

BERKSHIRE - SHEBOYGAN RIVERFRONT

TOWNHOMES

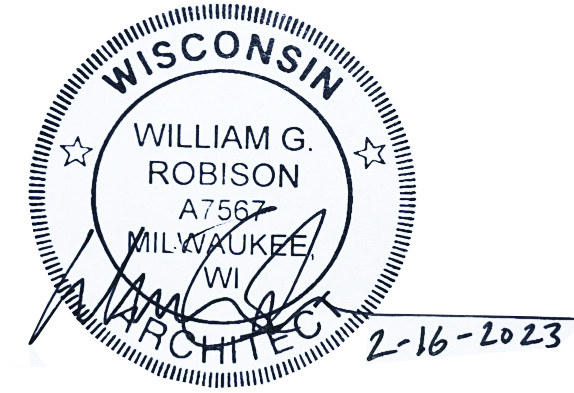
S. 10TH ST. & INDIANA AVE.
SHEBOYGAN, WI 53081

PROJECT

SEAL

CONSULTANTS

DRAWINGS



Randy Elliott
2-16-2023

CD PERMIT SET - 02/15/2023

BERKSHIRE - SHEBOYGAN RIVERFRONT

S. 10TH ST. & INDIANA AVE.
SHEBOYGAN, WI 53081

OWNER
GENERAL CAPITAL GROUP
6938 N. SANTA MONICA BLVD.
FOX POINT, WI 53217

PROJECT NUMBER 213331.00

CIVIL & LANDSCAPE

THE SIGMA GROUP, INC.
1300 W CANAL ST
MILWAUKEE, WI 53233
PH 414-643-4164

ARCHITECTURAL

ENGBERG ANDERSON ARCHITECTS
320 E BUFFALO ST
SUITE 500
MILWAUKEE, WI 53202
PH 414-944-9000

STRUCTURAL

PIERCE ENGINEERS, INC.
181 N BROADWAY
MILWAUKEE, WI 53202
PH 414-278-6060

PLUMBING

DESIGN-BUILD

FIRE PROTECTION

DESIGN-BUILD

MECHANICAL

DESIGN-BUILD

ELECTRICAL

DESIGN-BUILD

- G100-2 SYMBOLS & ABBREVIATIONS
- G101-2 CODE CONFORMANCE
- G102-2 ACCESSIBILITY
- G103-2 WHEDA DESIGN REQUIREMENTS (FOR REFERENCE)
- A000-2 ARCHITECTURAL SITE PLAN (FOR REFERENCE)
- A101-2 FIRST & SECOND LEVEL PLAN - TOWNHOMES
- A102-2 ROOF LEVEL PLAN - TOWNHOMES
- A201-2 FIRST & SECOND LEVEL REFLECTED CEILING PLAN - TOWNHOMES
- A300-2 ENLARGED UNIT PLANS - TOWNHOMES
- A400-2 BUILDING ELEVATIONS - TOWNHOMES
- A401-2 WINDOW TYPES & STOREFRONTS
- A500-2 BUILDING SECTIONS - TOWNHOMES
- A501-2 WALL SECTIONS
- A600-2 WALL TYPES
- A601-2 FLOOR/CEILING & ROOF ASSEMBLIES
- A602-2 DOOR SCHEDULES AND TYPES
- A700-2 FINISH SCHEDULE
- A800-2 UNIT INTERIOR ELEVATIONS

- S001-2 GENERAL NOTES
- S002-2 DESIGN CRITERIA
- S003-2 MINIMUM FASTENER SCHEDULE & ROOF SNOW LOAD PLANS
- S004-2 STRUCTURAL SCHEDULES
- S100-2 FOUNDATION PLAN - TOWNHOMES
- S200-2 SECOND FLOOR FRAMING PLAN - TOWNHOMES
- S201-2 ROOF FRAMING PLAN - TOWNHOMES
- S400-2 STRUCTURAL DETAILS
- S420-2 STRUCTURAL DETAILS
- S421-2 STRUCTURAL DETAILS

UNIT TYPES	UNIT DATA			UNIT PER BUILDING					AREA TOTALS (SQ. FT.)		
	BEDS	BATH	AREA* (SQ. FT.)	SENIOR HOUSING APARTMENTS				TOWNHOMES		TOTAL UNITS	
				LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5				
UNIT 1A	1	1	640	13	13	13	15	-	54	34,560	(5) 1 BED 35,200 SF TOTAL 640 SF AVG
UNIT 1A.1 (TYPE A & WHEDA)	1	1	640	-	-	-	1	-	1	640	
UNIT 2A (WHEDA)	2	2	970	1	2	2	-	-	5	4,850	(2) 2 BED 29,365 SF TOTAL 1,468 SF AVG
UNIT 2B (WHEDA)	2	1	1,030	2	2	2	2	-	8	8,240	
UNIT 2C	2	2	1,025	2	2	2	2	-	8	8,200	
UNIT 2D (WHEDA)	2	1	1,085	1	1	1	1	-	4	4,340	
UNIT 2E (WHEDA)	2	2	1,245	1	-	-	-	-	1	1,245	
UNIT 2E.1 (TYPE A & WHEDA)	2	2	1,245	-	1	1	-	-	2	2,490	
UNIT 3A	3	2	1,445	-	-	-	-	14	14	20,230	(1) 3 BED 26,010 SF TOTAL 1,445 SF AVG
UNIT 3A.1 (T.H. VISITABLE)	3	2	1,445	-	-	-	-	4	4	5,780	
				20	21	21	21	18	101	90,575 SF	897 SF AVG UNIT SIZE
				63							

*UNIT AREAS ARE CALCULATED "PAINT-TO-PAINT" (INCLUDES INTERIOR WALLS OF UNIT)

INDOOR PARKING AREA @ SENIOR HOUSING APT. - LEVEL 1	19,668 GSF
HABITABLE AREAS: VESTIBULE, LOBBY, ELEV. LOBBY, LEASING OFFICE, AND PACKAGE + MAIL AREA @ SENIOR HOUSING APT. - LEVEL 1	1,603 GSF
INDOOR PARKING, VESTIBULE, LOBBY, ELEV. LOBBY, LEASING OFFICE, AND PACKAGE + MAIL AREA @ SENIOR HOUSING APT. - TOTAL LEVEL 1	21,271 GSF

COMMERCIAL/RETAIL AREA @ SENIOR HOUSING APT. - LEVEL 1	1,659 GSF
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HABITABLE R2 AREAS @ SENIOR HOUSING APT. - ALL FLOORS	90,015 GSF
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HABITABLE R2 AREAS @ TOWNHOMES - ALL FLOORS	29,746 GSF
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HABITABLE AREAS - TOTAL PROJECT	121,358 GSF
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INDOOR PARKING	55 SPACES
SURFACE PARKING	63 SPACES
TOTAL PARKING	118 SPACES

ISSUED FOR:

CD PERMIT SET 2023-02-15

REVISION FOR:

NO. DESCRIPTION DATE



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TITLE SHEET

G000-2

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NOTE:
ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR FURTHER
INFORMATION AND DETAILS.

KEY

- A** SENIOR APARTMENTS
- B** LIVE-WORK STYLE TOWNHOMES
- C** COMMERCIAL / RETAIL SPACE (WITHIN SENIOR APARTMENT BUILDING)
- D** PLAZA - LANDSCAPING AND TEXTURED CONC.
- E** TRANSFORMER
- F** NEW CURB, SIDEWALK, AND GRASS AS NEEDED
- G** DROP-OFF
- H** RESIDENT SURFACE PARKING
- I** OVERHEAD POWER LINES
- J** EXTERIOR TRASH ENCLOSURE (TOWNHOME)
- K** MONUMENT SIGN
- L** CORNER SIGNAGE (TBD)
- M** BIKE RACKS

UNIT MATRIX

UNIT TYPES	UNIT DATA			UNIT PER BUILDING					AREA TOTALS (SQ. FT.)	AREA TOTALS (SQ. FT.)	AVG UNIT SIZE
	BEDS	BATH	AREA* (SQ. FT.)	SENIOR HOUSING APARTMENTS				TOWNHOMES			
				LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5				
UNIT 1A	1	1	640	13	13	13	15	-	54	34,560	(55) 1 BED
UNIT 1A.1 (TYPE A & WHEDA)	1	1	640	-	-	-	1	-	1	640	35,200 SF TOTAL 640 SF AVG
UNIT 2A (WHEDA)	2	2	970	1	2	2	-	-	5	4,850	(28) 2 BED 29,365 SF TOTAL 1,049 SF AVG
UNIT 2B (WHEDA)	2	1	1,030	2	2	2	2	-	8	8,240	
UNIT 2C	2	2	1,025	2	2	2	2	-	8	8,200	
UNIT 2D (WHEDA)	2	1	1,085	1	1	1	1	-	4	4,340	
UNIT 2E (WHEDA)	2	2	1,245	1	-	-	-	-	1	1,245	
UNIT 2E.1 (TYPE A & WHEDA)	2	2	1,245	-	1	1	-	-	2	2,490	
UNIT 3A	3	2	1,445	-	-	-	-	14	14	20,230	(18) 3 BED
UNIT 3A.1 (T.H. VISITABLE)	3	2	1,445	-	-	-	-	4	4	5,780	25,010 SF TOTAL 1,445 SF AVG
	20	21	21	21				18	181	90,575 SF	897 SF AVG UNIT SIZE
				83							

*UNIT AREAS ARE CALCULATED "PAINT-TO-PAINT"
(INCLUDES INTERIOR WALLS OF UNIT)

INDOOR PARKING AREA @ SENIOR HOUSING APT. - LEVEL 1 19,668 GSF

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INDOOR PARKING, VESTIBULE, LOBBY, ELEV. LOBBY, LEASING OFFICE, AND PACKAGE + MAIL AREA @ SENIOR HOUSING APT. - TOTAL LEVEL 1 21,271 GSF

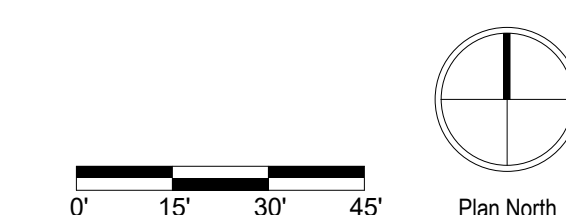
COMMERCIAL/RETAIL AREA @ SENIOR HOUSING APT. - LEVEL 1 1,650 GSF

HABITABLE R2 AREAS @ SENIOR HOUSING APT. - ALL FLOORS 90,015 GSF

HABITABLE R2 AREAS @ TOWNHOMES - ALL FLOORS 29,740 GSF

HABITABLE AREAS - TOTAL PROJECT 121,358 GSF

INDOOR PARKING	55 SPACES
SURFACE PARKING	63 SPACES
TOTAL PARKING	118 SPACES



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**ARCHITECTURAL SITE
PLAN (FOR REFERENCE)**

- GENERAL NOTES - FLOOR PLANS**
1. 5/8" BY CIVIL = 101" ARCHITECTURAL.
 2. DIMENSIONS AT BUILDING EXTERIOR, MASONRY VENEER ARE MEASURED TO EXT. F.O. MASONRY.
 3. DIMENSIONS AT BUILDING EXTERIOR, NON-MASONRY VENEER ARE MEASURED TO EXT. F.O. WOOD STUD FRAMING.
 4. OVERALL DIMENSIONS OF DEMISING WALLS ARE TO THE CENTERLINE OF THE STUD.
 5. MECHANICAL EQUIPMENT SHOWN FOR COORDINATION ONLY.
 6. 4" DIMENSION TYPICAL FROM DOOR JAMB TO ADJACENT WALL UNLESS NOTED OTHERWISE.
 7. SEE ENLARGED UNIT PLANS FOR DWELLING UNIT INFORMATION.
 8. SEE FINISHED SCHEDULE AND PLANS FOR FINISH INFORMATION.
 9. VERIFY ALL EXTERIOR ROUGH OPENING DIMENSIONS WITH PRODUCT MANUFACTURERS.
 10. REFER TO SHEET G101-2 (CODE CONFORMANCE PLANS) FOR FIRE EXTINGUISHER AND FIRE EXTINGUISHER CABINET LOCATIONS.
 11. COORDINATE REQUIRED SHEAR WALL CONSTRUCTION & LOCATIONS AS CALLED FOR BY STRUCTURAL DOCUMENTS.
 12. G.C. ALONG WITH ALL DESIGN BUILD CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE REQUIREMENTS SET FORTH BY WHEDA A/R SELECTED GREEN BUILDING PROGRAM FOR THIS PROJECT. ANY INCONSISTENCIES BETWEEN THE CONTRACT DOCUMENTS AND SAID CHECKLISTS FOUND BY THE REVIEWING PARTIES SHALL IMMEDIATELY BE BROUGHT TO THE ARCHITECTS ATTENTION FOR REVIEW.

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**FIRST & SECOND LEVEL
PLAN - TOWNHOMES**

A101-2



2
TH LEVEL 2
SCALE: 1/8" = 1'-0"



1
TH LEVEL 1
SCALE: 1/8" = 1'-0"

GENERAL NOTES - ROOF PLAN

1. ROOF DRAINS ARE SHOWN FOR INTENT ONLY. FINAL LAYOUT AND QUANTITY TO BE COORDINATED WITH DESIGN BUILD PLUMBING CONTRACTOR.
2. PROVIDE A SECONDARY OVERFLOW ROOF DRAIN FOR EACH ROOF DRAIN SHOWN PER CODE.
3. MECHANICAL EQUIPMENT SHOWN FOR COORDINATION ONLY. SEE MECHANICAL DRAWINGS FOR EQUIPMENT AND LOCATIONS.
4. WALKING PADS SHOWN FOR INTENT. FINAL LAYOUT OF WALKING PADS TO BE COORDINATED WITH MECHANICAL EQUIPMENT PLACEMENT.
5. LOW SLOPE ROOF AREAS TO HAVE SLOPED TOP CHORD.
6. PROVIDE TAPERED INSULATION TO FORM CRICKETS TO ROOF DRAINS AND AT ROOF PROTRUSIONS. INTENT SHOWN ON PLANS.
7. MIN. 1/4" PER 1'-0" SLOPE.
8. MAINTAIN ROOF EDGE AT CONSTANT ELEVATION.

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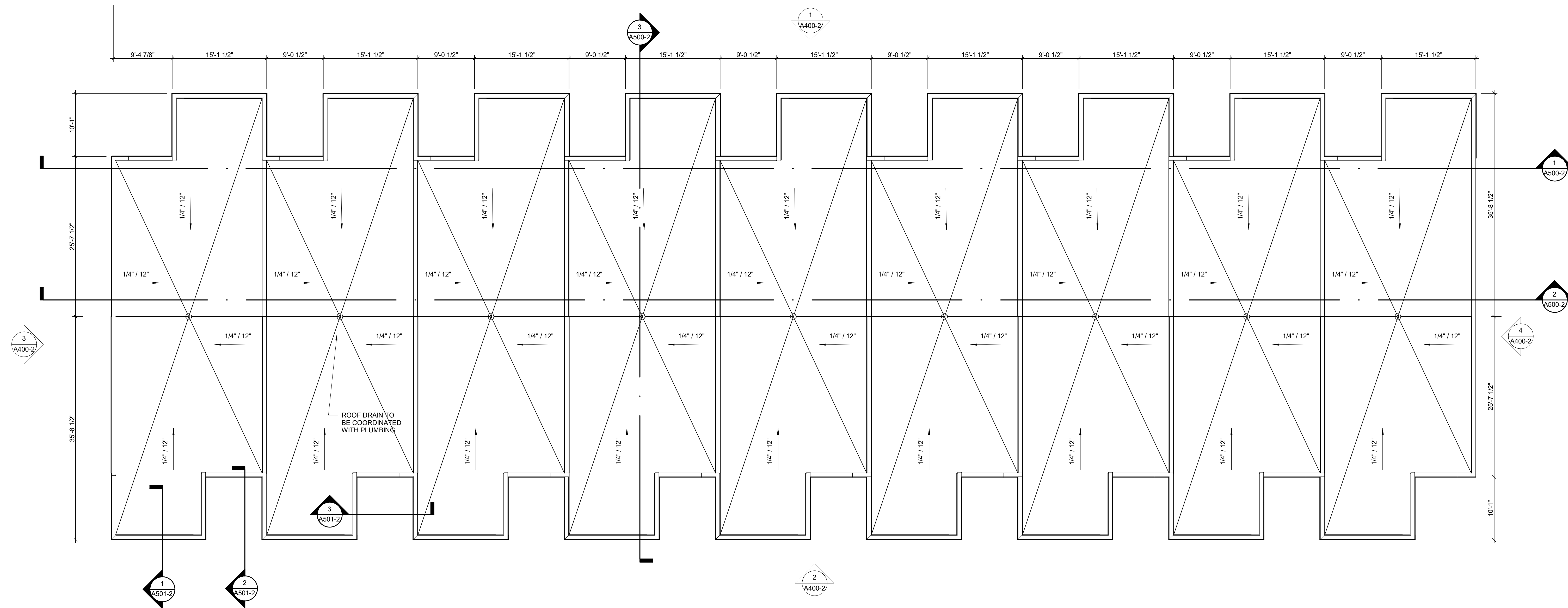
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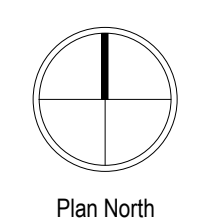


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**ROOF LEVEL PLAN -
TOWNHOMES**

0' 2' 4' 8'



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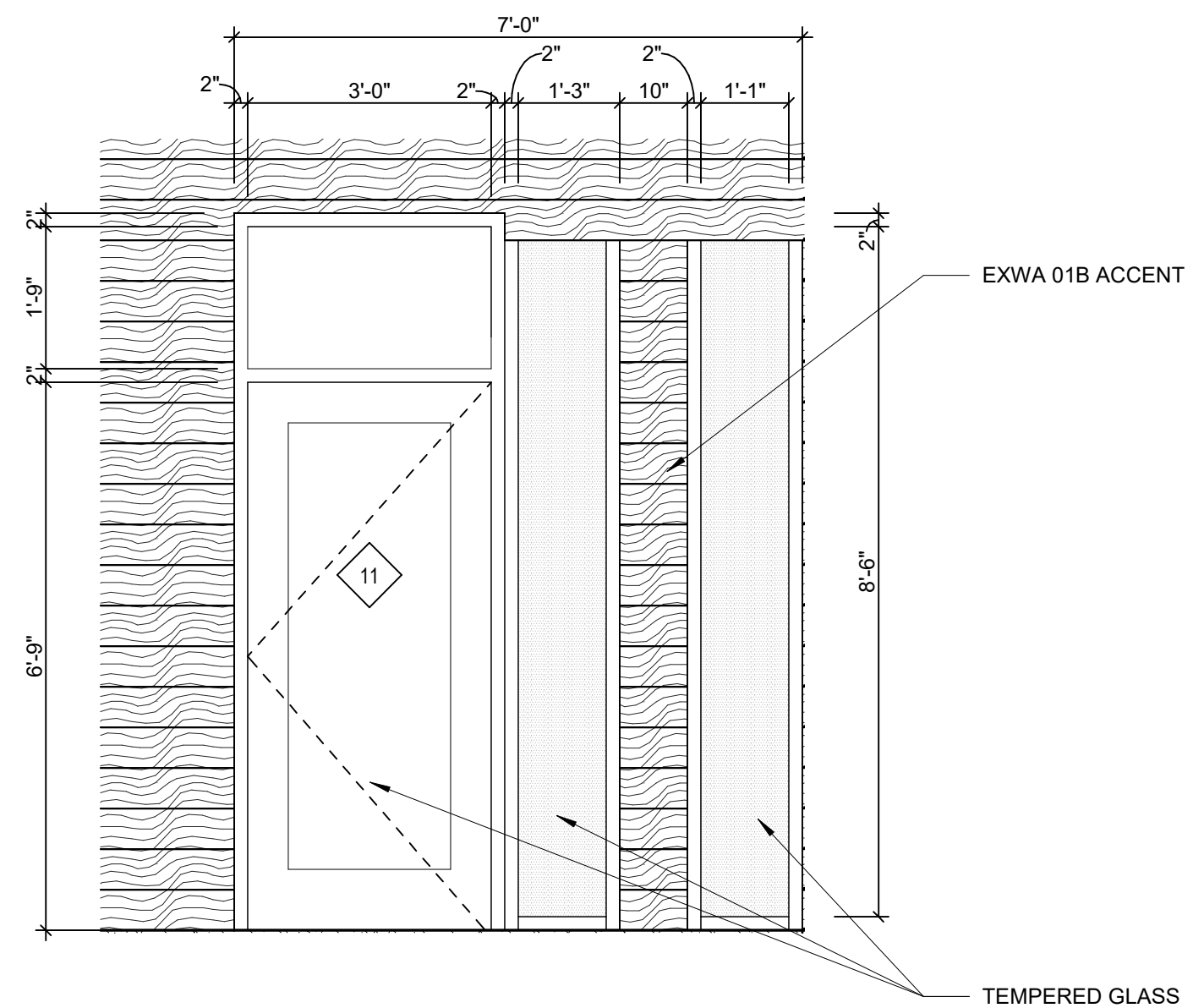
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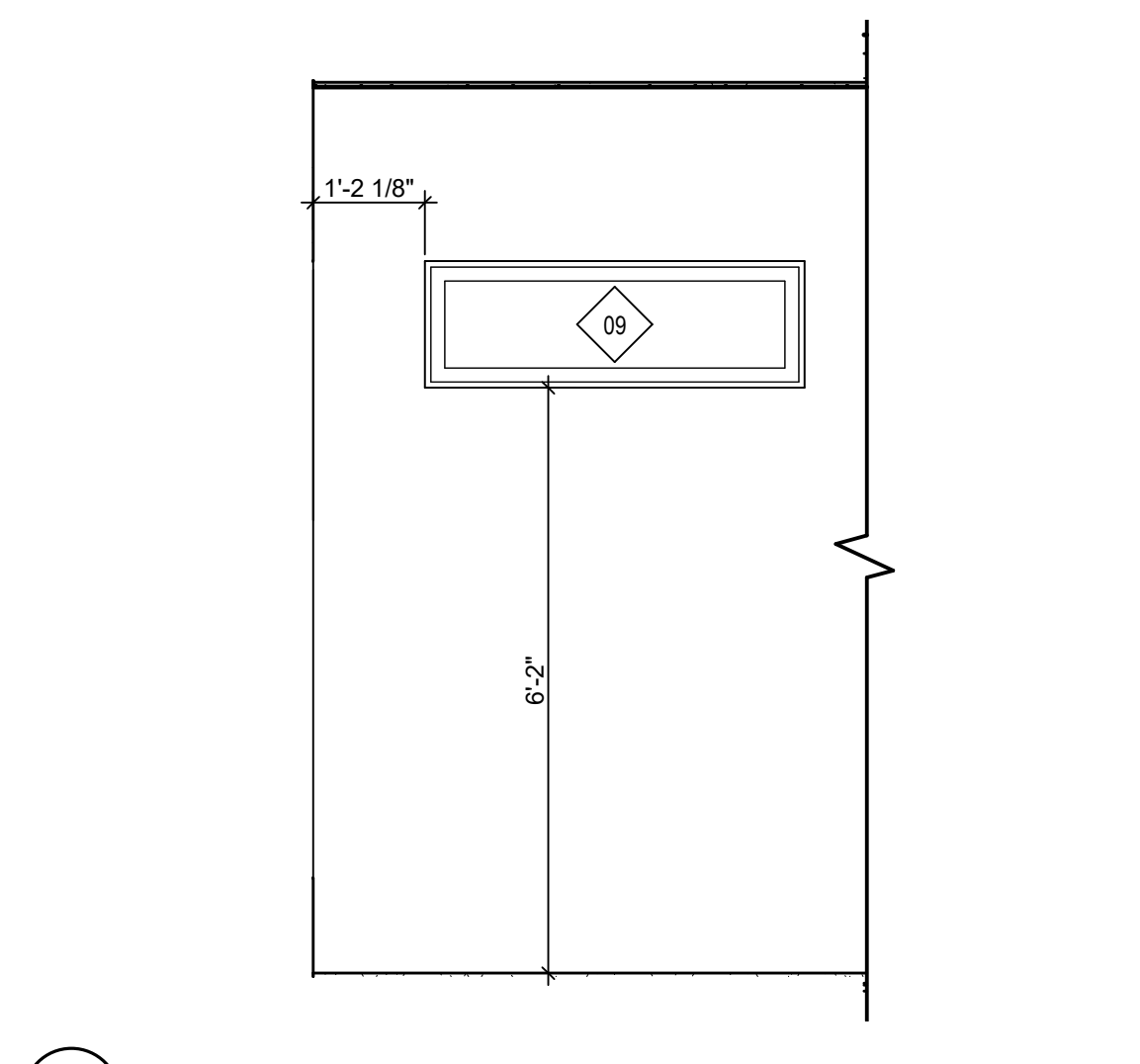
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**ENLARGED UNIT PLANS -
TOWNHOMES**

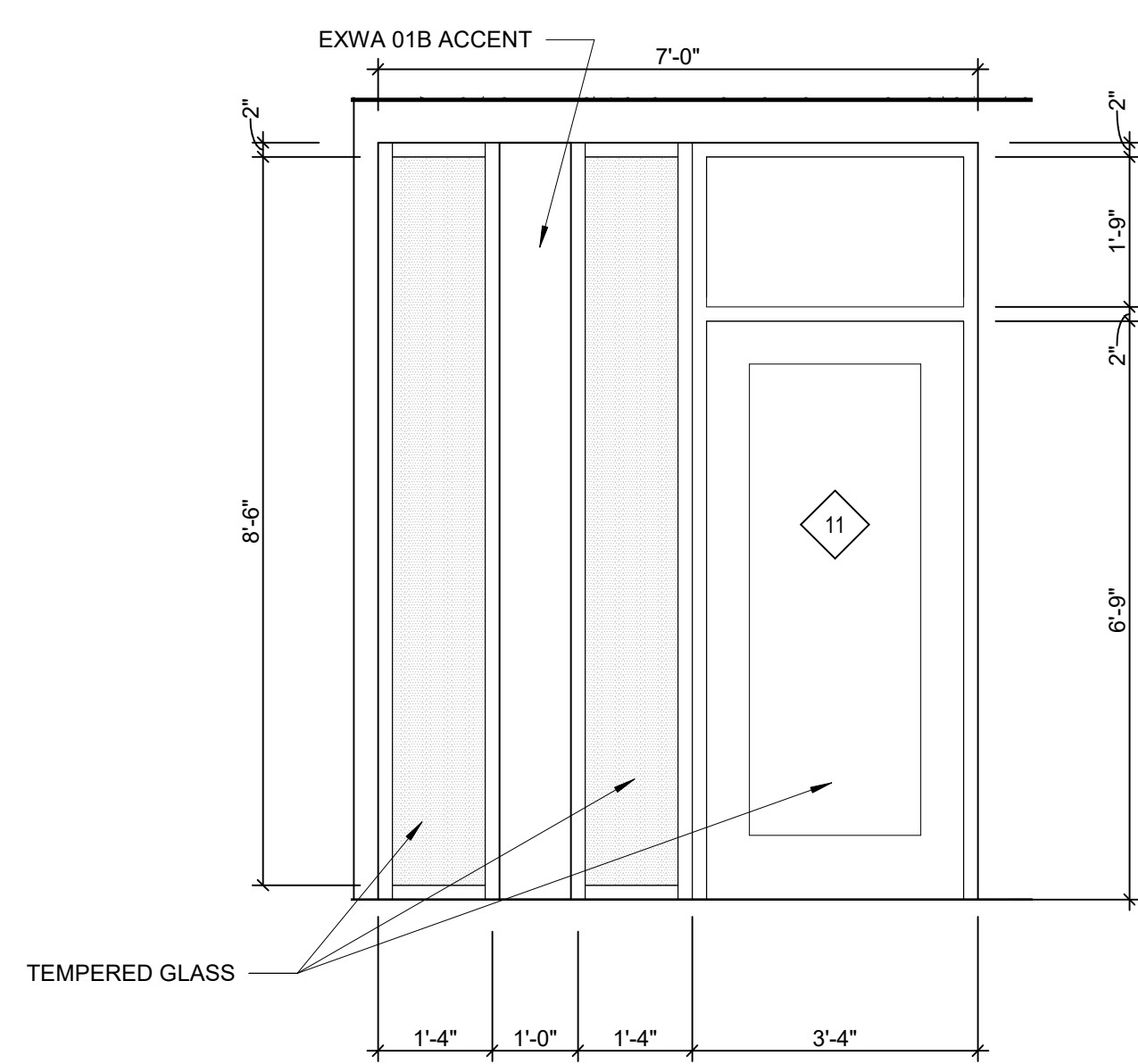
A300-2



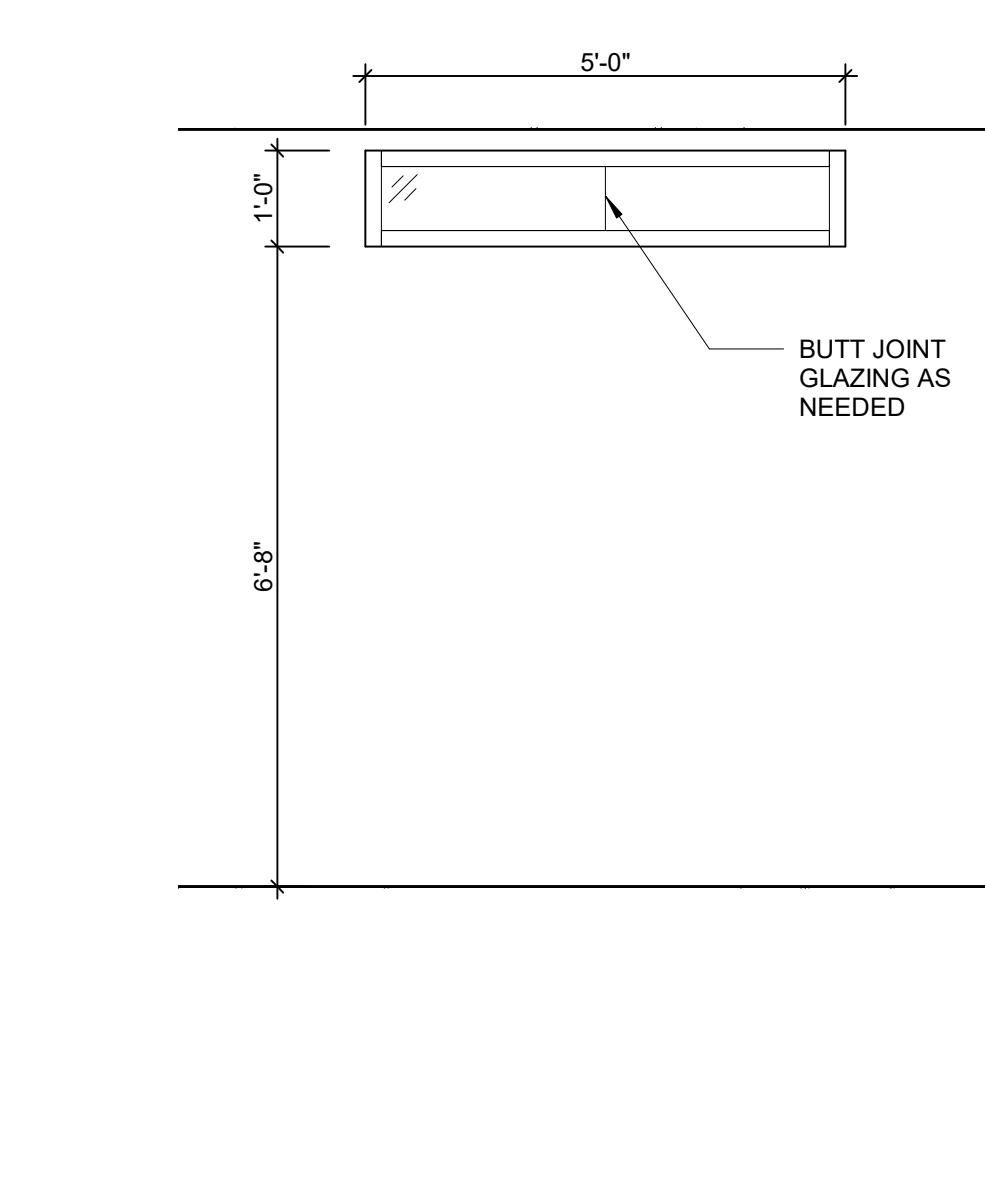
6 OUTDOOR TERRACE DOOR
SCALE: 1/2" = 1'-0"



4 BEDROOM ELEVATION - LEVEL 2
SCALE: 1/2" = 1'-0"



5 BEDROOM ELEVATION - FACING TERRACE DOOR
SCALE: 1/2" = 1'-0"



3 TOWNHOME BEDROOM CLERESTORY, TYP.
SCALE: 1/2" = 1'-0"

GENERAL FINISH NOTES

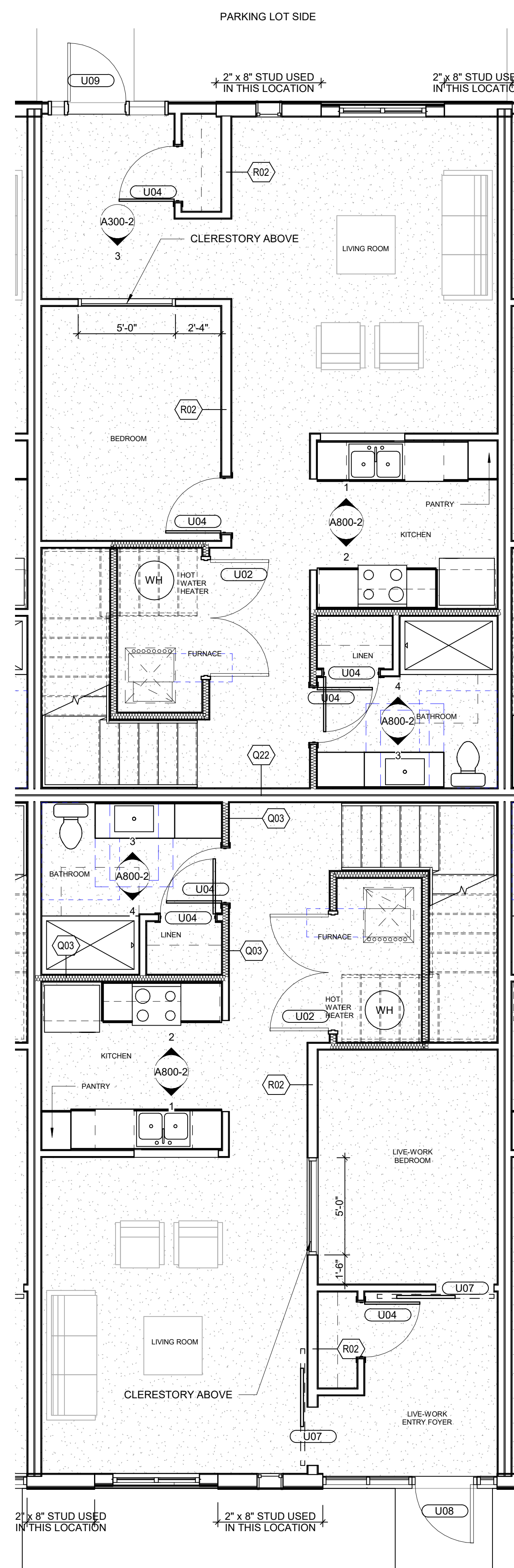
1. PLAM-1 AT KITCHEN COUNTERS.
2. KITCHEN CABINETS AND BATHROOM VANITIES SHALL BE CAB-1.
3. SS-1 AT BATHROOM COUNTERS.
4. WT-1 AT ALL EXTERIOR WINDOWS.

ROOM FINISH SCHEDULE

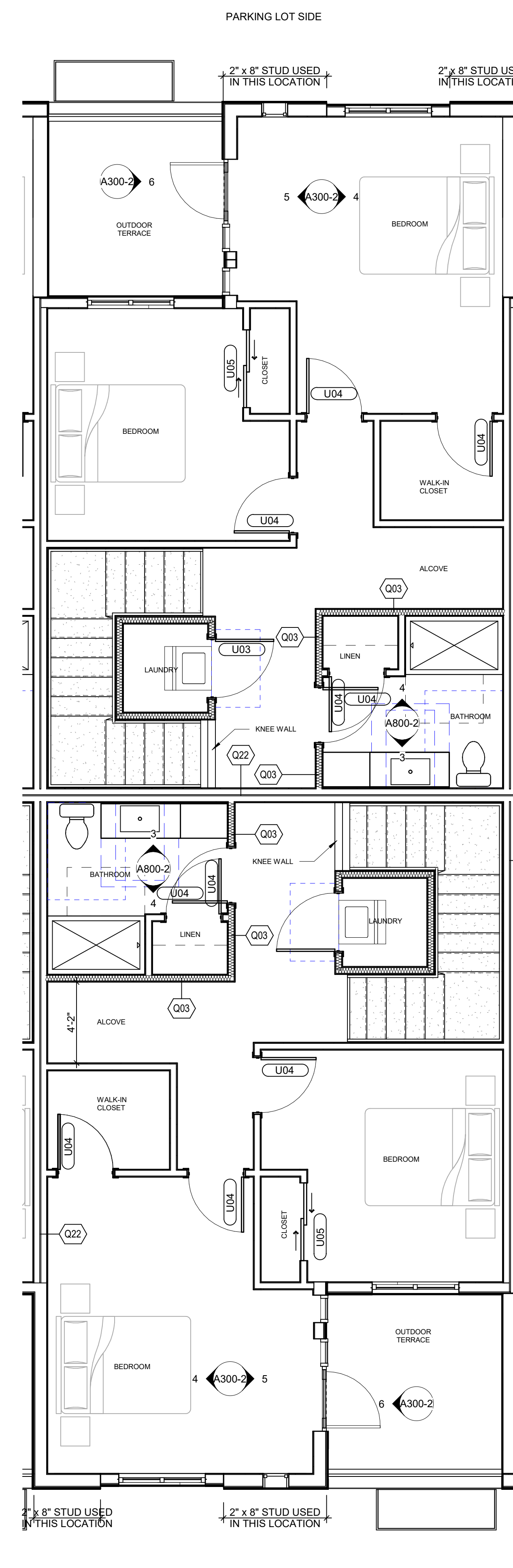
ROOM NAME	FLOOR	BASE	WALL	CEILING	NOTES
ENTRY	LVT-1	VB-1	PT-1	PT-1	-
KITCHEN	LVT-1	VB-1	PT-1	PT-1	PLAM-1 AT COUNTERS
LIVING ROOM	LVT-1	VB-1	PT-1	PT-1	-
BEDROOM	CPT-2	VB-1	PT-1	PT-1	-
BEDROOM CLOSET	CPT-2	VB-1	PT-1	PT-1	-
DEN	LVT-1	VB-1	PT-1	PT-1	-
BATHROOM	LVT-1	VB-1	PT-1	PT-1	MOLDED MARBLE AT COUNTERS
LAUNDRY/FURNACE	LVT-1	VB-1	PT-1	PT-1	-

GENERAL NOTES - UNIT PLANS

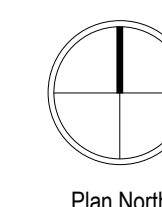
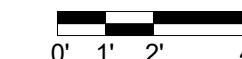
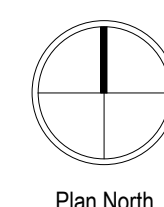
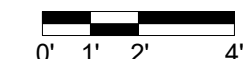
1. ALL WALLS ARE Q02 UNLESS OTHERWISE NOTED.
2. PROVIDE BATT INSULATION FOR SOUND CONTROL AT BATHROOM AND UTILITY ROOM WALLS. WALLS SHOWING BATT INSULATION IN ENLARGED UNIT PLANS ARE Q03 OR R03.
3. SEE OVERALL PLANS FOR UNIT-TO-CORRIDOR DEMISING WALL TAGS.
4. 4" DIMENSION TYPICAL FROM DOOR JAMB TO ADJACENT WALL UNLESS NOTED OTHERWISE.
5. COORDINATE CABINET/APPLIANCE CLEARANCE REQUIREMENTS W/ MANUFACTURERS.
6. PROVIDE FINISHED SURFACE AT ALL EXPOSED CABINET ENDS.
7. ALL DIMENSIONS ON PLANS SHOWN ARE TO THE NOMINAL FACE OF GYPSUM WALL BOARD UNLESS NOTED OTHERWISE.
8. WOOD CASING AROUND INTERIOR SWING DOORS (BOTH SIDES) AND IN FRONT OF SLIDING & BIFOLD DOOR TRACKS (BOTH SIDES WHEN IT IS A WALK-IN CLOSET OR LAUNDRY ROOM).
9. GYPSUM WALL BOARD SHALL CONTINUE BEHIND CABINETS.
10. PROVIDE GYPSUM BOARD RATED FOR WET LOCATIONS BEHIND SHOWERS STALLS AND OTHER WET LOCATIONS.
11. PROVIDE GYPSUM BOARD RETURNS AT ALL SLIDING DOOR OPENINGS.
12. PROVIDE CURTAIN ROD AT ALL TUBS AND SHOWERS.
13. PROVIDE 18" AND 24" TOWEL BARS ALONG WITH ASSOCIATED BLOCKING FOR ALL DWELLING UNIT BATHROOMS.
14. PROVIDE 10 ROSE HOOKS FOR ALL DWELLING UNIT BATHROOMS.
15. MAINTAIN A 40" MINIMUM CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS PER ICC A117.1-2017, CHAPTER 10.
16. PROVIDE 9" MIN. OF CLEAR FLOOR SPACE BEYOND CONTROL WALL OF ALL TUBS AND SHOWERS PER WHEDA APPENDIX M, SEE G104-2.



1 UNIT 3A (3A.1) - TH - LEVEL ONE ENLARGED PLAN
SCALE: 1/4" = 1'-0"



2 UNIT 3A (3A.1) - TH - LEVEL TWO ENLARGED PLAN
SCALE: 1/4" = 1'-0"



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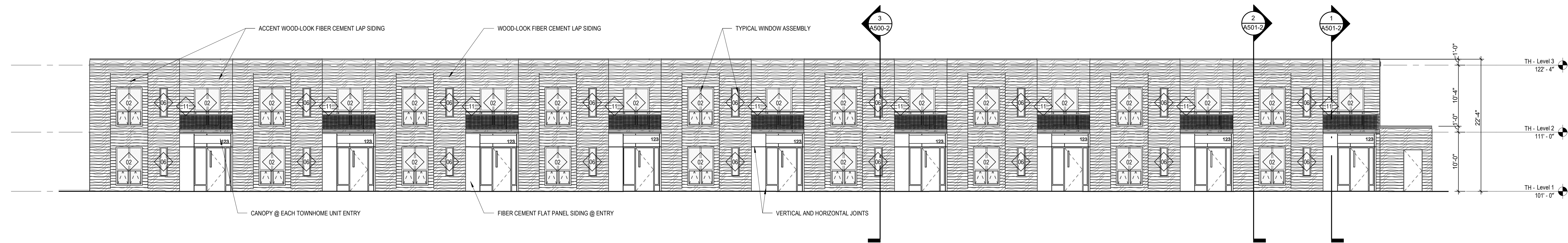
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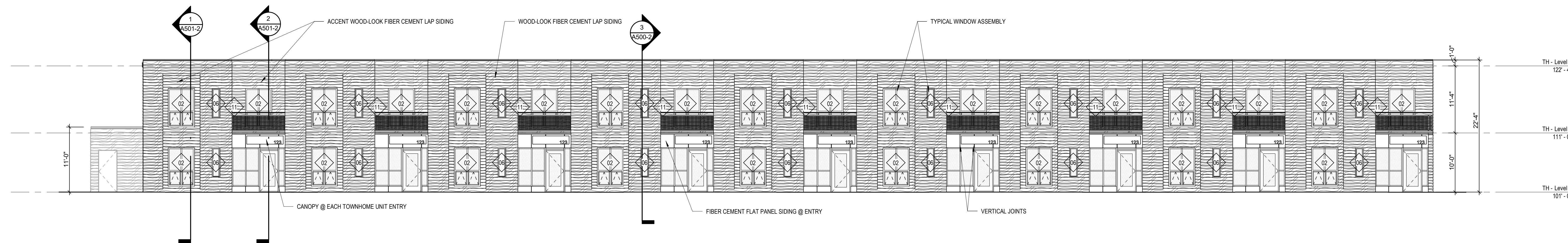
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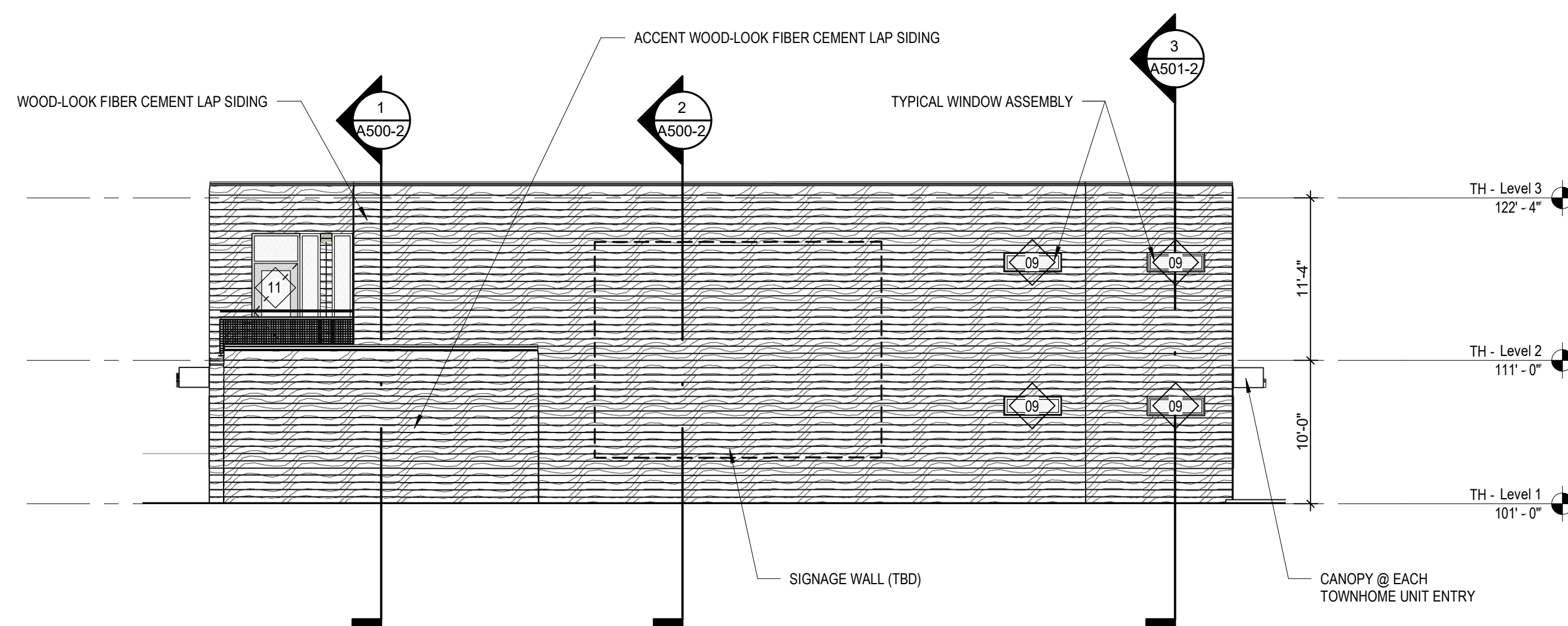
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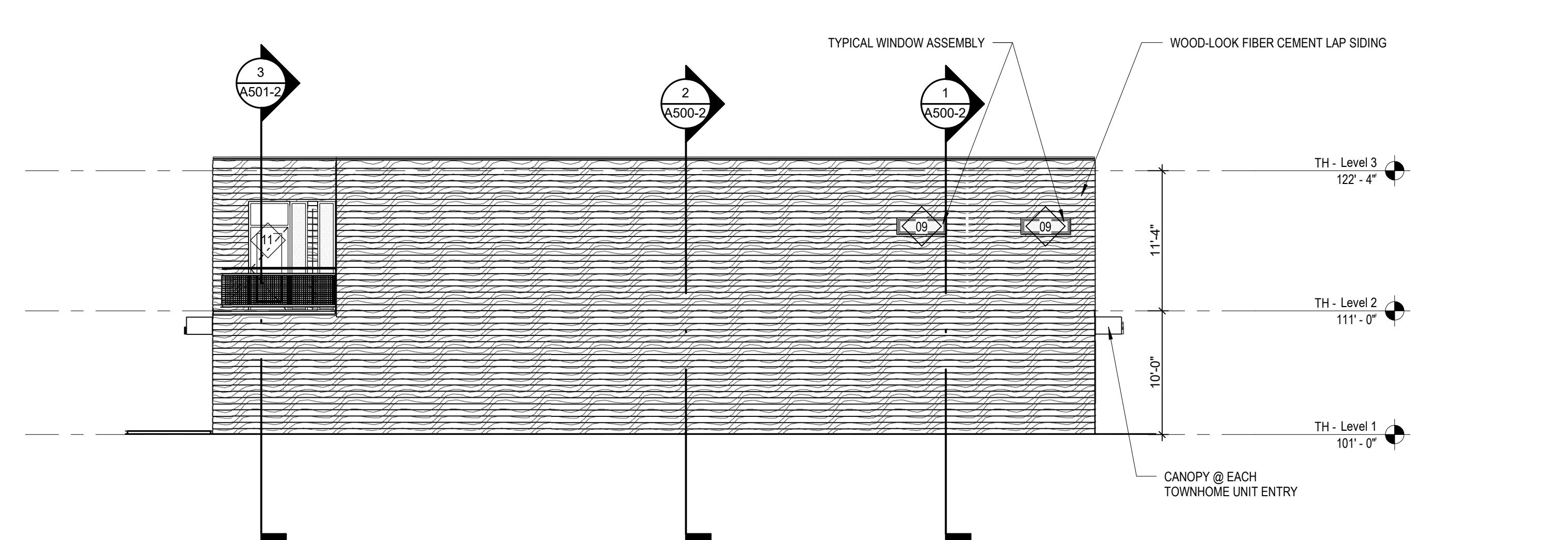
1 ELEVATION NORTH - TOWNHOMES
SCALE: 1/8" = 1'-0"



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



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



4 ELEVATION EAST - TOWNHOMES
SCALE: 1/8" = 1'-0"

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**BUILDING ELEVATIONS -
TOWNHOMES**

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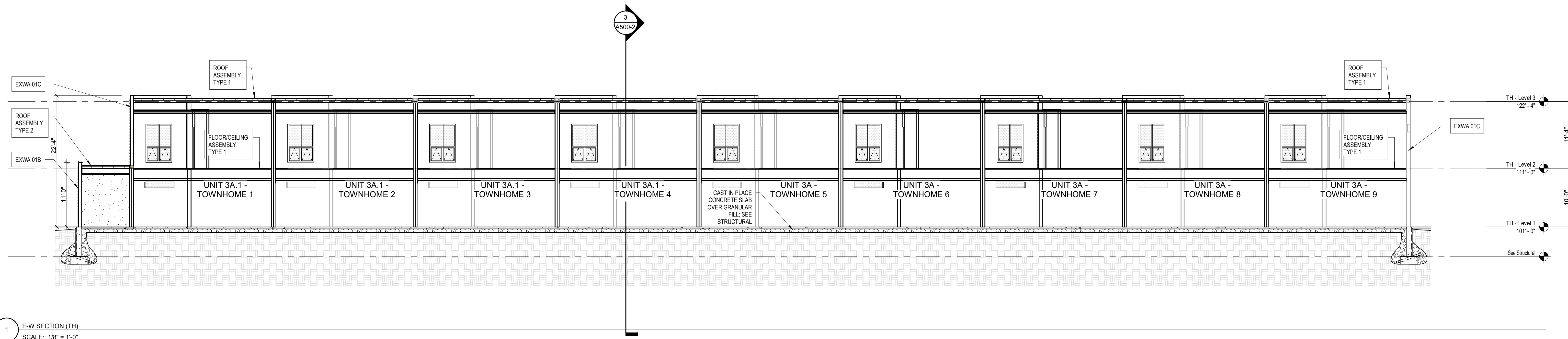
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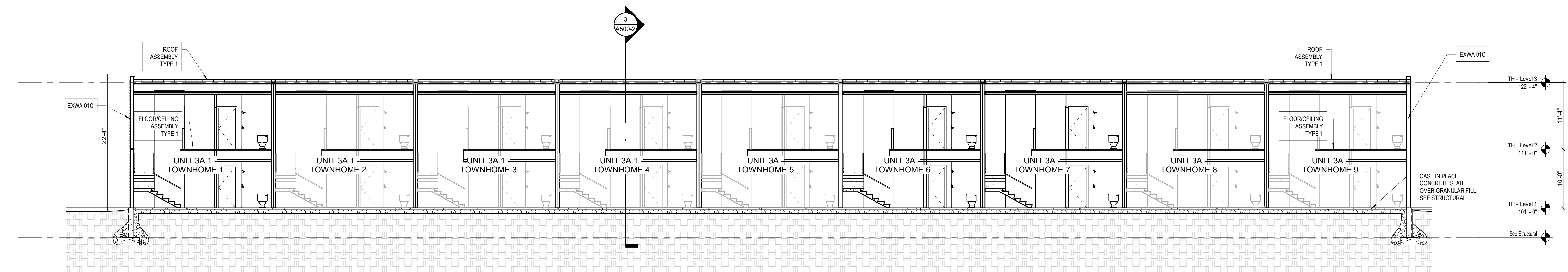
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**BUILDING SECTIONS -
TOWNHOMES**

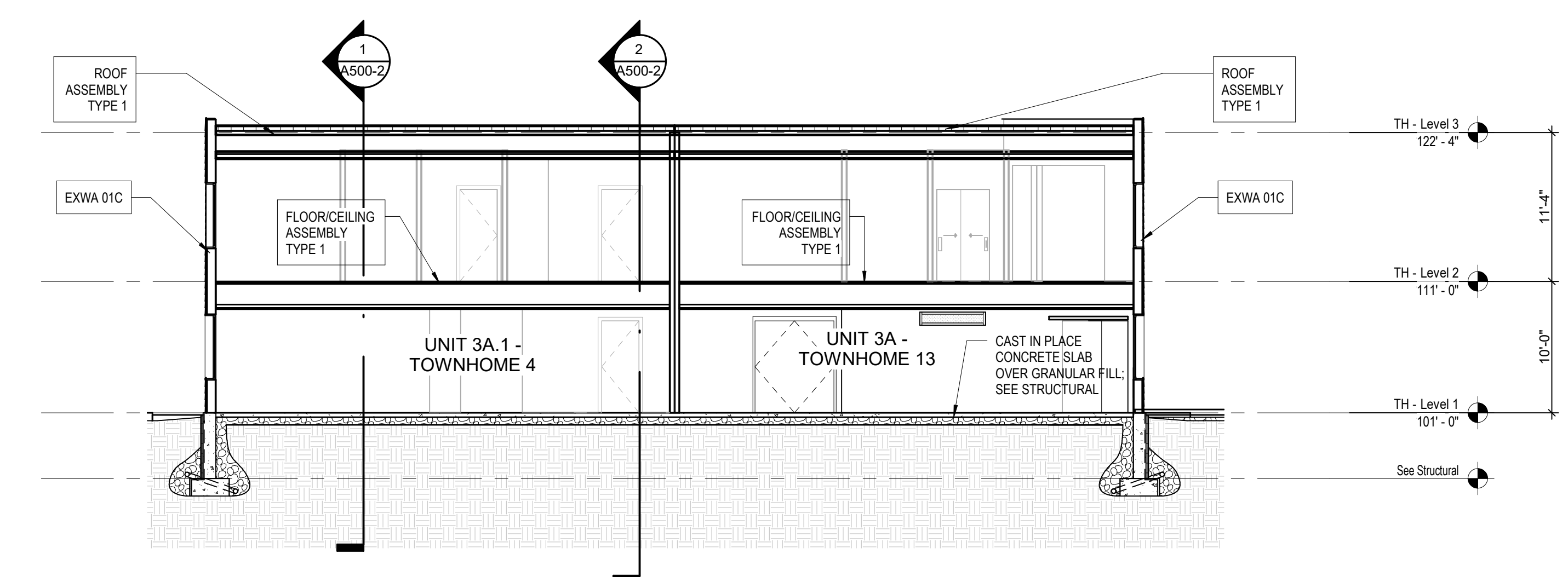
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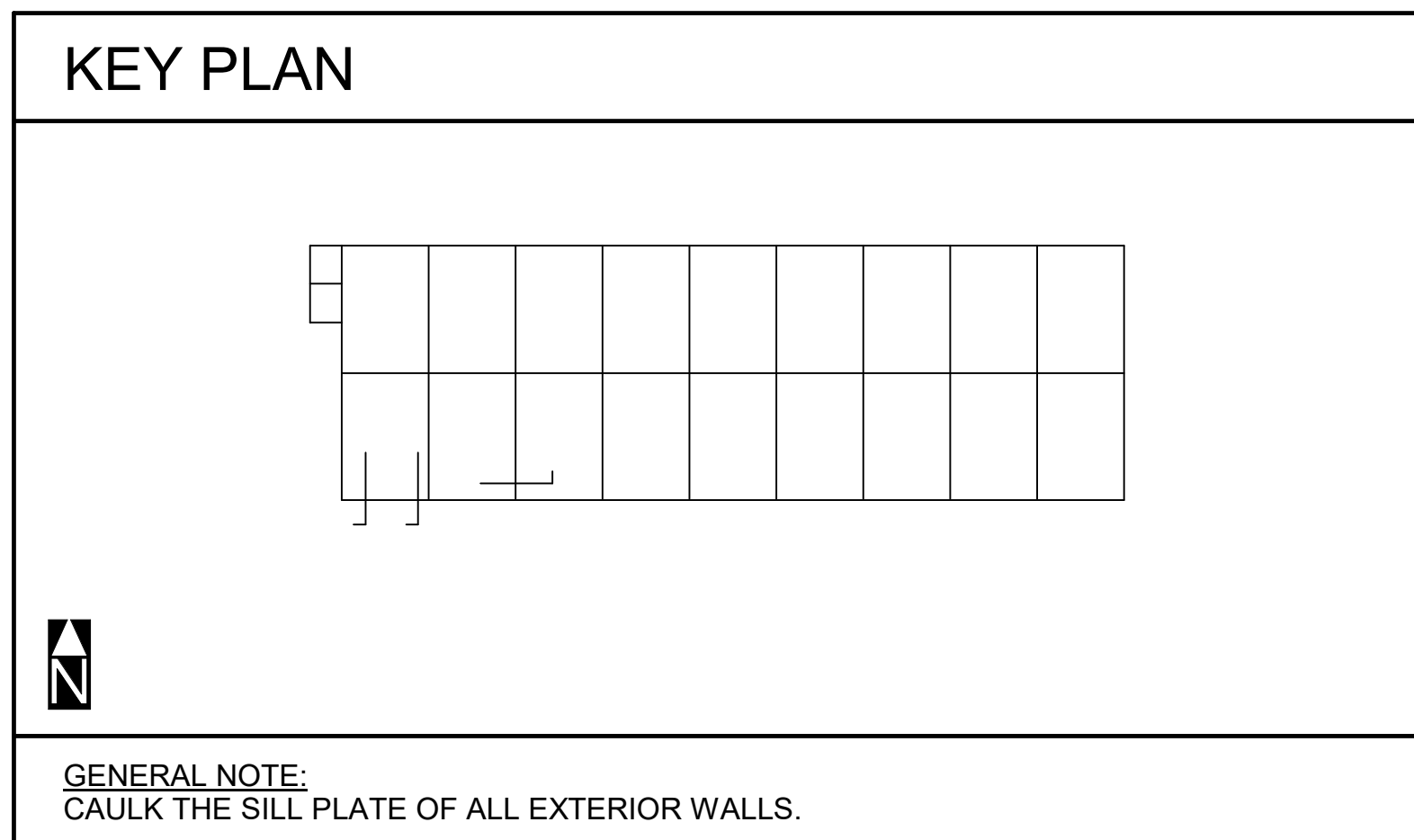
1 E-W SECTION (TH)
SCALE: 1/8" = 1'-0"



2 E-W SECTION (TH) 2
SCALE: 1/8" = 1'-0"



3 N-S SECTION (TH)
SCALE: 1/8" = 1'-0"



EXTERIOR WALL ASSEMBLIES (EXWA)

EXWA 01A: U/L U388 (1 HOUR RATED)
FIBER CEMENT FLAT PANEL (COLOR PER ARCHITECT), 3/8" VENTILATED FURRING (IF REQUIRED BY MANUFACTURER), 1" RIGID INSULATION, VAPOR PERMEABLE AIR/WATER BARRIER, SHEATHING PER STRUCTURAL, 2X WOOD FRAMING (PER STRUCTURAL) W/ BATT INSULATION PER SPEC, CONTINUOUS VAPOR BARRIER, (1) LAYER 5/8" GYPSUM BOARD

EXWA 01B: U/L U356 (1 HOUR RATED)
FIBER CEMENT LAP SIDING (WOOD-LOOK PER ARCHITECT), 3/8" VENTILATED FURRING (IF REQUIRED BY MANUFACTURER), 1" RIGID INSULATION, VAPOR PERMEABLE AIR/WATER BARRIER, SHEATHING PER STRUCTURAL, 2X WOOD FRAMING (PER STRUCTURAL) W/ BATT INSULATION PER SPEC, CONTINUOUS VAPOR BARRIER, (1) LAYER 5/8" GYPSUM BOARD

GENERAL NOTES - WALL SECTIONS

- TOWNHOMES: 589.00' CIVIL = 101'-0" ARCHITECTURAL
- SEE SHEET A601-2 FOR FLOOR/CEILING & ROOF ASSEMBLIES.
- REFERENCE STRUCTURAL DRAWINGS FOR DETAILS PERTAINING TO FOOTINGS, FOUNDATIONS AND PRECAST CONSTRUCTION

BERKSHIRE - SHEBOYGAN RIVERFRONT

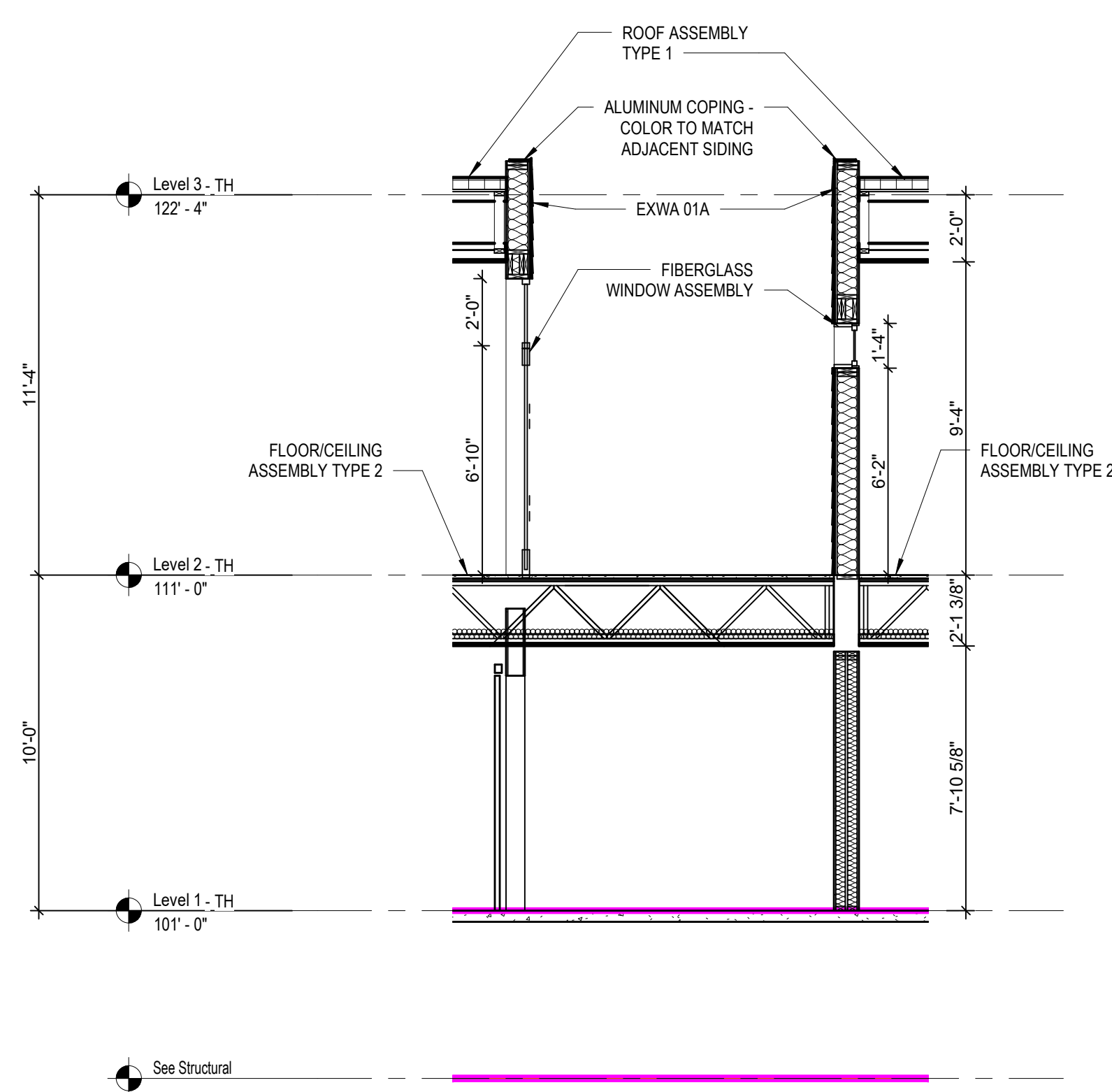
S. 10TH ST. & INDIANA AVE.
SHEBOYGAN, WI 53081

OWNER
GENERAL CAPITAL GROUP
6938 N. SANTA MONICA BLVD.
FOX POINT, WI 53217

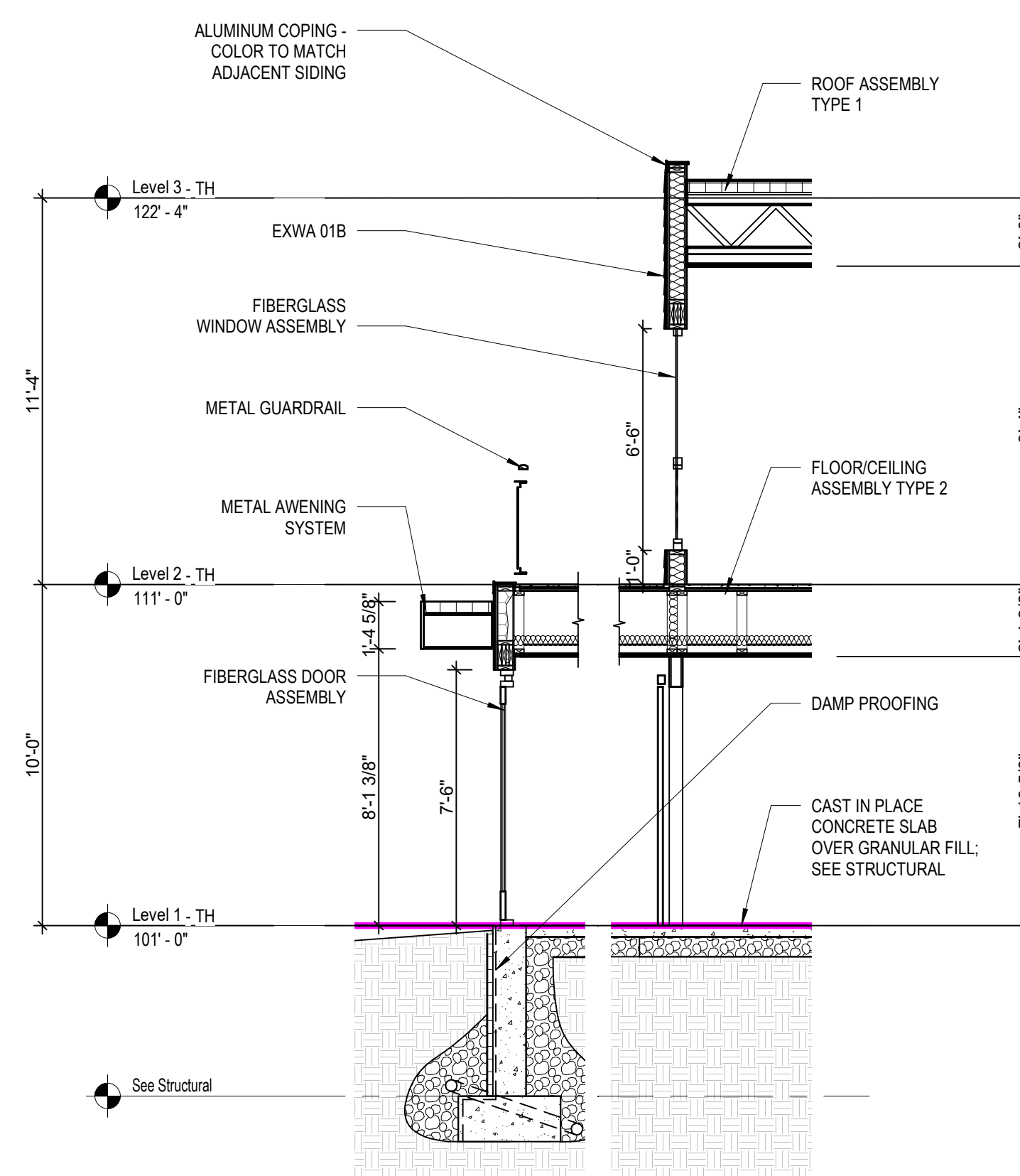
PROJECT NUMBER 213331.00

ISSUED FOR:
CD PERMIT SET 2023-02-15

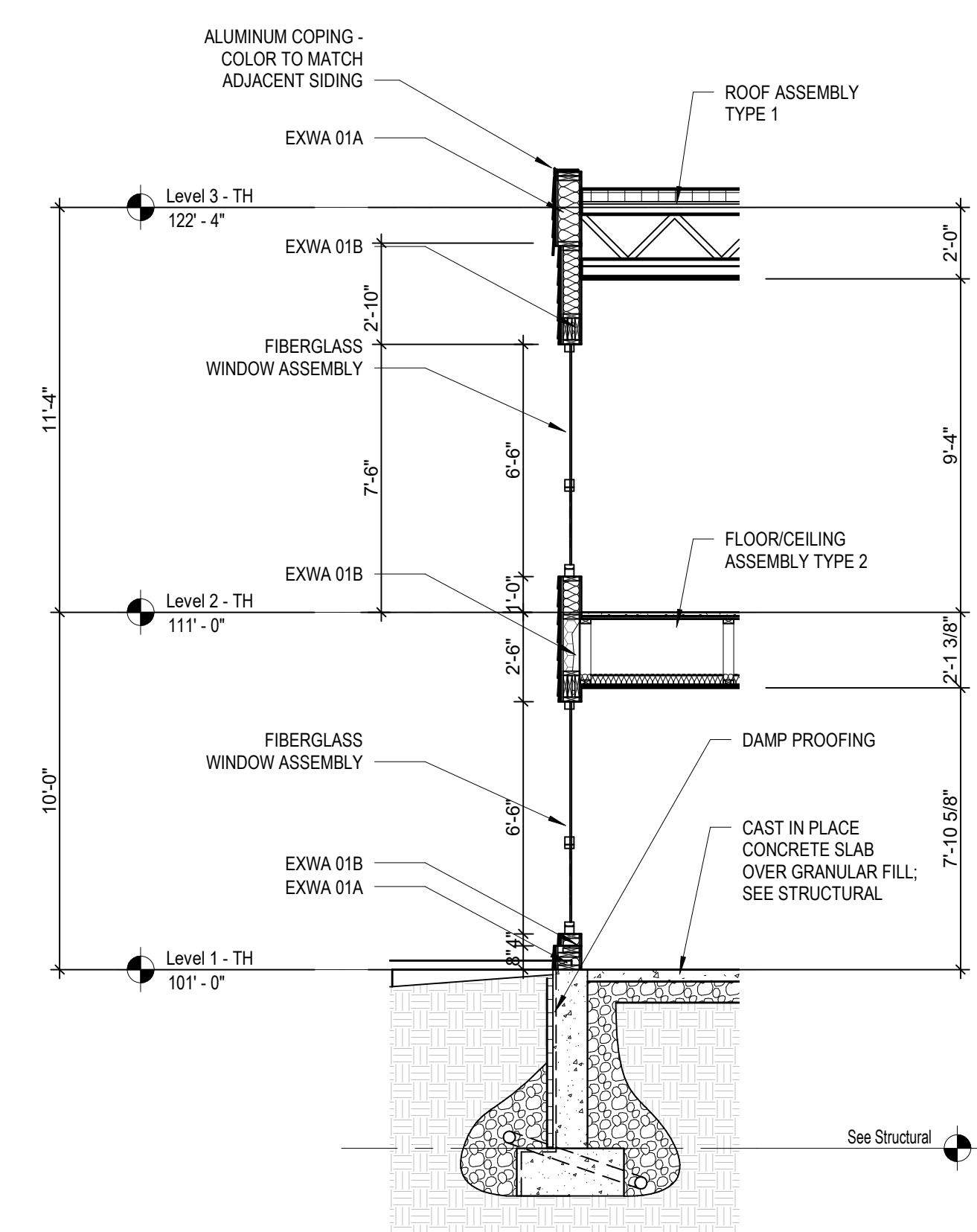
REVISION FOR:
NO. DESCRIPTION DATE



3 EAST-WEST WALL SECTION - TOWNHOMES
SCALE: 1/4" = 1'-0"



2 NORTH WALL SECTION 2 - TOWNHOMES
SCALE: 1/4" = 1'-0"



1 NORTH WALL SECTION 1 - TOWNHOMES
SCALE: 1/4" = 1'-0"

DRAWN BY Author
CHECKED BY Checker

WALL SECTIONS