

FELLOWSHIP

ESTATES

DETROIT

LIST OF DRAWINGS

CIVIL ENGINEERING

C.101	BOUNDARY / TOPOGRAPHIC SURVEY 1
C.102	BOUNDARY / TOPOGRAPHIC SURVEY 2
C.103	SITE LAYOUT PLAN
C.104	CONCEPTUAL STORMWATER MANAGEMENT PLAN

LANDSCAPE

L.301	OVERALL CONCEPTUAL LANDSCAPE PLAN
L.302	CONCEPTUAL LANDSCAPE PLAN - WEST HALF
L.303	CONCEPTUAL LANDSCAPE PLAN - EAST HALF
L.304	LANDSCAPE NOTES & PLANT DETAILS
L.901	LANDSCAPE DETAILS
L.902	LANDSCAPE DETAILS - TRASH ENCLOSURE

ARCHITECTURAL

A.S.101	ARCHITECTURAL SITE PLAN
A.101	FIRST FLOOR PLANS
A.102	COMMUNITY CENTER FLOOR PLAN
A.201	BUILDING ELEVATIONS - APARTMENT
A.202	BUILDING ELEVATIONS - COMMUNITY CENTER
A.501	UNIT FLOOR PLANS

DEVELOPMENT TEAM

OWNER

FELLOWSHIP ESTATES WEST LLC
542 S. DEARBORN ST., SUITE 800
CHICAGO, IL 60605

ARCHITECT

FUSCO, SHAFFER & PAPPAS, INC.
550 E. NINE MILE RD
FERNDALE, MI 48220
248.543.4100

DEVELOPERS

MICHAELS DEVELOPMENT CO. I, LP
542 S. DEARBORN ST., SUITE 800
CHICAGO, IL 60605

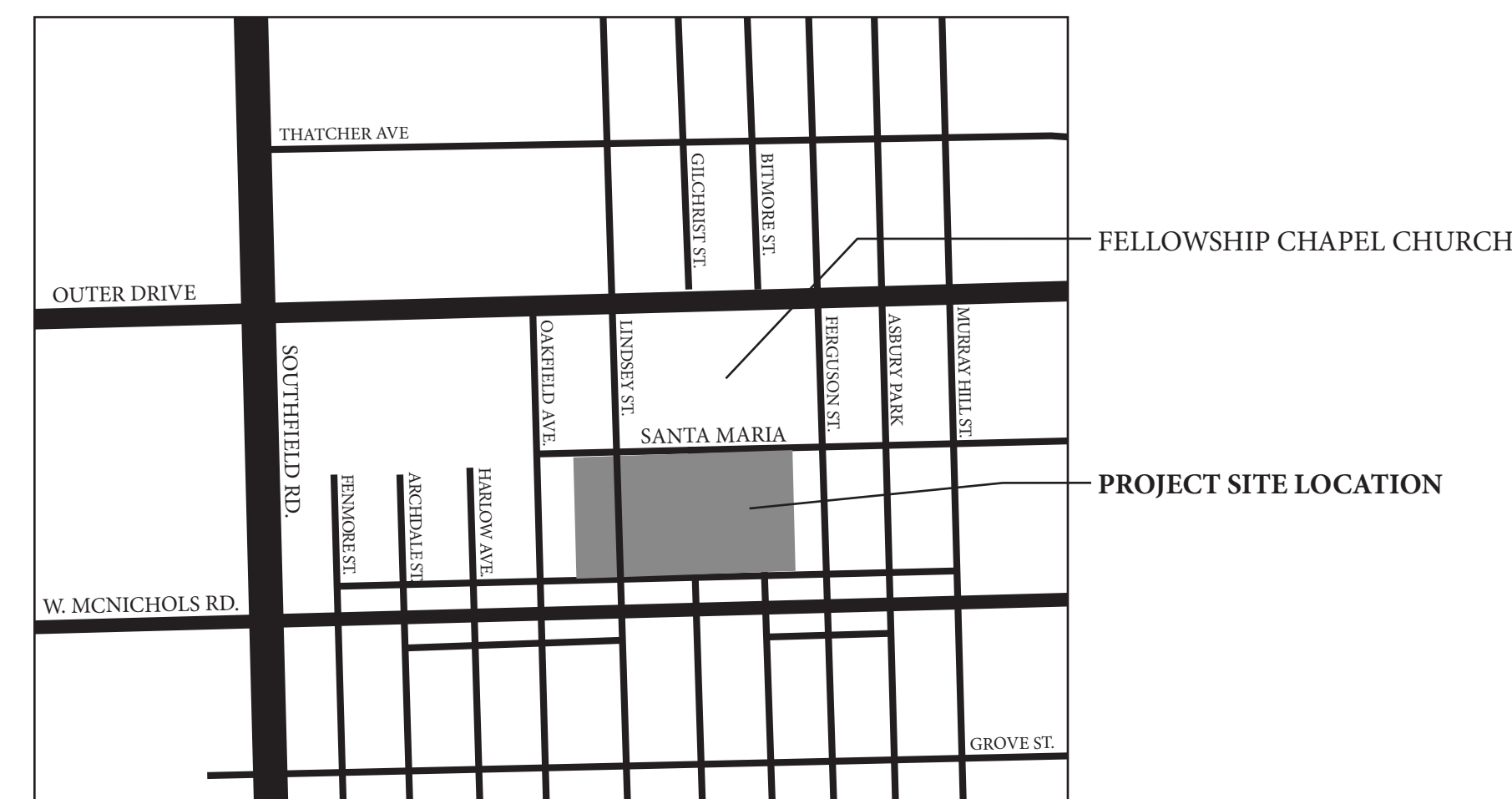
CIVIL ENGINEER

NOWAK - FRAUS ENGINEERS
46777 WOODWARD AVE
PONTIAC, MI 48342

LANDSCAPE ARCHITECT

FELINO PASQUAL AND ASSOCIATES,
24333 ORCHARD LAKE RD. SUITE G
FARMINGTON HILLS, MI 48331

AMANDLA DEVELOPMENT
7707 W. OUTER DRIVE
DETROIT, MI 48235



LOCATION MAP

NO SCALE



DATE ISSUE

03.01.24	PROJECT PD MODIF. MTG.
05.02.24	PD PRE-APPLICATION MTG.
05.17.24	PD MODIF. SUBMISSION



FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS



MICHIGAN

PROJECT SUMMARY

SITE DATA (PHASE 1 & 2)

TOTAL LOT SIZE	+/- 376,766 SF OR +/- 8.64 ACRES	
ZONING	PD (PLANNED DEVELOPMENT DISTRICT)	
PARKING REQUIRED	1.25 PARKING SPACE FOR EACH UNIT 1.25 SPACES x 96 UNITS	120 SPACES
PARKING PROVIDED	APARTMENTS - 112 OPEN SPACES + 8 P.H. COMMUNITY BUILDING	120 SPACES 8 SPACES
	TOTAL PARKING PROVIDED	128 SPACES
DENSITY		11.1 D.U./AC.
RECREATION SPACE		+/- 114,670 SF
LOT COVERAGE-APARTMENTS & COMMUNITY BUILDING	LOT COVERAGE (57,720 SF) MINIMUM ALLOWABLE RSR PROVIDED RSR (114,670 S.F./ 114,755 S.F.)	15.3% 12.0% 0.99 OR 99%

BUILDING DATA (PHASE 1 & 2)

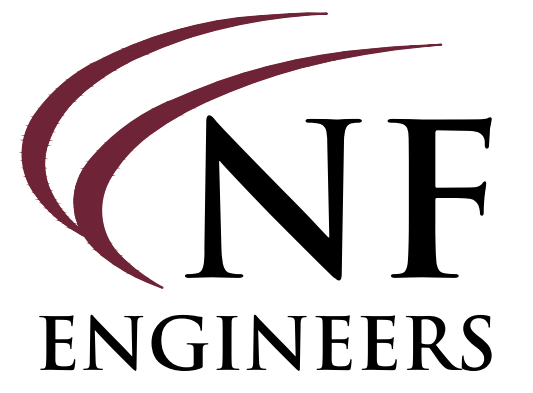
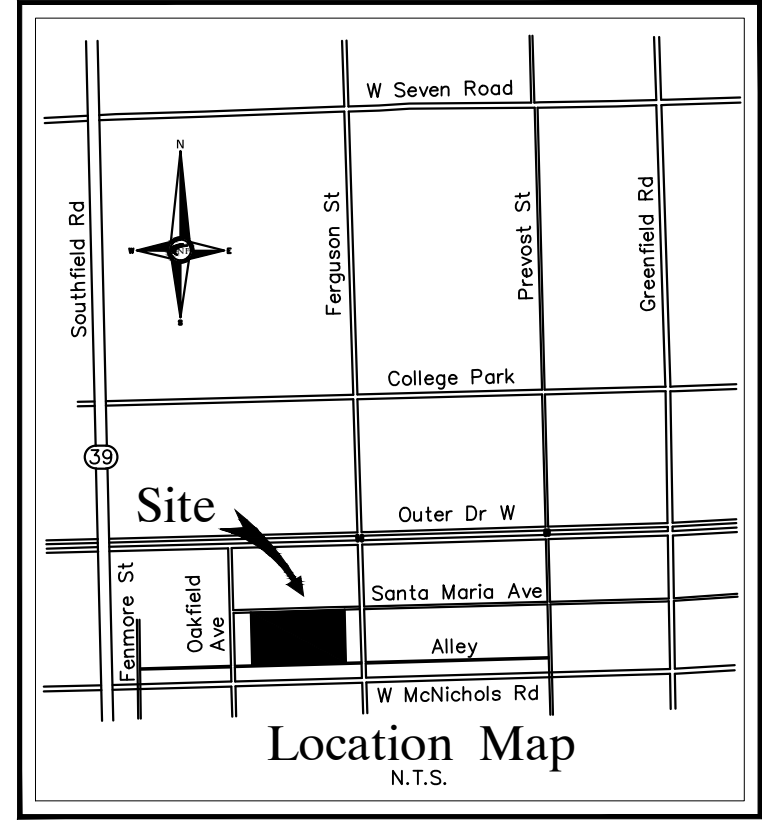
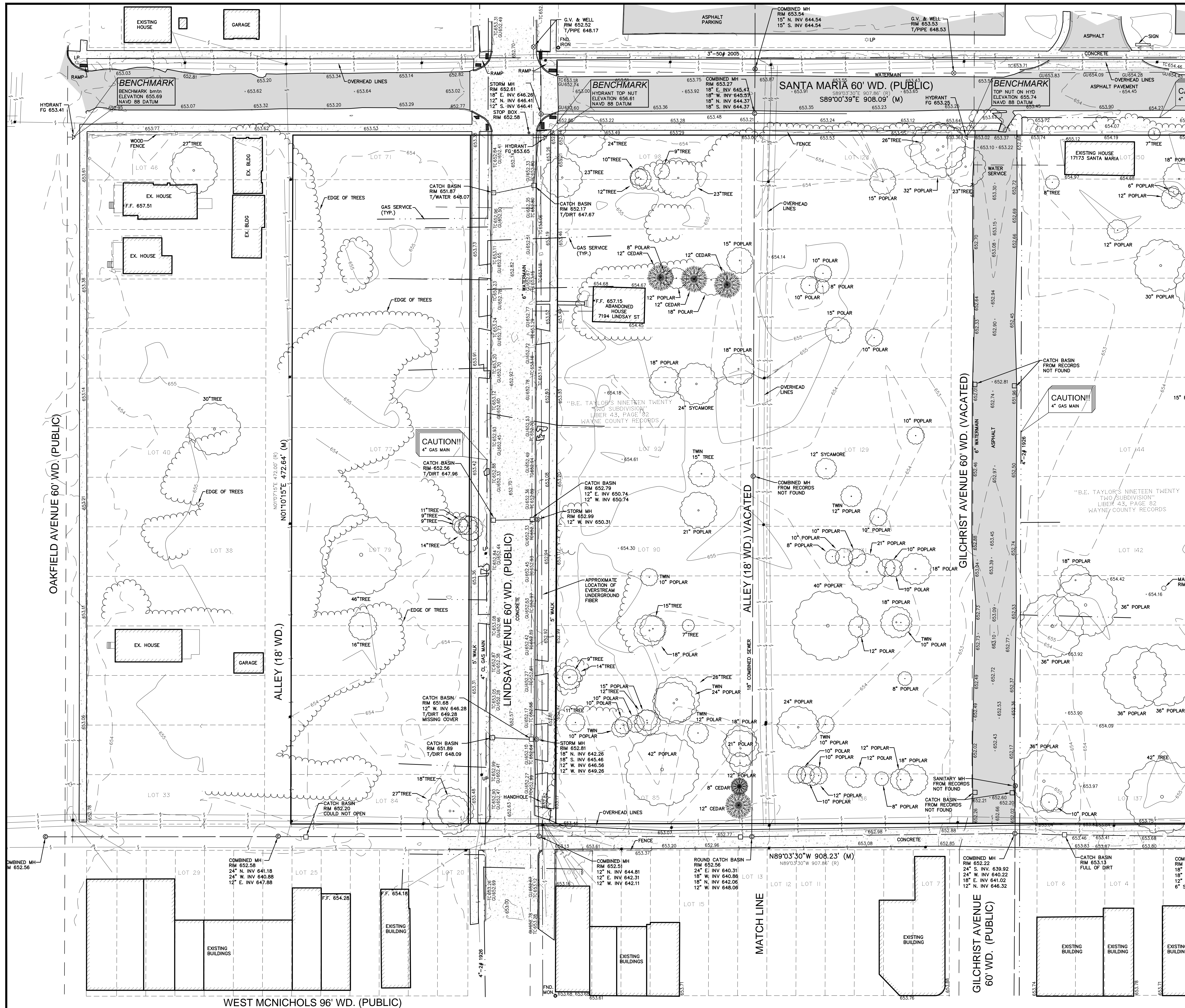
GROSS APARTMENT BUILDING AREA		
1ST FLOOR AREA	+/- 53,894 SF	
2ND FLOOR AREA	+/- 53,702 SF	
GROSS APARTMENT BUILDING AREA TOTAL	+/- 107,596 SF	
GROSS COMMUNITY BUILDING AREA	+/- 3,915 SF	
TOTAL GROSS BUILDING AREA	+/- 111,511 SF	
BUILDING HEIGHT - APARTMENTS	ALLOWABLE (PER PD) PROVIDED	39'-0" (3 STORIES) 26'-0" (2 STORIES)
UNIT COUNT / MIX - APARTMENTS	1 BEDROOM - 720 SF (33.5%) 2 BEDROOM - 930 SF (37.5%) 3 BEDROOM - 1,110 SF (29%)	32 UNITS 36 UNITS 28 UNITS
	TOTAL (INCL. 16 P.H. UNITS)	96 UNITS

SITE DATA (PHASE 1)

APROX. LOT SIZE	+/- 199,112 SF OR +/- 4.57 ACRES	
PARKING REQUIRED	1.25 PARKING SPACE FOR EACH UNIT 1.25 SPACES x 48 UNITS	60 SPACES
PARKING PROVIDED	APARTMENTS - 56 OPEN SPACES + 4 P.H. COMMUNITY BUILDING	60 SPACES 4 SPACES
	TOTAL PARKING PROVIDED	64 SPACES
RECREATION SPACE		+/- 67,614 SF
LOT COVERAGE-APARTMENTS & COMMUNITY BUILDING	LOT COVERAGE (29,310 SF) MINIMUM ALLOWABLE RSR PROVIDED RSR (67,614 S.F./ 59,335 S.F.)	15.55% 12.0% 1.39 OR 139%

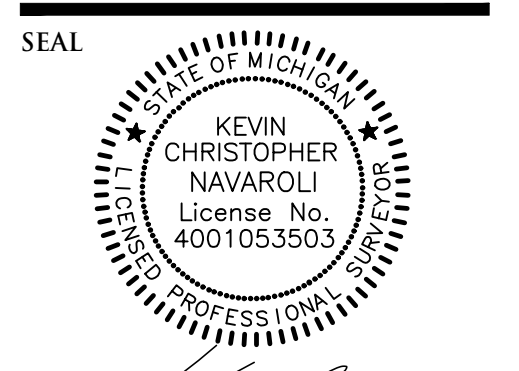
BUILDING DATA (PHASE 1)

GROSS APARTMENT BUILDING AREA		
1ST FLOOR AREA	+/- 26,947 SF	
2ND FLOOR AREA	+/- 26,851 SF	
GROSS APARTMENT BUILDING AREA TOTAL	+/- 53,798 SF	
GROSS COMMUNITY BUILDING AREA	+/- 3,915 SF	
TOTAL GROSS BUILDING AREA	+/- 57,713 SF	
UNIT COUNT / MIX - APARTMENTS	1 BEDROOM - 720 SF (33.5%) 2 BEDROOM - 930 SF (37.5%) 3 BEDROOM - 1,110 SF (29%)	16 UNITS 18 UNITS 14 UNITS
	TOTAL (INCL. 8 P.H. UNITS)	48 UNITS



**CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS**

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4677 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM



PROJECT
Fellowship Estates Family
Housing
City of Detroit

CLIENT
Michales Development
542 S. Dearborn Street,
Suite 800
Chicago, IL 60605
Contact: Alice Mwinzi
Phone: (312) 455-0502

Fusco, Shaffer & Pappas
550 E. Nine Mile Road
Ferndale, Michigan 48220
Contact: Steve Roffi
Phone: (248) 543-4100

PROJECT LOCATION
Part of the SW 1/4
of Section 12
T.1S., R.10E.
City of Detroit,
Wayne County, Michigan

SHEET
Boundary / Topographic /
Tree Survey



DATE	ISSUED/REVISED
05-07-2024	REVISED PER CLIENT
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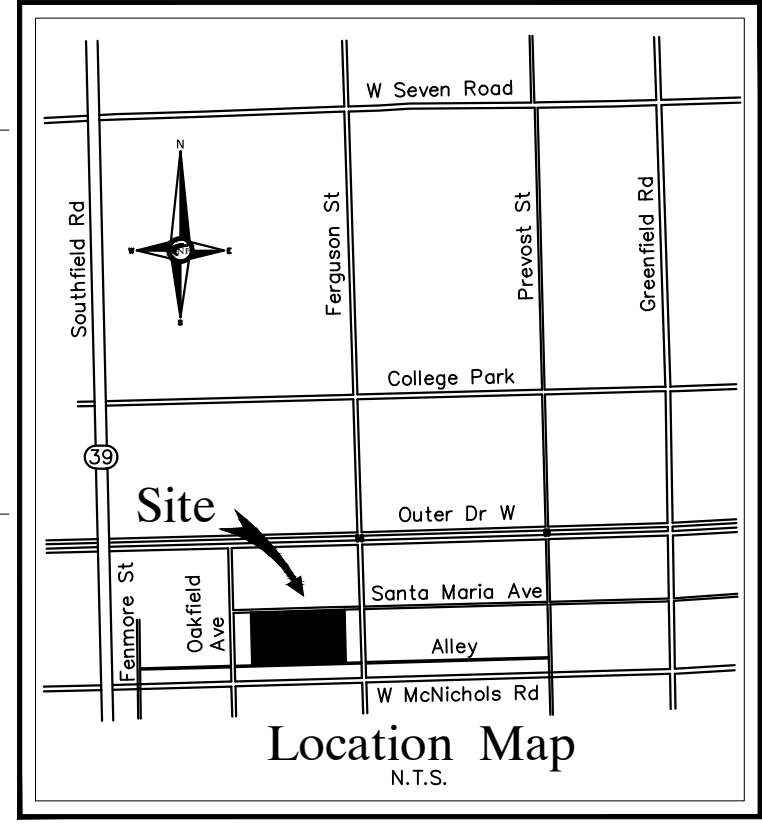
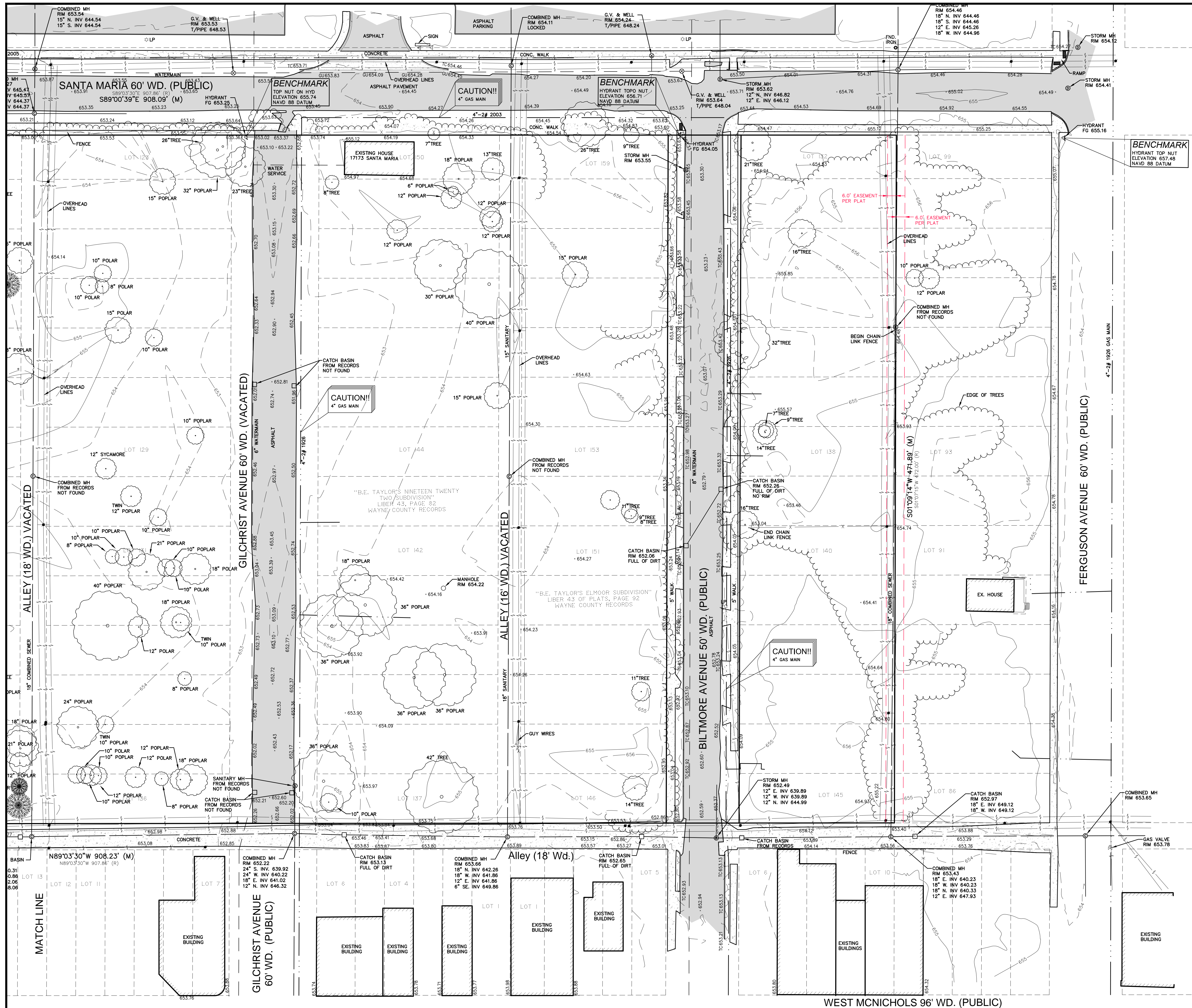
TOPOGRAPHIC SURVEY NOTES
ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.
UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.
THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

DRAWN BY:
N. Naoum
DESIGNED BY:

APPROVED BY:
K. Navaroli
DATE:
04-30-2024
SCALE: 1" = 30'
30 15 0 15 30 45
NFE JOB NO. 0032 **SHEET NO.** C.101

LEGEND

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		EXISTING SAN. CLEAN OUT
	MANHOLE		EXISTING WATER MAIN
	CATCH BASIN		EXISTING STORM SEWER
	UTILITY POLE		EX. R.Y. CATCH BASIN
	GUY POLE		EXISTING BURIED CABLES
	GUY WIRE		OVERHEAD LINES
	LIGHT POLE		SIGN
	EXISTING GAS MAIN		



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PROJECT
 Fellowship Estates Family Housing
 City of Detroit

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LEGEND

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	HYDRANT		EXISTING SAN. CLEAN OUT
	MANHOLE		EXISTING WATER MAIN
	CATCH BASIN		EXISTING STORM SEWER
	UTILITY POLE		EX. R.Y. CATCH BASIN
	GUY WIRE		EXISTING BURIED CABLES
	LIGHT POLE		OVERHEAD LINES
	SIGN		EXISTING GAS MAIN

DRAWN BY:
 N. Naoum

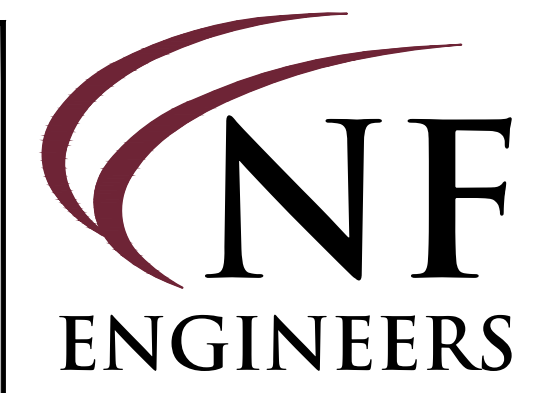
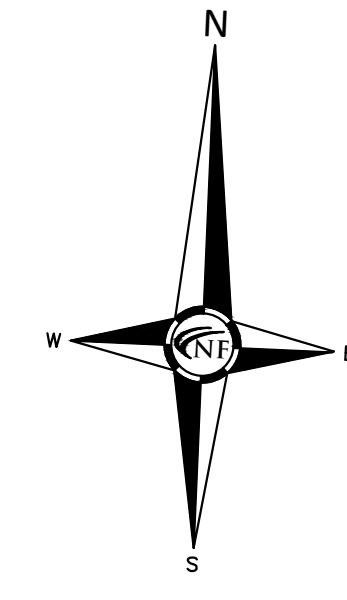
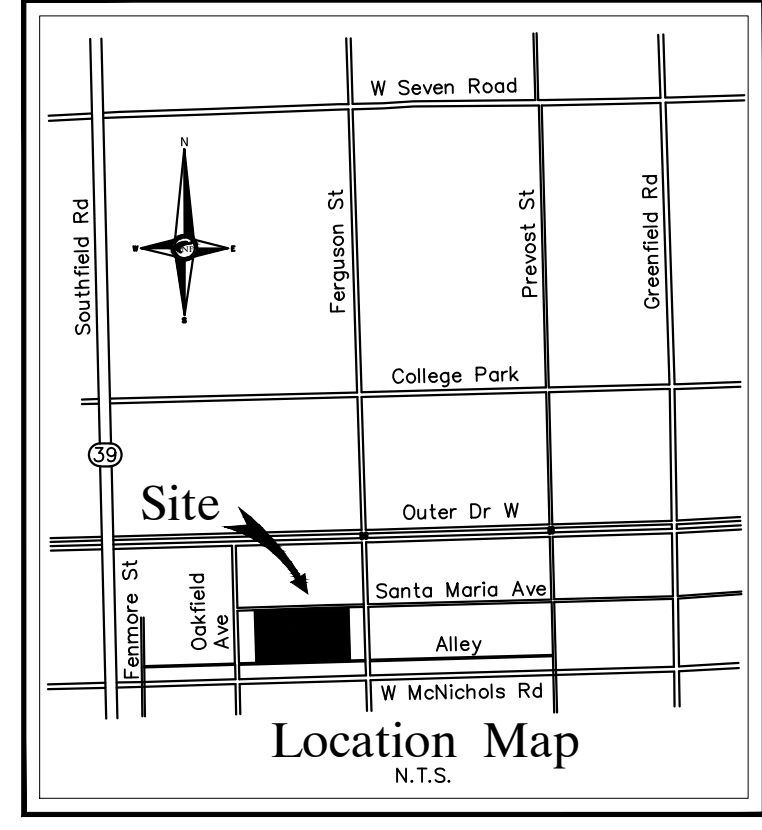
DESIGNED BY:

APPROVED BY:
 K. Navaroli

DATE:
 04-30-2024

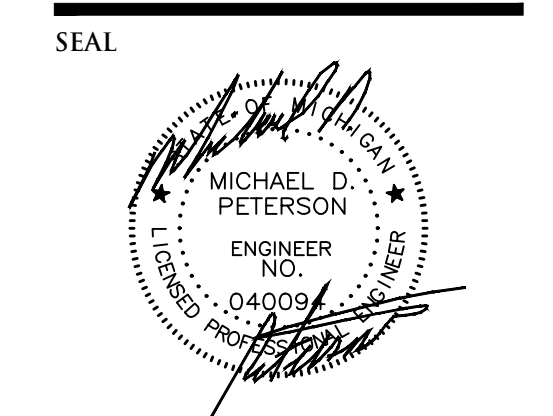
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NFE JOB NO. **0032** SHEET NO. **C.102**



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PROJECT LOCATION
Part of the SW 1/4
of Section 12
T.1S., R.10E.
City of Detroit,
Wayne County, Michigan

SHEET
Site Layout Plan



Know what's below
Call before you dig.

DATE	ISSUED/REVISED
05-07-2024	REVISED PER CLIENT
05-08-2024	REVISED PER CLIENT
05-09-2024	REVISED PER CLIENT
05-10-2024	REVISED PER CLIENT
05-17-2024	PD MODIFICATION SUBMISSION

DRAWN BY:
N. Naoum

DESIGNED BY:
M. Kurmas

APPROVED BY:
M. Peterson

DATE:
04-30-2024

SCALE: 1" = 40'

NFE JOB NO. **0032** SHEET NO. **C.103**

NOTE:
RELOCATE UTILITIES AND EASEMENTS AS NEEDED TO FACILITATE BUILDING CONSTRUCTION.

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

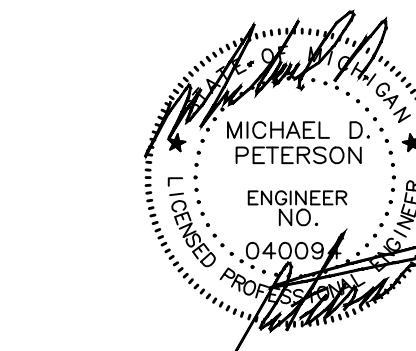
LEGEND

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		EXISTING WATERMAIN
	MANHOLE CATCH BASIN		EXISTING STORM SEWER
	UTILITY POLE		EX. R. Y. CATCH BASIN
	GUY POLE		EXISTING BURIED CABLES
	GUY WIRE		OVERHEAD LINES
	LIGHT POLE		SIGN
	C.O. MANHOLE		EXISTING GAS MAIN
	HYDRANT		PR. SANITARY SEWER
	INLET		PR. WATER MAIN
	C.B. MANHOLE		PR. STORM SEWER
	PR. R. Y. CATCH BASIN		PROPOSED LIGHT POLE

WEST McNICHOLS 96' WD. (PUBLIC)

WEST McNICHOLS 96' WD. (PUBLIC)

SEAL



PROJECT
Fellowship Estates Family
Housing
City of Detroit

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Michales Development
542 S. Dearborn Street,
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Chicago, IL 60605
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Wayne County, Michigan

SHEET
Conceptual Stormwater
Management Plan



Know what's below
Call before you dig.

DATE	ISSUED/REVISED
05-07-2024	REVISED PER CLIENT
05-08-2024	REVISED PER CLIENT
05-09-2024	REVISED PER CLIENT
05-10-2024	REVISED PER CLIENT
05-17-2024	PD MODIFICATION SUBMISSION

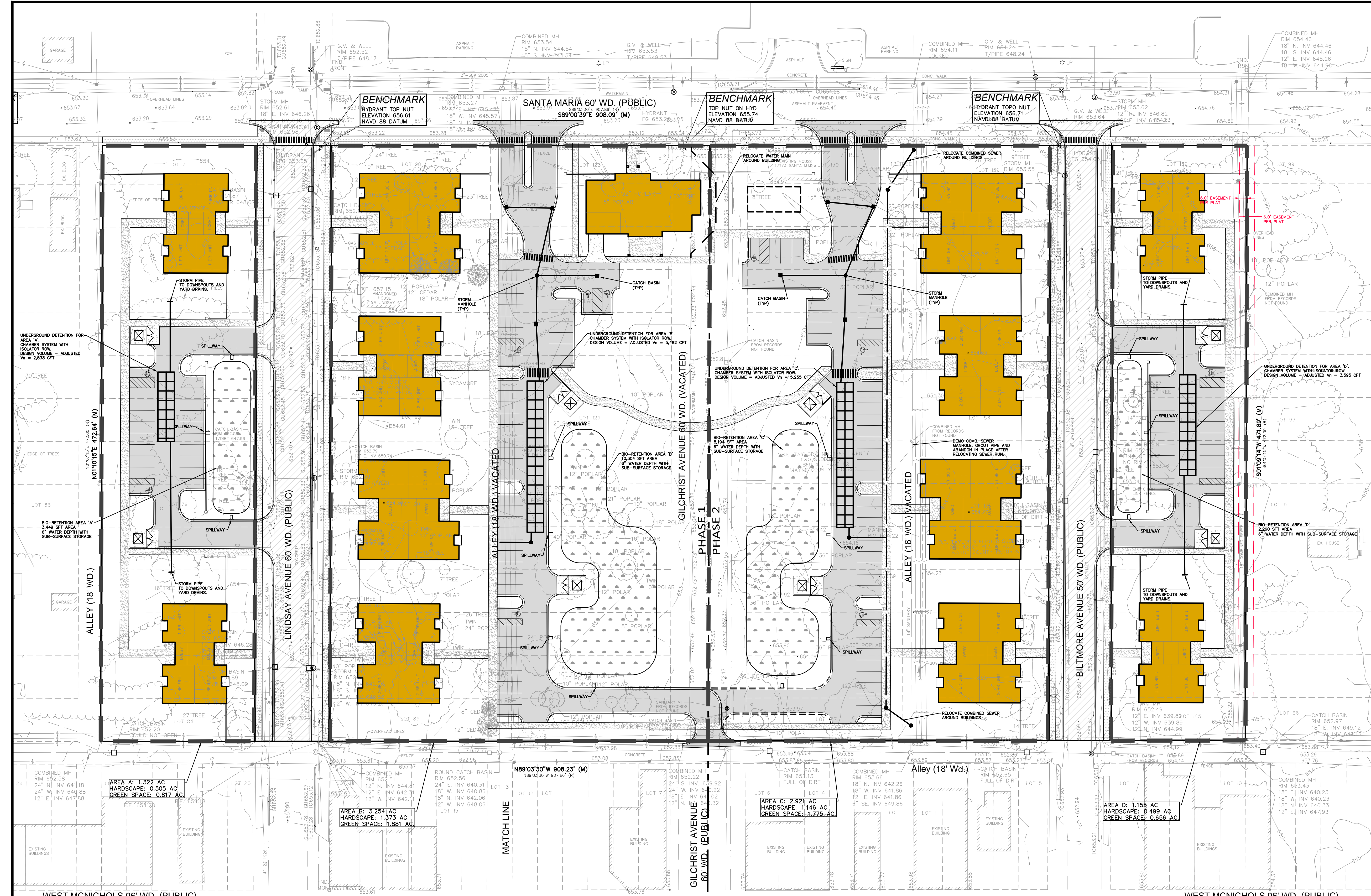
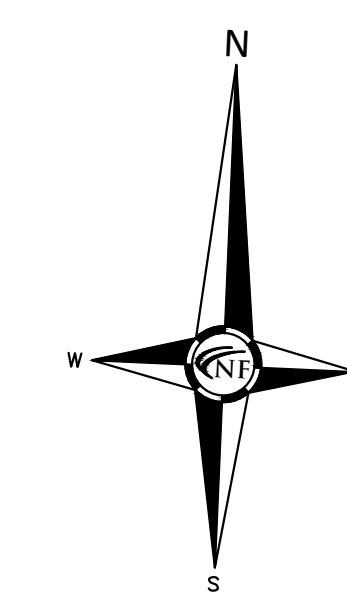
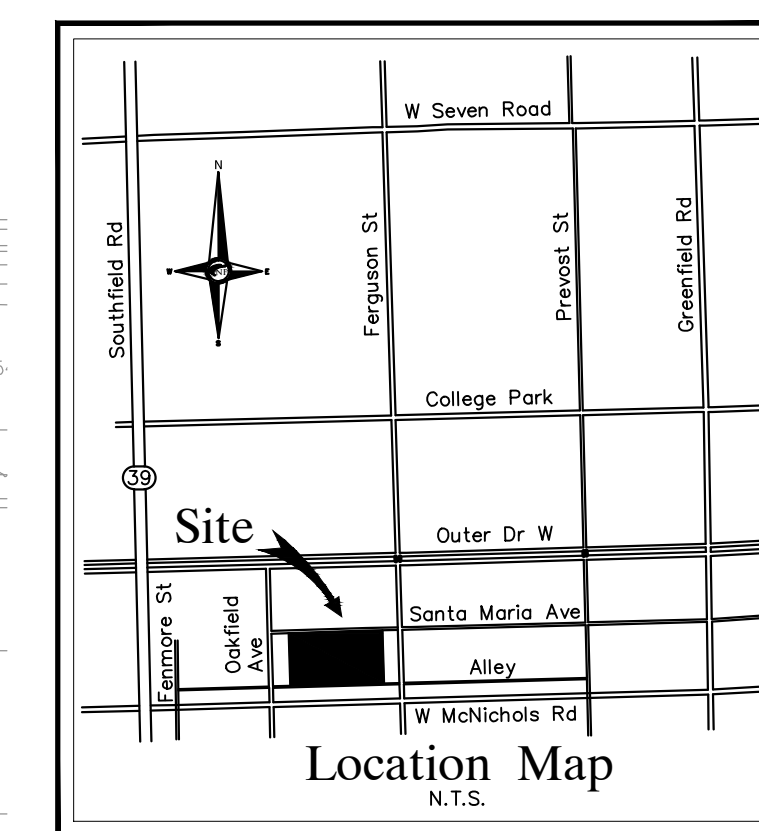
DRAWN BY:
N. Naoum
DESIGNED BY:
M. Kurmas
APPROVED BY:
M. Peterson

DATE:
04-30-2024

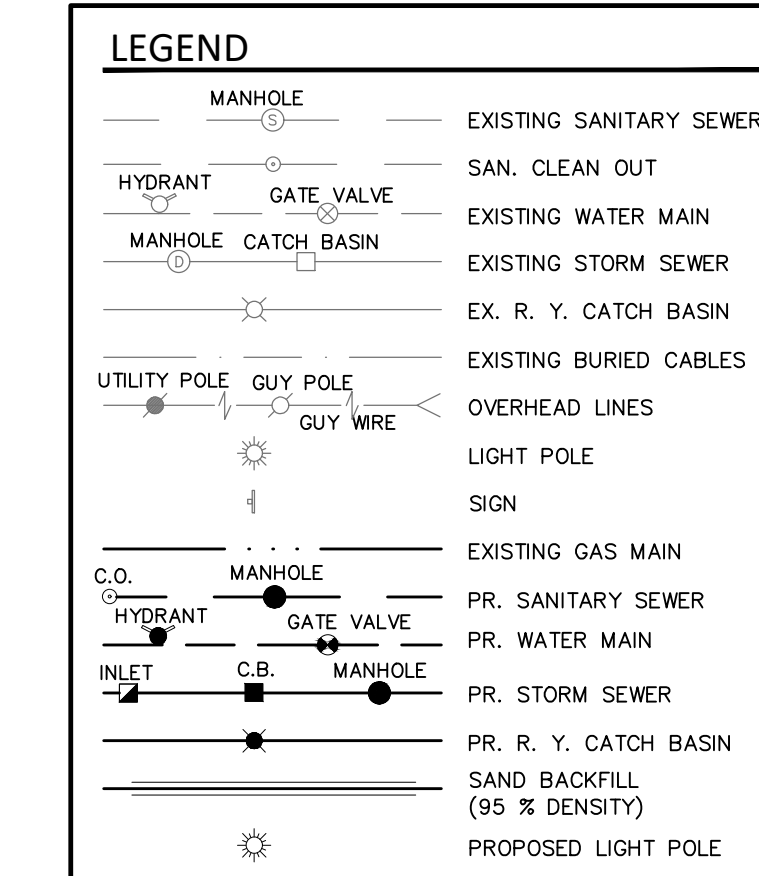
SCALE: 1" = 40'

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NFE JOB NO. SHEET NO.
0032 C.104



Drainage Area	Area (acres)	C-factor (Landscape = 0.20, Impervious = 0.95)	Water Quality Volume Req'd (Wvq) (cft)	Bio-Retention Area (sft)	Infiltration Volume Provided (V _i) Bio-Retention w/ 0.5' deep surface water 2' deep sub-surface @30% void ratio (cft)	Extended Detention Volume (V _{ed}) (cft)	Flood Control Volume 100yr Required (V _n) (cft)	Adjusted V _n = V _n - V _i (Flood Control Vol - Infiltration Provided) (cft)
Area A	1.322	0.496	2,334	3,449	3,794	4,435	6,327	2,533
Area B	3.254	0.516	6,100	10,304	11,334	11,590	16,816	5,482
Area C	2.921	0.494	5,240	8,194	9,013	9,967	14,288	5,255
Area D	1.155	0.524	2,197	2,260	2,486	4,174	6,081	3,595

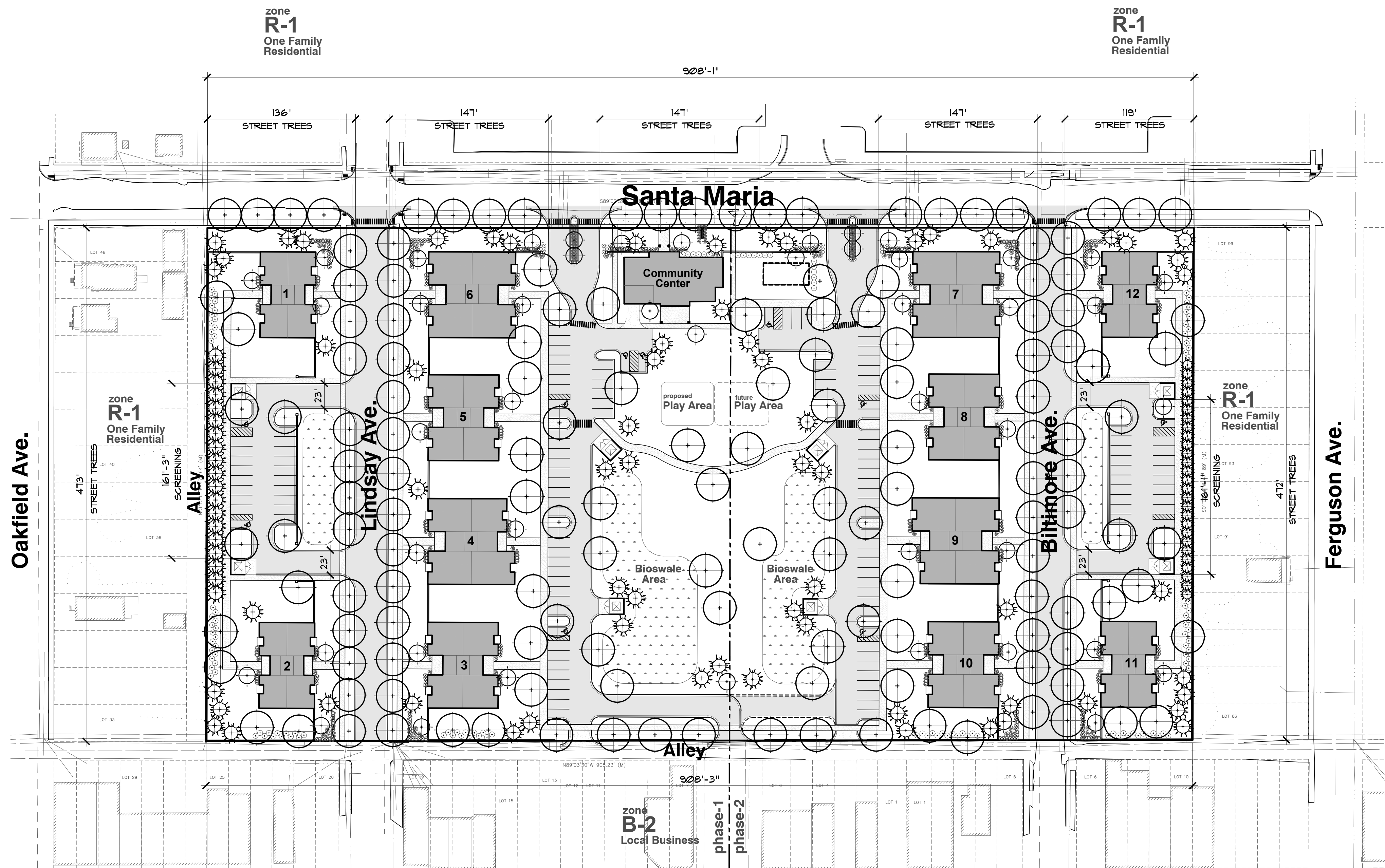


sheet index:

- L.301 OVERALL CONCEPTUAL LANDSCAPE PLAN VIEW
- L.302 CONCEPTUAL LANDSCAPE PLANTING DETAIL
- L.303 CONCEPTUAL LANDSCAPE PLANTING DETAIL
- L.304 LANDSCAPE NOTES & PLANT DETAILS

general landscape notes:

1. LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK, CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
2. PRIOR TO BEGINNING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES, GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING.
3. NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN/DISCREPANCY WITH LANDSCAPE ARCHITECT.
4. ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY.
5. ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY CITY OF DETROIT AND LANDSCAPE ARCHITECT.
6. ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAILED, SHOWN ON PLAN.
7. PLANT BEDS TO BE DRESSED WITH MIN. 4" OF FINELY DOUBLE SHREDDED HARBARK MULCH.
8. DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
9. NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS.
10. REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS. 4" THICK BARK MULCH FOR TREES IN 4" DIA. CIRCLE WITH 3" FILLED AWAY FROM TRUNK. 4" THICK BARK MULCH FOR SHRUBS AND 4" THICK BARK MULCH FOR PERENNIALS.
11. PLANT MATERIAL QUALITY 4 INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERMEN LANDSCAPE STANDARDS.
12. PROVIDE FEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
13. ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
14. PLANT TREES AND SHRUBS GENERALLY NO CLOSER THAN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING SPACES:
 - a. SHADE TREES _____ 5 FT.
 - b. ORNAMENTAL AND EVERGREEN TREES _____ 10 FT.
 - (CORAL, PINE, SPRUCE, ETC.)
 - c. SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY _____ 2 FT.
15. NO TREES OR EVERGREENS TO BE INSTALLED OVER AND/OR WITHIN 5' TO 6' OF ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR LOCATION AND DETAILS.
16. ALL LAWN AREAS AND LANDSCAPE BEDS TO BE FULLY IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM. IRRIGATION SYSTEM TO HAVE SEPARATE ZONES FOR LAWN AREAS, PARKING ISLANDS, AND SHRUB BEDS WITH DIFFERENT CONTROL MOISTURE LEVEL ADJUSTMENT PER ZONE AS REQUIRED.
17. UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN TO RECEIVE EDGING. EDGING SHALL BE 4" X 1/8" METAL (FINISH BLACK OR GREEN) OR APPROVED EQUAL AND TO BE INSTALLED WITH HORIZONTAL METAL STAKES AT 32" O.C. OR PER MANUFACTURER'S SPECIFICATION.
18. LANDSCAPE BEDS ADJACENT AND NEXT TO BUILDING SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS A MIN. OF 12" DEPTH. BACK FILL WITH GOOD, MEDIUM TEXTURED PLANTING SOILS. ADD A MIN. 4" OF TOPSOIL OVERFILL TO FINISH GRADE. PROVIDE POSITIVE DRAINAGE.
19. WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.
20. ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPRIATE DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT DRAIN SUFFICIENTLY.
21. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF TWO YEAR BEGINNING AFTER THE COMPLETION OF LANDSCAPE INSTALLATION DATE APPROVED BY THE TWP. OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE TOWNSHIP OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.
22. TREES SHALL NOT BE PLANTED CLOSER THAN (4') FOUR FEET TO A PROPERTY LINE.



overall landscape planting view
SCALE: 1" = 60' - 0"

landscape requirement summary

	REQUIRED	PROVIDED		REQUIRED	PROVIDED
street tree (Santa Maria)					
TOTAL LNFT. OF SANTA MARIA ROAD FRONTAGE	636' ±		TOTAL NO. OF PARKING PROVIDED	64	1420+ 8.QFT.
ONE (1) DECIDUOUS OR EVERGREEN TREE PER 30 LNFT.	23	23+	INTERIOR PARKING LANDSCAPE AREA		1420+ 8.QFT.
(636' / 30 LNFT. = 23.2 TREES)			(22 SQFT PER SPACE X 64-SPACES = 1,408 SQFT.)		
street tree (Lindsay Ave.)					
TOTAL LNFT. OF LINDSAY AVE. FRONTAGE	920' ±		INTERIOR PARKING TREES	6	6+
ONE (1) 3" DECIDUOUS OR EVERGREEN TREE PER 30 LNFT.	31	31+	1-TREE PER 250 SQFT. OF INTERIOR LANDSCAPE AREA		
(920' / 30 LNFT. = 30.66 TREES)			(1,408 SQFT. AREA / 250 SQFT PER TREE = 5.6 TREES)		
street tree (Biltmore Ave.)					
TOTAL LNFT. OF BILTMORE AVE. FRONTAGE	918' ±		residential screening (west property line)		
ONE (1) 3" DECIDUOUS OR EVERGREEN TREE PER 30 LNFT.	31	31+	TOTAL LNFT. OF PROPERTY FRONTAGE	162' ±	
(918' / 30 LNFT. = 30.6 TREES)			SCREENING LANDSCAPE AREA WIDTH		10'
parking (phase-1)					
TOTAL NO. OF PARKING PROVIDED	62	1,364 8.QFT.	6' HIGH MASONRY WALL ALONG PARKING FRONTAGE	WALL	PER CITY REVIEW 'A' AND LANDSCAPE
INTERIOR PARKING LANDSCAPE AREA		1,400+ 8.QFT.	residential screening (east property line)		
(22 SQFT PER SPACE X 62-SPACES = 1,364 SQFT.)			TOTAL LNFT. OF PROPERTY FRONTAGE	162' ±	
INTERIOR PARKING TREES	6	6+	SCREENING LANDSCAPE AREA WIDTH		10'
1-TREE PER 250 SQFT. OF INTERIOR LANDSCAPE AREA			6' HIGH MASONRY WALL ALONG PARKING FRONTAGE	WALL	PER CITY REVIEW 'A' AND LANDSCAPE
(1,364 SQFT. AREA / 250 SQFT PER TREE = 5.4 TREES)					

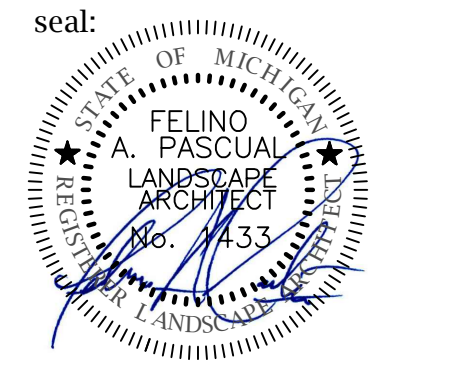
'A' PROPOSED 8' HIGH EVERGREEN TREES IN-LIEU OF 6' HIGH MASONRY WALL

overall conceptual landscape plan view for:
Fellowship Estates Family Housing
City of Detroit, Michigan

note:

conceptual landscape plan for graphic presentation purposes only and in no way a construction document or approved for record.

FP A
FELINO A. PASCUAL and ASSOCIATES
Community Land Planner and registered Landscape Architect
24333 Orchard Lake Rd, Suite G
Farmington Hills, MI 48336
ph. (248) 557-5588
fax. (248) 557-5416



client:
MICHALES DEVELOPMENT
542 S. DEARBORN STREET,
SUITE 800
CHICAGO, ILLINOIS 60605

project:
FELLOWSHIP ESTATES
FAMILY HOUSING

project location:
City of Detroit,
Michigan
Santa Maria, Biltmore Ave. and Lindsay Ave. & Hill Road

sheet title:

OVERALL CONCEPTUAL LANDSCAPE PLAN VIEW

job no./issue/revision date:
LP24.058.05 CITY REVIEW 5-14-2024

drawn by:
JP, JM,
checked by:
FP
date:
4-28-2024

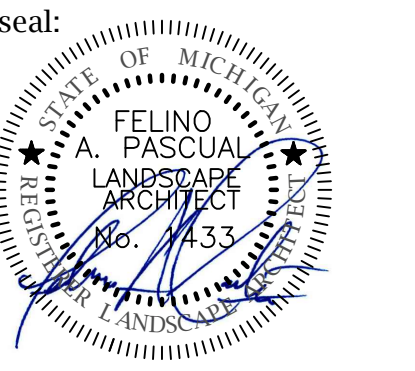
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The location and elevations of existing underground utilities as shown on this drawing are only approximate; no guarantee is either expressed or implied as to the completeness of accuracy; contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction.

project no:
LS24.058.04

sheet no:
L.301 of 4



client:
MICHALES DEVELOPMENT
 542 S. DEARBORN STREET,
 SUITE 800
 CHICAGO, ILLINOIS 60605

project:
FELLOWSHIP ESTATES
 FAMILY HOUSING

project location:
 City of Detroit,
 Michigan
 Santa Maria, Biltmore
 Ave. and Lindsay Ave.
 & Hill Road

sheet title:
 GENERAL LANDSCAPE
 PLANTING DETAIL

job no./issue/revision date:
 LP24.058.05 CITY REVIEW 5-14-2024

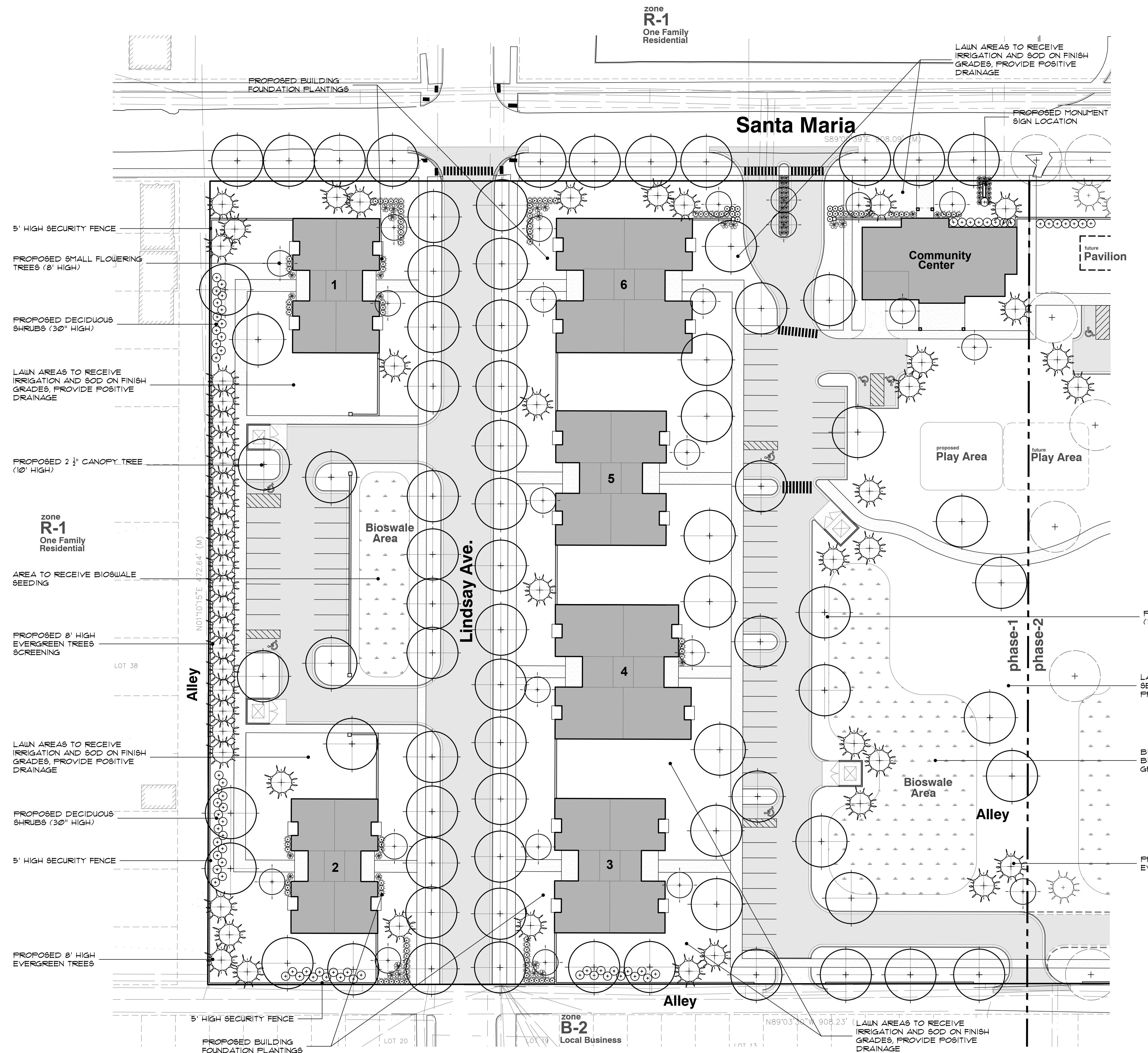
drawn by:
JP, JM,
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4-28-2024

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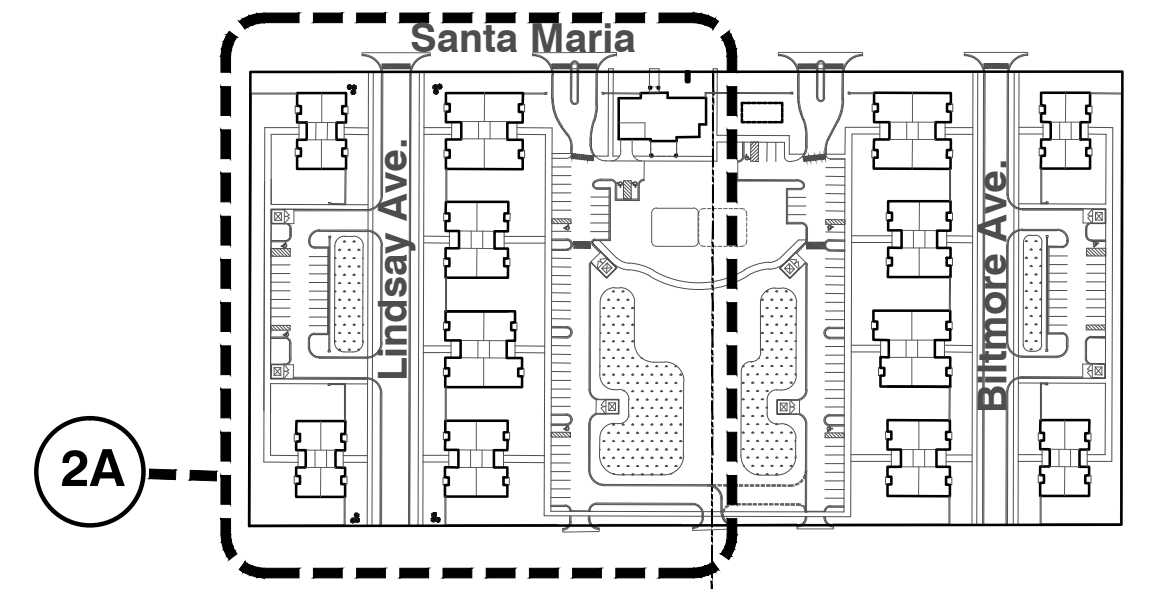
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project no:
LS24.058.04
 sheet no:



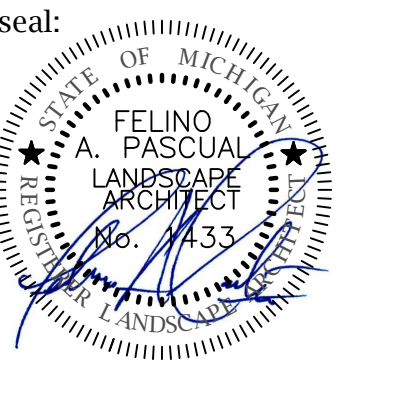
landscape legend

- deciduous trees**
 (Maples, Hackberry, Zelnova, Oak, Lindens, Locust, etc.)
 size: 2" - 2 1/2" or 10" high
- ornamental trees**
 (Redbud, Crab, Hawthorn, Serviceberry, Dogwood, etc.)
 size: 2" or 8" high
- evergreen trees**
 (Pines, Spruces, Fir)
 size: 8" high
- deciduous shrubs**
 (Viburnum, Forsythia, Hydrangeas, Hollies, Dogwood, etc.)
 size: 18" high
- evergreen shrubs**
 (Junipers, Yews, Arborvitae, Boxwood, etc.)
 size: 18" high
- perennials and/or seasonal flowers**
 (Daylily, Sedum, Ornamental Grasses, Black Eyed Susan, Coneflowers, etc.)



key reference location map
 NO SCALE

2A general landscape planting detail
 SCALE: 1" = 30' - 0"



client:
MICHALES DEVELOPMENT
 542 S. DEARBORN STREET,
 SUITE 800
 CHICAGO, ILLINOIS 60605

project:
FELLOWSHIP ESTATES
 FAMILY HOUSING

project location:
 City of Detroit,
 Michigan
 Santa Maria, Biltmore
 Ave. and Lindsay Ave.
 & Hill Road

sheet title:
 LANDSCAPE PLANTING
 DETAIL

job no./issue/revision date:
 LP24.058.05 CITY REVIEW 5-14-2024

drawn by:
JP, JM,

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**3 WORKING DAYS
 BEFORE YOU DIG**
 CALL MISS DIG
 1-800-482-7171
 For free location of public utility lines

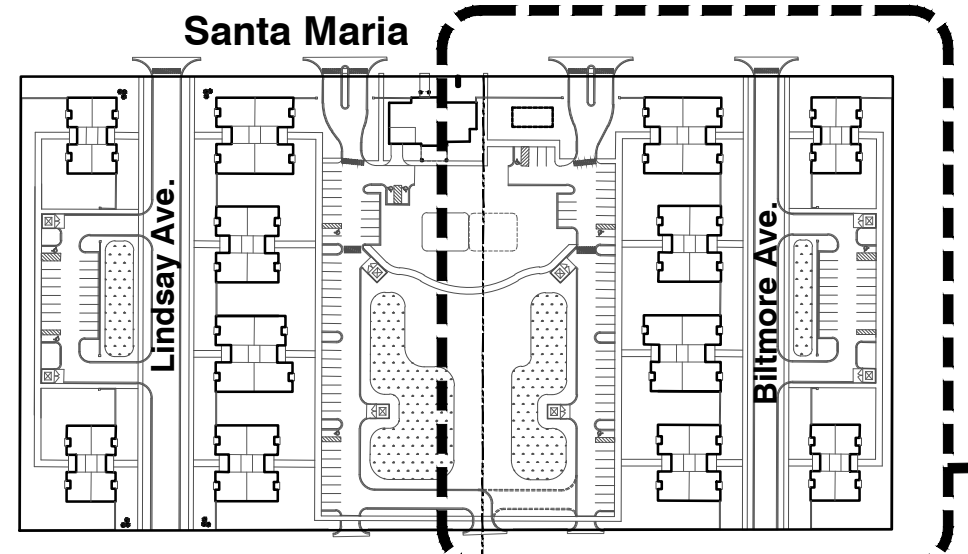
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 exact location and elevation prior to the start
 of construction

project no:
LS24.058.04

sheet no:
L.303 of 4

landscape legend

- deciduous trees**
 (Maple, Hackberry, Zelkova,
 Oaks, Lindens, Locust, etc...)
 size: 2" - 2 1/2" or 10' high
- ornamental trees**
 (Redbud, Crab, Hawthorn,
 Serviceberry, Dogwood, etc...)
 size: 2" or 6" high
- evergreen trees**
 (Pines, Spruces, Fir...)
 size: 8' high
- deciduous shrubs**
 (Viburnum, Forsythia, Hydrangea,
 Hollies, Dogwood, etc...)
 size: 18" high
- evergreen shrubs**
 (Junipers, Tees, Arborvitae,
 Boxwood, etc...)
 size: 18" high
- perennials and/or seasonal
 flowers**
 (Daylily, Sedum, Ornamental Grasses,
 Black Eyed Susan, Coneflowers, etc...)



planting landscape notes:

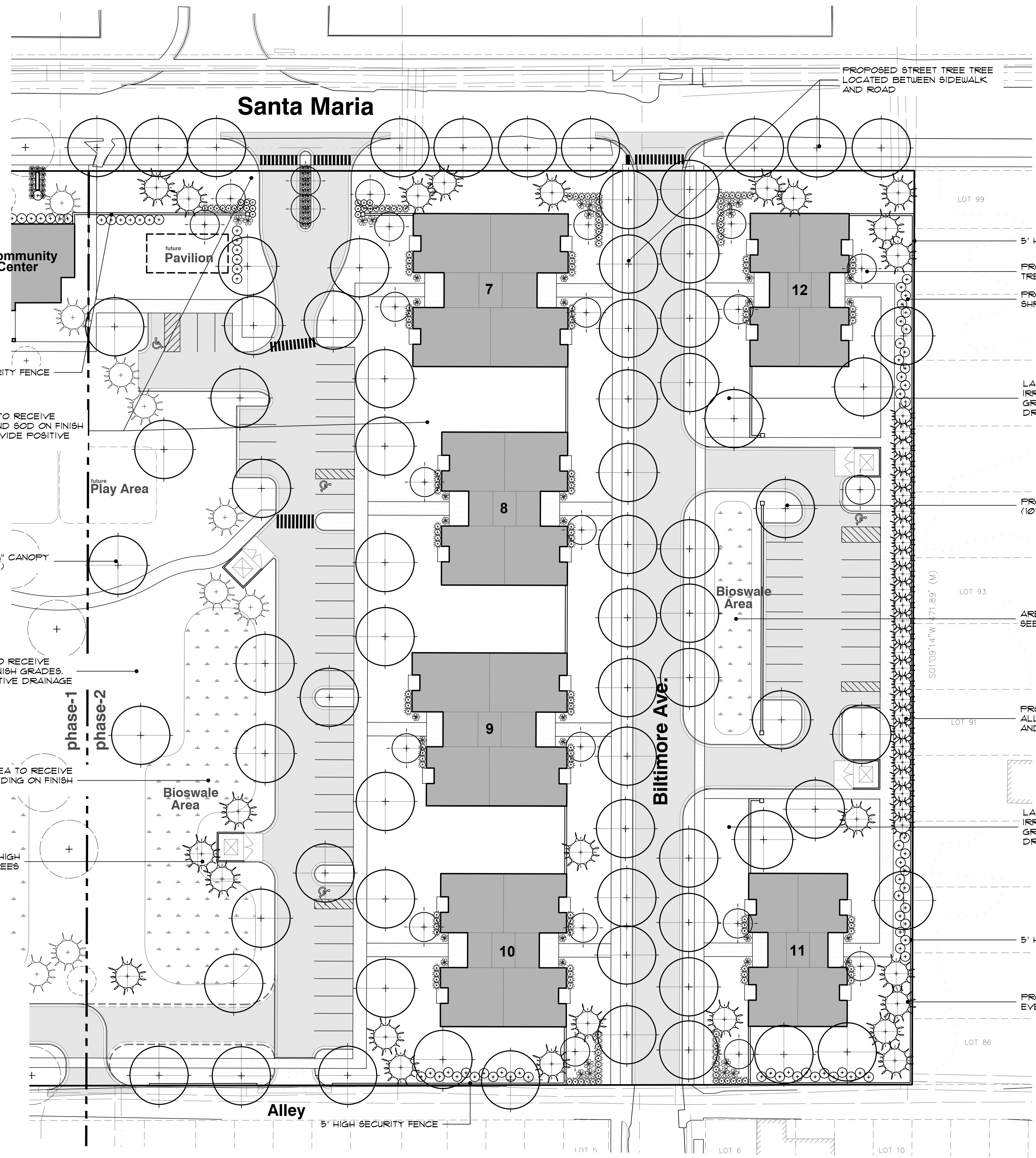
- GENERAL NOTES:
- PLANT MATERIALS TO BE INSTALLED ACCORDING TO THE CITY OF DETROIT AND CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS.
 - PLANT MATERIALS TO BE GUARANTEED FOR 2 YEARS, REPLACE FALLING MATERIAL WITHIN 1 YEAR, OR THE NEXT APPROPRIATE PLANTING PERIOD.
 - PLANT MATERIALS TO BE OF PREMIUM QUALITY, NO. 1 GRADE NORTHERN NURSERY GROWN, IN HEALTHY CONDITION, FREE OF PESTS AND DISEASES.
 - MULCH IS TO BE NATURAL COLORED, FINELY SHREDDED HARDWOOD BARK OF 4" THICK BARK MULCH FOR TREES IN 4" DIA. CIRCLE 1/2" PULLED AWAY FROM TRUNK, 3" THICK BARK MULCH FOR SHRUBS AND 2" THICK BARK MULCH FOR PERENNIALS.
 - CALL MISS DIG AT 1-800-482-7171 PRIOR TO ANY CONSTRUCTION.

- DECIDUOUS & EVERGREEN TREE:
- TREE SHALL BE INSTALLED SAME RELATIONSHIP TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
 - DO NOT PRUNE TERMINAL LEADER, PRUNE ONLY DEAD OR BROKEN BRANCHES.
 - REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSIGHTLY AND COULD CAUSE GIRDLING.
 - REMOVE TREE STAKES, GUY WIRES AND TREE WRAP AFTER ONE WINTER SEASON.

- SHRUB:
- SHRUB SHALL BE INSTALLED SAME RELATIONSHIP TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
 - DO NOT PRUNE TERMINAL LEADER, PRUNE ONLY DEAD OR BROKEN BRANCHES.
 - REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSIGHTLY AND COULD CAUSE GIRDLING.

landscape maintenance notes:

- LANDSCAPE MAINTENANCE PROCEDURES AND FREQUENCIES TO BE FOLLOWED SHALL BE SPECIFIED ON THE LANDSCAPE PLAN, ALONG WITH THE MANNER IN WHICH THE EFFECTIVENESS, HEALTH AND INTENDED FUNCTIONS OF THE VARIOUS LANDSCAPE AREAS ON THE SITE WILL BE ENSURED.
- LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.
 - PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES, SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.
 - ALL DEAD OR DISEASED PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 15 AND NOVEMBER 15 OR UNTIL THE PREPARED SOIL BECOMES FROZEN, THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE.



3A landscape planting detail
 SCALE: 1" = 30' - 0"

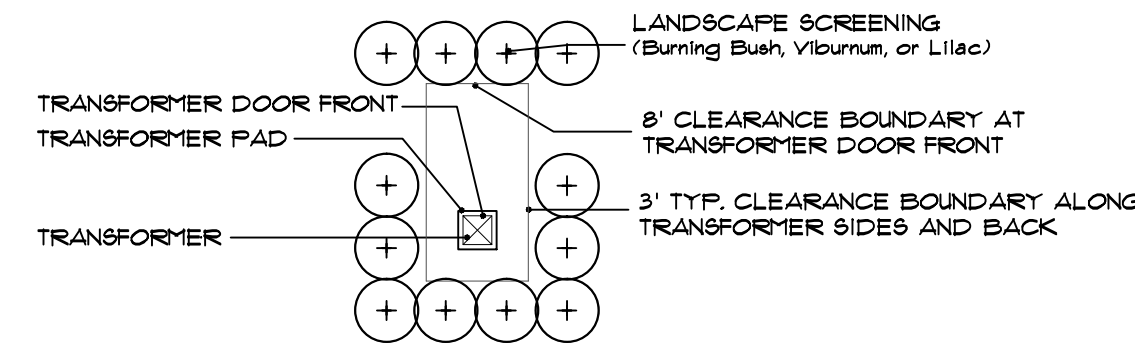
bio-swale

BEST SUITED FOR DRAINAGE SWALES OR DEPRESSIONS, THE NATIVE PLANTS USED IN THIS MIX HELP FILTER POLLUTANTS FROM LAWNS AND PAVEMENT RUNOFF. THIS SEED MIX CAN ALSO BE APPLIED TO AREAS THAT TEMPORARILY RETAIN WATER AFTER A RAIN EVENT OR DRY-BOTTOMED DETENTION BASINS. THE SWALE SEED MIX INCLUDES AT LEAST 10 OF 12 NATIVE PERMANENT GRASS AND SEDGE SPECIES AND 12 OF 17 NATIVE FORB SPECIES TO PROVIDE DIVERSITY FOR ESTABLISHMENT. APPLY AT 37.00 PLS POUNDS PER ACRE.

BOTANICAL NAME	COMMON NAME	PLS OZ/ACRE
PERMANENT GRASSES/SEDGES		
ANDROPOGON GERARDII	BIG BLUESTEM	4.00
CAREX CRISTATELLA	CRESTED OVAL SEDGE	0.50
CAREX LURIDA	BOTTLEBRUSH SEDGE	3.00
CAREX SPP.	PRAIRIE SEDGE SPECIES	8.00
CAREX VULPINOIDEA	BROWN FOX SEDGE	3.00
ELYMUS CANADENSIS	CANADA WILD RYE	16.00
ELYMUS VIRGINICUS	VIRGINIA WILD RYE	16.00
JUNCUS CANADENSIS	CANADIAN RUSH	1.00
PANICUM VIRGATUM	SWITCH GRASS	3.00
SCIRPUS ATROVIRENS	DARK GREEN RUSH	2.00
SCIRPUS CYPERINUS	WOOL GRASS	0.50
SPARTINA PECTINATA	PRAIRIE CORD GRASS	3.00
	TOTAL	60.00

TEMPORARY COVER		
AVENA SATIVA	COMMON OAT \$12.00	
	TOTAL	512.00

FORBS		
ALISMA SUBCORDATUM	COMMON WATER PLANTAIN	1.00
ASCLEPIAS INCARNATA	SWAMP MILKWEED	2.00
COREOPSIS TRIPTERIS	TALL COREOPSIS	1.00
EUTHAMIA GRAMINIFOLIA	COMMON GRASS-LEAVED GOLDENROD	0.50
EUTROCHUM MACULATUM	SPOTTED JOE-PYE WEED	1.00
IRIS VIRGINICA V. SHREVEI	BLUE FLAG	4.00
LIATRIS SPICATA	MARSH BLAZING STAR	1.00
LYCOPUS AMERICANUS	COMMON WATER HOREHOUND	0.50
MIMULUS RINGENS	MONKEY FLOWER	0.50
PENTHORUM SEDOIDES	DITCH STONECROP	1.00
PYCNANTHEMUM VIRGINIANUM	COMMON MOUNTAIN MINT	0.50
RUDBECKIA TRILOBA	BROWN-EYED SUSAN	1.00
SENNA HEBCARPA	WILD SENNA	1.00
SILPHIUM TEREBINTHINACEUM	PRAIRIE DOCK	1.00
SYMPHYOTRICHUM NOVAE-ANGLIAE	NEW ENGLAND ASTER	0.50
VERBENA HASTATA	BLUE VERVAIN	1.50
ZIZIA AUREA	GOLDEN ALEXANDERS	2.00
	TOTAL	20.00



transformer pad planting detail

SCALE 1"=20'-0"

A MINIMUM OF 2' SEPARATION BETWEEN TRANSFORMER AND FULL GROWN SHRUBS AND TREES. GROUND COVERS ALLOWED UP TO TRANSFORMER PAD IF MAINTAINED BELOW 4" FULL GROWTH. IF TRANSFORMER FACES TOWARDS THE HOUSE THEN THE SAME CONDITIONS EXIST. NO FULL GROWTH IN FRONT OF THE TRANSFORMER FOR AT LEAST A MINIMUM OF 8'. THERE ARE NO WAIVERS GRANTED TO THE ABOVE CONDITION. DETAIL PER THE DETROIT EDISON COMPANY-SERVICE PLANNING DEPARTMENT (9-11-99)

SEE ENGINEERING PLANS FOR PROPOSED LOCATIONS, TOTAL NUMBER OF TRANSFORMERS AND FINAL NO. AND LOCATIONS PER DETROIT EDISON REQUIREMENTS.

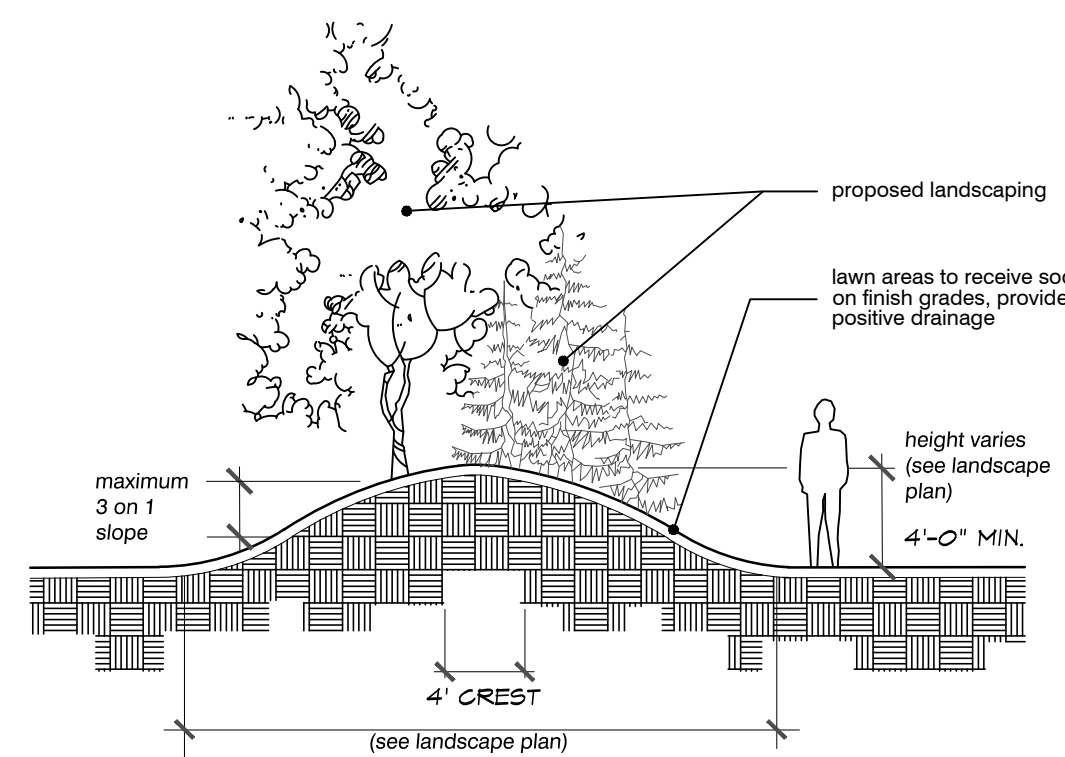
lawn area:

SOD LAWN AREAS SHALL BE KENTUCKY BLUE GRASS BLEND GRASS IN A SOD NURSERY ON LOAM SOIL. SOD TO BE INSTALLED ON MINIMUM 4" TOPSOIL.

SEEDED LAWN AREAS SHALL CONSIST OF THE FOLLOWING TYPES AND PROPORTIONS:

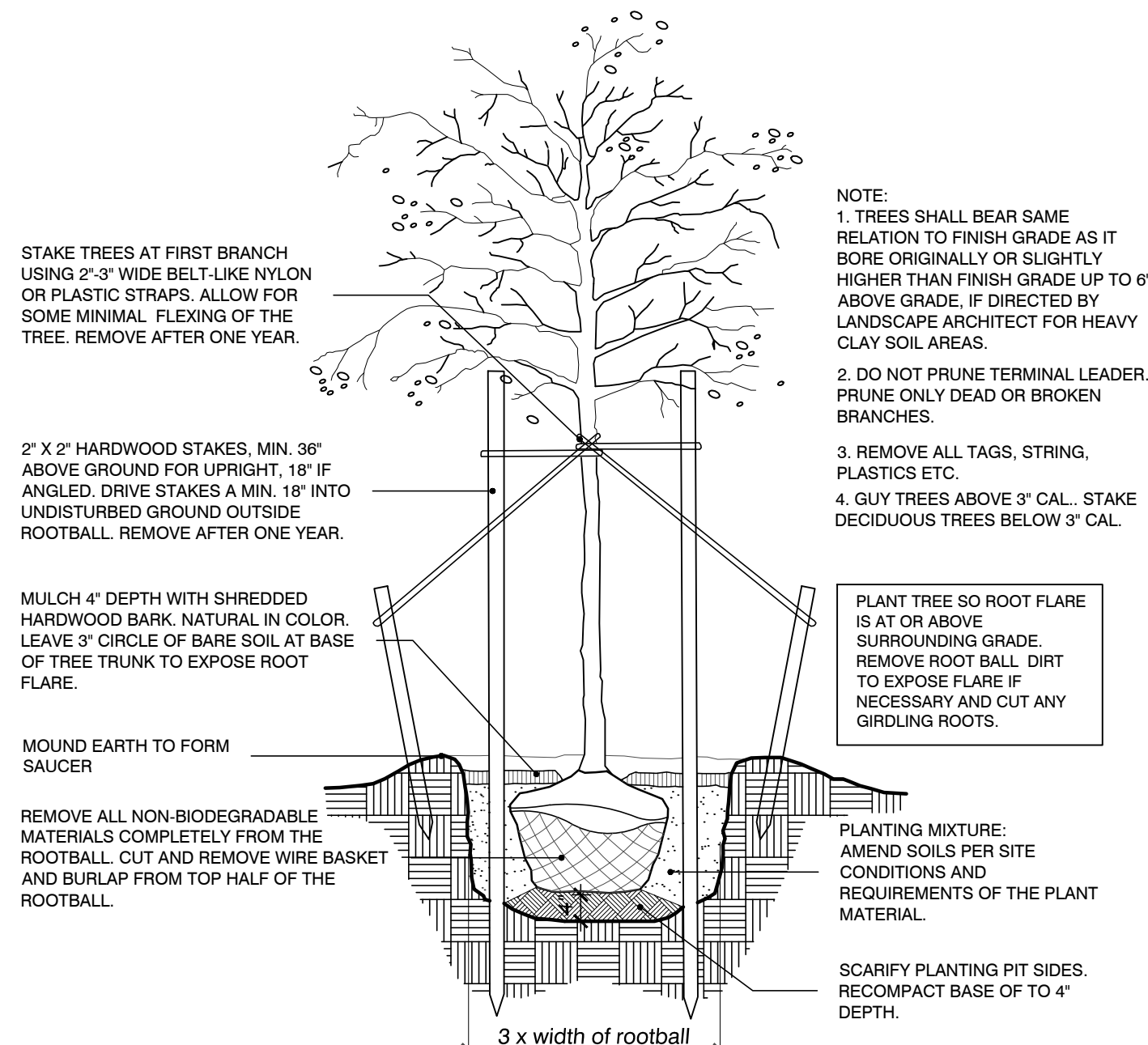
- 5% PERENNIAL RYE GRASS
- 10% RED FESCUE
- 25% CHEWING FESCUE
- 60% KENTUCKY BLUE GRASS

SEED MIX SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE AND WEED CONTENT SHALL NOT EXCEED 1% SEED. PROVIDE A MINIMUM 4" TOP SOIL ON ALL SEEDED LAWN AREA



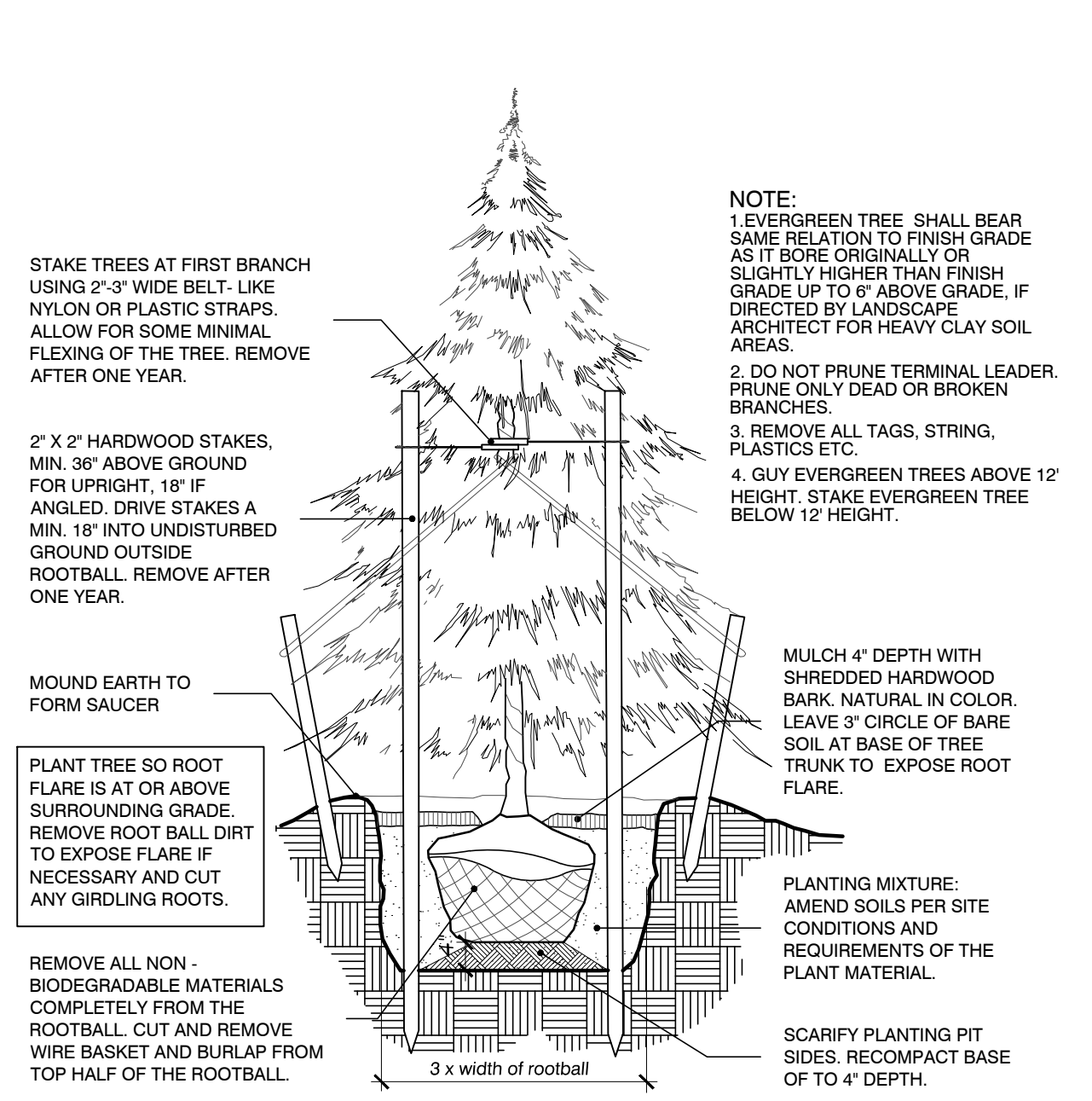
berm planting detail

no scale



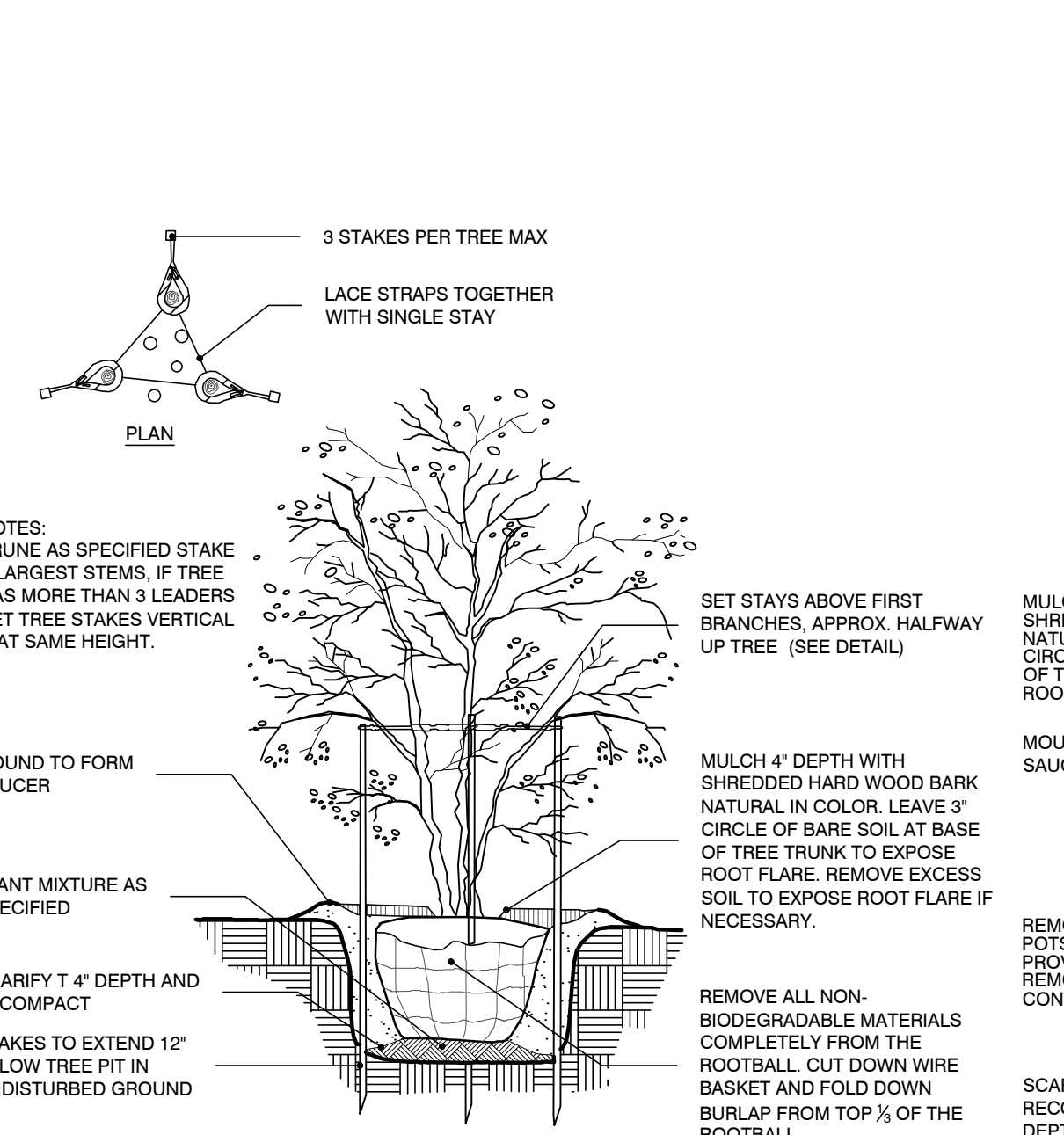
tree planting detail

no scale



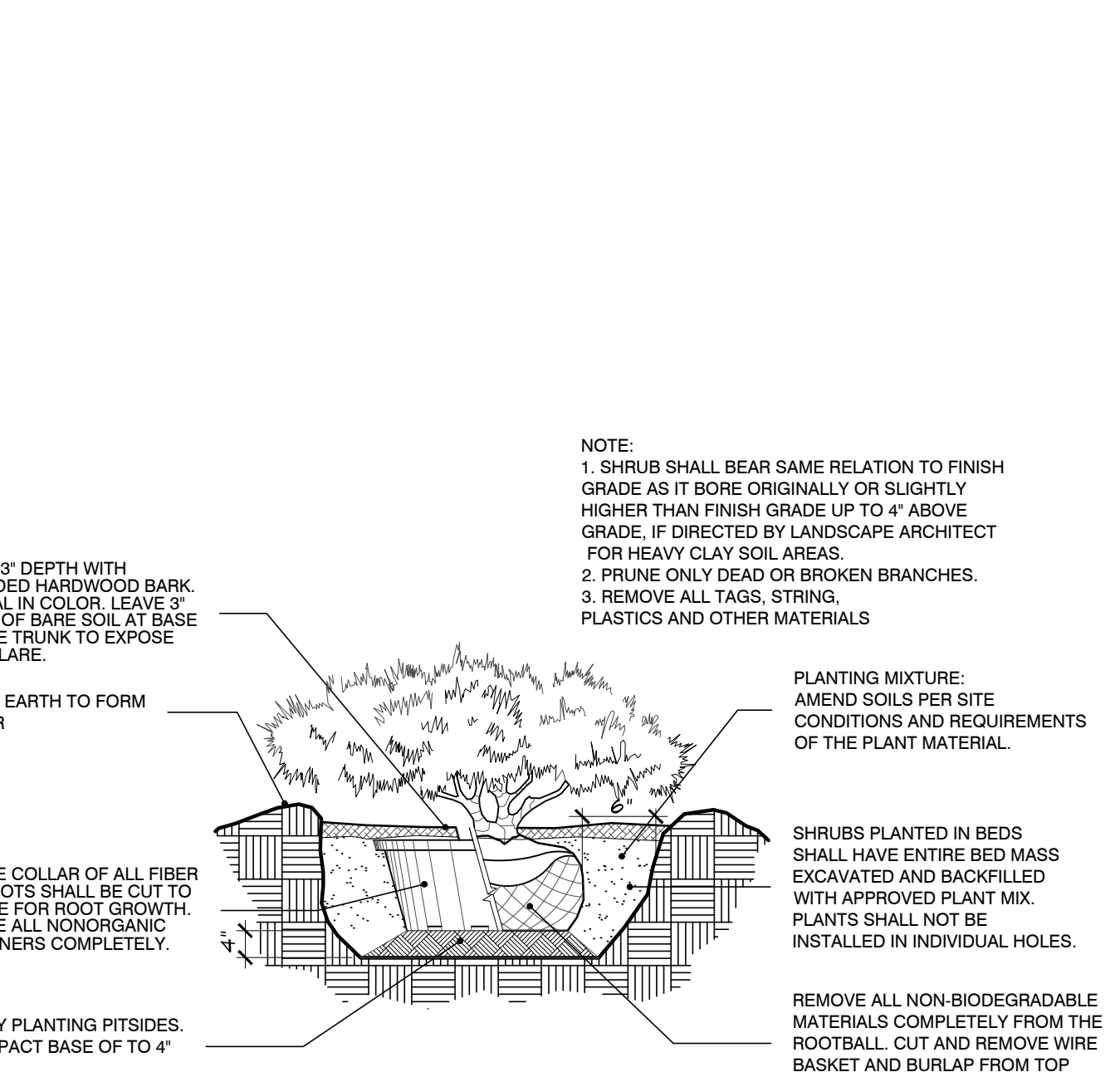
evergreen planting detail

no scale



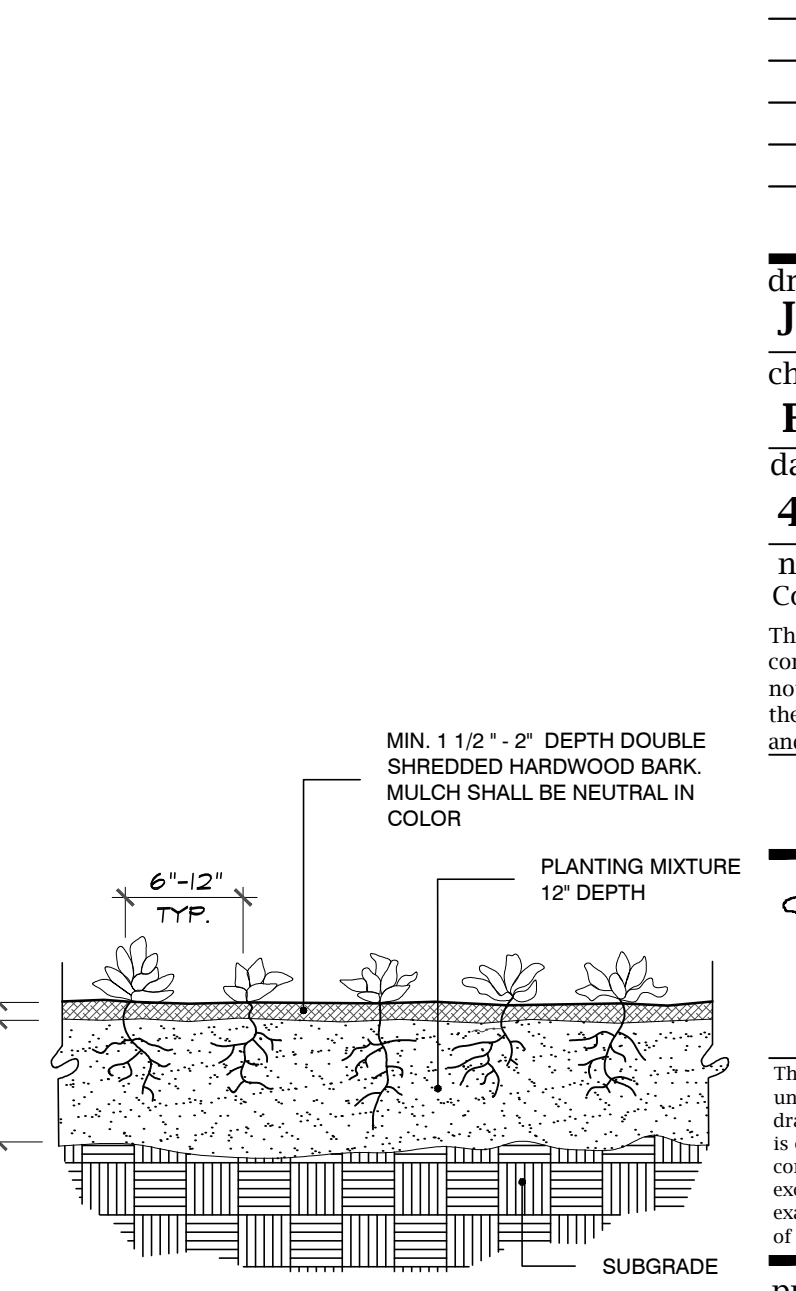
multi-stem tree planting detail

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shrub planting detail

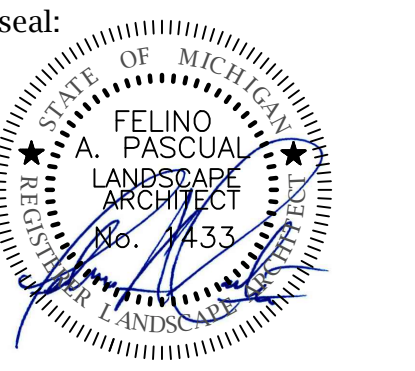
no scale



perennial planting detail

no scale

FP A
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 Community Land Planner and registered Landscape Architect
 24333 Orchard Lake Rd, Suite G
 Farmington Hills, MI 48336
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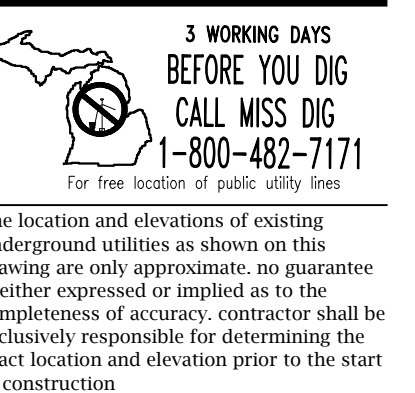
project location:
 City of Detroit,
 Michigan
 Santa Maria, Biltmore
 Ave. and Lindsay Ave.
 & Hill Road

sheet title:
 LANDSCAPE MATERIAL LIST, PLANT DETAILS & NOTES

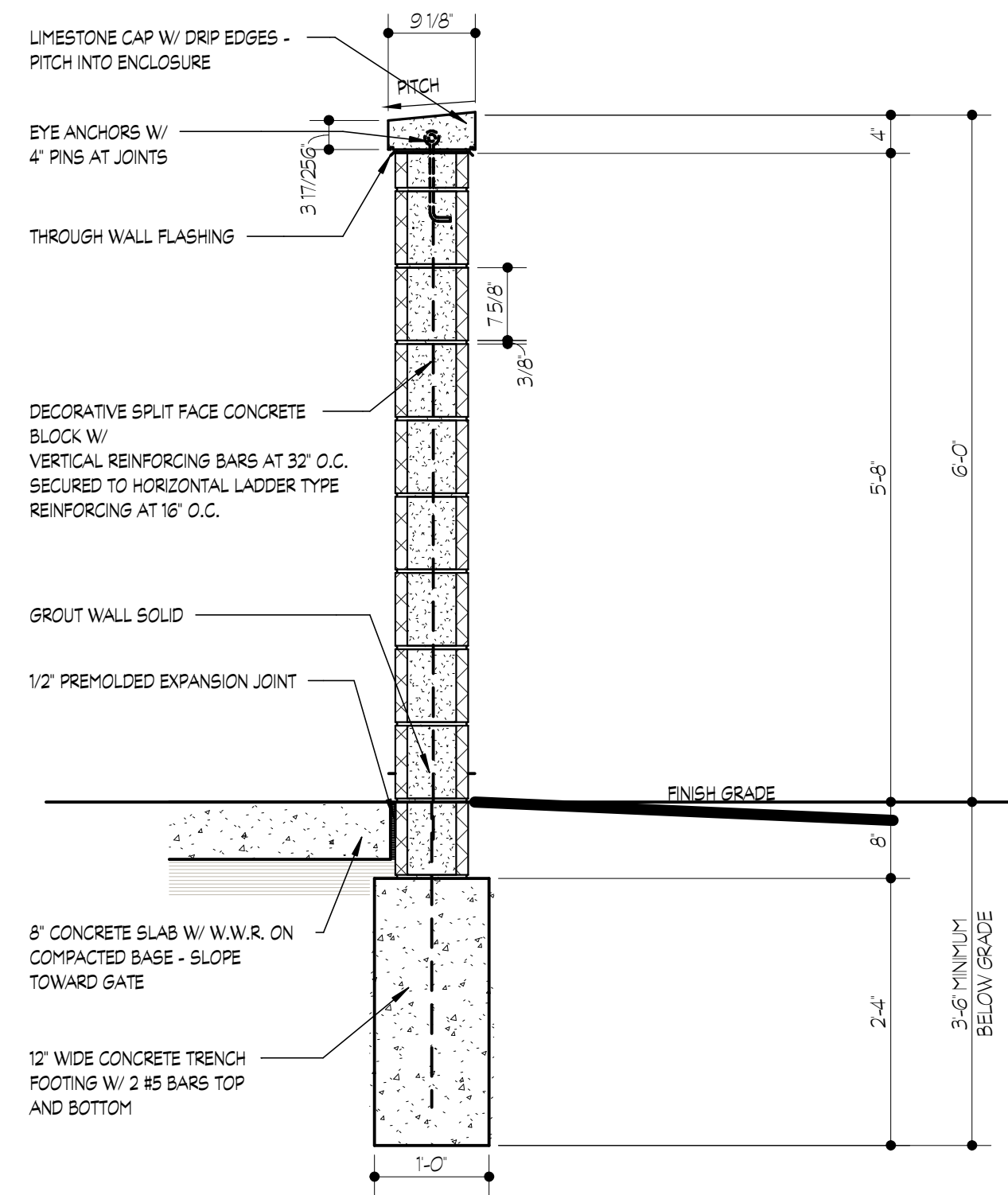
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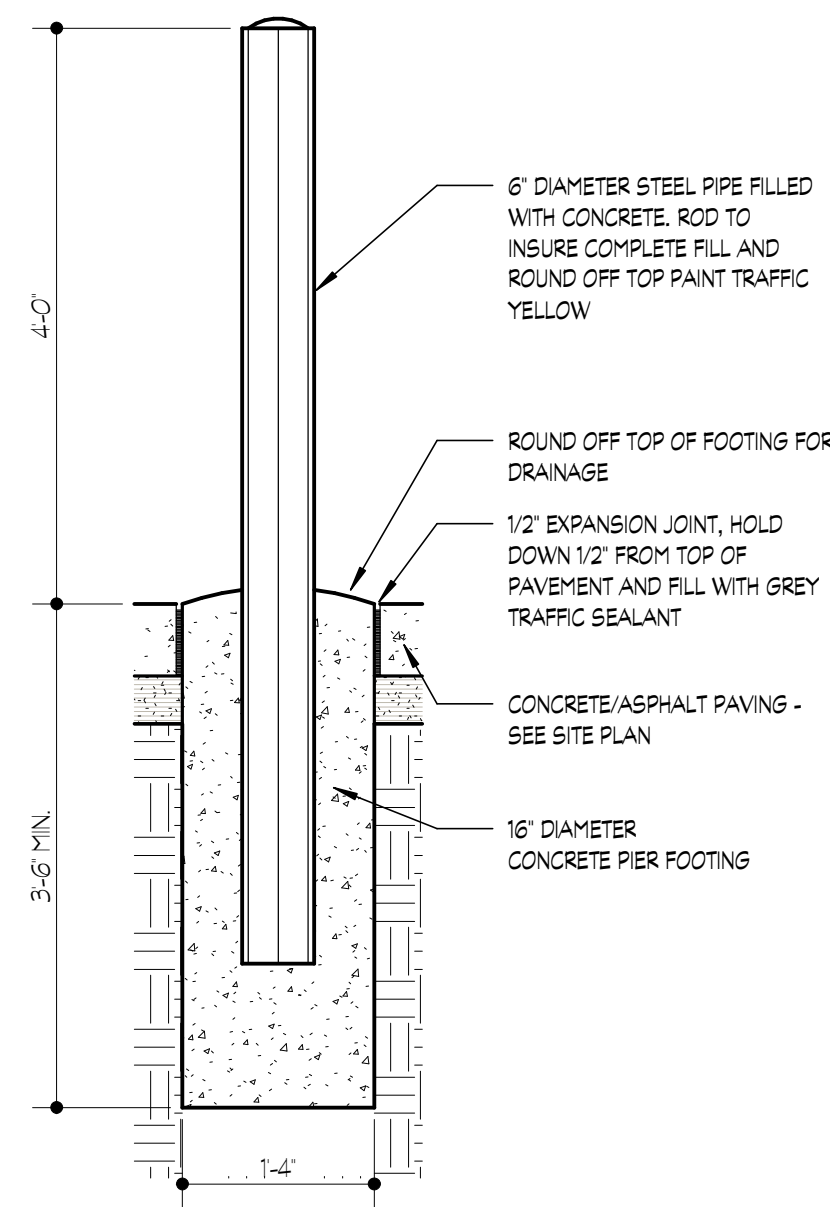
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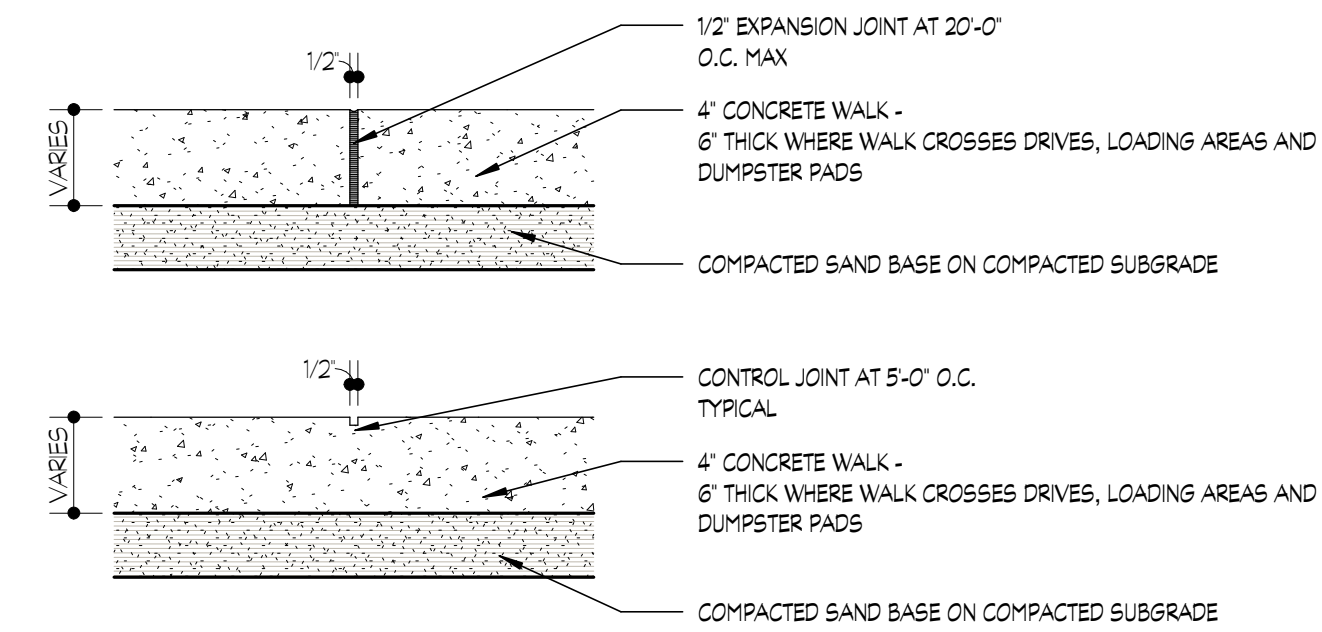
project no:
LS24.058.04



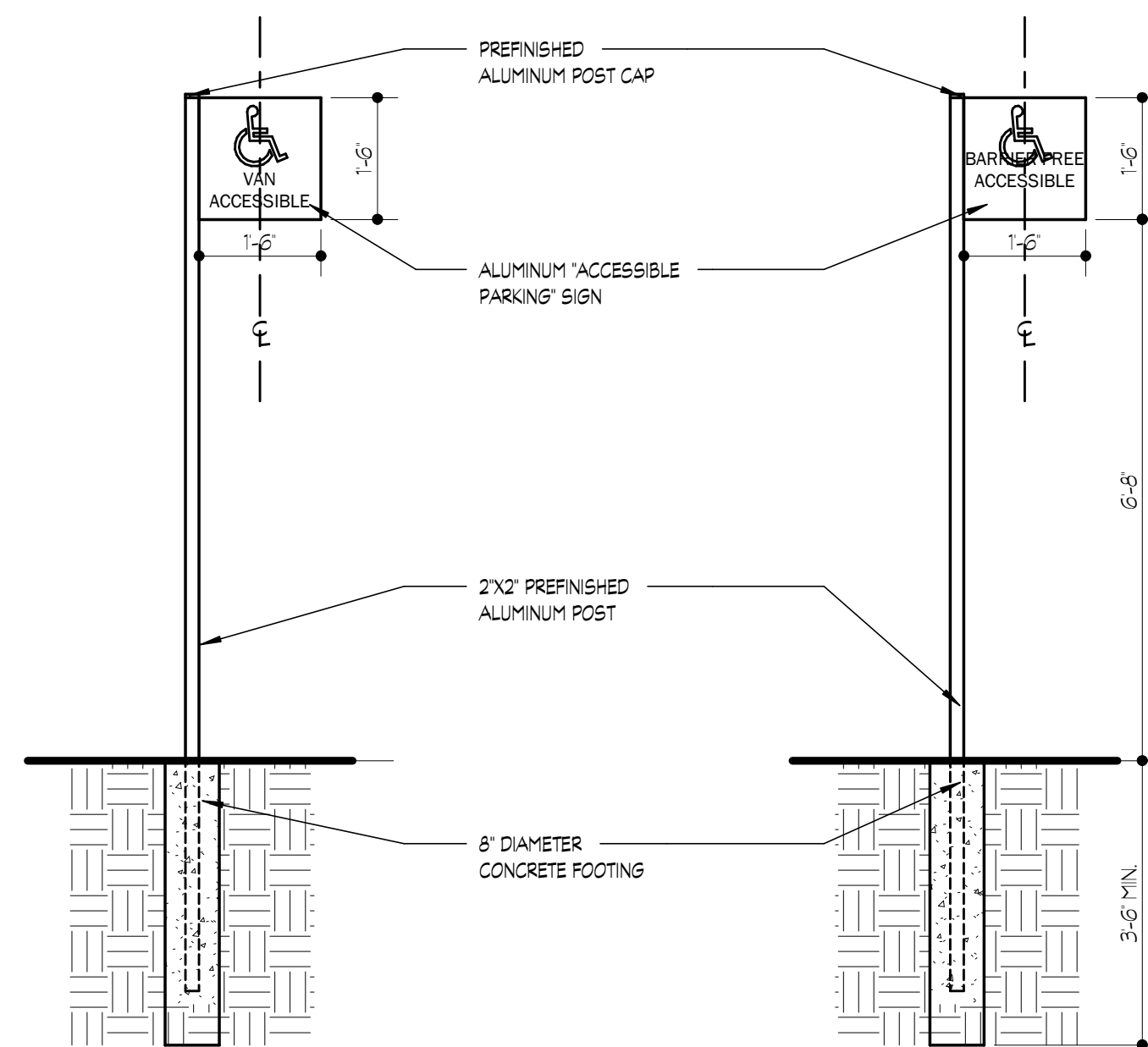
1 SCREEN WALL SECTION
SCALE: 3/4" = 1'-0"



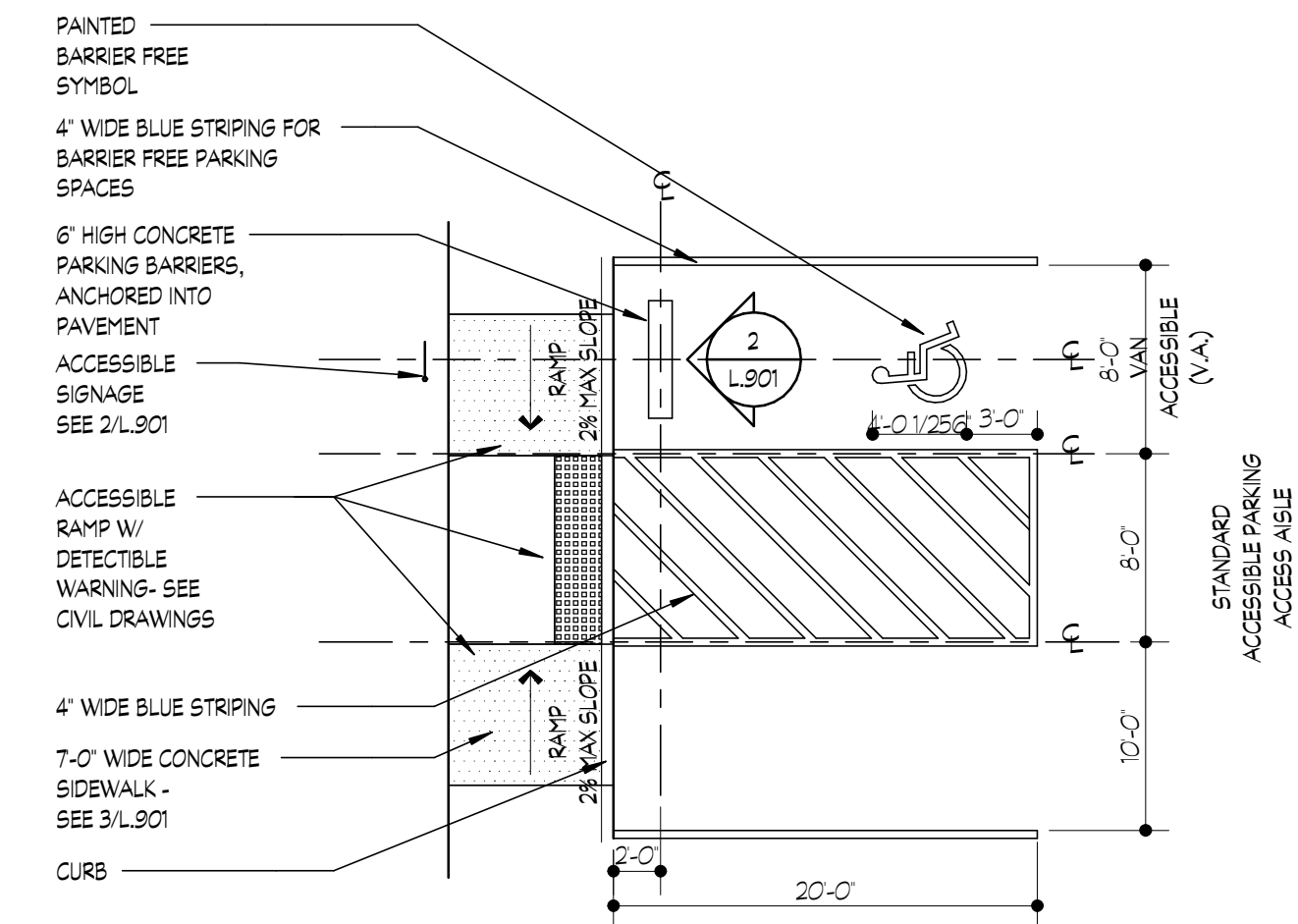
2 SECTION @ PIPE BOLLARD
SCALE: 3/4" = 1'-0"



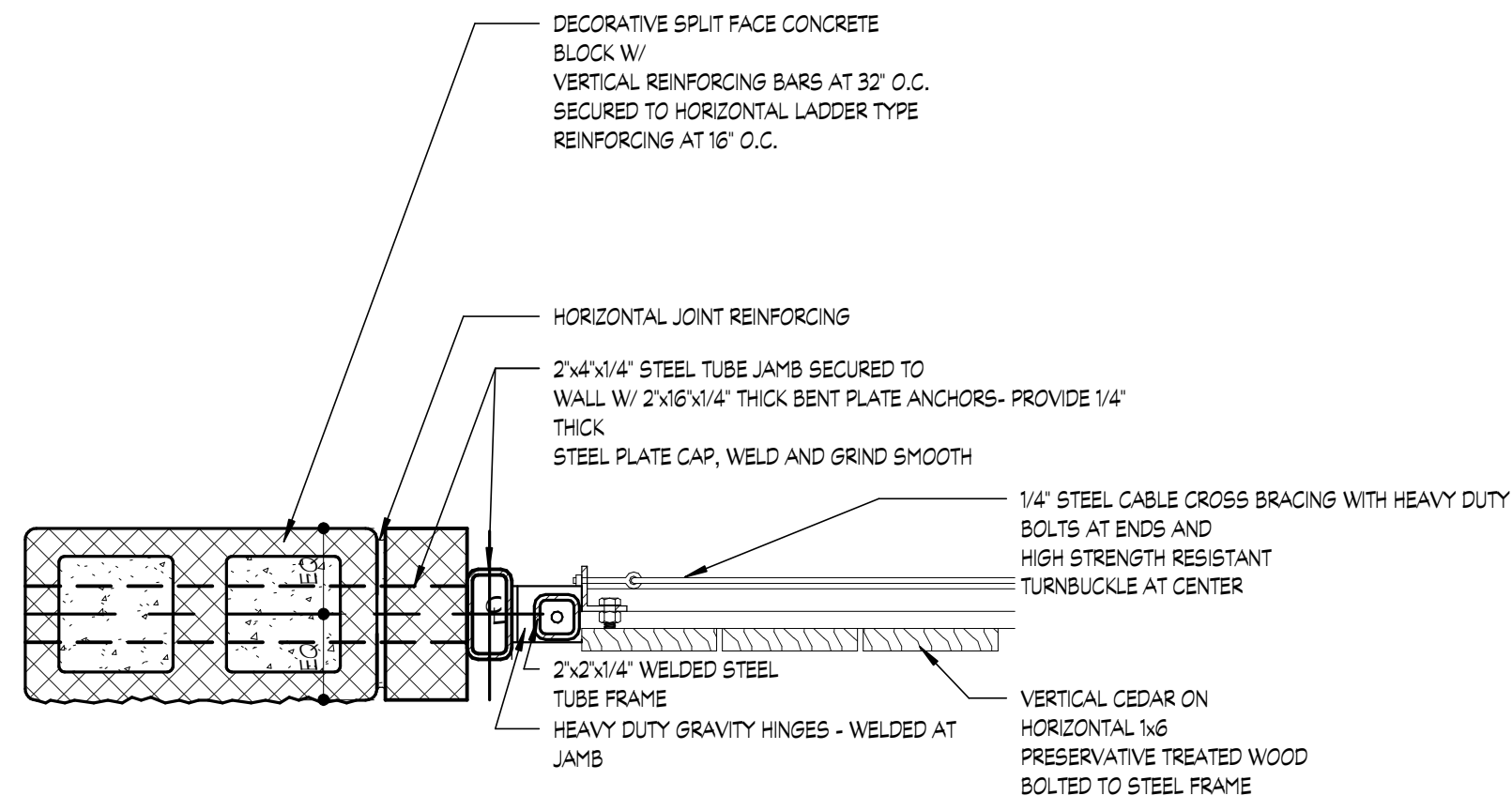
3 CONCRETE WALK SECTIONS
SCALE: 1" = 1'-0"



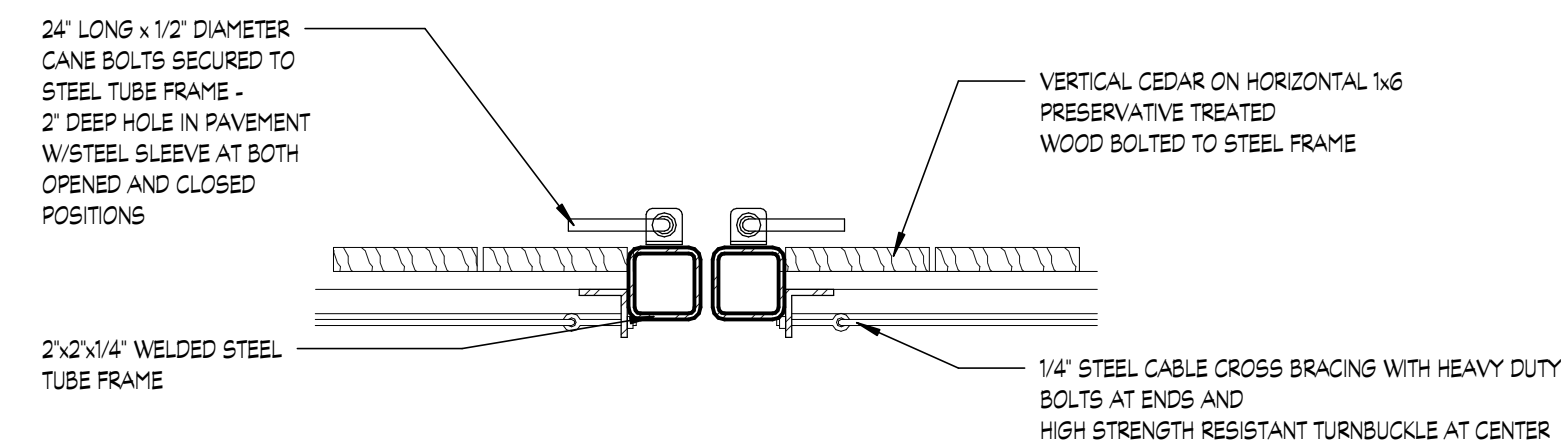
5 ACCESSIBLE SIGN ELEVATION
SCALE: 1/2" = 1'-0"



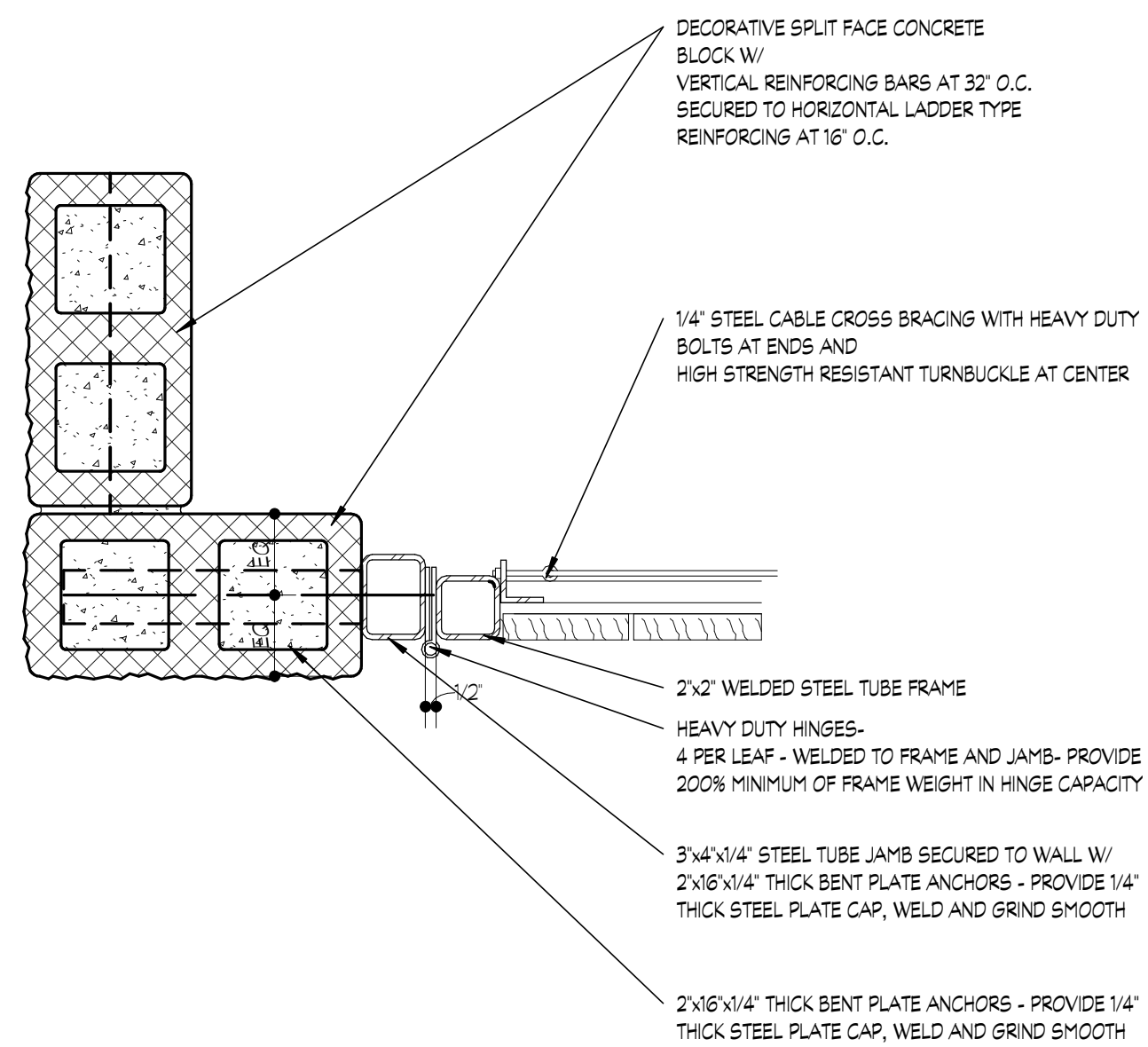
4 ACCESSIBLE STRIPPING PLAN
SCALE: 1/8" = 1'-0"



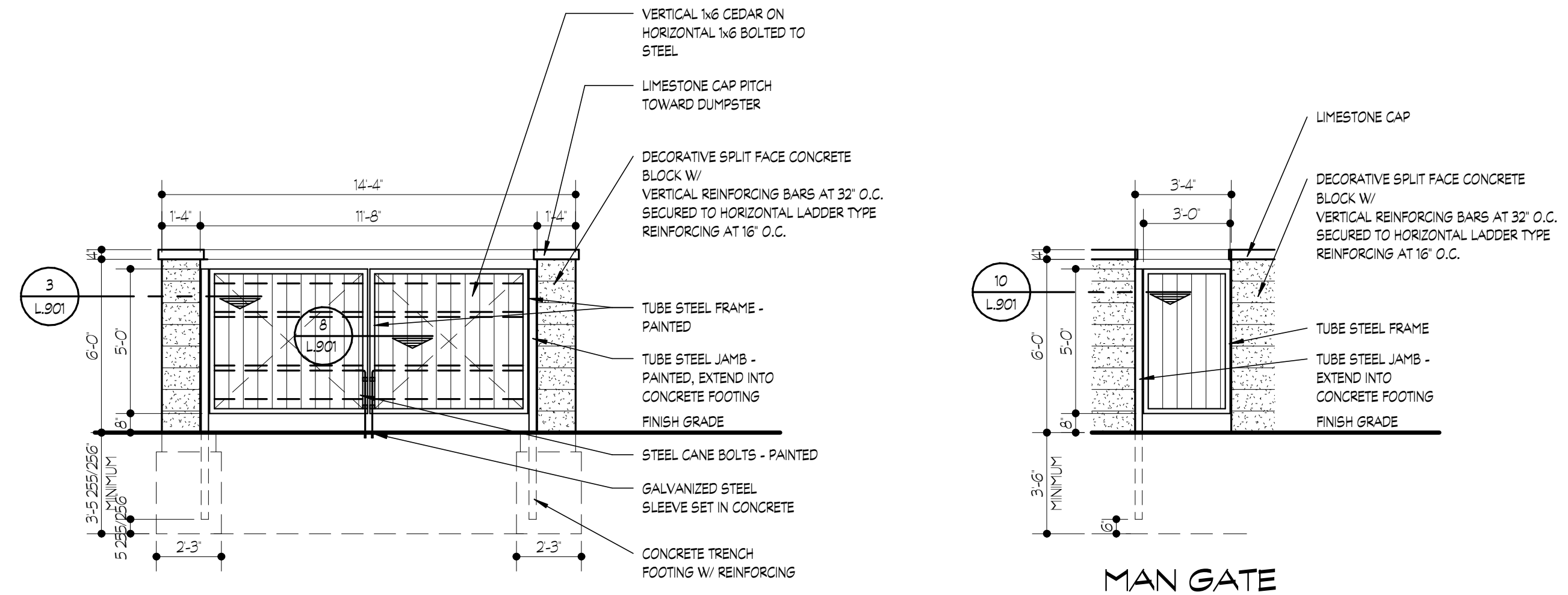
1 GATE SECTION
 L902 SCALE: 1/2" = 1'-0"



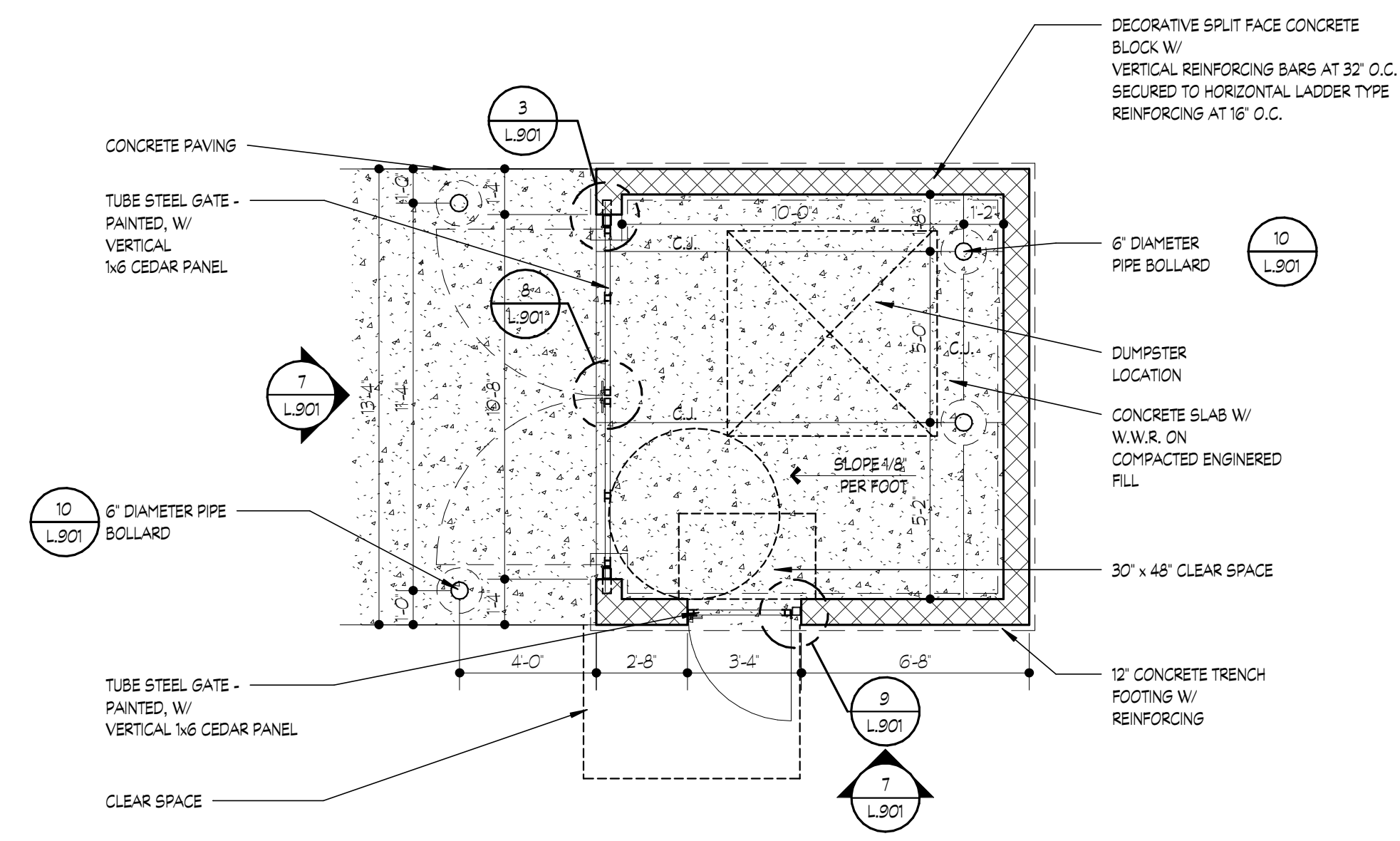
2 GATE LATCH SECTION
 L902 SCALE: 1/2" = 1'-0"



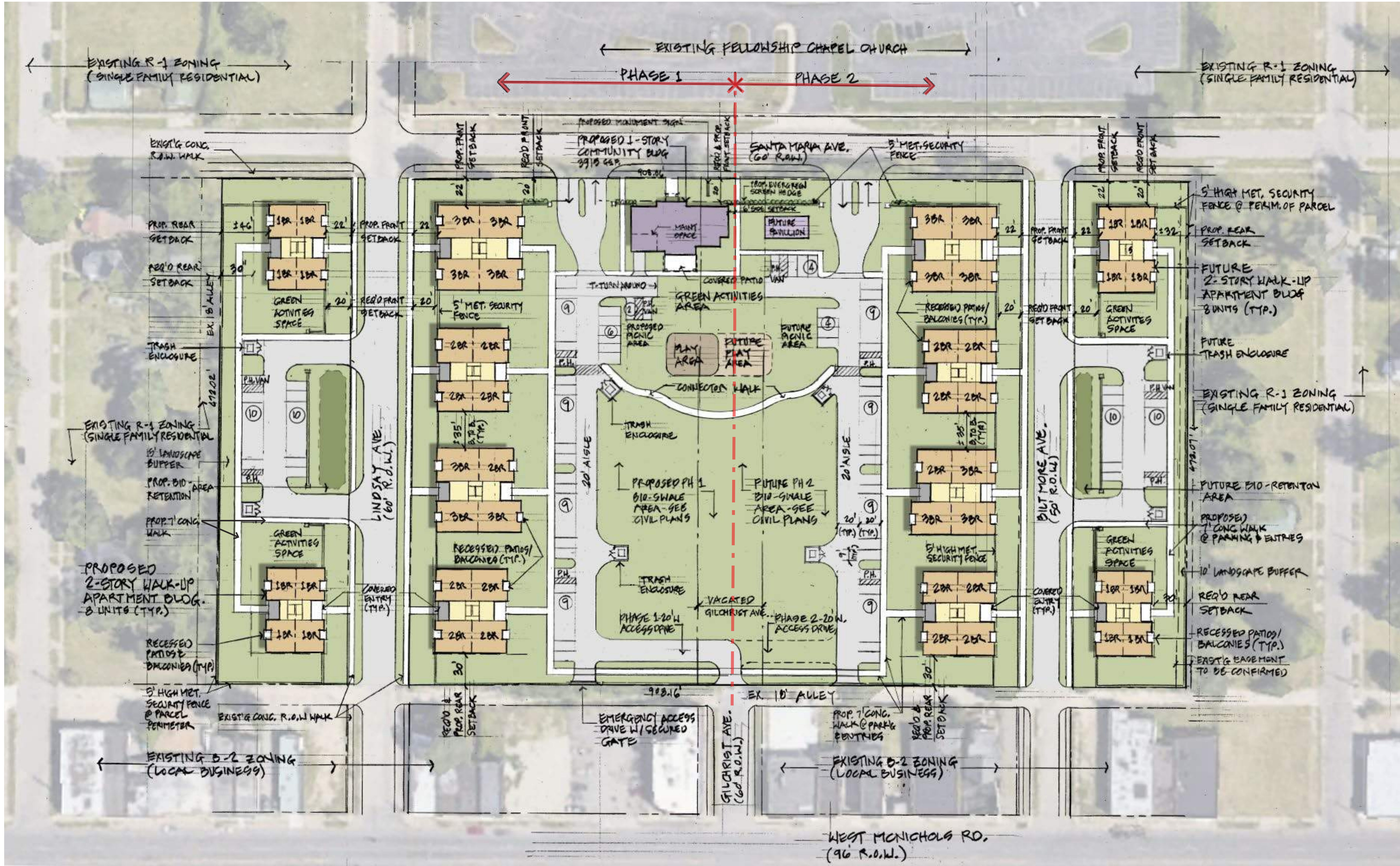
3 GATE HINGE SECTION
 L902 SCALE: 1/2" = 1'-0"



4 DUMPSTER ENCLOSURE GATE ELEVATION
 L902 SCALE: 1/4" = 1'-0"



5 DUMPSTER ENCLOSURE PLAN
 L902 SCALE: 1/4" = 1'-0"



SITE DATA (PHASE 1 & 2)

TOTAL LOT SIZE	+/- 376,766 SF OR +/- 8.64 ACRES	
ZONING	PD (PLANNED DEVELOPMENT DISTRICT)	
PARKING REQUIRED	1.25 PARKING SPACE FOR EACH UNIT 1.25 SPACES x 96 UNITS	120 SPACES
PARKING PROVIDED	APARTMENTS - 112 OPEN SPACES + 8 P.H. COMMUNITY BUILDING	120 SPACES 8 SPACES
	TOTAL PARKING PROVIDED	128 SPACES
DENSITY		11.1 D.U./AC.
RECREATION SPACE		+/- 114,670 SF
LOT COVERAGE-APARTMENTS & COMMUNITY BUILDING	LOT COVERAGE (57,720 SF) MINIMUM ALLOWABLE RSR PROVIDED RSR (114,670 S.F. / 114,755 S.F.)	15.3% 12.0% 0.99 OR 99%

BUILDING DATA (PHASE 1 & 2)

GROSS APARTMENT BUILDING AREA	1ST FLOOR AREA 2ND FLOOR AREA GROSS APARTMENT BUILDING AREA TOTAL	+/- 53,894 SF +/- 53,702 SF +/- 107,596 SF
GROSS COMMUNITY BUILDING AREA		+/- 3,915 SF
TOTAL GROSS BUILDING AREA		+/- 111,511 SF
BUILDING HEIGHT - APARTMENTS	ALLOWABLE (PER PD) PROVIDED	39'-0" (3 STORIES) 26'-0" (2 STORIES)
UNIT COUNT / MIX - APARTMENTS	1 BEDROOM - 720 SF (33.5%) 2 BEDROOM - 930 SF (37.5%) 3 BEDROOM - 1,110 SF (29%)	32 UNITS 36 UNITS 28 UNITS
	TOTAL (INCL. 16 P.H. UNITS)	96 UNITS

SITE DATA (PHASE 1)

APROX. LOT SIZE	+/- 199,112 SF OR +/- 4.57 ACRES	
PARKING REQUIRED	1.25 PARKING SPACE FOR EACH UNIT 1.25 SPACES x 48 UNITS	60 SPACES
PARKING PROVIDED	APARTMENTS - 56 OPEN SPACES + 4 P.H. COMMUNITY BUILDING	60 SPACES 4 SPACES
	TOTAL PARKING PROVIDED	64 SPACES
RECREATION SPACE		+/- 67,614 SF
LOT COVERAGE-APARTMENTS & COMMUNITY BUILDING	LOT COVERAGE (29,310 SF) MINIMUM ALLOWABLE RSR PROVIDED RSR (67,614 S.F. / 59,335 S.F.)	15.55% 12.0% 1.39 OR 139%

BUILDING DATA (PHASE 1)

GROSS APARTMENT BUILDING AREA	1ST FLOOR AREA 2ND FLOOR AREA GROSS APARTMENT BUILDING AREA TOTAL	+/- 26,947 SF +/- 26,851 SF +/- 53,798 SF
GROSS COMMUNITY BUILDING AREA		+/- 3,915 SF
TOTAL GROSS BUILDING AREA		+/- 57,713 SF
UNIT COUNT / MIX - APARTMENTS	1 BEDROOM - 718 SF (33.5%) 2 BEDROOM - 928 SF (37.5%) 3 BEDROOM - 1,153 SF (29%)	16 UNITS 18 UNITS 14 UNITS
	TOTAL (INCL. 8 P.H. UNITS)	48 UNITS



CONCEPTUAL SITE PLAN

1" = 50'-0"



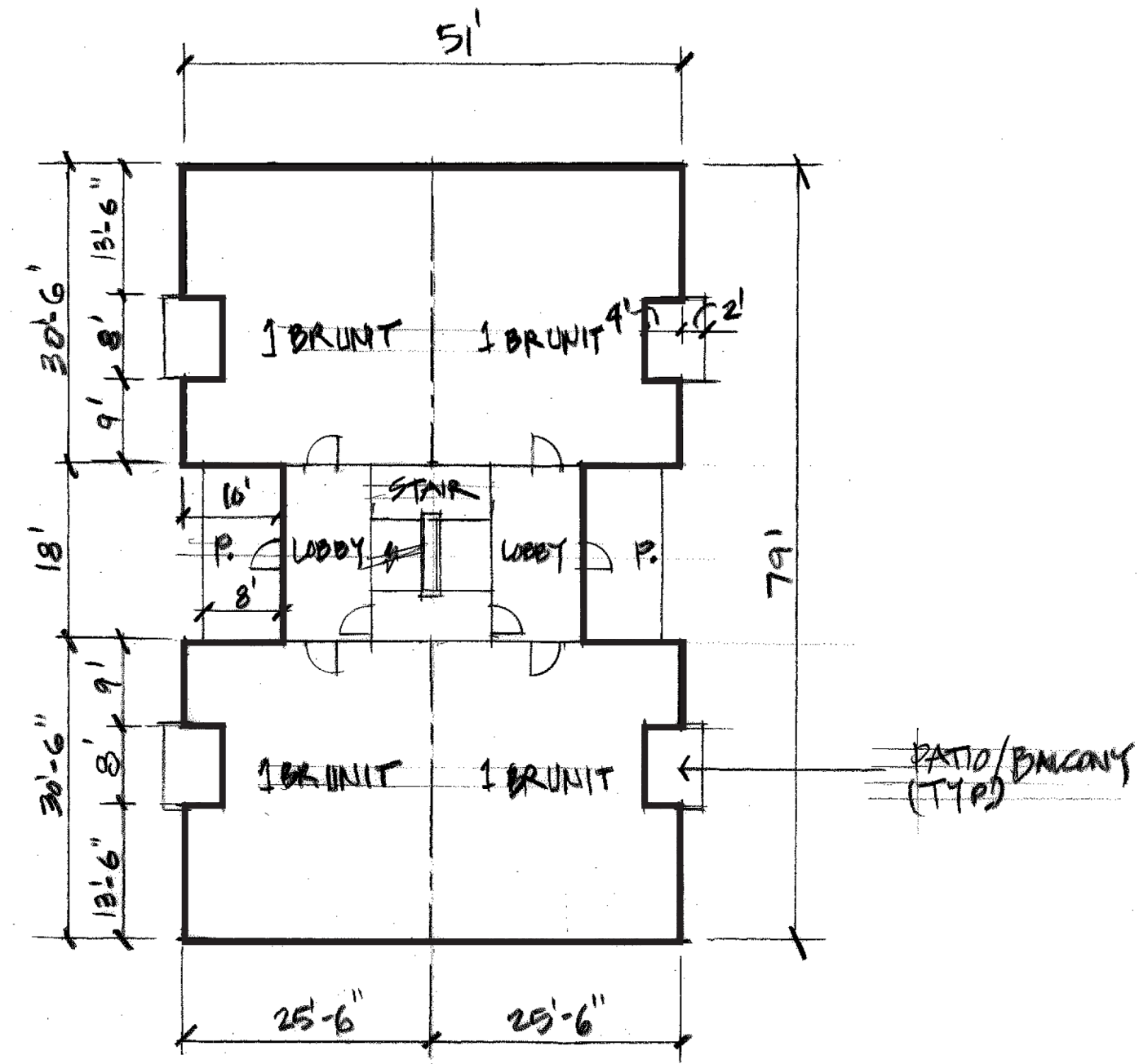
NOTES:

1. ALL INTENSITY AND DIMENSIONAL DATA NOTED AS "REQUIRED" OR "ALLOWABLE" IS BASED ON R-3 ZONING STANDARDS.
2. DETENTION POND TO MEET ALL PUBLIC SAFETY STANDARDS & APPLICABLE CODE REQUIREMENTS.
3. SEE CIVIL SITE LAYOUT PLAN FOR ACTUAL SITE DIMENSIONS & STORM WATER MANAGEMENT SYSTEM.

**FELLOWSHIP ESTATES
FAMILY HOUSING**
DETROIT, MICHIGAN

**FSP FUSCO,
SHAFFER &
PAPPAS, INC.**
ARCHITECTS AND PLANNERS

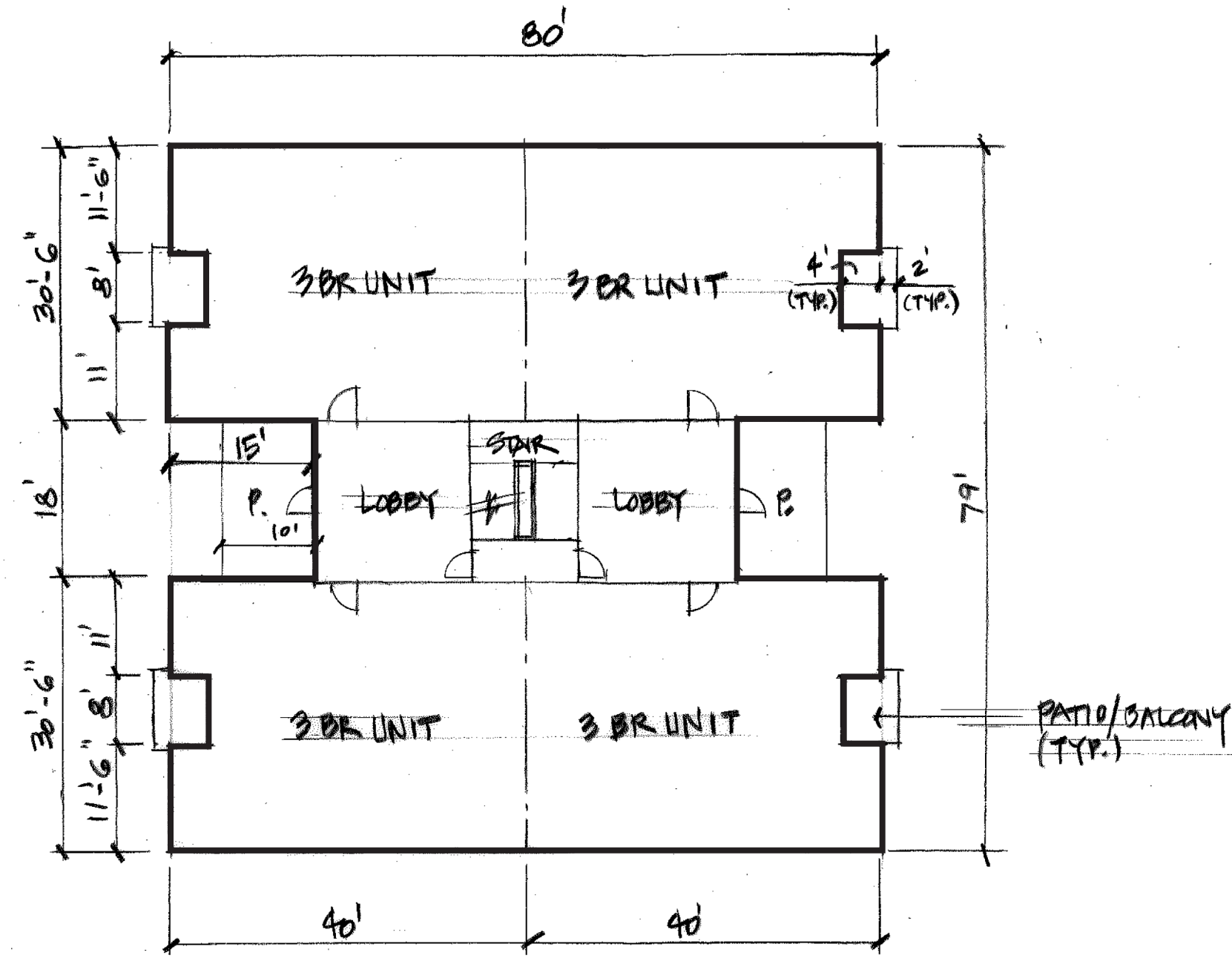
COMMUNITY MEETING
APRIL 24, 2024
PRE-APPLICATION MEETING
MAY 2, 2024
PD MODIF. SUBMISSION
MAY 17, 2024
A.S.101



1 BR UNIT BUILDING PLAN

1/16" = 1'-0"

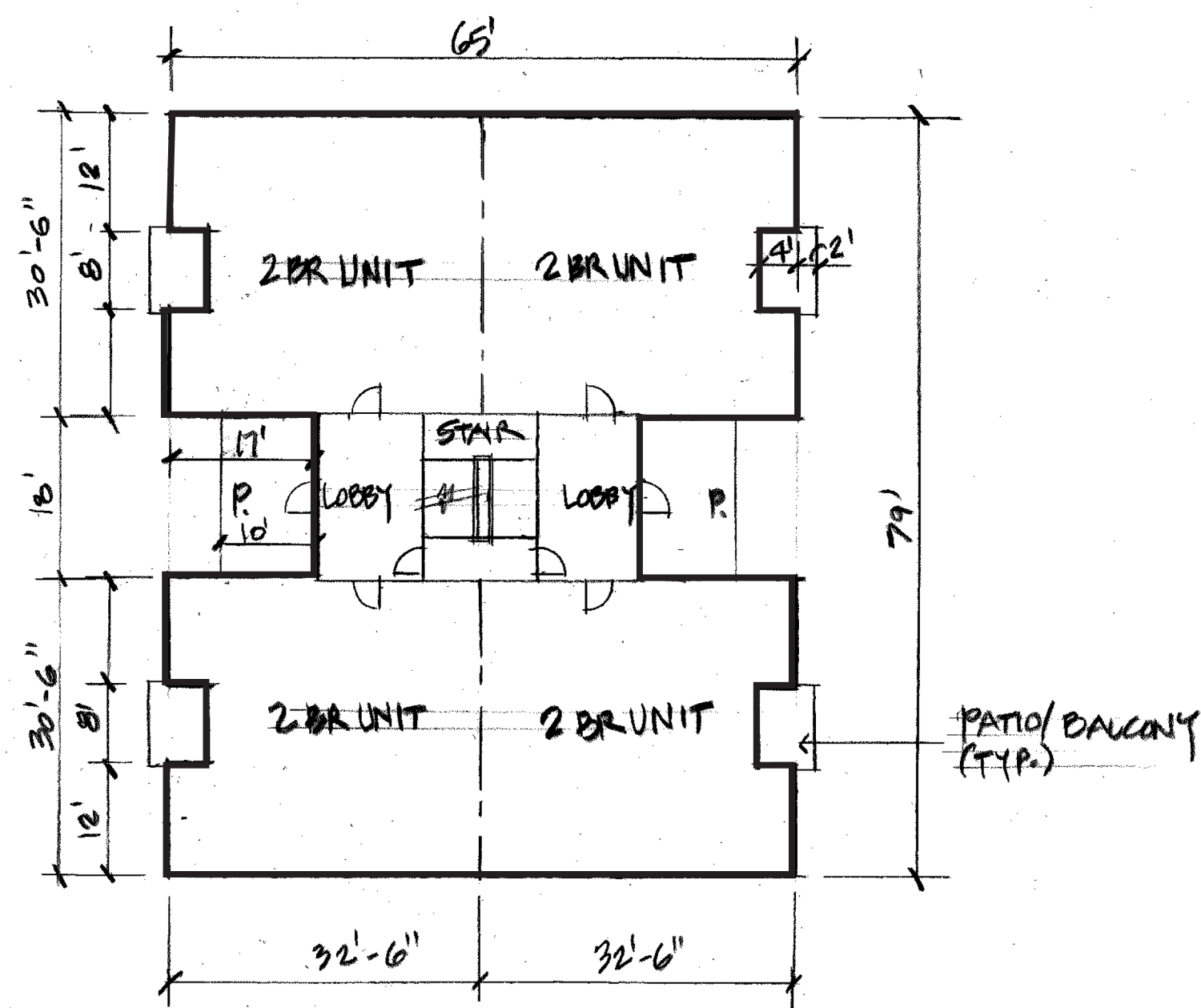
7,082 G.S.F. / BUILDING



3 BR UNIT BUILDING PLAN

1/16" = 1'-0"

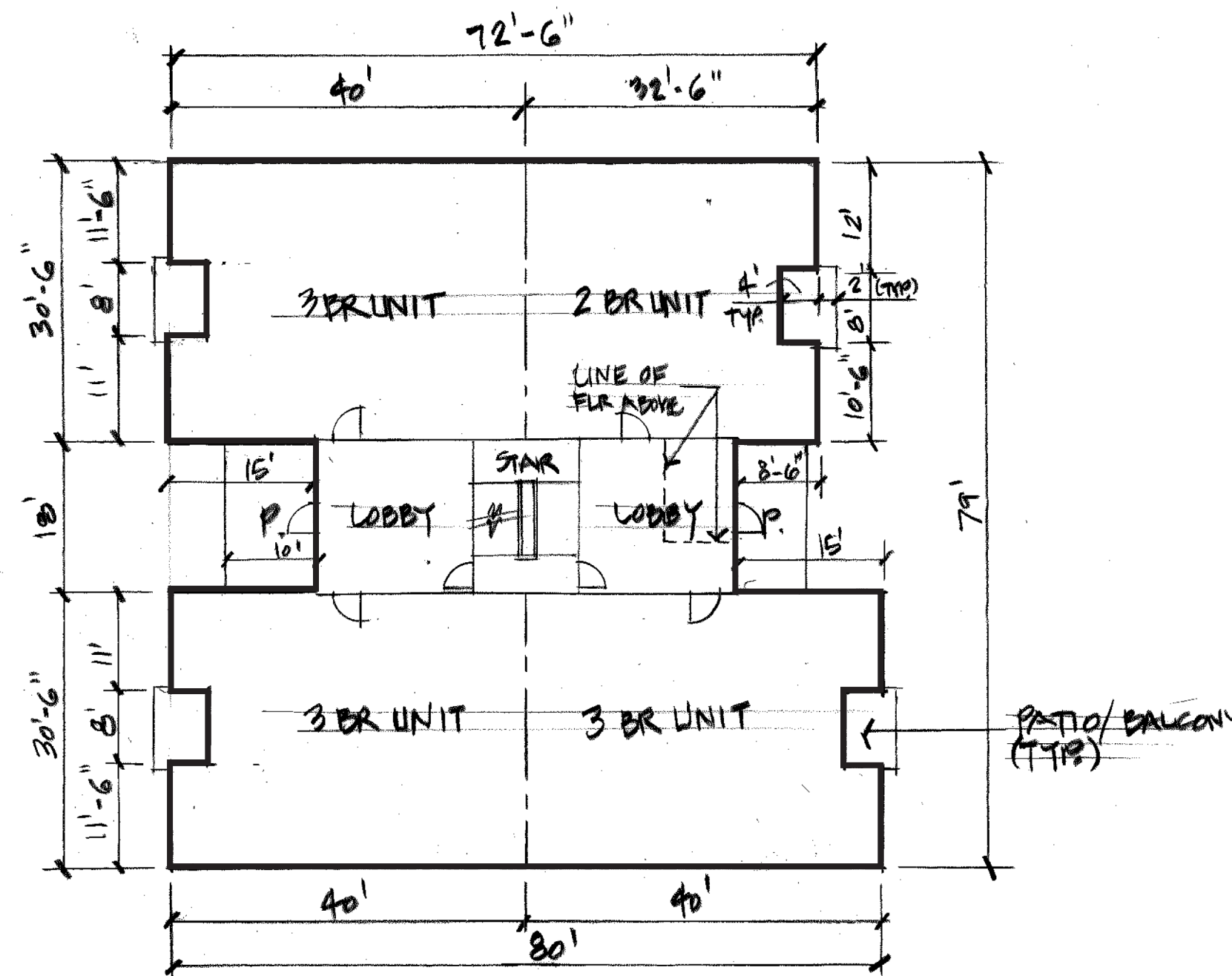
11,304 G.S.F. / BUILDING



2 BR UNIT BUILDING PLAN

1/16" = 1'-0"

8,790 G.S.F. / BUILDING



2 & 3 BR UNIT BUILDING PLAN

1/16" = 1'-0"

10,750 G.S.F. / BUILDING

**FELLOWSHIP ESTATES
FAMILY HOUSING**

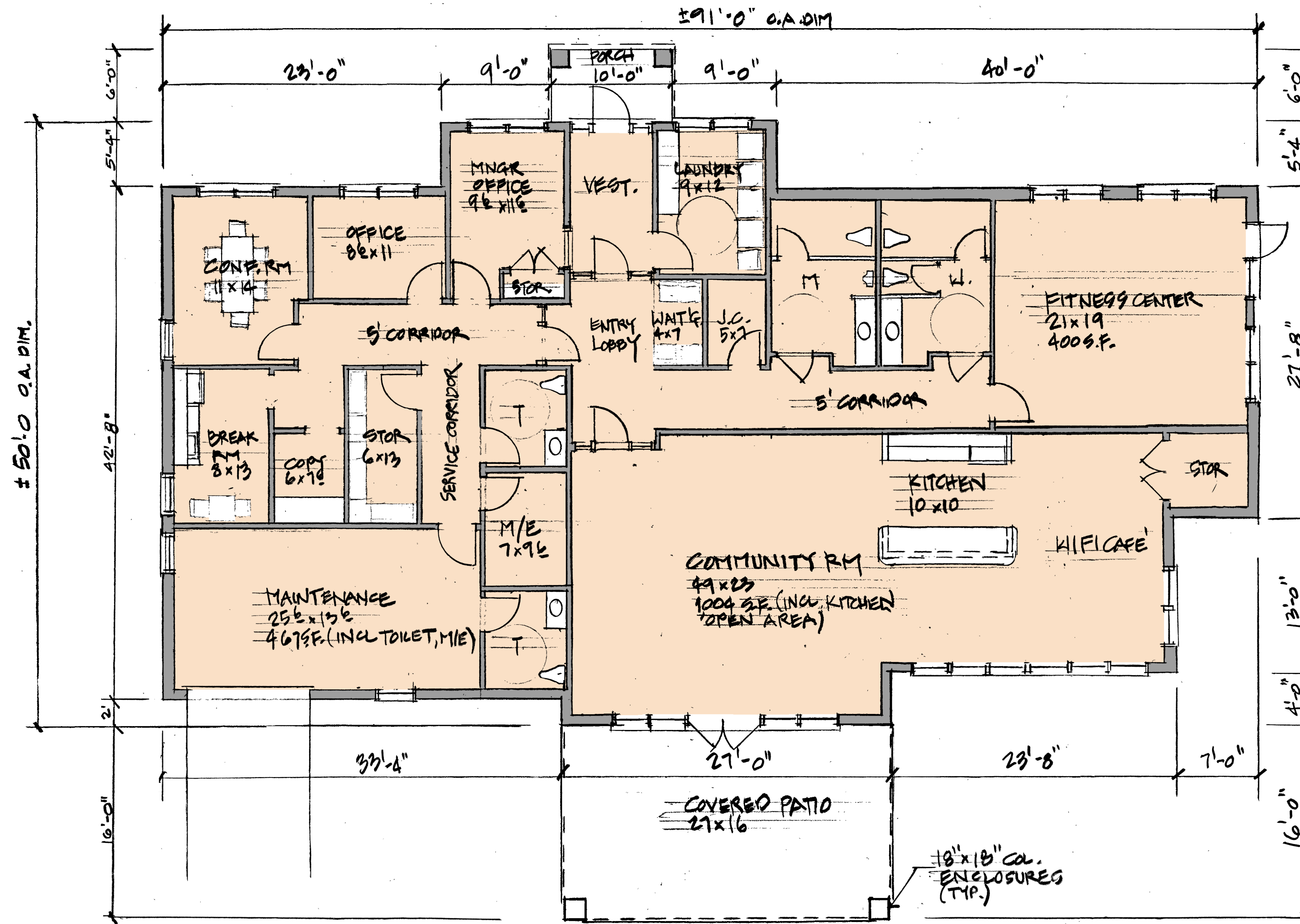
DETROIT, MICHIGAN

FSP FUSCO,
SHAFFER &
PAPPAS, INC.
ARCHITECTS AND PLANNERS

COMMUNITY MEETING
APRIL 24, 2024

PRE-APPLICATION MEETING
MAY 2, 2024

PD MODIF. SUBMISSION
MAY 17, 2024



CONCEPTUAL COMMUNITY CENTER FLOOR PLAN
 3,915 G.S.F. TOTAL AREA

3/16" = 1'-0"

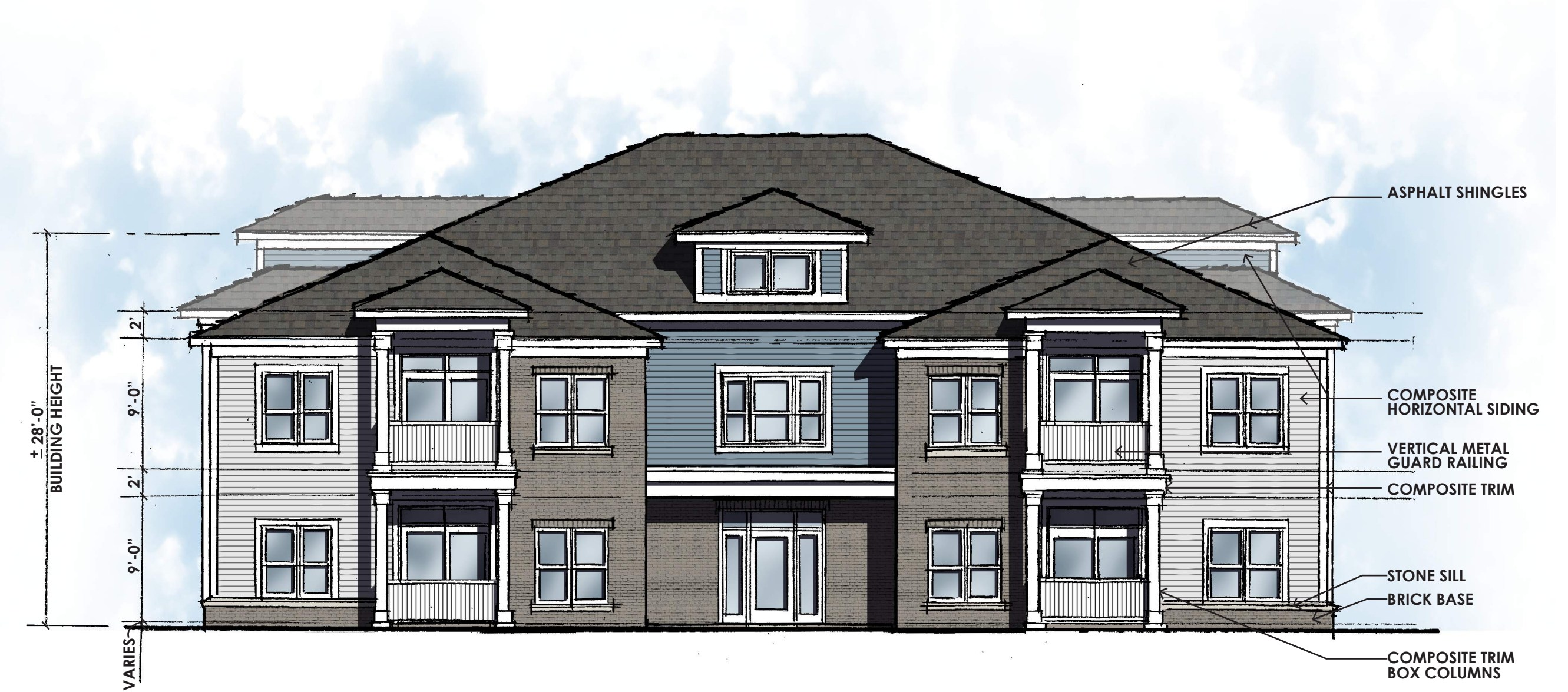
**FELLOWSHIP ESTATES
 FAMILY HOUSING**
 DETROIT, MICHIGAN

**FSP FUSCO,
 SHAFFER &
 PAPPAS, INC.**
 ARCHITECTS AND PLANNERS

COMMUNITY MEETING
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 MAY 17, 2024



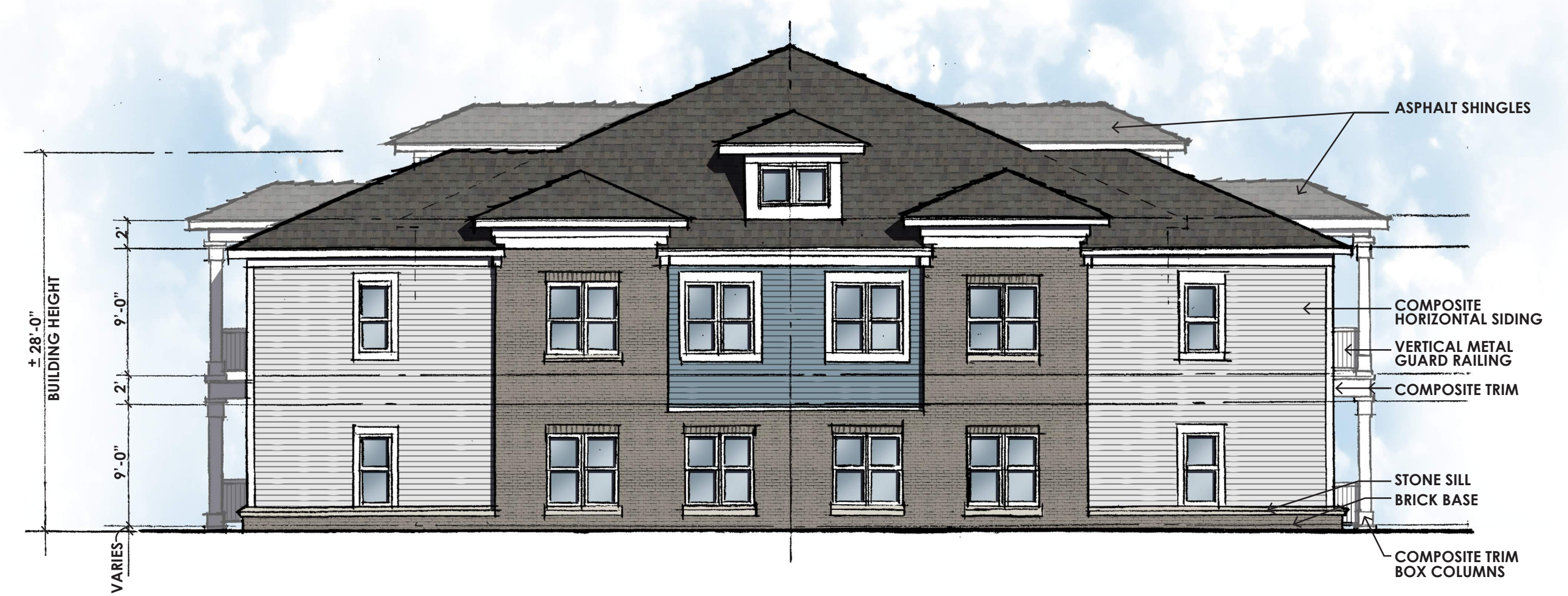
FRONT ENTRY ELEVATION (EAST SIDE-LINDSAY AVE.)
 1-BEDROOM UNIT BUILDING - REAR ELEVATION SIM. 1/8" = 1'-0"



FRONT ENTRY ELEVATION (WEST SIDE-LINDSAY AVE.)
 3-BEDROOM UNIT BUILDING - REAR ELEVATION SIM. 1/8" = 1'-0"
 NOTE: 2 BEDROOM UNIT BUILDING ELEVATIONS SIMILAR



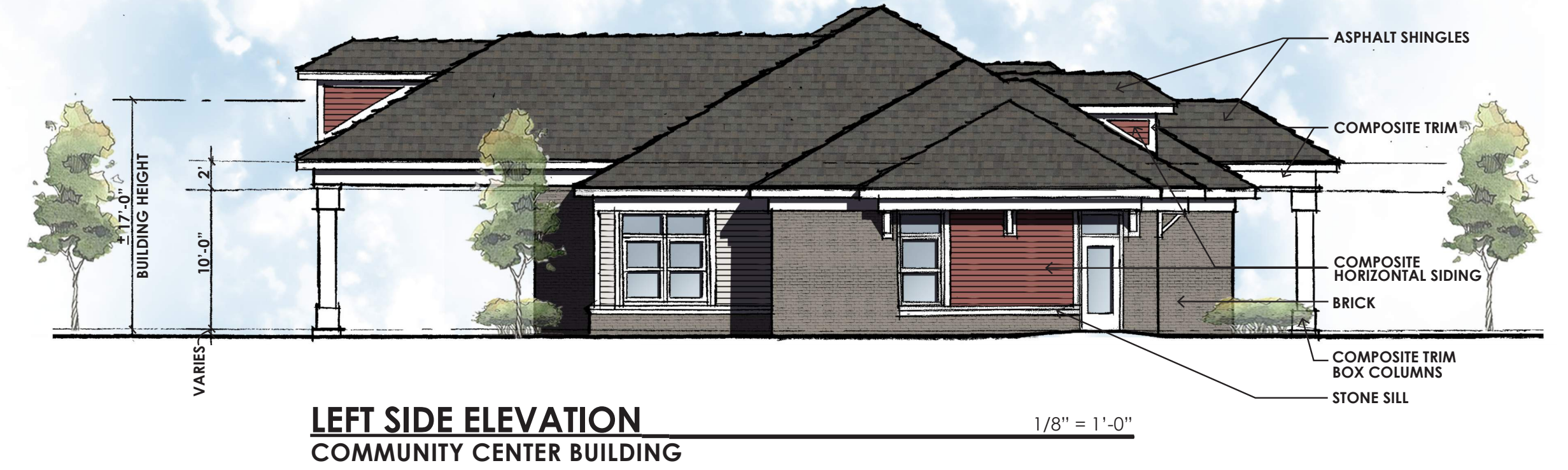
SIDE ELEVATION (NORTH SIDE-SANTA MARIA AVE.)
 1-BEDROOM UNIT BUILDING 1/8" = 1'-0"



SIDE ELEVATION (NORTH SIDE-SANTA MARIA AVE.)
 3-BEDROOM UNIT BUILDING - REAR ELEVATION SIM. 1/8" = 1'-0"
 NOTE: 2 BEDROOM UNIT BUILDING ELEVATIONS SIMILAR



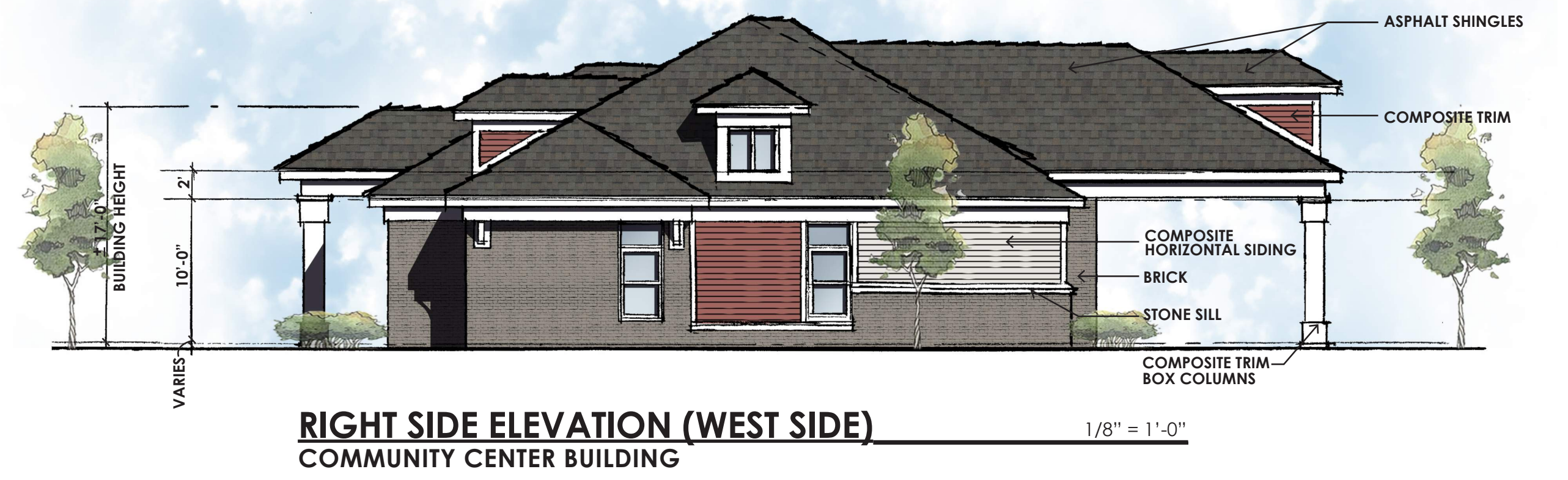
FRONT ELEVATION (NORTH SIDE-SANTA MARIA AVE.)
COMMUNITY CENTER BUILDING 1/8" = 1'-0"



LEFT SIDE ELEVATION
COMMUNITY CENTER BUILDING 1/8" = 1'-0"



FRONT ELEVATION (NORTH SIDE-SANTA MARIA AVE.)
COMMUNITY CENTER BUILDING 1/8" = 1'-0"

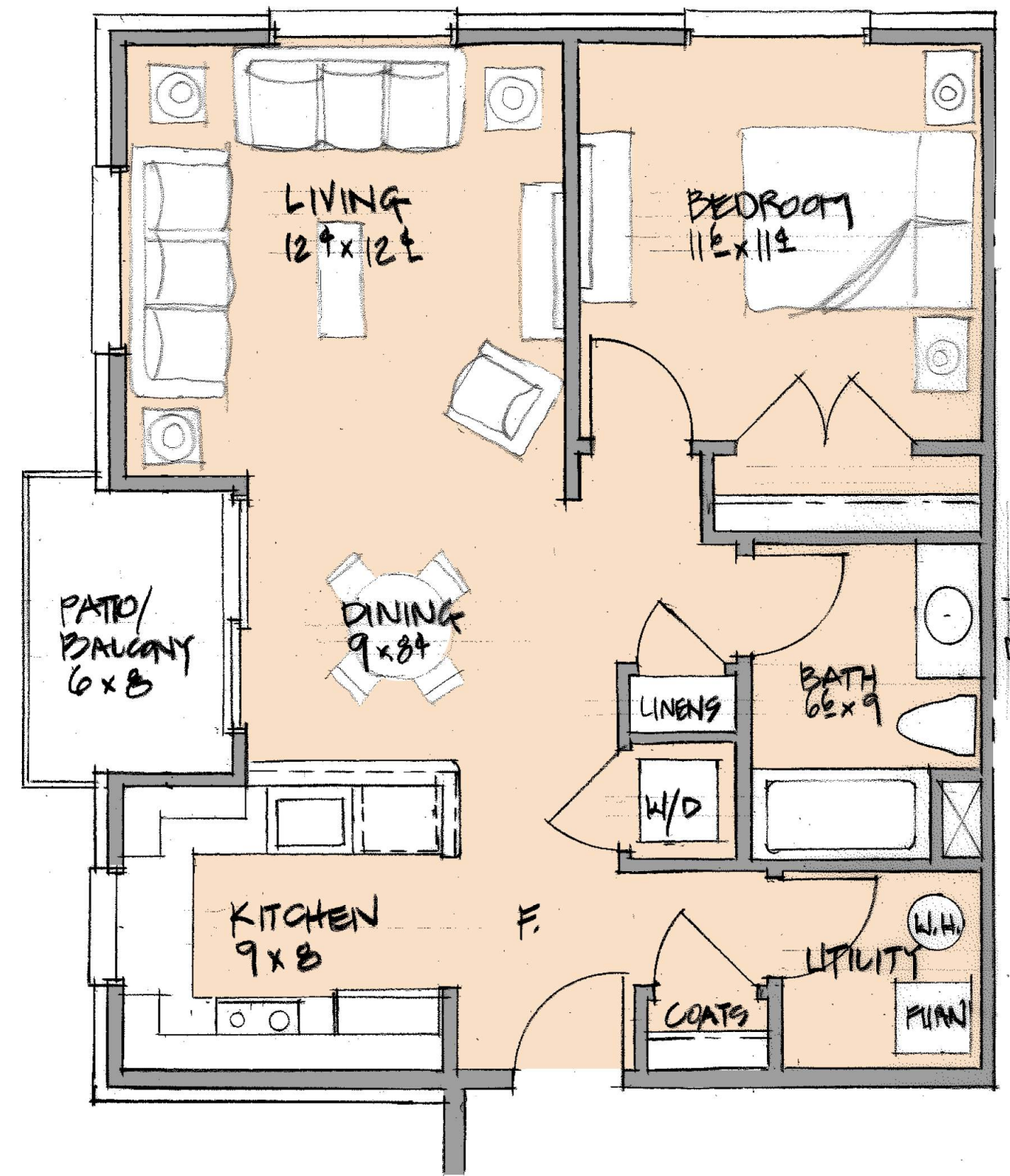


RIGHT SIDE ELEVATION (WEST SIDE)
COMMUNITY CENTER BUILDING 1/8" = 1'-0"

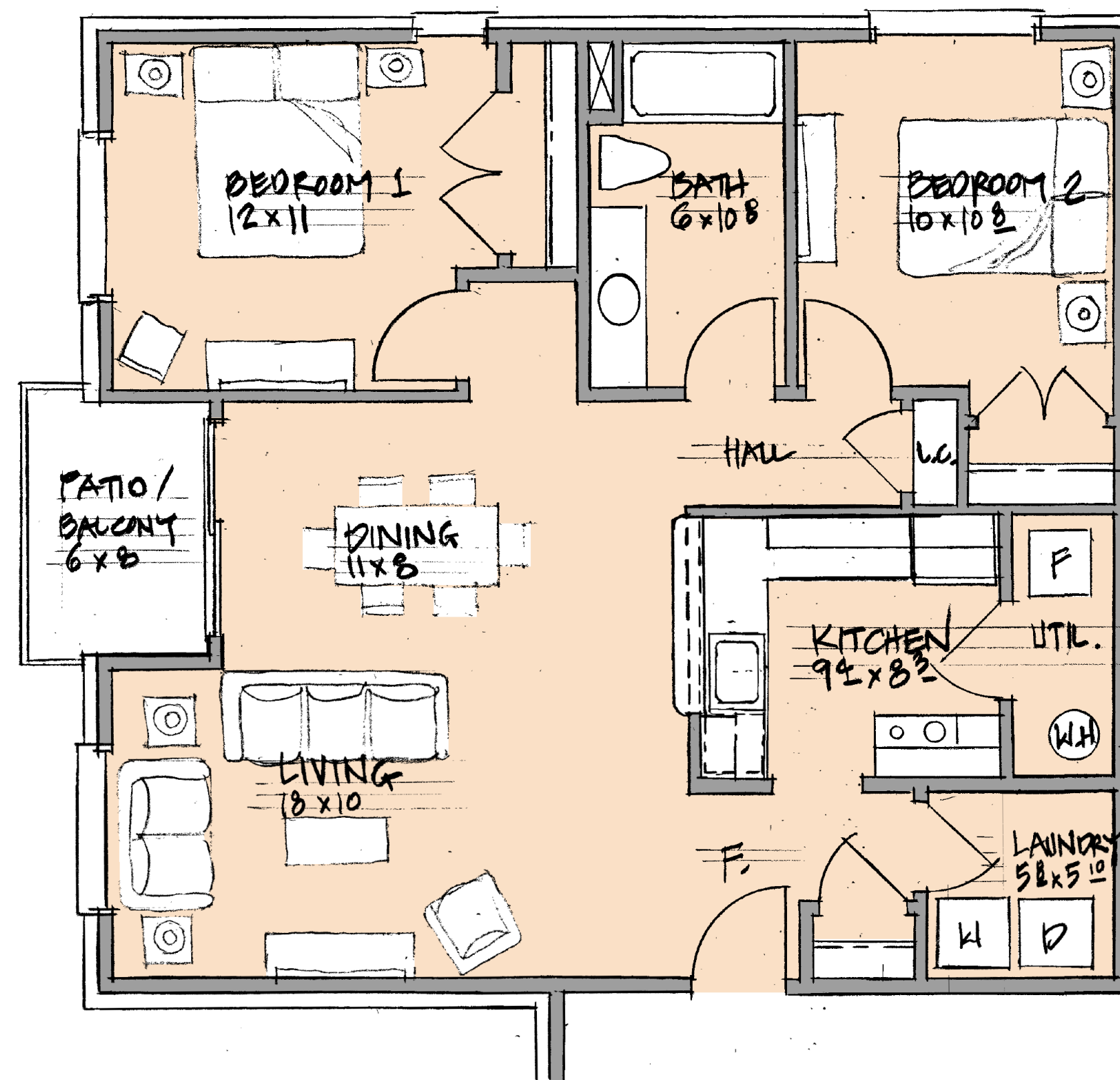
**FELLOWSHIP ESTATES
FAMILY HOUSING**

DETROIT, MICHIGAN
COMMUNITY MEETING
APRIL 24, 2024
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MAY 2, 2024
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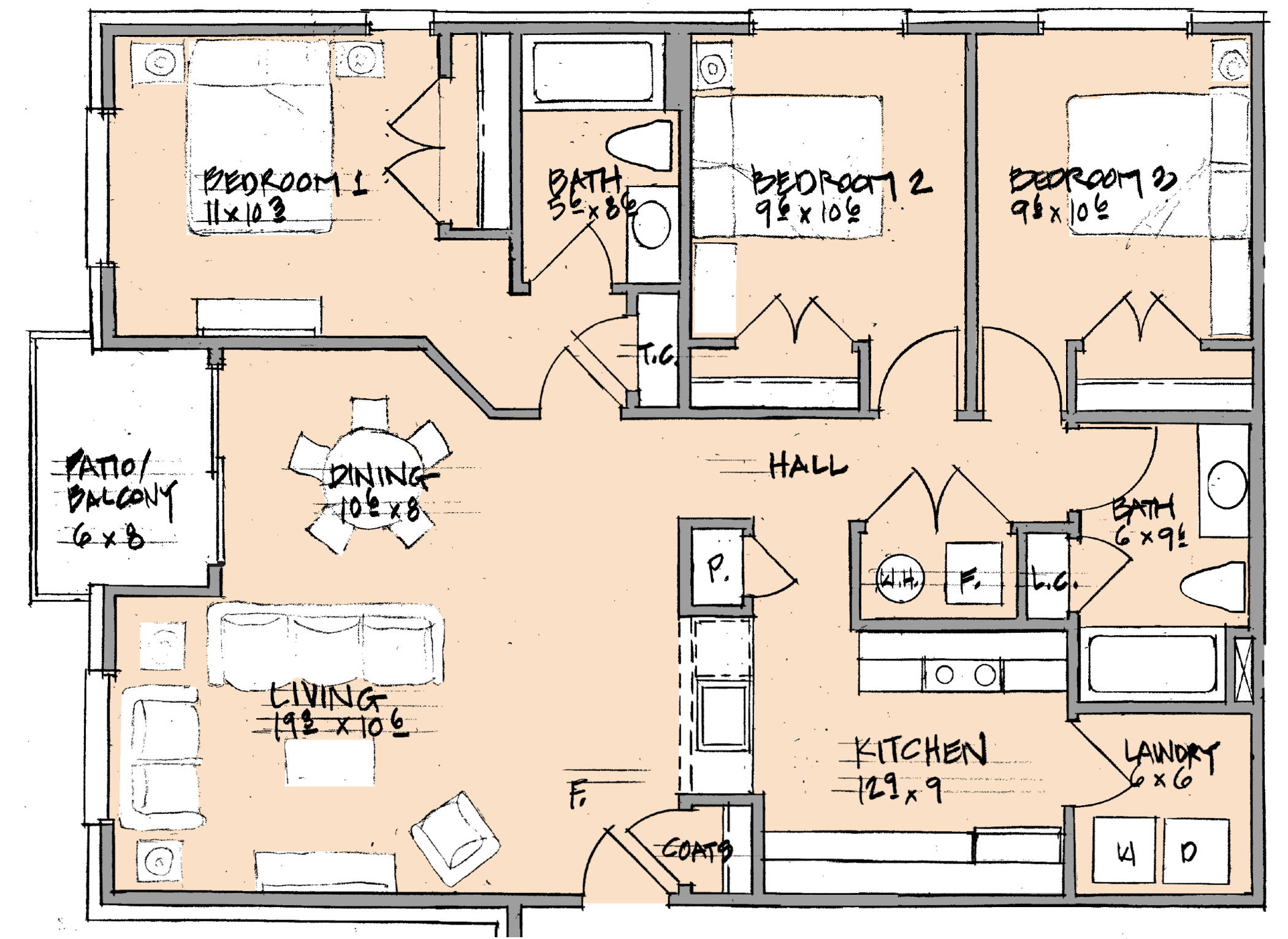
FSP FUSCO,
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PAPPAS, INC.
ARCHITECTS AND PLANNERS



1 BR/1 B UNIT PLAN 1/4" = 1'-0"
718 S.F.



2 BR/1 B UNIT PLAN 1/4" = 1'-0"
928 S.F.



3 BR/2 B UNIT PLAN 1/4" = 1'-0"
1,153 S.F.