

November 6, 2017

Fox Point Building Board
Village of Fox Point
7200 N. Santa Monica Blvd.
Fox Point, WI 53217

Via Hand-delivery and email to Mike Pedersen, MPedersen@villageoffoxpoint.com

Re: Dunwood Crossing
Building Board Plan Review

Fox Point Building Board:

Mandel Group, Inc. ("Mandel") is pleased to present our application for the Building Board Plan Review for our Dunwood Crossing redevelopment.

Our project includes the development of 103 units in 4 structures along with a standalone single-story clubhouse. Our construction document set was approved by the state of Wisconsin on October 24th, 2017. In conjunction with our state approved set, we have included a revised civil document set. The grading plan in the civil set reflects discussions Mandel Group has had with Village staff regarding proposed grades within the development.

Enclosed under cover of this letter you will find the following documents in connection with our development:

1. State Approved Architectural Construction Documents Dated October 2, 2017, which includes site plan, floor plans, exterior elevations, footing/foundation plan, fireplace detail, framing section, structural details and calculations and referenced tables.
2. ALTA Survey;
3. Exterior building elevations depicting the location of the exterior light fixtures dated October 6, 2017;
4. Updated civil plans dated November 3, 2017 reflecting the proposed building grades per discussions with Village staff;
5. Heat-loss calculations prepared by Dave Jones Inc. and dated November 3, 2017; and,
6. Renderings depicting the color scheme of the development.

Please let me know if you need additional information in connection with this submittal. We look forward to continuing to work with the Village of Fox Point.

Very Truly Yours,

Emily C. Cialdini
Development Coordinator