

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: _____	Action Requested
UDC MEETING DATE: _____	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 4210-4216 KENNEDY ROAD
ALDERMANIC DISTRICT: 18

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
HABITAT FOR HUMANITY OF JANE COUNTY MARY HARRE, ARCHITECT
MECHAE CARLSON, DIR. OF COMMUNITY
DEVELOPMENT

CONTACT PERSON: MECHAE CARLSON, FOR HFH DC
Address: 1041 FEEDLER LANE #29
MADISON, WIS. 53725
Phone: 608.255.1549 x107
Fax: 608.255.1823
E-mail address: mcarlson@habitation.org

- TYPE OF PROJECT:
(See Section A for:)
- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - * Specific Implementation Plan (SIP) * ALTERATION TO ROOF AND EXTERIOR DETAILING
 - Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
 - Planned Residential Development (PRD)
 - New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
 - School, Public Building or Space (Fee may be required)
 - New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
 - Planned Commercial Site

(See Section B for:)
 New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)
 R.P.S.M. Parking Variance (Fee required)

(See Section D for:)
 Comprehensive Design Review* (Fee required)
 Street Graphics Variance* (Fee required)
 Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



Address **4216 Kennedy Rd**
Madison, WI 53704

Notes Habitat for Humanity of Dane County

4-unit Townhouse at Northport Commons



©2008 Google

Map data ©2008 Tele Atlas



259 W. Broadway, Suite 100
 Waukesha, WI 53186
 262.650.3831 (direct)
 262.650.2706 (fax)
 robert.schwarz@c-cap.com

December 29, 2003

Mr. Brad Murphy
 Department of Planning & Development
 City of Madison
 215 Martin Luther King, Jr. Blvd.
 Madison, WI 53701

RE: Letter of Intent
 Northport Commons, 542 Northport Drive
 Specific Implementation Plan

Dear Mr. Murphy:

The following is submitted together with the application, zoning text and plans for staff, plan commission and common council consideration of approval of the proposed redevelopment of the former Moose Lodge at 542 Northport Drive.

Site Owner and Developer:

C-CAP, Inc.
 259 West Broadway, Suite 100
 Waukesha, WI 53186

Civil Engineer:

Ron Klaas, P.E.
 D'Onofrio Kottke
 7530 Westward Way
 Madison, WI 53717

Architect:

Thomas Hirsch, AIA
 CedarMill Homes
 259 West Broadway, Suite 100
 Waukesha, WI 53186

Landscape Architect:

Tanya Johnson, Designer
 Barnes, Inc.
 6433 Nesbitt Road
 Madison, WI 53719

Infrastructure Contractor(s):

To be determined based on competitive bid

Home Contractor:

CedarMill Homes
 259 West Broadway, Suite 100
 Waukesha, WI 53186

Background:

The Moose Lodge 1451, Loyal Order of the Moose, sold their property at 542 Northport Drive to C-CAP, Inc. in January 2003. Prior to and after the sale, C-CAP discussed a redevelopment plan with City planning staff, the Alderman and neighborhood representatives. The plan, in essence, clears the site and constructs a subdivision of thirty-nine (39) residential lots with

public ROW and infrastructure. All units are to be sold to owner-occupants. Under the terms of a loan agreement with the City's CDBG Office, thirteen of the thirty-nine units (33%) will be affordable to low- or moderate-income home buyers.

During the spring and summer of 2003, C-CAP brought this redevelopment plan forward for informal review by Plan Commission and Urban Design Commission and revised the plan in response to suggestions made by those bodies. Beginning in the fall of 2002, and continuing through the spring and summer of 2003, C-CAP held meetings with neighborhood leaders, the Alderman, and with interested neighborhood residents to present the plan and to learn their concerns.

Given the relatively small size (5.4 acres) of this plan, planning staff recommended the review by Plan Commission and Common Council proceed directly to PUD-SIP and final plat.

Site Planning and Building Design:

The site plan includes nine (9) lots for single-family, detached homes and 30 lots for attached, townhouse units. The townhouses will be grouped into seven (7) multi-unit structures. The detached home lots will rim the north and west portion of the site, adjacent to existing single-family and duplex house lots. The townhouses will occupy the center, east and south portion of the site, along Northport Drive and Kennedy Road.

The density of the site is compatible with adjacent land uses, and is appropriate to the site's location on a primary public street, Northport Drive. Across Kennedy Road, to the east, and across Northport Drive, to the south, are multifamily rental housing developments. The density of the proposed townhouse units is similar to that of these existing multifamily developments. The townhouses proposed are two-story structures, as are the existing multifamily developments.

The site plan also includes public roads and an alley. A main road, which loops through the site, will provide two points of access to the development from Kennedy Road. No access will be permitted from Northport Drive (Hwy 113) by the state Department of Transportation. The north access road, labeled Neighborly Lane on the plans, would permit vehicle ingress *and* egress. The south access road, labeled Joyful Walk on the plans, will permit vehicle egress *only*, not allowing northbound vehicles on Kennedy Road ingress, to minimize congestion at the Kennedy/Northport intersection. A short alley, to serve two banks of townhouses aligned with Kennedy Road and the site's center, runs north/south connecting the loop road. This alley allows for vehicle access to/from townhouse garages. No parking of vehicles in the alley will be permitted. Municipal trash collection and snow removal will serve all the roads, including the alley.

Several outlots are created by the site plan. These outlots will be open space for use by Northport Commons residents and the public, and will be improved with sidewalks, landscaping and playground equipment. Pedestrian access and use of the outlots (especially the large interior outlot) is encouraged by the routing of the sidewalks, sitting areas and equipment. The outlot along Northport Drive includes two 'parking courts' to serve the garages and rear yard entrances of Lots 1 through 16. Snow and ice removal of these parking courts will be by private

contract, not municipal service. The outlots will be maintained by the Northport Commons Owners Association (to be formed), the members to be all thirty-nine lot owners. C-CAP, as the subdivision developer, will improve the outlots.

Landscaping of the nine detached home lots will be done by individual lot buyers, with minimal planting standards established by the subdivision covenants. Likewise, townhouse lot buyers will be responsible for front yard landscaping, but will be required to follow a prototype planting plan. Maintenance of front yard townhouse lots will be by the Association.

One of the outlots, along the northern subdivision line, will serve as part of the storm water management system. It will function as a storm water detention area, catching storm water before it is released off site. The developer, along with their civil engineer, is investigating the potential for this outlot to incorporate 'rain garden' storm water retention and absorption techniques.

CedarMill Homes, an affiliate of C-CAP, will design homes on the nine detached home lots (see the CMH marketing brochure, attached). Some of these homes may be 'spec', but C-CAP anticipates most will be constructed under contract with buyers, and as such will reflect buyer choices as to model, size and exterior treatment. CMH will also design and construct the townhouses (see the building elevations, attached). Exterior materials of the townhouses will be brick and vinyl. The style of the buildings is modified craftsman.

Development Statistics:

Total lot area: 235,270 square feet, or 5.4 acres

Total Approximate Gross Building Area: 54,600 square feet

Gross Floor Area Ratio of Site: .23

Parking:

Detached home lots: 2 x 9 lots = 18 garage stalls, plus driveways

Townhouse lots: 1.5 (average) x 30 lots = 45 garage stalls, plus driveways

Public street parking: approximately 40 parking spaces

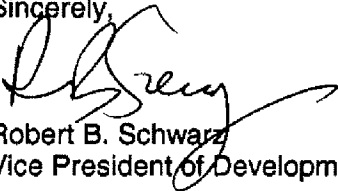
Project Schedule and Management:

The proposed development should begin construction of the site infrastructure in Spring 2004. Construction of houses would commence following completion of all utilities and laying of the first asphalt lift on the roads, in Summer 2004.

Economic Impact:

The proposed development will have a positive economic and social impact by providing construction employment and adding owner-occupied housing to a currently underutilized (and property tax-exempt) land site. In addition, the development addresses a need for affordable owner-occupied housing in the city.

Sincerely,



Robert B. Schwarz
Vice President of Development

enclosures

C:\Documents and Settings\rschwarz\My Documents\madison\city\part b letter of intent.doc

Zoning Text
Northport Commons
Northport Drive and Kennedy Road
April 20, 2004

Legal Description: The lands subject to this Planned Unit Development District shall include those described on Exhibit A, attached hereto.

A. Statement of Purpose: This zoning district is created to allow for the establishment of a 30 lot multifamily residential development.

B. Permitted Uses:

I. Residential occupancy of houses on Lots 1 through 30 in the Northport Commons Subdivision

1. Residential units shall be occupied by families, as defined in Chapter 28.03(2) Madison General Ordinances per the R-4 district.

II. Accessory Uses:

1. Automobile parking in privately-owned garages and on driveways.

2. A grounds maintenance building to serve more than one lot, to be architecturally compatible with the closest principal building.

3. Signs as regulated by City ordinance.

4. Temporary buildings for construction purposes, for a period not to exceed the duration of such construction.

5. Home offices and home occupations, as permitted in Chapter 28.03(2) Madison General Ordinances.

C. Lot Area Requirement: There shall be provided a lot area of not less than two-thousand (2,000) square feet per lot.

D. Yard Requirements: In this district, front, side and rear yards shall be provided, each of which shall be not less than the following:

I. Front yard -- fifteen (15) feet, except that front porches (open and enclosed), bays and balconies can project into the front yard by up to seven (7) feet.

II. Side Yards:

1. For Lots 1-16, 27-28, 31-32, and 35-38, each side shall be permitted to be zero (0) feet

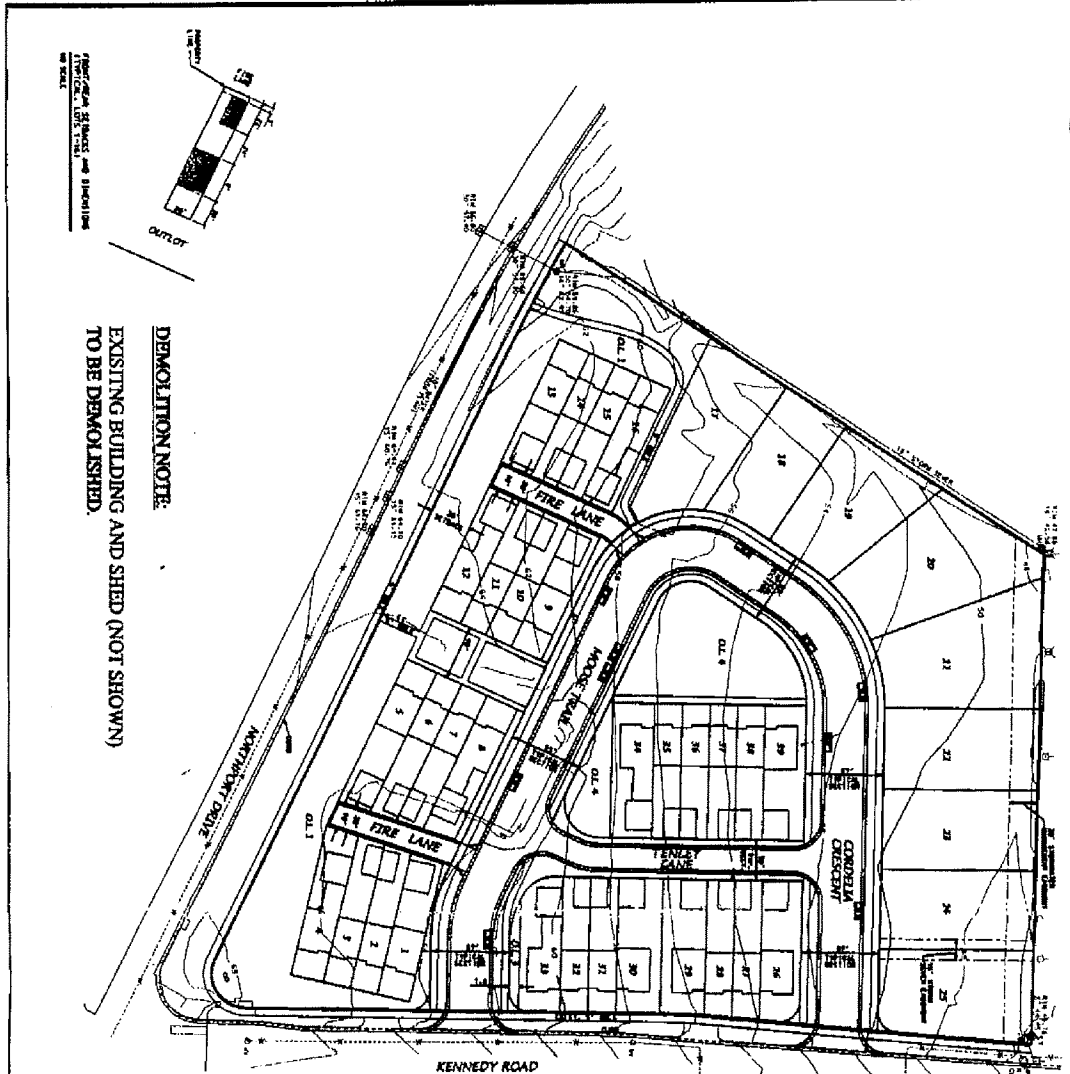
2. For Lots 26, 29, 30, 33, 34 and 39, one side shall be permitted to be zero (0) feet and the other four (4) feet
 3. For Lots 1, 4, 5, 8, 9, 12, 13 and 16, a projecting or bay window (without foundation below it) is allowed to project up to 2 feet into Outlot 1.
- III. Rear yard -- three (3) feet minimum from a detached garage structure, or twenty (20) feet minimum from a dwelling unit
- E. Open Space Requirement: In this district, there shall be no minimum for useable open space .
- F. Landscaping: Lots and outlots will be landscaped as shown on the approved plans. Subdivision declarant shall install, and Owners Association shall maintain, the outlot landscaping. Lot owners shall install and maintain landscaping of their lots.
- G. Design Standards: In this district, the following design standards shall be incorporated:
- I. One dwelling unit ground floor entry shall be oriented to the front of the lot on either a public street or an outlot
 - II. Garages shall be sited in the rear yards, as follows (and as described in Exhibit B):
 1. Attached to the dwelling, or
 2. Detached from the dwelling, set at least three (3) feet from the rear lot line.
- H. Lighting: Site lighting will be provided as shown on the approved plans.
- I. Signage: Signage identifying the development as Northport Commons shall be provided, as shown on the approved plans.

Alterations and Revisions: No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the district Alderperson and are compatible with the concept stated in the underlying Specific Implementation Plan approved by the City Plan Commission.

Exhibit A**AREA TO BE ZONED PUD**

A parcel of land located in the SW1/4 of the NE1/4 and the NW1/4 of the SE1/4 of Section 26, T8N, R9E, City of Madison, Dane County, Wisconsin to-wit:

Commencing at the east quarter corner of said Section 26; thence N89E50'58"W, 1,389.43 feet to the west right-of-way line of Kennedy Road and the point of beginning; thence S00E56'37"W along said west right-of-way line, 317.71 feet to a point of curve; thence southwesterly along said west right-of-way line on a curve to the right which has a radius 25.00 feet and a chord which bears S58E04'57"W, 42.00 feet to the northerly right-of-way line of Northport Drive; thence N64E46'43"W along said northerly right-of-way line, 4.45 feet; thence N64E46'49"W along said northerly right-of-way line 476.06 feet to a point of curve; thence northwesterly along said northerly right-of-way line on a curve to the right which has a radius of 1,358.39 feet and a chord which bears N62E31'20"W, 107.05 feet to the most southerly corner of Lot 20 Dapin; thence N34E06'55"E along the east line of Dapin, 106.05 feet; thence S75E36'00"E, 138.10 feet; thence N34E06'55"E, 111.98 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 100.00 feet and a chord which bears N62E43'20"E, 95.76 feet; thence S88E40'16"E, 239.07 feet to the west right-of-way line of Kennedy Road; thence S05E32'53"W along said west right-of-way line, 99.23 feet to the point of beginning. Containing 154,667 square feet (3.551 acres).



DEMOLITION SHEDS AND SHEDS TO BE DEMOLISHED

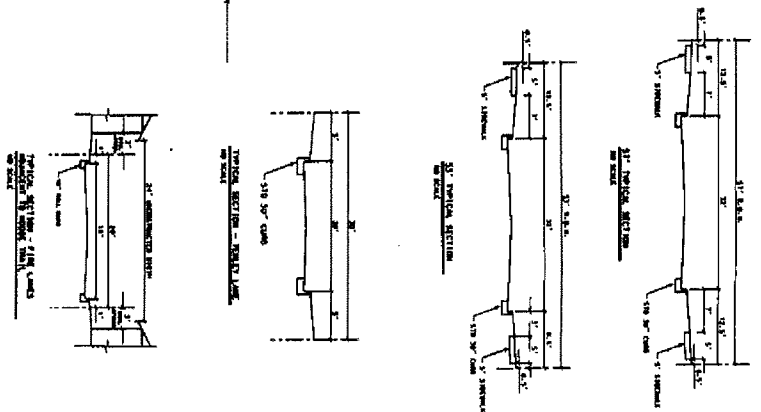
DEMOLITION NOTE:
EXISTING BUILDING AND SHED (NOT SHOWN)
TO BE DEMOLISHED.

Viewers are advised to ignore the illegible text on this map. It is presented to show spatial relationships only.

Authorized by: *Madeline M. Warner*

Address	542 NORTH PORT DR.		
Contractor	ROBERT SAUPEZ	Date	2/28/03
Design	<i>Kathy Hesse</i>	Date	10/27/02
Permitting	<i>B. H. Hesse</i>	Date	
Site Engineer	<i>Steve Paul</i>	Date	
City Engineer	<i>Steve Paul</i>	Date	
City Council		Date	
Final		Date	

Plan/Permitting Facility Approval
 CU PUD (SIP) PCD (SIP)



DONOPRIO, KOTKE AND ASSOCIATES, INC.
 200 WESTBURY WAY
 WESTBURY, MASSACHUSETTS 01581
 TEL: 508-336-7100 FAX: 508-336-7101

NORTHPORT COMMONS
 SITE PLAN

DATE: 02-28-04
 REVISED: 04-03-04

FN: 02-05-145
 DRAWING 911-100



Exhibit B

Northport Commons Subdivision
Permitted Townhouse Lot Configurations

Showing Conformance to PUD Zoning Text Rules

	Lot Configurations:	Yard Requirements and Design Standards										Useable Open Space	
		Front Yard		Rear Yard Setback		Side Yard Setbacks				28' or Wider Lots (1)			
		Setback	Garage	Attached	Detached	20' & 24' Wide Lots	Side 1	Side 2	Shared Side		Outer Side		
		15 feet	3 feet			0 feet	0 feet	0 feet	0 feet	0 feet	4 feet		
A	Two Bedroom w. detached one-car garage on 20' wide lot	15 feet	3 feet			0 feet	0 feet	0 feet	0 feet	0 feet	0 feet	4 feet	0
C	Two-Bedroom w. attached one-car garage on 20' wide lot	15 feet			> 20 feet	0 feet	0 feet	0 feet	0 feet	0 feet	0 feet	4 feet	0
E	Three-Bedroom w. detached one-car garage on 20' wide lot	15 feet	3 feet			0 feet	0 feet	0 feet	0 feet	0 feet	0 feet	4 feet	0
G	Three Bedroom w. detached one-car garage on 24' (or greater) width lot	15 feet	3 feet			0 feet	0 feet	0 feet	0 feet	0 feet	0 feet	4 feet	0
I	Three Bedroom w. attached one-car garage on 24' (or greater) width lot	15 feet			> 20 feet	0 feet	0 feet	0 feet	0 feet	0 feet	0 feet	4 feet	0
K	Four Bedroom w. detached one-car garage on 24' (or greater) width lot	15 feet	3 feet			0 feet	0 feet	0 feet	0 feet	0 feet	0 feet	4 feet	0
M	Two Bedroom w. family room & attached one-car garage on 20' wide lot	15 feet	3 feet			0 feet	0 feet	0 feet	0 feet	0 feet	0 feet	4 feet	0
O	Three Bedroom w. family room & attached one-car garage on 24' (or greater) width lot	15 feet	3 feet			0 feet	0 feet	0 feet	0 feet	0 feet	0 feet	4 feet	0

(1) Lots that are 28 feet or wider are Lots 26, 29, 30, 33, 34 and 39.

" A "

Summary of Site Dimensions Related to Setback from Northport Drive			
Item	C-CAP's SIP	Feb 23 Engineering	Consensus
Setback: Northport Drive to Townhouses:			
A: Distance from <i>curb</i> to building setback	48 feet	65 feet	61
B: Distance from <i>ROW</i> to building setback	17 feet	34 feet	30
C: Joyful Walk ROW to TH Lot 30	8 feet	0 feet	6
D: Width of Joyful Walk ROW	50 feet	53 feet	53 feet ¹
E: Width of Neighborly Lane ROW	60 feet	53 feet	53 ¹
F: Depth of Detached Home Lots 31-36	100 feet	95 feet	90 feet ²
¹ 32 foot pavement and parking on both sides of street			
² Acceptable w. Rain Garden as Stormwater <i>Easement</i> over Lots 31-36			

Site Dimension Changes <i>Not</i> Affecting Northport Drive Setback			
Item	C-CAP's SIP	Feb 23 Engineering	Consensus
G: Neighborly Lane Pavement Width	32 feet; park both sides	32 feet; park both sides	32 feet; park both sides; trees on N side only
H: Joyful Walk Pavement Width	28 feet; park one side only	32 feet; park both sides; trees S side	32 feet; park both sides; trees S side only

Sound Mitigation Building Construction Additions	
Triple Glazed Windows	South TH Elevations
2" x 6" Walls with Staggered Studs	South TH Elevations



City of Madison Department of Planning and Development
Inspection Unit
Madison Municipal Bldg.
215 Martin Luther King, Jr. BLVD
Madison, WI. 53701-2984

RE: Minor alteration to SIP at 4210-4216 Kennedy Road

November 11, 2008

Dear Sir or Madam:

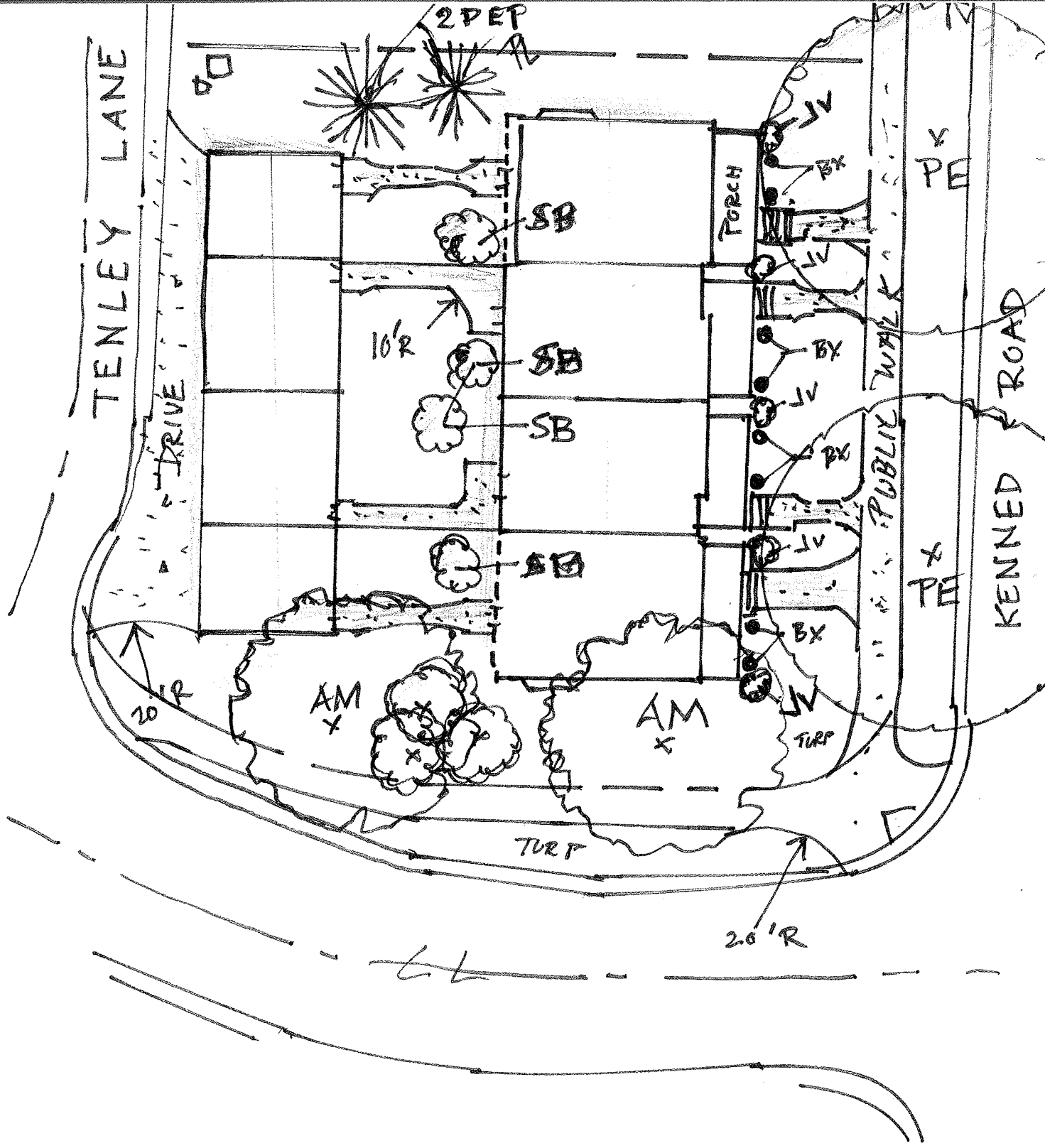
Habitat for Humanity of Dane County requests permission to alter the SIP for the 4-unit bank of townhouses it's currently building at 4210-4216 Kennedy Road, in the Northport Commons subdivision. Specifically, we request permission to make the following changes:

- *Alter the rooflines of the units, as represented by the plans:* Our changes involve a simplification to the rooflines, typically by extending the total span of the gable roof in order to eliminate some of the intersecting gabling and their associated valley assemblies intended by the original plan. Such a simplification will pose a less challenging roof assembly to our groups of volunteers who will be doing the work, especially given its location two stories above ground level. We believe that the requested changes will yield a more volunteer-friendly roof, while still preserving the essential character, demeanor, and appearance of the original plan.
- *Simplify the exterior detailing in exchange for better fenestration:* Exterior features such as false shutters and 'gingerbread' gabling ornamentation may enhance curb appeal, but here the massing of the building along the street is sufficiently differentiated to yield an interesting façade; and given the strict construction budgets demanded by our building program, we work to stretch every building dollar for the well-being of our families. We believe, therefore, that the additional windows suggested for the side and rear elevations both yield a better interior for our families and strengthen the exterior elevations.

Thank you for your time and consideration. Please don't hesitate to call me with any questions at 255-2549 x.107.

Respectfully,

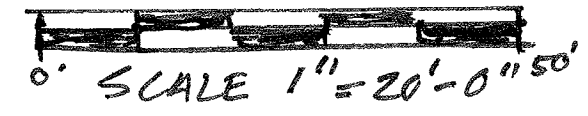
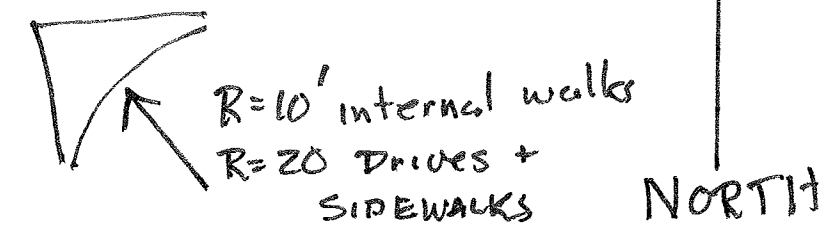
Michael Carlson
Director of Community Development



PLANTING SCHEDULE					
KEY #	Sci Name	Common Name	Root container	NOTES	
AM 2	<i>Acer miyabei</i>	State Street Maple	2.5" B+B	30-40' x 25' Upright Drought resistant good fall color	
SB 4	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Apple Serviceberry	multiseal 5' B+B	20 x 15', wht. fl good fall color edible fruit	
PE 2	<i>Ulmus x hybrid</i> 'Patriot'	Patriot Elm	2.5" gal B+B	40 x 30' upright resistant to DED	
DEP 2-3	<i>Thuja plicata</i> 'Deer proof'	Deer proof Western Arbutus	3-4' B+B	Narrow pyramidal evergreen	
JV 5	<i>Viburnum dentatum</i> x <i>Juddii</i>	Judd Viburnum	2-4 gal	50' x 25' 5-6' Round fragrant bracts burgundy fall color	
CA 3	<i>Malus sargentii</i> 'Candy mint'	Candy mint Crab apple	3' pot B+B	Pink slow red edge red fruit persistent	
BX 8	<i>Buxus macrophylla</i> var. <i>koreana</i> <i>sepium</i> 'Green velvet'	Green Velvet Box	2 gal pat L	8 x 12' 3-3 x 4' evergreen	

26 plants total - including 2 street trees

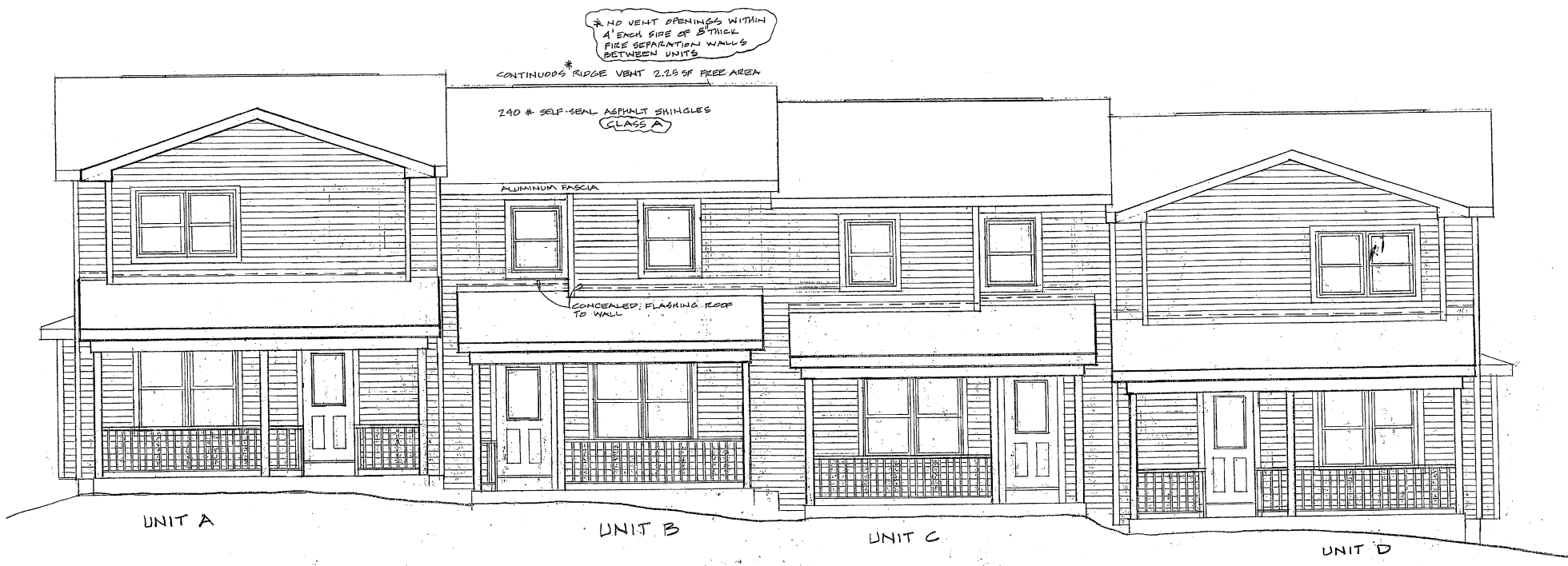
NOTE RADIUS ON WALK WAY INTERSECTIONS



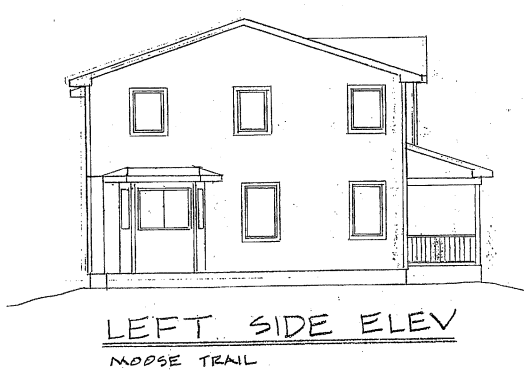
Shooting-Star Landscape
Architects LLC
11/11/08
DRAWN BY P. CHUNG

PLANTING PLAN
4 UNIT TOWNHOUSE
4210-4216 KENNED
MADISON WI

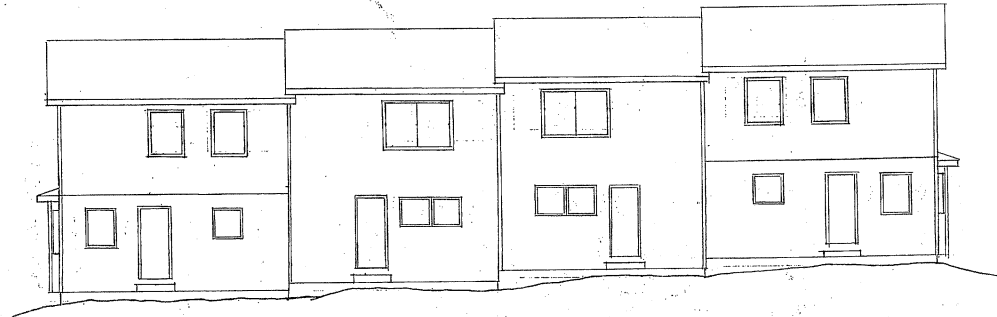
HABITAT FOR HUMANITY
1014 FIEDLER LANE # 29
MADISON WI



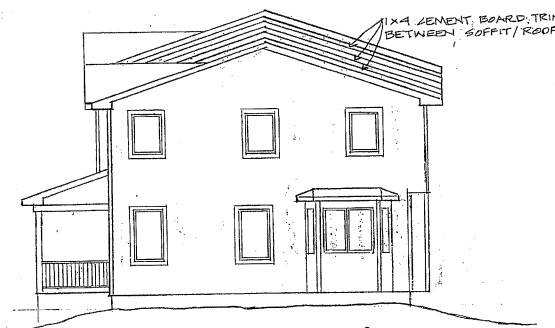
1/4" = 1'-0" FRONT ELEVATION KENNEDY ROAD



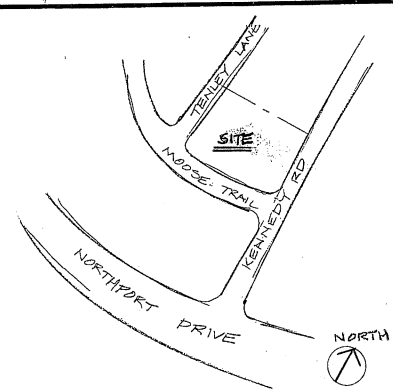
LEFT SIDE ELEV
MOOSE TRAIL



REAR ELEVATION



RIGHT SIDE ELEV



LOCATION MAP

SHEET INDEX

ELEVATIONS	1
FOUNDATION PLAN	2
1 ST FLOOR PLAN	3
2 ND FLOOR PLAN	4
SECTION, DTLs, NOTES	5

101610B CORRECTIONS PER CITY REVIEW: 705.5 EXCEPTION 2 & 705.6 EXCEPTION A. SEE CLOUDS FOR REVISIONS

CODE DESIGN DATA

PROJECT DESIGNED PER 2006 IBC w/ STATE OF WISCONSIN AMENDMENTS; 2006 IMC w/ WI AMENDMENTS; 2003 NEC w/ WI AMENDMENTS; 2006 IPC w/ WI AMENDMENTS

USE GROUP: R-3 4 UNIT TOWNHOUSE
CONSTRUCTION TYPE: 5B
BLDG HT: 23'-3" TOF TO ROOF RIDGE
AREA: 2504 SF TOTAL 1ST FLR
2586 SF TOTAL 2ND FLR

AREA OF INDIVIDUAL UNITS: UNIT A & D = 649 SF 1ST 692 SF 2ND
UNIT B & C = 603 SF 1ST 601 SF 2ND

OCCUPANCY: UNITS A & D = 4 BDRM 6000/UNIT
UNITS B & C = 3 BDRM 6000/UNIT

PARKING: UNITS A & D HAVE 400 SF DETACHED GARAGE
UNITS B & C HAVE 320 SF DETACHED SPANSE

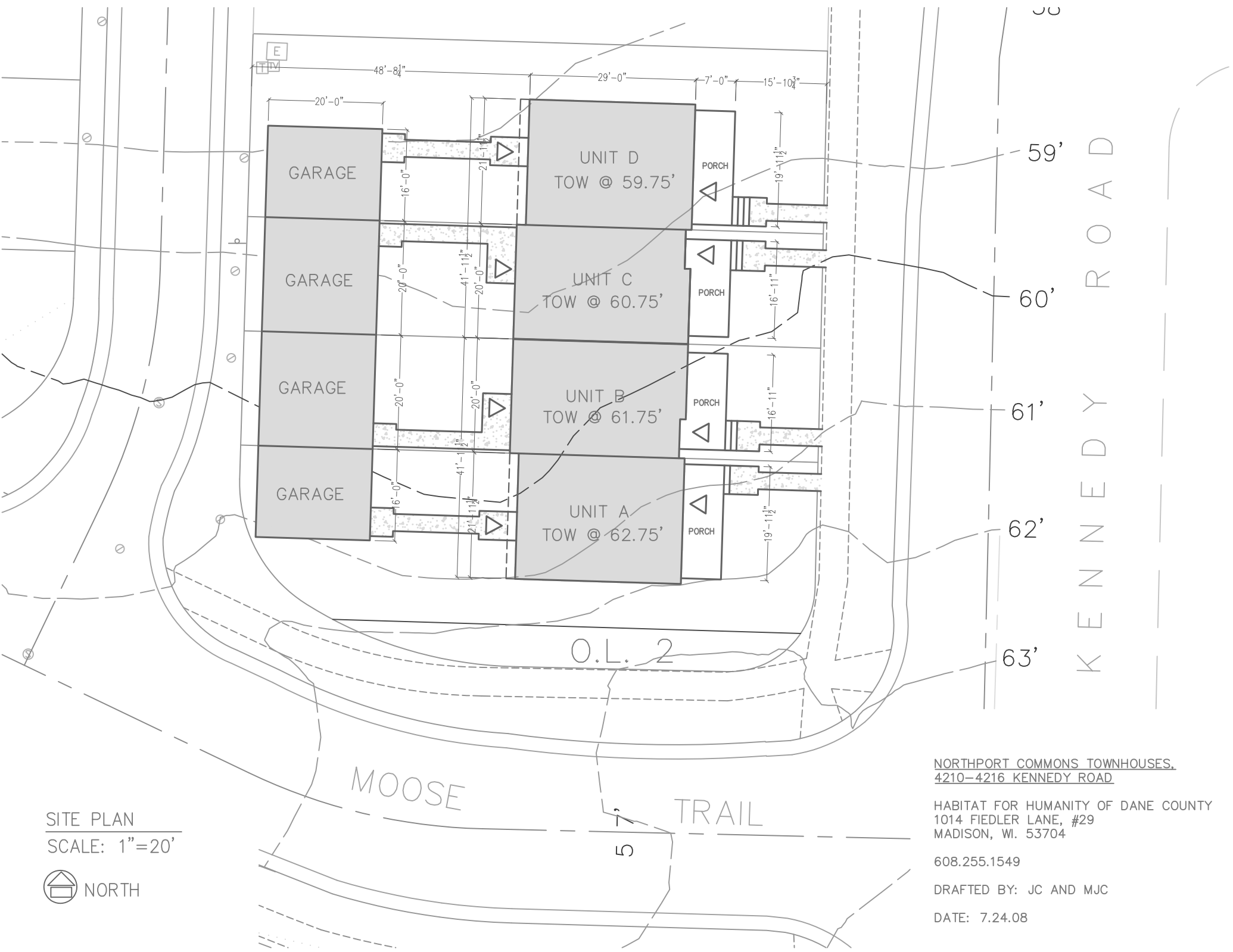
REVISIONS	BY
1011020	MM
1011010	NCM
9/25/10	

HABITAT FOR HUMANITY
1014 FIEDLER LANE #29
MADISON, WI 53713

4 UNIT TOWNHOUSE
4210, 4212, 4214, 4216 KENNEDY ROAD
MADISON, WI 53704

MM DESIGN LTD
8012 CARD AVE. McFARLAND, WI 53560
MARY C. MATTE
architect

DATE	9/29/10B
SCALE	1/4" = 1'-0"
DRAWN	NCM
JOB	HFH
SHEET	1
OF	5 SHEETS



SITE PLAN
 SCALE: 1"=20'



NORTHPORT COMMONS TOWNHOUSES.
4210-4216 KENNEDY ROAD

HABITAT FOR HUMANITY OF DANE COUNTY
 1014 FIEDLER LANE, #29
 MADISON, WI. 53704

608.255.1549

DRAFTED BY: JC AND MJC

DATE: 7.24.08

59'
 60'
 61'
 62'
 63'

KENNEDY ROAD

MOOSE TRAIL

O.L. 2

UNIT D
 TOW @ 59.75'

UNIT C
 TOW @ 60.75'

UNIT B
 TOW @ 61.75'

UNIT A
 TOW @ 62.75'

GARAGE

GARAGE

GARAGE

GARAGE

PORCH

PORCH

PORCH

PORCH

E

5

48'-8 1/4" 29'-0" 7'-0" 15'-10 1/4"

20'-0" 16'-0" 21'-1 1/2" 19'-11 1/2"

20'-0" 41'-11 1/2" 20'-0" 16'-11"

20'-0" 41'-1 1/2" 20'-0" 16'-11"

16'-0" 41'-1 1/2" 21'-11 1/2" 19'-11 1/2"