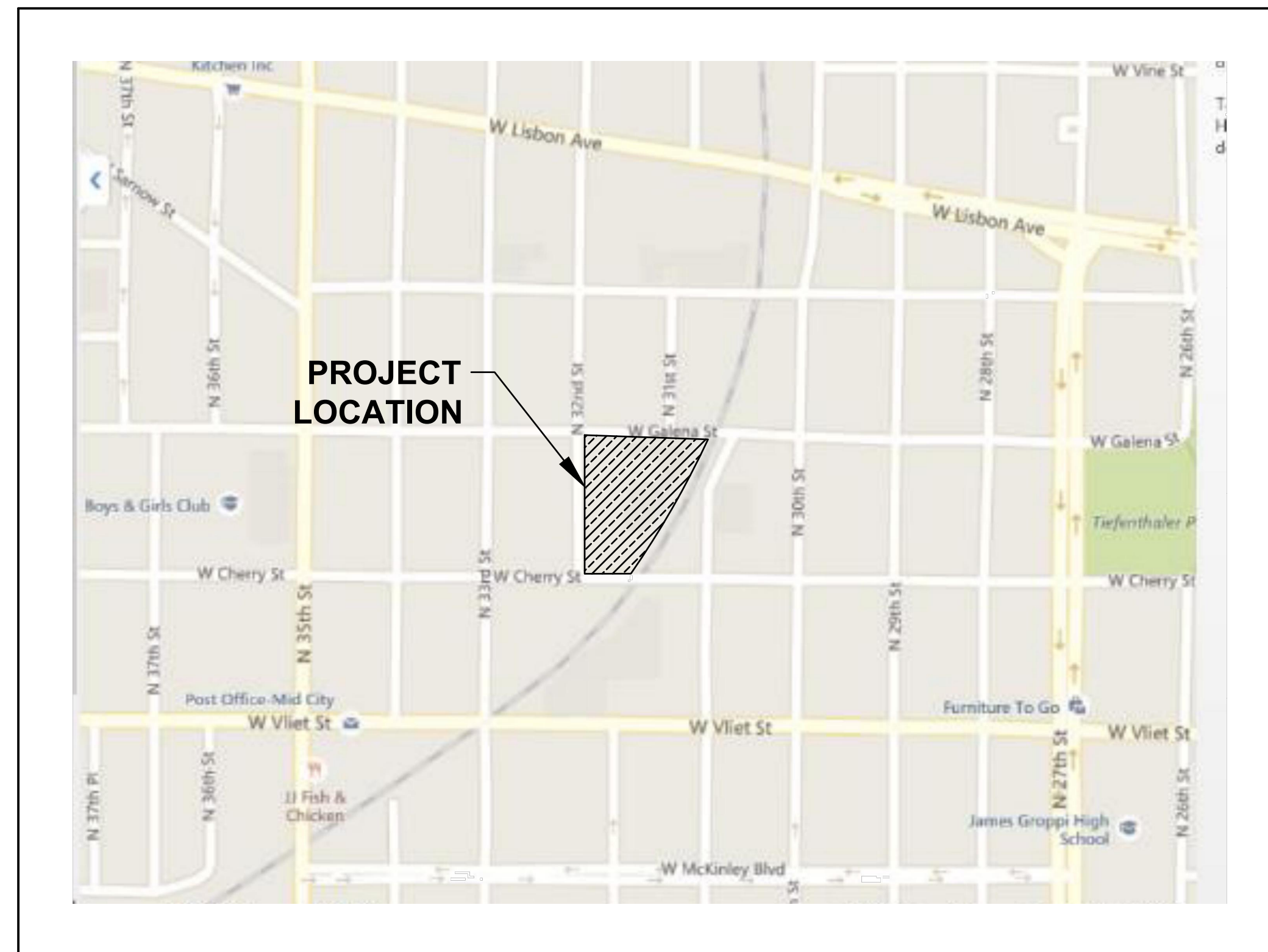


DETAILED PLANNED DEVELOPMENT FOR WASHINGTON PARK TOWNHOMES MILWAUKEE, WI

LEGEND (PROPOSED FEATURES)

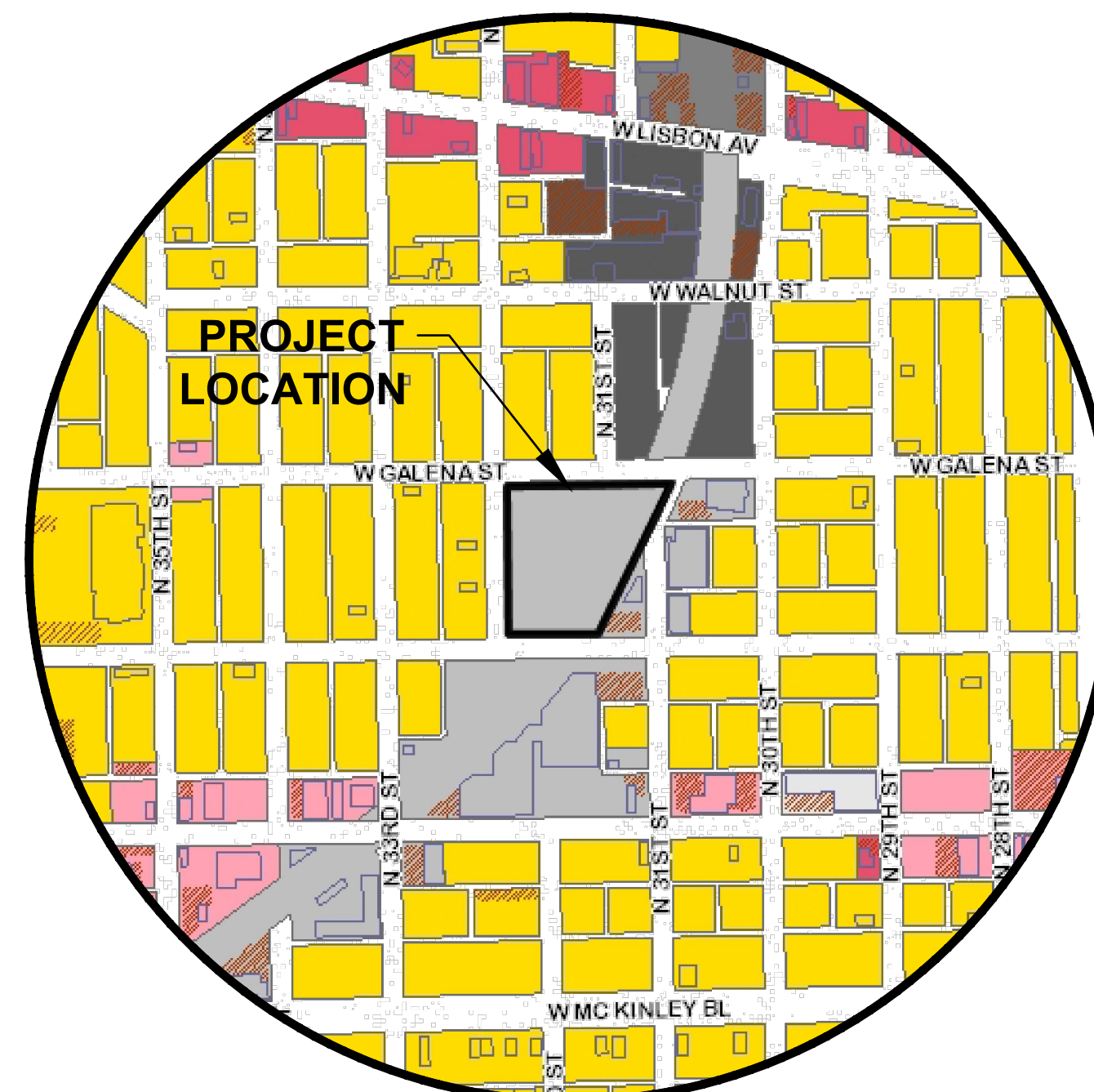
	TREE REMOVAL
	EXISTING CONCRETE PAVEMENT TO BE REMOVED
	EXISTING ASPHALT PAVEMENT TO BE REMOVED
	EXISTING GRAVEL TO BE REMOVED
	EXISTING BUILDING/STRUCTURE TO BE REMOVED
	SAWCUT LINE
	PROPOSED PROPERTY LINE
	PROPOSED SITE LIGHTING (DESIGNED BY OTHERS, FOR REFERENCE ONLY)
	MONUMENT SIGNS (CONSTRUCTION DETAILS BY OTHERS)
	SIGN
	HEAVY-DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	HEAVY-DUTY ASPHALT PAVEMENT
	STANDARD-DUTY ASPHALT PAVEMENT
	COLORLED AND STAMPED CONCRETE
	PROPOSED 18" REJECT CURB & GUTTER (AS SHOWN ON SITE PLAN)
	PROPOSED 18" STANDARD CURB & GUTTER (AS SHOWN ON SITE PLAN)
	PROPOSED ACCESSIBLE PAVEMENT MARKING
	VAN
	PROPOSED TYPE 3 CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
	PROPOSED TYPE 3A CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
	PROPOSED TYPE 4 CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
	PROPOSED TYPE 4A CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
	PROPOSED TYPE 7 CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
	DOOR
	STRUCTURAL RETAINING WALL - (DESIGNED BY OTHERS)
	PROPOSED 0.5-FOOT GRADE CONTOUR (ONLY USED WHEN CRITICAL)
	PROPOSED 1-FOOT GRADE CONTOUR
	PROPOSED 5-FOOT GRADE CONTOUR
	PROPOSED SPOT GRADE
	PROPOSED TOP OF CURB
	PROPOSED EROSION CONTROL BALE
	PROPOSED TEMPORARY DITCH CHECK
	PROPOSED INLET PROTECTION
	PROPOSED SILT FENCE
	PROPOSED TEMPORARY DIVERSION
	PROPOSED SWALE & BERM
	PROPOSED LEVEL SPREADER
	PROPOSED STONE TRACKING MAT
	PROPOSED PERMANENT TURF REINFORCEMENT MAT
	EROSION CONTROL BLANKET
	PROPOSED RIPRAP
	PROPOSED GAS LINE
	PROPOSED ELECTRIC LINE
	PROPOSED TELEPHONE LINE
	PROPOSED WATER MAIN
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED FIRE DEPARTMENT CONNECTION
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED INLET
	PROPOSED STORM MANHOLE
	PROPOSED AREA DRAIN
	PROPOSED SANITARY MANHOLE

VICINITY MAP



PLAN INDEX	
SHEET NO.	DESCRIPTION
C000	TITLE SHEET
C100	SITE PLAN
C200	GRADING PLAN
C300	UTILITY PLAN
L100	LANDSCAPE PLAN
A201-A207	EXTERIOR BUILDING ELEVATIONS

ZONING MAP



- Legend -	
	Building footprints
	Parking lots
	Waterways
Zoning	
	Unknown or pending zoning
	Residential - single family
	Residential - two family
	Residential - multi-family
	Residential - residence and office
	Commercial - neighborhood shopping
	Commercial - local business
	Commercial - commercial service
	Commercial - regional business
	Commercial - central business
	Industrial - office
	Industrial - light
	Industrial - mixed
	Industrial - heavy
	Special - parks
	Special - institutional
	Special - planned development
	Special - redevelopment district

PLAN DATE: 11/30/2015			
REVISIONS	ISSUE DATE	SHEET NO.'S	ISSUED FOR:

OWNER:
GORMAN & COMPANY
 200 NORTH MAIN STREET
 OREGON, WI 53575
 PH.: 608/835-3900

APPROVAL AGENCY:
CITY OF MILWAUKEE
 809 N. BROADWAY
 2ND FLOOR
 MILWAUKEE, WI 53202
 PH.: 414/286-5714

DESCRIPTION

DATE

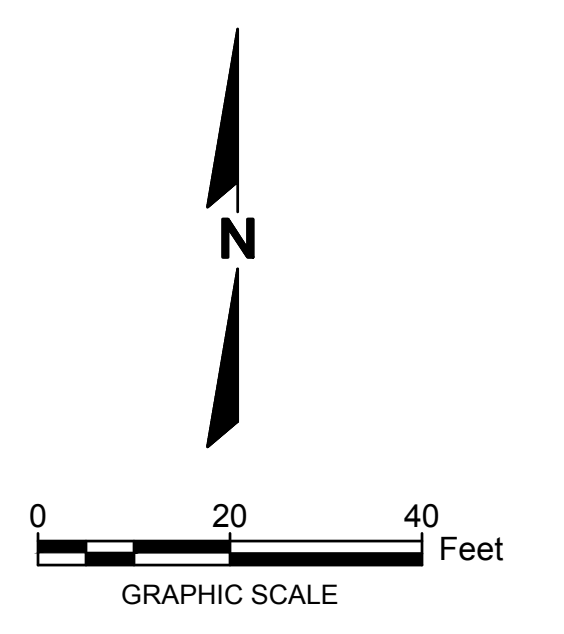
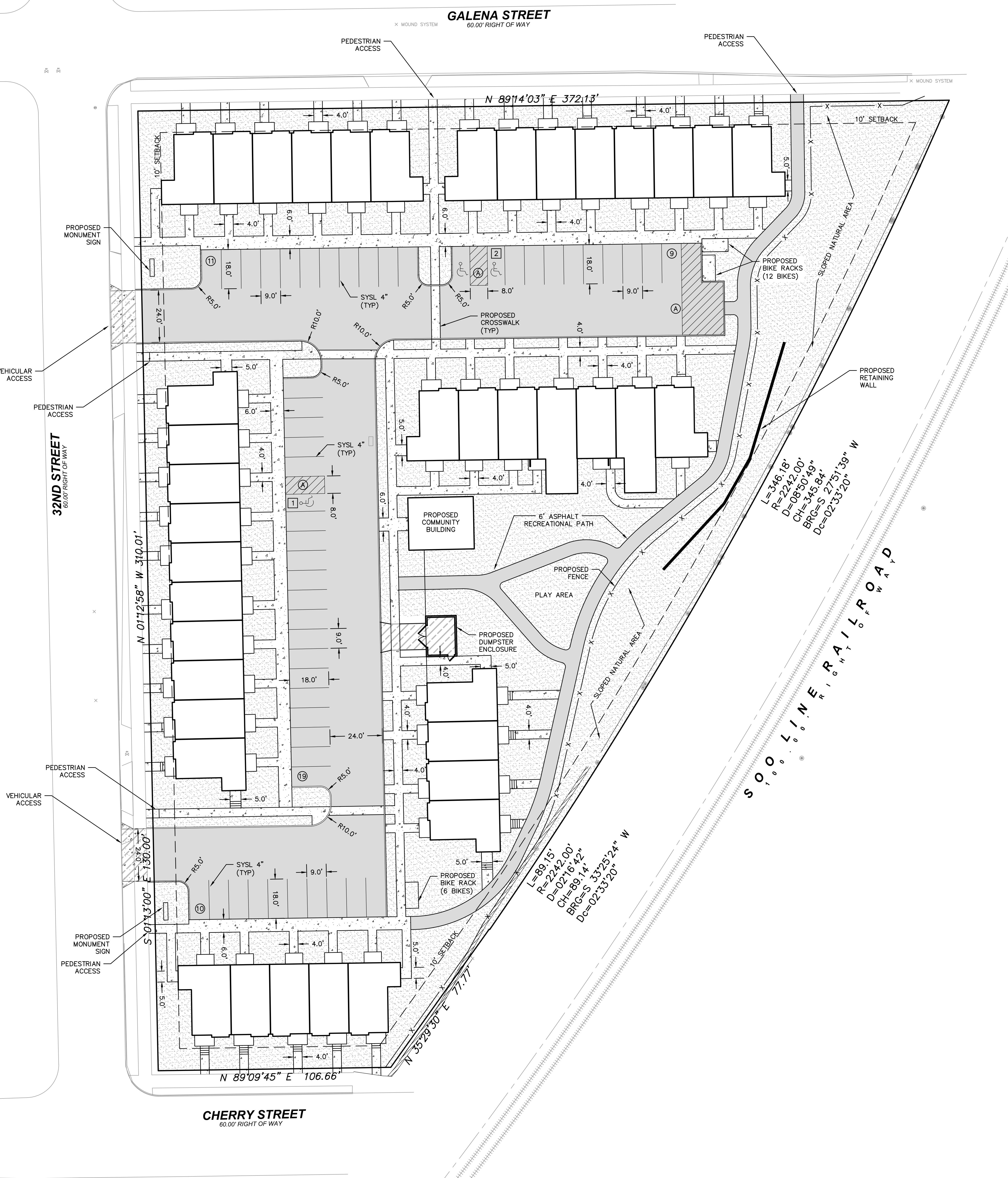
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WASHINGTON PARK TOWNHOMES
 CITY OF MILWAUKEE, WISCONSIN
 DETAILED PLANNED DEVELOPMENT
 TITLE SHEET

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 R.A. Smith National, Inc.
 DATE: 11/30/2015
 SCALE: N.T.S.
 JOB NO. 3150495
 PROJECT MANAGER:
 CHRIS D. HITCH, P.E.
 DESIGNED BY: AJS
 CHECKED BY: CDH

SHEET NUMBER
 C000

P:\3150495\09\Construction Plans\3150495\09\01\20.dwg, SITE PLAN, 11/24/2015 3:55:37 PM, km



LEGEND

	CONCRETE SIDEWALK
	ASPHALT PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	LANDSCAPED, PLANTING BED OR LAWN AREA (SEE LANDSCAPING PLAN)
⑩	STANDARD PARKING SPACE COUNT STANDARD SPACE = 9.0'x18.0'
②	ACCESSIBLE PARKING SPACE COUNT ACCESSIBLE SPACE = 8.0'x18.0'

PLAN NOTATIONS

SYSL 4" = SINGLE YELLOW SOLID LINE 4"
 DYSL 4" = DOUBLE YELLOW SOLID LINE 4"
 SWSL 4" = SINGLE WHITE SOLID LINE 4"
 SWSL 18" = SINGLE WHITE SOLID LINE 18"
 F/C = FACE OF CURB
 O/C = ON CENTER
 TYP = TYPICAL

④ 45° 4" YELLOW STRIPING @ 2-FT O/C.
 4" YELLOW BORDER

SITE CALCULATIONS

TOTAL PARCEL AREA	ACRES	2.53
EXISTING IMPERVIOUS AREA		1.49
PROPOSED IMPERVIOUS AREA		1.53

PARKING CALCULATIONS

STANDARD SPACES PROVIDED	49
ACCESSIBLE SPACES PROVIDED	3
TOTAL PARKING SPACES PROVIDED	52

GENERAL NOTES

PROPERTY SURVEY DATA PROVIDED BY THE SIGMA GROUP.

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, STAIRS, RETAINING WALLS, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF MILWAUKEE EROSION CONTROL ORDINANCE AND WISCONSIN DNR TECHNICAL STANDARDS.

ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB. ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.

BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.

LAND USE NOTES

ATTACHED SINGLE FAMILY HOMES.

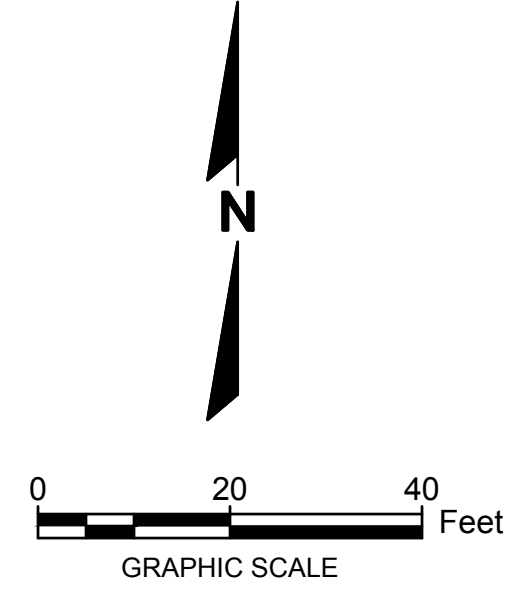
45'-0" MAXIMUM BUILDING HEIGHT.



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THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

DESCRIPTION	
DATE	
R.A. Smith National <i>Beyond Surveying and Engineering</i> www.rasmithnational.com	
WASHINGTON PARK TOWNHOMES CITY OF MILWAUKEE, WISCONSIN	DETAILED PLAN DEVELOPMENT SITE PLAN
© COPYRIGHT 2015 R.A. Smith National, Inc. DATE: 11/30/2015 SCALE: 1" = 20' JOB NO. 3150495 PROJECT MANAGER: CHRIS D. HITCH, P.E. DESIGNED BY: AJS CHECKED BY: CDH SHEET NUMBER C100	



- LEGEND**
- 100--- EXISTING 5-FT CONTOUR
 - 101--- EXISTING 1-FT CONTOUR
 - 100--- PROPOSED 5-FT CONTOUR
 - 101--- PROPOSED 1-FT CONTOUR
 - 100.00 X PROPOSED SPOT GRADE AT FINISH GRADE
 - (100.50) X PROPOSED SPOT GRADE AT TOP OF CURB
 - 105.00TW PROPOSED SPOT GRADE AT FINISH GRADE TOP OF WALL & BOTTOM OF WALL
 - 100.50TS PROPOSED SPOT GRADE AT TOP OF STEP & BOTTOM OF STEP
 - X PROPOSED GRADING SLOPE ARROW
 - - - - - LIMITS OF DISTURBANCE=2.7 ACRES

EXISTING RETAINING WALL NOTE: THE EXISTING RETAINING WALL ALONG THE EAST PROPERTY LINE SHALL BE INSPECTED AND APPROVED FOR PROPOSED USE BY A LICENSED STRUCTURAL ENGINEER.

DATE	DESCRIPTION

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Beyond Surveying and Engineering
 www.rasmithnational.com

WASHINGTON PARK TOWNHOMES
CITY OF MILWAUKEE, WISCONSIN
DETAILED PLAN DEVELOPMENT
GRADING PLAN

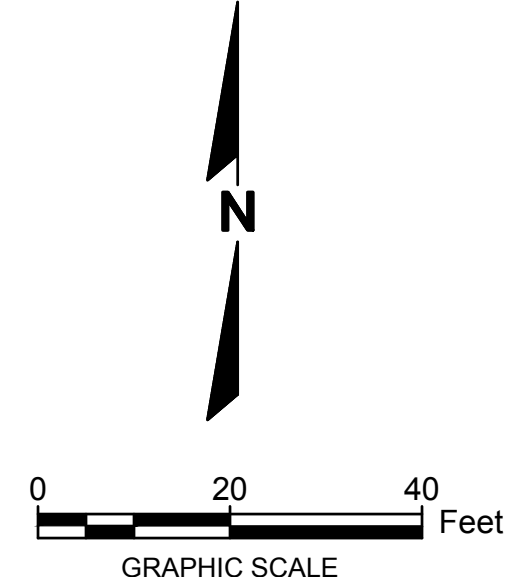
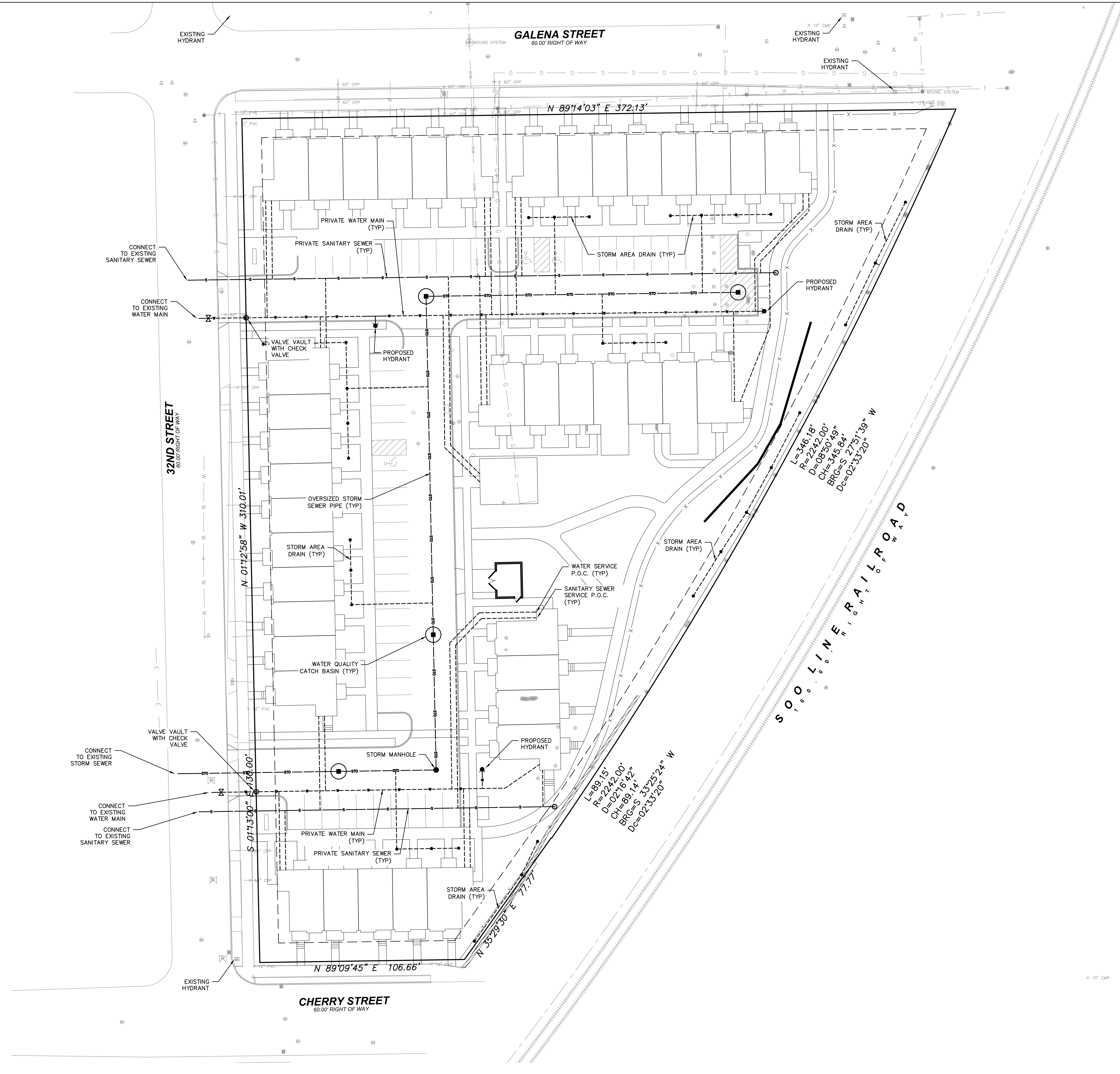
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 Milwaukee Area (414) 259-1181
 Hearing Impaired TDD (800) 542-2289
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ALL RETAINING WALLS SHOWN ON THESE PLANS ARE FOR LOCATION AND MATERIAL REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR CONSULTING WITH A GEOTECHNICAL ENGINEER AND/OR STRUCTURAL ENGINEER FOR APPROPRIATE DESIGN CERTIFICATION PRIOR TO CONSTRUCTION, DEPENDING ON THE TYPE OF WALL. FOR ALL CONCRETE BLOCK MODULAR SYSTEMS, CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION PER MANUFACTURER'S SPECIFICATIONS. ALL NECESSARY GEGRID, REINFORCEMENT, BACKFILL, COMPACTION AND DRAIN TILE ARE TO BE COORDINATED BETWEEN THE CONTRACTOR, GEOTECHNICAL ENGINEER, AND SUPPLIER. FOR ALL NATURAL STONE WALLS, CONTRACTOR IS RESPONSIBLE FOR INSTALLATION USING ALL NECESSARY MEANS TO INSURE PROPER SUB-BASE, BACKFILL, DRAIN TILE AND STABILITY. RAIN ASSUMES NO RESPONSIBILITY FOR THE INSTALLATION, GEOTECHNICAL INTEGRITY, OR STABILITY OF THESE RETAINING WALLS.

R.A. SMITH NATIONAL ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

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DATE: 11/30/2015
SCALE: 1" = 20'
JOB NO. 3150495
PROJECT MANAGER: CHRIS D. HITCH, P.E.
DESIGNED BY: AJS
CHECKED BY: CDH
SHEET NUMBER C200



- LEGEND**
- PROPOSED STORM SEWER
 - - - PROPOSED STORM LATERAL
 - - - PRIVATE SANITARY SEWER
 - - - PRIVATE SANITARY SERVICE
 - - - PRIVATE WATER MAIN
 - - - PRIVATE WATER SERVICE
 - PROPOSED STORM MANHOLE
 - PROPOSED WATER QUALITY CATCH BASIN
 - PROPOSED STORM AREA DRAIN
 - PROPOSED SANITARY MANHOLE
 - PROPOSED WATER VALVE
 - PROPOSED FIRE HYDRANT

UTILITY NOTES

BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.

ALL EXISTING UNUSED SANITARY AND WATER SERVICE LATERALS SERVING THE SITE SHALL BE ABANDONED.

DATE	DESCRIPTION

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and Engineering
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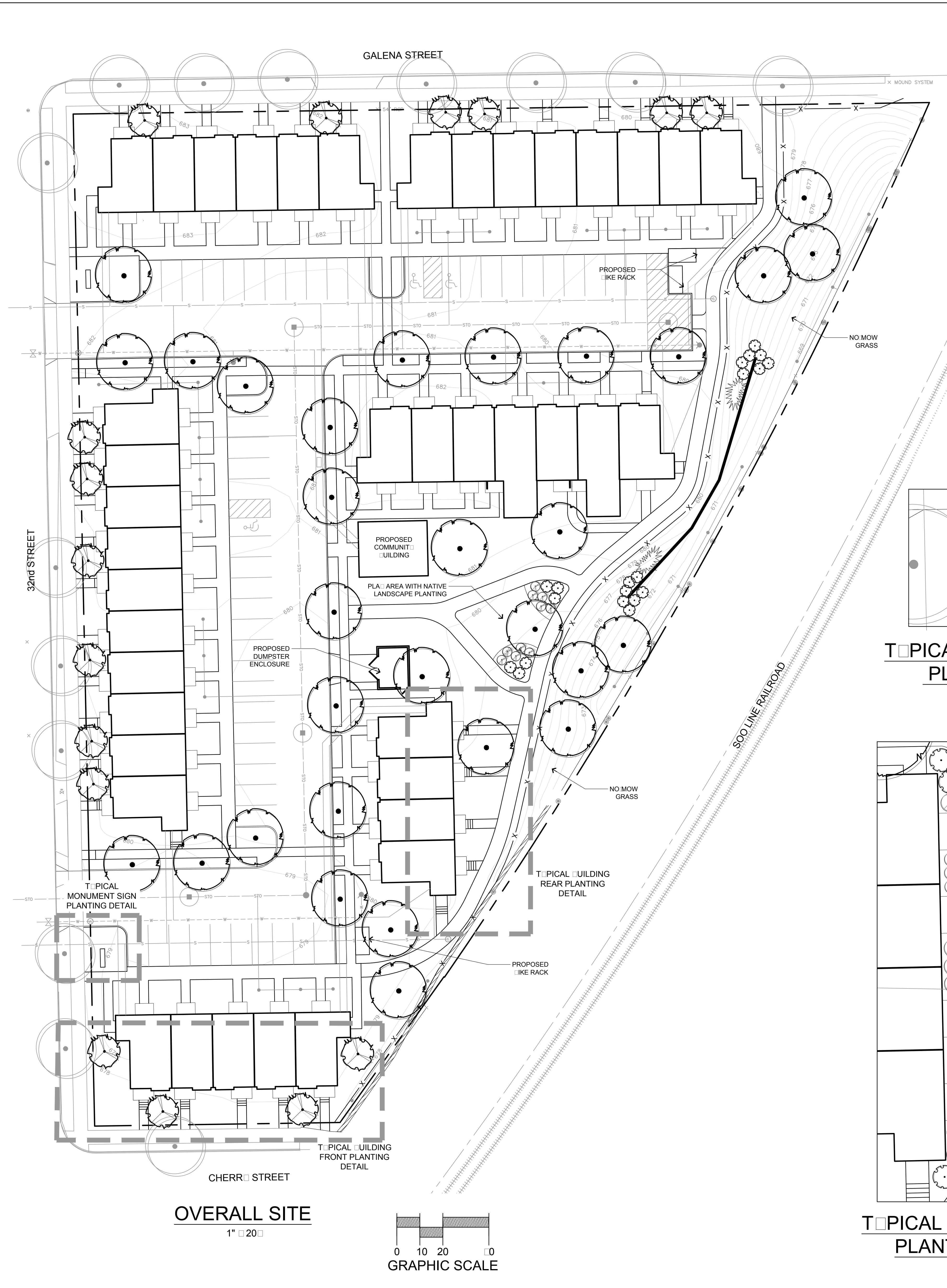
WASHINGTON PARK TOWNHOMES
CITY OF MILWAUKEE, WISCONSIN
DETAILED PLAN DEVELOPMENT
UTILITY PLAN

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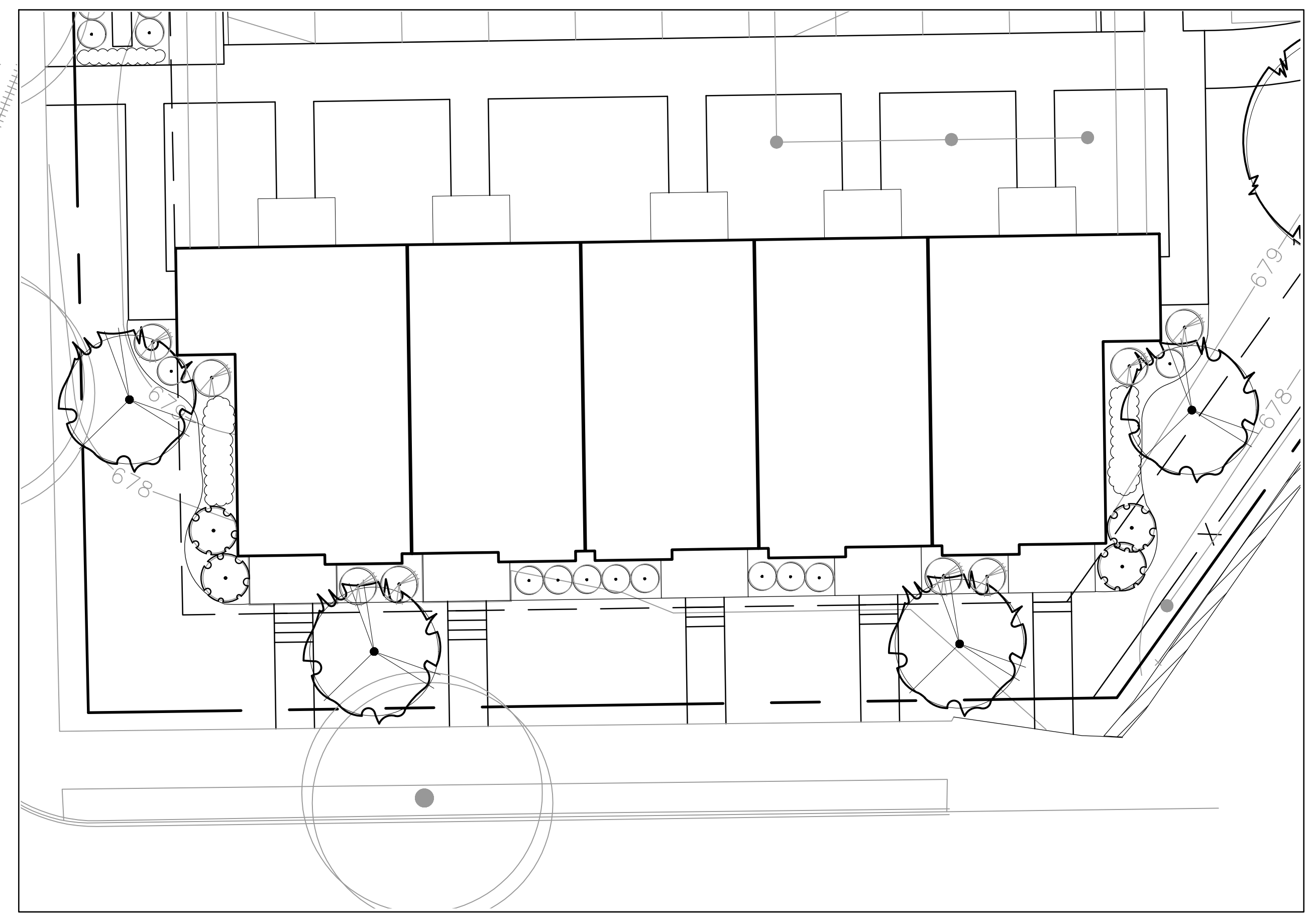
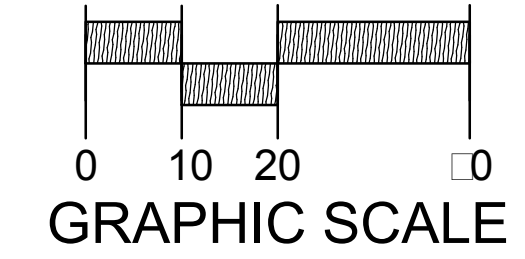
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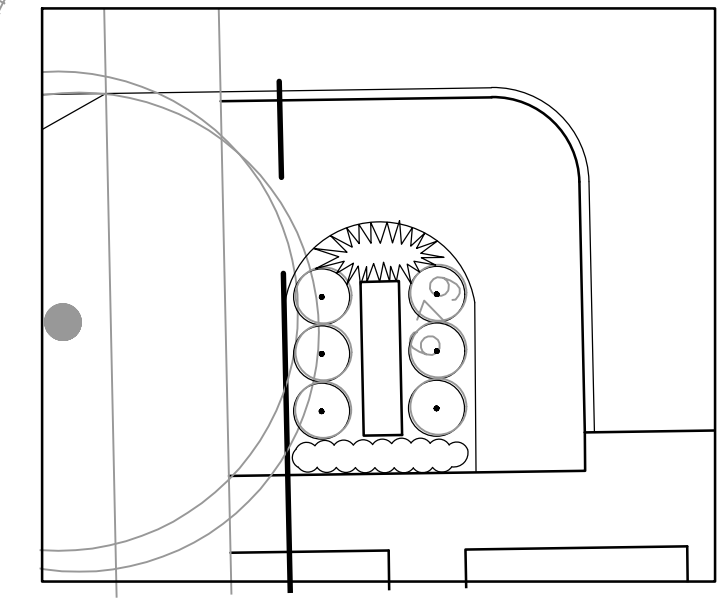
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R.A. Smith National, Inc.
DATE: 11/30/2015
SCALE: 1" = 20'
JOB NO. 3150495
PROJECT MANAGER:
CHRIS D. HITCH, P.E.
DESIGNED BY: AJS
CHECKED BY: CDH
SHEET NUMBER
C300



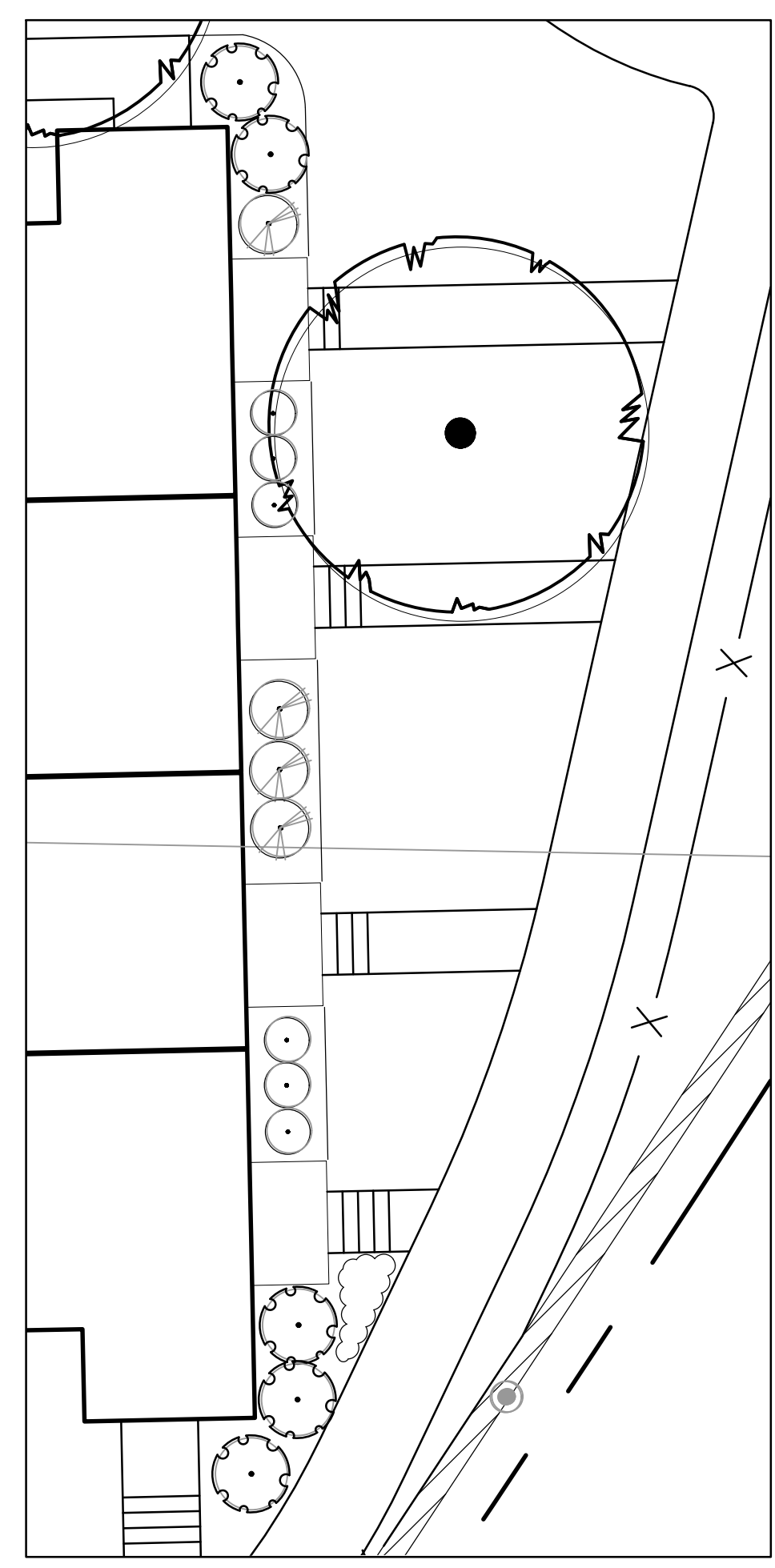
OVERALL SITE
1" = 20'



TYPICAL BUILDING FRONT PLANTING DETAIL
1" = 10'

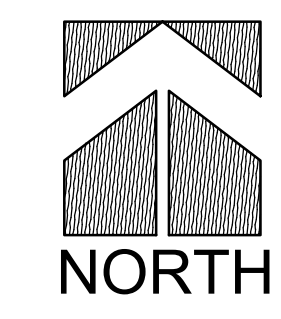


TYPICAL MONUMENT SIGN PLANTING DETAIL
1" = 10'



TYPICAL BUILDING REAR PLANTING DETAIL
1" = 10'

- PLANT KEY**
- SHADE TREES - 2" Cal. BB
 - Maple
 - Hickory
 - Honey Locust
 - Linden
 - ORNAMENTAL TREES - 1 1/2" Cal. / 6-7' Ht. BB
 - Amelanchier
 - Flowering Crab Apple
 - Japanese Tree Lilac
 - LARGE DECIDUOUS SHRUBS - 24" Ht.
 - Dwarf Lilac
 - Hydrangea
 - Dogwood
 - MEDIUM DECIDUOUS SHRUBS - 24" Ht.
 - Red Chokeberry
 - Dwarf Bush Honeysuckle
 - MEDIUM EVERGREEN SHRUBS - 18" Ht.
 - Juniper
 - SMALL DECIDUOUS SHRUBS - 15" Ht.
 - Dwarf Blue Arctic Willow
 - Spiraea
 - PERENNIALS AND - 4 1/2" Pot
 - Daylily
 - Purple Coneflower
 - Cornopsis
 - Black-eyed Susan
 - ORNAMENTAL GRASSES - 1 Gal. Pot
 - Feather Reed Grass
 - Switchgrass
 - Maiden Grass
 - EXISTING STREET TREES TO REMAIN



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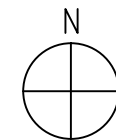
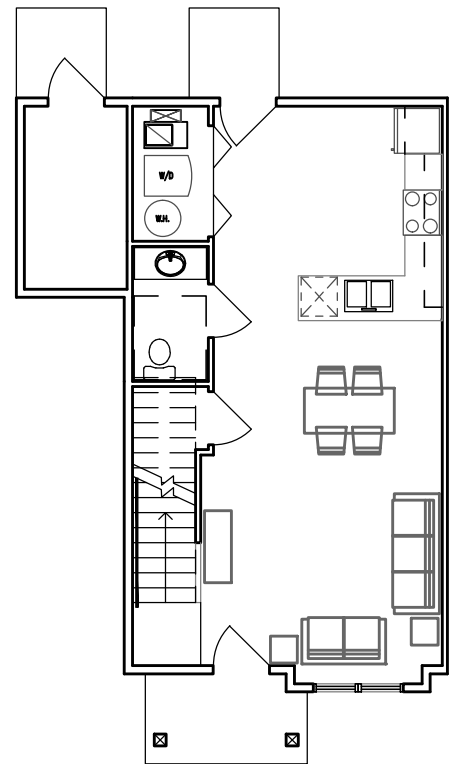
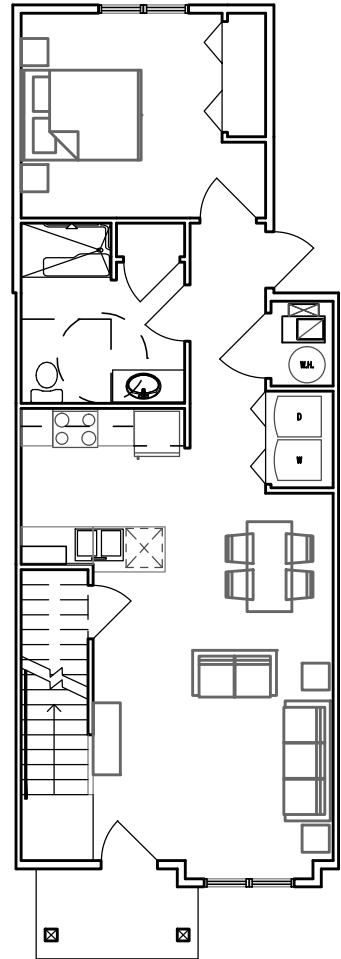
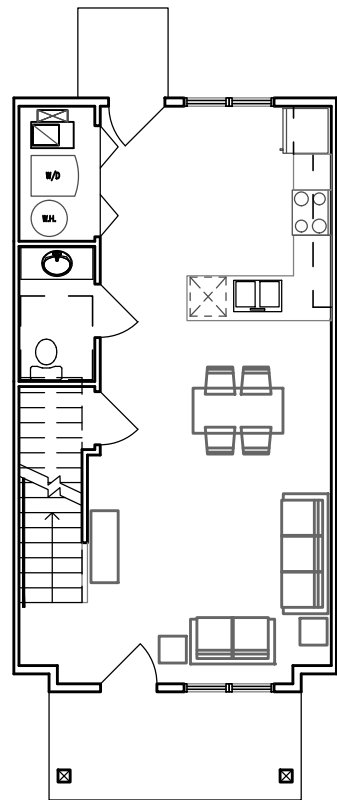
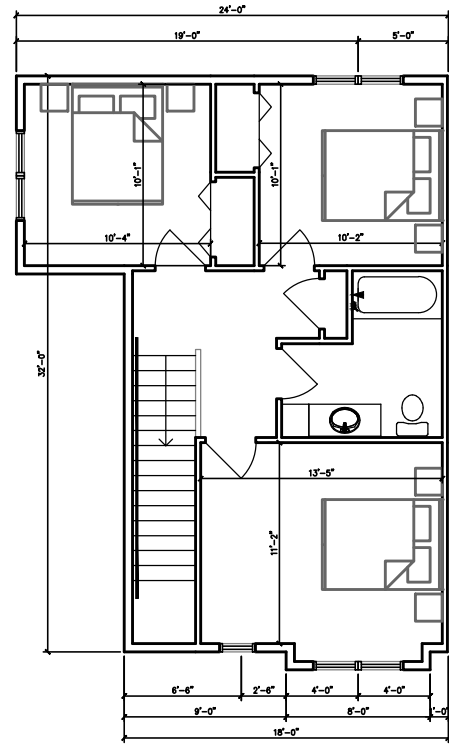
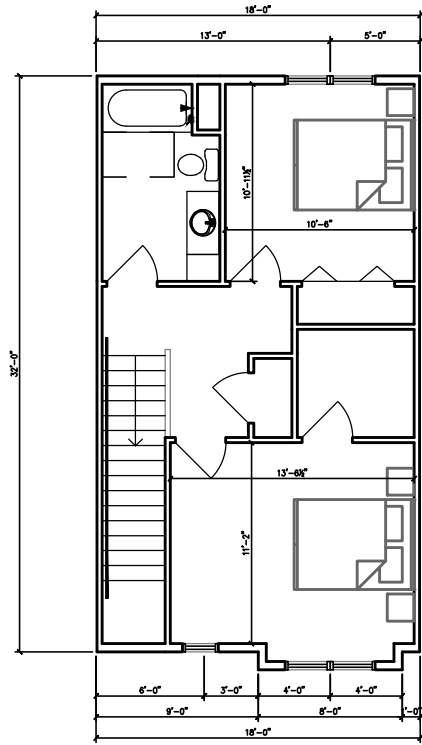
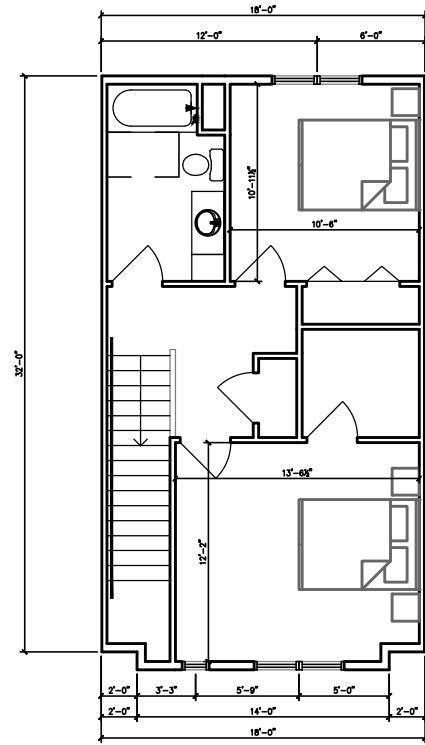
DESCRIPTION	
DATE	

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WASHINGTON PARK TOWNHOMES
CITY OF MILWAUKEE, WISCONSIN
DETAILED PLAN DEVELOPMENT
LANDSCAPE PLAN

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DATE: 11/30/2015
SCALE: AS NOTED
JOB NO. 3150495
PROJECT MANAGER: CHRIS D. HITCH, P.E.
DESIGNED BY: CNS
CHECKED BY: CNS
SHEET NUMBER L100

F:\3150495\Draw\Construction Plans\SP01E20.dwg - LANDSCAPE PLAN - 11/29/2015 10:30:59 AM .rip



UNIT PLANS
 3/32" = 1'-0"
 NOVEMBER 24, 2015

**WASHINGTON PARK
 TOWNHOMES**
 NORTH 32nd STREET & WEST GALENA STREET
 MILWAUKEE, WI 53208

Project No.

Drawn:

Plot Date:

Issue Dates:

Sheet Title

Sheet No.

AS100



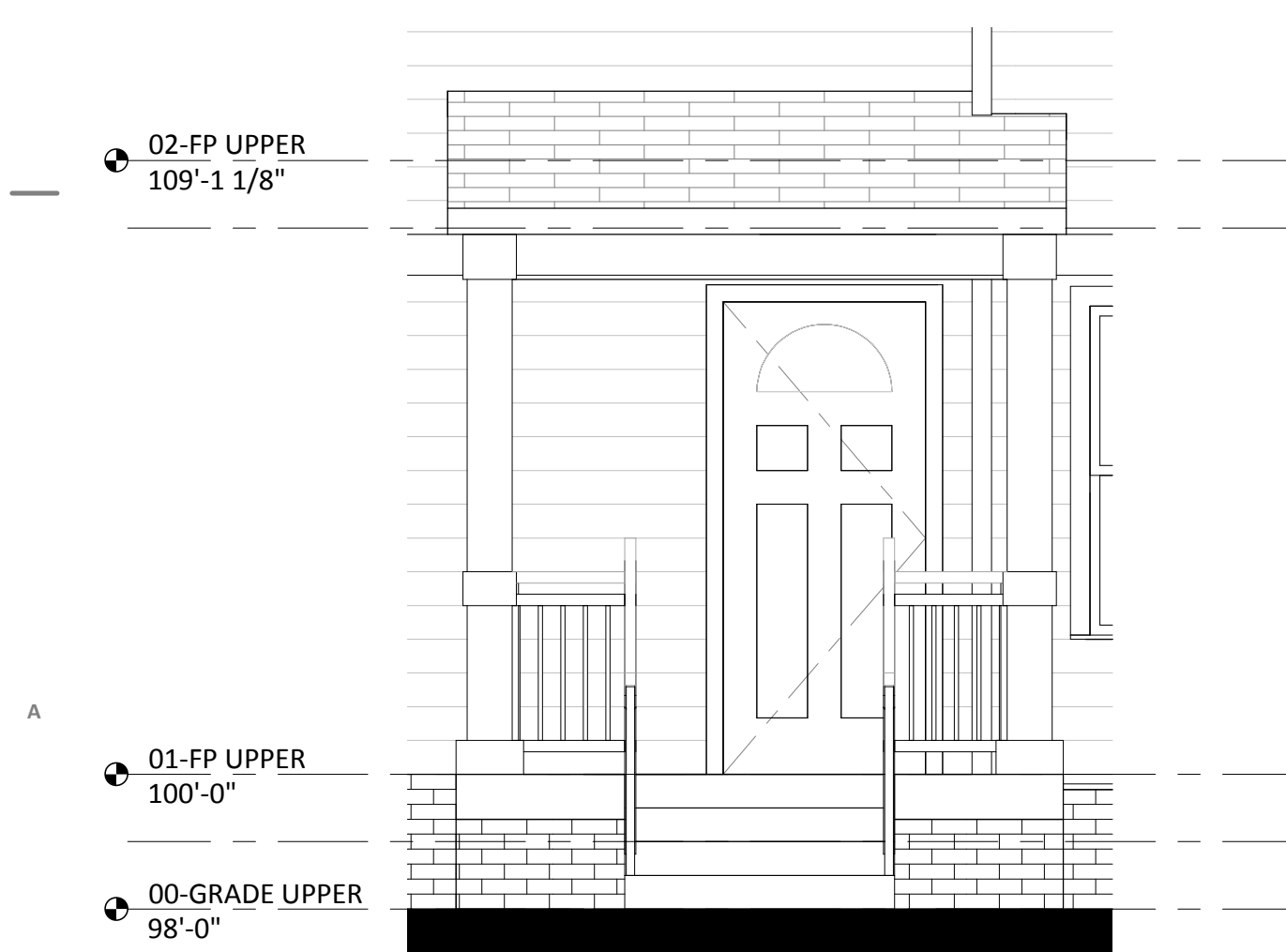
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 SCALE: 3/16" = 1'-0"



3 4 UNIT BLDG SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"



2 4 UNIT BLDG EAST ELEVATION
 SCALE: 3/16" = 1'-0"



5 TYPICAL PORCH ELEVATION
 SCALE: 3/8" = 1'-0"



1 4 UNIT BLDG WEST ELEVATION
 SCALE: 3/16" = 1'-0"

**WASHINGTON PARK
 TOWNHOMES**
 West Galena Street and North
 32nd Street, Milwaukee, WI

Project No.	Project Number
Plot Date:	11/24/2015 1:01:40 PM
Drawn by:	DMK

Date	Issue Description
------	-------------------

Sheet Title
**EXTERIOR BUILDING
 ELEVATIONS**

Sheet No.
A201



4 5 UNIT BLDG WEST ELEVATION
 SCALE: 3/16" = 1'-0"



3 5 UNIT BLDG EAST ELEVATION
 SCALE: 3/16" = 1'-0"



2 5 UNIT BLDG NORTH ELEVATION
 SCALE: 3/16" = 1'-0"



1 5 UNIT BLDG SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"

**WASHINGTON PARK
 TOWNHOMES**
 West Galena Street and North
 32nd Street, Milwaukee, WI

Project No.	Project Number
Plot Date:	11/24/2015 1:01:41 PM
Drawn by:	DMK

Date	Issue Description
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Sheet Title
**EXTERIOR BUILDING
 ELEVATIONS**

Sheet No.
A202



4 6 UNIT BLDG WEST ELEVATION
 SCALE: 3/16" = 1'-0"



3 6 UNIT BLDG EAST ELEVATION
 SCALE: 3/16" = 1'-0"



2 6 UNIT BLDG SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"



1 6 UNIT BLDG NORTH ELEVATION
 SCALE: 3/16" = 1'-0"

**WASHINGTON PARK
 TOWNHOMES**
 West Galena Street and North
 32nd Street, Milwaukee, WI

Project No.	Project Number
Plot Date:	11/24/2015 1:01:42 PM
Drawn by:	DMK

Date	Issue Description
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Sheet Title
**EXTERIOR BUILDING
 ELEVATIONS**

Sheet No.
A203



4 7 UNIT BLDG WEST ELEVATION
 SCALE: 3/16" = 1'-0"



3 7 UNIT BLDG EAST ELEVATION
 SCALE: 3/16" = 1'-0"



2 7 UNIT BLDG SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"



1 7 UNIT BLDG NORTH ELEVATION
 SCALE: 3/16" = 1'-0"

**WASHINGTON PARK
 TOWNHOMES**
 West Galena Street and North
 32nd Street, Milwaukee, WI

Project No.	Project Number
Plot Date:	11/24/2015 1:01:43 PM
Drawn by:	DMK

Date	Issue Description
------	-------------------

Sheet Title
**EXTERIOR BUILDING
 ELEVATIONS**

Sheet No.
A204



4 8 UNIT BLDG WEST ELEVATION
 SCALE: 3/16" = 1'-0"



3 8 UNIT BLDG EAST ELEVATION
 SCALE: 3/16" = 1'-0"



2 8 UNIT BLDG SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"



1 8 UNIT BLDG NORTH ELEVATION
 SCALE: 3/16" = 1'-0"

**WASHINGTON PARK
 TOWNHOMES**
 West Galena Street and North
 32nd Street, Milwaukee, WI

Project No.	Project Number
Plot Date:	11/24/2015 1:01:45 PM
Drawn by:	DMK

Date	Issue Description

Sheet Title
**EXTERIOR BUILDING
 ELEVATIONS**

Sheet No.
A205

**WASHINGTON PARK
 TOWNHOMES**
 West Galena Street and North
 32nd Street, Milwaukee, WI

Project No.	Project Number
Plot Date:	11/24/2015 1:01:46 PM
Drawn by:	DMK

Date	Issue Description
------	-------------------

Sheet Title
**EXTERIOR BUILDING
 ELEVATIONS**

Sheet No.
A206



4 10 UNIT BLDG SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"



3 10 UNIT BLDG NORTH ELEVATION
 SCALE: 3/16" = 1'-0"



2 10 UNIT BLDG EAST ELEVATION
 SCALE: 1/8" = 1'-0"



1 10 UNIT BLDG WEST ELEVATION
 SCALE: 1/8" = 1'-0"

**WASHINGTON PARK
 TOWNHOMES**
 West Galena Street and North
 32nd Street, Milwaukee, WI

Project No.	Project Number
Plot Date:	11/24/2015 1:01:46 PM
Drawn by:	DMK

Date	Issue Description
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Sheet Title

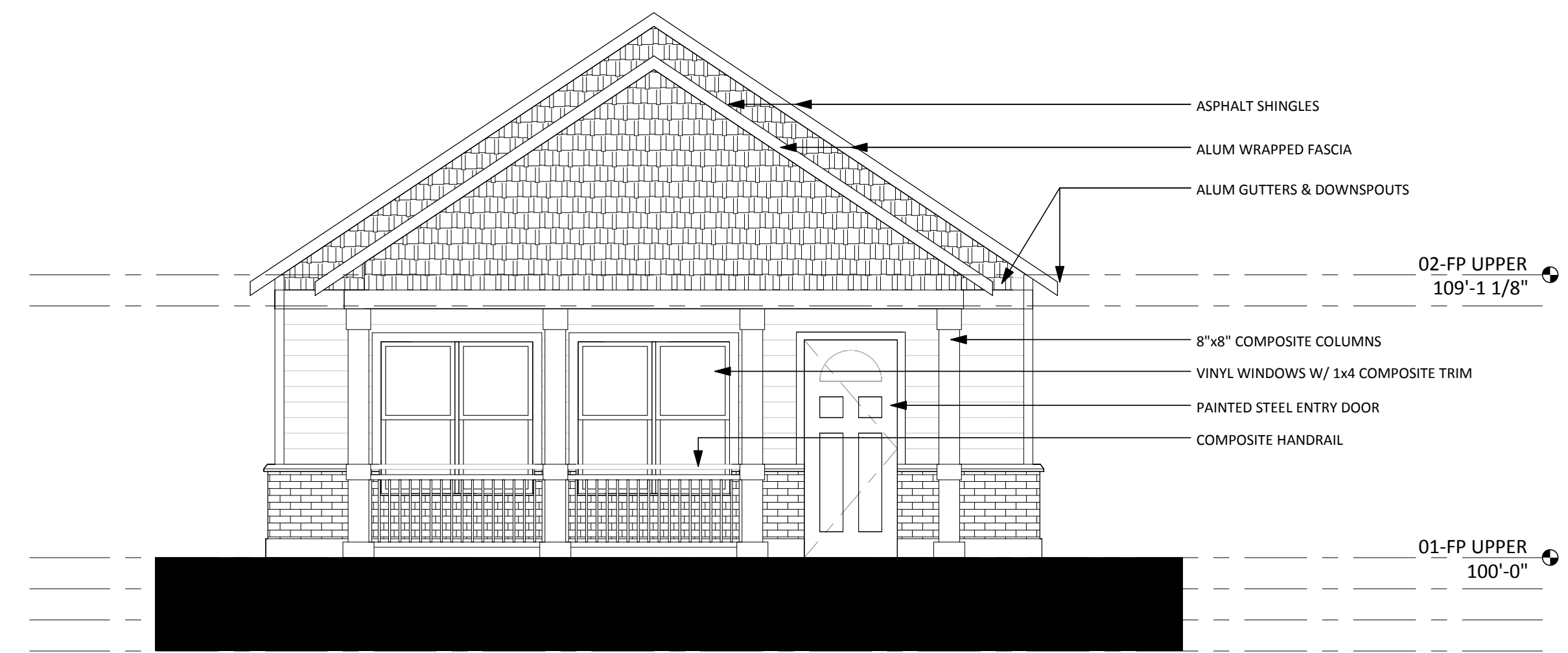
EXTERIOR BUILDING
 ELEVATIONS

Sheet No.

A207



3 COMMUNITY BLDG EAST ELEVATION
 SCALE: 1/4" = 1'-0"



1 COMMUNITY BLDG WEST ELEVATION
 SCALE: 1/4" = 1'-0"



4 COMMUNITY BLDG NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



2 COMMUNITY BLDG SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"