

CITY OF MADISON

Proposed Conditional Use

Location: 4809 Freese Lane

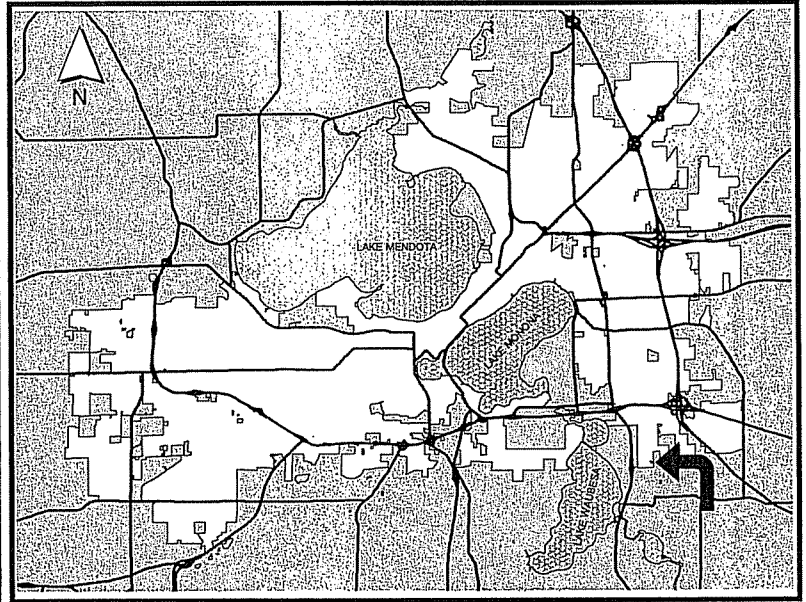
Project Name: Twin Oaks Condominiums

Applicant: David Potterfield - Wisconsin Partnership For Housing Development Inc

Existing Use: Vacant Lot

Proposed Use: 18 Condominium Units

Public Hearing Date:
Plan Commission 06 June 2005



For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635

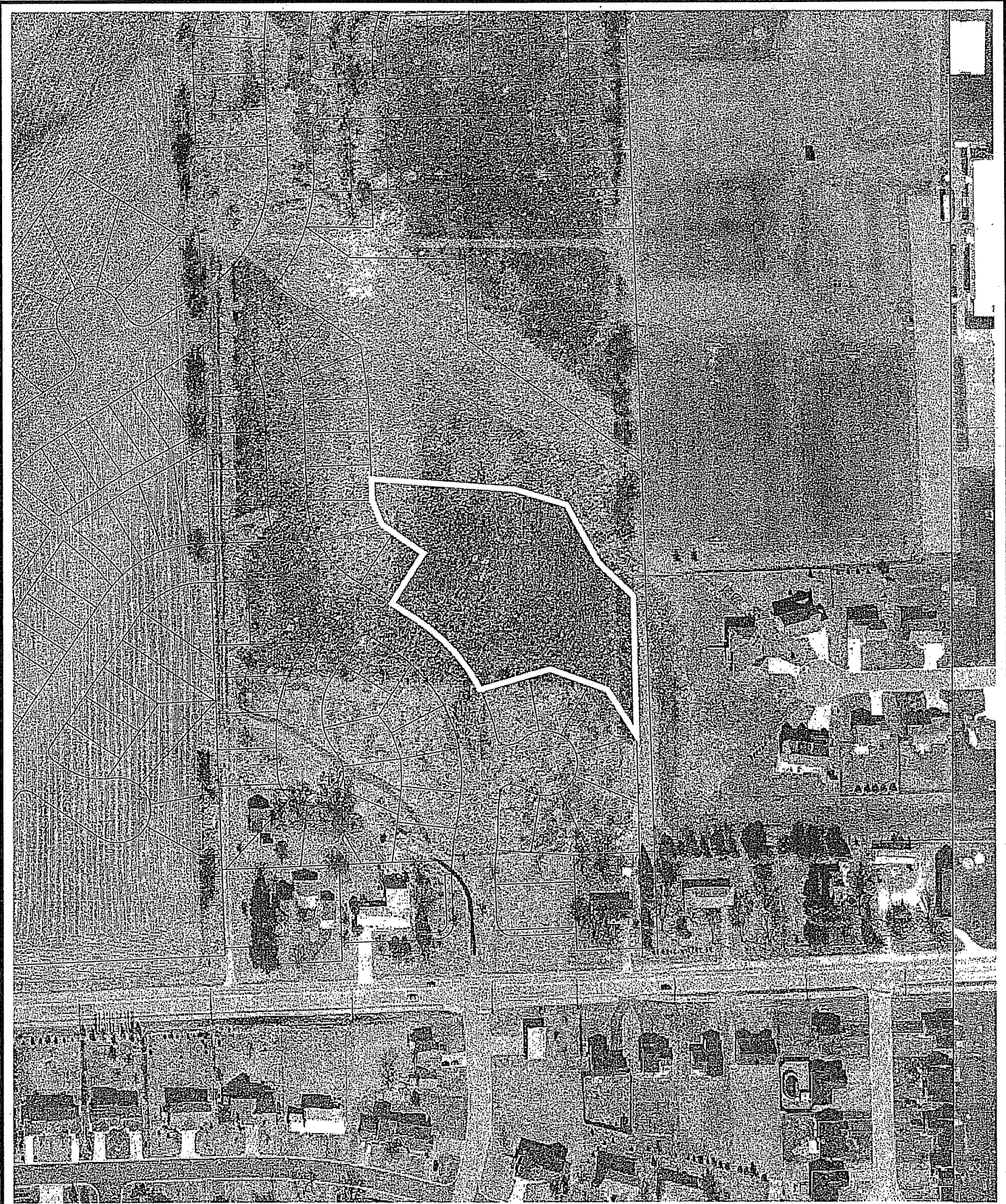


4809 Freese Lane

0 100 Feet



Date of Aerial Photography - April 2000



4



**The Wisconsin Partnership
for Housing Development, Inc.**

121 South Pinckney Street, Suite 200 · Madison, Wisconsin 53703
608 / 258-5560 · FAX 608 / 258-5565

152 West Wisconsin Avenue, Suite 200 · Milwaukee, Wisconsin 53203
414 / 223-2740 · FAX 414 / 223-2741

www.wphd.org

April 25, 2005

City of Madison Zoning Administrator
Madison Municipal Building, Suite LL-100
215 Martin Luther King Jr. Boulevard
P.O. Box 2985
Madison, WI 53701-2985

Dear Administrator:

Please find included with this Letter of Intent our complete Conditional Use application package for the City of Madison Planning Commission's approval. We are applying for a Conditional Use Permit for the property located at 4809 Freese Lane, Madison 53589. The property is located on Lot 88 of the Twin Oaks subdivision on the southeast corner of the City of Madison, which is in Council District 16. Currently we are referring to the project as the Twin Oaks Condominiums. However, we anticipate using a different name yet to be identified as the permanent project name.

We have already had meetings with City staff regarding this request and provided a written notice of our interest in obtaining the necessary zoning permits to the district alderperson, Judy Compton. On April 12 we met with Ms. Compton to review our plans. At her request we hosted a meeting on April 13 to discuss the proposed project with area residents. There was strong support for our proposed project by both Alderperson Compton and area residents who attended the neighborhood meeting.

This site is currently zoned as R4 Residential and is currently a vacant lot. The proposed development schedule calls for a construction start on or about September 1, 2005 with final completion and sales on or about June 1, 2007.

This project is being carried out by the Wisconsin Partnership for Housing Development, Inc. We are a state-wide nonprofit housing developer and have had extensive experience in the Madison and Dane County market. The primary contact person for zoning issues for this project is David Porterfield. Dave can be reached at our Madison office located at 121 South Pinckney Street, Suite 200, Madison, WI 53703. His phone number is 608.258.5560, x26 and his email address is daveporterfield@wphd.org.

The project architect is Glueck Architects with Jim Glueck as the contact person. Movin' Out, Inc., another nonprofit, will be providing housing counseling to prospective home buyers. The balance of the development team has yet to be selected.

The site for this development is approximately 2.07 acres. The proposed project will be a newly constructed residential, owner-occupied condominium development. It will consist of 9 two-unit buildings for a total of 18 units. Plans call for the following unit types:

- Two 1-bedroom units of 948 square feet each with an attached 1½-car garage and a projected sales price range of \$124,000 to \$132,000.

- Four 2-bedroom units of 1,218 square feet each with an attached 1½-car garage and a projected price range of \$148,000 to \$161,000.
- Two 2-bedroom units of 1,284 square feet each with an attached 1½-car garage and a projected sales price range of \$162,000 to \$168,000.
- Four 2-bedroom units of 1,388 square feet each with an attached 1½-car garage and a projected sales price range of \$163,000 to \$172,000.
- Six 3-bedroom units of 1,492 square feet each with an attached 2-car garage and a projected sales price range of \$165,000 to \$185,000.

All projected sales prices are preliminary and subject to change pending final budgets for construction, financing and related project costs.

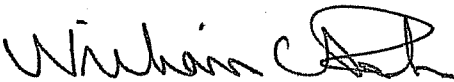
The gross square footage of the buildings will be 23,840 square feet plus 7,064 square feet for garages. In addition to the garage parking there will be six surface parking stalls for a total of 30 parking places within the development.

Eleven of the 18 units will be sold to home buyers who have incomes at or below 80% of the area median income for Dane County. Federal HOME funds provided by the City of Madison CDBG office have been secured by the Partnership for the project. These funds will be provided to buyers in the form of second mortgage loans for down payment assistance for income qualified buyers. Movin' Out will provide housing counseling to these home buyers to ensure they are both eligible for this assistance and are good candidates for home ownership.

We anticipate either using city services for trash and recycling removal or contracting with a private hauler. Snow removal, grounds and maintenance, and common area capital replacement needs will be provided by the condominium association with costs covered with monthly condo fees.

If you have questions or concerns or need additional information, please do not hesitate to call Dave Porterfield at 608.258.5560, x26. We look forward to working with the City staff, elected officials, Planning Commission and Urban Design Commission and citizens in creating this exciting new community.

Sincerely,



William C. Perkins
Executive Director

Attachments

LAND USE APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- Application effective February 18, 2005

FOR OFFICE USE ONLY:	
Amt. Paid \$ <u>1,050⁰⁰</u>	Receipt No. <u>60278</u>
Date Received <u>4-27-05</u>	
Received By <u>RT</u>	
Parcel No. <u>0710-341-0910-0</u>	
Aldermanic District <u>16, Judy Compton</u>	
GQ <u>plain hold, deed restriction</u>	
Zoning District <u>R4</u>	
<i>For Complete Submittal</i>	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <u>Exempt</u>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <u>7-7-1</u>	Zoning Text <u>N/A</u>
Alder Notification <input checked="" type="checkbox"/>	Waiver <input type="checkbox"/>
Ngrbrhd. Assn Not. <input checked="" type="checkbox"/>	Waiver <input type="checkbox"/>
Date Sign Issued _____	

1. Project Address: 4809 Freese Lane, Madison, WI 53589 Project Area in Acres: 2.06 acres

Project Title (if any): Twin Oaks Condominiums

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Wisconsin Partnership for Housing Development, Inc. Company: Same

Street Address: 121 S. Pinckney St., Suite 200 City/State: Madison, WI Zip: 53703

Telephone: (608)258-5560 Fax: (608)258-5565 Email: daveporterfield@wphd.org

Project Contact Person: David Porterfield Company: Wisconsin Partnership for Housing Development, Inc.

Street Address: 121 S. Pinckney St., Suite 200 City/State: Madison, WI Zip: 53703

Telephone: (608)258-5560, x26 Fax: (608)258-5565 Email: daveporterfield@wphd.org

Property Owner (if not applicant): _____

Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: 18 unit residential condominiums development; new construction; nine 2-unit buildings

Development Schedule: Commencement September 1, 2005 Completion June 2007

5. Required Submittals:

Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.

Filing Fee: \$1,050.00 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

NA For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

NA A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

NA A *Zoning Text* must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

NA **Conformance with adopted City plans:** Applications for Zoning Map Amendments shall be in accordance with all adopted City of Madison land use plans:

→ The site is located within the limits of _____ Plan, which recommends: _____ for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than 30 days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

Judy Compton; March 22, 2005; No existing neighborhood association.

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner Tim Parks Date 01/25/05 | Zoning Staff Kathy Voeck Date 01/25/05

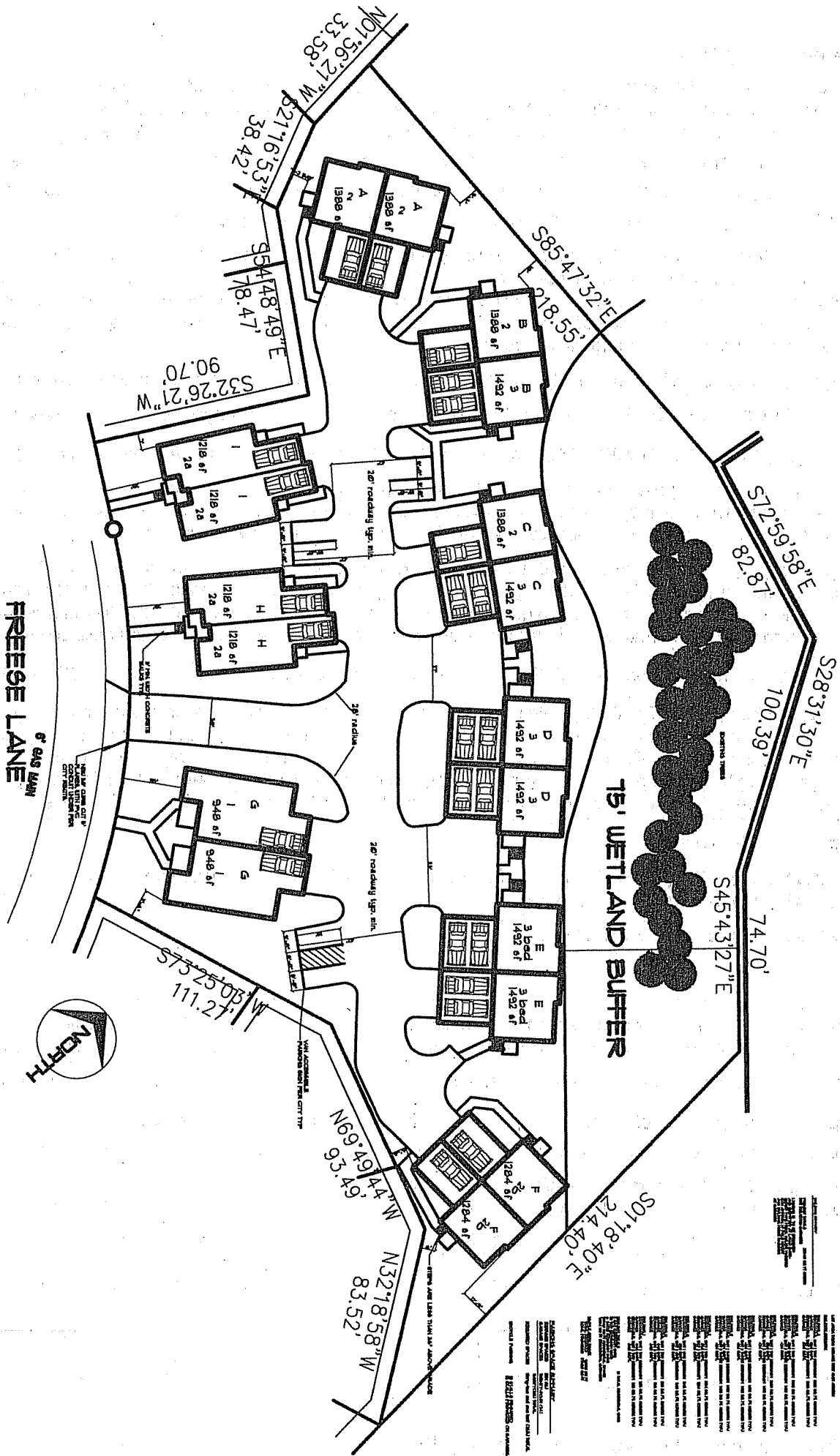
The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name William C. Perkins Date April 26, 2005

Signature  Relation to Property Owner Executive Director

Authorizing Signature of Property Owner Same as above Date 13

SITE PLAN

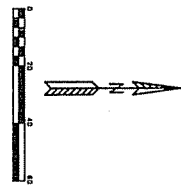
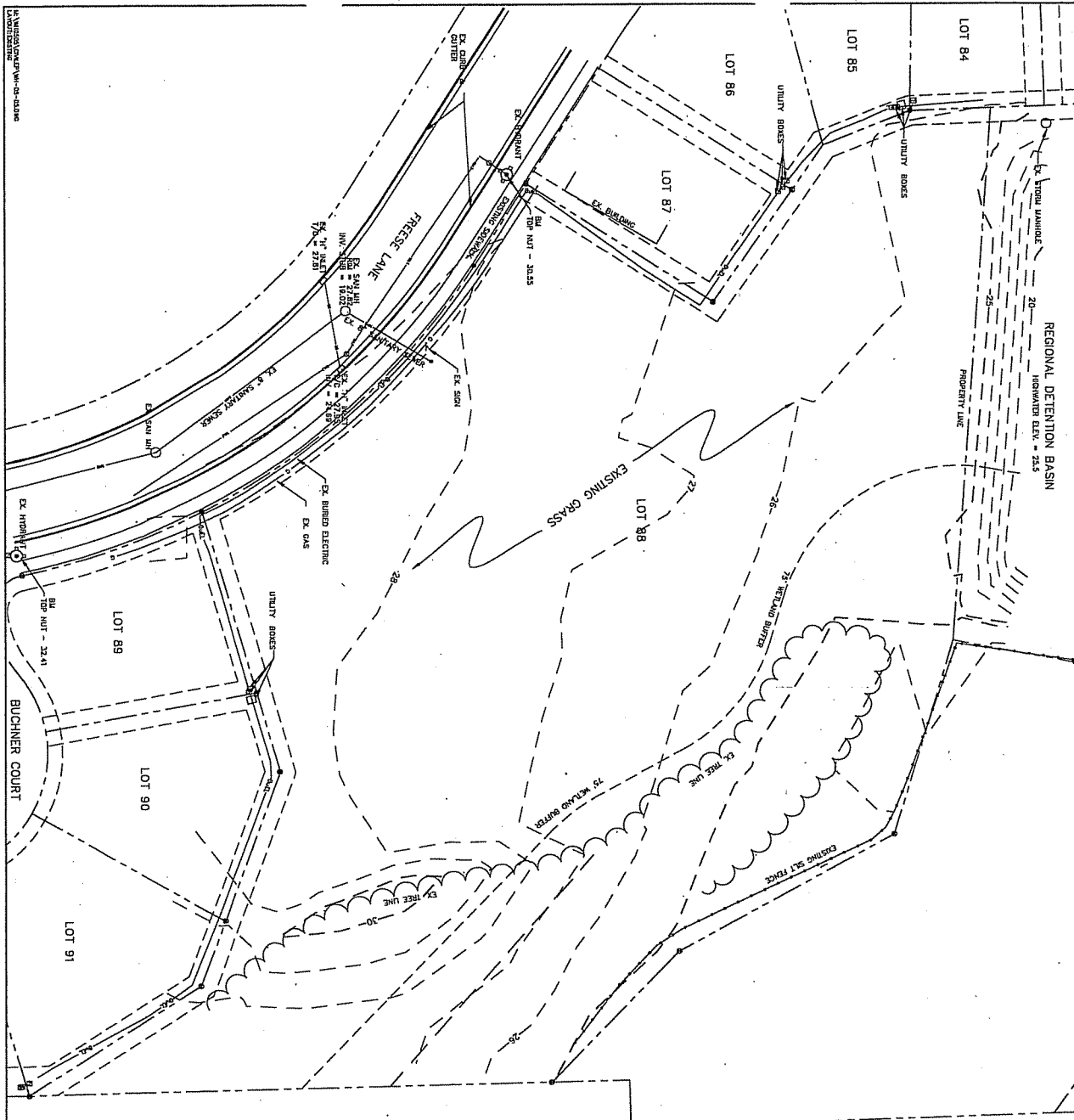


FREESE LANE



4/21/05	WISCONSIN PARTNERSHIP FOR HOUSING DEVELOPMENT	glueck architects 116 North First Street, Madison, WI 53703 (608)251-2551	0456 of 8
	TWIN OAKS LOT 88 NEW CONSTRUCTION		

PLANNED TO BE CONSTRUCTED:
 1. BUILDING FOOTPRINTS
 2. DRIVEWAYS
 3. SIDEWALKS
 4. UTILITY EASEMENTS
 5. 20' ROADWAY (UP, 10' SIDEWALK)
 6. 20' ROADWAY (UP, 10' SIDEWALK)
 7. 20' ROADWAY (UP, 10' SIDEWALK)
 8. 20' ROADWAY (UP, 10' SIDEWALK)
 9. 20' ROADWAY (UP, 10' SIDEWALK)
 10. 20' ROADWAY (UP, 10' SIDEWALK)
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 13. 20' ROADWAY (UP, 10' SIDEWALK)
 14. 20' ROADWAY (UP, 10' SIDEWALK)
 15. 20' ROADWAY (UP, 10' SIDEWALK)
 16. 20' ROADWAY (UP, 10' SIDEWALK)
 17. 20' ROADWAY (UP, 10' SIDEWALK)
 18. 20' ROADWAY (UP, 10' SIDEWALK)
 19. 20' ROADWAY (UP, 10' SIDEWALK)
 20. 20' ROADWAY (UP, 10' SIDEWALK)



- LEGEND**
- ⊕ FIRE HYDRANT
 - WATER VALVE
 - LOT FLAG
 - TV BOX
 - ▢ TELEPHONE BOX
 - STORM SEWER INLET
 - MANHOLE
 - B-6- UNDERGROUND ELECTRIC
 - W- WATER MAIN
 - S- STORM SEWER
 - SS- STREET SEWER
 - C- CONCRETE
 - EX. CONCRETE
 - PROPERTY LINE
 - CLASHOUT

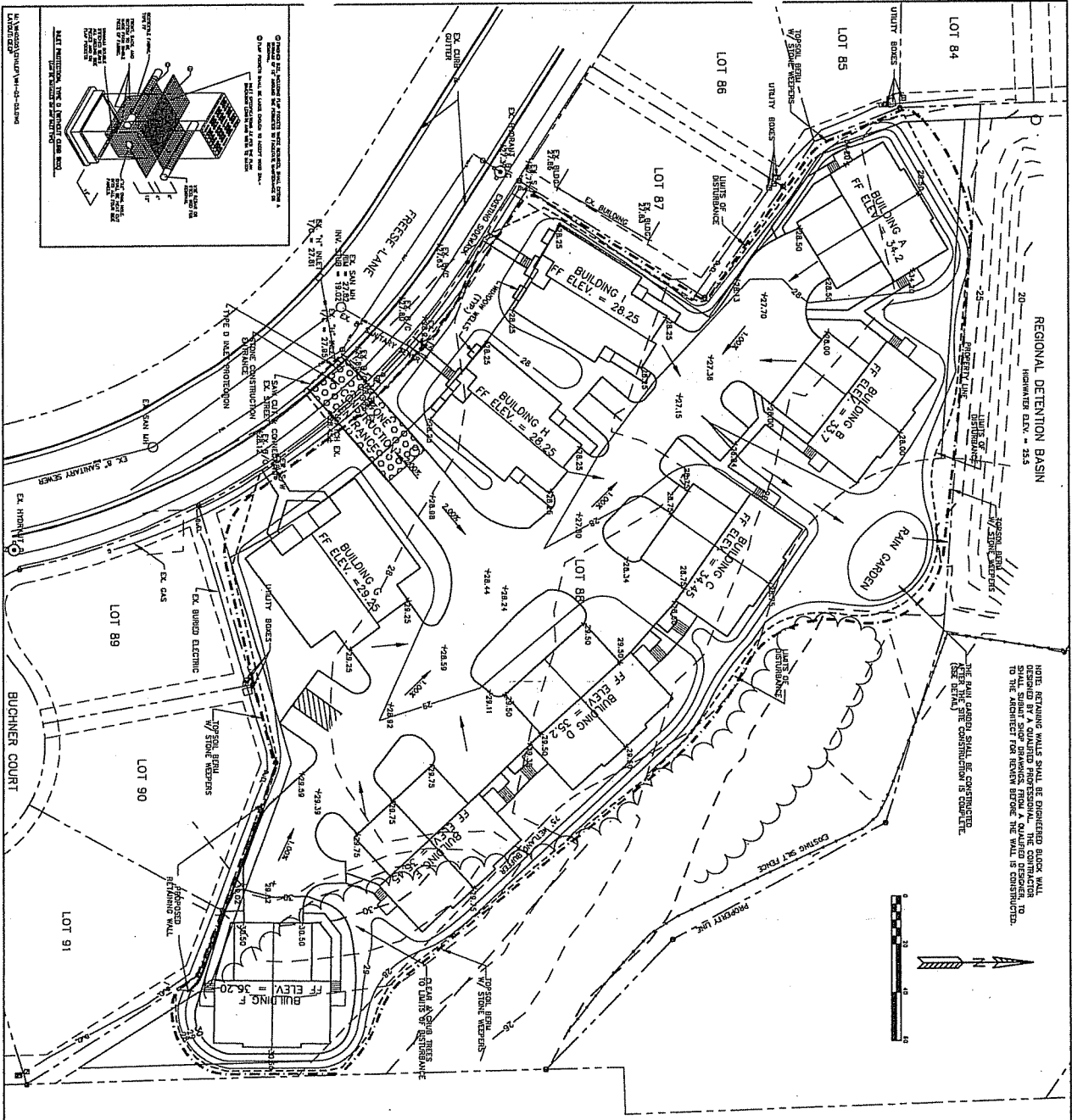
REVISION	DATE	DESCRIPTION
1	04-26-05	ISSUED TO PLAN COMMISSION

DATE	BY	DESCRIPTION
04-26-05	MM/DD/YY	EXISTING LAYOUT

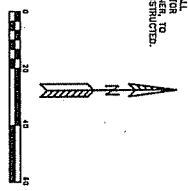
PROJECT TITLE: TWIN OAKS, LOT 88
 PROJECT LOCATION: MADISON, WISCONSIN
 FREESE LANE

Consultant:
MAYO corporation
 ENGINEERS SURVEYORS ARCHITECTS PLANNERS
 600 GRAND CAYWOOD DRIVE, MADISON, WI 53719-1944
 PHONE: (608) 833-0628 FAX: (608) 833-0746
 E-MAIL: info@mayocorporation.com

C1



NOTE: RETAINING WALLS SHALL BE ENGINEERED BLOCK WALL SHALL BE CONSTRUCTED FROM A QUALIFIED DESIGNER, TO THE ARCHITECT FOR REVIEW BEFORE THE WALL IS CONSTRUCTED. THE RAIN GARDEN SHALL BE CONSTRUCTED AFTER THE PERMITS ARE OBTAINED.

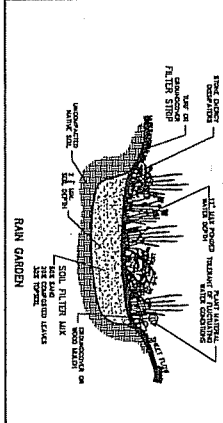
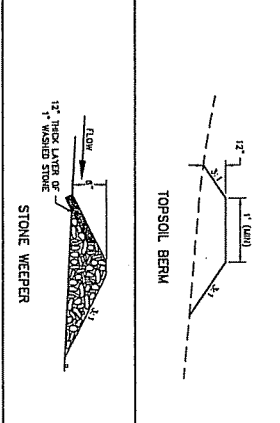
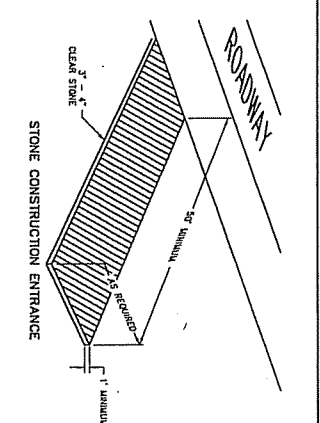


GENERAL NOTES
 STONE CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION UNTIL VEGETATION IS ESTABLISHED.
 SOFT FENCE & STAKEFILES SHALL BE FIELD LOCATED BY THE CONSTRUCTION MANAGER. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
 ADDITIONAL EROSION CONTROL DEVICES WILL BE INSTALLED AS NEEDED. AFTER RAINFALL GRADING HAS BEEN COMPLETED STRAW MATS OR EROSION MATTING SHALL BE PLACED ON SLOPES 4:1 OR GREATER.
 PLACE THE D MAT PROTECTION IN EACH MAT AFTER CONSTRUCTION.

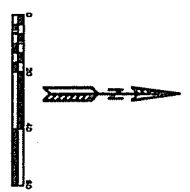
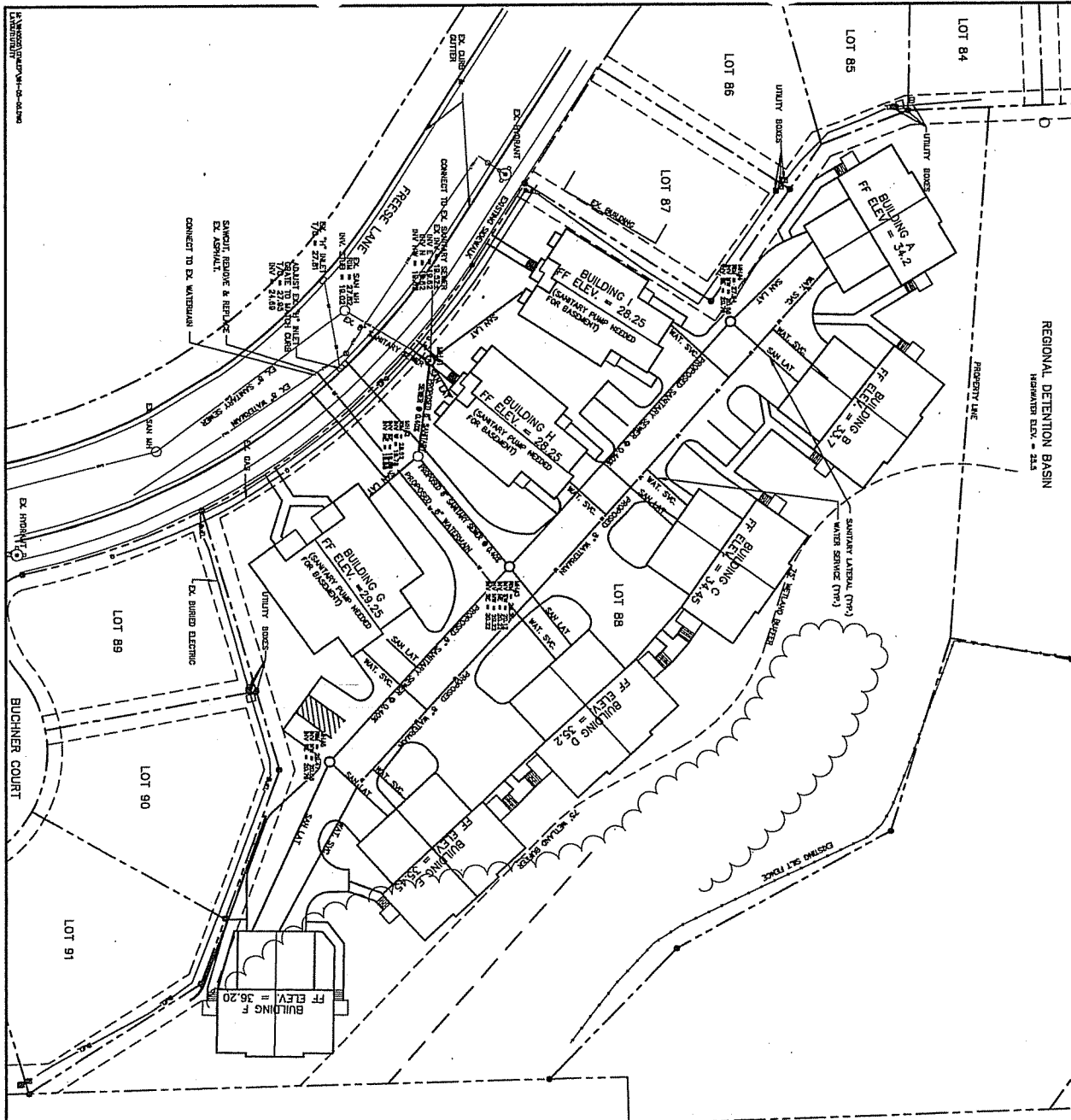
RESTORATION
 RESTORATION SHALL BE A MINIMUM OF 60% UNLESS OTHERWISE SPECIFIED. SEEDING AND MULCH RESTORATION WILL OCCUR 60% OF THE DISTURBED AREA AS PRACTICAL. SEED MATTING 40% PER SECTION 650 OF D.O.T. ALL SEEDS SHALL BE PLACED IN THE TOP 2" OF THE SOIL. SEEDING SHALL BE SEEDING SHALL BE SEEDING AS PER THE CITY OF MADISON SPECIFICATIONS. FERTILIZER SHALL BE PLACED PER A SOIL TEST.

OWNER
 WISCONSIN PARTNERSHIP FOR HOUSING DEVELOPMENT
 200 WEST WASHINGTON STREET
 MADISON, WISCONSIN 53719

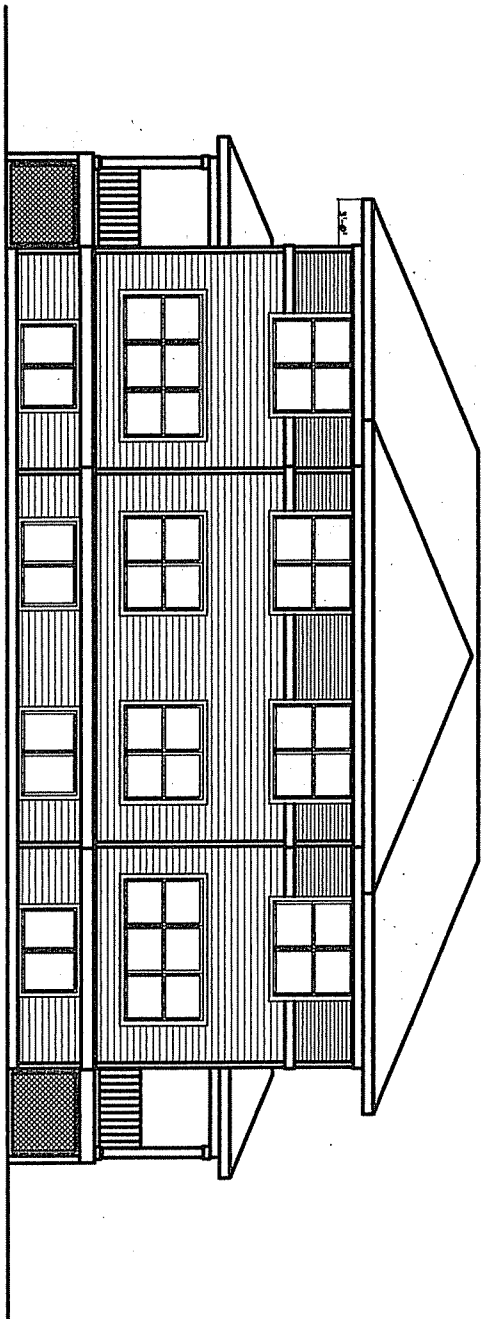
ENGINEER
 MAYO CORPORATION
 800 GRAND CANYON DRIVE
 MADISON, WISCONSIN 53719



<p>REVISION</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>ISSUED TO PLAN COMMISSION</td> <td>04-28-09</td> </tr> </table>	NO.	DESCRIPTION	DATE	1	ISSUED TO PLAN COMMISSION	04-28-09	<p>DATE: 04/28/09</p> <p>PROJECT TITLE: TWIN OAKS, LOT 88</p> <p>PROJECT LOCATION: MADISON, WISCONSIN</p> <p>FREESE LANE</p>	<p>Consultant:</p> <p>MAYO corporation</p> <p>ENGINEERS SURVEYORS ARCHITECTS PLANNERS</p> <p>800 GRAND CANYON DRIVE, MADISON, WI 53719-1044</p> <p>PHONE: (608) 633-3822 FAX: (608) 633-0746</p> <p>E-MAIL: info@mayocorp.com</p>
	NO.	DESCRIPTION	DATE					
1	ISSUED TO PLAN COMMISSION	04-28-09						
<p>STREET: C2</p>	<p>13</p>							

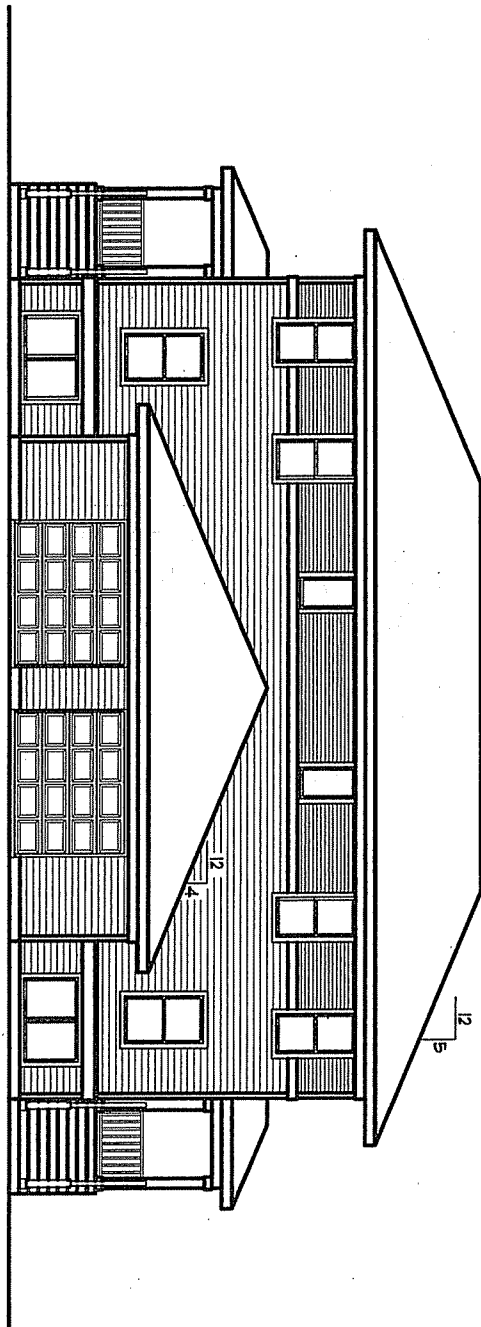


<h1 style="font-size: 2em;">03</h1>	REVISION DATE BY CHECKED BY APPROVED BY PROJECT LOCATION: MADISON, WISCONSIN PROJECT TITLE: TWIN OAKS, LOT 88 FREESE LANE	DATE 02/27/23 04-22-14 CONTENTS UTILITY LAYOUT PROJECT TITLE: TWIN OAKS, LOT 88 PROJECT LOCATION: MADISON, WISCONSIN FREESE LANE	CONSULTANTS MAYO CORPORATION ENGINEERS SURVEYORS ARCHITECTS PLANNERS 800 GRAND CANYON DRIVE, MADISON, WI 53718-1044 PHONE: (608) 833-6623 FAX: (608) 833-6746 E-MAIL: info@mayocorporation.com
	SHEET 03 TOTAL SHEETS 03	PREPARED BY CHECKED BY APPROVED BY DATE 02/27/23	PROJECT TITLE: TWIN OAKS, LOT 88 PROJECT LOCATION: MADISON, WISCONSIN FREESE LANE



REAR ELEVATION

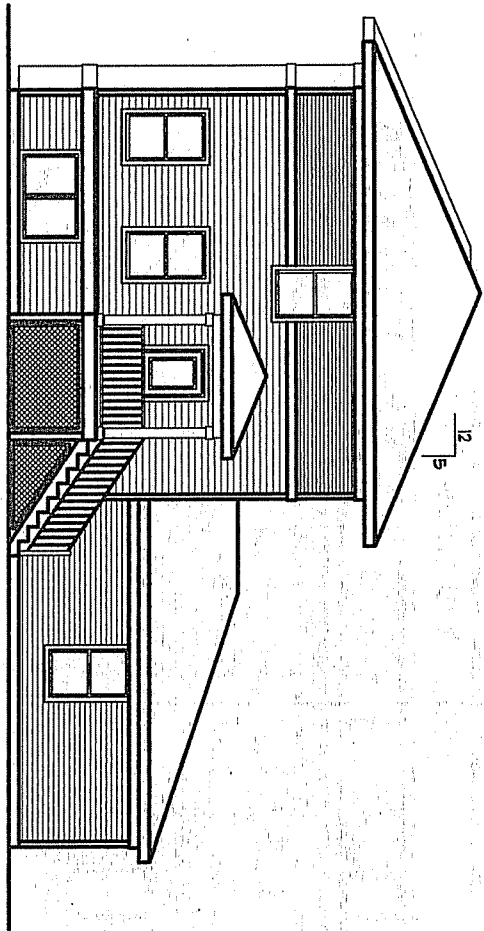
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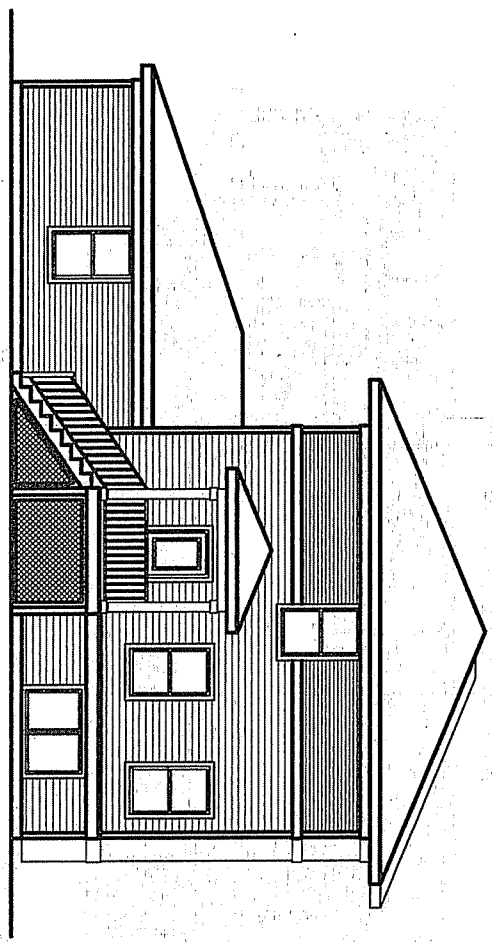
FRONT ELEVATION

SCALE 1/8" = 1'-0"

1388 sq ft
A



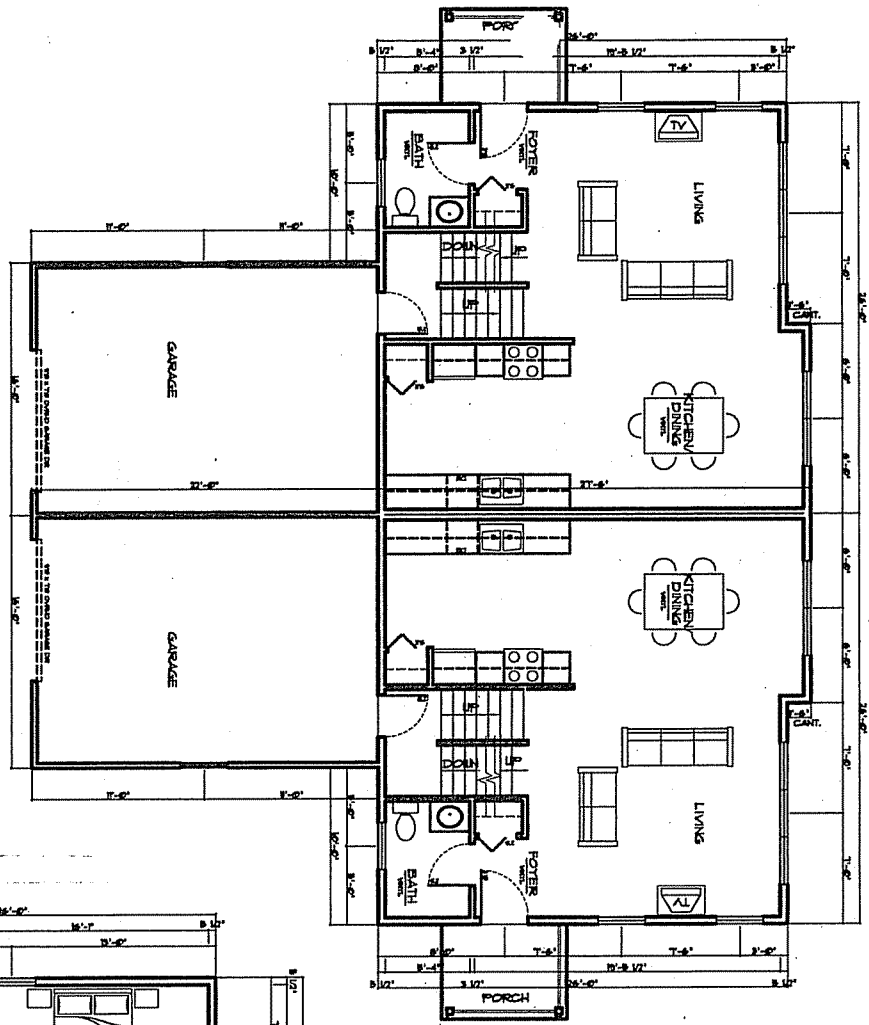
LEFT ELEVATION
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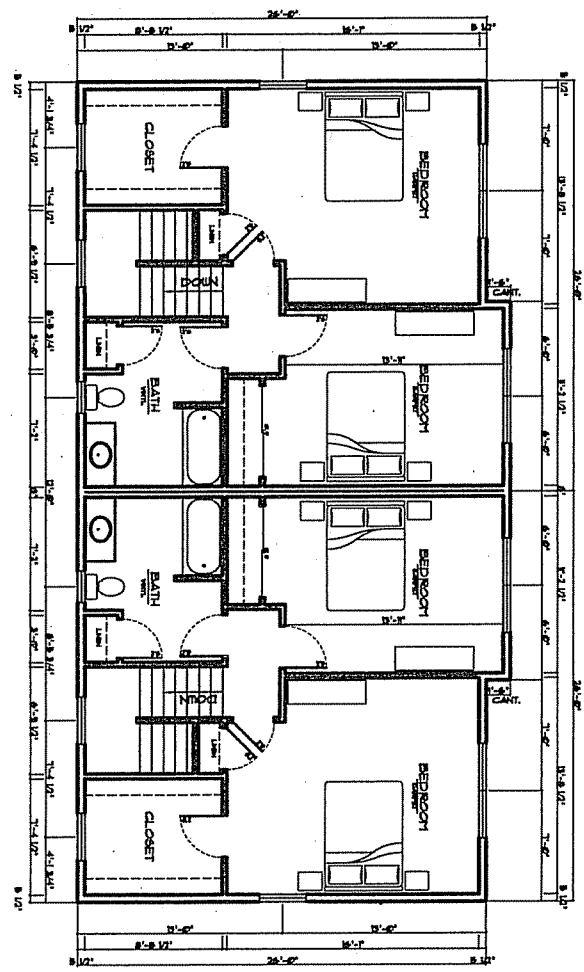
RIGHT ELEVATION
SCALE 1/8" = 1'-0"

1388 sq ft
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FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



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



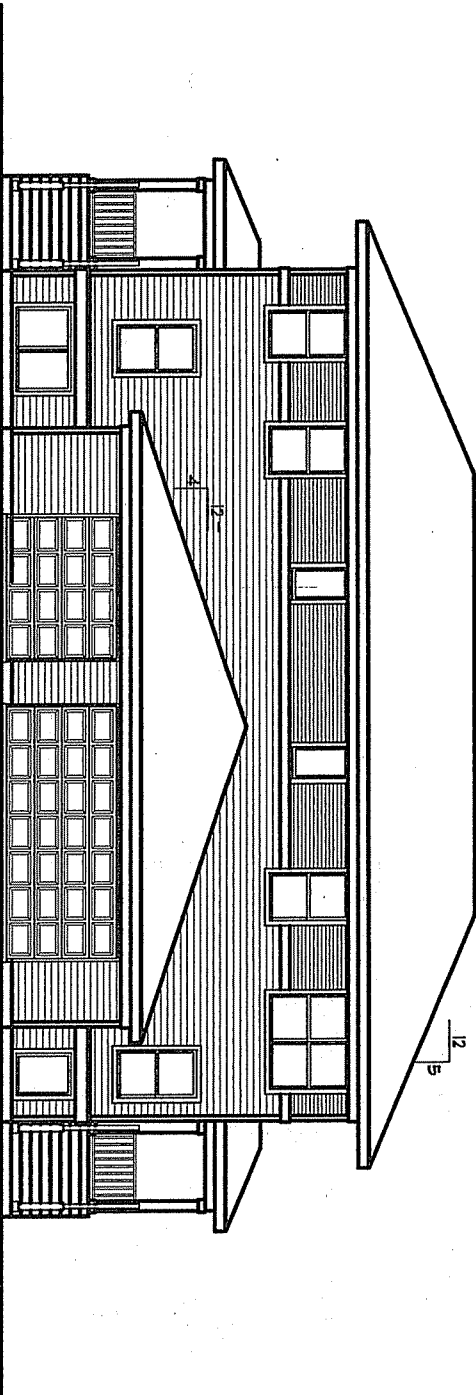
1388 sq. ft.
A

WISCONSIN PARTNERSHIP
FOR HOUSING DEVELOPMENT
TWIN OAKS LOT 88
NEW CONSTRUCTION

glueck architects
116 North Few Street, Madison, WI 53703 (608)251-2551

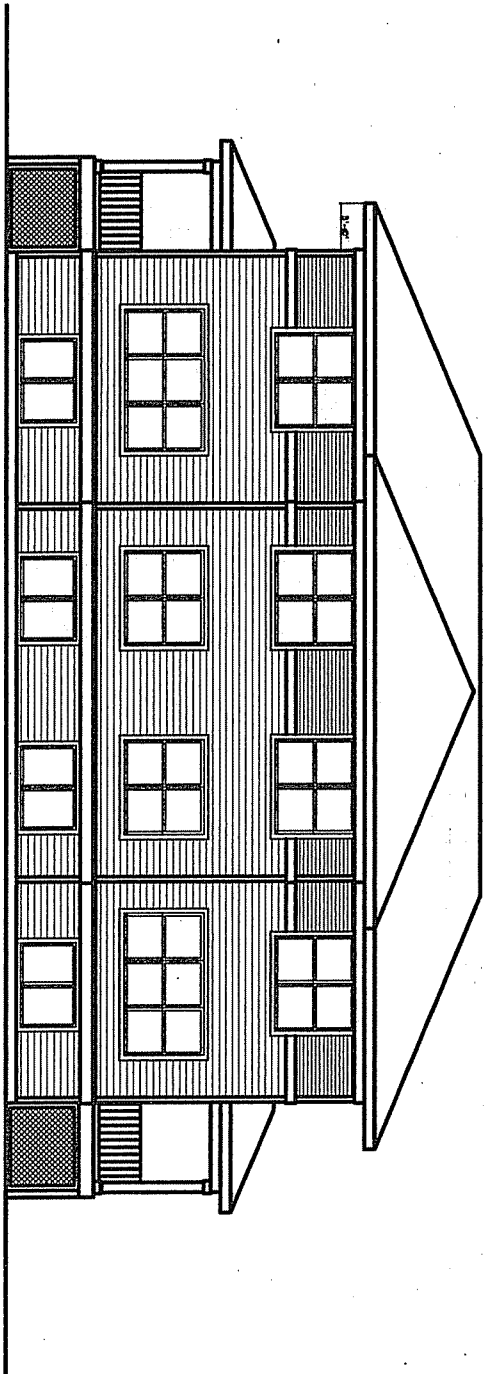
3/3/05

13



FRONT ELEVATION

SCALE 1/8" = 1'-0"

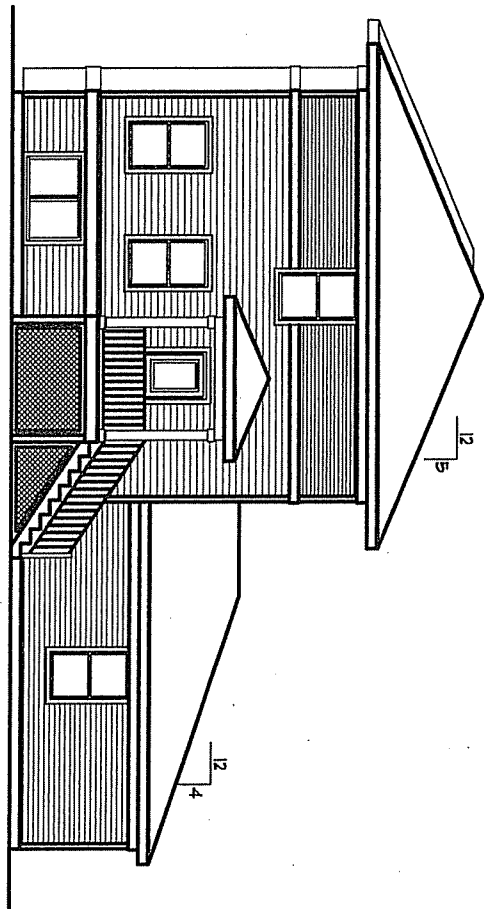


REAR ELEVATION

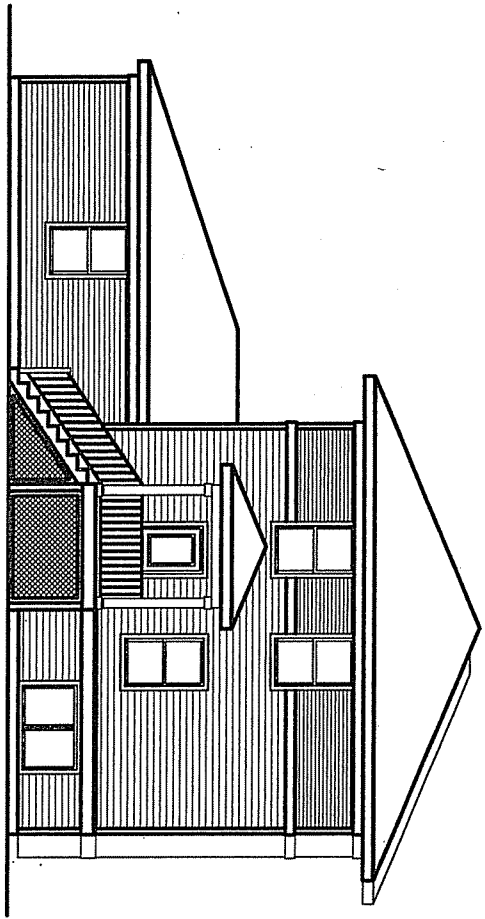
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LEFT ELEVATION
SCALE 1/8" = 1'-0"



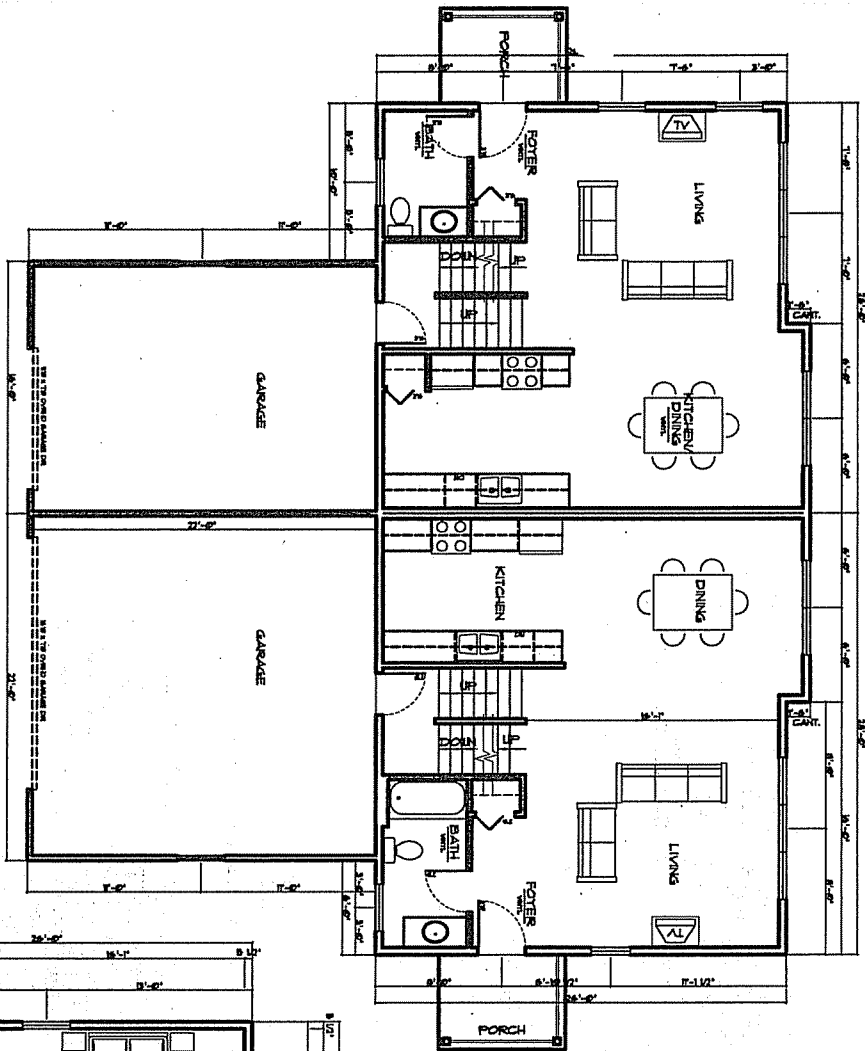
RIGHT ELEVATION
SCALE 1/8" = 1'-0"

B

1388 sq ft

1492 sq ft

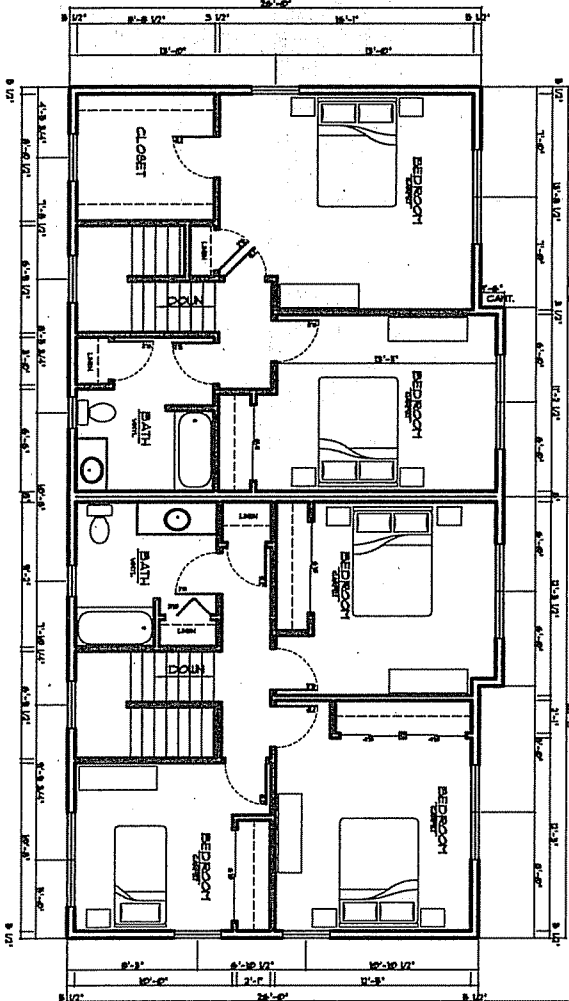
FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



1388 sq ft

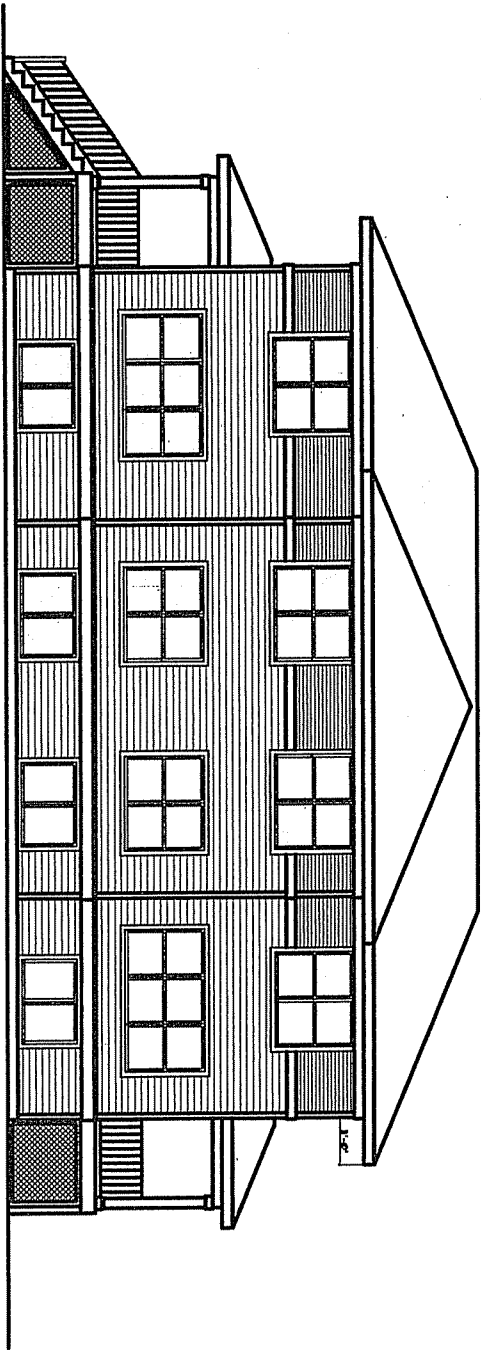
1492 sq ft

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



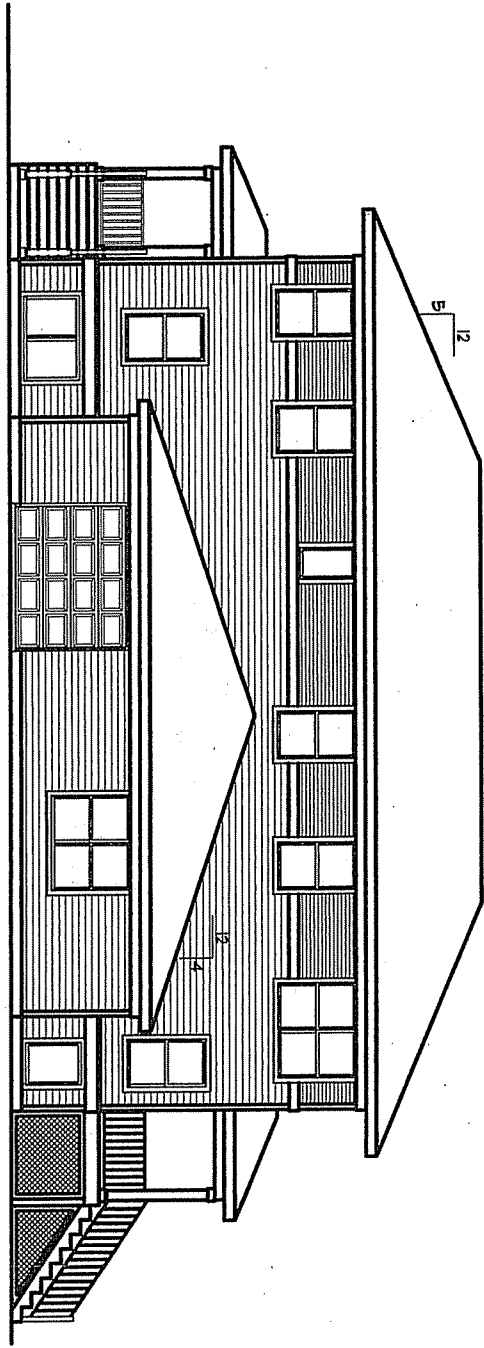
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13



REAR ELEVATION

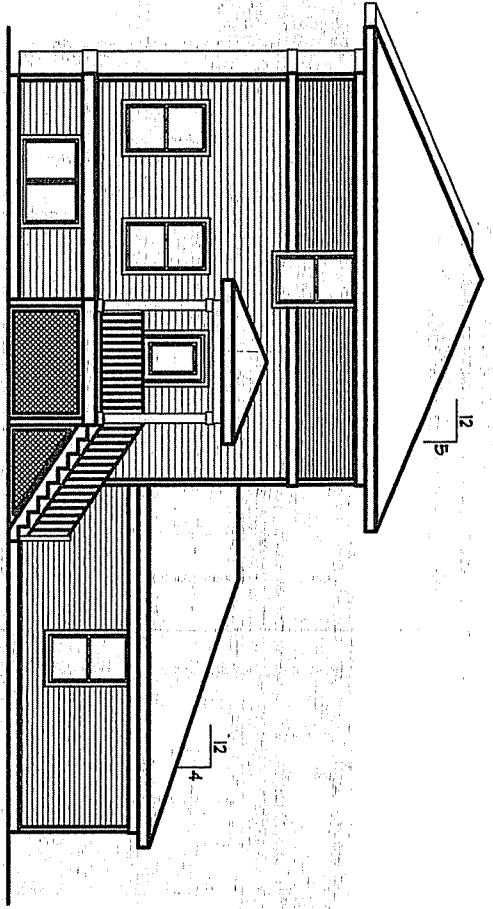
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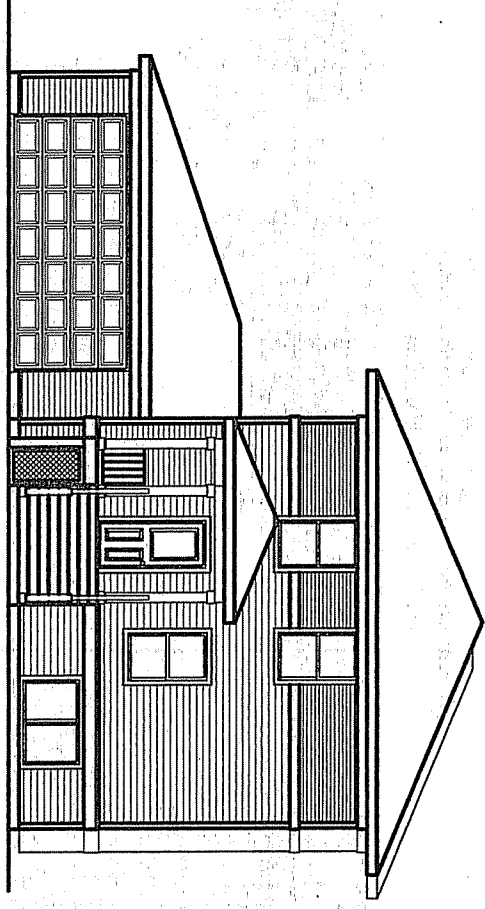
FRONT ELEVATION

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LEFT ELEVATION
SCALE 1/8" = 1'-0"

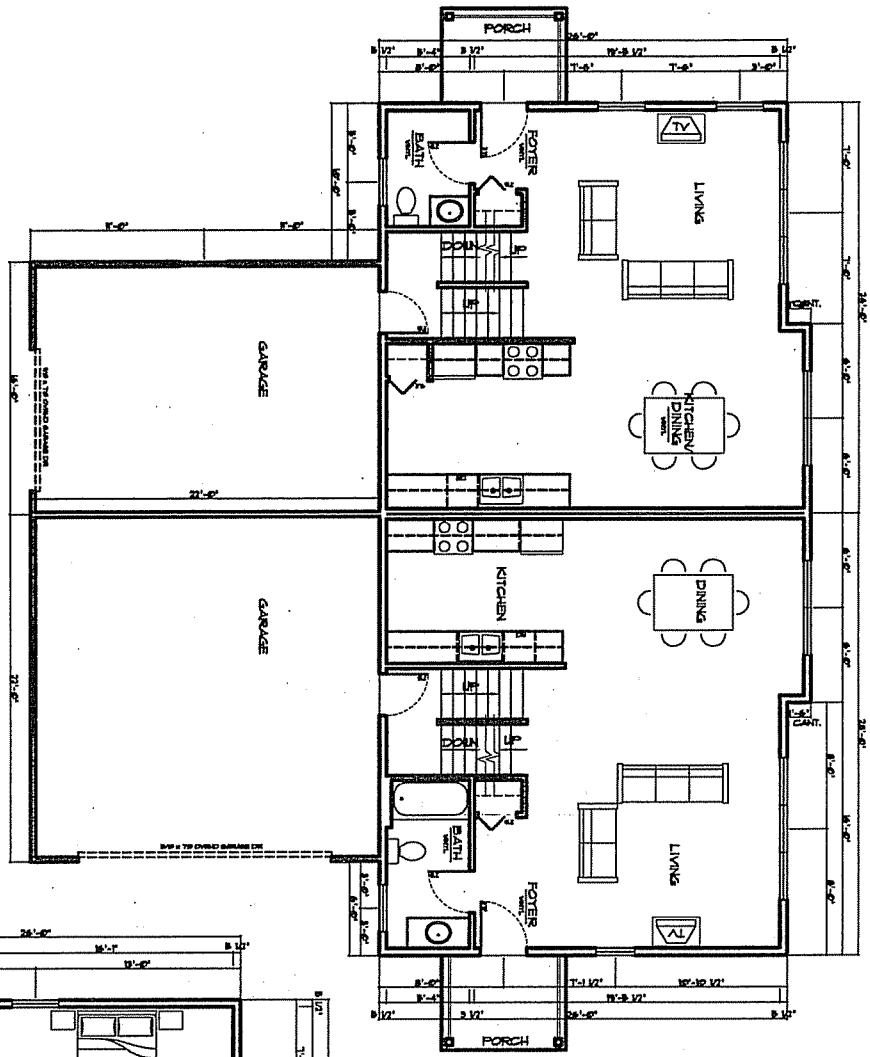


RIGHT ELEVATION
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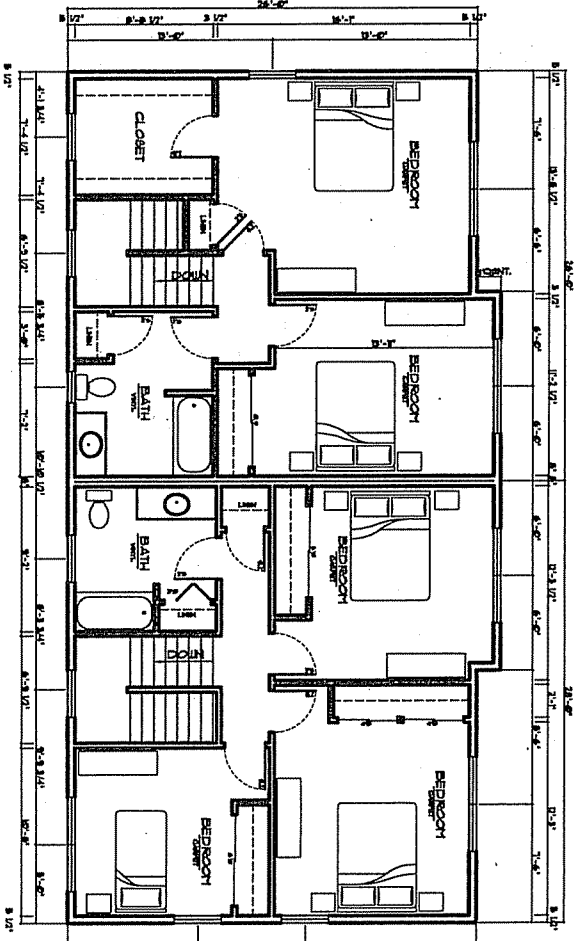
1388 sq ft

1492 sq ft

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



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

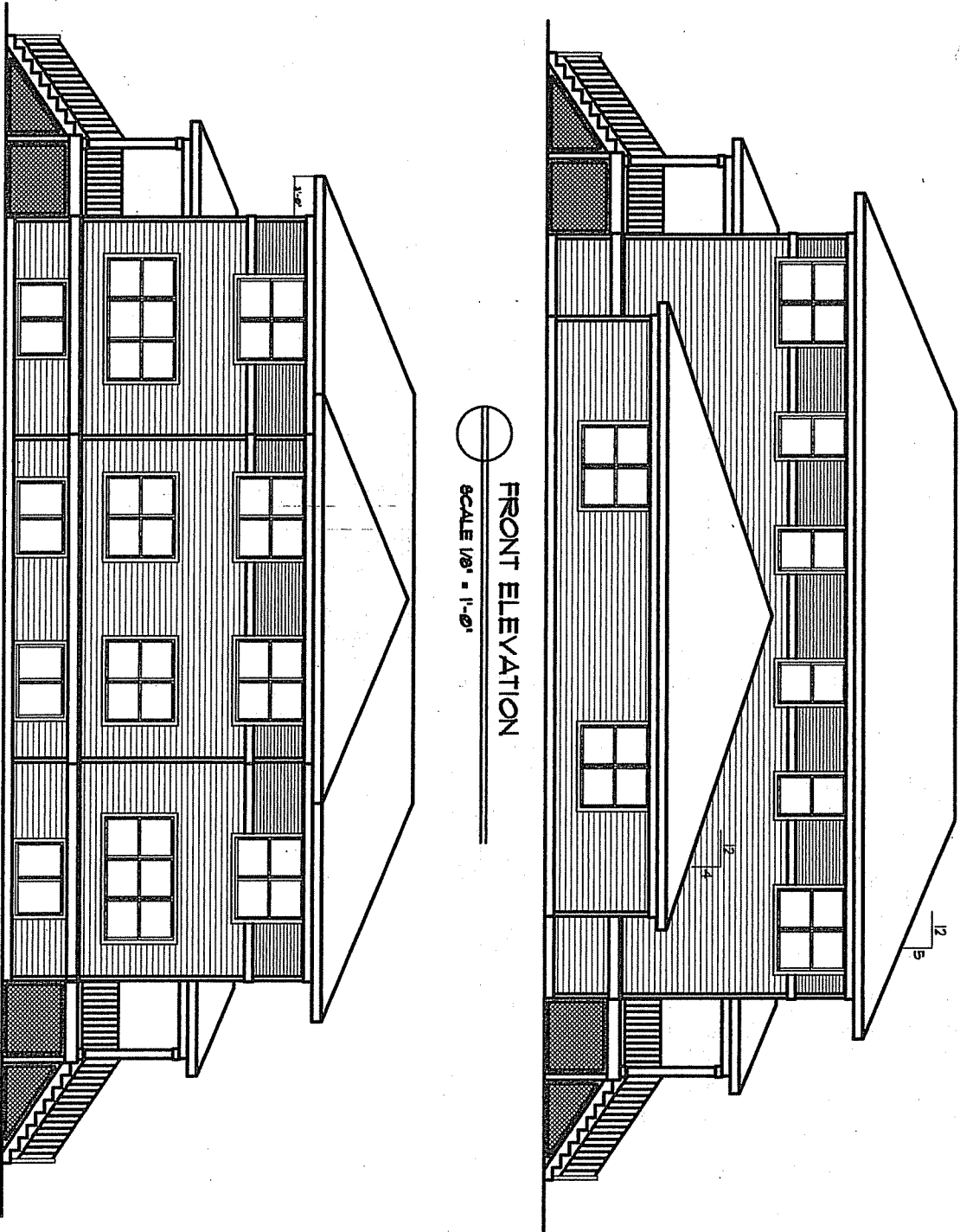


WISCONSIN PARTNERSHIP
FOR HOUSING DEVELOPMENT
TURN OAKS LOT 88
NEW CONSTRUCTION

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13

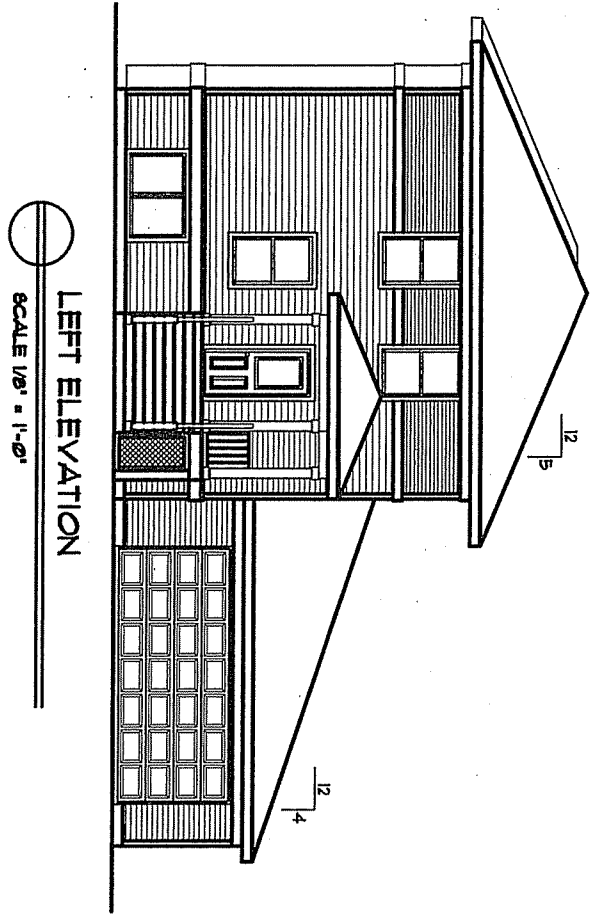
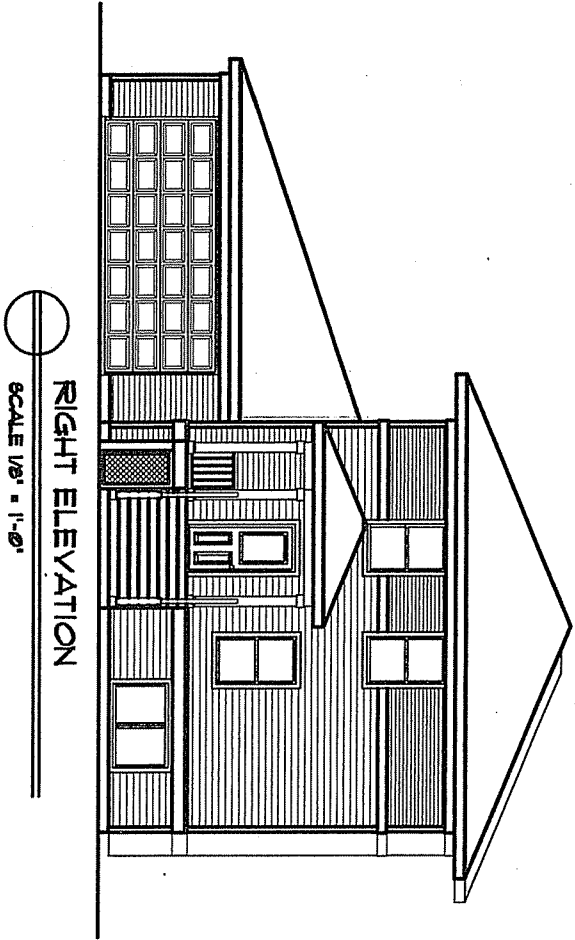


FRONT ELEVATION
SCALE 1/8" = 1'-0"

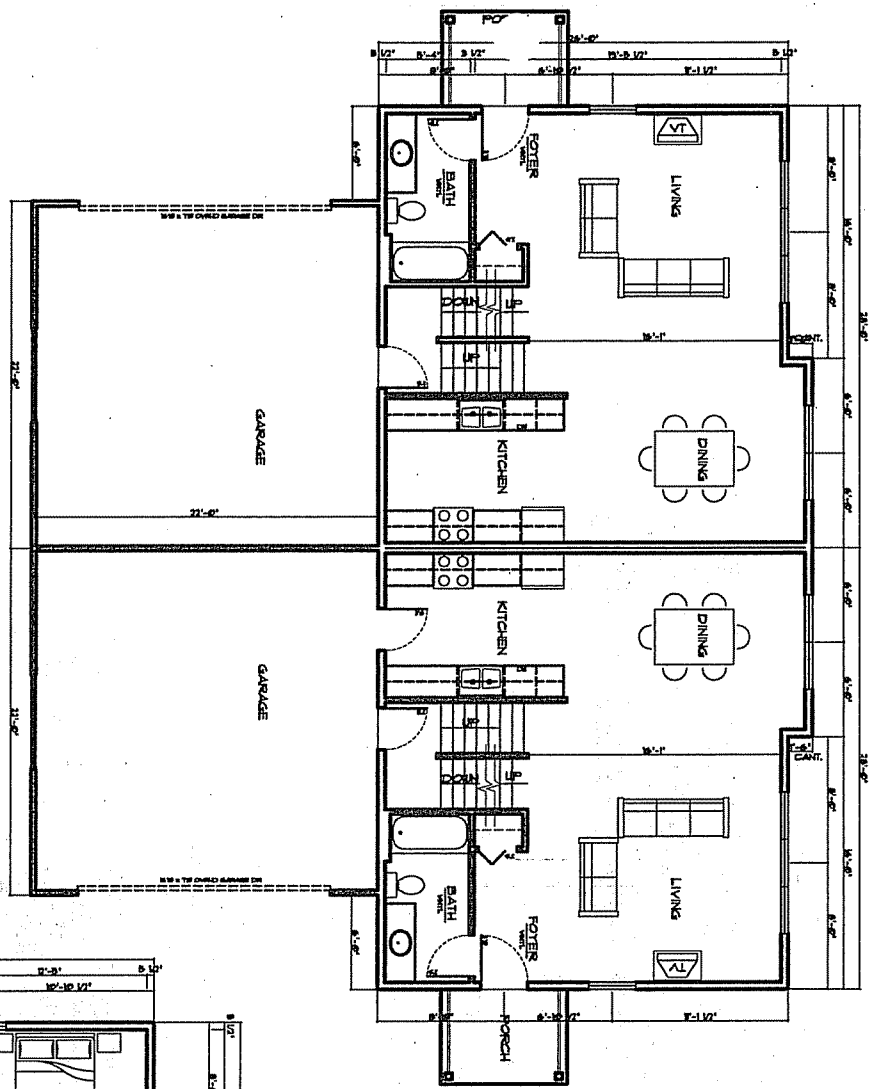
REAR ELEVATION
SCALE 1/8" = 1'-0"

D

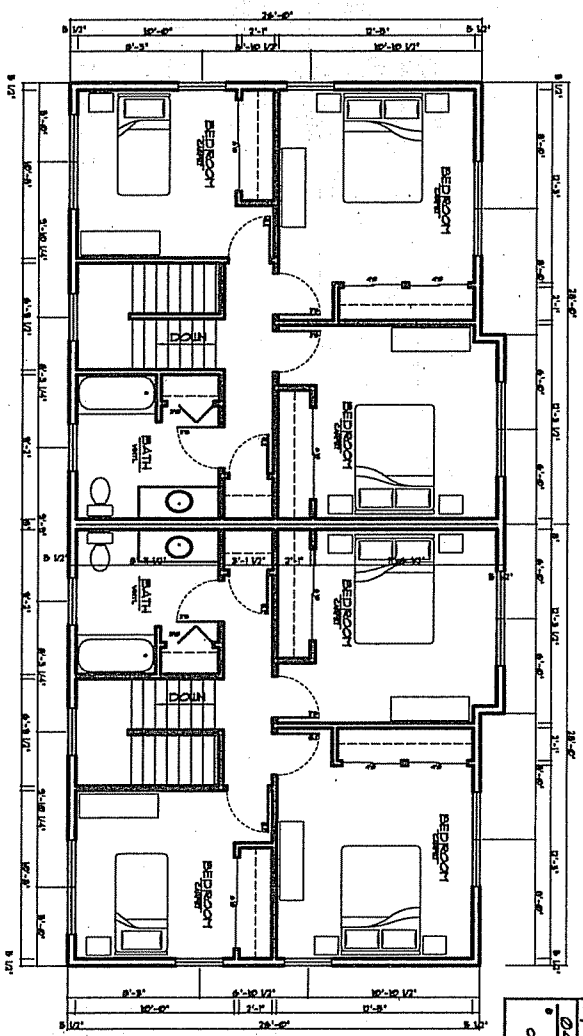
13



D



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



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

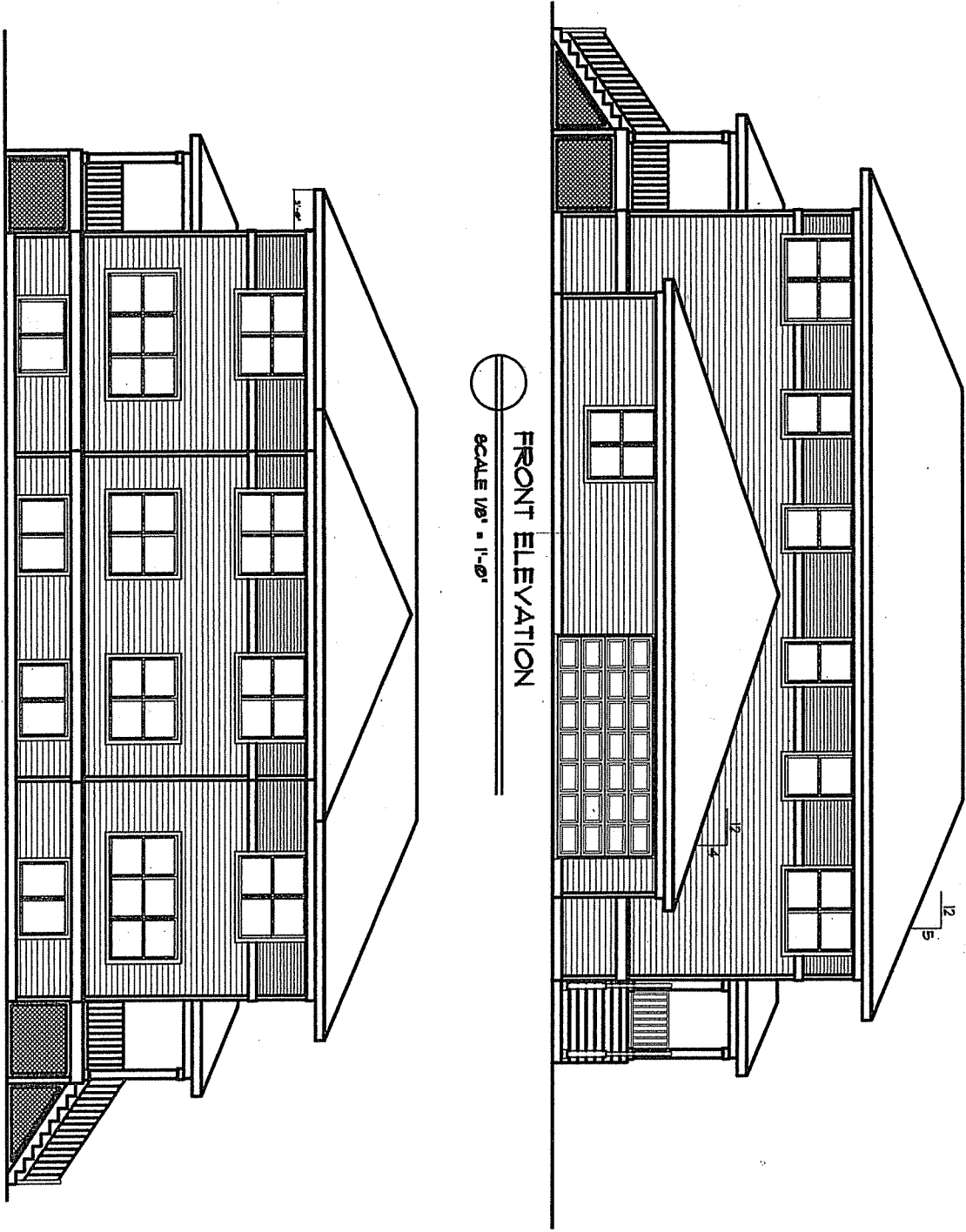
1492 sq ft
D

WISCONSIN PARTNERSHIP
FOR HOUSING DEVELOPMENT
TWIN OAKS LOT 88
NEW CONSTRUCTION
0456
OF

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13

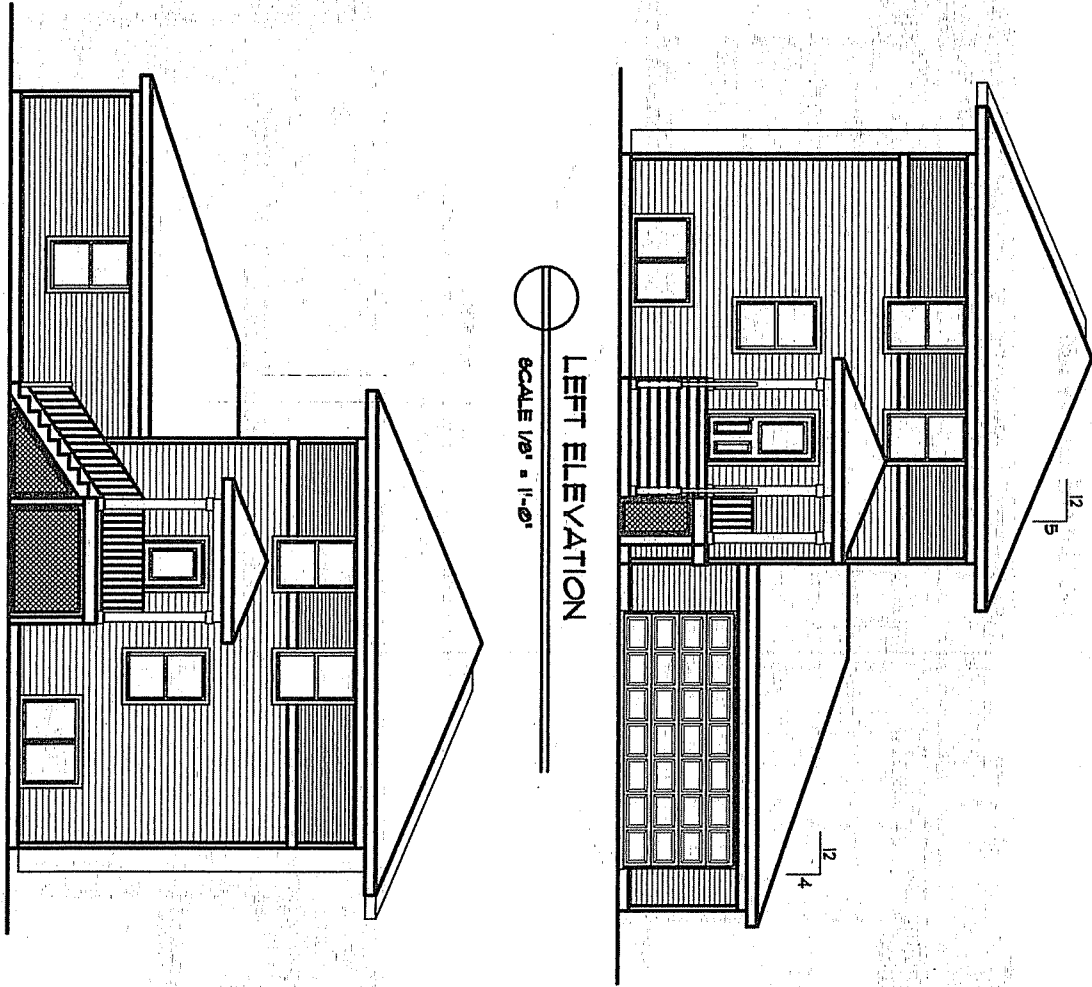


FRONT ELEVATION
SCALE 1/8" = 1'-0"

REAR ELEVATION
SCALE 1/8" = 1'-0"

III

13



LEFT ELEVATION

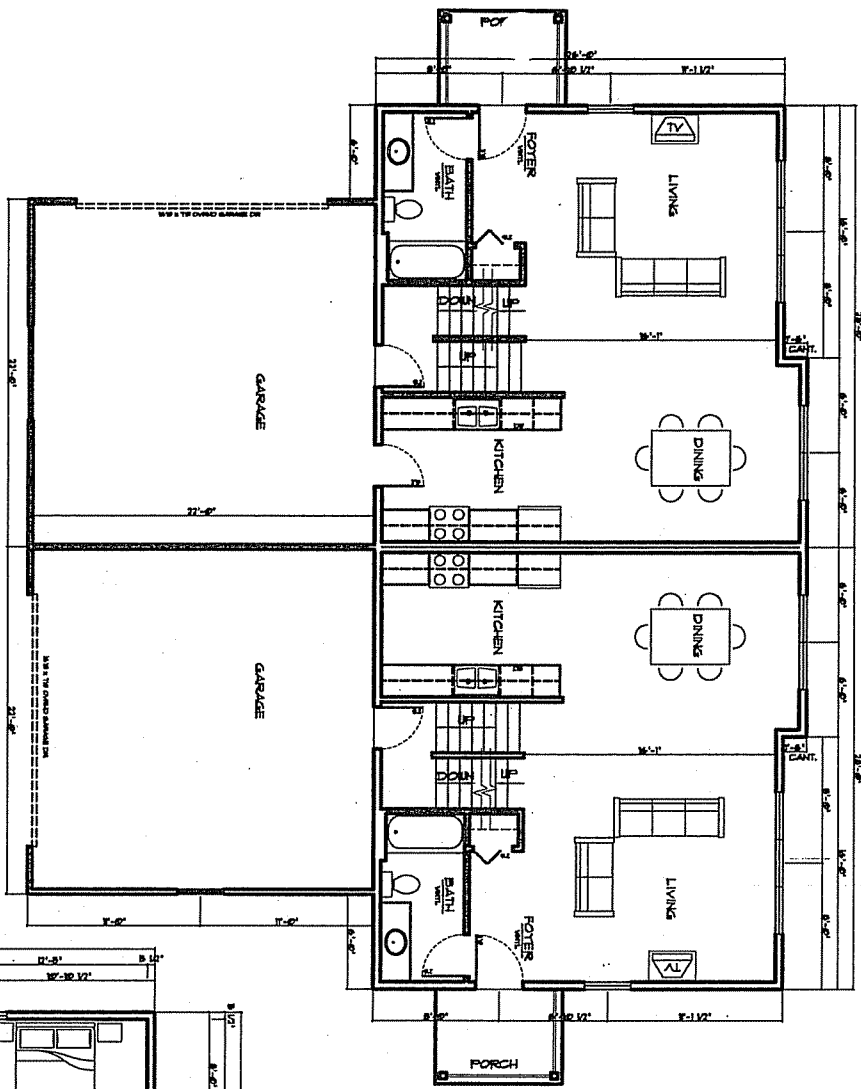
SCALE 1/8" = 1'-0"

RIGHT ELEVATION

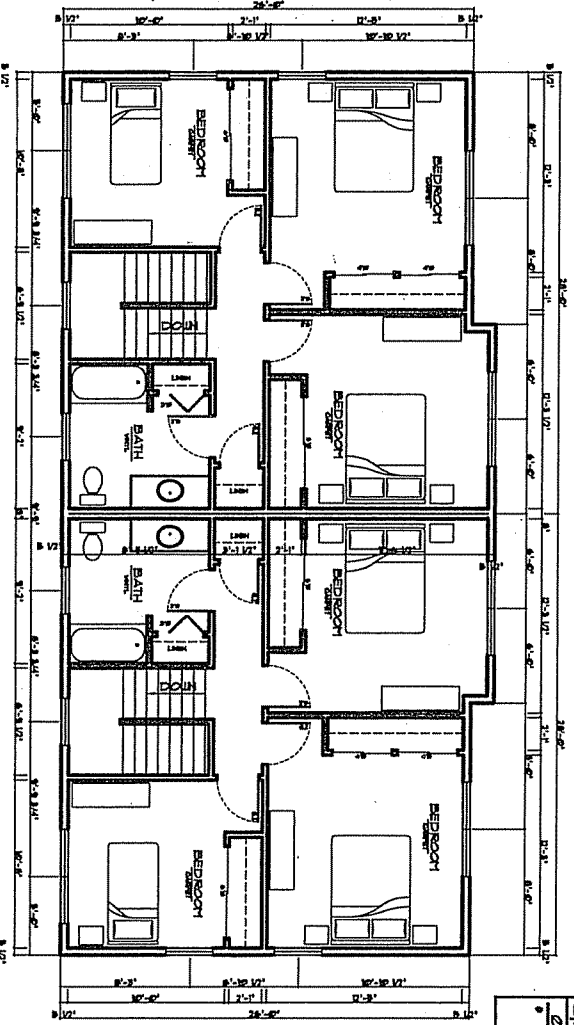
SCALE 1/8" = 1'-0"

III

13



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



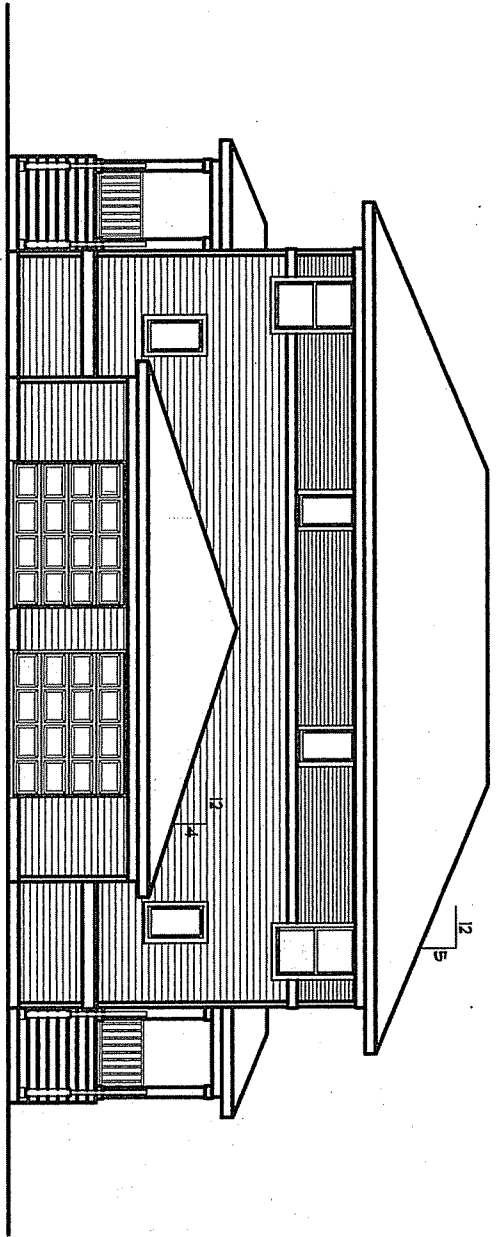
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

1492 sq ft
E

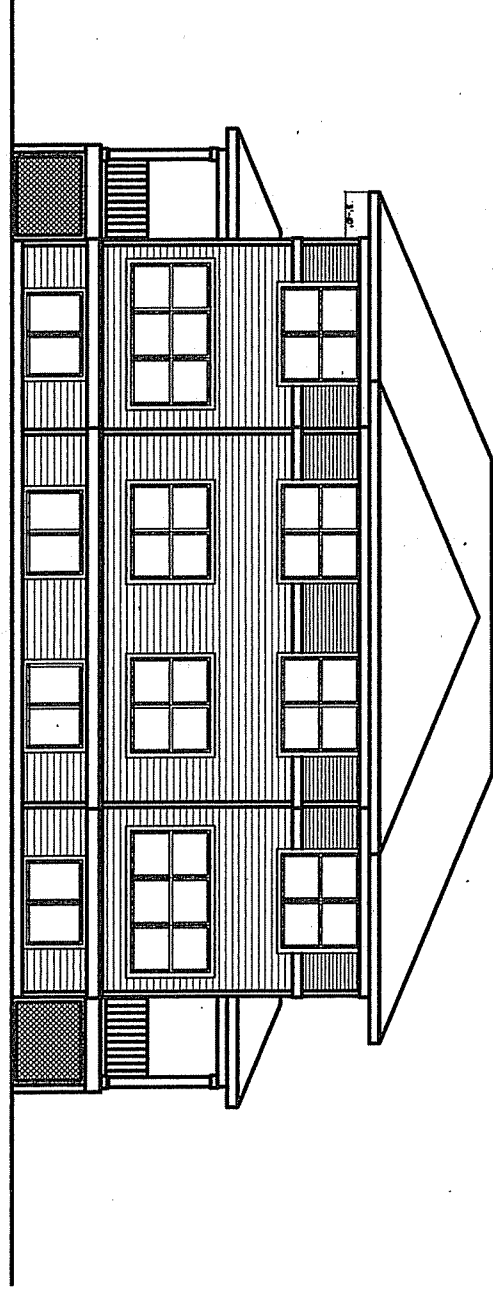
WISCONSIN PARTNERSHIP
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TWIN OAKS LOT 88
NEW CONSTRUCTION

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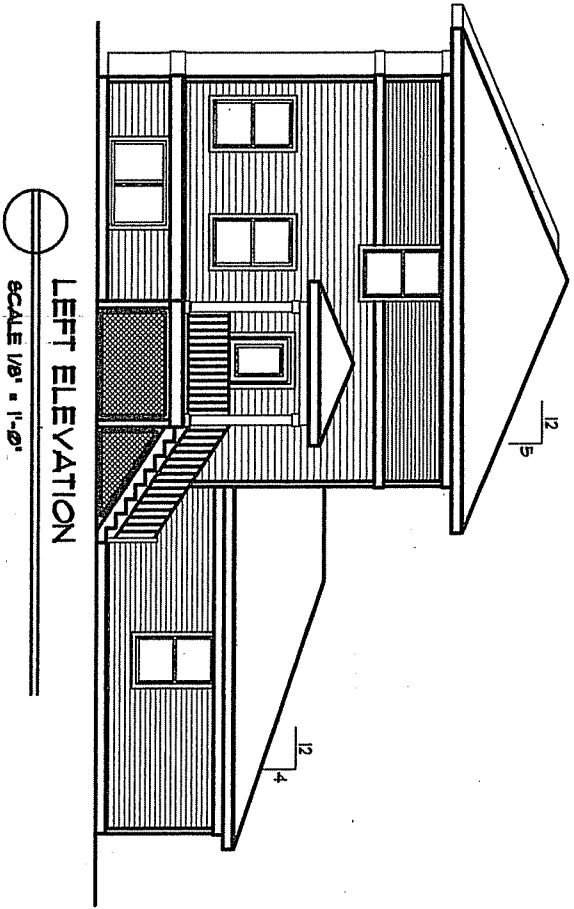
FRONT ELEVATION
SCALE 1/8" = 1'-0"



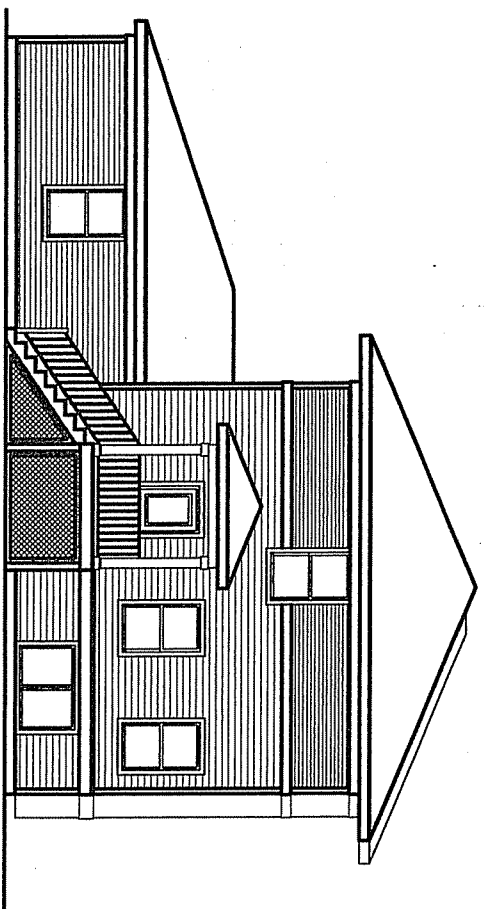
REAR ELEVATION
SCALE 1/8" = 1'-0"

11

13



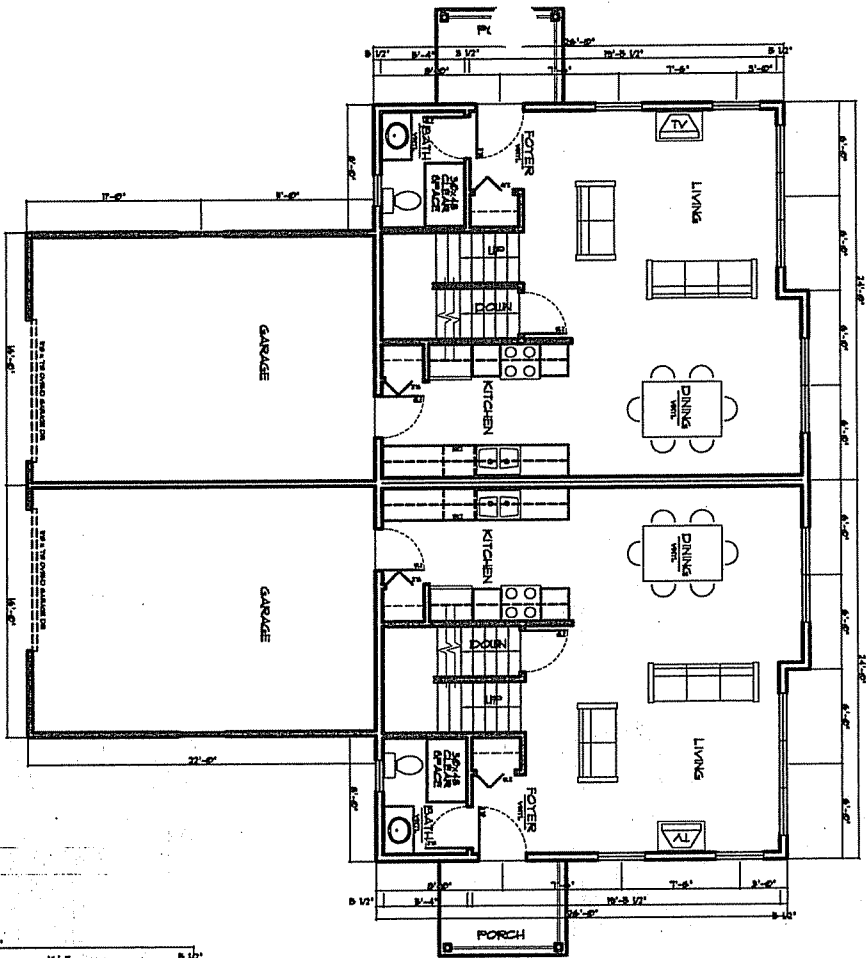
LEFT ELEVATION
SCALE 1/8" = 1'-0"



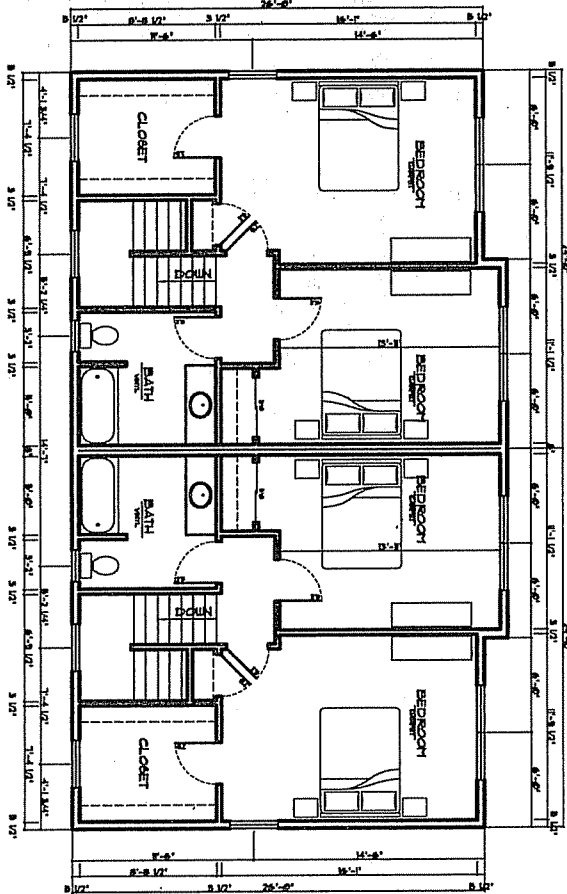
RIGHT ELEVATION
SCALE 1/8" = 1'-0"

11

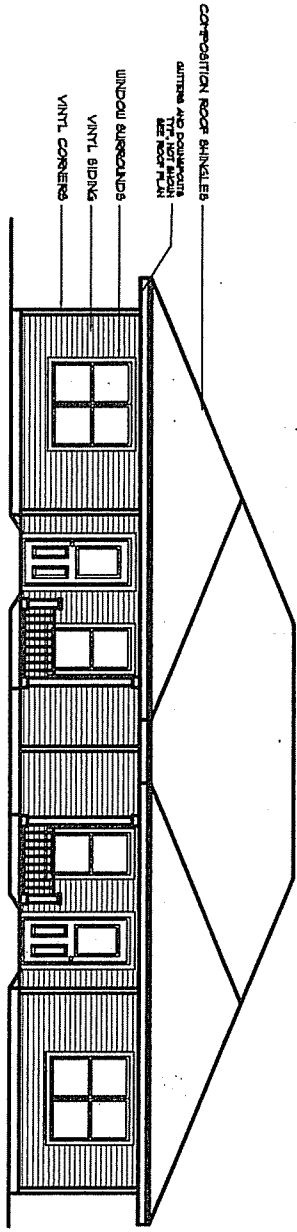
FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



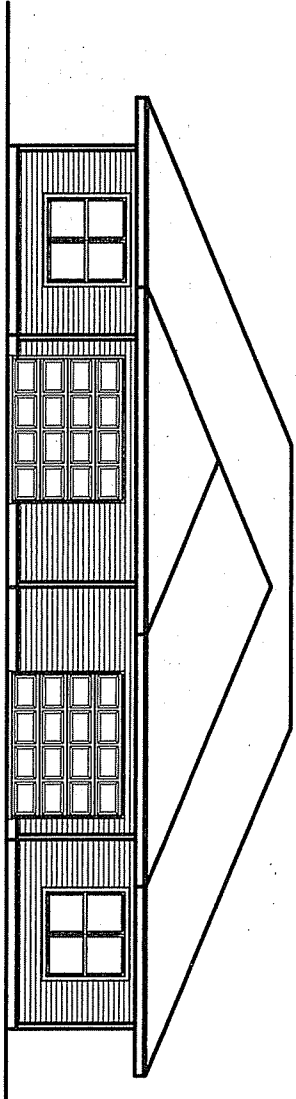
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



1284 sq ft
F



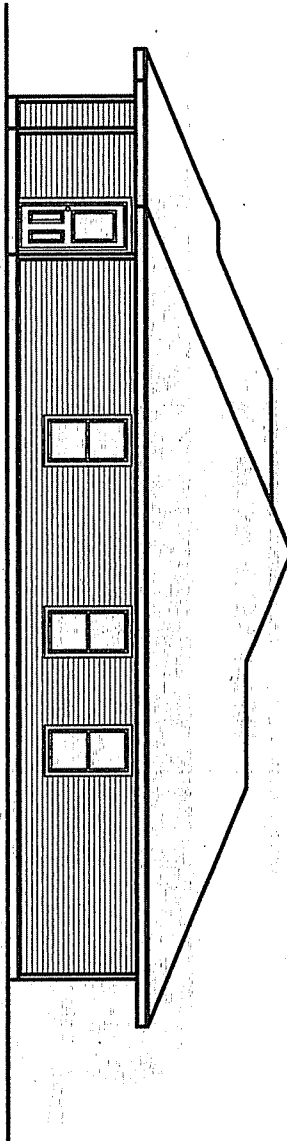
○ ONE BEDROOM ELEVATION
SCALE 1/8" = 1'-0"



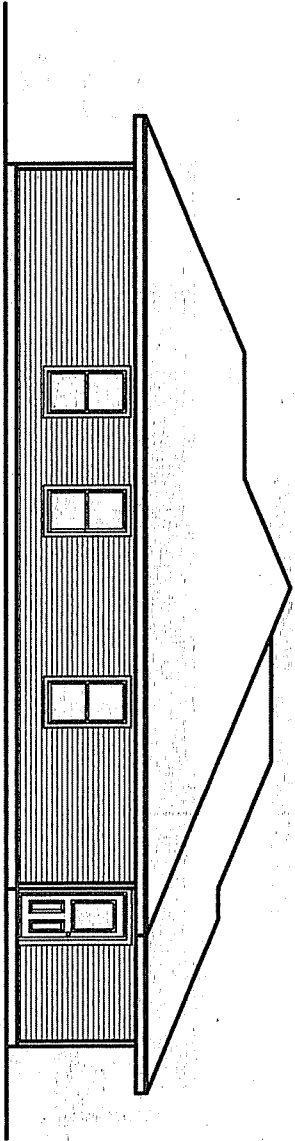
○ REAR ELEVATION
SCALE 1/8" = 1'-0"

G

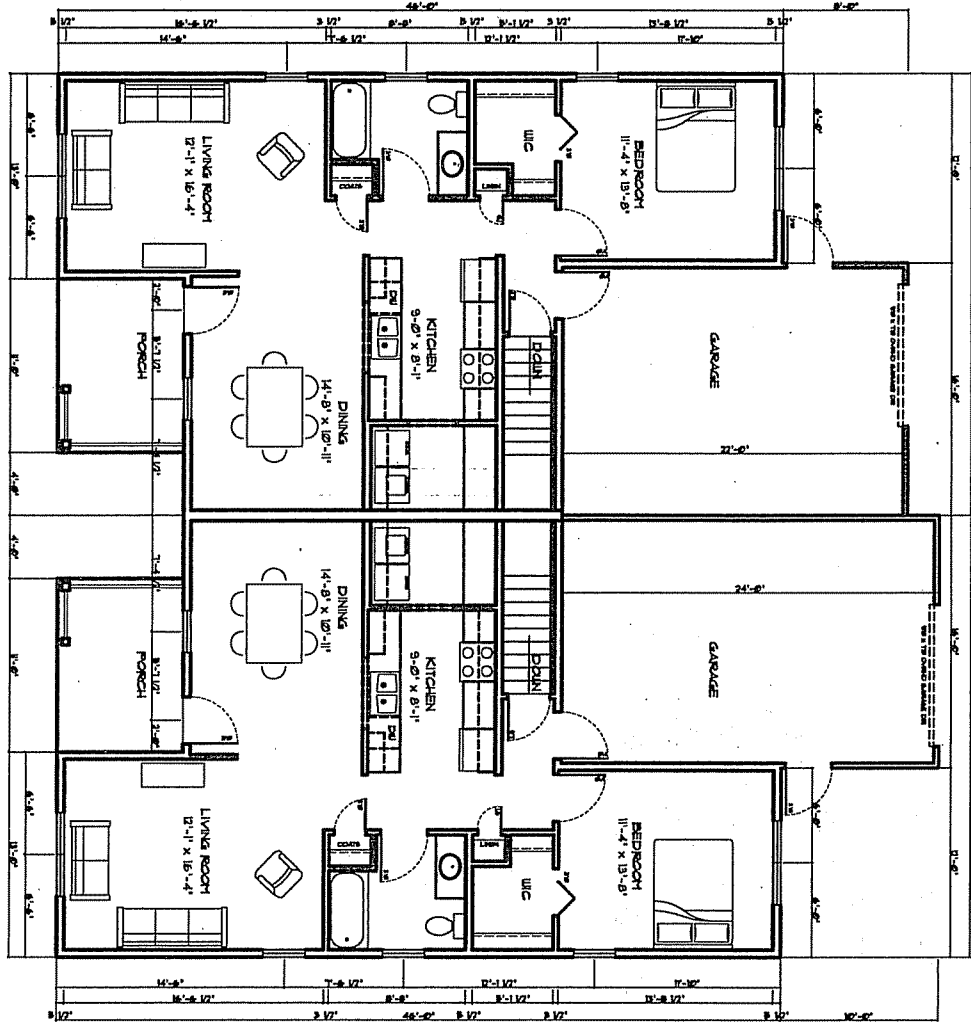
LEFT ELEVATION
SCALE 1/8" = 1'-0"



RIGHT ELEVATION
SCALE 1/8" = 1'-0"



G



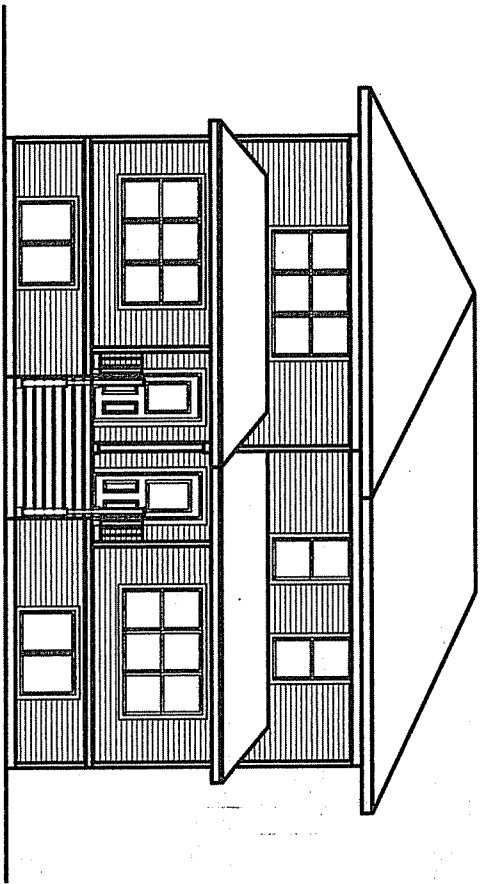
ONE BEDROOM FLOOR PLAN
 SCALE 1/8" = 1'-0"

948 sf
 G

WISCONSIN PARTNERSHIP
 FOR HOUSING DEVELOPMENT
 TURN OAKS LOT 88
 NEW CONSTRUCTION
 0456
 OF

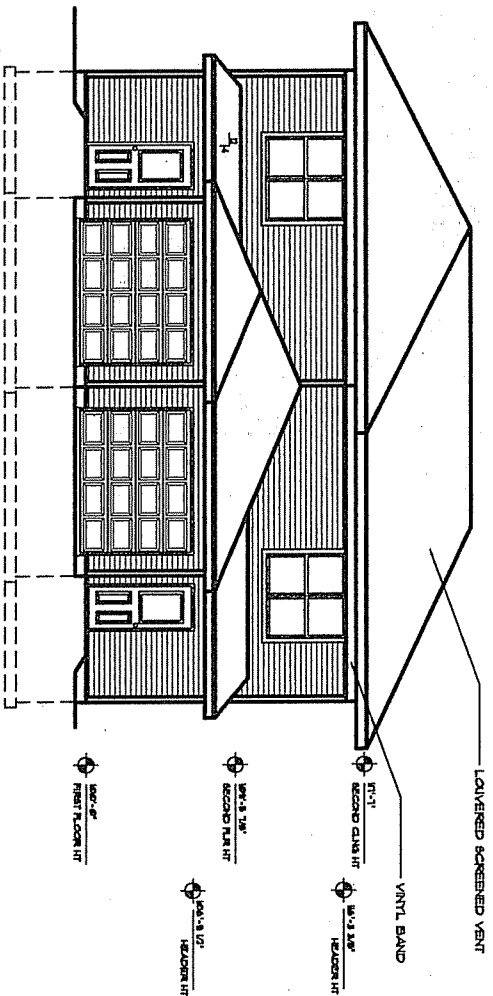
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FRONT ELEVATION

SCALE 1/8" = 1'-0"

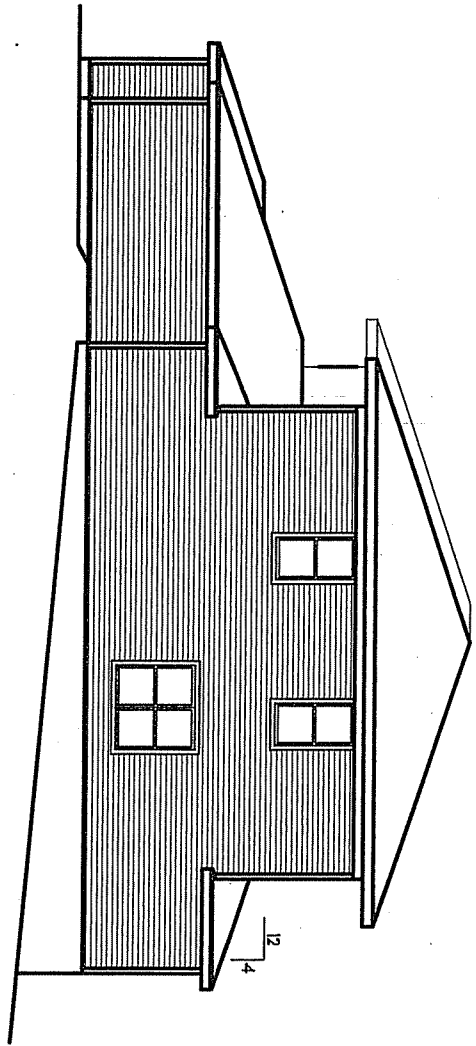


REAR ELEVATION

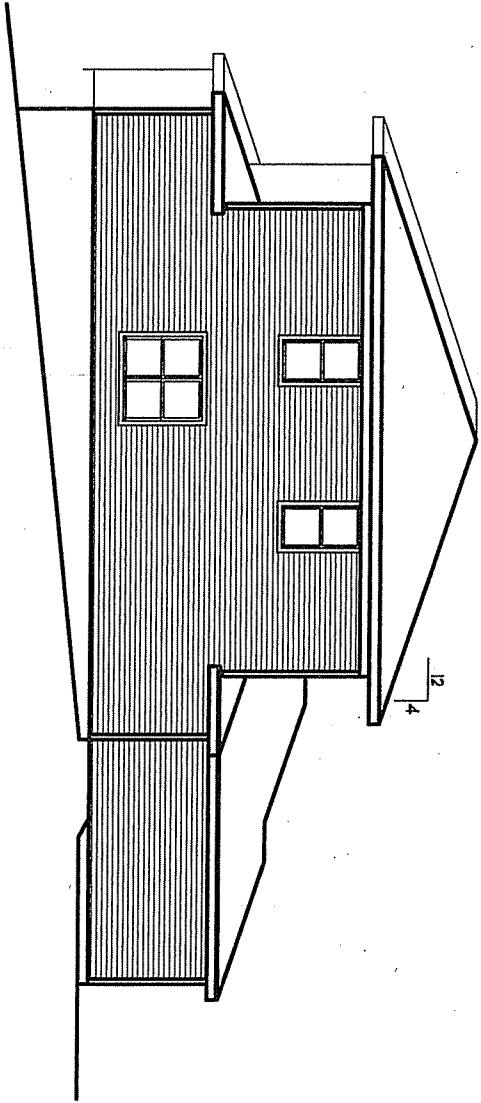
SCALE 1/8" = 1'-0"

H/1

0156 CR	WISCONSIN PARTNERSHIP FOR HOUSING DEVELOPMENT TWIN OAKS LOT 88 NEW CONSTRUCTION	glueck architects 116 North Few Street, Madison, WI 53703 (609)251-2551	3/19/05
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LEFT ELEVATION
SCALE 1/8" = 1'-0"

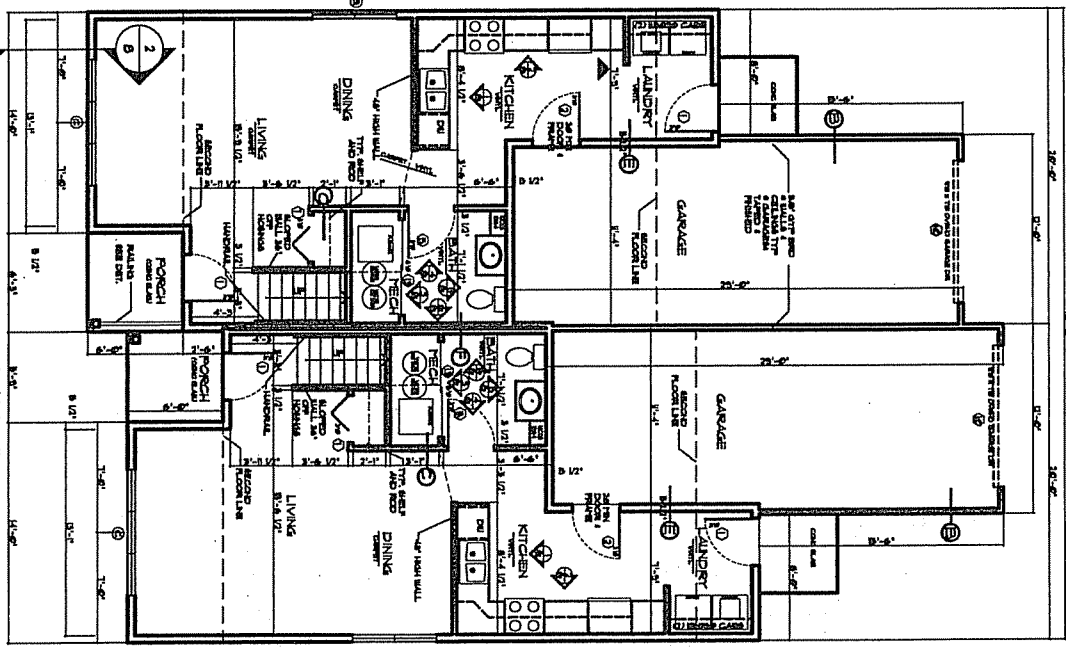


RIGHT ELEVATION
SCALE 1/8" = 1'-0"

H/1

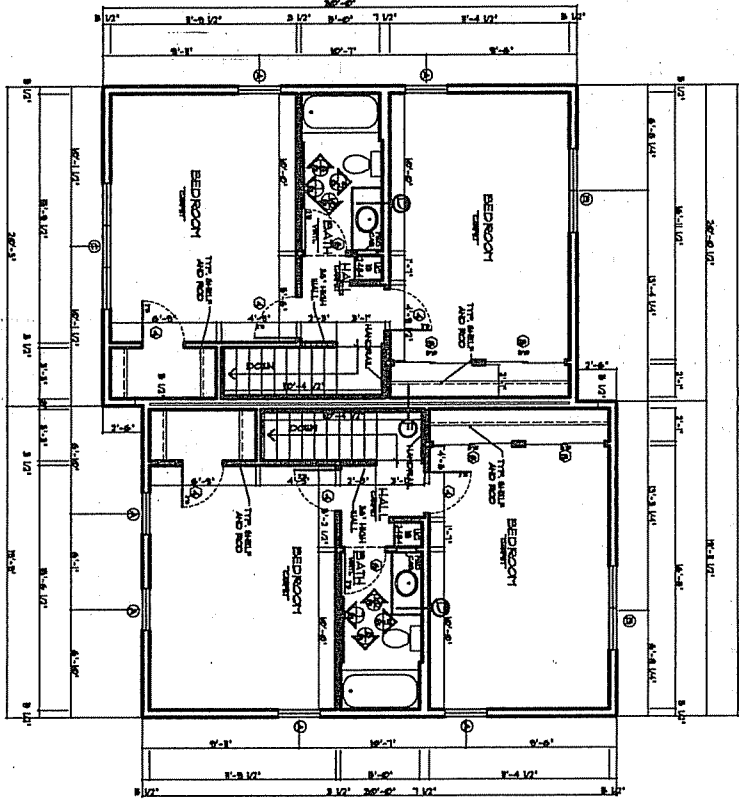
UNIT #1 UNIT #2
FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"



SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"



1218 SF
H/1