



Location
2417 Cypress Way

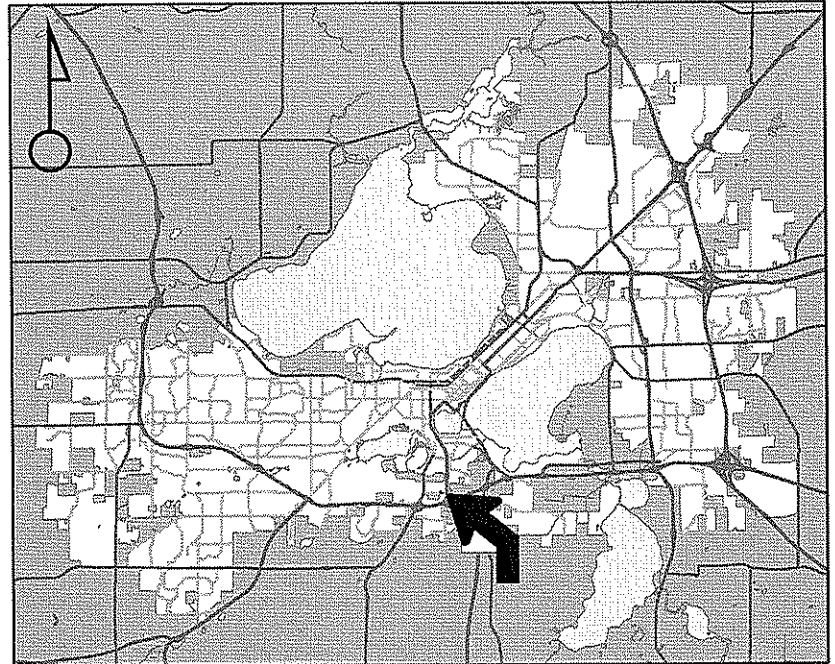
Project Name
Burr Oaks Senior Housing

Applicant
Burr Oaks Senior Housing, LLC/
Dan Fitzgerald - Horizon Development
Group

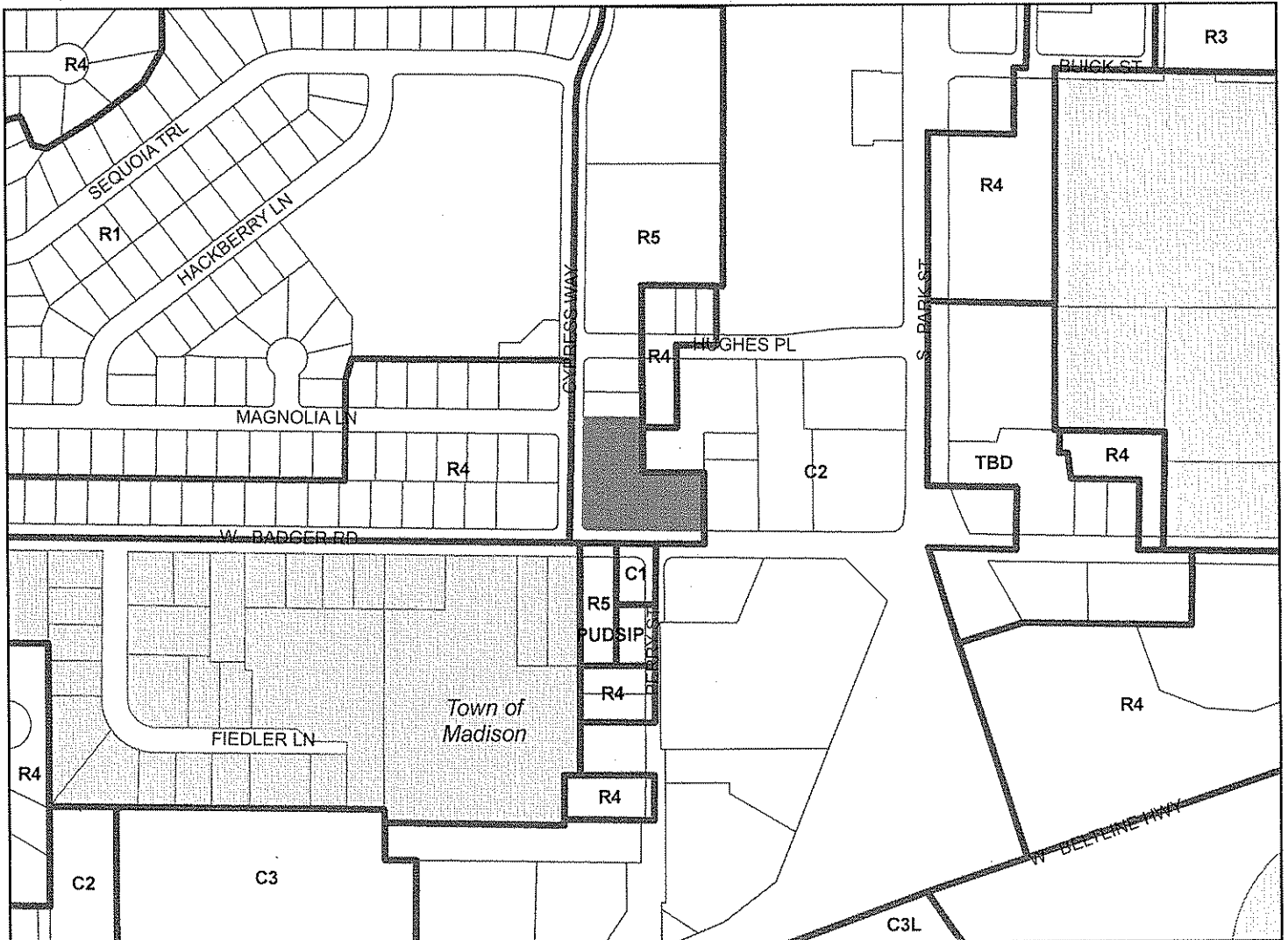
Existing Use
6 Multi-Unit Residences to be
Demolished

Proposed Use
Construct 50-Unit Senior
Apartment Project

Public Hearing Date
Plan Commission
23 August 2010

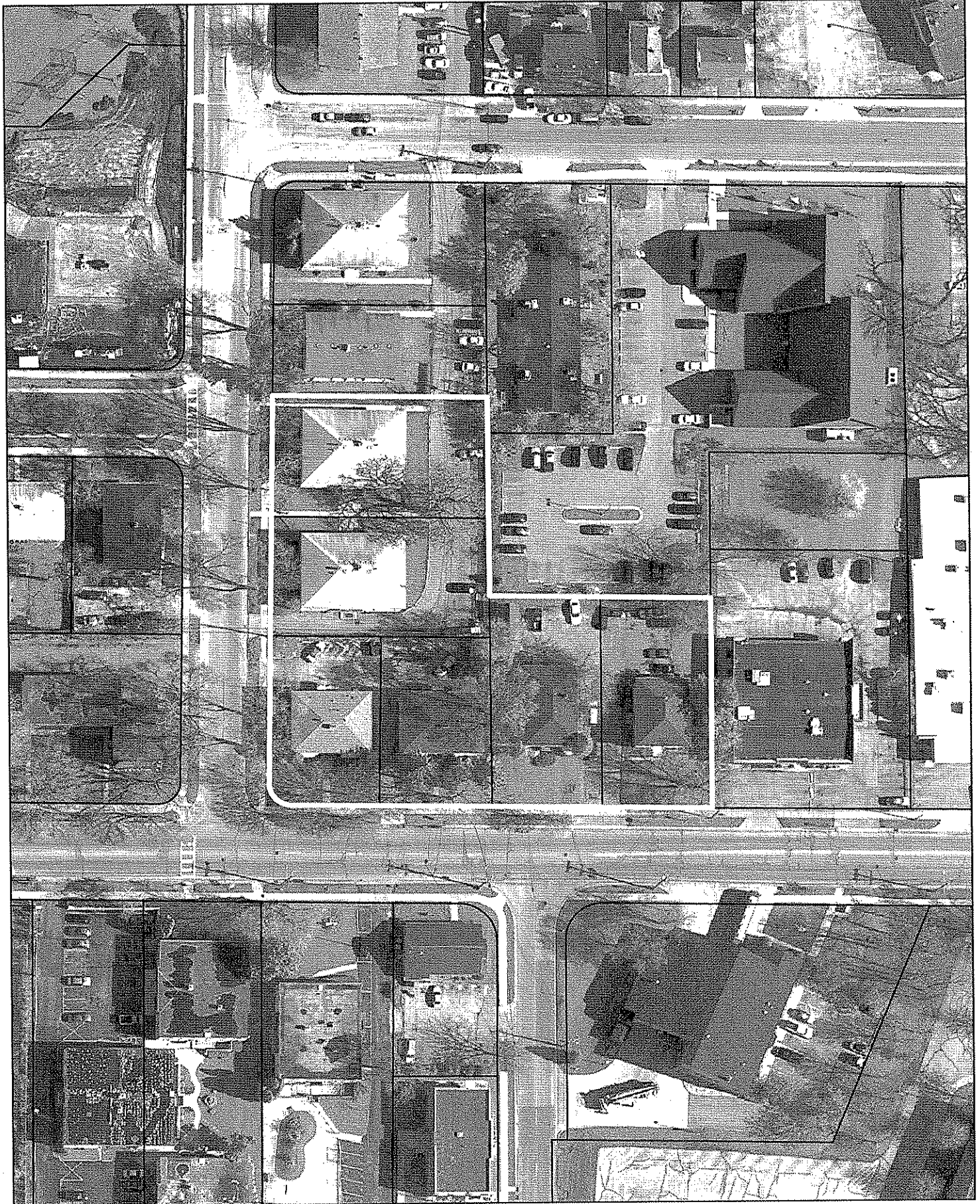


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 10 August 2010





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 Land Use 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 _____
Ngbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. Project Address: 2417 CYPRESS WAY Project Area in Acres: 1.43
Project Title (if any): BURR OAKS SENIOR HOUSING

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan	
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: DAN FITZGERALD Company: HORIZON DEVELOPMENT GROUP, INC.
Street Address: 5201 EAST TERRACE DR. STE 300 City/State: MADISON, WI Zip: 53718
Telephone: (608) 354-0825 Fax: (608) 354-0902 Email: d.fitzgerald@horizondbm.com

Project Contact Person: DAN FITZGERALD Company: _____
Street Address: _____ City/State: _____ Zip: _____
Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): BURR OAKS SENIOR HOUSING, LLC
Street Address: 5201 EAST TERRACE DR. STE 300 City/State: MADISON, WI Zip: 53718

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: A SENIOR INDEPENDENT APARTMENT COMMUNITY

Development Schedule: Commencement NOV. 2010 Completion JULY 2011

5. Required Submittals:

- 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:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$_____ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** 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 Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

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 Burr Oaks Neighborhood Senior Housing Plan, which recommends: SENIOR RENTAL HOUSING for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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:

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 and Planning Division staff; note staff persons and date.

Planning Staff: DAT Date: 6/10/10 Zoning Staff: DAT Date: 6/24/10

Check here if this project will be receiving a public subsidy. If so, indicate type in your Letter of Intent.

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

Printed Name DANIEL D. FITZGERALD Date 7-14-10
 Signature Daniel D Fitzgerald Relation to Property Owner AGENT/PRINCIPAL
 Authorizing Signature of Property Owner Daniel D Fitzgerald Date 7-14-10



July 14, 2010

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



Re: **Letter of Intent
Burr Oak Senior Housing
2417 Cypress Way
Conditional Use Permit**

Dear Ms. Stouder and Mr. Tucker:

Please accept this Letter of Intent, application and attachments as our formal request for a Conditional Use Permit from Horizon Development Group, Inc. for the project referenced below.

Project Name: Burr Oaks Senior Housing
2417 Cypress Way
Madison, WI 53713

Owner: Burr Oaks Senior Housing, LLC, a Limited Liability Corporation to be created by Horizon.

Developer: Horizon Development Group, Inc.
Dan Fitzgerald
5201 East Terrace Drive, Suite 300
Madison, WI 53718
Phone: (608) 354-0900
Fax: (608) 354-0902
Email: d.fitzgerald@horizondbm.com

General Contractor: Horizon Construction Group, Inc.
Dan Fitzgerald
5201 East Terrace Drive, Suite 300
Madison, WI 53718
Phone: (608) 354-0900
Fax: (608) 354-0902
Email: d.fitzgerald@horizondbm.com

Architect: Dimension IV Madison Design Group
Jim Gersich
6515 Grand Teton Plaza, Suite 120
Madison, WI 53719
Phone: (608) 829-4444 ext 24
Fax: (608) 829-4445
Email: jgersich@dimensionivmadison.com

Civil Engineer/Surveyor: Quam Engineering, LLC
Ryan Quam
4893 Larson Beach Road
McFarland, WI 53558
Phone: (608) 838-7750
Email: rquam@quamengineering.com

Landscape Architect: Dimension IV Madison Design Group
Jim Gersich
6515 Grand Teton Plaza, Suite 120
Madison, WI 53719
Phone: (608) 829-4444 ext 24
Fax: (608) 829-4445
Email: jgersich@dimensionivmadison.com

Property Manager Horizon Management Services, Inc.
John K. Faust
5201 East Terrace Drive, Suite 300
Madison, WI 53718
Phone: (608) 354-0900
Fax: (608) 354-0902
Email: j.faust@horizondbm.com

BURR OAKS SENIOR HOUSING

Location:

The project site is will be 1.43 acres located at the intersection of Cypress Way and West Badger Road on the south side of the City of Madison. The site currently known as the following addresses: 2409 and 2413 Cypress Way, 826, 830, 834, and 838 West Badger Road. All of these lots will be assembled via a certified survey map and will be provided a new address which is being proposed as 2417 Cypress Way. This address needs to be confirmed with the City of Madison.

There are six existing structures currently on this site that will be demolished. The City of Madison has already issued a demolition permit for these properties and more information can be obtained from Dan Rolfs, 267-8722, drolfs@cityofmadison.com.

The surrounding uses are as follows: to the north is vacant land and multifamily residential; to the east is The Badger Building (office building) and the South Madison Police Station; to the south are the Omega School and the South Madison Fire Station; and to the west is multifamily.

Overview:

Horizon Development Group, Inc., goal is to redevelop this site into affordable senior housing. The proposed Burr Oaks Senior Housing project is a 3-story, 50-unit senior apartment building. This facility will be located at the intersection of West Badger Road and Cypress Way in the City of Madison.

Burr Oaks Senior Housing will consist of affordable one and two bedroom units ranging in size from approximately 680 square feet to 1,070 square feet. Initially, the apartment rents will range from \$520 per month to \$740 per month, respectively, and be targeted to residents in the 40-60% of county median income range. Unit amenities will include carpeting, kitchen appliances, window blinds, patios and/or balconies in many units, urgency pull cords, an assortment of tub/shower units or shower only units, and a washer/dryer hookup in each unit. Residents will also enjoy heated underground parking (included in rent), club room with kitchen, beauty salon, exercise room, all exterior doors with electronic pass keys, secure main entrance, owner paid high speed internet access, a dedicated playground area for grandchildren and a full-time on-site resident manager.

The development site is part of a larger redevelopment plan which already has great momentum. In addition the site location has outstanding linkages to the surrounding community. Many retailers, restaurants, and services are nearby and residents will have excellent access to the greater Madison area via the Beltline (Highway 12/14) and Madison Metro public transportation.

Type of Business:

Burr Oaks Senior Housing will be an independent apartment community.

Hours of Operation:

The building will have an on-site resident manager and will have a 24 hour emergency maintenance hotline.

Age Restriction:

Burr Oaks Senior Housing intends to provide and operate housing for persons 55 years of age or older.

Potential Number of School Age Children Generated by Project:

Burr Oaks Senior Housing is not expected to generate any school children.

Development/Construction Schedule:

Construction would commence upon receiving all City approvals and closing on financing. Construction duration would last 8-9 months. The most recent timeline shows a construction start of November 1, 2010, with a placed in service date of July 1, 2011.

SITE PLANNING AND BUILDING ARCHITECTURE

This Conditional Use Permit (CUP) plan submittal consists of a building which will contain 50 apartments restricted to seniors age 55 and older. The building will be three stories in height and will contain a full underground heated parking garage.

Streets/Traffic:

Vehicular traffic for Burr Oaks Senior Housing will be provided in two locations. The main entrance to the building and guest parking will be accessible via a driveway off of Cypress Way while the underground parking garage will be accessible from West Badger Road.

Park/Greenway:

Burr Oaks Senior Housing is located adjacent to the Spray Park and Lincoln Elementary School. In addition to these amenities, landscaped patios will be provided. These patios will be used for a wide range of resident

activities from bird watching to family gatherings. Our sidewalks will be connected 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 in West Badger Road.

Landscaping:

Burr Oaks Senior Housing will include landscaping features that complement both the building and the surrounding neighborhood. A detailed landscape plan has been provided which meet all City of Madison requirements. Every effort has been made, and will be made to preserve as many of the existing trees on the site, especially those along W. Badger and the oak tree off of Cypress Way.

Parking:

Burr Oaks Senior Housing will have 46 underground parking stalls and 10 surface stalls.

Snow and Trash Removal/ Building Maintenance:

Will be coordinated and contracted by Horizon Asset Management.

Burr Oaks Senior Housing Project Data Table:

A project data table is located on C1.0 of the drawing set.

Conditional Uses Requested:

1. Parking – 67 stalls are required under R5 and we are proposing 56 stalls.
2. Bike Parking - 50 stalls are required under R5 and we are proposing 10 on site and 11 underground stalls.
3. Floor Area – 10,000 SF max is required in R5 and we are proposing 17,802 SF.
4. R5 Adjacent to a park
5. Permission on a multi-family development within a R5 district.

Please feel free to contact me if you have any questions. I can be reached by email at d.fitzgerald@horizondbm.com or by phone at (608) 354-0825.

Sincerely,

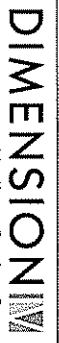
HORIZON DEVELOPMENT GROUP, INC.



Daniel D. Fitzgerald
Business Development – Principal

Enclosures

ddf/ddb



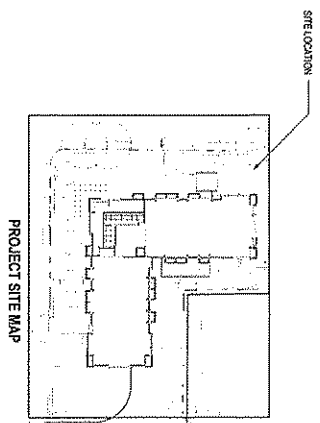
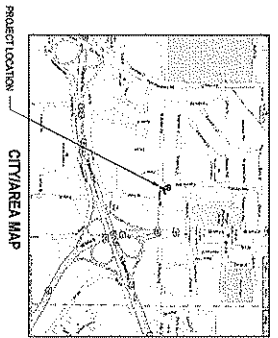
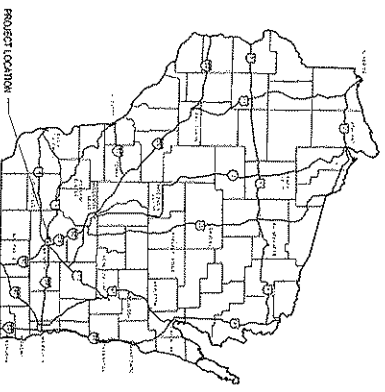
Madison Design Group
 architecture · engineering · interior design
 6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
 608.829.4444 608.829.4445 dimes@ivmadison.com

BURR OAKS SENIOR HOUSING

Community Development Authority
 2411 Cypress Way Madison WI

Architecture & Engineering: Dimension IV - Madison Design Group
 6515 Grand Teton Plaza, Suite 120
 Madison, WI 53719

Co-Developer: Horizon Design, Build, Manager
 5201 East Terrace Drive, Suite 300
 Madison, WI 53718



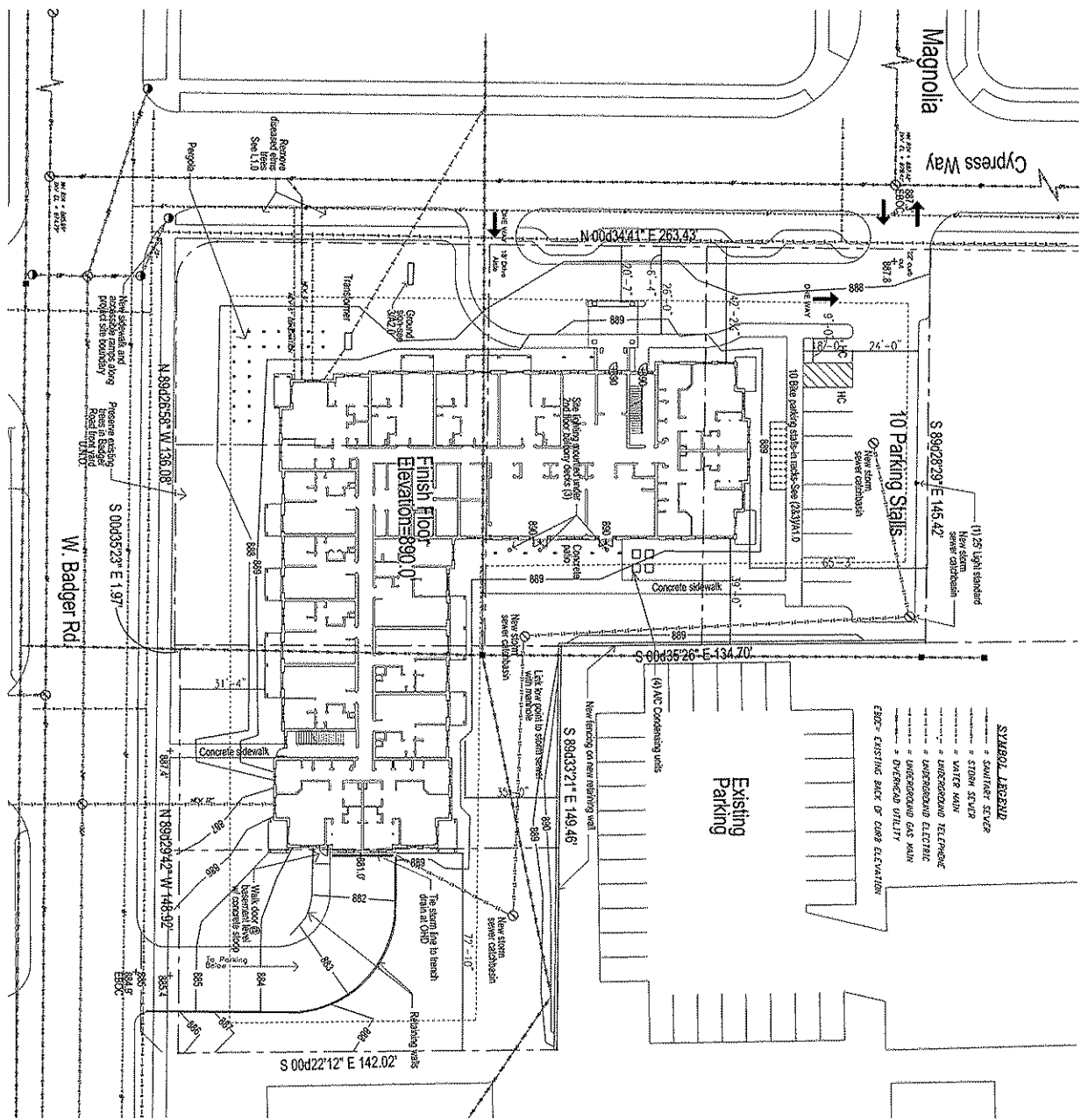
Level	Name	Count
FIRST FLOOR	100	1
FIRST FLOOR	101	1
FIRST FLOOR	102	1
FIRST FLOOR	103	1
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Sheet Number	Sheet Name
001	CONTRACT
002	GENERAL NOTES
003	PROPOSED AND EXISTING
004	PROPOSED AND EXISTING
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006	PROPOSED AND EXISTING
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Project # 09091

July 14, 2010

GO.1



SYMBOL LEGEND

- SOUTHERN STREET
- WATER MAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS MAIN
- OVERHEAD UTILITY

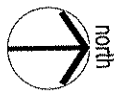
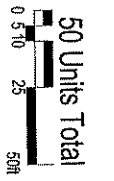
EXISTING BACK OF CURB ELEVATION

RS SETBACK REQUIREMENTS

FRONT YARD =	2'
REAR YARD =	3'
SIDE YARD (S) =	1'
SIDE YARD (N) =	5'

ZONING REGULATIONS

PARKING	67 Required
	49 Underground
	10 Surface
	59
5-10 stalls reduction needed	
LAND REQUIREMENTS	
	1,000 sf per 1 Bedm (33)
	1,300 sf per 2 Bedm (17)
LOT AREA:	
	55,100 sf Min. Required
	62,408 sf Provided
FLOOR AREA:	
	10,000 sf Max. without Conditional Use Permit
	F1 Floor Area: 17,802 sf
HEIGHT:	3 STOREYS OR 42'
USABLE OPEN SPACE:	
	160,516 sf Min.
	+ 169 sf of 1/2 Unit Reduction
	+ 10,726 sf Required
	Absent: 21,500 sf Provided



C1.0

SITE PLAN

PROJECT #: 09291

DATE OF ISSUE: JULY 14, 2010

PRELIMINARY NOT FOR CONSTRUCTION

DIMENSION

Madison Design Group
 Architecture • Engineering • Interior Design
 601 Grand View Plaza, Suite 100
 Madison, Wisconsin 53713
 608.233.4444 • 800.229.4445
 dimension@dimension.com

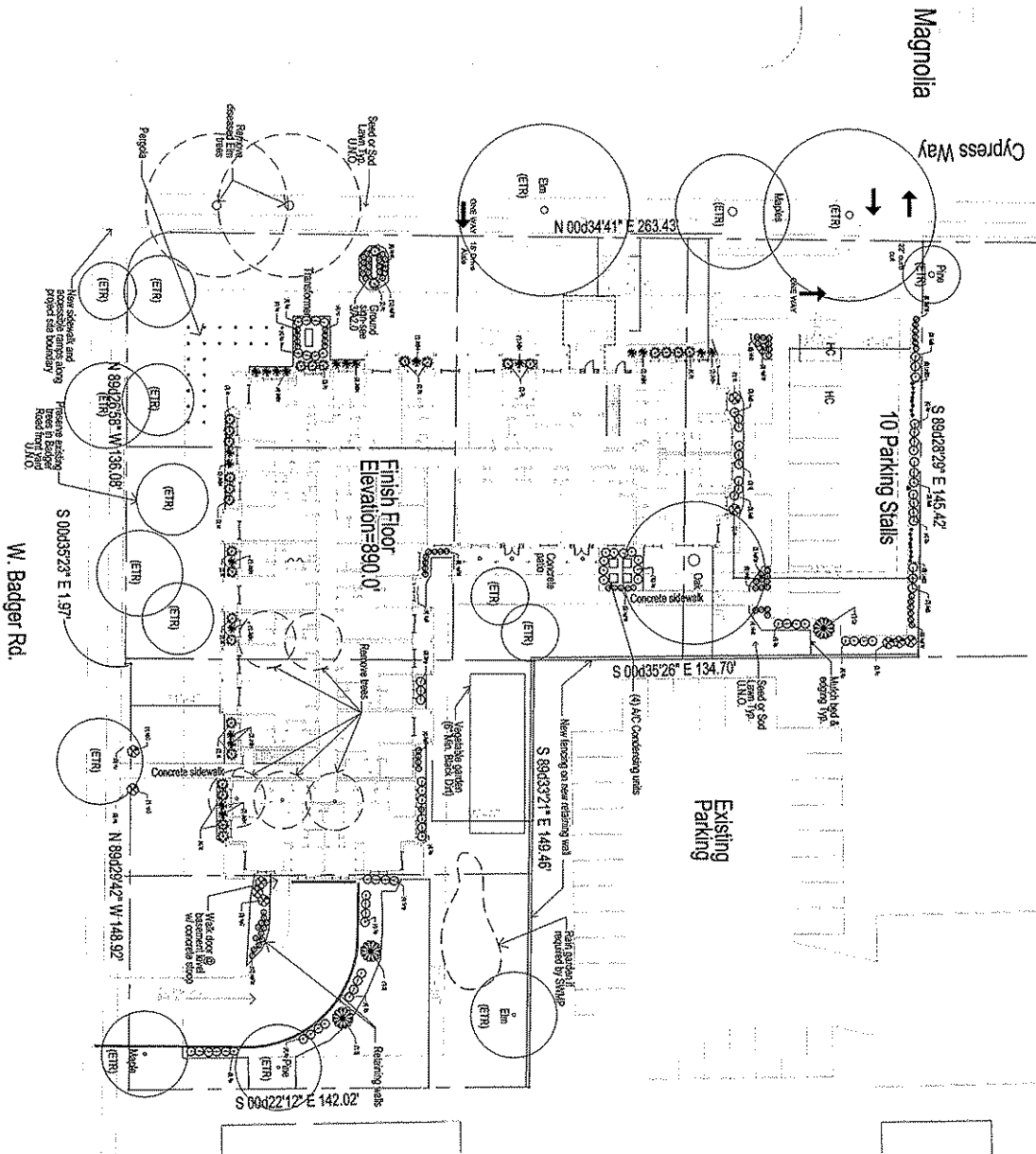
HORIZON

DESIGN • BUILD • MANAGE

BURR OAKS HOUSING

BADGER ROAD & CYPRESS WAY

5



Code	Species Name	Common Name	Quantity	Size	Root Coll.	Remarks
TREES						
1	Spiny yucca	Spiny Yucca	3	8-12"	0%	
2	Orange poplar	Orange Poplar	3	8-12"	0%	
3	Shrub		3	8-12"	0%	
SHRUBS						
1	Small, Silverleaf	Red Dogwood	5	5-6"	0%	
2	Prostrate	Prostrate	5	5-6"	0%	
3	Medium to large shrub	Medium to large shrub	5	5-6"	0%	
4	Small shrub	Small shrub	5	5-6"	0%	
5	Small shrub	Small shrub	5	5-6"	0%	
6	Small shrub	Small shrub	5	5-6"	0%	
7	Small shrub	Small shrub	5	5-6"	0%	
8	Small shrub	Small shrub	5	5-6"	0%	
9	Small shrub	Small shrub	5	5-6"	0%	
10	Small shrub	Small shrub	5	5-6"	0%	
11	Small shrub	Small shrub	5	5-6"	0%	
12	Small shrub	Small shrub	5	5-6"	0%	
13	Small shrub	Small shrub	5	5-6"	0%	
14	Small shrub	Small shrub	5	5-6"	0%	
15	Small shrub	Small shrub	5	5-6"	0%	
16	Small shrub	Small shrub	5	5-6"	0%	
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50 Units Total

DATE OF ISSUE: JULY 14, 2010

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PROJECT #: 09281

LANDSCAPE PLAN

L1.0

DIMENSION

Marston Design Group

architectural - engineering - interior design

615 Grand Tower Plaza, Suite 120

Madison, Wisconsin 53703

608.225.4444 608.225.4445

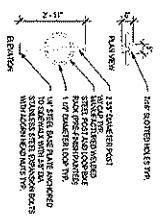
design@marstondesign.com

HORIZON

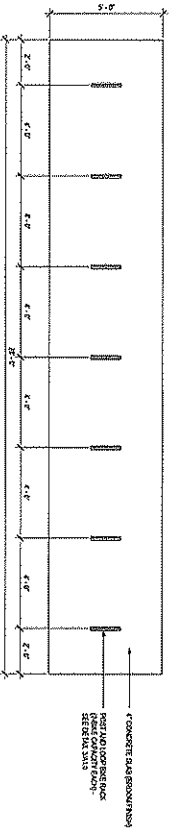
DESIGN - BUILD - MANAGE

BURR OAKS HOUSING

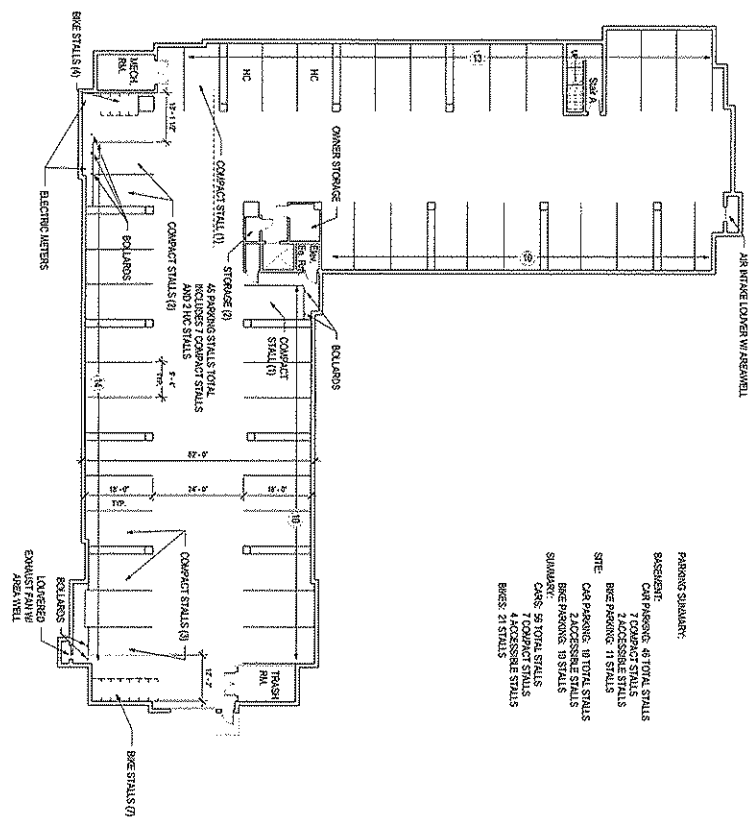
BADGER ROAD & CYPRESS WAY



3 BIKE RACK DETAIL 2



2 BIKE RACK DETAIL 1



1 BASEMENT

- PARKING SUMMARY:
- SUSSENER:
 - CAR PARKING: 46 TOTAL STALLS
 - 7 COMPACT STALLS
 - 2 ACCESSIBLE STALLS
 - SITE:
 - CAR PARKING: 10 TOTAL STALLS
 - 2 ACCESSIBLE STALLS
 - SUMMARY:
 - CARS: 56 TOTAL STALLS
 - 7 COMPACT STALLS
 - 2 ACCESSIBLE STALLS
 - BIKES: 21 STALLS

DIMENSION
 Madison Design Group
 Architecture - Engineering - Interior Design
 8515 Grand View Road, Suite 100
 Madison, Wisconsin 53719
 608.263.4444 FAX: 608.263.4445
 design@dimension.com



BURR OAKS SENIOR HOUSING
 Community Development Authority
 2411 Cypress Way, Madison, WI

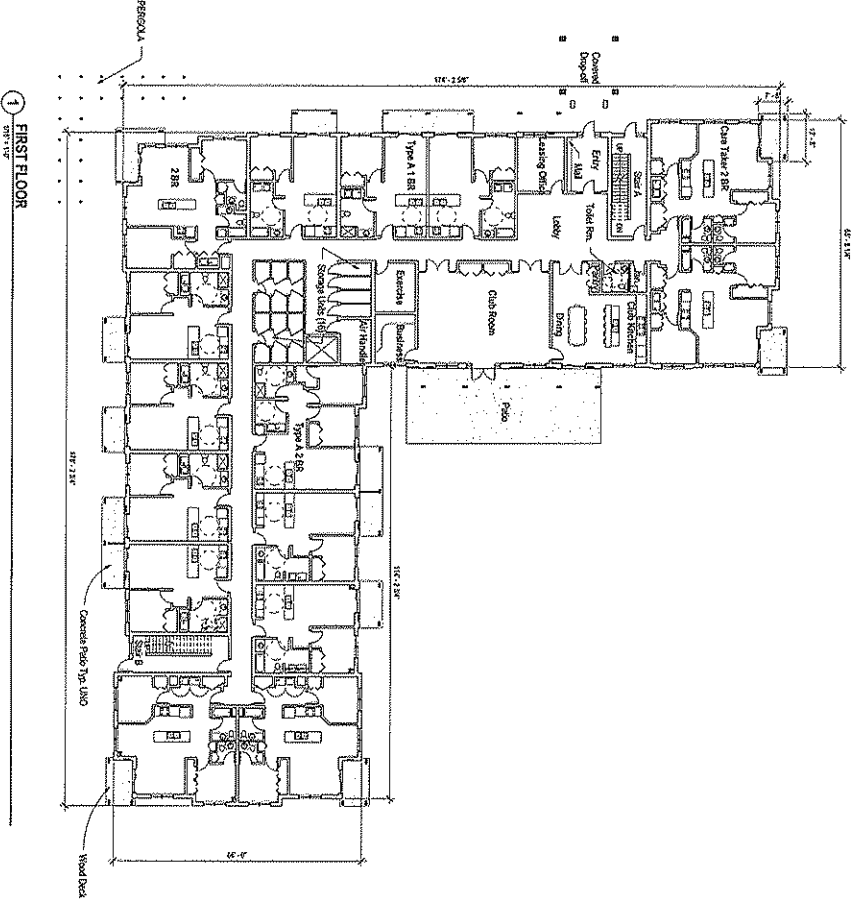
DATE OF ISSUE: 07-05-10
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT # Project # 09091
BASEMENT FLOOR PLAN

A1.0

3

CYPRESS WAY



W. BADGER ROAD

1 FIRST FLOOR
08/11/14

- DWELLING UNIT SUMMARY:
- 1. 30 TOTAL UNITS
 - (17) - 2 BEDROOM UNITS
 - (13) - 1 BEDROOM UNITS
 - 2. 2ND FLOOR - 15 UNITS
 - (9) - 1 BEDROOM UNITS
 - (6) - 2 BEDROOM UNITS
 - 3. 3RD FLOOR - 15 UNITS
 - (9) - 2 BEDROOM UNITS
 - (6) - 1 BEDROOM UNITS
 - 4. 1ST FLOOR - 15 UNITS
 - (5) - 2 BEDROOM UNITS
 - (10) - 1 BEDROOM UNITS

NOTES:
ALL FIRST FLOOR WINDOWS TO HAVE
SLIGHTLY INCREASED HEIGHT OF WINDOW
ORDINANCE

DIMENSION

Morrison Design Group
architectural - engineering - interior design

655 Good Hope Blvd., Suite 20
Madison, Wisconsin 53718
608.233.4444 608.233.4445
dimension@dimension.com



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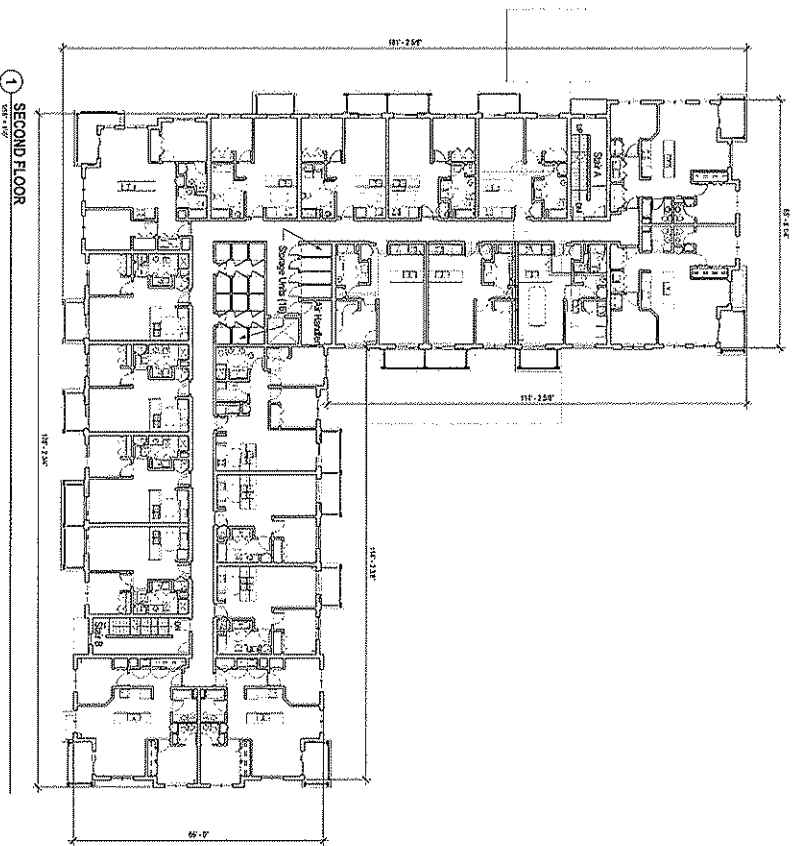
PROJECT # Project # 09091

FIRST FLOOR PLAN



A1.1

5



- DWELLING UNIT SUMMARY:
- 1. 50 TOTAL UNITS
 - (7) - 2-BEDROOM UNITS
 - (3) - 1-BEDROOM UNITS
 - 2. 430 TOTAL UNITS
 - (5) - 1-BEDROOM UNITS
 - (3) - 1-BEDROOM UNITS
 - 3. SECOND FLOOR - 18 UNITS
 - (3) - 1-BEDROOM UNITS
 - 4. THIRD FLOOR - 15 UNITS
 - (5) - 2-BEDROOM UNITS
 - (1) - 1-BEDROOM UNITS

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 architects • engineers • interior design
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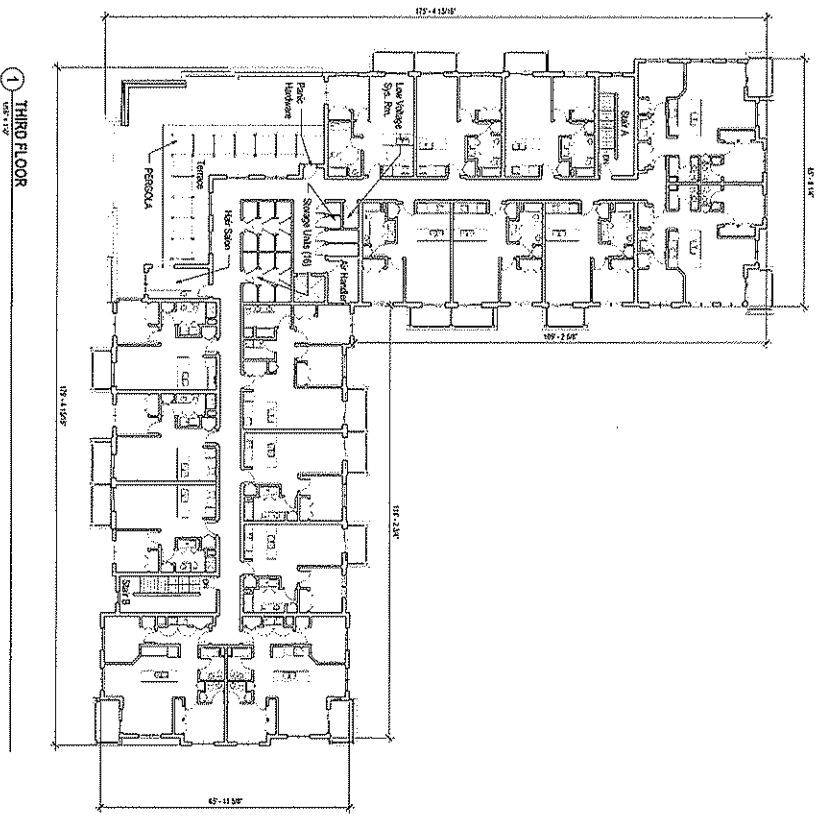
PROJECT # Project # 09091
 SECOND FLOOR PLAN

A1.2

5

5

- DWELLING UNIT SUMMARY:
- 1. 63 TOTAL UNITS
 - 63 - 2-BEDROOM UNITS
 - 183 - 1-BEDROOM UNITS
 - 2. FIRST FLOOR - 15 UNITS
 - 63 - 1-BEDROOM UNITS
 - 3. SECOND FLOOR - 19 UNITS
 - 63 - 2-BEDROOM UNITS
 - 4. THIRD FLOOR - 15 UNITS
 - 63 - 2-BEDROOM UNITS
 - (1) - 1-BEDROOM UNITS



① THIRD FLOOR
UNITS

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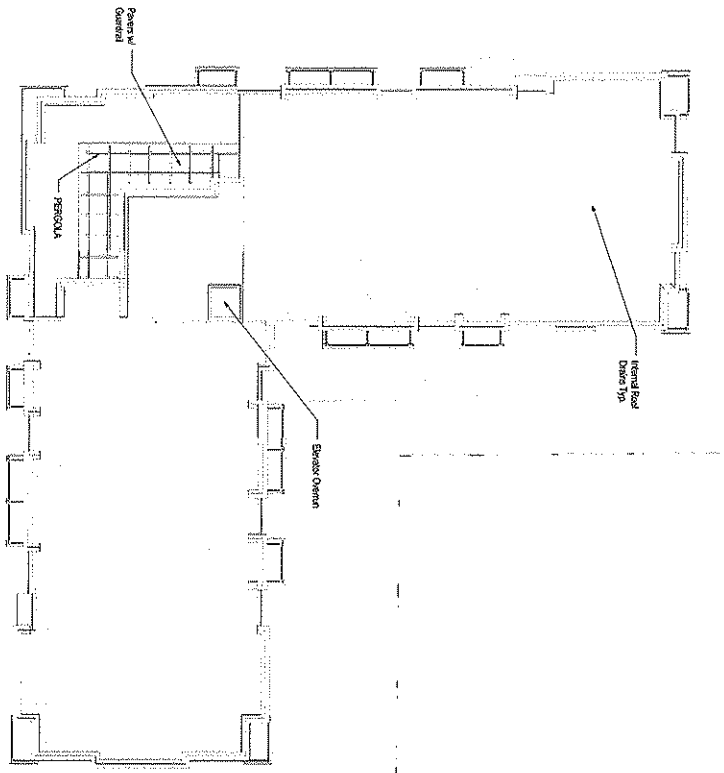
BURR OAKS SENIOR HOUSING
 Community Development Authority
 2411 Cypress View, Madison WI

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 THIRD FLOOR PLAN

A1.3

Option A



1 ROOF PLAN
07-14-2010

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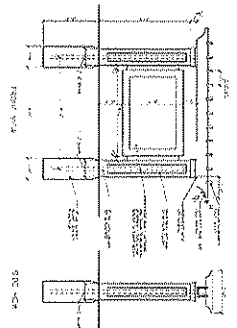
PROJECT # Project # 09091
 ROOF PLAN

5

5

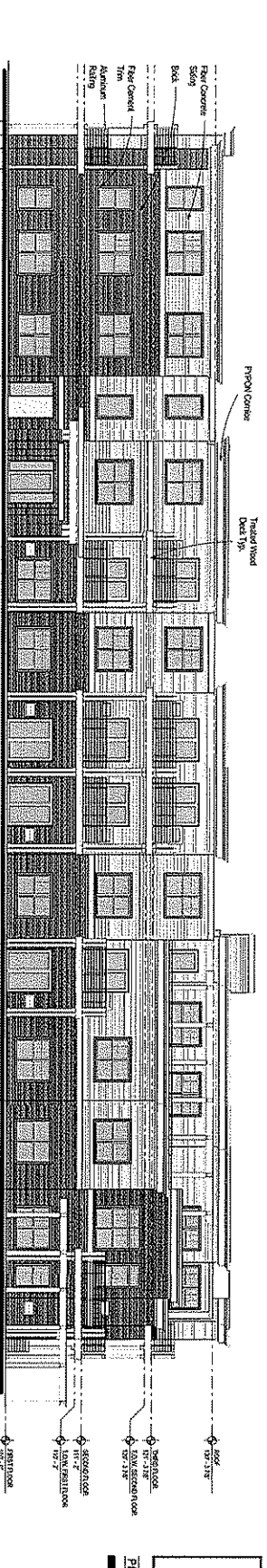
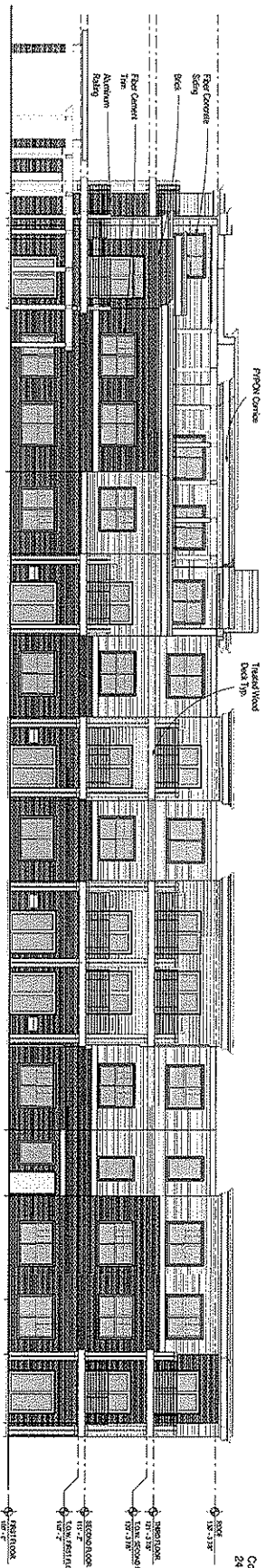
- Exterior Material Schedule
- Exterior Material Schedule
- Material
- Finish
- Color
- Notes

3 GROUND SIGN DETAILS



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 Madison Design Group
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 615 Grand View Plaza, Suite 100
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 608.333.4444 • 800.834.8445
 dimension@dimension.com

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 2411 Cypress Way, Madison WI

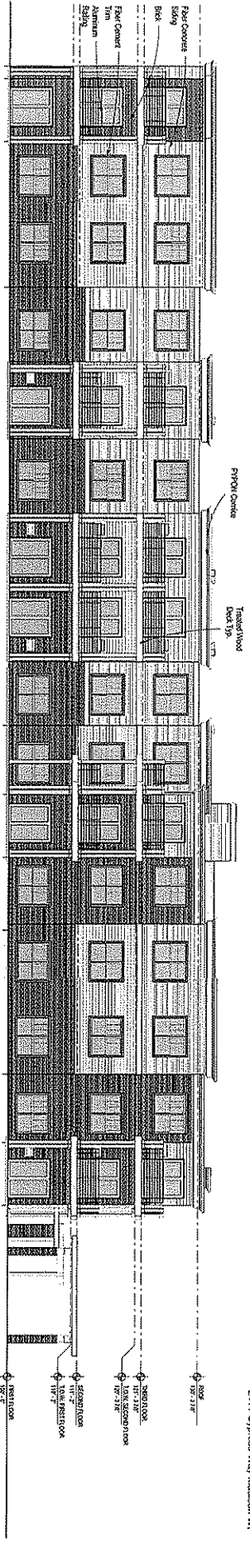


DATE OF ISSUE: JUN 14, 2016
 PROJECT # 09191
 PRELIMINARY NOT FOR CONSTRUCTION
 EXTERIOR ELEVATIONS - OPTION A
A2.0

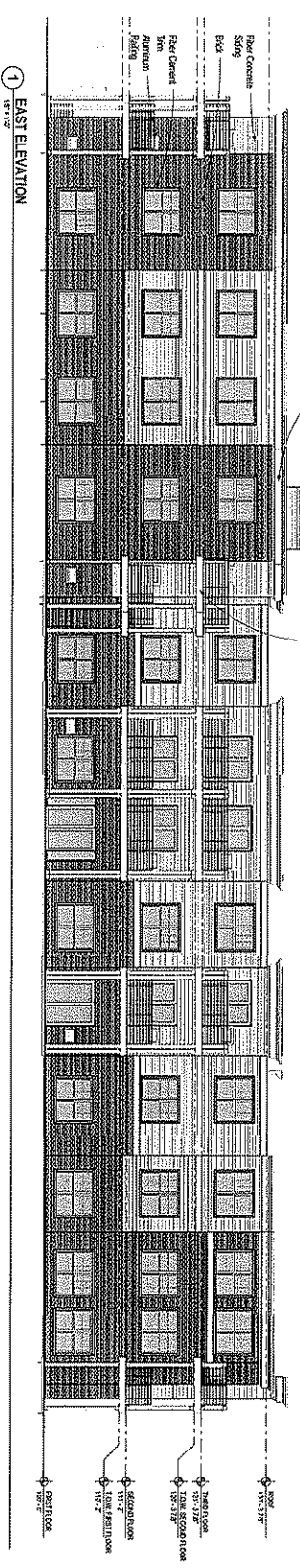
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Exterior Material Schedule

Exterior Material	Manufacturer	Color
Windows	Supernat	White
Patio Doors	Supernat	White
Pipe Door Casings	Alicia	White
Porcelain Sinks	Standard	White
Porcelain Vanes	Standard	White
Water	James Hardie	Standard Gray
Flair Concrete Siding	James Hardie	Standard Gray
Flair Concrete Trim	James Hardie	Standard Gray
Flair Concrete Shutters	James Hardie	Standard Gray
Wood Deck Siding	James Hardie	White
Wood Deck Shutters	James Hardie	White
Wood Deck Posts	James Hardie	White



② NORTH ELEVATION



① EAST ELEVATION



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2411 Cypress Way, Madison, WI

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design@dimension.com

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PROJECT # 090911
Project # 090911
EXTERIOR ELEVATIONS - OPTION A

A2.1

5

DIMENSION
 Madison Design Group

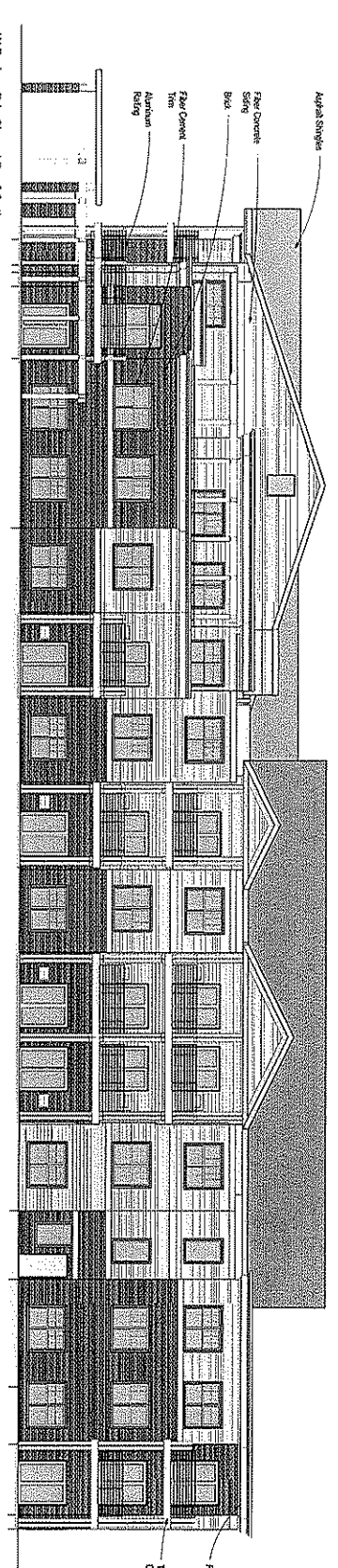
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 615 Good Year Plaza, Suite 120
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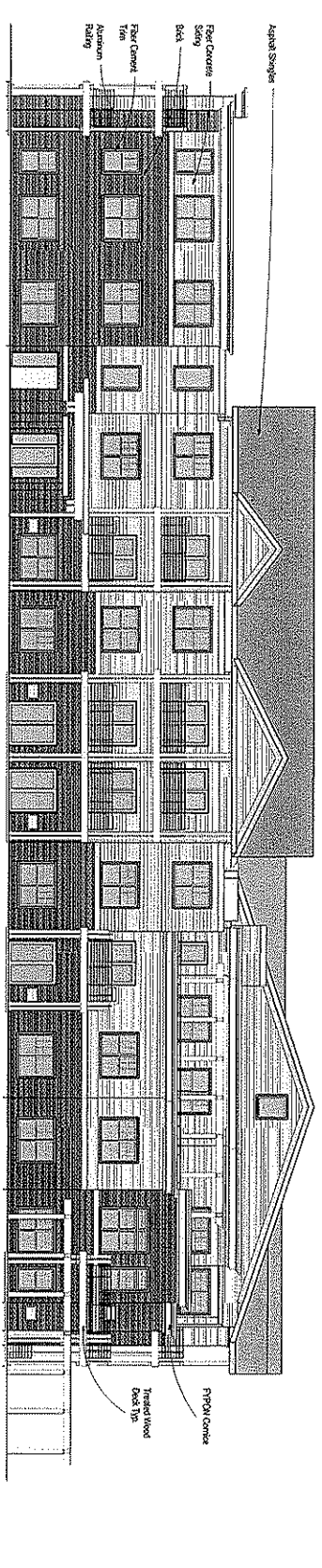
BURR OAKS SENIOR HOUSING
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 8411 Cypress Way, Madison WI

Exterior Material Schedule

Exterior Material	Manufacturer	CAZ
Windows	Swislock	White
Paint	Specialty	White
Door Finish	Specialty	White
Roof Cladding	Hendell	White
Sidewalk	Swislock	Aggressive
Interior Concrete	James Hardie	Universal Grey
Floor Concrete Slab	James Hardie	Universal Grey
Interior Wall	Swislock	Seawall
Exterior Wall	Swislock	Seawall
Roof Concrete Form	James Hardie	White
Roof Deck	James Hardie	White
Roof Deck Insulation	James Hardie	White
Wood Deck Posts	James Hardie	White



2 W Badger Rd - Sloped Roof Option
 1/8" = 1'-0"



1 Dypress Way - Sloped Roof Option
 1/8" = 1'-0"

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PROJECT # Project # 091091

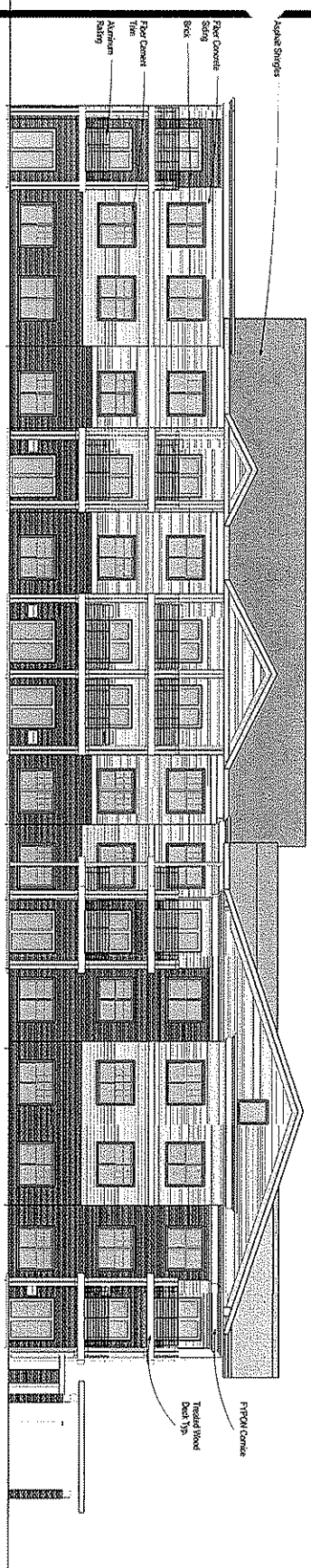
EXTERIOR ELEVATIONS - OPTION B

A2.2

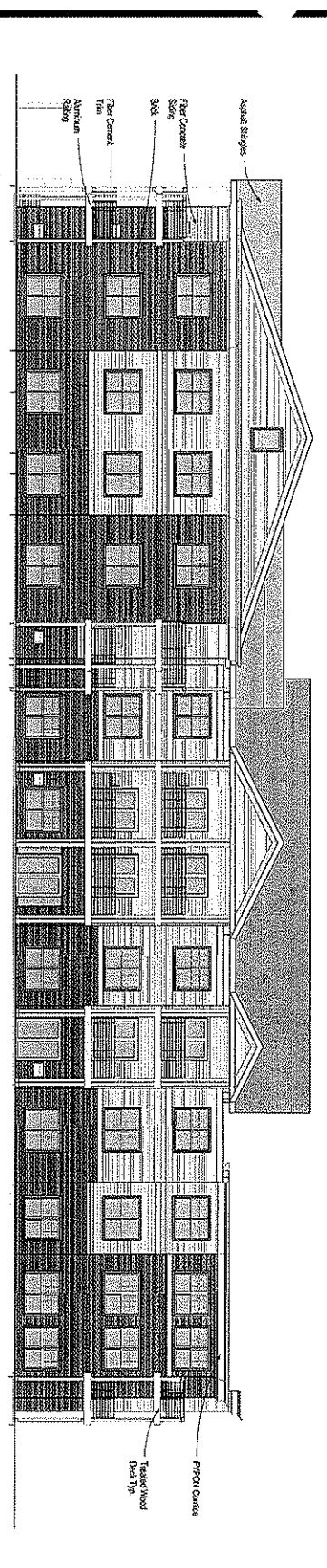
6

Exterior Material Schedule

Exterior Material	Manufacturer	Color
Weathered	Supersil	White
Red Concrete	Supersil	White
Blue Concrete	Supersil	White
Black Concrete	Supersil	White
White Concrete	Supersil	White
Black Aluminum Siding	James Hardie	Black
White Aluminum Siding	James Hardie	White
Aluminum Siding	James Hardie	White
Wood Deck	Propan	White
Wood Deck	Propan	White



2 North Elevation - Sloped Roof Option



1 East Elevation - Stopped Roof Option

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PROJECT # 090931
 PROJECT # 090931
 EXTERIOR ELEVATIONS - OPTION B
A2.3

9

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Madison, Wisconsin 53717
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dimension@dimension.com



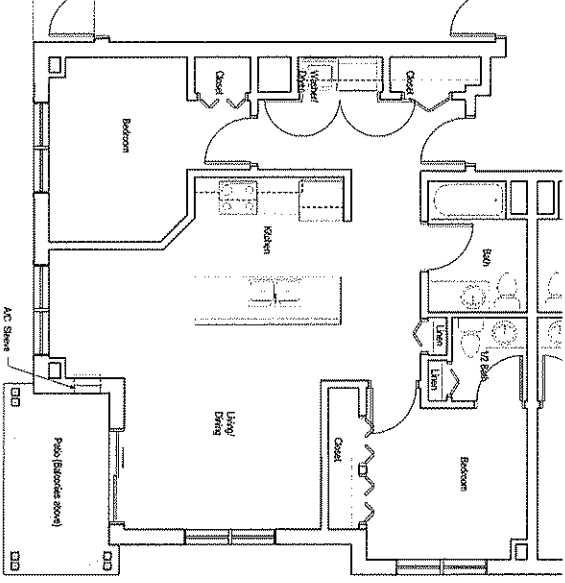
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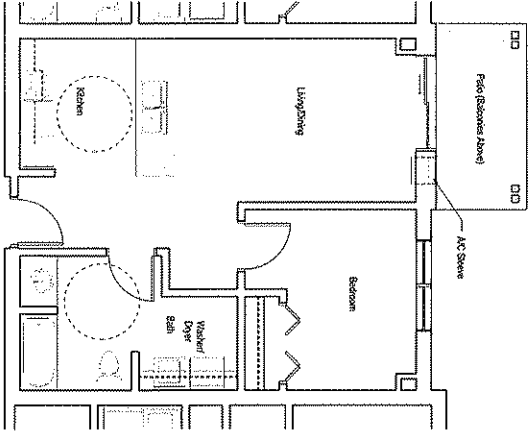
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PROJECT # 09091
Project # 09091

LARGE SCALE
FLOOR PLANS

A5.0



② Typical 2 Bedroom Unit



① Typical 1 Bedroom Unit