



DATE: August 29, 2017

TO: Ann Arbor Planning Commission

FROM: Mark Korinek, mkorinek@lockwoodcompanies.com, (734) 834-2596

RE: Lockwood of Ann Arbor

Lockwood is requesting a review by the Planning Commission for both a PUD Zoning District and Site Plan. The following provides some background relative this request.

Lockwood has a binding contract to purchase the site at 3365 Jackson Road which contains approximately 4 acres of undeveloped land. The site is flat, upland with NO wetland or natural waterways. Existing on-site trees range from domestic fruit and ornamental varieties to Michigan native species. All trees have been planted by the property owners since 1940. It is zoned R1c. Future land use for it is identified as residential.

Our proposed development is a senior independent living facility. The benefit to Ann Arbor of this development is twofold:

- The development would provide Affordable senior rental housing (more than satisfying the requirements of Affordability as defined by the City for both Average Median Income and percentage of units); and
- it provides more housing alternatives for a growing senior population

For about one year we have been designing and planning a senior independent living residential complex for the site. From the beginning, it seemed that PUD was the best category to accommodate the project but that we needed to try to conform a more definitive category. We wrestled for a while with conforming to R4C. However, that proved to be unworkable for this product. Senior housing such as independent living is a hybrid between multifamily residential and assisted living. In many places, the zoning code has not kept pace with the evolution of elderly housing. All involved to date have agreed that this has plagued our efforts.

The project will house approximately 95 senior residents with each having their own fully equipped apartment. The apartments connect to an interior corridor which conveniently connects to a variety of common rooms. The master plan for the site is residential. Adjacent to the site on the north side of Jackson Road is Weber's, Hampton Inn and Varsity Ford. Jackson Road is a divided Parkway that lends to these nearby sites being commercially oriented. On the south side of Jackson Road at the NEC with Wagner Road, the master plan envisions smaller office or commercial development in the future. The other areas wrapping the site are Dolph nature area and single family residential. During our Citizen's Meeting, single family residents from Westover Hills, which abuts the subject site, shared that they believe senior housing is an acceptable development type and preferable to single family residential. One or two residents to the east on the opposite side of Dolph were concerned about their sight lines across the lake when they looked to the west. A rendering was completed showing that the subject project would not have that feared effect. The Citizens Meeting summary and follow up materials are included.



Lockwood of Ann Arbor

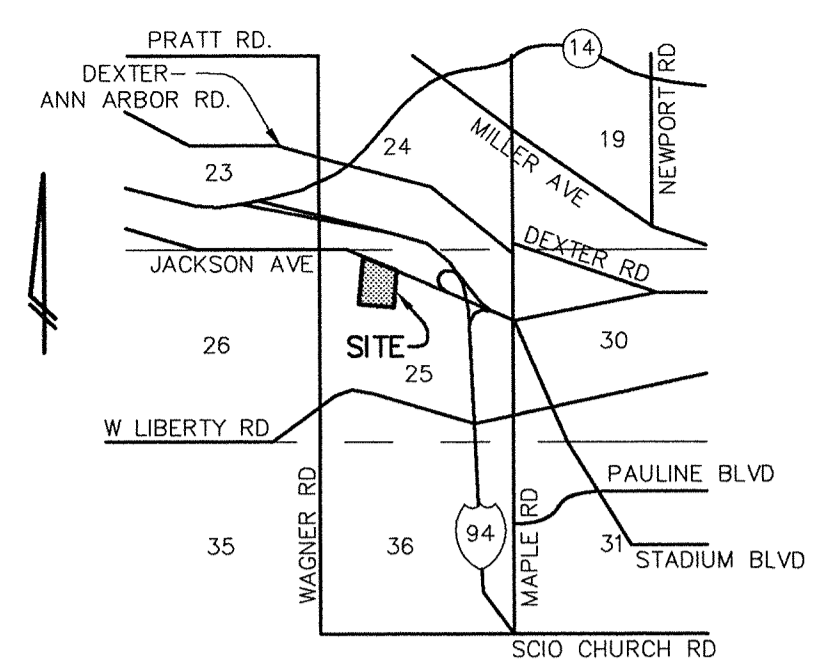
Ann Arbor, Michigan

<p>LOCATION MAP</p>	<p>Owner: Lockwood Companies</p>		<p>KEY DESIGNATION</p> <p>DETAIL NUMBER XXXXXX ← DRAWING TITLE</p> <p> XXXXXX ← DRAWING SCALE</p> <p>DETAIL APPEARS ON THIS SHEET NUMBER</p>	<p>applicant:</p> <p>Jordan London, AIA President Edmund London & Associates, Inc. 20750 Civic Center Drive, #610 Southfield, Michigan 48076 Phone: 248-353-4820 Email: server@ela-architects.com</p>
	<p>A-0.0 COVER SHEET</p> <p>C-1 BOUNDARY & TOPOGRAPHICAL SURVEY</p> <p>C-1.1 TREE IDENTIFICATION</p> <p>C-1.2 NATURAL FEATURES PLAN</p> <p>C-2 SITE PLAN</p> <p>L-1.0 LANDSCAPE PLAN</p> <p>A-1.0 CONCEPTUAL ARCHITECTURAL SITE PLAN</p> <p>A-2.1 CONCEPTUAL FIRST FLOOR PLAN</p> <p>A-2.2 CONCEPTUAL SECOND FLOOR PLAN</p> <p>A-2.3 CONCEPTUAL THIRD FLOOR PLAN</p> <p>A-3.0 COMPOSITE EXTERIOR ELEVATIONS</p> <p>A-3.1 EXTERIOR ELEVATIONS</p> <p>A-3.2 EXTERIOR ELEVATIONS</p>	<p>LEGAL DESCRIPTION</p> <p>DESCRIPTION</p> <p>Commencing at the Northwest corner of Section 25, T2S, R5E, City of Ann Arbor, Washtenaw County, Michigan; thence N87°48'27"E 701.33 feet (recorded as 702.00 feet) along the North line of said Section; thence S08°57'38"W 51.80 feet along the Easterly line of WESTOVER HILLS as recorded in Liber 5 of Plats, Page 32, Washtenaw County records to the POINT OF BEGINNING; thence Easterly along the centerline of Jackson Road 310.52 feet along the arc of a 1910.00 foot radius circular curve to the right, through a central angle of 09°18'54", having a chord that bears S72°53'59"E 310.18 feet; thence continuing along said centerline S68°14'32"E 35.72 feet; thence S09°02'28"W 478.40 feet; thence N81°00'19"W 137.54 feet along the Northerly line of said WESTOVER HILLS to a concrete monument; thence continuing along said Northerly line N80°55'43"W 204.34 feet; thence N09°07'33"E 232.21 feet along the Easterly line of said WESTOVER HILLS to the centerline of Ferry Street; thence continuing along said Easterly line N08°57'38"E 297.55 feet to the Point of Beginning. Being a part of the Northwest 1/4 of Section 25, T2S, R5E, City of Ann Arbor, Washtenaw County, Michigan and containing 4.00 acres of land, more or less. Being subject to the rights of the public over Jackson Road as occupied. Also being subject to easements and restrictions of record, if any.</p>		<p>Civil Engineer: Washtenaw Engineering Co. Inc. 3526 W. Liberty Suite 400 P.O. Box 1128 Ann Arbor, MI 48106 734-761-8800</p> <p>Landscaping Consultant: Washtenaw Engineering Co. Inc. 3526 W. Liberty Suite 400 P.O. Box 1128 Ann Arbor, MI 48106 734-761-8800</p>

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE THE ONLY UTILITIES IN THE AREA. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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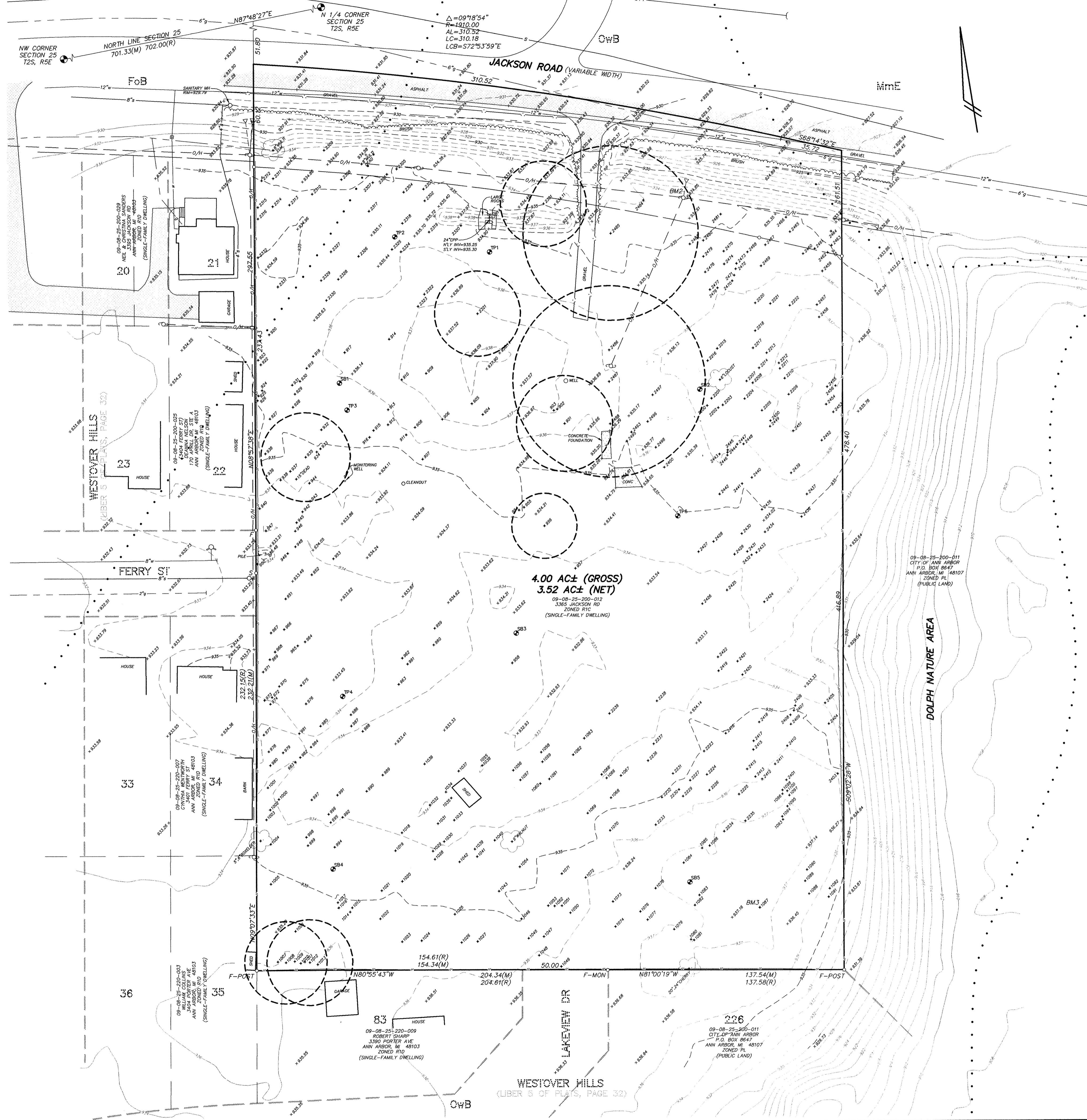
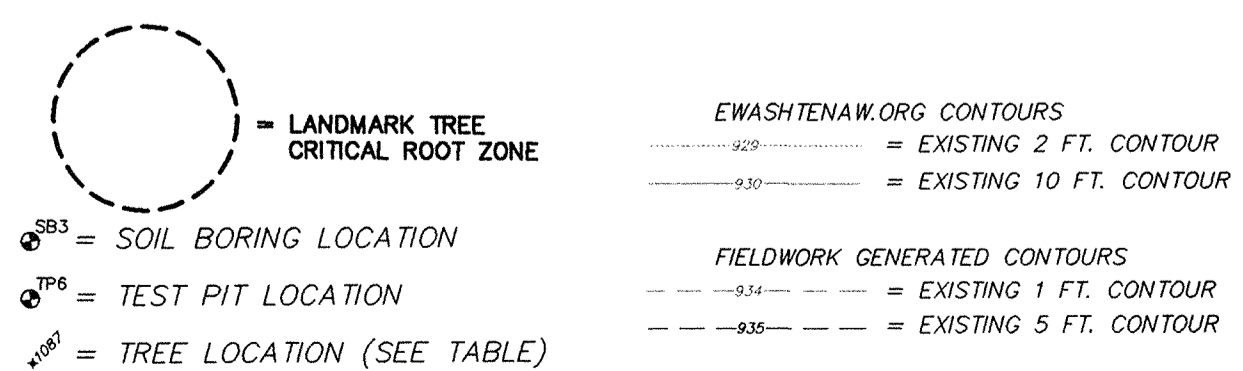
THE OWNER SHALL NOT USE OR AUTHORIZE ANY OTHER PERSON TO USE THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA AND BY OTHER INSTRUMENTS FOR ANY PURPOSES OTHER THAN THAT FOR WHICH THEY WERE PREPARED. THE OWNER SHALL INDEMNIFY AND HOLD HARMLESS THE SURVEYOR FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA OR OTHER INSTRUMENTS OF SERVICE.



VICINITY MAP
(NO SCALE)

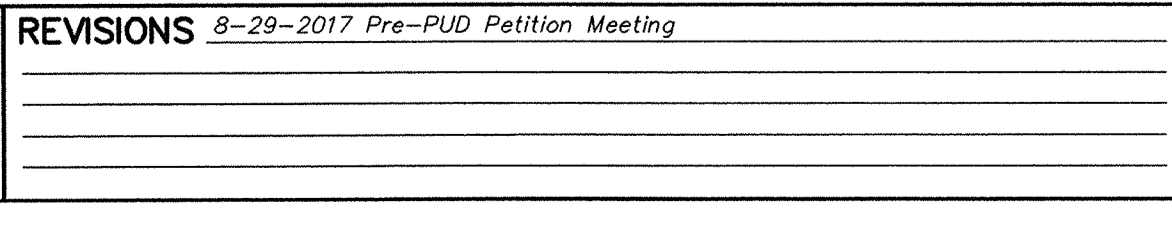
DESCRIPTION
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WASHTEAW COUNTY SOIL SURVEY CLASSIFICATION
 Fob - FOX SANDY LOAM, 2 TO 6 PERCENT SLOPES
 Mm - MIAMI LOAM, 18 TO 25 PERCENT SLOPES
 Owb - OWOSSO-MIAMI COMPLEX, 2 TO 6 PERCENT SLOPES
 - SOILS BOUNDARY
 SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTEAW COUNTY.



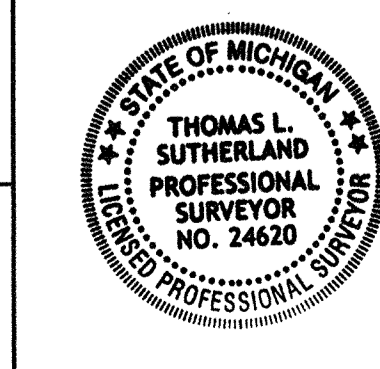
LEGEND □ = LANDMARK TREE CRITICAL ROOT ZONE ● = SOIL BORING LOCATION ○ = TEST PIT LOCATION ○ = TREE LOCATION (SEE TABLE)	EWASHTEAW.ORG CONTOURS --- = EXISTING 2 FT. CONTOUR --- = EXISTING 10 FT. CONTOUR FIELDWORK GENERATED CONTOURS --- = EXISTING 1 FT. CONTOUR --- = EXISTING 5 FT. CONTOUR	--- = GRAVEL --- = FENCE --- = CONCRETE --- = ASPHALT	--- = EXISTING STORM --- = EXISTING SANITARY --- = EXISTING WATER --- = EXISTING GAS --- = EXISTING ELECTRIC --- = EXISTING TELEPHONE	BENCHMARK BM1=TOP OF PIPE (WITH CAP) IN MEDIAN OF JACKSON RD, 15'± EAST OF EDGE OF ASPHALT AT TURN-AROUND, ELEV=931.94. BM2=NAIL IN WLY FACE OF UTILITY POLE, 50'± EAST OF DRIVEWAY TO THE SITE AND SOUTH OF JACKSON RD, ELEV=935.82. BM3=NAIL IN ROOT OF 18" WALNUT (1087) NEAR SOUTHEASTERLY CORNER OF PROPERTY, ELEV=937.94. (NAVD 88 DATUM)
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REVISIONS 8-29-2017 Pre-PUD Petition Meeting



PREPARED BY *Thomas L. Sutherland*
 THOMAS L. SUTHERLAND P.S., MICH No. 24620

811
 Know what's below.
 Call before you dig.



LOCKWOOD COMPANIES
 BOUNDARY & TOPOGRAPHICAL SURVEY
 ANN ARBOR

WASHTEAW ENGINEERING
 CIVIL ENGINEERS
 PLANNERS • SURVEYORS
 LANDSCAPE ARCHITECTS
 3526 W. LIBERTY RD
 ANN ARBOR, MI 48103
 TEL. 734-761-9830
 FAX. 734-761-9830
 WWW.WASHTEAWENGINEERING.COM

CLIENT: LOCKWOOD COMPANIES
 FRANKLIN RD
 2777 SUTHERLAND
 SOUTHFIELD, MI 48034
 TEL. 248-433-7416
 WWW.LOCKWOODCOMPANIES.COM

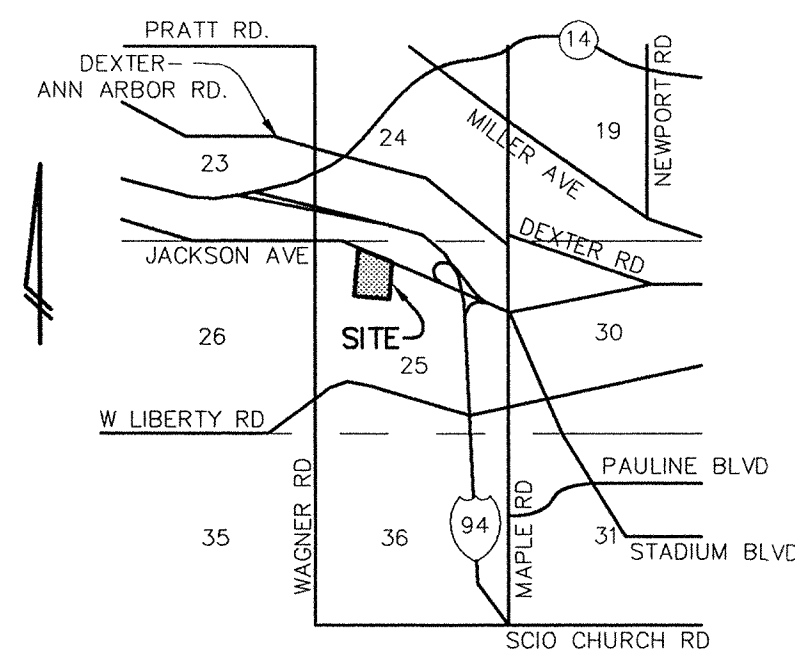
SHEET: C-1.0

PROJECT: SECTION 25, TOWN 2, SOUTH RANGE 5, EAST
 CITY OF ANN ARBOR
 WASHTEAW COUNTY • MICHIGAN
 JOB NO. 32244
 DATE 8-29-17
 DMC NO. 244-TOPO
 FIELD BOOK NONE
 FILE NO. 10284

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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VICINITY MAP
(NO SCALE)

LANDSCAPING SUMMARY

	REQUIRED	PROVIDED
EX. TREE MITIGATION	330	262
PARKING LOT TREES		
STREET TREES		
LANDSCAPE BUFFER		216

EX. TREE SURVEY AND MITIGATION SUMMARY

TOTAL CALIPER INCHES OF EX. TREES	2,946.5 DBH
DEAD TREES	359 DBH
TREE RATING LESS THAN 14	428.5 DBH
SUB-TOTAL	787.5 DBH
TOTAL LIVE REGULATED TREES	2,159 DBH
EXISTING SAVED TREES	1,78.5 DBH
TOTAL MITIGATION TREES	1,980.5 DBH
50% REQUIRED MITIGATION	990.25 DBH
TOTAL REQUIRED MITIGATION TREES @3" CAL	330

PLANT LIST

KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
		Plantanus occidentals	Plane Tree	3"	
		Liriodendrons tulipifera	Tulip Tree	3"	
		Acer rubrum	Red Maple	3"	
		Acer saccharum	Sugar Maple	3"	
		Tilia cordata	Little Leaf Linden	3"	
		Cercis canadensis	Red Bud	3"	
		Amelanchier laevis	Smooth Serviceberry	3"	
		Quercus palustris	Pin Oak	3"	
		Quercus velutina	Black Oak	3"	
		Juniperus virginiana	Red Cedar	3"	
		Pinus strobus	White Pine	3"	
		Picea mariana	Black Spruce	3"	
		Abies balsamea	Balsam Fir	3"	

PLANT LIST

KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
		Ligustrum vicary	Golden Victory Privet	36"	
		Viburnum opulus	Highbush Cranberry Viburnum	36"	
		Berberis thunbergii 'Athyropurea'	Crimson Barberry	36"	
		Hydrangea macrophylla	French Hydrangea	36"	

WASHTEANAW COUNTY SOIL SURVEY CLASSIFICATION

- FOX SANDY LOAM, 2 TO 6 PERCENT SLOPES
- MIAMI LOAM, 18 TO 25 PERCENT SLOPES
- OWOSSO-MIAMI COMPLEX, 2 TO 6 PERCENT SLOPES
- SOILS BOUNDARY

SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTEANAW COUNTY.

- EWASHTEANAW.ORG CONTOURS
- EXISTING 2 FT. CONTOUR
- EXISTING 10 FT. CONTOUR
- FIELDWORK GENERATED CONTOURS
- EXISTING 1 FT. CONTOUR
- EXISTING 5 FT. CONTOUR

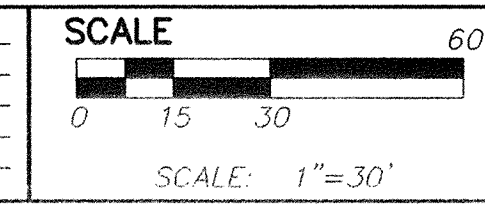
- SOIL BORING LOCATION
- TEST PIT LOCATION
- TREE LOCATION (SEE TABLE)

LEGEND

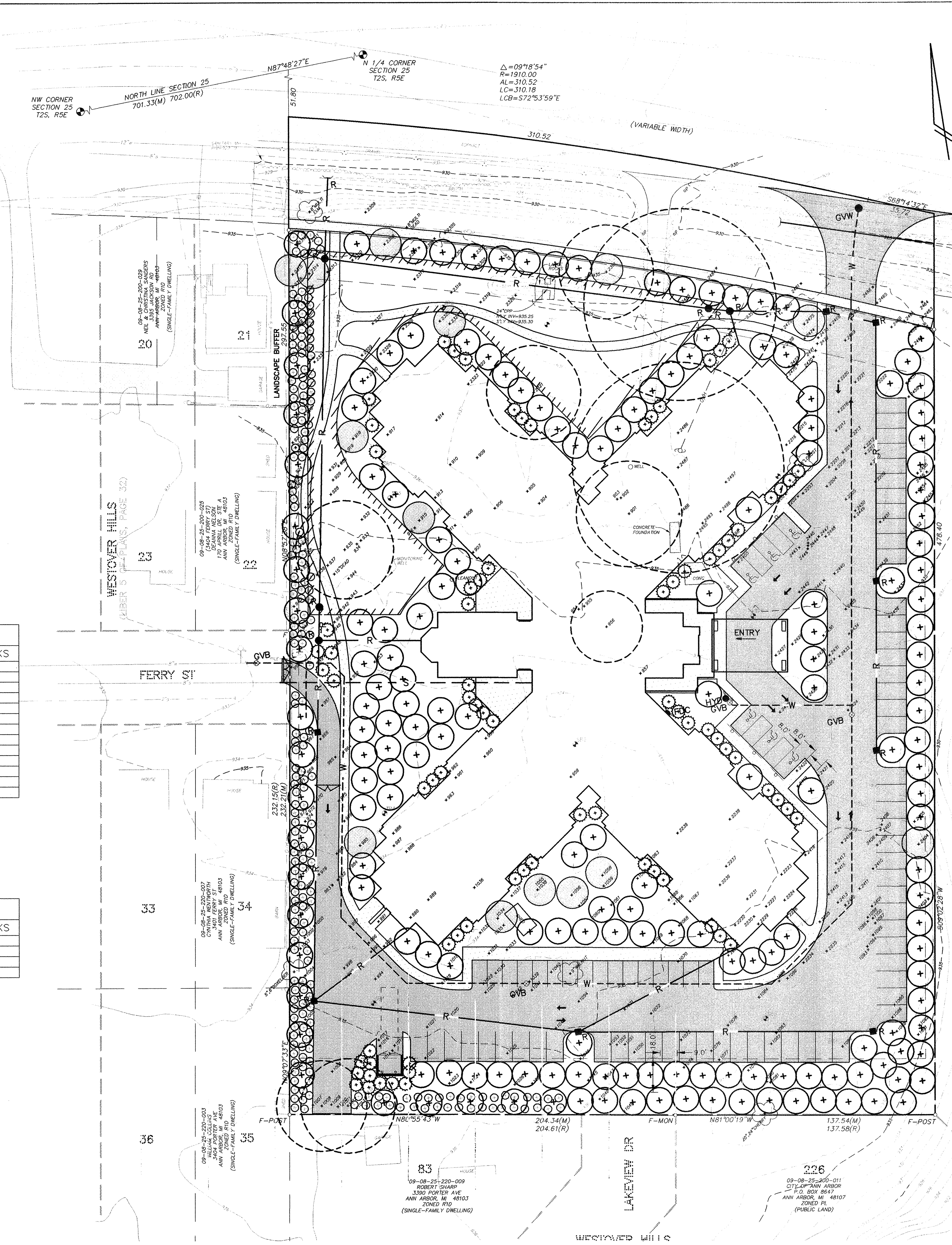
☆ = LIGHT POLE	○ = SPOT ELEV.	--- = GRAVEL	--- = EXISTING STORM
○ = UTILITY POLE	○ = POST	--- = FENCE	--- = EXISTING SANITARY
○ = GUY ANCHOR	○ = MANHOLE	--- = CONCRETE	--- = EXISTING WATER
○ = HYDRANT	○ = CATCHBASIN	--- = ASPHALT	--- = EXISTING GAS
	○ = GATE VALVE		--- = EXISTING ELECTRIC
	○ = END SECTION		--- = EXISTING TELEPHONE

BENCHMARK BM1=TOP OF PIPE (WITH CAP) IN MEDIAN OF JACKSON RD, 15± EAST OF EDGE OF ASPHALT AT TURN-AROUND, ELEV=931.94
 BM2=NAIL IN WLY FACE OF UTILITY POLE, 50± EAST OF DRIVEWAY TO THE SITE AND SOUTH OF JACKSON RD, ELEV=935.82
 BM3=NAIL IN ROOT OF 18" WALNUT (1087) NEAR SOUTHEASTERLY CORNER OF PROPERTY, ELEV=937.94. (NAVD 88 DATUM)

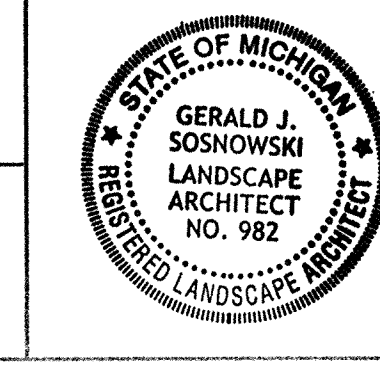
REVISIONS 8-29-2017 Pre-PUD Petition Meeting



PREPARED BY *Gerald J. Sosnowski*
 GERALD J. SOSNOWSKI P.L.A. MICH. NO. 982



- LEGEND
- = EXISTING TREE TO REMAIN
 - + = PROPOSED DECIDUOUS TREE (187)
 - ⊕ = PROPOSED EVERGREEN TREE (80)
 - = PROPOSED GREENBELT SHRUBS (216)
 - = LANDMARK TREE CRITICAL ROOT ZONE
 - ▨ = STORMWATER INFILTRATION AREA



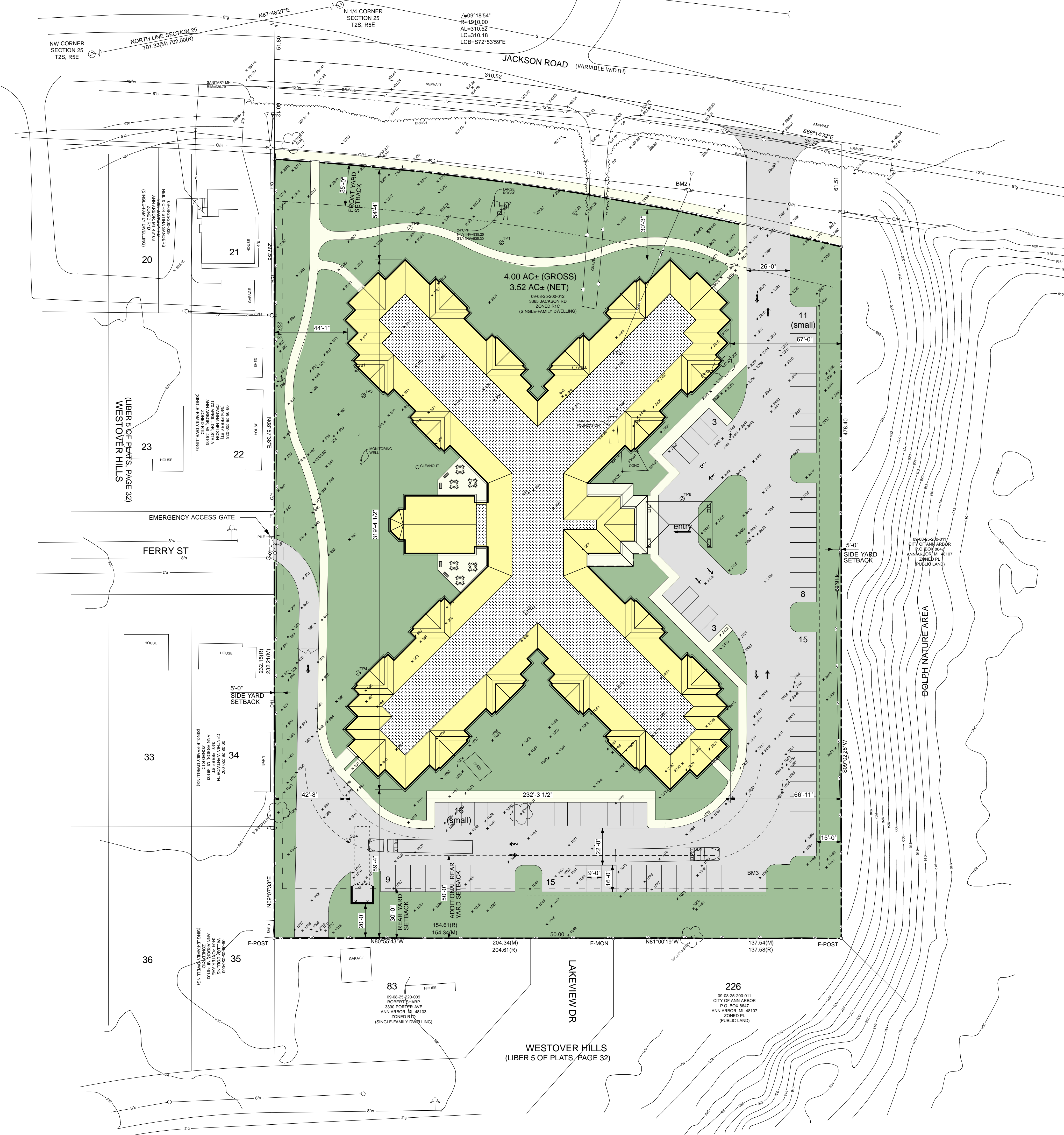
CIVIL ENGINEERS
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 WASHTEANAW ENGINEERING
 3528 W. LIBERTY RD.
 ANN ARBOR, MI 48103
 TEL: 734-761-8800
 FAX: 734-761-8800
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CLIENT
LOCKWOOD COMPANIES
 27777 FRANKLIN RD
 SUITE 1410
 SOUTHFIELD, MI 48034
 TEL: 248-433-7416
 WWW.LOCKWOODCOMPANIES.COM

PROJECT
LOCKWOOD OF ANN ARBOR PRELIMINARY LANDSCAPING PLAN

SECTION 25 TOWN 2 SOUTH RANGE 5 EAST
 CITY OF ANN ARBOR
 WASHTEANAW COUNTY • MICHIGAN
 DATE: 8-29-17 JOB NO. 32244
 DWG NO. 244-001r.pln
 FIELD BOOK: NONE
 FILE NO. 10384

SHEET
L-1.0



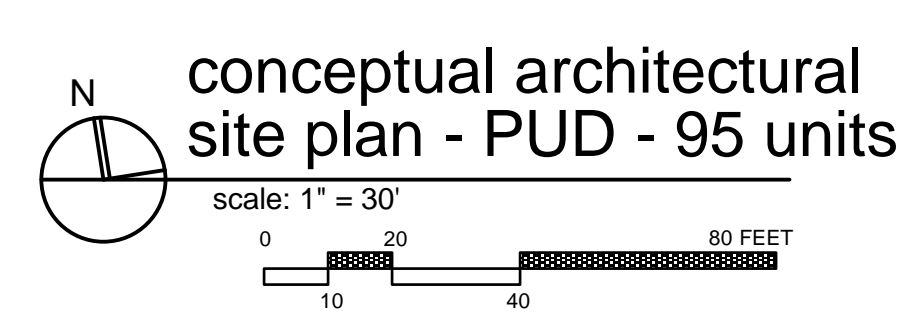
ARCHITECT / APPLICANT / OWNER CONTACT INFORMATION			
CONTACT PERSON (ARCHITECT):		JORDAN LONDON, PRESIDENT, AIA EDMUND LONDON & ASSOCIATES 20750 CIVIC CENTER DR., STE. 610 SOUTHFIELD, MI 48076	PH: (248) 353-4820 FAX (248) 353-2920
PETITIONER/ APPLICANT:		Lockwood Companies 27777 Franklin Road, Suite 1410 Southfield, MI 48034	PH: (248) 433-7417
		OWNER: Lockwood Companies 27777 Franklin Road, Suite 1410 Southfield, MI 48034	PH: (248) 433-7417
SITE AND BUILDING DATA			
ZONING & CURRENT USE		SETBACK AND BUILDING HEIGHT REQUIREMENTS	
SITE: EXISTING ZONING - R1C (SINGLE FAMILY) PROPOSED ZONING - PUD		PROPERTY ADDRESS - 3365 JACKSON RD.	
SITE AREA: 4.00 ACRES (GROSS) (174,240 S.F.) 3.52 ACRES (NET) (153,331.2 S.F.)		FRONT YARD SETBACK: REQUIRED FRONT SETBACK - 25 FT (R1C) PROPOSED FRONT YARD SETBACK - 30'-3"	
TOTAL # OF UNITS = 95 1 BEDROOM UNITS = 50 (650 S.F. - 695 S.F.) 2 BEDROOM UNITS = 45 (825 S.F. - 1,090 S.F.)		SIDE YARD SETBACK REQUIRED (R1C) AT LEAST ONE - 5 FT TOTAL OF TWO - 10 FT PROPOSED WEST SIDE YARD - 42'-8" EAST SIDE YARD - 66'-11"	
PARKING: MULTI-FAMILY PROPOSED 80 PARKING SPACE 53 LARGE CAR 27 SMALL CAR		REAR YARD SETBACK REQUIRED - 30 FT (R1C) PROPOSED - 89'-4"	
PARKING SPACE SIZES (90 DEGREE) REGULAR PARKING STALL - 9 FT X 18 FT SMALL CAR PARKING STALL - 8 FT X 16 FT		ALLOWABLE BUILDING HT MAXIMUM HEIGHT ALLOWED - 30 FT PROPOSED HEIGHT - (3) STORIES - 40'-5" (TO MID POINT OF GABLE)	
BIKE PARKING: 1 PER 5 UNITS 95 UNITS/ 5 - 19 SPACES 10 REQUIRED CLASS 'A' SPACES 10 REQUIRED CLASS 'C' SPACES		MAXIMUM PERMITTED DENSITY - 25 DWELLING UNITS PER ACRE 3.52 ACRES * 25 = 88 DWELLING UNITS PER ACRE PROPOSED: 95 DWELLING UNITS OR 26.98 UNITS PER ACRE	
		MINIMUM LOT AREA PER DWELLING UNIT - 1740 S.F. PER UNIT PROPOSED LOT AREA (153,331.2 S.F./ 95 UNITS = 1614.0 SF PER UNIT)	
		CONFLICTING LAND USES: MIN. 15 FT BUFFER REQUIRED FROM A VEHICULAR USE AREA ADJACENT TO A PUBLIC PARK LAND PRINCIPALLY USED FOR RESIDENTIAL PURPOSES	
		OPEN SPACE REQUIRED 50% OVERALL SITE AREA: 4.00 ACRES(174,240) (GROSS) 3.52 ACRES (153,331.2) (NET)	
		PROPOSED PAVING: PROPOSED BUILDING FOOTPRINT (EXCLUDING BALCONIES/ PATIOS) 36,037 S.F. 38,798 S.F.	
		TOTAL OPEN SPACE AREA 51.2%	

edmund london & associates, inc.
 architects & planners
 20750 Civic Center Drive, Suite 610, Southfield, Michigan 48076
 Tel: 248-353-4820, Email: s.london@ela-architects.com

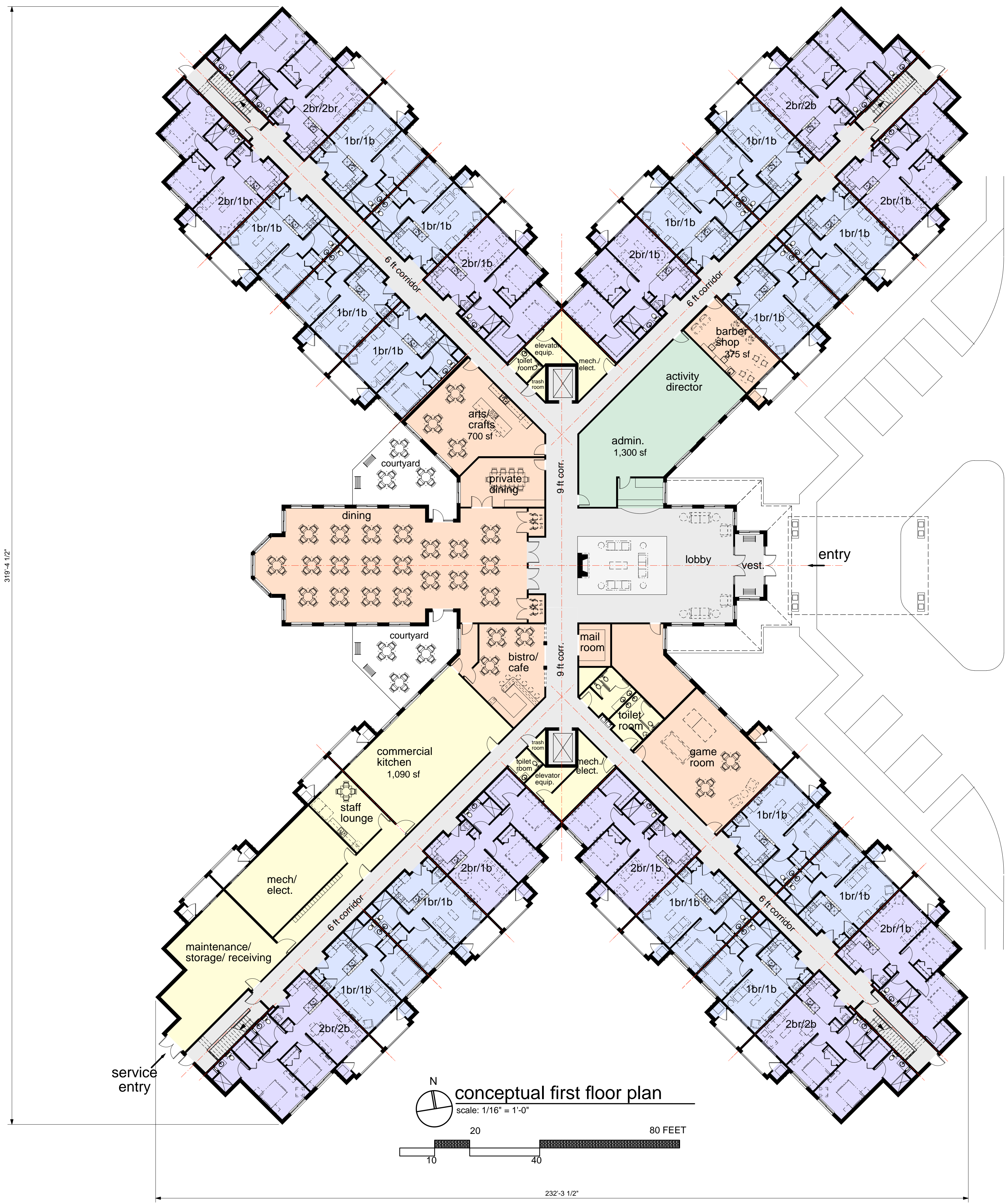
Lockwood of Ann Arbor
 Ann Arbor, Michigan

conceptual architectural
 site plan - PUD - 95 units

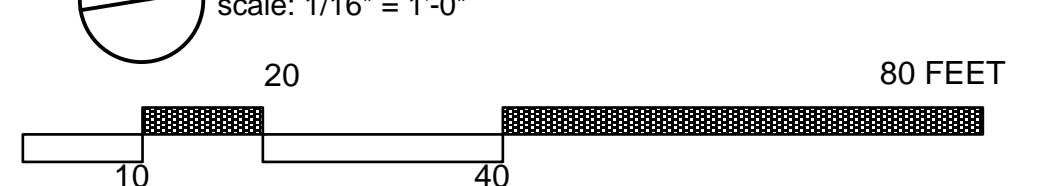
ISSUED:
 08/08/17
 City Preliminary
 Staff Review
 08/29/17
 Pre-PUD
 Petition Submission



DRAWN BY:
 TC
 APPROVED BY:
 XX
 JOB NUMBER
 3701
 SHEET NUMBER
 A-1.0

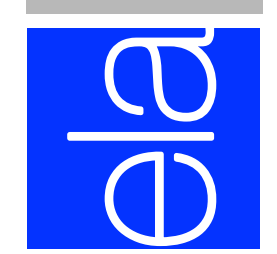


conceptual first floor plan
scale: 1/16" = 1'-0"



all floors
 (15) 1br units (50) 1br units
 (11) 2br units (45) 2br units
26 total units **95 total units**

Overall area (w/o balcony) = 38,798 S.F.
 Overall area = 41,013 S.F.



conceptual first floor plan

ISSUED:
 07/25/17
 Preliminary City
 Review meeting
 08/29/17
 Pre-PLUD
 Petition Submission

DRAWN BY:
 TC

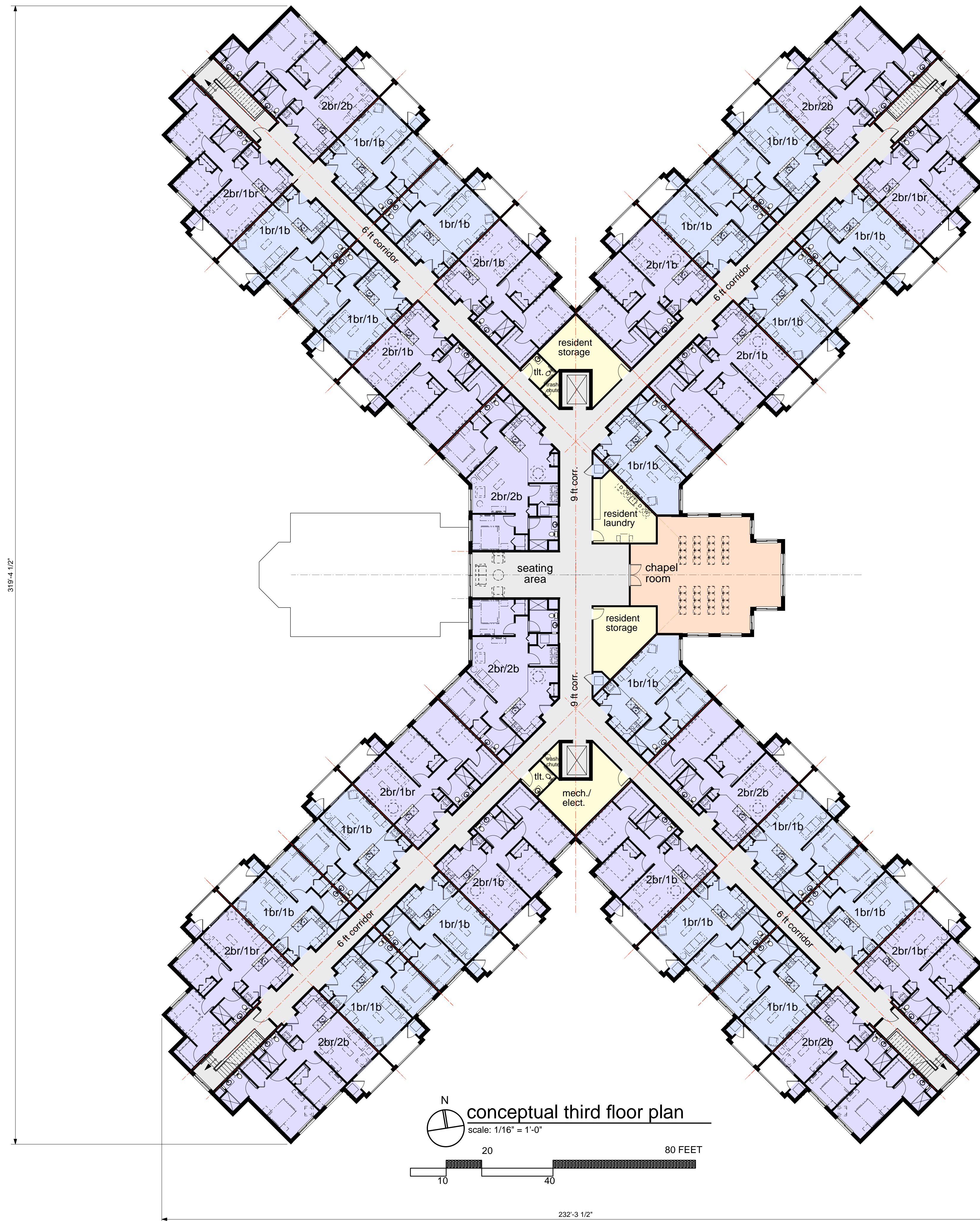
APPROVED BY:
 XX

JOB NUMBER

3701

SHEET NUMBER

A-2.1



(18) 1br units
 (18) 2br units
36 total units

Overall area (w/o balcony) = 36,997 S.F.
 Overall area = 39,212 S.F.

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EAST COMPOSITE ELEVATION
SCALE 1/16" = 1'-0"



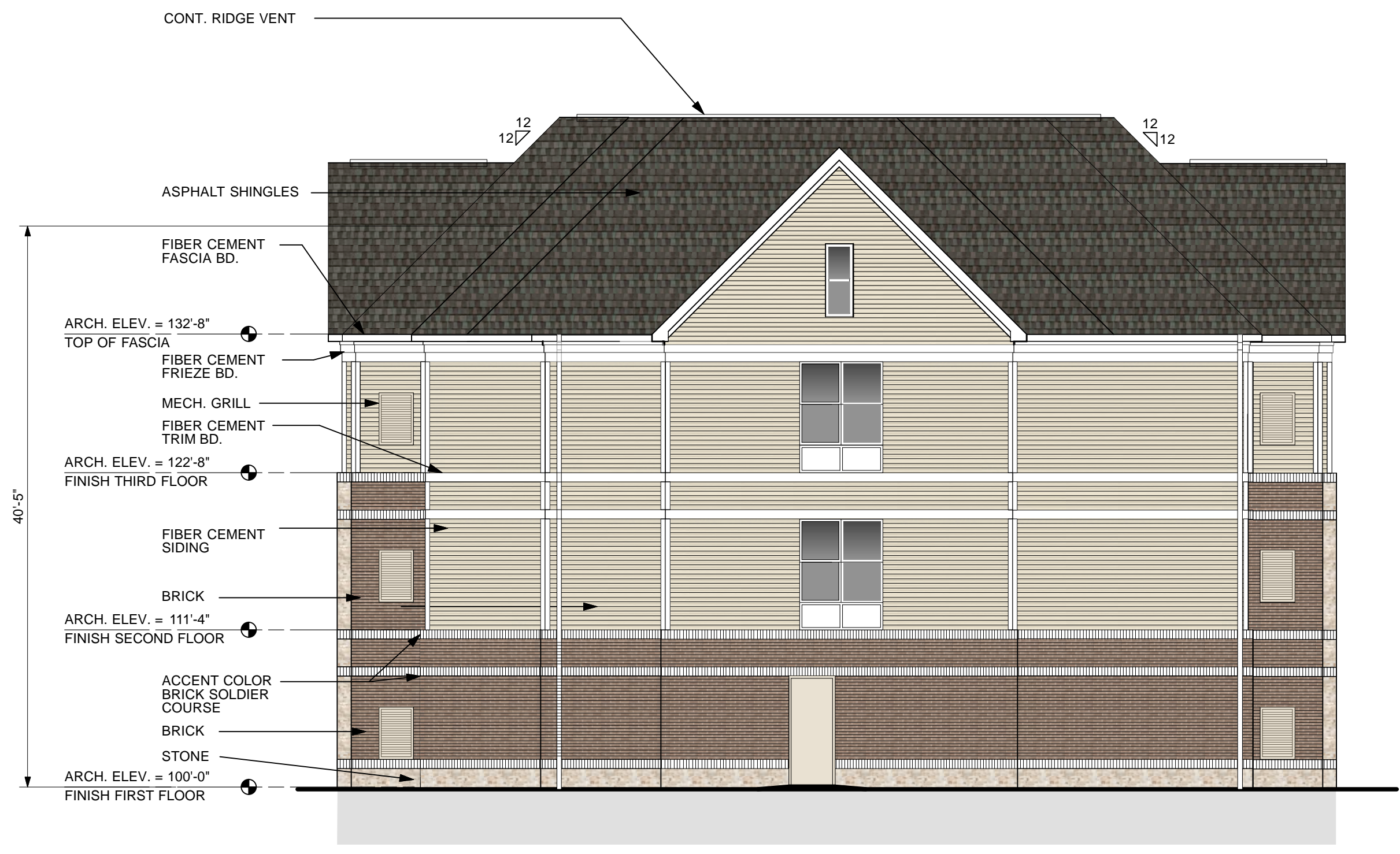
SOUTH COMPOSITE ELEVATION
SCALE 1/16" = 1'-0"



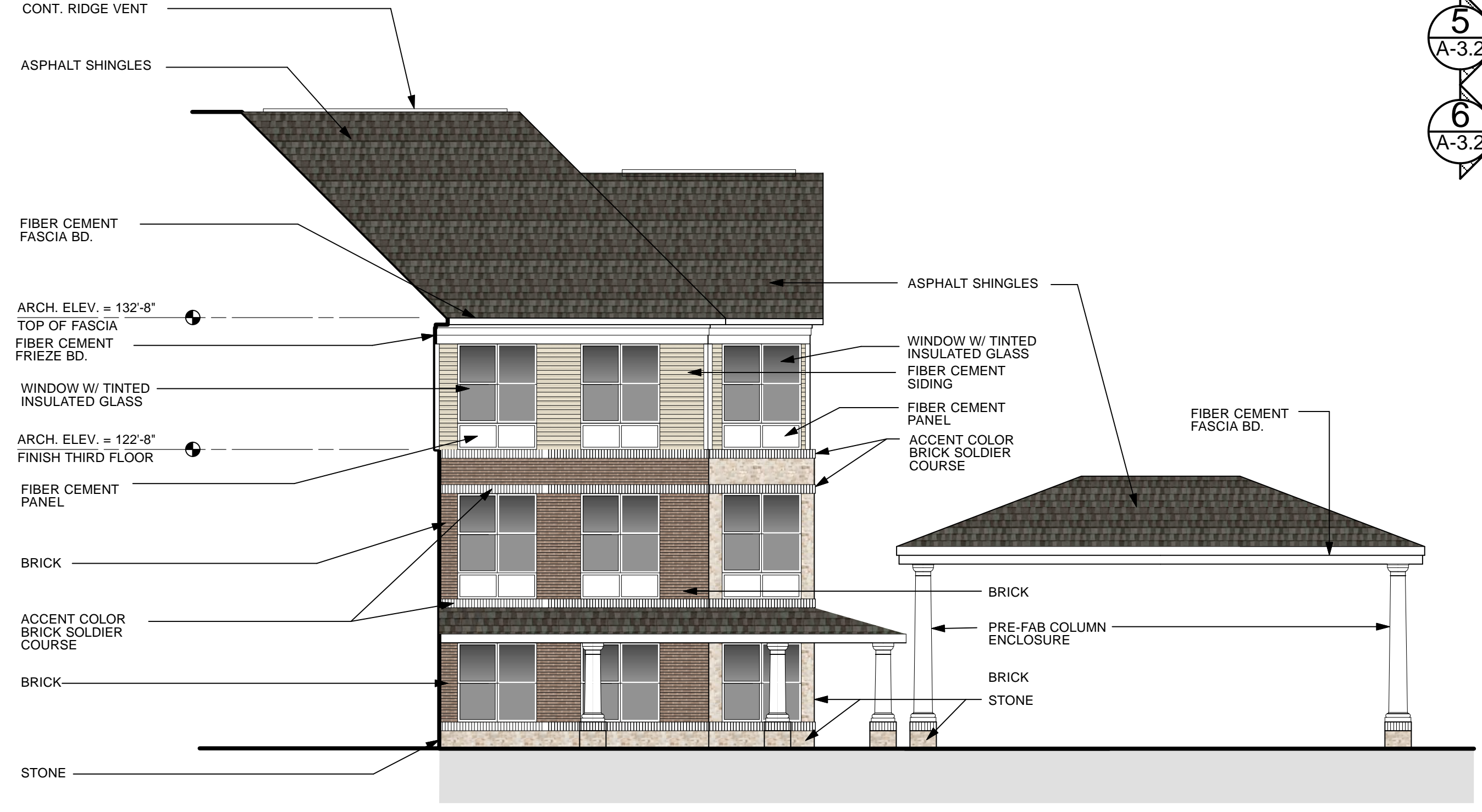
WEST COMPOSITE ELEVATION
SCALE 1/16" = 1'-0"



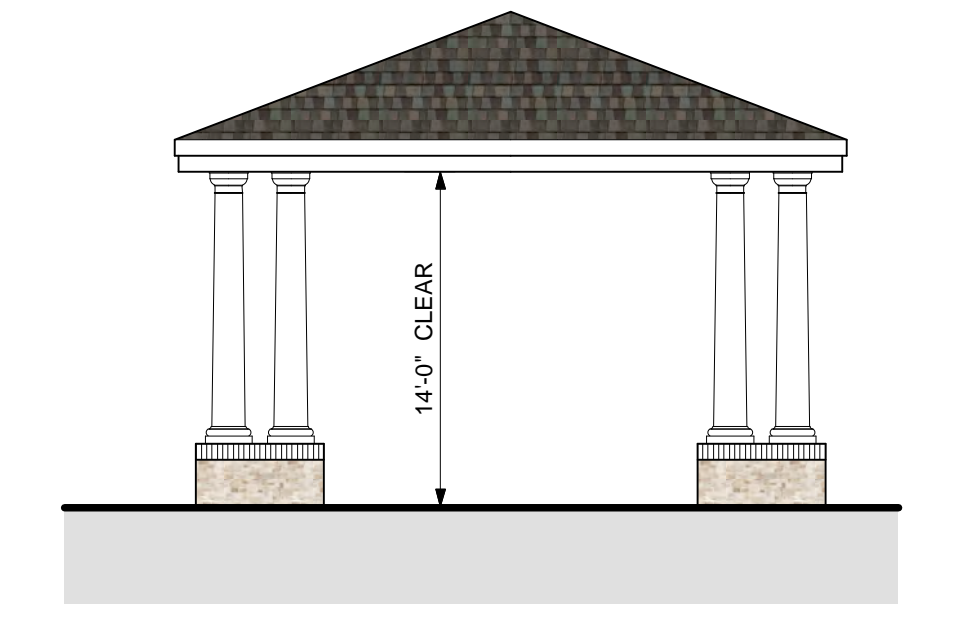
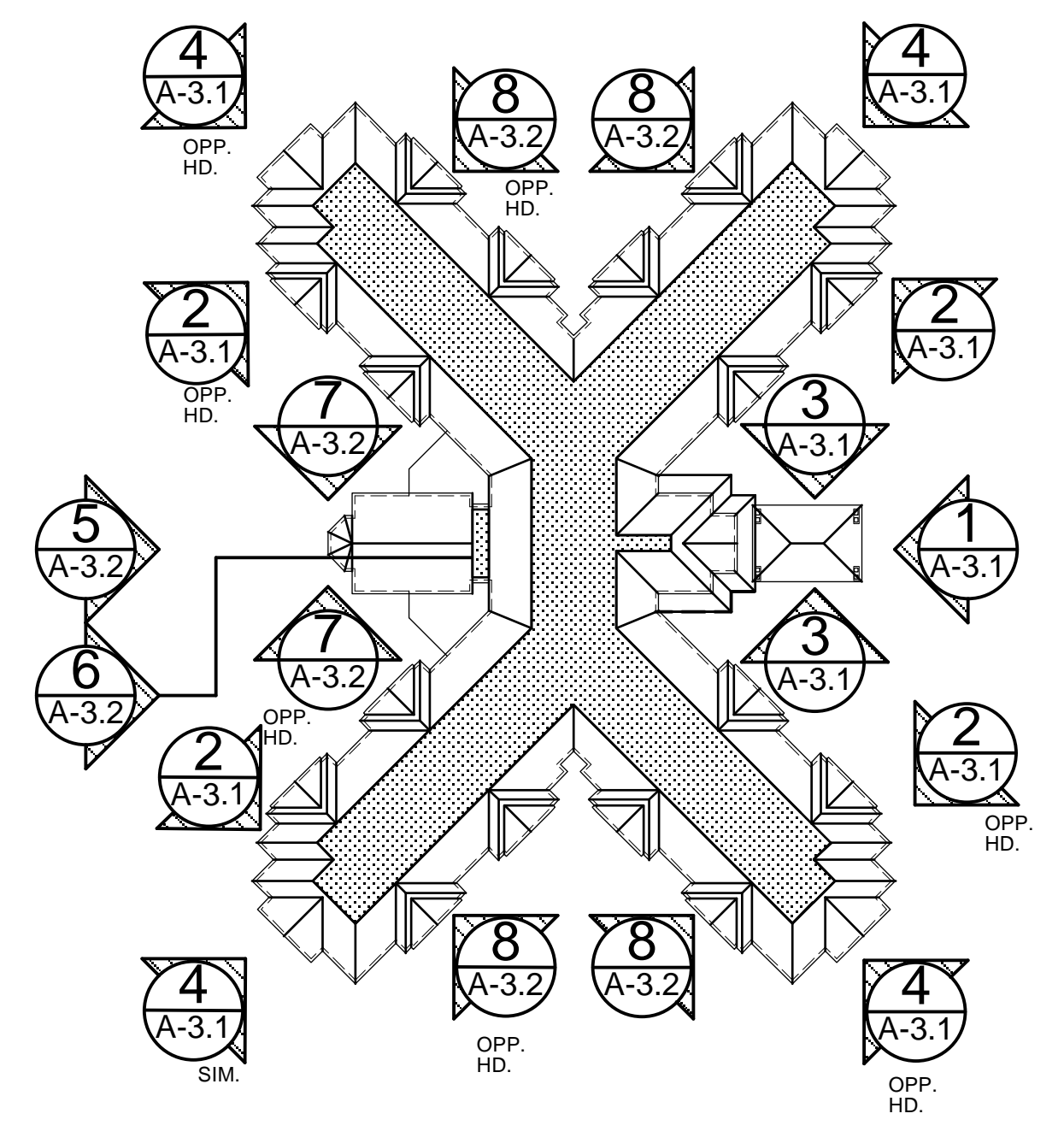
NORTH COMPOSITE ELEVATION
SCALE 1/16" = 1'-0"



4 SOUTH EAST & NORTH EAST ELEVATION
A3.1 SCALE 1/8" = 1'-0"



3 EAST ELEVATION
A3.2 SCALE 1/8" = 1'-0"



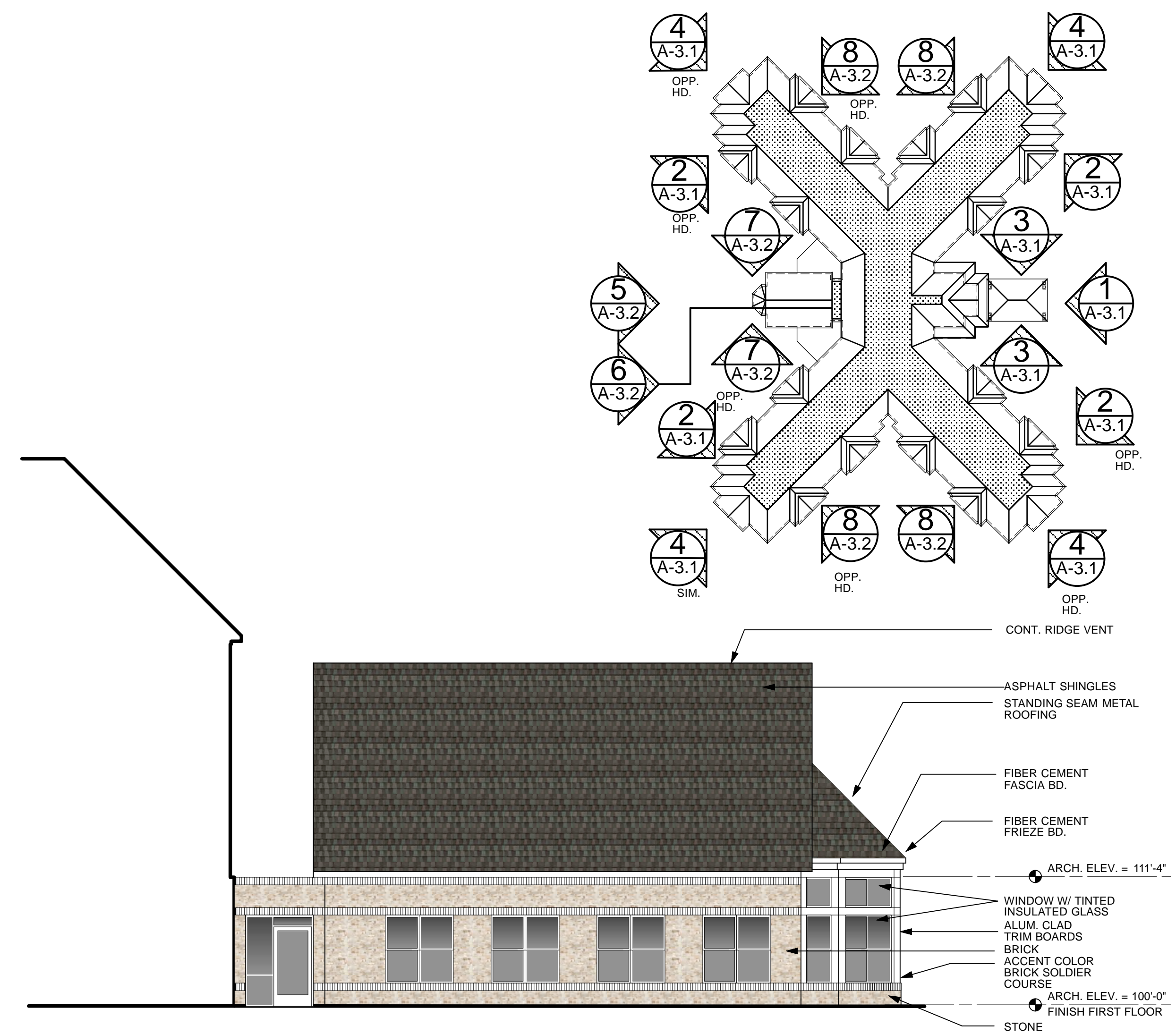
1 EAST ELEVATION
A3.1 SCALE 1/8" = 1'-0"



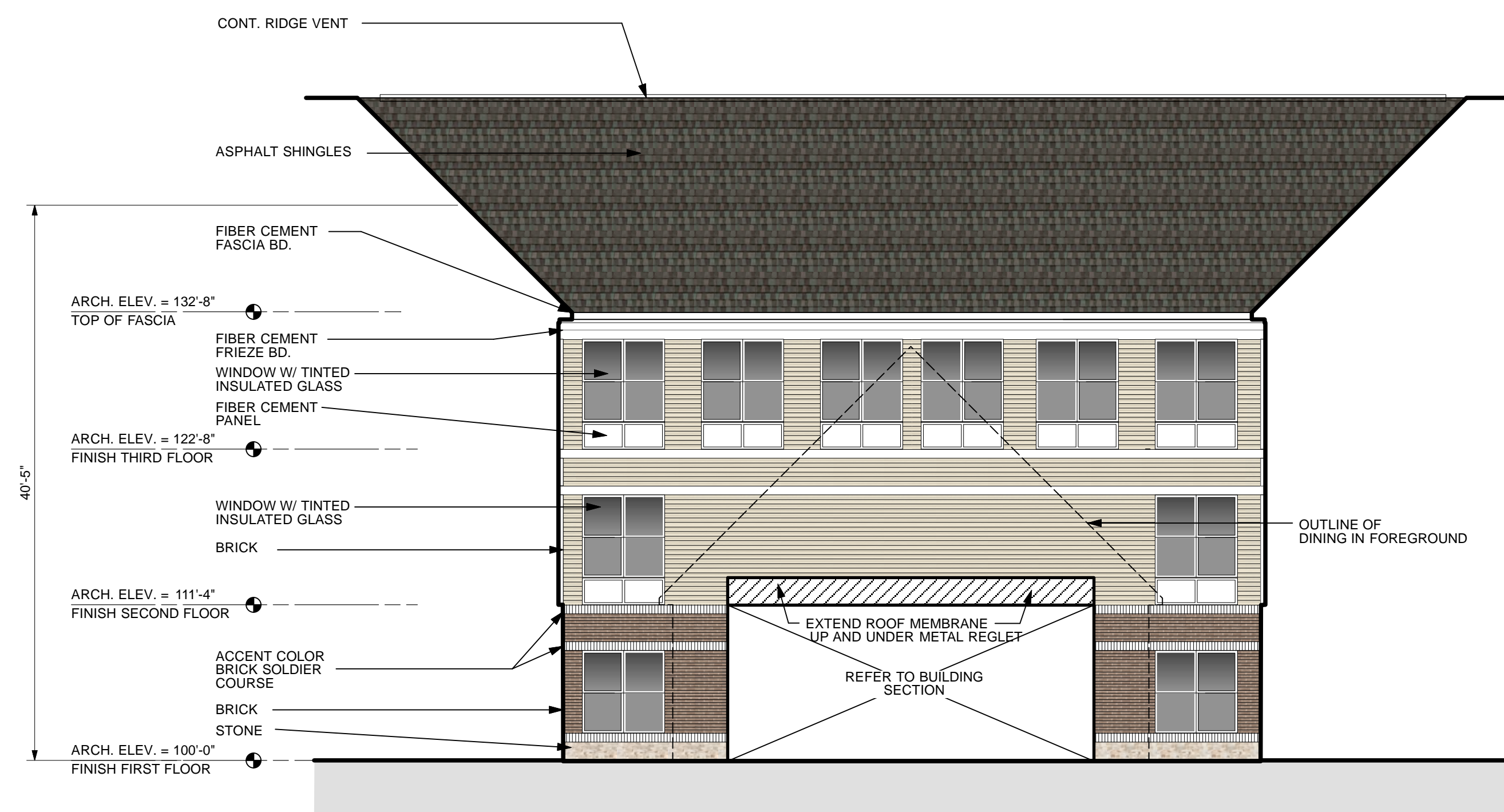
2 EAST ELEVATION
A3.1 SCALE 1/8" = 1'-0"



4 SOUTHEAST ELEVATION
A3.1 SCALE 1/8" = 1'-0"



7 NORTH ELEVATION - DINING ROOM
A3.2 SCALE 1/8" = 1'-0"



6 WEST ELEVATION - DINING ROOM
A3.2 SCALE 1/8" = 1'-0"



5 WEST ELEVATION - DINING ROOM
A3.2 SCALE 1/8" = 1'-0"