Attachment 'F'

UNITS:
(6) 9-PLEX = 54 UNITS
(3) 32-PLEX = 96 UNITS
TOTAL = 150 UNITS

PARKING:
(3) DETACHED GARAGES = 30
ATTACHED GARAGES = 78
TANDEM STALLS = 78
SURFACE STALLS = 102 (6 HC)
CLUBHOUSE = 15 (2 HC)
TOTAL PARKING SHOWN: 288 (1:1.92)
1 CLUBHOUSE W/ POOL
DUMPSTER LOCATIONS 5

UNITS:
(2) 17-PLEX = 34 UNITS
(2) 17-PLEXB = 34 UNITS
(2) 22-PLEX = 44 UNITS
(2) 6-PLEX = 6 UNITS
TOTAL = 118 UNITS
PARKING:
ATTACHED GARAGES = 48
TANDEM STALLS = 48
SURFACE STALLS = 128
TOTAL RESIDENTIAL PARKING SHOWN: 224 (1:1.89)
DUMPSTER LOCATIONS 3

COMMERCIAL/RETAIL: 12,000 SF

PARKING:
TOTAL COMMERCIAL PARKING SHOWN: 62 (4 HC)

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63.12' 242.91' 266.82' 156.74' 138.69' 80.35' 80.35' 82.00' 75.00' 80.79' 266.28' 17.46'

21.68 ACRES
263 UNITS=
12.13 UNITS/ACRE

FUTURE
ASSISTED
LIVING
6.24 ACRES

WATER
TOWER

9-PLEX
32-PLEX 3 STORY W/ WALKOUT
10-STALL
2-STORY CLUBHOUSE 2700SF
POOL
DOG RUN
RETENTION AREA
17-PLEX 2-STORY
22-PLEX 2-STORY W/ WALKOUT
17-PLEXB 2-STORY W/ WALKOUT
PLAZA
COMMERCIAL 6,000SF w/ 6 UNITS ON 2ND FLOOR
LIFT STATION

OUTLOT A 314.19' 314.41'
OUTLOT B 554.46' 554.22'
OUTLOT C 461.85' 461.85'

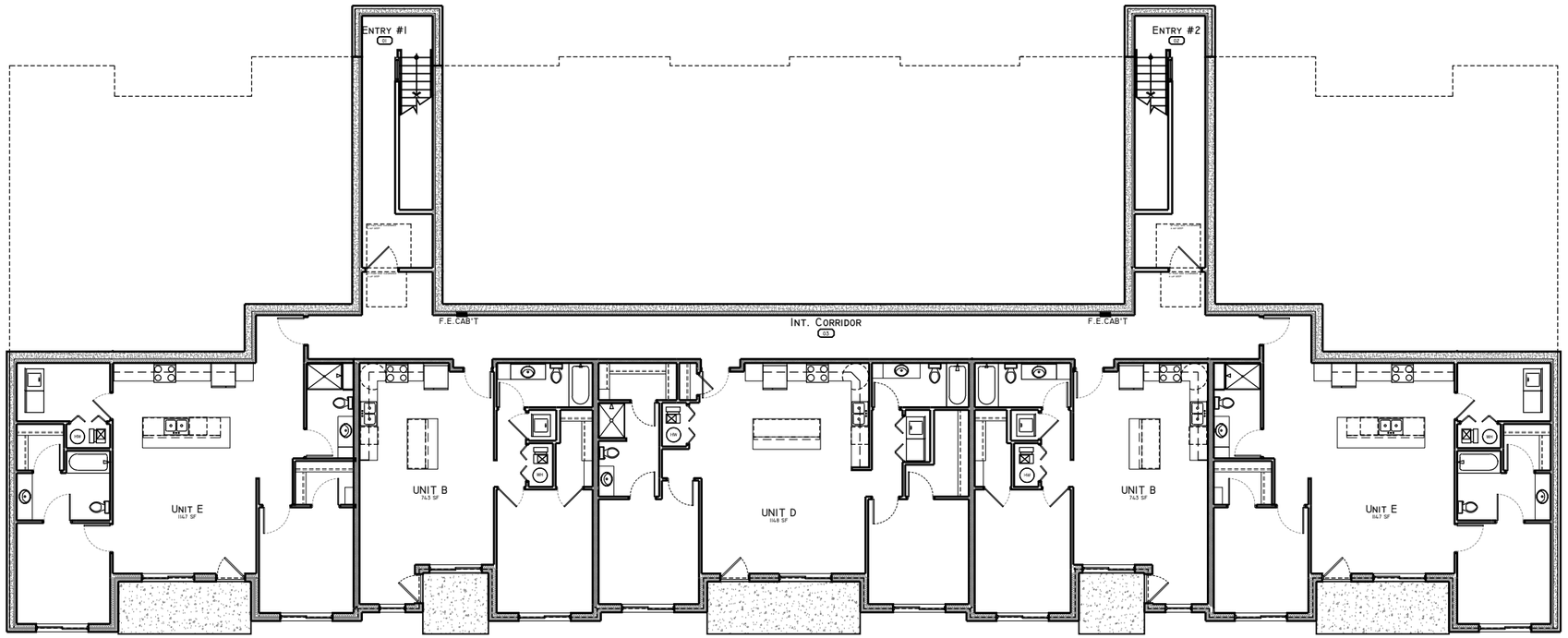
NORTH

SITE PLAN

1"=100'-0"
0 100 200

5191150: whispering oaks	COUNCIL BLUFFS, IOWA	2022.03.08

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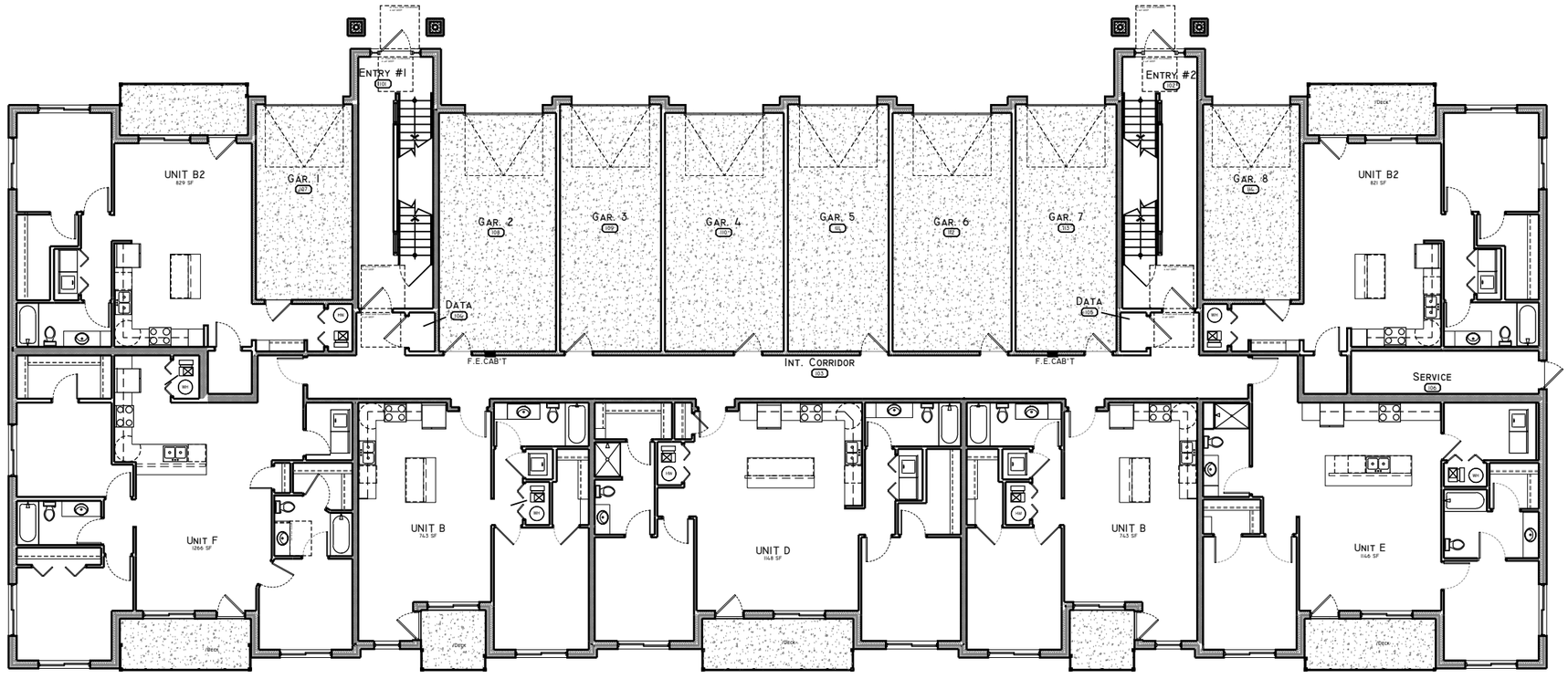


33-PLEX
LOWER LEVEL PLAN

1/16"=1'-0"

0 1 4 8 16

whispering oaks	COUNCIL BLUFFS, IOWA	2021.07.30



33-PLEX
MAIN LEVEL PLAN

1/16"=1'-0"

0 1 4 8 16

whispering oaks	COUNCIL BLUFFS, IOWA	2021.07.30



33-PLEX
SECOND LEVEL PLAN

1/16"=1'-0"

0 1 4 8 16

whispering oaks	COUNCIL BLUFFS, IOWA	2021.07.30

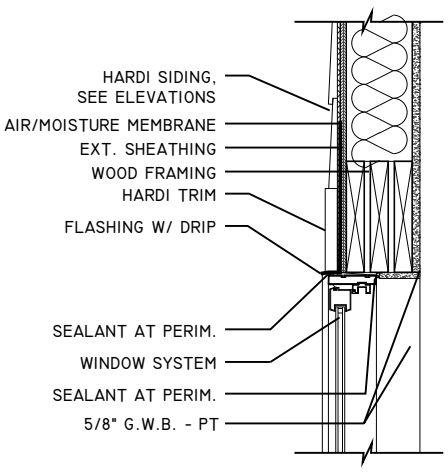


33-PLEX
THIRD LEVEL PLAN

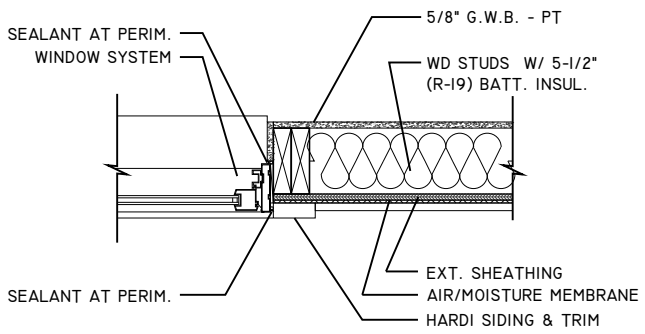
1/16"=1'-0"

0 1 4 8 16

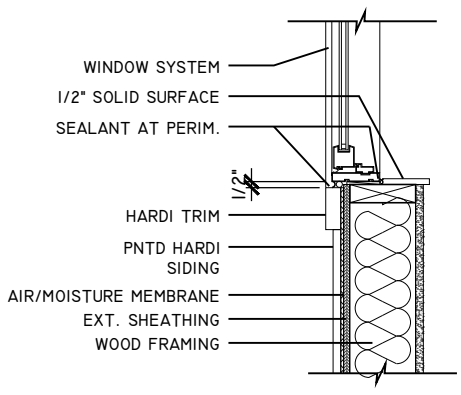
whispering oaks	COUNCIL BLUFFS, IOWA	2021.07.30



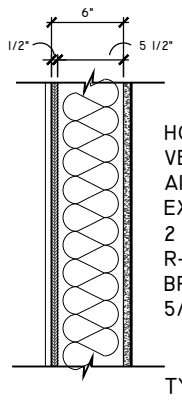
W | 8	WINDOW HEAD DETAIL
1" = 1'-0"	@ SIDING



W | 4	WINDOW JAMB DETAIL
1" = 1'-0"	@ SIDING



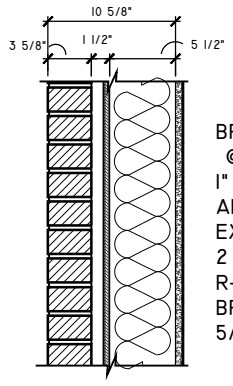
W | 1	WINDOW SILL DETAIL
1" = 1'-0"	@ SIDING



HORIZ. HARDI SIDING OR
VERTICAL HARDI SIDING
AIR/MOISTURE MEMBRANE
EXT. SHEATHING
2 x 6 WOOD STUD @ 16" O.C.
R-19 BATT INSULATION
BREATHABLE POLY
5/8" G.W.B.

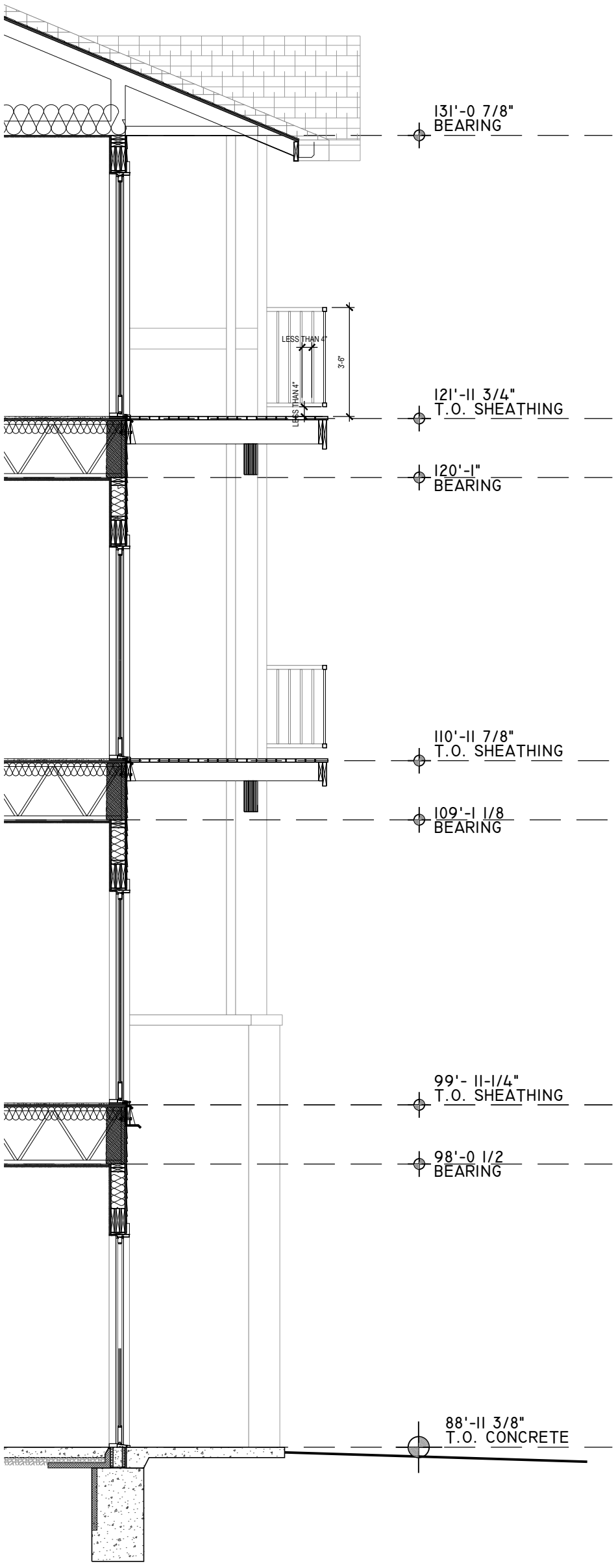
TYPICAL EXTERIOR WALL
TO BE UL 305 OR UL 309

F | 4	1-HR EXTERIOR WALL
NO SCALE	@ SIDING



BRICK MASONRY VENEER TIED
@ 16" O.C. E.W.
1" AIR SPACE
AIR/MOISTURE MEMBRANE
EXT. SHEATHING
2 x 6 WOOD STUD @ 16" O.C.
R-19 BATT INSULATION
BREATHABLE POLY
5/8" G.W.B.

V | 7	1-HR EXT. 2X6 WALL
NO SCALE	@ BRICK (UL U305)



33-PLEX
TYPICAL SECTION

1/4"=1'-0"
0 1 2 4 8

whispering oaks	COUNCIL BLUFFS, IOWA	2021.07.30

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33-PLEX | *whispering oaks* | COUNCIL BLUFFS, IOWA | 2021.07.30

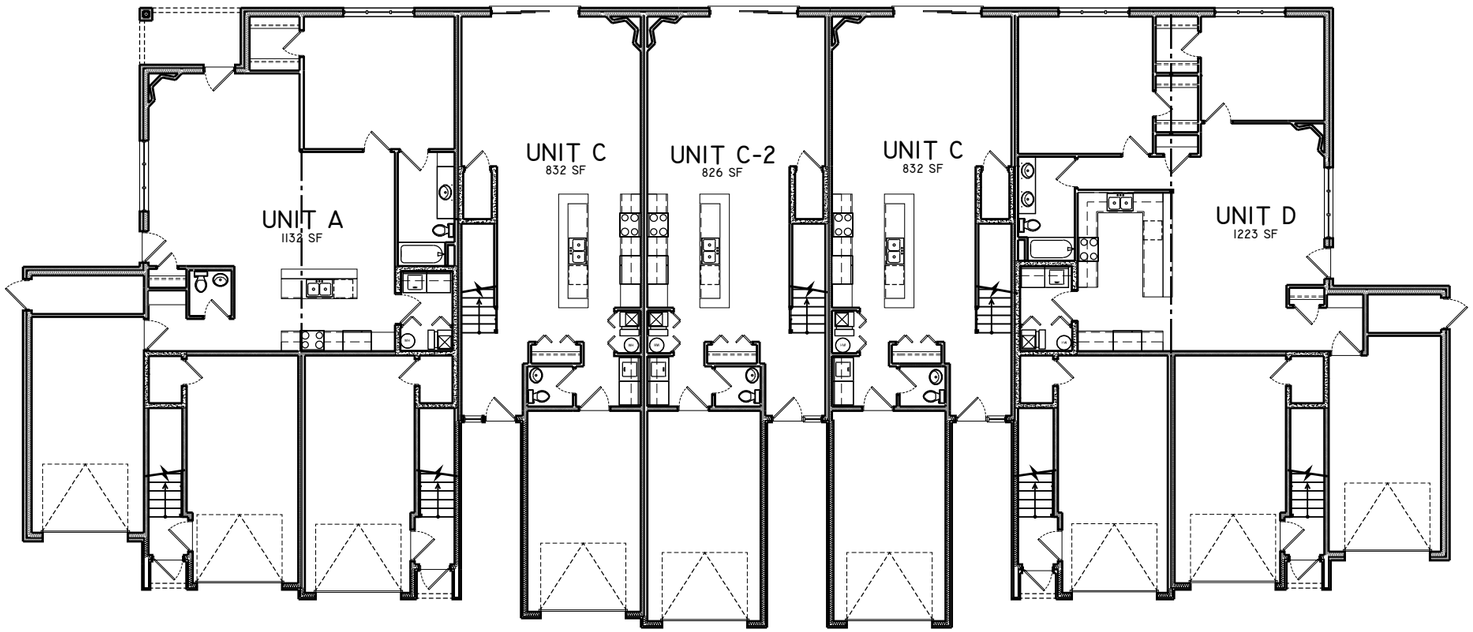


PERSPECTIVE



PERSPECTIVE

33-PLEX | *whispering oaks* | COUNCIL BLUFFS, IOWA | 2021.07.30

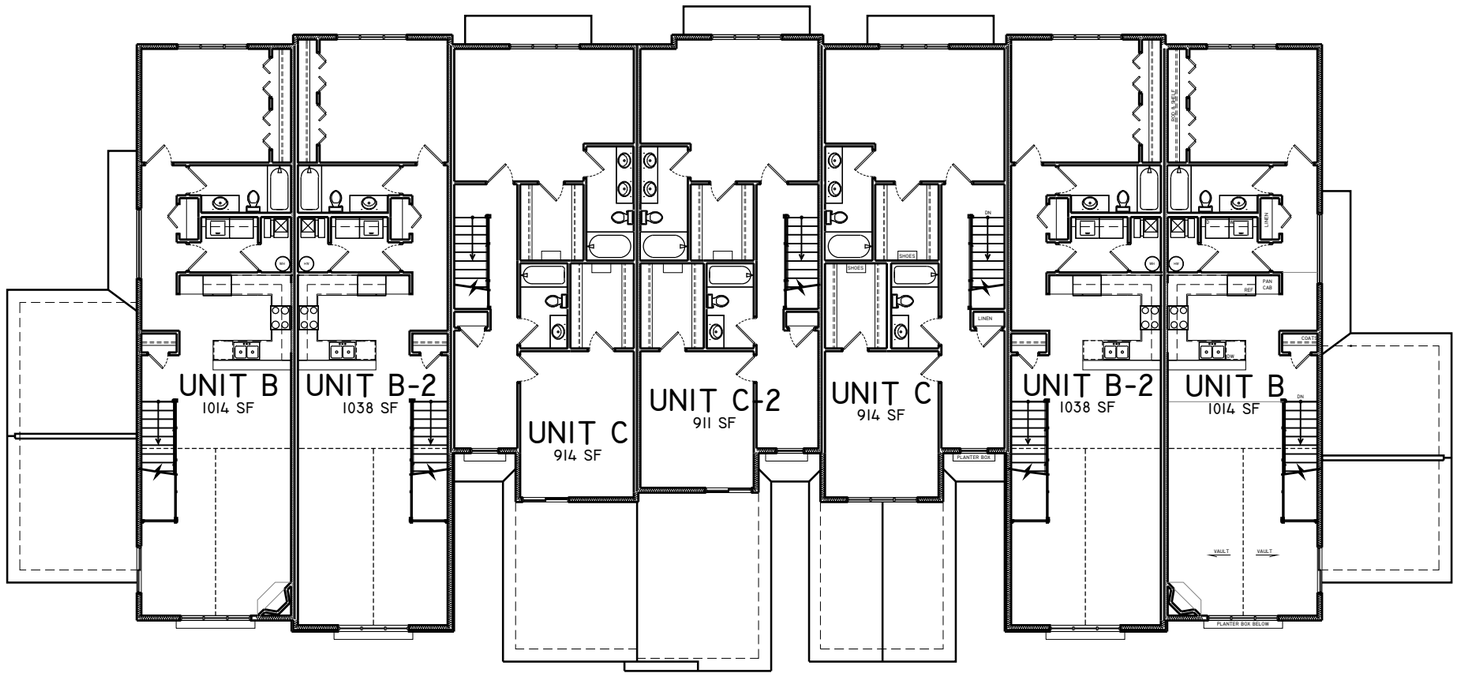


9-PLEX
MAIN LEVEL PLAN

1/16"=1'-0"

0 1 4 8 16

whispering oaks	COUNCIL BLUFFS, IOWA	2021.07.30



9-PLEX
2ND LEVEL PLAN

1/16"=1'-0"

0 1 4 8 16

whispering oaks	COUNCIL BLUFFS, IOWA	2021.07.30

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FRONT ELEVATION

SIDE ELEVATION



SIDE ELEVATION

BACK ELEVATION

9-PLEX | *whispering oaks* | COUNCIL BLUFFS, IOWA | 2021.07.30

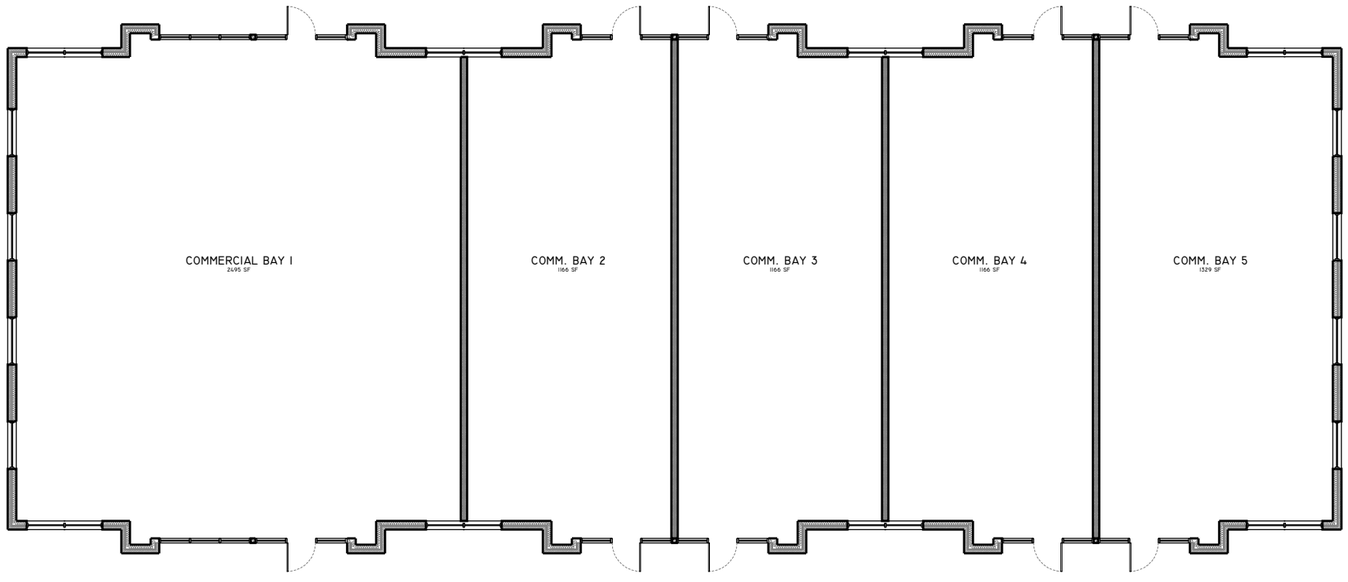
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PERSPECTIVE

PERSPECTIVE

9-PLEX | *whispering oaks* | COUNCIL BLUFFS, IOWA | 2021.07.30

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SHIVE-HATTERY

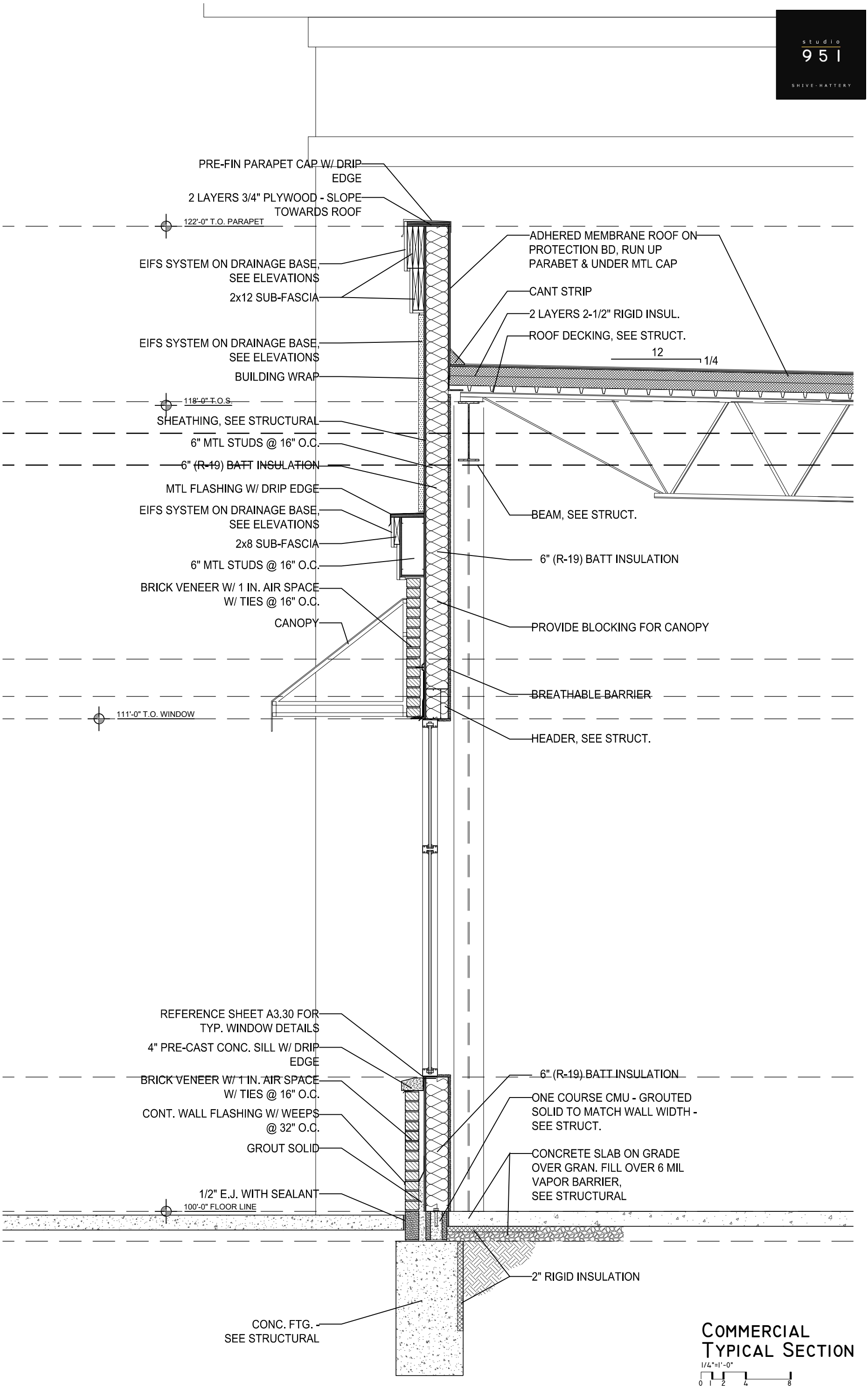


COMMERCIAL MAIN LEVEL PLAN

1/16"=1'-0"

0 1 4 8 16

whispering oaks	COUNCIL BLUFFS, IOWA	2021.07.30



COMMERCIAL TYPICAL SECTION

1/4"=1'-0"

0 1 2 4 8

whispering oaks	COUNCIL BLUFFS, IOWA	2021.07.30



BACK ELEVATION



SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION

MIXED USE | *whispering oaks* | COUNCIL BLUFFS, IOWA | 2021.07.30

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SHIVE-HATTERY



PERSPECTIVE



PERSPECTIVE

MIXED USE | *whispering oaks* | COUNCIL BLUFFS, IOWA | 2021.07.30