



TIENKEN TRAILLOFTS

CONCEPTUAL RENDERING

Project: **Tienken Traillofts**
New Construction
460 W. Tienken
Rochester Hills, MI 48306

Owner: **6 on 24, LLC**
6435 Apple Orchard Ln.
Rochester Hills, MI 48306



LOCATION AERIAL MAP

SHEET AND CONSULTANT INDEX

Civil
Sujak Engineering, PLC
 4031 Coolidge Hwy
 Troy, MI 48098

ph: 248-885-8431
 email: sujakengineering@comcast.net
 contact: Teon Sujak

T1 SURVEY
 C1.0 SITE PLAN
 C2.0 SITE PLAN WITH FULL SURVEY
 C3.0 SITE PLAN DETAILS
 C4.0 SITE DISTANCE DETAILS

Landscape
Donald C. Westphal Associates
 71 N. Livernois Rd.,
 Rochester Hills, MI 48307

ph: 248-651-5518
 email: jennifer@dcwestphal.com
 contact: Jennifer Blankenship

L1.0 LANDSCAPE PLAN
 L2.0 DETAILS
 IR-1 IRRIGATION PLANS

Architectural
Roger Berent Architects, PLLC
 6435 Apple Orchard Lane
 Rochester Hills, MI 48306

ph: 248-805-1024
 email: rogerberent@gmail.com
 contact: Roger Berent

T-100 TITLE SHEET
 A-010 PROJECT DATA
 A-020 WALL TYPES
 A-040 DESIGN DIAGRAMS
 A-050 ARCHITECTURAL SITE PLAN
 P-100 PHOTOMETRIC
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 A-300 PERIMETER COLOR ELEVATIONS
 A-310 ELEVATIONS
 A-320 SITE AND BUILDING ELEMENTS
 A-400 BUILDING SECTIONS

Consultant:	Architect: Berent ARCHITECTURE 6435 APPLE ORCHARD LANE ROCHESTER HILLS, MI 48306 ph: 248.805.1024 rogerberent@gmail.com	Owner:	These drawings are instruments of service and as such are the property of the Architect. The Architect's drawings, specifications and related documents are not to be used by the Owner or others on other projects, for additions to this Project, or for completion of this Project by others.	Drawing Issue:	Project:	Date:	Drawn By:	Drawing Number:
				No. Date Description	460 W. TIENKEN a.k.a. Tienken Traillofts Rochster Hills, Michigan	Scale:	Checked By:	T-100 TITLE-100
				01.28.2020 SUBMITTAL REVISIONS		DRAWING TITLE:		
				12.10.2019 SITE PLAN SUBMITTAL		TITLE		
				11.07.2019 RH REVIEW SET				
				10.16.2019 INTERNAL REVIEW SET				
				09.10.2019 BID SET				



FIRE DEPARTMENT NOTES.
 CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC CHAPTER 14.
 OPEN BURNING IS NOT PERMITTED, INCLUDING BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS.
 OPEN BURNING FOR WARMING OF SAND AND/OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES. CONTACT ROCHESTER HILLS FIRE DEPARTMENT FOR PERMIT INFORMATION.
 FIRE PREVENTION ORDINANCE CHAPTER 58, SEC. 307.6.2 & 307.6.2.3
 FIRE LANES SHALL BE DESIGNATED BY THE FIRE CODE OFFICIAL, AND SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE, WITH FIRE LANE SIGNS SPACED NOT MORE THAN 100 FEET APART. ~NO STOPPING, STANDING, PARKING, FIRE LANE~, AND IN CONFORMANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
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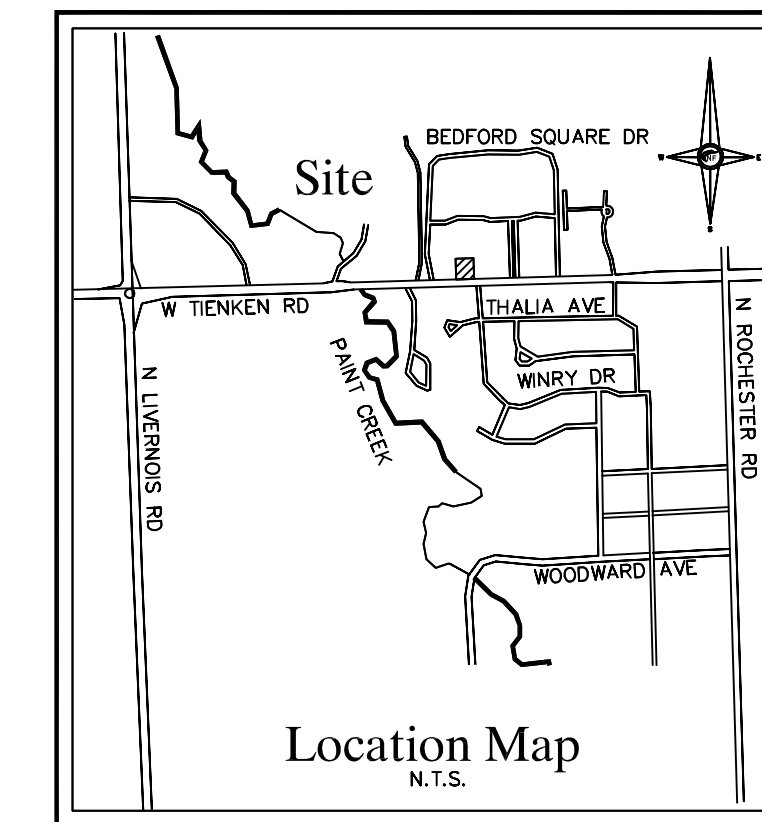
PARKING:
 Residences = 1.5 SP. / Unit = 1.5 x 12 = 18 SP.
 TOTAL PARKING REQUIRED = 18 SPACES
 TOTAL PARKING PROVIDED = 19 SPACES (17 STANDARD STALLS + 2 ADA COMPLIANT STALLS)

BUILDING INFORMATION:

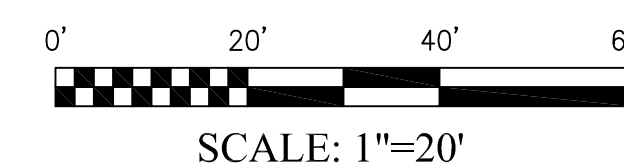
Building #1	Construction Type	Building Area (Square Feet)
Building #1	VB	4,108
Building #2	VB	4,644
Building #3	VB	2,693

- NOTES:**
- Survey Provided by Nowak & Fraus
 - ALL ADA PARKING STALLS SHALL HAVE A SLOPE OF 2.0% (MAXIMUM) IN ANY DIRECTION & SHALL MEET CURRENT ADA STANDARDS.
 - EXACT LOCATIONS OF WATER AND SANITARY SERVICES ARE TO BE VERIFIED IN FIELD BY THE CONTRACTOR. EXISTING LEADS ARE TO BE RE-USED IF POSSIBLE.
 - ON-SITE SOIL TYPE- URBAN LAND-SPRINKS COMPLEX (62C) PER SOIL SURVEY OF OAKLAND COUNTY
 - ALL SIGNS SHALL MEET CHAPTER 134 IF THE CITY CODE OF ORDINANCES AND BE APPROVED UNDER A SEPARATE PERMIT ISSUED BY THE BUILDING DEPARTMENT.

PROPRIETOR:
 6 on 24, LLC
 6435 Apple Orchard Lane
 Rochester Hills, MI 48306

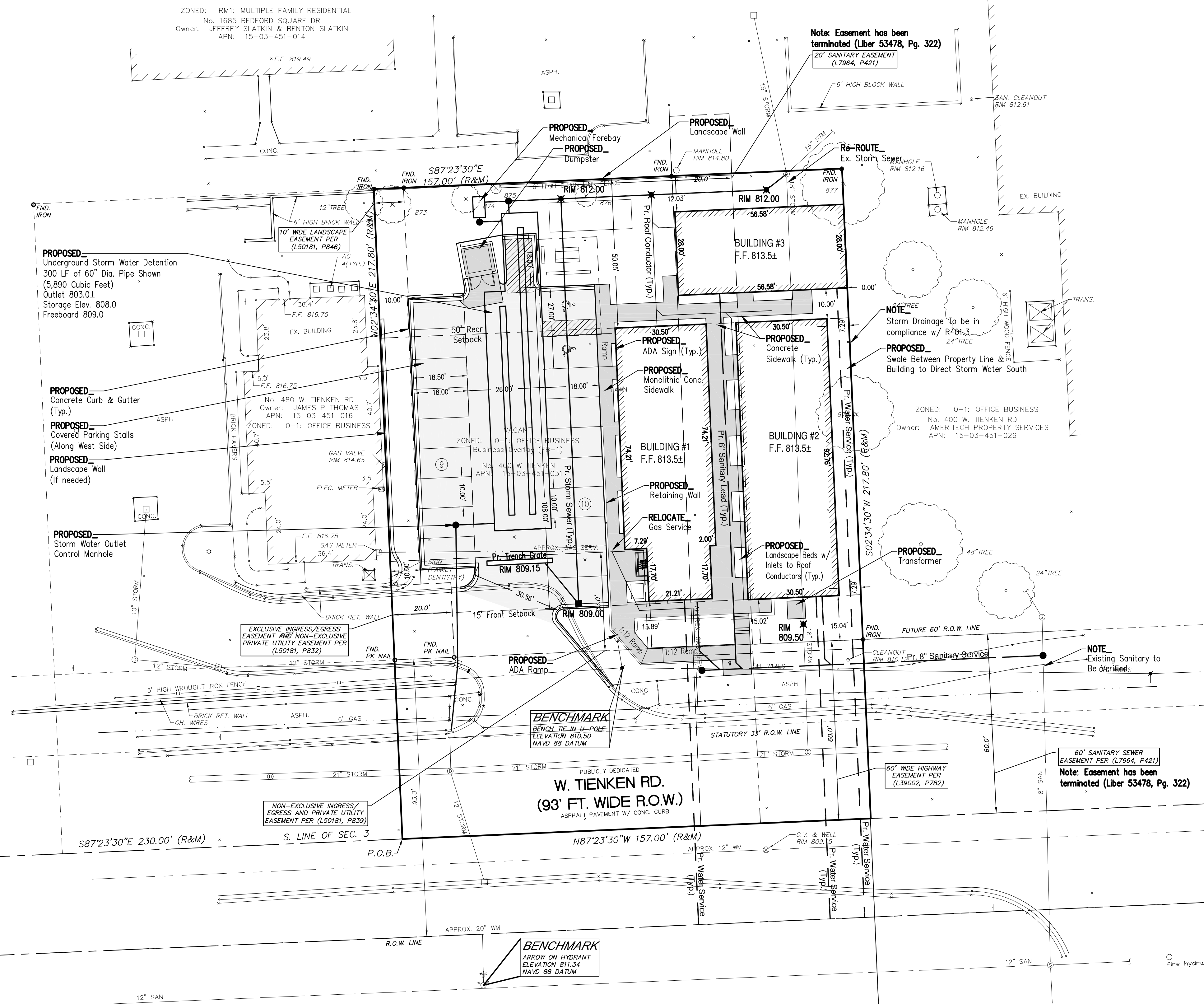


NEAREST WATER BODY-KEY MAP



LEGEND

EX. GRADE	---x0.0000
EX. CONTOUR	---x0.0000
EX. WATER MAIN	---x0.0000
EX. STORM SEWER	---x0.0000
EX. SANITARY SEWER	---x0.0000
EX. OVERHEAD	---x0.0000
EX. FENCE	---x0.0000
EX. GAS	---x0.0000
EX. UNDERGROUND UTILITY	---x0.0000
EX. HYDRANT	---x0.0000
EX. CATCH BASIN	---x0.0000
EX. MANHOLE	---x0.0000
EX. SIGN	---x0.0000
EX. GATE VALVE	---x0.0000
EX. LIGHT POLE	---x0.0000
EX. UTILITY POLE	---x0.0000
PR. GRADE	---x0.0000
PR. CONTOUR	---x0.0000
PR. WATER MAIN	---x0.0000
PR. STORM SWR.	---x0.0000
PR. SANITARY SWR.	---x0.0000
PR. COMPACTED SAND BACKFILL	---x0.0000
PR. HYDRANT	---x0.0000
PR. GATE VALVE	---x0.0000
PR. CATCH BASIN	---x0.0000
PR. MANHOLE	---x0.0000
PR. R.Y.C.B.	---x0.0000
PR. REVERSE CURB	---x0.0000
PR. SILT FENCE	---x0.0000
PR. ASPHALT	---x0.0000
PR. CONCRETE	---x0.0000
PR. SILT SACK/INLET FILTER	---x0.0000
DRAINAGE ARROW	---x0.0000
VERIFY IN FIELD	V.I.F.
TOP OF CURB ELEV.	TC.000.00
GUTTER PAN ELEV.	GU.000.00
TOP OF WALK ELEV.	TW.000.00
GROUND ELEVATION AT WALL	GE.000.00
TOP OF WALL ELEV.	TW.000.00
EDGE OF ROAD ELEV.	EM.000.00



BASIS OF BEARING NOTE
 THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY THE SOUTH LINE OF SECTION 3, BEARING S87°23'30"E.

FLOOD HAZARD NOTE
 THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 26125C0384F BEARING AN EFFECTIVE DATE OF 9/29/2006.

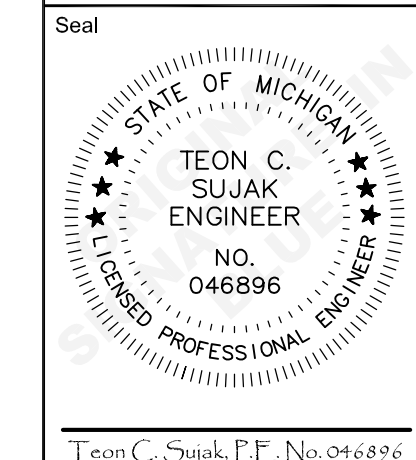
LAND DESCRIPTION
 THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS: CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT DISTANT SOUTH 87 DEGREES 23 MINUTES 30 SECONDS EAST 230.00 FEET, ALONG THE SOUTH LINE OF SAID SECTION 3 FROM THE SOUTH 1/4 CORNER OF SAID SECTION 3; THENCE NORTH 02 DEGREES 34 SECONDS 30 SECONDS EAST 217.80 FEET; THENCE SOUTH 87 DEGREES 23 MINUTES 30 SECONDS EAST 157.00 FEET; THENCE SOUTH 02 DEGREES 34 MINUTES 30 SECONDS WEST 157.00 FEET; THENCE NORTH 87 DEGREES 23 MINUTES 30 SECONDS WEST 157.00 FEET ALONG SAID SOUTH SECTION LINE TO THE POINT OF BEGINNING. Containing 0.785 Acres (Gross), 0.569 Acres (Net)

TOPOGRAPHIC SURVEY NOTES
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ASSESSED FOR TAXES AS FOLLOWS:
 TOWN 3 NORTH, RANGE 11 EAST, SECTION 3, THE SOUTH 217.80 FEET OF THE EAST 157 FEET OF THE WEST 387 FEET OF THE SOUTHEAST 1/4.

REV.	DESCRIPTION	DATE
1	Per City Comments	1/28/2020

SE Sujak Engineering PLC
 CIVIL ENGINEERING \$ PLANNING \$ DESIGN \$
 401 Coolidge Highway
 Troy, MI 48068
 Phone: (248) 885-8431
 Fax: (248) 885-8432
 Email: SujakEngineering@Comcast.net



Tienken Traillofts
 460 W. Tienden
 Rochester Hills, MI

SITE PLAN
 Survey/Grading Information

w/ Limited Survey/Grading Information

Scale:	1"=20'
Drawn:	TCS
Checked:	TCS
Approved:	TCS
Date:	12/06/2019
Job no.	
Sheet No.	19-108
	C1.0

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BUILDING INFORMATION:

Building #1	Construction Type	Building Area (Square Feet)
Building #1	VB	4,108
Building #2	VB	4,644
Building #3	VB	2,693

Site Data:

Site Area (Gross)=	34,195 Square Feet	0.785 Acres
Site Area (Net)=	24,775 Square Feet	0.569 Acres
Pervious Area (Proposed)	6,276 Square Feet	0.144 Acres
Impervious Area (Prop)	18,499 Square Feet	0.425 Acres

Zoned: O-1 / FB-1
 % Lot Coverage = 18,499/24,775 = 74.668%

PRELIMINARY STORM WATER DETENTION CALCULATIONS:

Pr. Runoff Coefficient = $[0.144](0.3) + [(0.425)(0.95)] / 0.569 = 0.79$
 Proposed Runoff Coeff. = 0.79
 Runoff Coeff. Calculations = 0.8

Detention for 100-Year Storm Event (County)

$Q_a = (0.20 \text{ cfs/Acre}) \times \text{Acres} = 0.20 \times 0.569 = 0.11 \text{ cfs}$
 $Q_o = (Q_a) / (A \times C) = 0.11 / (0.569 \times 0.80) = 0.250$
 $T_{100} = -25 + \text{SQRT}(10,312.5 / Q_o) = -25 + \text{SQRT}(10,312.5 / 0.25) = 178.1 \text{ Minutes}$
 $V_{s100} = 16,500 (T_{100}) - 40 (T_{100})(Q_o) = (16,500 \times 178.1) - (40 \times 178.1 \times 0.25) = 12,688 \text{ Cubic Feet}$
 $V_{t100} = V_{s100} \times A \times C = 12,688 \times 0.80 \times 0.569 = 5,773 \text{ Cubic Feet}$

Detention for 25-Year Storm Event (City)

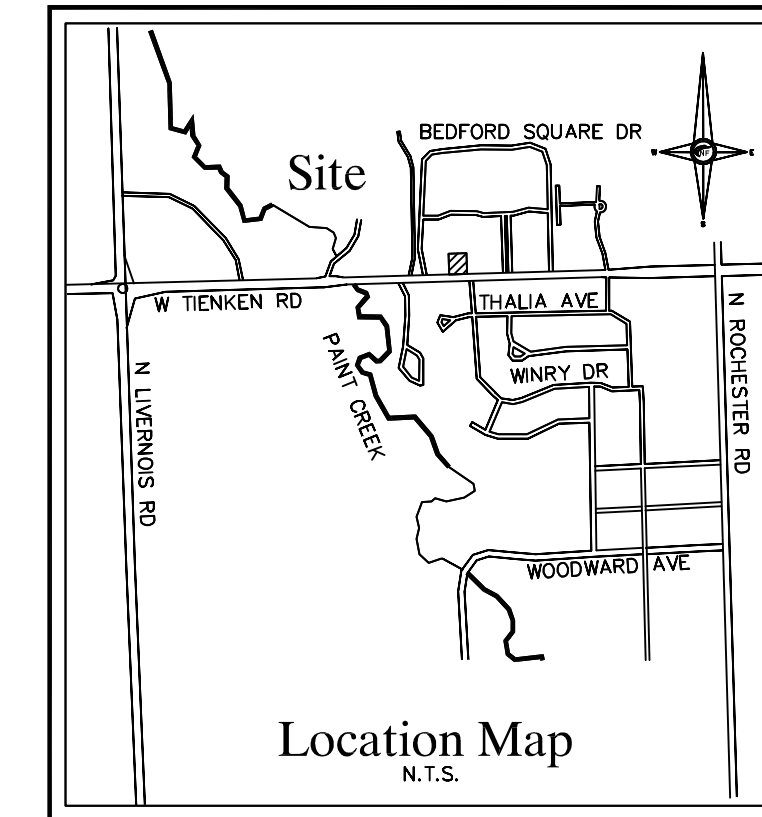
$T_{25} = -25 + \text{SQRT}(10,312.5 / Q_o) = -25 + \text{SQRT}(10,312.5 / 0.25) = 154.6 \text{ Minutes}$
 $V_{s25} = 16,500 (T_{25}) - 40 (T_{25})(Q_o) = (16,500 \times 154.6) - (40 \times 154.6 \times 0.25) = 9,558 \text{ Cubic Feet}$
 $V_{t25} = V_{s25} \times A \times C = 9,558 \times 0.80 \times 0.569 = 4,349 \text{ Cubic Feet}$
 City Required Storm Water Detention Volume = 4,349 Cubic Feet
 "Potential" County Required Storm Water Detention Volume = 5,773 Cubic Feet

SANITARY BASIS OF DESIGN:

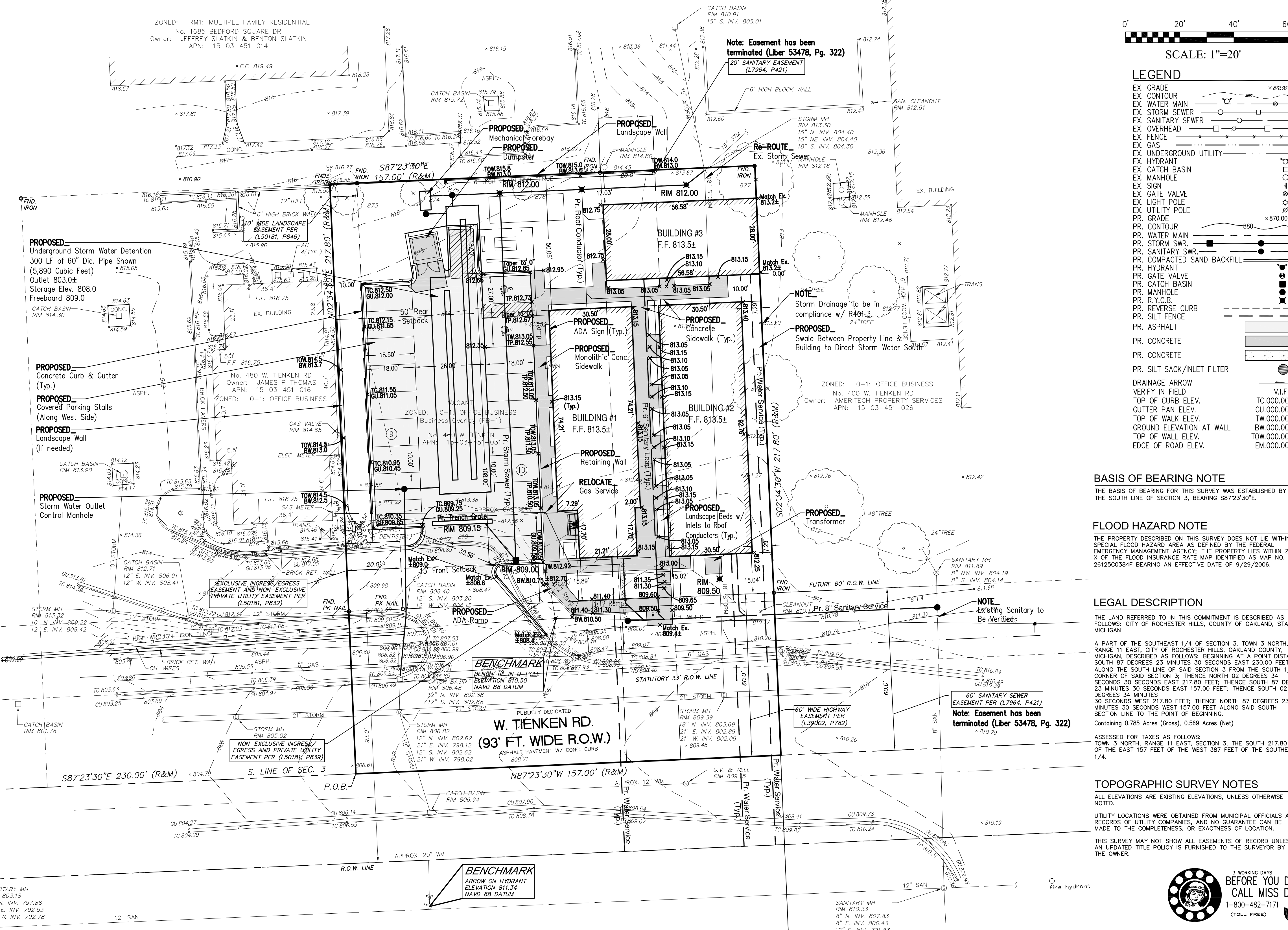
REU Factor = 0.60 per Residence
 Number of Units = 12
 Reu's = $0.60 \times 12 = 7.20$
 Number of People = 25.2 People
 Reu's x (3.5 People/Reu) = 25.2 People
 Avg. Daily Flow = 2,520 gallon / day
 # People x 100 gal/day/capital = 0.004 Cubic Feet / second
 Peak Flow = $[(18 \times (\text{People}/1000)^{1/2})] \times \text{Avg Flow} = 0.016 \text{ Cubic Feet / second}$
 $(4 \times (\text{People}/1000)^{1/2})$
 Capacity of 6" line @ 1.0% = 0.663 Cubic Feet / second

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PROPRIETOR:
 6 on 24, LLC
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NEAREST WATER BODY-KEY MAP



SCALE: 1"=20'

LEGEND

EX. GRADE	PR. CONTOUR
EX. WATER MAIN	EX. STORM SEWER
EX. SANITARY SEWER	EX. OVERHEAD
EX. FENCE	EX. GAS
EX. UNDERGROUND UTILITY	EX. HYDRANT
EX. CATCH BASIN	EX. MANHOLE
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PR. CONCRETE	PR. CONCRETE
PR. SILT SACK/INLET FILTER	DRAINAGE ARROW
VERIFY IN FIELD	TOP OF CURB ELEV.
GUTTER PAN ELEV.	TOP OF WALK ELEV.
GROUND ELEVATION AT WALL	TOP OF WALL ELEV.
EDGE OF ROAD ELEV.	V.I.F.
TC.000.00	GU.000.00
TW.000.00	TW.000.00
EM.000.00	EM.000.00

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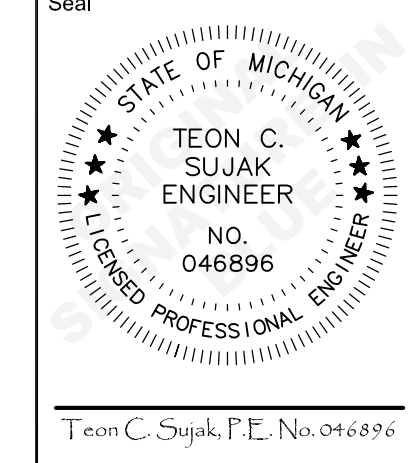
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REV.	DESCRIPTION	DATE
1	Per City Comments	1/28/2020

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 CIVIL ENGINEERING \$ PLANNING \$ DESIGN \$
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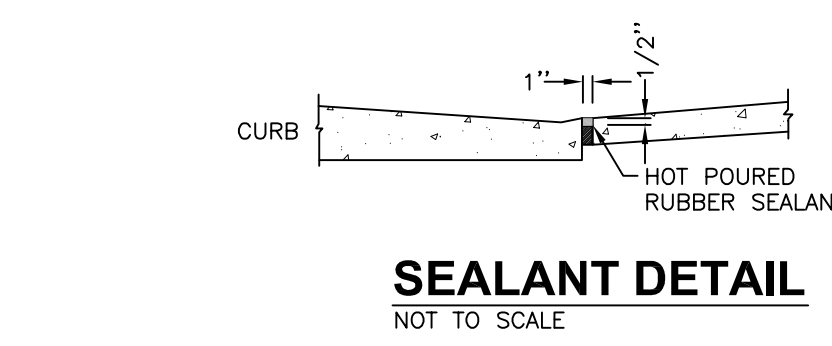
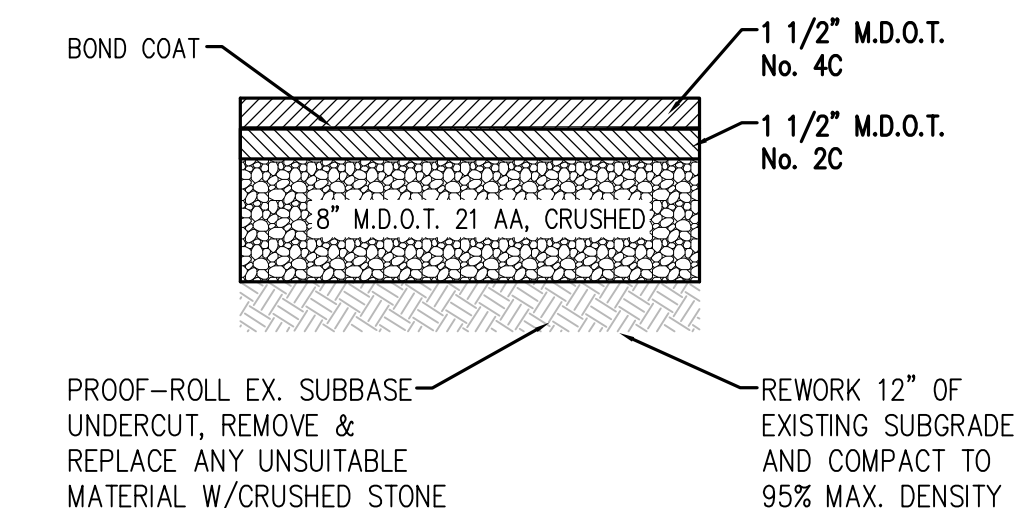
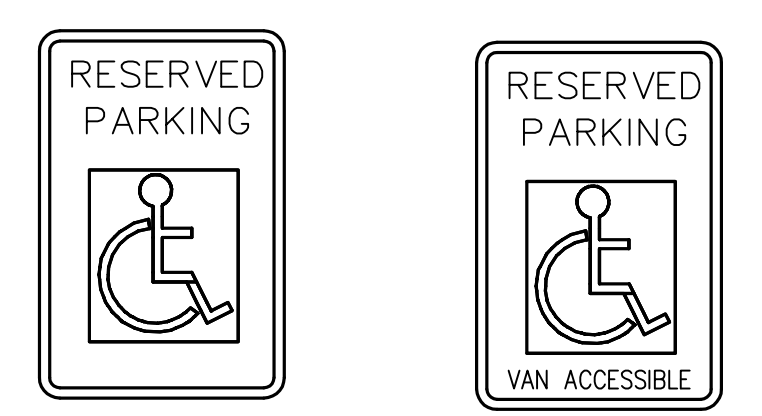
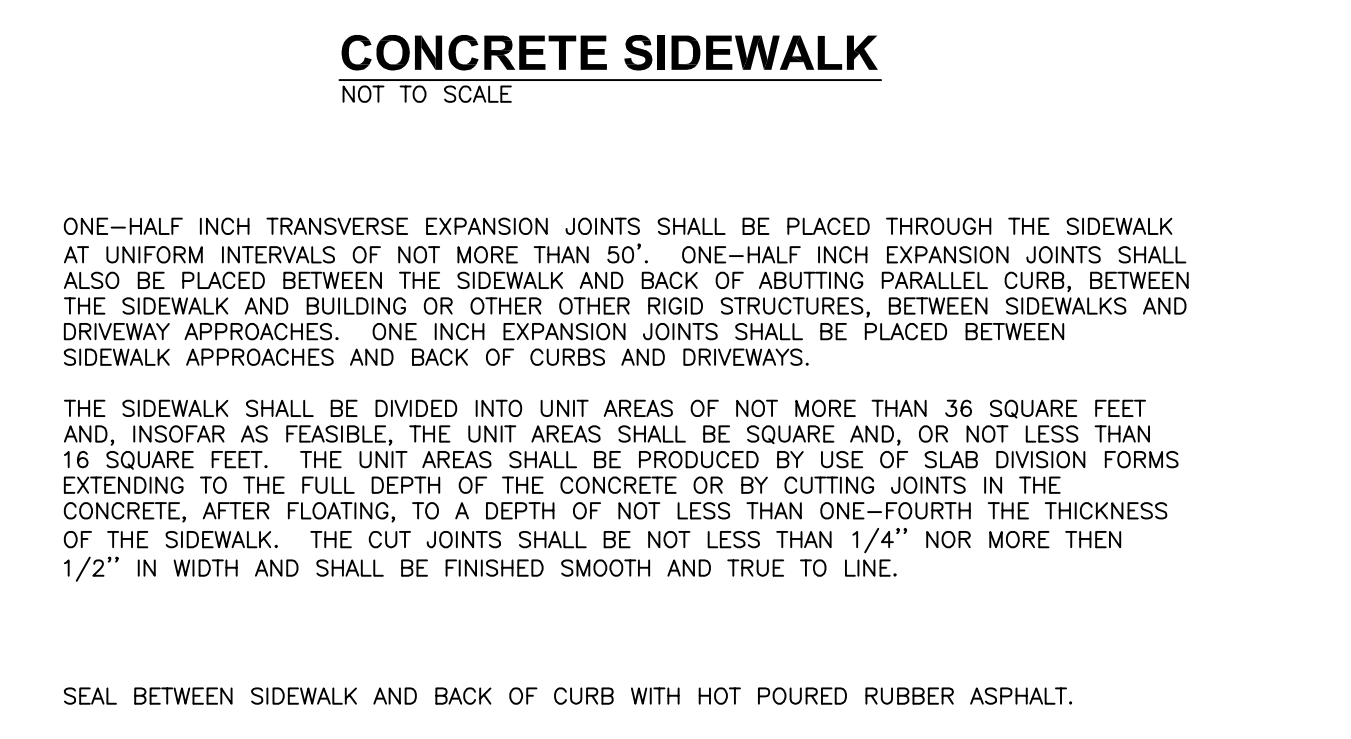
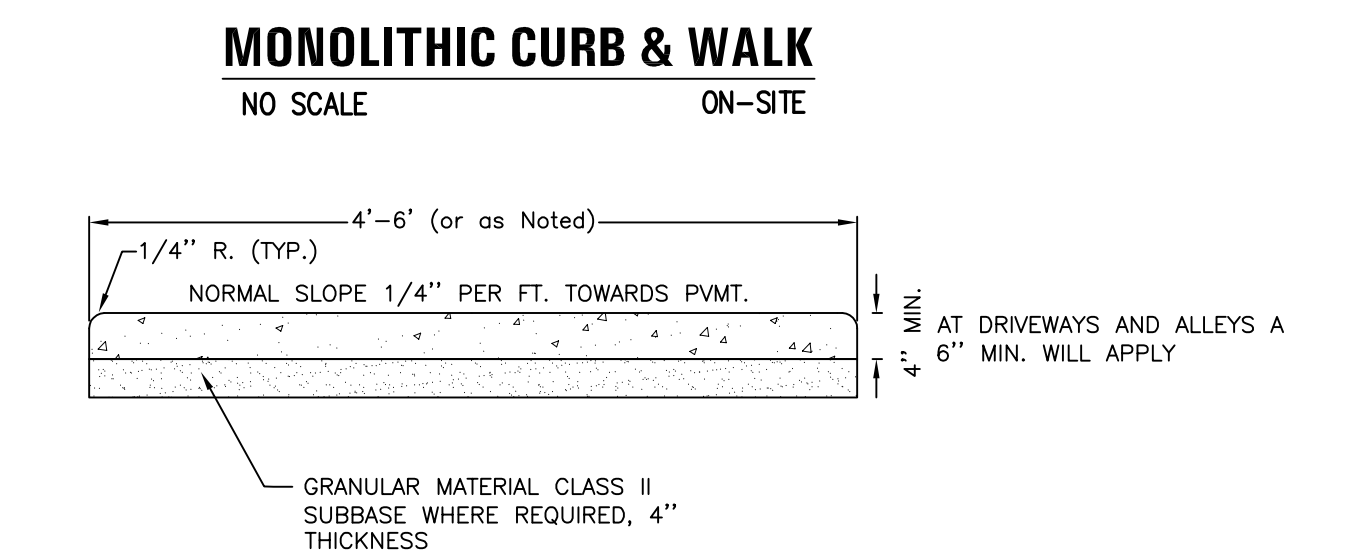
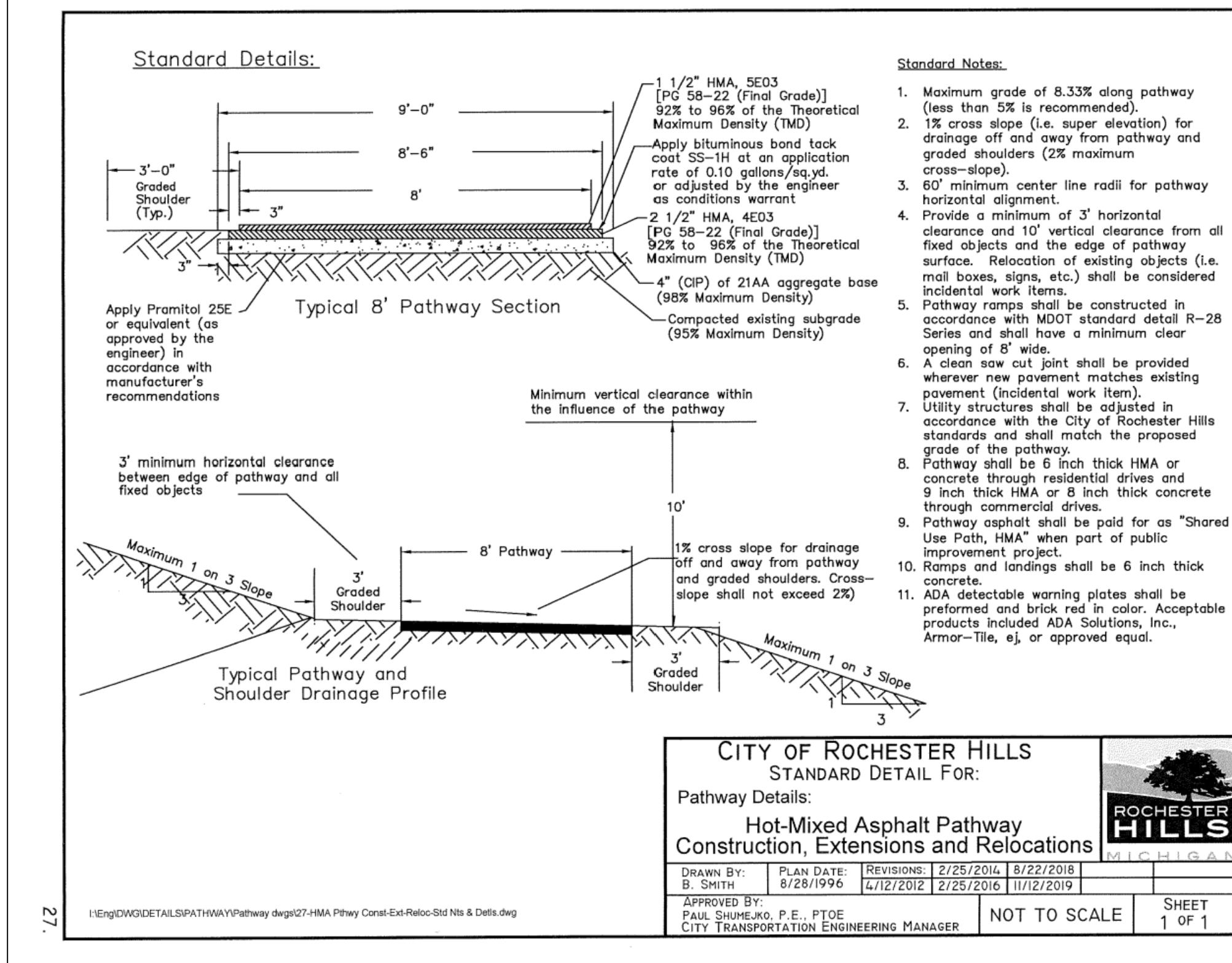
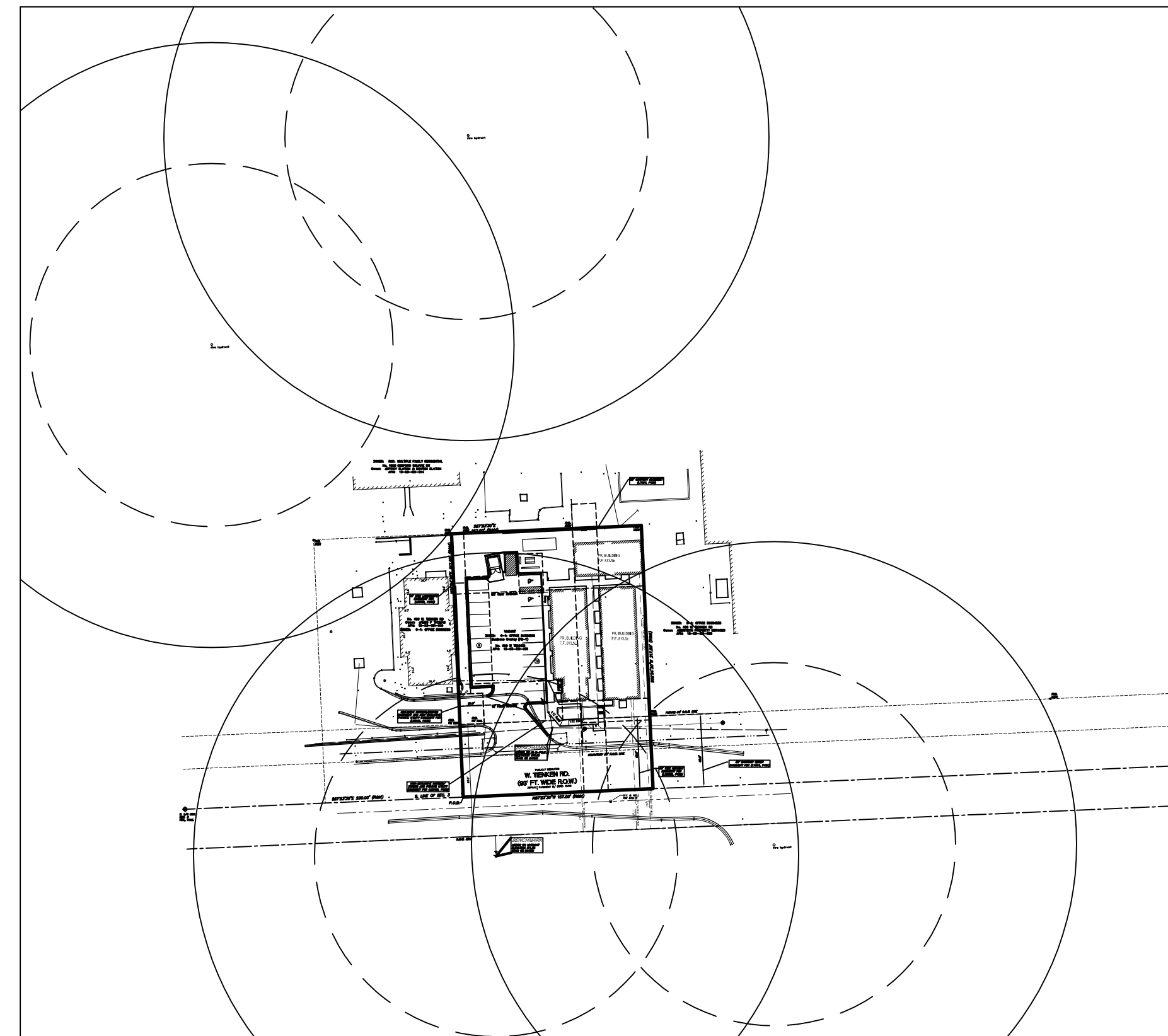
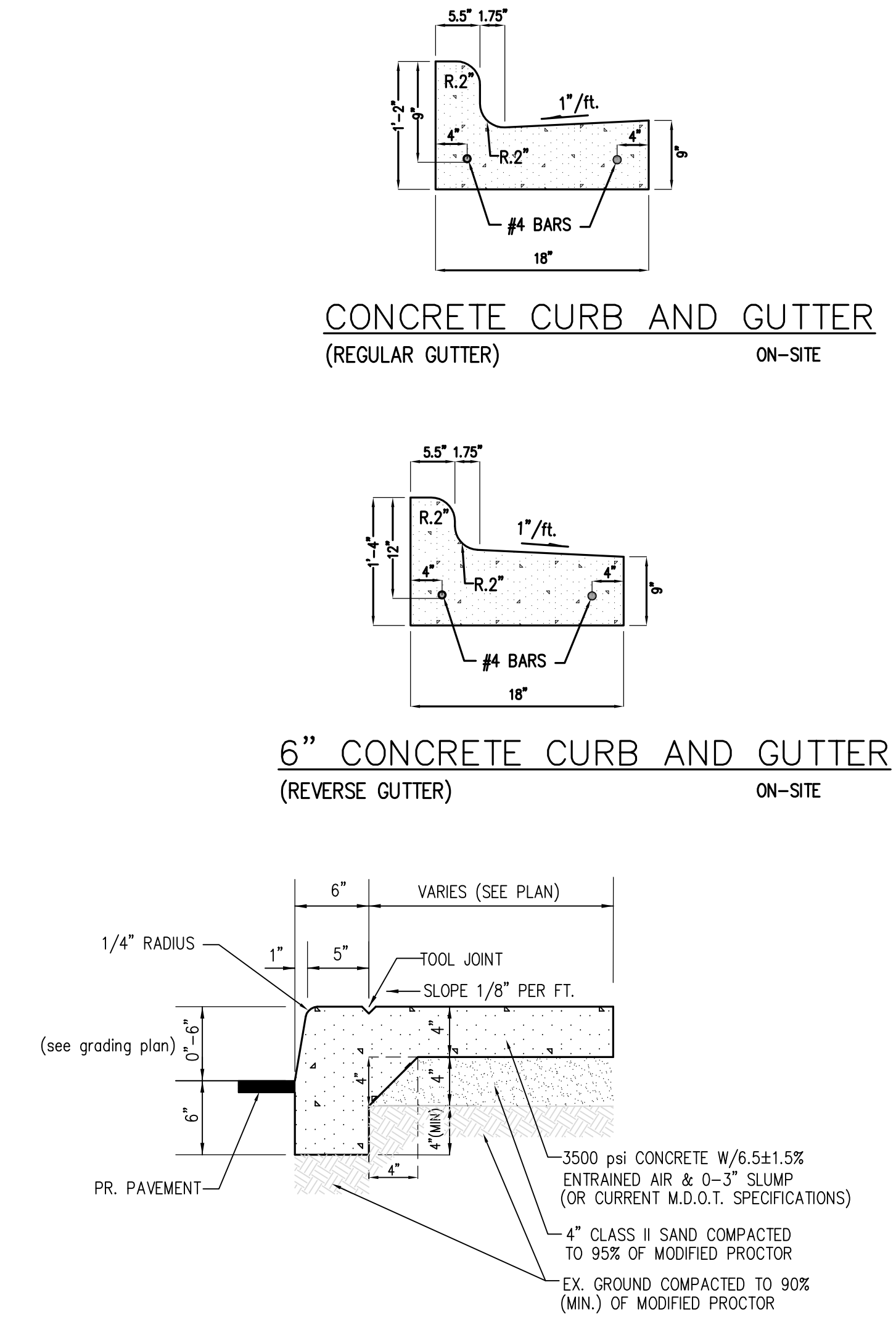
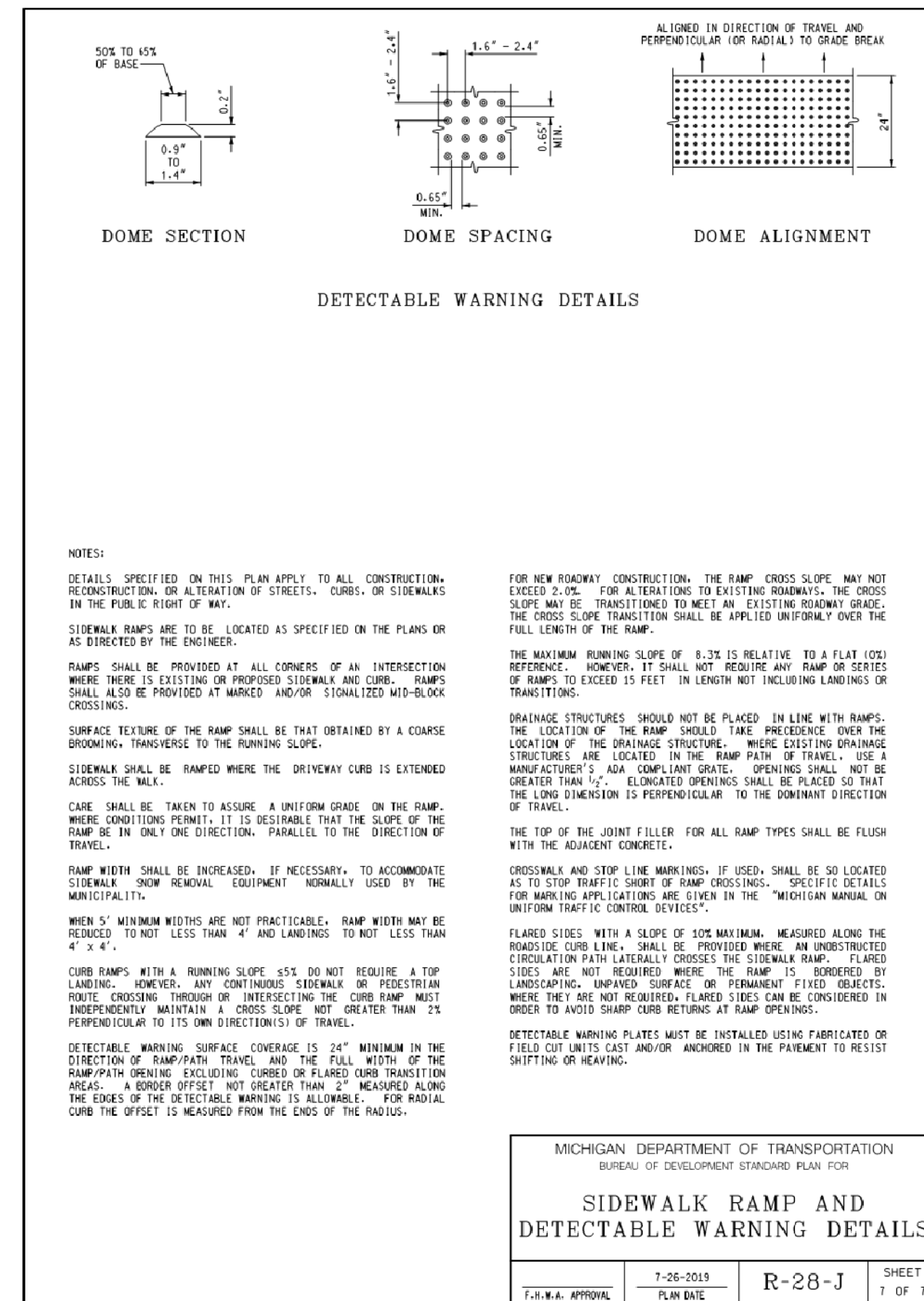
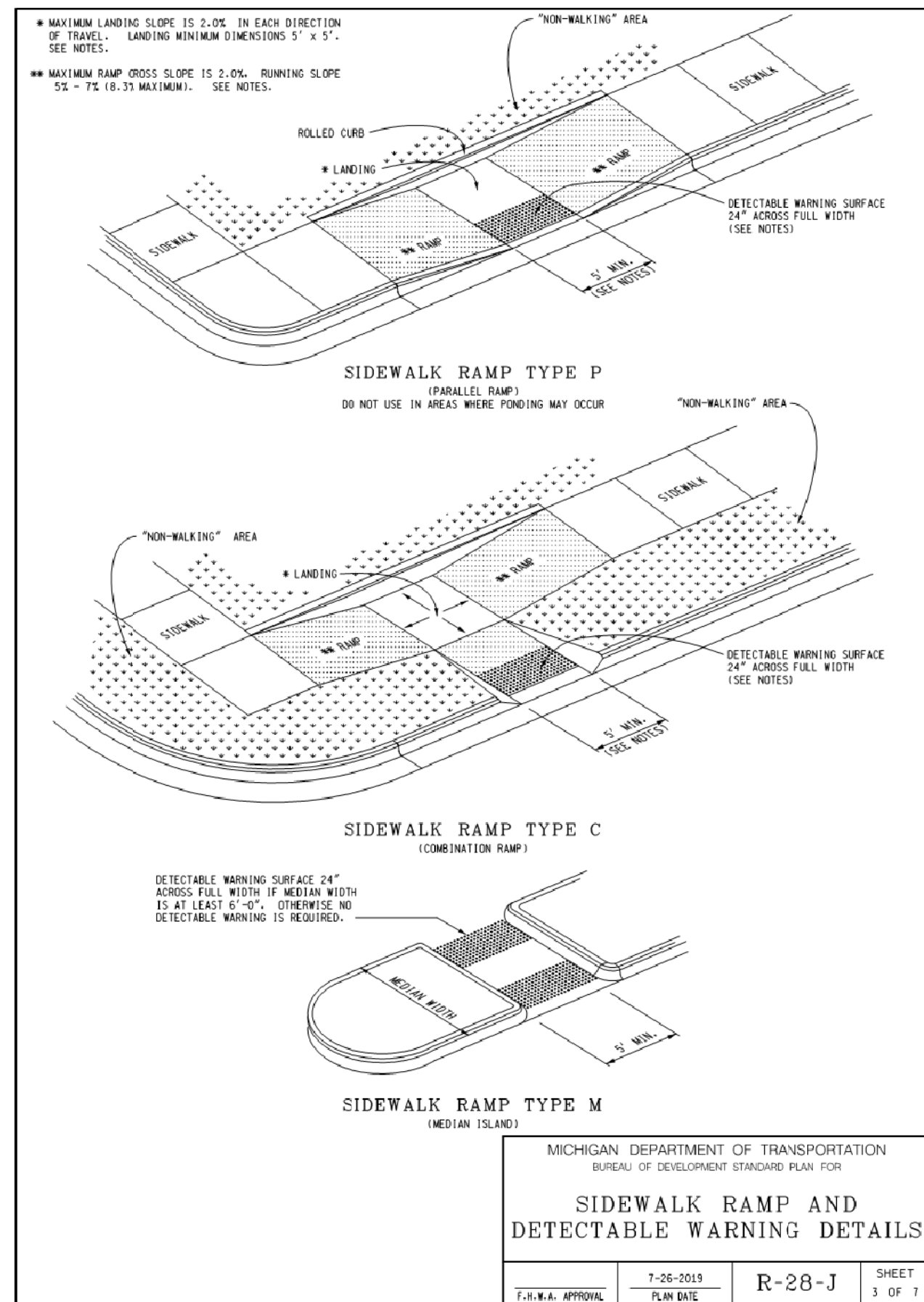
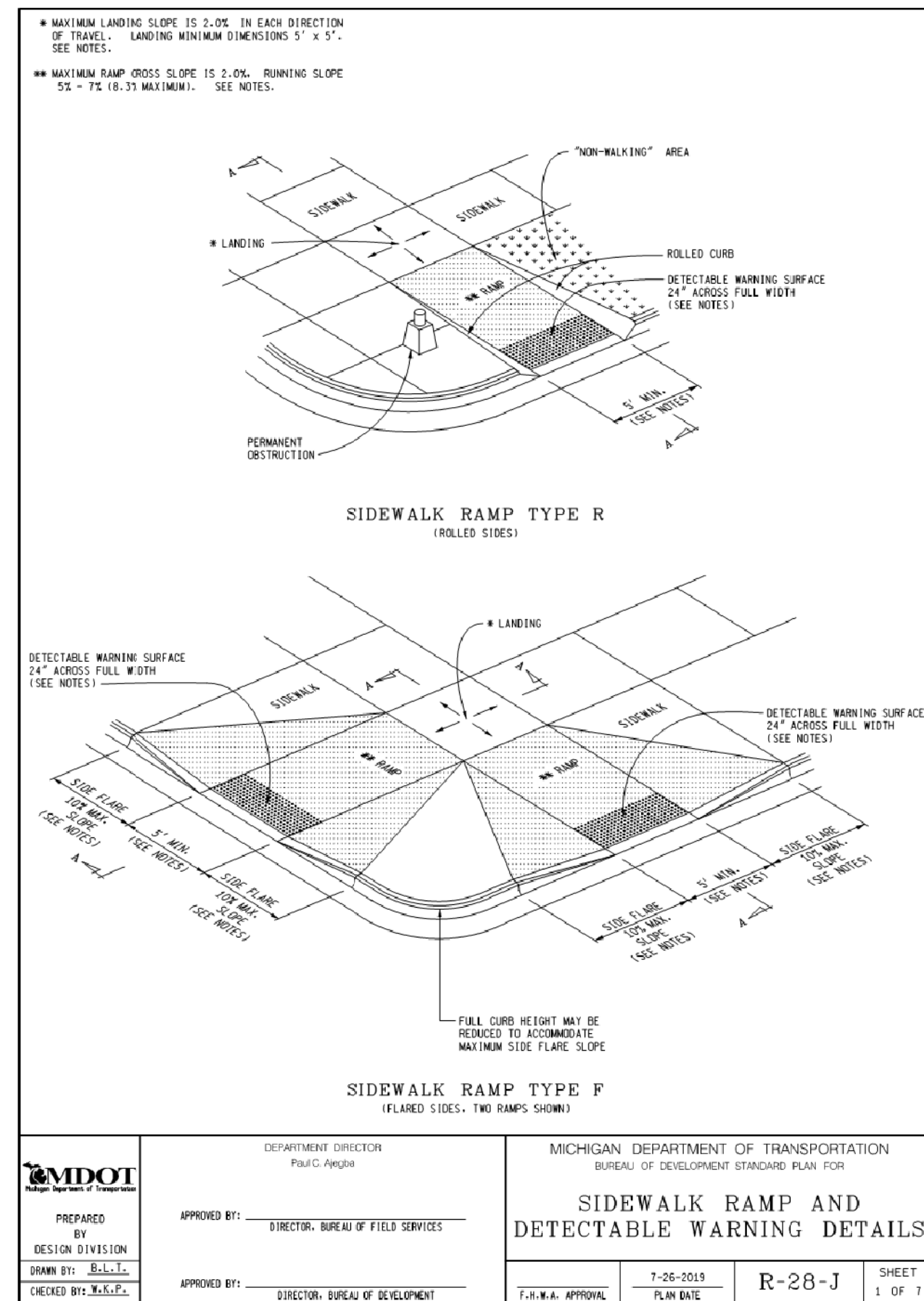
Tienken Traillofts
 460 W. Tienden
 Rochester Hills, MI

SITE PLAN
 w/ Full Survey Information

Scale: 1"=20'

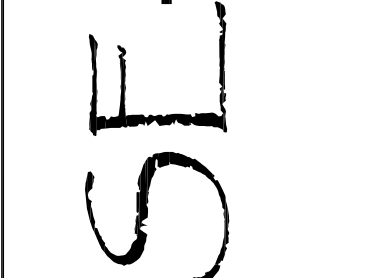
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 Checked: TCS
 Approved: TCS
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 Job no.

19-108
 Sheet No. C2.0



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1	Per City Comments	1/28/2020

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CIVIL ENGINEERING \$ PLANNING \$ DESIGN \$
401 Coolidge Highway
Troy, MI 48068
Phone: (248) 885-8431
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Email: SujakEngineering@Comcast.net



Teon C. Sujak, P.E. No. 046896

Tienken Traillofts
460 W. Tienken
Rochester Hills, MI

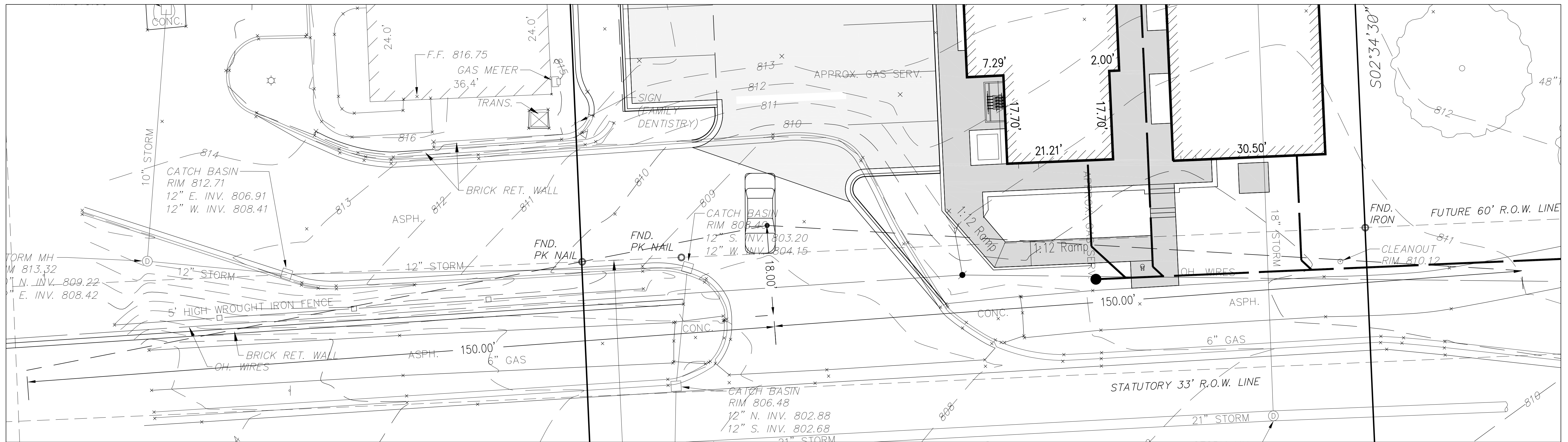
SITE PLAN DETAILS

Scale:	As Noted
Drawn:	TCS
Checked:	TCS
Approved:	TCS
Date:	12/06/2019
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Sheet No.	C3.0

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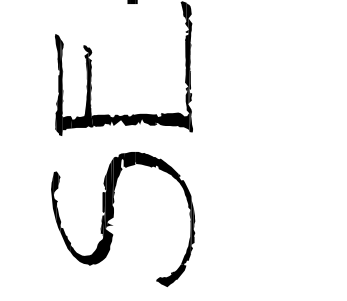
Sight Distance Roadways Detail
Scale: 1"=40'



Sight Distance Pathway Detail
Scale: 1"=10'

REV.	DESCRIPTION	BY	DATE
1	Per City Comments	TCS	1/28/2020

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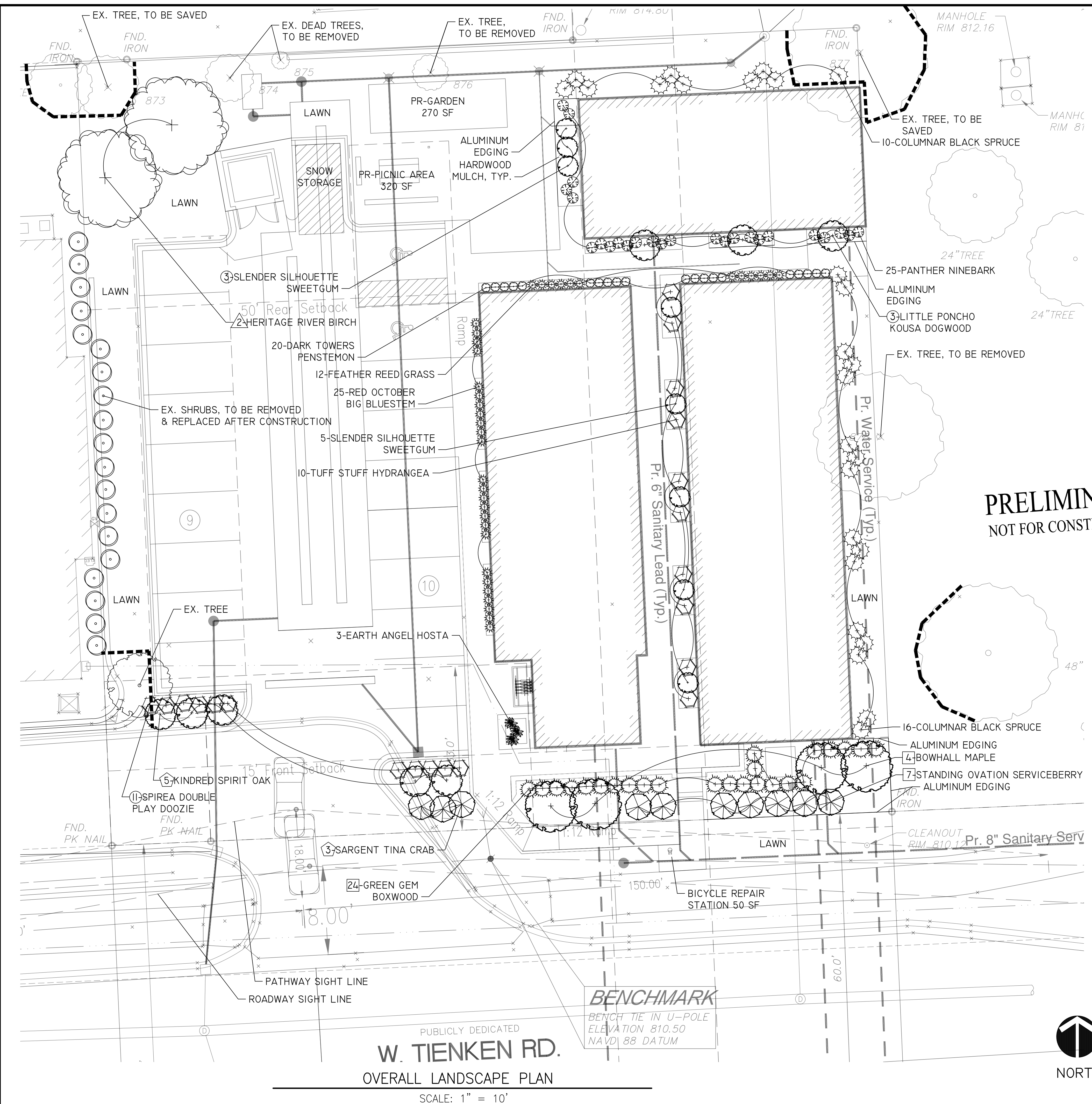
Seal
TEON C. SUJAK
ENGINEER
NO. 046896
LICENSED PROFESSIONAL ENGINEER
Teon C. Sujak, P.E. No. 046896

Tienken Traillofts
460 W. Tienken
Rochester Hills, MI
Sight Line
DETAILS

Scale:	As Noted
Drawn:	TCS
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OUTDOOR AMENITY SPACE

PROPOSED GARDEN AREA: 270 SF
 PROPOSED PICNIC AREA: 320 SF
 PROPOSED BICYCLE REPAIR AREA: 50 SF
 TOTAL AMENITY SPACE: 640 SF
 SITE AREA: 34,195 SF
 REQUIRED % AMENITY AREA: 2%
 % PROVIDED: 2%

COST ESTIMATES

FRONT YARD LANDSCAPING ESTIMATE: \$ 6,072.50
 OVERALL LANDSCAPING ESTIMATE: \$25,762.50
 IRRIGATION ESTIMATE: \$ 7,100.00
 TOTAL LANDSCAPING ESTIMATE: \$39,220.00

*NOTE: AN IRRIGATION PLAN IS PROVIDED, SEE SHEET IR-1

LEGEND

- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUB
- NUMBERS WITH SQUARES INDICATE REQUIRED FRONT YARD LANDSCAPING
- CIRCLED NUMBERS INDICATE REQUIRED PARKING LOT LANDSCAPING
- NUMBERS WITH PENTAGONS INDICATE REQUIRED R.O.W. LANDSCAPING
- NUMBERS WITH TRIANGLES INDICATE REQUIRED REPLACEMENT TREES
- TREE PROTECTION / GRADING LIMIT LINE

LANDSCAPE REQUIREMENTS

FRONT YARD LANDSCAPE: 2 DECIDUOUS TREES + 4 ORNAMENTAL TREE + 12 SHRUBS PER 100 LINEAL FEET

LINEAL FEET OF RIGHT OF WAY (W. TIENKEN): 157 LF
 NUMBER OF DECIDUOUS TREES REQUIRED (157/100)x2: 4
 NUMBER OF ORNAMENTAL TREES REQUIRED (157/100)x4: 7
 NUMBER OF SHRUBS REQUIRED (157/100)x12: 19
 NUMBER OF DECIDUOUS TREES PROVIDED: 4
 NUMBER OF ORNAMENTAL TREES PROVIDED: 7
 NUMBER OF SHRUBS PROVIDED: 20

RIGHT OF WAY LANDSCAPE: 1 DECIDUOUS TREE PER 35 LINEAL FEET + 1 ORNAMENTAL TREE PER 60 LINEAL FEET

LINEAL FEET OF RIGHT OF WAY (W. TIENKEN): 157 LF
 NUMBER OF DECIDUOUS TREES REQUIRED (157/35): 5
 NUMBER OF ORNAMENTAL TREES REQUIRED (157/60): 3
 NUMBER OF DECIDUOUS TREES PROVIDED: 5
 NUMBER OF ORNAMENTAL TREES PROVIDED: 3

PARKING LOT PERIMETER LANDSCAPE: 1 DECIDUOUS TREE PER 25 LINEAL FEET + 1 ORNAMENTAL TREE PER 35 LINEAL FEET + CONTINUOUS HEDGE

LINEAL FEET OF PARKING LOT FACING W. TIENKEN: 61 LF
 NUMBER OF DECIDUOUS TREES REQUIRED (61/25): 3
 NUMBER OF ORNAMENTAL TREES REQUIRED (61/35): 2
 NUMBER OF DECIDUOUS TREES PROVIDED: 3
 NUMBER OF ORNAMENTAL TREES PROVIDED: 2
 CONTINUOUS HEDGE PROVIDED

*NOTE: DUE TO LIMITATIONS OF UTILITY WITHIN THE R.O.W. PARKING LOT PERIMETER PLANTINGS ARE LOCATED ELSEWHERE.

REQUIRED REPLACEMENT TREES: SEE SHEET L-2
 REQUIRED REPLACEMENT TREES: 1
 REPLACEMENT TREES PROVIDED: 2

PLANT LIST

NO.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING
4	BOWHALL MAPLE	ACER RUBRUM 'BOWHALL'	3" CAL. B.&B.	NA
26	COLUMNAR BLACK SPRUCE	PICEA MARIANA 'FASTIGIATA'	10' HT. B.&B.	NA
2	HERITAGE RIVER BIRCH*	BETULA NIGRA 'CULLY'	6' HT. B.&B.	NA
5	KINDRED SPIRIT OAK	QUERCUS X WAREI 'NADLER'	3" CAL. B.&B.	NA
3	LITTLE PONCHO KOUSA DOGWOOD	CORNUS KOUSA 'LITTLE PONCHO'	6' HT. B.&B.	NA
3	SARGENT TINA CRAB	MALUS SARGENTII 'TINA'	6" HT. B.&B.	NA
8	SLENDER SILHOUETTE SWEETGUM	LIGULAMBER STRYACOFILIA 'SLENDER SILHOUETTE'	2" CAL. B.&B.	NA
7	STANDING OVATION SERVICEBERRY	AMELANCHIER ALNFOLIA 'OBELISK'	6' HT. B.&B.	NA

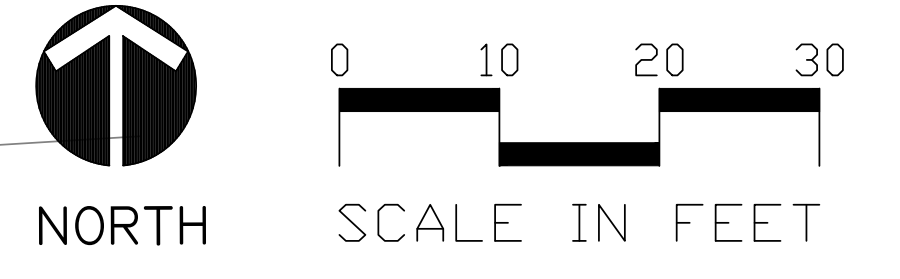
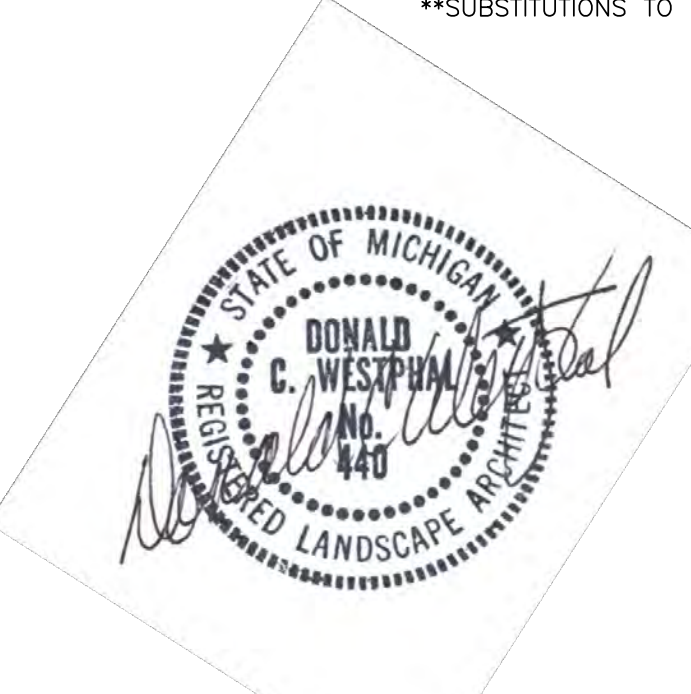
NO.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING
24	GREEN GEM BOXWOOD	BUXUS X GREEN GEM PP3736	3 GAL. CONT.	6' O.C.
26	PANTHER NINEBARK	PHYSOCARPUS OPULIFOLIUS 'N5' PPAF	3 GAL. CONT.	NA
11	SPIREA DOUBLE PLAY DOOZIE	SPIREAE JAPONICA 'NSCX2'	3 GAL. CONT.	2.75' O.C.
10	TUFF STUFF HYDRANGEA	HYDRANGEA SERRATA 'MAK20' PP24820	3 GAL. CONT.	NA

PERENNIALS

NO.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING
20	DARK TOWERS PENSTEMON	PENSTEMON 'DARK TOWERS'	2 GAL. CONT.	NA
3	EARTH ANGEL HOSTA	HOSTA 'EARTH ANGEL'	2 GAL. CONT.	NA
12	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	2 GAL. CONT.	NA
25	RED OCTOBER BIG BLUESTEM	ANDROPOGON GERARDII 'RED OCTOBER'	2 GAL. CONT.	NA

*MULTI-STEM VARIETY.
 **SUBSTITUTIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.

PRELIMINARY
 NOT FOR CONSTRUCTION



- ### LANDSCAPE NOTES
- NO TREE OR SHRUB MAY BE PLANTED WITHIN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY STREET RIGHT-OF-WAY AT A DISTANCE OF 25' FROM THEIR POINT OF INTERSECTION. NO TREE OR SHRUB MAY BE PLANTED IN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY DRIVEWAY WITH A PUBLIC SIDEWALK AT A DISTANCE ALONG EACH LINE OF 15' FROM THEIR POINT OF INTERSECTION. ROAD AND PATHWAY SIGHT LINES MUST BE UNOBSTRUCTED BY LANDSCAPING OR OTHER OBJECTS.
 - ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC ROAD. SHADE TREES AND SHRUBS MUST BE PLANTED AT LEAST 5' FROM THE EDGE OF A PUBLIC WALKWAY. EVERGREEN AND ORNAMENTAL TREES MUST BE PLANTED AT LEAST 10' FROM THE PUBLIC WALKWAY. TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM A FIRE HYDRANT, AND 5' FROM AN UNDERGROUND UTILITY LINE, AND 15' FROM THE NEAREST OVERHEAD UTILITY LINE.
 - PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREE OR SHRUB ON THE PUBLIC RIGHT-OF-WAY.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES.
 - A MINIMUM 4 INCHES OF TOPSOIL SHALL BE PROVIDED FOR ALL LAWN AREAS, GROUND COVERS, AND PLANTING BEDS.
 - LAWN TREES AND PLANTING BEDS SHALL BE MULCHED WITH A MINIMUM OF 4 INCHES OF SHREDDED HARDWOOD BARK. GROUNDCOVERS SHALL BE MULCHED WITH 2 INCHES OF SHREDDED HARDWOOD BARK.
 - ALL LANDSCAPED AREAS, INCLUDING LAWNS, SHALL BE IRRIGATED BY AUTOMATIC UNDERGROUND OR DRIP IRRIGATION SYSTEM DESIGNED TO MINIMIZE WATER USAGE. IRRIGATION OVERSPRAY SHALL NOT BROADCAST ONTO CITY PATHWAY. WATERING WILL ONLY OCCUR BETWEEN THE HOURS OF 12AM AND 5AM.
 - ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF ROCHESTER HILLS STANDARDS.
 - NO SUBSTITUTIONS OR CHANGES OF LOCATION OR PLANT TYPES SHALL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPER AND THE CITY OF ROCHESTER HILLS LANDSCAPE ARCHITECT.
 - PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS FORESTRY DIVISION NEEDS TO INSPECT ALL TREES, EXISTING OR PLANTED, TO IDENTIFY ANY THAT POSE A HAZARD TO THE SAFE USE OF THE PUBLIC RIGHT-OF-WAY. FORESTRY MAY REQUIRE THE DEVELOPER TO REMOVE, AND POSSIBLY REPLACE, ANY SUCH TREES.
 - THESE REQUIREMENTS ARE INCORPORATED INTO THE PLAN.
 - BEST MANAGEMENT PRACTICES WILL BE STRICTLY FOLLOWED DURING CONSTRUCTION TO MINIMIZE IMPACTS ON NATURAL FEATURES SETBACKS.

PLANT NOTES:

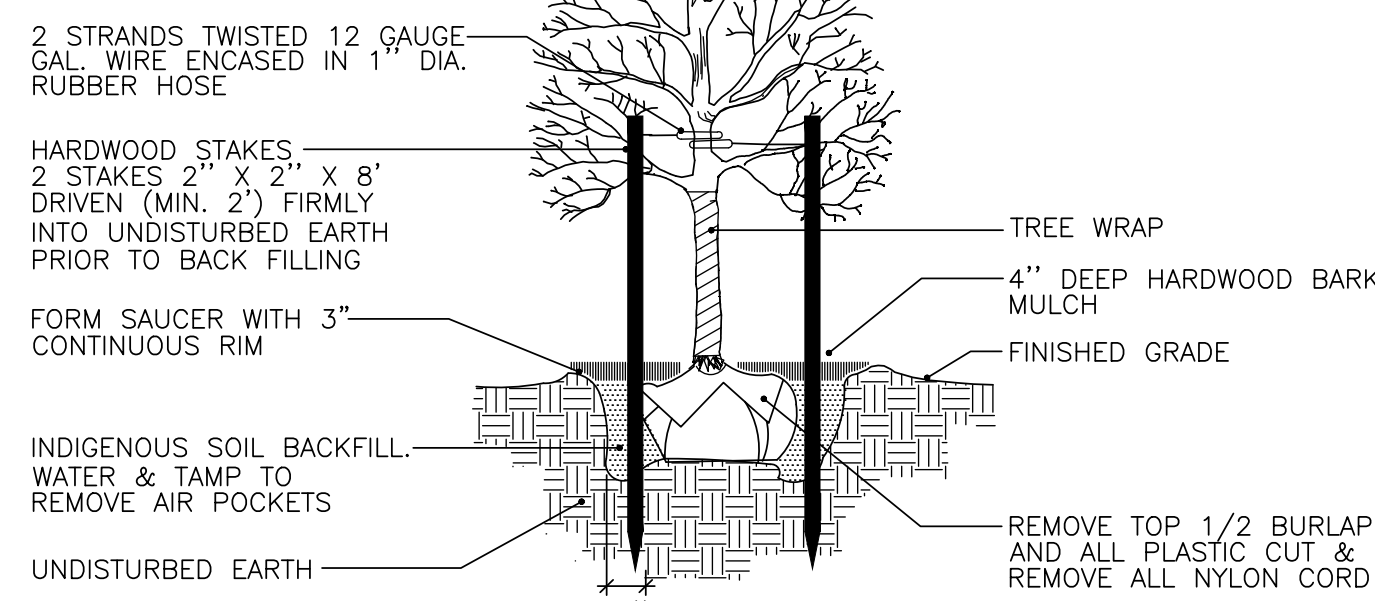
- PLANT MATERIALS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASES AND INSECTS OR THEIR EGGS, AND SHALL HAVE NORMAL, HEALTHY ROOT SYSTEMS. CALIPER MEASUREMENTS SHALL BE TAKEN 6" ABOVE THE GROUND LEVEL. ALL OTHER MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z-60.1 1996.)
- PLANTING POCKETS SHALL BE DUG SO THAT THE POCKET DIAMETER IS A MINIMUM OF 12" LARGER THAN THE ROOT BALL AND THE SIDES OF POCKET ARE VERTICAL AND FRACTURED. INDIGENOUS SOILS SHALL BE TAMPED AND WATERED DURING BACK FILLING PROCEDURE.
- PLANTING POCKETS SHALL BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL, SAUCER SHALL BE MADE ON THE EDGES OF PLANTING POCKET.
- TREES SHALL BE GUYED WITH TWO STRANDS TWISTED OF 12 GAUGE GALVANIZED WIRE. PROTECT THE TREE TRUNK WITH HOSE OR OTHER ACCEPTABLE MEANS. GUY TO TWO HARDWOOD 2"x 2"x 8' POSTS, DRIVEN 2' DEEP IN UNDISTURBED SOIL.
- MULCH SHALL BE GROUND OR SHREDDED HARDWOOD BARK, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF PLANTING BEDS AND INDIVIDUAL TREE PLANTINGS.
- TREES SHALL BE MULCHED WITH MIN. 4" DEEP HARDWOOD BARK MULCH 30" DIAMETER CIRCLE AROUND THE TREE.
- SHRUBS SHALL BE MULCHED IN BEDS ACCORDING WITH THE DETAIL ON THIS SHEET.
- MULCH SHALL BE MIN. 4" DEEP HARDWOOD BARK. SEE LANDSCAPE PLAN FOR LOCATION OF PLANTING BEDS. SEE PLANTING DETAILS FOR INDIVIDUAL PLANTINGS.
- PLANTS SHALL BE GUARANTEED FOR ONE COMPLETE GROWING SEASON (12 MONTHS). DEAD MATERIALS SHALL BE REPLACED AS NEEDED PRIOR TO THE EXPIRATION OF THE GUARANTEE PERIOD, IN ACCORDANCE WITH THE CITY OR TOWNSHIP ORDINANCE REQUIREMENTS.
- CONTRACTOR SHALL PROVIDE IN WRITING A LIST OF RECOMMENDED MAINTENANCE PROCEDURES FOR THE FIRST GROWING SEASON.
- EVERGREEN TREES SHOWN ON THE PLANT LIST SHALL VARY IN HEIGHT IN THE RANGE SHOWN PROVIDING FOR AN EVEN DISTRIBUTION OF TALLER AND SHORTER TREES.
- REMOVE TOP 1/2 OF BURLAP ON ROOT BALL OR ALL IF WRAPPED IN PLASTIC COVERING AND/OR ALL NYLON CORD.
- PLANT MATERIALS SHALL BE USED IN COMPLIANCE WITH THE PROVISIONS OF THE CITY OR TOWNSHIP ORDINANCE AND SHALL BE NURSERY GROWN, FREE OF PESTS AND DISEASES, HARDY IN THE COUNTY, IN CONFORMANCE WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN, AND SHALL HAVE PASSED INSPECTIONS REQUIRED UNDER STATE REGULATIONS. IN ADDITION, PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE COUNTY COOPERATIVE EXTENSION SERVICE, A COPY OF WHICH SHALL BE KEPT ON FILE WITH THE PLANNING OFFICIAL.
- SOD SHALL BE CERTIFIED TURF GRASS SOD COMPLYING WITH A.S.P.A. SPECIFICATIONS FOR MACHINE-CUT THICKNESS, SIZE, STRENGTH, MOISTURE CONTENT, AND MOWED HEIGHT, AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. PROVIDE VIABLE SOD OF UNIFORM DENSITY, COLOR, AND TEXTURE. SOD SHALL BE STRONGLY ROOTED AND CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED. CUT SOD SHALL NOT BE PERMITTED TO DRY OUT AND SHALL BE LAID WITHIN 24 HOURS OF WHEN CUT. FERTILIZE AND WATER THE SOD AS REQUIRED DURING THE FIRST GROWING SEASON TO MAINTAIN A DENSE AND VIGOROUS GROWING SOD.
- PLANTING BED SOIL FOR ANNUALS SHALL BE SCREENED TOPSOIL. TO DETER WEED GROWTH DURING THE ESTABLISHMENT OF ANNUAL BED, APPLY A PRE-EMERGENT ("PREEN" OR EQUAL) AFTER PLANTING ANNUALS, 2-3 TIMES PER GROWING SEASON, AT A RATE AS PER RECOMMENDATION OF PRODUCT MANUFACTURER.
- TREES OF 2" CALIPER AND GREATER SHALL BE WRAPPED WITH 6" WIDE KRAFT CREPE. WRAP THE TRUNK TO THE FIRST LIMBS. OVERLAP HALF OF EACH SPIRAL WRAP TO FORM A DOUBLE WRAPPING. SECURE WRAPPING WITH TWINE. DO NOT WRAP SPECIES SUBJECT TO BORERS.

LANDSCAPE CONTRACTOR'S "ONE-YEAR IRRIGATION REQUIREMENT PERIOD"

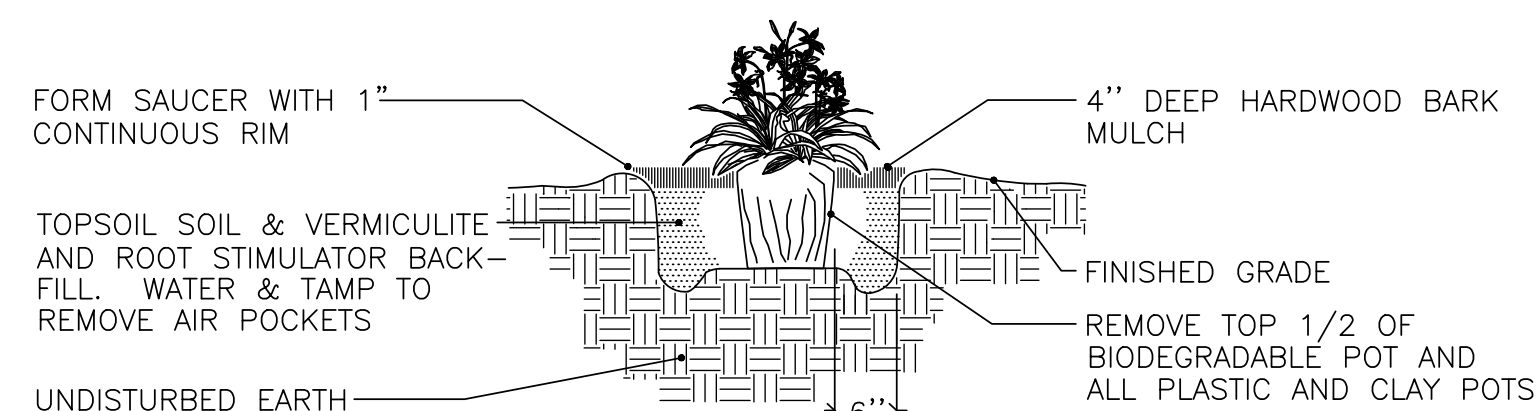
IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROGRAM AND PERIODICALLY ADJUST THE IRRIGATION SYSTEM (PROVIDED BY OTHERS) AS REQUIRED TO INSURE DELIVERY OF PROPER AND ADEQUATE WATER SUPPLY TO ALL PLANT MATERIALS, SOD AND SEEDED LAWN AREAS (SERVICED BY THE IRRIGATION SYSTEM) TO INSURE THE ESTABLISHMENT OF HEALTHY PLANT MATERIALS AND LAWNS FOR THEIR FIRST YEAR OF GROWTH. FOLLOWING THE LANDSCAPE CONTRACTOR'S "ONE-YEAR IRRIGATION REQUIREMENT PERIOD", THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A SUGGESTED "IRRIGATION MAINTENANCE SCHEDULE" FOR HIS USE.

NOTE:

- PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.
- STAKE ABOVE FIRST BRANCHES OR AS NECESSARY FOR FIRM SUPPORT.



DECIDUOUS TREE PLANTING DETAIL
NO SCALE



PERENNIAL PLANTING DETAIL
NO SCALE

CITY TREE PROTECTION NOTES

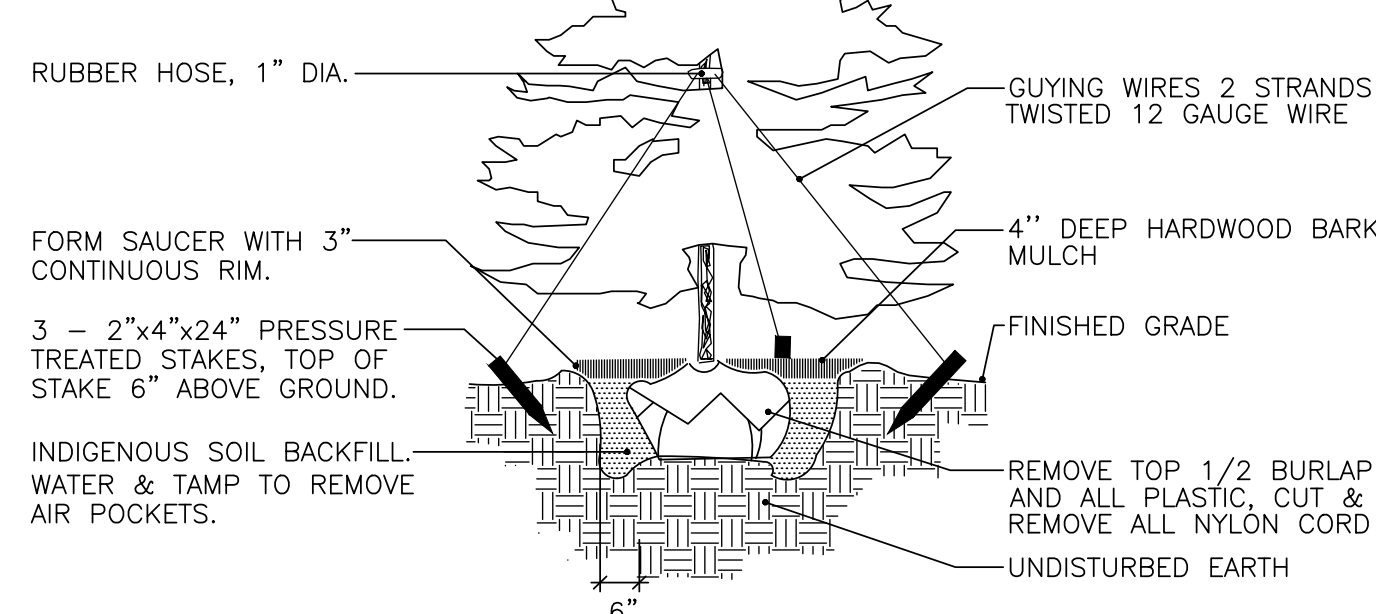
IMPORTANT: ALL TREES ON ADJACENT PROPERTIES MUST BE PROTECTED. THE TREE PROTECTIVE FENCING MAY BE PLACED ALONG THE ACTUAL PROPERTY LINE IF THE BRANCHES OF THE TREES ON THE ADJACENT PROPERTIES DO NOT OVERHANG ONTO THE SITE BEING DEVELOPED. IF THE BRANCHES OVERHANG ONTO THE AREA OF THE SITE BEING DEVELOPED, THE TREE PROTECTIVE FENCING MUST BE PLACED AT THE ACTUAL DRIP LINE OF THESE TREES. IT SHOULD ALSO BE NOTED THAT THE SILT FENCING MUST BE PLACED ON THE DEVELOPMENT SIDE OF THE TREE PROTECTIVE FENCING. THE SILT FENCING MAY NOT BE PLACED BETWEEN THE TREE BEING PRESERVED AND THE TREE PROTECTIVE FENCING. IF ANY REGULATED TREES ARE MANAGED ON THE ADJACENT PROPERTIES, THE DAMAGED TREES WILL BE EITHER REPLACED ON THE OWNER'S PROPERTY ON AN INCH FOR INCH BASIS OR A FINE IN THE SUM OF \$122.00 PER CALIPER INCH WILL BE ISSUED AGAINST THE DEVELOPMENT. THIS FINE WILL BE DUE PRIOR TO BUILDING PERMITS BEING ISSUED. IF YOU HAVE ANY QUESTIONS OR NEED ADDITIONAL INFORMATION, CALL THE CITY'S PLANNING DEPARTMENT AT 248-656-4660.

TREE PROTECTION NOTES:

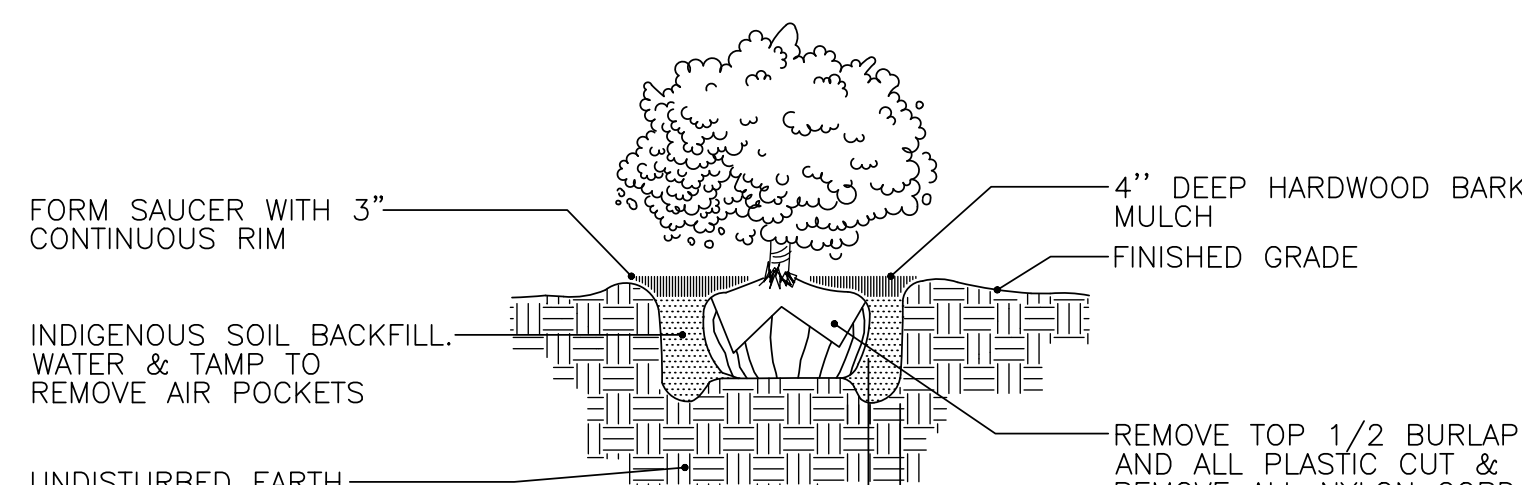
- The tree protection fencing (TPF) shall be erected per the plans approved by the City of Rochester Hills Planning Department. The TPF must be in place and be inspected by the City of Rochester Hills Planning Staff prior to the start of any earthwork or construction operations. It is the developer's responsibility to contact the City Planning Department at 248-656-4660 to schedule a TPF inspection. The TPF shall remain in place throughout the entire construction process or until the City authorizes the removal or issues a final Certificate of Occupancy, whichever occurs first.
- Upon completion of grading and the installation of the infrastructure, a second inspection of the TPF and the trees designated for preservation is required by the City of Rochester Hills Forester prior to the start of any additional construction. It is the developer's responsibility to contact the City Planning Department at 248-656-4660 to schedule this TPF inspection.
- A final inspection by the City of Rochester Hills Planning Staff is required at the end of the warranty and maintenance period. The Landscape Maintenance Bond will not be released until this inspection is complete and all related issues are resolved. It is the developer's responsibility to contact the City Planning Department at 248-656-4660 to schedule this inspection.
- The Tree Conservation Ordinance prohibits any construction or development activities within the drip line of any regulated trees not approved for removal, including, but not limited to, land clearing, grubbing, trenching, grading or filling, no person shall place any solvents, building material, construction equipment, soil deposits or harmful materials within the drip line limit of trees designated for preservation.
- Proposed grades are to match the existing elevations outside the limits of the TPF. No grading either cut or fill is permitted within the drip line of any tree designated for preservation.
- During the construction process no person shall attach any device or wire/cable/card/rope to an existing tree designated to be preserved.
- All utility service requests must include notification to the installer that protected trees must be avoided. All trenching shall occur outside the TPF.
- Swales shall be routed to avoid the area within the drip line of the only tree designated for preservation. Swales shall be constructed so as to not direct any additional flow into the drip line of a tree designated for preservation.
- If tree protection cannot be maintained for a tree throughout entire period required, the replacement of that tree will be required on an inch for inch basis prior to the issuance of any Certificate of Occupancy.
- Regulated trees located off-site on adjacent properties that may be affected by construction operations must be protected defined herein.
- The TPF shall consist of four-foot high orange snow fencing to be installed around the drip line of all trees designated to be saved. This fencing shall be supported by six-foot metal T-bar posts five-feet on center and driven a minimum of 24" into the ground. The TPF fencing shall remain upright and securely in place for the required time as specified above.
- Prior to the release of the Performance Bond, the City of Rochester Hills Forestry Division needs to inspect all trees existing or planted, to identify any that pose a hazard to the safe use of the public right-of-way. Forestry may require the developer to remove and possibly replace any such trees.

NOTE:

- PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.
- FLAG GUYING WIRES WITH SURVEYOR TAPE, ONE PER GUYING WIRE.



EVERGREEN TREE PLANTING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE

TREE INVENTORY

Tree #	Botanical Name	Common Name	Dia.	Type	Condition	Comments
873	Celtis occidentalis	Northern White Cedar	9,1	twin	Poor	Dieback, thin crown, insect - To be saved
874	Prunus avium	Sweet cherry	6		Dead	Dead - Exempt
875	Acer negundo	Boxelder	3		Dead	Dead - Exempt
876	Celtis occidentalis	Northern White Cedar	5,5,4,3	multi	Poor	Not Regulated (<6") - Exempt
877	Ulmus pumila	Siberian Elm	33		Fair	Dieback - To be saved
878	Pinus sylvestris	Scotch Pine	22		Good	To be removed

LANDSCAPE MAINTENANCE NOTES

LANDSCAPE MAINTENANCE NOTES:

- A. Landscaping shall be kept in a neat, orderly and healthy growing condition, free from debris and refuse.
- B. 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.
- C. All dead, damaged, or diseased plant material shall be removed immediately and replaced within six (6) months after it dies or in the next planting season, whichever occurs first. For purposes of this section, the planting season for deciduous plants shall be between March 1 and June 1 and from October 1 until prepared soil has 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. The City may notify property owners of the need to replace dead, damaged, or diseased material.
- D. The approved landscape plan shall be considered a permanent record and integral part of the Site Plan Approval. Unless otherwise approved in accordance with the aforementioned procedures, any revisions to or removal of plant materials, or non-compliance with the maintenance requirements of this Section 138-12.109 will place the parcel in non-conformity with the approved landscape plan and be in violation of this ordinance.
- E. If protected trees are damaged, a fine shall be issued on an inch-by-inch basis at a monetary rate as defined by the Forestry Department.

TREE REPLACEMENT CALCULATIONS

ON-SITE TREES	
TOTAL NUMBER OF TREES INVENTORIED.....	6
TOTAL NUMBER OF TREES EXEMPT (DEAD/<6" DBH).....	3
TOTAL NUMBER OF REGULATED TREES (≥ 6"DBH) [6-3].....	3
TOTAL NUMBER OF TREES REMOVED FOR UTILITIES.....	1
TOTAL NUMBER OF REGULATED TREES TO BE SAVED.....	2
PERCENTAGE OF REGULATED TREES TO BE SAVED (2/3).....	66%
REQUIRED PERCENTAGE OF REGULATED TREES TO BE SAVED.....	40%
TREES THAT ARE REMOVED WILL BE REPLACED ON A ONE-FOR-ONE BASIS PER CITY ORDINANCE	
ON-SITE REPLACEMENT TREES	
TOTAL NUMBER OF REPLACEMENT TREES REQUIRED	2
**TOTAL NUMBER OF REPLACEMENT TREE CREDITS PROVIDED ON-SITE 2	

GENERAL TREE NOTES

- THIS TREE PRESERVATION AND REPLACEMENT PLAN INVENTORIES ALL REGULATED TREES IN PROXIMITY TO PROPOSED IMPROVEMENTS IN ACCORDANCE WITH THE CITY ORDINANCE.
- FOR TREE PROTECTION MEASURES, SEE "TREE PROTECTION NOTES", THIS SHEET.
- SEE THE "TREE INVENTORY" TABLE, THIS SHEET FOR TREE IDENTIFICATIONS LIST.
- SEE SHEET L-1 FOR TREE PROTECTION BARRIER LOCATIONS.
- BUILDING ENVELOPES SHALL CONSIST OF THE BUILDABLE AREA REMAINING ON A LOT OR BUILDING SITE AFTER SATISFYING THE SETBACK REQUIREMENTS.

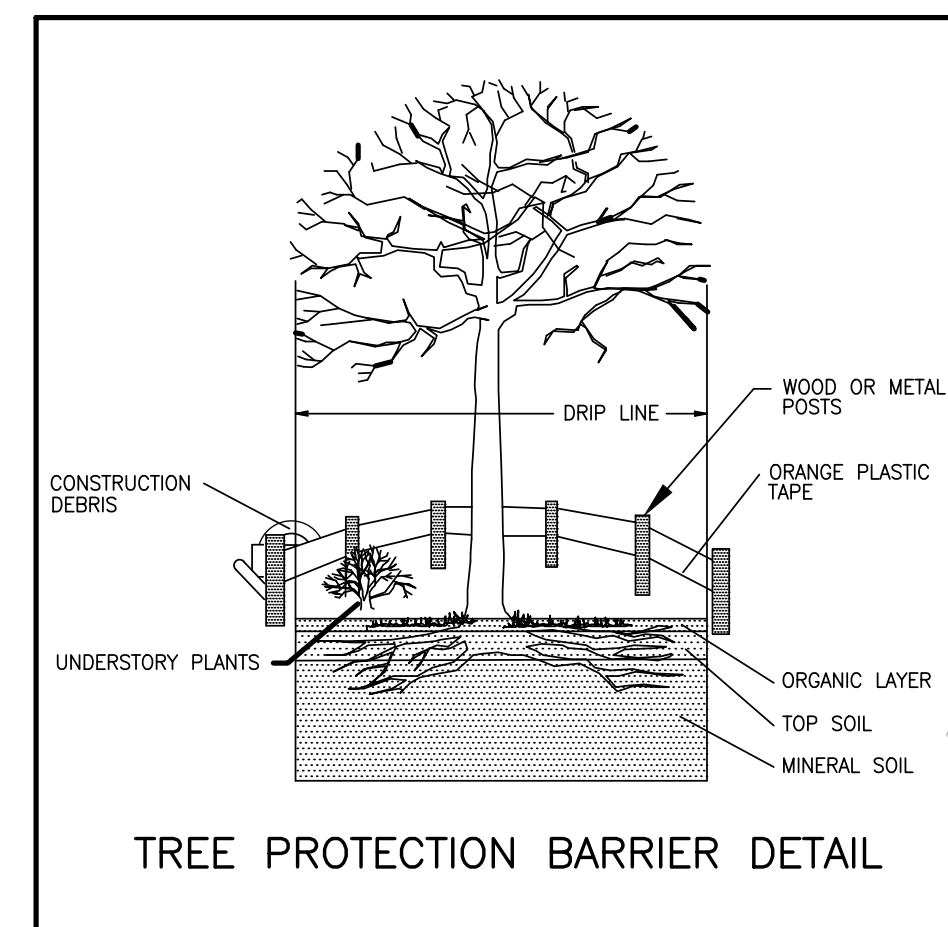
ADDITIONAL TREE PROTECTION NOTES

- BEFORE DEVELOPMENT, LAND CLEARING, FILLING OR ANY LAND ALTERATION FOR WHICH A TREE REMOVAL PERMIT IS REQUIRED, THE PERMIT HOLDER SHALL CLEARLY MARK BY PAINTING, FLAGGING, OR OTHER APPROVED METHOD ALL TREES TO BE REMOVED AND SHALL ERECT AND MAINTAIN SUITABLE BARRIERS TO PROTECT REMAINING TREES. PROTECTIVE BARRIERS SHALL REMAIN IN PLACE UNTIL THE CITY AUTHORIZES THEIR REMOVAL OR ISSUES A FINAL CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST. BARRIERS ARE REQUIRED FOR ALL TREES NOT APPROVED FOR REMOVAL, EXCEPT FOR THE FOLLOWING:

STREET RIGHT-OF-WAY AND UTILITY EASEMENTS MAY BE CORDONED BY PLACING STAKES A MINIMUM OF FIFTY (50) FEET APART AND TYING RIBBON, PLASTIC TAPE, ROPE ETC., FROM STAKE TO STAKE ALONG THE OUTSIDE PERIMETERS OF AREAS TO BE CLEARED.

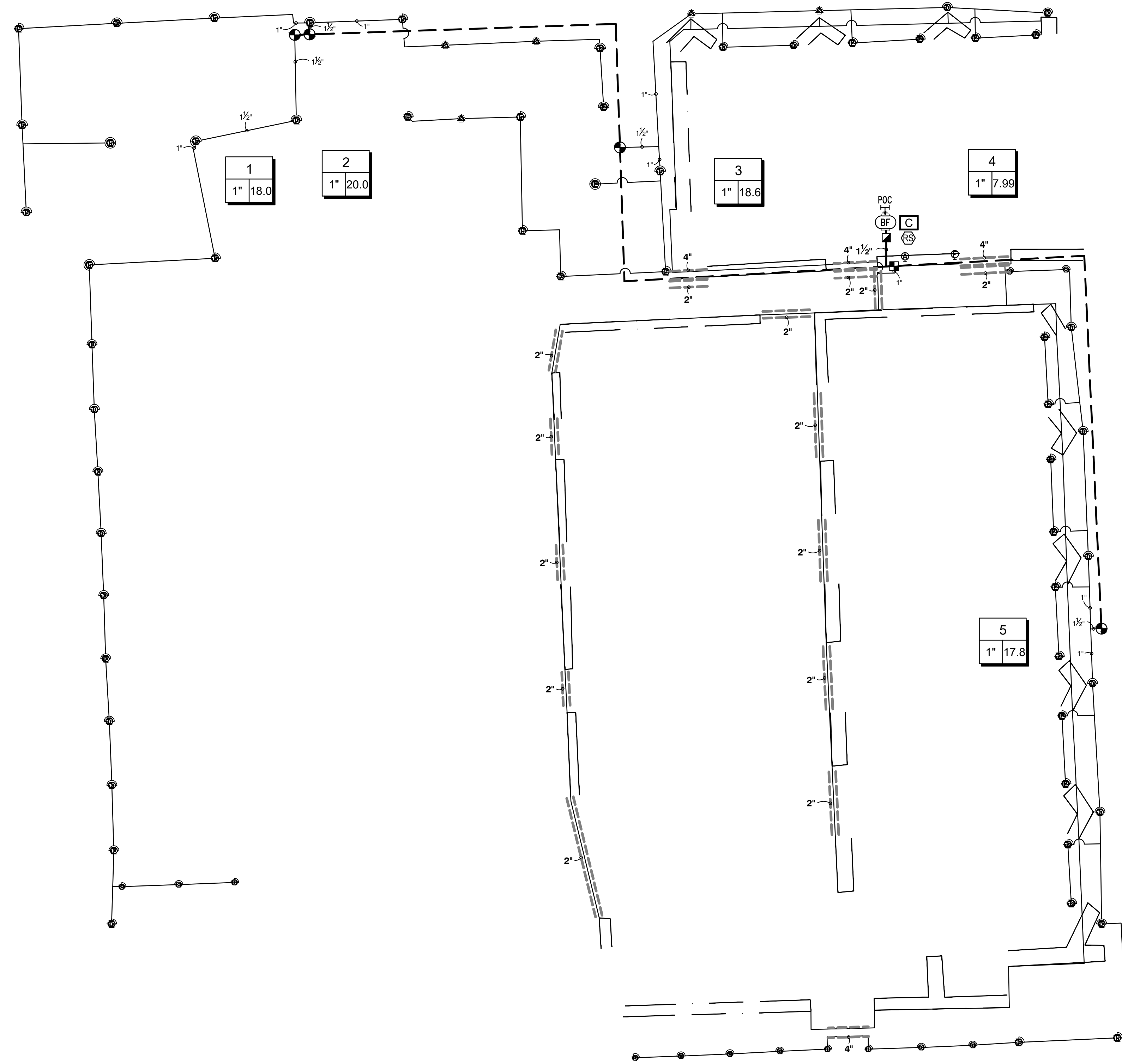
LARGE PROPERTY AREAS SEPARATE FROM THE CONSTRUCTION OR LAND CLEARING AREA ONTO WHICH NO EQUIPMENT WILL VENTURE MAY ALSO BE CORDONED OFF AS DESCRIBED IMMEDIATELY ABOVE.
- NO VEHICLE OR OTHER CONSTRUCTION EQUIPMENT SHALL BE PARKED OR STORED WITHIN PROTECTED AREAS.
- METHOD OF FIELD DELINEATION: INDIVIDUAL SPECIMEN TREES WERE LOCATED AND IDENTIFIED ACCORDING TO STANDARD SURVEYING PRACTICES.

**PRELIMINARY
NOT FOR CONSTRUCTION**



TREE PROTECTION BARRIER DETAIL



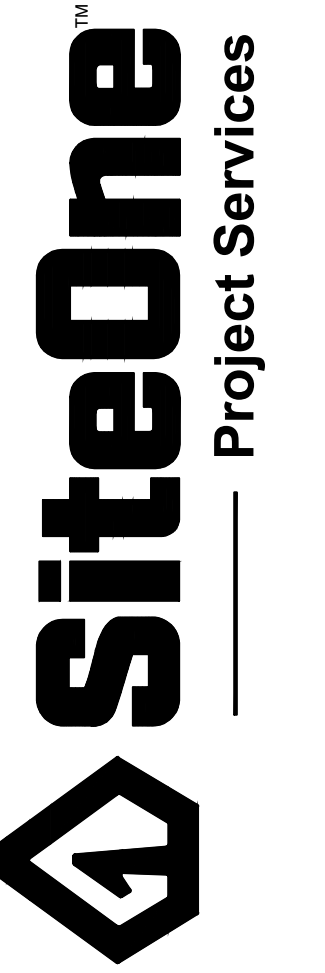
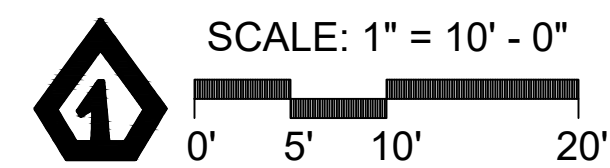


IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY
ES LCS RCS CS SS	Hunter PROS-04 5' strip spray	5
Q T H F	Hunter PROS-04 8' radius	13
Q T H F	Hunter PROS-04 10' radius	20
Q T H F	Hunter PROS-04 12' radius	17
Q T H F	Hunter PROS-04 15' radius	20
SYMBOL	MANUFACTURER/MODEL	QTY
■	Rain Bird XCZ-100-PRF 1"	1
⊕	Flush Valve	1
⊖	Drip Air Relief Valve	1
—	Netafim TLDL-06-12	740.1 l.f.
SYMBOL	MANUFACTURER/MODEL	QTY
⊕	Hunter PGV-101G 1"	4
⊖	Hunter HQ-44RC 1"	1
BF	Febco 765 1"	1
C	Hunter PC-400 with (01) PCM-300	1
ES	Hunter WSS	1
POC	POC 1"	1
—	Irrigation Lateral Line: Polyethylene Pipe 100 PSI 1"	1,330 l.f.
—	Irrigation Lateral Line: Polyethylene Pipe 100 PSI 1 1/2"	37.6 l.f.
—	Irrigation Mainline: PVC Class 160 SDR 26 1 1/2"	217.2 l.f.
—	Pipe Sleeve: PVC Class 160 SDR 26 2"	107.5 l.f.
—	Pipe Sleeve: PVC Class 160 SDR 26 4"	24.7 l.f.

IRRIGATION SPECIFICATIONS

- IRRIGATION SYSTEM DESIGN BASED ON 20 GPM AT 70 PSI.
- IRRIGATION DESIGN IS FROM THE POINT OF CONNECTION(POC)ONLY. THE DESIGN IS BASED ON GALLONS PER MINUTE(GPM)AND POUNDS PER SQUARE INCH(PPI)FURNISHED BY OTHERS.
- IRRIGATION CONTRACTOR IS TO VERIFY POINT OF CONNECTION IN THE FIELD. INSTALLER IS TO CONFIRM THE MINIMUM DISCHARGE REQUIREMENTS OF THE POINT OF CONNECTION AS INDICATED ON THE LEGEND PRIOR TO INSTALLATION.
- THE PRESSURE REQUIREMENT AT THE POINT OF CONNECTION IS BASED ON NO MORE THAN 5 FEET OF ELEVATION CHANGE IN THE AREAS OF IRRIGATION.
- ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ACCORDING TO LOCAL BUILDING, ELECTRICAL, AND PLUMBING CODES.
- IRRIGATION CONTRACTOR WILL ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED. ALL WIRING TO BE PER LOCAL CODE. BACKFLOW PREVENTION TO BE PER LOCAL CODE.
- LOCATION OF IRRIGATION COMPONENTS SHOWN ON DRAWING IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE.
- ALL SPRINKLER HEADS SHALL BE INSTALLED PERPENDICULAR TO FINISH GRADES. EXCEPT AS OTHERWISE INDICATED.
- INSTALL IRRIGATION MAINS WITH A MINIMUM 18" OF COVER BASED ON FINISH GRADES. INSTALL IRRIGATION LATERALS WITH MINIMUM 12" OF COVER BASED ON FINISH GRADES.
- PIPE LOCATIONS ARE DIAGRAMMATIC. VALVES AND MAINLINE SHOWN IN PAVED AREAS ARE FOR GRAPHIC CLARITY ONLY.
- THE IRRIGATION CONTRACTOR SHALL COMPLY WITH PIPE SIZES AS INDICATED.
- ALL WIRE SPLICES OR CONNECTIONS SHALL BE MADE WITH APPROVED WATERPROOF WIRE CONNECTIONS AND BE IN A VALVE OR SPLICE BOX.
- ALL CONTROL WIRING DOWNSTREAM OF THE CONTROLLER IS TO BE 14 AWG, UL APPROVED DIRECT BURY.
- THE DESIGN IS BASED ON THE SITE INFORMATION AND/OR DRAWING SUPPLIED WITH THE DESIGN CRITERIA BEING SET(AREA TO BE IRRIGATED, EQUIPMENT MANUFACTURER AND MODEL TO BE USED, WATER SOURCE INFORMATION, ELECTRICAL POWER AVAILABILITY, ETC...). SITEONE LANDSCAPE SUPPLY BEARS NO RESPONSIBILITY OR LIABILITY FOR ANY ERRORS IN DESIGN OR INSTALLATION THAT ARISE DUE TO INACCURACIES IN THE ABOVE REFERENCED INFORMATION SUPPLIED TO SITEONE LANDSCAPE SUPPLY LANDSCAPES IN RELATION TO THIS PROJECT, UNLESS OTHERWISE NOTED.



1-800-347-4272
http://www.projectsiteservices.siteone.com

650 Stephenson Highway
Troy, Michigan 48083
Phone 248.588.2100
Fax 248.588.3528
www.Siteone.com
800.347.4272

Project Name:
460 W. TEINKEN
ROCHESTER HILLS, MI, 48308

Customer Name:

Design Date: 12/18/19
Drawn By: SW
Checked By: C. GRAHAM

REVISIONS

Description	Date
△	
△	
△	
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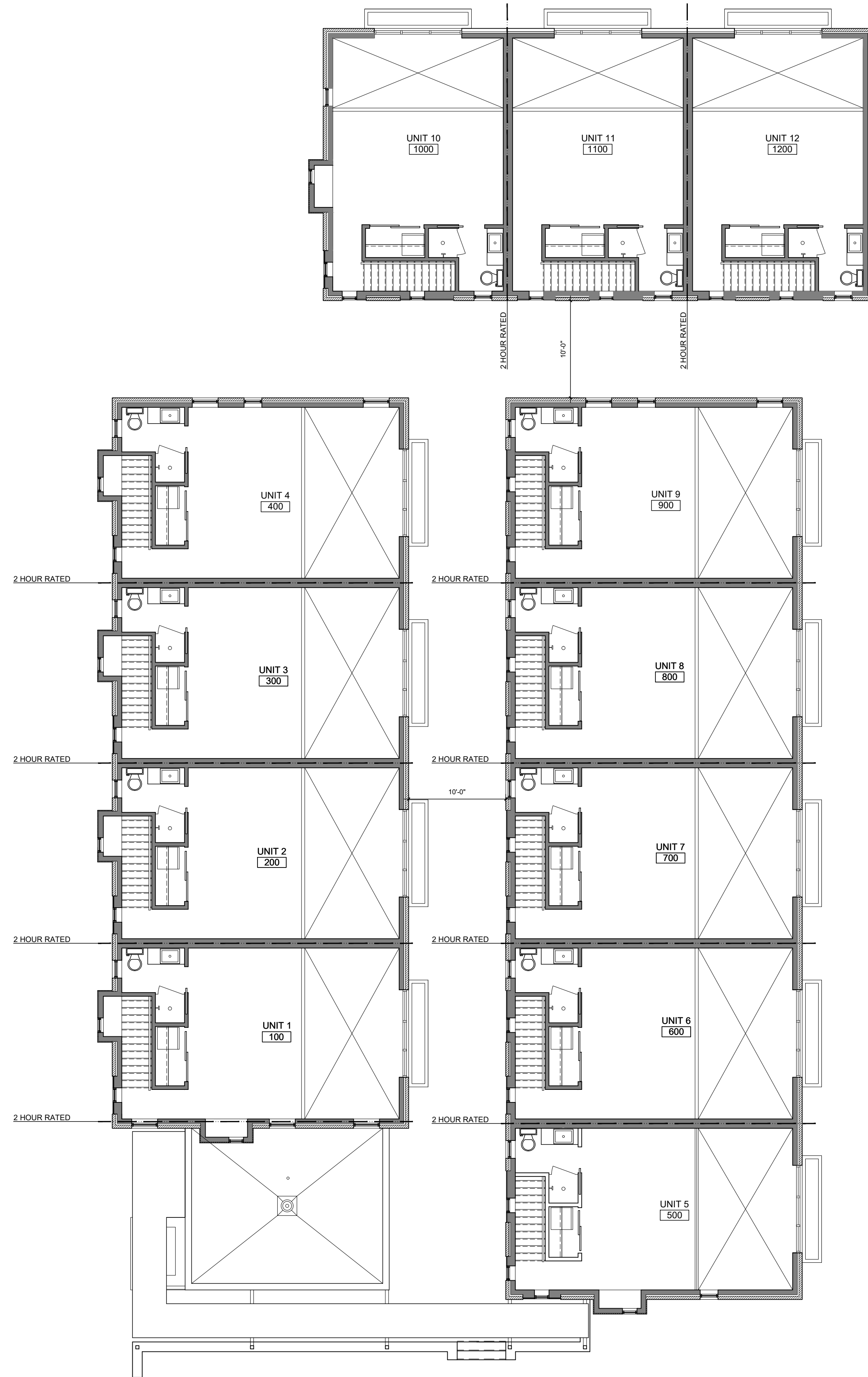
Drawing Title:
IRRIGATION DESIGN

Drawing Scale: 1" = 10'

Project Services Number: 204170

Sheet Number:

IR-1



2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL SCOPE OF WORK

1. New construction of for-rent two story townhouses.
2. General site improvements.

PROJECT DATA

CITY OF ROCHESTER HILLS																																																													
GOVERNING CODES	2015 MICHIGAN RESIDENTIAL CODE 2015 MICHIGAN UNIFORM ENERGY CODE																																																												
BUILDING	R302.3 (12) SINGLE FAMILY DWELLING UNITS (TOWNHOUSE) 2-HOUR FIRE-RESISTANCE-RATE WALL ASSEMBLY STRUCTURALLY INDEPENDENT																																																												
ZONING	O-1 OFFICE, FB-1 FLEXIBLE BUSINESS OVERLAY																																																												
ALLOWABLE HEIGHT	2 STORIES / 30'-0"																																																												
ACTUAL HEIGHT	2 STORIES / 24'-0"																																																												
AREA																																																													
	<table border="1"> <thead> <tr> <th></th> <th>FIRST FLOOR</th> <th>SECOND FLOOR</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr><td>UNIT 1</td><td>575 S.F.</td><td>370 S.F.</td><td>945 S.F.</td></tr> <tr><td>UNIT 2</td><td>575 S.F.</td><td>370 S.F.</td><td>945 S.F.</td></tr> <tr><td>UNIT 3</td><td>575 S.F.</td><td>370 S.F.</td><td>945 S.F.</td></tr> <tr><td>UNIT 4</td><td>575 S.F.</td><td>370 S.F.</td><td>945 S.F.</td></tr> <tr><td>UNIT 5</td><td>550 S.F.</td><td>360 S.F.</td><td>910 S.F.</td></tr> <tr><td>UNIT 6</td><td>575 S.F.</td><td>370 S.F.</td><td>945 S.F.</td></tr> <tr><td>UNIT 7</td><td>575 S.F.</td><td>370 S.F.</td><td>945 S.F.</td></tr> <tr><td>UNIT 8</td><td>575 S.F.</td><td>370 S.F.</td><td>945 S.F.</td></tr> <tr><td>UNIT 9</td><td>645 S.F.</td><td>370 S.F.</td><td>945 S.F.</td></tr> <tr><td>UNIT 10</td><td>525 S.F.</td><td>370 S.F.</td><td>895 S.F.</td></tr> <tr><td>UNIT 11</td><td>525 S.F.</td><td>370 S.F.</td><td>895 S.F.</td></tr> <tr><td>UNIT 12</td><td>525 S.F.</td><td>370 S.F.</td><td>895 S.F.</td></tr> <tr><td>ROOM 050 - UTILITY/METER</td><td>155 S.F.</td><td>-</td><td>155 S.F.</td></tr> <tr><td>ROOM 010 - MAIL/PACKAGE</td><td>140 S.F.</td><td>-</td><td>140 S.F.</td></tr> </tbody> </table>		FIRST FLOOR	SECOND FLOOR	TOTAL	UNIT 1	575 S.F.	370 S.F.	945 S.F.	UNIT 2	575 S.F.	370 S.F.	945 S.F.	UNIT 3	575 S.F.	370 S.F.	945 S.F.	UNIT 4	575 S.F.	370 S.F.	945 S.F.	UNIT 5	550 S.F.	360 S.F.	910 S.F.	UNIT 6	575 S.F.	370 S.F.	945 S.F.	UNIT 7	575 S.F.	370 S.F.	945 S.F.	UNIT 8	575 S.F.	370 S.F.	945 S.F.	UNIT 9	645 S.F.	370 S.F.	945 S.F.	UNIT 10	525 S.F.	370 S.F.	895 S.F.	UNIT 11	525 S.F.	370 S.F.	895 S.F.	UNIT 12	525 S.F.	370 S.F.	895 S.F.	ROOM 050 - UTILITY/METER	155 S.F.	-	155 S.F.	ROOM 010 - MAIL/PACKAGE	140 S.F.	-	140 S.F.
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PARKING DATA	12 UNITS X 1.5 PARKING SPACES = 18 = 18 PARKING SPACES REQUIRED TOTAL PROVIDED PARKING SPACES = 19 SPACES PARKING SURPLUS OF 2 PARKING SPACES																																																												
SETBACKS	<table border="1"> <thead> <tr> <th></th> <th>REQUIRED:</th> <th>PROVIDED:</th> </tr> </thead> <tbody> <tr><td>FRONT/SOUTH</td><td>15' TO 25'</td><td>15'-0"</td></tr> <tr><td>SIDE/EAST</td><td>0'-0"</td><td>7'-3"</td></tr> <tr><td>SIDE/WEST</td><td>0'-0"</td><td>78'-8"</td></tr> <tr><td>REAR/NORTH</td><td>50'-0"</td><td>50'-0"</td></tr> </tbody> </table>		REQUIRED:	PROVIDED:	FRONT/SOUTH	15' TO 25'	15'-0"	SIDE/EAST	0'-0"	7'-3"	SIDE/WEST	0'-0"	78'-8"	REAR/NORTH	50'-0"	50'-0"																																													
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FIRE SEPARATION ASSEMBLIES	2 HOUR BETWEEN DWELLING UNITS REQUIRED 2 HOUR PROVIDED																																																												
BETWEEN UNITS	R302.2																																																												
EXTERIOR WALLS	R302.1.1 0 HOURS :: FIRE SEPARATION DISTANCE GREATER THAN 5 FEET																																																												
OPENINGS IN WALLS	R302.1.1 UNLIMITED :: 0 HOURS :: FIRE SEPARATION DISTANCE GREATER THAN 5 FEET																																																												
AT ROOF	ONE LAYER OF 5/8 INCH TYPE X GYPSUM BOARD TO BE INSTALLED DIRECTLY BENEATH THE ROOF DECKING OR SHEATHING, SUPPORTED BY A MINIMUM OF NOMINAL 2-INCH LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS, FOR A MINIMUM DISTANCE OF 4 FEET ON EACH SIDE OF THE WALL OR WALLS.																																																												

SIGNAGE

ALL SIGNAGE TO MEET CHAPTER 134 OF THE CITY CODE OF ORDINANCES AND BE APPROVED UNDER A SEPARATE PERMIT ISSUES BY THE BUILDING DEPARTMENT OF ROCHESTER HILLS, MI. SIGNAGE HAS NOT BEEN INCLUDED IN THIS SUBMITTAL.

Consultant:	Architect: Berent ARCHITECTURE 6435 APPLE ORCHARD LANE ROCHESTER HILLS, MI 48306 ph: 248.805.1024 rogerberent@gmail.com	Owner:
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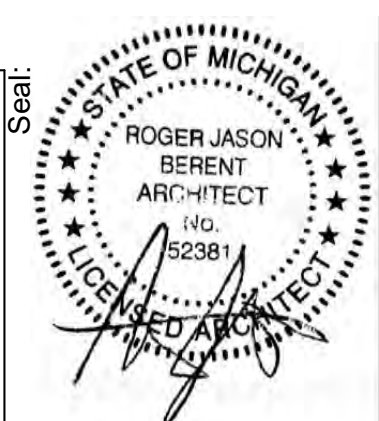
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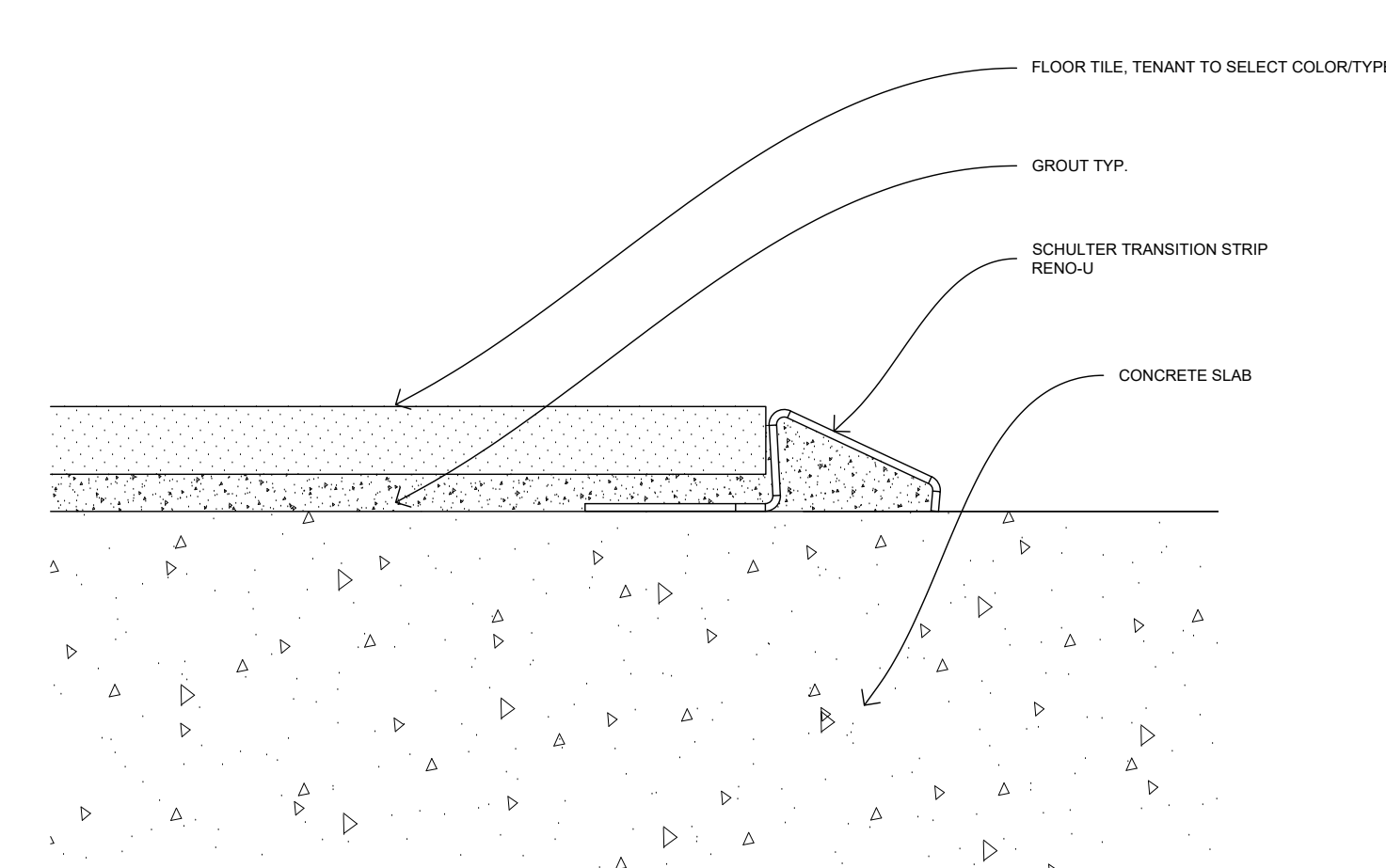
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01.28.2020		SUBMITTAL REVISIONS
12.10.2019		SITE PLAN SUBMITTAL
11.07.2019		RH REVIEW SET
10.16.2019		INTERNAL REVIEW SET
09.10.2019		BID SET

Project:
460 W. TIENKEN
a.k.a. Tienken Traillofts
Rochster Hills, Michigan

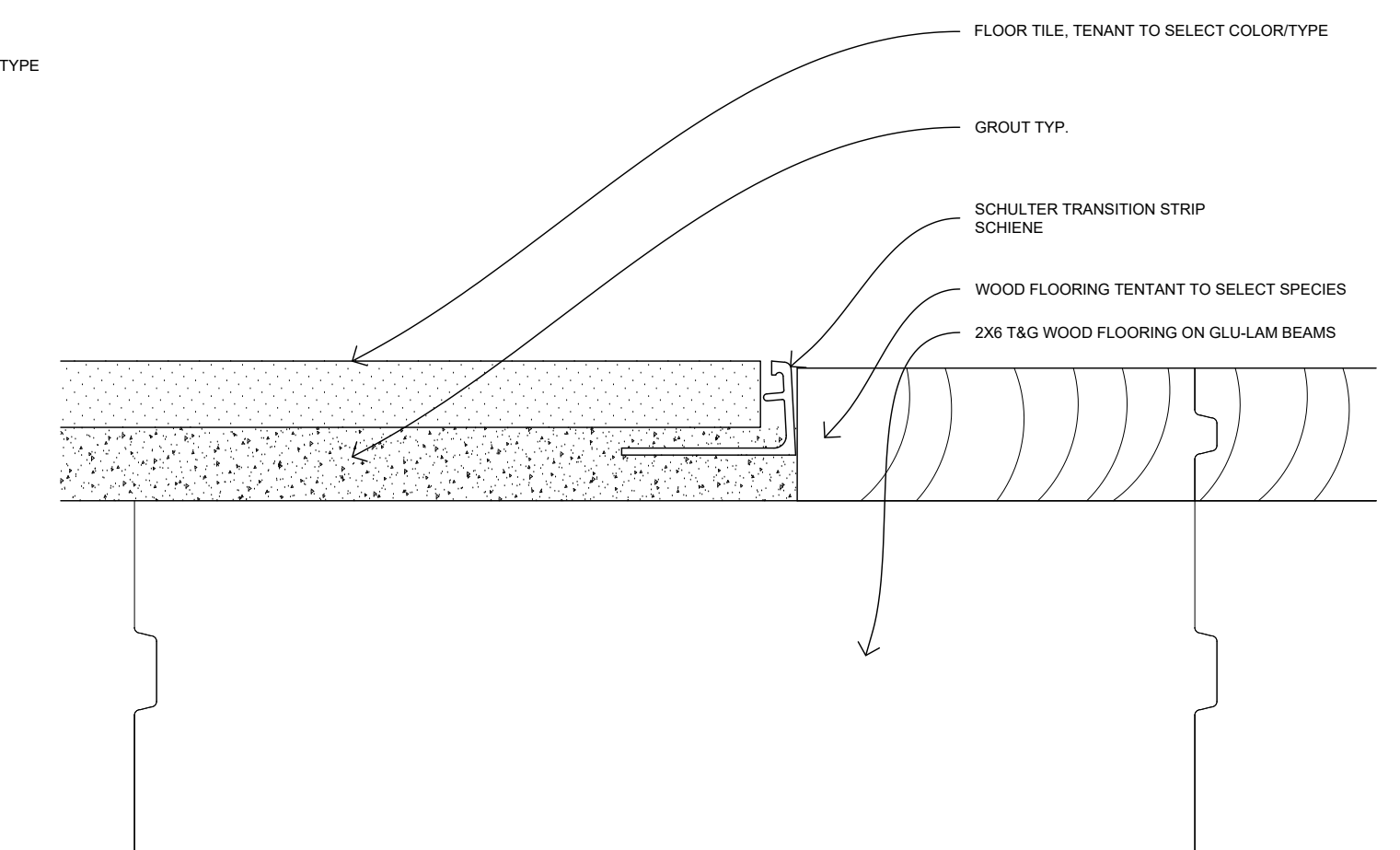
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Scale:	Checked By:	
DRAWING TITLE: PROJECT DATA, KEY PLAN FIRE SEPARATIONS		

A-010
ARCHITECTURAL-010

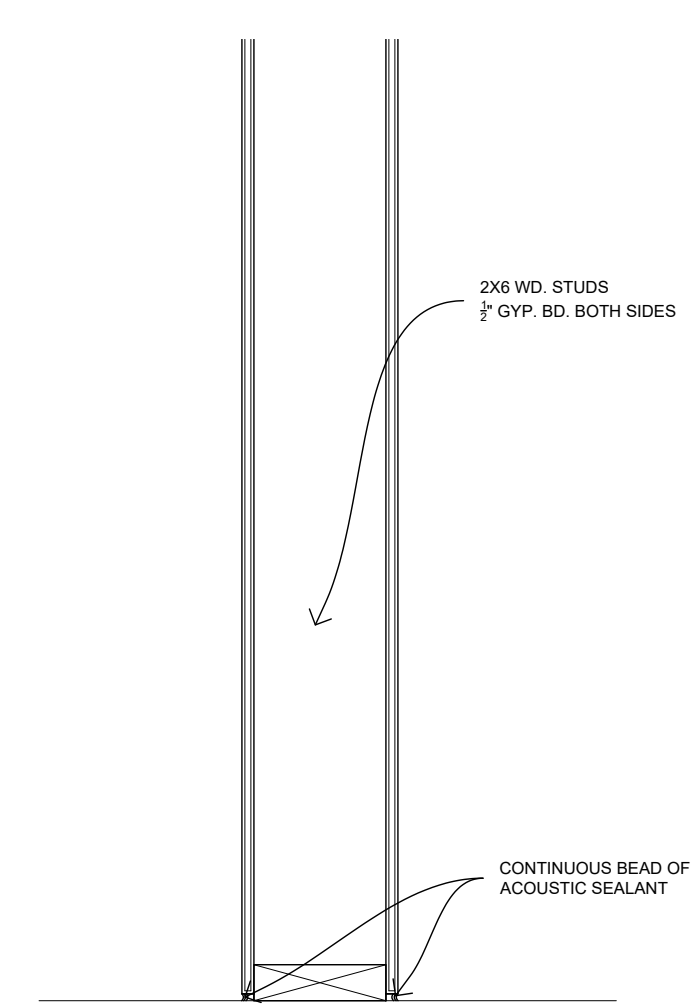




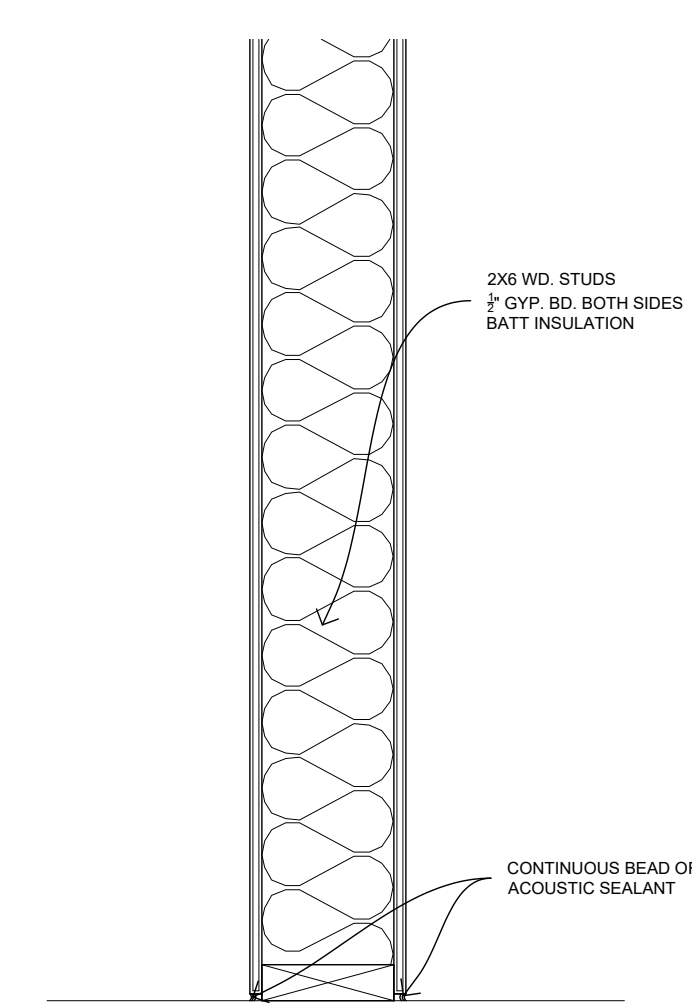
FLOOR TRANSITION 02
TILE TO CONCRETE



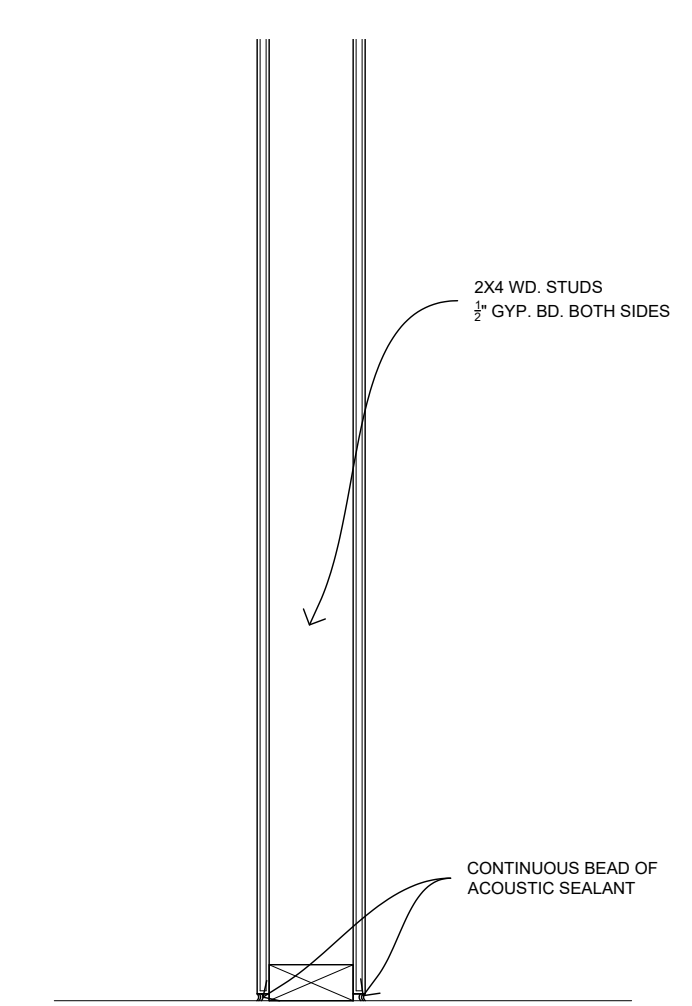
FLOOR TRANSITION 01
TILE TO WOOD



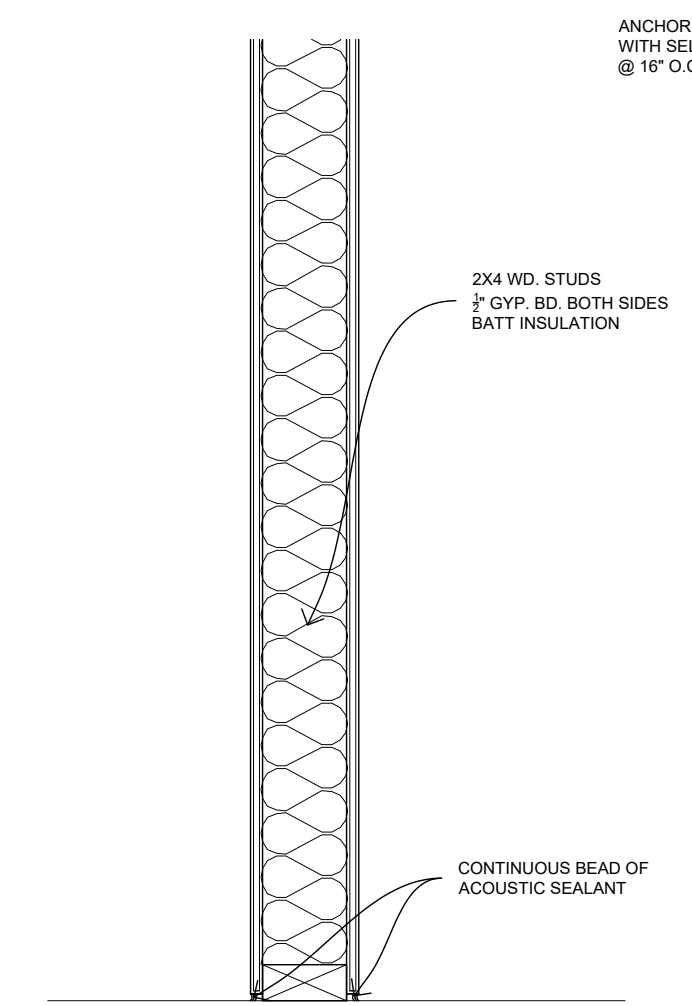
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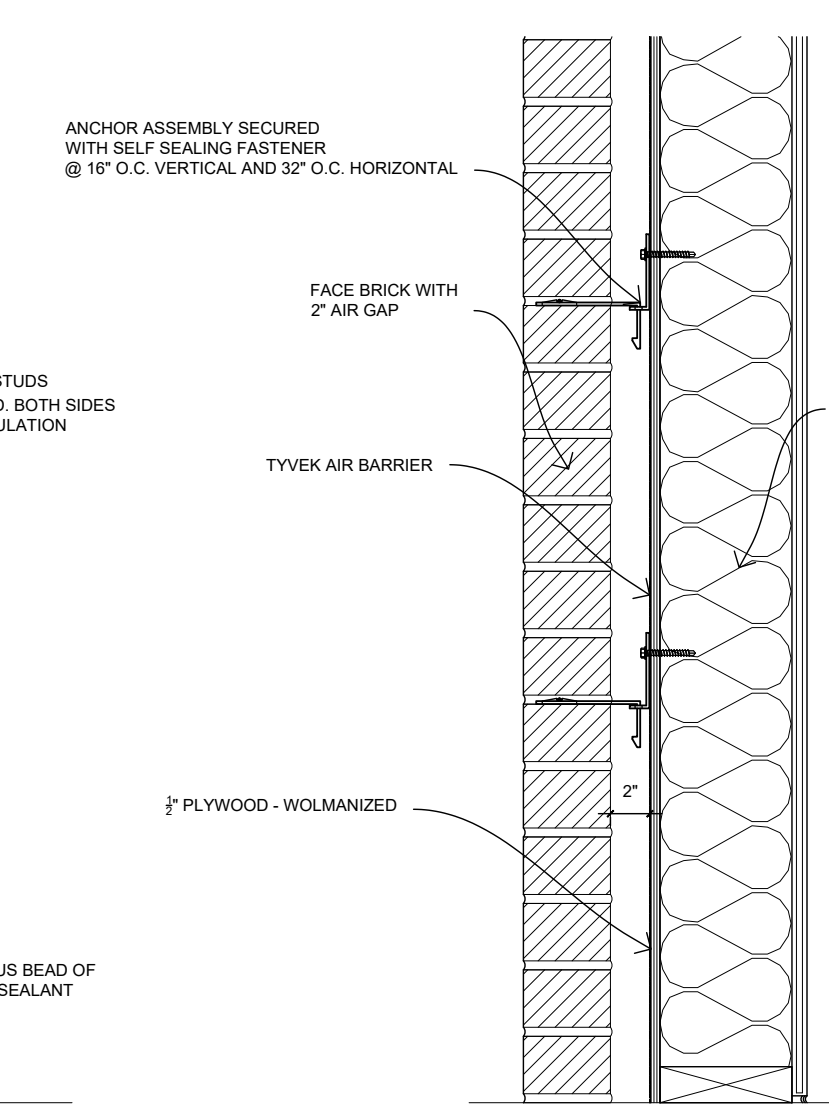
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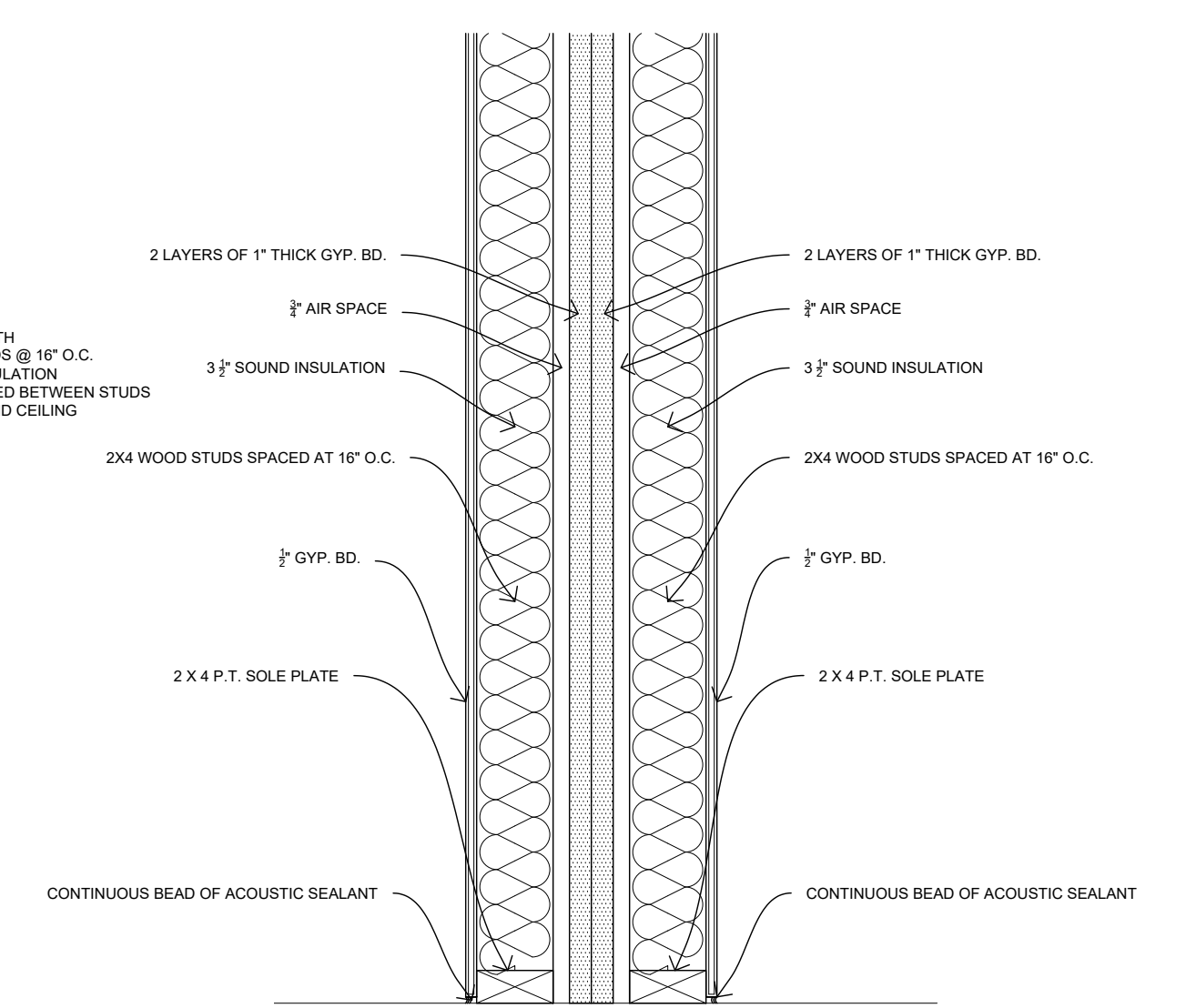
PARTITION TYPE P02



PARTITION TYPE P01



WALL TYPE W02
SEE DETAIL SECTIONS
FOR COMPLETE WALL DETAILING



WALL TYPE W01
2 HOUR WALL CONSTRUCTION
GA FILE NO. ASW 1000,1002, OR 1003
STC 64
FOR ALL SHAFT WALL REQUIREMENTS
COORDINATE WITH MANUFACTURER

Consultant: Architect: **Berent ARCHITECTURE** 6435 APPLE ORCHARD LANE ROCHESTER HILLS, MI 48306 ph: 248.805.1024 rogerberent@gmail.com

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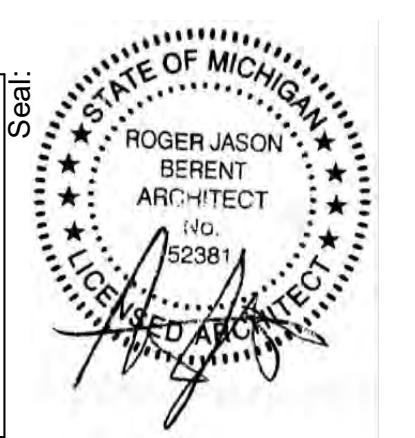
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11.07.2019		RH REVIEW SET
10.16.2019		INTERNAL REVIEW SET
09.10.2019		BID SET

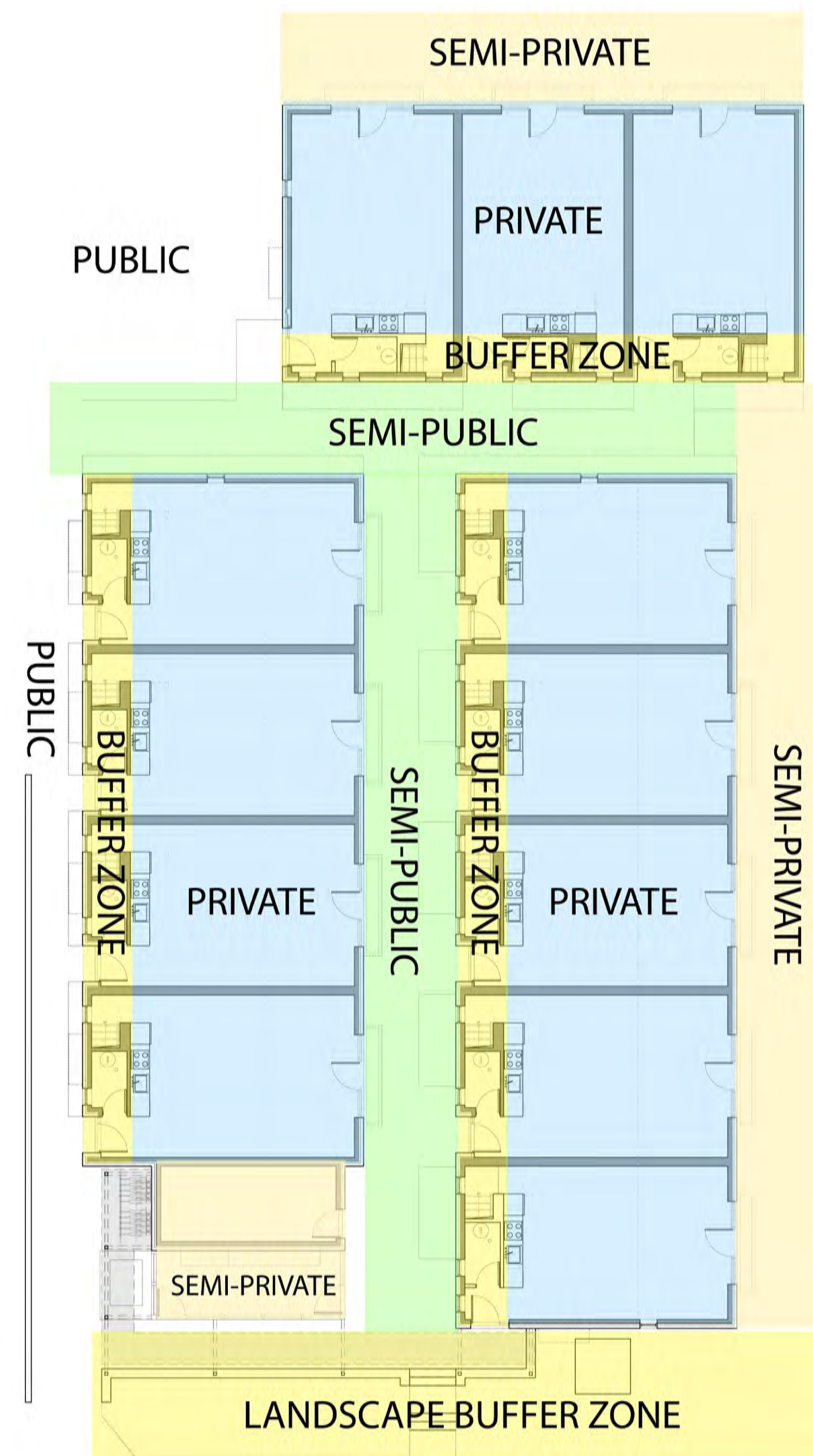
Project:		
460 W. TIENKEN a.k.a. Tienken Traillofts Rochster Hills, Michigan		

Date:		Drawn By:		Drawing Number:	
Scale:		Checked By:		DRAWING TITLE:	
				WALL TYPES FLOOR TRANSITIONS	

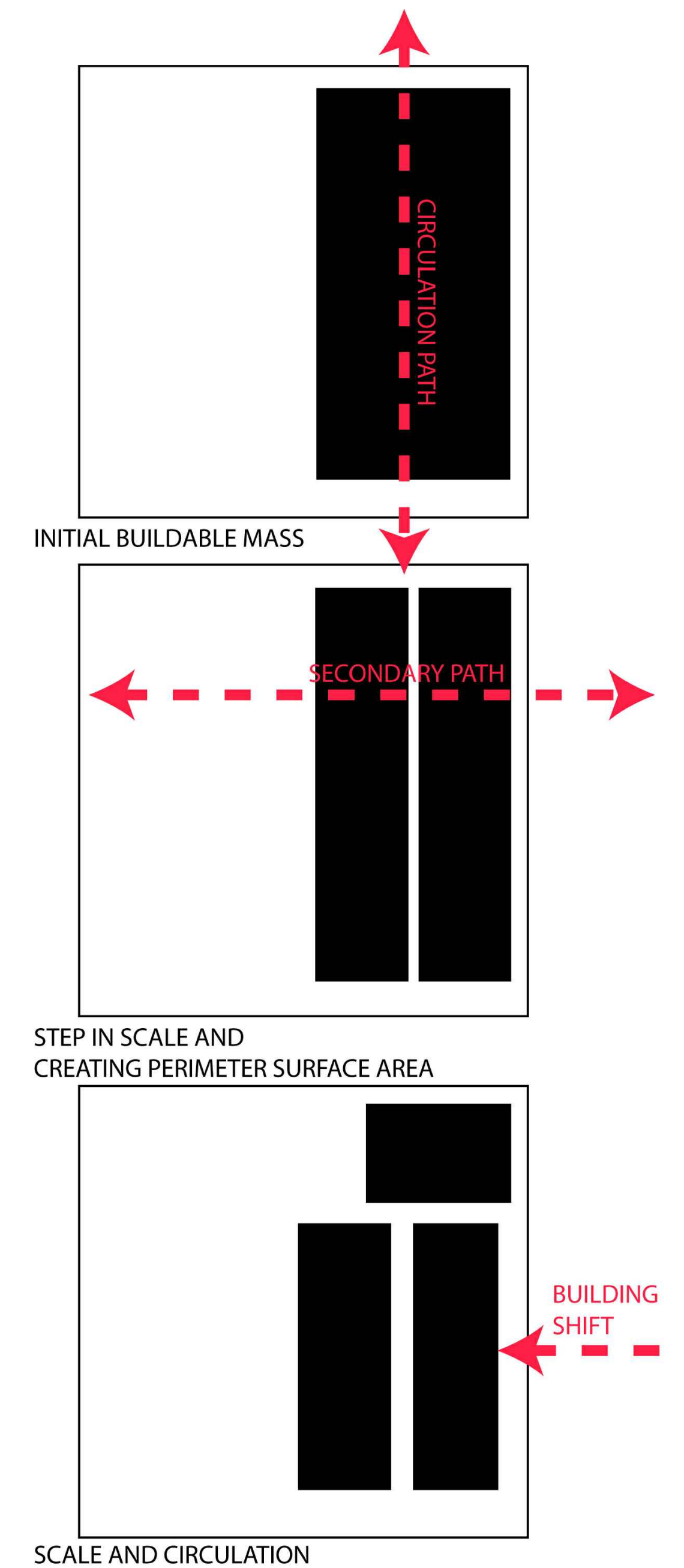
A-020
ARCHITECTURAL-020

ROGER JASON BERENT ARCHITECT No. 52381


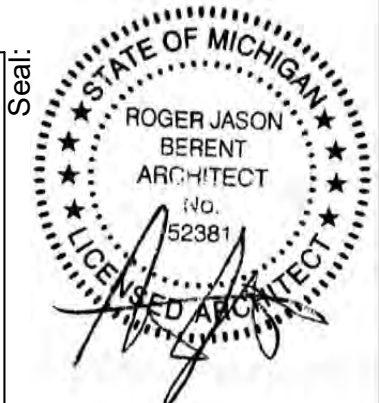


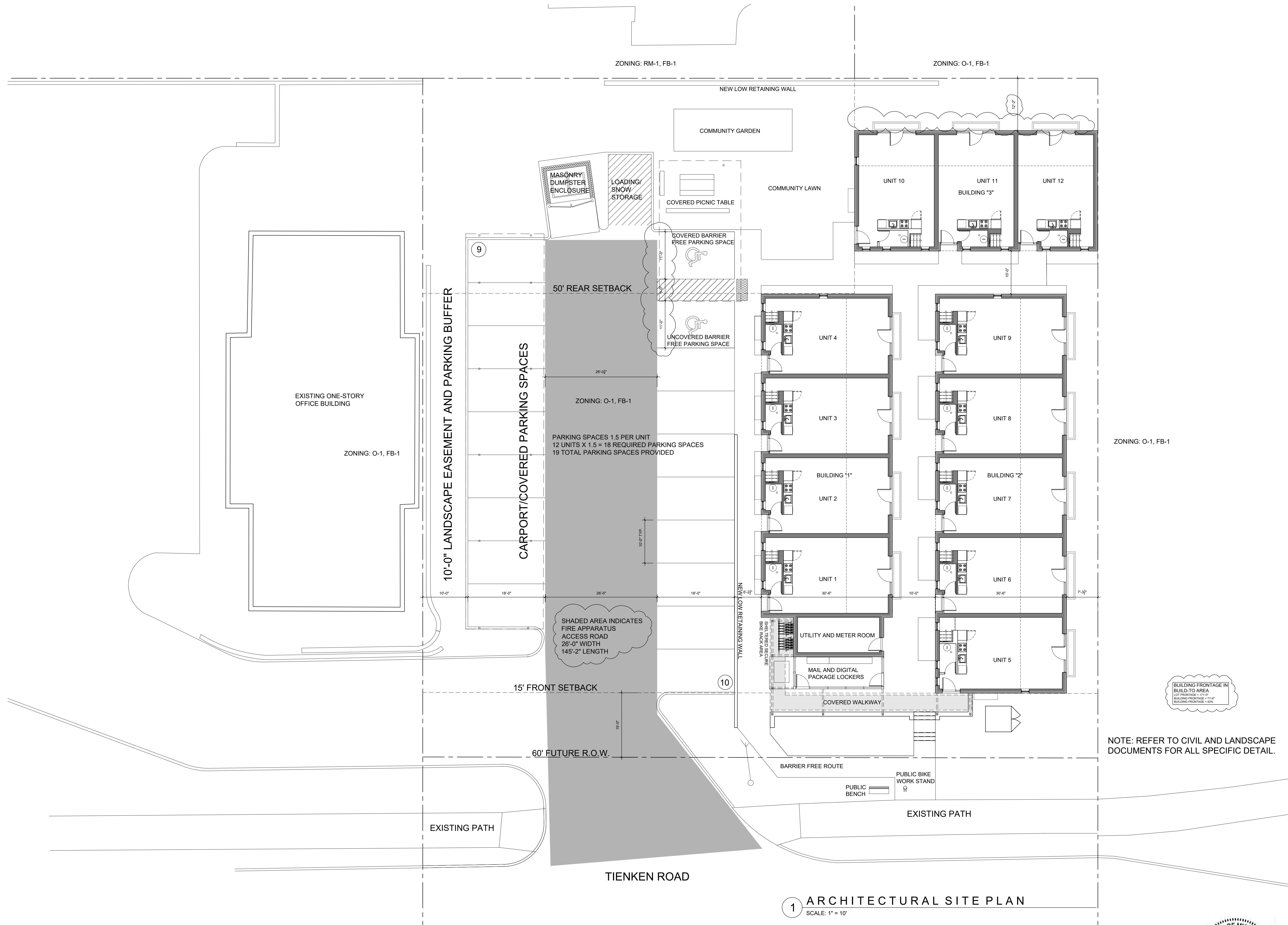


2 DESIGN DIAGRAM
SCALE: N.T.S.



1 DESIGN DIAGRAM
SCALE: N.T.S.



Consultant:		Architect: 6435 APPLE ORCHARD LANE ROCHESTER HILLS, MI 48306 ph: 248.805.1024 rogerberent@gmail.com	Owner:	These drawings are instruments of service and as such are the property of the Architect. The Architect's drawings, specifications and related documents are not to be used by the Owner or others on other projects, for additions to this Project, or for completion of this Project by others.	Drawing Issue:			Project: 460 W. TIENKEN a.k.a. Tienken Traillofts Rochester Hills, Michigan	Date:	Drawn By:	Drawing Number: A-040 ARCHITECTURAL-040
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					11.07.2019		RH REVIEW SET				
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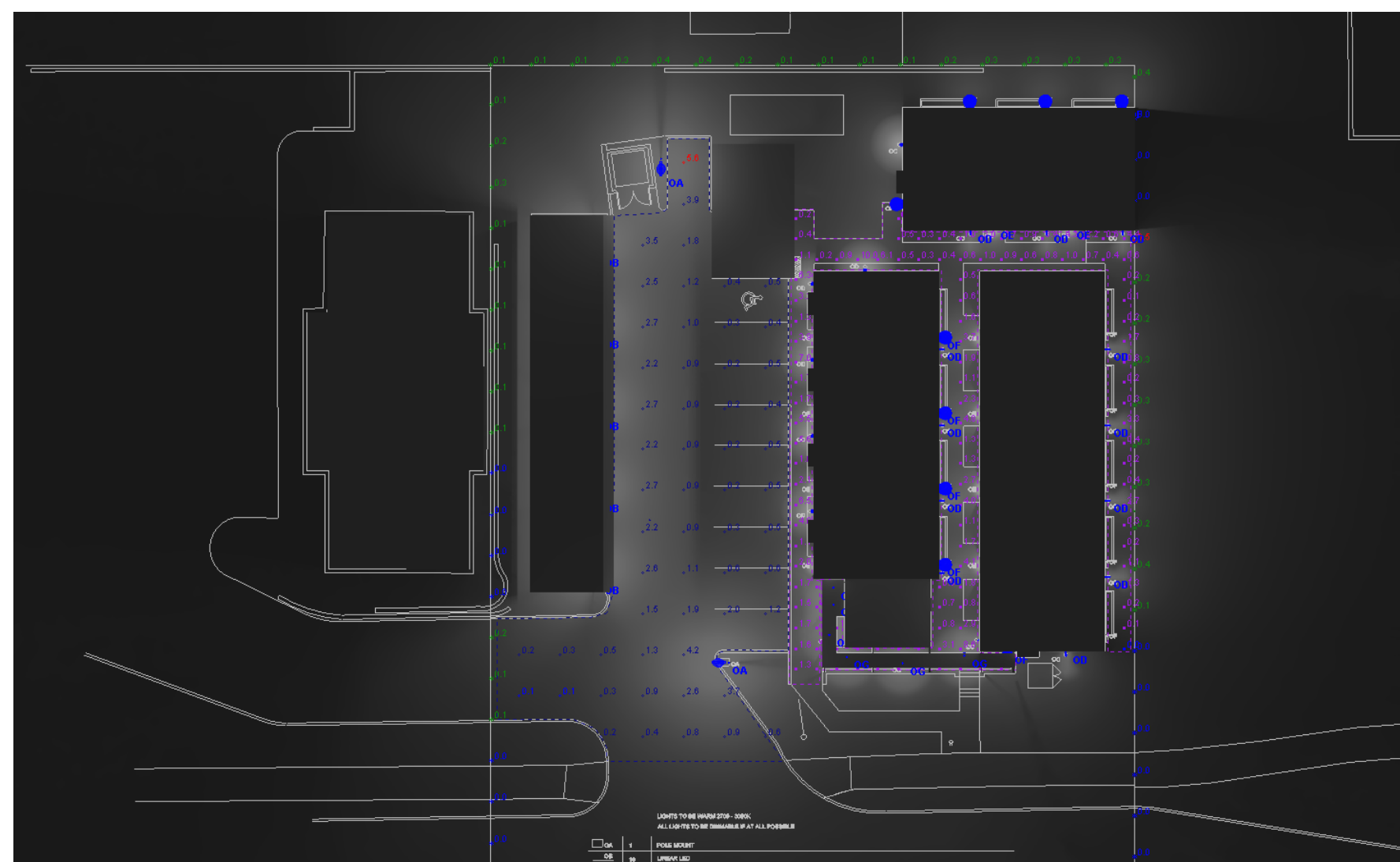


1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'

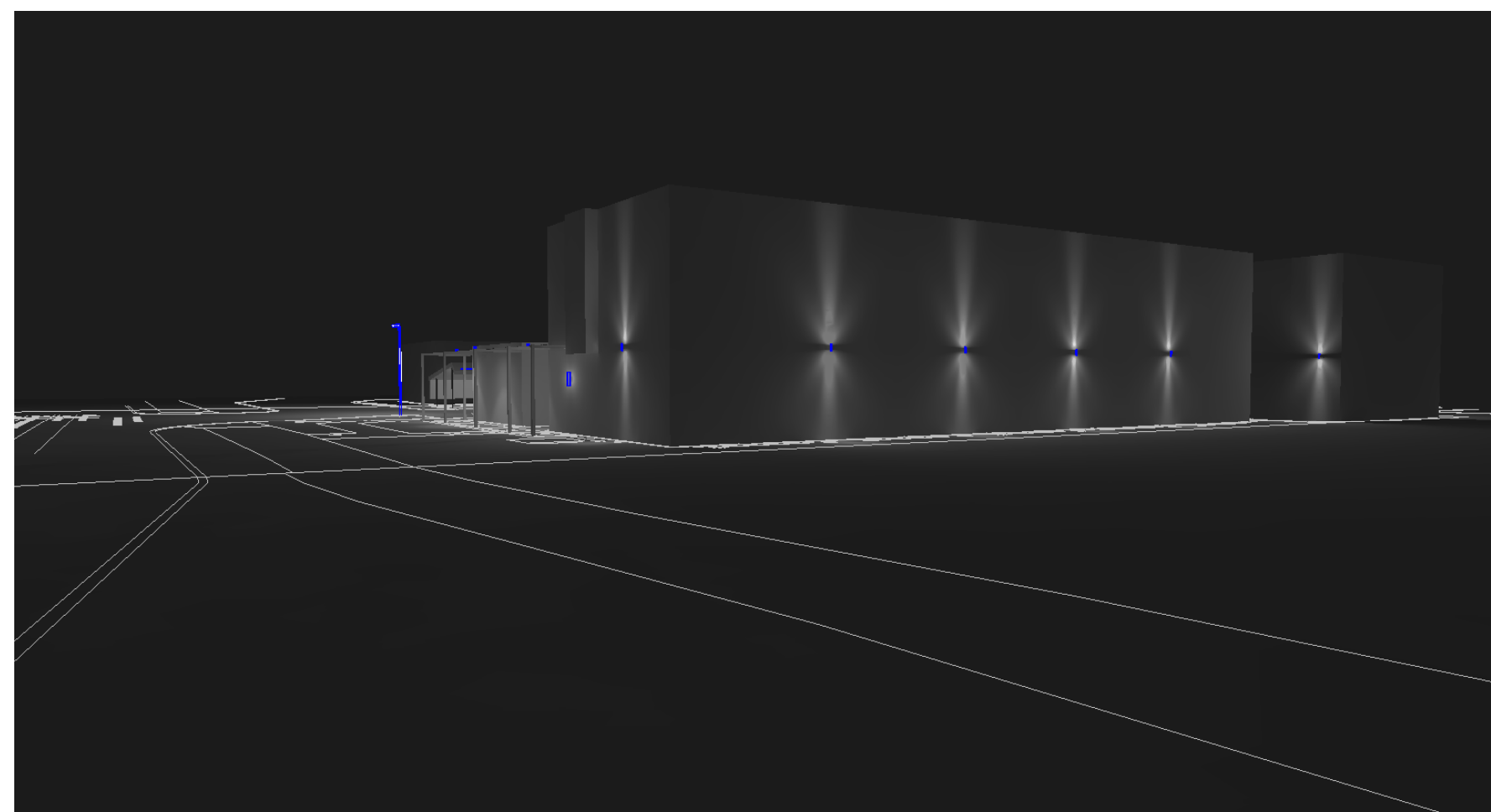
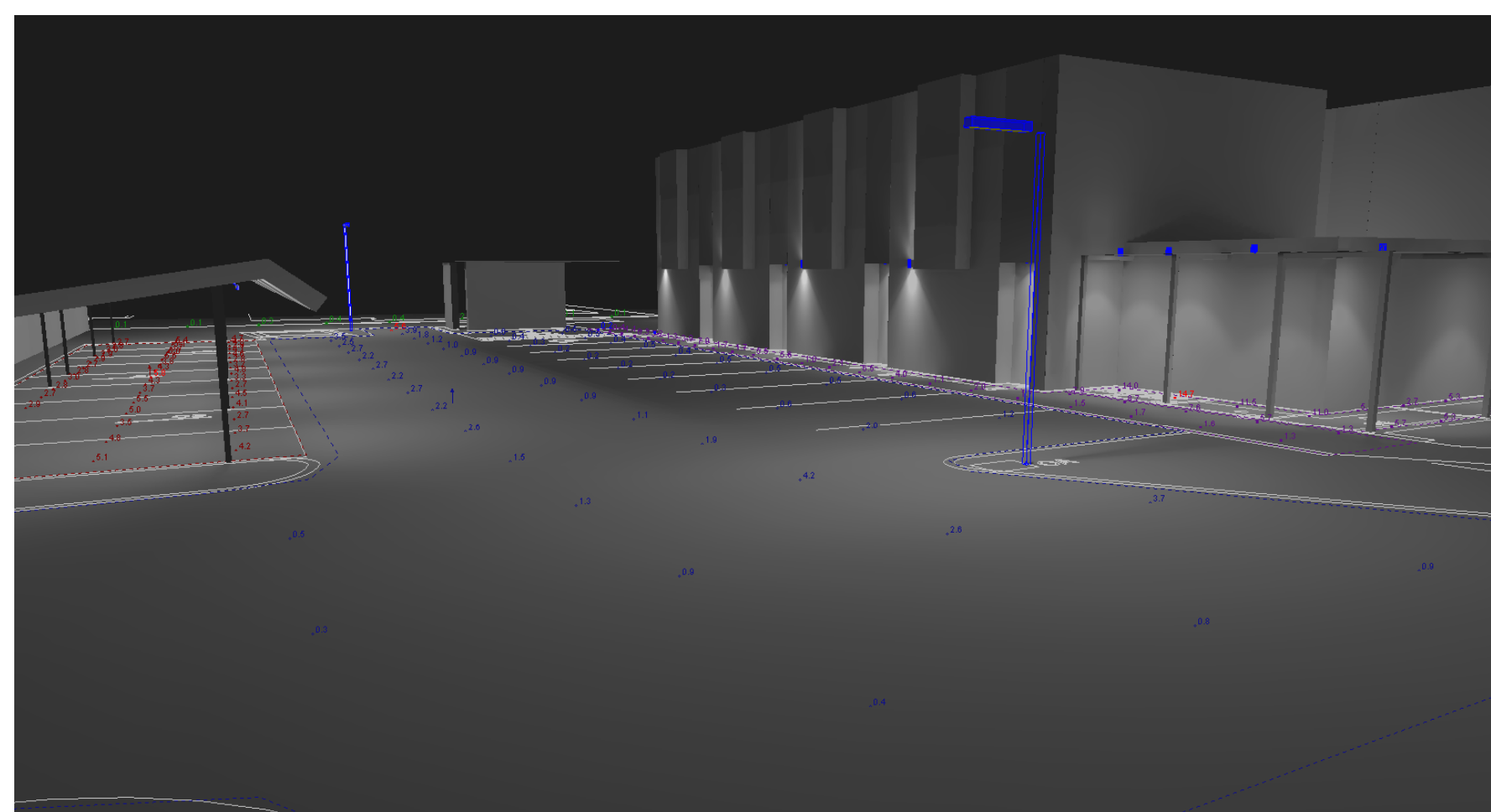
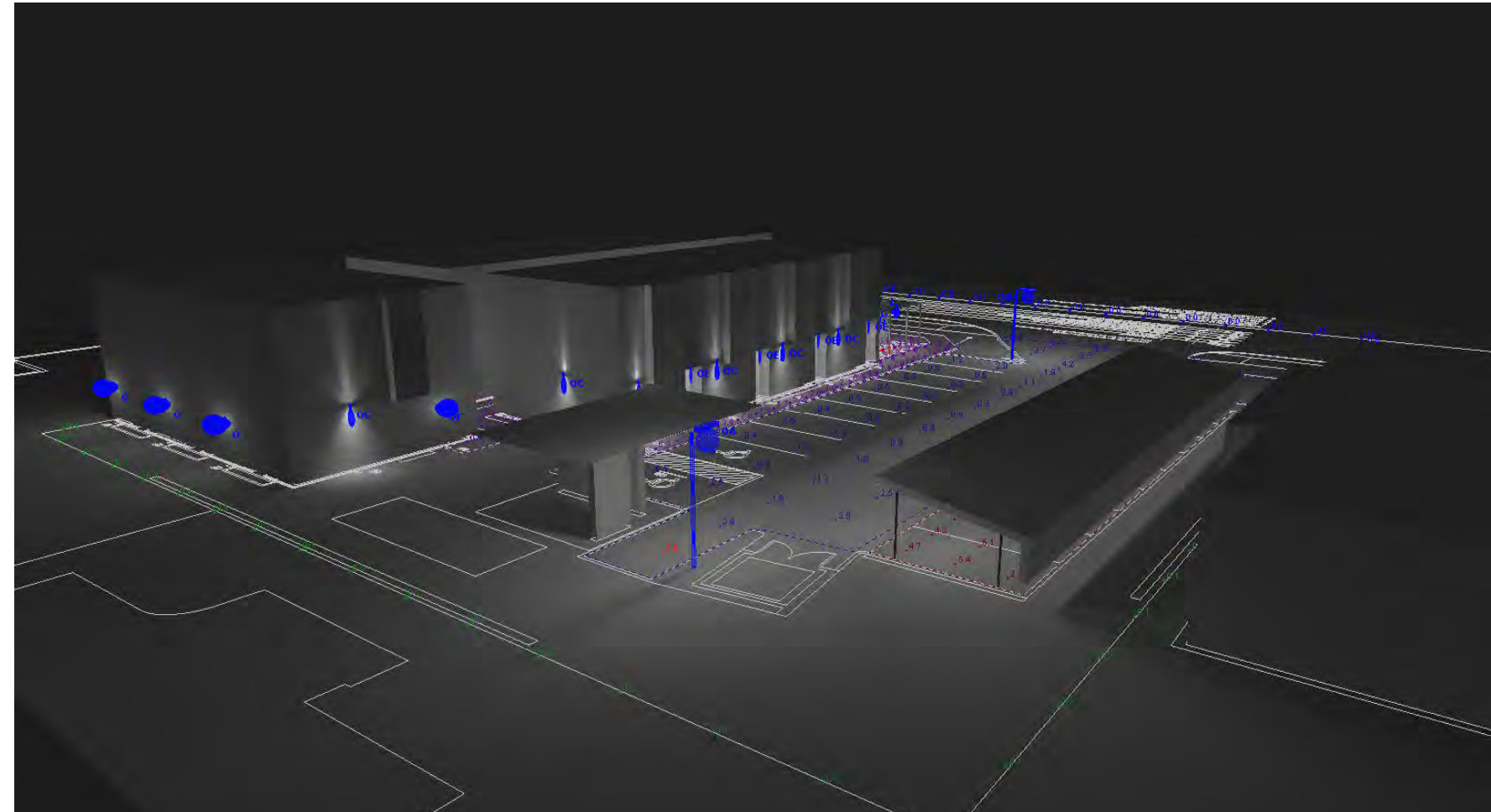
NOTE: REFER TO CIVIL AND LANDSCAPE DOCUMENTS FOR ALL SPECIFIC DETAIL.

BUILDING FRONTAGE IN BUILD-TO AREA
BUILDING FRONTAGE = 11'-0"
BUILDING FRONTAGE = 11'-0"
BUILDING FRONTAGE = 42'-0"

Consultant: 	Architect:  6435 APPLE ORCHARD LANE ROCHESTER HILLS, MI 48306 ph: 248.805.1024 rogerberent@gmail.com	Owner: 	These drawings are instruments of service and as such are the property of the Architect. The Architect's drawings, specifications and related documents are not to be used by the Owner or others on other projects, for additions to this Project, or for completion of this Project by others.	Drawing Issue: <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>01.28.2020</td> <td></td> <td>SUBMITTAL REVISIONS</td> </tr> <tr> <td>12.10.2019</td> <td></td> <td>SITE PLAN SUBMITTAL</td> </tr> <tr> <td>11.07.2019</td> <td></td> <td>RH REVIEW SET</td> </tr> <tr> <td>10.16.2019</td> <td></td> <td>INTERNAL REVIEW SET</td> </tr> <tr> <td>09.10.2019</td> <td></td> <td>BID SET</td> </tr> </tbody> </table>	No.	Date	Description	01.28.2020		SUBMITTAL REVISIONS	12.10.2019		SITE PLAN SUBMITTAL	11.07.2019		RH REVIEW SET	10.16.2019		INTERNAL REVIEW SET	09.10.2019		BID SET	Project: 460 W. TIENKEN a.k.a. Tienken Traillofts Rochester Hills, Michigan	Date: Scale: Drawn By: Checked By: DRAWING TITLE: ARCHITECTURAL SITE PLAN	Drawing Number: A-050 ARCHITECTURAL-050	
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12.10.2019		SITE PLAN SUBMITTAL																								
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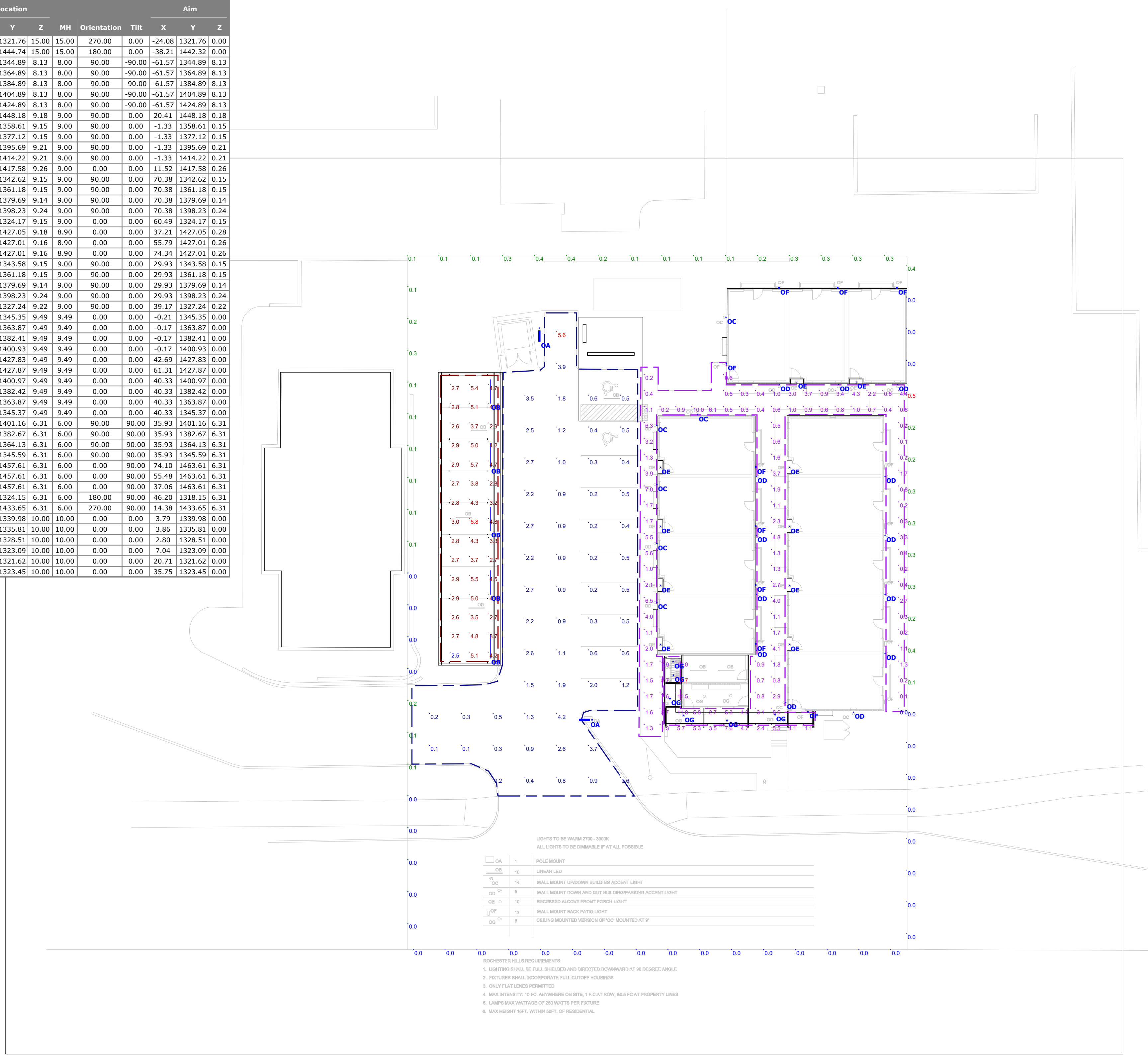
View #1



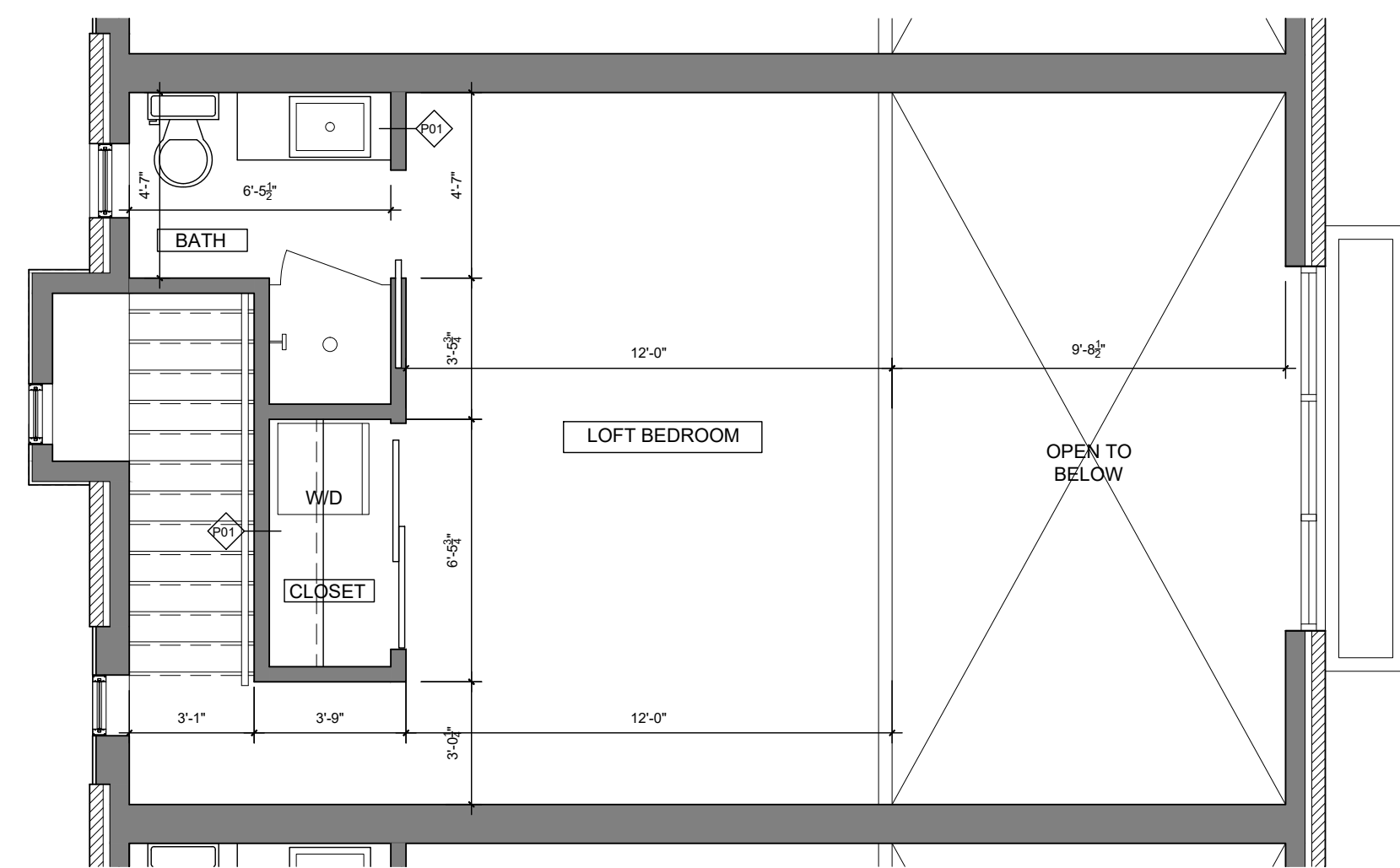
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
!	OA	2	SOLERA	SOX-C-40-60W-LED-WW-TYPEIII	TYPE III POLE MOUNTED AREA LIGHT ON A 15' SQUARE STEEL POLE. 15' OVERALL MOUNTING HEIGHT MAX.	INTEGRAL LED LIGHT ENGINE	48	sox-394668.ies	134	0.9	66
—	OB	5	CGF Design Inc	YU-48-HM-PGC-LED60W-CTS-UNV	Yuma Series Linear LED Surface Mount	INTEGRAL LED LIGHT ENGINE	1	YU-48-HM-PGC-LED60-CTS-UNV_103842377CH-003.ies	6405	0.45	59.5
○	OC	6	Liton Lighting Inc	WD2340B-BD45-8U02UE-DUN-T30	4" ROUND 2-DIRECTION WALL MOUNT (IP65) - 2 X 1000LM	INTEGRAL LED LIGHT ENGINE	1	WD2340B-BD45-8U02UE-DUN-T30.ies	1333	0.9	28.56
○	OD	13	Liton Lighting Inc	WD2340B-BD02-8U02UE-DUN-T30	4" ROUND 2-DIRECTION WALL MOUNT (IP65) - 2 X 1000LM	INTEGRAL LED LIGHT ENGINE	1	WD2340B-BD02-8U02UE-DUN-T30.ies	425	0.9	29.16
○	OE	10	Liton Lighting Inc	LRLD2521WW-L09810-C90	2.5" RECESSED LED ROUND FLANGED DOWNLIGHT, 1000LM	INTEGRAL LED LIGHT ENGINE	1	LRLD2521WW-L09810-C90.ies	1443	0.9	15
▮	OF	9	Norwell Manufacturing Co., Inc	1235-MB-AC	4" WIDE WALL MOUNTED EXTERIOR LED WALL SCONCE	INTEGRAL LED LIGHT ENGINE	1	1235-MB-AC.IES	390	0.9	16.72
○	OG	6	Liton Lighting Inc	DL3408UE-DUN	4" ROUND CEILING DOWNLIGHT (IP65)	INTEGRAL LED LIGHT ENGINE	1	DL3408UE-DUN.ies	863	0.9	14.48

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #4	■	2.7 fc	14.7 fc	0.0 fc	N/A	N/A
Carports	+	3.8 fc	5.8 fc	2.5 fc	2.3:1	1.5:1
Parking & Drive	◇	1.3 fc	5.6 fc	0.1 fc	56.0:1	13.0:1
Property Line	✕	0.1 fc	0.5 fc	0.0 fc	N/A	N/A

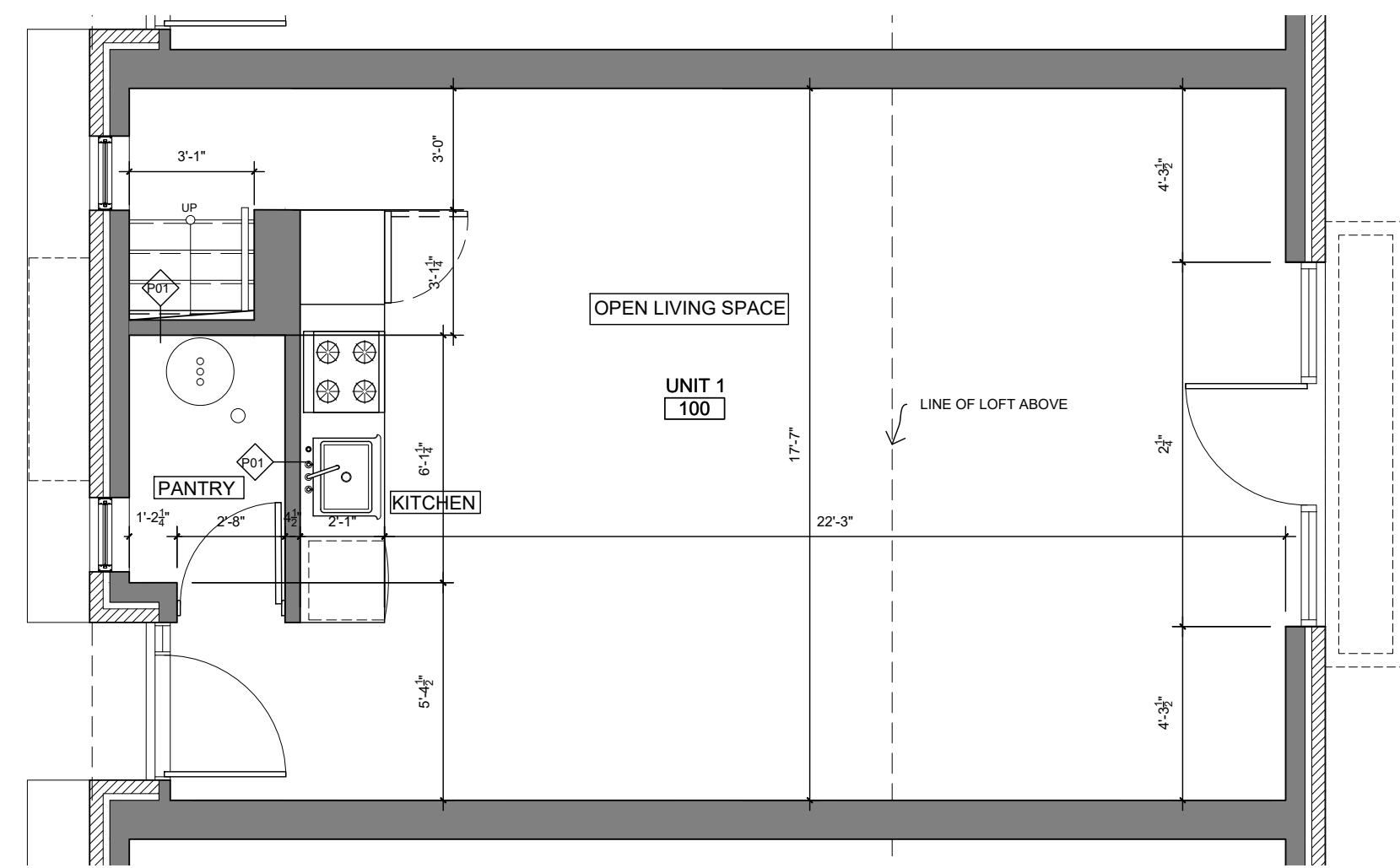
Luminaire Locations											
No.	Label	Location			MH	Orientation	Tilt	Aim			
		X	Y	Z				X	Y	Z	
1	OA	-21.66	1321.76	15.00	15.00	270.00	0.00	-24.08	1321.76	0.00	
2	OA	-38.21	1444.74	15.00	15.00	180.00	0.00	-38.21	1442.32	0.00	
1	OB	-53.57	1344.89	8.13	8.00	90.00	-90.00	-61.57	1344.89	8.13	
6	OB	-53.57	1364.89	8.13	8.00	90.00	-90.00	-61.57	1364.89	8.13	
7	OB	-53.57	1384.89	8.13	8.00	90.00	-90.00	-61.57	1384.89	8.13	
8	OB	-53.57	1404.89	8.13	8.00	90.00	-90.00	-61.57	1404.89	8.13	
9	OB	-53.57	1424.89	8.13	8.00	90.00	-90.00	-61.57	1424.89	8.13	
3	OC	20.41	1448.18	9.18	9.00	90.00	0.00	20.41	1448.18	0.18	
17	OC	-1.33	1358.61	9.15	9.00	90.00	0.00	-1.33	1358.61	0.15	
18	OC	-1.33	1377.12	9.15	9.00	90.00	0.00	-1.33	1377.12	0.15	
19	OC	-1.33	1395.69	9.21	9.00	90.00	0.00	-1.33	1395.69	0.21	
20	OC	-1.33	1414.22	9.21	9.00	90.00	0.00	-1.33	1414.22	0.21	
21	OC	11.52	1417.58	9.26	9.00	0.00	0.00	11.52	1417.58	0.26	
1	OD	70.38	1342.62	9.15	9.00	90.00	0.00	70.38	1342.62	0.15	
2	OD	70.38	1361.18	9.15	9.00	90.00	0.00	70.38	1361.18	0.15	
3	OD	70.38	1379.69	9.14	9.00	90.00	0.00	70.38	1379.69	0.14	
4	OD	70.38	1398.23	9.24	9.00	90.00	0.00	70.38	1398.23	0.24	
5	OD	60.49	1324.17	9.15	9.00	0.00	0.00	60.49	1324.17	0.15	
6	OD	37.21	1427.05	9.18	8.90	0.00	0.00	37.21	1427.05	0.28	
7	OD	55.79	1427.01	9.16	8.90	0.00	0.00	55.79	1427.01	0.26	
8	OD	74.34	1427.01	9.16	8.90	0.00	0.00	74.34	1427.01	0.26	
9	OD	29.93	1343.58	9.15	9.00	90.00	0.00	29.93	1343.58	0.15	
10	OD	29.93	1361.18	9.15	9.00	90.00	0.00	29.93	1361.18	0.15	
11	OD	29.93	1379.69	9.14	9.00	90.00	0.00	29.93	1379.69	0.14	
12	OD	29.93	1398.23	9.24	9.00	90.00	0.00	29.93	1398.23	0.24	
13	OD	39.17	1327.24	9.22	9.00	90.00	0.00	39.17	1327.24	0.22	
1	OE	-0.21	1345.35	9.49	9.49	0.00	0.00	-0.21	1345.35	0.00	
2	OE	-0.17	1363.87	9.49	9.49	0.00	0.00	-0.17	1363.87	0.00	
3	OE	-0.17	1382.41	9.49	9.49	0.00	0.00	-0.17	1382.41	0.00	
4	OE	-0.17	1400.93	9.49	9.49	0.00	0.00	-0.17	1400.93	0.00	
5	OE	42.69	1427.83	9.49	9.49	0.00	0.00	42.69	1427.83	0.00	
6	OE	61.31	1427.87	9.49	9.49	0.00	0.00	61.31	1427.87	0.00	
7	OE	40.33	1400.97	9.49	9.49	0.00	0.00	40.33	1400.97	0.00	
8	OE	40.33	1382.42	9.49	9.49	0.00	0.00	40.33	1382.42	0.00	
9	OE	40.33	1363.87	9.49	9.49	0.00	0.00	40.33	1363.87	0.00	
10	OE	40.33	1345.37	9.49	9.49	0.00	0.00	40.33	1345.37	0.00	
6	OF	29.93	1401.16	6.31	6.00	90.00	90.00	35.93	1401.16	6.31	
7	OF	29.93	1382.67	6.31	6.00	90.00	90.00	35.93	1382.67	6.31	
8	OF	29.93	1364.13	6.31	6.00	90.00	90.00	35.93	1364.13	6.31	
9	OF	29.93	1345.59	6.31	6.00	90.00	90.00	35.93	1345.59	6.31	
10	OF	74.10	1457.61	6.31	6.00	0.00	0.00	74.10	1463.61	6.31	
11	OF	55.48	1457.61	6.31	6.00	0.00	0.00	55.48	1463.61	6.31	
12	OF	37.06	1457.61	6.31	6.00	0.00	0.00	37.06	1463.61	6.31	
13	OF	46.20	1324.15	6.31	6.00	180.00	90.00	46.20	1318.15	6.31	
14	OF	20.38	1433.65	6.31	6.00	270.00	90.00	14.38	1433.65	6.31	
1	OG	3.79	1339.98	10.00	10.00	0.00	0.00	3.79	1339.98	0.00	
2	OG	3.86	1335.81	10.00	10.00	0.00	0.00	3.86	1335.81	0.00	
3	OG	2.80	1328.51	10.00	10.00	0.00	0.00	2.80	1328.51	0.00	
4	OG	7.04	1323.09	10.00	10.00	0.00	0.00	7.04	1323.09	0.00	
5	OG	20.71	1321.62	10.00	10.00	0.00	0.00	20.71	1321.62	0.00	
6	OG	35.75	1323.45	10.00	10.00	0.00	0.00	35.75	1323.45	0.00	



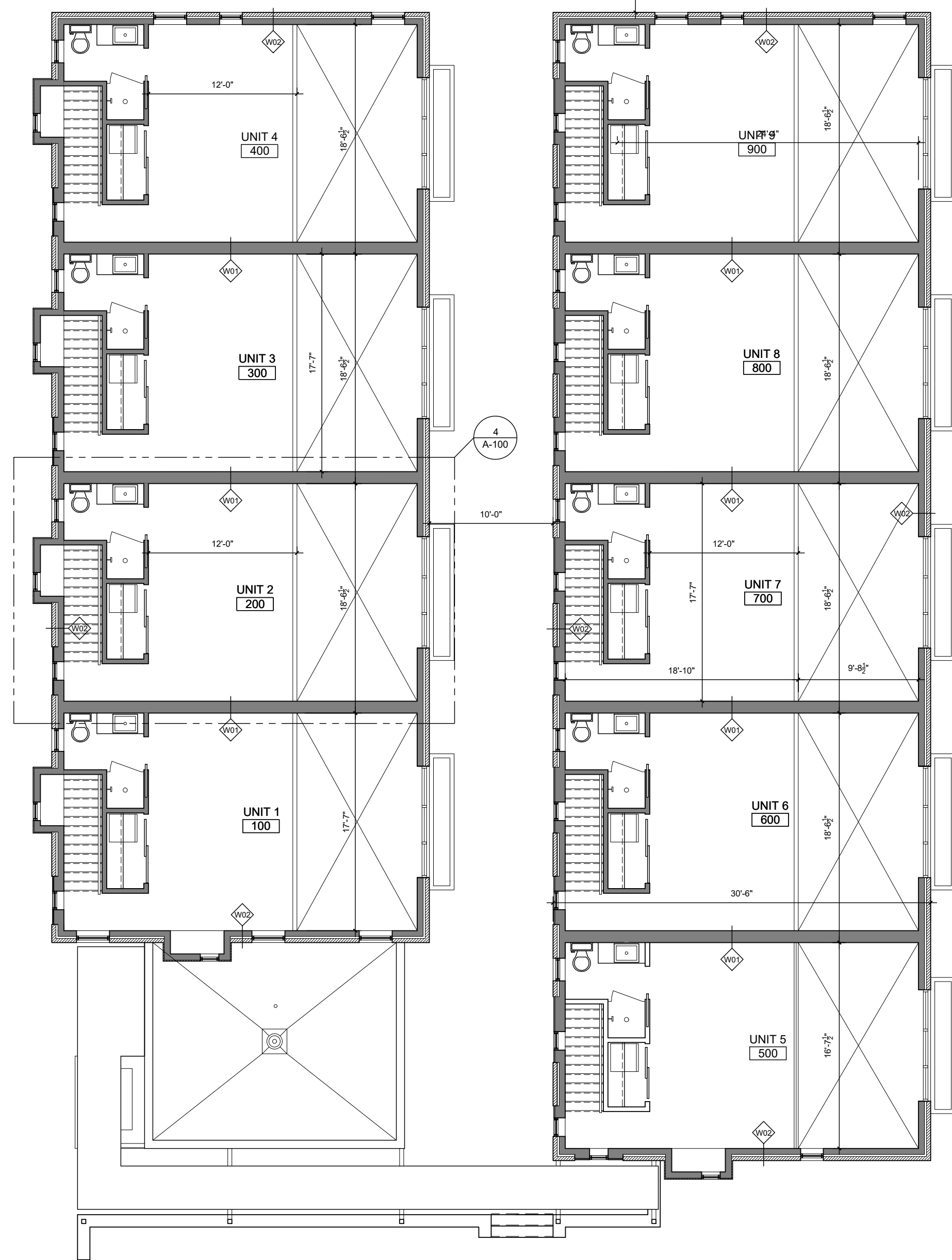
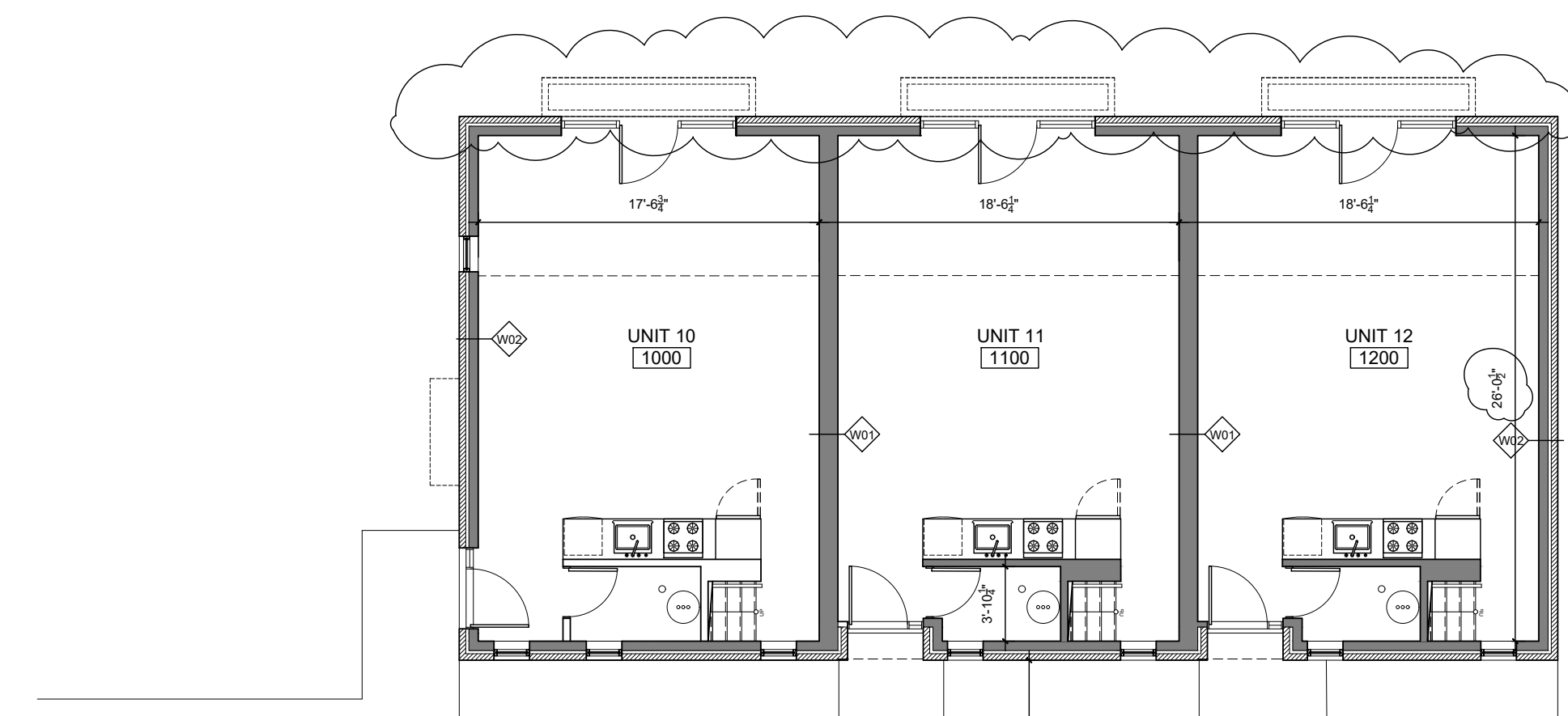
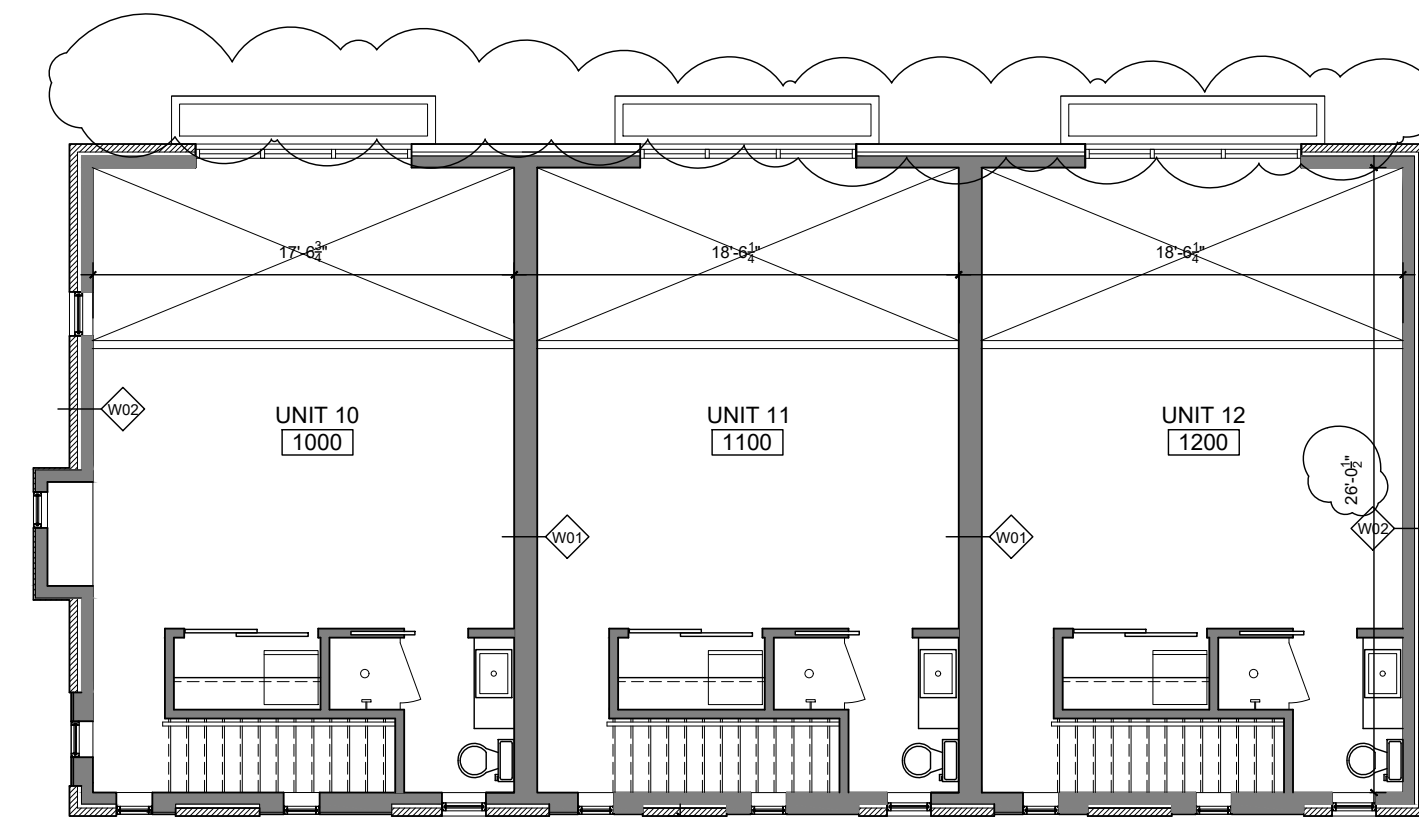
Plan View
Scale - 1" = 20ft



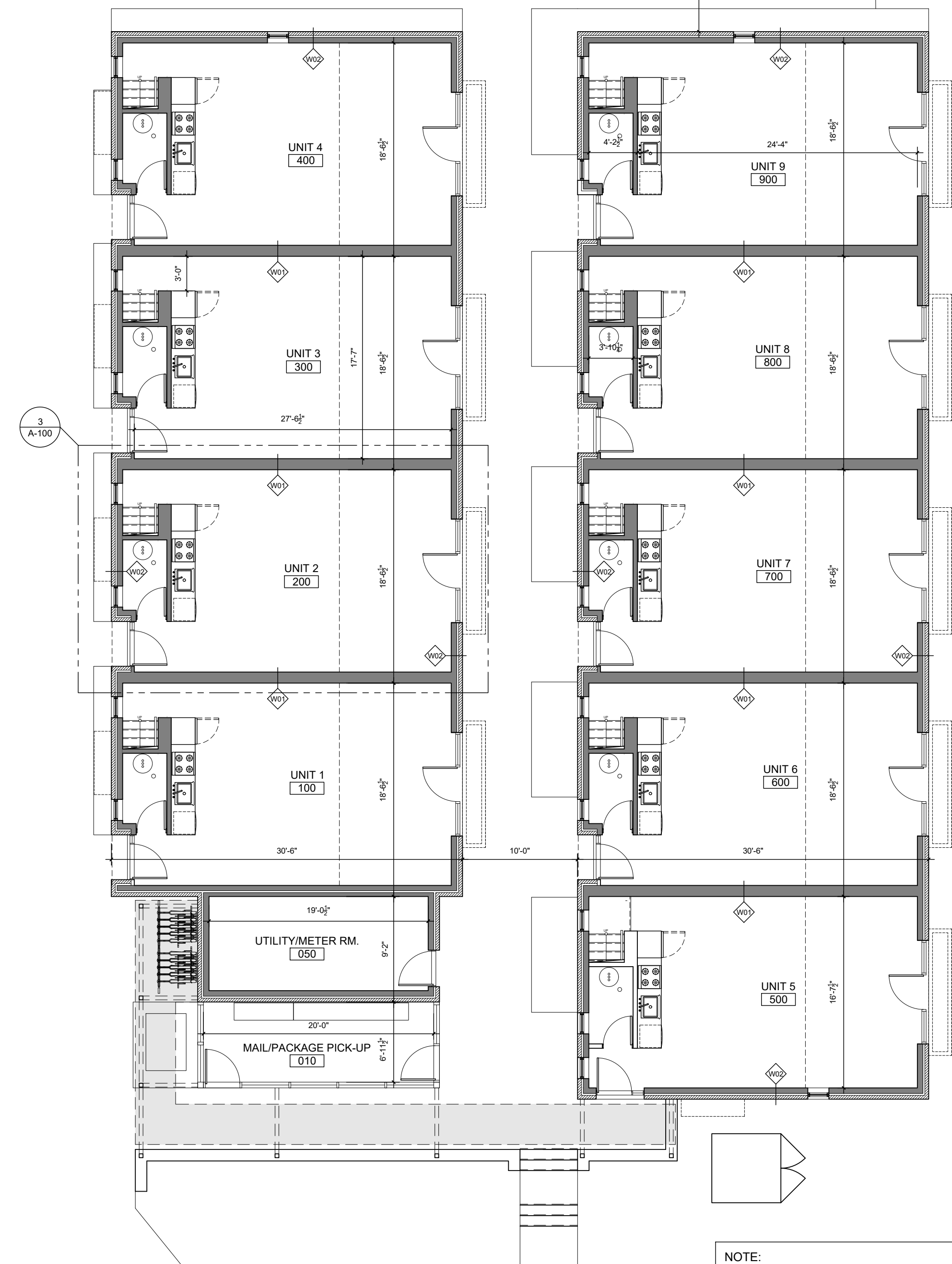
**SECOND FLOOR
DETAIL PLAN**
SCALE: 1/8" = 1'-0"



**FIRST FLOOR
DETAIL PLAN**
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTE:
SEE SHEET A020 FOR WALL TYPES.

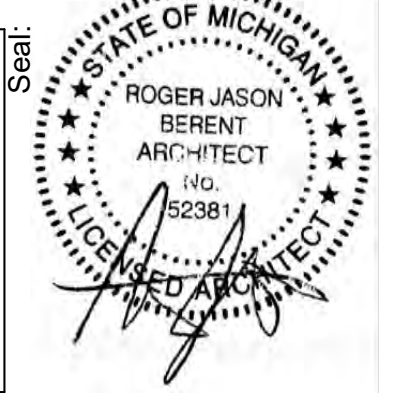
Consultant:	Architect: Berent ARCHITECTURE	6435 APPLE ORCHARD LANE ROCHESTER HILLS, MI 48306 ph: 248.805.1024 rogerberent@gmail.com	Owner:
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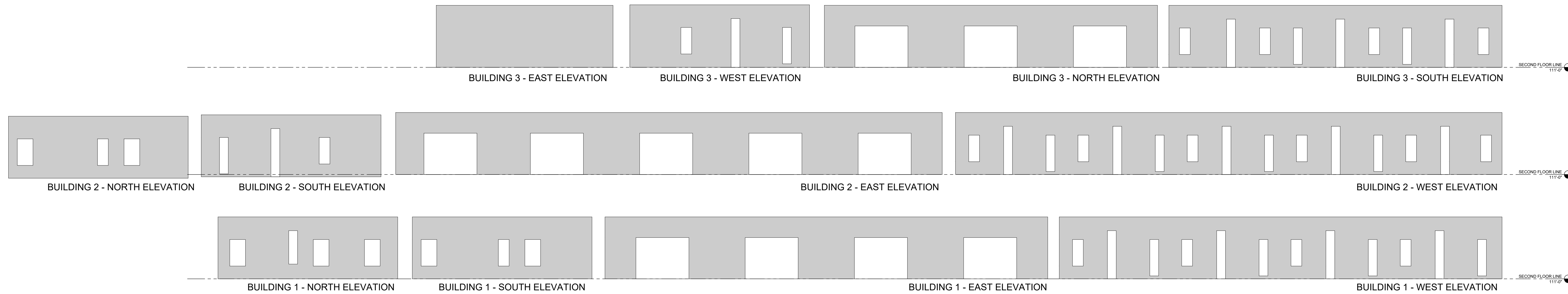
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Drawing Issue:	No.	Date	Description
		01.28.2020	SUBMITTAL REVISIONS
		12.10.2019	SITE PLAN SUBMITTAL
		11.07.2019	RH REVIEW SET
		10.16.2019	INTERNAL REVIEW SET
		09.10.2019	BID SET

Project:
460 W. TIENKEN
a.k.a. Tienken Traillofts
Rochster Hills, Michigan

Date:
Scale:
DRAWING TITLE:
FLOOR PLANS

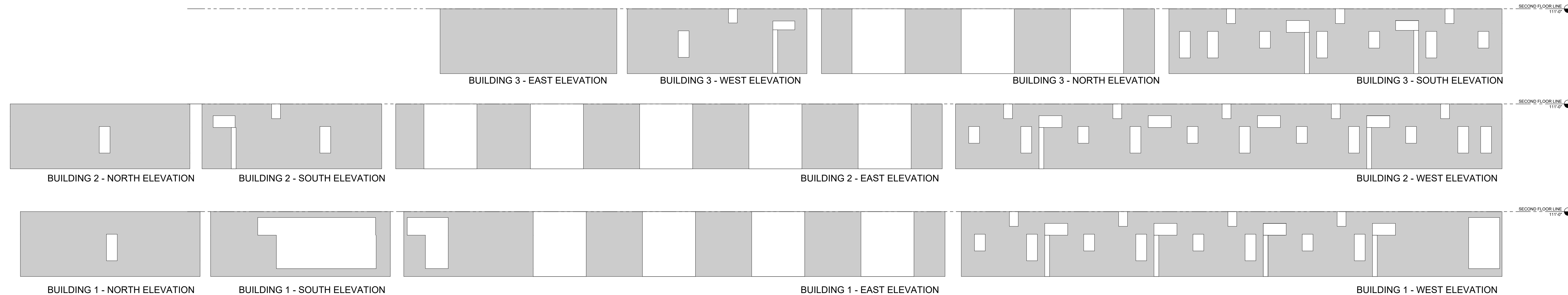
Drawn By:
Checked By:
Drawing Number:
A-100
ARCHITECTURAL-100





FIRST FLOOR FACADE TRANSPARENCY
 TOTAL FIRST FLOOR FACADE AREA = 6,620 S.F.
 ■ TOTAL NON-TRANSPARENT = 5,265 S.F.
 □ TOTAL TRANSPARENT = 1,355 S.F.
 PERCENTAGE OF TRANSPARENCY FIRST FLOOR REQUIRED = 20.00%
 PERCENTAGE OF TRANSPARENCY FIRST FLOOR PROVIDED = 20.46%

1 SECOND FLOOR FACADE TRANSPARENCY
 SCALE: 1/8" = 1'-0"



FIRST FLOOR FACADE TRANSPARENCY
 TOTAL FIRST FLOOR FACADE AREA = 7,310 S.F.
 ■ TOTAL NON-TRANSPARENT = 5,370 S.F.
 □ TOTAL TRANSPARENT = 1,940 S.F.
 PERCENTAGE OF TRANSPARENCY FIRST FLOOR REQUIRED = 25.00%
 PERCENTAGE OF TRANSPARENCY FIRST FLOOR PROVIDED = 26.53%

1 FIRST FLOOR FACADE TRANSPARENCY
 SCALE: 1/8" = 1'-0"

Consultant:	Architect: Berent ARCHITECTURE 6435 APPLE ORCHARD LANE ROCHESTER HILLS, MI 48306 ph: 248.805.1024 rogerberent@gmail.com	Owner:	These drawings are instruments of service and as such are the property of the Architect. The Architect's drawings, specifications and related documents are not to be used by the Owner or others on other projects, for additions to this Project, or for completion of this Project by others.	Drawing Issue:			Project:	Date:	Drawn By:	Drawing Number:		
				No.	Date	Description		Scale:	Checked By:			
				01.28.2020	12.10.2019	11.07.2019	10.16.2019	09.10.2019			A-200 ARCHITECTURAL-310	
				SUBMITTAL REVISIONS	SITE PLAN SUBMITTAL	RH REVIEW SET	INTERNAL REVIEW SET	BID SET				

460 W. TIENKEN
 a.k.a. Tienken Traillofts
 Rochester Hills, Michigan



4 PROJECT - NORTH ELEVATION
SCALE: N.T.S.



STANDING SEAM METAL
 MANUFACTURER: PAC-CLAD
 TYPE: SNAP-ON STANDING SEAM
 SIZE: 10" PANEL - 1" HIGH
 FINISH: PRE-FINISHED ALUMINUM
 COLOR: BLACK



SIDING
 MANUFACTURER: KNOTWOOD
 TYPE: ALUMINUM WOOD-LOOK SIDING
 SIZE: 4" DECKING BOARD
 FINISH: PRE-FINISHED ALUMINUM
 COLOR: DRIFTWOOD



FACE BRICK
 MANUFACTURER: GLEN-GERY
 TYPE: FACE BRICK
 SIZE: STANDARD MODULAR
 FINISH: STANDARD MODULAR
 COLOR: ABERDEEN



CAST STONE VENEER
 MANUFACTURER: CONTINENTAL CAST STONE
 TYPE: DESIGNER COLLECTION
 SIZE: MODULAR
 FINISH: SPLITFACE
 COLOR: WHITESTONE 1100



VERTICAL BIKE RACK
 MANUFACTURER: VERTICAL+ NO SCRATCH WALL MOUNT BIKE RACK
 TYPE: WALL MOUNT
 SIZE: 12 BIKES
 FINISH: POWDER COAT
 COLOR: BLACK

NOTE: IMAGES SHOW PROJECT PERIMETER ELEVATIONS WITH BUILDING MATERIALS AND BASE BUILDING PLANTINGS. NOT ALL LANDSCAPE IS REPRESENTED IN THE IMAGES. REFER TO LANDSCAPE PLAN FOR DETAILS.



3 PROJECT - EAST ELEVATION
SCALE: N.T.S.



2 PROJECT - SOUTH ELEVATION
SCALE: N.T.S.

BUILDING MATERIAL %'s (TOTAL)
 PRIMARY BUILDING MATERIAL %'s
 FACE BRICK = 46%
 KNOTWOOD SIDING = 19.6%
 TOTAL = 65.6%
 ACCENT BUILDING MATERIAL %'s
 GLASS = 23.4%
 CAST STONE = 9.0%
 STANDING SEAM METAL = 2.0%
 TOTAL = 34.4%



1 PROJECT - WEST ELEVATION
SCALE: N.T.S.

Consultant: **Berent ARCHITECTURE**
 Architect: 6435 APPLE ORCHARD LANE
 ROCHESTER HILLS, MI 48306
 ph: 248.805.1024
 rogerberent@gmail.com

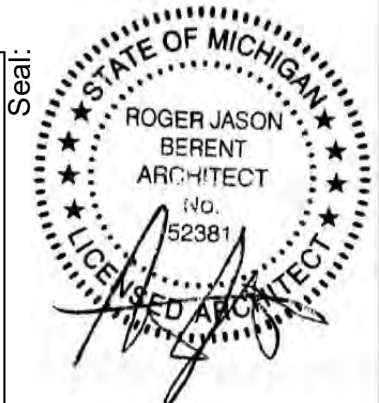
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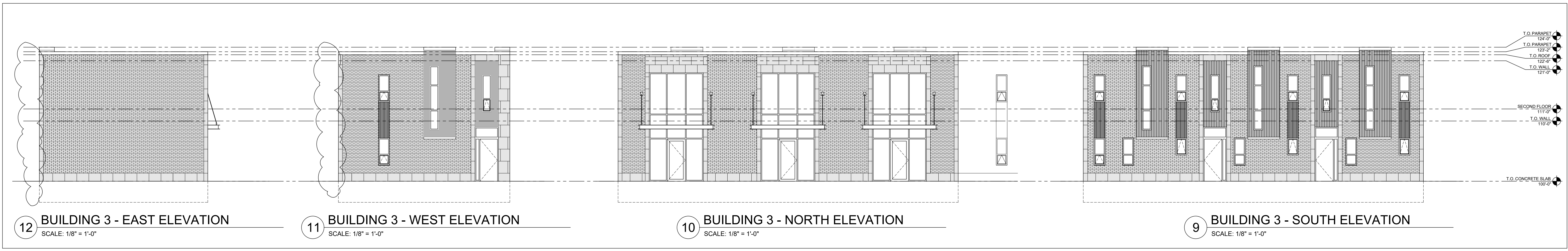
Drawing Issue:		
No.	Date	Description
01.28.2020		SUBMITTAL REVISIONS
12.10.2019		SITE PLAN SUBMITTAL
11.07.2019		RH REVIEW SET
10.16.2019		INTERNAL REVIEW SET
09.10.2019		BID SET

Project:
460 W. TIENKEN
 a.k.a. Tienken Traillofts
 Rochester Hills, Michigan

Date:
 Scale:
 Drawn By:
 Checked By:
 DRAWING TITLE:
ELEVATIONS

Drawing Number:
A-300
 ARCHITECTURAL-300





Consultant:

Architect: **Berent ARCHITECTURE**
 6435 APPLE ORCHARD LANE
 ROCHESTER HILLS, MI 48306
 ph: 248.805.1024
 rogerberent@gmail.com

Owner:

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Drawing Issue:

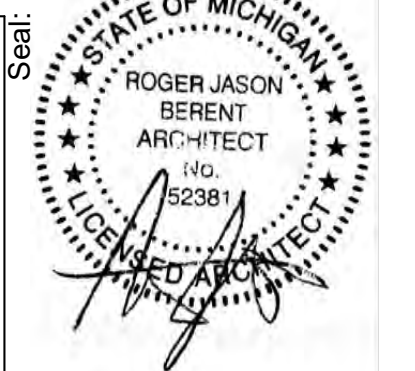
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09.10.2019		BID SET

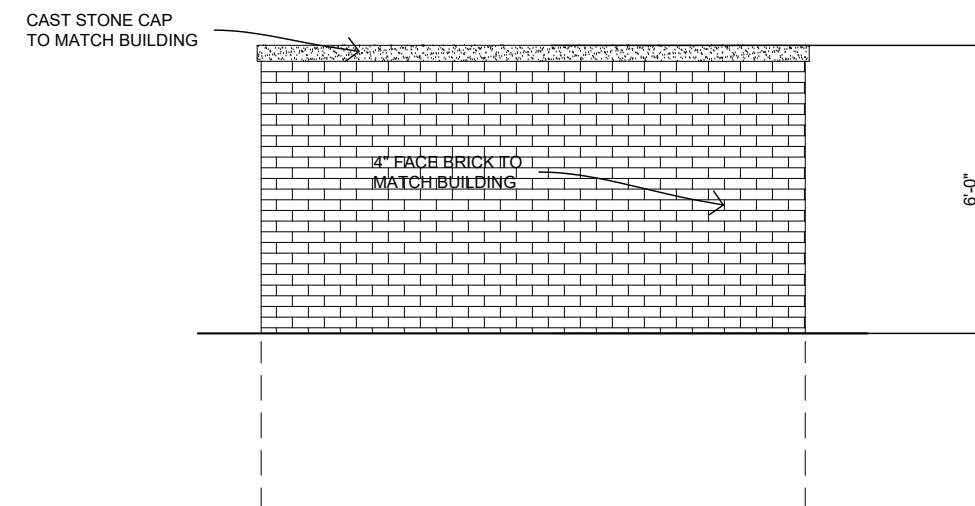
Project:

460 W. TIENKEN
 a.k.a. Tienken Traillofts
 Rochester Hills, Michigan

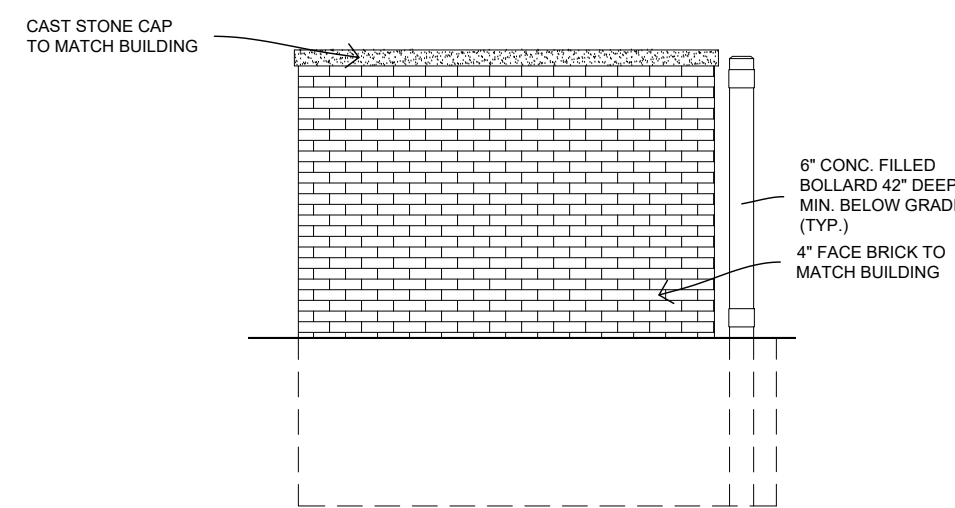
Date: _____
 Scale: _____
 Drawn By: _____
 Checked By: _____
 DRAWING TITLE:
 ELEVATIONS

Drawing Number:
A-310
 ARCHITECTURAL-310

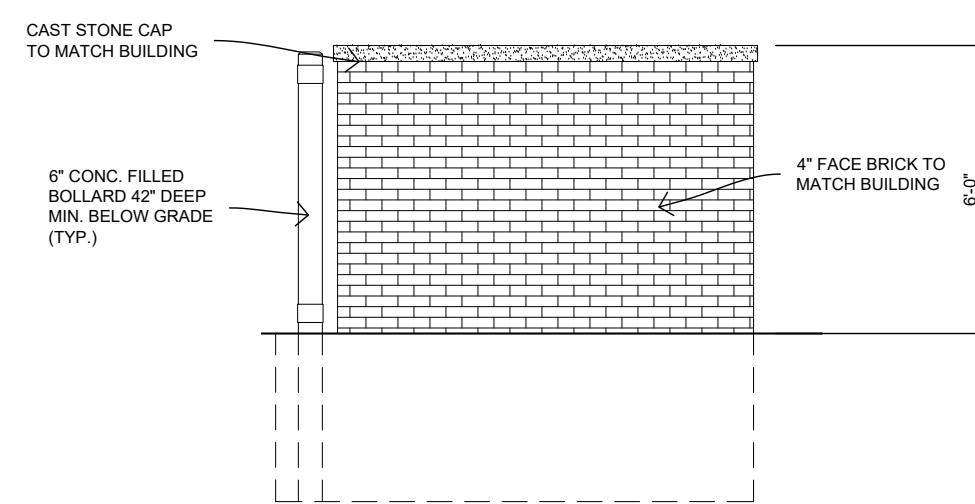




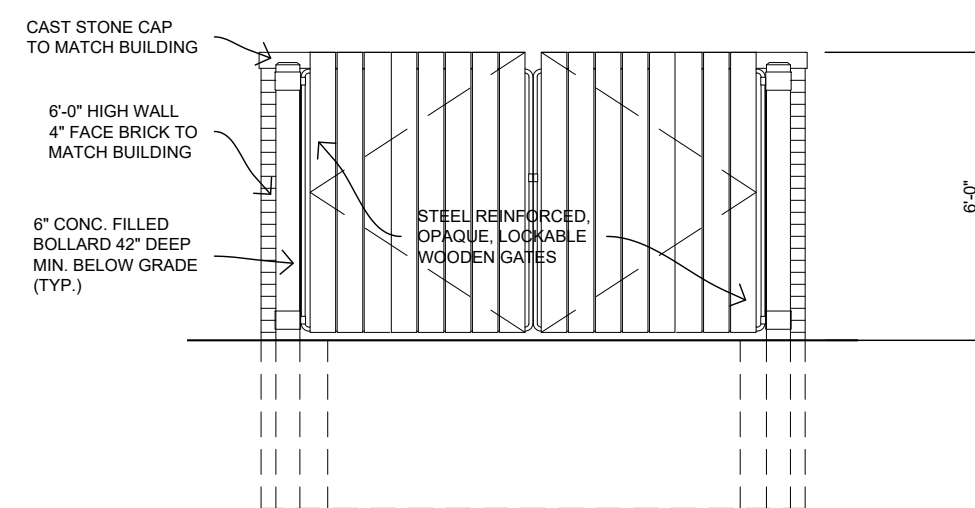
5 DUMPSTER REAR ELEVATION
SCALE: 1/4" = 1'-0"



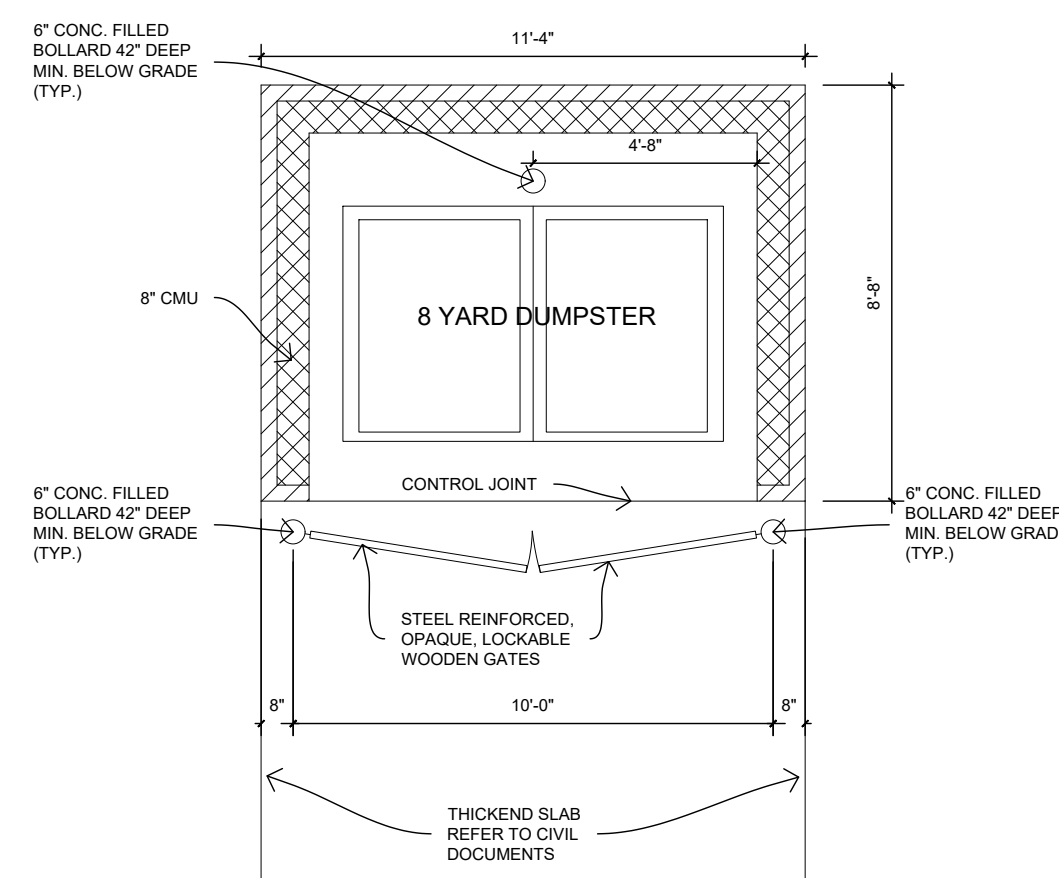
4 DUMPSTER SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 DUMPSTER SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 DUMPSTER FRONT ELEVATION
SCALE: 1/4" = 1'-0"

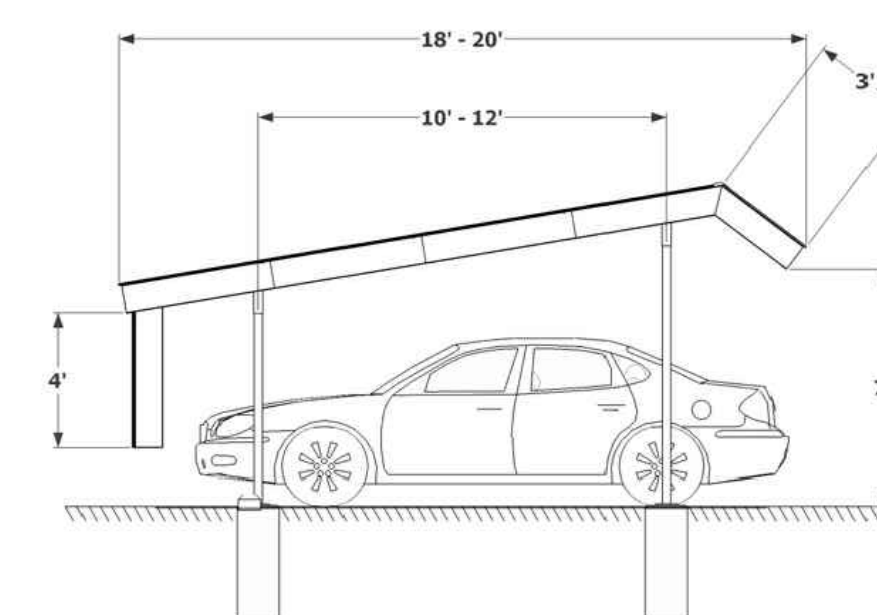


1 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



RETAINING WALLS

MANUFACTURER: TO BE DETERMINED
TYPE: SEGMENTAL RETAINING WALL
SIZE: MODULAR
FINISH: CONCRETE
COLOR: LOOK AND FEEL TO MATCH RETAINING WALL ON ADJACENT SITE



CARPORT

MANUFACTURER: CARPORT STRUCTURES
TYPE: MANSARD STRAIGHT BACK
SIZE: 9 CARS
FINISH: GALVANIZED STEEL WITH KYNAR FINISH
COLOR: BLACK



BIKE WORK STAND

MANUFACTURER: DELUXE PUBLIC WORK STAND
TYPE: FULLY EQUIPPED BIKE REPAIR STATION
COLOR: BLACK



PUBLIC BENCH

MANUFACTURER: NORTHGATE
TYPE: 8' METAL PARK BENCH
COLOR: BLACK

PUBLIC AMENITIES

Consultant: Architect: **Berent ARCHITECTURE** 6435 APPLE ORCHARD LANE ROCHESTER HILLS, MI 48306 ph: 248.805.1024 rogerberent@gmail.com Owner:

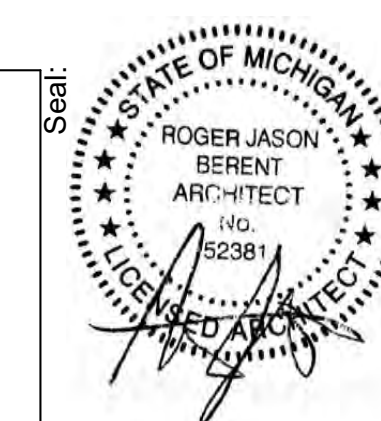
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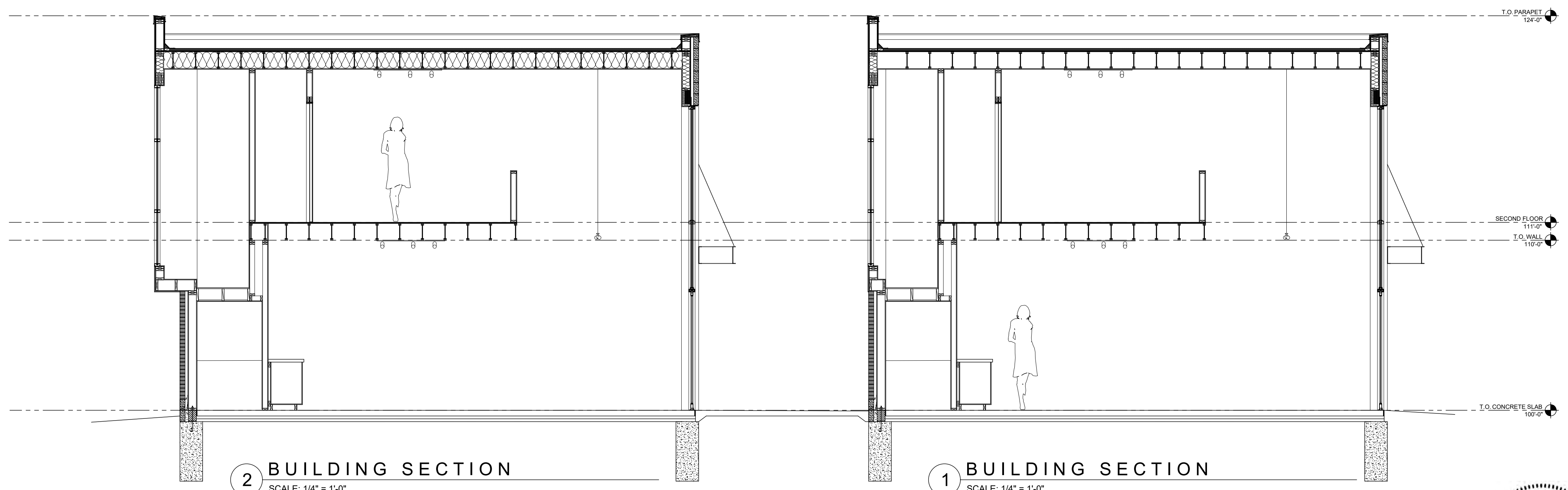
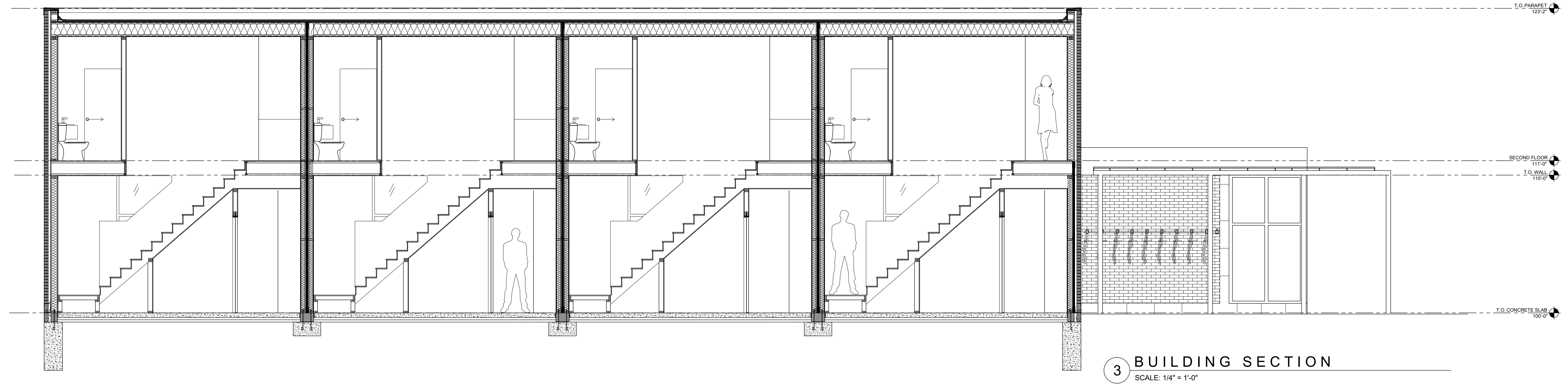
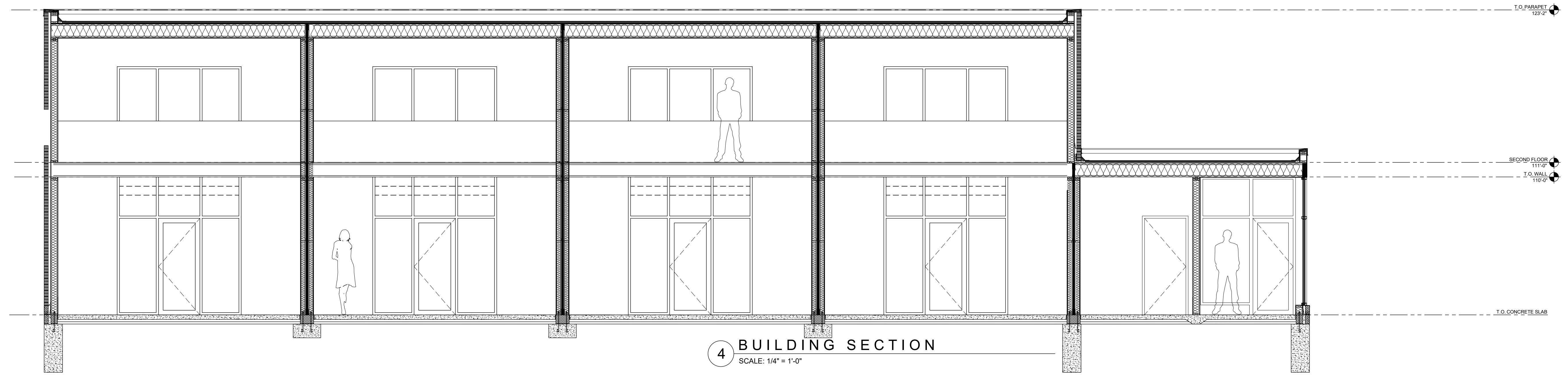
Drawing Issue:		
No.	Date	Description
01.28.2020		SUBMITTAL REVISIONS
12.10.2019		SITE PLAN SUBMITTAL
11.07.2019		RH REVIEW SET
10.16.2019		INTERNAL REVIEW SET
09.10.2019		BID SET

Project: **460 W. TIENKEN**
a.k.a. Tienken Traillofts
Rochster Hills, Michigan

Date:	Drawn By:
Scale:	Checked By:
DRAWING TITLE: ELEVATIONS	

Drawing Number: **A-320**
ARCHITECTURAL-320





Consultant:

Architect: **Berent ARCHITECTURE**

6435 APPLE ORCHARD LANE
ROCHESTER HILLS, MI 48306
ph: 248.805.1024
rogerberent@gmail.com

Owner:

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Drawing Issue:

No.	Date	Description
01.28.2020	01.28.2020	SUBMITTAL REVISIONS
12.10.2019	12.10.2019	SITE PLAN SUBMITTAL
11.07.2019	11.07.2019	RH REVIEW SET
10.16.2019	10.16.2019	INTERNAL REVIEW SET
09.10.2019	09.10.2019	BID SET

Project:

460 W. TIENKEN
a.k.a. Tienken Traillofts
Rochster Hills, Michigan

Date: _____
Scale: _____
DRAWING TITLE:
BUILDING SECTION

Drawn By: _____
Checked By: _____
Drawing Number:
A-400
ARCHITECTURAL-400

