

client:  
**IAC Barclay, LLC**  
 c/o The Ivanhoe  
 Companies  
 6689 Orchard Lake Road, Suite 314  
 West Bloomfield, Michigan 48322  
 ph. (248) 626-0114

project:  
**Barrington  
 Park**

project location:  
 City of Rochester Hills,  
 Michigan  
 Auburn Road & Barclay  
 Circle

sheet title:  
**landscape plan overall  
 view**

job no./issue/revision date:

LP14.006.01	01-14-2014
LP14.006.02	2-24-2014
LP14.006.03	9-15-2014
LP14.006.09	9-15-2014
LP14.006.10	10-10-2014
LP14.006.10A	10-23-2014
LP14.006.12	12-15-2014
LP15.003.01	1-5-2015
LP15.003.01	1-26-2015

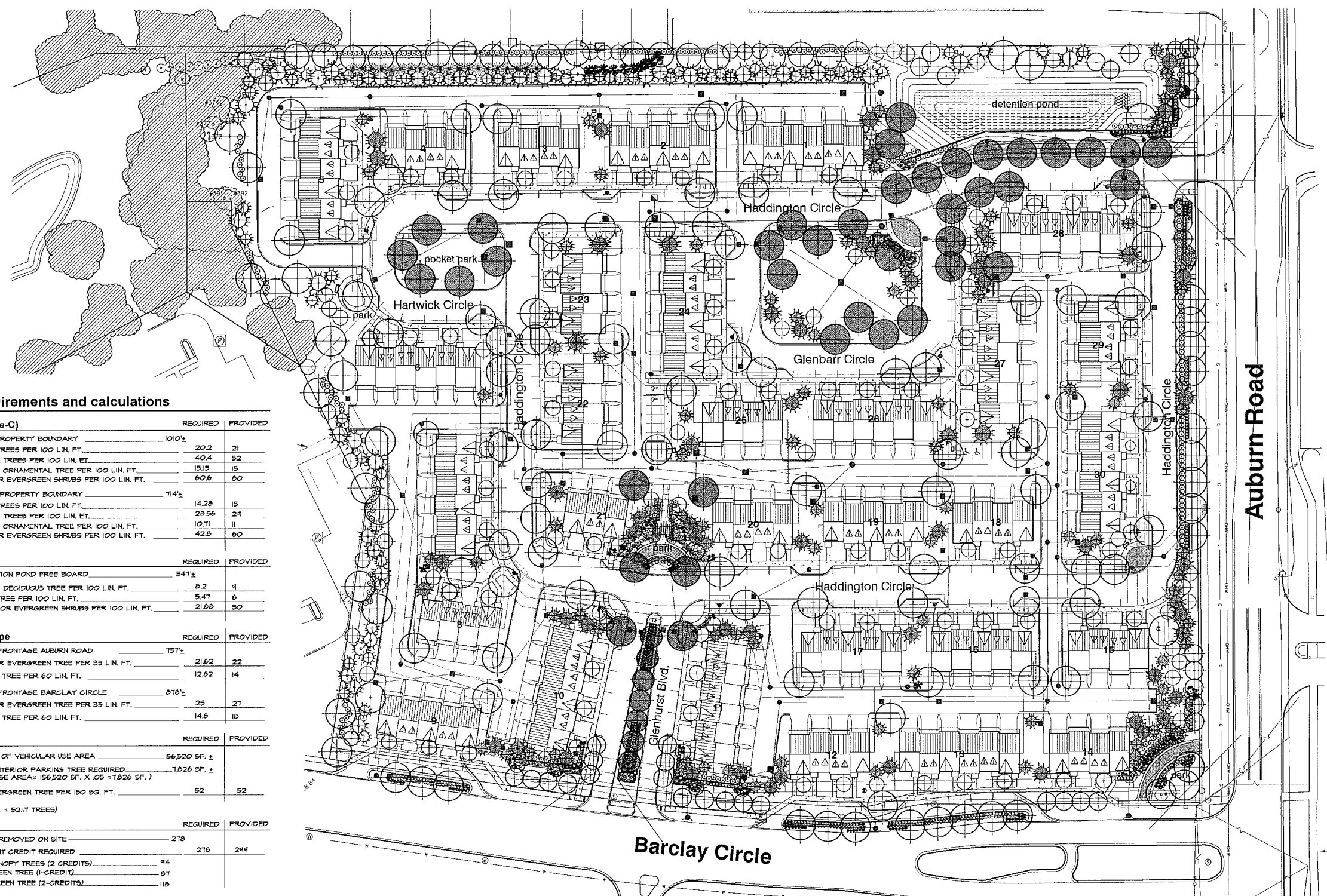
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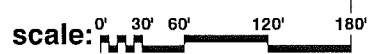
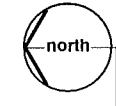
project no:  
**LS15.003.01**  
 sheet no:

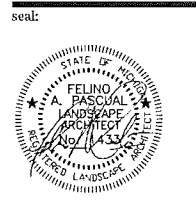


**landscape requirements and calculations**

landscape buffer (type-C)	REQUIRED	PROVIDED
TOTAL LIN. FT. OF EAST PROPERTY BOUNDARY	1010'	
TWO (2) DECIDUOUS TREES PER 100 LIN. FT.	20.2	21
FOUR (4) EVERGREEN TREES PER 100 LIN. FT.	40.4	52
ONE & ONE HALF (1.5) ORNAMENTAL TREE PER 100 LIN. FT.	15.15	15
SIX (6) DECIDUOUS OR EVERGREEN SHRUBS PER 100 LIN. FT.	60.6	80
TOTAL LIN. FT. OF NORTH PROPERTY BOUNDARY	714'	
TWO (2) DECIDUOUS TREES PER 100 LIN. FT.	14.28	15
FOUR (4) EVERGREEN TREES PER 100 LIN. FT.	28.56	24
ONE & ONE HALF (1.5) ORNAMENTAL TREE PER 100 LIN. FT.	10.71	11
SIX (6) DECIDUOUS OR EVERGREEN SHRUBS PER 100 LIN. FT.	42.8	60
<b>detention pond</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
TOTAL LIN. FT. OF DETENTION POND FREE BOARD	547'	
ONE & ONE HALF (1.5) DECIDUOUS TREE PER 100 LIN. FT.	8.2	1
ONE (1) EVERGREEN TREE PER 100 LIN. FT.	5.47	6
FOUR (4) DECIDUOUS OR EVERGREEN SHRUBS PER 100 LIN. FT.	21.88	30
<b>right-of-way landscape</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
TOTAL LIN. FT. OF R.O.W. FRONTAGE AUBURN ROAD	751'	
ONE (1) DECIDUOUS OR EVERGREEN TREE PER 35 LIN. FT.	21.62	22
ONE (1) ORNAMENTAL TREE PER 60 LIN. FT.	12.62	14
TOTAL LIN. FT. OF R.O.W. FRONTAGE BARCLAY CIRCLE	876'	
ONE (1) DECIDUOUS OR EVERGREEN TREE PER 35 LIN. FT.	25	27
ONE (1) ORNAMENTAL TREE PER 60 LIN. FT.	14.6	18
<b>interior parking</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
TOTAL SQUARE FOOTAGE OF VEHICULAR USE AREA	156,520 SF. ±	
AREA CALCULATION OF INTERIOR PARKING TREE REQUIRED (5% OF VEHICULAR USE AREA = 156,520 SF. X .05 = 7,826 SF. ±)	7,826 SF. ±	
ONE (1) DECIDUOUS OR EVERGREEN TREE PER 150 SQ. FT.	52	52
(7,826 SF. / 150 SF. = 52.17 TREES)		
<b>tree replacement</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
TOTAL REGULATED TREE REMOVED ON SITE	218	
TOTAL TREE REPLACEMENT CREDIT REQUIRED	218	294
47- 3" CALIPER CANOPY TREES (2 CREDITS)	44	
81-9" HIGH EVERGREEN TREE (1-CREDIT)	87	
54-10" HIGH EVERGREEN TREE (2-CREDITS)	118	

overall landscape plan view for:  
**"Barrington Park"**  
 City of Rochester Hills, Michigan





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**landscape planting  
 detail**

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LPI4.006.10	10-10-2014
LPI4.006.10A	10-23-2014
LPI4.006.12	FINAL P.O.D. ENTRY 12-15-2014
LPI5.003.01	FINAL P.O.D. ENTRY 1-5-2015
LPI5.003.01	FINAL P.O.D. REVIEW 1-26-2015

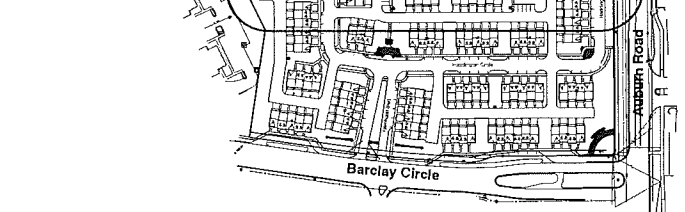
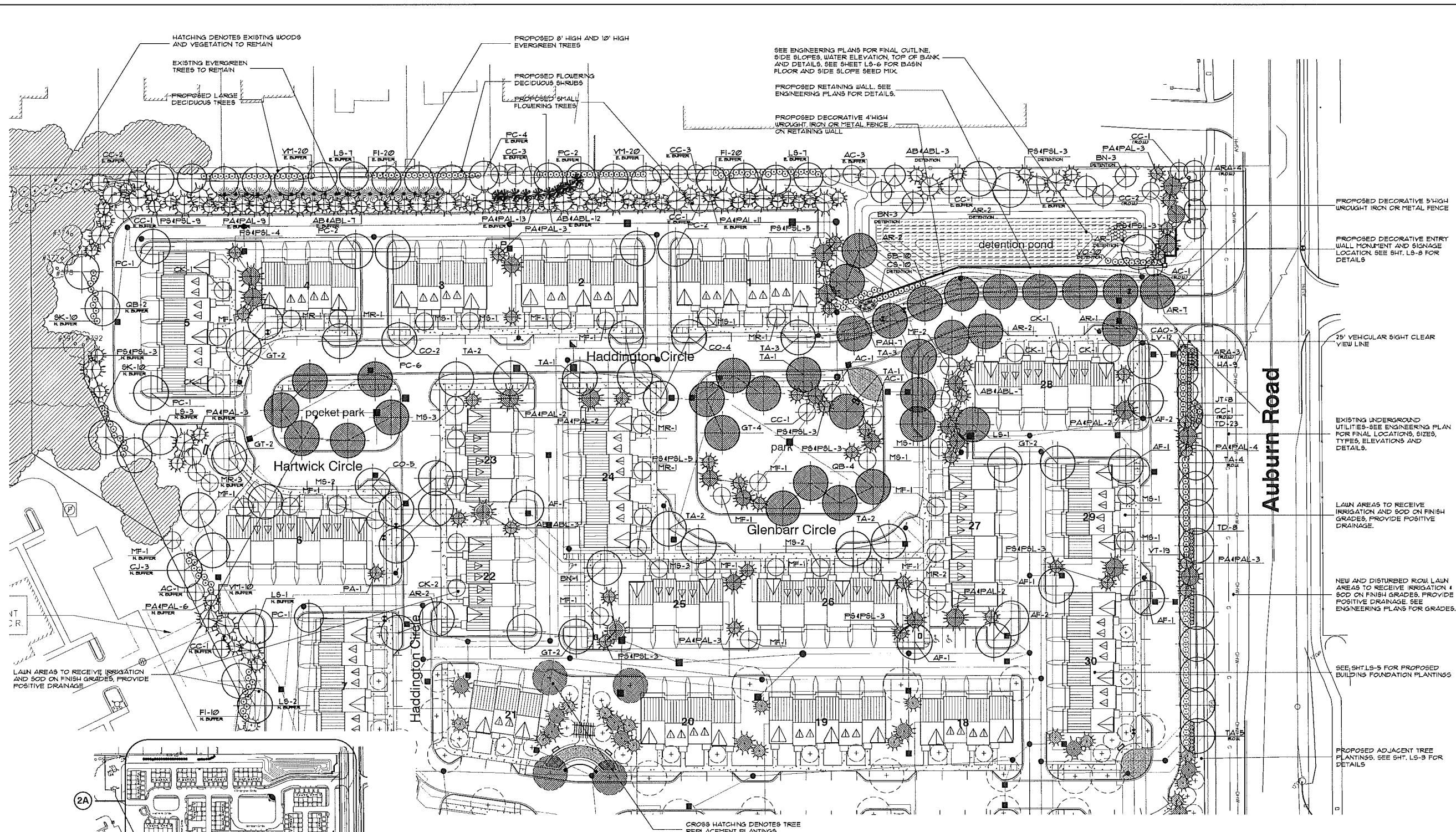
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**LS15.003.01**

sheet no:  
**LS-2 of 8**



reference map  
 NO SCALE

2A planting details  
 SCALE 40' = 1" = 0"

PROPOSED DECORATIVE 5' HIGH  
 WROUGHT IRON OR METAL FENCE

PROPOSED DECORATIVE ENTRY  
 WALL MONUMENT AND SIGNAGE  
 LOCATION SEE SHT. LS-8 FOR  
 DETAILS

25' VEHICULAR SIGHT CLEAR  
 VIEW LINE

EXISTING UNDERGROUND  
 UTILITIES-SEE ENGINEERING  
 PLAN FOR FINAL LOCATIONS, SIZES,  
 TYPES, ELEVATIONS AND  
 DETAILS.

LAWN AREAS TO RECEIVE  
 IRRIGATION AND SOD ON FINISH  
 GRADES. PROVIDE POSITIVE  
 DRAINAGE.

NEW AND DISTURBED ROW LAWN  
 AREAS TO RECEIVE IRRIGATION &  
 SOD ON FINISH GRADES. PROVIDE  
 POSITIVE DRAINAGE. SEE  
 ENGINEERING PLANS FOR GRADES.

SEE SHTLS-5 FOR PROPOSED  
 BUILDINGS FOUNDATION PLANTINGS

PROPOSED ADJACENT TREE  
 PLANTINGS. SEE SHT. LS-9 FOR  
 DETAILS

HATCHING DENOTES EXISTING WOODS  
 AND VEGETATION TO REMAIN

PROPOSED 8' HIGH AND 10' HIGH  
 EVERGREEN TREES

SEE ENGINEERING PLANS FOR FINAL OUTLINE,  
 SIDE SLOPES, WATER ELEVATION, TOP OF BANK  
 AND DETAILS. SEE SHEET LS-6 FOR BASIN  
 FLOOR AND SIDE SLOPE SEED MIX.

PROPOSED RETAINING WALL. SEE  
 ENGINEERING PLANS FOR DETAILS.

PROPOSED DECORATIVE 4' HIGH  
 WROUGHT IRON OR METAL FENCE  
 ON RETAINING WALL

PROPOSED LARGE  
 DECIDUOUS TREES

PROPOSED FLOWERING  
 DECIDUOUS SHRUBS

PROPOSED SMALL  
 FLOWERING TREES

LAWN AREAS TO RECEIVE IRRIGATION  
 AND SOD ON FINISH GRADES. PROVIDE  
 POSITIVE DRAINAGE

CROSS HATCHING DENOTES TREE  
 REPLACEMENT PLANTINGS

seal:



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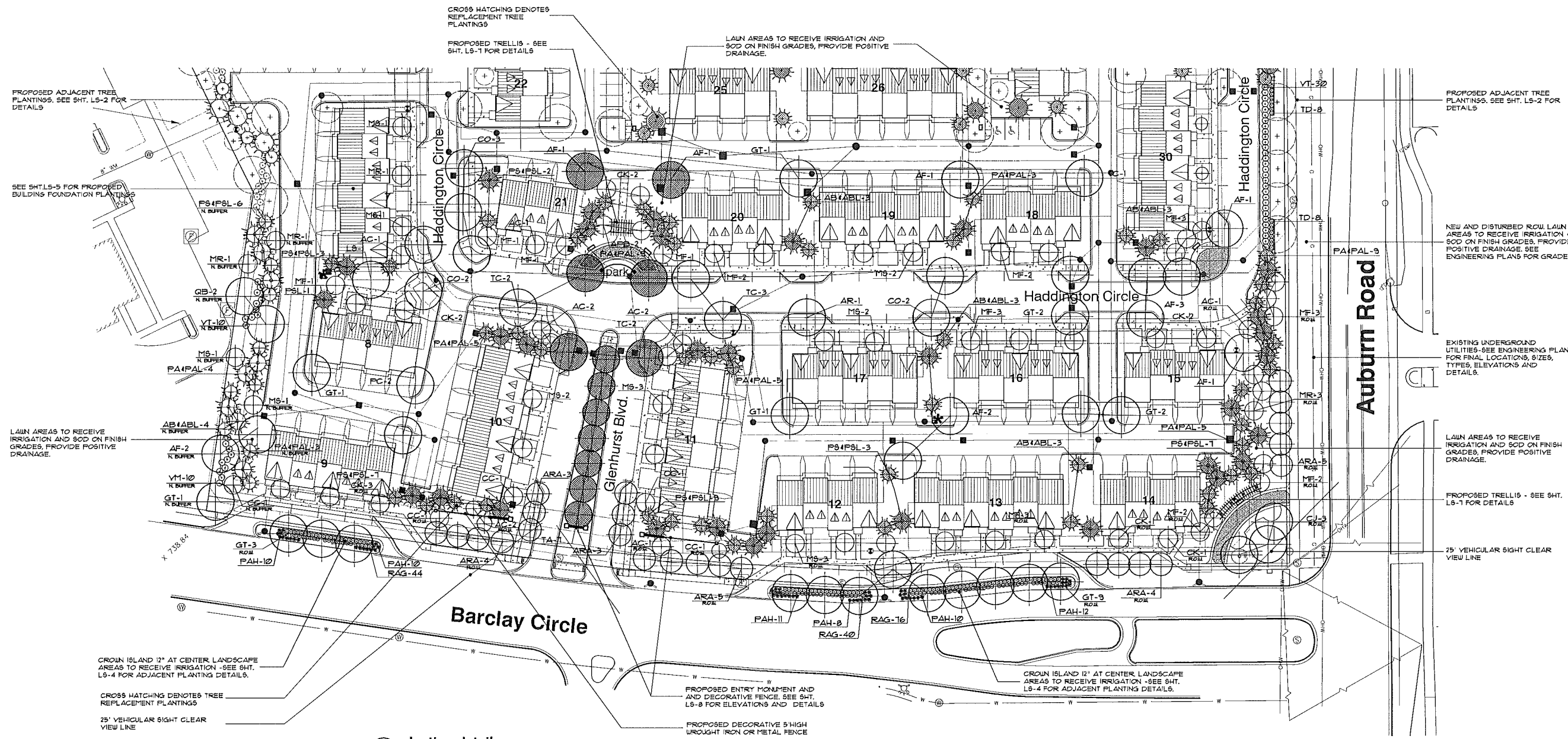
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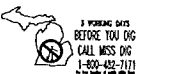
**LS-3 of 8**



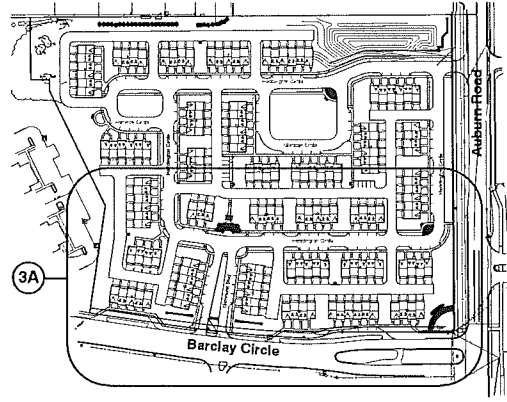
**3A** planting details  
SCALE 40' = 1" = 0'

**general landscape notes:**

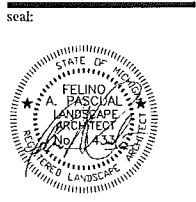
- LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK, CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
- PRIOR TO BEGINNING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES (GAS, ELECTRIC, TELEPHONE, CABLE) TO BE LOCATED BY CONTACTING THE 800-1-800-483-7111. 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.
- NUMERICAL VALUES ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN/DISCREPANCY WITH LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY.
- ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY THE CITY OF ROCHESTER HILLS AND LANDSCAPE ARCHITECT.
- ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAIL SHOWN ON PLAN.
- PLANT BEDS TO BE DRESSED WITH MIN. 3" OF FINELY DOUBLE SHREDDED HARDWOOD MULCH.
- 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.
- REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS.
- NATURAL COLOR FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS. 4" THICK BARK MULCH FOR TREES IN 4' DIA. CIRCLE WITH 3" PULLED AWAY FROM TRUNK. 3" THICK BARK MULCH FOR SHRUBS AND 2" THICK BARK MULCH FOR PERENNIALS.
- PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
- PROVIDE PEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
- ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
- PLANT TREES AND SHRUBS GENERALLY NO CLOSER THAN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
  - SHADE TREES AND SHRUBS \_\_\_\_\_ 5 FT.
  - ORNAMENTAL AND EVERGREEN TREES (GRASS, PINE, SPRUCE, ETC.) \_\_\_\_\_ 10 FT.
  - SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY \_\_\_\_\_ 2 FT.
- NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR LOCATION AND DETAILS.
- 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.
- 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.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF TWO YEARS BEGINNING AFTER THE COMPLETION OF LANDSCAPE INSTALLATION DATE APPROVED BY THE CITY 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 CITY OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.



**CAUTION**  
THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE ONLY APPROXIMATE. TO AVOID ANY OTHER EXPENSE OR LIABILITY AS A RESULT OF DAMAGE TO UTILITIES, THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION PRIOR TO THE START OF CONSTRUCTION.



**reference map**  
NO SCALE



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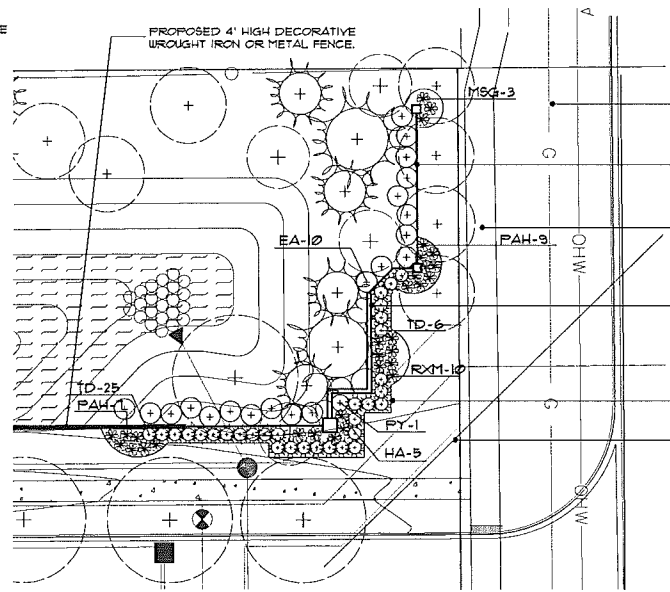
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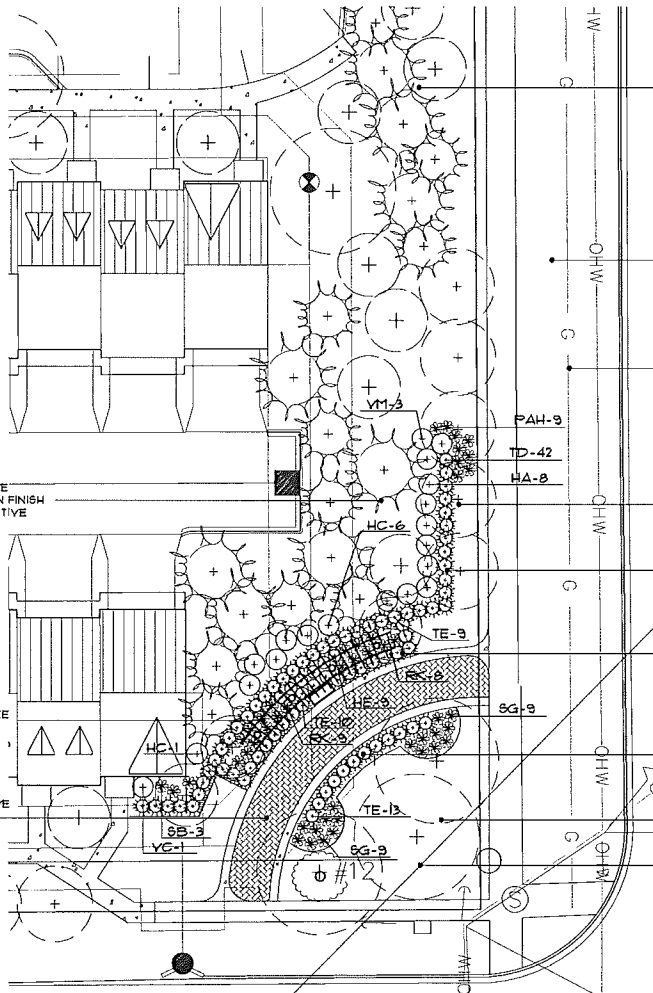
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**Auburn Road**



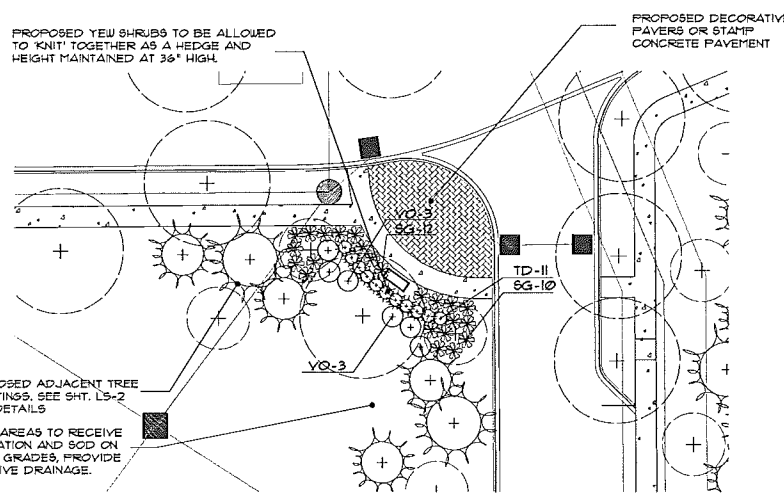
**4D planting details**  
 SCALE 20'x1'-0"

ROW LAWN AREAS TO RECEIVE IRRIGATION & SOD ON FINISH GRADES. PROVIDE POSITIVE DRAINAGE. SEE ENGINEERING PLANS FOR GRADES.  
 PROPOSED 5' HIGH DECORATIVE WROUGHT IRON OR METAL FENCE. SEE SHT. L9-1 FOR DETAILS  
 8' WIDE PEDESTRIAN PUBLIC SIDEWALK  
 PROPOSED ENTRY WALL MONUMENT AND SIGNAGE LOCATION SEE SHT. L9-1 FOR DETAILS  
 STEEL EDGING BETWEEN LAWN AREA AND LANDSCAPE BEDS  
 25' VEHICULAR SIGHT CLEAR VIEW LINE

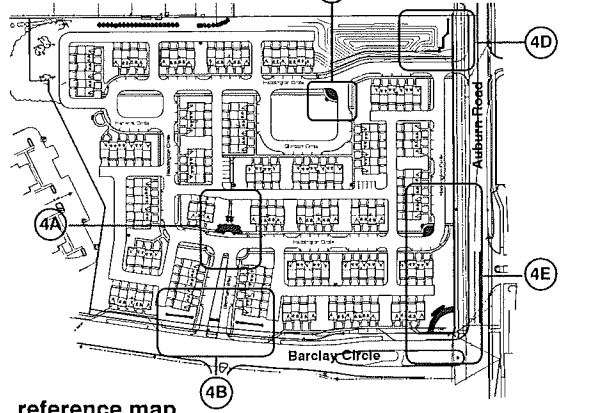


**4E planting details**  
 SCALE 20'x1'-0"

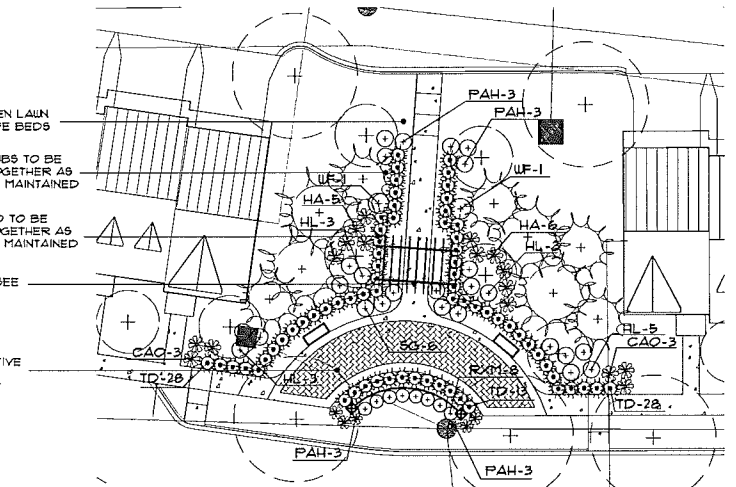
PROPOSED ADJACENT TREE PLANTINGS. SEE SHT. L5-2 FOR DETAILS  
 ROW LAWN AREAS TO RECEIVE IRRIGATION & SOD ON FINISH GRADES. PROVIDE POSITIVE DRAINAGE. SEE ENGINEERING PLANS FOR GRADES.  
 UNDERGROUND UTILITIES-SEE ENGINEERING PLAN FOR FINAL LOCATIONS, SIZES, TYPES, ELEVATIONS AND DETAILS.  
 STEEL EDGING BETWEEN LAWN AREA AND LANDSCAPE BEDS  
 PROPOSED YEW SHRUBS TO BE ALLOWED TO 'KNIT' TOGETHER AS A HEDGE AND HEIGHT MAINTAINED AT 36" HIGH.  
 PROPOSED BOXWOOD TO BE ALLOWED TO 'KNIT' TOGETHER AS A HEDGE AND HEIGHT MAINTAINED AT 18" HIGH.  
 PROPOSED YEW SHRUBS TO BE ALLOWED TO 'KNIT' TOGETHER AS A HEDGE AND HEIGHT MAINTAINED AT 24" HIGH.  
 LAWN AREAS TO RECEIVE IRRIGATION AND SOD ON FINISH GRADES. PROVIDE POSITIVE DRAINAGE.  
 25' VEHICULAR SIGHT CLEAR VIEW LINE



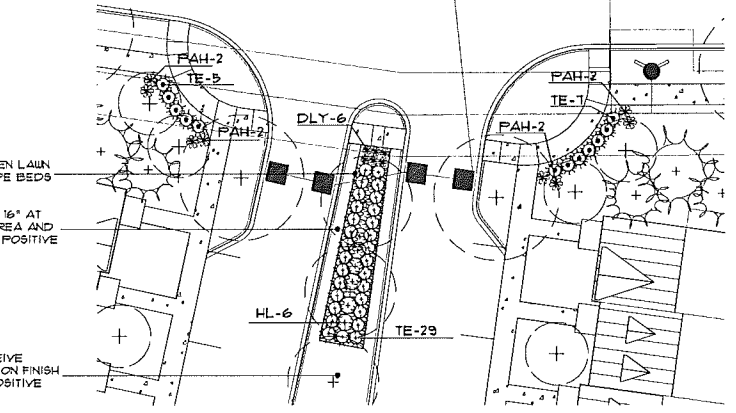
**4C planting details**  
 SCALE 20'x1'-0"



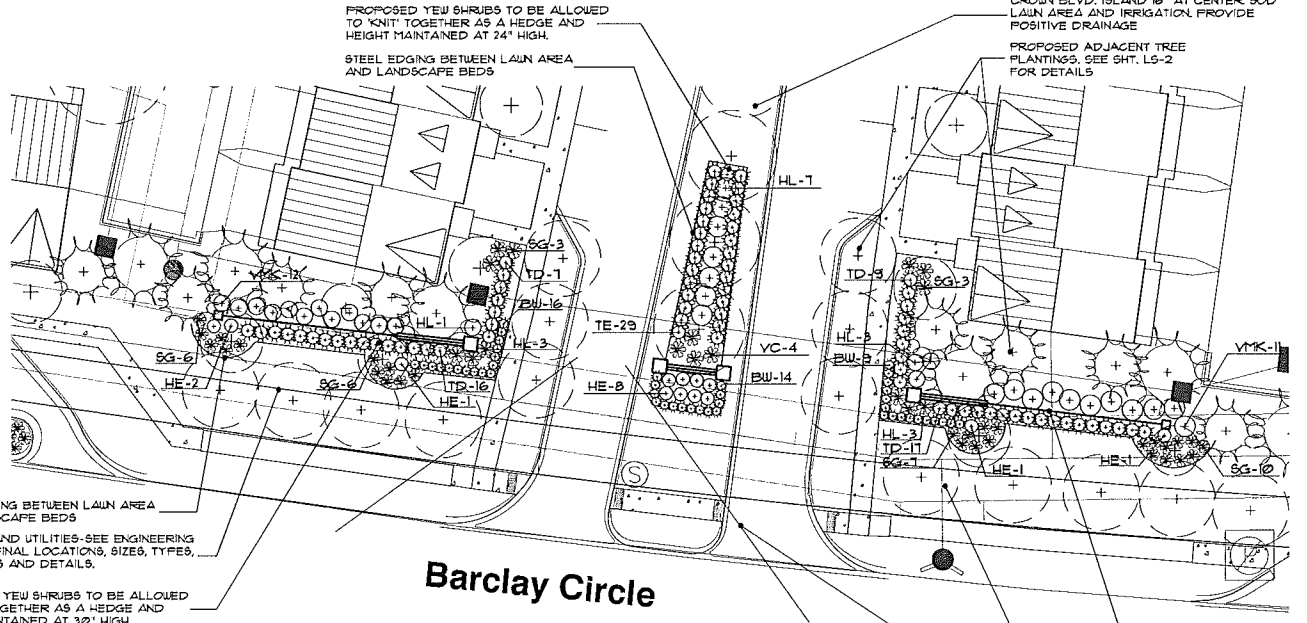
**reference map**  
 NO SCALE



**4A planting details**  
 SCALE 20'x1'-0"



**4B planting details**  
 SCALE 20'x1'-0"



PROPOSED DECORATIVE 5' HIGH WROUGHT IRON OR METAL FENCE  
 LAWN AREAS TO RECEIVE IRRIGATION AND SOD ON FINISH GRADES. PROVIDE POSITIVE DRAINAGE.  
 25' VEHICULAR SIGHT CLEAR VIEW LINE

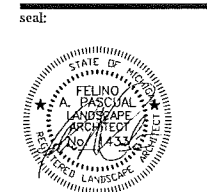
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 PROPOSED BOXWOOD TO BE ALLOWED TO 'KNIT' TOGETHER AS A HEDGE AND HEIGHT MAINTAINED AT 18" HIGH.  
 PROPOSED TRELLIS. SEE SHT. L-1 FOR DETAILS  
 PROPOSED DECORATIVE PAVERS OR STAMP CONCRETE PAVEMENT  
 STEEL EDGING BETWEEN LAWN AREA AND LANDSCAPE BEDS  
 CROWN BLVD. ISLAND 16" AT CENTER. SOD LAWN AREA AND IRRIGATION. PROVIDE POSITIVE DRAINAGE.  
 LAWN AREAS TO RECEIVE IRRIGATION AND SOD ON FINISH GRADES. PROVIDE POSITIVE DRAINAGE.

PROPOSED YEW SHRUBS TO BE ALLOWED TO 'KNIT' TOGETHER AS A HEDGE AND HEIGHT MAINTAINED AT 36" HIGH.

PROPOSED DECORATIVE PAVERS OR STAMP CONCRETE PAVEMENT

PROPOSED 4' HIGH DECORATIVE WROUGHT IRON OR METAL FENCE.

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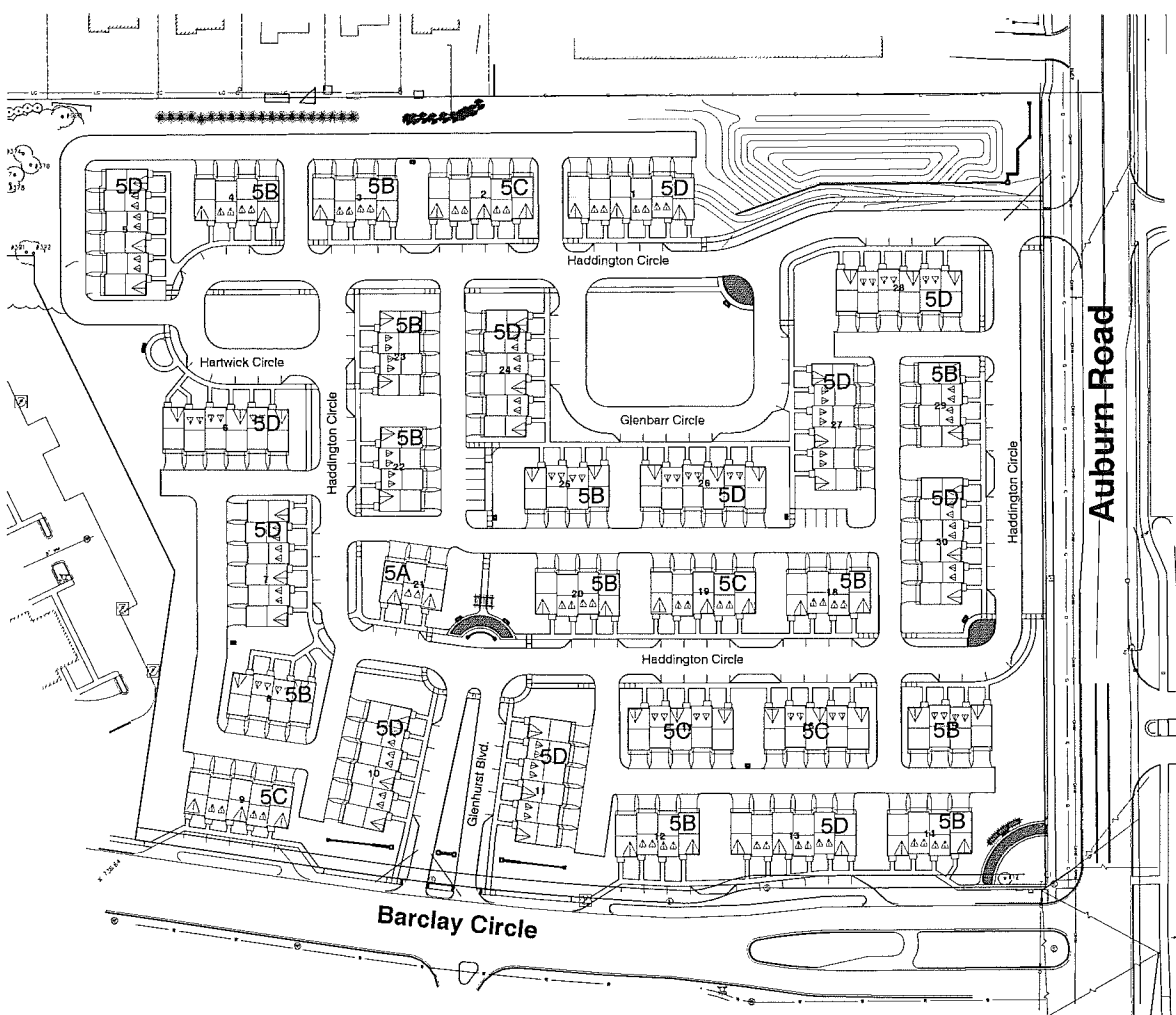
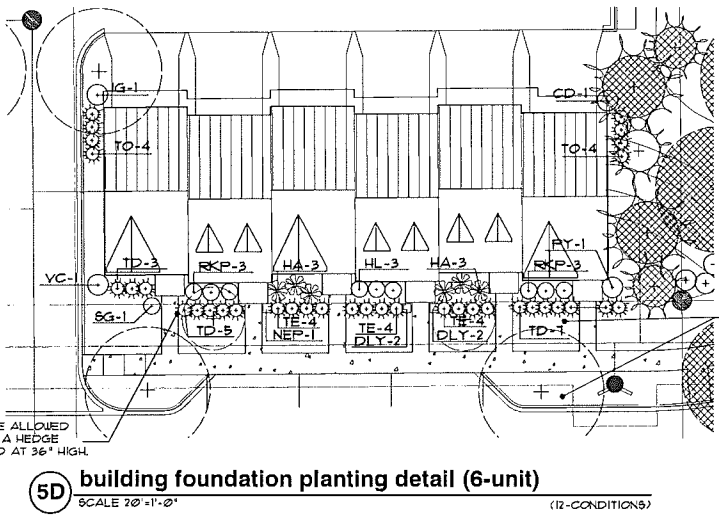
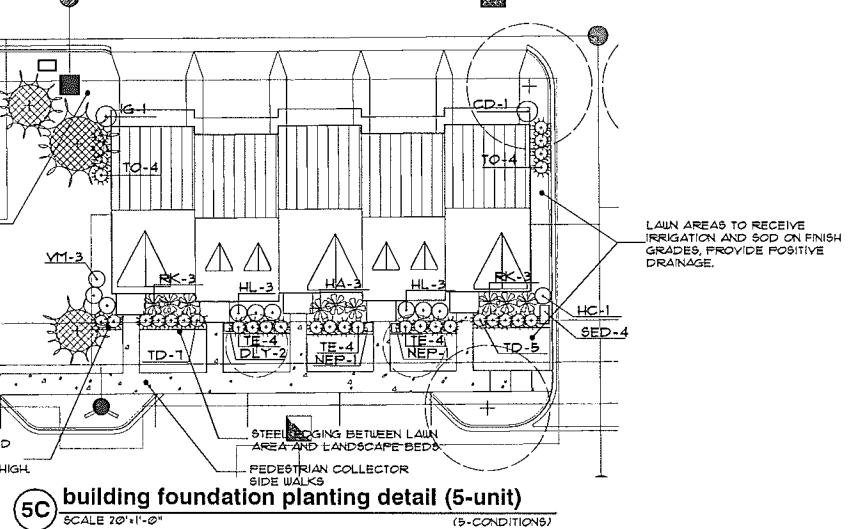
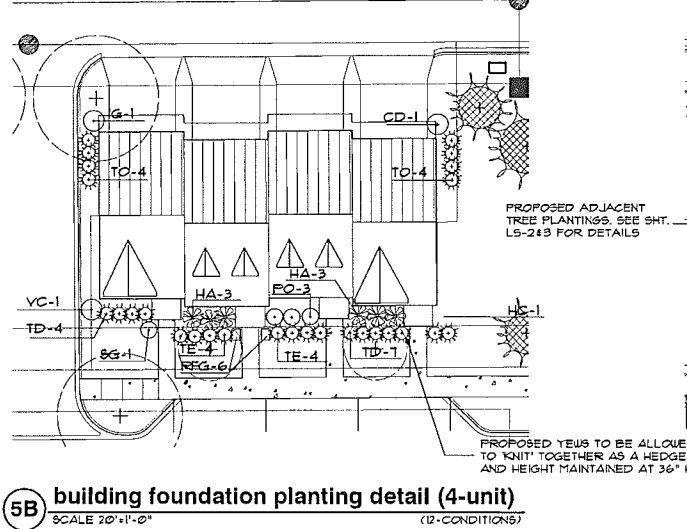
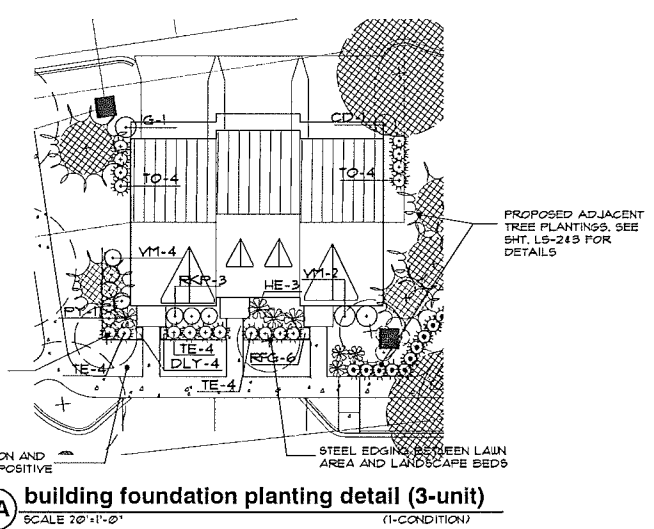
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**building foundation plant material list**

key	5A	5B	5C	5D	botanical name	common name	size
<b>SHRUBS</b>							
HA	-	12	15	12	HYDRANGEA A. 'ANNABELLE'	ANNABELLE HYDRANGEA	13 CONT.
HE	3	-	-	-	HYDRANGEA M. 'GLOWING EMBERS'	'GLOWING EMBERS' HYDRANGEA	13 CONT.
HL	-	-	30	36	HYDRANGEA M. 'LINDSEY ANN'	LA DREAM HYDRANGEA	13 CONT.
YM	6	-	15	-	VIBURNUM X.B. 'MOHAWK'	'MOHAWK' VIBURNUM	3' BB.
RK	-	-	30	-	ROSA X. RADTKO FPM6202	KNOCKOUT ROSE	13 CONT.
RKP	3	-	-	12	ROSA X. RADCON FPM6210	PINK KNOCKOUT ROSE	13 CONT.
YC	-	12	-	12	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	3' BB.
PY	1	-	-	12	PYRACANTHA X. 'MOHAVE'	'MOHAVE' PYRACANTHA	3' BB.
FO	-	36	-	-	PHYSOCARPUS O. 'CENTER GLOW'	CENTER GLOW NINEBARK	3' BB.
SG	-	12	-	12	SPIRAEA X.B. 'GOLDFLAME'	'GOLDFLAME' SPIRAEA	13 CONT.
HC	-	12	5	-	HIBISCUS SYRIACUS 'APHRODITE'	'APHRODITE' ROSE-OF-SHARON	13 CONT.
CD	1	12	5	12	COTONEASTER DIVARICATUS	BORDER COTONEASTER	3' BB.
<b>EVERGREEN SHRUBS</b>							
TD	-	132	60	180	TAXUS XM. 'DENSIFORMIS'	JAPANESE DENSE YEW	24" BB.
TE	12	36	60	144	TAXUS XM. 'EVERLOW'	EVERLOW YEW	24" BB.
IG	1	12	5	12	ILEX GLABRA	INKBERRY HOLLY	24" BB.
TO	8	36	40	36	THUA OCCIDENTALIS 'EMERALD'	'EMERALD GREEN' ARBOVITEA	5' BB.
<b>PERENNIALS AND GRASSES</b>							
DLY	4	-	10	48	HEMEROCALLIS 'BLACK EYED STELLA'	'BLACK EYED STELLA' DAYLILY	1" POT.
NEP	-	-	10	12	NEPETA X. FAASSENII 'WALKER'S LOW'	'WALKER'S LOW' NEPETA	1" POT.
SED	-	-	20	-	SECUM SPECTABILE 'NEON'	'NEON' SECUM	1" POT.
REG	6	12	-	-	SUBBECKIA F.S. 'GOLDSTURM'	'GOLDSTURM' BLACK EYED SUSAN	1" POT.

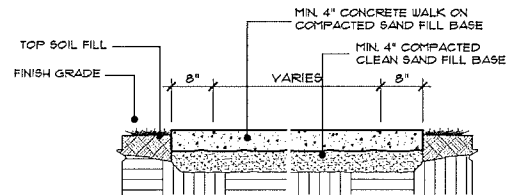
**CAUTION!**  
 THE LOCATION AND ELEVATIONS OF EXISTING UTILITIES SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO WARRANTY IS EITHER EXPRESSED OR IMPLIED AS TO THE ACCURACY OF ANY DATA THEREON. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION PRIOR TO THE START OF CONSTRUCTION.



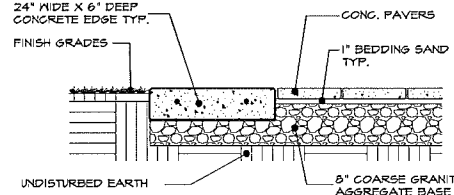
**paving notes**

1. PROVIDE EXPANSION JOINTS AS SHOWN ON THE SITE PLAN (MAX. 40' INTERVALS) AND WHERE PAVING IS ADJACENT TO ANY STRUCTURE.
2. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR MATERIAL REQUIREMENTS AND INSTALLATION METHODS.
3. INSTALL EDGE RESTRAINT AGAINST PROPOSED LANDSCAPE AREAS ONLY.
4. INSTALL EDGE RESTRAINT ON BOTH SIDES OF PAVER BANDS.

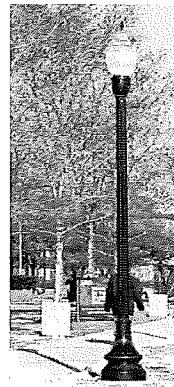
SEE ENGINEERING PLANS FOR FINAL FINISH GRADES. ALL NEW CONCRETE WALKS TO SLOPE FOR POSITIVE DRAINAGE



**7J typical walk paving detail**  
SCALE: 1/2"=1'-0"

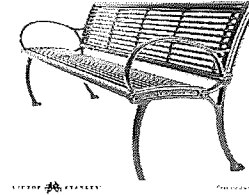


**7I concrete paver detail**  
SCALE: 3/4"=1'-0"



DECORATIVE POLE AND STREET LIGHTS MANUFACTURED BY HALOFANE  
LIGHT FIXTURE: WASHINGTON SERIES-ACRYLIC  
MODEL NO. AW200HP12B5DNB OR EQUAL

POLE: WADSWORTH SERIES  
MODEL NO. AW200HP12B5DNB OR EQUAL  
POLE HIGH: 12' HIGH  
FINISH: BLACK  
POLE DIAMETER: 5"  
POLE BASE: 12"

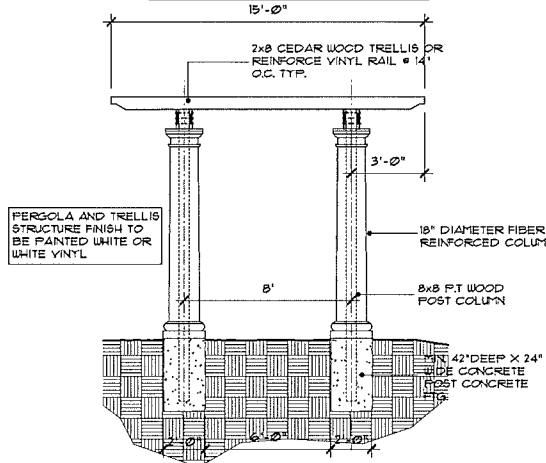


MANUFACTURER: VICTOR STANLEY, INC. DUNKIRK, MARYLAND 20754  
WEB: WWW.VICTORSTANLEY.COM PH. 800-368-2513  
MODEL NO.: FM5-324 OR EQUAL  
SLATS: HORIZONTAL STEEL RODS  
LENGTH: 6'-0"  
FINISH: BLACK

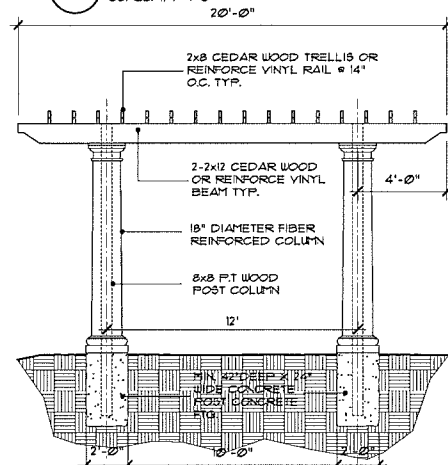


**decorative fence**

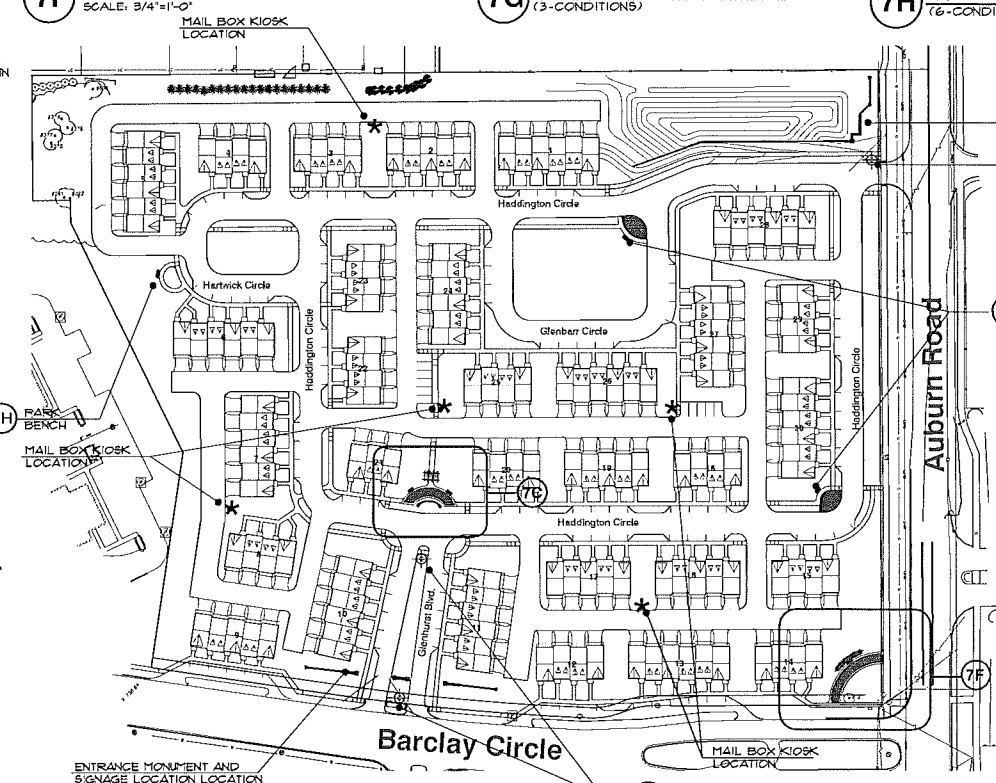
DECORATIVE ALUMINUM FENCE MANUFACTURED BY DIGGER SPECIALTIES, INC. - P.O. BOX 241 BREMEN, IN 46526  
COURTYARD ALUMINUM FENCE SYSTEM SERIES: MODEL 3 123OR 3-RAIL FLAT TOP  
POST: 2 1/2" X 2 1/2" X 0.65 WALL AT 6'-0" O.C.  
PICKETS: 3/4" X 3/4" X 0.53 WALL  
FINISH: BLACK - TGIC POWDER  
FENCE HEIGHT: 42" AND 60"



**7A pergola elevation**  
SCALE: 1/4"=1'-0"



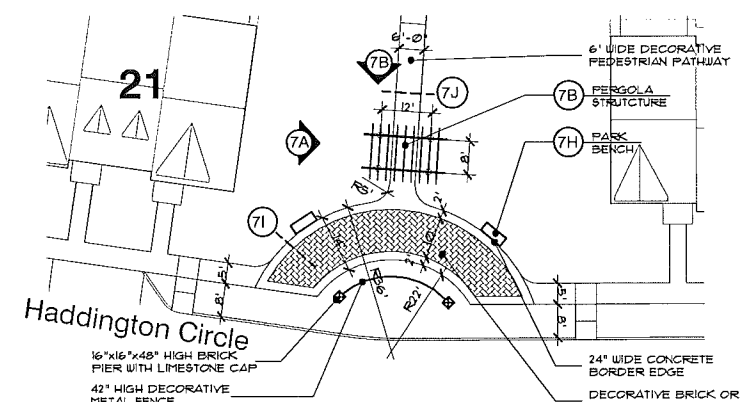
**7B pergola elevation**  
SCALE: 1/4"=1'-0"



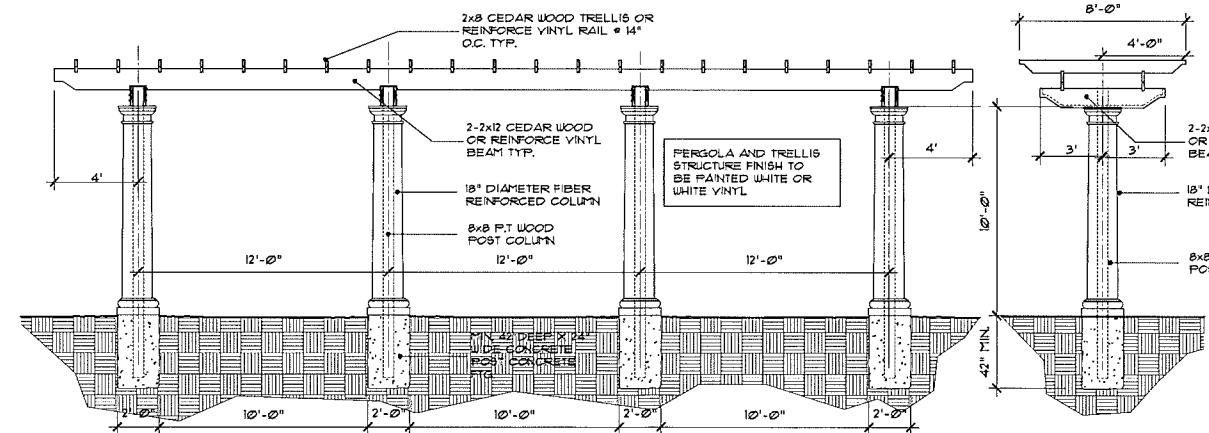
**amenity reference location plan**  
NO SCALE

**general notes:**

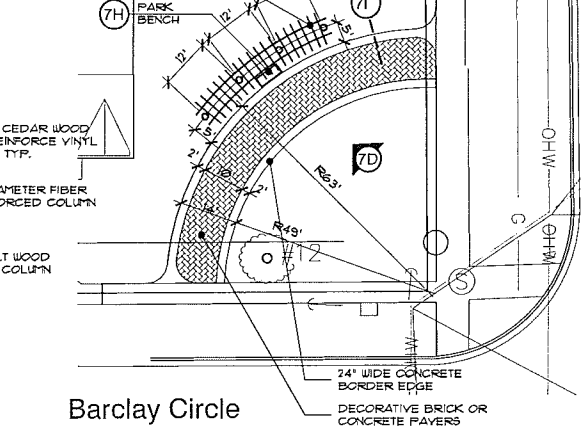
1. ALL INFORMATION CONTAINED HEREIN IS SUBJECT TO APPROVAL, AND PERMITS TO BE OBTAINED PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANS AND RELATED WORK. CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLANS AND/OR SITE CONDITIONS.
3. 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 1-800-482-1111. 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.
4. ALL TRELLIS/FERGOLA SUBSTRUCTURE (POST, AND BLOCKING) TO BE PRESSURE TREATED WOOD. EXPOSE BEAM, TRELLIS JOIST, AND TRIMS TO BE CEDAR BOARDS AND FINAL FINISH PER OWNER SELECTION.
5. VERIFY SOIL BEARING CAPACITY PRIOR TO ANY DECK POST FOOTING CONSTRUCTION. IF SOIL BEARING CAPACITY FALLS BELOW STANDARD REQUIREMENTS, CONSULT STRUCTURAL ENGINEER FOR RECOMMENDATION OF FINAL DECK POST FOOTING DESIGN.
6. DO NOT SCALE DRAWING. USE FIGURED DIMENSIONS ONLY.
7. ALL EXPOSED SAW CUT AREAS OF TREATED WOOD LUMBER (POSTS) TO BE COATED WITH WOOD PRESERVATIVE AS REQUIRED.
8. 2x8 CEDAR TRELLIS/FERGOLA TO BE MOUNTED TO 2x12 CEDAR BEAM WITH HIDDEN FASTENER.
9. ALL BRACKETS, FASTENERS, COMPOSITE SCREWS, NAILS, BOLTS, SHALL BE GALVANIZED OR ZINC COATED WITH ACQ AND CBA RATED FORMULATIONS.
10. SEE ENGINEERING PLAN FOR FINAL GRADES. FINAL GRADES TO PROVIDE POSITIVE DRAINAGE.
11. FERGOLA AND TRELLIS STRUCTURE FINISH TO BE PAINTED WHITE OR WHITE VINYL.



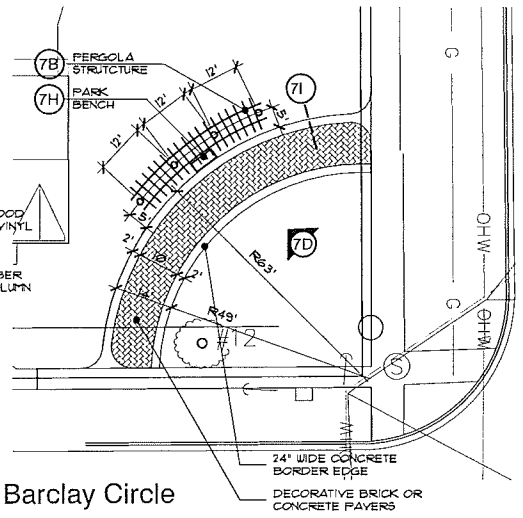
**7C pocket park site plan**  
SCALE: 1"=10'-0"



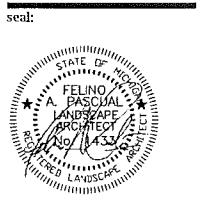
**7D trellis elevation**  
SCALE: 1/4"=1'-0"



**7E trellis elevation**  
SCALE: 1/4"=1'-0"



**7F pocket park site plan**  
SCALE: 10' = 1'-0"



client:  
**IAC Barclay, LLC**  
c/o The Ivanhoe Companies  
6689 Orchard Lake Road, Suite 314 West Bloomfield, Michigan 48322  
ph. (248) 626-6114

project:  
**Barrington Park**

project location:  
City of Rochester Hills, Michigan  
Auburn Road & Barclay Circle

sheet title:  
**site amenity plan**

job no./issue/revision date:	
LP14.006.01	01-14-2014
LP14.006.02	2-24-2014
LP14.006.09	9-15-2014
LP14.006.09	9-15-2014
LP14.006.10	10-10-2014
LP14.006.10A	10-23-2014
LP14.006.12	FINAL P.O.D. REVIEW 12-15-2014
LP15.003.01	FINAL P.O.D. REVIEW 1-5-2015
LP15.003.01	FINAL P.O.D. REVIEW 1-26-2015

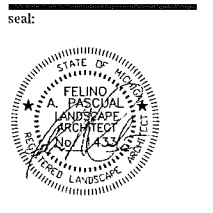
drawn by:  
**JP, CZ, DH**  
checked by:  
**FP**  
date:  
**1-5-2015**

notice:  
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Do Not scale drawings. Use figured dimensions only

project no:  
**LS15.003.01**

sheet no:  
**LS-7 of 8**



client:  
**IAC Barclay, LLC**  
 c/o The Ivanhoe  
 Companies  
 6689 Orchard Lake Road, Suite 314  
 West Bloomfield, Michigan 48322  
 ph. (248) 626-6114

project:  
**Barrington  
 Park**

project location:  
 City of Rochester Hills,  
 Michigan  
 Auburn Road & Barclay  
 Circle

sheet title:  
**entry monument plan**

job no./issue/revision date:
LP14.006.01 01-14-2014
LP14.006.02 2-24-2014
LP14.006.09 9-15-2014
LP14.006.09 9-15-2014
LP14.006.10 10-10-2014
LP14.006.10A 10-23-2014
LP14.006.12 FINAL P.D. REVIEW 12-15-2014
LP15.003.01 FINAL P.D. REVIEW 1-5-2015
LP15.003.01 FINAL P.D. REVIEW 1-26-2015

drawn by:  
**JP, CZ, DH**  
 checked by:  
**FP**  
 date:  
**1-5-2015**  
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project no:  
**LS15.003.01**  
 sheet no:

