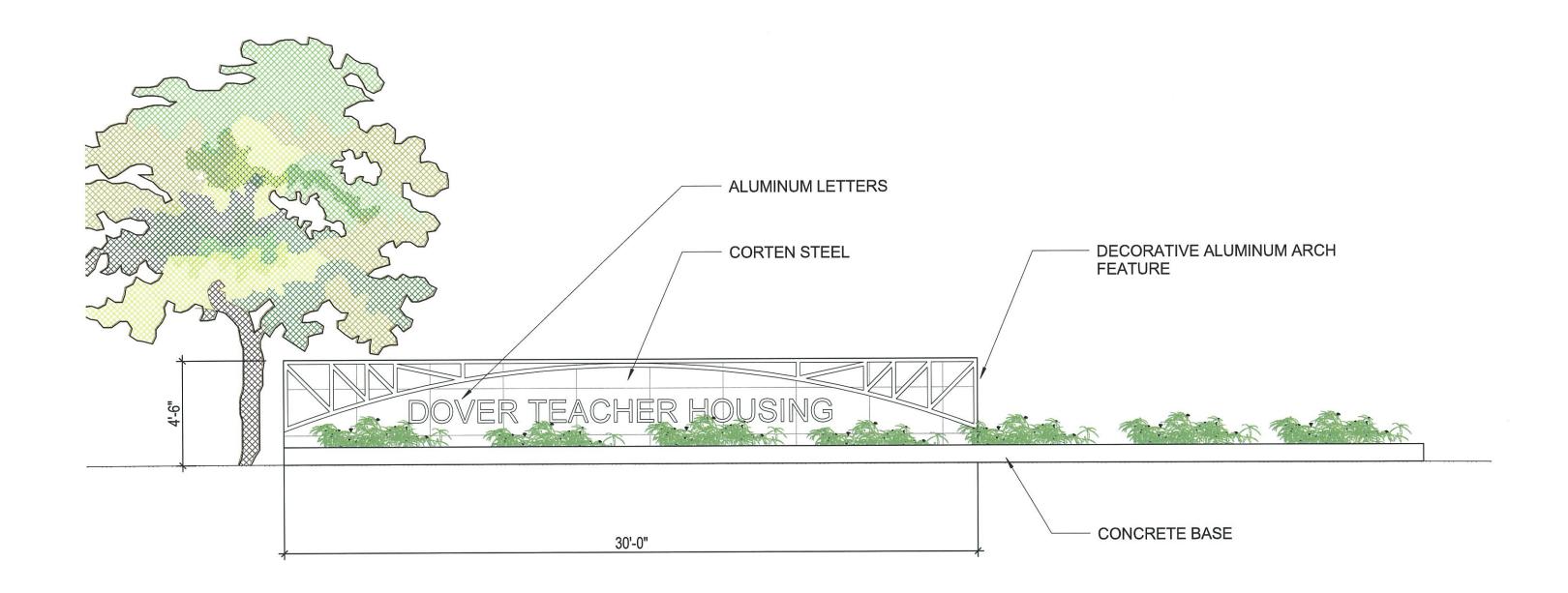


DOVER TEACHER HOUSING

SIGNAGE PLAN

Scale: 1" = 40'-0"







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

April 11, 2014

Engberg Anderson Project No. 142325



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



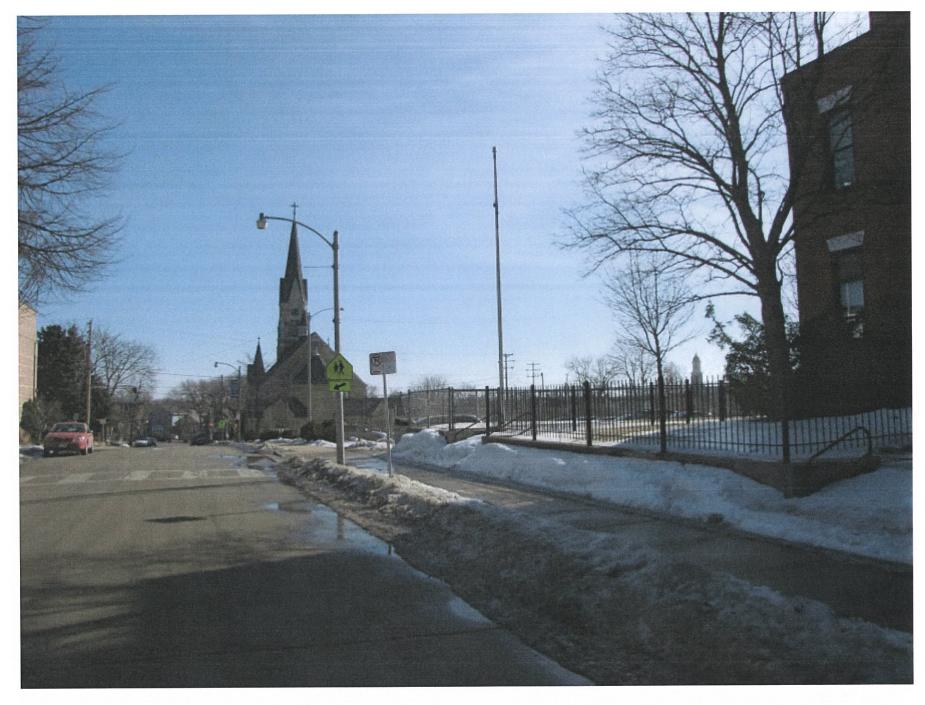
SITE PHOTOGRAPHS



E. DOVER STREET AT DOVER STREET SCHOOL ENTRANCE.



SITE PHOTOGRAPHS



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







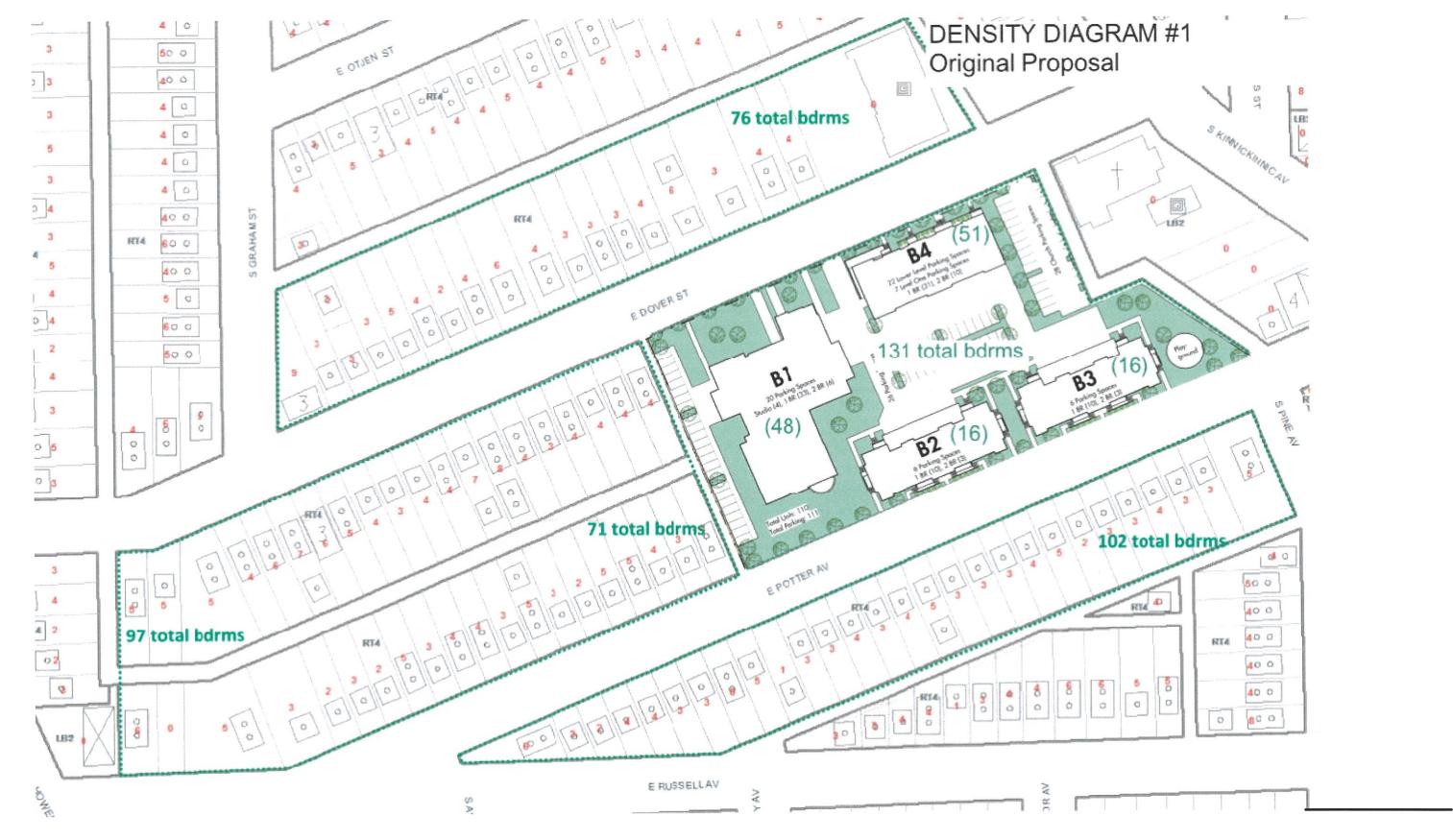
AERIAL RENDERING





WILWAUKEE + MADISON + TUCSO-

AERIAL RENDERING





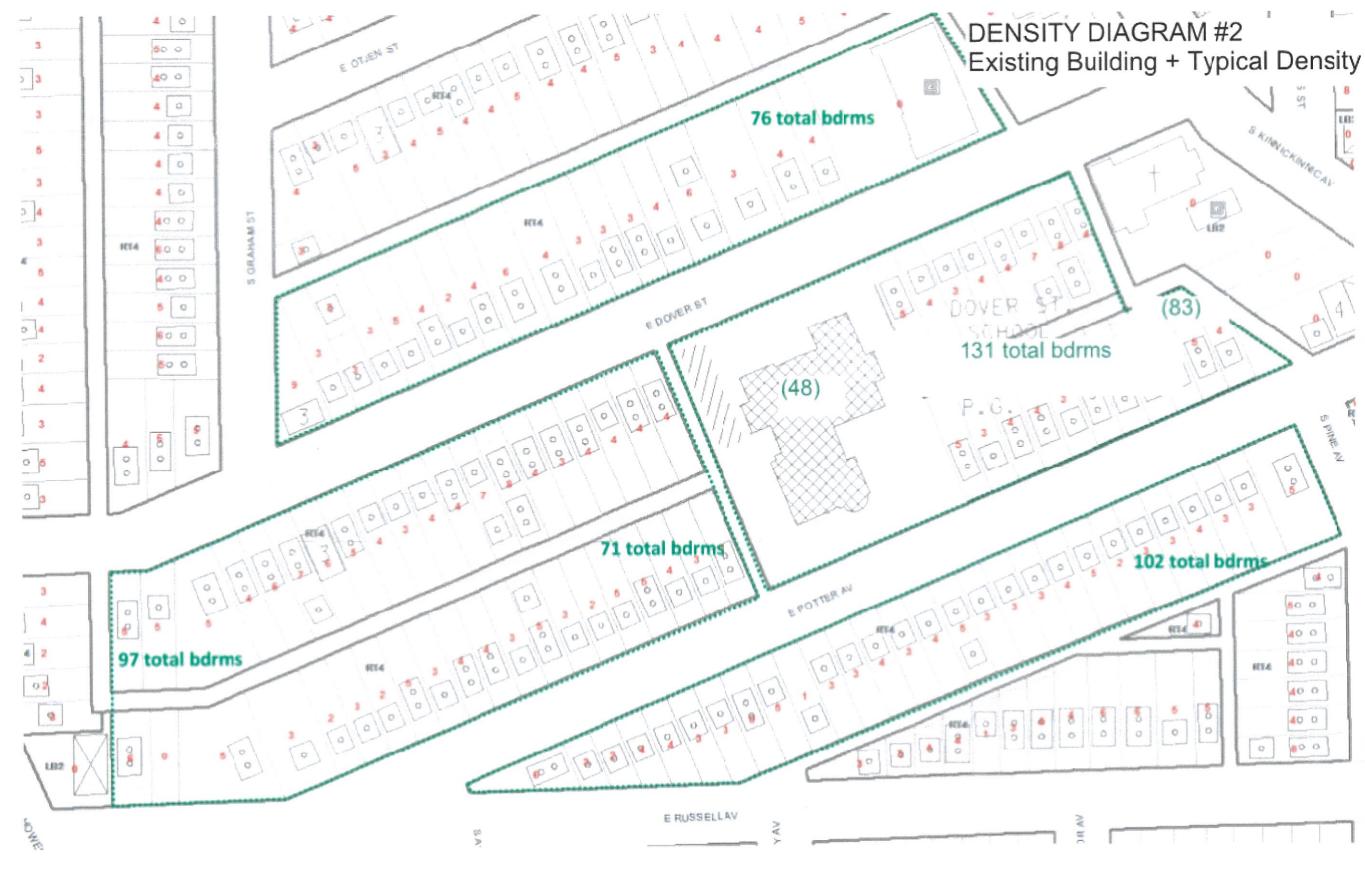
DOVER TEACHER HOUSING

DENSITY DIAGRAM 1

Scale: NTS

ocule. NI

Engberg Anderson Project No. 142325





WILWAUKEE + MADISON + TUCSO!

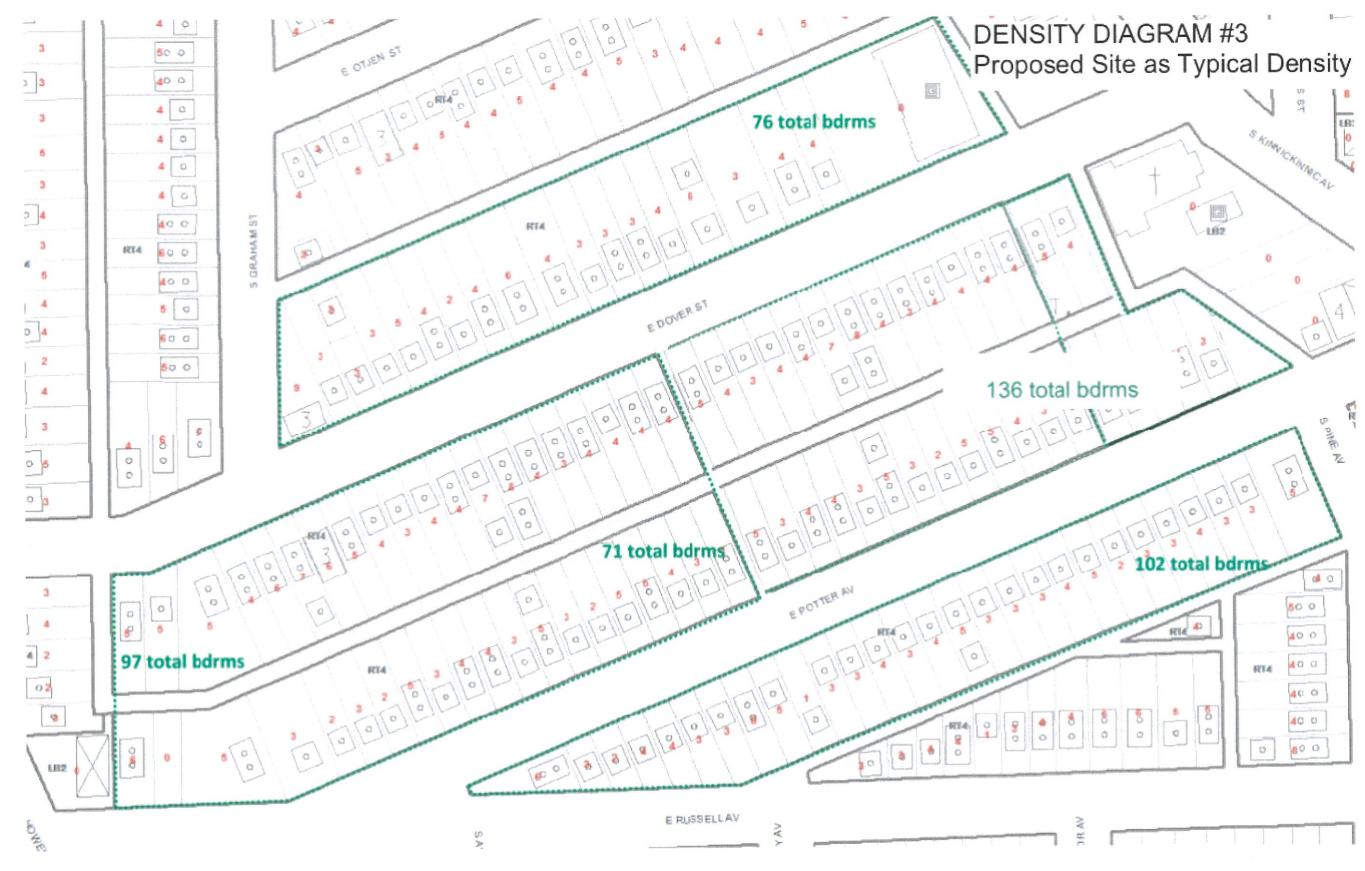
DOVER TEACHER HOUSING

DENSITY DIAGRAM 2

Scale: NTS

April 11, 2014

Engberg Anderson Project No. 142325



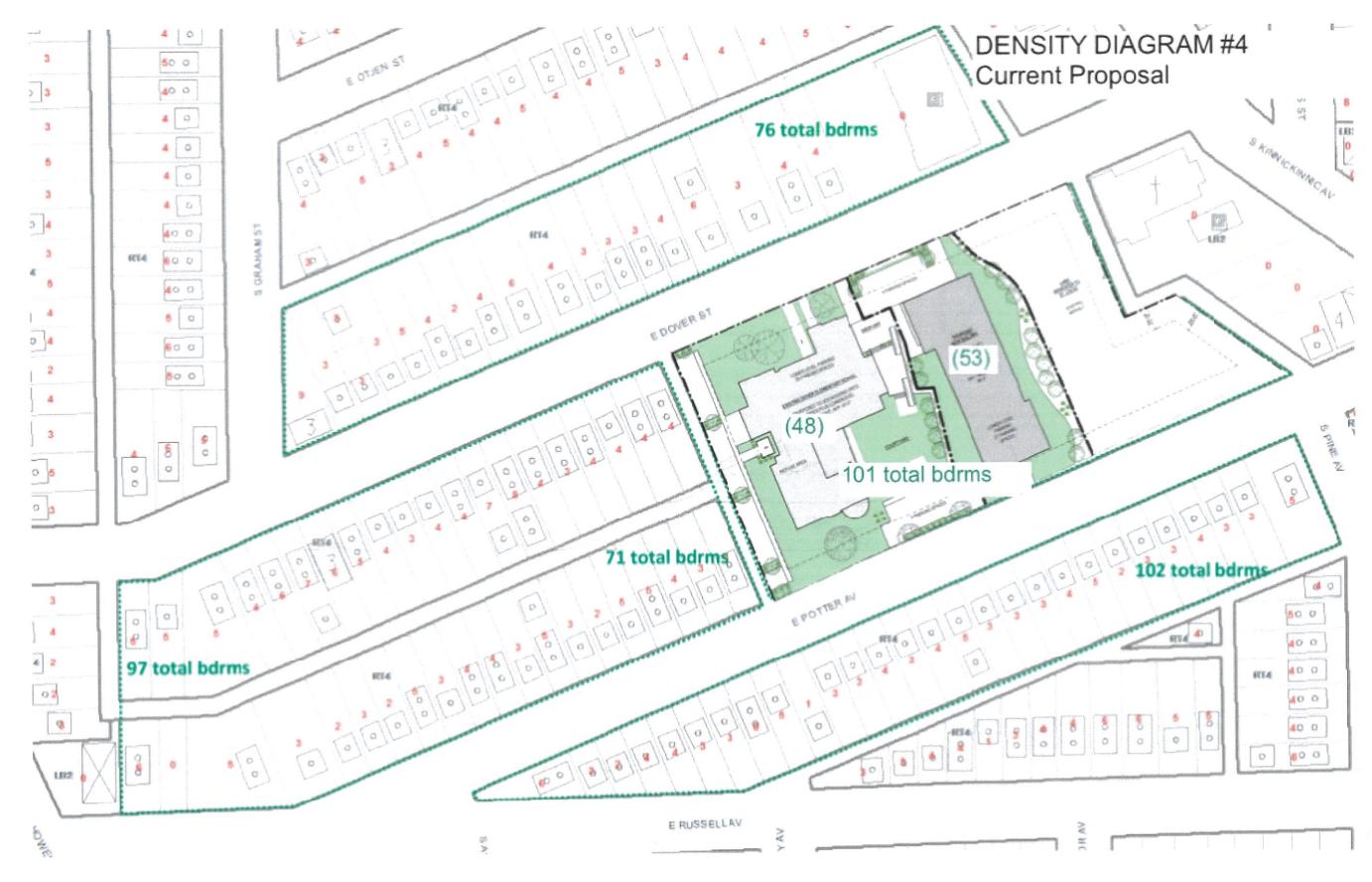


WILWAUKEE . MADISON . TUCSO!

DOVER TEACHER HOUSING

DENSITY DIAGRAM 3

Scale: NTS



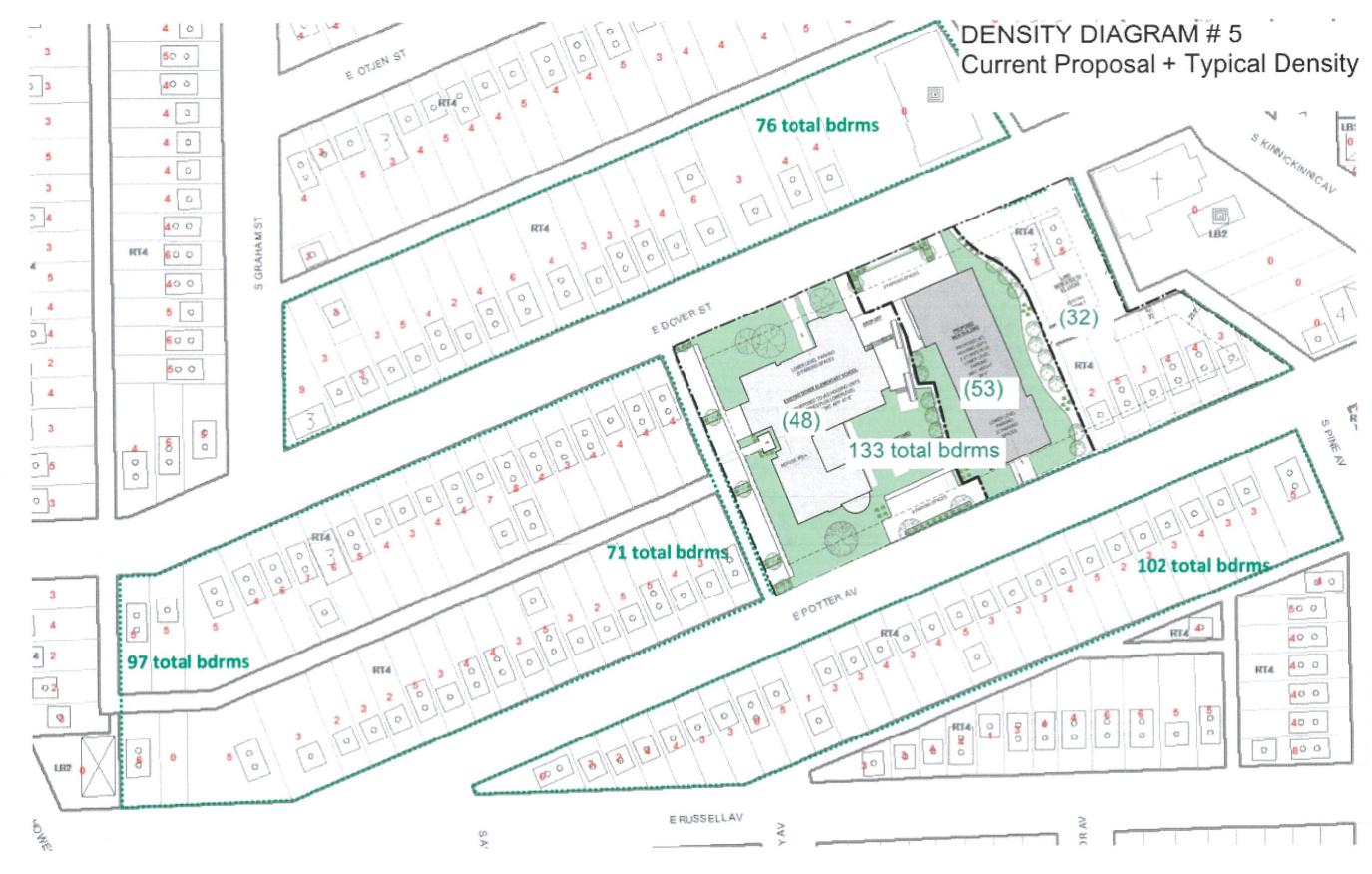


WILWAUKEE . MADISON . TUCSO!

DOVER TEACHER HOUSING

DENSITY DIAGRAM 4

Scale: NTS





DOVER TEACHER HOUSING

DENSITY DIAGRAM 5

Scale: NTS

Engberg Anderson Project No. 142325