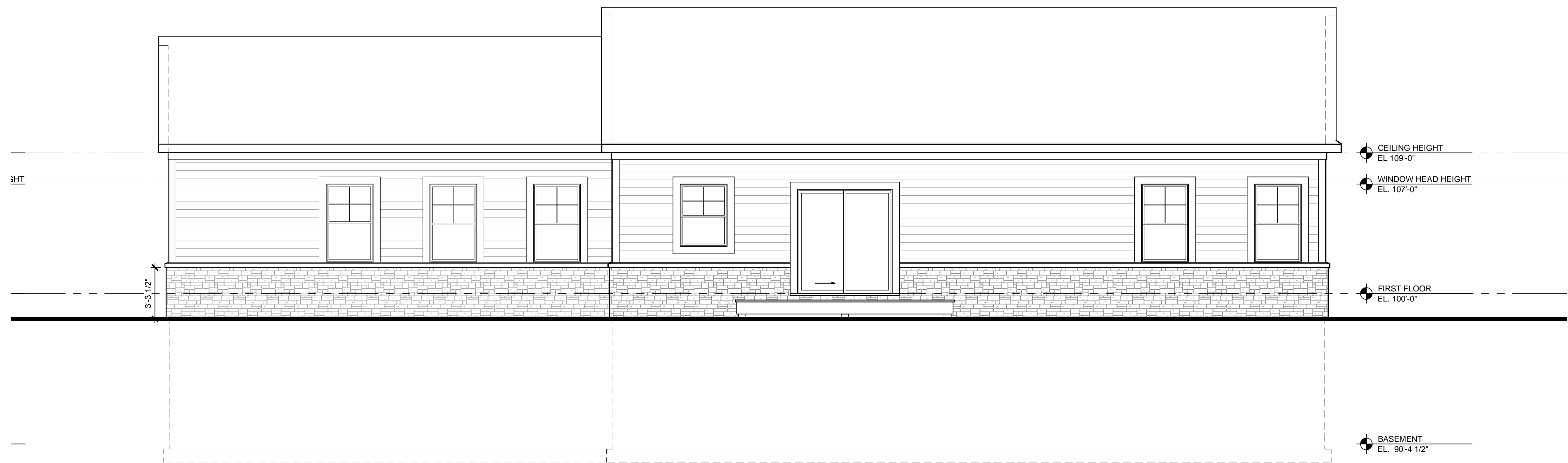


CHELSEA SIDE ELEVATION BASE ELEVATION
SCALE: 1/4" = 1'-0"



CHELSEA REAR ELEVATION BASE ELEVATION
SCALE: 1/4" = 1'-0"

Review	12.12.22

Elevations

JBMA Project No.
221156
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JSC2022-0002
PSP2022-0005
Revision 5

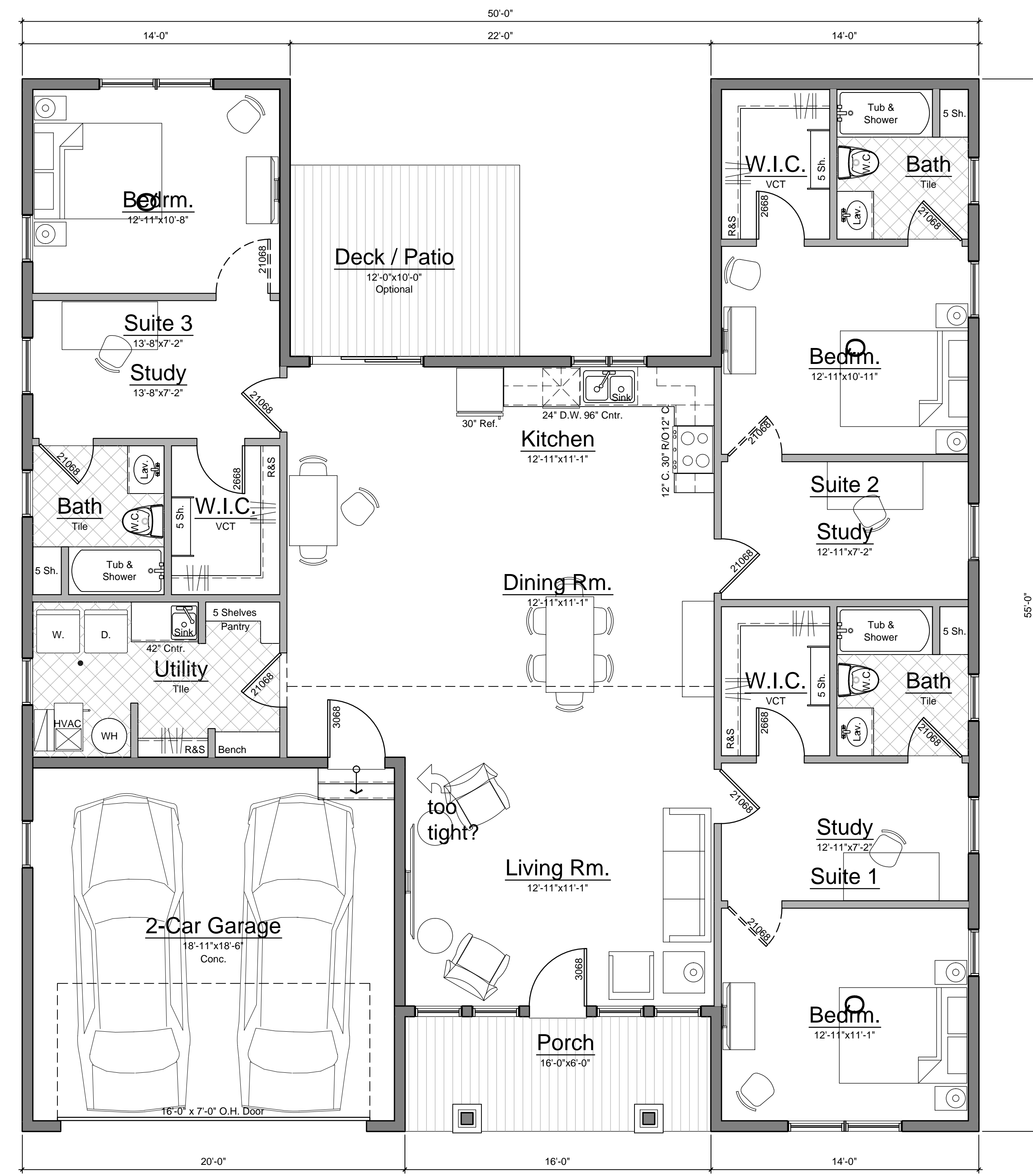
Received
3/16/2023
City of Rochester Hills
Planning & Economic
Development

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JSC2022-002
PSP2022-005
Revision 5

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3/16/2023
City of Rochester Hills
Planning & Economic
Development



First Floor Plan - Chelsea: 1834
 SCALE: 1/8" = 1'-0" Living Gross: 1,834 S.F.

Review	04.20.22

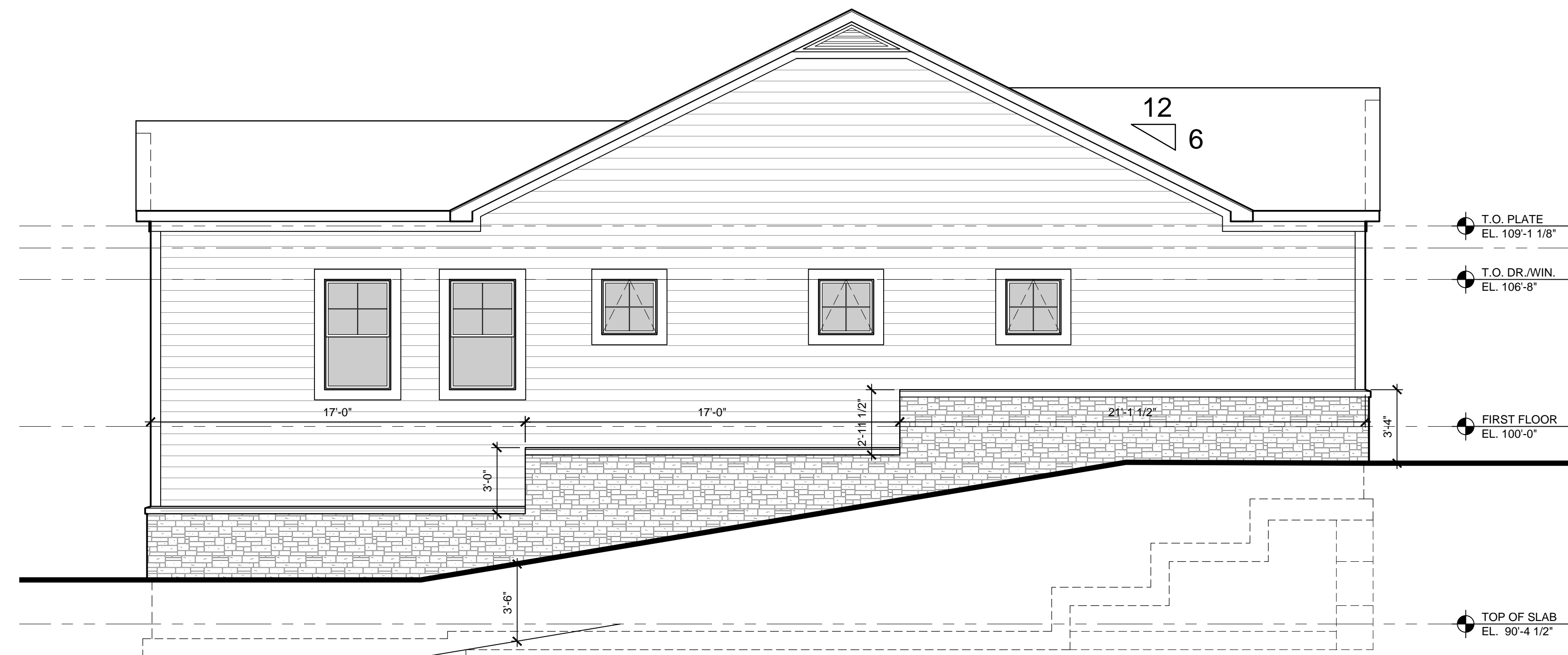
Floor Plans
 Slab- 3 Bd/ 3 Ba
 Unit 1834

JBMA Project No.
221156
 ©2022

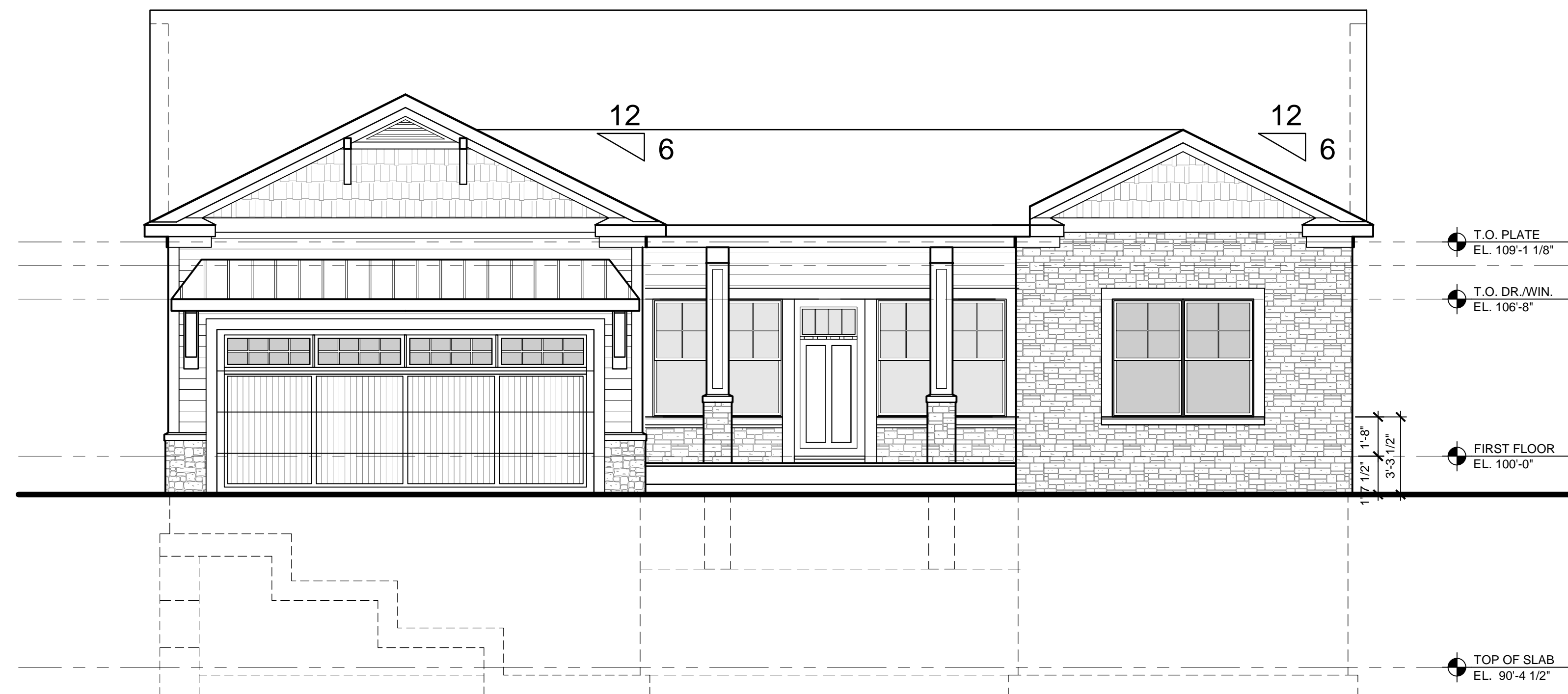
A1.1

PRELIMINARY NOT FOR CONSTRUCTION

ROCHESTER HILLS MICHIGAN
 JSC2022-0002
 PSP2022-0005
 Revision 5
 Received 3/16/2023
 City of Rochester Hills
 Planning & Economic
 Development



2 RIGHT ELEVATION - Chelsea Deep
 A2.1 SCALE: 1/4" = 1'-0" DAYLIGHT ELEVATION



1B FRONT ELEVATION - Chelsea Deep
 A2.1 SCALE: 1/4" = 1'-0" ALTERNATE ELEVATION

Review	12.12.22

Elevations
 Daylight &
 Alternate Facade

JBMA Project No.
221156
 ©2023

A2.1a

PRELIMINARY NOT FOR CONSTRUCTION



4 LEFT ELEVATION - Chelsea Deep
 SCALE: 1/4" = 1'-0" DAYLIGHT ELEVATION



3 REAR ELEVATION - Chelsea Deep
 SCALE: 1/4" = 1'-0" DAYLIGHT ELEVATION

Review	12.12.22

Elevations
Daylight

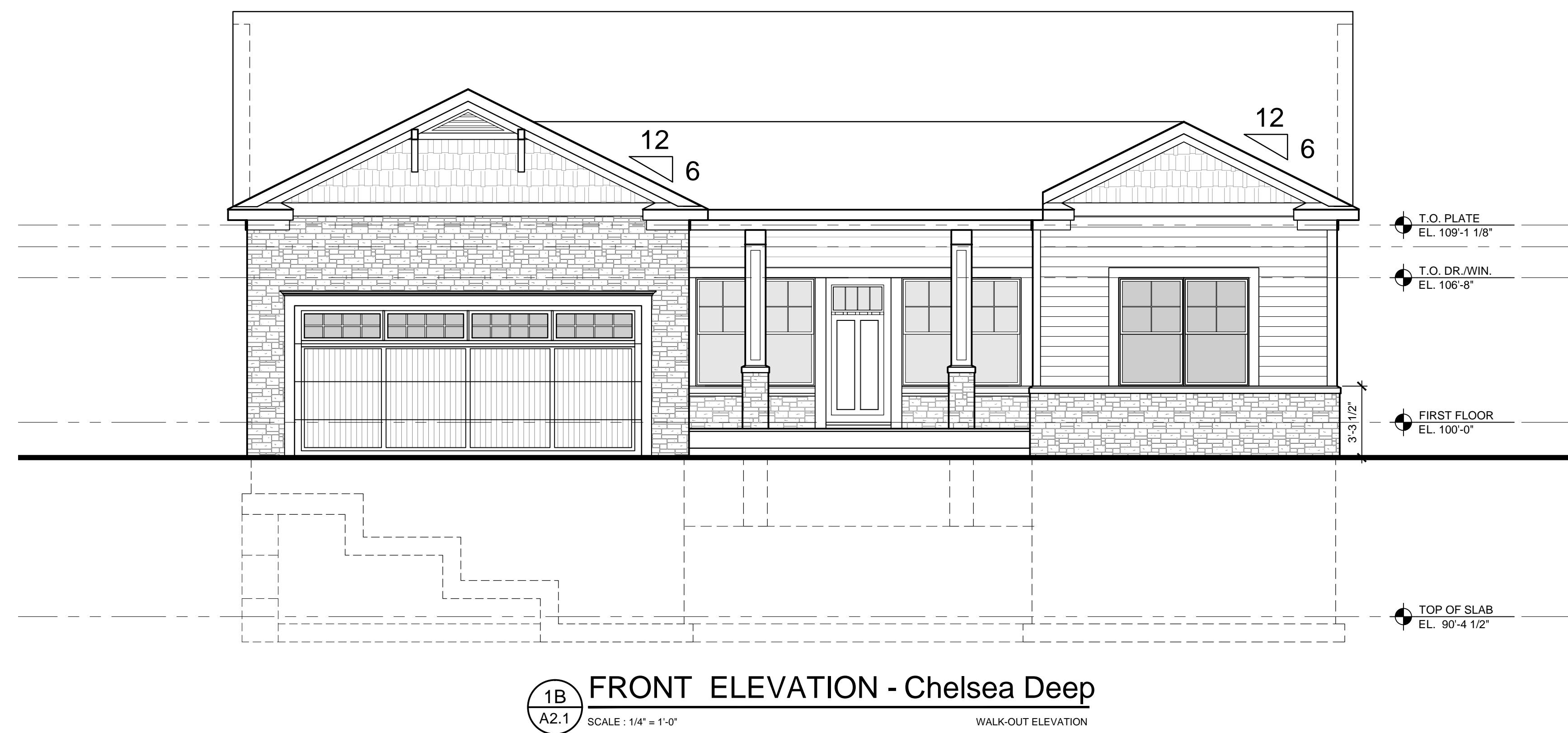
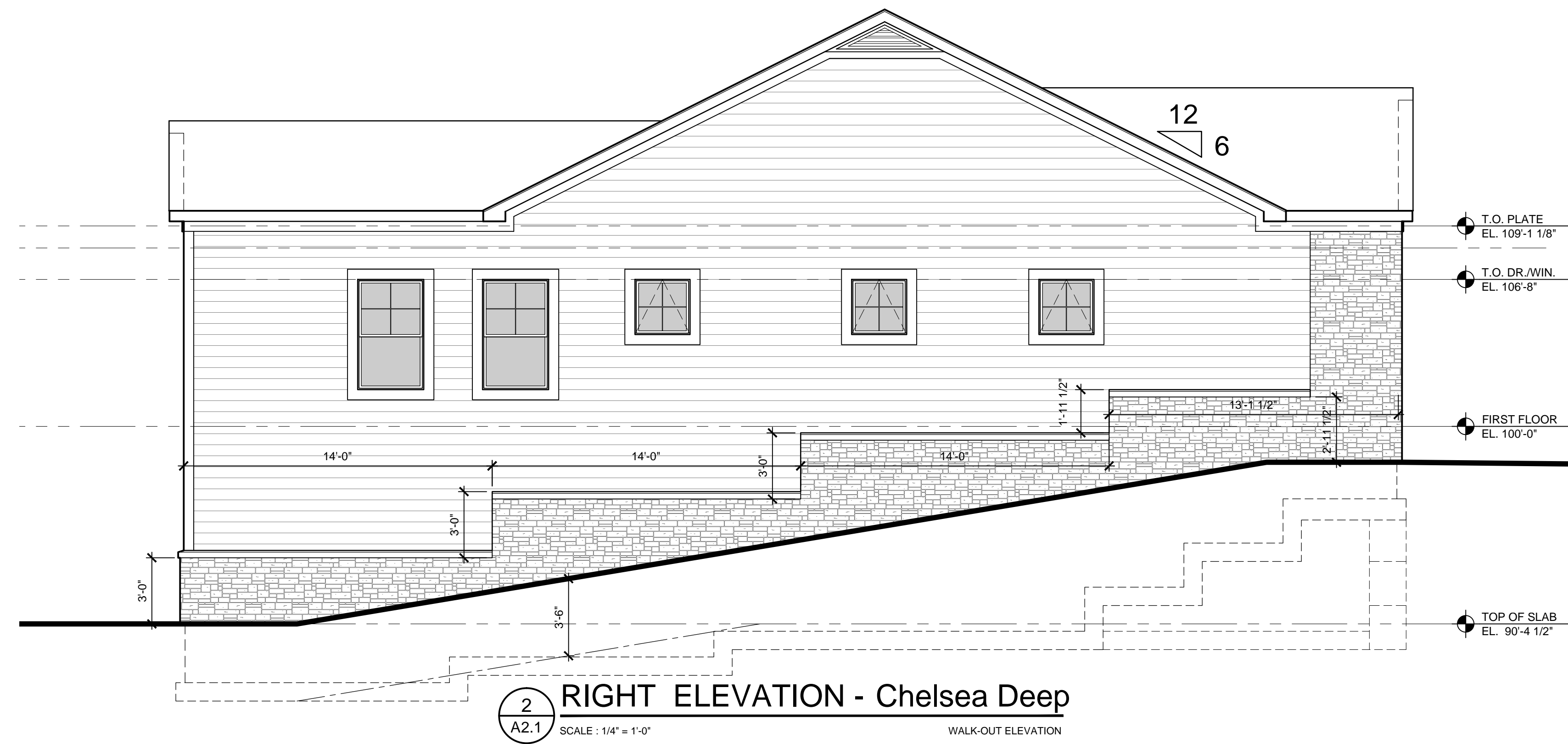
JBMA Project No.

221156

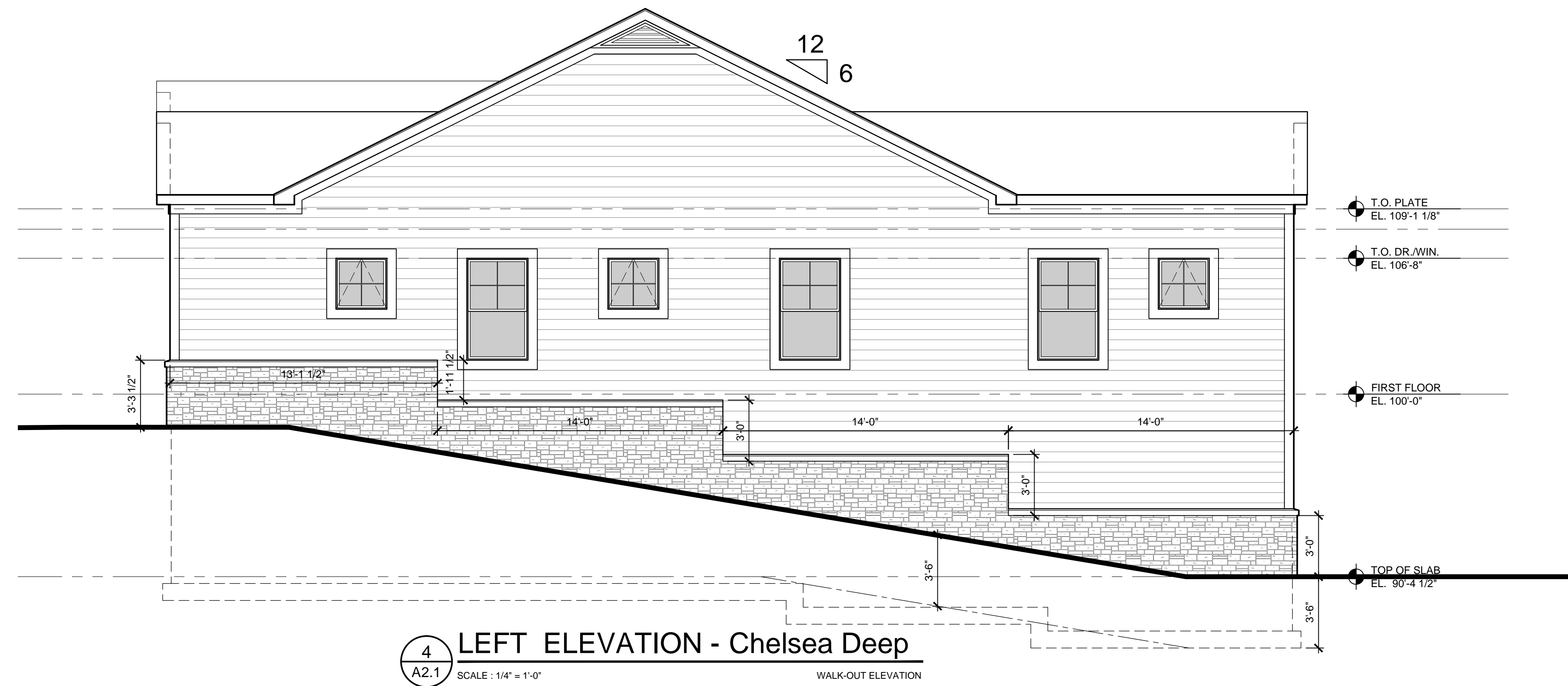
©2023

A2.2a

PRELIMINARY NOT FOR CONSTRUCTION



Review	12.12.22



4 LEFT ELEVATION - Chelsea Deep
 A2.1 SCALE: 1/4" = 1'-0" WALK-OUT ELEVATION



3 REAR ELEVATION - Chelsea Deep
 A2.1 SCALE: 1/4" = 1'-0" WALK-OUT ELEVATION

Review	12.12.22

Elevations
 Walk-Out

JBMA Project No.
 221156
 ©2023

A2.2b

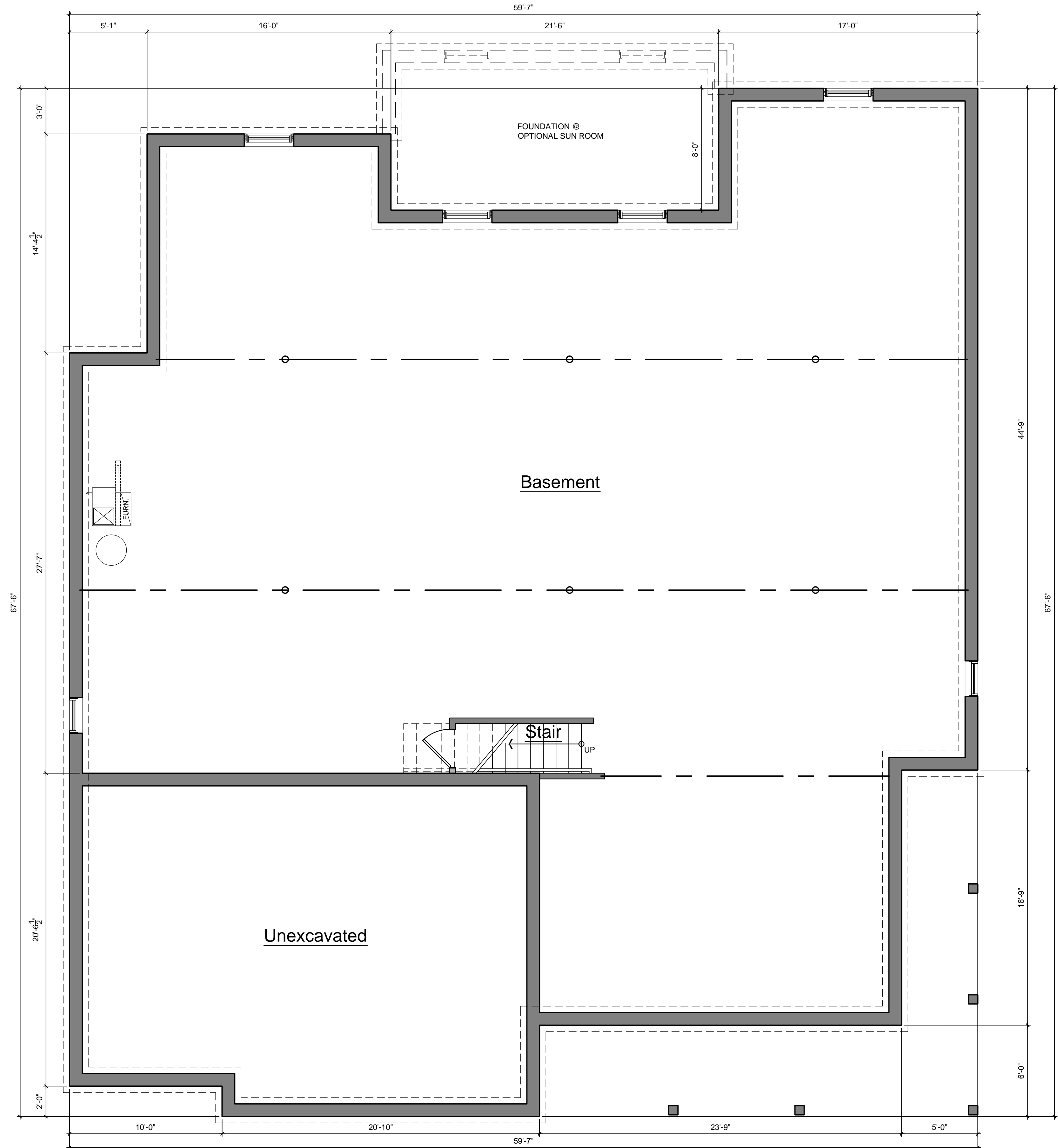
PRELIMINARY NOT FOR CONSTRUCTION



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PSP2022-0005
Revision 5

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3/16/2023

City of Rochester Hills
Planning & Economic
Development



1
A1.0A SCALE: 1/4" = 1'-0"
Basement Floor Plan - St. Clair - Daylight

Marketing	03.14.23

Basement
Floor Plan
Daylight Fndn

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A1.0a



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PSP2022-0005
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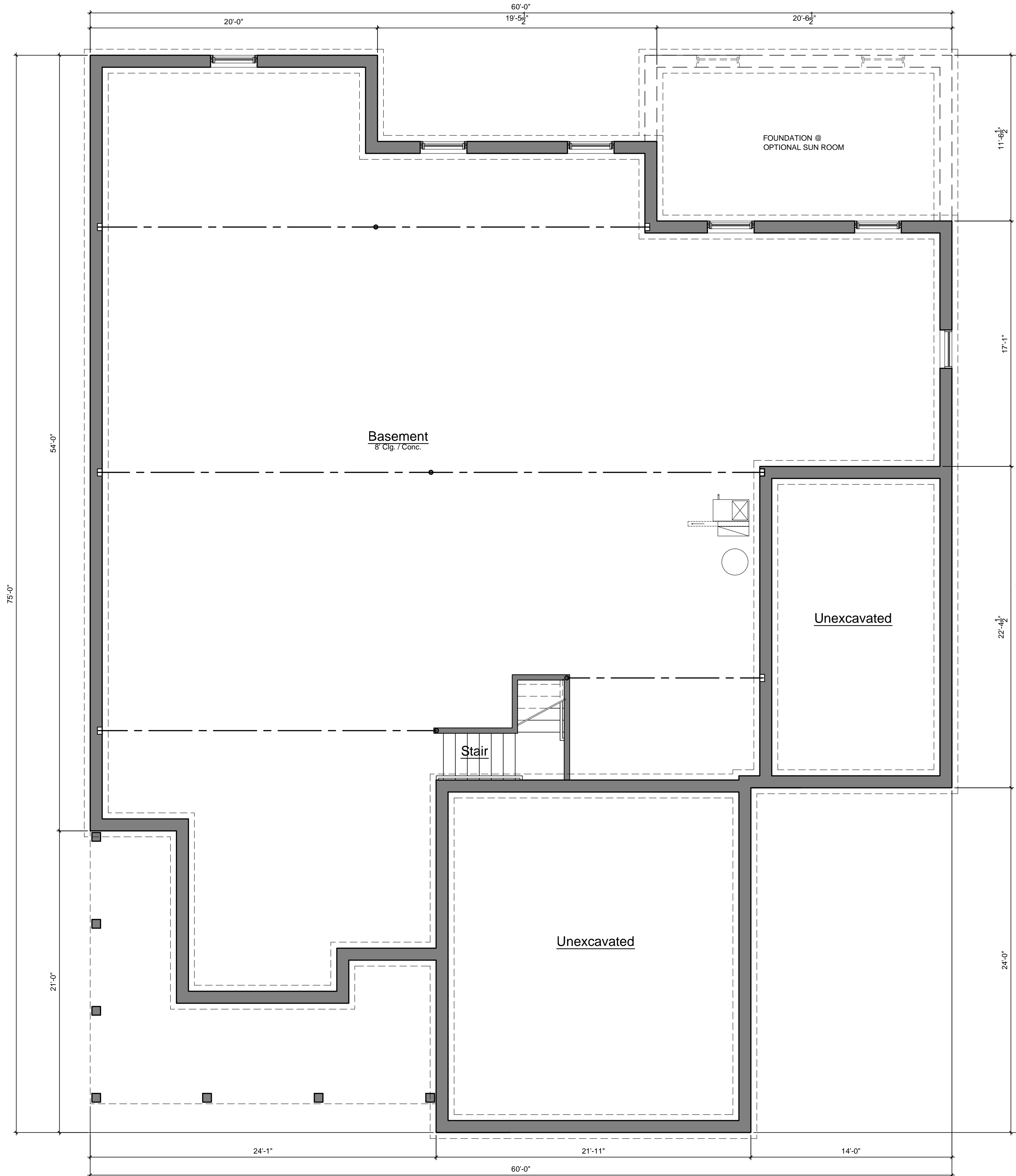
PRELIMINARY NOT FOR CONSTRUCTION



JSC2022-0002
PSP2022-0005
Revision 5

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3/16/2023
City of Rochester Hills
Planning & Economic
Development

PRELIMINARY NOT FOR CONSTRUCTION



1
A1.0a SCALE: 1/4" = 1'-0"

Basement Floor Plan - Superior - Daylight

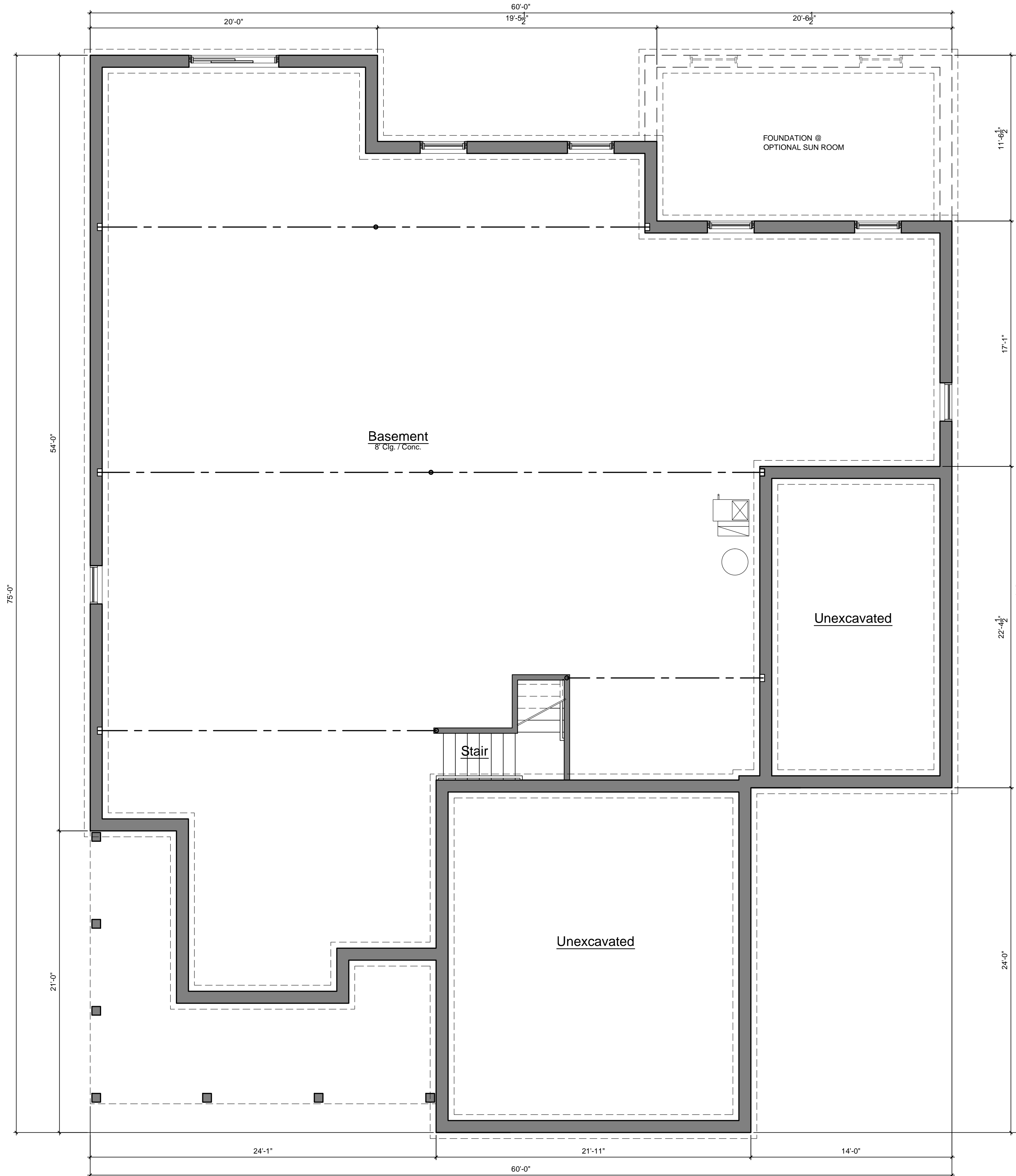


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PSP2022-0005
Revision 5

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3/16/2023
City of Rochester Hills
Planning & Economic
Development

Marketing	03.14.23

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1
A1.0b

Basement Floor Plan - Superior - Walkout

SCALE: 1/4" = 1'-0"



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PSP2022-0005
Revision 5

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3/16/2023
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Planning & Economic
Development

Marketing	03.14.23

Basement
Floor Plan
Walkout Fndn

JBMA Project No.

221155

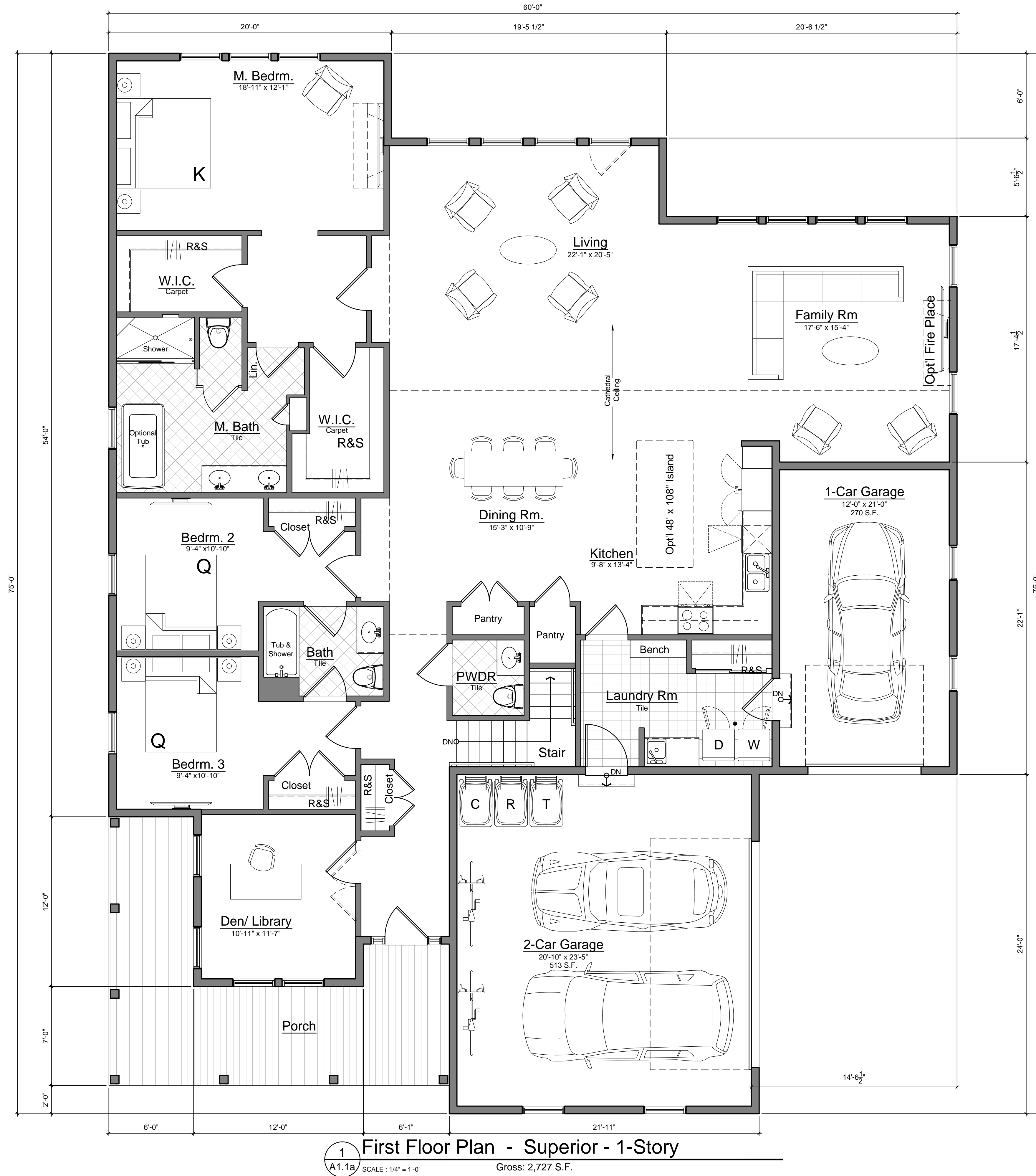
©2023

A1.0b

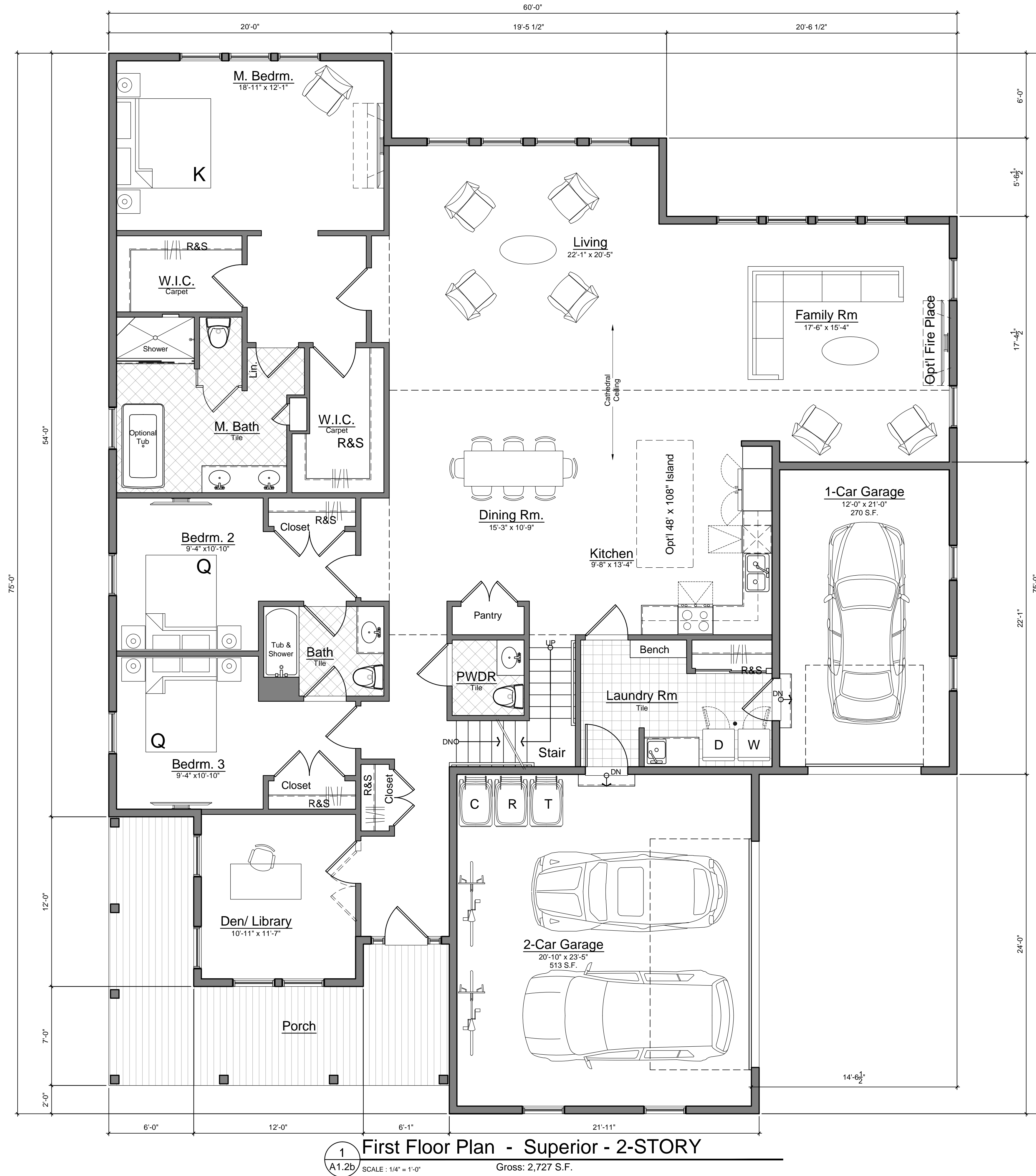
Three Oaks Communities
SUPERIOR
Walkout Foundation
Basement Floor Plan

J BRADLEY MOORE
& ASSOCIATES, INC.
4844 Jackson Road #150 • Ann Arbor, MI 48103 • (734) 930-1500

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Marketing	03.14.23

First Floor Plan

Two Story

JBMA Project No.

221155

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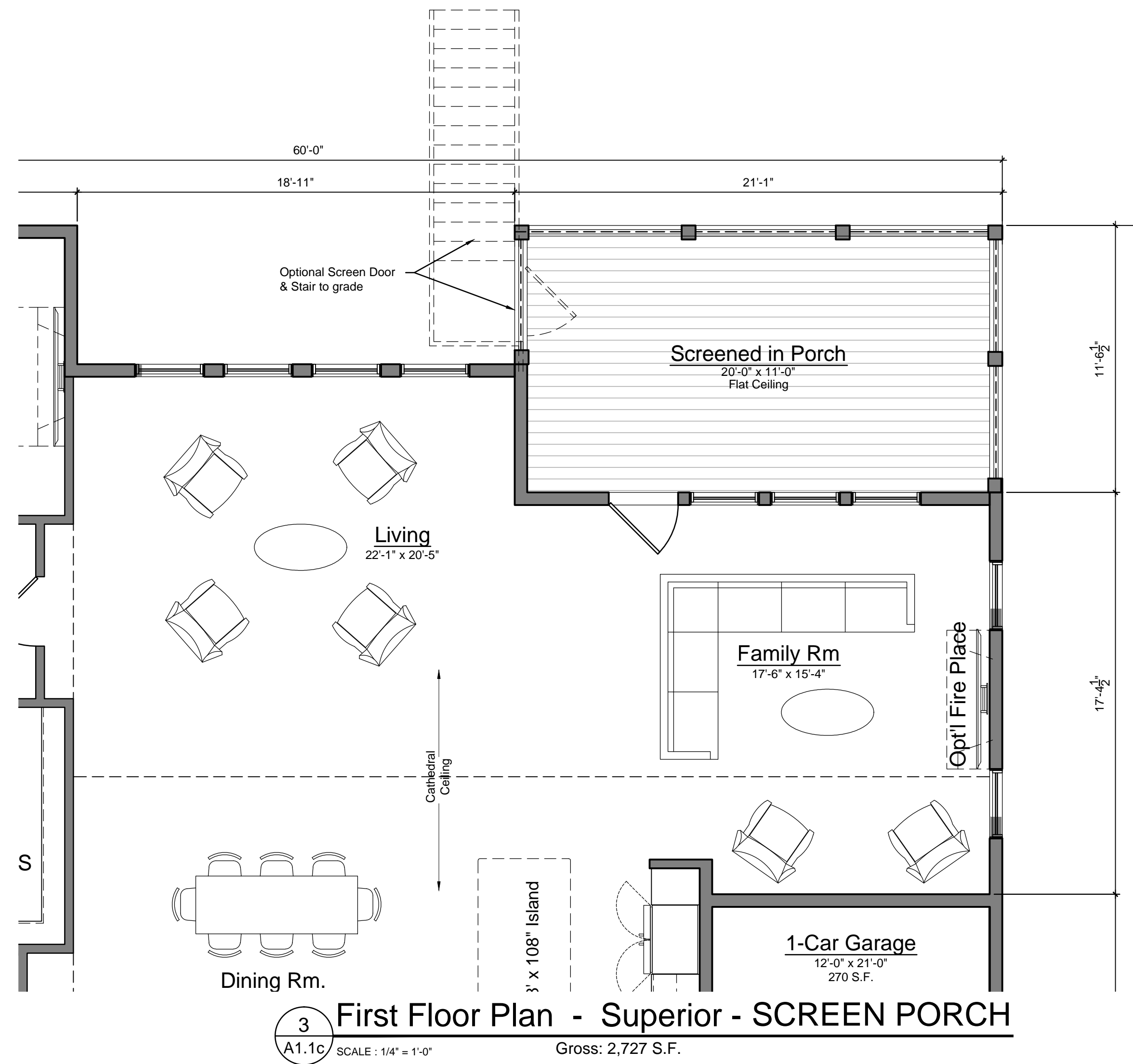


JSC2022-0002
 PSP2022-0005
 Revision 5

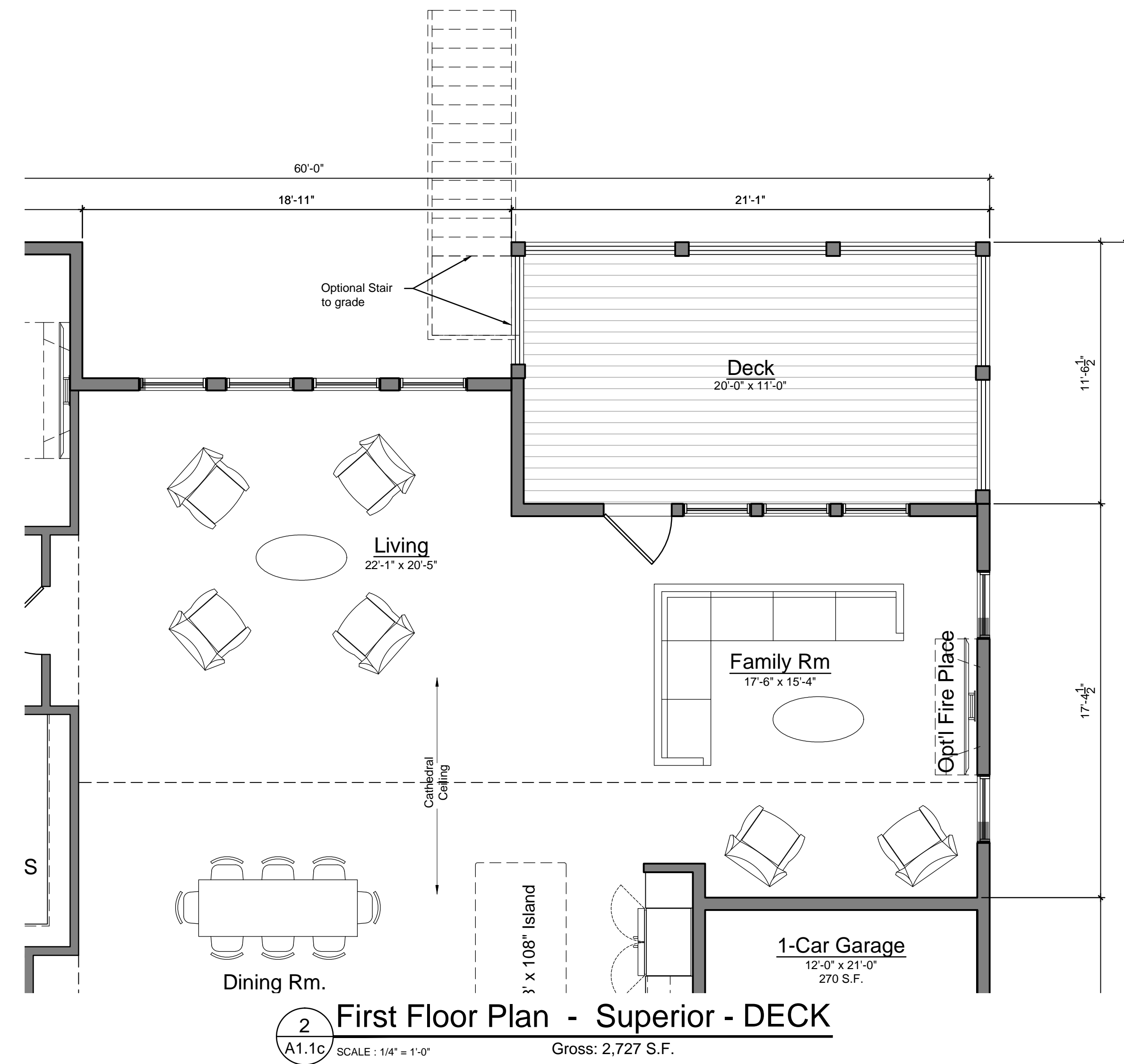
Received
 3/16/2023
 City of Rochester Hills
 Planning & Economic
 Development

A1.1b

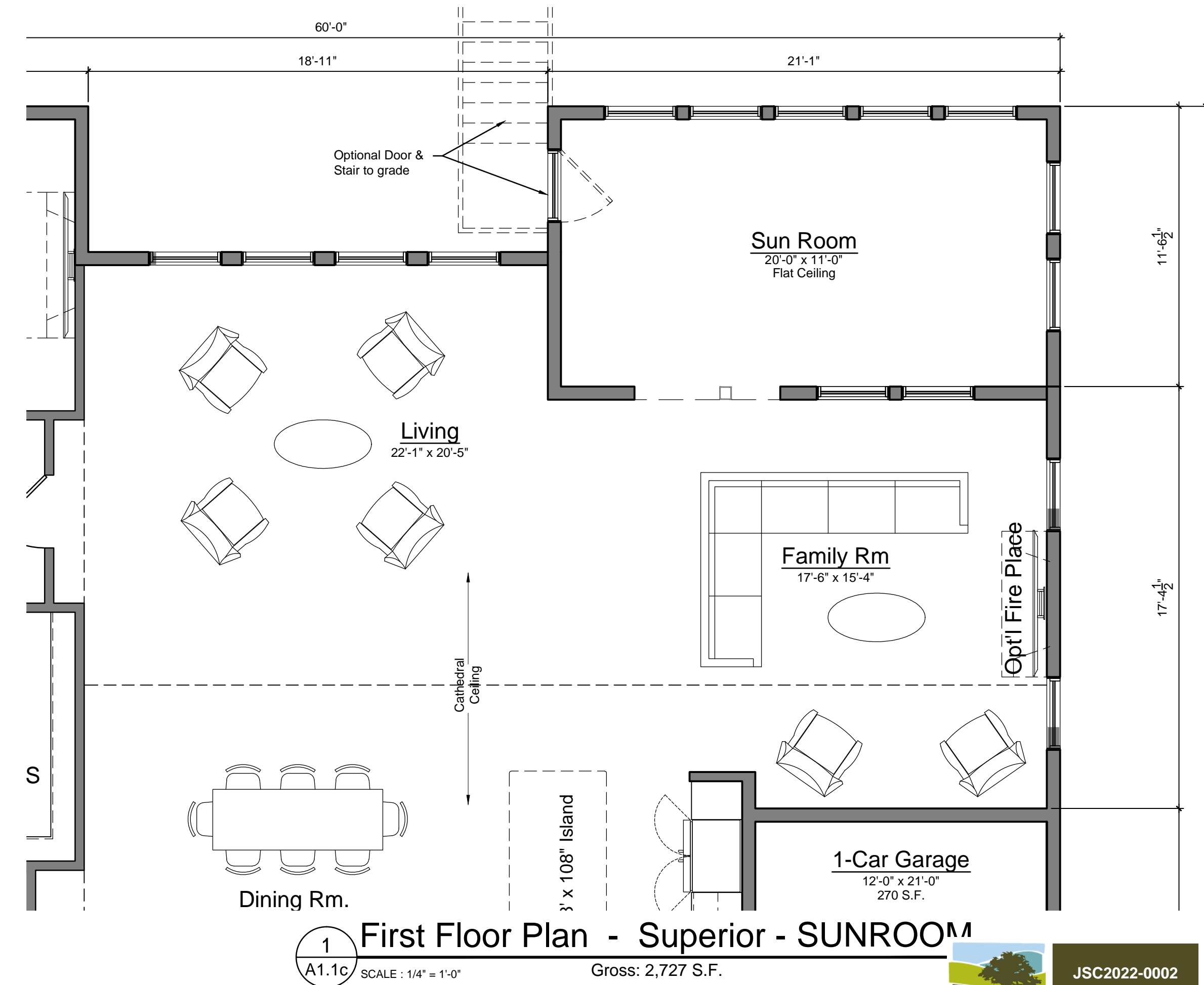
PRELIMINARY NOT FOR CONSTRUCTION



3 First Floor Plan - Superior - SCREEN PORCH
 A1.1c SCALE: 1/4" = 1'-0" Gross: 2,727 S.F.



2 First Floor Plan - Superior - DECK
 A1.1c SCALE: 1/4" = 1'-0" Gross: 2,727 S.F.



1 First Floor Plan - Superior - SUNROOM
 A1.1c SCALE: 1/4" = 1'-0" Gross: 2,727 S.F.

Marketing	03.14.23

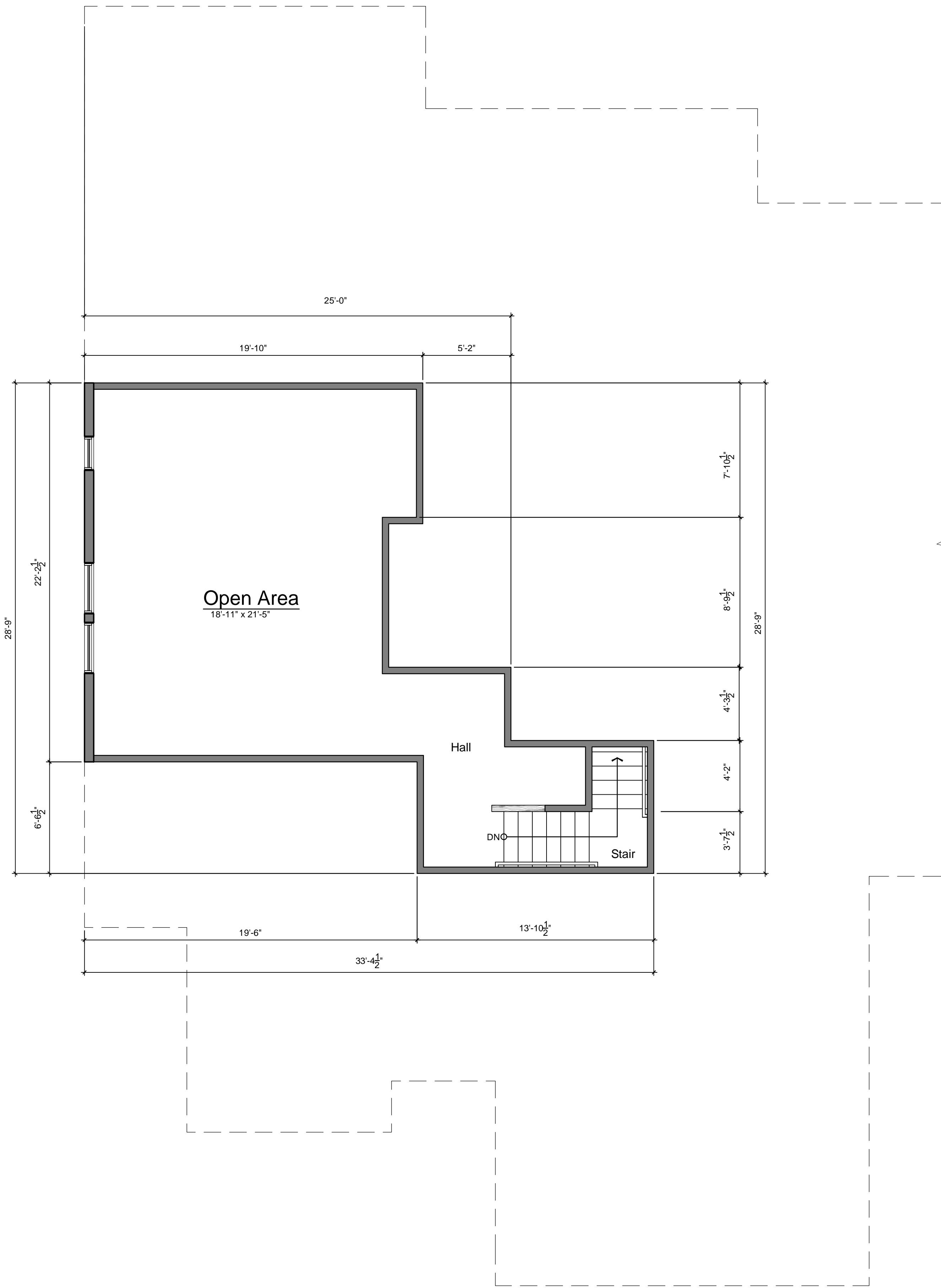
First Floor Plan
 Structural
 Options

JBMA Project No.
 221155

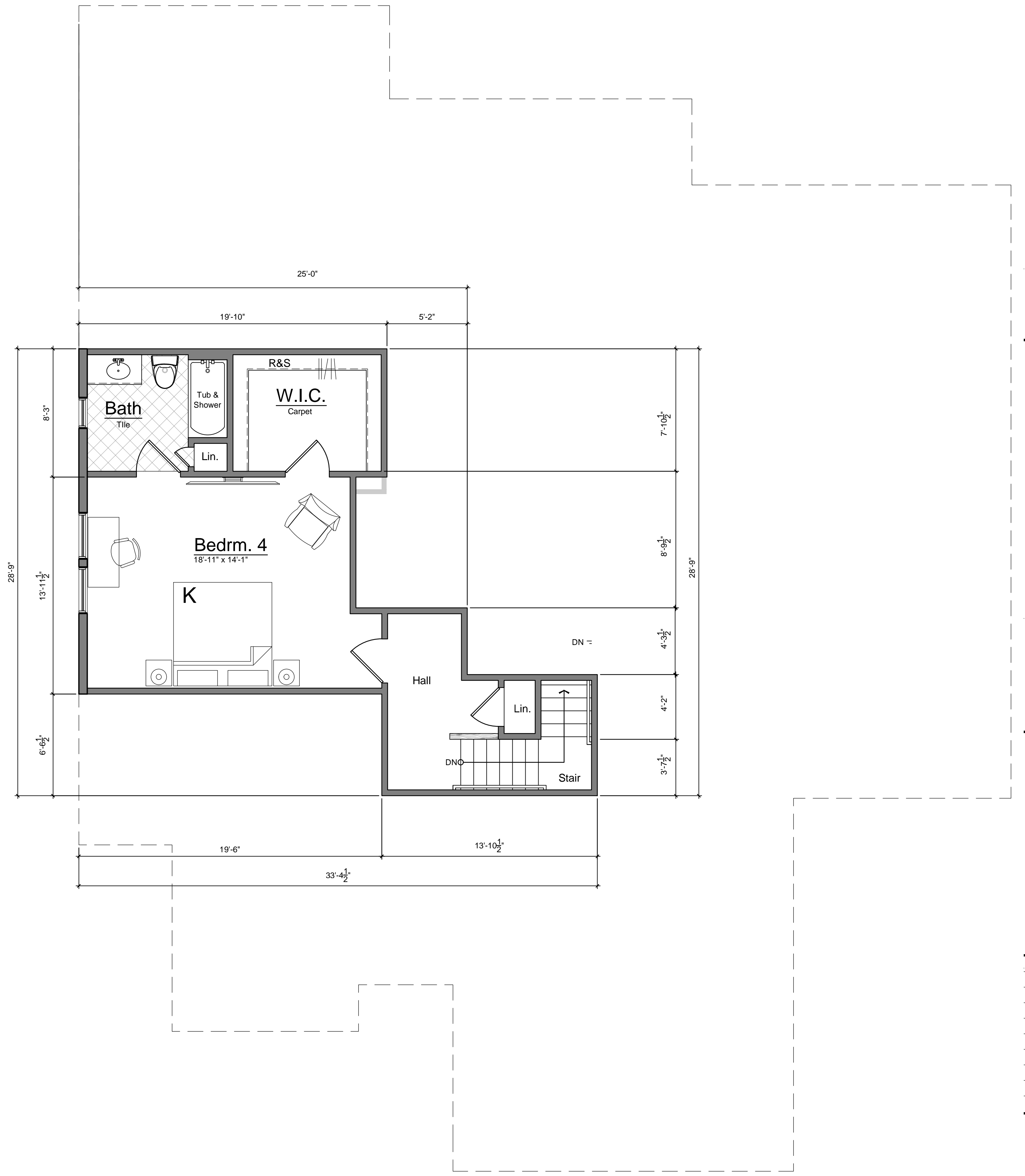
©2023

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2 Second Floor Plan - Superior - w/ Open Loft Area
 A 1.2 SCALE: 1/4" = 1'-0" Gross: 586 S.F.



1 Second Floor Plan - Superior - w/ Mastersuite
 A 1.2 SCALE: 1/4" = 1'-0" Gross: 586 S.F.

Marketing	03.14.23

Second Floor Plan

JBMA Project No.
 221155
 ©2023

A1.2

PRELIMINARY NOT FOR CONSTRUCTION



2 Side Elevation - Superior - Daylight
A2.1a SCALE: 1/4" = 1'-0"



1 Front Elevation - Superior - Base Elevation
A2.1a SCALE: 1/4" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION



2 Side Elevation - Superior - Walkout
A2.1b SCALE: 1/4" = 1'-0"



1 Front Elevation - Superior - Alternate Elevation 1
A2.1b SCALE: 1/4" = 1'-0"

Marketing	03.14.23

Elevations
Alternate Facade
Walkout Fndn

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Revision 5
Received 3/16/2023
City of Rochester Hills
Planning & Economic
Development

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2 Front Elevation - Superior - Alternate Elevation 3
A2.1c SCALE: 1/4" = 1'-0"



1 Front Elevation - Superior - Alternate Elevation 2
A2.1c SCALE: 1/4" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

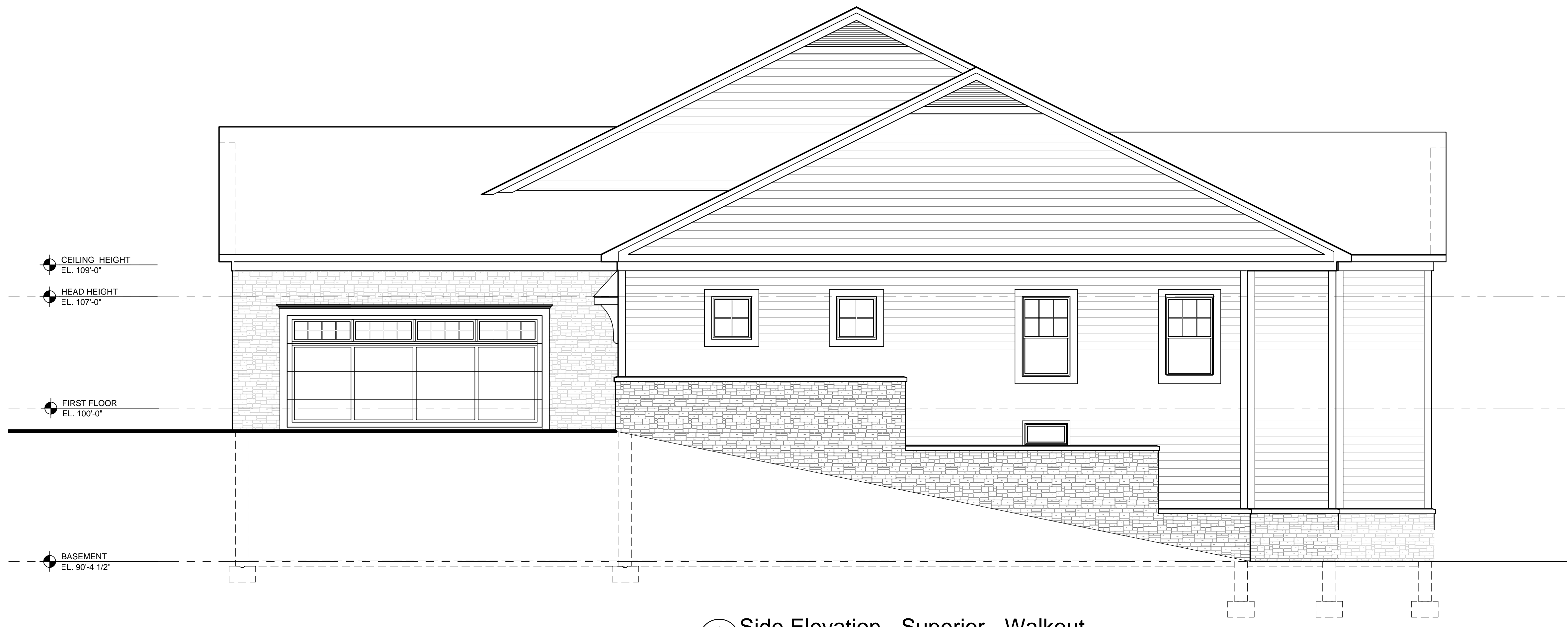


2 Side Elevation - Superior - Daylight
A2.2a SCALE: 1/4" = 1'-0"



1 Rear Elevation - Superior - Daylight
A2.2a SCALE: 1/4" = 1'-0"

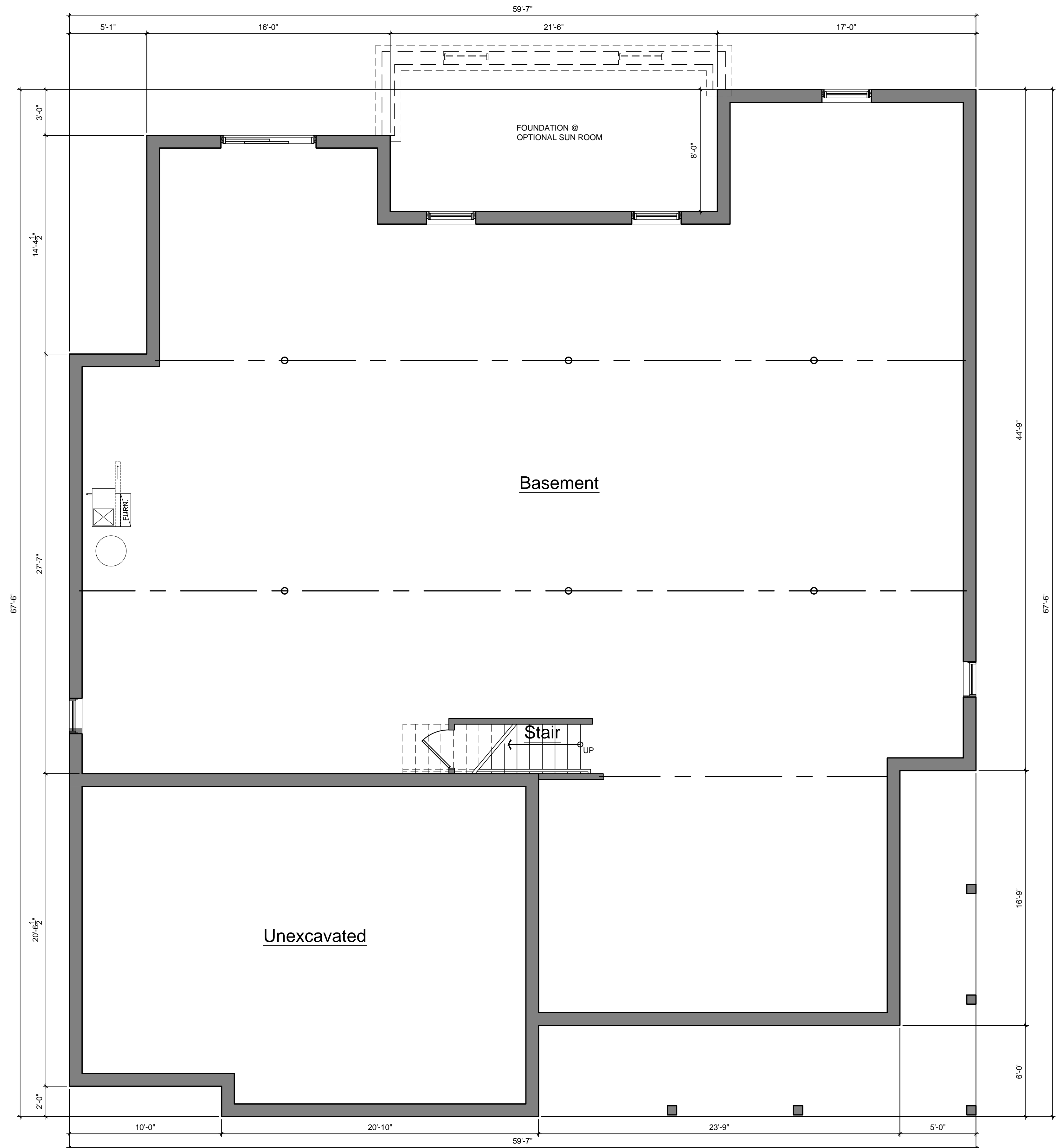
PRELIMINARY NOT FOR CONSTRUCTION



2 Side Elevation - Superior - Walkout
A2.2b SCALE: 1/4" = 1'-0"



1 Rear Elevation - Superior - Walkout
A2.2b SCALE: 1/4" = 1'-0"



1
A1.0A SCALE: 1/4" = 1'-0"
Basement Floor Plan - St. Clair - Walkout

Marketing	03.14.23

Basement Floor Plan Walkout Fndn

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221157
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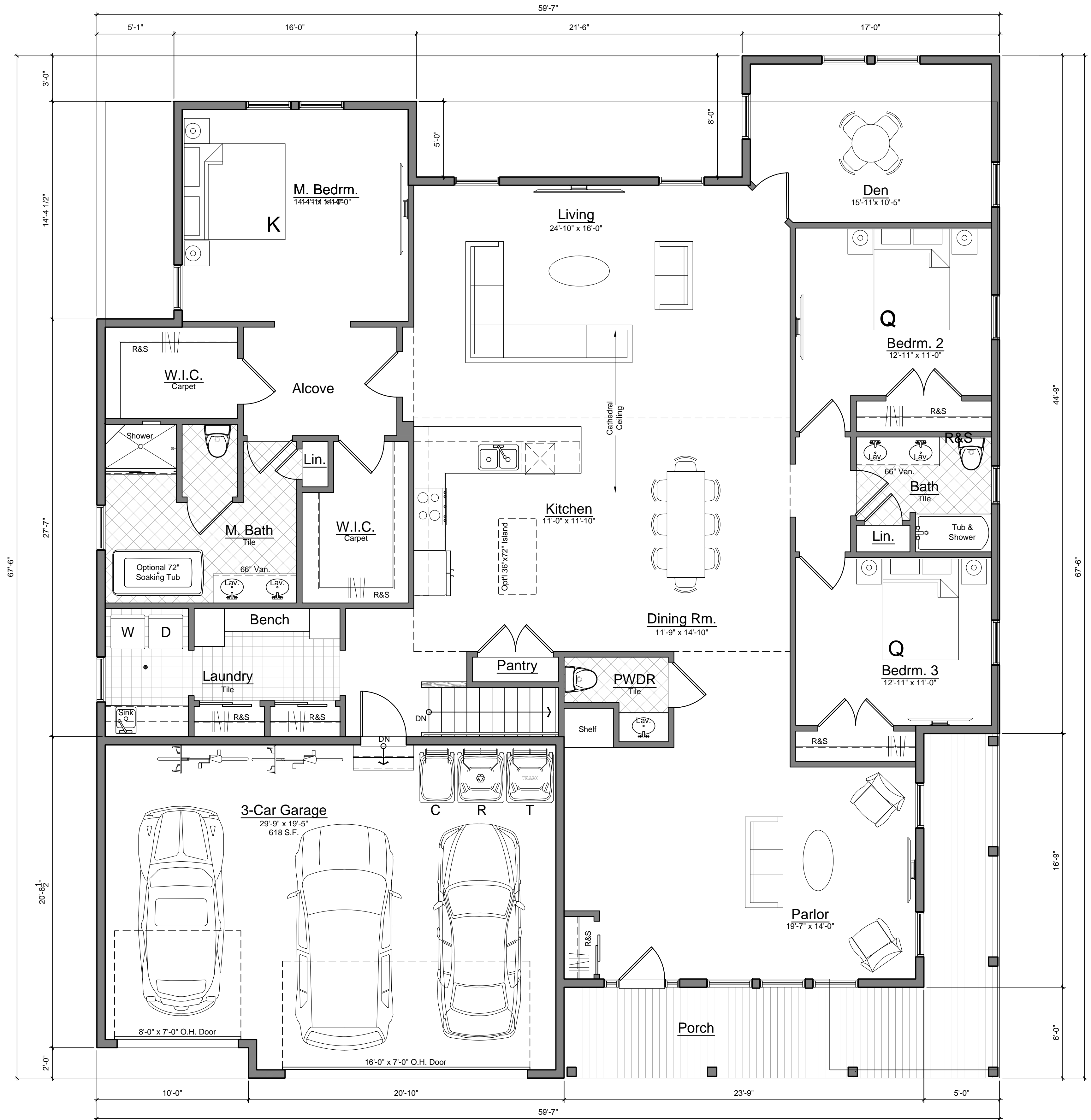
A1.0b



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Revision 5

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3/16/2023
City of Rochester Hills
Planning & Economic
Development

PRELIMINARY NOT FOR CONSTRUCTION



1 First Floor Plan - St. Clair 1 Story
 SCALE: 1/4" = 1'-0" Living Gross: 2,785 S.F.

Three Oaks Communities
 St. Clair
 One Story Model
 First Floor Plan

Marketing	03.14.23

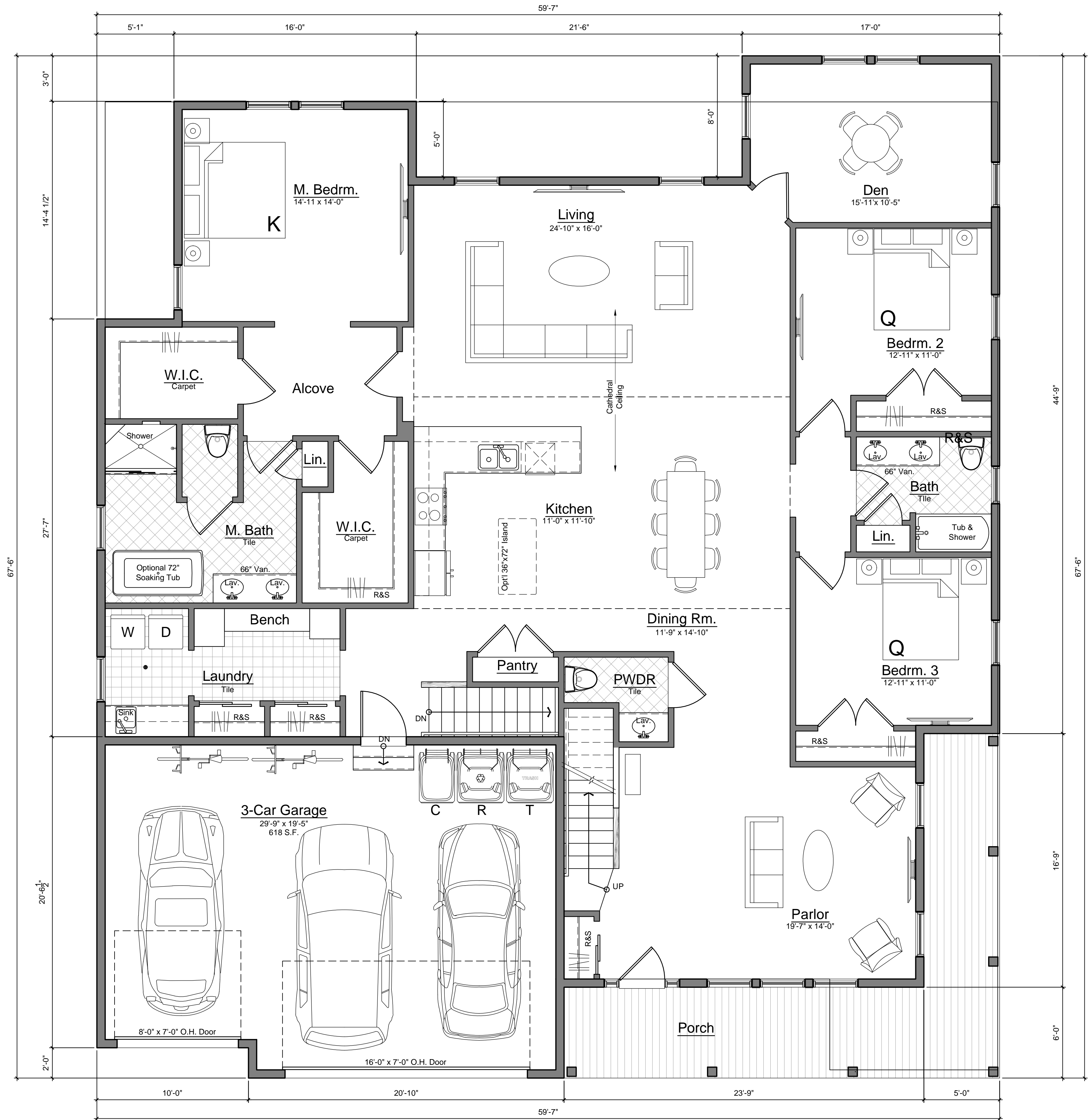
First Floor Plan
 One Story

JBMA Project No.
221157
 ©2022

A1.1a

ROCHESTER HILLS MICHIGAN
 JSC2022-0002
 PSP2022-0005
 Revision 5
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 City of Rochester Hills
 Planning & Economic
 Development

PRELIMINARY NOT FOR CONSTRUCTION



1 First Floor Plan - St. Clair 2 Story
 SCALE: 1/4" = 1'-0" Living Gross: 2,785 S.F.

Marketing	03.14.23

First Floor Plan
 Two Story

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 221157
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A1.1b



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 City of Rochester Hills
 Planning & Economic
 Development

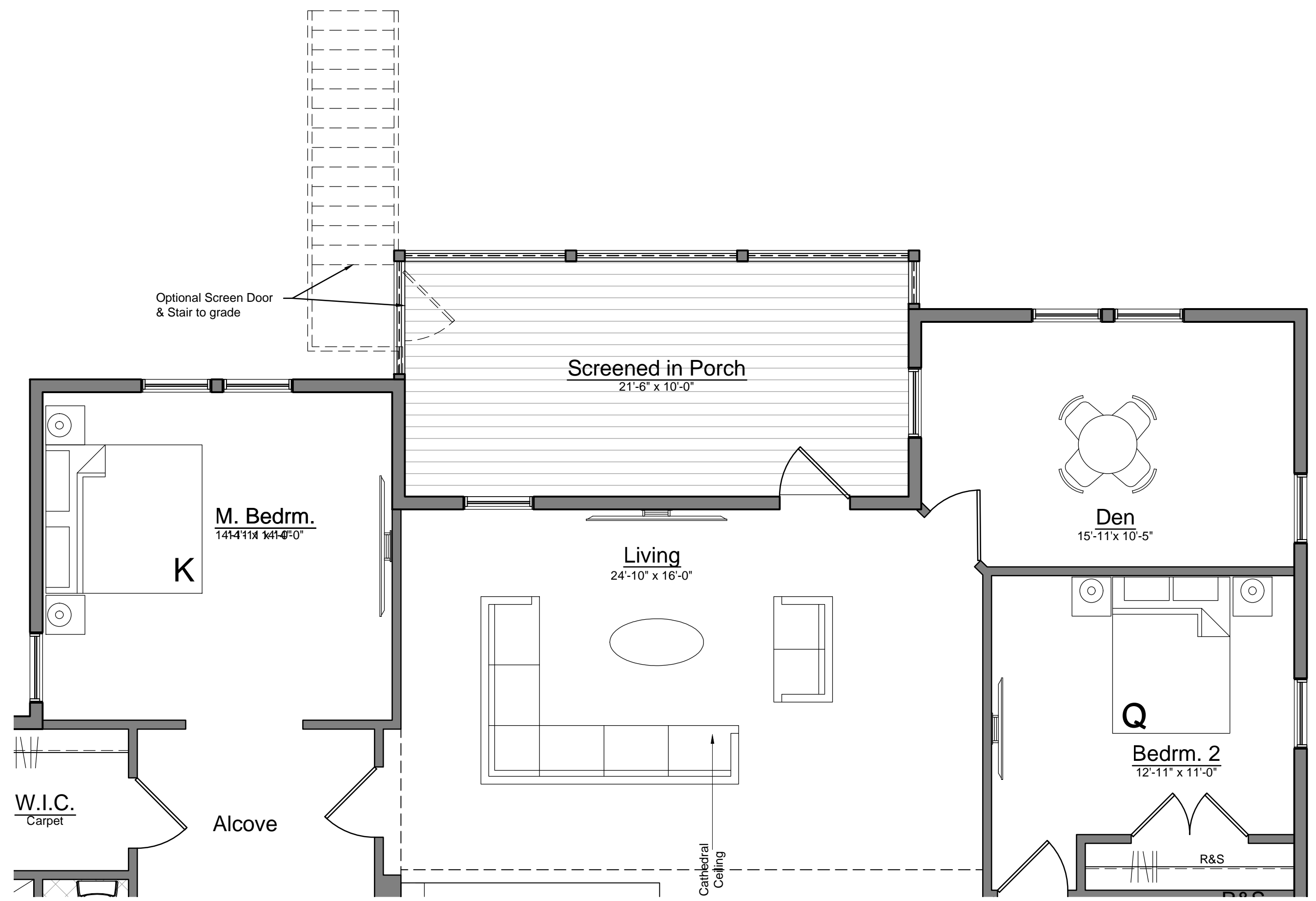
PRELIMINARY NOT FOR CONSTRUCTION

Marketing	03.14.23

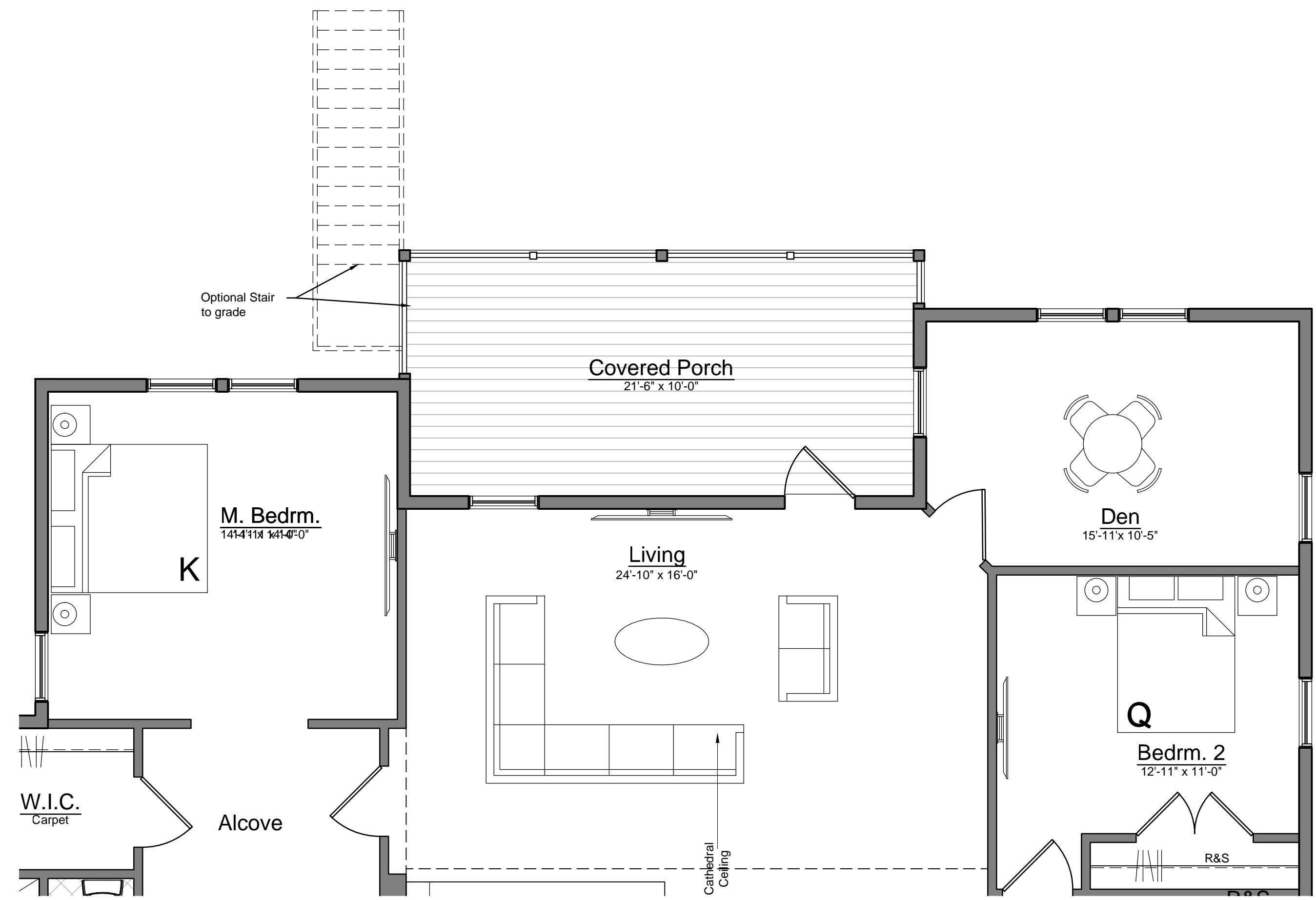
First Floor Plan
 Structural
 Options

JBMA Project No.
221157
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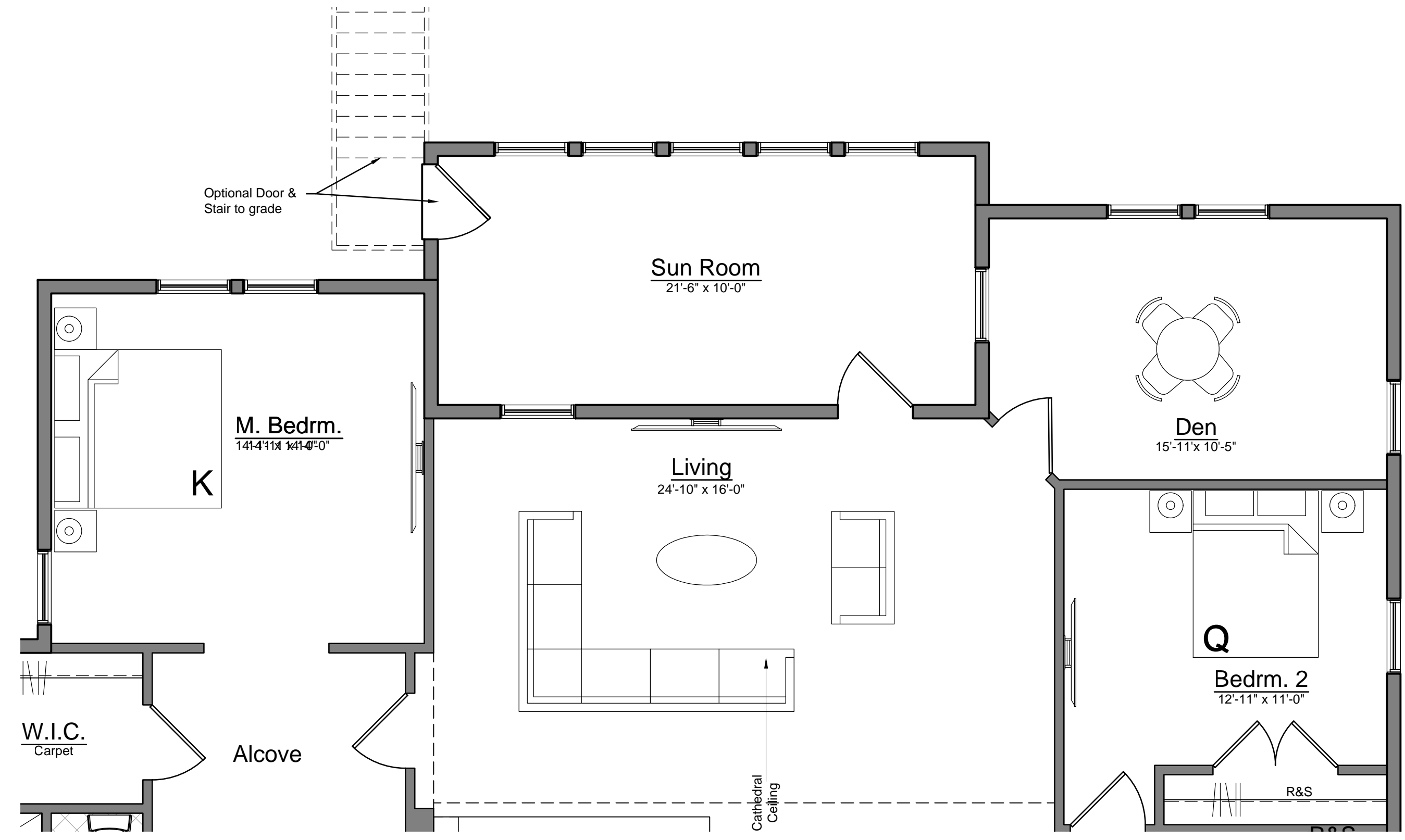
A1.1c



3 First Floor Plan - St. Clair Screened-in Porch
 A1.1c / SCALE: 1/4" = 1'-0" Living Gross: 2,785 S.F.

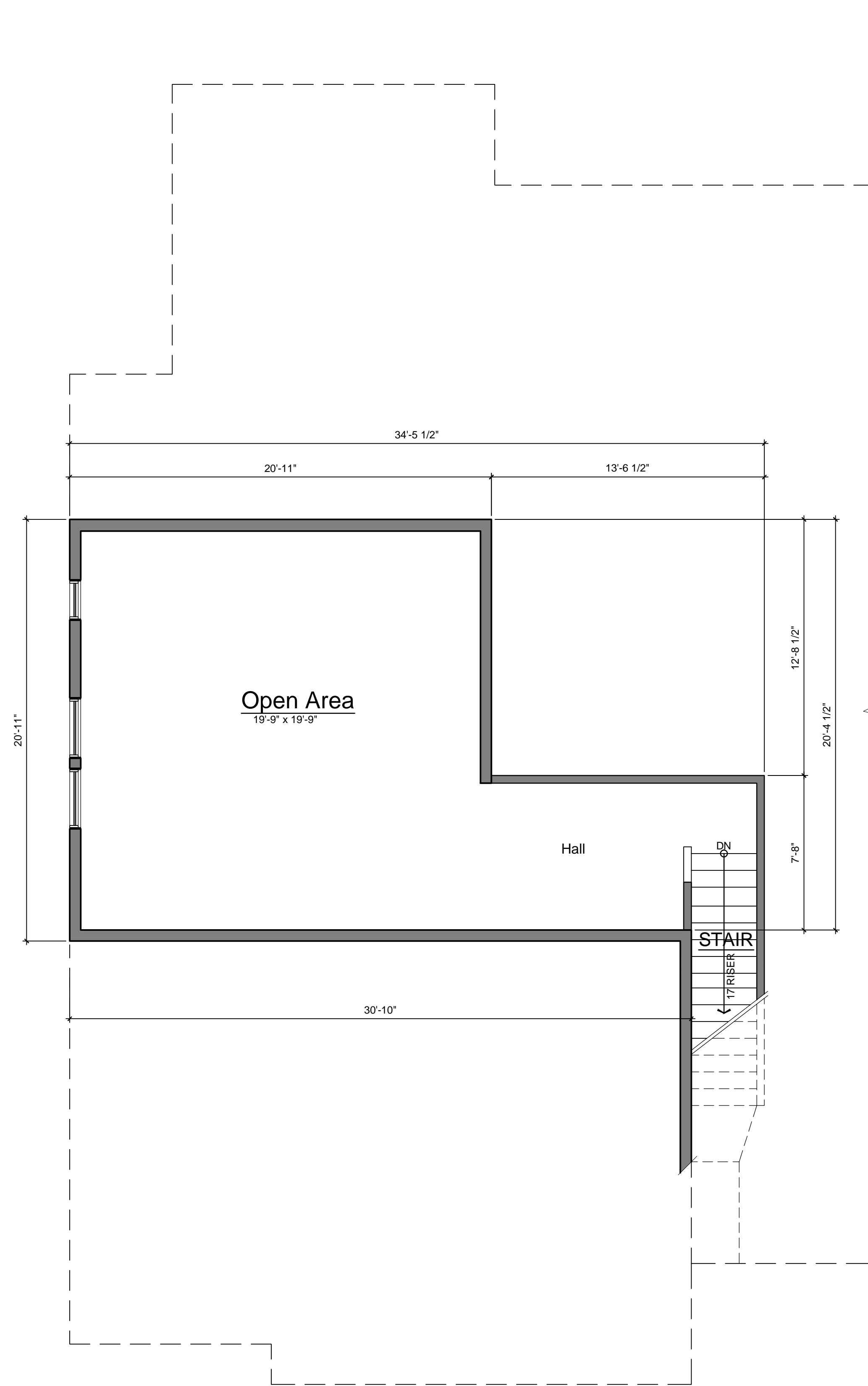


2 First Floor Plan - St. Clair Covered Porch
 A1.1c / SCALE: 1/4" = 1'-0" Living Gross: 2,785 S.F.

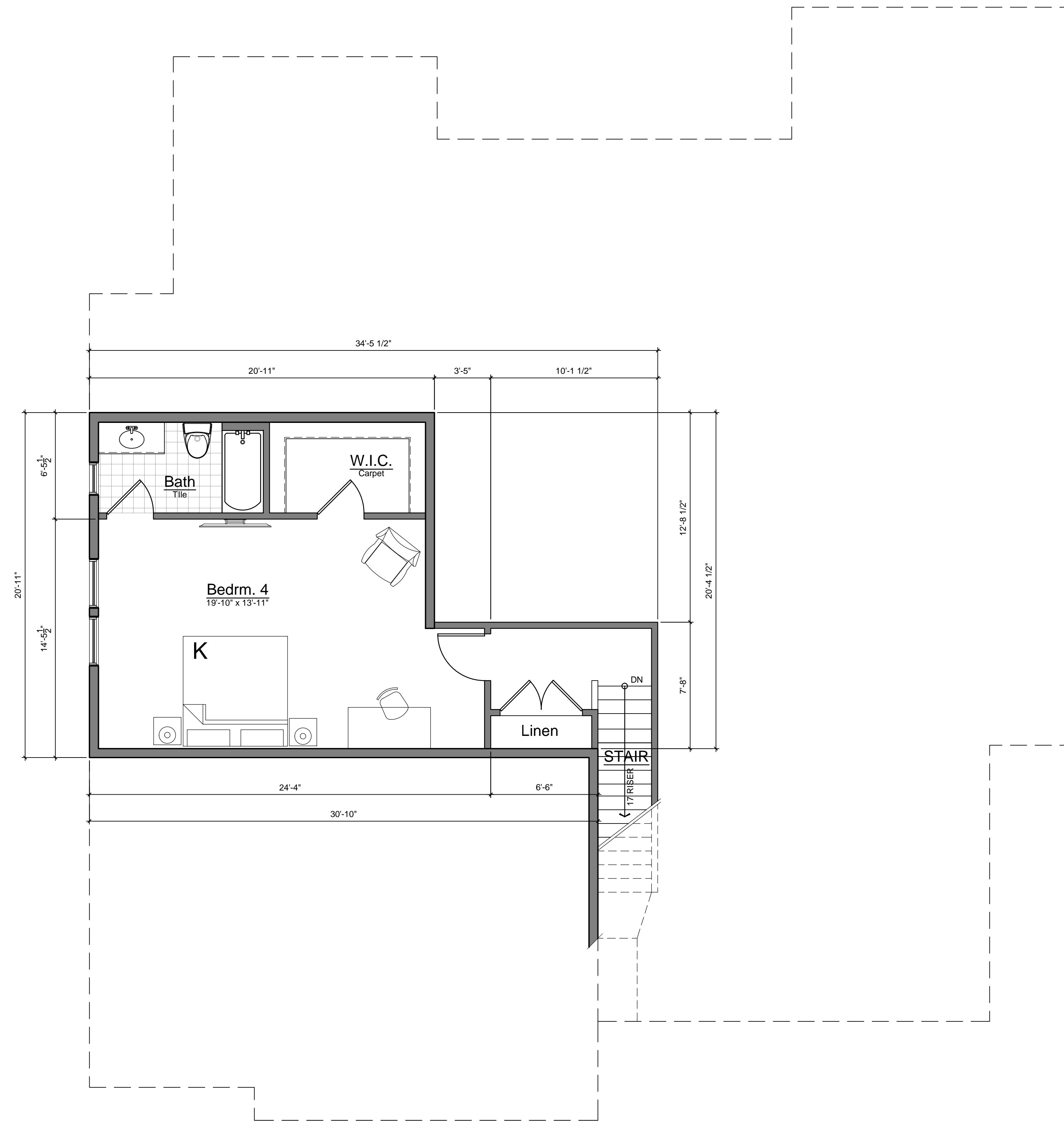


1 First Floor Plan - St. Clair Sun Room
 A1.1c / SCALE: 1/4" = 1'-0" Living Gross: 2,785 S.F.

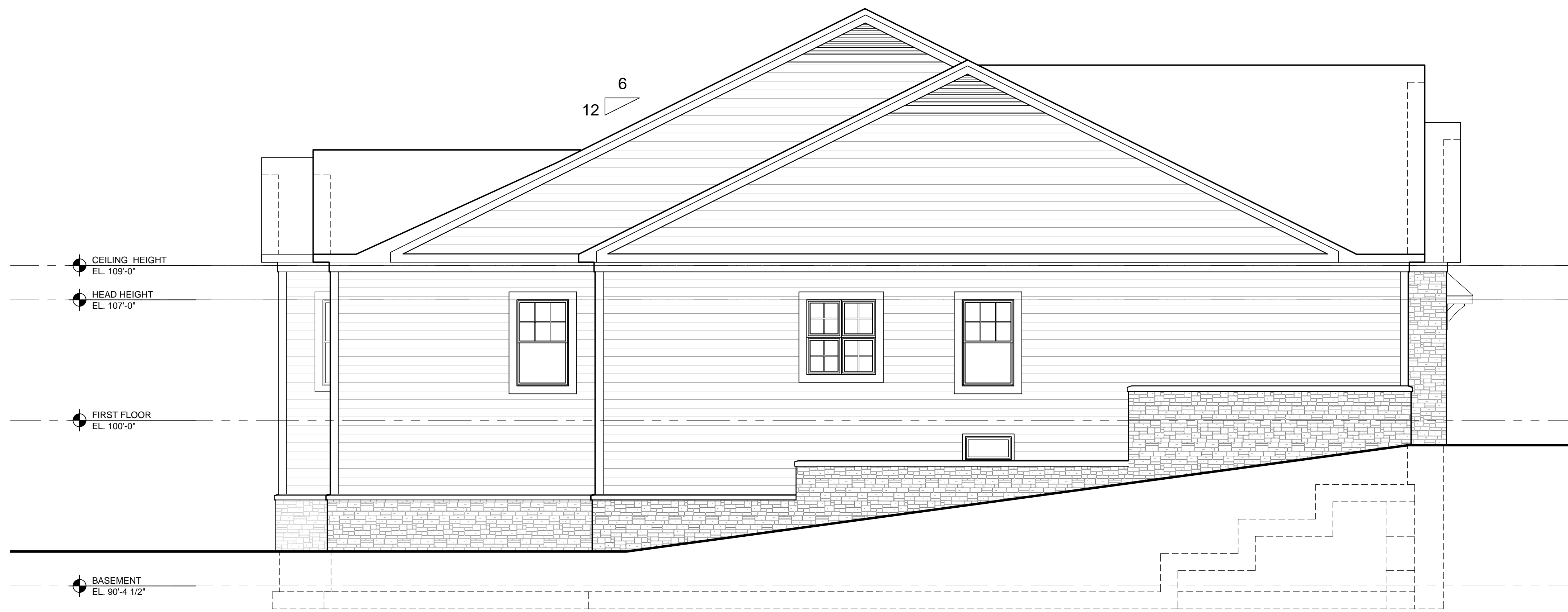
PRELIMINARY NOT FOR CONSTRUCTION



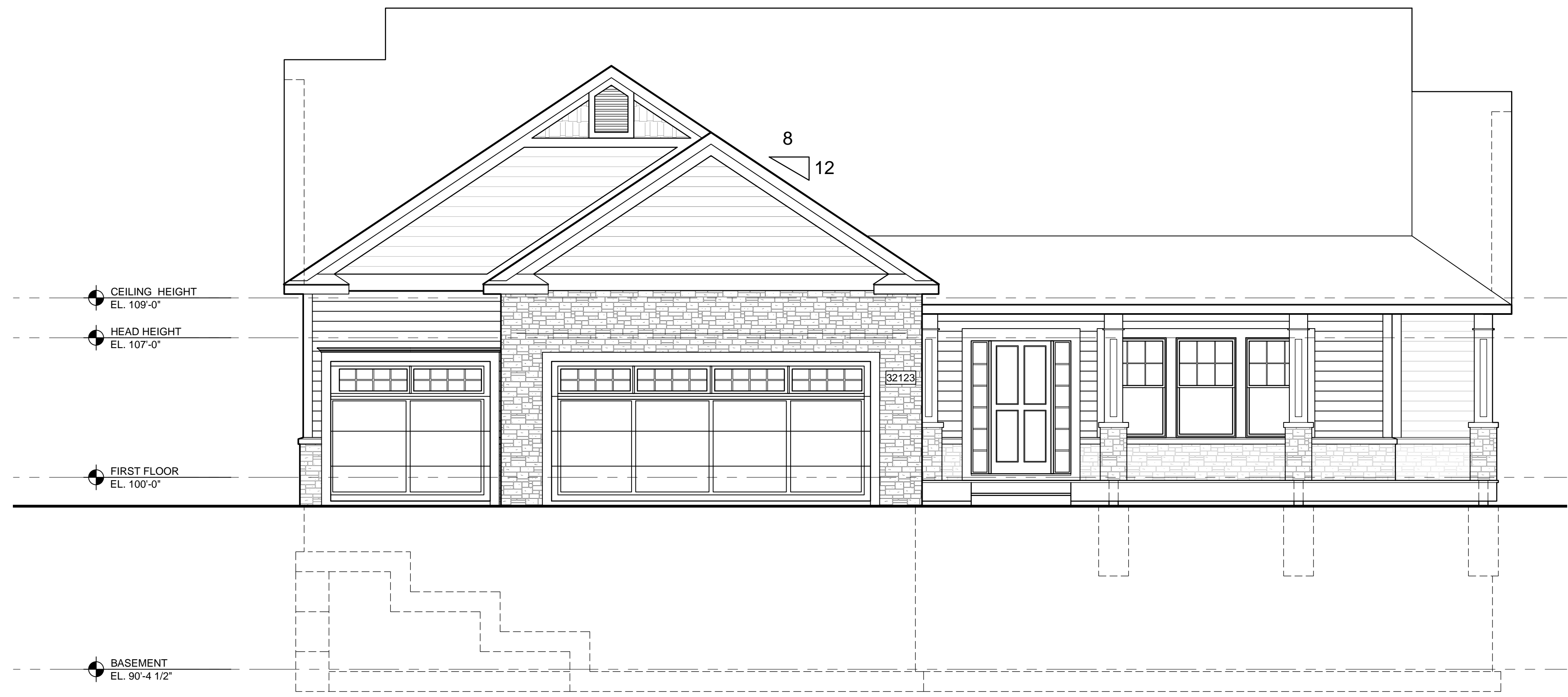
2 Second Floor Plan - St. Clair - w/Open Loft Area
 A1.2 SCALE: 1/4" = 1'-0" Living Gross: 532 S.F.



1 Second Floor Plan - St. Clair - w/Mastersuite
 A1.2 SCALE: 1/4" = 1'-0" Living Gross: 532 S.F.



2 Side Elevation - St. Clair - Walkout
 A2.1A SCALE: 1/4" = 1'-0"



1 Front Elevation - St. Clair - Base Elevation
 A2.1a SCALE: 1/4" = 1'-0"

Marketing	03.14.23

Elevations
 Daylight &
 Alternate Facade

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A2.1a



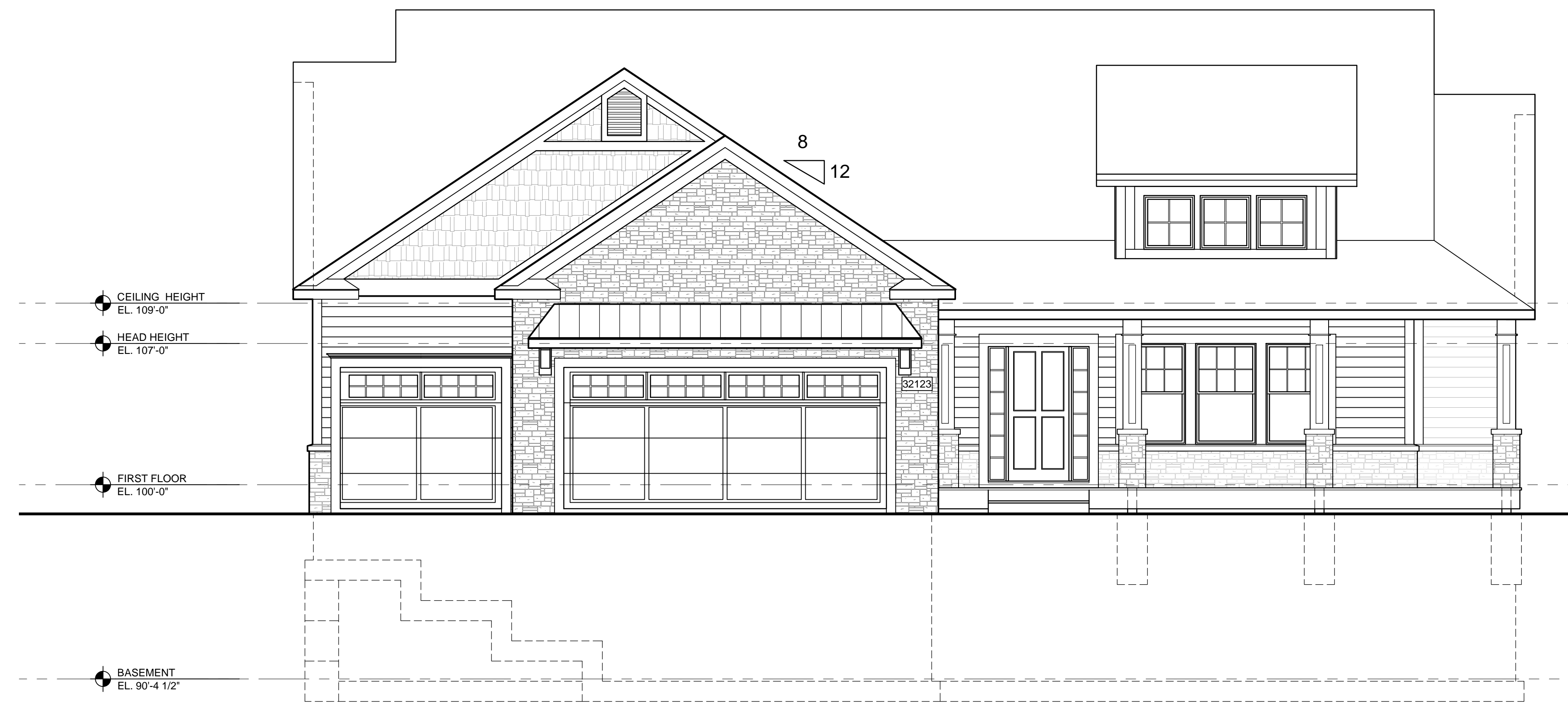
JSC2022-0002
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 City of Rochester Hills
 Planning & Economic
 Development

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2 Side Elevation - St. Clair - Walkout
 A2.1B SCALE: 1/4" = 1'-0"



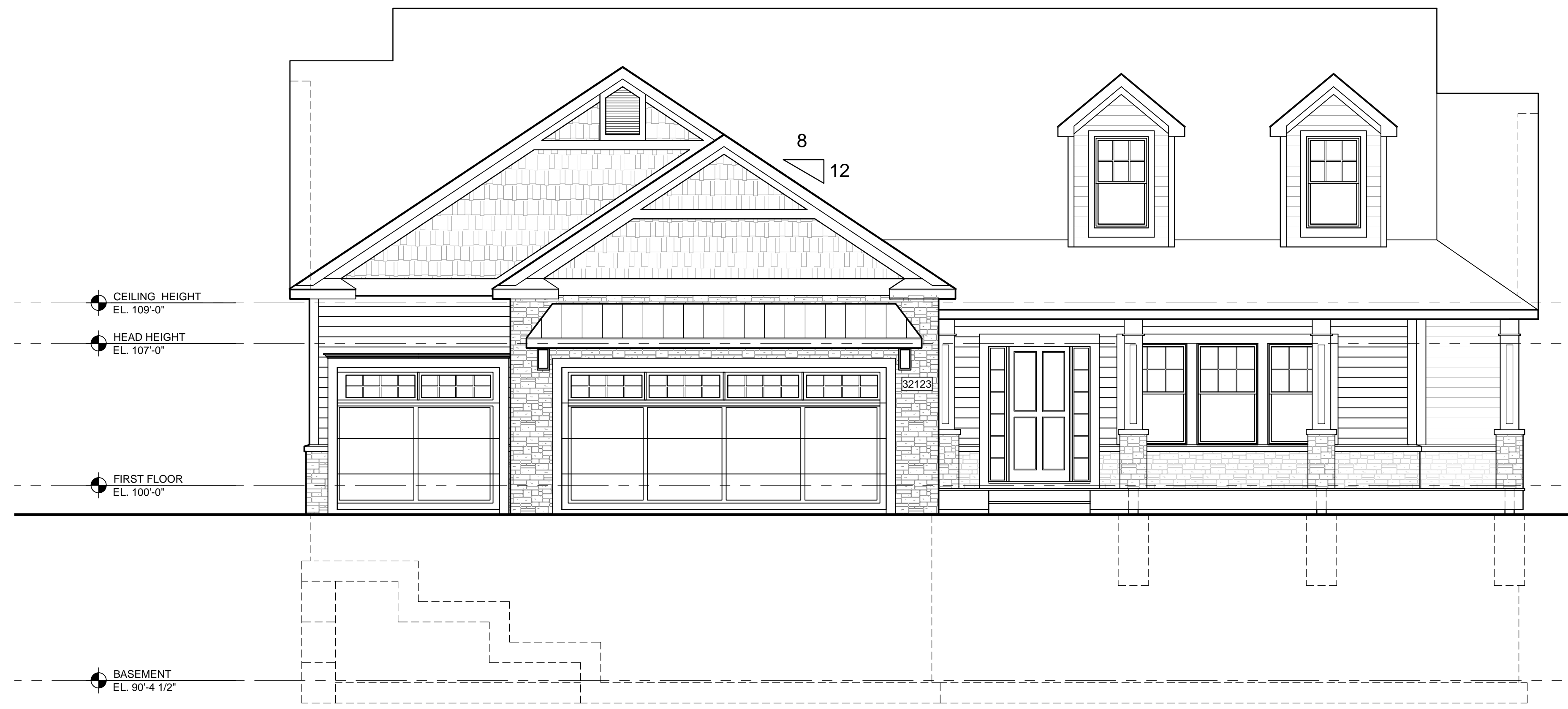
1 Front Elevation - St. Clair - Alternate Elevation 1
 A2.1b SCALE: 1/4" = 1'-0"

Marketing	03.14.23

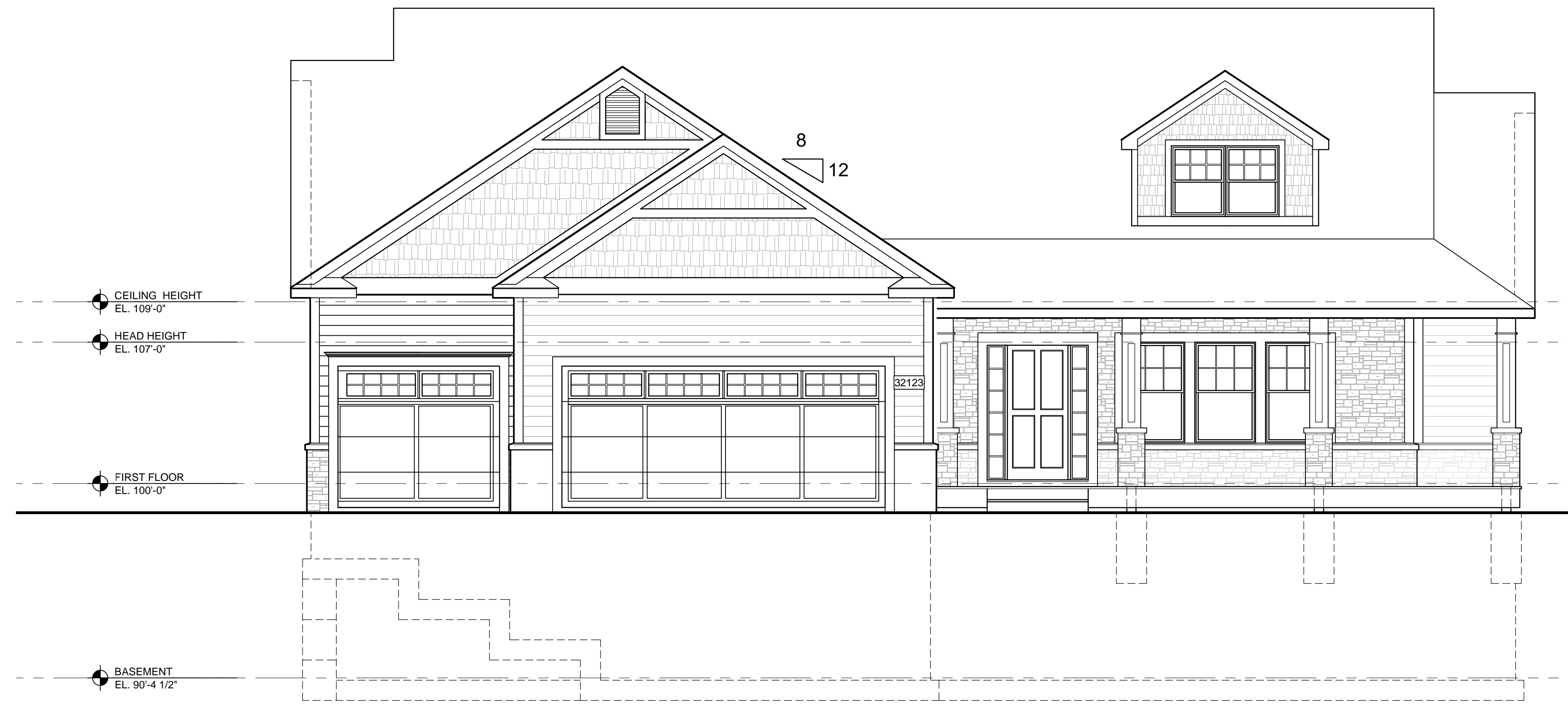
Elevations
 Walk-Out &
 Base Facade

JBMA Project No.
 221157
 ©2022

A2.1b



1 Front Elevation - St. Clair - Alternate Elevation 3
 A2.1a SCALE: 1/4" = 1'-0"



1 Front Elevation - St. Clair - Alternate Elevation 2
 A2.1a SCALE: 1/4" = 1'-0"

Marketing 03.14.23

Elevations
 Alt 2 Facade
 Alt 3 Facade

JBMA Project No.

221157

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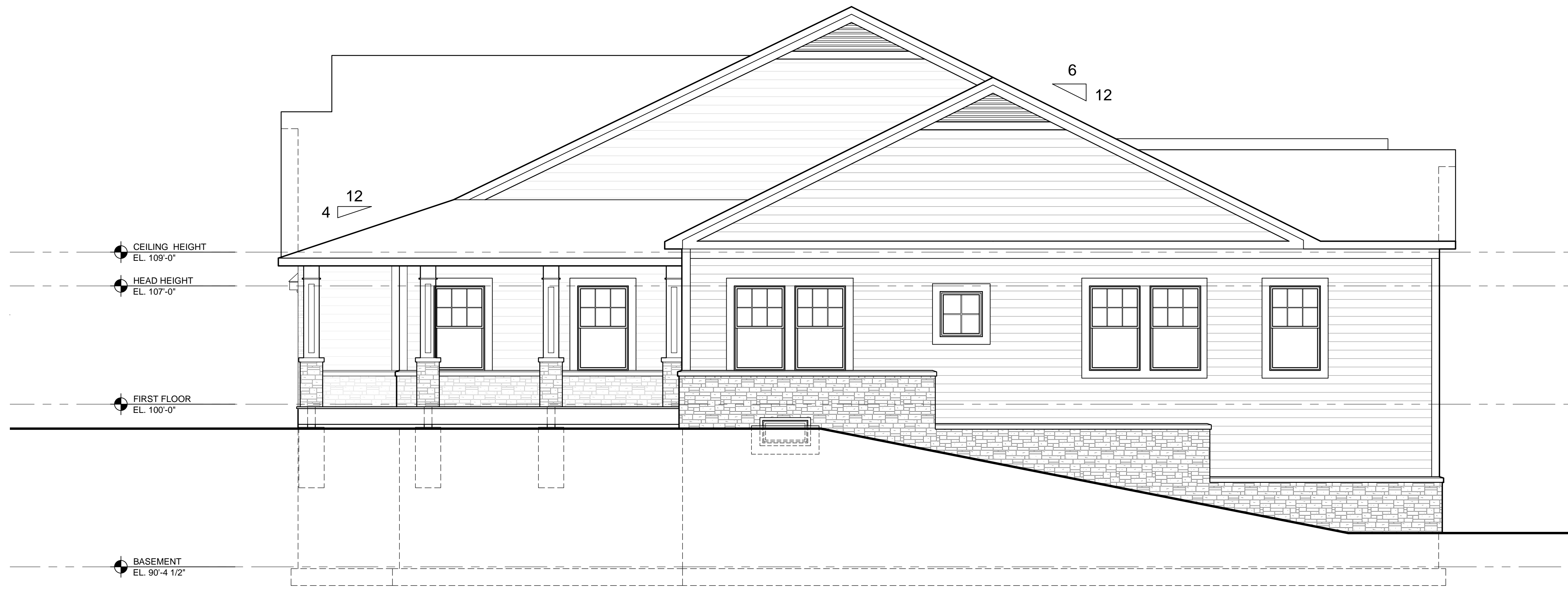
A2.1c



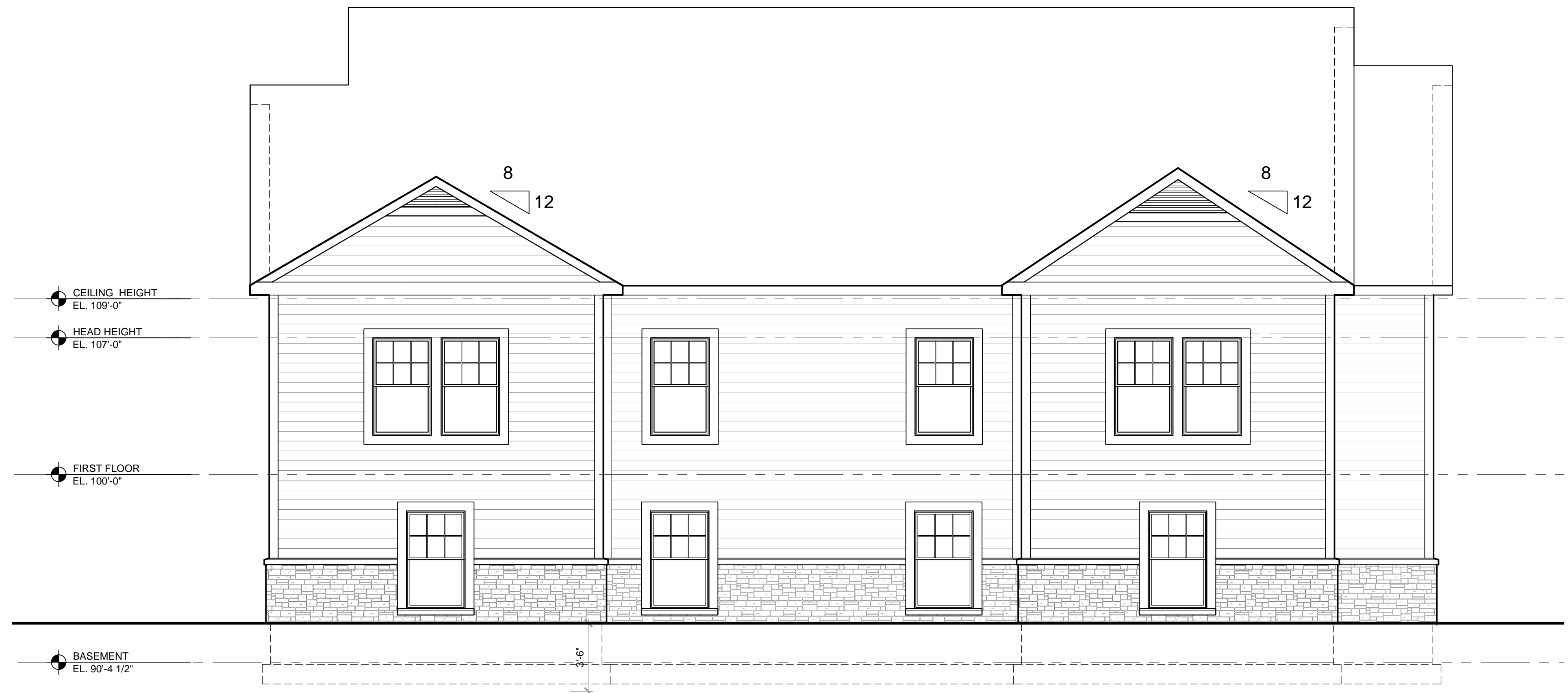
JSC2022-0002
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PRELIMINARY NOT FOR CONSTRUCTION



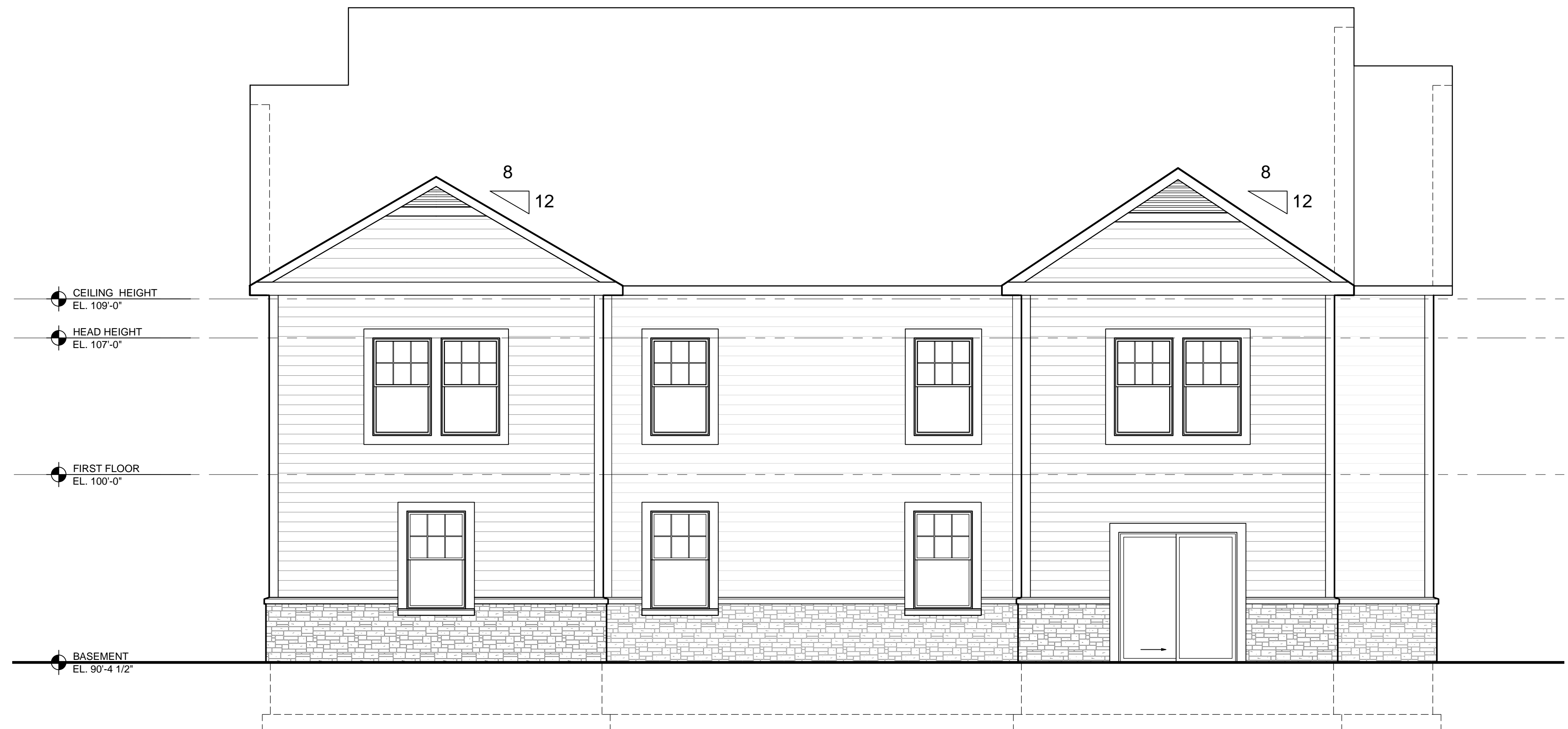
2 Side Elevation - St. Clair - Walkout
A2.2A SCALE: 1/4" = 1'-0"



1 Rear Elevation - St. Clair - Walkout
A2.2A SCALE: 1/4" = 1'-0"



2 Side Elevation - St. Clair - Walkout
A2.2B SCALE: 1/4" = 1'-0"



1 Rear Elevation - St. Clair - Walkout
A2.2B SCALE: 1/4" = 1'-0"



FIRE DEPARTMENT
Sean Canto, Fire Chief

From: Vince Foisy
To: Planning Dept.
Date: March 28, 2023
Re: Walton Oaks - Section #7 – City Project # 22-009 Review #4

NOT APPROVED

The street names submitted on the drawings I received by Planning on 3/22/2023 have been reviewed as follows:

The following name(s) is/are Approved:

Prefi x	Street Name	Suffi x
	Peregrine	St

The following name(s) is/are Not Approved:

Prefi x	Street Name	Suffi x

>>> A second street name needed for lots 1 & 2I

****Still No change since REV2***

NOTE: Requests must not be, Like, Similar and or Sound alike names to ones already approved

To speed your review process up I recommend that you contact me by Email with proposed names prior to your re-submittal:

Email: foisyv@rochesterhills.org

If you have any further questions please contact me at 248.841.2709

VINCENT B. FOISY
Communication Systems Administrator

cc: File

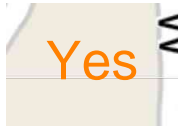
COMBINED PLAN SHEETS.pdf Markup Summary

Building Department (2)



Subject: Building Department
Author: Mark Artinian
Date: 3/29/2023 12:03:24 PM
Status:

Mark Artinian 248-841-2446
ArtinianM@RochesterHills.org



Subject: Building Department
Author: Mark Artinian
Date: 3/29/2023 12:04:13 PM
Status:

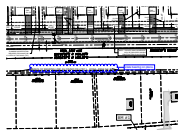
Yes

Engineering Department (12)



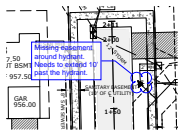
Subject: Engineering Department
Author: Jenny McGuckin
Date: 3/21/2023 9:05:07 AM
Status:

Missing easement around hydrant. Needs to extend 10' past the hydrant.



Subject: Engineering Department
Author: Jenny McGuckin
Date: 3/21/2023 9:05:24 AM
Status:

state bearing on plans.



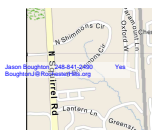
Subject: Engineering Department
Author: Jenny McGuckin
Date: 3/21/2023 9:05:50 AM
Status:

Missing easement around hydrant. Needs to extend 10' past the hydrant.

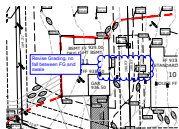


Subject: Engineering Department
Author: Jason Boughton
Date: 3/27/2023 1:00:17 PM
Status:

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.

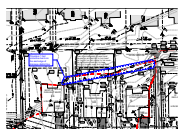


Subject: Engineering Department
Author: Jason Boughton
Date: 3/27/2023 1:00:56 PM
Status:



Subject: Engineering Department
Author: Jason Boughton
Date: 3/27/2023 1:22:27 PM
Status:

Revise Grading, no fall between FG and swale



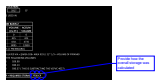
Subject: Engineering Department
Author: Jason Boughton
Date: 3/27/2023 1:22:50 PM
Status:

Provide a 1 foot protective berm on the east edge of drainage district line



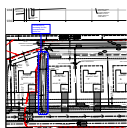
Subject: Engineering Department
Author: Jason Boughton
Date: 3/27/2023 1:23:55 PM
Status:

Revise profile to correspond with storm sewer calculations



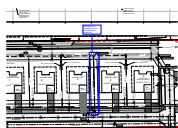
Subject: Engineering Department
Author: Jason Boughton
Date: 3/27/2023 1:24:14 PM
Status:

Provide how the overall storage was calculated



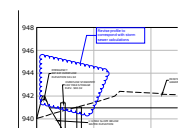
Subject: Engineering Department
Author: Jason Boughton
Date: 3/27/2023 1:25:05 PM
Status:

Pretreatment is necessary for this proposed storm sewer line



Subject: Engineering Department
Author: Jason Boughton
Date: 3/27/2023 1:24:59 PM
Status:

Pretreatment is necessary for this proposed storm sewer line



Subject: Engineering Department
Author: Jason Boughton
Date: 3/27/2023 1:24:59 PM
Status:

Revise profile to correspond with storm sewer calculations

Fire Department (1)



Subject: Fire Department
Author: Lieutenant W. Murphy
Date: 3/23/2023 3:04:38 PM
Status:

Group (46)



Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:35:07 PM
Status:

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 3/16/2023

City of Rochester Hills Planning & Economic Development



Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:54:34 PM
Status:

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Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:54:46 PM
Status:

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Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:54:54 PM
Status:

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Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:55:04 PM
Status:

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Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:55:11 PM
Status:

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Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:55:23 PM
Status:

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Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:55:29 PM
Status:

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 3/16/2023

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Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:55:39 PM
Status:

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 3/16/2023

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Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:55:44 PM
Status:

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Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:55:50 PM
Status:

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Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:55:56 PM
Status:

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Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:56:06 PM
Status:

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Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:56:10 PM
Status:

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	<p>Subject: Group Author: C.McLeod Date: 3/30/2023 12:56:22 PM Status:</p>	<p>Received 3/16/2023 City of Rochester Hills Planning & Economic Development</p>
	<p>Subject: Group Author: C.McLeod Date: 3/30/2023 12:56:29 PM Status:</p>	<p>Received 3/16/2023 City of Rochester Hills Planning & Economic Development</p>
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	<p>Subject: Group Author: C.McLeod Date: 3/30/2023 12:56:53 PM Status:</p>	<p>Received 3/16/2023 City of Rochester Hills Planning & Economic Development</p>
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Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:57:19 PM
Status:

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Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:57:27 PM
Status:

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Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:57:32 PM
Status:

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Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:57:37 PM
Status:

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Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:57:45 PM
Status:

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Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:57:51 PM
Status:

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Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:57:57 PM
Status:

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Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:58:02 PM
Status:

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3/16/2023

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Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:58:08 PM
Status:

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Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:58:18 PM
Status:

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Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:58:24 PM
Status:

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 3/16/2023

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Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:58:29 PM
Status:

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Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:58:34 PM
Status:

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Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:58:38 PM
Status:

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Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:58:43 PM
Status:

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Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:58:47 PM
Status:

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 3/16/2023

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Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:58:51 PM
Status:

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 3/16/2023

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Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:58:56 PM
Status:

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 3/16/2023

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Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:59:00 PM
Status:

Received
 3/16/2023

City of Rochester Hills Planning & Economic
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Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:59:08 PM
Status:

Received
 3/16/2023

City of Rochester Hills Planning & Economic
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Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:59:13 PM
Status:

Received
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Subject: Group
Author: C.McLeod
Date: 3/30/2023 12:59:19 PM
Status:

Received
 3/16/2023

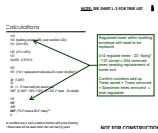
City of Rochester Hills Planning & Economic
 Development

Natural Resources (1)



Subject: Natural Resources
Author: Matt Einheuser
Date: 3/27/2023 12:17:45 PM
Status:

Natural Resources (5)



Subject: Natural Resources
Author: Matt Einheuser
Date: 3/27/2023 12:22:51 PM
Status:

Regulated trees within building envelope still need
 to be replaced

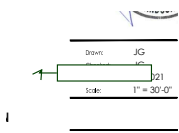
414 regulate trees - 23 "dying" - 137 saved = 254
 removed trees needing replacement of some sort

Confirm numbers add up Trees saved + Trees
 removed + Specimen trees removed = total
 regulated

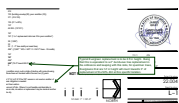


Subject: Natural Resources
Author: Matt Einheuser
Date: 3/27/2023 12:23:27 PM
Status:

excess tree replacement from planting larger trees
 will not be allowed to count for mitigation of tree
 removal at other development project.



Subject: Natural Resources
Author: Matt Einheuser
Date: 3/27/2023 12:07:08 PM
Status:



Subject: Natural Resources
Author: Matt Einheuser
Date: 3/27/2023 12:14:10 PM
Status:

Typical Evergreen replacement is to be 8 ft in
 height. Being that this is equivalent to a 2"
 deciduous tree replacement in the ordinance and
 keeping with this ratio, for specimen trees,
 Evergreens that are 12' in height will count towards
 3" of replacement of the 50% dbh at this specific
 location.



Subject: Natural Resources
Author: Matt Einheuser
Date: 3/27/2023 12:16:12 PM
Status:

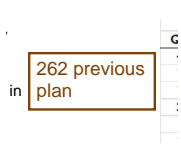
Rochester Hills

Planning Department (4)



Subject: Planning Department
Author: C.McLeod
Date: 3/30/2023 1:43:30 PM
Status:

326 current plan

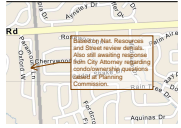


Subject: Planning Department
Author: C.McLeod
Date: 3/30/2023 1:43:14 PM
Status:

262 previous plan



Subject: Planning Department
Author: C.McLeod
Date: 3/30/2023 2:28:37 PM
Status:



Subject: Planning Department
Author: C.McLeod
Date: 3/31/2023 9:25:40 AM
Status:

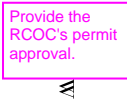
Based on Nat. Resources and Street review denials. Also still awaiting response from City Attorney regarding condo/ownership questions raised at Planning Commission.

Site Plan Review (1)



Subject: Site Plan Review
Author: macdonaldj
Date: 3/16/2023 3:47:23 PM
Status:

Traffic (3)

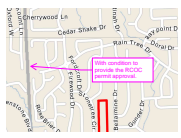


Subject: Traffic
Author: Keith
Date: 3/17/2023 9:29:02 AM
Status:

Provide the RCOC's permit approval.



Subject: Traffic
Author: Keith
Date: 3/17/2023 9:29:20 AM
Status:



Subject: Traffic
Author: Keith
Date: 3/17/2023 9:30:12 AM
Status:

With condition to provide the RCOC permit approval.