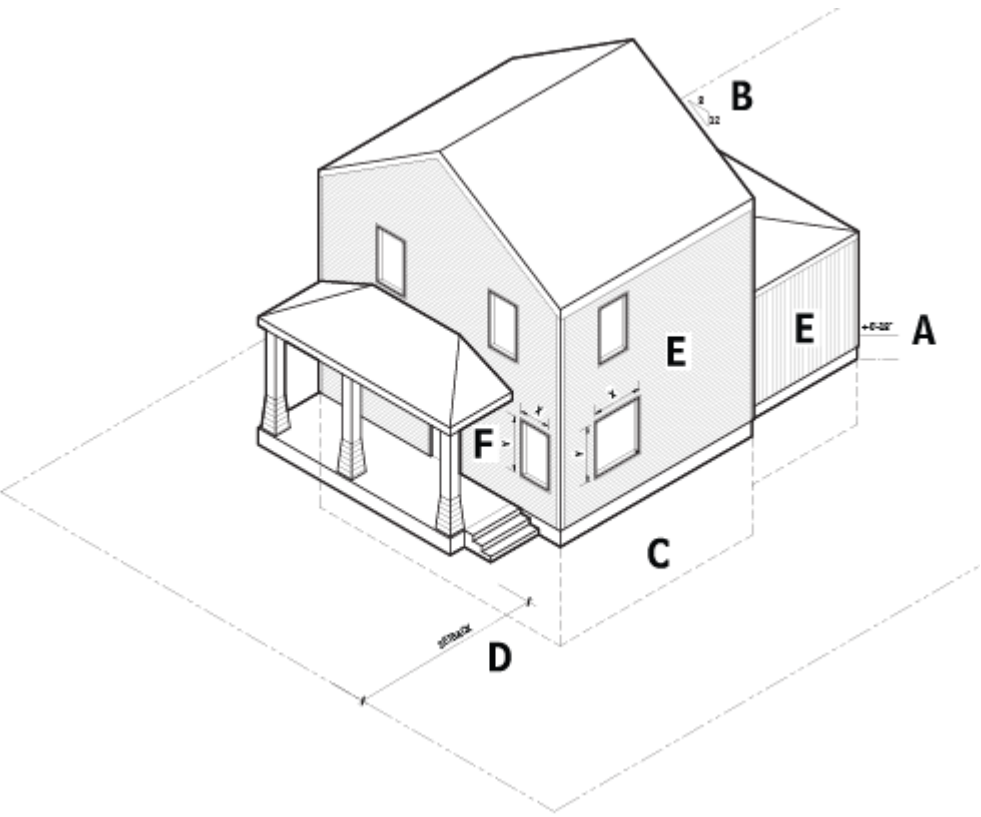


CITY OF OSHKOSH

HOUSE DESIGN BOOK - CONSTRUCTION DRAWINGS

OSHKOSH, WISCONSIN
NEW CONSTRUCTION

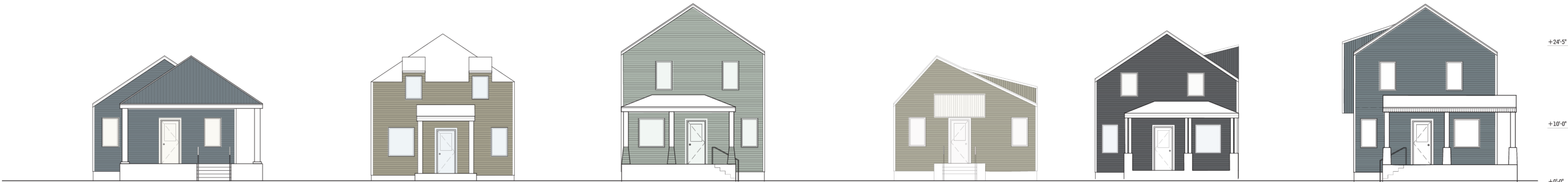


THESE DRAWING SETS ARE A SERIES OF DESIGNS FOR AN "OSHKOSH PROTOTYPE HOUSE," WHICH ADDRESSES URBAN INFILL HOUSING IN OSHKOSH, WI. THIS SET INCLUDES DESIGNS FOR 1-STORY, 1.5-STORY, 2-STORY, AND DUPLEX HOUSING OPTIONS, AS WELL AS AN ADU. EACH UNIT (EXCEPT THE ADU) CONTAINS TWO TO FOUR BEDROOMS AND IS INTENDED TO REFLECT THE EXISTING CONTEXT AND HOUSING NEEDS IN OSHKOSH.

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DEVELOPER/GC TO MAKE EFFORTS TO CONSIDER PROGRAMS SUCH AS ENERGY STAR AND ENTERPRISE GREEN COMMUNITIES AS BENCHMARKS FOR ENERGY EFFICIENT BUILDINGS. THE MODULE APPROACH CAN BE CONSTRUCTED USING NEW BUILDING SYSTEMS SUCH AS SIP PANELS, CLT, AND/OR OTHER TECHNOLOGIES AS WELL AS CONVENTIONAL FRAMING.

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TABLE OF CONTEXT

2	1 - A
11	1S - A - Handicapped Assessable
20	1.5 - A
29	2 - A
36	ADU - 1
42	ADU - 2
49	Duplex - 1
57	Duplex - 2
66	Duplex - 3
75	Duplex - 4

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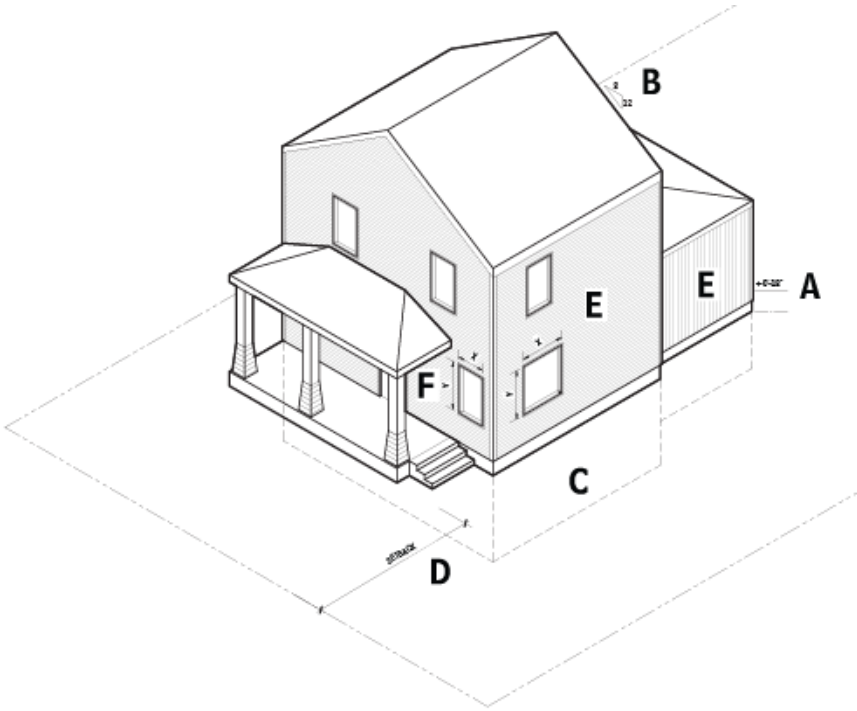
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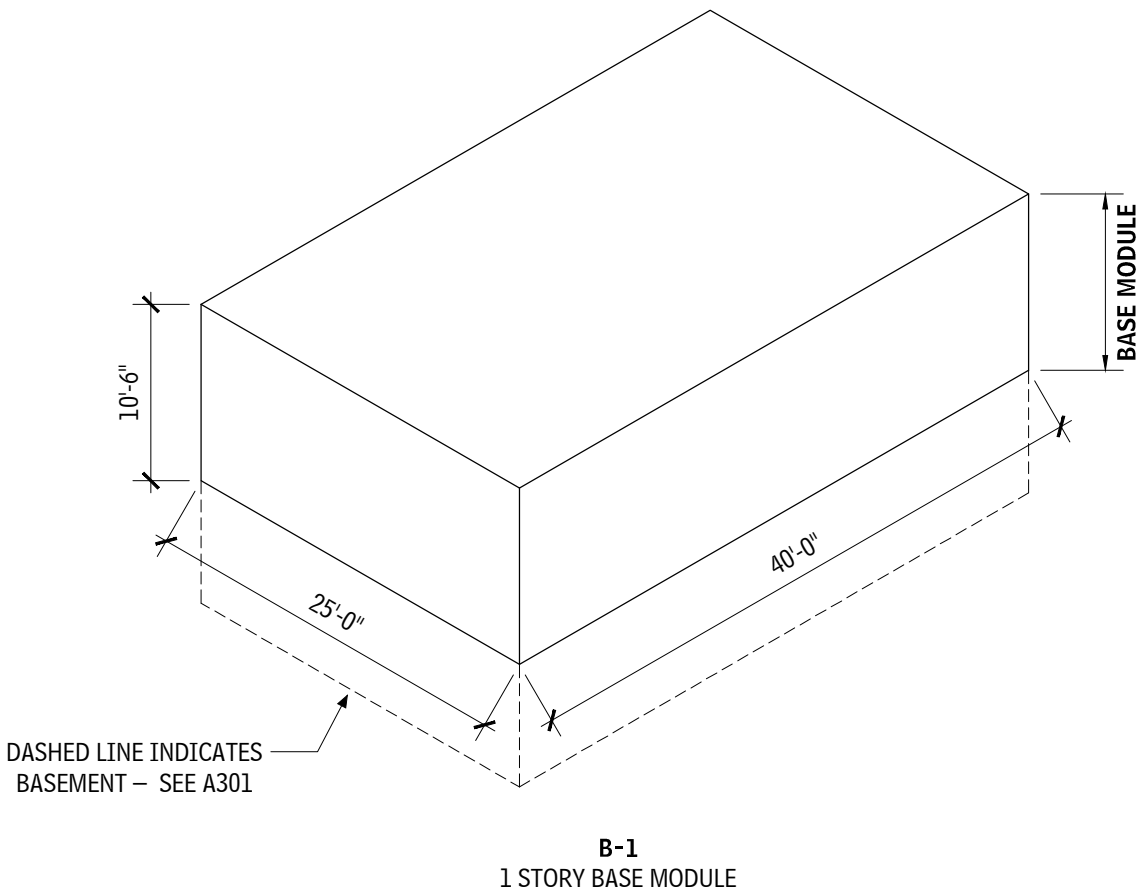
- A. MAINTAIN HEIGHT ABOVE GRADE – MINIMUM 18 INCHES
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- D. SETBACKS THAT REINFORCE HISTORICAL CONDITIONS TO BE MAINTAINED WHILE ALSO MEETING ZONING.
- E. THE BASE MODULE (AS DEFINED IN G002) IS TO BE CLAD IN A CONSISTENT MATERIAL – ADDITIVE ELEMENTS ARE TO BE CLAD IN AN ALTERNATIVE MATERIAL. SEE G002 FOR EXAMPLES
- F. WINDOW PROPORTIONS AND EXPRESSIVE DETAILS TO BE MAINTAINED AS DEFINED IN SET. SEE G005

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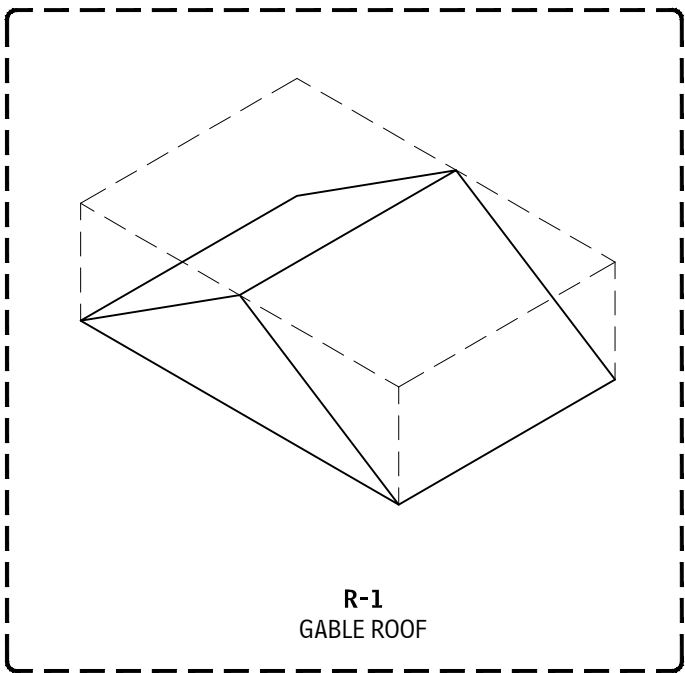
BASEMENT IS OPTIONAL. SOME PROTOTYPES REFLECT BASEMENT, WHILE OTHERS SHOW 4' CRAWLSPACE OR FROST-PROTECTED SHALLOW FOUNDATION. REFER TO FLOORPLANS FOR SPECIFIC ITERATIONS OF EACH.



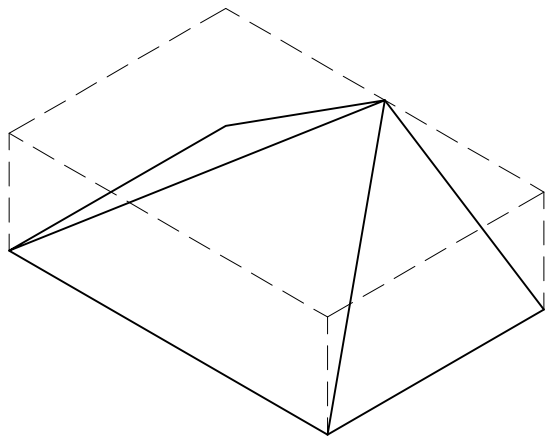
B-1
1 STORY BASE MODULE

1 BASE MODULE DIAGRAM
SCALE: NTS

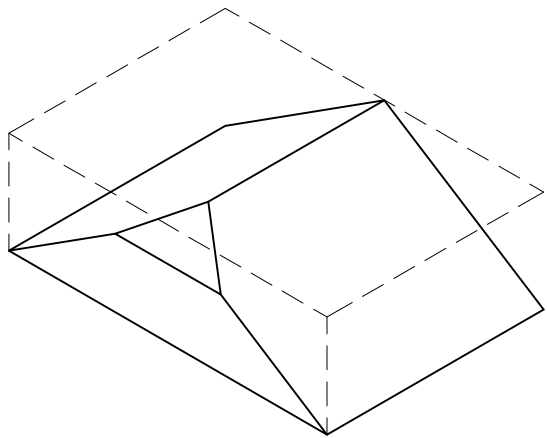
ILLUSTRATED IN THIS SET



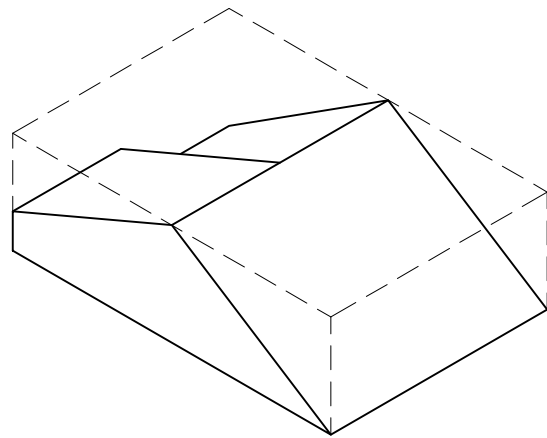
R-1
GABLE ROOF



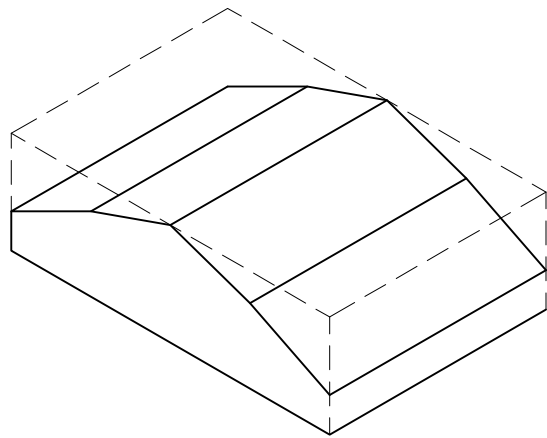
R-2
HIP ROOF



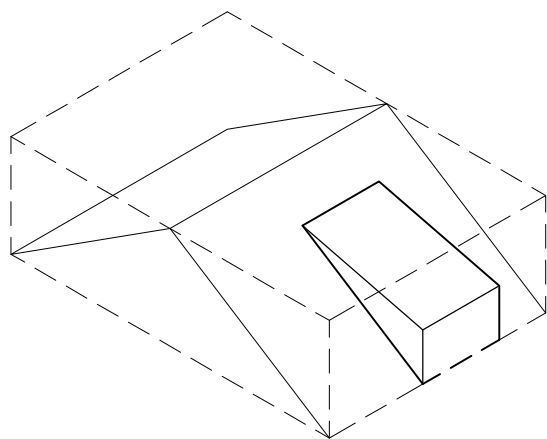
R-3
CLIPPED GABLE ROOF



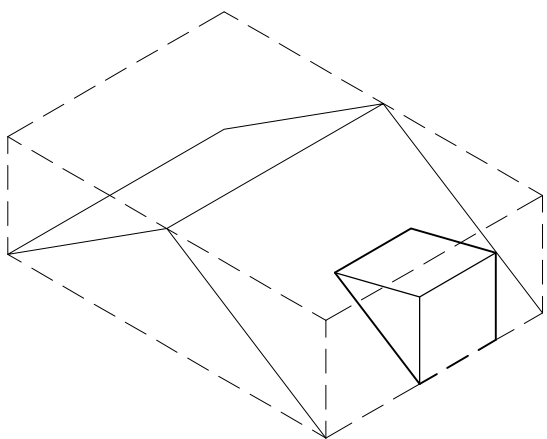
R-4
EXTENDED DORMER ROOF



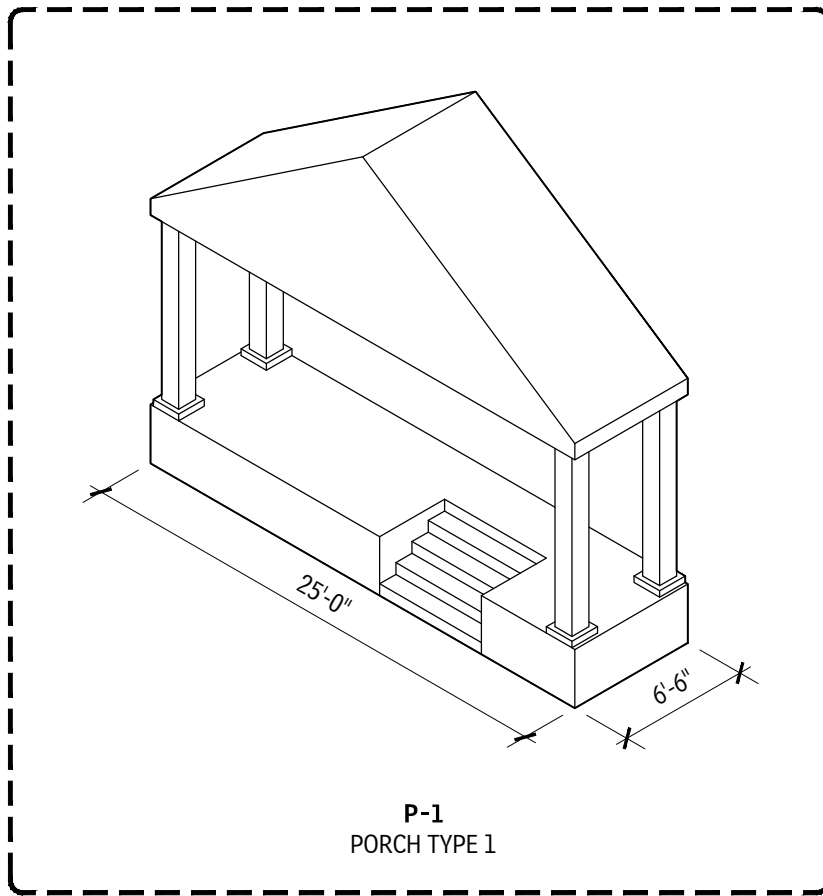
R-5
GAMBREL ROOF



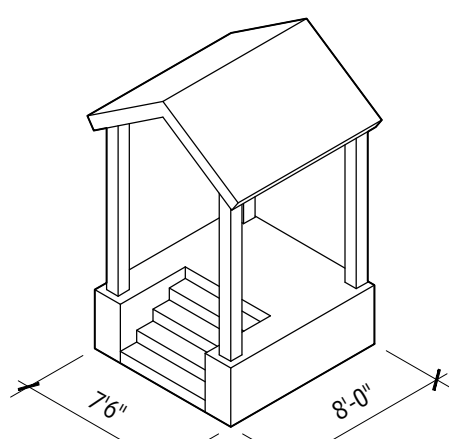
D-1
ANGLED DORMER



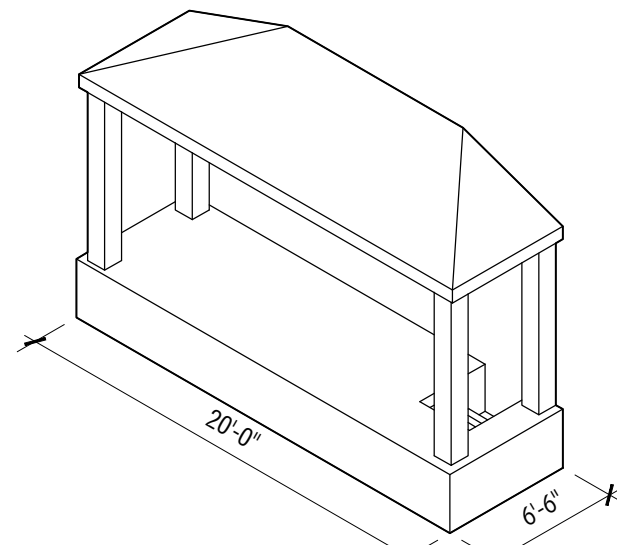
D-2
INVERTED ANGLE DORMER



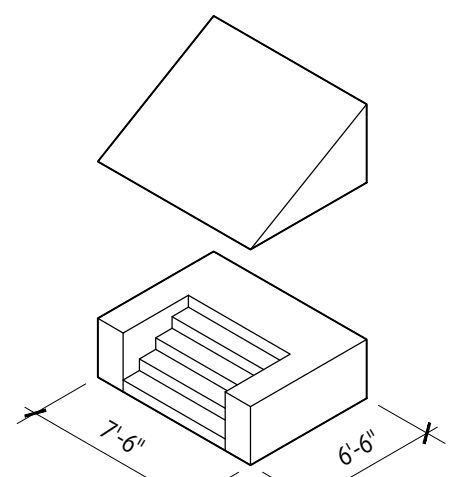
P-1
PORCH TYPE 1



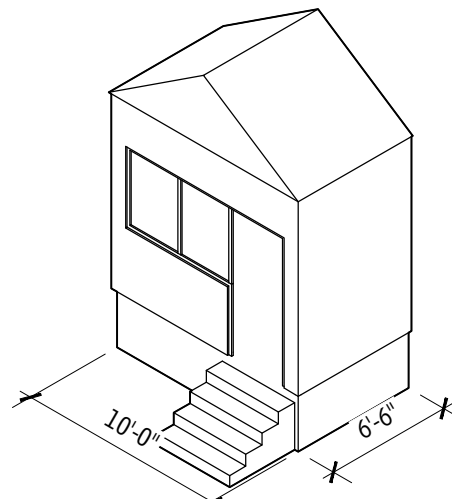
P-2
PORCH TYPE 2



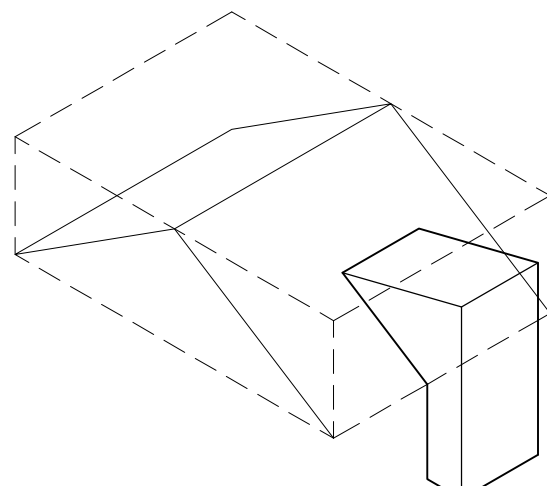
P-3
PORCH TYPE 3



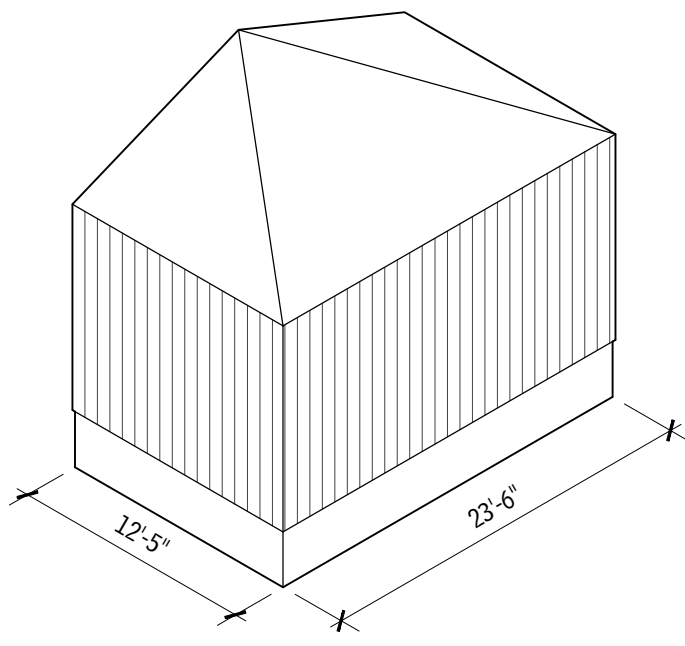
P-4
PORCH TYPE 4



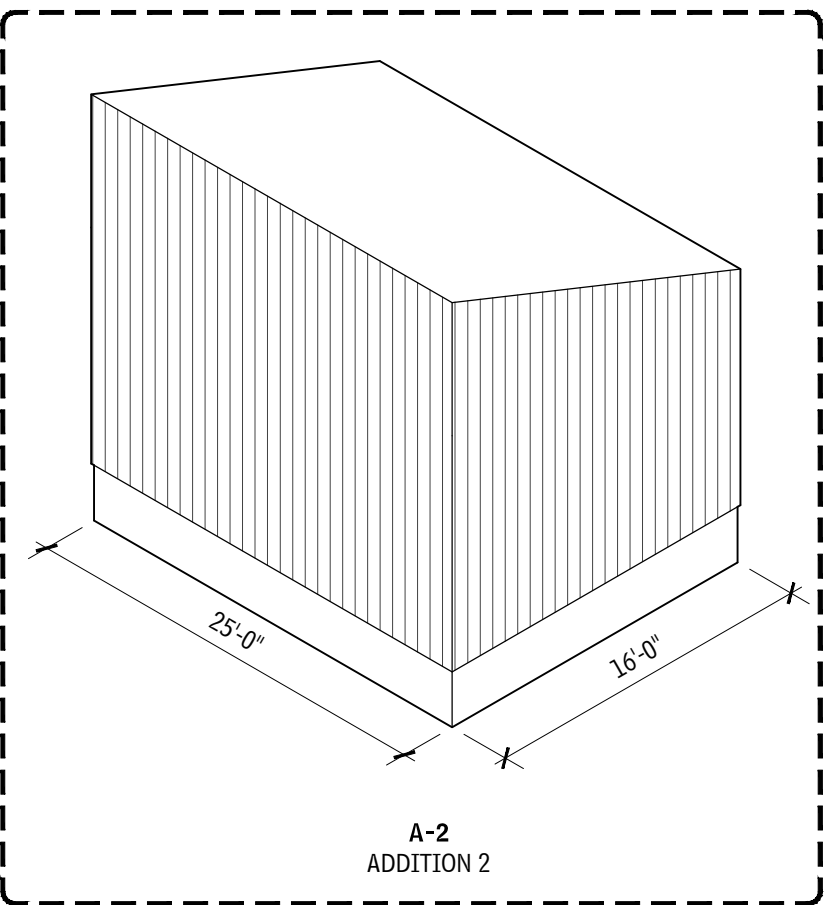
P-5
PORCH TYPE 5



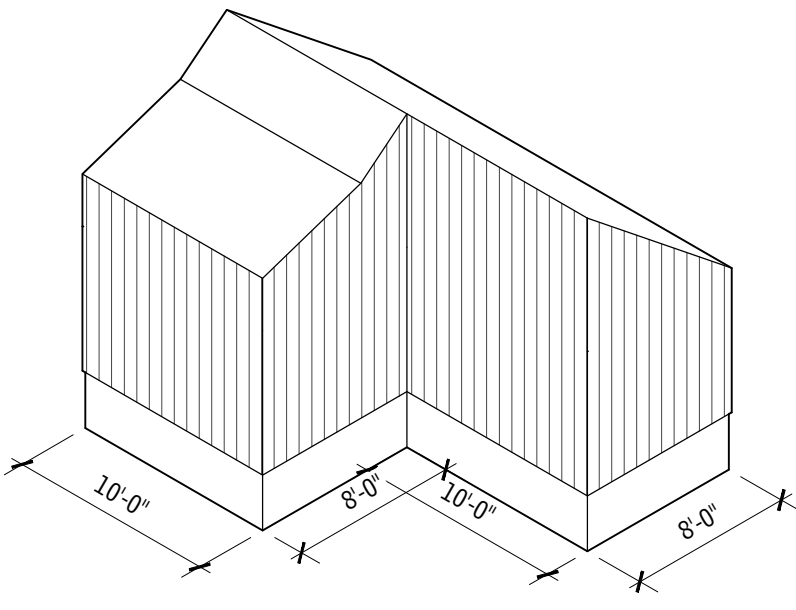
D-3
EXTENDED DORMER



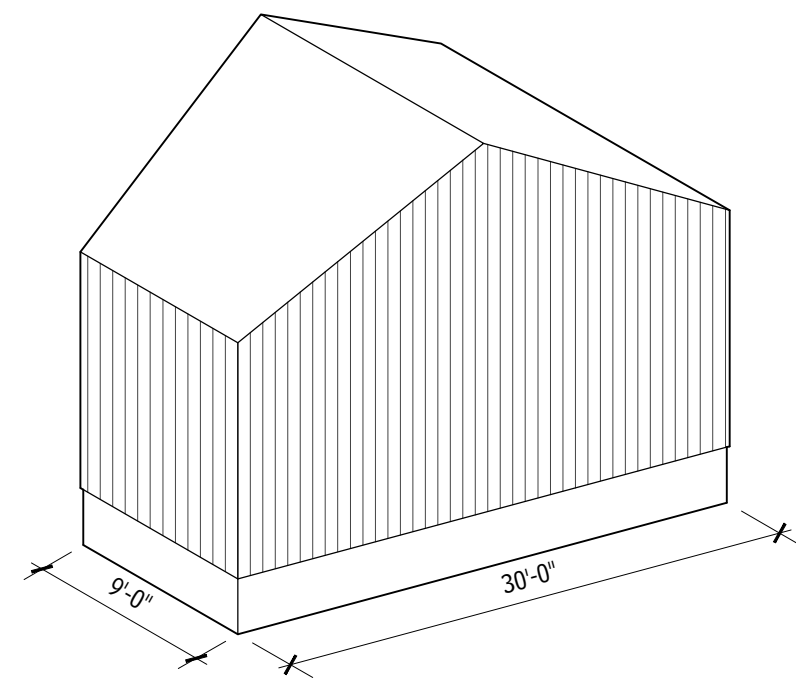
A-1
ADDITION 1



A-2
ADDITION 2

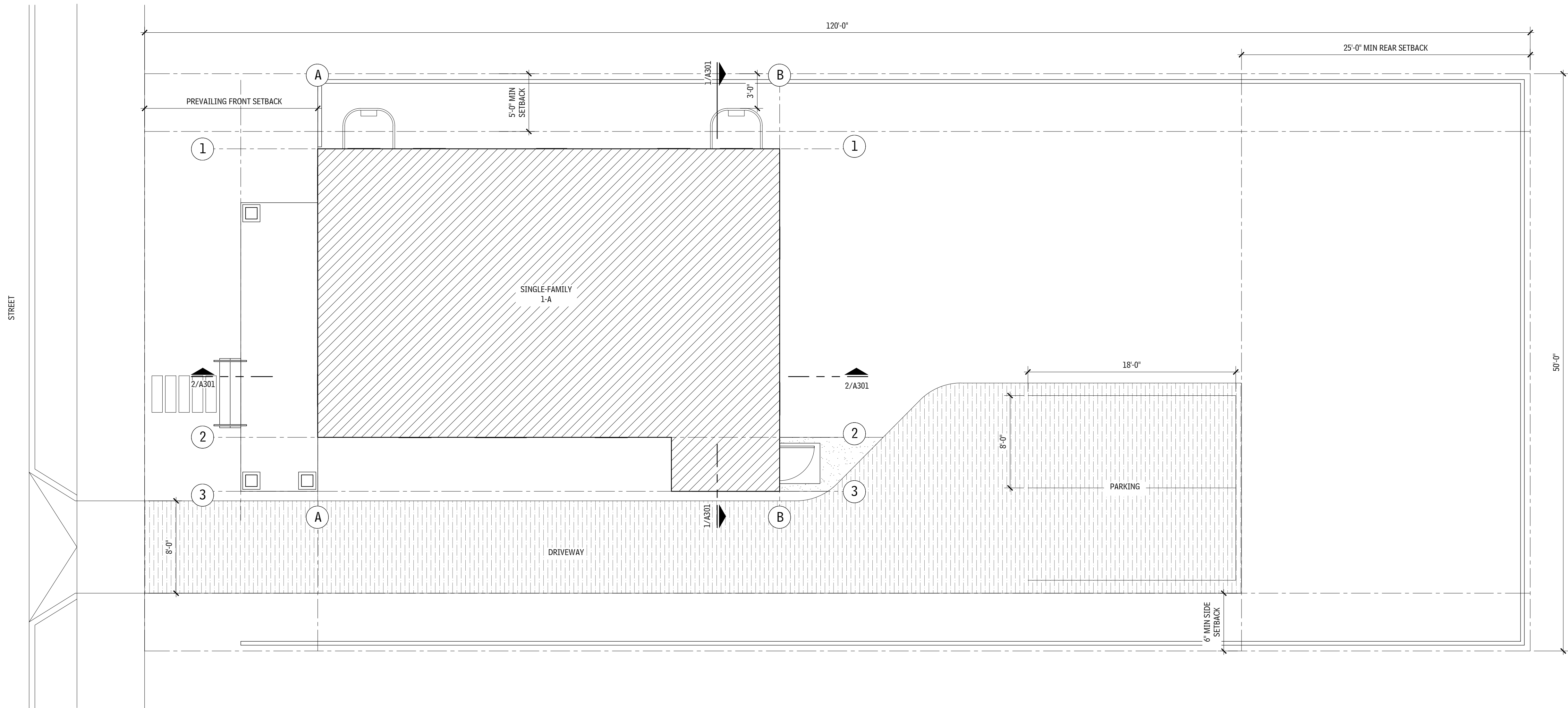


A-3
ADDITION 3



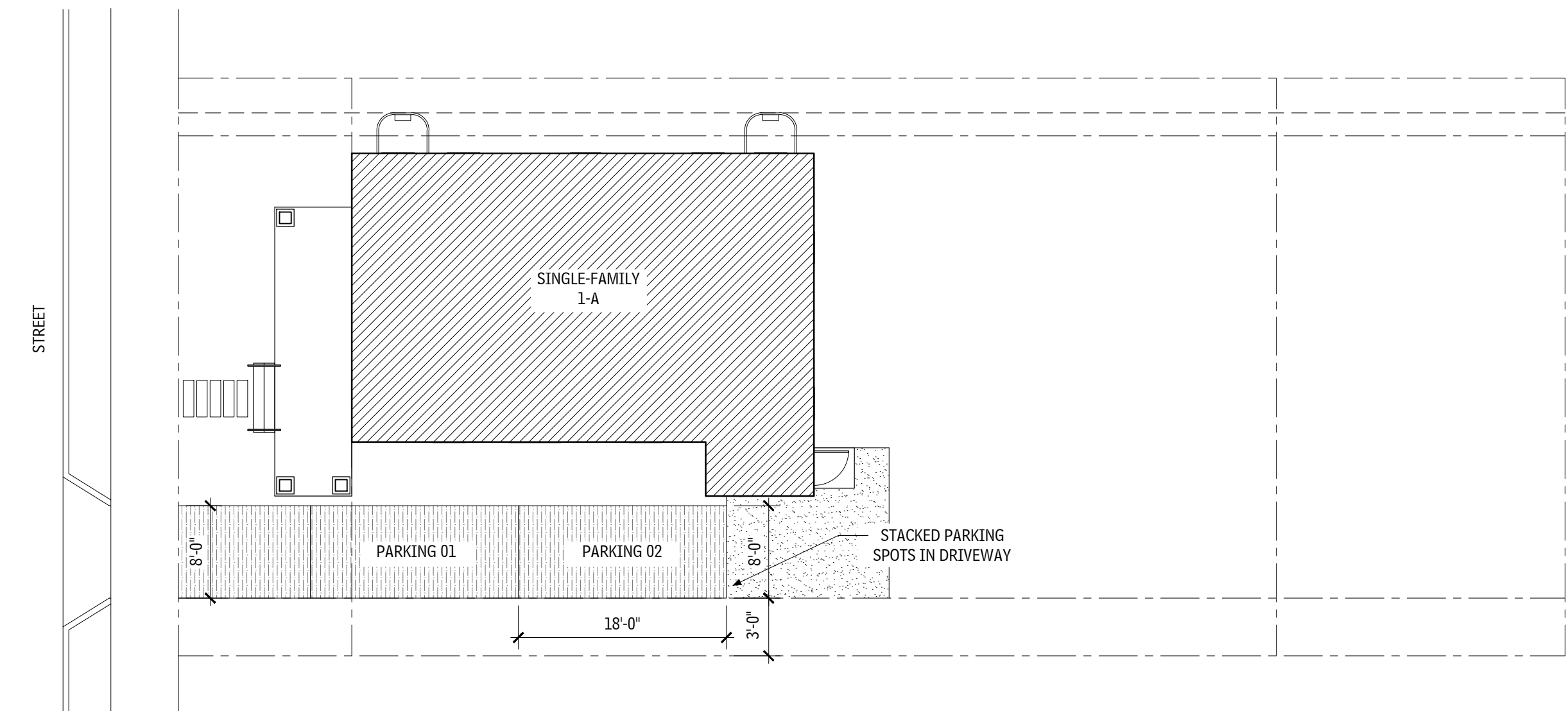
A-4
ADDITION 4

2 CATALOG OF COMPONENTS
SCALE: NTS

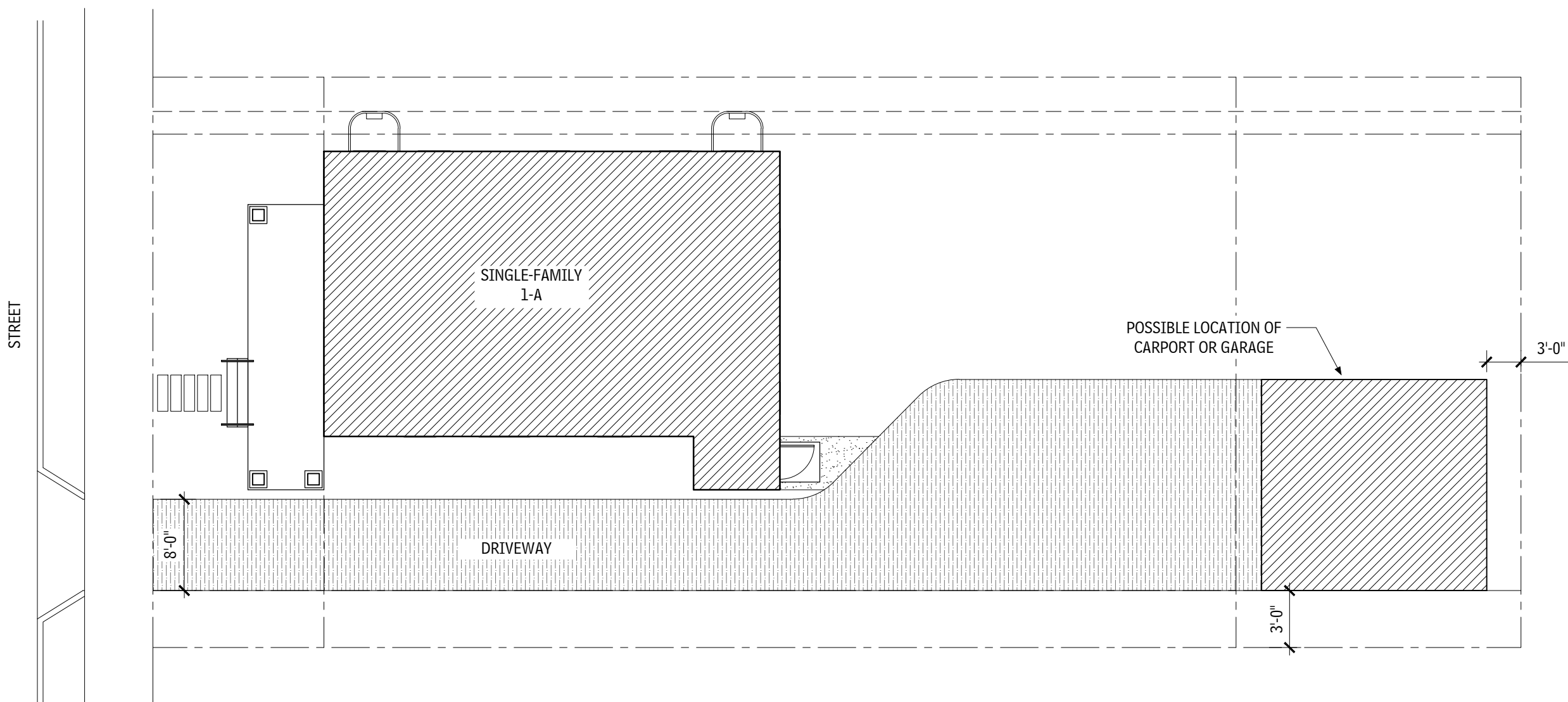


MINIMUM SETBACKS
PREVAILING FRONT YARD SETBACK
5'- 0" MIN SIDE SETBACK
25'- 0" MIN REAR SETBACK
6' MIN DRIVEWAY SETBACK
3'- 0" MIN ACCESSORY/ADU BUILDING SETBACK
INCLUDING DETACHED GARAGES

1 SITE PLAN
SCALE: 3/16" = 1'-0"

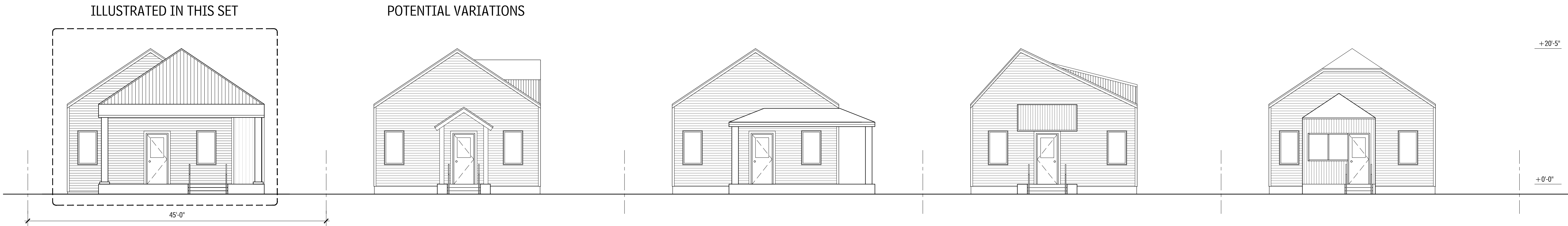


2 ALTERNATE PARKING CONFIGURATION 01
SCALE: 3/32" = 1'-0"



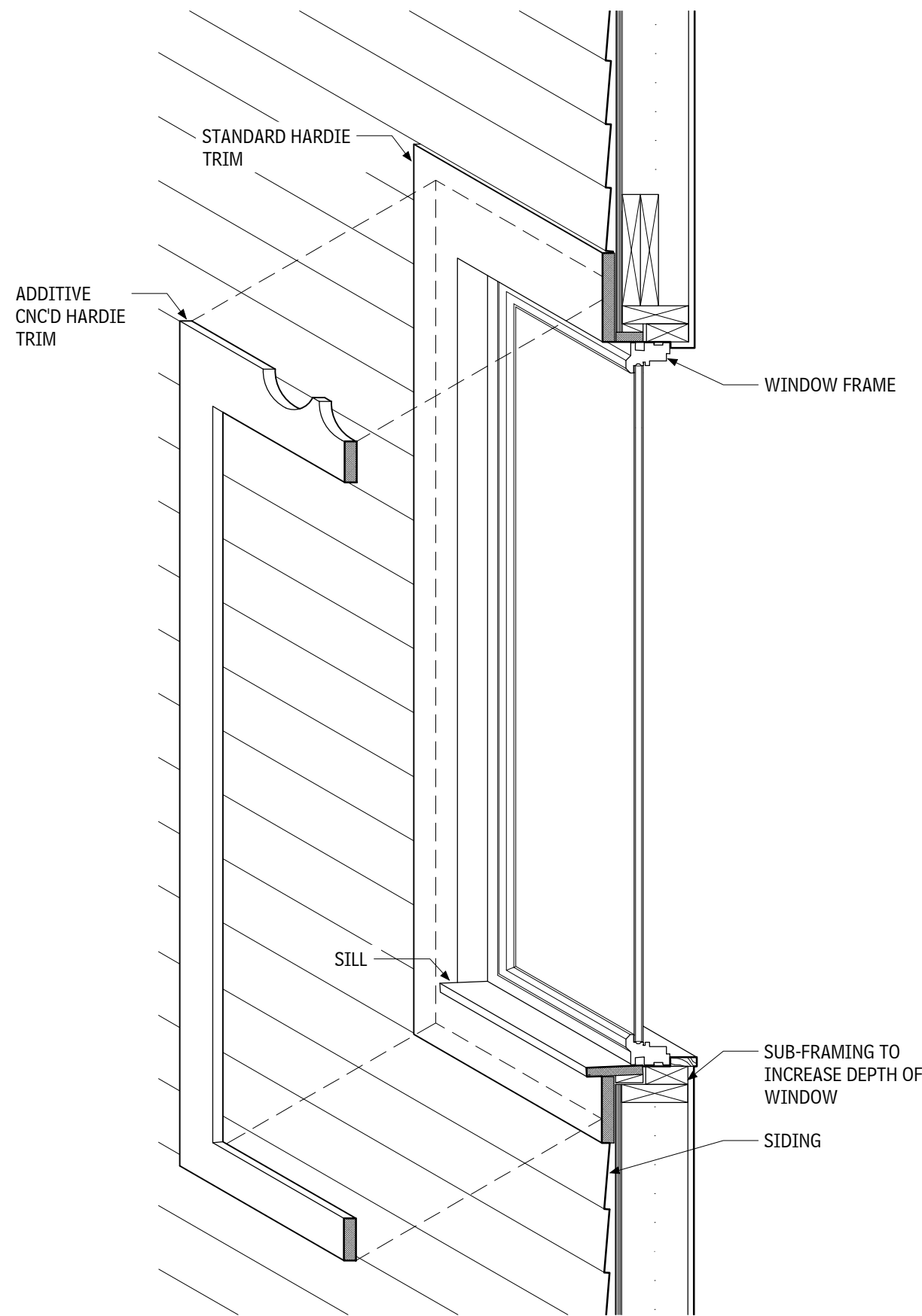
3 ALTERNATE PARKING CONFIGURATION 02
SCALE: 3/32" = 1'-0"

NOT ALL POTENTIALS ARE SHOWN. DESIGN OF HOUSING PROTOTYPE IS BASED ON VARIABILITY AND OPTIONS AS FORMULATED BY DEVELOPER, WITHOUT COMPROMISING INTENT.



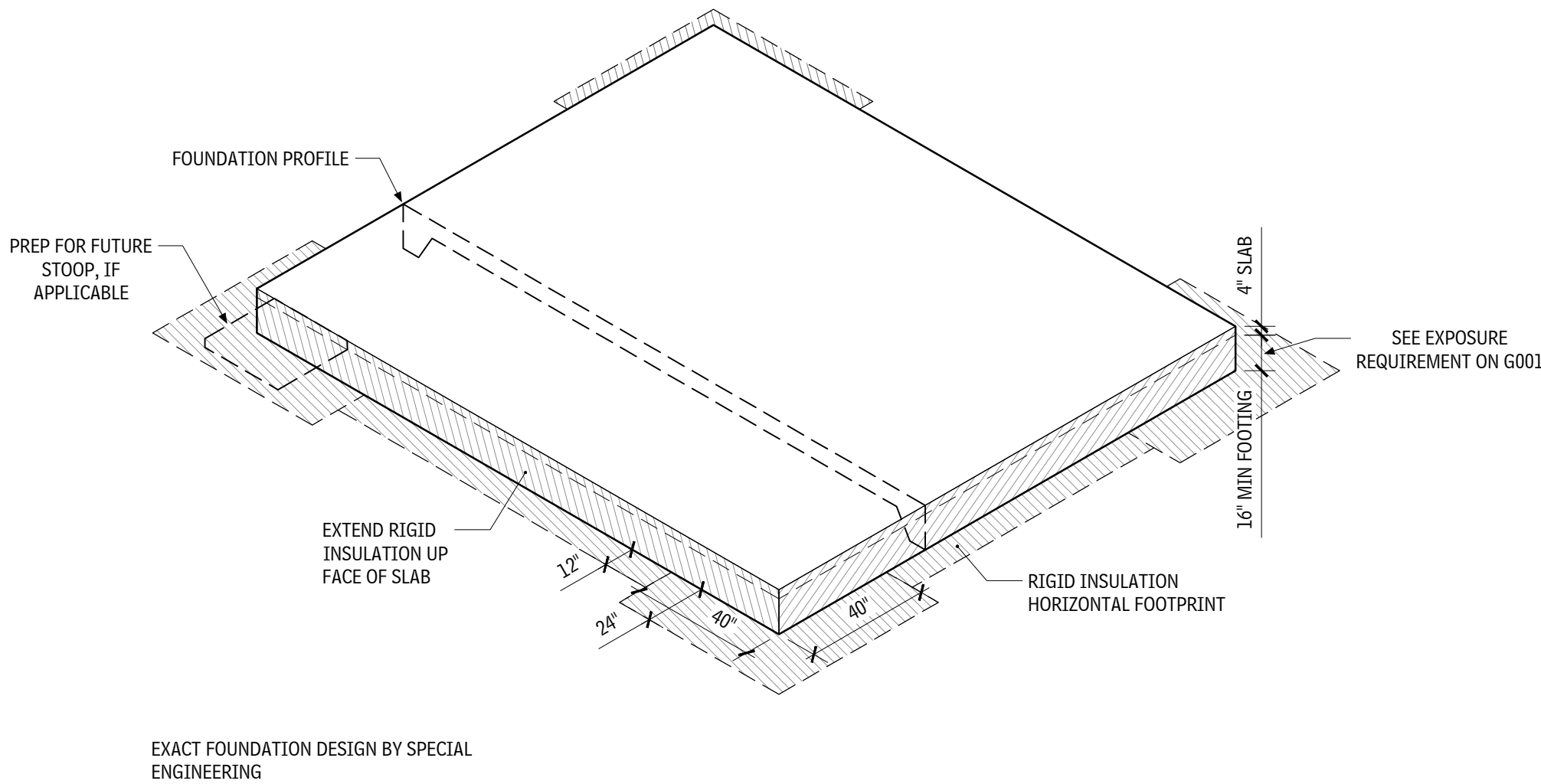
1 BLOCK ELEVATION – 1 STORY
SCALE: 1/8" = 1'-0"

THESE ARE STANDARD DETAILS
REFLECTING FUNDAMENTAL
DESIGN AND CONSTRUCTION
CONDITIONS THAT SHOULD BE
MAINTAINED REGARDLESS OF
TYPE OF HOUSING PROTOTYPE.

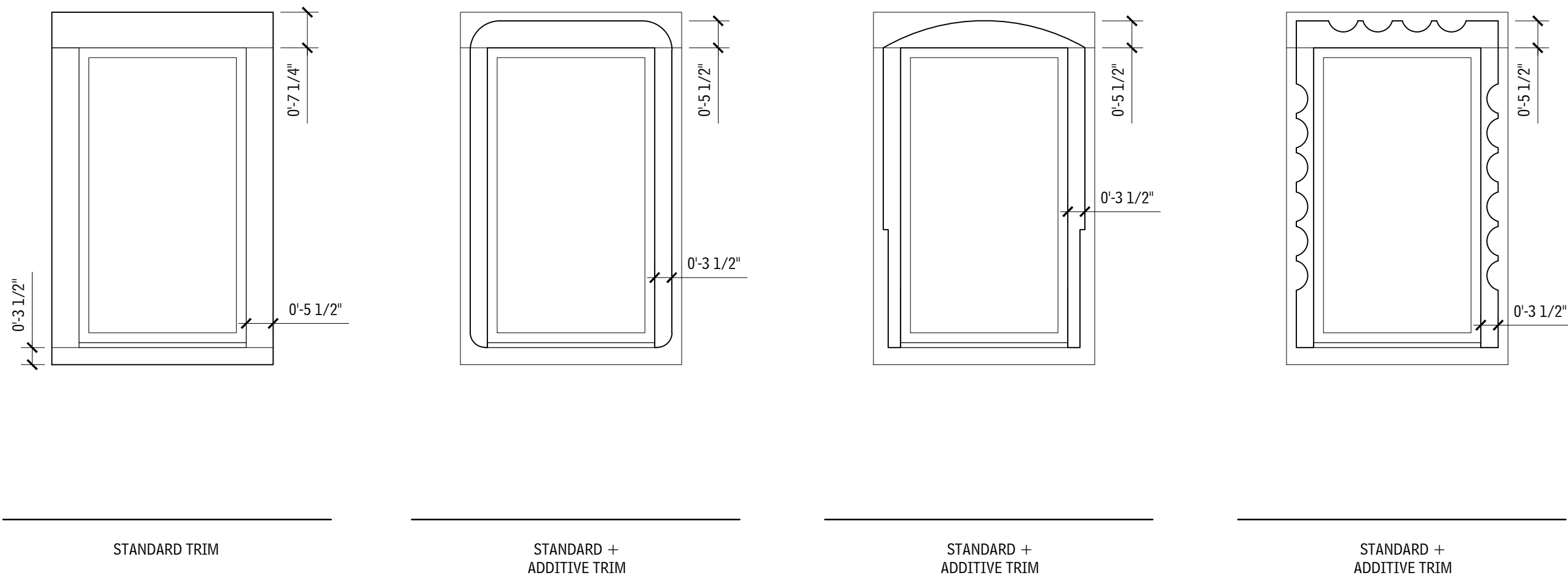


1 WINDOW TRIM DIAGRAM
SCALE: NTS

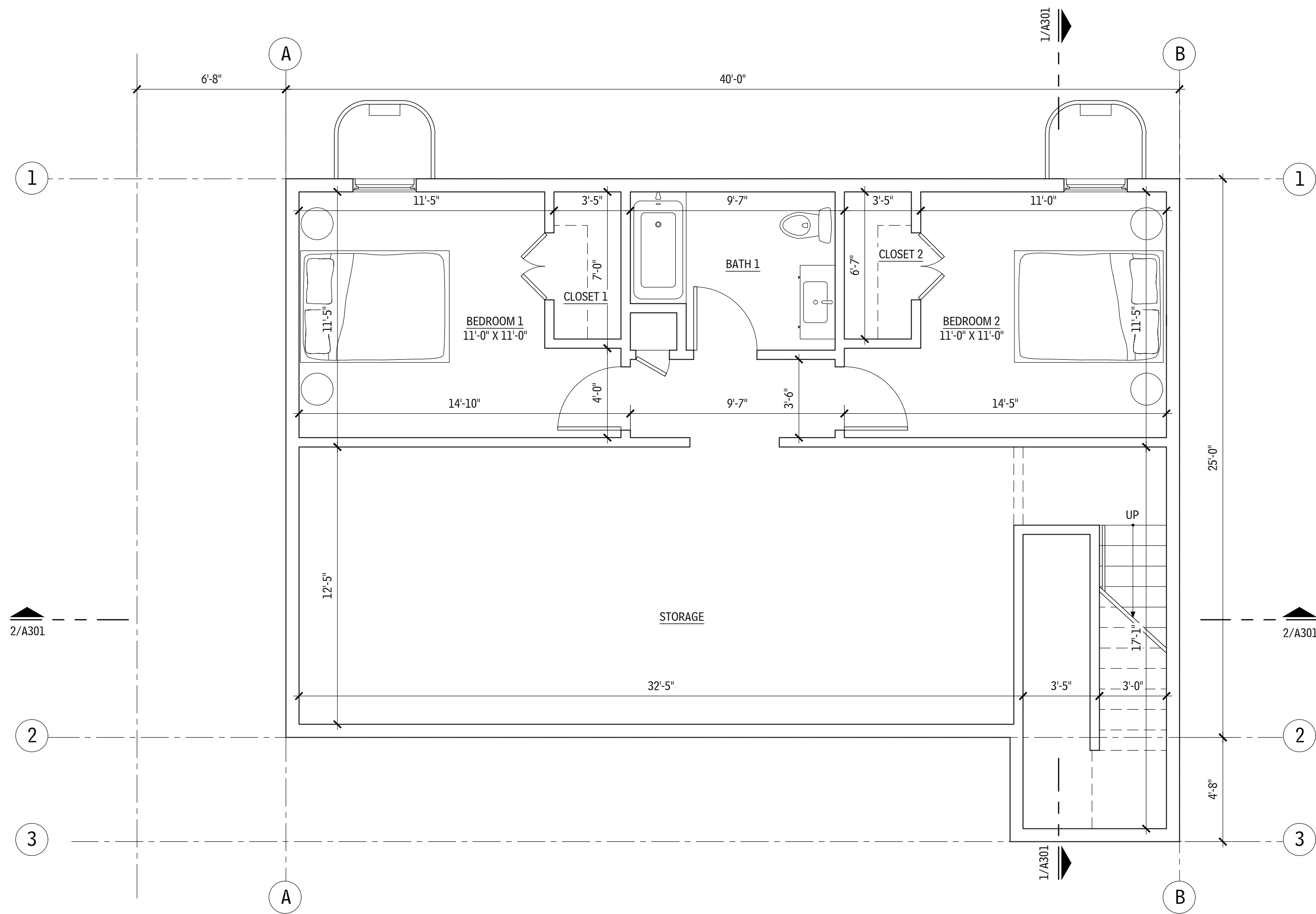
EXPRESSIVE WINDOW DETAILING SHOULD BE USED ON STREET FACING ELEVATION. ADDITIONAL TRIM PROFILES SHOWN AS EXAMPLES ONLY. FINAL DESIGN SHOULD CONSIDER OPTIONS AND VARIATIONS BETWEEN MULTIPLE UNITS TO REINFORCE DIVERSITY AMONGST HOUSING TYPES.



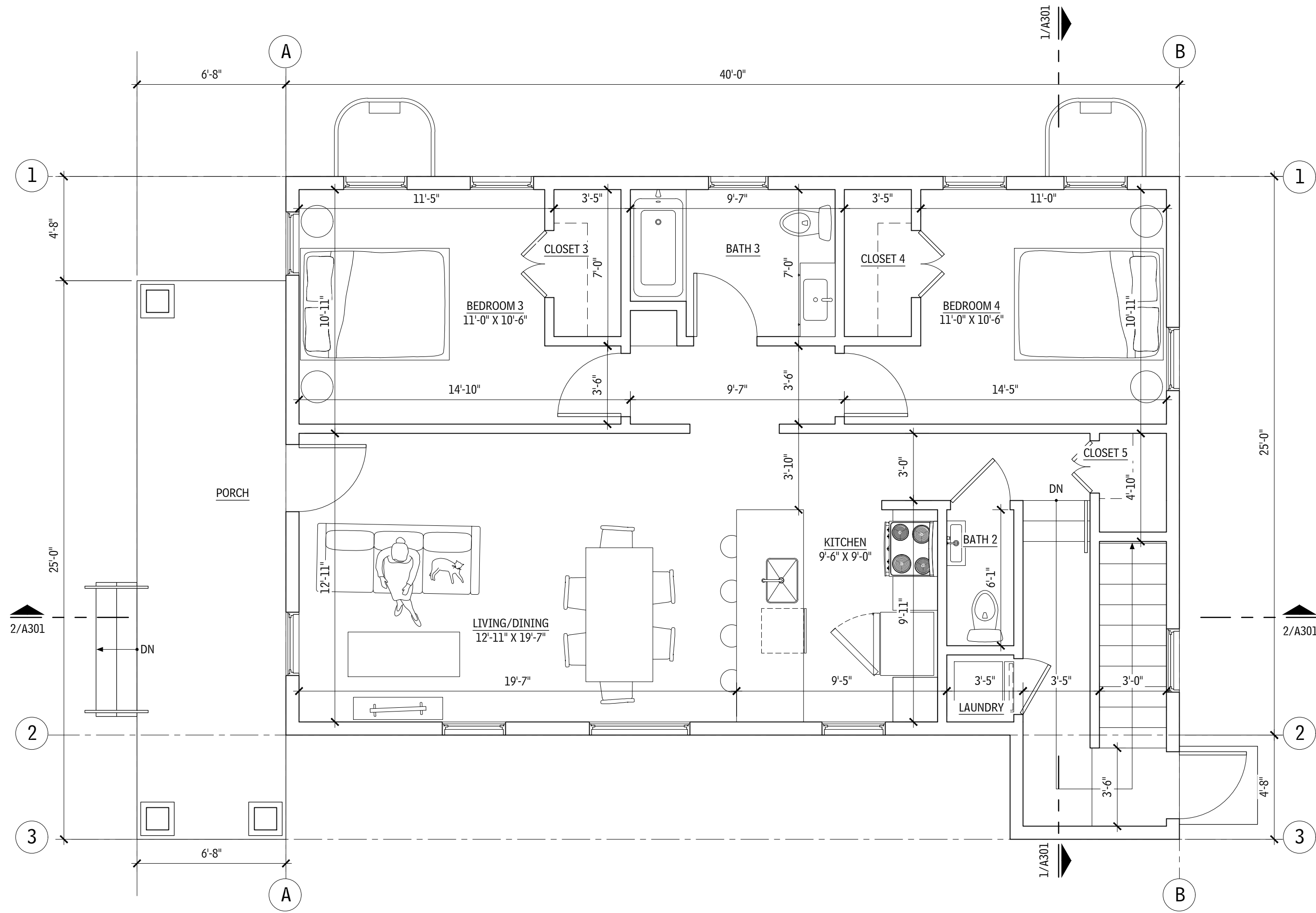
3 FROST PROTECTED SHALLOW FOUNDATION DIAGRAM – SUBSTITUTE FOR BASEMENT
SCALE: NTS



2 WINDOW ELEVATIONS – STANDARD AND ADDITIVE TRIM
SCALE: 1/2" = 1'

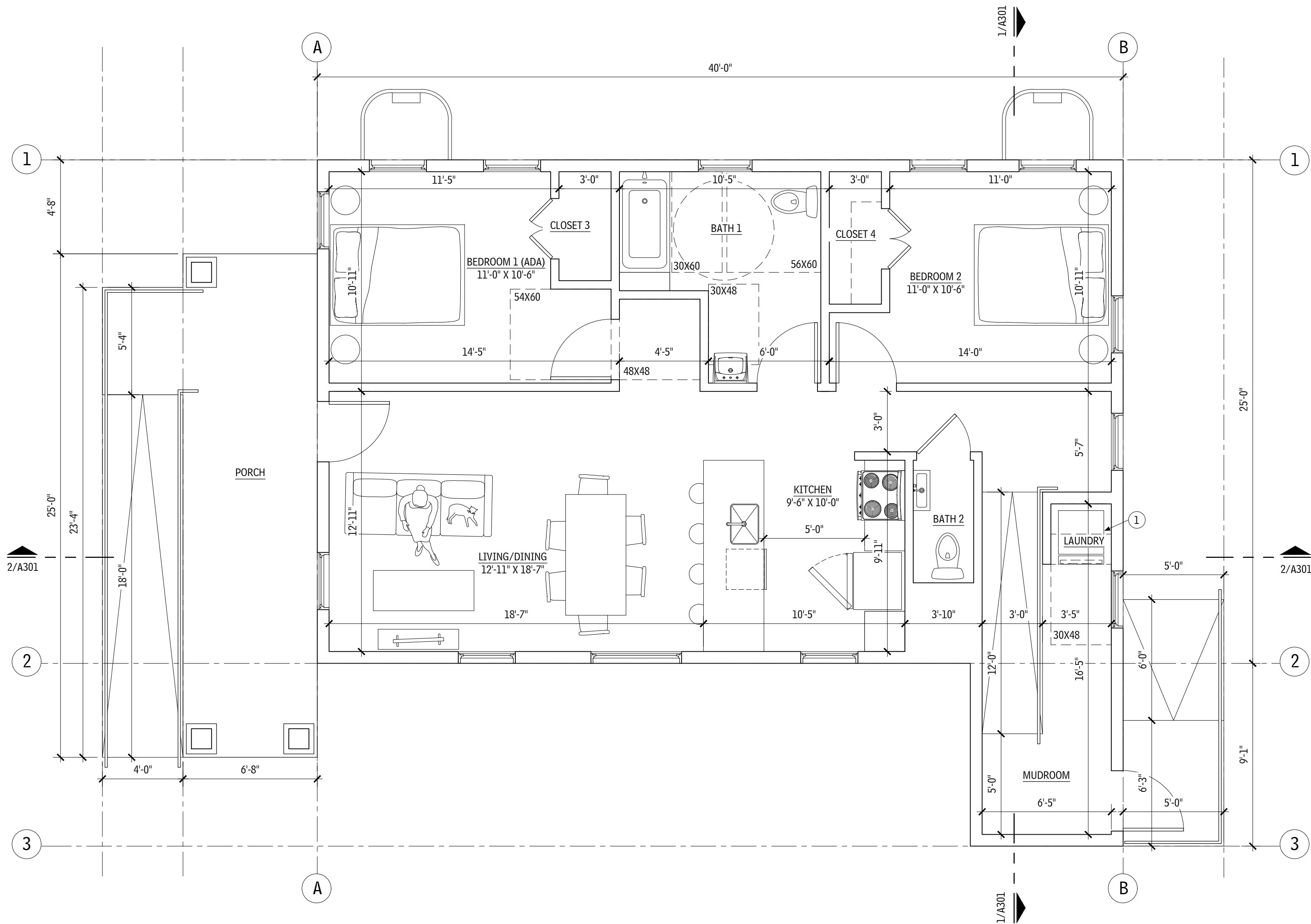


1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

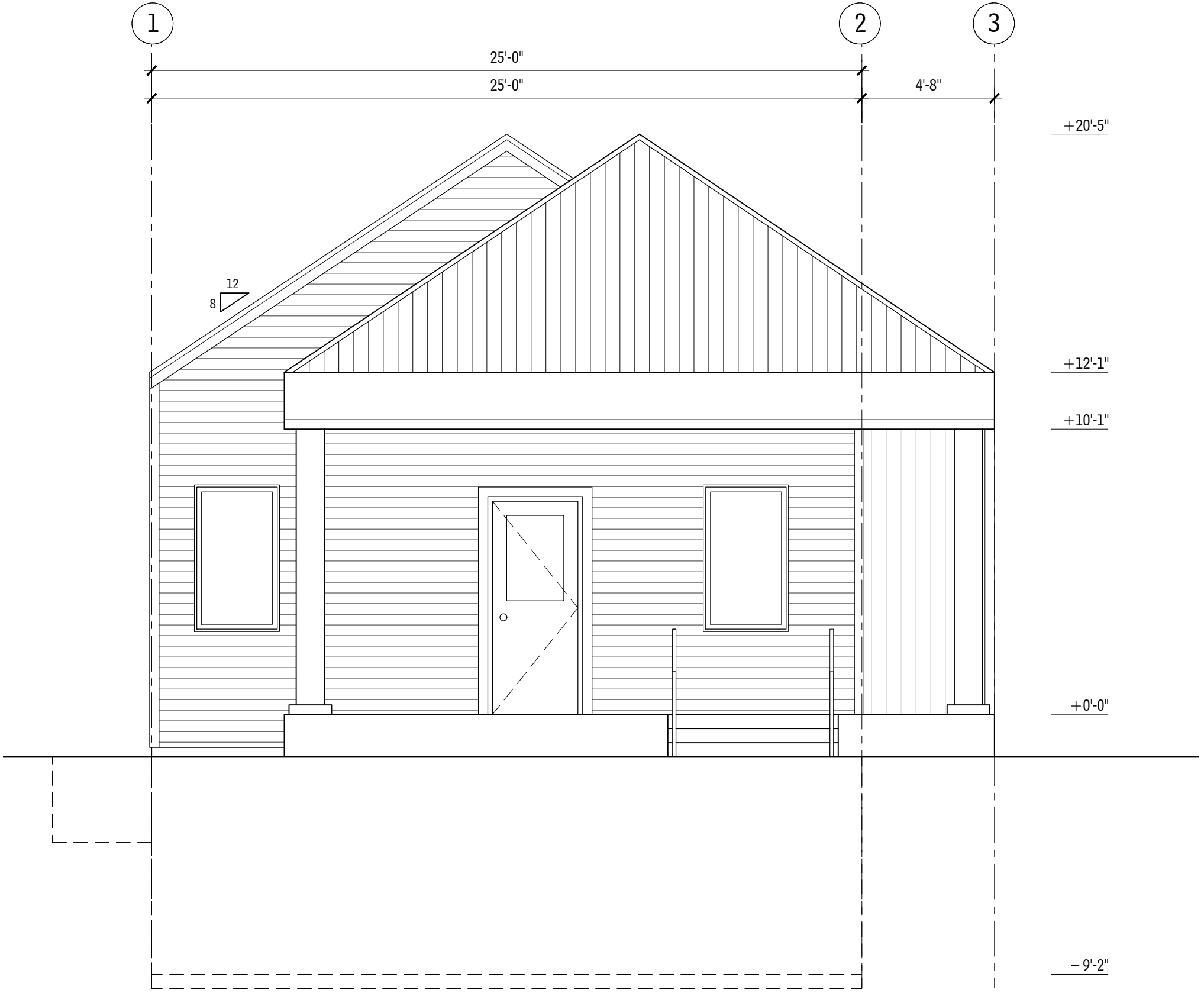


2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

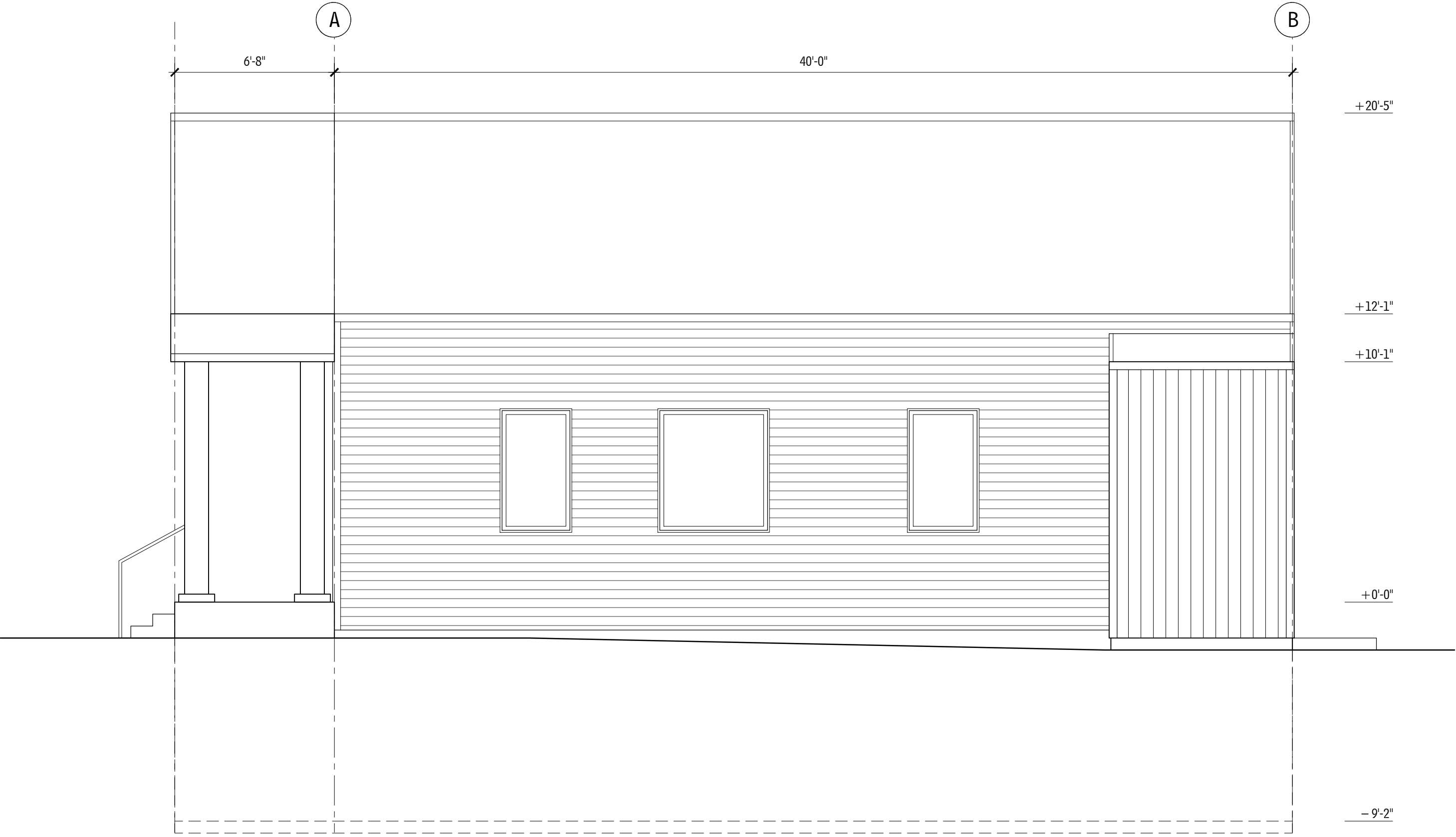
SHEET NOTES
1. LAUNDRY TO BE ALL-IN-ONE
WASHER/DRYER OR
STACKED WASHER/DRYER.



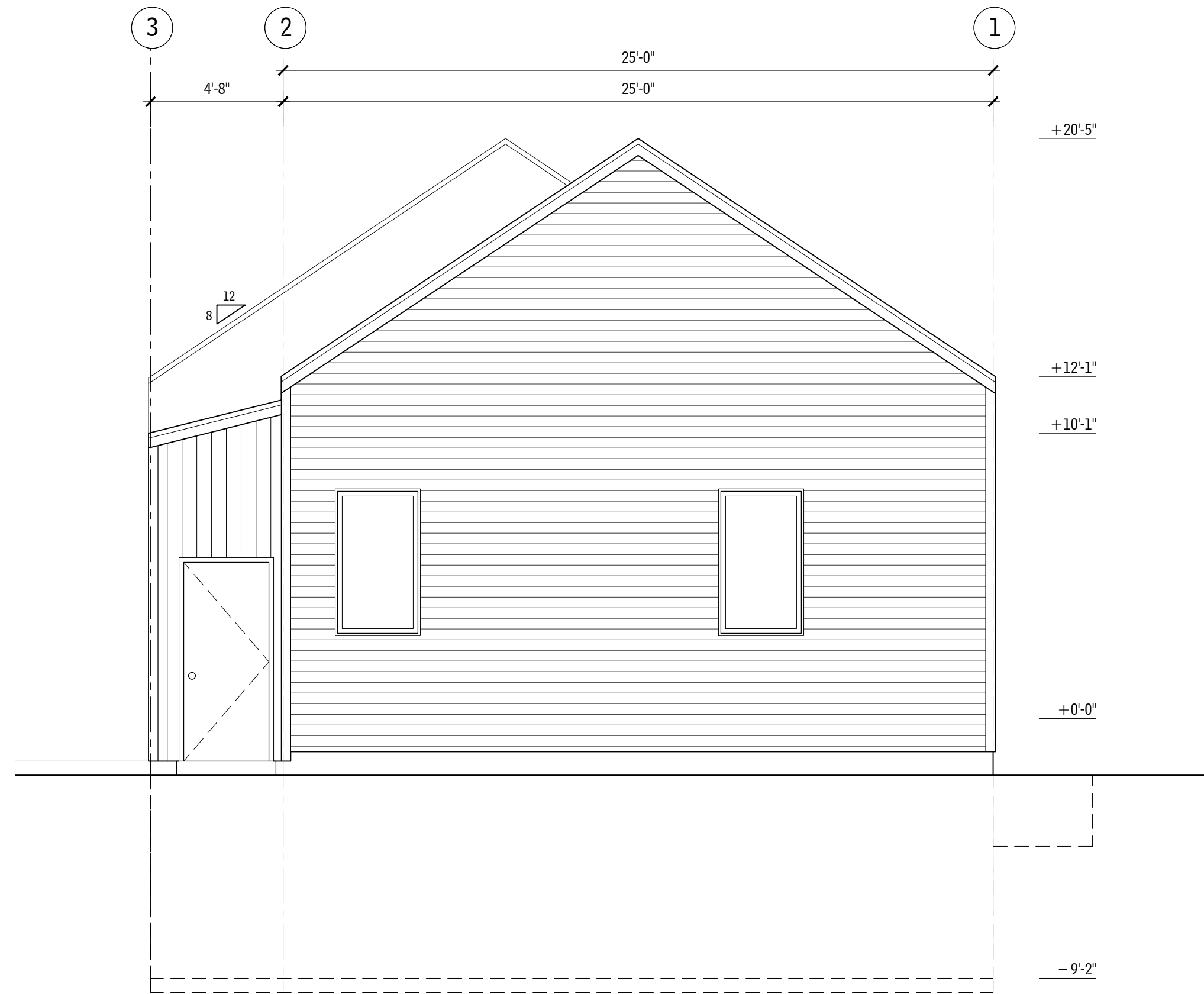
1 FIRST FLOOR PLAN – ADA
SCALE: 1/4" = 1'-0"



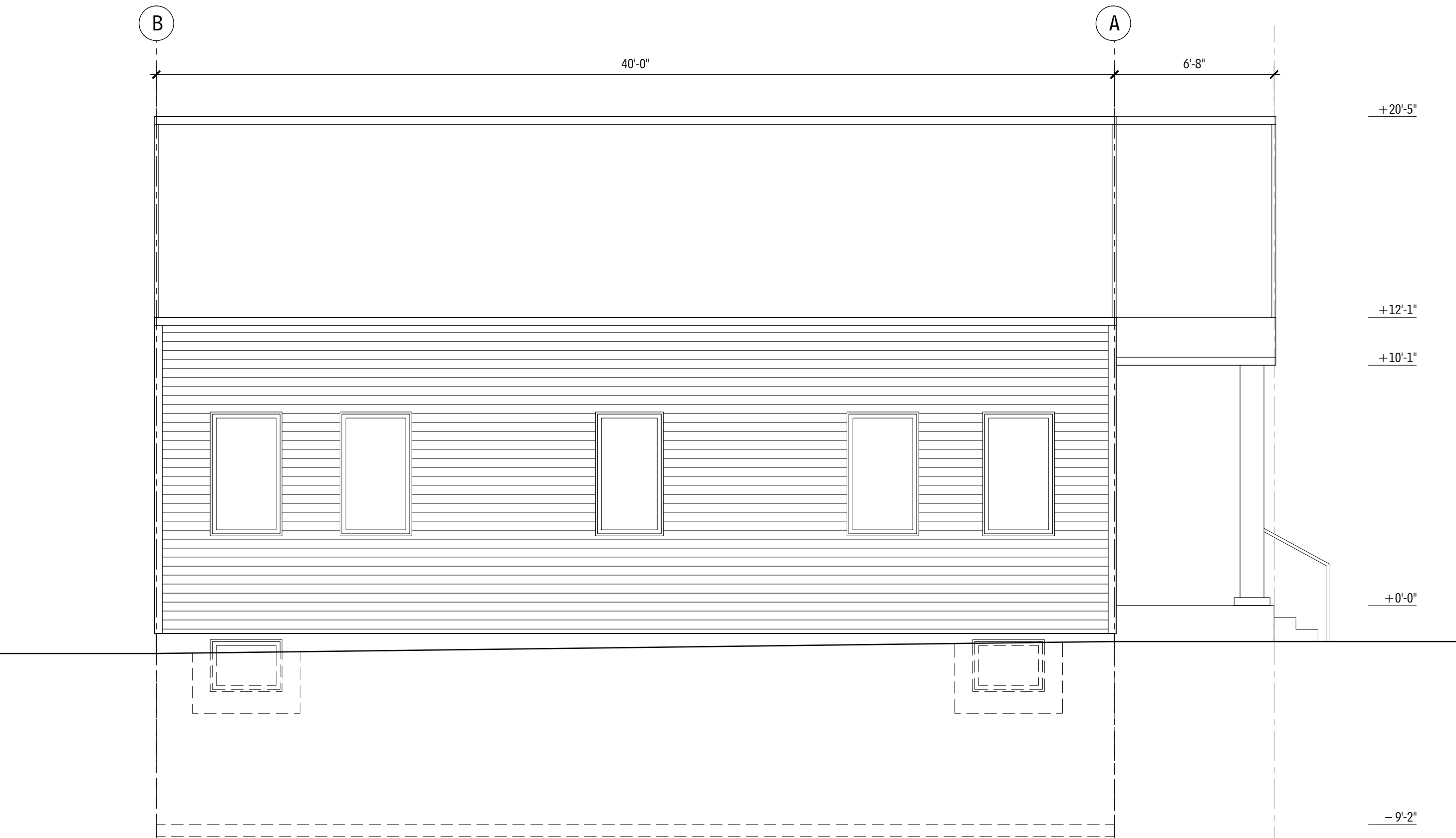
1 STREET ELEVATION
SCALE: 1/4" = 1'-0"



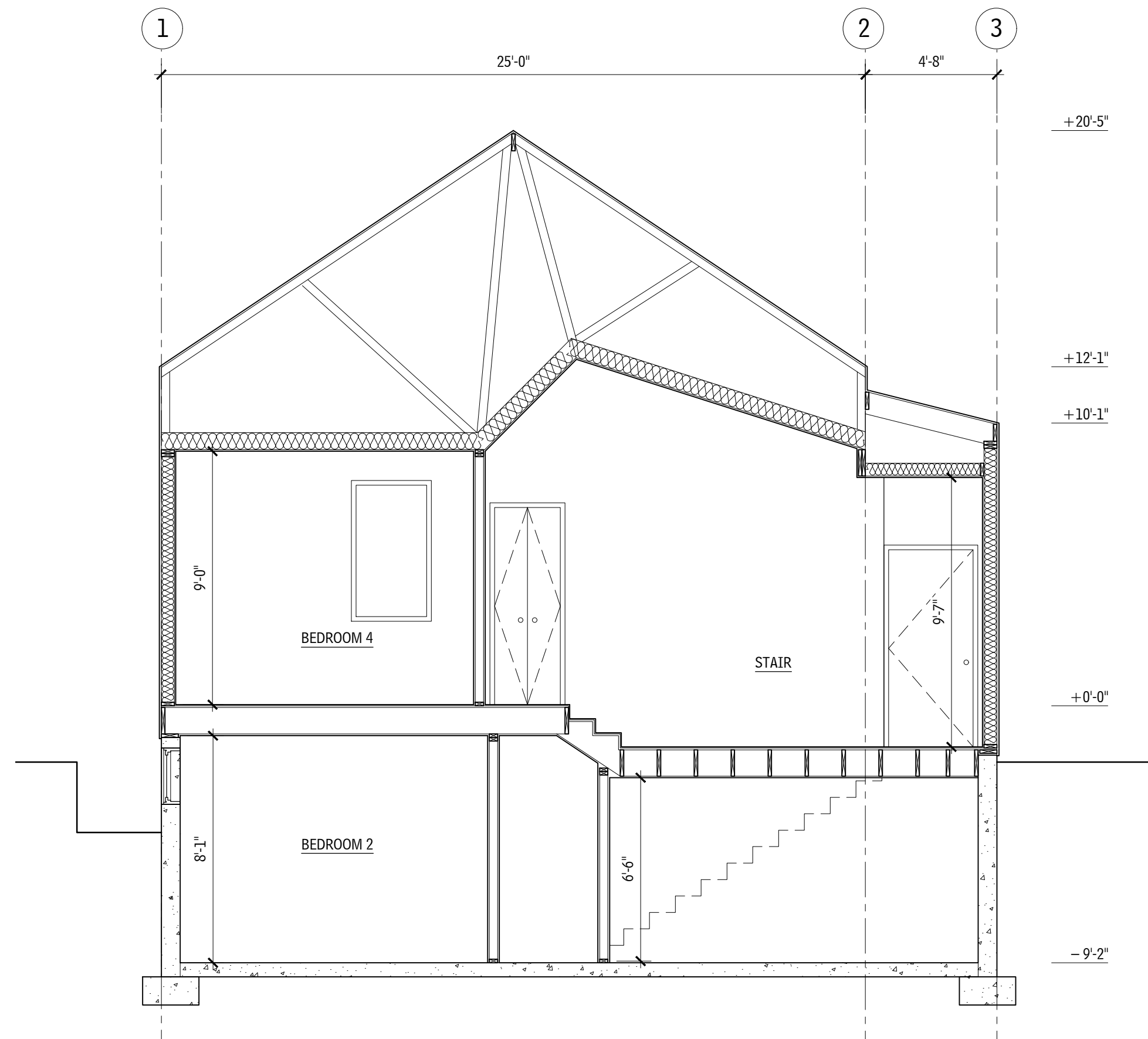
2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



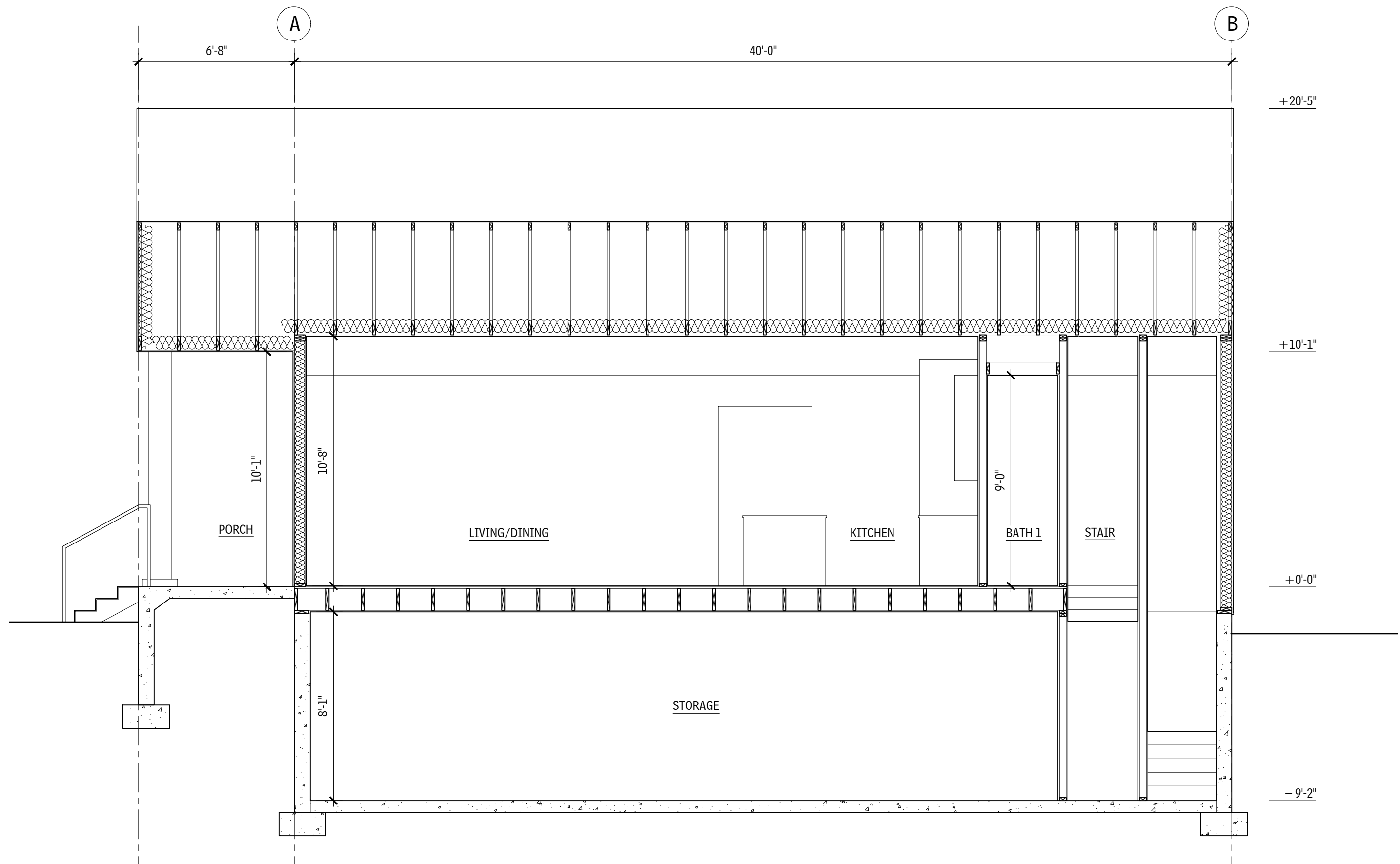
3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



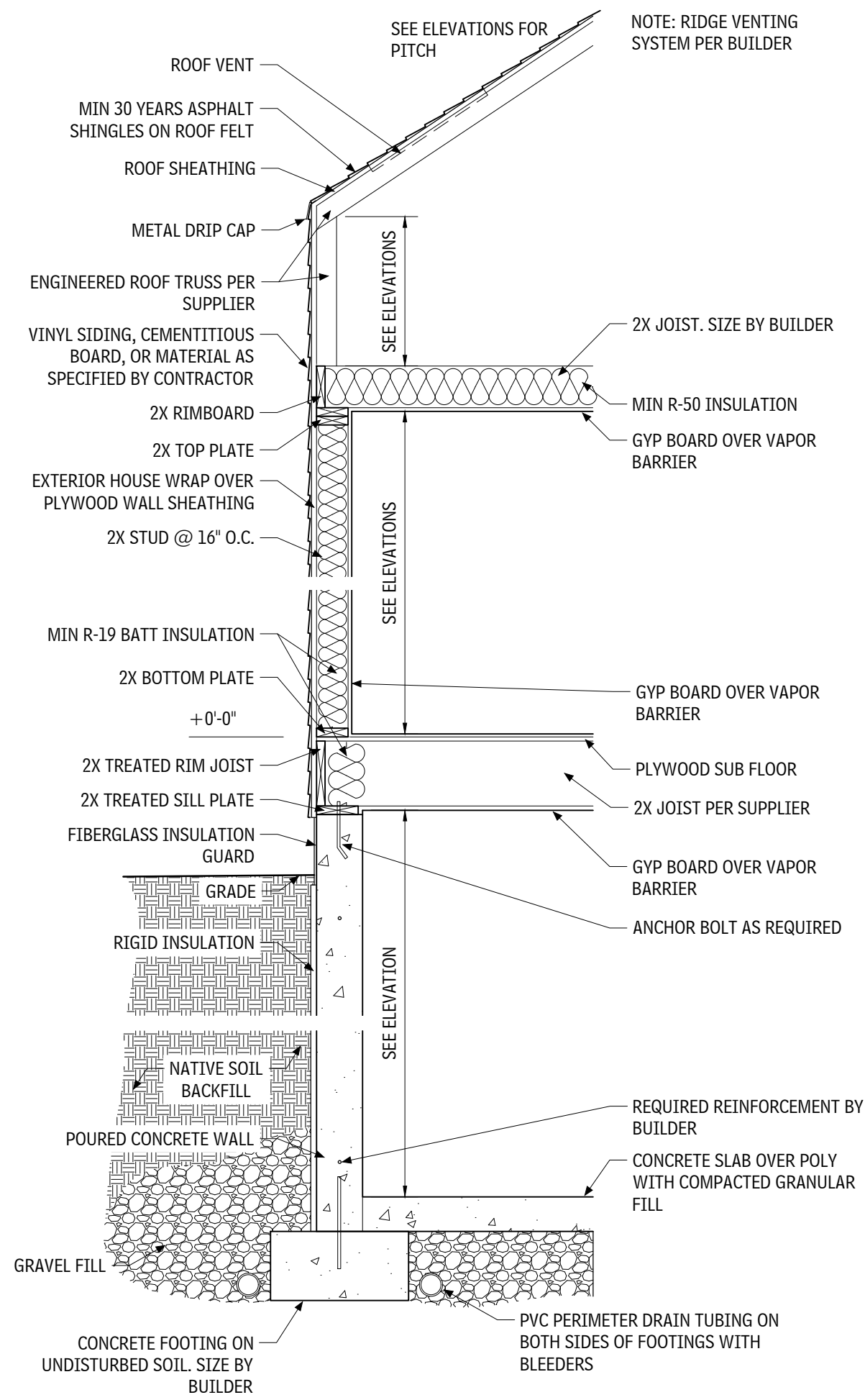
4 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 SECTION 1
SCALE: 1/4" = 1'-0"



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



3 SECTION DETAIL
SCALE: 1/2" = 1'-0"

DRAWING IS FOR REFERENCE ONLY –
BUILDER TO DETERMINE AND
CONFIRM ALL BUILDING MATERIALS,
ACTUAL COMPONENTS, ASSEMBLIES,
AND OVERALL STRUCTURE.

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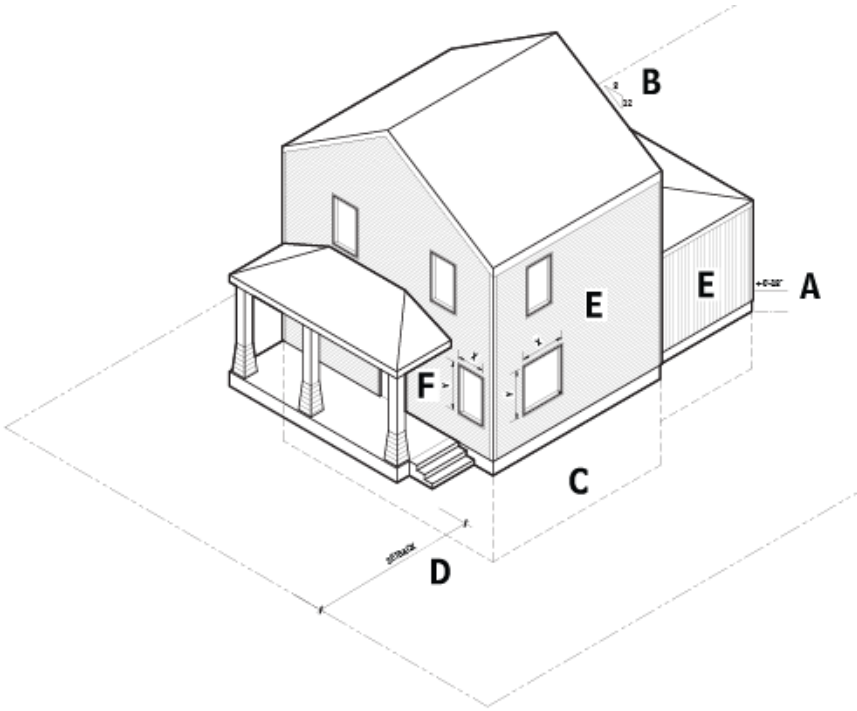
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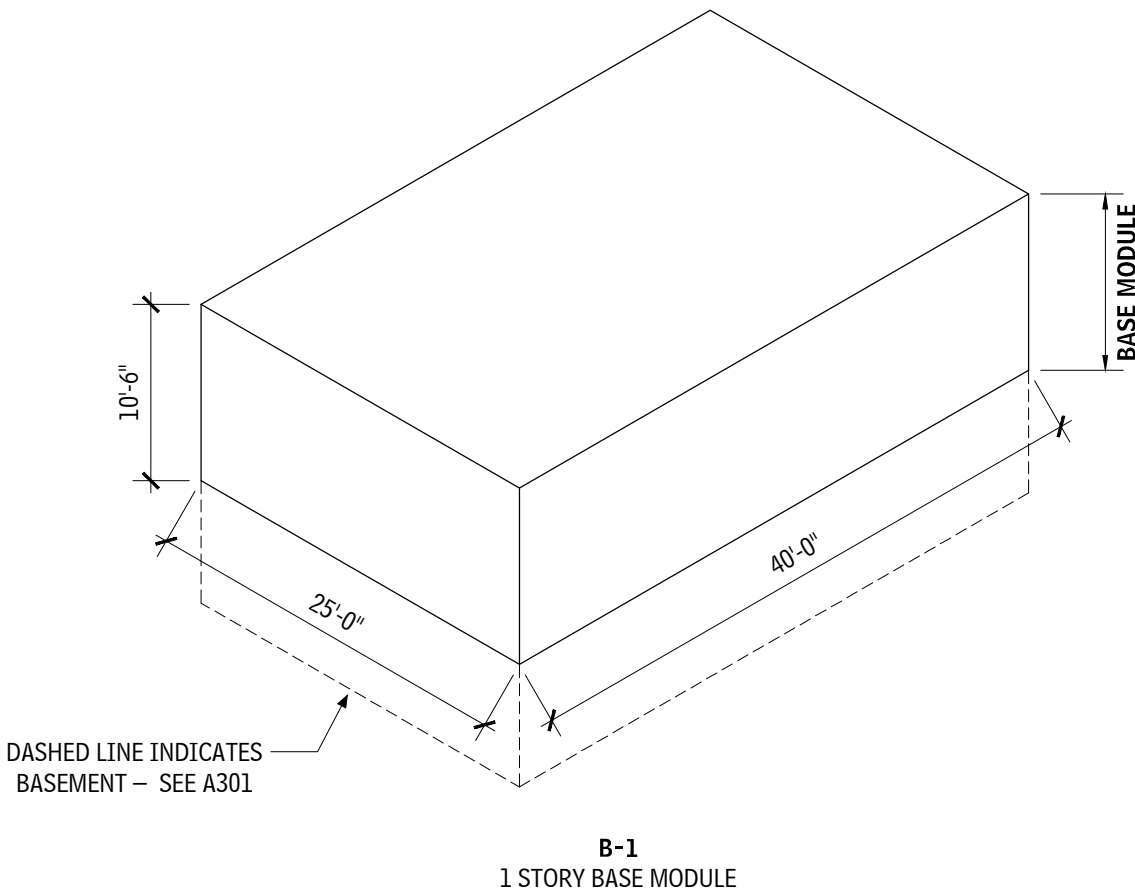
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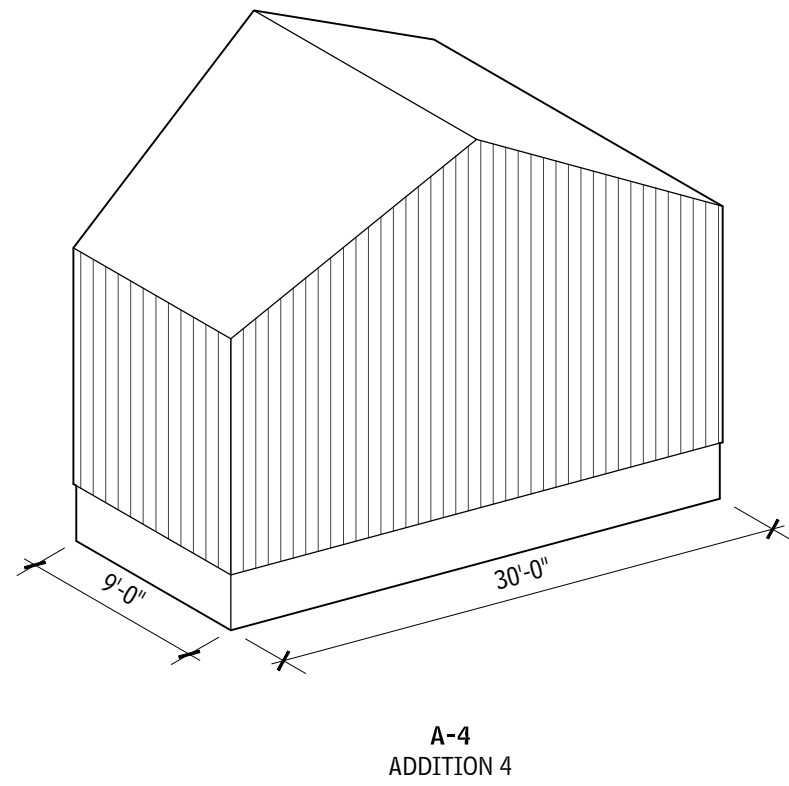
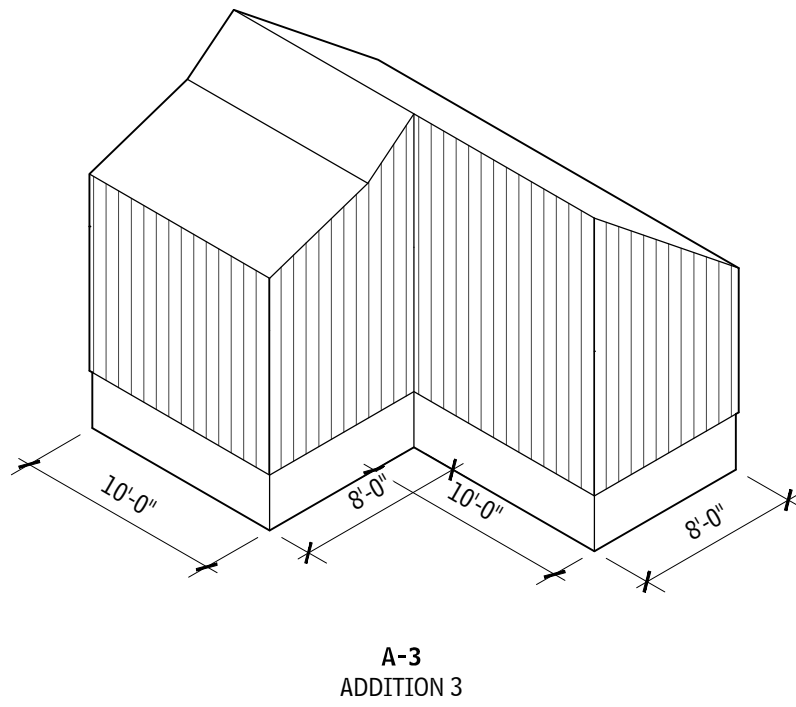
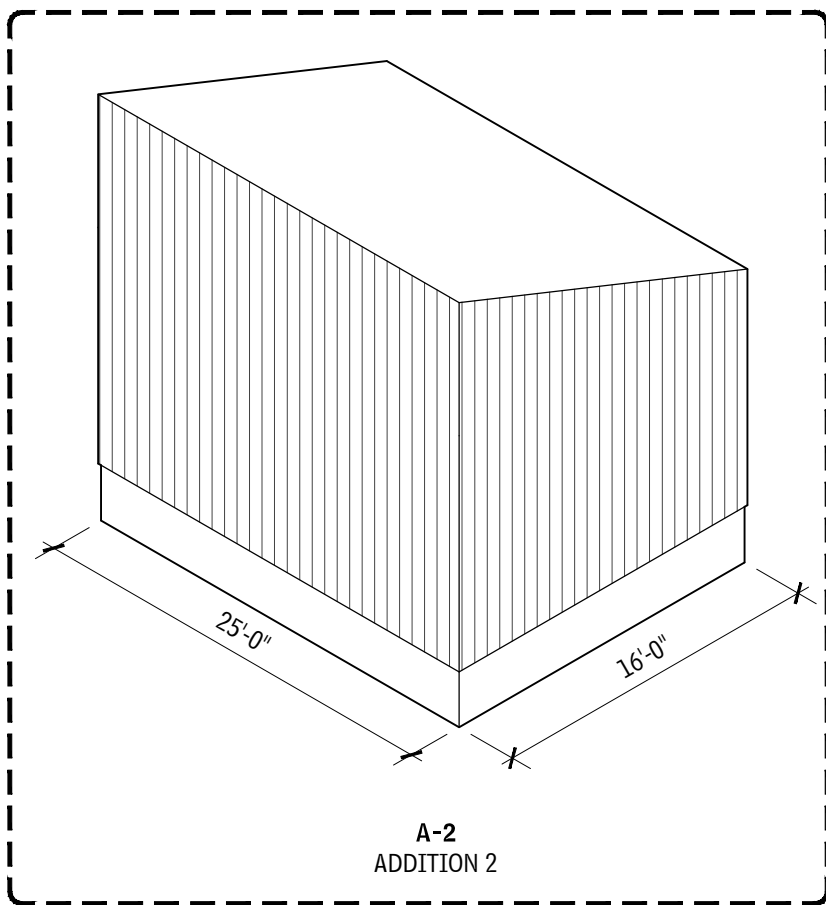
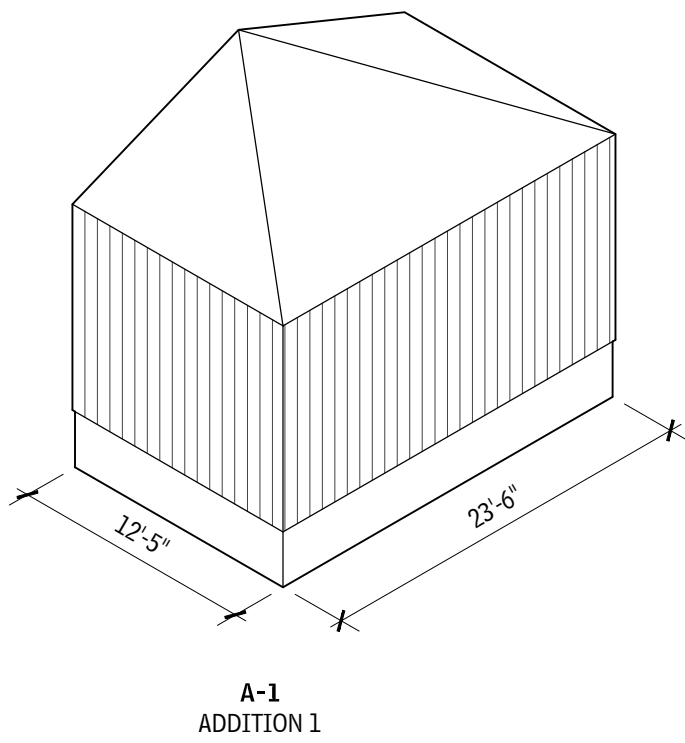
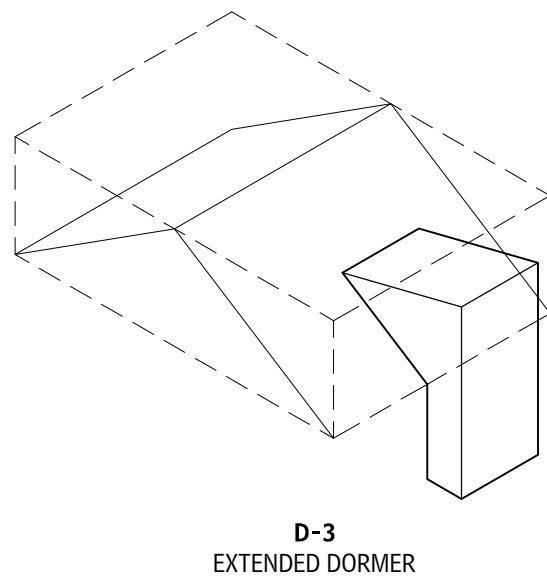
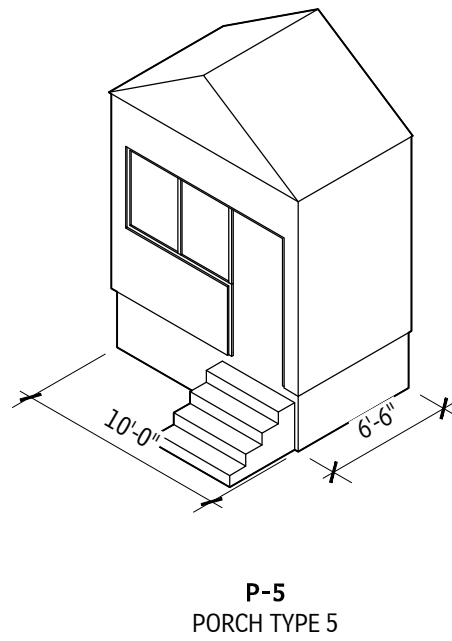
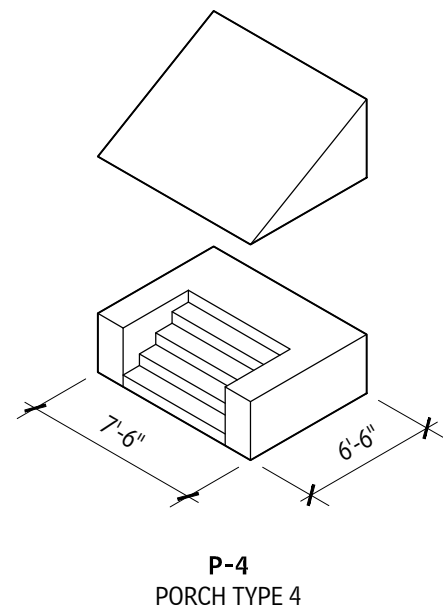
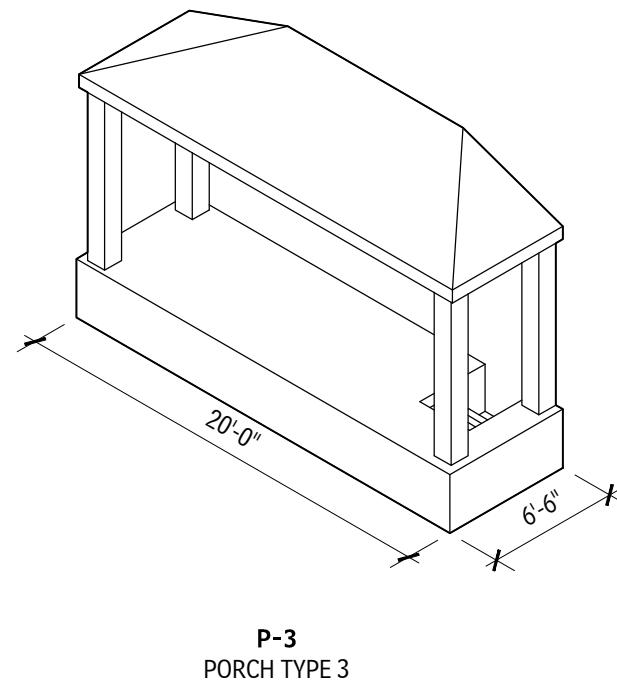
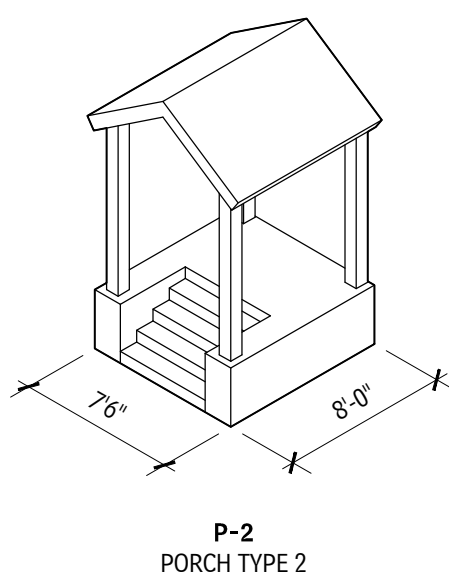
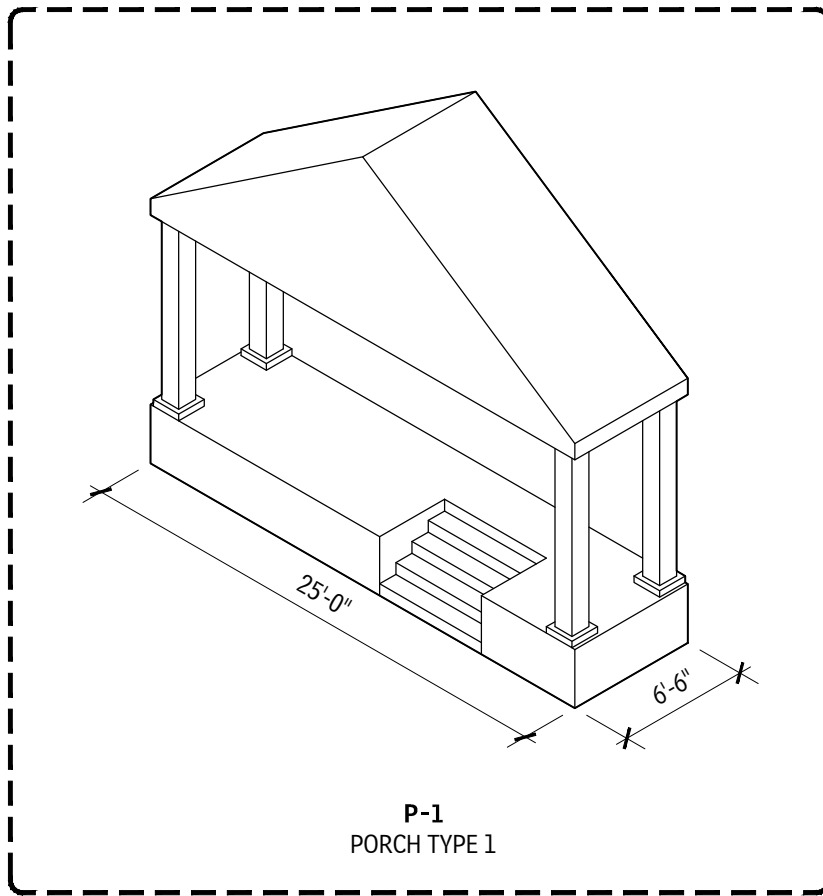
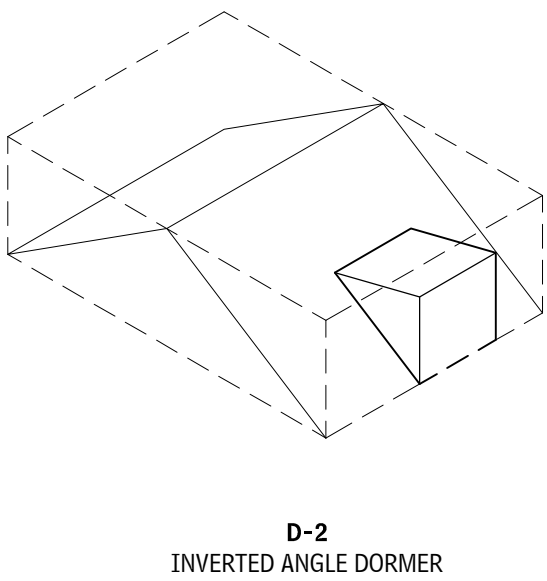
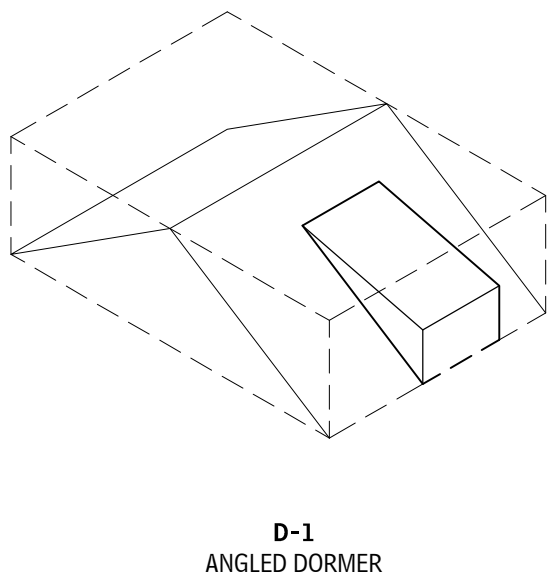
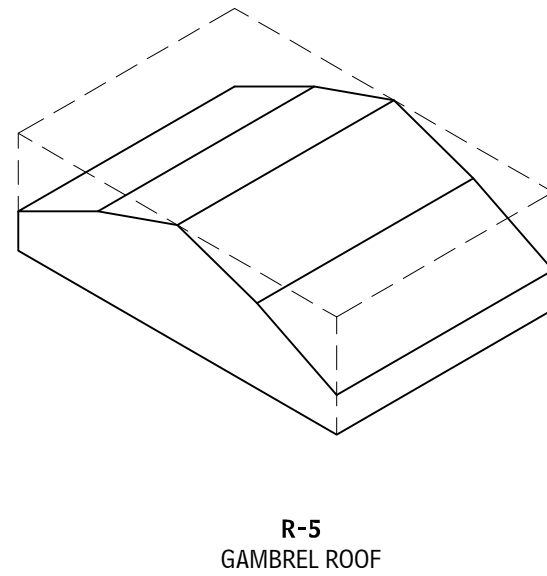
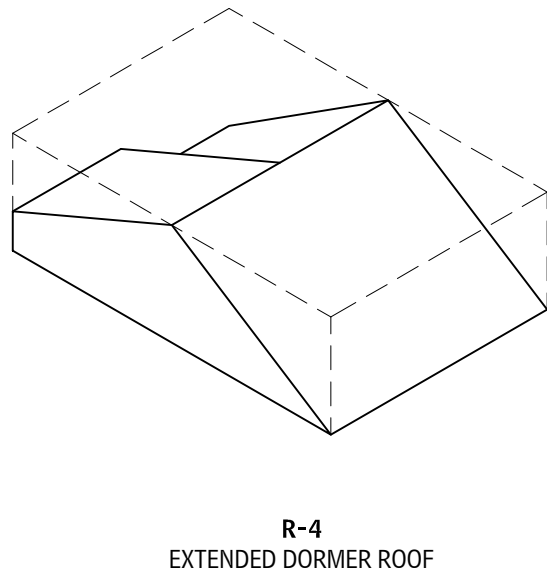
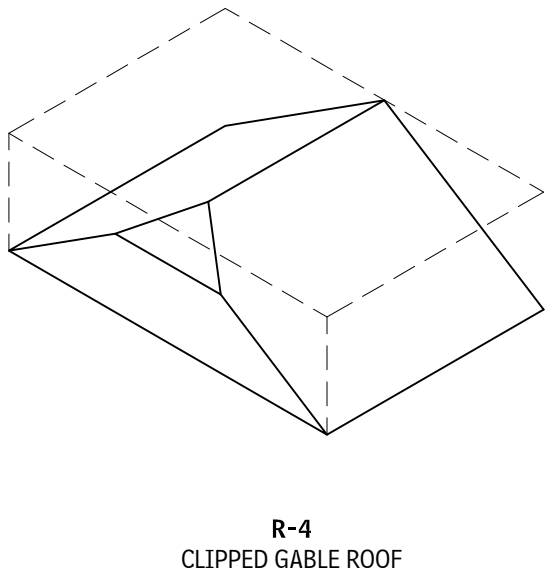
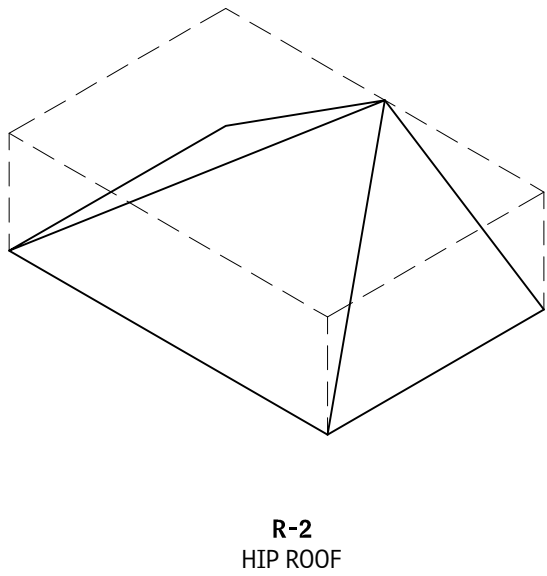
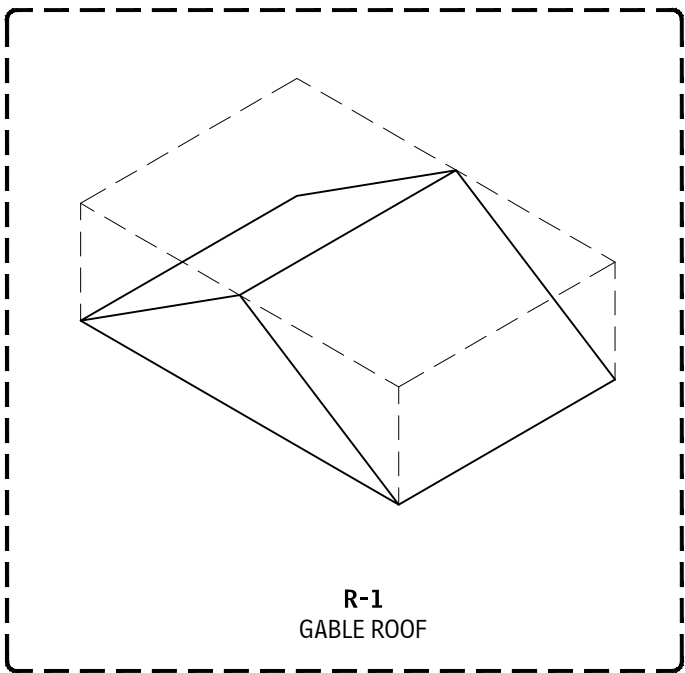
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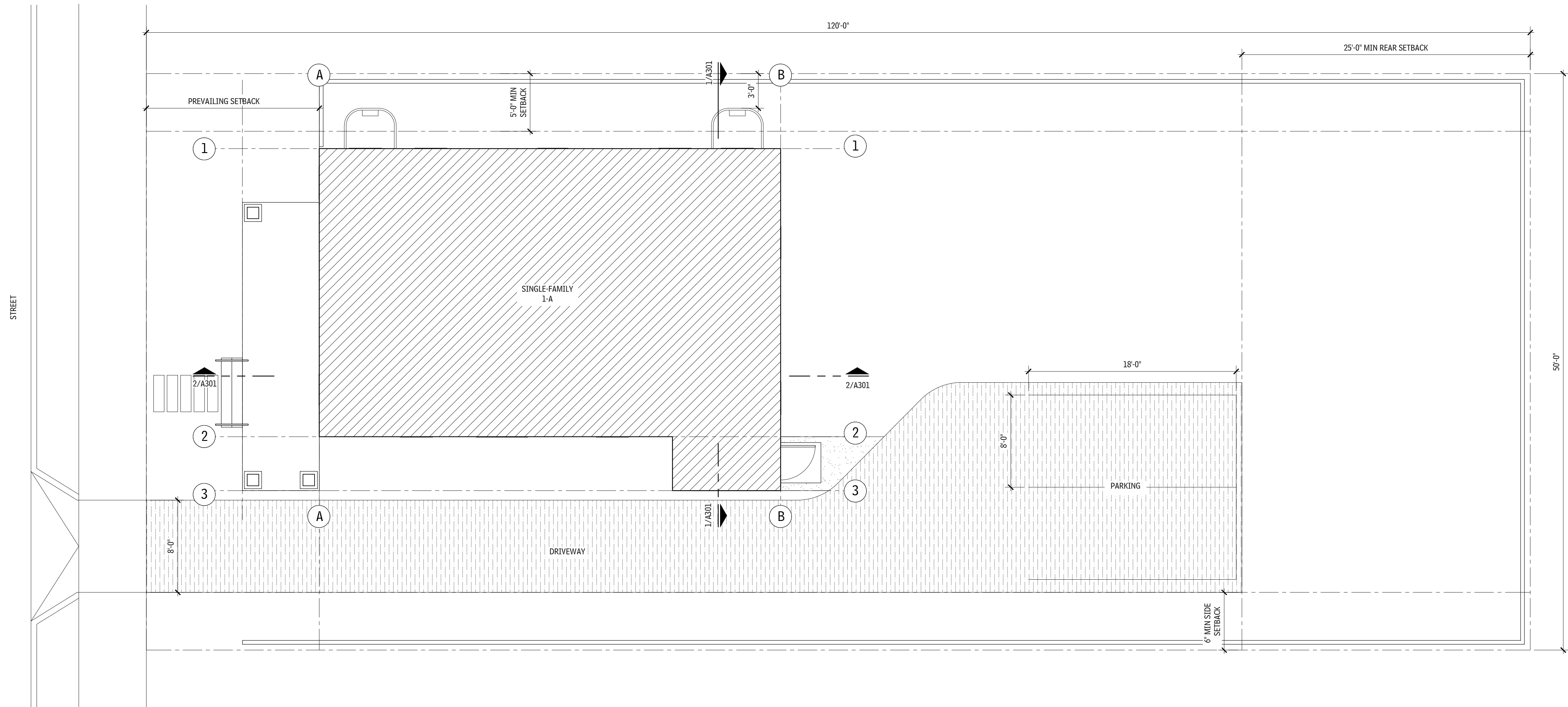


1 BASE MODULE DIAGRAM
SCALE: NTS

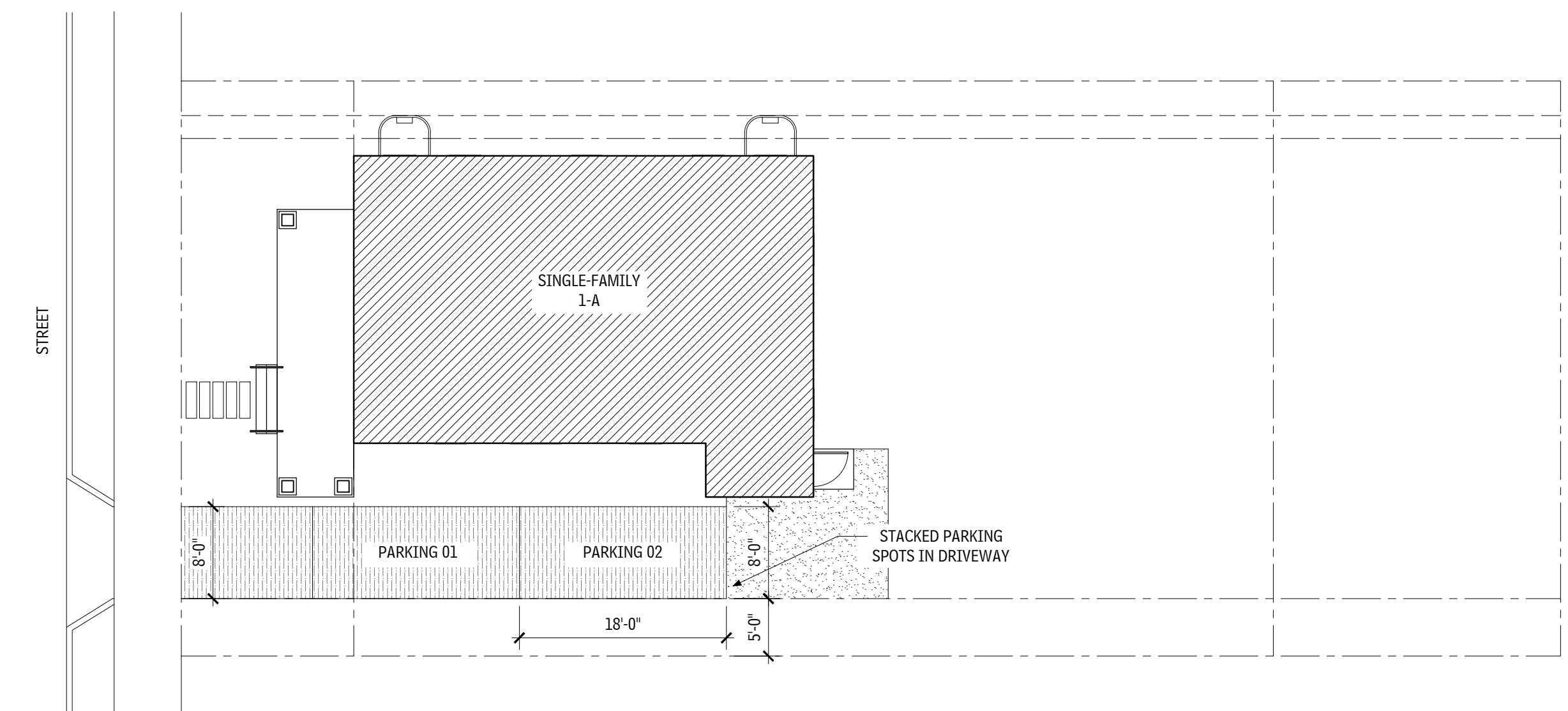
ILLUSTRATED IN THIS SET



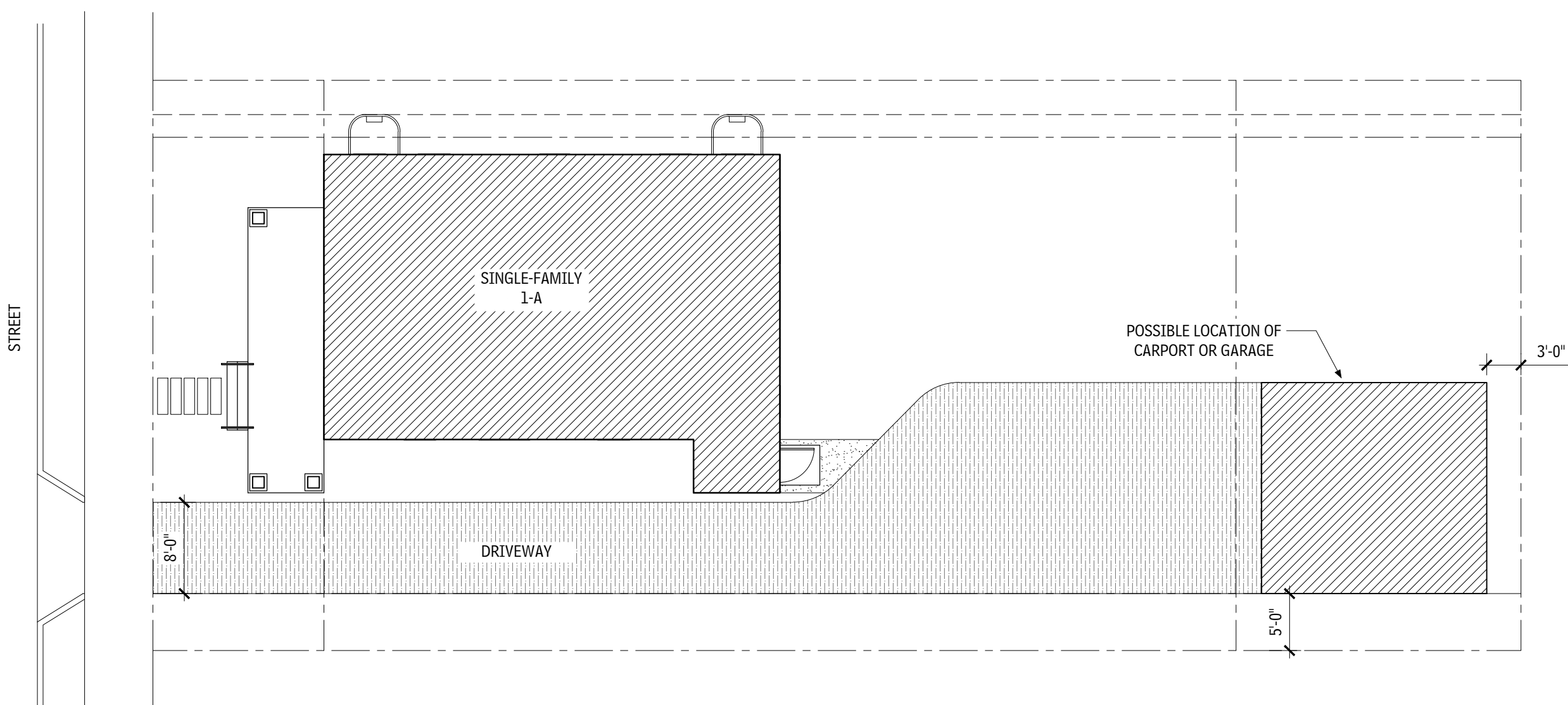
2 CATALOG OF COMPONENTS
SCALE: NTS



1 SITE PLAN
SCALE: 3/16" = 1'-0"



2 ALTERNATE PARKING CONFIGURATION 01
SCALE: 3/32" = 1'-0"



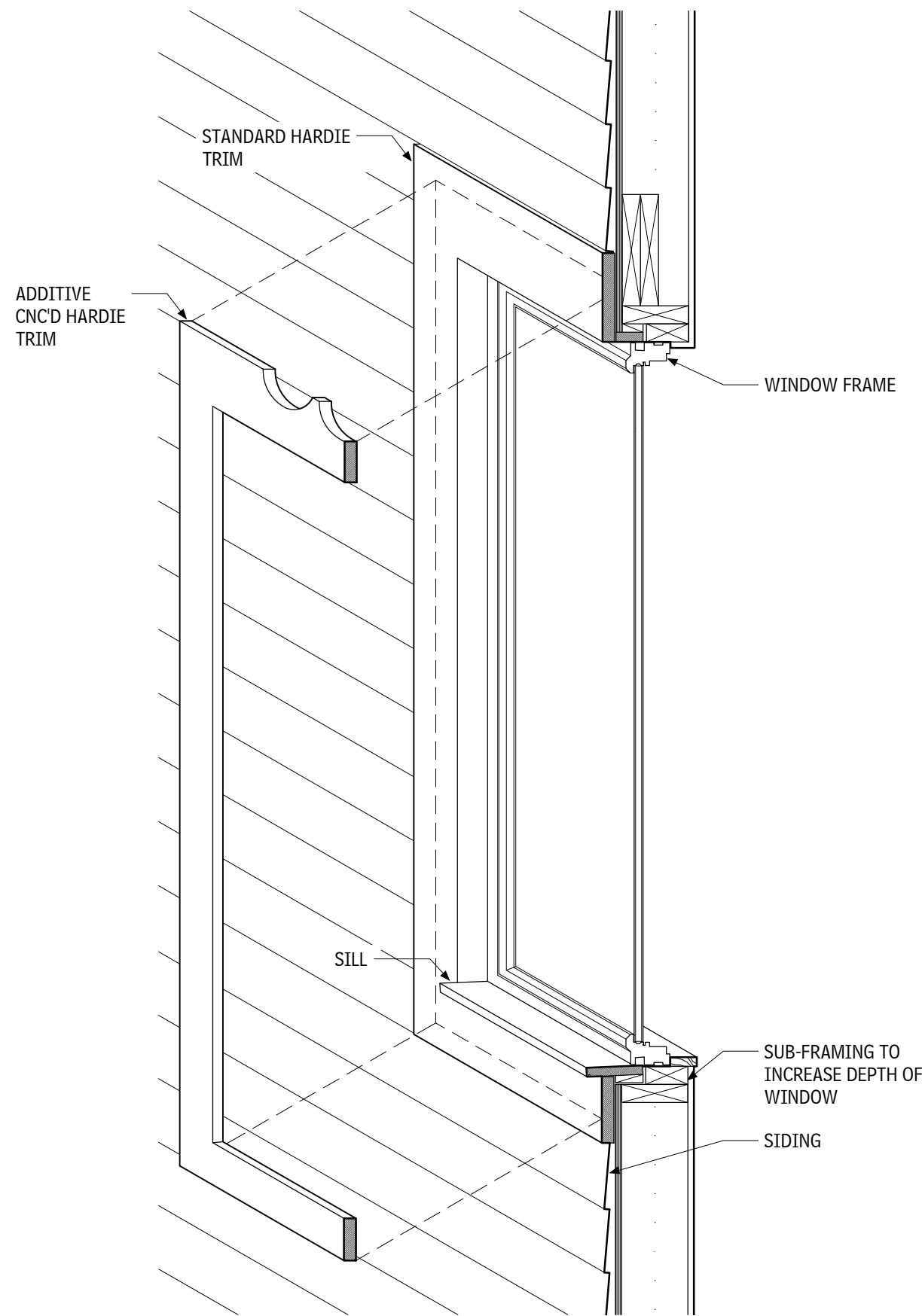
3 ALTERNATE PARKING CONFIGURATION 02
SCALE: 3/32" = 1'-0"

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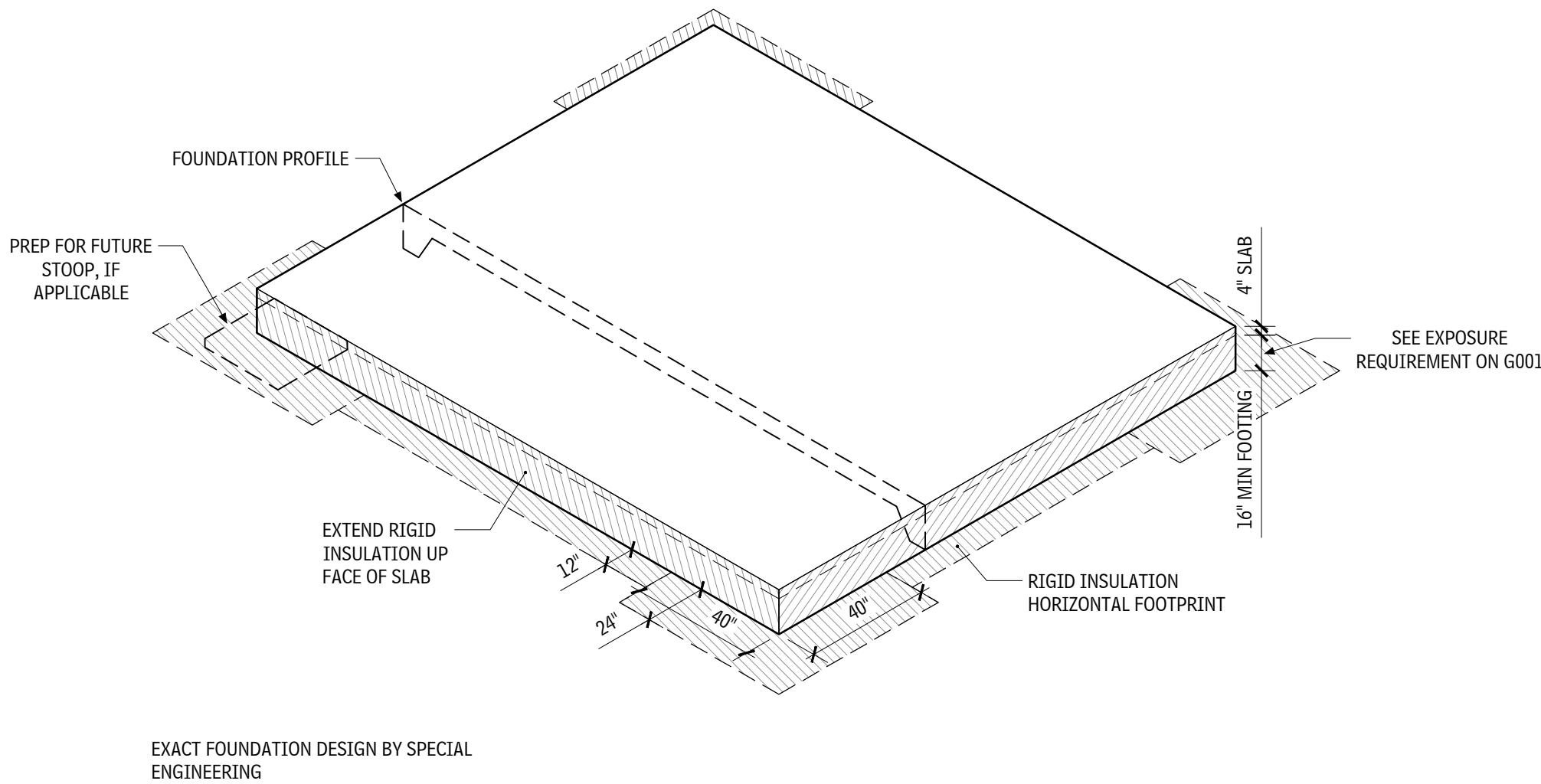
1 BLOCK ELEVATION – 1 STORY
SCALE: 1/8" = 1'-0"

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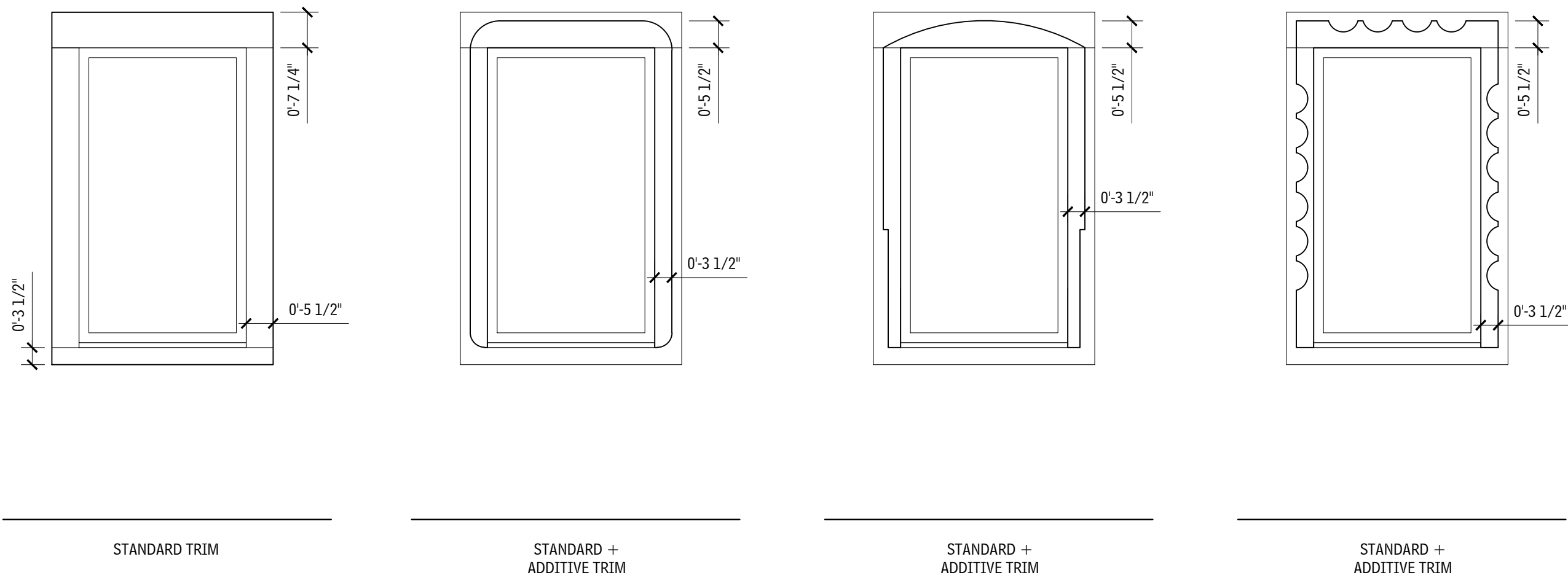


1 WINDOW TRIM DIAGRAM
SCALE: NTS

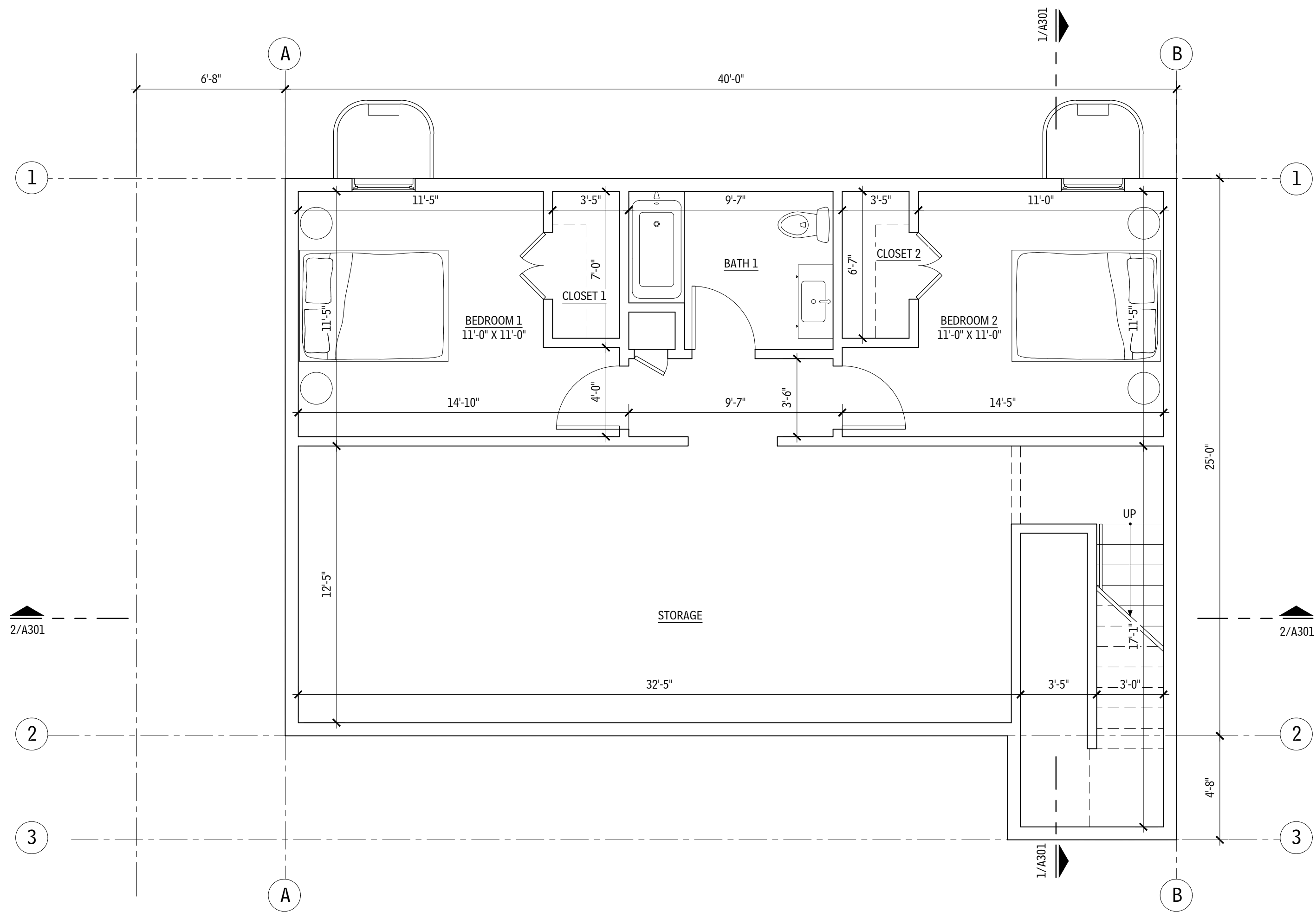
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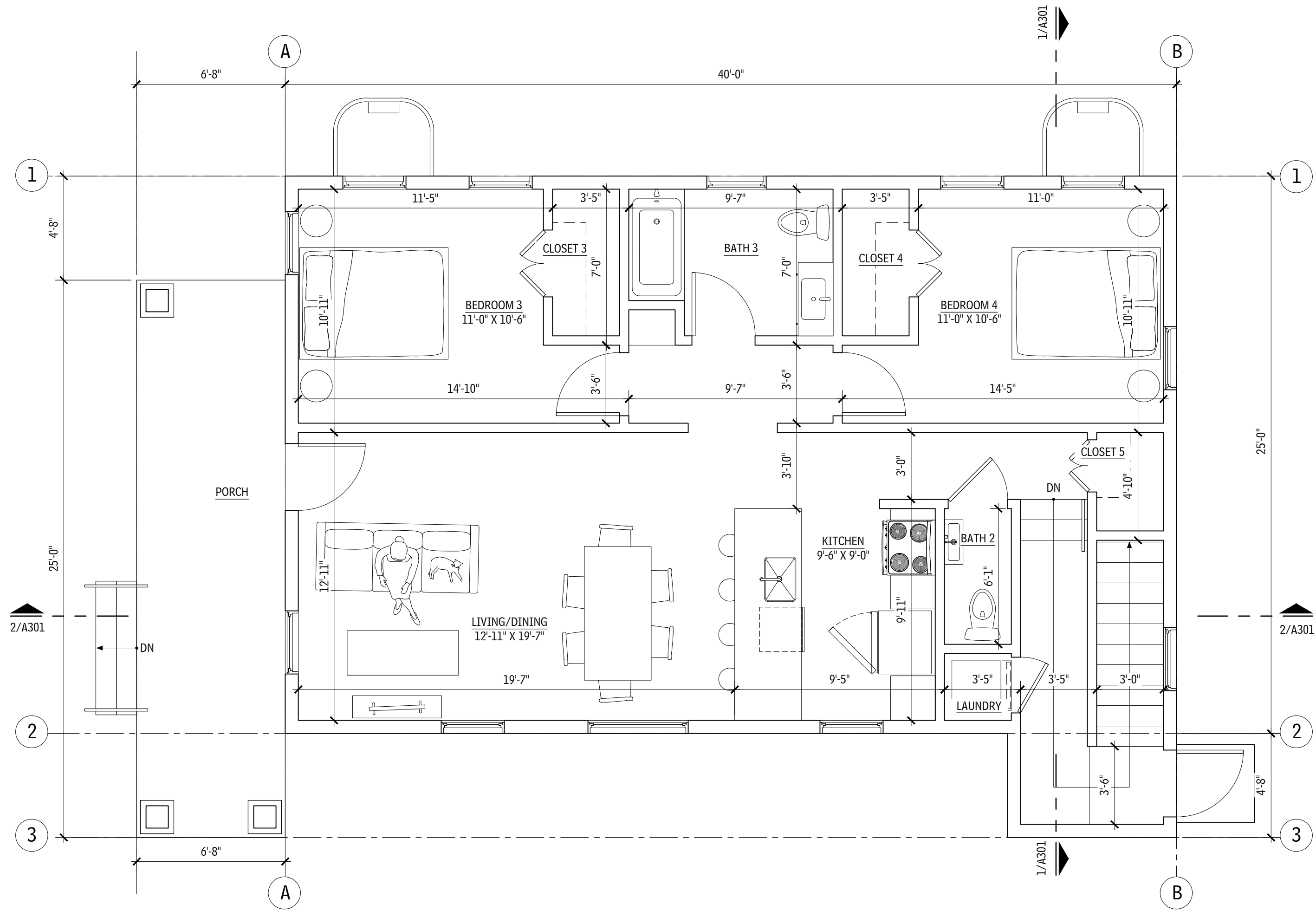
3 FROST PROTECTED SHALLOW FOUNDATION DIAGRAM – SUBSTITUTE FOR BASEMENT
SCALE: NTS



2 WINDOW ELEVATIONS – STANDARD AND ADDITIVE TRIM
SCALE: 1/2" = 1'

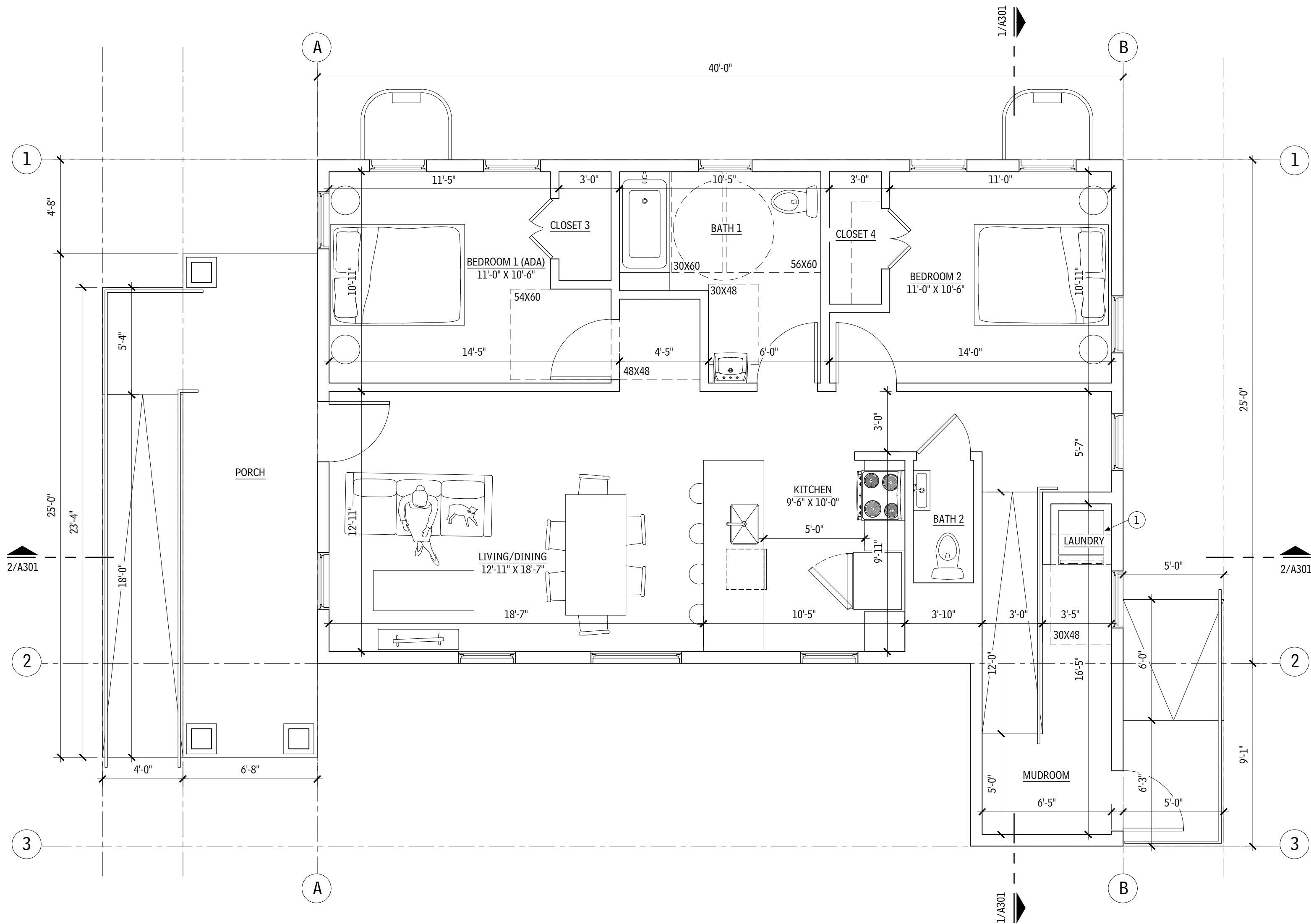


1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

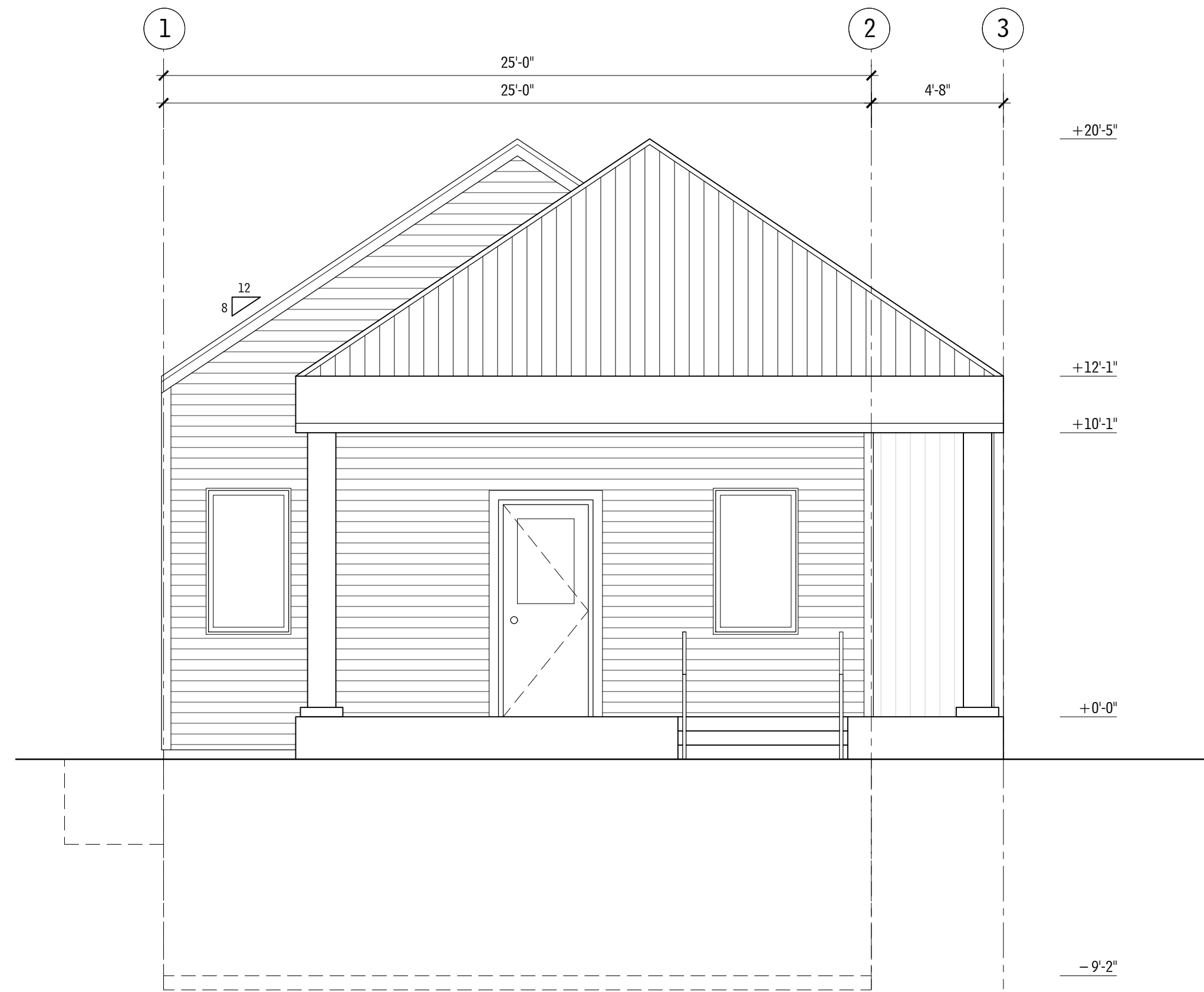


2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

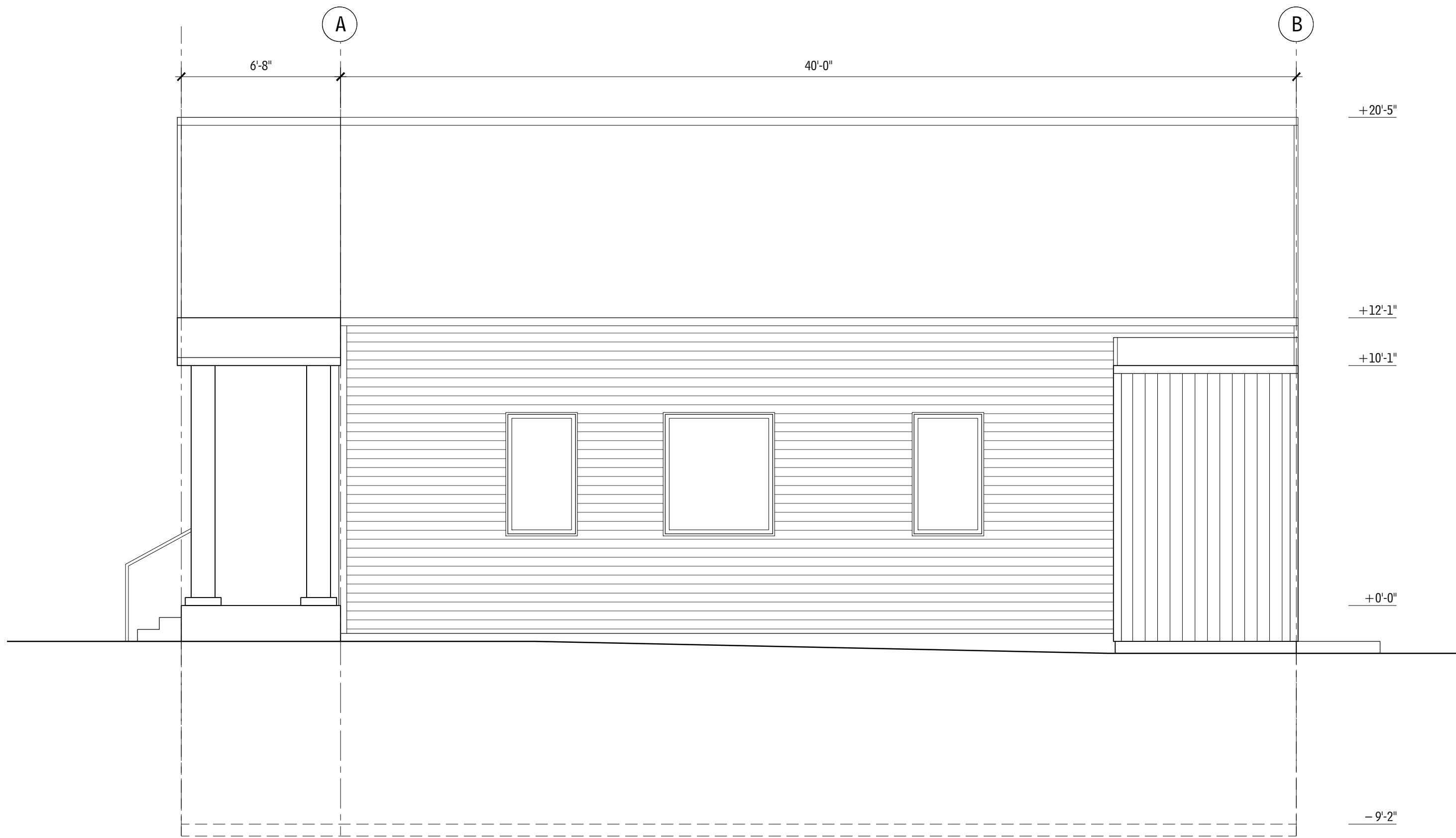
SHEET NOTES
1. LAUNDRY TO BE ALL-IN-ONE
WASHER/DRYER OR
STACKED WASHER/DRYER.



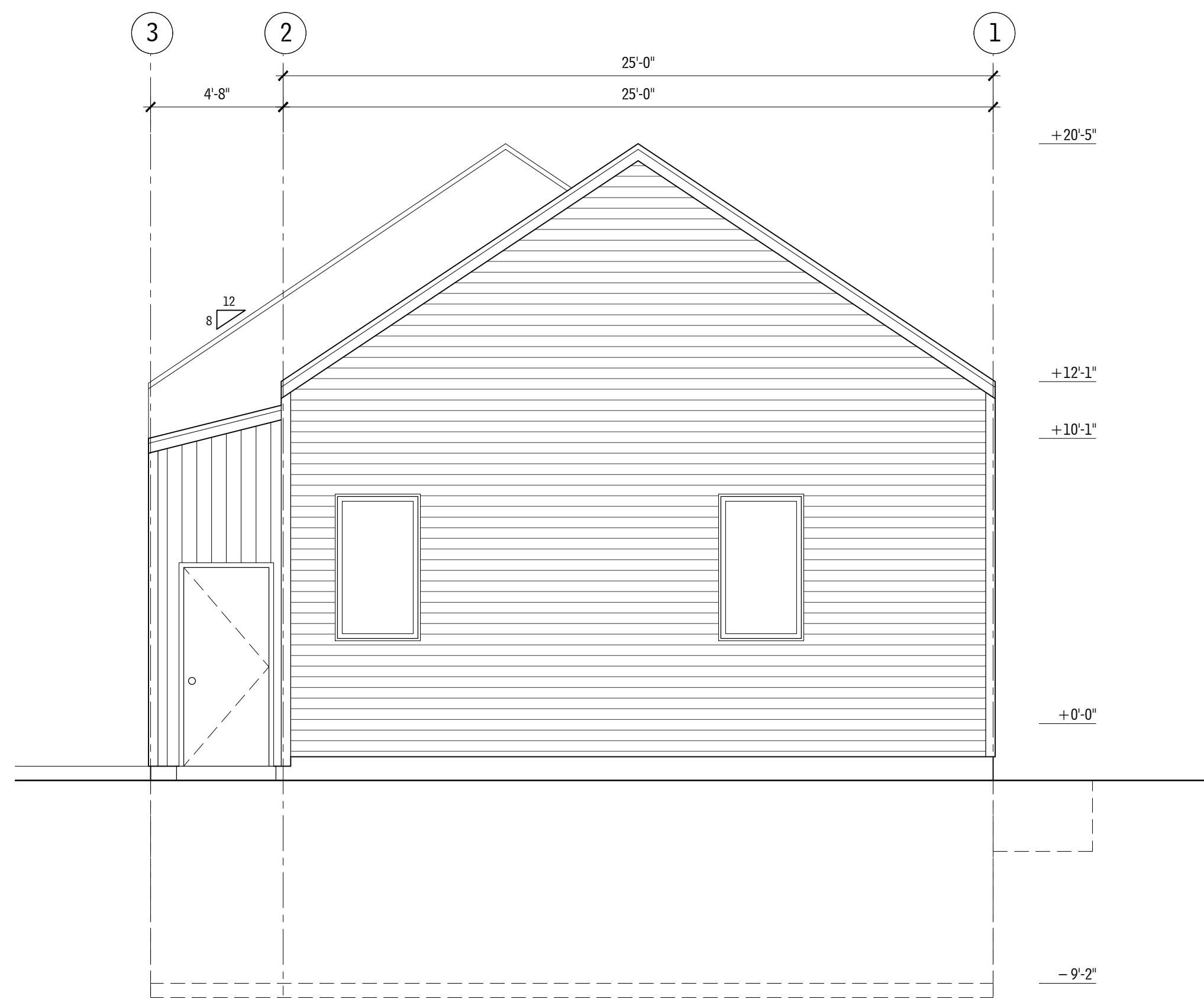
1 FIRST FLOOR PLAN – ADA
SCALE: 1/4" = 1'-0"



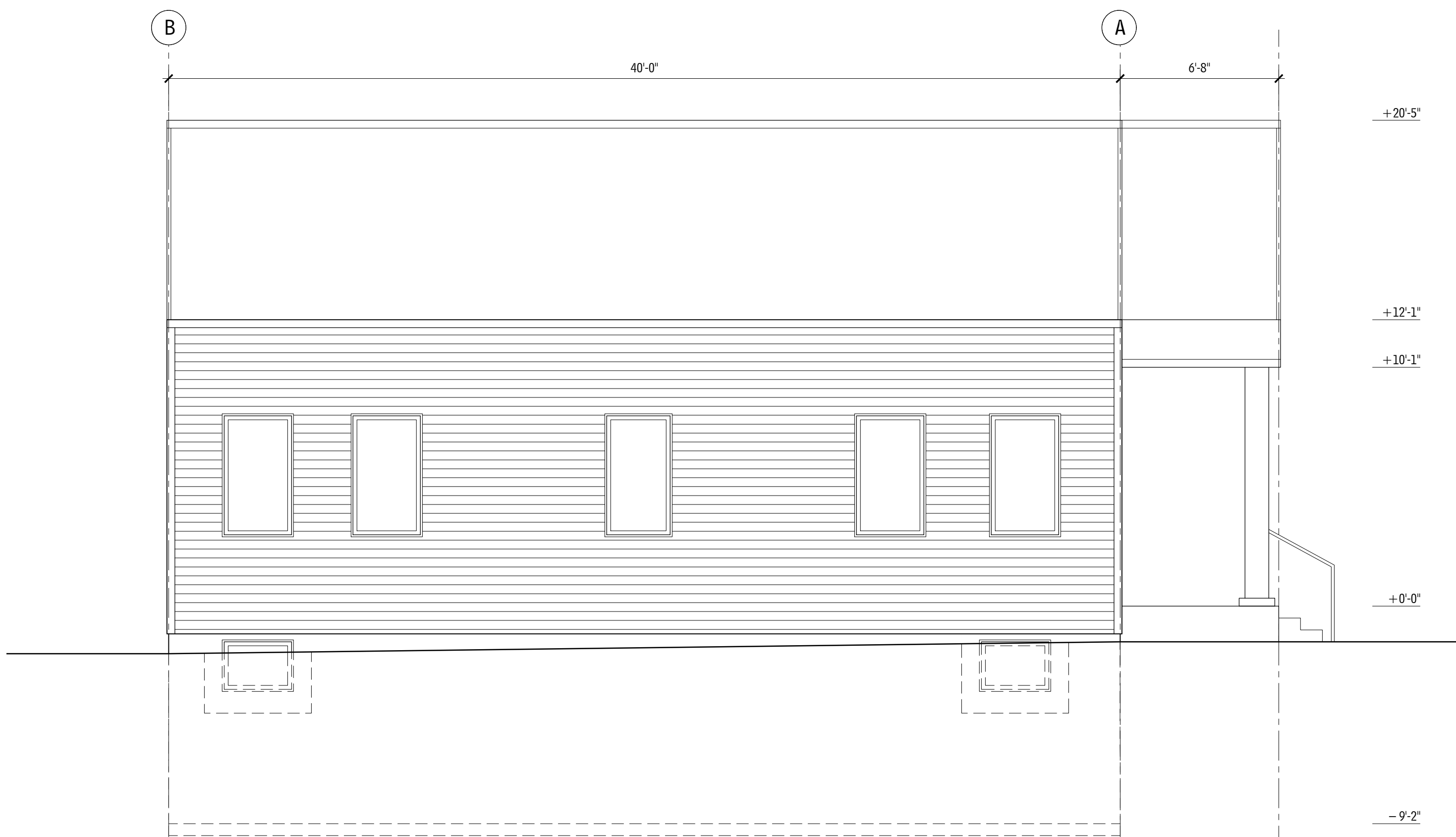
1 STREET ELEVATION
SCALE: 1/4" = 1'-0"



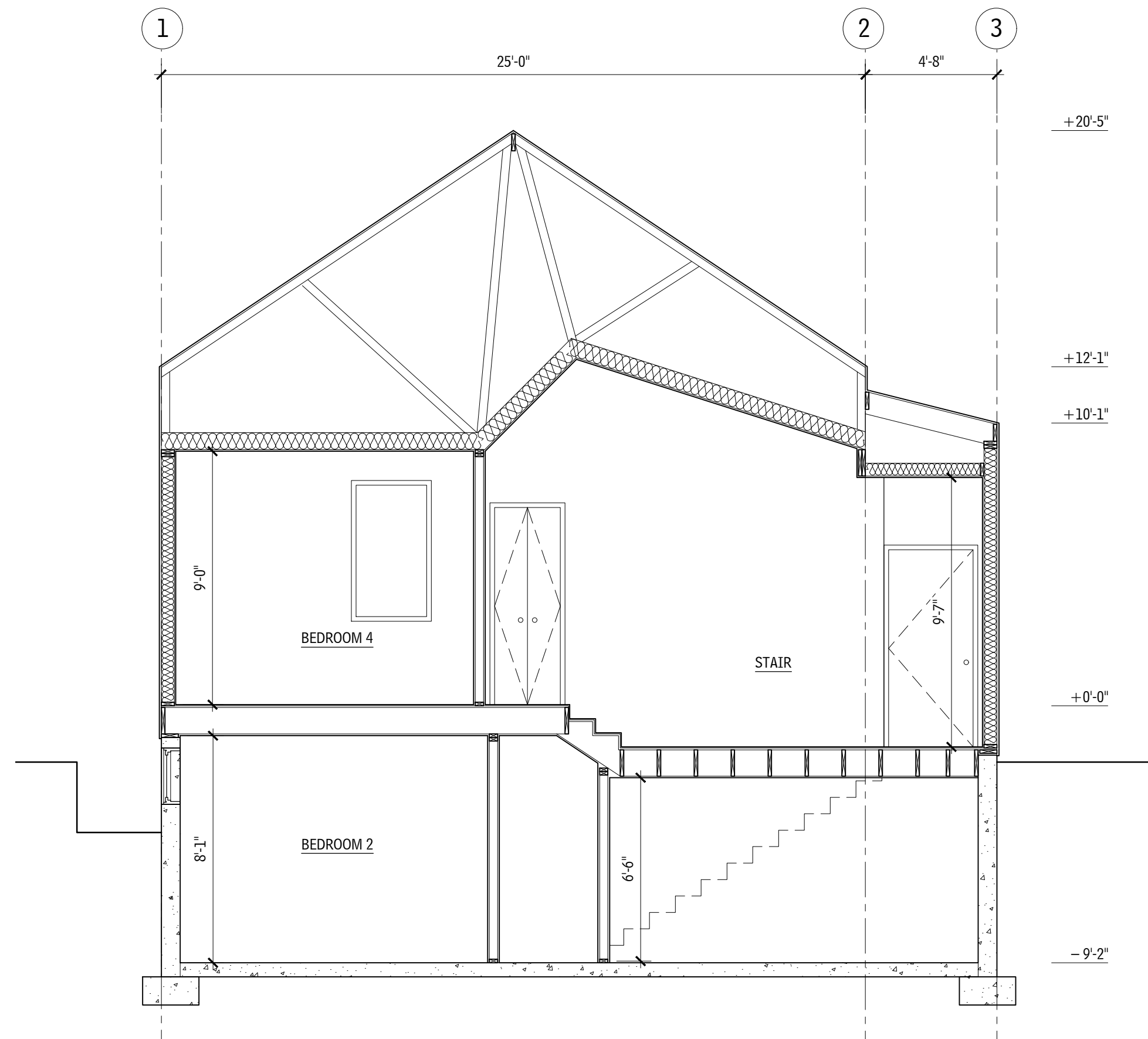
2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



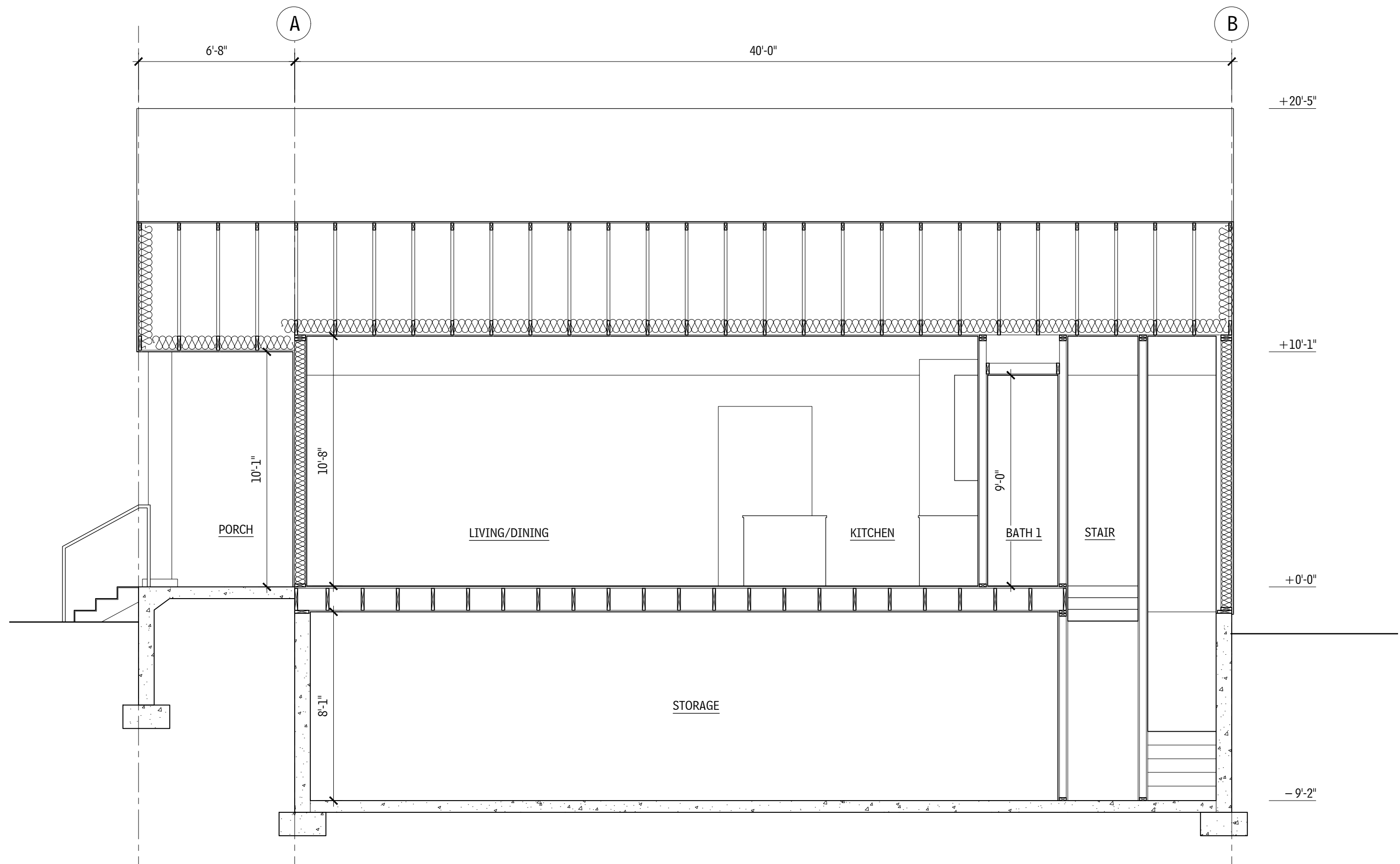
3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



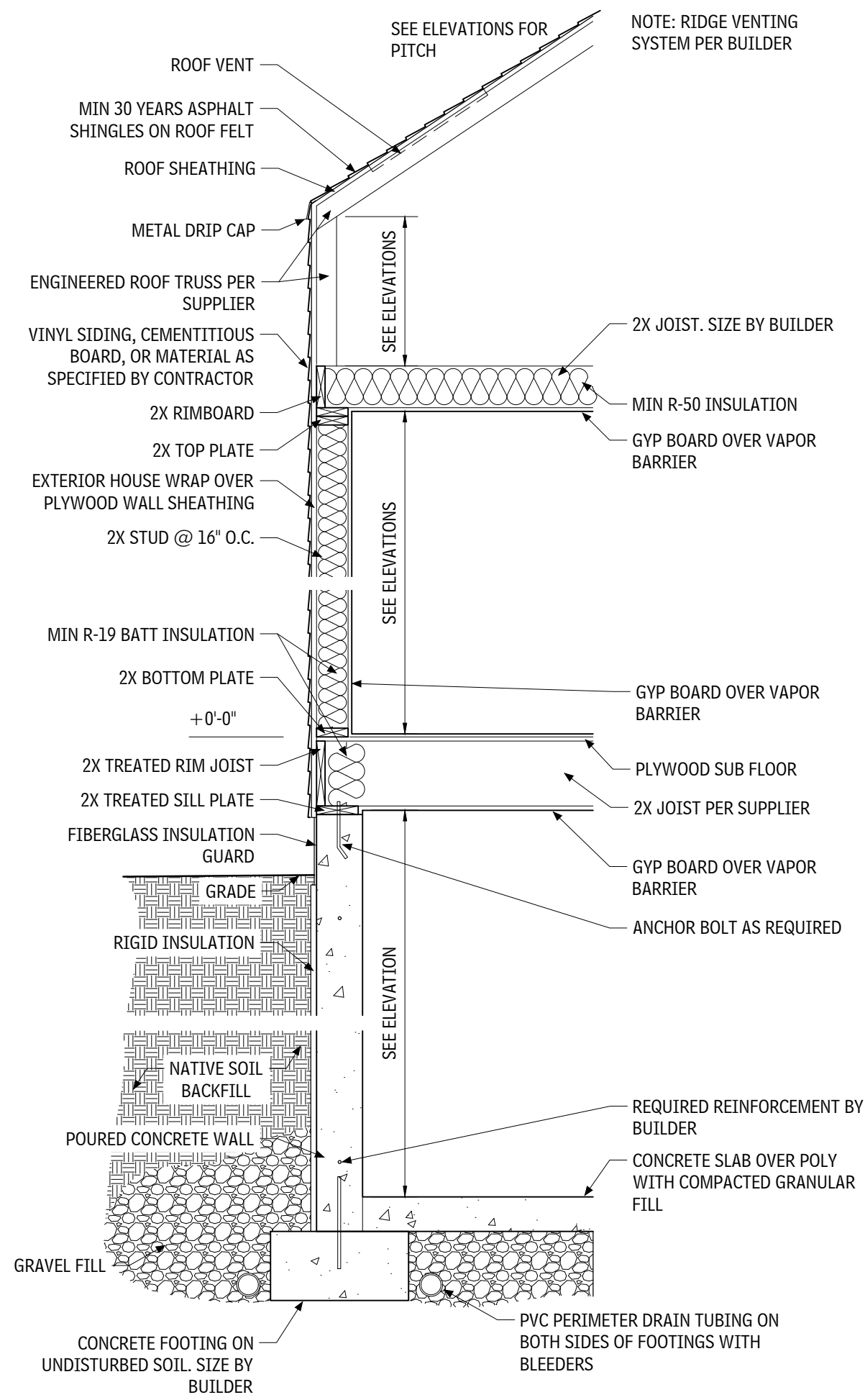
4 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 SECTION 1
SCALE: 1/4" = 1'-0"



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



3 SECTION DETAIL
SCALE: 1/2" = 1'-0"

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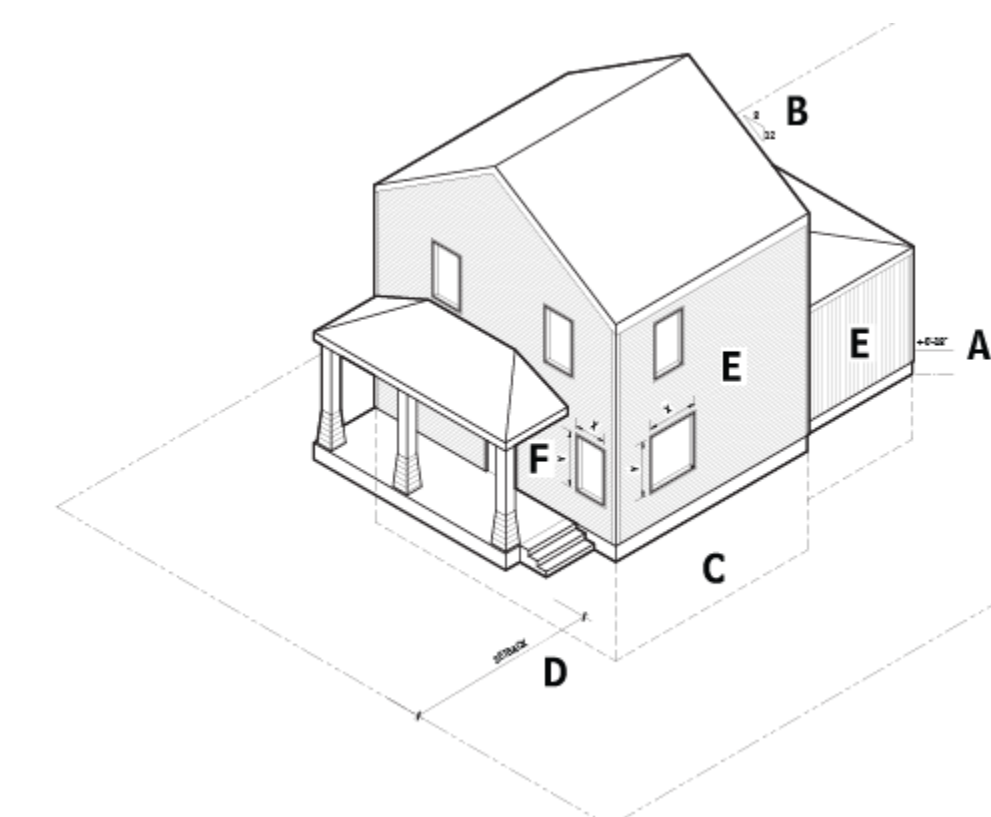
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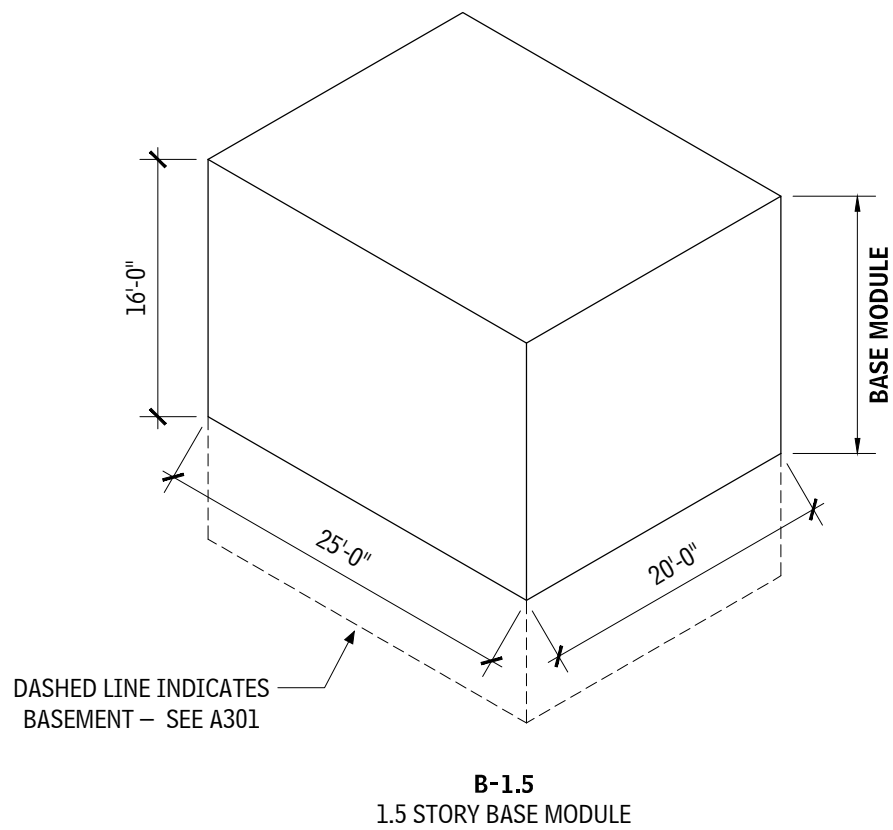
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SEE GUIDEBOOK FOR MORE INFORMATION AND BACKGROUND FOR THE PROJECT.



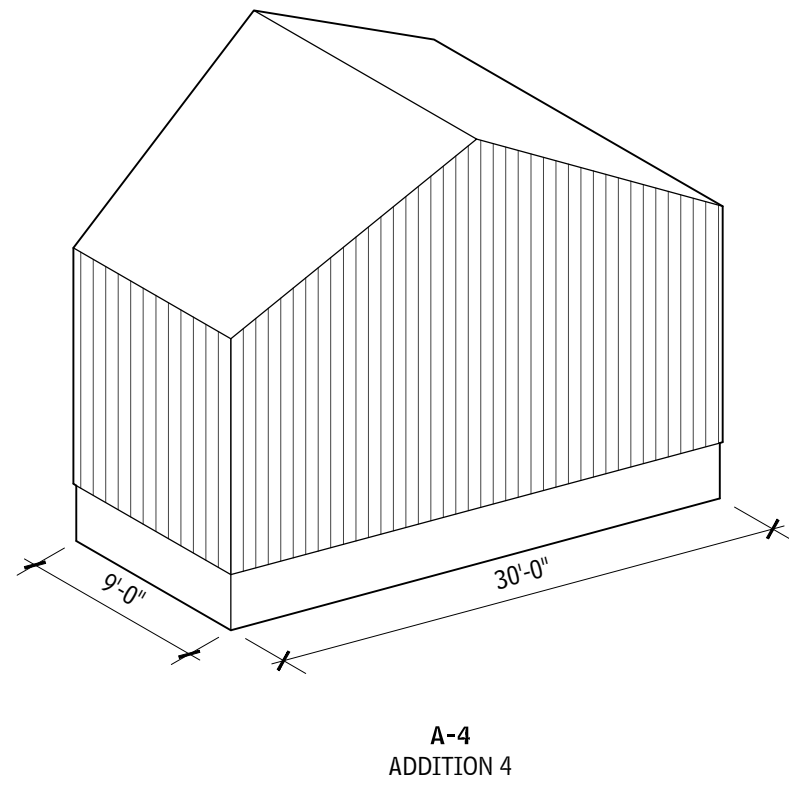
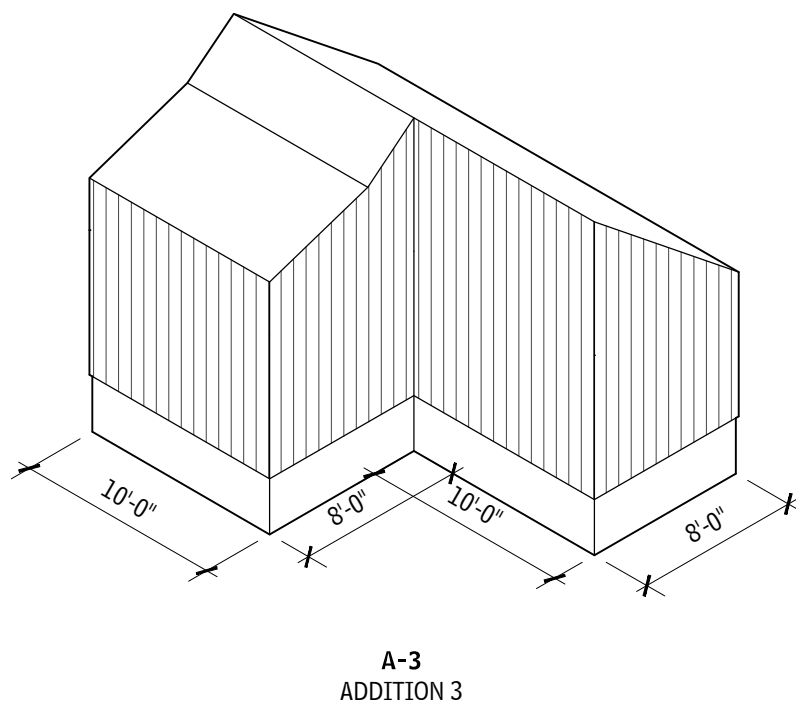
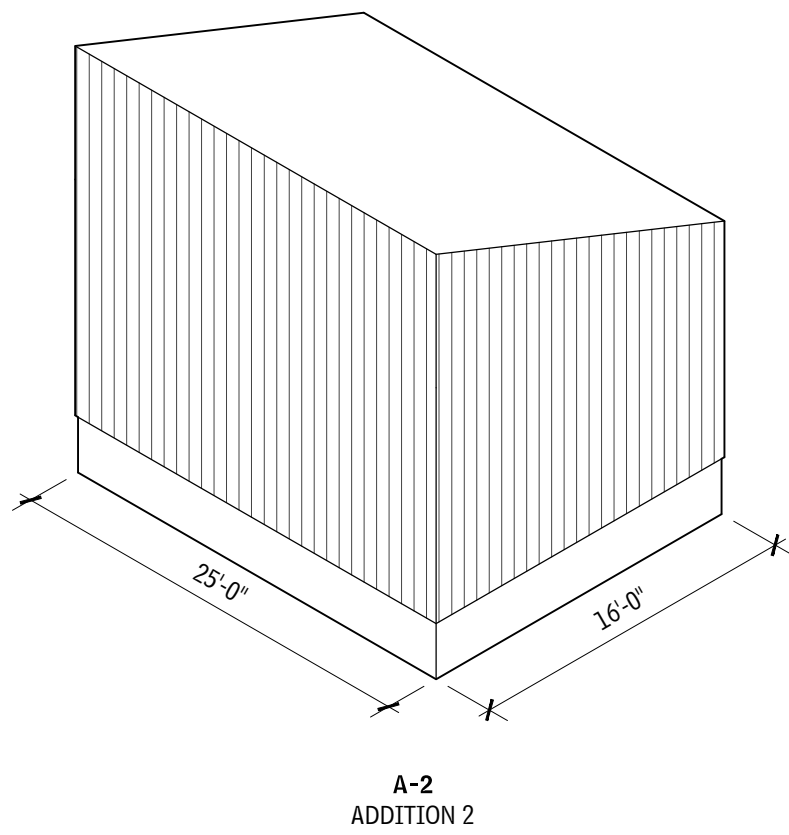
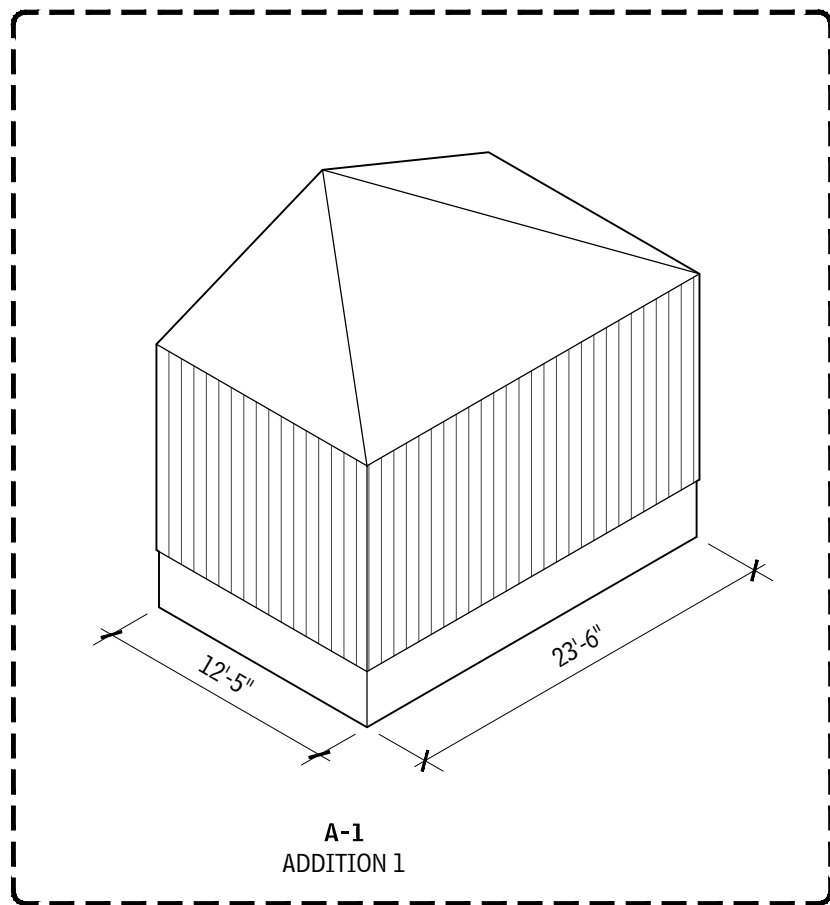
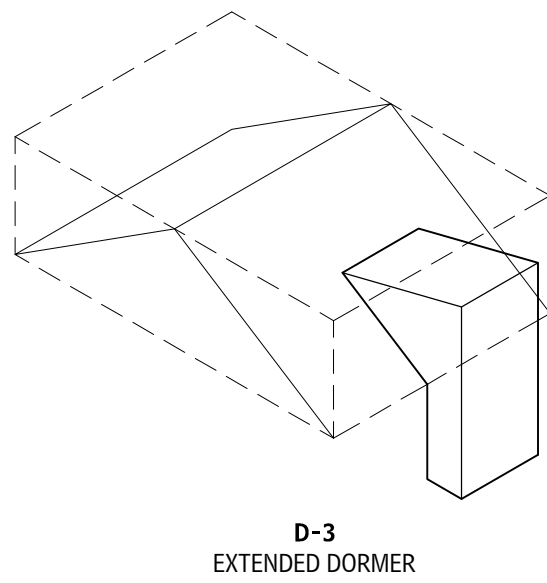
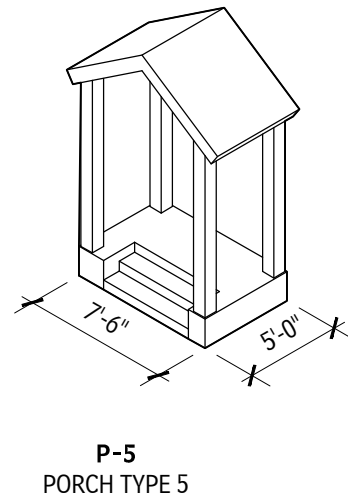
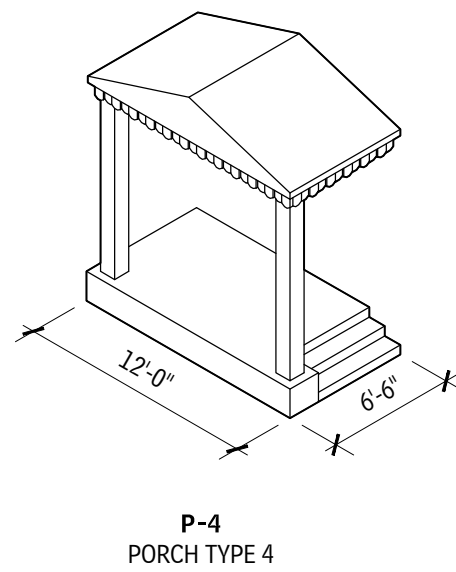
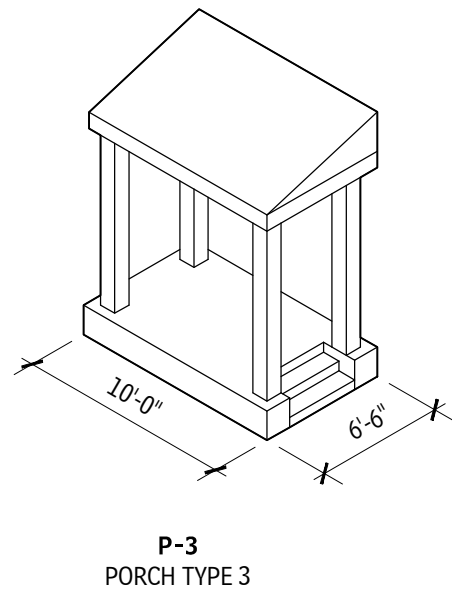
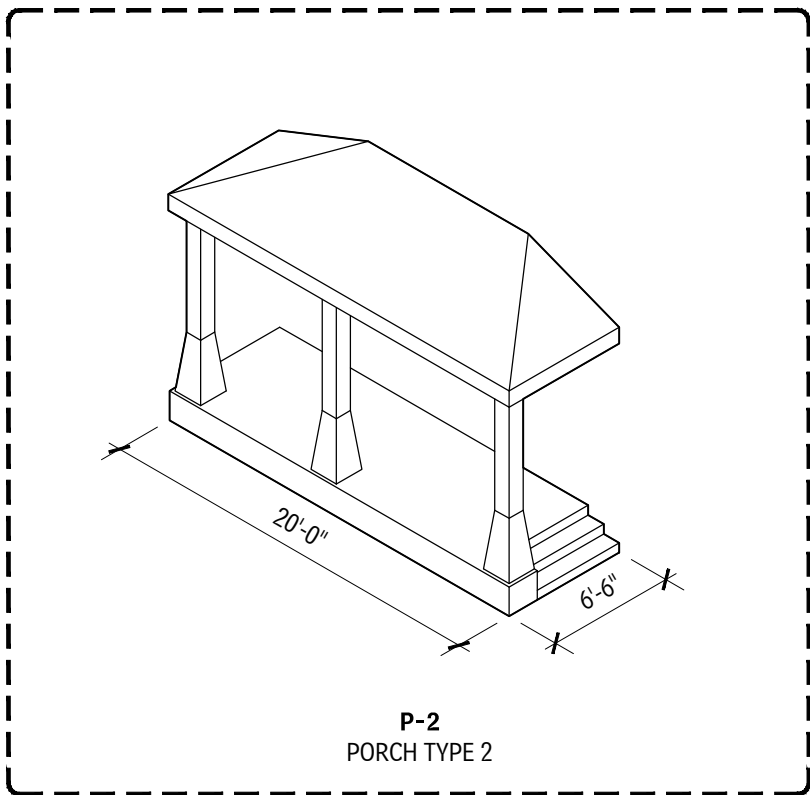
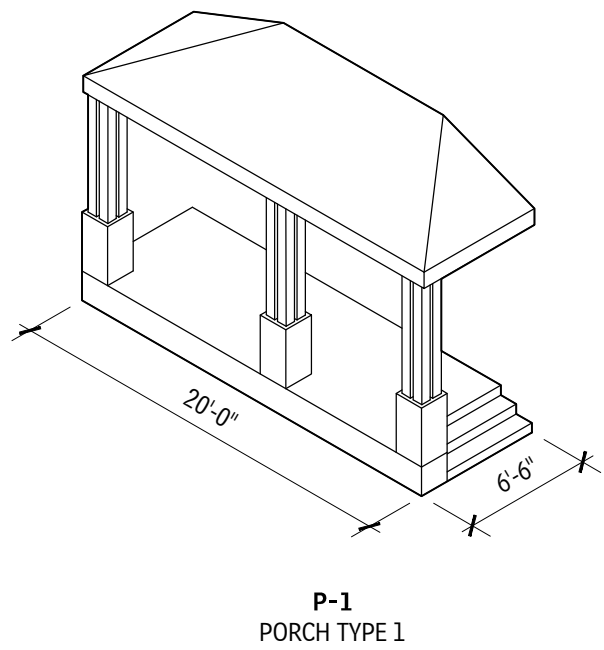
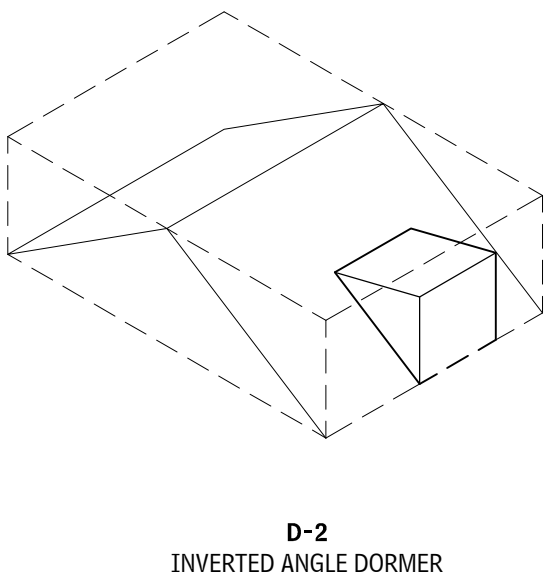
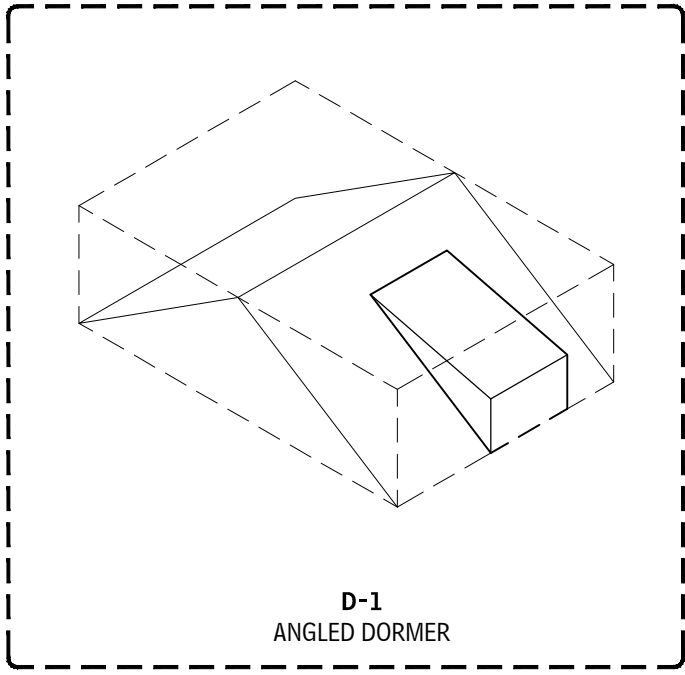
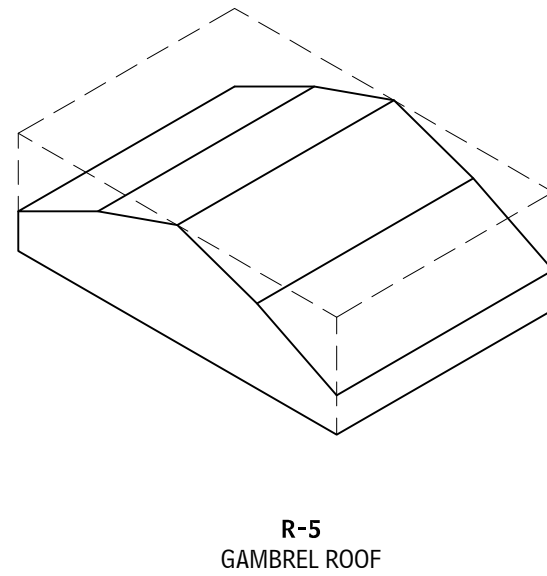
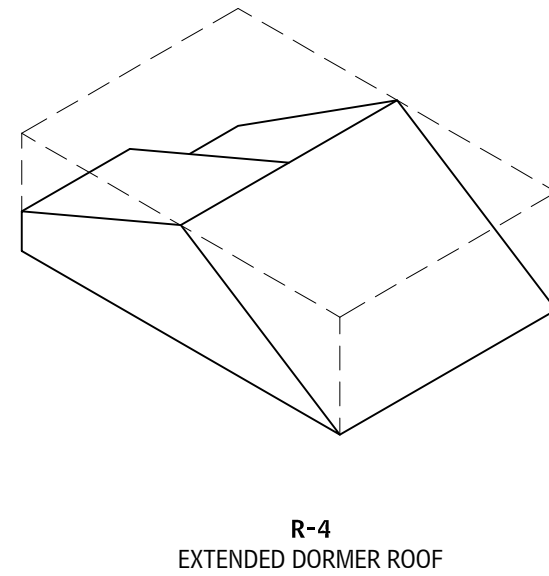
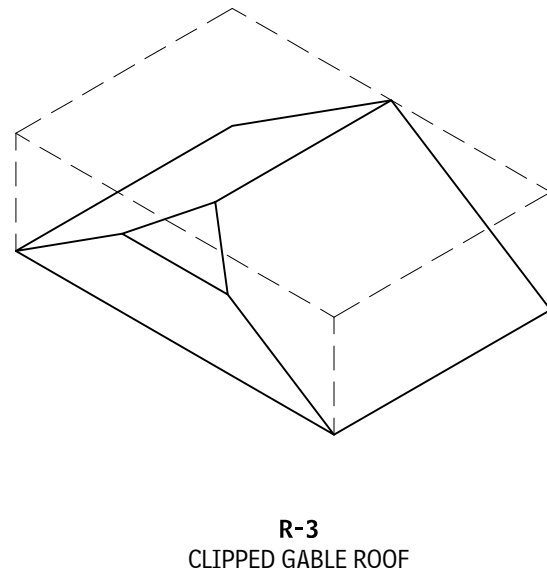
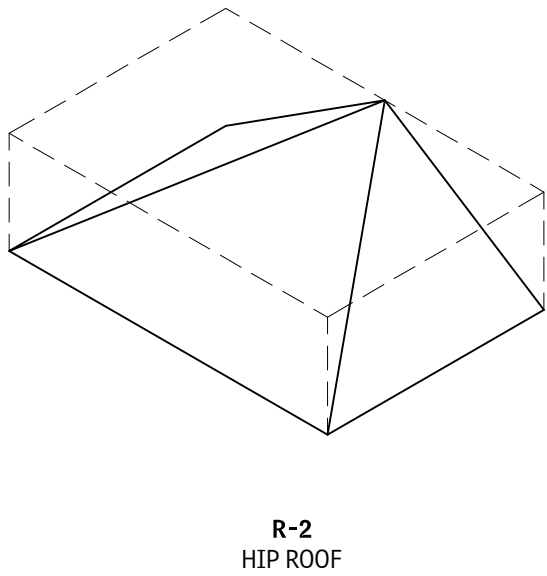
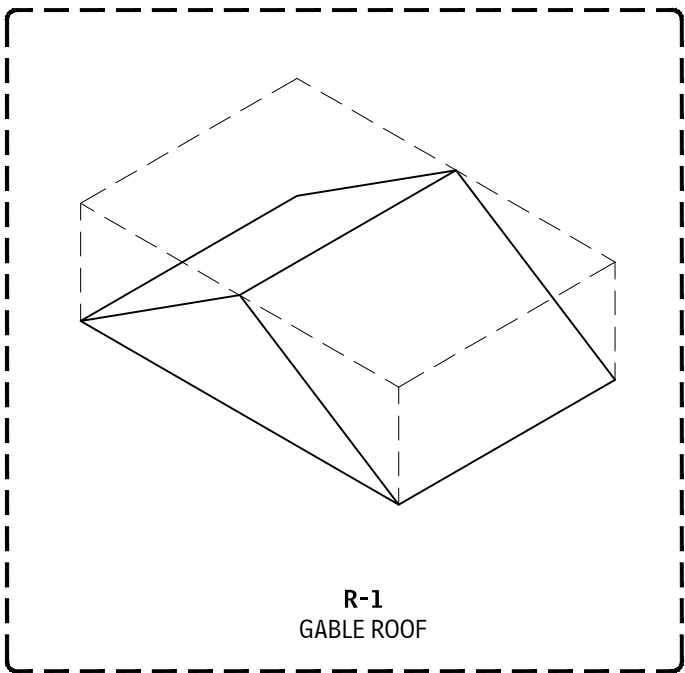
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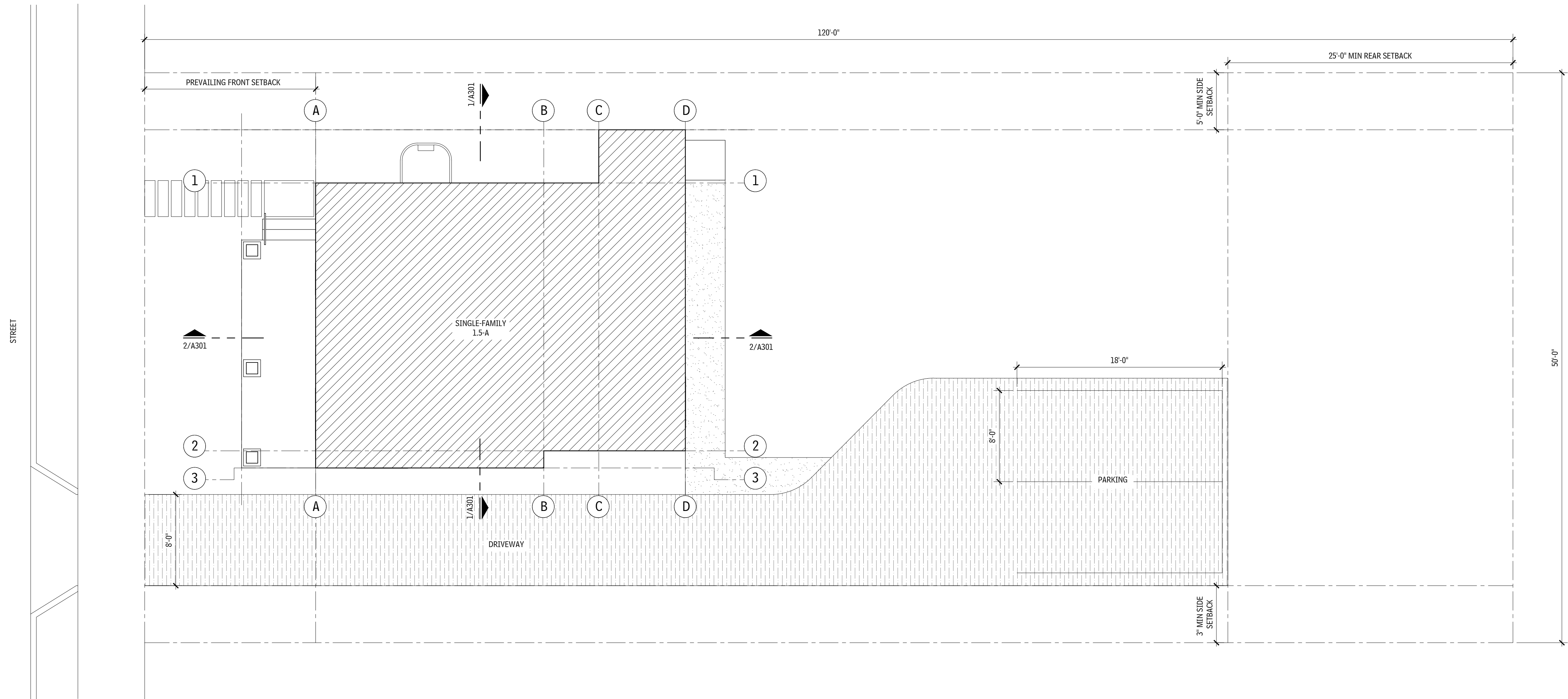


1 BASE MODULE DIAGRAMS
SCALE: NTS

ILLUSTRATED IN THIS SET

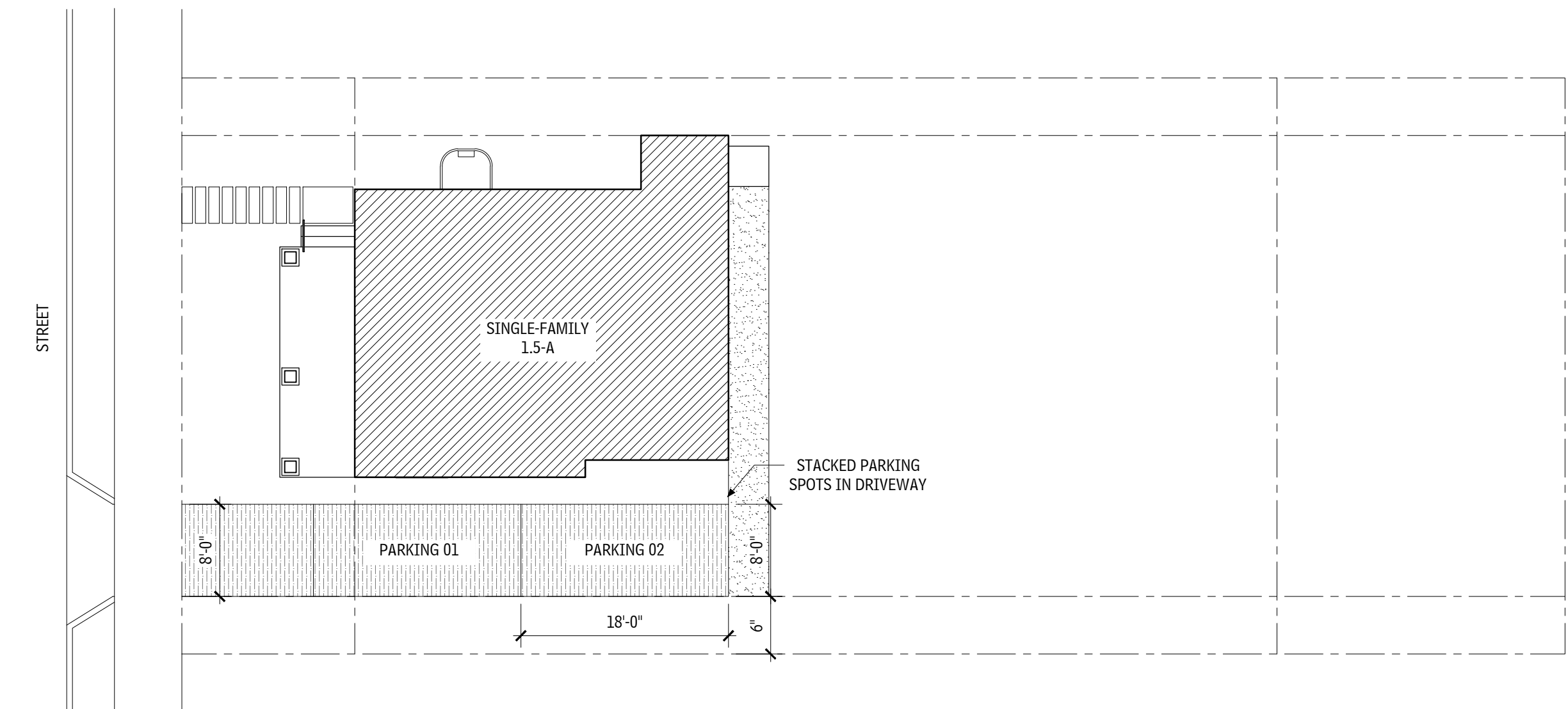


2 CATALOG OF COMPONENTS
SCALE: NTS

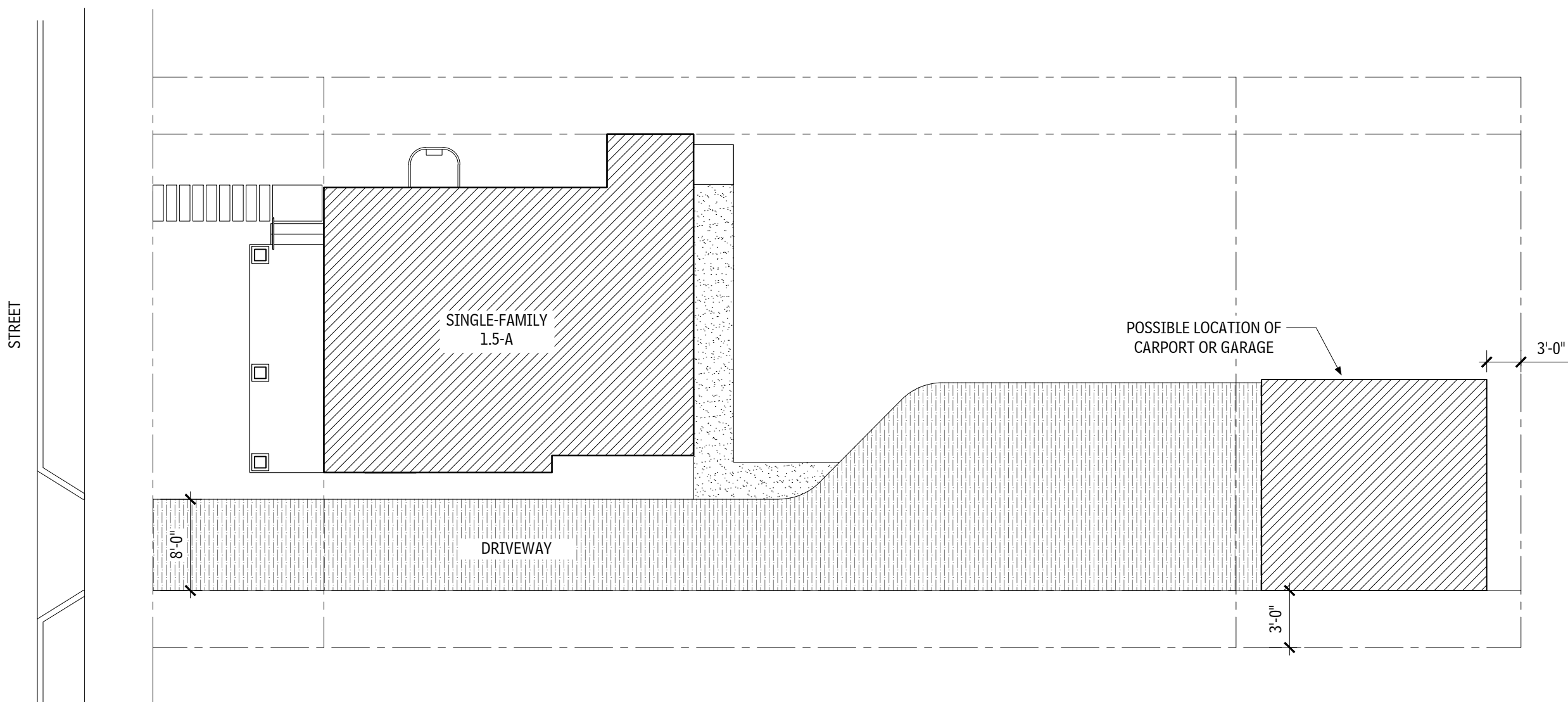


MINIMUM SETBACKS
PREVAILING FRONT YARD SETBACK
5'-0" MIN SIDE SETBACK
25'-0" MIN REAR SETBACK
6' MIN DRIVEWAY SETBACK
3'-0" MIN ACCESSORY/ADU BUILDING SETBACK
INCLUDING DETACHED GARAGES

1 SITE PLAN
SCALE: 3/16" = 1'-0"

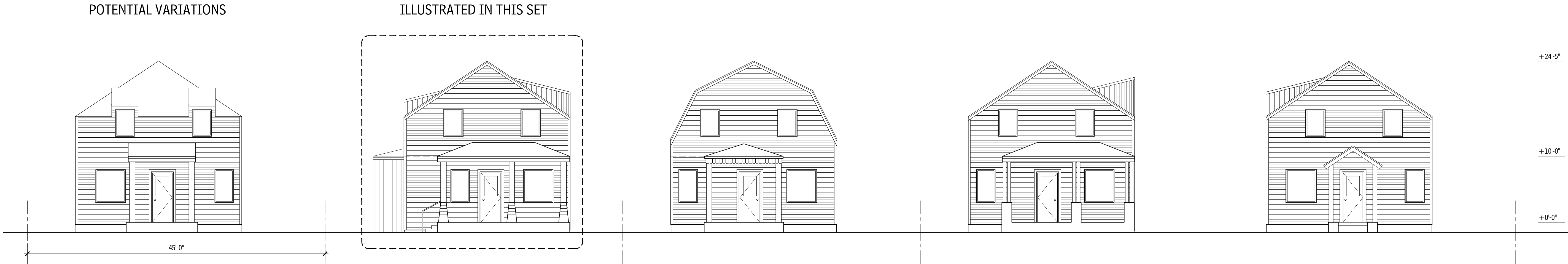


2 ALTERNATE PARKING CONFIGURATION 01
SCALE: 3/32" = 1'-0"



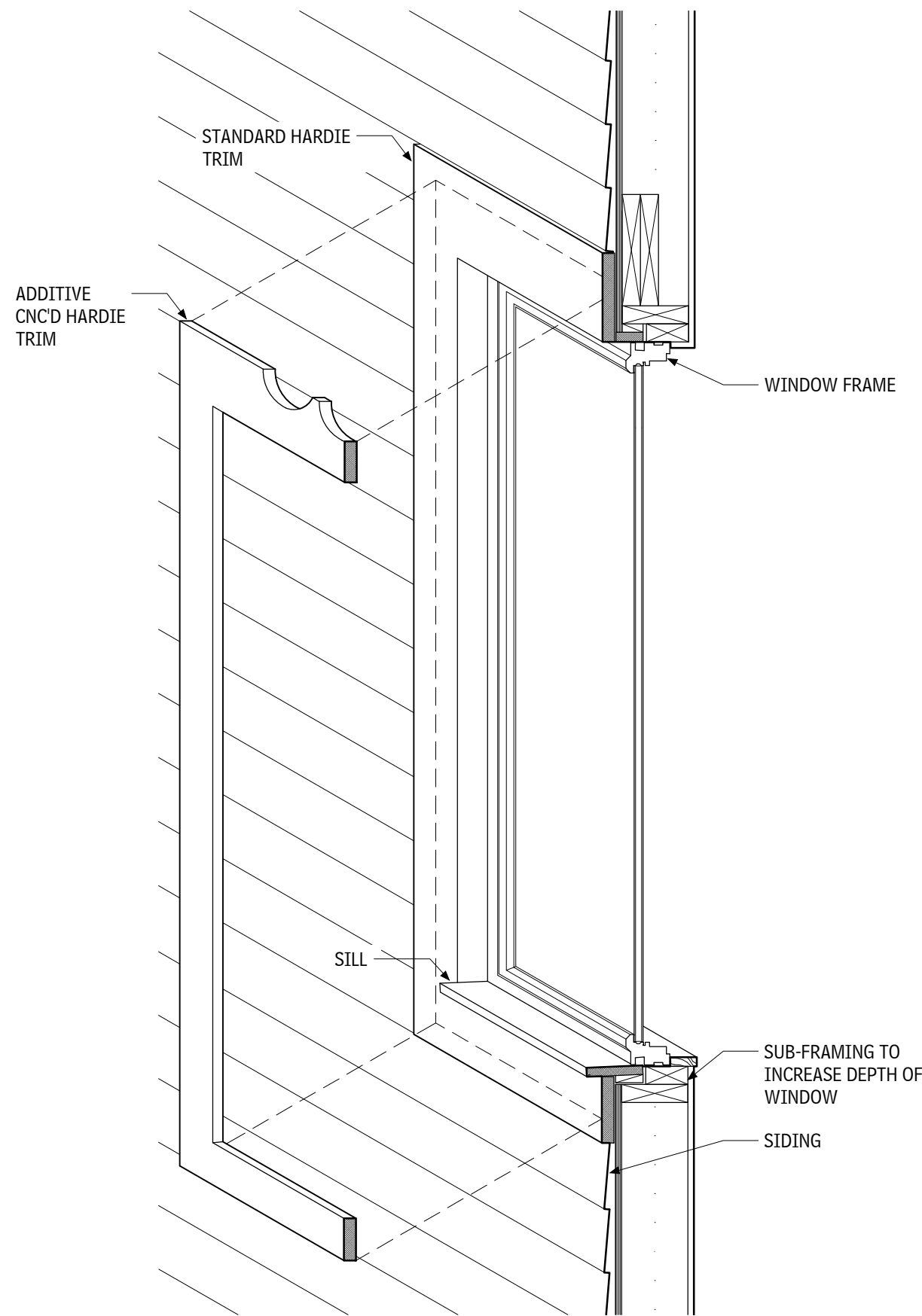
3 ALTERNATE PARKING CONFIGURATION 02
SCALE: 3/32" = 1'-0"

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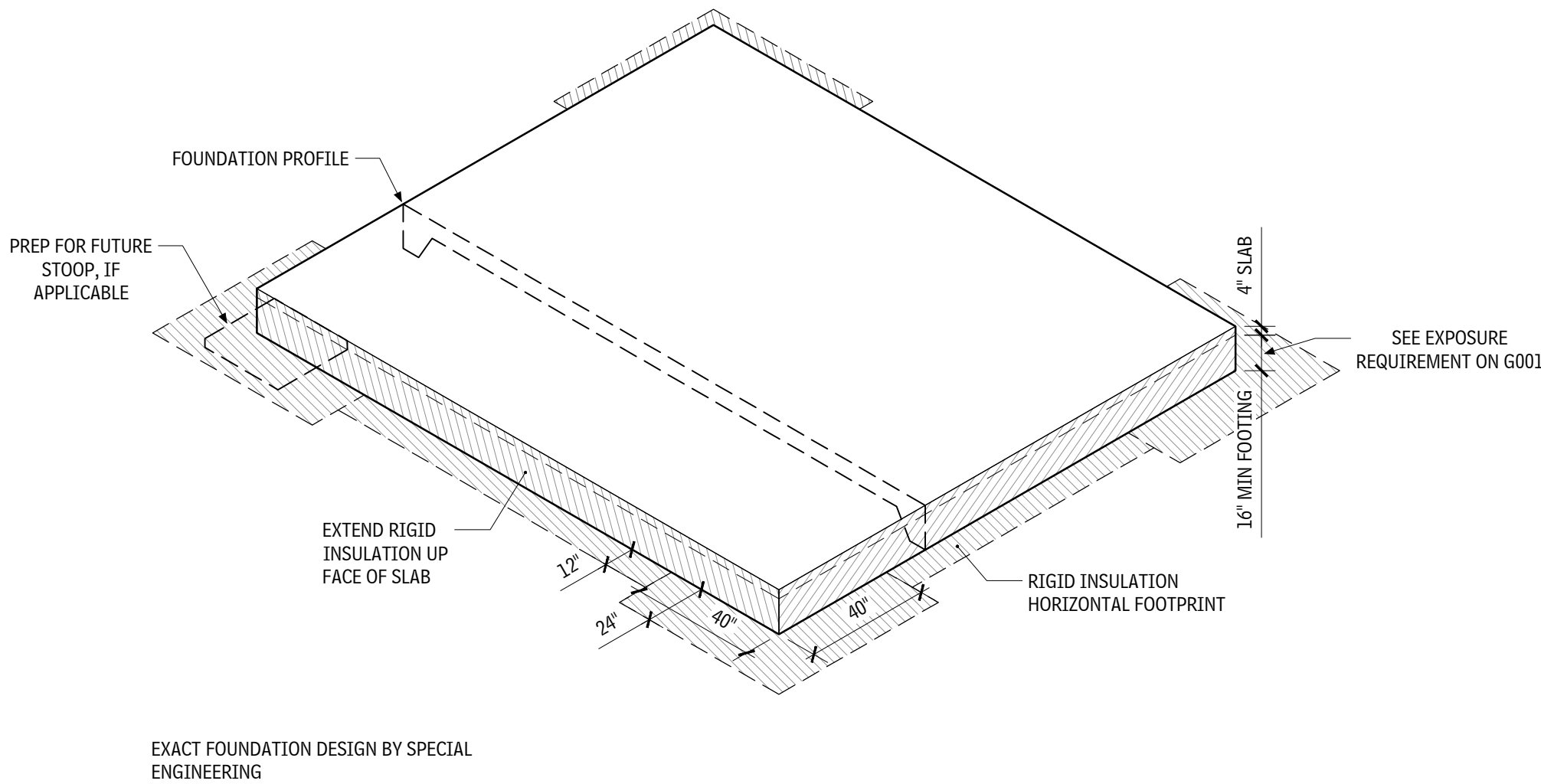
1 BLOCK ELEVATION – 1.5 STORY
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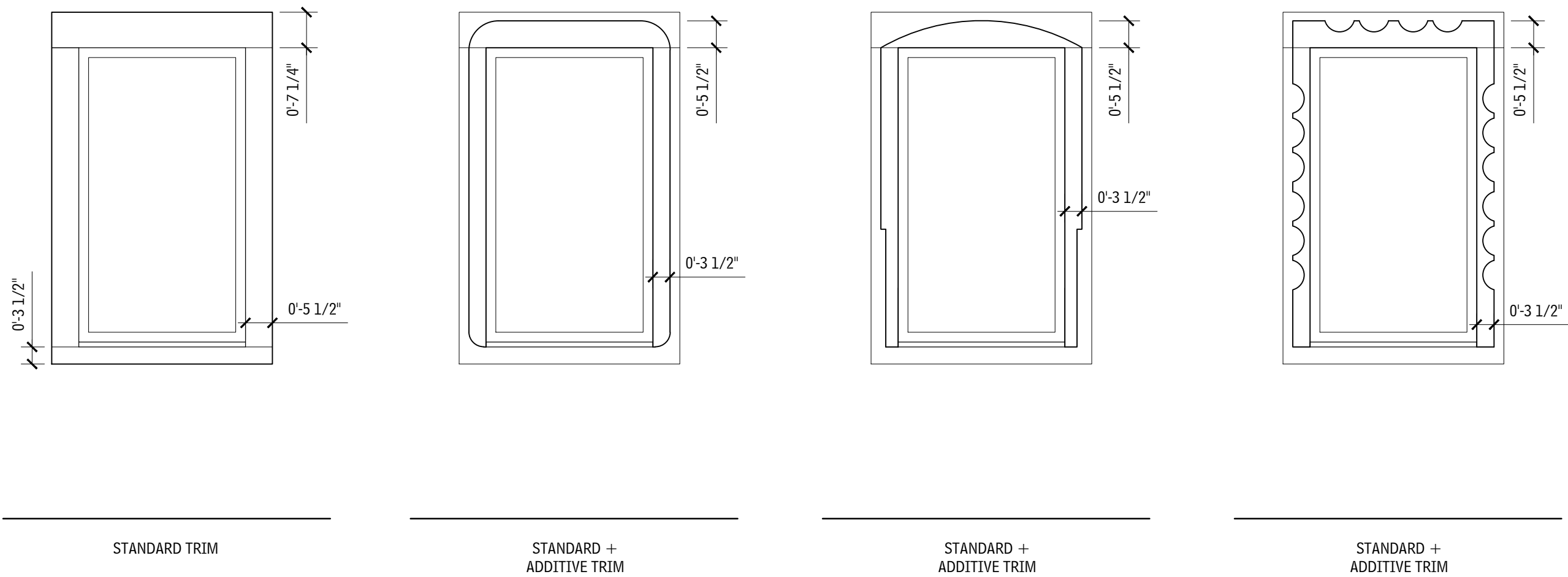


1 WINDOW TRIM DIAGRAM
SCALE: NTS

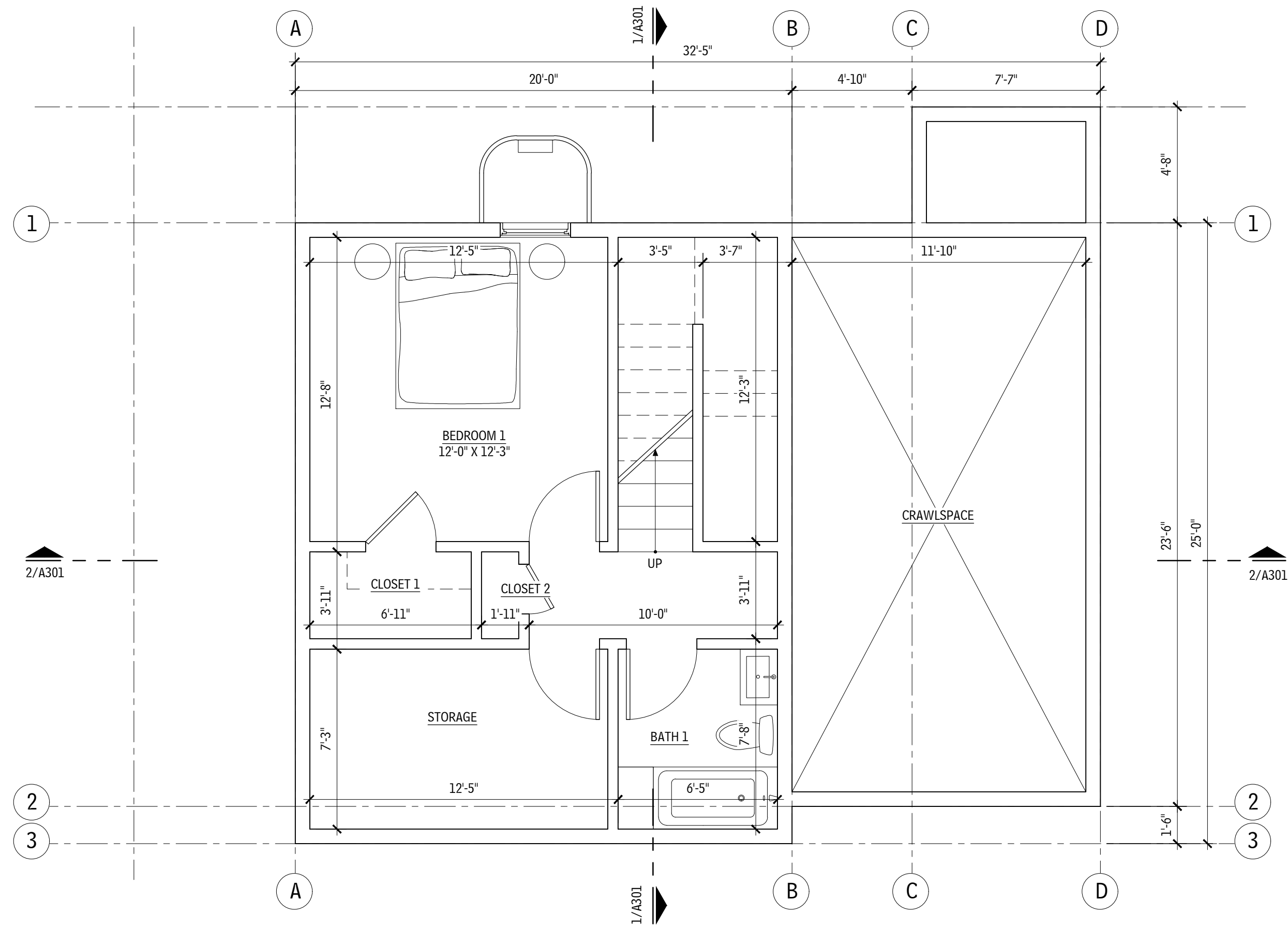
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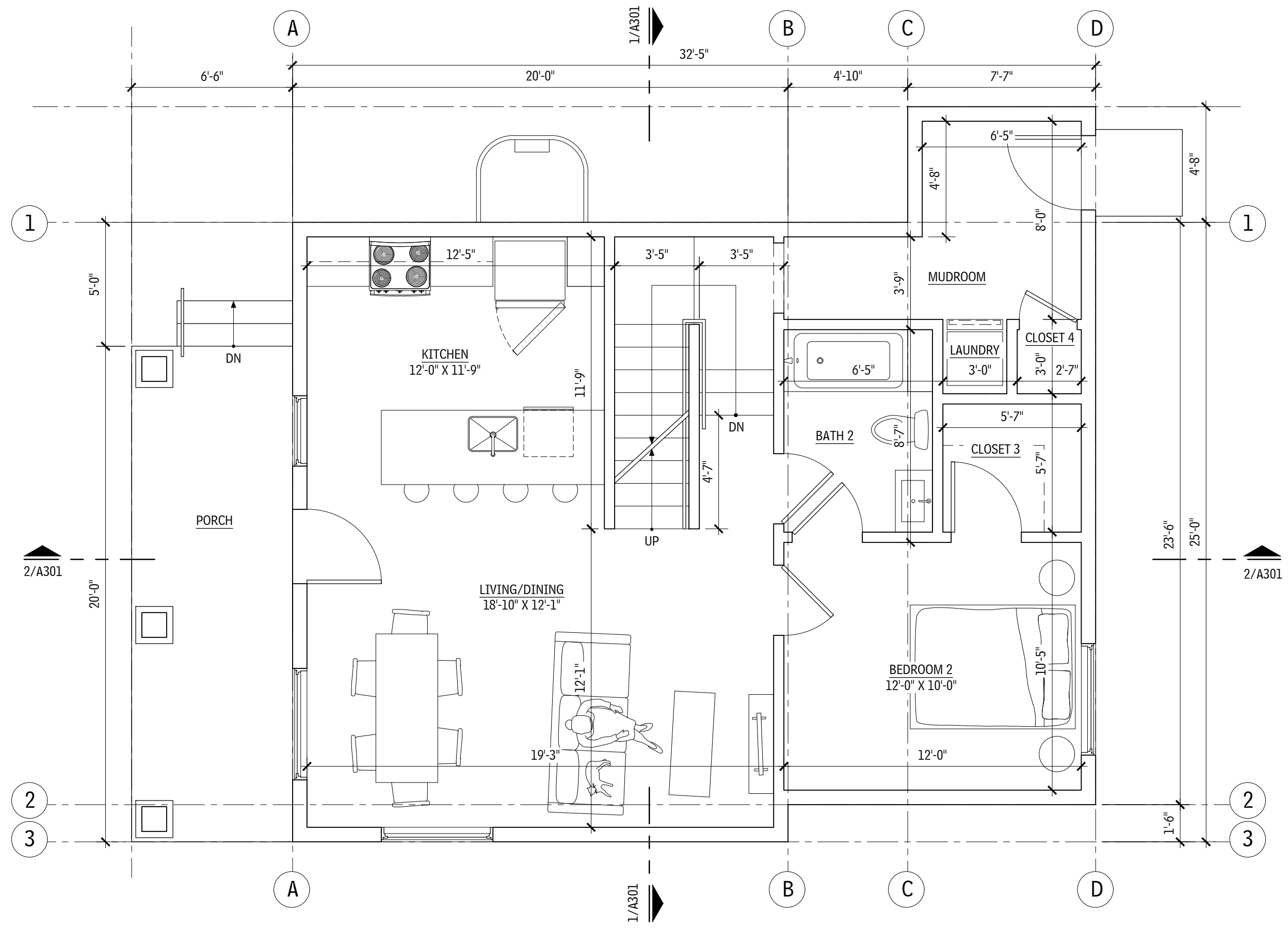
3 FROST PROTECTED SHALLOW FOUNDATION DIAGRAM – SUBSTITUTE FOR BASEMENT
SCALE: NTS



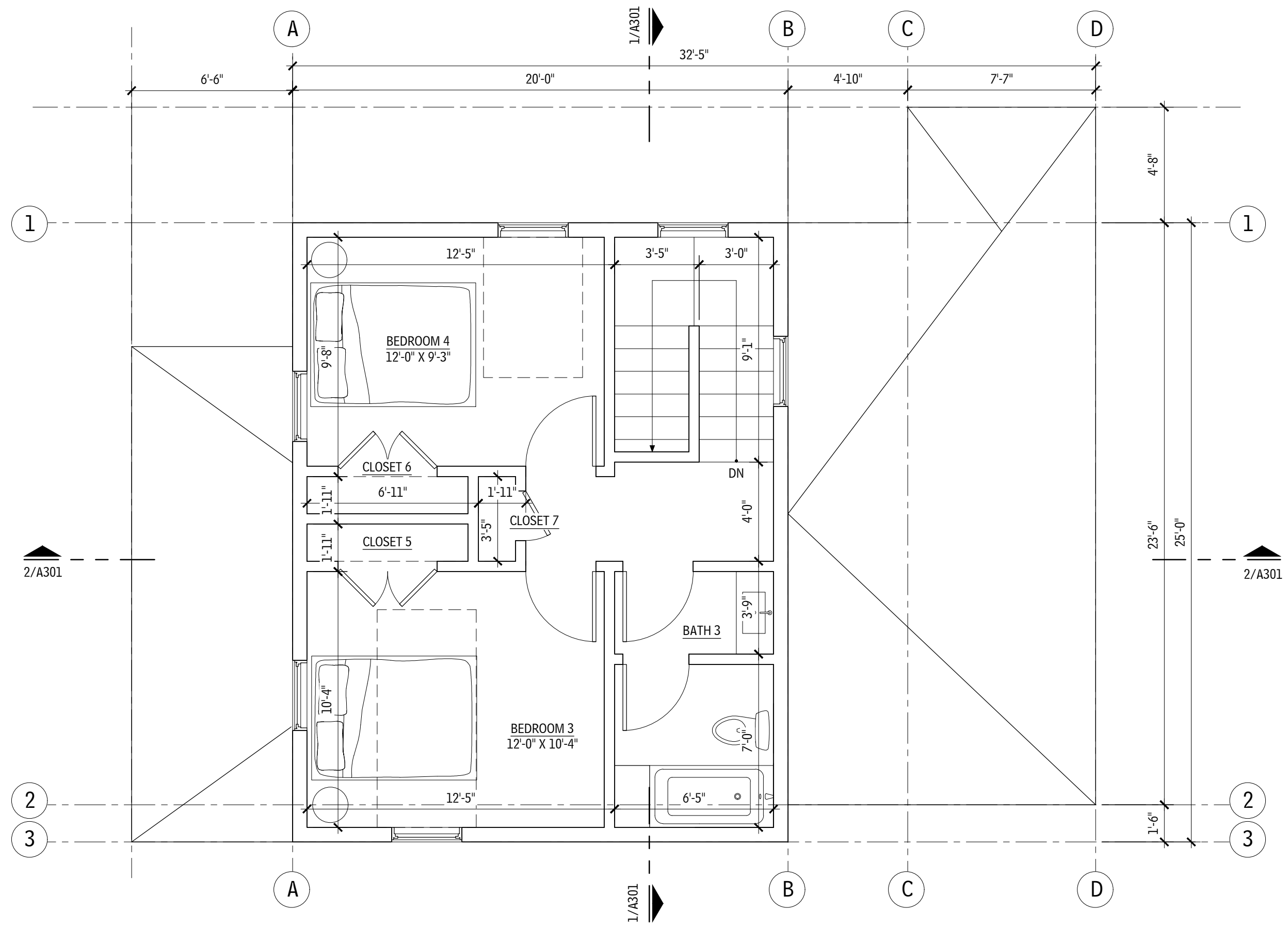
2 WINDOW ELEVATIONS – STANDARD AND ADDITIVE TRIM
SCALE: 1/2" = 1'



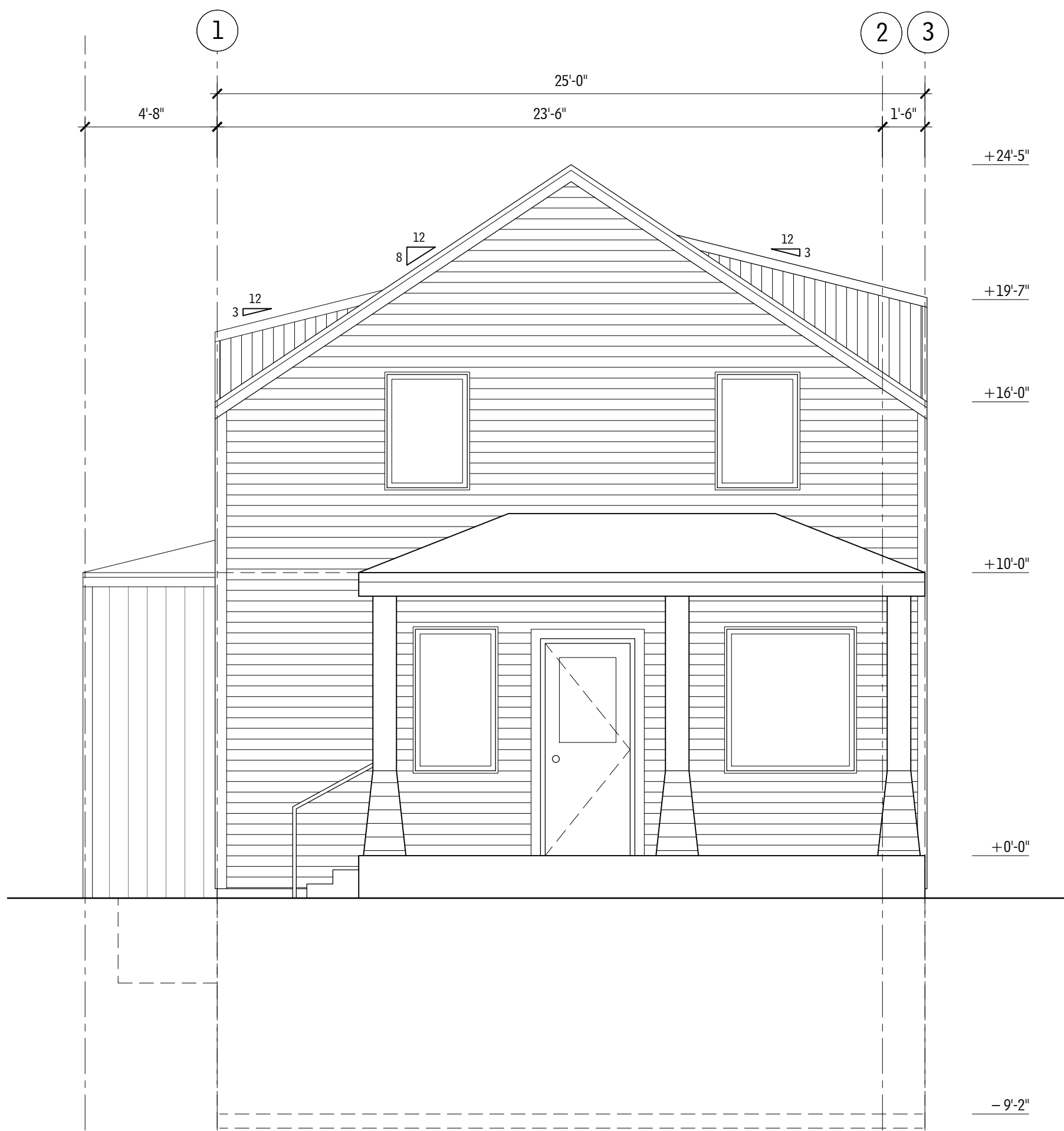
1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



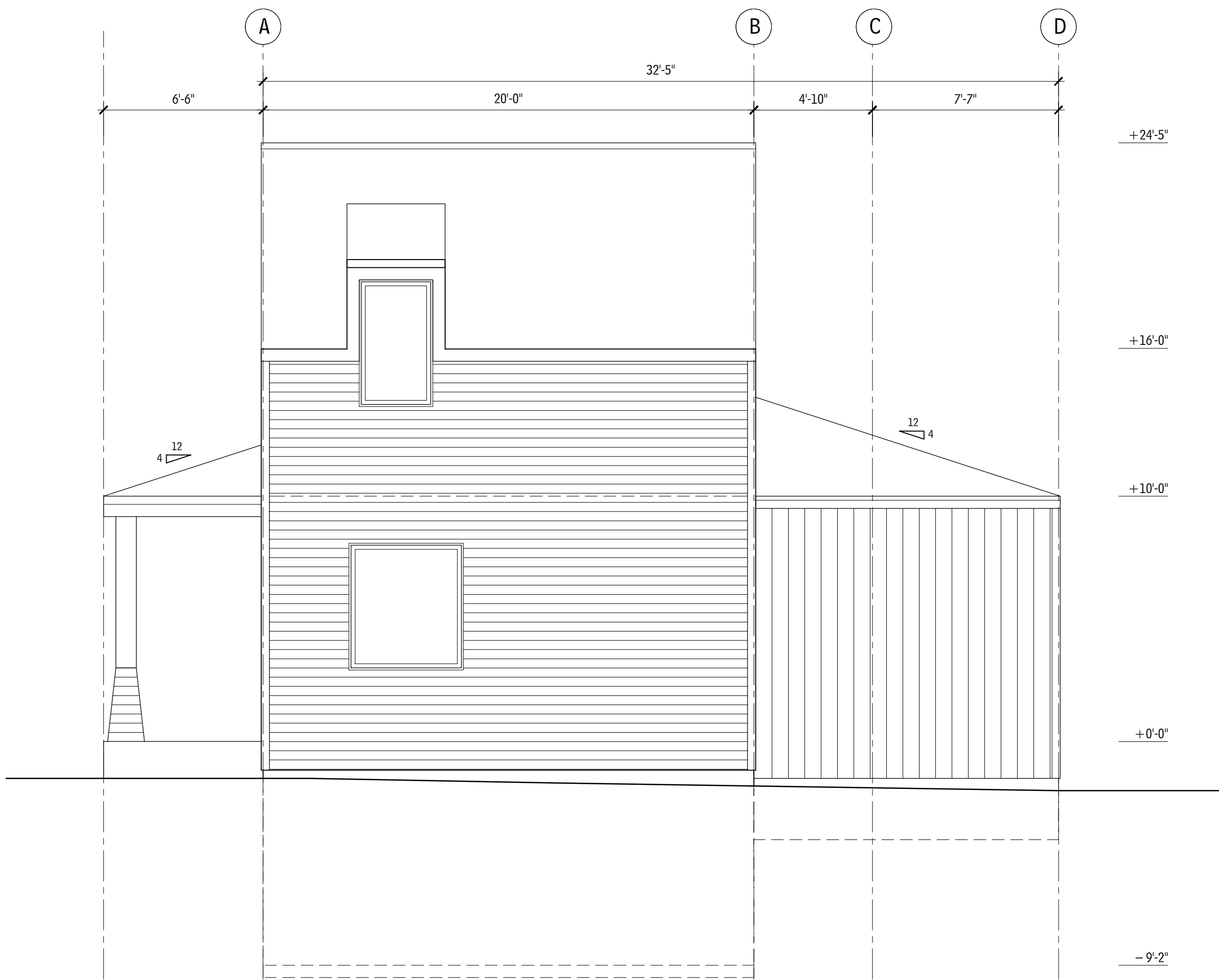
2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



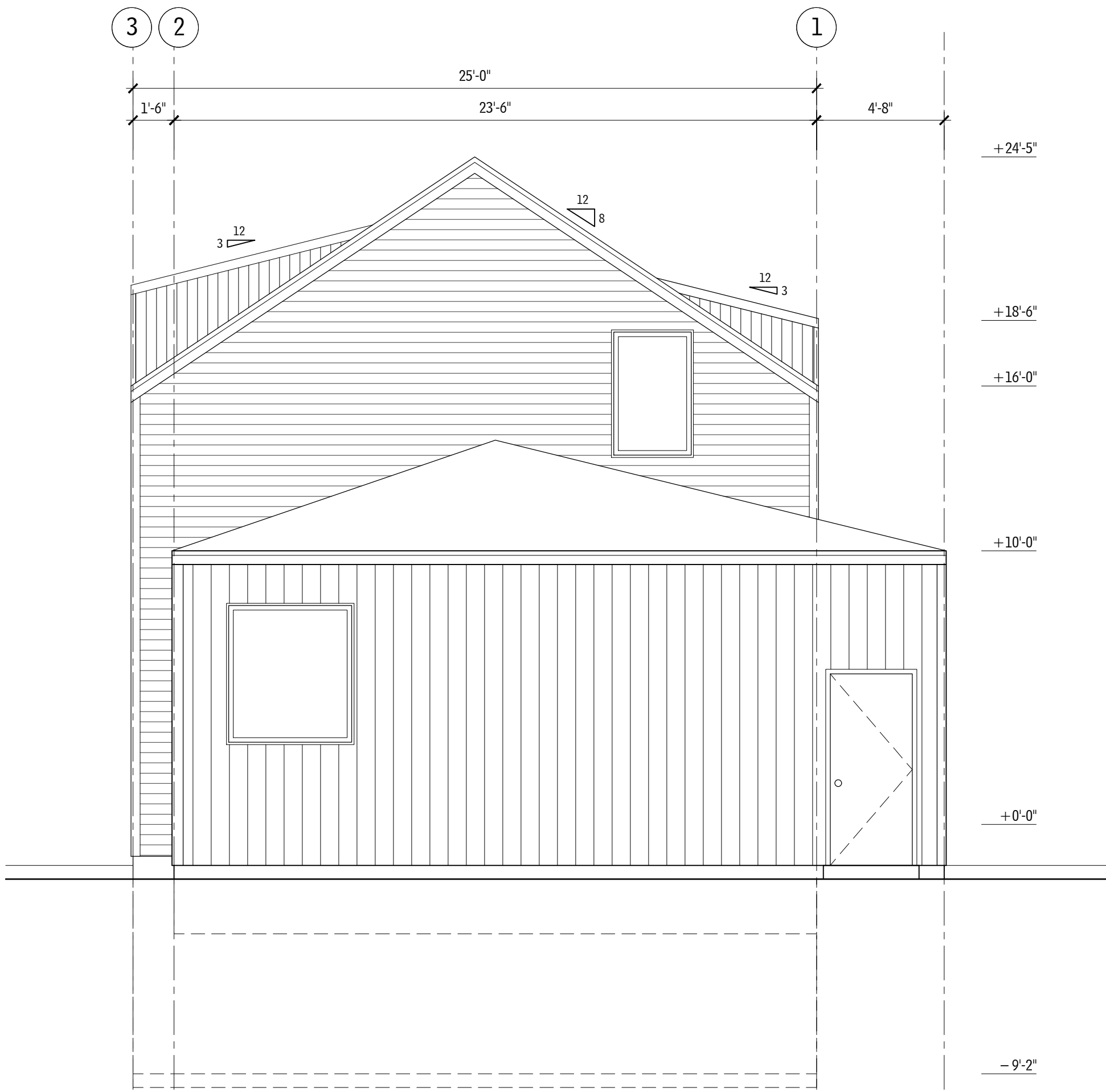
3 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



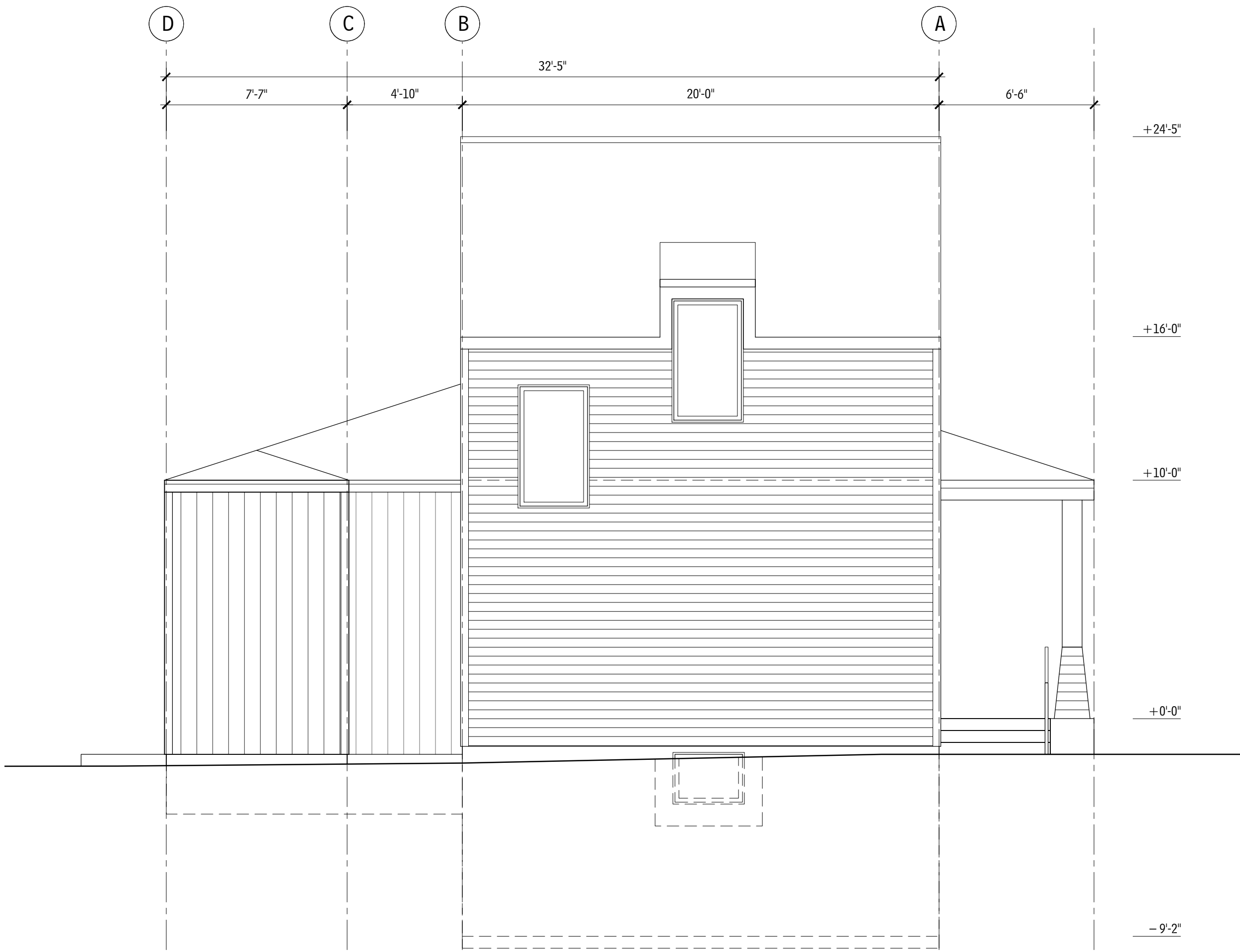
1 STREET ELEVATION
SCALE: 1/4" = 1'-0"



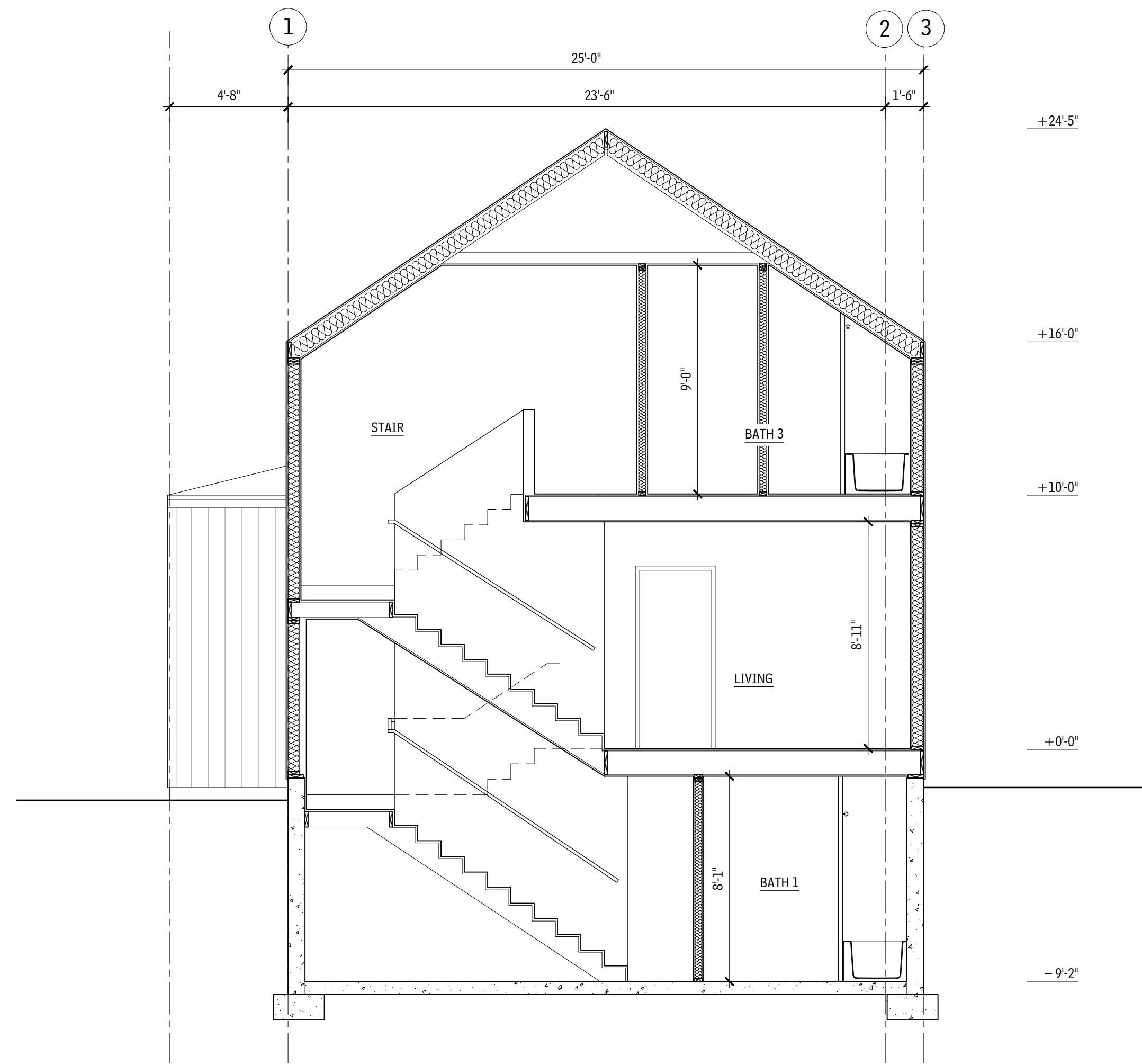
2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



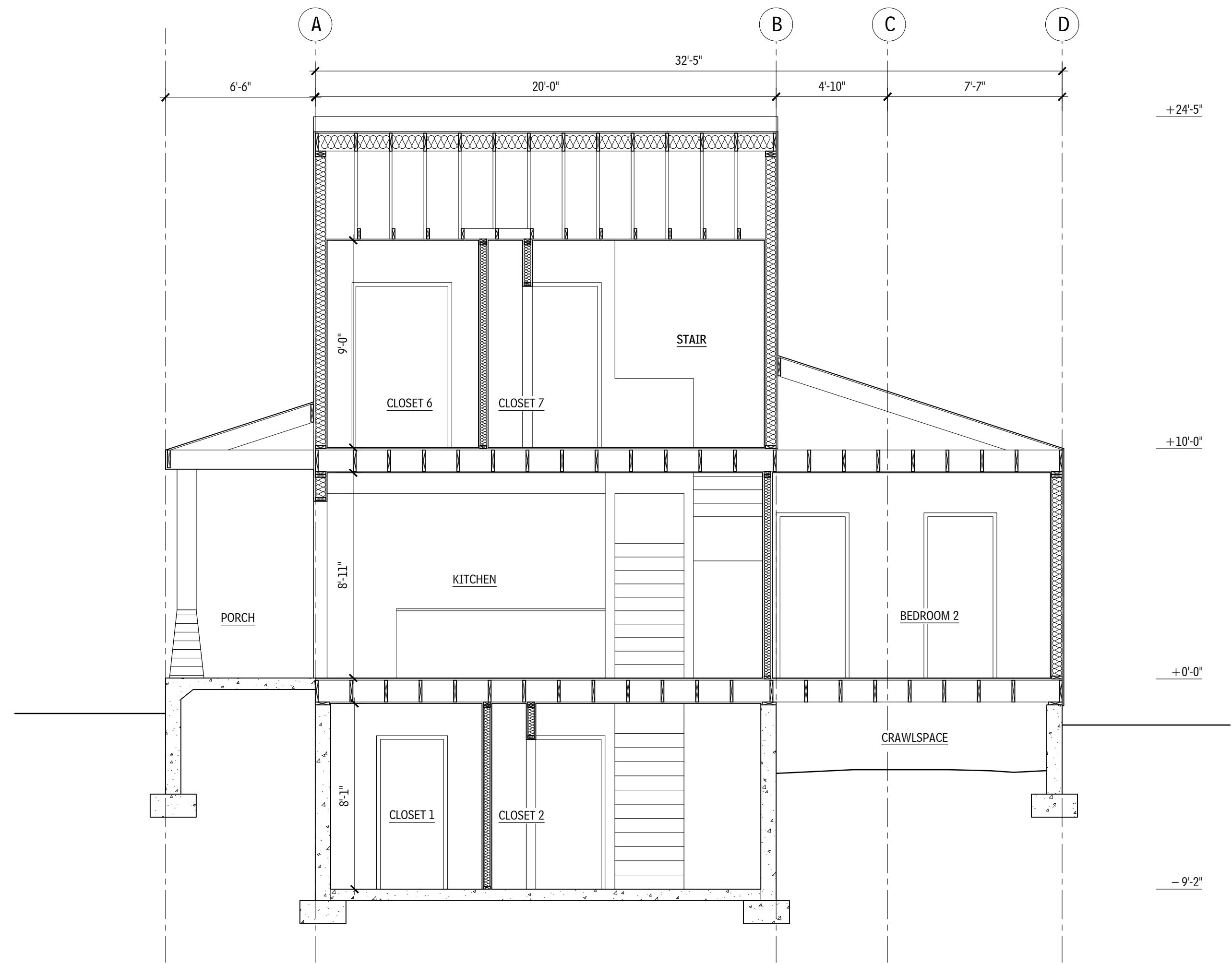
3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



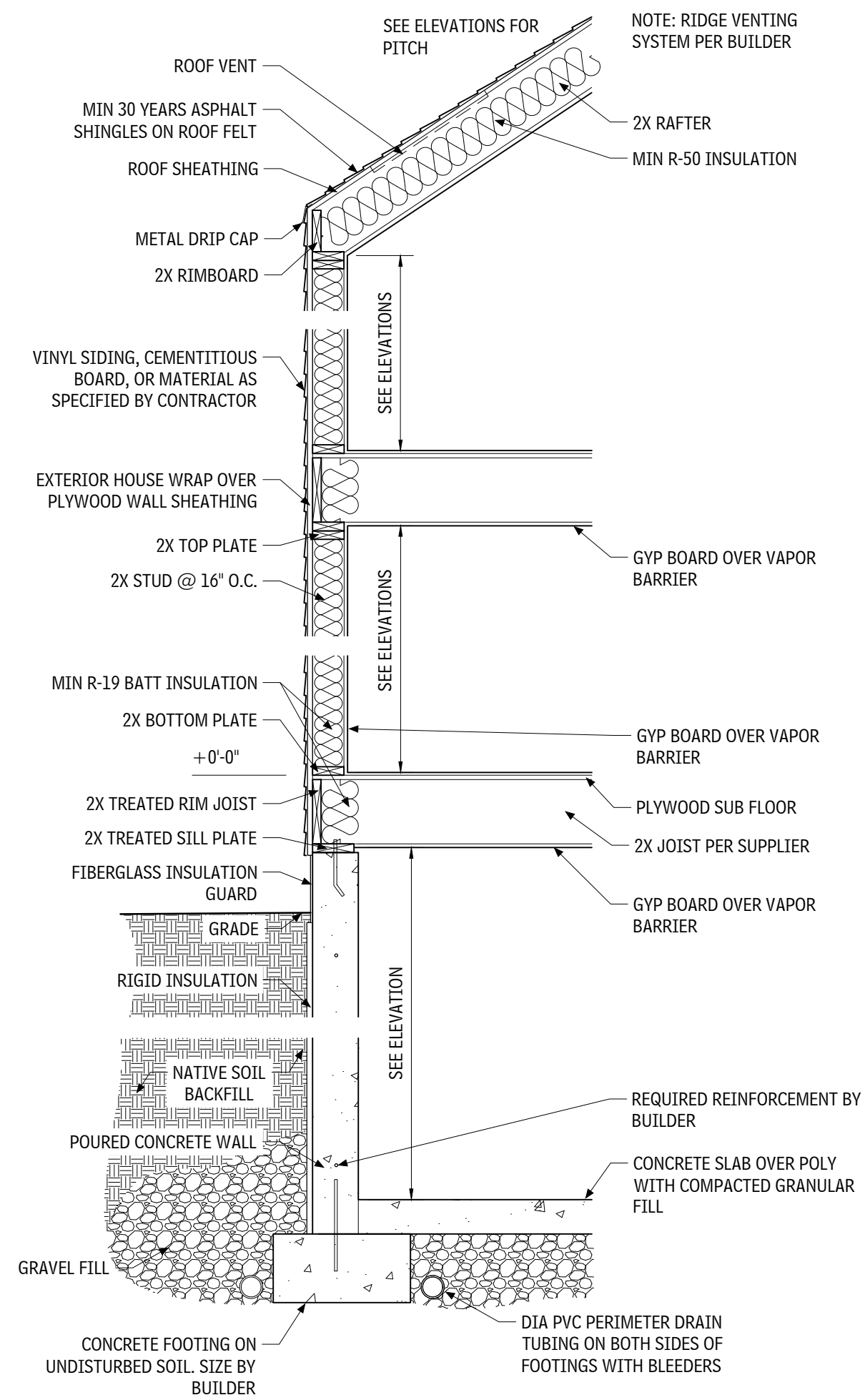
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1 SECTION 1
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2 SECTION 2
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3 SECTION DETAIL
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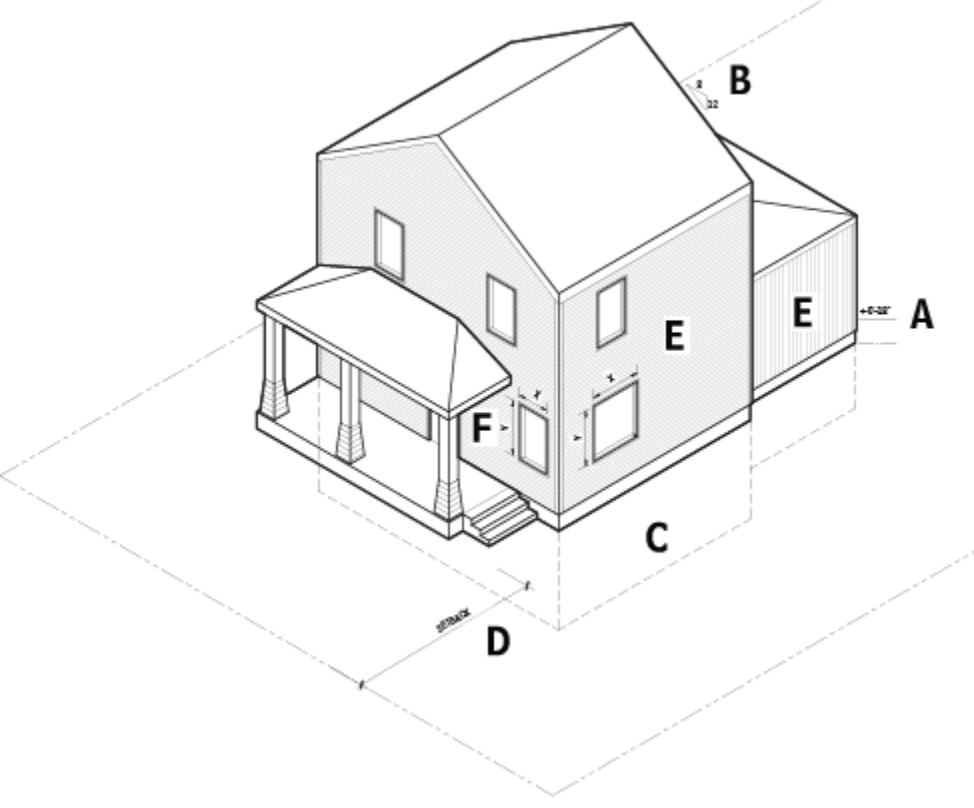
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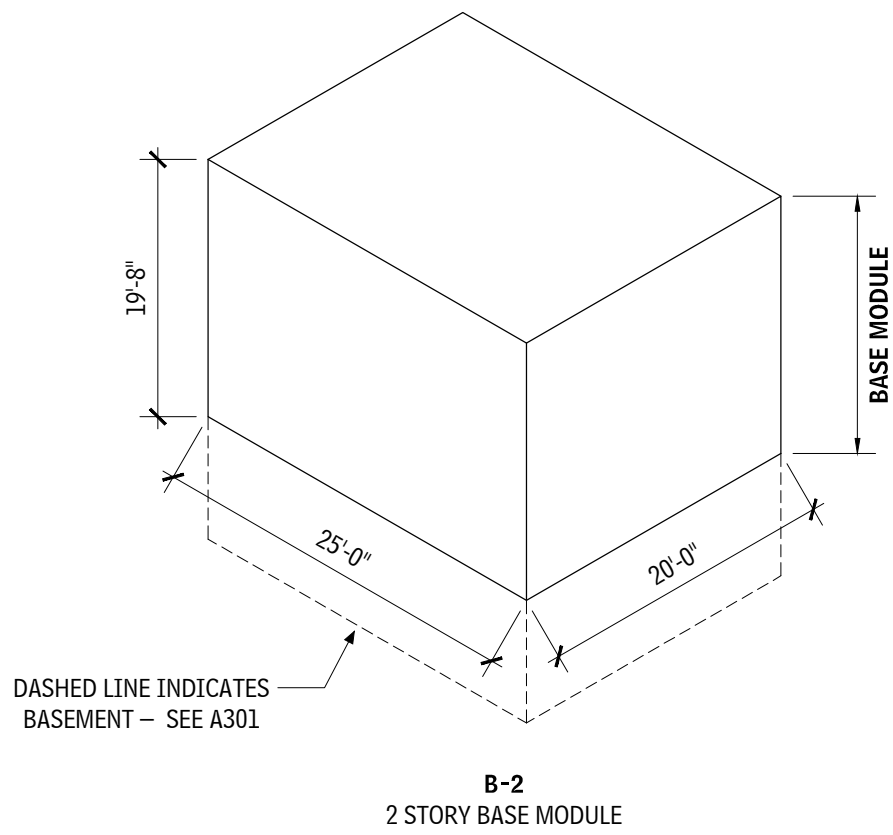
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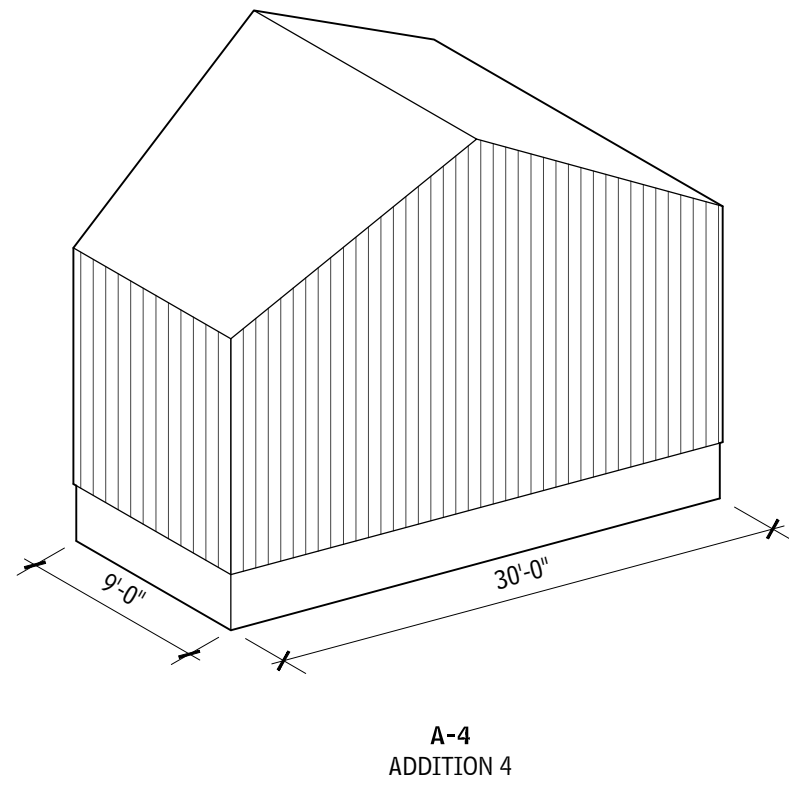
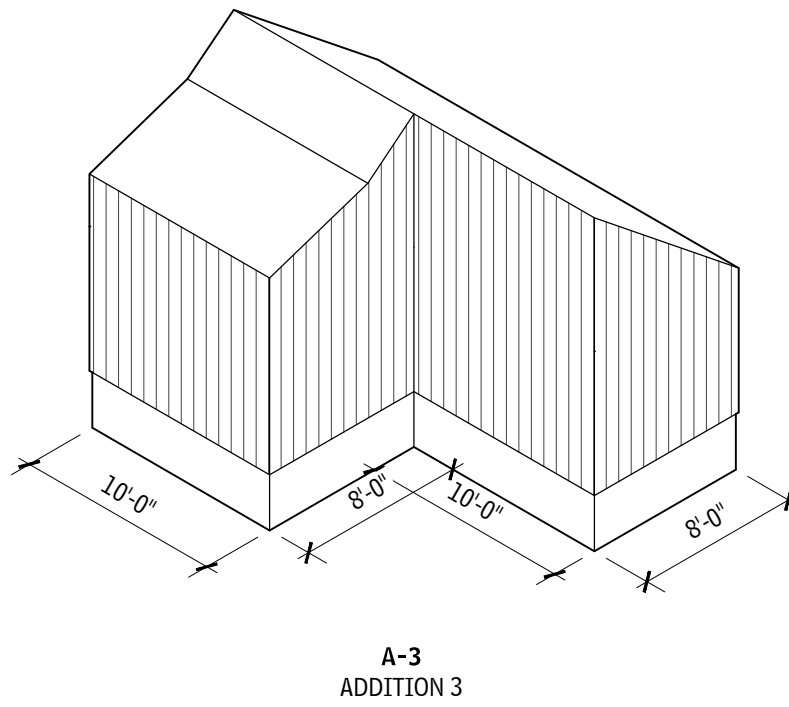
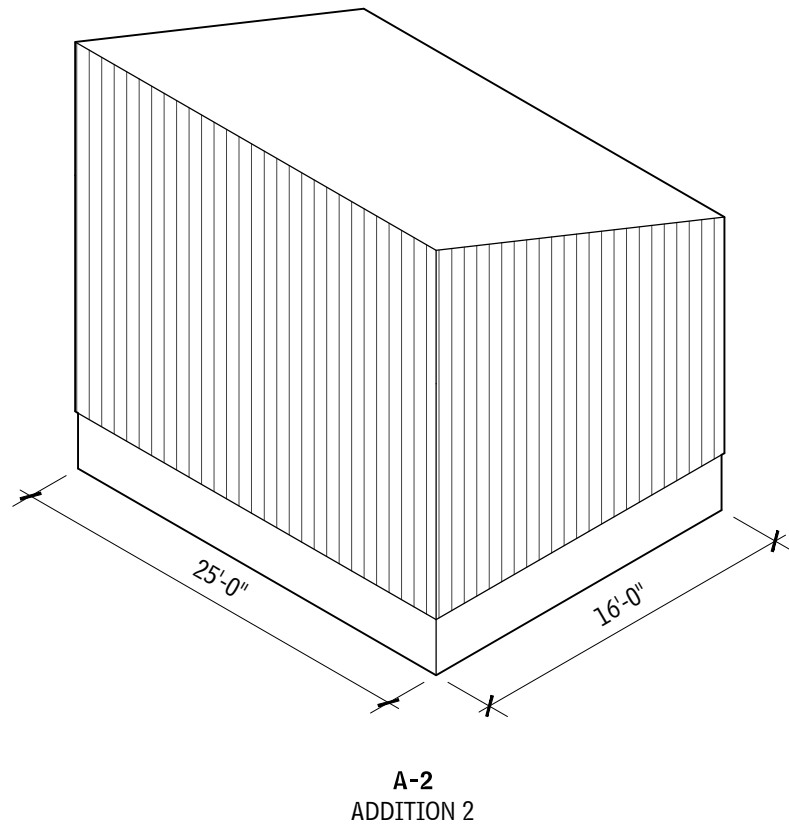
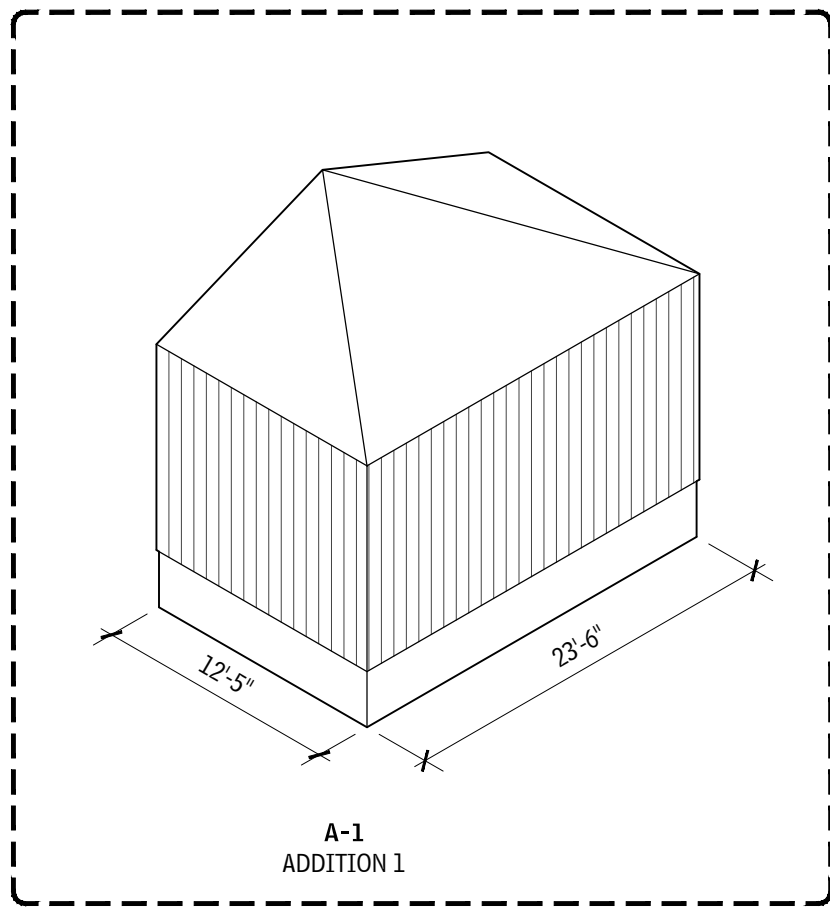
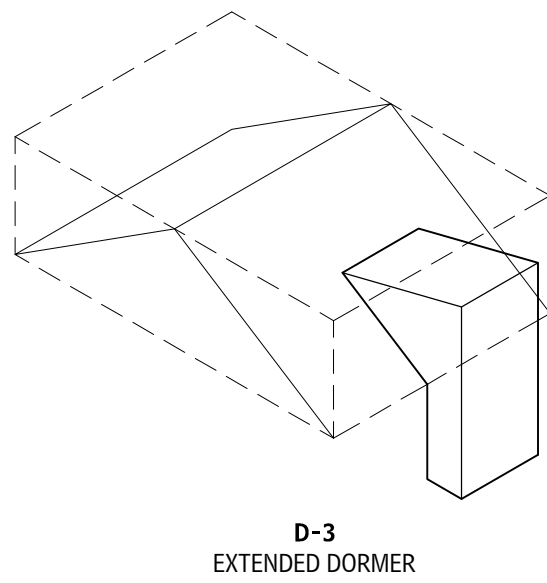
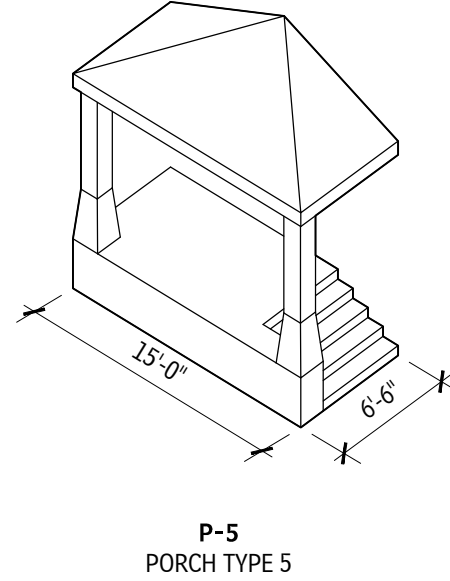
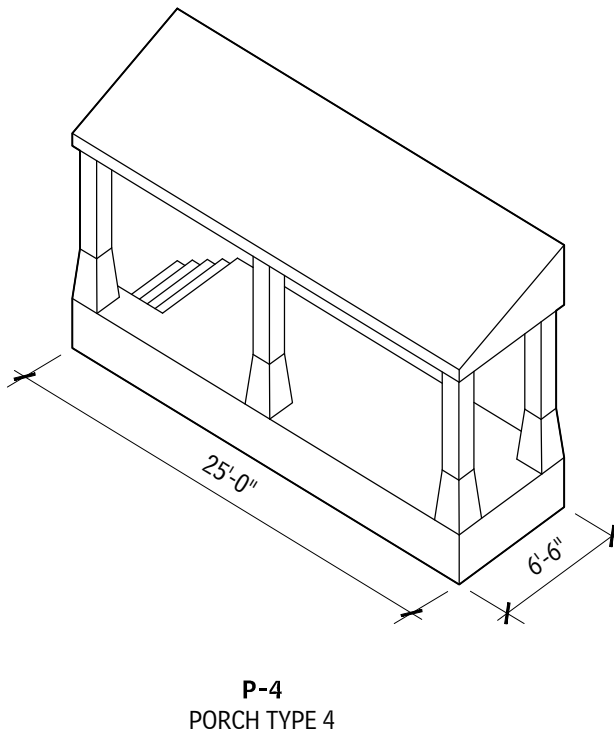
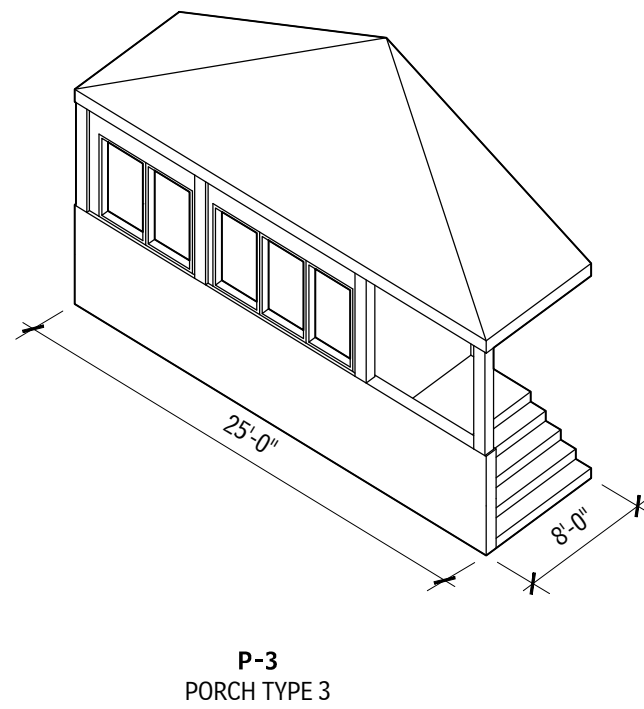
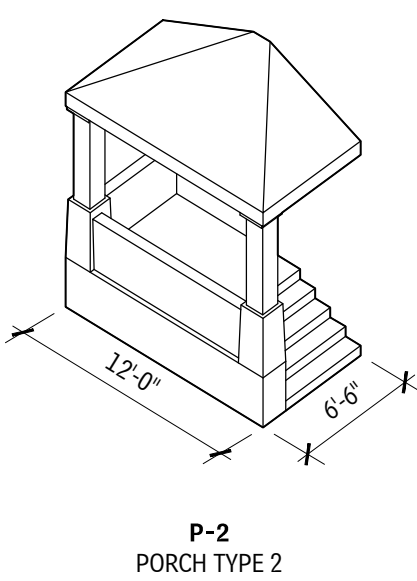
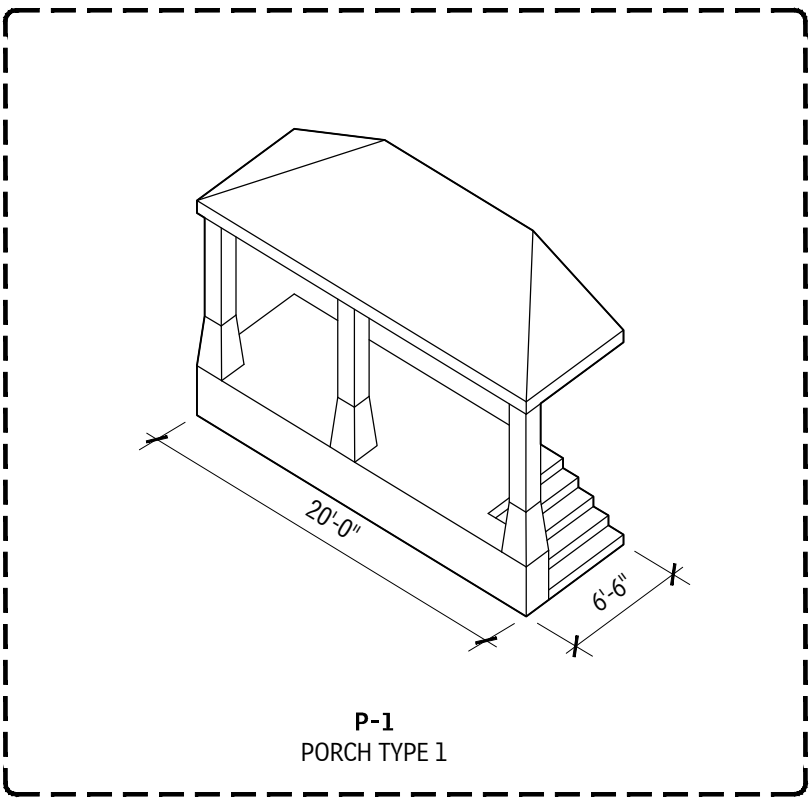
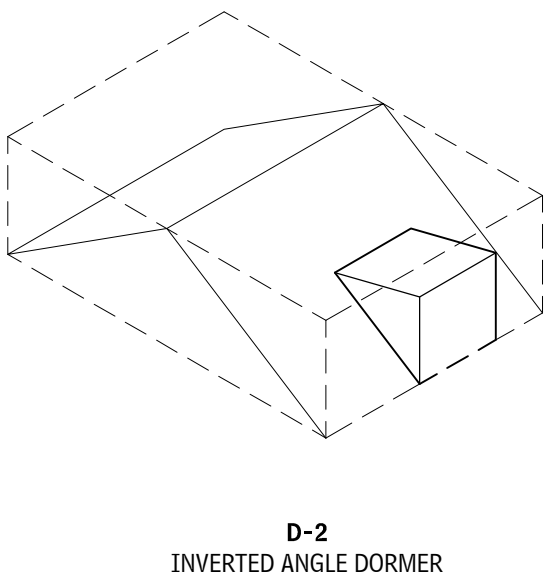
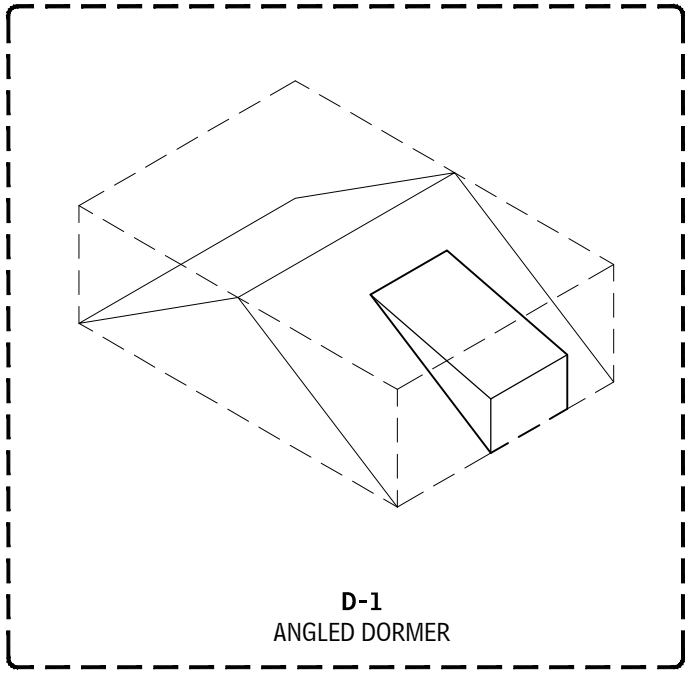
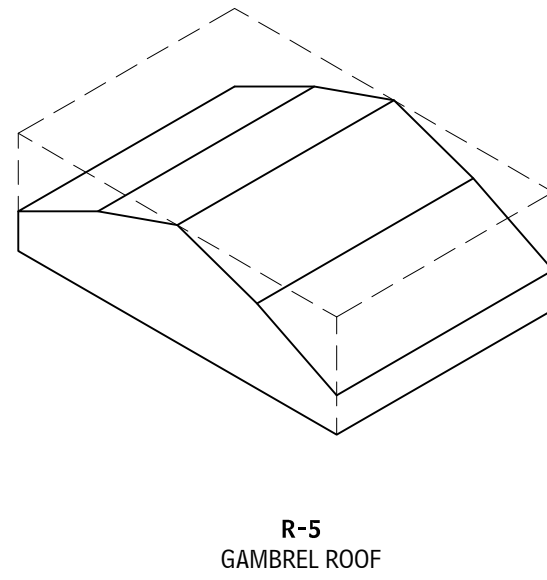
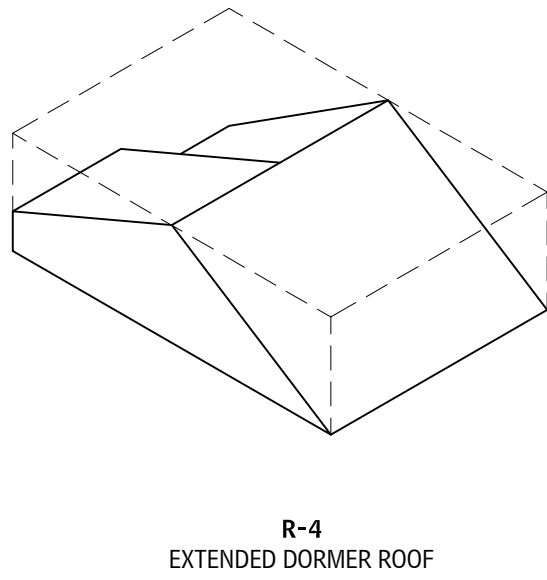
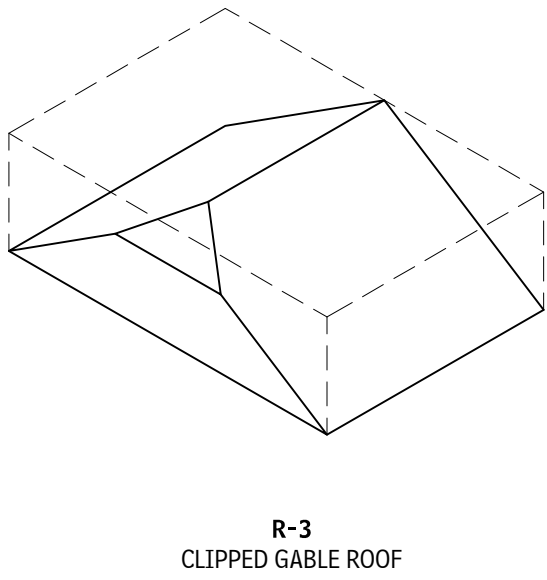
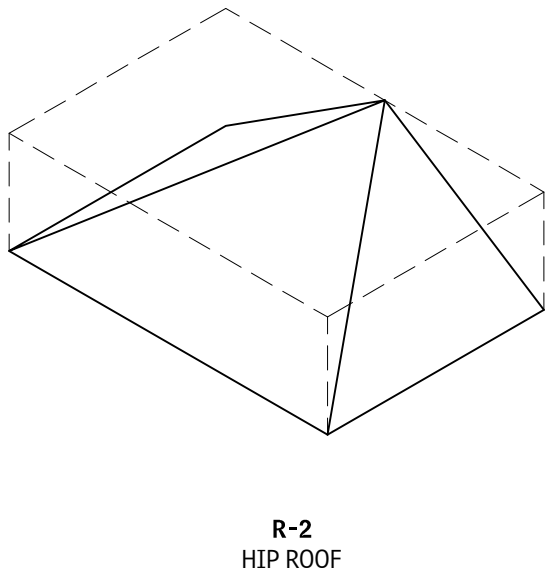
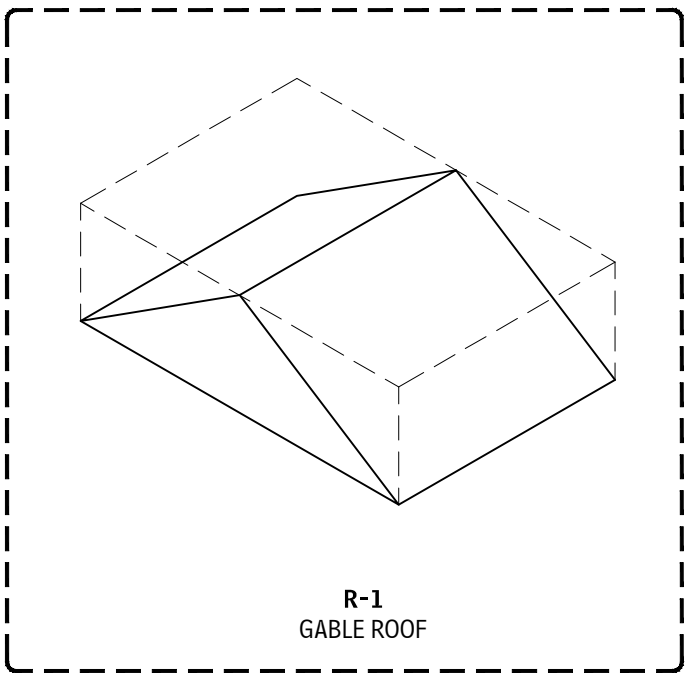
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BASEMENT IS OPTIONAL. SOME PROTOTYPES REFLECT BASEMENT, WHILE OTHERS SHOW 4' CRAWLSPACE OR FROST-PROTECTED SHALLOW FOUNDATION. REFER TO FLOORPLANS FOR SPECIFIC ITERATIONS OF EACH.

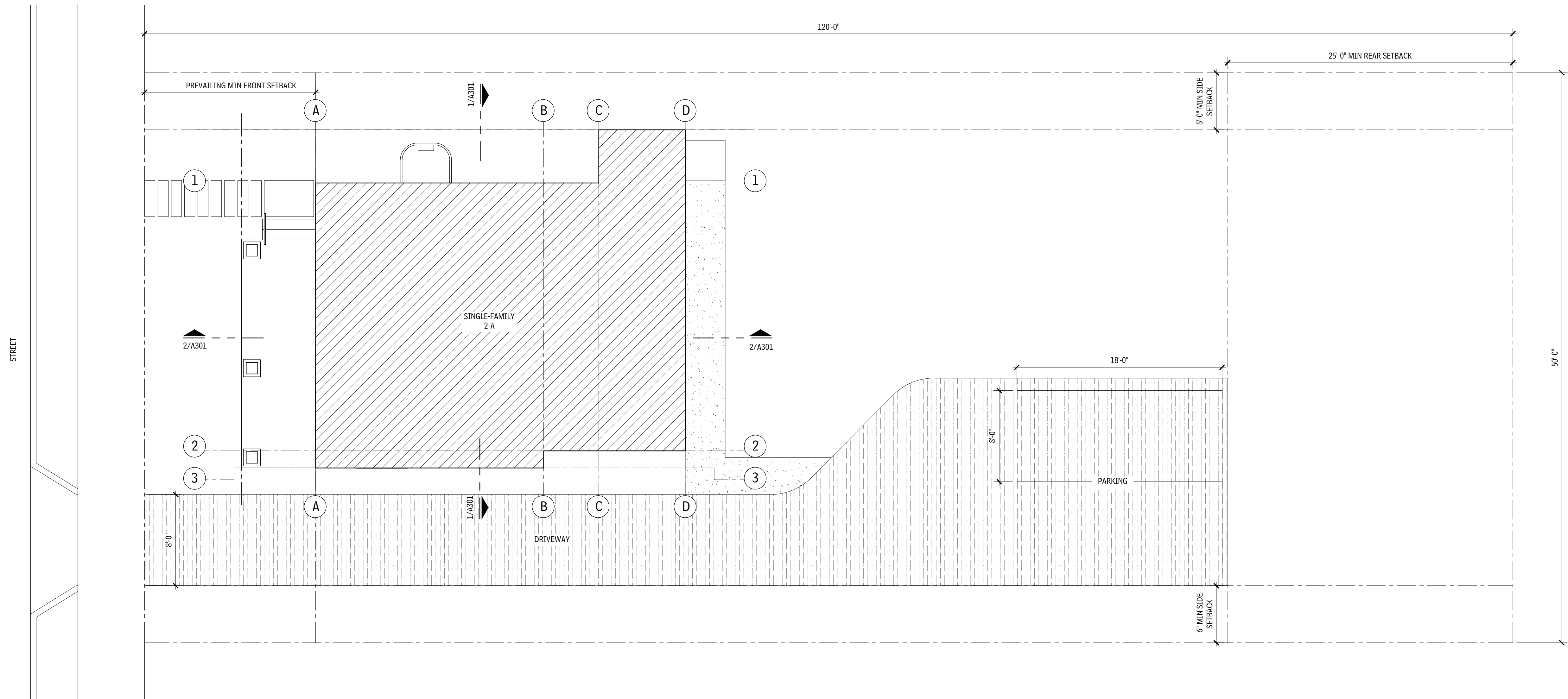


1 BASE MODULE DIAGRAMS
SCALE: NTS

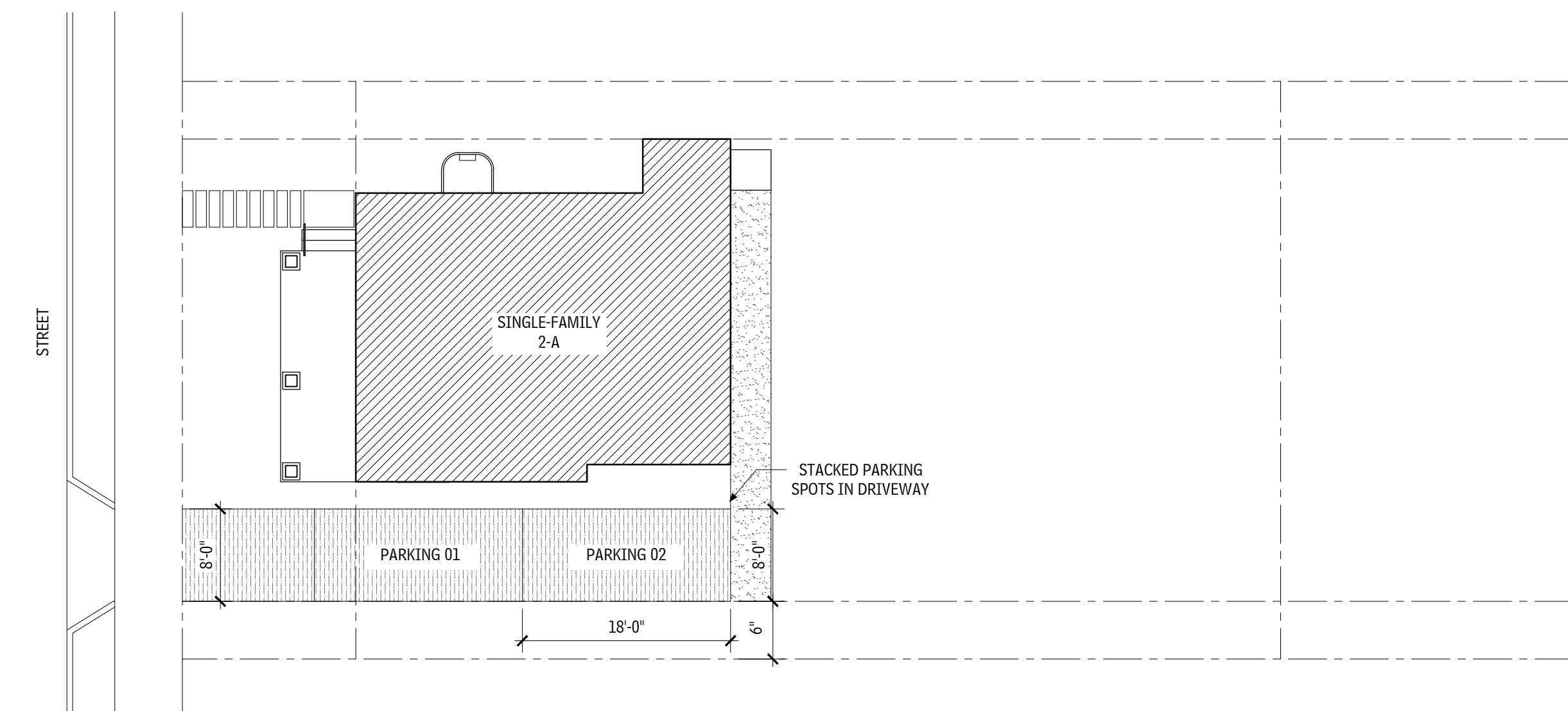
ILLUSTRATED IN THIS SET



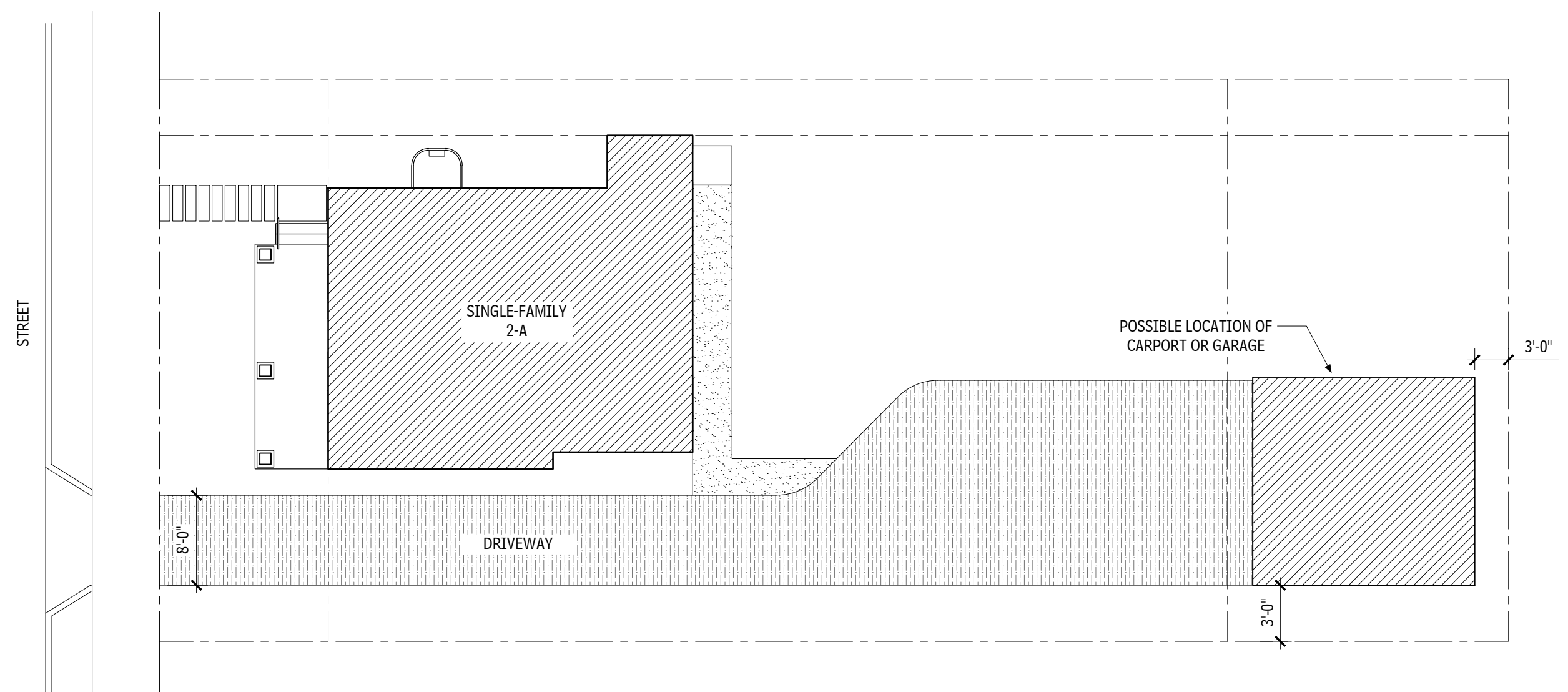
2 CATALOG OF COMPONENTS
SCALE: NTS



1 SITE PLAN
SCALE: 3/16" = 1'-0"



2 ALTERNATE PARKING CONFIGURATION 01
SCALE: 3/32" = 1'-0"



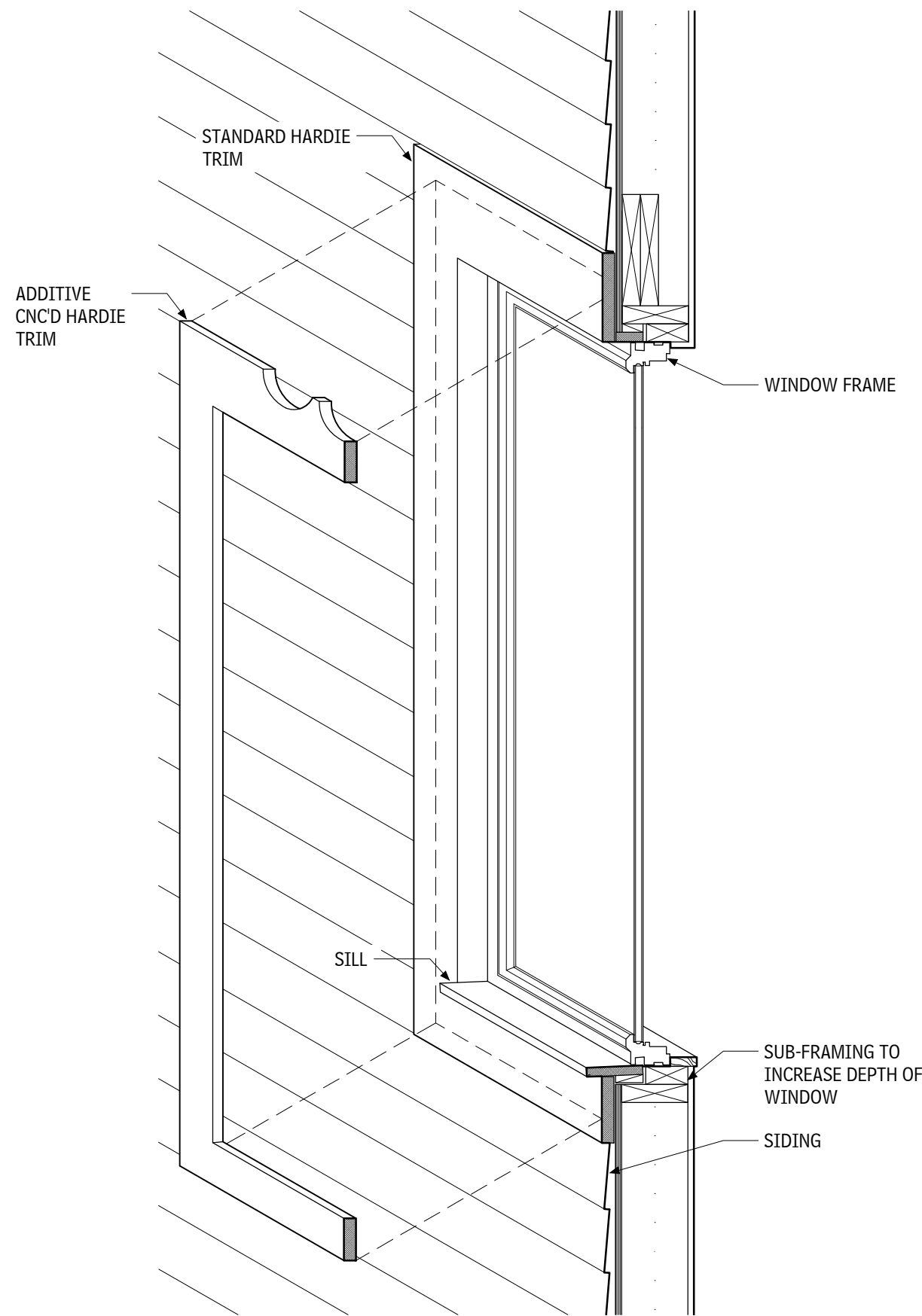
3 ALTERNATE PARKING CONFIGURATION 02
SCALE: 3/32" = 1'-0"

NOT ALL POTENTIALS ARE SHOWN. DESIGN OF HOUSING PROTOTYPE IS BASED ON VARIABILITY AND OPTIONS AS FORMULATED BY DEVELOPER, WITHOUT COMPROMISING INTENT.



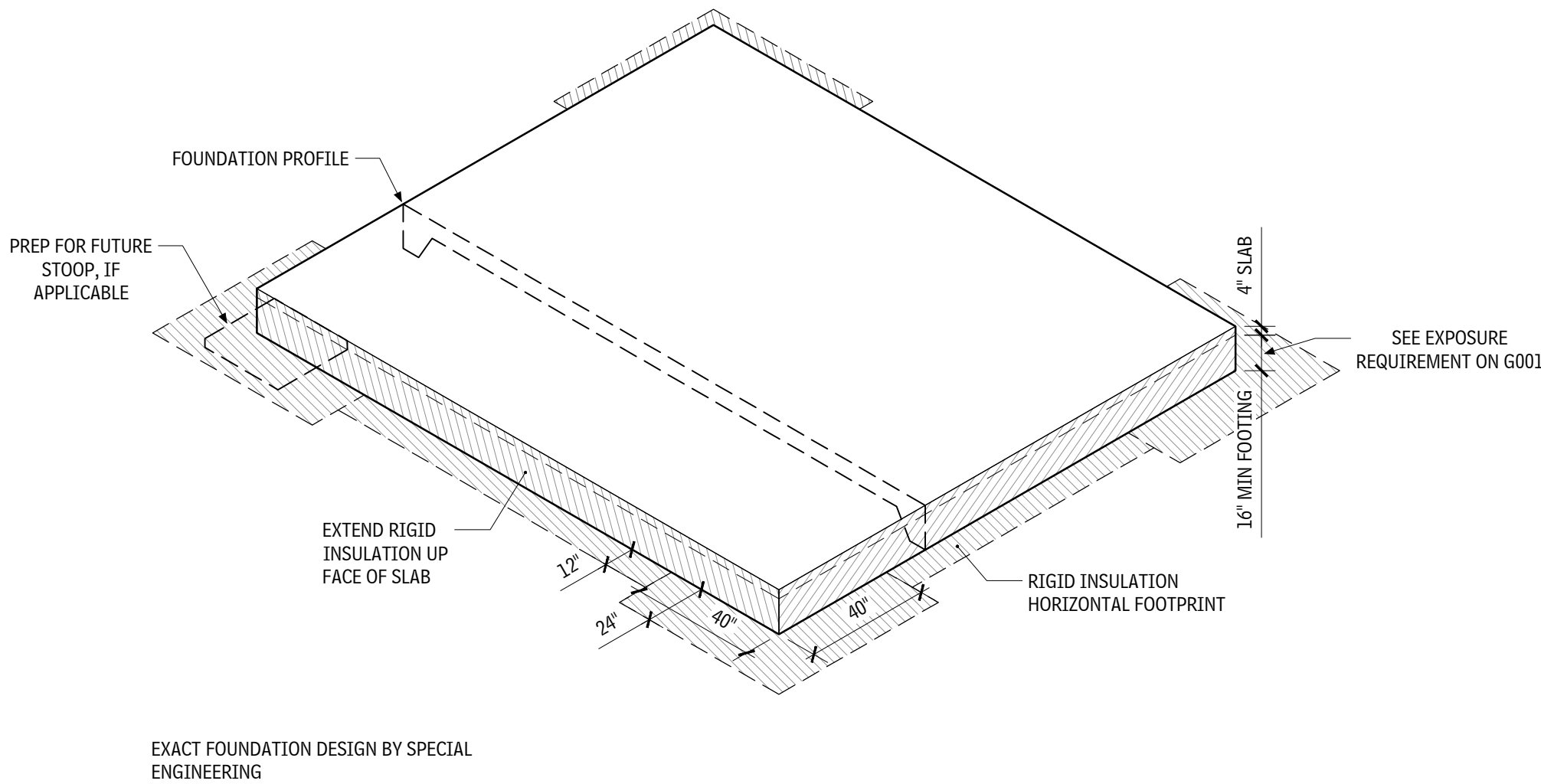
1 BLOCK ELEVATION – 2 STORY
SCALE: 1/8" = 1'-0"

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REFLECTING FUNDAMENTAL
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CONDITIONS THAT SHOULD BE
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TYPE OF HOUSING PROTOTYPE.

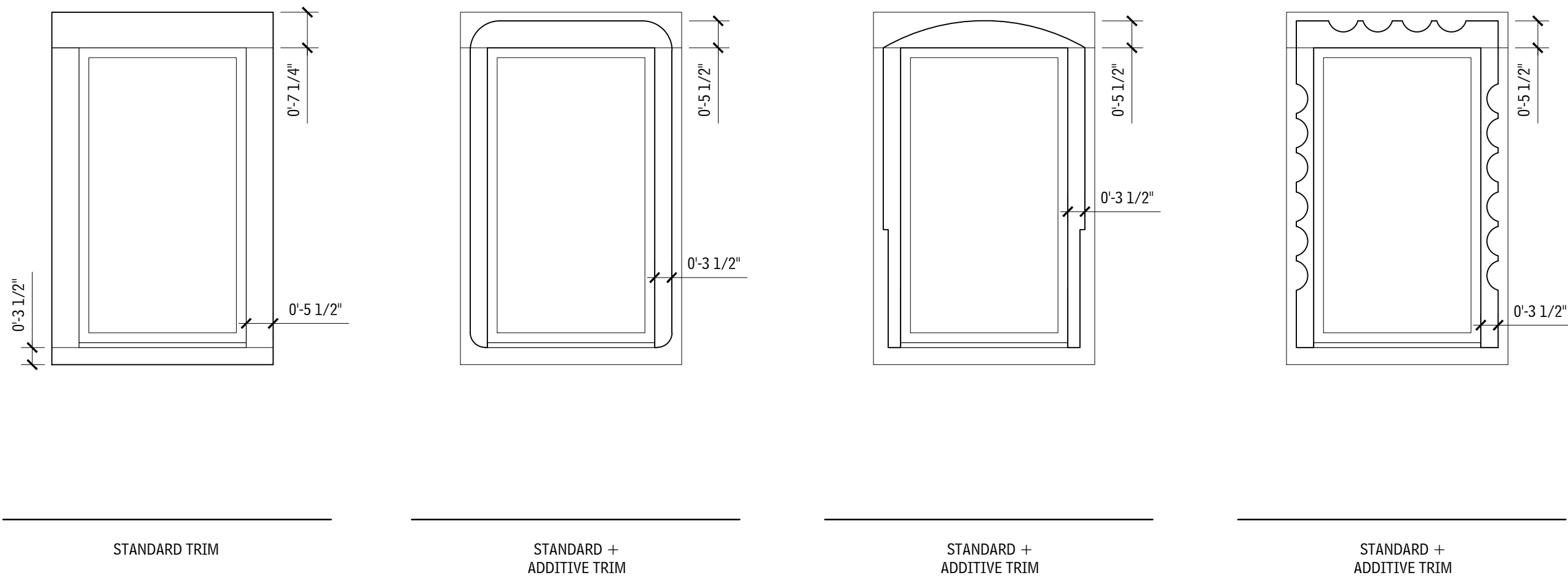


1 WINDOW TRIM DIAGRAM
SCALE: NTS

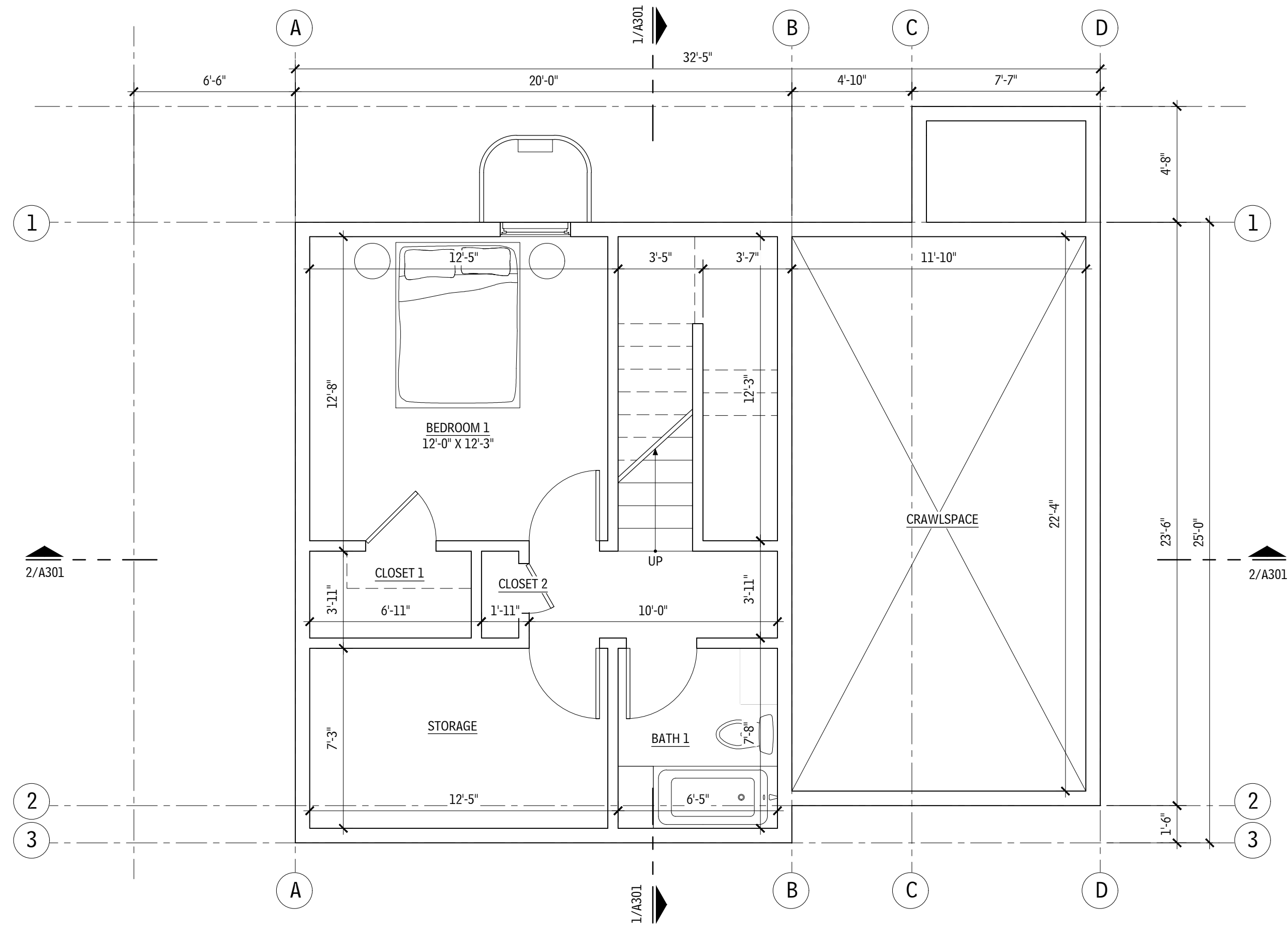
EXPRESSIVE WINDOW DETAILING SHOULD BE USED ON STREET FACING ELEVATION. ADDITIONAL TRIM PROFILES SHOWN AS EXAMPLES ONLY. FINAL DESIGN SHOULD CONSIDER OPTIONS AND VARIATIONS BETWEEN MULTIPLE UNITS TO REINFORCE DIVERSITY AMONGST HOUSING TYPES.



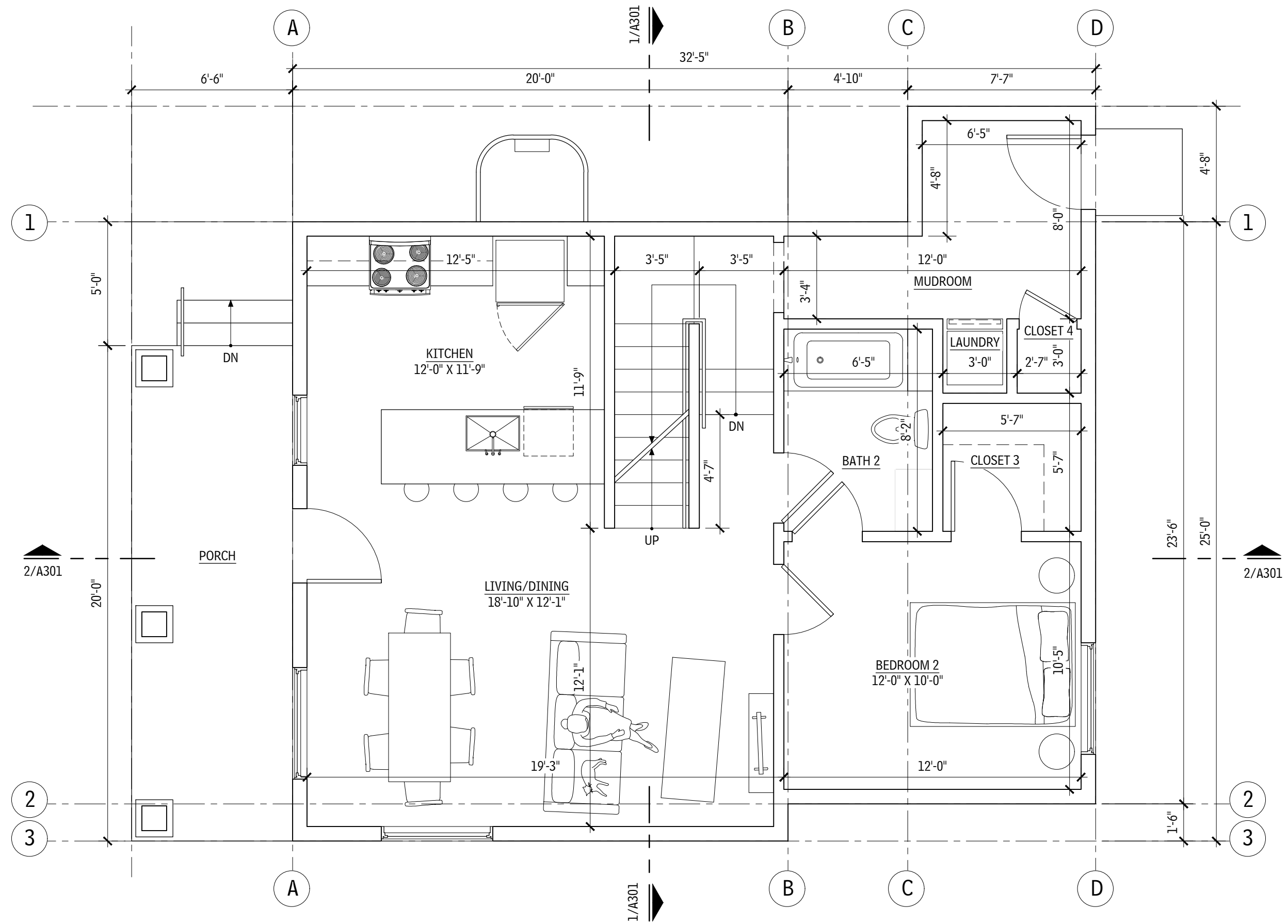
3 FROST PROTECTED SHALLOW FOUNDATION DIAGRAM – SUBSTITUTE FOR BASEMENT
SCALE: NTS



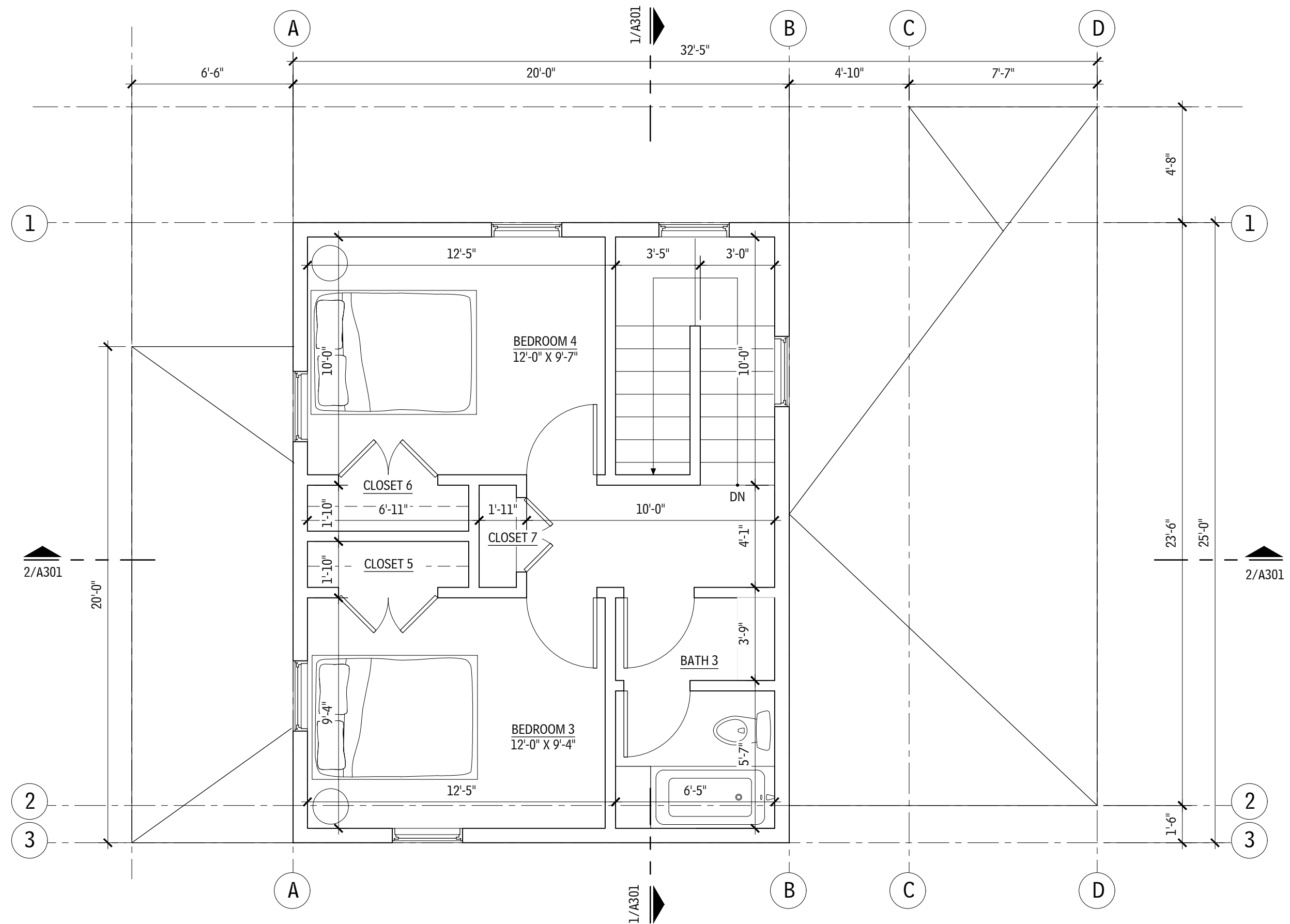
2 WINDOW ELEVATIONS – STANDARD AND ADDITIVE TRIM
SCALE: 1/2" = 1'



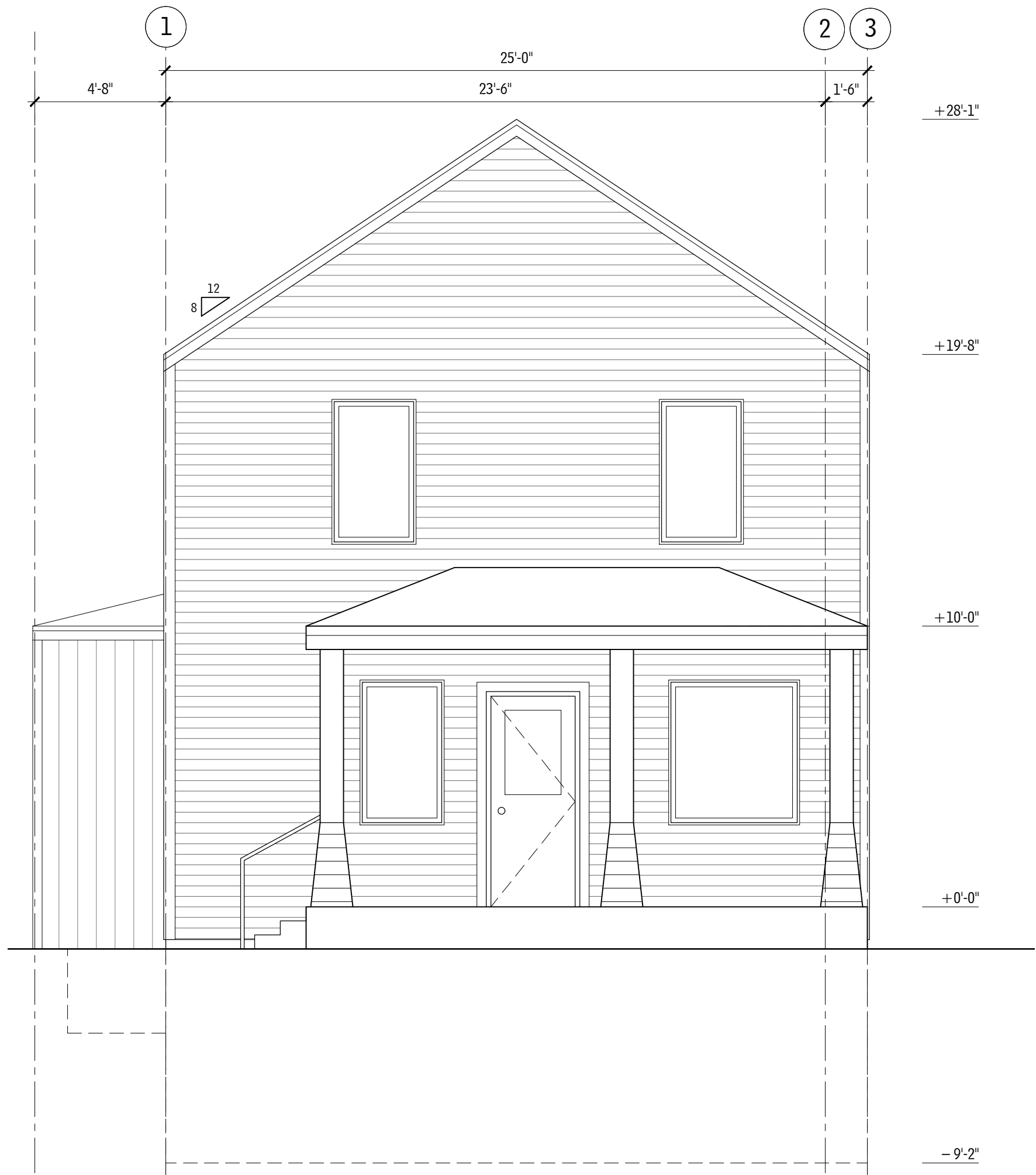
1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



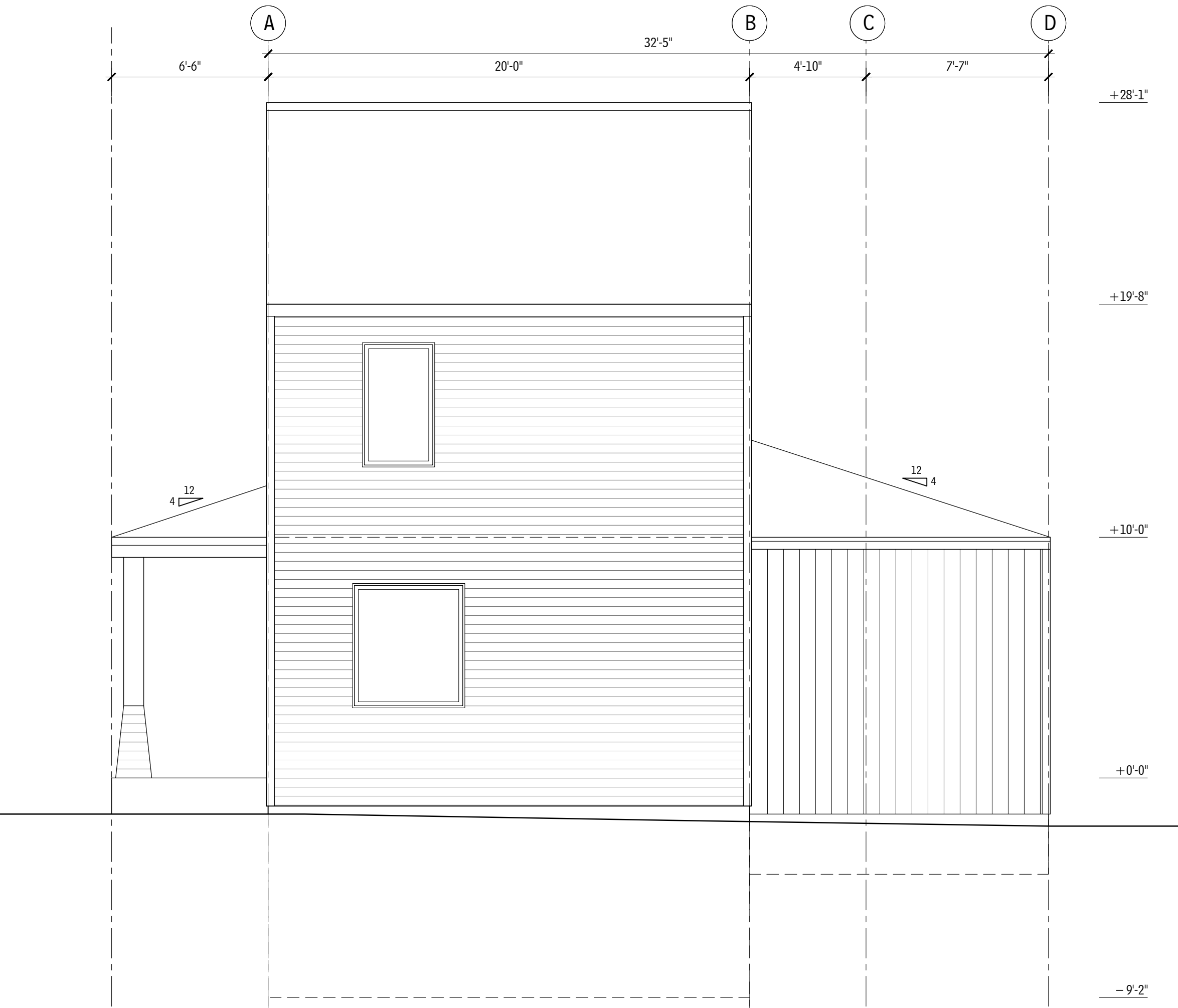
2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



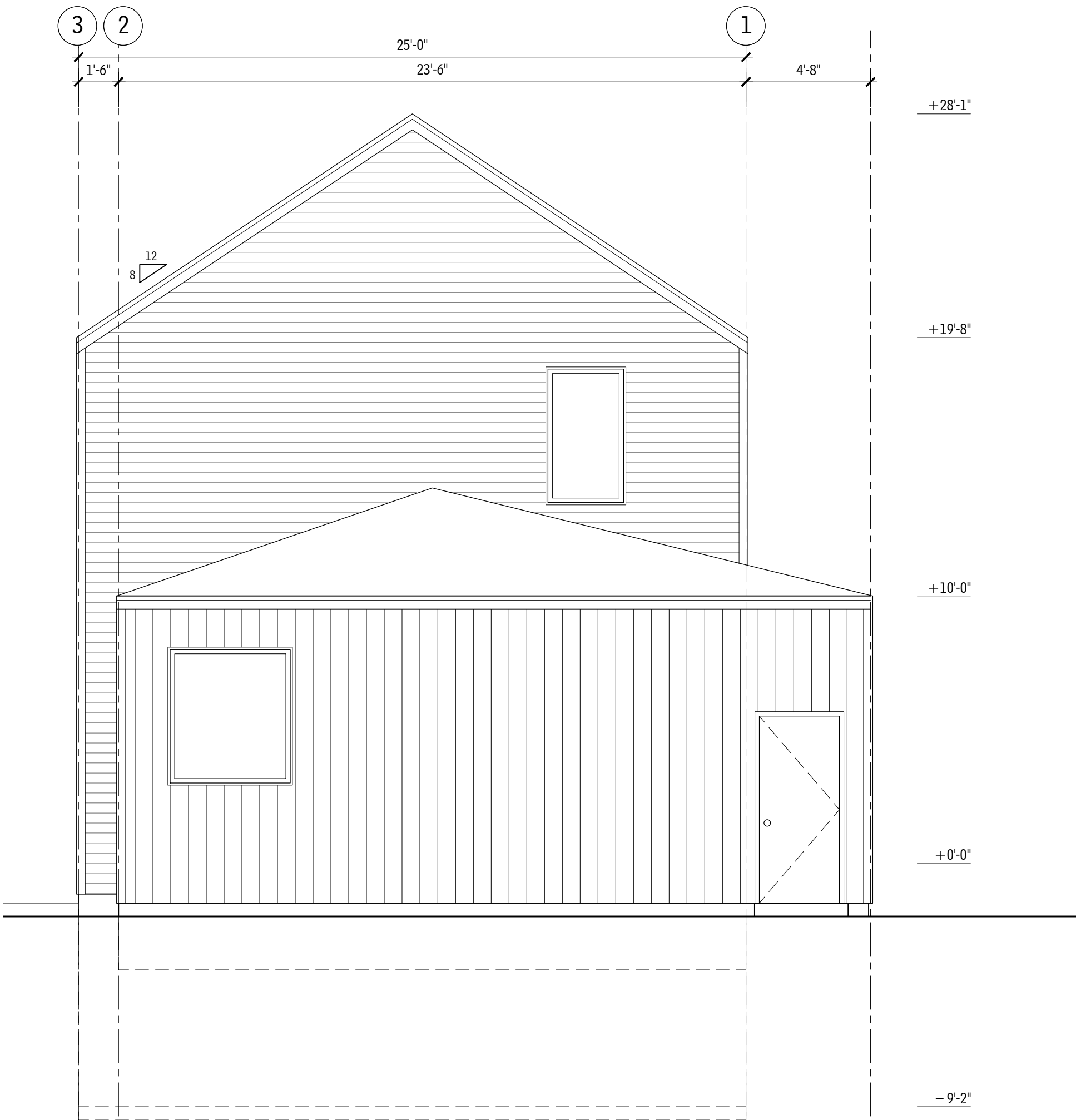
3 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



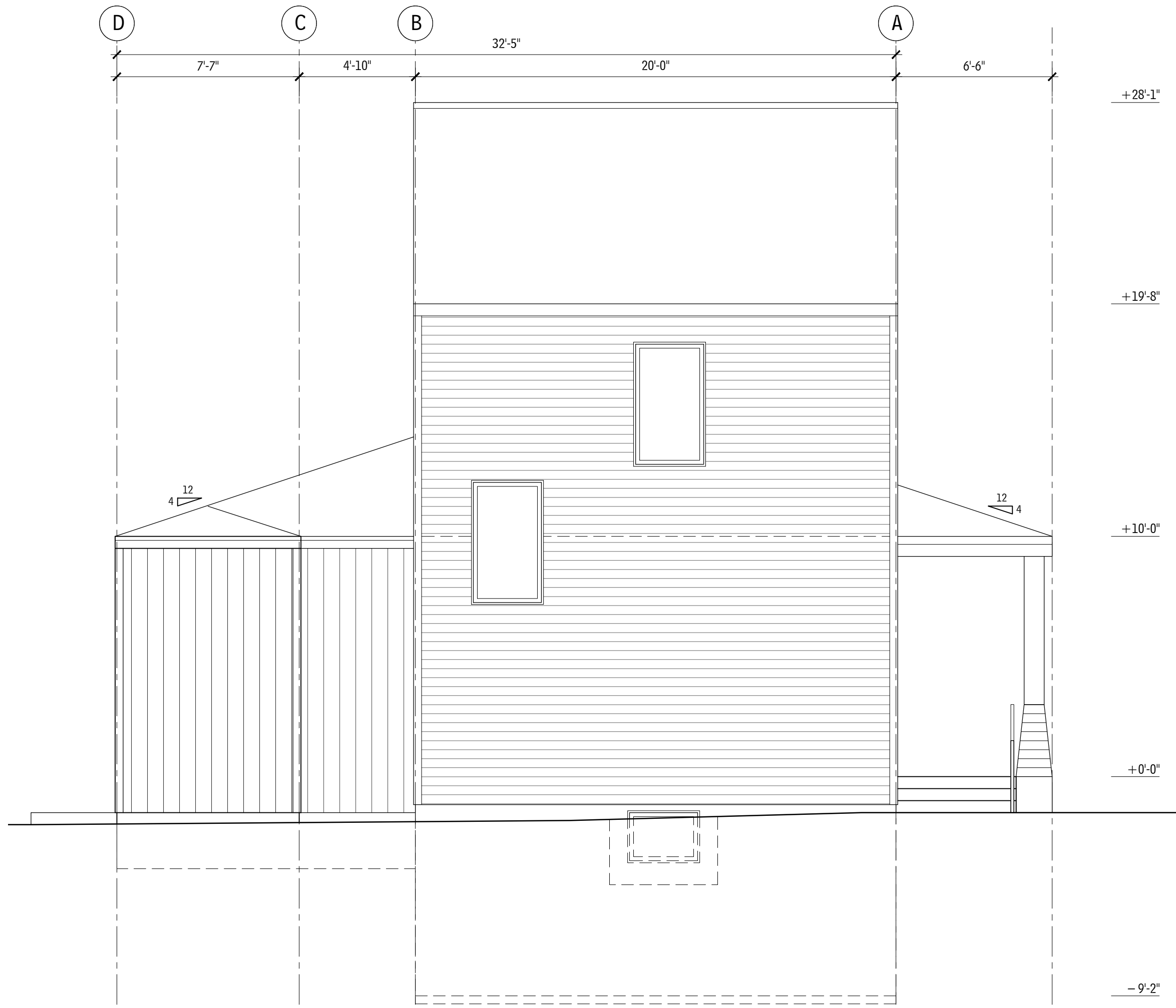
1 STREET ELEVATION
SCALE: 1/4" = 1'-0"



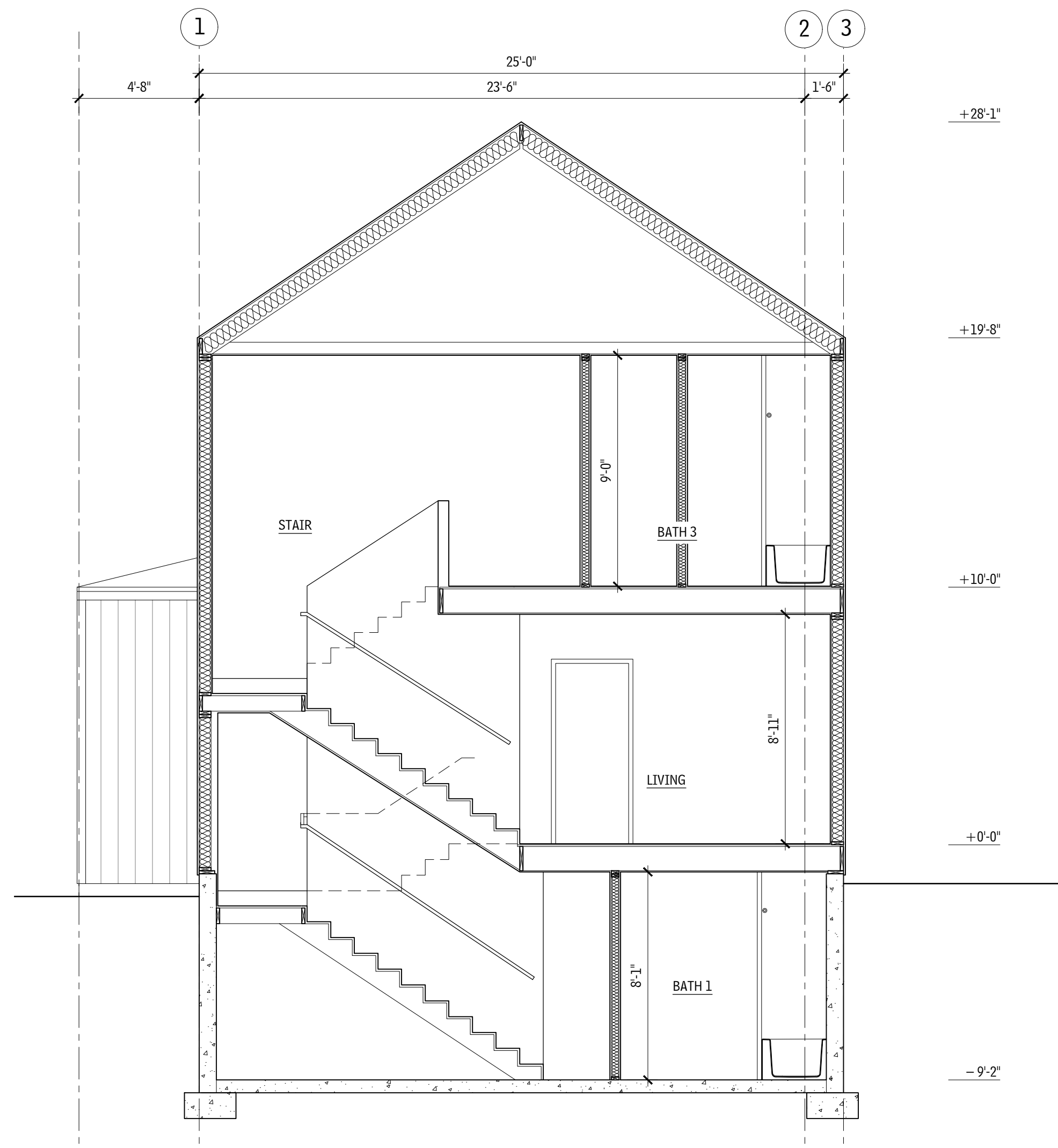
2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



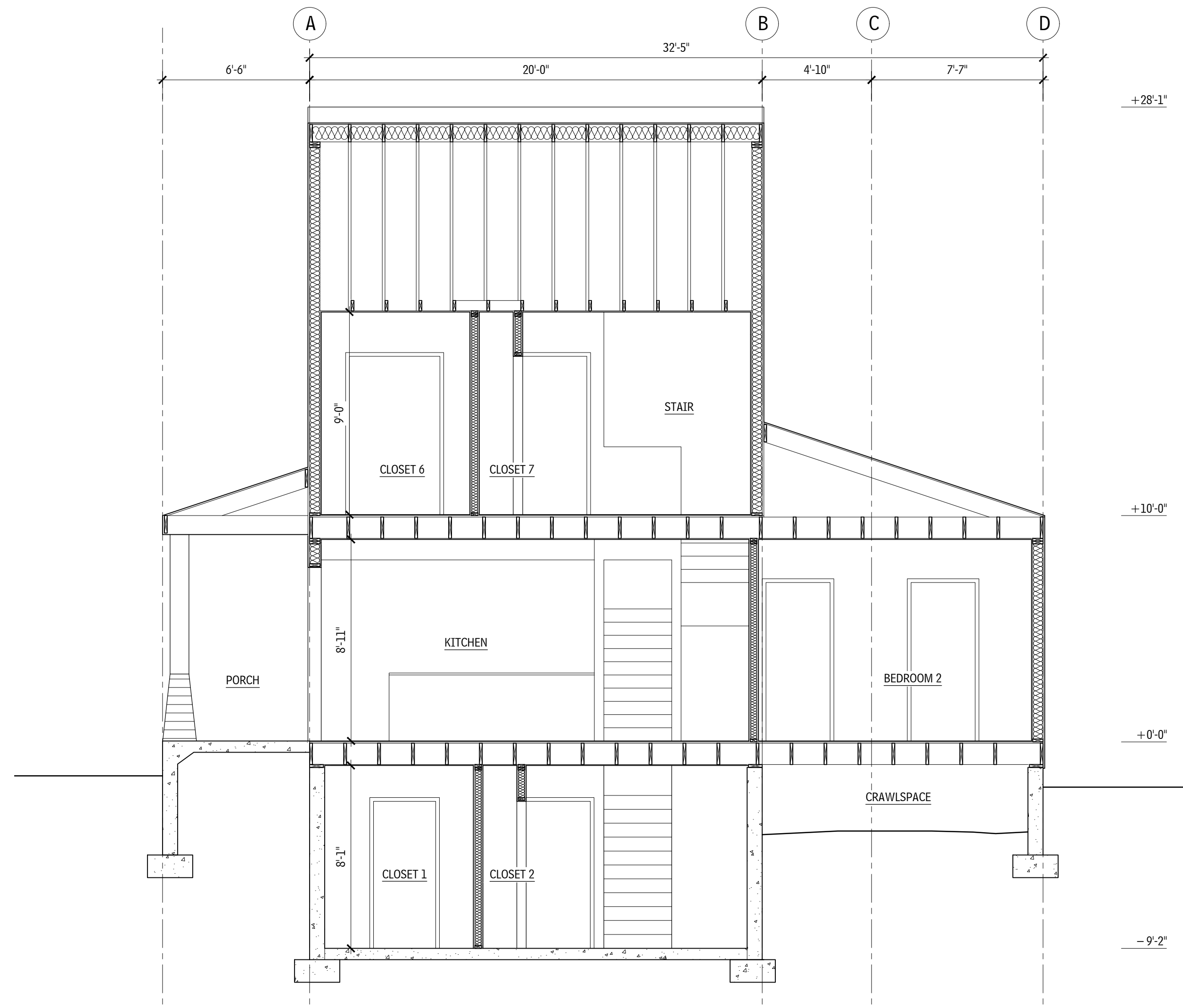
3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



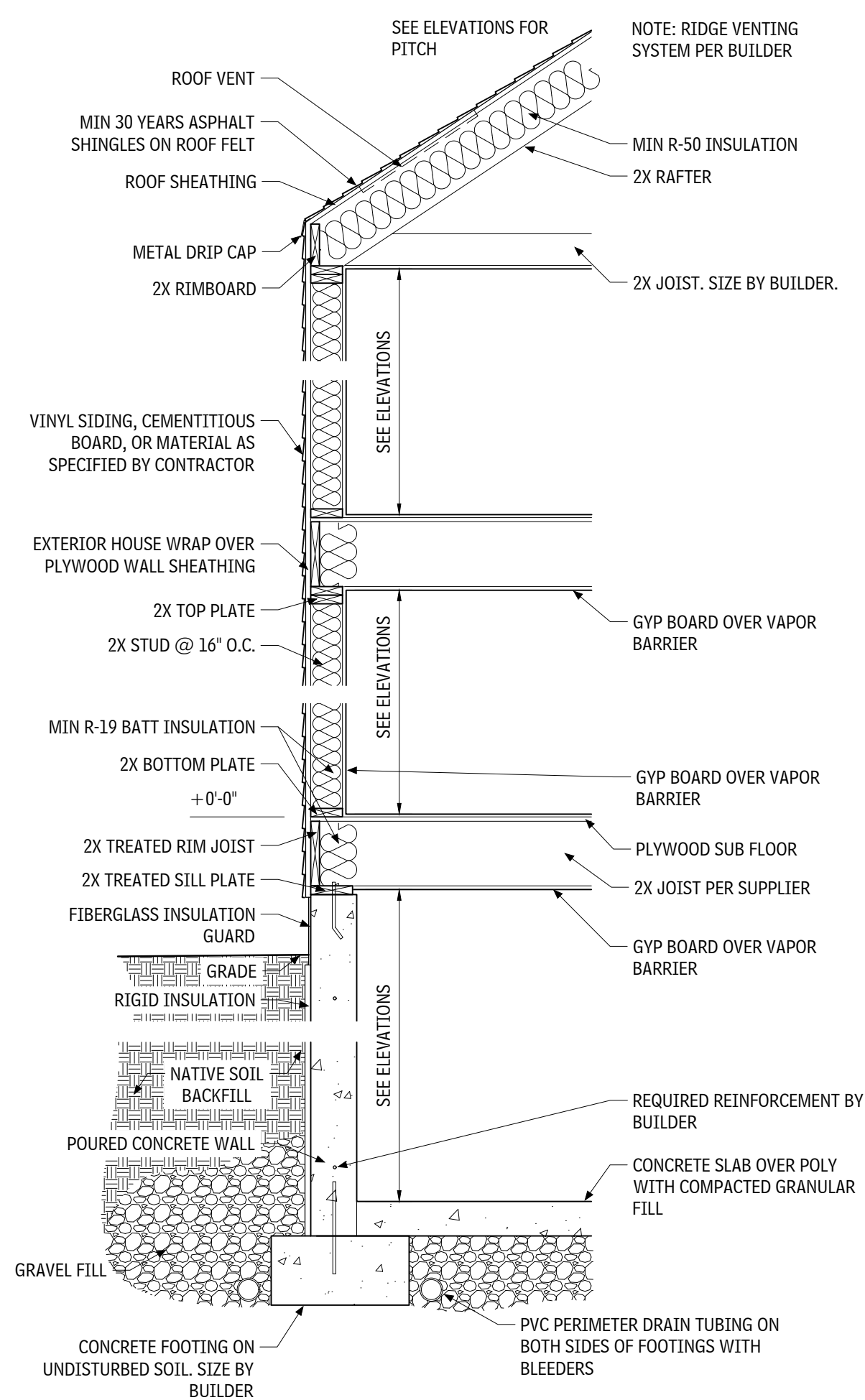
4 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 SECTION 1
SCALE: 1/4" = 1'-0"



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



3 SECTION DETAIL
SCALE: 1/2" = 1'-0"

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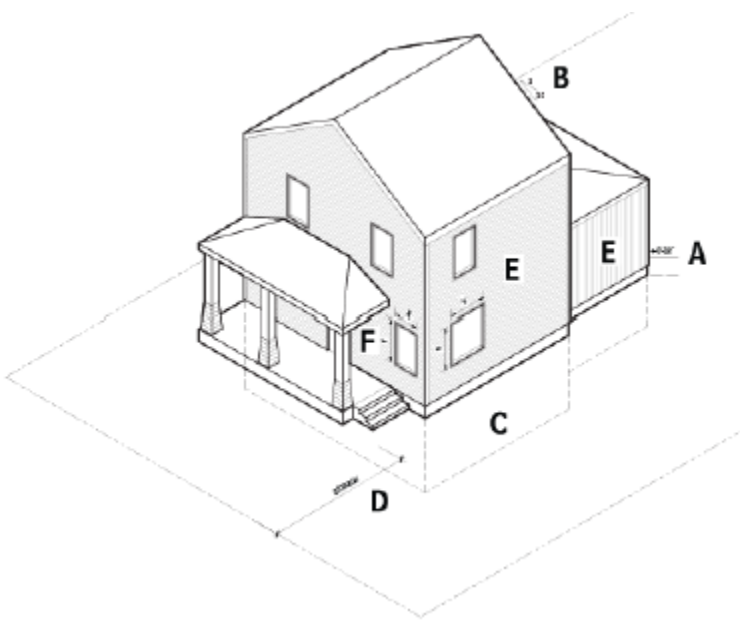
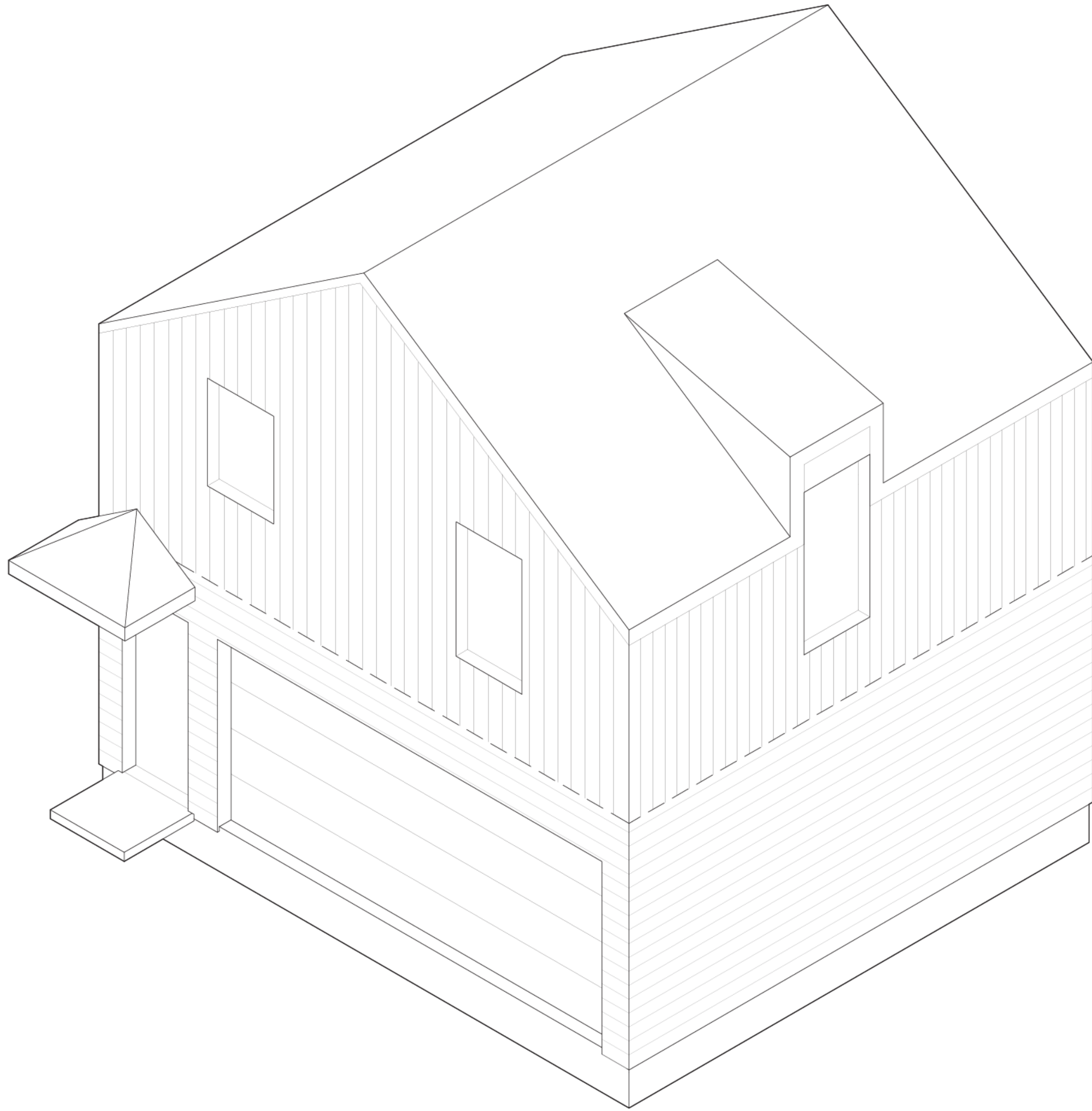
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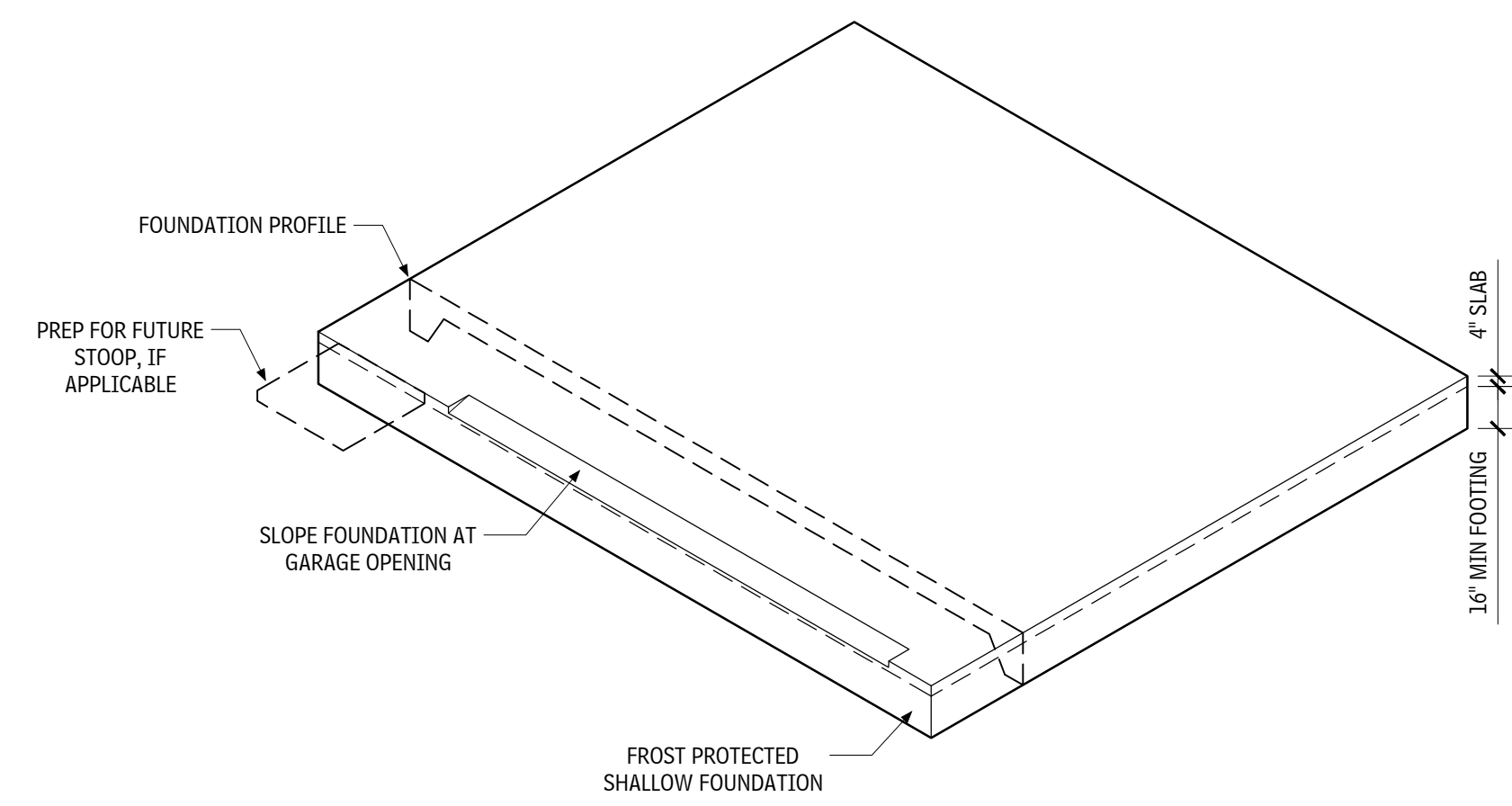
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- F. WINDOW PROPORTIONS AND EXPRESSIVE DETAILS TO BE MAINTAINED AS DEFINED IN SET. SEE G005

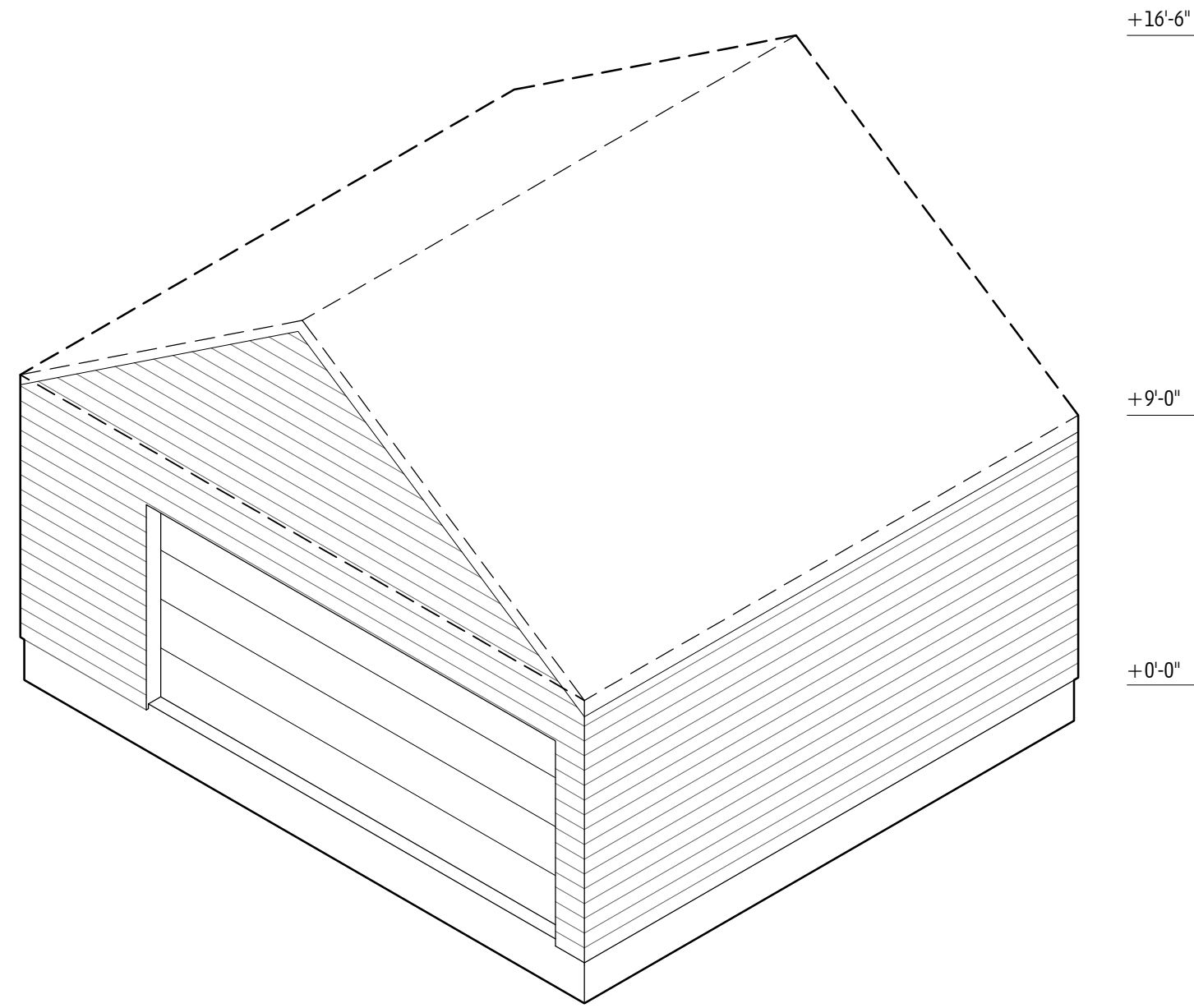
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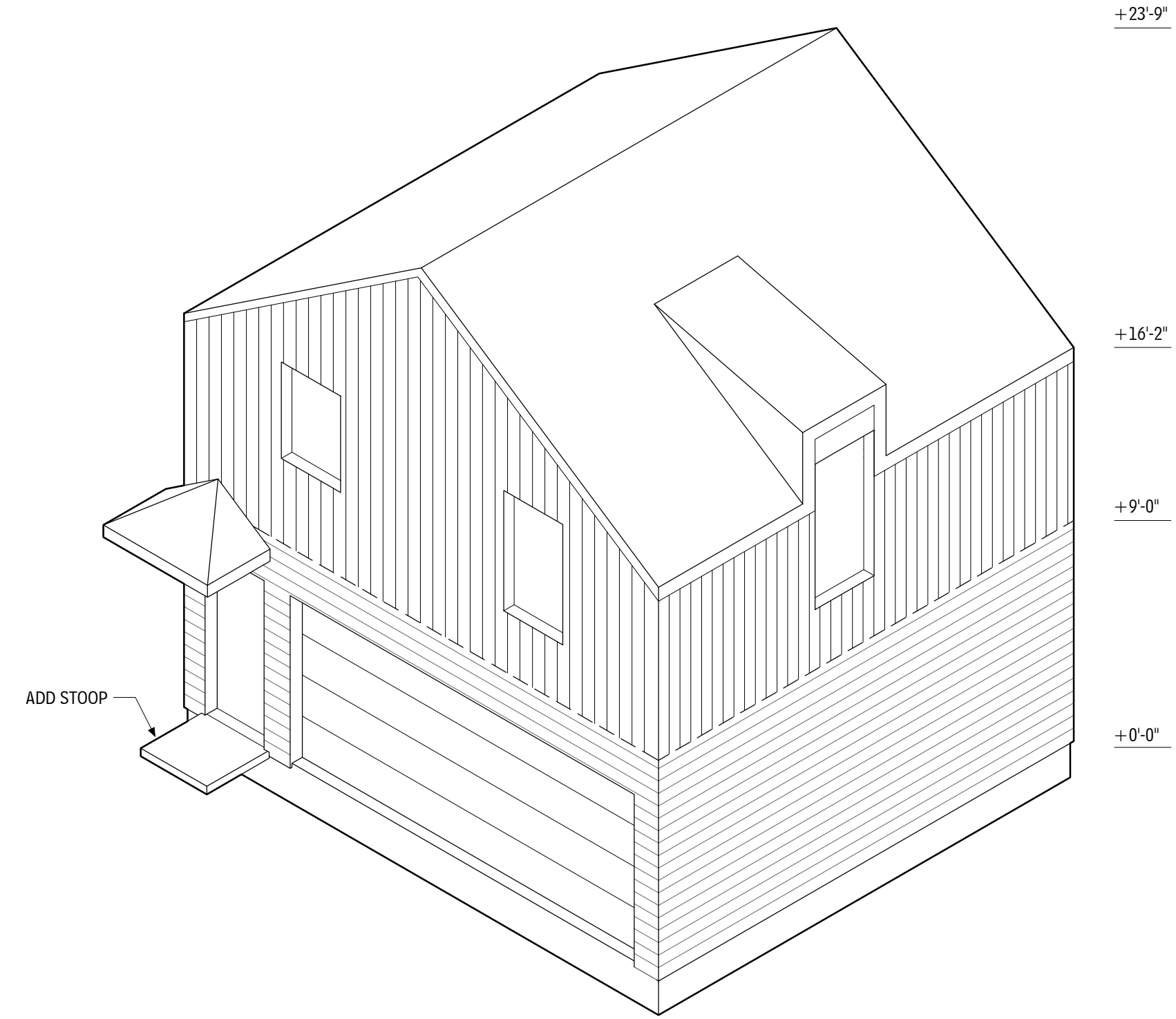
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PHASE 1
FOUNDATION

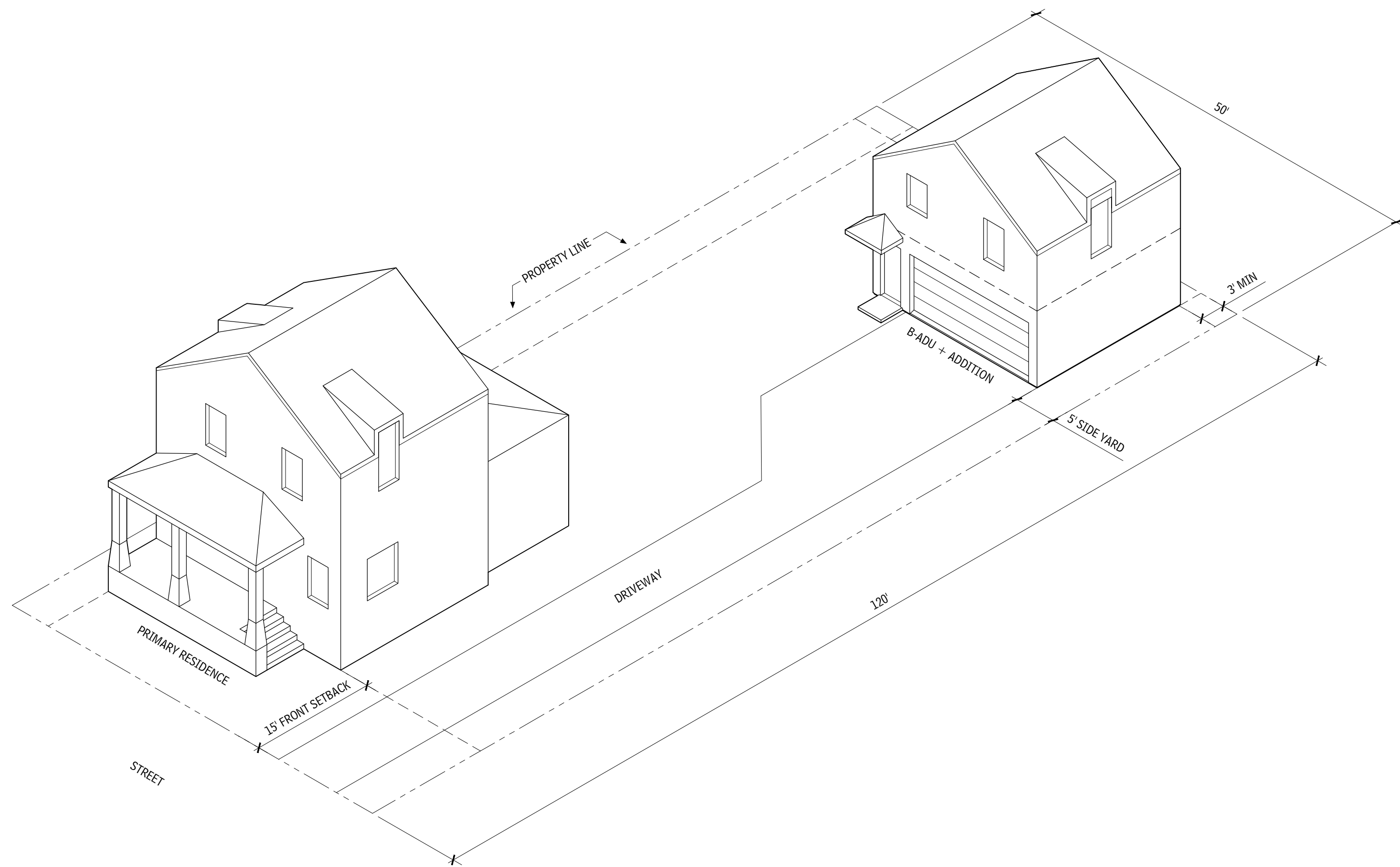


PHASE 2
B-ADU (GARAGE)



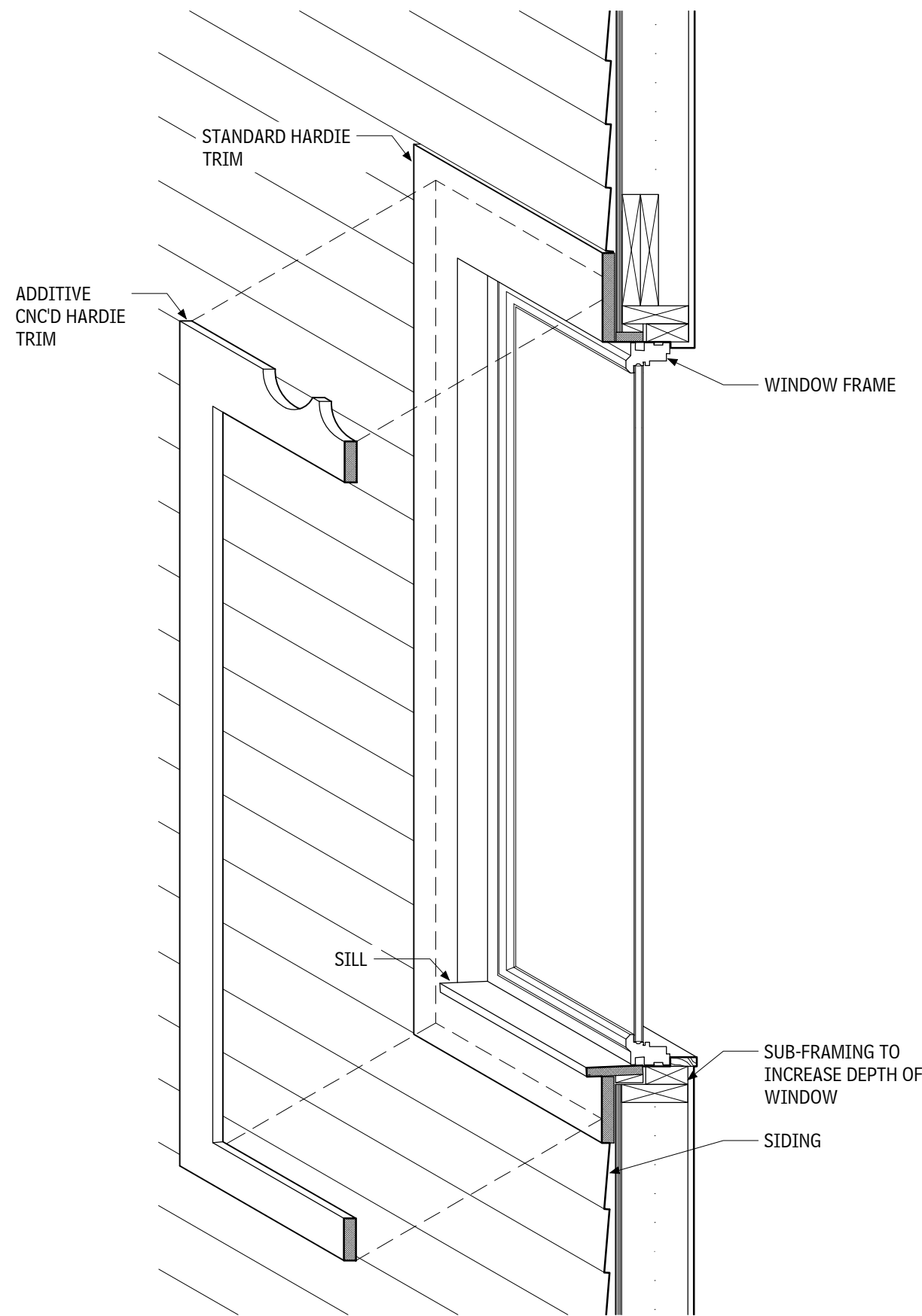
PHASE 3
B-ADU + APARTMENT ADDITION

1 ADU DIAGRAM
SCALE: NTS



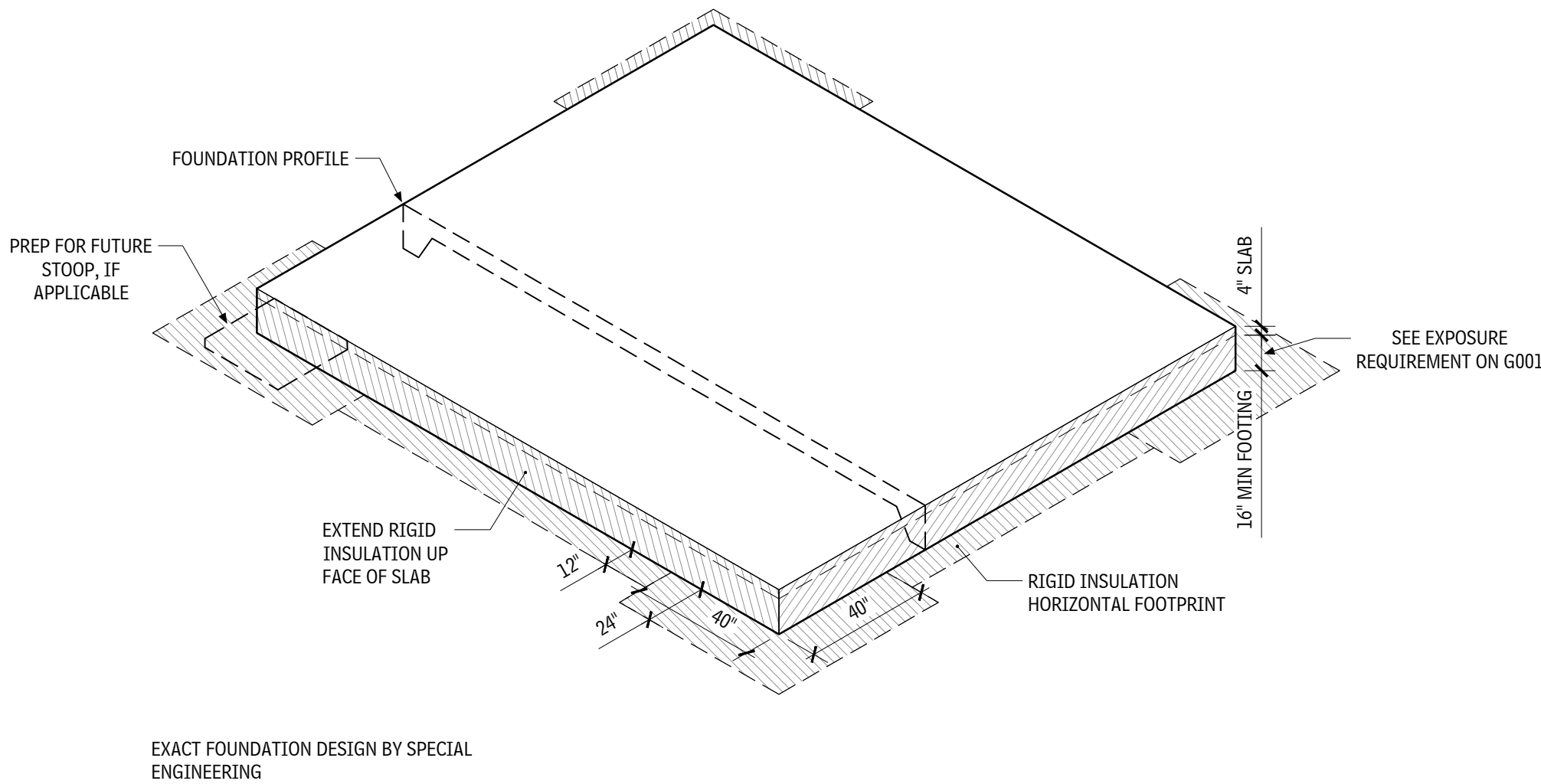
2 ADU SITE DIAGRAM
SCALE: NTS

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REFLECTING FUNDAMENTAL
DESIGN AND CONSTRUCTION
CONDITIONS THAT SHOULD BE
MAINTAINED REGARDLESS OF
TYPE OF HOUSING PROTOTYPE.

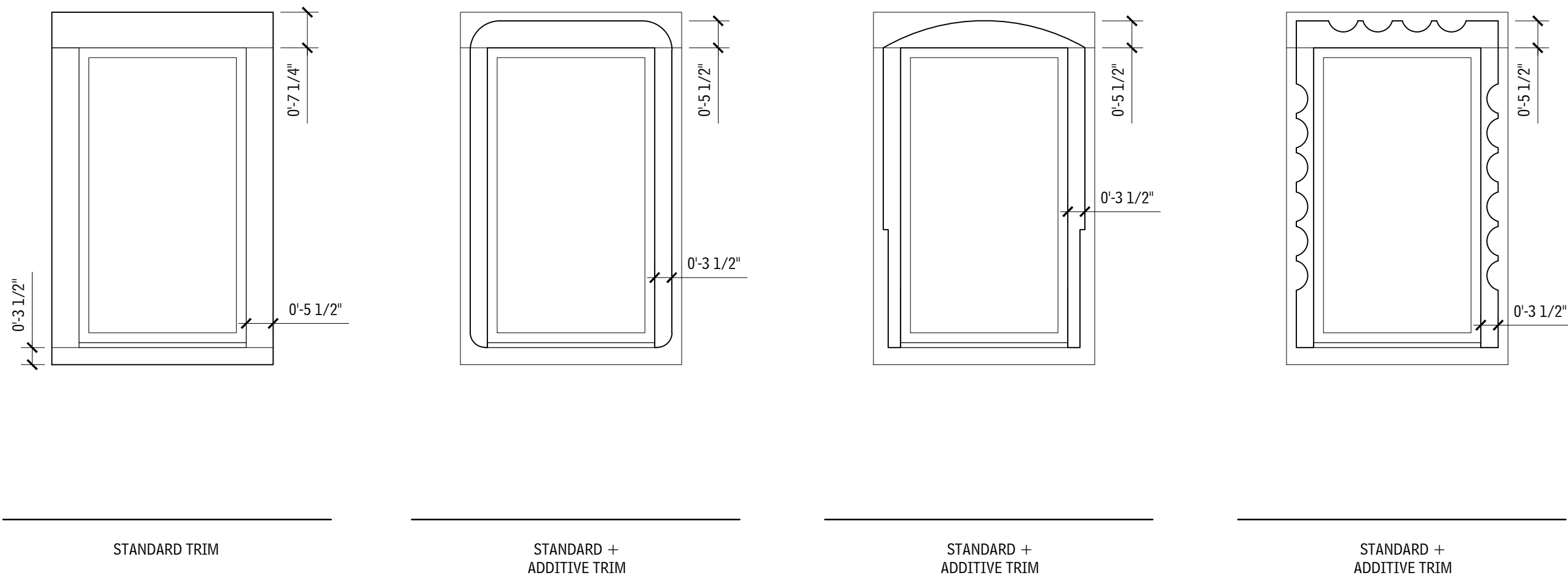


1 WINDOW TRIM DIAGRAM
SCALE: NTS

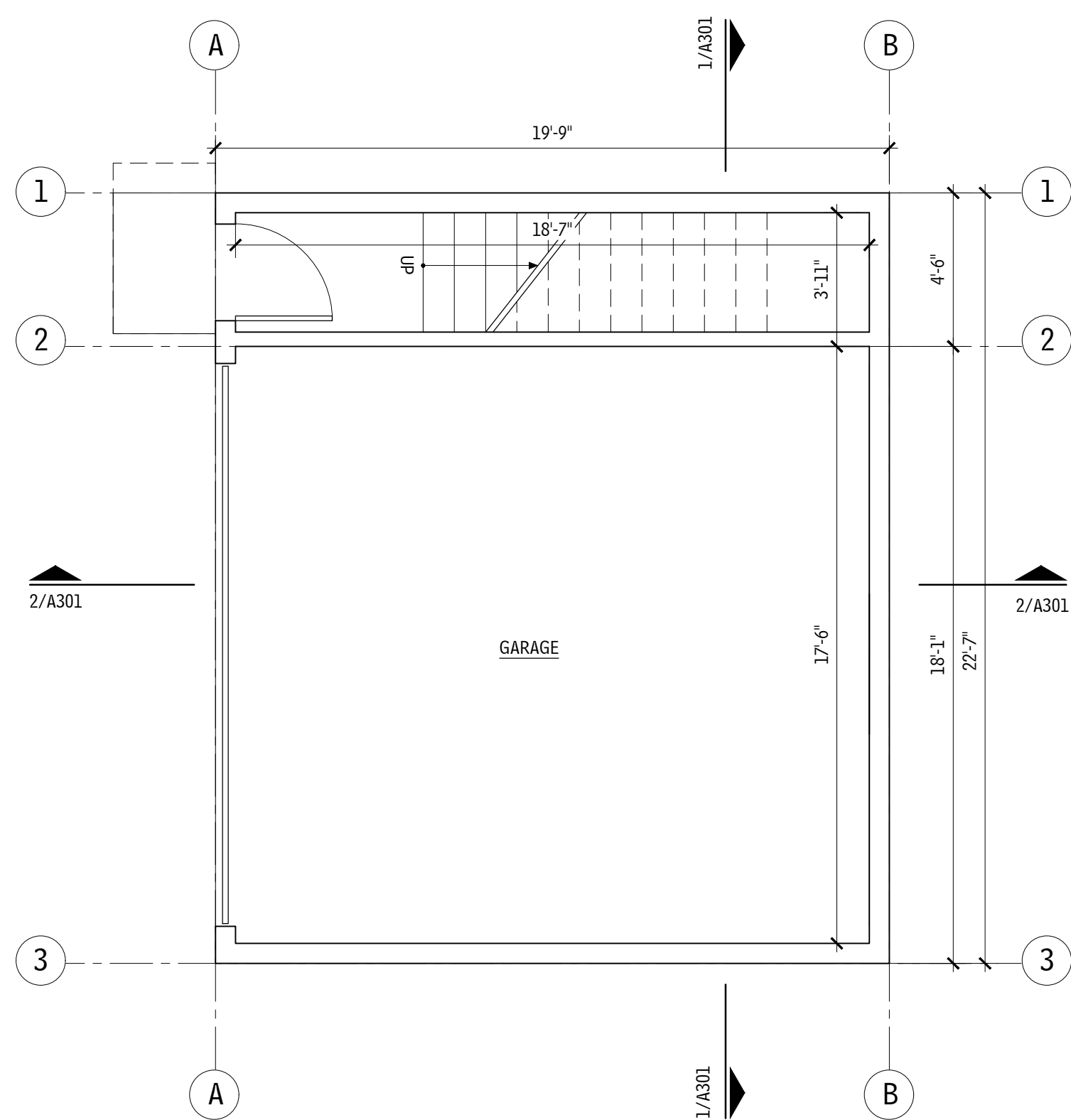
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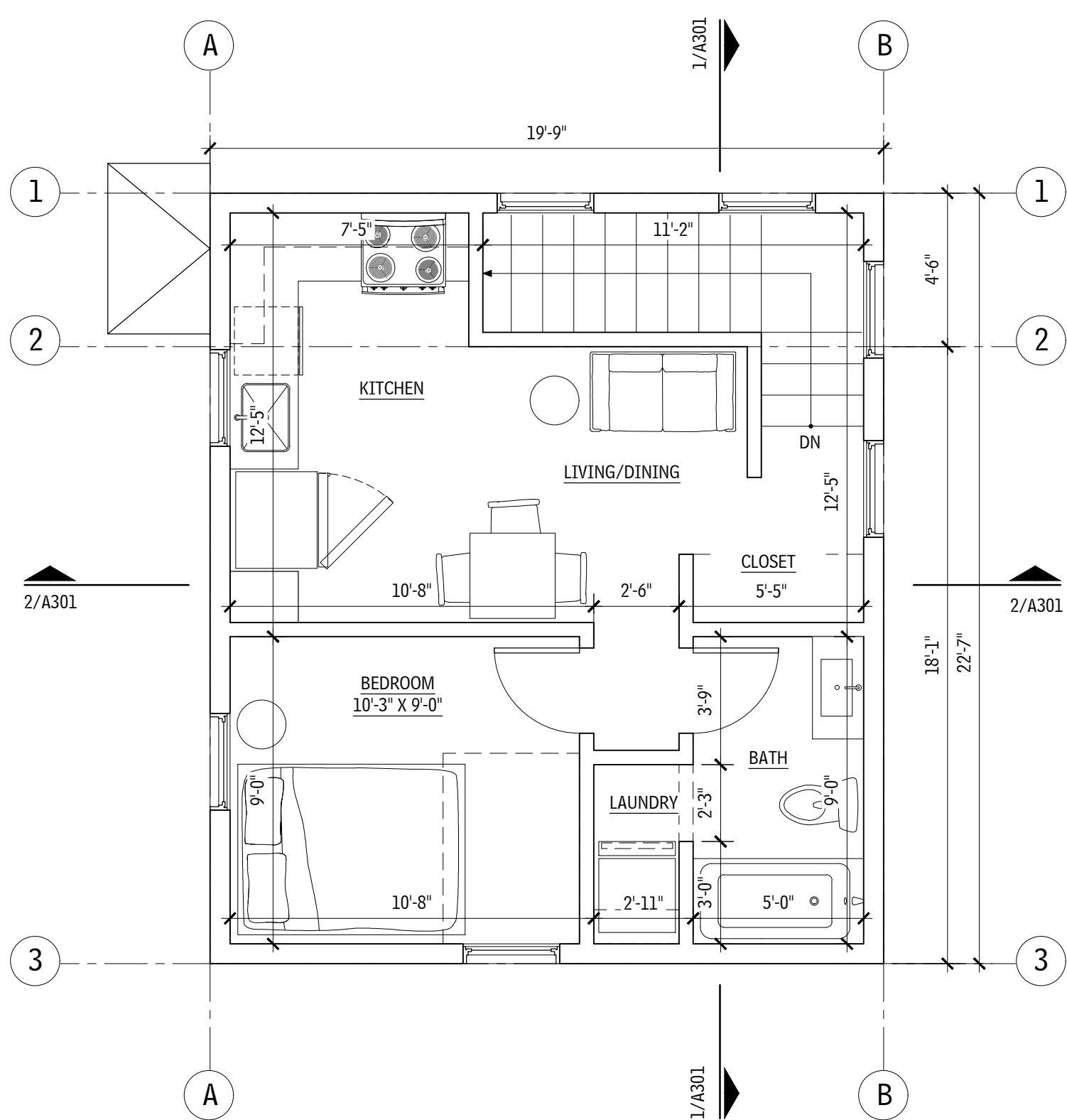
3 FROST PROTECTED SHALLOW FOUNDATION DIAGRAM – SUBSTITUTE FOR BASEMENT
SCALE: NTS



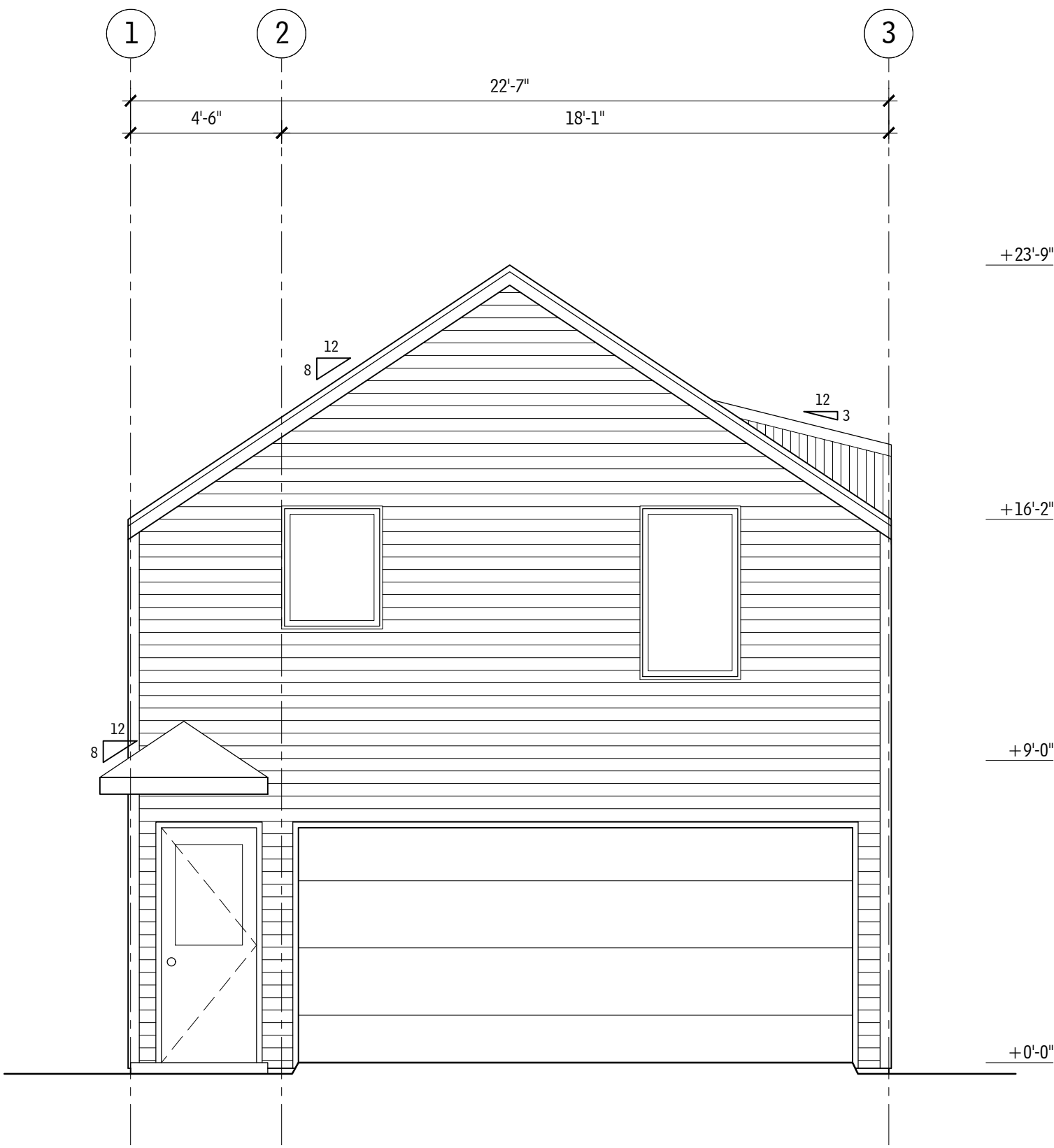
2 WINDOW ELEVATIONS – STANDARD AND ADDITIVE TRIM
SCALE: 1/2" = 1'



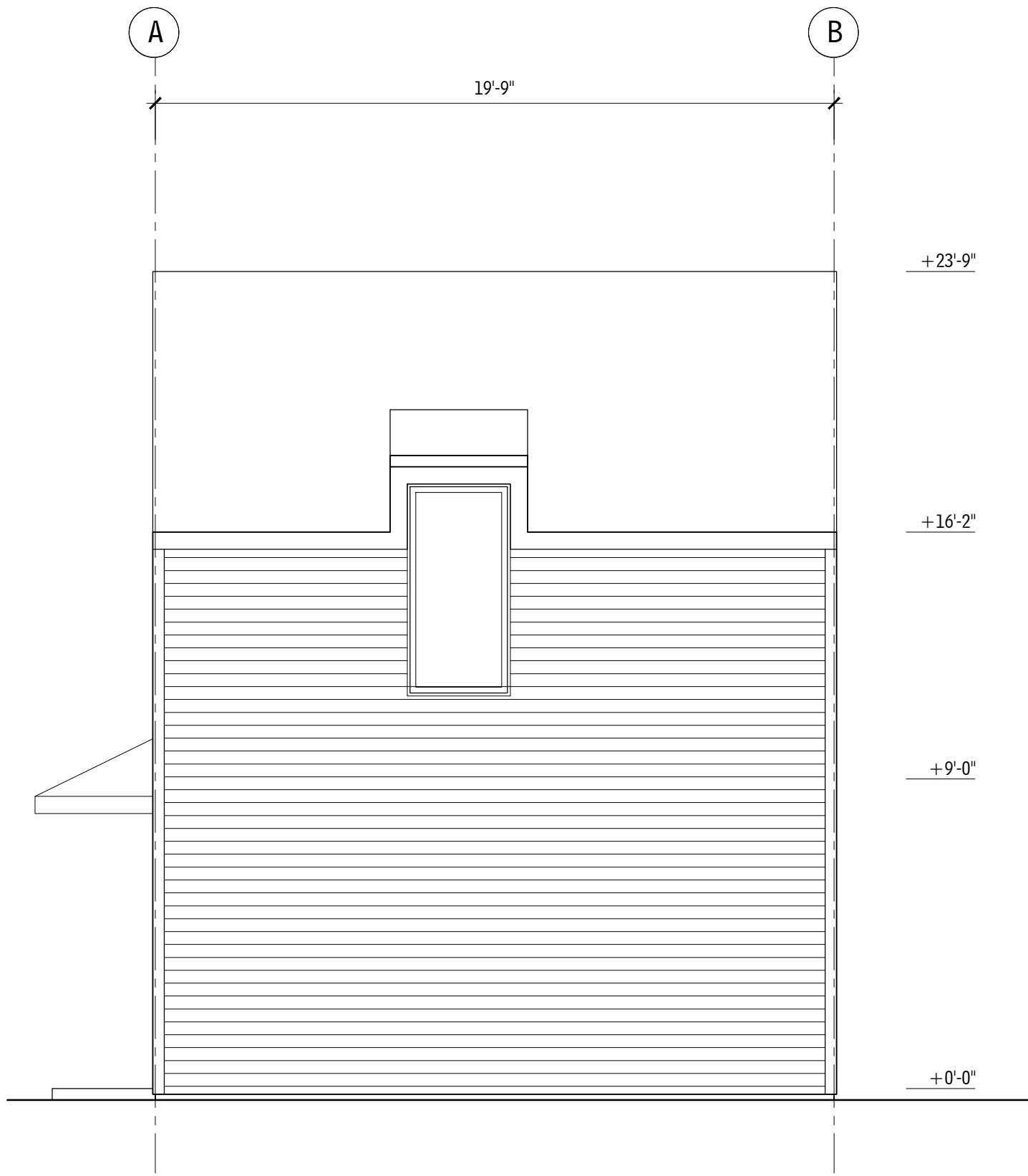
1 FIRST FLOOR
SCALE: 1/4" = 1'-0"



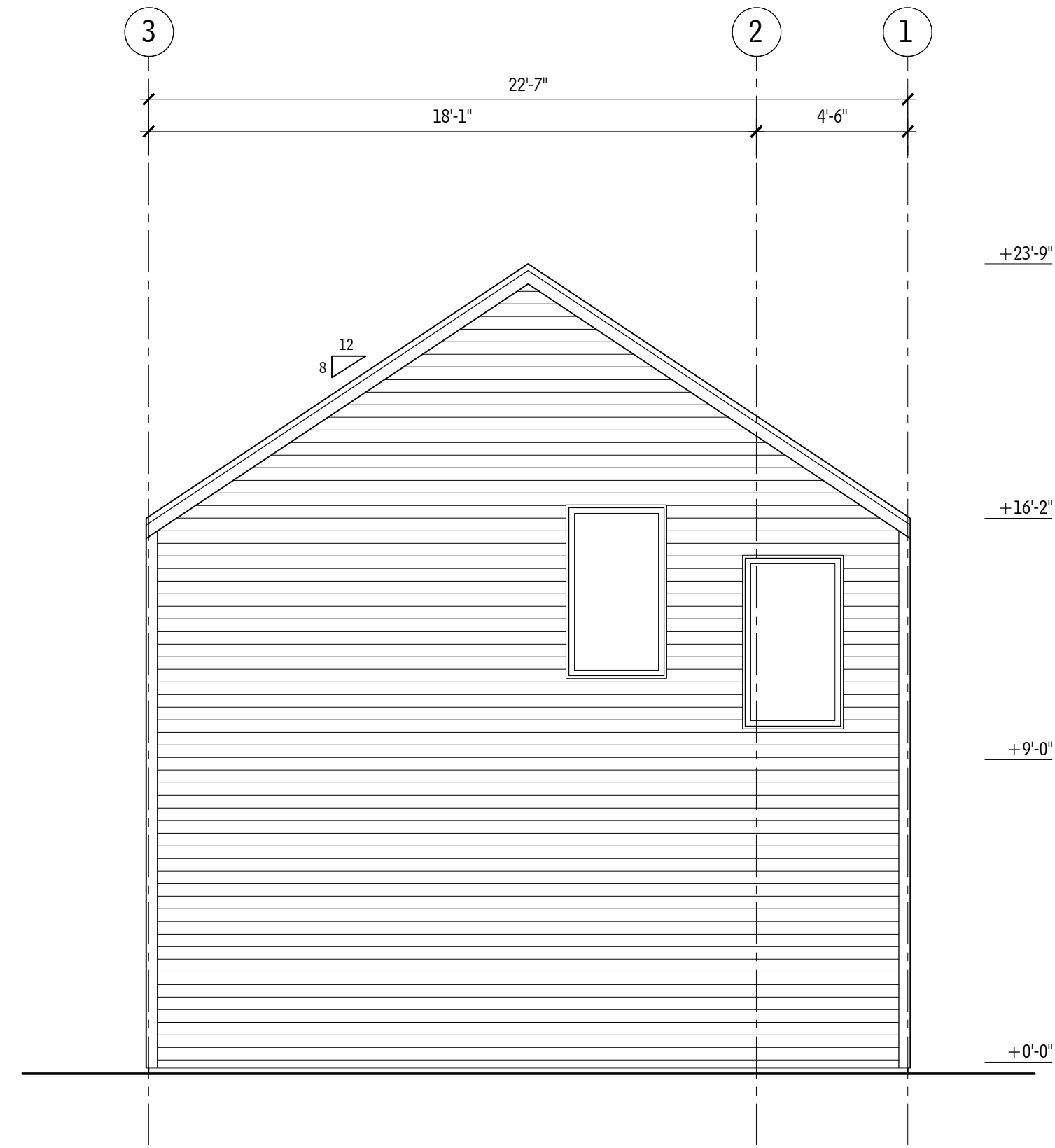
2 SECOND FLOOR
SCALE: 1/4" = 1'-0"



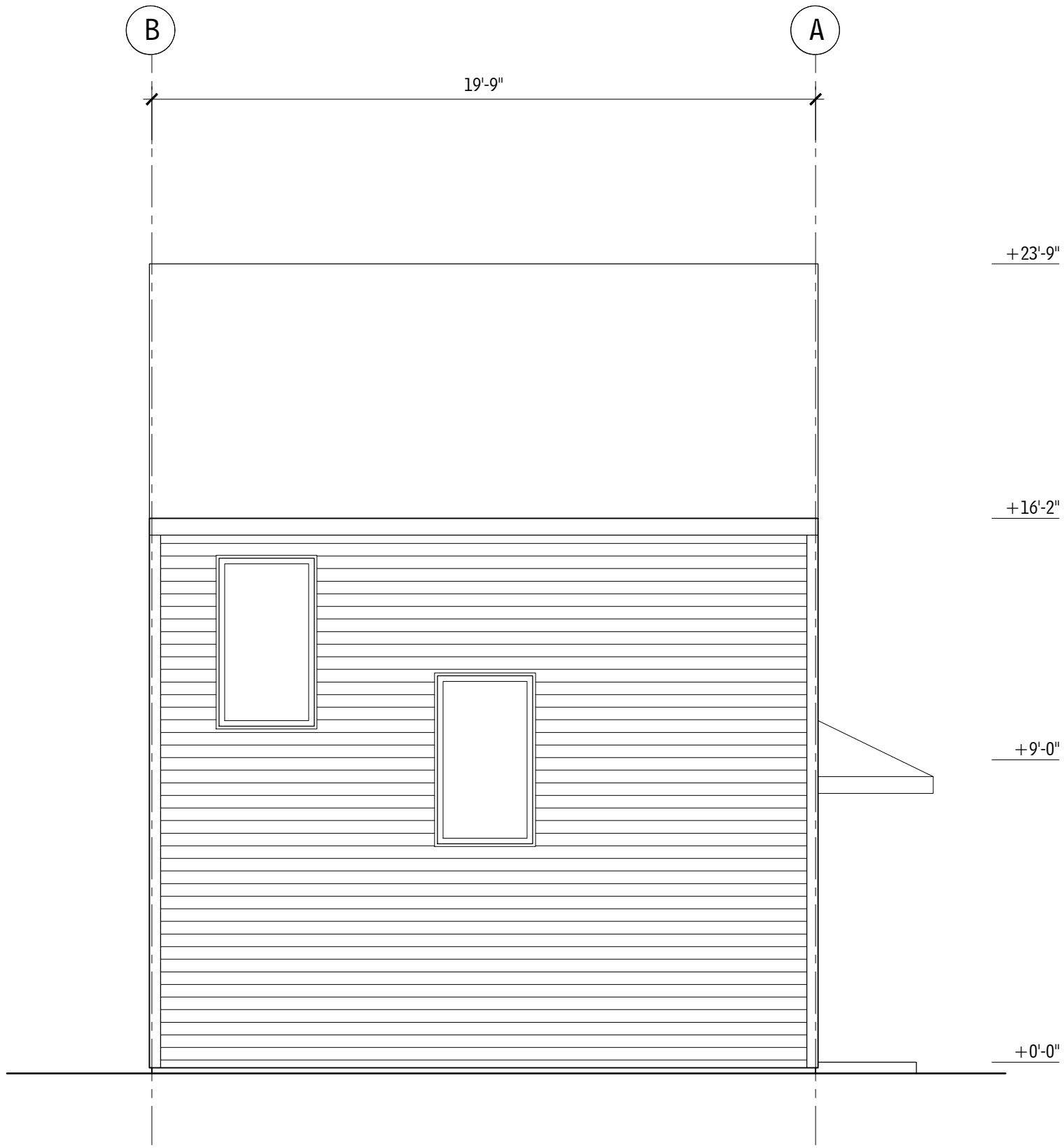
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



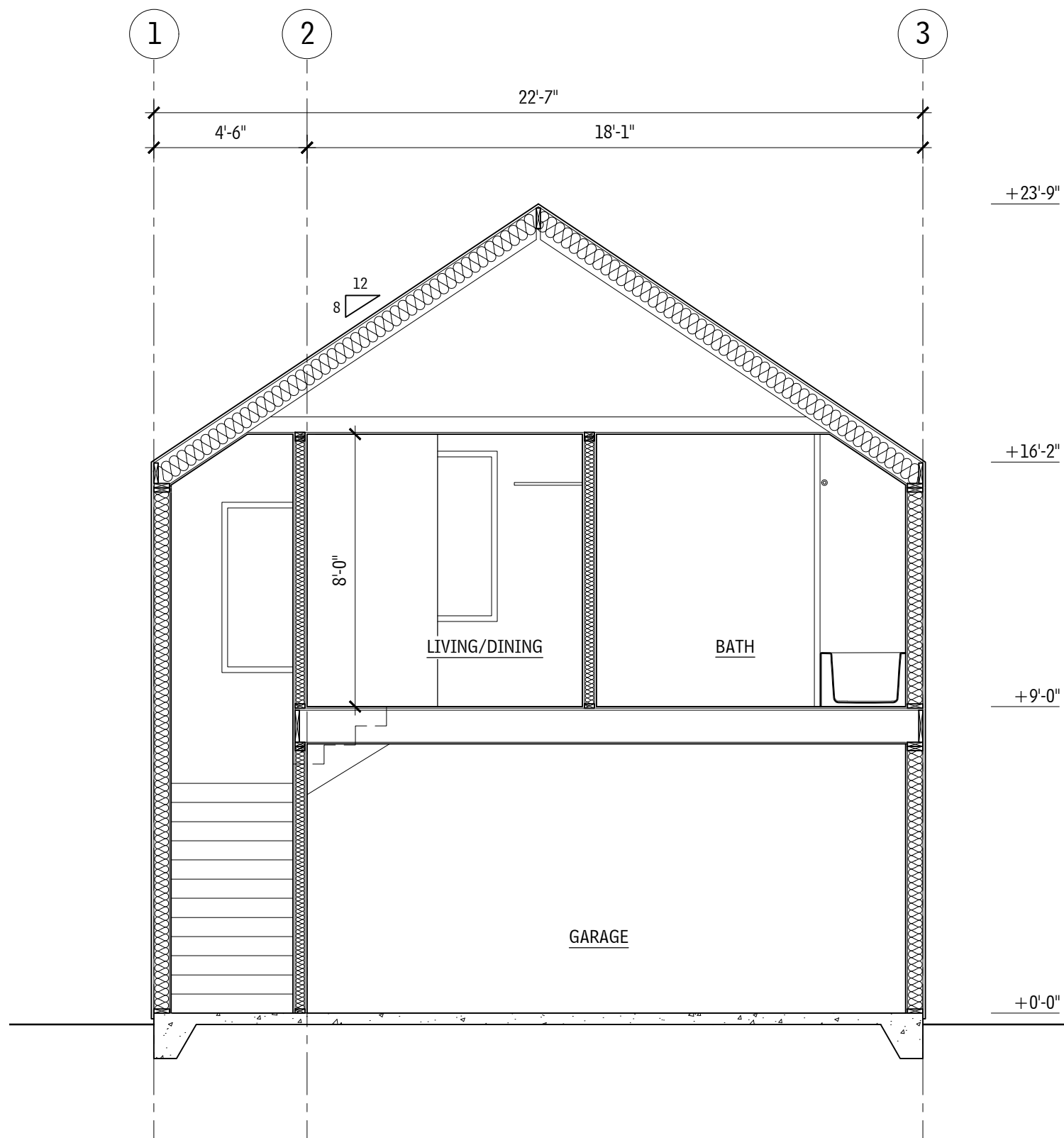
2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



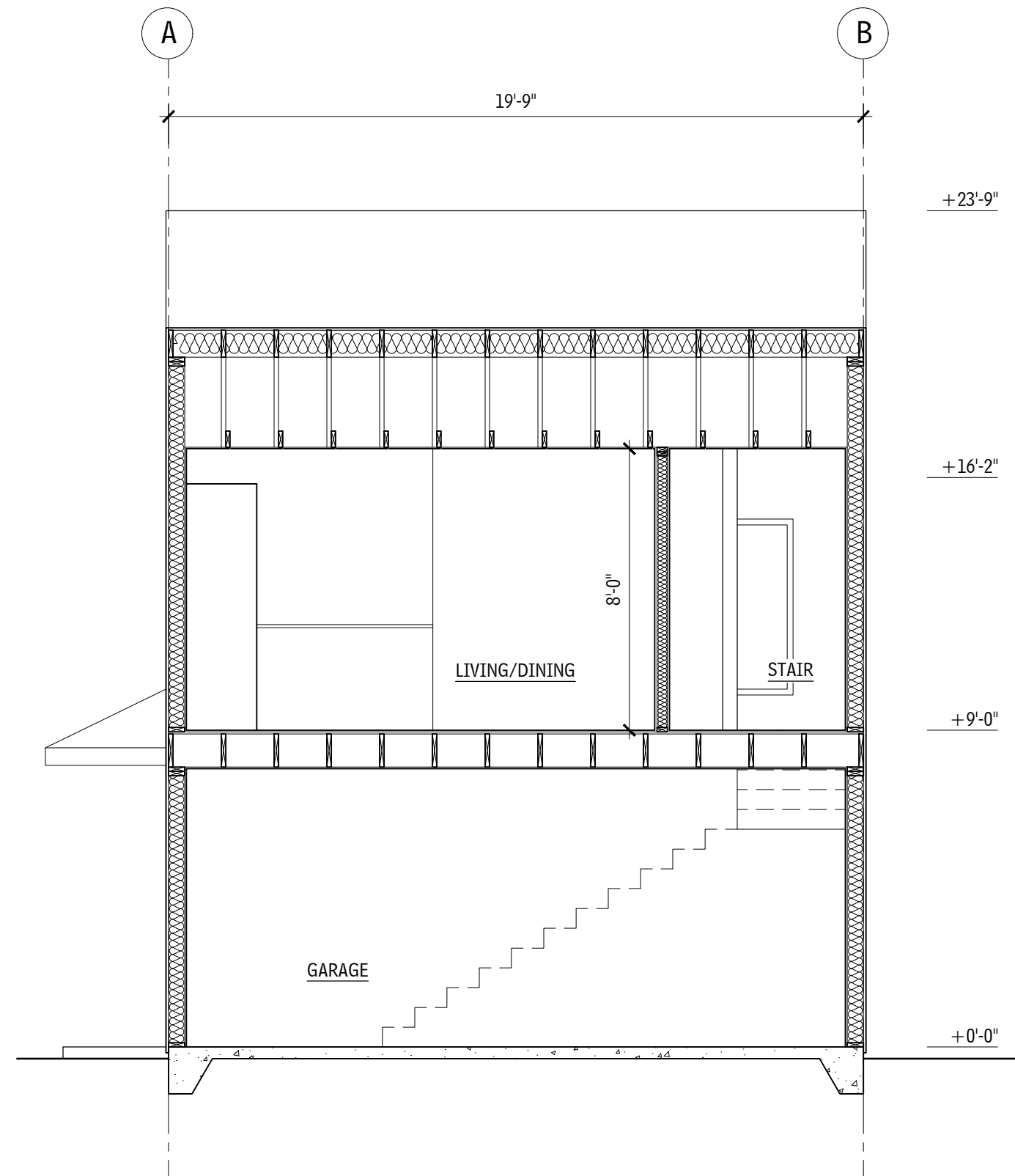
3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



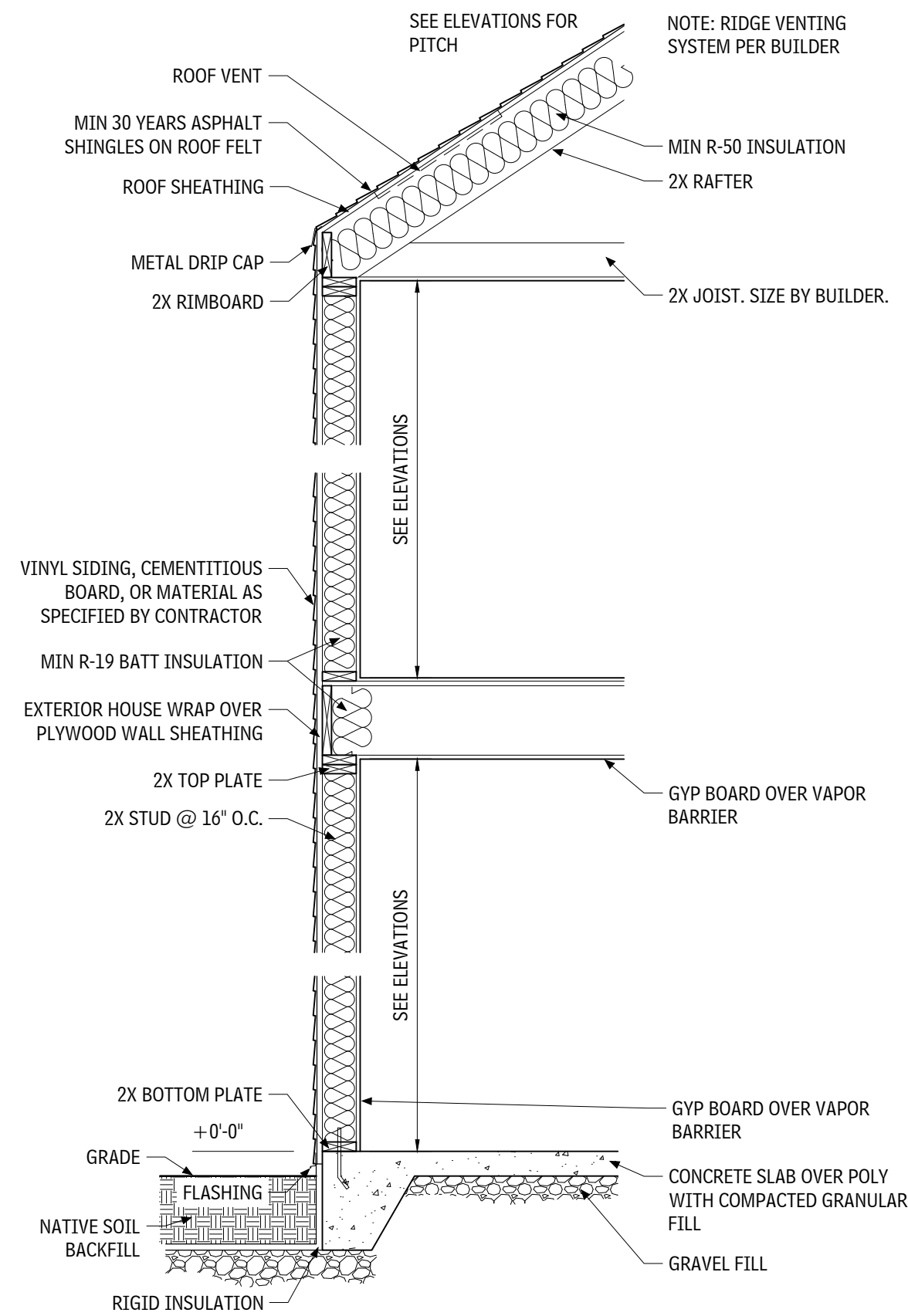
4 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 SECTION 1
SCALE: 1/4" = 1'-0"



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



3 SECTION DETAIL
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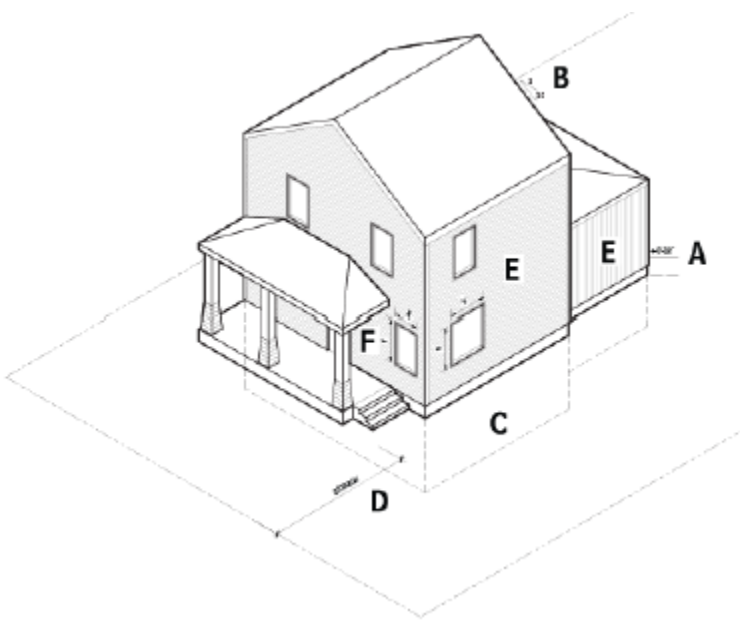
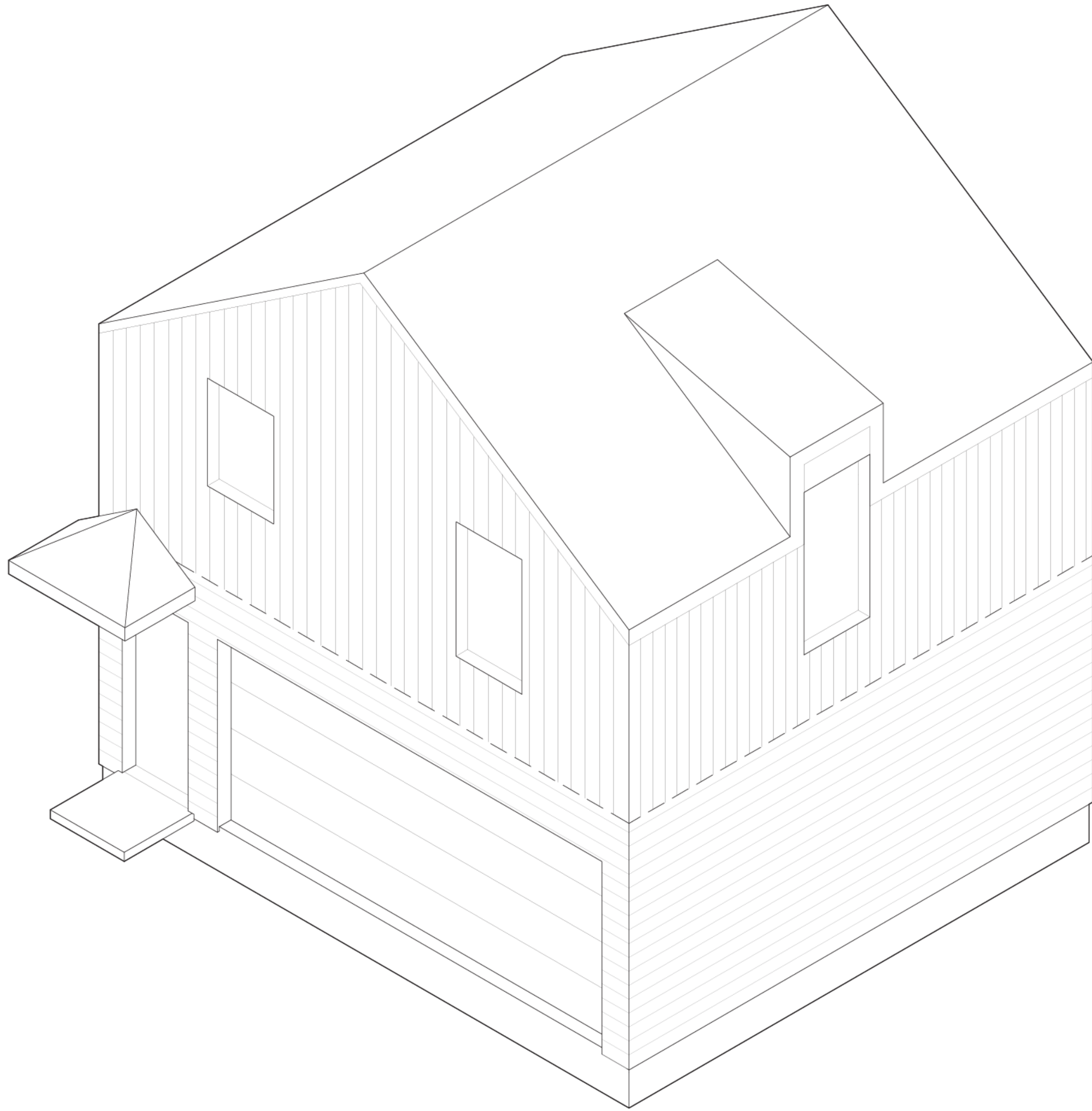
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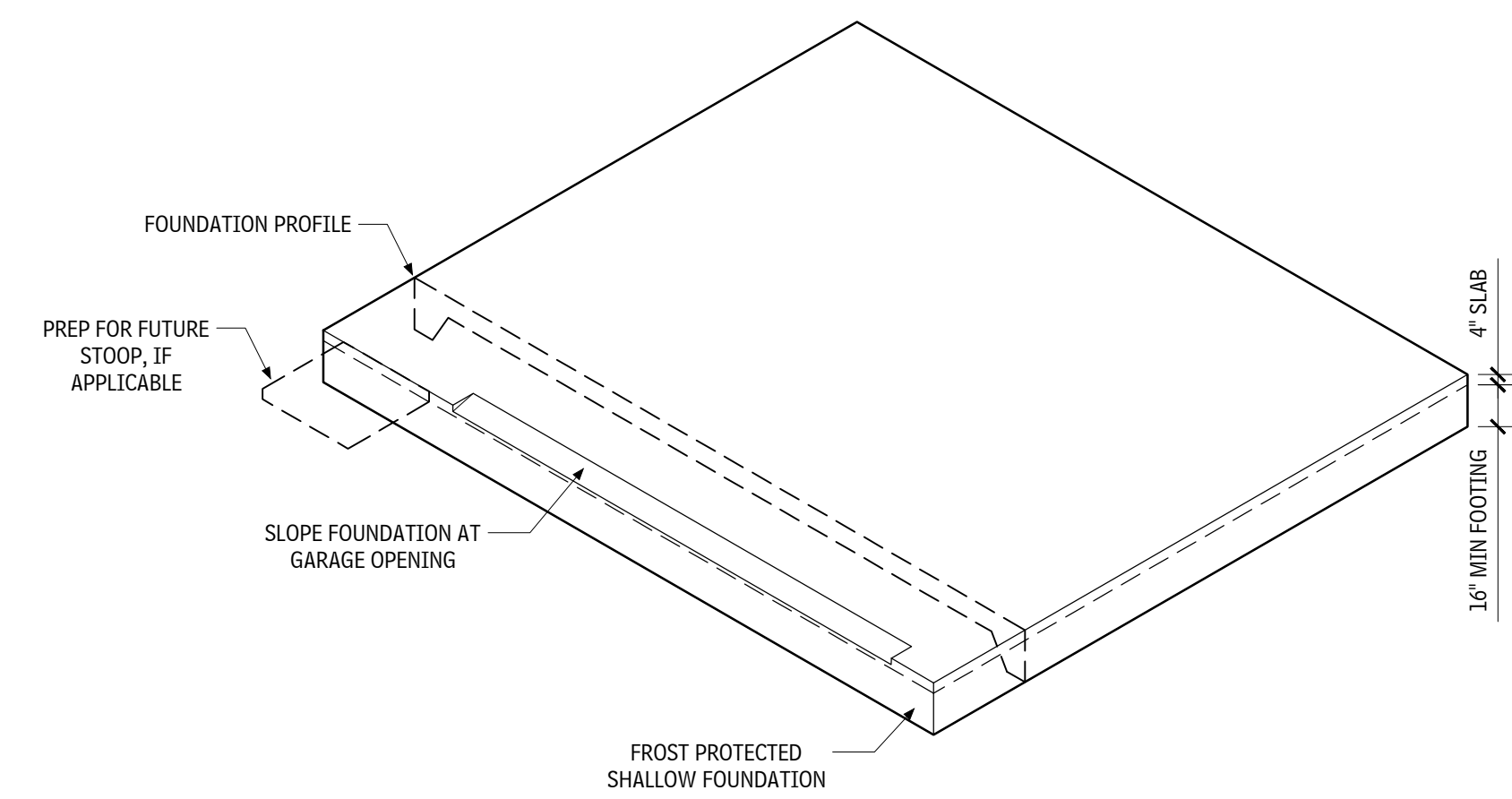
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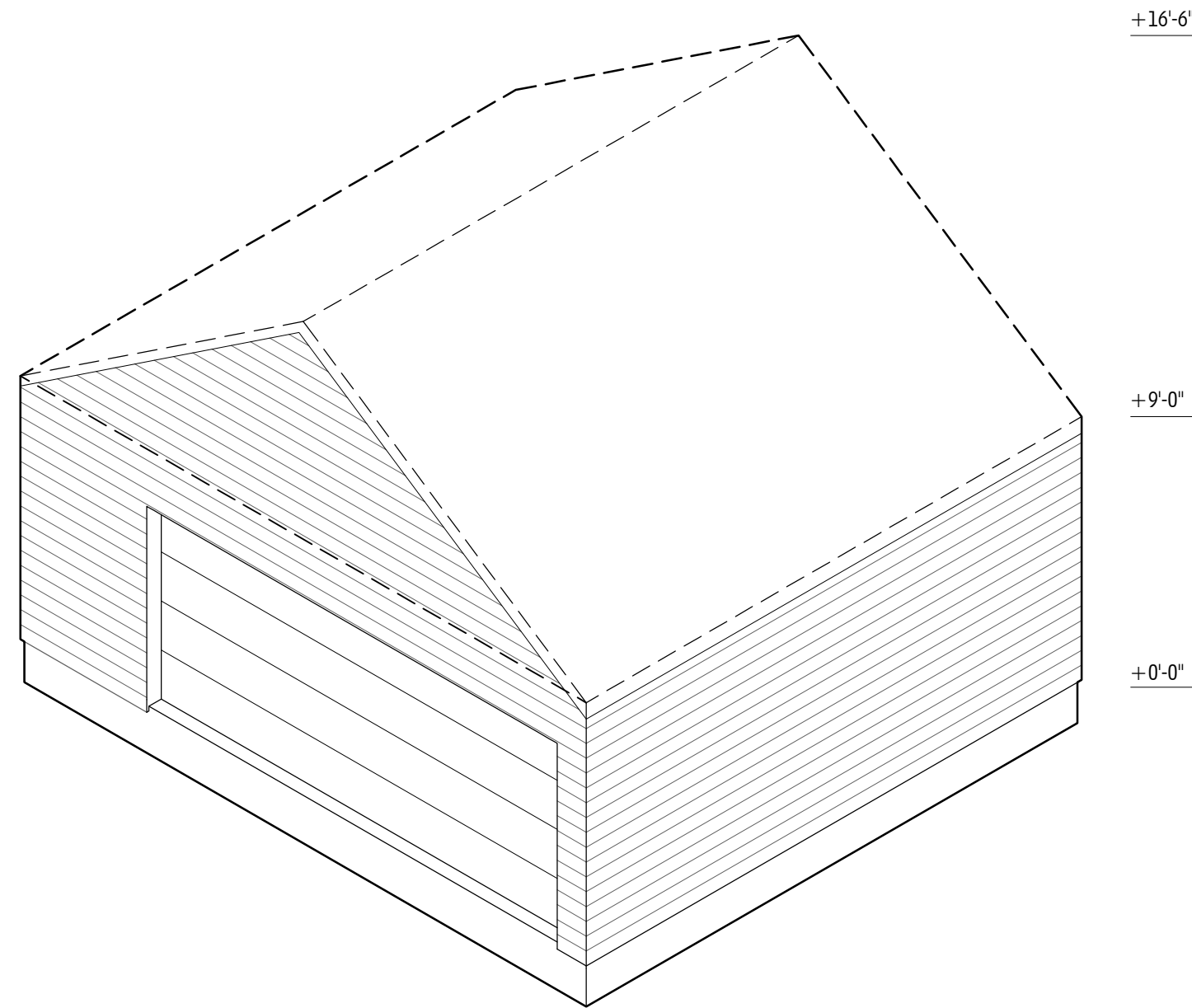
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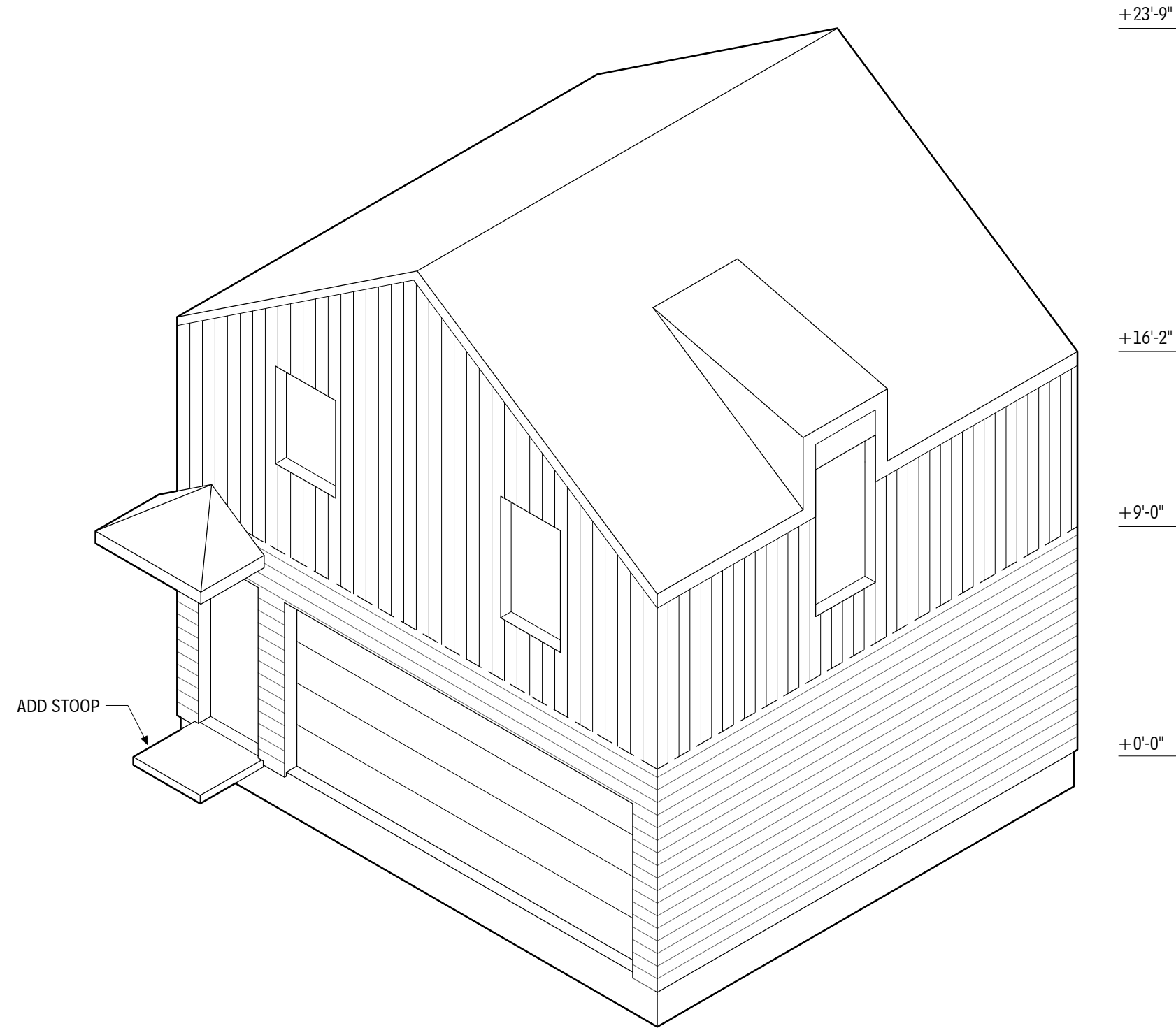
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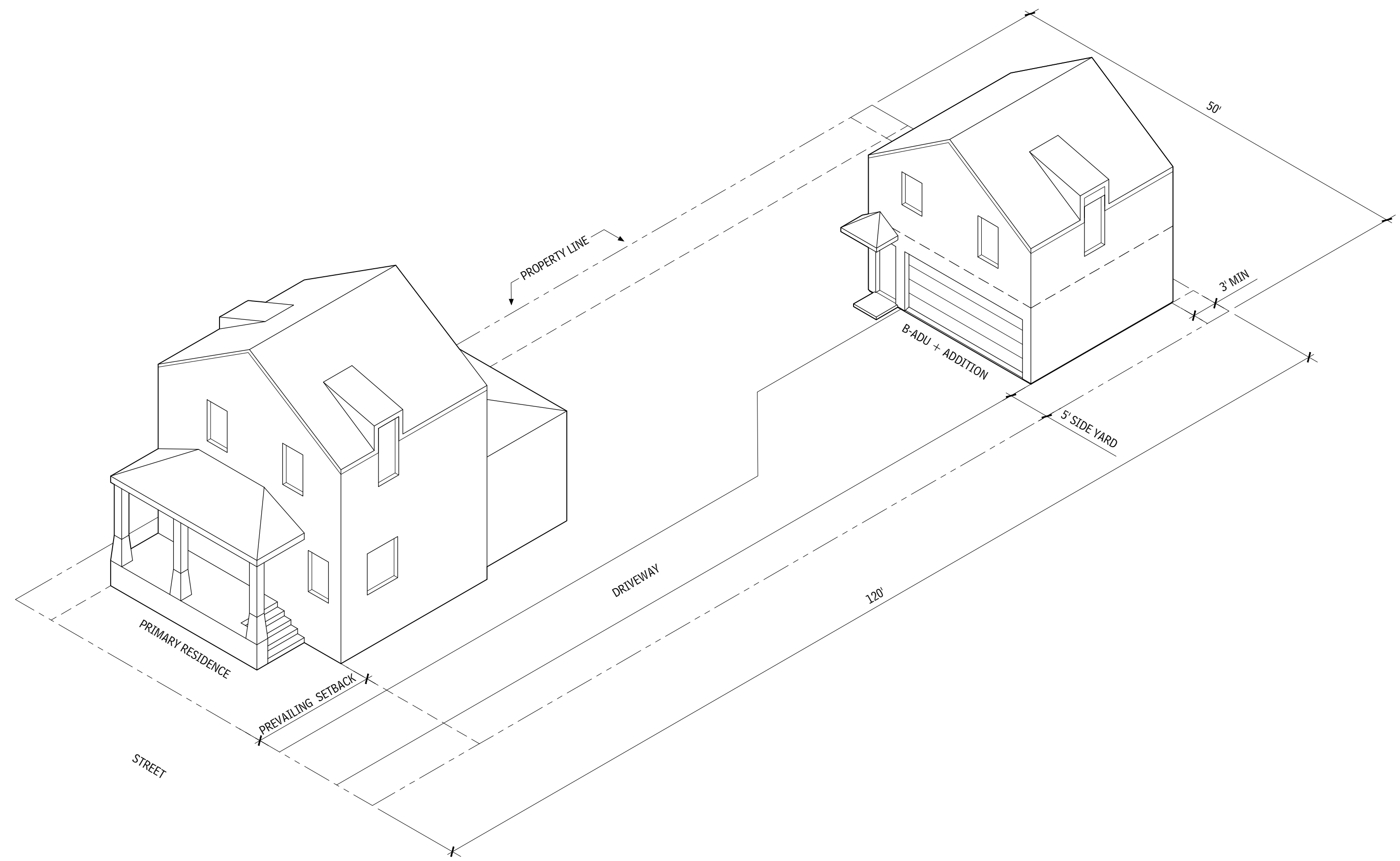


PHASE 2
B-ADU (GARAGE)

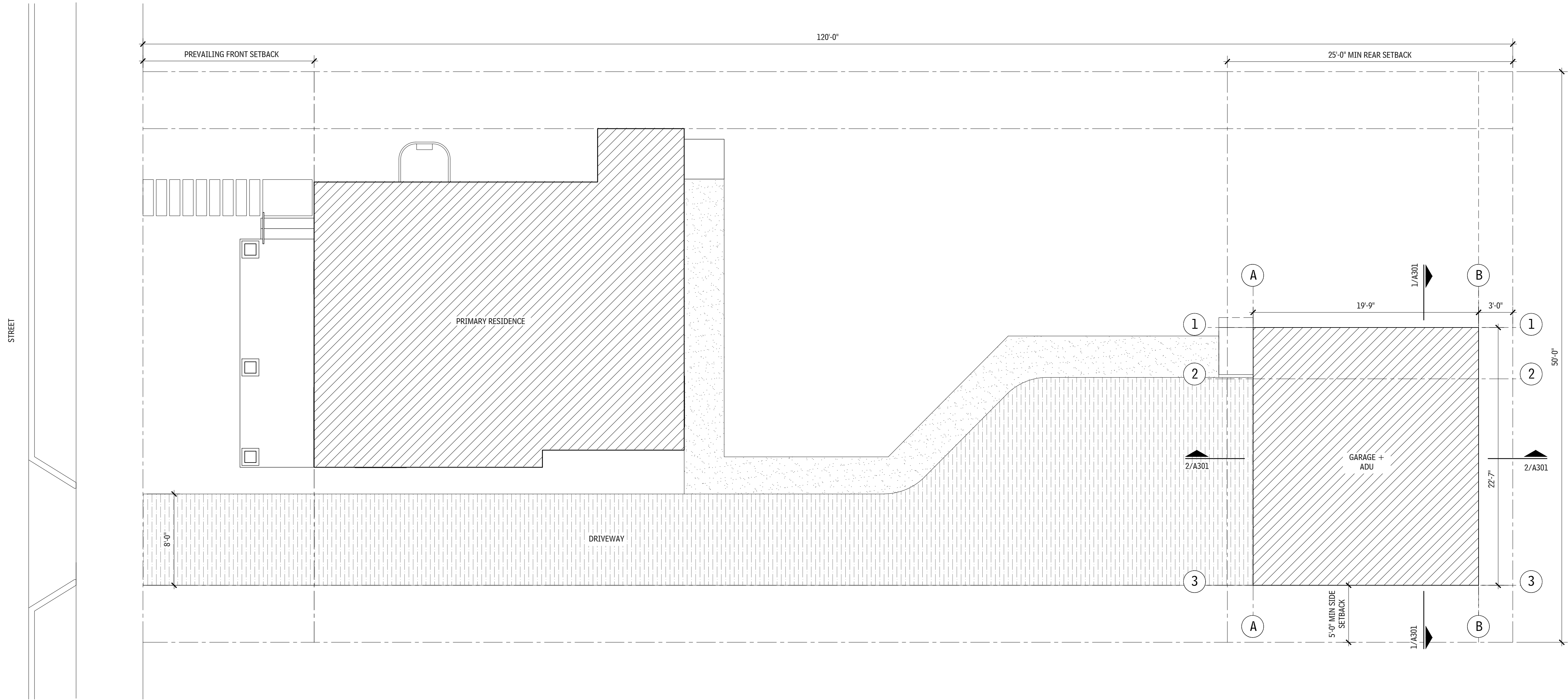


PHASE 3
B-ADU + APARTMENT ADDITION

1 ADU DIAGRAM
SCALE: NTS

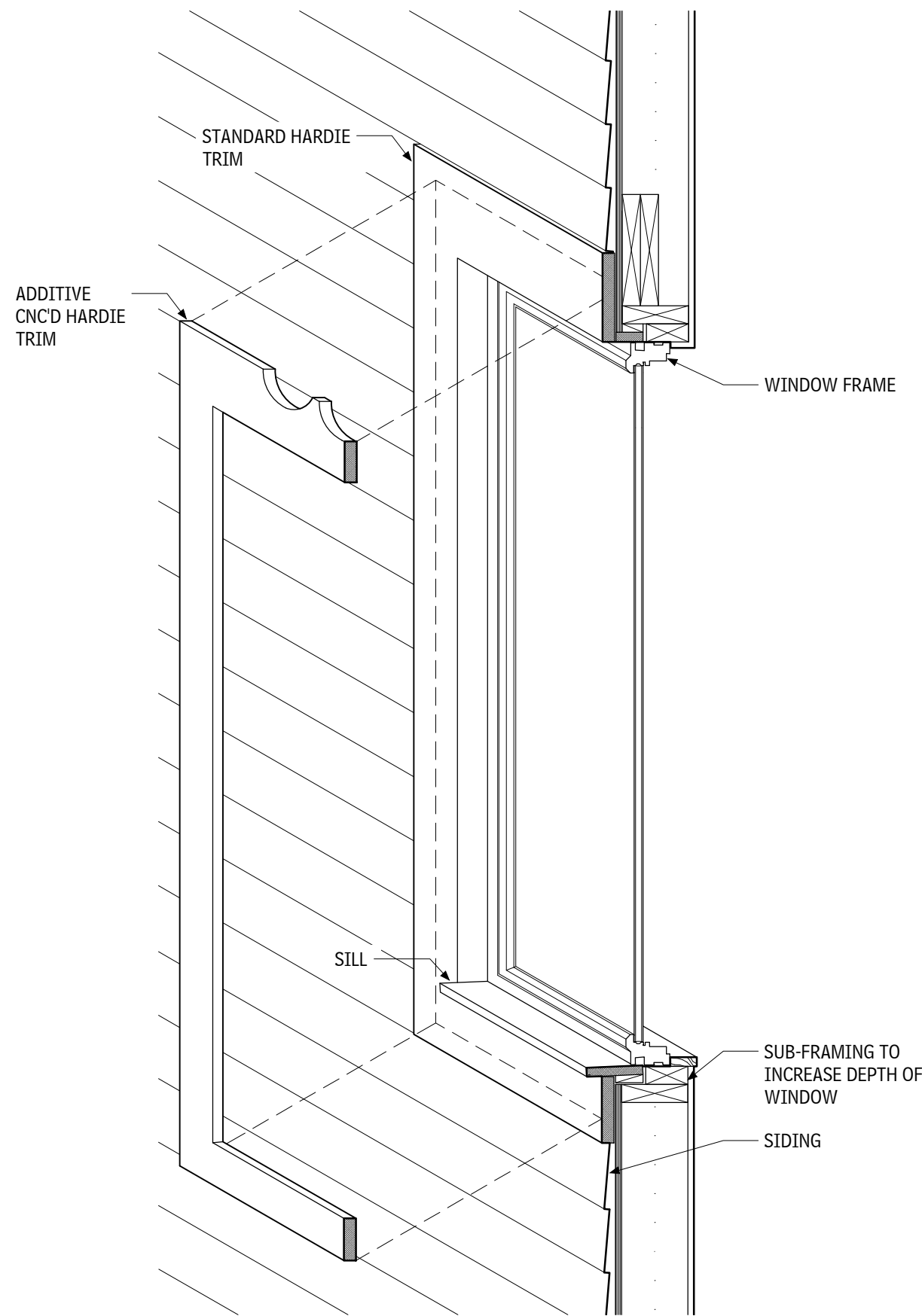


2 ADU SITE DIAGRAM
SCALE: NTS



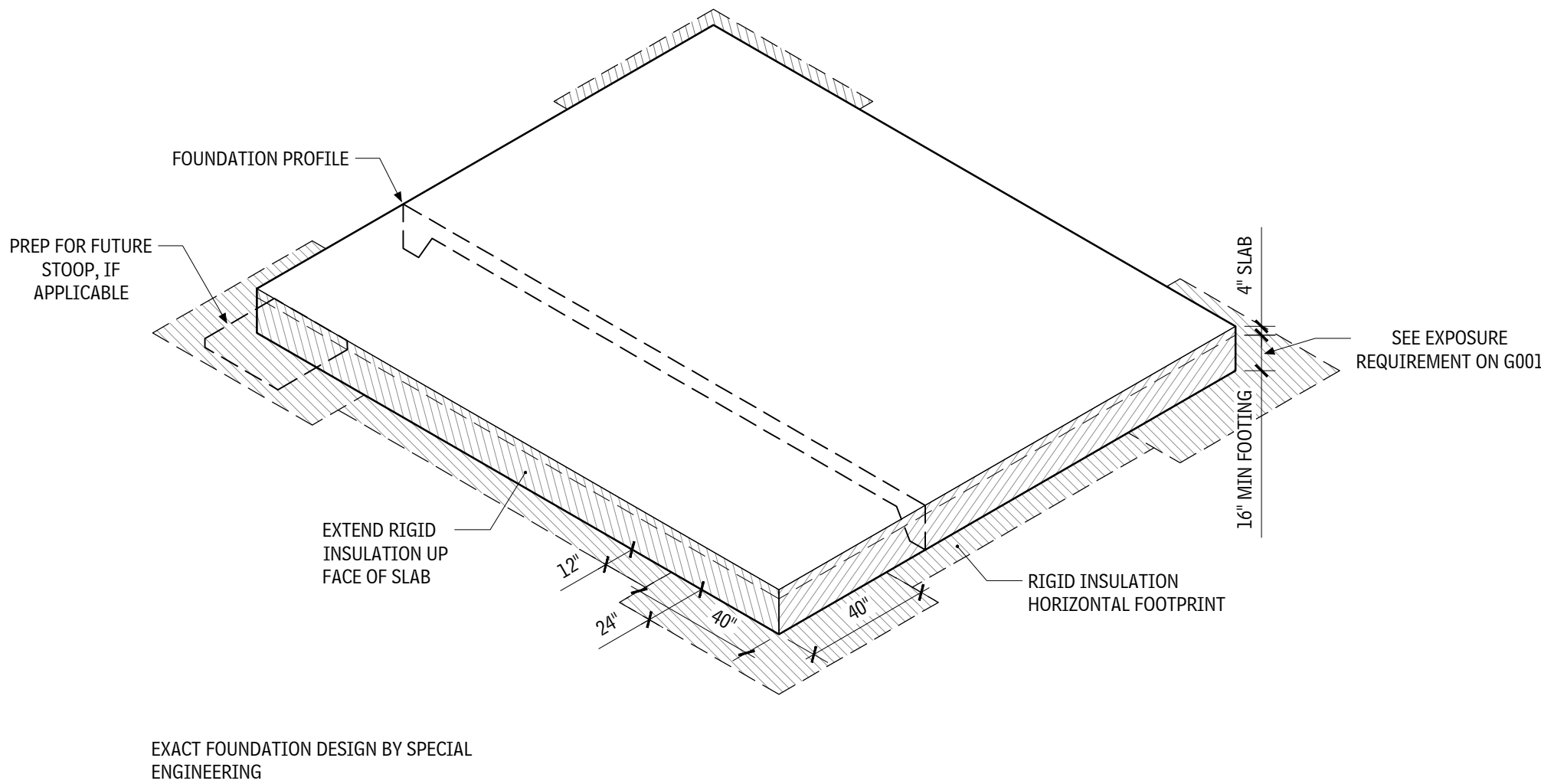
1 SITE PLAN
SCALE: 3/16" = 1'-0"

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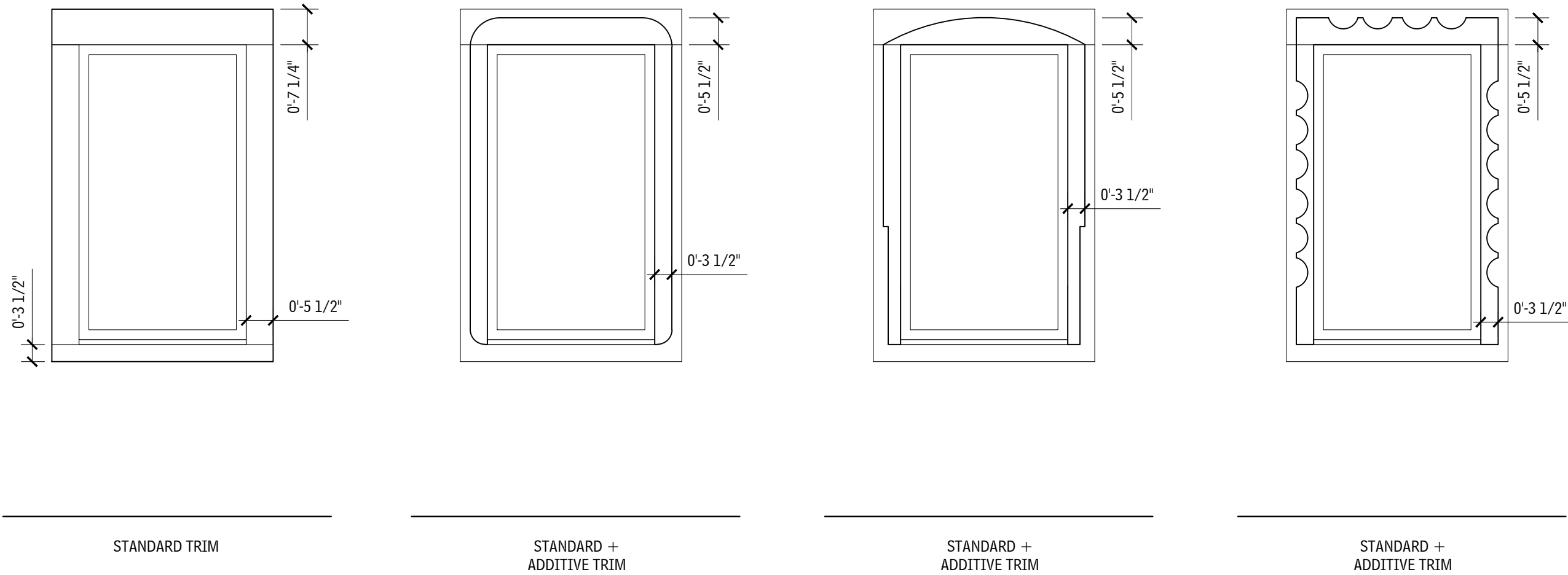


1 WINDOW TRIM DIAGRAM
SCALE: NTS

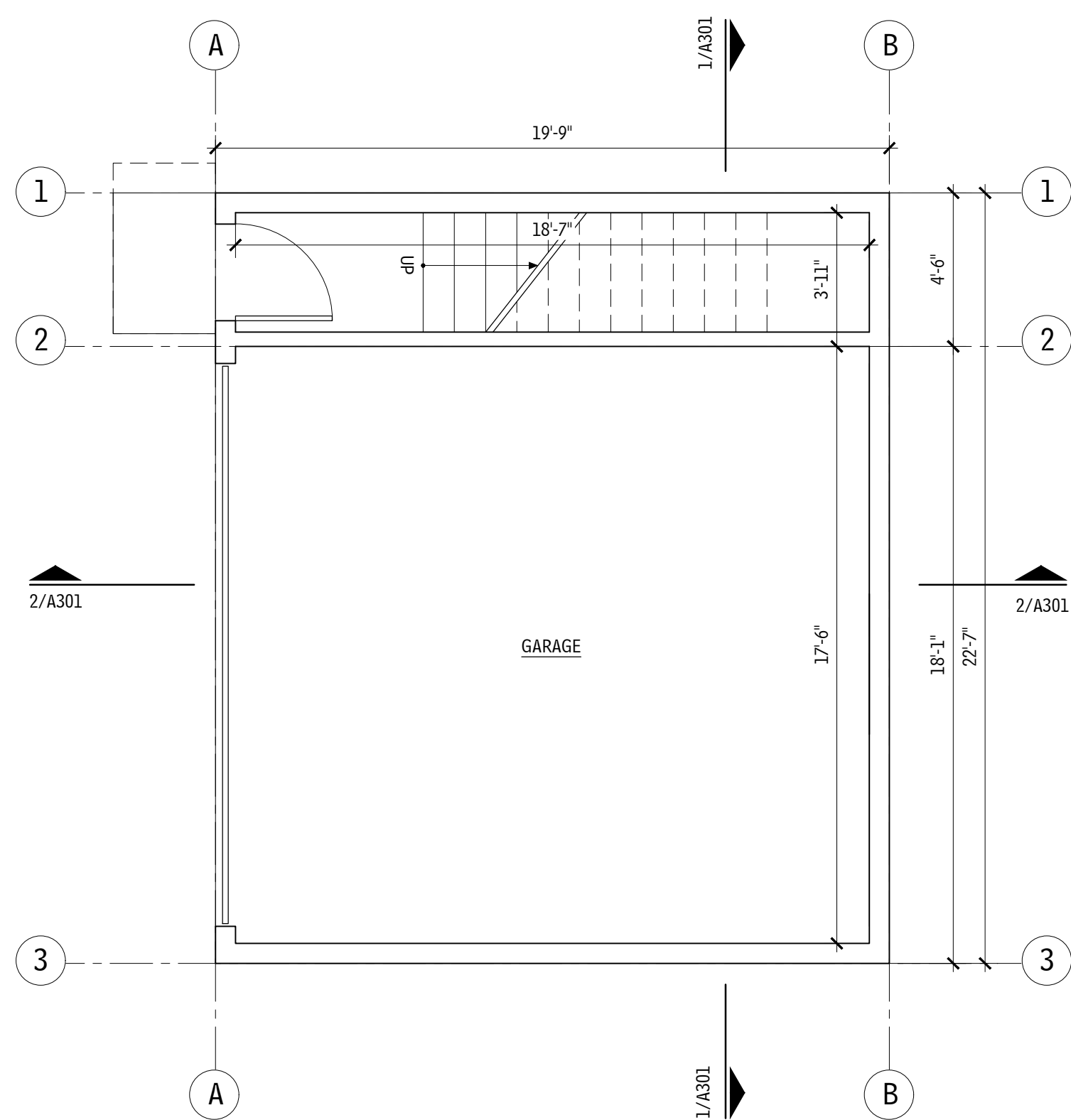
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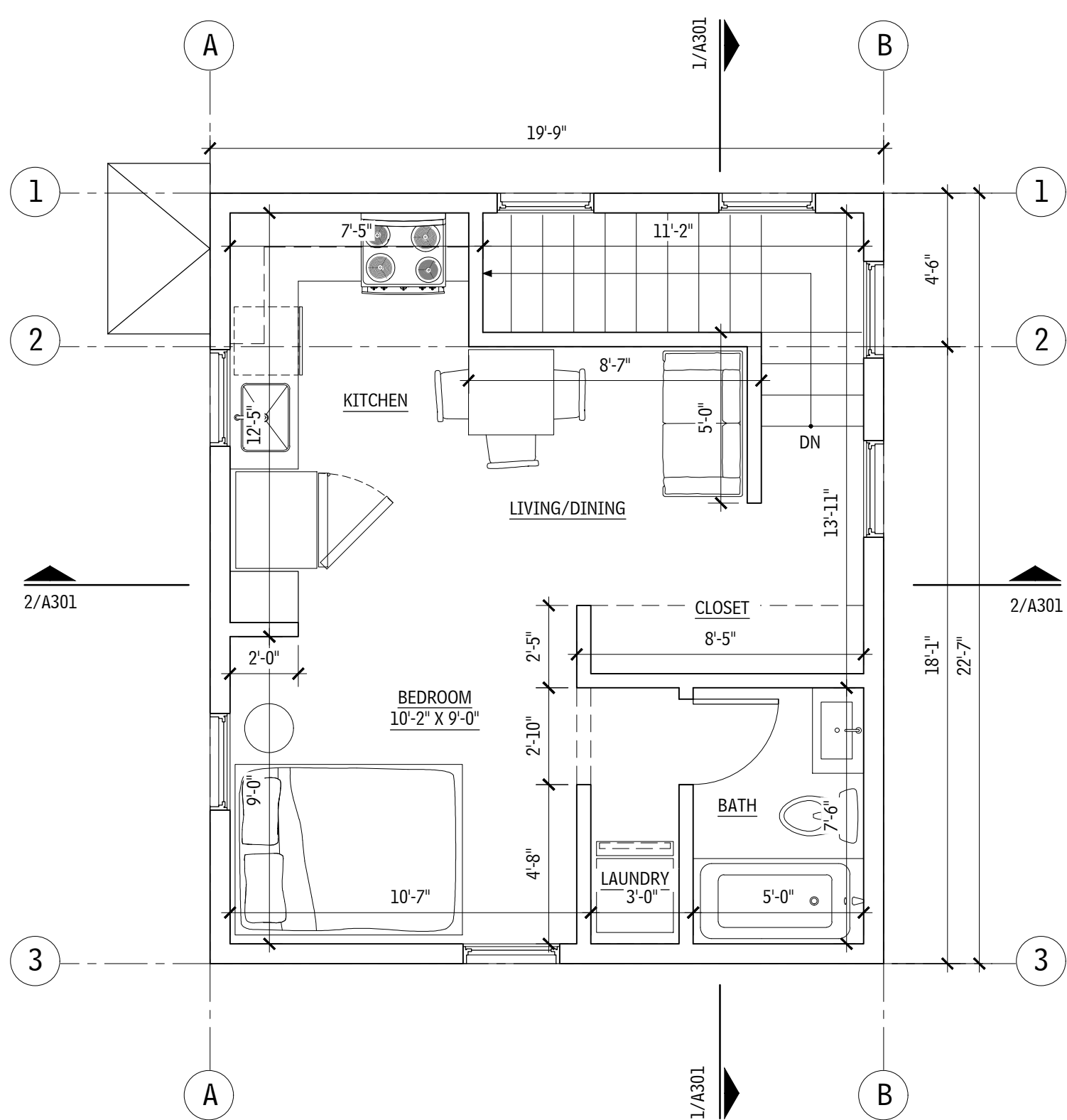
3 FROST PROTECTED SHALLOW FOUNDATION DIAGRAM – SUBSTITUTE FOR BASEMENT
SCALE: NTS



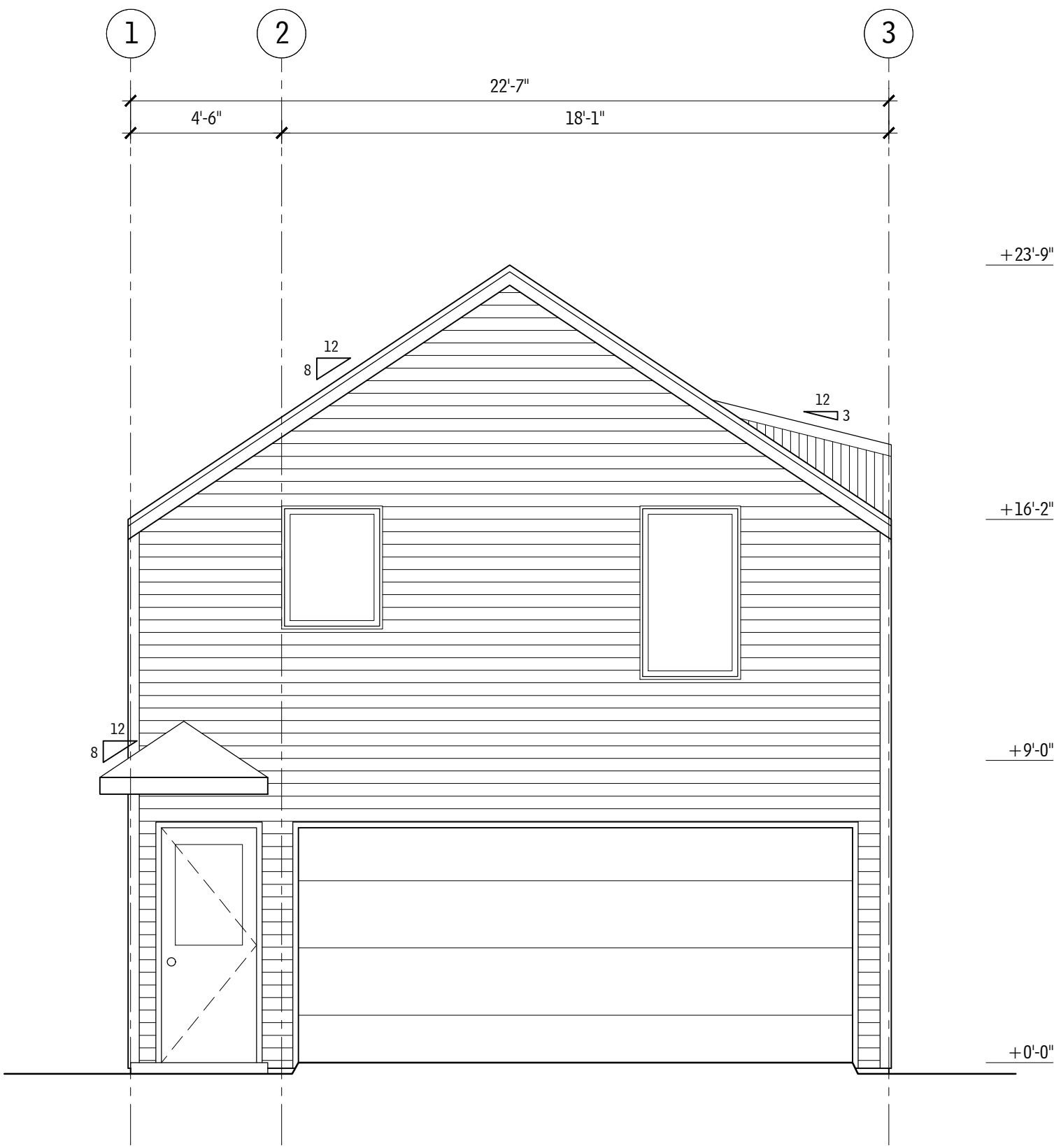
2 WINDOW ELEVATIONS – STANDARD AND ADDITIVE TRIM
SCALE: 1/2" = 1'



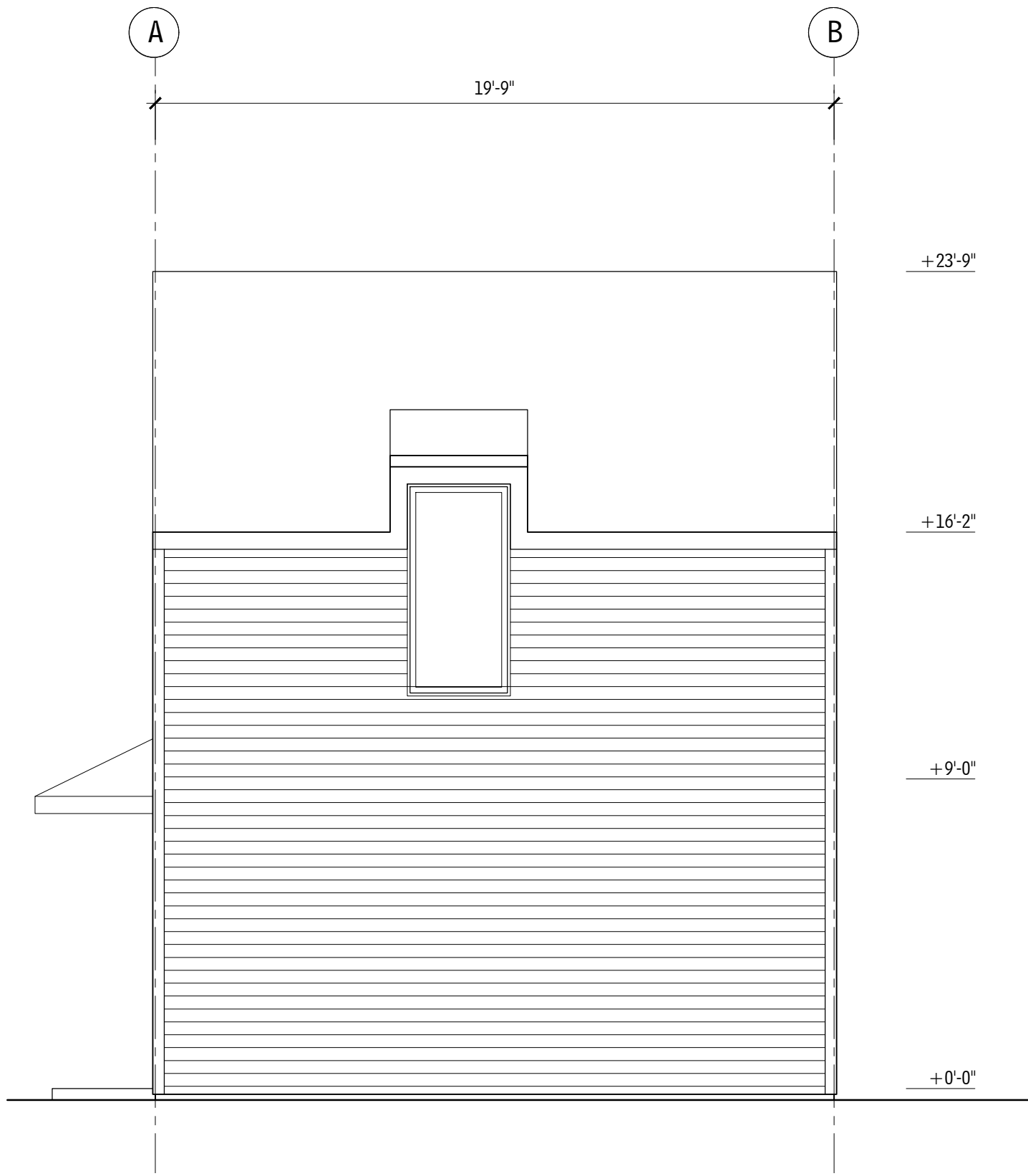
1 FIRST FLOOR
SCALE: 1/4" = 1'-0"



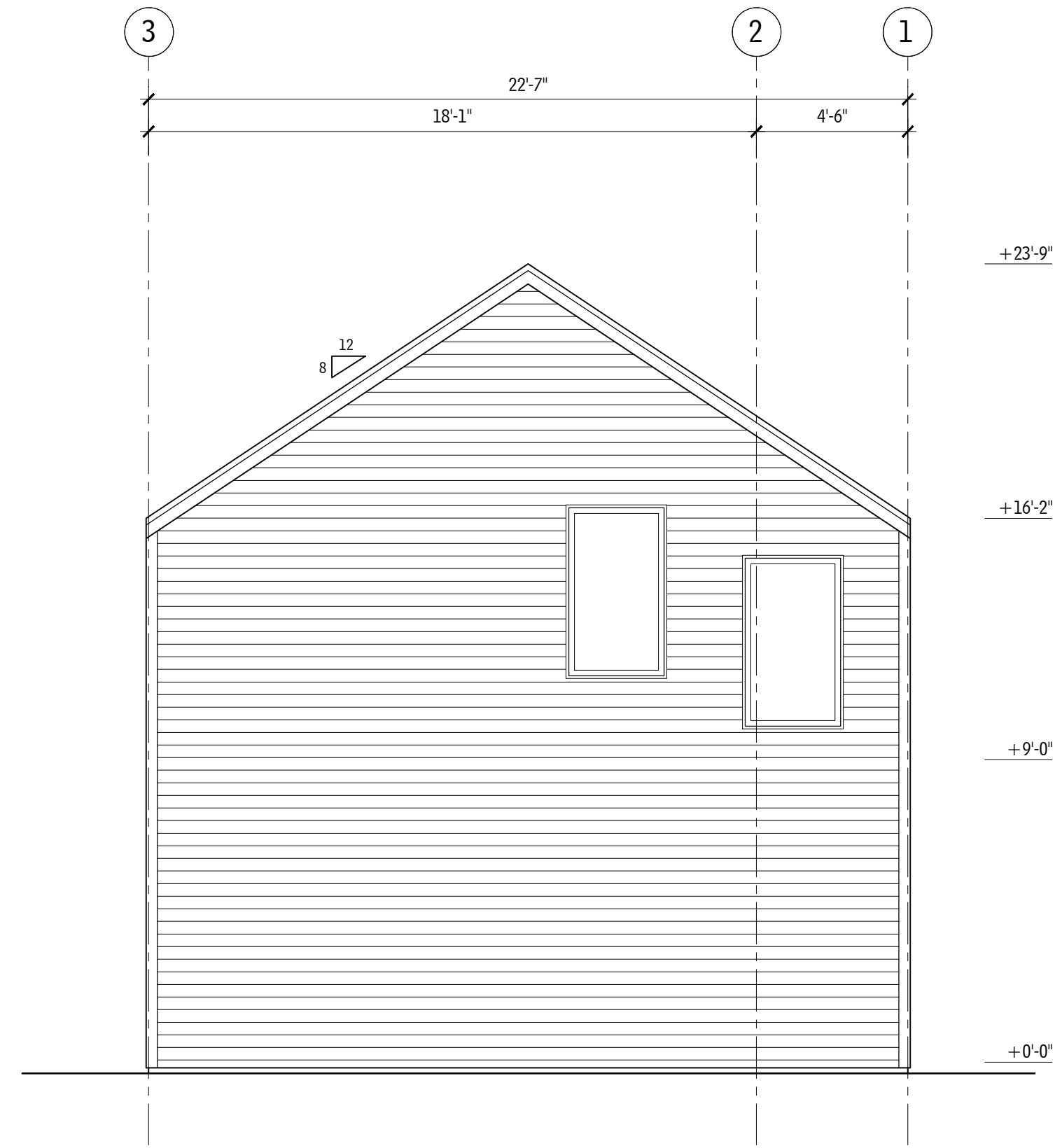
2 SECOND FLOOR
SCALE: 1/4" = 1'-0"



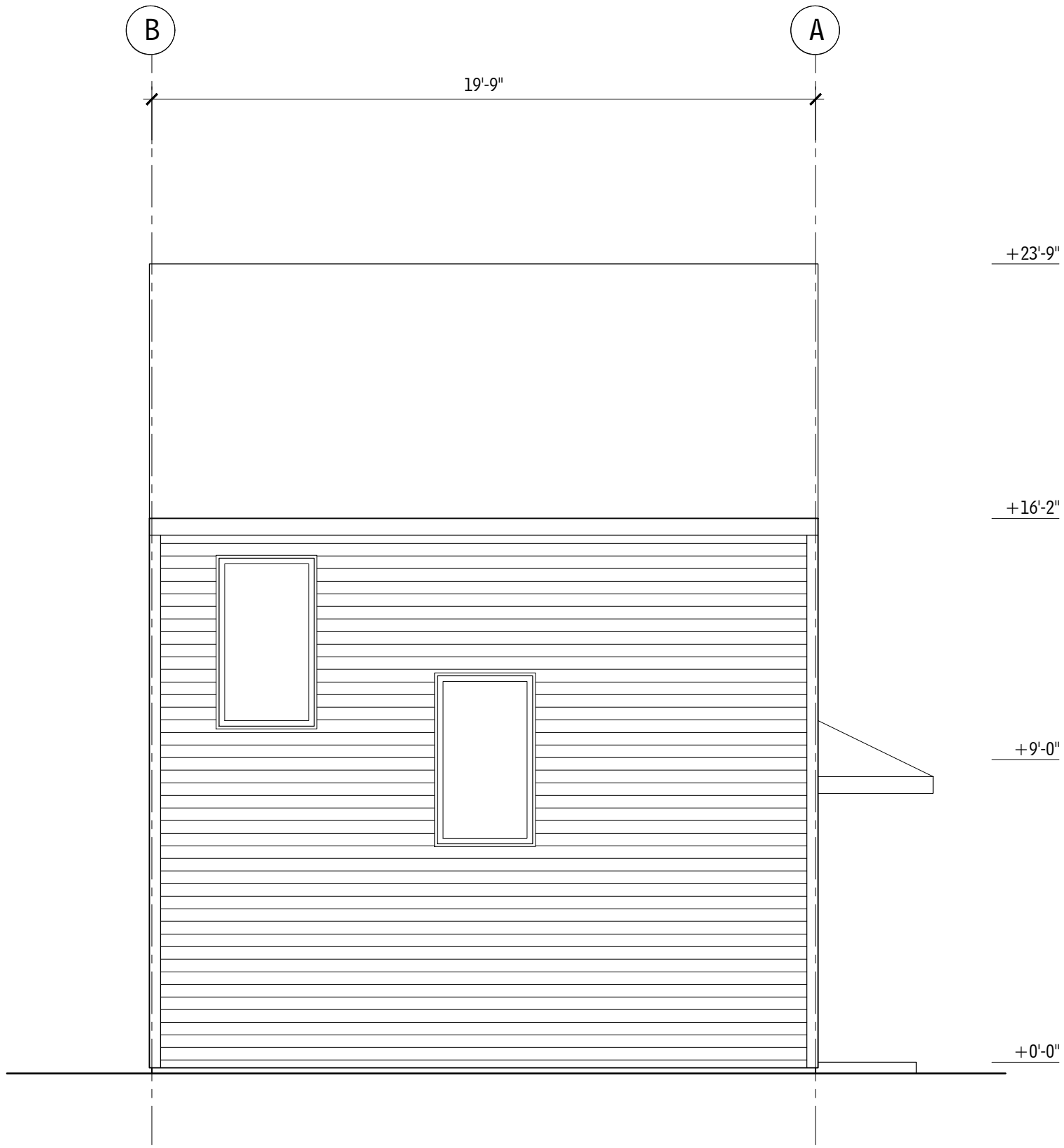
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



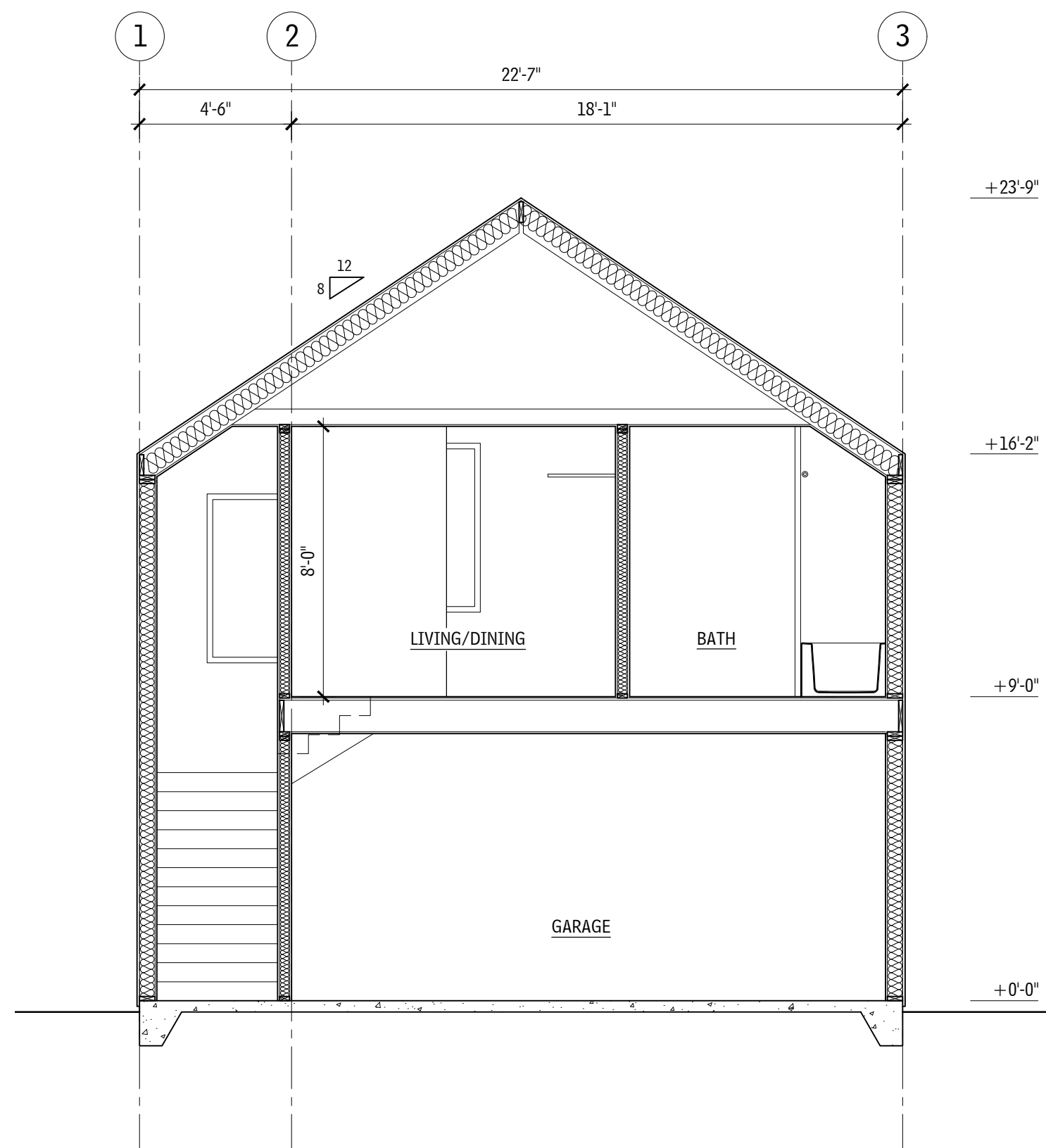
2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



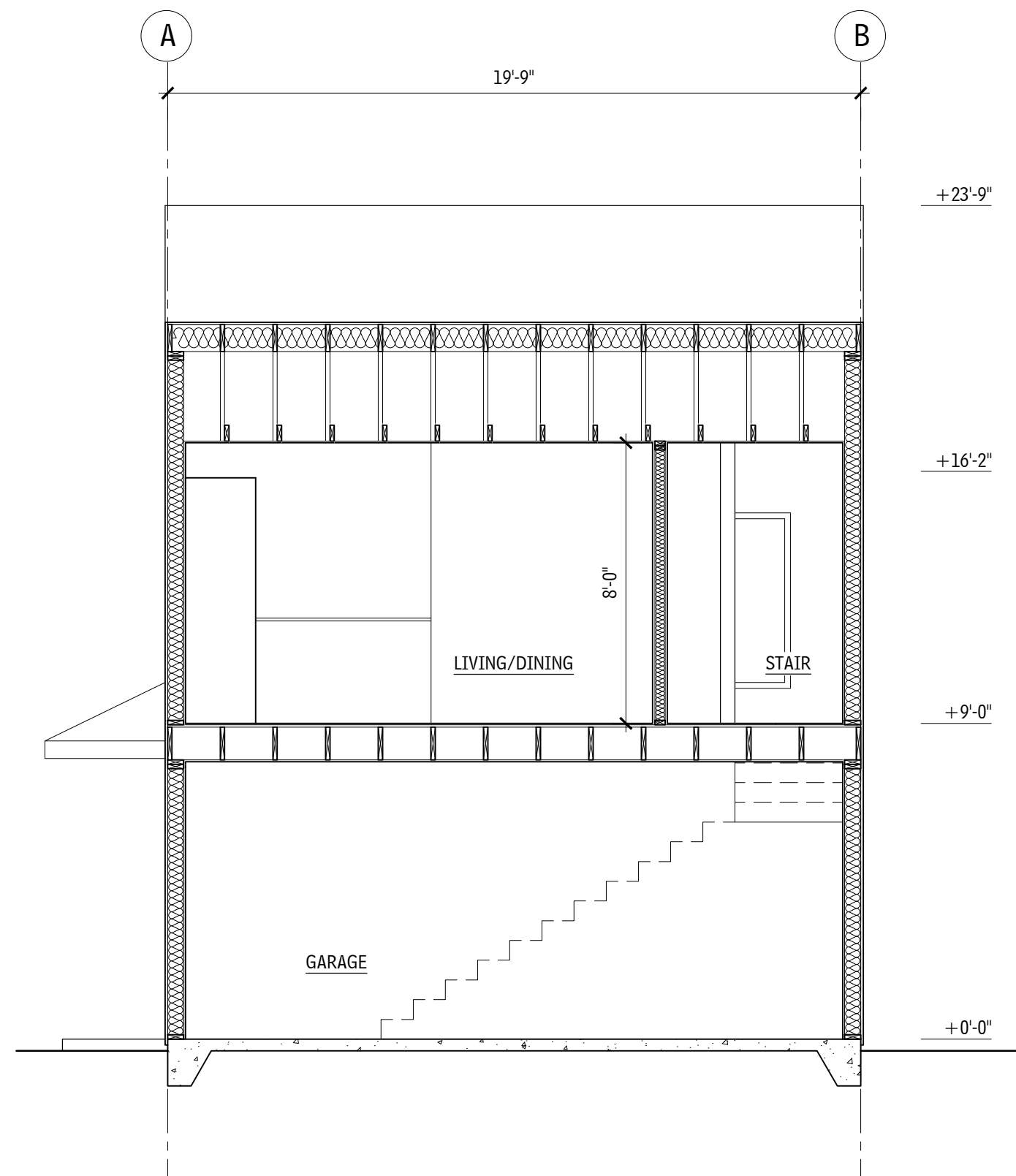
3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



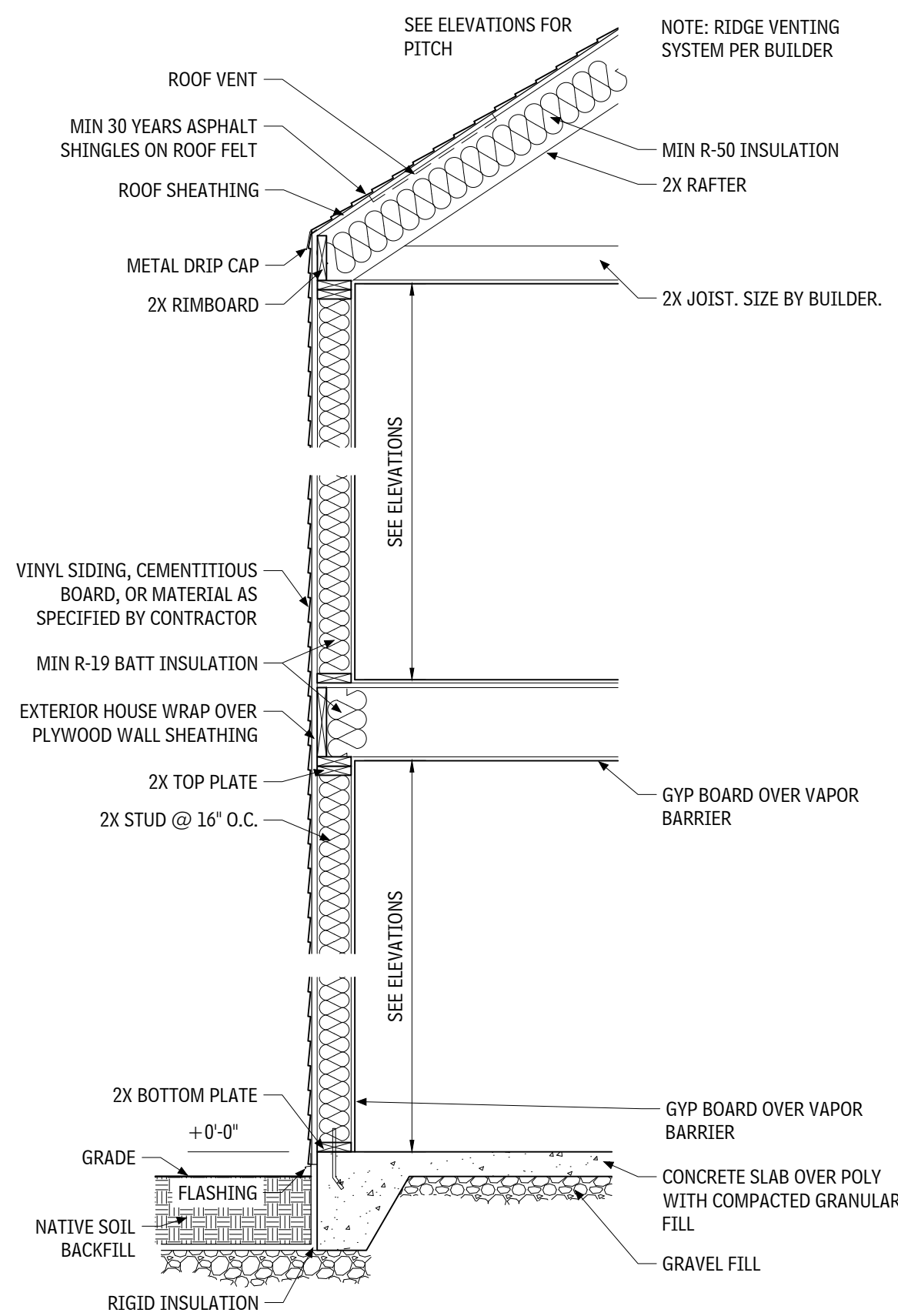
4 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 SECTION 1
SCALE: 1/4" = 1'-0"



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



3 SECTION DETAIL
SCALE: 1/2" = 1'-0"

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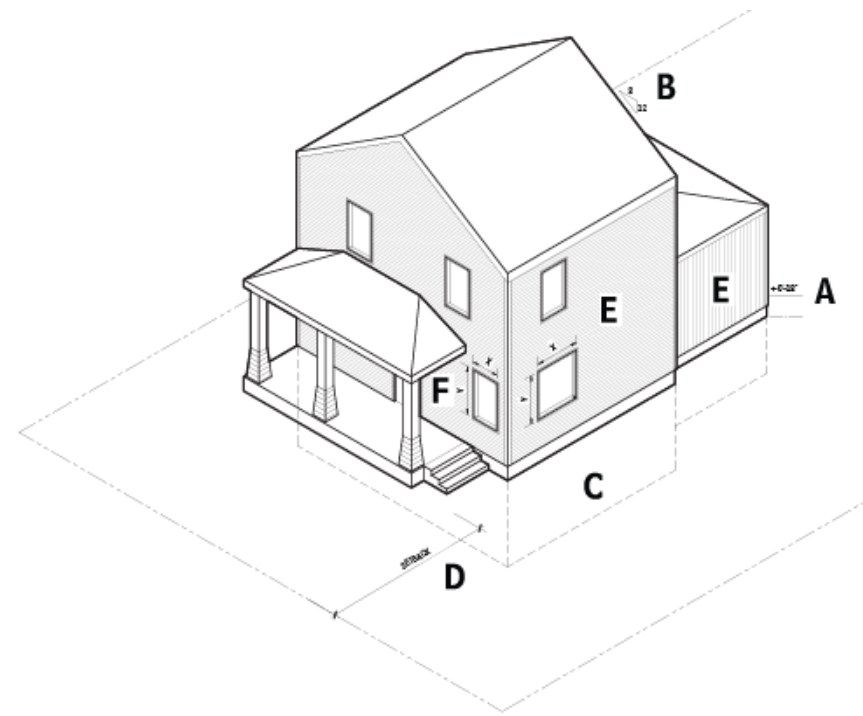
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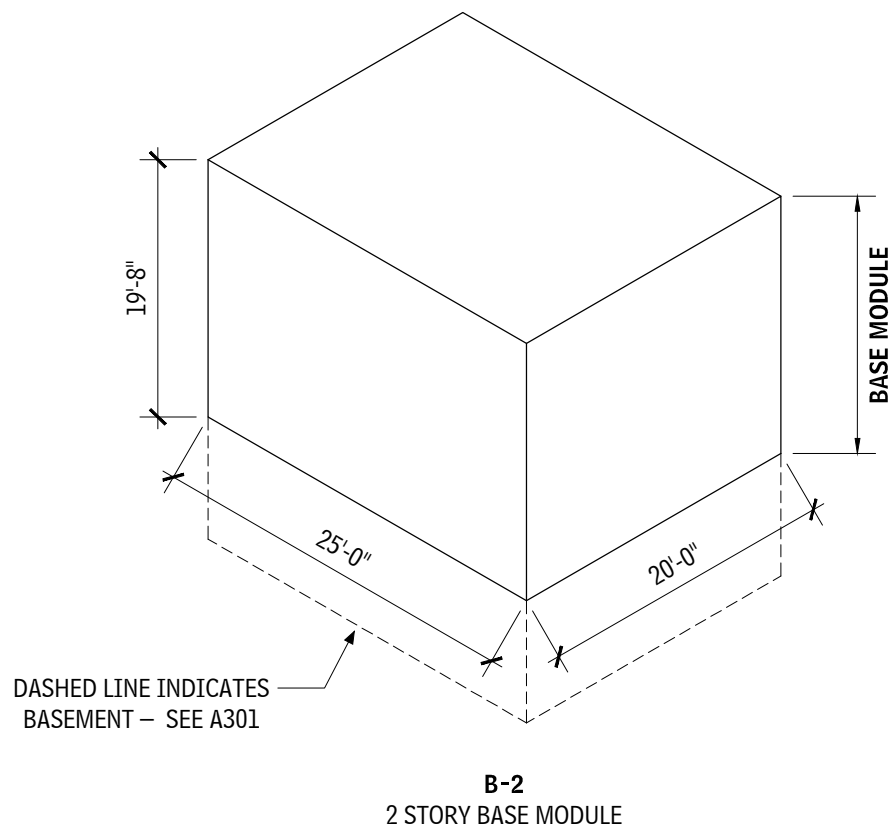
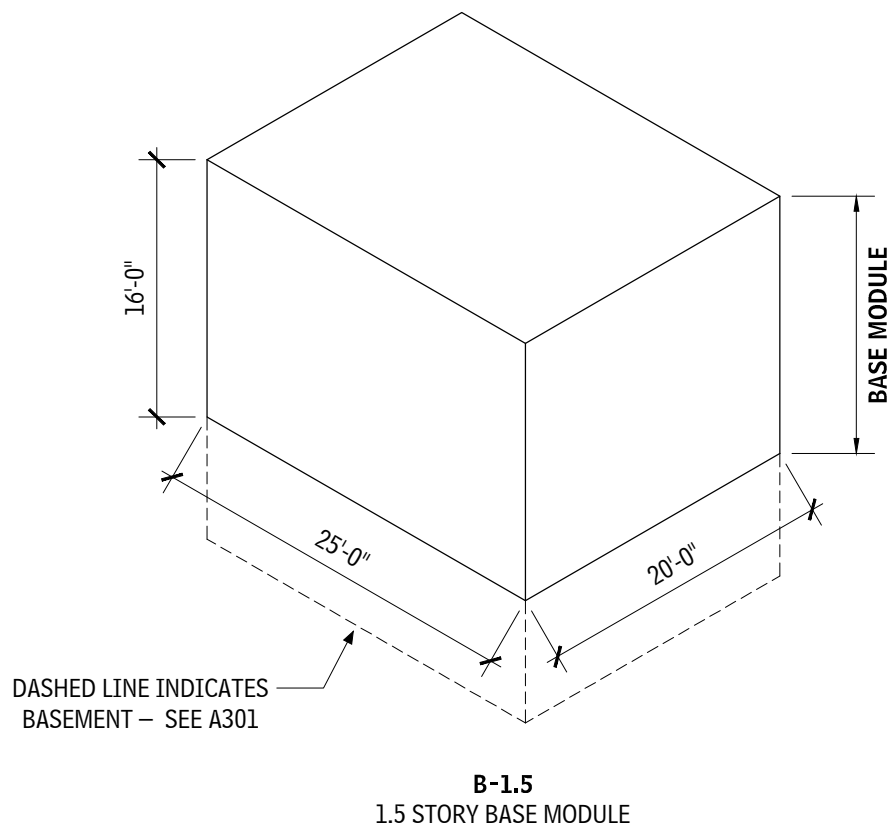
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SEE GUIDEBOOK FOR MORE INFORMATION AND BACKGROUND FOR THE PROJECT.



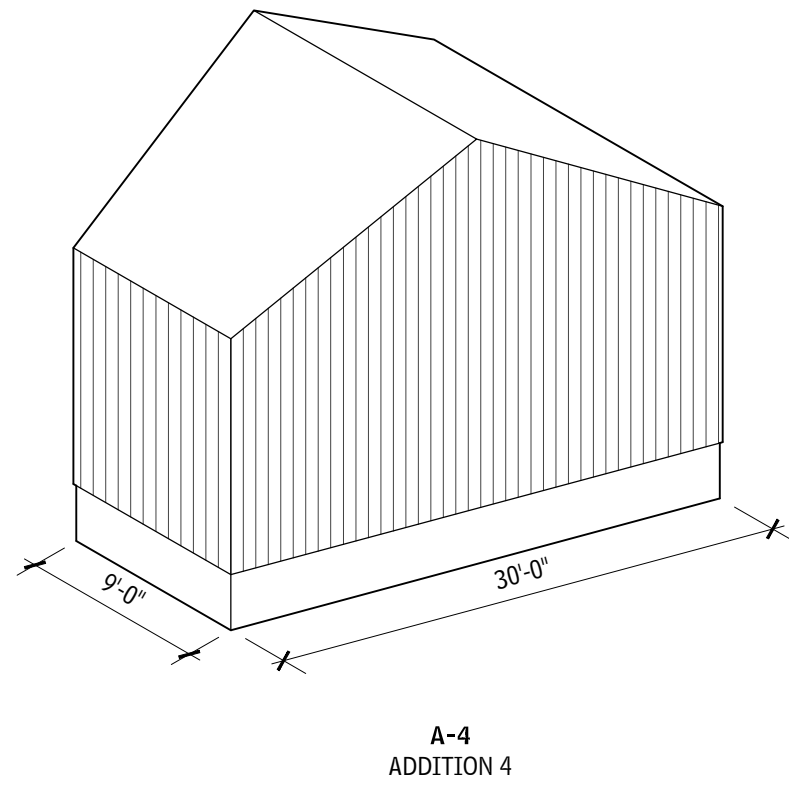
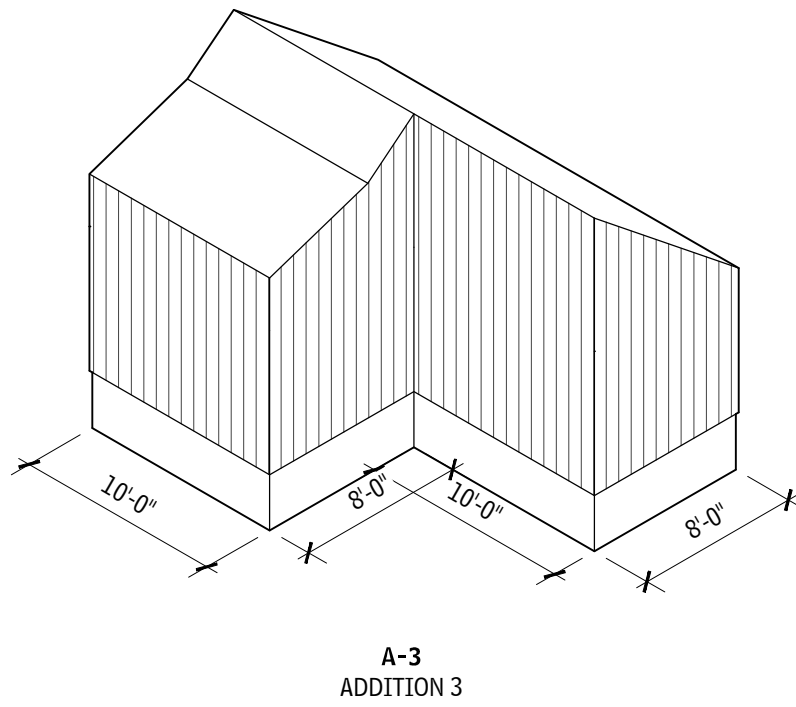
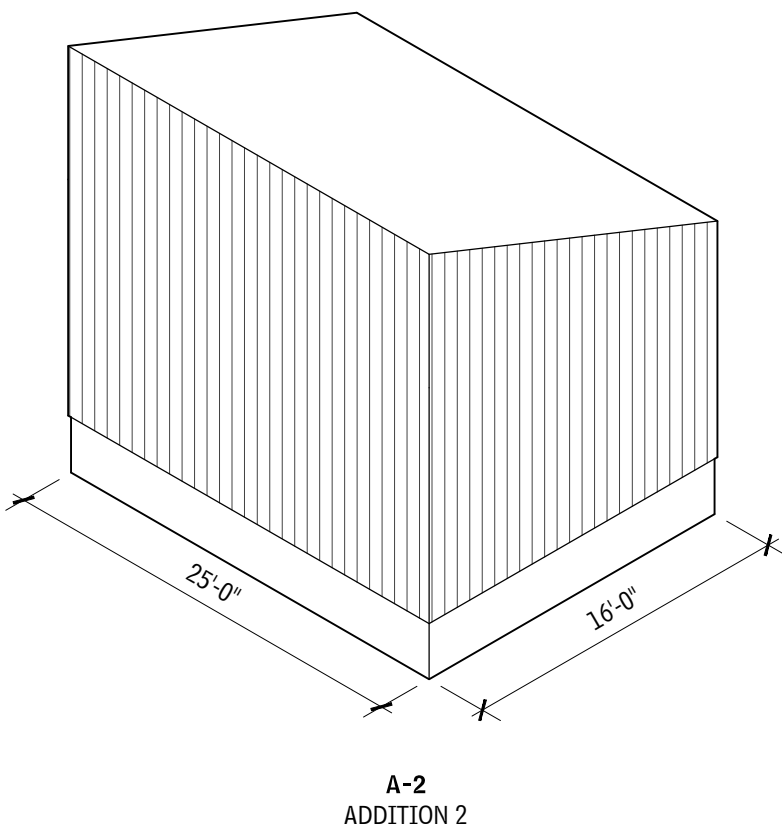
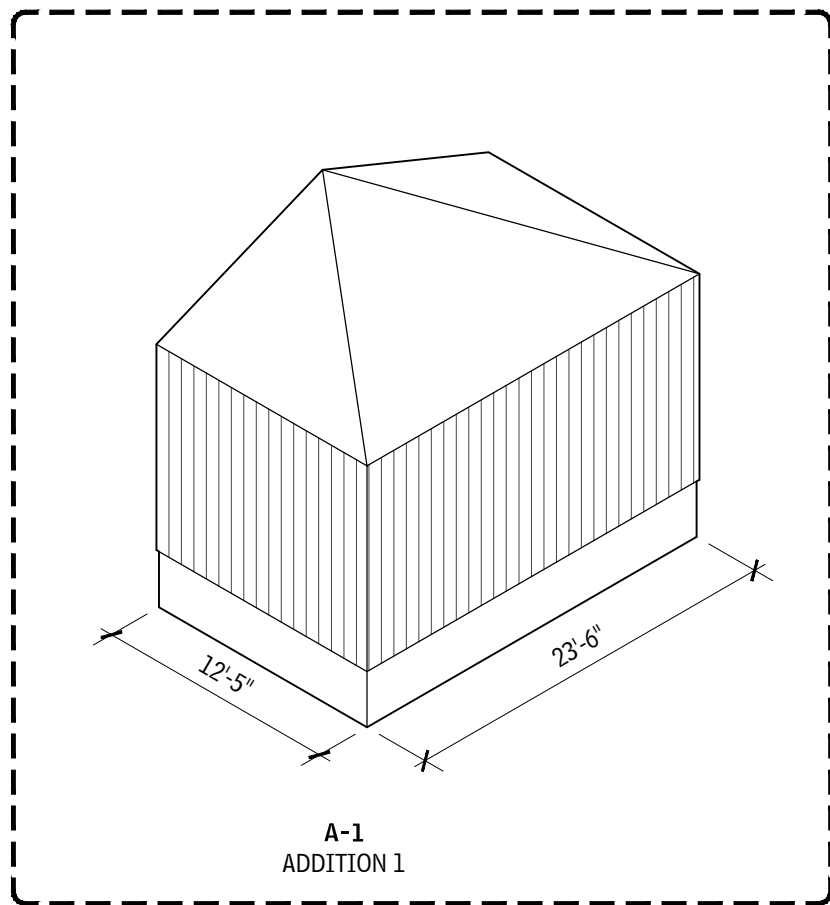
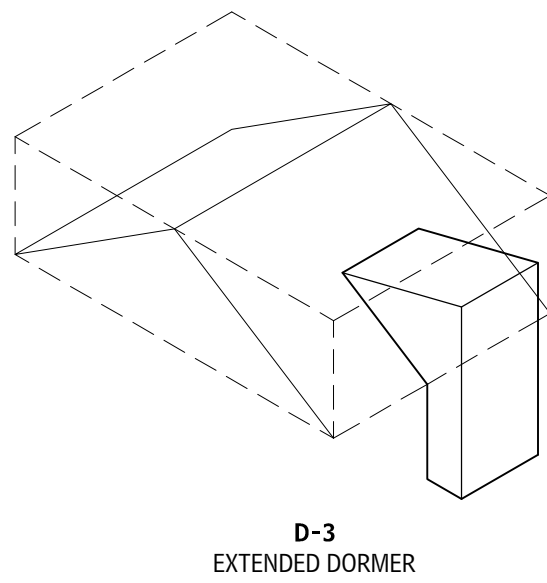
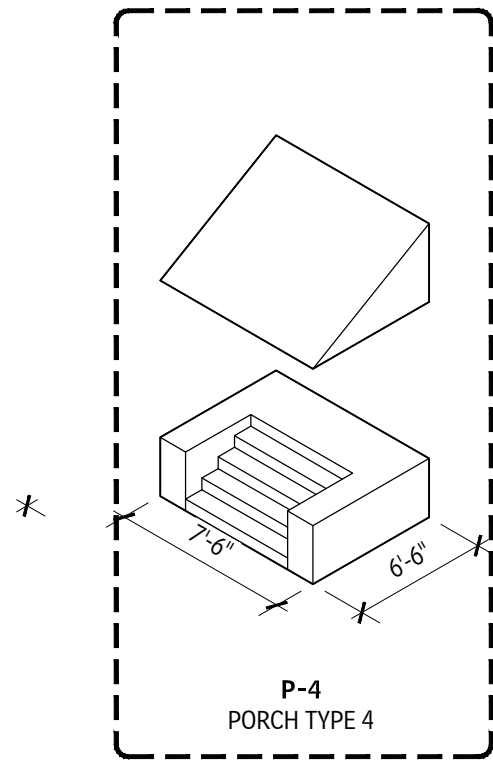
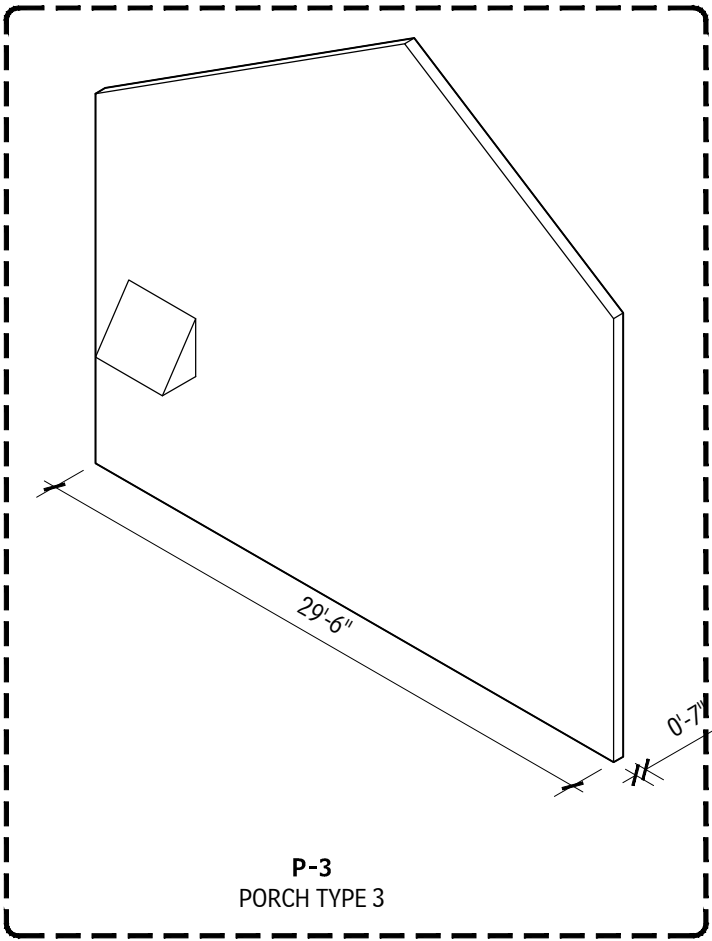
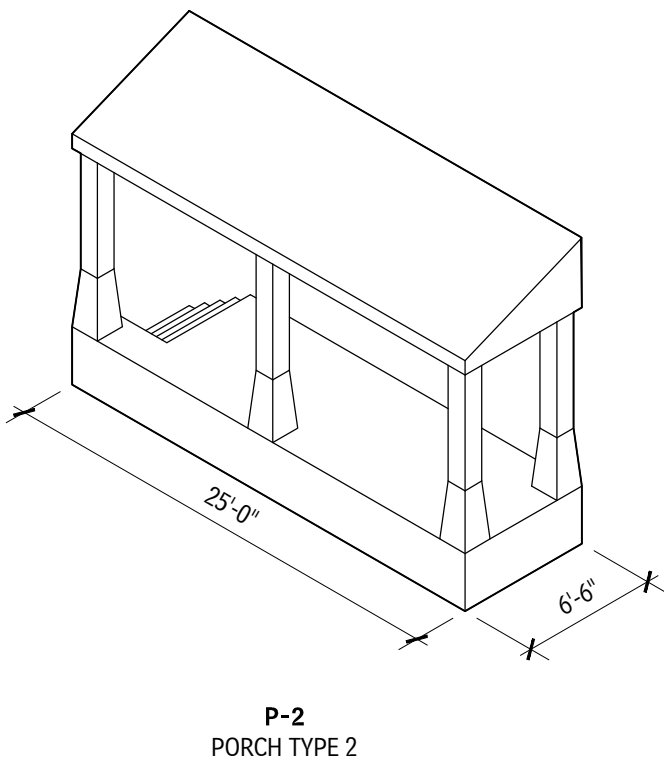
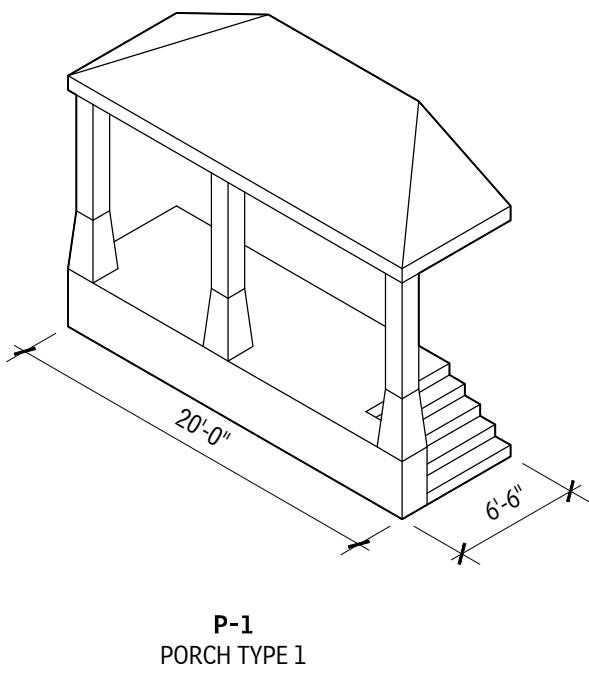
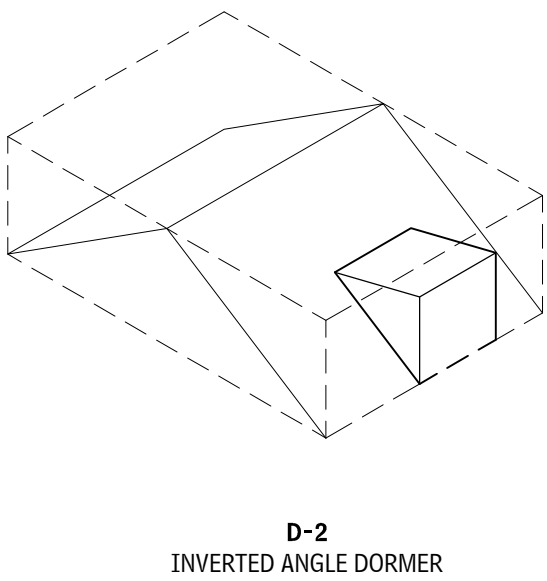
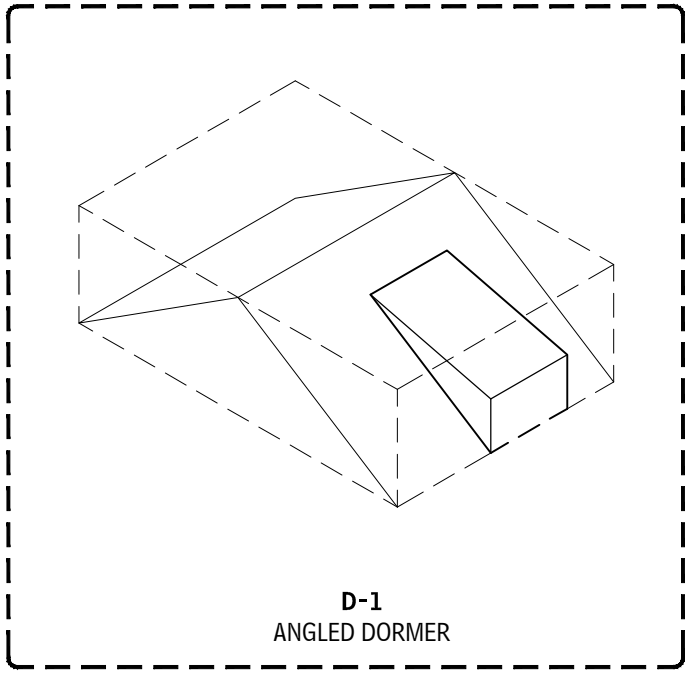
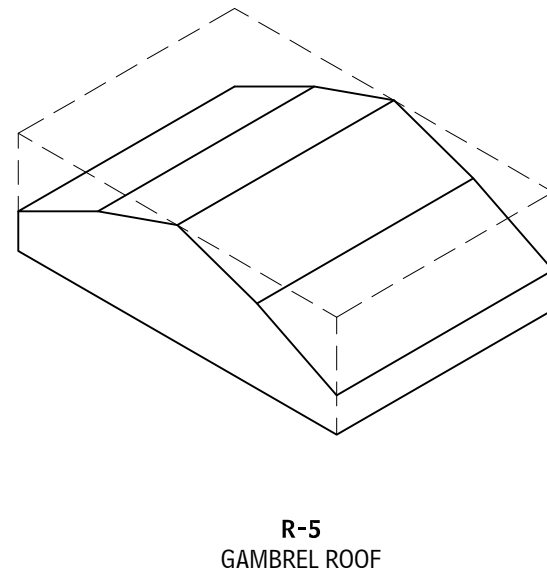
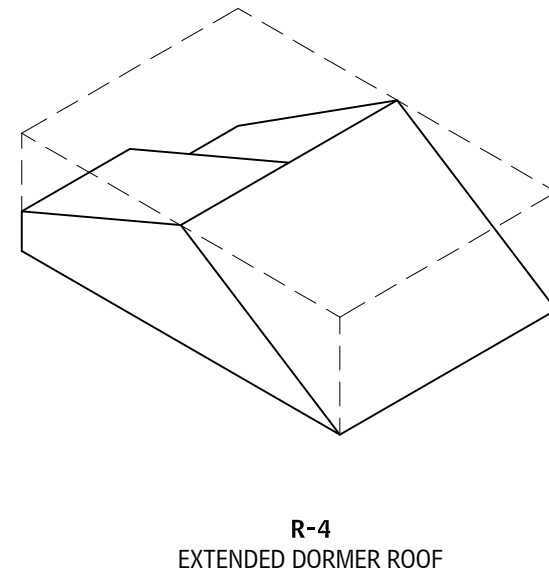
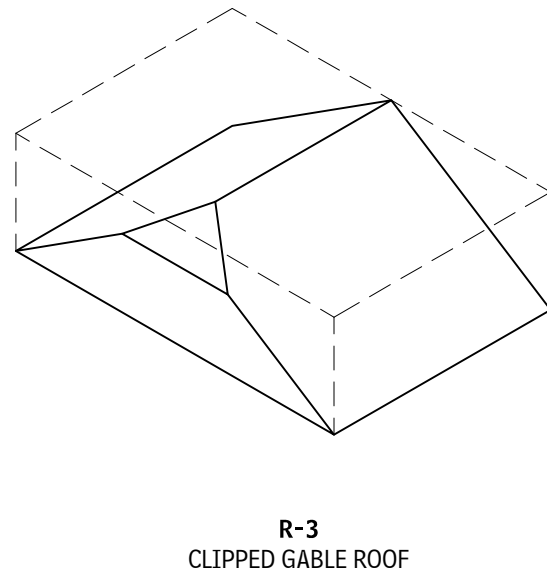
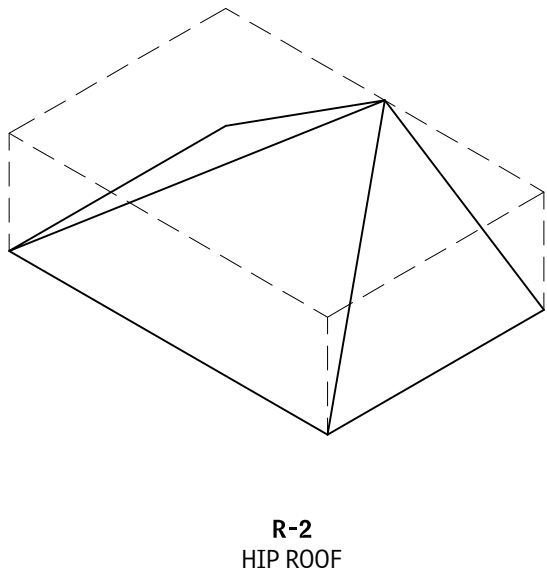
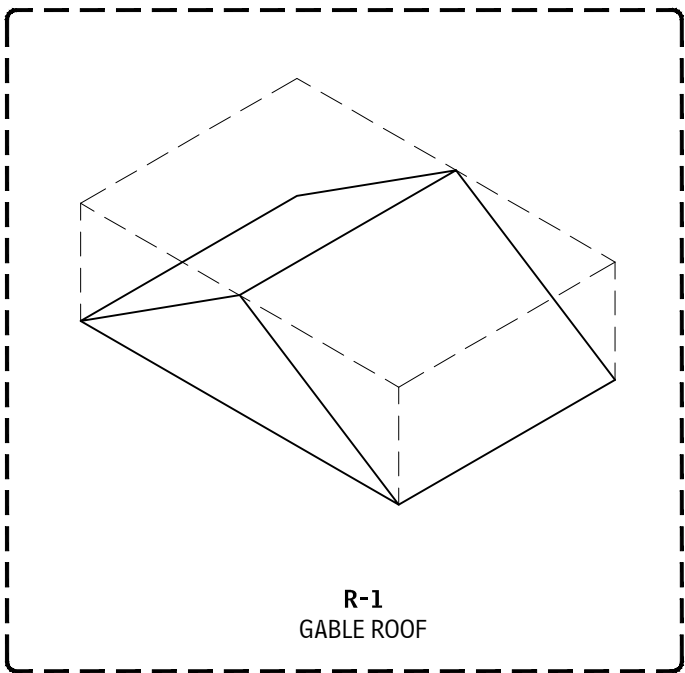
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1 BASE MODULE DIAGRAMS
SCALE: NTS

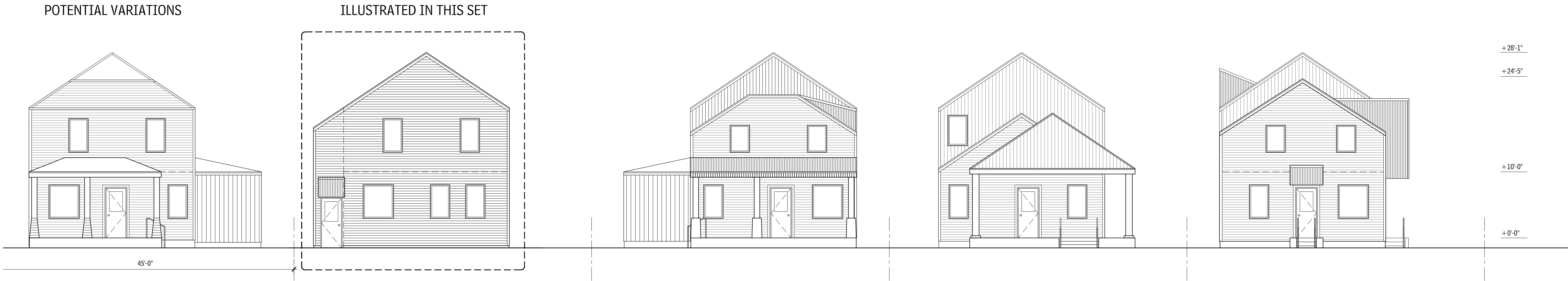
ILLUSTRATED IN THIS SET



2 CATALOG OF COMPONENTS
SCALE: NTS



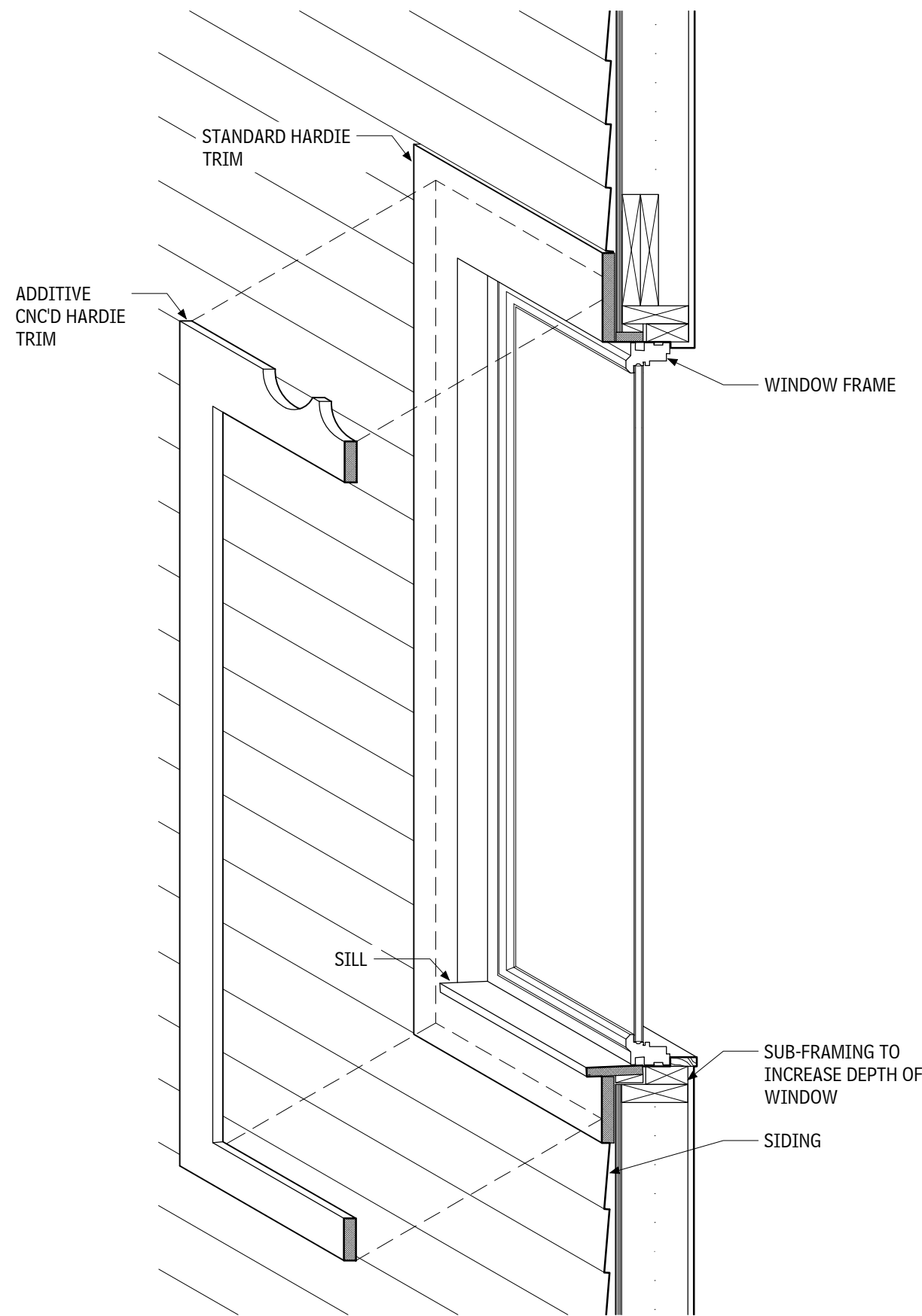
NOT ALL POTENTIALS ARE SHOWN. DESIGN OF HOUSING PROTOTYPE IS BASED ON VARIABILITY AND OPTIONS AS FORMULATED BY DEVELOPER, WITHOUT COMPROMISING INTENT.



1 BLOCK ELEVATION – DUPLEX-1

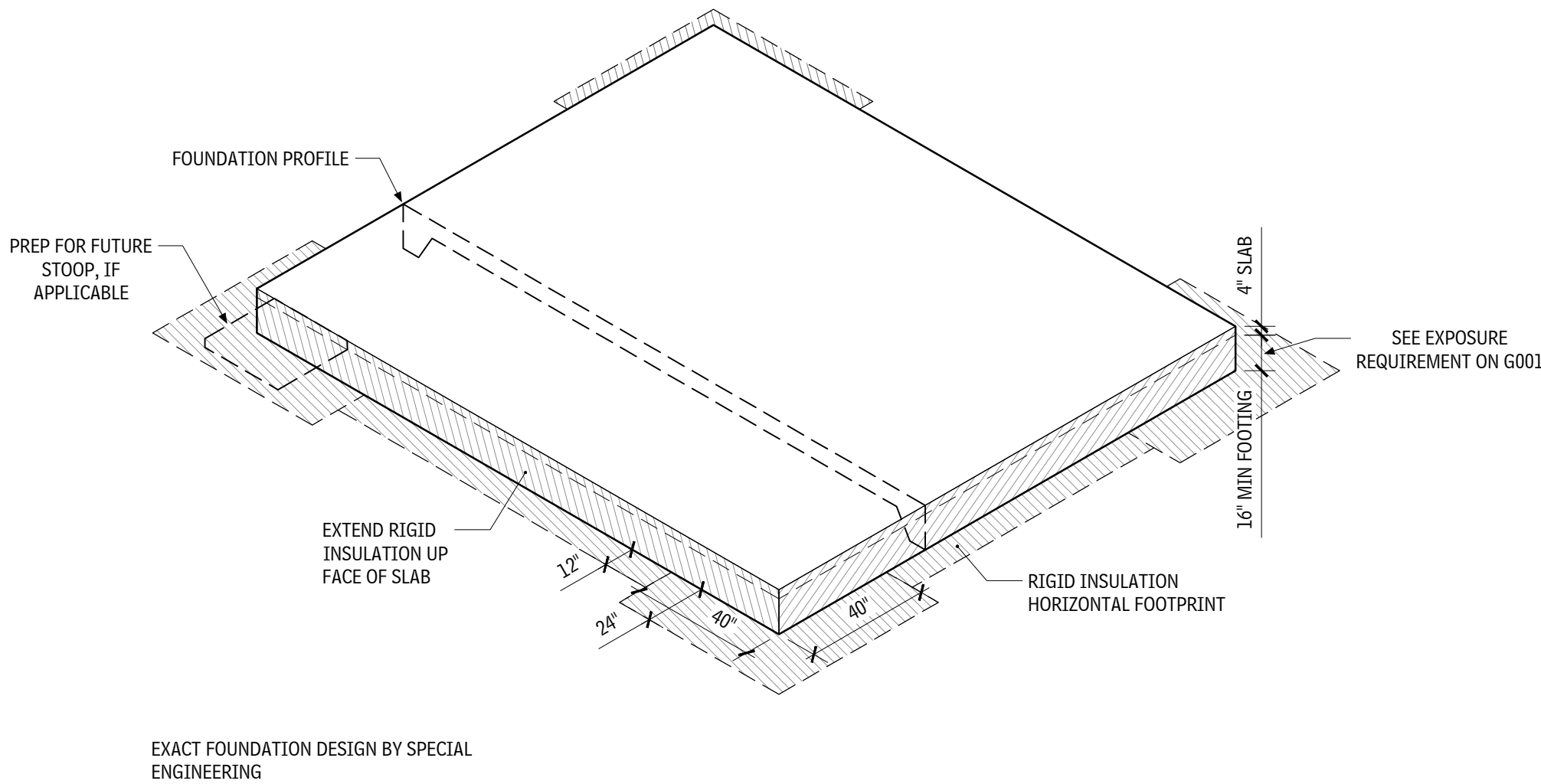
SCALE: 1/8" = 1'-0"

THESE ARE STANDARD DETAILS
REFLECTING FUNDAMENTAL
DESIGN AND CONSTRUCTION
CONDITIONS THAT SHOULD BE
MAINTAINED REGARDLESS OF
TYPE OF HOUSING PROTOTYPE.

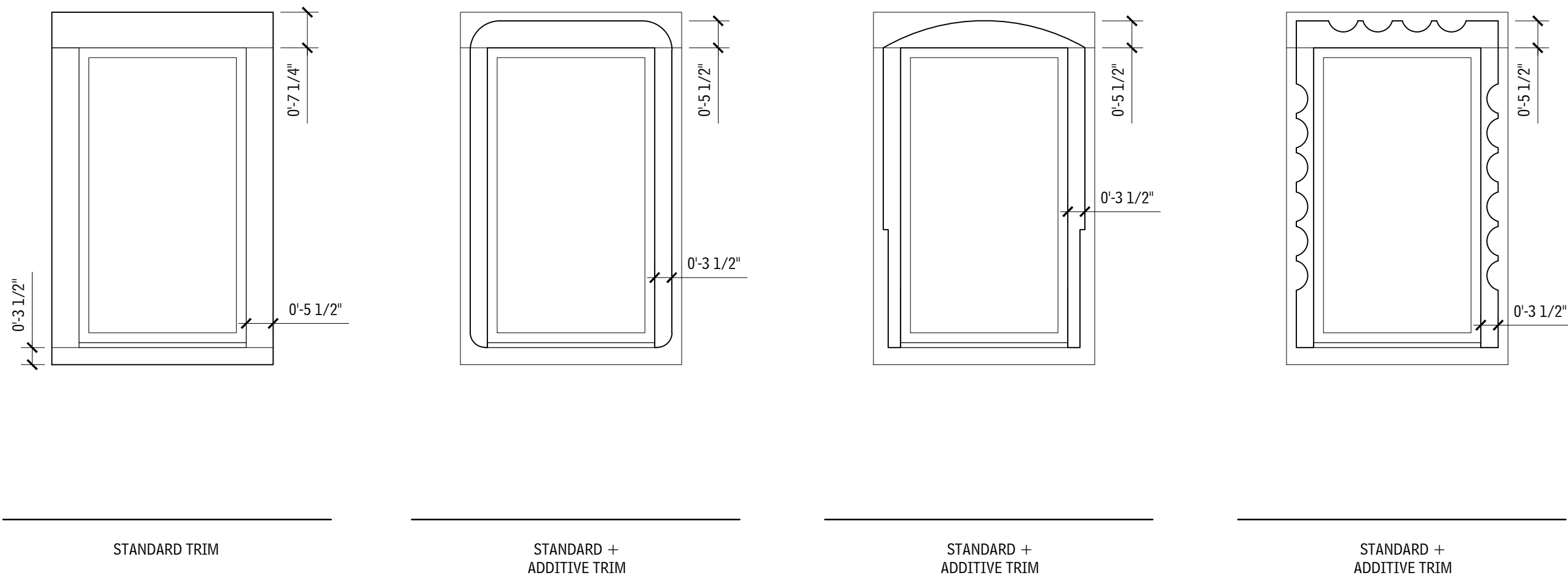


1 WINDOW TRIM DIAGRAM
SCALE: NTS

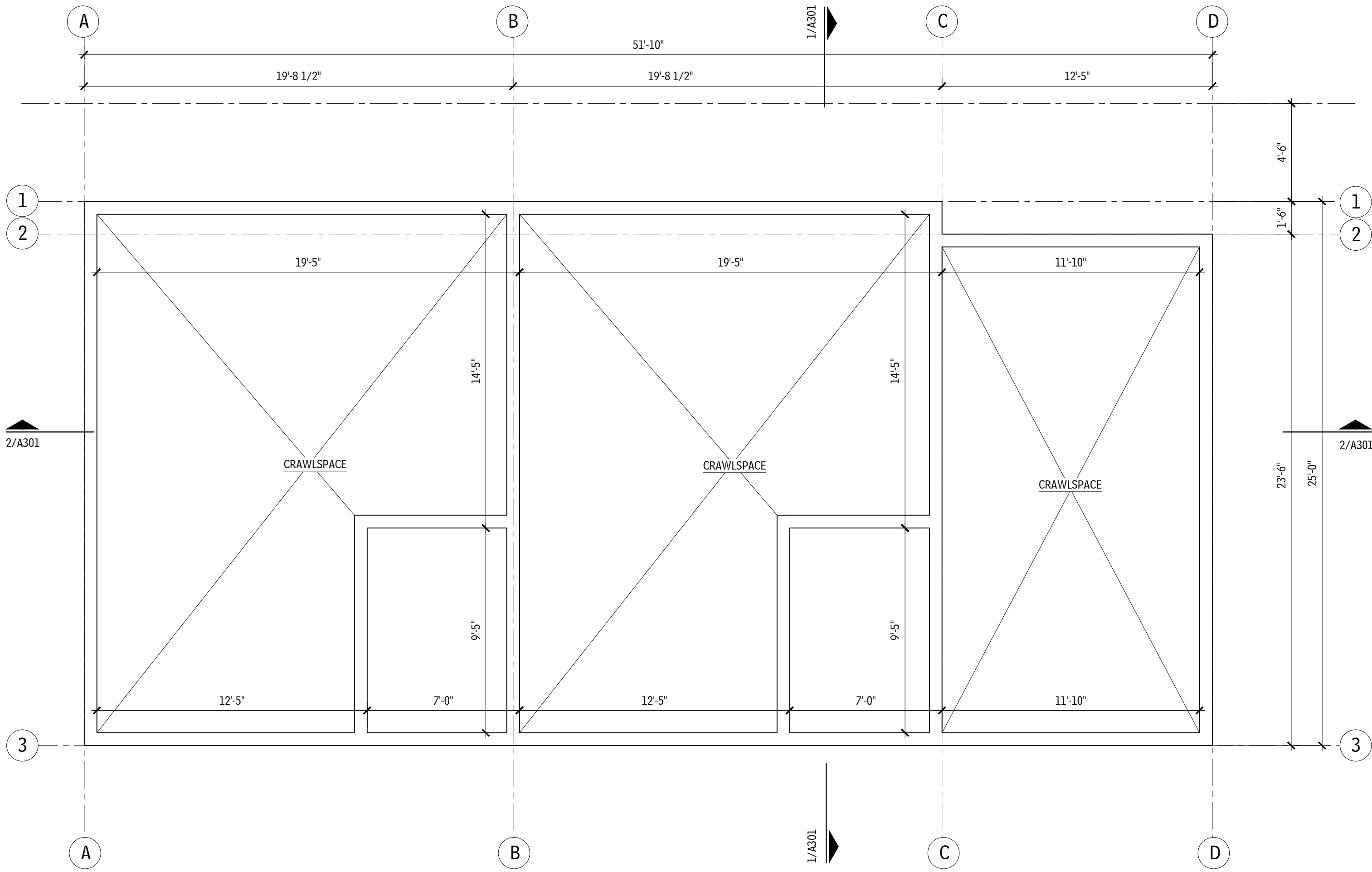
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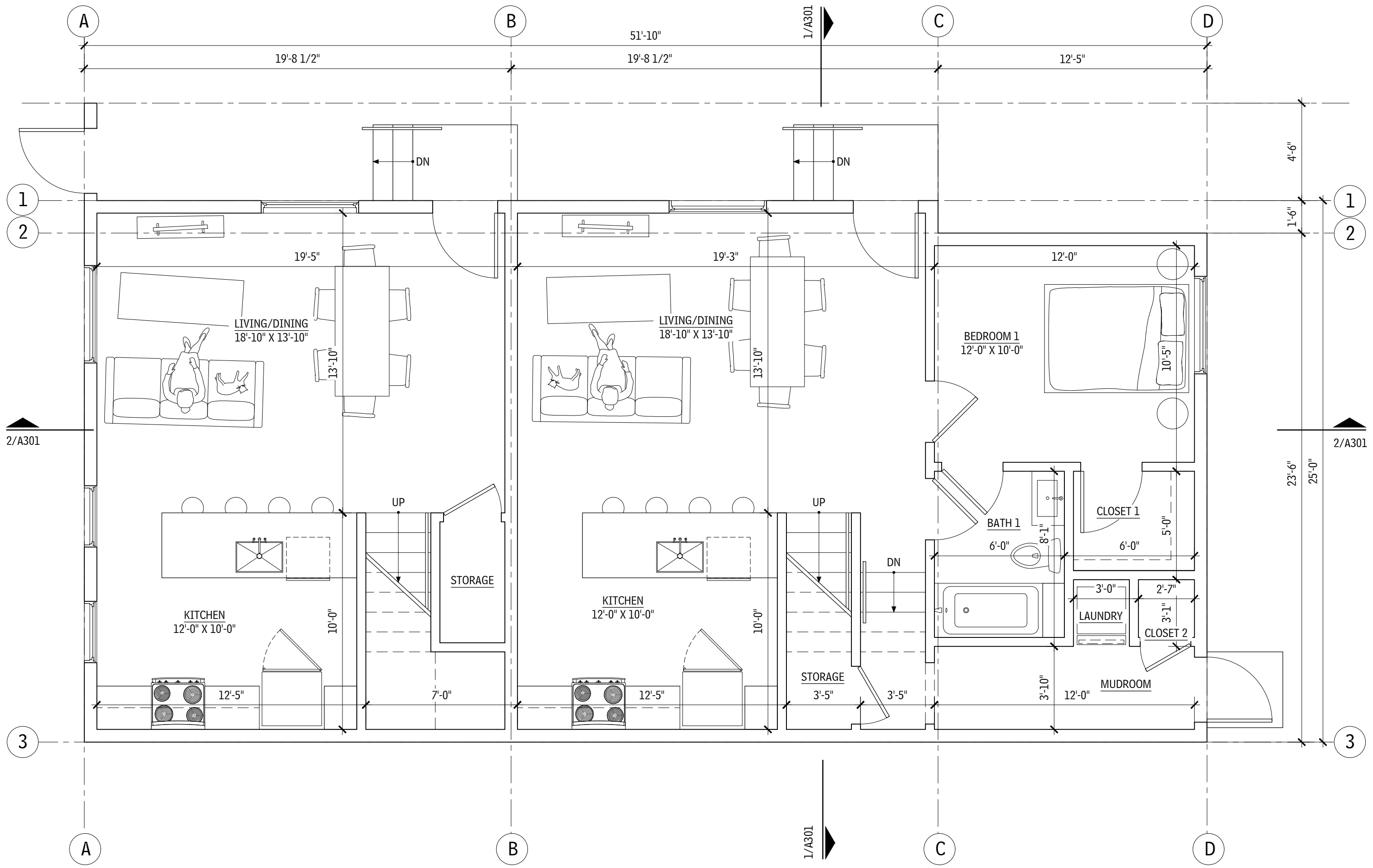
3 FROST PROTECTED SHALLOW FOUNDATION DIAGRAM – SUBSTITUTE FOR BASEMENT
SCALE: NTS



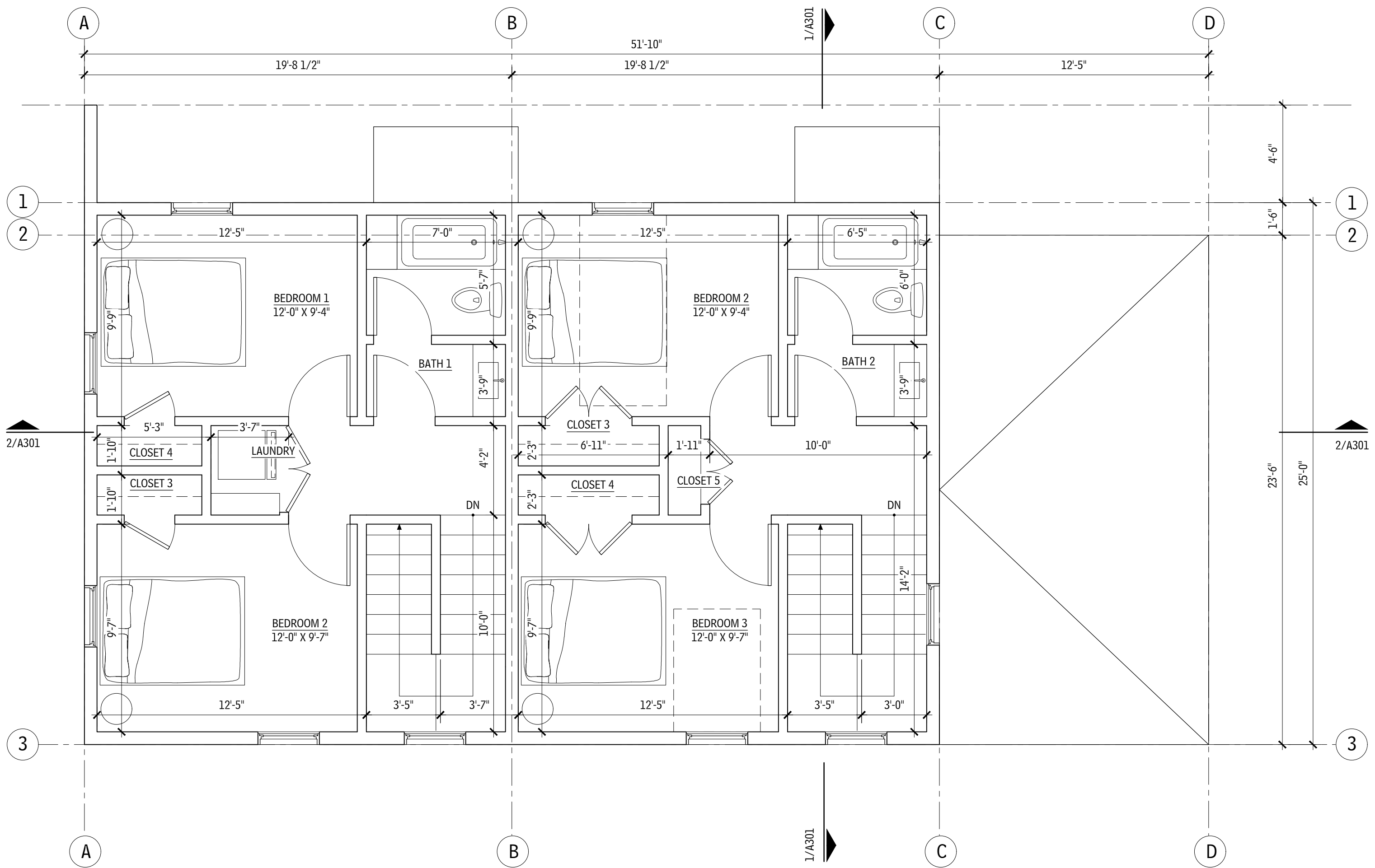
2 WINDOW ELEVATIONS – STANDARD AND ADDITIVE TRIM
SCALE: 1/2" = 1'



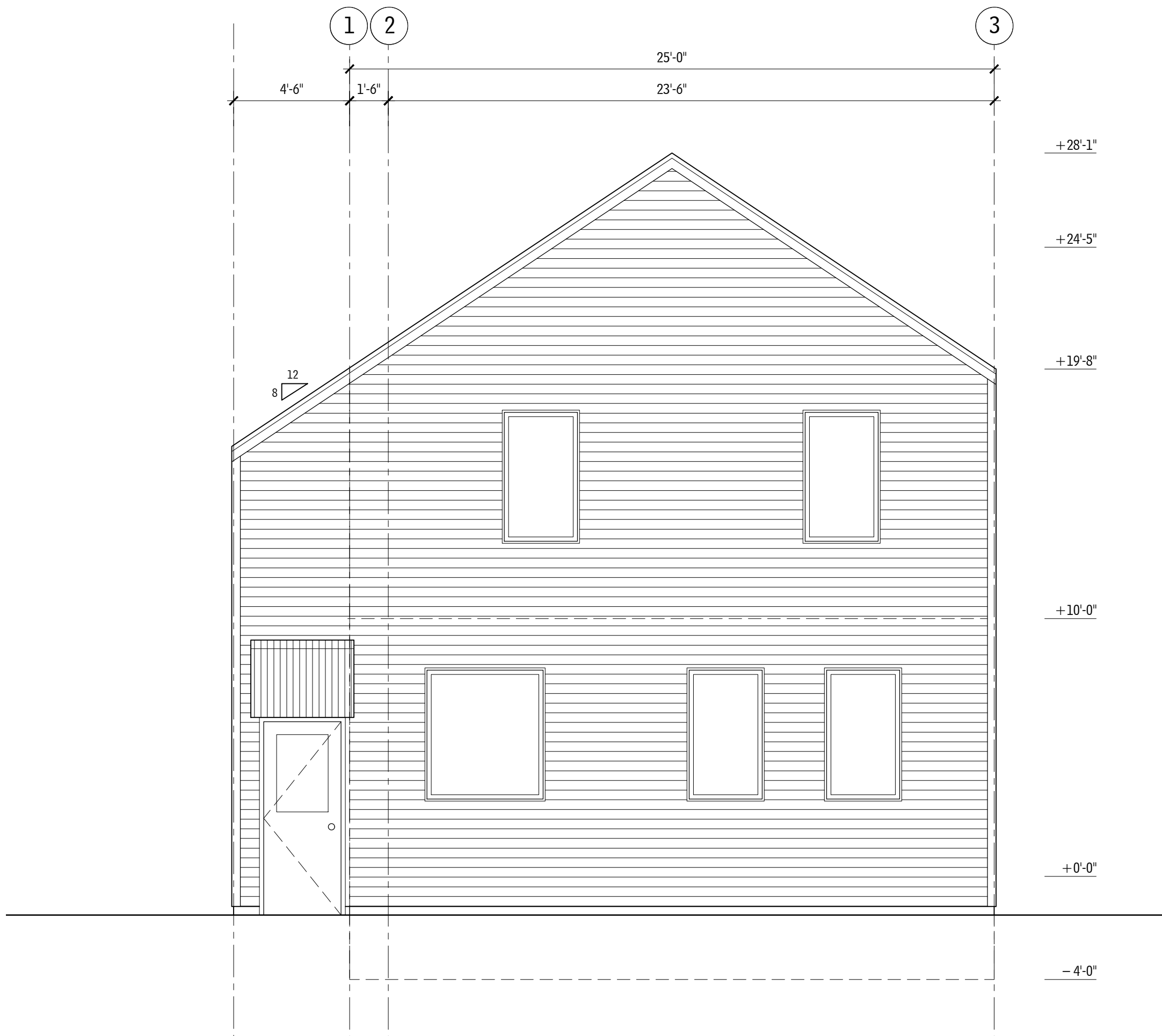
1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

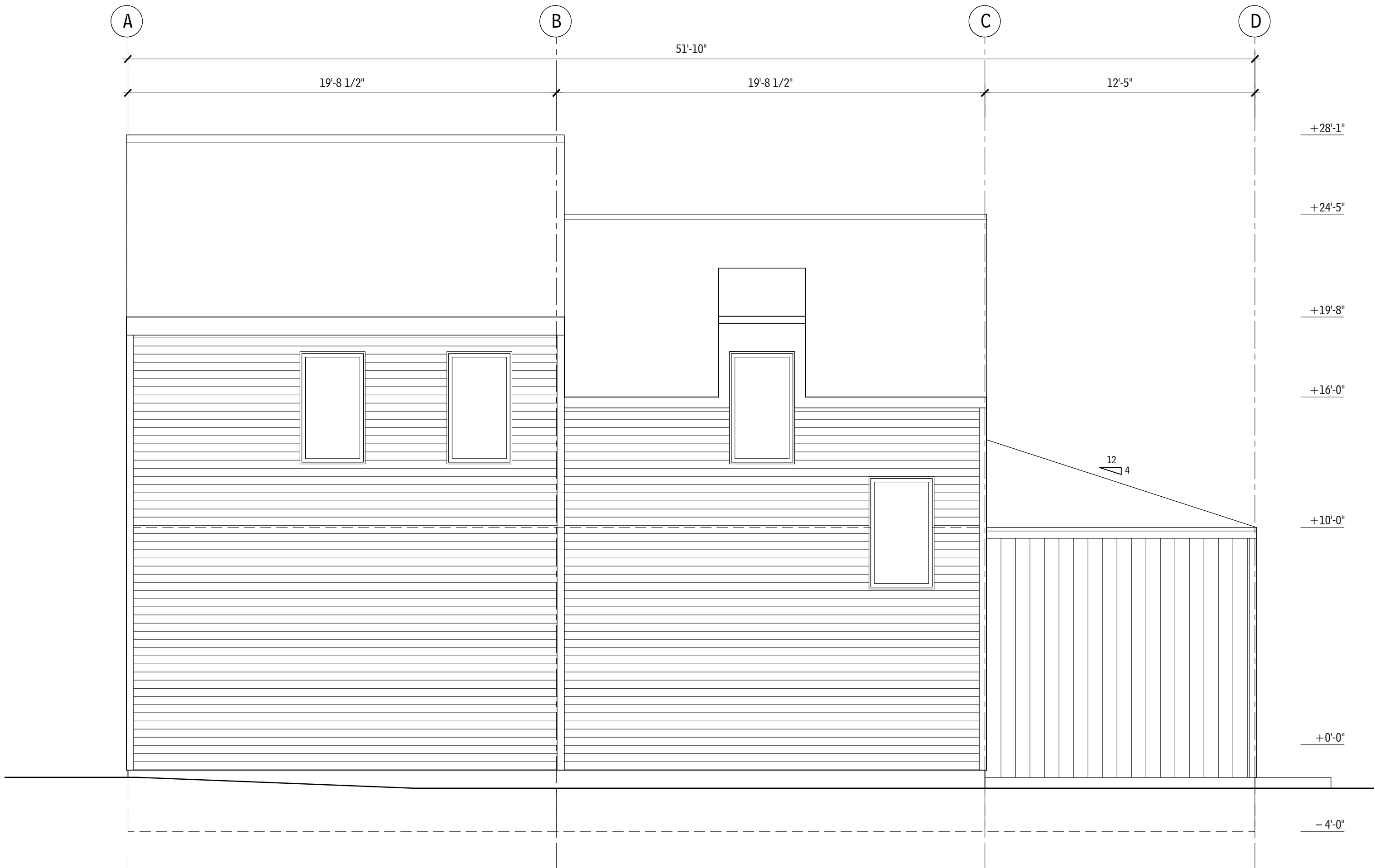


3 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



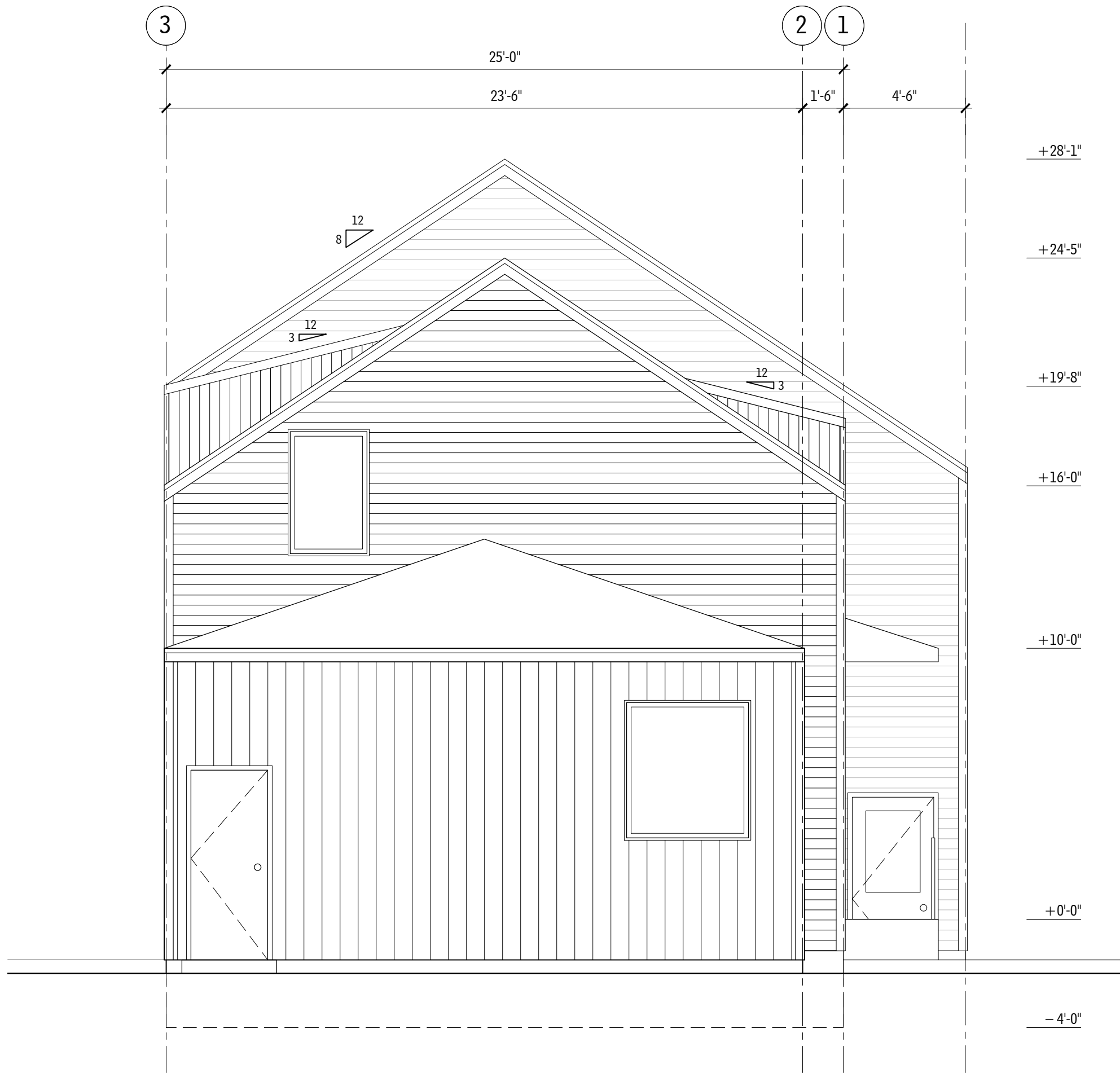
1 STREET ELEVATION

SCALE: 1/4" = 1'-0"



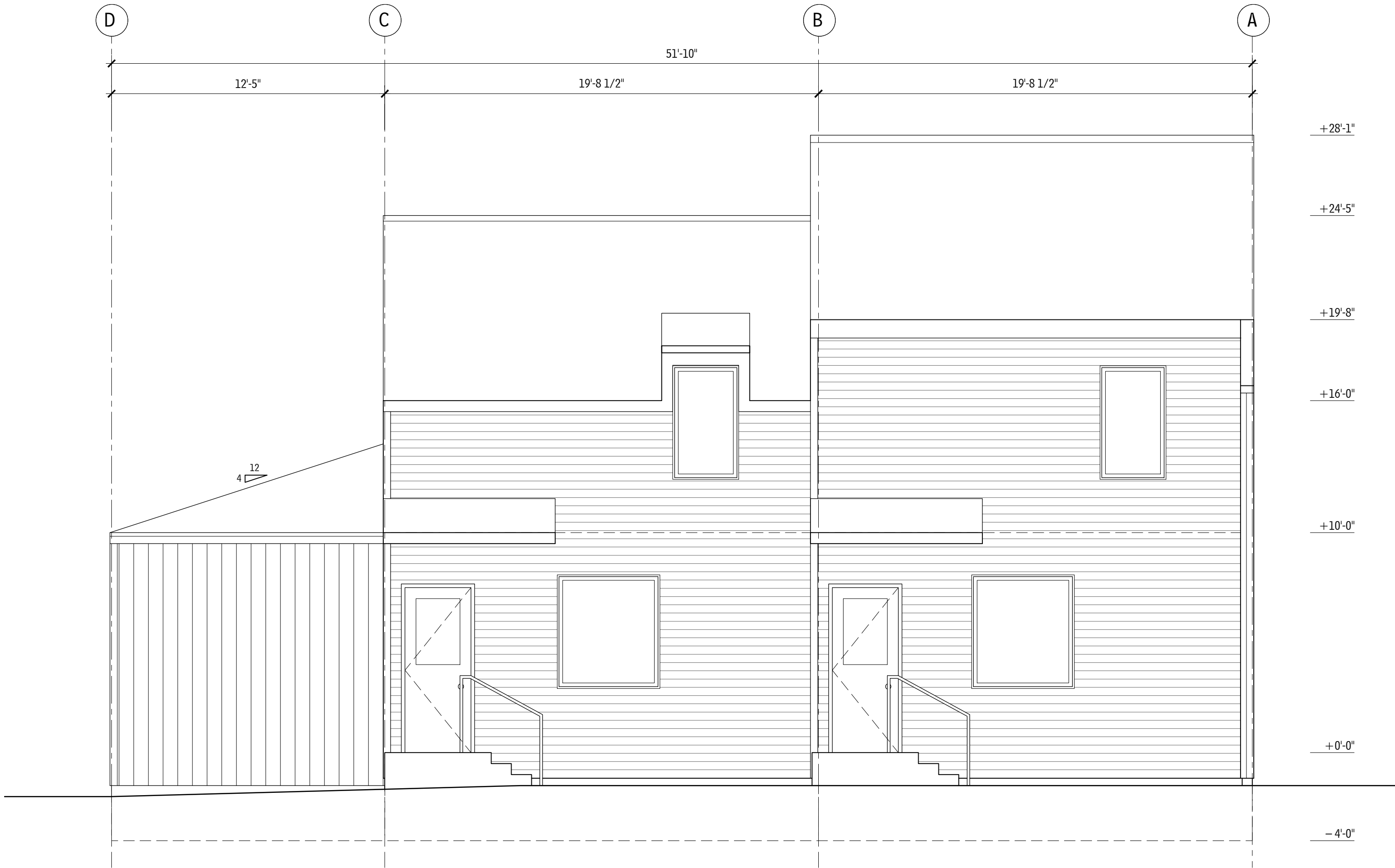
2 SIDE ELEVATION

SCALE: 1/4" = 1'-0"



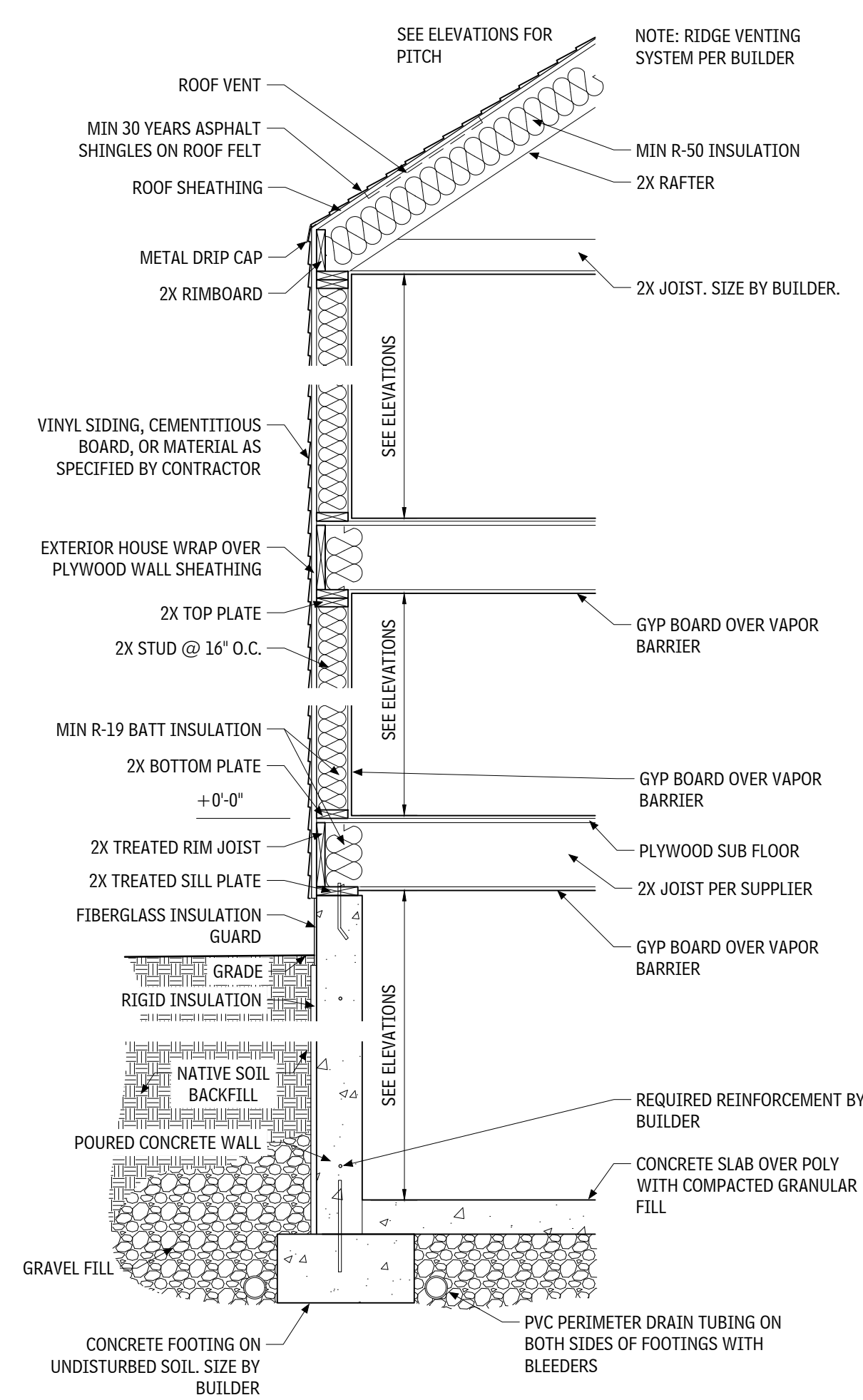
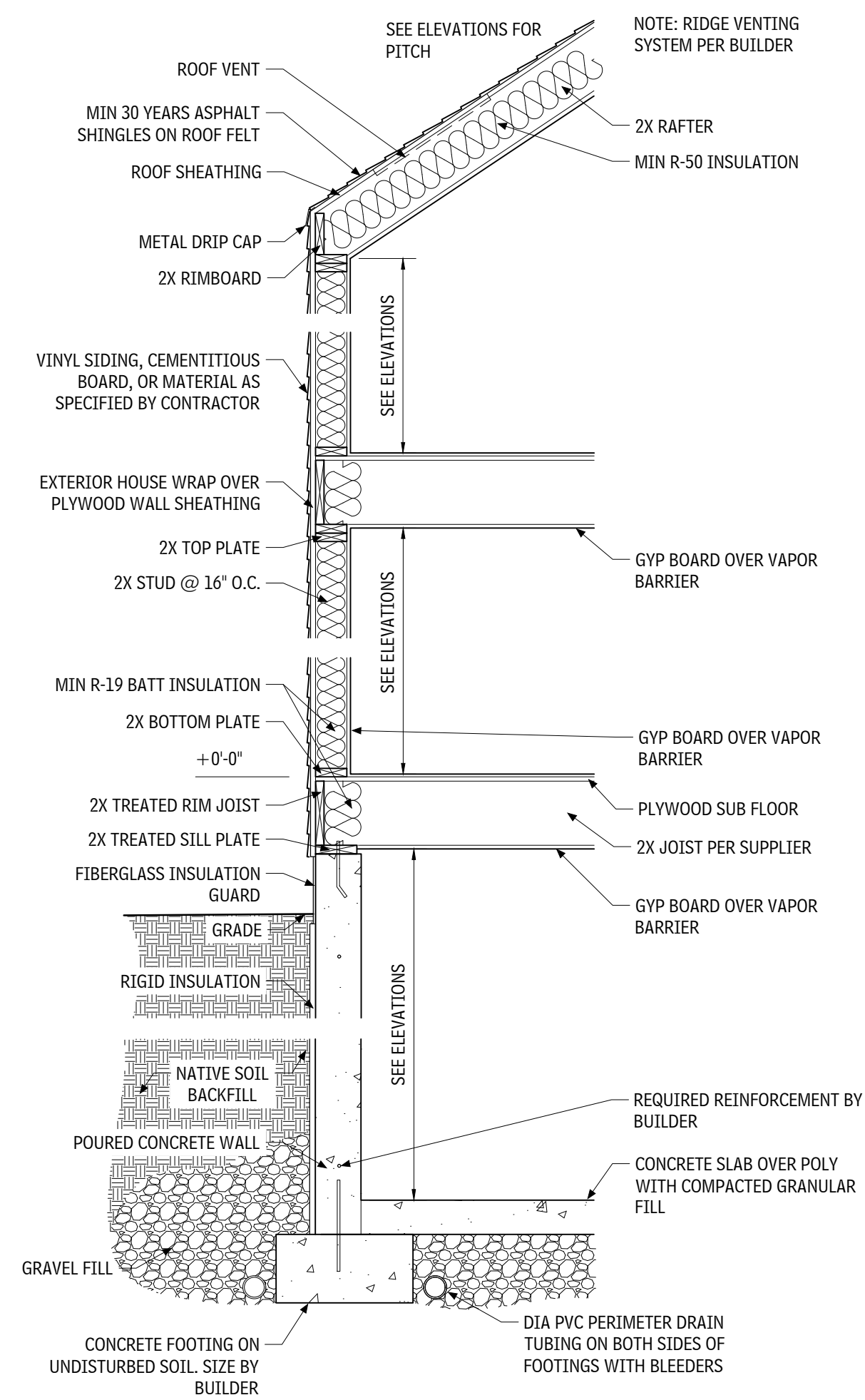
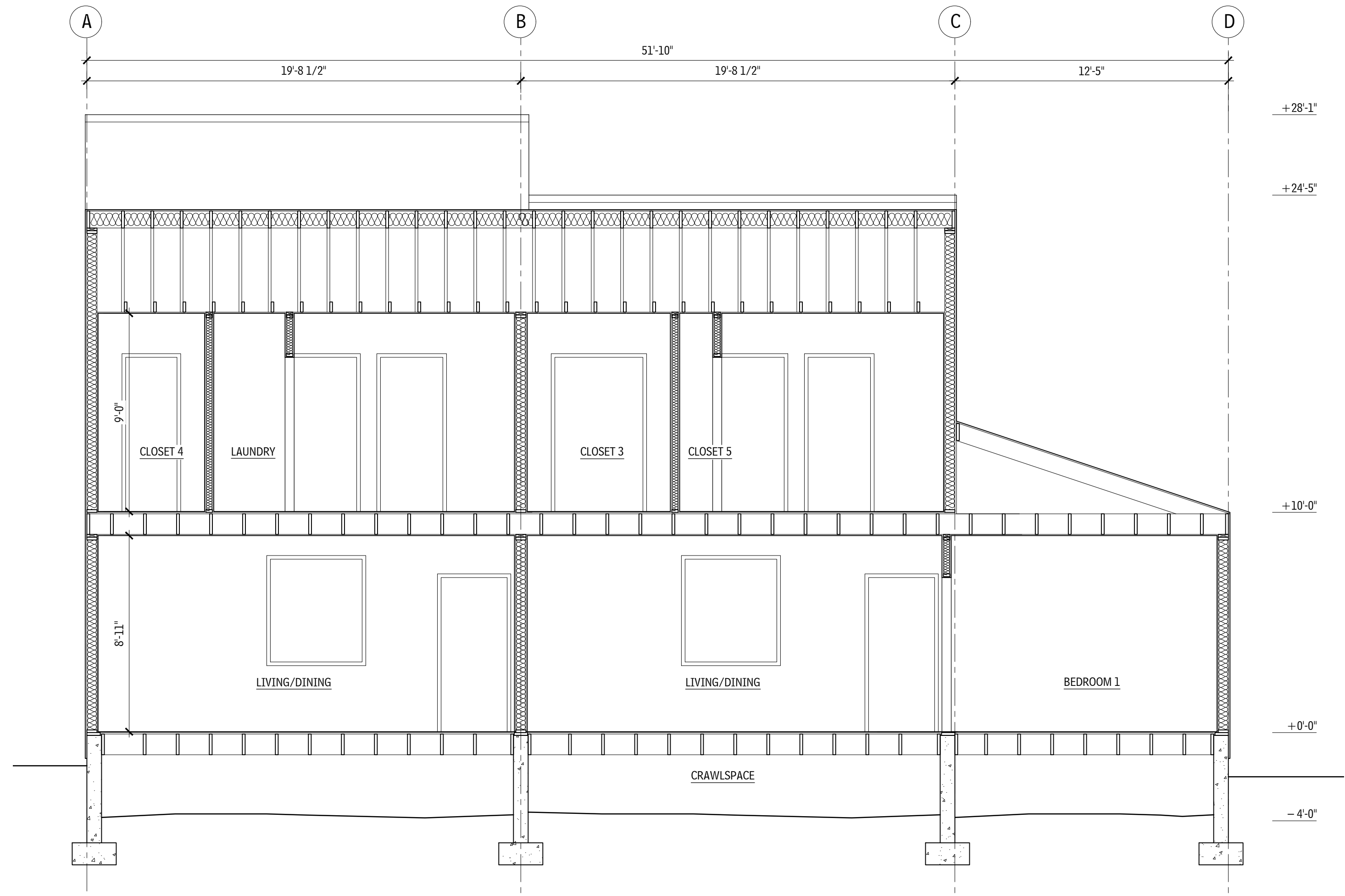
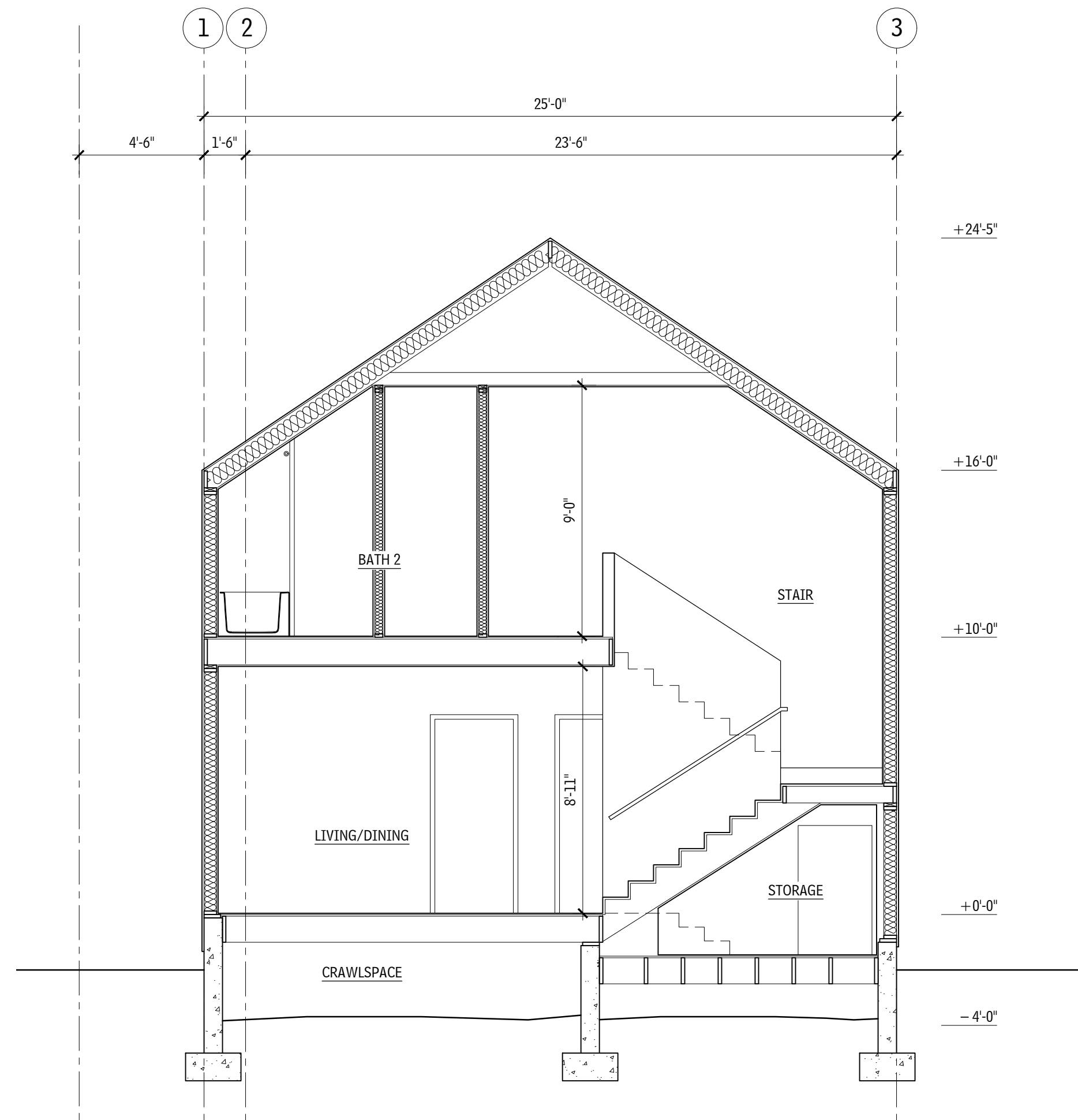
3 REAR ELEVATION

SCALE: 1/4" = 1'-0"



4 SIDE ELEVATION

SCALE: 1/4" = 1'-0"



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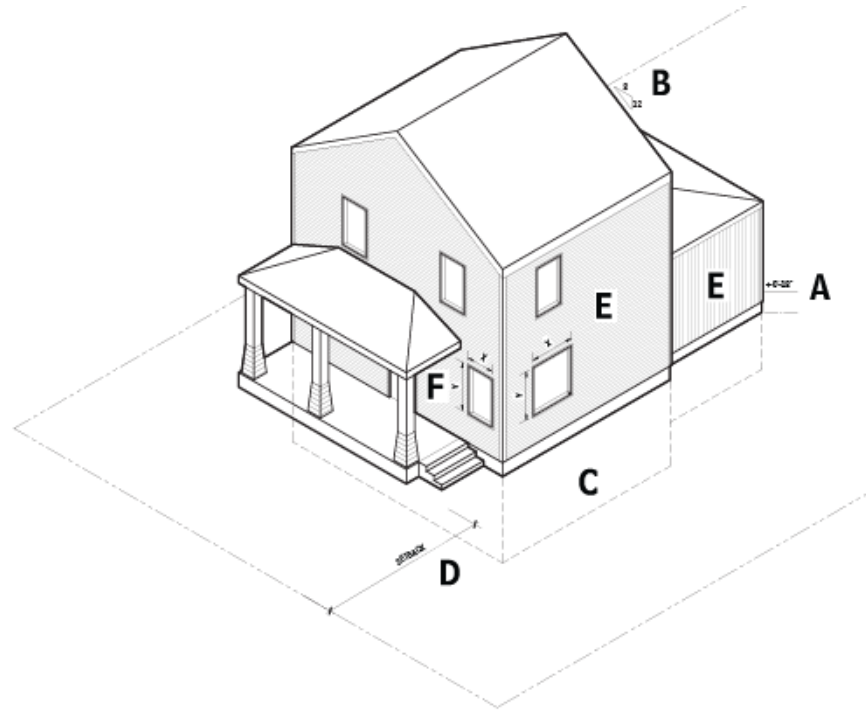
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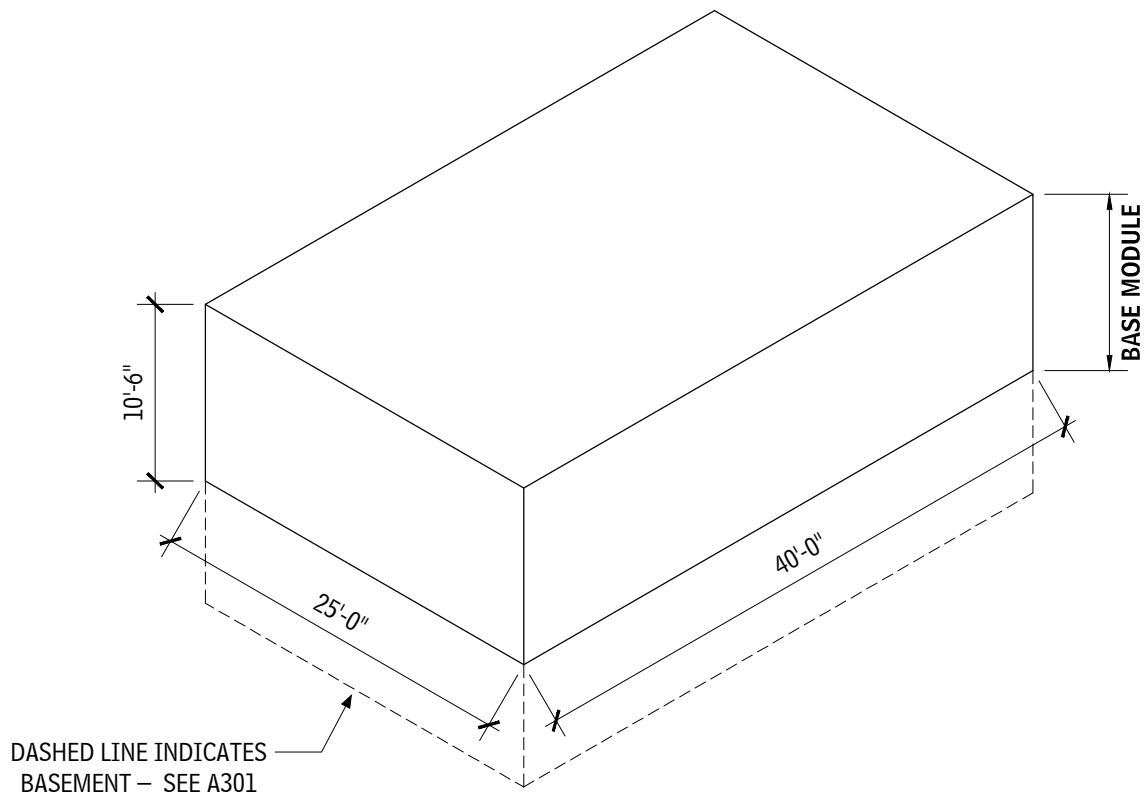
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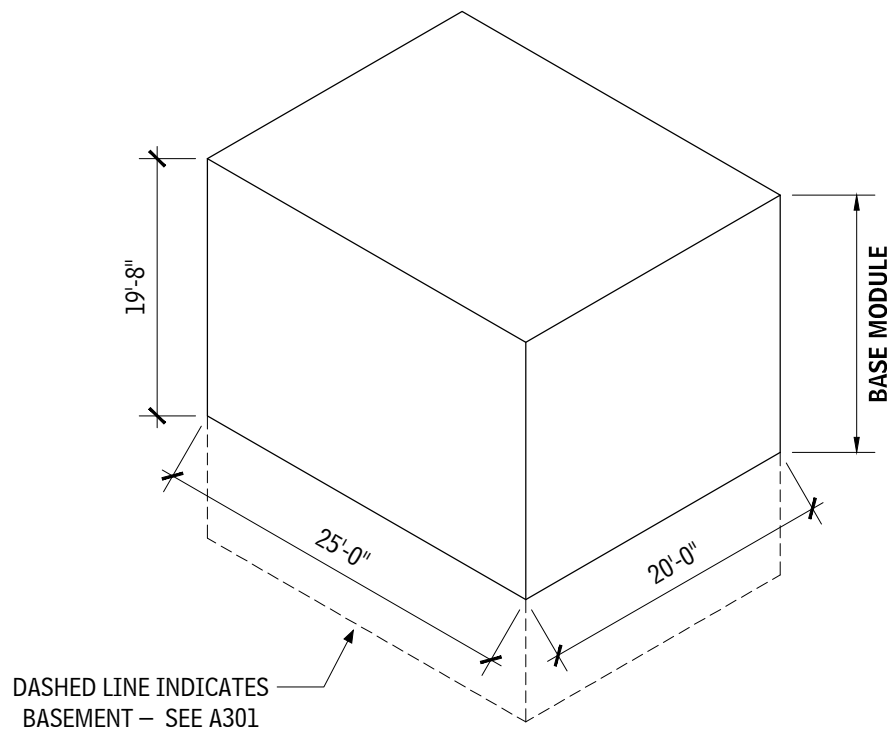


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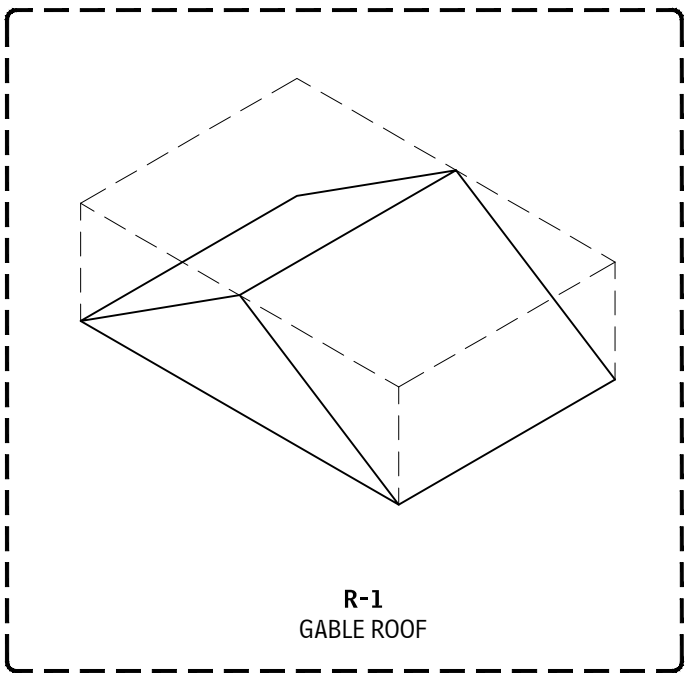
B-1
1 STORY BASE MODULE



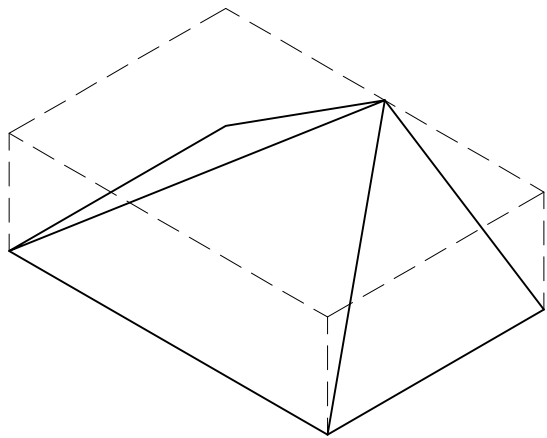
B-2
2 STORY BASE MODULE

1 BASE MODULE DIAGRAMS
SCALE: NTS

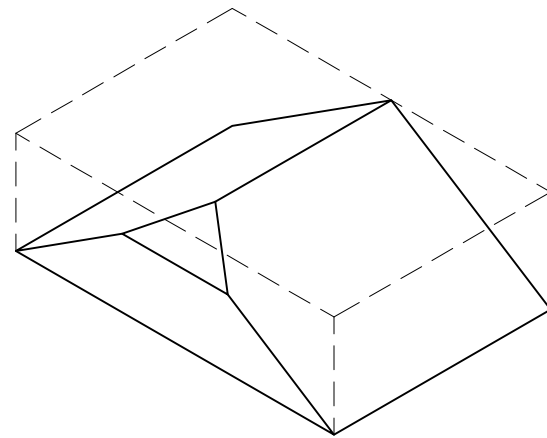
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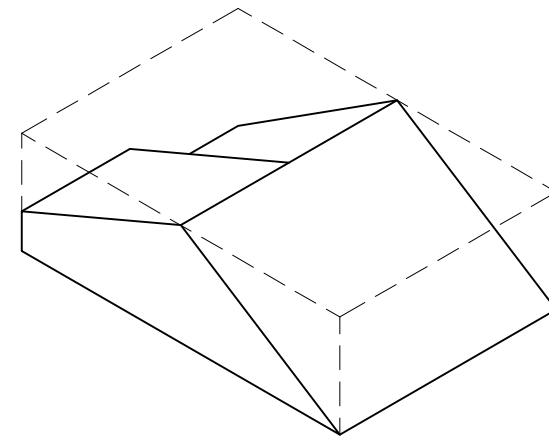
R-1
GABLE ROOF



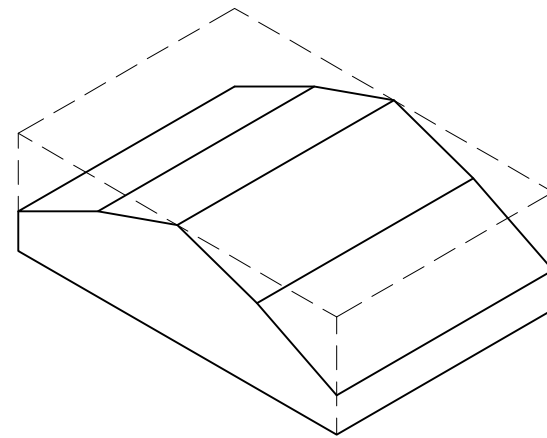
R-2
HIP ROOF



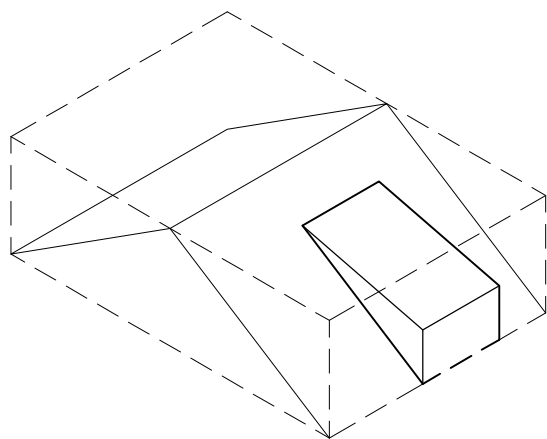
R-3
CLIPPED GABLE ROOF



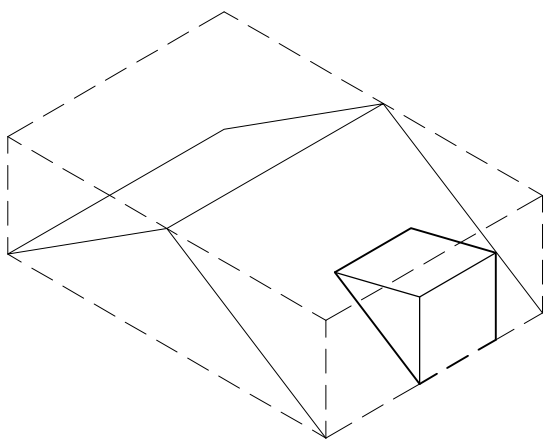
R-4
EXTENDED DORMER ROOF



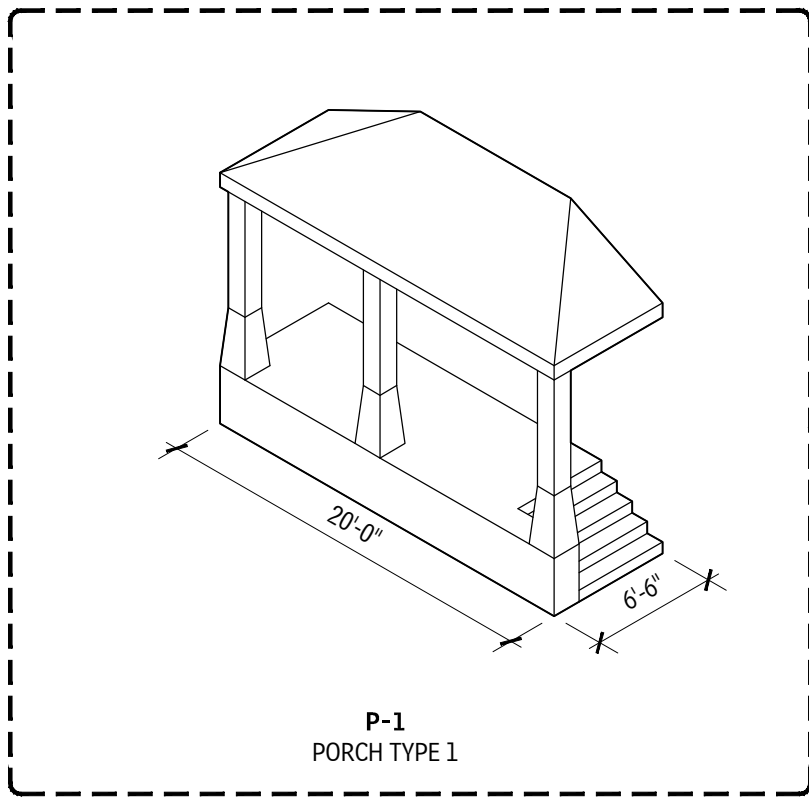
R-5
GAMBREL ROOF



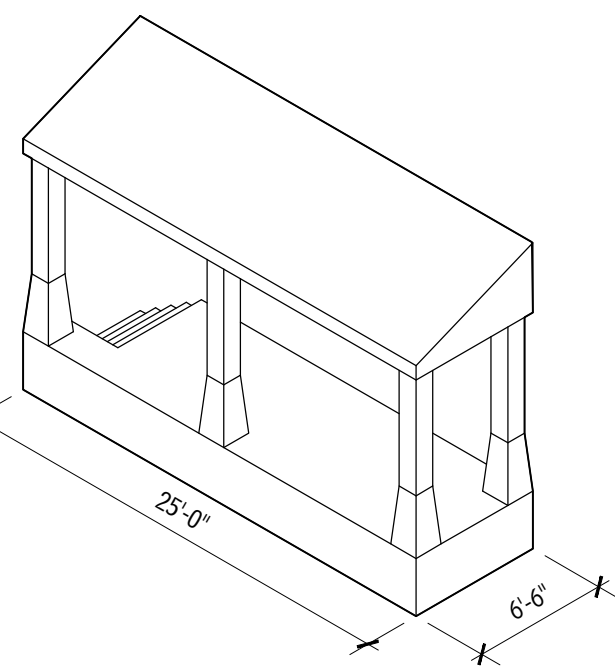
D-1
ANGLED DORMER



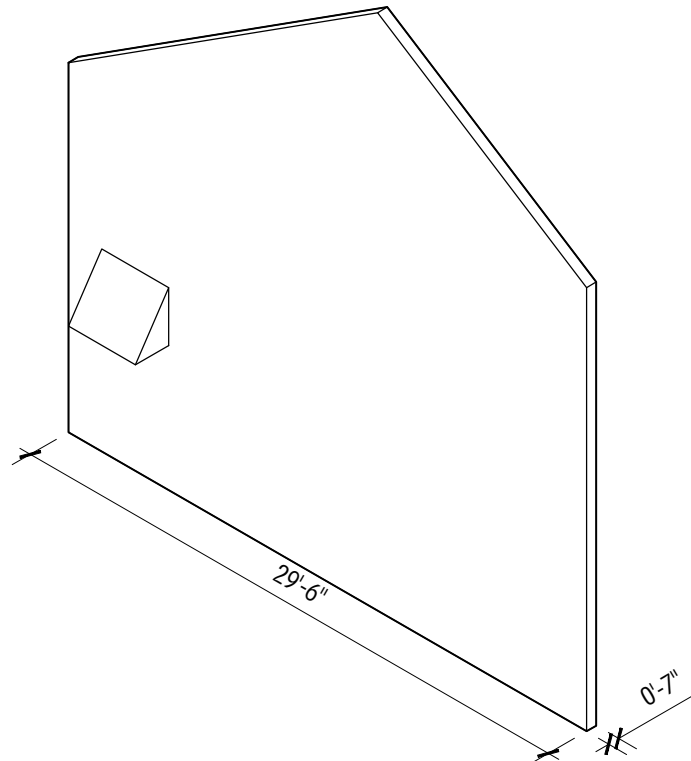
D-2
INVERTED ANGLE DORMER



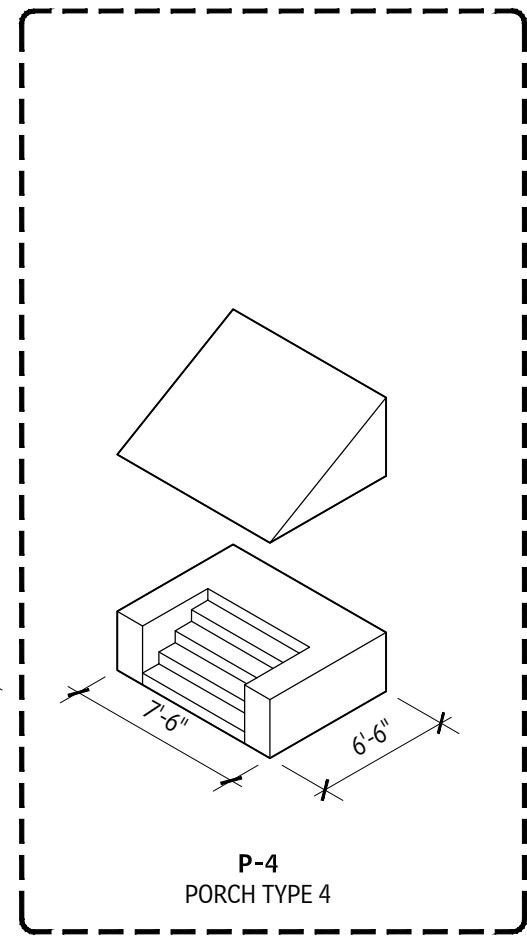
P-1
PORCH TYPE 1



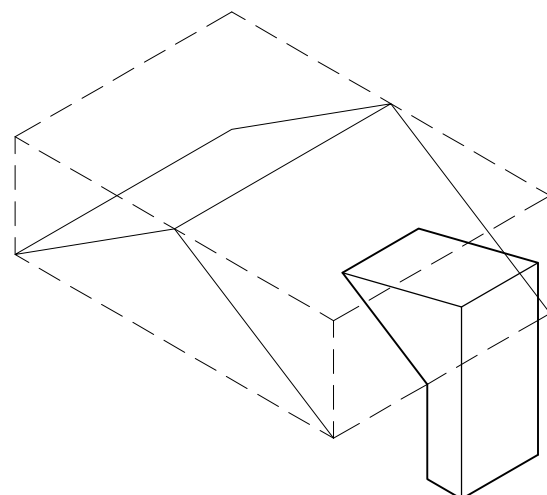
P-2
PORCH TYPE 2



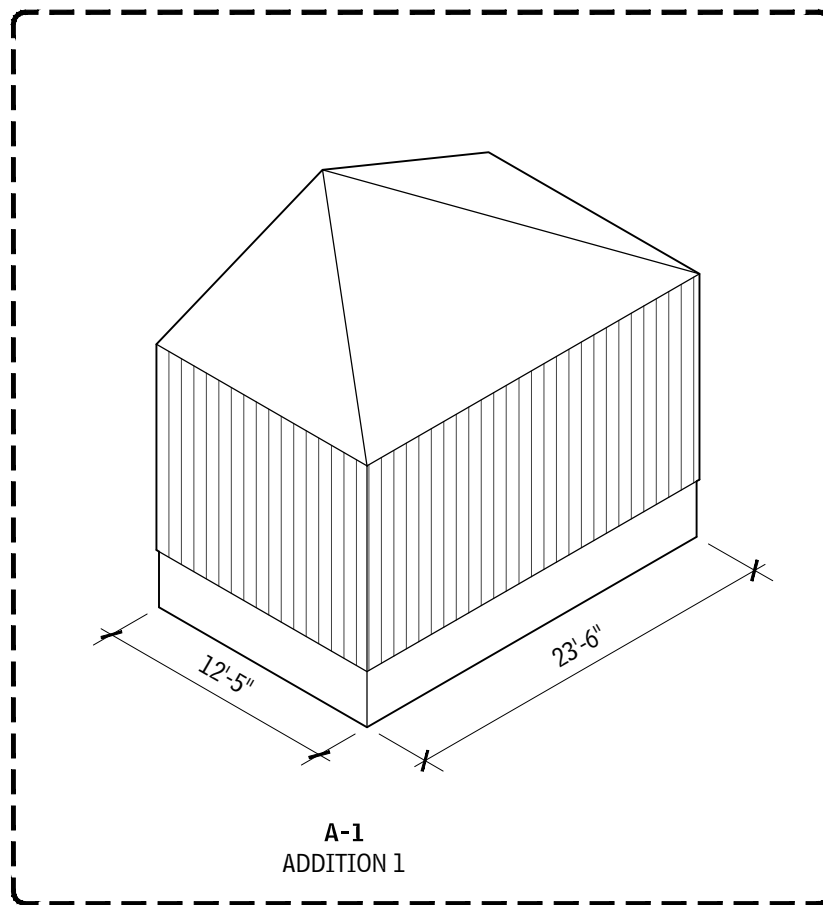
P-3
PORCH TYPE 3



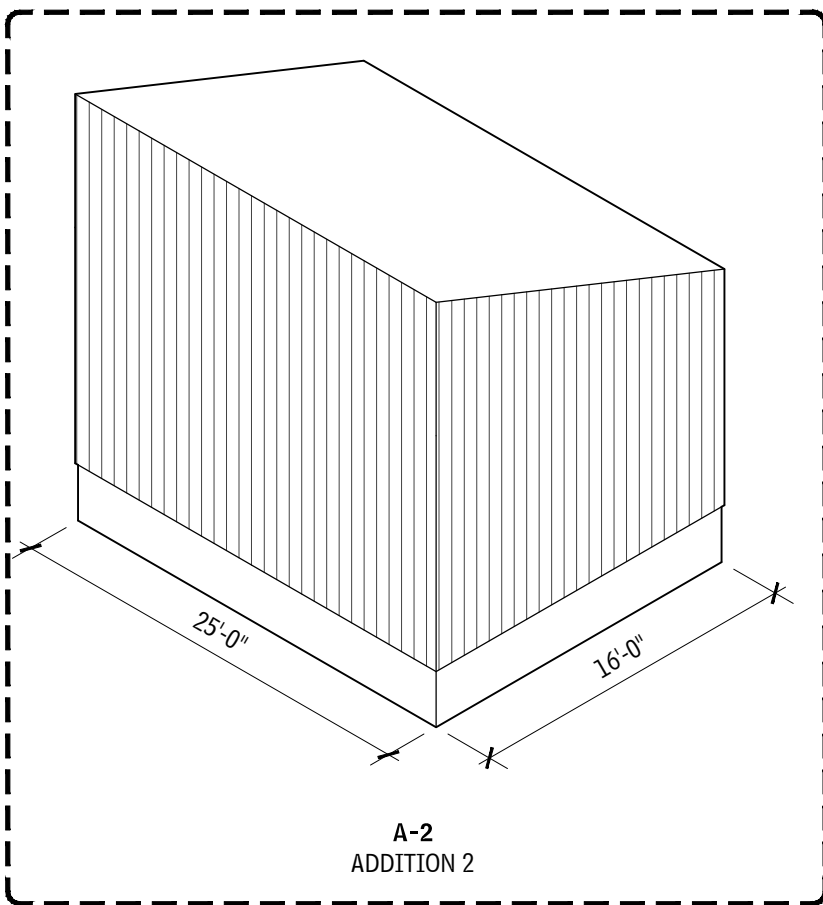
P-4
PORCH TYPE 4



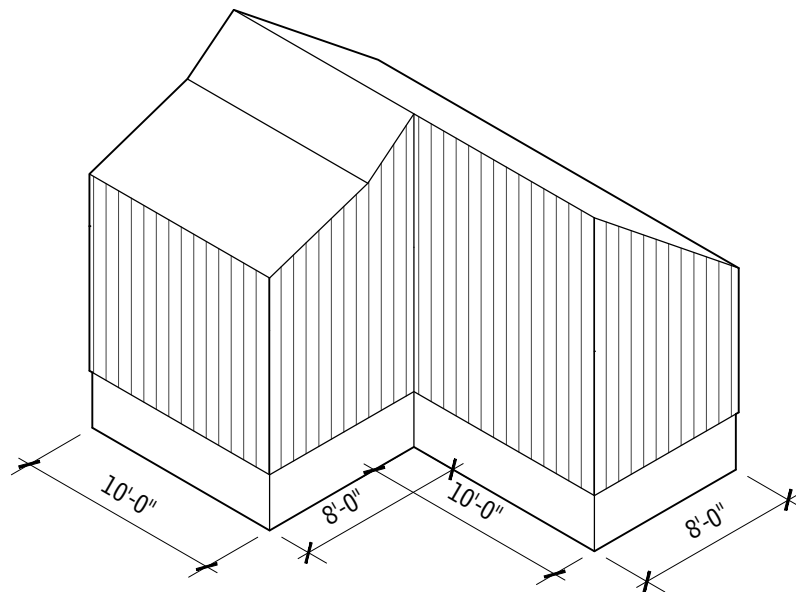
D-3
EXTENDED DORMER



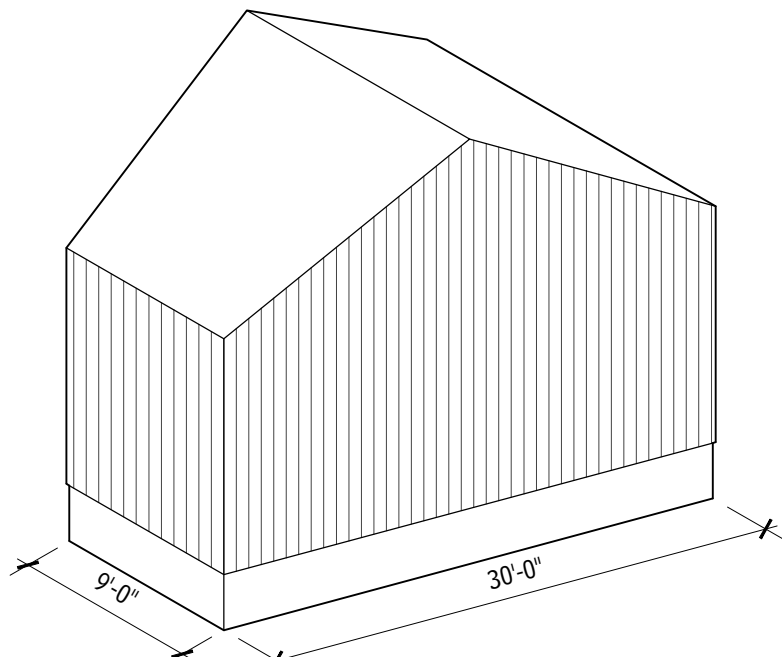
A-1
ADDITION 1



A-2
ADDITION 2

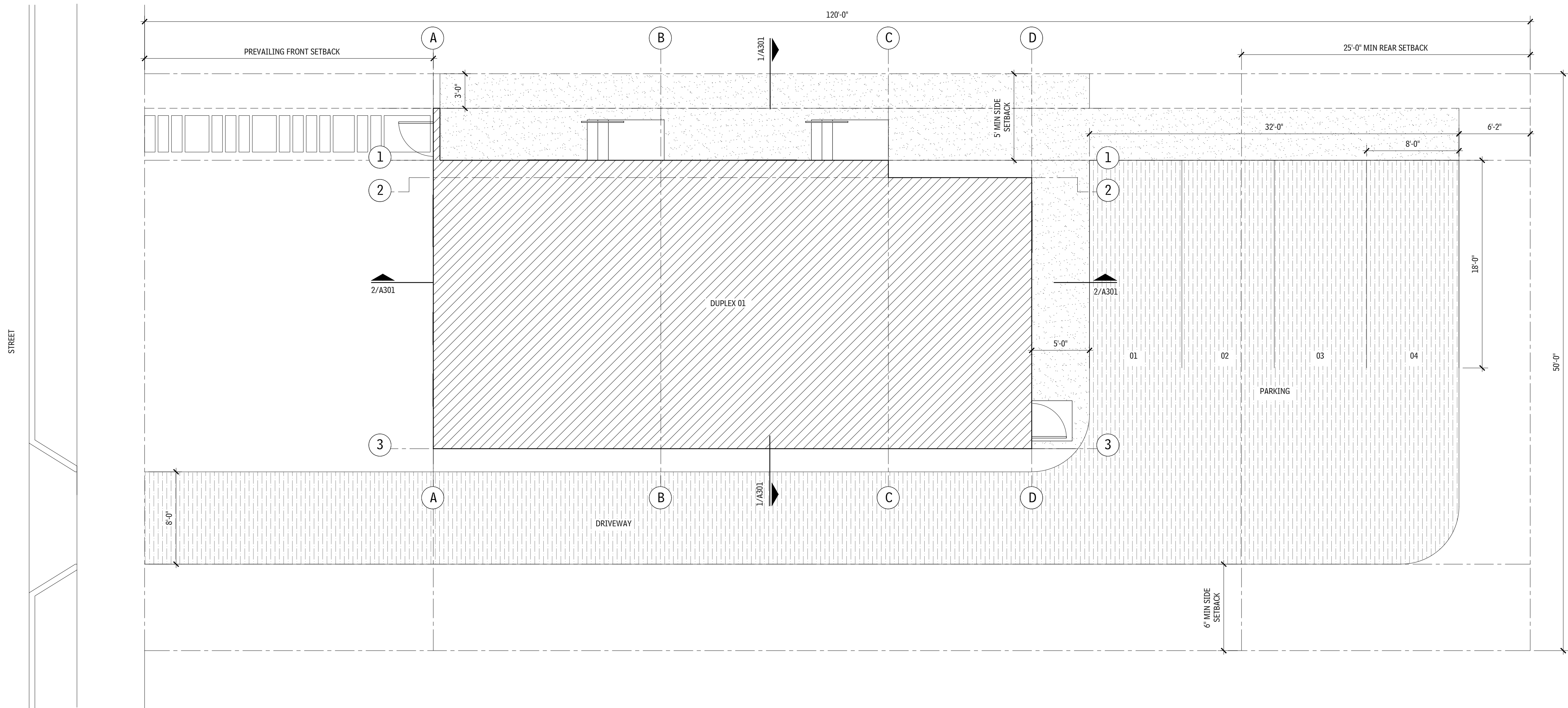


A-3
ADDITION 3

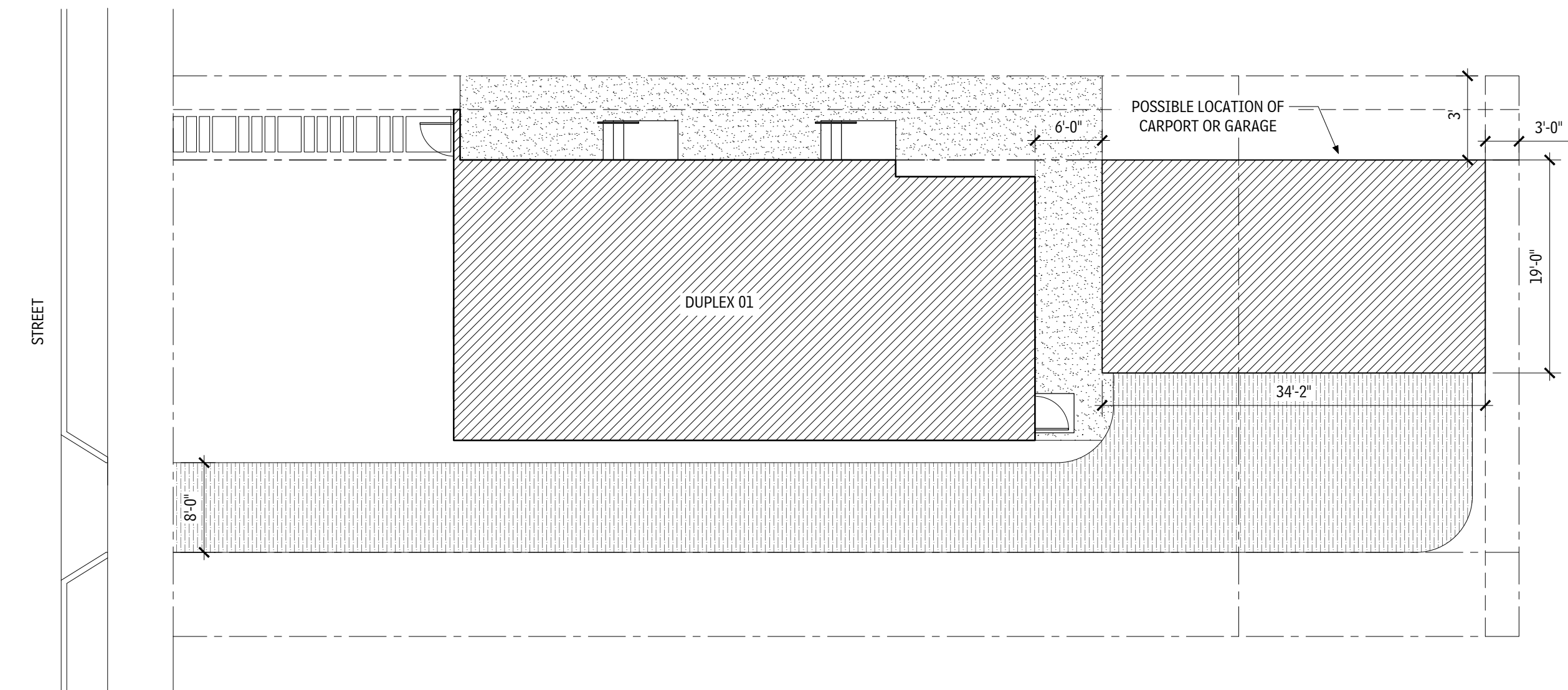


A-4
ADDITION 4

2 CATALOG OF COMPONENTS
SCALE: NTS

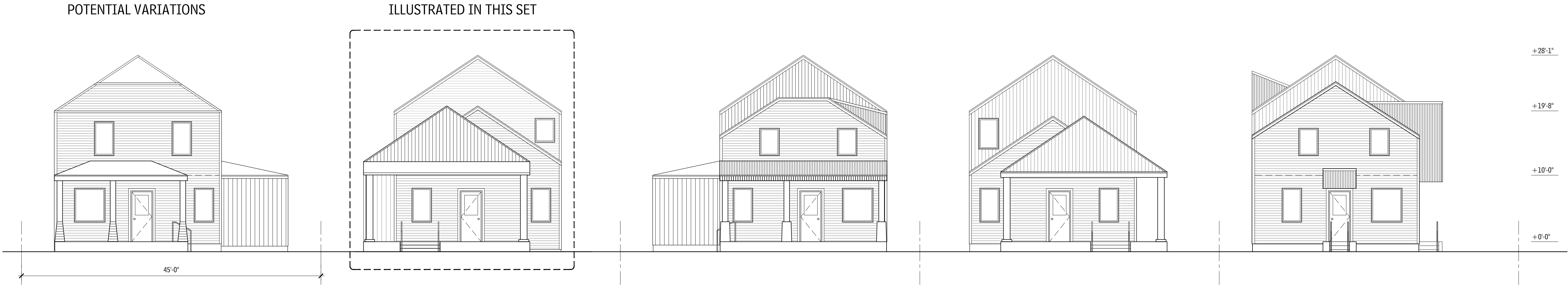


1 SITE PLAN
SCALE: 3/16" = 1'-0"



2 ALTERNATE PARKING CONFIGURATION 01
SCALE: 3/32" = 1'-0"

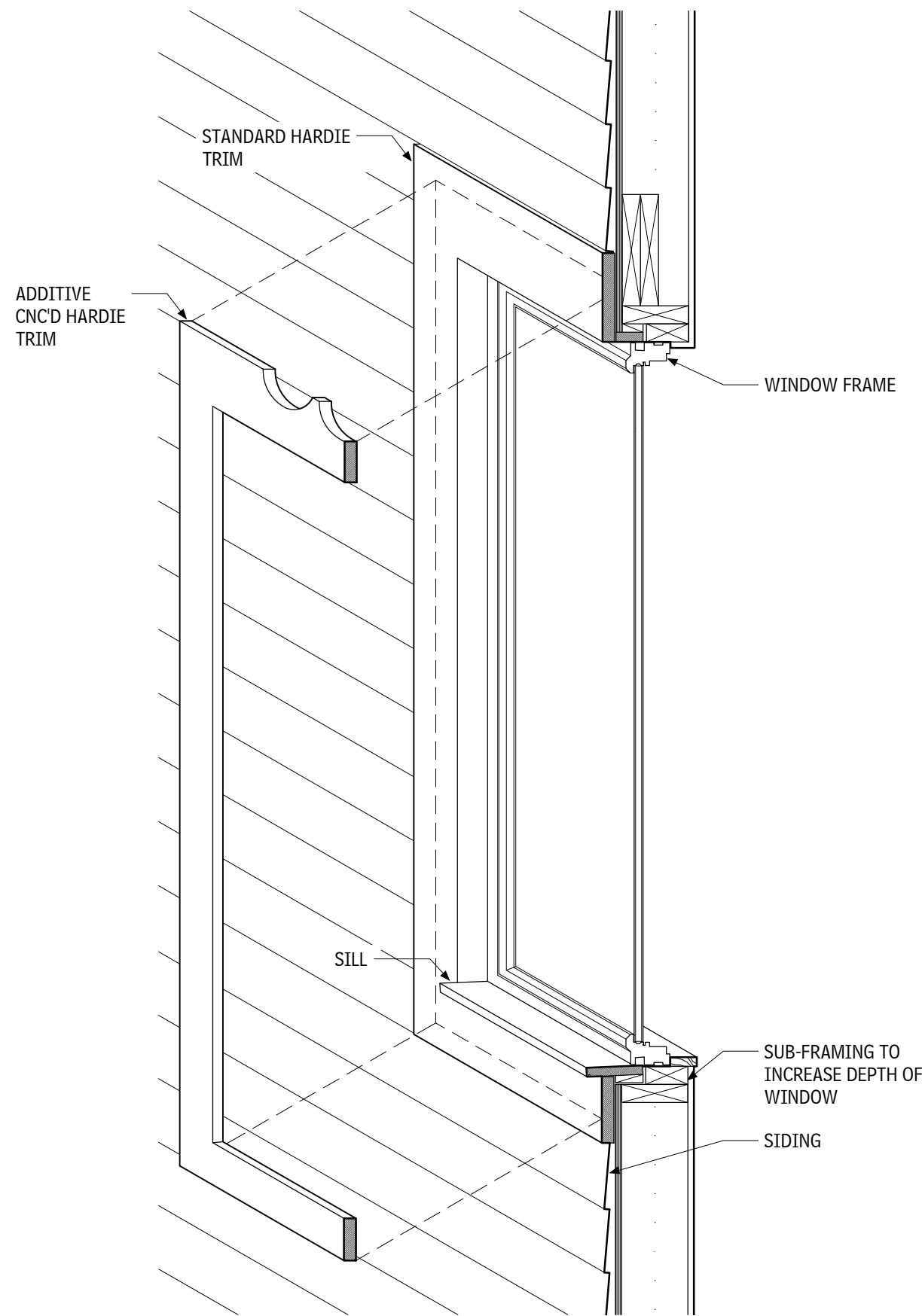
NOT ALL POTENTIALS ARE SHOWN. DESIGN OF HOUSING PROTOTYPE IS BASED ON VARIABILITY AND OPTIONS AS FORMULATED BY DEVELOPER, WITHOUT COMPROMISING INTENT.



1 BLOCK ELEVATION – DUPLEX-2

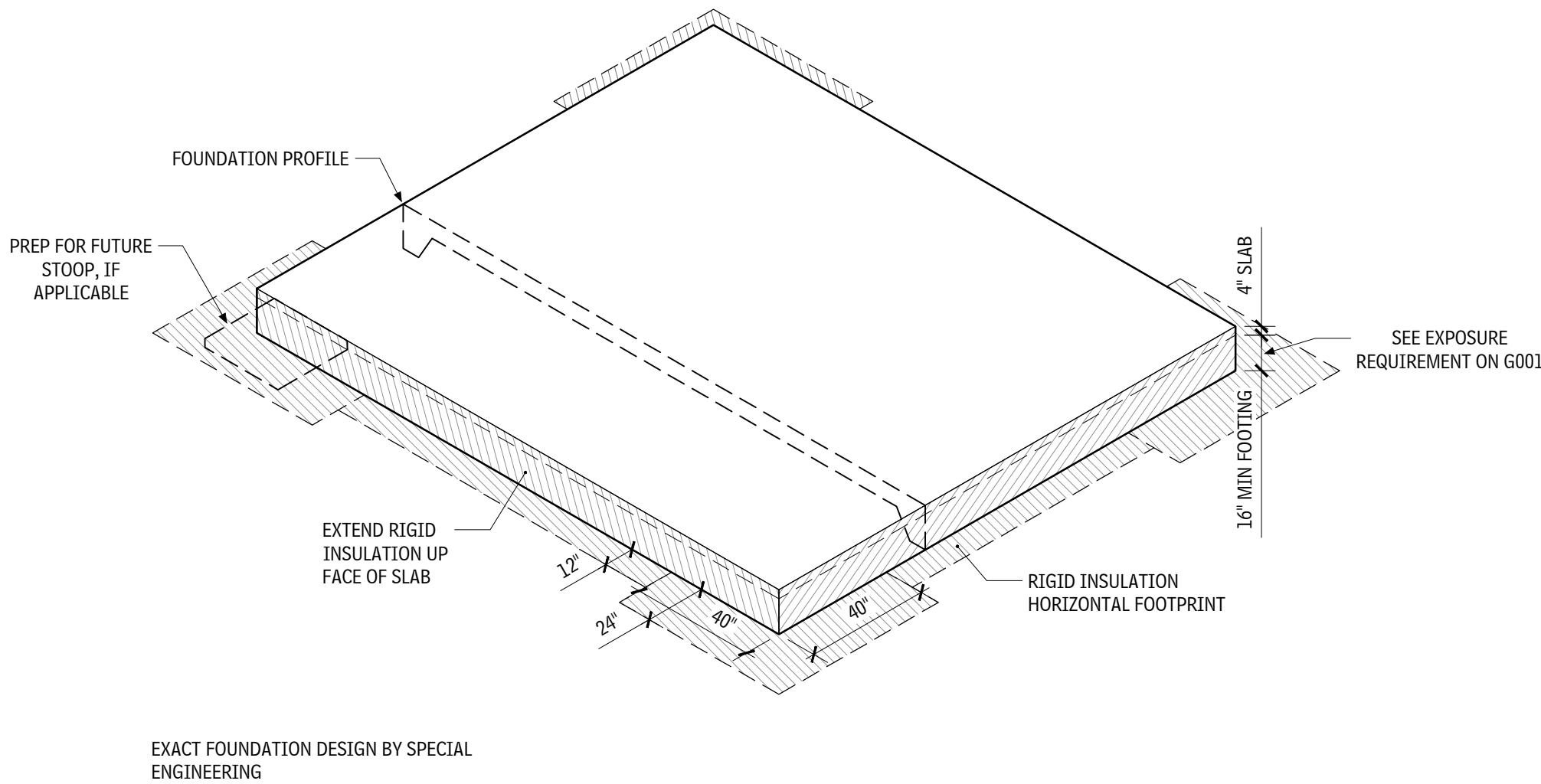
SCALE: 1/8" = 1'-0"

THESE ARE STANDARD DETAILS
REFLECTING FUNDAMENTAL
DESIGN AND CONSTRUCTION
CONDITIONS THAT SHOULD BE
MAINTAINED REGARDLESS OF
TYPE OF HOUSING PROTOTYPE.

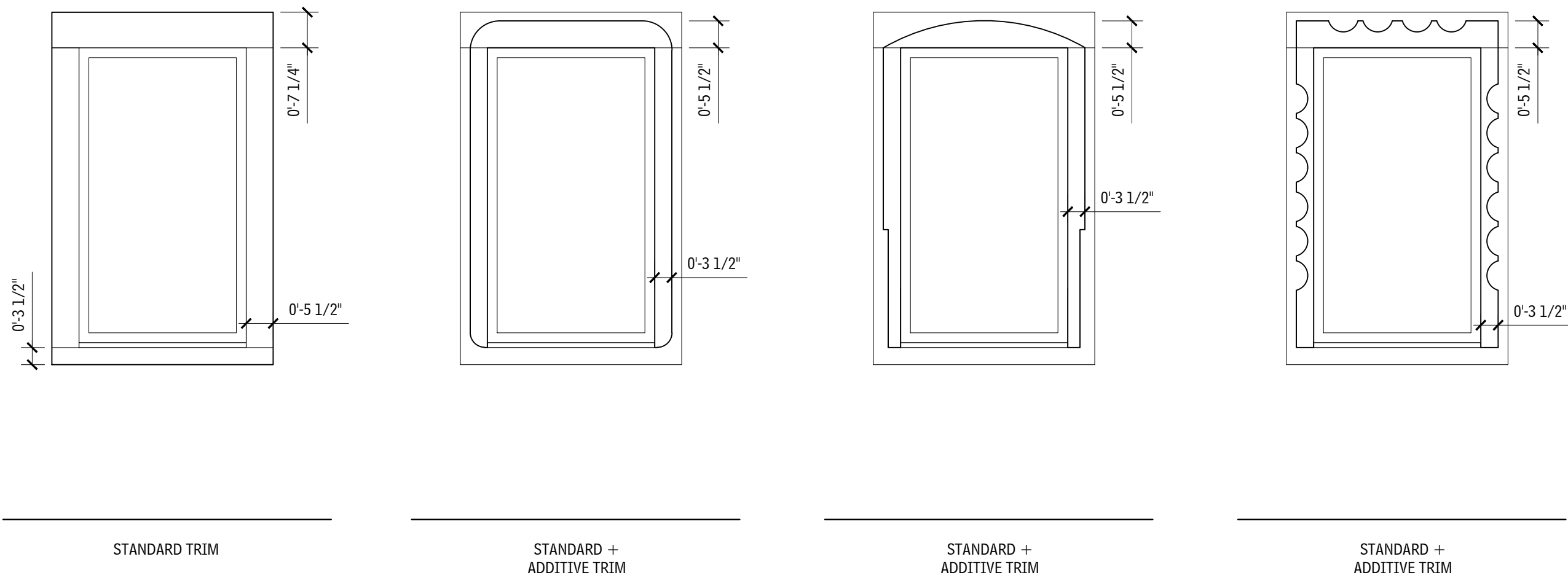


1 WINDOW TRIM DIAGRAM
SCALE: NTS

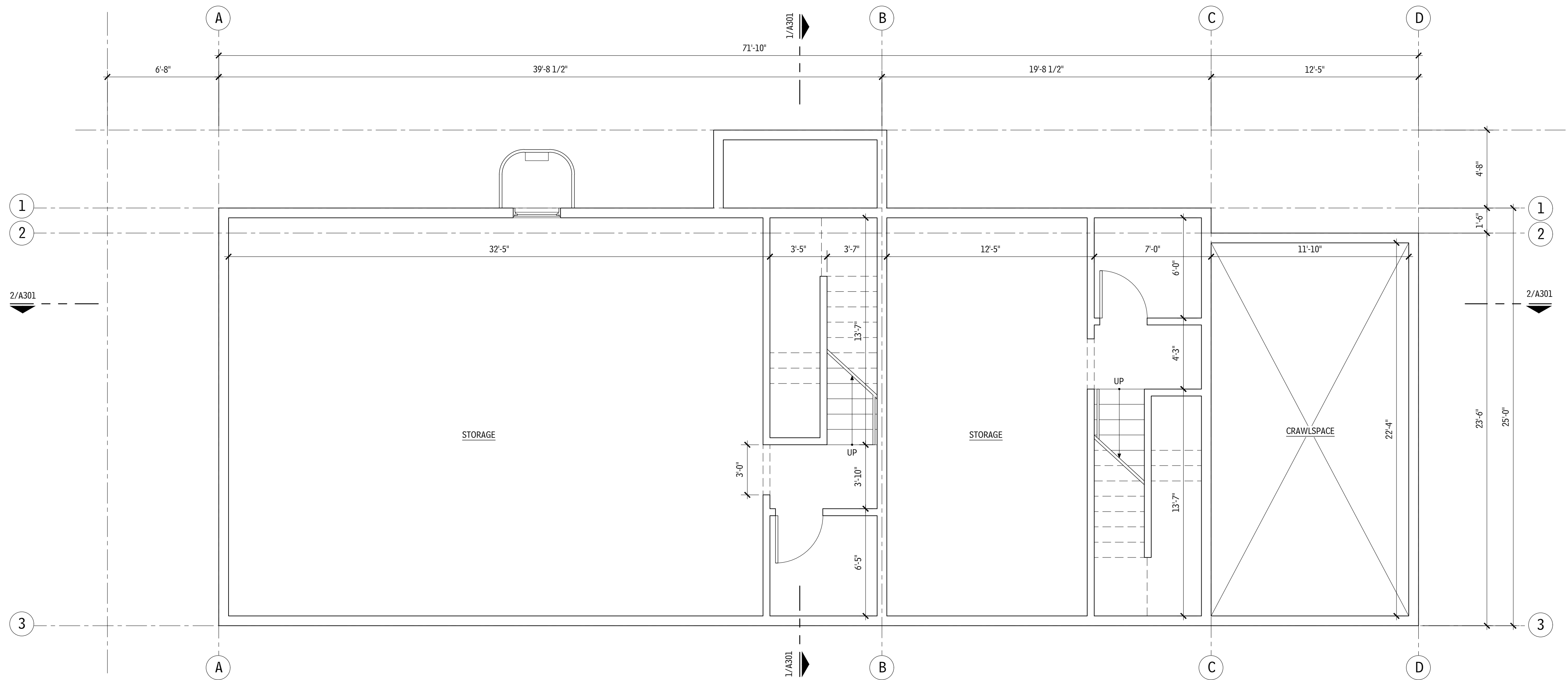
EXPRESSIVE WINDOW DETAILING SHOULD BE USED ON STREET FACING ELEVATION. ADDITIONAL TRIM PROFILES SHOWN AS EXAMPLES ONLY. FINAL DESIGN SHOULD CONSIDER OPTIONS AND VARIATIONS BETWEEN MULTIPLE UNITS TO REINFORCE DIVERSITY AMONGST HOUSING TYPES.



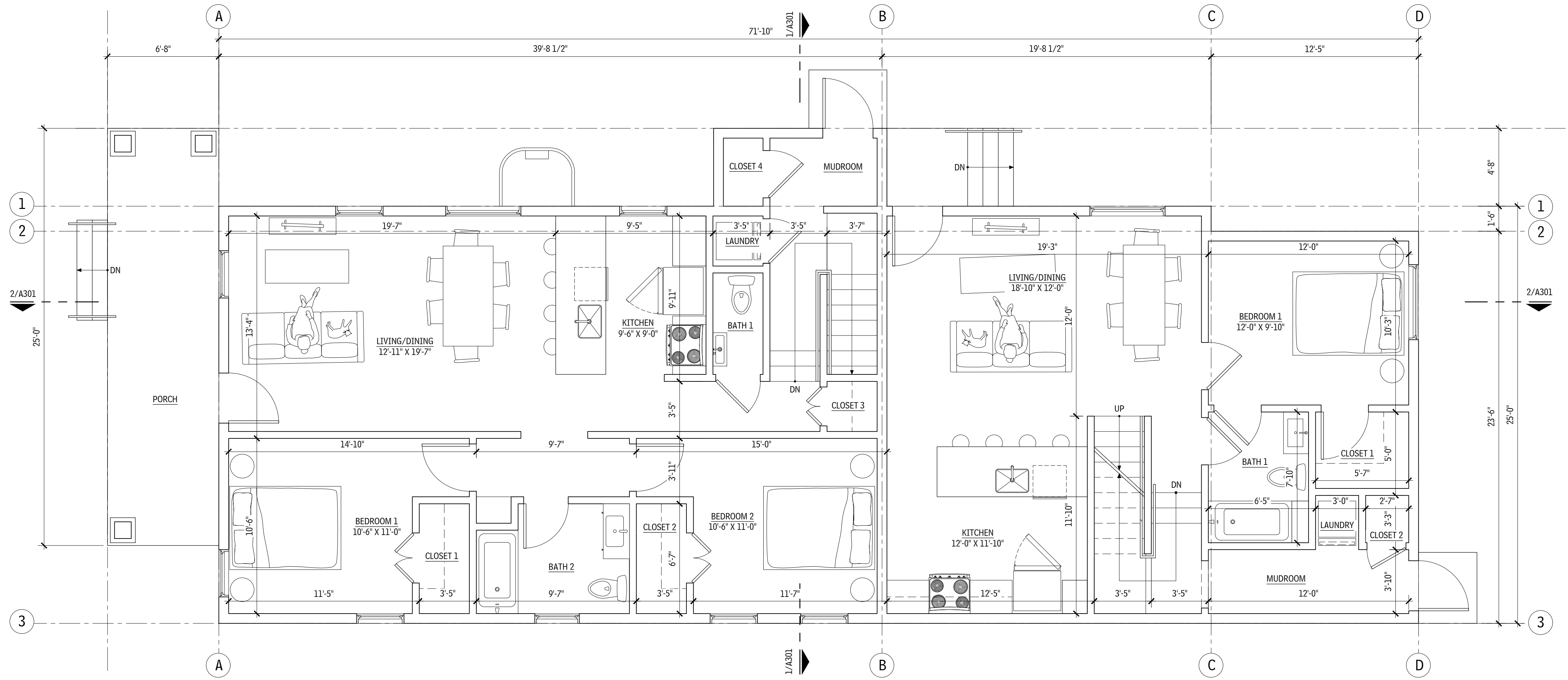
3 FROST PROTECTED SHALLOW FOUNDATION DIAGRAM – SUBSTITUTE FOR BASEMENT
SCALE: NTS



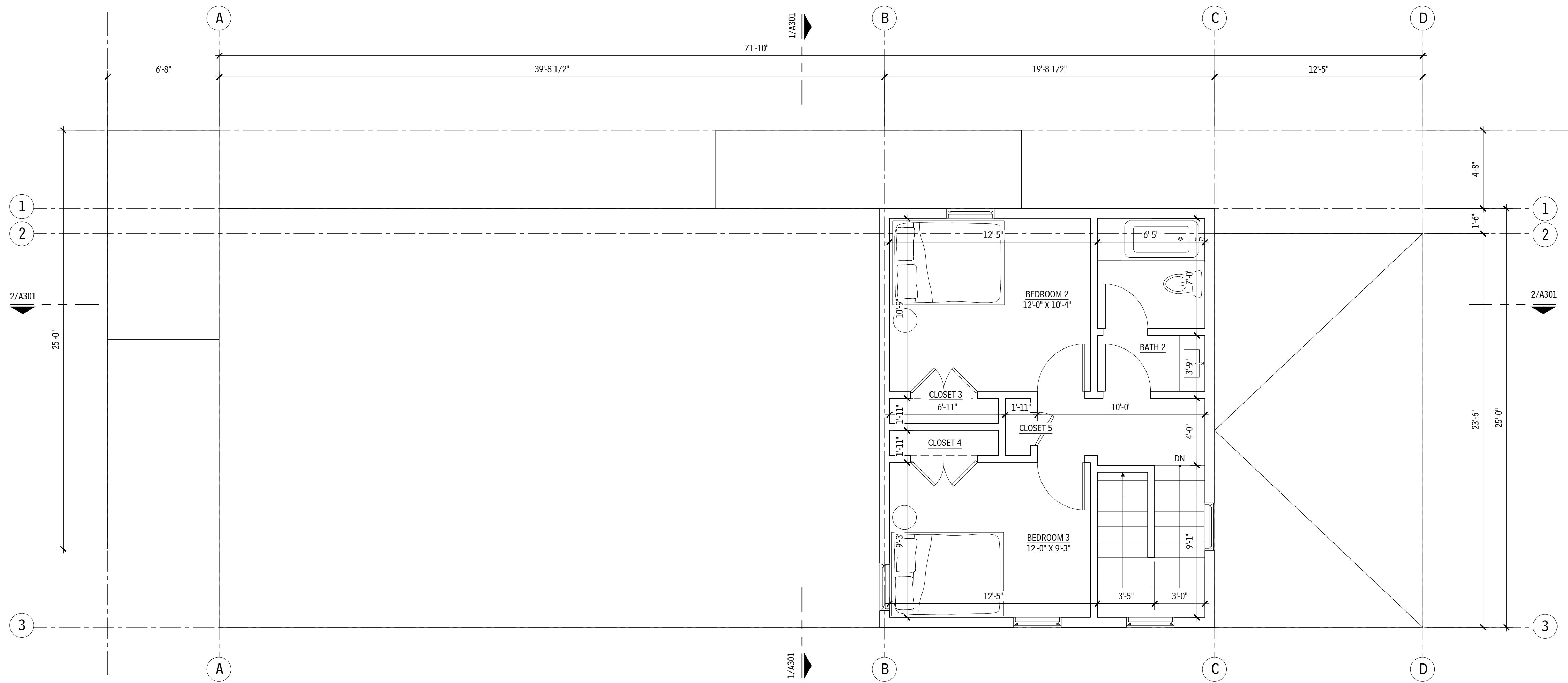
2 WINDOW ELEVATIONS – STANDARD AND ADDITIVE TRIM
SCALE: 1/2" = 1'



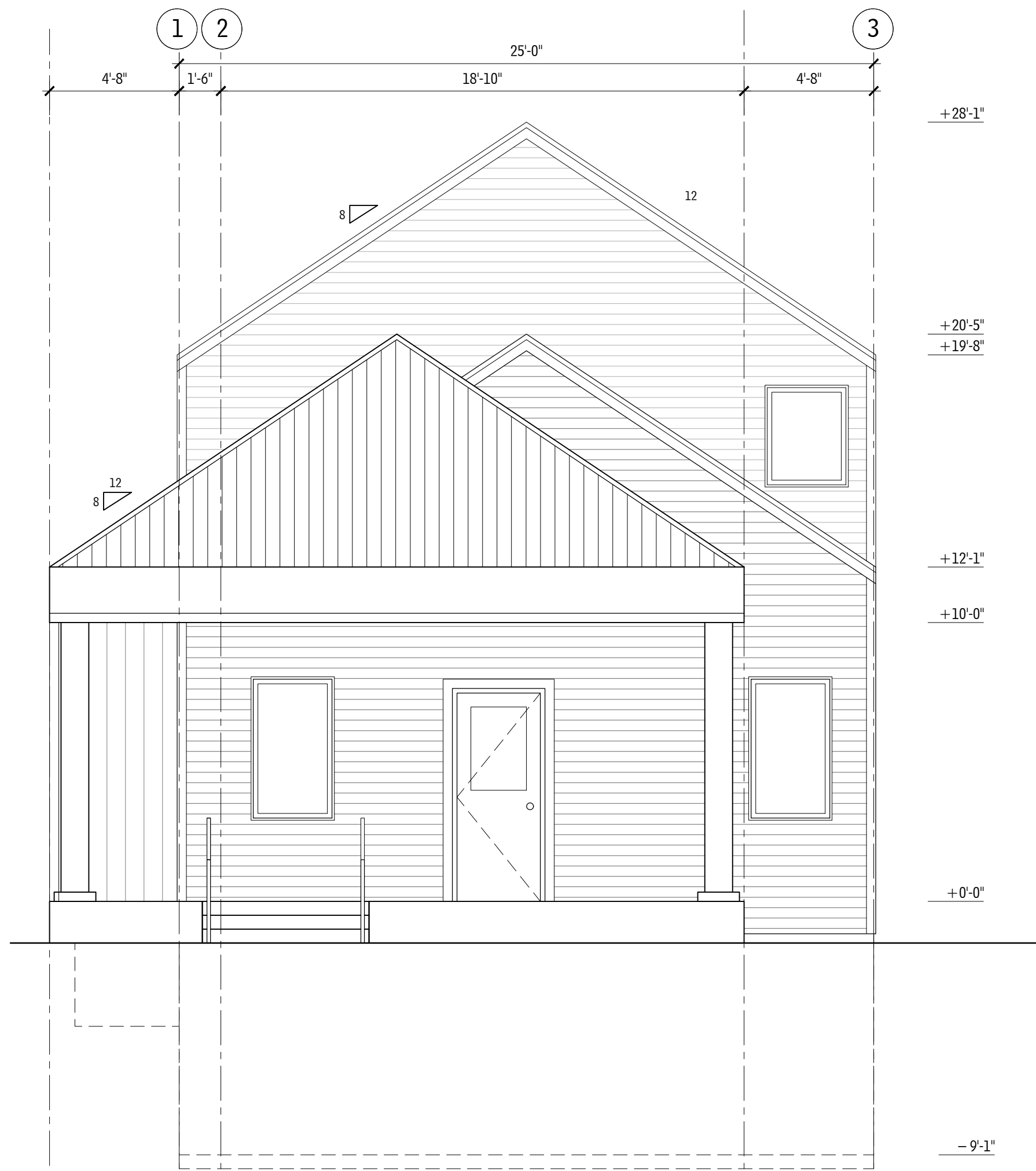
1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



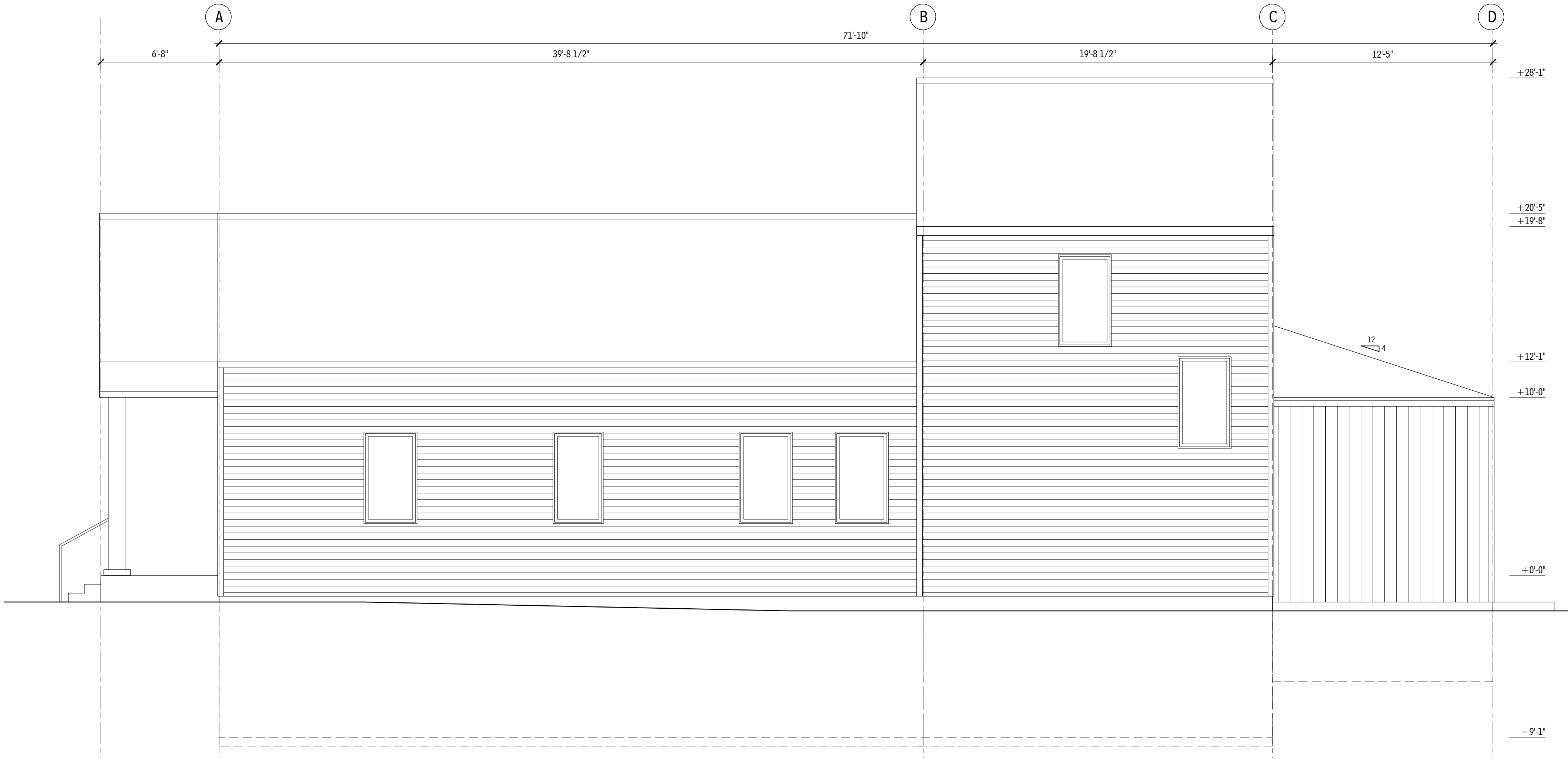
2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



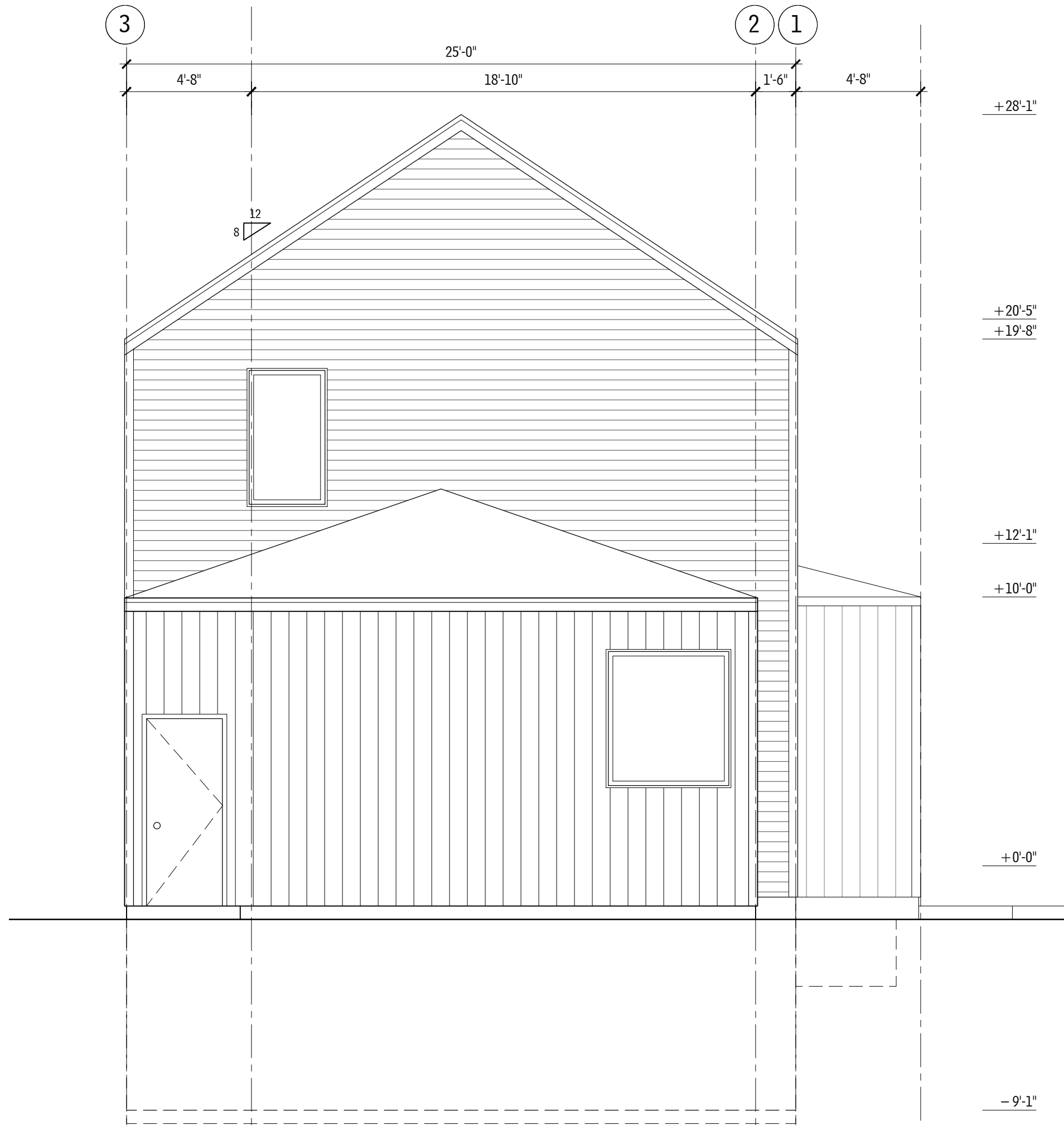
1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



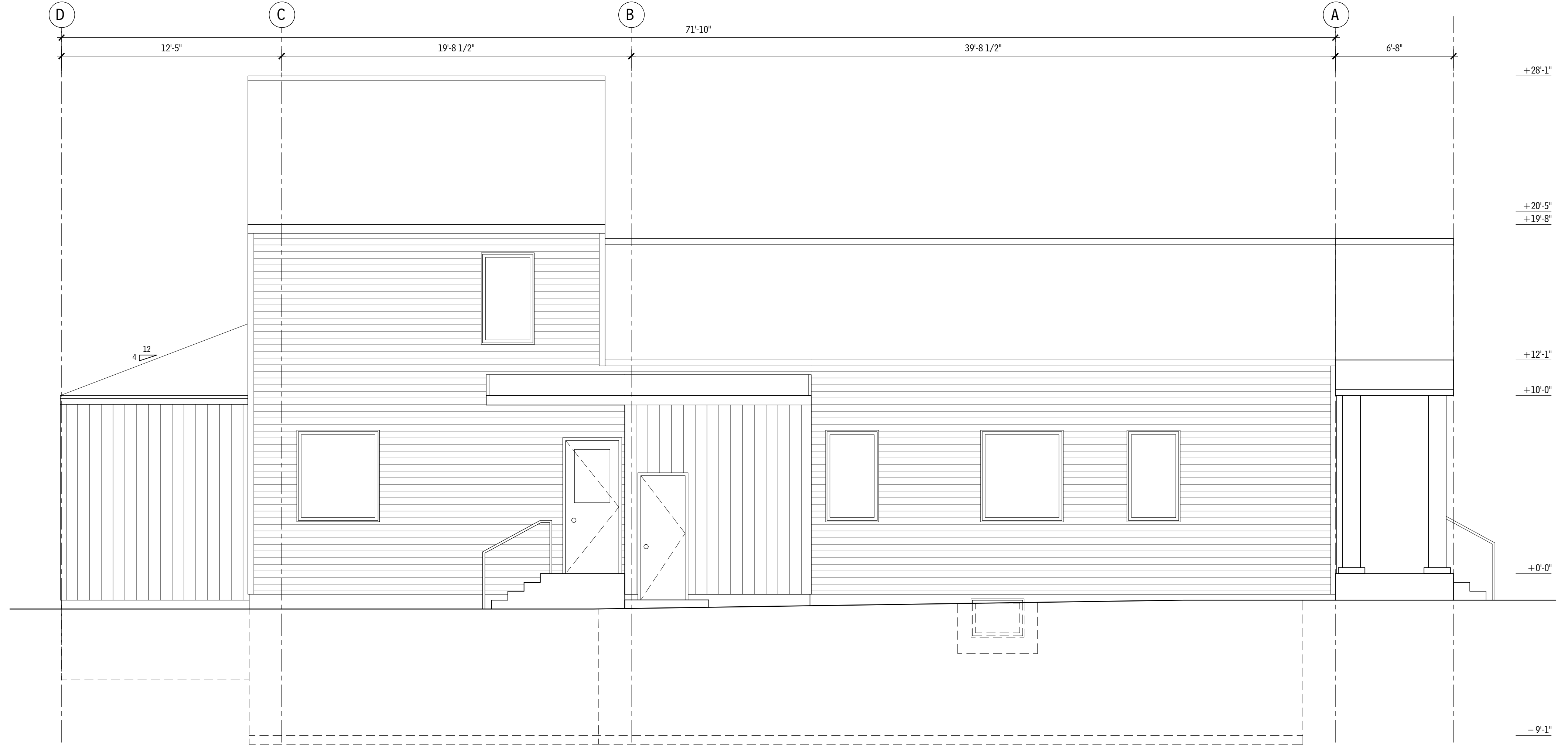
1 STREET ELEVATION
SCALE: 1/4" = 1'-0"



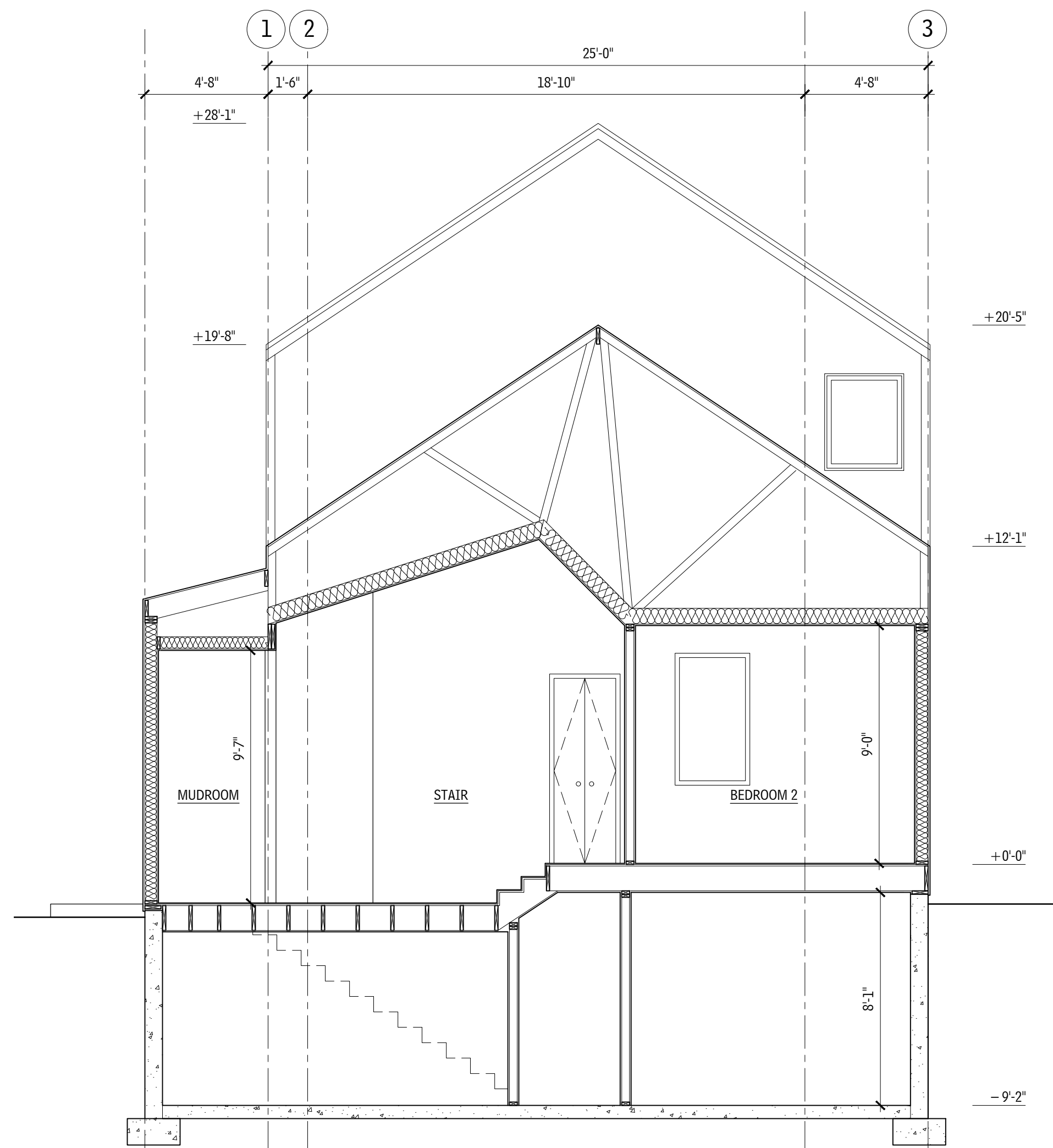
2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



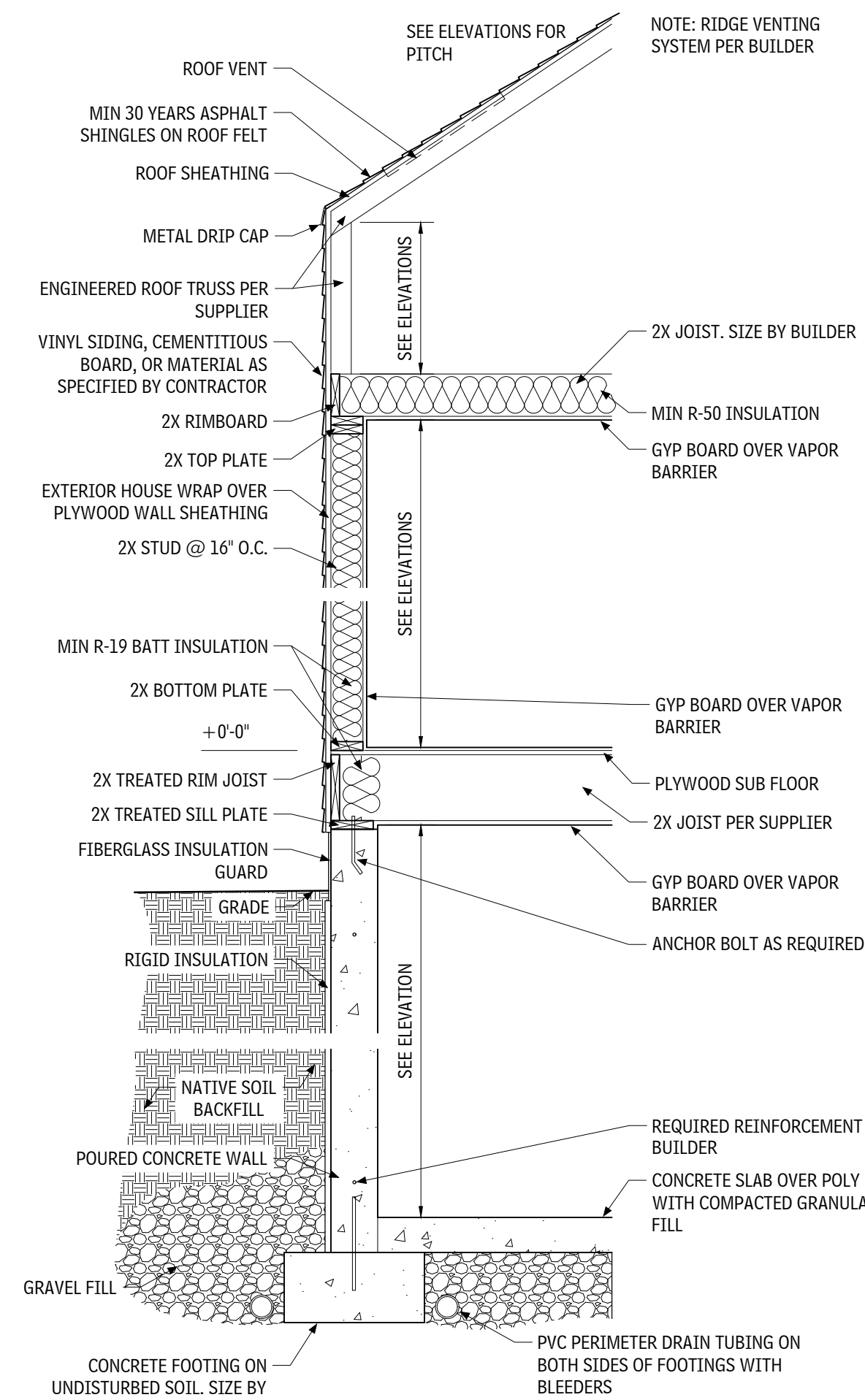
3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



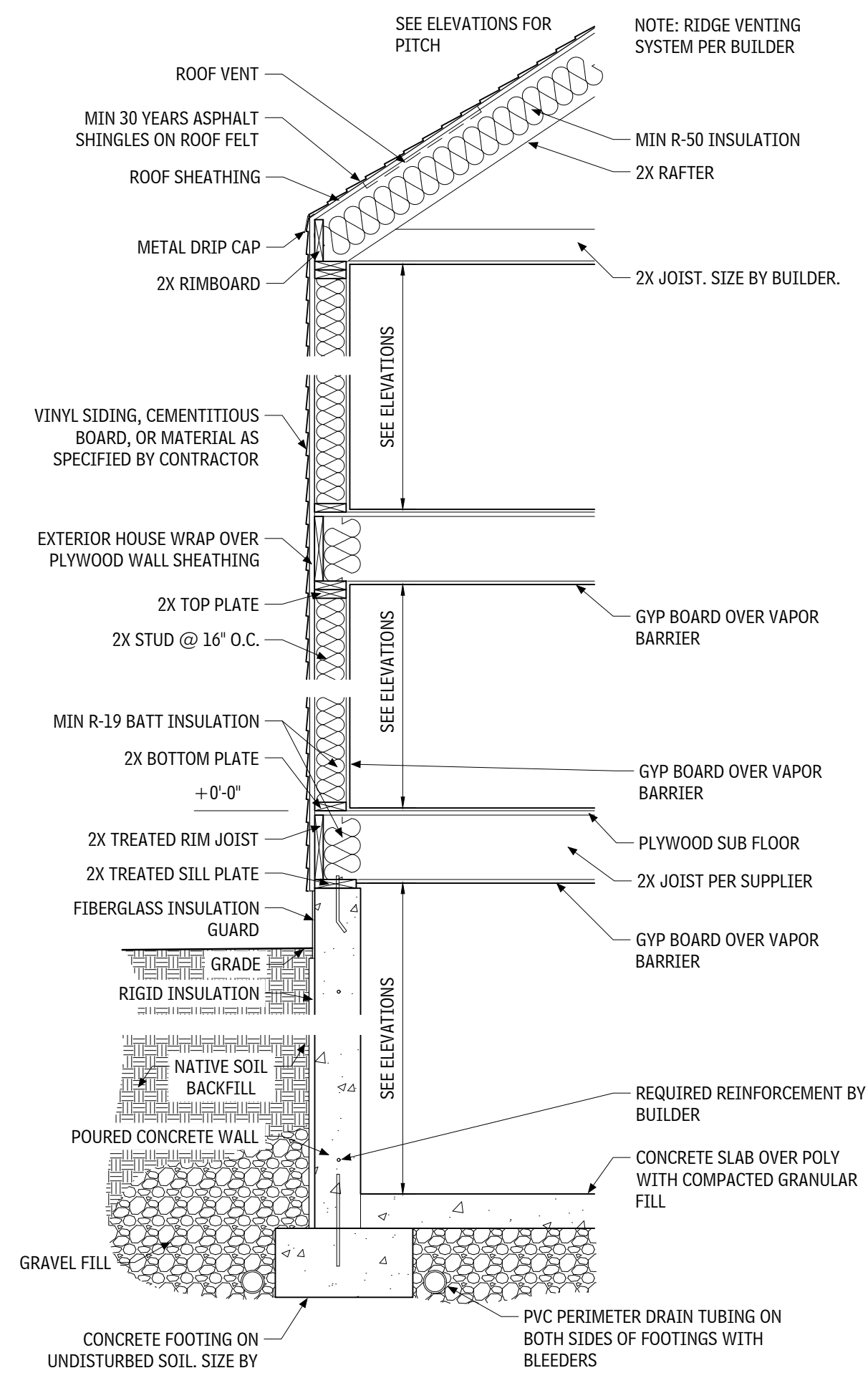
4 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 SECTION 1
SCALE: 1/4" = 1'-0"

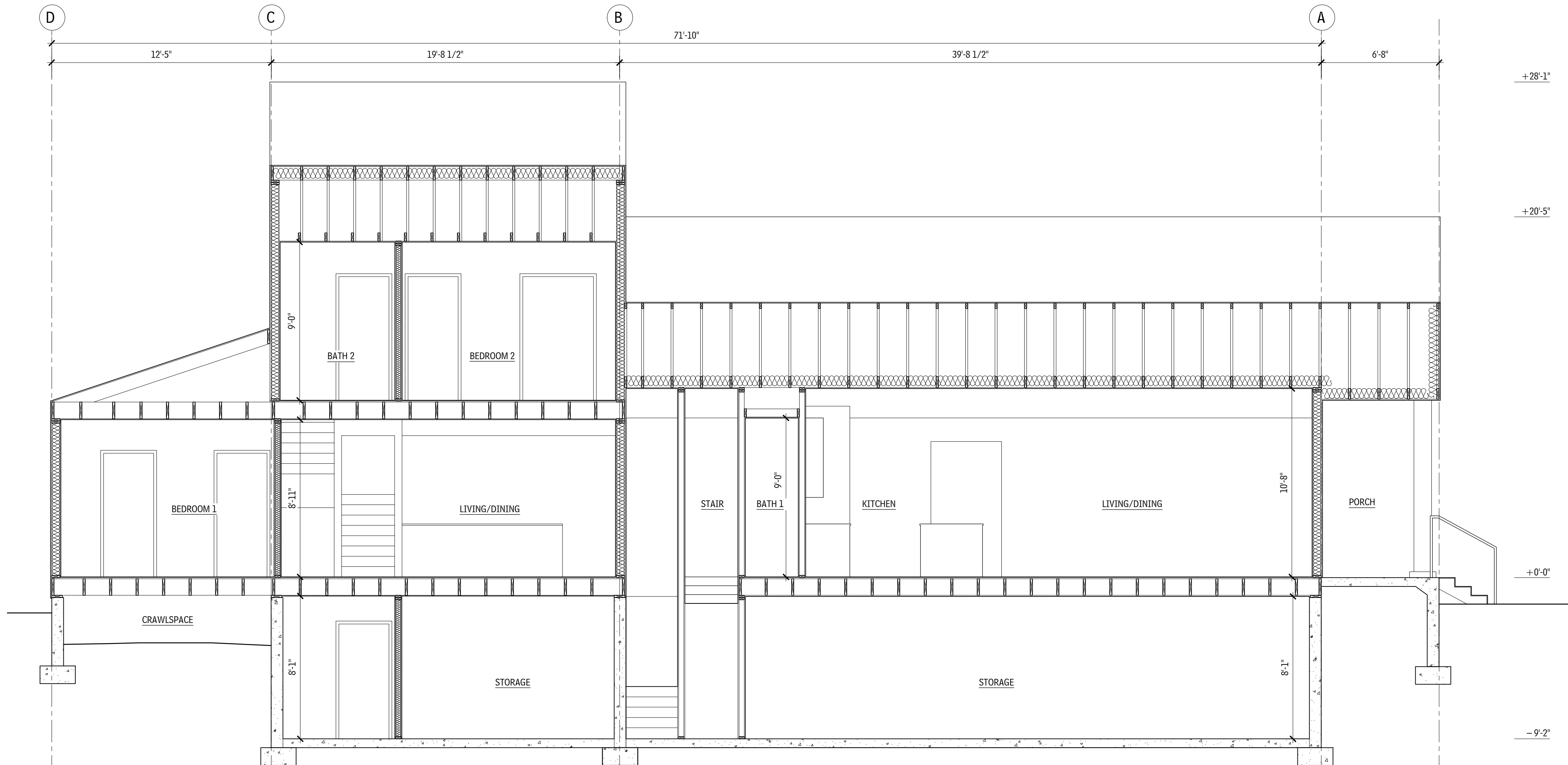


3 SECTION DETAIL – 1 STORY
SCALE: 1/2" = 1'-0"



4 SECTION DETAIL – 2 STORY
SCALE: 1/2" = 1'-0"

DRAWING IS FOR REFERENCE ONLY –
BUILDER TO DETERMINE AND
CONFIRM ALL BUILDING MATERIALS,
ACTUAL COMPONENTS, ASSEMBLIES,
AND OVERALL STRUCTURE.



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

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DEVELOPER/GC TO MAKE EFFORTS TO CONSIDER PROGRAMS SUCH AS ENERGY STAR AND ENTERPRISE GREEN COMMUNITIES AS BENCHMARKS FOR ENERGY EFFICIENT BUILDINGS. THE MODULE APPROACH CAN BE CONSTRUCTED USING NEW BUILDING SYSTEMS SUCH AS SIP PANELS, CLT, AND/OR OTHER TECHNOLOGIES AS WELL AS CONVENTIONAL FRAMING.

THIS SET OF DRAWINGS CONTAINS THE BASIC GUIDELINES AND POTENTIAL VARIATIONS OF ONE FLOOR PLAN OPTION. THE PURPOSE OF THESE DOCUMENTS IS TO DESCRIBE DESIGN INTENT. IT IS THE BUILDER'S RESPONSIBILITY TO DEVELOP A DRAWING SET ADEQUATE FOR PERMITTING AND THE CONSTRUCTION OF A HOME ON A SPECIFIC LOT IN OSHKOSH, WISCONSIN.

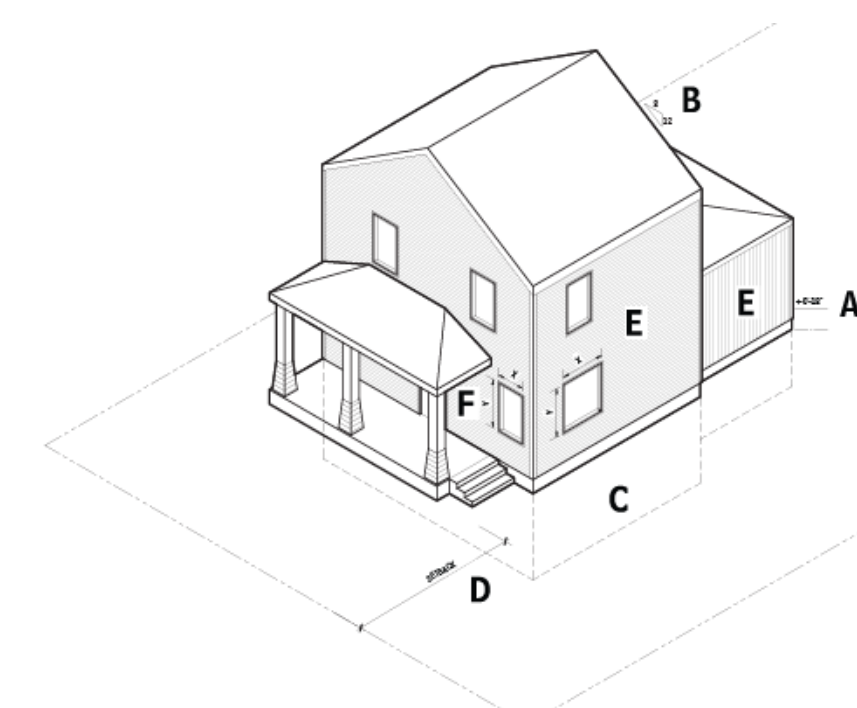
THESE ARE SEVERAL SPECIFIC TENETS THAT ARE TO BE CONSIDERED WHEN ADDING TO AND ALTERING THE "BASE MODULE":

- A. MAINTAIN HEIGHT ABOVE GRADE – MINIMUM 18 INCHES
- B. ROOF PITCH IS TO BE NO LESS THAN 8/12
- C. BASEMENT PLANS ARE PROVIDED BUT THE OPTION FOR FROST-PROOF SHALLOW FOUNDATIONS SHOULD BE CONSIDERED – DETAILS ARE PROVIDED IN MODEL SET
- D. SETBACKS THAT REINFORCE HISTORICAL CONDITIONS TO BE MAINTAINED WHILE ALSO MEETING ZONING (SEE G003 FOR OPTIONS)
- E. THE BASE MODULE (AS DEFINED IN G002) IS TO BE CLAD IN A CONSISTENT MATERIAL – ADDITIVE ELEMENTS ARE TO BE CLAD IN AN ALTERNATIVE MATERIAL. SEE G002 FOR EXAMPLES
- F. WINDOW PROPORTIONS AND EXPRESSIVE DETAILS TO BE MAINTAINED AS DEFINED IN SET. SEE G005

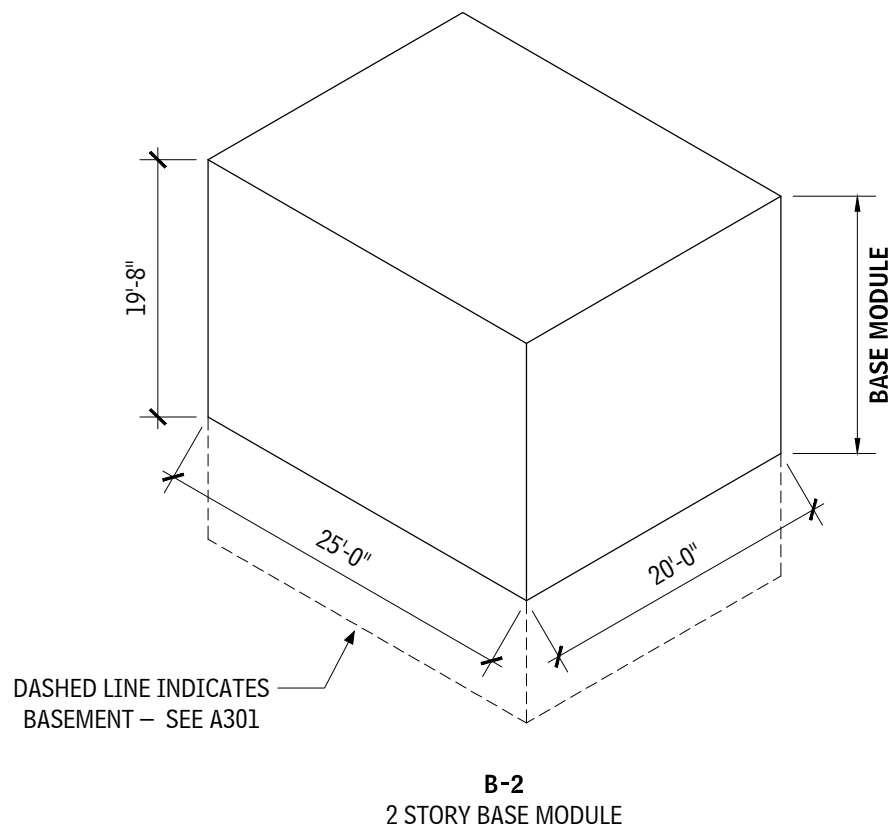
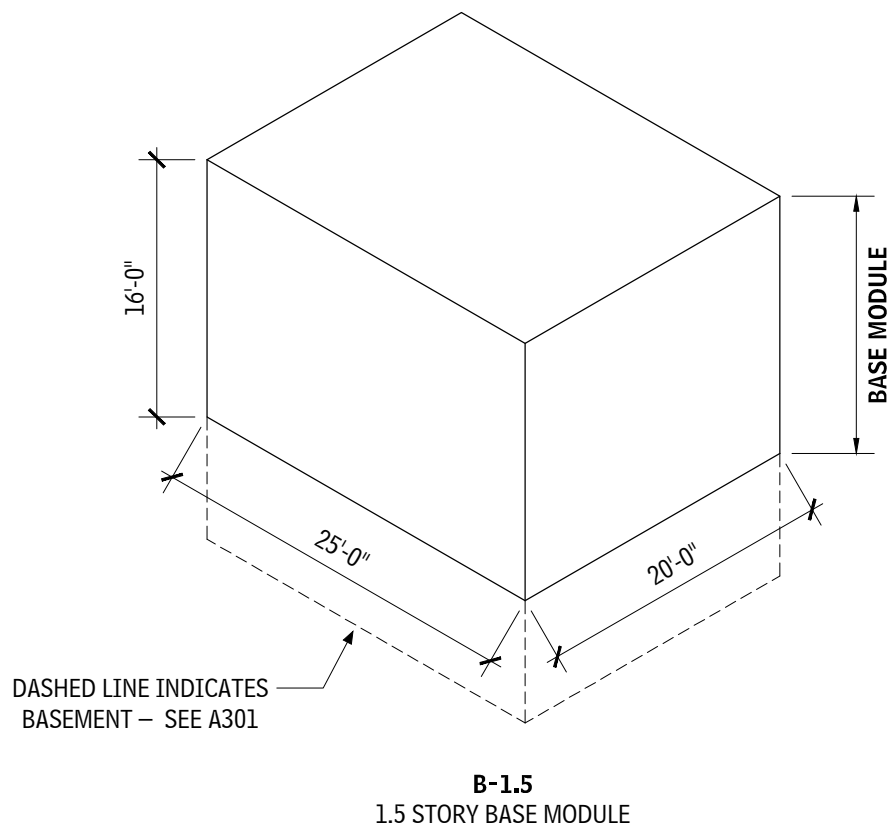
SEE GUIDEBOOK FOR MORE INFORMATION AND BACKGROUND FOR THE PROJECT.



THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE, AND THE CITY OF OSHKOSH TAKES NO RESPONSIBILITY FOR ERRORS OR OMISSIONS. THE USER SHOULD VERIFY ALL DETAILS AND COMPLY WITH APPLICABLE CITY CODES.

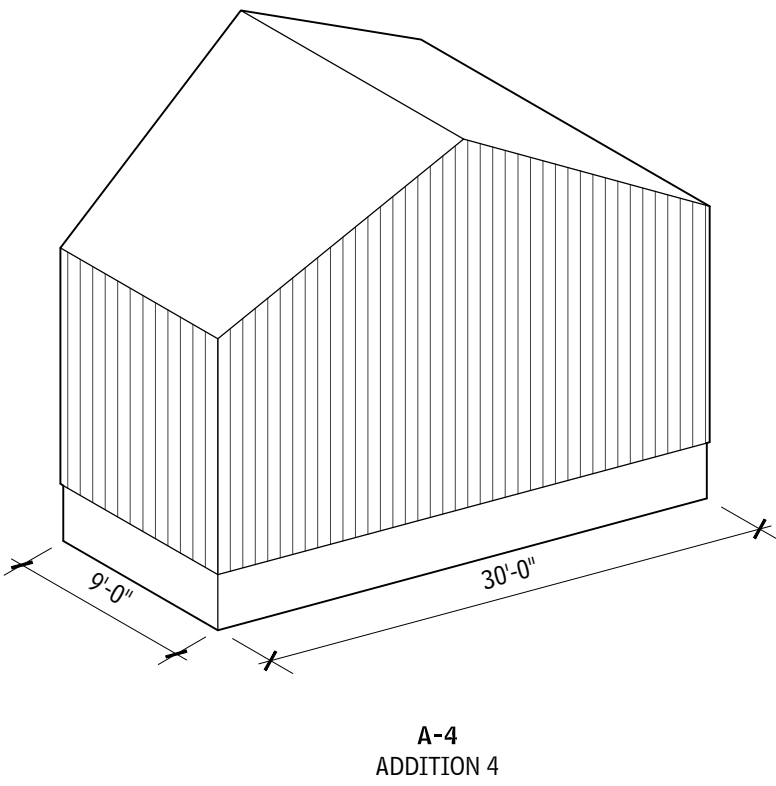
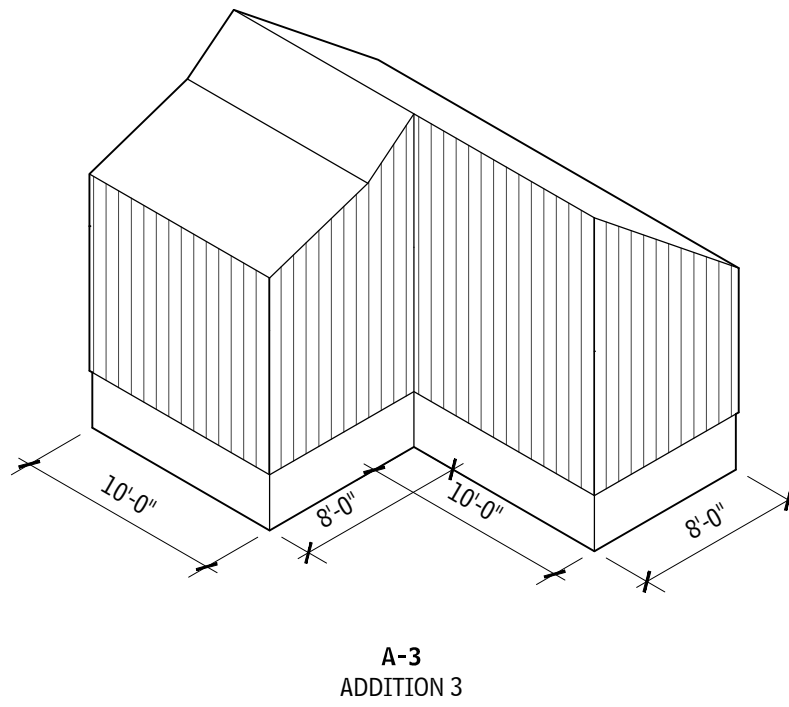
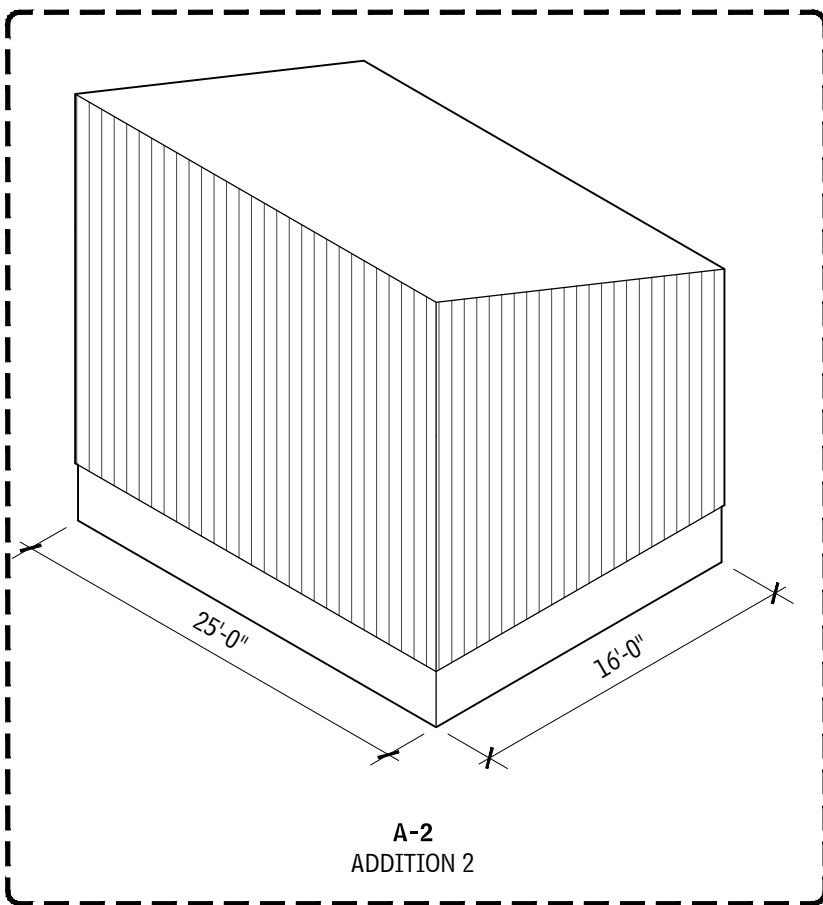
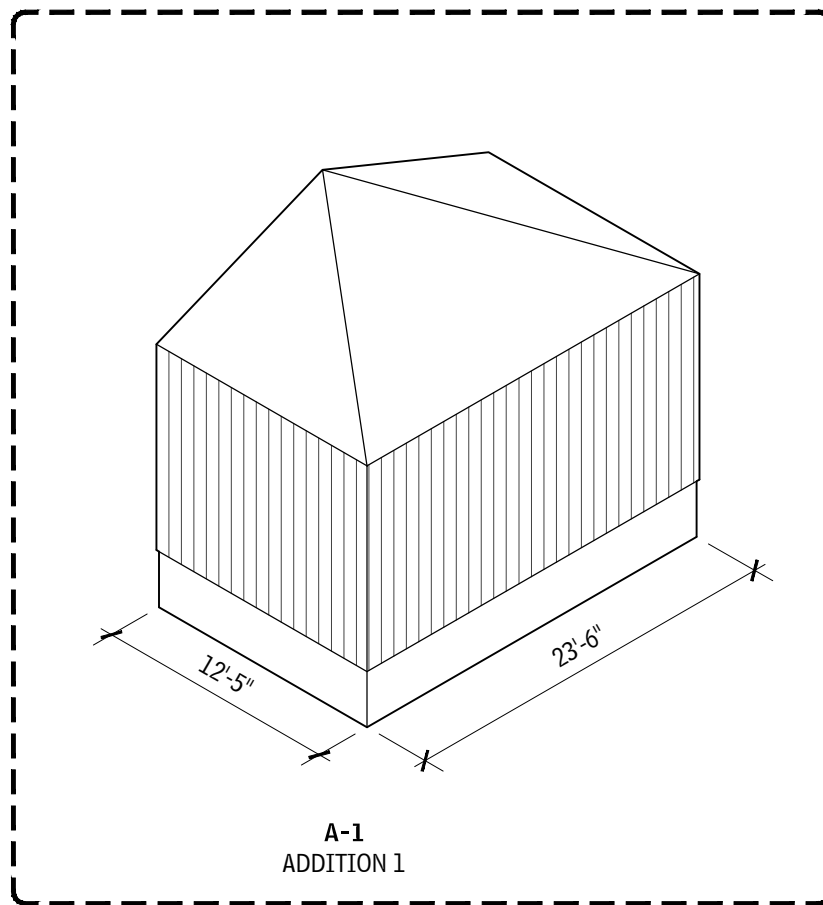
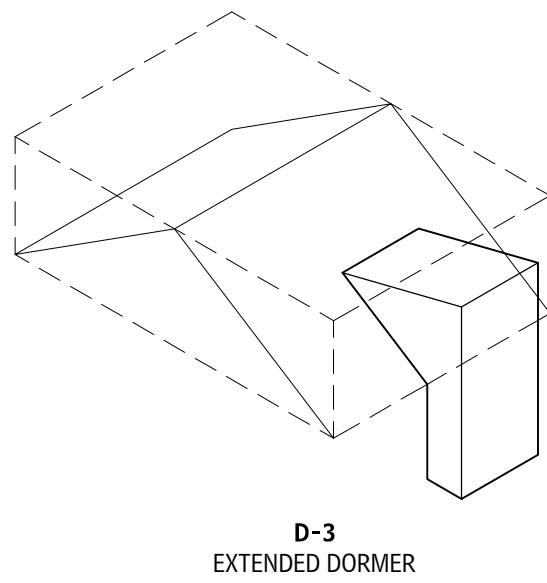
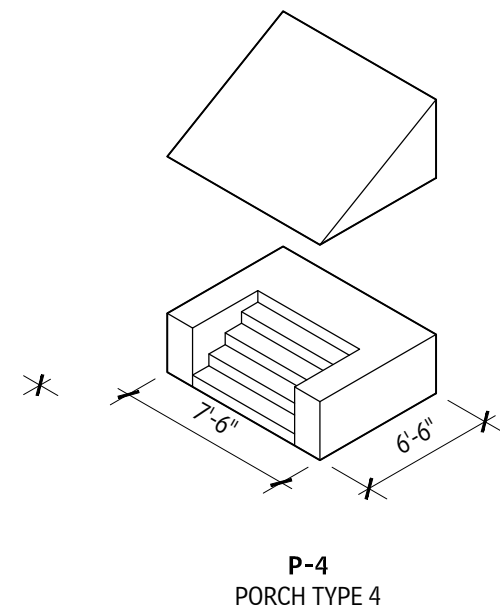
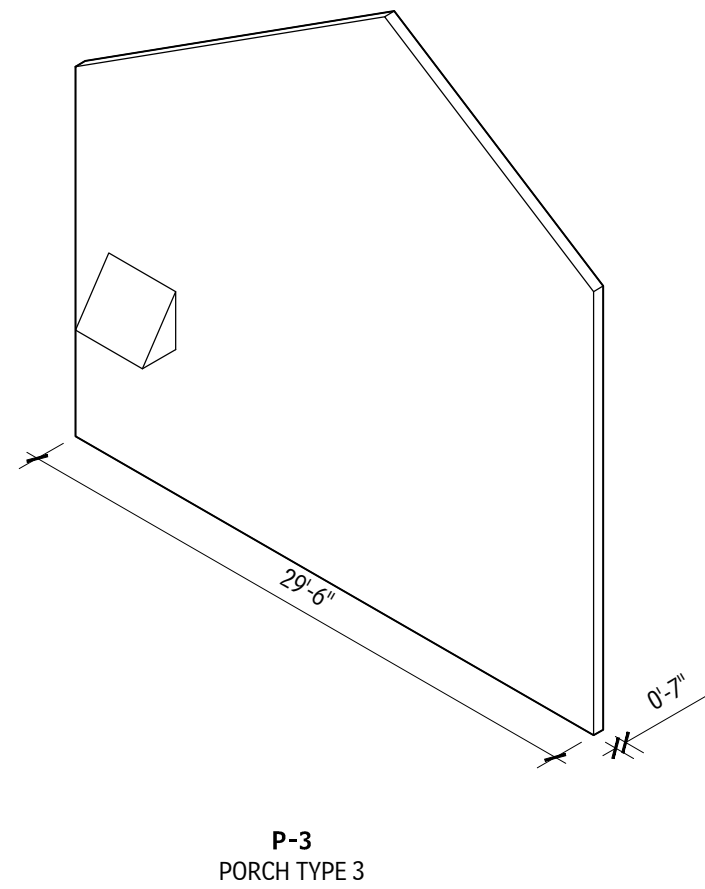
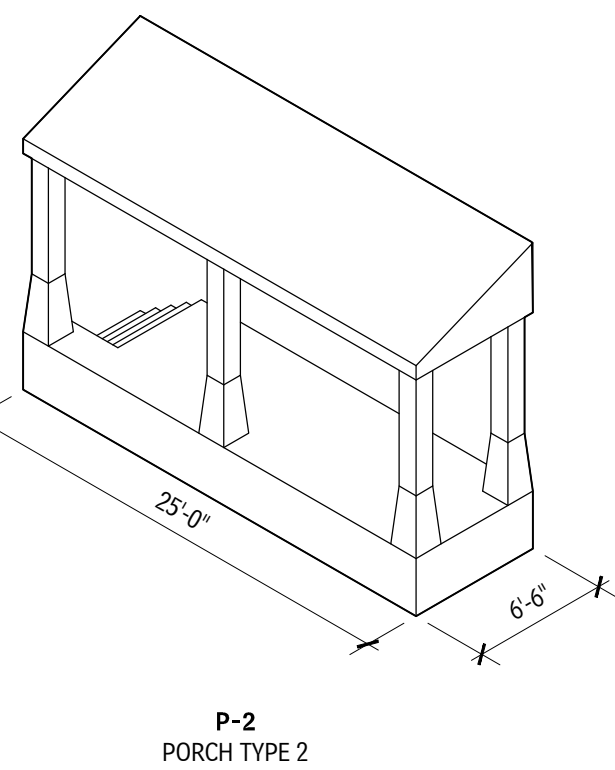
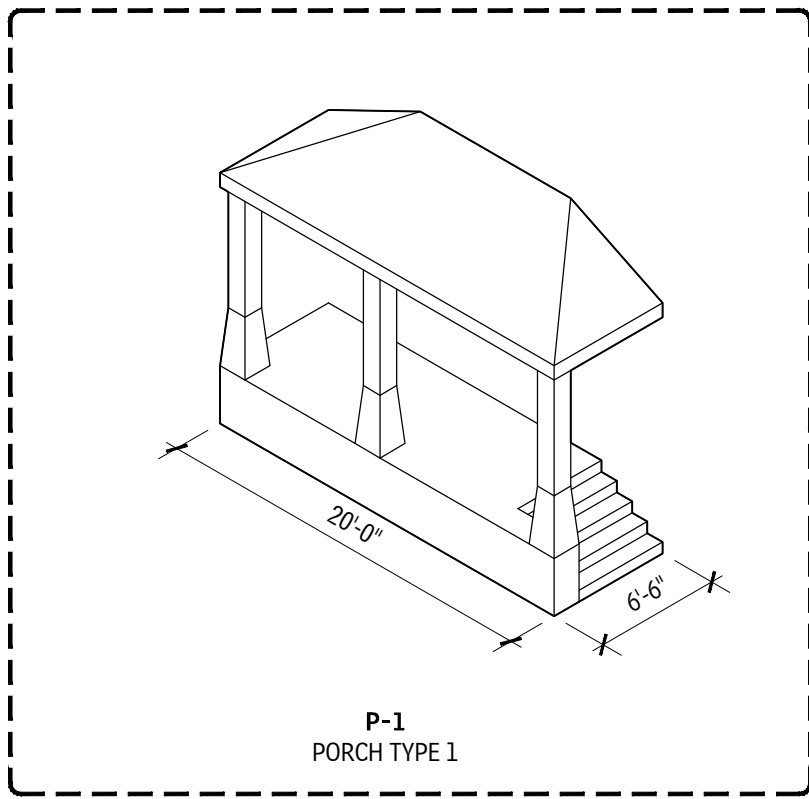
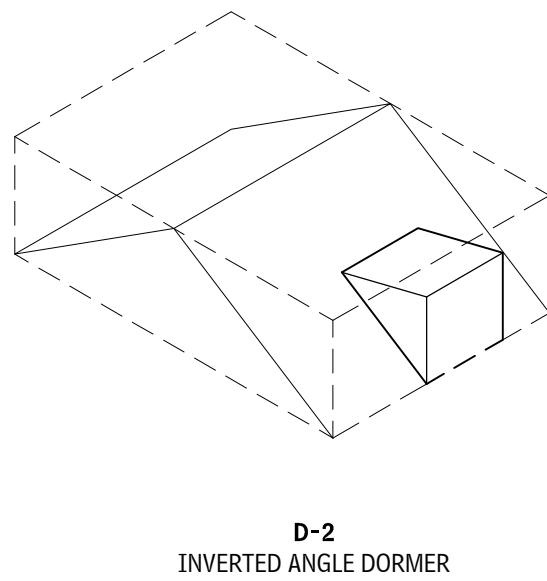
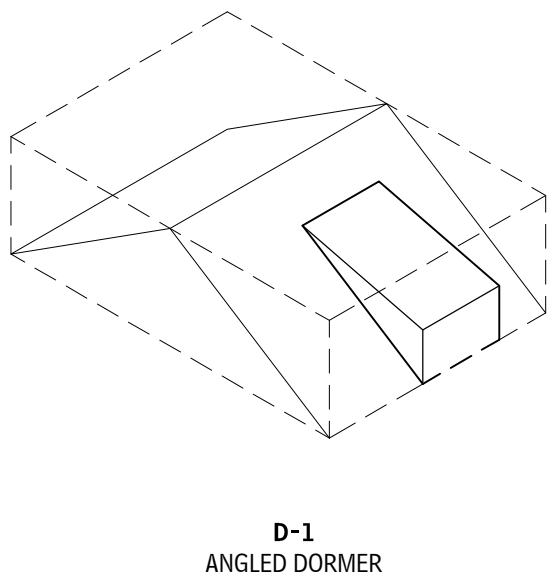
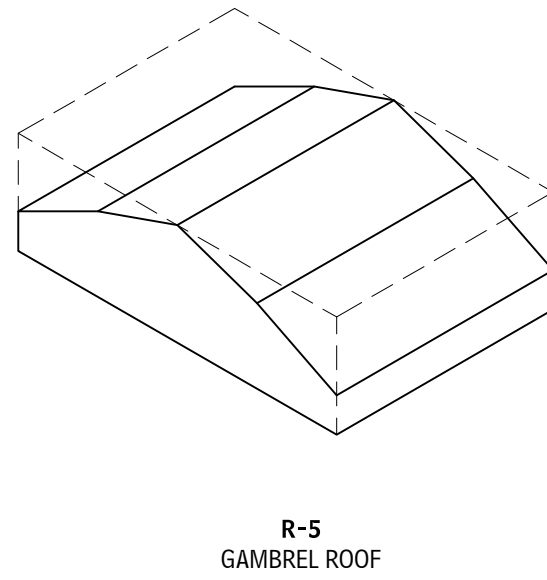
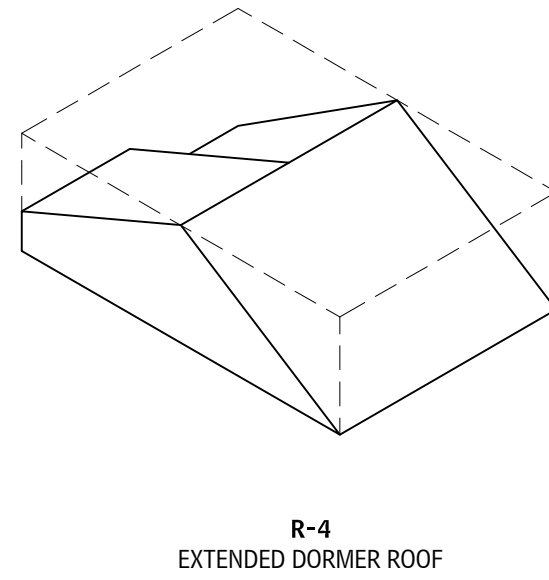
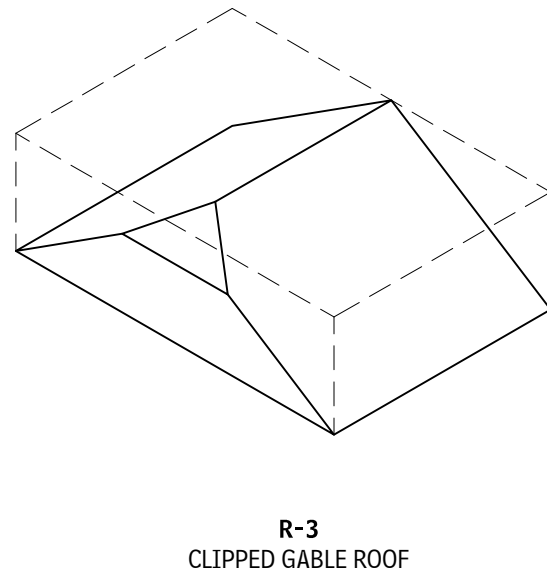
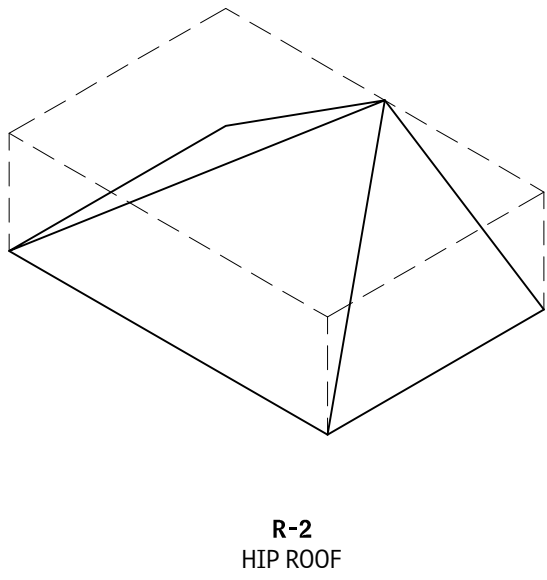
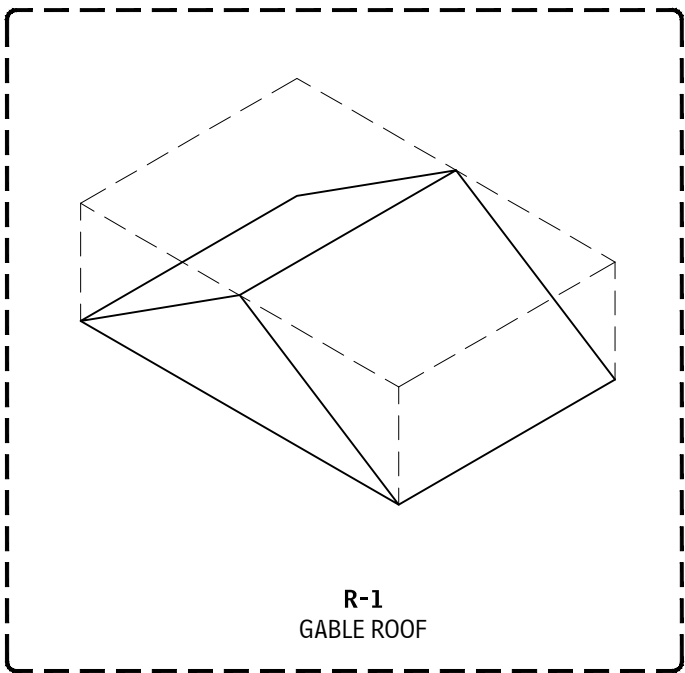


BASEMENT IS OPTIONAL. SOME PROTOTYPES REFLECT BASEMENT, WHILE OTHERS SHOW 4' CRAWLSPACE OR FROST-PROTECTED SHALLOW FOUNDATION. REFER TO FLOORPLANS FOR SPECIFIC ITERATIONS OF EACH.

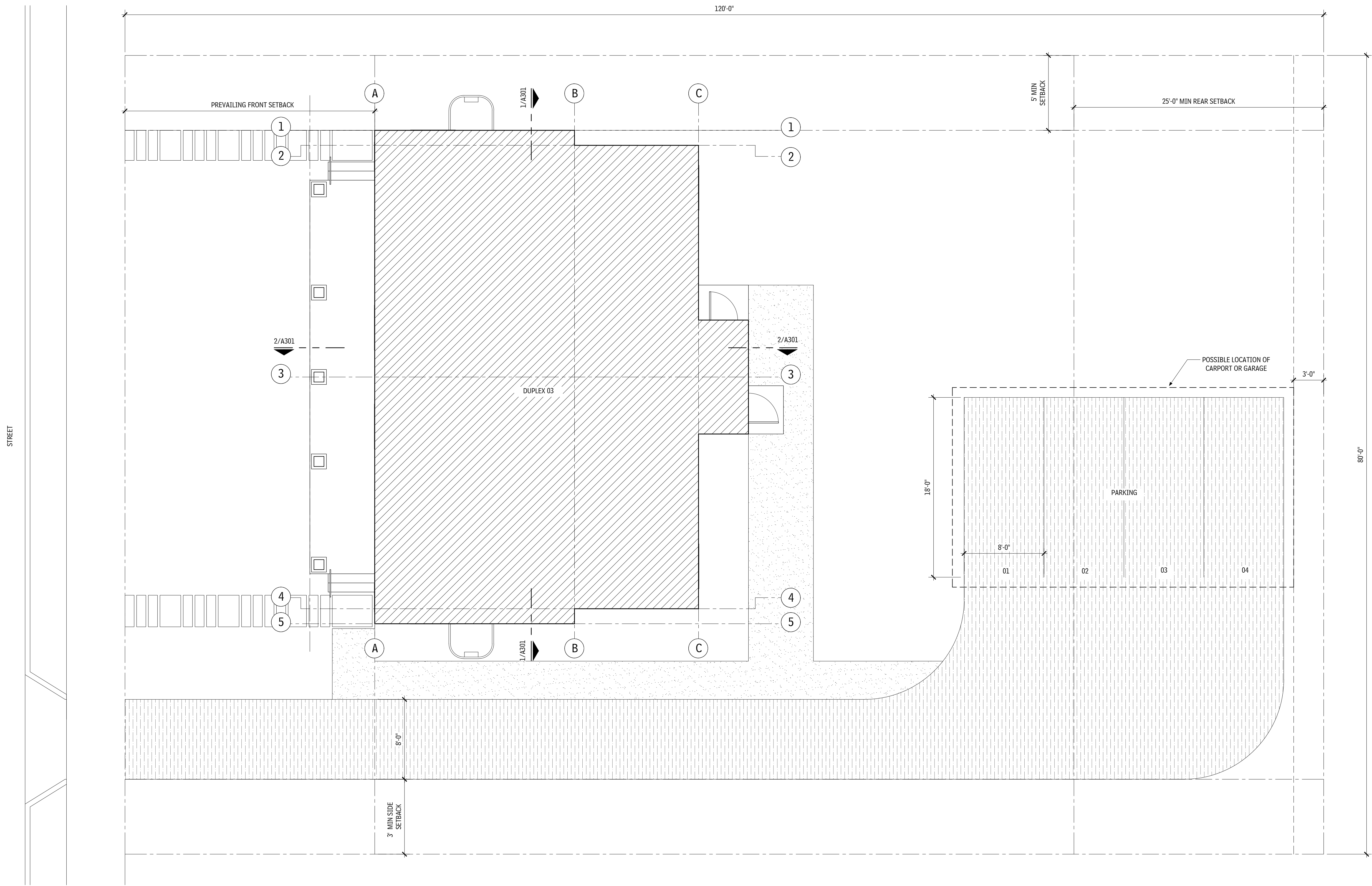


1 BASE MODULE DIAGRAMS
SCALE: NTS

ILLUSTRATED IN THIS SET



2 CATALOG OF COMPONENTS

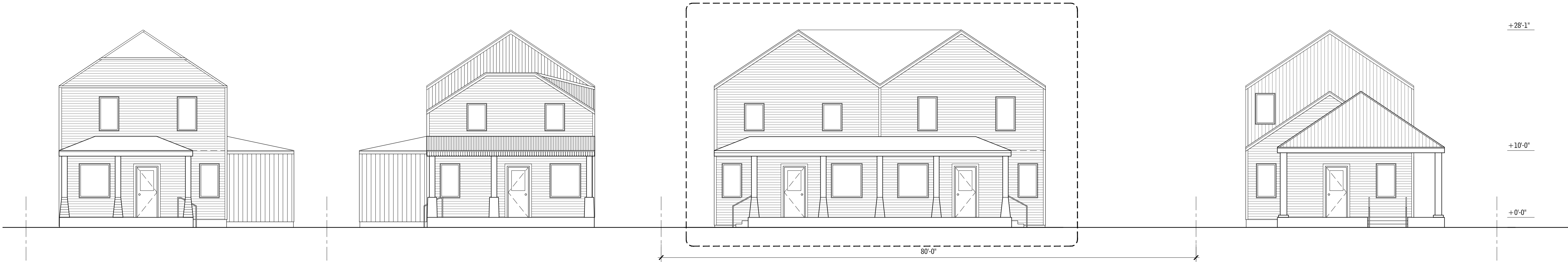


1 SITE PLAN
SCALE: 3/16" = 1'-0"

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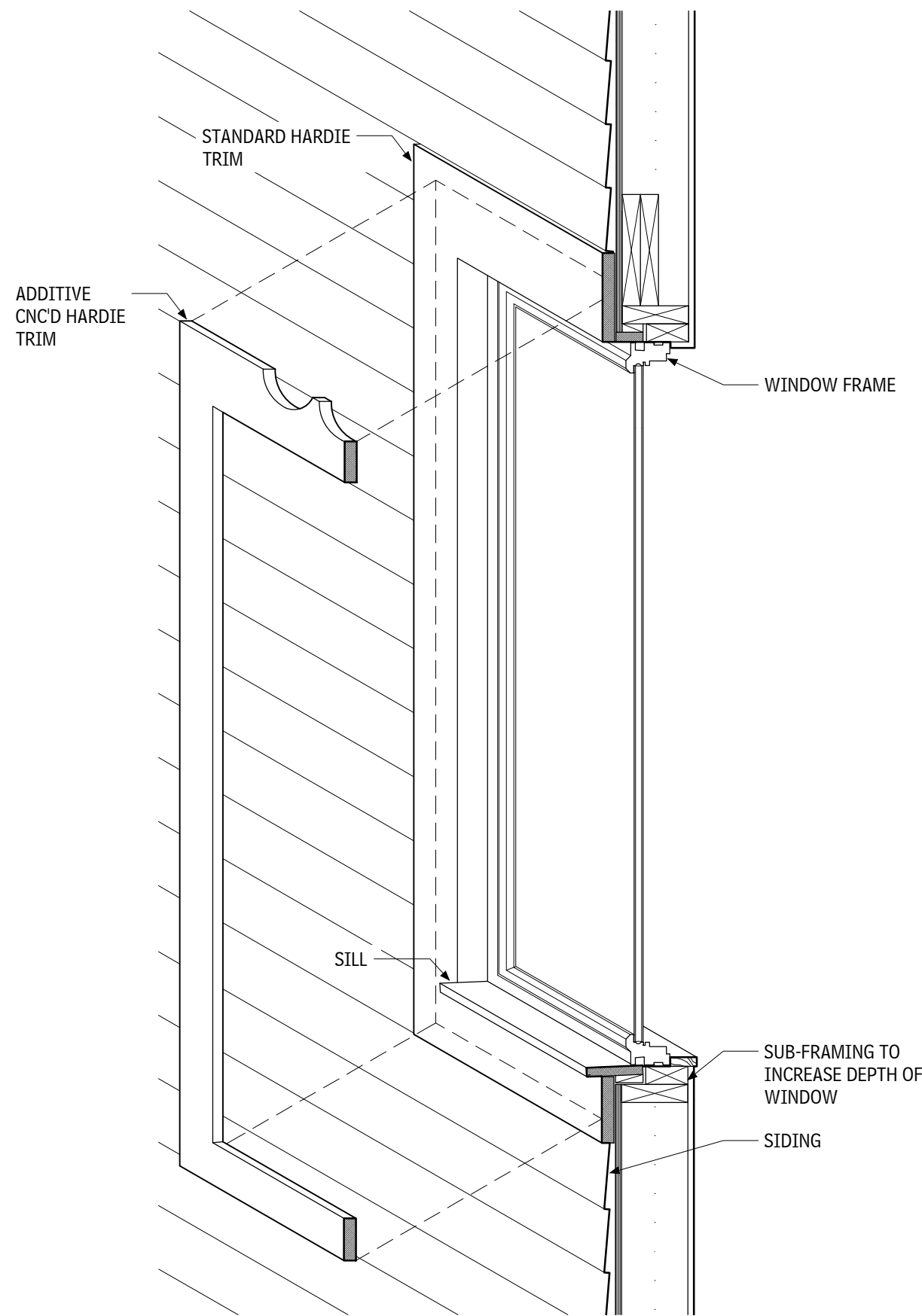
POTENTIAL VARIATIONS

ILLUSTRATED IN THIS SET



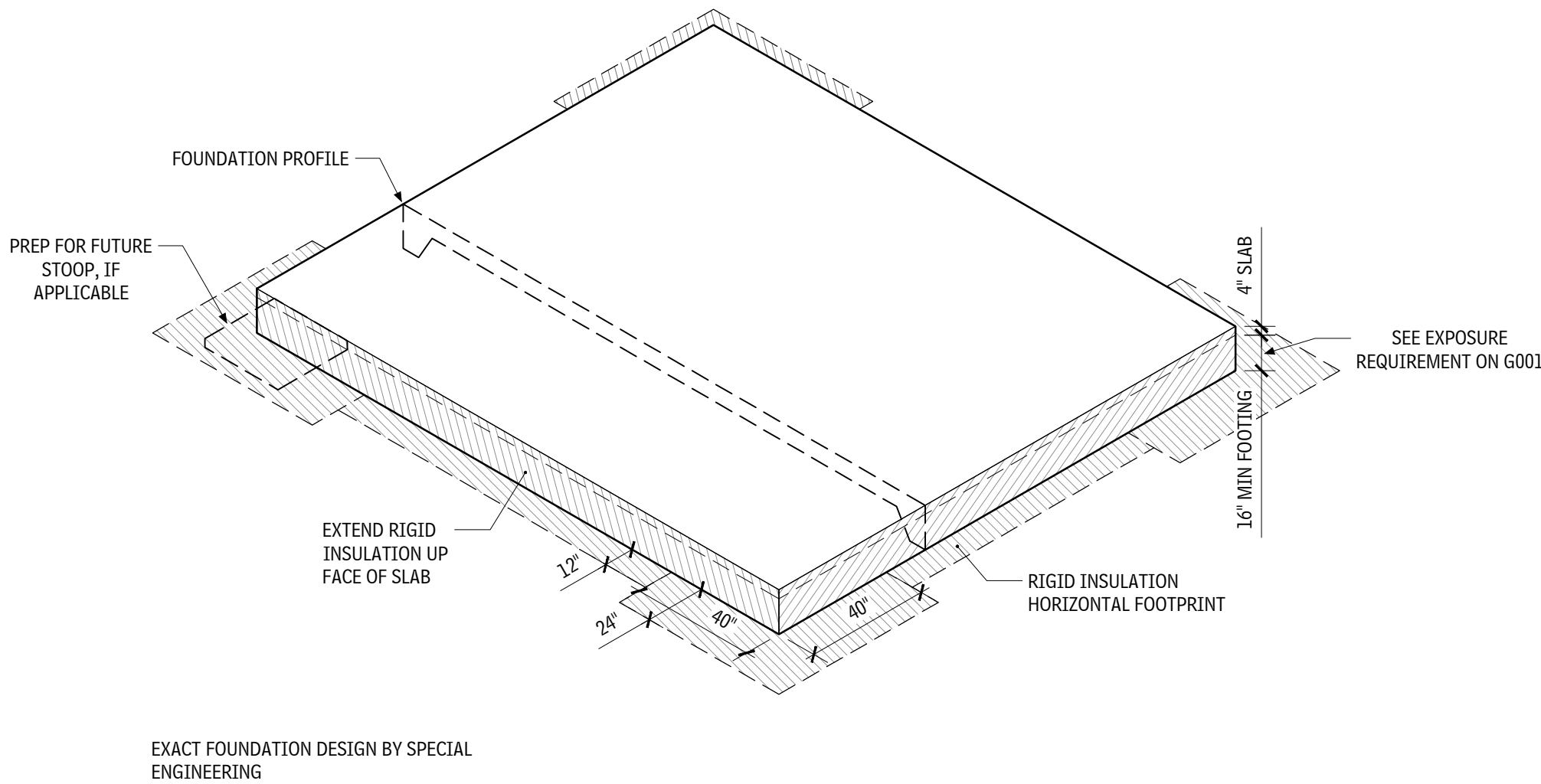
1 BLOCK ELEVATION – DUPLEX-3
SCALE: 1/8" = 1'-0"

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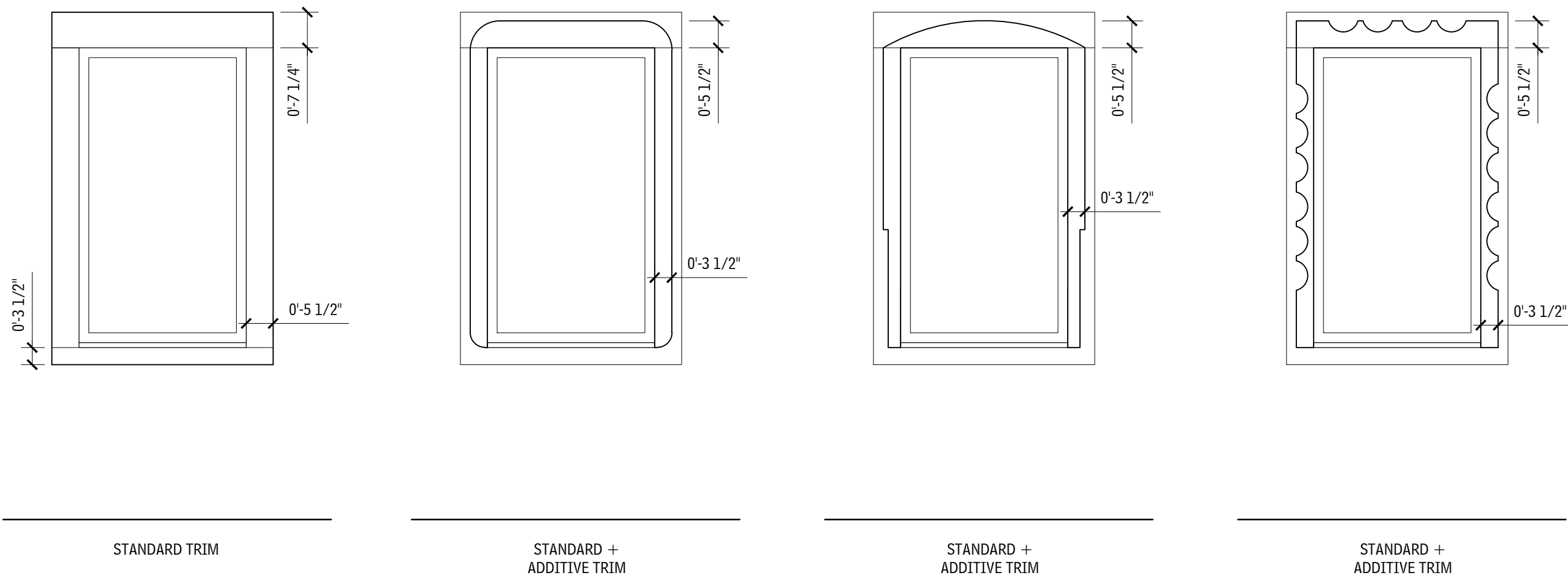


1 WINDOW TRIM DIAGRAM
SCALE: NTS

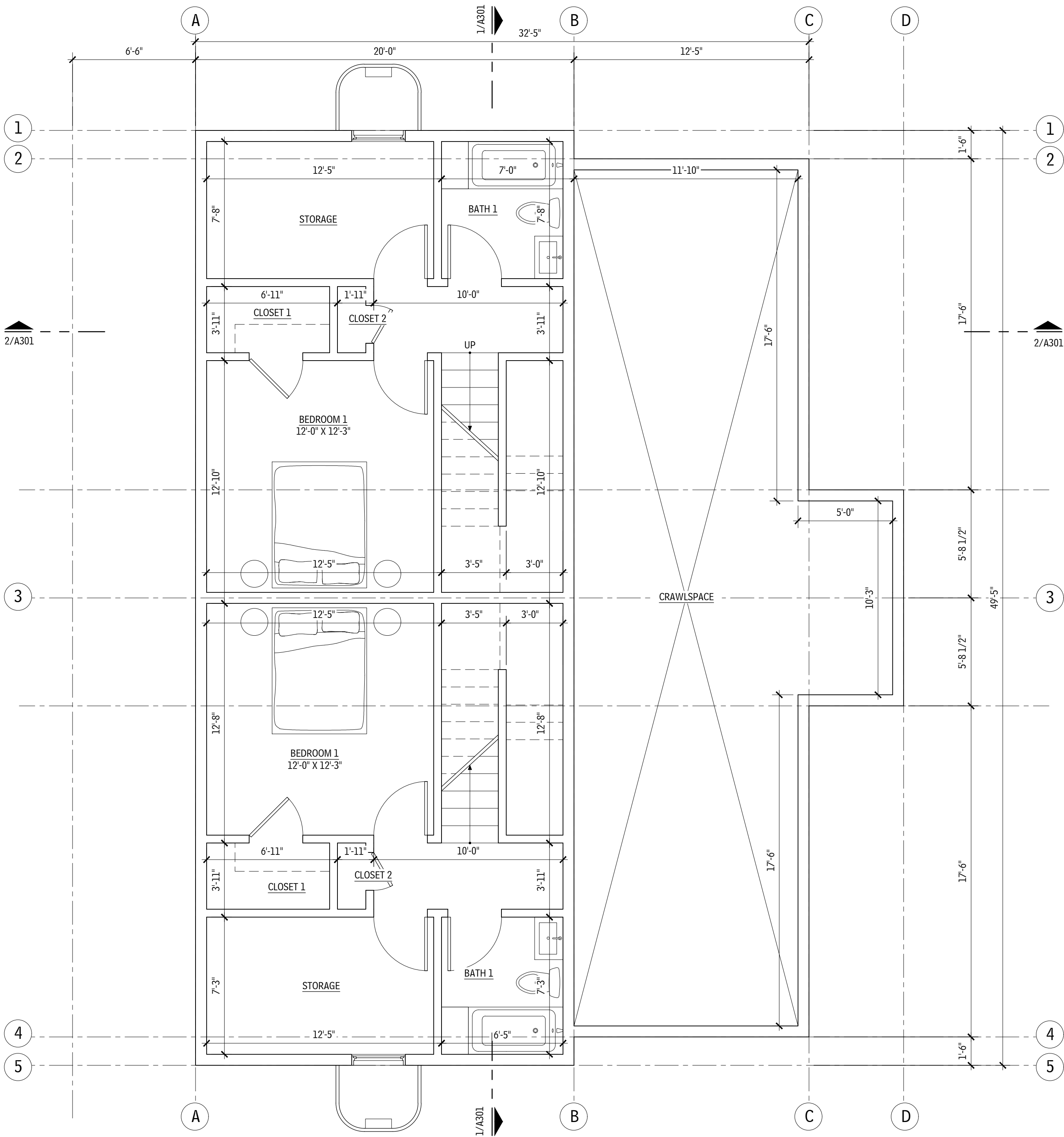
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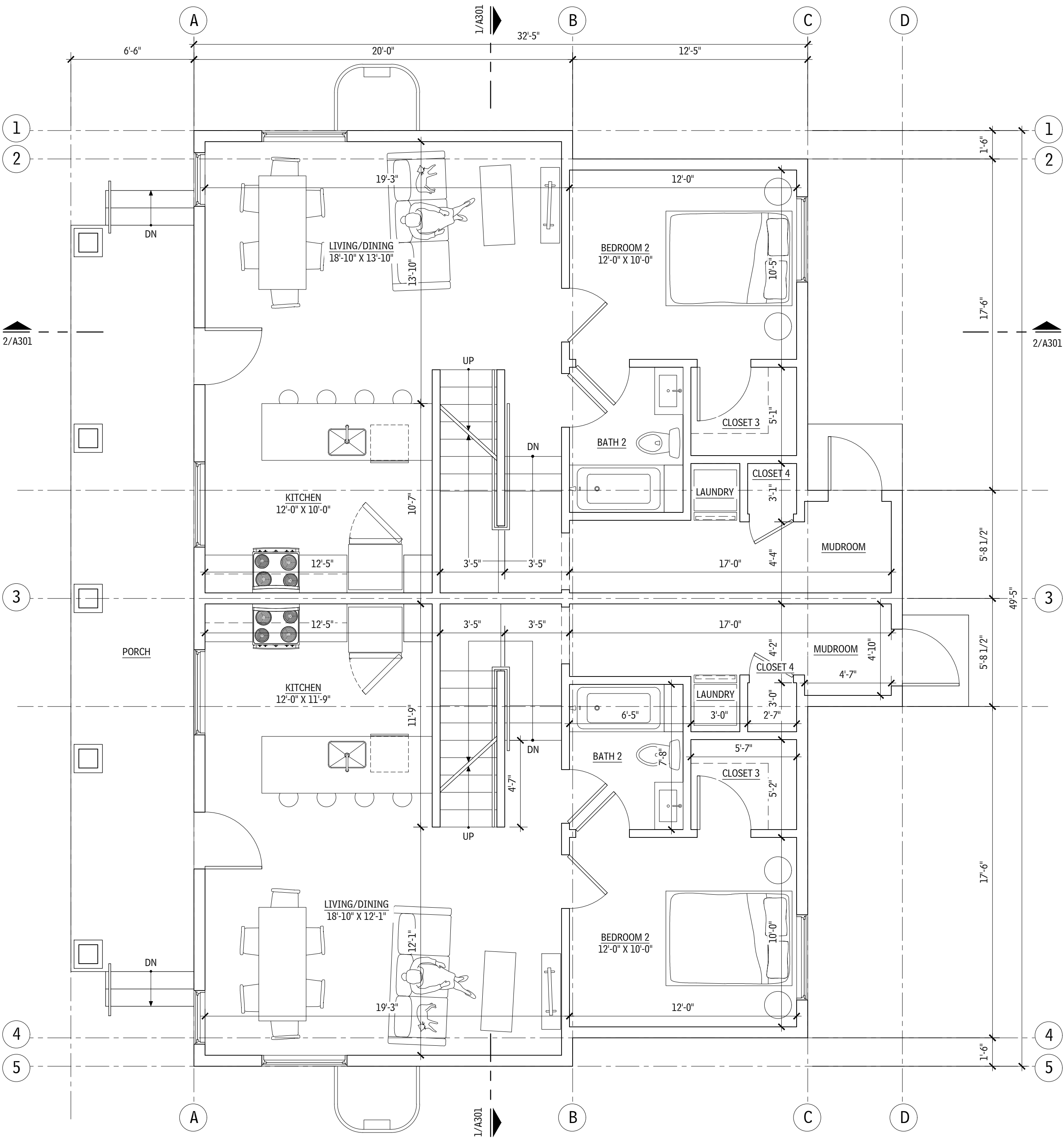
3 FROST PROTECTED SHALLOW FOUNDATION DIAGRAM – SUBSTITUTE FOR BASEMENT
SCALE: NTS



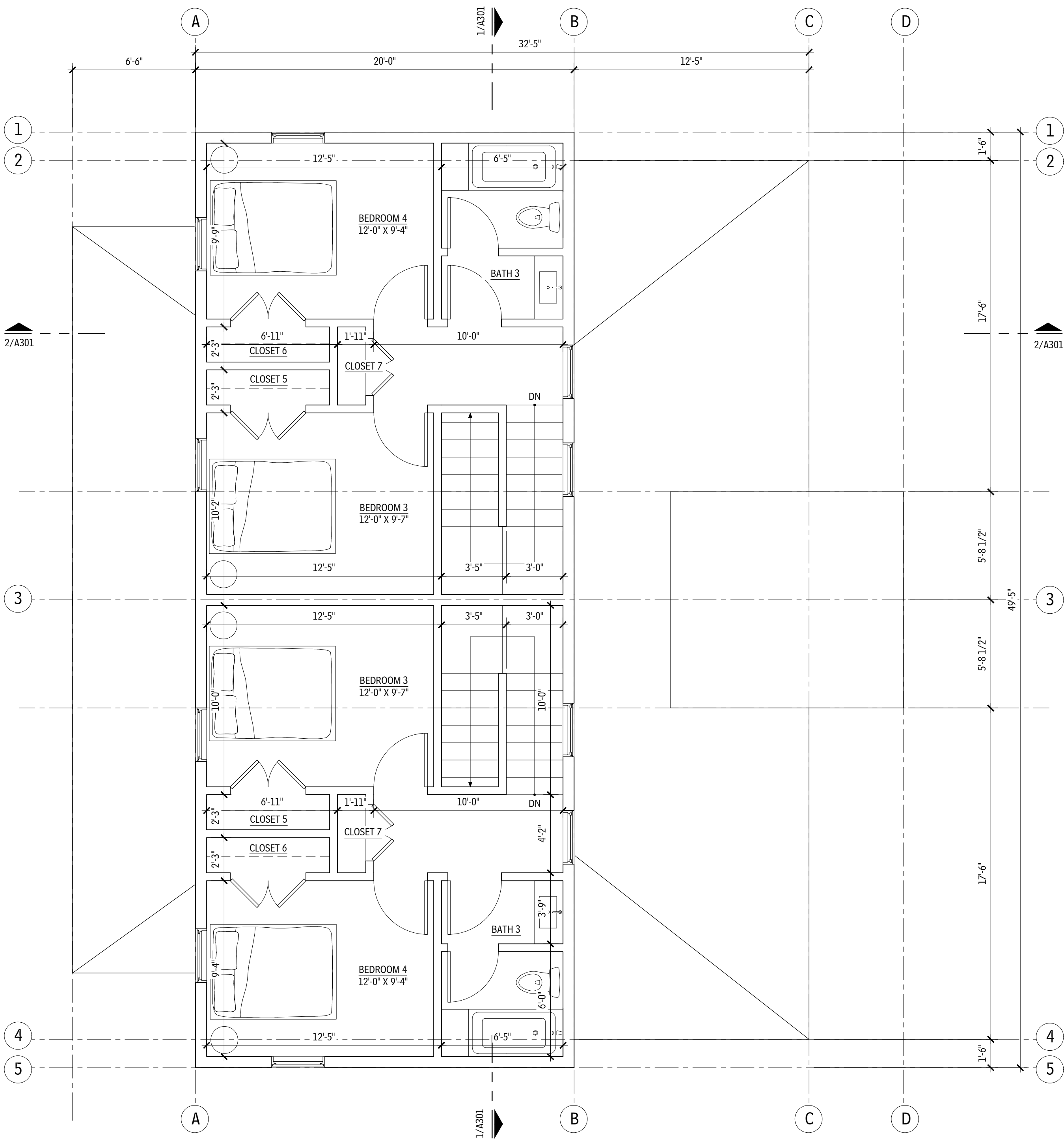
2 WINDOW ELEVATIONS – STANDARD AND ADDITIVE TRIM
SCALE: 1/2" = 1'



1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



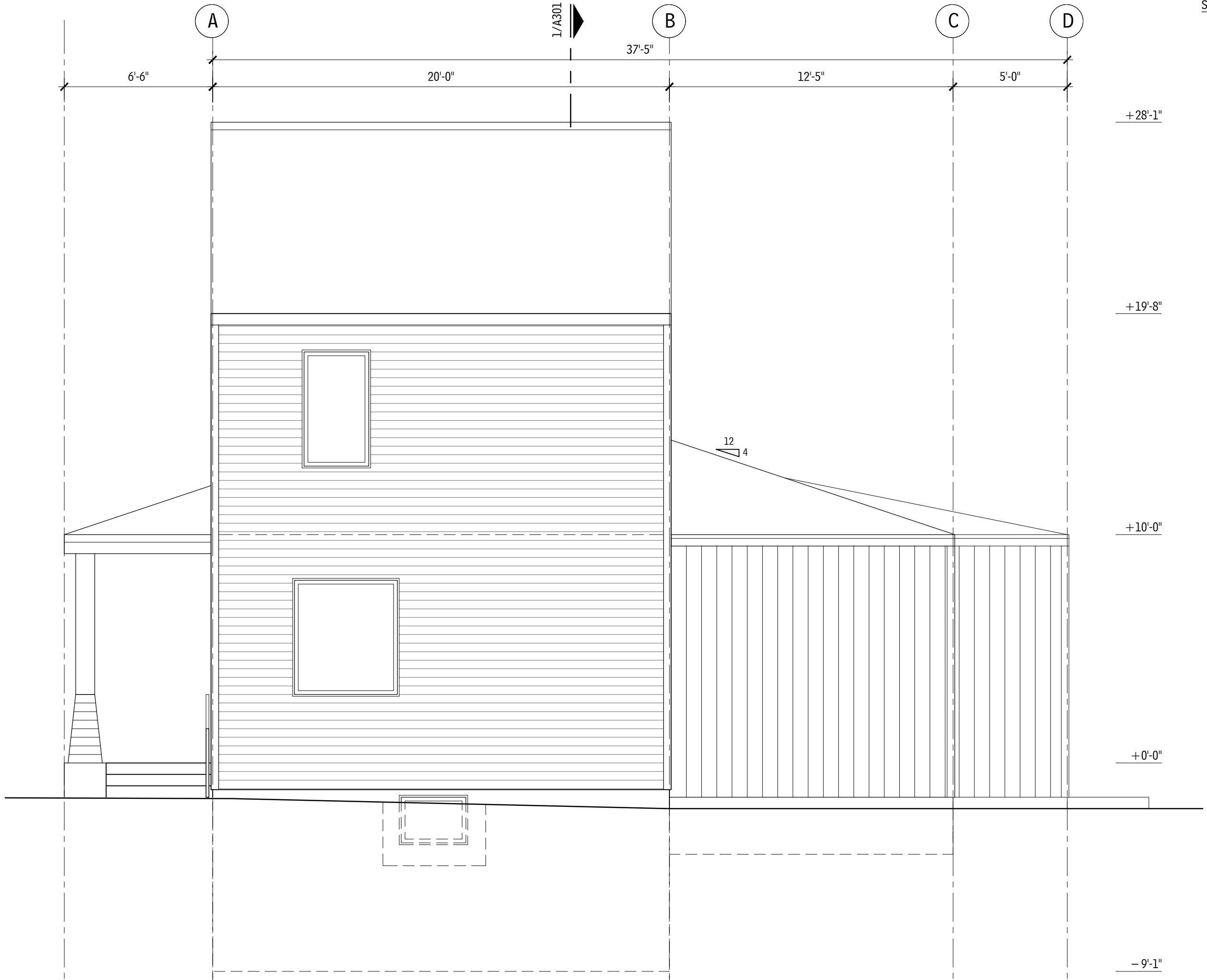
2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



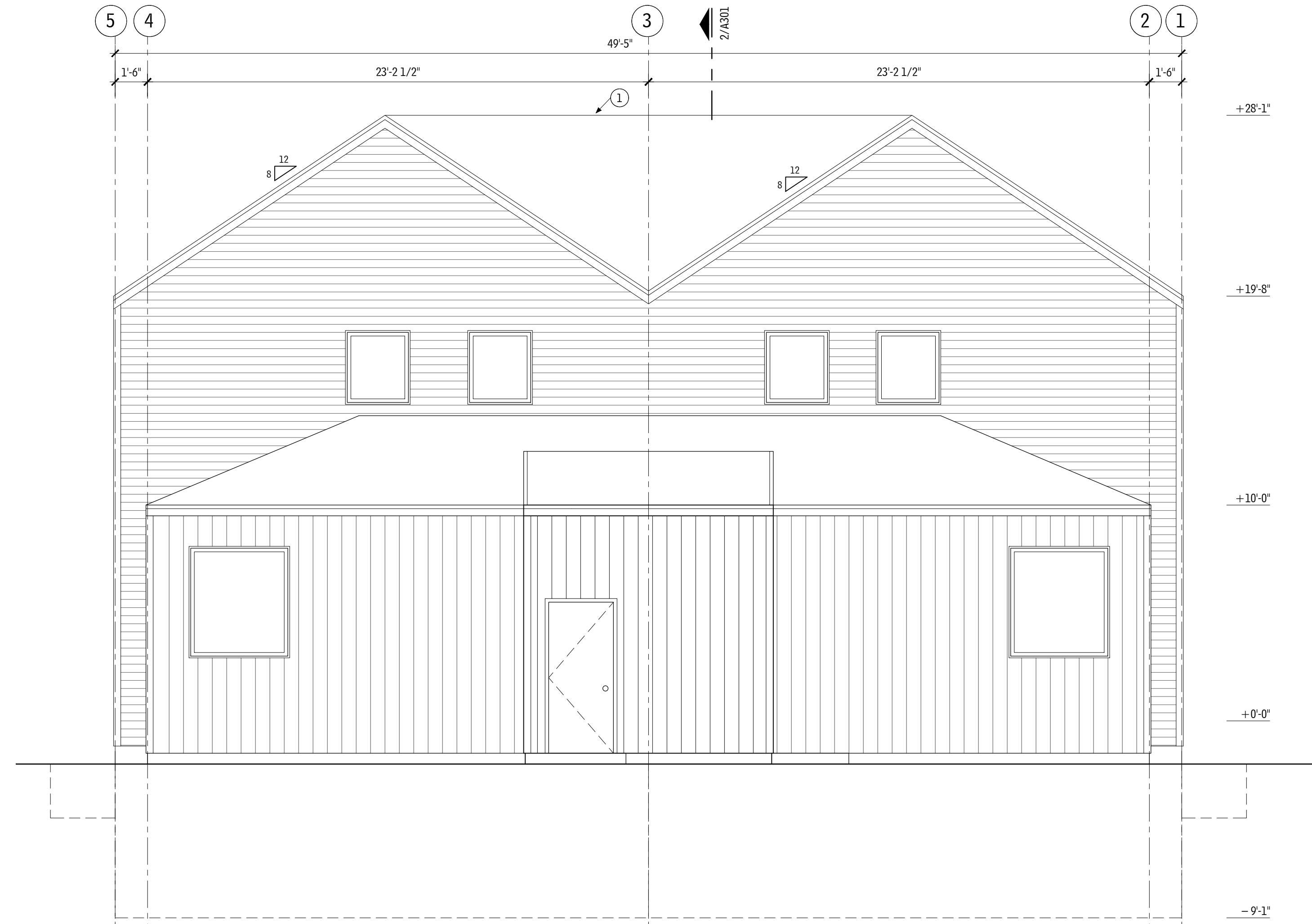
1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



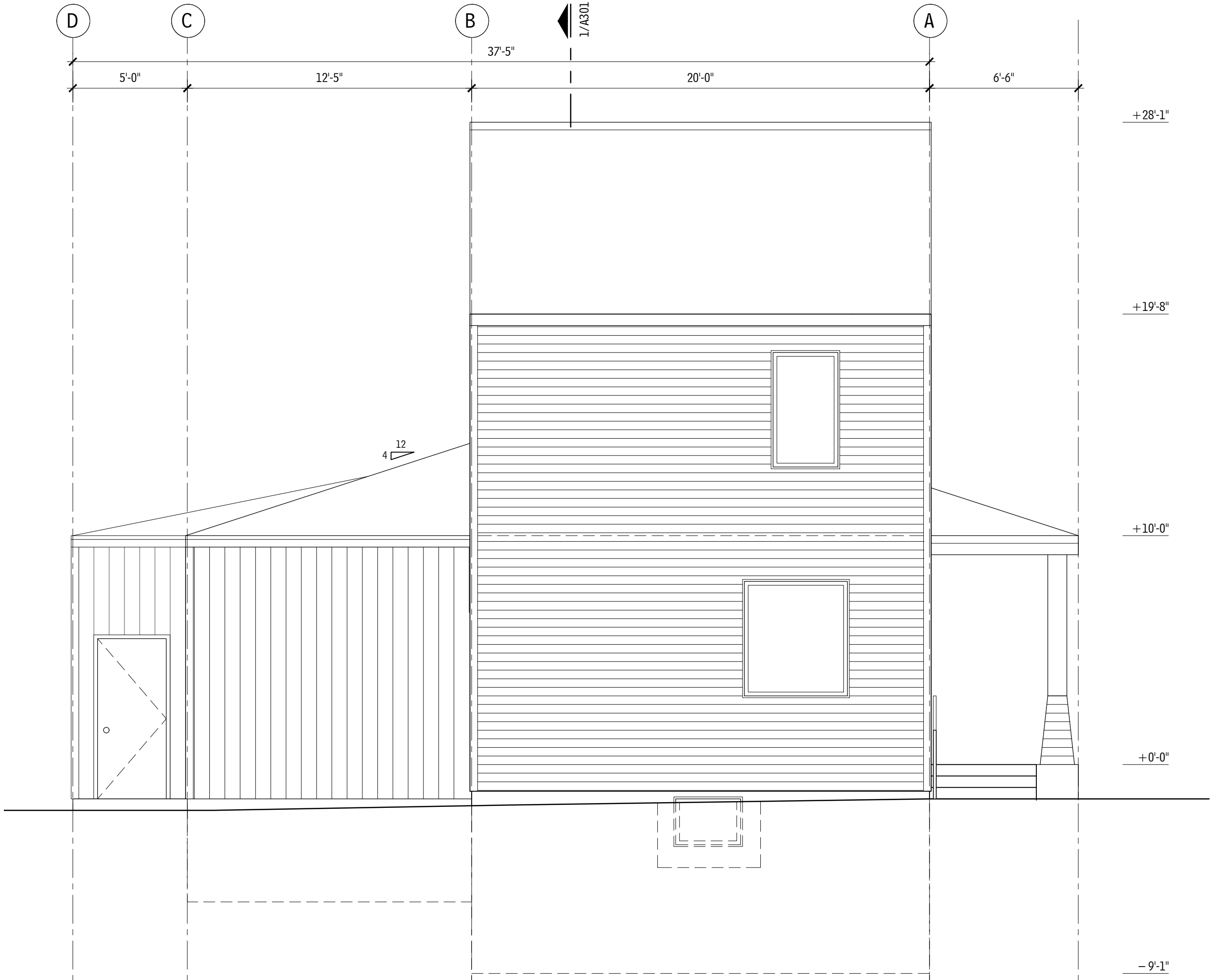
1 STREET ELEVATION
SCALE: 1/4" = 1'-0"



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



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

SHEET NOTES
1. RIDGE TO BE CREATED
BETWEEN GABLE ROOFS TO
ALLOW FOR WATER
RUNOFF.

OSHKOSH
PROTO DESIGN
DUPLEX-3

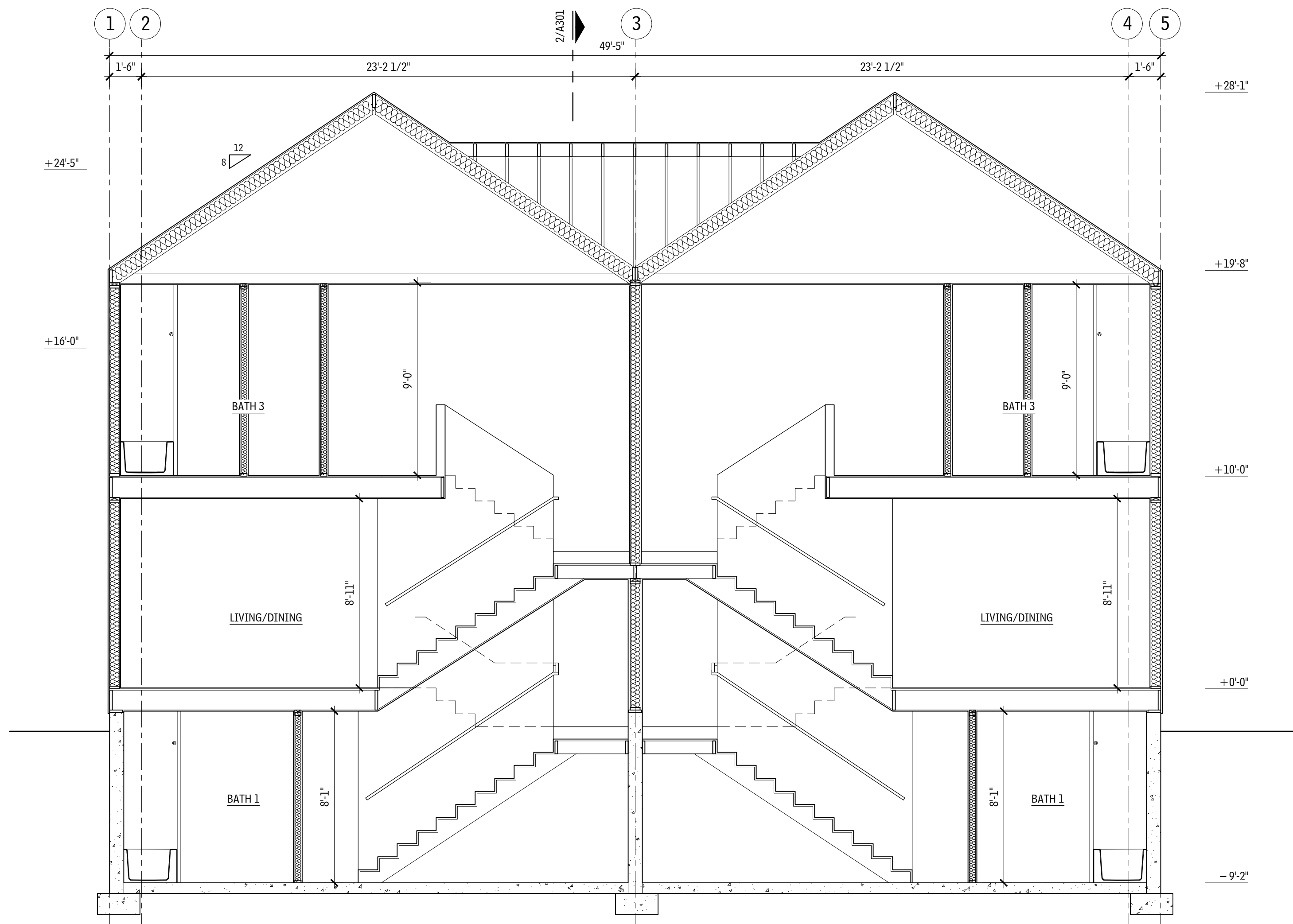
OSHKOSH, WISCONSIN
NEW CONSTRUCTION

O J T

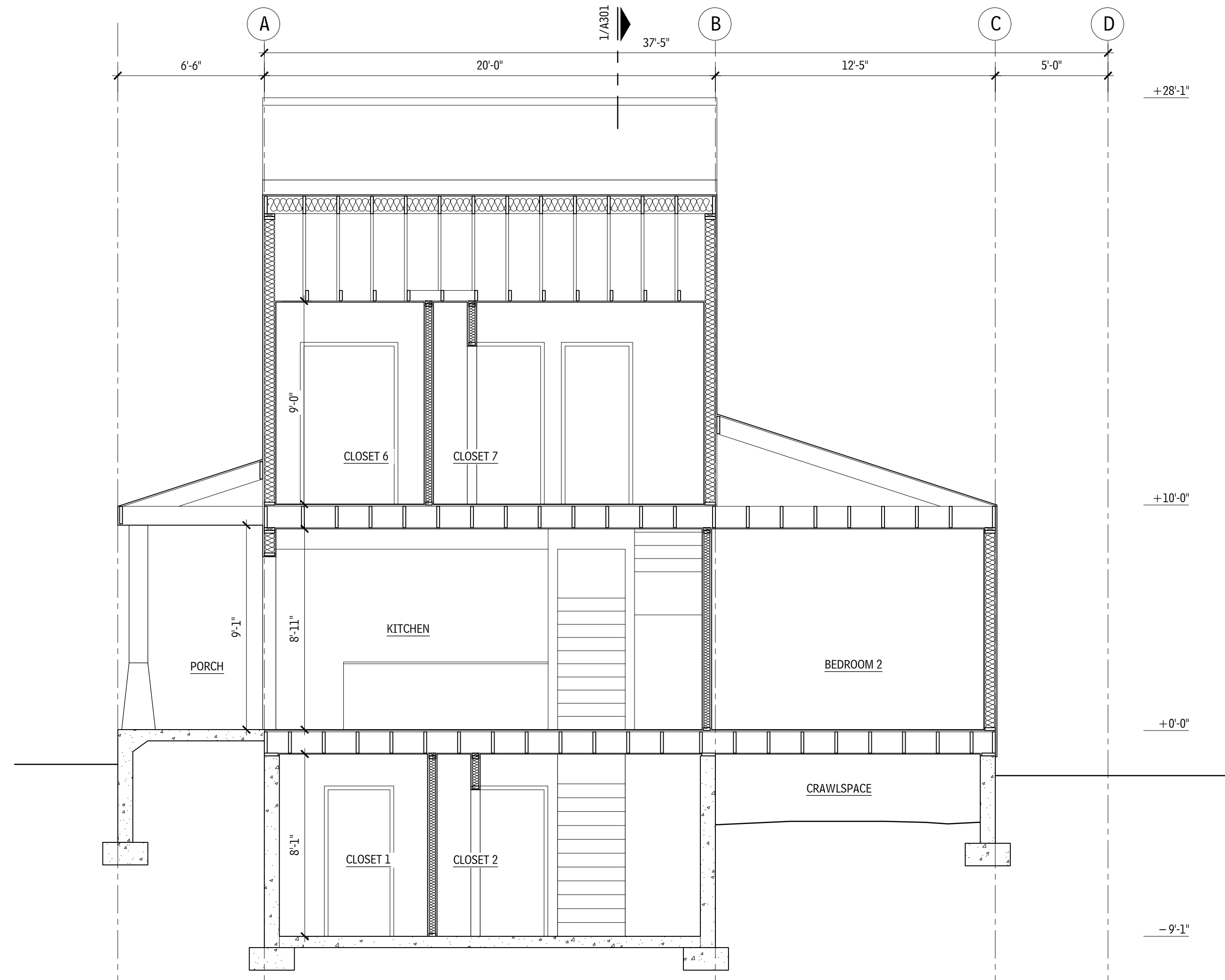
OFFICE OF JONATHAN TATE
1075 RACE STREET
NEW ORLEANS, LA 70130
504 383 4203
OFFICE@J.T.COM

6 DECEMBER 2024

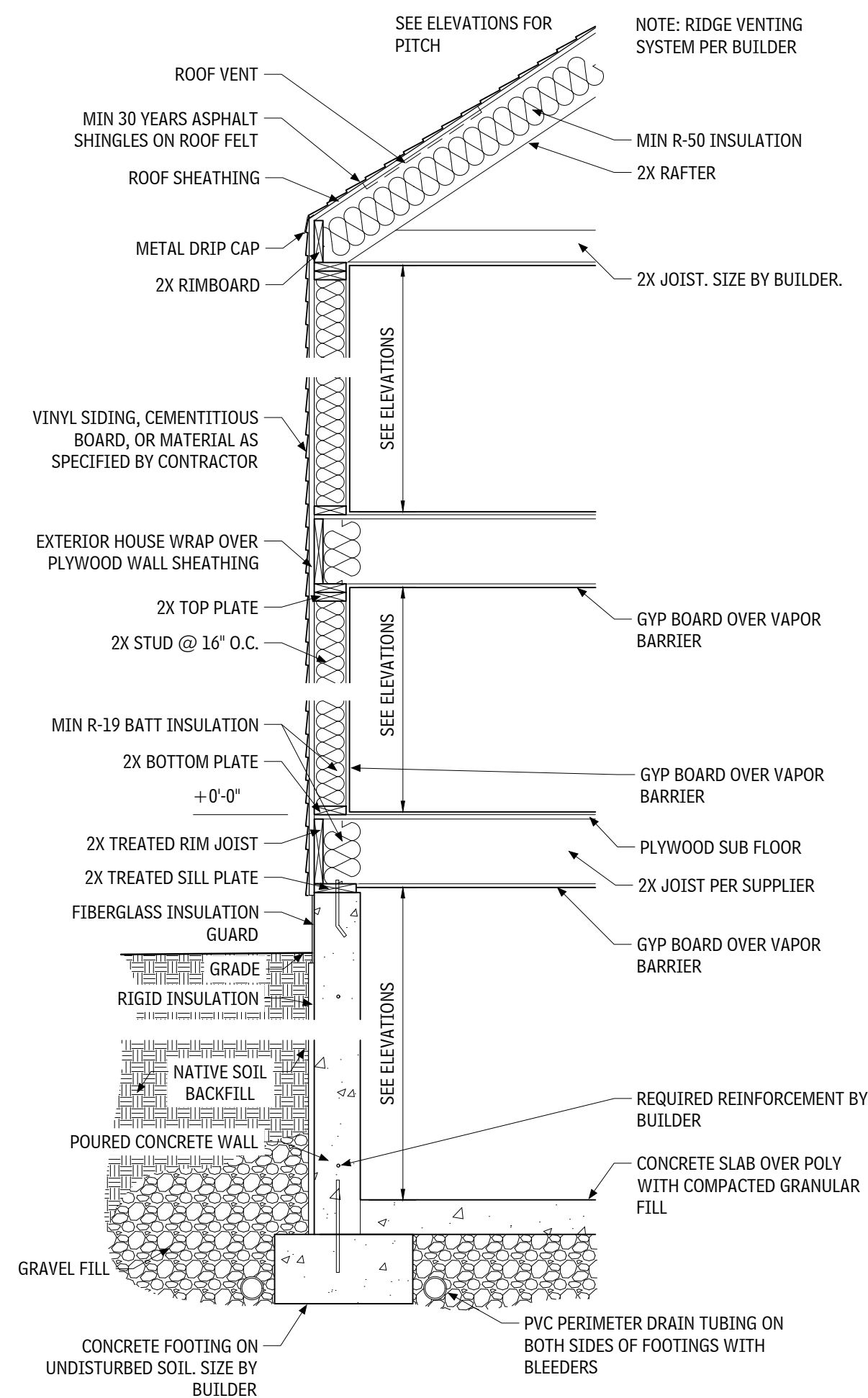
A201



1 SECTION 1
SCALE: 1/4" = 1'-0"



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



3 SECTION DETAIL
SCALE: 1/2" = 1'-0"

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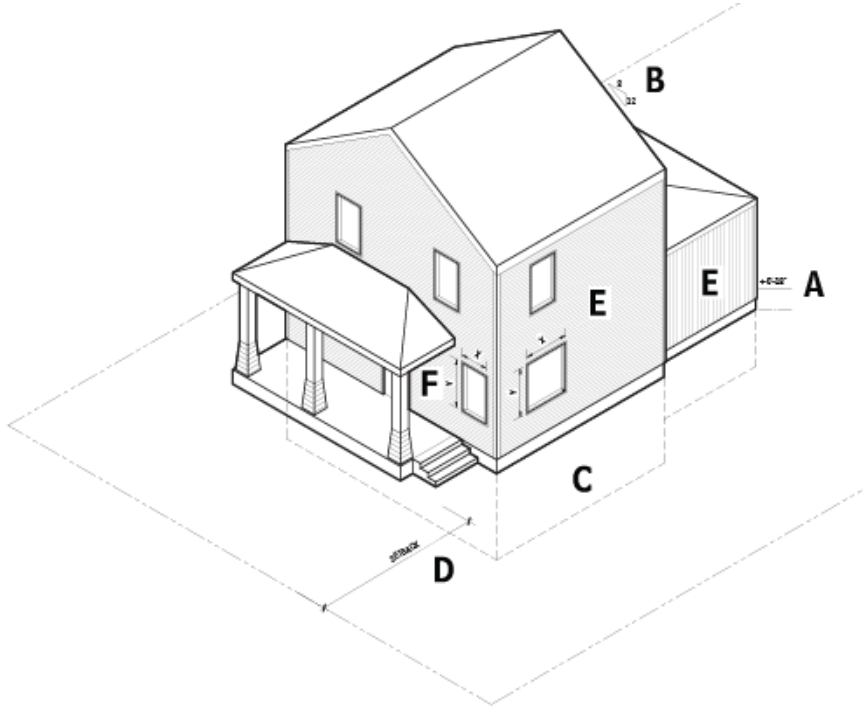
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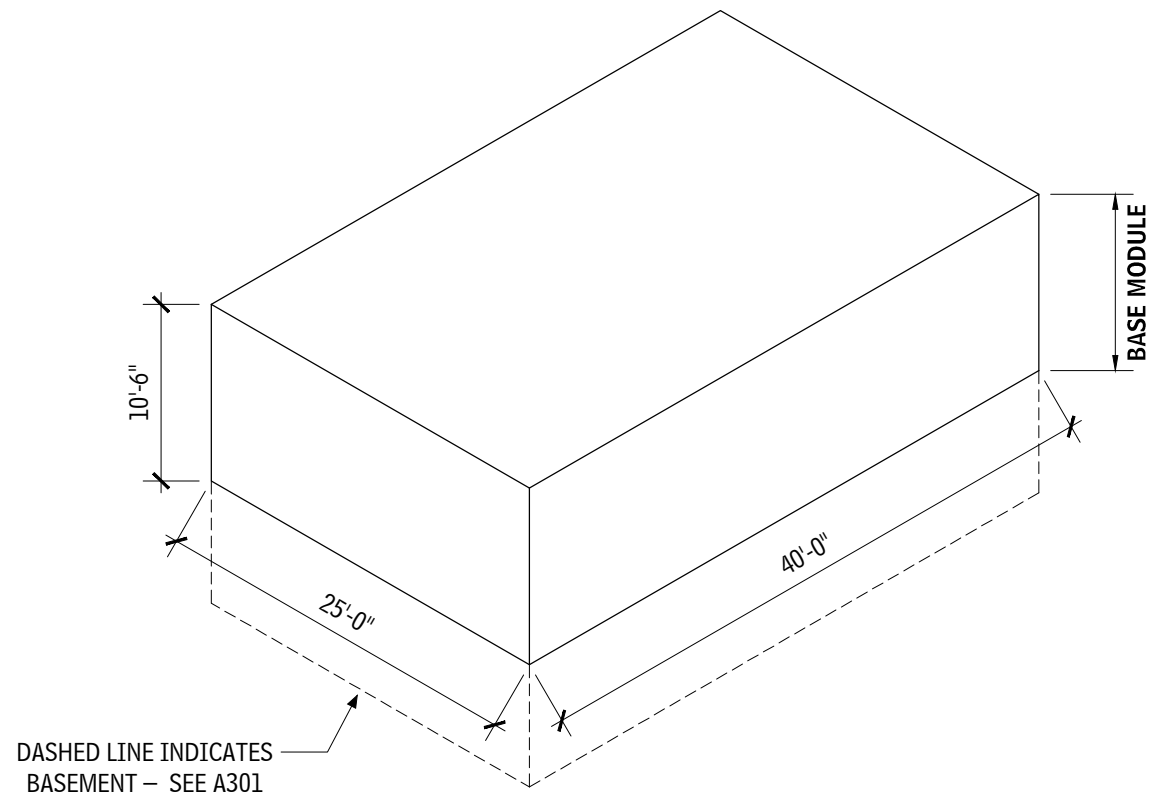
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- D. SETBACKS THAT REINFORCE HISTORICAL CONDITIONS TO BE MAINTAINED WHILE ALSO MEETING ZONING.
- E. THE BASE MODULE (AS DEFINED IN G002) IS TO BE CLAD IN A CONSISTENT MATERIAL – ADDITIVE ELEMENTS ARE TO BE CLAD IN AN ALTERNATIVE MATERIAL. SEE G002 FOR EXAMPLES
- F. WINDOW PROPORTIONS AND EXPRESSIVE DETAILS TO BE MAINTAINED AS DEFINED IN SET. SEE G005

SEE GUIDEBOOK FOR MORE INFORMATION AND BACKGROUND FOR THE PROJECT.

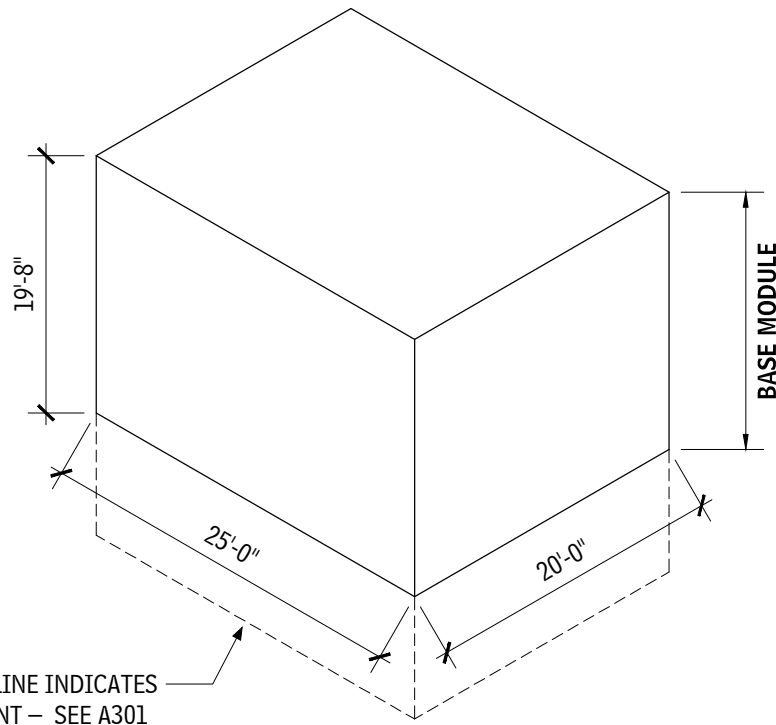


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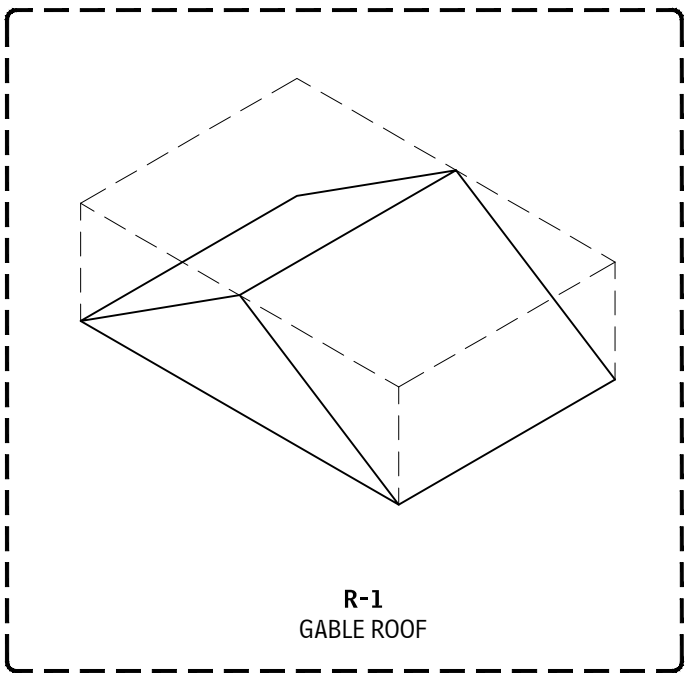
B-1
1 STORY BASE MODULE



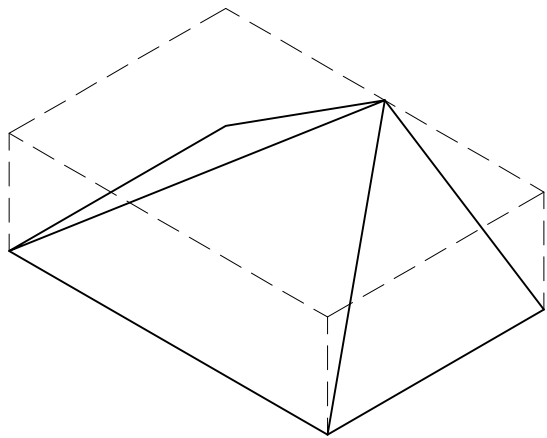
B-2
2 STORY BASE MODULE

1 BASE MODULE DIAGRAMS
SCALE: NTS

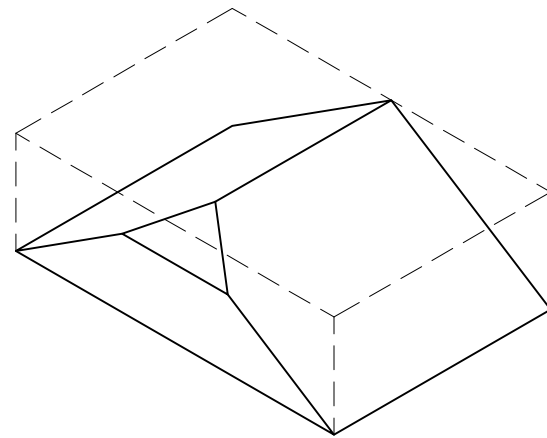
ILLUSTRATED IN THIS SET



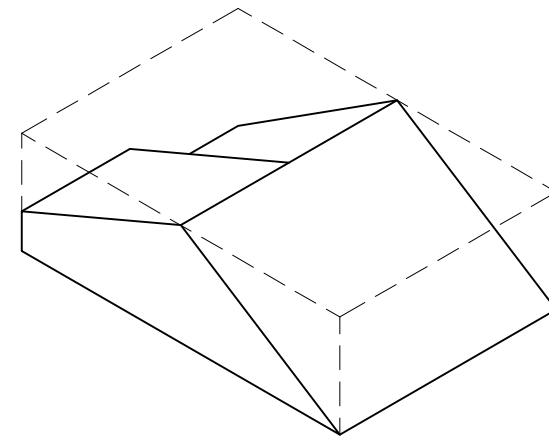
R-1
GABLE ROOF



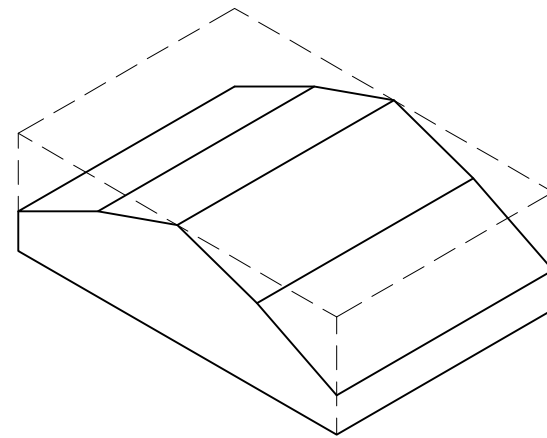
R-2
HIP ROOF



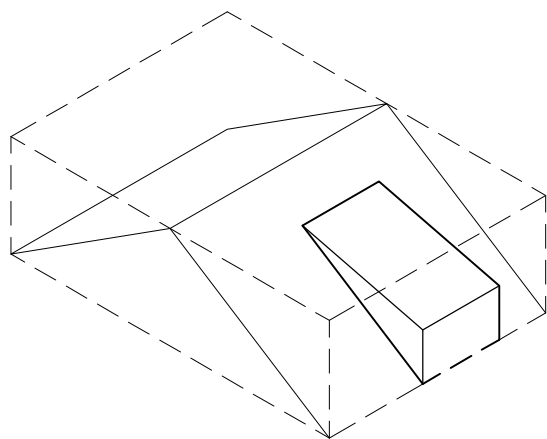
R-3
CLIPPED GABLE ROOF



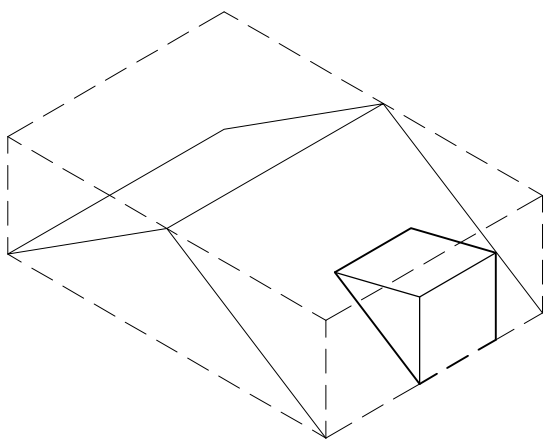
R-4
EXTENDED DORMER ROOF



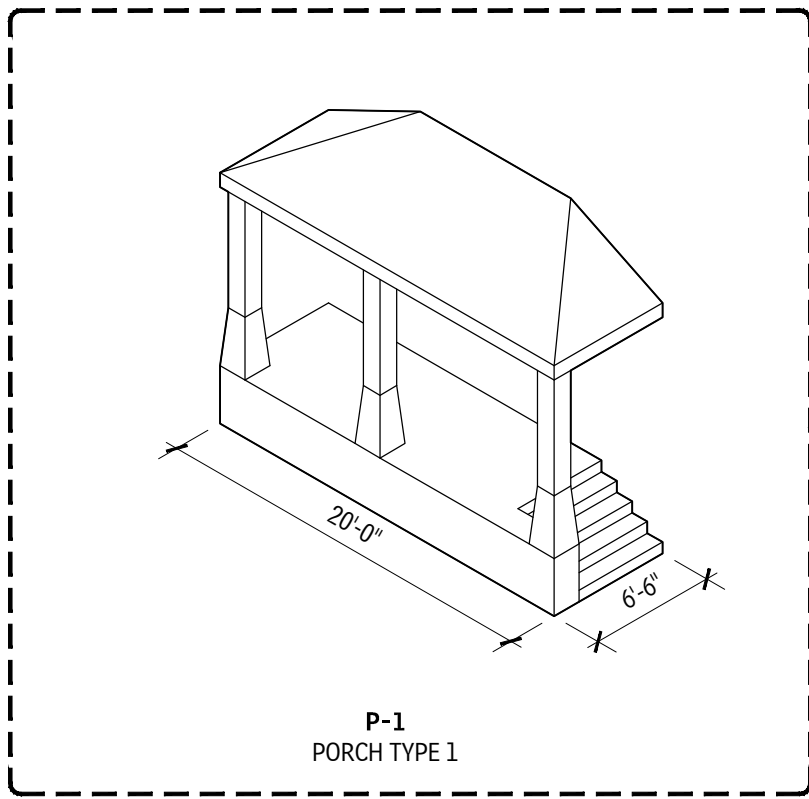
R-5
GAMBREL ROOF



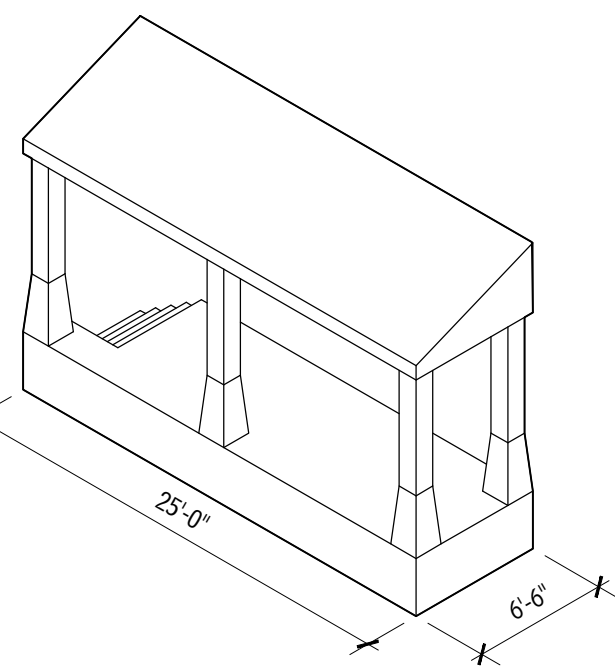
D-1
ANGLED DORMER



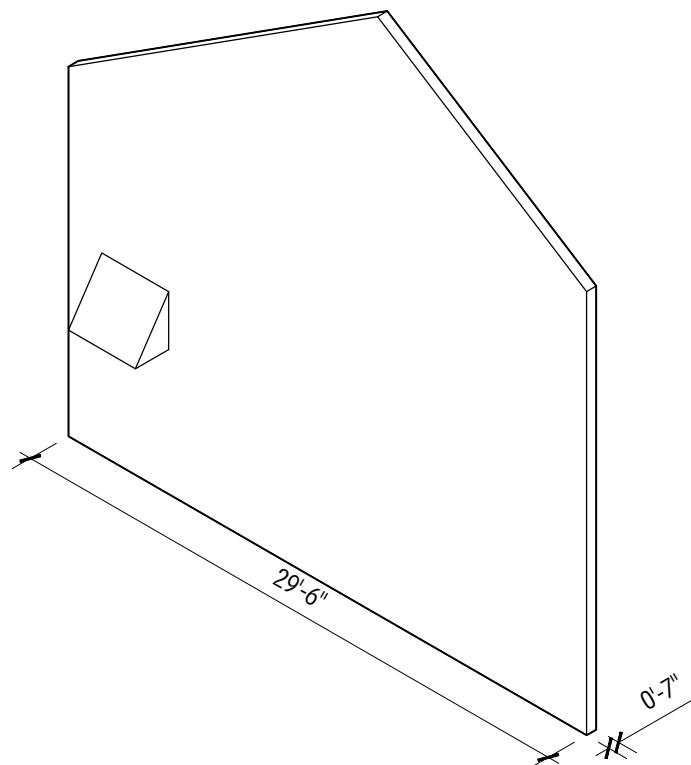
D-2
INVERTED ANGLE DORMER



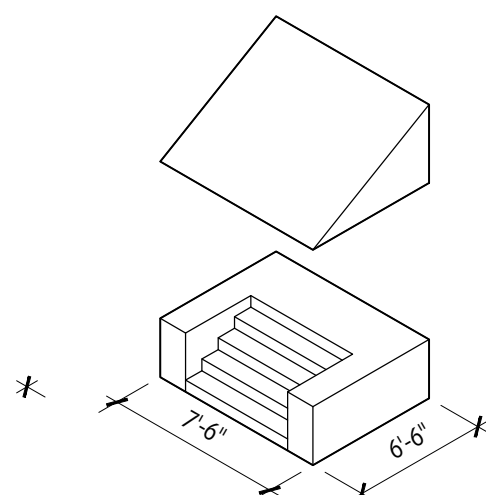
P-1
PORCH TYPE 1



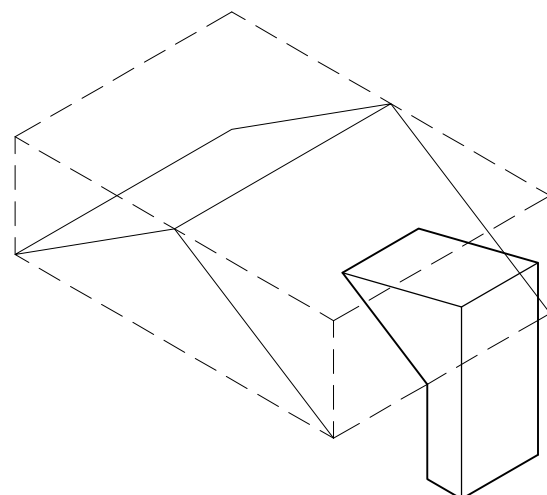
P-2
PORCH TYPE 2



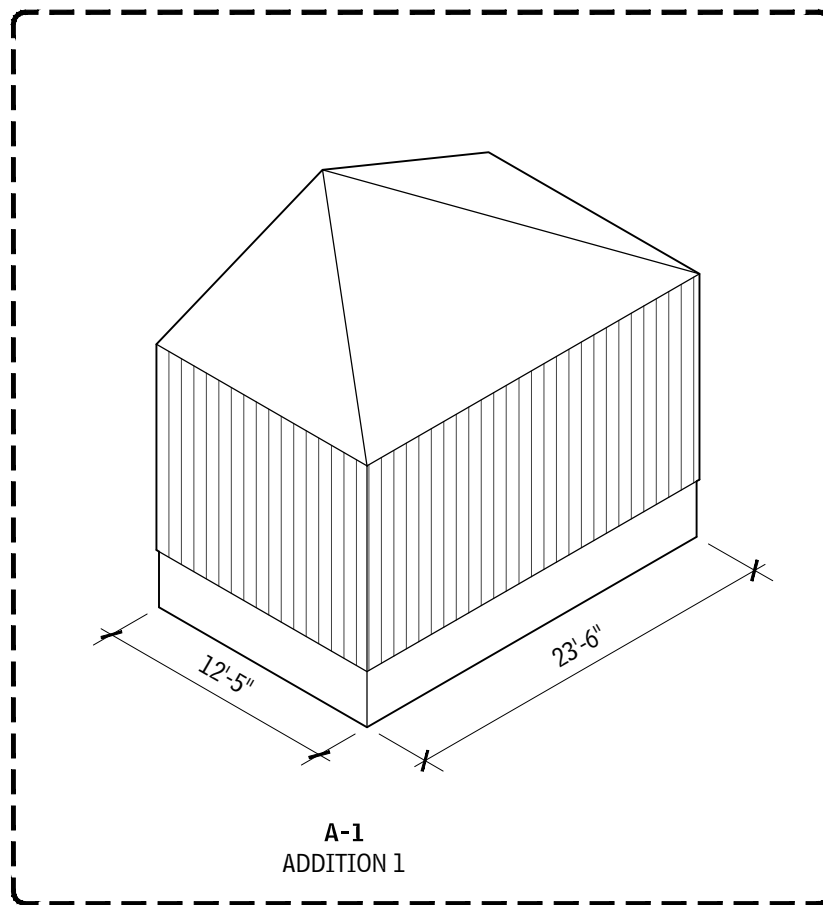
P-3
PORCH TYPE 3



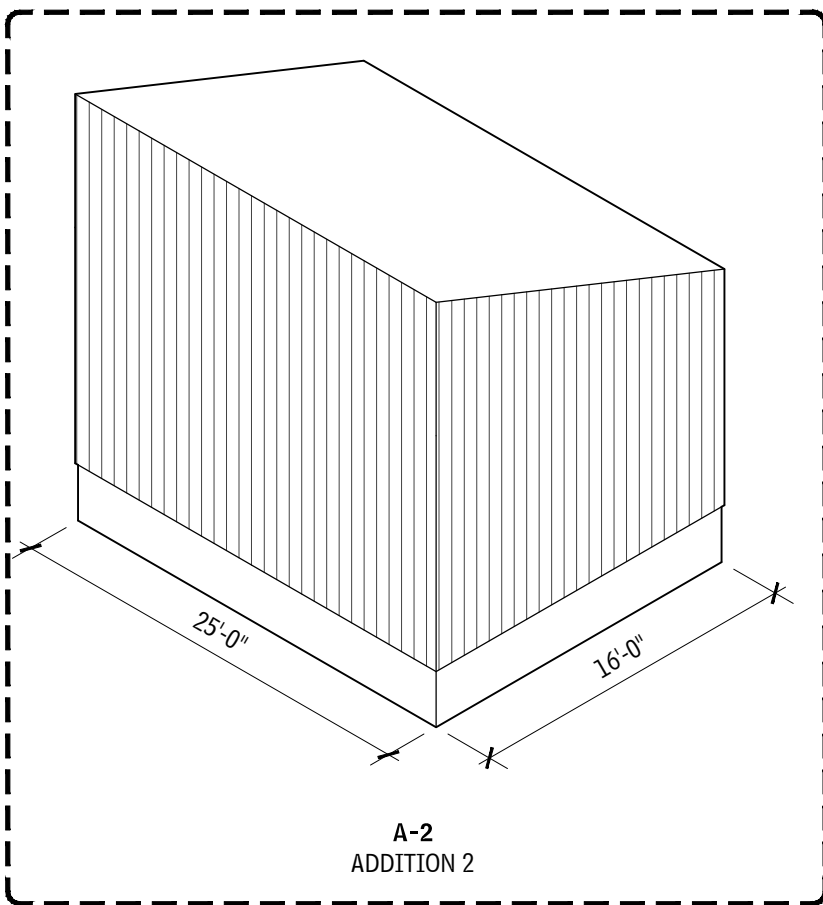
P-4
PORCH TYPE 4



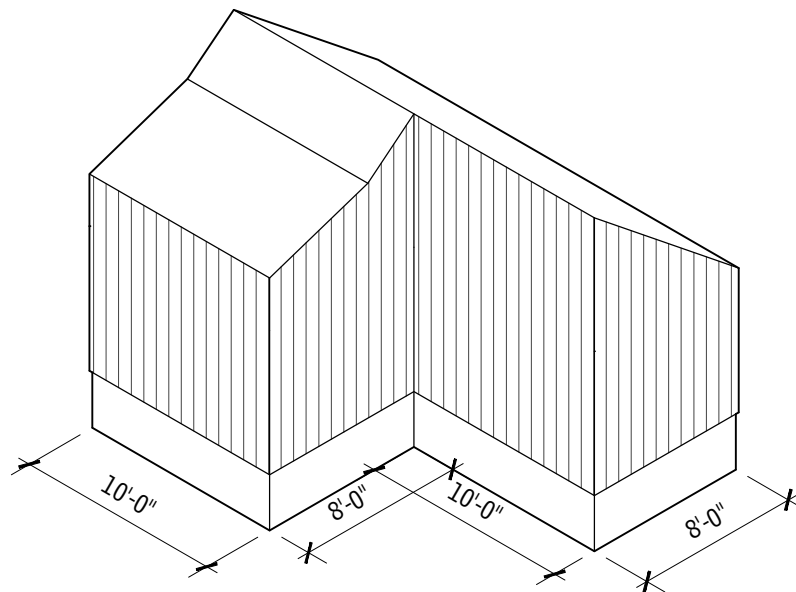
D-3
EXTENDED DORMER



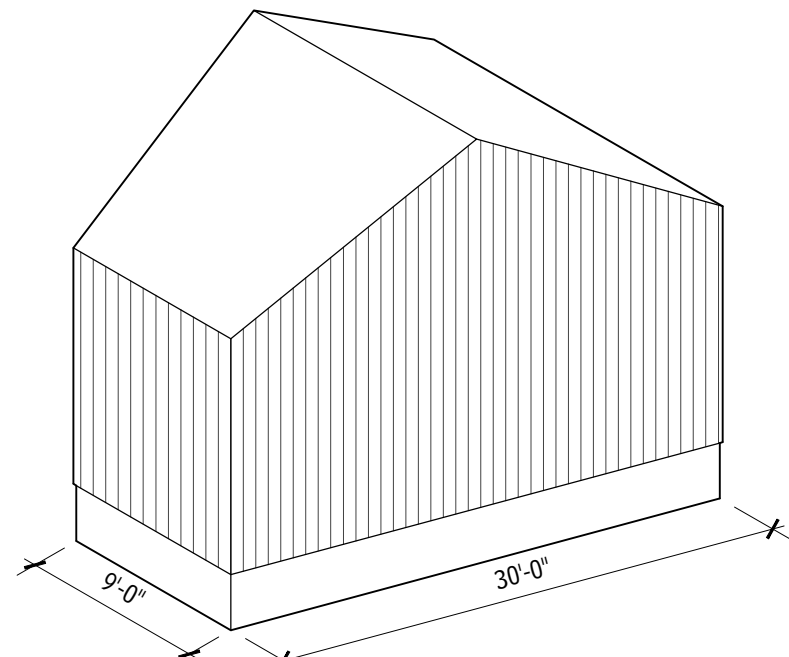
A-1
ADDITION 1



A-2
ADDITION 2

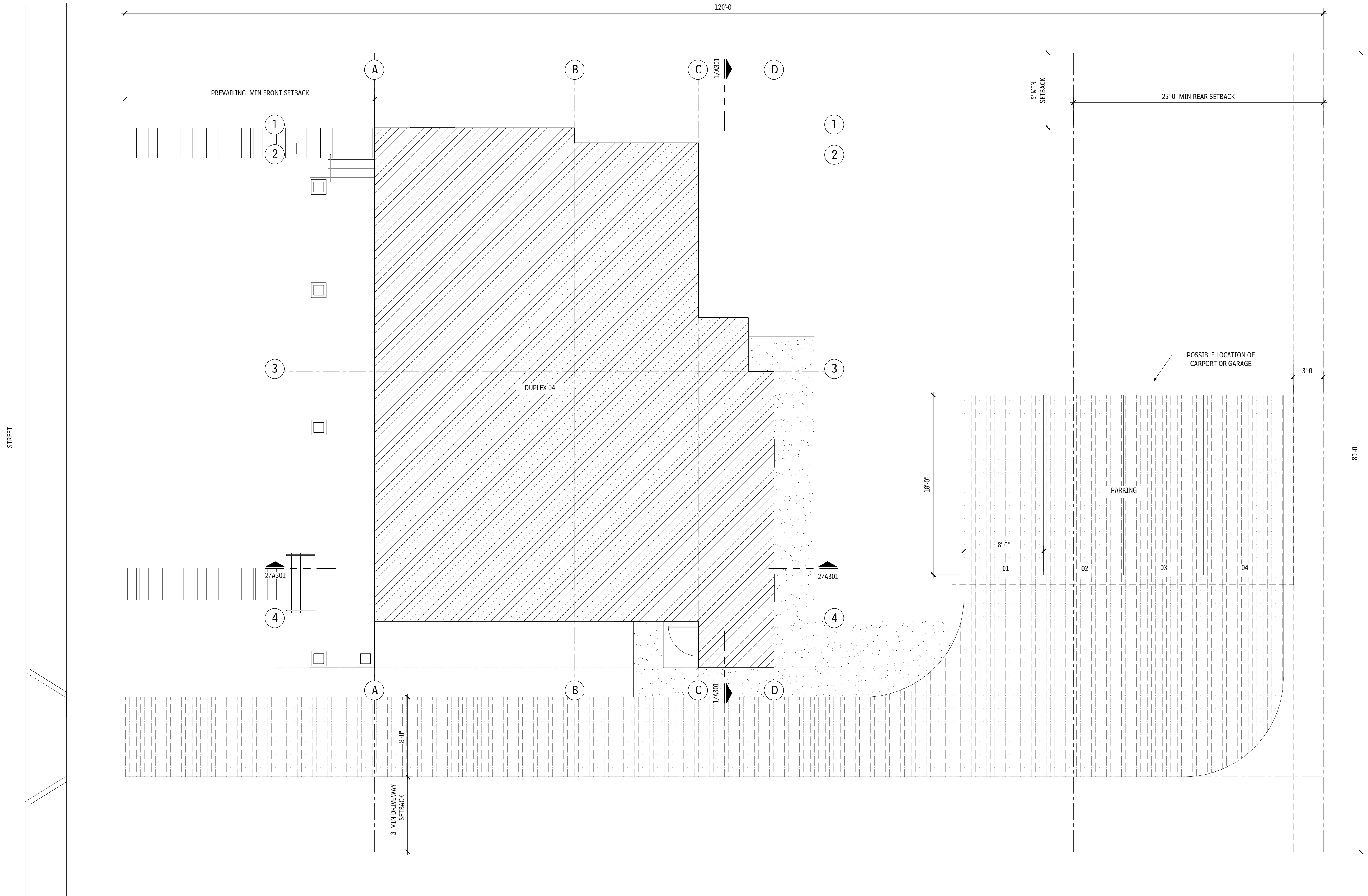


A-3
ADDITION 3



A-4
ADDITION 4

2 CATALOG OF COMPONENTS

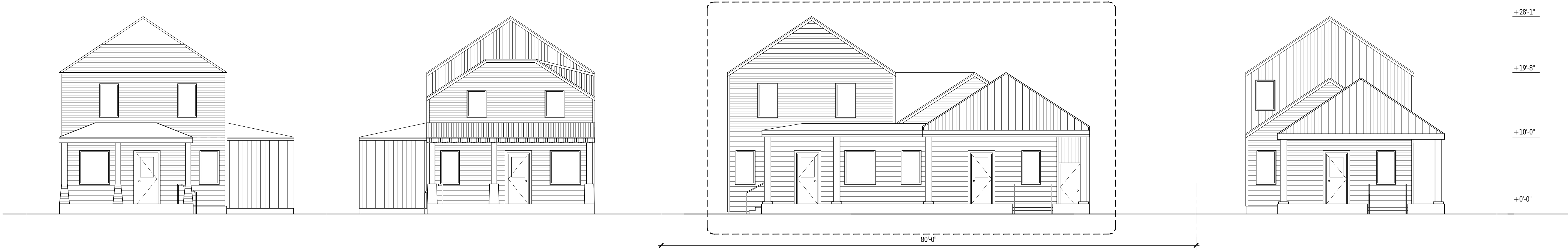


1 SITE PLAN
SCALE: 3/16" = 1'-0"

NOT ALL POTENTIALS ARE SHOWN. DESIGN OF HOUSING PROTOTYPE IS BASED ON VARIABILITY AND OPTIONS AS FORMULATED BY DEVELOPER, WITHOUT COMPROMISING INTENT.

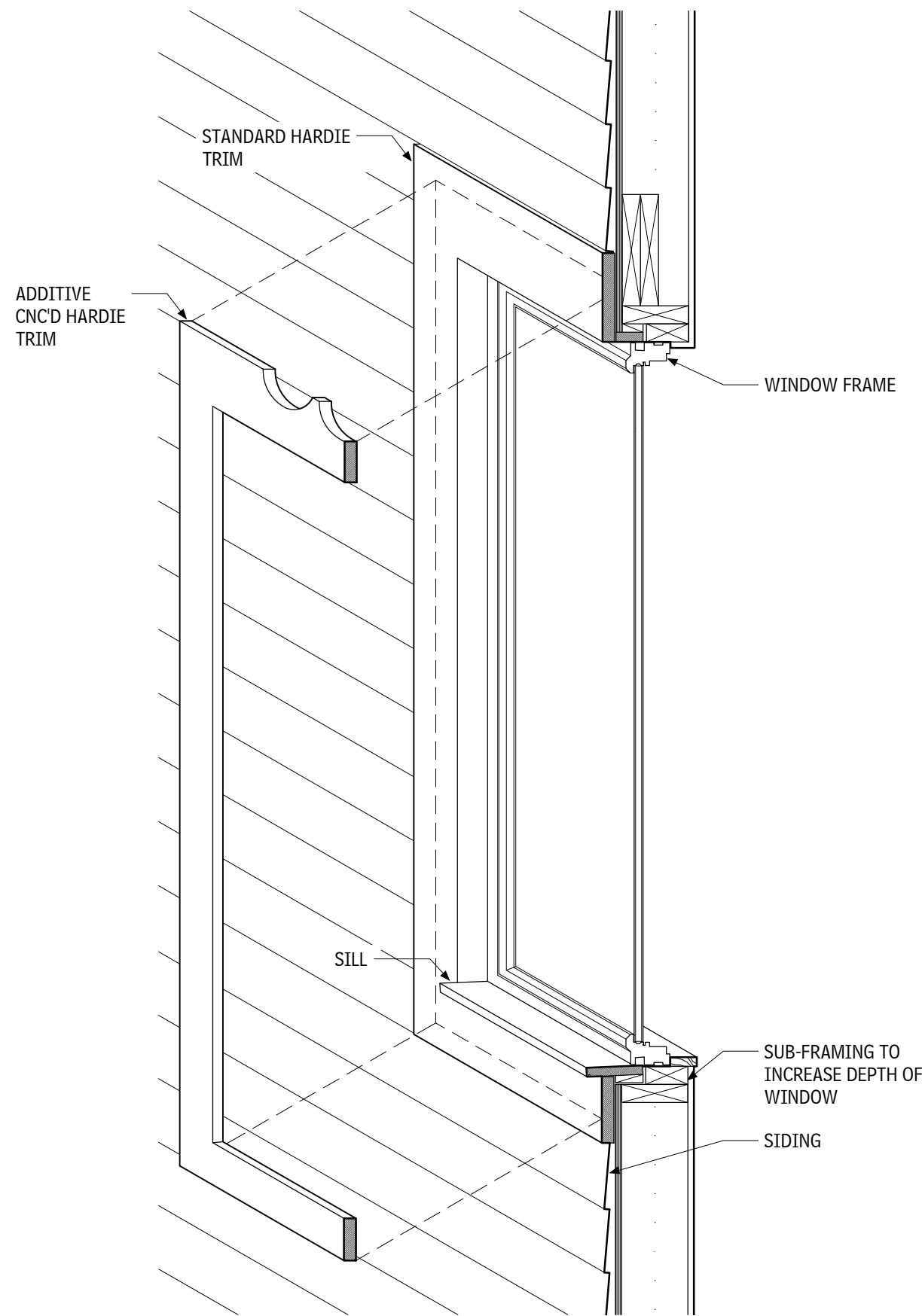
POTENTIAL VARIATIONS

ILLUSTRATED IN THIS SET



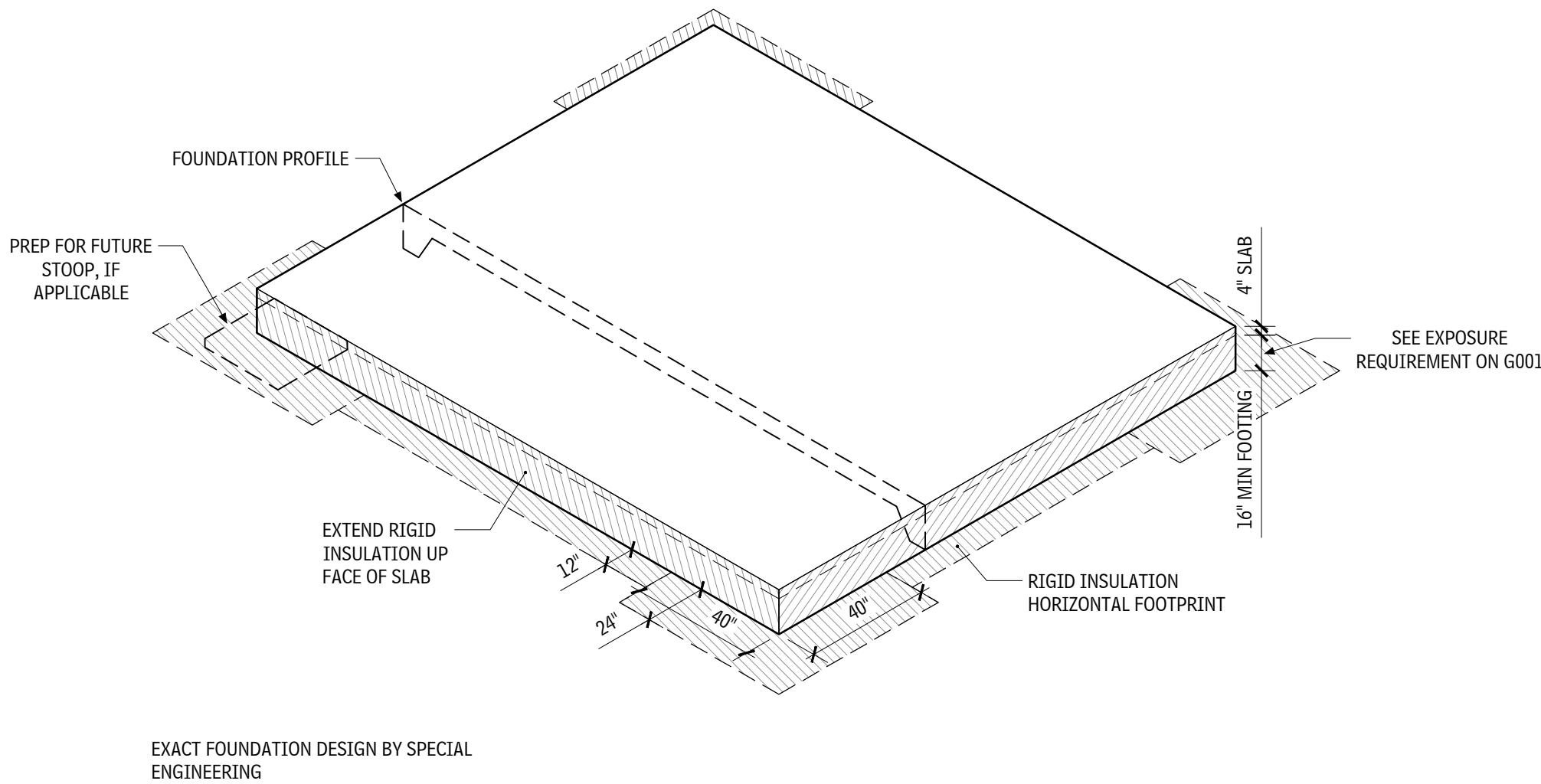
1 BLOCK ELEVATION – DUPLEX-4
SCALE: 1/8" = 1'-0"

THESE ARE STANDARD DETAILS
REFLECTING FUNDAMENTAL
DESIGN AND CONSTRUCTION
CONDITIONS THAT SHOULD BE
MAINTAINED REGARDLESS OF
TYPE OF HOUSING PROTOTYPE.

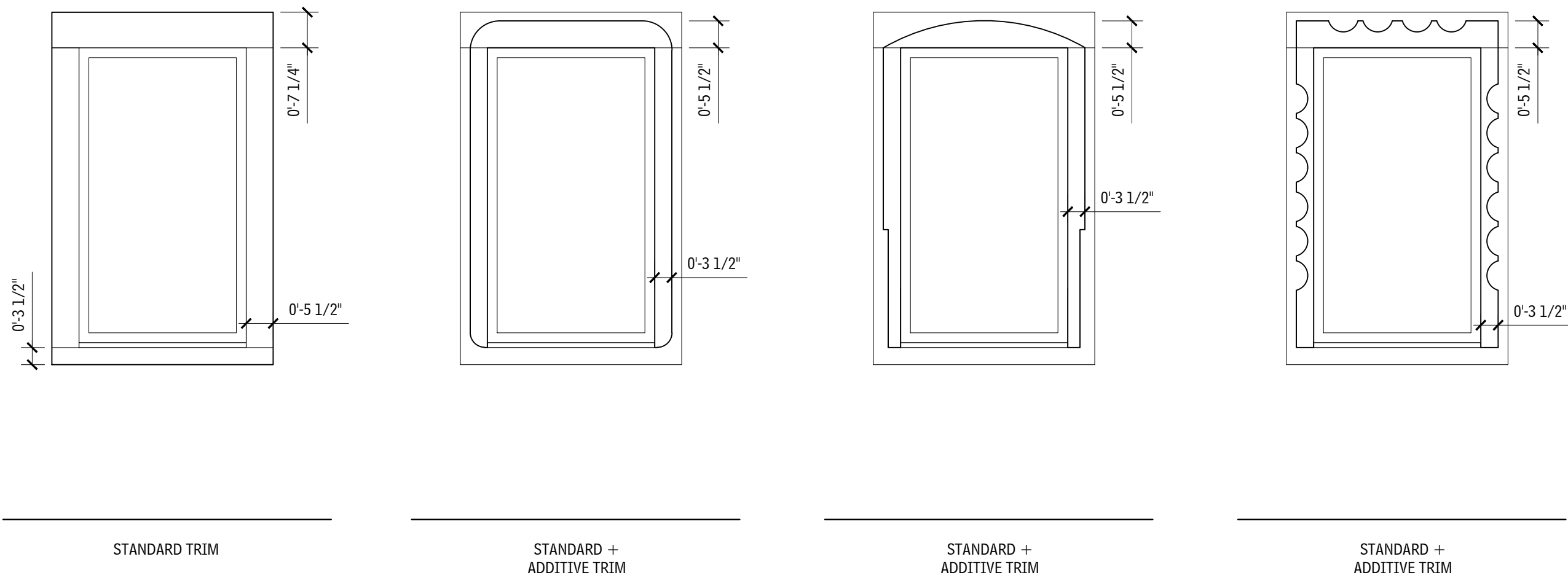


1 WINDOW TRIM DIAGRAM
SCALE: NTS

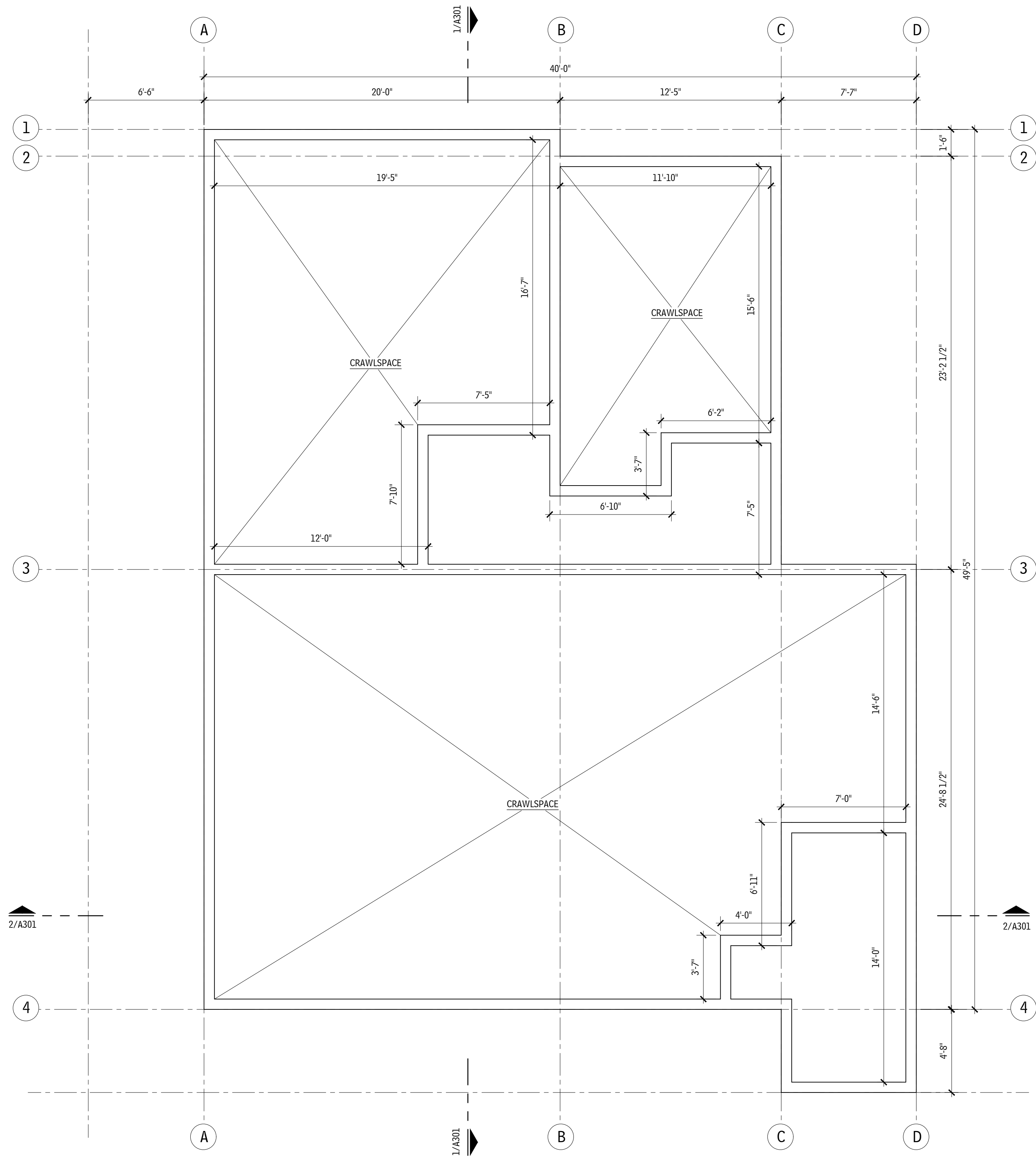
EXPRESSIVE WINDOW DETAILING SHOULD BE USED ON STREET FACING ELEVATION. ADDITIONAL TRIM PROFILES SHOWN AS EXAMPLES ONLY. FINAL DESIGN SHOULD CONSIDER OPTIONS AND VARIATIONS BETWEEN MULTIPLE UNITS TO REINFORCE DIVERSITY AMONGST HOUSING TYPES.



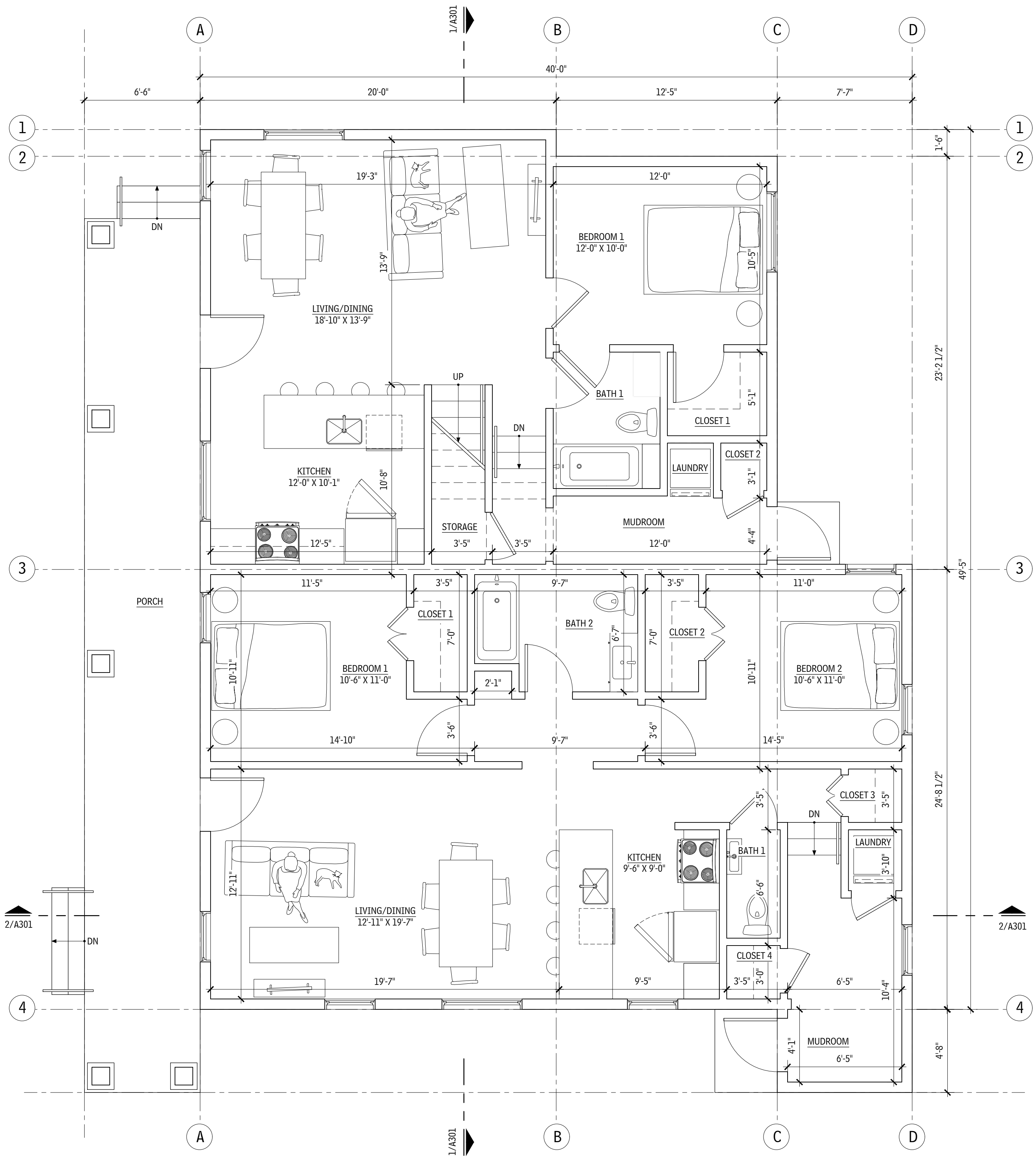
3 FROST PROTECTED SHALLOW FOUNDATION DIAGRAM – SUBSTITUTE FOR BASEMENT
SCALE: NTS



2 WINDOW ELEVATIONS – STANDARD AND ADDITIVE TRIM
SCALE: 1/2" = 1'

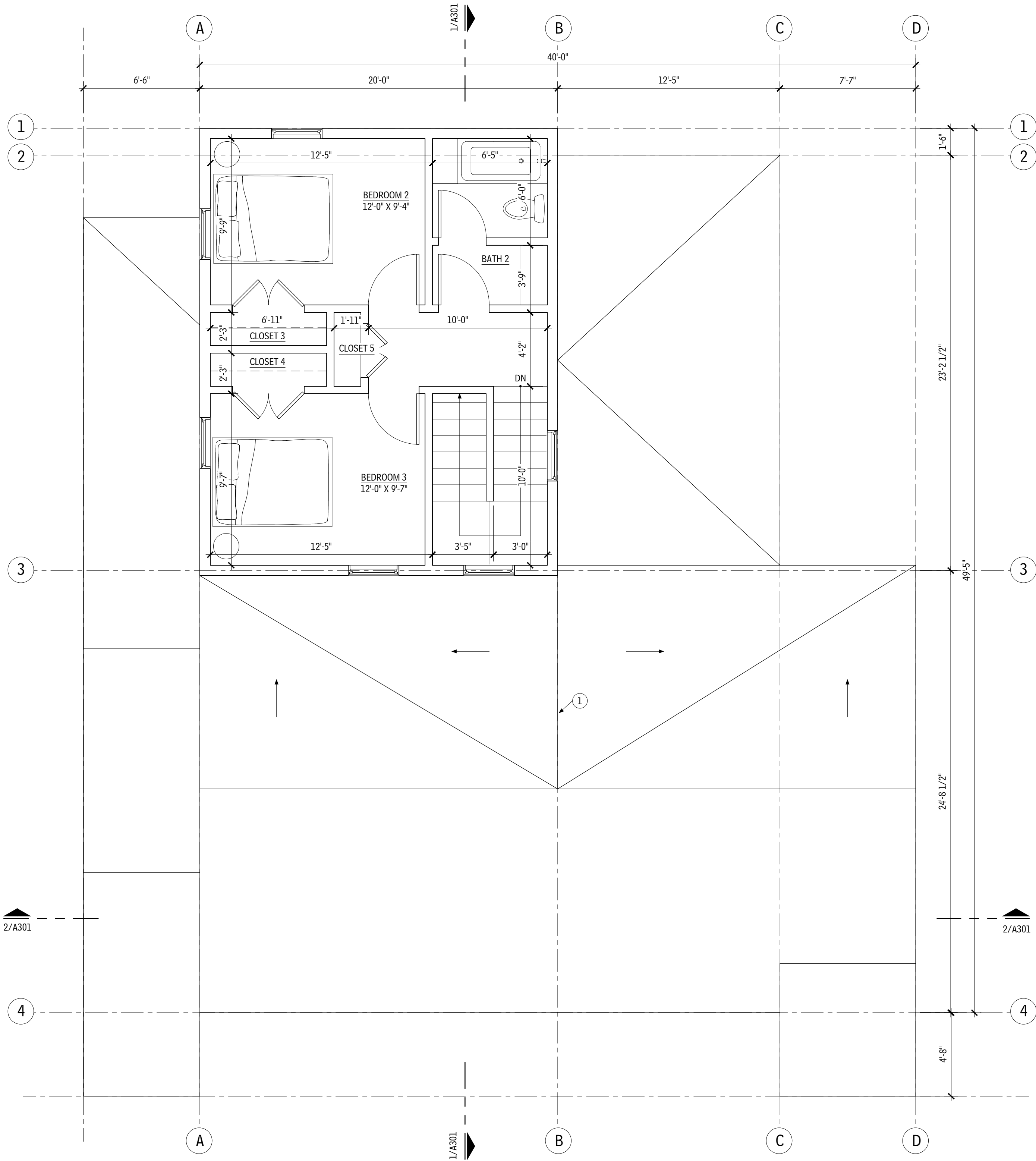


1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

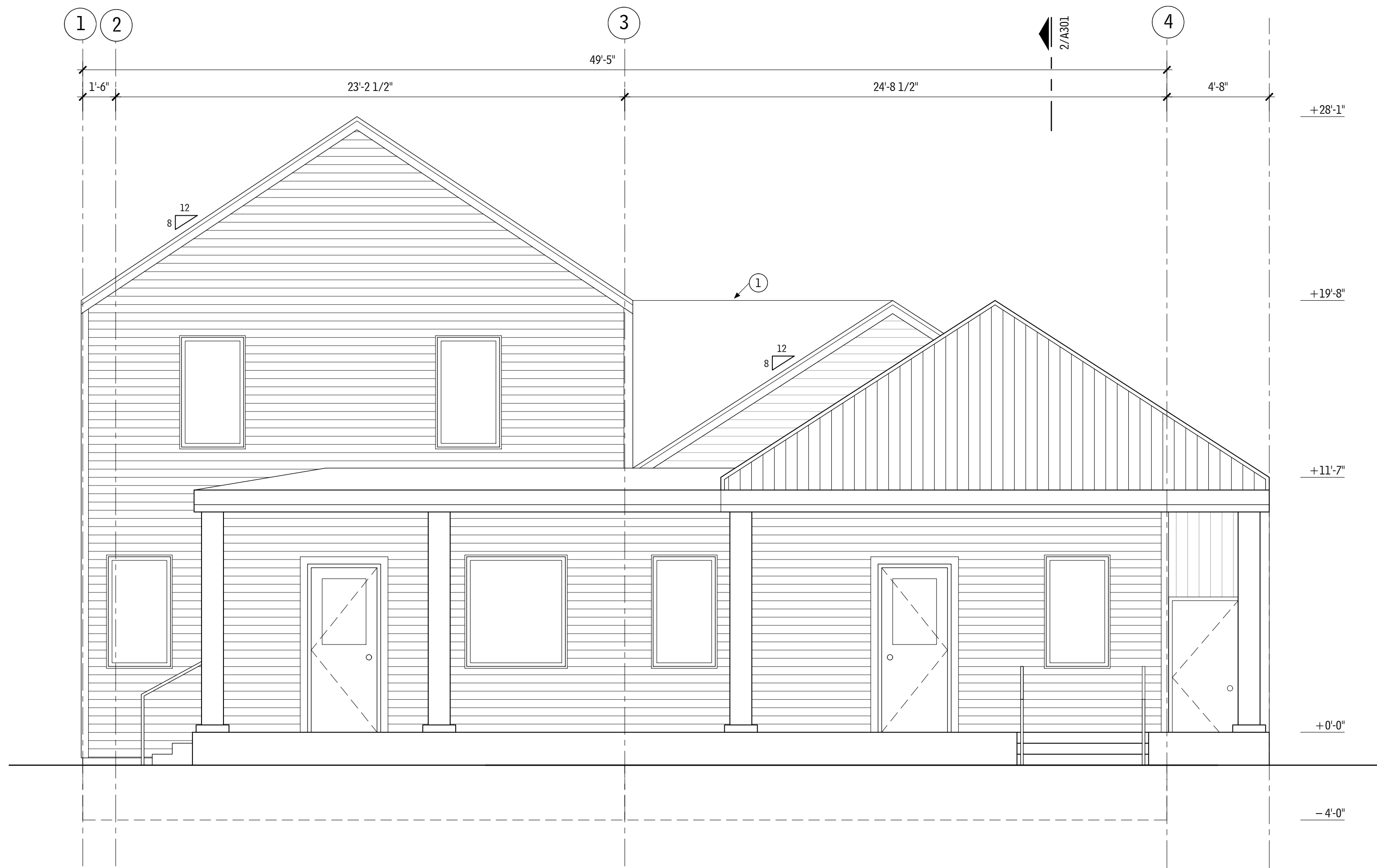


2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

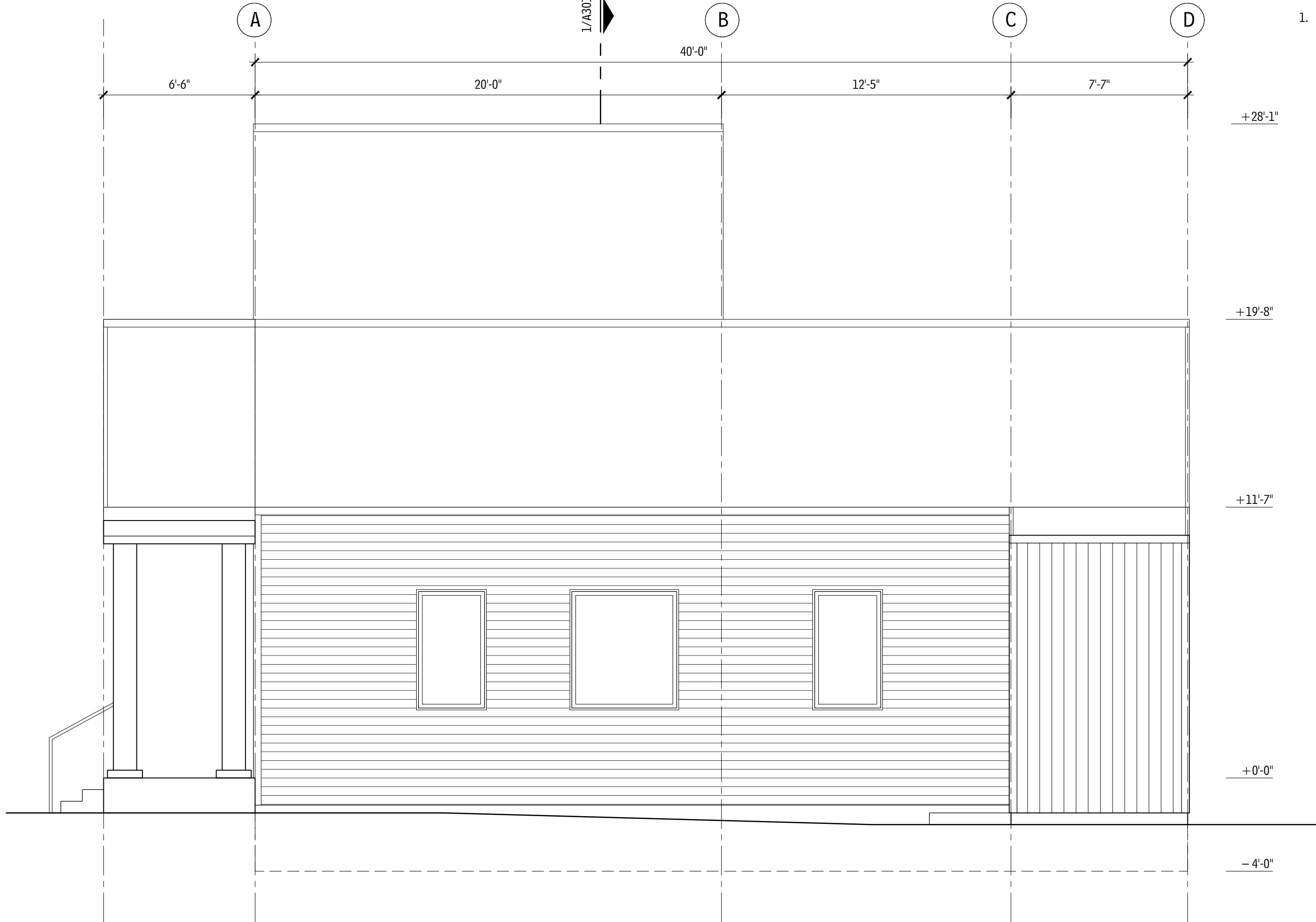
SHEET NOTES
1. RIDGE TO BE CREATED BETWEEN GABLE ROOFS TO ALLOW FOR WATER RUNOFF.



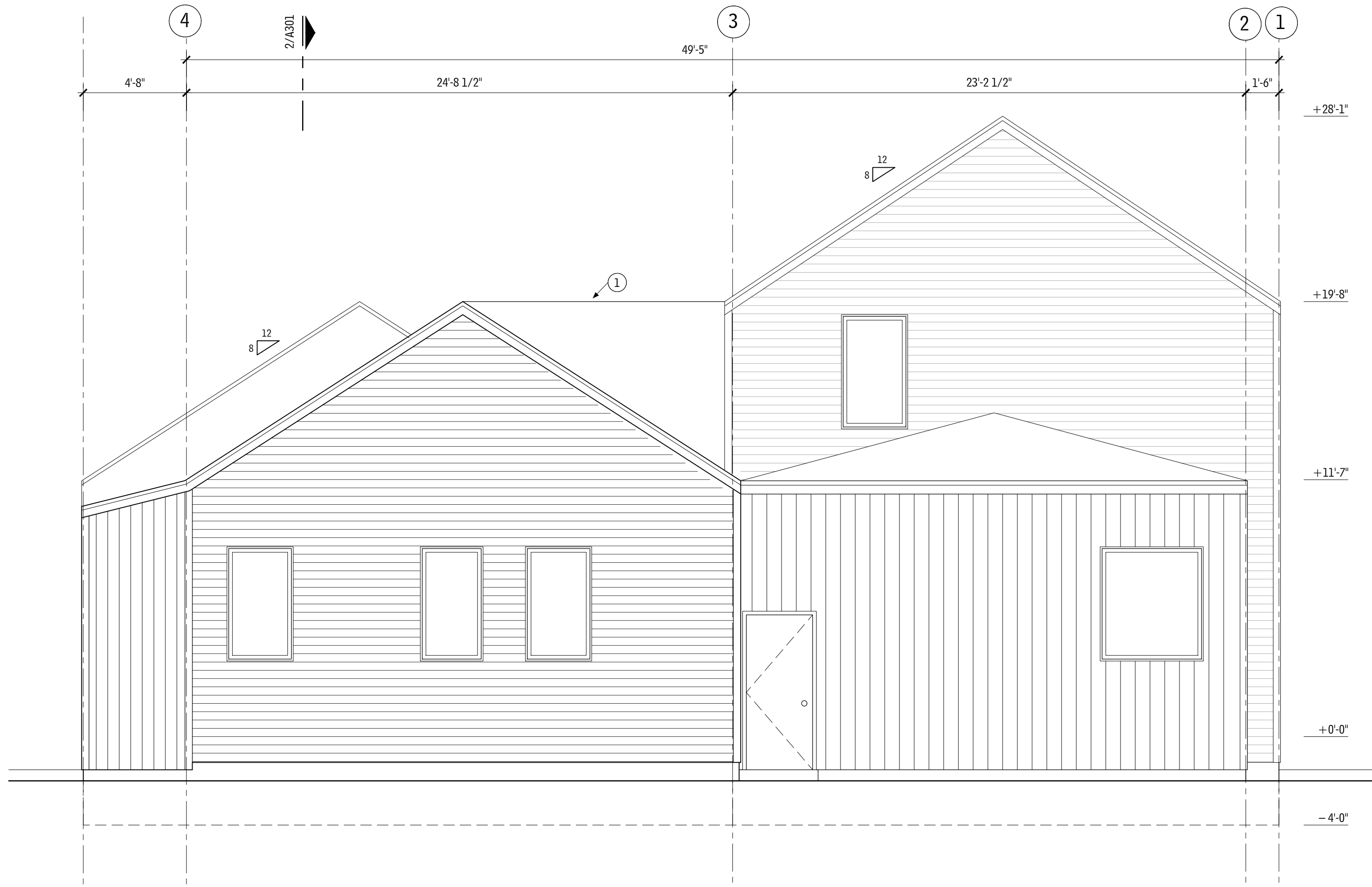
1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



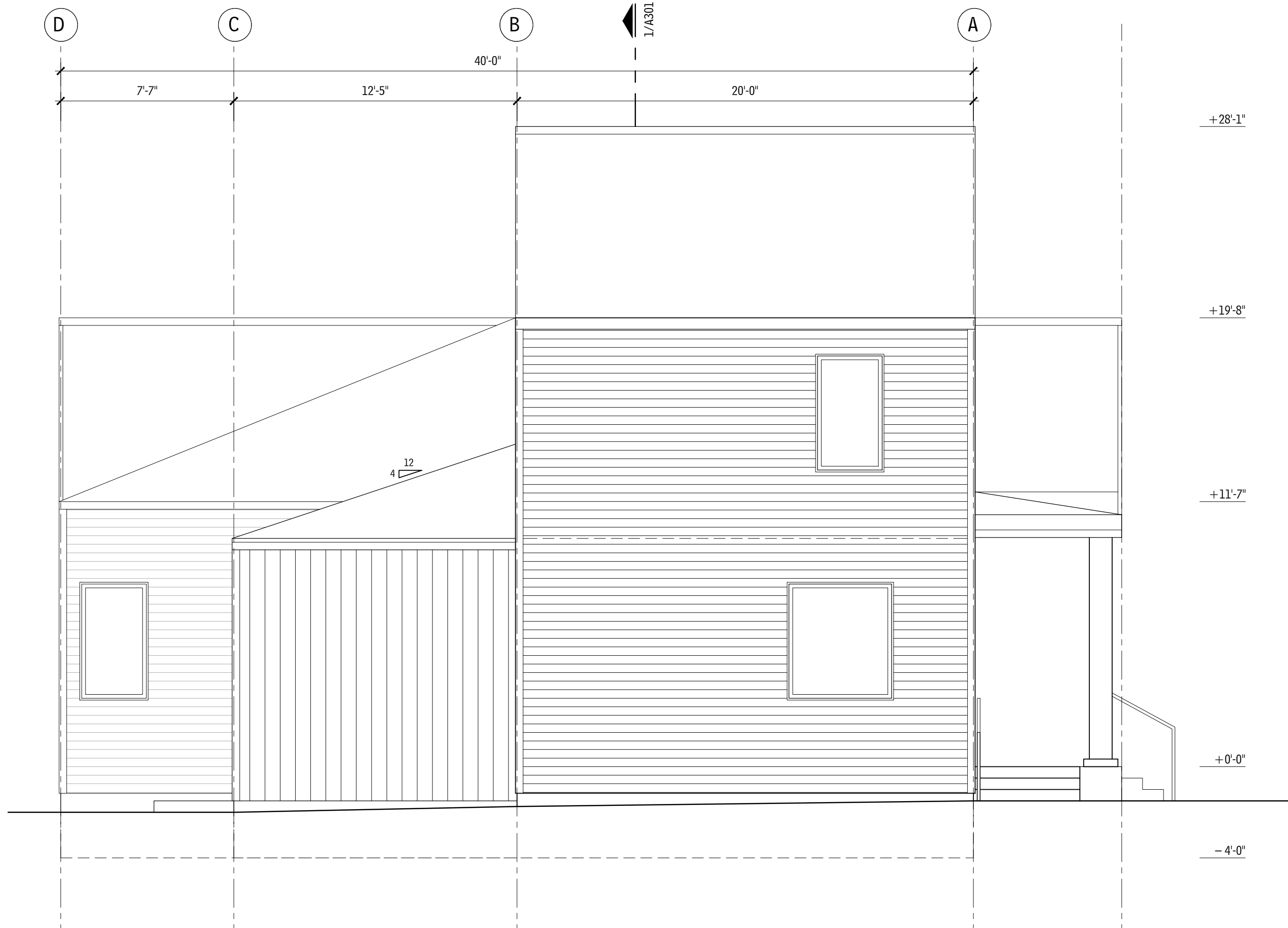
1 STREET ELEVATION
SCALE: 1/4" = 1'-0"



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



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

SHEET NOTES
1. RIDGE TO BE CREATED
BETWEEN GABLE ROOFS TO
ALLOW FOR WATER
RUNOFF.

OSHKOSH
PROTO DESIGN
DUPLEX-4

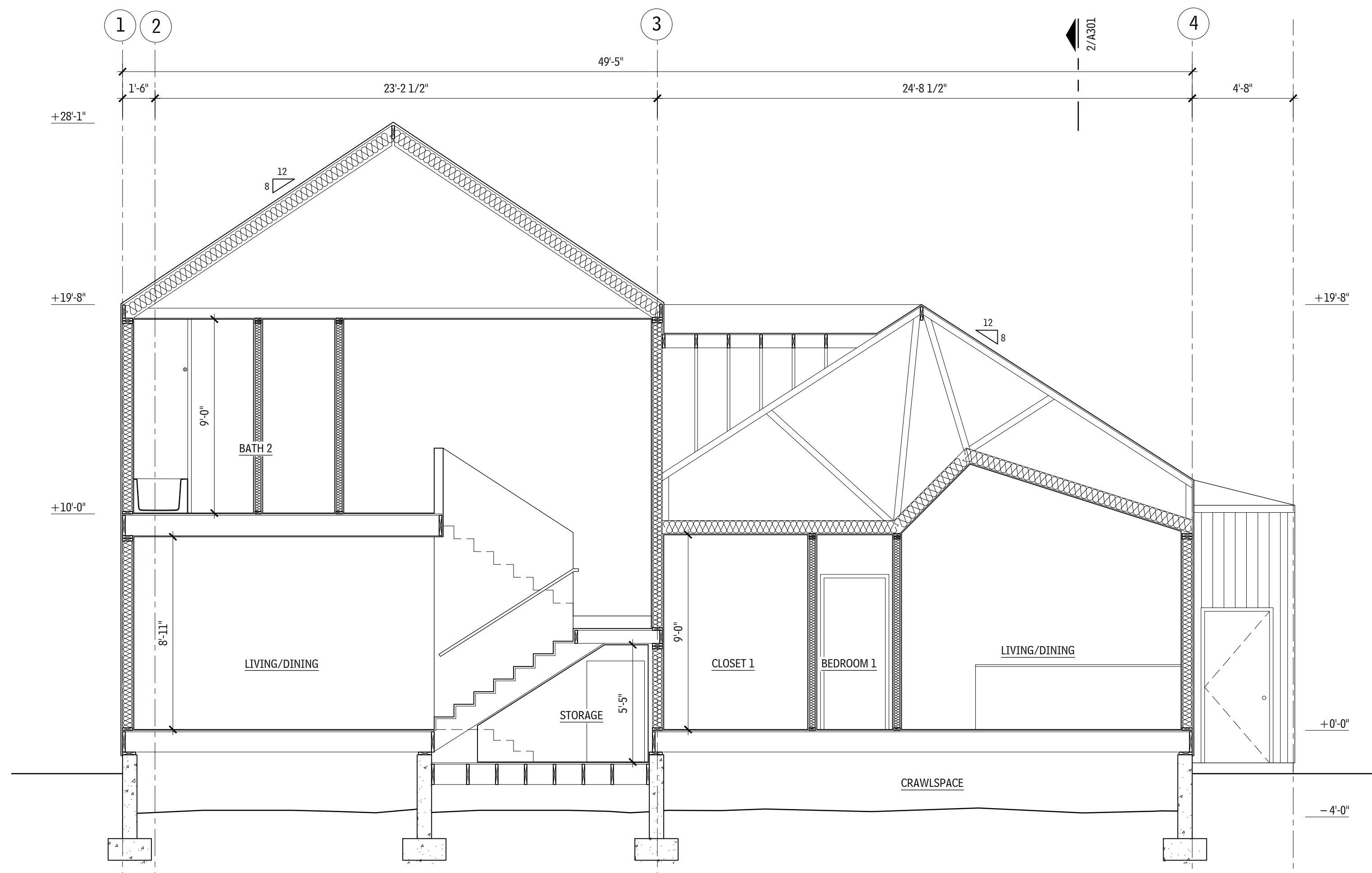
OSHKOSH, WISCONSIN
NEW CONSTRUCTION

O J T

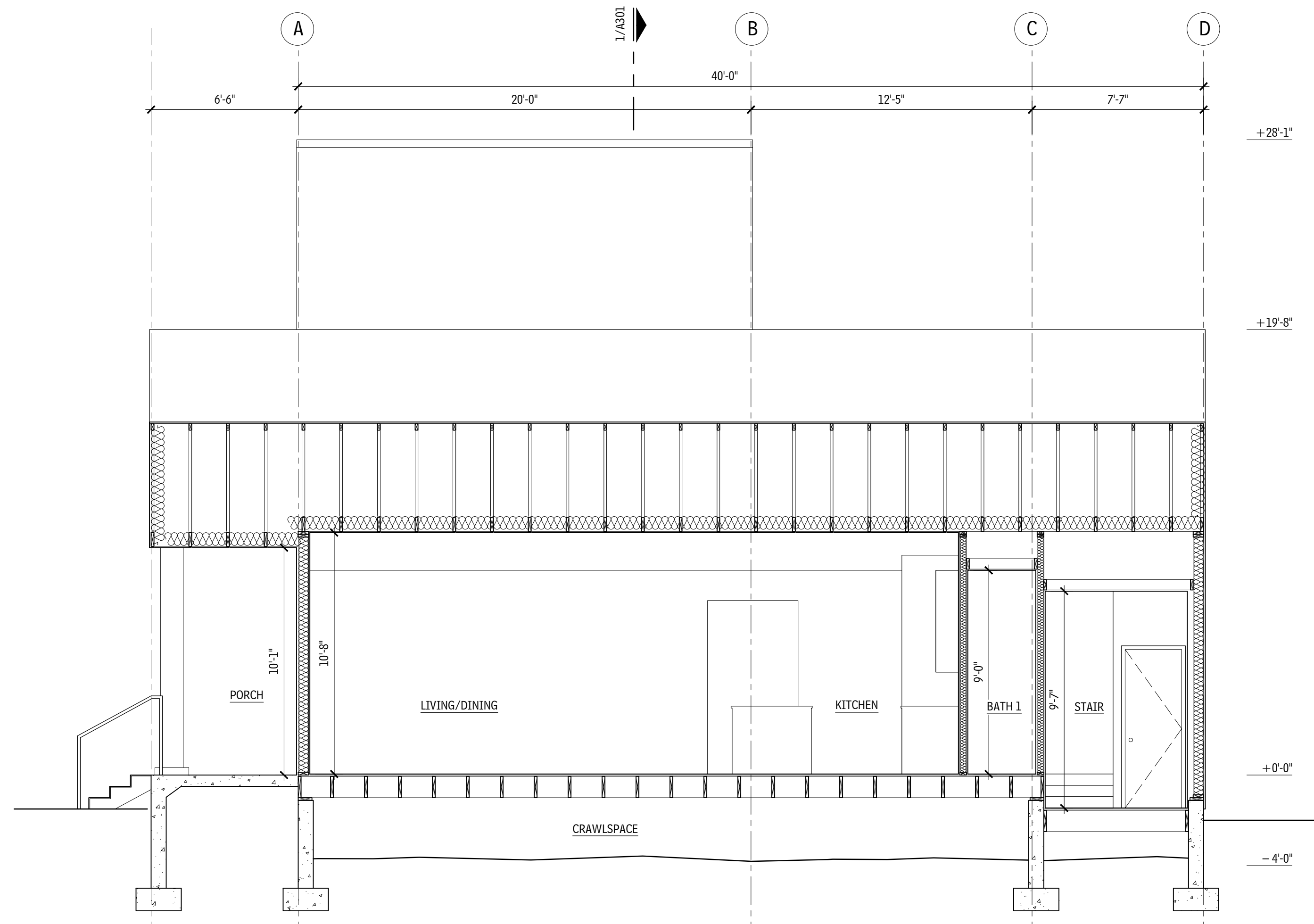
OFFICE OF JONATHAN TATE
1075 RACE STREET
NEW ORLEANS, LA 70130
504 383 4203
OFFICE@JT.COM

6 DECEMBER 2024

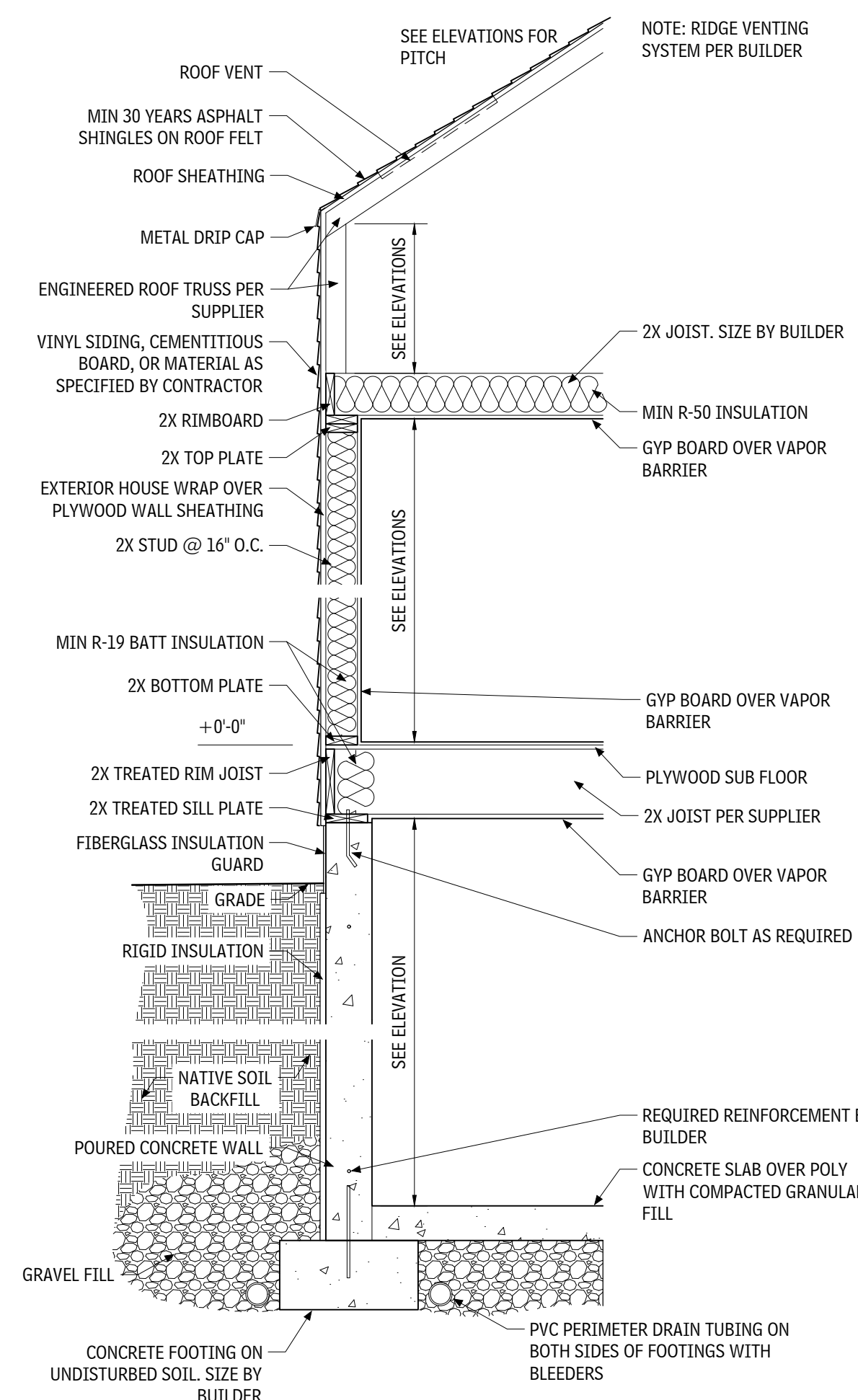
A201



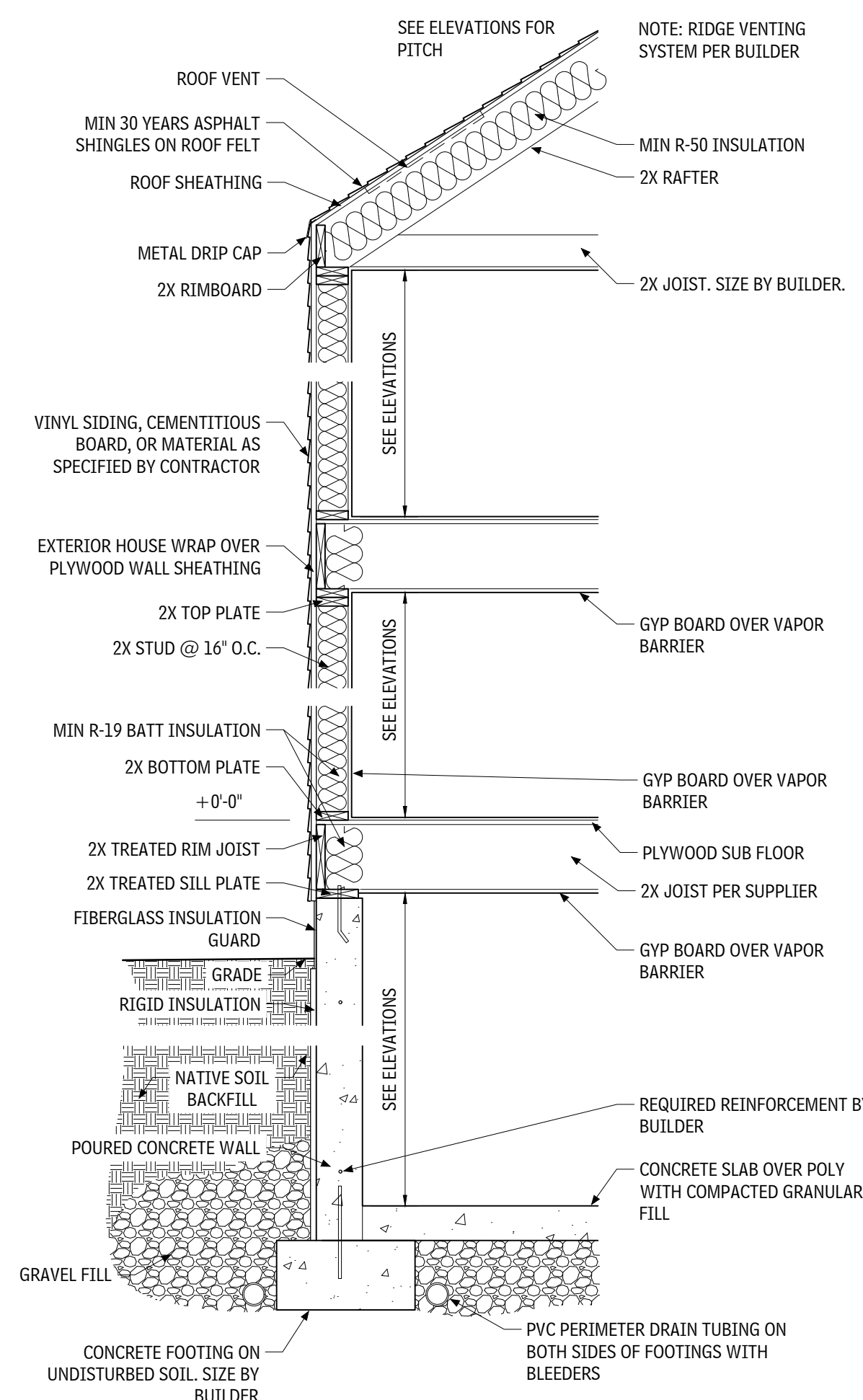
1 SECTION 1
SCALE: 1/4" = 1'-0"



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



3 SECTION DETAIL – 1 STORY
SCALE: 1/2" = 1'-0"



4 SECTION DETAIL – 2 STORY
SCALE: 1/2" = 1'-0"

DRAWING IS FOR REFERENCE ONLY –
BUILDER TO DETERMINE AND CONFIRM
ALL BUILDING MATERIALS, ACTUAL
COMPONENTS, ASSEMBLIES, AND
OVERALL STRUCTURE.