GENERAL DEVELOPMENT PLAN
ESTOVER TERRACE
EAU CLAIRE REALTY
MENOMONIE, WISCONSIN

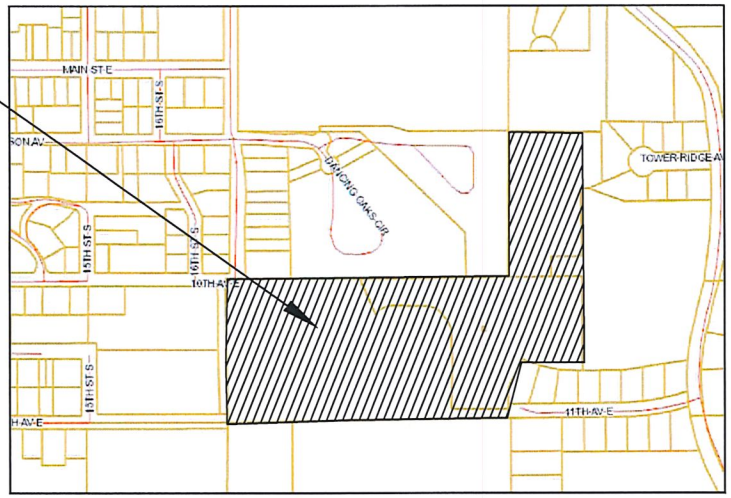


VICINITY MAP

811 Know what's below. Call before you dig.

PROJECT LOCATION

CONTACTS	
DIRECTOR OF PUBLIC WORKS	CITY OF MENOMONIE RANDY EIDE (715) 232-2207
MENOMONIE STREET DEPT.	CITY OF MENOMONIE BRUCE HEATH (715) 232-2302
WATER	CITY OF MENOMONIE-WATER SUPERINTENDENT JEREMY HOYT (715) 232-2395
SANITARY	CITY OF MENOMONIE-WASTEWATER SUPERINTENDENT PAUL STERK (715) 232-2249
TELEPHONE	AT&T KEN SCHICK (715) 839-5820
CABLE	CHARTER COMMUNICATIONS ATTN: CURT MOORE (715) 831-8940 ext. 51148
GAS	XCEL ENERGY ATTN: MIKE JOHNSON (715) 232-7415
FIRE DEPT.	CITY OF MENOMONIE (715) 232-2414



LOCATION MAP

LEGEND

EXISTING	PROPOSED	
		BENCHMARK
		CONTROL POINT
		SIGN
		CURB STOP
		WELL
		HYDRANT
		GATE VALVE
		CURB INLET
		AREA DRAIN
		SAN MH
		STORM MH
		SAN CLEANOUT
		GAS MANHOLE
		LIGHT POLE
		UTILITY POLE
		GUY WIRE
		GUY POLE
		PULL BOX
		ELEC PED
		CABLE PED
		MAILBOX
		TELE PED
		IRON PIPE
		ROW POST
		REBAR
W	W	WATER MAIN
SAN	SAN	SANITARY SEWER
STM	STM	STORM SEWER
OH		OVERHEAD UTILITY
T		TELEPHONE LINE
G		GAS LINE
E		ELECTRIC LINE
TV		CABLE TV LINE
		TREELINE
		EXISTING TREES
		MARSH
X		FENCE LINE
O		WOVEN WIRE FENCE
		SILT FENCE
		RETAINING WALL
870	910	CONTOURS MAJOR
		CONTOURS MINOR

ABBREVIATIONS:
BC=BACK OF CURB
BLK=BLOCK NUMBER
BOT=BOTTOM (ELEV)
CL=CENTERLINE
CS=CURB STOP
ELEV=ELEVATION
EOP=EDGE OF PAVEMENT
EX=EXISTING
FES=FLARED END SECTION
FF=FINISHED FLOOR (ELEV)
FL=FLOWLINE
GF=GARAGE FLOOR (ELEV)
GLG=GROUND LINE GROOVE
HWL=HIGH WATER LEVEL
INV=INVERT
LF=LINEAR FEET
LO=LOOKOUT STYLE HOME
LT=LEFT
MIN=MINIMUM
NWL=NORMAL WATER LEVEL
PC=POINT OF CURVE
PRC=CURVE REVERSAL POINT
PT=POINT OF TANGENCY
RAD=RADIUS
RT=RIGHT
R/W=RIGHT OF WAY
SAN=SANITARY SEWER
SP=SPOT ELEVATION
STA=STATION
STM=STORM SEWER
TC=TOP OF CURB
TYP=TYPICAL
W=WATER FITTINGS
WAT=WATER
WM=WATERMAIN
WO=WALKOUT STYLE HOME

SHEET SCHEDULE	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	UTILITY PLAN
5	GRADING & DRAINAGE PLAN
6	CONCEPTUAL LANDSCAPE PLAN

SCHEDULE OF REQUIRED PERMITS		
APPROVALS NEEDED	DATE SUBMITTED	APPROVAL
SITE PLAN APPROVAL-CITY OF MENOMONIE		
WIDNR-WRAPP / NOTICE OF INTENT		
DSPS-EXTERIOR PLUMBING		

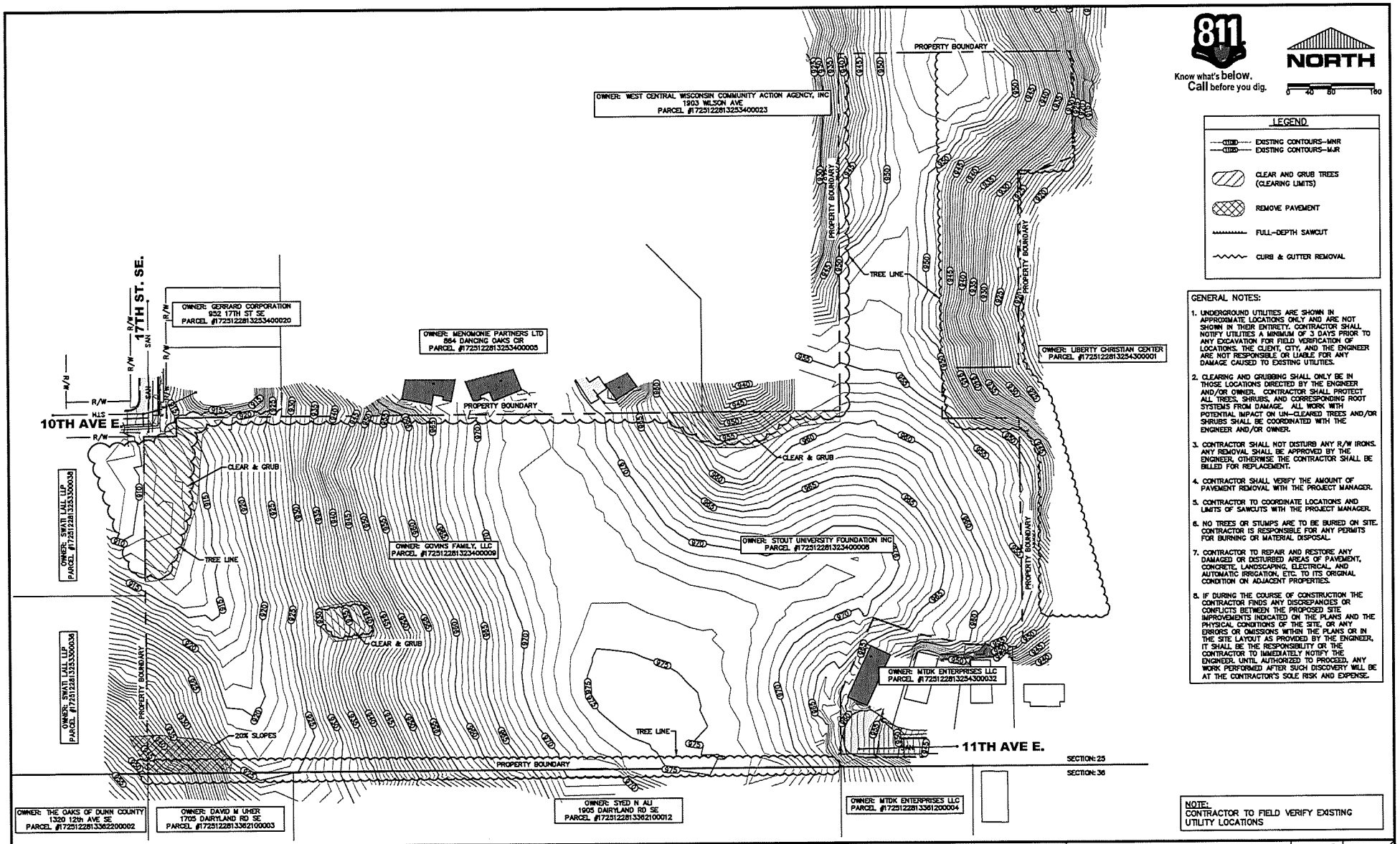
PROJECT OWNER:
EAU CLAIRE REALTY
ATTN: TREVOR BOHLAND
3420 MALL DR, SUITE 4
EAU CLAIRE, WI 54701
PHONE: 715.552.1818
EMAIL: trevor@eauclairerealty.com

PROJECT ENGINEER:
ADVANCED ENGINEERING CONCEPTS
SEAN BOHAN, P.E.
1360 INTERNATIONAL DRIVE SUITE #1
EAU CLAIRE, WI 54701
PHONE: 715.552.0330
EMAIL: sbohan@aec.engineering

AEC PROJECT #:20010 PLANS DATED: JUNE 2020

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PH 715-552-0330
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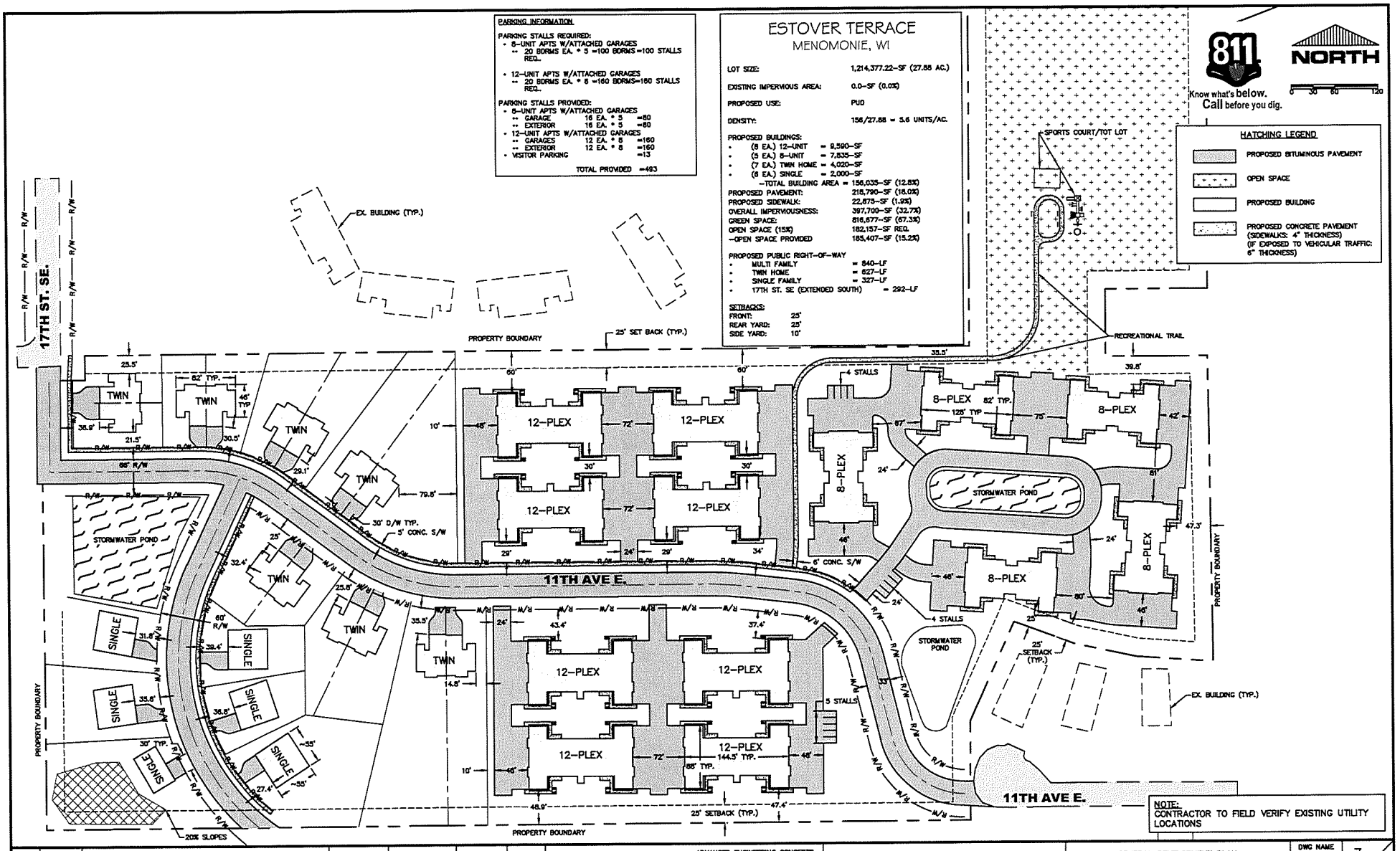
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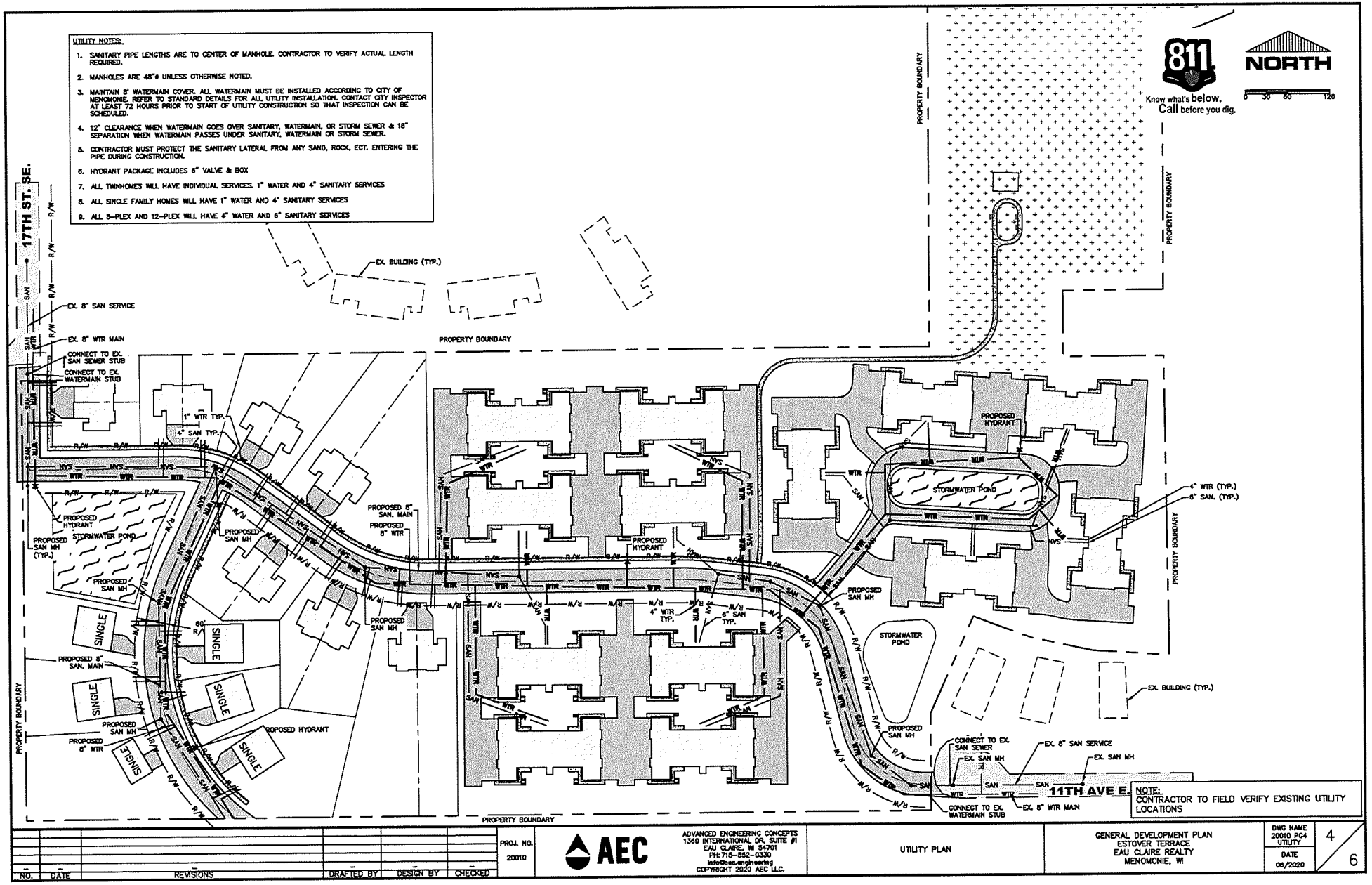
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EXISTING CONDITIONS

GENERAL DEVELOPMENT PLAN
ESTOVER TERRACE
EAU CLAIRE REALTY
MENOMONIE, WI

DWG NAME 20010 PG2 EXISTING
DATE 06/2020
2/6


PARKING INFORMATION
PARKING STALLS REQUIRED:
• 8-UNIT APTS W/ATTACHED GARAGES
-- 20 BDRMS EA. * 5 =100 BDRMS =100 STALLS REQ.
• 12-UNIT APTS W/ATTACHED GARAGES
-- 20 BDRMS EA. * 8 =160 BDRMS=160 STALLS REQ.
PARKING STALLS PROVIDED:
• 8-UNIT APTS W/ATTACHED GARAGES
-- GARAGE 16 EA. * 5 =80
-- EXTERIOR 16 EA. * 5 =80
• 12-UNIT APTS W/ATTACHED GARAGES
-- GARAGES 12 EA. * 8 =160
-- EXTERIOR 12 EA. * 8 =160
• VISITOR PARKING =13
TOTAL PROVIDED =493
ESTOVER TERRACE
MENOMONIE, WI
LOT SIZE: 1,214,377.22-SF (27.88 AC.)
EXISTING IMPERVIOUS AREA: 0.0-SF (0.0%)
PROPOSED USE: PUD
DENSITY: 156/27.88 = 5.6 UNITS/AC.
PROPOSED BUILDINGS:
• (8 EA.) 12-UNIT = 9,590-SF
• (5 EA.) 8-UNIT = 7,835-SF
• (7 EA.) TWIN HOME = 4,020-SF
• (6 EA.) SINGLE = 2,000-SF
-TOTAL BUILDING AREA = 156,035-SF (12.8%)
PROPOSED PAVEMENT: 218,790-SF (18.0%)
PROPOSED SIDEWALK: 22,875-SF (1.9%)
OVERALL IMPERVIOUSNESS: 397,700-SF (32.7%)
GREEN SPACE: 816,677-SF (67.3%)
OPEN SPACE (15%) 182,157-SF REQ.
-OPEN SPACE PROVIDED 185,407-SF (15.2%)
PROPOSED PUBLIC RIGHT-OF-WAY
• MULTI FAMILY = 840-LF
• TWIN HOME = 627-LF
• SINGLE FAMILY = 327-LF
• 17TH ST. SE (EXTENDED SOUTH) = 292-LF
SETBACKS:
FRONT: 25'
REAR YARD: 25'
SIDE YARD: 10'
811
Know what's below.
Call before you dig.
NORTH
0 30 60 120
HATCHING LEGEND
PROPOSED BITUMINOUS PAVEMENT
OPEN SPACE
PROPOSED BUILDING
PROPOSED CONCRETE PAVEMENT (SIDEWALKS: 4" THICKNESS) (IF EXPOSED TO VEHICULAR TRAFFIC: 6" THICKNESS)
17TH ST. SE.
EX. BUILDING (TYP.)
PROPERTY BOUNDARY
25' SET BACK (TYP.)
SPORTS COURT/TOT LOT
RECREATIONAL TRAIL
TWIN
12-PLEX
8-PLEX
SINGLE
STORMWATER POND
30' D/W TYP.
5' CONC. S/W
6' CONC. S/W
11TH AVE E.
4 STALLS
5 STALLS
25' SETBACK (TYP.)
20% SLOPES
NOTE:
CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS
NO. DATE REVISIONS DRAFTED BY DESIGN BY CHECKED
PROJ. NO. 20010
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OVERALL SITE PLAN
GENERAL DEVELOPMENT PLAN
ESTOVER TERRACE
EAU CLAIRE REALTY
MENOMONIE, WI
DWG NAME 20010 PG3 SITE
DATE 06/2020
3
6



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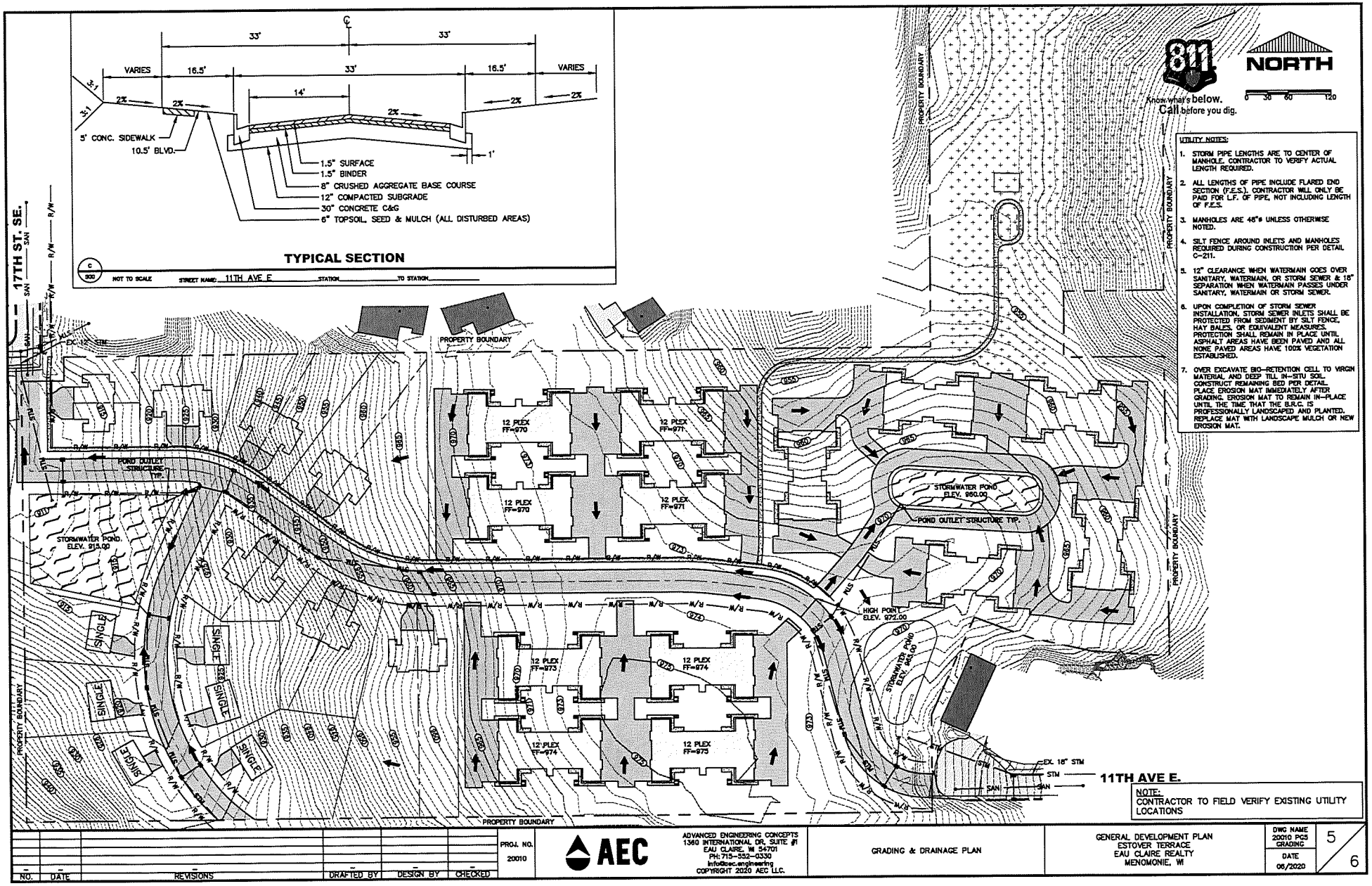
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UTILITY PLAN

GENERAL DEVELOPMENT PLAN
ESTOVER TERRACE
EAU CLAIRE REALTY
MENOMONIE, WI

DWG NAME 20010 PG4 UTILITY
DATE 06/2020

4 / 6



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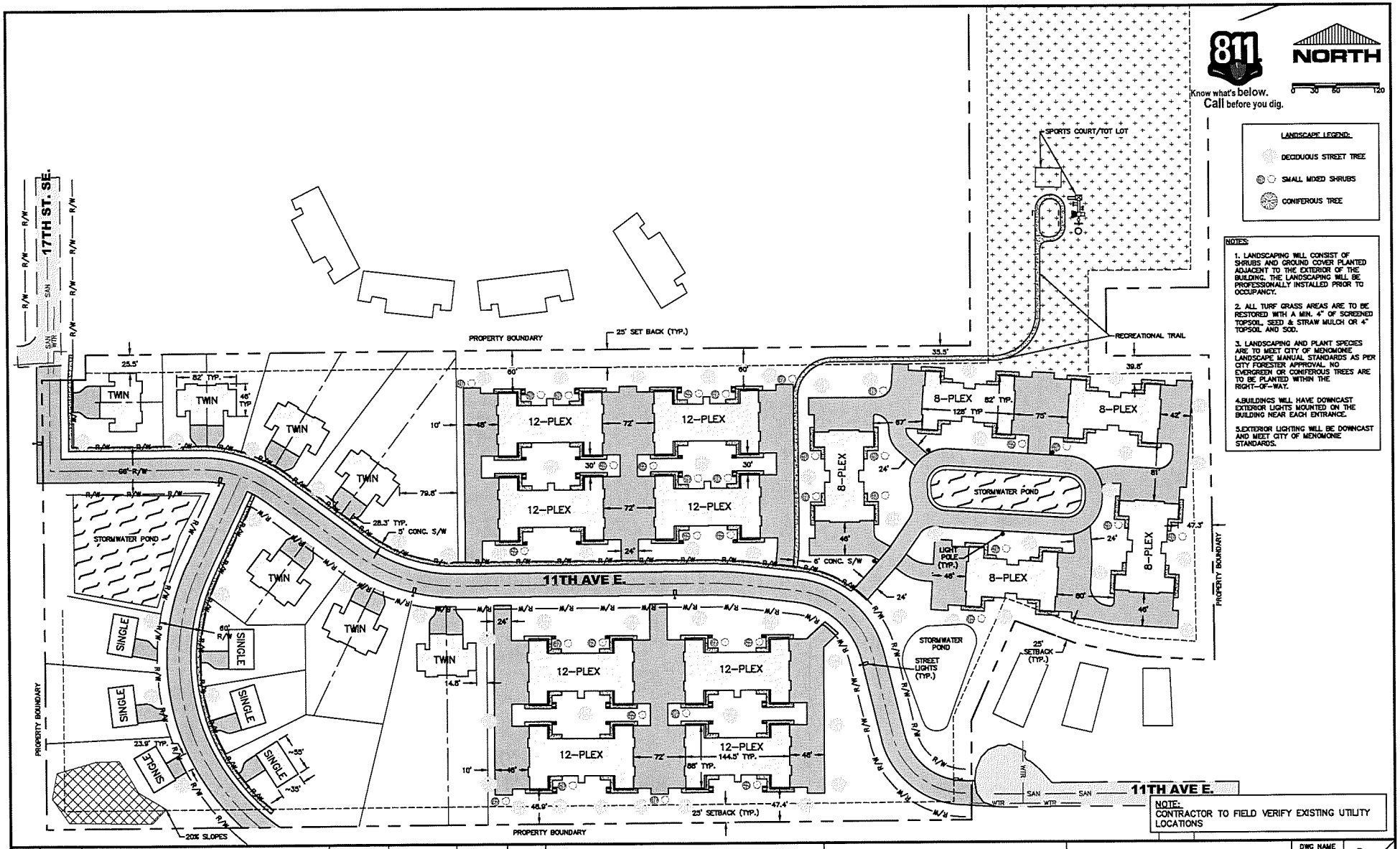
GRADING & DRAINAGE PLAN

GENERAL DEVELOPMENT PLAN
ESTOVER TERRACE
EAU CLAIRE REALTY
MENOMONIE, WI

DWG NAME 20010 PG5 GRADING

DATE 06/2020

5/6



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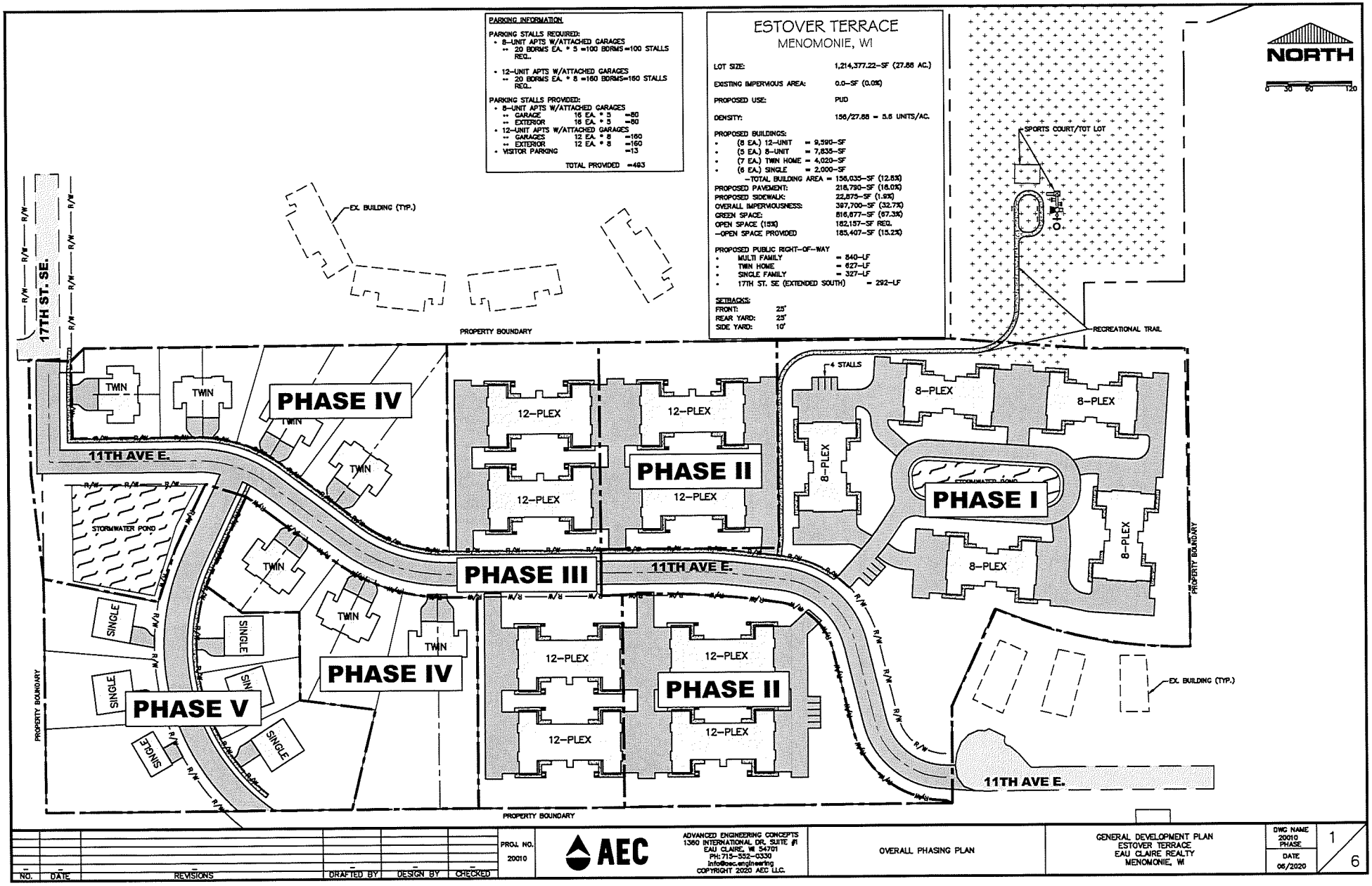
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CONCEPTUAL LANDSCAPE & LIGHTING PLAN

GENERAL DEVELOPMENT PLAN
ESTOVER TERRACE
EAU CLAIRE REALTY
MENOMONIE, WI

DWG NAME 20010 PGS LANDSCAPE
DATE 06/2020



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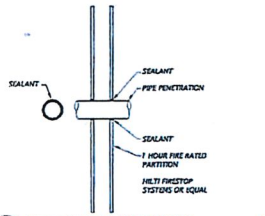
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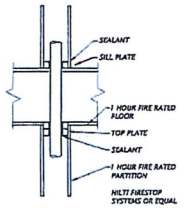
OVERALL PHASING PLAN

GENERAL DEVELOPMENT PLAN
ESTOVER TERRACE
EAU CLAIRE REALTY
MENOMONIE, WI

DWG NAME 20010 PHASE
DATE 06/2020

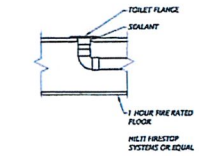


4 PIPE PENTRATION THRU WALL
1" = 1'-0"

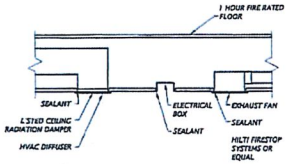


5 PIPE PENTRATION THRU FLOOR
1" = 1'-0"

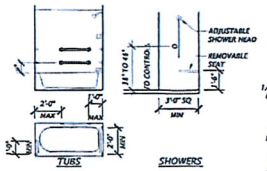
MSC 714 THROUGH AND MEMBRANE AND DBL TOP PLATE PENETRATIONS OF FIRE RATED WALLS AND HORIZONTAL ASSEMBLIES WITH METAL PIPE OR BOXES COMPLY WITH ASTM E119 OR UL 263. PLASTIC PIPE OR BOXES FIRESTOP AS PER ASTM E814 OR UL 1479.

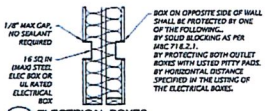


6 DRAIN PIPE PENTRATION
1" = 1'-0"

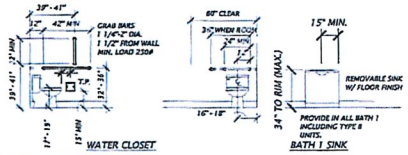


7 CEILING PENETRATION DETAILS
1" = 1'-0"

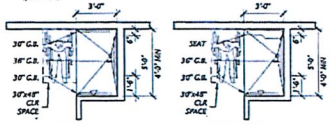


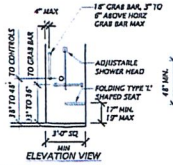


8 ELECTRICAL BOXES
1" = 1'-0"



TYPE A UNITS
1/4" = 1'-0"



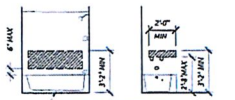


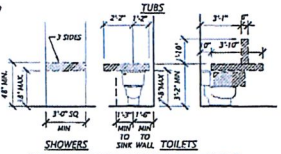
ROLL-IN SHOWER DETAILS

TYPE A UNITS (PROVIDE THREE IN DEVELOPMENT) - COMPLY WITH ANSI A117.1-2009 AND MINN 1341.1003. PROVIDE:
REMOVABLE SINK CABINET WITH FINISH FLOOR UNDER, MAX 34" COUNTER HEIGHTS, MAX 6 1/2" SINK DEPTHS. 04" HIGH x 36" LONG COUNTER AT KITCHEN SINKS.
FRONT CONTROLS ON STOVE.
BLOCKING FOR GRAB BARS INSTALLED PER DETAIL BELOW.
ALL CONTROLS AND WINDOWS OPERABLE PARTS TO BE 15" TO 48" (MAX 44" AT COUNTERTOPS WITH A DEPTH GREATER THAN 20") ABOVE FINISH FLOOR AND OPERABLE WITH ONE HAND, 30" TO 36" AT EXTERIOR LOCATIONS.
FORWARD APPROACH SINCE TO COMPLY WITH ANSI A117 CODE.
MAX 1/2" THRESHOLD, 3/4 PERMITTED AT PATIO DOORS TO EXTERIOR W/ BEVELED SLOPE 1:2.
DOORS TO HAVE MANEUVERING CLEARANCES AS PER ANSI 404 EXCEPT NON ACCESSIBLE SECOND TOILET ROOMS
PROVIDE ONE ROLL-IN SHOWER (IN LIEU OF TUB) IN ONE TYPE A UNIT

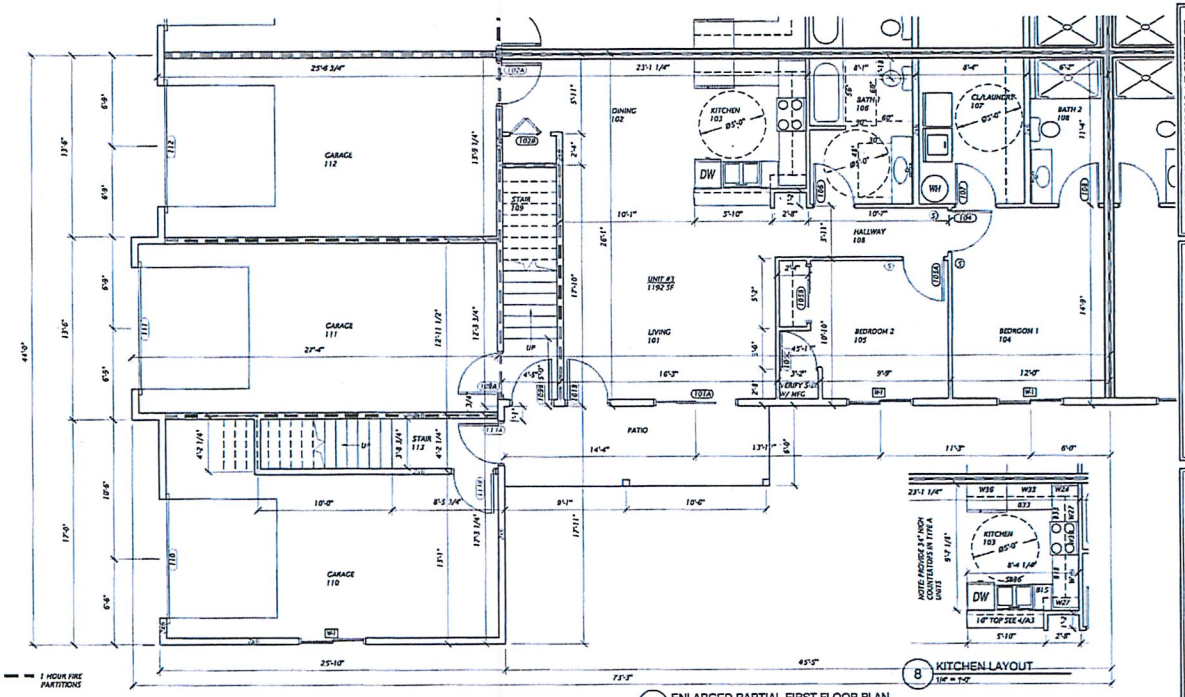
HANDICAP NOTES. ALL UNITS ON FIRST FLOOR (TYPE A & B): TO COMPLY WITH ANSI A117 2009 AND MINN 1341.1004:
PROVIDE INTERIOR HANDICAP ACCESS TO ALL UNITS, SWITCHES, RECEPTACLES AND CONTROLS TO BE FROM 15" TO 44" ABOVE FINISHED FLOOR AND OPERATE WITH ONE HAND.
PROVIDE GRAB BAR BLOCKING IN BATH 1, FIRST FLOOR ONLY PER THIS DETAIL.
DOORS TO HAVE MIN 31 3/4" CLEAR OPENING. ENTRANCE DOOR REQUIRES 32" MIN CLEAR OPENING AND PROVIDE 24" CLEAR TO LATCH SIDE OF ENTRANCE DOORS. DOORS TO HAVE LEVER HANDLES 34" TO 48" HEIGHT.
ICC/ANSI A117.1 SEC. 1004.5.2.1 - DOORWAYS INTENDED FOR USER PASSAGE WITHIN TYPE B DWELLING OR SLEEPING UNITS INTENDED TO BE USED AS A RESIDENCE SHALL HAVE A 31 3/4 INCH CLEAR OPENING, INCLUDING DOORWAYS TO DECKS, PATIOS OR BALCONIES. WHEN THE DEPTH OF THE DOOR OPENING IS MORE THAN 24 INCHES THE CLEAR OPENING SHALL BE 36 INCHES.
ICC/ANSI A117.1 SEC. 1004.10 - WASHING MACHINES AND CLOTHES DRYERS USED BY TYPE B DWELLING UNITS SHALL COMPLY WITH CLEAR FLOOR SPACE REQUIREMENTS OF SEC. 305.3, CENTERED ON EACH APPLIANCE FOR A PARALLEL APPROACH.

MAX 1/2" THRESHOLD BEVELED 1:2 TO MAXIMUM 1/4 INCH VERTICAL RISE.

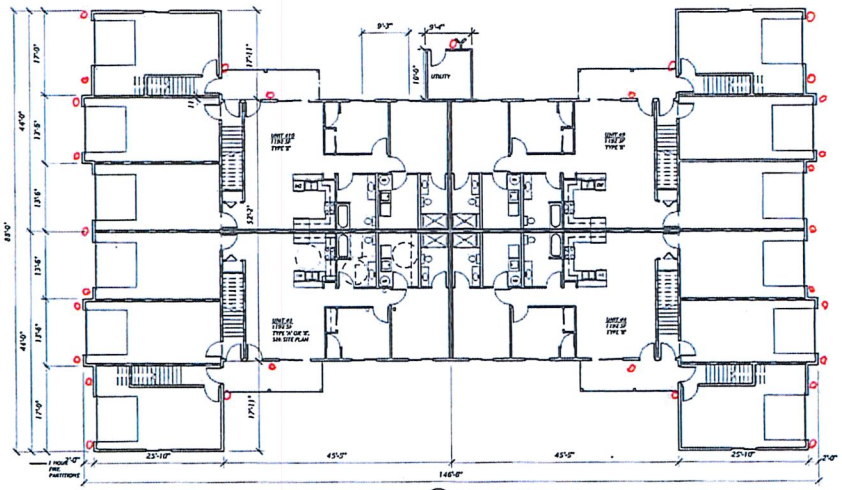




GRAB BAR BLOCKING DETAILS
1/4" = 1'-0" 2x8 BLOCKING (250 LB LOAD)
(ALL BATH ROOMS)



2 ENLARGED PARTIAL FIRST FLOOR PLAN
1/4" = 1'-0"



1 OVERALL FIRST FLOOR PLAN
3/32" = 1'-0"

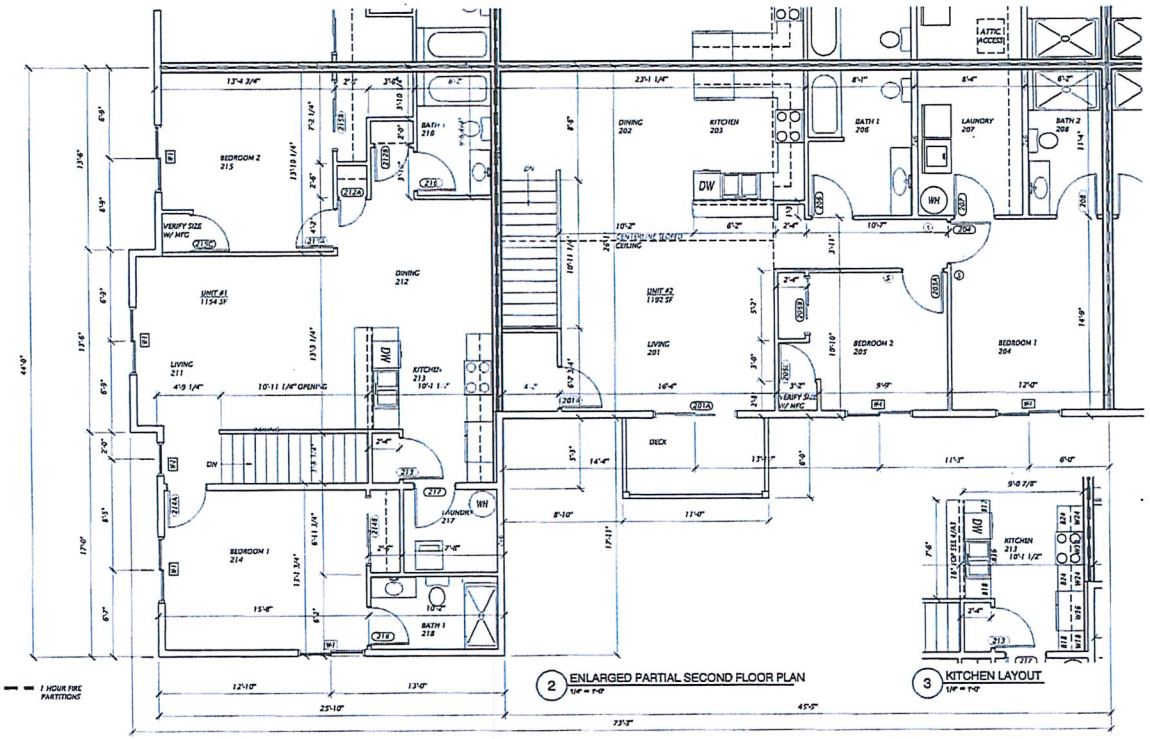
ROBERT D. JOHNSON ARCHITECT
5201 STONEWOOD DRIVE
EAU CLAIRE, WISCONSIN 54703
715.828.8330
RDJARCHITECT@GMAIL.COM

12-PLEX, 24 BEDROOM NFPA-13R

FIRST FLOOR PLANS

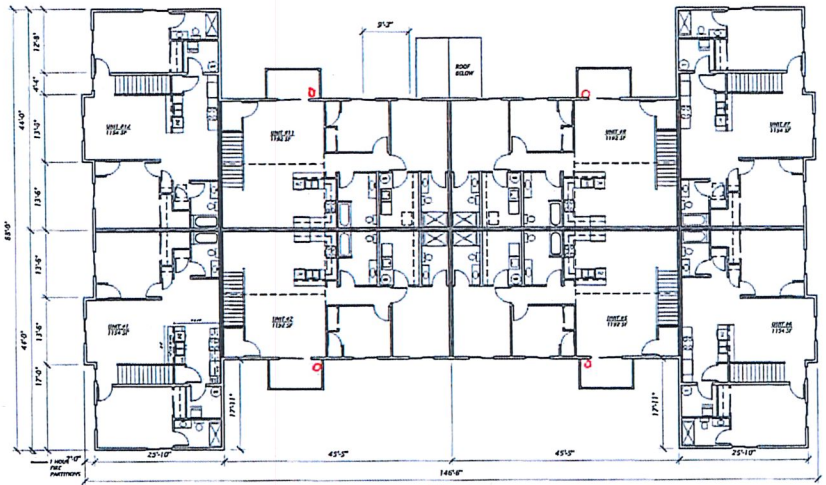
7-9-19

A2



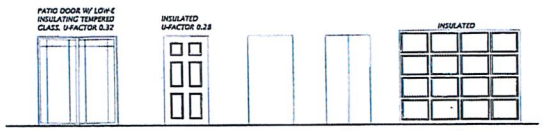
2 ENLARGED PARTIAL SECOND FLOOR PLAN
1/4" = 1'-0"

3 KITCHEN LAYOUT
1/4" = 1'-0"

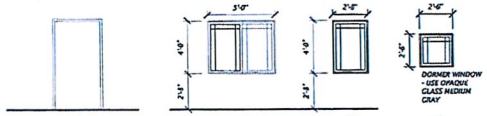


1 OVERALL SECOND FLOOR PLAN
3/32" = 1'-0"

DOOR SCHEDULE								
	DOOR			FRAME				
NO.	SIZE	TYPE	MATL.	TYPE	MATL.	HDWR	REMARK
101	3'-0"x6'-8"	B	WD	1	WD		INSULATED
103A	3'-0"x6'-8"	B	WD	1	WD		INSULATED, 20 MIN SELF CLOSING
103B	2'-0"x6'-8"	D	WD	1	WD		SHROUD
103	2'-0"x6'-8"	C	WD	1	WD		
104	3'-0"x6'-8"	C	WD	1	WD		
106A	3'-0"x6'-8"	C	WD	1	WD		
106B	14'-0"x8'-0"	NA	NA	1	WD		CASED OPENING, NO DOOR
105	3'-0"x6'-8"	C	WD	1	WD		
107	3'-0"x6'-8"	C	WD	1	WD		
108	3'-0"x6'-8"	NA	NA	1	WD		CASED OPENING, NO DOOR
109A	3'-0"x6'-8"	C	WD	1	WD		INSULATED, 20 MIN SELF CLOSING
109B	2'-0"x6'-8"	B	WD	1	WD		INSULATED
110	9'-0"x7'-0"	E	MTL				OVERHEAD DOOR
111	9'-0"x7'-0"	E	MTL				OVERHEAD DOOR
112	9'-0"x7'-0"	E	MTL				OVERHEAD DOOR
113A	3'-0"x6'-8"	B	WD	1	WD		INSULATED
113B	3'-0"x6'-8"	C	WD	1	WD		INSULATED, 20 MIN SELF CLOSING
201	3'-0"x6'-8"	B	WD	1	WD		
203	3'-0"x6'-8"	C	WD	1	WD		
204	3'-0"x6'-8"	C	WD	1	WD		
205A	3'-0"x6'-8"	C	WD	1	WD		
205B	14'-0"x8'-0"	NA	NA	1	WD		CASED OPENING, NO DOOR
208	3'-0"x6'-8"	C	WD	1	WD		
207	3'-0"x6'-8"	C	WD	1	WD		
206	5'-0"x6'-8"	NA	NA	1	WD		CASED OPENING, NO DOOR
214	3'-0"x6'-8"	C	WD	1	WD		
215	3'-0"x6'-8"	C	WD	1	WD		
216	2'-6"x6'-8"	NA	NA	1	WD		CASED OPENING, NO DOOR
217	3'-0"x6'-8"	C	WD	1	WD		



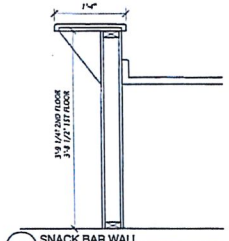
DOOR TYPES
1/4" = 1'-0"



FRAME TYPES
1/4" = 1'-0"

WINDOW TYPES
1/4" = 1'-0"

WINDOW - SLIDER W/ LOW-E INSULATING GLASS.
U-FACTOR 0.32
NOTE: LATCHES MAX. 48" ABOVE FLOOR ON LOWER LEVEL UNITS.
PROVIDE FALL GUARDS FOR SECOND FLOOR WINDOWS.
EMERGENCY ESCAPE AND RESCUE. PROVIDE ONE EMERGENCY EGRESS IN EACH SLEEPING ROOM. PROVIDE MIN 5.7 SQ FT OPENING, 20" MIN WIDTH x 24" MIN HEIGHT NET OPENING AT 44" MAX TO FINISH FLOOR.
MRC 1013.8 WINDOW OPENING CONTROL DEVICES SHALL BE PROVIDED ON UPPER FLOOR WINDOWS IF THEY ARE LESS THAN 36" ABOVE THE FLOOR AND SHALL COMPLY WITH ASTM F 2090 TO ALLOW MAX 4" OPENING.



4 SNACK BAR WALL
1" = 1'-0"

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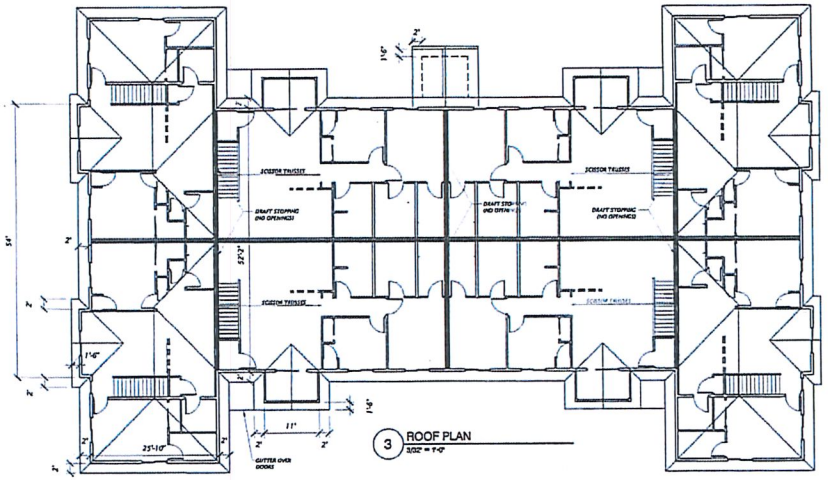
Robert Johnson, 15192
I hereby certify that these documents were prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

112-PLEX, 24 BEDROOM NFPA-13R

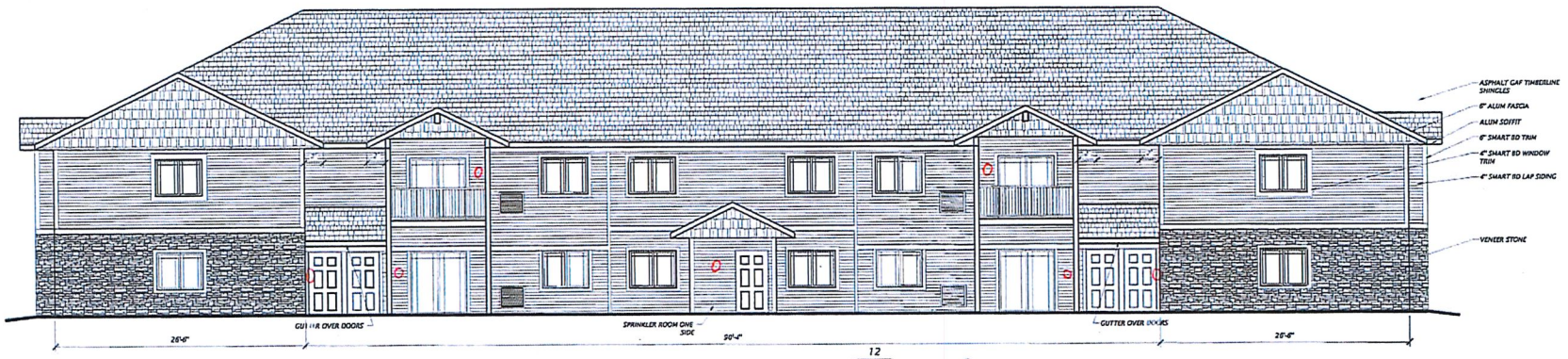
SECOND FLOOR PLANS
SCHEDULES

7-9-19

A3

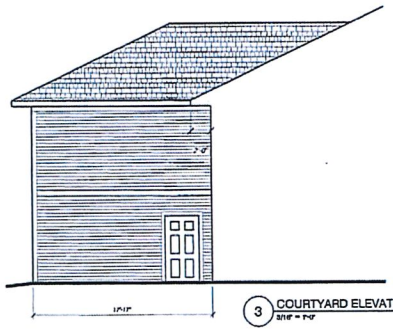


3 ROOF PLAN
3/32" = 1'-0"

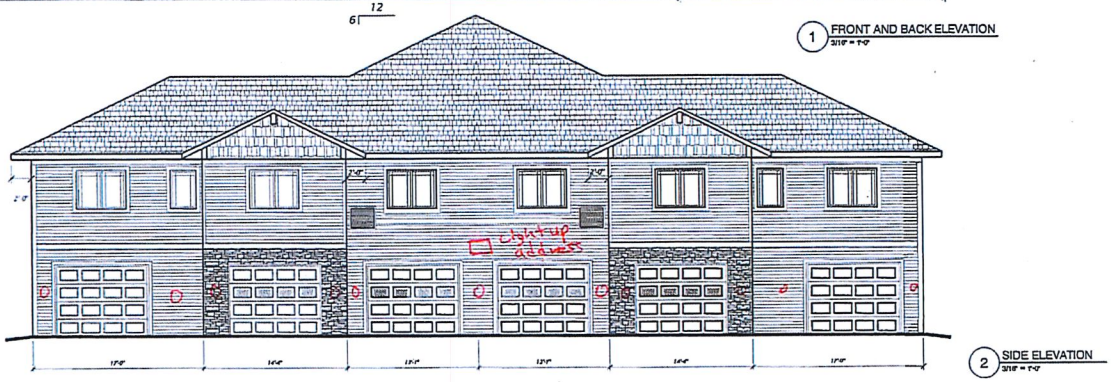


6 12

1 FRONT AND BACK ELEVATION
3/16" = 1'-0"



3 COURTYARD ELEVATION
3/16" = 1'-0"



2 SIDE ELEVATION
3/16" = 1'-0"

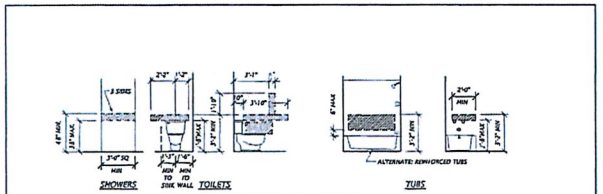
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12-PLEX, 24 BEDROOM NFPA-13R

TYPE 1 ROOF PLAN & ELEVATIONS

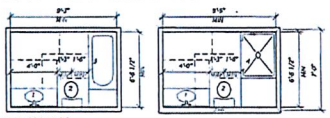
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A4



9 GRAB BAR BLOCKING DETAILS
1/4" = 1'-0" 2x8 BLOCKING (250 LB LOAD)
(ALL BATH ROOMS)

HANDICAP NOTES: ALL UNITS ON FIRST FLOOR (TYPE B). TO COMPLY WITH ANSI A117.1 2009:
1. PROVIDE INTERIOR HANDICAP ACCESS TO ALL UNITS. SWITCHES, RECEPTACLES AND CONTROLS TO BE FROM 15" TO 44" ABOVE FINISHED FLOOR AND OPERATE WITH ONE HAND.
2. PROVIDE GRAB BAR BLOCKING IN BATH 1, FIRST FLOOR ONLY FOR THIS DETAIL.
3. DOORS TO HAVE MIN 31 3/4" CLEAR OPENING. ENTRANCE DOOR REQUIRES 32" MIN CLEAR OPENING AND PROVIDE 24" CLEAR TO LATCH SIDE OF ENTRANCE DOORS. DOORS TO HAVE LEVER HANDLES 34" TO 48" HEIGHT.
4. MAX 1/2" THRESHOLD WITH 1/2 BEVELED TO MAX 1/4" VERTICAL RISE.
5. ICC/ANSI A117.1 SEC. 1004.5.2.1 - DOORWAYS INTENDED FOR USER PASSAGE WITHIN TYPE B DWELLING OR SLEEPING UNITS INTENDED TO BE USED AS A RESIDENCE SHALL HAVE A 31 3/4 INCH CLEAR OPENING, INCLUDING DOORWAYS TO DECKS, PATIOS OR BALCONIES. WHEN THE DEPTH OF THE DOOR OPENING IS MORE THAN 24 INCHES THE CLEAR OPENING SHALL BE 36 INCHES.
6. ICC/ANSI A117.1 SEC. 1004.10 - WASHING MACHINES AND CLOTHES DRYERS USED BY TYPE B DWELLING UNITS SHALL COMPLY WITH CLEAR FLOOR SPACE REQUIREMENTS OF SEC. 305.3, CENTERED ON EACH APPLIANCE FOR A PARALLEL APPROACH.



MANEUVERING CLEARANCES:
1004.11.3 ALL TOILET ROOMS SHALL COMPLY WITH 1004.11.3.2 (OPTION B)

1) ANSI 1004.11.3.2.1 - VANITY WITH 30"x48" CLEAR FLOOR SPACE CENTERED ON LAVATORY, 34" TO RIM.

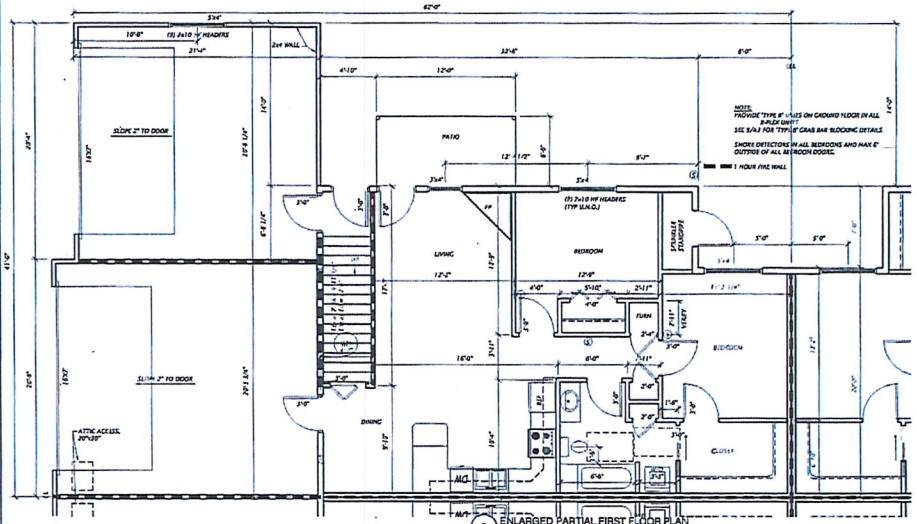
2) ANSI 1004.11.3.2.2 - WATER CLOSET WITH 48" x 56" CLEAR FLOOR SPACE. VANITY CAN ENCROACH IN SPACE

3) ANSI 1004.11.3.2.3.1 - TUB W/ 48"x 60" CLEAR FLOOR SPACE MEASURED PERPENDICULAR FROM THE CONTROL END

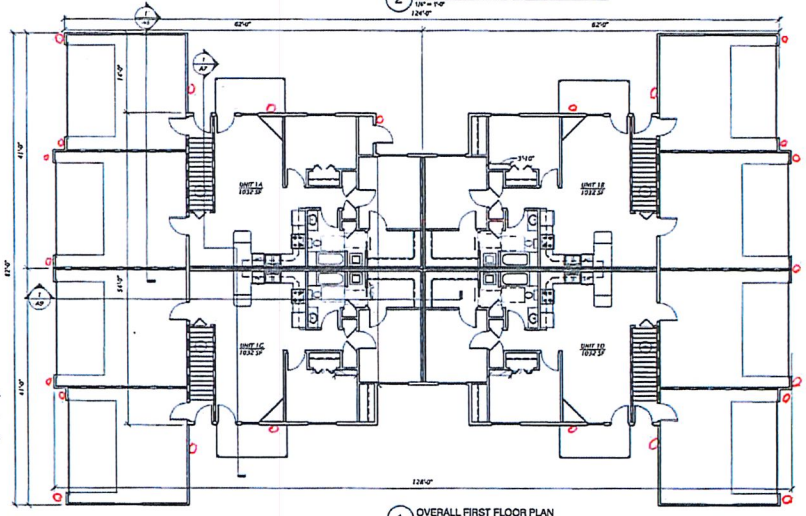
4) ANSI 1004.11.3.2.3.2 - SHOWER COMPARTMENT (36"x36" MIN) W/ 30"X48" CLEAR FLOOR SPACE. 48" MEASURED FROM THE SHOWER HEAD WALL. (SEAT REINFORCING NOT REQ'D IN SHOWERS GREATER THAN 36" IN WIDTH & 36" IN DEPTH)

5) DOOR CAN SWING INTO CLEAR FLOOR SPACE IF A 30"x48" CLEAR GROUND SPACE OUTSIDE THE ARC OF THE DOOR IS PROVIDED.

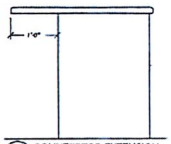
TYP TYPE B UNIT TOILET CLEARANCES



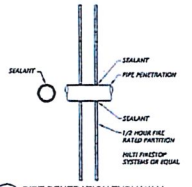
2 ENLARGED PARTIAL FIRST FLOOR PLAN
1/8" = 1'-0"



1 OVERALL FIRST FLOOR PLAN
1/8" = 1'-0"

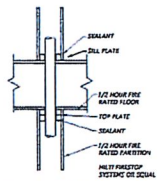


3 COUNTERTOP EXTENSION
1" = 1'-0"

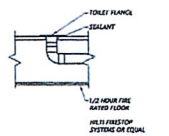


4 PIPE PENTRATION THRU WALL
1" = 1'-0"

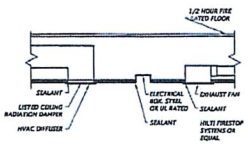
IBC 714 THROUGH AND MEMBRANE PENETRATIONS OF FIRE RATED WALLS WITH METAL PIPE OR BOXES COMPLY WITH ASTM E119 OR UL 263. PLASTIC PIPE OR BOXES FIRESTOP AS PER ASTM E814 OR UL 1479.



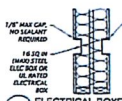
5 PIPE PENTRATION THRU FLOOR
1" = 1'-0"



6 DRAIN PIPE PENTRATION
1" = 1'-0"



7 CEILING PENETRATION DETAILS
1" = 1'-0"



8 ELECTRICAL BOXES
1" = 1'-0"

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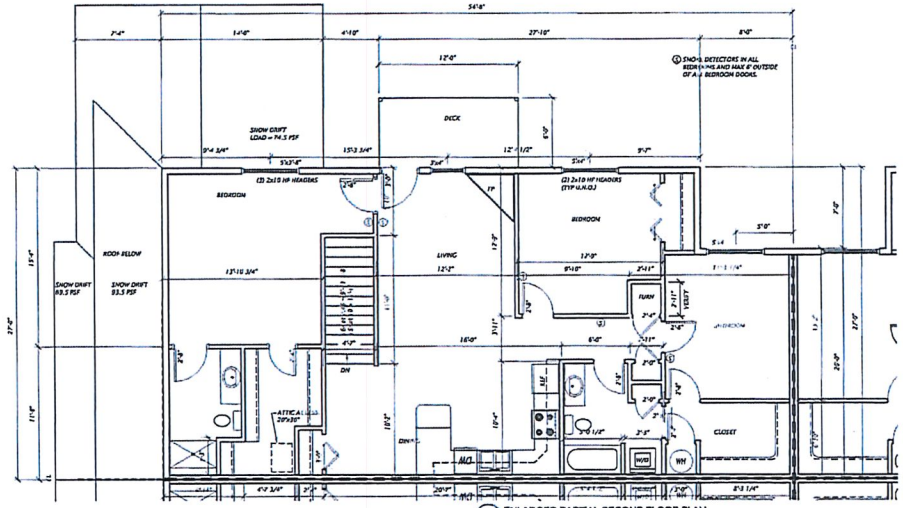
, 8-PLEX, 3 BEDROOM

FIRST FLOOR PLANS

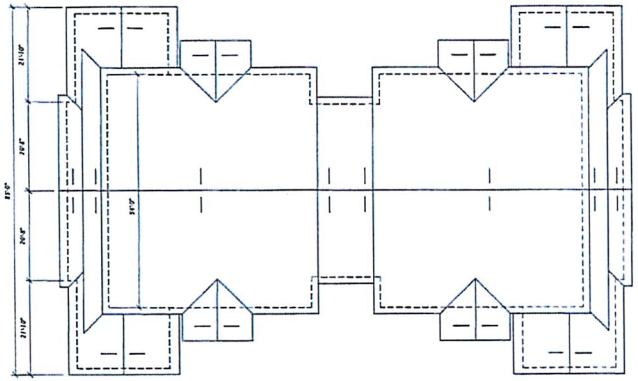
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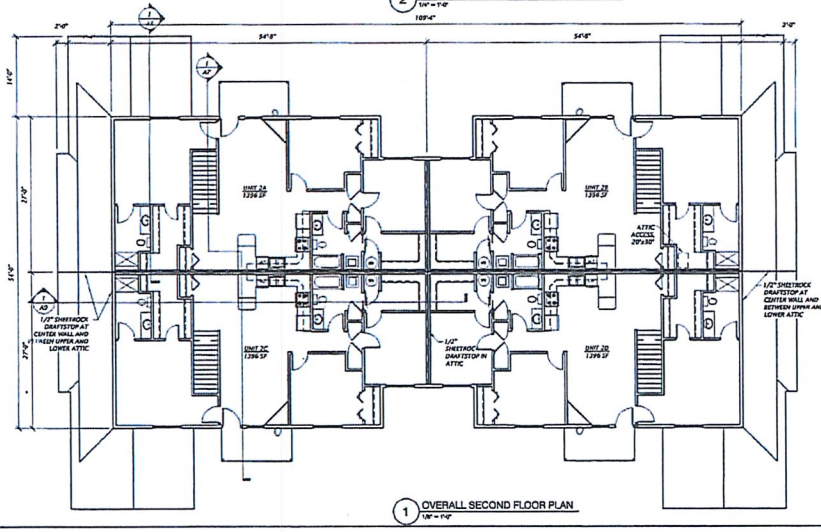
SHT. 3 of 9



2 ENLARGED PARTIAL SECOND FLOOR PLAN
1/4" = 1'-0"



3 ROOF PLAN
1/32" = 1'-0"



1 OVERALL SECOND FLOOR PLAN
1/8" = 1'-0"

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8-PLEX, 3 BEDROOM

SECOND FLOOR PLANS AND ROOF PLAN

7-9-19

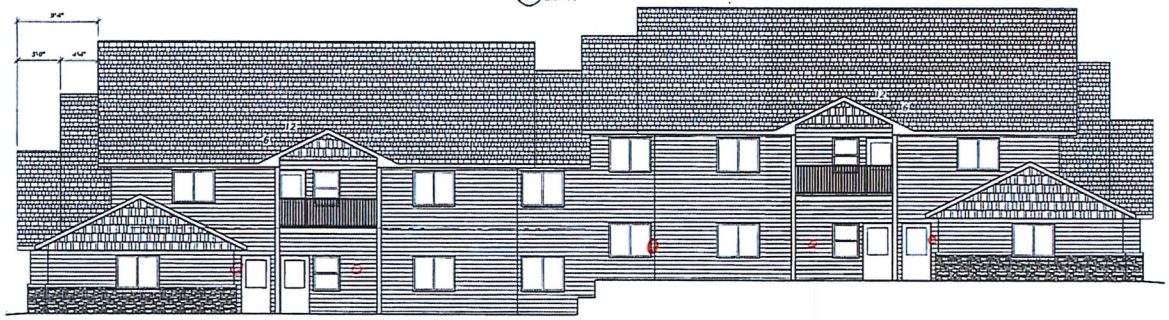
A5

SHT. 5 of 9



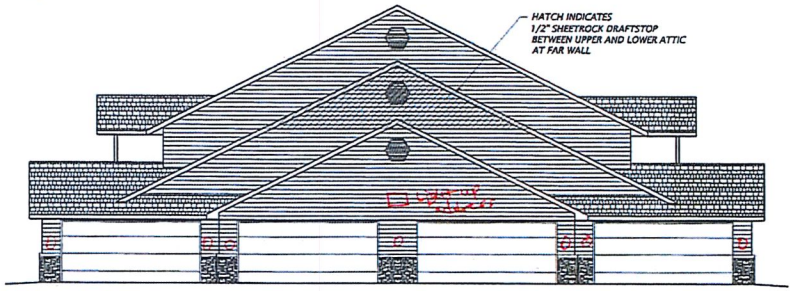
WINDOW MAX U-VALUE = 0.32
DOORS MAX U-VALUE = 0.22

1A FRONT AND BACK ELEVATION
3/16" = 1'-0"



WINDOW MAX U-VALUE = 0.32
DOORS MAX U-VALUE = 0.22

1B CONTRACTOR OPTION
FRONT AND BACK ELEVATION W/ STEP DOWN
3/16" = 1'-0"



2 SIDE ELEVATION
3/16" = 1'-0"

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4 PLEX, 3 BEDROOM

ELEVATIONS

7-9-19

A6

SHT. 6 of 9