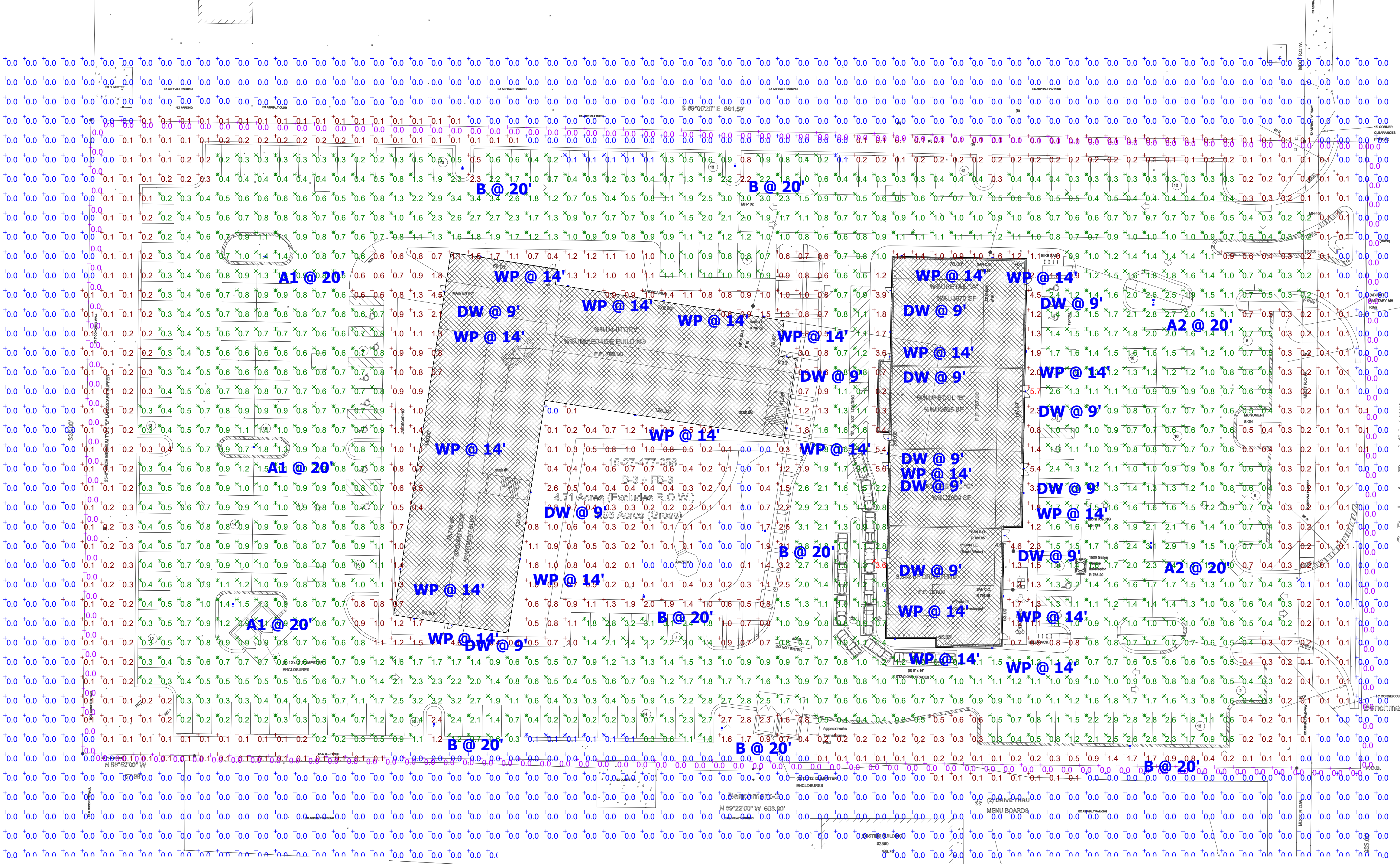


Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
SITE	+	0.6 fc	5.7 fc	0.0 fc	N/A	N/A	0.1:1
Parking and Drives	X	1.0 fc	3.6 fc	0.1 fc	36.0:1	10.0:1	0.3:1
Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A	N/A

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
A1	A1	3	Lithonia Lighting	DSX1 LED P2 40K T5W MVOLT	DSX1 LED P2 40K T5W MVOLT	LED	9175	0.9	70
A2	A2	2	Lithonia Lighting	DSX1 LED P2 40K T5W MVOLT	DSX1 LED P2 40K T5W MVOLT	LED	9175	0.9	140
B	B	7	Lithonia Lighting	DSX1 LED P2 40K BLC MVOLT	DSX1 LED P2 40K BLC MVOLT	LED	7293	0.9	70
DW	DW	13	Lithonia Lighting	WDGE1 LED P1 40K 90CRI VF	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 90CRI, VISUAL COMFORT FORWARD OPTIC	LED	1086	0.9	10.0002
WP	WP	21	Lithonia Lighting	DSXW1 LED 10C 700 40K T5FM MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T5FM OPTIC, 4000K, @ 700mA.	LED	2808	0.9	26.2

Power Statistics				
Description	# Luminaires	Total Watts	Area	Density
Power Density Zone # 2	46	1660.203 W	221371.400 ft ²	0.007 W/ft ²



General Note
 1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
 2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
 3. LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

D-Series Size 1 LED Wall Luminaire

Specifications
 EPA: 1.2 ft
 Length: 33"
 Width: 13"
 Height H1: 7.52"
 Height H2: 3.12"
 Weight (max): 22 lbs

Ordering Information
 EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DBDXTD

Series	LED	Beam Spread	Color Temperature	Distribution	Package	Mounting	Control System
DSXW1 LED	10K 10/25/50	30°	3000K	T35	1000	1000	1000
DSXW1 LED	15W	30°	3000K	T35	1500	1500	1500
DSXW1 LED	20C 20/25/50	30°	3000K	T35	2000	2000	2000
DSXW1 LED	30W 30/35/60	30°	3000K	T35	3000	3000	3000
DSXW1 LED	40K 40/45/80	30°	4000K	T35	4000	4000	4000
DSXW1 LED	50W 50/55/100	30°	5000K	T35	5000	5000	5000
DSXW1 LED	70W 70/75/140	30°	7000K	T35	7000	7000	7000
DSXW1 LED	90W 90/95/180	30°	9000K	T35	9000	9000	9000

Accessories
 DSXW1-001 Emergency battery backup, CE compliant (NUL, UL, CE)
 DSXW1-002 Remote control (NUL, UL, CE)
 DSXW1-003 Single key DP switch (NUL, UL, CE)
 DSXW1-004 Photometric Report (NUL, UL, CE)
 DSXW1-005 Mounting hardware (NUL, UL, CE)
 DSXW1-006 Mounting hardware (NUL, UL, CE)
 DSXW1-007 Mounting hardware (NUL, UL, CE)
 DSXW1-008 Mounting hardware (NUL, UL, CE)
 DSXW1-009 Mounting hardware (NUL, UL, CE)
 DSXW1-010 Mounting hardware (NUL, UL, CE)
 DSXW1-011 Mounting hardware (NUL, UL, CE)
 DSXW1-012 Mounting hardware (NUL, UL, CE)
 DSXW1-013 Mounting hardware (NUL, UL, CE)
 DSXW1-014 Mounting hardware (NUL, UL, CE)
 DSXW1-015 Mounting hardware (NUL, UL, CE)
 DSXW1-016 Mounting hardware (NUL, UL, CE)
 DSXW1-017 Mounting hardware (NUL, UL, CE)
 DSXW1-018 Mounting hardware (NUL, UL, CE)
 DSXW1-019 Mounting hardware (NUL, UL, CE)
 DSXW1-020 Mounting hardware (NUL, UL, CE)
 DSXW1-021 Mounting hardware (NUL, UL, CE)
 DSXW1-022 Mounting hardware (NUL, UL, CE)
 DSXW1-023 Mounting hardware (NUL, UL, CE)
 DSXW1-024 Mounting hardware (NUL, UL, CE)
 DSXW1-025 Mounting hardware (NUL, UL, CE)
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 DSXW1-027 Mounting hardware (NUL, UL, CE)
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 DSXW1-031 Mounting hardware (NUL, UL, CE)
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 DSXW1-049 Mounting hardware (NUL, UL, CE)
 DSXW1-050 Mounting hardware (NUL, UL, CE)

WDGE1 LED Architectural Wall Sconce

Specifications
 Depth (D1): 5.5"
 Depth (D2): 1.3"
 Height: 8"
 Width: 9"
 Weight (optional): 9 lbs

Ordering Information
 EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DBDXX

Series	Package	Color Temperature	CR	Distribution	Beam Spread	Mounting	Control System
WDGE1 LED	P1	27K	2700K	80CRI	VF	1000	1000
WDGE1 LED	P2	3000K	3000K	80CRI	VF	1500	1500
WDGE1 LED	P3	3500K	3500K	80CRI	VF	2000	2000
WDGE1 LED	P4	4000K	4000K	80CRI	VF	2500	2500
WDGE1 LED	P5	4500K	4500K	80CRI	VF	3000	3000
WDGE1 LED	P6	5000K	5000K	80CRI	VF	3500	3500
WDGE1 LED	P7	5500K	5500K	80CRI	VF	4000	4000
WDGE1 LED	P8	6000K	6000K	80CRI	VF	4500	4500
WDGE1 LED	P9	6500K	6500K	80CRI	VF	5000	5000
WDGE1 LED	P10	7000K	7000K	80CRI	VF	5500	5500
WDGE1 LED	P11	7500K	7500K	80CRI	VF	6000	6000
WDGE1 LED	P12	8000K	8000K	80CRI	VF	6500	6500
WDGE1 LED	P13	8500K	8500K	80CRI	VF	7000	7000
WDGE1 LED	P14	9000K	9000K	80CRI	VF	7500	7500
WDGE1 LED	P15	9500K	9500K	80CRI	VF	8000	8000
WDGE1 LED	P16	10000K	10000K	80CRI	VF	8500	8500

Accessories
 WDGE1-001 Emergency battery backup, CE compliant (NUL, UL, CE)
 WDGE1-002 Remote control (NUL, UL, CE)
 WDGE1-003 Single key DP switch (NUL, UL, CE)
 WDGE1-004 Photometric Report (NUL, UL, CE)
 WDGE1-005 Mounting hardware (NUL, UL, CE)
 WDGE1-006 Mounting hardware (NUL, UL, CE)
 WDGE1-007 Mounting hardware (NUL, UL, CE)
 WDGE1-008 Mounting hardware (NUL, UL, CE)
 WDGE1-009 Mounting hardware (NUL, UL, CE)
 WDGE1-010 Mounting hardware (NUL, UL, CE)
 WDGE1-011 Mounting hardware (NUL, UL, CE)
 WDGE1-012 Mounting hardware (NUL, UL, CE)
 WDGE1-013 Mounting hardware (NUL, UL, CE)
 WDGE1-014 Mounting hardware (NUL, UL, CE)
 WDGE1-015 Mounting hardware (NUL, UL, CE)
 WDGE1-016 Mounting hardware (NUL, UL, CE)
 WDGE1-017 Mounting hardware (NUL, UL, CE)
 WDGE1-018 Mounting hardware (NUL, UL, CE)
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 WDGE1-048 Mounting hardware (NUL, UL, CE)
 WDGE1-049 Mounting hardware (NUL, UL, CE)
 WDGE1-050 Mounting hardware (NUL, UL, CE)

D-Series Size 1 LED Area Luminaire

Specifications
 EPA: 1.2 ft
 Length: 33"
 Width: 13"
 Height H1: 7.52"
 Height H2: 3.12"
 Weight (max): 22 lbs

Ordering Information
 EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTARZ PIRHN DBDXX

Series	LEDs	Beam Spread	Color Temperature	Distribution	Package	Mounting	Control System
DSX1 LED	Forward optics	P1	27K	2700K	80CRI	VF	1000
DSX1 LED	Forward optics	P2	3000K	3000K	80CRI	VF	1500
DSX1 LED	Forward optics	P3	3500K	3500K	80CRI	VF	2000
DSX1 LED	Forward optics	P4	4000K	4000K	80CRI	VF	2500
DSX1 LED	Forward optics	P5	4500K	4500K	80CRI	VF	3000
DSX1 LED	Forward optics	P6	5000K	5000K	80CRI	VF	3500
DSX1 LED	Forward optics	P7	5500K	5500K	80CRI	VF	4000
DSX1 LED	Forward optics	P8	6000K	6000K	80CRI	VF	4500
DSX1 LED	Forward optics	P9	6500K	6500K	80CRI	VF	5000
DSX1 LED	Forward optics	P10	7000K	7000K	80CRI	VF	5500
DSX1 LED	Forward optics	P11	7500K	7500K	80CRI	VF	6000
DSX1 LED	Forward optics	P12	8000K	8000K	80CRI	VF	6500
DSX1 LED	Forward optics	P13	8500K	8500K	80CRI	VF	7000
DSX1 LED	Forward optics	P14	9000K	9000K	80CRI	VF	7500
DSX1 LED	Forward optics	P15	9500K	9500K	80CRI	VF	8000
DSX1 LED	Forward optics	P16	10000K	10000K	80CRI	VF	8500







Accessories
 DSX1-001 Emergency battery backup, CE compliant (NUL, UL, CE)
 DSX1-002 Remote control (NUL, UL, CE)
 DSX1-003 Single key DP switch (NUL, UL, CE)
 DSX1-004 Photometric Report (NUL, UL, CE)
 DSX1-005 Mounting hardware (NUL, UL, CE)
 DSX1-006 Mounting hardware (NUL, UL, CE)
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 DSX1-050 Mounting hardware (NUL, UL, CE)

Ordering Information
 EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTARZ PIRHN DBDXX

Series	LEDs	Beam Spread	Color Temperature	Distribution	Package	Mounting	Control System
DSX1 LED	Forward optics	P1	27K	2700K	80CRI	VF	1000
DSX1 LED	Forward optics	P2	3000K	3000K	80CRI	VF	1500
DSX1 LED	Forward optics	P3	3500K	3500K	80CRI	VF	2000
DSX1 LED	Forward optics	P4	4000K	4000K	80CRI	VF	2500
DSX1 LED	Forward optics	P5	4500K	4500K	80CRI	VF	3000
DSX1 LED	Forward optics	P6	5000K	5000K	80CRI	VF	3500
DSX1 LED	Forward optics	P7	5500K	5500K	80CRI	VF	4000
DSX1 LED	Forward optics	P8	6000K	6000K	80CRI	VF	4500
DSX1 LED	Forward optics	P9	6500K	6500K	80CRI	VF	5000
DSX1 LED	Forward optics	P10	7000K	7000K	80CRI	VF	5500
DSX1 LED	Forward optics	P11	7500K	7500K	80CRI	VF	6000
DSX1 LED	Forward optics	P12	8000K	8000K	80CRI	VF	6500
DSX1 LED	Forward optics	P13	8500K	8500K	80CRI	VF	7000
DSX1 LED	Forward optics	P14	9000K	9000K	80CRI	VF	7500
DSX1 LED	Forward optics	P15	9500K	9500K	80CRI	VF	8000
DSX1 LED	Forward optics	P16	10000K	10000K	80CRI	VF	8500

Accessories
 DSX1-001 Emergency battery backup, CE compliant (NUL, UL, CE)
 DSX1-002 Remote control (NUL, UL, CE)
 DSX1-003 Single key DP switch (NUL, UL, CE)
 DSX1-004 Photometric Report (NUL, UL, CE)
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 DSX1-047 Mounting hardware (NUL, UL, CE)
 DSX1-048 Mounting hardware (NUL, UL, CE)
 DSX1-049 Mounting hardware

PLANT & MATERIAL SCHEDULE

Symbol	Qty.	Botanical Name	Common Name	Size	Root	Comments
Evergreen Trees						
	21	<i>Picea abies</i>	Norway Spruce	10-12' ht.	B4B	Unsheared, branched to ground
	10	<i>Picea glauca</i>	White Spruce	10-12' ht.	B4B	Unsheared, branched to ground
	10	<i>Picea mariana</i>	Black Spruce	10-12' ht.	B4B	Unsheared, branched to ground
Deciduous Trees						
	12	<i>Acer rubrum</i> 'Red Sunset'	Red Sunset Maple	3-3 1/2" cal.	B4B	Full uniform heads, single stem
	8	<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Ginkgo	3-3 1/2" cal.	B4B	Full uniform heads, single stem
	22	<i>Gleditsia tricanthos</i> 'inermis' 'Skyline'	Skyline Thornless Honeylocust	3-3 1/2" cal.	B4B	Full uniform heads, single stem
	19	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Lilac Tree	2 1/2-3" cal.	B4B	Full uniform heads, single stem
	6	<i>Tilia cordata</i> 'Greenspire'	Greenspire Little Leaf Linden	3-3 1/2" cal.	B4B	Full uniform heads, single stem
	1	<i>Quercus rubra</i>	Red Oak	6" cal.	90°SPADE	Full uniform head, specimen
Shrubs (Site Entry)						
	14	<i>Hydrangea paniculata</i> 'Little Lime'	Little Lime Hydrangea	24-30"	Can	Min. 3 gal, space 30" o.c., acidify soil
	10	<i>Hydrangea paniculata</i> 'Lime Light'	Lime Light Hydrangea	30-36"	Can	Min. 5 gal, space 48" o.c., acidify soil
	22	<i>Pinus nugo</i> var. <i>pumillo</i>	Dwarf Nugo Pine	18-24"	Can	Min. 3 gal, space 30" o.c.
	40	<i>Spiraea x bumalda</i> 'Magic Carpet'	Magic Carpet Spirea	24-30"	Can	Min. 3 gal, space 30" o.c.
Perennials, Grasses, Groundcovers, & Annuals (Site Entry)						
	150sf.	Mixed variety, seasonal rotation				

LANDSCAPE DEVELOPMENT NOTES

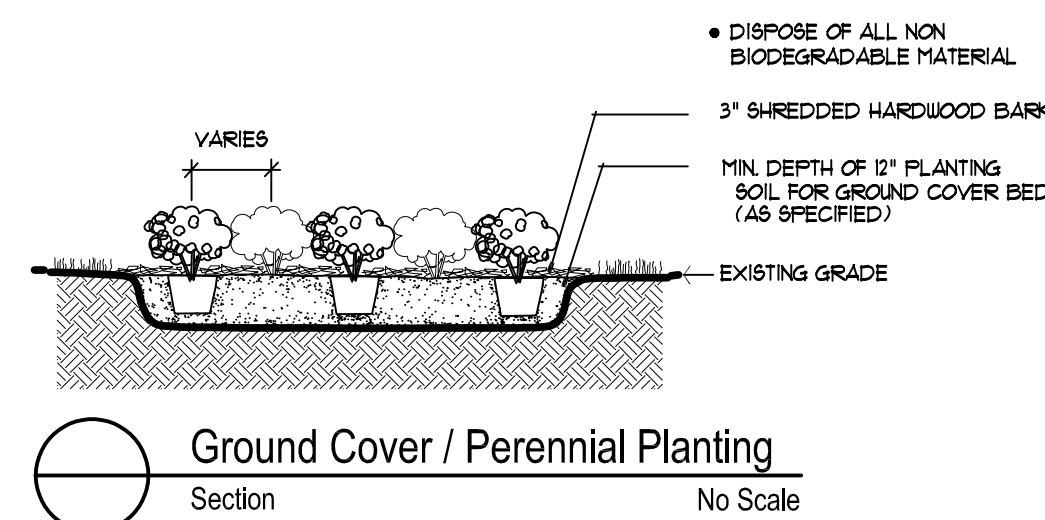
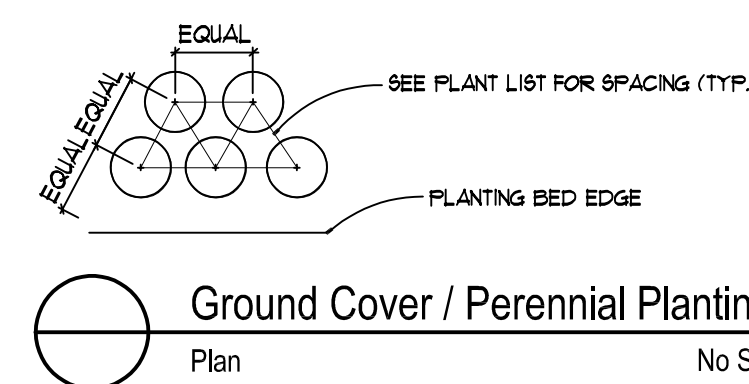
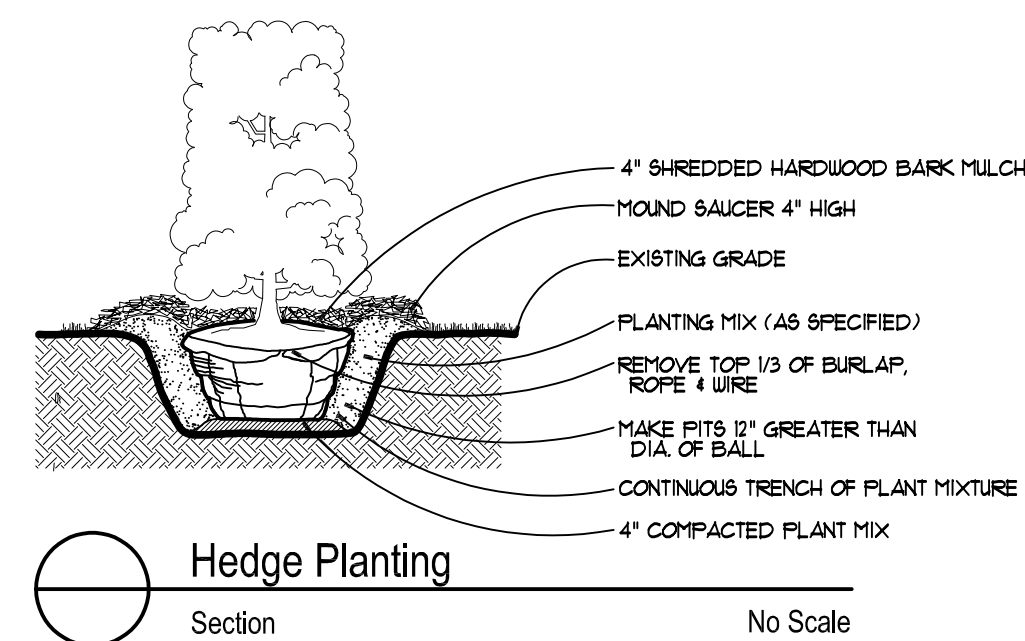
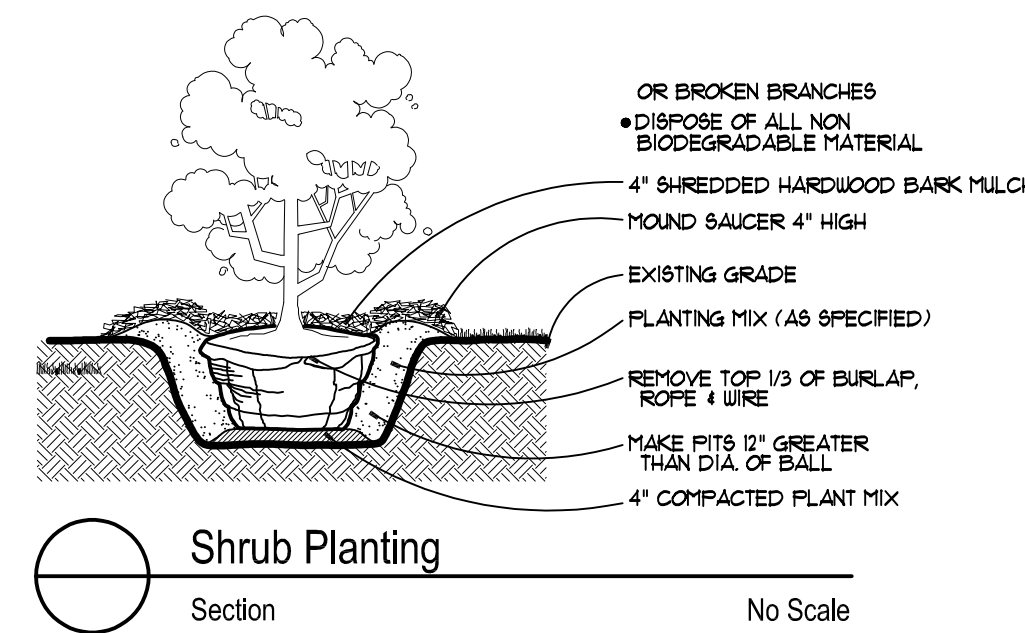
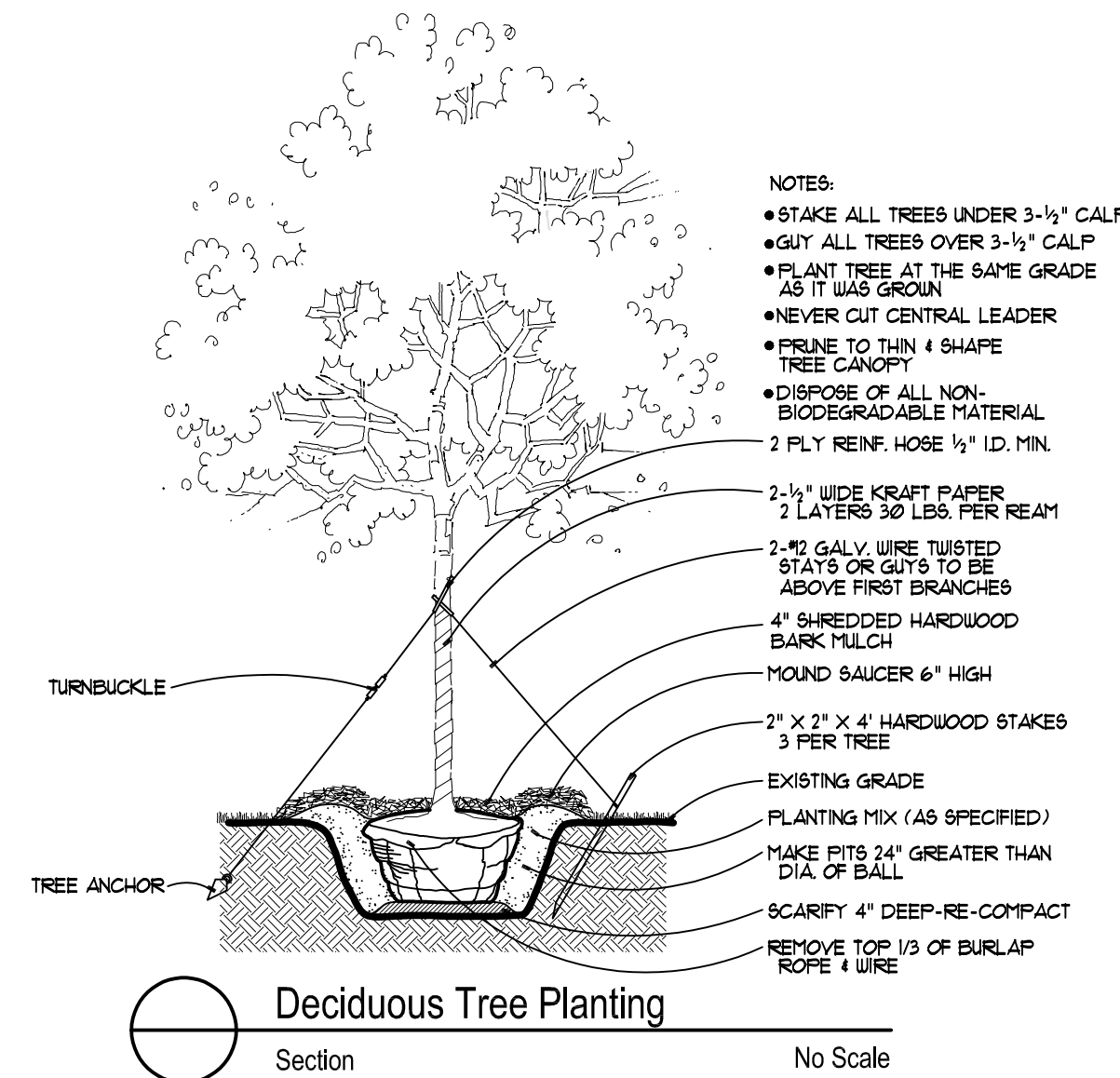
- ALL EXISTING AND/OR PROPOSED SITE UTILITIES SHALL BE FIELD LOCATED, FLAGGED, AND VERIFIED PRIOR TO ANY LANDSCAPE CONSTRUCTION.
- ALL SPECIFIED AND INSTALLED PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH AMERICAN NURSERYMAN STANDARDS (LATEST EDITION) AND BE:
 - NURSERY GROWN.
 - STATE DEPARTMENT OF AGRICULTURE INSPECTED AND APPROVED.
 - NO. 1 GRADE WITH STRAIGHT, UNSCARRED TRUNKS & WELL-DEVELOPED UNIFORM CROWNS ON TREES.
 - WARRANTED FOR A MIN. 1 YEAR FROM DATE OF ACCEPTANCE.
- SPECIFIED PLANTING SOIL MIXTURE FOR ALL SPECIFIED BEDS & PLANTS SHALL BE THREE (3) PARTS IMPORTED WELL-DRAINED, SCREENED ORGANIC TOPSOIL, TO ONE (1) PART IMPORTED CLEAN SAND, TO ONE (1) PART CANADIAN SPHAGNUM PEAT MOSS, TO ONE (1) PART NATURAL COMPOST (WEED-FREE)-COMPLETE WITH 1% NATURAL POULTRY MANURE. INSTALL 12" MIN. DEPTH IN ALL PERENNIAL, GROUNDCOVER, ANNUAL, AND SHRUB BEDS. ALL BEDS MUST BE EXCAVATED, REMOVE AND DISPOSE (OFF-SITE) EX. EARTH/SOIL TO ACCEPT PROPOSED PLANT MIXTURE.
- PROPOSED SHREDDED HARDWOOD BARK MULCH SHALL BE SEASONED FOR A MINIMUM 6 MONTHS, DARK BROWN IN COLOR, AND INSTALLED 4" DEEP UNDER ALL PROPOSED TREES (INCLUDED IN UNIT COST), 4" DEEP IN ALL SHRUB AND TREE BEDS, AND 3" DEEP IN ALL PERENNIAL AND GROUNDCOVER BEDS.
- THE LANDSCAPE CONTRACTOR SHALL KEEP THE STREET AND DRIVE CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES, AND SHALL THOROUGHLY SWEEP AND/OR WASH THE DRIVE AT THE END OF EACH WORK DAY.
- ALL DEAD AND UNACCEPTABLE PLANT MATERIALS SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR DURING THE WARRANTY PERIOD. THE WARRANTY PERIOD SHALL BE ONE (1) YEAR FROM THE ACCEPTANCE OF INSTALLATION.
- PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREE OR SHRUB ON THE PUBLIC RIGHT-OF-WAY. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' AWAY FROM THE EDGE OF THE PUBLIC ROAD. (TREES MUST BE PLANTED AT LEAST 15' AWAY FROM CURB OR ROAD EDGE WHERE THE SPEED LIMIT IS MORE THAN 35 MPH.) SHADE TREES AND SHRUBS MUST BE PLANTED AT LEAST 5' AWAY FROM THE EDGE OF PUBLIC WALKWAY. EVERGREEN AND ORNAMENTAL TREES MUST BE PLANTED AT LEAST 10' FROM EDGE OF THE PUBLIC WALKWAY. NO TREES OR SHRUBS MAY BE PLANTED WITHIN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY STREET RIGHT-OF-WAY LINES AT A DISTANCE ALONG EACH LINE OF 25' FROM THEIR POINT OF INTERSECTION. NO TREES OR SHRUBS MAY BE PLANTED IN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY DRIVEWAY WITHIN PUBLIC WALKWAY AT A DISTANCE ALONG EACH LINE OF 15' FROM THEIR POINT OF INTERSECTION. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' AWAY FROM ANY FIRE HYDRANT. SHADE AND EVERGREEN TREES MUST BE PLANTED AT LEAST 15' AWAY FROM THE NEAREST OVERHEAD WIRE. TREES MUST BE PLANTED A MINIMUM OF 5' FROM AN UNDERGROUND UTILITY, UNLESS THE CITY'S LANDSCAPE ARCHITECT REQUIRES A GREATER DISTANCE. PRIOR TO RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS FORESTRY UNIT 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. THE ABOVE REQUIREMENTS ARE INCORPORATED INTO THE PLAN.
- LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.
- PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.
- ALL DEAD, 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 COMES FIRST. FOR PURPOSES OF THIS SECTION, THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE MARCH 1 TO JUNE 1 AND OCTOBER UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE. THE CITY MAY NOTIFY PROPERTY OWNERS OF THE NEED TO REPLACE DEAD, DAMAGED, OR DISEASED MATERIAL.
- 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 FOREMENTIONED PROCEDURES. ANY REVISIONS TO OR REMOVAL OF PLANT MATERIALS, OR NON-COMPLIANCE WITH THE MAINTENANCE REQUIREMENTS OF SECTION 138-12103 WILL REPLACE THE PARCEL IN NON-COMFORMITY WITH THE APPROVED LANDSCAPE PLAN AND BE A VIOLATION OF THE ORDINANCE.
- 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.
- PRIOR TO RELEASE OF PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS MUST INSPECT AND APPROVE ALL LANDSCAPE PLANTINGS.

IRRIGATION NOTES

- INSTALL UNDERGROUND AUTOMATIC IRRIGATION SYSTEM FOR ALL LAWN AND PLANTING BEDS.
- USE SEPARATE ZONES FOR LAWN, DECIDUOUS SHRUBS, AND EVERGREEN SHRUBS.
- WATER SOURCED FROM CITY WATER/BUILDING TAP
- OWNER TO DECIDE IRRIGATION CONTROLLER LOCATION.
- WATERING SHALL ONLY OCCUR BETWEEN THE HOURS OF 12AM AND 5AM PER CITY
- IRRIGATION SPRAYS/OVER-SPRAYS SHALL NOT BROADCAST ONTO CITY PATHWAYS/SIDEWALKS.

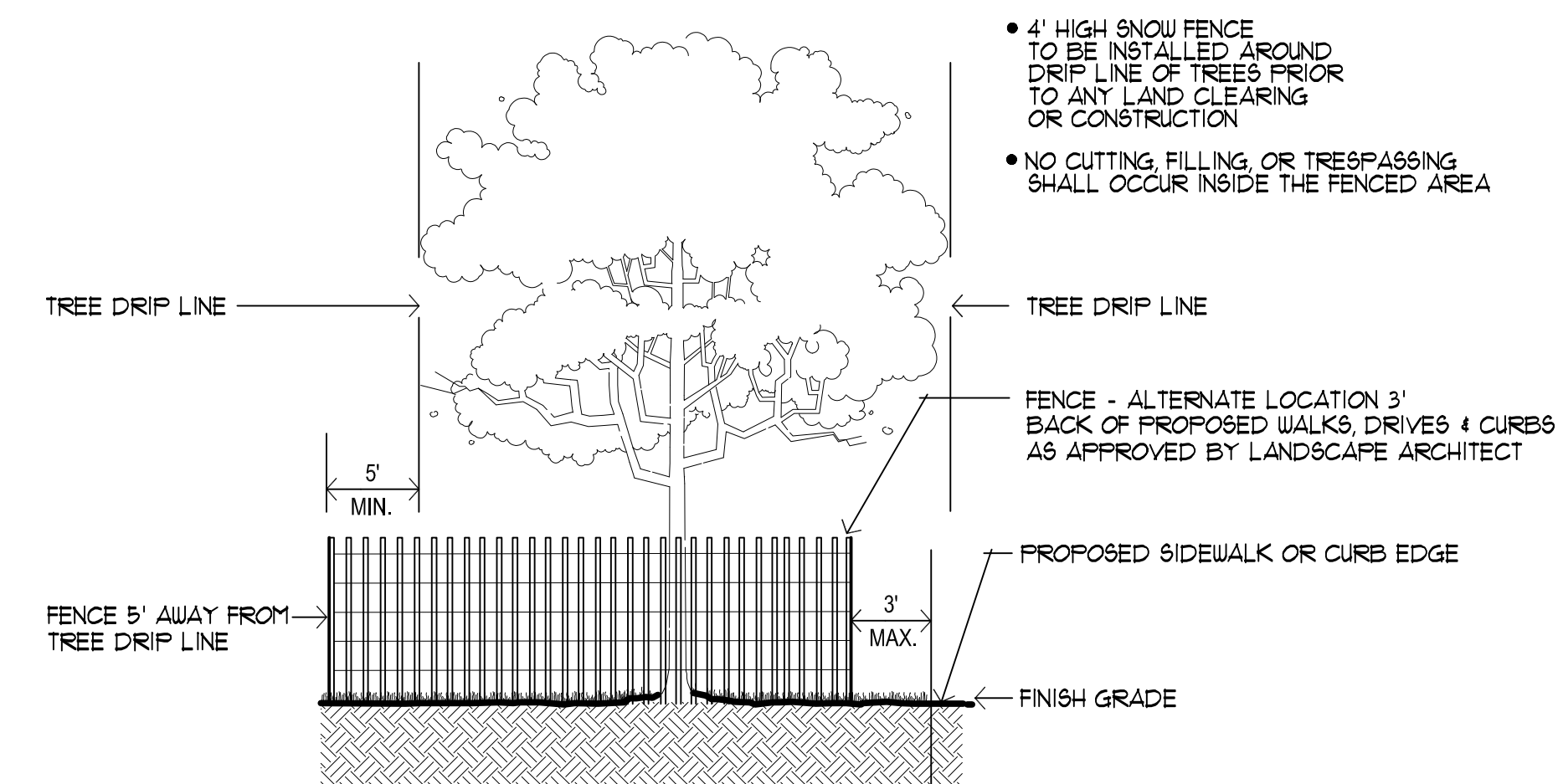
LAWN SCHEDULE

OVERALL SITE
 +/- 2850 SY.
 Supply and Install Class 'A' Blended Blue Grass Sod on minimum 3" imported screened topsoil



TREE PROTECTION NOTES

- ALL TREES PROPOSED TO BE REMOVED SHALL BE MARKED IN THE FIELD WITH FLUORESCENT SPRAY PAINT (CHALK BASED) OR BY FLUORESCENT FLAGGING TAPE.
- 4' HT. PLASTIC SNOW FENCING SHALL BE INSTALLED AT OR BEYOND THE DRIFLINE, UNLESS MORE SUBSTANTIAL FENCING IS REQUIRED.
- STAKES SHALL BE METAL "T" POLES SPACED NO FURTHER APART THAN 10' ON CENTER
- FENCING SHALL BE INSTALLED FIVE (5) FEET OUTSIDE THE TREE DRIP LINE UNLESS IT CAN BE DEMONSTRATED THAT THIS IS NOT PRACTICAL.
- FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION. THE CITY SHALL BE NOTIFIED ONCE THE FENCING IS INSTALLED FOR INSPECTION.
- TREE PROTECTION SHALL REMAIN IN ITS APPROVED LOCATION UNTIL SUCH TIME REMOVAL IS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
- NO ACTIVITY SHALL BE CONDUCTED WITHIN TEN (10) FEET OF THE TREE DRIP LINE, INCLUDING BUT NOT LIMITED TO PLACING OF ANY SOLVENTS, MATERIALS, CONSTRUCTION MACHINERY, VEHICLES OR SOIL.
- THE LOCATION OF FENCING MAY BE ADJUSTED, AS APPROVED BY THE LANDSCAPE ARCHITECT, IN THE FIELD TO ACCOMMODATE SITE-SPECIFIC CONDITIONS/CONSTRAINTS
- DURING CONSTRUCTION, NO PERSON SHALL ATTACH A DEVICE OR WIRE TO ANY REMAINING TREE, EXCEPT TO CORDON OFF PROTECTED AREAS AS REQUIRED.



Tree Protection Fence Detail (typ.)
 Section No Scale

212 DAINES STREET
 BIRMINGHAM
 MICHIGAN 48009

P 248 644 3410
 F 248 644 0819

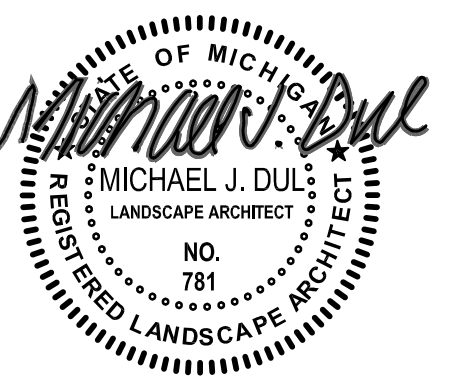
www.mjdul.com

Bebb Oak Meadows
 2800 Rochester Road
 Rochester Hills, MI

PROJECT

Landscape Development
 Preliminary
 Landscape Plan
 Specifications & Details

SHEET TITLE



See Details

SCALE

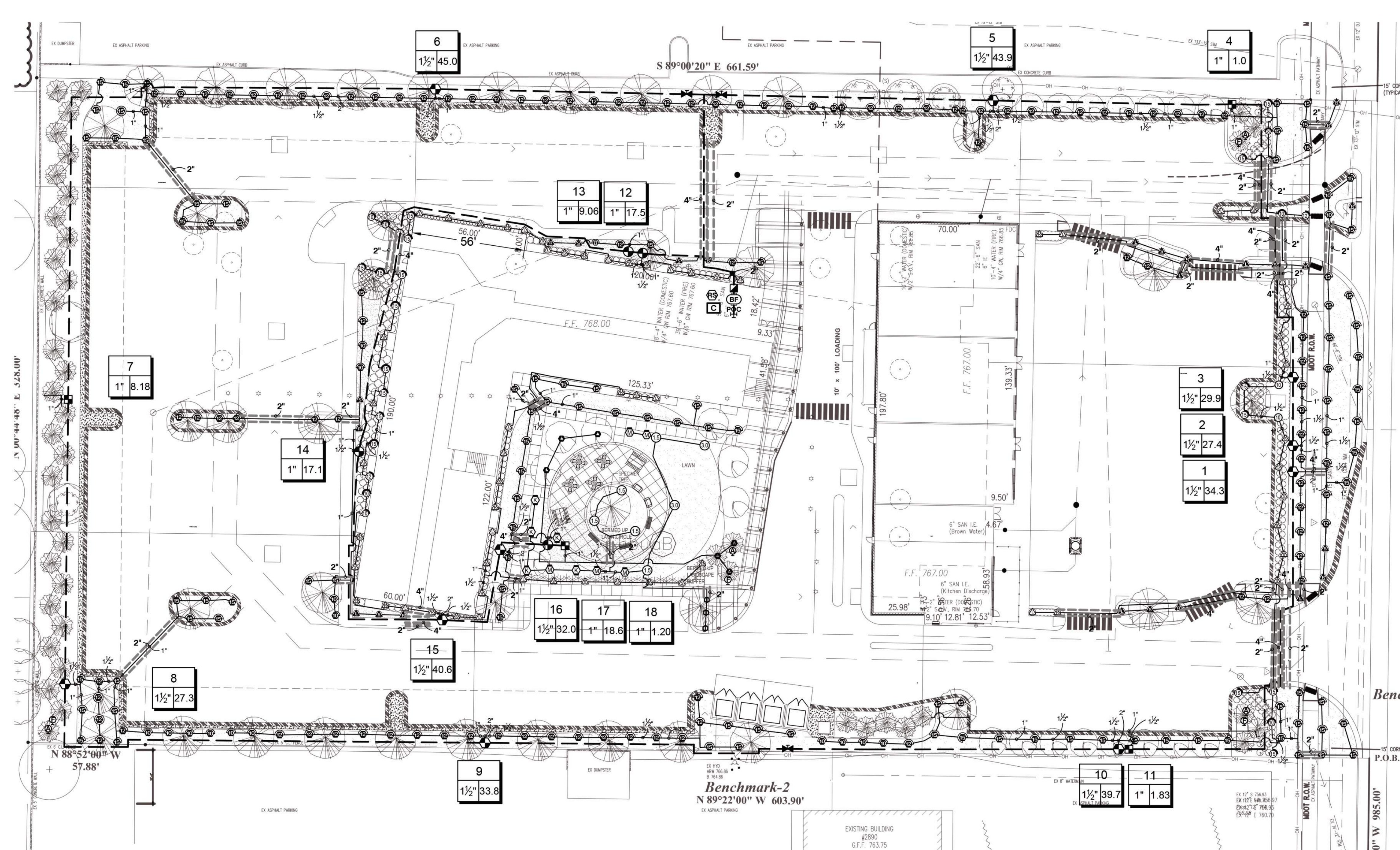
PROJECT NUMBER:	21105
DRAWN:	T. Shoemaker
CHECKED:	M. Dul
DATE:	June 1, 2021
REVISIONS:	November 9, 2021
	December 1, 2021
	January 20, 2022
	February 25, 2022





Know what's below.
Call before you dig.





IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY
ES	Hunter PROS-04 5' strip spray	24
ES	Hunter PROS-04 8' radius	2
ES	Hunter PROS-04 10' radius	16
ES	Hunter PROS-04 12' radius	97
ES	Hunter PROS-04 15' radius	100
ES	Hunter PROS-12 5' strip spray	60
ES	Hunter PROS-12 8' radius	1
ES	Hunter PROS-12 10' radius	6
ES	Hunter PROS-12 12' radius	2
ES	Hunter PROS-12 15' radius	18
ES	Hunter PROS-12 Adjustable Arc	2
M	Hunter MP1000 PROS-04-PRS40-CV	5
M	Hunter MP2000 PROS-04-PRS40-CV	5
M	Hunter MP800SR PROS-04-PRS40-CV	3
15	Hunter PGP-04	5
30	Hunter PGP-04	2
PCZ	Hunter PCZ-101-40 1"	4
FV	Flush Valve	4
DAR	Drip Air Relief Valve	4
DR	Drip Ring-0.6 @12" OC, Approx. 20 LF per tree	6
HDL	Hunter HDL-06-12-PC	1,028 I.F.
PGV	Hunter PGV-101G 1"	4
PGV	Hunter PGV-151 Globe 1-1/2"	10
HQ	Hunter HQ-44RC 1"	1
ISV	Isolation Valve Line Size	3
BF	Febco 765 1-1/2"	1
I2C	Hunter I2C-2400-PL	1
WR	Hunter WR-CLIK	1
POC	POC 1 1/2"	1
---	Irrigation Lateral Line: Polyethylene Pipe 100 PSI 1"	4,677 I.F.
---	Irrigation Lateral Line: Polyethylene Pipe 100 PSI 1 1/2"	965.9 I.F.
---	Irrigation Lateral Line: Polyethylene Pipe 100 PSI 2"	95.4 I.F.
---	Irrigation Mainline: PVC Class 160 SDR 26 2"	2,483 I.F.
---	Pipe Sleeve: PVC Class 160 SDR 26 2"	568.1 I.F.
---	Pipe Sleeve: PVC Class 160 SDR 26 4"	273.7 I.F.

LANDSCAPE ARCHITECTURE

MICHAEL J. DUL & ASSOCIATES, INC

212 DAINES STREET
BIRMINGHAM
MICHIGAN 48009

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www.mjdul.com

Bebb Oak Meadows
2800 Rochester Road
Rochester Hills, MI

PROJECT

Landscape Development
Preliminary Irrigation Plan

SHEET TITLE

See Details

SCALE

IRRIGATION SPECIFICATIONS

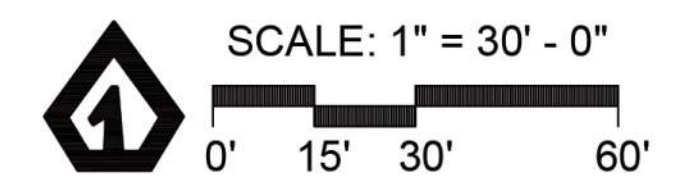
- IRRIGATION SYSTEM DESIGN BASED ON 45 GPM AT 60 PSI.
- IRRIGATION DESIGN IS FROM THE POINT OF CONNECTION(POC) ONLY. THE DESIGN IS BASED ON GALLONS PER MINUTE(GPM) AND POUNDS PER SQUARE INCH(PHI) FURNISHED BY OTHERS.
- IRRIGATION CONTRACTOR IS TO VERIFY POINT OF CONNECTION IN THE FIELD. INSTALLER IS 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.



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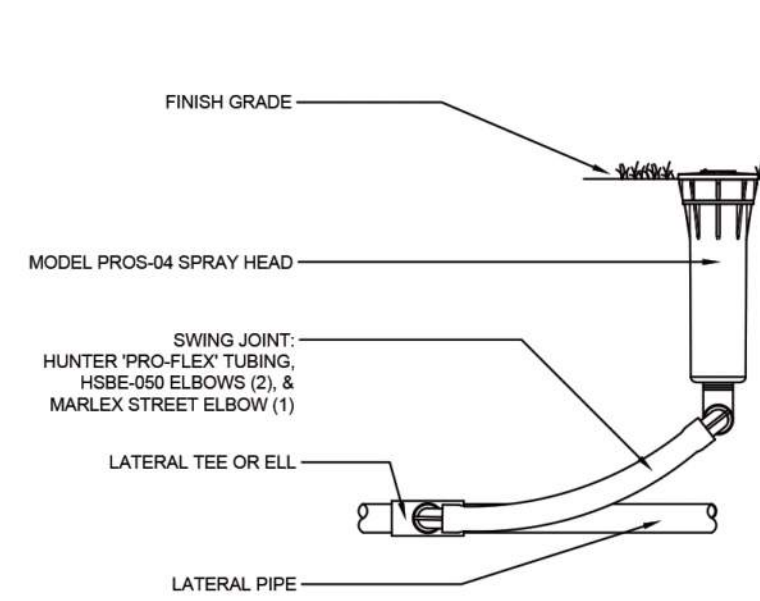
BEBB OAK MEADOWS
ROCHESTER, MI, 48308
Design Date: 01/18/22
Drawn By: CH
Checked By: C. GRAHAM



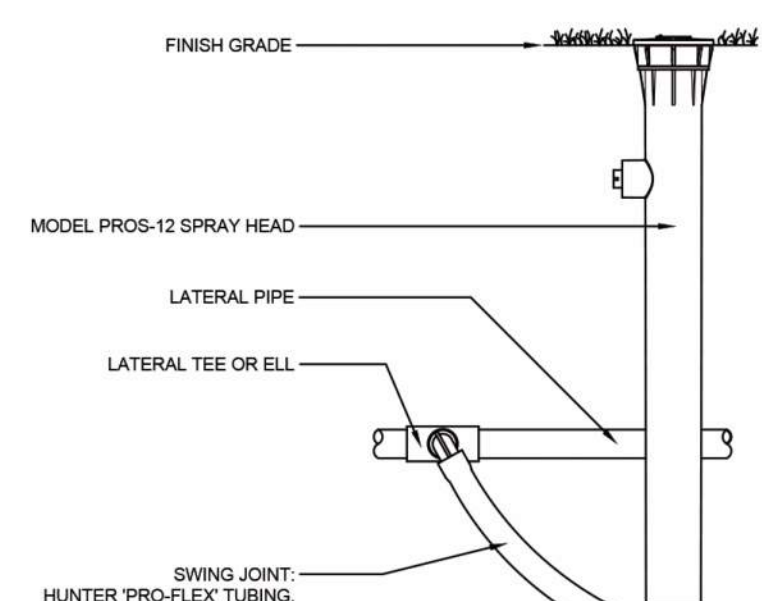
PROJECT NUMBER: 21136
DRAWN: T. Shoemaker
CHECKED: M. Dul
DATE: January 20, 2022
REVISIONS:

L4

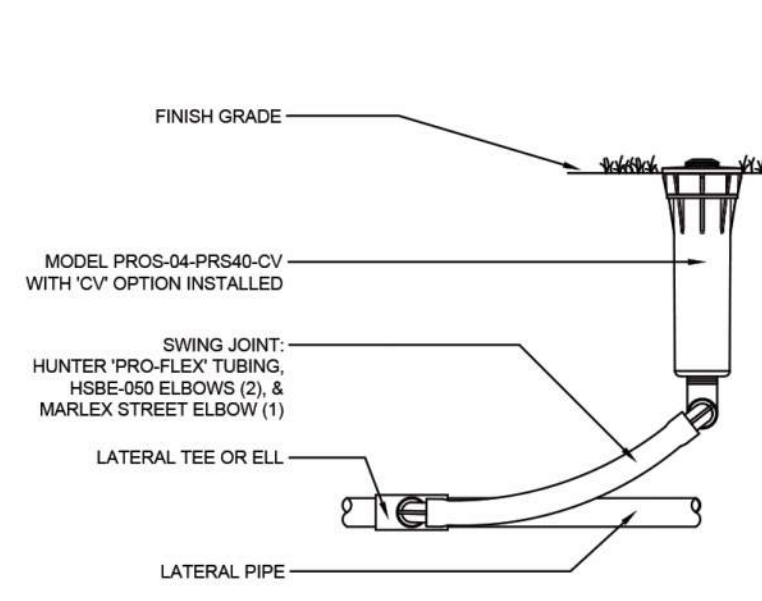
*When using larger GPM nozzles, beware of high friction loss in swing joints.



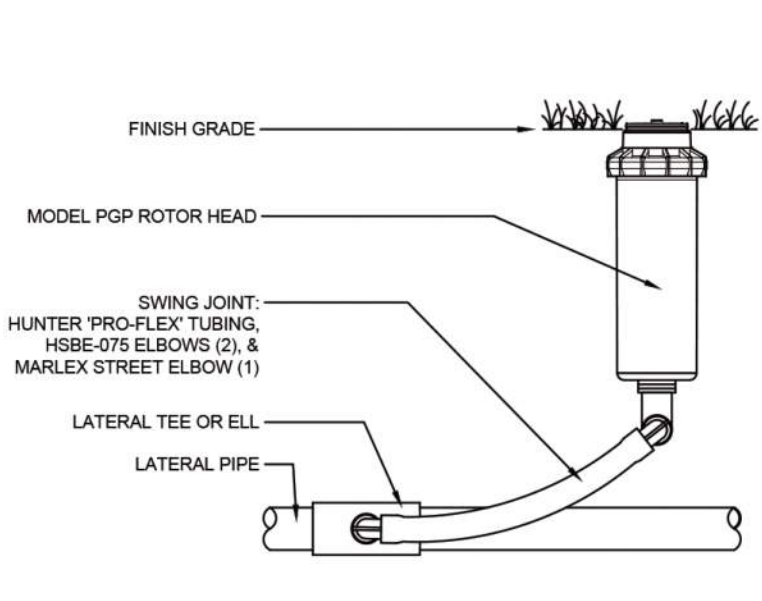
1 PROS-04 SPRAY HEAD WITH PRO-FLEX TUBING S1-SP-HUN-01



2 PROS-12 SPRAY HEAD WITH PRO-FLEX TUBING S1-SP-HUN-03

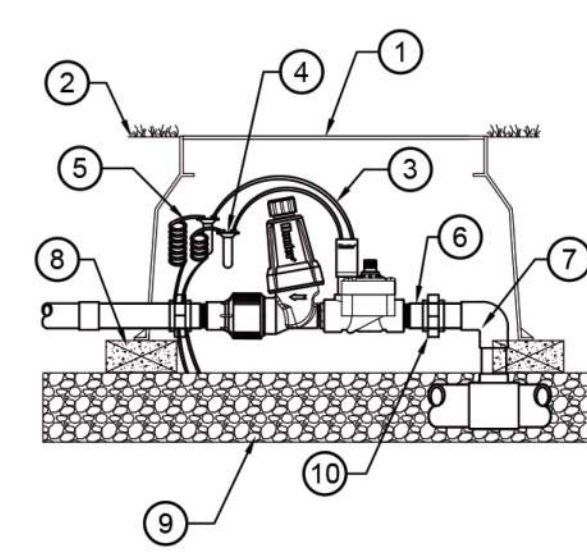


3 PROS-04-PRS40-CV MP ROTATOR SPRINKLER S1-RO1-HUN-01



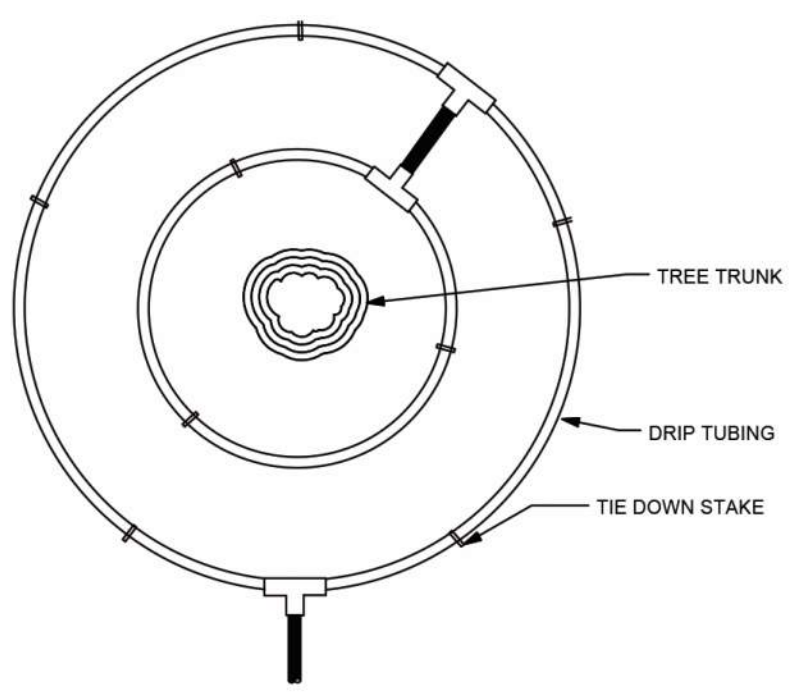
4 PGP ROTOR HEAD WITH PRO-FLEX TUBING NTS S1-RO-HUN-01

OPTIONS:
□ R = FACTORY INSTALLED RECLAIMED RUBBER COVER
□ CV = FACTORY INSTALLED DRAIN CHECK VALVE

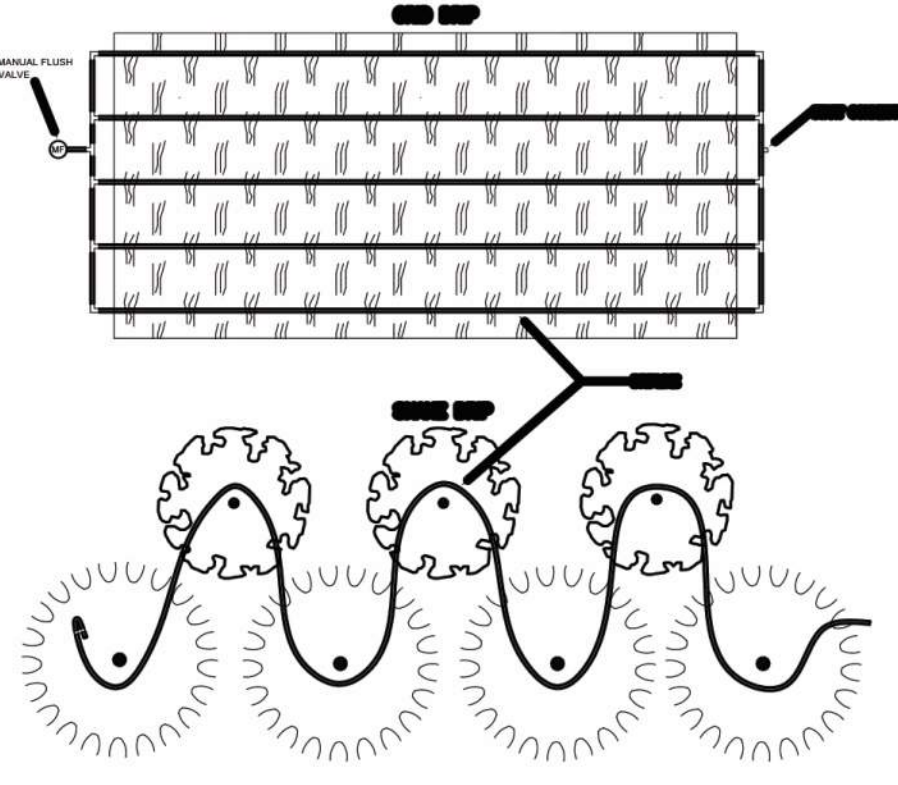


- 1 STANDARD VALVE BOX
- 2 FINISH GRADE
- 3 DRIP ZONE KIT: MODEL PCZ-101-1 FILTER, REGULATOR 25 OR 40 PSI
- 4 WATERPROOF CONNECTORS (2)
- 5 18-24" COILED WIRE
- 6 SCH 80 T.O.E. NIPPLE
- 7 MAIN LINE PIPE & FITTINGS
- 8 BRICK SUPPORTS (4)
- 9 3/4" MINUS WASHED GRAVEL
- 10 PVC SLIP UNIONS

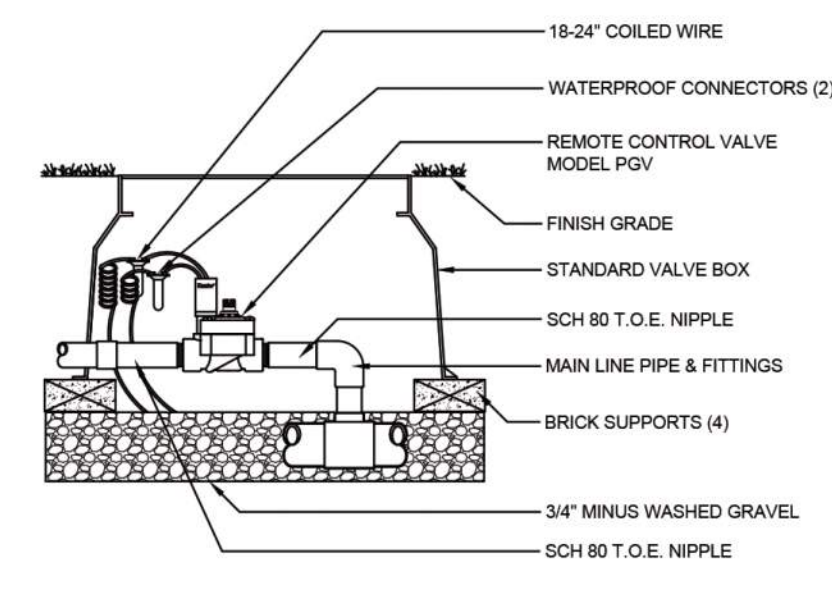
5 PCZ-101-1 DRIP ZONE KIT S1-DR-HUN-01



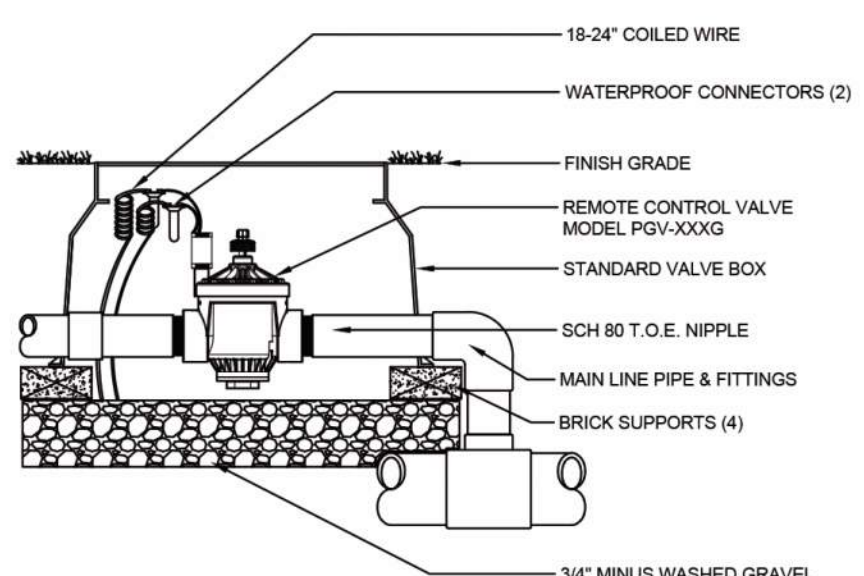
6 TYPICAL DRIP TREE RING NTS



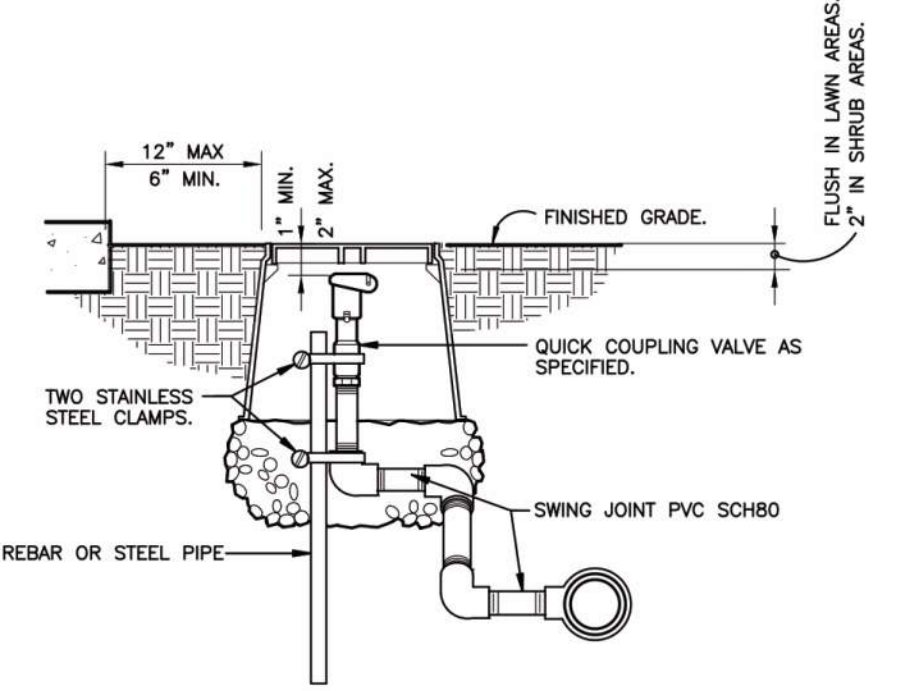
7 TYPICAL DRIP TUBING LAYOUT NTS



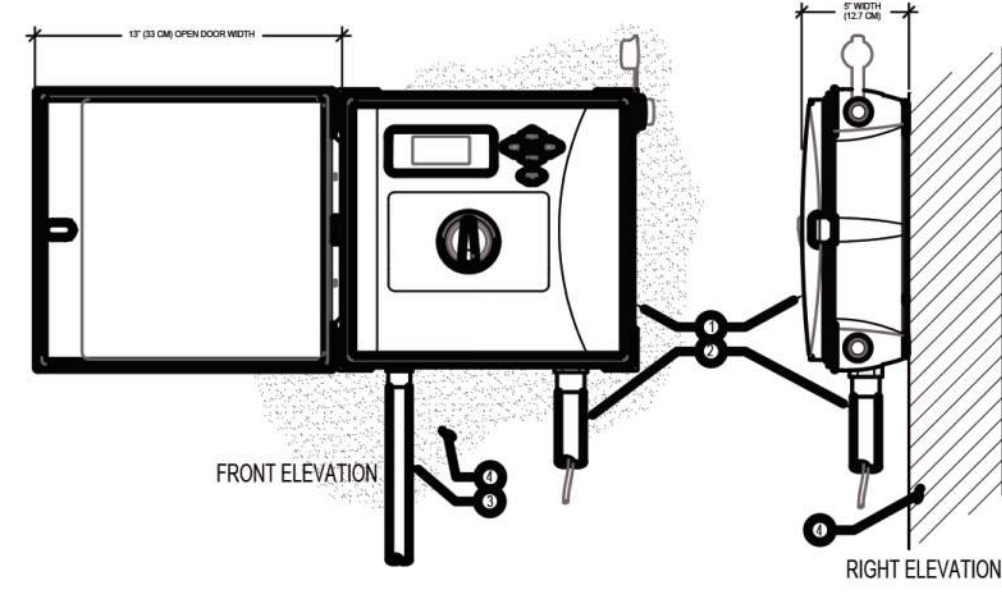
8 PGV GLOBE VALVE 1" S1-VA-HUN-01



9 PGV GLOBE VALVE 151/201 NTS S1-VA-HUN-02

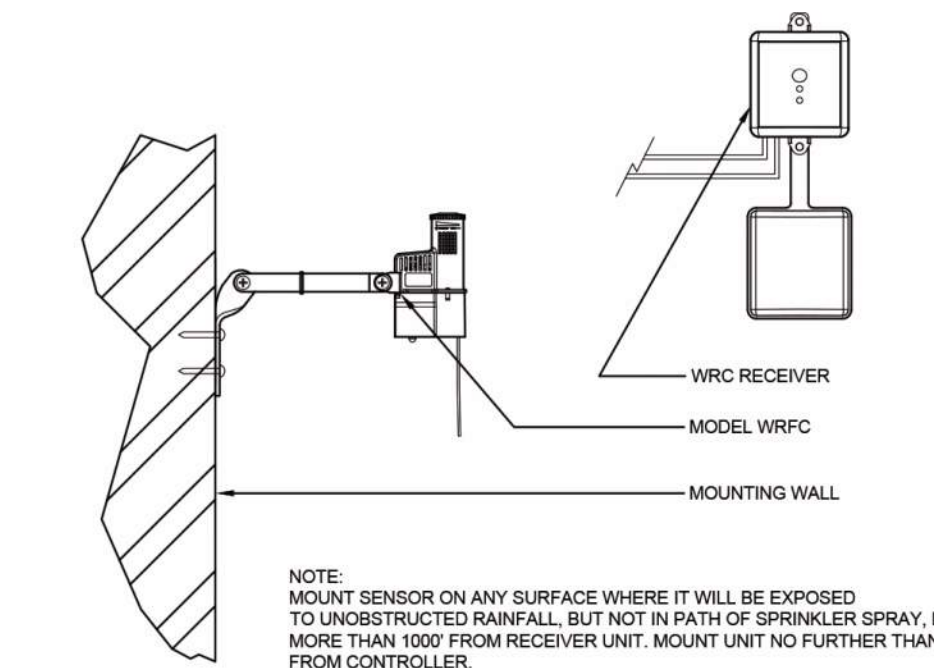


10 QUICK COUPLING VALVE IN BOX S1-QU-01

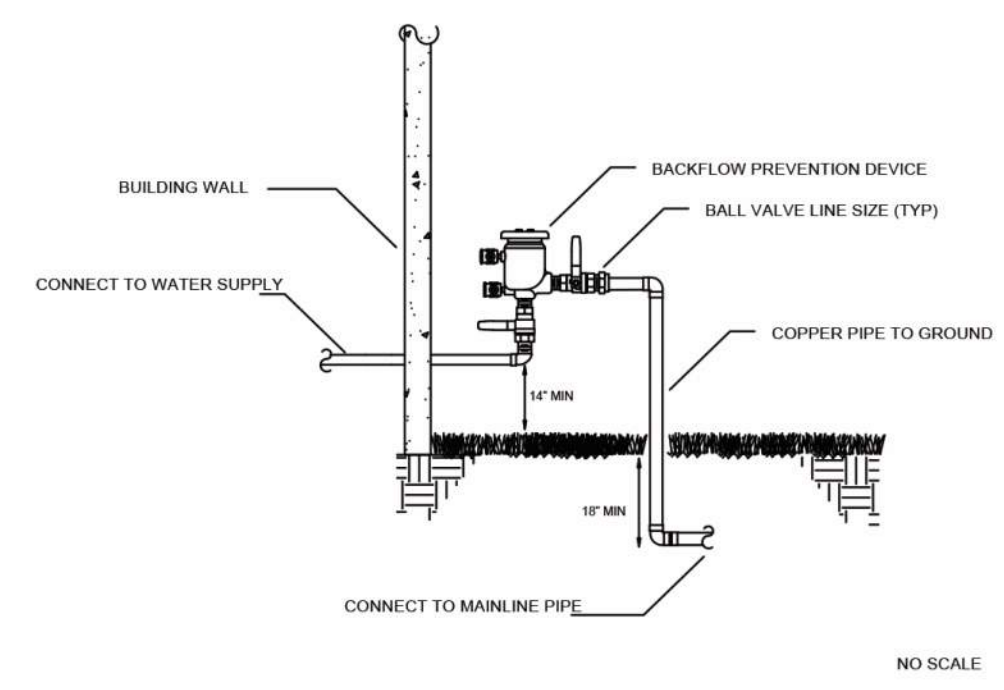


11 HUNTER ICC2 CONTROLLER PLASTIC WALL MOUNT

- LEGEND:
- 1 POSITION CONTROLLER (LOC SEE PLAN PER PLAN)
 - 2 IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
 - 3 ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, JUNCTION BOX INSIDE CONTROLLER
 - 4 QUAINCENT SURFACE TO MOUNT CONTROLLER PER PLAN
- NOTE:
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUND/ED 110 VAC POWER SOURCE.



12 WIRELESS RAIN/FREEZE-CLIK S1-SE-HUN-02



9 PRESSURE VACUUM BREAKER

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Project Services Number: 276417

BEBB OAK MEADOWS
ROCHESTER, MI, 48308
Design Date: 01/18/22
Drawn By: CH
Checked By: C.GRAHAM

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 MIXED USE DEVELOPMENT
 2800 S ROCHESTER ROAD
 ROCHESTER HILLS, MI 48307

Issued for:

NO REVISIONS	06.01.21
NO REVISIONS	06.29.21
SPA REVIEW REV.	09.14.21
SPA REVIEW REV.	12.01.21
SPA REVIEW REV.	01.21.22
SPA REVIEW REV.	02.25.22

Drawn by:
 SVA
 Checked by:
 SVA
 Sheet Title:
FIRST FLOOR PLAN

Project No.:
2020.137




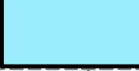

A1.1

BUILDING AREA CALCULATIONS

ACTUAL AREA PER FLOOR

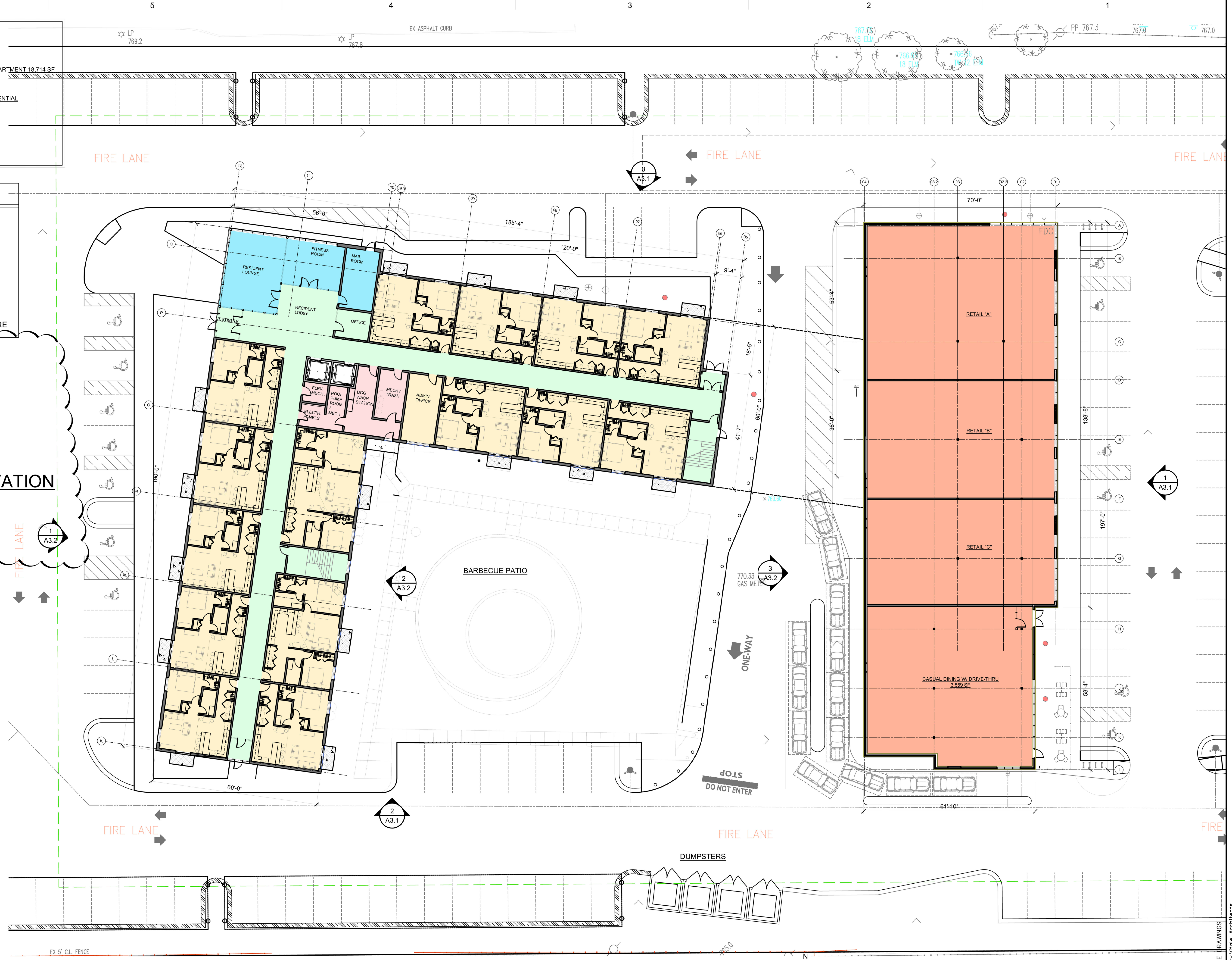
FIRST FLOOR: GROUP A -2 3,559 SF / GROUP M 9,647 SF / GROUP R-2 APARTMENT 18,714 SF	APARTMENTS / RESIDENTIAL 94 UNITS
SECOND FLOOR: GROUP R-2 32,504 SF	GENERAL RETAIL 9,647 SF
THIRD FLOOR: GROUP R-2 32,504 SF	RESTAURANT 3,559 SF
FOURTH FLOOR: GROUP R-2 24,326 SF	
TOTAL SF = 121,254 SF	

LEGEND

	RETAIL/ DRIVETHRU
	RESIDENTIAL DWELLING
	RESIDENTIAL CIRCULATION
	RESIDENTIAL AMENITIES
	RESIDENTIAL INFRASTRUCTURE

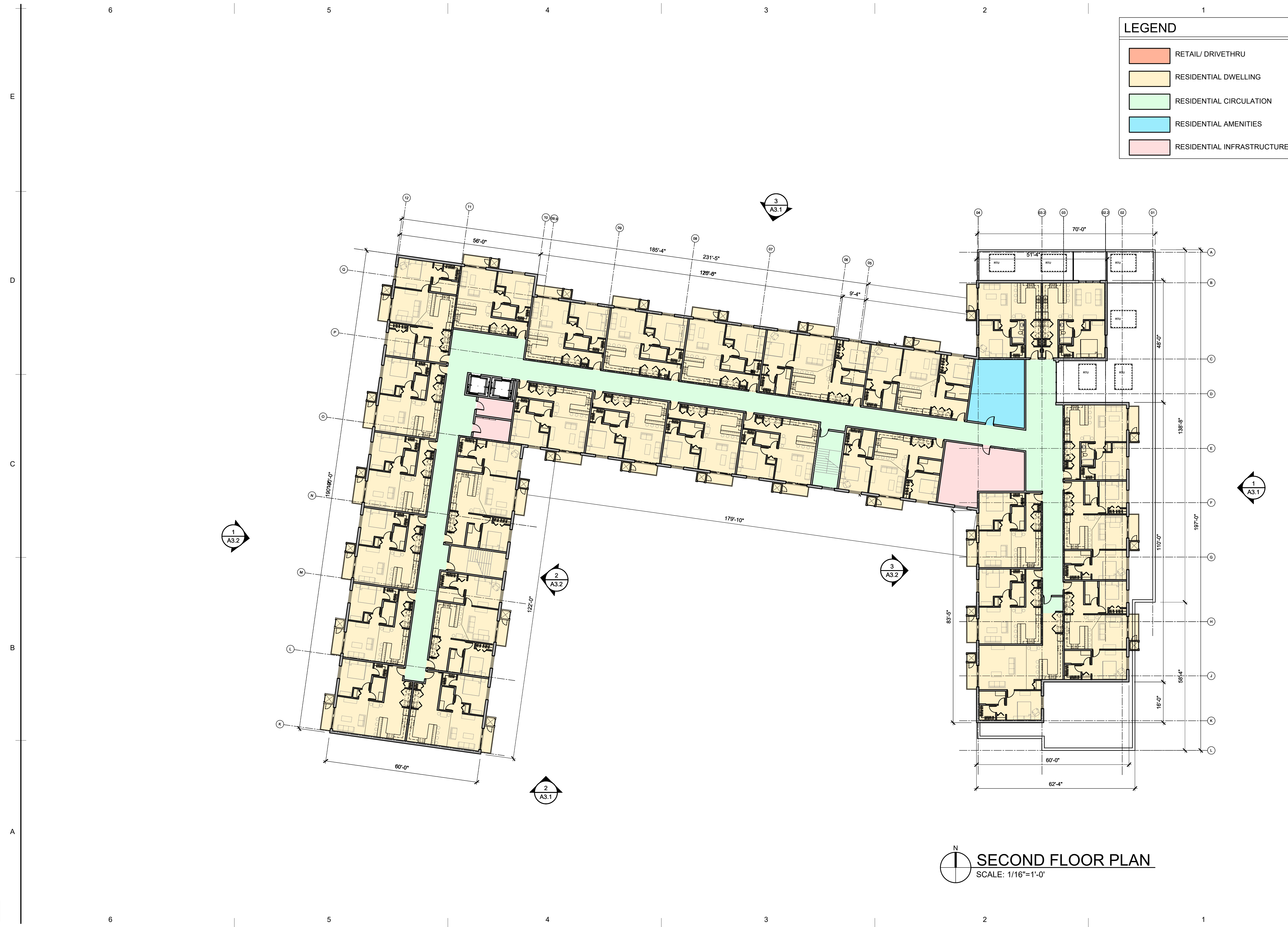


2 CAR PORT ELEVATION
 A1.1 SCALE: N.T.S.



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

DO NOT SCALE DRAWINGS
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LEGEND	
	RETAIL/ DRIVETHRU
	RESIDENTIAL DWELLING
	RESIDENTIAL CIRCULATION
	RESIDENTIAL AMENITIES
	RESIDENTIAL INFRASTRUCTURE

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

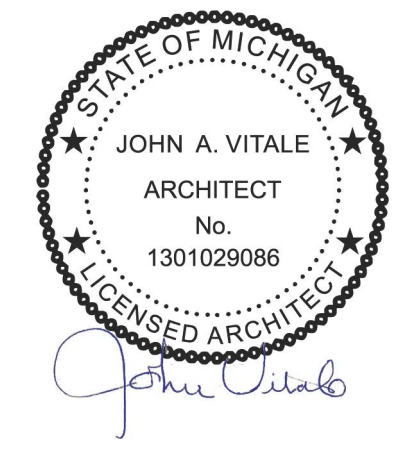
SVA
 STUCKY VITALE ARCHITECTS
 27172 WOODWARD AVENUE
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 2800 S ROCHESTER ROAD
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Issued for :
 NO REVISIONS 06.01.21
 NO REVISIONS 06.29.21
 SPA REVIEW REV. 09.14.21
 SPA REVIEW REV. 12.01.21



Drawn by :
 SVA
 Checked by :
 SVA
 Sheet Title :
 SECOND FLOOR PLAN

Project No. :
 2020.137

A1.2

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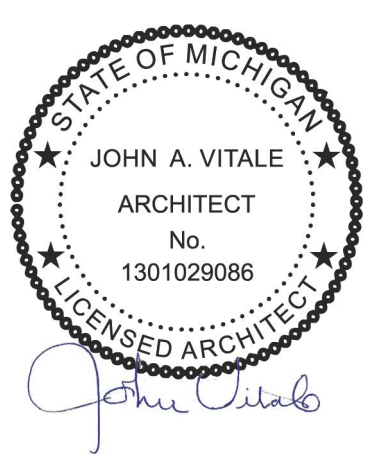
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 2800 S ROCHESTER ROAD
 ROCHESTER HILLS, MI 48307

Issued for :
 NO REVISIONS 06.01.21
 NO REVISIONS 06.29.21
 NO REVISIONS 09.14.21
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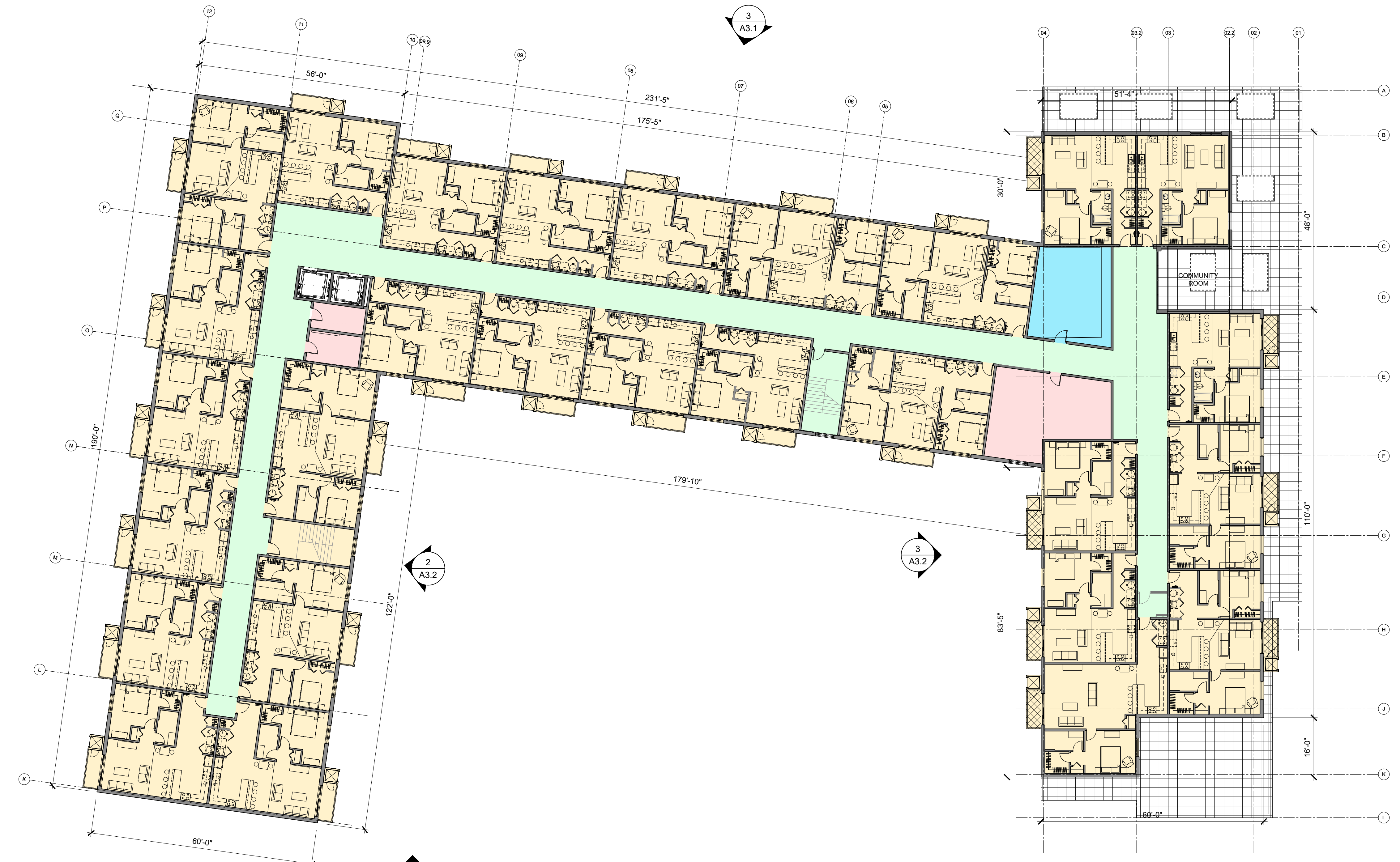


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 SVA
 Checked by :
 SVA
 Sheet Title :
 THIRD FLOOR PLAN

Project No. :
 2020.137

A1.3

LEGEND	
	RETAIL/ DRIVETHRU
	RESIDENTIAL DWELLING
	RESIDENTIAL CIRCULATION
	RESIDENTIAL AMENITIES
	RESIDENTIAL INFRASTRUCTURE



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

DATE: 12/01/2021 2:45 PM
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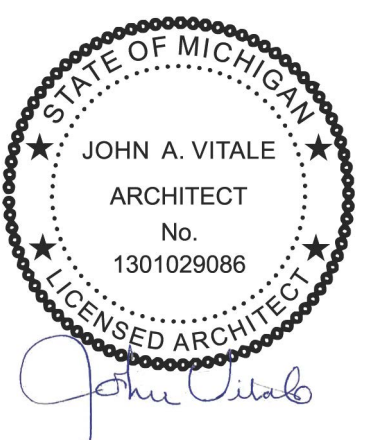
STUCKY VITALE ARCHITECTS
 27172 WOODWARD AVENUE
 ROYAL OAK, MI 48067-0925
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 BEBB OAK MEADOWS
 MIXED USE DEVELOPMENT
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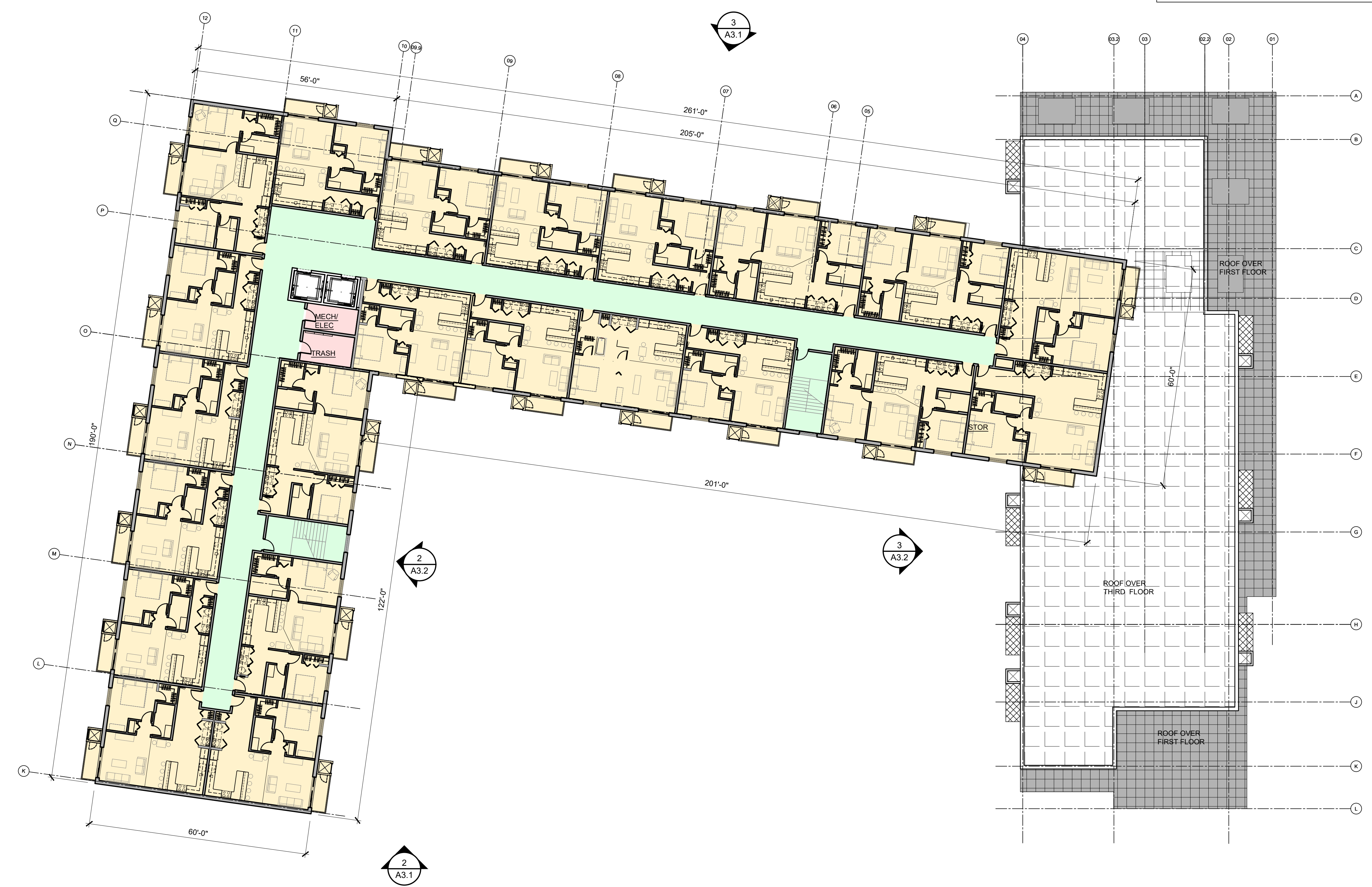
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Sheet Title :
 FOURTH FLOOR PLAN

Project No. :
 2020.137

A1.4

LEGEND	
	RETAIL/ DRIVETHRU
	RESIDENTIAL DWELLING
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FOURTH FLOOR PLAN
 SCALE: 1/16"=1'-0"

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SCALE: N.T.S.



AERIAL SITE
SCALE: N.T.S.



VIEW 1 EYE LEVEL TREELINE PROPERTY VISIBILITY
SCALE: N.T.S.

NOTE:
PHOTOGRAPHS TAKEN FROM THE PERSPECTIVE OF SURROUNDING PROPERTIES TO SHOW APPROXIMATE VISIBILITY OF THE PROPOSED STRUCTURE



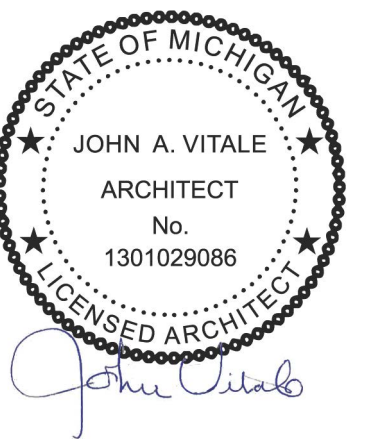
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Consultants:

Project :
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MIXED USE DEVELOPMENT
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ROCHESTER HILLS, MI 48307

Issued for :
SPA REVIEW REV. 01.21.22
SPA REVIEW REV. 02.25.22



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