

A. PROJECT DESCRIPTION AND STATEMENT OF INTENT

The Cherry Court Housing Development was built in 1967 for elderly housing. There is a single nine-story structure with 120 one-bedroom apartment units. The existing design was originally a part of the Midtown Urban Renewal Project. The building is currently set back 80 feet from the front property line and 90 feet from the side property line so that the building appears to be in the center of the property. There is a semi-circular drop-off drive in the front of the building and parking for approximately 30 cars in the rear and south side parking areas. A landscaped area to the West of the parking areas abuts a Milwaukee County Park. Each unit in the building has approximately 440 square feet.

The only non-residential building that exists within the residential area is the maintenance garage.

The goals of the new construction are:

- to replace the existing nine-story high-rise and build the same number of units in a five-story mid-rise apartment building with more square footage per unit and more energy efficient systems
- to provide single-family homes within the site to increase housing diversity
- to restore the block face of the site by reducing the front and side set-backs of the mid-rise building
- to provide accessible housing for the mid-rise residents and the single-family home occupants

In the proposed work, the existing nine-story high-rise building and maintenance garage will be demolished to allow the site to be divided into two distinct blocks separated by a 20' wide, L-shaped alley. The large block to the South will be the location of the 120-unit mid-rise building and the smaller block to the North will be further divided into six lots for single-family homes and garages. The L-shaped alley will allow rear access to the single-family homes and garages and will connect between West Galena Street and North 24th Street. The six single-family lots will have 2 rental units and 4 owner-occupied units.

There will be approximately 45 parking spaces the West of the new multi-family mid-rise building and each single-family home will have a two-car garage with an alley approach. The parking lot serving the multi-family building will be in the rear of the building and will be properly screened with landscaping and fencing.

EXHIBIT A
FILE NO. 041225

DETAILED PLAN DEVELOPMENT DESCRIPTION

1. GROSS LAND AREA
Proposed Multi-Family Building Site: 86,281.377 S.F. = 1.98 Acres
Proposed Single-Family Building Sites: 40,358.629 S.F. = 0.93 Acres
Total Site: 126,640.006 S.F. = 2.91 Acres
2. LAND COVERED BY BUILDINGS
Proposed Multi-Family Building Ground Floor: 22,140.568 S.F. = 0.51 Acres
Proposed Single-Family Buildings: Approximately 12,840 S.F. = 0.29 Acres
Total: 34,980.568 S.F. = 0.80 Acres
3. LAND DEVOTED TO PARKING
Proposed Multi-Family Lots & Drives: 21,430 S.F. = 0.49 Acres
Proposed Single-Family Drives: 3,264 S.F. = 0.07 Acres
Total: 24,694 S.F. = 0.57 Acres
4. LAND DEVOTED TO GREENSPACE
Proposed Multi-Family Open Space: 36,213 S.F. = 0.83 Acres
Proposed Single-Family Open Space: 24,254 S.F. = 0.56 Acres
Total: 60,467 S.F. = 1.39 Acres
5. DWELLING UNIT DENSITY
Proposed Multi-Family Density: 60.6 Units/Acre
Proposed Single-Family Density: 5.58 Units/Acre
Total: 43.3 Units/Acre
6. NUMBER OF BUILDINGS
Proposed Multi-Family Buildings: 1
Proposed Single-Family Buildings: 6
Total: 7
7. MAXIMUM NUMBER OF DWELLING UNITS PER BUILDING
Proposed Multi-Family Building: 120
Proposed Single-Family Buildings: 1
8. BEDROOMS PER UNIT
Proposed Multi-Family Building: 1
Proposed Single-Family Buildings: 3 or 4
9. PARKING SPACES PROVIDED
Proposed Multi-Family Building: 41 (Ratio: 0.34 spaces per 1 unit)
Proposed Single-Family Buildings: 2 (Ratio: 2.0 spaces per 1 unit)

**DEED RESTRICTIONS FOR CHERRY COURT SINGLE-FAMILY
HOMES**

1. OWNER OCCUPANCY

Except for Housing Authority of the City of Milwaukee owned property, all homes must be used for residential purposes only and be owner occupied as the owner's primary home. All homes must be kept available for the owner's exclusive use and enjoyment at all times and may not be subjected to any lease, rental, or tenancy.

2. FENCES AND GATES

Fences and gates must be constructed of painted or stained high quality wood or premium quality vinyl, painted wrought iron, or painted aluminum. Structural framing and/or unfinished sides of fences and walls may not be exposed to any street or neighboring lot. Front yard fences are not permitted. Chain link, split rail, or bamboo fences and gates are not permitted except upon the formal approval of the Housing Authority.

3. BOAT, TRAILER, AND AUTOMOBILE PARKING AND STORAGE

No boat, trailer, trailer house, recreational vehicle, camper, truck camper, or mobile home may be habitually parked in view, on, or adjacent to a lot. Parking on lawns, open spaces, or other dirt, gravel, or grassy areas is not allowed. Vehicles that are disabled, not currently licensed or registered, or are otherwise inoperable may not be stored in view on any lot.

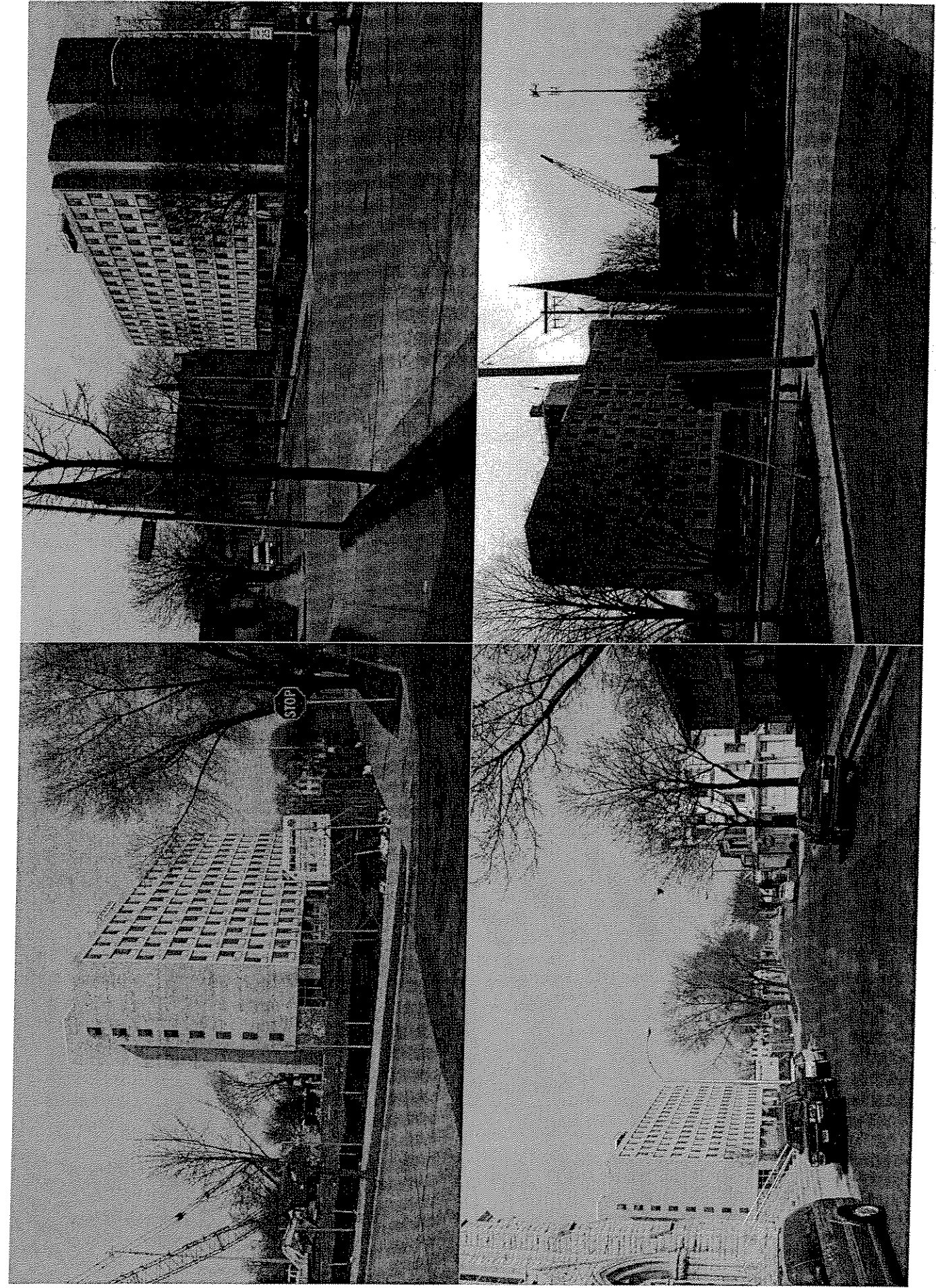
4. SWIMMING POOLS AND SPAS

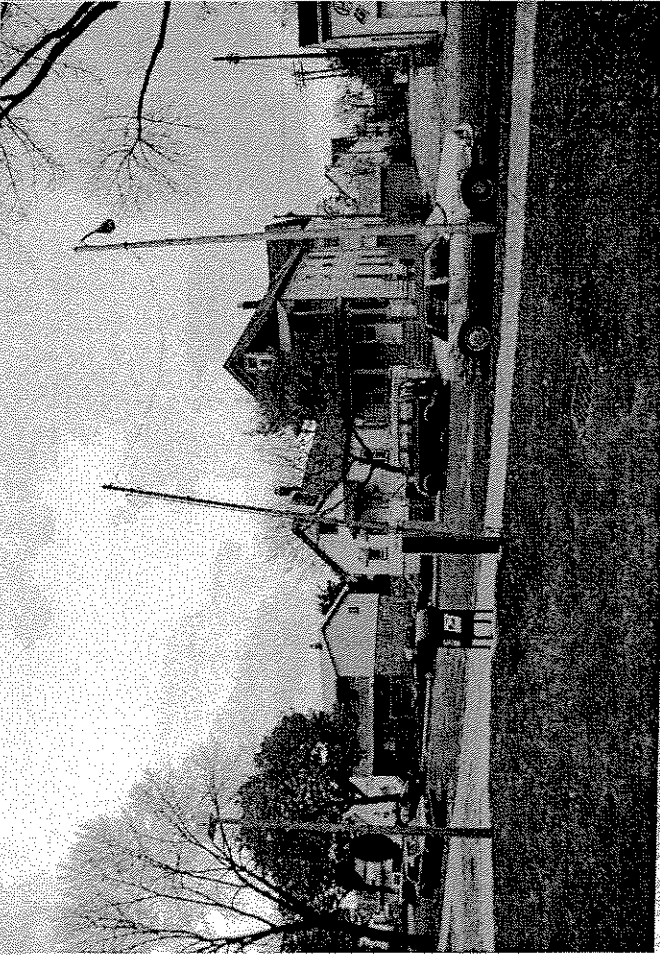
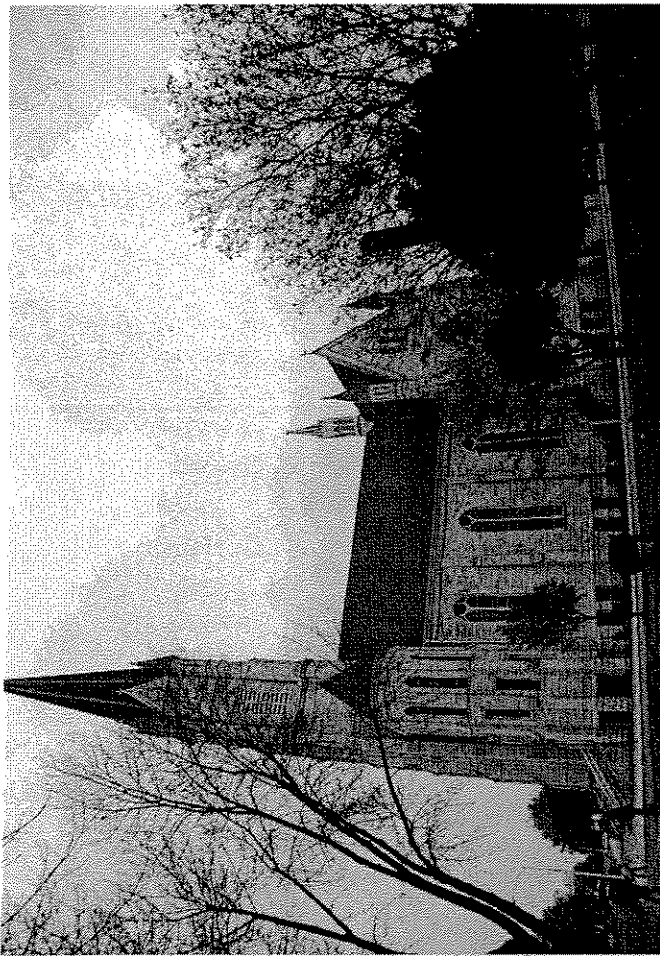
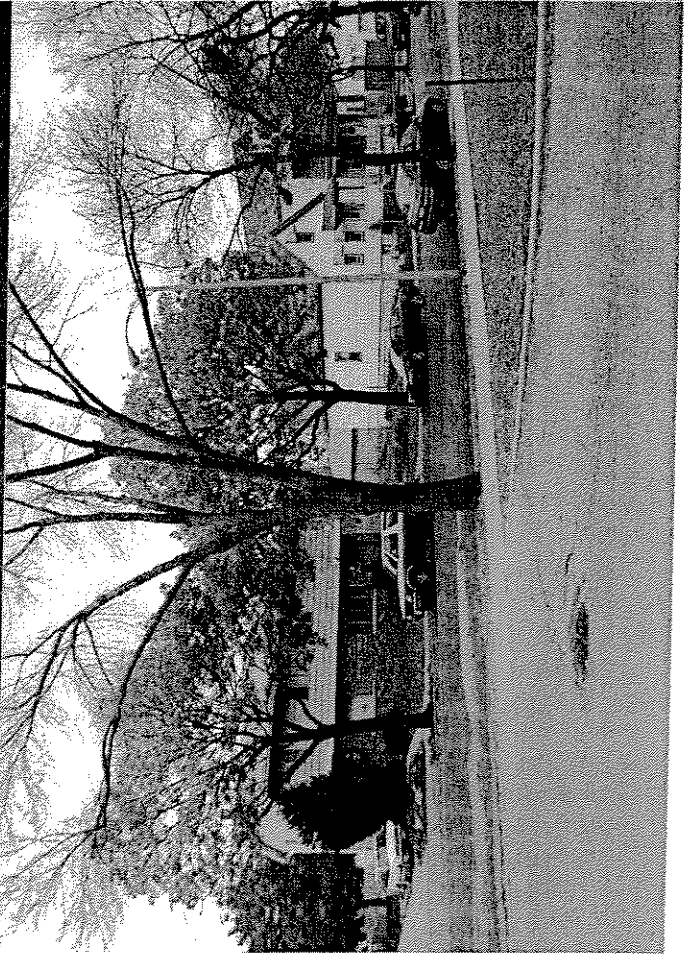
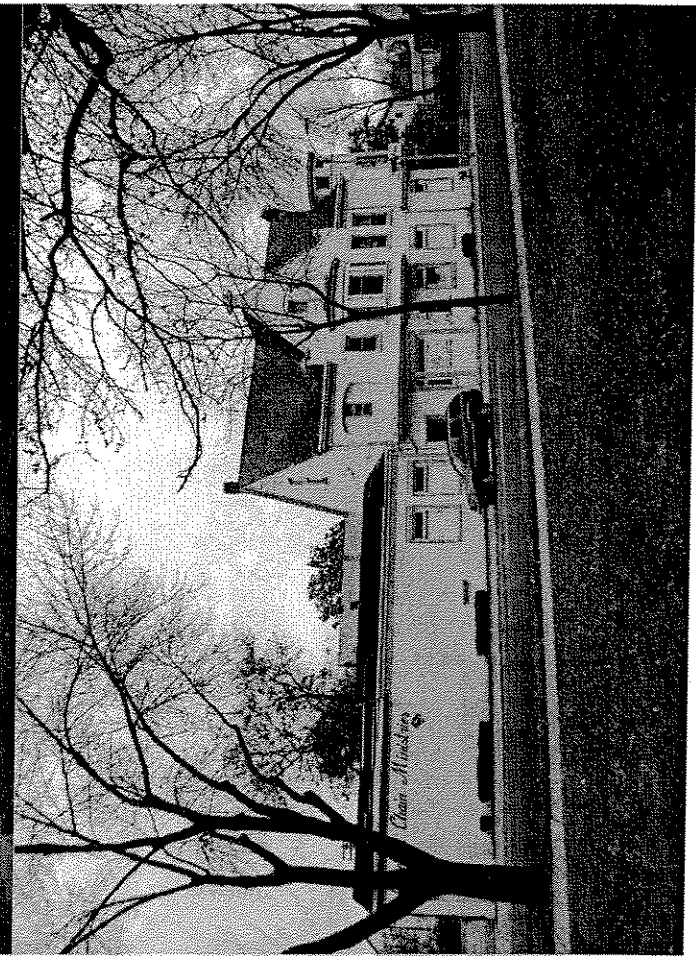
All pool plans are to be in accordance with City ordinances. Pool heaters and pumps must be screened from view and sound insulated from neighboring houses. Above ground pools, other than the inflatable type, are not permitted.

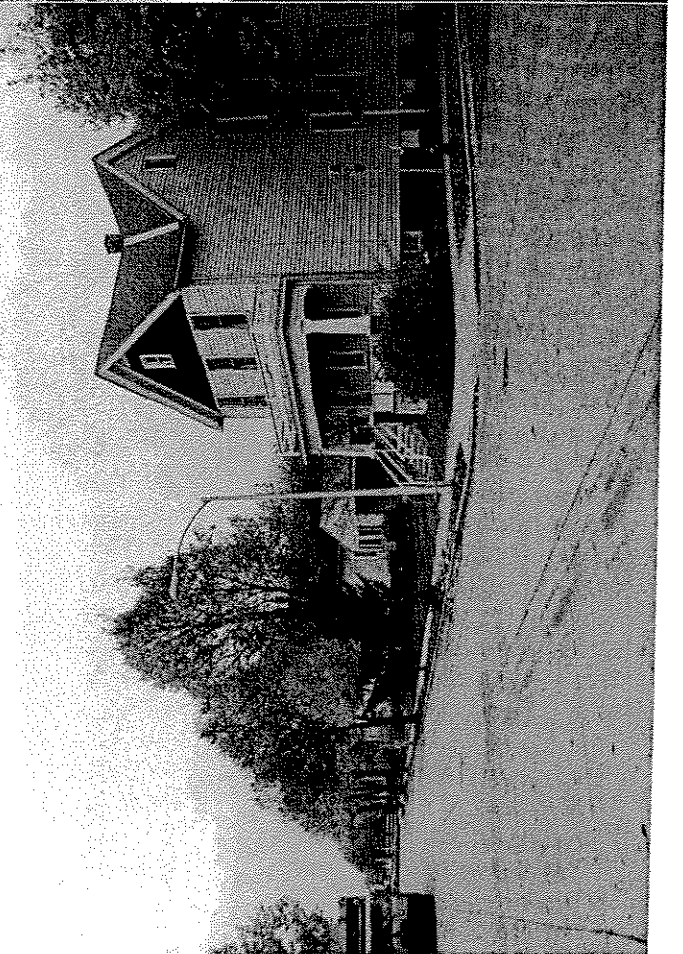
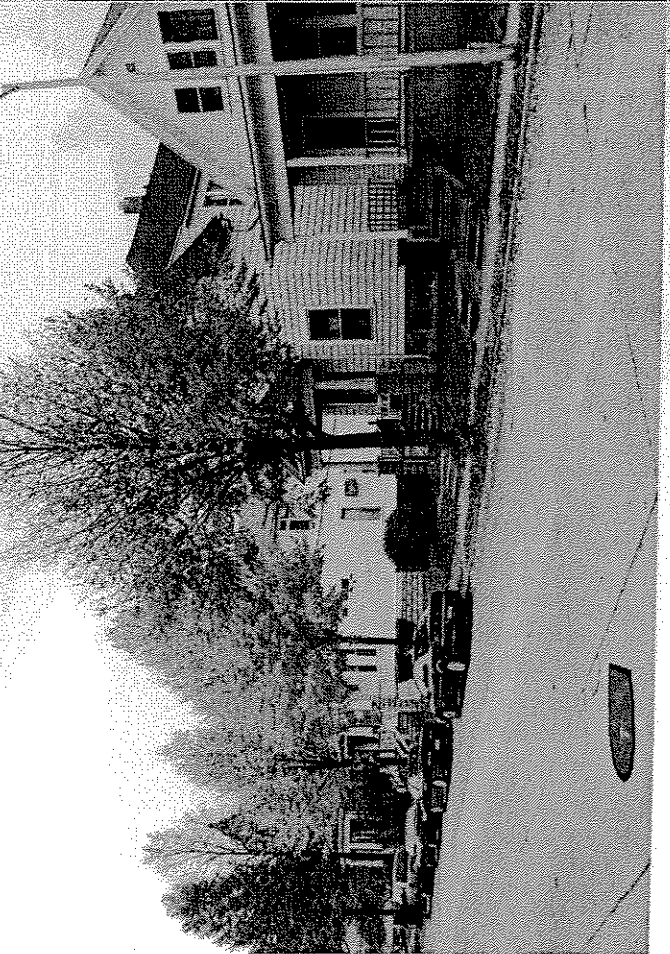
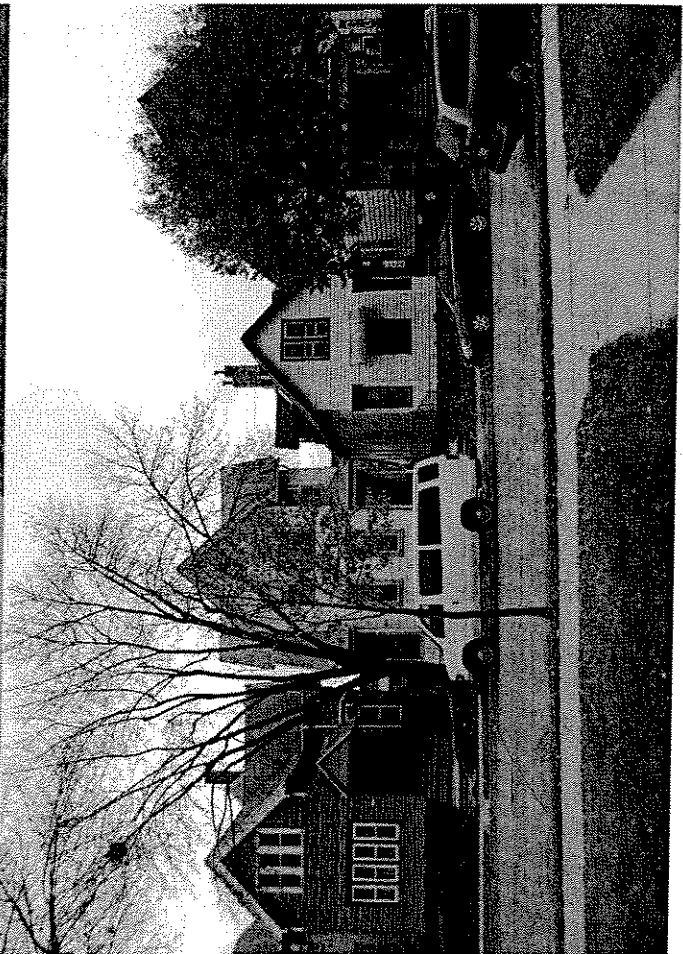
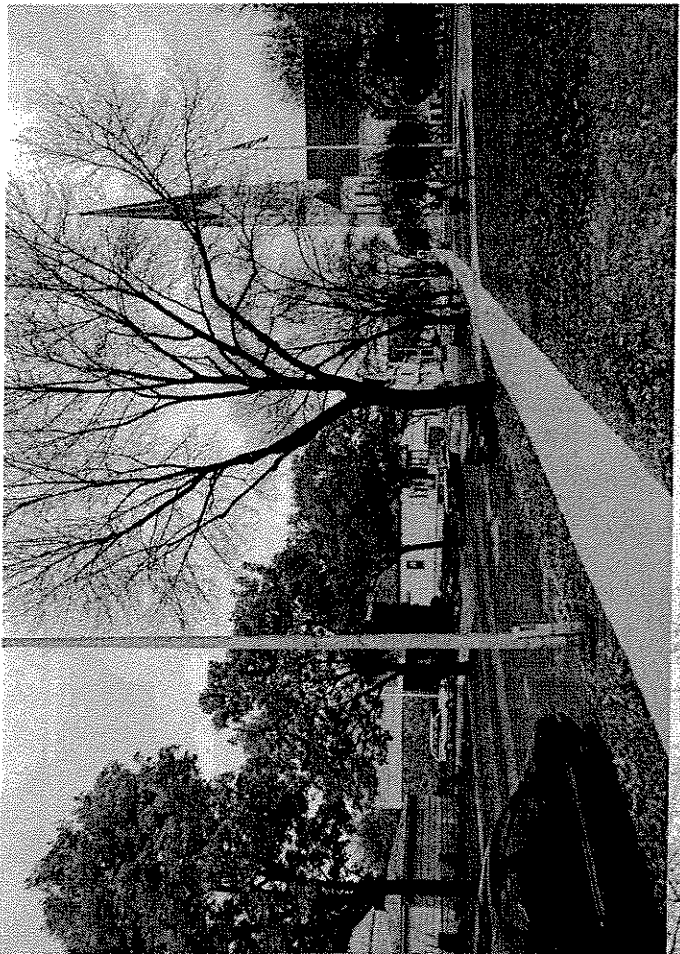
Above ground enclosures or structures that create an enclosed pool are prohibited. The definition of a swimming pool shall not include a spa or hot tub provided that such spa or hot tub is no greater than ten (10) feet in diameter and no greater than four (4) feet in depth. A spa may be installed above ground if it is located in the rear yard, a minimum of ten (10) feet from a property line, and completely screened from a neighbor's view by a fence six (6) feet in height and other appropriate landscaping.

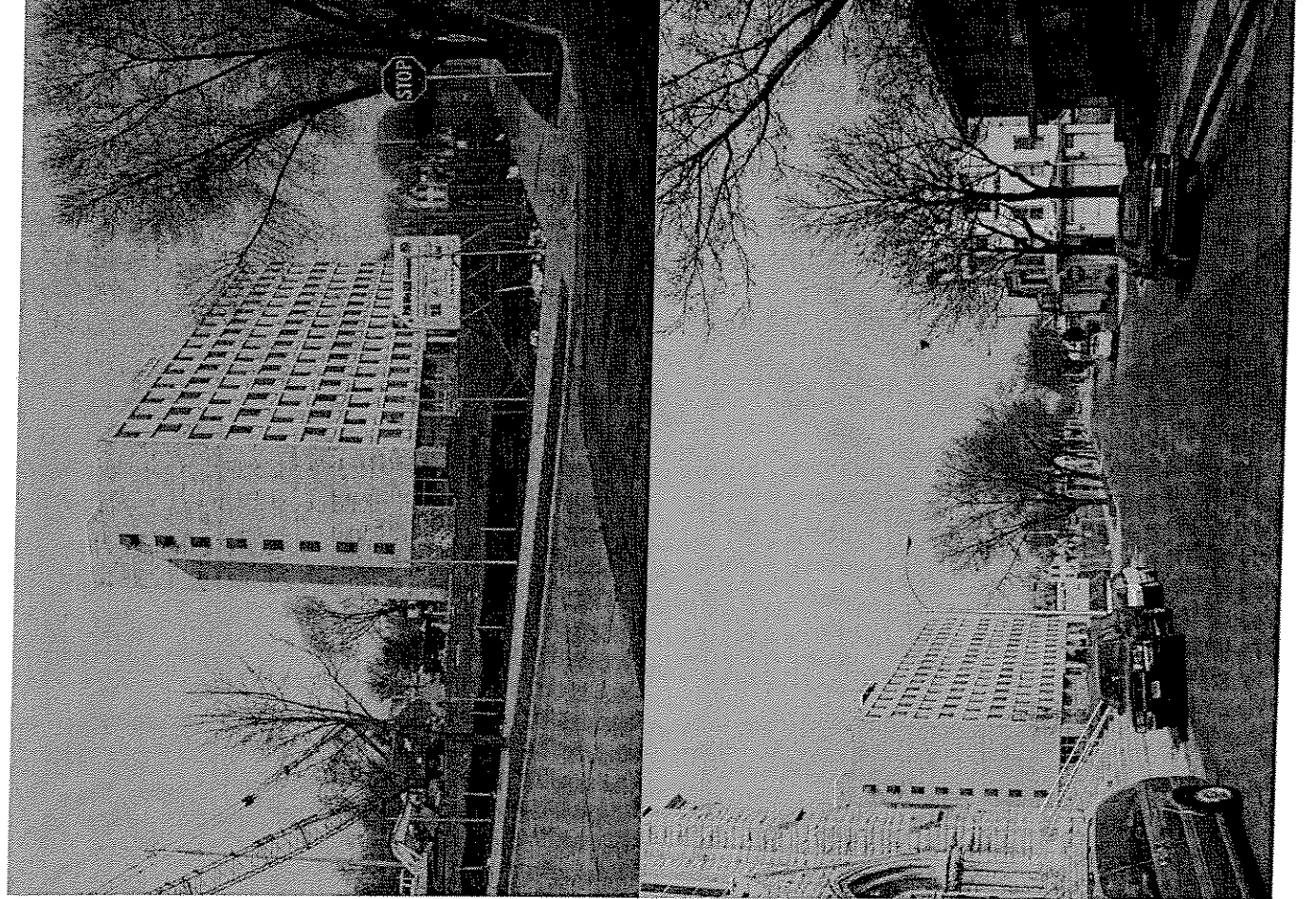
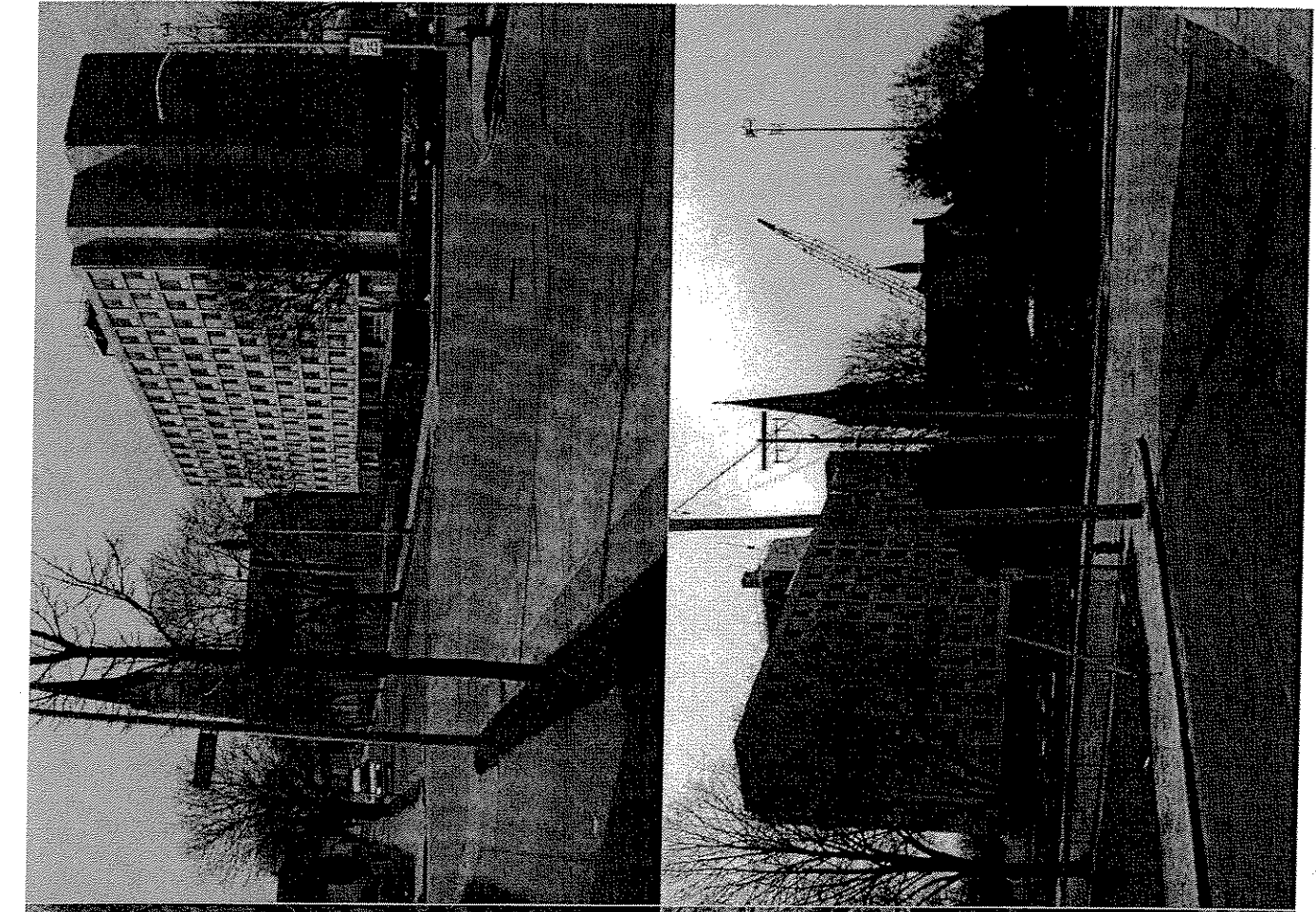
5. GARDEN SHEDS AND ACCESSORY BUILDINGS

Garden sheds are permitted, but should be located in close proximity to the main structure and not against a side yard property fence or wall. The shed must be screened from the view of adjacent lots and the street. Metal garden sheds are not permitted. Accessory buildings, such as carports or large storage sheds, are not permitted.











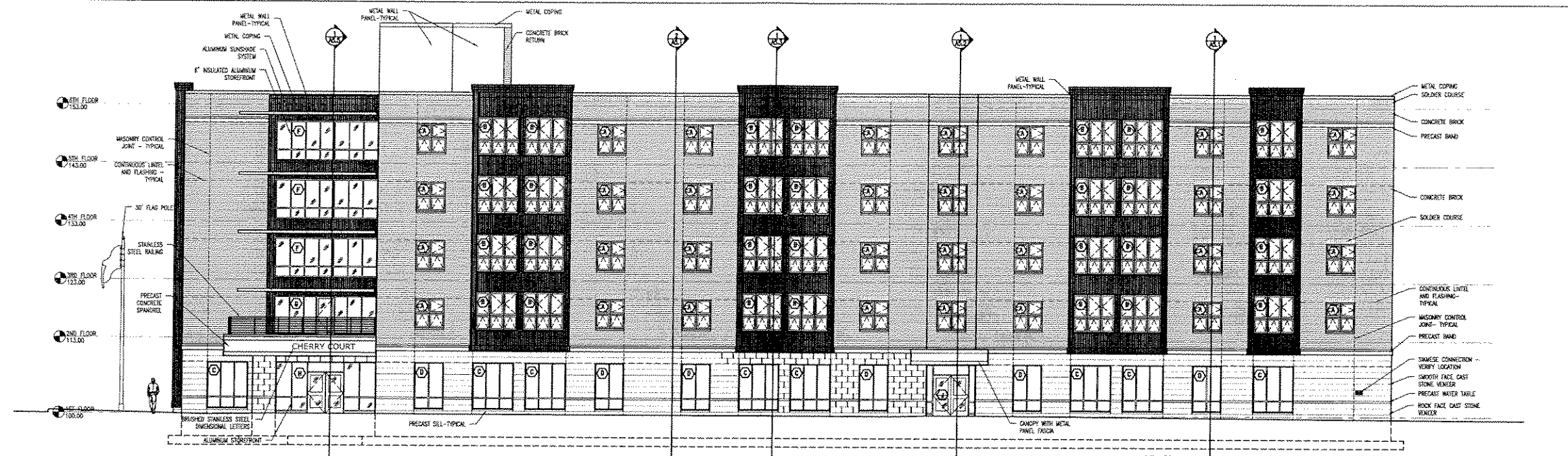
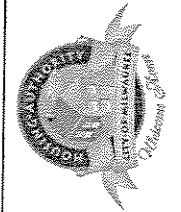
Quorum Architects, Inc.
3112 West Highland Boulevard
Milwaukee, Wisconsin 53208
Phone: 414.265.9255
Fax: 414.265.9465
www.quorumarchitects.com

CHERRY COURT

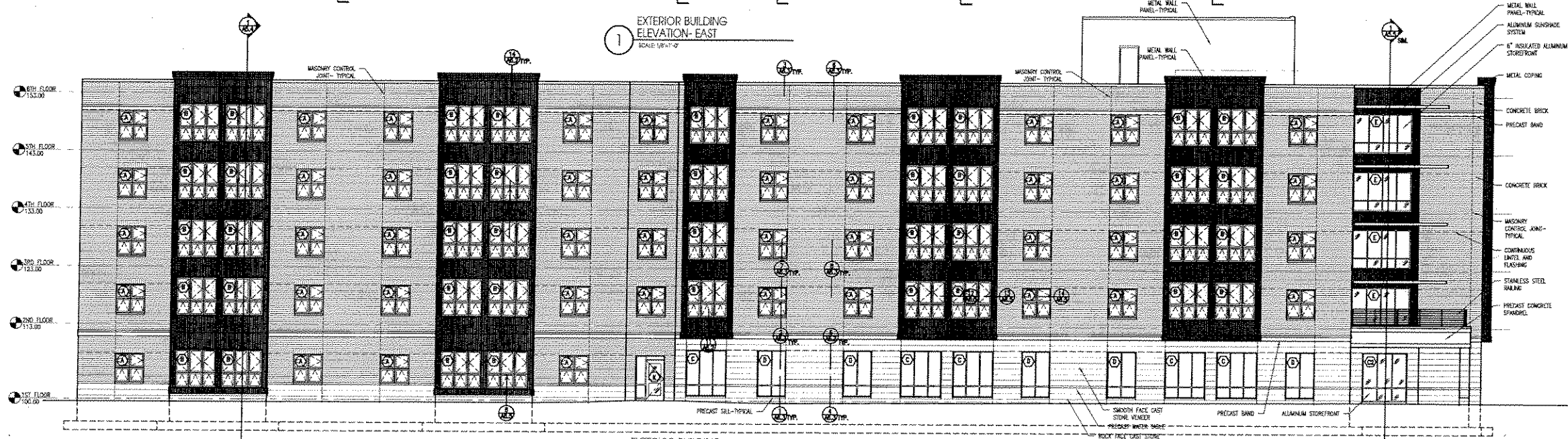
MID-RISE
APARTMENT BUILDING



CHERRY COURT MID-RISE

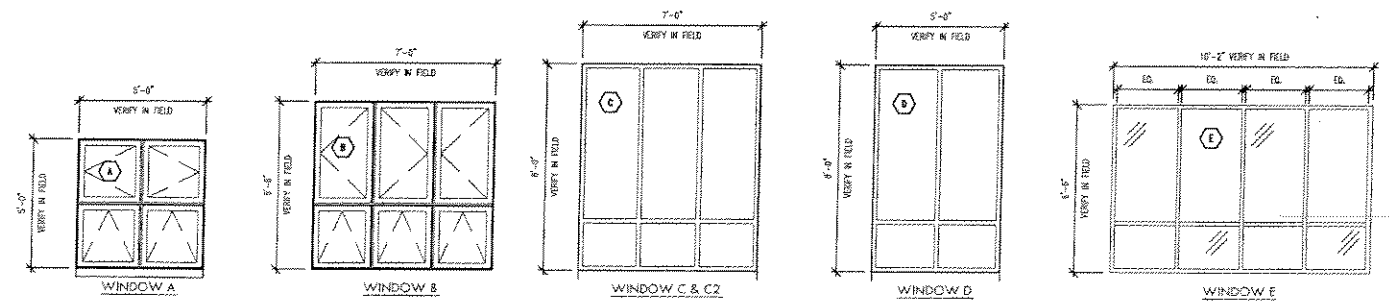


1 EXTERIOR BUILDING ELEVATION- EAST
 SCALE 1/8"=1'-0"



2 EXTERIOR BUILDING ELEVATION- SOUTH
 SCALE 1/8"=1'-0"

WINDOW SCHEDULE									
TYPE	DESCRIPTION	ROUGH OPENING	JAMB DEPTH	FINISH EXTERIOR	FINISH INTERIOR	SCREEN	BLINDS	NOTES	
A	CLAD WOOD COMBINATION	5'-0" X 5'-0" VF	4-9/16"	ALUMINUM	WOOD	YES AT ANNING; NO AT CASEMENT	YES		
B	CLAD WOOD COMBINATION	7'-0" X 8'-8" VF	8-11/16"	ALUMINUM	WOOD	YES AT ANNING; NO AT CASEMENT	YES		
C	ALUMINUM STOREFRONT	7'-0" X 8'-0" VF	4-1/2"	ALUMINUM	ALUMINUM	NO	YES	NO BLINDS AT C2	
D	ALUMINUM STOREFRONT	5'-0" X 8'-0" VF	4-1/2"	ALUMINUM	ALUMINUM	NO	YES		
E	ALUMINUM STOREFRONT	10'-2" X 8'-6" VF	6"	ALUMINUM	ALUMINUM	NO	NO		
F	ALUMINUM STOREFRONT	17'-8" X 8'-10" VF	6"	ALUMINUM	ALUMINUM	NO	NO		
G	ALUMINUM STOREFRONT	17'-8" X 8'-8" VF	6"	ALUMINUM	ALUMINUM	NO	NO	SEE ABL.2 FOR DOOR INFO	
H	ALUMINUM STOREFRONT	17'-3" X 8'-10" EXT VF	6"	ALUMINUM	ALUMINUM	NO	NO	SEE ABL.2 FOR DOOR INFO	
J	ALUMINUM STOREFRONT	18'-3" X 8'-10" INT VF	8"	ALUMINUM	ALUMINUM	NO	NO	SEE ABL.2 FOR DOOR INFO	
K	ALUMINUM STOREFRONT	8'-8" X 8'-10" VF	4-1/2"	ALUMINUM	ALUMINUM	NO	NO	SEE ABL.2 FOR DOOR INFO	
L	ALUMINUM STOREFRONT	5'-0" X 7'-10" VF	4-1/2"	ALUMINUM	ALUMINUM	NO	NO	SEE ABL.2 FOR DOOR INFO	



- WINDOWS TO BE PILED CLAD WOOD WINDOWS OR EQUAL
- CASEMENT UPPER/ANNING LOWER WITH CHANK OPERATOR (PRESSURE UNITS ARE FOR ELDERLY AND DISABLED); PROVIDE SASH LOCKS AND CHANK HANDLE AT CASEMENT UNITS (TO BE OPERATED BY CLEANING PERSONNEL ONLY)
- ANNING WINDOWS TO HAVE INTERIOR SCREENS; NO SCREENS REQUIRED AT CASEMENT WINDOWS
- EXTERIOR FINISH TO BE CUSTOM LUXURY CLAD COLOR
- SIZES SHOWN ABOVE CAN BE MODIFIED TO WORK WITHIN STANDARD EMBELEMEN UNIT SIZES
- WINDOWS TO BE 4-9/16" JAMB WITH NO JAMB EXTENSIONS
- WINDOWS TO BE PILED CLAD WOOD WINDOWS OR EQUAL
- CASEMENT UPPER/ANNING LOWER WITH CHANK OPERATOR (PRESSURE UNITS ARE FOR ELDERLY AND DISABLED); PROVIDE SASH LOCKS AND CHANK HANDLE AT CASEMENT UNITS (TO BE OPERATED BY CLEANING PERSONNEL ONLY)
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- SIZES SHOWN ABOVE CAN BE MODIFIED TO WORK WITHIN STANDARD EMBELEMEN UNIT SIZES
- WINDOWS TO BE 4-9/16" JAMB WITH 2-1/8" JAMB EXTENSIONS
- WINDOW C: 1-3/4" X 4-1/2" DEEP THERMALLY BROKEN ALUMINUM STOREFRONT
- WINDOW C2: 1-3/4" X 6" DEEP THERMALLY BROKEN ALUMINUM STOREFRONT
- 1" INSULATED GLAZING (CLEAR), LOW E
- PAINTED FINISH PER SPECIFICATIONS
- 1-3/4" X 4-1/2" DEEP THERMALLY BROKEN ALUMINUM STOREFRONT
- 1" INSULATED GLAZING (CLEAR), LOW E
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- PAINTED FINISH PER SPECIFICATIONS

Project No: CHERRY COURT MID-RISE
 1525 NORTH 24TH STREET
 MILWAUKEE, WI 53208

Revisions:

Sheet Name: EXTERIOR BUILDING ELEVATIONS - EAST & SOUTH

Date: 03-29-05

Drawn By: L.B. KFFS

Project No: 04032.00

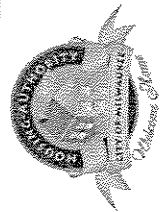
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A3.1



Guorum Architects, Inc.
 8112 West Highland Boulevard
 Milwaukee, Wisconsin 53226
 Phone: 414.255.1506
 Fax: 414.255.1462
 www.guorumarchitects.com

CHERRY COURT MID-RISE



Project:
 CHERRY COURT MID-RISE
 1226 NORTH 24TH STREET
 MILWAUKEE, WI 53208

Revisions:

Sheet Name:
 EXTERIOR BUILDING
 ELEVATIONS - NORTH END, NORTH
 WEST, & WEST END

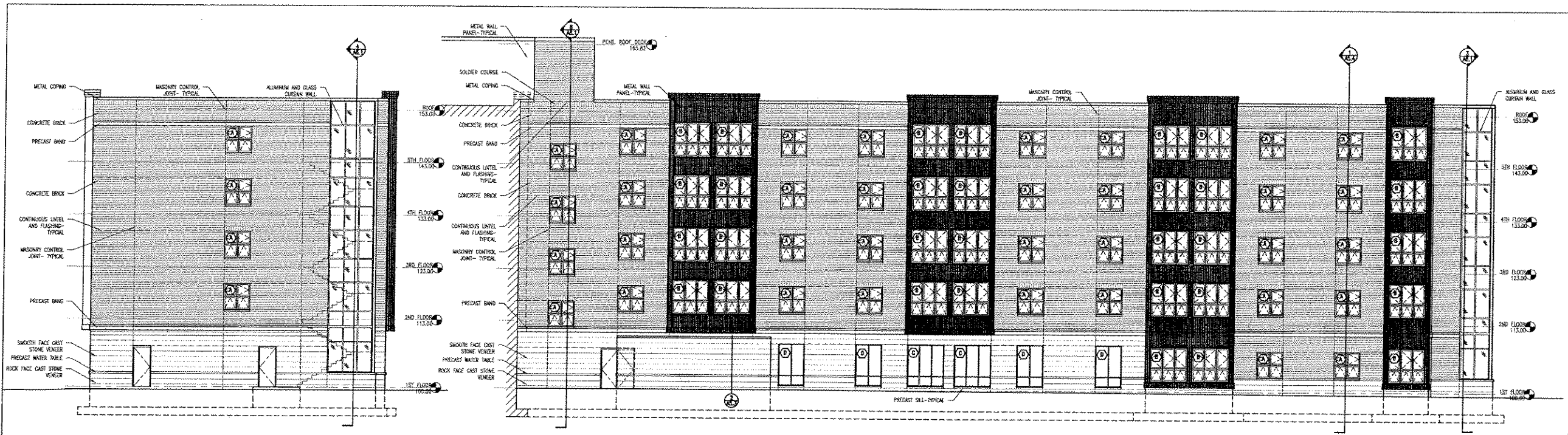
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Drawn By: SS KPS

Project No: 03042.00

Sheet No:

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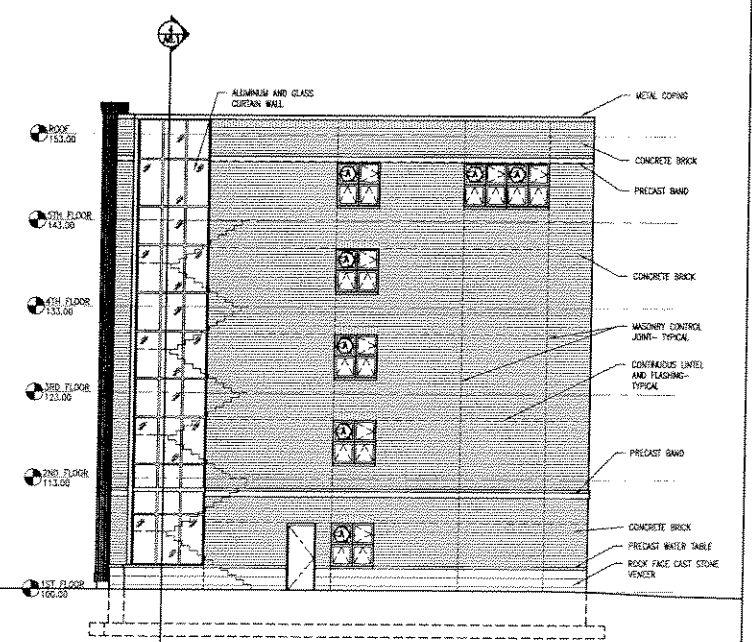


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 SCALE 1/8"=1'-0"

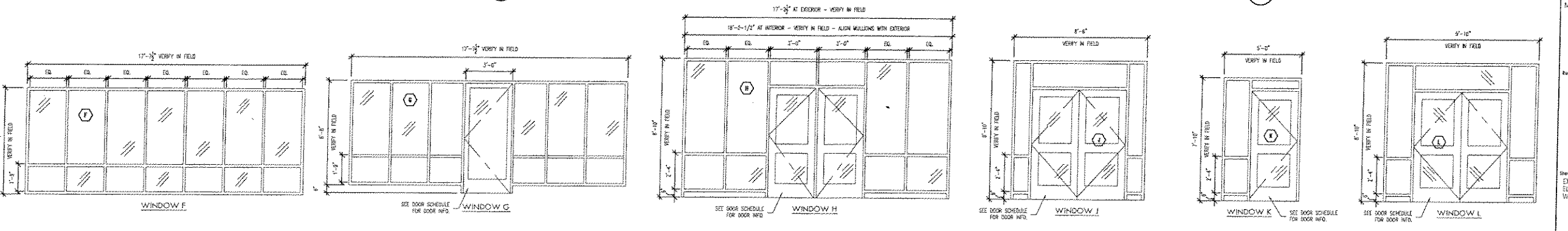
2 EXTERIOR BUILDING ELEVATION - NORTH
 SCALE 1/8"=1'-0"



3 EXTERIOR BUILDING ELEVATION - WEST
 SCALE 1/8"=1'-0"



4 EXTERIOR BUILDING ELEVATION - WEST END
 SCALE 1/8"=1'-0"



- 1-3/4" x 6" DEEP THERMALLY BROKEN ALUMINUM STOREFRONT
 - 1" INSULATED GLAZING (CLEAR), LOW "E"
 - PAINTED FINISH PER SPECIFICATIONS

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- (1) EXTERIOR 1-3/4" x 6" DEEP THERMALLY BROKEN ALUMINUM STOREFRONT
 - 1" INSULATED GLAZING (CLEAR), LOW "E"
 - PAINTED FINISH PER SPECIFICATIONS
 - (1) INTERIOR 1-3/4" x 4-1/2" DEEP NON-THERMAL FRAME ALUMINUM STOREFRONT
 - 1/4" TEMPERED GLAZING
 - PAINTED FINISH PER SPECIFICATIONS

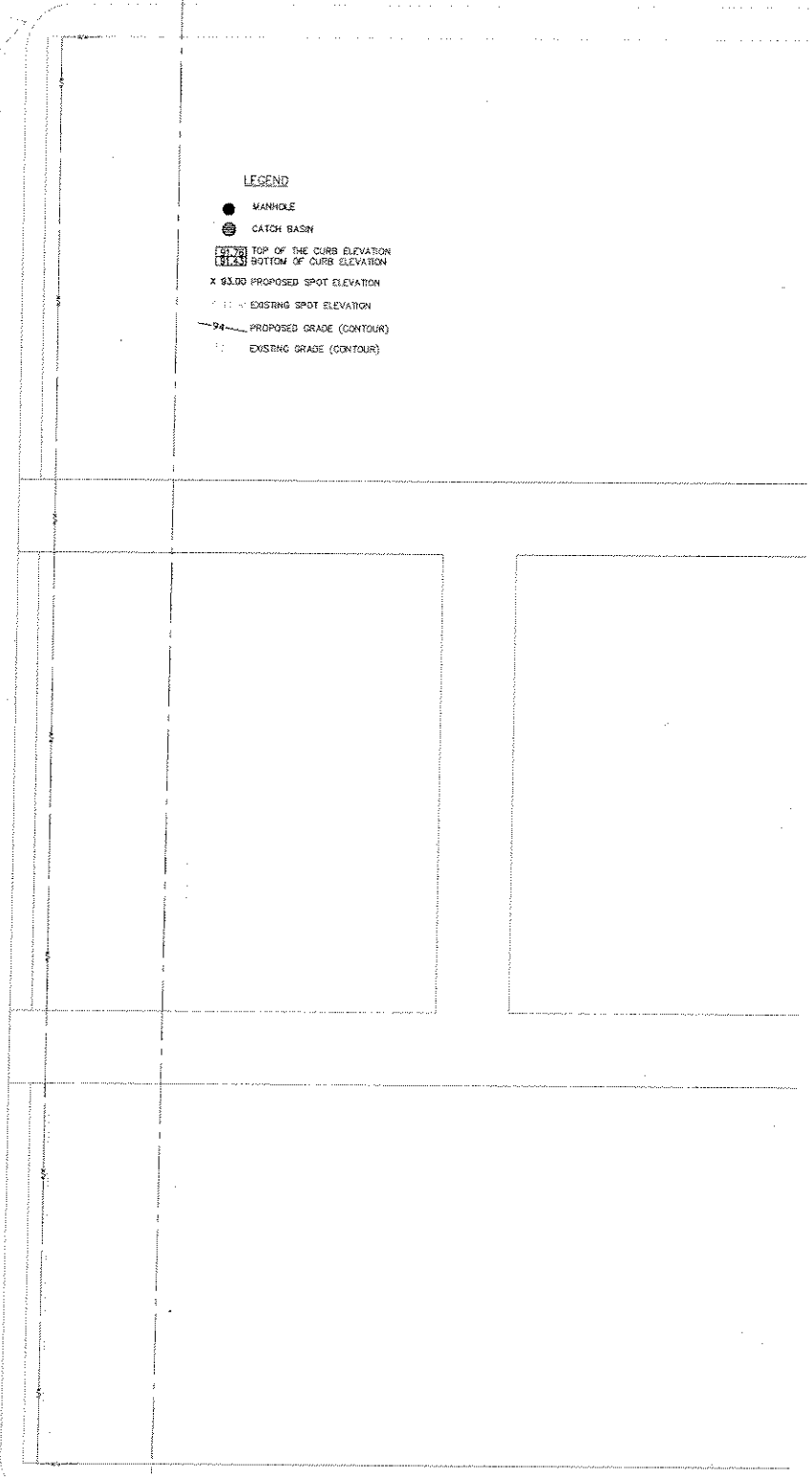
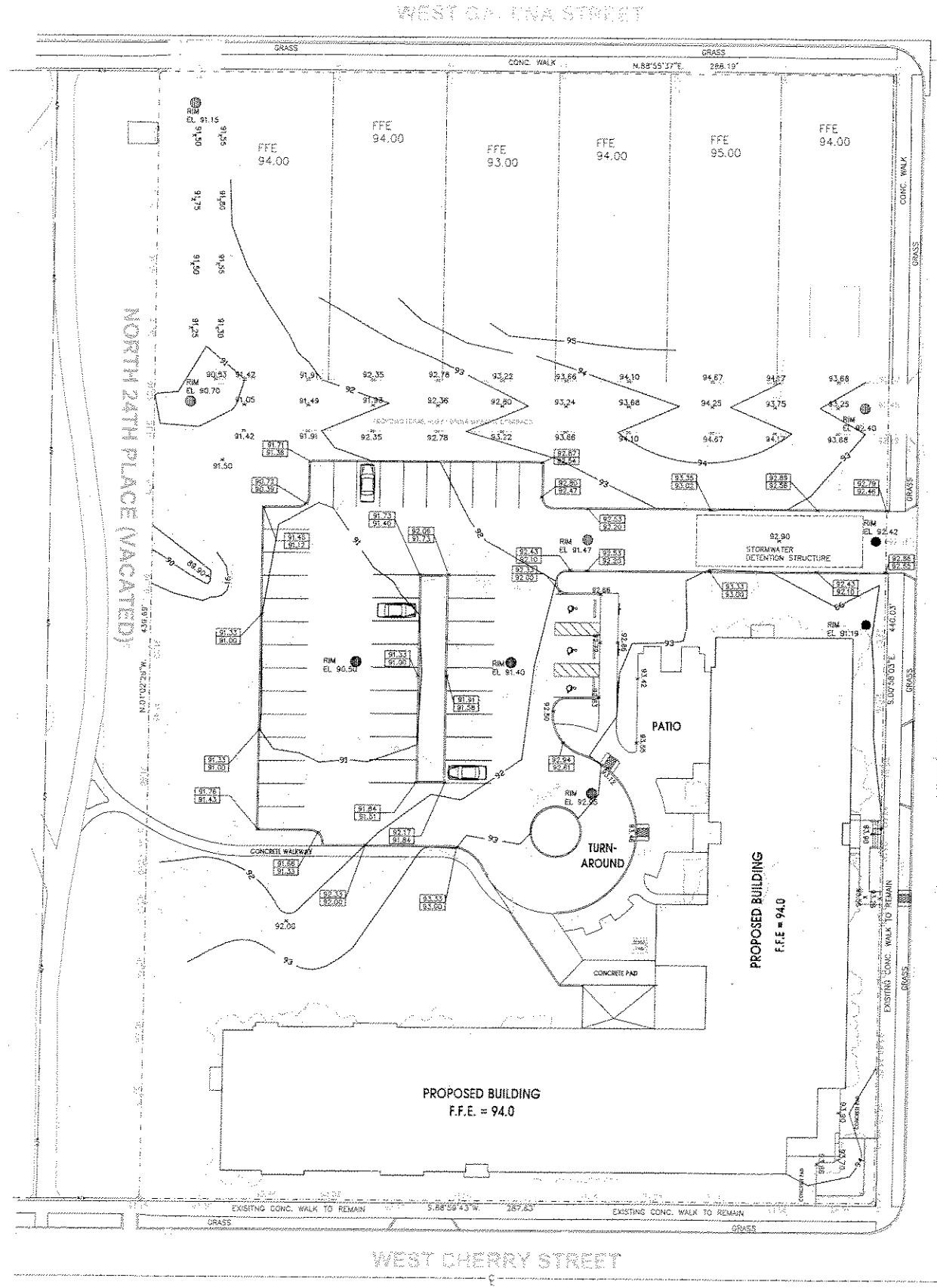
- (2) EXTERIOR 1-3/4" x 4-1/2" DEEP THERMALLY BROKEN ALUMINUM STOREFRONT
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May 13, 2005 - 10:16am
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CHERRY COURT MID-RISE



1 GRADING PLAN
 SCALE 1"=20'



N
 North Associates, Inc.
 William G. Haines

7100 West Center Street
 Milwaukee, WI 53210
 Telephone: 414.302.9136
 Facsimile: 414.262.9137
 Email: j.haines@naa-inc.com

Project Title:
 CHERRY COURT MID-RISE
 1525 NORTH 24TH STREET
 MILWAUKEE, WI 53228

Package:

Sheet Name:
 GRADING PLAN

Date: 04-29-05

Drawn by: SP/MP

Project No: 04042.00

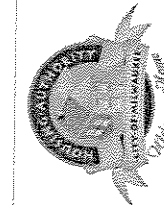
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C1.0



Quorum Architects, Inc.
3112 West Highland Boulevard
Milwaukee, Wisconsin 53208
Phone: 414.263.9245
Fax: 414.263.9444
www.quorumarchitect.com

CHERRY COURT MID-RISE



Project Site:
CHERRY COURT MID-RISE
1525 NORTH 24TH STREET
MILWAUKEE, WI 53208

Revised:

Draw Name:
UTILITY PLAN

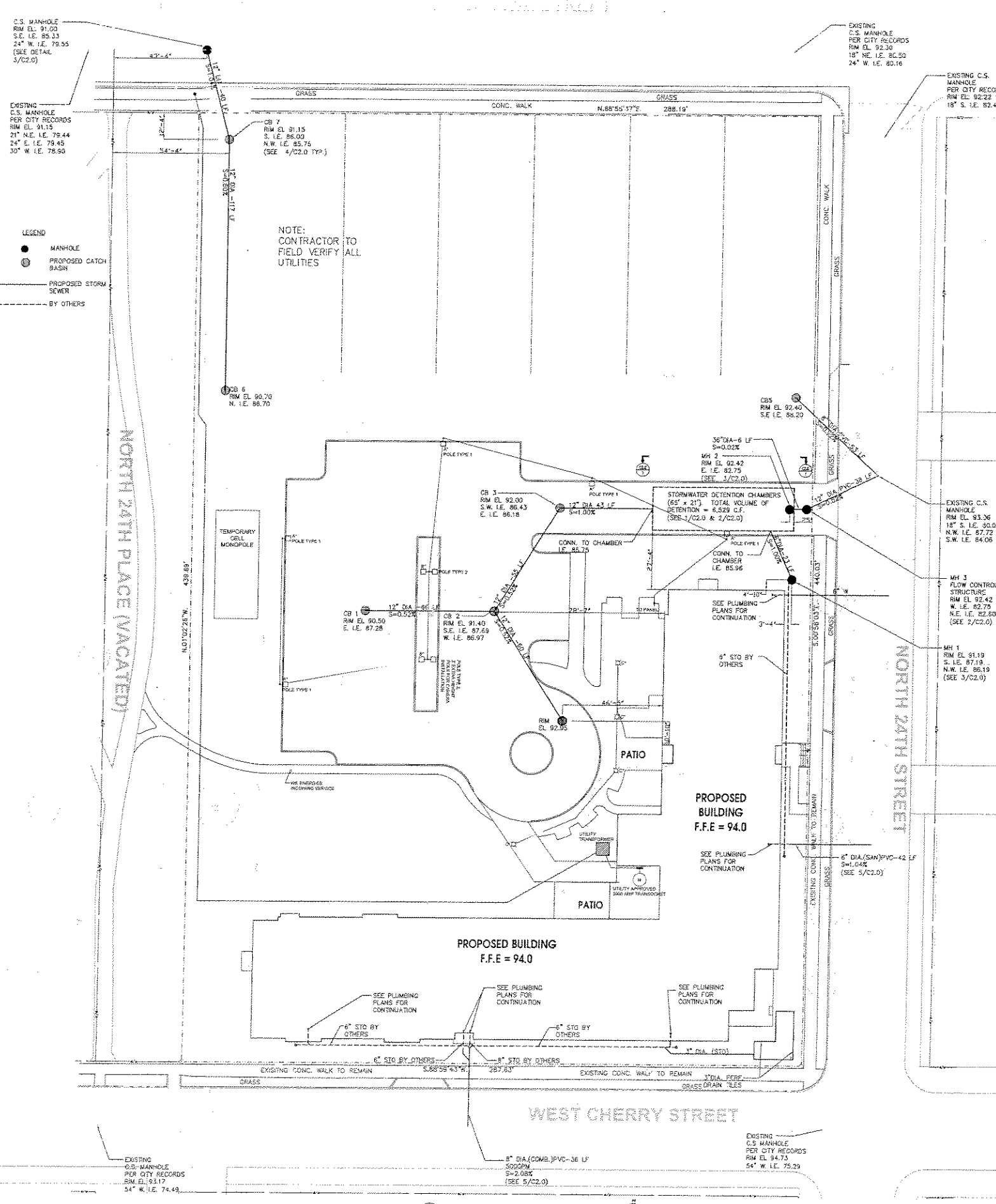
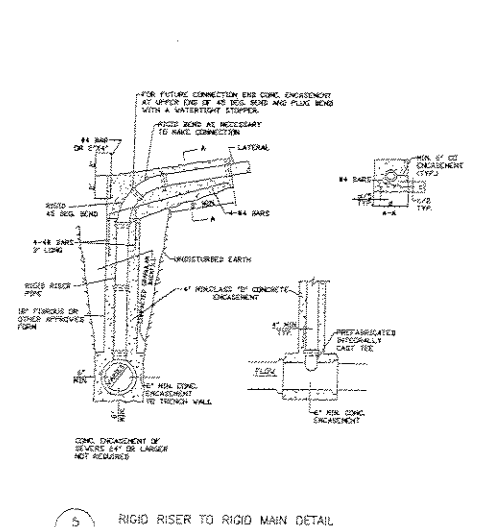
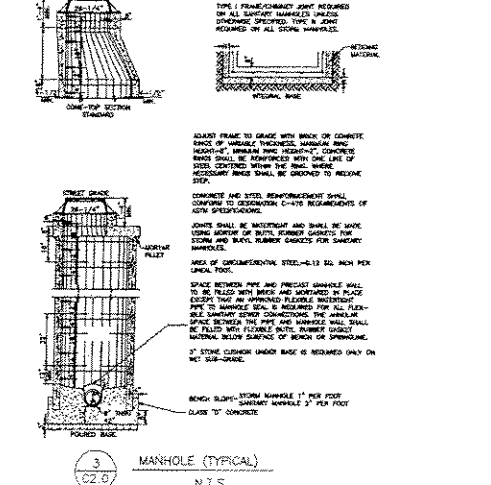
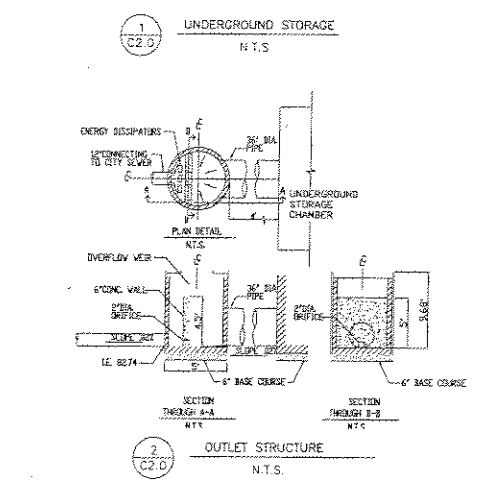
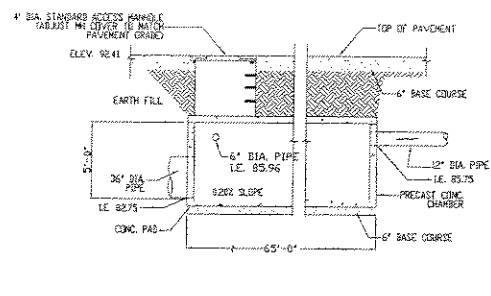
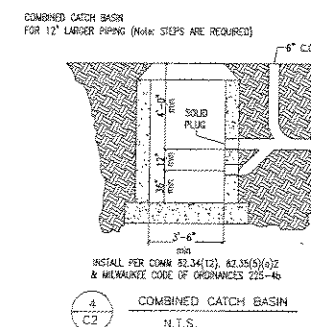
Date: 04-29-05

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Project No: 04042.00

Sheet No:

C2.0



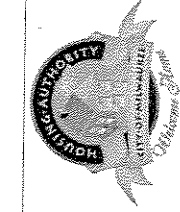
North Arrow
Rums & Associates Inc.
Designers/Service Providers

100 West Center Street
Milwaukee, WI 53210
Telephone: 414-332-9156
Telex: 414-332-9157
and 3 offices in Wisconsin



Quorum Architects, Inc.
 3112 West Highways Boulevard
 Milwaukee, Wisconsin 53208
 Phone: 414.255.9225
 Fax: 414.255.9447
 www.quorumarchitect.com

CHERRY COURT MID-RISE



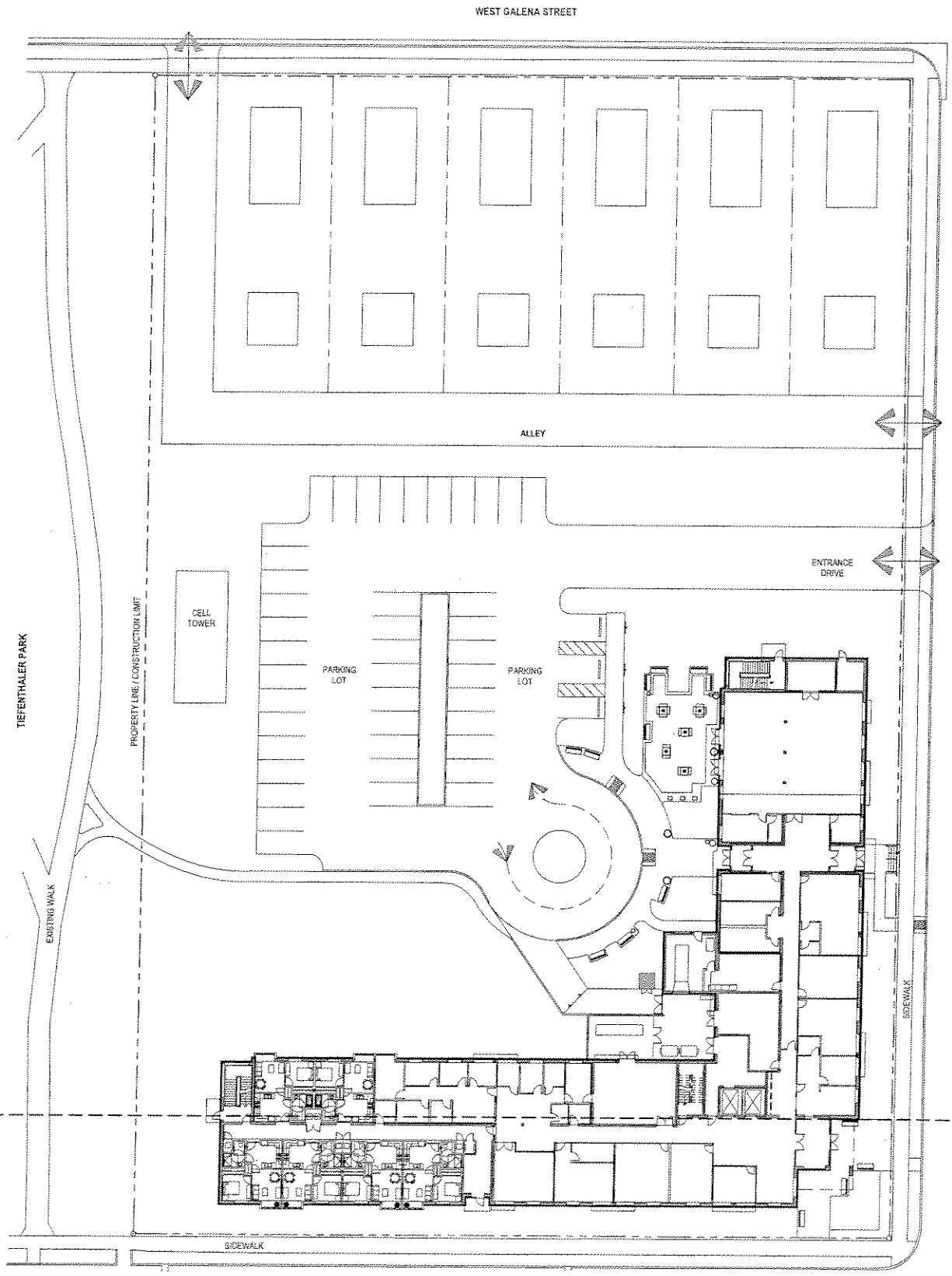
Project Title:
 CHERRY COURT MID-RISE
 1525 NORTH 24TH STREET
 MILWAUKEE, WI 53208

Revisions:

Sheet Name:
 LANDSCAPE DEVELOPMENT PLAN
 SHEET INDEX & SHEET LAYOUT

Date: 04-29-05
 Drawn By: KMK/MBV
 Project No.: 04042.00

Sheet No.: L1.0



SHEET LAYOUT

SHEET L1.1
 SHEET L1.2



LANDSCAPE DEVELOPMENT PLAN SHEET INDEX

- L1.0 SHEET INDEX & SHEET LAYOUT
- L1.1 LANDSCAPE DEVELOPMENT PLAN (PART)
- L1.2 LANDSCAPE DEVELOPMENT PLAN (PART), LANDSCAPE DETAILS, PLANT LIST, PLAN NOTES
- L1.3 TREE REMOVAL & PRESERVATION PLAN

SHEET INDEX & SHEET LAYOUT



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CHERRY COURT MID-RISE

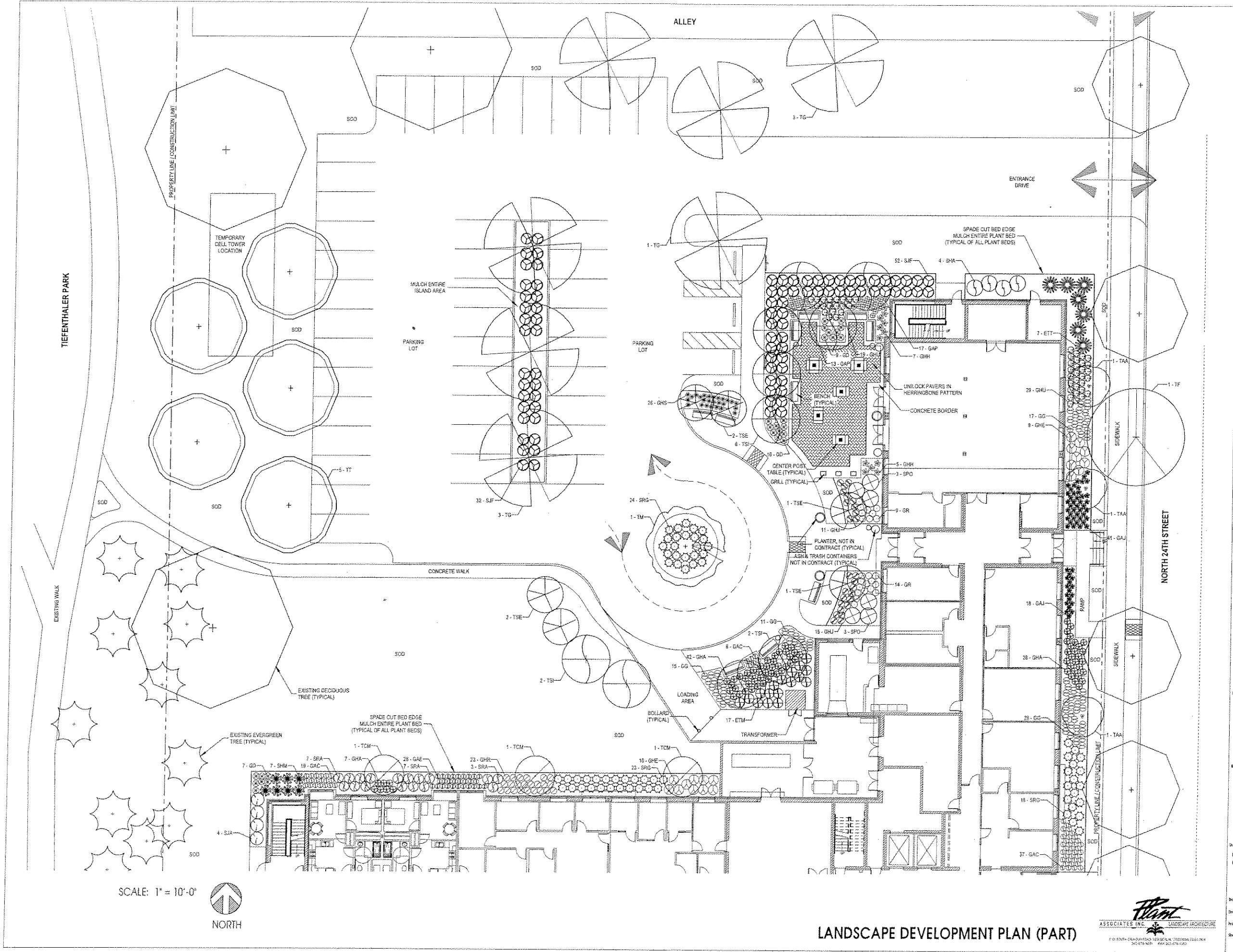


Project Name:
 CHERRY COURT MID-RISE
 1525 NORTH 24TH STREET
 MILWAUKEE, WI 53208

Sheet Name:
 LANDSCAPE DEVELOPMENT PLAN
 (PART)

Date: 04-29-05
 Drawn by: KMAK/MBV
 Printed At: 04/29/05

Sheet No.:
L1.1



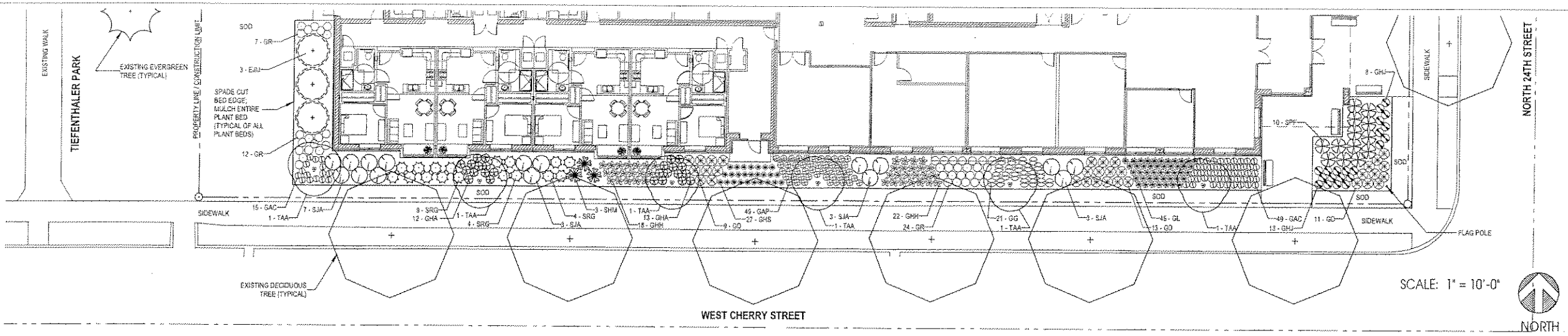
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 NORTH

LANDSCAPE DEVELOPMENT PLAN (PART)

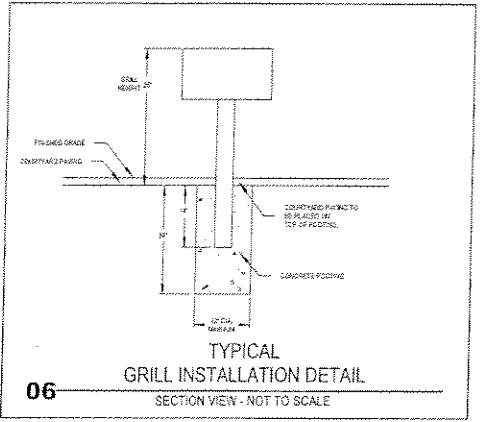
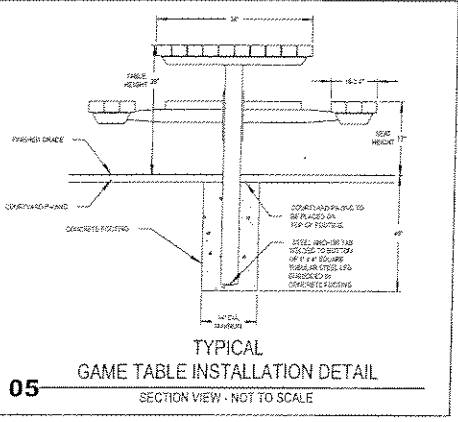
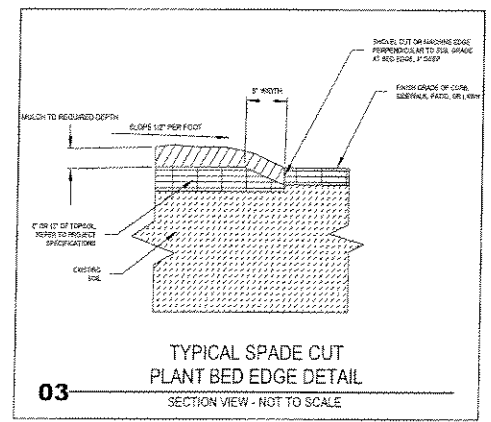
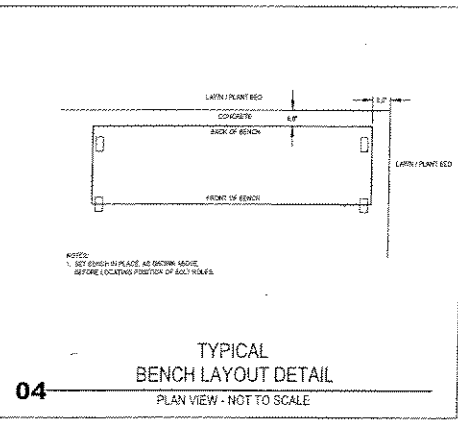
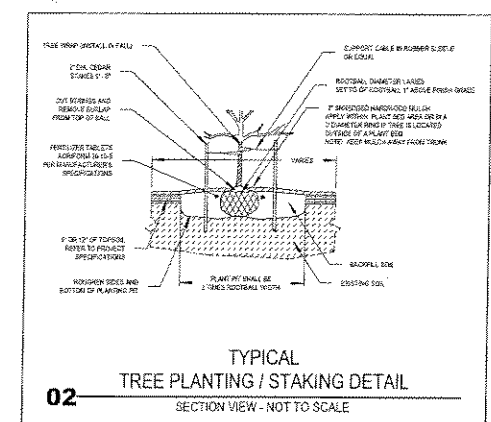
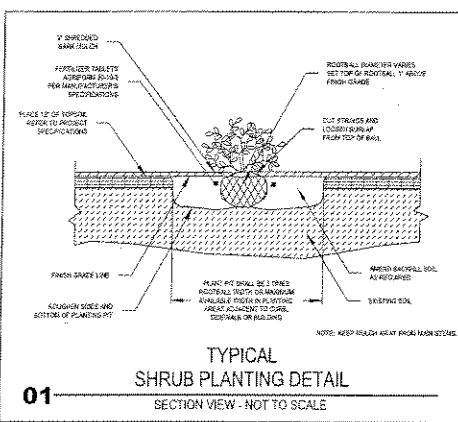


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 1525 NORTH 24TH STREET MILWAUKEE, WI 53208

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LANDSCAPE DETAILS:



PLANT LIST

QTY	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES				
9	TAA	AMELANCHIER GRANDIFLORA 'ROBIN HILL'	ROBIN HILL SERVICEBERRY	6-8' BB MULTISTEM
3	TCM	CORNUS MAS 'GOLDEN GLORY'	CORNELIAN CHERRY DOGWOOD	7-8' BB MULTISTEM
1	TF	FRAXINUS PENNSYLVANICA 'MARSHALL'S SEEDLESS'	MARSHALL'S SEEDLESS GREEN ASH	13.5' BB
7	TG	GLEDITSIA TRIACANTHOS 'SHADE MASTER'	SHADEMASTER HONEYLOCUST	2.5-3' BB
1	TM	MALUS 'SPRING SNOW'	SPRING SNOW FLOWERING CRAB	2.5-3' BB
6	TSE	SYRINGA RETICULATA 'ELLIOTT'	ELLIOTT TREE LILAC	3-3.5' BB
10	TSI	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	3-3.5' BB
5	TT	TILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2.5-3' BB
SHRUBS				
4	SHA	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	18-24" CONT
10	SHM	HYDRANGEA MACROPHYLLA 'BARLIER'	ENDLESS SUMMER HYDRANGEA	18-24" CONT
6	SPO	PHYSCARPUS OPULEFOLIUS 'SUMMER WINE'	SUMMER WINE NINEBARK	24-30" BB
10	SPF	POTENTILLA FRUITICOSA 'MCKAY'S WHITE'	MCKAY'S WHITE POTENTILLA	24-30" BB
53	SRG	RHUS AROMATICA 'GRO-LOW'	GRO-LO SUMAC	18-24" CONT
17	SRA	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	24-30" BB
17	SJA	SPIRAEA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	24-30" CONT
84	SJF	SPIRAEA JAPONICA 'FROEBELII'	FROEBEL SPIREA	24-30" CONT
EVERGREENS				
3	EJM	JUNIPERUS CHINENSIS 'MOUNTBATTEN'	MOUNTBATTEN JUNIPER	6-7' BB
7	ETT	TAXUS MEDIA 'TAUNTONII'	TAUNTON SPREADING YEW	24-30" BB
17	ETM	THUJA OCCIDENTALIS 'HETZ MIDGET'	HETZ MIDGET ARBOVITAE	24-30" BB
GROUNDCOVERS				
79	GAP	ASTILBE CHINENSIS 'PURPURKERZE'	PURPURKERZE ASTILBE	4.5" POT
126	GAC	ASTILBE CHINENSIS 'VISIONS'	VISIONS ASTILBE	4.5" POT
59	GAJ	ASTILBE JAPONICA 'DEUTSCHLAND'	DEUTSCHLAND WHITE ASTILBE	4.5" POT
28	GAE	ASTILBE JAPONICA 'ELISABETH'	ELISABETH ASTILBE	4.5" POT
58	GD	DESCHAMPSIA CAESPITOSA 'SCHOTTLAND'	SCHOTTLAND TUFTED HAIR GRASS	#1 GAL
92	GG	GERANIUM SANGUINUM 'MAX FREI'	MAX FREI CRANESBILL	4.5" POT
47	GJH	HEMEROCALLIS 'JAMES MARSH'	JAMES MARSH DAYLILY	4.5" POT
53	GHS	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	4.5" POT
52	GHH	HEMEROCALLIS 'HYPERION'	HYPERION DAYLILY	4.5" POT
60	GHA	HOSTA 'AUGUST MOON'	AUGUST MOON HOSTA	4.5" POT
23	GHR	HOSTA 'ROYAL STANDARD'	ROYAL STANDARD HOSTA	4.5" POT
19	GHE	HOSTA 'SIEBOLDIANA' 'ELEGANS'	BLUE GIANT HOSTA	4.5" POT
48	GHU	HOSTA UNDULATA 'ALBO-MARGINATA'	ALBO-MARGINATA HOSTA	4.5" POT
45	GL	LIATRIS SPICATA 'KOBOLD'	KOBOLD BLAZING STAR	4.5" POT
66	GR	RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM BLACK EYED SUSAN	4.5" POT

NOTES

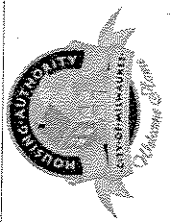
- PRIOR TO ANY LANDSCAPE CONSTRUCTION, CONTACT DIGGER'S HOTLINE (414 259-1181) TO LOCATE EXISTING PUBLIC UTILITIES AND COORDINATE LOCATION OF PRIVATE UTILITIES WITH THE HOUSING AUTHORITY OF THE CITY OF MILWAUKEE.
- CONTRACTOR(S) SHALL SUPPLY AND INSTALL ALL MATERIALS FOR THE COMPLETION OF ALL LANDSCAPE WORK ITEMS ASSOCIATED WITH THIS INSTALLATION PER LANDSCAPE DEVELOPMENT PLANS, DETAILS AND SPECIFICATIONS.
- CONTRACTOR SHALL IMPORT AND PLACE 12 INCHES OF SCREENED AND PULVERIZED TOPSOIL FROM OFF-SITE SOURCE IN ALL PLANT BED AREAS SHOWN ON LANDSCAPE PLANS. CONTRACTOR SHALL PLACE 8" OF SALVAGED TOPSOIL FROM ON-SITE STOCKPILE IN ALL SOD AREAS SHOWN ON LANDSCAPE PLANS.
- TOPSOIL HAS BEEN STRIPPED FROM THE SITE AND STOCKPILED ON SITE.
- CONTRACTOR SHALL ASSUME THAT STOCKPILED TOPSOIL WILL BE SUFFICIENT TO COVER THE PROPOSED SOD AREAS TO A DEPTH OF 6 INCHES.
- CONTRACTOR SHALL PROVIDE THE HOUSING AUTHORITY WITH THE UNIT PRICE PER CUBIC YARD TO IMPORT ADDITIONAL TOPSOIL FOR THE PROPOSED SOD AREAS, IN CASE STOCKPILED TOPSOIL IS INSUFFICIENT. THE UNIT PRICE MUST BE PROVIDED ON THE CONTRACTOR'S COMPANY LETTERHEAD AND ATTACHED TO THE BID FORM.
- THE CONTRACTOR SHALL PROVIDE THE HOUSING AUTHORITY WITH THE UNIT PRICE PER CUBIC YARD TO REMOVE, HAUL AND PROPERLY DISPOSE OF THE EXCESS STOCKPILED TOPSOIL OFF SITE, IN CASE EXCESS STOCKPILED TOPSOIL REMAINS AFTER THE SALVAGED TOPSOIL IS PLACED IN ALL PROPOSED SOD AREAS. THE UNIT PRICE MUST BE PROVIDED ON THE CONTRACTOR'S COMPANY LETTERHEAD AND ATTACHED TO THE BID FORM.
- LANDSCAPE CONTRACTOR SHALL PROVIDE A SPADE CUT PLANT BED EDGE WHERE PLANT BEDS ABUT LAWN AREAS OR PAVEMENT.
- LANDSCAPE CONTRACTOR SHALL PROVIDE A CIRCULAR RING OF MULCH, 3 INCHES DEEP, AROUND THE EXISTING DECIDUOUS TREES WITHIN THE PROPERTY LINE. THE CIRCULAR RING SHALL EXTEND 18 INCHES BEYOND THE BASE OF THE TREE TRUNK. PROVIDE A SPADE CUT BED EDGE WHERE THE RING OF MULCH ABUTS THE LAWN.
- LANDSCAPE CONTRACTOR SHALL PROVIDE A CIRCULAR RING OF MULCH, 3 INCHES DEEP, AROUND THE EXISTING EVERGREEN TREES WITHIN THE PROPERTY LINE. THE CIRCULAR RING SHALL EXTEND 6 INCHES BEYOND THE TIPS OF THE OUTERMOST BOTTOM BRANCHES. PROVIDE A SPADE CUT BED EDGE WHERE THE RING OF MULCH ABUTS THE LAWN.
- LANDSCAPE CONTRACTOR SHALL REPAIR WITH TOPSOIL AND SOD ANY AREAS OUTSIDE OF THE PROPERTY LINE / CONSTRUCTION LIMIT LINE THAT ARE DISTURBED BY CONSTRUCTION ACTIVITIES.
- CONCRETE PAVERS FOR WEST PATIO SHALL BE UNLOCK HOLLANDSTONE, PLACED IN A HERRINGBONE PATTERN AS INDICATED ON LANDSCAPE PLAN (SHEET L1.1). COLOR SHALL BE PRAIRIE. VERIFY PAVEMENT COLOR FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO ORDERING PAVERS.
- PLANTERS, TRASH CONTAINERS, AND ASH CONTAINERS SHOWN ON LANDSCAPE DEVELOPMENT PLANS ARE NOT PART OF THIS CONTRACT.
- PLAN NOTES ARE NOT INTENDED TO BE A SUBSTITUTE FOR LANDSCAPE SPECIFICATIONS OR APPROVING INSTALLATION PRACTICES OF THE LANDSCAPE CONTRACTOR.

BASE PLAN DATA:

- BASE PLAN DATA WAS DERIVED FROM THE FOLLOWING ELECTRONIC FILES:
 - 0402-01-0-SITE-SURVEY-REV.DWG, 6/29/18, RECEIVED BY GIS FROM QUORUM ARCHITECTS, INC.
 - 0402-01-0-SITE-SURVEY-REV.DWG, 10/18/18, RECEIVED 4/26/20 FROM QUORUM ARCHITECTS, INC.
 - PROVIDOR PLAN DWG, 1/22/18, RECEIVED 4/26/20 FROM QUORUM ARCHITECTS, INC.



CHERRY COURT MID-RISE



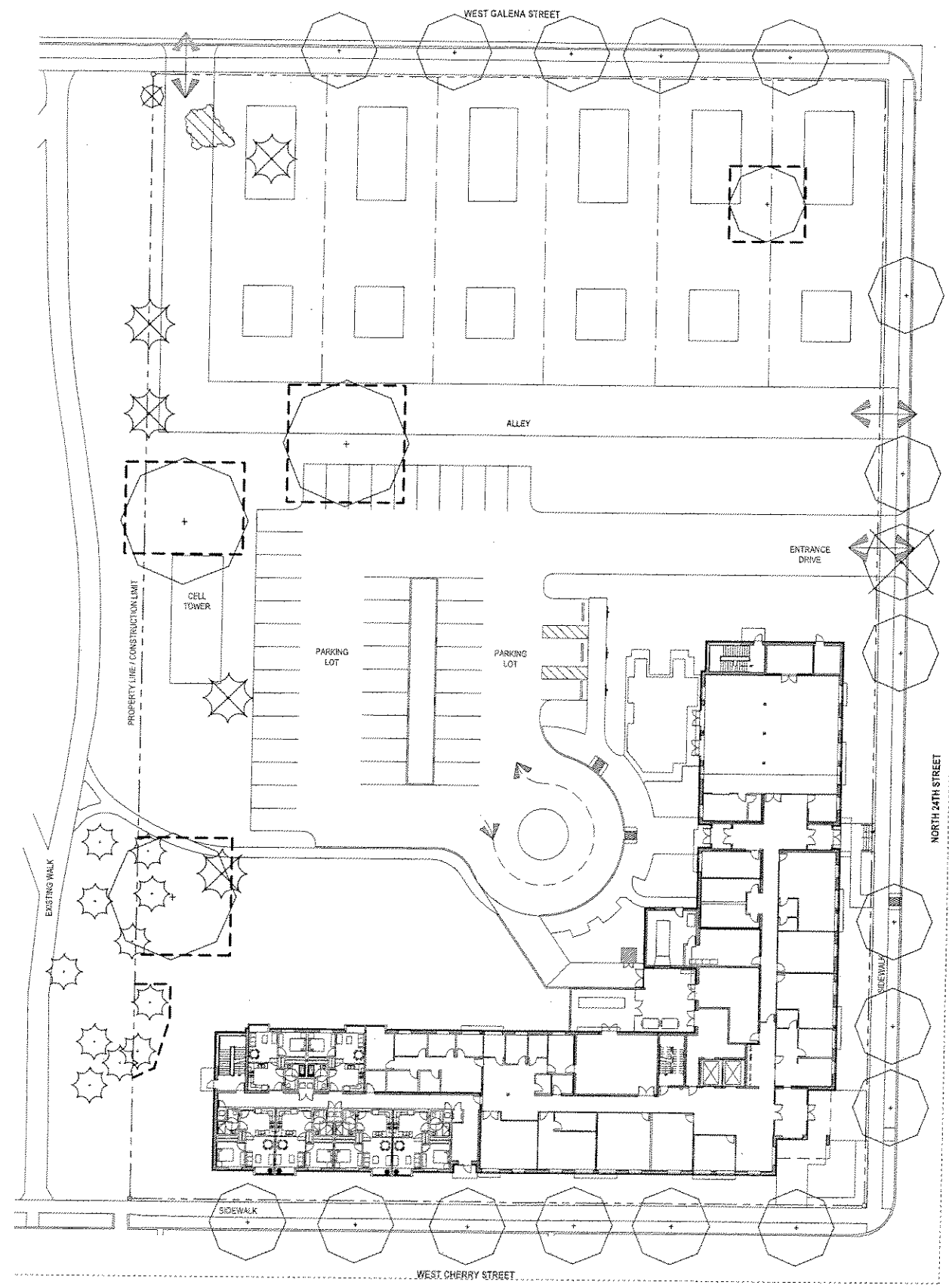
Project: CHERRY COURT MID-RISE
1525 NORTH 24TH STREET
MILWAUKEE, WI 53208

LANDSCAPE DEVELOPMENT PLAN (PART) LANDSCAPE DETAILS, PLANT LIST, PLAN NOTES










Rev: 04-29-05
Drawn by: KMK/MEV
Project No: 04042-00
Sheet No:

CHERRY COURT MID-RISE



LEGEND

-  DECIDUOUS TREE TO PRESERVE
-  DECIDUOUS TREE TO REMOVE
-  EVERGREEN TREE TO REMOVE
-  EVERGREEN TREE TO PRESERVE
-  TREE/SHRUB MASS TO REMOVE
-  SHRUB TO REMOVE
-  TREE PROTECTION FENCING



SCALE: 1" = 20'-0"

Project Name
 CHERRY COURT MID-RISE
 1525 NORTH 24TH STREET
 MILWAUKEE, WI 53208

Package:

Sheet Name
 TREE REMOVAL &
 PRESERVATION PLAN

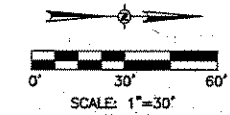
Date: 04-29-05
 Drawn By: KMK/MBV
 Project No.: 04042.00
 Sheet No.:



TREE REMOVAL & PRESERVATION PLAN

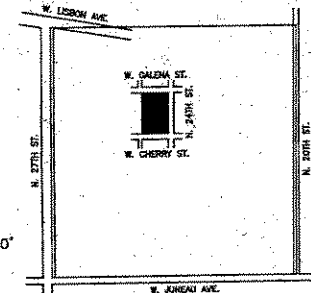
PRELIMINARY PLAT OF GALENA SOUTH SUBDIVISION

Being a redivision of all of Block 16, including the vacated alleys in said Block 16 in B.K. Miller's Subdivision, all of Block 16 in Heiss Subdivision, all of Block 1 including the vacated alley in said Block 1 in the Subdivision of 5 Acres, and all of Block 9 including the vacated alley in said Block 9 in Hopkin's Subdivision, all being a part of the Southwest 1/4 of Section 19, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.



LEGEND

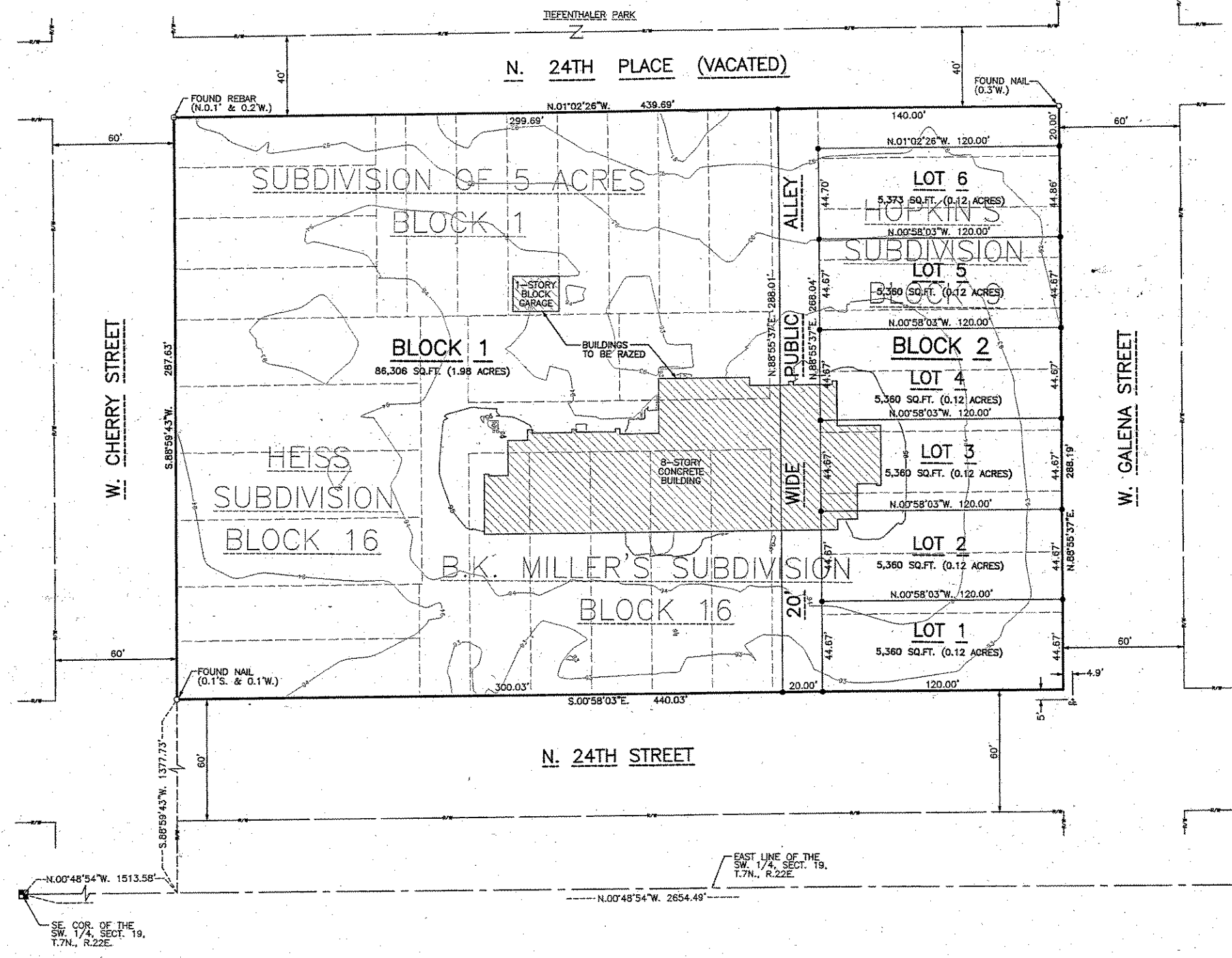
- FOUND CONCRETE MONUMENT WITH BRASS CAP
- FOUND REBAR
- FOUND NAIL
- ⊕ FOUND CHISELED CROSS
- SET 1" IRON PIPE



LOCATION MAP

REFERENCE BEARING

All bearings are referenced to the East line of the Southwest 1/4 of Section 19, T.7N., R.22E. which bears N.00°48'54"W. and is referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone.



01/13/2005
 12:46:24 PM
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PRELIMINARY PLAT OF GALENA SOUTH SUBDIVISION

Being a redivision of all of Block 16, including the vacated alleys in said Block 16 in B.K. Miller's Subdivision, all of Block 16 in Heiss Subdivision, all of Block 1 including the vacated alley in said Block 1 in the Subdivision of 5 Acres, and all of Block 9 including the vacated alley in said Block 9 in Hopkin's Subdivision, all being a part of the Southwest 1/4 of Section 19, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Burt J. Naumann, registered land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter 119 Subdivision Regulations for the City of Milwaukee and under the direction of Housing Authority of the City of Milwaukee, owner of said land, I have surveyed, divided and mapped Galena South Subdivision; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the southwest 1/4 of Section 19, Township 7 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin, containing 2.91 acres of land described as follows:

Being a redivision of all of Block 16, including the vacated alleys in said Block 16 in B.K. Miller's Subdivision, all of Block 16 in Heiss Subdivision, all of Block 1 including the vacated alley in said Block 1 in the Subdivision of 5 Acres, and all of Block 9 including the vacated alley in said Block 9 in Hopkin's Subdivision, all being a part of the Southwest 1/4 of Section 19, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, more particularly bounded and described as follows:

Commencing at the southeast corner of said Southwest 1/4; thence North 00°48'54" West, on and along the east line of said Southwest 1/4, 1513.58 feet; thence South 88°59'43" West, 1577.73 feet to the intersection of the north right of way line of West Cherry Street and the west right of way line of North 24th Street, also being the point of beginning; thence continuing South 88°59'43" West, on and along said north right of way line, 287.63 feet to the west line of said Block 1 of the Subdivision of 5 Acres; thence North 01°02'26" West, on and along said west line and the west line of said Block 9 in Hopkin's Subdivision, 439.69 feet to the south right of way line of West Galena Street; thence North 88°55'37" East, on and along said south right of way line, 288.19 feet to the west right of way line of North 24th Street; thence South 00°58'03" East, on and along said west right of way line, 440.05 feet to the point of beginning.

Dated this _____ day of _____

Revised this _____ day of _____ RLS No. 1965

CORPORATE OWNER'S CERTIFICATE

Housing Authority of the City of Milwaukee, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described in the foregoing affidavit of Burt J. Naumann, surveyor, to be surveyed, divided, mapped and dedicated as represented on this plat.

In consideration of the approval of the plat by the common council and in accordance with Chapter 119 of the Milwaukee Code of Ordinances, the undersigned agrees:

- That all utility lines to provide electric power and telephone service and cable television or communication systems lines or cables in all lots in the subdivision plat shall be installed underground in easements provided therefor where feasible.

This agreement shall be binding on the undersigned and assigns.

In witness whereof,

The said Housing Authority of the City of Milwaukee, has caused these presents to be signed by Willie J. Hines, Jr., its chair, and countersigned by Antonio Perez, its secretary/executive director, at Milwaukee, Wisconsin this _____ day of _____.

in presence of:

(Witness) _____ Willie L. Hines Jr., Chair

(Witness) _____ Antonio Perez, Secretary/Executive Director

State of Wisconsin) SS
Milwaukee County)

Personally came before me this _____ day of _____, Willie L. Hines Jr., Chair and Antonio Perez, Secretary/Executive Director of the above named corporation, to me known as the persons who executed the foregoing instrument, and to me known to be such Chair and Secretary/Executive Director of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Seal)
Notary Public, State of Wisconsin
My commission expires _____
My commission permanent.

CERTIFICATE OF CITY TREASURER

State of Wisconsin) SS
Milwaukee County)

I, Wayne F. Whitlow, being duly elected, qualified and acting city treasurer of the City of Milwaukee, do hereby certify that in accordance with the records in the office of the city treasurer of the City of Milwaukee there are no unpaid taxes or unpaid assessments on any of the lands included in the Plat of Galena South Subdivision.

Date _____ Wayne F. Whitlow, City Treasurer

CERTIFICATE OF COUNTY TREASURER

State of Wisconsin) SS
Milwaukee County)

I, Dorothy Dean, being duly elected, qualified and acting treasurer of the County of Milwaukee, do hereby certify that records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____, affecting the lands included in the Plat of Galena South Subdivision.

Date _____ Dorothy Dean, County Treasurer

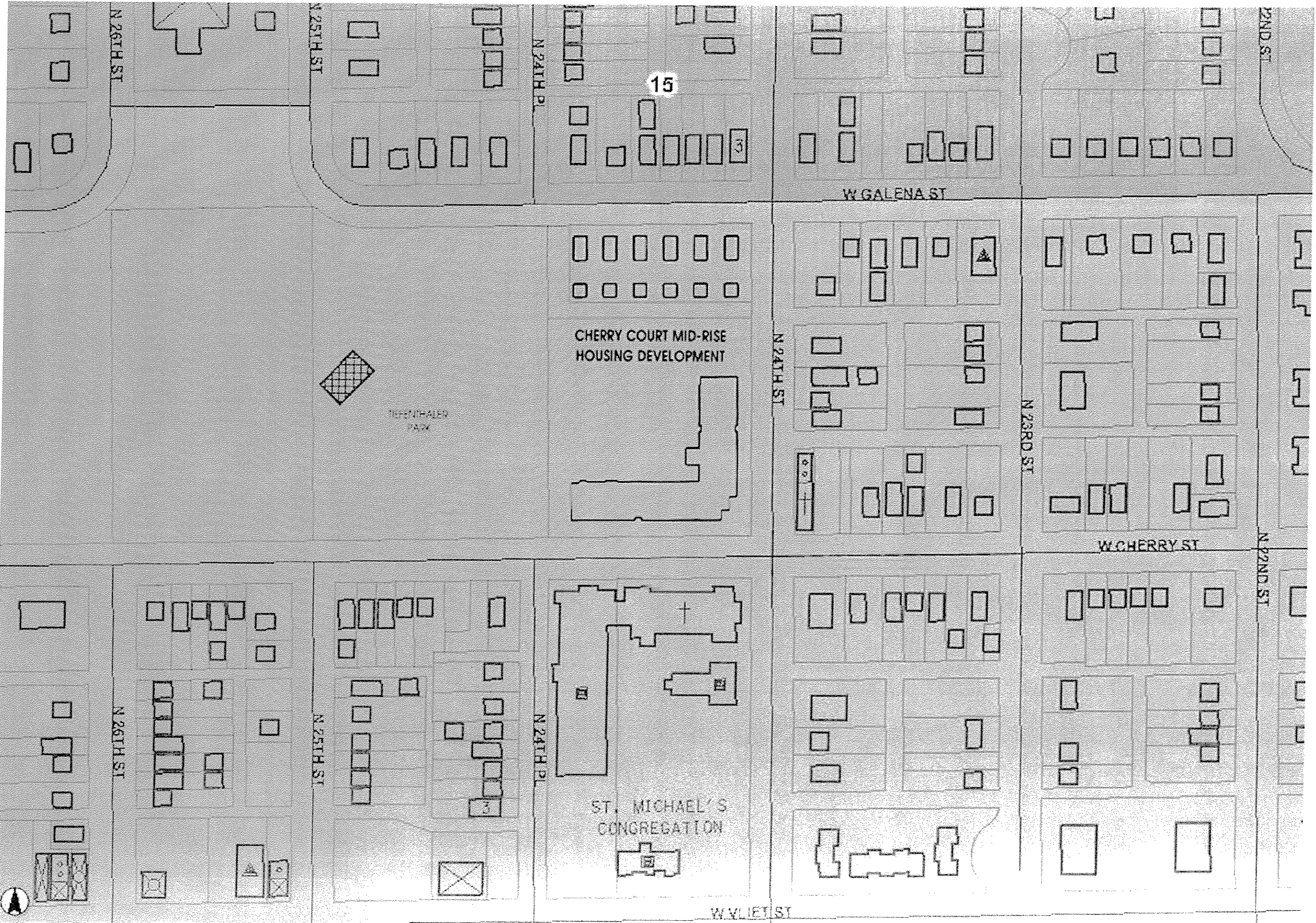
COMMON COUNCIL RESOLUTION

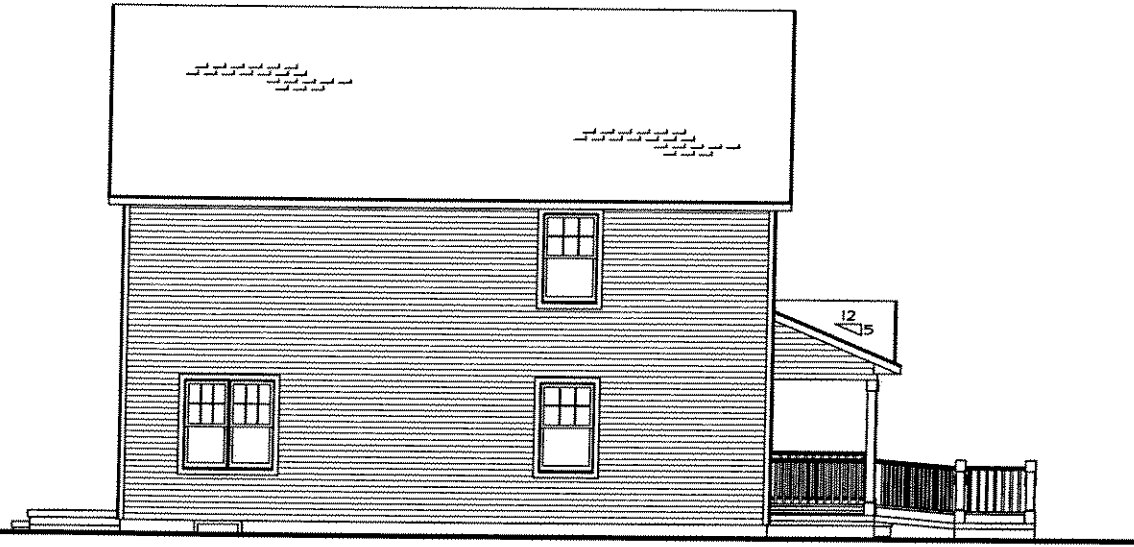
File No. _____

Be it resolved by the Common Council of the City of Milwaukee that the Plat of "Galena South Subdivision" being a redivision of all of Block 16, including the vacated alleys in said Block 16 in B.K. Miller's Subdivision, all of Block 16 in Heiss Subdivision, all of Block 1 including the vacated alley in said Block 1 in the Subdivision of 5 Acres, and all of Block 9 including the vacated alley in said Block 9 in Hopkin's Subdivision, all being a part of the Southwest 1/4 of Section 19, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, Having been approved by the City Plan Commission and Commissioner of Public Works, is hereby approved.

Office of the City Clerk
Milwaukee _____
Date

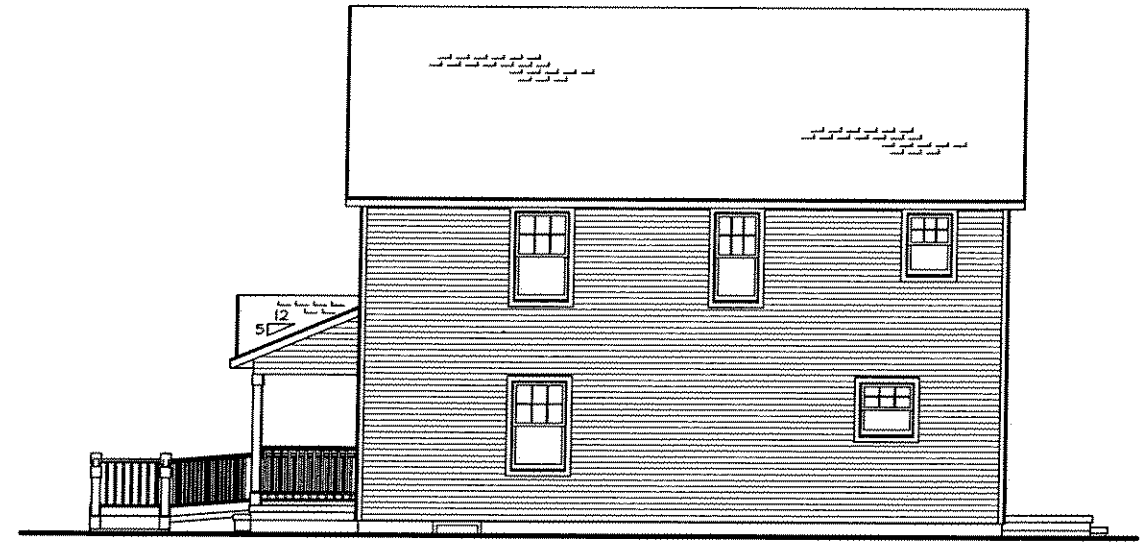
I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Milwaukee on _____.





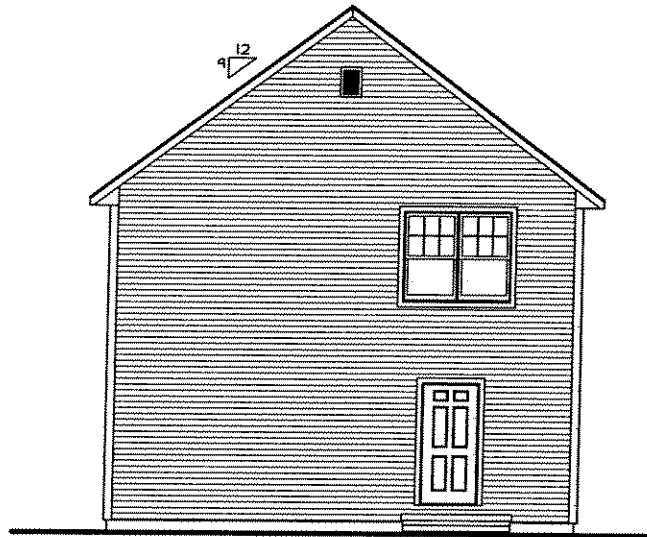
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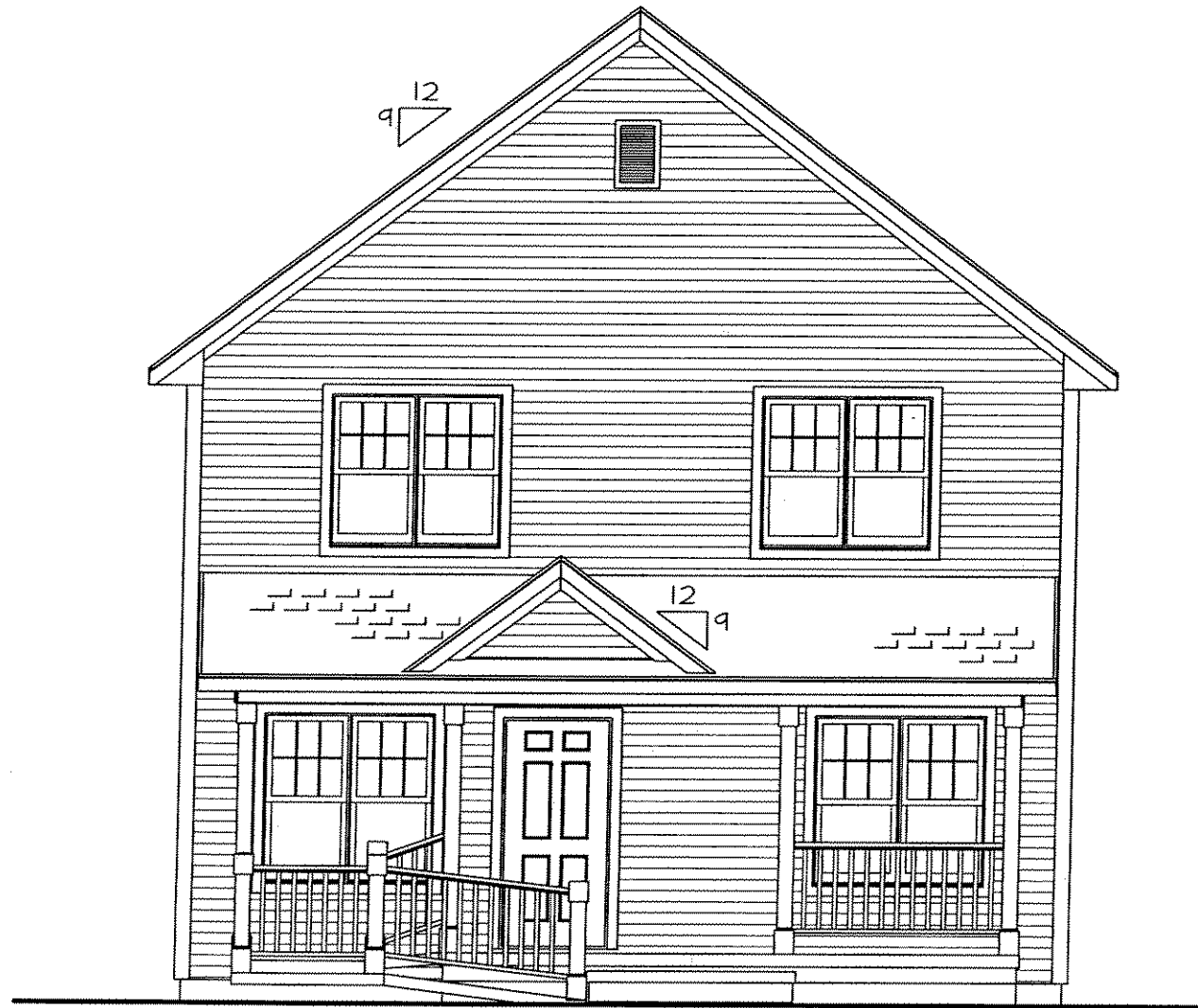
RIGHT ELEVATION

SCALE: 3/32" = 1'-0"



REAR ELEVATION

SCALE: 3/32" = 1'-0"



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

RAMP TO BE DESIGNED LOT SPECIFIC.
FINAL DESIGN & SPECS BY MHA.

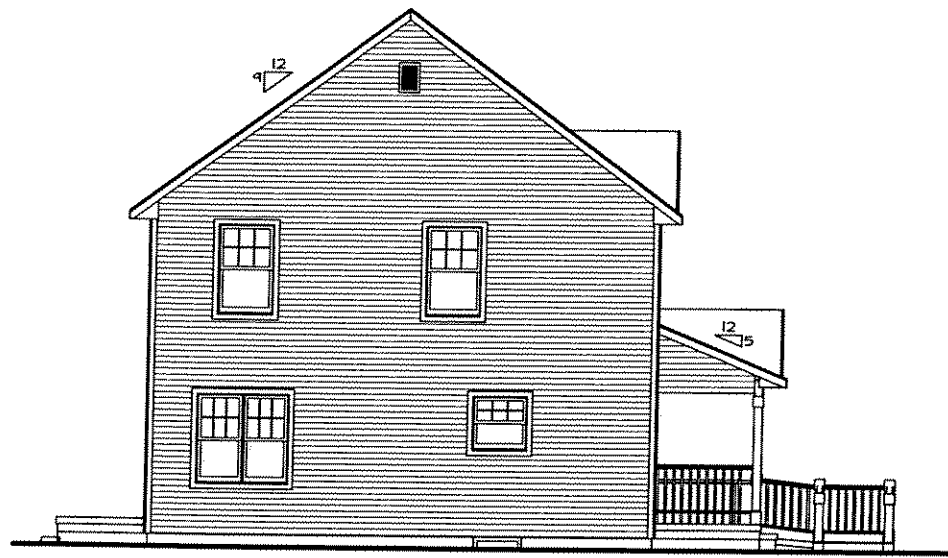
NOTICE
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WITHOUT THE EXPRESS WRITTEN
CONSENT OF MAUSAU HOMES
INCORPORATED.

REV. NO.	DATE	REVISIONS
1	09/17/2005	
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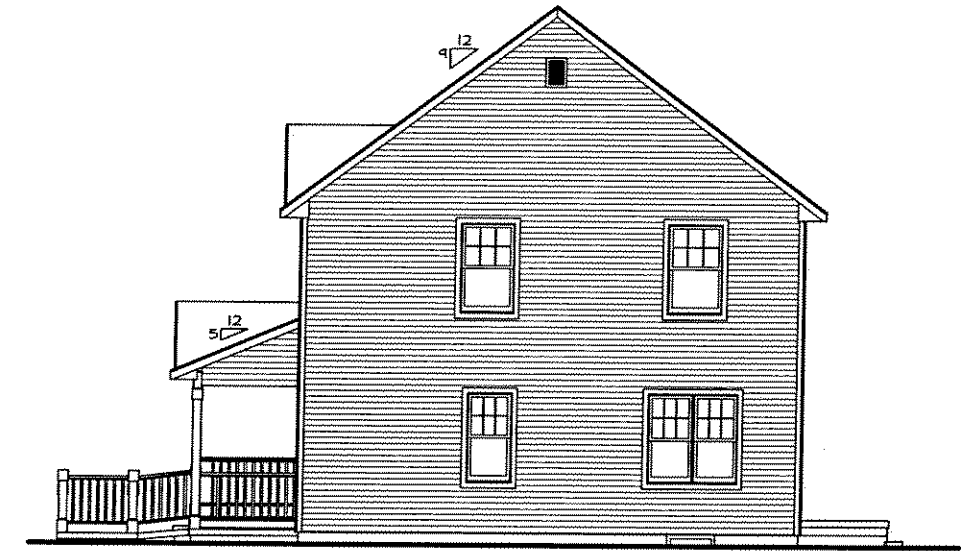
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FOR:	HOUSING AUTHORITY OF MILWAUKEE
PRINT DATE:	05/17/2005
ORDER NO.:	MHA03U

SHEET NO. A1



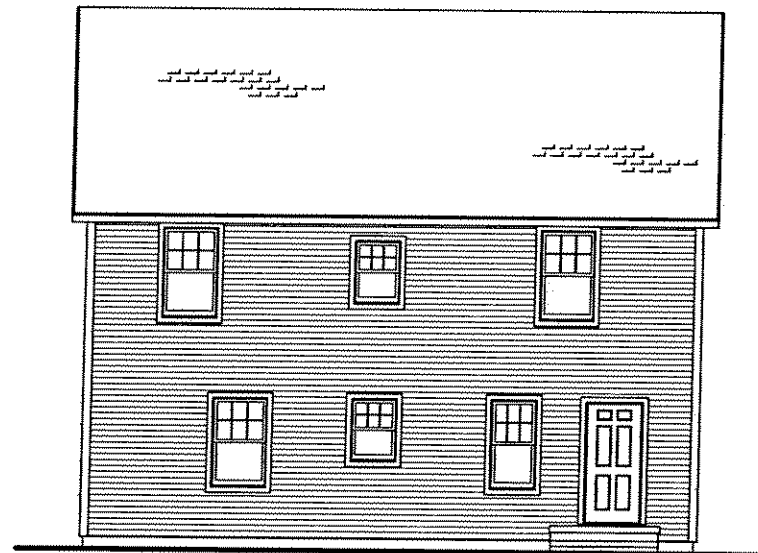
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RIGHT ELEVATION

SCALE: 3/32" = 1'-0"



REAR ELEVATION

SCALE: 3/32" = 1'-0"



FRONT ELEVATION

RAMP TO BE DESIGNED LOT SPECIFIC.
FINAL DESIGN & SPECS BY MHA.

SCALE: 3/16" = 1'-0"

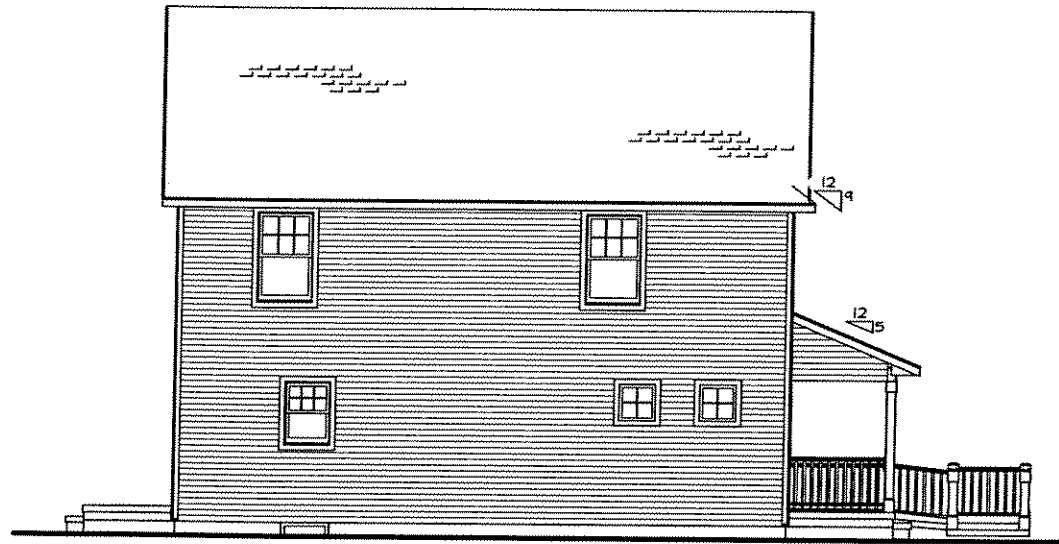
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INCORPORATED.

REV. NO.	DATE	REVISIONS
1	05/17/2005	



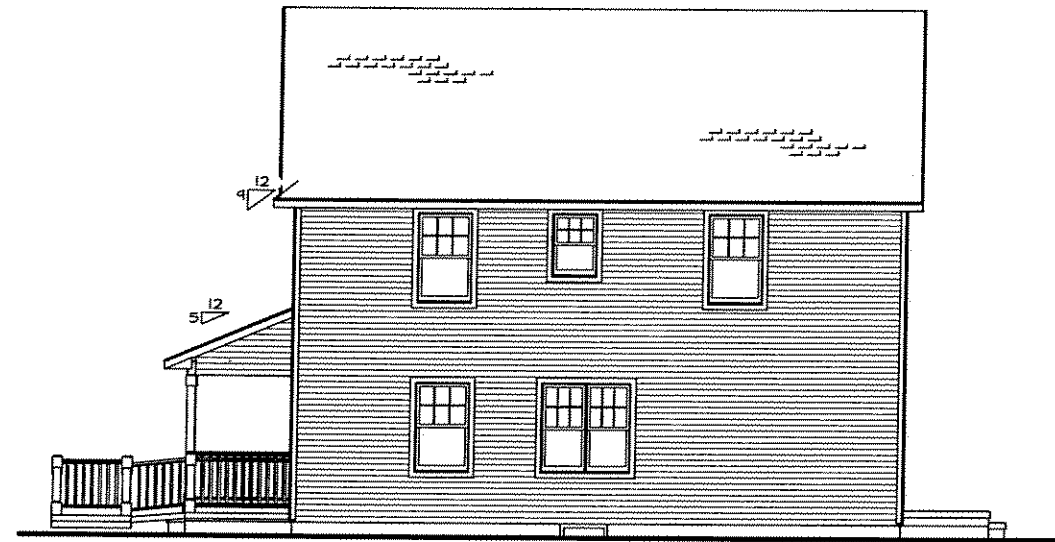
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PRINT DATE	05/17/2005
FOR	HOUSING AUTHORITY OF MILWAUKEE
ORDER NO.	MH404U

SHEET NO. A1



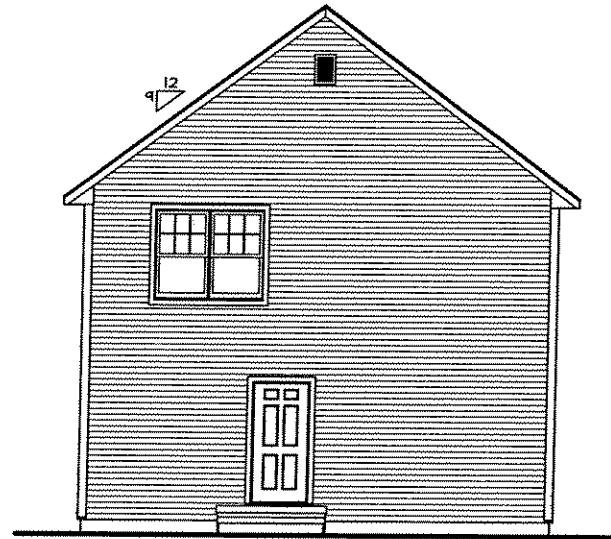
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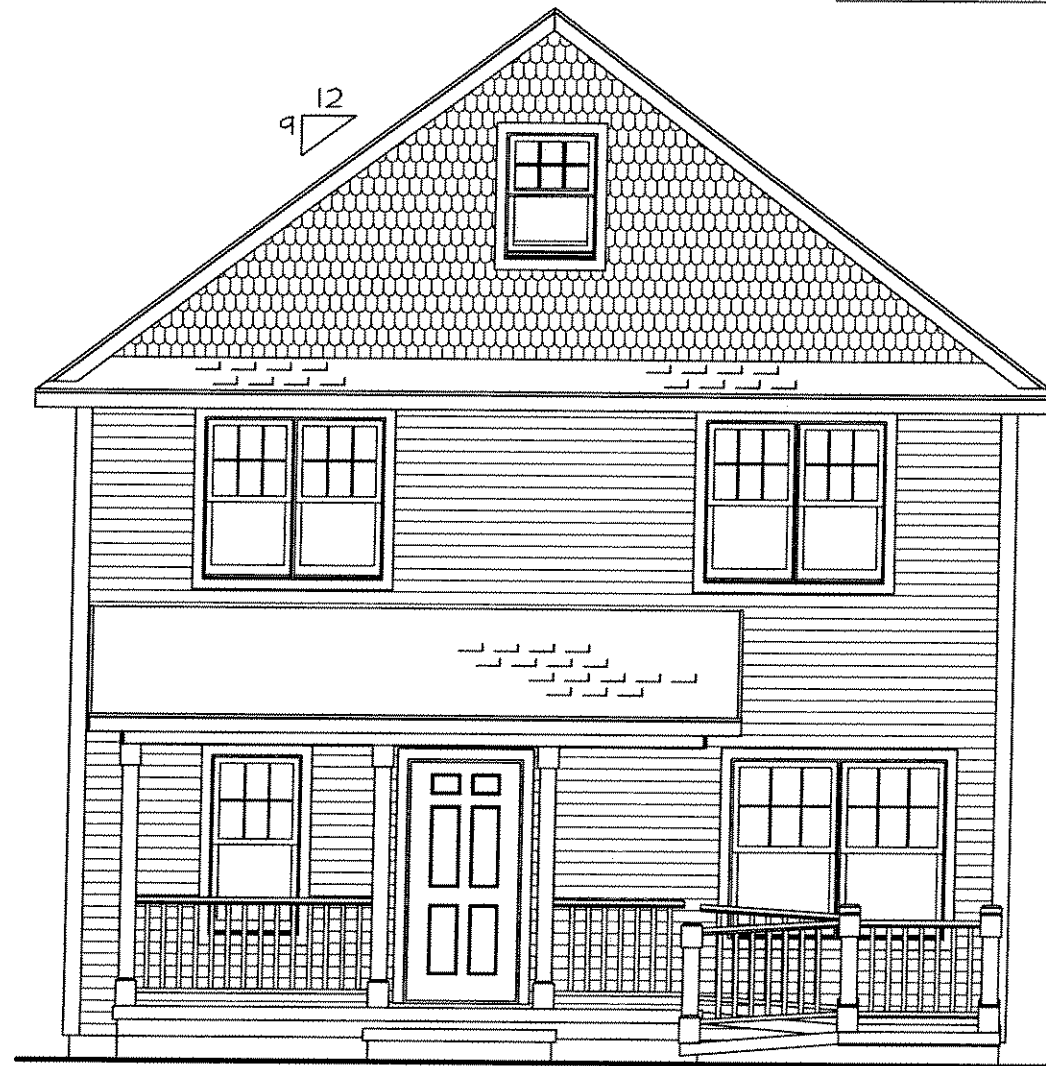
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REAR ELEVATION

SCALE: 3/32" = 1'-0"



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

RAMP TO BE LOT SPECIFIC.
FINAL DESIGN & SPECS BY MHA.

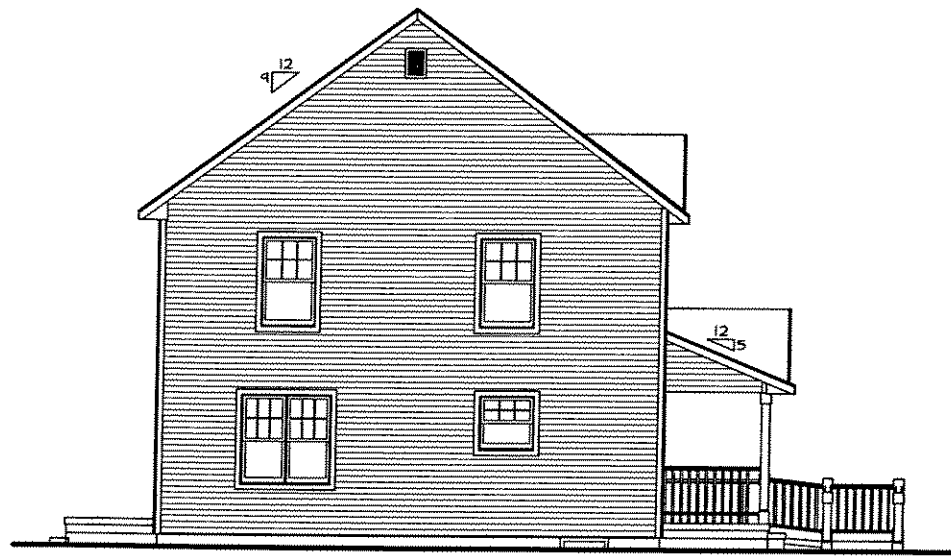
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CONSENT OF WAUSAU HOMES
INCORPORATED.

REV. NO.	DATE	BY	REMARKS
MASTER	05/17/2005	JLJ	



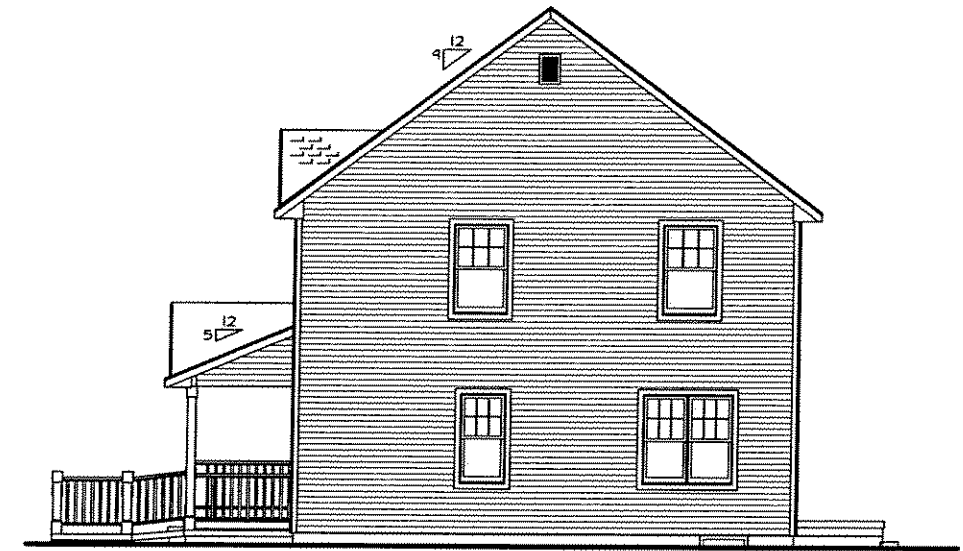
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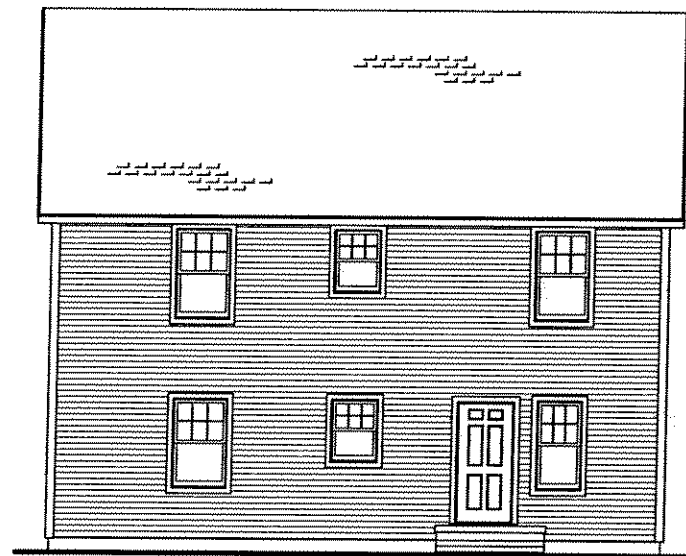
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RIGHT ELEVATION

SCALE: 3/32" = 1'-0"



REAR ELEVATION

SCALE: 3/32" = 1'-0"



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

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FINAL DESIGN & SPECS BY NHA.

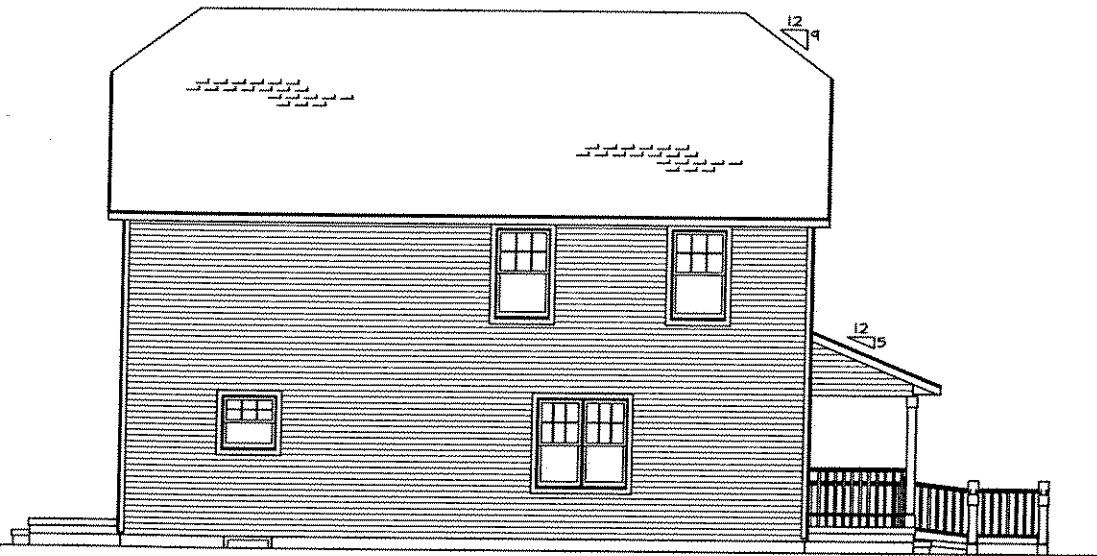
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REV. NO.	DATE	BY	REMARKS
	05/17/2005	JLJ	



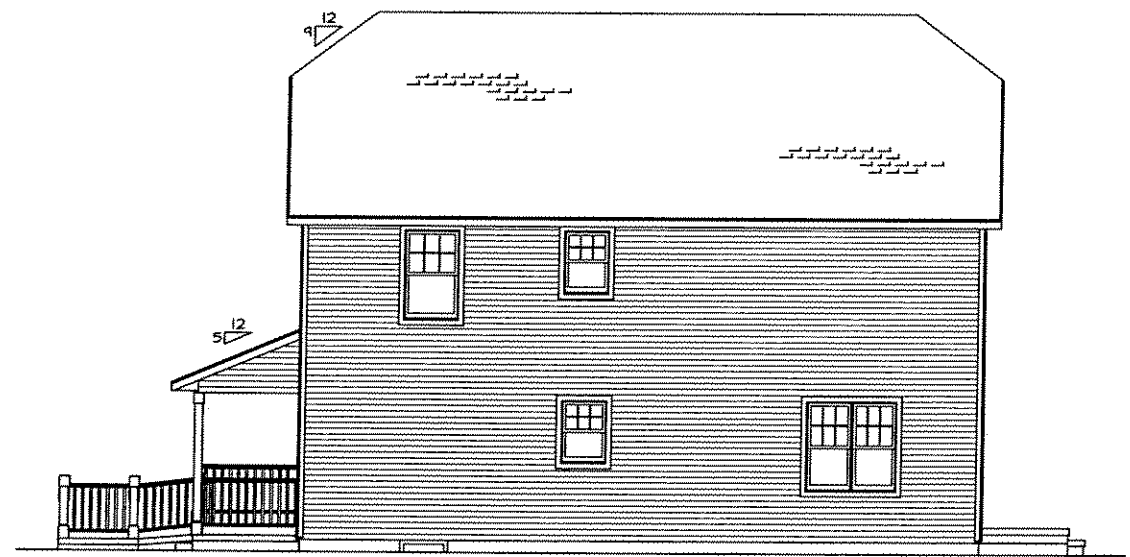
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ORDER NO.:	MHA06U
FOR:	HOUSING AUTHORITY OF MILWAUKEE

SHEET NO. A1



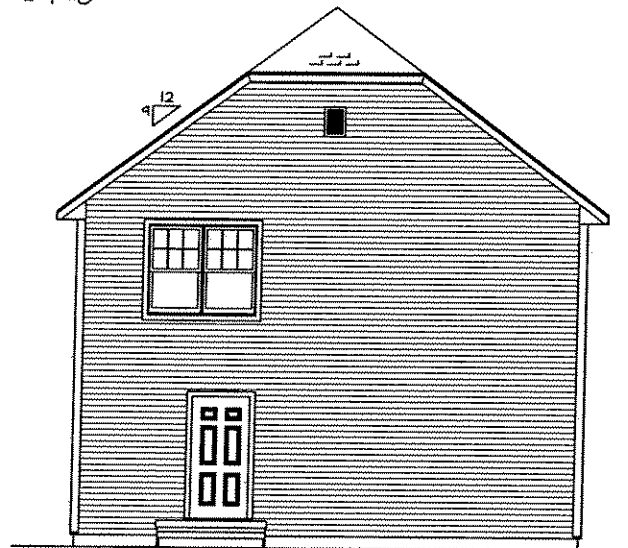
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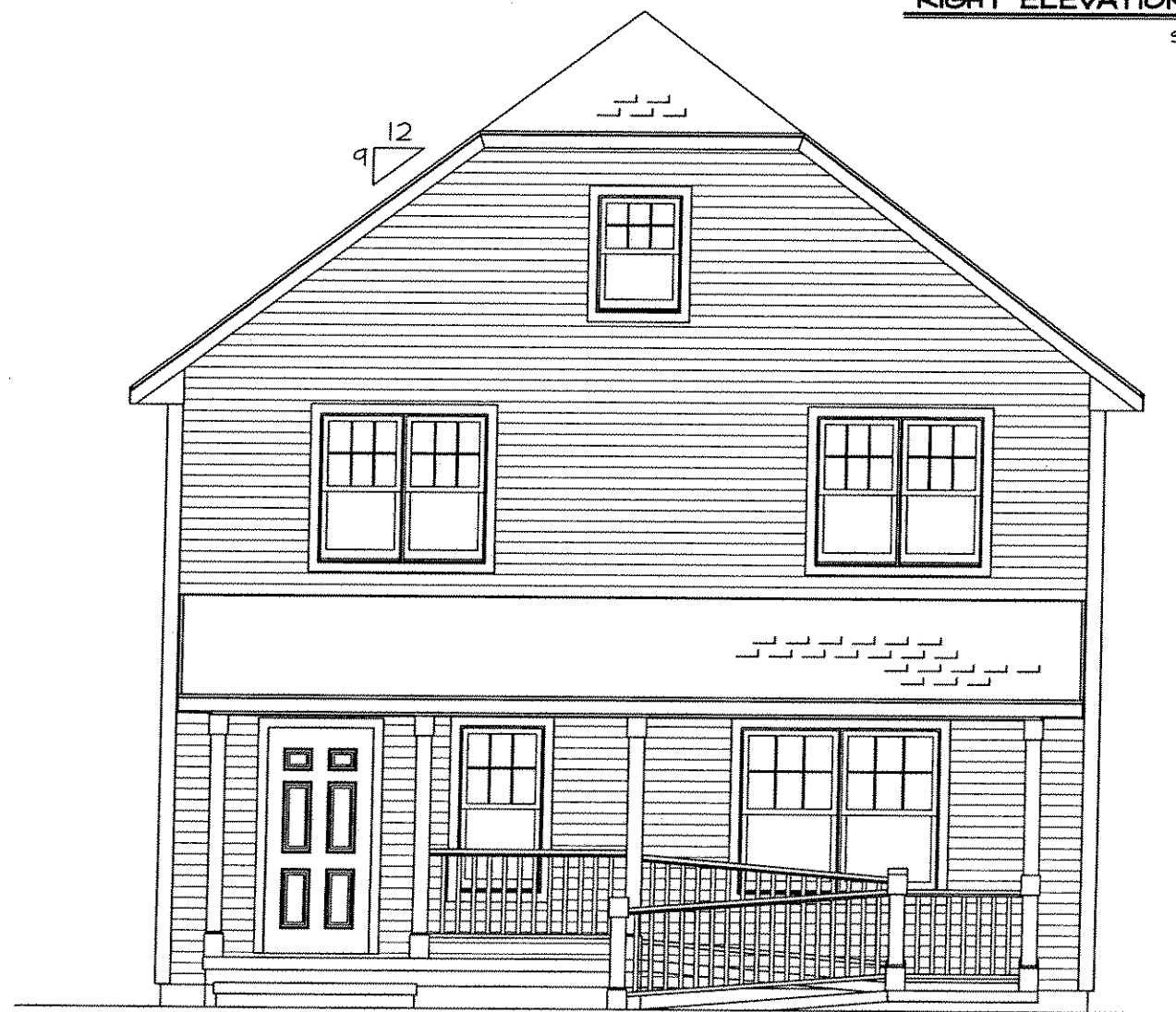
RIGHT ELEVATION

SCALE: 3/32" = 1'-0"



REAR ELEVATION

SCALE: 3/32" = 1'-0"



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

RAMP TO BE DESIGNED LOT SPECIFIC.
FINAL DESIGN & SPECS BY MHA.

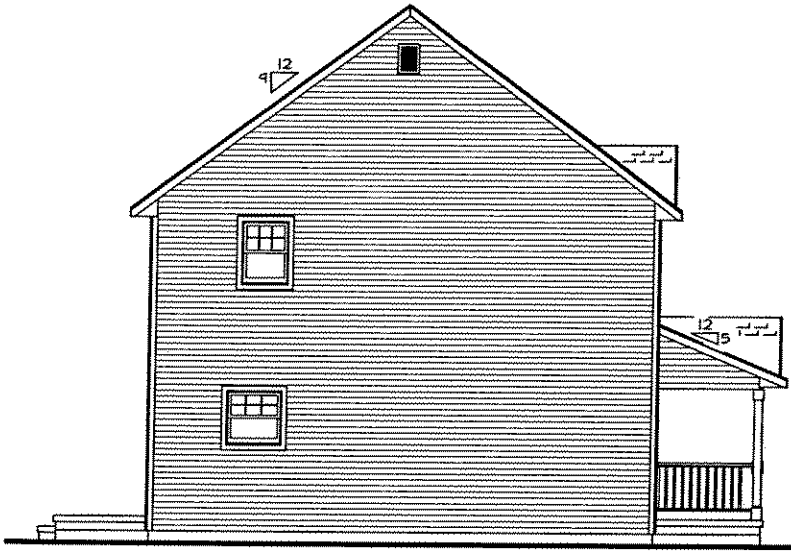
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REV. NO.	DATE	REMARKS
	05/17/2005	



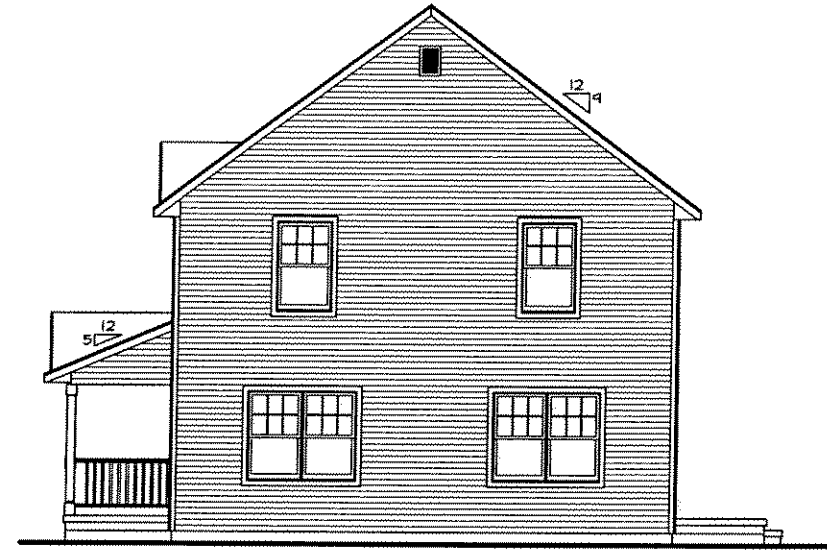
PRINT DATE:	05/17/2005
ORDER NO.:	MHAOTU
PROJECT:	HICKORY MHAOTU
FOR:	HOUSING AUTHORITY OF MILWAUKEE

SHEET NO. A1



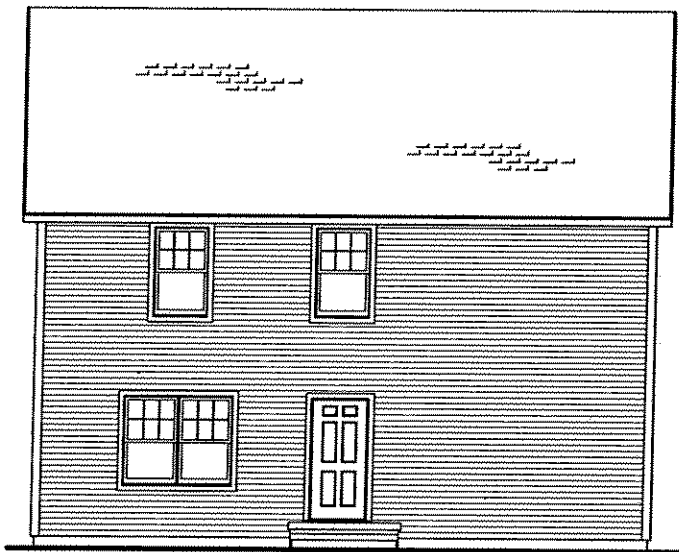
LEFT ELEVATION

SCALE: 3/32" = 1'-0"



RIGHT ELEVATION

SCALE: 3/32" = 1'-0"



REAR ELEVATION

SCALE: 3/32" = 1'-0"



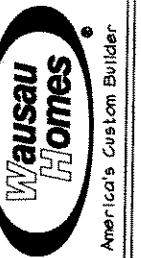
FRONT ELEVATION

SCALE: 3/16" = 1'-0"

RAMP TO BE DESIGNED LOT SPECIFIC.
FINAL DESIGN & SPECS BY MHA.

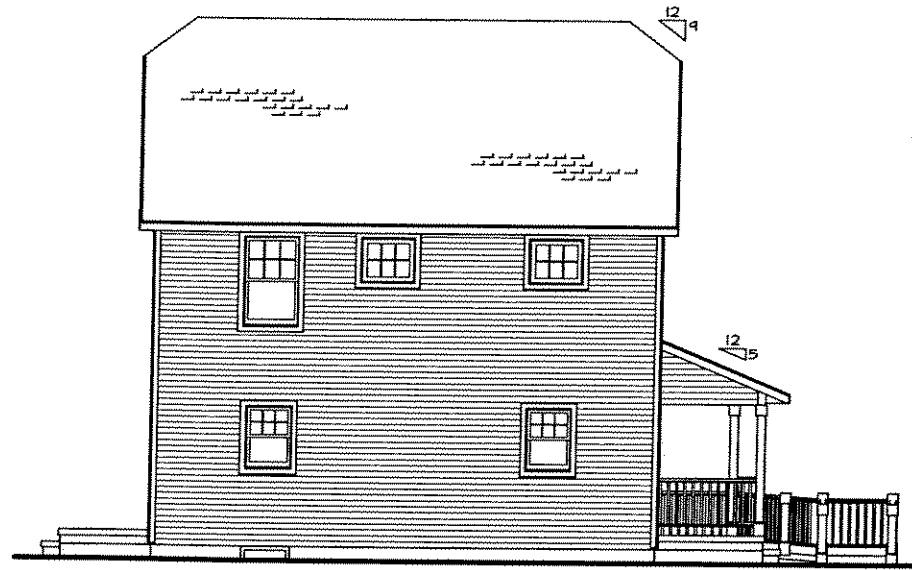
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REV. NO.	DATE	BY	REMARKS
MASTER	05/17/2005	JLJ	



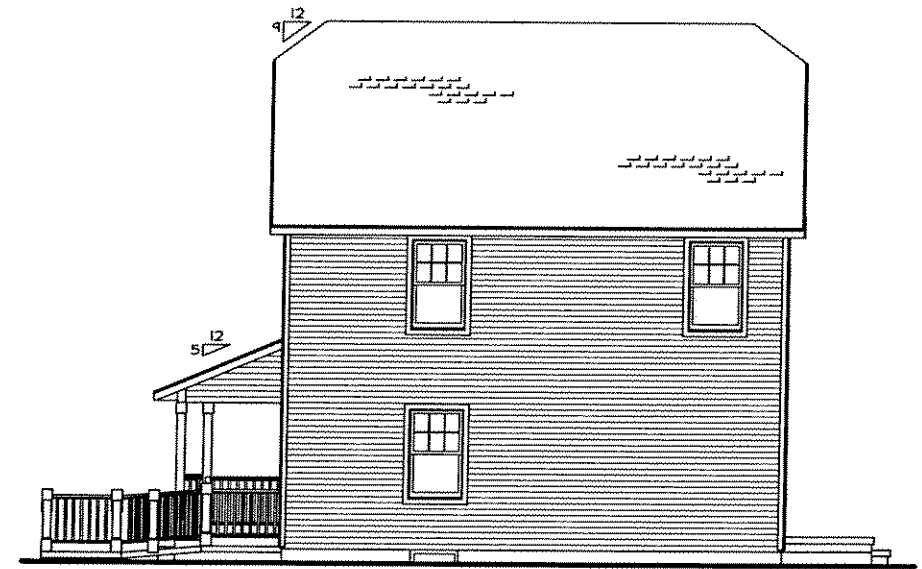
PROJECT NO.	SYCAMORE III MHA23U
PRINT DATE	05/17/2005
ORDER NO.	MHA23U
FOR	HOUSING AUTHORITY OF MILWAUKEE

SHEET NO. AI



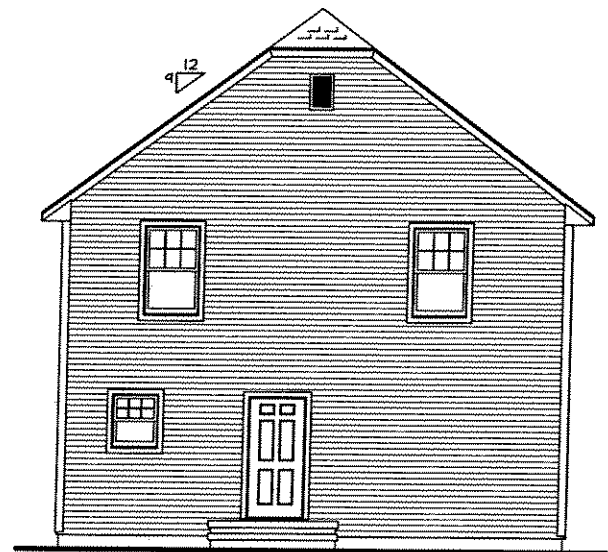
LEFT ELEVATION

SCALE: 3/32" = 1'-0"



RIGHT ELEVATION

SCALE: 3/32" = 1'-0"



REAR ELEVATION

SCALE: 3/32" = 1'-0"



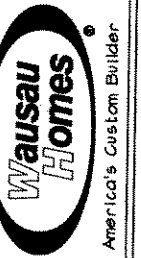
FRONT ELEVATION

SCALE: 3/16" = 1'-0"

RAMP TO BE DESIGNED LOT SPECIFIC.
FINAL DESIGN & SPECS BY MHA.

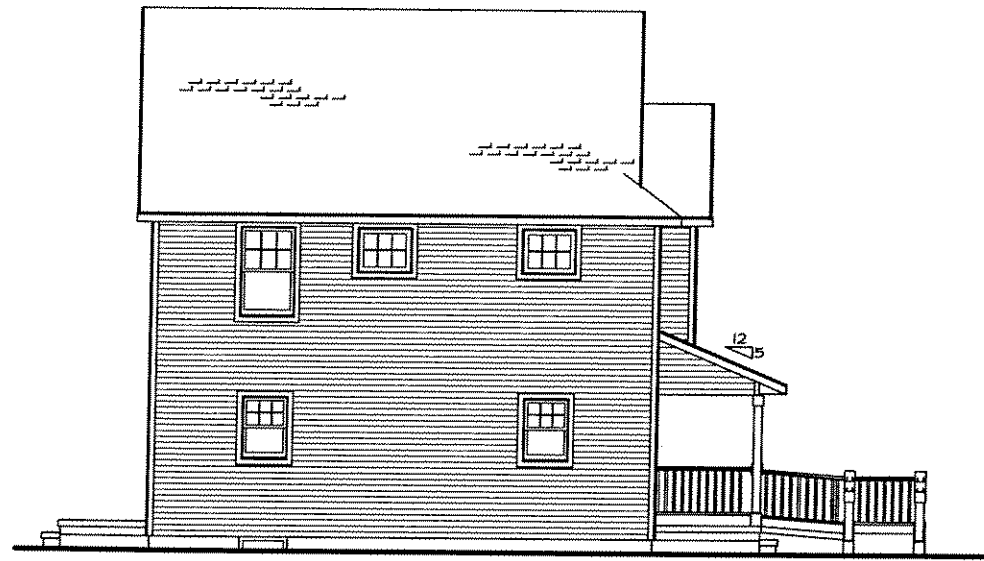
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REV. NO.	DATE	BY	REMARKS
1	05/17/2005	J.L.J.	
2			
3			
4			
5			



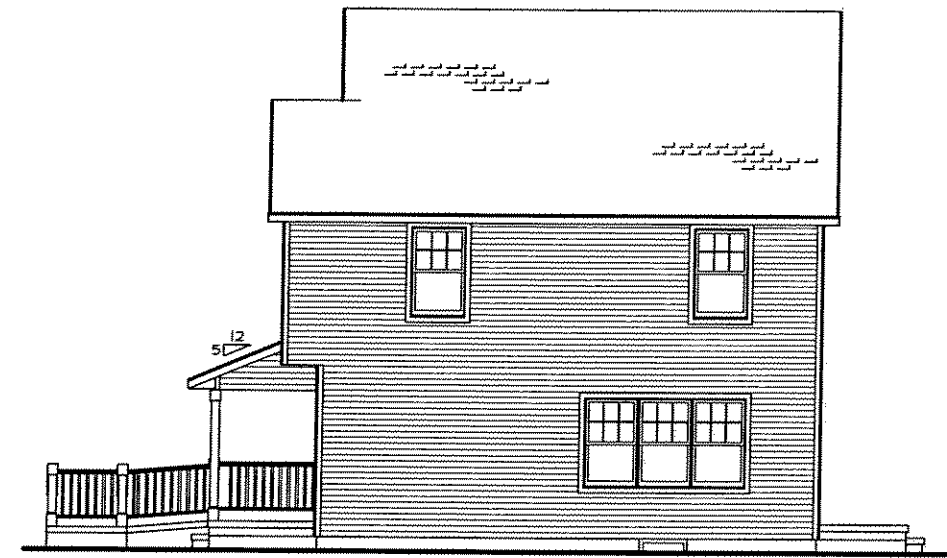
PROJECT:	BAYBERRY MHA30U
PRINT DATE:	05/17/2005
ORDER NO.:	MHA30U
FOR:	

SHEET NO.:	A1
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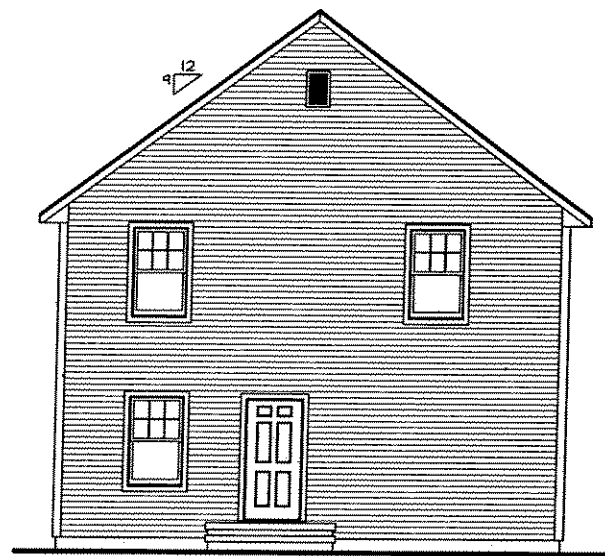
LEFT ELEVATION

SCALE: 3/32" = 1'-0"



RIGHT ELEVATION

SCALE: 3/32" = 1'-0"



REAR ELEVATION

SCALE: 3/32" = 1'-0"



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

RAMP TO BE DESIGNED LOT SPECIFIC.
FINAL DESIGN & SPECS BY MHA.

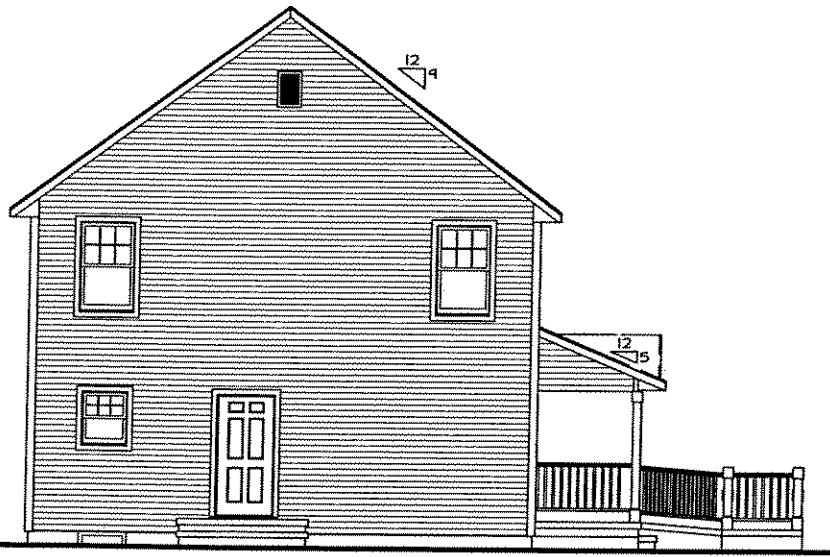
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REV. NO.	DATE	REVISIONS
MASTER	05/17/2005	



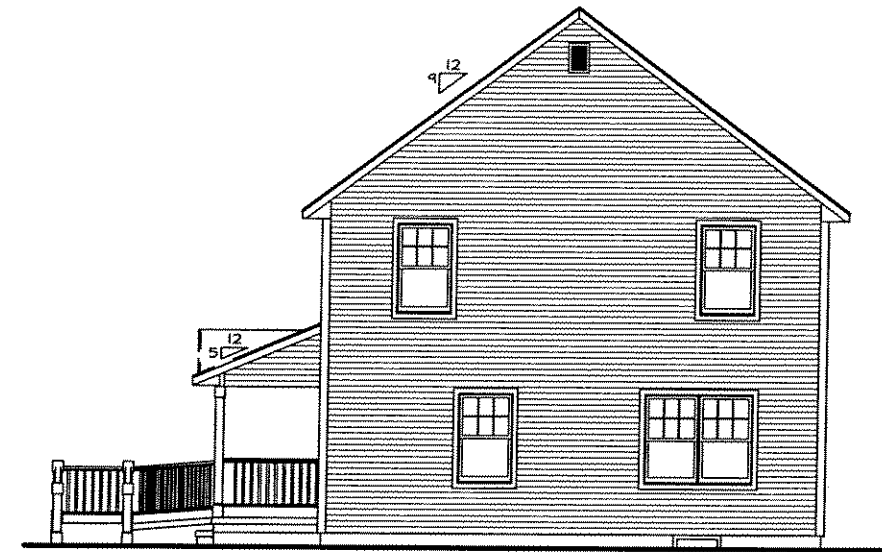
MODEL:	MAGNOLIA MHA34U
PRINT DATE:	05/17/2005
ORDER NO.:	MHA34U

SHEET NO. AI



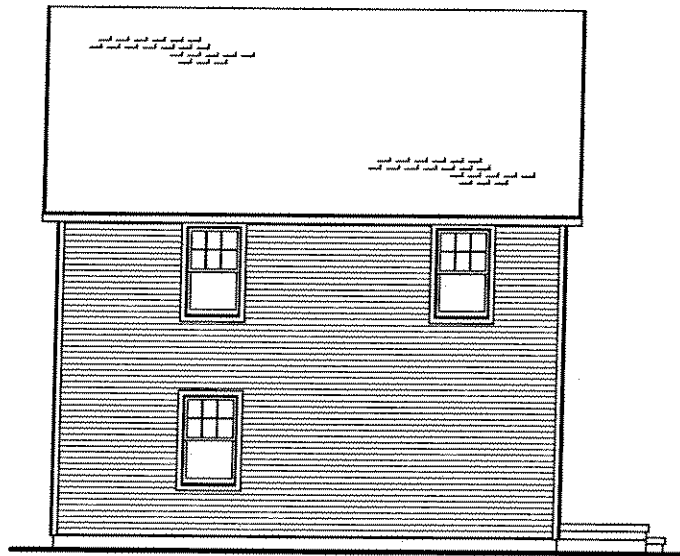
LEFT ELEVATION

SCALE: 3/32" = 1'-0"



RIGHT ELEVATION

SCALE: 3/32" = 1'-0"



REAR ELEVATION

SCALE: 3/32" = 1'-0"



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

RAMP TO BE DESIGNED LOT SPECIFIC.
FINAL DESIGN & SPECS BY MIA.

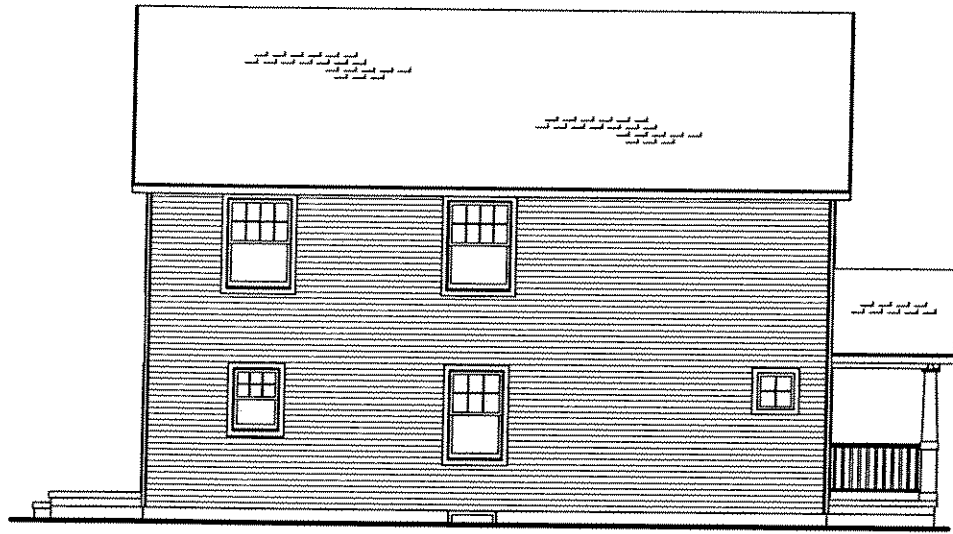
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REV. NO.	DATE	BY	REMARKS
MASTER	05/17/2005	JLJ	



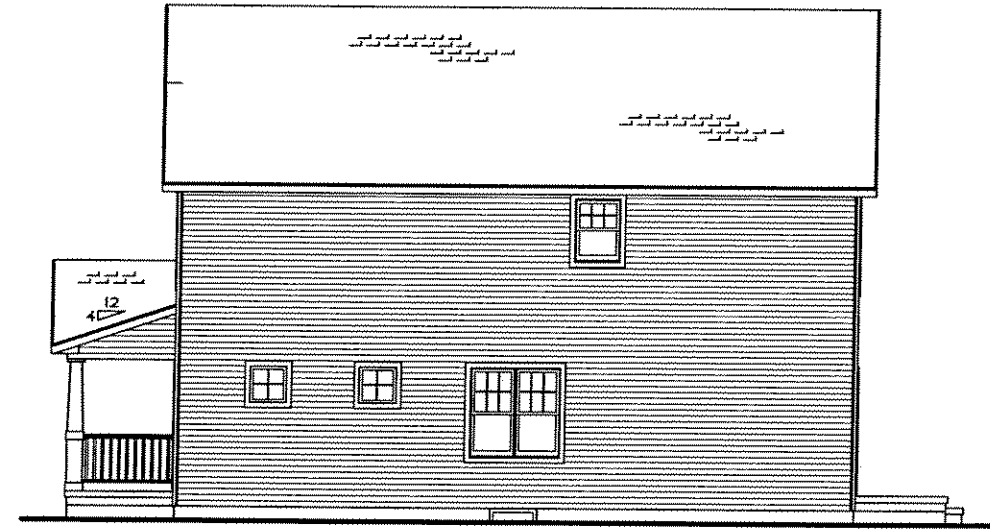
PROJECT NO.	SUMAC MHA35U
PRINT DATE	05/17/2005
ORDER NO.	MHA35U

SHEET NO. A1



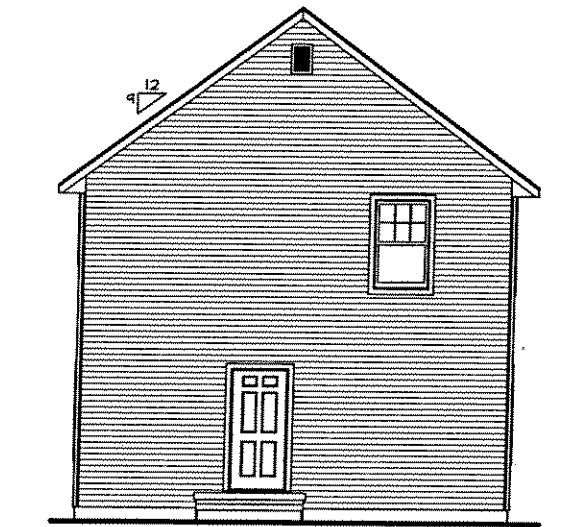
LEFT ELEVATION

SCALE: 3/32" = 1'-0"



RIGHT ELEVATION

SCALE: 3/32" = 1'-0"



REAR ELEVATION

SCALE: 3/32" = 1'-0"



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

RAMP TO BE DESIGNED LOT SPECIFIC.
FINAL DESIGN & SPECS BY MHA.

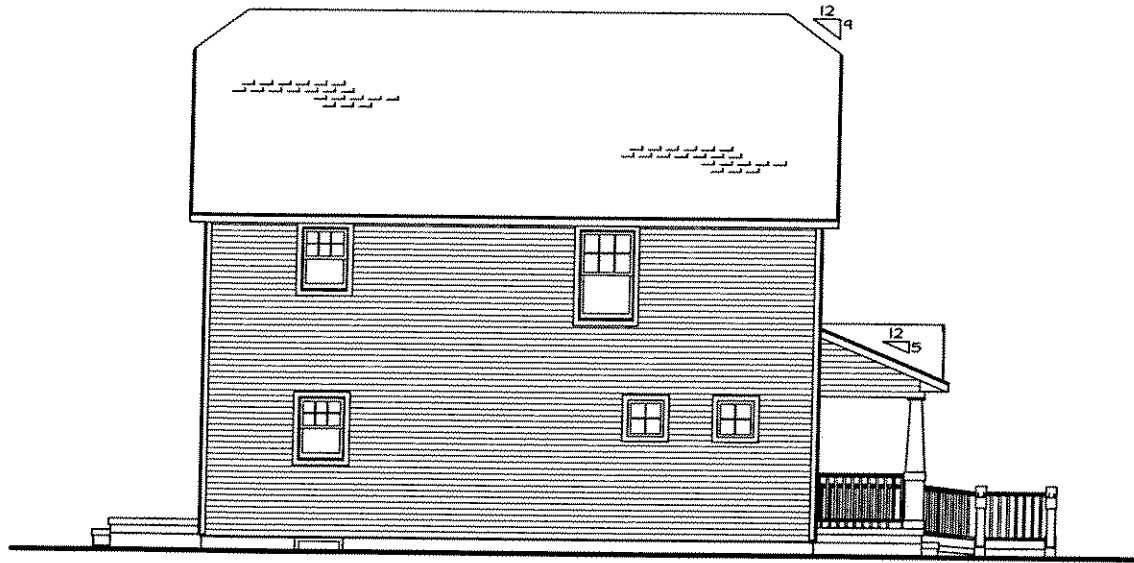
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REV. NO.	DATE	REVISIONS
MASTER	05/17/2005	



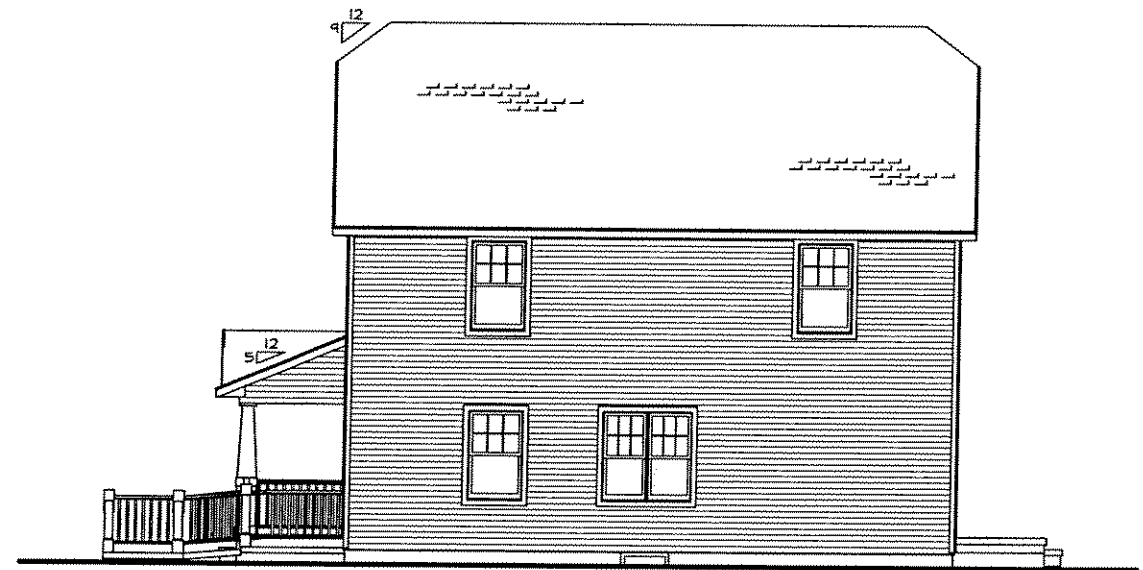
PRINT DATE:	05/17/2005
ORDER NO.:	MHA3TU
PROJECT:	REDWOOD MHA3TU
FOR:	HOUSING AUTHORITY OF MILWAUKEE

SHEET NO. A1



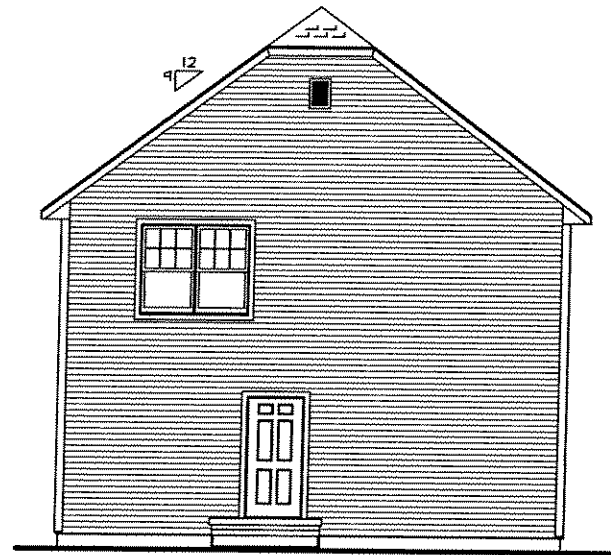
LEFT ELEVATION

SCALE: 3/32" = 1'-0"



RIGHT ELEVATION

SCALE: 3/32" = 1'-0"



REAR ELEVATION

SCALE: 3/32" = 1'-0"



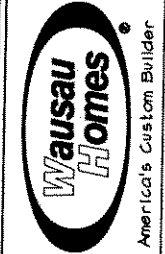
FRONT ELEVATION

SCALE: 3/16" = 1'-0"

RAMP TO BE DESIGNED LOT SPECIFIC.
FINAL DESIGN & SPECS BY MHA.

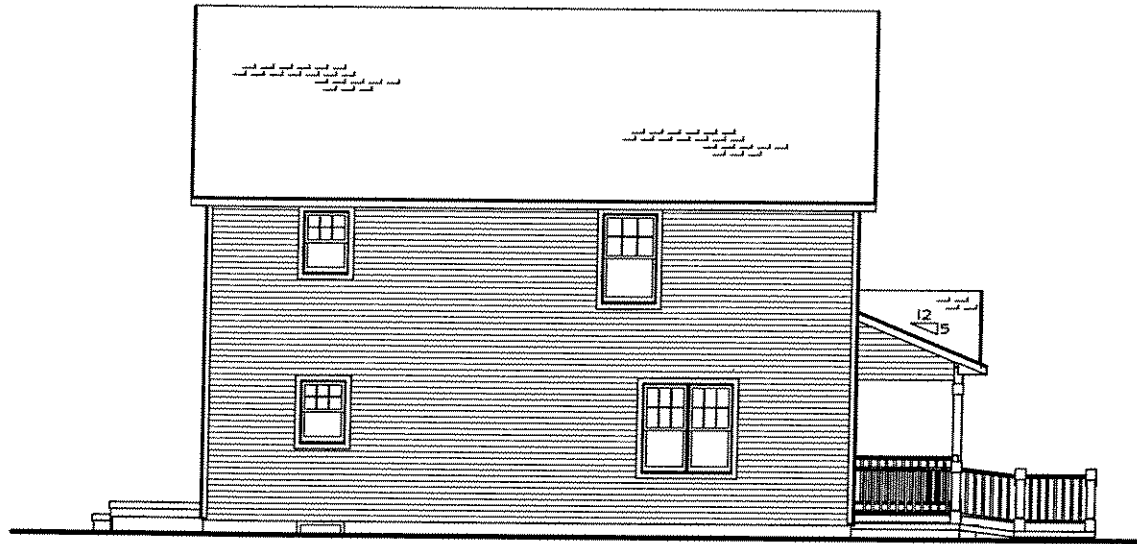
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REV. NO.	DATE	BY	REMARKS
MASTER	05/16/2005	JLL	



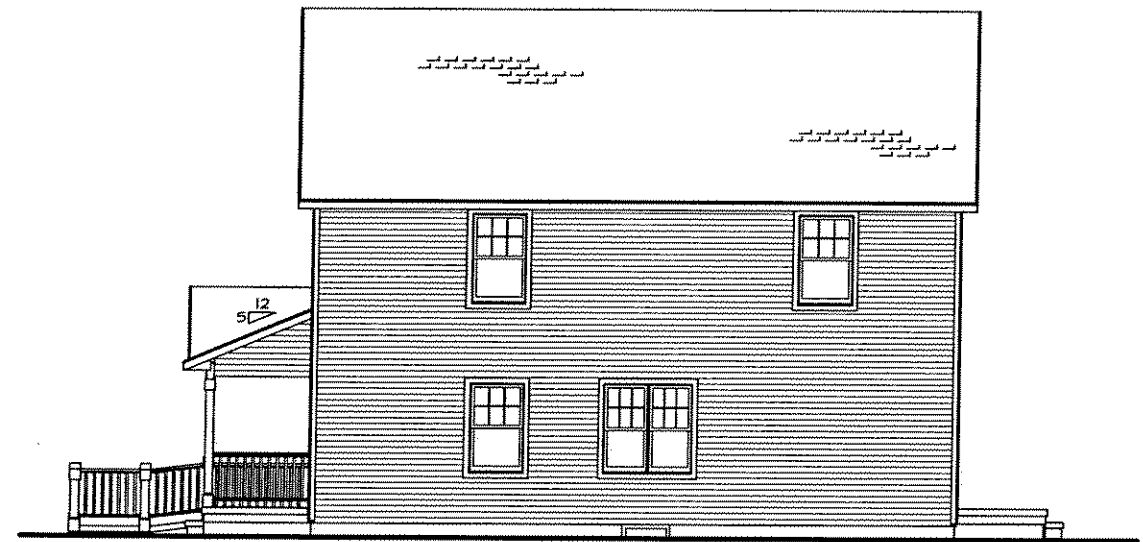
PROJECT:	MILLON MHAOIU
PRINT DATE:	05/16/2005
ORDER NO.:	MHAOIU

SHEET NO. A1



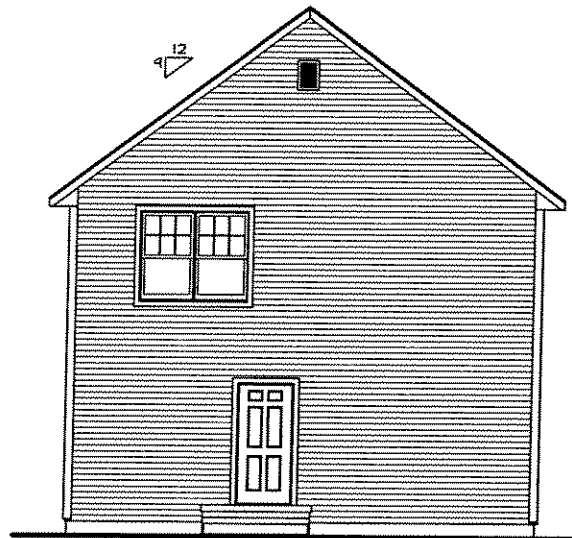
LEFT ELEVATION

SCALE: 3/32" = 1'-0"



RIGHT ELEVATION

SCALE: 3/32" = 1'-0"



REAR ELEVATION

SCALE: 3/32" = 1'-0"



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

RAMP TO BE DESIGNED LOT SPECIFIC.
FINAL DESIGN & SPECS BY MHA.

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REV. NO.	DATE	REMARKS
MASTER	05/16/2005	



PRINT DATE:	05/16/2005
MODEL:	STCAYMORE II MHAO2U
ORDER NO.:	MHAO2U
FOR:	

SHEET NO. AI