



To Whom It May Concern:

Habitat for Humanity La Crosse Area proposes the construction of two modular homes at 2706 Onalaska Avenue in La Crosse, Wisconsin. This project would include the purchase and set of the Red Rock and Pacific Lodge models (please see attached elevations and brochures). Due to the width of the lot, the homes would be installed lengthwise on the lots, with the narrower end facing the street. The front entrances to the homes would be through the utility rooms as per the floor plans. Habitat would construct large front porches with overhang roof over each entrance.

Thank you for your consideration,

Kahya Fox
Executive Director

****Habitat will construct one modular home on the parcel (Red Rock Model)****

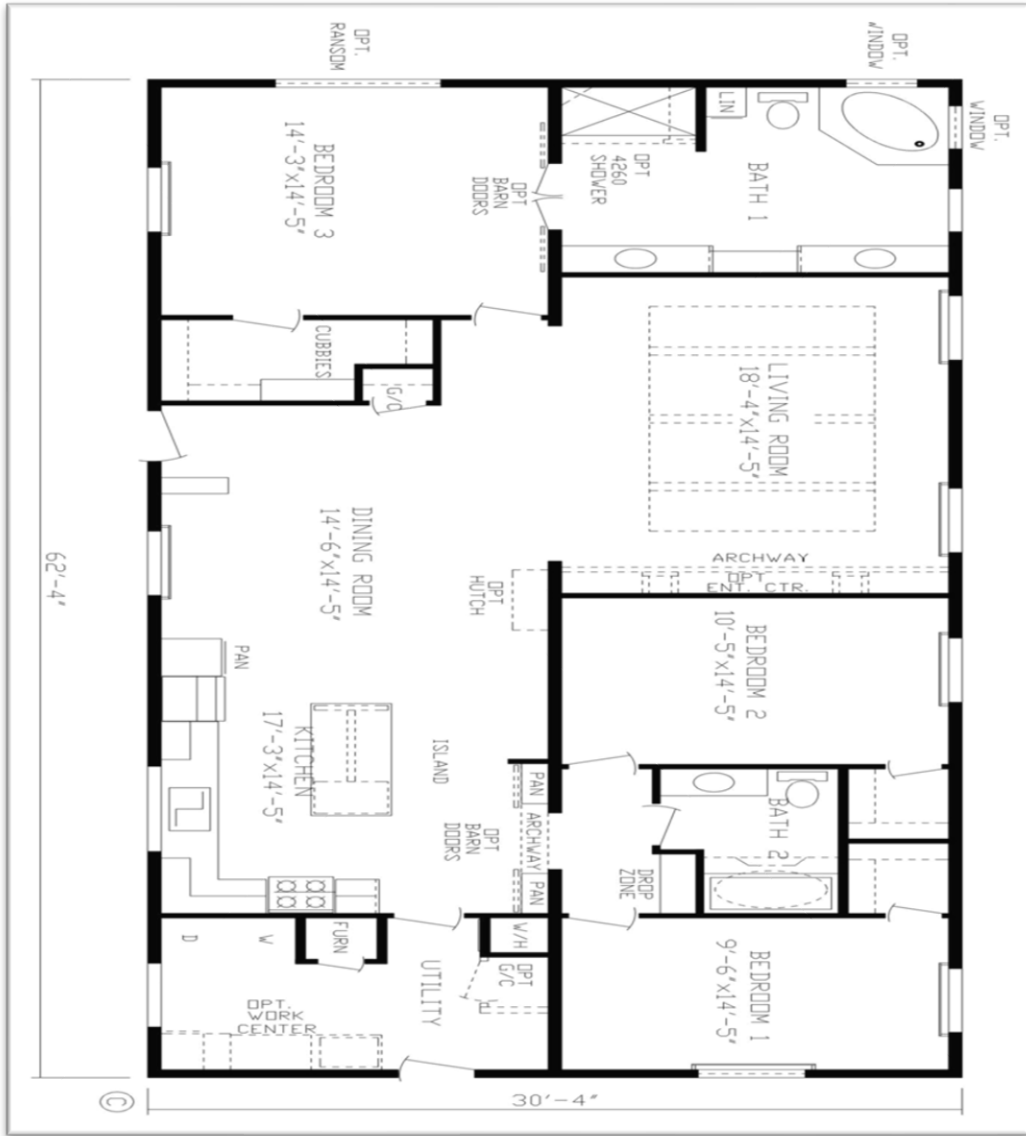
3181 Berlin Drive, La Crosse, WI, 54601 • Phone: 608.785.2373
www.habitatlacrosse.org • info@habitatlacrosse.org
Providing Families With a Place to Call Home

Lot Size: 141 x 50

Front setback: 25ft

Rear setback: 28-30ft

Side yard setback: 8ft each side

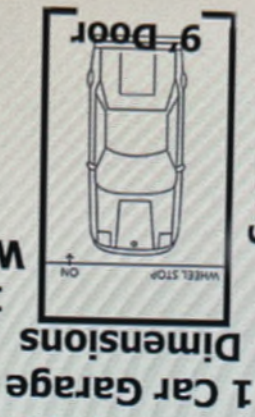


**12x20
garage**

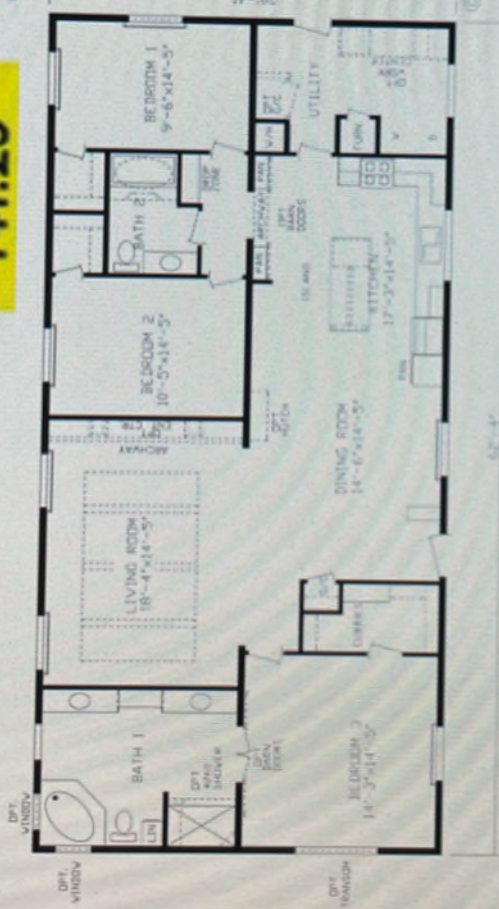
141.26'

Building is 2.1' ± South of property line.
12' Wide

50.00'



20' Long



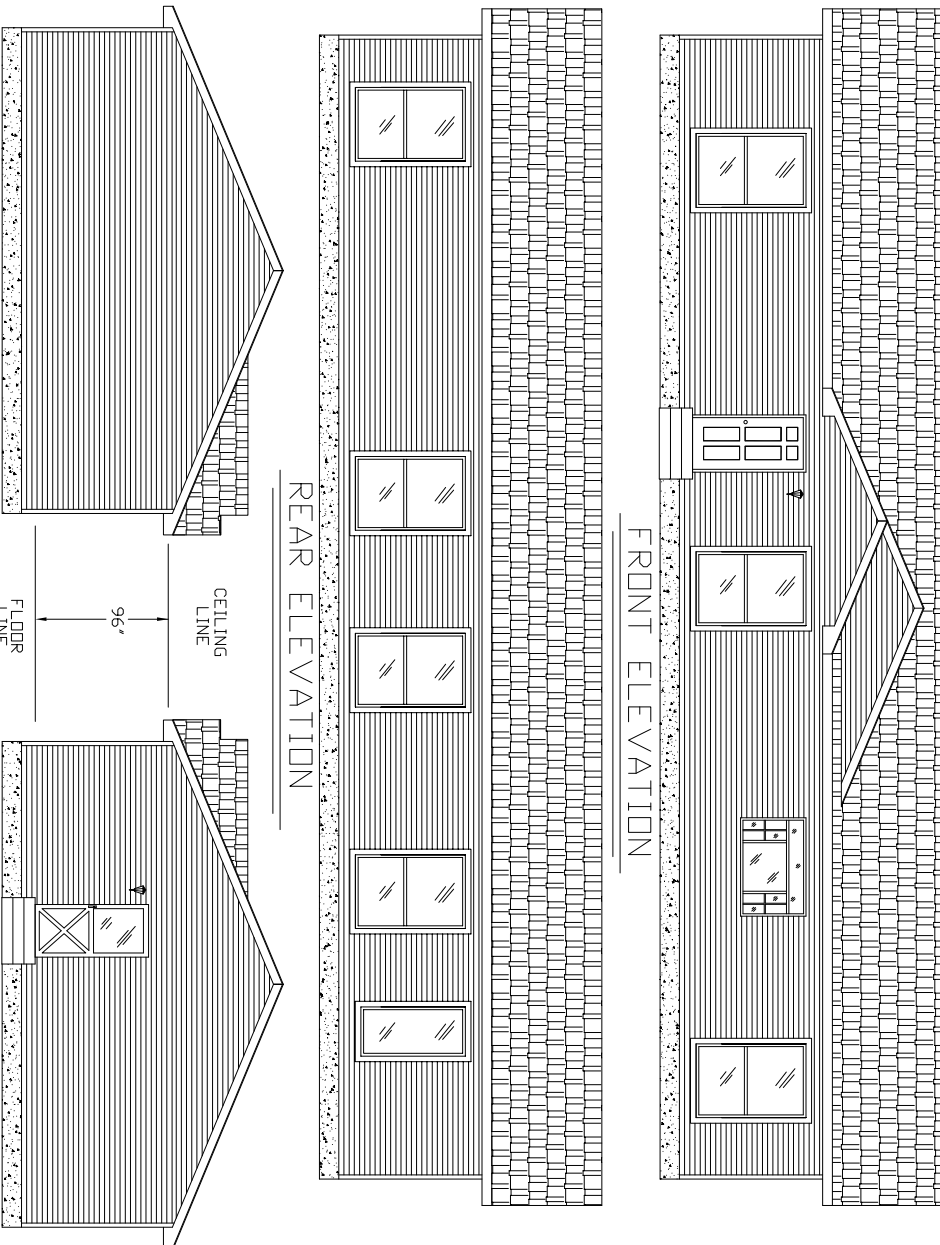
50.00'

141.37'

Left= 0' 5" Top= 7' 10" W= 208' 11" X= 6' Y= 86' 4" 25%

Red Rocks Elevation

Right Elevation will face
Onalaska Ave with porch and
Roof structure built over entry door



SYSTEM AND GENERAL CONSTRUCTION SUBJECT TO FLOOR PLAN MODIFICATIONS AND PRODUCT SUBSTITUTES ISSUED SINCE DATE OF PRINTS
SOME OPTIONAL ITEMS ARE SHOWN AND PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

FRIENDSHIP HOMES INC.
815 BUDD RD. MONTEVIDEO, MN 56265

EXTERIOR ELEVATIONS

REVISION	DATE	REVISION	DATE

A-4
185020MKZ

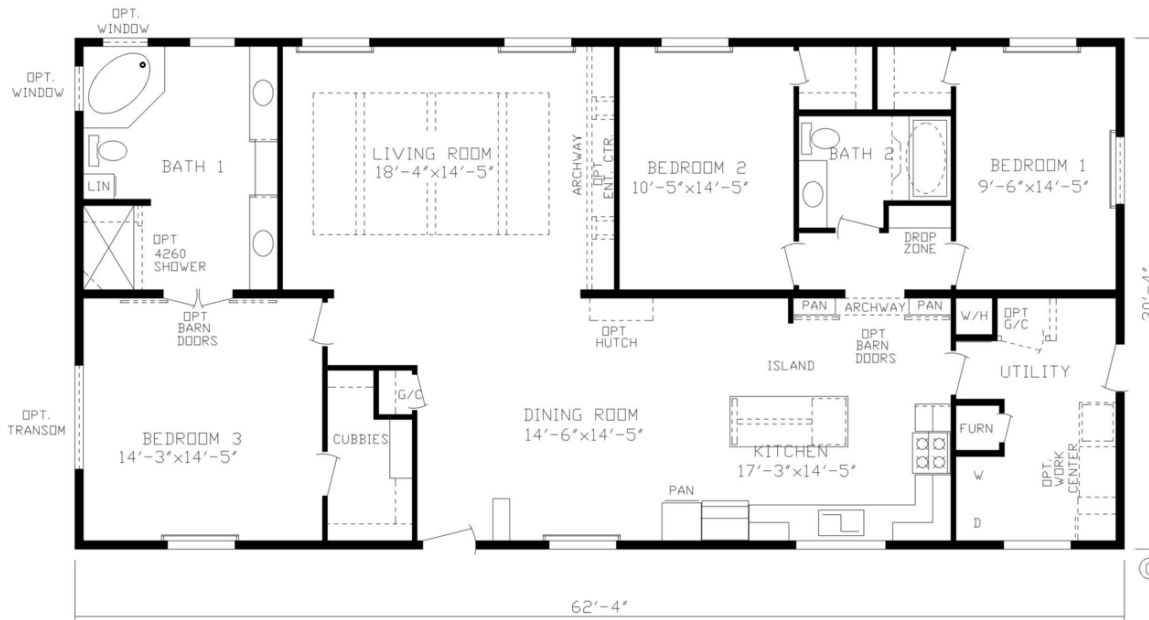
TECHNICAL DRAWING
BY FRIENDSHIP HOMES INC.
COMPUTER AIDED SYSTEM

Floor Plan: The Red Rock 185020
 3 Bedrooms, 2 Bathrooms, 1891 Square Feet
 Series: Showcase (MW) | Type: Manufactured | Sections: Double-wide



SCAN FOR
 MORE DETAILS

FLOOR PLAN



Because we continuously update and modify Friendship Homes products it is important for you to know that our brochures and literature are for illustrative purposes only. All information contained herein may vary from the actual home we build. Dimensions are nominal and length and width measurements are from exterior wall to exterior wall. The right is reserved to make changes at any time, without notice or obligation, in prices, colors, materials, specifications, features and models. Please check with your retailer for specific information about the home you select. (Add approximately four feet to determine transportable length.)

*Although we work to ensure pricing online is as correct as possible, prices may change at any time and without notice or obligation. Please contact us for the most current price. Pricing may not include taxes, site preparation costs beyond the services listed or delivery outside of the certain delivery area. Nothing contained herein or on the Web Site constitutes an offer to sell any product or service, and no binding obligations will arise until you and your retail model center have executed final sales documents. Not responsible for typos.

Montevideo
 815 Budd Rd,
 Montevideo, MN 56265



friendshiphomesmn.com

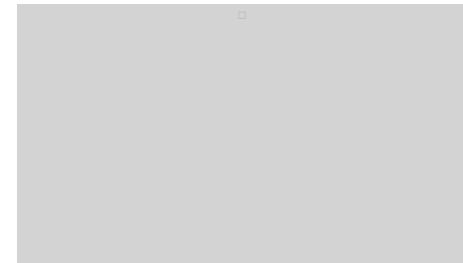
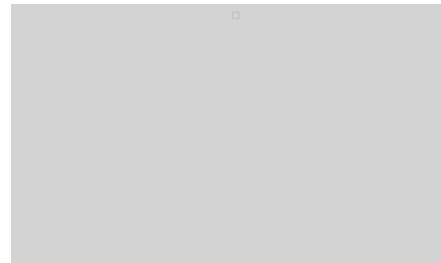
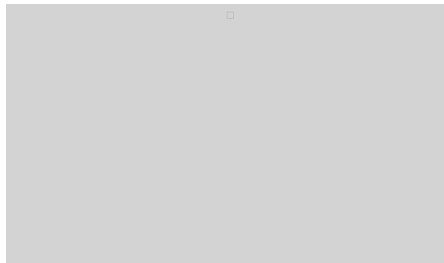
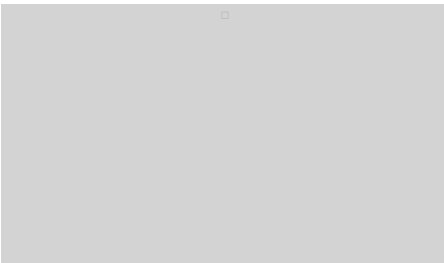
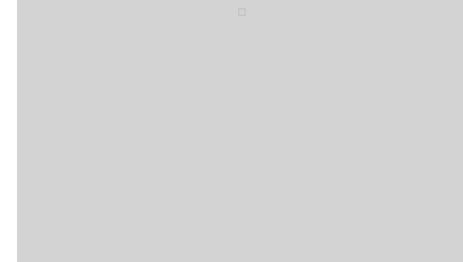
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Floor Plan: The Red Rock 185020
3 Bedrooms, 2 Bathrooms, 1891 Square Feet
Series: Showcase (MW) | Type: Manufactured | Sections: Double-wide

SCAN FOR
MORE DETAILS



PHOTOS AND RENDERINGS



Montevideo
815 Budd Rd,
Montevideo, MN 56265



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SHOWCASE SECTIONAL STANDARDS

General:

Recessed Frame
 Cross-Members/Out-Riggers- 4' O.C.
 Energy Heel Truss Rafters
 Energy Truss Rafters – 24" O.C
 8' Flat Ceiling
 Heavy 10" Steel I-Beam Frame - 28'
 Heavy 12" Steel I-Beam Frame - 32'
 Double Marriage Wall – 6"
 Transverse Floor Joists – 16" O.C.
 2X6 Exterior Wall Studs – 16" O.C.
 In Floor Cross-Over Heat Ducts
 Unitized Floor/Wall Construction
 With Steel Straps – 4' O.C.
 Glued & Screwed Flooring System
 Seamless Bottom Underlayment
 (Nylon Re-Inforced)
 3/12 Roof Pitch
 Tongue & Groove OSB Floor Decking

Furnace:

Gas furnace w/Electric Ignition
 Perimeter Heating
 Positive Operating System
 Insulated Heat Ducts

Carpet:

Shaw 15 oz. Carpet w/Tack Strip
 5lb Carpet Pad
Beauflor Roll Goods



Electric:

100 Amp
 LED Can Lights
 Wire & Vent For Dryer
 Exterior Recept on Sidewall
 Light At Front & Rear Doors
 Smoke Alarms

Plumbing:

Plumb for Washer
 40 Gallon Dual Element Electric Water Heater
 Decorative Water Heater Access
 Water Shut-off Valves Thru-out
 Stainless Steel Farmers Sink-Kitchen
 Metal Faucets
 Hi-Arc Kitchen Faucet

Baths:

Exhaust Fan w/Light MBA
 36" High Bath Lavs
 Fiberglass Tubs
 Porcelain Bath Lavs
 Framed Bath Mirrors
 Furniture Style Bath Lavs (Most Models)

Insulation:

R-11 Insulation in Floor
 2 x 6 Sidewalls with R-19
 R-21 Available
 R-25 Insulation in Ceiling
 R-33,44, or 50 Available
 Foam Gasket at Marriage Line

Cabinetry:

Hardwood Cabinet Doors
 Hardwood Stiles w/Concealed Hinges
 Self-Edge Countertop Edge
 Seamless Countertops
 Cabinet Over Refrigerator
 Shelf in Washer/Dryer Area
 Center Shelf in Kitchen Cabinets
 Roller Guide Drawer System
 42" Cabinets in Kitchen
 Drawer Bank in Kitchen
 Entertainment Center (Per Print)
 Drawers Above Cabinet Doors
 Full Wall Backsplash in Kitchen
 Paneled Backs on Cabinets
 Laminate Backsplash in Baths

Décor:

Textured Ceiling
 Venetian Blinds Throughout
 Cornice Boards Window Treatment
 Tape & Textured Walls
 Double Shelving in MBR Closet
 Tray Ceiling w/Beams in Liv Rm
 Tray Ceiling in MBR
 Wire Shelving in Closets
 2 Can Lights in Din Rm

Exterior:

Royal Double 4 Dutch Lap Vinyl Siding
 7/16 OSB Exterior Sheathing
 Exterior Accent Treatment
 Lineals on DS
 Energy Seal Windbreaker
Owens Corning Oakridge Architectural Shingles
 Dormer



Doors:

3 Hinges on Interior Doors
 Full Door Stop Molding
 Brushed Nickel Door Knobs
 34 x 82 9 Lite Rear Door W/Larson Storm
 38 x 82 Decorator Front Door W/Larson Storm
 Keyed Alike Locksets
 White 6-Panel Interior Doors
 Metal Furnace Door

Windows:

Kinro 72" Vinyl Windows
 Kinro Heritage Series Optional



Appliances:

18 CF 2-Door Refrigerator
 30" Gas Range w/Elec. Ignition
 Stainless Steel Linear Range Hood



* Friendship Homes prides itself in continuous improvement to ensure the highest quality. Products, standards and specifications are subject to change without notice



A Family of Housing Companies, Housing America's Families.
 815 Budd Road, Montevideo, MN 56265
www.friendshiphomesmn.com

Property Address: 2706 Onaska Avenue

Buyer: Habitat for Humanity La Crosse Area

SINGLE FAMILY DESIGN GUIDELINES - Please self-score your anticipated single family home designs.

Provide both front, side, and rear elevations, with dimensions

Staff will also prove staff score.

****Self Scoring By Habitat****

INCENTIVE	POINTS Achieved	POINTS AVAILABLE	Check If Meet Criteria	INCENTIVE DESCRIPTION
EXTERIOR MATERIALS (Select 1 option only)	2	4		Exterior materials are primarily brick, wood, cement board, smart board, stucco, stone and/or other natural material
		2		Exterior materials are primarily premium vinyl (.044 thickness), with some brick or stone (may be cultured), vinyl only will not receive any points
WINDOWS	3	1		Elevations facing a street have a minimum of 20% area as window
		1		Elevations not facing a street have a minimum of 10% area as window
		1		Windows on a street elevation are double/single hung or picture/fixd appropriate to the style of the house design. Sliding, casement & awning windows on a street elevation shall contain a grid system.
WINDOW TRIM/PROJECTION	2	2		Building facades visible from a public street employ techniques to recess or project individual windows at least two inches from the façade or incorporate window trim at least four inches in width that features color that contrasts with the base building color
GARAGE	3	1		Vehicular access shall be from alley if present
		1		Exterior materials are compatible with the house
		1		Front wall is set back a min. of 5 feet from the front elevation of the house
		REQUIRED IF FACING STREET	Check which apply	If garage is facing street, must include 2 of the following: <input type="checkbox"/> Decorative trellis over entire garage <input checked="" type="checkbox"/> Decorative windows <input type="checkbox"/> 2 separate doors for 2-car garage <input type="checkbox"/> Decorative details on garage door (standard squares on garage door will not qualify) <input checked="" type="checkbox"/> A garage door color (not white) that complements house color
BASEMENT	0	1		The house provides a basement as defined by the building code
		2		Stubbed plumbing and egress window(s) for future use
PORCH	2	2		An unenclosed front porch/front entry comprising of at least 30% of the front elevation
ARCHITECTURAL DETAILS (Can only meet one point category)	4	4		Design has 4 or more Architectural Details (listed below)
		3		Design has 3 Architectural Details
		2		Design has 2 Architectural Details
			Check which Architectural Details Apply	<input type="checkbox"/> Bay windows or bumpouts <input type="checkbox"/> Decorative door design including transom and/or side lights <input type="checkbox"/> Decorative roofline elements including brackets, multiple dormers, eyebrows or chimney. <input type="checkbox"/> Decorative building materials including decorative masonry such as brick, tile, stone, or other materials with decorative qualities <input type="checkbox"/> Frieze Board (broad horizontal bands) under eaves facing the street <input type="checkbox"/> Uses roof returns <input type="checkbox"/> Uses corner trim <input type="checkbox"/> Distinctive paint schemes (3 or more exterior colors) <input type="checkbox"/> Shake or shingles are incorporated <input type="checkbox"/> Decorative porch design, decorative columns or railings
HISTORICAL STYLE	0	2		Home meets all of the criteria listed under that specific Historic Style in the Single Family Design Guide: <input type="checkbox"/> Bungalow <input type="checkbox"/> Cape Code <input type="checkbox"/> Four Square <input type="checkbox"/> Colonial <input type="checkbox"/> Gambrel <input type="checkbox"/> Craftsman <input type="checkbox"/> Farmhouse <input type="checkbox"/> Tudor/European <input type="checkbox"/> Shingle Style <input type="checkbox"/> Prairie Style

FRONT ENTRY	2	2		Primary entrance is on the front elevation and faces the street, front entry is not set back more than 5 ft from front façade
ROOF	7	①		Gable roofs are 6:12 pitch or steeper; Hip roof* is 4:12 pitch or steeper
		①		Roofs are shingle (wood/asphalt), metal or standing seam roofs
		①		Roof overhangs extend a minimum of 12 inches on all elevations
		④		Any large roofs are broken up with shifts in height, cupolas, eyebrows, chimneys, dormers, bumpouts or other features that minimize the apparent bulk of the building and provide character. A large roof is defined as a roof of 40 feet or greater in length. (One of two side elevations and front elevation must meet criteria)
LANDSCAPE	1	①		The front yard of the property shall be landscaped with shrubs or sod (grass seed only, will not receive a point)
Focus on Energy Certified	Δ	④		Builder receives Focus On Energy Certified Home Recognition, currently that the home is certified as being 25% - 100% more energy efficient than Wisconsin Uniform Dwelling Code. **
	0	37		

Project must score at least 31 points or greater to be built on a city-owned vacant lot. (In addition to meeting other criteria)

If there are changes in exterior materials and color, they should occur between horizontal bands and be used to establish a base, middle, or top portion of the house.
No vinyl less than .044 or concrete block used as a finish material.

Exceptions to basement criteria may be made for accessibility concerns or for flood plain concerns.

Exceptions will be considered where buildings employ other distinctive window or face treatment that adds depth and visual interest to the building.

*When utilizing a hip roof, the ridgeline shall be broken up or front porch shall have a separate roof

Exceptions to the roof ridgeline requirement may be made for narrow properties. For large roof requirement this applies to all side elevations facing a street.

**An analysis based on plans will be done to verify the home will meet the Focus on Energy Certification. Then two sites visits will be conducted to verify. The costs for these tests will be covered by the City of La Crosse and performed in-house. Buyer will forfeit security deposit if the final test does not show that their home meets Focus on Energy standards.

Total = 30-

Cannot have basement due to
flood plain