

NO PARKING UNDER BUILDINGS

THREE STORY APARTMENT UNITS BY BUILDING

BUILDING ONE	<u>1 BR</u>	<u>2 BR</u>	<u>TOTAL</u>
FIRST FLOOR	18	4	22
SECOND FLOOR	18	4	22
THIRD FLOOR	18	4	22

BUILDING TOTAL 54 (6 ADA) 12 (1 ADA) 66 (7 ADA)

FOUR STORY APARTMENT UNITS BY BUILDING

BUILDING TWO	<u>1 BR</u>	<u>2 BR</u>	<u>TOTAL</u>
FIRST FLOOR	6	2	8
SECOND FLOOR	8	2	10
THIRD FLOOR	9	2	11
FOURTH FLOOR	8	2	10

BUILDING TOTAL 31 (3 ADA) 8 (1 ADA) 39 (5 ADA)

GRAND TOTAL 85 (9 ADA) 20 (2 ADA) 105 (11 ADA – 10% TYPE A)

163 REQUIRED PARKING SPACES

172 PRESUMED AVAILABLE PARKING SPACES

PROPOSED MULTI-FAMILY DEVELOPMENT 522 BERLIN TURNPIKE, BERLIN CT

ARCHITECT:
JAHNKE ARCHITECTURE, LLC

91 WARRENTON AVENUE
HARTFORD, CT 06105
860.748.5924 (MOBILE)

JOB #: N/A FILE NAME: 20-024-Collins Berlin_Revised Plans & Elevations_112723

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DRAWN BY: JWJ/VP

DATE: 03.18.24

CHECKED BY: JWJ

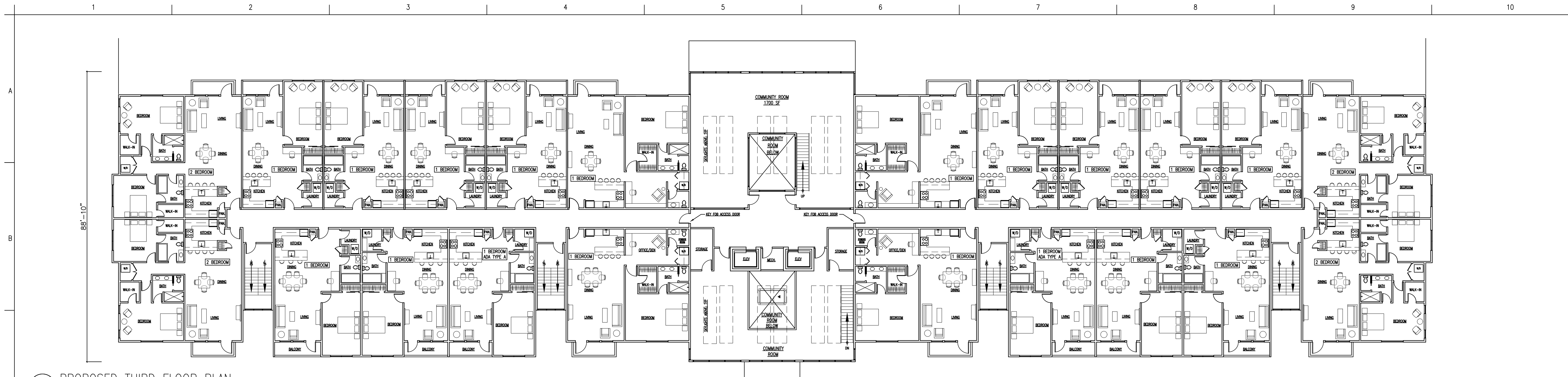
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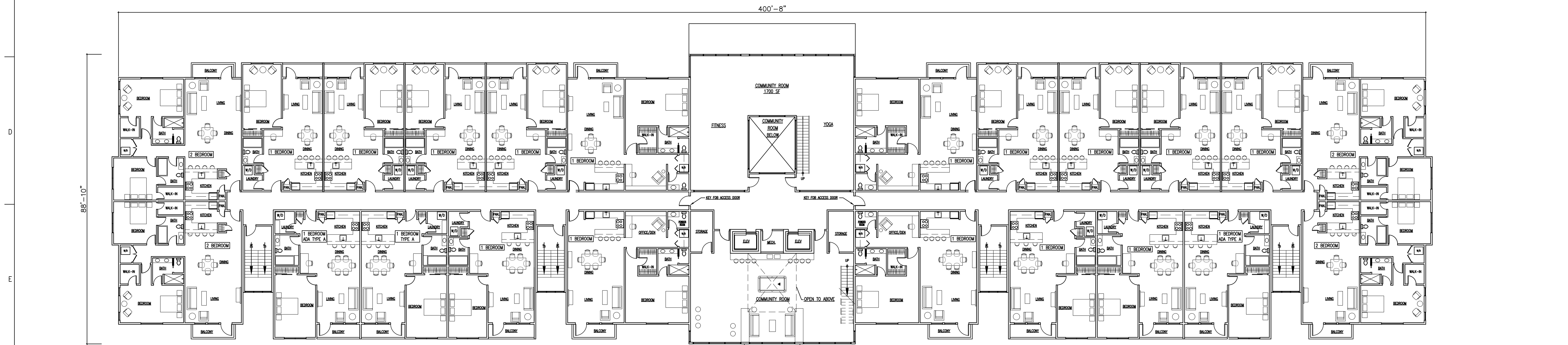
SKA-031824a

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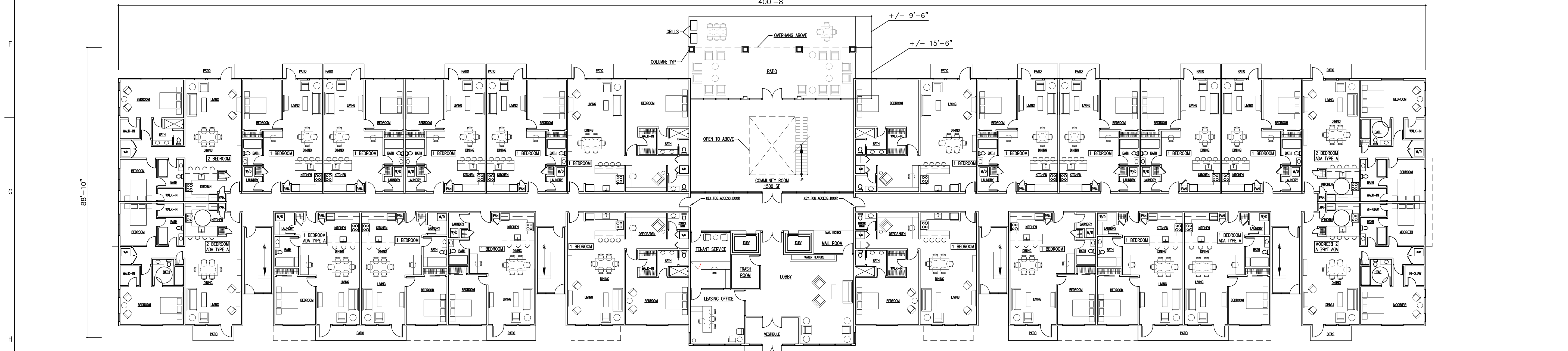
N/A



C1 PROPOSED THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"



F1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



H1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

NOTES:

REVISIONS:

OWNER:
550-554 BERLIN TURNPIKE ASSOC, LLC

BUILDER:

SURVEYOR:

STRUCTURAL / CIVIL ENGINEER:

ARCHITECT
JAHNKE ARCHITECTURE
91 WARRENTON AVENUE
HARTFORD, CT 06105
860.748.5924

PHASE:
SCHEMATIC DESIGN
SITE PERMITTING

PROPOSED
MULTI-FAMILY
DEVELOPMENT

PARCEL# 10-2-83-13
522 BERLIN TURNPIKE
BERLIN, CT

DRAWING NAME:
BUILDING ONE
FLOOR PLANS

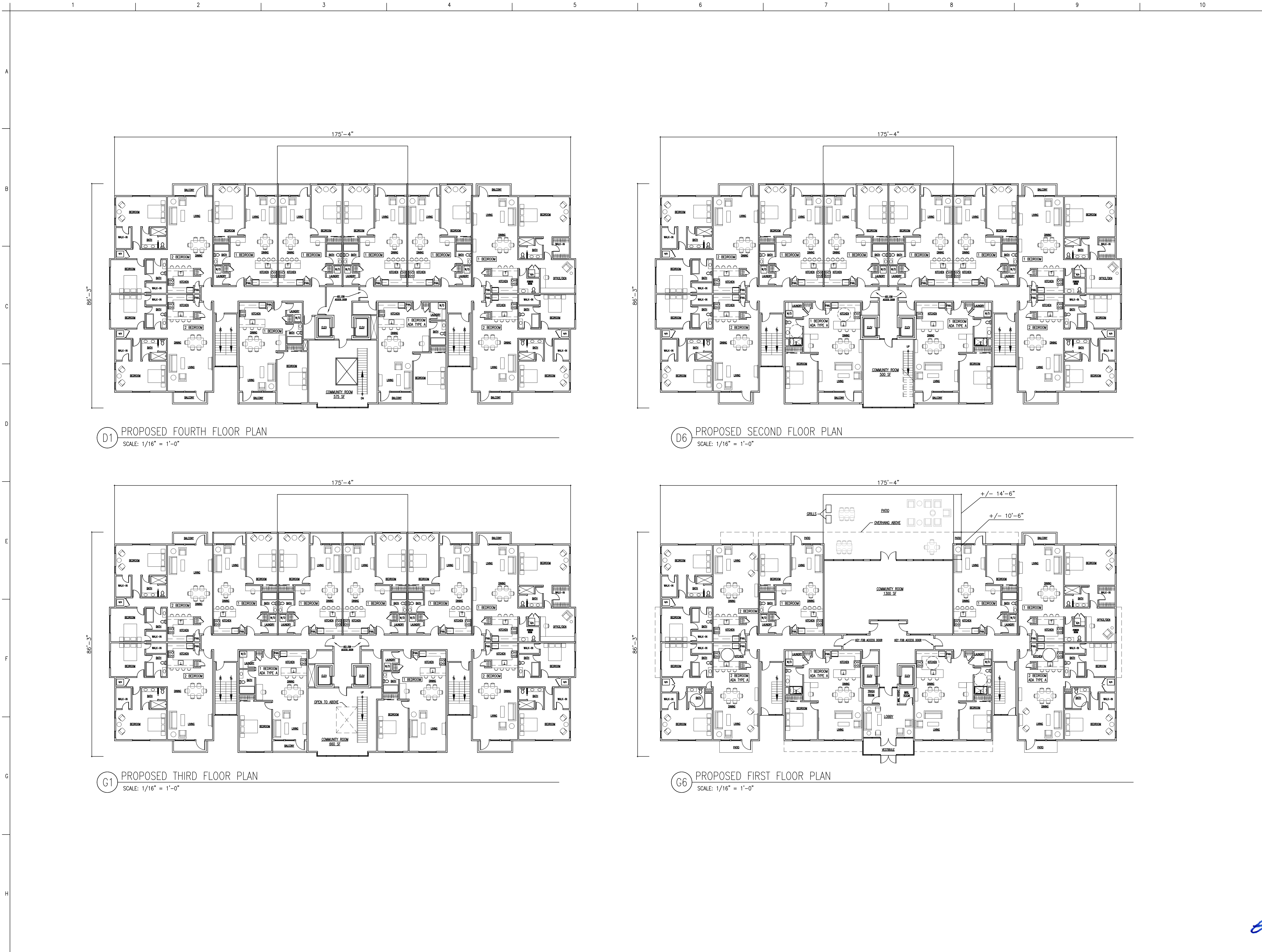
DO NOT SCALE
GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS
COORDINATE ANY DIMENSIONAL INCONSISTENCIES W/ ARCHITECT

JOB #: 20-024 | FILE NAME: Colliers Berlin_022321
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DRAWN BY: ABM/JWJ/VP | DATE: 03.18.24
CHECKED BY: JWJ | SCALE: AS NOTED

STATE OF CONNECTICUT
JAHNKE ARCHITECTURE
No. 70124
LICENSED ARCHITECT

1.0



NOTES:

REVISIONS:

OWNER:
550-554 BERLIN TURNPIKE ASSOC, LLC

BUILDER:

SURVEYOR:

STRUCTURAL / CIVIL ENGINEER:

ARCHITECT
JAHNKE ARCHITECTURE
91 WARRENTON AVENUE
HARTFORD, CT 06105
860.748.5924

PHASE:
SCHEMATIC DESIGN
SITE PERMITTING

PROPOSED
MULTI-FAMILY
DEVELOPMENT

PARCEL# 10-2-83-13
522 BERLIN TURNPIKE
BERLIN, CT

DRAWING NAME:

BUILDING TWO
FLOOR PLANS

DO NOT SCALE
GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS
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SHEET:
A-1.1



NOTES:

REVISIONS:

OWNER:
550-554 BERLIN TURNPIKE ASSOC, LLC

BUILDER:

SURVEYOR:

STRUCTURAL / CIVIL ENGINEER:

ARCHITECT
JAHNKE ARCHITECTURE
91 WARRENTON AVENUE
HARTFORD, CT 06105
860.748.5924

PHASE:
SCHEMATIC DESIGN
SITE PERMITTING

PROPOSED
MULTI-FAMILY
DEVELOPMENT

PARCEL# 10-2-83-13
522 BERLIN TURNPIKE
BERLIN, CT

DRAWING NAME:

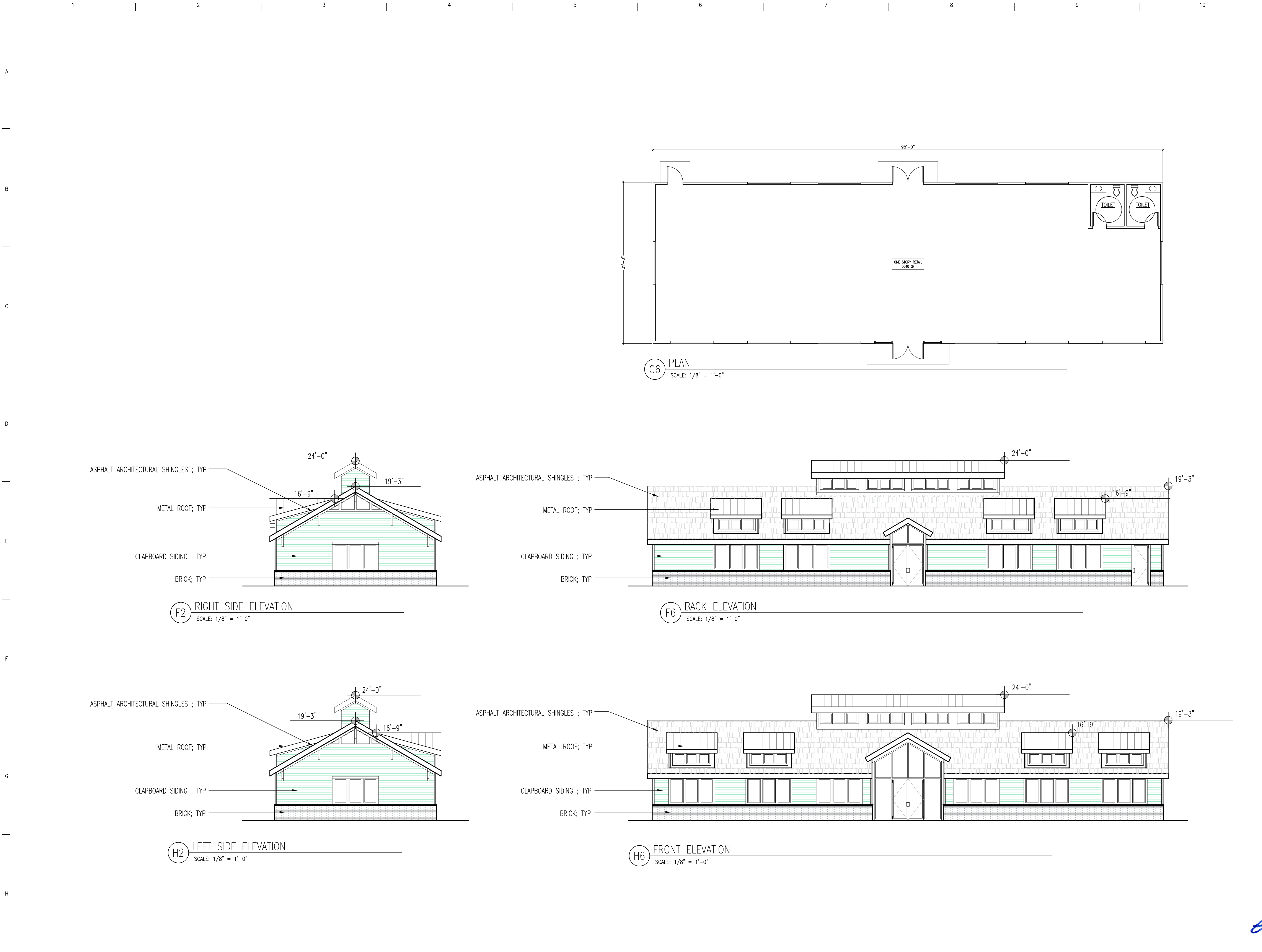
BUILDING
ELEVATIONS

DO NOT SCALE
GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS
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JOB #: 20-024 | FILE NAME: Colliers_Berlin_022321
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SHEET:
A-2.0



NOTES:

REVISIONS:

OWNER:
550-554 BERLIN TURNPIKE ASSOC, LLC

BUILDER:

SURVEYOR:

STRUCTURAL / CIVIL ENGINEER:

ARCHITECT
JAHNKE ARCHITECTURE
91 WARRENTON AVENUE
HARTFORD, CT 06105
860.748.5924

PHASE:
SCHEMATIC DESIGN
SITE PERMITTING

PROPOSED
RETAIL

502 BERLIN TURNPIKE
BERLIN, CT

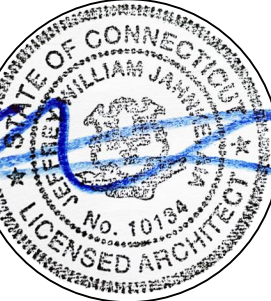
DRAWING NAME:

RETAIL

DO NOT SCALE
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DRAWN BY: ABM/JWJ/VP DATE: 03.18.24
CHECKED BY: JWJ SCALE: AS NOTED



SHEET:

A-3.0



THE STATEMENT COLLECTION™

Classic shades—engineered with long-lasting ColorPlus® Technology—will make a statement that resonates for generations. The tried and true colors of James Hardie's Statement Collection™ products were designed for every home. They're our most popular hues. And they are readily available in your region.



SIDING COLORS

Countrylane Red



Colors shown may vary due to screen resolution. Please see actual product sample for true color.

[Request a Quote >](#)

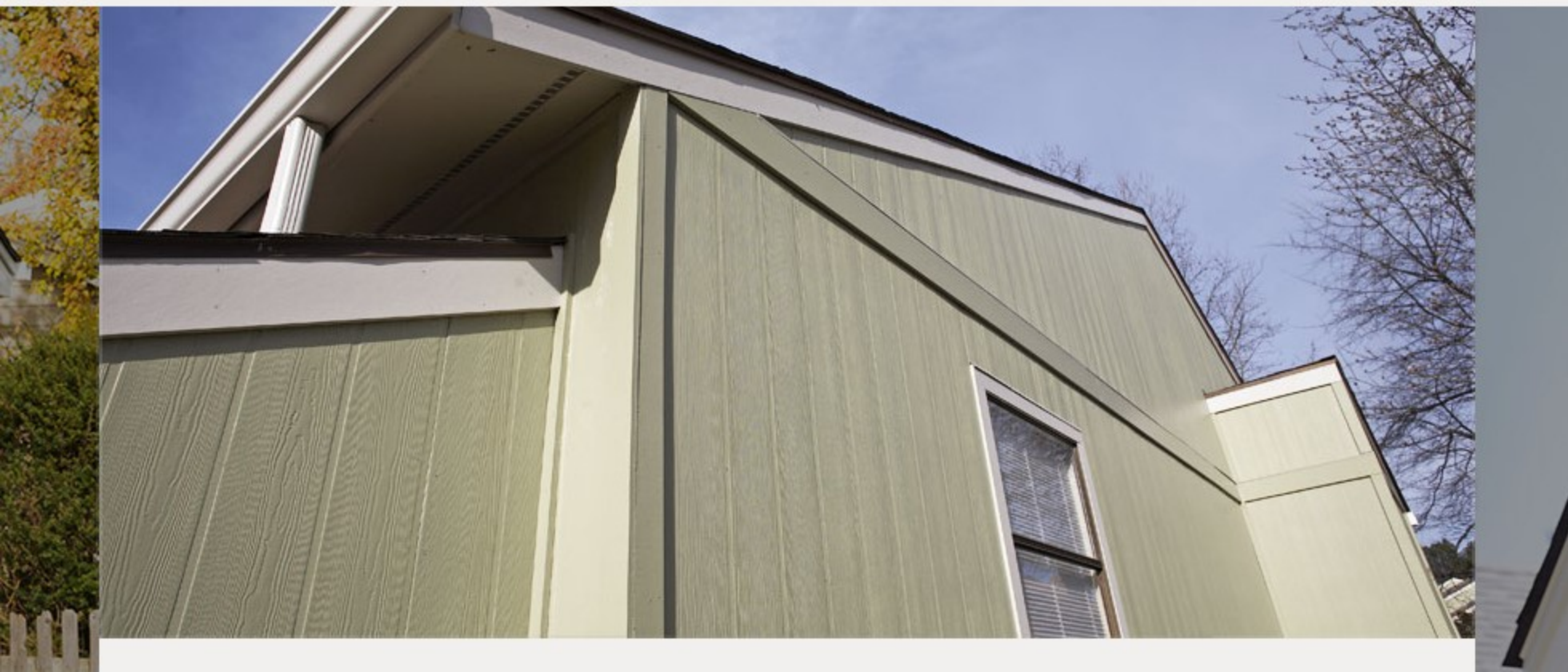
[Request a Sample >](#)



HARDIE® PANEL VERTICAL SIDING

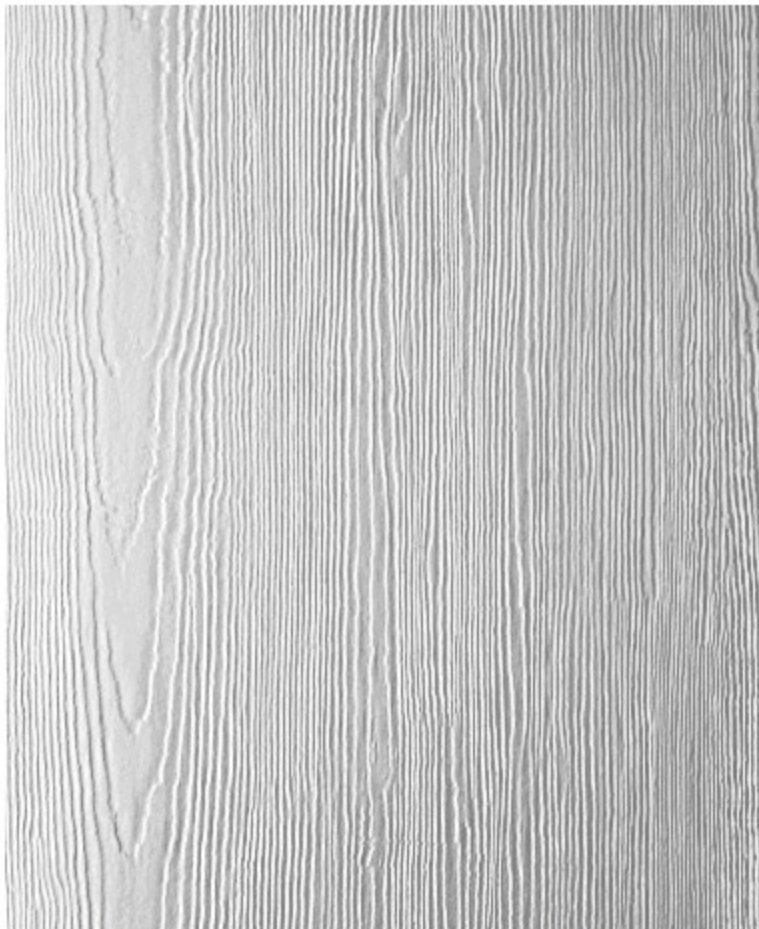
SIERRA 8

This combination of texture and linear detail adds dimension without getting too fussy.



THE STATEMENT COLLECTION™

Classic shades—engineered with long-lasting ColorPlus® Technology—will make a statement that resonates for generations. The tried and true colors of James Hardie's Statement Collection™ products were designed for every home. They're our most popular hues. And they are readily available in your region.



SIDING COLORS

Rich Espresso



Colors shown may vary due to screen resolution. Please see actual product sample for true color.

[Request a Quote >](#)

[Request a Sample >](#)



DOORS AND ENTRANCES

190/350/500 STANDARD ENTRANCES

Kawneer 190/350/500 Standard Entrances are engineered, constructed and tested to make good first impressions while withstanding the rigors of constant use by occupants and visitors.

- 2-1/8" (54mm), 3-1/2" (87.9mm) or 5" (127mm) sightline
- 1-3/4" (44.5mm) depth
- Non-thermal performance
- Moderate- to high-traffic application





WITH HARVEY, YOU GET PEACE OF MIND, STANDARD.

Clear Confidence

For over 60 years, we've built our reputation on the outstanding craftsmanship of our products and our world class customer service. You can rest easy knowing that most Harvey windows are backed by our Clear Confidence Warranty and that our commitment lasts a lifetime.

Claims

Warranties provided by Harvey are for product parts and mechanisms; they do not cover damages resulting from improper installation nor do they cover labor charges.

Please see actual warranty for details.



20 YEARS
GLASS SEAL

20 YEARS
TRANSFERABILITY

CLEAR:

Your windows are warrantied for life on any defects in structure, parts, and mechanisms, and for 20 years on interior glass seal failures.

CONFIDENCE:

We are confident in the quality of our products, but if something's not quite right, you can count on our highly trained, US-based customer support specialists and field technicians to solve your issue over the phone or at your property if needed.

CONVENIENT:

We make receiving replacement parts easy, including full sash replacements for glass repairs—no professional glass installer needed*.

*Exceptions apply to discontinued and modified products

www.harveywindows.com

HBP-MFG-CLA V2



CLASSIC

Double Hung





Our most popular window, the Classic offers a variety of color, grid and hardware options to match the style of any home. ENERGY STAR® options and advanced performance features makes Classic an excellent choice for a hardworking, dependable, yet customizable window.

Lock

Classic comes with a low profile cam lock. This die-cast metal lock is durable and does not compromise on style with four colors available: white, almond, oil-rubbed bronze and brushed nickel. Built to last and withstand wear and use, yet simple to operate.



MORE OPTIONS & FEATURES

Grids come in 5/8" and 1" sizes

Custom grid configurations plus oriel & cottage sash options

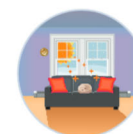
Full and half size screens

Double locks are standard on widths 30" and over

Both sashes tilt in for cleaning; ventilation limit latches keep bottom or top sash partially opened

Options

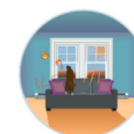
ENERGY STAR® GLASS



SunGain PLUS
HSHG

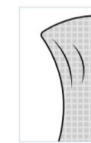


ThermaLock RS

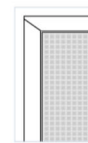


SunShield PLUS
SunShield

SCREEN | FRAME



FlexScreen

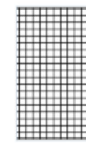


Aluminum

SCREEN | MESH



VIEWS



Fiberglass

GRID | TYPE



GBG



Exterior
Applied



SDL

GRID | STYLE



Colonial



Prairie

COLORS | EXTERIOR



White Vinyl
(Standard)



Almond Vinyl



EXTERIOR PAINT
AVAILABLE

Interior/Exterior Finish also
available in Matte Black

COLORS | HARDWARE



White
(Standard)



Almond



Oil Rubbed
Bronze



Brushed
Nickel

Premium hardware includes matching
lock and tilt latches

Subject to change. Please visit harveywindows.com for the latest product information.





BLE - G - CGG - G3 - 100	- FS	- TGG	- 100	- CLR	- DD	-
A	B	C	D	E	F	
LED16.8	- 2700K					
G	H					

Order Example: BLE - G - CGG - G3 - 975 - NA - CGG - 975 - SMK - E26 - NA

A - MOUNTING & TOP FINISH

POWDER COAT FINISHES:

100	Black
105	Textured Black
200	White
300	Dark Green
307	Emerald Green
311	Jadite
370	Mint
380	Chartreuse
390	Teal
400	Barn Red
420	Orange
470	Watermelon
480	Blush Pink
490	Magenta
500	Buttery Yellow
570	Sunflower
600	Bronze
601	Chocolate
605	Rust
615	Oil-Rubbed Bronze
700	Royal Blue
705	Navy
710	Cobalt Blue
715	Delphite Blue
800	Industrial Grey
805	Charcoal Granite
810	Graphite
975	Galvanized

B - OPTIONAL SHADE

NA	No Shade
FS	Flared Shade
WH	Warehouse Shade

C - CAST GUARD OPTION

WGG	Wire Guard
CGG	Standard Cast Guard
TGG	Heavy Duty Cast Guard

D - GUARD FINISH

POWDER COAT FINISHES:

100	Black
105	Textured Black
200	White
300	Dark Green
307	Emerald Green
311	Jadite
370	Mint
380	Chartreuse
390	Teal
400	Barn Red
420	Orange
470	Watermelon
480	Blush Pink
490	Magenta
500	Buttery Yellow
570	Sunflower
600	Bronze
601	Chocolate
605	Rust
615	Oil-Rubbed Bronze
700	Royal Blue
705	Navy
710	Cobalt Blue
715	Delphite Blue
800	Industrial Grey
805	Charcoal Granite
810	Graphite
975	Galvanized

E - GLASS OPTIONS

CLR	Clear Glass ¹
FST	Frosted Glass
RIB	Ribbed Glass
CCR	Clear Crackle Glass
SMK	Smoke Crackle Glass
HCR	Honey Crackle Glass

F - MOUNTING ACCESSORY

NA	None/Not Applicable
DD	Dusk-to-Dawn Photocell

G - LIGHT SOURCE

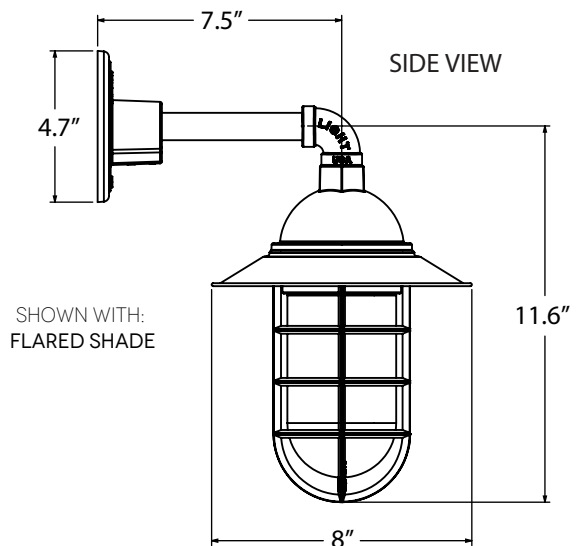
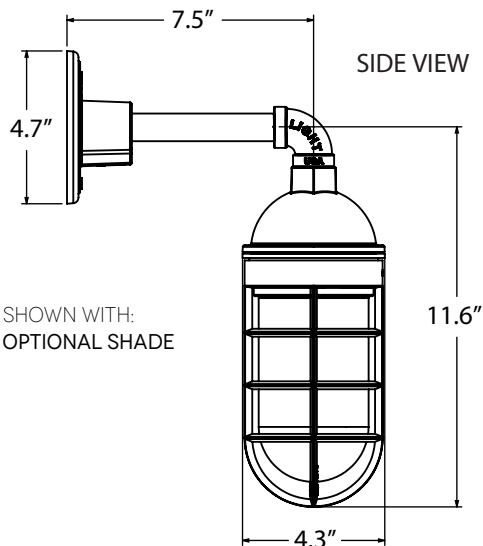
E26	100 Watt Max
GU24	24 Bi-Pin, 18W Max ²
LED16.8	16W LED, 1600 LM

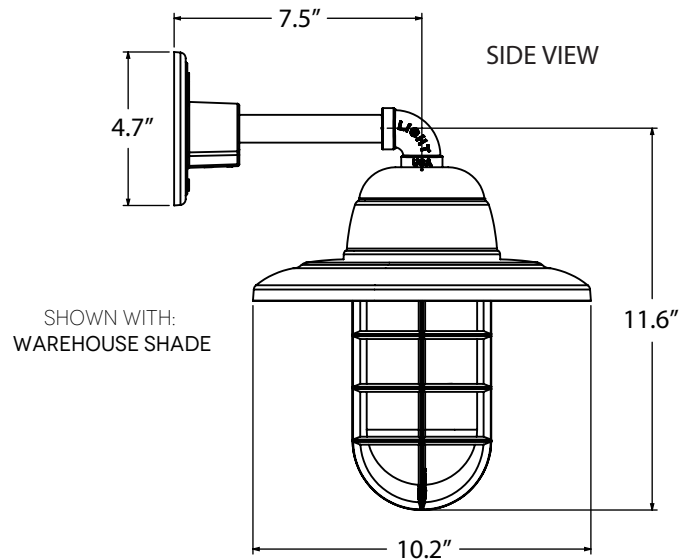
H - COLOR TEMPERATURE³

NA	Not Applicable
2700K	2700K, Warm White
3000K	3000K, Neutral White
3500K	3500K, Bright White
4000K	4000K, Cool White

IMPORTANT: (1) Clear Glass not recommended if LED16.8 Light Source selected in Section F (2) Fixtures configured with a GU24 socket are non-returnable (3) Selection only applicable if LED16.8 Light Source is selected in Section F, select NA if another Light Source is selected

DIMENSIONAL DRAWING



DIMENSIONAL DRAWING (CONTINUED)**LIGHT SOURCE**

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. To obtain an IES file specific to your project, please contact the factory.

OPTION	WATTAGE	LUMENS *Avg. value, actual value dependent on bulb used	CRI	VOLTAGE	DIMMING
INCANDESCENT (MED E26)					
E26	100W Max	1600*	100*	120 VAC	Bulb Dependant
COMPACT FLOURESCENT (GU24 CFL)					
GU24	18W Max	1600*	75*	120 VAC	Bulb Dependant
LED					
LED16.8	16W	1600	>90	120 VAC	TRIAC

SPECIFICATIONS**LED SPECIFICATIONS****LUMEN MAINTENANCE**

LED16.8 Source is L90(11K) > 61,000 Hours.

COLOR TEMPERATURES

Standard Color Temperatures Available Include 2700K, 3000K, 3500K and 4000K. Custom Temperatures Available upon Request.

CRI

Minimum 90 CRI, Consult Factory for Other CRI Options

EFFICACY

Delivers over 95 Lumens per Watt

DRIVER & DIMMING OPTION

Reliant on Triac Dimming 16.8W / 120V, Dimmable down to 1% Depending on Dimmer. Requires Compatible Dimming Switch.

FINISHES**POWDER COAT FINISHES**

Polyester Powder Coat Finishes Are Electro-Statically Applied and Thermocured

CERTIFICATIONS, LISTINGS & WARRANTY**MADE IN THE USA**

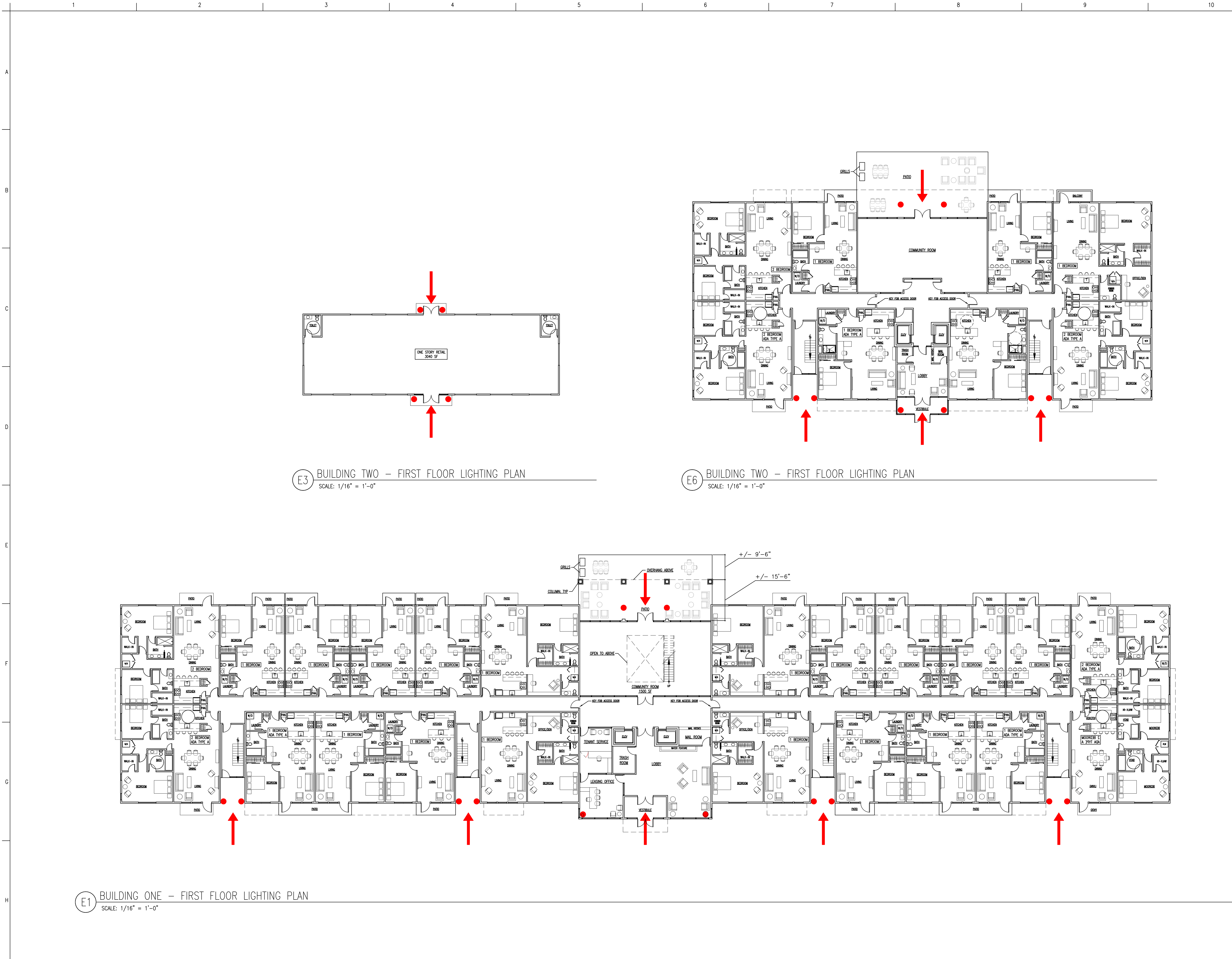
Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility Located in Titusville, FL

CSA LISTED FOR WET LOCATIONS

Only When Mounted Vertically

LIMITED WARRANTY

For Additional Information on Our Limited Warranty, Please See Our Terms & Conditions



NOTES:

REVISIONS:

OWNER:
550-554 BERLIN TURNPIKE ASSOC, LLC

BUILDER:

SURVEYOR:

STRUCTURAL / CIVIL ENGINEER:

ARCHITECT
JAHNKE ARCHITECTURE
91 WARRENTON AVENUE
HARTFORD, CT 06105
860.748.5924

PHASE:
SCHEMATIC DESIGN
SITE PERMITTING

PROPOSED
MULTI-FAMILY
DEVELOPMENT

PARCEL# 10-2-83-13
522 BERLIN TURNPIKE
BERLIN, CT

DRAWING NAME:
BUILDING ONE & TWO
FIRST FLOOR LIGHTING PLAN

DO NOT SCALE
GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS
COORDINATE ANY DIMENSIONAL INCONSISTENCIES W/ ARCHITECT

JOB #: 20-024 FILE NAME: Colliers Berlin_022321
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CHECKED BY: JWJ SCALE: AS NOTED

SHEET:
A-4.0