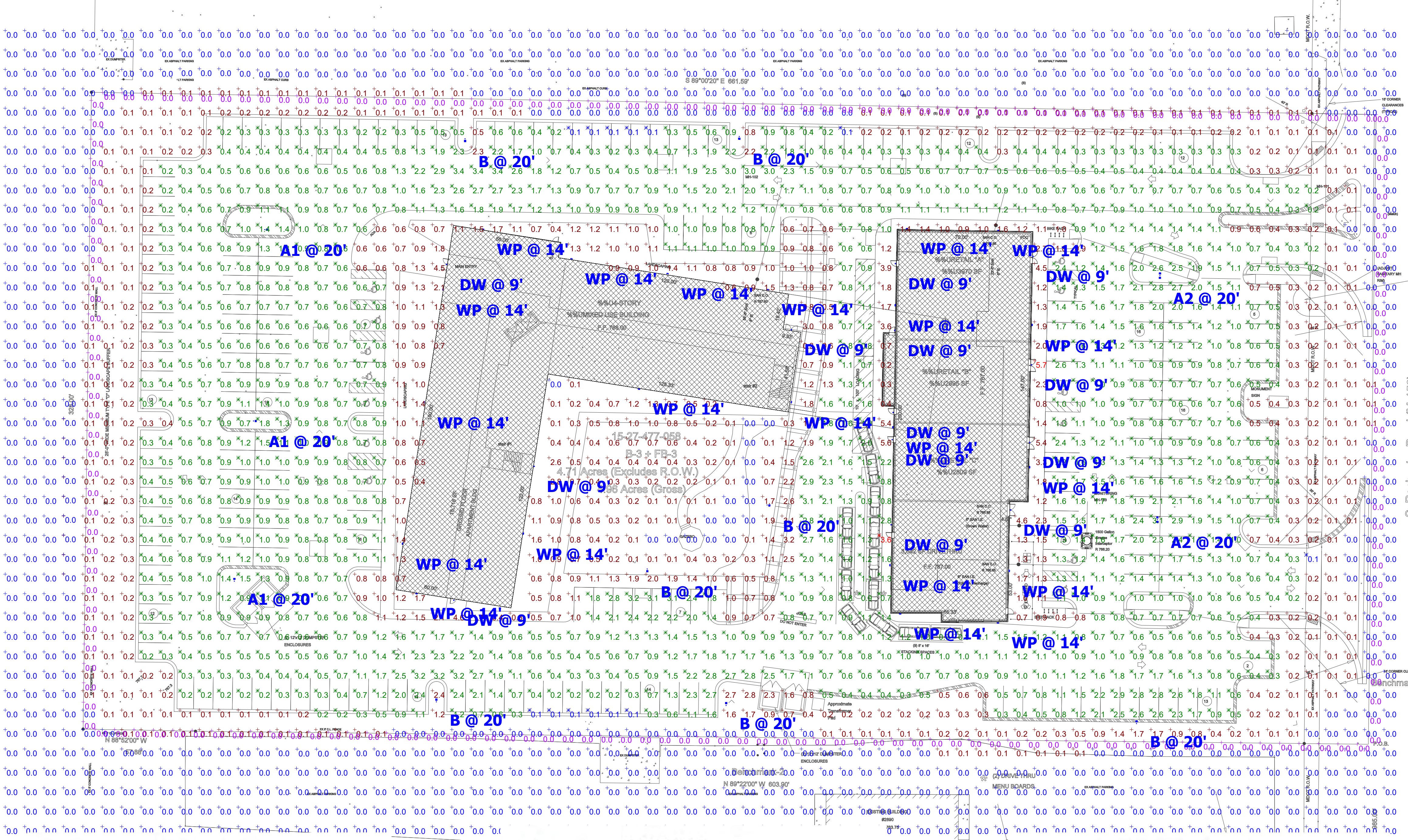


Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
SITE	+	0.6 fc	5.7 fc	0.0 fc	N/A	N/A	0.1:1
Parking and Drives	X	1.0 fc	3.6 fc	0.1 fc	36.0:1	10.0:1	0.3:1
Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A	N/A

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

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



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

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

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

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

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

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

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

D-Series Size 1 LED Wall Luminaire

Specifications
 Luminaire: 13.5" x 5.5" x 12.5"
 Depth: 5.5"
 Height: 6.5"

Back Box (BBW, ELWC)
 Width: 13.5" x 5.5" x 12.5"
 Depth: 5.5"
 Height: 6.5"

Ordering Information
 EXAMPLE: DSXW1 LED 20C 1000 40K T5M MVOLT DBDXTD

Color	LED	Lumens/LED	LED Elements	Beam Angle	Output	Warranty	Shipping Category
DSXW1 LED	10K	1000	100	120°	10000	5 Year	Standard

Introduction
 The D-Series Wall Luminaire is a stylish, fully integrated LED solution for building mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance. With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

WDGE1 LED Architectural Wall Sconce

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

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

Color	LED	Lumens/LED	LED Elements	Beam Angle	Output	Warranty	Shipping Category
WDGE1 LED	10K	1000	100	120°	10000	5 Year	Standard

Introduction
 The WDGE1 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, recessed design comes in four sizes with lumens packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution. WDGE1 delivers up to 2,000 lumens with a soft, non-pivotal light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

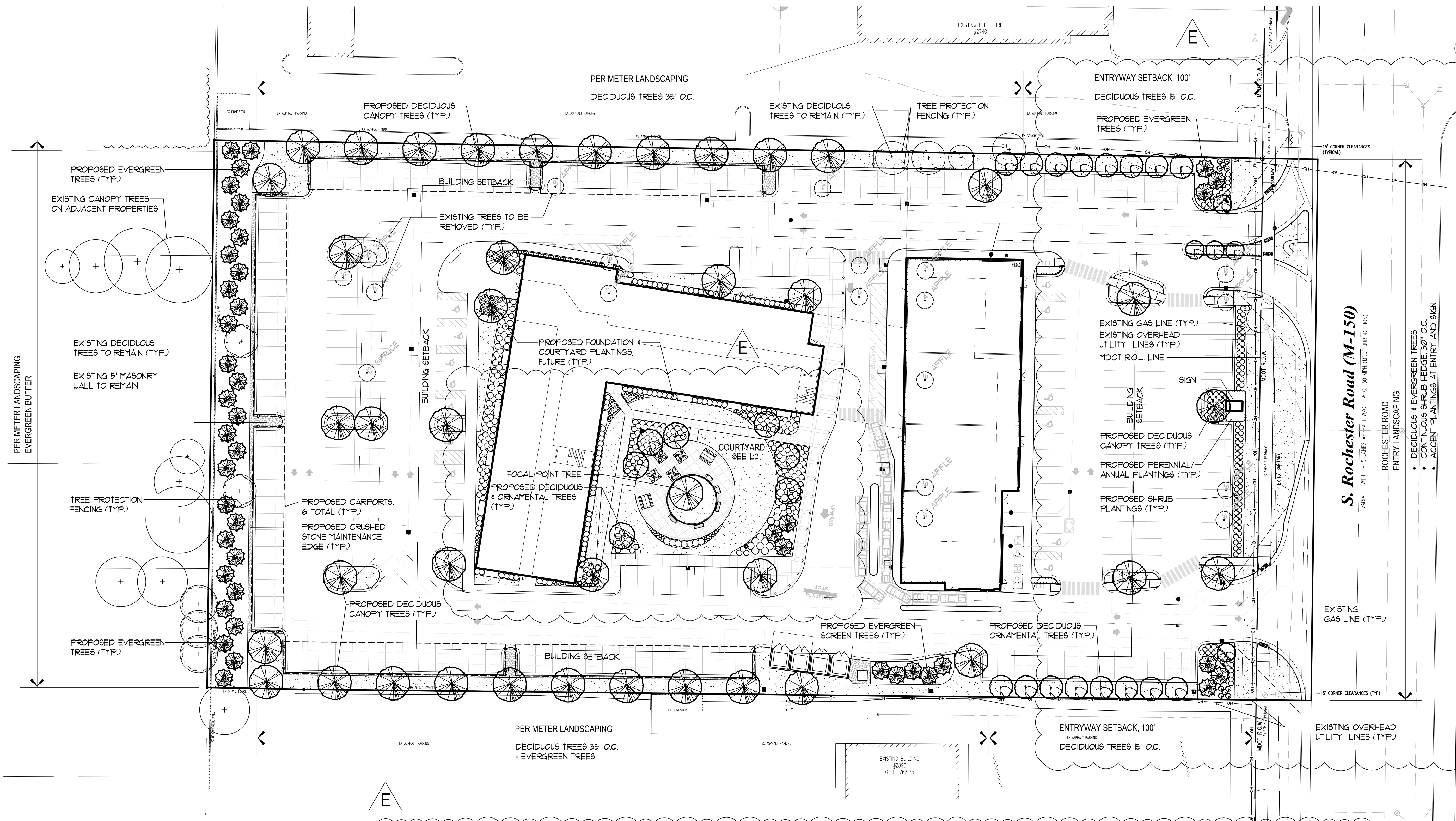
D-Series Size 1 LED Area Luminaire

Specifications
 EPA: 1.0 ft²
 Length: 33"
 Width: 13"
 Height H1: 7.5"
 Height H2: 3.125"
 Weight (max): 27 lbs

Ordering Information
 EXAMPLE: DSX1 LED P7 40K T5M MVOLT SPA NLTARZ PIRHN DBDXX

Color	LED	Lumens/LED	LED Elements	Beam Angle	Output	Warranty	Shipping Category
DSX1 LED	10K	1000	100	120°	10000	5 Year	Standard

Introduction
 The modern styling of the D-Series is striking yet understated - making a bold, progressive statement as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into its 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.







EXISTING TREE CALCULATIONS	OVERALL SITE	INSIDE BUILDING ENVELOPE	OUTSIDE BUILDING ENVELOPE
EXISTING TREES:			
TOTAL EXISTING TREES 6" CALIPER OR GREATER:	18	5/18	13/18
TOTAL EXISTING TREES LESS THAN 6" CALIPER:	6	5/6	1/6
TOTAL EXISTING TREES: 24			
REGULATED TREE PRESERVATION:			
TOTAL EXISTING REGULATED TREES, 6-8" CALIPER:	12	5/12	7/12
TOTAL EXISTING REGULATED TREES, 9"+ CALIPER:	6	1/6	5/6
EXISTING REGULATED TREES TO BE REMOVED, 6-8" CALIPER:	12	5/12	7/12
EXISTING REGULATED TREES TO BE REMOVED, 9"+ CALIPER:	1	0/1	1/1
EXISTING REGULATED TREES TO REMAIN, 6-8" CALIPER:			
EXISTING REGULATED TREES TO REMAIN, 6-8" CALIPER:	0/12	0/5	0/7
EXISTING REGULATED TREES TO REMAIN, 9"+ CALIPER:	5/6	0	5/6
TREE PRESERVATION, 6-8" CALIPER:			
TREE PRESERVATION, 6-8" CALIPER:	0%	0%	0%
TREE PRESERVATION, 9"+ CALIPER:			
TREE PRESERVATION, 9"+ CALIPER:	83%	--	83%
TREE PRESERVATION, OVERALL:	28%	0%	38%
REPLACEMENT TREES:			
TOTAL TREES REQUIRED TO BE REPLACED WITH 2" CALIPER REPLACEMENT TREES:			8*
*SEE PROPOSED PARKING LOT TREE SCHEDULE FOR BREAKDOWN			

PARKING LOT INTERIOR & PERIMETER TREES	
REQUIRED PARKING LOT TREES:	
TOTAL PROPOSED VEHICULAR USE AREA:	107,692 SF.
TOTAL INTERIOR LANDSCAPE REQUIRED (5% OF PROP. VEHICULAR AREA):	5,385 SF.
TOTAL TREES REQUIRED, 1 TREE PER 150 SF. OF REQUIRED INTERIOR LANDSCAPE:	36 REQ. TREES
1 TREE FOR EACH PARKING LOT ISLAND:	13 REQ. TREES
PERIMETER LANDSCAPING, FIRST 100' FROM ROCHESTER ROAD, TREES 25' O.C.	8 REQ. TREES
PERIMETER LANDSCAPING, NORTH AND SOUTH ADJACENT LOTS ARE ZONED B-3	0 REQ. TREES
51 TOTAL REQUIRED TREES	
PROPOSED PARKING LOT TREES:	
TOTAL INTERIOR LANDSCAPE PROVIDED AROUND PROPOSED 4 STORY BUILDING:	47,1000 SF.
TOTAL TREES PROVIDED AROUND PROPOSED 4 STORY BUILDING:	11 TREES
TOTAL TREES PROVIDED IN PARKING LOT ISLANDS:	9 TREES
TOTAL TREES PROVIDED IN PERIMETER LANDSCAPING FIRST 100' FROM ROCHESTER:	16 TREES
TOTAL TREES PROVIDED IN PERIMETER LANDSCAPING OUTSIDE FIRST 100':	28 TREES
TOTAL EXISTING TREES TO REMAIN IN PERIMETER:	3 TREES
13 PROVIDED TREES	

RIGHT OF WAY TREE CALCULATIONS	
REQUIRED RIGHT OF WAY TREES:	
TOTAL REQUIRED CANOPY TREES:	10 TREES
TOTAL REQUIRED ORNAMENTAL TREES:	13 TREES
23 TOTAL REQUIRED TREES	
PROPOSED RIGHT OF WAY TREES:	
TOTAL PROPOSED CANOPY TREES:	2 TREES
TOTAL PROPOSED ORNAMENTAL TREES:	5 TREES
TOTAL PROPOSED EVERGREEN TREES:	6 TREES
13 PROVIDED TREES	
WEST BUFFER TREE CALCULATIONS	
REQUIRED TYPE 'D' BUFFER TREES (328 L.F.):	
TOTAL REQUIRED CANOPY TREES:	9 TREES
TOTAL REQUIRED ORNAMENTAL TREES:	5 TREES
TOTAL REQUIRED EVERGREEN TREES:	11 TREES
31 TOTAL REQUIRED TREES	
PROPOSED TYPE 'D' BUFFER TREES (328 L.F.):	
TOTAL PROVIDED CANOPY 4 ORNAMENTAL TREES:	0 TREES
TOTAL EXISTING CANOPY TREES TO REMAIN IN BUFFER:	2 TREES
TOTAL PROVIDED EVERGREEN TREES:	30 TREES
32 PROVIDED TREES	

TOTAL TREES	
TOTAL REQUIRED TREES: RIGHT OF WAY + PARKING LOT + BUFFER	111 TREES
TOTAL PROVIDED TREES: RIGHT OF WAY + PARKING LOT + BUFFER	118 TREES (113 PROPOSED + 5 EXISTING)
TREE NOTES:	
(1) SEE PLAN FOR REQUIRED SHRUB PLANTINGS	
(2) RIGHT-OF-WAY TREE PLANTINGS ARE LIMITED DUE TO SITE UTILITIES (OVERHEAD UTILITY LINES AND UNDERGROUND GAS LINE). THE ADDITIONAL TREES REQUIRED FOR RIGHT-OF-WAY TREE PLANTINGS ARE ACCOUNTED FOR IN OTHER AREAS ON SITE.	
(3) 8' EVERGREEN TREES HAVE BEEN SUBSTITUTED FOR CANOPY/ORNAMENTAL TREE REQUIREMENTS DUE TO SITE LIMITATIONS AND TO PROVIDE A MORE SUBSTANTIAL EVERGREEN BUFFER AND PRESENCE YEAR ROUND.	
(4) ALL WEST BUFFER TREES HAVE BEEN SUBSTITUTED FOR 8' EVERGREEN TREES DUE TO NEIGHBOR CONCERNS REGARDING WINTER SCREENING. THE WESTERN RESIDENTIAL SITES HAVE EXISTING LARGE CANOPY TREES TO BALANCE THE PROPOSED EVERGREEN SCREEN TREES.	

PLANT & MATERIAL SCHEDULE

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

LANDSCAPE DEVELOPMENT NOTES

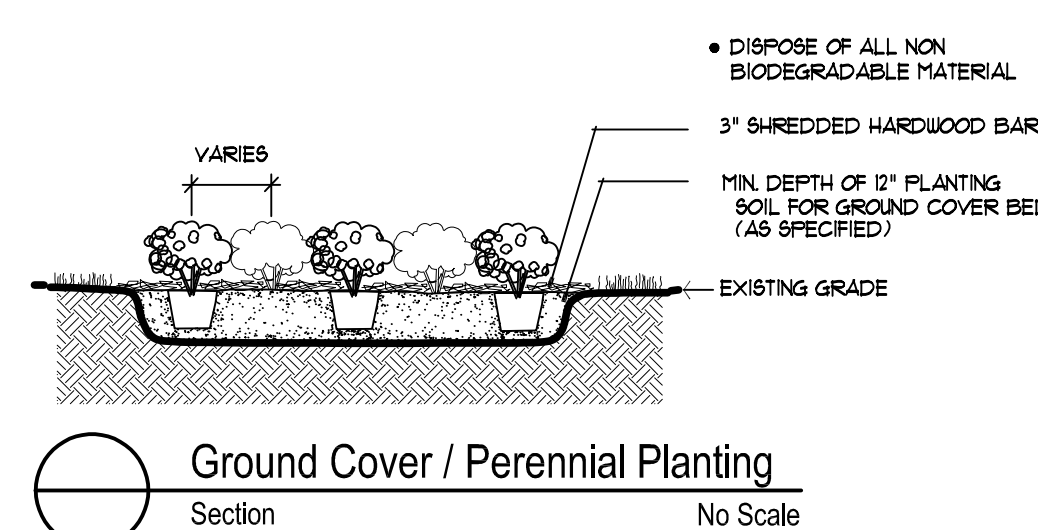
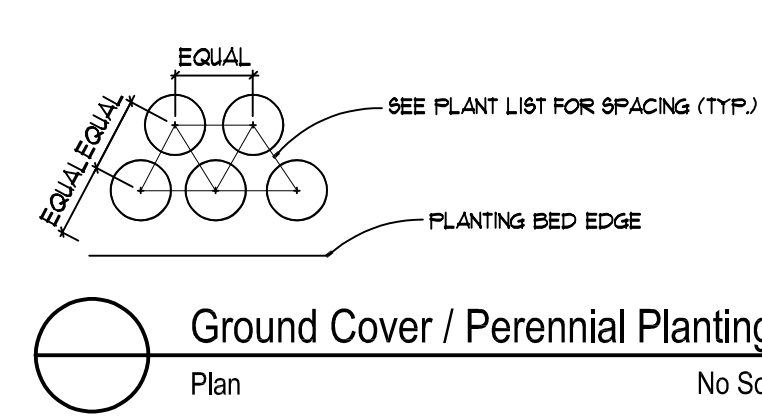
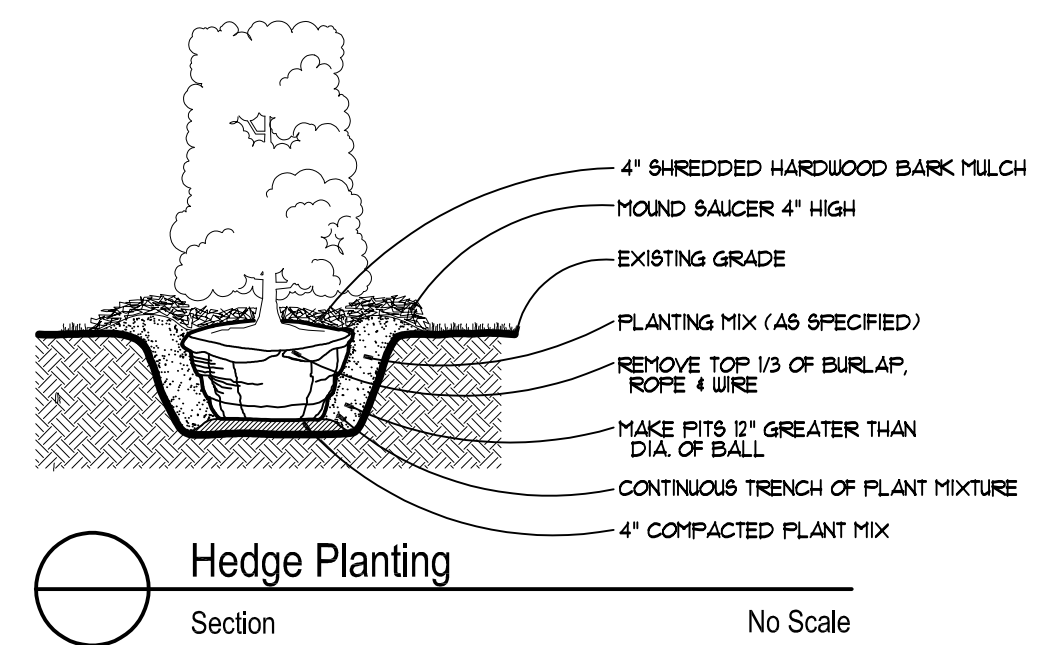
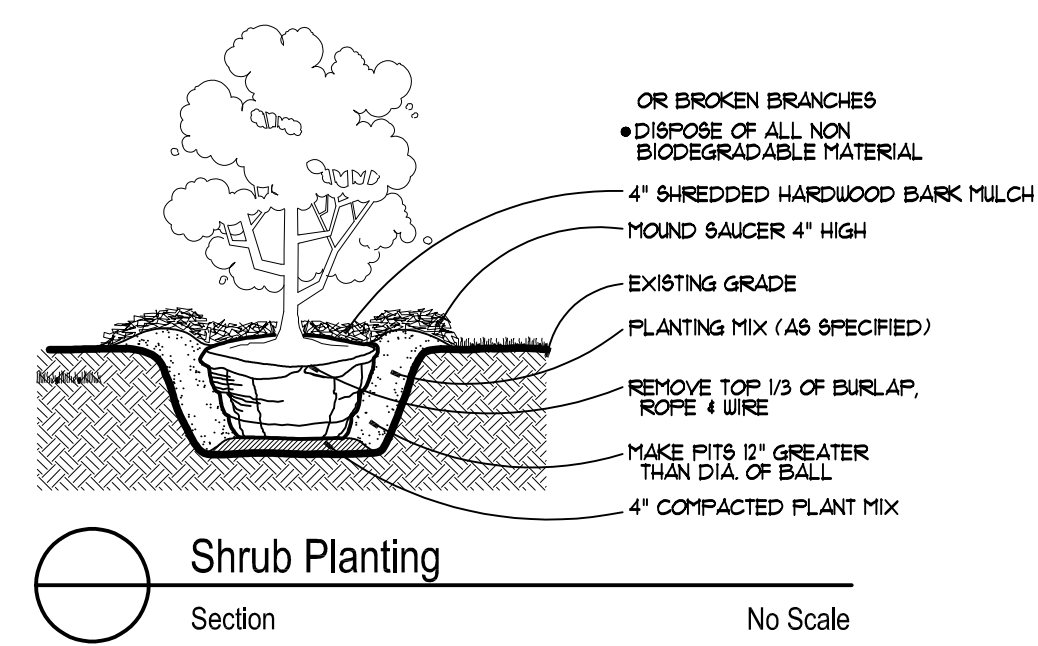
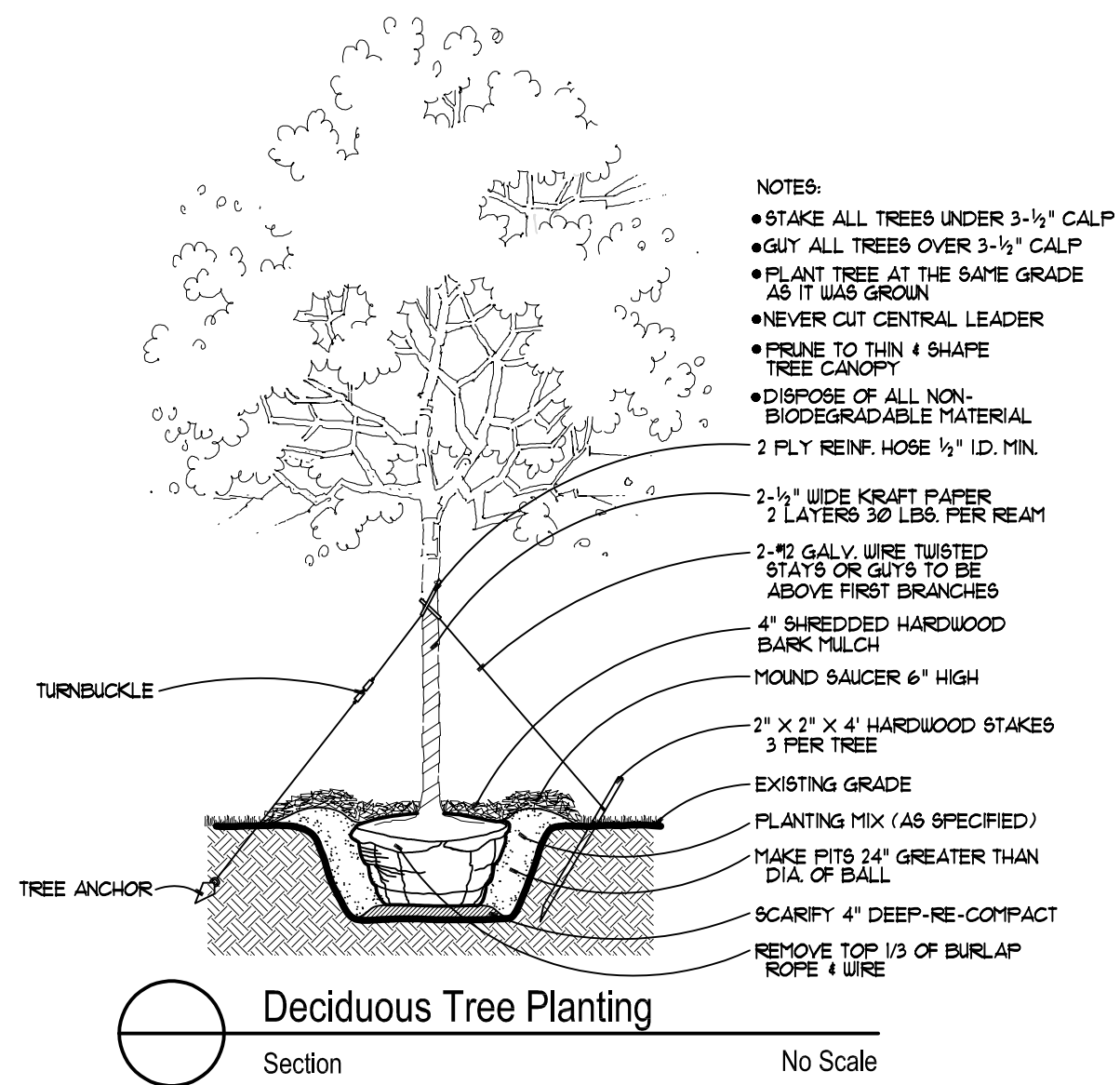
- ALL EXISTING AND/OR PROPOSED SITE UTILITIES SHALL BE FIELD LOCATED, FLAGGED, AND VERIFIED PRIOR TO ANY LANDSCAPE CONSTRUCTION.
- ALL SPECIFIED AND INSTALLED PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH AMERICAN NURSERYMAN STANDARDS (LATEST EDITION) AND BE:
 - NURSERY GROWN.
 - STATE DEPARTMENT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

IRRIGATION NOTES

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

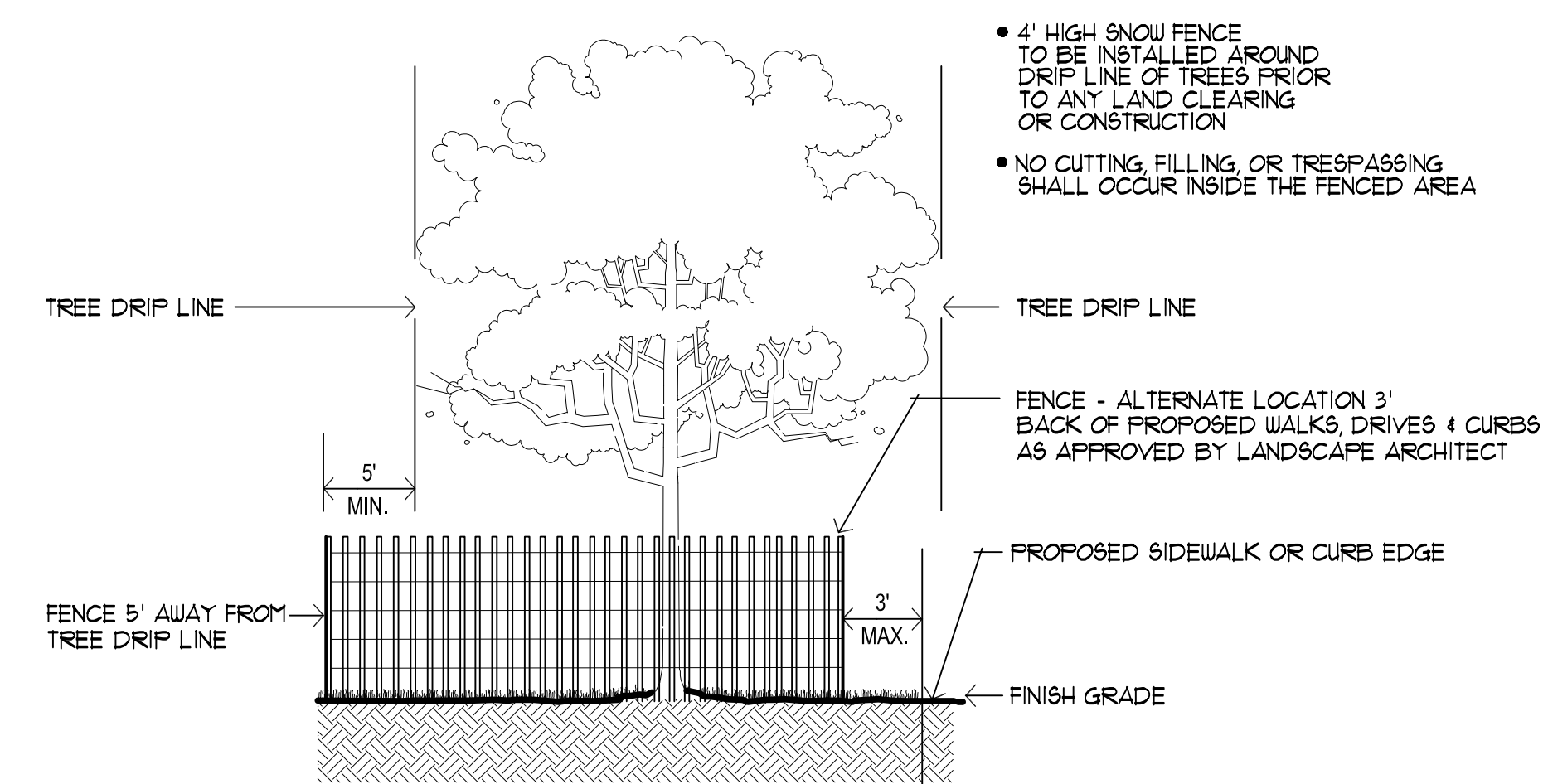
LAWN SCHEDULE

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



TREE PROTECTION NOTES

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



Tree Protection Fence Detail (typ.)
 Section No Scale

212 DAINES STREET
 BIRMINGHAM
 MICHIGAN 48009

P 248 644 3410
 F 248 644 0819

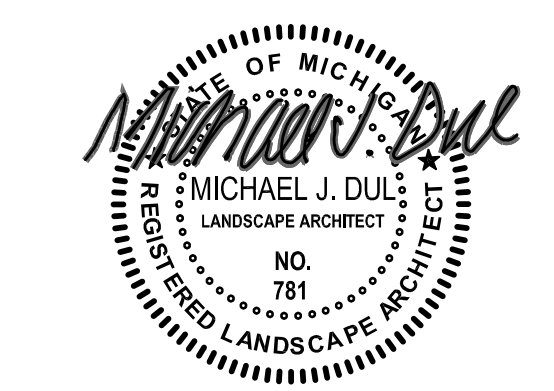
www.mjdul.com

Bebb Oak Meadows
 2800 Rochester Road
 Rochester Hills, MI

PROJECT

Landscape Development
 Preliminary
 Landscape Plan
 Specifications & Details

SHEET TITLE

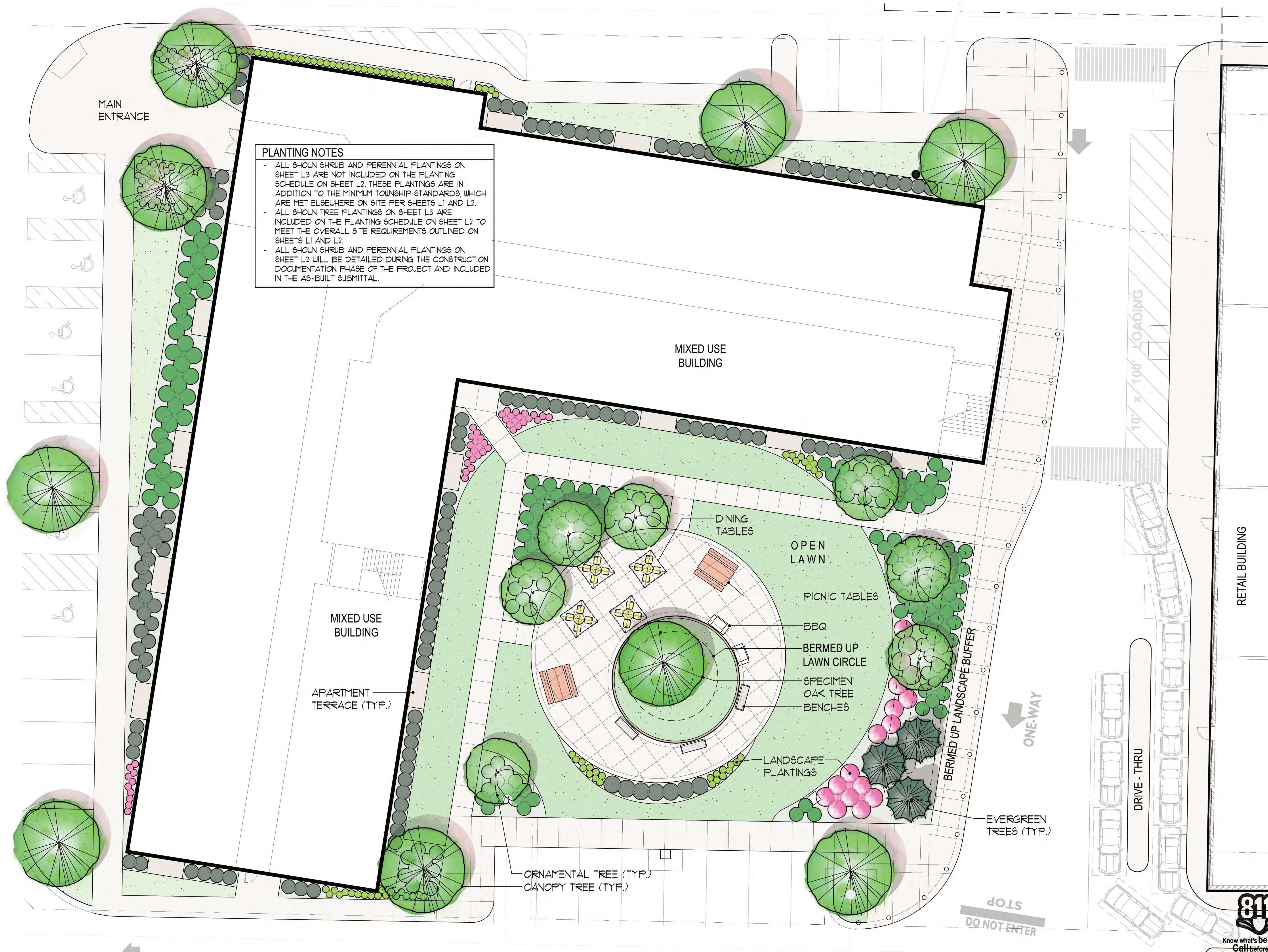


See Details

SCALE

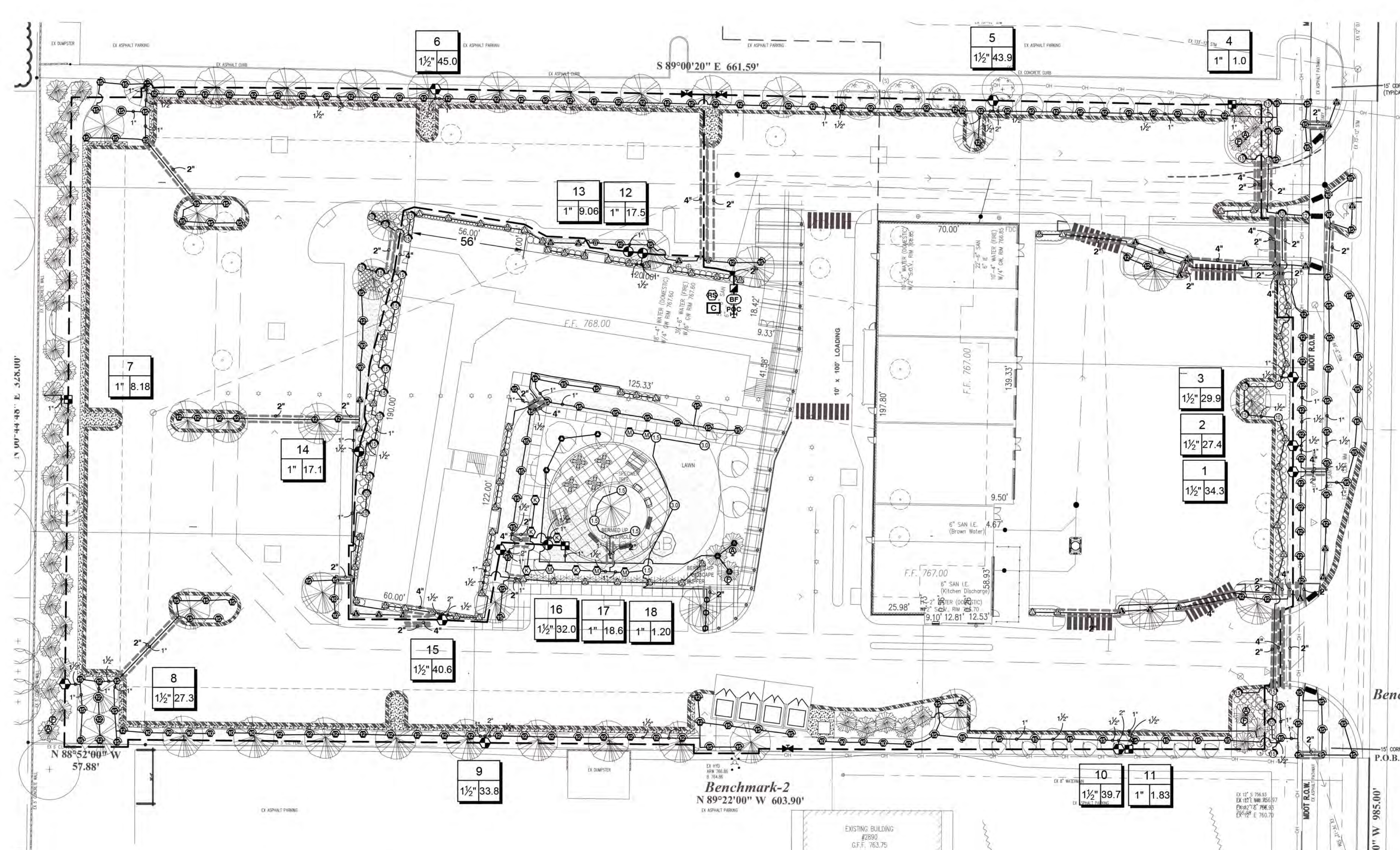
PROJECT NUMBER: 21105
 DRAWN: T. Shoemaker
 CHECKED: M. Dul
 DATE: June 1, 2021
 REVISIONS: November 9, 2021
 December 1, 2021
 January 20, 2022





PLANTING NOTES

- ALL SHOWN SHRUB AND PERENNIAL PLANTINGS ON SHEET L3 ARE NOT INCLUDED ON THE PLANTING SCHEDULE ON SHEET L2. THESE PLANTINGS ARE IN ADDITION TO THE MINIMUM TOWNSHIP STANDARDS, WHICH ARE MET ELSEWHERE ON SITE PER SHEETS L1 AND L2.
- ALL SHOWN TREE PLANTINGS ON SHEET L3 ARE INCLUDED ON THE PLANTING SCHEDULE ON SHEET L2 TO MEET THE OVERALL SITE REQUIREMENTS OUTLINED ON SHEETS L1 AND L2.
- ALL SHOWN SHRUB AND PERENNIAL PLANTINGS ON SHEET L3 WILL BE DETAILED DURING THE CONSTRUCTION DOCUMENTATION PHASE OF THE PROJECT AND INCLUDED IN THE AS-BUILT SUBMITTAL.



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY
ES	Hunter PROS-04 5' strip spray	24
Q T H F	Hunter PROS-04 8' radius	2
Q T H F	Hunter PROS-04 10' radius	16
Q T H F	Hunter PROS-04 12' radius	97
Q T H F	Hunter PROS-04 15' radius	100
ES	Hunter PROS-12 5' strip spray	60
Q T H F	Hunter PROS-12 8' radius	1
Q T H F	Hunter PROS-12 10' radius	6
Q T H F	Hunter PROS-12 12' radius	2
Q T H F	Hunter PROS-12 15' radius	18
Q T H F	Hunter PROS-12 Adjustable Arc	2
M	Hunter MP1000 PROS-04-PRS40-CV	5
M	Hunter MP2000 PROS-04-PRS40-CV	5
ADL	Hunter MP800SR PROS-04-PRS40-CV	3
SYMBOL	MANUFACTURER/MODEL	QTY
15	Hunter PGP-04	5
30	Hunter PGP-04	2
SYMBOL	MANUFACTURER/MODEL	QTY
■	Hunter PCZ-101-40 1"	4
⊕	Flush Valve	4
⊕	Drip Air Relief Valve	4
⊕	Drip Ring-0.6 @12" OC, Approx. 20 LF per tree	6
—	Hunter HDL-06-12-PC	1,028 l.f.
SYMBOL	MANUFACTURER/MODEL	QTY
⊕	Hunter PGV-101G 1"	4
⊕	Hunter PGV-151 Globe 1-1/2"	10
⊕	Hunter HQ-44RC 1"	1
⊕	Isolation Valve Line Size	3
BF	Febco 765 1-1/2"	1
C	Hunter I2C-2400-PL	1
RS	Hunter WR-CLIK	1
POC	POC 1 1/2"	1
—	Irrigation Lateral Line: Polyethylene Pipe100 PSI 1"	4,677 l.f.
—	Irrigation Lateral Line: Polyethylene Pipe100 PSI 1 1/2"	965.9 l.f.
—	Irrigation Lateral Line: Polyethylene Pipe100 PSI 2"	95.4 l.f.
—	Irrigation Mainline: PVC Class 160 SDR 26 2"	2,483 l.f.
—	Pipe Sleeve: PVC Class 160 SDR 26 2"	568.1 l.f.
—	Pipe Sleeve: PVC Class 160 SDR 26 4"	273.7 l.f.

LANDSCAPE ARCHITECTURE

MICHAEL J. DUL & ASSOCIATES, INC

212 DAINES STREET
BIRMINGHAM
MICHIGAN 48009

P 248 644 3410
F 248 644 0819

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Bebb Oak Meadows
2800 Rochester Road
Rochester Hills, MI

PROJECT

Landscape Development
Preliminary Irrigation Plan

SHEET TITLE

See Details

SCALE

IRRIGATION SPECIFICATIONS

- IRRIGATION SYSTEM DESIGN BASED ON 45 GPM AT 60 PSI.
- IRRIGATION DESIGN IS FROM THE POINT OF CONNECTION(POC) ONLY. THE DESIGN IS BASED ON GALLONS PER MINUTE(GPM) AND POUNDS PER SQUARE INCH(PHI) FURNISHED BY OTHERS.
- IRRIGATION CONTRACTOR IS TO VERIFY POINT OF CONNECTION IN THE FIELD. INSTALLER IS TO CONFIRM THE MINIMUM DISCHARGE REQUIREMENTS OF THE POINT OF CONNECTION AS INDICATED ON THE LEGEND PRIOR TO INSTALLATION.
- THE PRESSURE REQUIREMENT AT THE POINT OF CONNECTION IS BASED ON NO MORE THAN 5 FEET OF ELEVATION CHANGE IN THE AREAS OF IRRIGATION.
- ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ACCORDING TO LOCAL BUILDING, ELECTRICAL, AND PLUMBING CODES.
- IRRIGATION CONTRACTOR WILL ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED. ALL WIRING TO BE PER LOCAL CODE. BACKFLOW PREVENTION TO BE PER LOCAL CODE.
- LOCATION OF IRRIGATION COMPONENTS SHOWN ON DRAWING IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE.
- ALL SPRINKLER HEADS SHALL BE INSTALLED PERPENDICULAR TO FINISH GRADES. EXCEPT AS OTHERWISE INDICATED.
- INSTALL IRRIGATION MAINS WITH A MINIMUM 18" OF COVER BASED ON FINISH GRADES. INSTALL IRRIGATION LATERALS WITH MINIMUM 12" OF COVER BASED ON FINISH GRADES.
- PIPE LOCATIONS ARE DIAGRAMMATIC. VALVES AND MAINLINE SHOWN IN PAVED AREAS ARE FOR GRAPHIC CLARITY ONLY.
- THE IRRIGATION CONTRACTOR SHALL COMPLY WITH PIPE SIZES AS INDICATED.
- ALL WIRE SPLICES OR CONNECTIONS SHALL BE MADE WITH APPROVED WATERPROOF WIRE CONNECTIONS AND BE IN A VALVE OR SPLICE BOX.
- ALL CONTROL WIRING DOWNSTREAM OF THE CONTROLLER IS TO BE 14 AWG, UL APPROVED DIRECT BURY.
- THE DESIGN IS BASED ON THE SITE INFORMATION AND/OR DRAWING SUPPLIED WITH THE DESIGN CRITERIA BEING SET (AREA TO BE IRRIGATED, EQUIPMENT MANUFACTURER AND MODEL TO BE USED, WATER SOURCE INFORMATION, ELECTRICAL POWER AVAILABILITY, ETC...). SITEONE LANDSCAPE SUPPLY BEARS NO RESPONSIBILITY OR LIABILITY FOR ANY ERRORS IN DESIGN OR INSTALLATION THAT ARISE DUE TO INACCURACIES IN THE ABOVE REFERENCED INFORMATION SUPPLIED TO SITEONE LANDSCAPE SUPPLY LANDSCAPES IN RELATION TO THIS PROJECT, UNLESS OTHERWISE NOTED.

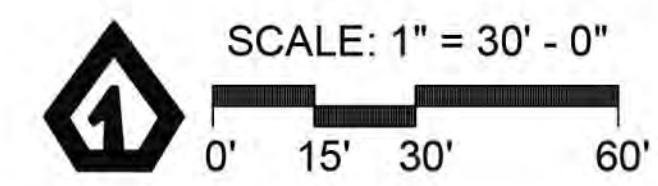


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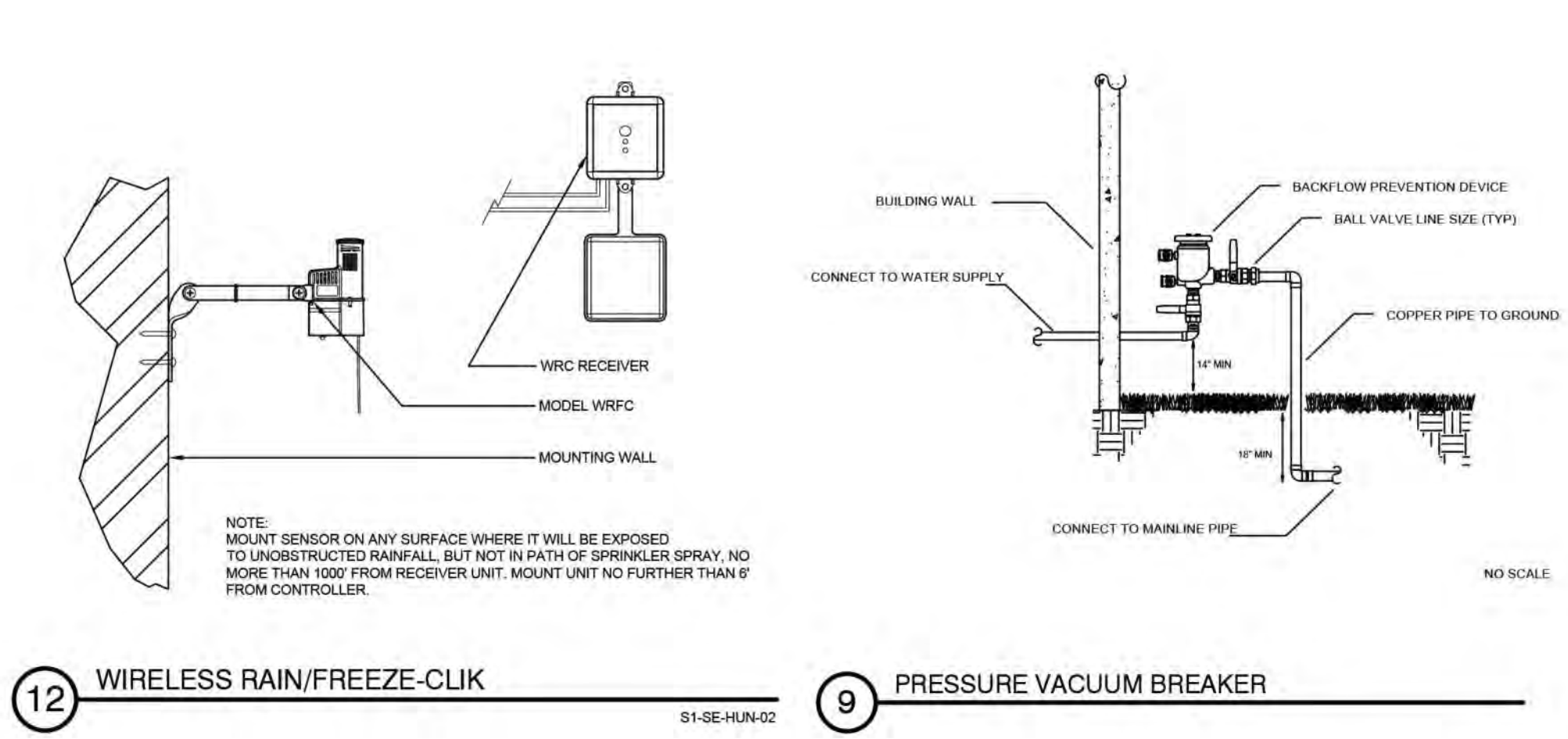
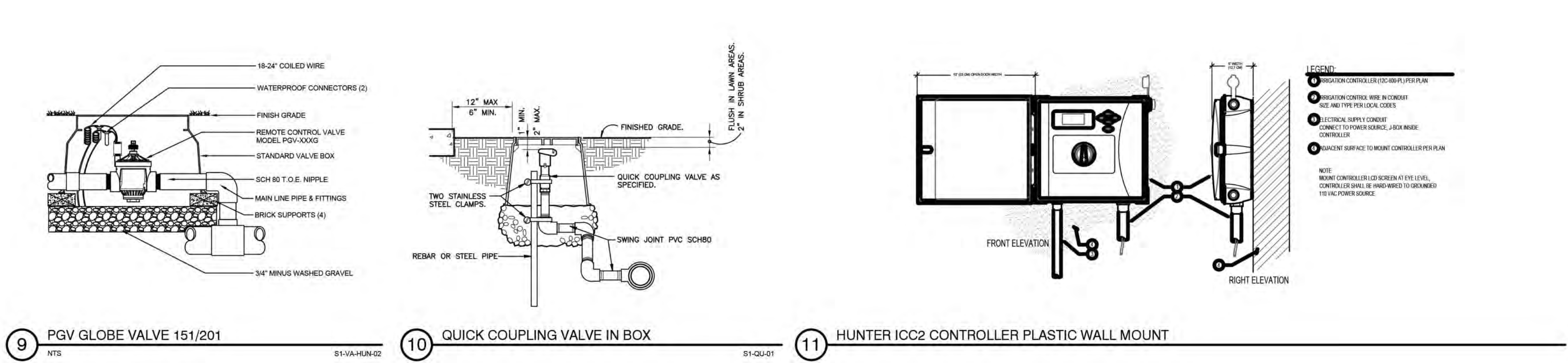
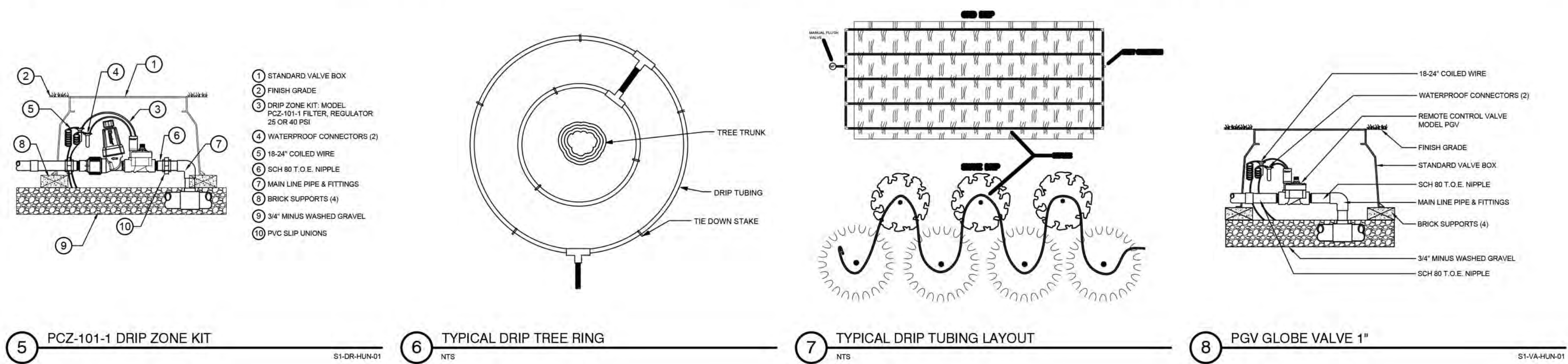
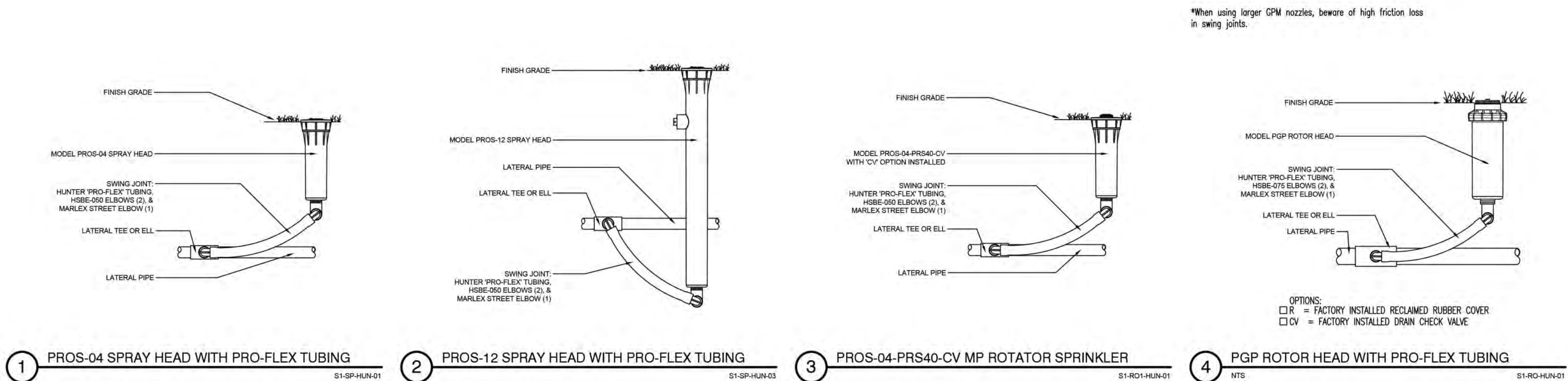
BEBB OAK MEADOWS
ROCHESTER, MI, 48308

Design Date: 01/18/22
Drawn By: CH
Checked By: C. GRAHAM



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

L4



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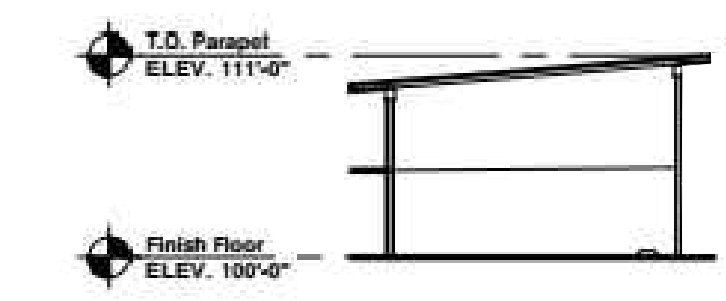
BEBB OAK MEADOWS
ROCHESTER, MI, 48308
Design Date: 01/18/22
Drawn By: CH
Checked By: C. GRAHAM

BUILDING AREA CALCULATIONS

ACTUAL AREA PER FLOOR	
FIRST FLOOR: GROUP A -2 3,503 SF / GROUP M 10,245 SF / GROUP R-2 APARTMENT 18,714 SF	
SECOND FLOOR: GROUP R-2 32,504 SF	
THIRD FLOOR: GROUP R-2 32,504 SF	
FOURTH FLOOR: GROUP R-2 24,326 SF	
TOTAL SF = 121,796 SF	
APARTMENTS / RESIDENTIAL 94 UNITS	GENERAL RETAIL 10,245 SF
	RESTAURANT 3,503 SF

LEGEND

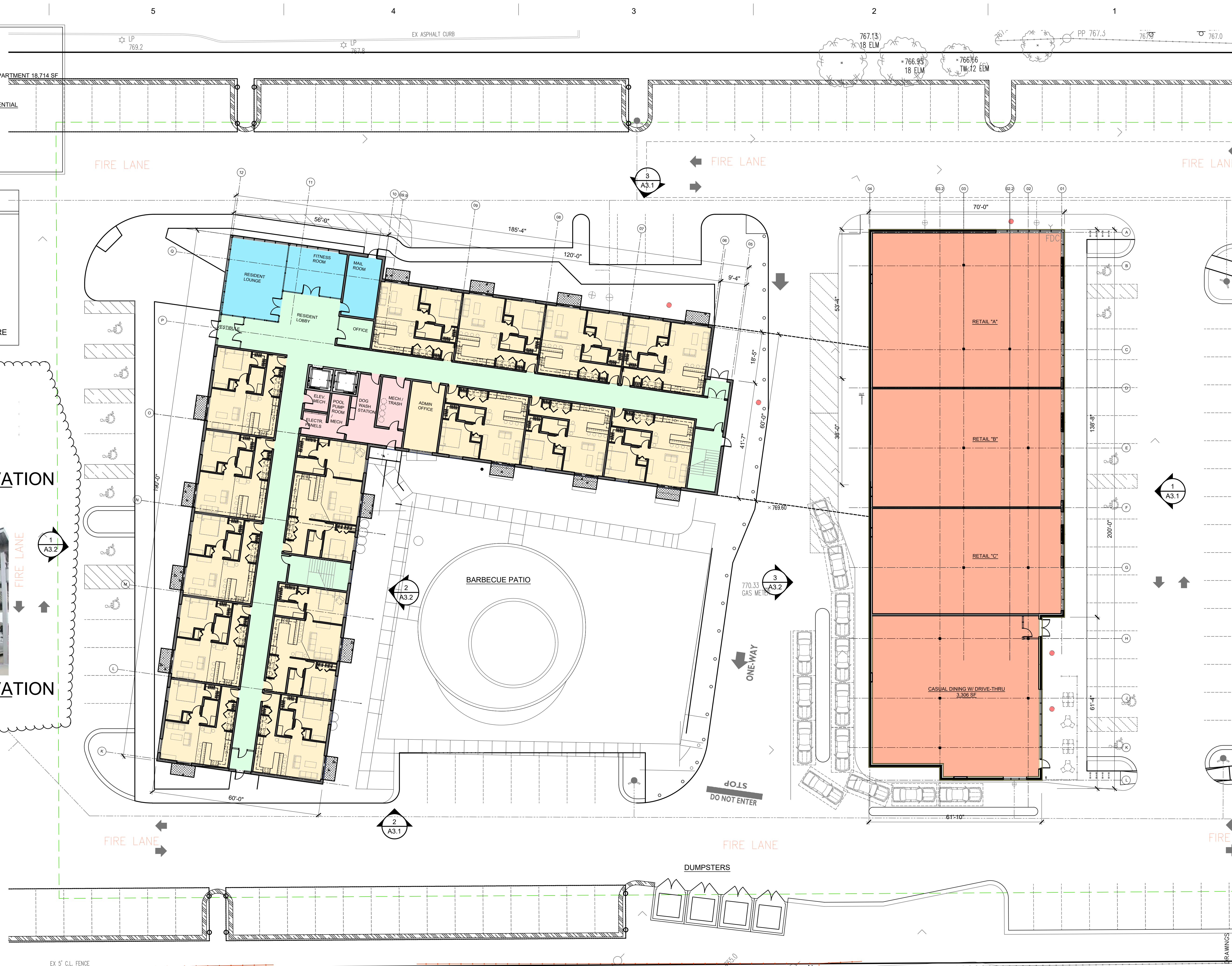
- RETAIL/ DRIVETHRU
- RESIDENTIAL DWELLING
- RESIDENTIAL CIRCULATION
- RESIDENTIAL AMENITIES
- RESIDENTIAL INFRASTRUCTURE



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



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



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

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27172 WOODWARD AVENUE
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Project:
BEBB OAK MEADOWS
MIXED USE DEVELOPMENT
2800 S ROCHESTER ROAD
ROCHESTER HILLS, MI 48307

Issued for:

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

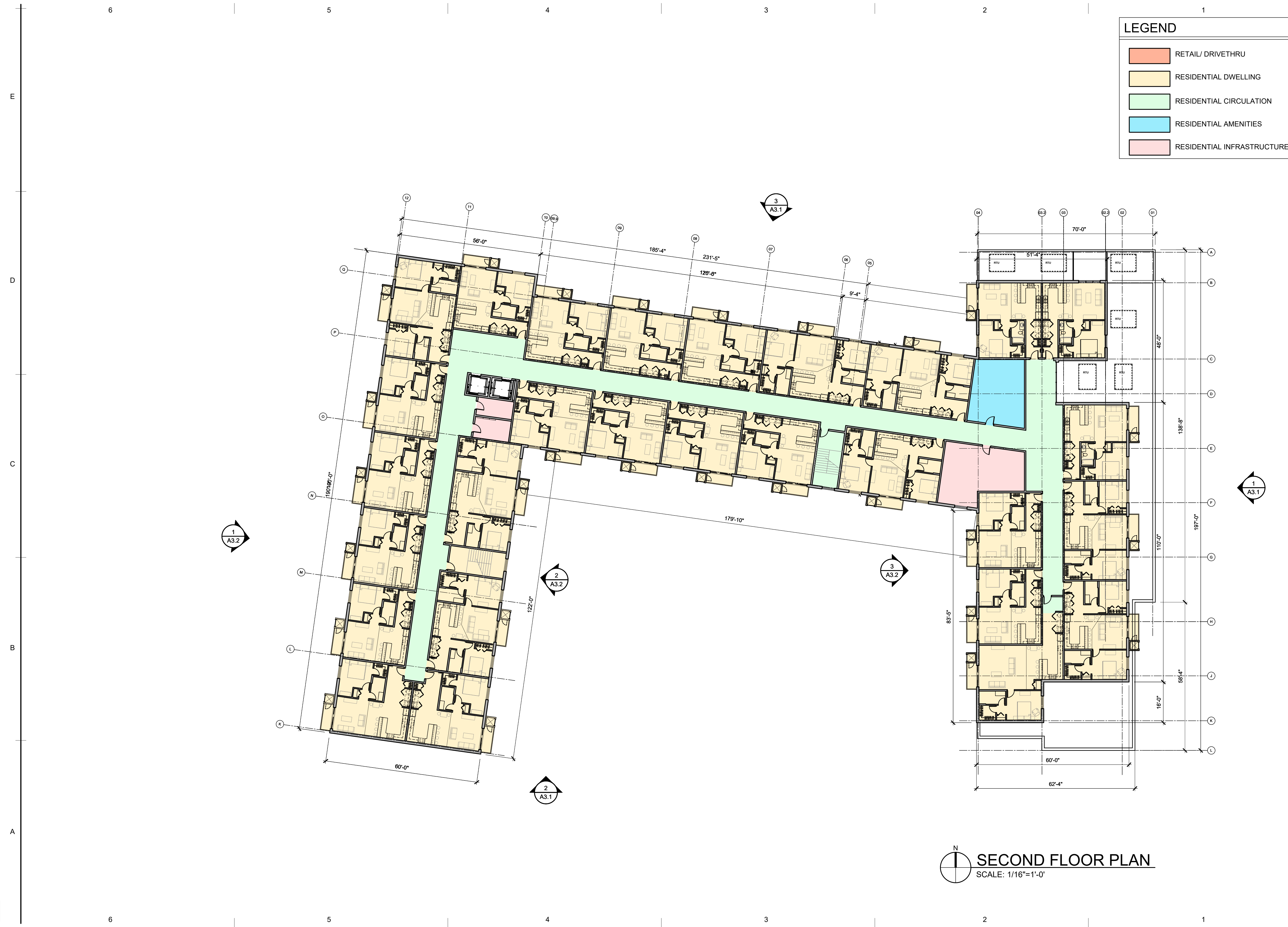


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Checked by:
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FIRST FLOOR PLAN

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

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 SECOND FLOOR PLAN

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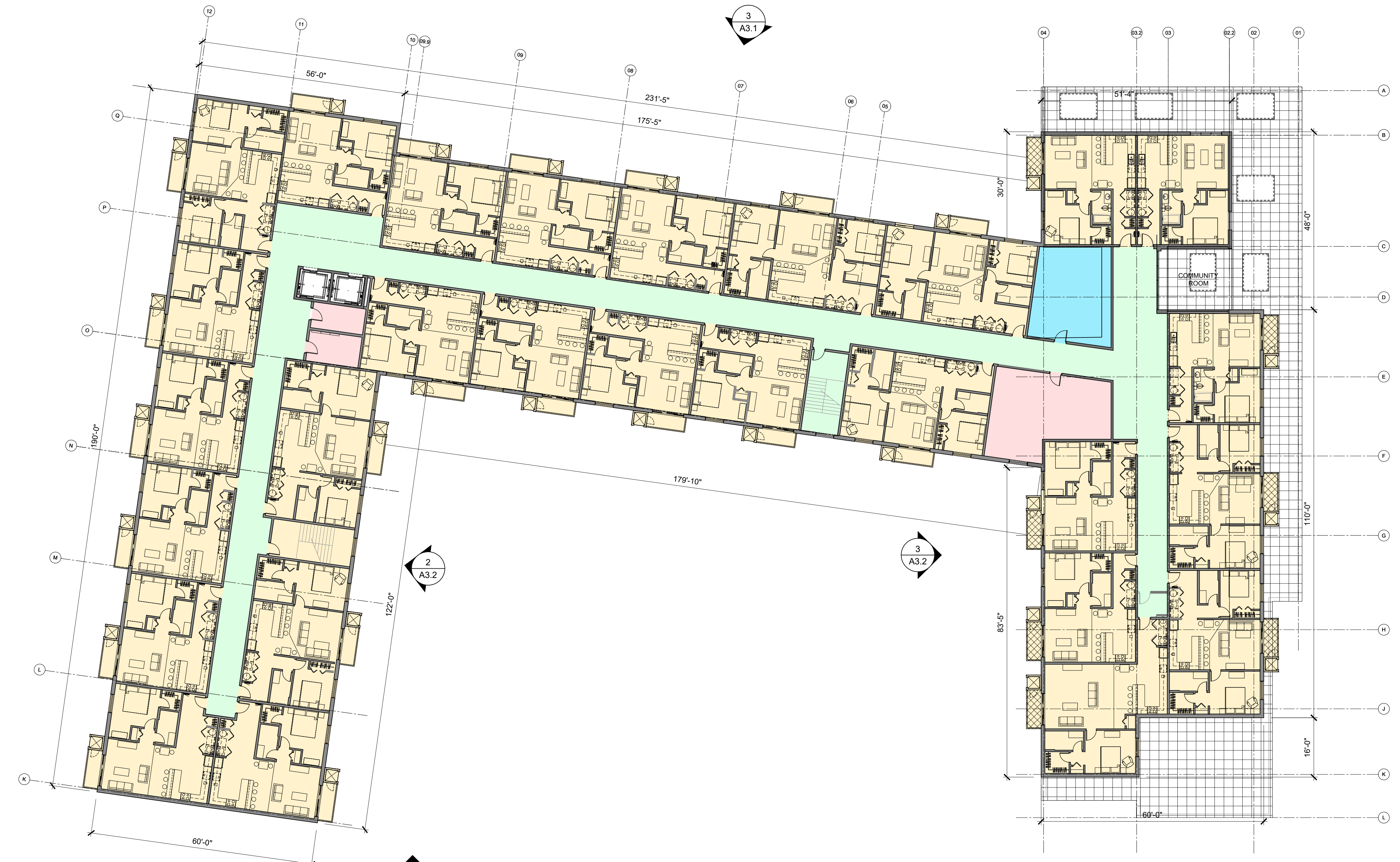


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 THIRD FLOOR PLAN

Project No. :
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LEGEND	
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	RESIDENTIAL CIRCULATION
	RESIDENTIAL AMENITIES
	RESIDENTIAL INFRASTRUCTURE



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

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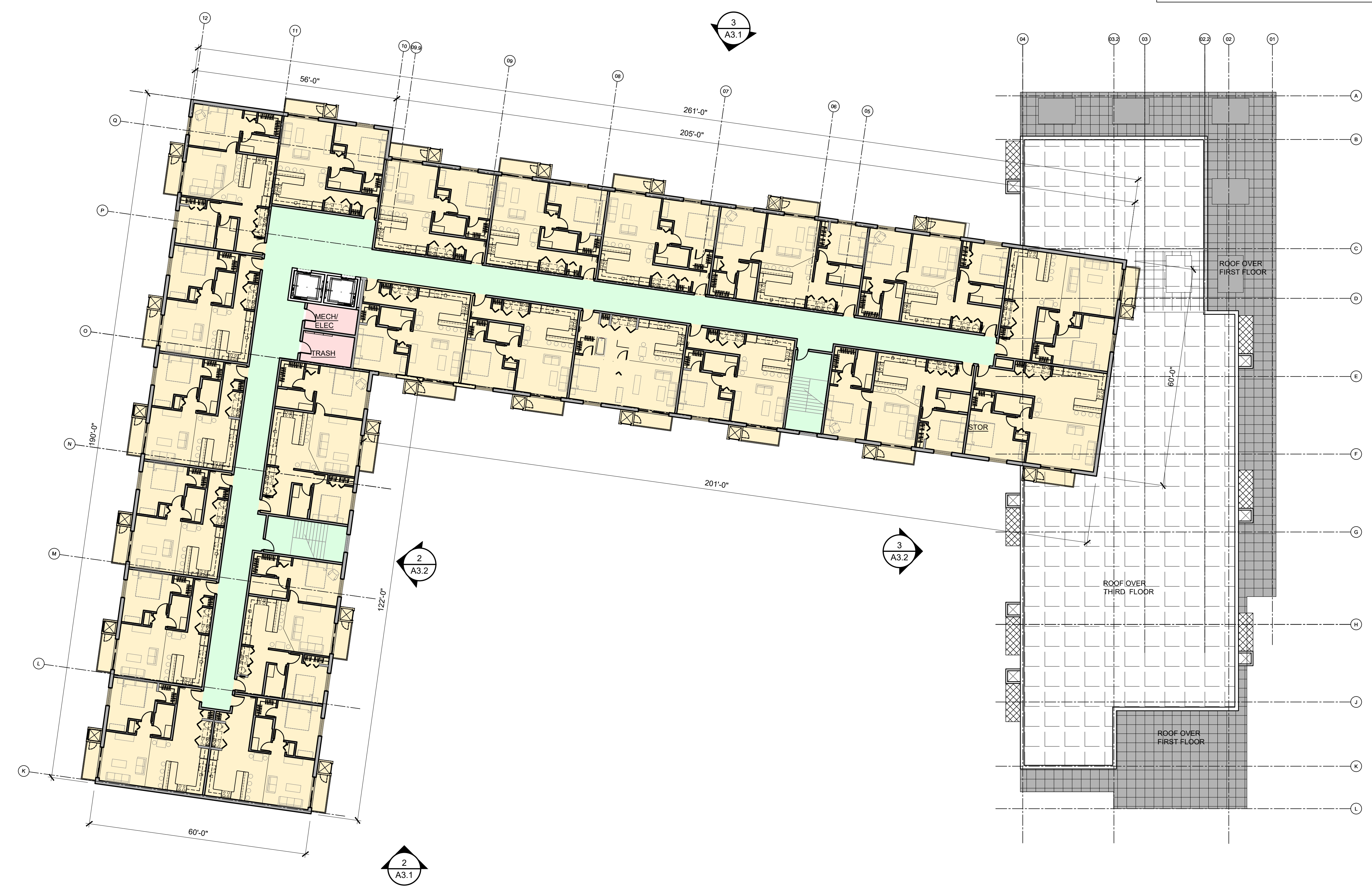
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 FOURTH FLOOR PLAN

Project No. :
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LEGEND	
	RETAIL/ DRIVETHRU
	RESIDENTIAL DWELLING
	RESIDENTIAL CIRCULATION
	RESIDENTIAL AMENITIES
	RESIDENTIAL INFRASTRUCTURE



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

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5 NORTH ELEVATION
A3.1 SCALE: 1/16" = 1'-0"

6 EMERGENCY VEHICLE RENDERING
A3.1 SCALE: N.T.S.



3 EAST ELEVATION
A3.1 SCALE: 1/16" = 1'-0"

4 WEST ELEVATION
A3.1 SCALE: 1/16" = 1'-0"



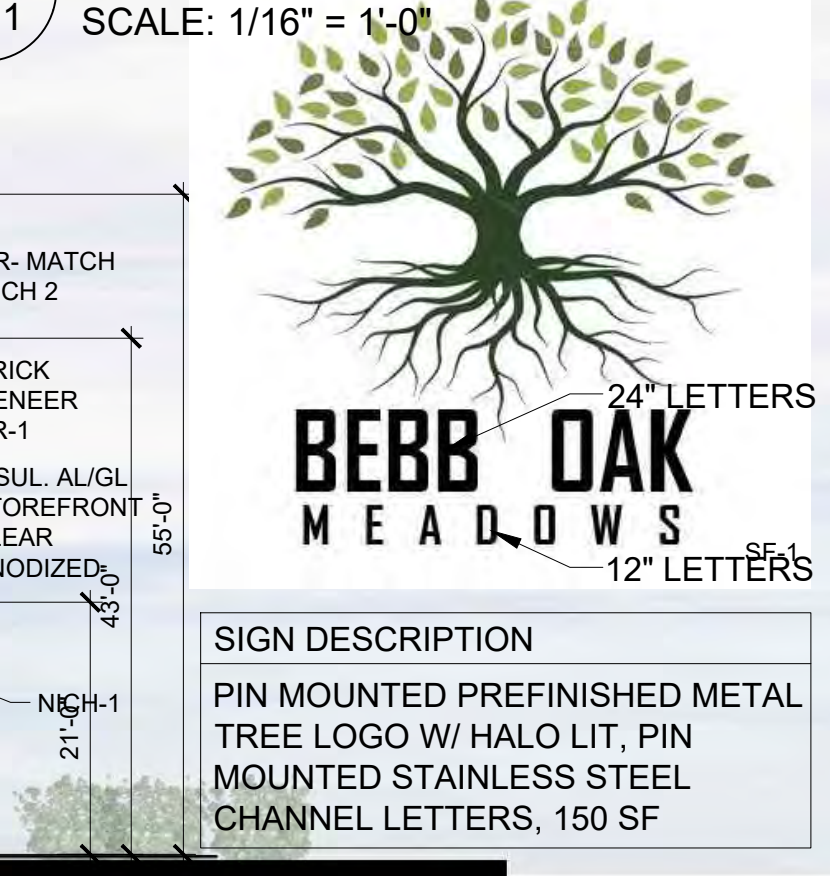
2 SOUTH ELEVATION
A3.1 SCALE: 1/16" = 1'-0"

7 WEST ELEVATION (PARTIAL COURTYARD ELEVATION)
A3.1 SCALE: 1/16" = 1'-0"



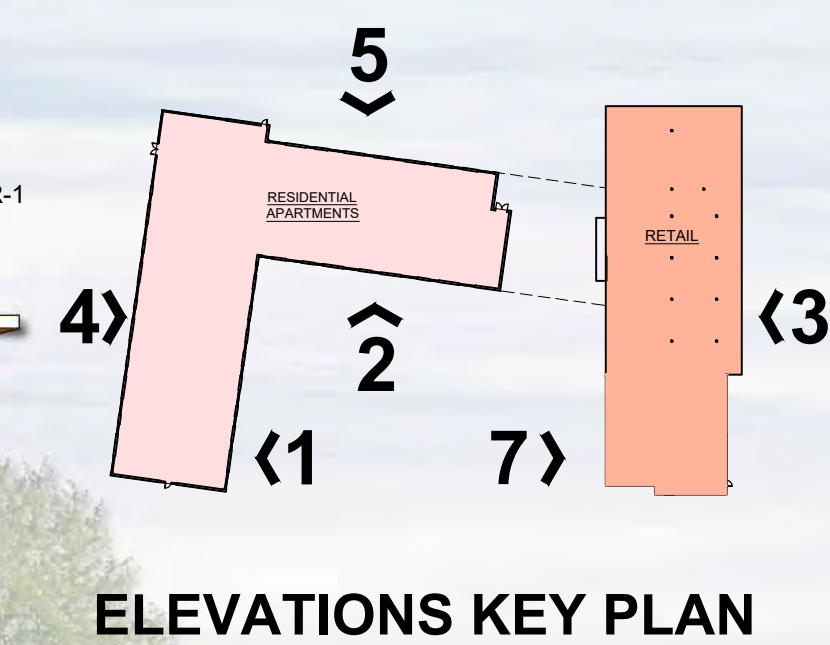
1 EAST ELEVATION (ROCHESTER RD)
A3.1 SCALE: 1/16" = 1'-0"

7 WEST ELEVATION (PARTIAL COURTYARD ELEVATION)
A3.1 SCALE: 1/16" = 1'-0"



EXTERIOR FINISH SCHEDULE

	MASONRY	WIND.	DOORS	GLASS	MISC.
BR-1	BRICK MFG: BELDEN BRICK OR SIMILAR COLOR: NO. 8601 - SMOOTH OR SIMILAR SIZE: MODULAR				
ST-1	LIMESTONE PANEL VENEER SIZE: (D) 3 5/8" X (H) 15 5/8" X (L) 23 5/8" MFG: ROYAL STONE OR SIMILAR COLOR: STANDARD BUFF OR SIMILAR				
		STOREFRONT MFR: KAWNEER OR SIMILAR SIZE: 2" X 4 1/2" COLOR: CLEAR ANODIZED ALUMINUM			
DR-1			ALUMINUM ENTRANCE DOOR SYSTEM MFR: KAWNEER OR SIMILAR STYLE: 2" X 4 1/2" COLOR: TO MATCH WINDOW FRAMES W/ CLEAR GLASS		
DR-2			ALUMINUM SLIDING ENTRANCE DOORS MFR: KAWNEER OR SIMILAR STYLE: AA3200 OR SIMILAR COLOR: TO MATCH WINDOW FRAMES W/ CLEAR GLASS		
DR-3			HOLLOW METAL DOORS MFR: STYLE: 2" X 4 1/2" COLOR: PAINT TO MATCH ADJACENT		
				ALL GLASS TO BE 1" LOW-E, INSULATED GLASS MFR: VIRACOR OR SIMILAR COLOR/STYLE: CLEAR	
TR-1				TRIM & COPINGS - PREFINISHED ALUMINUM COLOR: MATCH ADJACENT MATERIALS	
NICH-1				ARCHITECTURAL WOOD GRAINED COMPOSITE PLANK MFG: NICHIIA OR SIMILAR COLOR: VINTAGEWOOD - REDWOOD OR WHITE PINE	
NICH-2				ARCHITECTURAL COMPOSITE PANELING MFG: NICHIIA OR SIMILAR COLOR: NOVENARY - OPAL OR SIMILAR	
MTL-1				COMPOSITE METAL PANEL SYSTEM MFG: ALUCOBOND OR SIMILAR COLOR: CASTLE GRAY OR SIMILAR	
MTL-2				COMPOSITE METAL CANOPY MFG: ALUCOBOND OR SIMILAR COLOR: CASTLE GRAY OR SIMILAR	
MTL-3				PREFAB METAL CANOPY, GUMMETAL GRAY COLOR	



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EXTERIOR RENDERINGS

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AERIAL SITE
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VIEW 1 EYE LEVEL TREELINE PROPERTY VISIBILITY
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