

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:
**landscape plan overall
 view**

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.L.D. REVIEW 12-15-2014
LP15.003.01 FINAL P.L.D. REVIEW 1-5-2015
LP15.003.01 FINAL P.L.D. REVIEW 1-26-2015

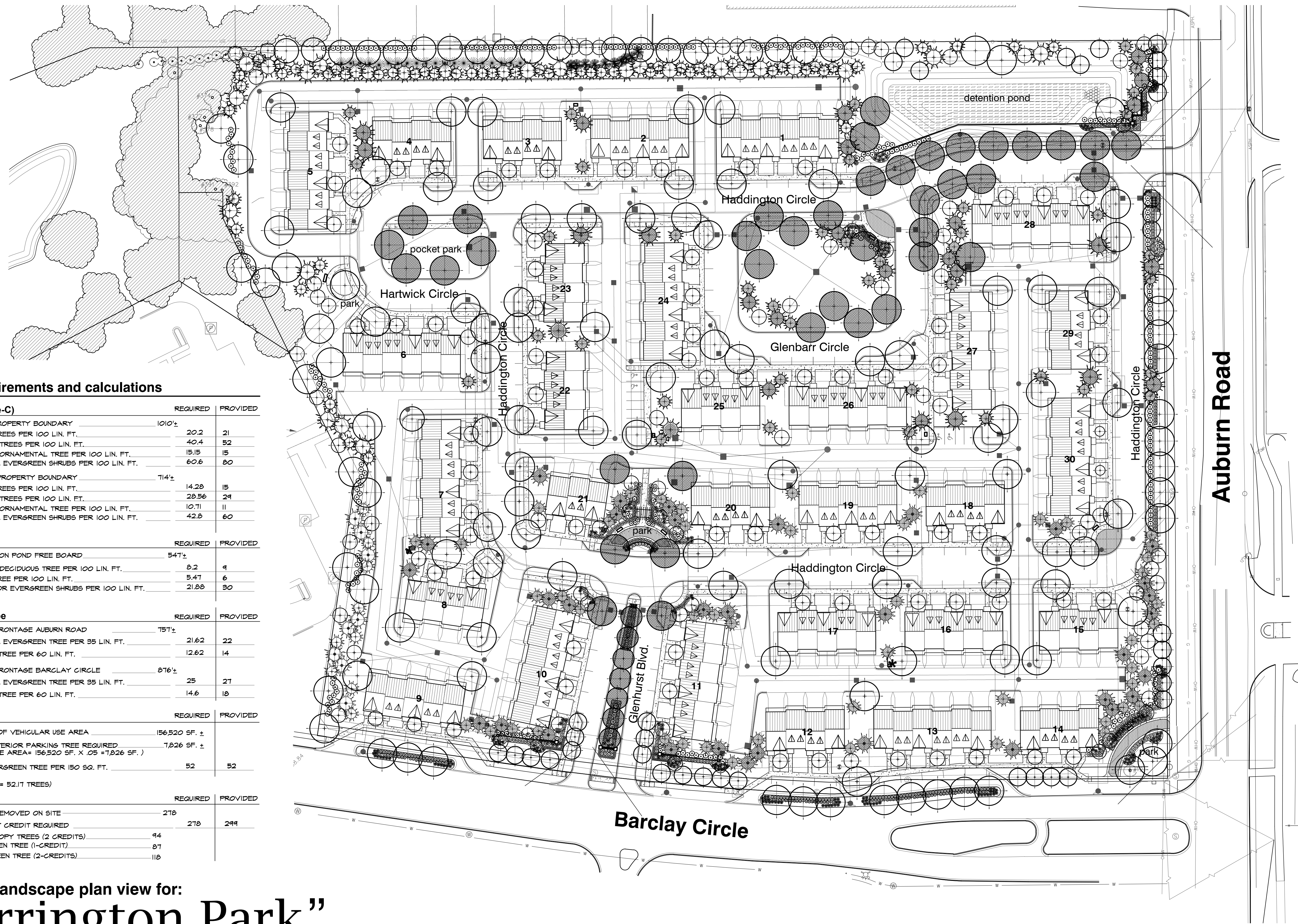
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project no:
LS15.003.01

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	21
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

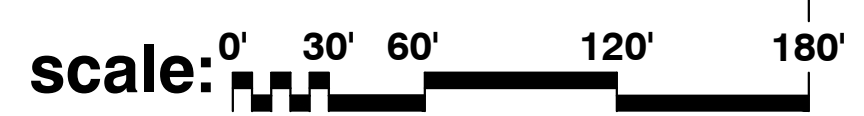
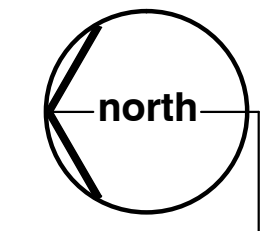
detention pond	REQUIRED	PROVIDED
TOTAL LIN. FT. OF DETENTION POND FREE BOARD	547±	
ONE & ONE HALF (1.5) DECIDUOUS TREE PER 100 LIN. FT.	8.2	4
ONE (1) EVERGREEN TREE PER 100 LIN. FT.	5.47	6
FOUR (4) DECIDUOUS OR EVERGREEN SHRUBS PER 100 LIN. FT.	21.88	30

right-of-way landscape	REQUIRED	PROVIDED
TOTAL LIN. FT. OF R.O.W. FRONTAGE AUBURN ROAD	757±	
ONE (1) DECIDUOUS OR EVERGREEN TREE PER 95 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 95 LIN. FT.	25	27
ONE (1) ORNAMENTAL TREE PER 60 LIN. FT.	14.6	18

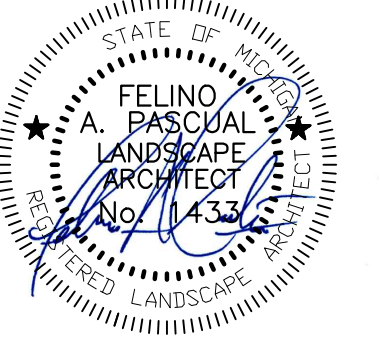
interior parking	REQUIRED	PROVIDED
TOTAL SQUARE FOOTAGE OF VEHICULAR USE AREA	156,520 SF. ±	
AREA CALCULATION OF INTERIOR PARKING TREE REQUIRED (5% OF VEHICULAR USE AREA = 156,520 SF. X .05 = 7,826 SF.)	7,826 SF. ±	
ONE (1) DECIDUOUS OR EVERGREEN TREE PER 150 SQ. FT.	52	52
(7,826 S.F. / 150 S.F. = 52.17 TREES)		

tree replacement	REQUIRED	PROVIDED
TOTAL REGULATED TREE REMOVED ON SITE	278	
TOTAL TREE REPLACEMENT CREDIT REQUIRED	278	299
47- 3" CALIPER CANOPY TREES (2 CREDITS)	44	
87-8' HIGH EVERGREEN TREE (1-CREDIT)	87	
58-10' HIGH EVERGREEN TREE (2-CREDITS)	118	

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



seal:



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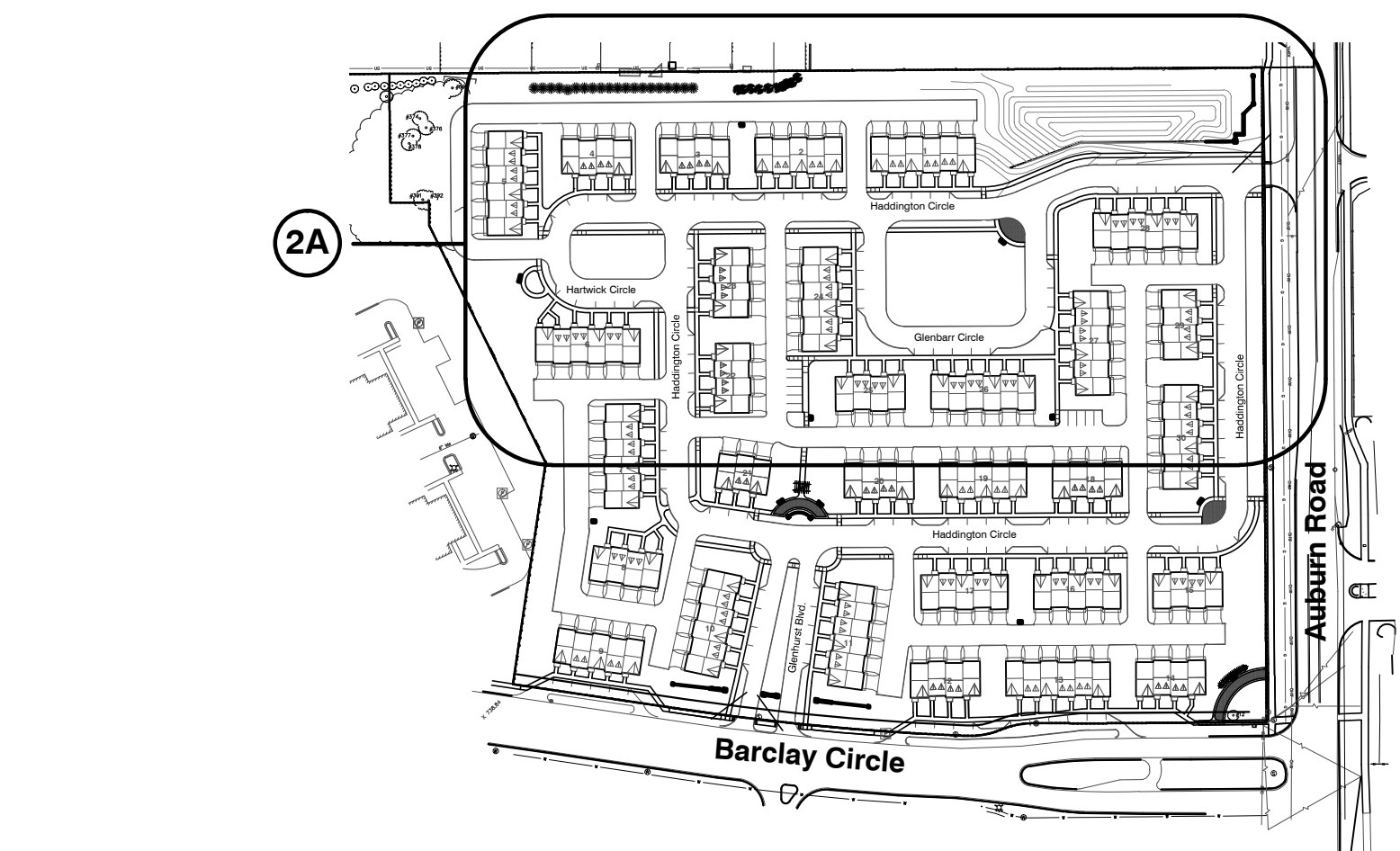
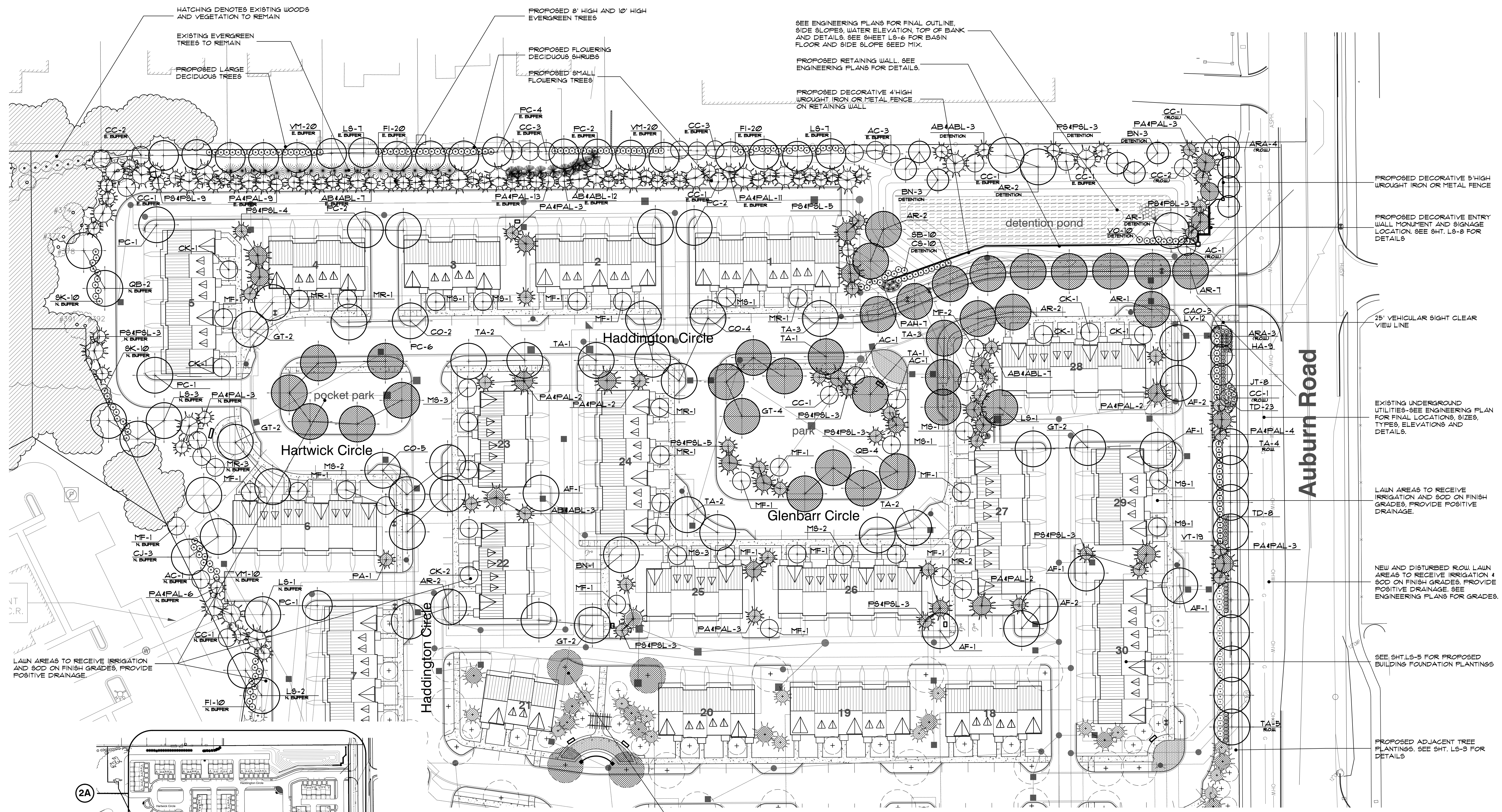
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LS15.003.01

sheet no:

LS-2 of 8



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

reference map
 NO SCALE

HATCHING DENOTES EXISTING WOODS AND VEGETATION TO REMAIN

EXISTING EVERGREEN TREES TO REMAIN

PROPOSED LARGE DECIDUOUS TREES

PROPOSED 8' HIGH AND 10' HIGH EVERGREEN TREES

PROPOSED FLOWERING DECIDUOUS SHRUBS

PROPOSED SMALL FLOWERING 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 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 SHT. LS-5 FOR PROPOSED BUILDING FOUNDATION PLANTINGS

PROPOSED ADJACENT TREE PLANTINGS. SEE SHT. LS-3 FOR DETAILS

CROSS HATCHING DENOTES TREE REPLACEMENT PLANTINGS

detention pond

pocket park

park

Auburn Road

Haddington Circle

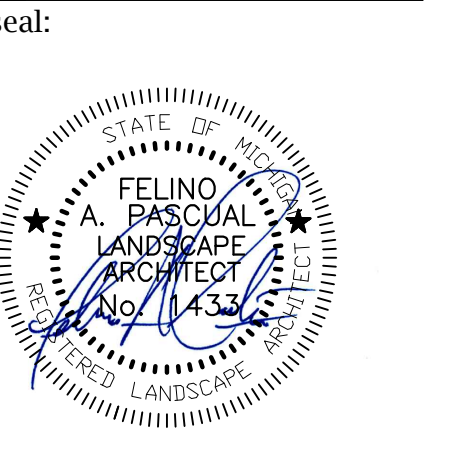
Hartwick Circle

Glenbar Circle

Haddington Circle

Barclay Circle

2A



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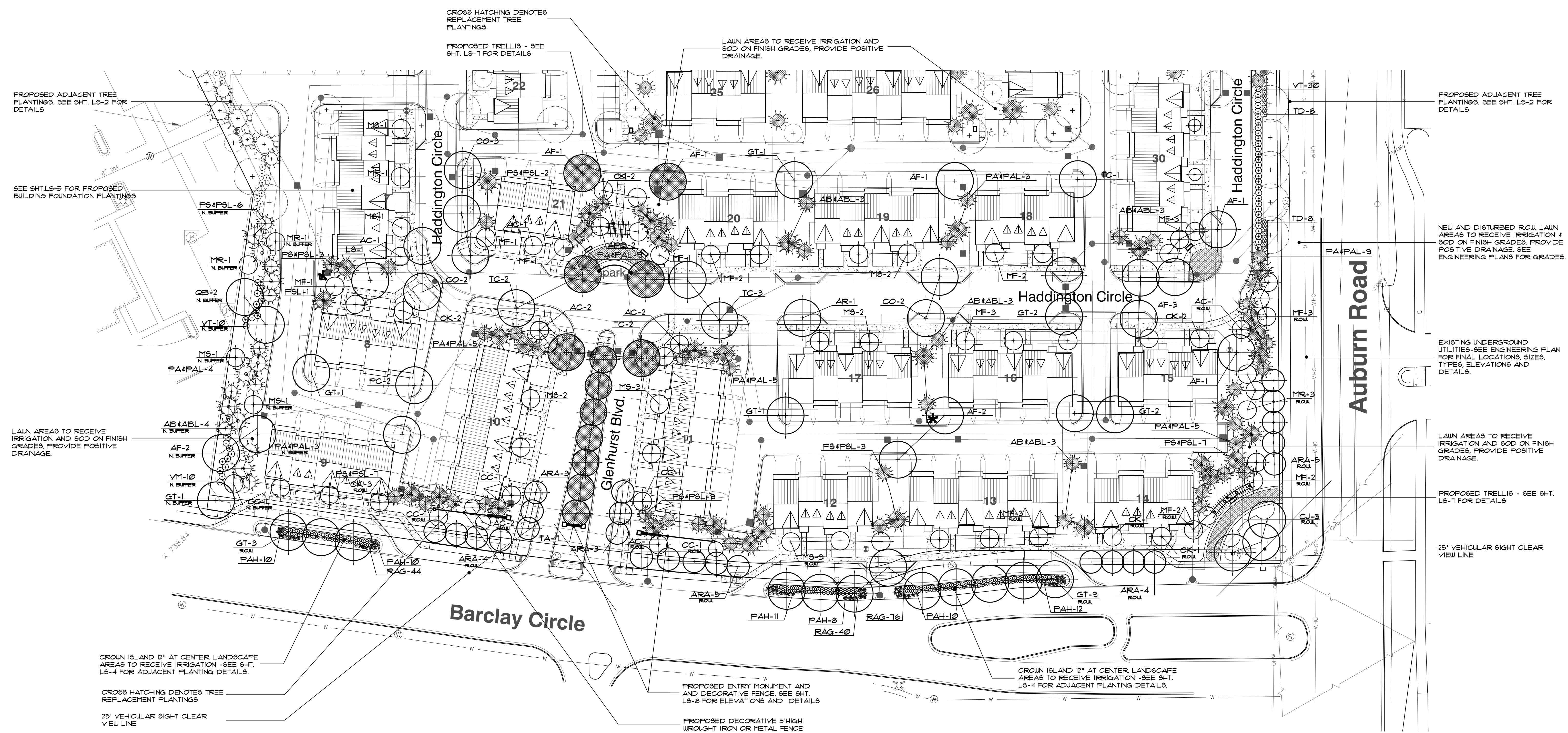
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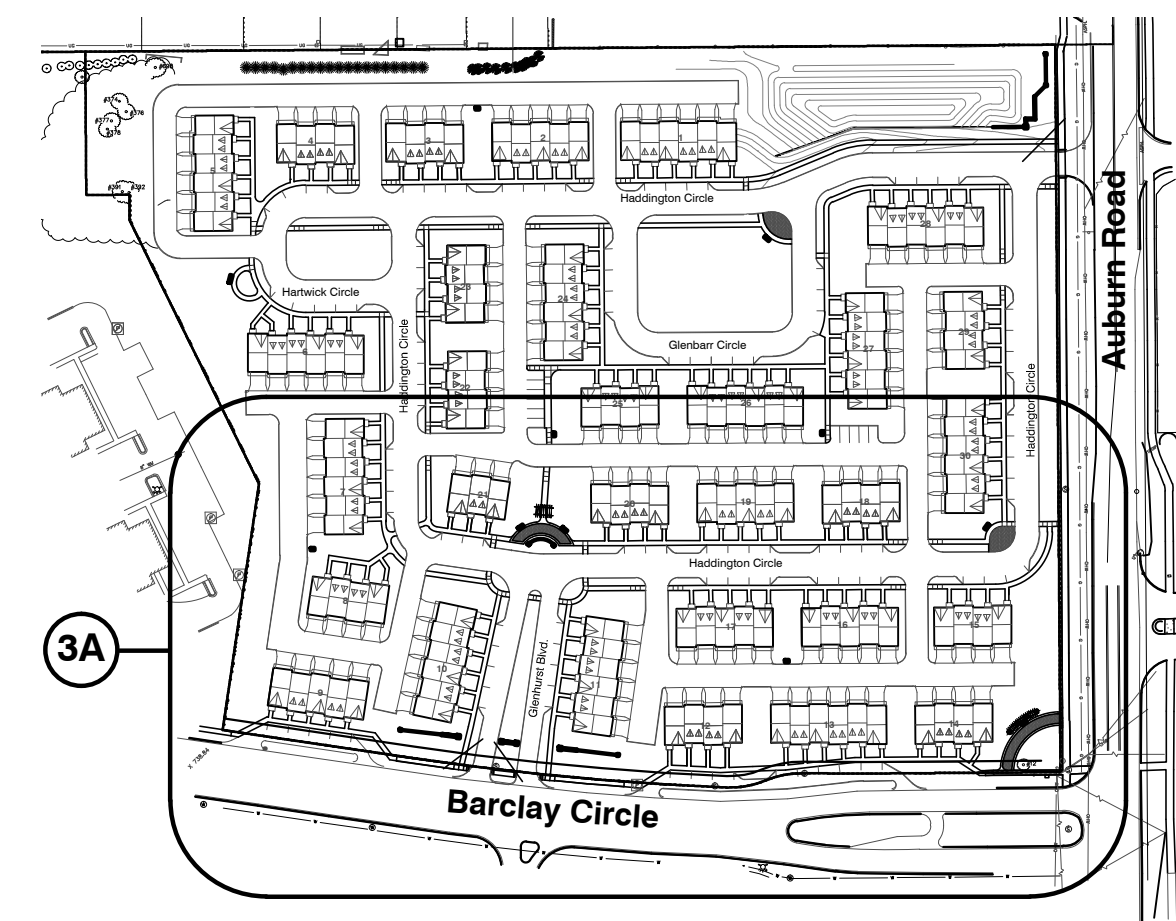
3A planting details
 SCALE 40'-1'-0"

general landscape notes:

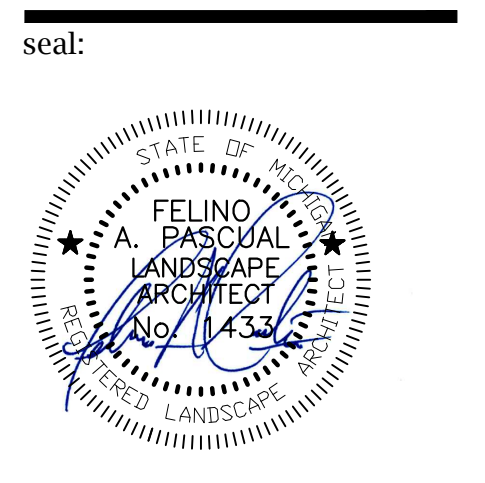
- LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK. CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
- PRIOR TO BEGINNING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES, GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7171. 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 VALUE 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 HARDBARK 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" FILLED AWAY FROM TRUNK. 3" THICK BARK MULCH FOR SHRUBS AND 2" THICK BARK MULCH FOR PERENNIALS.
- PLANT MATERIAL QUALITY 4 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 (CRAB, 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 A 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!
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reference map
 NO SCALE



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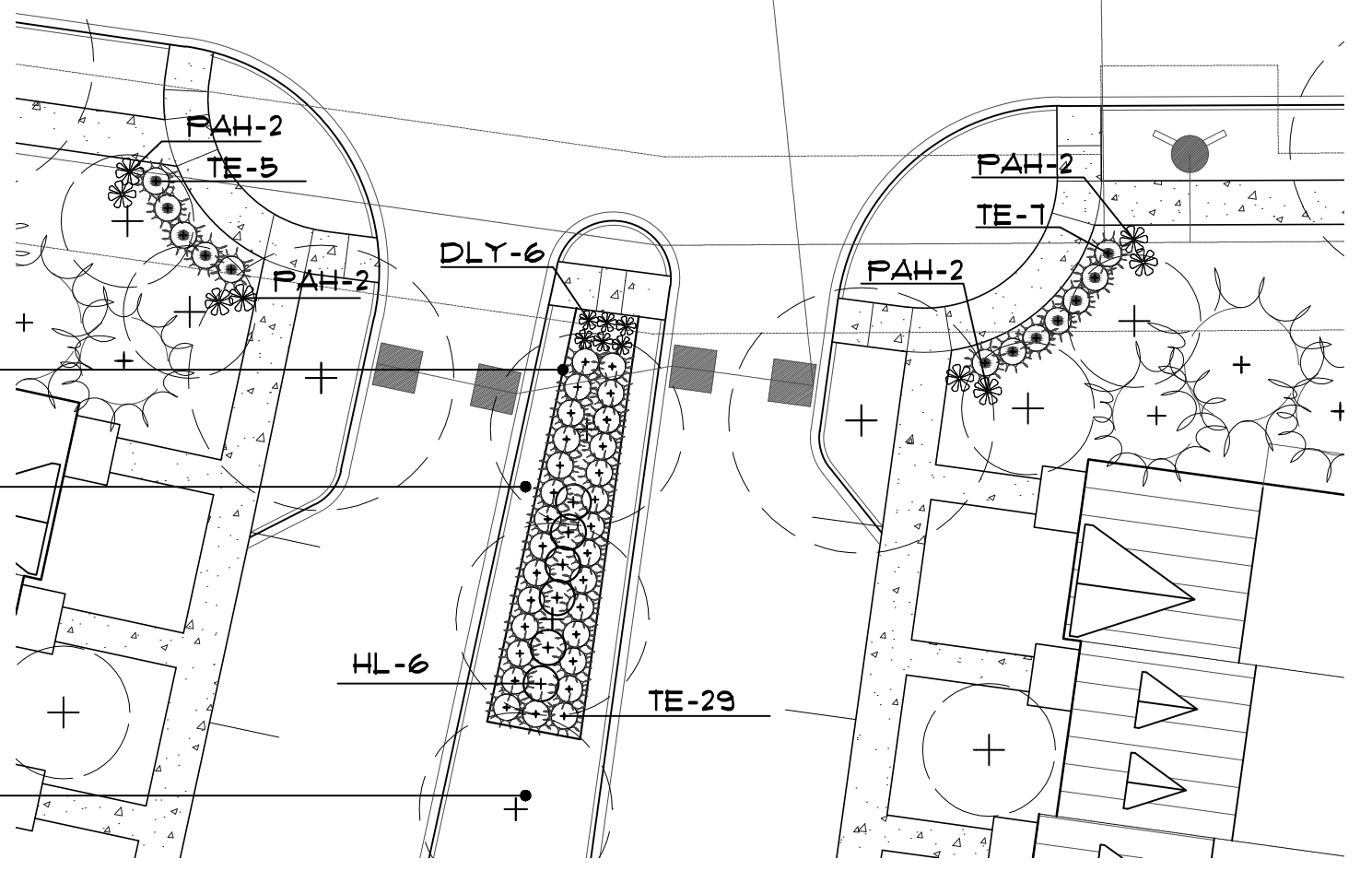
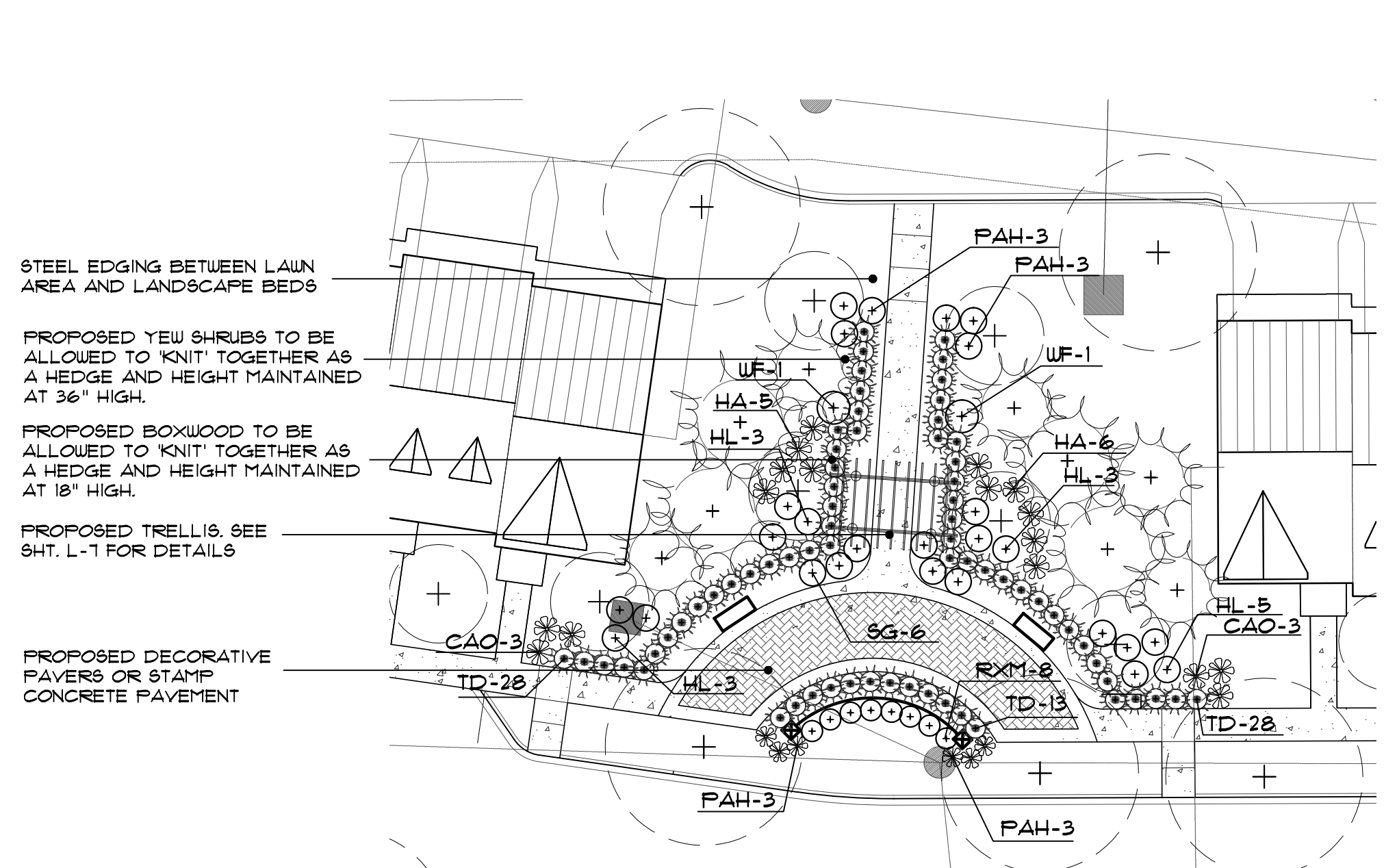
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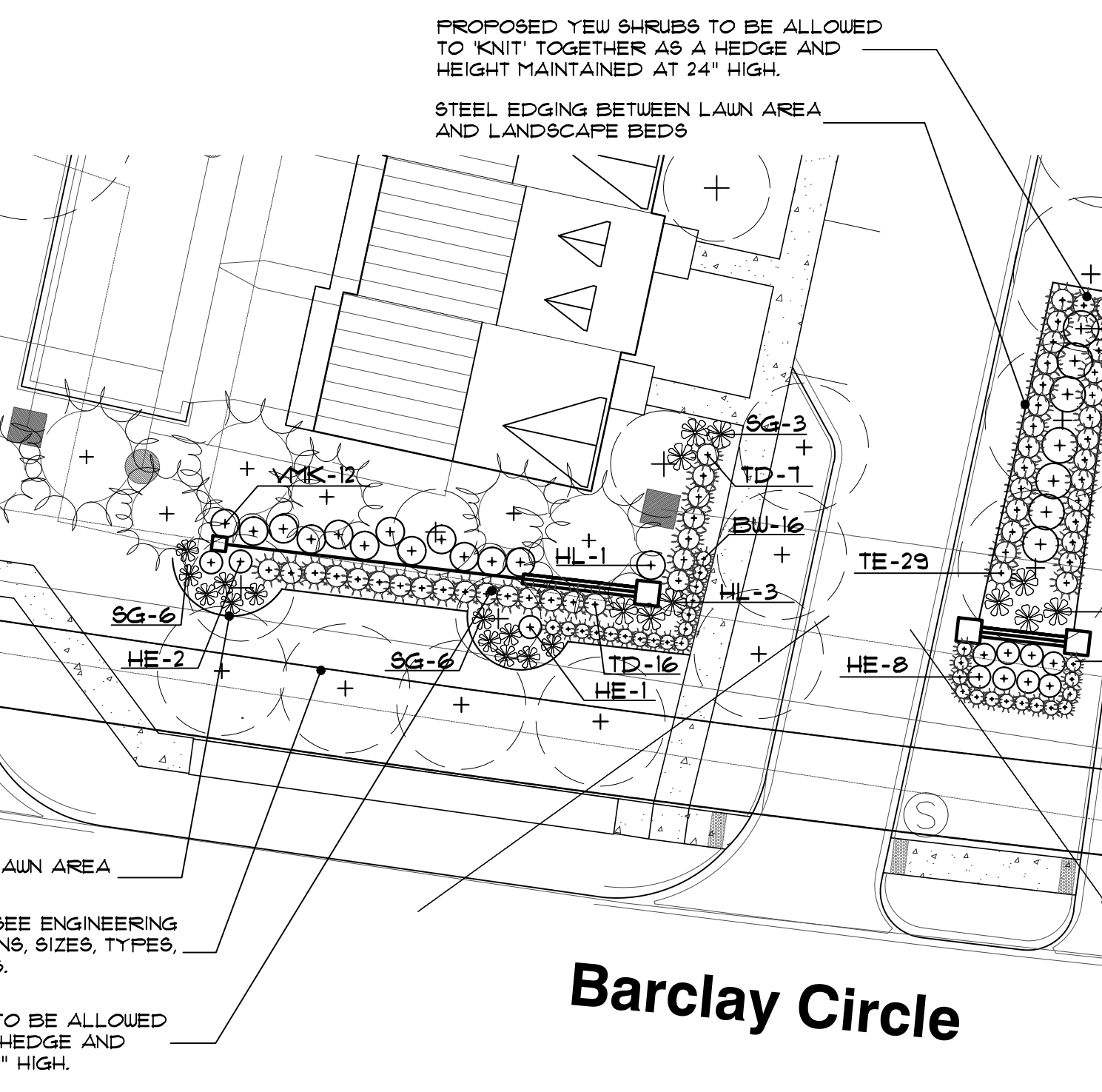
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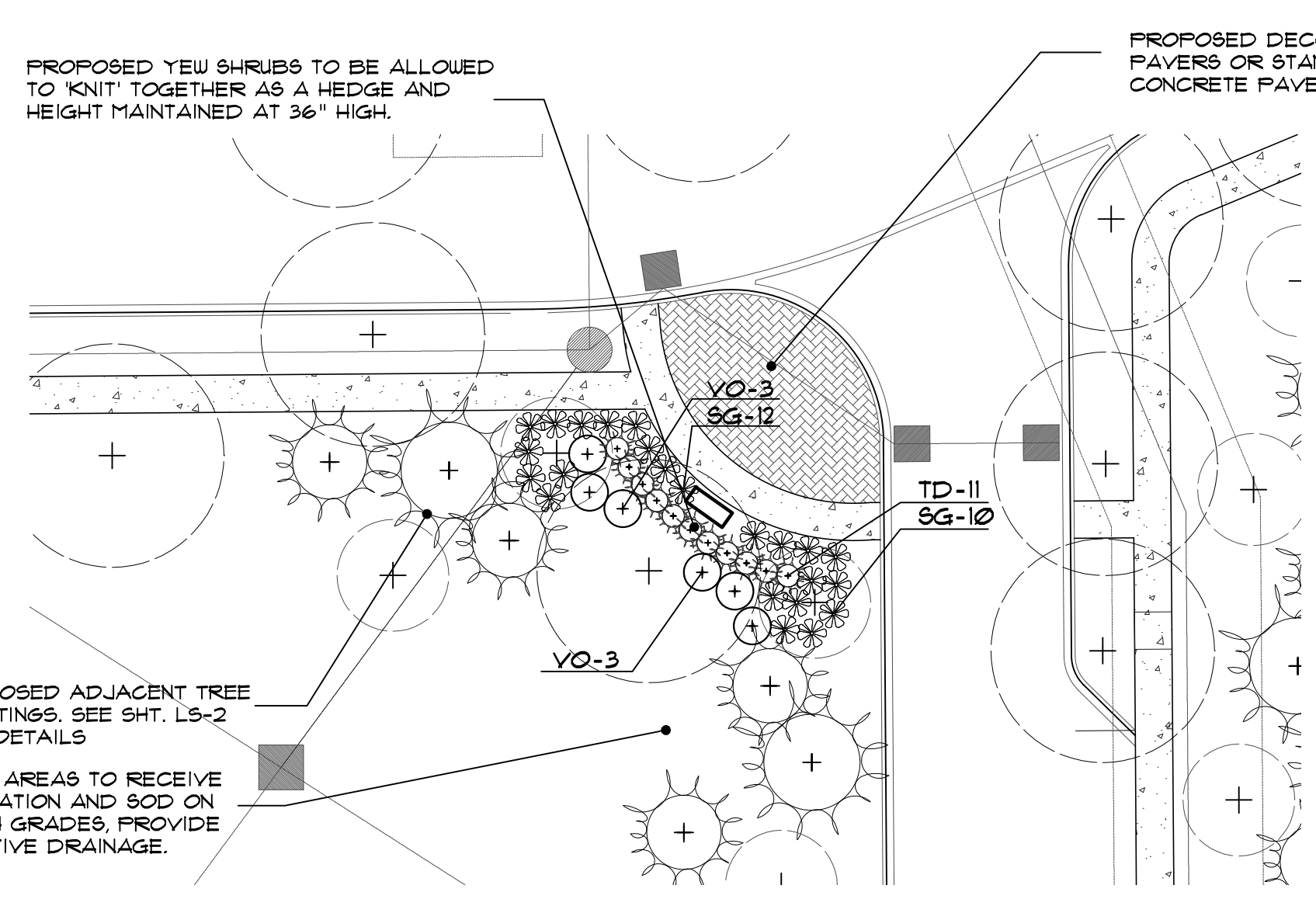
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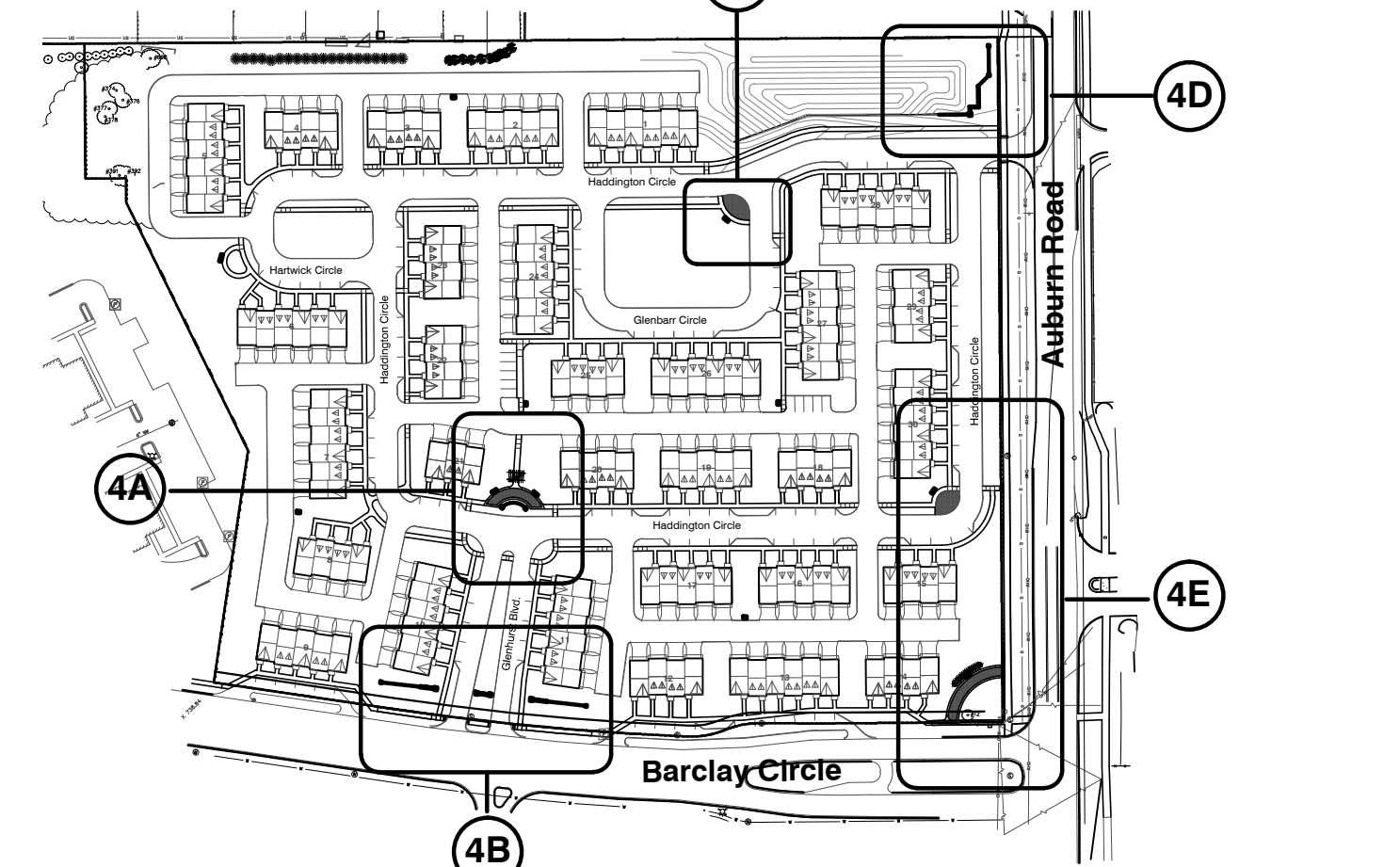
4A planting details
 SCALE 20'x1'-0"



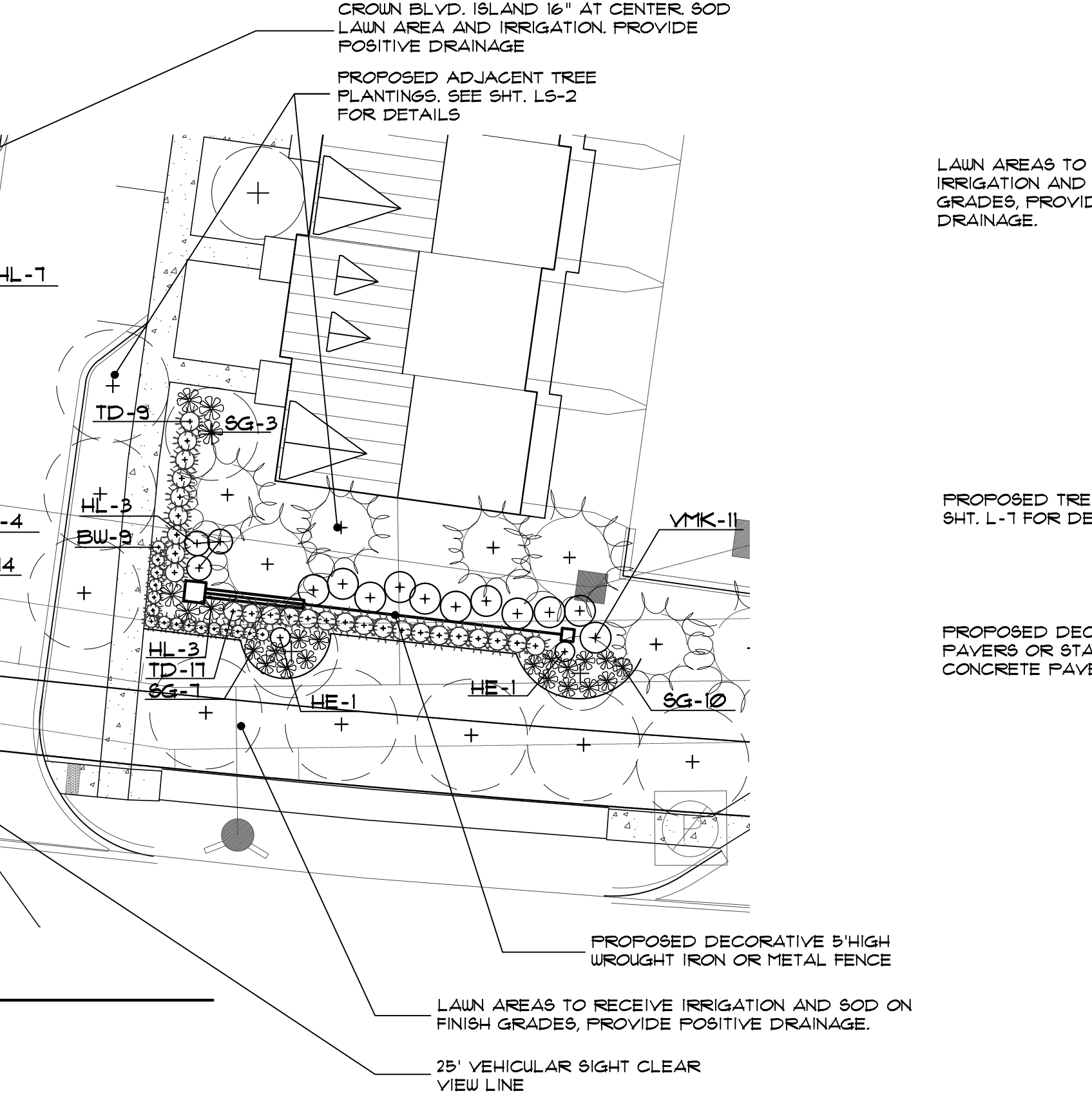
4B planting details
 SCALE 20'x1'-0"



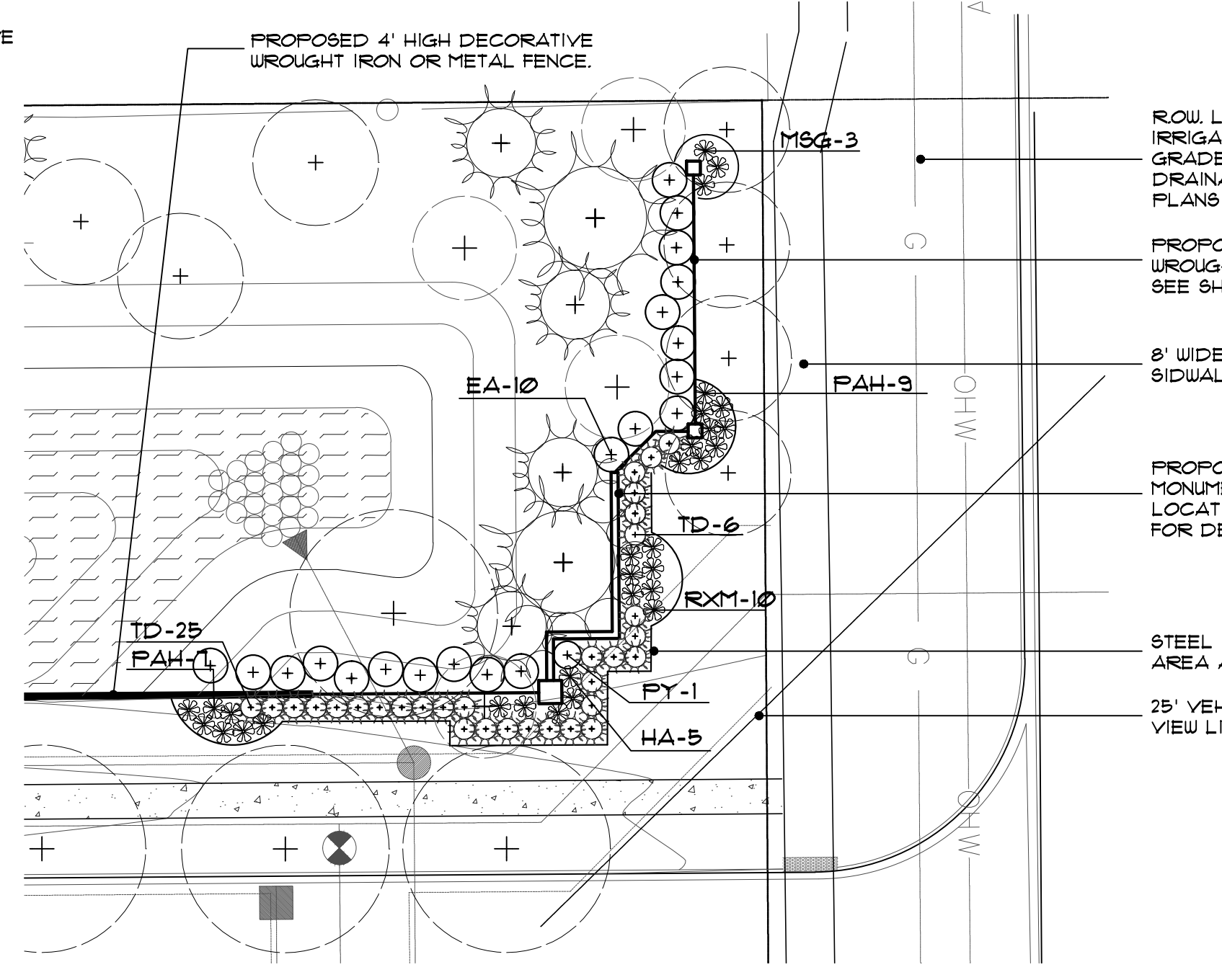
4C planting details
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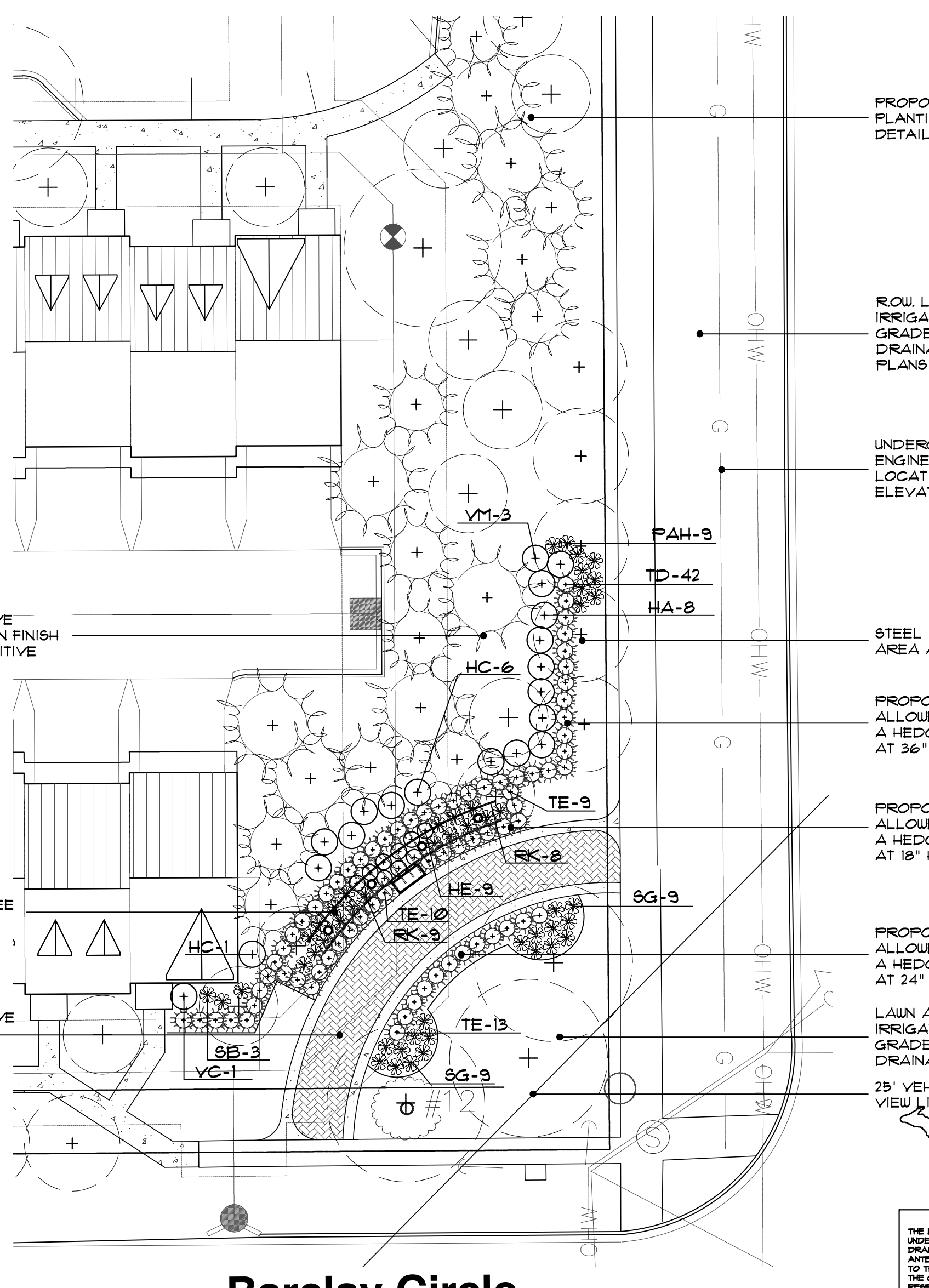
reference map
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4D planting details
 SCALE 20'x1'-0"



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



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

Auburn Road

ROW LAWN AREAS TO RECEIVE IRRIGATION 4 SOD ON FINISH GRADES, PROVIDE POSITIVE DRAINAGE. SEE ENGINEERING PLANS FOR GRADES.

PROPOSED 5' HIGH DECORATIVE WROUGHT IRON OR METAL FENCE. SEE SHT. LS-1 FOR DETAILS.

8' WIDE PEDESTRIAN PUBLIC SIDEWALK

PROPOSED ENTRY WALL MONUMENT AND SIGNAGE LOCATION. SEE SHT. L5-1 FOR DETAILS.

STEEL EDGING BETWEEN LAWN AREA AND LANDSCAPE BEDS

25' VEHICULAR SIGHT CLEAR VIEW LINE

PROPOSED ADJACENT TREE PLANTINGS. SEE SHT. LS-2 FOR DETAILS

ROW LAWN AREAS TO RECEIVE IRRIGATION 4 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.

PROPOSED TRELLIS. SEE SHT. L-1 FOR DETAILS

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 TRELLIS. SEE SHT. L-1 FOR DETAILS

PROPOSED DECORATIVE PAVERS OR STAMP CONCRETE PAVEMENT

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

25' VEHICULAR SIGHT CLEAR VIEW LINE

PROPOSED YEW SHRUBS TO BE ALLOWED TO KNIT TOGETHER AS A HEDGE AND HEIGHT MAINTAINED AT 24" HIGH.

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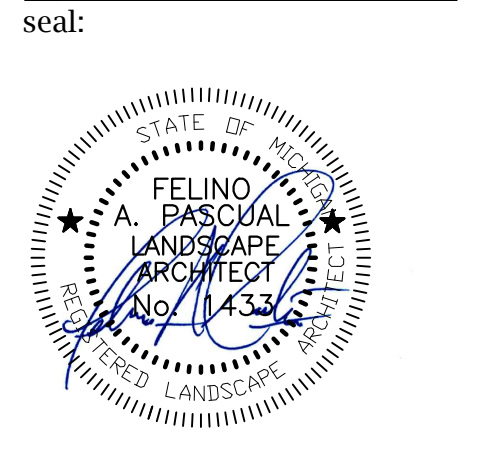
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3 WEEKS DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171

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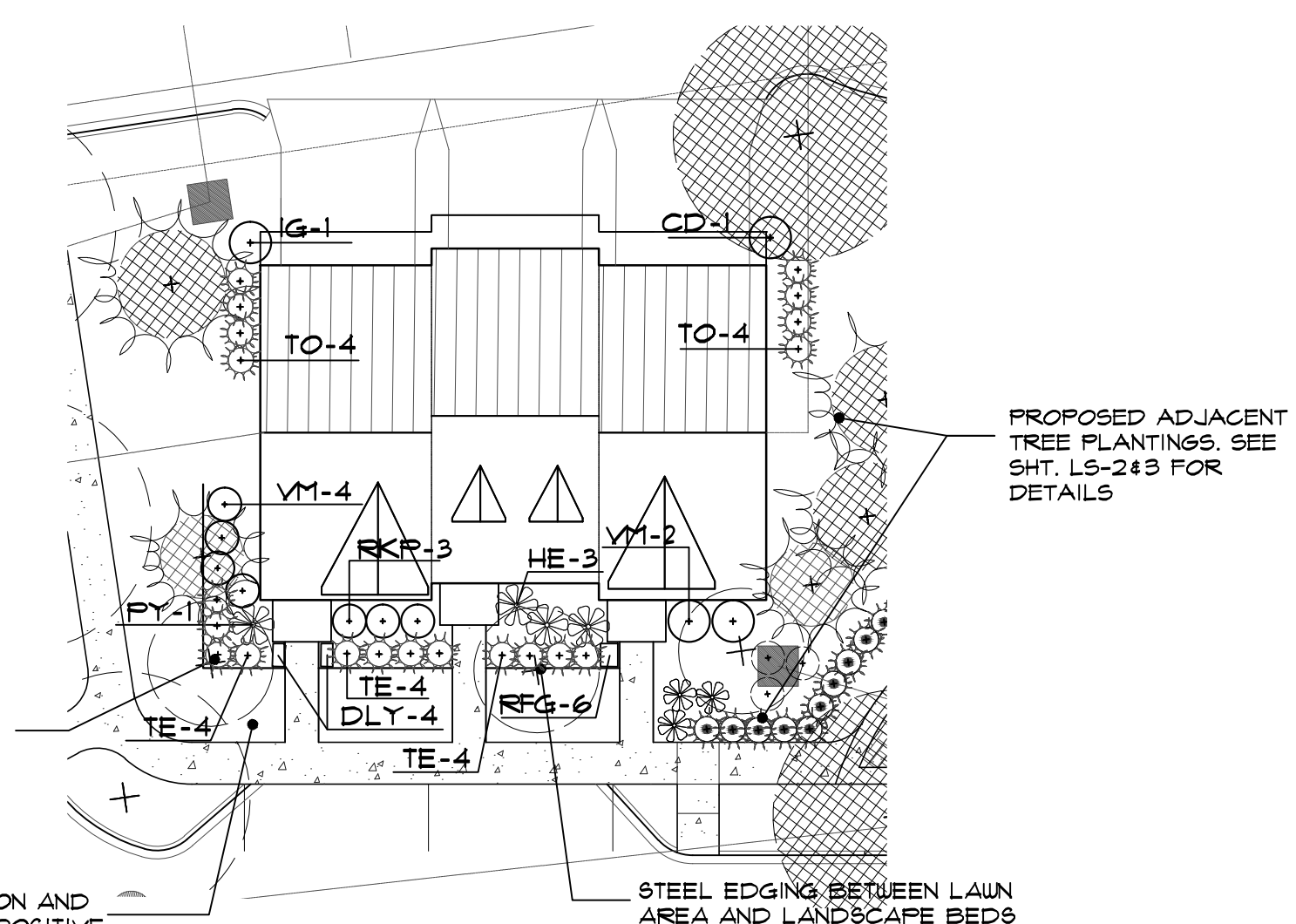
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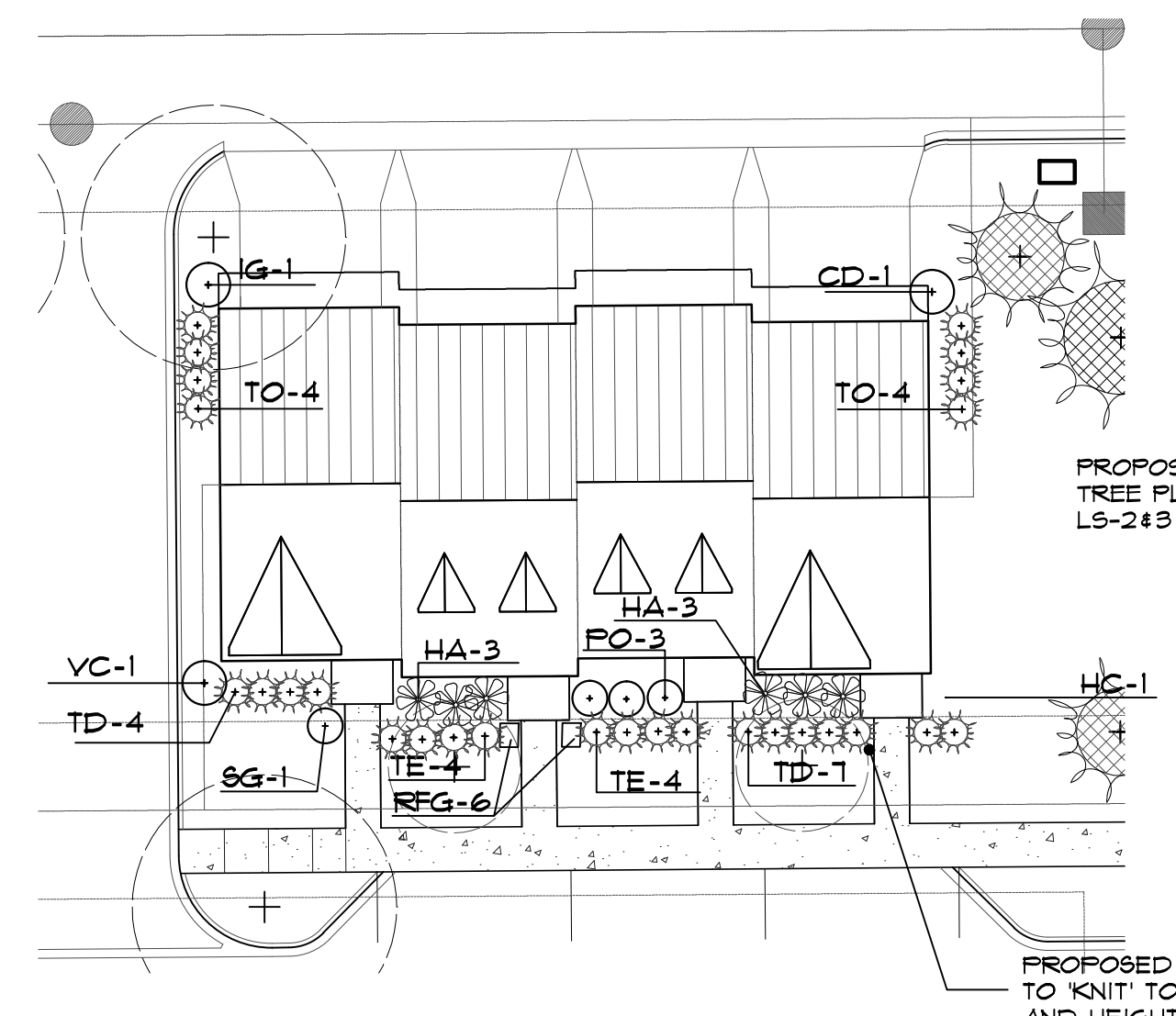
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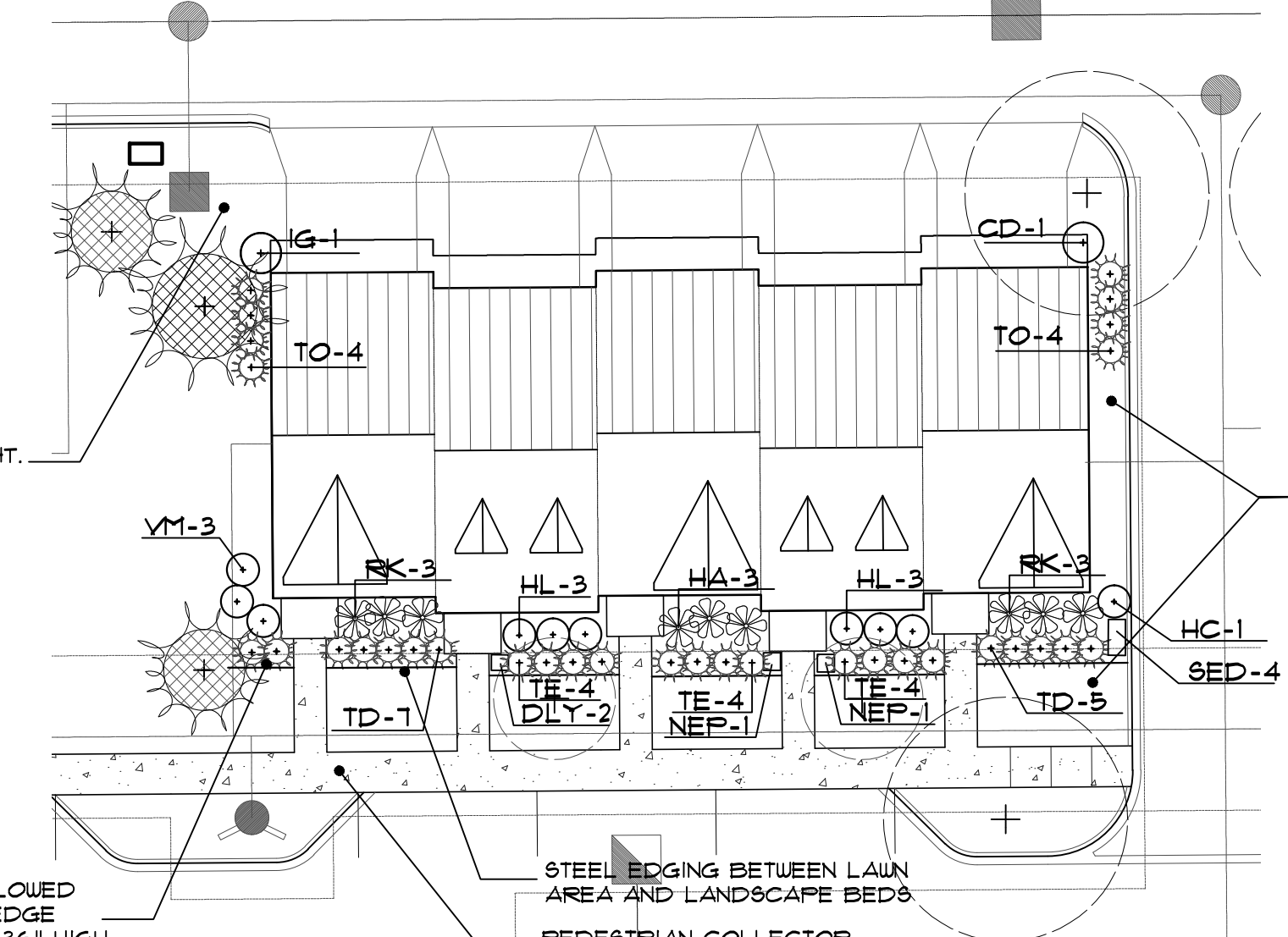
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LS-5 of 8



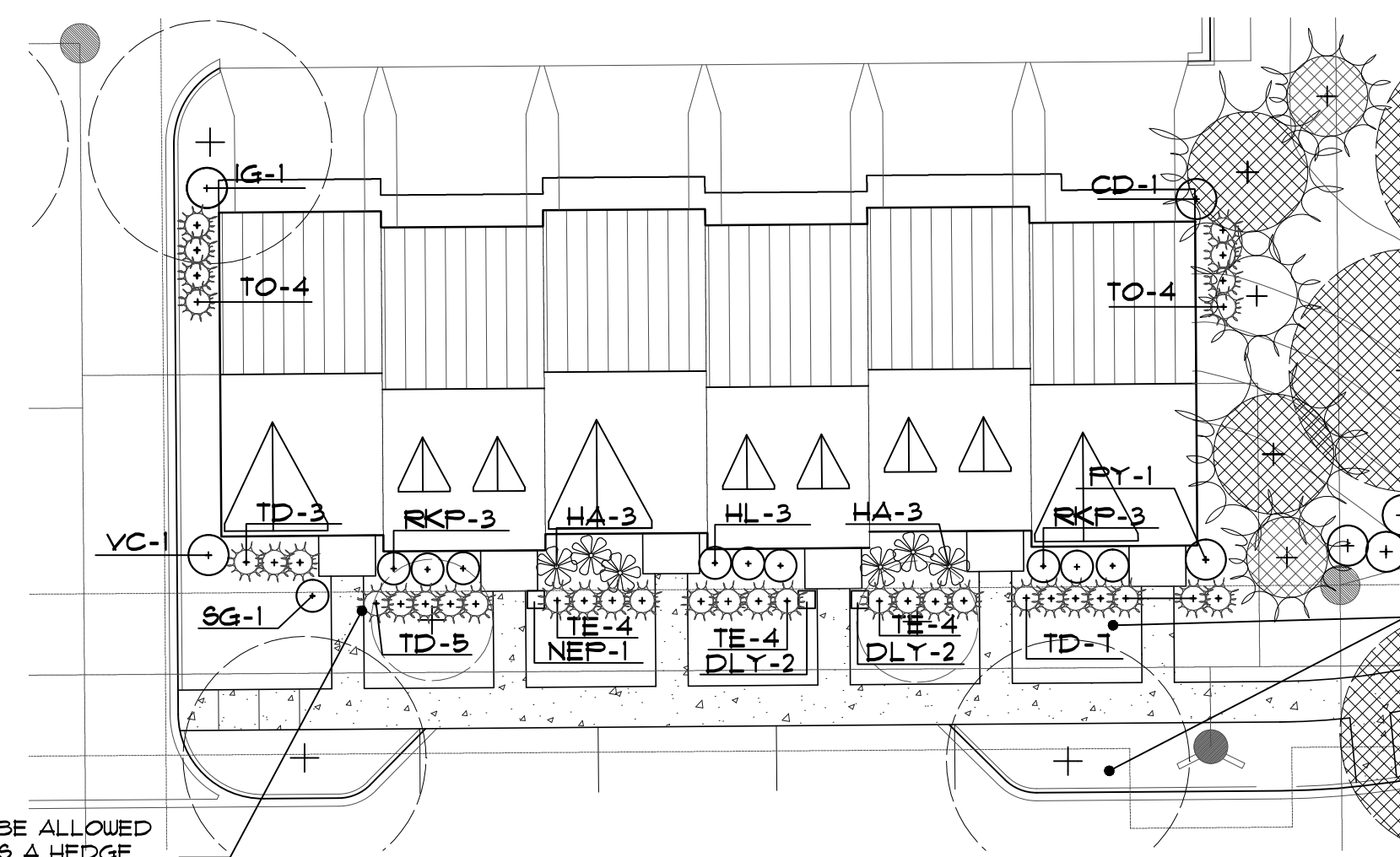
5A building foundation planting detail (3-unit)
 SCALE 20'x1'-0" (1-CONDITION)



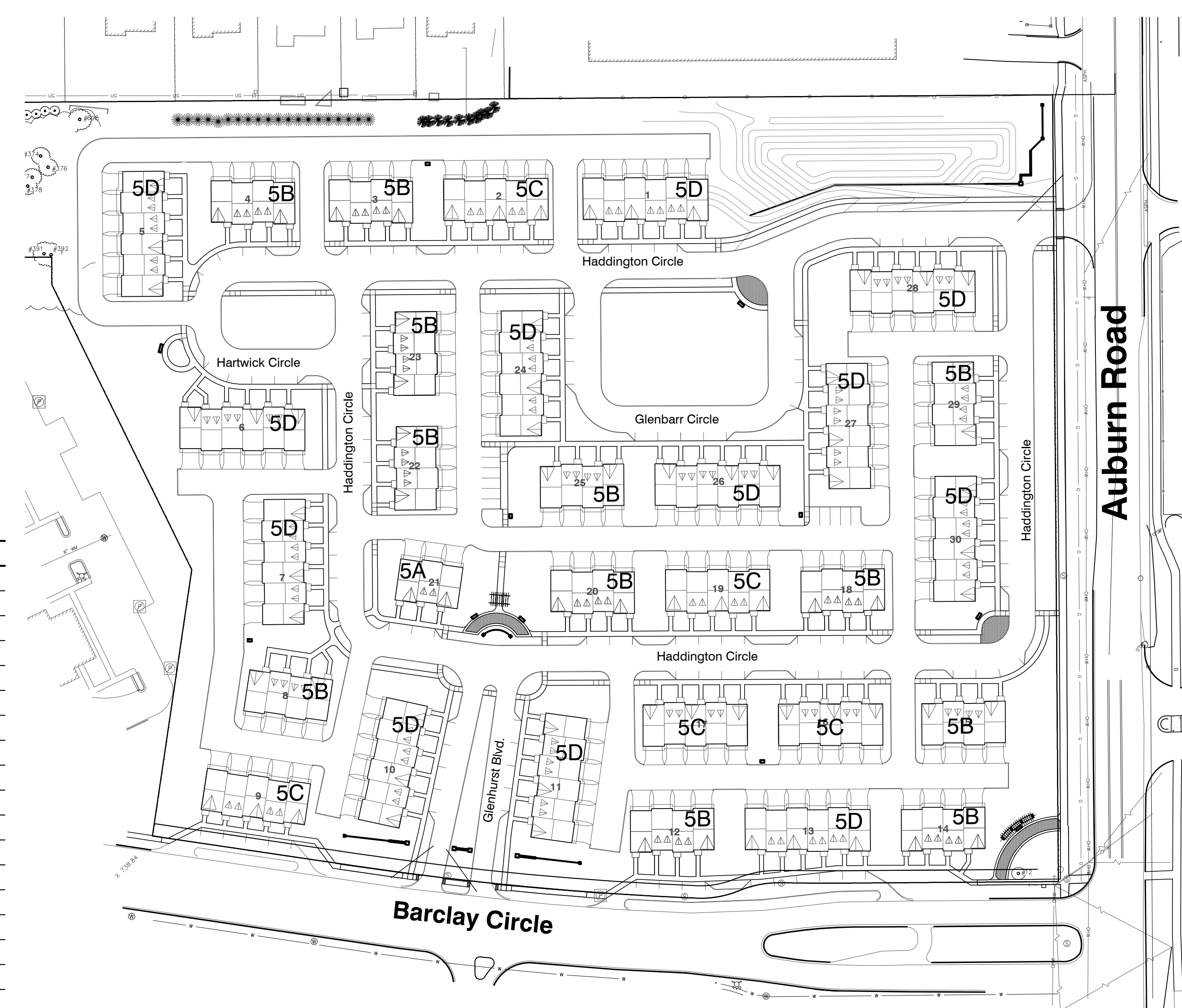
5B building foundation planting detail (4-unit)
 SCALE 20'x1'-0" (12-CONDITIONS)



5C building foundation planting detail (5-unit)
 SCALE 20'x1'-0" (5-CONDITIONS)



5D building foundation planting detail (6-unit)
 SCALE 20'x1'-0" (12-CONDITIONS)



building foundation key reference map
 NO SCALE

3 WORKING DAYS
 BEFORE YOU DIG
 CALL MISS DIG
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PROPOSED YEW6 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.

PROPOSED ADJACENT
 TREE PLANTINGS, SEE SHT.
 LS-243 FOR DETAILS

STEEL EDGING BETWEEN LAWN
 AREA AND LANDSCAPE BEDS

PROPOSED ADJACENT
 TREE PLANTINGS, SEE SHT.
 LS-243 FOR DETAILS

PROPOSED YEW6 TO BE ALLOWED
 TO 'KNIT' TOGETHER AS A HEDGE
 AND HEIGHT MAINTAINED AT 36"
 HIGH.

STEEL EDGING BETWEEN LAWN
 AREA AND LANDSCAPE BEDS

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

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

PROPOSED YEW6 TO BE ALLOWED
 TO 'KNIT' TOGETHER AS A HEDGE
 AND HEIGHT MAINTAINED AT 36"
 HIGH.

building foundation plant material list

key	5A	5B	5C	5D	botanical name	common name	size
SHRUBS							
HA	-	12	15	12	HYDRANGEA A. 'ANNABELLE'	ANNABELLE HYDRANGEA	#3 CONT.
HE	3	-	-	-	HYDRANGEA M. 'GLOWING EMBERS'	'GLOWING EMBERS' HYDRANGEA	#3 CONT.
HL	-	-	30	36	HYDRANGEA M. 'LINDSEY ANN'	LA. DREAM HYDRANGEA	#3 CONT.
YM	6	-	15	-	VIBURNUM X.B. 'MOHAUK'	MOHAUK VIBURNUM	3' BB
RK	-	-	30	-	ROSA X. RADTKO PP#6202	KNOCKOUT ROSE	#3 CONT.
RKP	3	-	-	12	ROSA X. RADCON PP#5010	PINK KNOCKOUT ROSE	#3 CONT.
VC	-	12	-	12	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	3' BB
PY	1	-	-	12	PYRACANTHA X. 'MOHAVE'	MOHAVE PYRACANTHA	3' BB
PO	-	36	-	-	PHYTOSCARPUS O. 'CENTER GLOW'	CENTER GLOW NINEBARK	3' BB
SG	-	12	-	12	SPIRAEA X.B. 'GOLDFLAME'	GOLDFLAME SPIRAEA	#3 CONT.
HC	-	12	5	-	HIBISCUS SYRIACUS 'APHRODITE'	APHRODITE ROSE-OF-SHARON	#3 CONT.
CD	1	12	5	12	COTONEASTER DIVARICATUS	BORDER COTONEASTER	3' BB
EVERGREEN SHRUBS							
TD	-	132	60	180	TAXUS X.M. 'DENSIFORMIS'	JAPANESE DENSE YEW6	24" BB
TE	12	96	60	144	TAXUS X.M. 'EVERLOW'	EVERLOW YEW6	24" BB
IG	1	12	5	12	ILEX GLABRA	INKBERRY HOLLY	24" BB
TO	8	96	40	96	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	5' BB
PERENNIALS AND GRASSES							
DLY	4	-	10	40	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	-	SEDUM SPECTABILE 'NEON'	NEON SEDUM	#1 POT
RFG	6	12	-	-	RUDBECKIA F.S. 'GOLDSTURM'	GOLDSTURM BLACK EYED SUSAN	#1 POT

plant material list

quantities				botanical name	common name	size	comments
key	sht. LS-2	sht. LS-3	sht. LS-4				
LARGE AND SMALL DECIDUOUS TREES							
PC	19	2	-	PYRUS CALLERYANA CHANTECLEAR	CLEVELAND SELECT PEAR	4" BB	MULTI-STEM
BN	1	-	-	BETULA NIGRA	RIVER BIRCH	14" BB	
QB	6	2	-	QUERCUS BICOLOR	WHITE SWAMP OAK	3" BB	
AF	9	12	-	ACER X FREEMANII 'JEFFERED'	AUTUMN BLAZE MAPLE	3" BB	
GT	12	20	-	GLEDTISIA T. 'SKYCOLE'	SKYLINE HONEY LOCUST	3" BB	
LS	21	5	-	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	3" BB	
TA	24	-	-	TILIA AMERICANA 'BOULEVARD'	BOULEVARD LINDEN	3" BB	
CO	11	1	-	CELTIS OCCIDENTALIS	COMMON HACKBERRY	3" BB	
TC	-	2	-	TILIA CORDATA 'GREENSPIRE'	LITTLE LEAF LINDEN	3" BB	
AR	17	1	-	ACER R. 'FRANKSRED'	RED SUNSET RED MAPLE	3" BB	
ARA	1	24	-	ACER R. 'ARMSTRONG'	ARMSTRONG RED MAPLE	3" BB	
MS	17	16	-	MALUS SNOWDRIFT	SNOWDRIFT CRABAPPLE	2" BB	
AC	6	10	-	AMELANCHIER CANADENSIS	SHADBLow SERVICEBERRY	8" BB	MULTI-STEM
CC	18	5	-	CERCIS CANADENSIS	EASTERN REDBUD	8" BB	MULTI-STEM
CK	7	11	-	CORNUS KOUSA	KOUSA DOGWOOD	2" BB	
MF	16	21	-	MALUS SENTINEL	SENTINEL CRABAPPLE	2" BB	
MIR	10	9	-	MALUS ROYALTY	ROYALTY CRABAPPLE	2" BB	
APB	-	2	-	ACER P. 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	6" BB	
CJ	3	3	-	CERCIDIPHYLLUM JAPONICUM	KATSURAJA TREE	14" BB	MULTI-STEM

quantities				botanical name	common name	size
key	sht. LS-2	sht. LS-3	sht. LS-4			
SHRUBS						
HA	9	-	24	HYDRANGEA A. 'ANNABELLE'	ANNABELLE HYDRANGEA	5" CONT.
HE	-	-	22	HYDRANGEA M. 'GLOWING EMBERS'	'GLOWING EMBERS' HYDRANGEA	5" CONT.
SK	20	-	-	SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	3" BB
VHK	-	-	23	VIBURNUM X.B. 'MOHAUK'	MOHAUK VIBURNUM	3" BB
RK	-	-	11	ROSA X. RADTKO PFF#6202	KNOCKOUT ROSE	5" CONT.
FI	50	-	-	FORSYTHIA X INTERMEDIA	BORDER FORSYTHIA	3" BB
CS	10	-	-	CORNUS STOLONIFERA	REDTIG DOGWOOD	3" BB
HC	-	-	6	HIBISCUS SYRIACUS 'APHRODITE'	APHRODITE ROSE-OF-SHARON	3" BB
VM	50	10	-	VIBURNUM P.T. 'MARIESII'	DOUBLEFILED VIBURNUM	3" BB
PY	-	-	1	PYRACANTHA X. 'MOHAVE'	MOHAVE PYRACANTHA	3" BB
SG	-	-	84	SPIRAEA X.B. 'GOLDFLAME'	GOLDFLAME SPIREA	5" CONT.
SB	10	-	-	SPIRAEA X.B. 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	5" CONT.
EA	-	-	10	SPIRAEA X.B. 'GOLDFLAME'	COMPACT BURNINGBUSH	5" CONT.
ROX	-	-	18	ROSA OSA EASY 'MANGO SALSA'	OSA EASY MANGO SALSA	5" CONT.
WF	-	-	2	WEIGELA FLORIDA 'WINE ROSE'	WINE & ROSE WEIGELA	3" BB
VT	19	40	18	VIBURNUM T. 'COMACTUM'	COMPACT AMERICAN CRANBERRYBUSH	3" BB
VC	-	-	5	VIBURNUM CARLESI	KOREAN SPICE VIBURNUM	3" BB
RAG	-	160	-	RHUS AROMATICA 'GRO-LOW'	LODENSE PRIVET	3" BB
LV	12	-	-	LIGUSTRUM X. 'VICARYI'	GOLDEN VICARY PRIVET	3" BB
HL	-	-	31	HYDRANGEA M. 'LINDSEY ANN'	L.A. DREAM HYDRANGEA	5" CONT.

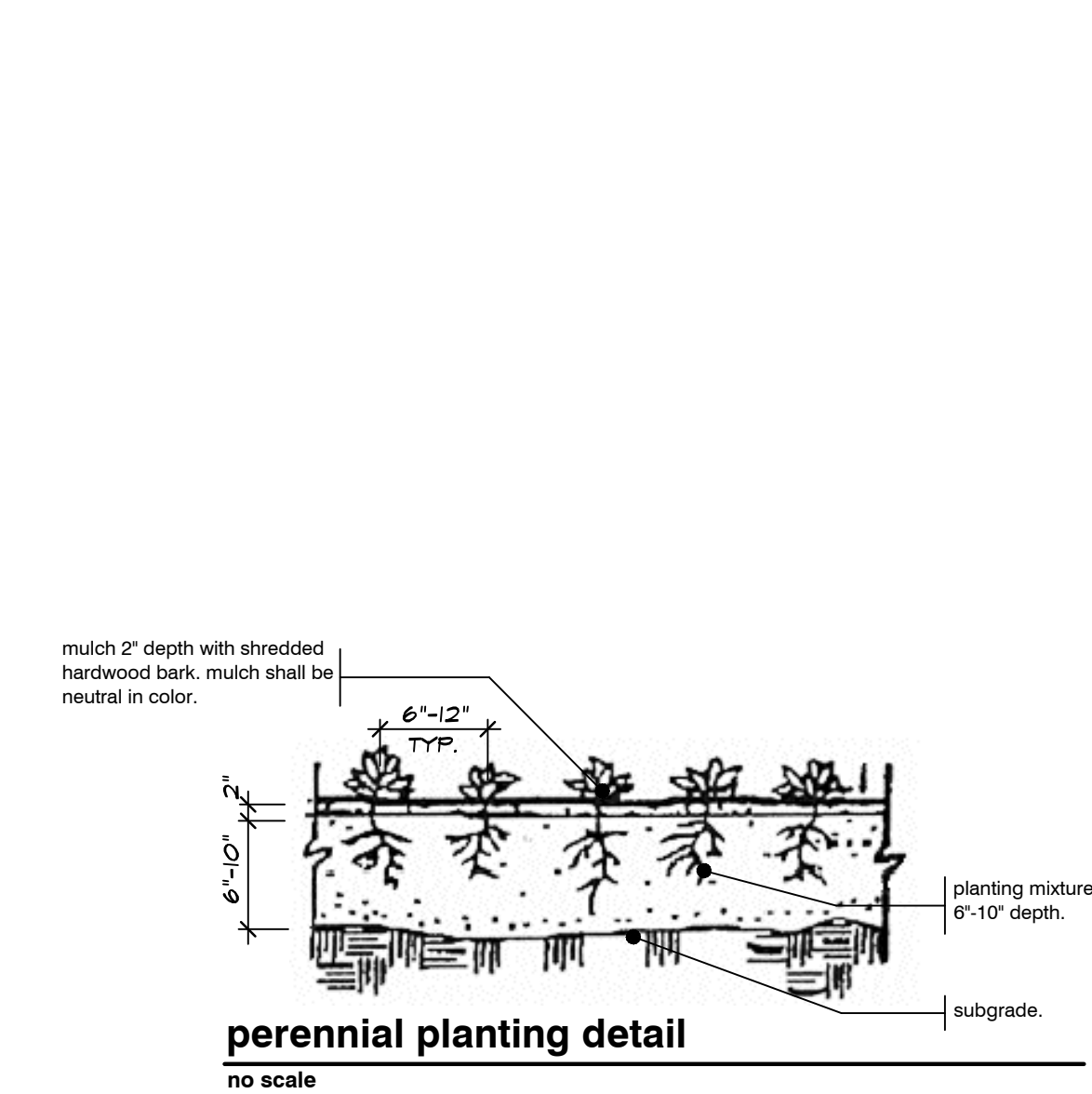
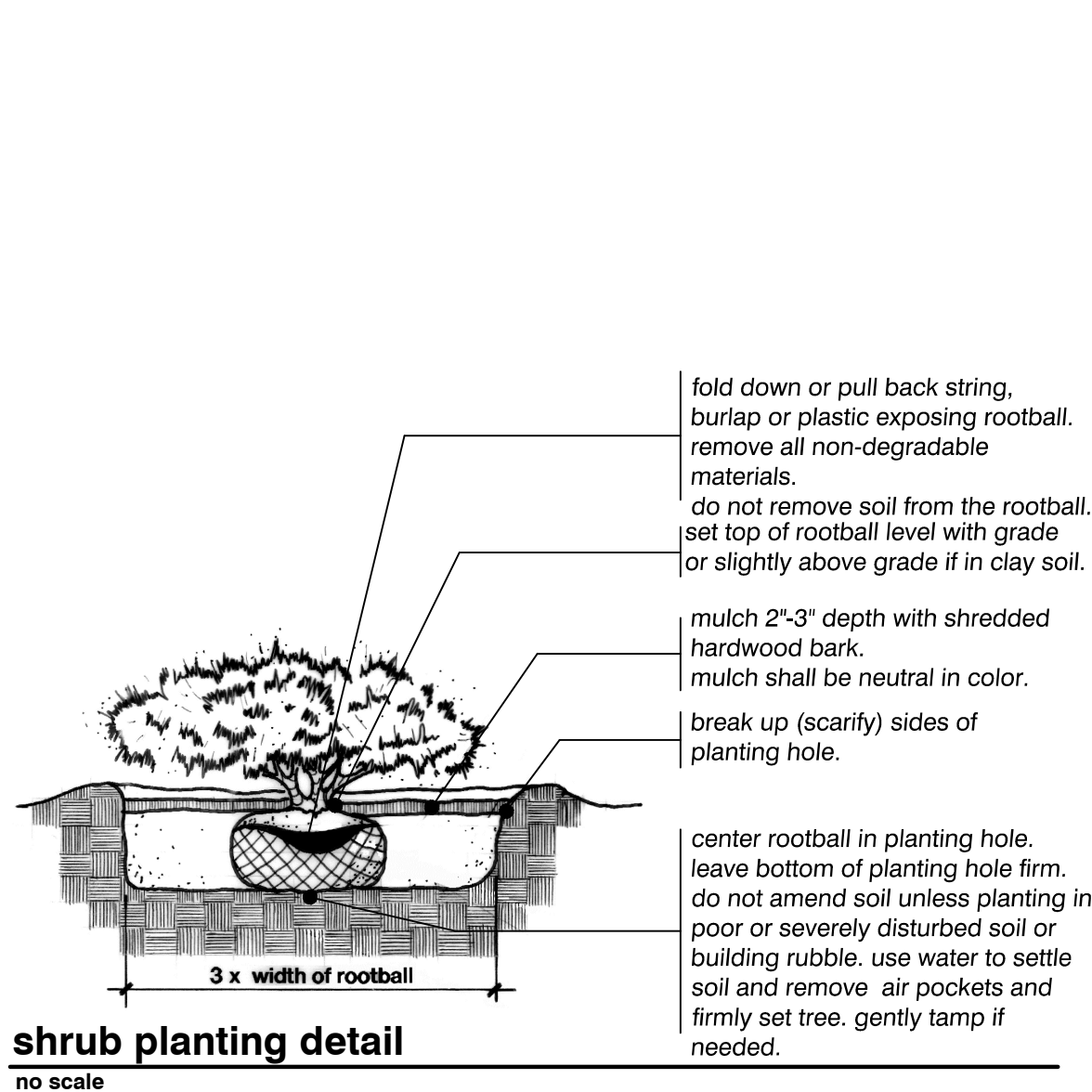
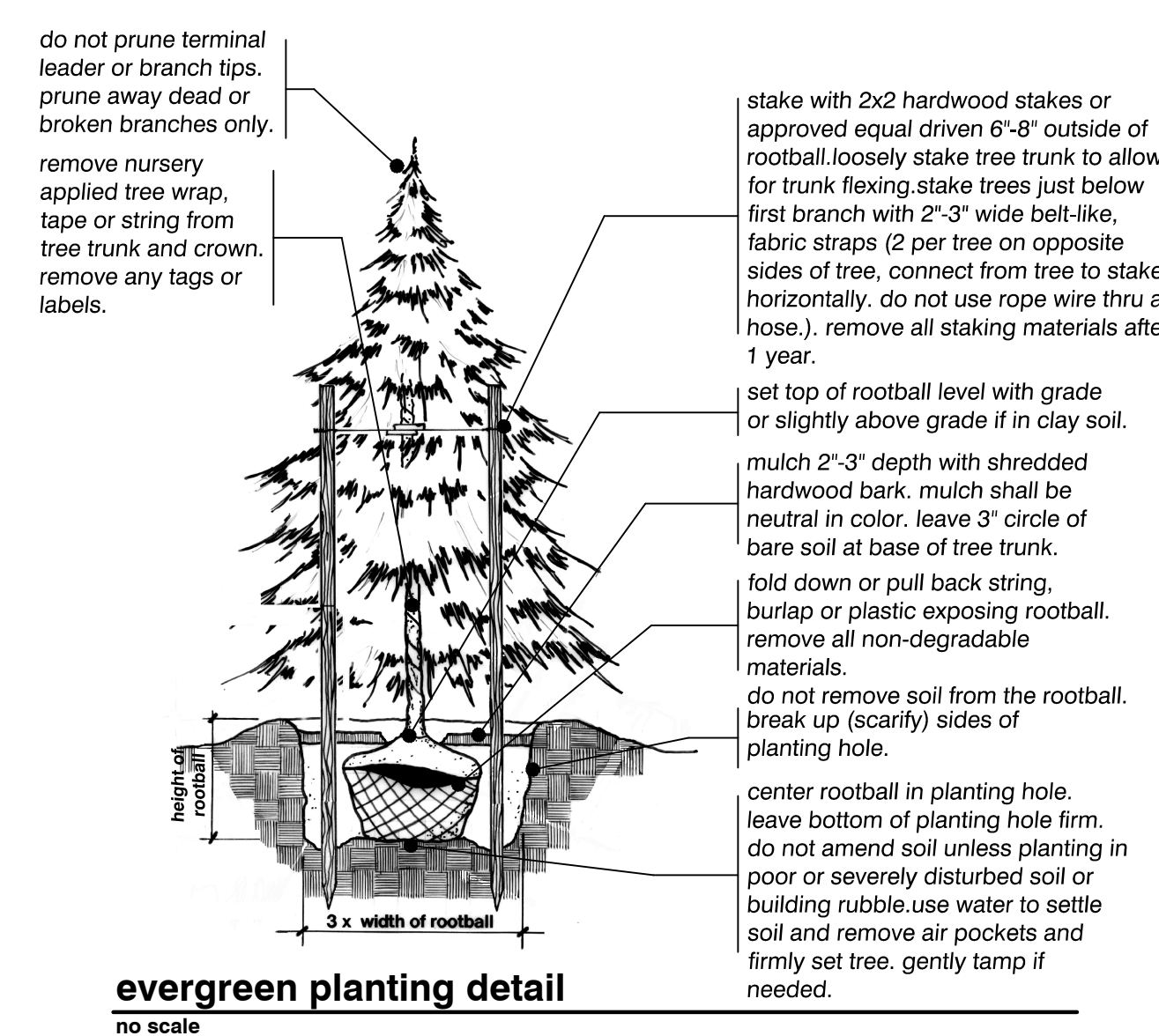
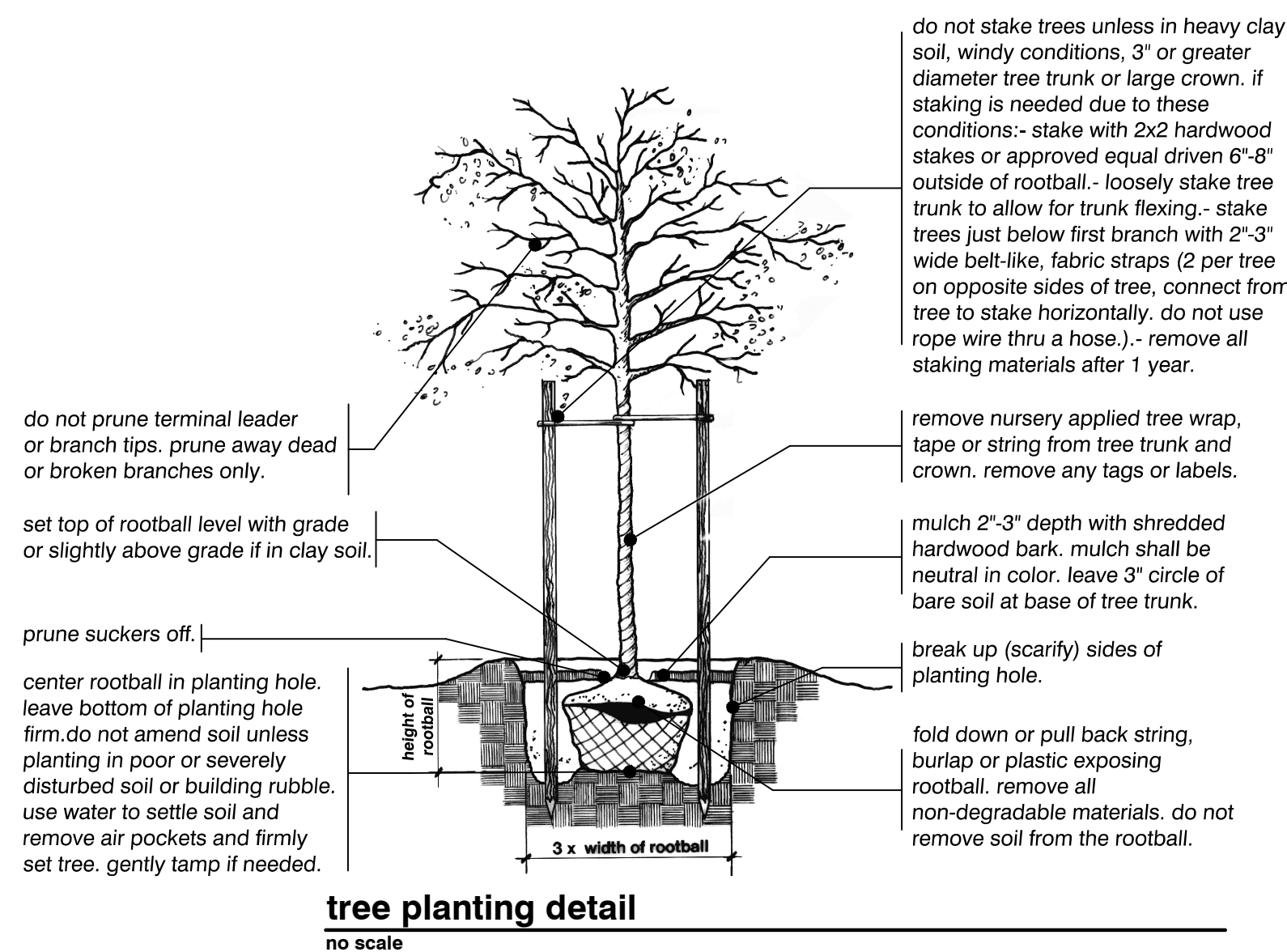
plant material list

quantities				botanical name	common name	size
key	sht. LS-2	sht. LS-3	sht. LS-4			
LARGE AND SMALL EVERGREENS						
TD	29	16	220	TAXUS X.M. 'DENSIFORMIS'	JAPANESE DENSE YEW	24" BB
JT	8	-	102	JUNIPERUS S. 'TAMARISCIFOLIA'	TAM JUNIPER	24" BB
BW	-	-	39	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	8" BB O
TO	-	-	-	THUJA O. 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	5' - 6' BB
PS	30	21	-	PINUS STROBUS	EASTERN WHITE PINE	8" BB
PBL	17	17	-	PINUS STROBUS	EASTERN WHITE PINE	10" BB O
PA	43	29	-	PICEA ABIES	NORWAY SPRUCE	8" BB
PAL	23	18	-	PICEA ABIES	NORWAY SPRUCE	10" BB O
AB	21	10	-	ABIES CONCOLOR	WHITE FIR	8" BB
ABL	11	6	-	ABIES CONCOLOR	WHITE FIR	10" BB
PERENNIALS AND GRASSES						
CAO	3	-	6	CALAMAGROSTIS X.A. 'OVERDAM'	VARIEGATED FEATHER REED GRASS	5" CONT.
MGG	-	-	3	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	5" CONT.
PAH	7	61	45	PENNISSETUM ALOPECUROIDES 'HAMELIN'	HAMELIN DWARF FOUNTAIN GRASS	5" POT
DLY	-	-	6	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	5" POT

detention basin seed mix:

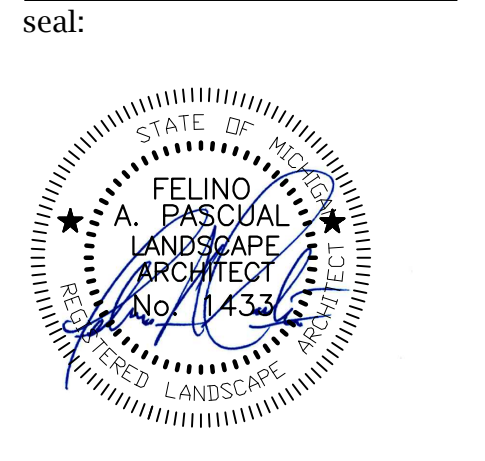
- Sedge Meadow Mix: (Edge Zone)**
 A mix of sedges, grasses and wildflowers recommended for soils that are saturated during most of the growing season. Use just above the normal waterline in the capillary zone in our Lake Edge Enhancement System.
- 1 Aster puniceus (Swamp Aster)
 - 1 Aster umbellatus (Flat-topped Aster)
 - 3 Cassia hebecarpa (Wild Senna)
 - 2 Eupatorium maculatum (spotted Joe-Pye Weed)
 - 2 Eupatorium perfoliatum (Boneset)
 - 2 Helianthus autumnale (Autumn Sneezeweed)
 - 2 Liatris spicata (Dense Blazing Star)
 - 1 Lobelia cardinalis (Cardinal Flower)
 - 1 Lobelia spithamea (Great Blue Lobelia)
 - 1 Penstemon digitalis (Foxglove Beardtongue)
 - 1 Pycnanthemum virginianum (Mountain Mint)
 - 3 Rudbeckia fulgida speciosa (Showy Black-Eyed Susan)
 - 4 Rudbeckia hirta (Black-Eyed Susan)
 - 3 Rudbeckia subtomentosa (Sweet Black-Eyed Susan)
 - 2 Siphium integrifolium (Rosweeed)
 - 2 Siphium perfoliatum (Cupplant)
 - 2 Silphium terebinthaceum (Prairie Dock)
 - 1 Solidago patula (Swamp Goldenrod)
 - 2 Solidago rigida (Ridder's Goldenrod)
 - 2 Verbena hastata (Blue Vervain)
 - 2 Veronicastrum virginicum (Culver's Root)
 - 1 Zizia aurea (Golden Alexanders)
- Sedge Meadow Mix oz/acre**
- 1 Carex comosa (Bristly Sedge)
 - 1 Carex cristatella (Crested Sedge)
 - 6 Carex frankii (Frank's Sedge)
 - 2 Carex hystericina (Porcupine Sedge)
 - 4 Carex lurida (Lurid Sedge)
 - 2 Carex stipata (Awn-Fruited Sedge)
 - 2 Carex tribuloides (Pointed Oval Sedge)
 - 6 Carex vulpinoidea (Fox Sedge)
 - 64 Elymus virginicus (Virginia Wild Rye)
 - 6 Glyceria striata (Fowl Manna Grass)
 - 8 Leersia oryzoides (Rice Cut Grass)
 - 8 Panicum virgatum (Switchgrass)
 - 2 Scirpus atrovirens (Dark Green Bulrush)
 - 112
- Forbs oz/acre**
- 1 Alsina subcordatum (Water plantain)
 - 1 Angelica atropurpurea (Angelica)
 - 1 Aster novae-angliae (New England Aster)
- Components per acre**
 8 lbs grasses and sedges, 3 lbs forbes

- annual cover: (Edge, Upland & Dry Upland Zones)**
 50% Temporary Grasses: will contain two of the following species.
 Seed Oats
 Annual Rye
 Winter Wheat
 American Slough Grass
- SOURCE:**
 NATIVESCAPE L.L.C
 P.O. BOX 122
 MANCHESTER, MICHIGAN 48150
 ph. 517.456.4646
 www.nativescape.net



CAUTION!
 THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE DRAWING ARE ONLY APPROXIMATE. NO WARRANTY IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OF ACCURACY. THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION PRIOR TO THE START OF CONSTRUCTION.

FP A
FELINO A. PASCUAL and ASSOCIATES
 Community Land Planner and registered Landscape Architect
 24333 Orchard Lake Rd, Suite G Farmington Hills, MI 48336
 ph. (248) 557-5588
 fax. (248) 557-5416



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:
planting list and planting details

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.L.D. 12-15-2014
LP15.003.01	FINAL P.L.D. REVIEW 1-5-2015
LP15.003.01	FINAL P.L.D. REVIEW 1-26-2015

drawn by:
JP, CZ, DH
 checked by:
FP
 date:
1-5-2015
 notice:
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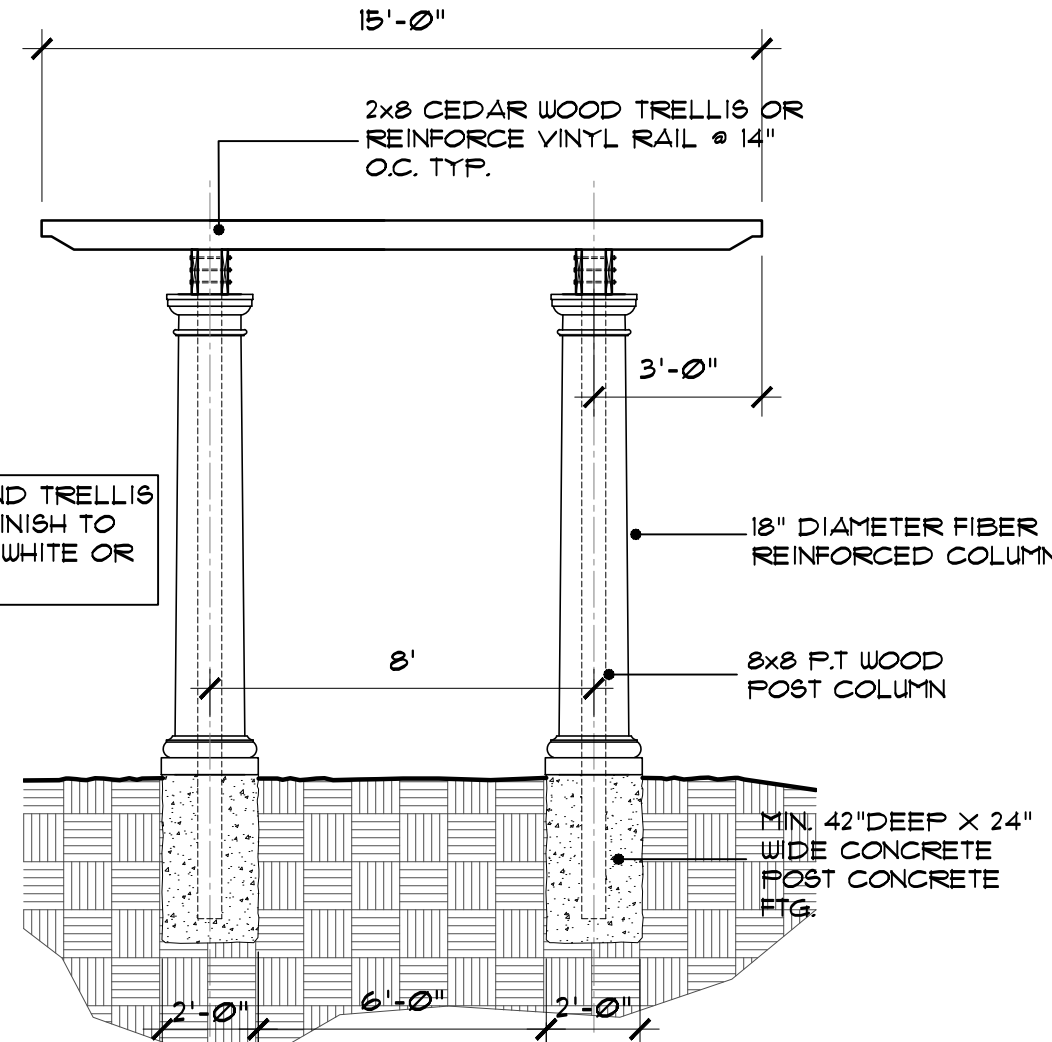
project no:
LS15.003.01
 sheet no:
LS-6 of 8

Plant Material List, Planting Details and Notes

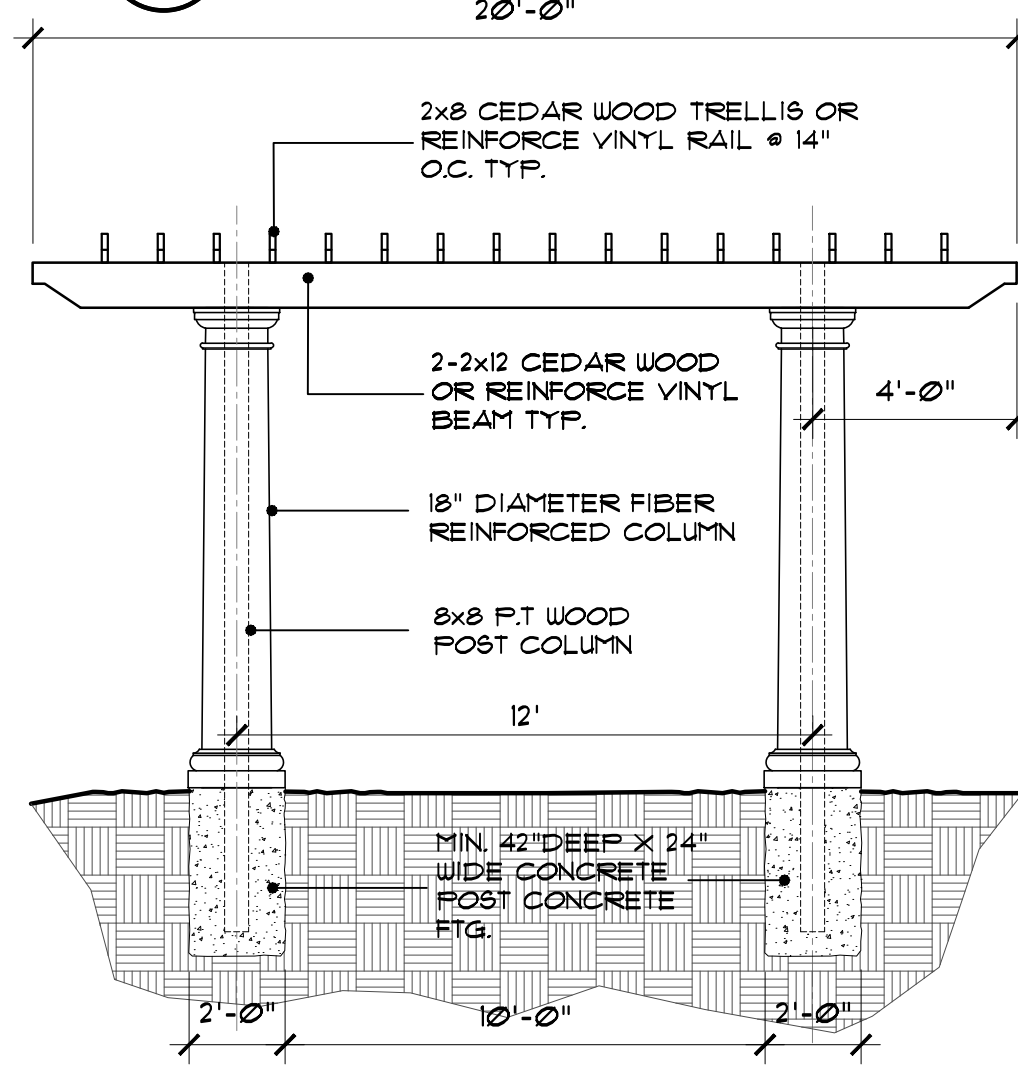
paving notes

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.

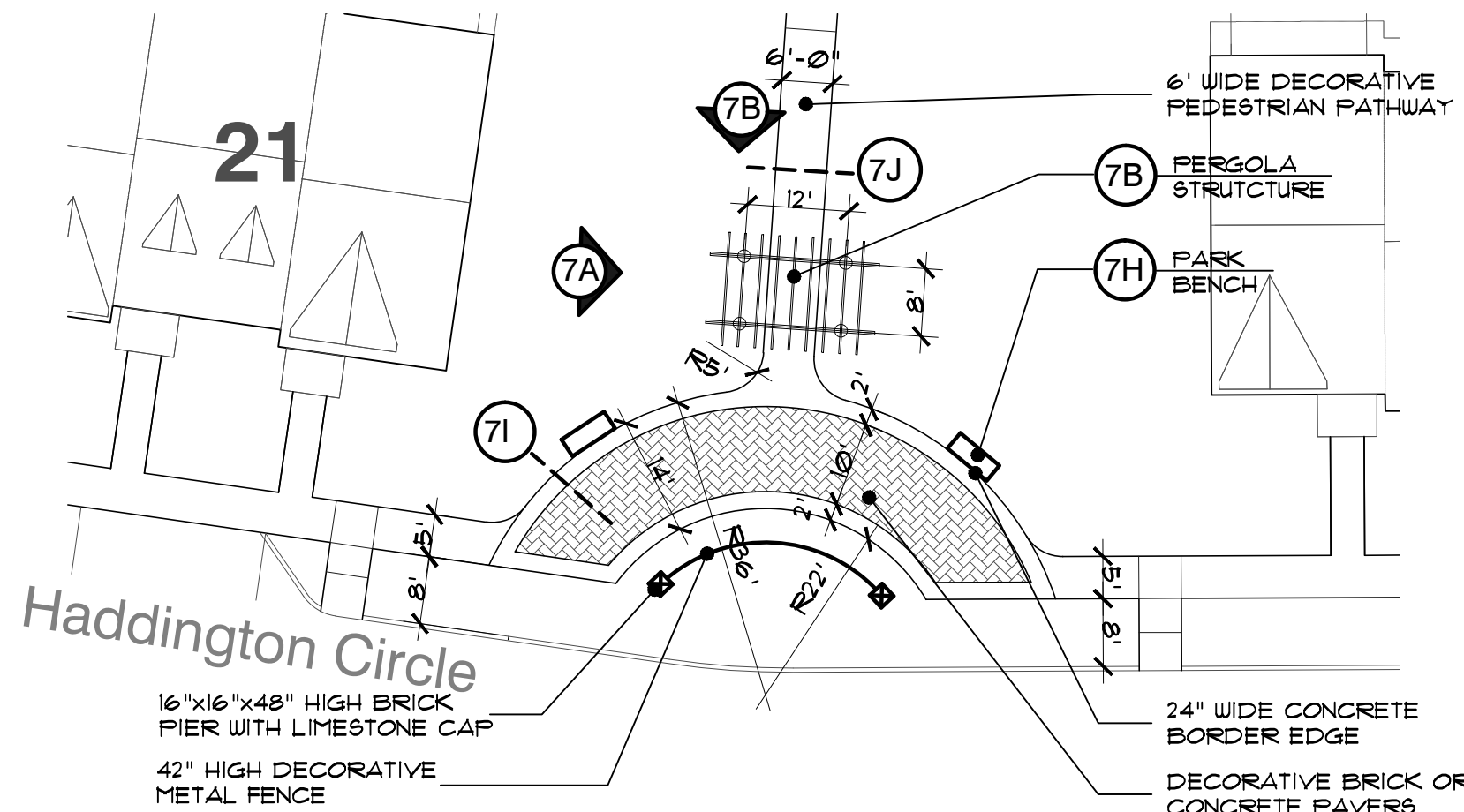
SEE ENGINEERING PLANS FOR FINAL FINISH GRADES. ALL NEW CONCRETE WALKS TO SLOPE FOR POSITIVE DRAINAGE



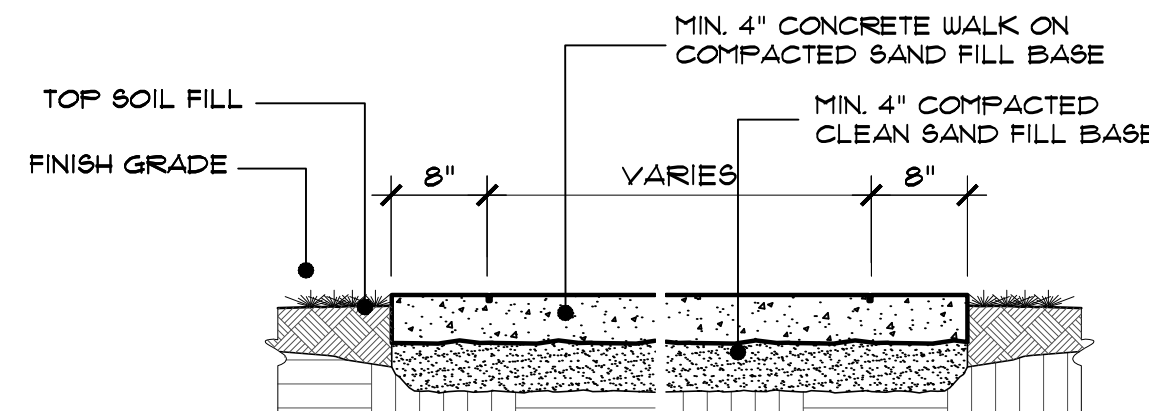
7A pergola elevation
SCALE: 1/4"=1'-0"



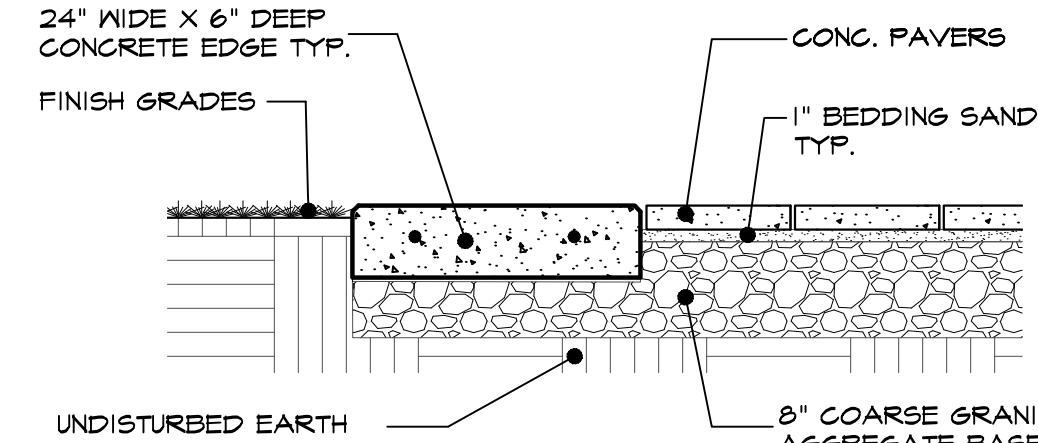
7B pergola elevation
SCALE: 1/4"=1'-0"



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



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



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



DECORATIVE POLE AND STREET LIGHTS MANUFACTURED BY HALOPANE

LIGHT FIXTURE: WASHINGTON SERIES-ACRYLIC
MODEL NO: AW100HP12B5DNB OR EQUAL

POLE: WADSWORTH SERIES
MODEL NO: AW100HP12B5DNB OR EQUAL
POLE HIGH: 12' HIGH
FINISH: BLACK
POLE DIAMETER: 5"
POLE BASE: 12"

7G decorative light and pole
(3-CONDITIONS)



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

7H typical bench seating
(6-CONDITIONS)



decorative fence

DECORATIVE ALUMINUM FENCE MANUFACTURED BY DIGGER SPECIALTIES, INC - P.O. BOX 241 BREMEN, IN 46506

COURTYARD ALUMINUM FENCE SYSTEM SERIES+ MODEL 3 123OR 3-RAIL FLAT TOP
POST: 2 1/2" X 2 1/2" X .065 WALL AT 6'-0" O.C.
FICKETS: 3/4" X 3/4" X .053 WALL
FINISH: BLACK - TGIC POWDER
FENCE HEIGHT: 42" AND 60"

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
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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.L.D. REVIEW 12-15-2014
LP15.003.01	FINAL P.L.D. REVIEW 1-5-2015
LP15.003.01	FINAL P.L.D. REVIEW 1-26-2015

drawn by:
JP, CZ, DH

checked by:
FP

date:
1-5-2015

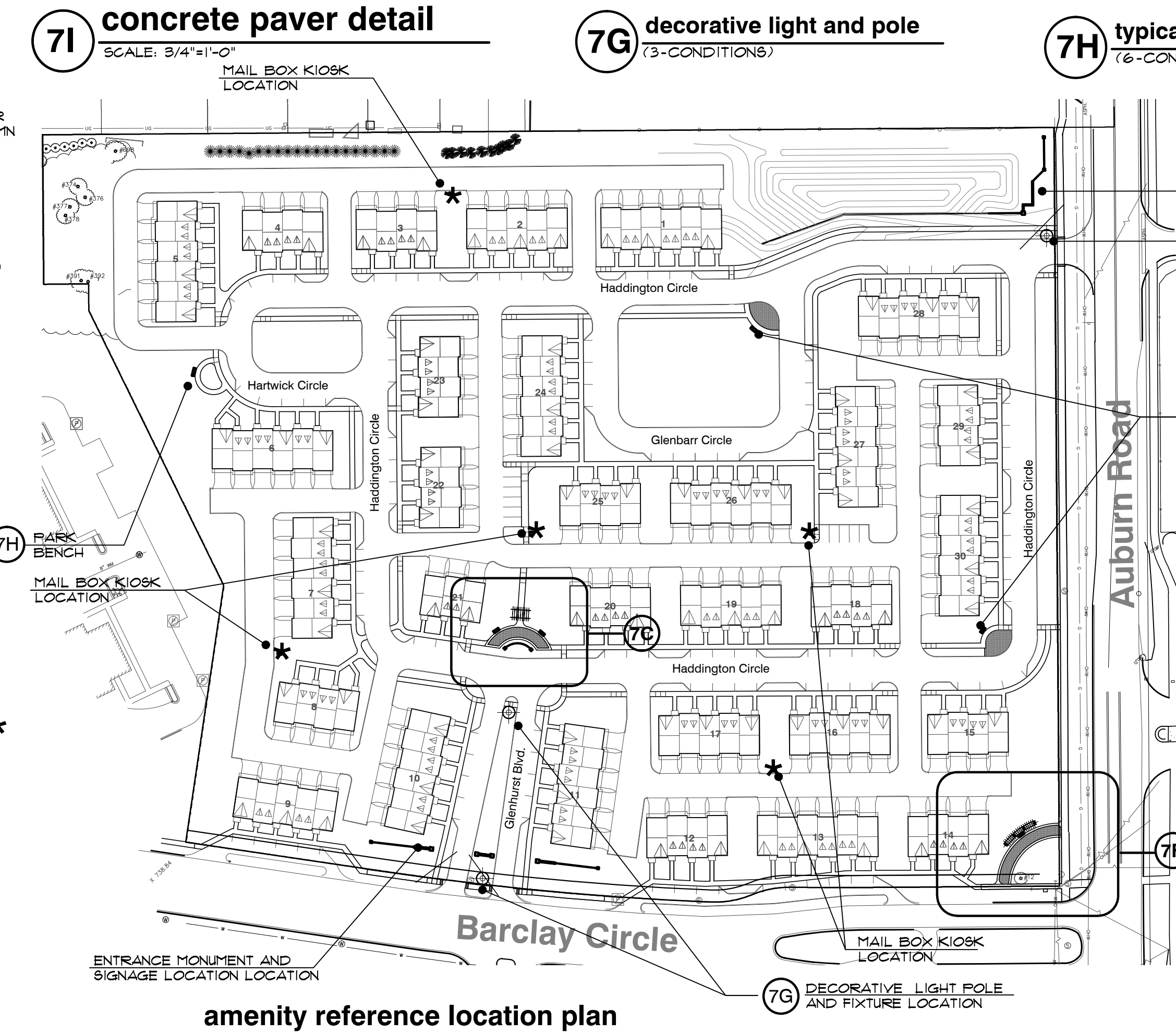
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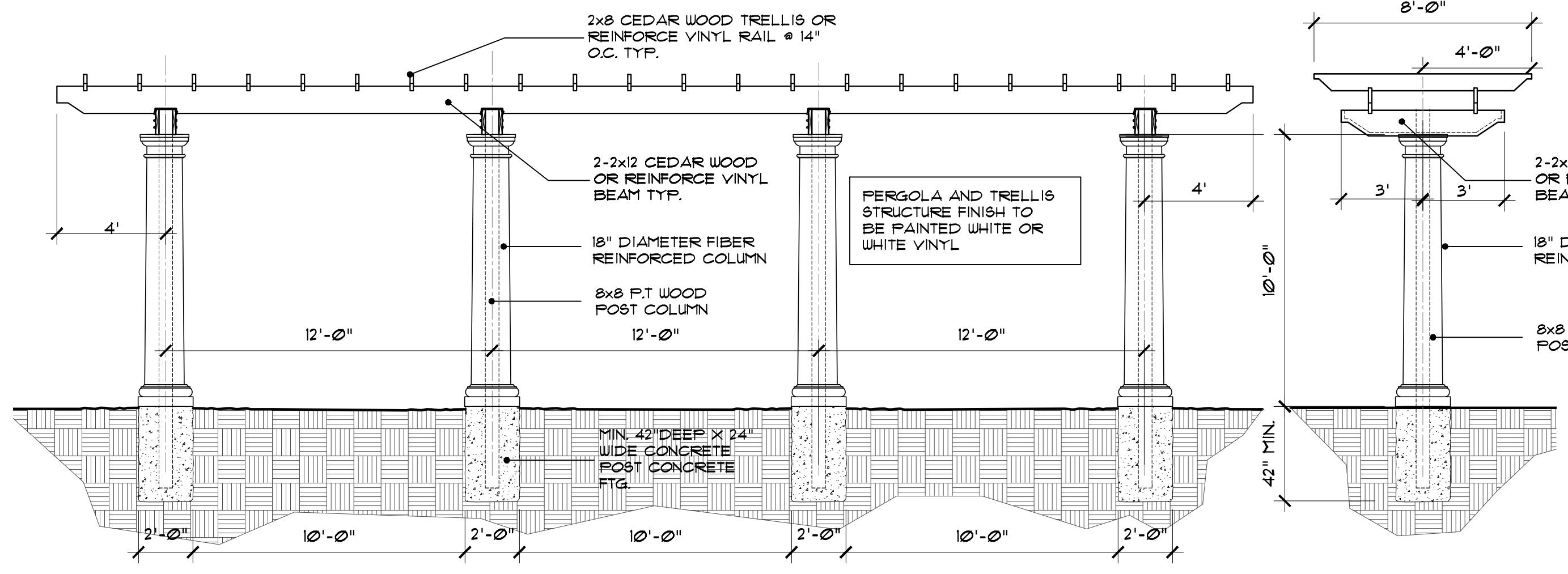
sheet no:



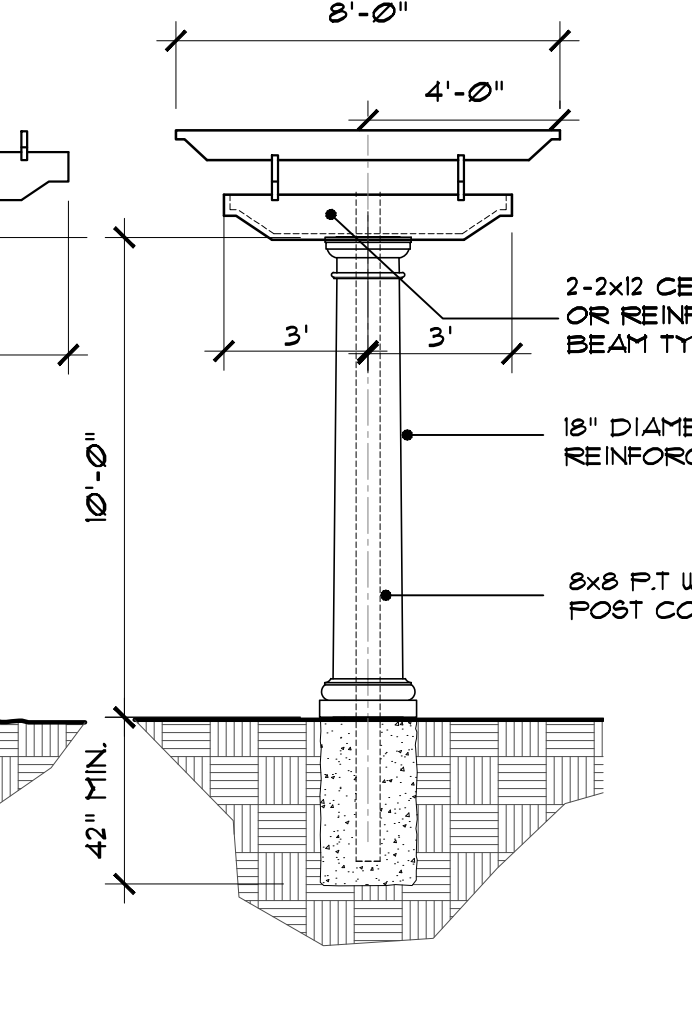
7D amenity reference location plan
NO SCALE

general notes:

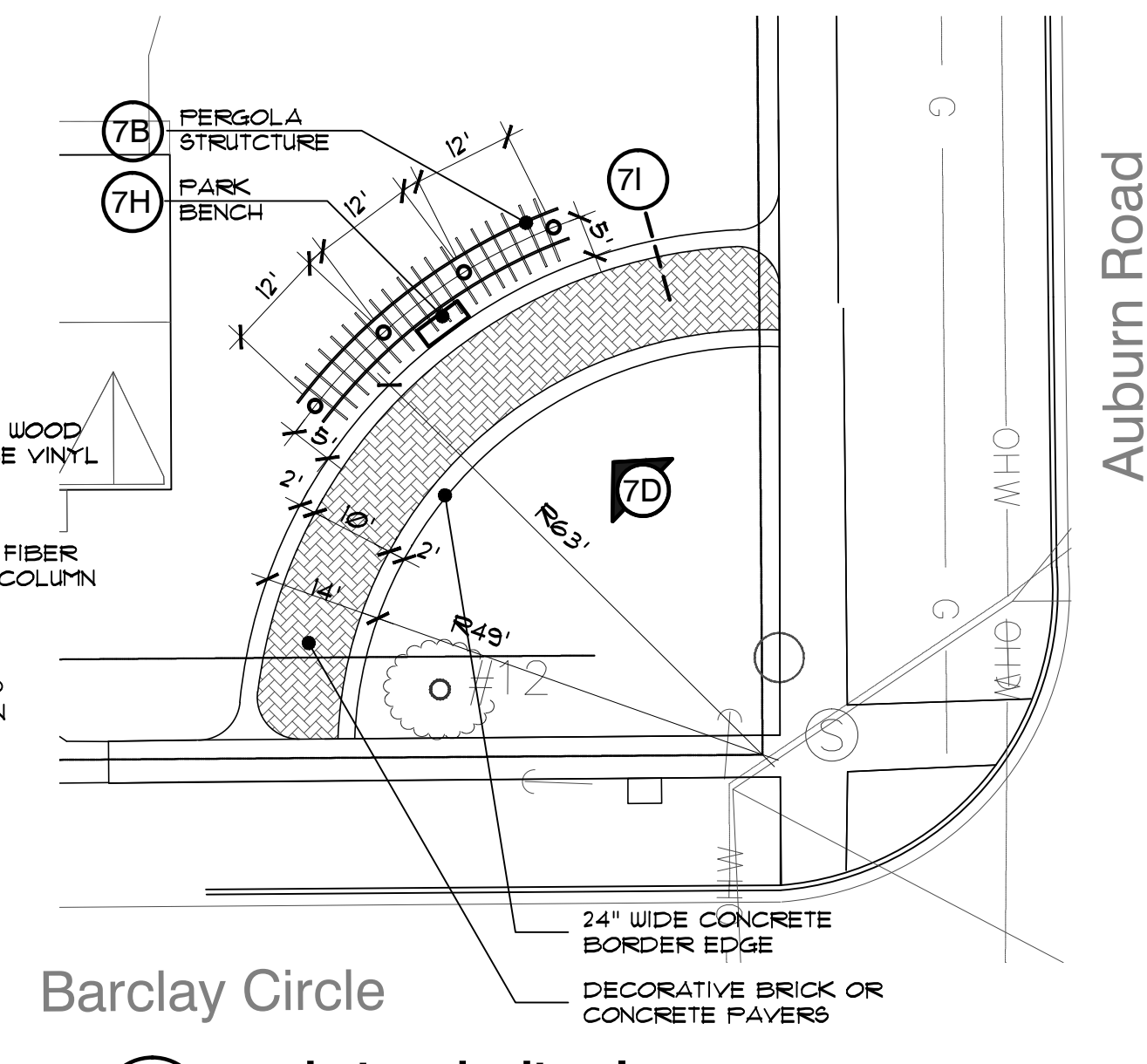
1. ALL INFORMATION CONTAINED HEREIN IS SUBJECT TO APPROVAL, AND PERMITS TO BE OBTAINED PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANS AND RELATED WORK. CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN 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 1-800-482-7111. 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.
4. ALL TRELLIS/PERGOLA 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/PERGOLA 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. PERGOLA AND TRELLIS STRUCTURE FINISH TO BE PAINTED WHITE OR WHITE VINYL.



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"

seal:



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:
entrance 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.L.D. REVIEW 12-15-2014
LP15.003.01	FINAL P.L.D. REVIEW 1-5-2015
LP15.003.01	FINAL P.L.D. REVIEW 1-26-2015

drawn by:

JP, CZ, DH

checked by:

FP

date:

1-5-2015

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project no:

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