

# "THE BERKLEY"

## PROPOSED REDEVELOPMENT OF THE OUR LADY OF LASALETTE SCHOOL CAMPUS

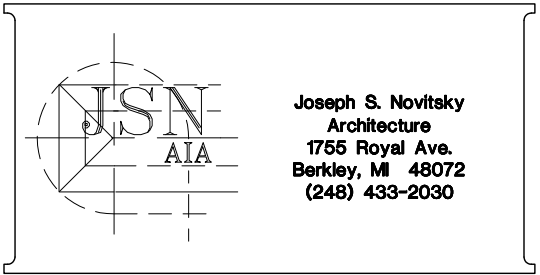
NEW APARTMENTS & TOWNHOUSES AT  
2219 COOLIDGE HIGHWAY  
BERKLEY, MI 48072



DEVELOPER:

BERKLEY-COOLIDGE, LLC.

ARCHITECT OF RECORD:



LANDSCAPE ARCHITECTS:



LIGHTING CONSULTANTS:



CIVIL ENGINEERS:



M.E.P. ENGINEERS:

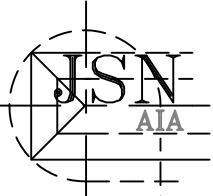
T.B.D.

STRUCTURAL ENGINEERS:

T.B.D.

INTERIOR DESIGN:

T.B.D.



Joseph S. Novitsky  
Architecture  
1755 Royal Ave.  
Berkley, MI 48072  
(248) 433-2030

Seal:

Revisions:

| DATE       | DESCRIPTION           |
|------------|-----------------------|
| 07/08/2016 | PROPOSAL VERSION 1    |
| 12/15/2016 | SCHEMATIC P.P. REVIEW |
| 02/28/17   | CITY REVIEW           |
| 05/24/17   | PARKING REVISION      |
| 08/07/17   | P.C. REVIEW           |

Project Name: "THE BERKLEY"  
DEVELOPMENT PROPOSAL  
2219 COOLIDGE HIGHWAY  
BERKLEY, MI 48072  
DEVELOPER: BERKLEY-COOLIDGE, LLC.

Sheet Title:  
PROPOSED  
SITE PLAN

COPYRIGHT 2017. ©  
THIS DOCUMENT AND ANY SUBJECT MATTER  
CONTAINED HEREIN IS PROPRIETARY AND MAY  
NOT BE REPRODUCED WITHOUT THE EXPLOIT  
WRITTEN CONSENT OF JSN ARCHITECTURE

Date: 08/07/2017  
Drawn by: NR

Project Number:  
16054

Sheet Number:  
AS-1

### PROPOSED EXISTING SCHOOL CONVERSION TO APARTMENTS

| TYPE                   | SIZE  | NUMBER |
|------------------------|-------|--------|
| UNIT E-1: 1 BED        | 790'  | 18     |
| UNIT E-2: 1 BED        | 750'  | 5      |
| UNIT E-3: STUDIO       | 421'  | 5      |
| UNIT E-4: STUDIO       | 568'  | 1      |
| UNIT E-5: 1 BED        | 1204' | 1      |
| UNIT E-6: 1 BED        | 882'  | 4      |
| UNIT E-7: STUDIO       | 635'  | 5      |
| UNIT E-8: 1 BED W/ DEN | 1316' | 2      |
| UNIT E-9: 1 BED        | 812'  | 1      |
| UNIT E-10: 1 BED       | 605'  | 1      |
| UNIT E-11: 1 BED       | 850'  | 1      |
| UNIT E-12: 1 BED       | 650'  | 1      |
| UNIT E-13: 1 BED       | 1009' | 2      |
| UNIT E-14: 1 BED LOFTS | 788'  | 17     |

|                           |         |
|---------------------------|---------|
| TOTAL UNITS               | 64      |
| TOTAL RENTABLE FLOOR AREA | 49,507' |
| GROSS FLOOR AREA          | 78,515' |

### PROPOSED NEW CONSTRUCTION APARTMENT BUILDING

| TYPE                   | SIZE   | NUMBER |
|------------------------|--------|--------|
| UNIT A-1: 1 BED        | 845'   | 6      |
| UNIT A-2: 1 BED W/ DEN | 928'   | 2      |
| UNIT A-3: 2 BED 2 BATH | 1,072' | 2      |
| UNIT A-4: 2 BED 2 BATH | 1,115' | 2      |
| UNIT A-5: 1 BED        | 753'   | 6      |
| UNIT A-6: STUDIO       | 556'   | 2      |
| UNIT A-7: LARGE STUDIO | 713'   | 2      |

|                     |            |
|---------------------|------------|
| TOTAL UNITS / STORY | 22         |
| LEASE AREA / STORY  | 18,356'    |
| GROSS AREA / STORY  | 22,770'    |
| BUILDING TOTALS     | 68,310' 66 |

### PROPOSED TOWNHOUSES

| TYPE                      | SIZE       | NUMBER  |
|---------------------------|------------|---------|
| 2 STORY                   | 1400'/EACH |         |
| GARAGE                    | 400'/UNIT  |         |
| TOTAL PROPOSED TOWNHOUSES |            | 8 UNITS |

### TOTALS

|                      |              |
|----------------------|--------------|
| TOTAL STUDIO UNITS   | 23 UNITS     |
| TOTAL 1-BED UNITS    | 78 UNITS     |
| TOTAL 1-BED LOFTS    | 17 UNITS     |
| TOTAL 2-BED UNITS    | 12 UNITS     |
| TOTAL UNITS FOR RENT | 130 UNITS    |
| TOTAL LEASABLE AREA  | 104,575 S.F. |
| TOTAL UNITS FOR SALE | 8 UNITS      |
| TOTAL SALEABLE AREA  | 14,400 S.F.  |

### PARKING ANALYSIS FOR DEVELOPMENT PROPOSAL

404 TOTAL PARKING SPACES  
154 SPACES ON DEVELOPMENT PROPERTY  
250\* SPACES ON CHURCH PROPERTY

#### APARTMENT PARKING

|                                |                     |
|--------------------------------|---------------------|
| 22 STUDIOS x 1 SPACES/UNIT =   | 22 SPACES           |
| 17 LOFTS x 1.25 SPACES/UNIT =  | 21 SPACES           |
| 78 (1) BED x 1.5 SPACES/UNIT = | 118 SPACES          |
| 12 (2) BED x 2 SPACES/UNIT =   | 24 SPACES           |
|                                | 185 SPACES REQ'D    |
|                                | 140 SPACES PROVIDED |
|                                | 45 SPACES NEEDED    |

#### TOWNHOUSES

|                           |                    |
|---------------------------|--------------------|
| 8 UNITS x 2 SPACES/UNIT = | 16 SPACES          |
|                           | 16 SPACES PROVIDED |
|                           | 0 SPACES NEEDED    |

#### CHURCH PARKING LOT

|                     |                      |
|---------------------|----------------------|
| CHURCH PEAK USAGE = | 170 SPACES NEEDED    |
| TOTAL PROVIDED =    | 250* SPACES PROVIDED |
|                     | 80* SPACES SURPLUS   |

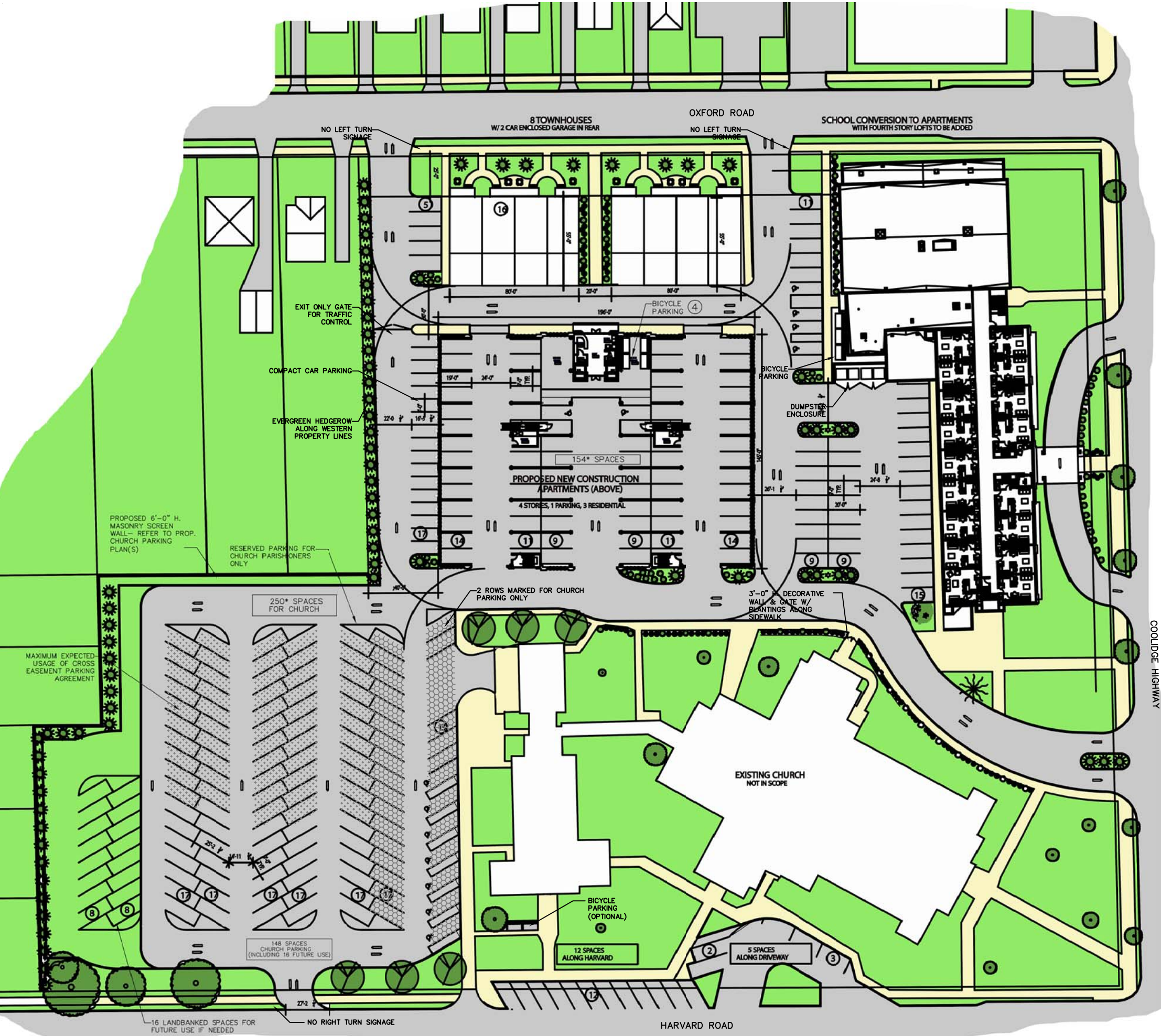
#### BICYCLE PARKING

|                                            |  |
|--------------------------------------------|--|
| 4 BICYCLE SPACES FOR -2 VEHICULAR SPACES   |  |
| 48 BICYCLE SPACES PROVIDED (POSSIBLY MORE) |  |

#### CROSS EASEMENT PARKING AGREEMENT

|                       |                  |
|-----------------------|------------------|
| CHURCH SURPLUS =      | 80* SPACES       |
| DEVELOPMENT DEFICIT = | -45 SPACES       |
| BICYCLE PARKING =     | 2 SPACES         |
|                       | 35 SPACE SURPLUS |

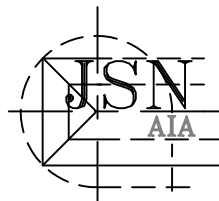
\* NOTE: NUMBER INCLUDES (16) LANDBANKED  
SPACES FOR FUTURE USE



PROPOSED SITE PLAN

SCALE: 1" = 30'-0"

PROPOSED FORMER SCHOOL  
CONVERSION TO APARTMENTS



Joseph S. Novitsky  
Architecture  
1755 Royal Ave.  
Berkley, MI 48072  
(248) 433-2030

Seal:

Revisions:

| DATE       | DESCRIPTION              |
|------------|--------------------------|
| 07/05/2016 | PROPOSAL VERSION 1       |
| 12/15/2016 | SCHEMATIC F.P. REVIEW    |
| 12/29/2016 | REVIEW                   |
| 02/14/2017 | REVIEW                   |
| 02/28/2017 | REVIEW- CITY             |
| 05/09/2017 | REVISION - ROOFTOP LOFTS |

Project Name:  
OUR LADY OF LA SALETTE  
CONVERSION TO APARTMENTS  
2219 COOLIDGE HIGHWAY  
BERKLEY, MI 48072  
DEVELOPER:  
BERKLEY - COOLIDGE, LLC

Sheet Title:

EXISTING  
BUILDING  
PROPOSED  
RENDERINGS

COPYRIGHT 2017 ©  
THIS DOCUMENT AND ANY SUBJECT MATTER  
CONTAINED HEREIN IS PROPRIETARY AND MAY  
NOT BE REPRODUCED WITHOUT THE EXPLICIT  
WRITTEN CONSENT OF JSN ARCHITECTURE

Date:08/15/2017  
Drawn by:CH

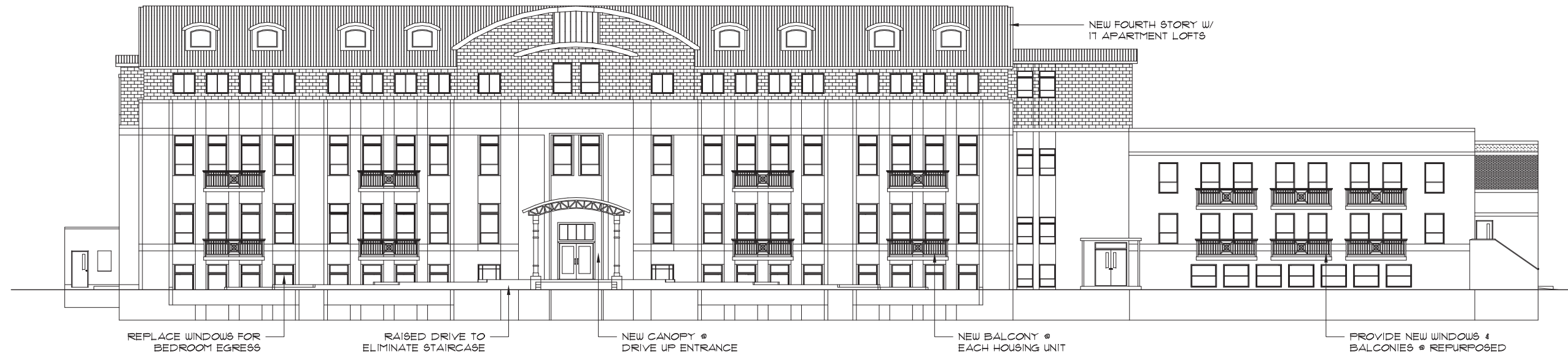
Project Number:  
16054

Sheet Number:  
AE-6



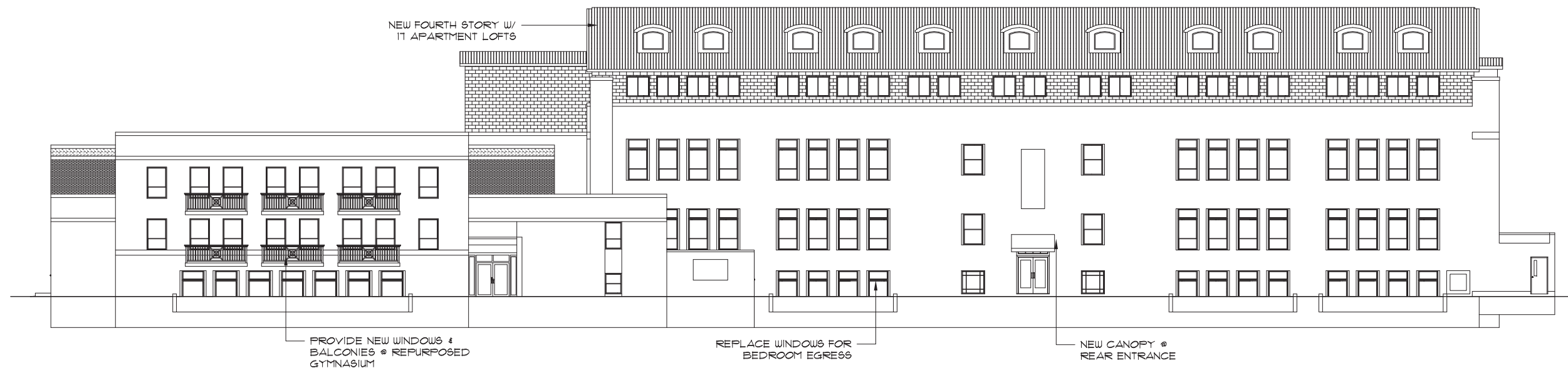
(FRONT) RENDERING

SCALE: 3/32" = 1'-0"



**EAST ELEVATION**

SCALE: 3/32" = 1'-0"



**WEST ELEVATION**

SCALE: 3/32" = 1'-0"

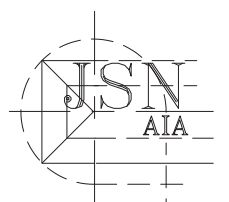


**NORTH ELEVATION**

SCALE: 3/32" = 1'-0"

**SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"



Joseph S. Novitsky  
Architecture  
1755 Royal Ave.  
Berkley, MI 48072  
(248) 433-2030

Seal

**Revisions:**

| DATE       | DESCRIPTION              |
|------------|--------------------------|
| 01/08/2016 | PROPOSAL VERSION 1       |
| 12/05/2016 | SCHEMATIC P.P. REVIEW    |
| 12/29/2016 | REVIEW                   |
| 01/14/2017 | REVIEW                   |
| 02/28/2017 | REVIEW - CITY            |
| 05/09/2017 | REVISION - ROOFTOP LOFTS |

Project Name:  
**"THE BERKLEY"  
SCHOOL CONVERSION TO APARTMENTS**  
2219 COOLIDGE HIGHWAY  
BERKLEY, MI 48072  
DEVELOPER:  
**BERKLEY - COOLIDGE, LLC**

**Sheet Title:**

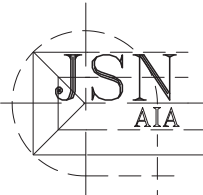
**EXISTING  
BUILDING  
PROPOSED  
ELEVATIONS**

COPYRIGHT 2017 ©  
THIS DOCUMENT AND ANY SUBJECT MATTER  
CONTAINED HEREIN IS PROPRIETARY AND MAY  
NOT BE REPRODUCED WITHOUT THE EXPLICIT  
WRITTEN CONSENT OF JSN ARCHITECTURE

Date: 07/08/2016  
Drawn by: NR

Project Number:  
**16054**

Sheet Number:  
**AE-7**



Joseph S. Novitsky  
Architecture  
1755 Royal Ave.  
Berkley, MI 48072  
(248) 433-2030

Seal

Revisions:

| DATE       | DESCRIPTION          |
|------------|----------------------|
| 07/08/2016 | PROPOSAL VERSION 1   |
| 12/15/2016 | SCHEMATIC FF, REVIEW |
| 12/23/2016 | REVIEW               |
| 03/14/2017 | REVIEW               |
| 02/28/2017 | REVIEW- CITY         |

Project Name:  
"THE BERKLEY"  
SCHOOL CONVERSION TO APARTMENTS  
2218 COOLIDGE HIGHWAY  
BERKLEY, MI 48072  
DEVELOPER:  
BERKLEY - COOLIDGE, LLC

Sheet Title:  
EXISTING  
BUILDING  
LOWER LEVEL  
FLOOR PLAN

COPYRIGHT 2017 ©  
THIS DOCUMENT AND ANY SUBJECT MATTER  
CONTAINED HEREIN IS PROPRIETARY AND MAY  
NOT BE REPRODUCED WITHOUT THE EXPLICIT  
WRITTEN CONSENT OF JSN ARCHITECTURE

Date: 07/08/2016  
Drawn by: NR

Project Number:  
16054

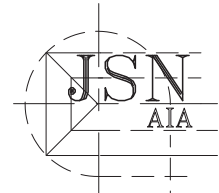
Sheet Number:  
AE-1

| APARTMENT ANALYSIS     |         |        |
|------------------------|---------|--------|
| TYPE                   | SIZE    | NUMBER |
| UNIT E-1: 1 BED        | 790#    | 7      |
| UNIT E-4: STUDIO       | 568#    | 1      |
| UNIT E-6: 1 BED        | 882#    | 1      |
| UNIT E-7: STUDIO       | 635#    | 1      |
| UNIT E-8: 1 BED W/ DEN | 1316#   | 1      |
| TOTAL UNITS            |         | 11     |
| TOTAL LEASE AREA       | 8,931#  |        |
| GROSS FLOOR AREA       | 22,175# |        |
| BUILDING TOTALS        | 78,515# | 64     |



PROPOSED LOWER LEVEL

SCALE: 1" = 10'-0"



Joseph S. Novitsky  
Architecture  
1755 Royal Ave.  
Berkley, MI 48072  
(248) 433-2030

Seal

Revisions:

| DATE       | DESCRIPTION           |
|------------|-----------------------|
| 07/08/2016 | PROPOSAL VERSION 1    |
| 12/09/2016 | SCHEMATIC P.P. REVIEW |
| 12/09/2016 | REVIEW                |
| 02/14/2017 | REVIEW                |
| 02/28/2017 | REVIEW- CITY          |

Project Name:  
"THE BERKLEY"  
SCHOOL CONVERSION TO APARTMENTS  
2219 COOLIDGE HIGHWAY  
BERKLEY, MI 48072  
DEVELOPER:  
BERKLEY - COOLIDGE, LLC

Sheet Title:  
EXISTING  
BUILDING  
MAIN LEVEL  
FLOOR PLAN

COPYRIGHT 2017 ©  
THIS DOCUMENT AND ANY SUBJECT MATTER  
CONTAINED HEREIN IS PROPRIETARY AND MAY  
NOT BE REPRODUCED WITHOUT THE EXPLICIT  
WRITTEN CONSENT OF JSN ARCHITECTURE

Date: 07/08/2016  
Drawn by: NR

Project Number:  
16054

Sheet Number:  
AE-2

| APARTMENT ANALYSIS     |         |        |
|------------------------|---------|--------|
| TYPE                   | SIZE    | NUMBER |
| UNIT E-1: 1 BED        | 790#    | 5      |
| UNIT E-2: 1 BED        | 750#    | 3      |
| UNIT E-3: STUDIO       | 421#    | 3      |
| UNIT E-5: 1 BED        | 1204#   | 1      |
| UNIT E-6: 1 BED        | 882#    | 2      |
| UNIT E-7: STUDIO       | 635#    | 2      |
| UNIT E-8: 1 BED W/ DEN | 1316#   | 1      |
| UNIT E-11: 1 BED       | 850#    | 1      |
| UNIT E-12: 1 BED       | 650#    | 1      |
| TOTAL UNITS            |         | 19     |
| TOTAL LEASE AREA       | 14,511# |        |
| GROSS FLOOR AREA       | 21,580# |        |
| BUILDING TOTALS        | 78,515# | 64     |



PROPOSED MAIN LEVEL

SCALE: 1" = 10'-0"

| APARTMENT ANALYSIS |         |        |
|--------------------|---------|--------|
| TYPE               | SIZE    | NUMBER |
| UNIT E-1: 1 BED    | 790#    | 6      |
| UNIT E-2: 2 BED    | 750#    | 2      |
| UNIT E-3: STUDIO   | 421#    | 2      |
| UNIT E-6: 1 BED    | 882#    | 1      |
| UNIT E-7: STUDIO   | 635#    | 2      |
| UNIT E-9: 1 BED    | 812#    | 1      |
| UNIT E-10: 1 BED   | 605#    | 1      |
| UNIT E-13: 1 BED   | 1009#   | 2      |
| TOTAL UNITS        |         | 17     |
| TOTAL LEASE AREA   | 12,665# |        |
| GROSS FLOOR AREA   | 18,578# |        |
| BUILDING TOTALS    | 78,515# | 64     |



 **PROPOSED UPPER LEVEL**  
SCALE: 1" = 10'-0"



Joseph S. Novitsky  
Architecture  
1755 Royal Ave.  
Berkley, MI 48072  
(248) 433-2030

Seal

| Revisions: |                       |
|------------|-----------------------|
| DATE       | DESCRIPTION           |
| 07/08/2016 | PROPOSAL VERSION 1    |
| 12/15/2016 | SCHEMATIC P.P. REVIEW |
| 12/29/2016 | REVIEW                |
| 02/14/2017 | REVIEW                |
| 02/28/2017 | REVIEW- CITY          |

Project Name: **"THE BERKLEY" SCHOOL CONVERSION TO APARTMENTS**  
2218 COOLIDGE HIGHWAY  
BERKLEY, MI 48072  
DEVELOPER: **BERKLEY - COOLIDGE, LLC**

Sheet Title:  
**EXISTING BUILDING UPPER LEVEL FLOOR PLAN**

COPYRIGHT 2017 ©  
THIS DOCUMENT AND ANY SUBJECT MATTER  
CONTAINED HEREIN IS PROPRIETARY AND MAY  
NOT BE REPRODUCED WITHOUT THE EXPLICIT  
WRITTEN CONSENT OF JSN ARCHITECTURE

Date: 07/08/2018  
Drawn by: NR

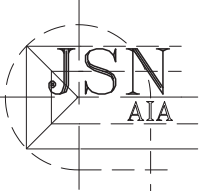
Project Number:  
**16054**

Sheet Number:  
**AE-3**

| APARTMENT ANALYSIS |              |        |
|--------------------|--------------|--------|
| TYPE               | SIZE         | NUMBER |
| UNIT E-14: LOFT    | 788# AVERAGE | 17     |
| TOTAL UNITS        |              | 17     |
| TOTAL LEASE AREA   | 13,400#      |        |
| GROSS FLOOR AREA   | 16,182#      |        |
| BUILDING TOTALS    | 78515#       | 64     |



 **PROPOSED ROOFTOP LOFTS**  
SCALE: 1" = 10'-0"



Joseph S. Novitsky  
Architecture  
1755 Royal Ave.  
Berkley, MI 48072  
(248) 433-2030

Seal:

| Revisions: |                          |
|------------|--------------------------|
| DATE       | DESCRIPTION              |
| 01/08/2016 | PROPOSAL VERSION 1       |
| 12/15/2016 | SCHEMATIC E.P. REVIEW    |
| 12/23/2016 | REVIEW                   |
| 01/14/2017 | REVIEW                   |
| 02/12/2017 | REVIEW- CITY             |
| 05/09/2017 | REVISION - ROOFTOP LOFTS |

Project Name:

**"THE BERKLEY"**  
SCHOOL CONVERSION TO APARTMENTS

2230 COOLIDGE HIGHWAY  
BERKLEY, MI 48072

DEVELOPER:  
**BERKLEY - COOLIDGE, LLC**

Sheet Title:

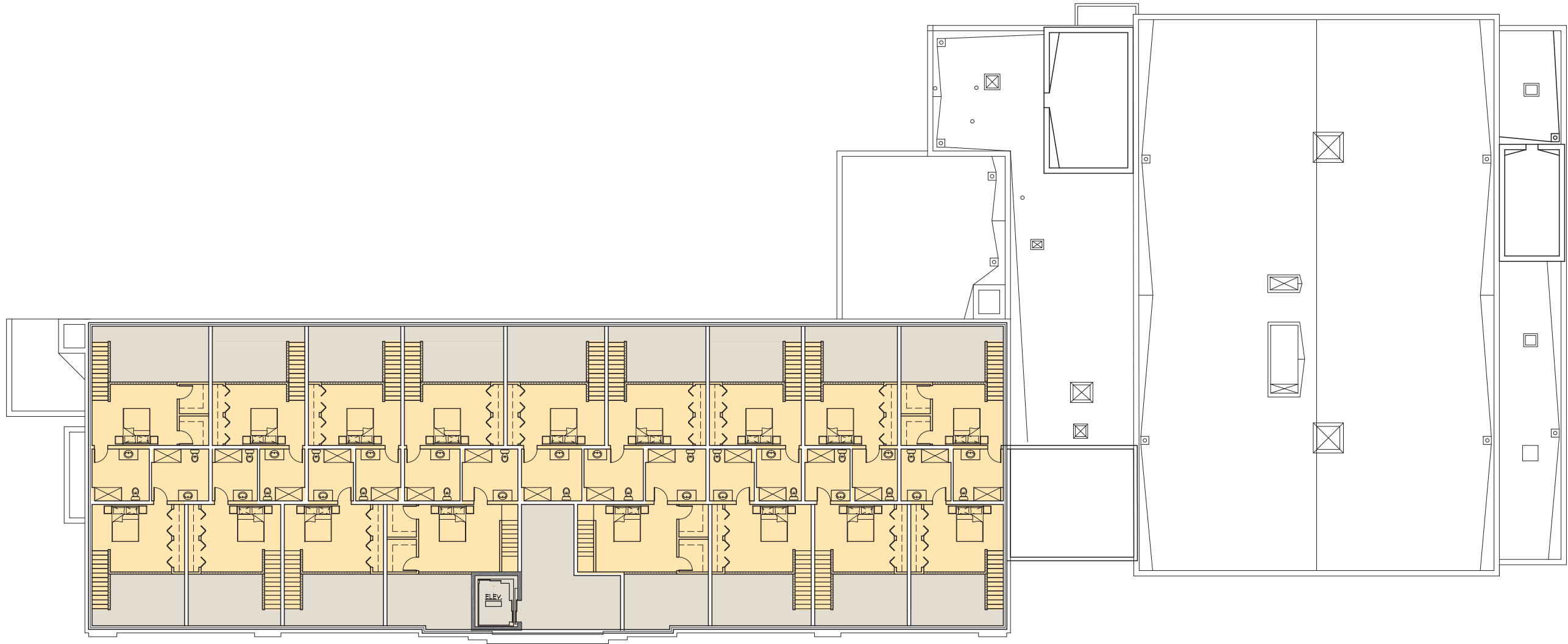
**EXISTING  
BUILDING  
ROOFTOP  
LOFTS PLAN**

COPYRIGHT 2017 ©  
THIS DOCUMENT AND ANY SUBJECT MATTER  
CONTAINED HEREIN IS PROPRIETARY AND MAY  
NOT BE REPRODUCED WITHOUT THE EXPLICIT  
WRITTEN CONSENT OF JSN ARCHITECTURE

Date: 07/08/2018  
Drawn by: NR

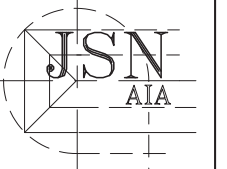
Project Number:  
**16054**

Sheet Number:  
**AE-4.1**



**PROPOSED ROOFTOP LOFTS**

SCALE: 1" = 10'-0"



Joseph S. Novitsky  
Architecture  
1755 Royal Ave.  
Berkley, MI 48072  
(248) 433-2030

Seal:

**Revisions:**

| DATE       | DESCRIPTION              |
|------------|--------------------------|
| 07/08/2016 | PROPOSAL VERSION 1       |
| 12/15/2016 | SCHEMATIC P.P. REVIEW    |
| 12/23/2016 | REVIEW                   |
| 02/14/2017 | REVIEW                   |
| 02/28/2017 | REVIEW - CITY            |
| 05/03/2017 | REVISION - ROOFTOP LOFTS |

Project Name:  
**"THE BERKLEY"  
SCHOOL CONVERSION TO APARTMENTS**  
2219 COOLIDGE HIGHWAY  
BERKLEY, MI 48072  
DEVELOPER: **BERKLEY - COOLIDGE, LLC**

**Sheet Title:**

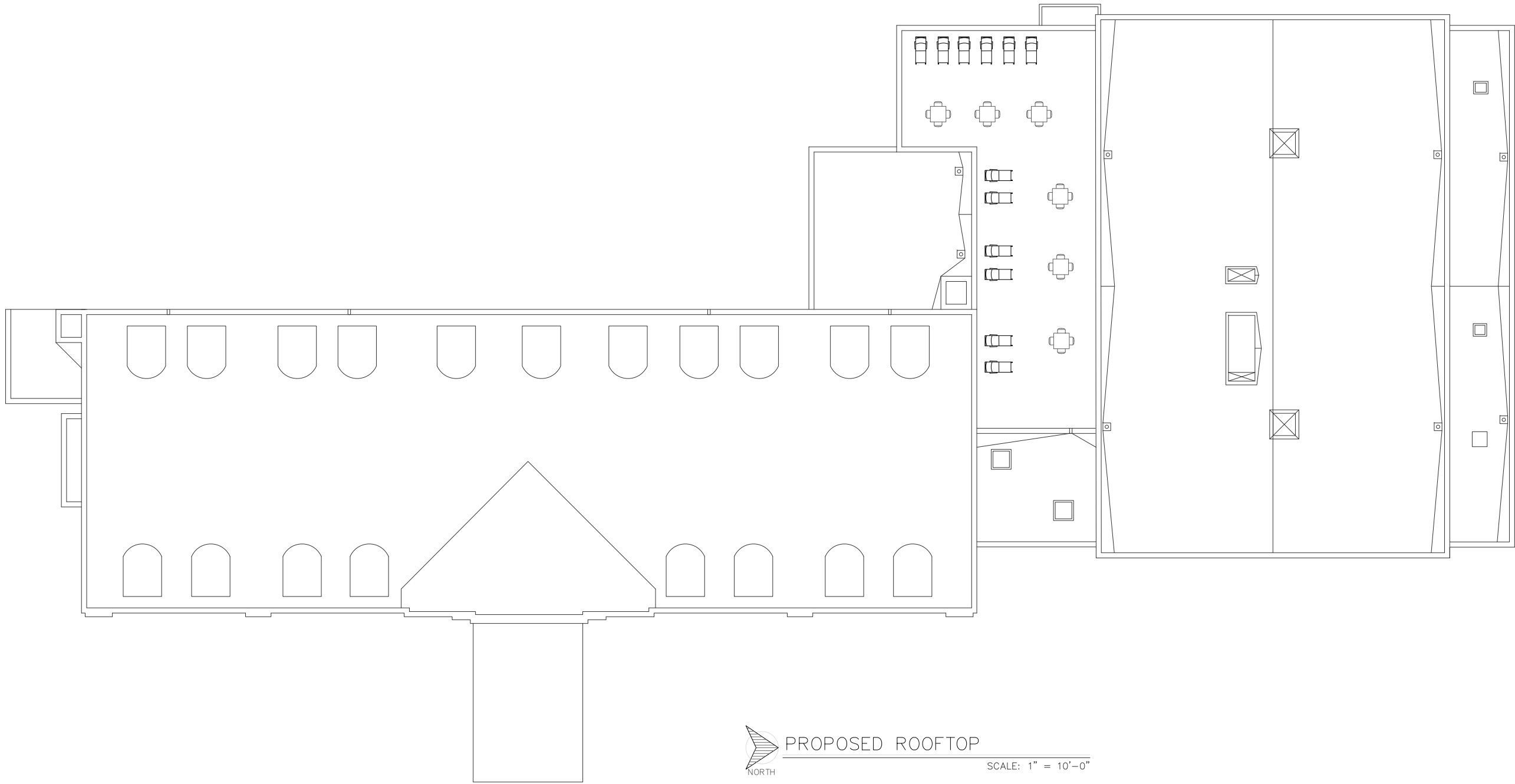
**EXISTING  
BUILDING  
ROOFTOP  
LOFTS PLAN**

COPYRIGHT 2017 ©  
THIS DOCUMENT AND ANY SUBJECT MATTER  
CONTAINED HEREIN IS PROPRIETARY AND MAY  
NOT BE REPRODUCED WITHOUT THE EXPLICIT  
WRITTEN CONSENT OF JSN ARCHITECTURE

Date: 07/08/2016  
Drawn by: NR

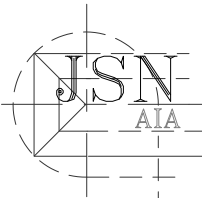
Project Number:  
**16054**

Sheet Number:  
**AE-4.2**



PROPOSED ROOFTOP

SCALE: 1" = 10'-0"



Joseph S. Novitsky  
Architecture  
1755 Royal Ave.  
Berkley, MI 48072  
(248) 433-2030

Seal:

Revisions:

| DATE       | DESCRIPTION              |
|------------|--------------------------|
| 07/08/2016 | PROPOSAL VERSION 1       |
| 12/15/2016 | SCHEMATIC F.P. REVIEW    |
| 12/29/2016 | REVIEW                   |
| 02/14/2017 | REVIEW                   |
| 02/28/2017 | REVIEW - CITY            |
| 05/09/2017 | REVISION - ROOFTOP LOFTS |

Project Name:  
"THE BERKLEY"  
SCHOOL CONVERSION TO APARTMENTS  
2219 COOLIDGE HIGHWAY  
BERKLEY, MI 48072  
DEVELOPER:  
BERKLEY - COOLIDGE, LLC

Sheet Title:

EXISTING &  
NEW BUILDING  
ROOFTOP  
PLAN

COPYRIGHT 2017. ©  
THIS DOCUMENT AND ANY SUBJECT MATTER  
CONTAINED HEREIN IS PROPRIETARY AND MAY  
NOT BE REPRODUCED WITHOUT THE EXPLICIT  
WRITTEN CONSENT OF JSN ARCHITECTURE

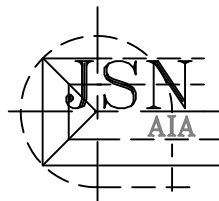
Date:08/14/2017  
Drawn by:CH

Project Number:  
16054

Sheet Number:

AE-4.3

PROPOSED  
APARTMENT BUILDING



Joseph S. Novitsky  
Architecture  
1755 Royal Ave.  
Berkley, MI 48072  
(248) 433-2030

Seal:

Revisions:

| DATE       | DESCRIPTION           |
|------------|-----------------------|
| 07/05/2016 | PROPOSAL VERSION 1    |
| 12/15/2016 | SCHEMATIC F.P. REVIEW |
| 12/29/2016 | REVIEW                |
| 02/23/2017 | REVIEW                |
| 02/28/2017 | CITY REVIEW           |
| 04/20/2017 | P.C. MEETING          |
| 05/23/2017 | P.C. MEETING          |

Project Name: "THE BERKLEY"  
NEW CONSTRUCTION APARTMENT BUILDING  
2219 COOLIDGE HIGHWAY  
BERKLEY, MI 48072  
DEVELOPER: BERKLEY-COOLIDGE, LLC.

Sheet Title:

PROPOSED  
APARTMENT  
BUILDING  
RENDERING

COPYRIGHT 2017 ©  
THIS DOCUMENT AND ANY SUBJECT MATTER  
CONTAINED HEREIN IS PROPRIETARY AND MAY  
NOT BE REPRODUCED WITHOUT THE EXPRESS  
WRITTEN CONSENT OF JSN ARCHITECTURE

Date: 08/15/2017  
Drawn by: CH

Project Number:  
16054

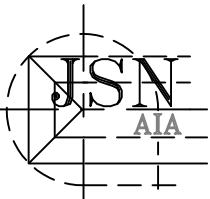
Sheet Number:

AA-10



FRONT RENDERING

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



Joseph S. Novitsky  
Architecture  
1755 Royal Ave.  
Berkley, MI 48072  
(248) 433-2030

Seal:

Revisions:

| DATE       | DESCRIPTION           |
|------------|-----------------------|
| 07/08/2016 | PROPOSAL VERSION 1    |
| 12/15/2016 | SCHEMATIC F.P. REVIEW |
| 12/29/2016 | REVIEW                |
| 02/23/2017 | REVIEW                |
| 02/28/2017 | CITY REVIEW           |
| 04/20/2017 | P.C. MEETING          |
| 05/23/2017 | P.C. MEETING          |

Project Name: "THE BERKLEY"  
NEW CONSTRUCTION APARTMENT BUILDING  
2219 COOLIDGE HIGHWAY  
BERKLEY, MI 48072  
DEVELOPER: BERKLEY-COOLIDGE, LLC.

Sheet Title:  
PROPOSED  
APARTMENT  
BUILDING  
ELEVATIONS

COPYRIGHT 2017 ©  
THIS DOCUMENT AND ANY SUBJECT MATTER  
CONTAINED HEREIN IS PROPRIETARY AND MAY  
NOT BE REPRODUCED WITHOUT THE EXPLICIT  
WRITTEN CONSENT OF JSN ARCHITECTURE

Date: 08/07/2017  
Drawn by: CH

Project Number:  
16054

Sheet Number:  
AA-8



FRONT ELEVATION

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



REAR ELEVATION

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



RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

Seal:

Revisions:

| DATE       | DESCRIPTION           |
|------------|-----------------------|
| 07/08/2016 | PROPOSAL VERSION 1    |
| 12/15/2016 | SCHEMATIC F.P. REVIEW |
| 12/29/2016 | REVIEW                |
| 02/23/2017 | REVIEW                |
| 02/28/2017 | CITY REVIEW           |
| 04/20/2017 | P.C. MEETING          |
| 05/23/2017 | P.C. MEETING          |

Project Name:  
"THE BERKLEY"  
NEW CONSTRUCTION APARTMENT BUILDING  
2219 COOLIDGE HIGHWAY  
BERKLEY, MI 48072  
DEVELOPER:  
BERKLEY-COOLIDGE, LLC.

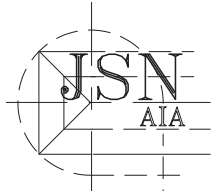
Sheet Title:  
PROPOSED  
APARTMENT  
BUILDING  
ELEVATIONS

COPYRIGHT 2017 ©  
THIS DOCUMENT AND ANY SUBJECT MATTER  
CONTAINED HEREIN IS PROPRIETARY AND MAY  
NOT BE REPRODUCED WITHOUT THE EXPRESS  
WRITTEN CONSENT OF JSN ARCHITECTURE

Date: 08/07/2017  
Drawn by: CH

Project Number:  
16054

Sheet Number:  
AA-9



Joseph S. Novitsky  
Architecture  
1755 Royal Ave.  
Berkley, MI 48072  
(248) 433-2030

Seal

Revisions:

| DATE       | DESCRIPTION           |
|------------|-----------------------|
| 01/08/2016 | PROPOSAL VERSION 1    |
| 12/15/2016 | SCHEMATIC P.P. REVIEW |
| 12/29/2016 | REVIEW                |
| 01/23/2017 | REVIEW                |
| 02/18/2017 | CITY REVIEW           |
| 04/10/2017 | P.C. MEETING          |
| 02/23/2017 | P.C. MEETING          |

Project Name:  
**"THE BERKLEY"  
NEW CONSTRUCTION APARTMENT BUILDING**  
2219 COOLIDGE HIGHWAY  
BERKLEY, MI 48072  
DEVELOPER:  
**BERKLEY-COOLIDGE, LLC.**

Sheet Title:

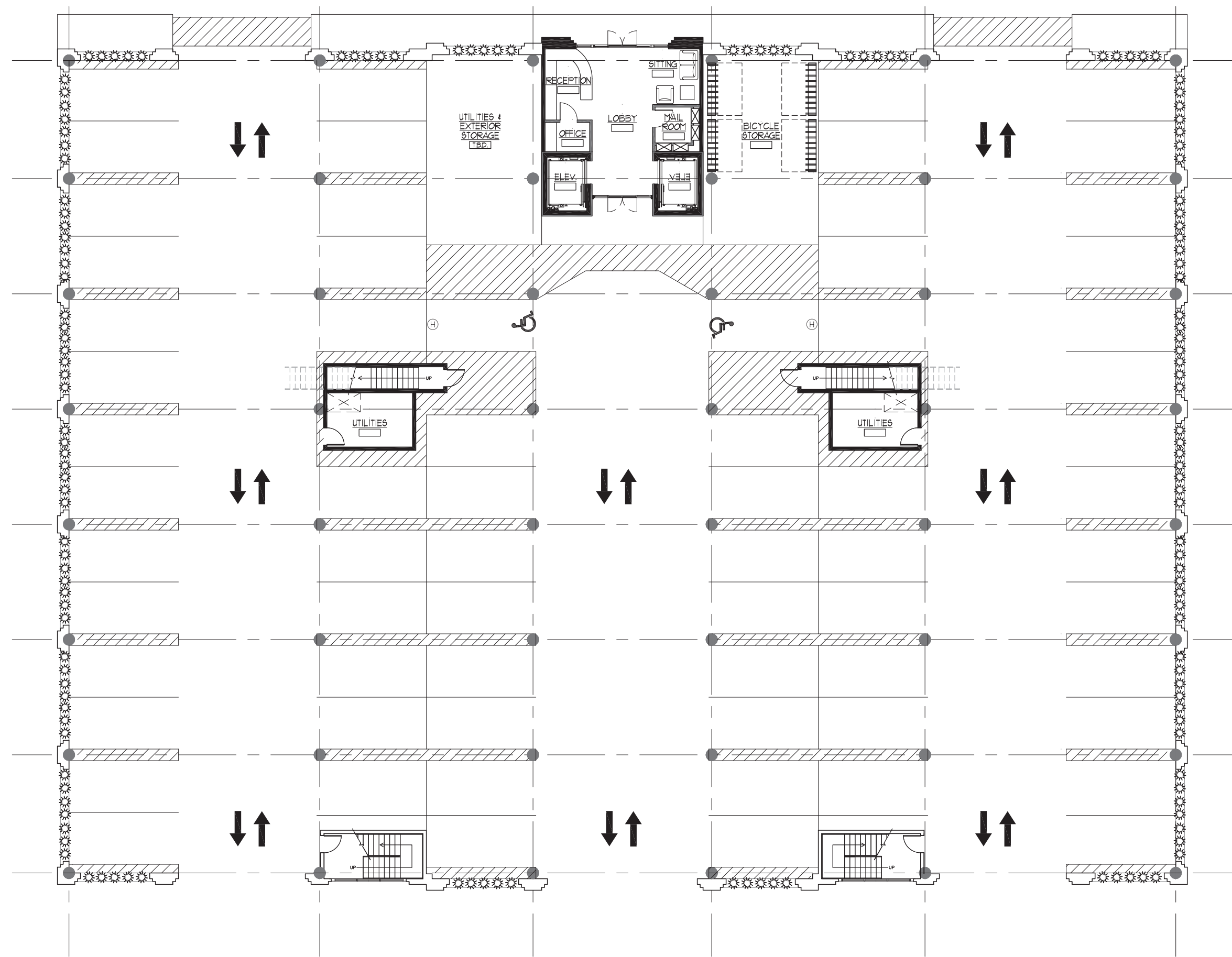
**PROPOSED  
APARTMENT  
PARKING  
LEVEL**

COPYRIGHT 2017 ©  
THIS DOCUMENT AND ANY SUBJECT MATTER  
CONTAINED HEREIN IS PROPRIETARY AND MAY  
NOT BE REPRODUCED WITHOUT THE EXPLICIT  
WRITTEN CONSENT OF JSN ARCHITECTURE

Date: 07/08/2016  
Drawn by: NR

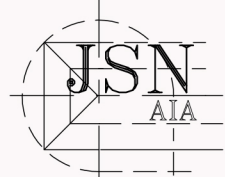
Project Number:  
**16054**

Sheet Number:  
**AA-1**



**PROPOSED PARKING LEVEL**

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



Joseph S. Novitsky  
Architecture  
1755 Royal Ave.  
Berkley, MI 48072  
(248) 433-2030

Seal:

Revisions:

| DATE       | DESCRIPTION           |
|------------|-----------------------|
| 07/08/2016 | PROPOSAL VERSION 1    |
| 12/15/2016 | SCHEMATIC F.P. REVIEW |
| 12/19/2016 | REVIEW                |
| 02/13/2017 | REVIEW                |
| 02/18/2017 | CITY REVIEW           |
| 04/10/2017 | P.C. MEETING          |
| 05/23/2017 | P.C. MEETING          |
| 08/07/2017 | P.C. MEETING          |

Project Name:  
**"THE BERKLEY"  
NEW CONSTRUCTION APARTMENT BUILDING**  
2219 COOLIDGE HIGHWAY  
BERKLEY, MI 48072  
DEVELOPER:  
**BERKLEY-COOLIDGE, LLC.**

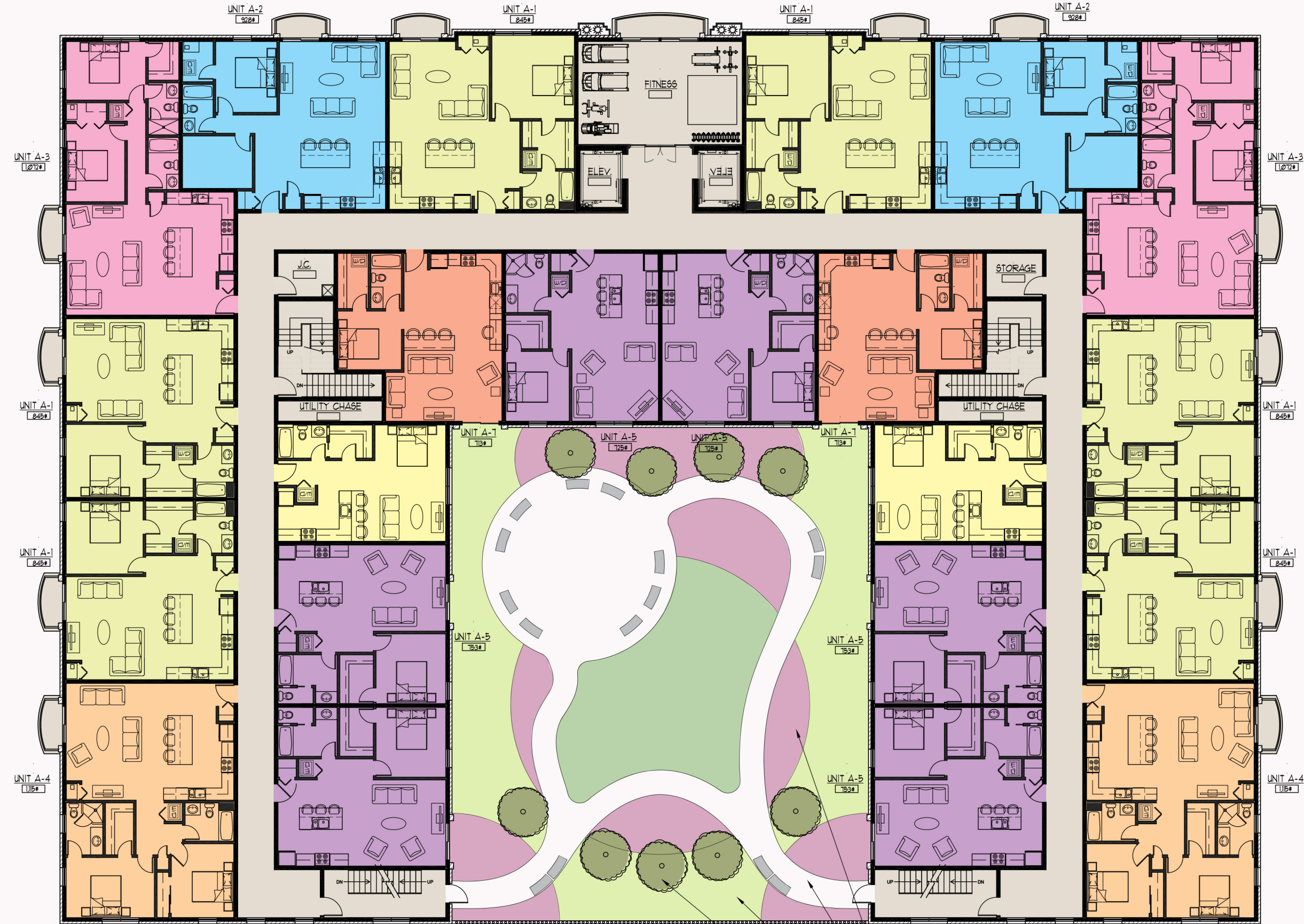
Sheet Title:  
**PROPOSED  
APARTMENT  
FIRST FLOOR PLAN  
UPDATED  
LANDSCAPE**

COPYRIGHT 2017 ©  
THIS DOCUMENT AND ANY SUBJECT MATTER  
CONTAINED HEREIN IS PROPRIETARY AND MAY  
NOT BE REPRODUCED WITHOUT THE EXPLICIT  
WRITTEN CONSENT OF JSN ARCHITECTURE

Date: 08/07/2017  
Drawn by: AB, CH

Project Number:  
**16054**

Sheet Number:  
**AA-2**



**PROPOSED FLOOR PLAN**

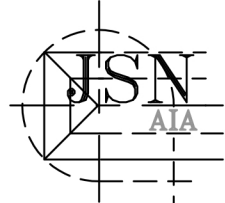
SCALE: 1/8" = 1'-0"

ORNAMENTAL GRASS

BRICK PAVERS

SEDUM

ORNAMENTAL MINIATURE TREES



Joseph S. Novitsky  
Architecture  
1755 Royal Ave.  
Berkley, MI 48072  
(248) 433-2030

Seal:

Revisions:

| DATE       | DESCRIPTION           |
|------------|-----------------------|
| 07/08/2016 | PROPOSAL VERSION 1    |
| 12/15/2016 | SCHEMATIC F.P. REVIEW |
| 12/29/2016 | REVIEW                |
| 02/28/2017 | CITY REVIEW           |
| 04/20/2017 | P.C. MEETING          |
| 05/23/2017 | MEETING               |

Project Name:  
**OUR LADY OF LA SALETTE**  
NEW CONSTRUCTION APARTMENT BUILDING  
2219 COOLIDGE HIGHWAY  
BERKLEY, MI 48072  
DEVELOPER:  
**BERKLEY-COOLIDGE, LLC.**

Sheet Title:

**PROPOSED  
APARTMENT  
ROOF PLAN**

COPYRIGHT 2017 ©  
THIS DOCUMENT AND ANY SUBJECT MATTER  
CONTAINED HEREIN IS PROPRIETARY AND MAY  
NOT BE REPRODUCED WITHOUT THE EXPLICIT  
WRITTEN CONSENT OF JSN ARCHITECTURE

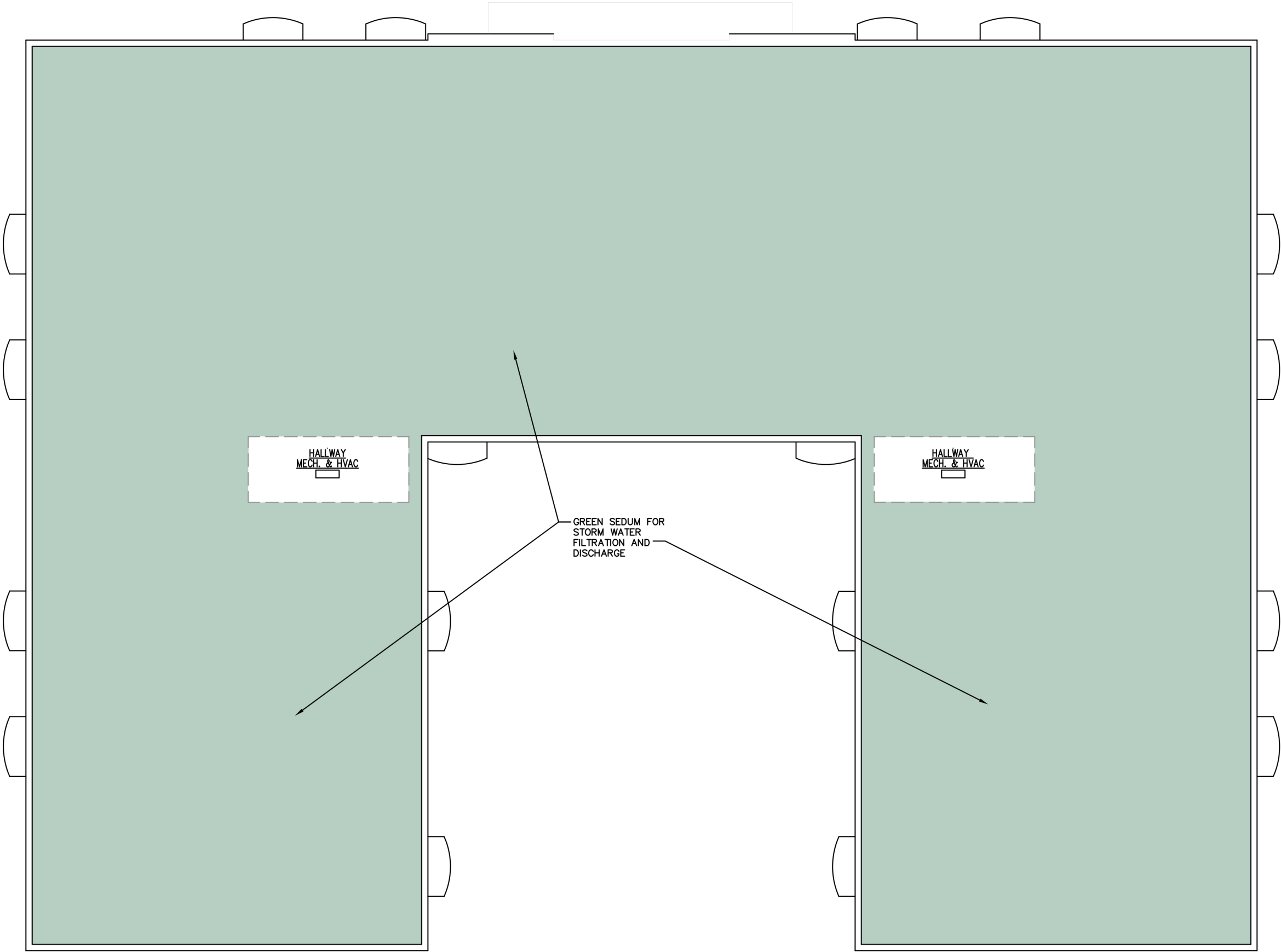
Date:08/14/2017  
Drawn by:CH

Project Number:

**16054**

Sheet Number:

**AA-5**



**PROPOSED ROOF**

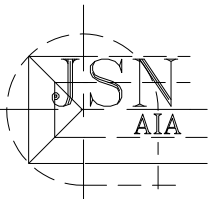
SCALE: 1/8" = 1'-0"

PROPOSED TOWNHOUSES



PROPOSED 'FRONT' RENDERING

SCALE: 1/4" = 1'-0"



Joseph S. Novitsky  
Architecture  
1755 Royal Ave.  
Berkley, MI 48072  
(248) 433-2030

Seal

Revisions:

| DATE       | DESCRIPTION           |
|------------|-----------------------|
| 01/09/2016 | REVIEW- CITY          |
| 12/15/2016 | SCHEMATIC P.P. REVIEW |
| 12/29/2016 | REVIEW                |
| 2/23/2017  | REVIEW                |
| 02/28/2017 | REVIEW- CITY          |
| 05/23/2017 | P.C. REVIEW           |
| 08/07/2017 | P.C. REVIEW           |

Project Name:  
**"THE BERKLEY"  
TOWNHOUSES**  
2219 COOLIDGE HIGHWAY  
BERKLEY, MI 48072  
DEVELOPER:  
**BERKLEY - COOLIDGE, LLC**

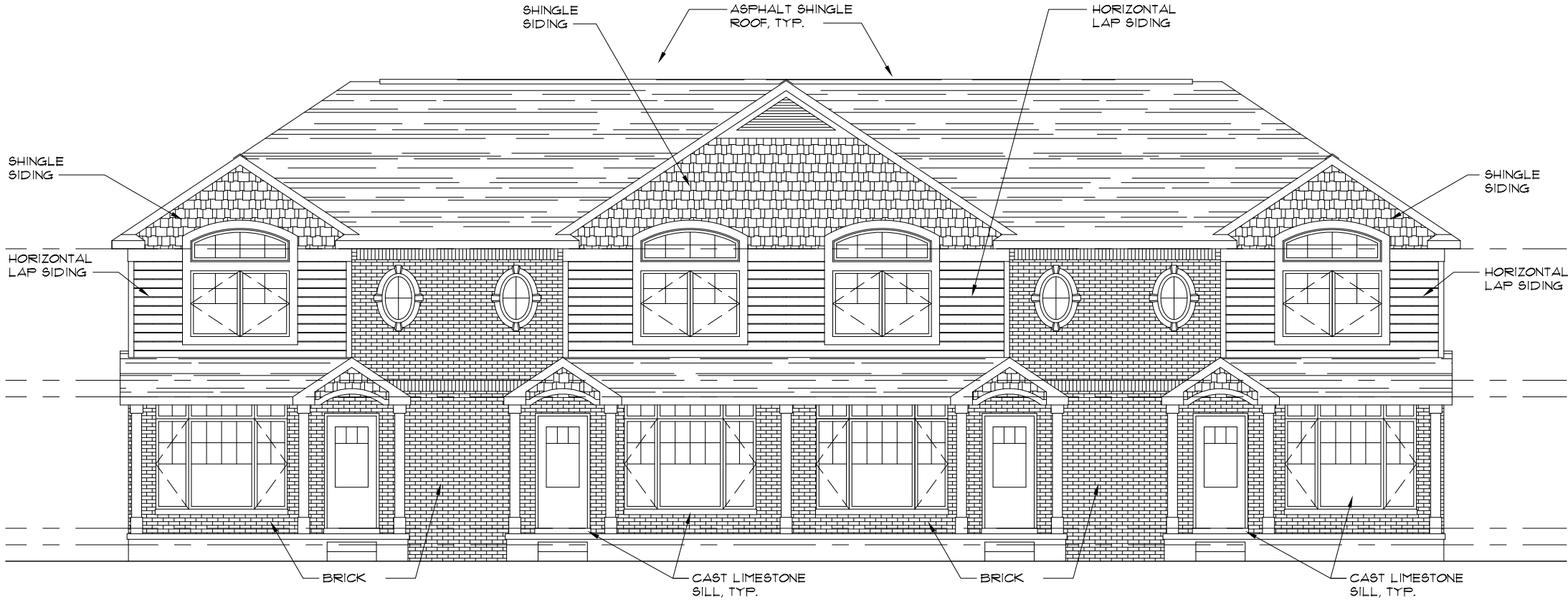
Sheet Title:  
**PROPOSED  
TOWNHOUSE  
ELEVATIONS**

COPYRIGHT 2017 ©  
THIS DOCUMENT AND ANY SUBJECT MATTER  
CONTAINED HEREIN IS PROPRIETARY AND MAY  
NOT BE REPRODUCED WITHOUT THE EXPLICIT  
WRITTEN CONSENT OF JSN ARCHITECTURE

Date: 08/07/2017  
Drawn by: NR

Project Number:  
**16054**

Sheet Number:  
**AT-3**



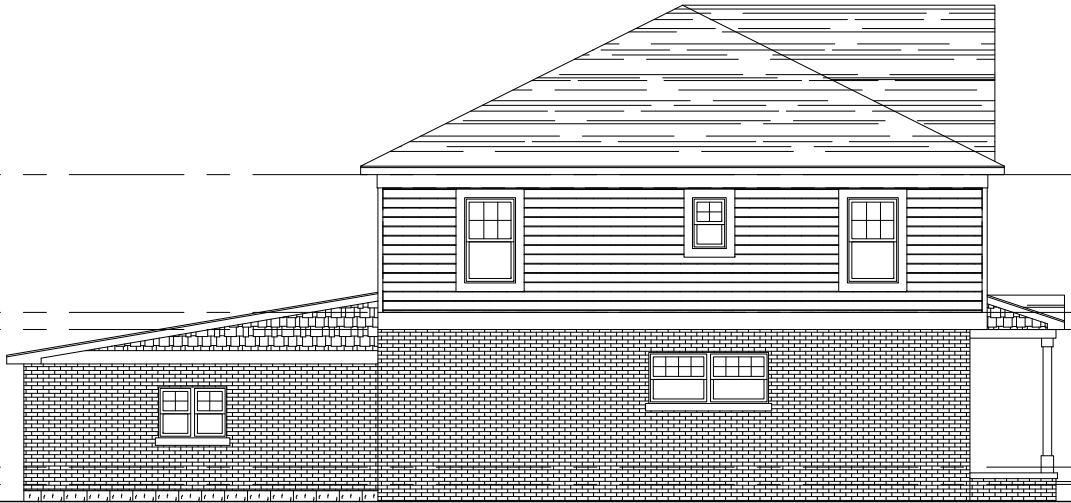
**PROPOSED 'FRONT' (NORTH) ELEVATION**

SCALE: 1/4" = 1'-0"



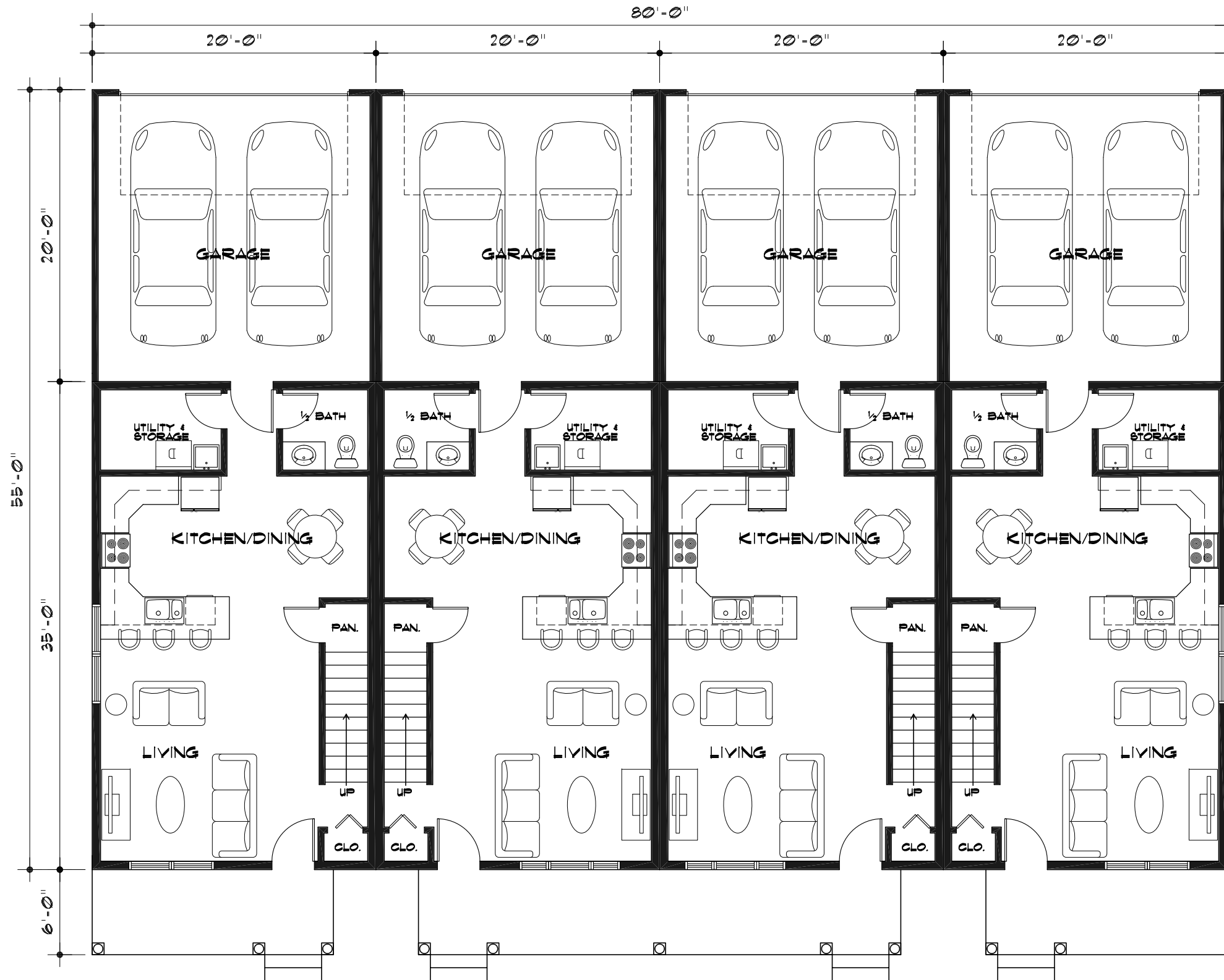
**PROPOSED REAR (SOUTH) ELEVATION**

SCALE: 3/16" = 1'-0"



**PROPOSED SIDE (EAST/WEST) ELEVATION**

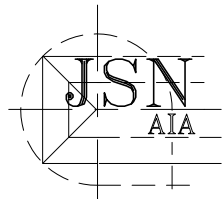
SCALE: 3/16" = 1'-0"



FIRST FLOOR PLAN

1ST LEVEL: 100 SQ. FT.  
2ND LEVEL: 120 SQ. FT.  
GARAGE: 400 SQ. FT.

SCALE: 1/4" = 1'-0"



Joseph S. Novitsky  
Architecture  
1755 Royal Ave.  
Berkley, MI 48072  
(248) 433-2030

Seal

Revisions:

| DATE       | DESCRIPTION           |
|------------|-----------------------|
| 01/05/2016 | PROPOSAL VERSION 1    |
| 12/15/2016 | SCHEMATIC P.P. REVIEW |
| 12/29/2016 | REVIEW                |
| 2/23/2017  | REVIEW                |
| 02/28/2017 | REVIEW- CITY          |
| 05/23/2017 | P.C. REVIEW           |
| 08/07/2017 | P.C. REVIEW           |

Project Name:  
"THE BERKLEY"  
TOWNHOUSES  
2219 COOLIDGE HIGHWAY  
BERKLEY, MI 48072  
DEVELOPER:  
BERKLEY - COOLIDGE, LLC

Sheet Title:  
TOWNHOUSE  
FLOOR PLANS

COPYRIGHT 2017 ©  
THIS DOCUMENT AND ANY SUBJECT MATTER  
CONTAINED HEREIN IS PROPRIETARY AND MAY  
NOT BE REPRODUCED WITHOUT THE EXPLICIT  
WRITTEN CONSENT OF JSN ARCHITECTURE

Date: 08/07/2017  
Drawn by: NR

Project Number:  
16054

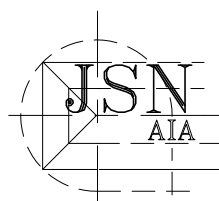
Sheet Number:  
AT-1



**SECOND FLOOR PLAN**

1ST LEVEL: 100 SQ. FT.  
2ND LEVEL: 720 SQ. FT.  
GARAGE: 400 SQ. FT.

SCALE: 1/4" = 1'-0"



Joseph S. Novitsky  
Architecture  
1755 Royal Ave.  
Berkley, MI 48072  
(248) 433-2030

Seal

**Revisions:**

| DATE       | DESCRIPTION           |
|------------|-----------------------|
| 01/02/2016 | PROPOSAL VERSION 1    |
| 12/15/2016 | SCHEMATIC P.P. REVIEW |
| 12/29/2016 | REVIEW                |
| 2/23/2017  | REVIEW                |
| 02/28/2017 | REVIEW- CITY          |
| 05/23/2017 | P.C. REVIEW           |
| 08/07/2017 | P.C. REVIEW           |

Project Name:  
**"THE BERKLEY"  
TOWNHOUSES**  
2219 COOLIDGE HIGHWAY  
BERKLEY, MI 48072  
DEVELOPER:  
**BERKLEY - COOLIDGE, LLC**

Sheet Title:  
**TOWNHOUSE  
FLOOR PLANS**

COPYRIGHT 2017 ©  
THIS DOCUMENT AND ANY SUBJECT MATTER  
CONTAINED HEREIN IS PROPRIETARY AND MAY  
NOT BE REPRODUCED WITHOUT THE EXPLICIT  
WRITTEN CONSENT OF JSN ARCHITECTURE

Date: 08/07/2017  
Drawn by: NR

Project Number:  
**16054**

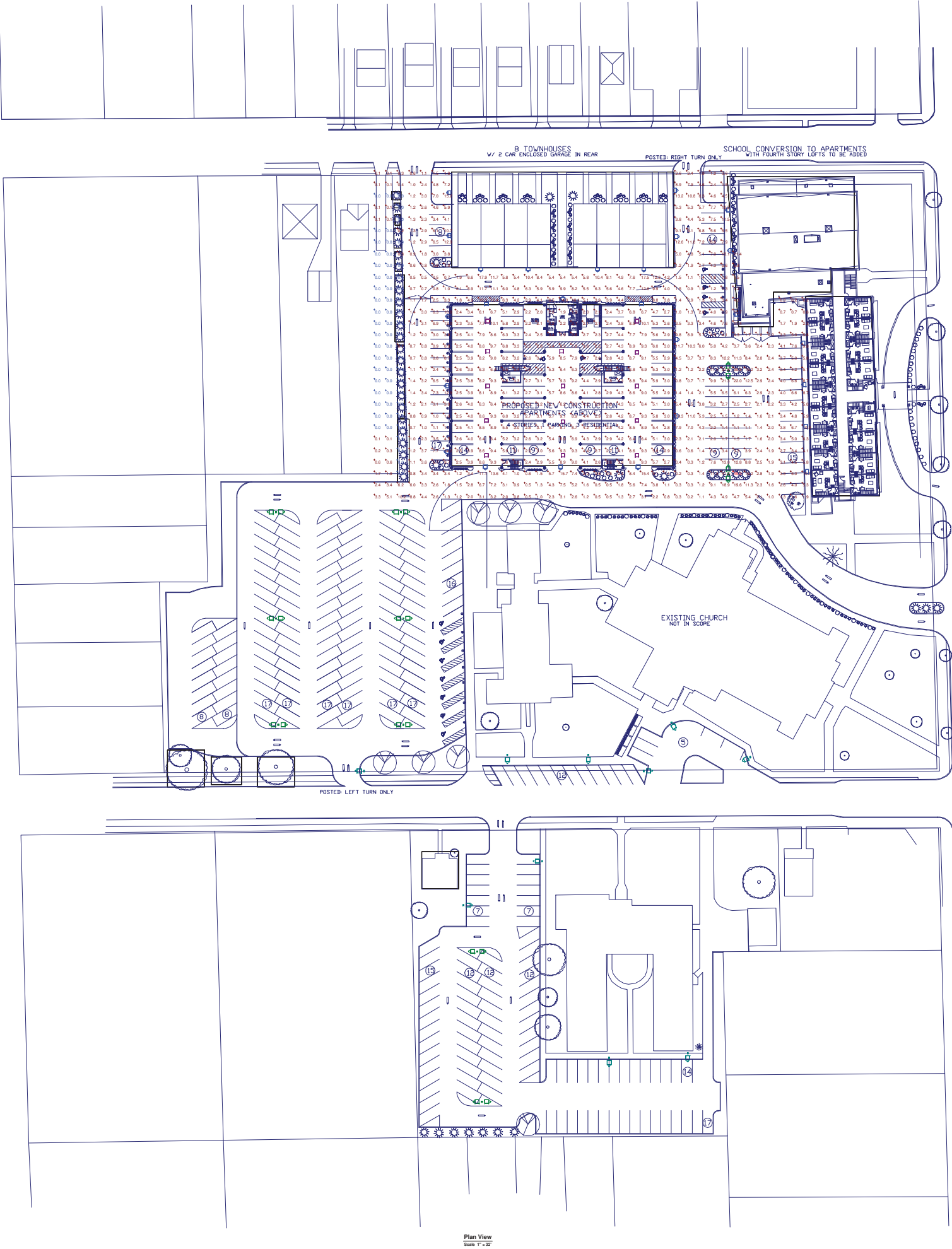
Sheet Number:  
**AT-2**

SUPPORTING DOCUMENTS

| LUMINAIRE SCHEDULE                                                                |       |     |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                |                            |                                        |          |      |       |  |
|-----------------------------------------------------------------------------------|-------|-----|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------------------------------------|----------|------|-------|--|
| Symbol                                                                            | Label | Qty | Catalog Number                                      | Description                                                                                                                                                                                                                                                                                                                                                                                                    | Lamp                       | File                                   | Lumens   | LLF  | Watts |  |
|    | A1N   | 0   | ARXX-18M2-MV-NW-4-XX-530 on ea4001118-dm250-bc pole | Leadek Electronics - Pole arm mount roadway luminaire. Product ID: ARXX-18M2-MV-NW-4-XX-530 S This IES file was scaled from ARX18M2-MV-CW-4-XX-700.                                                                                                                                                                                                                                                            | 20' MOUNTING HEIGHT        | ARXX-18M2-MV-NW-4-XX-530 S.ies         | Absolute | 1.00 | 122   |  |
|  | A2N   | 2   | ARXX-18M2-MV-NW-4-XX-530 on ea4001118-dm250-bc pole | Leadek Electronics - Pole arm mount roadway luminaire. Product ID: ARXX-18M2-MV-NW-4-XX-530 S This IES file was scaled from ARX18M2-MV-CW-4-XX-700.                                                                                                                                                                                                                                                            | 20' MOUNTING HEIGHT        | ARXX-18M2-MV-NW-4-XX-530 S.ies         | Absolute | 1.00 | 244   |  |
|  | WPN   | 26  | ES1-48H-MV-NW-FT-XX-530                             | Leadek Electronics USA, LLC - Outdoor wall mount luminaire. Catalog number: ES1-48H-MV-NW-FT-XX-530 Cast aluminum housing with prismatic formed plastic lens. Fixture extends - 12" x 16.75" x 5.5". Contains row of 48 LEDs on one white PCB with plastic optic of individual lenses. One Linear Power LED Driver. Model number: PA1101-08 Operating at 120 Vdc and 60 Hz with dimming connected to resistor. | 12-15 FOOT MOUNTING HEIGHT | IES ES1-48H-MV-NW-FT-XX-530 042815.ies | Absolute | 1.00 | 62.7  |  |
|  | PKN   | 14  | LSPWG6501P                                          | 120-277V 50/60HZ 65W 5000K                                                                                                                                                                                                                                                                                                                                                                                     | 10' MOUNTING HEIGHT        | LSPWG6501P.ies                         | 9214     | 1.00 | 68.16 |  |
|  | A2S   | 8   | ARXX-18M2-MV-NW-4-XX-530 on ea4001118-dm250-bc pole | Leadek Electronics - Pole arm mount roadway luminaire. Product ID: ARXX-18M2-MV-NW-4-XX-530 S This IES file was scaled from ARX18M2-MV-CW-4-XX-700.                                                                                                                                                                                                                                                            | 20' MOUNTING HEIGHT        | ARXX-18M2-MV-NW-4-XX-530 S.ies         | Absolute | 1.00 | 244   |  |
|  | A1S   | 10  | ARXX-18M2-MV-NW-4-XX-530 on ea4001118-dm250-bc pole | Leadek Electronics - Pole arm mount roadway luminaire. Product ID: ARXX-18M2-MV-NW-4-XX-530 S This IES file was scaled from ARX18M2-MV-CW-4-XX-700.                                                                                                                                                                                                                                                            | 20' MOUNTING HEIGHT        | ARXX-18M2-MV-NW-4-XX-530 S.ies         | Absolute | 1.00 | 122   |  |

#### STATISTICS

| Description     | Symbol | Avg    | Max     | Min    | Max Min | Avg Min |
|-----------------|--------|--------|---------|--------|---------|---------|
| NORTH CALC ZONE | +      | 4.4 fc | 45.0 fc | 0.0 fc | N / A   | N / A   |



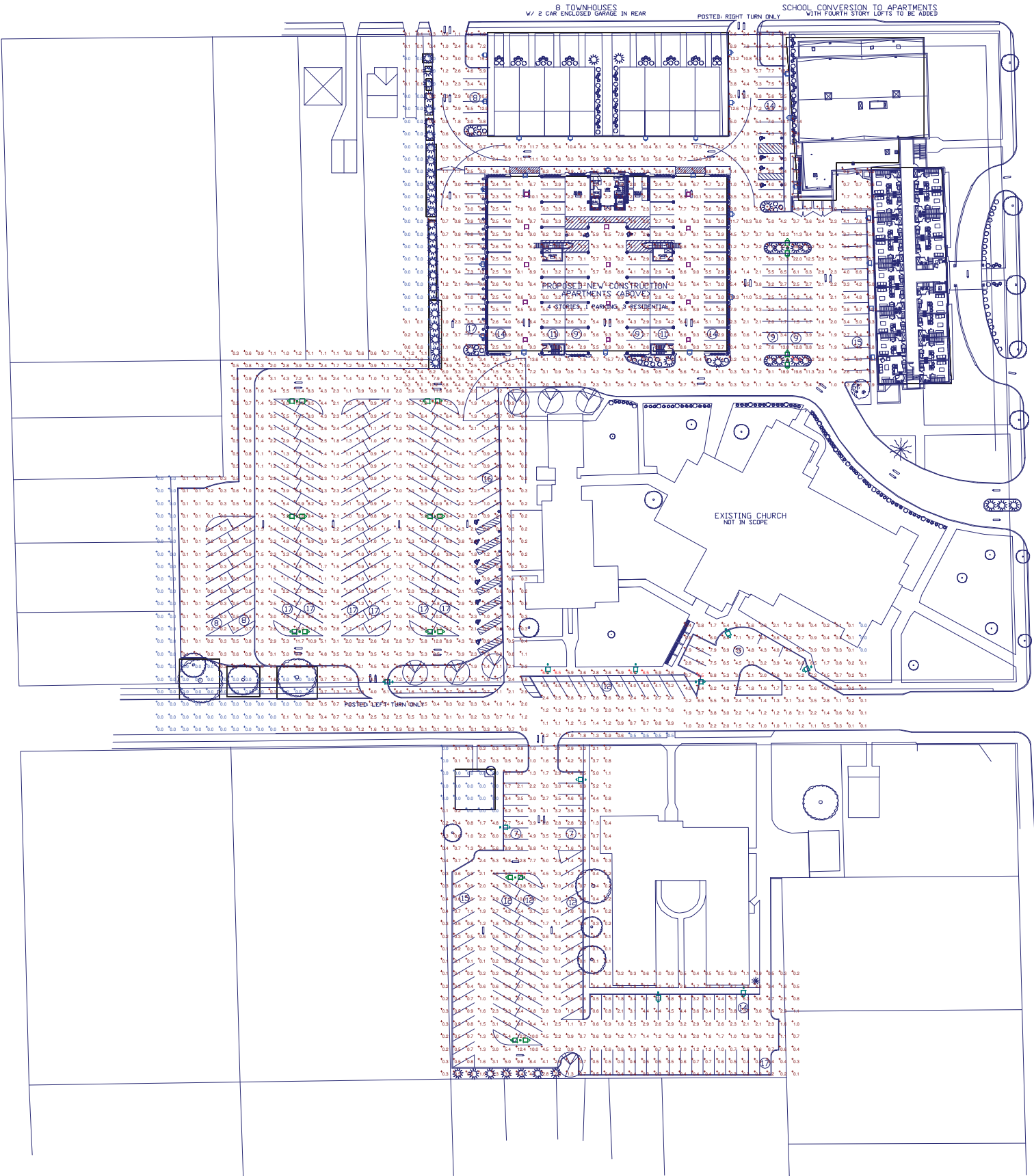
| LUMINAIRE LOCATIONS |       |          |         |      |      |             |      |        |         |     |   |   |
|---------------------|-------|----------|---------|------|------|-------------|------|--------|---------|-----|---|---|
| No.                 | Label | Location |         |      | MH   | Orientation | Tilt | Aim    |         |     | X | Z |
|                     |       | X        | Y       | Z    |      |             |      | X      | Y       | Z   |   |   |
| 1                   | WPN   | 4400.0   | -2784.0 | 12.0 | 12.0 | -90.0       | 0.0  | 4400.0 | -2784.0 | 0.0 |   |   |
| 2                   | WPN   | 4400.0   | -2821.0 | 12.0 | 12.0 | -90.0       | 0.0  | 4400.0 | -2821.0 | 0.0 |   |   |
| 3                   | WPN   | 4427.0   | -2850.0 | 12.0 | 12.0 | 180.0       | 0.0  | 4427.0 | -2850.0 | 0.0 |   |   |
| 4                   | WPN   | 4568.0   | -2850.0 | 12.0 | 12.0 | 180.0       | 0.0  | 4568.0 | -2850.0 | 0.0 |   |   |
| 5                   | WPN   | 4595.0   | -2782.0 | 12.0 | 12.0 | 90.0        | 0.0  | 4595.0 | -2782.0 | 0.0 |   |   |
| 6                   | WPN   | 4596.0   | -2822.0 | 12.0 | 12.0 | 90.0        | 0.0  | 4596.0 | -2822.0 | 0.0 |   |   |
| 7                   | WPN   | 4641.0   | -2799.0 | 12.0 | 12.0 | -90.0       | 0.0  | 4641.0 | -2799.0 | 0.0 |   |   |
| 8                   | WPN   | 4643.0   | -2834.0 | 12.0 | 12.0 | -90.0       | 0.0  | 4643.0 | -2834.0 | 0.0 |   |   |
| 9                   | WPN   | 4498.0   | -2876.0 | 12.0 | 12.0 | 0.0         | 0.0  | 4498.0 | -2876.0 | 0.0 |   |   |
| 10                  | WPN   | 4548.0   | -2899.0 | 12.0 | 12.0 | -90.0       | 0.0  | 4548.0 | -2899.0 | 0.0 |   |   |
| 11                  | WPN   | 4399.0   | -2991.0 | 12.0 | 12.0 | -90.0       | 0.0  | 4399.0 | -2991.0 | 0.0 |   |   |
| 12                  | WPN   | 4398.0   | -2991.0 | 12.0 | 12.0 | -90.0       | 0.0  | 4398.0 | -2991.0 | 0.0 |   |   |
| 13                  | WPN   | 4398.0   | -3008.0 | 12.0 | 12.0 | -90.0       | 0.0  | 4398.0 | -3008.0 | 0.0 |   |   |
| 14                  | WPN   | 4596.0   | -2911.0 | 12.0 | 12.0 | 90.0        | 0.0  | 4596.0 | -2911.0 | 0.0 |   |   |
| 15                  | WPN   | 4596.0   | -2977.0 | 12.0 | 12.0 | 90.0        | 0.0  | 4596.0 | -2977.0 | 0.0 |   |   |
| 16                  | PKN   | 4433.0   | -2895.0 | 10.0 | 10.0 | 90.0        | 0.0  | 4433.0 | -2895.0 | 0.0 |   |   |
| 17                  | PKN   | 4562.0   | -2895.0 | 10.0 | 10.0 | 0.0         | 0.0  | 4562.0 | -2895.0 | 0.0 |   |   |
| 18                  | PKN   | 4562.0   | -2922.0 | 10.0 | 10.0 | 0.0         | 0.0  | 4562.0 | -2922.0 | 0.0 |   |   |
| 19                  | PKN   | 4562.0   | -2961.0 | 10.0 | 10.0 | 0.0         | 0.0  | 4562.0 | -2961.0 | 0.0 |   |   |
| 20                  | PKN   | 4562.0   | -2981.0 | 10.0 | 10.0 | 0.0         | 0.0  | 4562.0 | -2981.0 | 0.0 |   |   |
| 21                  | PKN   | 4562.0   | -3011.0 | 10.0 | 10.0 | 0.0         | 0.0  | 4562.0 | -3011.0 | 0.0 |   |   |
| 22                  | PKN   | 4498.0   | -3011.0 | 10.0 | 10.0 | 0.0         | 0.0  | 4498.0 | -3011.0 | 0.0 |   |   |
| 23                  | PKN   | 4498.0   | -2982.0 | 10.0 | 10.0 | 0.0         | 0.0  | 4498.0 | -2982.0 | 0.0 |   |   |
| 24                  | PKN   | 4498.0   | -2951.0 | 10.0 | 10.0 | 0.0         | 0.0  | 4498.0 | -2951.0 | 0.0 |   |   |
| 25                  | PKN   | 4497.0   | -2921.0 | 10.0 | 10.0 | 0.0         | 0.0  | 4497.0 | -2921.0 | 0.0 |   |   |
| 26                  | PKN   | 4433.0   | -2921.0 | 10.0 | 10.0 | 0.0         | 0.0  | 4433.0 | -2921.0 | 0.0 |   |   |
| 27                  | PKN   | 4433.0   | -2951.0 | 10.0 | 10.0 | 0.0         | 0.0  | 4433.0 | -2951.0 | 0.0 |   |   |
| 28                  | PKN   | 4432.0   | -2981.0 | 10.0 | 10.0 | 0.0         | 0.0  | 4432.0 | -2981.0 | 0.0 |   |   |
| 29                  | PKN   | 4432.0   | -3011.0 | 10.0 | 10.0 | 0.0         | 0.0  | 4432.0 | -3011.0 | 0.0 |   |   |
| 30                  | A2N   | 4641.0   | -2038.0 | 10.0 | 10.0 | 180.0       | 0.0  |        |         |     |   |   |
| 31                  | A2N   | 4641.0   | -3027.0 | 10.0 | 10.0 | 0.0         | 0.0  |        |         |     |   |   |
| 32                  | WPN   | 4563.0   | -3021.0 | 12.0 | 12.0 | 180.0       | 0.0  | 4563.0 | -3021.0 | 0.0 |   |   |
| 33                  | WPN   | 4496.0   | -3021.0 | 12.0 | 12.0 | 180.0       | 0.0  | 4496.0 | -3021.0 | 0.0 |   |   |
| 34                  | WPN   | 4431.0   | -3021.0 | 12.0 | 12.0 | 180.0       | 0.0  | 4431.0 | -3021.0 | 0.0 |   |   |
| 35                  | WPN   | 4707.0   | -2950.0 | 15.0 | 15.0 | -90.0       | 0.0  | 4707.0 | -2950.0 | 0.0 |   |   |
| 36                  | WPN   | 4709.0   | -3025.0 | 15.0 | 15.0 | -90.0       | 0.0  | 4709.0 | -3025.0 | 0.0 |   |   |
| 37                  | WPN   | 4708.0   | -2986.0 | 15.0 | 15.0 | -90.0       | 0.0  | 4708.0 | -2986.0 | 0.0 |   |   |
| 38                  | WPN   | 4706.0   | -2914.0 | 15.0 | 15.0 | -90.0       | 0.0  | 4706.0 | -2914.0 | 0.0 |   |   |
| 39                  | WPN   | 4432.0   | -2880.0 | 15.0 | 15.0 | 0.0         | 0.0  | 4432.0 | -2880.0 | 0.0 |   |   |
| 40                  | WPN   | 4566.0   | -2880.0 | 15.0 | 15.0 | 0.0         | 0.0  | 4566.0 | -2880.0 | 0.0 |   |   |
| 41                  | WPN   | 4528.0   | -2850.0 | 15.0 | 15.0 | 180.0       | 0.0  | 4528.0 | -2850.0 | 0.0 |   |   |
| 42                  | WPN   | 4468.0   | -2850.0 | 15.0 | 15.0 | 180.0       | 0.0  | 4468.0 | -2850.0 | 0.0 |   |   |
| 43                  | A2S   | 4250.0   | -3060.0 | 20.0 | 20.0 | 90.0        | 0.0  |        |         |     |   |   |
| 44                  | A2S   | 4250.0   | -3152.0 | 20.0 | 20.0 | 90.0        | 0.0  |        |         |     |   |   |
| 45                  | A2S   | 4252.0   | -3244.0 | 20.0 | 20.0 | 90.0        | 0.0  |        |         |     |   |   |
| 46                  | A2S   | 4360.0   | -3244.0 | 20.0 | 20.0 | -90.0       | 0.0  |        |         |     |   |   |
| 47                  | A2S   | 4360.0   | -3182.0 | 20.0 | 20.0 | -90.0       | 0.0  |        |         |     |   |   |
| 48                  | A2S   | 4358.0   | -3090.0 | 20.0 | 20.0 | 90.0        | 0.0  |        |         |     |   |   |
| 49                  | A1S   | 4326.0   | -3284.0 | 20.0 | 20.0 | -90.0       | 0.0  | 4324.6 | -3284.0 | 0.0 |   |   |
| 50                  | A1S   | 4690.0   | -3272.0 | 20.0 | 20.0 | 243.4       | 0.0  | 4596.6 | -3272.6 | 0.0 |   |   |
| 51                  | A1S   | 4592.0   | -3242.0 | 20.0 | 20.0 | 153.4       | 0.0  | 4592.6 | -3242.2 | 0.0 |   |   |
| 52                  | A1S   | 4568.0   | -3284.0 | 20.0 | 20.0 | 90.0        | 0.0  | 4569.4 | -3284.0 | 0.0 |   |   |
| 53                  | A1S   | 4480.0   | -3362.0 | 20.0 | 20.0 | -90.0       | 0.0  | 4478.6 | -3362.0 | 0.0 |   |   |
| 54                  | A1S   | 4412.0   | -3400.0 | 20.0 | 20.0 | 90.0        | 0.0  | 4413.4 | -3400.0 | 0.0 |   |   |
| 55                  | A2S   | 4424.0   | -3440.0 | 20.0 | 20.0 | 90.0        | 0.0  |        |         |     |   |   |
| 56                  | A2S   | 4428.0   | -3570.0 | 20.0 | 20.0 | -90.0       | 0.0  |        |         |     |   |   |
| 57                  | A1S   | 4606.0   | -3528.0 | 20.0 | 20.0 | 180.0       | 0.0  | 4606.0 | -3528.4 | 0.0 |   |   |
| 58                  | A1S   | 4538.0   | -3532.0 | 20.0 | 20.0 | 180.0       | 0.0  | 4538.0 | -3533.4 | 0.0 |   |   |
| 59                  | A1S   | 4520.0   | -3270.0 | 20.0 | 20.0 | 180.0       | 0.0  | 4520.0 | -3271.4 | 0.0 |   |   |
| 60                  | A1S   | 4450.0   | -3270.0 | 20.0 | 20.0 | 180.0       | 0.0  | 4450.0 | -3271.4 | 0.0 |   |   |

St. LaSalette Housing and Church Parking Area  
NORTH AREA LAYOUT  
JSN ARCHITECTS

Designer  
Marc Drouillard  
Date  
Mar 20 2017  
Scale  
Drawing No.

| LUMINAIRE SCHEDULE |       |     |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                |                            |                                        |          |      |       |
|--------------------|-------|-----|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------------------------------------|----------|------|-------|
| Symbol             | Label | Qty | Catalog Number                                      | Description                                                                                                                                                                                                                                                                                                                                                                                                    | Lamp                       | File                                   | Lumens   | LLF  | Watts |
|                    | A1N   | 0   | ARXX-18M2-MV-NW-4-XX-530 on ea4001118-dm250-bc pole | LEDtek Electronics - Pole arm mount roadway luminaire. Product ID: ARXX-18M2-MV-NW-4-XX-530 S This IES file was scaled from ARX3-4M2-MV-CW-4-XX-700.                                                                                                                                                                                                                                                           | 20' MOUNTING HEIGHT        | ARXX-18M2-MV-NW-4-XX-530 S.ies         | Absolute | 1.00 | 122   |
|                    | A2N   | 2   | ARXX-18M2-MV-NW-4-XX-530 on ea4001118-dm250-bc pole | LEDtek Electronics - Pole arm mount roadway luminaire. Product ID: ARXX-18M2-MV-NW-4-XX-530 S This IES file was scaled from ARX3-4M2-MV-CW-4-XX-700.                                                                                                                                                                                                                                                           | 20' MOUNTING HEIGHT        | ARXX-18M2-MV-NW-4-XX-530 S.ies         | Absolute | 1.00 | 244   |
|                    | WPN   | 26  | ES1-48H-MV-NW-FT-XX-530                             | LEDtek Electronics USA, LLC - Outdoor wall mount luminaire. Catalog number: ES1-48H-MV-NW-FT-XX-530 Cast aluminum housing with prismatic formed plastic lens. Fixture extends - 12" x 16.75" x 5.5". Contains row of 48 LEDs on one white PCB with plastic optic of individual lenses. One Linear Power LED Driver. Model number: PA1101-08 Operating at 120 Vdc and 60 Hz with dimming connected to resistor. | 12-15 FOOT MOUNTING HEIGHT | IES ES1-48H-MV-NW-FT-XX-530 042815.ies | Absolute | 1.00 | 62.7  |
|                    | PKN   | 14  | LSPWG6501P                                          | 120-277V 50/60HZ 65W 5000K                                                                                                                                                                                                                                                                                                                                                                                     | 10' MOUNTING HEIGHT        | LSPWG6501P.ies                         | 9214     | 1.00 | 68.16 |
|                    | A2S   | 8   | ARXX-18M2-MV-NW-4-XX-530 on ea4001118-dm250-bc pole | LEDtek Electronics - Pole arm mount roadway luminaire. Product ID: ARXX-18M2-MV-NW-4-XX-530 S This IES file was scaled from ARX3-4M2-MV-CW-4-XX-700.                                                                                                                                                                                                                                                           | 20' MOUNTING HEIGHT        | ARXX-18M2-MV-NW-4-XX-530 S.ies         | Absolute | 1.00 | 244   |
|                    | A1S   | 10  | ARXX-18M2-MV-NW-4-XX-530 on ea4001118-dm250-bc pole | LEDtek Electronics - Pole arm mount roadway luminaire. Product ID: ARXX-18M2-MV-NW-4-XX-530 S This IES file was scaled from ARX3-4M2-MV-CW-4-XX-700.                                                                                                                                                                                                                                                           | 20' MOUNTING HEIGHT        | ARXX-18M2-MV-NW-4-XX-530 S.ies         | Absolute | 1.00 | 122   |

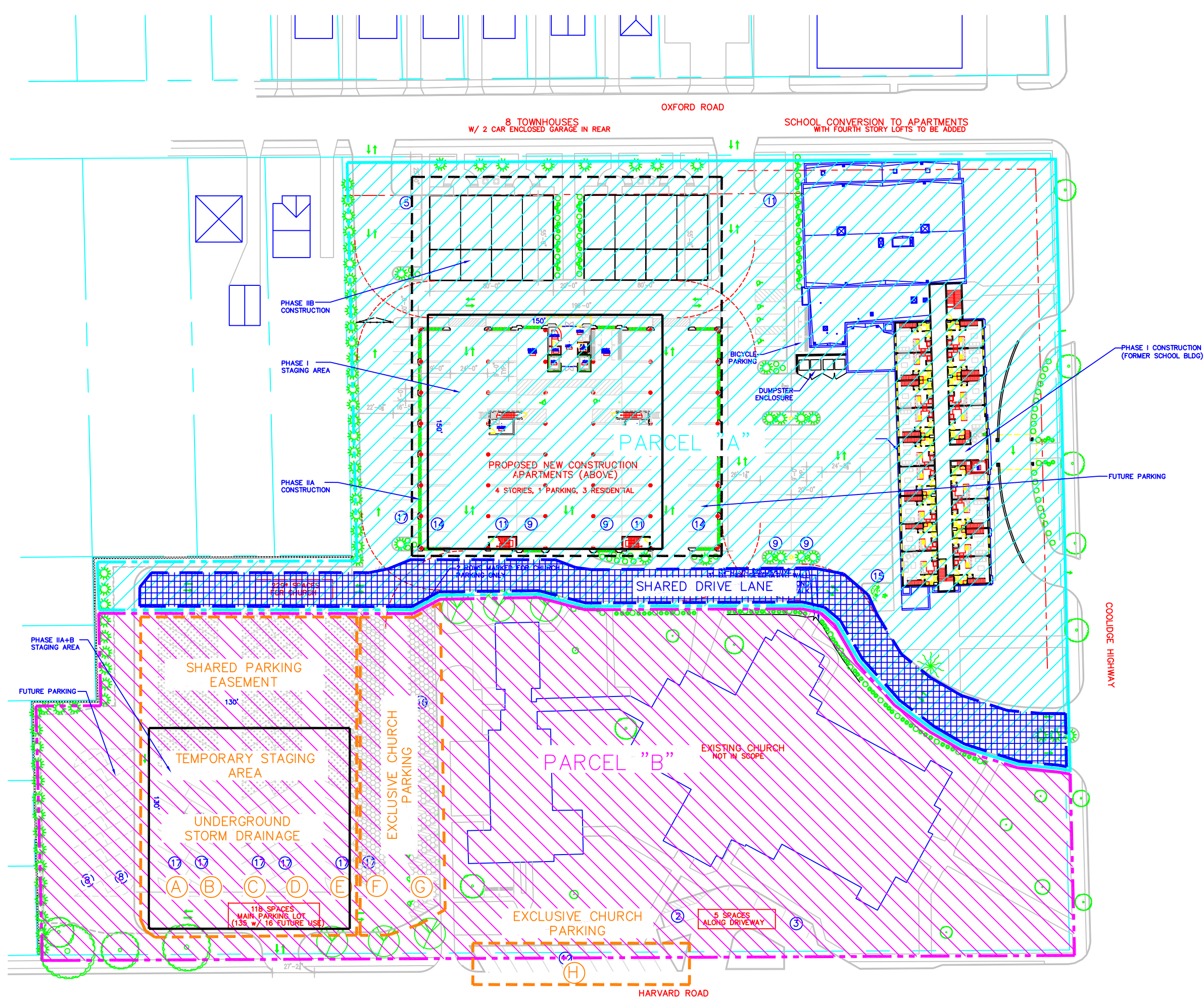
| STATISTICS           |        |        |         |        |         |         |
|----------------------|--------|--------|---------|--------|---------|---------|
| Description          | Symbol | Avg    | Max     | Min    | Max Min | Avg Min |
| Calc Zone #5         | +      | 2.5 fc | 6.5 fc  | 0.5 fc | 13.0:1  | 5.0:1   |
| NORTH CALC ZONE      | +      | 4.4 fc | 45.0 fc | 0.0 fc | N / A   | N / A   |
| SOUTH CIRCLE DRIVE   | +      | 2.8 fc | 8.5 fc  | 0.0 fc | N / A   | N / A   |
| SOUTH LARGE LOT ZONE | +      | 2.0 fc | 15.0 fc | 0.0 fc | N / A   | N / A   |
| SOUTH SMALL LOT ZONE | +      | 2.0 fc | 14.3 fc | 0.0 fc | N / A   | N / A   |



| LUMINAIRE LOCATIONS |       |          |         |      |      |             |      |        |         |     |   |   |
|---------------------|-------|----------|---------|------|------|-------------|------|--------|---------|-----|---|---|
| No.                 | Label | Location |         |      | MH   | Orientation | Tilt | Aim    |         |     | X | Z |
|                     |       | X        | Y       | Z    |      |             |      | Y      | Y       | Z   |   |   |
| 1                   | WPN   | 4400.0   | -2784.0 | 12.0 | 12.0 | -90.0       | 0.0  | 4400.0 | -2784.0 | 0.0 |   |   |
| 2                   | WPN   | 4400.0   | -2821.0 | 12.0 | 12.0 | -90.0       | 0.0  | 4400.0 | -2821.0 | 0.0 |   |   |
| 3                   | WPN   | 4427.0   | -2850.0 | 12.0 | 12.0 | -180.0      | 0.0  | 4427.0 | -2850.0 | 0.0 |   |   |
| 4                   | WPN   | 4568.0   | -2850.0 | 12.0 | 12.0 | -180.0      | 0.0  | 4568.0 | -2850.0 | 0.0 |   |   |
| 5                   | WPN   | 4595.0   | -2782.0 | 12.0 | 12.0 | -90.0       | 0.0  | 4595.0 | -2782.0 | 0.0 |   |   |
| 6                   | WPN   | 4596.0   | -2822.0 | 12.0 | 12.0 | -90.0       | 0.0  | 4596.0 | -2822.0 | 0.0 |   |   |
| 7                   | WPN   | 4641.0   | -2799.0 | 12.0 | 12.0 | -90.0       | 0.0  | 4641.0 | -2799.0 | 0.0 |   |   |
| 8                   | WPN   | 4643.0   | -2834.0 | 12.0 | 12.0 | -90.0       | 0.0  | 4643.0 | -2834.0 | 0.0 |   |   |
| 9                   | WPN   | 4498.0   | -2876.0 | 12.0 | 12.0 | -90.0       | 0.0  | 4498.0 | -2876.0 | 0.0 |   |   |
| 10                  | WPN   | 4548.0   | -2899.0 | 12.0 | 12.0 | -90.0       | 0.0  | 4548.0 | -2899.0 | 0.0 |   |   |
| 11                  | WPN   | 4399.0   | -2991.0 | 12.0 | 12.0 | -90.0       | 0.0  | 4399.0 | -2991.0 | 0.0 |   |   |
| 12                  | WPN   | 4398.0   | -2951.0 | 12.0 | 12.0 | -90.0       | 0.0  | 4398.0 | -2951.0 | 0.0 |   |   |
| 13                  | WPN   | 4398.0   | -3008.0 | 12.0 | 12.0 | -90.0       | 0.0  | 4398.0 | -3008.0 | 0.0 |   |   |
| 14                  | WPN   | 4596.0   | -2911.0 | 12.0 | 12.0 | -90.0       | 0.0  | 4596.0 | -2911.0 | 0.0 |   |   |
| 15                  | WPN   | 4596.0   | -2977.0 | 12.0 | 12.0 | -90.0       | 0.0  | 4596.0 | -2977.0 | 0.0 |   |   |
| 16                  | PKN   | 4433.0   | -2895.0 | 10.0 | 10.0 | -90.0       | 0.0  | 4433.0 | -2895.0 | 0.0 |   |   |
| 17                  | PKN   | 4562.0   | -2895.0 | 10.0 | 10.0 | -90.0       | 0.0  | 4562.0 | -2895.0 | 0.0 |   |   |
| 18                  | PKN   | 4562.0   | -2922.0 | 10.0 | 10.0 | -90.0       | 0.0  | 4562.0 | -2922.0 | 0.0 |   |   |
| 19                  | PKN   | 4562.0   | -2951.0 | 10.0 | 10.0 | -90.0       | 0.0  | 4562.0 | -2951.0 | 0.0 |   |   |
| 20                  | PKN   | 4562.0   | -2981.0 | 10.0 | 10.0 | -90.0       | 0.0  | 4562.0 | -2981.0 | 0.0 |   |   |
| 21                  | PKN   | 4562.0   | -3011.0 | 10.0 | 10.0 | -90.0       | 0.0  | 4562.0 | -3011.0 | 0.0 |   |   |
| 22                  | PKN   | 4498.0   | -3011.0 | 10.0 | 10.0 | -90.0       | 0.0  | 4498.0 | -3011.0 | 0.0 |   |   |
| 23                  | PKN   | 4498.0   | -2982.0 | 10.0 | 10.0 | -90.0       | 0.0  | 4498.0 | -2982.0 | 0.0 |   |   |
| 24                  | PKN   | 4498.0   | -2951.0 | 10.0 | 10.0 | -90.0       | 0.0  | 4498.0 | -2951.0 | 0.0 |   |   |
| 25                  | PKN   | 4497.0   | -2921.0 | 10.0 | 10.0 | -90.0       | 0.0  | 4497.0 | -2921.0 | 0.0 |   |   |
| 26                  | PKN   | 4433.0   | -2921.0 | 10.0 | 10.0 | -90.0       | 0.0  | 4433.0 | -2921.0 | 0.0 |   |   |
| 27                  | PKN   | 4433.0   | -2951.0 | 10.0 | 10.0 | -90.0       | 0.0  | 4433.0 | -2951.0 | 0.0 |   |   |
| 28                  | PKN   | 4432.0   | -2981.0 | 10.0 | 10.0 | -90.0       | 0.0  | 4432.0 | -2981.0 | 0.0 |   |   |
| 29                  | PKN   | 4432.0   | -3011.0 | 10.0 | 10.0 | -90.0       | 0.0  | 4432.0 | -3011.0 | 0.0 |   |   |
| 30                  | A2N   | 4641.0   | -2038.0 | 10.0 | 10.0 | -180.0      | 0.0  |        |         |     |   |   |
| 31                  | A2N   | 4641.0   | -3027.0 | 10.0 | 10.0 | -90.0       | 0.0  |        |         |     |   |   |
| 32                  | WPN   | 4563.0   | -3021.0 | 12.0 | 12.0 | -180.0      | 0.0  | 4563.0 | -3021.0 | 0.0 |   |   |
| 33                  | WPN   | 4496.0   | -3021.0 | 12.0 | 12.0 | -180.0      | 0.0  | 4496.0 | -3021.0 | 0.0 |   |   |
| 34                  | WPN   | 4431.0   | -3021.0 | 12.0 | 12.0 | -180.0      | 0.0  | 4431.0 | -3021.0 | 0.0 |   |   |
| 35                  | WPN   | 4707.0   | -2950.0 | 15.0 | 15.0 | -90.0       | 0.0  | 4707.0 | -2950.0 | 0.0 |   |   |
| 36                  | WPN   | 4709.0   | -3025.0 | 15.0 | 15.0 | -90.0       | 0.0  | 4709.0 | -3025.0 | 0.0 |   |   |
| 37                  | WPN   | 4708.0   | -2986.0 | 15.0 | 15.0 | -90.0       | 0.0  | 4708.0 | -2986.0 | 0.0 |   |   |
| 38                  | WPN   | 4706.0   | -2914.0 | 15.0 | 15.0 | -90.0       | 0.0  | 4706.0 | -2914.0 | 0.0 |   |   |
| 39                  | WPN   | 4432.0   | -2880.0 | 15.0 | 15.0 | -90.0       | 0.0  | 4432.0 | -2880.0 | 0.0 |   |   |
| 40                  | WPN   | 4566.0   | -2880.0 | 15.0 | 15.0 | -90.0       | 0.0  | 4566.0 | -2880.0 | 0.0 |   |   |
| 41                  | WPN   | 4528.0   | -2850.0 | 15.0 | 15.0 | -180.0      | 0.0  | 4528.0 | -2850.0 | 0.0 |   |   |
| 42                  | WPN   | 4468.0   | -2850.0 | 15.0 | 15.0 | -180.0      | 0.0  | 4468.0 | -2850.0 | 0.0 |   |   |
| 43                  | A2S   | 4250.0   | -3060.0 | 20.0 | 20.0 | -90.0       | 0.0  |        |         |     |   |   |
| 44                  | A2S   | 4250.0   | -3152.0 | 20.0 | 20.0 | -90.0       | 0.0  |        |         |     |   |   |
| 45                  | A2S   | 4252.0   | -3244.0 | 20.0 | 20.0 | -90.0       | 0.0  |        |         |     |   |   |
| 46                  | A2S   | 4300.0   | -3244.0 | 20.0 | 20.0 | -90.0       | 0.0  |        |         |     |   |   |
| 47                  | A2S   | 4300.0   | -3182.0 | 20.0 | 20.0 | -90.0       | 0.0  |        |         |     |   |   |
| 48                  | A2S   | 4358.0   | -3090.0 | 20.0 | 20.0 | -90.0       | 0.0  |        |         |     |   |   |
| 49                  | A1S   | 4326.0   | -3284.0 | 20.0 | 20.0 | -90.0       | 0.0  | 4324.6 | -3284.0 | 0.0 |   |   |
| 50                  | A1S   | 4690.0   | -3272.0 | 20.0 | 20.0 | -243.4      | 0.0  | 4596.6 | -3272.0 | 0.0 |   |   |
| 51                  | A1S   | 4592.0   | -3242.0 | 20.0 | 20.0 | -123.4      | 0.0  | 4592.6 | -3242.0 | 0.0 |   |   |
| 52                  | A1S   | 4568.0   | -3284.0 | 20.0 | 20.0 | -90.0       | 0.0  | 4569.4 | -3284.0 | 0.0 |   |   |
| 53                  | A1S   | 4480.0   | -3362.0 | 20.0 | 20.0 | -90.0       | 0.0  | 4478.6 | -3362.0 | 0.0 |   |   |
| 54                  | A1S   | 4412.0   | -3400.0 | 20.0 | 20.0 | -90.0       | 0.0  | 4413.4 | -3400.0 | 0.0 |   |   |
| 55                  | A2S   | 4424.0   | -3440.0 | 20.0 | 20.0 | -90.0       | 0.0  |        |         |     |   |   |
| 56                  | A2S   | 4428.0   | -3570.0 | 20.0 | 20.0 | -90.0       | 0.0  |        |         |     |   |   |
| 57                  | A1S   | 4606.0   | -3528.0 | 20.0 | 20.0 | -180.0      | 0.0  | 4606.0 | -3528.4 | 0.0 |   |   |
| 58                  | A1S   | 4538.0   | -3532.0 | 20.0 | 20.0 | -180.0      | 0.0  | 4538.0 | -3533.4 | 0.0 |   |   |
| 59                  | A1S   | 4520.0   | -3270.0 | 20.0 | 20.0 | -180.0      | 0.0  | 4520.0 | -3271.4 | 0.0 |   |   |
| 60                  | A1S   | 4450.0   | -3270.0 | 20.0 | 20.0 | -180.0      | 0.0  | 4450.0 | -3271.4 | 0.0 |   |   |

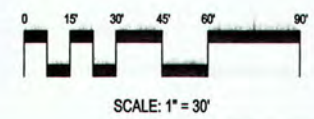
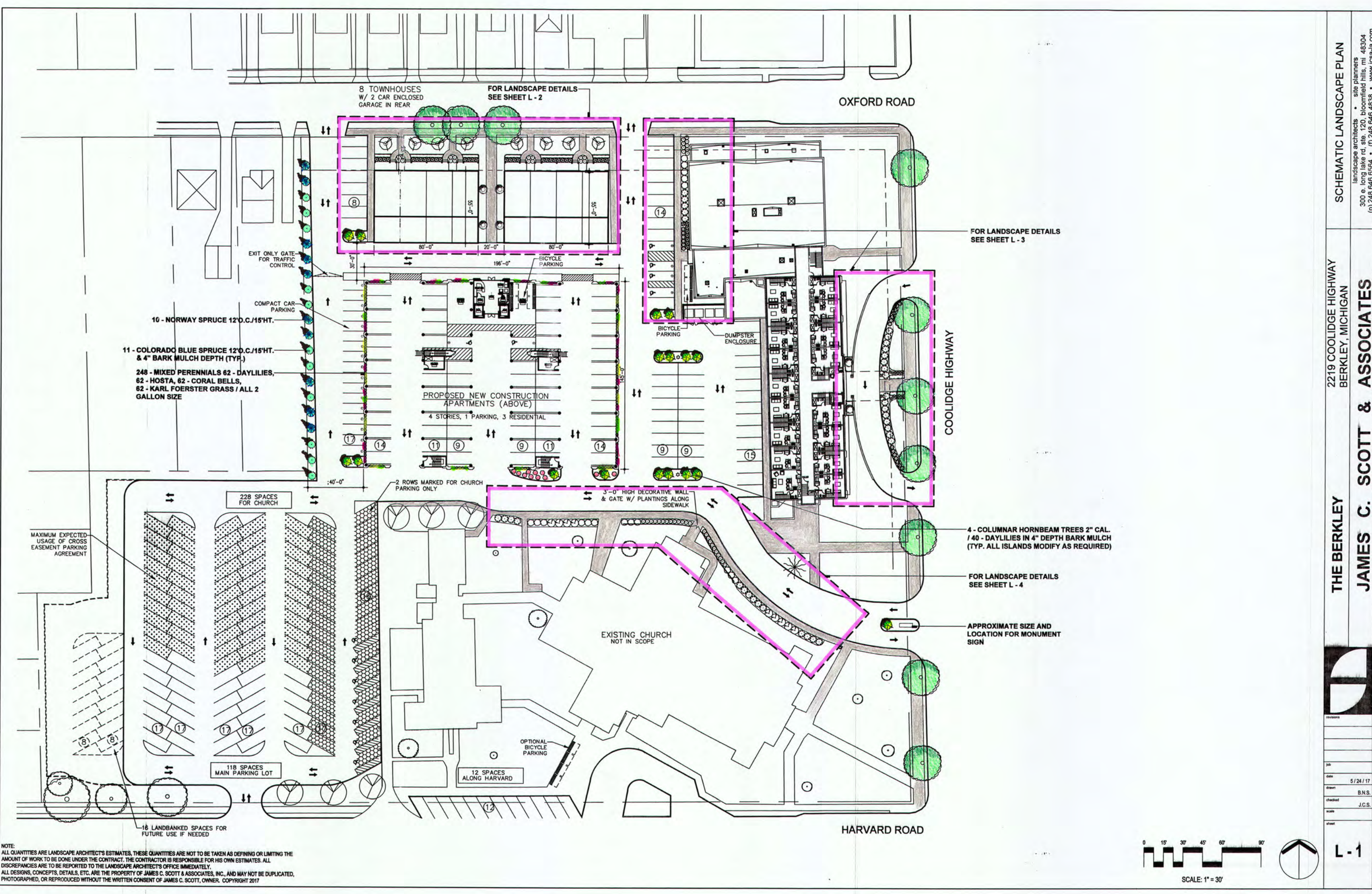
St. LaSalette Housing and Church Parking Area  
NORTH AND SOUTH LAYOUT COMPLETE  
JSN AND CM PARTNERS

Designer  
Marc Drouillard  
Date  
Mar 20 2017  
Scale  
Drawing No.



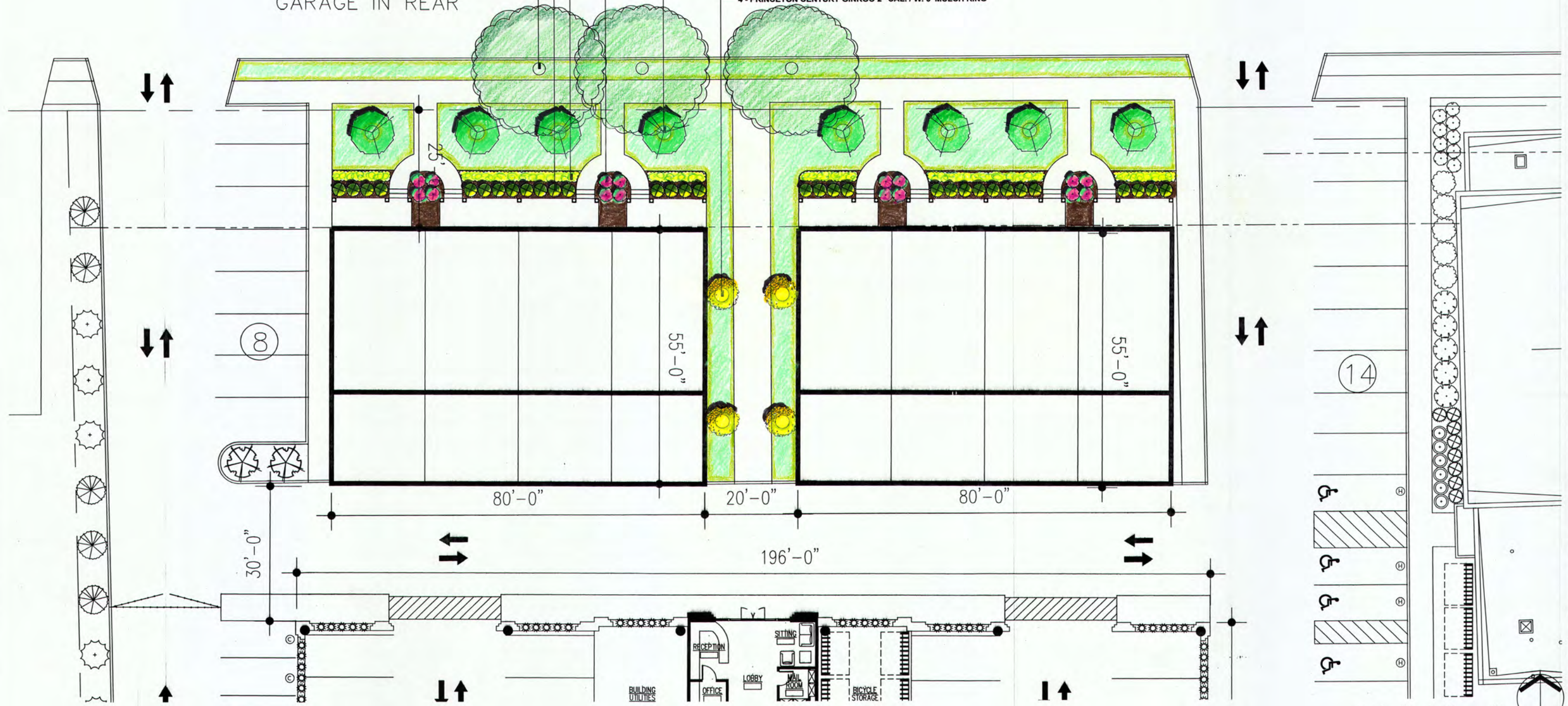
Revisions:

| DATE       | DESCRIPTION           |
|------------|-----------------------|
| 07/08/2016 | PROPOSAL VERSION 1    |
| 12/15/2016 | SCHEMATIC F.P. REVIEW |
| 02/28/17   | CITY REVIEW           |
| 05/24/17   | PARKING REVISION      |

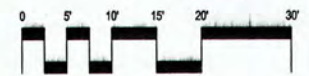


8 TOWNHOUSES  
W/ 2 CAR ENCLOSED  
GARAGE IN REAR

- 3 - EX. DECIDUOUS TREES TO REMAIN
- 32 - DENSE YEW 3" O.C. / W. SPADE CUT EDGE
- 40 - GOLD STANDARD HOSTA 30" O.C.
- 16 - GLOWING EMBERS HYDRANGEA 3" O.C.
- 8 - CHANTICLEER PEAR 2" CAL. / W. 3' MULCH RING
- 4 - PRINCETON CENTURY GINKGO 2" CAL. / W. 3' MULCH RING



NOTE:  
ALL QUANTITIES ARE LANDSCAPE ARCHITECT'S ESTIMATES, THESE QUANTITIES ARE NOT TO BE TAKEN AS DEFINING OR LIMITING THE AMOUNT OF WORK TO BE DONE UNDER THE CONTRACT. THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN ESTIMATES. ALL DISCREPANCIES ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT'S OFFICE IMMEDIATELY.  
ALL DESIGNS, CONCEPTS, DETAILS, ETC. ARE THE PROPERTY OF JAMES C. SCOTT & ASSOCIATES, INC., AND MAY NOT BE DUPLICATED, PHOTOGRAPHED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF JAMES C. SCOTT, OWNER. COPYRIGHT 2017



THE BERKLEY  
2219 COOLIDGE HIGHWAY  
BERKLEY, MICHIGAN

JAMES C. SCOTT & ASSOCIATES

SCHEMATIC LANDSCAPE PLAN

landscape architects • site planners  
300 e. long lake rd. ste. 120, bloomfield hills, mi 48304  
(p) 248.646.6564 • (f) 248.646.4838 • www.jcsa-la.com

revisions

| no. | description | date    |
|-----|-------------|---------|
| 1   |             | 5/24/17 |

job

date

drawn

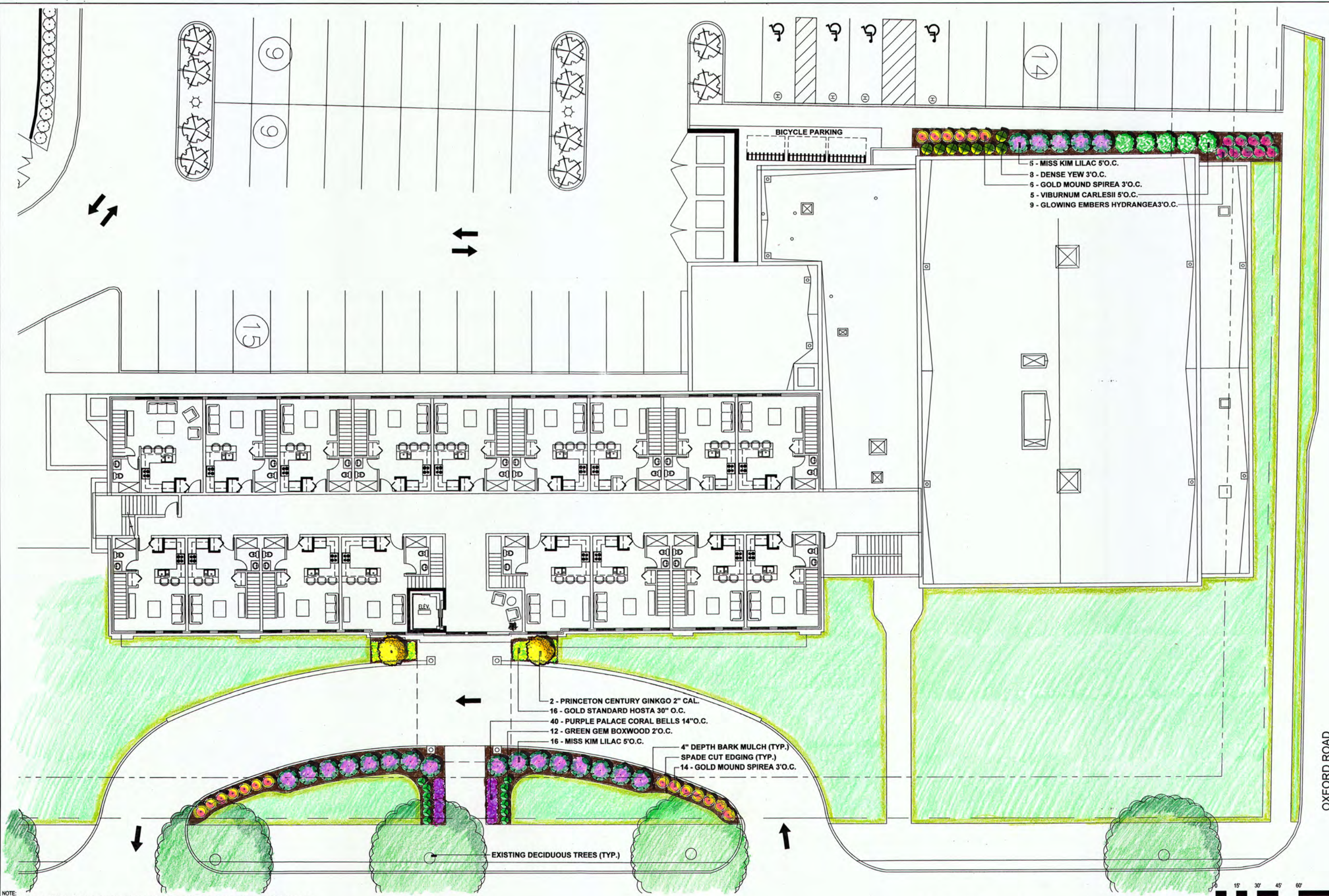
checked

scale

sheet

L-2

file name.dwg



NOTE:  
ALL QUANTITIES ARE LANDSCAPE ARCHITECT'S ESTIMATES. THESE QUANTITIES ARE NOT TO BE TAKEN AS DEFINING OR LIMITING THE AMOUNT OF WORK TO BE DONE UNDER THE CONTRACT. THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN ESTIMATES. ALL DISCREPANCIES ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT'S OFFICE IMMEDIATELY.  
ALL DESIGNS, CONCEPTS, DETAILS, ETC. ARE THE PROPERTY OF JAMES C. SCOTT & ASSOCIATES, INC. AND MAY NOT BE DUPLICATED, PHOTOGRAPHED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF JAMES C. SCOTT, OWNER. COPYRIGHT 2017

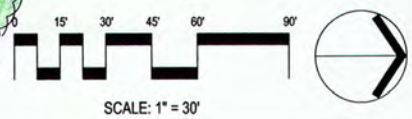
- 2 - PRINCETON CENTURY GINKGO 2" CAL.
- 16 - GOLD STANDARD HOSTA 30" O.C.
- 40 - PURPLE PALACE CORAL BELLS 14" O.C.
- 12 - GREEN GEM BOXWOOD 2' O.C.
- 16 - MISS KIM LILAC 5' O.C.
- 4" DEPTH BARK MULCH (TYP.)
- SPADE CUT EDGING (TYP.)
- 14 - GOLD MOUND SPIREA 3' O.C.

- 5 - MISS KIM LILAC 5' O.C.
- 8 - DENSE YEW 3' O.C.
- 6 - GOLD MOUND SPIREA 3' O.C.
- 5 - VIBURNUM CARLESII 5' O.C.
- 9 - GLOWING EMBERS HYDRANGEA 3' O.C.

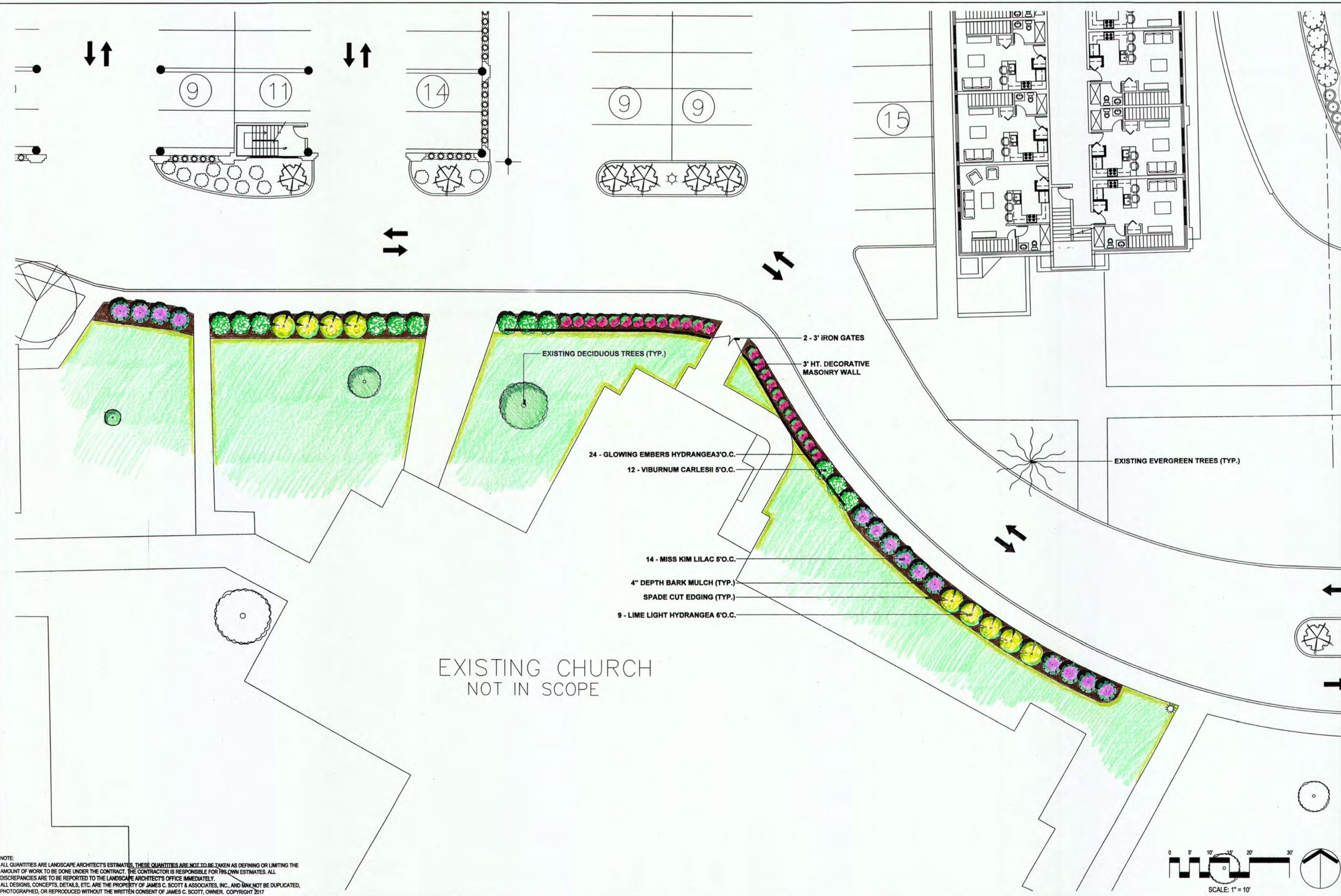
EXISTING DECIDUOUS TREES (TYP.)

COOLIDGE HIGHWAY

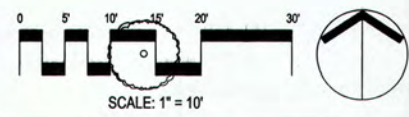
OXFORD ROAD



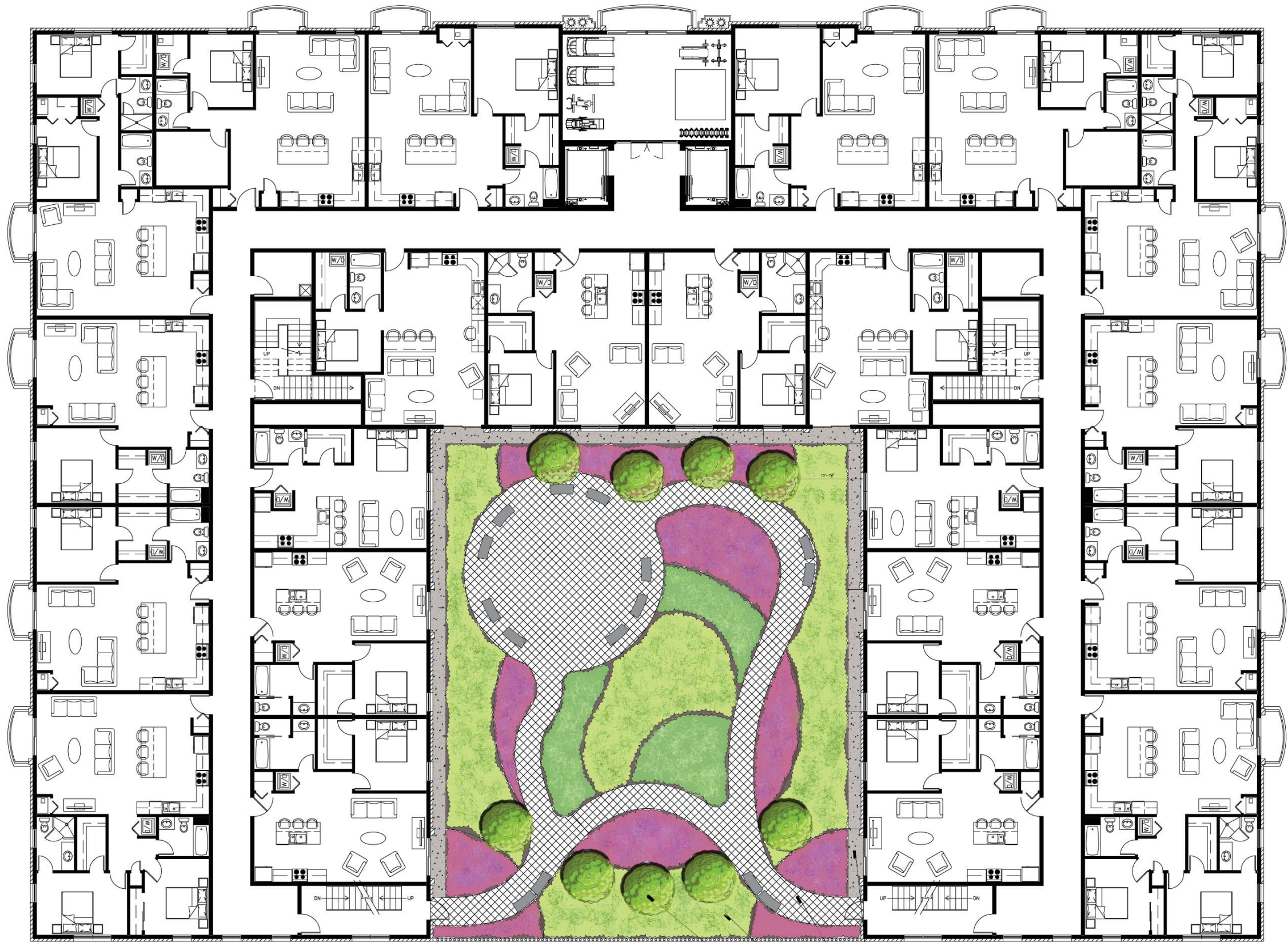
SCALE: 1" = 30'



NOTE:  
ALL QUANTITIES ARE LANDSCAPE ARCHITECT'S ESTIMATES. THESE QUANTITIES ARE NOT TO BE TAKEN AS DEFINING OR LIMITING THE AMOUNT OF WORK TO BE DONE UNDER THE CONTRACT. THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN ESTIMATES. ALL DISCREPANCIES ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT'S OFFICE IMMEDIATELY.  
ALL DESIGNS, CONCEPTS, DETAILS, ETC. ARE THE PROPERTY OF JAMES C. SCOTT & ASSOCIATES, INC. AND MAY NOT BE DUPLICATED, PHOTOGRAPHED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF JAMES C. SCOTT, OWNER. COPYRIGHT 2017

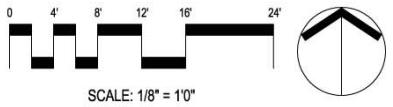


NOTE:  
ALL QUANTITIES ARE LANDSCAPE ARCHITECT'S ESTIMATES. THESE QUANTITIES ARE NOT TO BE TAKEN AS DEFINING OR LIMITING THE AMOUNT OF WORK TO BE DONE UNDER THE CONTRACT. THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN ESTIMATES. ALL DISCREPANCIES ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT'S OFFICE IMMEDIATELY.  
ALL DESIGNS, CONCEPTS, DETAILS, ETC. ARE THE PROPERTY OF JAMES C. SCOTT & ASSOCIATES, INC., AND MAY NOT BE DUPLICATED, PHOTOGRAPHED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF JAMES C. SCOTT, OWNER. COPYRIGHT 2017



2' WIDE MAINTENANCE STRIP  
PAVERS  
MIXED SEDUM  
HEDGE MAPLES IN PLANTERS

SEDUM  
• SUNSET CLOUD  
• WINTER MAHOGANY  
• PINKIE  
• EVERGREEN  
ALL 12" O.C.





PERSPECTIVE FROM OXFORD FACING SOUTH



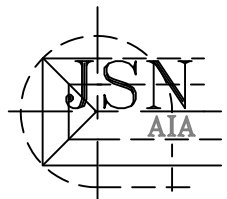
PERSPECTIVE FROM COOLIDGE FACING NORTHWEST



PERSPECTIVE FROM OXFORD FACING EAST



PERSPECTIVE FROM THE OXFORD/COOLIDGE STREET CORNER



Joseph S. Novitsky  
Architecture  
1755 Royal Ave.  
Berkley, MI 48072  
(248) 433-2030

Seal:

Revisions:

| DATE       | DESCRIPTION           |
|------------|-----------------------|
| 07/05/2016 | PROPOSAL VERSION 1    |
| 12/15/2016 | SCHEMATIC F.P. REVIEW |
| 02/28/2017 | CITY REVIEW           |
| 05/24/17   | P.C. REVIEW           |

Project Name:  
"THE BERKLEY"  
DEVELOPMENT PROPOSAL  
2219 COOLIDGE HIGHWAY  
BERKLEY, MI 48072  
DEVELOPER:  
BERKLEY-COOLIDGE, LLC.

Sheet Title:

PERSPECTIVE  
SITE IMAGES

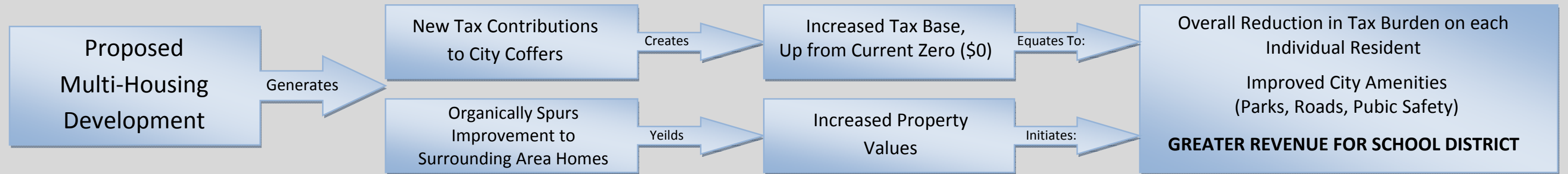
COPYRIGHT 2017 ©  
THIS DOCUMENT AND ANY SUBJECT MATTER  
CONTAINED HEREIN IS PROPRIETARY AND MAY  
NOT BE REPRODUCED WITHOUT THE EXPRESS  
WRITTEN CONSENT OF JSN ARCHITECTURE

Date: 08/16/2017  
Drawn by: CH

Project Number:  
16054

Sheet Number:  
AS-3

## The Sum of the Benefit to the Community at Large



## Carry-Over to the Neighborhood

