

# DETAILED PLAN DEVELOPMENT

## for

# GARDEN TERRACE

## Part of Le Parc House

# Amended General Planned Development

W. DONNA DRIVE, MILWAUKEE, WI

06/29/07

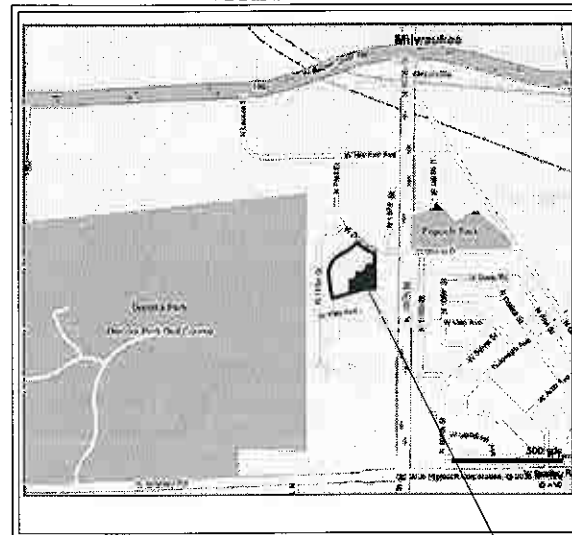
### SHEET INDEX

C0.0	PLAT OF SURVEY
C1.0	SITE PLAN
C2.0	SITE GRADING PLAN
C3.0	SITE UTILITY PLAN
LSP1.1	PROPOSED LANDSCAPE PLAN

### OWNER / DEVELOPER

Mr. Scott Stevlingson, C.O.O.  
SunStarr Real Estate Group, LLC  
845 S. Main Street #100  
Fond du Lac, WI 54935

### VICINITY MAP



NOT TO SCALE

PROJECT LOCATION

### PROPOSED (PHASE 2) DEVELOPMENT STATISTICS

1. GROSS LAND AREA: 95,029 S.F. or 2.182 AC.
2. PRINCIPAL BUILDING AREA: 29,596 S.F. or 0.679 AC.
3. IMPERVIOUS SURFACE AREA: 26,527 S.F. or 0.609 AC.
4. LANDSCAPED OPEN SPACE AREA: 38,906 S.F. or 0.893 AC.
5. DWELLING UNIT DENSITY: 80 UNITS/2.182 AC. = 36.66 UNITS/AC.
6. NUMBER OF BUILDINGS: 1
7. DWELLING UNITS PER BUILDING: 80 UNITS
8. BEDROOMS PER UNIT: 54 (ONE BEDROOM), 14 (TWO BEDROOM), 12 (STUDIO)
9. PARKING SPACES:  
PHASE 2 DEVELOPMENT: 80 TOTAL PARKING STALLS (44 UNDERGROUND)  
DENSITY PER UNIT: 218 STALLS/176 UNITS = 1.24 STALLS PER UNIT

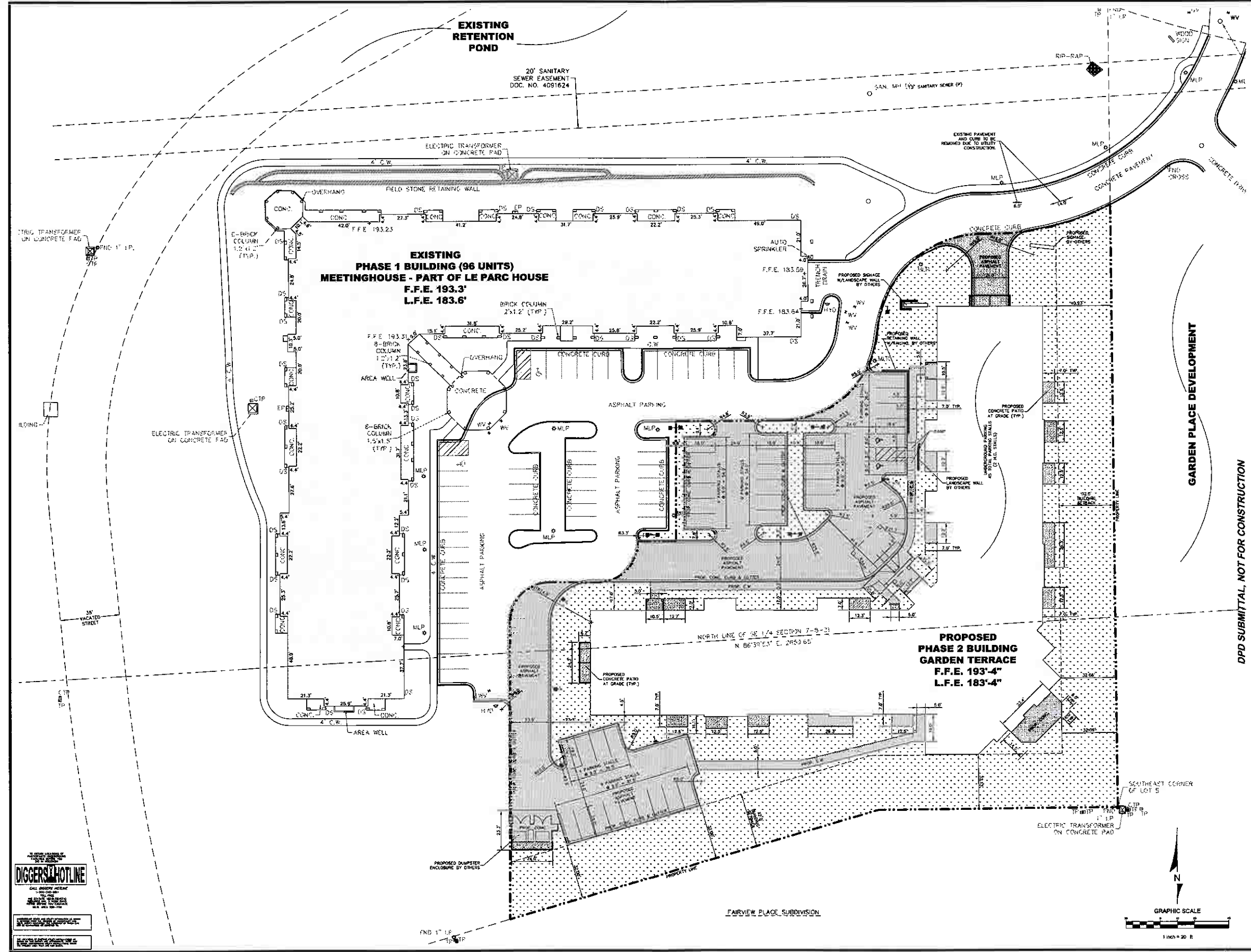
ORIGINAL PLANS PREPARED BY



**LAND INFORMATION SERVICES, INC.**  
ENGINEERS, SURVEYORS & CONSULTANTS

8000 WEST GOOD HOPE ROAD  
MILWAUKEE, WI 53223  
T 414-527-9000 F 414-527-9009  
WEB: WWW.LISINC.NET





**LIS**  
 LAND INFORMATION SERVICES, INC.  
 8200 SOUTH WISCONSIN AVENUE  
 SUITE 200  
 MILWAUKEE, WI 53214

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DPD SUBMITTAL, NOT FOR CONSTRUCTION

**SITE PLAN**

**GARDEN TERRACE**  
**W. DONNA DRIVE**  
 MILWAUKEE, WI

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DRAWN BY: N.O.K.	CHECKED BY: M.A.B.
DATE: 06/01/07	JOB NUMBER: C070480
GRAPHIC SCALE 1 inch = 20 feet	

C1.0

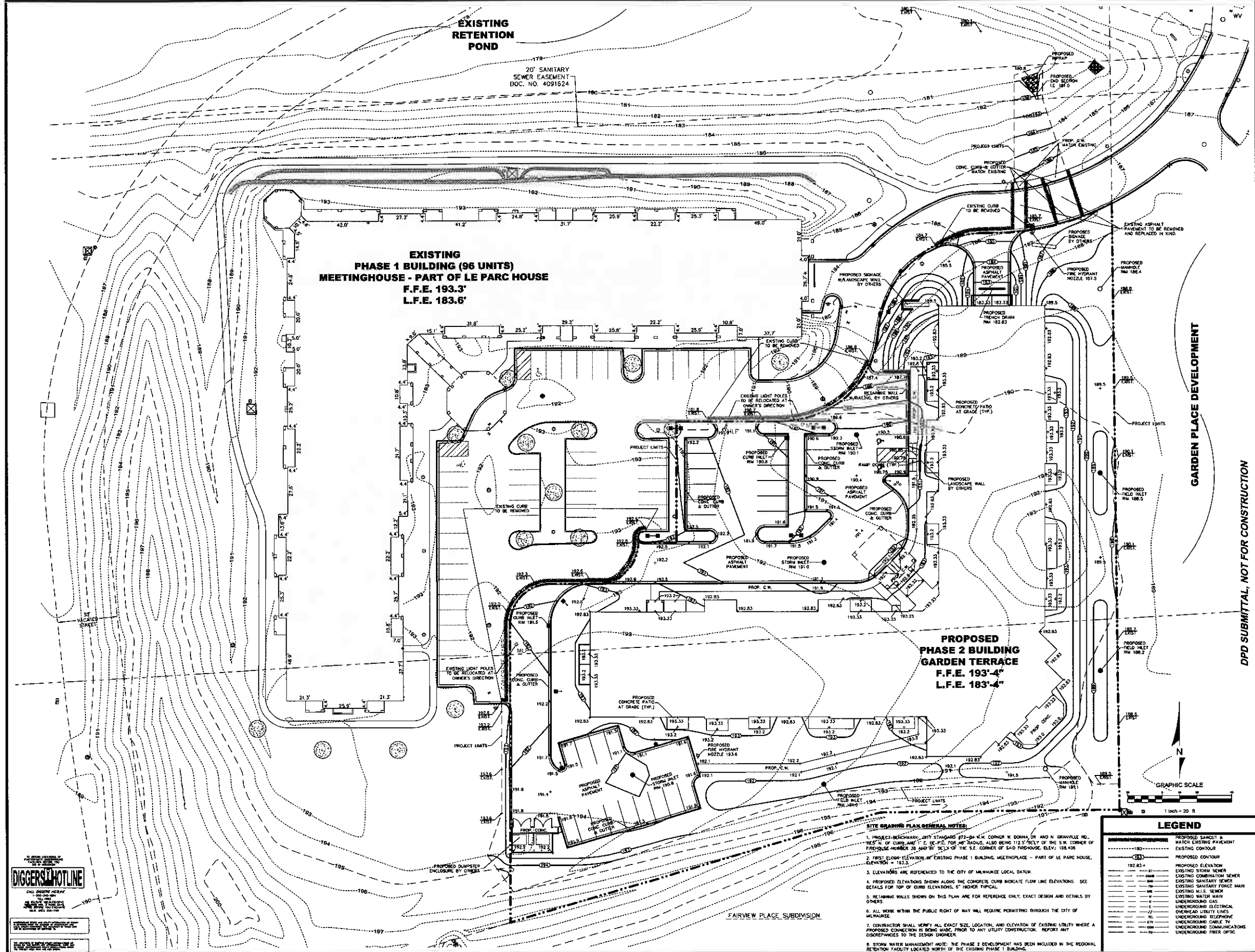
SHEET 1 OF 3

**DIGGERS & HOTLINE**  
 CALL BEFORE YOU DIG  
 414-481-1234

**FAIRVIEW PLACE SUBDIVISION**

1:60





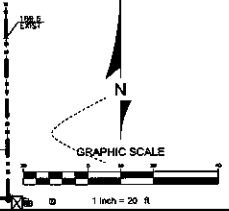
**EXISTING PHASE 1 BUILDING (96 UNITS)  
 MEETINGHOUSE - PART OF LE PARC HOUSE  
 F.F.E. 193.3'  
 L.F.E. 183.6'**

**PROPOSED PHASE 2 BUILDING  
 GARDEN TERRACE  
 F.F.E. 193'-4"  
 L.F.E. 183'-4"**

GARDEN PLACE DEVELOPMENT

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**SITE GRADING PLAN  
 GARDEN TERRACE  
 W. DONNA DRIVE  
 MILWAUKEE, WI**

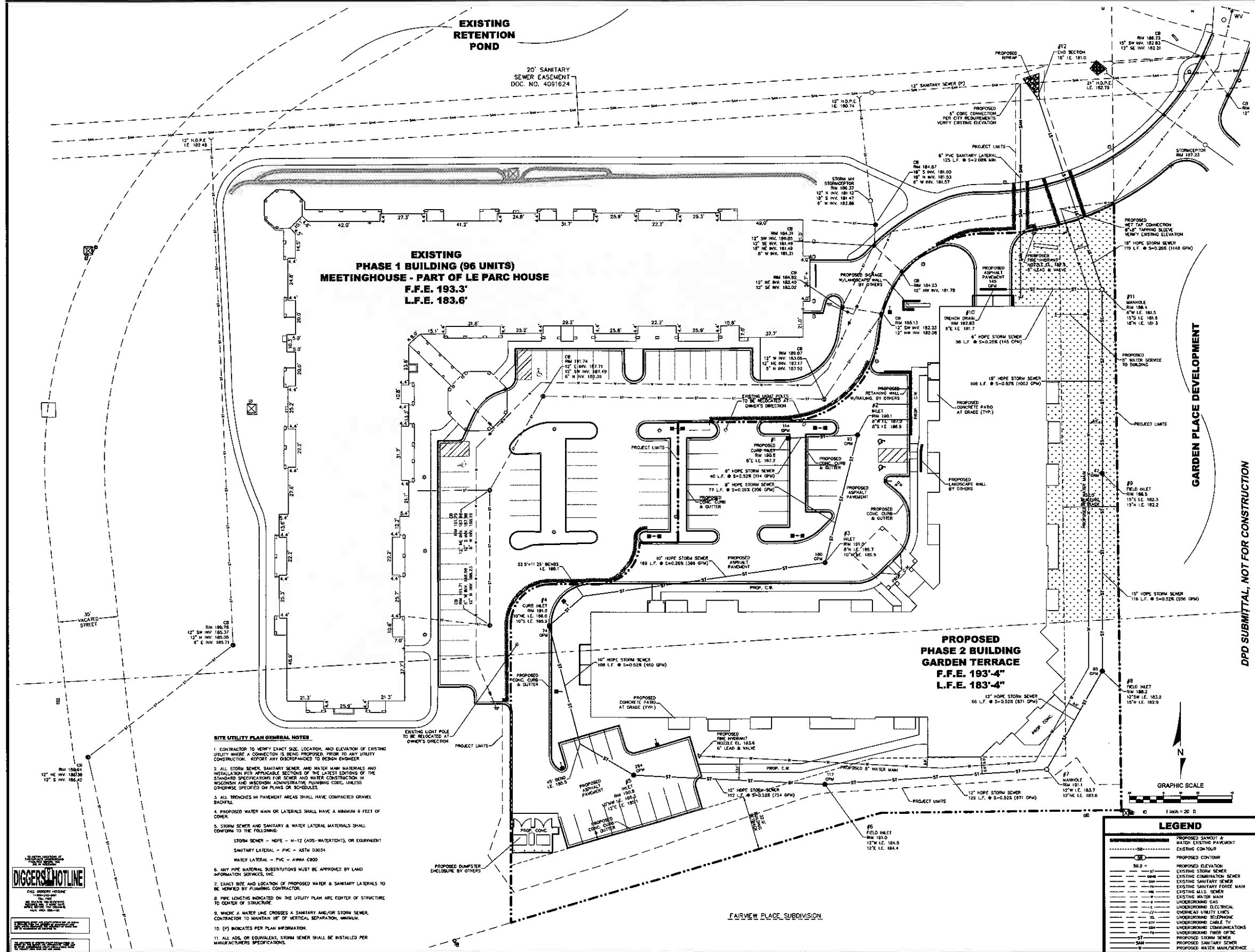


- SITE GRADING PLAN GENERAL NOTES:**
1. PROJECT BENCHMARK: CITY STATION 772-39 N.W. CORNER W. DONNA DR. AND N. GRANVILLE RD., "TIES" TO CURB LANE "C" 26'-0" TOP OF CURB, ALSO BEING 112.7' N.W. CORNER OF FIREHOUSE NUMBER 38 AND 51' S.E. 1/4 OF THE S.E. CORNER OF SAID FIREHOUSE, ELEV: 195.406
  2. FIRST FLOOR ELEVATION OF EXISTING PHASE 1 BUILDING, MEETINGHOUSE - PART OF LE PARC HOUSE, ELEVATION = 183.3'
  3. ELEVATIONS ARE REFERENCED TO THE CITY OF MILWAUKEE LOCAL DATUM
  4. PROPOSED ELEVATIONS SHOWN ALONG THE CONCRETE CURB INDICATE FLOW LINE ELEVATIONS. SEE DETAILS FOR TOP OF CURB ELEVATIONS, 6" HIGHER TYPICAL
  5. RETAINING WALLS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY; EXACT DESIGN AND DETAILS BY OTHERS
  6. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE PERMITTING THROUGH THE CITY OF MILWAUKEE
  7. CONTRACTOR SHALL VERIFY ALL EXACT SIZE, LOCATION, AND ELEVATION OF EXISTING UTILITY WHERE A DISCREPANCY TO THE DESIGN ENGINEER
  8. STORM WATER MANAGEMENT NOTE: THE PHASE 2 DEVELOPMENT HAS BEEN INCLUDED IN THE REGIONAL RETENTION FACILITY LOCATED NORTH OF THE EXISTING PHASE 1 BUILDING.

LEGEND	
	PROPOSED SAWCUT & PATCH EXISTING PAVEMENT
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED ELEVATION
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING M.S. SEWER
	EXISTING FIRE HYDRANT
	UNDERGROUND GAS
	UNDERGROUND ELECTRICAL
	OVERHEAD UTILITY LINES
	UNDERGROUND TELEPHONE
	UNDERGROUND CABLE TV
	UNDERGROUND COMMUNICATIONS
	UNDERGROUND FIBER OPTIC

**DIGGERS & MOTLINE**  
 CALL DIGGER HERE  
 1-800-368-3683  
 2615 W. WISCONSIN AVENUE  
 MILWAUKEE, WI 53233

DRAWN BY: N.O.K.  
 CHECKED BY: M.A.B.  
 DATE: 05/09/07  
 JOB NUMBER: C20280  
**C2.0**  
 SHEET 2 OF 3



**EXISTING  
PHASE 1 BUILDING (96 UNITS)  
MEETINGHOUSE - PART OF LE PARC HOUSE  
F.F.E. 193.3'  
L.F.E. 183.6'**

**PROPOSED  
PHASE 2 BUILDING  
GARDEN TERRACE  
F.F.E. 193'-4"  
L.F.E. 183'-4"**

- SITE UTILITY PLAN GENERAL NOTES**
1. CONTRACTOR TO VERIFY EXACT SIZE, LOCATION, AND ELEVATION OF EXISTING UTILITY WHERE A CONNECTION IS BEING PROPOSED PRIOR TO ANY UTILITY CONSTRUCTION. REPORT ANY DISCREPANCIES TO DESIGN ENGINEER.
  2. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND WISCONSIN ADMINISTRATIVE PLUMBING CODE, UNLESS OTHERWISE SPECIFIED ON PLANS OR SCHEDULES.
  3. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE COMPACTED GRAVEL BACKFILL.
  4. PROPOSED WATER MAIN OR LATERALS SHALL HAVE A MINIMUM 6 FEET OF COVER.
  5. STORM SEWER AND SANITARY & WATER LATERAL MATERIALS SHALL CONFORM TO THE FOLLOWING:  
STORM SEWER - HOPE - N-12 (ADS-WATERIGHT), OR EQUIVALENT  
SANITARY LATERAL - PVC - ASTM D3034  
WATER LATERAL - PVC - AWWA C900
  6. ANY PIPE MATERIAL SUBSTITUTIONS MUST BE APPROVED BY LAND INFORMATION SERVICES, INC.
  7. EXACT SIZE AND LOCATION OF PROPOSED WATER & SANITARY LATERALS TO BE VERIFIED BY PLUMBING CONTRACTOR.
  8. PIPE LENGTHS INDICATED ON THE UTILITY PLAN ARE CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
  9. WHERE A WATER LINE CROSSES A SANITARY AND/OR STORM SEWER CONTRACTOR TO MAINTAIN 18" OF VERTICAL SEPARATION, MINIMUM.
  10. (P) INDICATES PER PLAN INFORMATION.
  11. ALL ADS, OR EQUIVALENT, STORM SEWER SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.

**LEGEND**

-----	PROPOSED SANITARY & MATCH EXISTING PAVEMENT
-----	EXISTING CONTOUR
-----	PROPOSED CONTOUR
-----	PROPOSED ELEVATION
-----	EXISTING STORM SEWER
-----	EXISTING COMBINATION SEWER
-----	EXISTING SANITARY SEWER
-----	EXISTING SANITARY FORCE MAIN
-----	EXISTING WALS. SEWER
-----	EXISTING WATER MAIN
-----	UNDERGROUND GAS
-----	UNDERGROUND ELECTRICAL
-----	OVERHEAD UTILITY LINES
-----	UNDERGROUND TELEPHONE
-----	UNDERGROUND CABLE TV
-----	UNDERGROUND COMMUNICATIONS
-----	UNDERGROUND FIBER OPTIC
-----	PROPOSED STORM SEWER
-----	PROPOSED SANITARY SEWER
-----	PROPOSED WATER MAIN SERVICE

**LAND INFORMATION SERVICES, INC.**  
REGULATORY SERVICES & CONSULTANTS

110 WEST COOKSTON ROAD  
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WWW.LANDINFO.COM

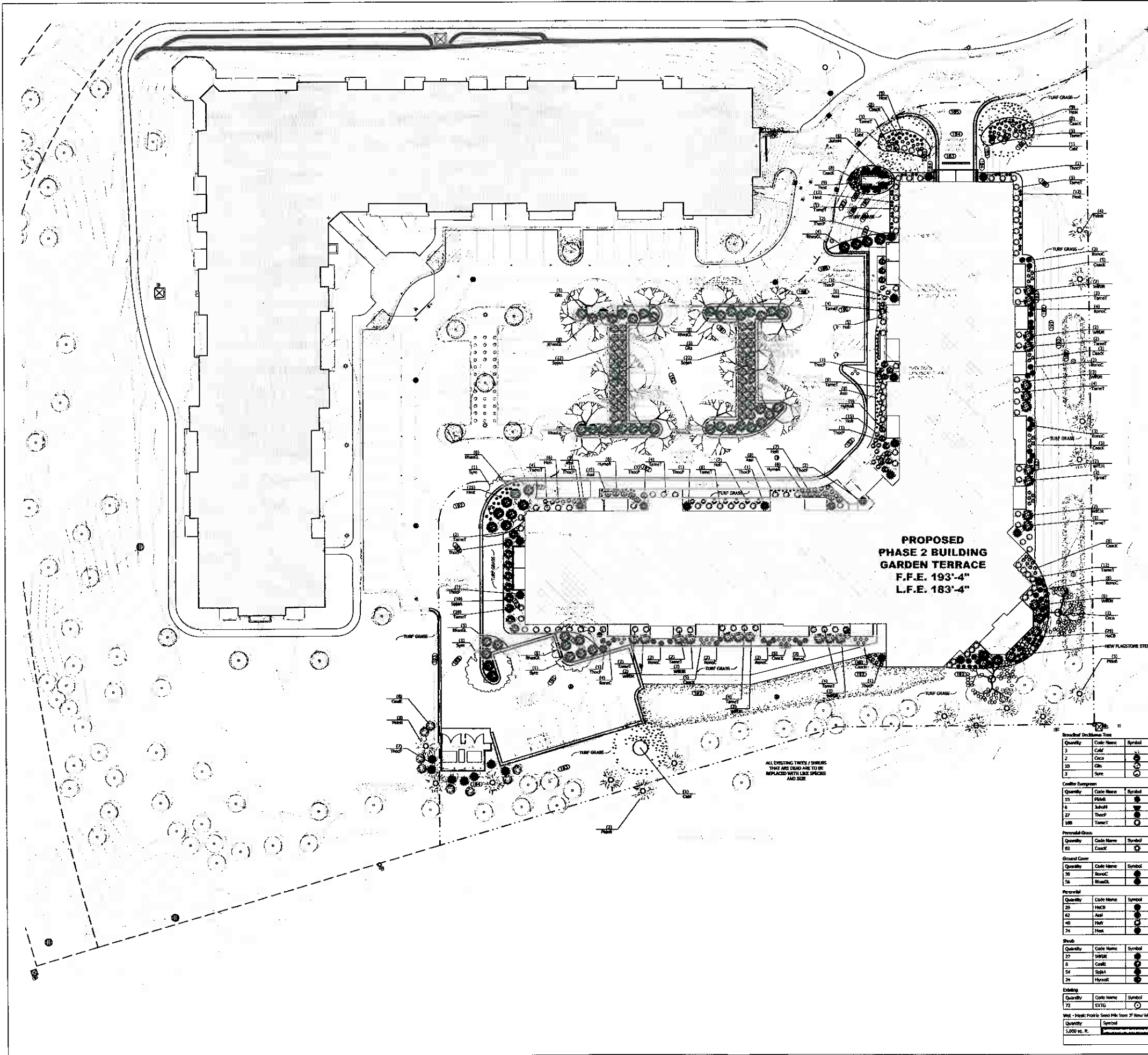
**GARDEN TERRACE  
W. DONNA DRIVE  
MILWAUKEE, WI**

**SITE UTILITY PLAN**

**DPD SUBMITTAL, NOT FOR CONSTRUCTION**

DRAWN BY: H.G.K.  
CHECKED BY: M.A.B.  
DATE: 06/05/07  
JOB NUMBER: C025890  
ORIGINAL STAMP ONLY IF REVISIONS AND

**C3.0**  
SHEET 3 OF 3



- LANDSCAPE PLAN GENERAL NOTES**
- PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE DIMENSIONS.
  - AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY DEMOLITION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS SHOWN BY THE ELECTRICAL, GAS, WATER, AND TELEPHONE COMPANIES. VERIFY THE LOCATION OF ALL EXISTING AND PROPOSED UTILITIES AND RECORD THEM ON THE SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY INFORMATION FROM THE UTILITIES COMPANIES TO VERIFY THE LOCATION OF ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY INFORMATION FROM THE UTILITIES COMPANIES TO VERIFY THE LOCATION OF ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY INFORMATION FROM THE UTILITIES COMPANIES TO VERIFY THE LOCATION OF ALL UTILITIES.
  - ALL PLANTS MUST BE 80% AND SELECTED FOR THE SIZES AND SPECIES SPECIFIED ON THE PLAN.
  - PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
  - ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND ARE NOT COVERED WITH PAVEMENT, BUILDING, PLANTING MEDIA, OR TREE PITS ARE TO BE TOPGRADED TO DEEP (20%) AND SHALL BE SOLO-VEGETATED WITH SEEDING LAWN GRASS.
  - CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIALS.
  - QUANTITIES ON PLANT MATERIAL LIST ARE FOR CONSTRUCTION ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLAN AND COVERAGE OF ALL AREAS DELINEATED. WHERE DISCREPANCIES OCCUR BETWEEN PLANT LIST AND LANDSCAPE PLAN, THE PLANT LIST IS TO SUPERSEDE THE LANDSCAPE PLAN IN ALL CASES.
  - ALL UNDESIRABLE MATERIALS SHALL BE REMOVED FROM THE PROJECT SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
  - GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
  - PAVED GRADING FOR DRIVE AND DRIVEWAY AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLAN.
  - ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REMOVED WITH OWNER'S APPROVED METHOD FOR FINAL WORK.
  - ALL PERENNIAL ANNUAL AND BIENNIAL COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. THE FOLLOWING MATERIALS INTO SUBSTRATE TOPSOIL TO A DEPTH OF APPROXIMATELY 12" - 18" DEPTH OF 12" BY 12" PITS. PROTECTING AND QUALITIES MAY REQUIRE SUBSTRATE AMENDMENTS ON THE COMPLETION OF SOILING JOB.
    - SEE BELOW FOR SQUARE FEET ADD:
      - ONE (1) CUBIC FOOT BALE OF PEAT MOSS
      - THREE (3) POUNDS OF 5-10-5 GARDEN FERTILIZER
      - ONE (1) CUBIC YARD OF COMPOSTED MANURE
    - PLANT STRATA ON OTHER COMPANES, ORGANIC MATERIAL.
  - ALL TREES TO BE PLANTED WITH A MOUND OF PLANT STARTER AND DISTINGUISH. INSTALL TOPSOIL, INTO ALL MOUNDS AS SHOWN TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP-2.
  - PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLANK. BACK FILL HOLE WITH 2:1 EXISTING TOPSOIL AND 1:1 FINE SAND. WINDO ANY AIR POCKETS. DISCARD ANY GRAVEL, CLAY OR STONES. REFER TO LSP-2.
  - ALL TREES TO BE INSTALLED, READY AND GRADED ACCORDING TO DETAILS, REFER TO LSP-2.
  - PROVIDE A 7" - 8" DIAMETER HEALTHY BARE ROOT LAWN TREES.
  - ALL PLANTINGS TO BE MAINTAINED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS INDICATED.
  - WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TRENCHES ARE TO RECEIVE A MINIMUM OF 2" OF DRIPPING SHREDED HORNWOOD BARK MULCH OR BROWN ENTOMO-HEALTHY MULCH. MULCH IS TO BE INSTALLED NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP-2.
  - LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (2" FINE) AND SEED BED (REMOVE ALL STONES 1" OR LARGER, APPLY STARTER FERTILIZER AND SEED UNIFORM). PROVIDE A MULCH COVERING SUITABLE TO WEATHER AND STABILIZE SOIL. BROADCAST FERTILIZER, SEED SHOULD BE USED IN GRASSES AND TREE GRASSES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS OWNER'S RESPONSIBILITY TO REQUIRE HIGH QUALITY MULCH. MULCH SHOULD BE USED IN GRASSES AND TREE GRASSES WHERE APPLICABLE. A FERTILIZER MAY BE NECESSARY TO AVOID WIND DAMAGE.
  - IRRIGATION SYSTEM TO BE DESIGNED FOR A OVERLAP/PAVED SPRAWLED MEDIAN SYSTEM IN ALL LAWN AND BOUND AREAS AND A DRIP SYSTEM FOR ALL FOUNDATION PLANTING AREAS.

**DIGGERS HOT LINE**

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1-800-243-8511  
TOLL FREE  
WE STATEFULLY REQUIRE ALL DIGGERS TO BE LICENSED  
AND TO HAVE A VALID LICENSE BEFORE YOU  
DIGGER. CALL  
AREA 209-1181

**Plant Material Table**

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
1	CAF	●	Carex lasiocarpa 'Fragrant'	Pyramidal European/Irishman	3" Cal - 800	
2	OCN	●	Cornus canadensis	Eastern Spicebush	3" Cal - 800	
10	GLS	●	Glaucidium microcarpum 'Sambucus'	Sambucus Honey Locust	3" Cal - 800	
10	SYM	●	Syringa reticulata	Ivory Silk Tree Bee	2 1/2" Cal - 800	
<b>Conifer Evergreen</b>						
15	PIEDB	●	Pinus densata 'Talbot'	Black Hills Spruce	3" - 6" - 800	
6	JALPH	●	Juniperus horizontalis 'Horizontal'	Scott Blue Juniper	18" - 800	
27	THORP	●	Thuja occidentalis 'Pyramidalis'	Pyramidal Arctostaphylos	3" - 6" - 800	
100	TANV	●	Taxus canadensis 'Canadian'	Canadian Pine	18" - 24" - 800	
<b>Perennial Grass</b>						
10	CACT	●	Chamaecrista acutifolia 'Soft Fennel'	Soft Fennel Feather Reed Grass	1-Gal - Cont	
<b>Ground Cover</b>						
30	ROSC	●	Rosa 'New Dawn'	Flower Carpet Coral Groundcover Rose	18" - Cont	
50	BRUCL	●	Brucea frutescens 'Garden'	Groundcover	18" - Cont	
<b>Perennial</b>						
20	HUCR	●	Hemerocallis v. 'Cranberry Baby'	Cranberry Baby Daylily	1-Gal - Cont	
60	ASL	●	Asclepias tuberosa	Sun Yellow Butterfly	1-Gal - Cont	
40	HUL	●	Helleborus 'Frodo'	Wintergreen Lily	1-Gal - Cont	
70	HES	●	Hemerocallis v. 'Bells D' Oro'	Bells D' Oro Daylily	1-Gal - Cont	
<b>Shrub</b>						
27	WELB	●	Wibauxia florida 'Juno Red'	Juno Red Viburnum	18" - 24" - 800	
8	COAL	●	Cornus alba 'Soleil d'Aurore'	Variegated red white dogwood	2" - 3" - 800	
54	SPJA	●	Spirea japonica 'Alba'	Japanese Spiraea	18" - 24" - 800	
24	HYNO	●	Hydrangea macrophylla 'Nancy'	Red Panicle Hydrangea	18" - Cont	
<b>Existing</b>						
72	EX10	○	Existing Coniferous and Broadleaf Deciduous Trees and Shrubs	Existing	Existing	Comments
<b>Wet - Moist Prairie Seed Mix from 3rd New Wisconsin</b>						
Quantity	Symbol	Type				
5,000 sq. ft.	WET	Wet - Moist Prairie Seed Mix - mixture contains 5-10 native permanent grasses, sedge species and 25 of 31 native forb species. Refer to site sheet for mix specific and installation instructions.				

**SUNSTARR**  
Construction Group, LLC  
11155 W. North Avenue  
Suite 103  
Wauwatosa, WI 53226  
Tel: (414) 476-1804  
msunstar@gsiglobal.net

**Project:** GARDEN TERRACE - PHASE II

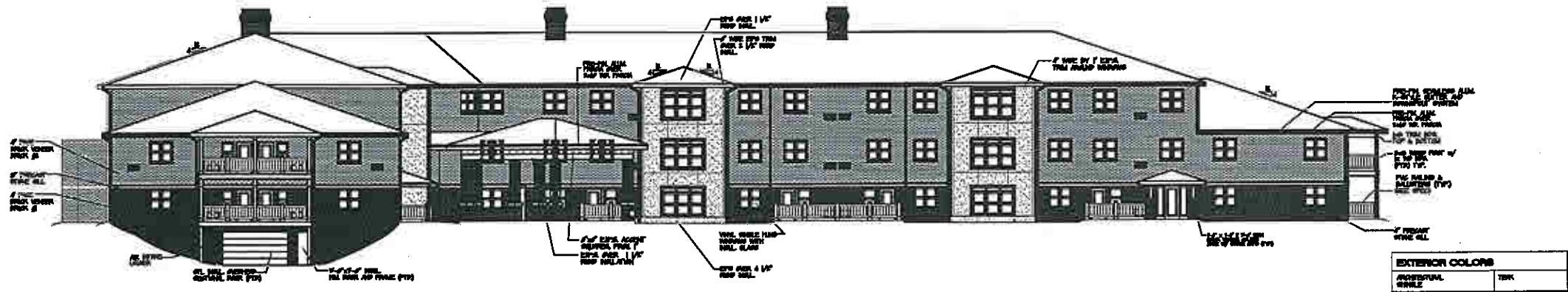
**Landscaping Architect:** INSITE LANDSCAPE DESIGN  
11155 W. North Avenue  
Suite 103  
Wauwatosa, WI 53226  
Tel: (414) 476-1804  
msunstar@gsiglobal.net

**Drawing Title:** PROPOSED LANDSCAPE PLAN, PLANT MATERIAL TABLE AND GENERAL NOTES

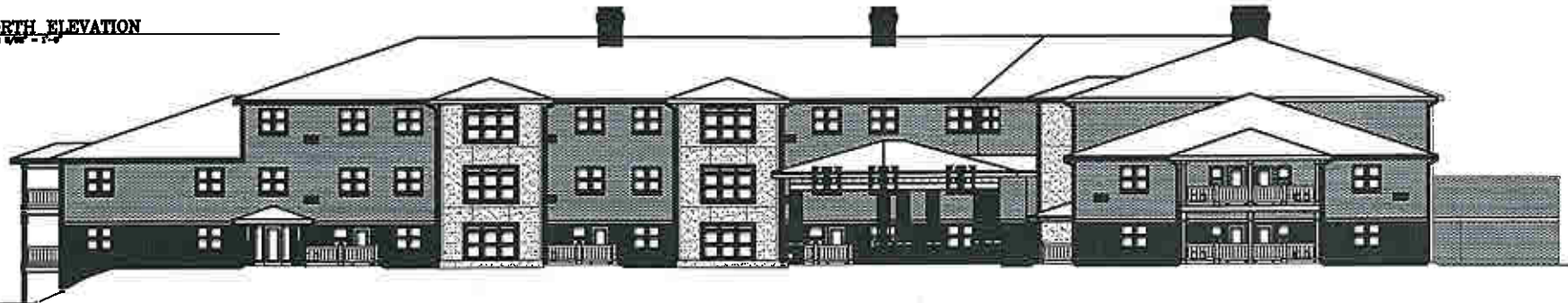
**Date:** 06.28.07  
**Scale:** 1"=20'-0"  
**Drawn:** MCB  
**Job:** L07-014  
**Sheet:** LSP11

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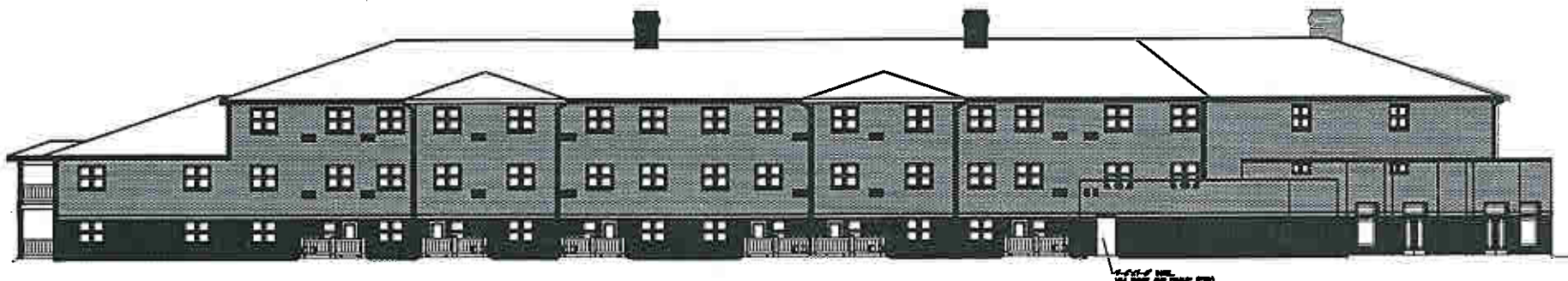




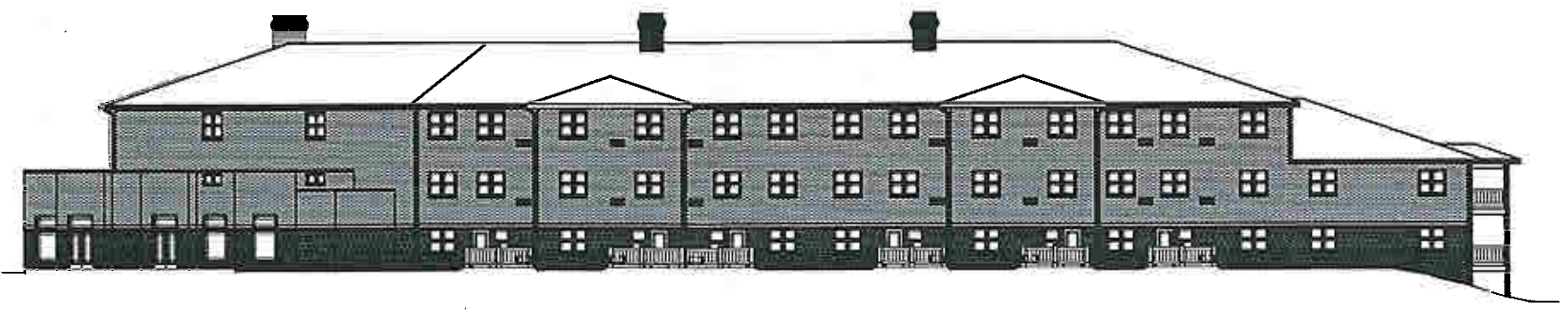
**NORTH ELEVATION**  
Scale 1/8" = 1'-0"



**WEST ELEVATION**  
Scale 1/8" = 1'-0"



**SOUTH ELEVATION**  
Scale 1/8" = 1'-0"



**EAST ELEVATION**  
Scale 1/8" = 1'-0"

**EXTERIOR COLORS**

ROOFING	TBK
1" GUTTER	TRK
2" GUTTER	TRK
3" GUTTER	TRK
4" GUTTER	TRK
5" GUTTER	TRK
6" GUTTER	TRK
7" GUTTER	TRK
8" GUTTER	TRK
9" GUTTER	TRK
10" GUTTER	TRK
11" GUTTER	TRK
12" GUTTER	TRK
13" GUTTER	TRK
14" GUTTER	TRK
15" GUTTER	TRK
16" GUTTER	TRK
17" GUTTER	TRK
18" GUTTER	TRK
19" GUTTER	TRK
20" GUTTER	TRK

Project No.	0383A
Date	0-8-2007
Sheet No.	A1

**SUNSTARR**  
Construction Group, L.L.C.  
1000 N. 1st St., Suite 100  
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Tel: 480-944-2200

Proposed Development For  
**GARDEN TERRACE**  
Dorris Drive  
Mesa, Arizona

**design III**  
ARCHITECTS  
1000 N. 1st St., Suite 100  
Mesa, AZ 85201  
Tel: 480-944-2200

Project No.  
**0383A**  
Date  
**0-8-2007**  
Sheet No.  
**A1**

**Exterior Color Board for:**

Garden Terrace

Milwaukee, Wisconsin



Shingles  
Certainteed Teak

EIFS  
Beige - Field

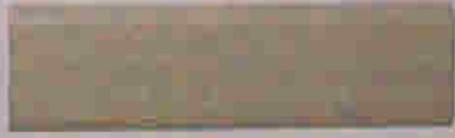


Brick #2 (Upper 2/3 of Building):  
Kansas Brick & Tile Co  
Harvard Sand Face Cross-Swell King

**Miscellaneous Colors,**

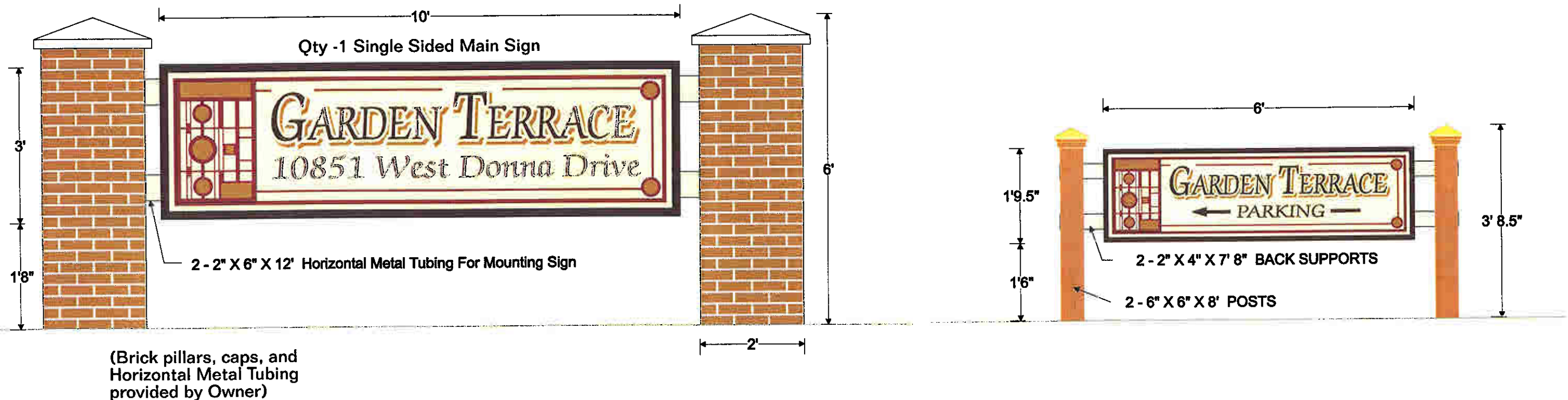
- Trim
- Beige
- Eave Brackets
- Beige
- Gutters and Downspouts
- Beige
- Eave Fascia
- Beige
- Eave Soffit
- Beige
- Doors
- Beige
- AC Grille
- Neutral

Vinyl Windows,  
Beige



Brick #1 (Lower 1/3 of Building):  
Kansas Brick & Tile Co  
Fort Dodge King





**SCALE:** 1/2" = 1'

**QUANTITY:** 1 - Main Sign (single sided)

**TYPE STYLES:** FlairSerif 821 Lt  
FrizQuadrata Bt

**DESIGNER:** Brian H. 6/18/07

**COLORS**

**BACKGROUND:** SW. 3005 Navajo White Stain

**BACK:** SW. 3005 Navajo White Stain

**BORDER:** SW. 6006 Black Bean

**PINSTRIP:** SW. Sundried Tomato

**LETTERS:** Top - Black Bean w/ Gingery Shadows

Bottom - Dark Brown Paint

**LOGO:** Sundried Tomato w/ Gingery details (blasted in)

**POSTS:**

**BACK SUPPORTS:**

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