

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Aldermanic District _____
Zoning District _____
Urban Design District _____
Submission reviewed by _____
Legistar # _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 8549 and 8557 Elderberry

Title: 8549 and 8557 Elderberry

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested July 17th

- New development Alteration to an existing or previously-approved development
 Informational Initial approval Final approval

3. Project Type

- Project in an Urban Design District
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
 Planned Development (PD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Multi-Use Site or Residential Building Complex

Signage

- Comprehensive Design Review (CDR)
 Signage Variance (i.e. modification of signage height, area, and setback)

Other

- Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name James Hess
Street address 437 S. Yellowstone Dr. #201
Telephone 608-239-5812 608-213-0906

Company American Realtors
City/State/Zip Madison WI 53719
Email hessjamesb@gmail.com

Project contact person James Hess
Street address 437 S. Yellowstone Dr. #201
Telephone 608-239-5812 608-213-0906

Company American Realtors
City/State/Zip Madison WI 53719
Email hessjamesb@gmail.com

Property owner (if not applicant) Anand Santhalingam
Street address 810 Silver Sage Trail
Telephone 608-346-5668 608-316-1516

City/State/Zip Middleton WI 53562
Email ananda.santhalingam@gmail.com

5. Required Submittal Materials

- Application Form**
- Letter of Intent**
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development plans** (Refer to checklist on Page 4 for plan details)
- Filing fee**
- Electronic Submittal***

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Tim Parks, Janine Glaesner, and Jenny Kirchgatter on April 12 2019.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant James Hess Relationship to property Developer

Authorizing signature of property owner  Date 06/25/19

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per §35.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus:**

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (*Signage applications only*)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

Urban Design Commission Revised S.I.P. Resubmission - Letter of Intent
DUPLEX HOUSING
8549 & 8557 Elderberry Road
Madison, Wisconsin
Dimension IV Project No. 19014
May 26, 2019

1. Project Team

Applicant: American Realtors
Attention: James Hess
437 S. Yellowstone Drive #201
Madison, Wisconsin 53719
Phone: 608.239.5812
Email: hessjamesb@gmail.com

Land Owner: Anand Santhalingam
810 Silver Sage Trail
Middleton, Wisconsin 53562
Phone: 608.346.5668
Email: anand.santhalingam@gmail.com

Architect: Dimension IV Madison Design Group
Jerry Bourquin
6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
Phone: 608.829.4452
Email: jbouquin@dimensionivmadison.com

Civil Engineer/Site Design: Snyder & Associates, Inc.
Mike Calkins
5010 Voges Road
Madison, Wisconsin 53718
Phone: 608-838-0444
Email: mcalkins@snyder-associates.com

Landscape Architect: Herman Landscape
Jerry Opime
6606 Seybold Road
Madison Wisconsin 53744
Phone: 608-288-9400
Email: Jerry@hermanlandscape.com

6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
p 608.829.4444
f 608.829.4445

2. Existing Conditions

The site is two existing vacant lots.

3. Project Schedule

Upon securing agency and financing approvals, the project is scheduled to start construction in summer of 2019 with occupancy in fall/winter 2019.

4. Proposed Uses

The project is two duplex lots. A duplex will be developed on each lot.

5. Hours of Operation

Not applicable.

6. Building Square Footage

	Lot 1 (8549) Building A	Lot 2 (8557) Building B	Total
Basement Level	1,950 square feet	1,950 square feet	3,900 square feet
First Level:	1,950 square feet	1,950 square feet	3,900 square feet
Second Level:	<u>2,030 square feet</u>	<u>2,030 square feet</u>	<u>4,060 square feet</u>
TOTAL	5,930 square feet	5,930 square feet	11,860 square feet

7. Number of Dwelling Units: Two, 3-bedroom units per lot.

8. Auto and Bike Parking Stalls: A two-car garage is provided for each unit.

9. Lot Data

Zoning: Planned development General Development Plan (GDP) for two duplex lots. Lots to be rezoned to Specific Implementation Plan (SIP) for two duplex lots.

Lot Size: Lot 1 – 11,961 square feet Lot 2 – 15,515 Total – 27,476 square feet

Lot Coverage

	Lot 1 (8549)	Lot 2 (8557)	Total
Building	2,878 square feet (24%)	2,913 square feet (19%)	5,791 sf (21%)
Impervious Area	1,686 square feet (14%)	2,357 square feet (15%)	4,043 sf (15%)
Pervious Area	<u>7,397 square feet (62%)</u>	<u>10,245 square feet (66%)</u>	<u>17,642 sf (64%)</u>
TOTAL	11,961 square feet (100%)	15,515 square feet (100%)	27,476 sf (100%)

10. Usable Open Space: Not applicable

11. Land Value: Not Applicable

12. Estimated Project Cost: Not Applicable

13. Number of Construction or Full Time Equivalent Jobs Created: Not Applicable

14. Public Subsidy Requested: None

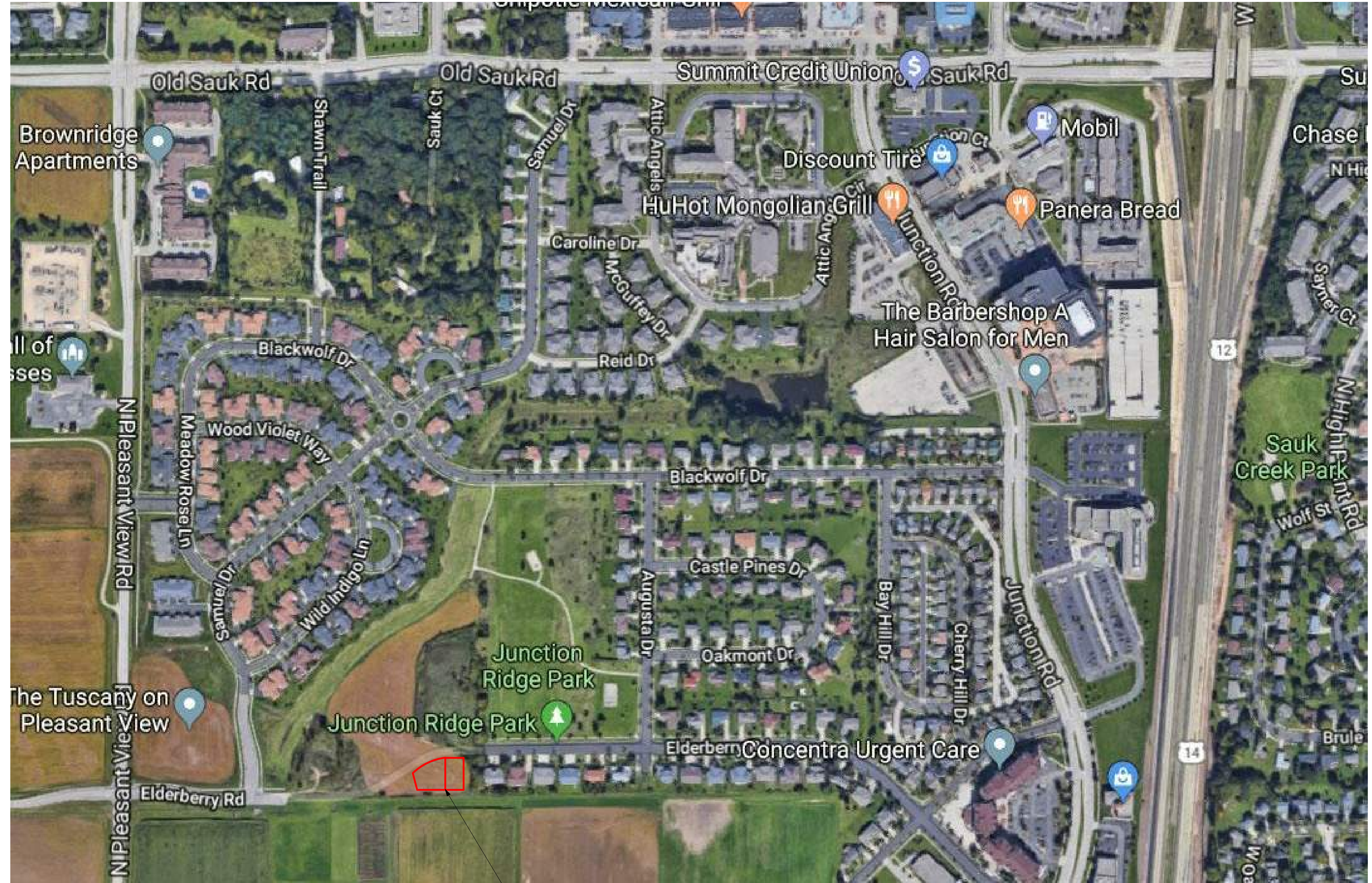
ELDERBERRY DUPLEXES - 8549 & 8557 ELDERBERRY ROAD

REVISED S.I.P. RESUBMISSION

SHEET INDEX

- G1.0 COVER SHEET
- G2.0 CONTEXTUAL SITE INFORMATION
- G2.1 CONTEXTUAL SITE INFORMATION
- G3.0 SURVEY MAP
- C1.0 EXISTING SITE PLAN
- C2.0 SITE PLAN
- C3.0 GRADING PLAN
- C4.0 UTILITY PLAN
- C5.0 INFILTRATION BASIN DETAIL SHEET
- L1.0 LANDSCAPE PLAN AND PLANTING SCHEDULE
- A1.0 FLOOR PLANS - DUPLEX A (8549)
- A1.1 FLOOR PLANS - DUPLEX B (8557)
- A2.0 EXTERIOR ELEVATIONS - DUPLEX A (8549) - COLOR
- A2.1 EXTERIOR ELEVATIONS - DUPLEX A (8549) - BLACK & WHITE
- A2.2 EXTERIOR ELEVATIONS - DUPLEX B (8557) - COLOR
- A2.3 EXTERIOR ELEVATIONS - DUPLEX B (8557) - BLACK & WHITE
- A2.4 EXTERIOR VIEWS

PROJECT/BUILDING DATA
TWO NEW DUPLEX WOOD FRAME BUILDINGS
BUILDING AREAS
DUPLEX A: TOTAL BUILDING AREA = 5,930 SQFT
BASEMENT FLOOR TOTAL AREA = 1,950 SQFT
FIRST FLOOR TOTAL AREA = 1,950 SQFT
SECOND FLOOR TOTAL AREA = 2,030 SQFT
DUPLEX B: TOTAL BUILDING AREA = 5,930 SQFT
BASEMENT FLOOR TOTAL AREA = 1,950 SQFT
FIRST FLOOR TOTAL AREA = 1,950 SQFT
SECOND FLOOR TOTAL AREA = 2,030 SQFT
UNIT COUNT
TOTAL UNITS DUPLEX A:
(2) 3BR UNITS
TOTAL UNITS DUPLEX B:
(2) 3BR UNITS



LOCATION MAP



PROJECT LOCATION



PHOTO 1 - LOOKING EAST



PHOTO 2 - LOOKING SOUTH



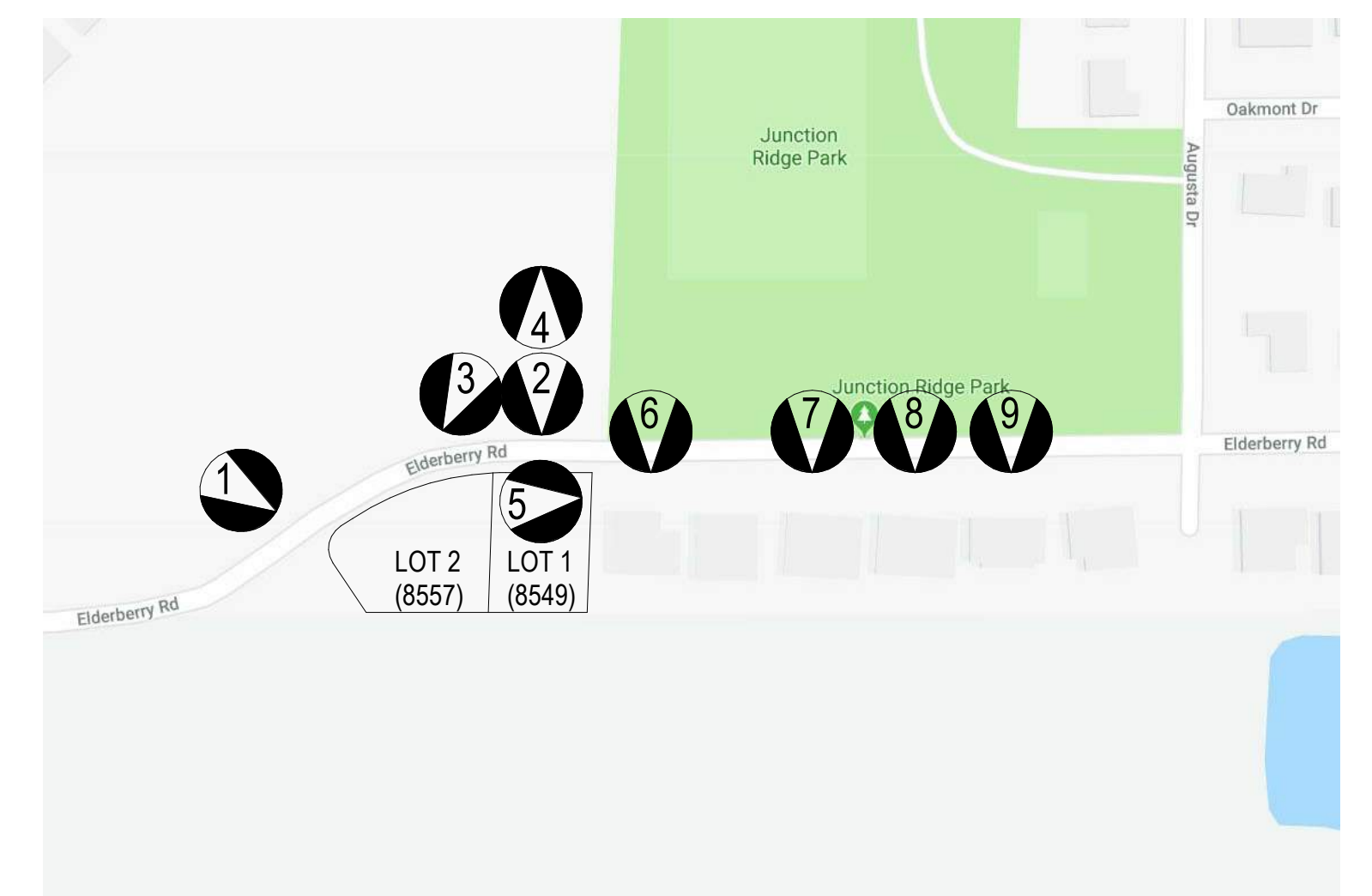
PHOTO 3 - LOOKING SOUTH WEST



PHOTO 4 - LOOKING NORTH



PHOTO 5 - LOOKING EAST



CONTEXTUAL SITE MAP 



PHOTO 6 - 8543 ELDERBERRY RD
(LOT TO THE EAST LOT 1 (8549 ELDERBERRY RD))



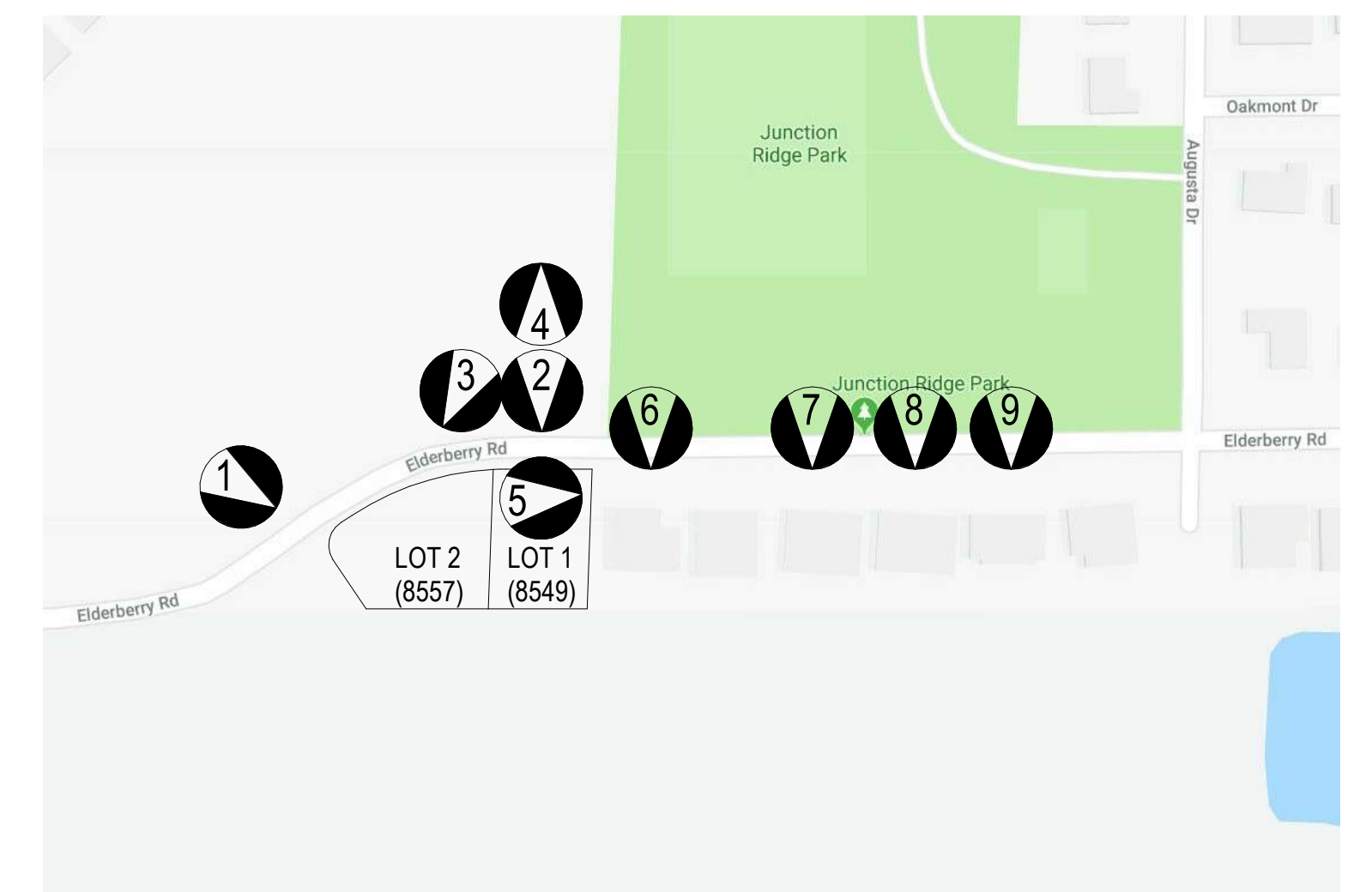
PHOTO 7 - 8527 ELDERBERRY RD



PHOTO 8 - 8517 ELDERBERRY RD



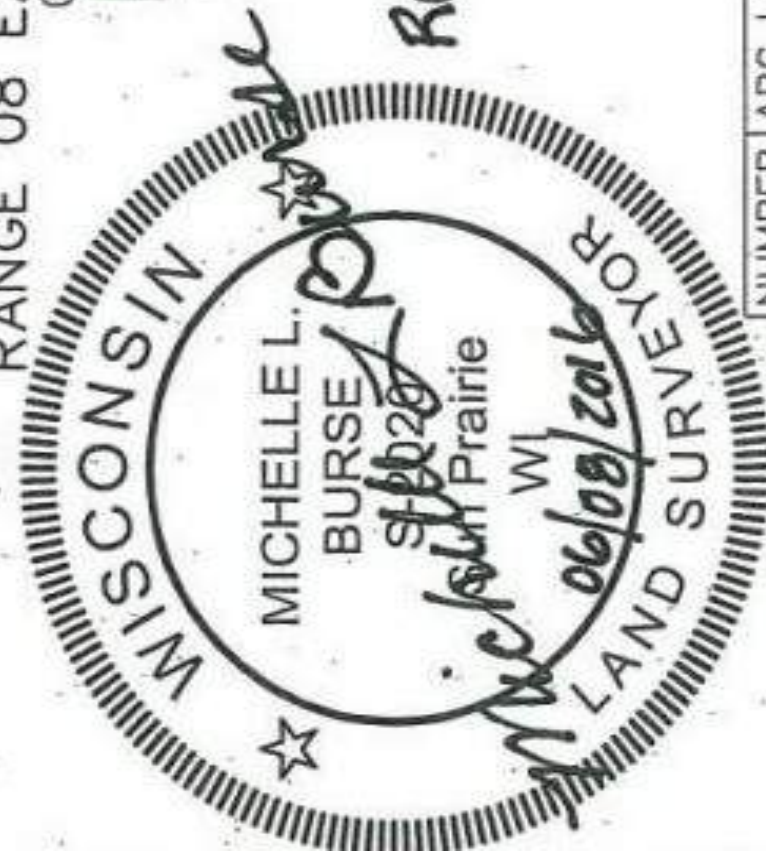
PHOTO 9 - 8511 ELDERBERRY RD



CONTEXTUAL SITE MAP 

CERTIFIED SURVEY MAP No. 14370

ALL OF OUTLOT 5, PRAIRIE POINT, AS RECORDED IN VOLUME 57-184B OF PLATS, ON PAGES 769-770, AS DOCUMENT NUMBER 3371965, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



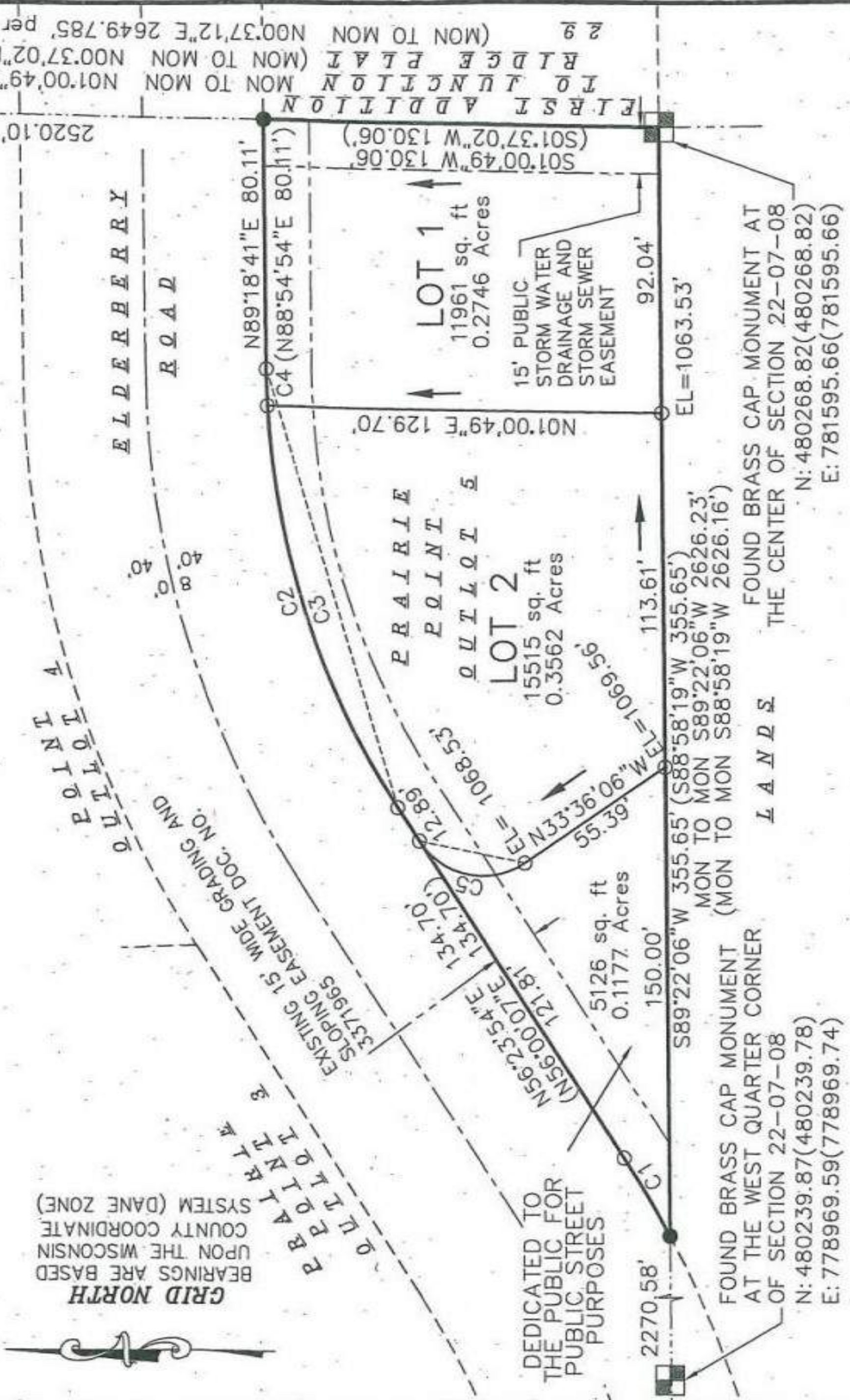
SCALE : ONE INCH = SIXTY FEET

REVISED: 10/25/2016 *mx*

FOUND ALUMINUM CAP MONUMENT AT THE NORTH QUARTER CORNER OF SECTION 22-07-08
N: 482918.57(482918.57)
E: 781642.54(781642.54)

CURVE TABLE

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	29.06	04°53'51"	340.00	N58°50'50"E (S58°27'02.5"W)	29.05
C2	149.35	32°54'47"	260.00	N72°51'18"E (S72°27'30.5"W)	147.31
C3	137.42	30°16'55"	260.00	N71°32'22"E	135.82
C4	11.94	02°37'52"	260.00	N87°59'45"E	11.94
C5	39.27	90°00'00"	25.00	N11°23'54"E	35.36



SURVEYED FOR :
ATTIC ANGEL PRAIRIE POINT INC

SURVEYED BY :
Burse

Surveying & engineering
280 I International Lane, Suite 101
Madison, WI 53704 608.250.9263
email: mburse@bse-inc.net
www.bursesurveyengr.com

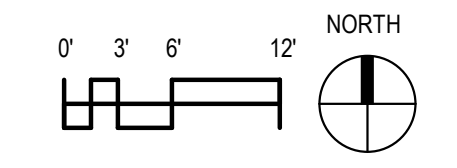
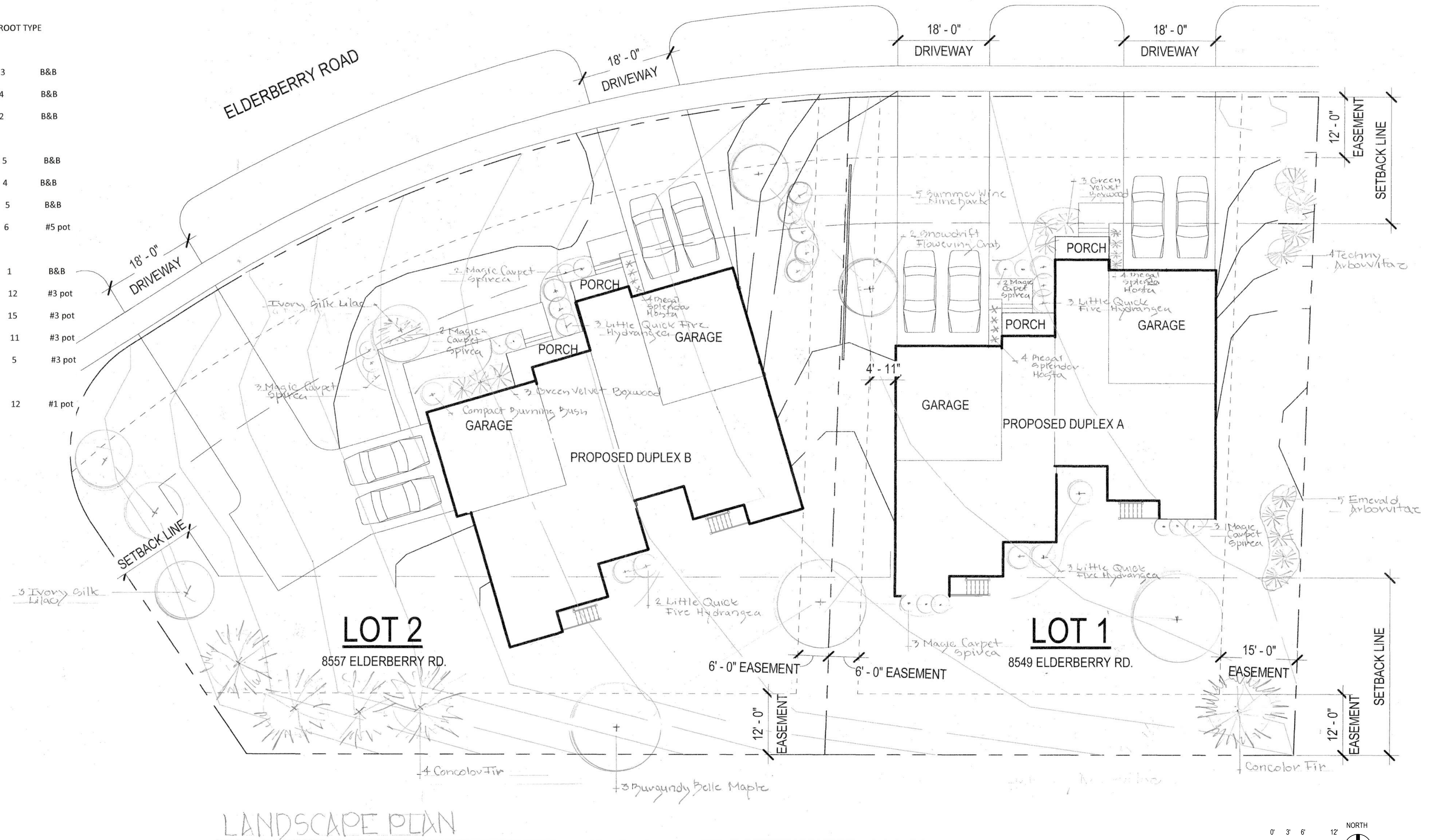
MAP NO. 14370
DOCUMENT NO. 5279650
VOLUME 98 PAGES 166

Date: 06-08-2016 RVSD: 10-25-2016
Plot View: CSM
D:\CSM\2016\CSM\DWG\BCE1BDCSM.DWG

NOTES:
1) SEE SHEET 2 FOR LEGEND

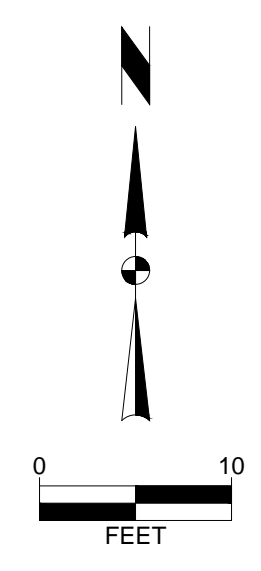
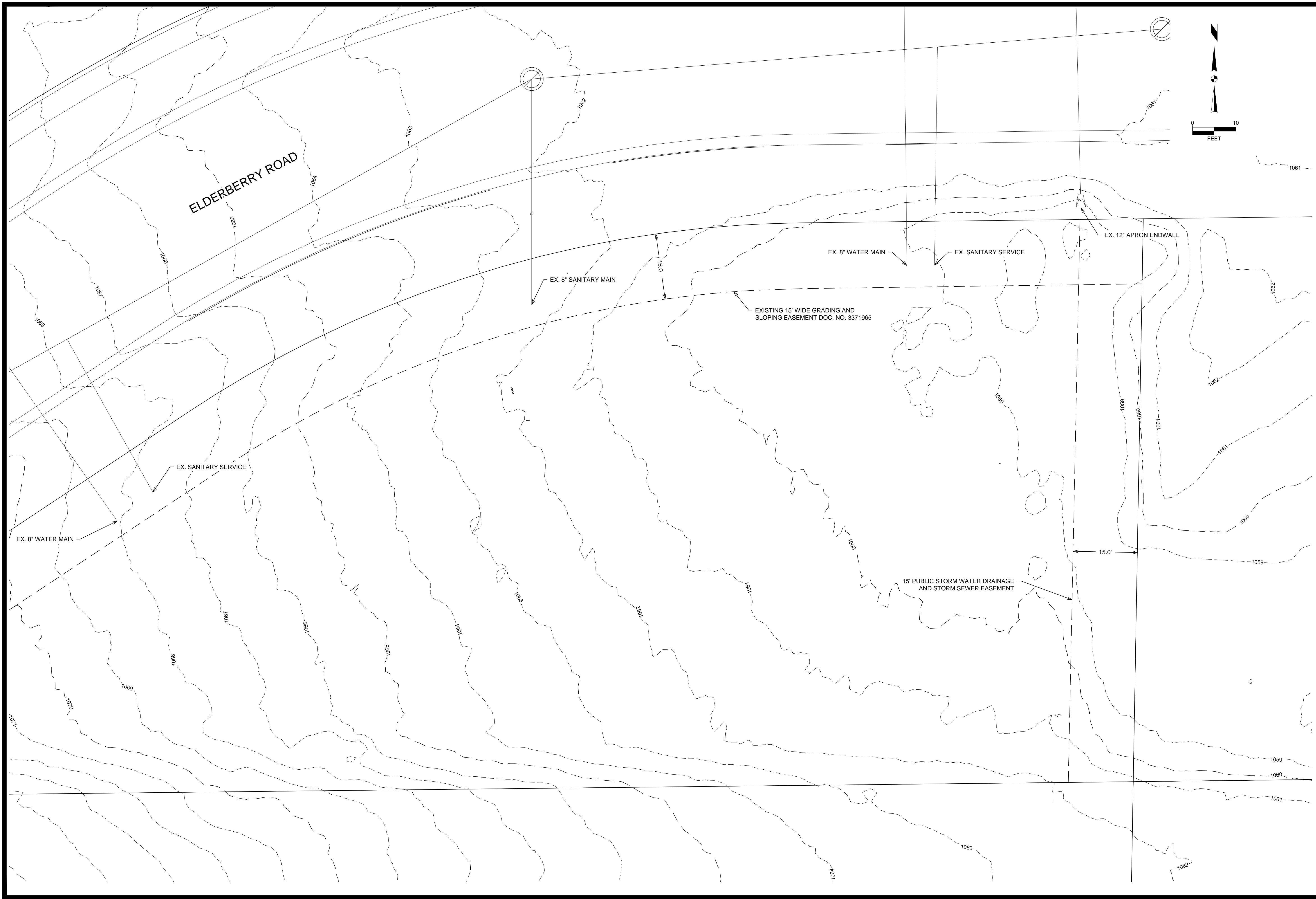
- 2) ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCE IN REGARD TO STORMWATER MANAGEMENT AT THE TIME THEY DEVELOP.
- 3) LOTS WITHIN THE SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.
- 4) SEE SHEET 4 FOR CITY OF MADISON NOTES.

PROPOSED NURSERY STOCK TYPE	SIZE	QTY	ROOT TYPE
CANOPY TREES			
Burgundy Belle Maple	2" caliper	3	B&B
Ivory Silk Lilac	2" caliper	4	B&B
Snow Drift Flowering Crabapple	2" caliper	2	B&B
EVERGREENS			
Concolor Fir	4' height	5	B&B
Techny Arborvitae	5' height	4	B&B
Emerald Arborvitae	5' height	5	B&B
Green Velvet Boxwood	18" wide	6	#5 pot
DECIDUOUS SHRUBS			
Compact Burning Bush	2 1/2' height	1	B&B
Gold-flame Spirea	12" height	12	#3 pot
Magic Carpet Spirea	12" height	15	#3 pot
Little Quick-fire Hydrangea	15" height	11	#3 pot
Summer Wine Ninebark	15" height	5	#3 pot
PERENNIALS			
Regal Splendor Hosta		12	#1 pot



1 LANDSCAPE PLAN AND PLANTING SCHEDULE
3/32" = 1'-0"

L1.0



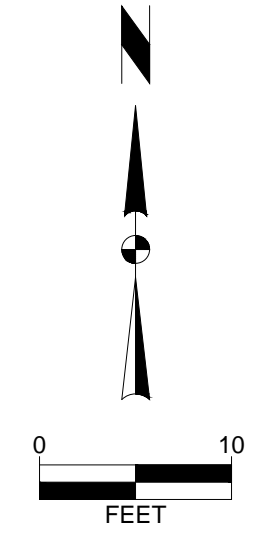
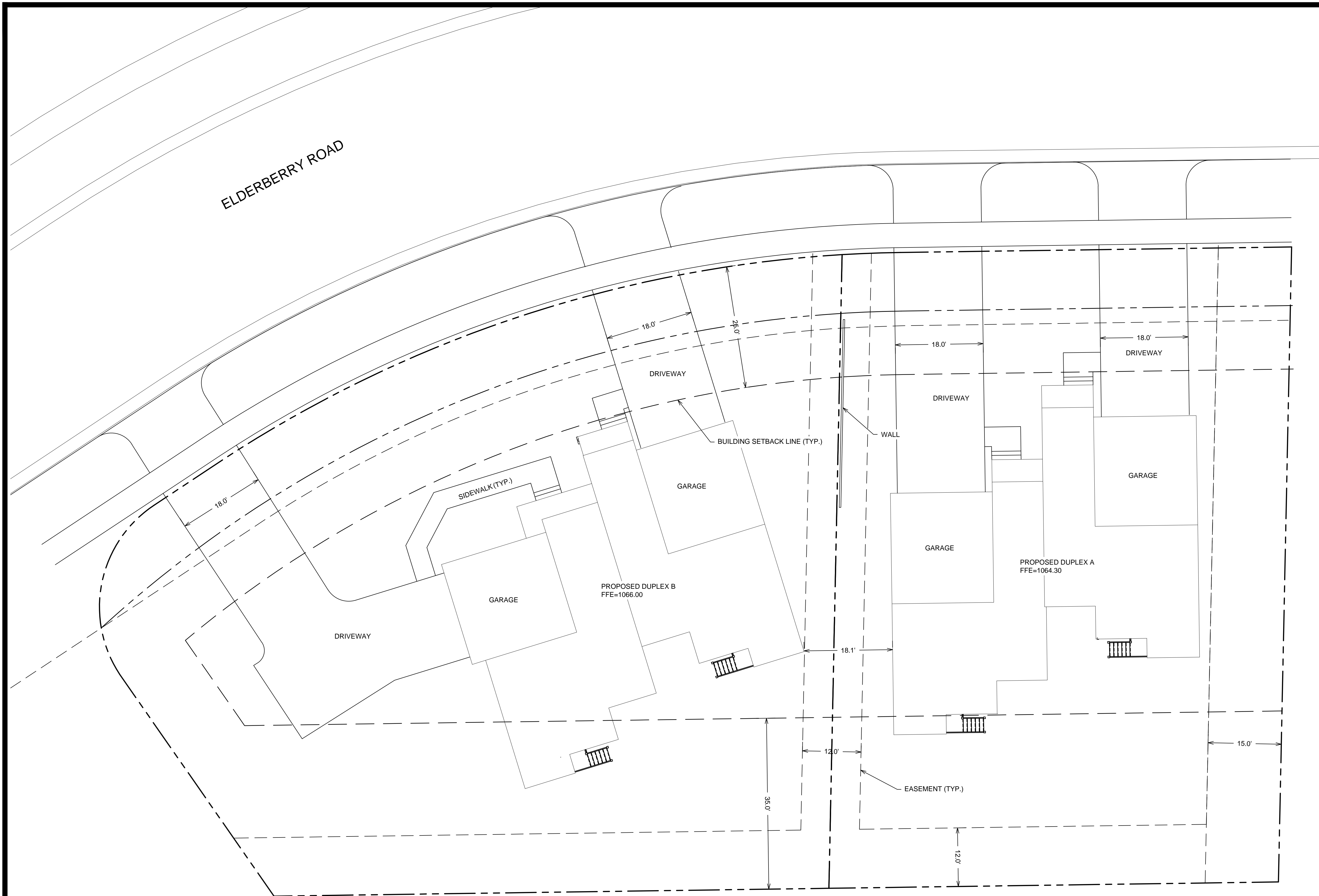
MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = 48' SHOWN	
Technician: BCA	Date: 06-18-2019	T-R-S: TTN-RRW-SS	
Project No: 119.0587.30			Sheet C 1.0

8549 & 8557 ELDERBERRY ROAD
EXISTING SITE PLAN
MADISON, DANE COUNTY, WI
SNYDER & ASSOCIATES, INC.
 5010 VOGES ROAD
 MADISON, WISCONSIN 53718
 608-838-0444 | www.snyder-associates.com



Project No: 119.0587.30
 Sheet C 1.0

V:\Projects\2019\119.0587.30\CA\DD\1190587_Plan_Alt_2.dwg, 02/27/2019 3:24:08 PM, bmcand



ELDERBERRY ROAD

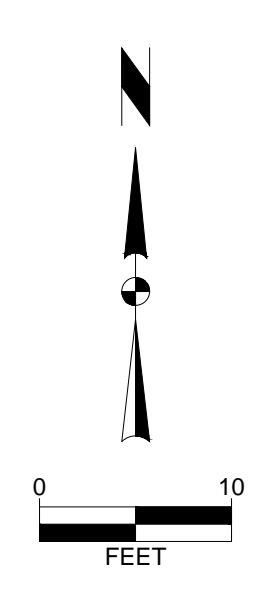
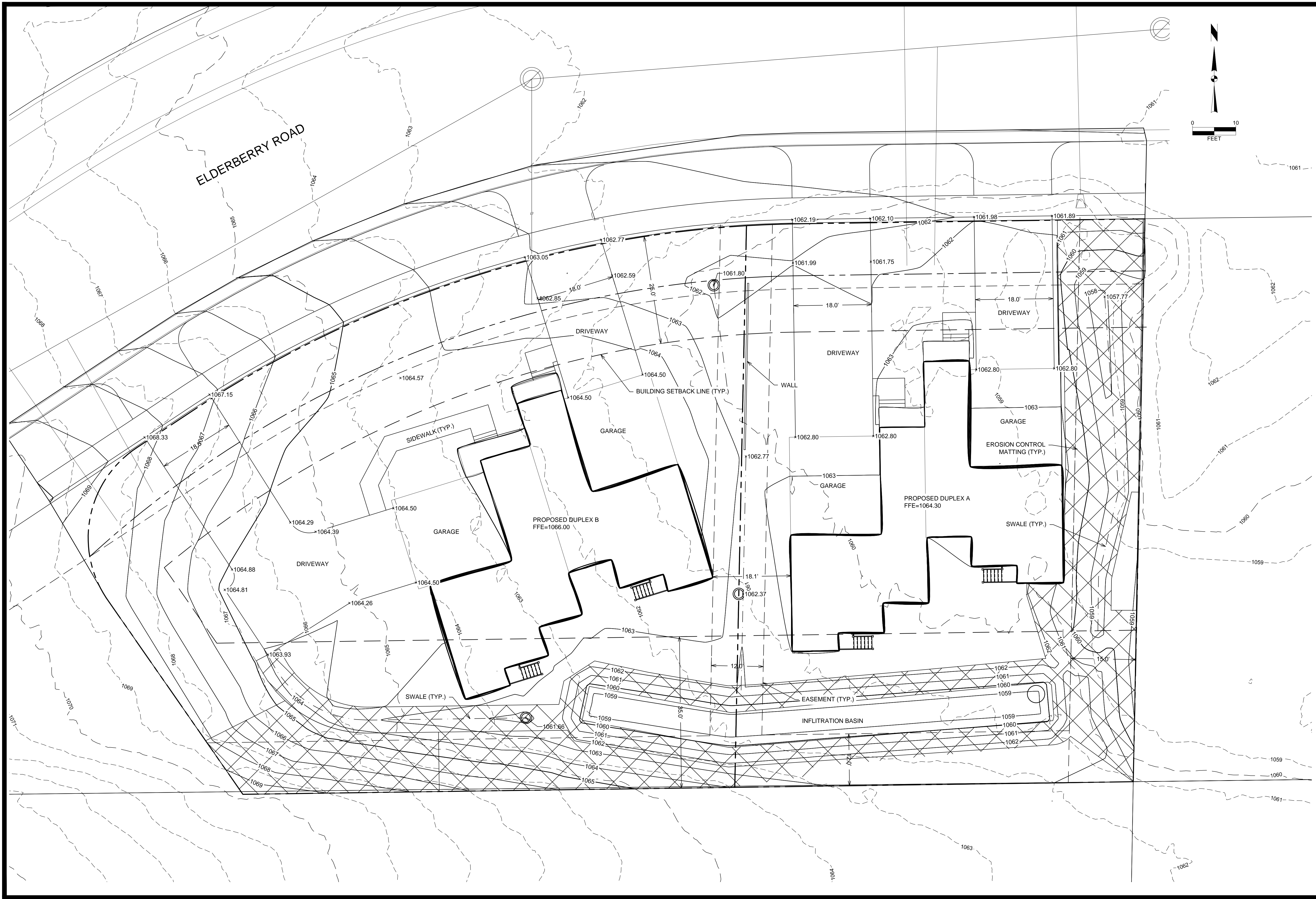
MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Date: 06-18-2019	Scale: 1" = AS SHOWN
Technician: BCA			TR-S: TTRRW/SS
Project No: 119.0587.30			Sheet C 2.0

8549 & 8557 ELDERBERRY ROAD
SITE PLAN
MADISON, DANE COUNTY, WI
SNYDER & ASSOCIATES, INC.
 5010 VOGES ROAD
 MADISON, WISCONSIN 53718
 608-838-0444 | www.snyder-associates.com



Project No: 119.0587.30
 Sheet C 2.0

V:\Projects\2019\119.0587.30\CA\DD\1190587_Plan_Alt_2.dwg, 02/20/2019 3:34:45 PM, bmcand

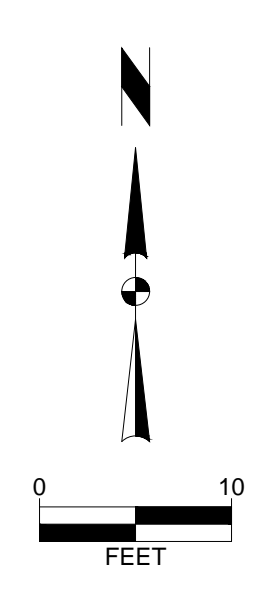
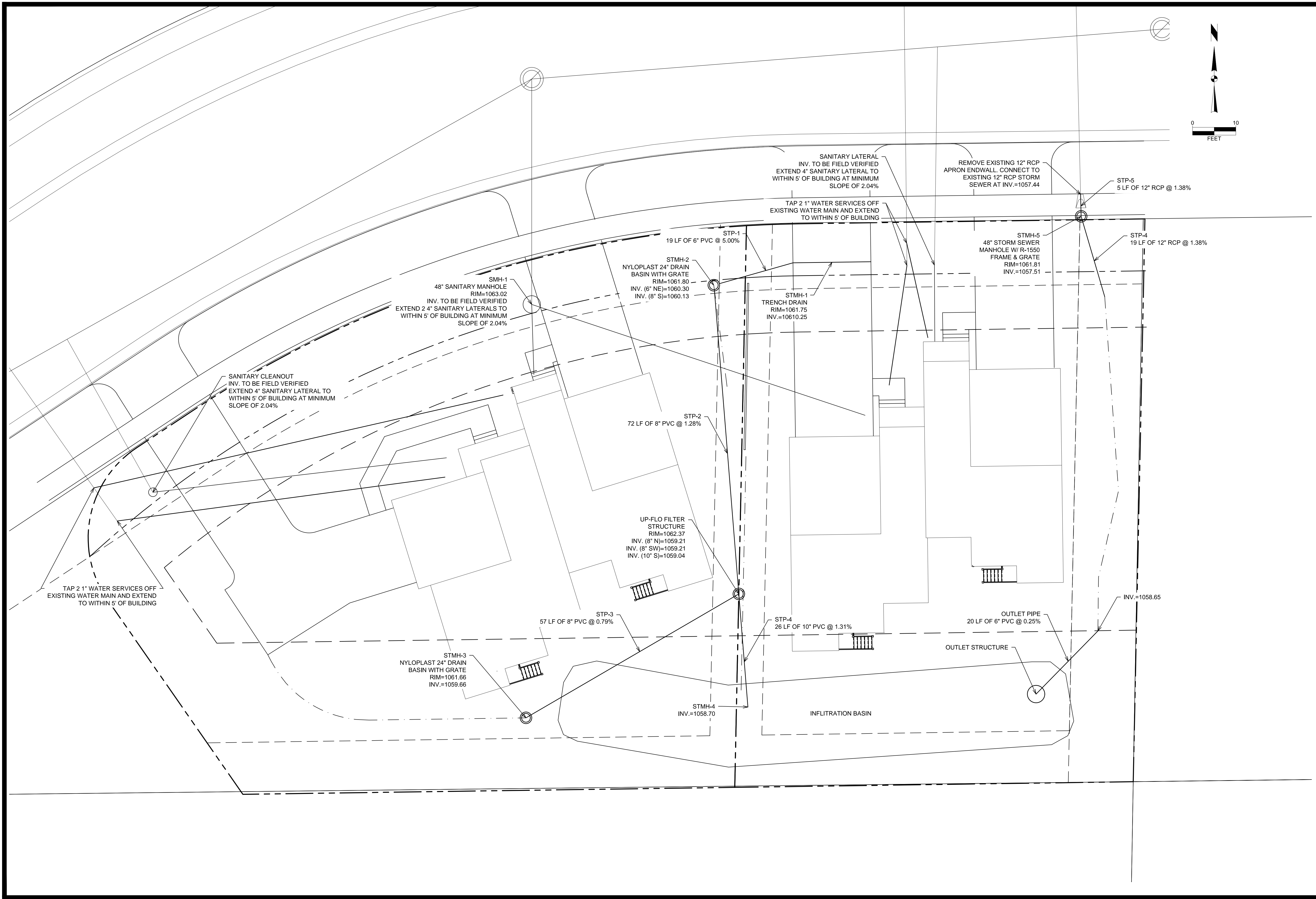


MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Date: 06-18-2019	Scale: 1" = AS SHOWN
Technician: BCA			T-R-S: TTN-RRW-SS
Project No: 119.0587.30			Sheet C 3.0

8549 & 8557 ELDERBERRY ROAD
GRADING & EROSION CONTROL PLAN
MADISON, DANE COUNTY, WI
SNYDER & ASSOCIATES, INC.
 5010 VOGES ROAD
 MADISON, WISCONSIN 53718
 608-838-0444 | www.snyder-associates.com



V:\Projects\2019\119.0587.30\CA\DD\1190587_Plan_Alt_2.dwg, 02/27/2019 3:53:12 PM, bmcand



MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Date: 06-18-2019	Scale: 1" = AS SHOWN
Technician: BCA			TFR-S: TTRRRW/SS
Project No: 119.0587.30			Sheet C 4.0

8549 & 8557 ELDERBERRY ROAD

UTILITY PLAN

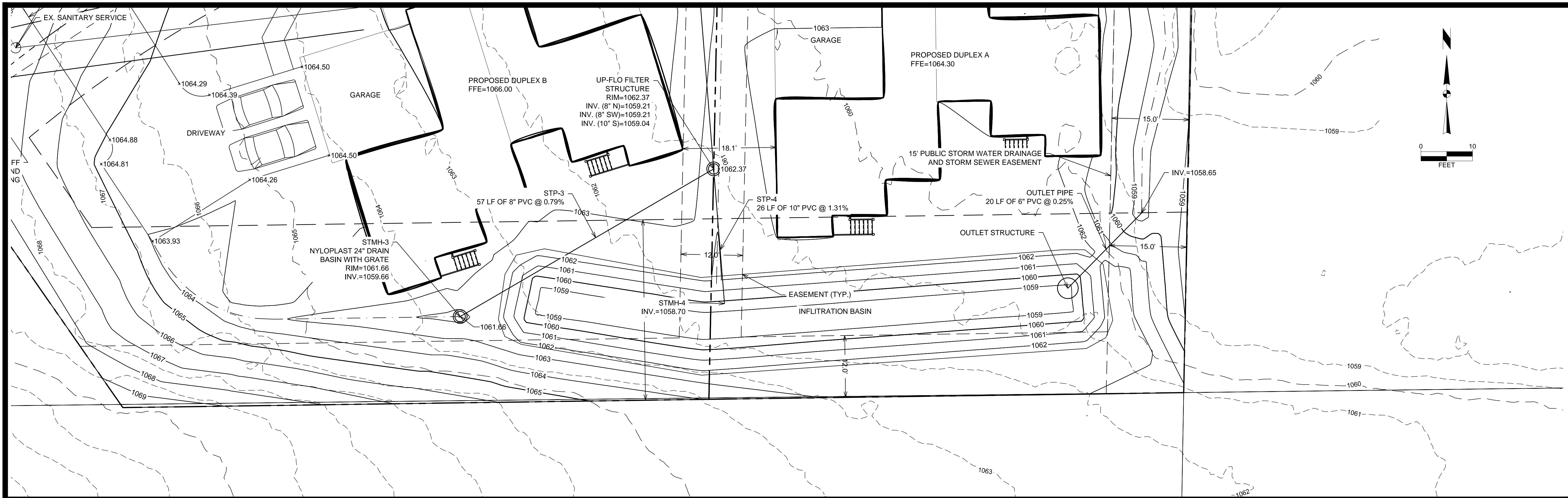
MADISON, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC.

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

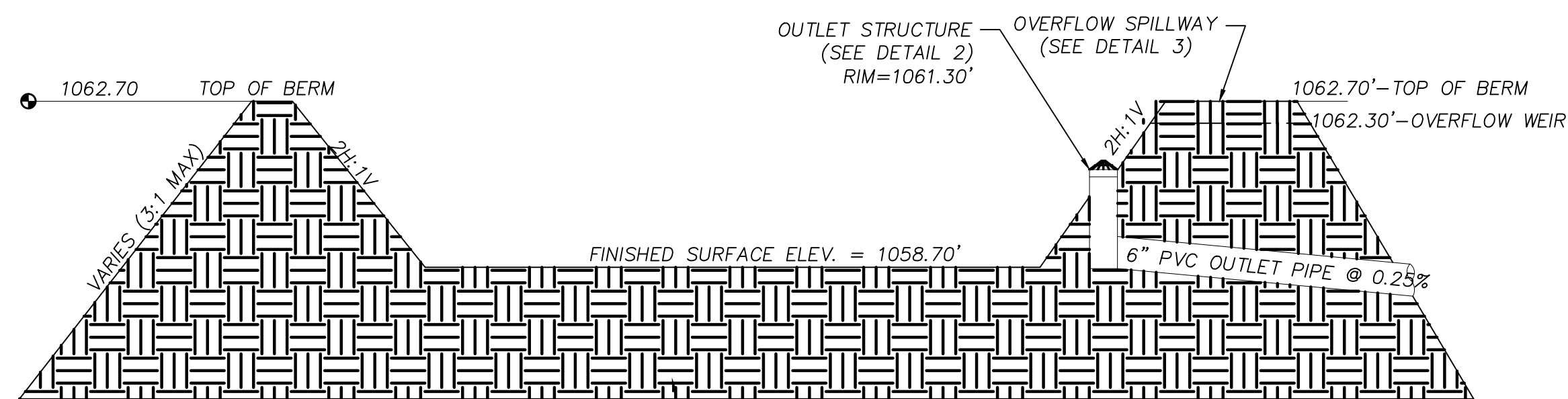


V:\Projects\2019\119.0587.30\CA\DD\1190587_Plan_Alt 2.dwg, 02/27/2019 4:41:17 PM, bmcand



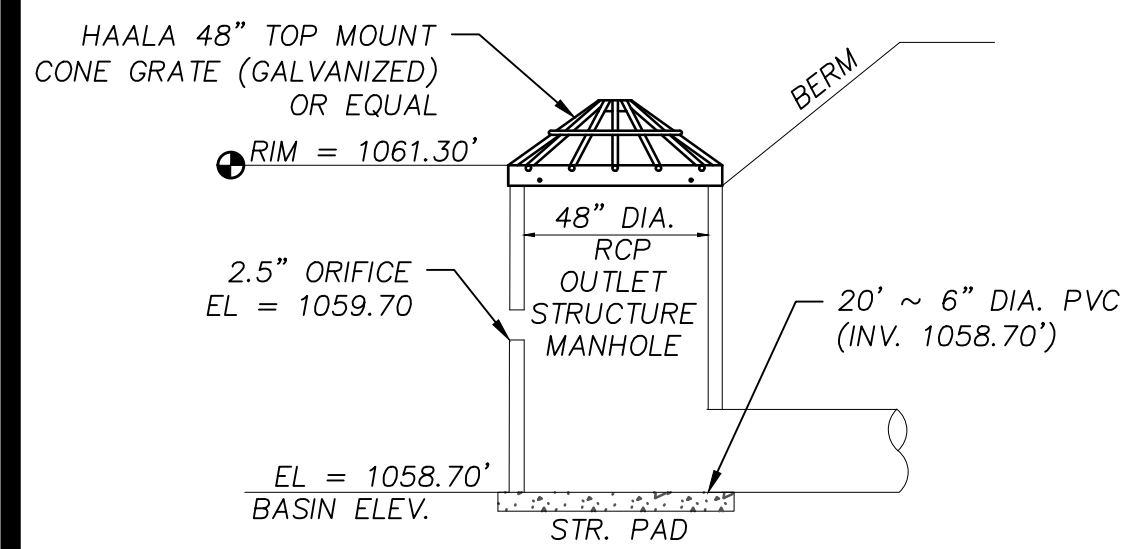
MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Date: 06-18-2019	Scale: 1" = AS SHOWN
Technician: BCA			TFR-S: TTN-RRW/SS
Project No: 119.0587.30			Sheet C 5.0

8549 & 8557 ELDERBERRY LANE
INFILTRATION BASIN DETAIL SHEET
SNYDER & ASSOCIATES, INC.
 MADISON, WISCONSIN 53718
 608-838-0444 | www.snyder-associates.com

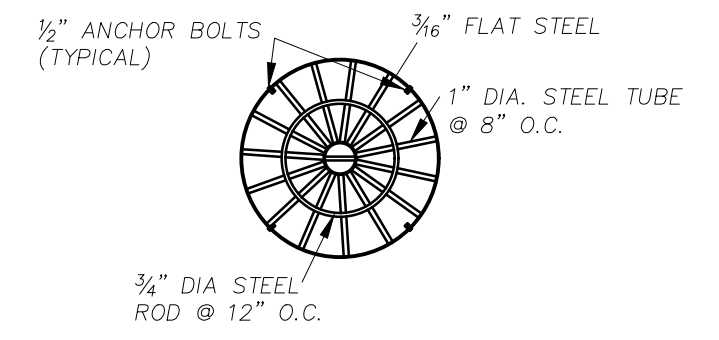


CONTRACTOR SHALL FIELD VERIFY THAT INFILTRATION BASIN IS EXCAVATED ALL THE WAY TO AN EXISTING NATIVE SOIL LAYER WITH A 0.50 IN/HR. MIN. INFILTRATION RATE BASED UPON SOIL BORINGS. ALL BACKFILL MATERIAL SHALL HAVE A MINIMUM INFILTRATION RATE OF 0.50 IN/HR. CITY OF MADISON SHALL BE NOTIFIED 24 HOURS PRIOR TO BASIN EXCAVATION.

1 TYPICAL BASIN PROFILE/SECTION
 SCALE: NTS

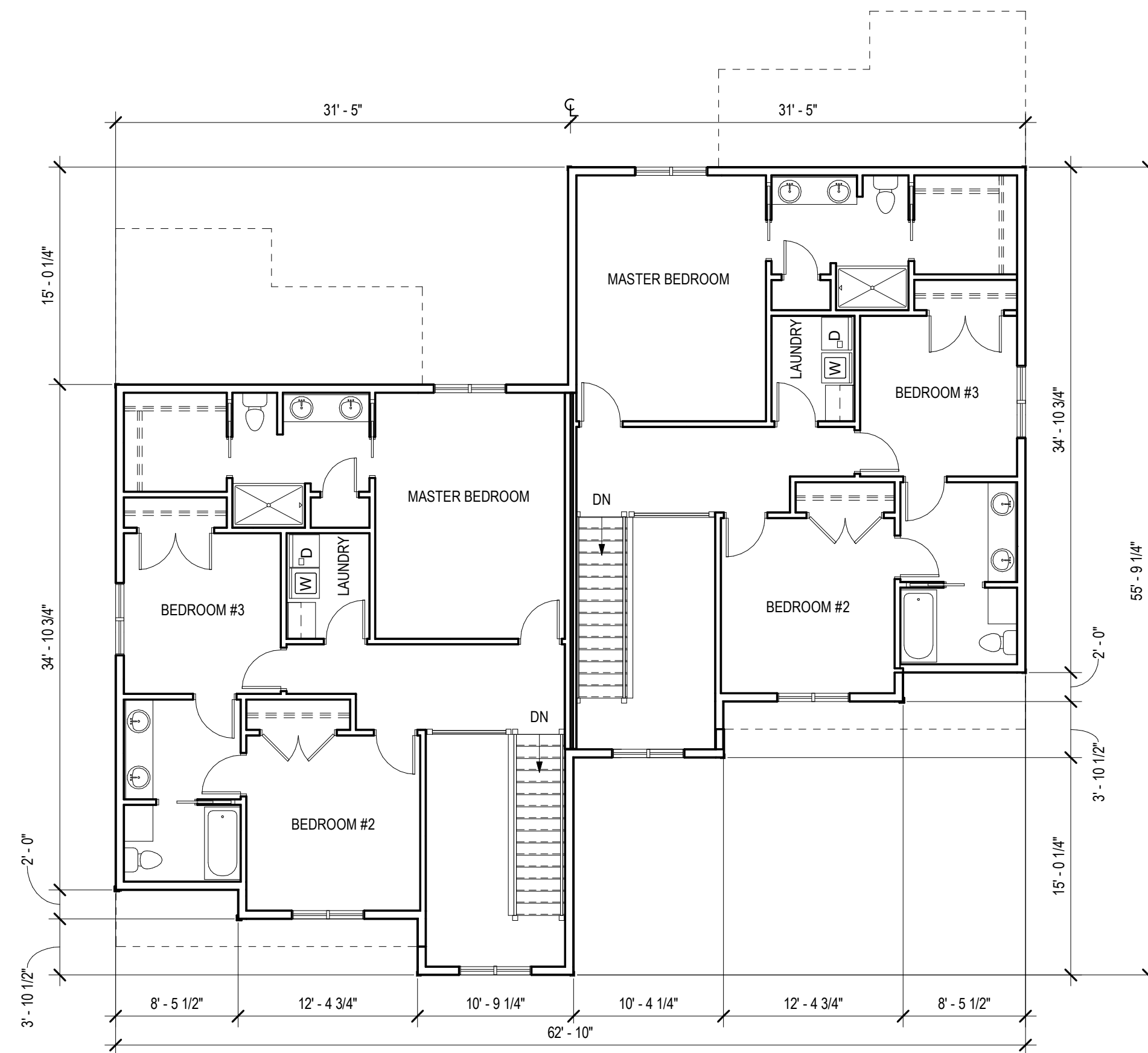


2 OUTLET STRUCTURE DETAIL
 SCALE: NTS

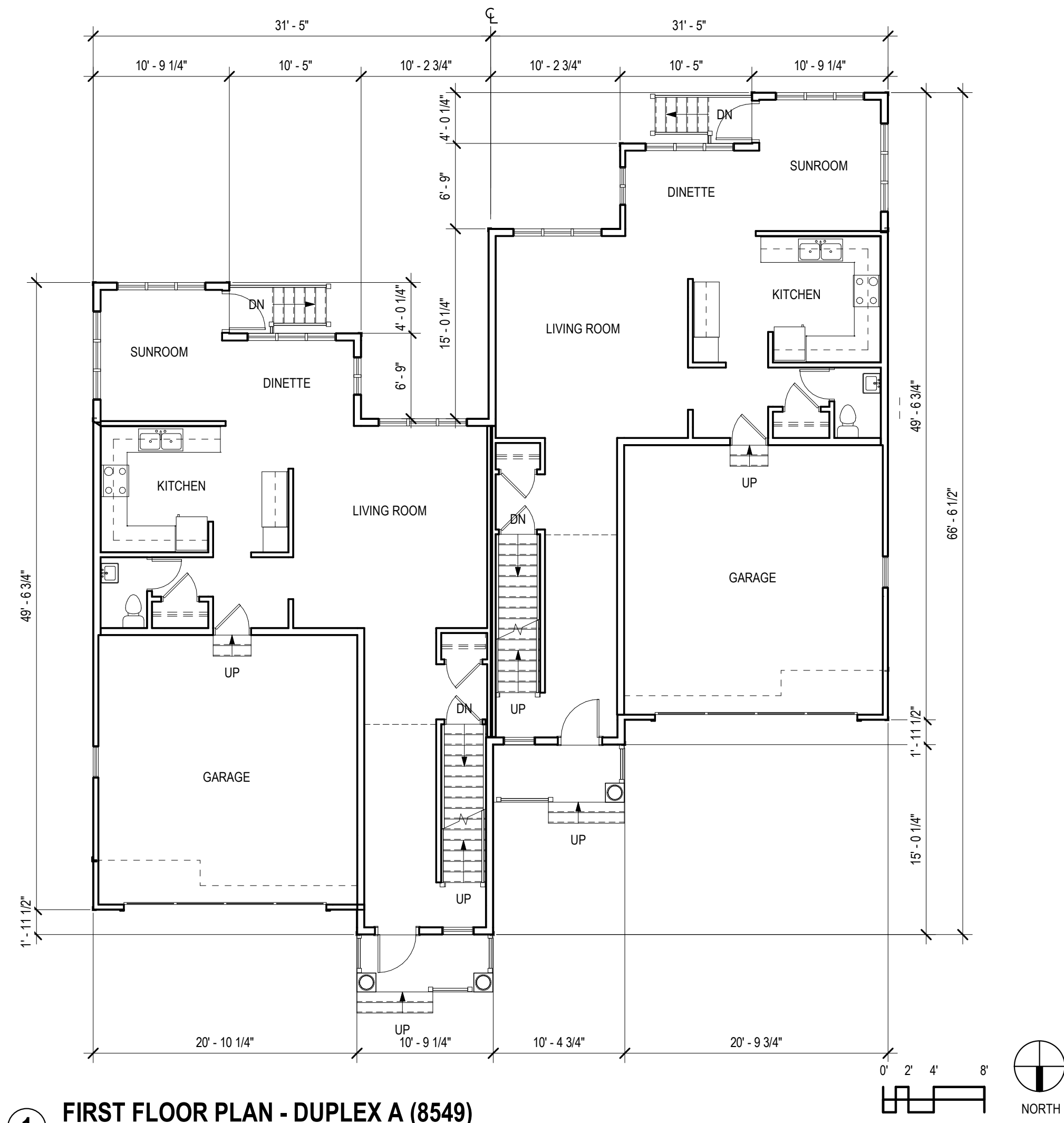


3 BROAD CRESTED OVERFLOW WEIR DETAIL (BIORETENTION BASIN)
 SCALE: NTS

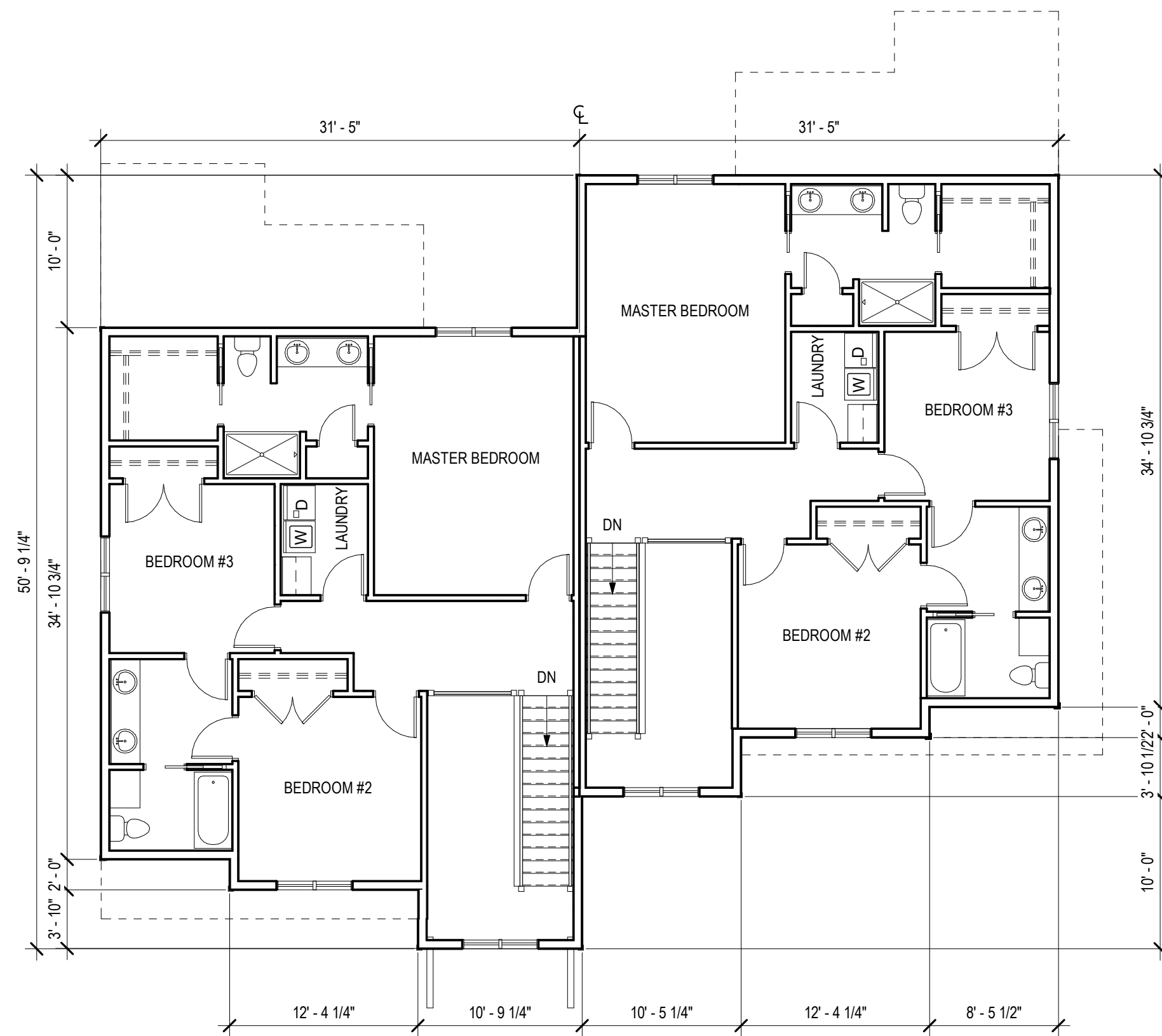




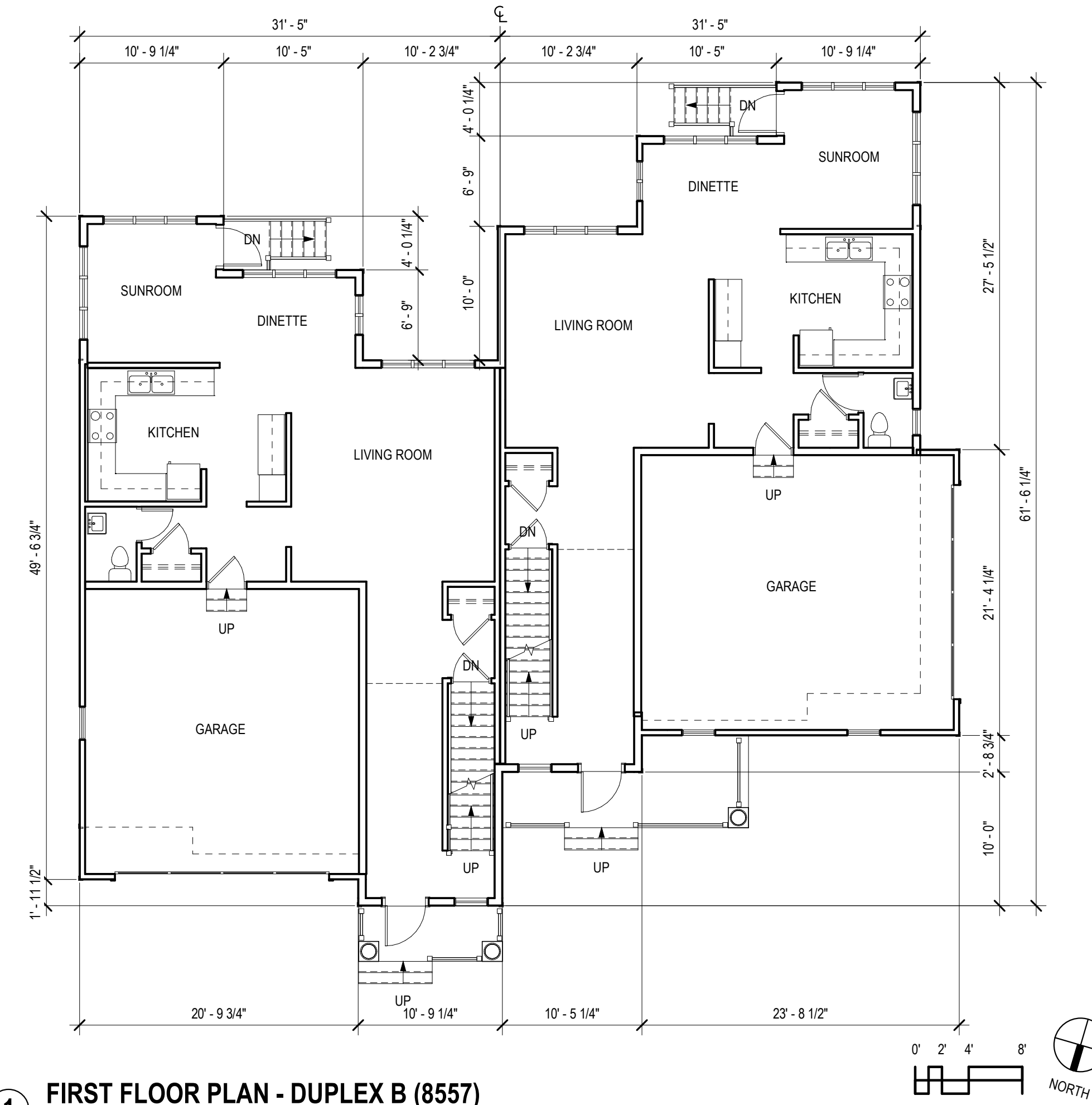
2 SECOND FLOOR PLAN - DUPLEX A (8549)
 1/8" = 1'-0"
 1/16" = 1'-0" @ 11x17 SHEET SIZE



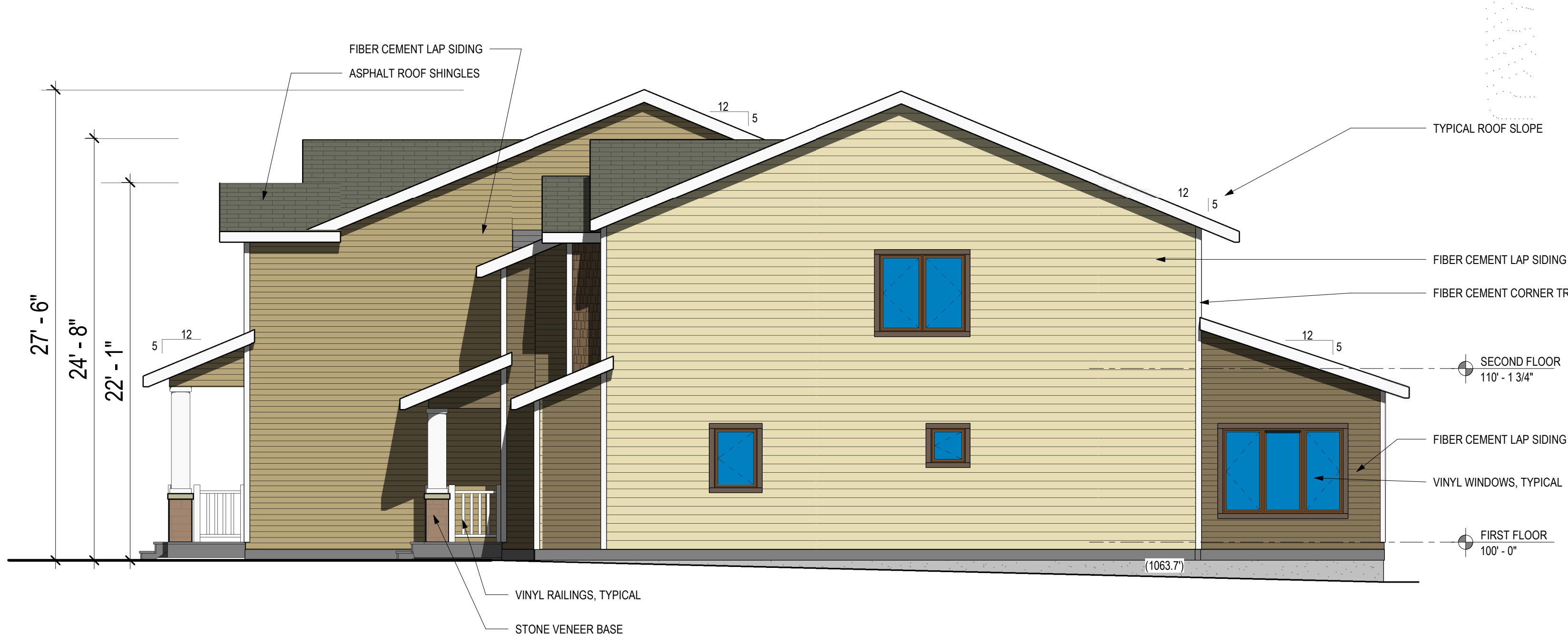
1 FIRST FLOOR PLAN - DUPLEX A (8549)
 1/8" = 1'-0"
 1/16" = 1'-0" @ 11x17 SHEET SIZE



2 SECOND FLOOR PLAN - DUPLEX B (8557)
 1/8" = 1'-0"
 1/16" = 1'-0" @ 11x17 SHEET SIZE



1 FIRST FLOOR PLAN - DUPLEX B (8557)
 1/8" = 1'-0"
 1/16" = 1'-0" @ 11x17 SHEET SIZE



4 WEST ELEVATION - DUPLEX (A)

3/16" = 1'-0"
3/32" = 1'-0" @ 11x17 SHEET SIZE



3 SOUTH ELEVATION - DUPLEX (A)

3/16" = 1'-0"
3/32" = 1'-0" @ 11x17 SHEET SIZE



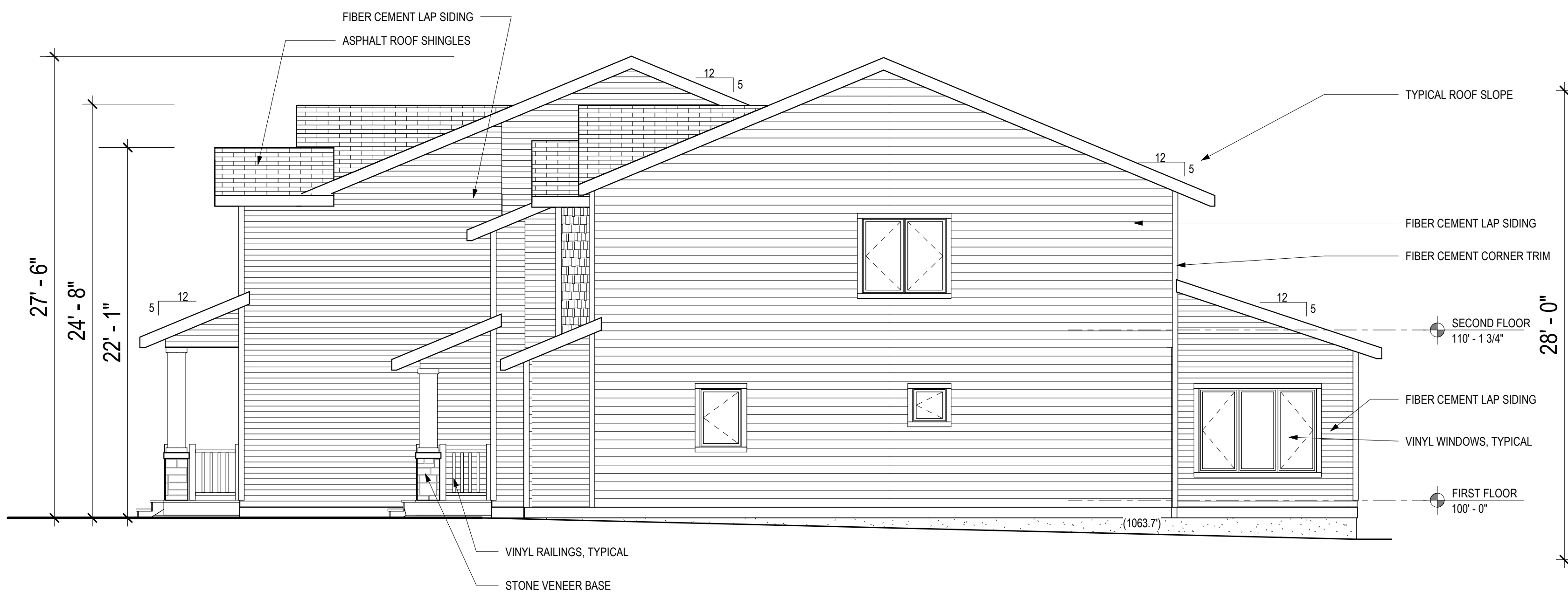
2 EAST ELEVATION - DUPLEX (A)

3/16" = 1'-0"
3/32" = 1'-0" @ 11x17 SHEET SIZE



1 NORTH ELEVATION - DUPLEX (A)

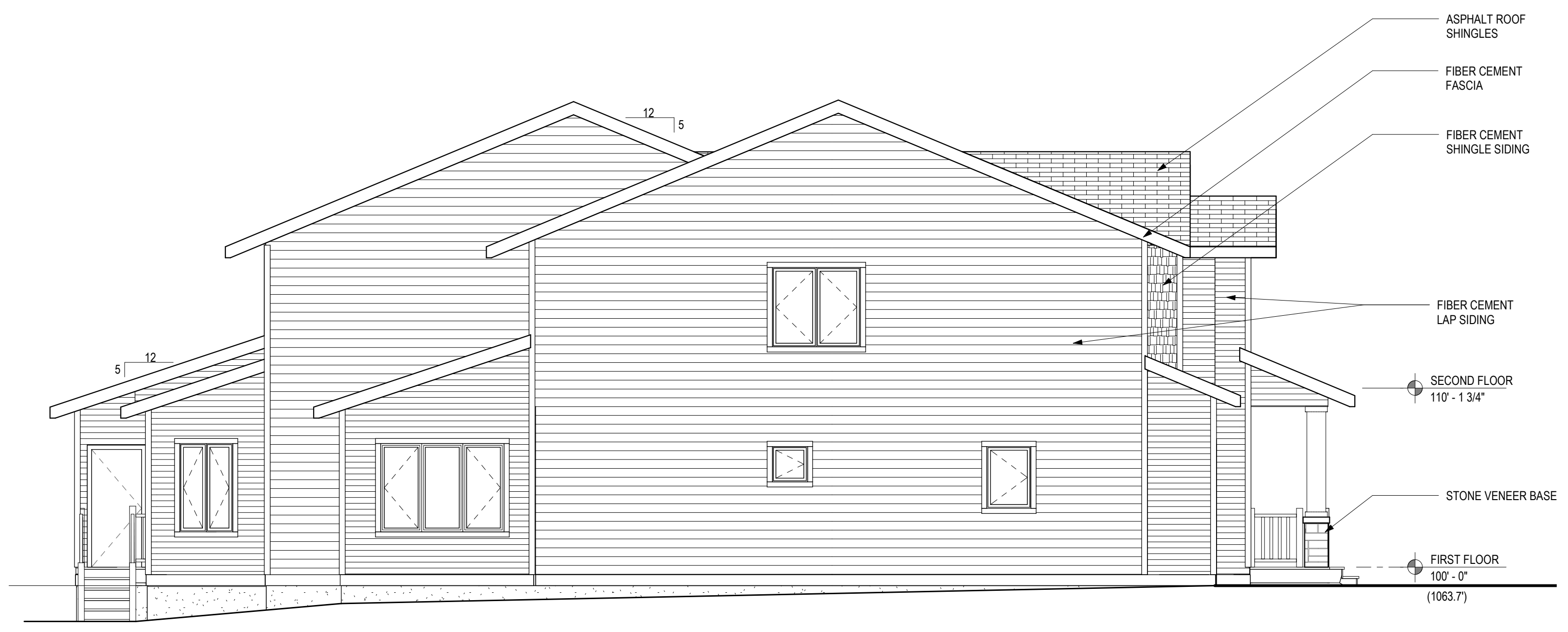
3/16" = 1'-0"
3/32" = 1'-0" @ 11x17 SHEET SIZE



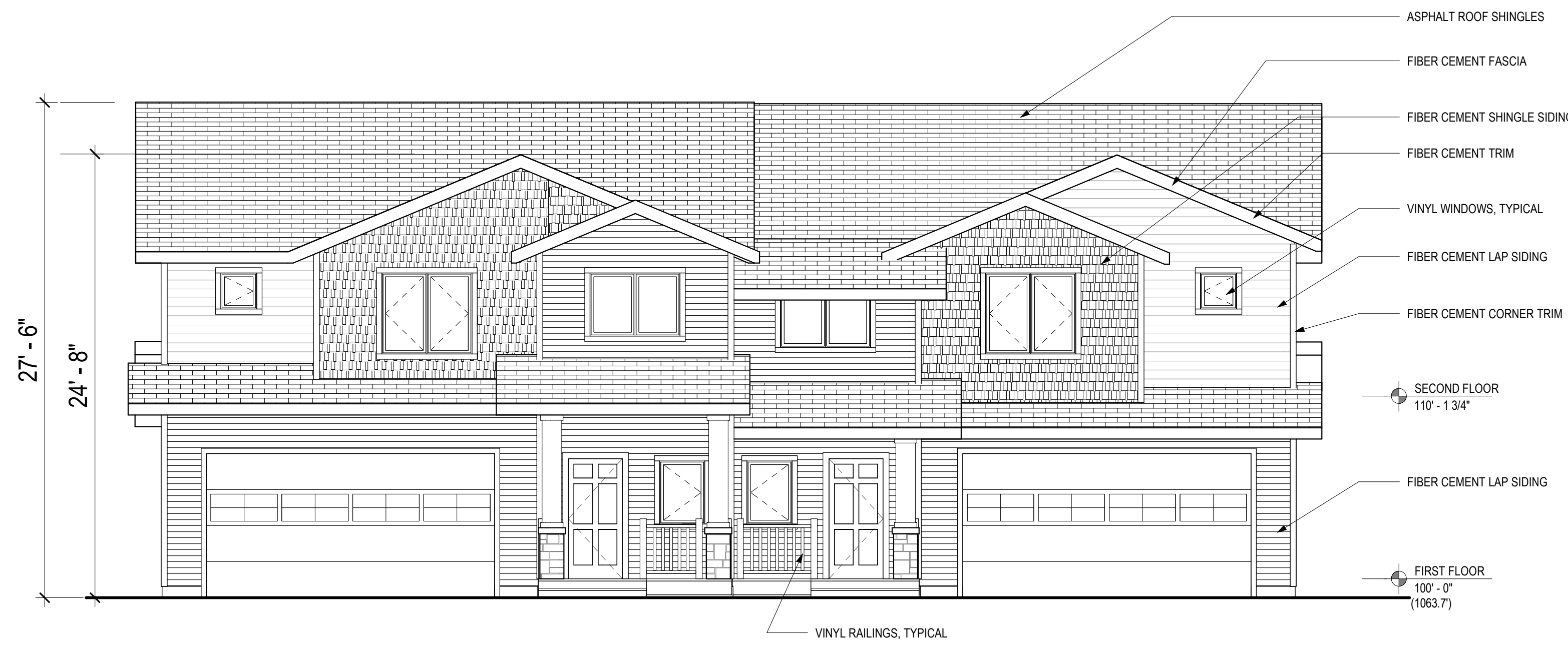
4 WEST ELEVATION - DUPLEX (A)
 3/16" = 1'-0"
 3/32" = 1'-0" @ 11x17 SHEET SIZE



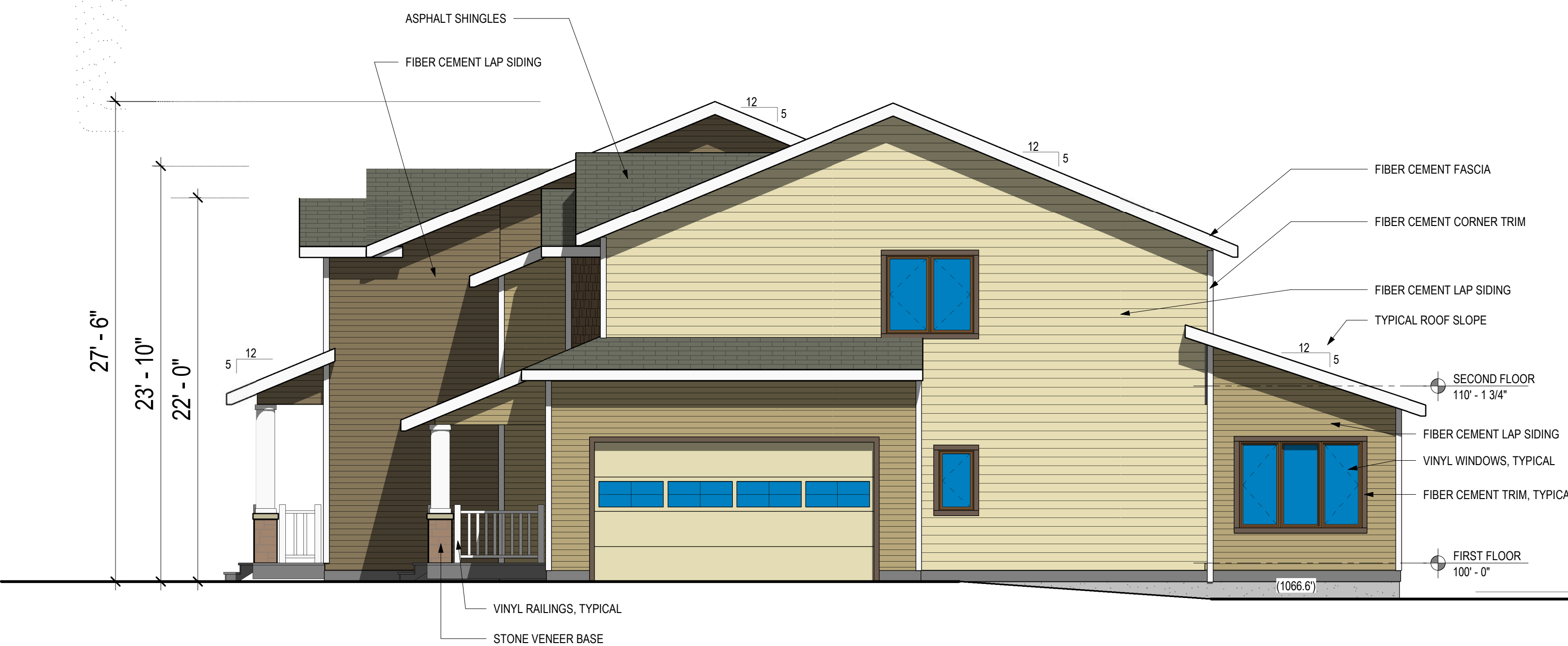
3 SOUTH ELEVATION - DUPLEX (A)
 3/16" = 1'-0"
 3/32" = 1'-0" @ 11x17 SHEET SIZE



2 EAST ELEVATION - DUPLEX (A)
 3/16" = 1'-0"
 3/32" = 1'-0" @ 11x17 SHEET SIZE



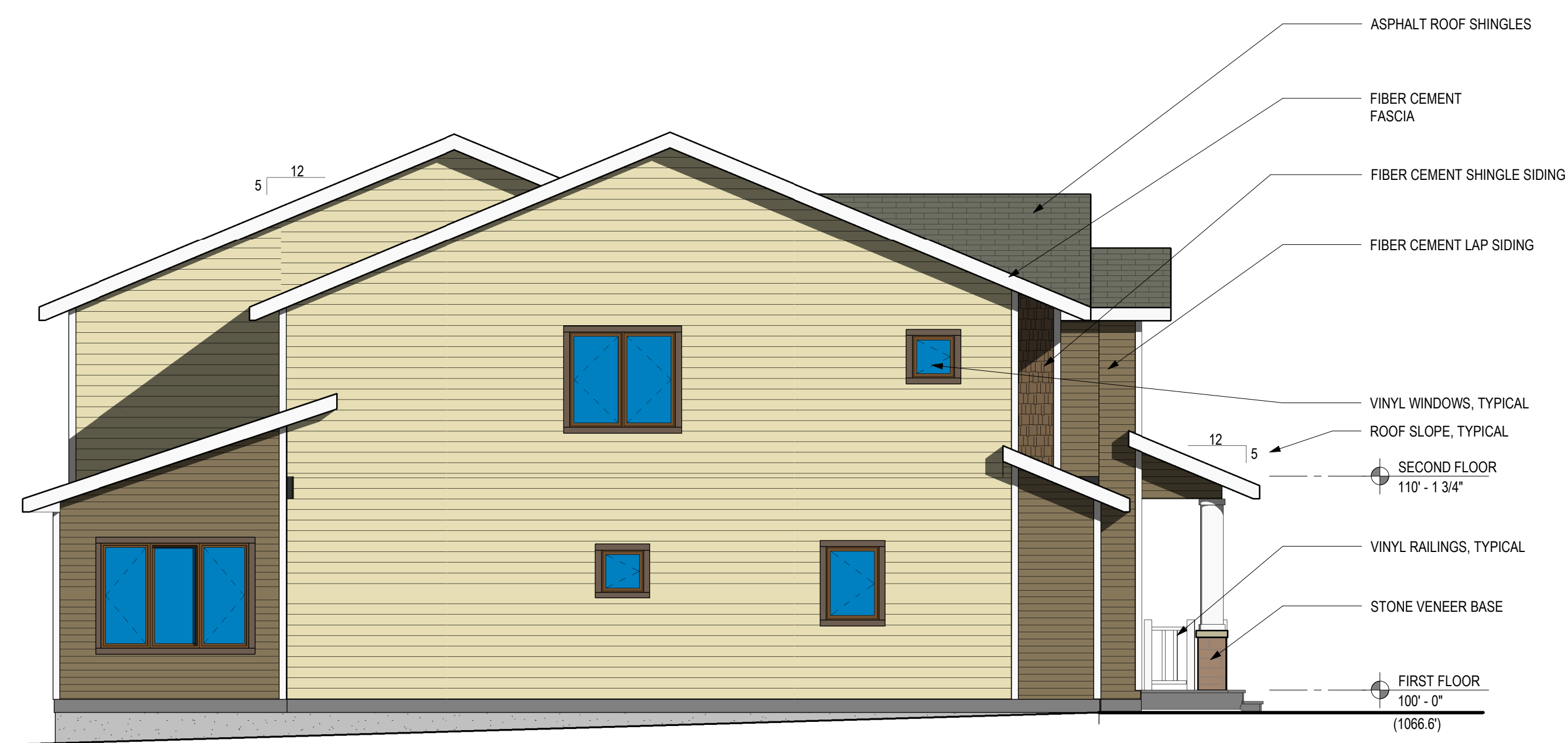
1 NORTH ELEVATION - DUPLEX (A)
 3/16" = 1'-0"
 3/32" = 1'-0" @ 11x17 SHEET SIZE



4 WEST ELEVATION - DUPLEX (B)
3/16" = 1'-0"



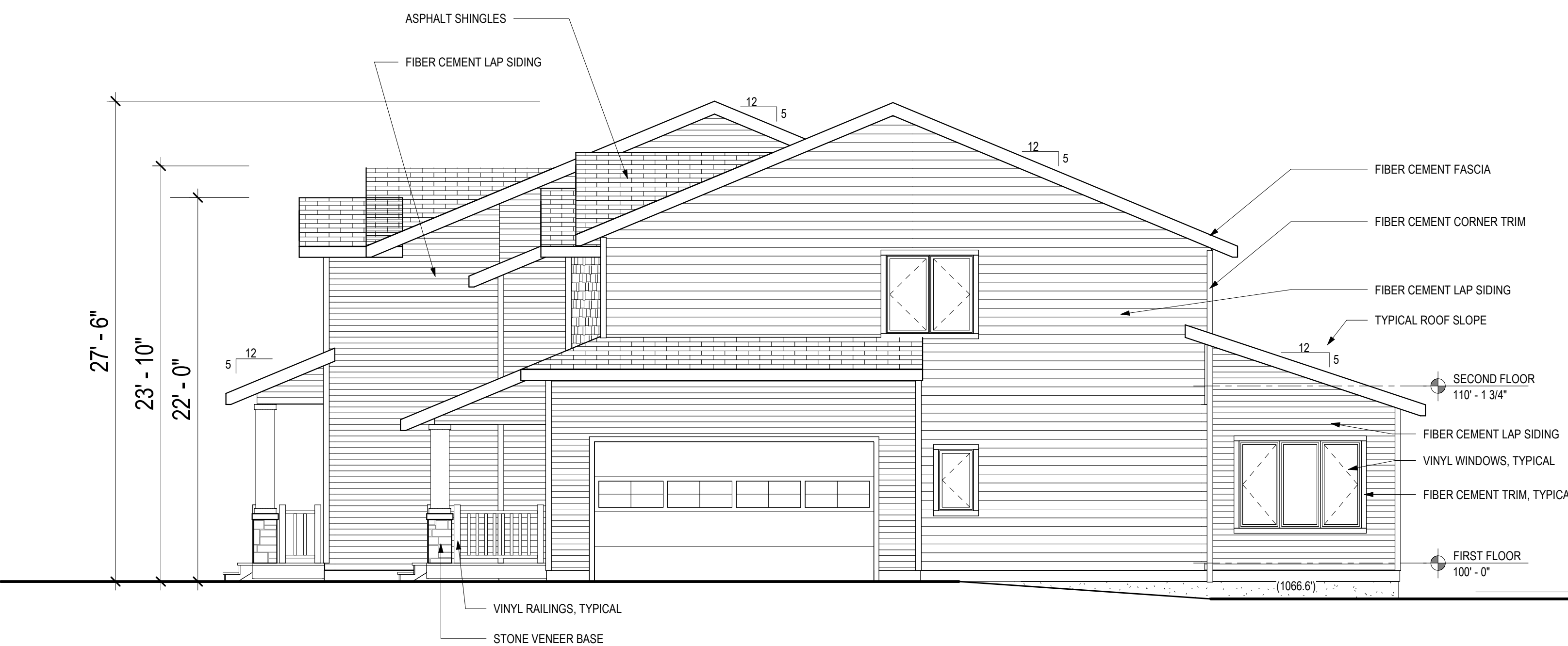
3 SOUTH ELEVATION - DUPLEX (B)
3/16" = 1'-0"



2 EAST ELEVATION - DUPLEX (B)
3/16" = 1'-0"



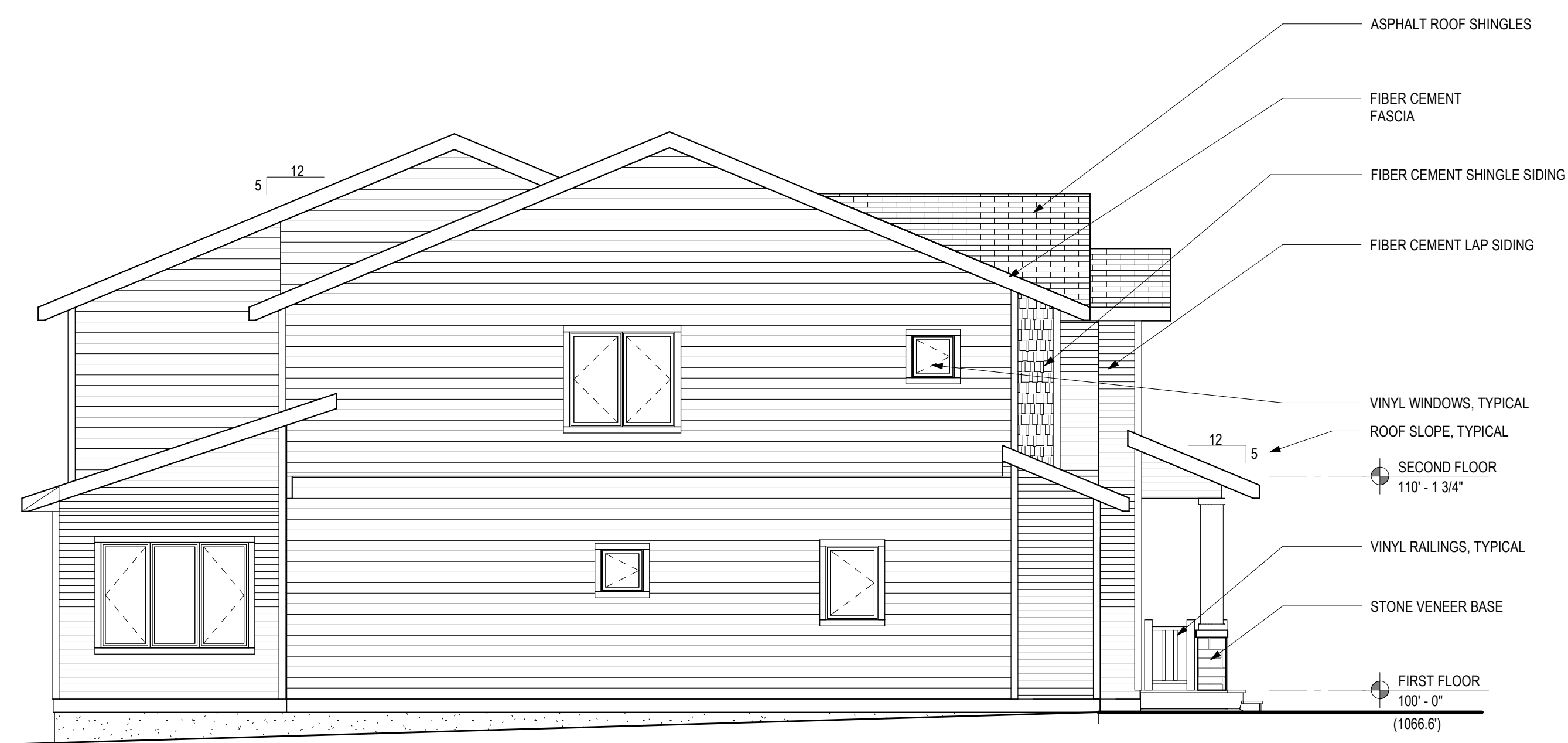
1 NORTH ELEVATION - DUPLEX (B)
3/16" = 1'-0"



4 WEST ELEVATION - DUPLEX (B)
 3/16" = 1'-0"
 3/32" = 1'-0" @ 11x17 SHEET SIZE



3 SOUTH ELEVATION - DUPLEX (B)
 3/16" = 1'-0"
 3/32" = 1'-0" @ 11x17 SHEET SIZE



2 EAST ELEVATION - DUPLEX (B)
 3/16" = 1'-0"
 3/32" = 1'-0" @ 11x17 SHEET SIZE



1 NORTH ELEVATION - DUPLEX (B)
 3/16" = 1'-0"
 3/32" = 1'-0" @ 11x17 SHEET SIZE



A2.4

ELDERBERRY DUPLEXES