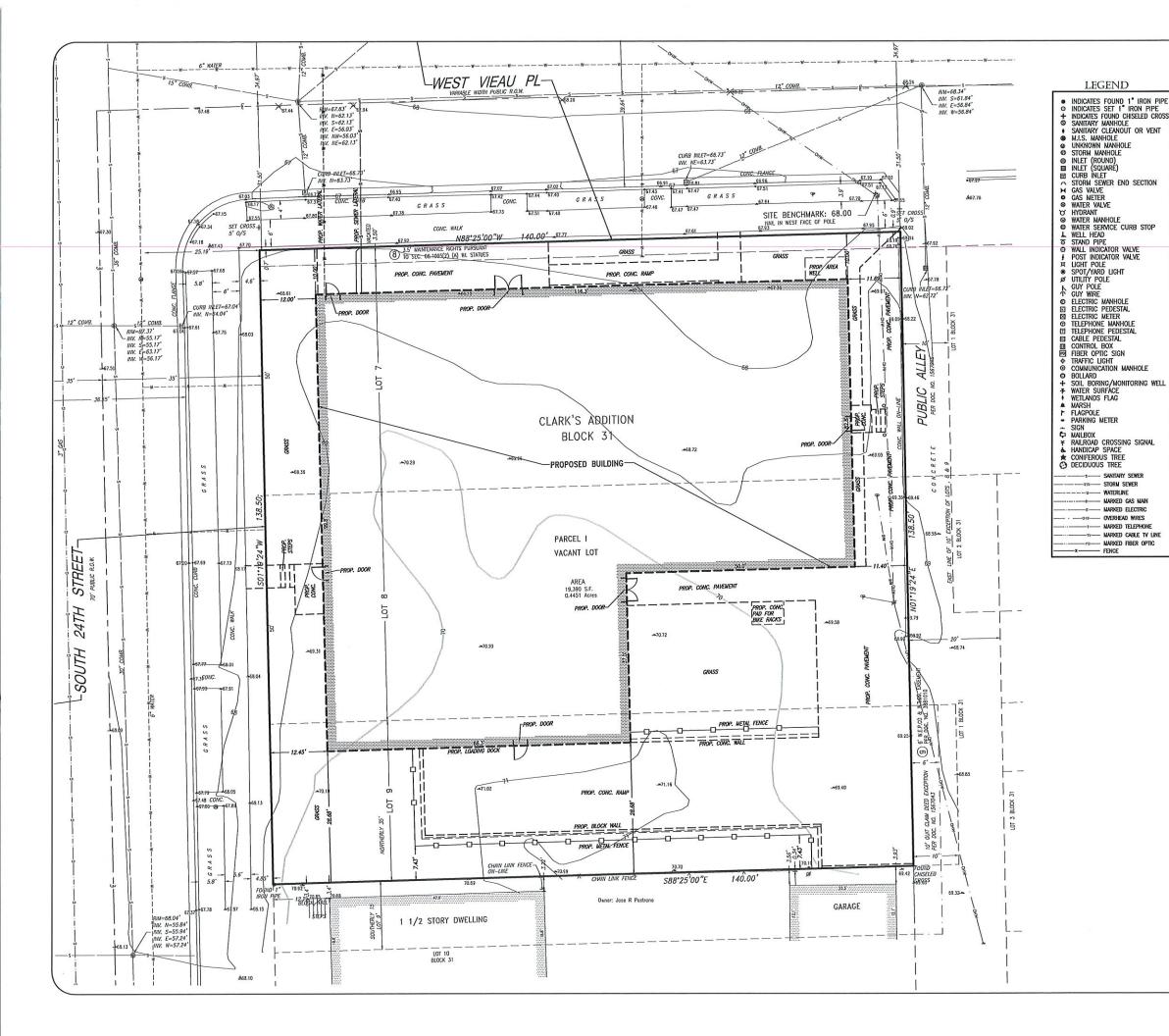
ALTA/NSPS

Provided by Diggers Hotline, the One-call Utility Marking System (Wisconsin Statute 182.0175), Ticket Number 20163910846 & 20163910829. This survey represents the underground utilities that participated with the request and were marked on the time of the survey. Additional utilities may exist, but were

Drawing No. 2415/far



PLAT OF SURVEY

(WITH PROPOSED IMPROVEMENTS)

CLIENT

SITE ADDRESS

2331 W Vieau Pl. and 1114 S 24th St, City of Milwaukee, Milwaukee County, Wisconsin

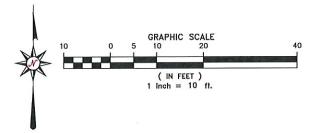
LEGAL DESCRIPTION PARCEL I:

PARCEL I: The North 35 feet of Lot 9 in Block 31 in Clark's Addition, in the Southwest 1/4 of Section 31, in Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, excepting therefrom that part conveyed to the City of Milwaukee by Quit Claim Deed in Volume 1215 of Deeds at page 529 as Document No. 1567043.

Lots 7 and 8 in Block 31 in Clark's Addition, in the Southwest 1/4 of Section 31, in Township 7 North. Range 22 East, in the City of Milwaukee, Milwaukee County, Wiscosin, together with the South 3.5 feet of vacated Vieau Place abutting Lot 7; excepting therefrom that part conveyed to the city of Milwaukee by Quit Claim Deed in Volume 1215 of Deeds at page 530 as Document No. 1567046.

BASIS OF BEARINGS
Bearings are referenced to the East line of the South 24th Street which is assumed to bear S01*19'24"W Vertical datum is based on National Geodetic Vertical Datum of 1929
Note: Elevations area adjusted to the City of Milwaukee Vertical Datum, which is NGVD - 580.603

LAND AREA
The Land Area of the subject property is 19,390 square feet or 0.4451 acres.



VICINITY MAP



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 wishle encopachments, if any. This survey is made for the exclusive use of the present owners of the Property Conduct force who purchase, mortgage, or guarantee the title thereto, within one (1) year from dark pertor.

DONALD C.

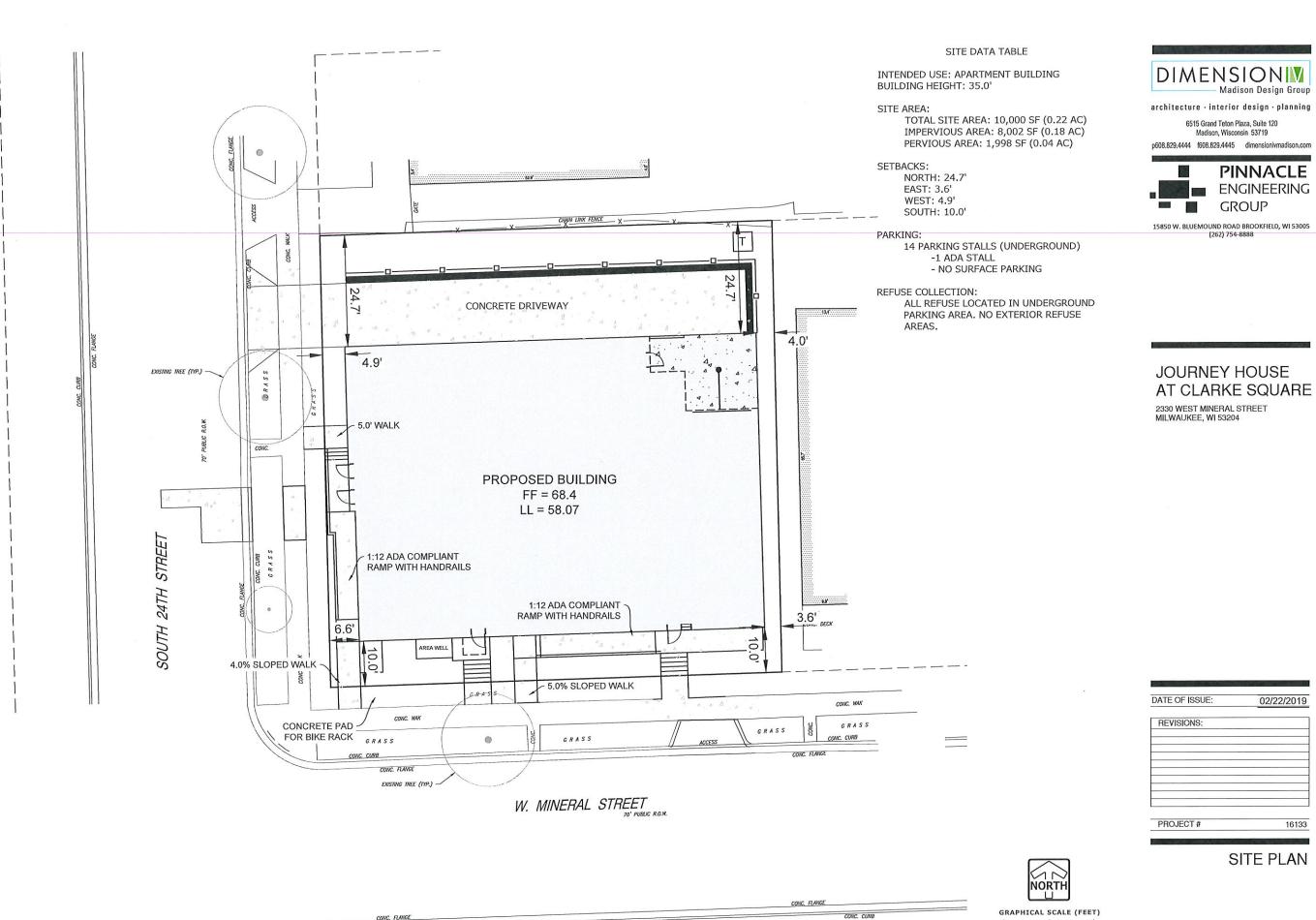
Date: February 11, 2019

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

Revision description
Added Proposed Improvements LAND @ SURVEYS 234 W. Florida Street 414-224-8068 Milwaukee, WI 53204 www.chaputland

S-1316

MILWAUKEE



CONC. CURB

1" = 10' PEG PROJECT#:1285.00-WI SITE PLAN

02/22/2019

16133

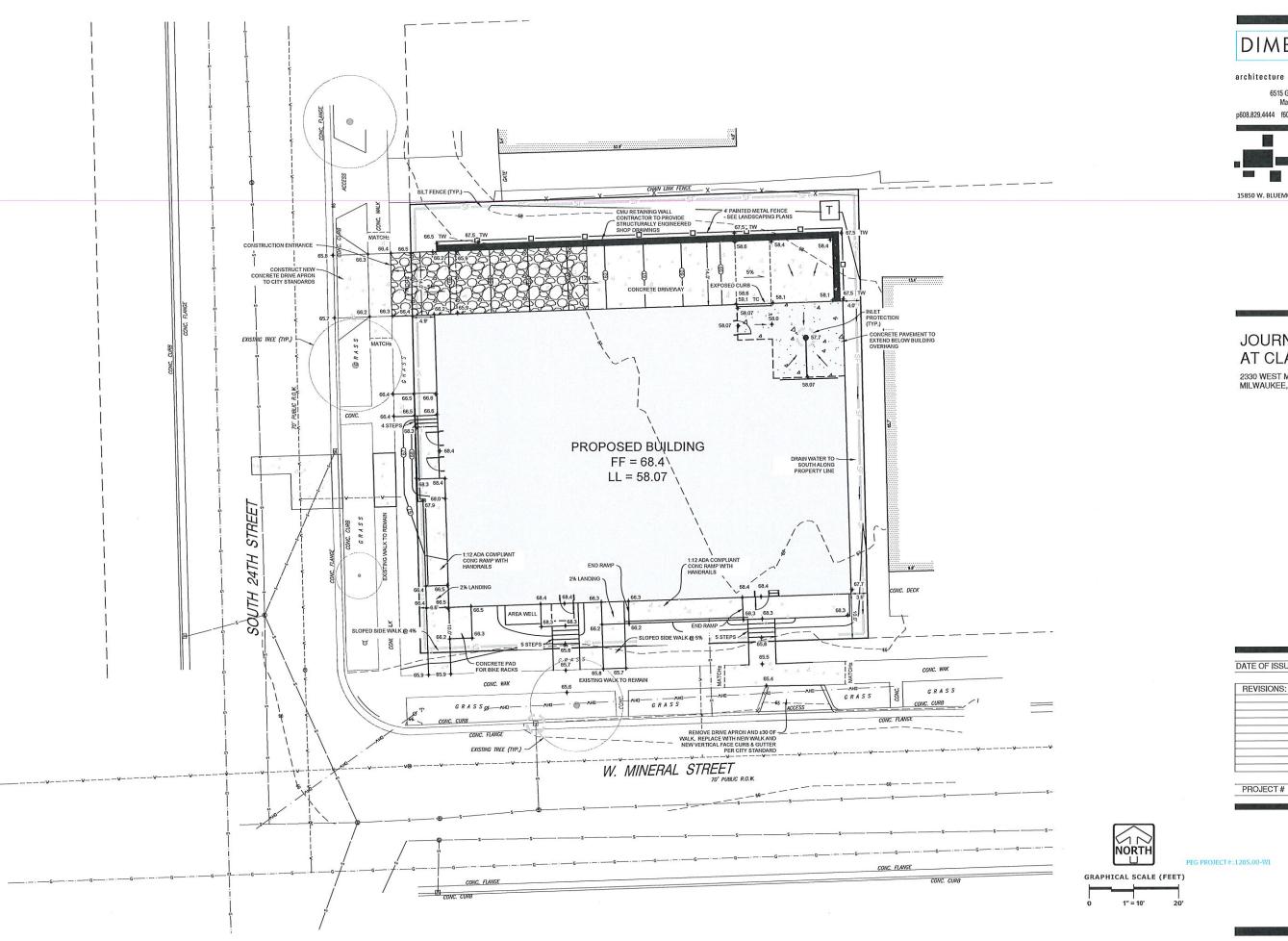
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JOURNEY HOUSE AT CLARKE SQUARE

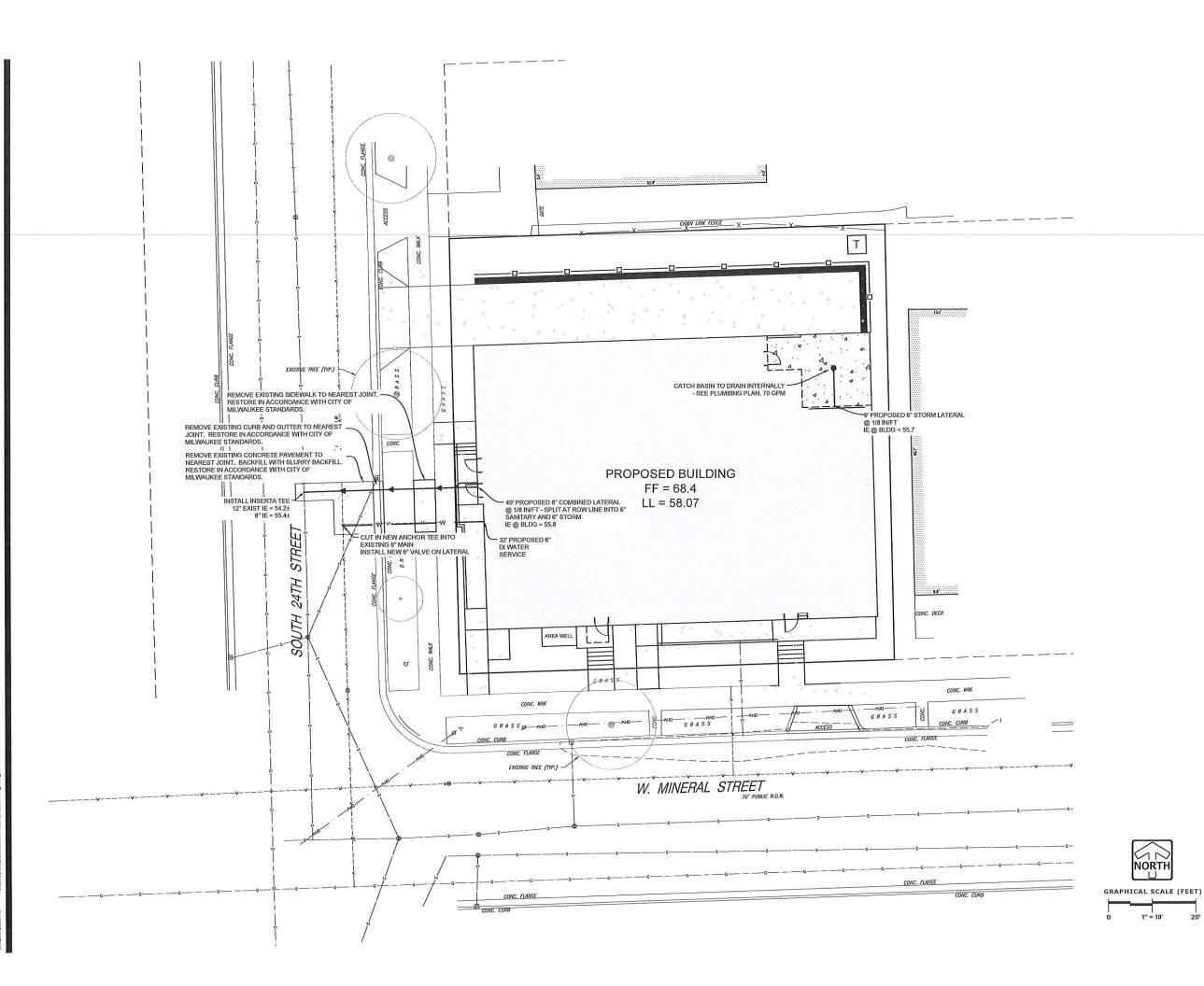
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GRADING **PLAN**

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PEG PROJECT#:1285,00-WI





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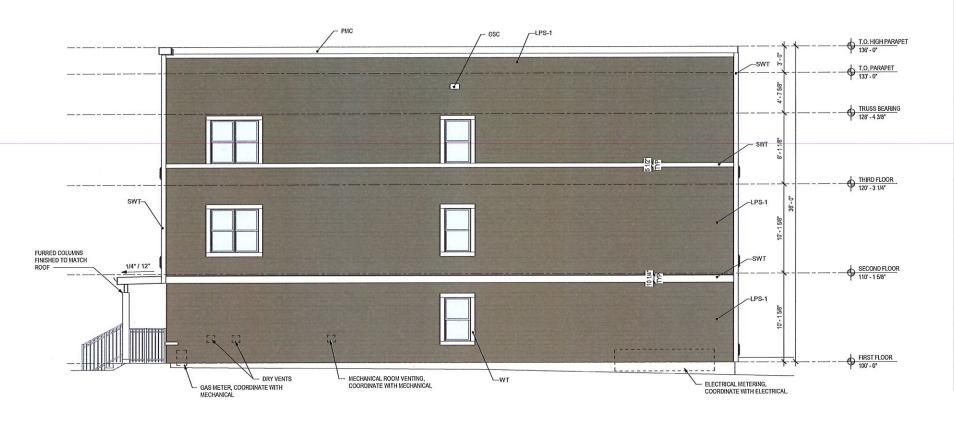
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REVISIONS:

PROJECT# 16133

UTILITY PLAN

C4.0



EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND

GENERAL NOTES

- NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.
- REFER TO WINDOW TYPE SHEET FOR ALL WINDOW INFORMATION.
- C. CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.
- COLORS SHOWN ARE FOR REFERENCE ONLY AND MAY NOT REPRESENT ACTUAL COLOR, GENERAL CONTRACTOR TO PROVIDE COLOR SAMPLES TO OWNER FOR FINAL COLOR SELECTION.
- E. GENERAL CONTRACTOR TO COORDINATE WITH OWNER TO SELECT FINAL COLOR SELECTIONS
- REFER TO OVERFLOW SCUPPER DETAIL 8 / A8.0
- G. PAINT ALL METAL GRILLS TO MATCH ADJACENT SIDING, GENERAL CONTRACTOR TO COORDINATE COLOR SELECTION WITH OWNER.

* PROVIDE OWNER AND ARCHITECT COLOR SAMPLES FOR FINAL COLOR SELECTIONS, PER CITY APPROVALS.

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AT CLARKE SQUARE 2330 WEST MINERAL STREET, MILWAUKEE, WI 53204

JOURNEY HOUSE

DATE OF ISSUE: 03/13/2019

REVISIONS:

PROJECT # 16133

EXTERIOR ELEVATIONS

A2.3

2 EXTERIOR ELEVATION - EAST

WT PRIC 1000 PRI		2140	/-WT /-LPS-1				5.	PMC	6.	
PNC	-+++	PMU	-WT							- T.O. HIGH PARAPET 136' - 0"
TRUST EVANOR WT 5 1 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2	3(18" 3:-(,	2/L C	127		- T.O. PARAPET 133' - 0"
WIT SE SECOND FLOOR SWIT SE SECOND FLOOR S	7:2	PMC							4'-75/8'	
PNL-1									 + -	- TRUSS BEARING 128' - 4 3/8"
PNIL-1 PNIL-1 PN	10'-13/8"		100 to 10						-WT 50	
SWT SWT SWT SECOND FLOOR 1107-1289									8 8 26-103	TUIDD ELOOD
PMC 14/1/12* SECOND FLOOR 1119 - 1508* FIRST FLOOR 100 - 0"	21-3-	SWT							-	- 120' - 3 1/4"
SWT 114*/ 12* B-1 59 1 10* - 150* FIRST FLOOR 100* - 0* 100* - 0	36'-								15/8"	
PMC 1/4"/12" SECOND FLOOR 110"-15/8" B-1 SECOND FLOOR 110"-15/8" FIRST FLOOR 100"-0"	10'-1								10.	
FIRST FLOOR 100 · 0	\$ 	1/4" / 12"								- SECOND FLOOR
FIRST FLOOR 100'-0"		AND ADDRESS COURSE ACCOUNT STORES COME TO AND ADDRESS CO.							_B-1	110-100
FIRST FLOOR 100'-0"	5/8*								15/8"	
	9'-								ò	
									V	FIRST FLOOR 100' - 0"
AREA WELL LOCATION POR EXPOSED CONCRETE, CJ GUTTER — CANOPY — FURRED COLUMNS FINSHED TO MATCH FINSHED TO MATCH				- AREA WELL LOCATION	PC-B EXPOSED CONCRETE, PAINT TO MATCH BRICK	СЛ	CANOPY —	FURRED COLUMNS FINISHED TO MATCH		
ROOF —————	21.5	EVERNOR ELEVATION	COLUTIA					ROOF		
EXTERIOR ELEVATION - SOUTH 3/16"=1/40"		1) EXTERIOR ELEVATION -	SOUTH					-		

0' 2' 4' 8'





EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND

LEGEND
BRICK
B-1 BROWN BLEND BRICK ASH GREY

MASONRY
CMU CONCRETE MASONRY UNITS
CJ CONTROL JOINT
PC-S ARCHITECTURAL PRECAST CONCRETE SILL
PC-B ARCHITECTURAL PRECAST CONCRETE BAND

SIDING COLOR
LPS-1 LAP SIDING COLOR*
LPS-2 LAP SIDING COLOR*
PNL-1 PANEL SIDING COLOR*
TRIM
SWIT SIDING WALL TRIM WHITE

PRE-FINISHED METAL.
PMC METAL COPING WHITE
OSC SCUPPER
ARS ALUMINUM RAILING SYSTEM WHITE
MG MECHANICAL GRILL
PER SIDING COLOR*
WINDOWS
WF WINDOWS FRAMES WHITE
WHITE
GENERAL NOTES

NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.

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DATE OF ISSUE: 03/13/2019

REVISIONS:

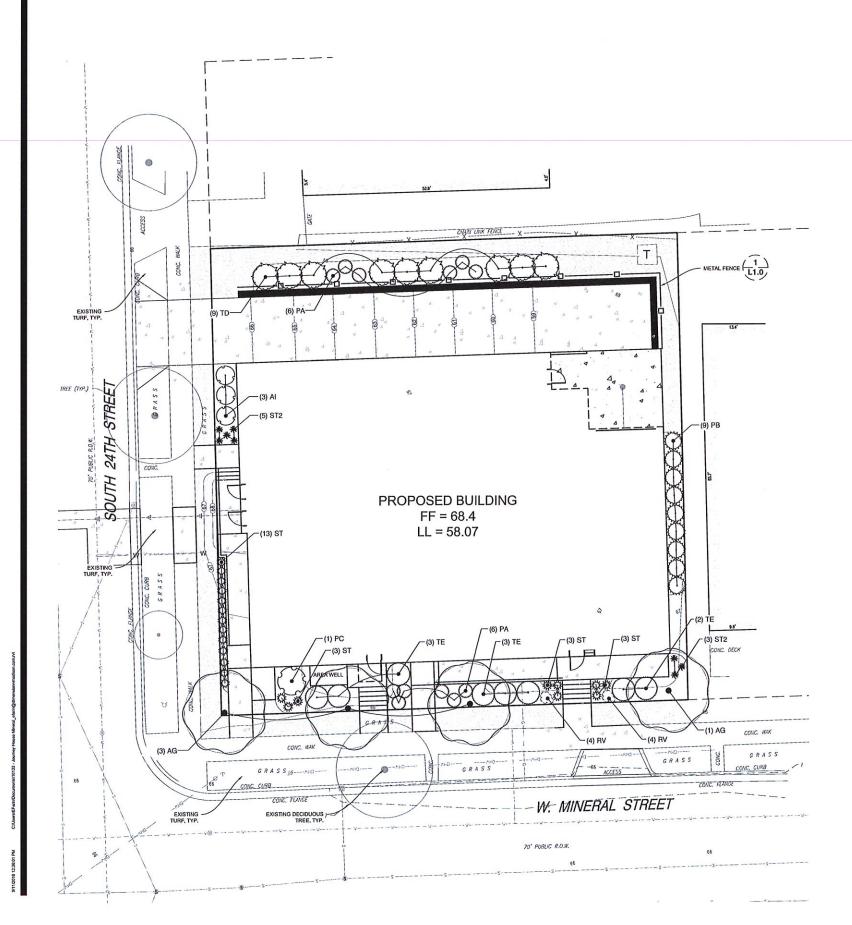
PROJECT # 16133

EXTERIOR ELEVATIONS

A2.4

2' 4' 8'

1 EXTERIOR ELEVATION - NORTH



PLANT SCHEDULE MINERAL STREET

ORNAMENTAL TREES	BOTANICAL NAME Amelanchier x grandiflora `Autumn Brilliance`	COMMON NAME `Autumn Brilliance` Serviceberry	SIZE 2" Cal.		QTY 4
DECIDUOUS SHRUBS Al PA PC	BOTANICAL NAME Aronia melanocarpa `Iroquois Beauty` TM Potentilla fruticosa `Abbotswood` Prunus x cistena	COMMON NAME Black Chokeberry Abbotswood Potentilla Purple Leaf Sand Cherry	<u>SIZE</u> 5 gal. 3 gal. 5 gal.		QTY 3 12 1
EVERGREEN SHRUBS PB TD TE	BOTANICAL NAME Pinus cembra `Blue Mound` Taxus x media `Densiformis` Taxus x media `Everlow`	COMMON NAME Blue Mound Stone Pine Dense Yew Yew	SIZE 48" Tall 2' Wide 24" Tall		<u>QTY</u> 9 9 8
ORNAMENTAL GRASSES ST2 ST	BOTANICAL NAME Schizachyrium scoparium 'The Blues' Sporobolus heterolepis 'Tara'	COMMON NAME Little Bluestem Prairie Dropseed	SIZE 1 gal. 1 gal.		<u>QTY</u> 8 22
PERENNIALS RV	BOTANICAL NAME Rudbeckia fulgida speciosa 'Viette's Little Suzy'	COMMON NAME Coneflower	SIZE 4.5" Cont.	SPACING 15° o.c.	QTY 8
GROUND COVERS	BOTANICAL NAME	COMMON NAME		QTY	
	Turf Sod	Drought Tolerant Fescue Blend		1,266 sf	



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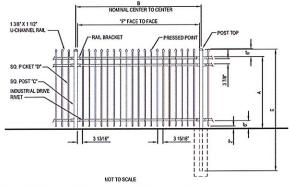
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- NOTES:

 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 2. DO NOT SCALE DRAWNOS.
 3. SPECHFICATIONS SHOWN CAN BE CHANGED ONLY BY THE MANUFACTURER.
 4. FOUNDING WITH TO BE (1) X-POST WORTH.
 5. FIARCE SECTIONS USING SAY PRICETS IN TOTAL 19 POINTES PER SECTION.
 5. CHARLES ONLY FOR FROUDT AND COMPANY INFORMATION VISIT WWW.CADdetails.com/
 REFERENCE INJURIES TO RECOULT AND COMPANY INFORMATION VISIT WWW.CADdetails.com/





AT CLARKE SQUARE

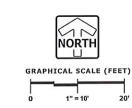
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02/22/2019

PROJECT#

MINERAL STREET LANDSCAPE PLAN

16133

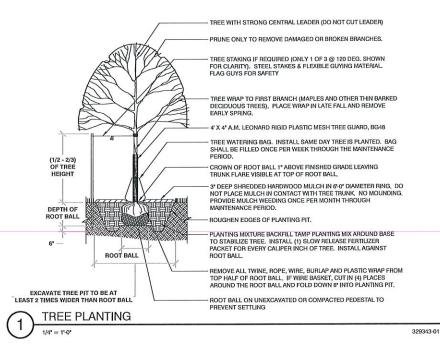


GENERAL PLANTING NOTES

- THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY
- 2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- 3. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS
- 4. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO
- ALL PLANT MATERIAL SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
- 6 ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
- WHILE PLANTING TREES AND SHRUBS, BACKFILL 3 OF PLANTING HOLE AND WATER THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- 10. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING
- ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN
- 12. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- 13. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- 14. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE
- 15. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
- 16. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- 17. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
- 18 THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
- 19. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
- 20. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

- LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A TILLER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND
- 2. THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
- TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
- SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES.)
- PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL, PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
- DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE
- 8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE



BRANCHES ONLY AFTER PLANTING. PRUNING IS SUBJECT TO TIME OF YEAR FOR EACH INDIVIDUAL SPECIES. TREE STAKING (ONLY 1 OF 3 @ 120 DEG. SHOWN FOR CLARITY). 3' DIAMETER CEDAR WOOD STAKES & FLEXIBLE GUYING MATERIAL. FLAG GUYS FOR SAFETY. STAKES SHALL NOT TOUCH Zung. THE SIDES OF ROOT BALL WHEN INSTALLED. CROWN OF ROOT BALL 2" ABOVE FINISHED GRADE LEAVING TRUNK FLARE VISIBLE AT TOP OF ROOT BALL. (1/2) OF TREE 3" DEEP SHREDDED HARDWOOD MULCH IN 6"-0" DIAMETER RING. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. NO MOUNDING. PROVIDE MULCH WEEDING ONCE PER MONTH THROUGH ROUGHEN EDGES OF PLANTING PIT. DEPTH OF PLANTING MIXTURE BACKELL TAMP PLANTING MIX AROUND BASE TO STABILIZE TREE. INSTALL (1) SLOW RELEASE FERTILIZER PACKET FOR EVERY 24 OF TREE HEIGHT. INSTALL PACKET ROOT BALL REMOVE ALL TWINE, ROPE, WIRE, BURLAP AND PLASTIC WRAP FROM TOP HALF OF ROOT BALL. IF WIRE BASKET, CUT IN (4) PLACES AROUND THE ROOT BALL AND FOLD DOWN 8" INTO PLANTING PIT. - ROOT BALL ON UNEXCAVATED OR COMPACTED PEDESTAL TO PREVENT SETTLING EXCAVATE TREE PIT TO BE AT

EVERGREEN TREE PLANTING

PERENNIAL PLANTING FINISHED GRADE TOP OF MULCH AND LOOSEN AND PULL ROOTS OUT OF CONTAINER MATERIAL TO REVENT PLANT FROM BECOMING PLANTING MIX

REROOT PLANTING NOTES:
SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.

SOAR ROUTS INVERFORAT LEAST OILE HOUSE IN INDICE HOUSE AT MOST AND A THORN AND

WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.

APPROXIMATELY AT THE FINISHED SOIL ELEVATION, SPREAD ROOTS OUT EVENLY, PLUMB AND

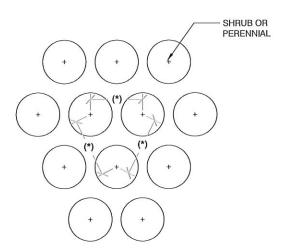
PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE

PER PLANT SPACING

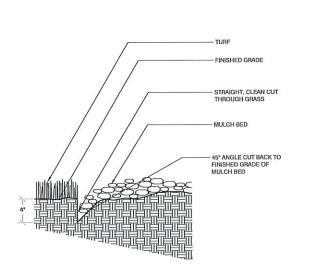
IMMEDIATELY BACKELL WITH PLANTING SOIL MIX

BACKELL VOIDS AND WATER SECOND TIME

SHRUB PLANTING



(*) = SPECIFIED PLANT SPACING PER PLANTING LIST



PERENNIAL PLANTING



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SHRUB PLANTING

PRINE ONLY TO REMOVE DEAD

BOTTOM OF ROOT FLARE FLUSH

HAND LOOSEN AND PULL ROOTS OUT OF CONTAINER MATE PREVENT PLANT FROM BECOMING ROOT BOUND

REMOVE ALL TWINE, ROPE, WIRE BURLAP AND PLASTIC WRAP FROM TOP HALF OF ROOT BALL

SCARIFY 4" AND RECOMPACT

329333-02

3293-01

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DATE OF ISSUE: 02/22/2019 REVISIONS PROJECT # 16133

LANDSCAPE **DETAILS & NOTES**

PLANT SPACING

3

TRENCHED BED EDGE