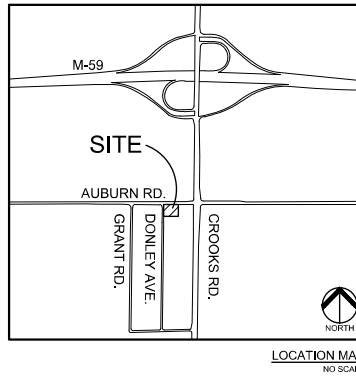


PRELIMINARY SITE PLANS

AUBURN ROAD MEDICAL OFFICE

AUBURN ROAD WEST OF CROOKS ROAD
ROCHESTER HILLS, OAKLAND COUNTY, MI

Site Plan Review		
Reviewed for compliance to the City Ordinance, Building and Fire Codes		
Department	Reviewer	Approved
Planning	Kristen Kapelanski 248-841-2772 KapelanskiK@RochesterHills.org	Yes
Building	Mark Artinian 248-841-2446 ArtinianM@RochesterHills.org	Yes
Engineering	Jason Boughton 248-841-2490 BoughtonJ@RochesterHills.org	Yes
Traffic	Keith Depp 248-841-2503 DeppK@RochesterHills.org	Yes
Nat. Resources	Matt Einheuser 248-841-2551 EinheuserM@RochesterHills.org	Yes
Fire	Capt. Ann Echols 248-841-2701 EcholsA@RochesterHills.org	Yes
<p align="center">City of Rochester Hills Planning & Economic Development</p> <p align="center">Conditions and mark-ups noted throughout the plan set must be addressed prior to final approval.</p>		



Sheet List Table	
NUMBER	TITLE
C-0.0	COVER SHEET
C-1.0	EXISTING CONDITIONS
C-2.0	PRELIMINARY SITE PLAN
C-3.0	FIRE PROTECTION PLAN
C-4.0	PRELIMINARY GRADING PLAN
C-5.0	PRELIMINARY UTILITY PLAN
C-6.0	NOTES AND DETAILS
C-6.1	M.D.O.T. RAMP DETAILS
L-1.0	PRELIMINARY LANDSCAPE PLAN
T-1.0	TREE PRESERVATION PLAN
SL-1.0	PRELIMINARY PHOTOMETRIC PLAN
G0.0.1	COVER SHEET
A1.0.1	PROPOSED FLOOR PLAN
A2.0.1	PROPOSED ELEVATIONS
A2.0.2	PROPOSED COLOR ELEVATIONS

DESIGN TEAM

OWNER	CIVIL ENGINEER
EASTLAKE NORTHWEST, LLC 24211 LITTLE MACK ST. CLAIR SHORES, MI 48060 CONTACT: GEORGE GHANEMI PHONE: 313.802.1504 EMAIL: GPSDOC@YAHOO.COM	PEA GROUP 2430 ROCHESTER COURT, STE. 100 TROY, MI 48063-1872 CONTACT: GREG GBONO, PE PHONE: 844.613.2949 EMAIL: GGBONO@PEAGROUP.COM
ARCHITECT	LANDSCAPE ARCHITECT
SERRA-MARKO & ASSOCIATES 189 E BIG BEAVER RD., SUITE 106 TROY, MI 48063 CONTACT: PETER D'ALEO PHONE: 248.457.6903 EMAIL: INFO@SAMASSOCIATES.COM	PEA GROUP 40 W. GRAND RIVER AVE., STE. 501 DETROIT, MI 48226 CONTACT: KIMBERLY DIETZEL, RLA PHONE: 844.613.2949 EMAIL: KD1ETZEL@PEAGROUP.COM

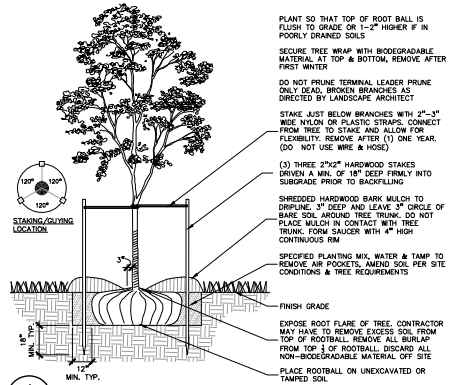


REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	9/30/2021
CITY COMMENTS	11/2/2022
CITY COMMENTS	2/11/2022
CITY COMMENTS	3/16/2022

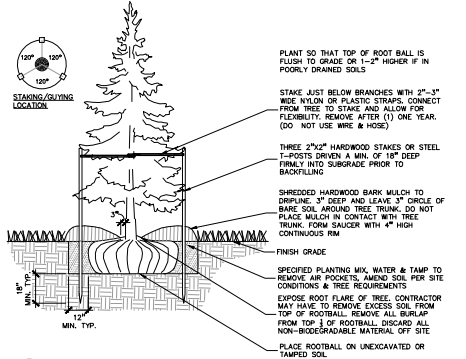


City File #31-034 Section #32 in the lower right hand corner of each sheet

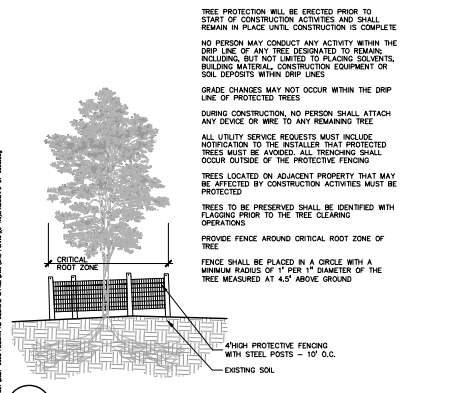
The applicant needs to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to proceed with the construction plan review process.



1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1" = 3'-0"



2 EVERGREEN TREE PLANTING DETAIL
SCALE: 1" = 3'-0"



3 TREE PROTECTION DETAIL
SCALE: 1" = 3'-0"

DECIDUOUS TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC.
7	AL2.5	Serviceberry	<i>Amelanchier laevis</i>	2.5" Cal.	BAB
5	AR2.5	Bowhall Maple	<i>Acer rubrum 'Bowhall'</i>	2.5" Cal.	BAB
5	CG2.5	Forest Pansy Redbud	<i>Cercis canadensis 'Forest Pansy'</i>	2.5" Cal.	BAB
8	GT2.5	Skyline Honeylocust	<i>Gleditsia triacanthos f. Inermis 'Skyline'</i>	2.5" Cal.	BAB
7	MA2.5	Pink Spire Crab	<i>Malus 'Pink Spire'</i>	2.5" Cal.	BAB
6	TC2.5	Greenspire Linden	<i>Tilia cordata 'Greenspire'</i>	2.5" Cal.	BAB

EVERGREEN TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC.
9	PA8	Norway Spruce	<i>Picea abies</i>	8" H.	BAB
7	PN8	Austrian Pine	<i>Pinus nigra</i>	8" H.	BAB
16		TOTAL EVERGREEN TREES			

SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC.
37	PO24	Abbotswood Potentilla	<i>Potentilla fruticosa 'Abbotswood'</i>	24" H.	Cont.
32	TM24	Dense Yew	<i>Taxus media 'Densaformis'</i>	24" H.	Cont.
16	TO6	Mission Arborvitae	<i>Thuja occidentalis 'Tachy'</i>	6" H.	Cont.
85		TOTAL SHRUBS			

LANDSCAPE CALCULATIONS:
PER CITY OF ROCHESTER HILLS ZONING ORDINANCE: B-1 LOCAL BUSINESS, WITH FB-2 FLEX BUSINESS OVERLAY 2

RIGHT OF WAY LANDSCAPE:
REQUIRED: 1 DEC. / 35 LF OF FRONTAGE AND 1 ORN. TREE / 60 LF OF FRONTAGE.
AUBURN RD.: 200 LF / 25 = 8 DEC. AND 3 ORN. TREES
DONLEY RD.: 183 LF / 35 = 5 DEC. AND 3 ORN. TREES
PROVIDED: 10 DEC., 6 ORN. TREES AND 1 EXISTING TREE.

PARKING PERIMETER LANDSCAPE:
REQUIRED: 1 DEC. / 75 LF AND 1 ORN. TREE / 35 LF, AND A HEDGE ALONG THE PERIMETER. 161 LF PERIMETER = 6 DEC. TREES, 5 ORN. TREES AND 30" HT. SHRUB HEDGE REQUIRED.
PROVIDED: 4 ORN. TREES AND 30" HT. SHRUB HEDGE. DUE TO LACK OF SPACE THE REMAINING 7 TREES WILL BE PAID INTO THE TREE FUND, UNLESS PLANNING COMMISSION FINDS THE PARKING LOT SUFFICIENTLY SCREENED WITH THE REQUIRED RIGHT OF WAY TREES.

PARKING INTERIOR LANDSCAPE:
REQUIRED: 5% OF THE VEGICULAR USE AREA IS REQUIRED TO BE INTERIOR LANDSCAPE AREA. 1 DEC. TREE / 150 SF OF INTERIOR LANDSCAPE AREA. 1,252 SF * 5% = 625 / 150 = 4 TREES.
PROVIDED: 4 TREES

BUFFER ZONE:
REQUIRED: TYPE D - MEDIUM HIGH DENSITY SCREENING ADJACENT TO RESIDENTIAL REQUIRES 2.5 DEC., 1.5 ORN., 5 EVG. AND 8 SHRUBS PER 100 LF.
AUBURN RD.: 200 LF / 25 = 8 DEC. AND 3 ORN. TREES
SOUTH: 200 LF = 5 DEC., 3 ORN., 10 EVG. TREES AND 16 SHRUBS
PROVIDED: 2 EXISTING DEC., 3 ORN., 6 EVG. AND 5 SHRUBS TO THE EAST. 5 DEC., 3 ORN., 10 EVG. AND 16 SHRUBS TO THE SOUTH. DUE TO LACK OF SPACE 4 BUFFER TREES WERE PLANTED ELSEWHERE ON SITE.

TREE REPLACEMENT:
REQUIRED: 1:1 REPLACEMENT FOR STANDARD TREES, AND 50% DBH REPLACEMENT FOR LANDMARK TREES. 5 REGULATED AND NO LANDMARK TREES REMOVED.
PROVIDED: 5 REPLACEMENT TREES PROVIDED. SEE SHEET T-1.0 FOR CALCS.

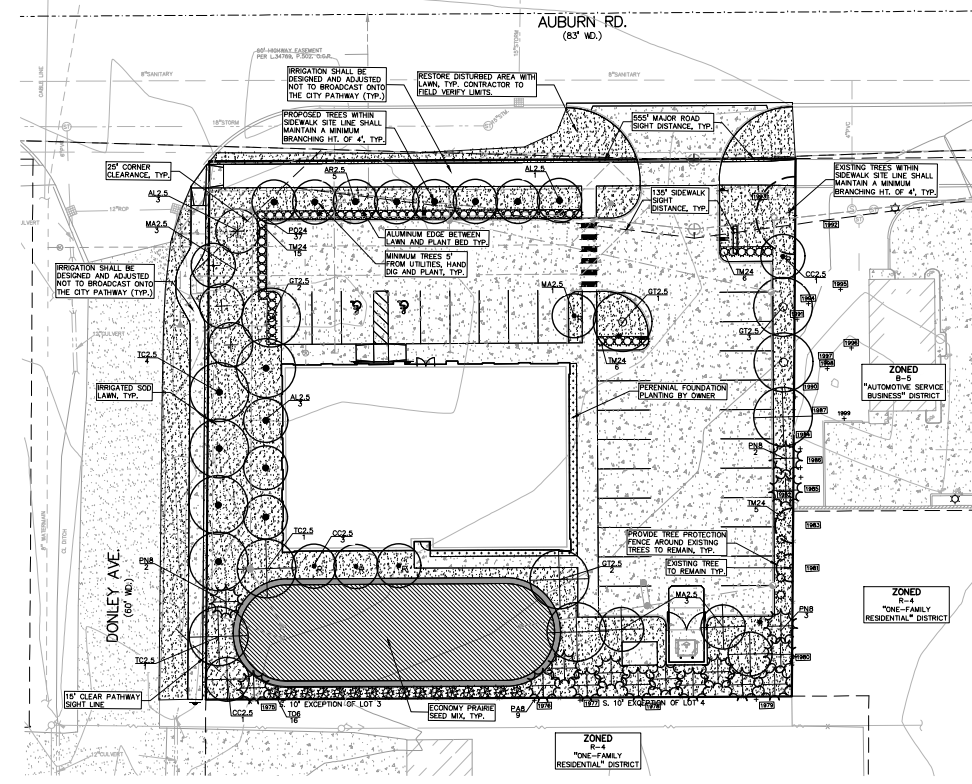
LANDSCAPING

PLAN QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	ITEM PRICE
1,363	S. Y.	SOO LAWN	\$6.00	\$8,178.00
86	EA.	SHRUBS	\$50.00	\$4,250.00
19	EA.	SUB CANOPY ORNAMENTAL TREES AT 2.5' CAL.	\$300.00	\$5,700.00
19	EA.	DECIDUOUS TREES AT 2.5' CAL.	\$550.00	\$10,450.00
16	EA.	EVERGREEN TREES AT 8" HT.	\$450.00	\$7,200.00
9	C. Y.	MULCH 3"	\$50.00	\$450.00
17	C. Y.	PLANT MIX FOR BEDS (6" DEPTH)	\$55.00	\$935.00
206	L. F.	ALUMINUM EDGING	\$5.00	\$1,030.00
75	C. Y.	IMPORT/SPREAD TOPSOIL 2"	\$25.00	\$1,875.00
29	S. Y.	PERENNIAL	\$3.50	\$101.50
366	S. Y.	STORMWATER SEED MIX	\$3.00	\$1,098.00
1	AC.	IRRIGATION (COMMERCIAL BUILDING)	\$21,000.00	\$21,000.00
		TOTAL LANDSCAPING		\$59,017.50
		TOTAL		\$ 59,018

The Planning Commission can modify landscape requirements and will rely heavily on the adjacent neighbor's wishes for landscape screening.

KEY:

- = RIGHT OF WAY TREES
- = PARKING LOT PERIMETER TREES
- = PARKING LOT INTERIOR TREES
- R = REPLACEMENT TREES
- ☼ = BUFFER TREES
- ☼☼☼ = SHRUBS
- ▨ = ECONOMY PRAIRIE SEED MIX
- ▨▨▨ = IRRIGATED SOO LAWN
- ⊗ = EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE



- GENERAL PLANTING NOTES:**
- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND EXISTING CONDITIONS, CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
 - CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON ANY PHASE OF WORK. ELECTRIC GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG - 811. ANY DAMAGE TO THE JOB AND SHALL REPORT AND ACCEPT THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
 - ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1 GRADE.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
 - THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
 - ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
 - ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
 - ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SPOD TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
 - ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
 - ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
 - 11.40 MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
 12. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
 13. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
 14. ALL PLANTING BEDS SHALL RECEIVE 3" SHIPPED HARDWOOD BARK MULCH WITH FINE EMERALD, SEE SPECIFICATIONS. SHIPPED PALETTES AND DIED MULCH WILL NOT BE ACCEPTED.
 15. ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
 16. SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
 17. FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
 18. 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' FROM THE EDGE OF THE PUBLIC ROAD. TREES MUST BE PLANTED AT LEAST 15' AWAY FROM CURB OR ROAD EDGE WHERE THE SIDEWALK IS MORE THAN 30 MPH). SHADE TREES AND SHRUBS MUST BE PLANTED AT LEAST 5' FROM THE EDGE OF THE PUBLIC WALKWAY. EVERGREEN AND ORNAMENTAL TREES MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC WALKWAY. NO TREES OR SHRUBS BE PLANTED AT ANY STREET RIGHT-OF-WAY LINES AT A DISTANCE ALONG EACH LINE OF 25' FROM THE POINT OF INTERSECTION. NO TREES OR SHRUBS MAY BE PLANTED IN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY DRIVEWAY WITH A 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' FROM ANY FIRE HYDRANT. GRASS AND EVERGREEN TREES MUST BE AT LEAST 5' FROM THE NEAREST OVERHEAD WIRE. TREES MUST BE PLANTED A MINIMUM OF 5' FROM ALL UNDERGROUND UTILITIES UNLESS OTHERWISE SPECIFIED. LANDSCAPE ARCHITECT REQUIRES A GREATER DISTANCE, PRIOR TO THE RELEASE OF THE PERFORMANCE BONDS. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL EXISTING UTILITIES, TREES, EXISTING OR PLANTED, TO IDENTIFY ANY THAT POSE A HAZARD TO THE PUBLIC USE OF THE STREET. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE DEVELOPER TO REMOVE, AND POSSIBLY REPLACE, ANY SUCH TREES. THE ABOVE REQUIREMENTS ARE NON-NEGOTIABLE AND SHALL BE ENFORCED INTO THE PLAN.
 19. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATED IRRIGATION SYSTEM. WATERING SHALL ONLY OCCUR BETWEEN THE HOURS OF 12AM AND 5AM.

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 10 20 40
SCALE: 1" = 20'

811

CAUTION!
PLEASE DO NOT DISTURB ANY EXISTING UTILITIES OR STRUCTURES. ANY DAMAGE TO THE JOB AND SHALL REPORT AND ACCEPT THE RESPONSIBILITY OF CONTRACTOR.

EASTLAKE NORTHWEST, LLC
2421 LITTLE BACK
516.438.8988 (ext. 414)

PROJECT TITLE
AUBURN RD. MEDICAL OFFICE
AUBURN RD., WEST OF CROOKS RD., ROCHESTER HILLS, MI 48063

REVISIONS

CITY COMMENTS	DATE
01/12/22	
02/11/22	
03/16/22	

ORIGINAL ISSUE DATE: SEPTEMBER 30, 2021

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

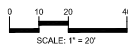
PEA JOB NO. 2021-0398

P.M. GMB
D.N. JKS
DES. JKS

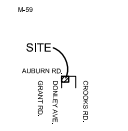
DRAWING NO. _____

NOT FOR CONSTRUCTION

L-1.0



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CLIENT
EASTLAKE NORTHWEST, LLC
 2421 LITTLE MACK
 616.438.8888 ext. 400

PROJECT TITLE
AUBURN RD. MEDICAL OFFICE
 AUBURN RD., WEST OF CROOKS RD.
 ROCHESTER, MI, 48063

REVISIONS	
CITY COMMENTS	01/12/22
CITY COMMENTS	02/11/22
CITY COMMENTS	03/16/22

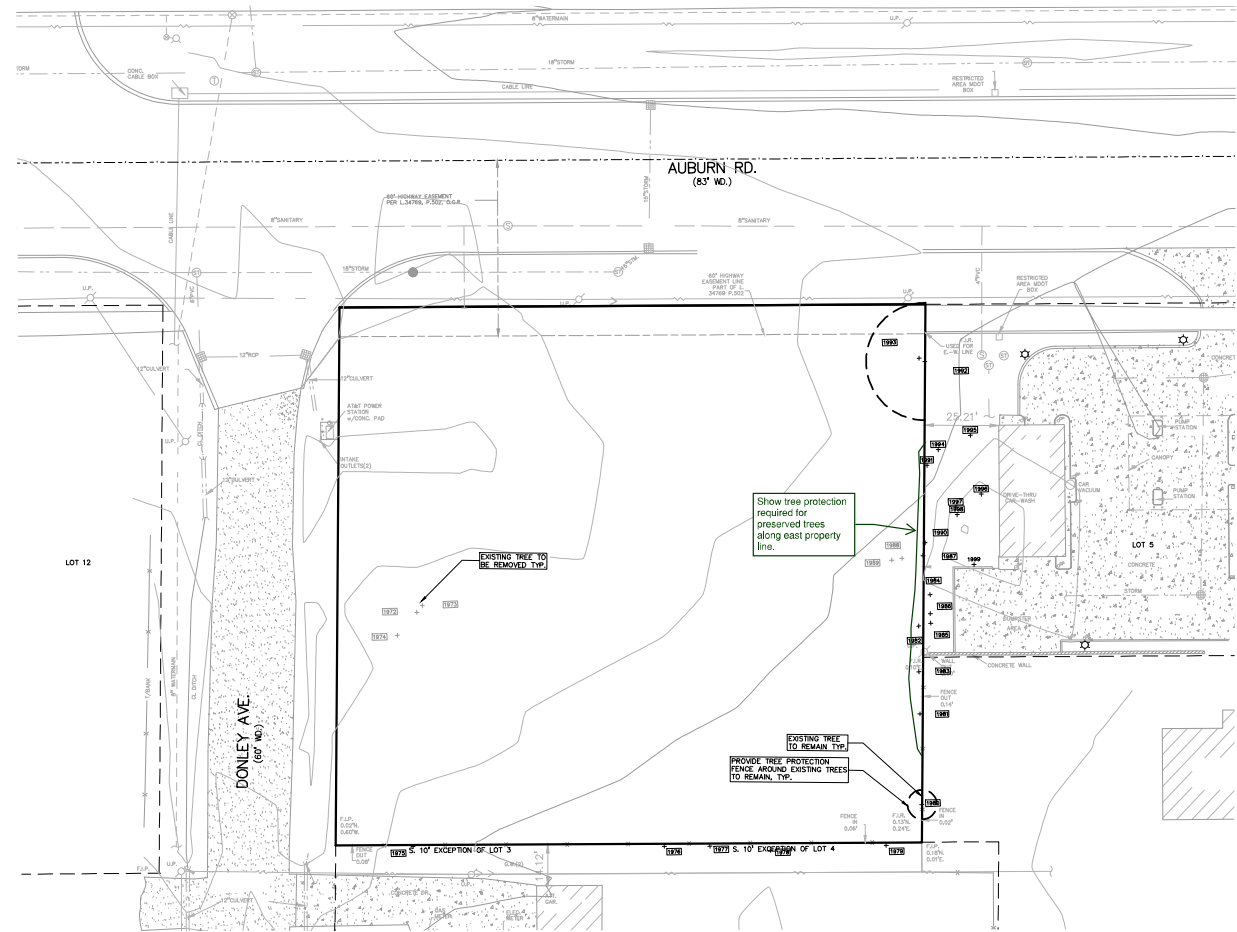
ORIGINAL ISSUE DATE:
 SEPTEMBER 30, 2021

DRAWING TITLE
TREE PRESERVATION PLAN

PEA JOB NO. 2021-0398
 P.M. GMB
 D.N. JKS
 DES. JKS
 DRAWING NUMBER:

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENT	REGULATED (REG.)		LANDMARK (L)	REMOVE (R)	SAVE (S)
							NOT REGULATED (N)	REGULATED (R)			
1972	EE	13	Siberian Elm	Ulmus pumila	Fair	x1	REG.	REPLACE	-	X	
1973	EE	6	Siberian Elm	Ulmus pumila	Fair	x1	REG.	REPLACE	-	X	
1974	EE	6	Siberian Elm	Ulmus pumila	Fair	x1	REG.	REPLACE	-	X	
1975	EE	13	Siberian Elm	Ulmus pumila	Good	on adj prop, can	REG.		-	S	
1976	EE	6	Siberian Elm	Ulmus pumila	Fair	on fence	REG.		-	S	
1977	MM	8	White Mulberry	Morus alba	Fair	x4 on adj prop	N (SPECIES)		-	S	
1978	MM	7	White Mulberry	Morus alba	Fair	on adj prop, can	N (SPECIES)		-	S	
1979	MM	7	White Mulberry	Morus alba	Fair	on adj prop, can	N (SPECIES)		-	S	
1980	NM	6	Norway Maple	Acer platanoides	Fair		REG.		-	S	
1981	BW	10	Black Walnut	Juglans nigra	Good		REG.		-	S	
1982	NM	7	Norway Maple	Acer platanoides	Fair		REG.		-	S	
1983	NM	10	Norway Maple	Acer platanoides	Good		REG.		-	S	
1984	WS	7	White Spruce	Picea glauca	Poor		REG.		-	S	
1985	WS	8	White Spruce	Picea glauca	Poor	top cut under uli	REG.		-	S	
1986	WS	8	White Spruce	Picea glauca	Very Poor	top cut	REG.		-	S	
1987	B	12	Basswood	Tilia americana	Good		REG.		-	S	
1988	BX	6	Box-elder	Acer negundo	Fair		REG.	REPLACE	-	X	
1989	EE	7	Siberian Elm	Ulmus pumila	Good		REG.	REPLACE	-	X	
1990	EE	7	Siberian Elm	Ulmus pumila	Fair		REG.		-	S	
1991	BP	14	Bradford Pear	Pyrus calleryana	Fair		REG.		-	S	
1992	EE	20	Siberian Elm	Ulmus pumila	Good		REG.		-	S	
1993	EE	17	Siberian Elm	Ulmus pumila	Fair		REG.		-	S	
1994	HL	14	Honeylocust	Gleditsia inaequalis	Good		REG.		-	S	
1995	CA	6	Crab Apple	Malus coronaria	Fair		REG.		-	S	
1996	WS	9	White Spruce	Picea glauca	Fair		REG.		-	S	
1997	WS	8	White Spruce	Picea glauca	Fair		REG.		-	S	
1998	WS	9	White Spruce	Picea glauca	Fair		REG.		-	S	
1999	WS	9	White Spruce	Picea glauca	Poor		REG.		-	S	

STANDARD TREES	
STANDARD TREES REMOVED:	5 (1:1 REPLACEMENT) 5
LANDMARK TREES	
LANDMARK TREES REMOVED:	0
LANDMARK TREE DBH REMOVED:	0 (50% DBH REPLACEMENT)
REPLACEMENT DBH REQUIRED:	0 INCHES
PRESERVATION PERCENTAGE	
TOTAL TREES ON SITE:	11 (0 IN BUILDING FOOTPRINT)
TOTAL TREES REMOVED:	5
TOTAL TREES PRESERVED:	6 PERCENTAGE: 54%



NOT FOR CONSTRUCTION T-1.0



D-Series Size 1 LED Area Luminaire



Specifications
 EPA: 1.61 lumens/watt
 Length: 33" (864mm)
 Width: 13" (330mm)
 Height H1: 7 1/2" (190mm)
 Height H2: 3 1/2" (89mm)
 Weight: 27 lbs (12.2kg)

Introduction
 The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high-efficiency, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65%, and expected service life of over 100,000 hours.

Ordering Information

Order Code	Options	Accessories	Mounting	Notes
DS1-LED				
DS1-LED	DS1-LED	DS1-LED	DS1-LED	DS1-LED

Option	Description	Part Number	Notes
DS1-LED	DS1-LED	DS1-LED	DS1-LED

LITHONIA LIGHTING
 One Lithonia Way • Corona, Georgia 30012 • Phone: 1-800-755-5679 (7378) • www.lithonia.com
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OW5524 - SHINE™

Project: VISALIGHTING.com/products/shine

Order Code: OW5524
 MODEL: SOURCE VOLTAGE: FINISH: OPTIONS:

Source	CT	Defined Lumens	Power (Watt)	Voltage
• L30K-L	3500K	650	7	MVOLT
• L30K-L	3500K	650	7	MVOLT
• L30K-L	3500K	650	7	MVOLT
• L30K-H	3500K	1000	11	MVOLT
• L30K-H	3500K	1000	11	MVOLT
• L30K-H	3500K	1000	11	MVOLT

Finish	Color	Part Number	Notes
AW208	Alpine Grey	AW208	Grey White
BN2	Brass	BN2	Brass
BL	Black Silver	BL	Black Silver

OPTIONS (Multiple Selections Allowed)
 JIC: Junction box cover (41" x 27" square) for use with existing 4" cylindrical junction box. Noted to match finish.
 XPS: Express 10-day shipping. Items marked with a bullet (•) are not available with XPS.

Dimensions	Value
L	33" (864mm)
W	13" (330mm)
H	7 1/2" (190mm)
H	3 1/2" (89mm)



800-755-VISA
 VISALighting.com
 Page 1

SCHEDULE

SYMBOL	LABEL	QUANTITY	MANUFACTURE	CATALOG NUMBER	DESCRIPTION	LAMP	NUMBER OF LAMPS	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATAGE	MOUNTING HEIGHT
◀	P1	11	VISA LIGHTING	OW5524	VANITY HORIZONTAL MOUNT 19"	LED	1	981	0.9500	10.4	10'-0"
⊗	P2	1	LITHONIA LIGHTING	DSX1 LED P1 40K RCOO DSX1 LED P1 40K RCOO MVOLT	DSX1 LED P3 40K RCOO MVOLT	LED	1	4248	0.9500	54	15'-0"
⊗	P3	1	LITHONIA LIGHTING	DSX1 LED P3 40K T4M MVOLT	DSX1 LED P3 40K T4M MVOLT	LED	1	12308	0.9500	102	20'-0"
⊗	P4	2	LITHONIA LIGHTING	DSX1 LED P3 40K T4M MVOLT HS	DSX1 LED P3 40K T4M MVOLT with housings shield	LED	1	9552	0.9500	102	20'-0"

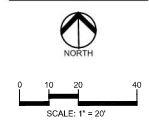
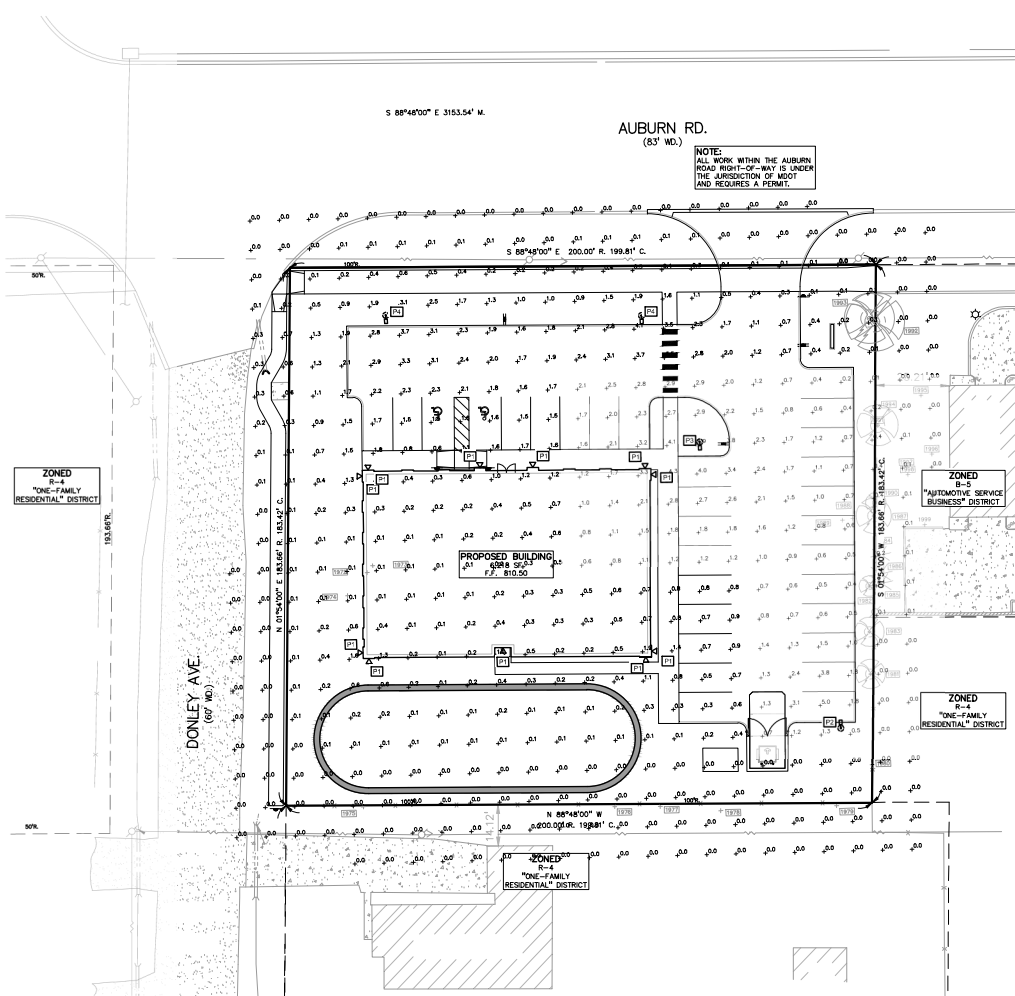
GENERAL SITE LIGHTING NOTES:

- THE LIGHTING PATTERN 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.
- ALL POLES ARE TO BE MOUNTED ON CONCRETE PEDESTALS 2 FEET ABOVE GRADE AS SHOWN IN DETAIL.
- ALL POLES LOCATED OUTSIDE OF THE PARKING LOT AREA SHALL BE LOCATED 3 FEET FROM BACK OF CURB OR EDGE OF SIDEWALKS.
- SHOP DRAWINGS FOR THE ELECTRICAL WIRING OF THE FIXTURES, NEED TO BE SUPPLIED BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER FOR COORDINATION OF UNDERGROUND CONDUIT AND APPROVAL OF LAYOUT.
- ALL AREA LIGHT FIXTURES ARE TO BE DOWNWARD DIRECTED.
- CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL MATERIALS AND EQUIPMENT FOR THIS WORK UNLESS OTHERWISE NOTED.
- COORDINATE LIGHT FIXTURE PLACEMENT AND INSTALLATION WITH LANDSCAPE.
- ALL CONDUCTORS SHALL BE IN CONDUIT.

SITE PHOTOMETRIC DATA:

- FIXTURE HEIGHT SITE: ALLOWED 20 FT. (MAX) PROPOSED 20 FT.
- FIXTURE HEIGHT WITHIN 50' OF RESIDENTIAL PROPERTY: 15 FT. (MAX) 15 FT.
- FOOTCANDLE AT ROW LINE: 0.5 Fc. (MAX) 0.5 Fc. (MAX)
- FOOTCANDLE AT ROW LINE: 1.0 Fc. (MAX) 0.6 Fc. (MAX)
- SITE FOOTCANDLE MAX: 10.0 Fc. (MAX) 5.0 Fc. (MAX)

NOTE: LIGHT INTENSITY IS SHOWN ON THE HORIZONTAL PLANE AT GRADE LEVEL WITHIN THE SITE, AND ON THE VERTICAL PLANE AT THE PROPERTY OR STREET-RIGHT-OF-WAY BOUNDARIES OF THE SITE AT A HEIGHT OF FIVE FEET (5') ABOVE GRADE LEVEL.



CAUTION!
 THIS PLAN IS THE PROPERTY OF PEA GROUP. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PEA GROUP.



CLIENT
EASTLAKE NORTHWEST, LLC
 2421 LITTLE MACK
 (616) 499-1444

PROJECT TITLE
AUBURN RD. MEDICAL OFFICE
 AUBURN RD., WEST OF CROOKS RD., ROCHESTER, MI, 48063

REVISIONS	DATE
PER CITY COMMENTS	01-13-22

ORIGINAL ISSUE DATE: SEPTEMBER 30, 2021
 DRAWING TITLE
PRELIMINARY PHOTOMETRIC PLAN

PEA JOB NO. 2021-0398
 P.M. GMB
 D.N. NE
 DES. JKS

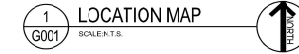
DRAWING NUMBER:
SL-1.0

NOT FOR CONSTRUCTION

"Office Building"

Donley Ave & Auburn Rd
Rochester Hills, MI 48309

02/15/2022 Per City Comments



SMA
Serra Marko Associates
Architects
189 E. Big Beaver, Ste 106
Troy, MI 48063
s-m-associates.com
248.457.6933
info@s-m-associates.com

PROJECT NAME:
OFFICE BUILDING

PER CITY COMMENTS
02-15-2022

ADDRESS:
AUBURN RD & DONLEY AVE.



JOB NO. 21-0834

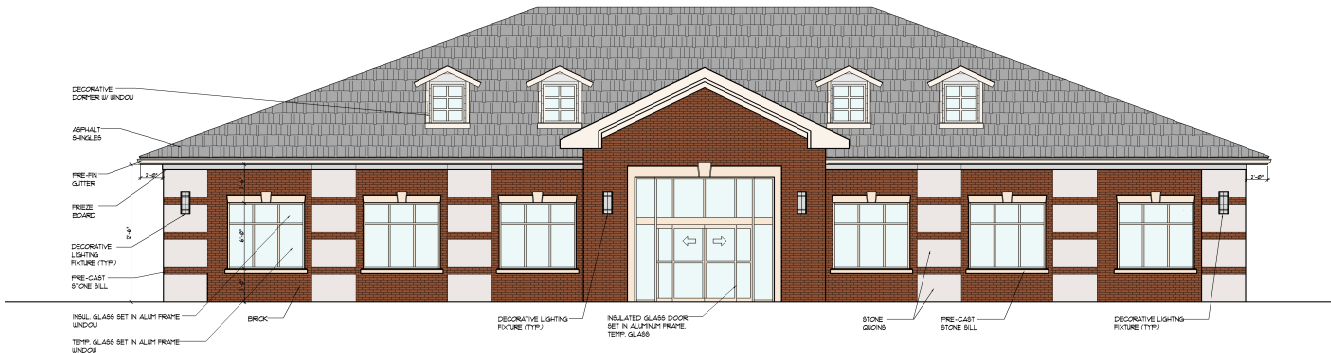
DRAWN BY: RAJ/P.D

ISSUANCES

NO.	DESCRIPTION	DATE
1	PER CITY COMMENTS	09/28/21
2	PER CITY COMMENTS	11/12/21
3	PER CITY COMMENTS	01/15/22
4	PER CITY COMMENTS	02/15/22

SHEET TITLE
COVER SHEET

DWG. NO.
G0.0.1



2 FRONT ELEVATION
SCALE: N.T.S.

CODE COMPLIANCE
CODE:
2019 MICHIGAN BUILDING CODE, MBC 2019
2017 NATIONAL ELECTRICAL CODE/STATE AMENDMENTS, NEC2017
2015 MICHIGAN MECHANICAL CODE, MMC 2015
2018 MICHIGAN PLUMBING CODE MPC 2018
2015 INTERNATIONAL FIRE AND CODE, IFCC 2015
ACCESSIBILITY - MICHIGAN BARRIER FREE DESIGN LAW, P.A. 1966 AS AMENDED AND THE 2009 ICC/ANSI 1171 STANDARD AS REFERENCED FROM CHAPTER 11 OF THE 2015 MIC.
2015 INTERNATIONAL FIRE CODE
2013 NFPA 1 FIRE SUPPRESSION, 2013 NFPA 72 FIRE ALARMS
2013 NFPA 1A KITCHEN HOODS

CONSTRUCTION TYPE: V-B
USE GROUP: B
FIRE PROTECTION: NO
PROPOSED BUILDING AREA: 6,213 S.F.
ALLOWABLE BUILDING AREA 508.3: 9,000 SQ FT.
PROPOSED BUILDING HEIGHT: 20'4"
ALLOWABLE BUILDING HEIGHT (50-3): 45'-3"
PROPOSED NUMBER OF STORES: 1 STORY
ALLOWABLE NUMBER OF STORES (504.1) 2 STORES

TRAVEL DISTANCE:
MBC 215 TABLE 017.2:
B= 200 FT.
COMMON PATH OF EGRESS TRAVEL:
MBC 215 TABLE 109.2.1:
B= 75 FT.

EXITS REQUIRED:
MBC 215 SECTION 1008.2 & 1016.3.1:
149 OCCUPANTS = 1 EXIT (TABLE 1008.2.1)
50-500 OCCUPANTS = 2 EXITS (TABLE 1008.2.1 & 1008.3.1)
EXITS PROVIDED = 2 EXITS

EXIT DISTANCE:
MBC 215 SECTION 1007.1.1:
DISTANCE BETWEEN 2 DOORS = NOT LESS THAN 1/2 OF THE LENGTH OF THE OVERALL DIAGONAL DIMENSION OF THE AREA BEING SERVED

SHEET SCHEDULE	
DWG. NO.	DESCRIPTION
G001	COVER SHEET
A100	PROPOSED FLOOR PLAN
A201	BUILDING ELEVATIONS
A302	BUILDING COLORED ELEVATIONS

SERRA-MARKO AND ASSOCIATES INC.
189 E. BIG BEAVER, SUITE 106, TROY, MI 48063 PH: (248)457-6903

PEA GROUP
2430 ROCHESTER CT SUITE 100 TROY MI 48063 PH: (248)689-9090

ARCHITECT

CIVIL ENGINEERING



Serra Marko Associates
Architects
 189 E. Big Beaver, Ste 106
 Troy, MI 48063
 s-m-associates.com
 248.457.6903
 info@s-m-associates.com

PROJECT NAME:
 OFFICE BUILDING

PER CITY COMMENTS
 02-15-2022

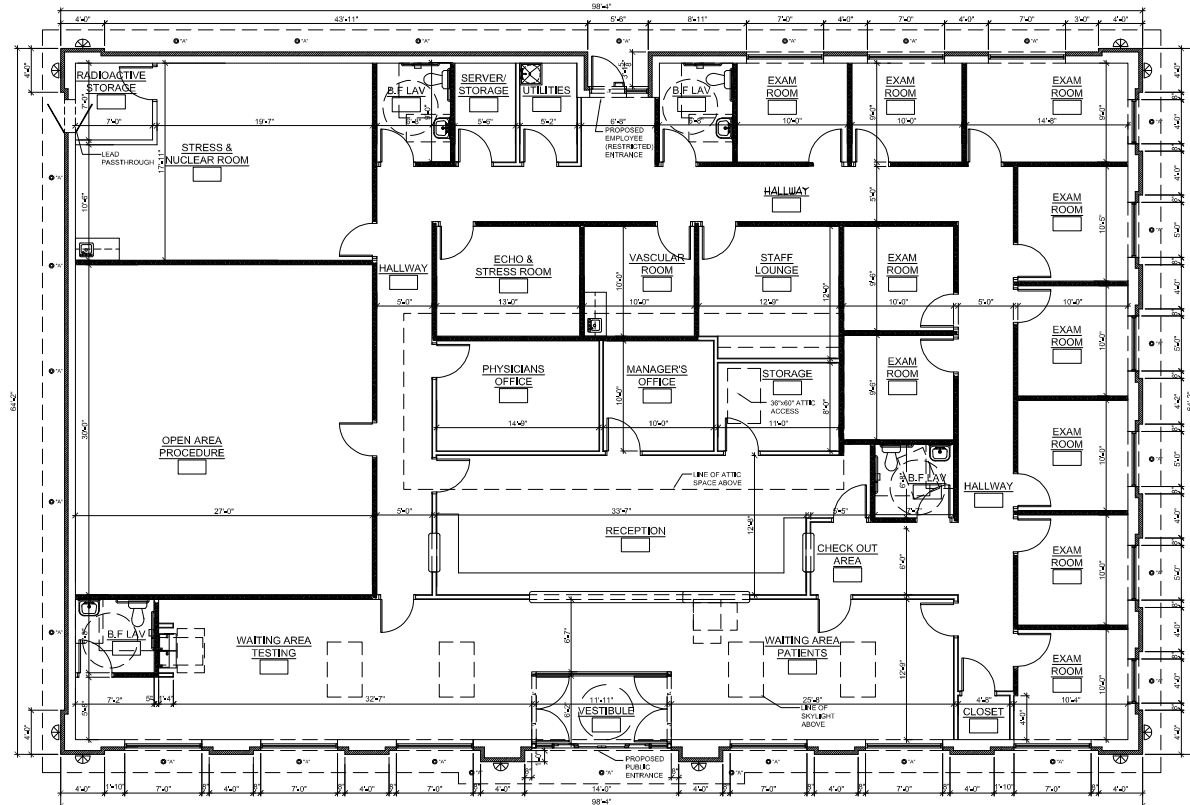
ADDRESS:
 AUBURN RD. & DONLEY AVE.



ALL BUILDINGS SHALL BE VERIFIED BY THE FIELD BY THE CONTRACTOR. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

JOB NO. 21-0834
 D.S./C.B. R.A./P.D.
 ISSUANCES

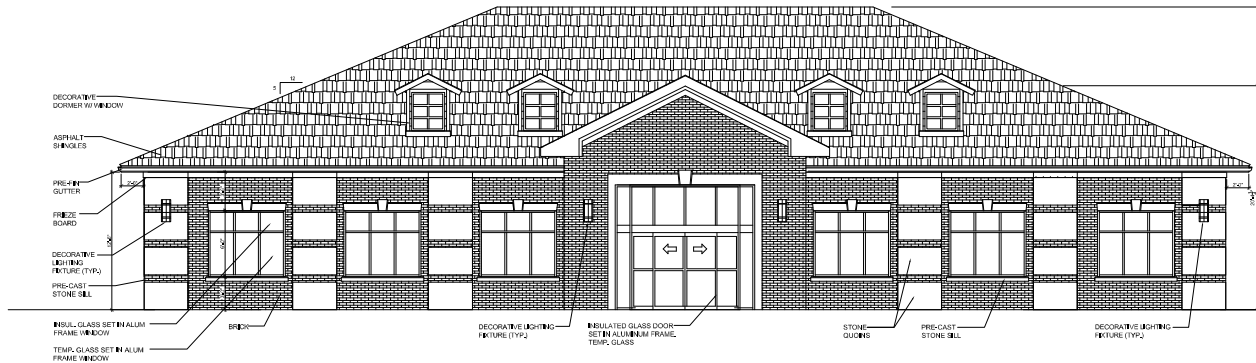
NO.	DESCRIPTION	DATE
1	PER CITY COMMENTS	09/29/21
2	PER CITY COMMENTS	11/12/21
3	PER CITY COMMENTS	01/19/22
4	PER CITY COMMENTS	02/15/22



1 PROPOSED FLOOR PLAN
 A101 SCALE: 3/16" = 1'-0"

SHEET TITLE
 PROPOSED
 FLOOR PLAN

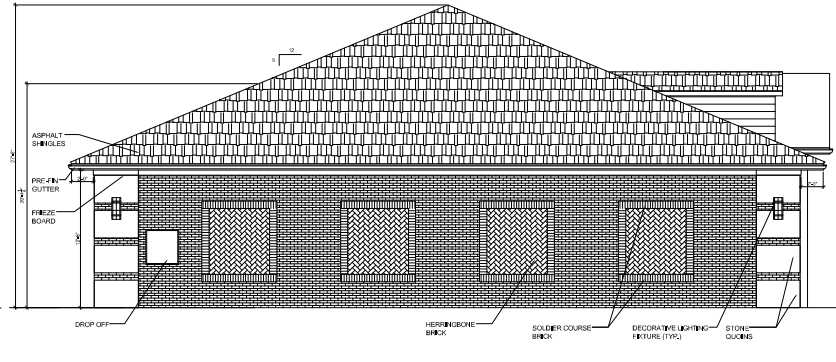
DWG. NO.
A1.0.1



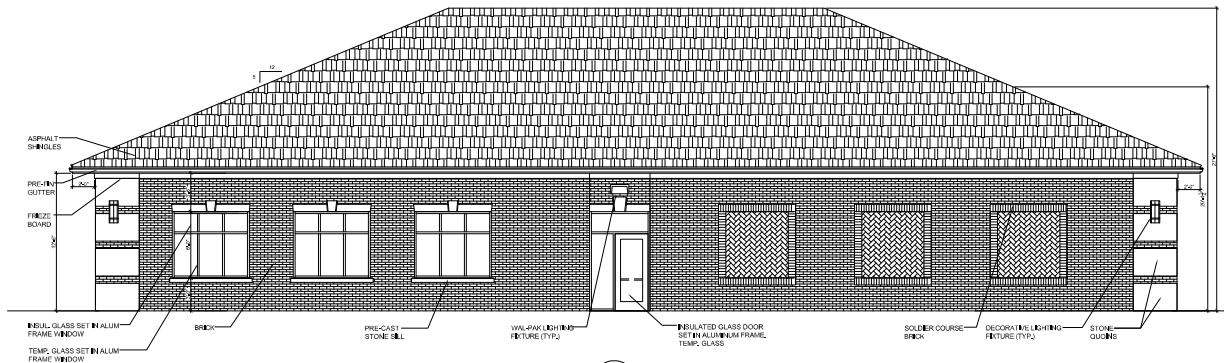
1 PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"



4 PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

PROJECT NAME:
OFFICE BUILDING

PER CITY COMMENTS
02-15-2022

ADDRESS:
AUBURN RD. & DONLEY AVE.



ALL DRAWINGS SHALL BE REVIEWED BY THE FIELD BY THE CONTRACTOR. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION OF ALL.

JOB NO. 21-0834

D.B./C.B. R.A./P.D.

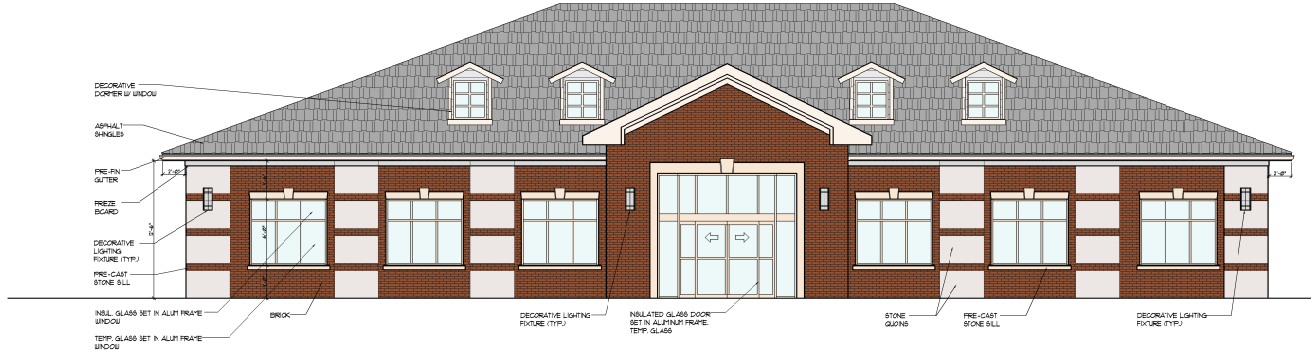
ISSUANCES

NO.	DESCRIPTION	DATE
1	PER CITY COMMENTS	09/29/21
2	PER CITY COMMENTS	11/12/21
3	PER CITY COMMENTS	01/13/22
4	PER CITY COMMENTS	02/15/22

SHEET TITLE
PROPOSED
ELEVATIONS

DWG. NO.

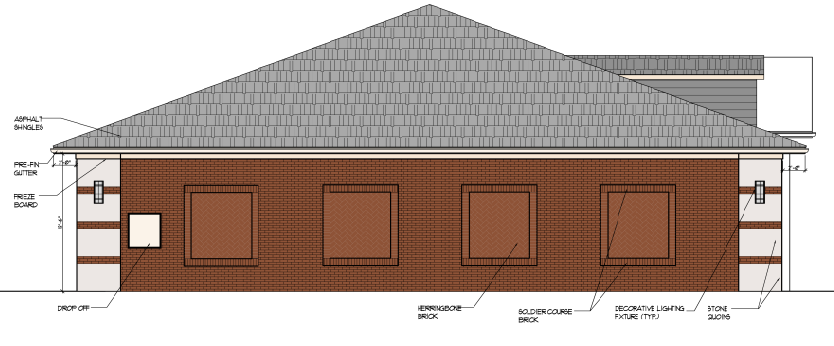
A2.0.1



1 PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"



4 PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

PROJECT NAME:
OFFICE BUILDING

PER CITY COMMENTS
02-15-2022

ADDRESS:
AUBURN RD & DONLEY AVE.



ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CORRECTION OF ALL

JOB NO. 21-0834

DWG. NO. TLA/J.P.D.

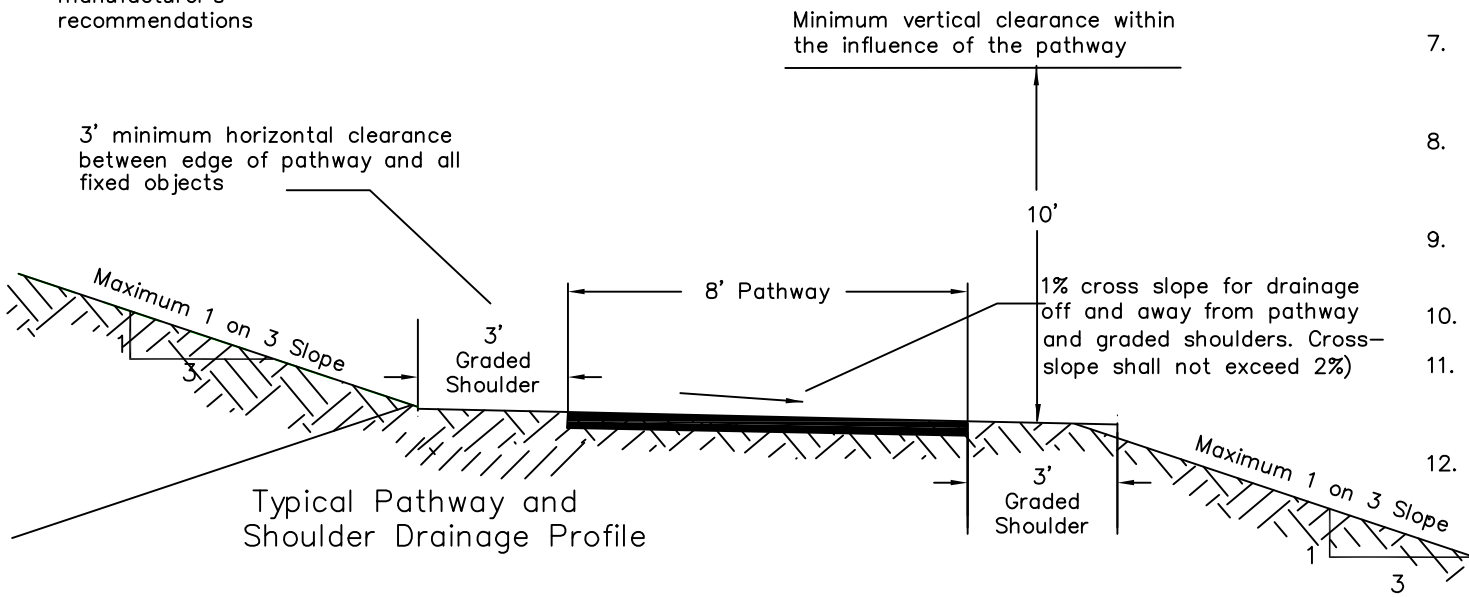
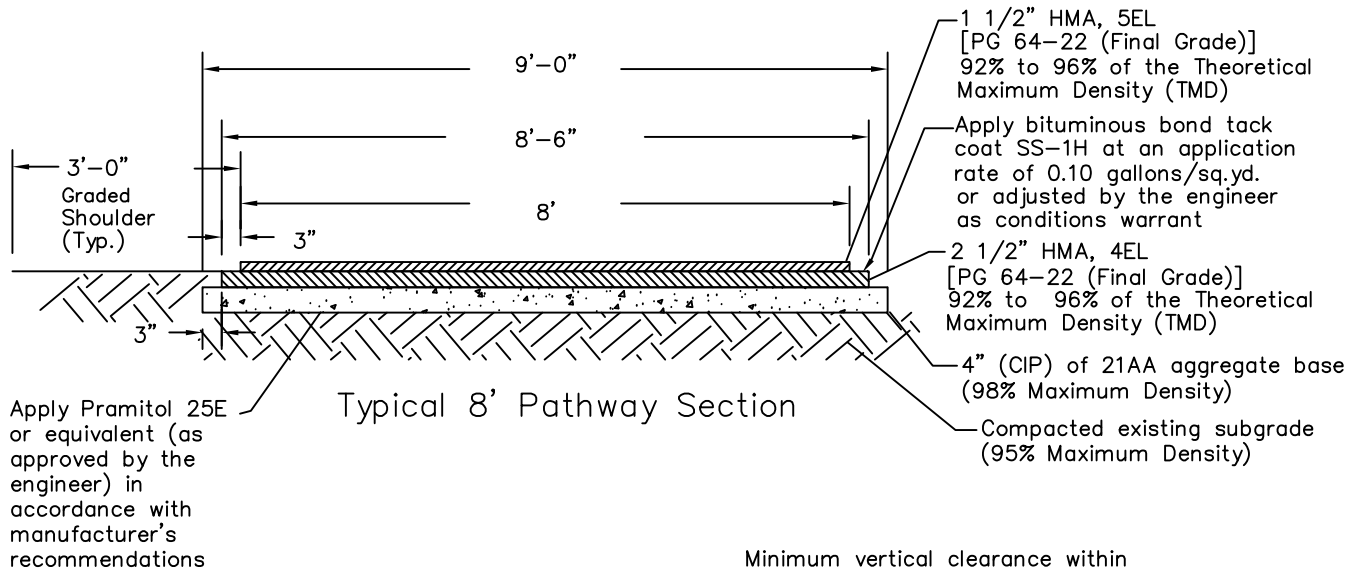
ISSUANCES

NO.	DESCRIPTION	DATE
1	PER CITY COMMENTS	09/28/21
2	PER CITY COMMENTS	11/18/21
3	PER CITY COMMENTS	01/15/22
4	PER CITY COMMENTS	02/15/22

SHEET TITLE
PROPOSED
COLORED
ELEVATIONS

DWG. NO.
A2.0.2

Standard Details:



Standard Notes:

1. Maximum grade of 8.33% along pathway (less than 5% is recommended).
2. 1% cross slope (i.e. super elevation) for drainage off and away from pathway and graded shoulders (2% maximum cross-slope).
3. 60' minimum center line radii for pathway horizontal alignment.
4. Provide a minimum of 3' horizontal clearance and 10' vertical clearance from all fixed objects and the edge of pathway surface. Relocation of existing objects (i.e. mail boxes, signs, etc.) shall be considered incidental work items.
5. Pathway ramps shall be constructed in accordance with MDOT standard detail R-28 Series and shall have a minimum clear opening of 8' wide.
6. A clean saw cut joint shall be provided wherever new pavement matches existing pavement (incidental work item).
7. Utility structures shall be adjusted in accordance with the City of Rochester Hills standards and shall match the proposed grade of the pathway.
8. Pathway shall be 6 inch thick HMA or concrete through residential drives and 9 inch thick HMA or 8 inch thick concrete through commercial drives.
9. Pathway asphalt shall be paid for as "Shared Use Path, HMA" when part of public improvement project.
10. Ramps and landings shall be 6 inch thick concrete.
11. ADA detectable warning plates shall be preformed and brick red in color. Acceptable products included ADA Solutions, Inc., Armor-Tile, E.J., or approved equal
12. Irrigation overspray shall not broadcast onto City pathway or sidewalk

CITY OF ROCHESTER HILLS					
STANDARD DETAIL FOR:					
Pathway Details:					
Hot-Mixed Asphalt Pathway					
Construction, Extensions and Relocations					
DRAWN BY: R. GEORGE		PLAN DATE: 8/28/1996		REVISIONS: 2/8/2022 8/22/2018 01/12/2022 4/12/2012 2/25/2016 11/12/2019 01/25/2022	
APPROVED BY: PAUL SHUMEJKO, MBA, M.S., P.E., PTOE CITY TRANSPORTATION ENGINEERING MANAGER				NOT TO SCALE	
				SHEET 1 OF 1	

