



Location
 8210 Highview Drive

Applicant
 Catholic Charities/
 Jeremy D Bartlett – Architecture 2000, Inc

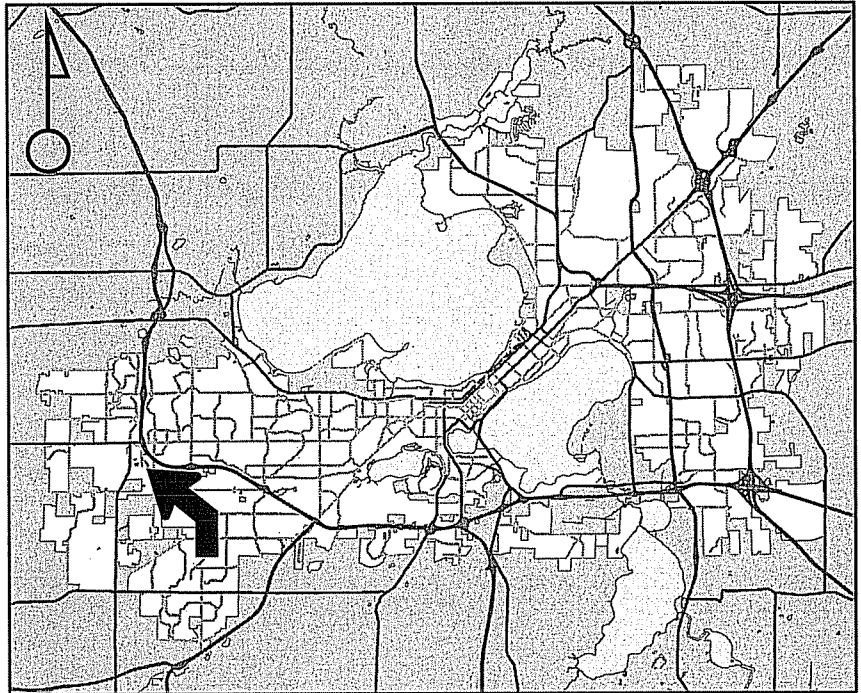
From: PUD(GDP) To: PUD(SIP)

Existing Use
 Vacant Land

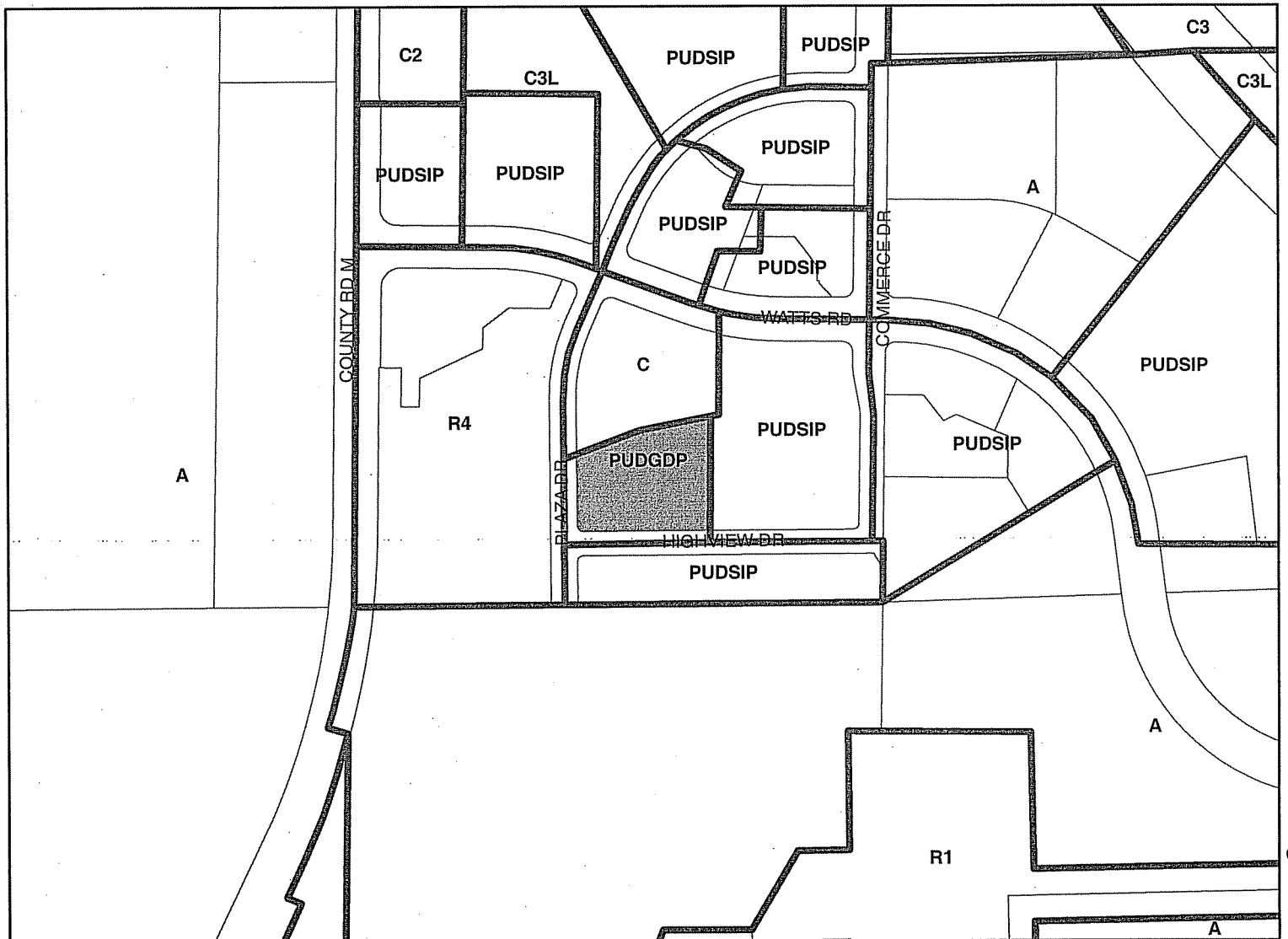
Proposed Use
 58-Unit Assisted Living
 Community

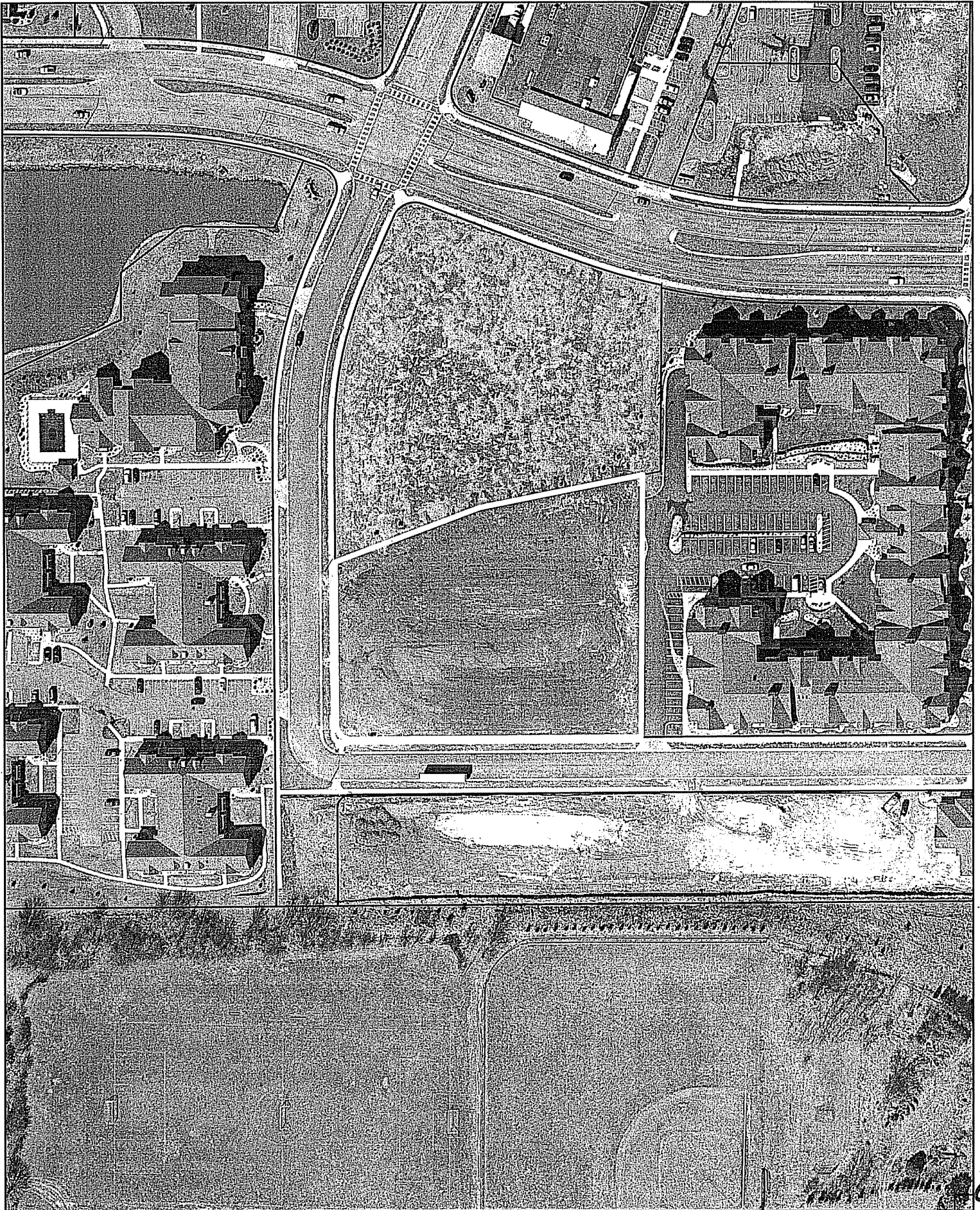
Public Hearing Date
 Plan Commission
 09 July 2007

Common Council
 17 July 2007



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635





8



LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
IDUP _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Ngrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. Project Address: 8210 HIGHVIEW DRIVE Project Area in Acres: 1.84 ACRES

Project Title (if any): ALL SAINTS ASSISTED LIVING

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/ PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/ PCD-GDP	<input checked="" type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: JEREMY D. BARTLETT Company: ARCHITECTURE 2000, LLC

Street Address: 244 N. BROADWAY City/State: MILWAUKEE / WI Zip: 53202

Telephone: (414) 727-2321 Fax: (414) 276-1764 Email: jbartlett@architecture2000.com

Project Contact Person: SAME AS APPLICANT Company: _____

Street Address: _____ City/State: _____ Zip: _____

Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): CATHOLIC CHARITIES, INC

Street Address: 702 S. HIGH POINT RD. City/State: MADISON, WI Zip: 53719

4. Project Information:

Provide a general description of the project and all proposed uses of the site: ALL SAINTS ASSISTED LIVING CONSISTS OF 58 EFFICIENCY DWELLING UNITS TO SERVE THE OVERALL NEEDS OF THE ALL SAINTS CAMPUS AND RESIDENTS OF MADISON OVER AGE 55. THE ASSISTED LIVING PROJECT WILL SERVE MEMORY CARE AND FRAIL ELDERLY RESIDENTS.

Development Schedule: Commencement _____ Completion _____

5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- Filing Fee:** \$1,450⁰⁰/₁₀₀ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of the: _____ Plan; which recommends: _____ for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

WAIVED BY ALDERMAN SHUMMAE 1-2-2007

NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.
 - Planner Bill Roberts Date 11/15/06 | Zoning Staff Matt Weller Date 11/15/06

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name JEREMY BARTLET Date 5/9/2007

Signature [Signature] Relation to Property Owner ARCHITECT

Authorizing Signature of Property Owner [Signature] Date 5/9/2007



ARCHITECTURE 2000

May 9, 2007

Mr. Tim Parks, Planner
Mr. Matt Tucker, Zoning Administrator
Department of Planning and Development
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701

Re: **Letter of Intent** – *Revised previously submitted 1/10/2007*
All Saints Assisted Living
8210 Highview Drive
PUD (GDP-SIP)

Dear Mr. Tucker and Mr. Parks:

Please accept this Letter of Intent, application and attachments as our formal request for Specific Implementation Plan review and approval by the City of Madison for the project referenced below.

Project Name: All Saints Assisted Living
8210 Highview Drive
Madison, WI 53719

Owner: All Saints Cottages and Condos, Inc., a non-profit corporation affiliated with Catholic Charities, and/or its assigns

Catholic Charities
Brian Cain, President
702 S. High Point Road
Madison, WI 53719-3522
Phone: (608) 821-3100
Fax: (608) 821-3125
Email: bcain@straphael.org

Manager/Operator Elderspan Management, LLC
Greg Griffin
Pankratz Street, Suite 110
Madison, WI 53704
Phone: (608)243-8800
Fax: (608)243-3237
Email: greg@elderspan.com

Developer: Horizon Development Group, LLC
Scott Kwiecinski
1031 North Edge Trail
Verona, WI 53593
Phone: (608)848-4500
Fax: (608)848-4504
Email: S.Kwiecinski@horizondbm.com

General Contractor: Horizon Construction Group, LLC
Rick Schaalma
1031 North Edge Trail
Verona, WI 53593
Phone: (608)848-4500
Fax: (608)848-4504
Email: R.Schaalma@horizondbm.com

Architect: Architecture 2000, LLC
Jeremy Bartlett
244 N. Broadway
Milwaukee, WI 53202
Phone: (414)727-2321
Fax: (414)276-1764
Email: jbartlett@architecture2000.com

Civil Engineer/Surveyor: Calkins Engineering, LLC
Matt Morris
5010 Voges Road
Madison, WI 53718
Phone: (608)838-0444
Fax: (608)838-0445
Email: mmorris@calkinsengineering.com

Landscape Architect: Landscape Architecture, LLC
Joe Hanauer
5806 South Hill Drive
Madison, WI 53705
Phone: (608)798-1840
Fax: (608)798-1653
Email: jhanauer@tds.net

ALL SAINTS ASSISTED LIVING OVERVIEW

Location:

The project site is a 80,272 sq. ft. (1.84 acres) vacant parcel located at the intersection of Highview Drive and Plaza Drive on the west side of the City of Madison.

The surrounding uses are as follows: to the north is Hillpoint Park; to the east is the 144-unit All Saints Retirement Center; to the south are the Bishop O'Connor Catholic Pastoral Center and the Cottages at All Saints; and to the west is the Cortland Pond Apartments.

Overview:

All Saints Assisted Living is part of the All Saints Neighborhood. All phases of this development were part of a master plan to ensure that each phase is complementary to one another.

ALL SAINTS SENIOR CAMPUS OVERVIEW

- Phase I: All Saints Retirement Center (f/k/a Hillpoint Senior Apartments) - 144 unit independent senior apartment. Financed through WHEDA with 29 units set aside.
- Phase II: (under construction) The Cottages at All Saints - six (6) duplex condominium buildings (12 total housing units).
- Phase III: (under construction) Hillside Estates at All Saints will consist of 108 residential units in five separate buildings that are two and three stories in height.
- **Phase IV (Current and Final Phase): All Saints Assisted Living - Will consist of 58 assisted living units (CBRF) split over two floor levels of which 18 units will be designed for memory care and 40 units for frail care.**

Ownership:

The project will be developed by Horizon Development Group, Inc. in conjunction with Catholic Charities, Inc., Diocese of Madison, and shall work to advance its overall purpose and objectives. All Saints Cottages and Condos, Inc., a non-profit corporation affiliated with Catholic Charities, and/or its assigns is a Wisconsin non-profit corporation organized and operated for the purpose of fostering housing that is affordable for seniors.

The initial building operator will be Elderspan Management, LLC which is one of the leading assisted living management firms in Wisconsin. Established in 1995, Elderspan Management LLC is a family owned and operated company with offices in Madison. Elderspan Management, LLC has been hired and retained to operate the assisted living phase of this project.

The project will be constructed by Horizon Construction Group, Inc.

Age Restriction:

All Saints Assisted Living intends to provide and operate housing for persons 55 years of age or older.

Potential Number of School Age Children Generated by Project:

All Saints Assisted Living is not expected to generate any school children.

Construction Schedule:

Construction would commence upon city approval and is estimated to be 10 months in length.

SITE PLANNING AND BUILDING ARCHITECTURE

This PUD (GDP-SIP) plan submittal consists of a building which will house 58 units of assisted living restricted to seniors age 55 and older. The building will be split over two levels with the lower level consisting of 18 memory care efficiency units and the first floor level consisting of 40 frail care efficiency units.

Streets/Traffic:

Vehicular traffic for All Saints Assisted Living Memory Care will be accessed through the existing drive entrance on lot 3 (All Saints Retirement Center – Apartments) which serves the lower level of the building and is accessed off of Highview Drive. Vehicular traffic for All Saints Assisted Living Frail Care (upper level) will be accessed by a drive lane that is being installed along Highview Drive to serve the first floor level of the building. All parking for visitors and staff is to be located in the rear of the building (north) and will be accessed through the existing drive entrance on lot 3.

Park/Greenway:

All Saints Assisted Living is located adjacent to Hillpoint Park. In addition to this amenity, landscaped courtyards will be provided. These courtyards will be used for a wide range of resident activities from bird watching to family gatherings. Our sidewalks connect to the city sidewalks to maintain connection for pedestrians to our site.

Utilities/Drainage:

Existing public sanitary sewer and water utility laterals will be extended from the existing streets to serve the site, as shown on the grading and utility plan. Drainage facilities will include storm sewer and drainage swales as necessary to meet City of Madison requirements. Our storm water will connect to the existing storm lateral as designed in the master plan and located on lot 3 (to the East) of our development.

Landscaping:

All Saints Assisted Living will include landscaping features that complement both the campus and the surrounding neighborhood. The development includes extensive courtyard plans. Detailed landscape standards for all common areas and the building are provided to meet all City of Madison requirements. Additionally, the project includes a future gazebo element in the circular turnaround area on the north side of the building. This element will be considered as a fundraiser or endowment for the future and will be designed and constructed at Catholic Charities' discretion. The future gazebo will include landscaping to match the property. We are currently requesting approval on the gazebo location and are assuming that final design may be approved via minor alteration to the SIP.

Building/Parking:

All Saints Assisted Living will feature efficiency style residential units. The building architecture complements the architectural styles throughout the entire existing campus. For an aesthetically pleasing campus the color of materials and the building elevations vary from other campus buildings. Specific architectural colors and exterior materials will be brought to the UDC meeting as required.

Thirty (30) parking stalls are provided as shown on the site plan. One (1) stall per every two (2) beds for an institutional occupancy per section 28.11 (3) of the Madison General Ordinance. To validate that the code is applicable to our assisted living use, we analyzed the parking a bit further. The project operator indicated that a maximum of 13 staff will be present on any given shift, which leaves a balance of 17 stalls for visitors (it is not expected that residents will have vehicles at this stage of life). The ratio of parking stalls available for guests to total building units (17 divided by 58) is approximately 30%. The project operator indicated that a 25% ratio of parking spaces to units would be ample space for proper operation (therefore current parking as designed is more than adequate). Also, the project team designed an additional 13 future parking stalls should they be required by operations in the future. Any overflow parking could also be accommodated at the adjacent 144-unit All Saints Retirement Center. Therefore, our team is confident that the 30 parking spaces as designed are adequate for this project.

Snow and Trash Removal/ Building Maintenance:

Will be coordinated and contracted by Elderspan Management.

Hours of Operation:

The building will be occupied 24 hours a day 365 days of the year.

All Saints Assisted Living Project Data Table:

Lot Area:	80,272 sq. ft. (1.84 acres)
Dwelling Units:	58 units (efficiency)
Lot Area/Dwelling Unit:	1,384 sq. ft./D.U.
Density:	31.5 units/acre

Lot Coverage

Open Space	30,065 sq. ft. (37%)	
Building Coverage	26,309 sq. ft. (33%)	
Total Pavement	23,898 sq. ft. (30%)	
	Sidewalk Coverage	4,914 sq. ft.
	Asphalt Coverage (not including future parking)	18,984 sq. ft.

ZONING TEXT – PUD (GDP-SIP)

All Saints Assisted Living

8210 Highview Drive

January 10, 2007

Legal Description: LOT 2, CERTIFIED SURVEY MAP NUMBER 10820, AS RECORDED IN VOLUME 64 OF CERTIFIED SURVEY MAPS, ON PAGES 258-261, AS DOCUMENT NUMBER 3767667, DANE COUNTY REGISTRY AND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

A. Statement of Purpose: This zoning district is established to allow for the construction of 60 units of assisted living (CBRF), the lower level will consist of 20 memory care units and the first floor level will consist of 40 frail care units. The occupancy (residents) of this building will be restricted to seniors age 55 and older.

B. Permitted Uses:

1. 60 units of Assisted Living (CBRF) and support spaces as shown on approved plans.
2. Uses accessory to permitted uses as listed under Section 28.03(2) Madison General Ordinances.

C. Lot Area: 80,272 sq. ft. (1.84 acres)

D. Floor Area Ratio:

1. Floor area ratio permitted is 700 per efficiency unit as defined under the R5 zoning district.
2. Maximum building height shall be 3 stories as defined by the R5 zoning district.

E. Yard Requirements: Yard areas will be provided as shown on approved plans.

F. Landscaping: Site landscaping will be provided as shown on the approved plans.

G. Accessory Off-Street Parking & Loading: Accessory off-street parking and loading will be provided as shown on approved plans.

H. Lighting: Site lighting will be provided as shown on approved plans.

I. Signage: Signage will be allowed as defined by the R5 zoning district of the Madison General Ordinances.

J. Family Definition: The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R-5 zoning district.

K. Alterations and Revisions: No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

DIRECTORY

ARCHITECT: ARCHITECTURE 2000, LLC
 241 N. BRUNNEN
 MILWAUKEE, WI 53212
 TEL: (414) 772-3322
 FAX: (414) 772-3323
 WWW: ARCHITECTURE2000.COM
 ATTN: JERRY BOWLER

LANDSCAPE ARCHITECT: CML ENGINEERS/ARCHITECTS
 5010 WISCONSIN AVENUE, SUITE 100
 MILWAUKEE, WI 53219
 TEL: (414) 333-1111
 FAX: (414) 333-1144
 WWW: CML-ENGINEERS.COM
 ATTN: BOB HANSEN

OWNER: ALL SAINTS CAMPUS AND CONVENT, INC.
 1000 W. WISCONSIN AVENUE, SUITE 100
 MILWAUKEE, WI 53219-1522

GENERAL CONTRACTOR: HERRICK CONSTRUCTION ENTERPRISE, LLC
 1000 W. WISCONSIN AVENUE, SUITE 100
 MILWAUKEE, WI 53219-1522
 TEL: (414) 333-1111
 FAX: (414) 333-1144
 WWW: HERRICKCONSTRUCTION.COM
 ATTN: BOB HANSEN

BUILDING SUMMARY

BASED ON THE: 2000 WISCONSIN BUILDING CODE, 2000 INTERNATIONAL MECHANICAL, ELECTRICAL, AND PLUMBING CODE, 2000 INTERNATIONAL FIRE CODE, 2000 INTERNATIONAL ENERGY CODE, 2000 INTERNATIONAL SOIL AND WATER CONSERVATION AND EROSION CONTROL CODE, 2000 INTERNATIONAL ALIEN CODE, 1978 AND 1971 ZONING ORDINANCE CODE, CITY OF MILWAUKEE MUNICIPAL CODE.

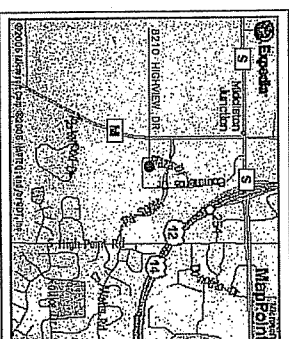
OCCUPANCY GROUP: I-2 - ASSISTED LIVING.

CONSTRUCTION TYPE: TYPE IV, WOOD FRAME PROTECTED EXTERIOR WITH 1 1/2" MINIMUM INSULATION AND 3/4" SHEET ROOF INSULATION.

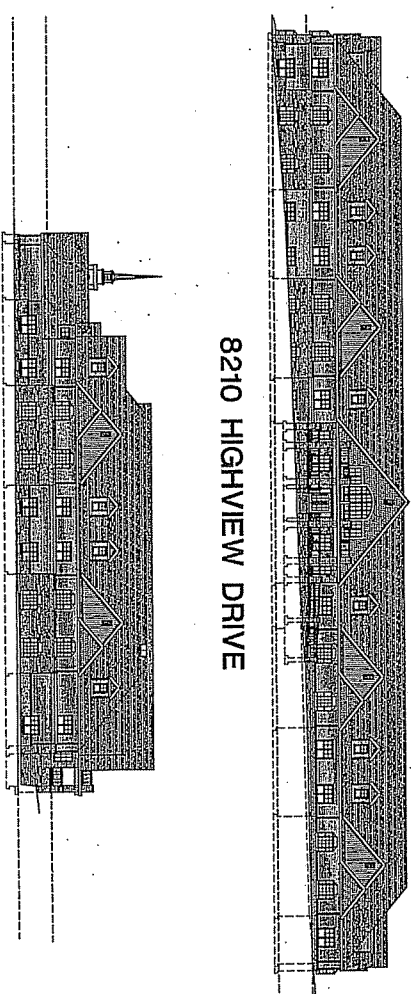
REGULATORY FOOTINGS: 12000 S.F.
 LONGEST LEVEL: 31.00 FT
 SET FLOOR: 21.25 FT
 TOTAL AREA: 44400 S.F.

CODE EXCEPTIONS:

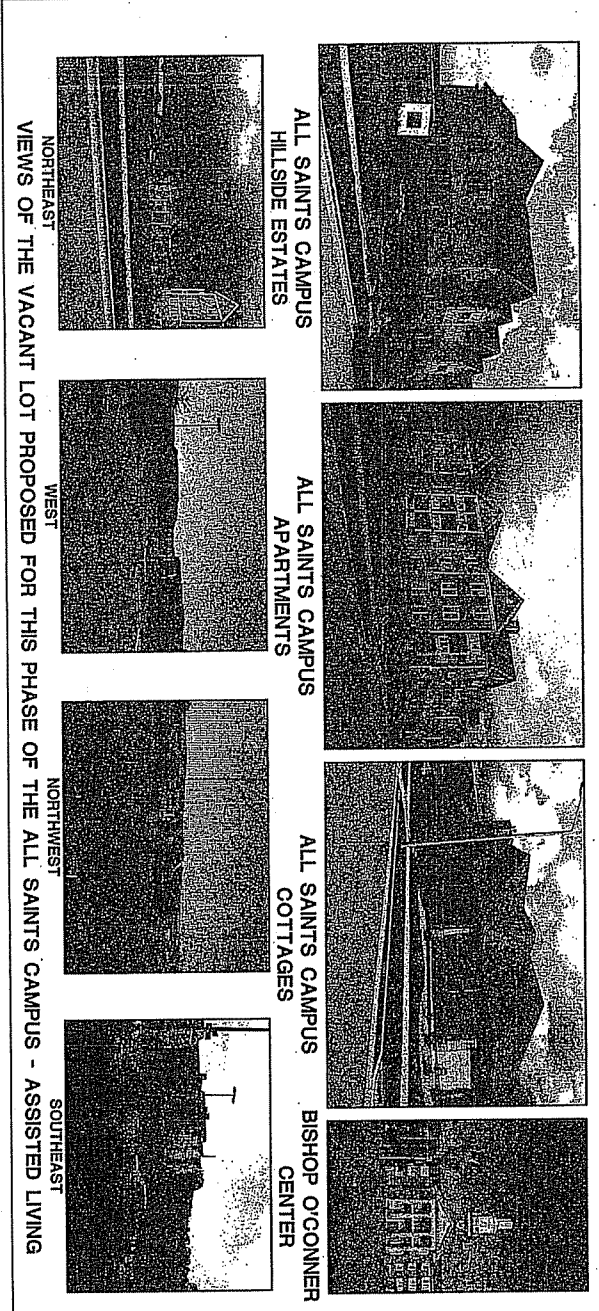
VICINITY MAP



ALL SAINTS ASSISTED LIVING NEW CONSTRUCTION
 SIP - SUBMITTAL - 1/10/2007



CONTEXTUAL SITE INFORMATION



SHEET INDEX

SHEET	DESCRIPTION
T1	TITLE SHEET
ARCHITECTURAL DRAWINGS	
SP1.0	ARCHITECTURAL SITE PLAN
SP1.1	SITE DETAILS
SP1.2	SITE DETAILS
A1.0	LOWER LEVEL FLOOR PLAN - WEST
A1.1	LOWER LEVEL FLOOR PLAN - EAST
A2.0	FIRST FLOOR PLAN - WEST
A2.1	FIRST FLOOR PLAN - EAST
A3.0	ELEVATIONS
CIVIL DRAWINGS	
CO.1	SITE SURVEY
CI.1	OVERALL SITE PLAN
CE.1	DRAINING AND EROSION CONTROL PLAN
CS.1	UTILITY PLAN
LANDSCAPE DRAWINGS	
COB	LANDSCAPE PLAN
ELECTRICAL DRAWINGS	
IE.1	SITE LIGHTING PLAN

ARCHITECTURE 2000
 241 N. BRUNNEN
 MILWAUKEE, WI 53212
 TEL: (414) 772-3322
 FAX: (414) 772-3323
 WWW: ARCHITECTURE2000.COM
 © 2007 ARCHITECTURE 2000

ALL SAINTS
 1000 W. WISCONSIN AVENUE, SUITE 100
 MILWAUKEE, WI 53219-1522
 TEL: (414) 333-1111
 FAX: (414) 333-1144
 WWW: CML-ENGINEERS.COM
 ATTN: BOB HANSEN

NO DATE OF REVISION

NO.	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			
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TITLE SHEET

SCALE	SHEET
SCALE: AS SHOWN	T1
TOTAL NUMBER OF SHEETS: 10	
DATE: 1/10/2007	

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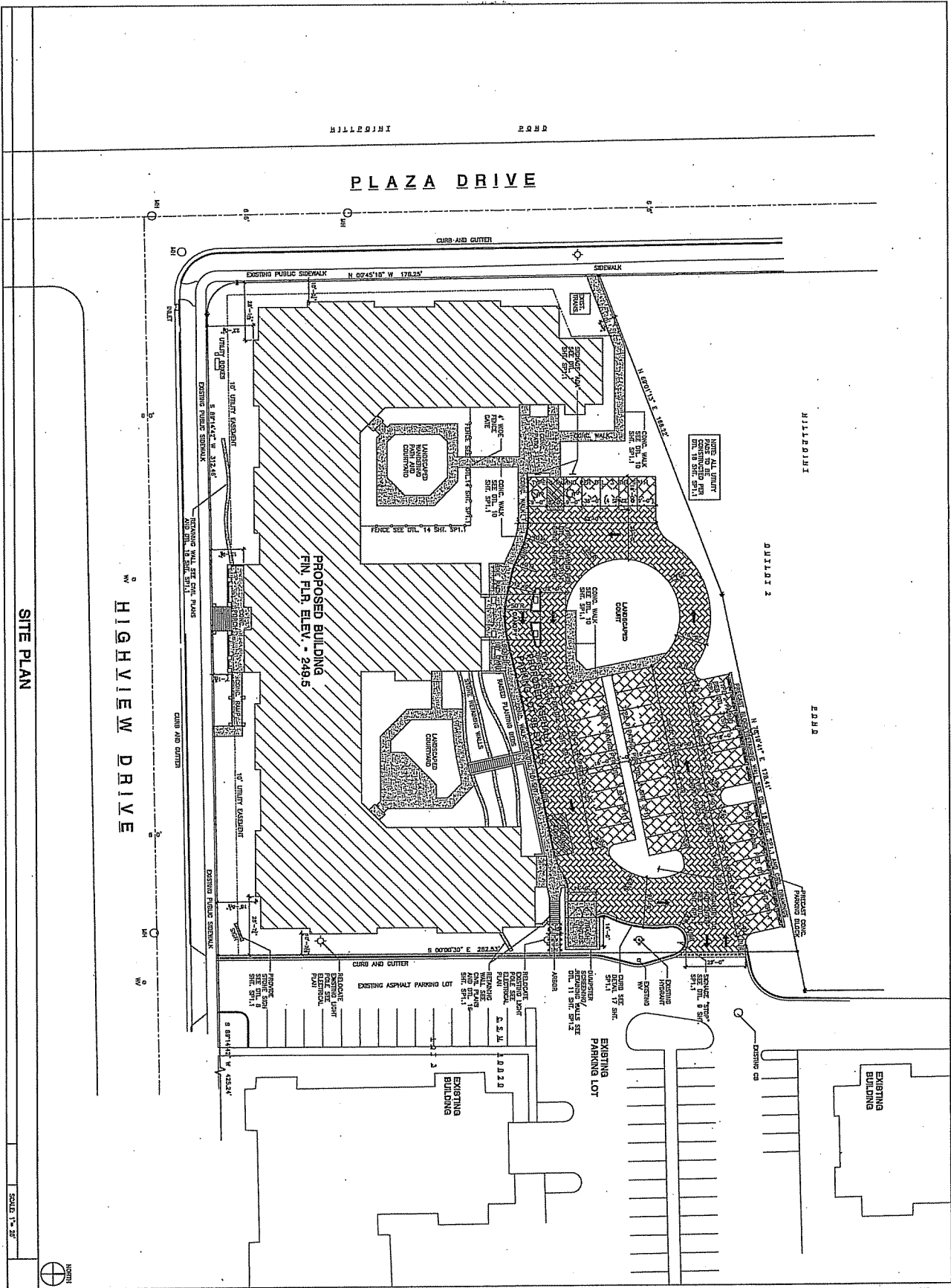
HILLESJHI ERRD

PLAZA DRIVE

SITE PLAN

HIGHVIEW DRIVE

PROPOSED BUILDING
FIN. FLR. ELEV. - 249.5



DATE: 07/20/2000

PROJECT: 11-11-0000-0000

SCALE: 1" = 20'

ARCHITECTURAL SITE PLAN

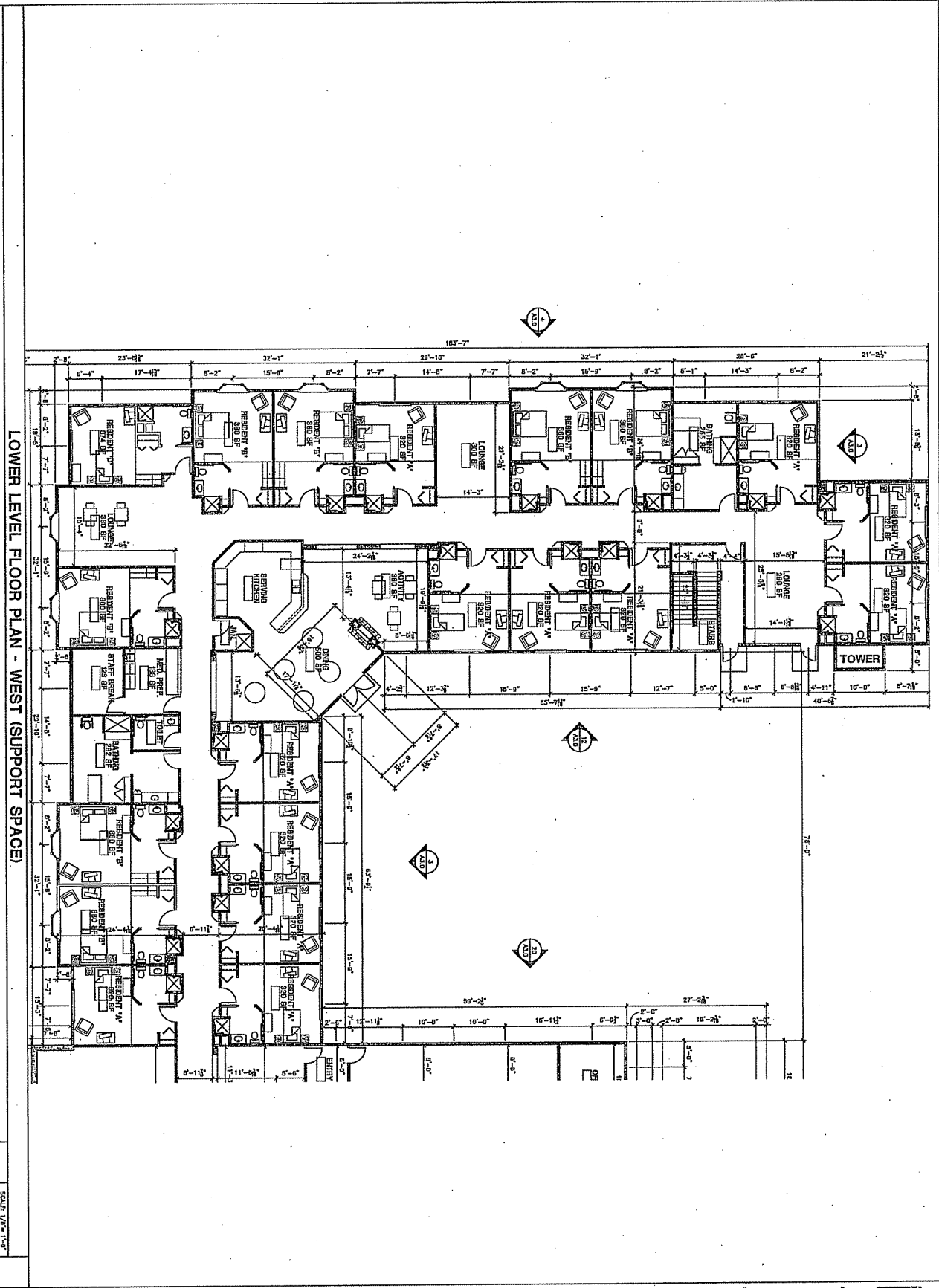
SP1.0

ALL SAINTS
ARCHITECTURE, INC.
1111 N. 11TH ST.
SUITE 100
MILWAUKEE, WI 53233
TEL: 414.224.1111
FAX: 414.224.1112
WWW.ALSAINTSARCHITECTURE.COM

ARCHITECTURE 2000
1111 N. 11TH ST.
SUITE 100
MILWAUKEE, WI 53233
TEL: 414.224.1111
FAX: 414.224.1112
WWW.ALSAINTSARCHITECTURE.COM

REGISTRATION:
REGISTERED ARCHITECT
MILWAUKEE, WI 53233
HORIZON CONSTRUCTION GROUP
MILWAUKEE, WI 53233

8



LOWER LEVEL FLOOR PLAN - WEST (SUPPORT SPACE)

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

NO.	DATE	BY	DESCRIPTION
1			ISSUED FOR PERMITS
2			ISSUED FOR CONSTRUCTION
3			ISSUED FOR RECORD
4			ISSUED FOR AS-BUILT
5			ISSUED FOR ARCHIVE

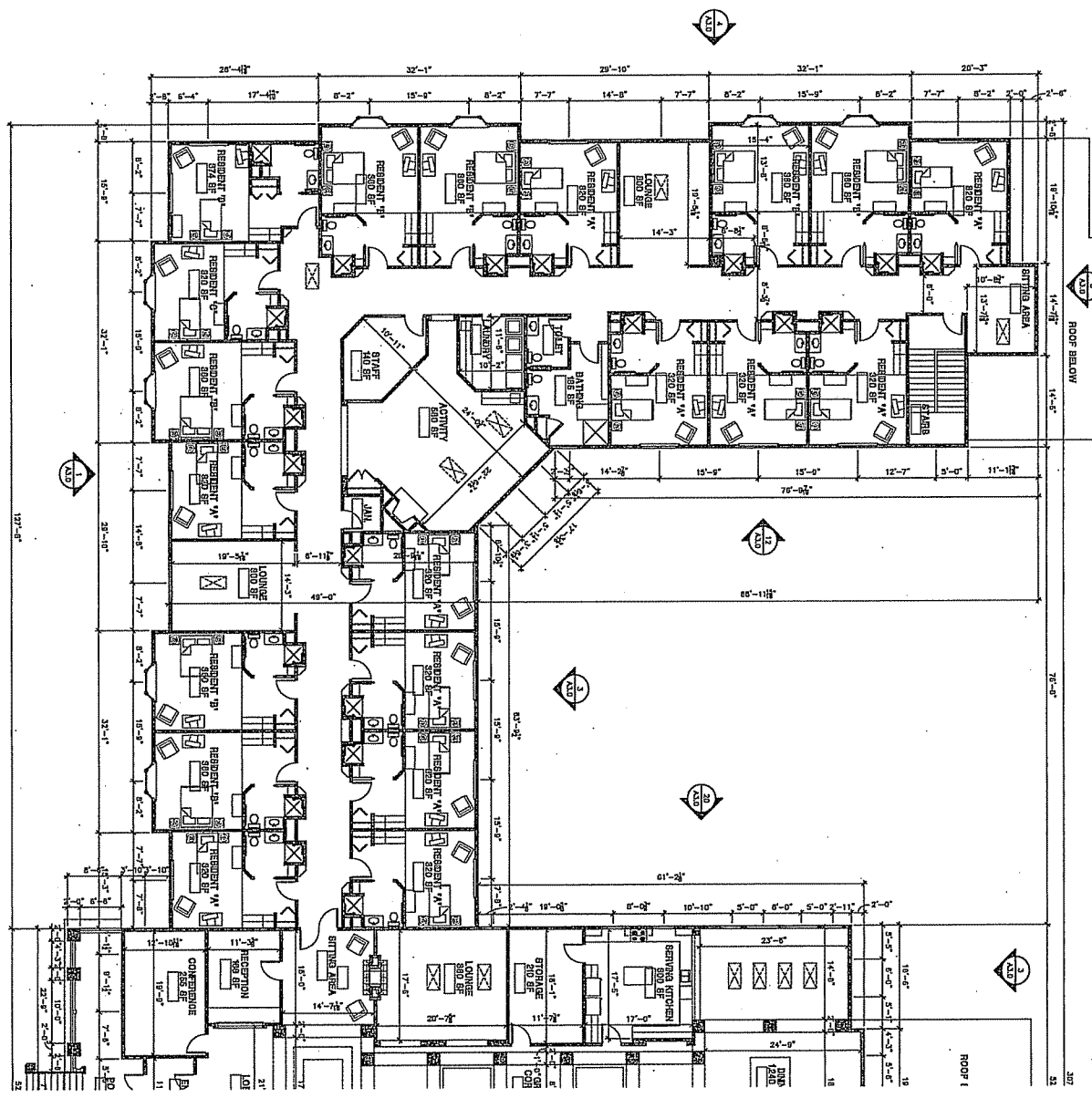
LOWER LEVEL FLOOR PLAN (WEST)
 SCALE: 1/8" = 1'-0"
 A1.0

ARCHITECTURE 2000
 1000 N. UNIVERSITY AVENUE
 SUITE 100
 MILWAUKEE, WISCONSIN 53233
 TEL: 414.224.2000
 FAX: 414.224.2001
 WWW.ARCHITECTURE2000.COM

ALL SAINTS
 ARCHITECTURAL FIRM
 1000 N. UNIVERSITY AVENUE
 SUITE 100
 MILWAUKEE, WISCONSIN 53233
 TEL: 414.224.2000
 FAX: 414.224.2001
 WWW.ARCHITECTURE2000.COM

PROJECT: LOWER LEVEL FLOOR PLAN (WEST)
 CLIENT: HORIZON CONSTRUCTION GROUP
 DATE: 10/15/2009

AS



FIRST FLOOR PLAN - WEST (FRAIL ELDERLY WING)

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

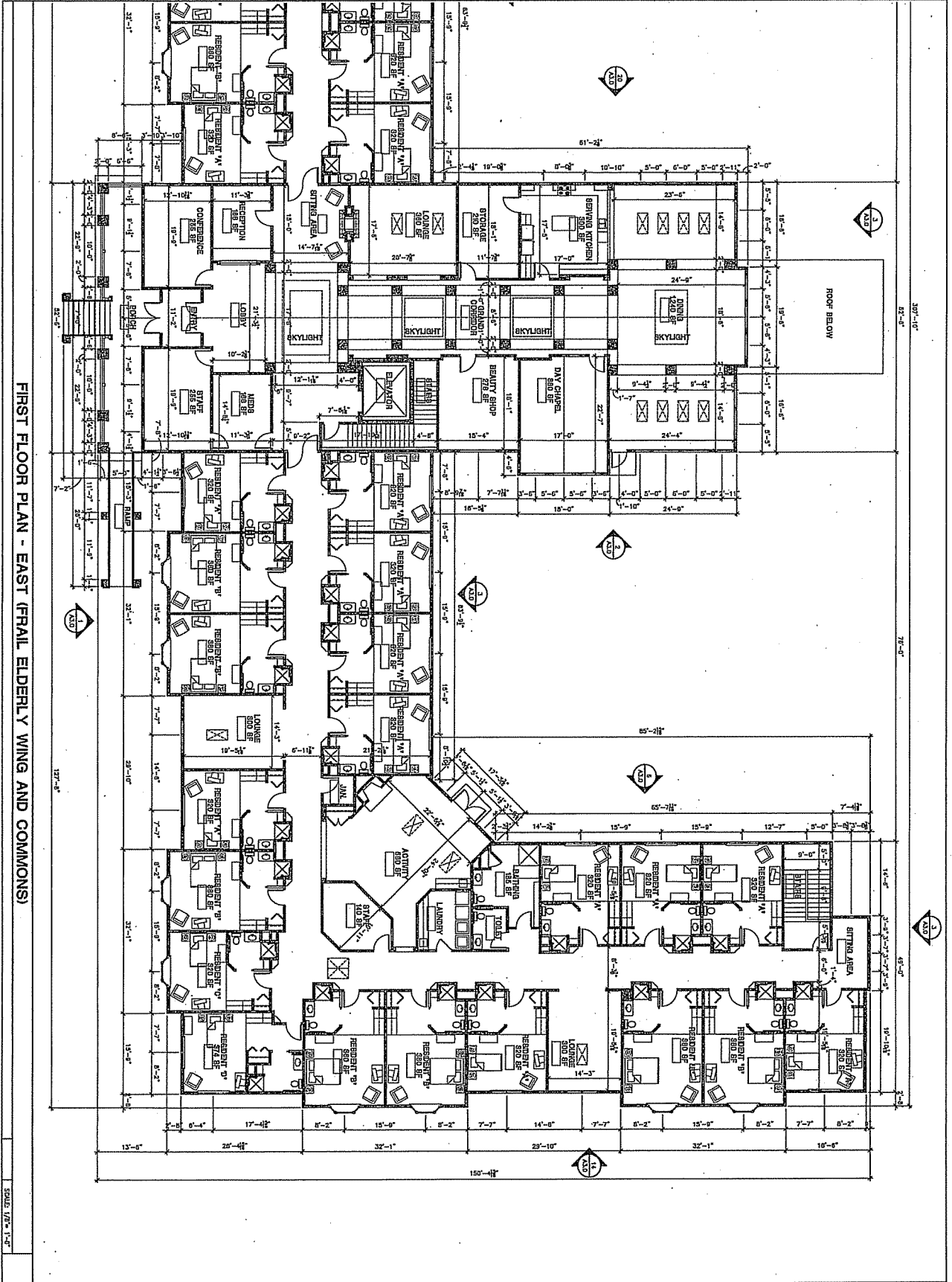
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ALL SAINTS
 ARCHITECTURAL 2000
 211 N. GARDNER
 HOUSTON, TX 77002
 TEL: 713/861-1111
 FAX: 713/861-1112
 WWW.ALSAINTS.COM

ELDERMAN MANAGEMENT
 10000 W. LOOP WEST
 HOUSTON, TX 77042
 TEL: 281/461-1111
 FAX: 281/461-1112

HORIZON CONSTRUCTION GROUP
 251 NORTH GESSER TRAIL
 HOUSTON, TX 77060
 TEL: 281/461-1111
 FAX: 281/461-1112

80



FIRST FLOOR PLAN - EAST (FRAIL ELDERLY WING AND COMMONS)

SCALE 1/8" = 1'-0"

NO.	DATE	BY	DESCRIPTION
1			AS SHOWN
2			REVISION
3			REVISION
4			REVISION
5			REVISION
6			REVISION
7			REVISION
8			REVISION
9			REVISION
10			REVISION

FIRST FLOOR PLAN (EAST)

PROJECT # 0000-00000

DATE 11/11/00

BY J. J. J. J.

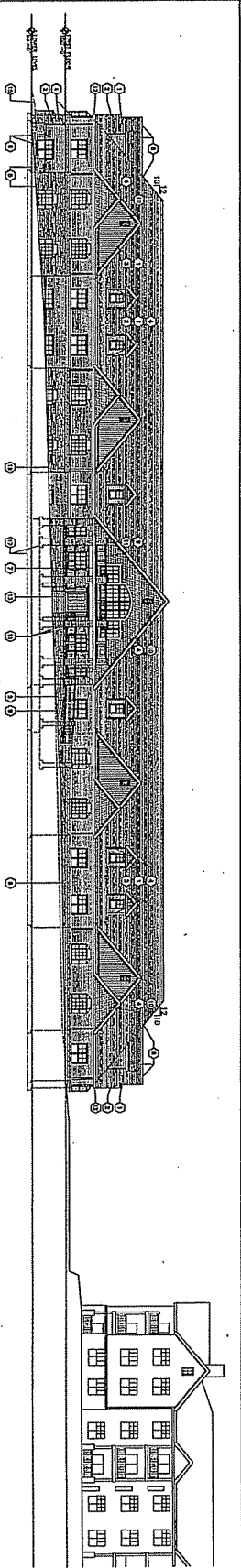
A21

ARCHITECTURE 2000
 1414 EAST WISCONSIN STREET
 MILWAUKEE, WI 53212
 TEL: 414.333.2000
 FAX: 414.333.2001
 WWW.ARCHITECTURE2000.COM

ALL SAINTS
 1414 EAST WISCONSIN STREET
 MILWAUKEE, WI 53212
 TEL: 414.333.2000
 FAX: 414.333.2001
 WWW.ARCHITECTURE2000.COM

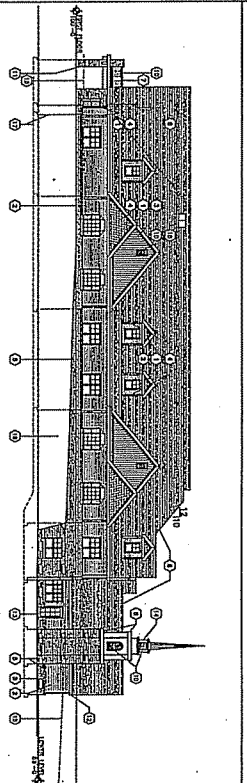
CONSTRUCTION GROUP
 1414 EAST WISCONSIN STREET
 MILWAUKEE, WI 53212
 TEL: 414.333.2000
 FAX: 414.333.2001
 WWW.ARCHITECTURE2000.COM

AS



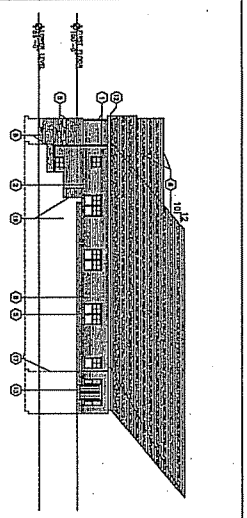
FRONT ELEVATION (SOUTH)

1



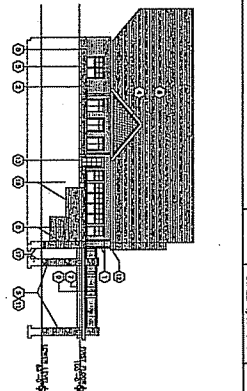
SIDE ELEVATION (EAST)

14



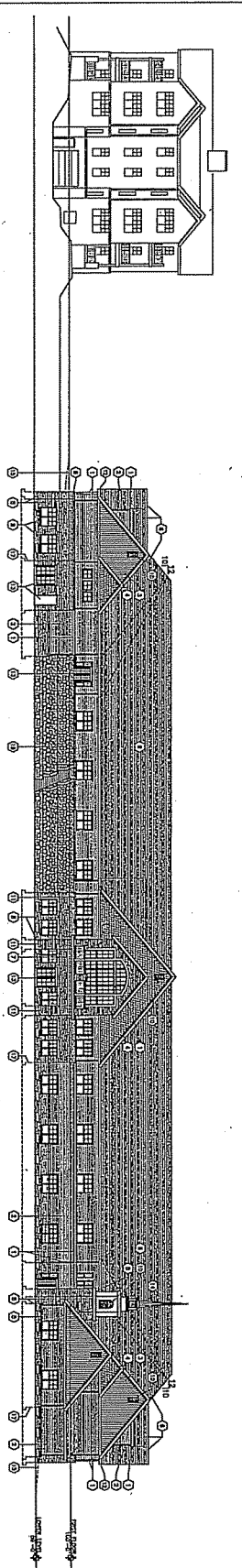
SIDE ELEVATION (NORTH-EAST)

6



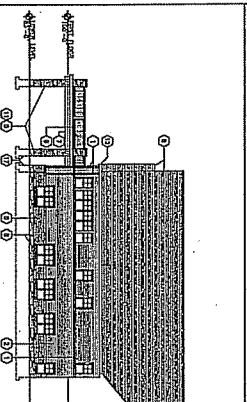
SIDE ELEVATION (NORTH-WEST)

2



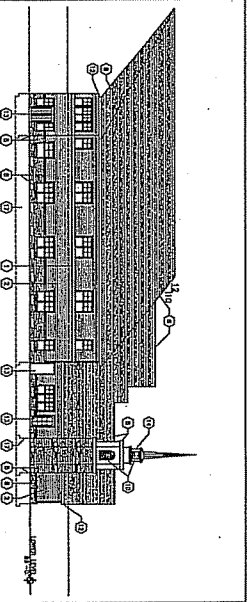
REAR ELEVATION (NORTH)

3



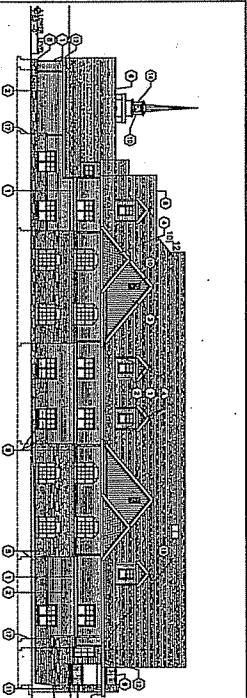
SIDE ELEVATION (NORTH-EAST)

20



SIDE ELEVATION (NORTH-WEST)

12



SIDE ELEVATION (WEST)

4

ARCHITECTURE 2000
 4141 EAST 10TH AVENUE
 DENVER, CO 80231
 PHONE: 303.733.1111
 FAX: 303.733.1112
 WWW: WWW.A2000.COM

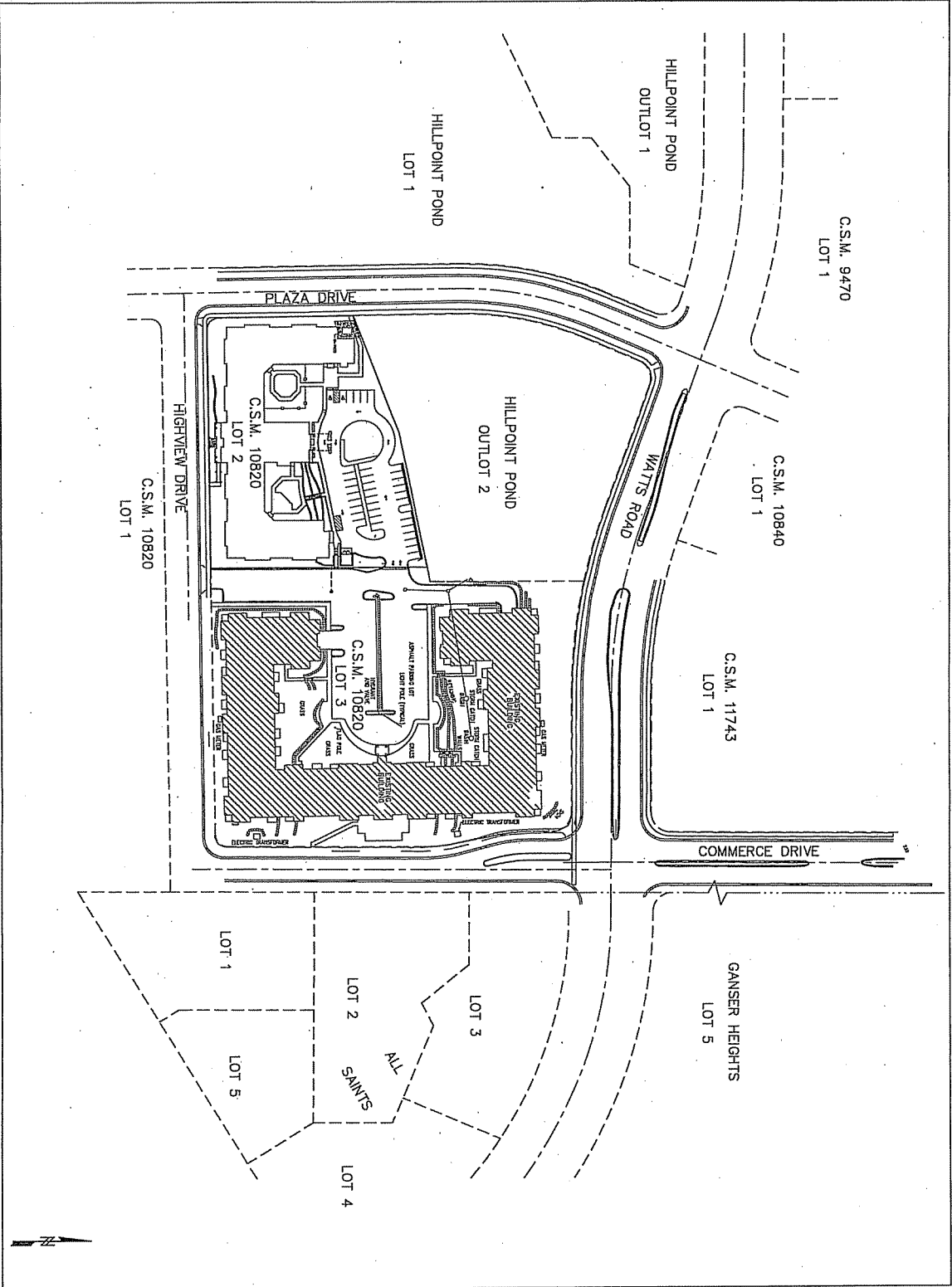
ALL SAINTS
 1000 EAST 10TH AVENUE
 DENVER, CO 80231
 PHONE: 303.733.1111
 FAX: 303.733.1112
 WWW: WWW.A2000.COM

ELEVATION KEY NOTES

1	CLADDING
2	ROOFING
3	WOOD
4	BRICK
5	STONE
6	GLASS
7	IRON
8	STEEL
9	COPPER
10	ZINC
11	ALUMINUM
12	PAINT
13	PLASTER
14	CONCRETE
15	ASPH/FLT
16	GRASS
17	LANDSCAPE
18	WATER
19	DRIVEWAY
20	WALKWAY
21	STAIR
22	RAMP
23	SCREEN
24	SCREEN
25	SCREEN
26	SCREEN
27	SCREEN
28	SCREEN
29	SCREEN
30	SCREEN
31	SCREEN
32	SCREEN
33	SCREEN
34	SCREEN
35	SCREEN
36	SCREEN
37	SCREEN
38	SCREEN
39	SCREEN
40	SCREEN
41	SCREEN
42	SCREEN
43	SCREEN
44	SCREEN
45	SCREEN
46	SCREEN
47	SCREEN
48	SCREEN
49	SCREEN
50	SCREEN

1	CLADDING
2	ROOFING
3	WOOD
4	BRICK
5	STONE
6	GLASS
7	IRON
8	STEEL
9	COPPER
10	ZINC
11	ALUMINUM
12	PAINT
13	PLASTER
14	CONCRETE
15	ASPH/FLT
16	GRASS
17	LANDSCAPE
18	WATER
19	DRIVEWAY
20	WALKWAY
21	STAIR
22	RAMP
23	SCREEN
24	SCREEN
25	SCREEN
26	SCREEN
27	SCREEN
28	SCREEN
29	SCREEN
30	SCREEN
31	SCREEN
32	SCREEN
33	SCREEN
34	SCREEN
35	SCREEN
36	SCREEN
37	SCREEN
38	SCREEN
39	SCREEN
40	SCREEN
41	SCREEN
42	SCREEN
43	SCREEN
44	SCREEN
45	SCREEN
46	SCREEN
47	SCREEN
48	SCREEN
49	SCREEN
50	SCREEN

DATE: 1/15/00
 DRAWN BY: J. SMITH
 CHECKED BY: J. SMITH
 SCALE: 1/8" = 1'-0"
 SHEET: A3.0



NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

ORIGINAL SITE PLAN

DATE: 12-15-2011
 DRAWN BY: [Name]
 CHECK BY: [Name]
 DATE: 12-15-2011

ARCHITECTURAL 2000
 1000 WEST 10TH AVENUE
 SUITE 100
 DENVER, CO 80202
 (303) 733-1111
 WWW.A2000ARCHITECTURE.COM

CONTRACTOR:
 GORE
 1000 WEST 10TH AVENUE
 SUITE 100
 DENVER, CO 80202
 (303) 733-1111

CIVIL ENGINEER:
 Colkline Engineering, Inc.
 1000 West 10th Avenue
 Suite 100
 Denver, CO 80202
 (303) 733-1111

8

28

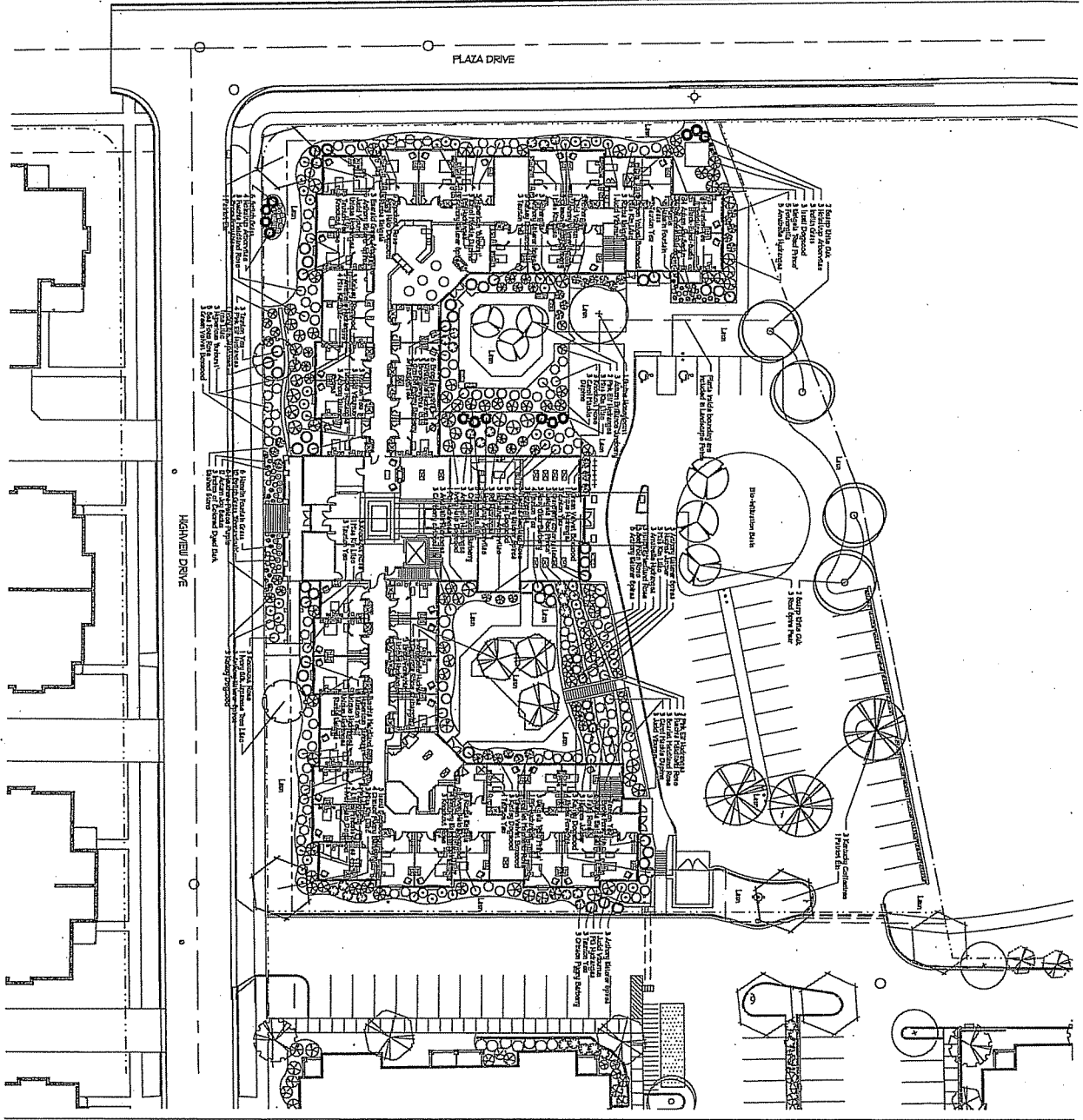
Plant Table

Quantity	Planting	Botanical Name	Common Name
1	100	Quercus macrocarpa	White Oak
2	100	Quercus prinus	Red Oak
3	100	Quercus falcata	Swamp White Oak
4	100	Quercus bicolor	Swamp Chestnut Oak
5	100	Quercus laevis	Live Oak
6	100	Quercus muhlenbergii	White Oak
7	100	Quercus prinus	Red Oak
8	100	Quercus falcata	Swamp White Oak
9	100	Quercus bicolor	Swamp Chestnut Oak
10	100	Quercus laevis	Live Oak
11	100	Quercus muhlenbergii	White Oak
12	100	Quercus prinus	Red Oak
13	100	Quercus falcata	Swamp White Oak
14	100	Quercus bicolor	Swamp Chestnut Oak
15	100	Quercus laevis	Live Oak
16	100	Quercus muhlenbergii	White Oak
17	100	Quercus prinus	Red Oak
18	100	Quercus falcata	Swamp White Oak
19	100	Quercus bicolor	Swamp Chestnut Oak
20	100	Quercus laevis	Live Oak
21	100	Quercus muhlenbergii	White Oak
22	100	Quercus prinus	Red Oak
23	100	Quercus falcata	Swamp White Oak
24	100	Quercus bicolor	Swamp Chestnut Oak
25	100	Quercus laevis	Live Oak
26	100	Quercus muhlenbergii	White Oak
27	100	Quercus prinus	Red Oak
28	100	Quercus falcata	Swamp White Oak
29	100	Quercus bicolor	Swamp Chestnut Oak
30	100	Quercus laevis	Live Oak
31	100	Quercus muhlenbergii	White Oak
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36	100	Quercus muhlenbergii	White Oak
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44	100	Quercus bicolor	Swamp Chestnut Oak
45	100	Quercus laevis	Live Oak
46	100	Quercus muhlenbergii	White Oak
47	100	Quercus prinus	Red Oak
48	100	Quercus falcata	Swamp White Oak
49	100	Quercus bicolor	Swamp Chestnut Oak
50	100	Quercus laevis	Live Oak

LANDSCAPE WORKSHEET
 Planting List, Group Areas and Landings Areas
 (Section 2.0.0.0 - Landscape General Conditions)

NUMBER OF TREES REQUIRED	NUMBER OF LANDSCAPE POINTS REQUIRED
100	100
200	200
300	300
400	400
500	500
600	600
700	700
800	800
900	900
1000	1000
1100	1100
1200	1200
1300	1300
1400	1400
1500	1500
1600	1600
1700	1700
1800	1800
1900	1900
2000	2000
2100	2100
2200	2200
2300	2300
2400	2400
2500	2500
2600	2600
2700	2700
2800	2800
2900	2900
3000	3000
3100	3100
3200	3200
3300	3300
3400	3400
3500	3500
3600	3600
3700	3700
3800	3800
3900	3900
4000	4000
4100	4100
4200	4200
4300	4300
4400	4400
4500	4500
4600	4600
4700	4700
4800	4800
4900	4900
5000	5000


- NOTES:
- All plant beds to be edged with black vinyl edging.
 - Plant beds to be mulched with 2" washed pine bark mulch.
 - Planting to be done in accordance with the planting schedule.
 - Contractor is responsible for watering all plant quantities. Plan shall provide cover for plants in dry weather.



LANDSCAPE PLAN

ALL SAINTS

HERNIM DRIVE
HENDERSON, MISSOURI



LANDSCAPE ARCHITECTURE, LLC
 6510 South 10th Street
 Suite 100
 Overland Park, KS 66211
 Phone: 913.666.1111
 Fax: 913.666.1112

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

DATE: 12/12/06

DESIGN: JCB

REVISION:

PLAN #

ALL SAINTS

NORTH