

PROJECT CONTACTS

DEVELOPER REPRESENTATIVE

CONTACT: JASON GEKIERE
TOWER CONSTRUCTION, LLC
2550 TELEGRAPH RD., STE 111A
BLOOMFIELD HILLS, MI 48302
PH: (248)287-8200

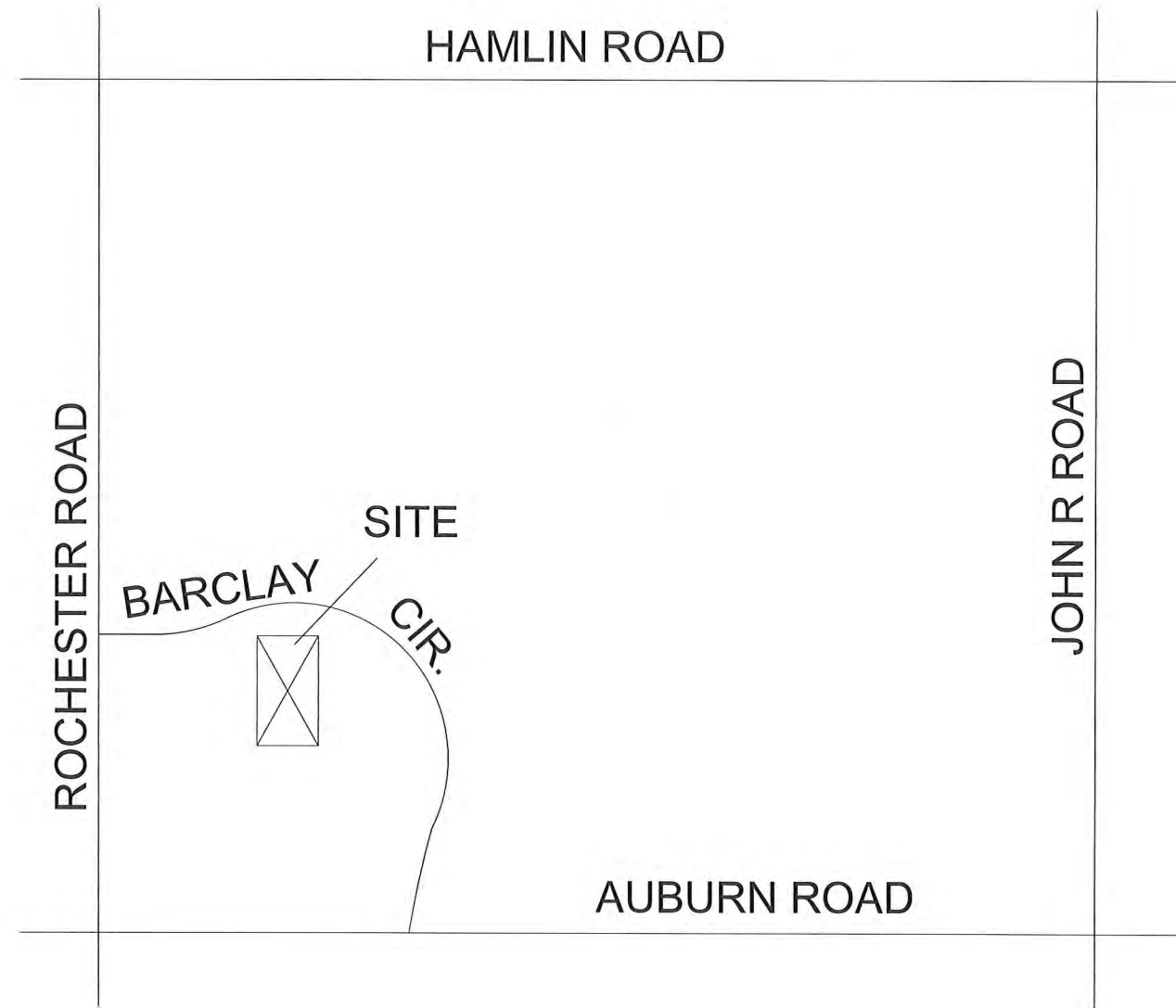
ENGINEER

CONTACT: LESLIE ZAWADA PE
CIVIL ENGINEERING SOLUTIONS, INC.
1150 CORPORATE OFFICE DRIVE
SUITE #210
MILFORD, MI 48381
PH: (248)264-6906
FAX: (810)448-5903

PROPERTY OWNER

NEW PLAN HAMPTON VILLAGE, LLC
P.O. BOX 4900
SCOTTSDALE, AZ 85261

PRELIMINARY SITE PLAN FOR
EMAGINE THEATER
200 BARCLAY CIRCLE
ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN



OVERALL AREA MAP
NOT TO SCALE

SHEET LIST TABLE

- C1 COVER
- C2 EXISTING CONDITIONS
- C3 DEMOLITION PLAN
- C4 LAYOUT AND UTILITY PLAN
- C5 PAVING AND GRADING PLAN
- C6 AERIAL

LAND SITUATED IN THE CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS:

TOWN 3 NORTH, RANGE 11 EAST, SECTION 26, ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN. DESCRIBED AS: CONDOMINIUM PLAN NO. 713 HAMPTON VILLAGE CENTRE CONDOMINIUM UNIT 6.

TAX ID No. 15-26-351-010

SEAT COUNT:

EXISTING BUILDING LAYOUT = 1987 SEATS
RENOVATION IN 2017 REDUCES THE COUNT TO 900 SEATS, PLUS
THE ADDITION ADDS 359 SEATS, TOTAL AFTER RENOVATIONS = 1259 SEATS

PARKING COUNT:

1 SPACE REQUIRED PER 400 SQ.FT.
EXISTING THEATER = 47,971 SQ.FT.
PROPOSED ADDITION = 15,266 SQ.FT.
PROPOSED BUILDING TOTAL = 63,237 SQ.FT

EXISTING PARKING:
REQUIRED = 47,971/400 = 120 SPACES REQ'D
PROVIDED = 367 SPACES PROV'D

NUMBER OF SPACES BEING REMOVED BY THE BUILDING ADDITION = 61 SPACES
NUMBER OF SPACES BEING ADDED FOR THE BUILDING ADDITION = 18 SPACES
NET LOSS = 43 SPACES

PROPOSED PARKING:
REQUIRED = 63,237/400 = 158 SPACES REQUIRED
PROVIDED = 324 SPACES PROVIDED.

BARRIER FREE PARKING ANALYSIS:
REQUIRED IN PARKING LOTS OF 301-400 SPACES: 5 + 2% OF TOTAL PARKING
REQUIRED = 5 + 324 X 0.02 = 12 BARRIER FREE SPACES.
PROVIDED = 15 BARRIER FREE SPACES.



CITY FILE #17-004

P:\PROJECTS\2016-0028 EMAGINE THEATER ROCHESTER HILLS\PLANS\AUTOCAD\PRELIMINARY SITE PLAN\2016-0028_C1_COVER.DWG



1150 CORPORATE OFFICE DR.
SUITE 210
MILFORD, MI 48381
PH: (248)264-6906
FAX: (810)448-5903
lzawada@civilengineeringsolutions.us



Know what's below.
Call before you dig.

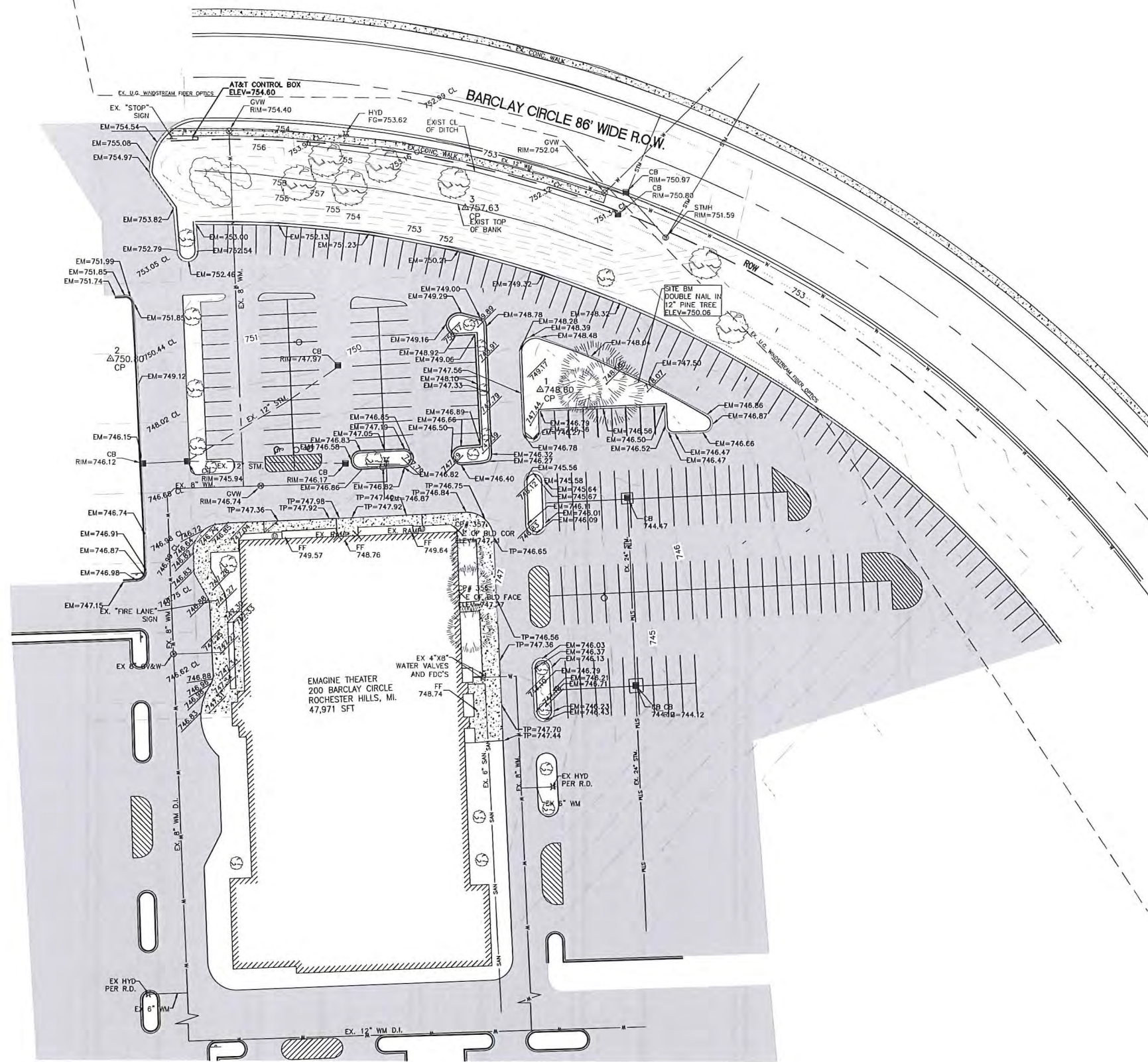
ROCHESTER HILLS
EMAGINE THEATER - BUILDING ADDITION
COVER

NO.	DATE	SUBMITTAL	NO.	DATE	REVISION
1	2017-03-08	PER FIRE DEPT COMMENTS	8	-	-
2	2017-03-20	PER CITY COMMENTS	9	-	-
3	-	-	10	-	-
4	-	-	11	-	-
5	-	-	12	-	-
6	-	-	13	-	-
7	-	-	14	-	-

PROJECT NO.: 2016-0026	SCALE: NONE
DRAWING NO.: -	DATE: 01-26-2017
DRAWN BY: WLH	DATE: 01-30-2017
CHECKED BY: L ZAWADA	DATE: 01-30-2017
SECTION 31 TOWN 1 NORTH RANGE 11 EAST	
CITY/TOWN: ROCHESTER HILLS	OAKLAND COUNTY, MI

SHEET NO.
C1

P:\PROJECTS\2016-0028 EMAGINE ROCHESTER HILLS\PLANS\AUTOCAD\PRELIMINARY SITE PLAN\2016-0028_C2_EXISTING CONDITIONS.DWG



LEGEND

- EX BUILDING
- EX ASPHALT
- EX CONCRETE
- EX TREE DECIDUOUS
- EX TREE CONIFEROUS
- EX EVERGREEN SHRUBS
- EX STORM PIPE
- EX WATERMAIN
- EX SANITARY LINE
- EX SIGN
- EX CATCH BASIN
- EX HYDRANT
- EX SANITARY MH
- EX CONTOUR MAJOR
- EX CONTOUR MINOR

ABBREVIATIONS

- EX EXISTING
- PR PROPOSED
- MAG MAGNETIC
- CI CAPPED IRON
- FI FOUND IRON
- SEC SECTION
- PK MAGNETIC NAIL
- W/ WITH
- FF FINISH FLOOR
- CL CENTER LINE
- CO CLEAN OUT
- RR RAIL ROAD
- GU GUTTER
- TB TOP OF BANK
- BB BOTTOM OF BANK
- TC TOP OF CURB
- EM EDGE OF METAL

SITE BM
DOUBLE NAIL IN 12" PINE 145' NE
OF EXISTING THEATRE
ELEV=750.06



CITY FILE #17-004

CES
CIVIL ENGINEERING
SOLUTIONS, Inc.

1150 CORPORATE OFFICE DR.
SUITE 210
MILFORD, MI 48381
PH: (248)264-6906
FAX: (810)448-5903
Izowada@civilengineeringsolutions.us



Know what's below.
Call before you dig.

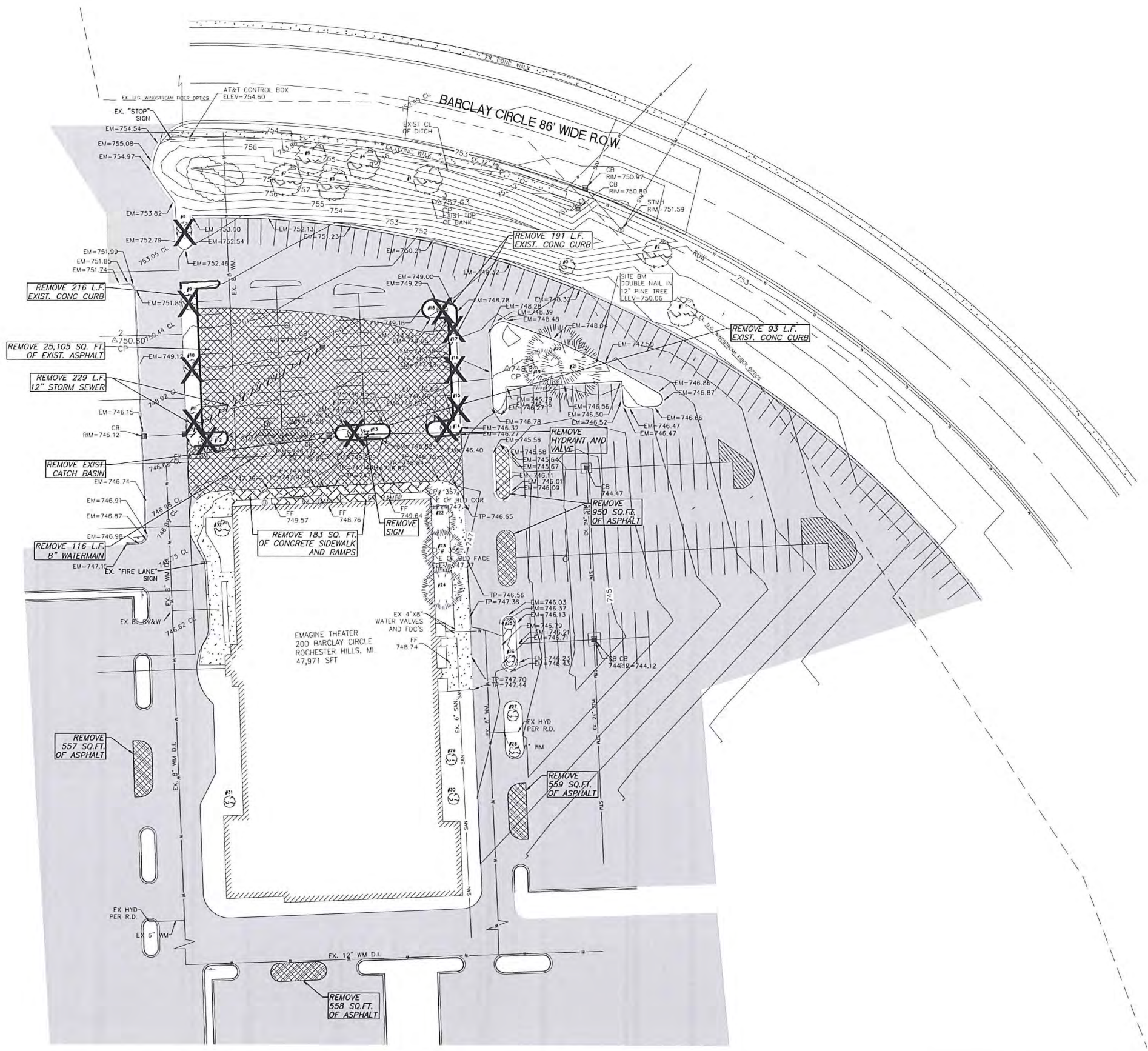
ROCHESTER HILLS
EMAGINE THEATER - BUILDING ADDITION
EXISTING CONDITIONS

NO.	DATE	SUBMITTAL	NO.	DATE	REVISION
1	2017-03-08	PER FIRE DEPT COMMENTS	8	-	-
2	2017-03-20	PER CITY COMMENTS	9	-	-
3	-	-	10	-	-
4	-	-	11	-	-
5	-	-	12	-	-
6	-	-	13	-	-
7	-	-	14	-	-

PROJECT NO.: 2016-0026	SCALE: 1"=40'
DRAWING NO.:	DATE: 01-26-2017
DRAWN BY: WLH	DATE: 01-30-2017
CHECKED BY: L ZAWADA	SECTION 31 TOWN 1 NORTH RANGE 11 EAST
CITY/TOWN: ROCHESTER HILLS	OAKLAND COUNTY, MI

SHEET NO. **C2**

E:\PROJECTS\2016-0028 EMAGINE, ROCHESTER HILLS\PLANS\AUTOCAD\PRELIMINARY SITE PLAN\2016-0028_C3 DEMOLITION.DWG



LEGEND

- REMOVE EX STORM PIPE
- REMOVE EX WATERMAIN
- REMOVE EX CONCRETE
- REMOVE EX ASPHALT
- REMOVE EX BACK OF CURB
- REMOVE EX TREE DECIDUOUS

Existing Tree Inventory Summary

TREE NO.	COMMON NAME	D.B.H.	CONDITION	COMMENTS
#1	CRAB	7.3"	GOOD	SAVED
#2	CRAB	7.6"	GOOD	SAVED
#3	CRAB	7.3"	FAIR	SAVED
#4	AUSTRIAN PINE	18.8"	GOOD	SAVED
#5	AUSTRIAN PINE	13.5"	GOOD	SAVED
#6	AUSTRIAN PINE	15.6"	GOOD	SAVED
#7	AUSTRIAN PINE	14"	GOOD	SAVED
#8	PEAR	7.6"	FAIR	REMOVED
#9	PEAR	6.2"	GOOD	REMOVED
#10	PEAR	5.7"	GOOD	REMOVED
#11	PEAR	7.3"	GOOD	REMOVED
#12	PEAR	6.3"	POOR	REMOVED
#13	PEAR	7.9"	GOOD	REMOVED
#14	PEAR	3"	GOOD	REMOVED
#15	PEAR	3.2"	GOOD	REMOVED
#16	PEAR	3.3"	GOOD	REMOVED
#17	PEAR	3"	GOOD	REMOVED
#18	PEAR	3.2"	GOOD	REMOVED
#19	AUSTRIAN PINE	8.3"	GOOD	SAVED
#20	AUSTRIAN PINE	9.8" 8.9.2"	GOOD	SAVED
#21	AUSTRIAN PINE	12.7"	GOOD	SAVED
#22	LOCUST	6.6"	GOOD	SAVED
#23	SPRUCE	8.1"	GOOD	SAVED
#24	SPRUCE	10.5"	GOOD	SAVED
#25	CRAB	8"	GOOD	SAVED
#26	CRAB	7.3"	GOOD	SAVED
#27	CRAB	9.1"	GOOD	SAVED
#28	CRAB	9.3"	GOOD	SAVED
#29	SPRUCE	8.3"	POOR	SAVED
#30	SPRUCE	8.2"	FAIR	SAVED
#31	PEAR	4.8"	GOOD	SAVED
#32	PEAR	4.3"	GOOD	SAVED



CITY FILE #17-004

CES
CIVIL ENGINEERING SOLUTIONS, Inc.
1150 CORPORATE OFFICE DR.
SUITE 210
MILFORD, MI 48381
PH: (248)264-6906
FAX: (810)448-5903
izawada@civilengineeringsolutions.us

811 Know what's below.
Call before you dig.

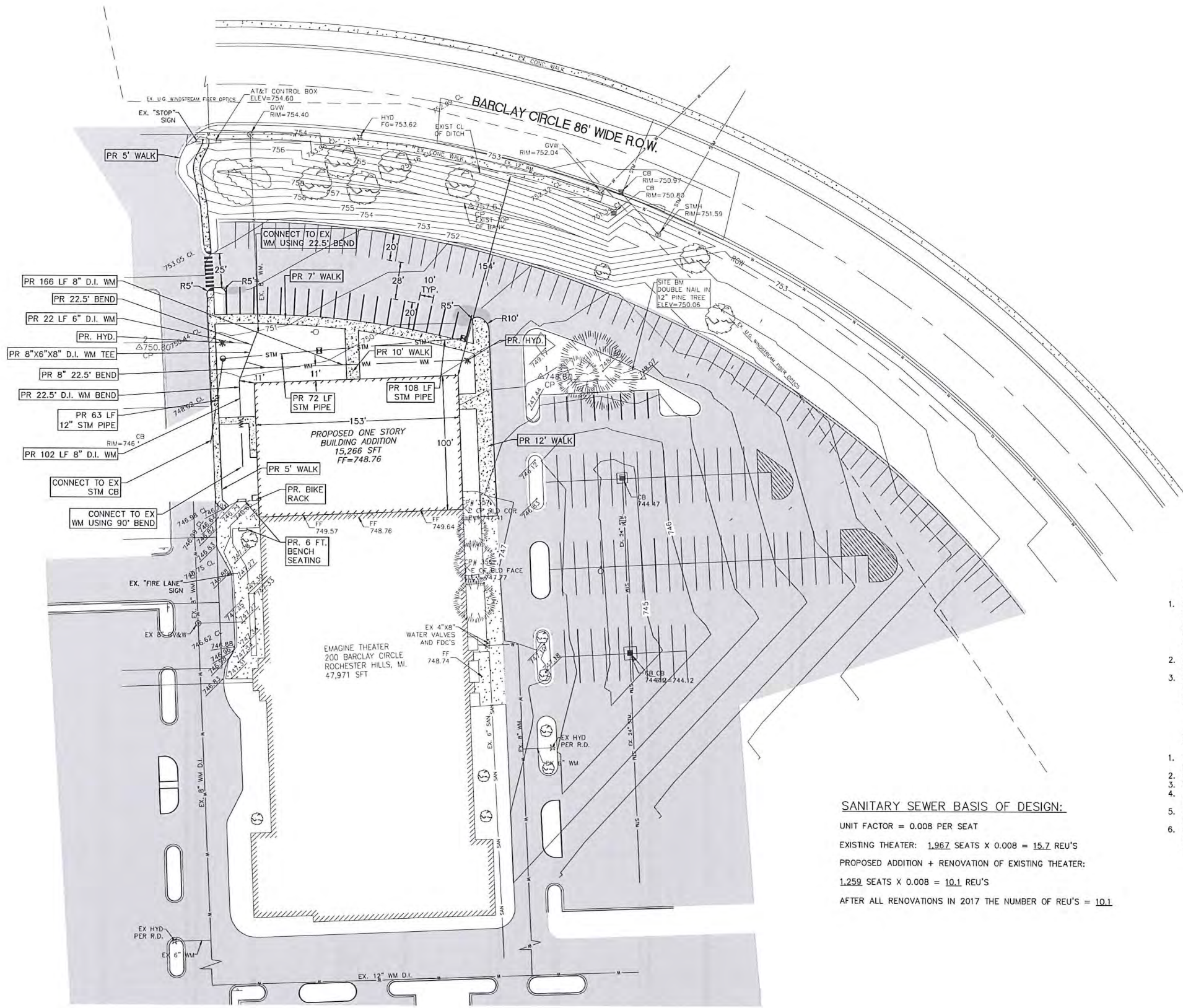
**ROCHESTER HILLS
EMAGINE THEATER - BUILDING ADDITION
DEMOLITION PLAN**

NO.	DATE	SUBMITTAL	NO.	DATE	REVISION
1	2017-03-08	PER FIRE DEPT COMMENTS	8	-	-
2	2017-03-20	PER CITY COMMENTS	9	-	-
3	-	-	10	-	-
4	-	-	11	-	-
5	-	-	12	-	-
6	-	-	13	-	-
7	-	-	14	-	-

PROJECT NO.: 2016-0026	SCALE: 1"=40'
DRAWING NO.: -	DATE: 01-26-2017
DRAWN BY: WLH	DATE: 01-30-2017
CHECKED BY: L ZAWADA	SECTION 31 TOWN 1 NORTH RANGE 11 EAST
CITY/TOWN: ROCHESTER HILLS	OAKLAND COUNTY, MI

SHEET NO.
C3

P:\PROJECTS\2016-0026 EMAGINE THEATER ROCHESTER HILLS\PLANS\AUTOCAD\PRELIMINARY SITE PLANS\2016-0026 C4 LAYOUT AND UTILITY.DWG



LEGEND

- PR STORM PIPE
- PR CATCH BASIN
- PR STORM MANHOLE
- PR WATERMAIN
- PR HYDRANT
- PR CROSSWALK
- PR ASPHALT
- PR CONCRETE

FIRE DEPARTMENT NOTES:

1. FIRE LANES SHALL BE DESIGNATED BY THE FIRE CODE OFFICIAL, AND SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE, WITH FIRE LANE SIGNS, SPACED NOT MORE THAN 100 FEET APART. FIRE LANES SIGNS SHALL READ "NO STOPPING, STANDING, PARKING, FIRE LANE", AND SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
2. CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC 2006 CHAPTER 14.
3. OPEN BURNING IS NOT PERMITTED INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. OPEN BURNING FOR WARMING OF SAND AND/OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN THE CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES.

NOTES:

1. THE IMPERVIOUS AREA PROPOSED IS LESS THAN THE EXISTING IMPERVIOUS AREA.
2. BUILDING CONSTRUCTION IS TYPE II-B
3. PROPOSED BUILDING IS 40 FT. HT.
4. ALL WORK WITHIN THE BARCLAY CIRCLE ROW IS UNDER CITY JURISDICTION AND REQUIRES A CITY ROW USE PERMIT.
5. A NEW WATERMAIN EASEMENT WILL BE PROVIDED DURING ENGINEERING PLAN REVIEW.
6. IF ANY SIGNS ARE INSTALLED, THEY MUST MEET THE REQUIREMENTS OF CHAPTER 134 OF THE CITY CODE OF ORDINANCES AND BE APPROVED UNDER A SEPERATE PERMIT ISSUED BY BUILDING DEPARTMENT.

SANITARY SEWER BASIS OF DESIGN:

UNIT FACTOR = 0.008 PER SEAT
 EXISTING THEATER: 1,967 SEATS X 0.008 = 15.7 REU'S
 PROPOSED ADDITION + RENOVATION OF EXISTING THEATER:
 1,259 SEATS X 0.008 = 10.1 REU'S
 AFTER ALL RENOVATIONS IN 2017 THE NUMBER OF REU'S = 10.1



CITY FILE #17-004

CES
 CIVIL ENGINEERING SOLUTIONS, Inc.
 1150 CORPORATE OFFICE DR. SUITE 210
 MILFORD, MI 48381
 PH: (248)264-6906
 FAX: (810)448-5903
 lzawada@civilengineeringsolutions.us

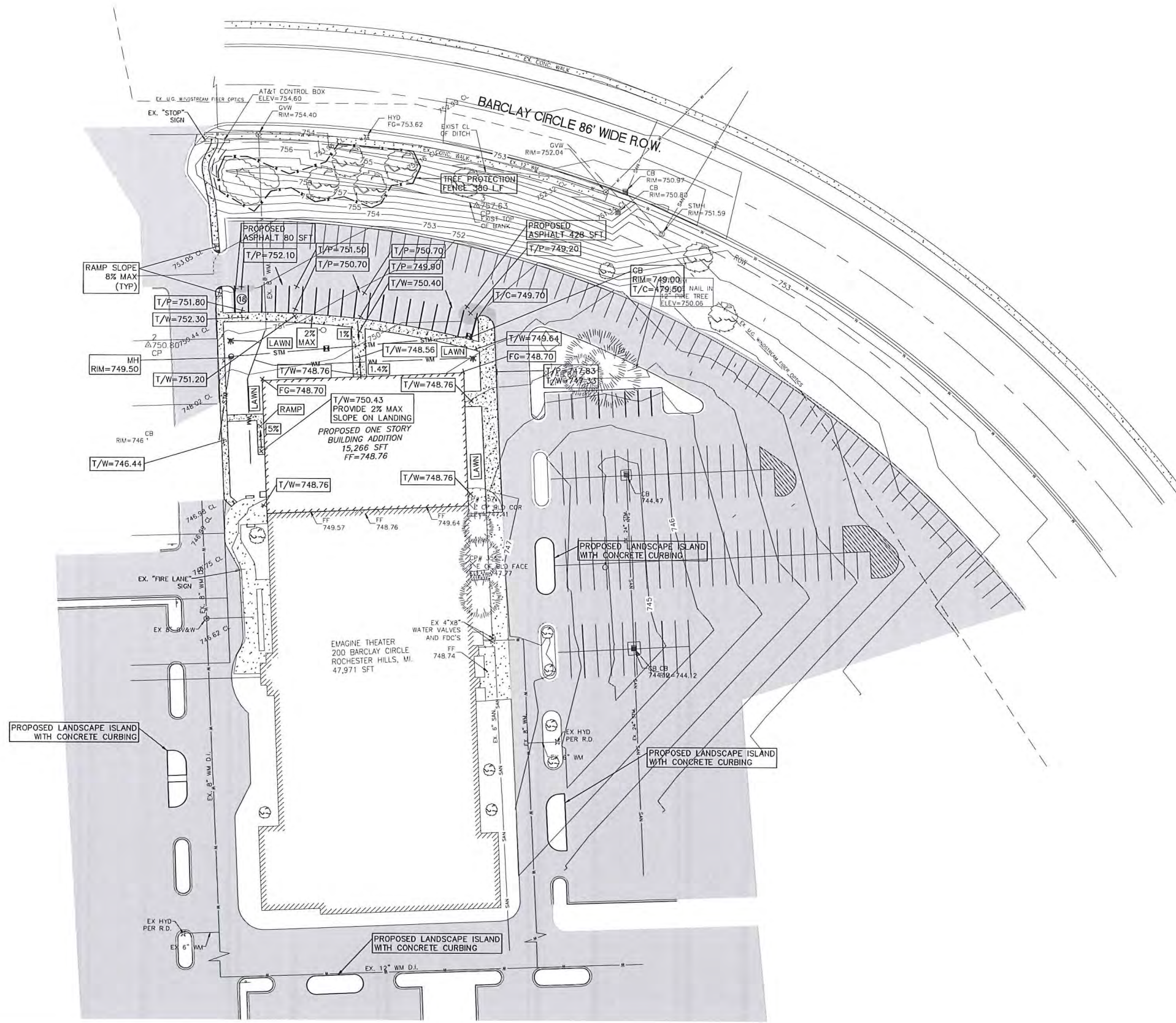
811 Know what's below.
 Call before you dig.

ROCHESTER HILLS
EMAGINE THEATER - BUILDING ADDITION
 LAYOUT AND UTILITY PLAN

NO.	DATE	SUBMITTAL	NO.	DATE	REVISION	PROJECT NO.: 2016-0026	SCALE: 1"=40'
1	2017-03-08	PER FIRE DEPT COMMENTS	8	-	-	DRAWING NO.:-	DATE: 01-26-2017
2	2017-03-20	PER CITY COMMENTS	9	-	-	DRAWN BY: WLH	DATE: 01-30-2017
3	-	-	10	-	-	CHECKED BY: L ZAWADA	SECTION 31 TOWN 1 NORTH RANGE 11 EAST
4	-	-	11	-	-	CITY/TOWN: ROCHESTER HILLS	OAKLAND COUNTY, MI
5	-	-	12	-	-		
6	-	-	13	-	-		
7	-	-	14	-	-		

SHEET NO.
C4

P:\PROJECTS\2016-0026 EMAGINE THEATER\PLANS\AUTOCAD\PRELIMINARY SITE PLANS\2016-0026 CS PAVING AND GRADING.DWG



LEGEND

- FG=100.00 PR FINISH GRADE
- TP=100.00 PR TOP OF PAVEMENT
- TW=100.00 PR TOP OF WALK
- TC=100.00 PR TOP OF CURB
- PR ASPHALT
- EX ASPHALT
- PR CONCRETE
- FF FINISH FLOOR
- DRAINAGE ARROW
- PR TREE PROTECTION FENCE
- PR MAJ CONTOUR
- PR MIN CONTOUR

SITE BM
 DOUBLE NAIL IN 12" PINE 145' NE
 OF EXISTING THEATRE
 ELEV=750.06

NOTES:

1. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL BE IN ACCORDANCE WITH ADA STANDARDS.



CITY FILE #17-004

CES
 CIVIL ENGINEERING
 SOLUTIONS, Inc.

1150 CORPORATE OFFICE DR.
 SUITE 210
 MILFORD, MI 48381
 PH: (248)264-6906
 FAX: (810)448-5903
 lzawada@civilengineeringsolutions.us



Know what's below.
 Call before you dig.

ROCHESTER HILLS
EMAGINE THEATER - BUILDING ADDITION
 PAVING AND GRADING PLAN

NO.	DATE	SUBMITTAL	NO.	DATE	REVISION
1	2017-03-08	PER FIRE DEPT COMMENTS	8	-	-
2	2017-03-20	PER CITY COMMENTS	9	-	-
3	-	-	10	-	-
4	-	-	11	-	-
5	-	-	12	-	-
6	-	-	13	-	-
7	-	-	14	-	-

PROJECT NO.: 2016-0026	SCALE: 1"=40'
DRAWING NO.: -	DATE: 01-26-2017
DRAWN BY: WLH	DATE: 01-30-2017
CHECKED BY: L ZAWADA	
SECTION 31 TOWN 1 NORTH RANGE 11 EAST	
CITY/TOWN: ROCHESTER HILLS	OAKLAND COUNTY, MI

SHEET NO.
C5

plant material list

key	quant.	botanical name	common name	size	unit cost	total	comments
LARGE AND SMALL DECIDUOUS TREES							
GT	0	GLEDITSIA T. 'SKYCOLE'	SKYLINE HONEYLOCUST	3" BB	1,350	1,280.00	
CB	17	CARPINUS BETULA 'FASTIGATA'	PYRAMIDAL EUROPEAN HORNBEAN	3" BB	1,350	1,420.00	
AF	1	ACER X FREEMANII 'JEFFREID'	AUTUMN BLAZED MAPLE	3" BB	1,350	1,245.00	
TC	11	TILIA CORDATA 'LITTLELEAF'	LITTLELEAF LINDEN	3" BB	1,350	1,385.00	
MR	3	MALUS ROYALTY	ROYALTY CRABAPPLE	2" BB	1,250	1,150.00	
MS	6	MALUS SARGENTII	SARGENT CRAB	2" BB	1,250	1,550.00	
AC	2	'MELANCHIER X G. 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	0" BB	1,250	1,500.00	MULTI-STEM
FF	7	MALUS FLORIDUNDA	JAPANESE FLOWERING CRABAPPLE	2" BB	1,250	1,175.00	
HA	4	HYDRANGEA ANABELLE	ANABELLE HYDRANGEA	5" CONT.	1,500	1,200.00	
BK	3	STRONGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	3.6" BB	1,500	1,450.00	5' SPACING O.C.
BG	5	SPIRAEA J. 'GOLD FLAME'	GOLD FLAME SPIRAEA	3" CONT.	1,500	1,250.00	5' SPACING O.C.
RK	2	ROSA X. 'OSO EASY 'DOUBLE RED''	OSO EASY DOUBLE RED ROSE	5" CONT.	1,500	1,100.00	
RAG	100	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5" CONT.	1,500	1,360.00	
PA	6	PICEA ABIES	NORWAY SPRUCE	10" BB	1,350	1,210.00	
PAL	4	PICEA ABIES	NORWAY SPRUCE	12" BB	1,450	1,180.00	
TD	0	TAXUS XM. 'DENSIFORMIS'	JAPANESE DENSE YEW	24" BB	1,500	1,900.00	30" SPACING O.C.
TE	32	TAXUS XM. 'EVERLOW'	EVERLOW YEW	24" BB	1,500	1,680.00	30" SPACING O.C.
BU	24	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	3" CONT.	1,500	1,100.00	24" SPACING O.C.
HOS	26	HOSTA 'ROYAL STANDARD'	ROYAL STANDARD HOSTA	1" CONT.	1,200	1,570.00	
SED	35	SEDUM X. 'NEON'	NEON SEDUM	1" CONT.	1,200	1,100.00	
POK	10	PENSTEMON ORIENTALE 'KARLEY ROSE'	KARLEY ROSE ORIENTAL FOUNTAIN GRASS	3" CONT.	1,200	1,360.00	
					PLANT MATERIAL	31,530	
					SOIL	13,500	
					IRRIGATION	16,000	
					TOTAL	41,030	

general landscape notes:

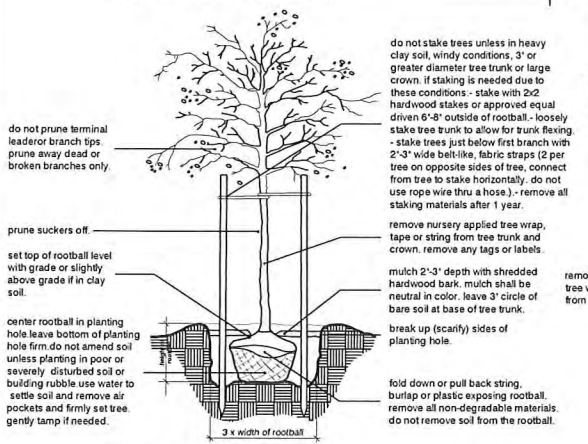
- LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK, CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
- PRIOR TO BEGINNING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES, GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7111. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK 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 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. 4" OF FINELY DOUBLE SHREDDED HARDWOOD 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. FERTILIZER BEFORE PLANT INSTALLATION.
- 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" PULLED AWAY FROM TRUNK. 4" THICK BARK MULCH FOR SHRUBS AND 4" THICK BARK MULCH FOR PERENNIALS.
- PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
- PLANT TREES AND SHRUBS GENERALLY NO CLOSER THAN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
 - SHADE TREES 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.
- PROVIDE PEAT SOIL FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
- ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND
- 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 AN AUTOMATIC UNDERGROUND SYSTEMS. 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.
- ALL NEW PARKING ISLANDS AND LANDSCAPE BEDS ADJACENT AND NEXT TO BUILDING SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS A MIN. OF 12"-16" DEPTH. BACK FILL WITH GOOD, MEDIUM TEXTURED PLANTING SOILS. ADD A MIN. 4" OF TOPSOIL OVERFILL TO FINISH GRADE. PROVIDE POSITIVE DRAINAGE.
- WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.
- ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPRIATE DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT DRAIN SUFFICIENTLY.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF TWO YEAR BEGINNING AFTER THE COMPLETION OF FINAL PLANTING DATE APPROVED BY THE CITY OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REFLATE 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.
- PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, CITY OF ROCHESTER HILLS TO INSPECT ALL THE LANDSCAPE PLANTINGS.

landscape maintenance notes:

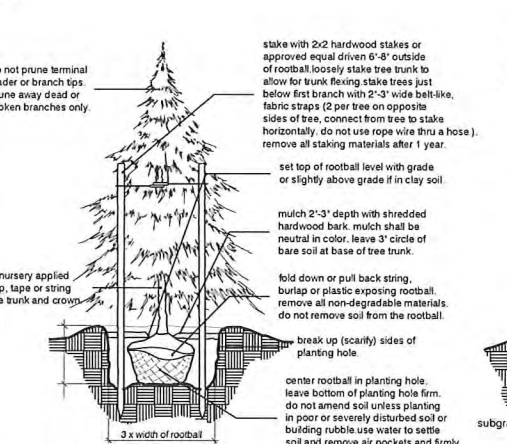
- LANDSCAPE MAINTENANCE PROCEDURES AND FREQUENCIES TO BE FOLLOWED SHALL BE SPECIFIED ON THE LANDSCAPE PLAN. ALONG WITH THE EFFECTIVENESS, HEALTH AND INTENDED FUNCTIONS OF THE VARIOUS LANDSCAPE AREAS ON THE SITE WILL BE ENSURED.
- LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND WEEDS.
- ALL DEAD OR DISEASED PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1 AND FROM OCTOBER 1 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.
- 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.
- 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 AFORESAID PROCEDURES, ANY REVISIONS TO, OR REMOVAL OF, PLANT MATERIALS WILL PLACE THE PARCEL IN NON-COMPLIANCE WITH THE APPROVED LANDSCAPE PLAN, AND SHALL BE VIEW AS A VIOLATION OF THIS ORDINANCE AND THE AGREED UPON TERMS OF THE FINAL SITE PLAN APPROVAL.

landscape requirements:

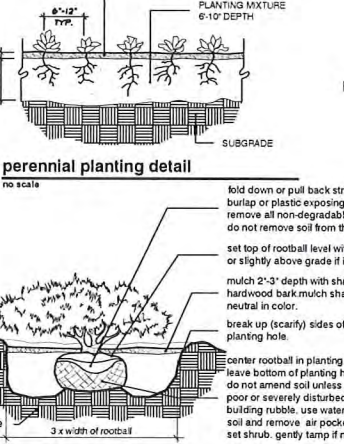
REQUIRED	PROVIDED
TOTAL LIN. FT. OF ROAD FRONTAGE 350'	
ONE (1) DECIDUOUS OR EVERGREEN TREE PER 35 LIN. FT.	10
ONE (1) ORNAMENTAL TREE PER 60 LIN. FT.	5.8
	5 + 1-EXISTING
REQUIRED	PROVIDED
TOTAL LIN. FT. OF PARKING LOT FRONTAGE 335'	
ONE (1) DECIDUOUS OR EVERGREEN TREE PER 25 LIN. FT.	13.4
ONE (1) ORNAMENTAL TREE PER 35 LIN. FT.	4.5
	10+
CONTINUOUS SHRUB HEDGE (30' O.C.)	EX. BERM



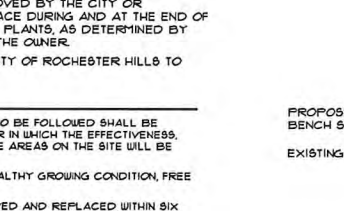
tree planting detail



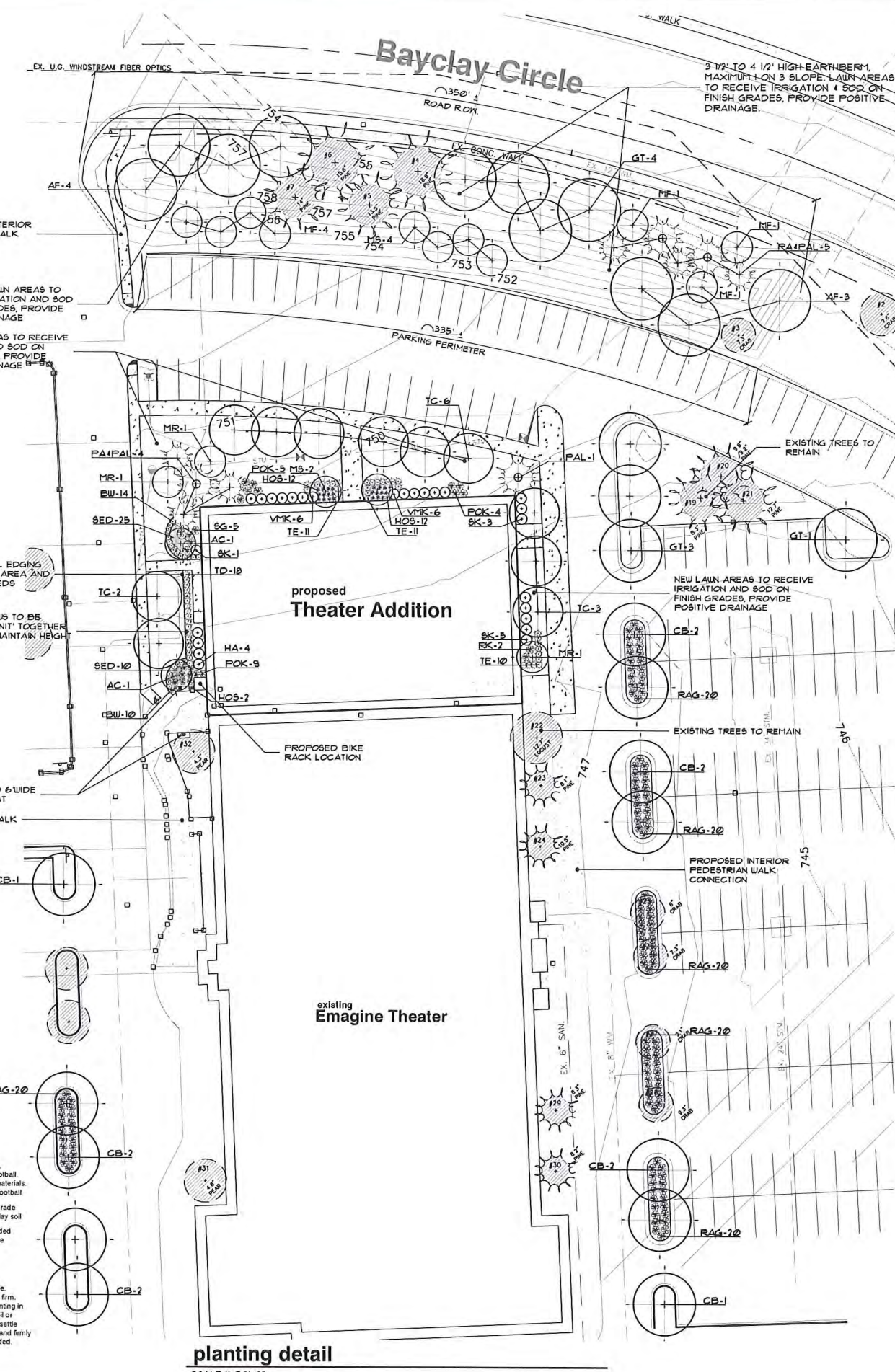
evergreen planting detail



shrub planting detail



perennial planting detail



planting detail

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

seal:

client:
EMAGINE THEATER

project:
EMAGINE THEATER

project location:
 ROCHESTER HILLS,
 MICHIGAN
 Barclay Circle

sheet title:
landscape improvement plan

job no./issue/revision date:
 LS17.029.02 SPA 2-13-2017
 LS17.029.03 SPA 3-20-2017

drawn by:
 JP
 checked by:
 FP
 date:
 2-2-2017

notice:
 Copyright © 2017
 This document and the subject matter contained therein is proprietary and is not to be used or reproduced without the written permission of Felino Pascual and Associates.

3 WORKS DUES BEFORE YOU DIG
 CALL MISS DIG
 1-800-482-7171
 for the section of public utility lines

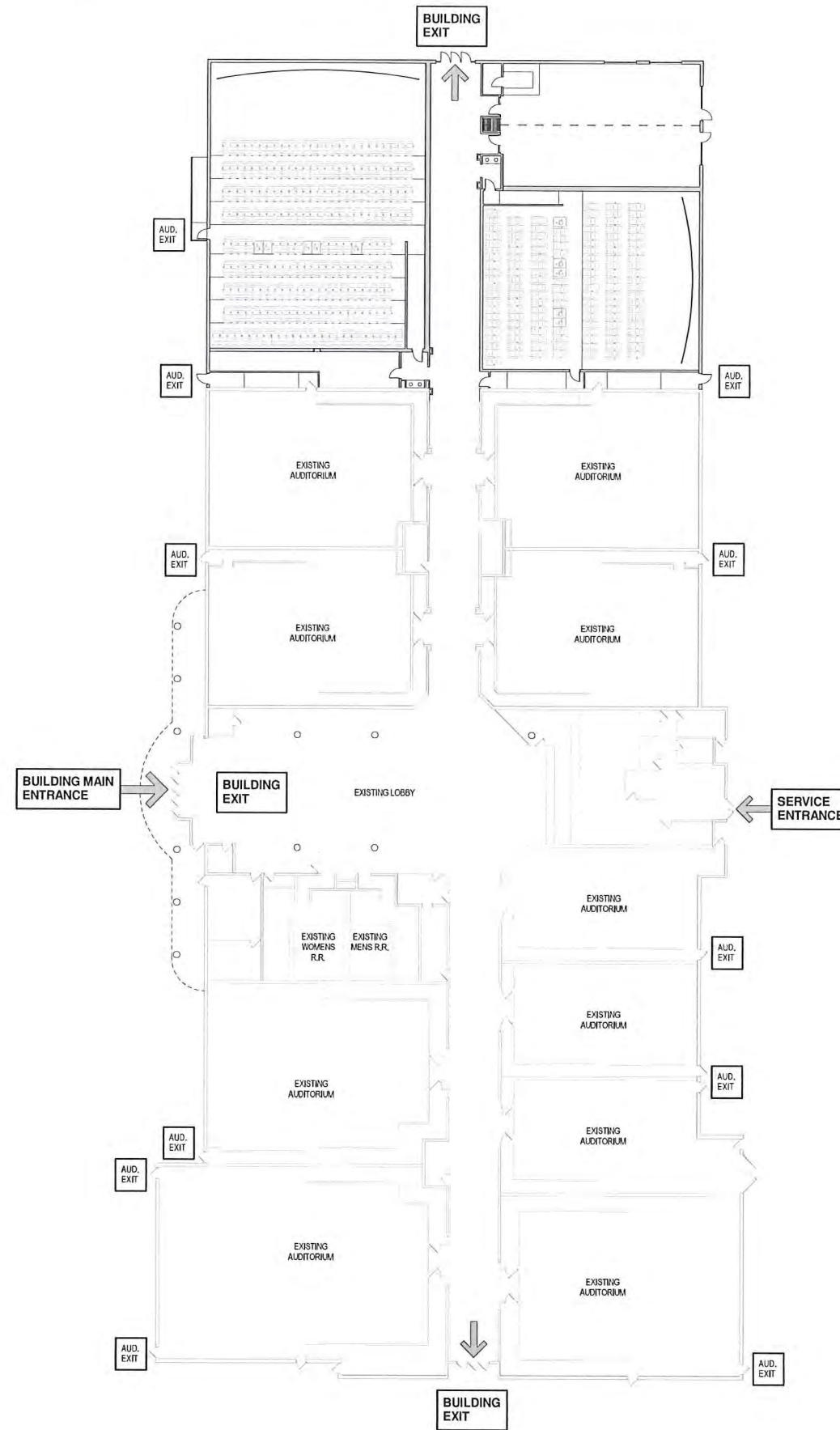
The location and elevations of existing underground utilities as shown on this drawing are only approximate. No guarantee is either expressed or implied as to the completeness of accuracy. Contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction.

project no:
 LS17.029.02

sheet no:
LS-1

CODE SUMMARY

APPLICABLE CODES:	
BUILDING CODE 2015 Michigan Building Code	
ELECTRICAL CODE 2014 National Electric Code w/PT8 Technical Amendments	
MECHANICAL CODE 2015 Michigan Mechanical Code	
PLUMBING CODE 2015 Michigan Plumbing Code	
ENERGY CODE Michigan Uniform Energy Code (Part 10a) - ASHRAE Standard 90.1-2007	
SUMMARY:	
OCCUPANCY, CHAPTER 3	
Classification(s) per 303.1	Motion Picture Theaters - A-1 w/ A-2 Accessory Use
Incidental use areas per 508.2	Storage rooms over 100 SF - automatic fire-extinguishing system permitted without a fire barrier. Doors shall be self-closing.
Non Separated uses per 508.3	Separations not required based upon Section 508.3.3
BUILDING HEIGHTS AND AREAS, CHAPTER 5	
Construction Type	Type II-B Construction, based upon unlimited area permitted for a 1-story motion picture theater throughout with an automatic sprinkler system and surrounded by at least 60 feet (Sec. 507.1.1)
Allowable Building Height per table 503	2 stories allowed - 1 story actual
Unlimited Area Building per 507	Unlimited area allowed (automatic sprinkler system and yards not less than 60 feet in width on all sides) per 507.1.1.
Actual Building Areas	Existing Gross Building Area = 47,905 SF New Building Addition Area = 15,230 SF Total Building = 63,135 SF
CONSTRUCTION, CHAPTER 6	
Classification per 602.1	II-B
Fire rating requirements for building elements per Table 601 and table 602	Building elements are permitted to be of nonrated, noncombustible construction throughout for Type II-B construction, including structural frame, exterior walls, floor and roof structure
FIRE RESISTANCE-RATED CONSTRUCTION, CHAPTER 7	
Rated exterior wall construction per Section 703.2 and Tables 601 & 602	Rating per construction type: None
INTERIOR FINISHES, CHAPTER 8	
Interior wall and ceiling finish requirements per Table 803.5	All exit passageways, exit access corridors and other exitways shall have a Class B flame spread index or greater All rooms and enclosed spaces shall have a Class C flame spread index or greater
FIRE PROTECTION SYSTEMS, CHAPTER 9	
Automatic Sprinkler System per 903.2.1.1	Required for A-1 fire area containing a multi-theater complex
Standpipe systems per Section 905	Not Required
Portable fire extinguishers per Section 906 & IFC	Required
Fire alarm systems per Section 907	Required for Group A occupancies with an occupant load of 300 or more Emergency voice/alarm required with occupant load of 1000 or more per 907.2.1.1 - manual fire alarm stations are not required based upon sprinkler water flow actuation (907.2.1) Smoke detectors required for HVAC shutdown where system delivers in excess of 2000 cfm (606, IMC)
MEANS OF EGRESS, CHAPTER 10	
Occupant load factor per Table 1004.1.2	Refer to occupant load summary (this sheet)
Means of egress width factors per Sections 1005.3.1 & 1005.3.2	Stairs and Aisle steps: 0.20 inches per person width Doors and other egress: 0.15 inches per person width
Assembly exit per Section 1028	Doors directly to the exterior from each auditorium accommodates 1/2 of the total occupant load Main exit accommodates 1/2 of the occupant load that egresses through interior corridor/lobby (1,425 / 2 = 713) Main exit also accommodates 1/2 of the occupant load of waiting area
Minimum dead end corridor length per Section 1018.4	20 Feet
Common path of egress travel per Section 1014.3	Not to exceed 75 feet
Exit access travel distance per Table 1016.2	Not to exceed 250 feet
Panic and fire exit hardware per 1008.1.10	Exit doors serving 100 or more in an A occupancy are not permitted to be equipped with a lock or latch unless it is panic hardware



OVERALL FLOOR PLAN
3/8" = 1'-0"
NORTH



www.studio3design.net
Phone: (317) 595.1000
Fax: (317) 572.1236
8604 Allisonville Road, Suite 330
Indianapolis, IN 46250

EMAGINE ENTERTAINMENT
ROCHESTER HILLS EXPANSION
200 BARCLAY CIR.
ROCHESTER HILLS, MI 48307

PROJECT NUMBER:

16080

DATE:

02-22-17

Revision Schedule

Revision Number	Revision Date	Revision Description
1	03-03-2017	REVIEW RESPONSE

CERTIFICATION:



SHEET DESCRIPTION:

OVERALL FLOOR
PLAN & CODE
REVIEW

SHEET NUMBER:

AO

THIS DRAWING IS THE PROPERTY
OF STUDIO 3 DESIGN, INC. ALL
RIGHTS RESERVED

EMAGINE ENTERTAINMENT
ROCHESTER HILLS EXPANSION
200 BARCLAY CIR.
ROCHESTER HILLS, MI 48307

PROJECT NUMBER:
16080

DATE:
02-22-17

Revision Schedule		
Revision Number	Revision Date	Revision Description
1	03-03-2017	REVIEW RESPONSE

CERTIFICATION:

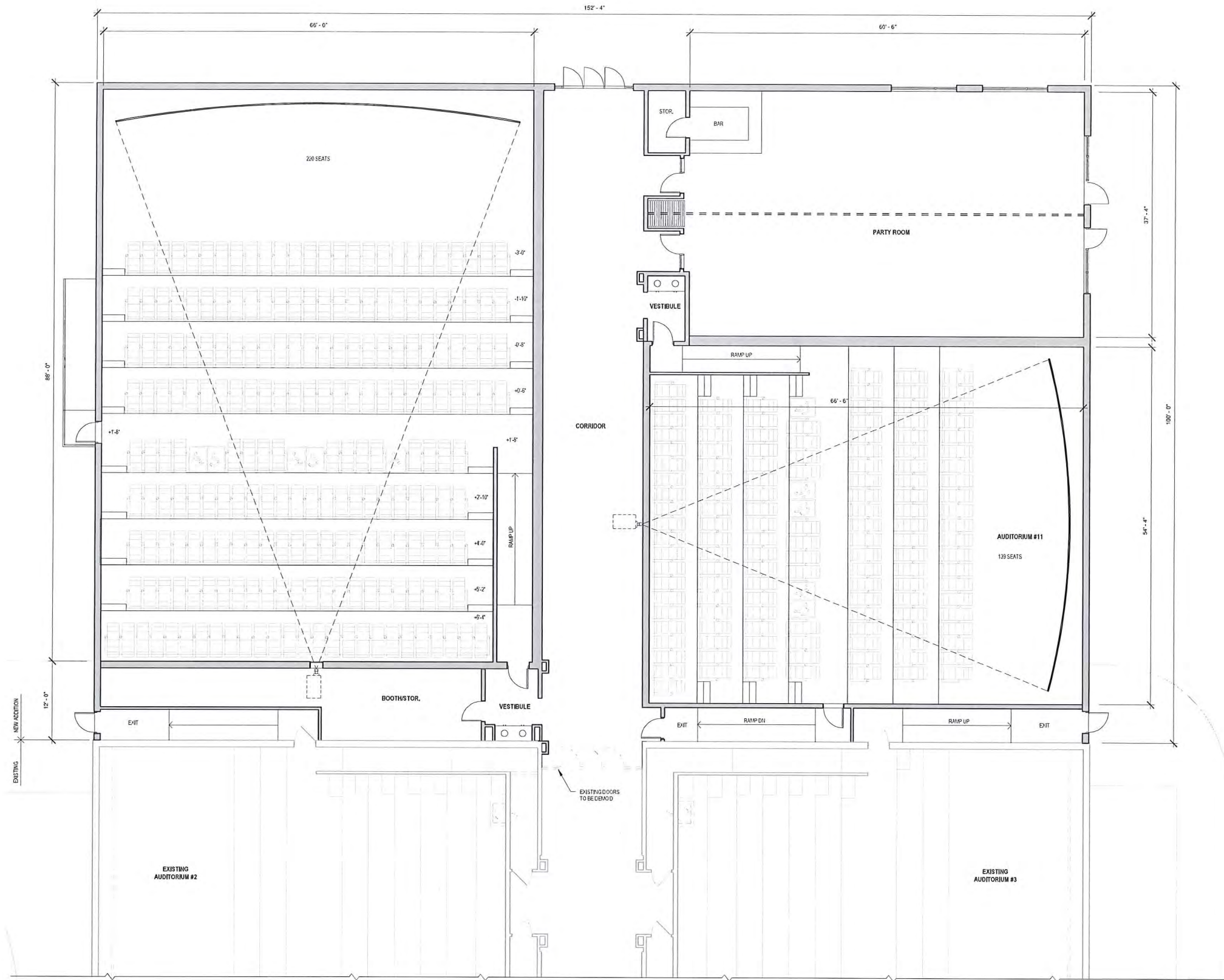


SHEET DESCRIPTION:
PROPOSED FLOOR
PLAN

SHEET NUMBER:

A1

THIS DRAWING IS THE PROPERTY
OF STUDIO 3 DESIGN, INC. ALL
RIGHTS RESERVED



1E
A1
LEVEL 1 - PRELIMINARY PLAN
1/8" = 1'-0"

ADDITION	=	15,239 S
SEAT COUNT		
EXISTING		900 SEATS
NEW		353 SEATS
TOTAL		1,253 SEATS

EMAGINE ENTERTAINMENT
ROCHESTER HILLS EXPANSION
200 BARCLAY CIR.
ROCHESTER HILLS, MI 48307

PROJECT NUMBER:
16080

DATE:
02-22-17

Revision Schedule		
Revision Number	Revision Date	Revision Description
1	02-20-17	REVIEW RESPONSE

CERTIFICATION

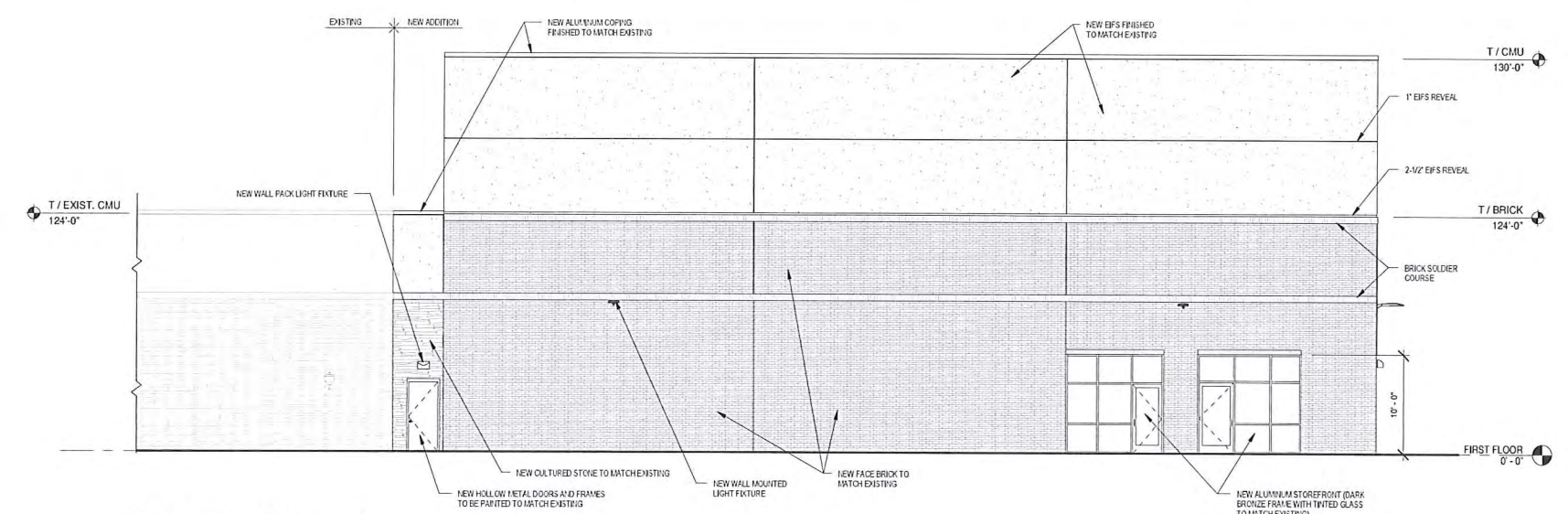


SHEET DESCRIPTION:
EXTERIOR
ELEVATIONS

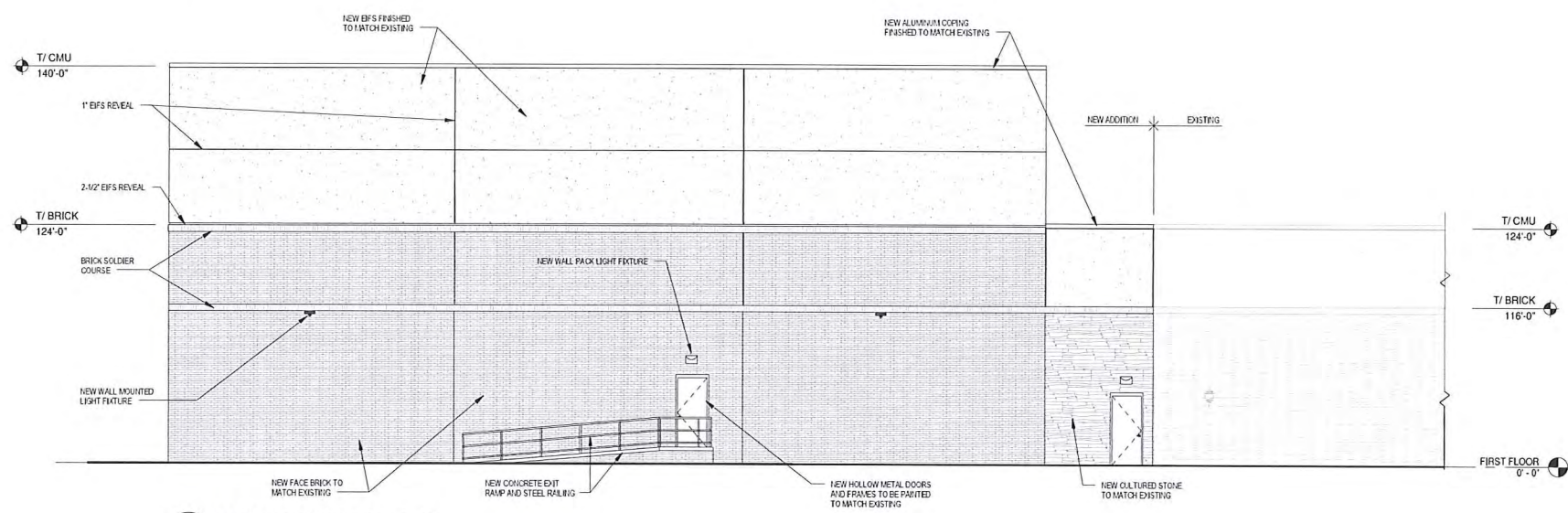
SHEET NUMBER:

A2

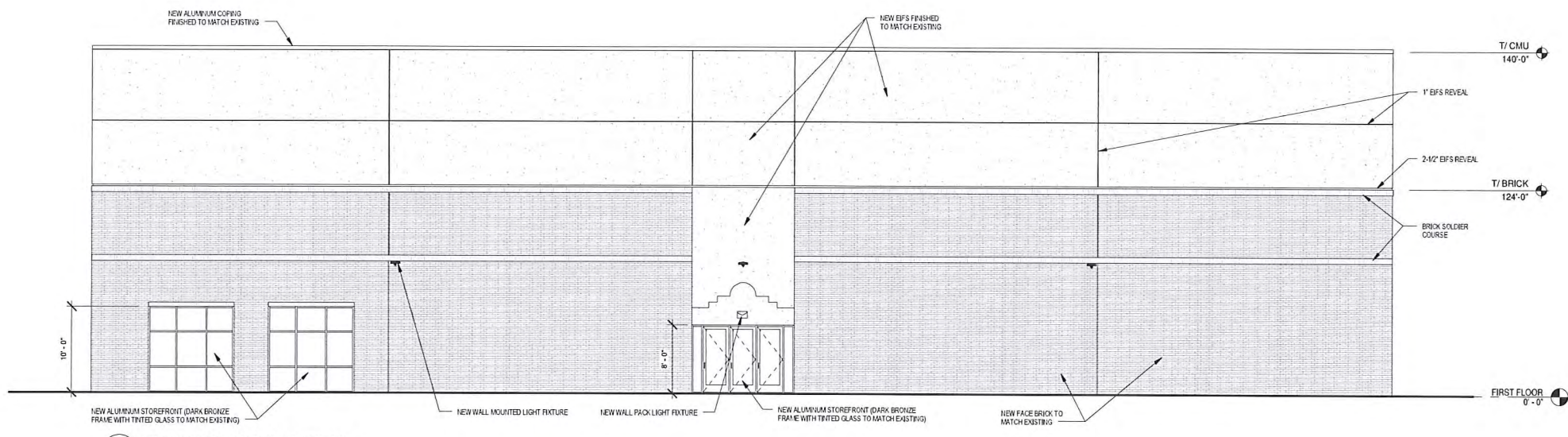
THIS DRAWING IS THE PROPERTY
OF STUDIO 3 DESIGN, INC. ALL
RIGHTS RESERVED



1B PROPOSED EAST ELEVATION
A2 1/8" = 1'-0"



1C PROPOSED WEST ELEVATION
A2 1/8" = 1'-0"



1E PROPOSED NORTH ELEVATION
A2 1/8" = 1'-0"