



SPECIAL MEETING OF THE BOARD OF DIRECTORS

IDYLLWILD WATER DISTRICT
25945 Highway 243
Idyllwild, CA 92549

March 8, 2023 – 6:00 P.M.

Zoom Information

Topic: My Meeting

Time: March 8, 2023, 06:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/89001890745?pwd=dHR1eEc0eDICcnNGcERYc2xIVEViQT09>

Meeting ID: 890 0189 0745

Passcode: 546459

One tap mobile

+16694449171,,89001890745#,,,,*546459# US

+12532050468,,89001890745#,,,,*546459# US

Dial by your location

+1 669 444 9171 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 719 359 4580 US

+1 720 707 2699 US (Denver)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 689 278 1000 US

+1 301 715 8592 US (Washington DC)

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AGENDA

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS

Any person may address the Board at this time upon any subject not identified on this Agenda but within the jurisdiction of the district. Please note that for items not listed on the agenda, the Brown Act imposes limitations on what the Board may do at this time. The Board may not act on the item at this meeting. As to matters on the agenda, persons will be given an opportunity to address the Board when the matter is considered. Each speaker will be given four (4) minutes to address the Board. Comments should be directed to the Board as a whole and not directed to individual Board members.

ACTION ITEMS

1. **PURCHASE OF A MANUFACTURED BUILDING** – 10 minutes
Board of Directors will consider approving the purchase of a manufactured building to be located at Foster Lake as administration offices for General Manager Havener and Chief Financial Officer Shouman.

DIRECTORS COMMENTS – 5 minutes

ADJOURNMENT

The next Board meeting is a Regular Meeting scheduled for Wednesday, March 15, 2023, at 6:00 p.m., to be held at the Idyllwild Water District Boardroom, 25945 Hwy. 243, Idyllwild, CA 92549.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a District meeting or other services offered by this District, please contact the district office @ 951-659-2143 or email: office@idyllwildwater.com. Upon request, the agenda and documents in the agenda packet can be made available in appropriate alternative formats to persons with a disability. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the district staff in assuring those reasonable arrangements can be made to provide accessibility to the meeting.



IDYLLWILD WATER DISTRICT

Memo

To: Board of Directors
From: Leo Havener, General Manager
Date: March 8, 2023
Subject: Item 1 - Purchase Of A Manufactured Building

Recommendation:

Board of Directors will consider approving the purchase of a manufactured building and associate costs of approximately \$199,673.00, say \$200,000.00, to be located at Foster Lake as administration offices for General Manager Havener and Chief Financial Officer Shouman.

Background:

The lower administration building was tested for mold. The test results show there is an excessive amount and unsafe levels of mold within the building. Including toxic black mold. The mold has made the lower administration building unsafe to occupy.

For the immediate and short-term interim, General Manager Havener and Chief Financial Officer Shouman will rent and occupy a single room office at the Courtyard Building on a month-to-month basis. This is only temporary.

Staff has researched the cost of a manufactured building to be placed at Foster Lake to house General Manager Havener and Chief Financial Officer Shouman for the next one to five years, or possibly longer. The manufactured building will take two to three months to build. Due to the location of Foster Lake, the building is required to have a 60-pound roof load for snow.

Staff will remain at Foster Lake until the lower administration building has been demolished and rebuilt.

Fiscal Impact:

The funding of approximately \$200,000.00 for the manufactured building and associated costs will come from FY 2022-23 Water and Sewer CIP accounts. The \$200,000.00 equate to \$150,00.00 from Water CIP and \$50,000.00 from Sewer CIP. Balances for CIP accounts are as follows:

Water CIP – FY 2022-23

Current Balance	-	Building Costs	=	Remaining Balance
\$686,500	-	\$150,000	=	\$536,500

Sewer CIP – FY 2022-23

Current Balance	-	Building Costs	=	Remaining Balance
\$237,000	-	\$50,000	=	\$187,000

The lower administration building has a \$150,000 for building modifications and improvements budgeted for FY 2022-23 with Water CIP funding \$112,500, and Sewer CIP funding \$37,500. When considering the \$150,000 for lower administration building modifications and improvements, the costs difference is approximately \$50,000 more in additional funding for the manufactured building to be placed at Foster Lake.

Conclusion:

With the lower administration building not being habitable due to excess and unsafe mold levels, the cost of approximately \$200,000.00 for the manufactured building and its availability of seems to be the most economic and beneficial way to house the General Manager and Chief Financial Officer for the next one to five years, possibly longer.

Attachments:

- Foster Lake Manufactured Building Spreadsheet
- Skyline Quote (5 Star Homes)

**Idyllwild Water District
Foster Lake Manufactured Building
March 2023**

Building	Cost
Base Building Price	\$ 123,820
Options: Includes 60 Lb Roof; Utilities, Heat, & Air Conditioning Connections, etc.	\$ 24,347
Miscellaneous Charges	\$ 5,137
Setup	\$ 8,500
Sales Tax	\$ 1,769
Total Frieght Charges	\$ 4,600
Building Total	\$ 168,173

Utilities & Connections Estimates	Cost
Water, Installed by Staff	\$ -
Soils Engineer	\$ 4,000
Sewer / Septic Tank	\$ 20,000
Electric	\$ 2,500
Propane, Includes 500 Gallon Tank	\$ 1,000
Internet / Computers	\$ 1,000
Air Conditioning	\$ 3,000
Utilities & Connections Estimates Total	\$ 31,500

Grand Total **\$ 199,673**

Champion Home Builders, Inc.
 499 W. Esplanade
 SAN JACINTO, CA 92583
 Phone: 951-654-9321
 Fax:



Quote - Revision 1
No.: QT007001

Quote Date: 02/22/23
 Retailer P.O.:
 Order Type: Retail
 Retail Customer: HAVENER
 Req. Del. Date:
 Zone Manager: Dawn Jorgensen
 Brand: Amber Cove
 Model No.: 67 K755 CT
 Base Home: 52-4X28 3CIK 2B
 Model Year: 2023
 Model Size: 52'4" X 27'0"
 Construction Type: HUD

Bill To: 1062CA
 Stewart Homes, Inc.
 5 Star Homes
 11810 Beach Blvd
 Stanton, CA 90680

Sell To: 1062CA
 Stewart Homes, Inc.
 5 Star Homes
 11810 Beach Blvd
 Stanton, CA 90680
 Michael Stewart
 Phone: (714) 891-6383, Fax: (714) 891-8120
 Email: laura@5starhomes.com

Shipping Agent:
Shipping County: ORANGE
FOB: Factory

Ship To:
 LEO HAVENER
 NEED ADDRESS

Mod	Mod Type	Width	Length	Height	Story	CommWall	Joist	Spacing	Roof Type	Width	Length	Pitch	Spacing
A		13'6"	52'4"	0'0"		0'0"		0		0'0"	0'0"	0	0
B		13'6"	52'4"	0'0"		0'0"		0		0'0"	0'0"	0	0

Feature	Option	Variant	Description	Quantity	Ext. Price
Construction					
PLAN	OP000895		PLANT DRAWN CUSTOM PRINTS	1 EA	
			<i>~ BUILD PER ATTACHED 28X52-4</i>		
			<i>~ BOX SIZE INCLS 2X6 WALLS</i>		
SPCLTYCODE	OP000497		SPRINKLERS W/BELL DOUBLE	52 LF	7,072.00
SPCLTYCODE	OP000899		WUI COMPLIANT	1 EA	
STRETCHLNG	OP000528		12" STRETCH PER FT PER FLR	8 EA	6,240.00
			<i>~ BUILD PER PRINT</i>		
SWALLHT	OP000048		9' SIDEWALL - FLAT	1 EA	Standard
ROOFLOAD	OP000218		60# ROOF LOAD - ENG REQ	52 LF	3,952.00
ROOFPITCH	OP000049		3/12 ROOF PITCH	1 EA	Standard
EAVESFRNT	OP001029		12" FRONT HOOD	1 EA	Standard
EAVESBACK	OP001030		12" REAR HOOD	1 EA	Standard
EAVES	OP001026		6" EAVES	1 EA	Standard
ROOFINS	OP000039		R-33 ROOF INS	1 LF	Standard
WALLINS	OP000973		R-19 INS W/2X6 WALLS; ZONE III	1,360 SF	4,012.00
FLOORINS	OP000043		R-22 FLOOR INS	1 LF	Standard
FLOORDECK	OP000832		T&G OSB FLOOR DECKING	1 EA	Standard
FOUNDATION	OP000193		FOUNDATION READY SINGLE/DBL	1 EA	360.00
MOVEDOOR	OP000523		RELOCATE EXT DR(MAY REQ DAPIA)	1 EA	150.00
			<i>~ FRONT DOOR PER PRINT</i>		

Champion is a registered trademark of Champion Home Builders, Inc.

Buyer: _____	Date: _____	Seller: _____	Date: _____
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Feature	Option	Variant	Description	Quantity	Ext. Price
Construction Continued ...					
OTHER	OP001568		METAL ROOF VENT & DRYER VENT	1 EA	Standard
Exterior					
SIDING	OP000081	SELECT VARIANT	VERTICAL	1 EA	Standard
FASCIA	OP000078	SELECT VARIANT	HARDI FASCIA	1 EA	Standard
TRIM	OP001035	SELECT VARIANT	3" WINDOW TRIM	1 EA	Standard
SHINGLES	OP000080	SELECT VARIANT	ARCHITECTURAL SHINGLES	1 LF	Standard
Windows					
EXTERIOR	OP000530		TEMPERED D/P LOW E WND IPO STD	10 EA	1,150.00
MBATH	OP001057		MBATH WINDOWS PER FL PLAN	1 EA	Standard
	~ PER PRINT				
HALLBATH	OP001056		HALLBATH WINDOWS PER FL PLAN	1 EA	Standard
	~ PER PRINT				
Exterior Doors					
FRONTDOOR	OP000072		K-1 38X80 FBG-DOOR 6 PANEL	1 EA	Standard
	~ PER PRINT				
REARDOOR	OP000076		K-4 32X80 FBG DOOR 9-LITE	1 EA	Standard
	~ PER PRINT				
Electrical					
MAINPANEL	OP000058		100 AMP MAIN	1 EA	Standard
ACPREP	OP000233		A/C READY	1 EA	150.00
EXT LIGHTS	OP000071		EXT BLK LIGHT FRONT DOOR	1 EA	Standard
	~ PART # 41015CF106028				
EXT LIGHTS	OP001092		EXT BLK LIGHT REAR DOOR	1 EA	Standard
	~ PART # 41015CF106028				
CEILINGLT	OP001348		4" LED CAN LIGHTS PER MODEL	1 EA	Standard
	~ (7) TOTAL PER PRINT				
CEILINGOTH	OP000062		BE-21 CHANDLIER	1 EA	Standard
	~ PART # 41040FX102222				
	~ DIN RM				
OTHER	OP000864		4" LED CAN LIGHT EXTRA	1 EA	100.00
	~ (7) TOTAL PER PRINT				
OTHER	OP001194		PROGRAMMABLE THERMOSTAT	1 EA	Standard
OTHER	OP001349		USB RECEPT - KITCHEN	1 EA	Standard
GFI RECEPT	OP000067		1 EXTERIOR GFI	1 EA	Standard
	PER PRINT				
RECEP	OP000069		INTERIOR RECEPTS STD	1 EA	Standard
RECEPTSW	OP000833		3-WAY SWITCH HALL & UTIL	1 EA	Standard
	~ PER PLAN				
SWITCHES	OP000070		ROCKER SWITCH	1 EA	Standard
SMOKEDETECT	OP000066		SMOKE & C/O DETECTORS STD	1 EA	Standard
Cabinets					
THROUGHOUT	OP000024	SELECT VARIANT	SHAKER CABINETS	1 EA	Standard
TYPE	OP000025		HARDWOOD	1 EA	Standard
MOLDING	OP000035		CABINET CROWN MOLDING	1 LF	Standard
	~ MATCH CABINET STYLE				

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Buyer: _____	Date: _____	Seller: _____	Date: _____
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Feature	Option	Variant	Description	Quantity	Ext. Price
Cabinets Continued ...					
KITOVHRD	OP000126		42" OH W/ADJ CTR SHELF	1 EA	Standard
SHELVES	OP001094		WHITE-LINED ADJ SHELVES	1 EA	Standard
KITCHBASE	OP000632		DRAWER OVER DOOR CABS KITCHEN	1	315.00
ISLAND	OP000945		54B ISLND IPO 54A ADD OPT	1 EA	
DRAWERS	OP000031		1 DRAWER BANK KITCHEN	1 EA	Standard
WALLREFER	OP000028		24" DEEP REFER OH CABINET	1 EA	Standard
MBATH	OP000034		1 DRAWER BANK MBATH	1 EA	Standard
HARDWARE	OP000027		FULL EXTENSION DRAWER GUIDES	1 EA	Standard
PULLS	OP000026		CABINET KNOBS NICKEL	1 EA	Standard

Countertop

KITCHEN	OP000053	SELECT VARIANT	LAMINATE COUNTERTOP	1 SF	Standard
KIT EDGE	OP000055		LAMINATE CRESCENT EDGE	1 LF	Standard
MBATH	OP000053	SELECT VARIANT	LAMINATE COUNTERTOP	1 SF	Standard
MBATH EDGE	OP000055		LAMINATE CRESCENT EDGE	1 LF	Standard
HALLBATH	OP000053	SELECT VARIANT	LAMINATE COUNTERTOP	1 SF	Standard
HBATH EDGE	OP000055		LAMINATE CRESCENT EDGE	1 LF	Standard

Kitchen

PANTRY	OP001143		PANTRY CAB/CLOSET PER PLAN	1 EA	Standard
			<i>~ W/ DRAWERS IN BOTTOM CELL</i>		
BCKSPL	OP000103		6" LAMINATE BACKSPLASH	1 LF	Standard
SINK	OP000100		STAINLESS STEEL SINK	1 EA	Standard
FAUCET	OP000101		CHROME S/L W/SPRAYER	1 EA	Standard
			PART # 10036		

Appliances

REFER	OP000022	Stainless Steel	18 CF REFRIGERATOR SS	1 EA	Standard
			MODEL WRT318		
RANGE	OP000019	Stainless Steel	30" DELUXE RANGE GAS SS	1 EA	Standard
			MODEL WFG320		
RNGHOOD	OP000020	Stainless Steel	30" VENTED RANGE HOOD SS	1 EA	Standard
GARBDISP	OP000134		GARBAGE DISPOSAL	1 EA	180.00

Floor Covering

CARPET	OP001576	SELECT VARIANT	BASIC MIX CARPET	1 LF	Standard
CARPETPAD	OP000084		3/8" REBOND	1 LF	Standard
KITCHEN	OP001486	SELECT VARIANT	FORTRESS LINOLEUM	1 LF	Standard
			<i>~ INCLS DIN RM</i>		
UTILITY	OP001486	SELECT VARIANT	FORTRESS LINOLEUM	1 LF	Standard
MBATH	OP001486	SELECT VARIANT	FORTRESS LINOLEUM	1 LF	Standard
HALLBATH	OP001486	SELECT VARIANT	FORTRESS LINOLEUM	1 LF	Standard

Interior

CEILINGFIN	OP000090		T&T D/W CEILING-GYPSUM	1 EA	Standard
DRYWALL	OP000056		T&T DRYWALL - GYPSUM WHITE	1 EA	Standard
OTHER	OP001031		SQUARE CORNER BEAD WALLS	1 EA	Standard
OTHER	OP001033		SQUARE CORNER BEAD WNDWS	1 EA	Standard

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Buyer: _____	Date: _____	Seller: _____	Date: _____
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Feature	Option	Variant	Description	Quantity	Ext. Price
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Interior Continued ...

DRMOLDING	OP000099		2-1/4" PAINTED DOOR CASING	1 LF	Standard
BASEMLDG	OP000092		2-1/4" PAINTED BASE BOARD	1 LF	Standard
SHELVES	OP001072		DBL SHELF & ROD IN MBR CLOSET	1 EA	Standard
SHELVES	OP001073		SHELF & ROD IN GBR CLOSET	1 EA	Standard
WINCOVER	OP000096		2" FAUX WOOD BLINDS T/O	1 EA	Standard
WINTREAT	OP000098		FAUX WOOD VALANCE	1 EA	Standard

Interior Doors

DOORS	OP000087		2-PANEL DOORS	1 EA	Standard
HARDWARE	OP000088		LEVER LOCKSET	1 EA	Standard
WARDROBE	OP000889		WARDROBE DOOR PER MODEL	1 EA	Standard
FURNDOR	OP000361		FURNACE DOOR - 2-PANEL IPO STD	1 EA	338.00

MOVE FURNACE BACK 7" INSTALL 2-PANEL PASSAGE DOOR, DRYWALL BACKER & 24X18 GRIL

Plumbing/Heating

WASHDRYER	OP000123		PLUMB WASHER/PREP FOR DRYER	1 EA	Standard
			<i>~ WITH RECESSED BOX - GAS (X) OR ELECTRIC ()</i>		
WH	OP000120		40 GAL GAS W/H	1 EA	Standard
FURNACE	OP000117		56K GAS DOWNFLOW	1 EA	Standard
REGISTER	OP000504		RELOCATE FLOOR REGISTER	4 EA	328.00
			<i>~ PER PRINT</i>		
REGISTER	OP000831	SELECT VARIANT	FLOOR HEAT REGISTERS	1 EA	Standard
REGISTER	OP001093		TOE KICK REGISTERS WET AREAS	1 EA	Standard

Utility Room

WASHEROVHD	OP000124		PAINTED WOOD SHELF & ROD	1 EA	Standard
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Master Bath

BCKSPL	OP000103		6" LAMINATE BACKSPLASH	1 LF	Standard
SINK	OP000108		OVAL TOP MOUNT	1 EA	Standard
SHOWER	OP000110		1PC FIBERGLASS TUB/SHOWER	1 EA	Standard
			<i>~ PART # 26033CCT</i>		
SINKFAUCET	OP000109		CHROME DUAL LEVER	1 EA	Standard
			<i>PART # UF45910</i>		
SHWRFAUCET	OP001513		CHROME S/L TUB/SHOWR TRIM	1 EA	Standard
			<i>PART # UF79600</i>		
TOILET	OP000111		ELONGATED W/CHROME SHUTOFF	1 EA	Standard
VANITYLT	OP000113		18" LIGHT STRIP	1 EA	Standard
			<i>PART # 41055CF109222</i>		
VANMIRROR	OP000107		36" MIRROR - BEVELED	1 EA	Standard
VENTFAN	OP000114		EXHAUST FAN ONLY	1 EA	Standard
MEDCAB	OP001079		BEVELED MEDICINE CAB	1 EA	Standard
ACCESSORIE	OP000116		TOWEL BAR & RING/TISSUE HOLDER	1 EA	Standard

Hall Bath

BCKSPL	OP000103		6" LAMINATE BACKSPLASH	1 LF	Standard
SINK	OP000108		OVAL TOP MOUNT	1 EA	Standard
SHOWER	OP000110		1PC FIBERGLASS TUB/SHOWER	1 EA	Standard
			<i>~ PART # 26033CCT</i>		

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Buyer: _____	Date: _____	Seller: _____	Date: _____
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Feature	Option	Variant	Description	Quantity	Ext. Price
Hall Bath Continued ...					
SINKFAUCET	OP000109		CHROME DUAL LEVER	1 EA	Standard
	PART # UF45910				
SHWRFAUCET	OP001082		CHROME S/L SHOWER TRIM	1 EA	Standard
	PART # UF79600-1				
TOILET	OP000111		ELONGATED W/CHROME SHUTOFF	1 EA	Standard
VANITYLT	OP000113		18" LIGHT STRIP	1 EA	Standard
	PART # 41055CF109222				
VANMIRROR	OP000112		24" BEVELED MIRROR	1 EA	Standard
VENTFAN	OP000114		EXHAUST FAN ONLY	1 EA	Standard
MEDCAB	OP001079		BEVELED MEDICINE CAB	1 EA	Standard
ACCESSORIE	OP000115		TOWEL BAR/ISSUE HOLDER	1 EA	Standard

Miscellaneous

OTHER	OP001542		SHIPPING WRAP DISCLAIMER	1 EA	Standard
<p><i>NOTE: SHIPPING WRAP IS INTENDED TO PROTECT THE UNIT FROM THE ELEMENTS DURING TRANSPORTATION FROM THE MANUFACTURER. RESPONSIBILITY OF PROTECTING THE UNIT PASSES FROM THE TRANSPORTER TO THE RETAILER/BUILDER/OWNER, UPON SHIPPING RECEIPT OF THE UNIT, BY THE RETAILER/BUILDER/OWNER</i></p>					

Program & Fees

WARRANTY	OP001171		12 Month Limited Warranty	1 EA	
WARRANTY	OP001317		EXT WARRANTY THRU YR7-ASSURANT	1 EA	

MISCELLANEOUS CHARGES

SURCHARGE	OP000002		SURCHARGE	1,360 SF	4,080.00
ENGFEES	OP000515		DAPIA FEE	1 D\$	500.00
	~ STRETCH HOME				
NOX	OP001181		NOX EMISSION FEES	1 D\$	200.00
MHIDUES	OP001123		MHI DUES	1 D\$	35.00
DUES	OP001182		CMHI Dues	1 D\$	200.00
DUES	OP001458		HUD Label Fees	1 D\$	122.00

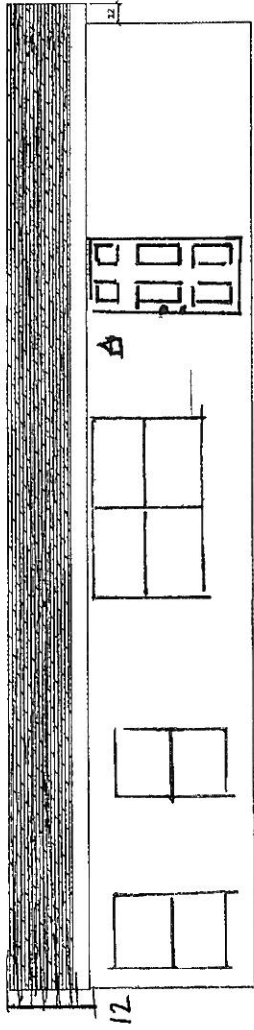
Champion is a registered trademark of Champion Home Builders, Inc.

Buyer: _____ Date: _____	Seller: _____ Date: _____
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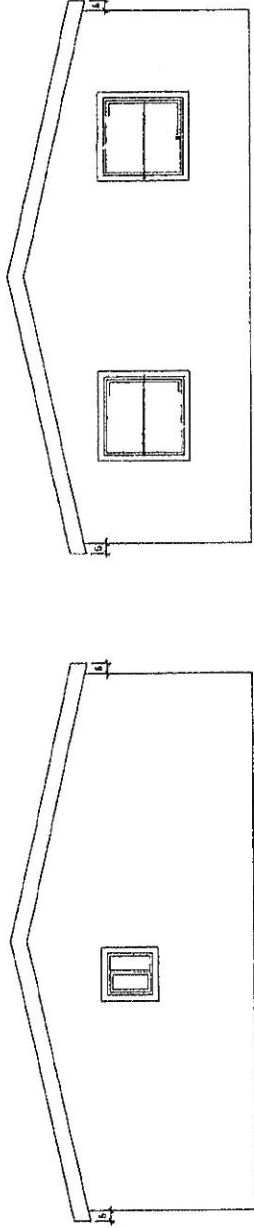
Feature	Option	Variant	Description	Quantity	Ext. Price
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<p>Requested By: Michael Stewart</p> <p>It is the retailer's responsibility to verify the options and the pricing of the home.</p> <p>Champion Home Builders, Inc. reserves the right to make changes at anytime in prices and specifications without notice and/or obligation.</p> <p>SIGNED X _____</p> <p>DATE _____</p>	<table border="0"> <tr> <td>BASE PRICE</td> <td style="text-align: right;">\$ 123,820.00</td> </tr> <tr> <td>OPTION TOTAL</td> <td style="text-align: right;">\$ 24,347.00</td> </tr> <tr> <td>MISCELLANEOUS CHARGES</td> <td style="text-align: right;">\$ 5,137.00</td> </tr> <tr> <td>SETUP</td> <td style="text-align: right;">\$ 8,500.00</td> </tr> <tr> <td>SALES TAX (IF APPLICABLE)</td> <td style="text-align: right;">\$ 1,769.00</td> </tr> <tr> <td colspan="2"> </td> </tr> <tr> <td>TOTAL FREIGHT CHARGES</td> <td style="text-align: right;">\$ 4,600.00</td> </tr> <tr> <td>TOTAL PRICE</td> <td style="text-align: right;">\$ 168,173.00</td> </tr> </table>	BASE PRICE	\$ 123,820.00	OPTION TOTAL	\$ 24,347.00	MISCELLANEOUS CHARGES	\$ 5,137.00	SETUP	\$ 8,500.00	SALES TAX (IF APPLICABLE)	\$ 1,769.00			TOTAL FREIGHT CHARGES	\$ 4,600.00	TOTAL PRICE	\$ 168,173.00
BASE PRICE	\$ 123,820.00																
OPTION TOTAL	\$ 24,347.00																
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TOTAL PRICE	\$ 168,173.00																

Modified Date: 02/22/23 Date/Time Printed: 02/22/23 03:22 PM Modified By: DJORGENSEN

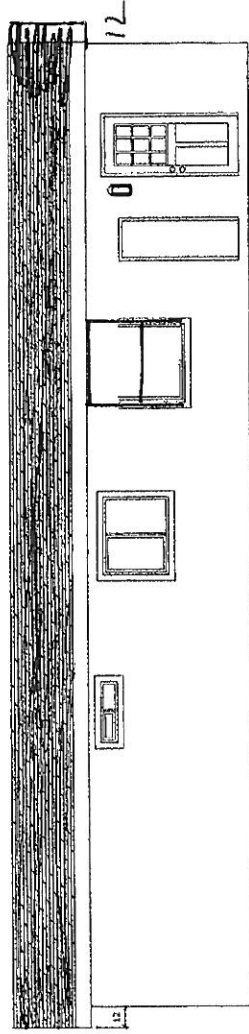


LEFT



REAR

FRONT



RIGHT

CUSTOMER: ----

SKYLINE DIVISION 31, P.O. BOX 670 SAN JACINTO, CA 92581 (951) 654-9321	REVISIONS	REVISION DATE REVISION BY:	DRAW DATE DRAW BY:	DRAWING TITLE EXTERIOR ELEVATIONS 4827-38D-28A	MODEL NO. K755CT	MODEL REV. E	SHEET NO. AE-101
	5-28-17	DCS	REV. 3	REF. NO. ---	DATED 3	REV. ---	

(DIVISION 31) 131-4840-01 (Rev. 05/11) Engineering Standard Plans/Number Core#K755CT Corp Rev E3 Int.DWG 11/14/2017 10:58 AM