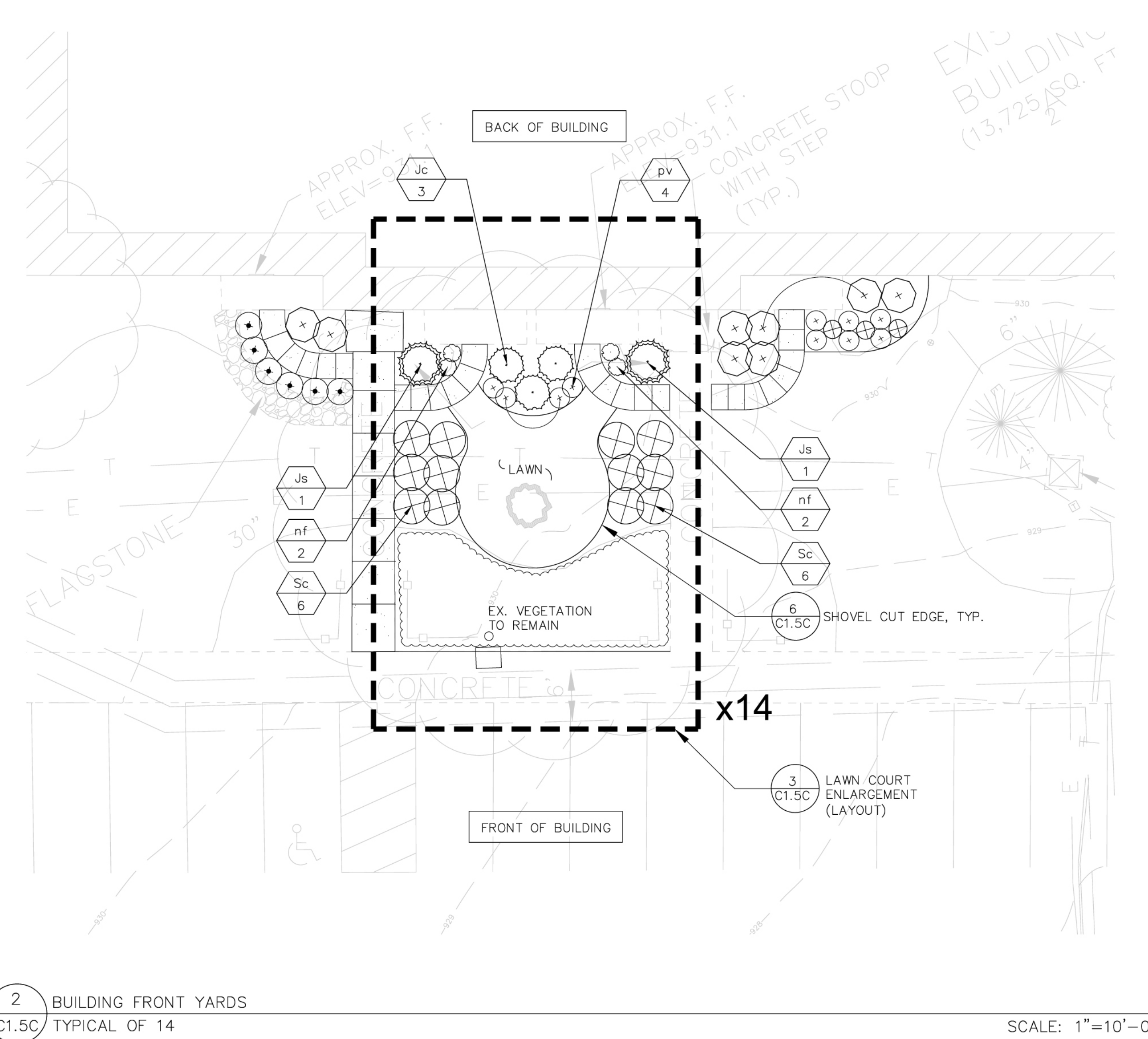
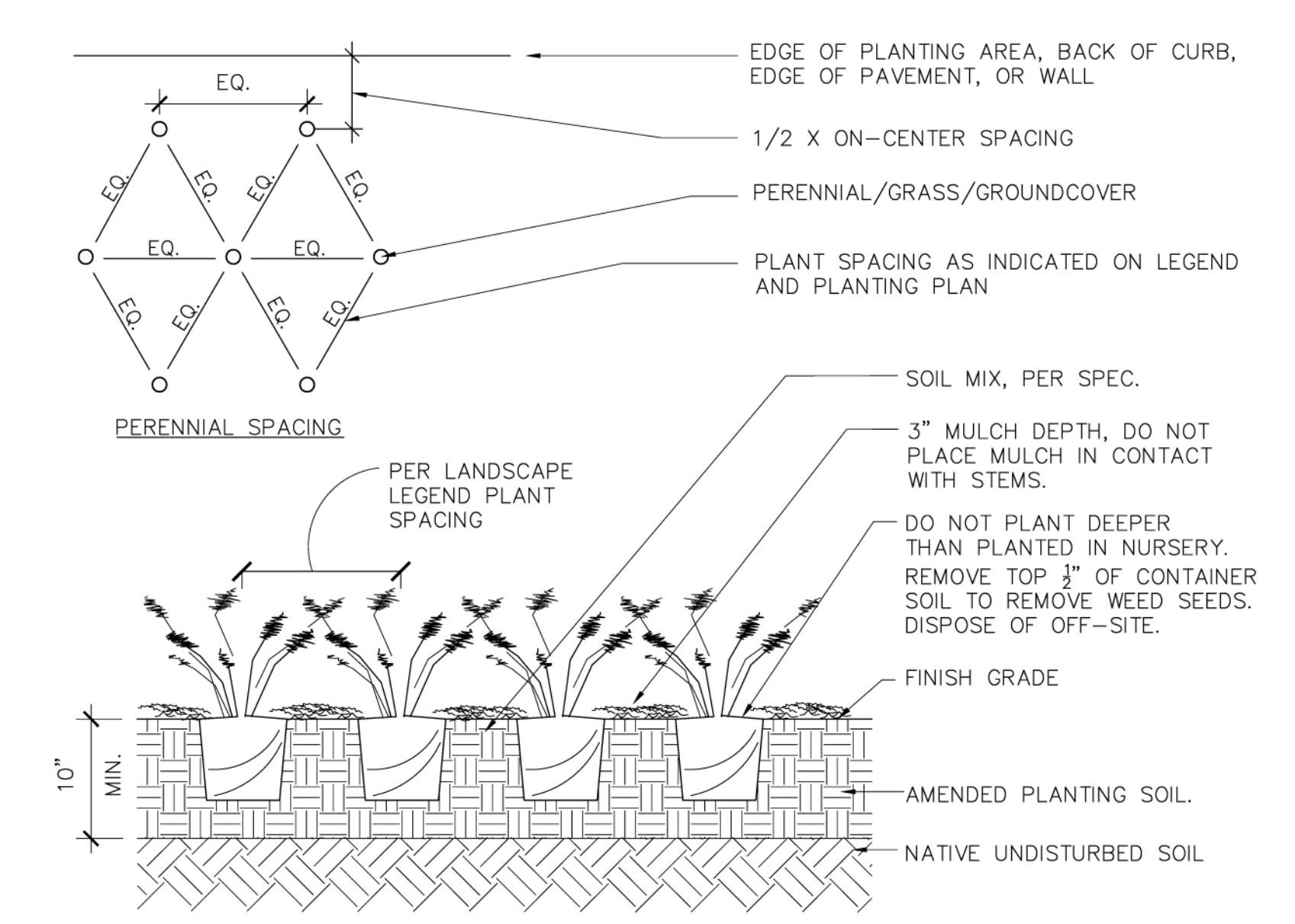


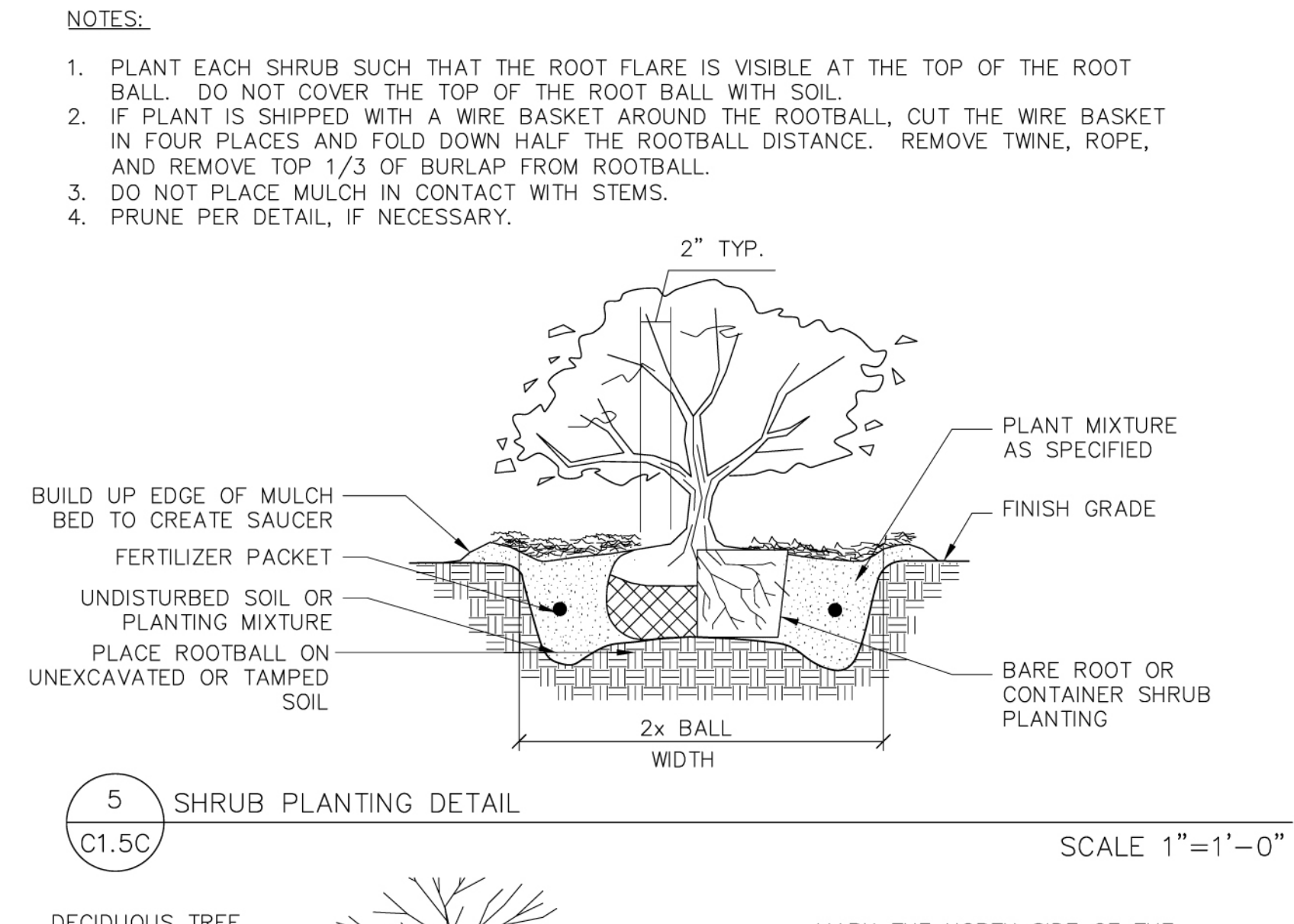
1 CLUBHOUSE ENLARGEMENT
C1.5C SCALE: 1"=10'-0"



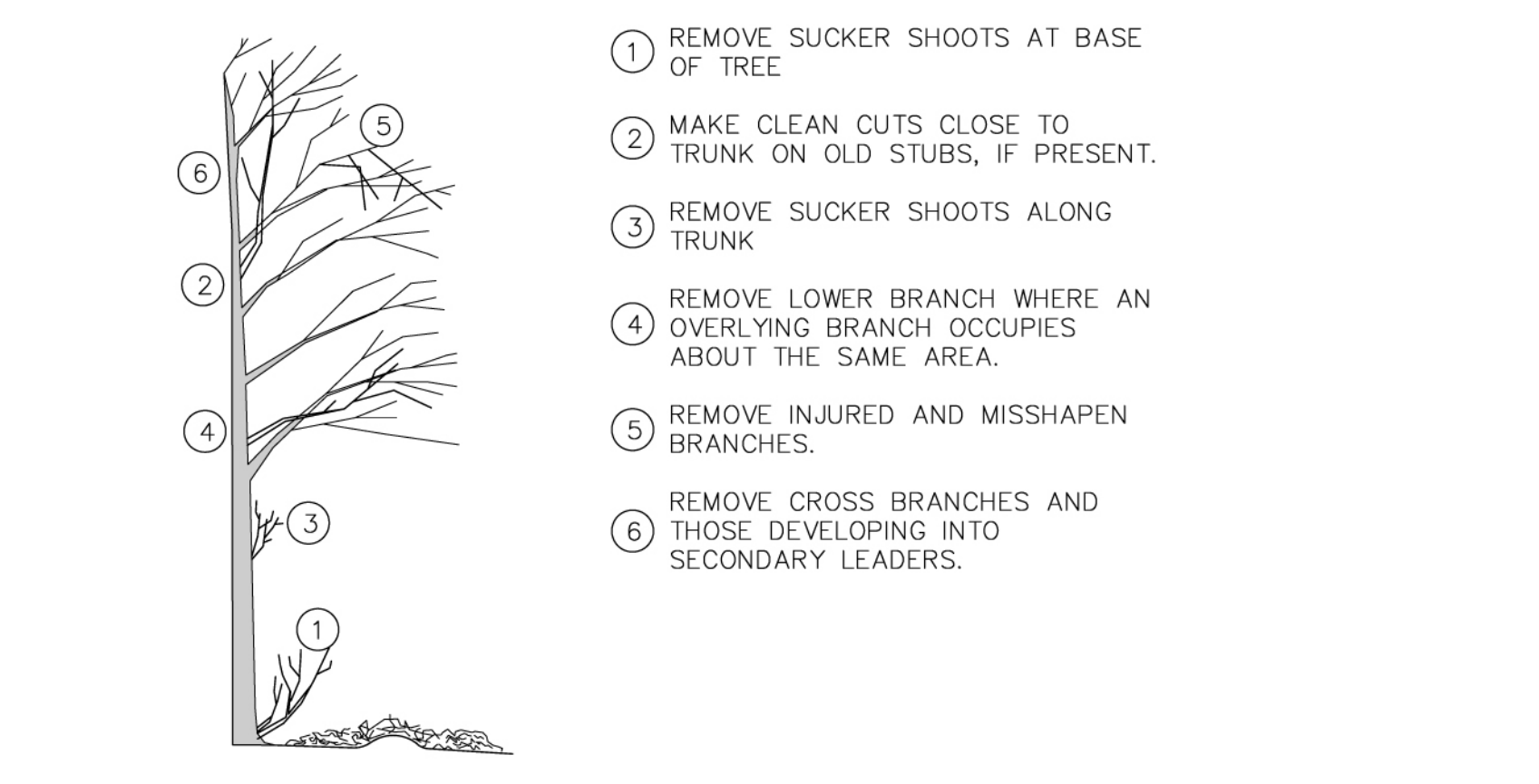
2 BUILDING FRONT YARDS
C1.5C TYPICAL OF 14 SCALE: 1"=10'-0"



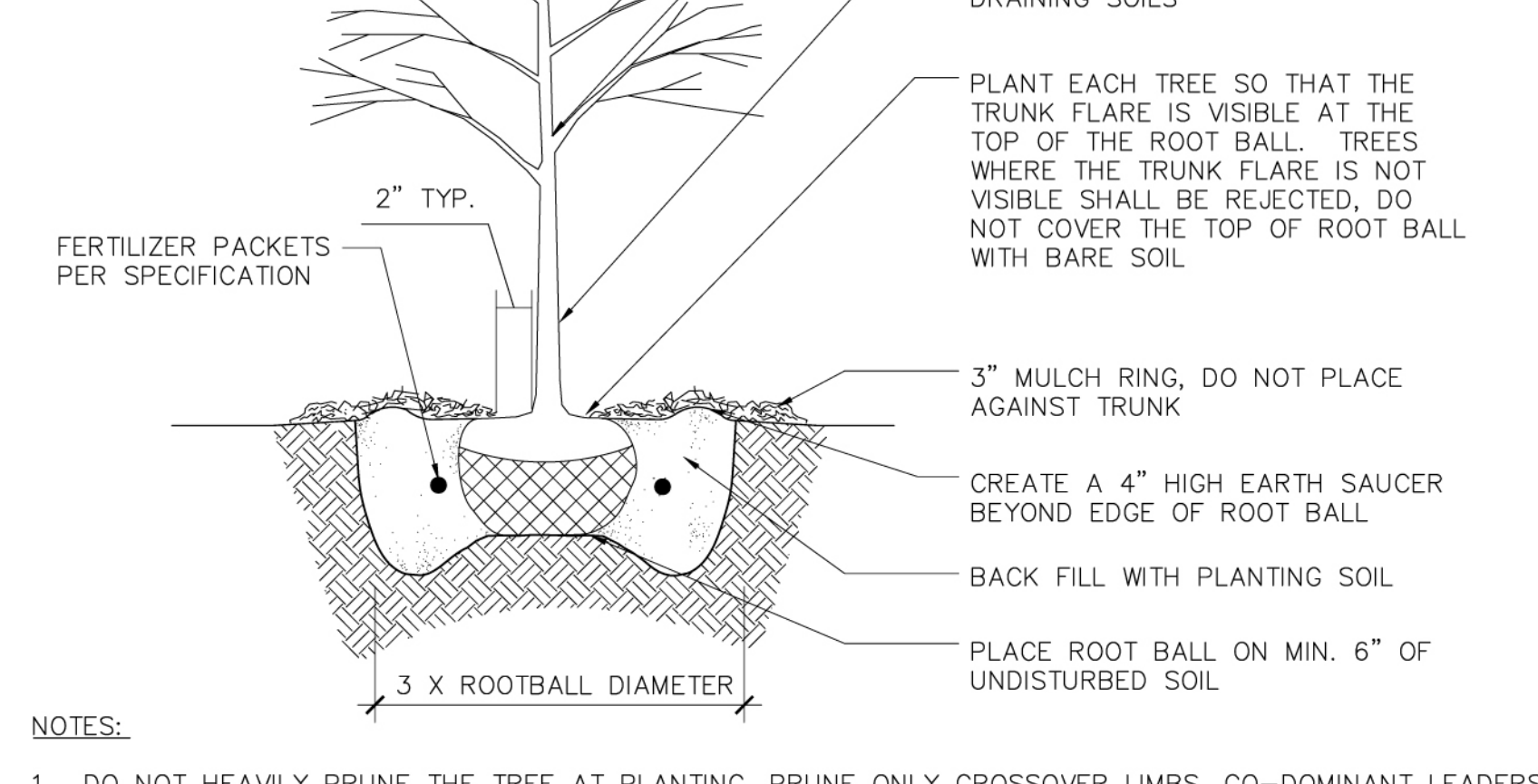
4 GROUNDCOVER / PERENNIAL PLANTING
C1.5C SCALE 1"=1'-0"



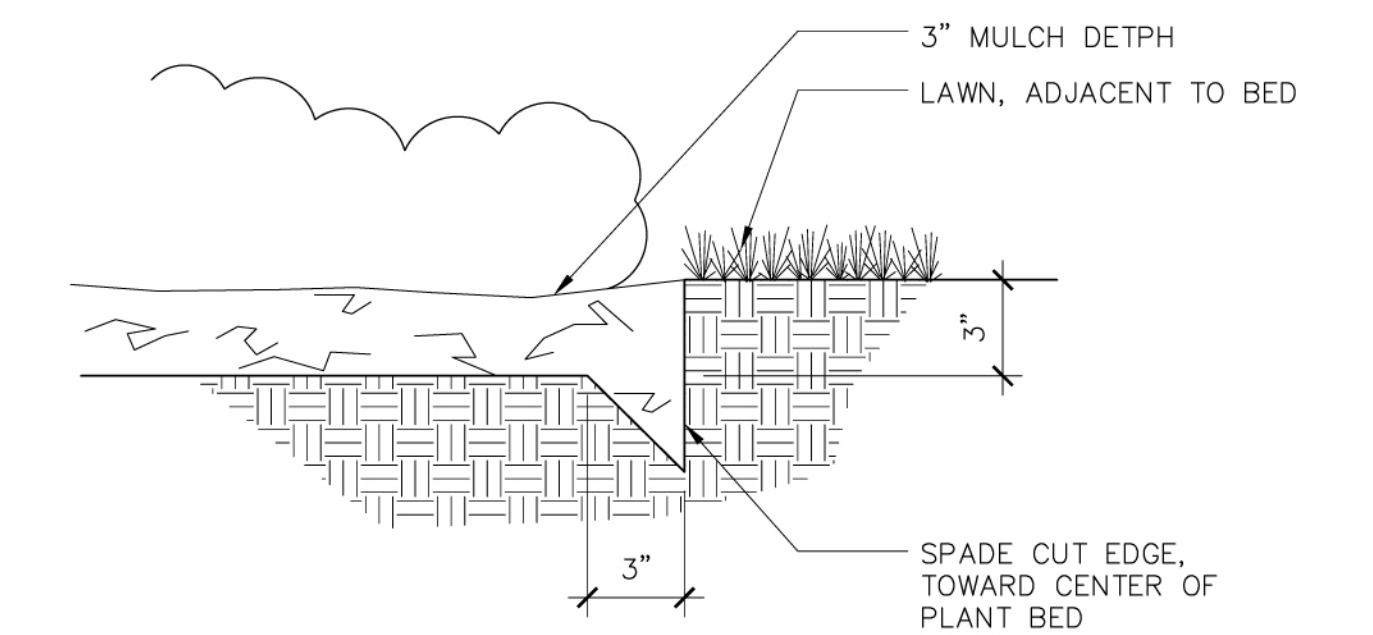
5 SHRUB PLANTING DETAIL
C1.5C SCALE 1"=1'-0"



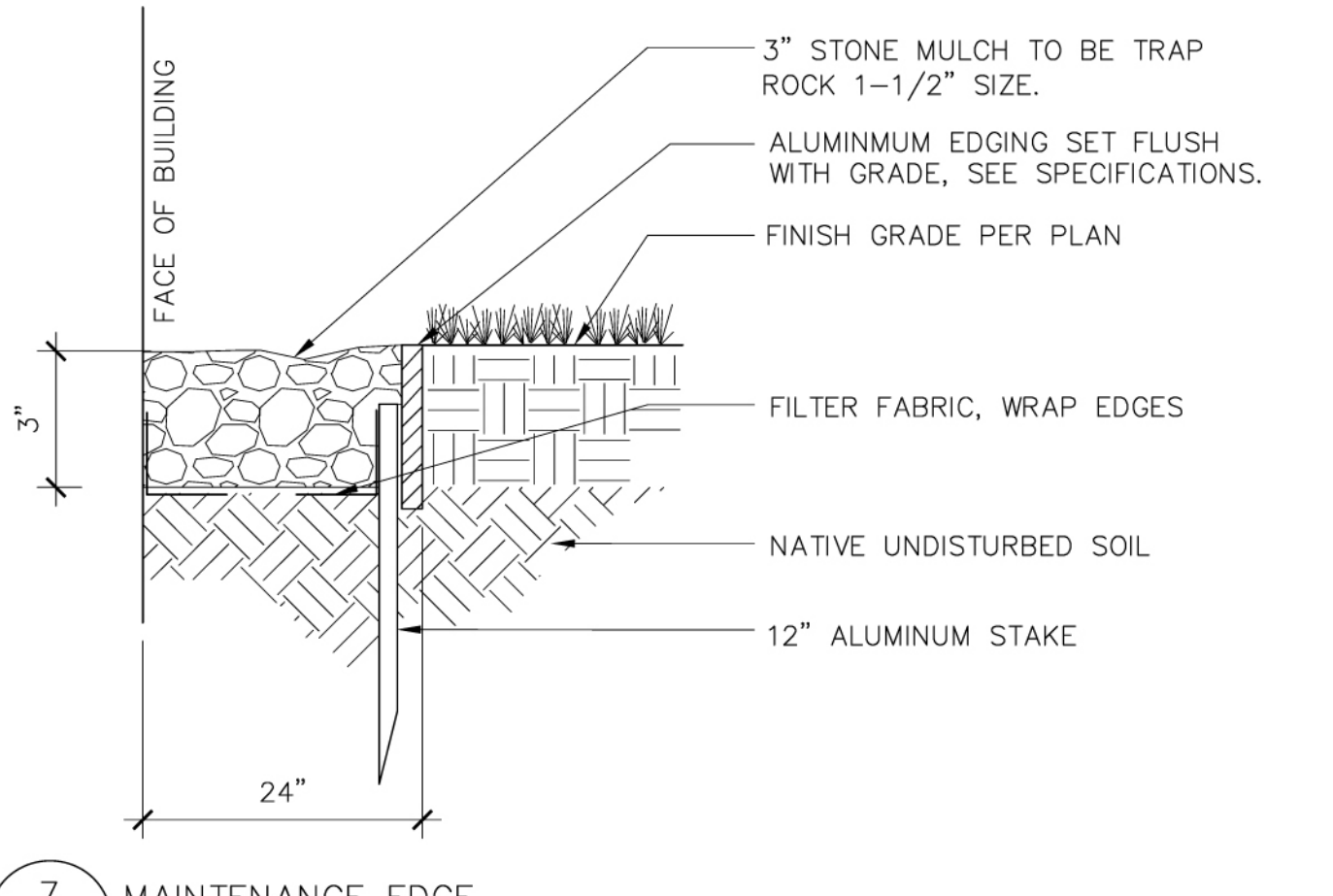
8 TREE PRUNING
C1.5C SCALE 1"=1'-0"



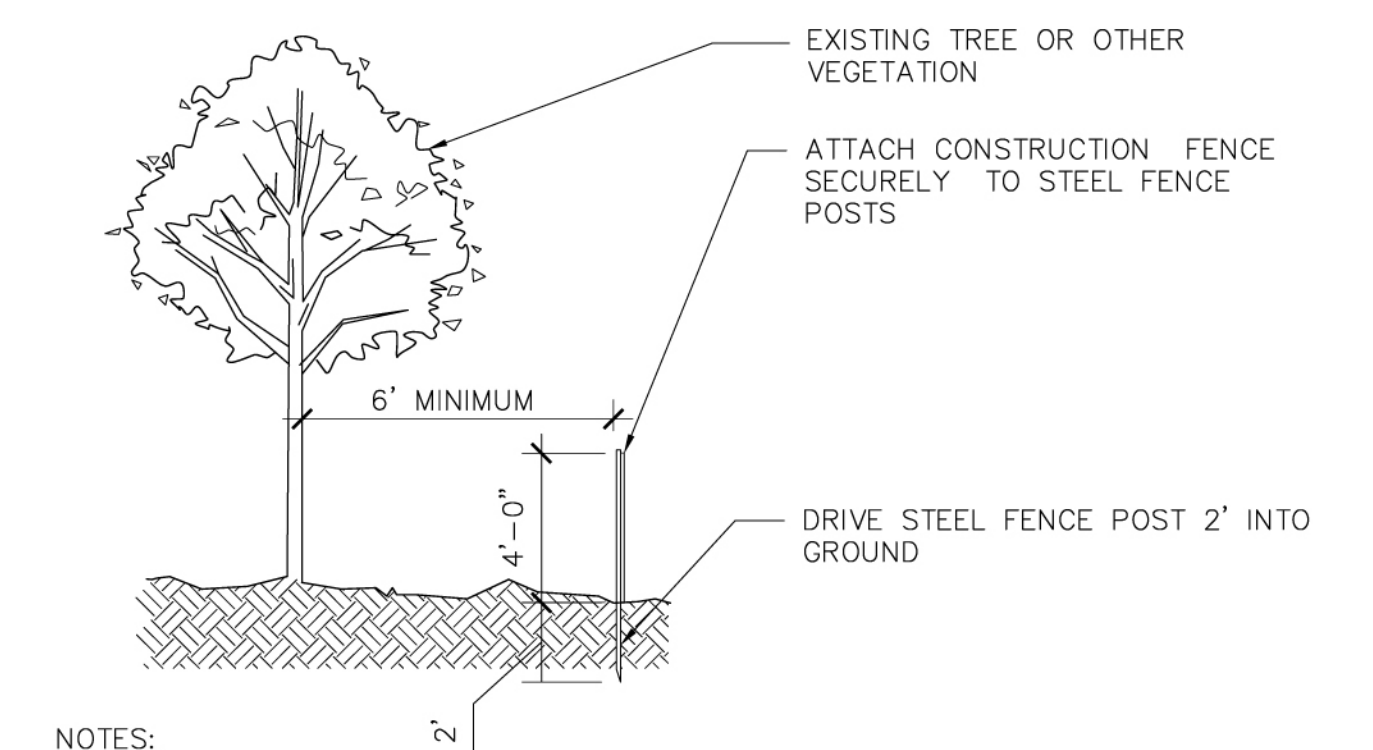
9 B&B TREE PLANTING DETAIL
C1.5C SCALE 1"=1'-0"



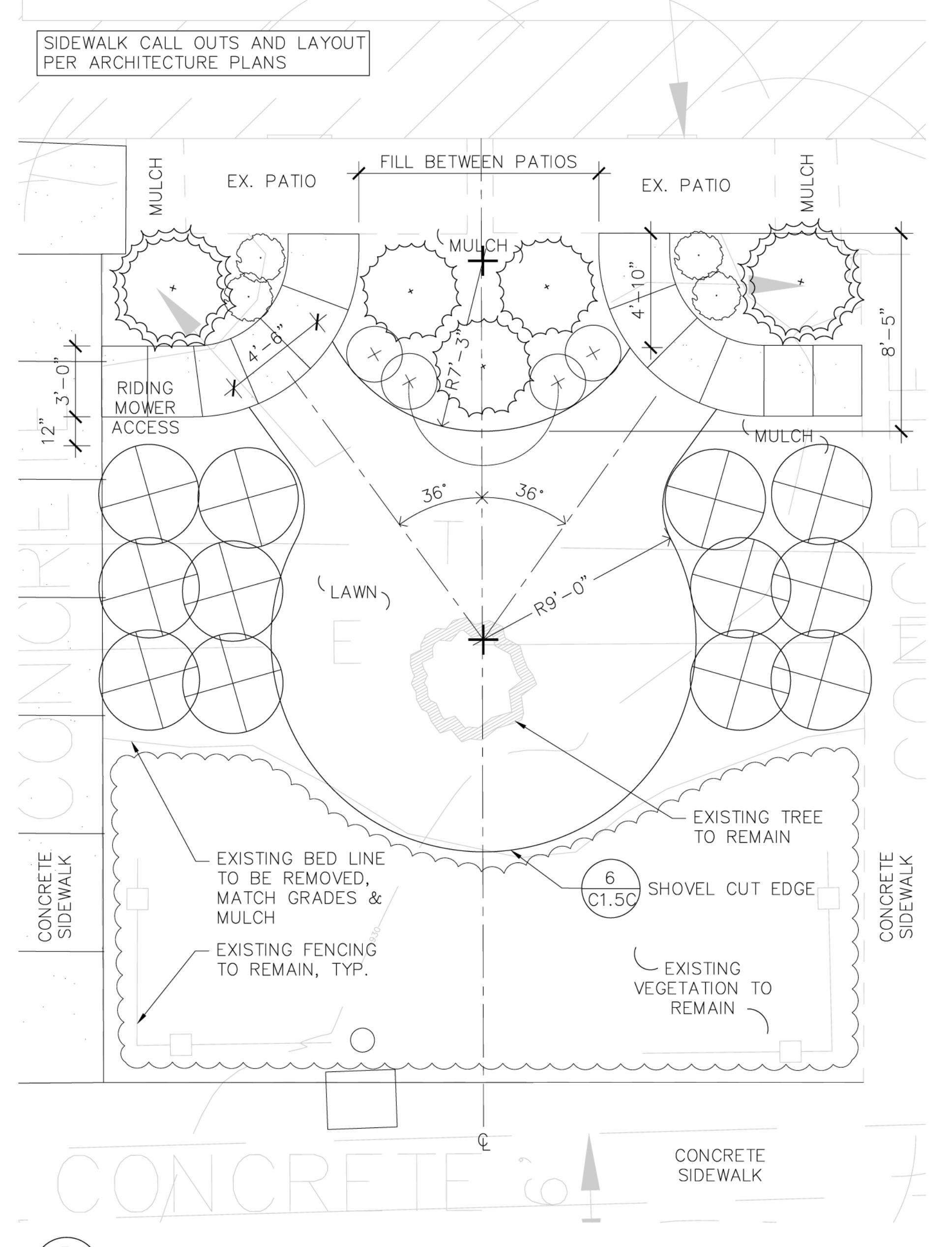
6 SHOVEL CUT EDGE
C1.5C SCALE 1"=1'-0"



7 MAINTENANCE EDGE
C1.5C SCALE 1"=1'-0"



10 TREE PROTECTION
C1.5C SCALE 1"=1'-0"



3 LAWN COURT ENLARGEMENT
C1.5C TYPICAL SCALE: 1/4"=1'-0"

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DRAWING SET IDENTIFIER

PROJECT MASTER SET
BUILDING 1A
BUILDING 1B
BUILDING 1C
BUILDING 1D
BUILDING 1E
BUILDING 1F
BUILDING 1G
CLUBHOUSE
GARAGE #1
GARAGE #2
GARAGE #3
GARAGE #4
GARAGE #5
GARAGE #6
GARAGE #7
GARAGE #8
GARAGE #9
GARAGE #10

ARCHITECT STAMP / SIGNATURE

HUD PROJECT #:
TBD

OWNER:
NOB HILL APARTMENTS, LLC
710 NORTH PLANKINTON AVENUE
SUITE 1200
MILWAUKEE, WI 53203

PROJECT:
NOB HILL APARTMENTS
1108 MOORLAND ROAD
MADISON, WI 53713

PRELIMINARY SHEET DATES:
JULY 31, 2012

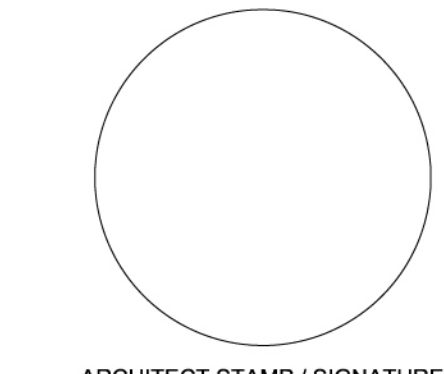
JOB NUMBER:
1206230

SHEET

C1.5C

DRAWING SET IDENTIFIER

PROJECT MASTER SET
BUILDING 'A'
BUILDING 'B'
BUILDING 'C'
BUILDING 'D'
BUILDING 'E'
BUILDING 'F'
BUILDING 'G'
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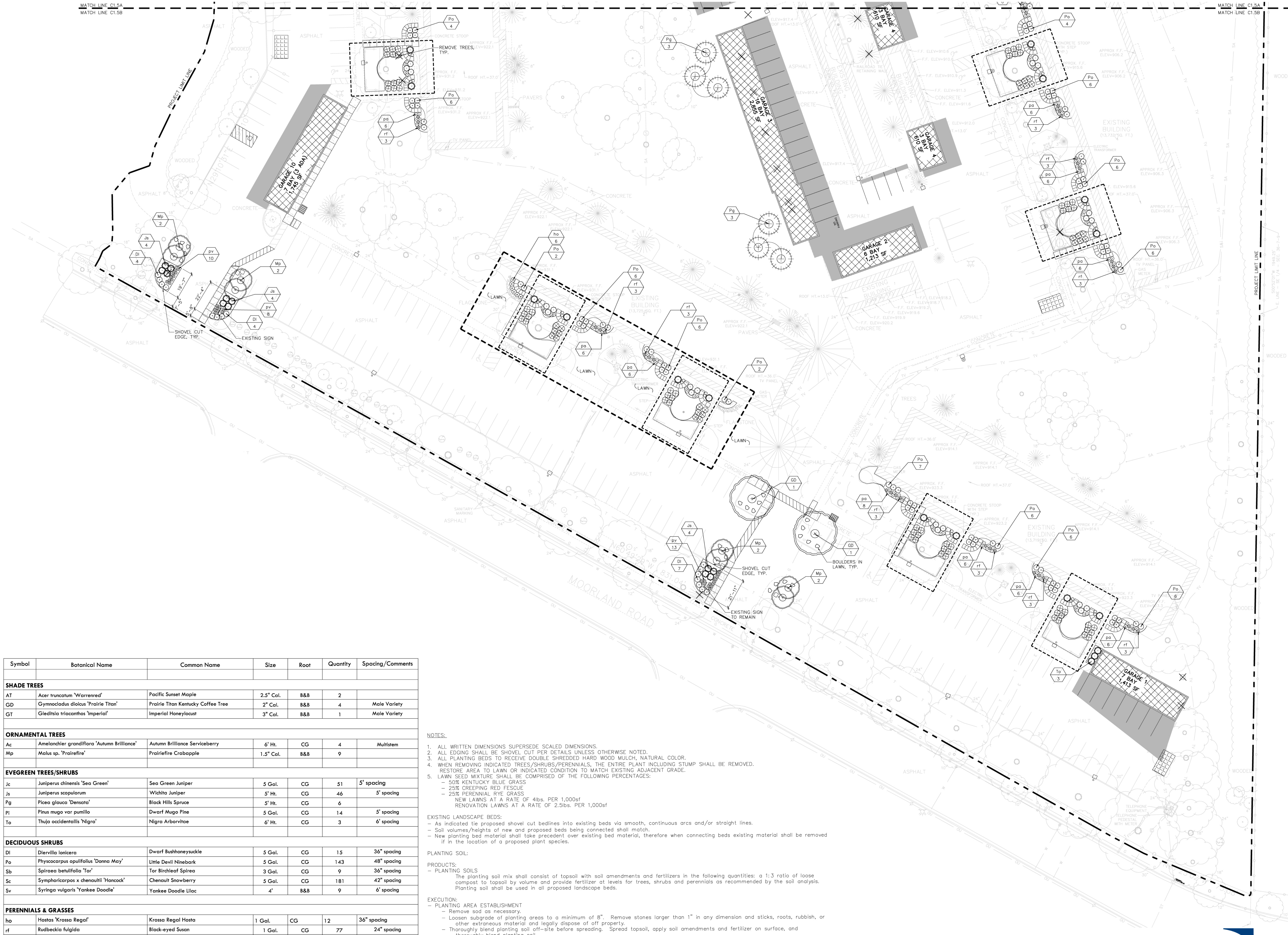
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C1.5B



Symbol	Botanical Name	Common Name	Size	Root	Quantity	Spacing/Comments
SHADE TREES						
AT	<i>Acer truncatum</i> 'Warrenred'	Pacific Sunset Maple	2.5" Cal.	B&B	2	
GD	<i>Gymnocladus dioica</i> 'Prairie Titan'	Prairie Titan Kentucky Coffee Tree	2" Cal.	B&B	4	Male Variety
GT	<i>Gleditsia triacanthos</i> 'Imperial'	Imperial Honeylocust	3" Cal.	B&B	1	Male Variety
ORNAMENTAL TREES						
Ac	<i>Amelanchier grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6' Ht.	CG	4	Multistem
Mp	<i>Malus sp.</i> 'Prairiefire'	Prairiefire Crabapple	1.5" Cal.	B&B	9	
EVEGREEN TREES/SHRUBS						
Jc	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	5 Gal.	CG	51	5' spacing
Js	<i>Juniperus scopulorum</i>	Wichita Juniper	5' Ht.	CG	46	5' spacing
Pg	<i>Picea glauca</i> 'Densata'	Black Hills Spruce	5' Ht.	CG	6	
Pi	<i>Pinus mugo</i> var. <i>pumillo</i>	Dwarf Mugo Pine	5 Gal.	CG	14	5' spacing
To	<i>Thuja occidentalis</i> 'Nigra'	Nigra Arborvitae	6' Ht.	CG	3	6' spacing
DECIDUOUS SHRUBS						
Di	<i>Dierrevilla lonicera</i>	Dwarf Bushhoneysuckle	5 Gal.	CG	15	36" spacing
Po	<i>Physocarpus opulifolius</i> 'Donna May'	Little Devil Ninebark	5 Gal.	CG	143	48" spacing
Sb	<i>Spiraea betulifolia</i> 'Tor'	Tor Birchleaf Spirea	3 Gal.	CG	9	36" spacing
Sc	<i>Symphoricarpos x chenaultii</i> 'Hancock'	Chenault Snowberry	5 Gal.	CG	181	42" spacing
Sv	<i>Syringa vulgaris</i> 'Yankee Doodle'	Yankee Doodle Lilac	4'	B&B	9	6' spacing
PERENNIALS & GRASSES						
ho	<i>Hostas 'Krossa Regal'</i>	Krossa Regal Hosta	1 Gal.	CG	12	36" spacing
rf	<i>Rudbeckia fulgida</i>	Black-eyed Susan	1 Gal.	CG	77	24" spacing
nf	<i>Nepeta x fassenii</i> 'Walkers Low'	Walkers Low Catmint	1 Gal.	CG	56	24" spacing
pa	<i>Pennisetum alopecuroides</i> 'Hamen'	Dwarf Fountain Grass	1 Gal.	CG	128	30" spacing
pv	<i>Panicum virgatum</i> 'Rostrathbush'	Rostrathbush Switchgrass	1 Gal.	CG	56	24" spacing
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	1 Gal.	CG	19	24" spacing

NOTES:

- ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.
- ALL EDGING SHALL BE SHOVEL CUT PER DETAILS UNLESS OTHERWISE NOTED.
- ALL PLANTING BEDS TO RECEIVE DOUBLE SHREDDED HARD WOOD MULCH, NATURAL COLOR.
- WHEN REMOVING INDICATED TREES/SHRUBS/PERENNIALS, THE ENTIRE PLANT INCLUDING STUMP SHALL BE REMOVED. RESTORE AREA TO LAWN OR INDICATED CONDITION TO MATCH EXISTING ADJACENT GRADE.
- LAWN SEED MIXTURE SHALL BE COMPRISED OF THE FOLLOWING PERCENTAGES:
 - 50% KENTUCKY BLUE GRASS
 - 25% CREEPING RED FESCUE
 - 25% PERENNIAL RYE GRASS
 NEW LAWNS AT A RATE OF 4lbs. PER 1,000sf
 RENOVATION LAWNS AT A RATE OF 2.5lbs. PER 1,000sf

EXISTING LANDSCAPE BEDS:

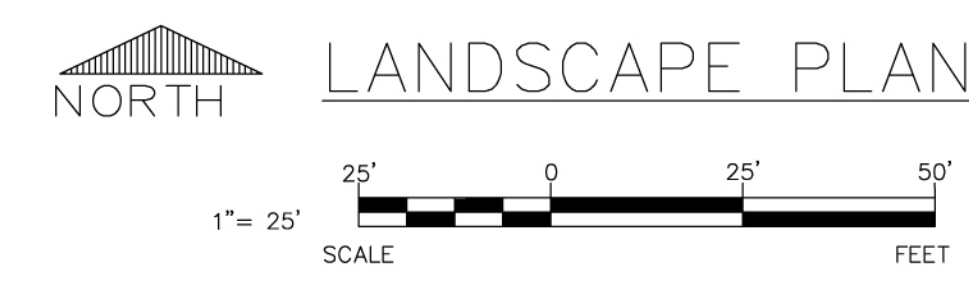
- As indicated tie proposed shovel cut bedlines into existing beds via smooth, continuous arcs and/or straight lines.
- Soil volumes/heights of new and proposed beds being connected shall match.
- New planting bed material shall take precedent over existing bed material, therefore when connecting beds existing material shall be removed if in the location of a proposed plant species.

PLANTING SOIL:

- PRODUCTS:
- PLANTING SOILS
The planting soil mix shall consist of topsoil with soil amendments and fertilizers in the following quantities: a 1:3 ratio of loose compost to topsoil by volume and provide fertilizer at levels for trees, shrubs and perennials as recommended by the soil analysis. Planting soil shall be used in all proposed landscape beds.

EXECUTION:

- PLANTING AREA ESTABLISHMENT
 - Remove sod as necessary.
 - Loosen subgrade of planting areas to a minimum of 8". Remove stones larger than 1" in any dimension and sticks, roots, rubbish, or other extraneous material and legally dispose of off property.
 - Thoroughly blend planting soil off-site before spreading. Spread topsoil, apply soil amendments and fertilizer on surface, and thoroughly blend planting soil.
 - Delay mixing fertilizer with planting soil if planting will not proceed within three days.
 - Spread planting soil mix to a depth of 8" but not less than required to meet finish grades after natural settlement. Do not spread if planting soil or subgrade is frozen, muddy, or excessively wet.
 - Spread approx. 4" of planting soil over loosened subgrade. Mix into top 4" of subgrade. Spread remainder of soil.
 - Finish Grading: Grade planting areas to a smooth, uniform surface plane with loose, uniformly fine texture. Roll and rake, remove ridges, and fill depressions to meet finish grades.
- Before planting restore planting areas if eroded or otherwise disturbed after finish grading.



REQUIREMENTS: BASED ON 483 EXISTING STALLS
 CANOPY TREES REQUIRED = 27
 LANDSCAPE POINTS REQUIRED = 1,630

EXISTING LANDSCAPING CALCULATIONS				
TYPE	LOCATION	QUANTITY	POINT VALUE	TOTAL POINTS
CANOPY TREE 2"-2.5" MIN.	LOCATED WITHIN 50' OF THE EDGE OF THE PARKING LOT.	56	35	(56-27) x 35 = 1,015
DECIDUOUS SHRUB	LOCATED WITHIN 20' OF THE EDGE OF THE PARKING LOT.	70	2	140
EVERGREEN SHRUB	LOCATED WITHIN 20' OF THE EDGE OF THE PARKING LOT.	5	35	175
DECORATIVE FENCE (PER 10')	LOCATED WITHIN 20' OF THE EDGE OF THE PARKING LOT.	840'	5/10'	420
EVERGREEN TREE	LOCATED WITHIN 20' OF THE EDGE OF THE PARKING LOT.	26	15	390
SMALL TREE	LOCATED WITHIN 20' OF THE EDGE OF THE PARKING LOT.	27	15	405
EXISTING TOTAL				2,545

EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
 EXISTING EVERGREEN TREE
 EXISTING SHRUB
LANDSCAPE NOTES:
 THE EXISTING SITE IS OVER REQUIRED FOR LANDSCAPING POINTS. THE ABOVE POINTS DO NOT TAKE INTO CONSIDERATION ANY OF THE SHRUB PLANTINGS WITHIN THE LISTED PLANTER AREAS ADJACENT TO THE BUILDINGS.

PROPOSED LANDSCAPING CALCULATIONS				
TYPE	LOCATION	QUANTITY	POINT VALUE	TOTAL POINTS
CANOPY TREE 2"-2.5" MIN.	WITHIN LAWN AREAS AND ENTRY DRIVES	7	35	245
DECIDUOUS SHRUB	ENTRY SIGNAGE AND FRONT FACADE AREAS	357	2	714
EVERGREEN SHRUB	ENTRY SIGNAGE AND FRONT FACADE AREAS	114	3	342
DECORATIVE FENCE (PER 10')	NO NEW FENCING PROPOSED	NA	NA	NA
EVERGREEN TREE	BEHIND PROPOSED GARAGE AREA	6	15	90
SMALL TREE	ENTRY SIGNAGE	13	15	195
PROPOSED TOTAL				1,586
GRAND TOTAL				4,131

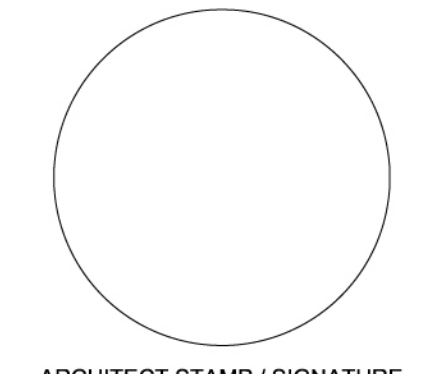


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DRAWING SET IDENTIFIER

- PROJECT MASTER SET
- BUILDING 1A
- BUILDING 1B
- BUILDING 1C
- BUILDING 1D
- BUILDING 1E
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HUD PROJECT #: TBD

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 SUITE 1200
 MILWAUKEE, WI 53203

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 1108 MOORLAND ROAD
 MADISON, WI 53713

PRELIMINARY SHEET DATES:
 JULY 31, 2012

JOB NUMBER:
 1206230
 SHEET

C1.5A



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PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



LEGEND LANDSCAPE MANAGEMENT ZONES

EXISTING BUILDINGS TO BE RENOVATED:



- A. INTENSIVE FOUNDATION PLANTING ZONE:**
New landscaping introductions to define space, add seasonal interest and create a cohesive experience throughout the development. Higher plant variety in this area.
 - Mix of evergreen and deciduous shrubs with perennial planting accents.
 - Add double shredded hardwood mulch, natural color throughout all planting beds, 3" depth.
 - Shovel cut edges, smooth, continuous radii/lines.
 - Seasonal aesthetic interest with minimal maintenance. Plantings selected based on durability and tolerance to drought, salt and neglect.
 - Remove existing vegetation around signage entries and replace with ornamental plantings as indicated.
- B. PRIMARY REJUVENATION PLANTING ZONE:**
Selectively remove overgrown and aging species. Replace with plantings that add aesthetic character and enhance environmental capabilities (attract wildlife, reduce stormwater, etc.).
 - See landscape sheets C1.5A, C1.5B, C1.5C for specific plant recommendations.
 - This zone is located along south and western frontages of buildings. Deciduous canopy vegetation shall be utilized to increase building energy efficiency. Evergreen trees shall be selectively removed to reduce dense shade and afford better sight lines for safety.
 - Combine planting beds with proposed "Type A" management zone bed lines where indicated.
 - Remove existing wood mulch and built up debris to bring grade within proximity of adjacent walks.
 - Add double shredded hardwood mulch, natural color through all planting beds, 3" depth.
 - Replace dead, damaged or diseased trees/shrubs with like variety.
- C. SECONDARY REJUVENATION PLANTING ZONE:**
Selectively remove overgrown and aging species with some additions of new shrub material. Areas are defined by single (islandized) species with functional characteristics over ornamental variety. Refresh mulch.
 - See landscape sheets C1.5A, C1.5B, C1.5C for specific plant recommendations.
 - Prune and limb up deciduous tree species along Moorland Road in buffer yard area.
 - Remove "islandized" shrub effect along Moorland Road in buffer yard area. Combine single species or add similar species to create edge buffer.
 - Selectively remove diseased, damaged or crowding species.
 - Areas behind units along patios to be maintained. Replace dead, damaged or diseased shrubs with like varieties.
 - Add double shredded hardwood mulch, natural color through all planting beds, 3" depth.
- D. INTENSIVE FOUNDATION PLANTING ZONE:**
New landscaping introductions to define space, add seasonal interest and create a cohesive experience throughout the development. Higher plant variety in this area.
 - Perform a tree diagnosis and actions plan to identify health and safety of existing mature trees in lawn areas throughout the site.
 - Restore lawn or add lawn as indicated on the plans. Slopes of 1:4 or greater shall be stabilized until establishment.
 - Remove invasive trees.
 - Provide 6' diameter mulch rings around all trees. Do not place mulch against tree trunks.



* architectural treatments per architectural plans FOCAL ENTRY LANDSCAPE VIGNETTE

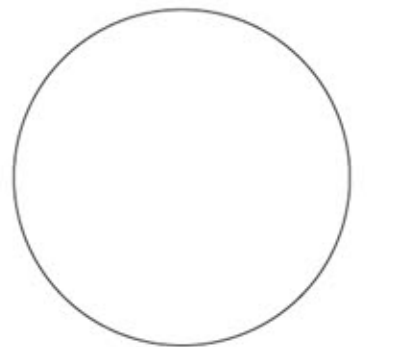


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PROJECT MASTER SET
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C1.5