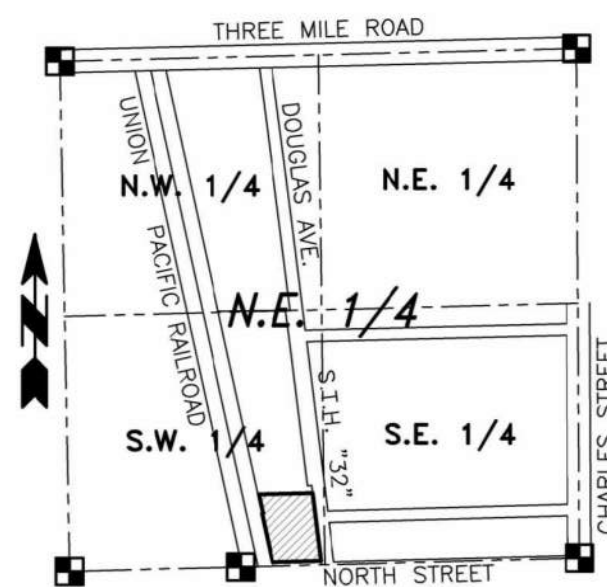


SITE AERIAL MAP



VICINITY MAP
N.E. 1/4, SEC. 32,
T. 4 N., R. 23 E.
SCALE: 1" = 1000'

COMPLIANT DOCUMENTATION:

THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.

- STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
- THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
- WDNR STORMWATER RUNOFF TECHNICAL STANDARDS.
- WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
- CITY OF RACINE DEVELOPMENT STANDARDS, LATEST EDITION.

CONTRACTOR RESPONSIBILITY:

EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD SURVEY. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

THE LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS ITEMS.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING

EMPLOYEES) AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTOR(S) TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK. THE CONTRACTOR SHALL ALSO BE SOLELY RESPONSIBLE FOR ALL REQUIRED PERMITS, UNLESS OTHERWISE SPECIFIED.

THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AS CONSTRUCTION ACTIVITIES ARE COMPLETED TO PROVIDE CONSTRUCTION OVERSIGHT AND INSPECTION IN ACCORDANCE WITH THE COSTRUCTION INSPECTION PLAN.

THE OWNER WILL PROVIDE ALL SURVEYING AND CONSTRUCTION STAKING FOR THIS CONTRACT. THE CONTRACTOR SHALL EXERCISE CARE AND DILIGENCE IN PROTECTING THE SAME. ANY EXPENSE INCURRED FOR ADDITIONAL RESTAKING CAUSED BY CONTRACTOR'S NEGLIGENCE MAY BE CHARGED TO THE CONTRACTOR AND DEDUCTED FROM THE SUMS DUE HIM UNDER THIS CONTRACT.

ALL TRENCHES SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS.

CONTRACTOR SHALL BE PREPARED FOR DEWATERING CONDITIONS BY HAVING APPROPRIATE PUMPS AND FILTER BAGS ON SITE FOR DEWATERING AND REMOVAL OF ALL SEDIMENT PER VILLAGE, COUNTY AND WDNR REQUIREMENTS PER TECHNICAL STANDARD 1061.

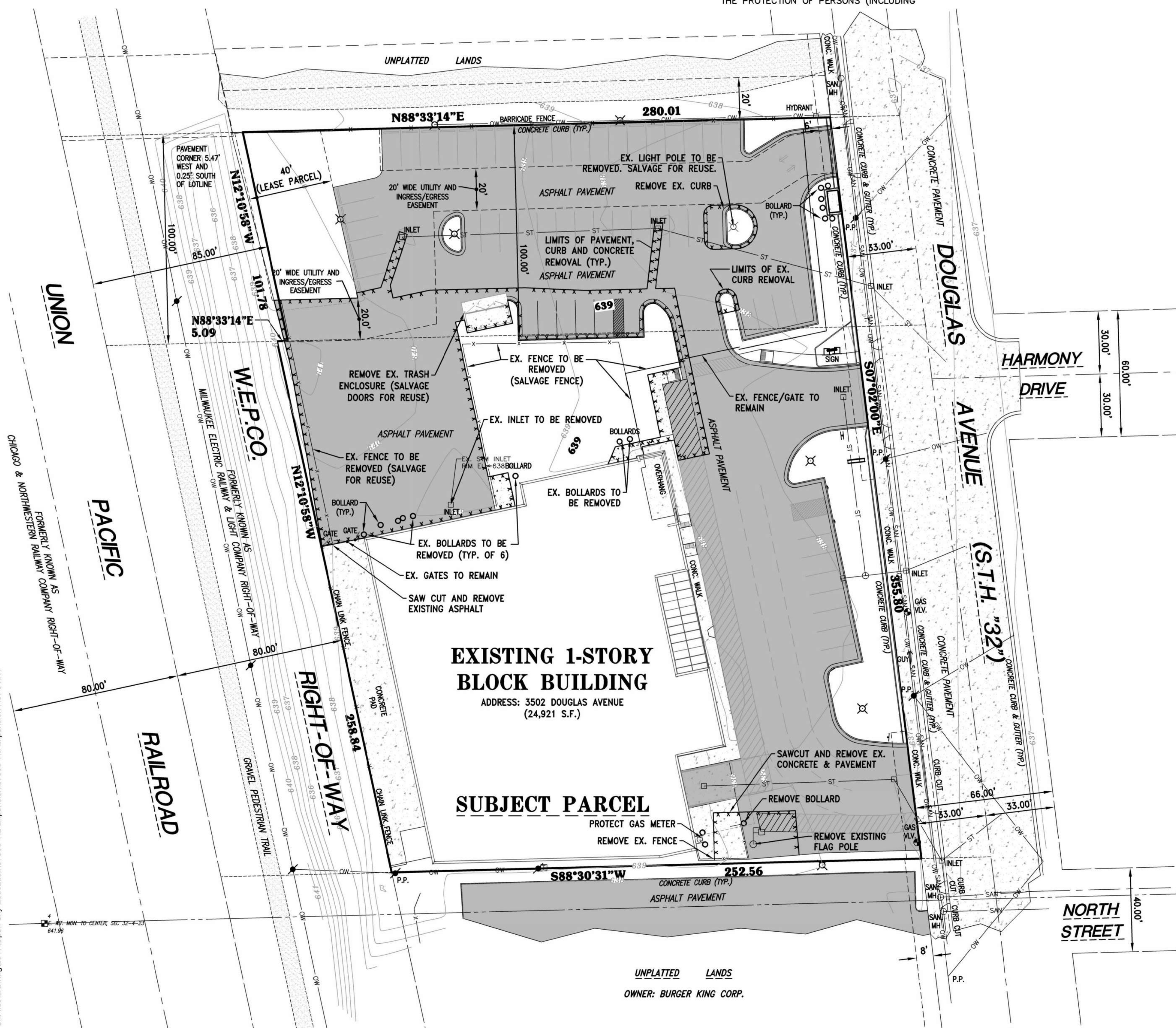
TRAFFIC CONTROL:

TRAFFIC CONTROL MUST BE IN ACCORDANCE WITH M.U.T.C.D. STANDARDS.

PUBLIC ROADS SHALL NOT BE FULLY CLOSED TO TRAFFIC AT ANY TIME. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND PROVIDE ANY NECESSARY TRAFFIC CONTROL PLANS.

GENERAL NOTES

- THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
 - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
 - THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
 - WDNR STORMWATER RUNOFF TECHNICAL STANDARDS.
 - WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
 - CITY OF RACINE STANDARDS & REQUIREMENTS FOR DEVELOPMENT, LATEST EDITION.
- THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
- EROSION CONTROL PLAN: THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING ALL EROSION CONTROL MEASURES AS ILLUSTRATED ON THE APPROVED PLAN. THE VILLAGE ENGINEER RESERVES THE RIGHT TO REQUIRE ANY ADDITIONAL EROSION CONTROL MEASURES AS DEEMED NECESSARY DURING THE COURSE OF CONSTRUCTION.
- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
- PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
- ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
- ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
- THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS DAILY (OR AS ORDERED BY ENGINEER) AS REQUIRED BY MUNICIPAL ORDINANCE.
- THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND ADVANCE WARNING SIGNAGE ALONG SILVER SPRING DR. & HICKORY DR. DURING TRUCKING OPERATIONS AND PAVING, GRADING, & UTILITY WORK ALONG & WITHIN PUBLIC RIGHT-OF-WAY. THIS PLAN SHALL BE APPROVED BY THE VILLAGE OF UNION GROVE. TRAFFIC CONTROL MUST BE IN ACCORDANCE WITH M.U.T.C.D. STANDARDS.



SITE DATA

TOTAL LOT AREA:	94,718.6 S.F. (2.17 Acres)
EX. BUILDING FOOTPRINTS:	31,588 S.F. (0.725 Acres) - 33.3% of Lot
PR. BUILDING FOOTPRINTS:	9,042 S.F. (0.208 Acres) - 9.6% of Lot
TOTAL BUILDING AREA:	40,630 S.F. (0.933 Acres) - 42.8% of Lot
PARKING & DRIVES:	42,268 S.F. (0.970 Acres) - 44.7% of Lot
SIDEWALK:	345 S.F. (0.008 Acres) - 0.4% of Lot
TOTAL IMPERVIOUS AREA:	83,243 S.F. (1.911 Acres) - 88.1% of Lot
TOTAL OPEN SPACE:	11,475 S.F. (0.263 Acres) - 11.9% of Lot
TOTAL PARKING SPACES	51 SPACES

2 HANDICAP PARKING SPACES ARE PROVIDED

LEGEND:

955	EXISTING CONTOUR
SAN	EXISTING SANITARY SEWER
○	EXISTING SANITARY MANHOLE
W	EXISTING WATER MAIN
○	EXISTING HYDRANT
ST	EXISTING STORM SEWER
○	EXISTING STORM MANHOLE
□	EXISTING STORM INLET
⊠	EXISTING TRANSFORMER
⊠	EXISTING ELECTRIC PEDESTAL
⊠	EXISTING TELEPHONE PEDESTAL
⊠	EXISTING CATV PEDESTAL
⊠	EXISTING POWER POLE

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PROJECT
PROPOSED EXPANSION AT
HOPE VIA
3502 NORTH DOUGLAS AVENUE
RACINE, WISCONSIN

OWNER
OPENSky
EDUCATION

REVISIONS

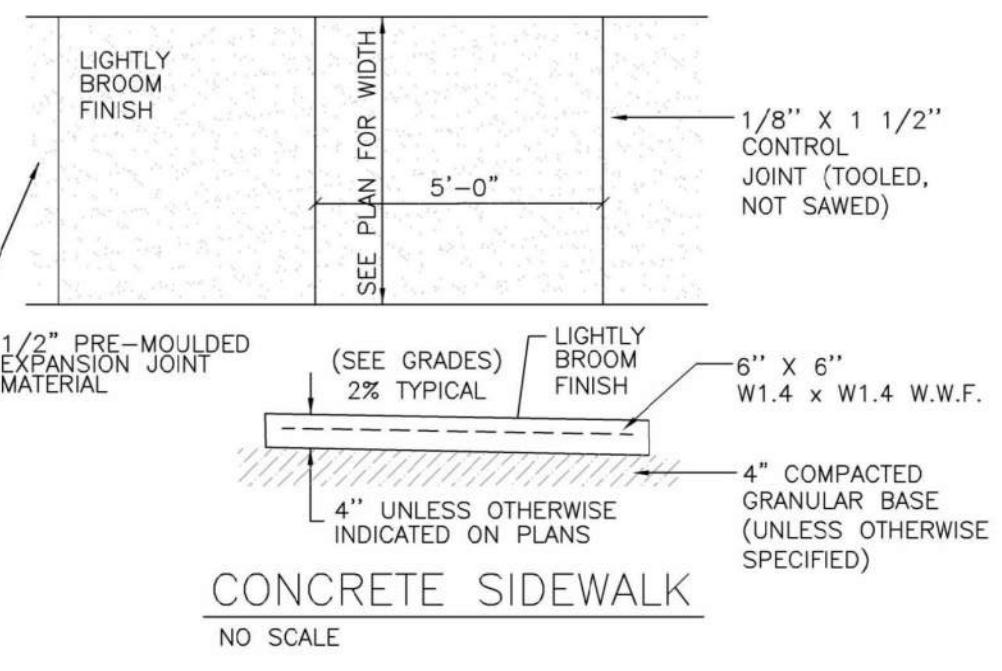
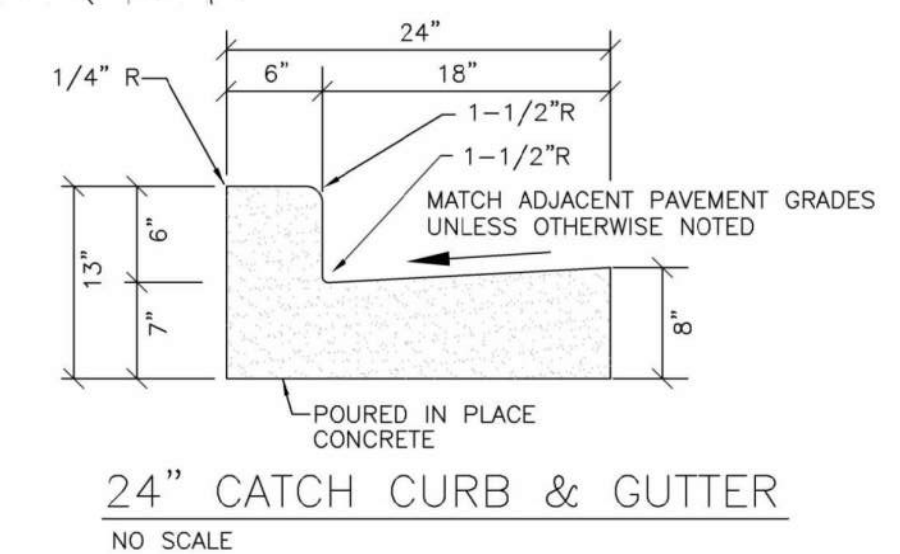
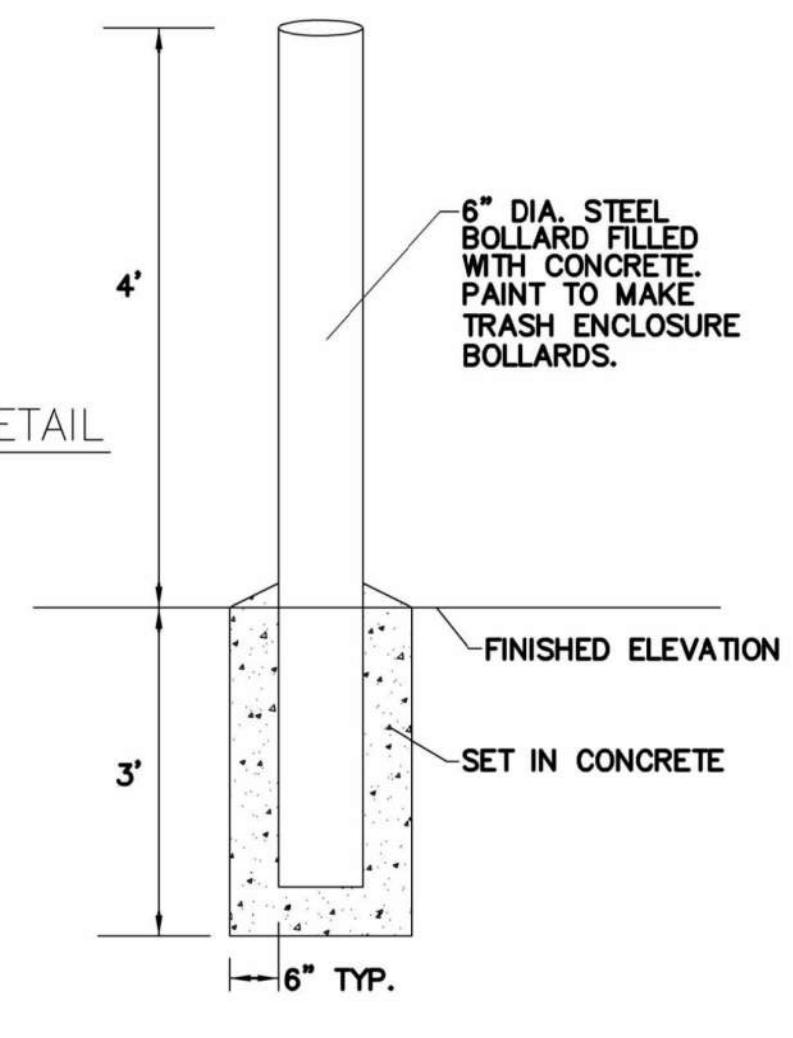
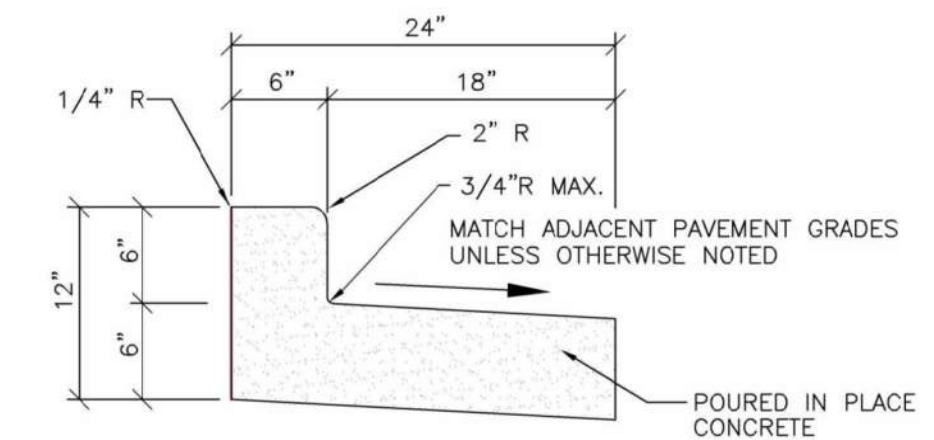
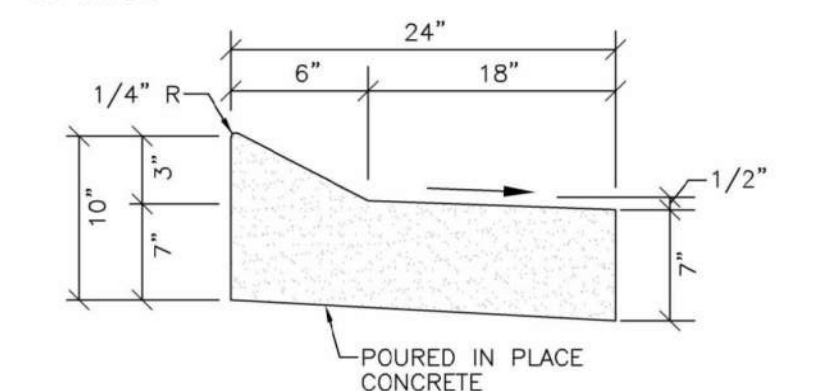
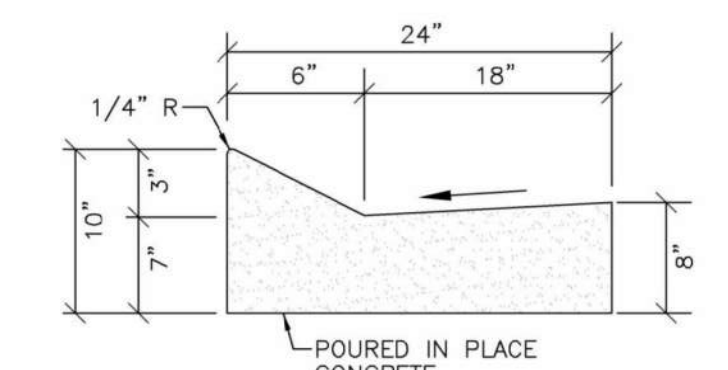
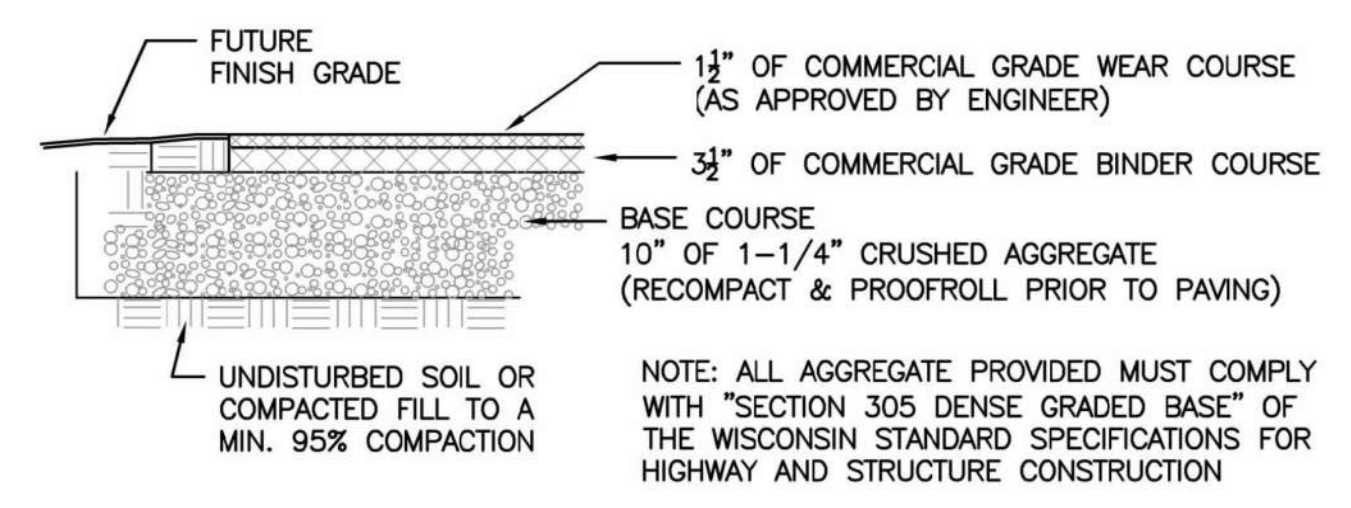
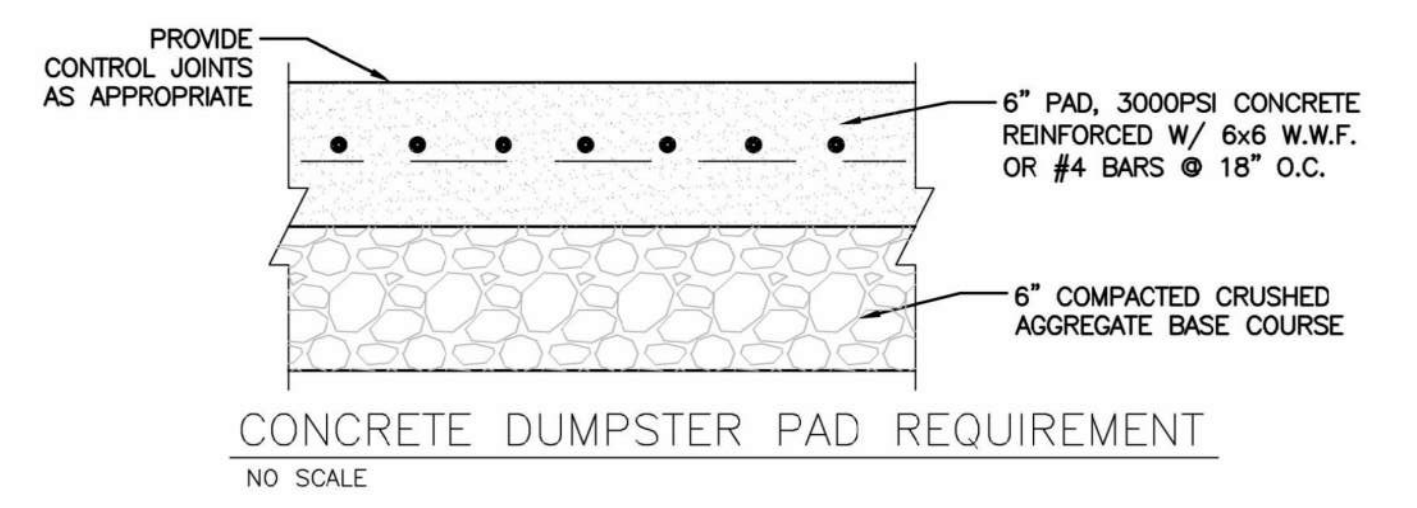
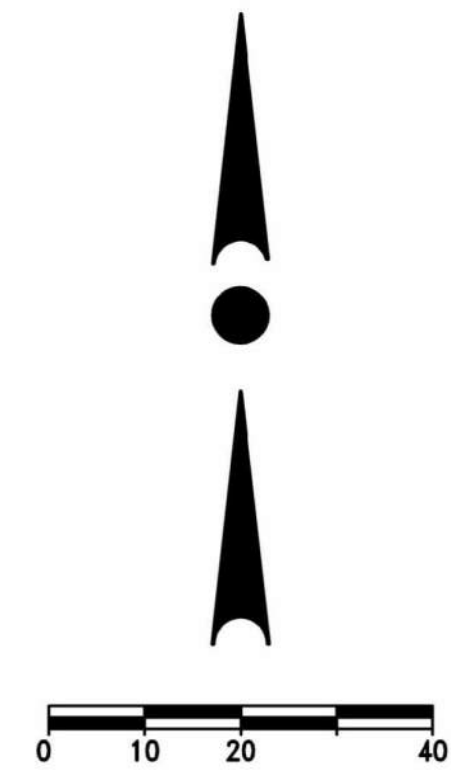
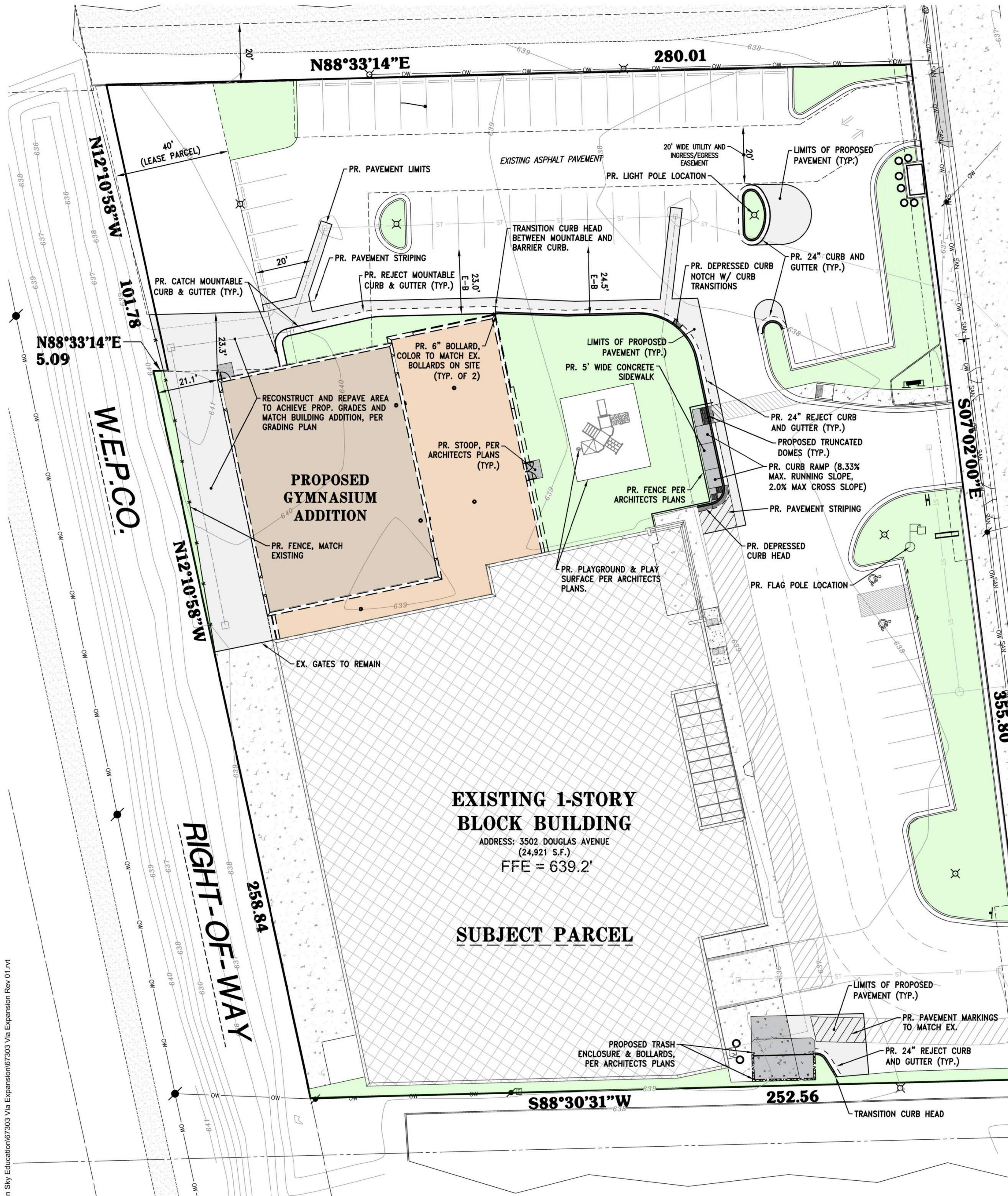
NO.	DESCRIPTION	DATE
1	PERMIT AND CONSTRUCTION	01/29/19
2	PER CITY COMMENTS	03/05/19

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	MAM
PROJECT NUMBER	OSE-17-673.03
ISSUED FOR	PERMIT REVIEW
DATE	MARCH 5, 2019

SHEET
EXISTING SITE PLAN

C1.0



LEGEND:

---	955	- EXISTING CONTOUR
---	SAN	- EXISTING SANITARY SEWER
○		- EXISTING SANITARY MANHOLE
W		- EXISTING WATER MAIN
○		- EXISTING HYDRANT
ST		- EXISTING STORM SEWER
○		- EXISTING STORM MANHOLE
□		- EXISTING STORM INLET
⊠		- EXISTING TRANSFORMER
⊞		- EXISTING ELECTRIC PEDESTAL
⊞		- EXISTING TELEPHONE PEDESTAL
⊞		- EXISTING CATV PEDESTAL
●		- EXISTING POWER POLE
○		- PROPOSED SANITARY SEWER
○		- PROPOSED SANITARY MANHOLE
---		- PROPOSED WATER MAIN
○		- PROPOSED HYDRANT
○		- PROPOSED WATER VALVE
---		- PROPOSED STORM SEWER
○		- PROPOSED STORM MANHOLE
□		- PROPOSED STORM INLET
⊞		- PROPOSED STORM END SECTION



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PROJECT
PROPOSED EXPANSION AT
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RACINE, WISCONSIN

OWNER
OPENSky EDUCATION

REVISIONS

NO.	DESCRIPTION	DATE
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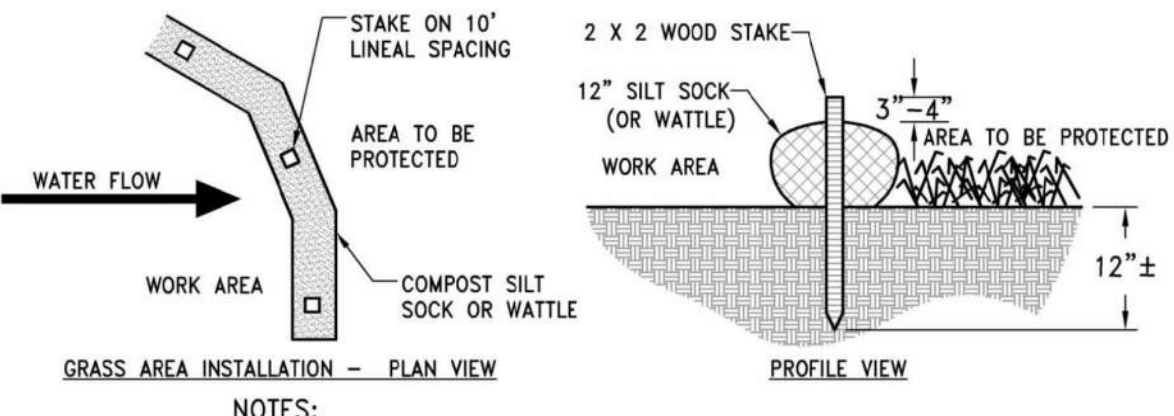
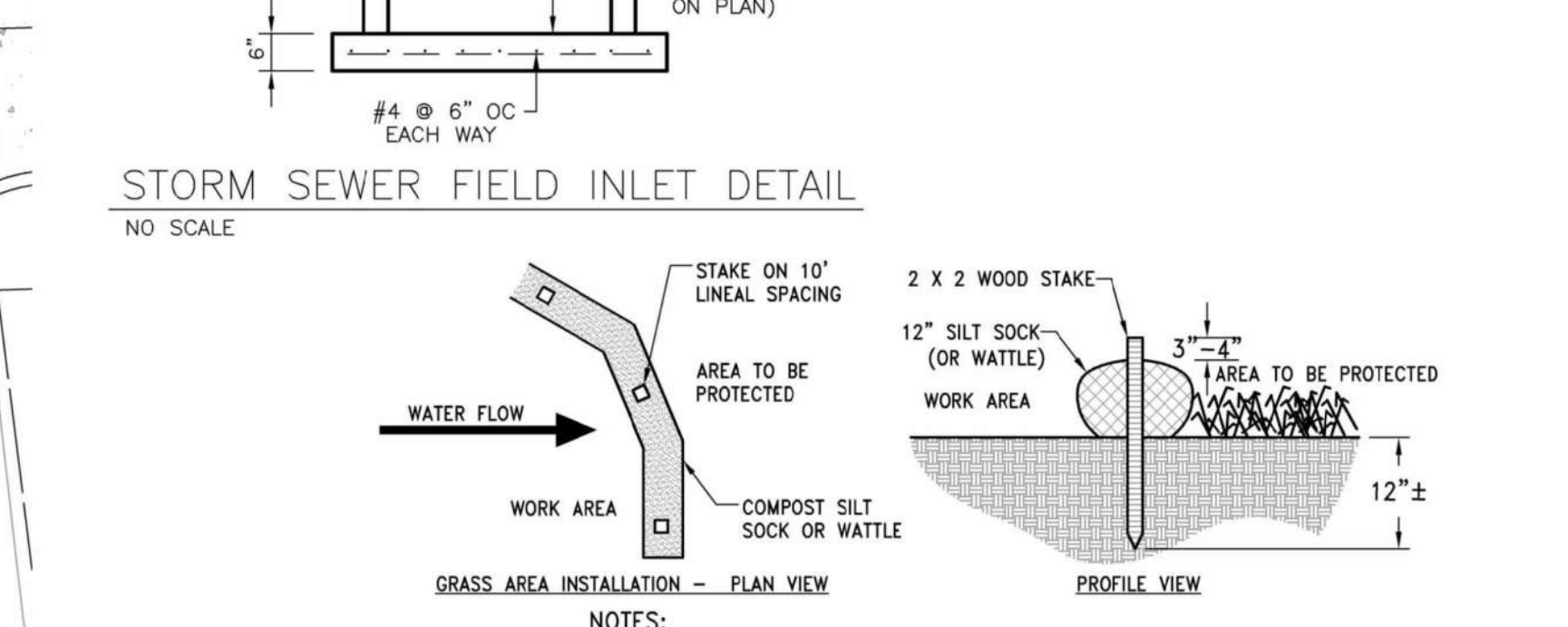
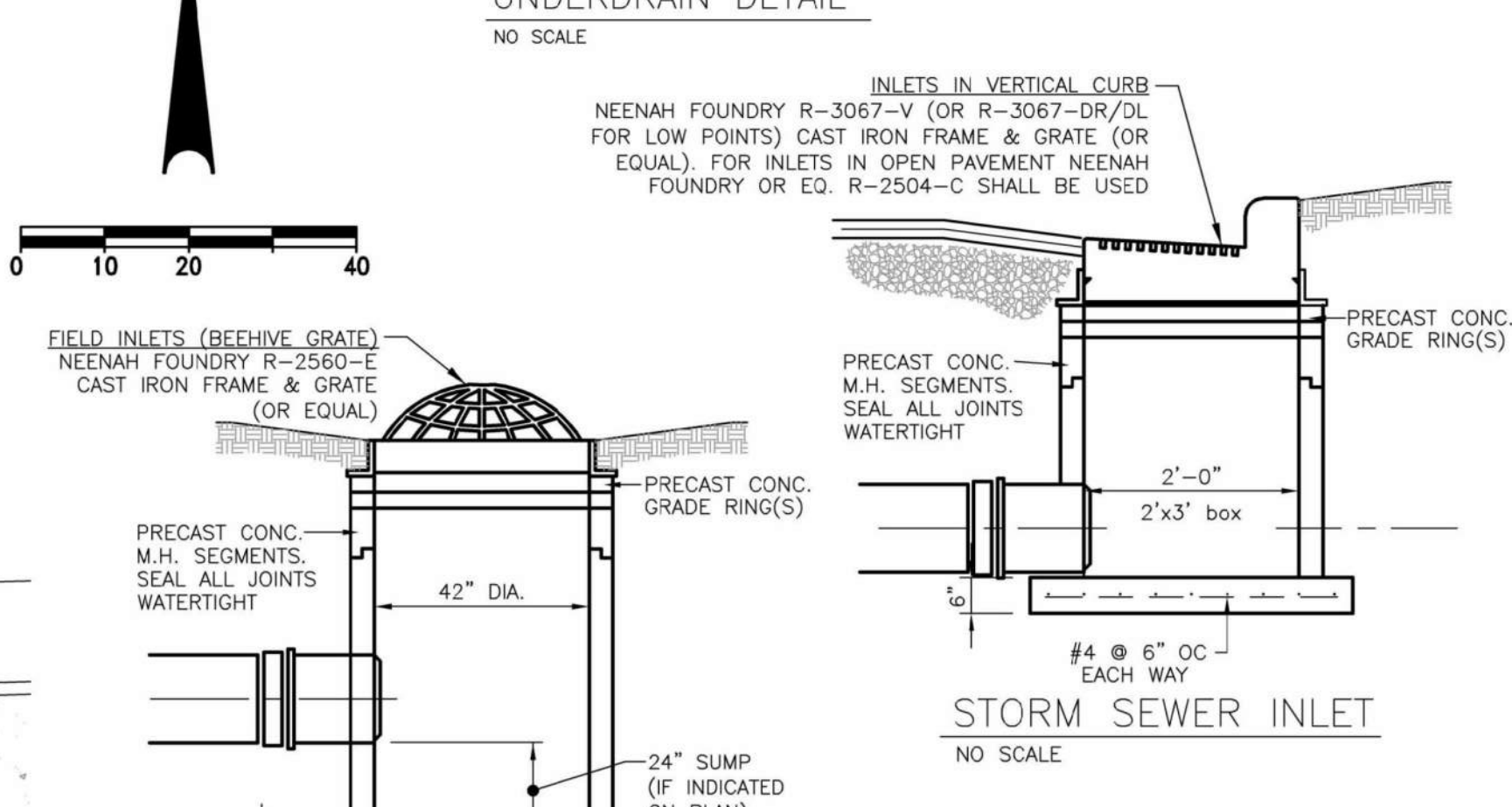
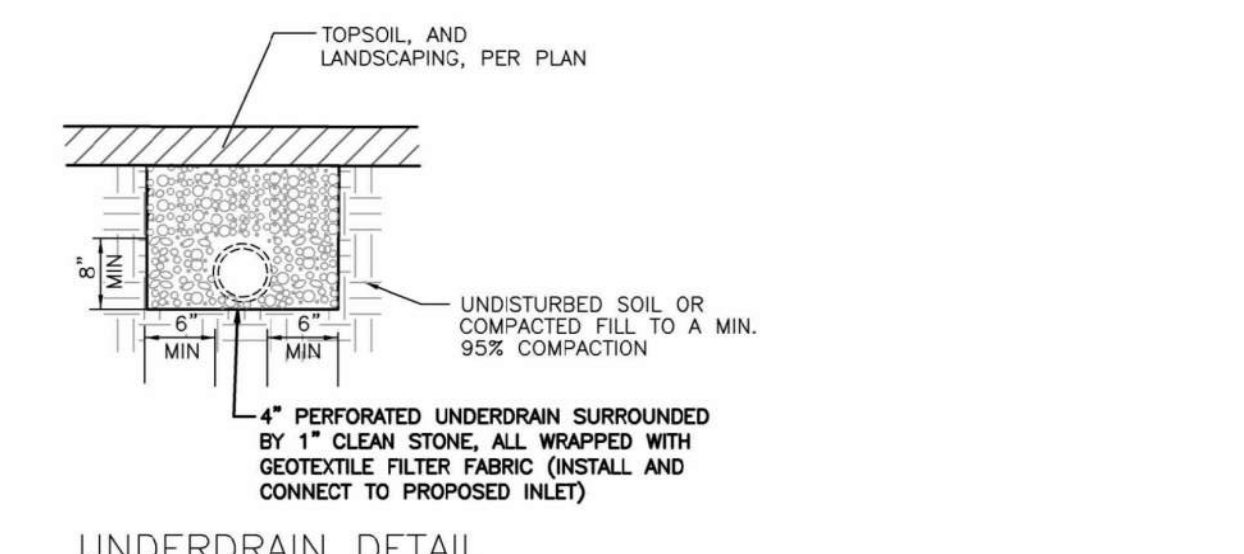
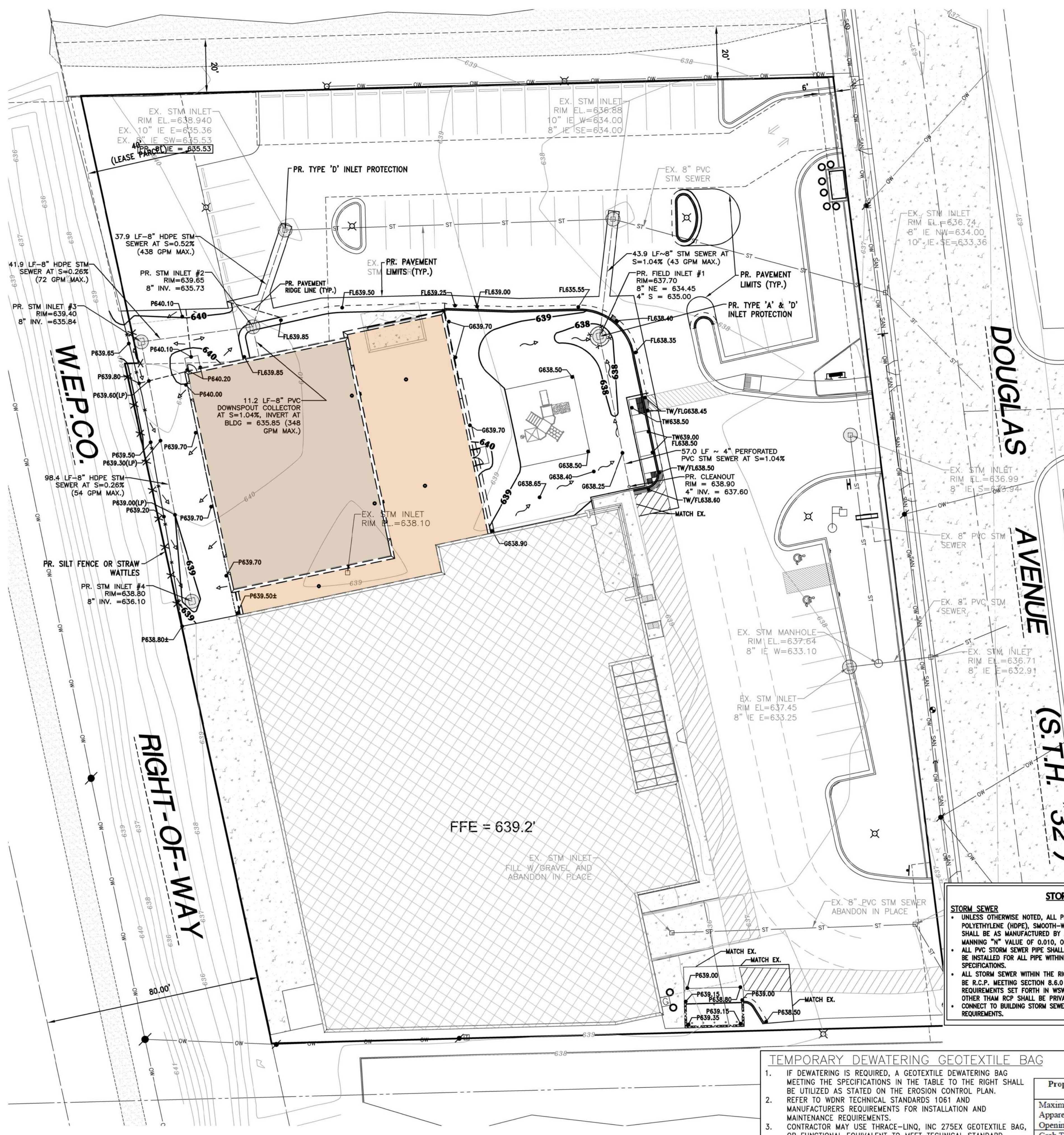
SHEET
PROPOSED SITE PLAN

C1.1

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- NOTES:
1. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS. REFER TO MANUFACTURER'S AND/OR SUPPLIER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS.
 2. ACTUAL LOCATION MAY BE FIELD ADJUSTED TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION.

LEGEND:

955	- EXISTING CONTOUR
SAN	- EXISTING SANITARY SEWER
○	- EXISTING SANITARY MANHOLE
W	- EXISTING WATER MAIN
○	- EXISTING HYDRANT
ST	- EXISTING STORM SEWER
○	- EXISTING STORM MANHOLE
□	- EXISTING STORM INLET
⊠	- EXISTING TRANSFORMER
⊠	- EXISTING ELECTRIC PEDESTAL
⊠	- EXISTING TELEPHONE PEDESTAL
⊠	- EXISTING CATV PEDESTAL
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○	- PROPOSED SANITARY SEWER
○	- PROPOSED SANITARY MANHOLE
W	- PROPOSED WATER MAIN
○	- PROPOSED HYDRANT
○	- PROPOSED WATER VALVE
○	- PROPOSED STORM SEWER
○	- PROPOSED STORM MANHOLE
○	- PROPOSED STORM INLET
○	- PROPOSED STORM END SECTION

LEGEND:

765	- EXISTING CONTOUR
765	- PROPOSED CONTOUR
←	- PROPOSED FLOW ARROW
765.00	- PROPOSED SPOT ELEVATION
FF=769.00	- PROPOSED FIRST FLOOR ELEV.
-X-X-X-	- PROPOSED SILT FENCE
○	- PROPOSED INLET PROTECTION

STORM SEWER NOTES

- UNLESS OTHERWISE NOTED, ALL PRIVATE STORM SEWER SHALL BE HIGH DENSITY POLYETHYLENE (HDPE), SMOOTH-WALL INTERIOR, CORRUGATED STORM SEWER PIPE. PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL, WITH WATER TIGHT JOINTS, HAVING A MANNING "N" VALUE OF 0.010, OR EQUAL.
- ALL PVC STORM SEWER PIPE SHALL BE ASTM D-3034, SDR 35. SCHEDULE 40 PIPE SHALL BE INSTALLED FOR ALL PIPE WITHIN THE PROPOSED BUILDING FOOTPRINT, PER MANUFACTURER SPECIFICATIONS.
- ALL STORM SEWER WITHIN THE RIGHT OF WAY AND/OR DESIGNATED AS PUBLIC, SHALL BE R.C.P. MEETING SECTION 8.6.0 (SSSWC) AND BE RUBBER GASKETED MEETING THE REQUIREMENTS SET FORTH IN WWSW CHAPTER 6.6.0. ALL STORM SEWER DRAINAGE PIPES OTHER THAN RCP SHALL BE PRIVATELY MAINTAINED.
- CONNECT TO BUILDING STORM SEWER CONVEYANCE PIPING PER SPS 382 SPECIFICATIONS AND REQUIREMENTS.

TEMPORARY DEWATERING GEOTEXTILE BAG

1. IF DEWATERING IS REQUIRED, A GEOTEXTILE DEWATERING BAG MEETING THE SPECIFICATIONS IN THE TABLE TO THE RIGHT SHALL BE UTILIZED AS STATED ON THE EROSION CONTROL PLAN. REFER TO WDRN TECHNICAL STANDARDS 1061 AND MANUFACTURER'S REQUIREMENTS FOR INSTALLATION AND MAINTENANCE REQUIREMENTS.
2. CONTRACTOR MAY USE THRACE-LINO, INC 275EX GEOTEXTILE BAG, OR FUNCTIONAL EQUIVALENT TO MEET TECHNICAL STANDARD REQUIREMENTS.
3. CONTRACTOR MAY INSTALL HAY BALES AROUND DEWATERING BAG FOR STABILIZATION AS DICTATED BY SITE CONDITIONS. MAX FLOW RATE SHALL NOT EXCEED 70GPM.
4. GEOTEXTILE BAG SHALL BE LOCATED ON UNDISTURBED GROUND WITH ESTABLISHED VEGETATIVE COVER. DISCHARGES OF TREATED WATER FROM THE GEOTEXTILE FILTER BAG SHALL NOT FLOW OVER UNSTABILIZED GROUND.

Property	Test Method	Type I Value
Maximum Apparent Opening Sizes	ASTM D-4751	0.212 mm
Grab Tensile Strength	ASTM D-4632	200 lbs.
Mullen Burst	ASTM D-3786	350 psi
Permeability	ASTM D-4491	0.28 cm/sec
Fabric	Nominal Representative Weight	8 oz

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PROJECT
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RACINE, WISCONSIN

OWNER
OPENSky EDUCATION



REVISIONS

NO.	DESCRIPTION	DATE
1	PERMIT AND CONSTRUCTION	01/29/19
2	PER CITY COMMENTS	03/05/19

INFORMATION

PROJECT ARCHITECT: SPS
PROJECT MANAGER: MAM
PROJECT NUMBER: OSE-17-673.03
ISSUED FOR: PERMIT REVIEW
DATE: MARCH 5, 2019

SHEET
PROPOSED GRADING & UTILITY PLAN

C1.2

PROJECT

PROPOSED EXPANSION AT
HOPE VIA
3502 NORTH DOUGLAS AVENUE
RACINE, WISCONSIN

CONTRACTOR



OWNER



REVISIONS

NO.	DESCRIPTION	DATE

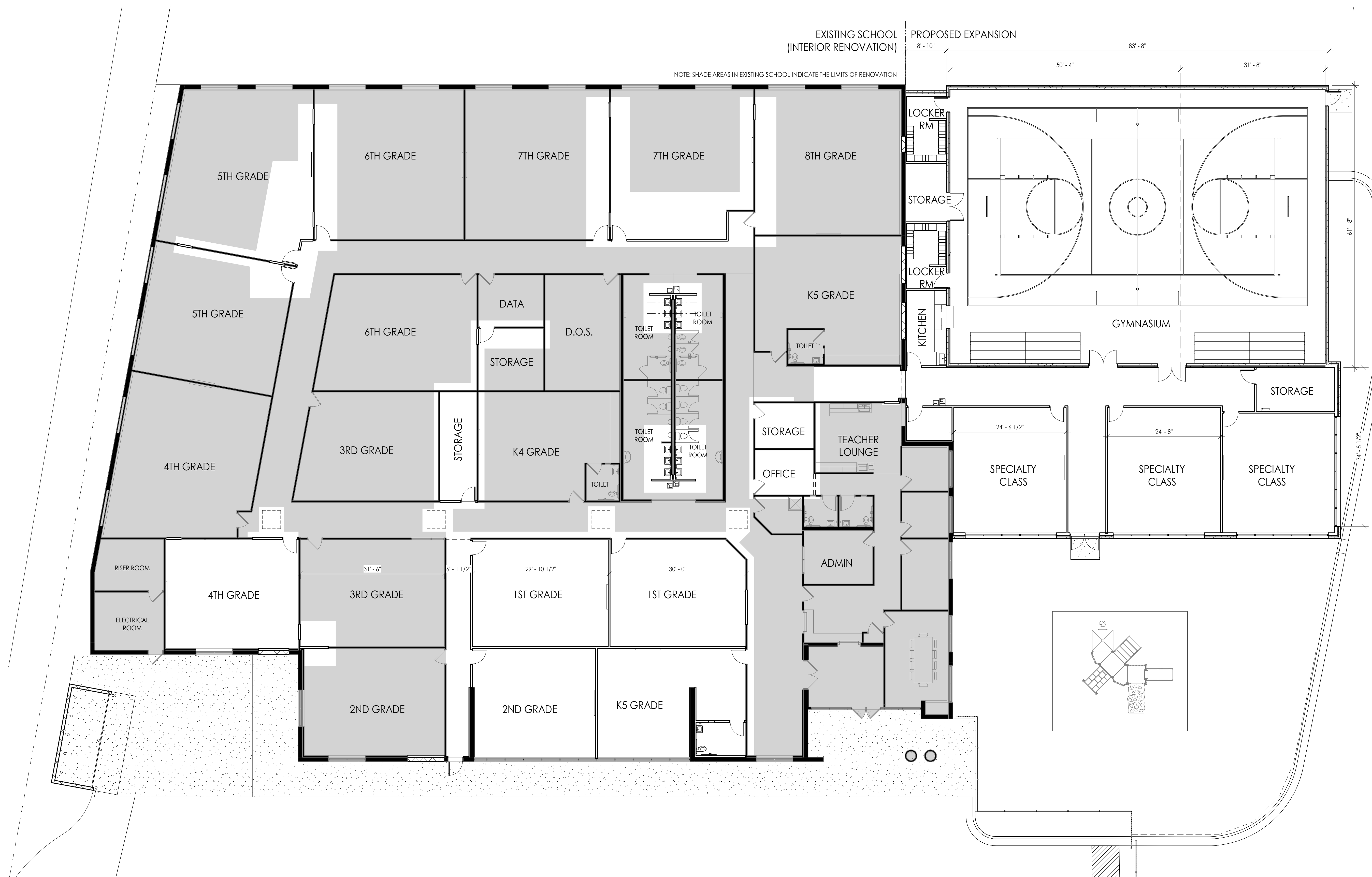
INFORMATION

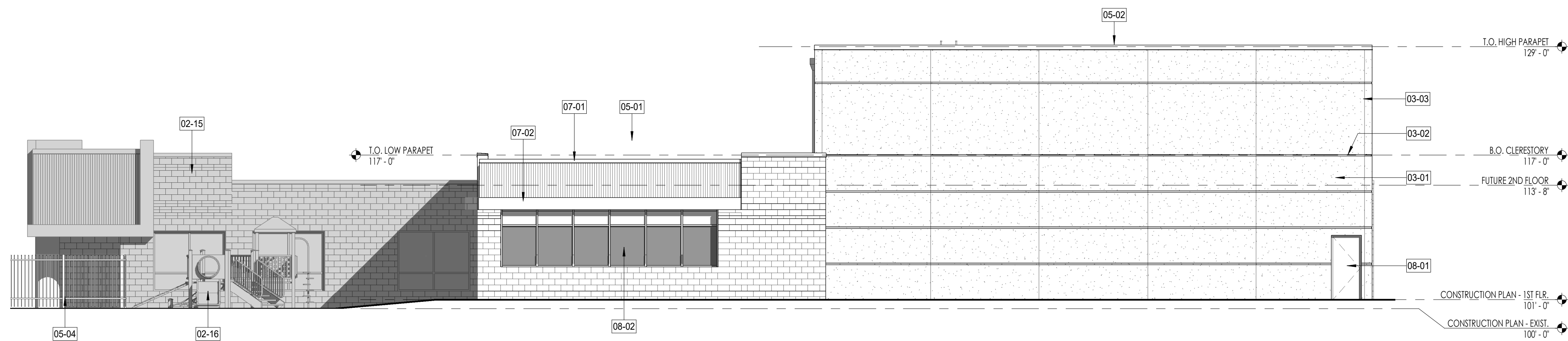
PROJECT ARCHITECT	SPS
PROJECT MANAGER	MAM
PROJECT NUMBER	OSE-17-673.03
ISSUED FOR	MUNICIPAL RE-SUBMITTAL
DATE	MARCH 8, 2019

SHEET

FACILITY PLAN

A100





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

SHEET KEYNOTES

- 02-15 SHADED AREA INDICATES EXISTING BUILDING
- 02-16 EXISTING PLAYGROUND EQUIPMENT
- 03-01 INSULATED PRECAST WALL PANEL - PAINTED (EPT2)
- 03-02 HORIZONTAL PRECAST REVEAL
- 03-03 VERTICAL PRECAST REVEAL
- 05-01 PREFINISHED METAL COPING (AM1)
- 05-02 PREFINISHED METAL COPING (AM2)
- 05-03 PREFINISHED METAL GRAVEL STOP (AM3)
- 05-04 6'-0" HIGH ORNAMENTAL FENCE (AM10)
- 07-01 PREFINISHED VERTICAL CORRUGATED METAL SIDING (AM4)
- 07-02 PREFINISHED COMPOSITE METAL PANEL (AM5)
- 08-01 INSULATED HOLLOW METAL DOOR AND FRAME - PAINTED (EPT1)
- 08-02 ANODIZED ALUMINUM STOREFRONT (AM7) W/ LOW-E INSULATED GLAZING (GL1)
- 08-03 ANODIZED ALUMINUM CLERESTORY WINDOW (AM8) W/ LOW-E INSULATED GLAZING (GL1)
- 08-04 ANODIZED ALUMINUM STOREFRONT DOOR (AM9) W/ TEMPERED GLAZING (GL1)



PROJECT

PROPOSED EXPANSION AT
HOPE VIA
3502 NORTH DOUGLAS AVENUE
RACINE, WISCONSIN

CONTRACTOR

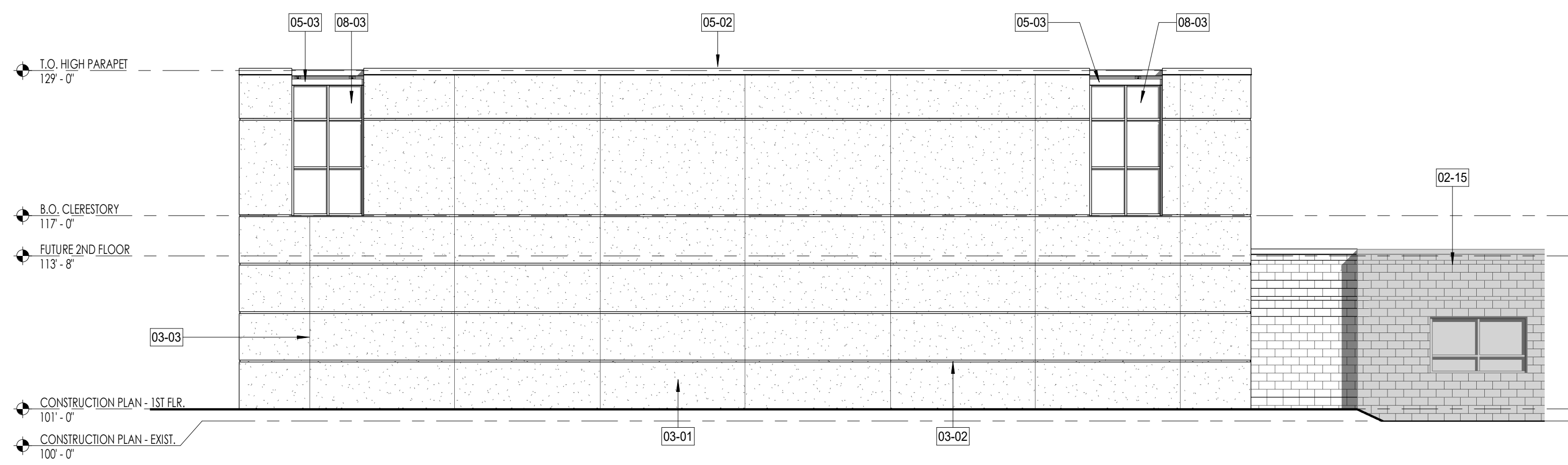


OWNER

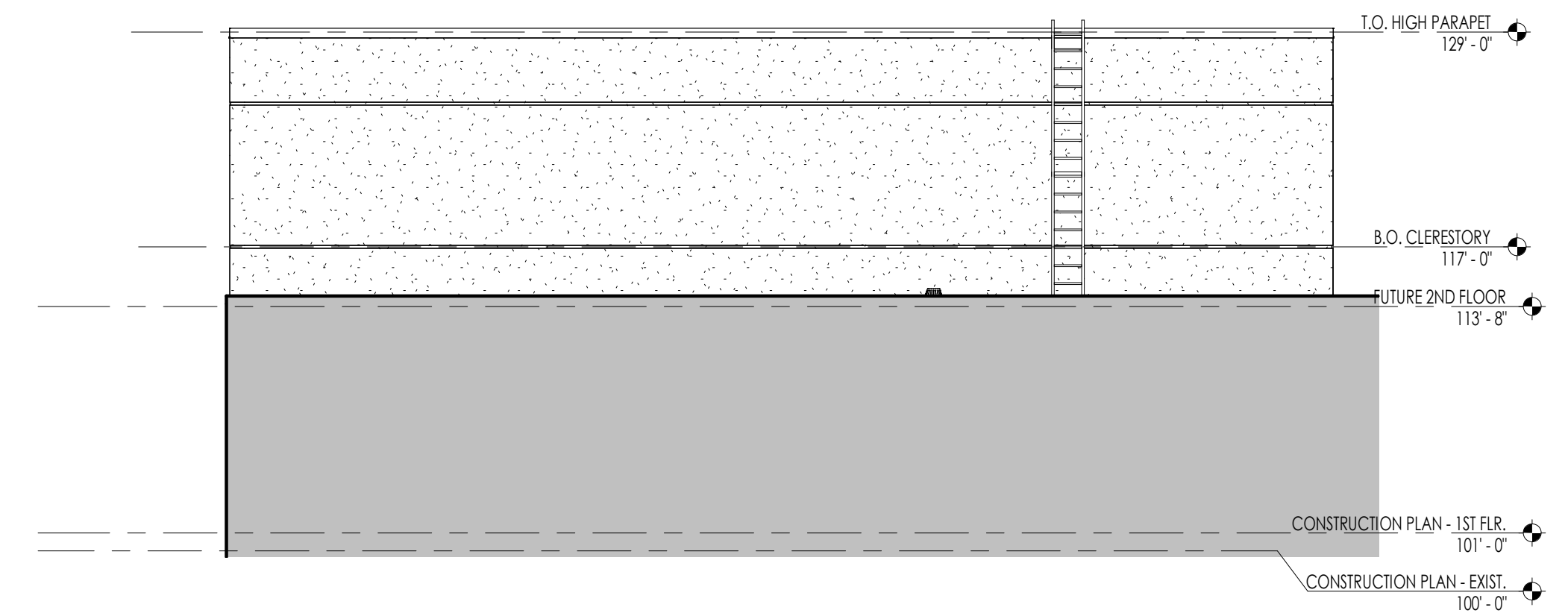


REVISIONS

NO.	DESCRIPTION	DATE
1	VE/BID REVISIONS	TBD



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



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



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

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	MAM
PROJECT NUMBER	OSE-17-673.03
ISSUED FOR	MUNICIPAL RE-SUBMITTAL
DATE	MARCH 8, 2019

SHEET

BUILDING ELEVATIONS

A401