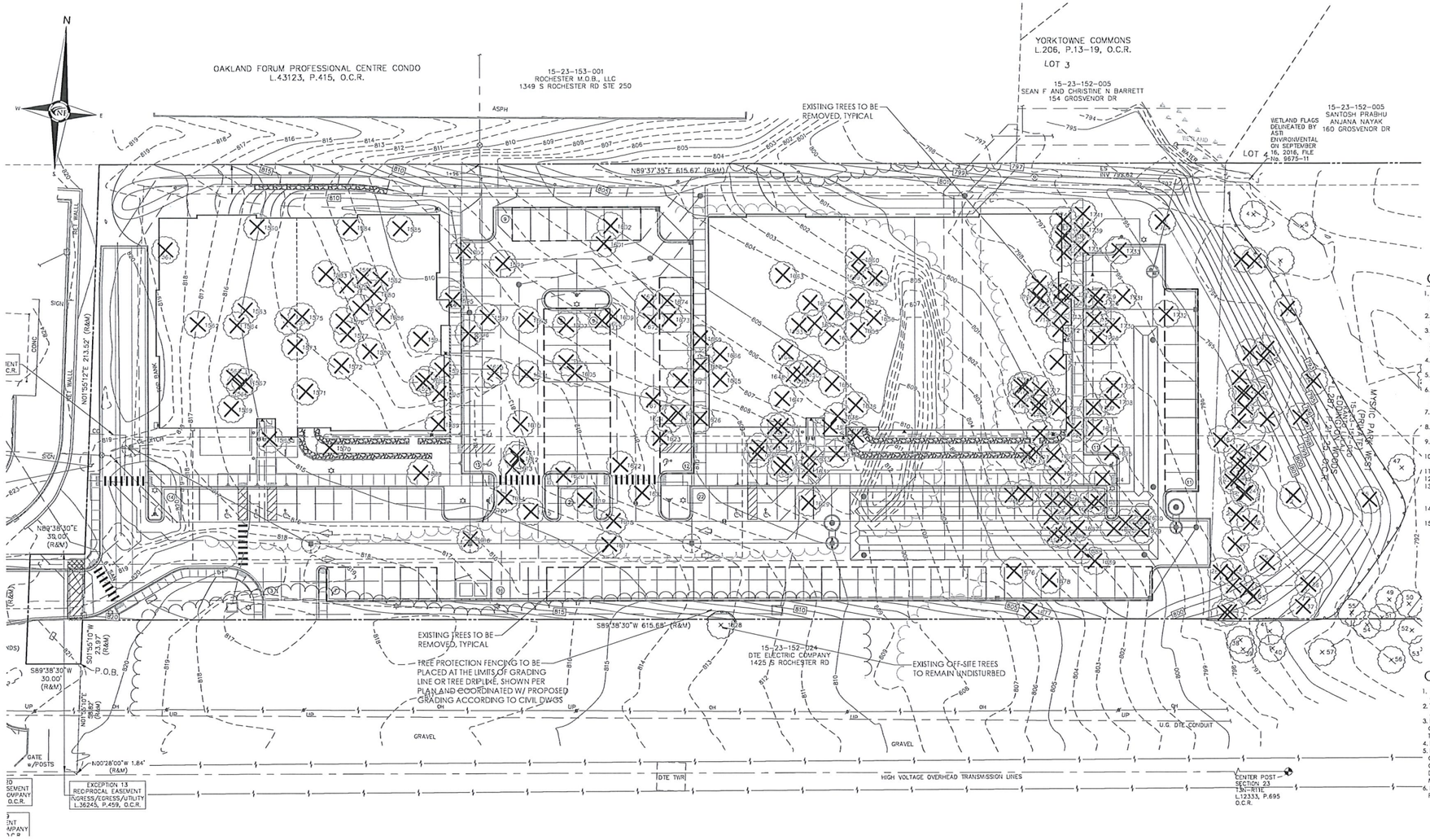


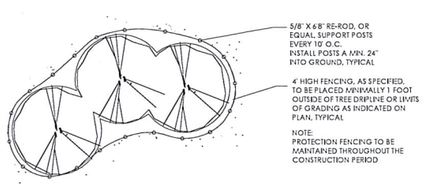
LOCATION MAP
N.T.S.

GENERAL TREE PROTECTION NOTES

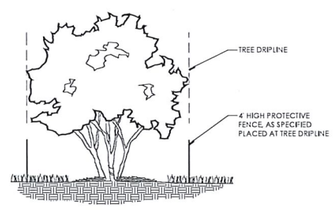
1. APPROVED TREE PROTECTION SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL THE IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
2. ALL UNDERSTORY VEGETATION WITHIN THE LIMITS OF PROTECTIVE FENCING SHALL BE PRESERVED.
3. NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING BUT NOT LIMITED TO, PLACING SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS WITHIN THE DRIP LINE.
4. WHERE GROUPINGS OF TREES ARE TO REMAIN, TREE FENCING SHALL BE PLACED AT THE LIMITS OF GRADING LINE.
5. DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY TREE, SCHEDULED TO REMAIN.
6. ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.
7. SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINES OF PROTECTED TREES.
8. TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.
9. ROOT ZONES OF PROTECTED TREES SHOULD BE SURROUNDED WITH RIGIDLY STAKED FENCING.
10. THE PARKING OF IDLE AND RUNNING EQUIPMENT SHALL BE PROHIBITED UNDER THE DRIP LINE OF PROTECTED TREES.
11. THE STRIPPING OF TOPSOIL FROM AROUND PROTECTED TREES SHALL BE PROHIBITED.
12. ALL TREES TO BE REMOVED SHALL BE CUT AWAY FROM TREES TO REMAIN.
13. THE GRUBBING OF UNDERSTORY VEGETATION WITHIN CONSTRUCTION AREAS SHOULD BE CLEARED BY CUTTING VEGETATION AT THE GROUND WITH A CHAIN SAW OR MINIMALLY WITH A HYDRO-AXE.
14. THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT PER ORDINANCE GUIDELINES, FOR THE DAMAGE OR REMOVAL OF ANY TREE DESIGNATED TO REMAIN.
15. TREES TO BE REMOVED SHALL BE FIELD VERIFIED, EVALUATED AND FLAGGED FOR REMOVAL, BY THE LANDSCAPE ARCHITECT OR FORESTER, ONLY AS DIRECTED BY THE OWNER OR OWNERS REPRESENTATIVE.

CITY TREE PROTECTION NOTES

1. TREES PROPOSED TO BE SAVED WILL BE IDENTIFIED WITH CHALK BASE FLUORESCENT ORANGE PAINT, OR RED FLAGGING TAPE.
2. TREES TO BE PRESERVED WILL BE PROTECTED WITH 4' HIGH SNOW FENCE WITH METAL T-POSTS EVERY 5 FEET.
3. PROTECTIVE BARRIERS ARE TO BE ERECTED PRIOR TO CLEARING OR GRUBBING ON THE SITE, AND BARRIERS ARE TO REMAIN IN TACT UNTIL APPROVED BY THE CITY TO BE REMOVED, OR WHEN A CERTIFICATE OF OCCUPANCY IS ISSUED.
4. NO FILL OR DEBRIS ALLOWED WITHIN THE PROTECTED AREA.
5. DURING CONSTRUCTION, THE OWNER, DEVELOPER, OR AGENT SHALL NOT CAUSE OR PERMIT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES INCLUDING, BUT NOT LIMITED TO, THE STORAGE OF EQUIPMENT, DUMPSTERS, DIRT, AND EXCAVATED MATERIAL, BUILDING WASTE OR MATERIAL, OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE.
6. NO DAMAGING ATTACHMENT, WIRES (OTHER THAN CABLES FOR TREES), SIGNS, OR PERMITS MAY BE FASTENED TO ANY TREE PROTECTED BY THIS ORDINANCE.



TREE PROTECTION DETAIL-PLAN
NTS



TREE PROTECTION DETAIL-SECTION
NTS

TREE PRESERVATION SUMMARY

TREES ≥6" DBH SHALL BE REPLACED AT 1:1
2" CAL. DECIDUOUS = 1 CREDIT
2.5" CAL. DECIDUOUS = 1.5 CREDIT
3" CAL. DECIDUOUS = 2 CREDITS
8' HT. EVERGREEN = 1 CREDIT
10' HT. EVERGREEN = 2 CREDITS

TOTAL TREES SURVEYED:	240
TOTAL DEAD TREES ON-SITE:	0
TOTAL NET REGULATED TREES:	240
TOTAL TREES TO BE SAVED:	8
TOTAL OFF-SITE TREES:	9
TOTAL TREES TO BE REMOVED:	223
TOTAL REPLACEMENT CREDITS REQUIRED:	223
TOTAL REPLACEMENT CREDITS PROVIDED:	224 (112 TREES X 2 CREDITS)

TREE PROTECTION LEGEND

9 — EXISTING TREES TO REMAIN
X10 — EXISTING TREES TO BE REMOVED
PROPOSED TREE PROTECTION FENCING

NOTE:

NO DIGGING, GRADING (CUT OR FILL), TRENCHING OR ANY OTHER CONSTRUCTION OPERATION IS PERMITTED WITHIN THE DRIPLINE OF ANY TREE DESIGNATED FOR PRESERVATION.

NOTE:

SEE SHEET L2, LANDSCAPE PLAN FOR PROPOSED TREE REPLACEMENT LOCATIONS

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL

PROJECT
Cedar Valley Luxury Apartments

CLIENT
Bret Russell, Inc.
31000 Telegraph Road
Suite 145
Bingham Farms, MI 48025
Contact:
Bret Russell/Matt Johnson
Phone: (248) 792-5164
Fax: (248) 792-5165
Email: mjohnson@russellbuild.com

PROJECT LOCATION
Part of the Northwest ¼ of Section 23, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan

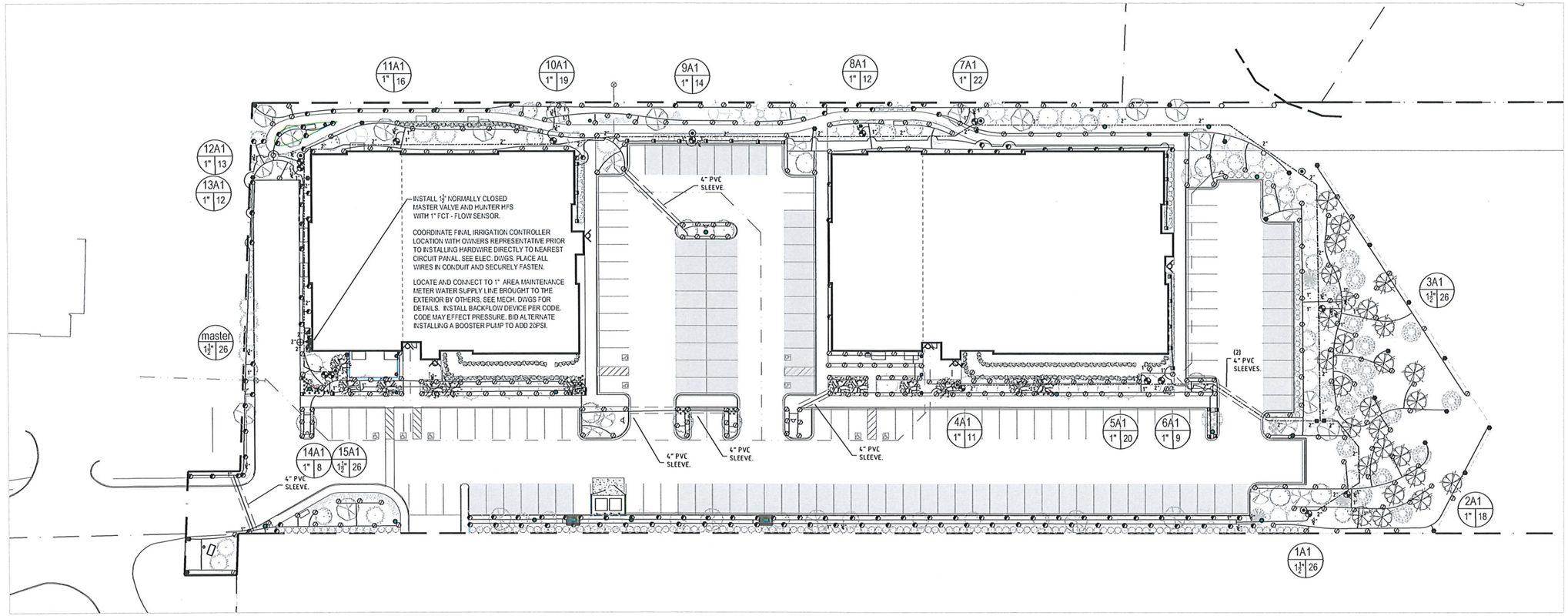
SHEET
Tree Preservation Plan

811
Know what's below
Call before you dig.

REVISIONS
12-14-16 SPA SUBMITTAL
01-20-17 SPA REVISION #1
04-19-17 FINAL SPA #2
08-23-17 REVISED SPA
10-24-17 REVISED PER CITY
03-27-18 AMENDMENT TO APPROVED SITE PLAN
04-23-18 REVISIONS TO AMENDED SPA
05-25-18 REVISIONS TO AMENDED SPA
06-20-18 SPA APPROVED W/ CONDITIONS
12-04-18 PLANNING COMMISSION SUBMISSION

DRAWN BY: G. Ostrowski
DESIGNED BY: G. Ostrowski
APPROVED BY: G. Ostrowski
DATE: 12-14-16
SCALE: 1" = 30'
30 15 0 15 30 45

NFE JOB NO. J401
SHEET NO. L1



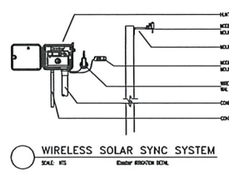
ROCHESTER HILLS NOTES:

IRRIGATION NOTES:

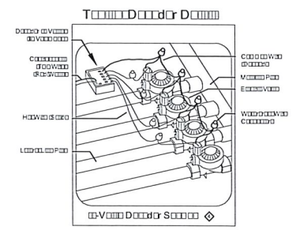
A. ALL LANDSCAPE AREAS TO BE IRRIGATED

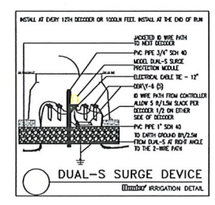
B. IRRIGATION WATERING SHALL ONLY OCCUR BETWEEN THE HOURS OF 12:00 AM AND 5:00 AM

PIPE SIZE CHART
0–12 GPM = 1" DIAMETER POLYETHYLENE PIPE
12–24 GPM = 1 ¼" DIAMETER POLYETHYLENE PIPE
24–30 GPM = 1 1/2" DIAMETER POLYETHYLENE PIPE
30–60 GPM = 2" DIAMETER POLYETHYLENE PIPE

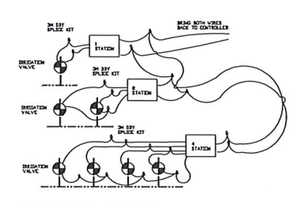


WIRELESS SOLAR SYNC SYSTEM
SCALE: NTS — Hunter IRRIGATION DETAIL

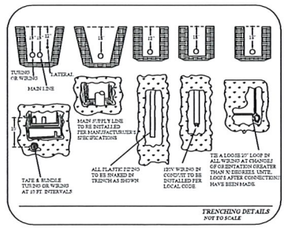




DUAL-S SURGE DEVICE
Hunter IRRIGATION DETAIL



SAMPLE DECODER WIRING DIAGRAM



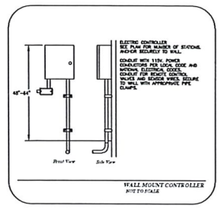
TRENCHING DETAILS
NOT TO SCALE

IRRIGATION LEGEND:	Hunter
FIXED SPRAY POP-UP (12") 10 Series 12 Series 15 Series Strip Series	PRS6-12-CV
FIXED SPRAY POP-UP (4") w/ 2' radius nozzle	PRS6-04-CV
FIXED SPRAY POP-UP (4") w/ MPR nozzle MP1000 MP2000 MP3000	PRS6-04-PRS04-CV MP5553Ø/MPLC/RC15
ELECTRIC VALVE W DECODER	ICV-Series
QUICK COUPLER VALVE	HQ44RC
ELECTRIC CONTROLLER	ICORE-n-DUAL
PRESSURE VACUUM BREAKER	FEBCO 765PTSO
ISOLATION GATE VALVE (LINE SIZE)	
RAIN SENSOR DEVICE	SOLAR SYNC (wireless)
POINT OF CONNECTION TO WATER SOURCE	See note this sheet
PVC MAINLINE, SDR 26, BE, Size as shown	
POLYTHYLENE PIPE, 100#, NSF APPROVED, Size as shown	
PVC SLEEVES - SDR 26 - Size as shown	

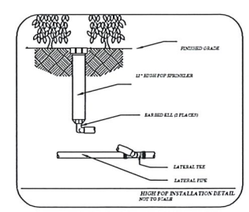
VALVE DESIGNATION:
Controller and Station Number
Valve Size — Gallons Per Minute

WATER REQUIREMENTS: 21 GPM @ 55 PSI
(CONTRACTOR TO VERIFY PSI AVAILABLE ON SITE PRIOR TO SYSTEM INSTALLATION)

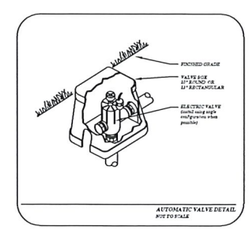
NOTES:
1. Refer to the specifications for installation details and descriptions, as well as, construction methods which will be accepted.
2. All work shall be in compliance with all local, state, and federal codes and ordinances.
3. All electrical connections shall be made using 3m DBY-6 splice kits.
4. All control wiring downstream of the controller shall be HUNTER ID-WIRE paired communication cable – red approved for direct bury.
5. All clamps shall be stainless steel worm gear type clamps. Pipes 1–1/2" or larger shall be double clamped.
6. Pipe routing is schematic. All heads are to be field adjusted to within 2' to take into consideration any obstruction. Final head placements are subject to the landscape architects approval.
7. All sprinkler heads shall be mounted on 2 elbow poly swing joints as specified.
8. Contractor to verify final controller location with owner's authorized representative prior to installation.
9. All pipe not sized downstream of control valve is 1".
10. All sleeves shall be PVC 160# (see specifications).
11. Irrigation contractor's point of connection to water source shall be as noted on this sheet.
12. Locate and connect to indicated water source. All pipe installed above grade shall be copper type "M".
13. 120v power to the controller locations should be provided others. Coordinate with owner's representative. Hardwire controller directly to nearest circuit panel. Place all wires in conduit per code.
14. Design pressure does not take into account seasonal supply fluctuations. Periods of drought may cause temporary pressure losses to the city water supply resulting in inadequate irrigation system performance. Irrigation design is based on normal weather conditions and typical municipal water supply abilities.
15. Irrigation contractor shall be responsible for determining and maintaining the irrigation schedule during the project construction and throughout the length of the warranty period.
16. The irrigation schedule shall deliver 1" of precipitation per week +/– natural rainfall quantities for turf grass.
17. Landscape material shall receive adjusted amounts of precipitation to maintain proper plant health.
18. Landscape and turf grass shall be irrigated separately.
19. Rotors and spray zones may not be combined to operate at the same time.
20. When specified, fellow manufacturer's product recommendations concerning proper installation of water flow sensors. Allow proper straight pipe distances before and after flow sensors.



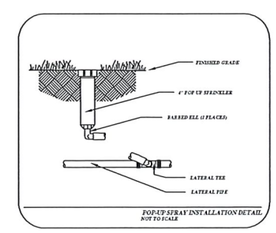
WALL MOUNT CONTROLLER
NOT TO SCALE



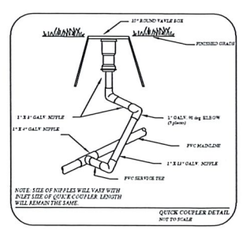
HIGH POP INSTALLATION DETAIL
NOT TO SCALE



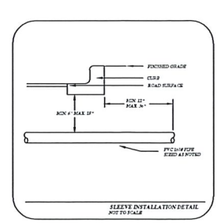
AUTOMATIC VALVE DETAIL
NOT TO SCALE



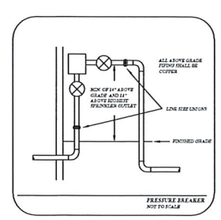
POP-UP SPRAY INSTALLATION DETAIL
NOT TO SCALE



QUICK COUPLER DETAIL
NOT TO SCALE



SLEEVE INSTALLATION DETAIL
NOT TO SCALE



PRESSURE BREAKER
NOT TO SCALE

4843 Kittery NW
Comstock Park, Michigan 49321
Tel. (248) 789-0330
email: obarnes@lqdassets.org
www.lqdassets.org

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL

PROJECT
Cedar Valley Luxury Apartments

CLIENT
Bret Russell, Inc.
31000 Telegraph Road
Suite 145
Bingham Farms, MI 48025
Contact:
Bret Russell/Matt Johnson
Phone: (248) 792-5164
Fax: (248) 792-5165
Email: mjohnson@russellbuild.com

PROJECT LOCATION
Part of the Northwest ¼ of Section 23, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan

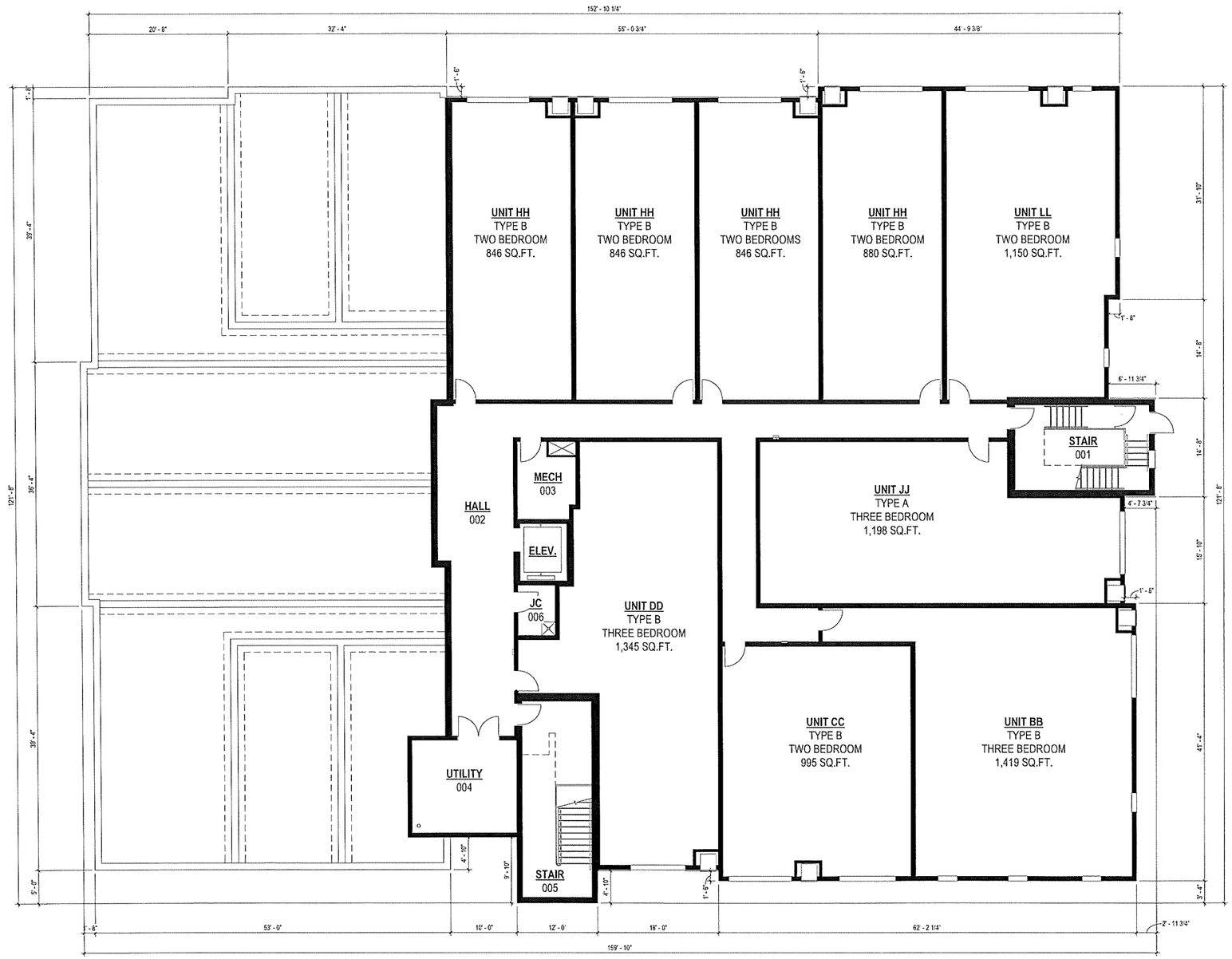
SHEET
Irrigation Plan

811 Know what's below Call before you dig.

REVISIONS
12-14-16 Site Plan Approval
01-20-17 SPA Revision #1
08-23-17 Amendment to Approved Site Plan
03-27-18 Amendment to Approved Site Plan
04-23-18 Revisions to Amended SPA
05-25-18 Revisions to Amended SPA
06-20-18 SPA Approved w/ Conditions
12-04-18 Planning Commission Submission

DRAWN BY:
DESIGNED BY:
APPROVED BY:
DATE: 12-14-16
SCALE: 1" = 30'
30 15 0 15 30 45

NFE JOB NO. J401
SHEET NO. IR1



A4 / A100-A **BUILDING A - LOWER LEVEL FLOOR PLAN**
1/8" = 1'-0"

Stantec

Stantec Architecture Inc.
2338 Coolidge Highway
Troy, MI 48084-7005
Tel: (248) 335-4700 • www.stantec.com

Re: Contractor shall verify and be responsible for all dimensions. DO NOT SCALE THIS DRAWING - Use only dimensions shown on this drawing. Report any errors, omissions or conflicts to the Consultant. The Contractor is responsible for all dimensions and conditions on the site. The Contractor is responsible for the accuracy of all work. Reproduction in whole or in part without written consent of Stantec is prohibited.

Consultant

By	Appd	YYYY.MM.DD

Revision

By	Appd	YYYY.MM.DD
PLANNING COMMISSION		12/04/2018

Issued

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

Client/Project
Bret Russell, Inc.

Cedar Valley Building A
Architectural and
Engineering Services
1401 S. Rochester Rd.
Rochester Hills, MI 48307

Project No.:214100425

File Name: N/A

Scale: 1/8" = 1'-0"

Author	Designer	Checker	10/15/15
Dwn.	Dsgn.	Chkd	YYYY.MM.DD

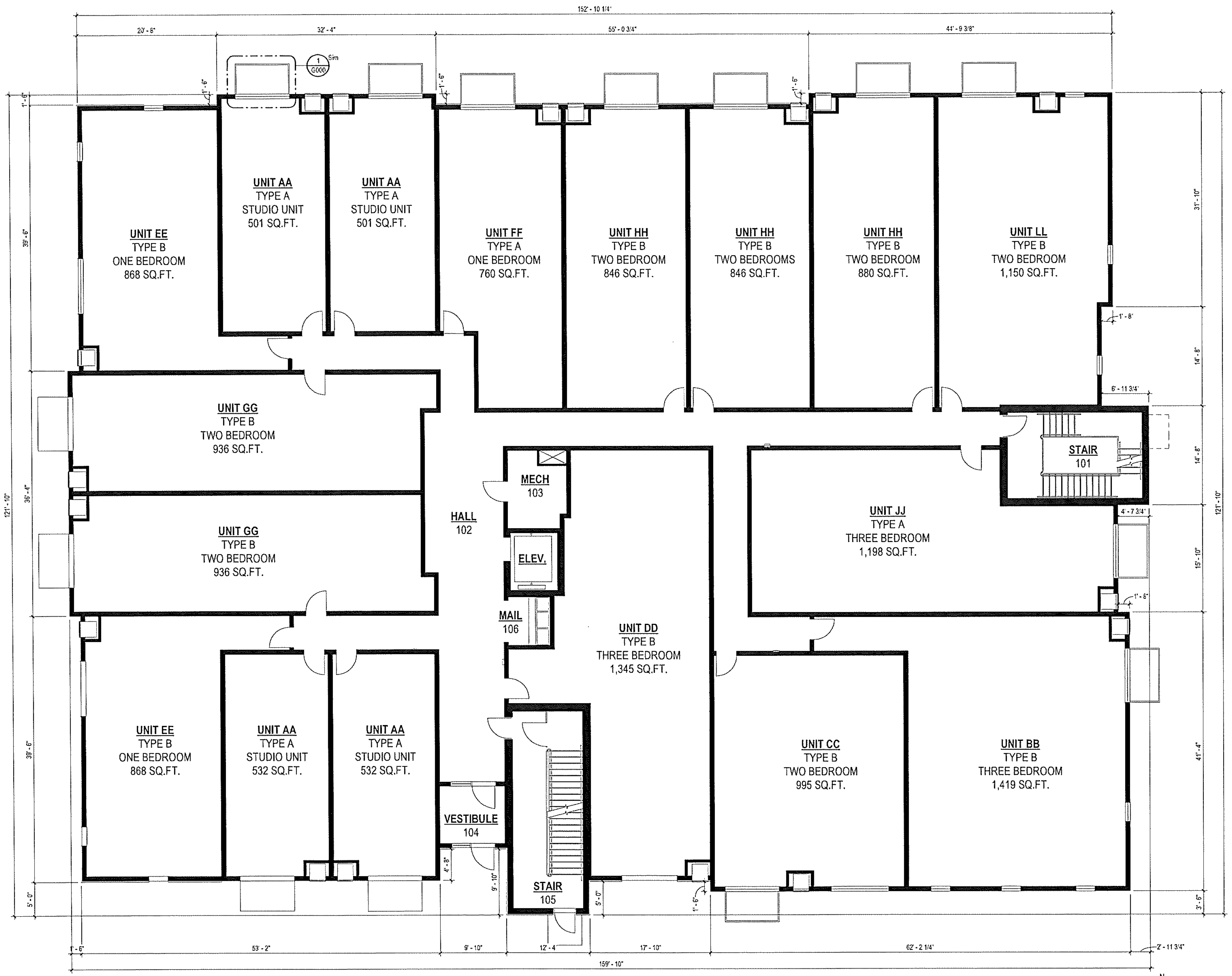
Title
BUILDING A - LOWER LEVEL FLOOR PLAN

Revision:

Drawing No.
A100-A

<Click location in Project Information>
12/3/2018 2:50:40 PM

ORIGINAL SHEET - ARCH D



A4 / A101-A — **BUILDING A - MAIN LEVEL FLOOR PLAN**
1/8" = 1'-0"

N

Stantec

Stantec Architecture Inc.
2338 Coolidge Highway
Berkley, MI 48072-1500
Tel: (248) 336-4700 • www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Consultant

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD
PLANNING COMMISSION			12/04/2018

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION
Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

Client/Project
Bret Russell, Inc.

Cedar Valley Building A
Architectural and Engineering Services
1401 S. Rochester Rd.
Rochester Hills, MI 48307

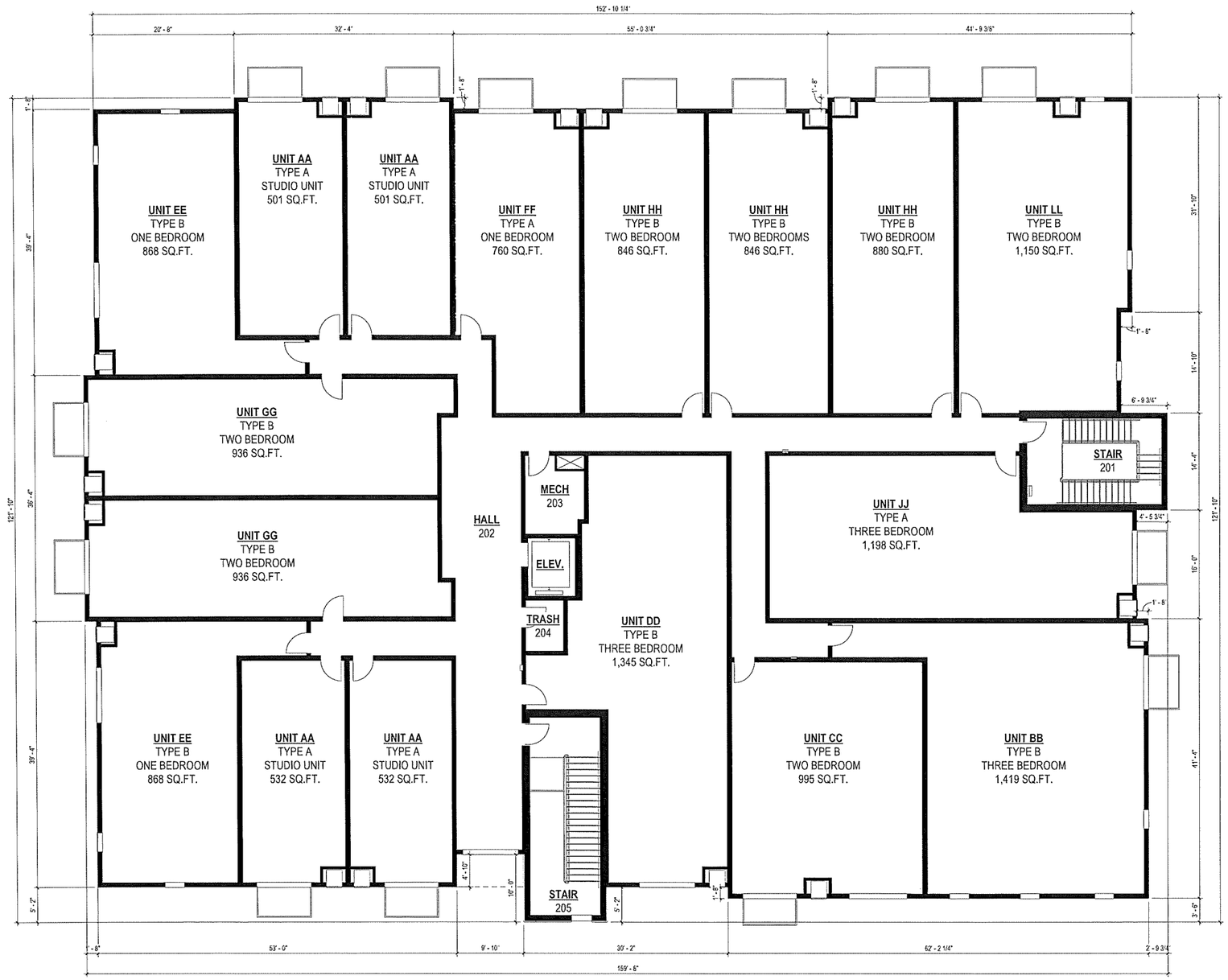
Project No.:214100425
File Name: N/A
Scale: 1/8" = 1'-0"

Author	Designer	Checker	11/29/18
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
BUILDING A - MAIN LEVEL FLOOR PLAN

Revision:
Drawing No.
A101-A

<Pick location in Project Information>
12/3/2018 2:00:41 PM
ORIGINAL SHEET - ARCH D



A4 A102-A **BUILDING A - SECOND LEVEL FLOOR PLAN**
1/8" = 1'-0"

N

Stantec

Stantec Architecture Inc.
2200 Commonwealth Blvd
Ann Arbor, MI 48105
Tel: (248) 335-4700 • www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Drawings, Specifications and Reports are the property of Stantec. Reproduction of these documents without the written permission of Stantec is prohibited.

Consultant

Issued	By	Appd	YYYY.MM.DD
21 ZONING COMMISSION			

Revision	By	Appd	YYYY.MM.DD

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

Client/Project
Bret Russell, Inc.

Cedar Valley Building A
Architectural and
Engineering Services
1401 S. Rochester Rd.
Rochester Hills, MI 48307

Project No.:214100425
File Name: N/A
Scale: 1/8" = 1'-0"

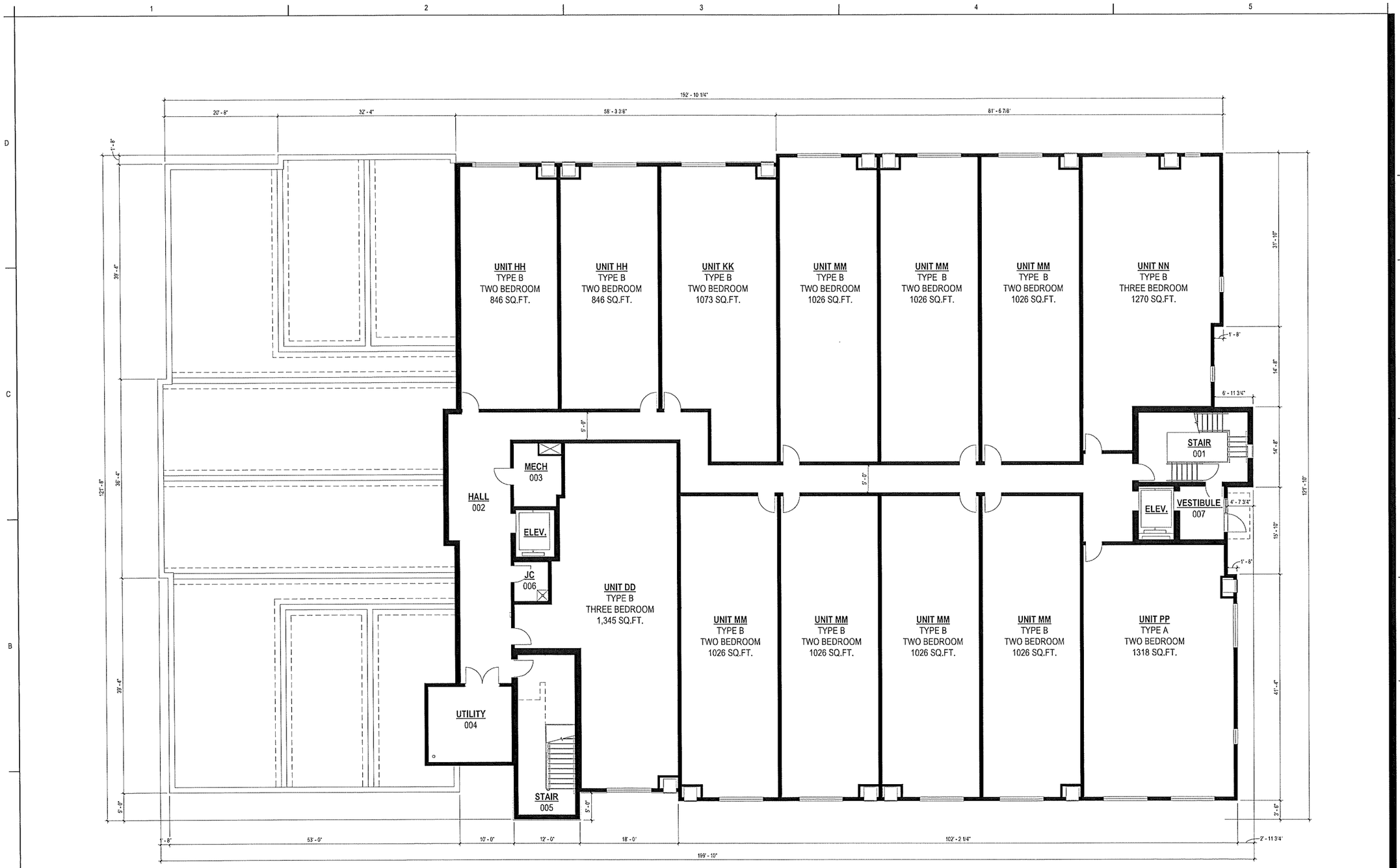
Author	Designer	Checker	11/29/18
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
BUILDING A - SECOND LEVEL FLOOR PLAN

Revision:
Drawing No.
A102-A

ORIGINAL SHEET - ARCH D

Check Location in Project Information
DO NOT SCALE PLAN



A4 / A110-B **BUILDING B - LOWER LEVEL FLOOR PLAN**

1/8" = 1'-0"

Stantec

Stantec Architecture Inc.
2200 Commerce Avenue
Berkley, MI 48072-1400
Tel: (248) 336-4700 • www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to the Consultant before proceeding with the work. The Drawings, Specifications and Standards are the property of Stantec. Reproduction or use for any purpose other than those authorized by Stantec is forbidden.

Consultant

Issued	By	Appd	YYYY.MM.DD
PLANNING COMMISSION			

Revision	By	Appd	YYYY.MM.DD

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

Client/Project
Bret Russell, Inc.

Cedar Valley Building A
Architectural and
Engineering Services
1401 S. Rochester Rd.
Rochester Hills, MI 48307

Project No.:214100425

File Name: N/A

Scale: 1/8" = 1'-0"

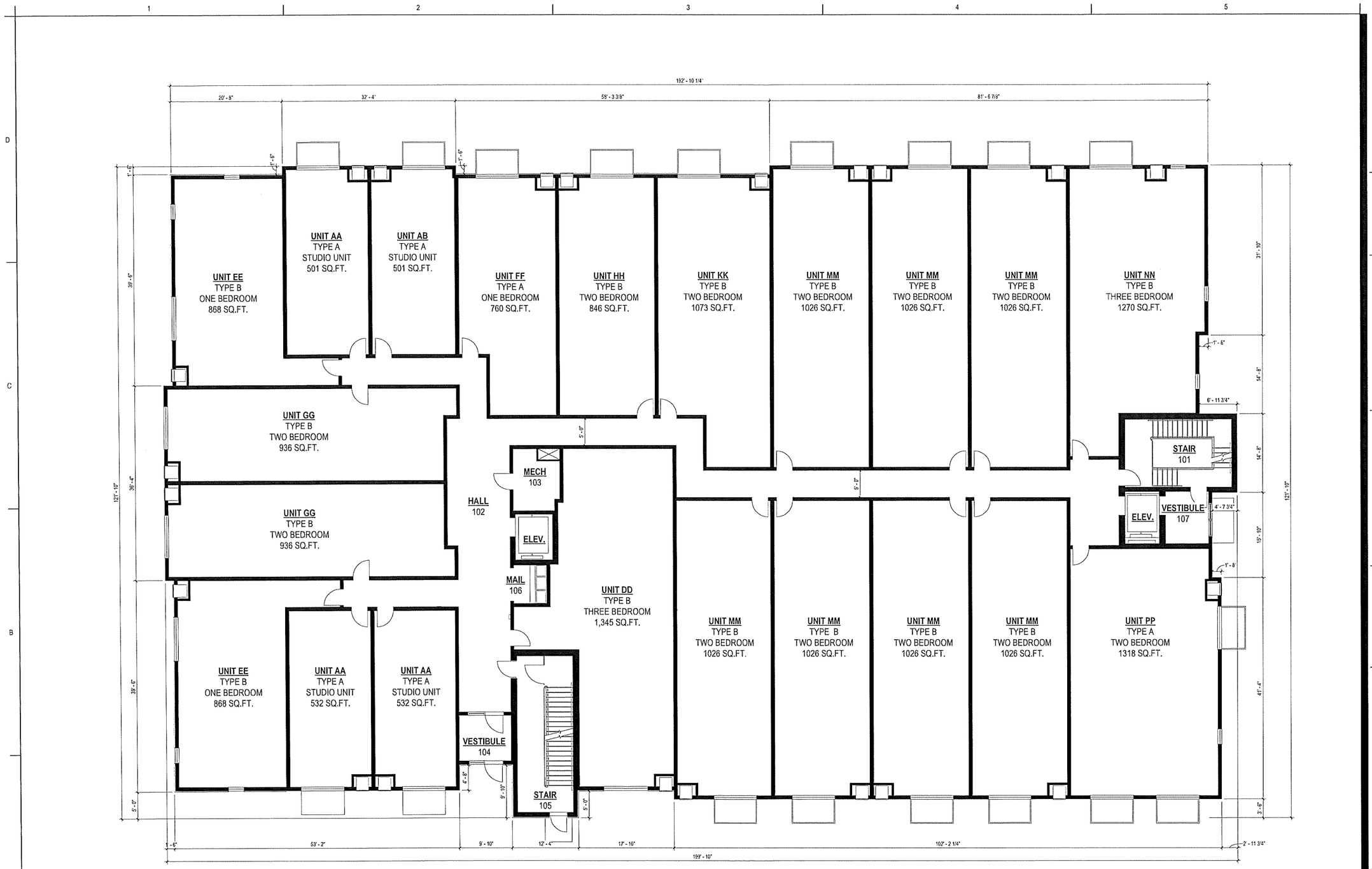
Author	Designer	Checker	11/29/18
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
BUILDING B - LOWER LEVEL FLOOR PLAN

Revision:

Drawing No.
A110-B

ORIGINAL SHEET - ARCH D



A4 / A111-B **BUILDING B - MAIN LEVEL FLOOR PLAN**
1/8" = 1'-0"

Stantec
Stantec Architecture Inc.
2000 Coolidge Highway
Berkley, MI 48072-3503
Tel: (248) 336-4700 • www.stantec.com

The Contractor must verify all dimensions on the job before commencing work. Do not scale the drawing. Report any errors, omissions or conflicts to the Consultant. All designs and drawings are the property of Stantec. Reproduction or revision without written consent is prohibited. Drawings are not to be used for construction purposes unless signed and sealed for issue for construction.

Consultant

Issued	By	Appd	YYYY.MM.DD
PRELIMINARY CONVERSION			

Revision	By	Appd	YYYY.MM.DD

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

Client/Project
Bret Russell, Inc.
Cedar Valley Building A
Architectural and Engineering Services
1401 S. Rochester Rd.
Rochester Hills, MI 48307

Project No.:214100425
File Name: N/A
Scale: 1/8" = 1'-0"

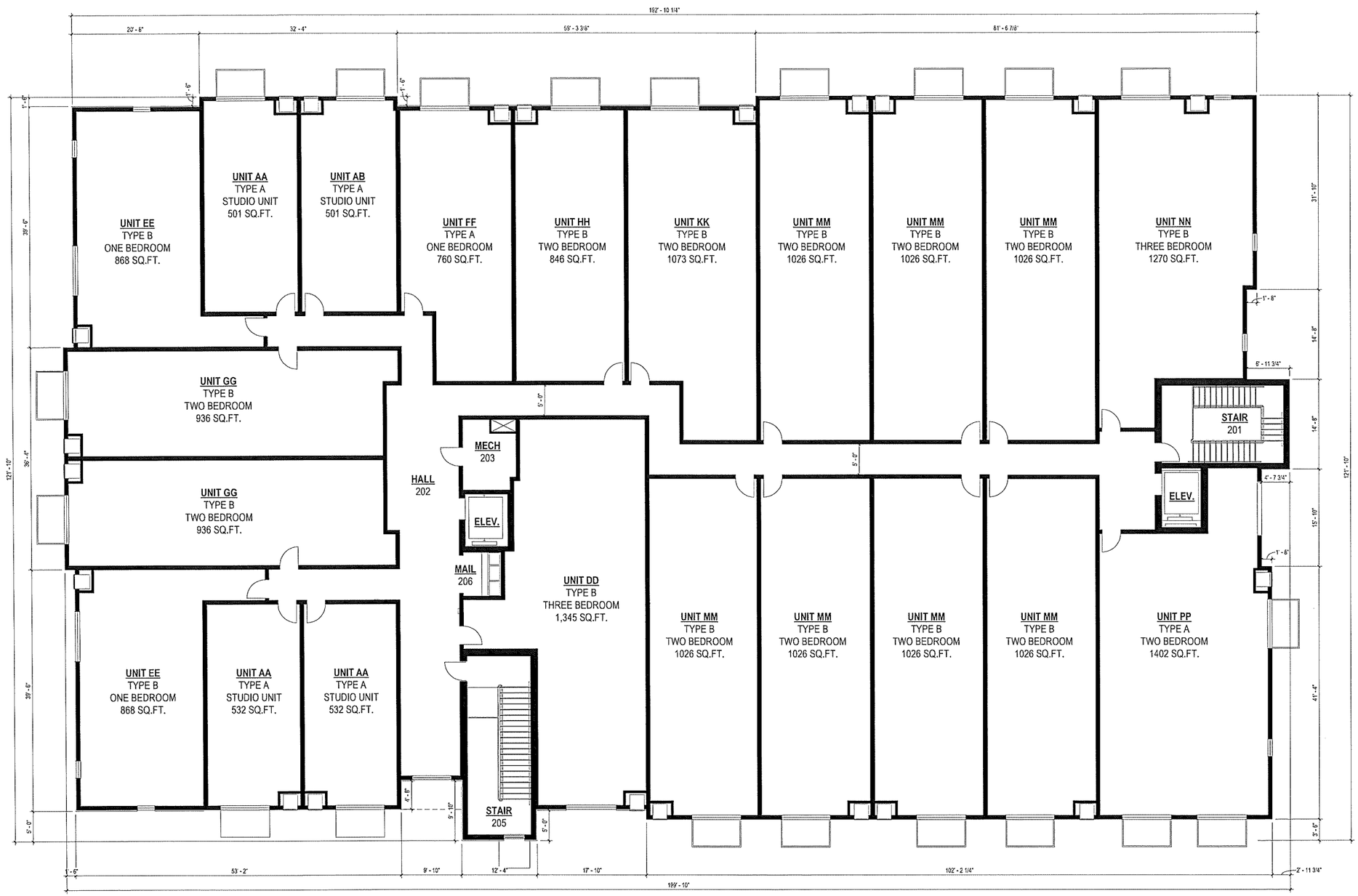
Author	Designer	Checker	11/29/18
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
BUILDING B - MAIN LEVEL FLOOR PLAN

Revision:
Drawing No.
A111-B

ORIGINAL SHEET - ARCH D

*Click location in Project Information
12/29/2018 3:00:42 PM



A4 / A112-B **BUILDING B - SECOND LEVEL FLOOR PLAN**
1/8" = 1'-0"

N

Stantec

Stantec Architecture Inc.
2338 Coolidge Highway
Troy, MI 48084-7125
Tel: (248) 536-4700 • www.stantec.com

This document and any data therein are intended only for the purpose for which it was prepared by Stantec. Any other use or reuse is at the sole risk of the parties making such other use or reuse. Stantec accepts no responsibility for damages, if any, suffered by any other party as a result of such other use or reuse.

Consultant

Issued	By	Appd	YYYY.MM.DD
IN ANNRUC COMMISSION			

Revision	By	Appd	YYYY.MM.DD

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

Client/Project
Bret Russell, Inc.

Cedar Valley Building A
Architectural and
Engineering Services
1401 S. Rochester Rd.
Rochester Hills, MI 48307

Project No.:214100425
File Name: N/A
Scale: 1/8" = 1'-0"

Author	Designer	Checker	11/29/18
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

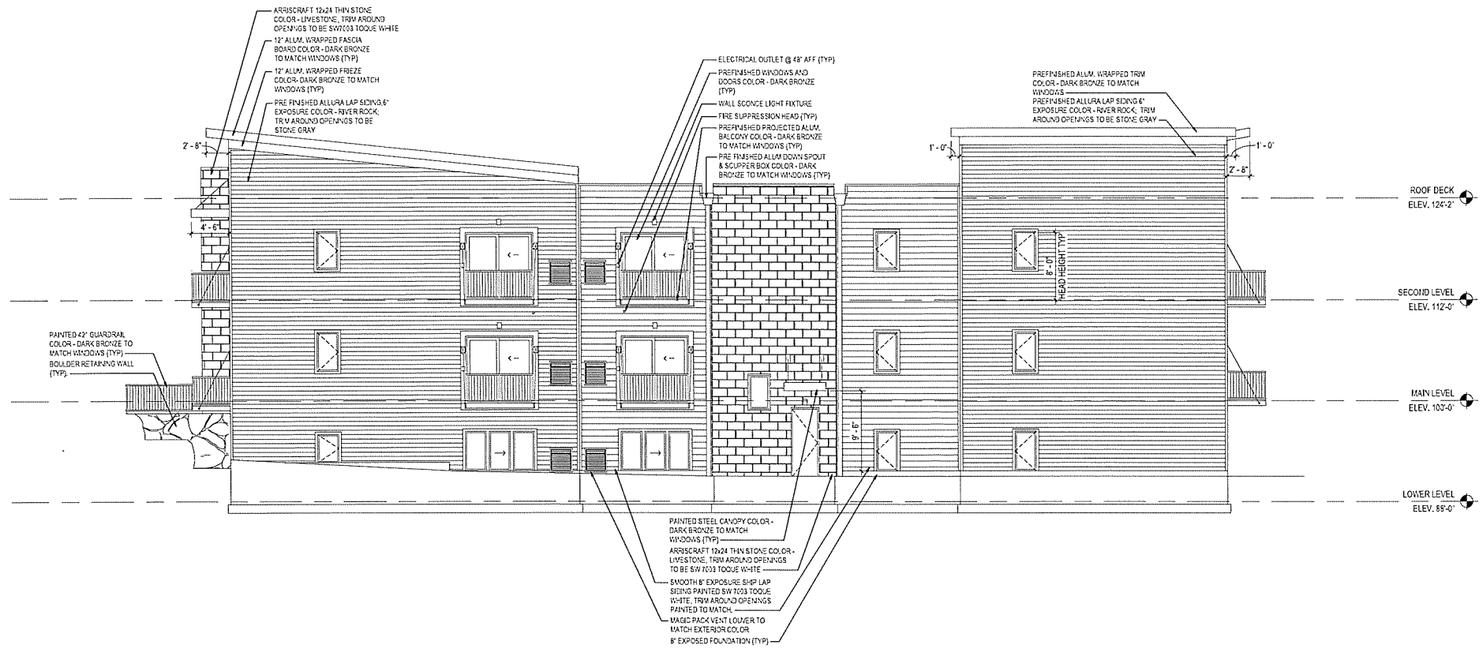
Title
BUILDING B - SECOND LEVEL FLOOR PLAN

Revision:

Drawing No.
A112-B

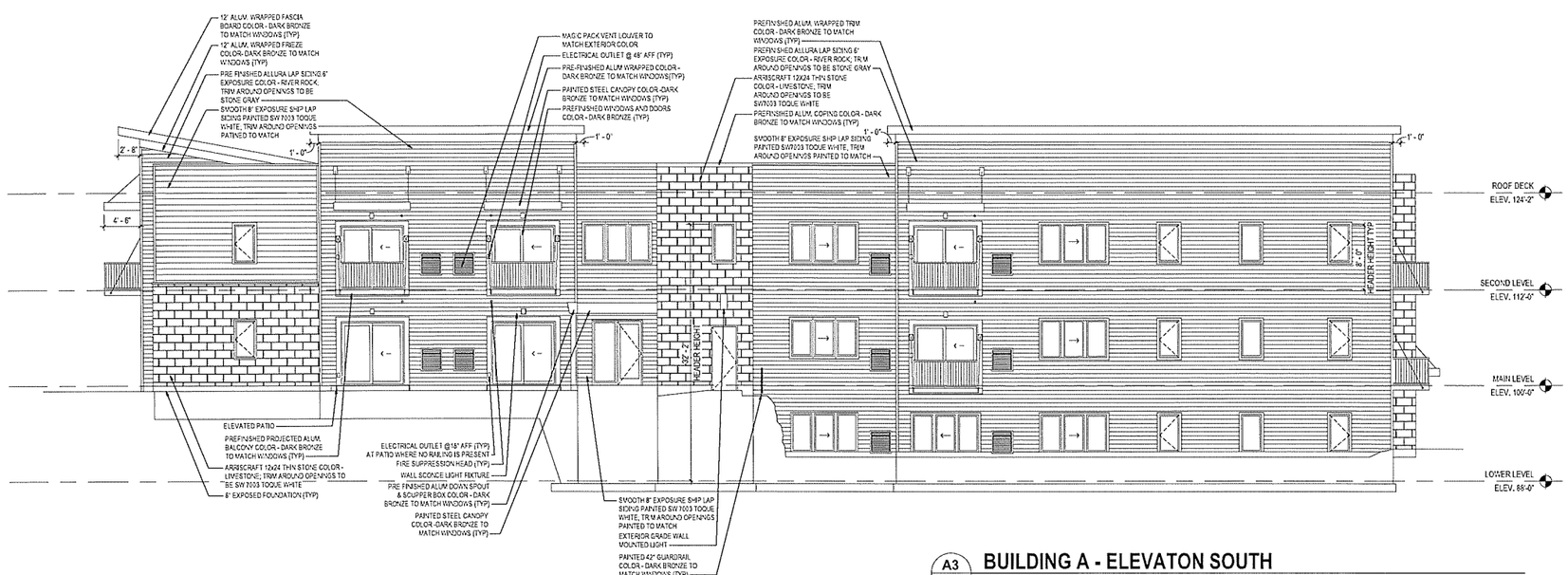
<click location in Project Information>
11/29/18 2:20:44 PM

ORIGINAL SHEET - ARCH D



C3 A200-A **BUILDING A - ELEVATON EAST**

1/8" = 1'-0"



A3 A200-A **BUILDING A - ELEVATON SOUTH**

1/8" = 1'-0"

Stantec

Stantec Architecture Inc.
2000 Cottage Grove Ave
Bismarck, ND 58501
Tel.: (248) 336-4700 • www.stantec.com

The Contractor shall verify all dimensions, datum points, grades, locations, elevations and conditions on the job prior to commencing work. Do not scale drawings. Use only the latest issued for construction drawings. The Consultant is to be notified immediately of any discrepancies. Drawings and specifications are the property of Stantec. Reproduction, in whole or in part, without written permission is prohibited.

Consultant

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD
PLANNING COMMISSION			

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

Client/Project
Bret Russell, Inc.

Cedar Valley Building A
Architectural and Engineering Services
1401 S. Rochester Rd.
Rochester Hills, MI 48307

Project No.:214100425

File Name: N/A

Scale: 1/8" = 1'-0"

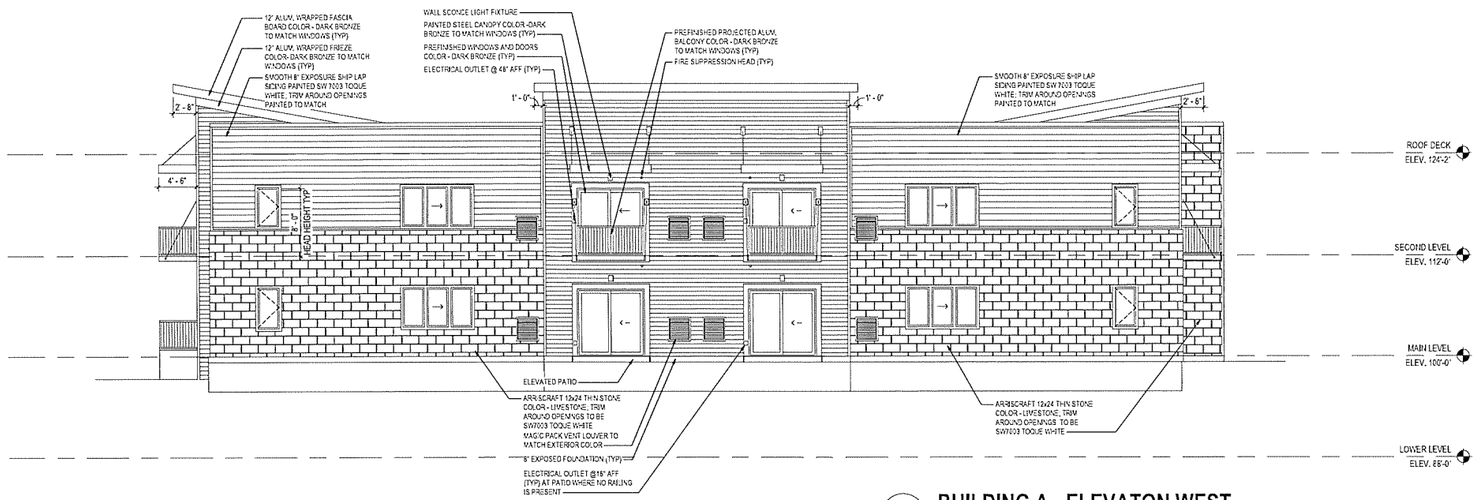
Author	Designer	Checker	11/29/18
Dwn.	Dsgn.	Chkd	YYYY.MM.DD

Title
BUILDING A - EXTERIOR ELEVATIONS

Revision:

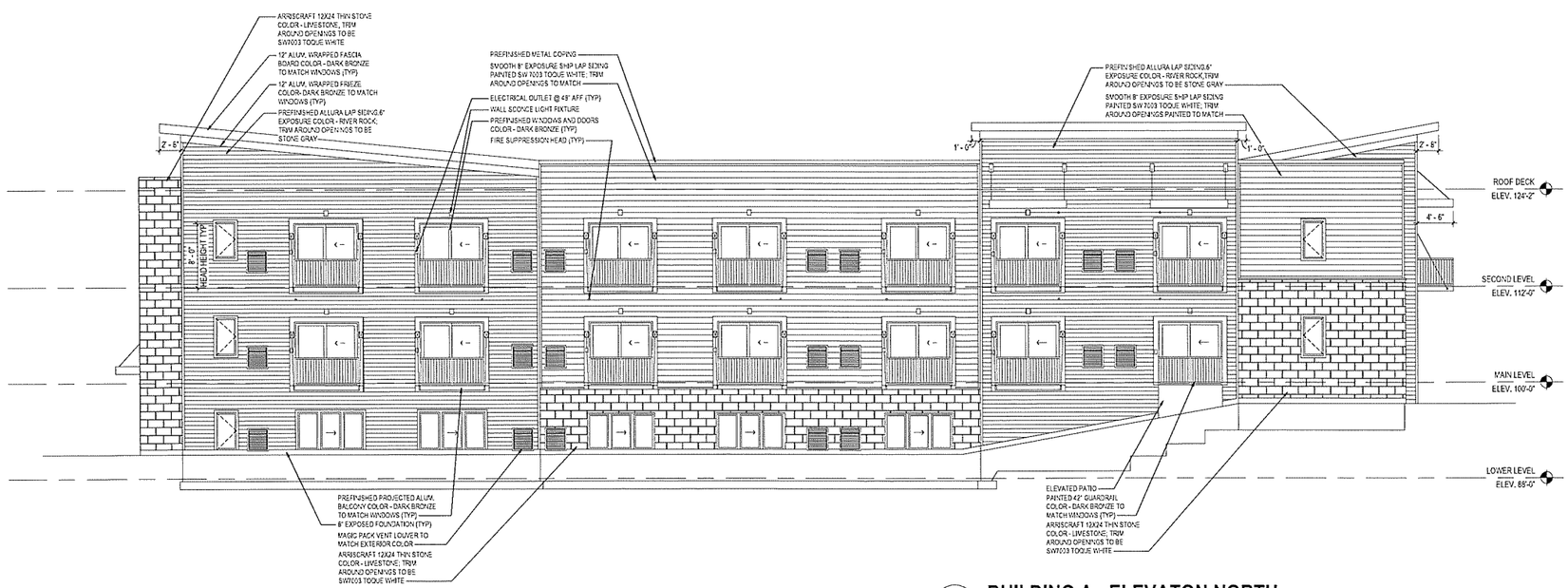
Drawing No.
A200-A

ORIGINAL SHEET - ARCH D



C3 / A201-A **BUILDING A - ELEVATON WEST**

1/8" = 1'-0"



A3 / A201-A **BUILDING A - ELEVATON NORTH**

1/8" = 1'-0"

Stantec

Stantec Architecture Inc.
2338 Coolidge Highway
Troy, MI 48084-7025
Tel: (248) 336-4700 • www.stantec.com

Site Contractor shall verify job site conditions and dimensions. DO NOT SCALE THIS DRAWING. Use only the latest revision. Site Contractor is responsible for all dimensions. DO NOT SCALE THIS DRAWING. Site Contractor is responsible for all dimensions. DO NOT SCALE THIS DRAWING. Site Contractor shall verify all plans and drawings are the latest revision. All Drawings & Specs are the property of Stantec. Reproduction, Publication or Distribution without Written Consent is Prohibited.

Consultant

Issued	By	Revision	By	Appd	YYYY.MM.DD
IR ANNING-COMMISSION					
				12/20/2018	YYYY.MM.DD

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

Client/Project
Bret Russell, Inc.

Cedar Valley Building A
Architectural and Engineering Services
1401 S. Rochester Rd.
Rochester Hills, MI 48307

Project No.:214100425

File Name: N/A

Scale: 1/8" = 1'-0"

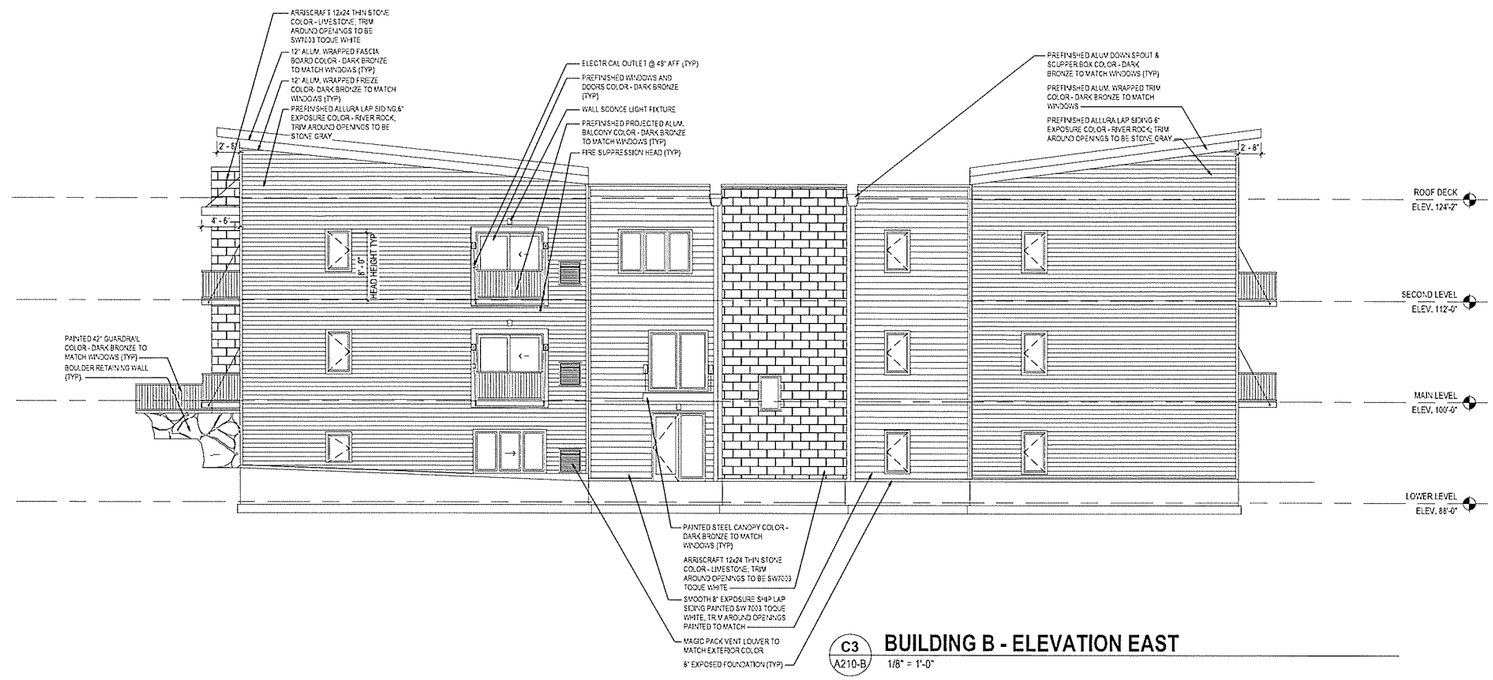
Author	Designer	Checker	11/29/18
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
BUILDING A - EXTERIOR ELEVATIONS

Revision:

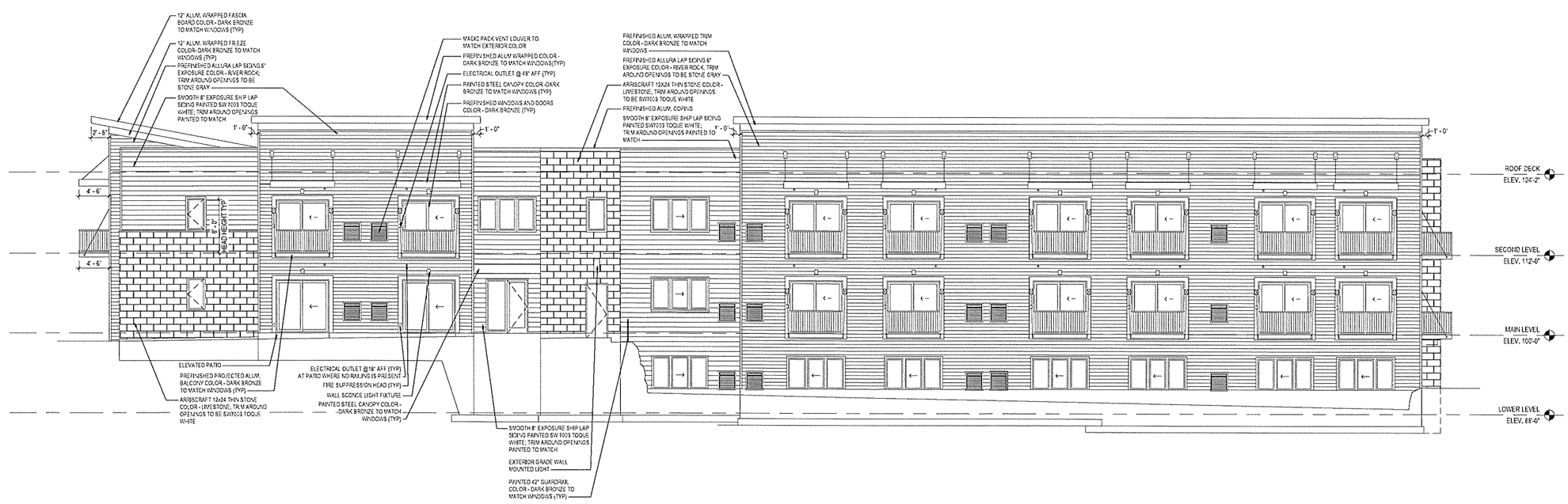
Drawing No.
A201-A

ORIGINAL SHEET - ARCH D



C3 / A210-B **BUILDING B - ELEVATION EAST**

1/8" = 1'-0"



A3 / A210-B **BUILDING B - ELEVATION SOUTH**

1/8" = 1'-0"

Stantec

Stantec Architecture Inc.
2238 Coolidge Highway
Troy, Michigan 48084
Tel: (248) 336-4700 • www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Contractor is responsible for coordinating all trades. Reproduction of this drawing is prohibited and remains the property of Stantec. Reproduction or use for any purpose other than those authorized by Stantec is forbidden.

Consultant

Issued	By	Revision	By	Issued
PLANNING COMMISSION				
			12/20/2018	YYYY.MM.DD
			Apprd	YYYY.MM.DD
			By	
			Apprd	YYYY.MM.DD

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

Client/Project
Bret Russell, Inc.

Cedar Valley Building A Architectural and Engineering Services
1401 S. Rochester Rd.
Rochester Hills, MI 48307

Project No.:214100425

File Name: N/A

Scale: 1/8" = 1'-0"

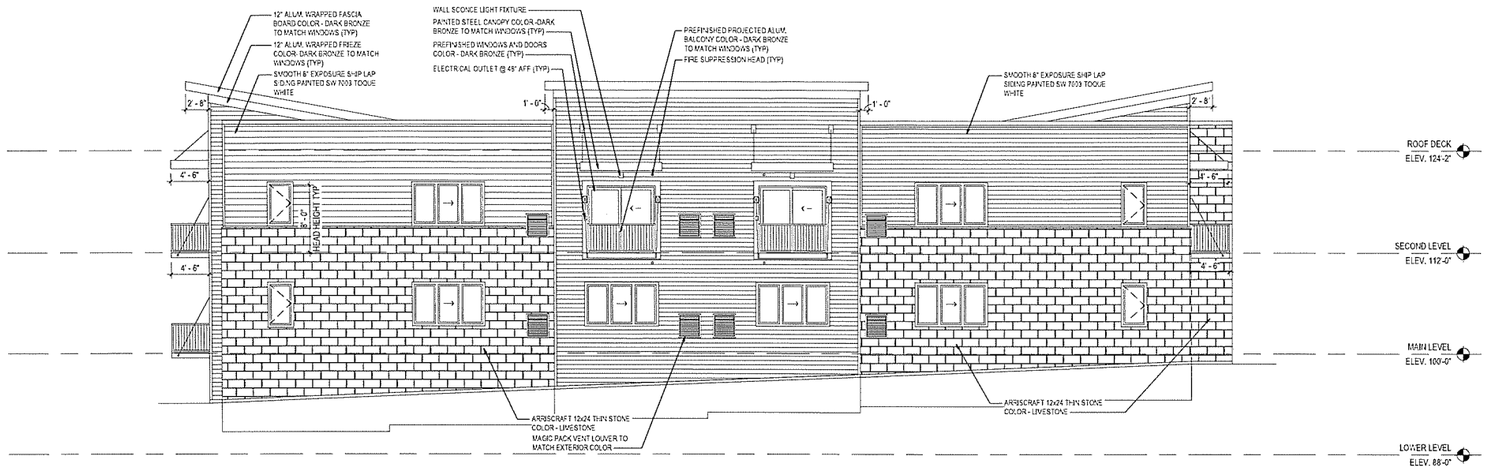
Author	Designer	Checker	12/4/2018
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
BUILDING B - EXTERIOR ELEVATIONS

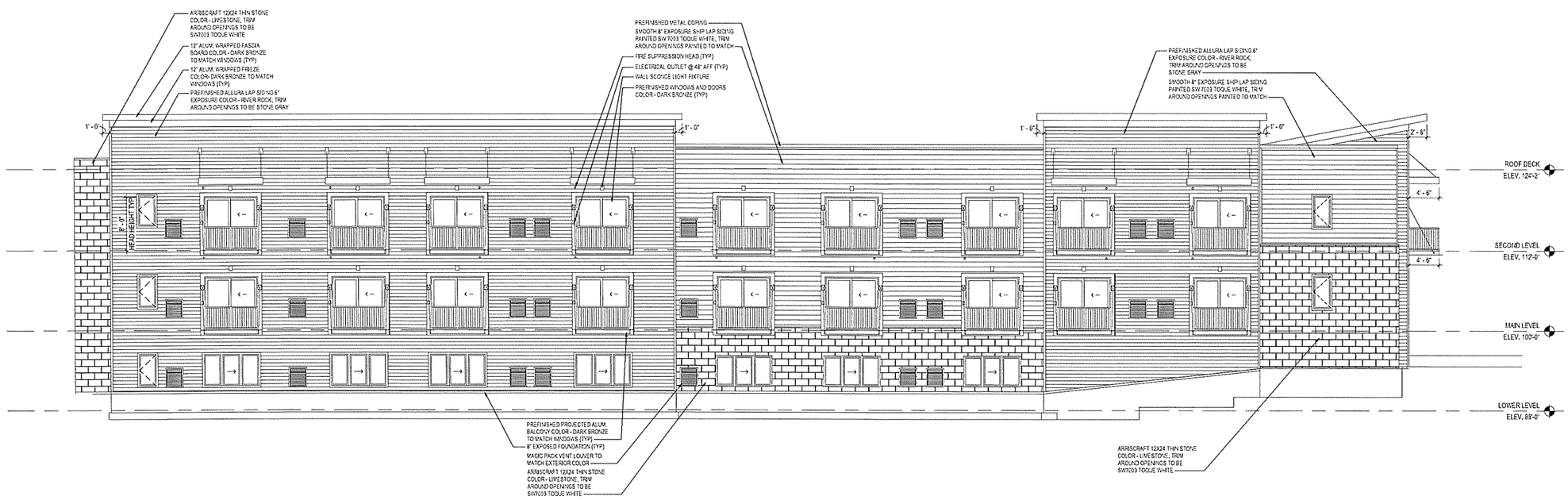
Revision:

Drawing No.
A210-B

ORIGINAL SHEET - ARCH D



C3 / A211-B **BUILDING B - ELEVATIONS WEST**
1/8" = 1'-0"



A3 / A211-B **BUILDING B - ELEVATIONS NORTH**
1/8" = 1'-0"

Stantec

Stantec Architecture Inc.
2338 Coolidge Highway
Troy, MI 48083
Tel: (248) 536-4700 - www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Contractor is to develop shop drawings for all components, systems, fabrications, etc. as required for a complete, code compliant installation and to ensure a trade fit.

Consultant

Issued	By	Appd	YYYY.MM.DD
TRANSMIT.COMMISSION			12/06/2018

Revision	By	Appd	YYYY.MM.DD

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

Client/Project
Bret Russell, Inc.

Cedar Valley Building A
Architectural and Engineering Services
1401 S. Rochester Rd.
Rochester Hills, MI 48307

Project No.:214100425

File Name: N/A

Scale: 1/8" = 1'-0"

Author	Designer	Checker	11/29/18
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
BUILDING B - EXTERIOR ELEVATIONS

Revision:

Drawing No.
A211-B

ORIGINAL SHEET - ARCH D