

NEW APARTMENTS FOR:  
**PENELOPE'S PLACE**  
ROCHESTER HILLS, MICHIGAN



ARCHITECTURAL



ASSOCIATES

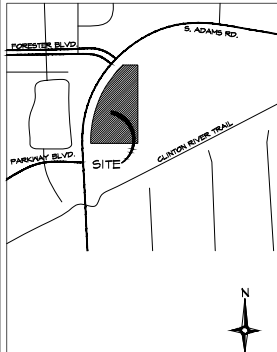
ARCHITECTURAL  
DESIGN  
RESIDENTIAL  
COMMERCIAL  
INDUSTRIAL

G.A.V. & ASSOCIATES, INC.  
24001 ORCHARD LAKE RD., STE. #180A  
FARMINGTON, MICHIGAN 48336  
PHONE (248) 985-9101

PROJECT INFORMATION

PROJECT NUMBER: 24001  
PROJECT LOCATION: SOUTH ADAMS RD. &  
PARKWAYS BLVD.  
ROCHESTER HILLS, MI  
ARCHITECT: GAV & ASSOCIATES, INC.  
24001 ORCHARD LAKE RD.  
STE. #180A  
FARMINGTON, MI 48336  
PHONE: (248) 985-9101  
1. THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:  
SAMIR M. KAREM, M.I.Arch. LIC. #801058452  
2. THESE CONSTRUCTION DOCUMENTS WERE PREPARED  
FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION  
CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL  
ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED  
WITH THIS PROJECT SHALL COMPLY WITH THE SAME  
CODES, ISSUED AND APPROVED CODE MODIFICATIONS  
AND/OR CITY OF ROCHESTER HILLS CONSTRUCTION  
BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED  
SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS  
CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED  
DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR  
REVIEW AND APPROVAL.

LOCATION MAP



SHEET INDEX

T.001 TITLE SHEET, LOCATION MAP & SHEET INDEX  
T.002 CONCEPTUAL RENDERINGS  
ARCHITECTURAL  
1 COVER SHEET  
2 DIMENSION AND LAYOUT PLAN  
L-1 LANDSCAPE PLAN  
L-2 LANDSCAPE PLAN  
ARCHITECTURAL  
A.101 4 STORY 1ST FLOOR PLAN  
A.101b 4 STORY 2ND, 3RD & 4TH FLOOR PLANS  
A.102a 3 STORY 1ST FLOOR PLAN  
A.102b 3 STORY 2ND & 3RD FLOOR PLANS  
A.201 4 STORY ELEVATIONS  
A.202 3 STORY ELEVATIONS

SHEET INDEX

SHEET INDEX

SHEET INDEX

ISSUED FOR

SPA  
PRELIMINARY COUNCIL 04-28-25  
08-10-25

SEAL





ISSUED FOR	DATE
9A	04/28/23

**ARCHITECTURAL  
DESIGN**

RESIDENTIAL  
COMMERCIAL  
INDUSTRIAL

**GAV ASSOCIATES, INC.**  
10000 E. 15th Ave., Suite 100  
Denver, CO 80231  
303.755.1100  
www.gavassociates.com

**GAV**  
ASSOCIATES

PROPOSED NEW CONDOMINIUMS SITE :  
PENÉLOPE'S PLACE  
2727 SOUTH ADAMS RD.  
ROCHESTER HILLS, MI 48304

DRAWN:	DESIGNED:	CHECKED:
ME	GA	GA
SCALE : 3/32" = 1'-0"		
FILE NAME : 24001_T.002		
JOB # : 24001		
SHEET TITLE		

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

CONCEPTUAL  
RENDERINGS  
SHEET #  
**T.002**



# LEGAL DESCRIPTIONS (BY OTHERS):

**PARCEL 3L**, SITUATED IN THE CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN; COMMENCING AT A 5/8" IRON ROD IN MONUMENT BOX AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 11 EAST AS RECORDED IN LIBER 22386, PAGE 323, OAKLAND COUNTY RECORDS; THENCE ALONG THE TRUE WEST LINE OF SAID SECTION NORTH 02 DEGREES 44 MINUTES 00 SECONDS WEST 1346.22 FEET; THENCE NORTH 83 DEGREES 20 MINUTES 24 SECONDS EAST (RECORDED AS NORTH 85 DEGREES 47 MINUTES 50 SECONDS EAST AND AS NORTH 86 DEGREES 03 MINUTES 00 SECONDS EAST) 1573.50 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 02 DEGREES 50 MINUTES 39 SECONDS WEST 17.03 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT 447.39 FEET (RADIUS OF SAID CURVE IS 760.00 FEET, CHORD BEARS NORTH 14 DEGREES 01 MINUTES 12 SECONDS EAST 440.98 FEET, AND DELTA IS 33 DEGREES 43 MINUTES 42 SECONDS); THENCE NORTH 84 DEGREES 59 MINUTES 37 SECONDS EAST (RECORDED AS NORTH 87 DEGREES 45 MINUTES 00 SECONDS EAST AND AS NORTH 87 DEGREES 48 MINUTES 30 SECONDS EAST) 56.59 FEET TO A POINT BEING 60.00 FEET MEASURED PERPENDICULARLY FROM THE EAST LINE OF "SUPERVISOR'S PLAT NO. 16" AS RECORDED IN LIBER 28 OF PLATS; PAGE 46, OAKLAND COUNTY RECORDS (PREVIOUSLY REFERRED TO AS THE EAST LINE OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 11 EAST); THENCE CONTINUING NORTH 84 DEGREES 59 MINUTES 37 SECONDS EAST (RECORDED AS NORTH 87 DEGREES 48 MINUTES 30 SECONDS EAST AND AS NORTH 87 DEGREES 45 MINUTES 00 SECONDS EAST) 128.01 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTHEASTLY ALONG A CURVE TO THE RIGHT 82.60 FEET (RADIUS OF SAID CURVE IS 760.00 FEET, CHORD BEARS NORTH 33 DEGREES 14 MINUTES 50 SECONDS EAST 62.67 FEET, AND DELTA IS 04 DEGREES 43 MINUTES 30 SECONDS); THENCE SOUTH 02 DEGREES 50 MINUTES 39 SECONDS EAST (RECORDED AS SOUTH AND AS SOUTH 00 DEGREES 07 MINUTES 15 SECONDS WEST) 49.25 FEET; THENCE SOUTH 84 DEGREES 59 MINUTES 37 SECONDS WEST (RECORDED AS SOUTH 87 DEGREES 48 MINUTES 30 SECONDS WEST AND AS SOUTH 87 DEGREES 45 MINUTES 00 SECONDS WEST) 36.94 FEET TO THE POINT OF BEGINNING, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 11 EAST.

**PARCEL 3L**, COMMENCING AT A 5/8" IRON ROD IN MONUMENT BOX AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 11 EAST AS RECORDED IN LIBER 22386, PAGE 323, OAKLAND COUNTY RECORDS; THENCE ALONG THE TRUE WEST LINE OF SAID SECTION, NORTH 02 DEGREES 44 MINUTES 00 SECONDS WEST 1346.22 FEET; THENCE NORTH 83 DEGREES 20 MINUTES 24 SECONDS EAST (RECORDED AS NORTH 85 DEGREES 47 MINUTES 50 SECONDS EAST AND AS NORTH 86 DEGREES 03 MINUTES 00 SECONDS EAST) 1573.50 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 02 DEGREES 50 MINUTES 39 SECONDS WEST 17.03 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT 447.39 FEET (RADIUS OF SAID CURVE IS 760.00 FEET, CHORD BEARS NORTH 14 DEGREES 01 MINUTES 12 SECONDS EAST 440.98 FEET, AND DELTA IS 33 DEGREES 43 MINUTES 42 SECONDS); THENCE NORTH 84 DEGREES 59 MINUTES 37 SECONDS EAST (RECORDED AS NORTH 87 DEGREES 45 MINUTES 00 SECONDS EAST AND AS NORTH 87 DEGREES 48 MINUTES 30 SECONDS EAST) 56.59 FEET TO A POINT BEING 60.00 FEET MEASURED PERPENDICULARLY FROM THE EAST LINE OF "SUPERVISOR'S PLAT NO. 16" AS RECORDED IN LIBER 28 OF PLATS; PAGE 46, OAKLAND COUNTY RECORDS (PREVIOUSLY REFERRED TO AS THE EAST LINE OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 11 EAST); THENCE CONTINUING NORTH 84 DEGREES 59 MINUTES 37 SECONDS EAST (RECORDED AS NORTH 87 DEGREES 48 MINUTES 30 SECONDS EAST AND AS NORTH 87 DEGREES 45 MINUTES 00 SECONDS EAST) 128.01 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTHEASTLY ALONG A CURVE TO THE RIGHT 82.60 FEET (RADIUS OF SAID CURVE IS 760.00 FEET, CHORD BEARS NORTH 33 DEGREES 14 MINUTES 50 SECONDS EAST 62.67 FEET, AND DELTA IS 04 DEGREES 43 MINUTES 30 SECONDS); THENCE SOUTH 02 DEGREES 50 MINUTES 39 SECONDS EAST (RECORDED AS SOUTH AND AS SOUTH 00 DEGREES 07 MINUTES 15 SECONDS WEST) 49.25 FEET; THENCE SOUTH 84 DEGREES 59 MINUTES 37 SECONDS WEST (RECORDED AS SOUTH 87 DEGREES 48 MINUTES 30 SECONDS WEST AND AS SOUTH 87 DEGREES 45 MINUTES 00 SECONDS WEST) 36.94 FEET TO THE POINT OF BEGINNING, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 11 EAST.

# LEGAL DESCRIPTION 15-30-302-036 (BY OTHERS):

**PARCEL 3L**, PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 SECTION 30, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT N02°44'00"W 1241.21 FEET & N83°20'24"E 57.73 FEET FROM THE SOUTHWEST SECTION CORNER, THENCE N02°50'39"W 105 FEET, THENCE N83°20'24"E 270.90 FEET, THENCE S02°50'39"E 105 FEET, THENCE S83°20'24"E 270.90 FEET TO THE BEGINNING.

## EXCEPTIONS 15-30-302-034:

SCHEDULE B, PART II, PER TITLE COMMITMENT NO. 735463, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED MARCH 16, 2016.

7. SUBJECT TO TERMS AND CONDITIONS CONTAINED IN AMENDED ORDER DETERMINING NECESSITY AND GRANTING RIGHT OF WAY AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 16303, PAGE 443.

8. SUBJECT TO RIGHT OF WAY IN FAVOR OF THE DETROIT EDISON COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 5315, PAGE 405.

10. SUBJECT TO TERMS AND CONDITIONS CONTAINED IN FINAL ORDER DETERMINING NECESSITY AND GRANTING RIGHT OF WAY AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 16991, PAGE 273.

## EXCEPTIONS 15-30-302-034:

SCHEDULE B, PART II, PER POLICY NUMBER: 501400-190853, PREPARED BY AMMOCK INC., DATED MARCH 13, 2019 @ 8.02 AM

3. RIGHT OF WAY GRANTED TO THE DETROIT EDISON COMPANY RECORDED JUNE 18, 1923 IN LIBER 9 OF MISCELLANEOUS RECORDS, PAGE 36, AS AMENDED BY PARTIAL RELEASE OF RIGHT OF WAY RECORDED FEBRUARY 29, 1988 IN LIBER 10319, PAGE 574.

4. RIGHT OF WAY EASEMENT RECORDED AUGUST 6, 1962 IN LIBER 4331, PAGE 426.

6. EASEMENT GRANTED TO THE DETROIT EDISON COMPANY RECORDED FEBRUARY 5, 1969 IN LIBER 5315, PAGE 40.

6. AGREEMENT RECORDED MAY 30, 1984 IN LIBER 8679, PAGE 655.

7. EASEMENT CONTAINED IN WARRANTY DEED RECORDED OCTOBER 23, 1995 IN LIBER 15763, PAGE 688.

8. EASEMENT GRANTED TO THE COUNTY OF OAKLAND, A MICHIGAN CONSTITUTIONAL CORPORATION, RECORDED JANUARY 31, 1996 IN LIBER 15888, PAGE 180.

9. SANITARY SEWER SERVICE AGREEMENT AMONG THE CITY OF AUBURN HILLS, THE CITY OF ROCHESTER HILLS AND JAMES LAWRENCE BARTON & BEVELLEY, J. BARTON RECORDED JUNE 12, 2008 IN LIBER 37689, PAGE 410.

10. ROCHESTER HILLS ZONING BOARD OF APPEALS RESOLUTION RECORDED OCTOBER 30, 2007 IN LIBER 39712, PAGE 793.

11. TERMS, AGREEMENTS AND CONDITIONS CONTAINED IN COMPLAINT AND DEMAND FOR JURY TRIAL RECORDED DECEMBER 11, 2007 IN LIBER 39826, PAGE 321.

## SITE PLANS

for:

# PENELOPE'S PLACE

PARCEL NO.'S 15-30-302-034 & -036

CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN



**GREENTECH ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
11417 WEST PONTIAC TRAIL  
WILKOM, MI 48393  
PHONE: (248) 668-0700 FAX: (248) 668-0701  
www.greentech-engineering.com

## SHEET INDEX

- 1 COVER SHEET/SITE PLAN
- 2 DIMENSION AND LAYOUT PLAN
- 3 EXISTING CONDITIONS PLAN
- 4 TREE LIST
- 5 DEMOLITION PLAN
- 6 GRADING PLAN
- 7 UTILITY PLAN
- 8 TRUCK TURNING PLAN
- 9 SITE DETAILS

- L-1 LANDSCAPE PLAN  
L-2 LANDSCAPE DETAILS

- 1 of 2 PHOTOMETRIC PLAN  
2 of 2 PHOTOMETRIC DETAILS

## ARCHITECTURAL PLANS:

- T.001 TITLE SHEET, LOCATION MAP & SHEET INDEX  
T.002 CONCEPTUAL RENDERINGS  
SP.101 DUMPSTER ENCLOSURE & GAZEBO DETAILS  
SP.102 MONUMENT SIGN DETAILS  
A.101A 4 STORY 1ST FLOOR PLAN  
A.101B 4 STORY 2ND, 3RD & 4TH FLOOR PLANS  
A.102A 3 STORY 1ST FLOOR PLAN  
A.102B 3 STORY 2ND & 3RD FLOOR PLANS  
A.103A 4 STORY ROOF PLAN  
A.103B 3 STORY ROOF PLAN  
A.201 4 STORY ELEVATIONS  
A.202 3 STORY ELEVATIONS  
A.203 EXTERIOR LIGHTING CUTSHEETS  
A.301 COLORED ELEVATIONS & FINISH SPECIFICATIONS  
A.302 COLORED ELEVATIONS & FINISH SPECIFICATIONS

## CITY DETAILS

- 1 of 2 SANITARY SEWER STANDARD DETAILS  
2 of 2 SANITARY SEWER STANDARD DETAILS  
1 of 1 STORM SEWER SYSTEM STANDARD DETAILS  
1 of 2 WATER MAIN STANDARD DETAILS  
2 of 2 WATER MAIN STANDARD DETAILS  
1 of 1 WATER MAIN SPECIAL DETAILS

## OWNER/APPLICANT

PENELOPE'S PLACE LLC  
1701 NORTFIELD DRIVE  
ROCHESTER HILLS, MI 48309  
PHONE: (248) 755-7397  
CONTACT: ZIAD KASSAB

## ARCHITECT

GAV ASSOCIATES, INC.  
24001 ORCHARD LAKE ROAD  
SUITE 180A  
FARMINGTON, MI 48336  
PHONE: (248) 985-9101  
CONTACT: GHASSAN ABDELNOUR

## CIVIL ENGINEER

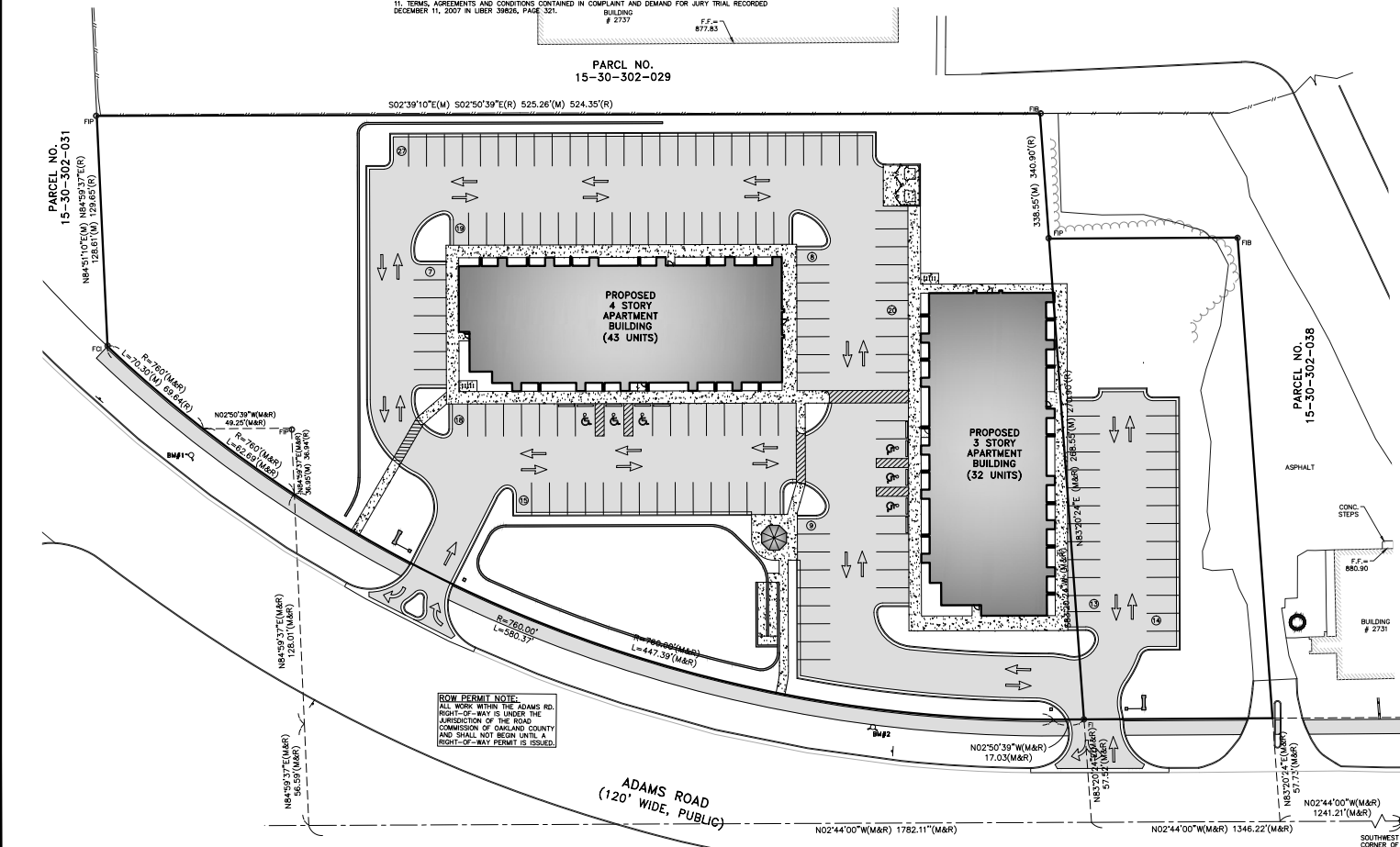
GREENTECH ENGINEERING, INC.  
51147 WEST PONTIAC TRAIL  
WILKOM, MI 48393  
PHONE: (248) 668-0700  
FAX: (248) 668-0701  
CONTACT: CHAD HOLDWICK  
DANIEL LECLAIR

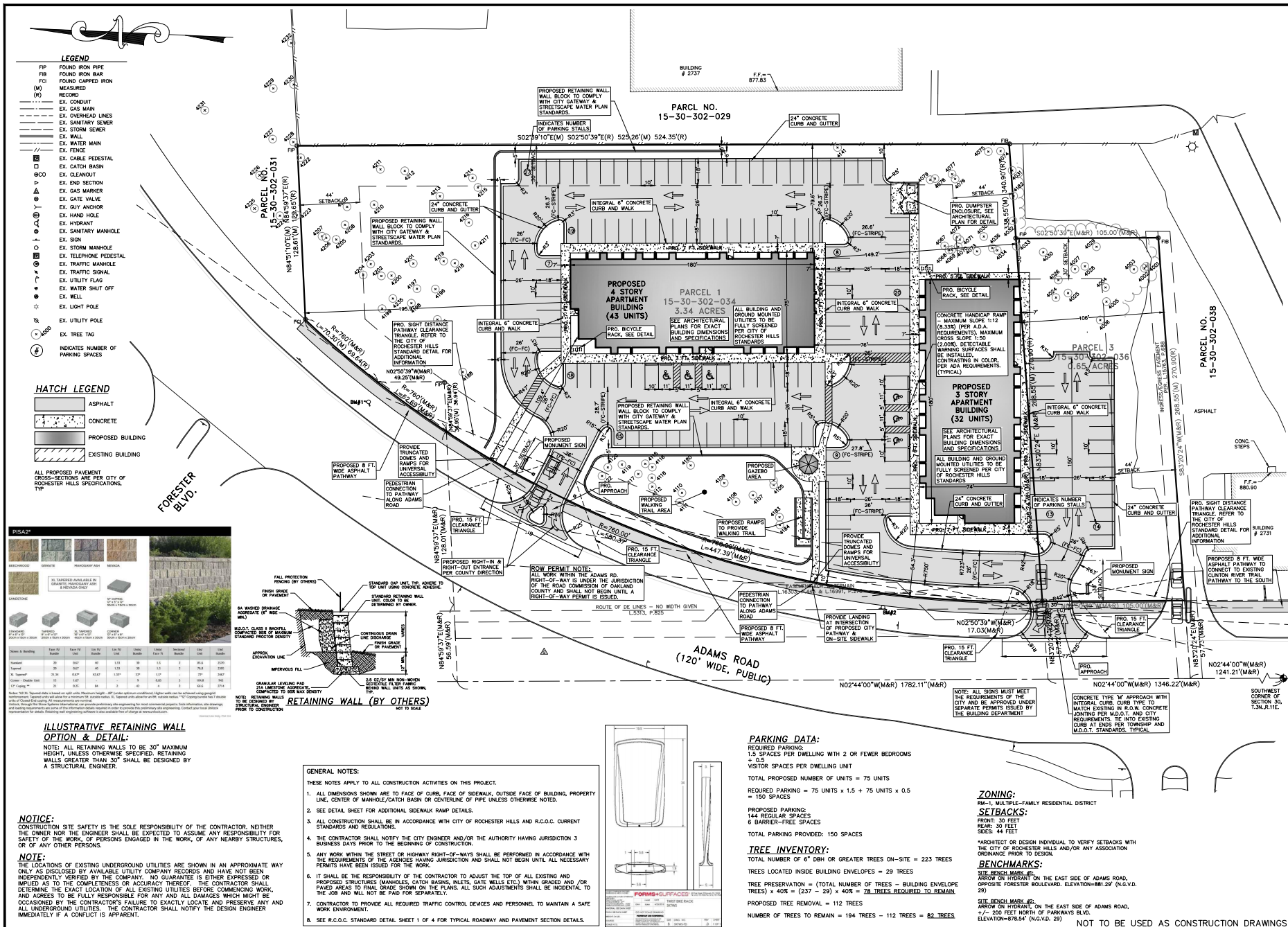


**COVER SHEET/SITE PLAN**  
MULTIPLE PARCELS - PARCEL NO.'S 15-30-302-034 & -036  
SECTION: 30  
CITY OF ROCHESTER HILLS  
OAKLAND COUNTY  
MICHIGAN

DATE: 4-25-2025
DRAWN BY: RMS/CEH
CHECKED BY: JPP/DJA
SCALE: 1" = 30' FT
VER: 1" = 30' FT
1

NOT TO BE USED AS CONSTRUCTION DRAWINGS





**GREENTECH ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
10000 E. 10th Ave., Suite 100, Denver, CO 80231  
Phone: (303) 668-0700 Fax: (303) 668-0701

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

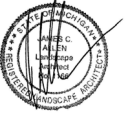
**G.A.Y. & ASSOCIATES, INC.**  
DIMENSION AND LAYOUT PLAN  
MULTIPLE PARCELS - PARCEL NO.'S 15-30-302-034 & -036  
SECTION: 30  
CITY OF ROCHESTER HILLS  
OAKLAND COUNTY  
MICHIGAN  
RANGE: 11 E.

DATE: 4-25-2025  
DRAWN BY: RMS/DJH  
CHECKED BY: JPP/DJA  
SCALE: HORIZONTAL = 1" = 30 FT  
VERTICAL = 1" = 10 FT

2



Seal:



Title:

Landscape Plan

Project:

Penelope's Place  
Rochester Hills, Michigan

Prepared for:

Greentech Engineering  
51147 W. Pontiac Trail  
Wixom, Michigan 48393

Revision:

Review

Issued:

April 25, 2025

Job Number:

24-009

Drawn By:

jca

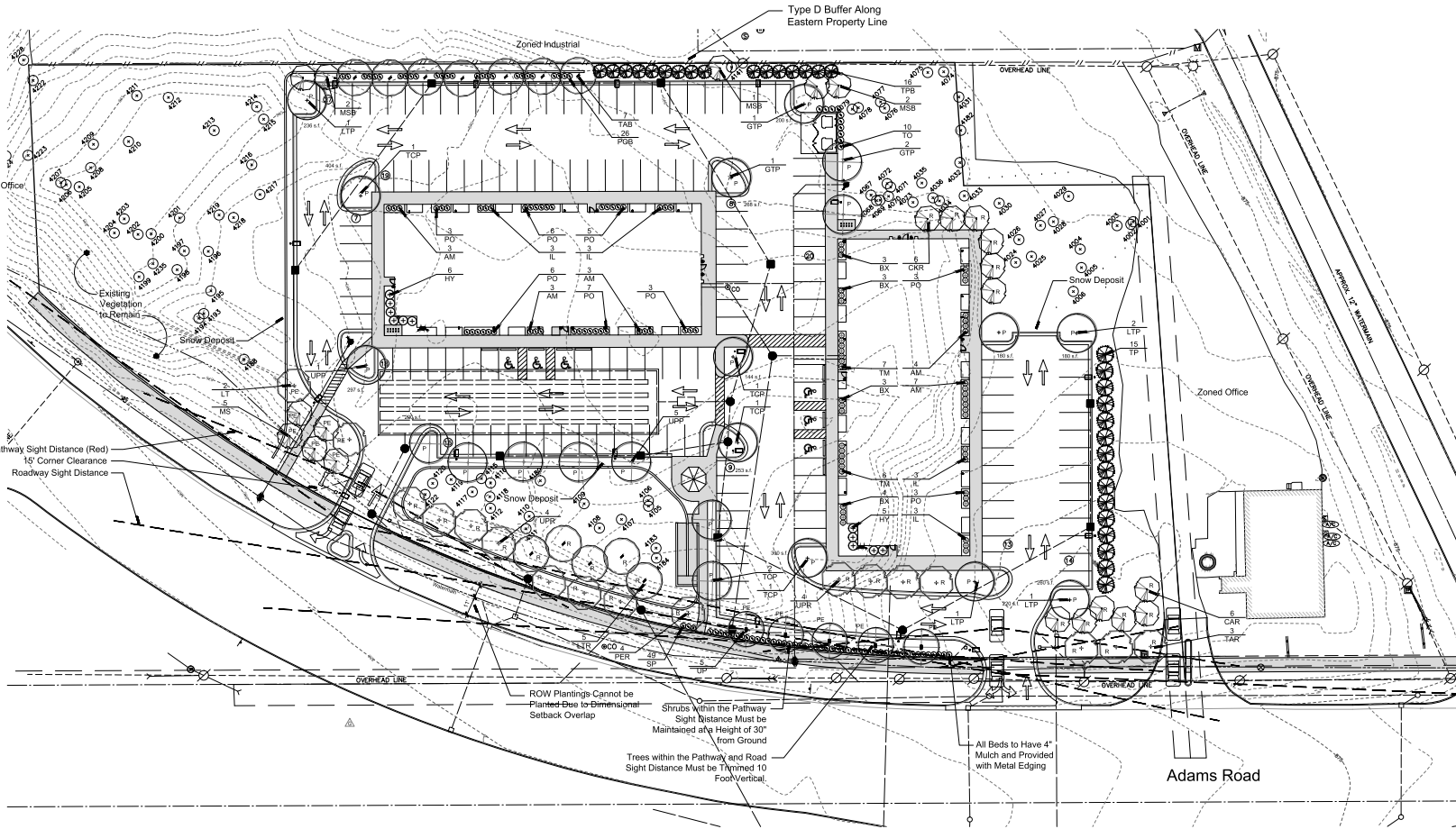
Checked By:

jca



Sheet No.

L-1



### Landscape Summary

Parking Lot Landscaping	
Vehicular Use Area	62,410 s.f.
Landscape Area Required	3,120 s.f. (62,410 x 5%)
Landscape Area Provided	3,142 s.f.*
Trees Required	20.8 Trees (3,120 / 150)
Trees Provided	21 Trees
Perimeter Plantings	
Perimeter	183 l.f.
Trees Required	7.3 Trees (183 / 25)
Trees Provided	7 Trees
Ornamental Trees Required	5.2 Trees (183 / 35)
Ornamental Trees Provided	5 Trees
Right of Way Plantings**	
Frontage	702 l.f.
Trees Required	20.0 Trees (702 / 35)
Trees Provided	20 Trees - Planted Elsewhere
Ornamental Trees Required	11.7 Trees (702 / 60)
Ornamental Trees Provided	12 Trees - Planted Elsewhere

Buffer Landscaping Type D - East Property Line	
Buffer Length	525'
Less Preserved Areas	210'
Net Buffer Length	315'
Canopy Trees Required	7.8 Trees (315 / 100) x 2.5
Canopy Trees Provided	8 Trees (1 Existing)
Evergreen Trees Required	15.8 Trees (315 / 100) x 5
Evergreen Trees Provided	16 Trees
Ornamental Trees Required	4.7 Trees (315 / 100) x 1.5
Ornamental Trees Provided	5 Trees
Shrubs Required	25.2 Shrubs (315 / 100) x 8
Shrubs Provided	26 Shrubs
Detention Pond	
Not Applicable with Underground Detention	
Woodland Replacement	
Regulated Trees Removed	112 Trees
Replacement Trees Provided	0 Trees
Trees Paid Into Tree Fund	112 Trees (\$334 x 112 = \$37,408)

\* As measured from the back of curb and Excluding Sidewalks.  
\*\* ROW Plantings will Require a ROCOC Permit. If the Permit is  
Not Granted, the Value of Required Trees Shall be Placed in the City Tree Fund.

#### Utility Maintenance Statement:

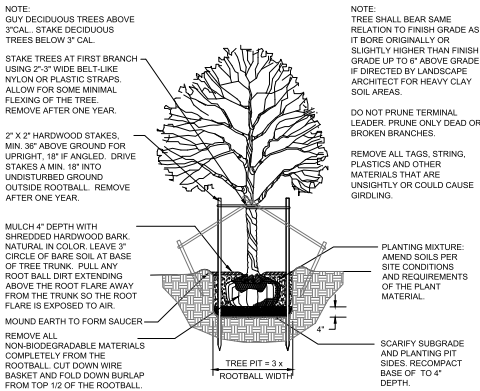
It is the intent of this statement to provide information to the City of Rochester Hills regarding the removal of trees and shrubs from the property. The City of Rochester Hills will be responsible for the removal of trees and shrubs from the property.

#### Overhead Line Statement:

Overhead Lines Exist Along Adams and East Property Line.

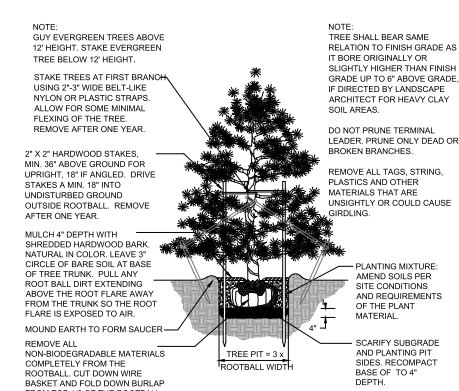
### Plant List

Type	Qty	Botanical Name	Common Name	Caliper	Spacing	Root	Height	Price	Total
Parking Lot Internal Trees									
GTP	4	Gleditsia inaequalis var. inermis	Honey Locust	3.0"	as shown	BA8	8'	\$ 425.00	\$ 1,700.00
LTP	5	Linderothia tulipifera	Tulip Tree	3.0"	as shown	BA8	8'	\$ 425.00	\$ 2,125.00
TCF	6	Tilia cordata 'Cuscuta'	Crabapple Linden	3.0"	as shown	BA8	8'	\$ 425.00	\$ 2,550.00
UPF	6	Ulmus 'Princeton'	Princeton Elm	3.0"	as shown	BA8	8'	\$ 425.00	\$ 2,550.00
21	Trees Provided								
Parking Lot Perimeter									
LT	2	Linderothia tulipifera	Tulip Tree	3.0"	as shown	BA8	8'	\$ 425.00	\$ 850.00
MS	5	Malus 'Spring Snow'	Spring Snow Crab	2.0"	as shown	BA8	8'	\$ 200.00	\$ 1,000.00
UP	5	Ulmus 'Princeton'	Princeton Elm	3.0"	as shown	BA8	8'	\$ 425.00	\$ 2,125.00
7	Trees Provided								
5	Ornamental Trees Provided								
Right of Way Trees									
CRF	6	Cornus alternifolia	Pagoda Dogwood, Multi-Stem	as shown	BA8	8'	8'	\$ 200.00	\$ 1,200.00
CRF	6	Cornus kousa	Kousa Dogwood	2.0"	as shown	BA8	8'	\$ 200.00	\$ 1,200.00
LTR	4	Linderothia tulipifera	Tulip Tree	3.0"	as shown	BA8	8'	\$ 425.00	\$ 1,700.00
PER	4	Platanus x acerifolia 'Excelsior'	Excelsior London Planetree	3.0"	as shown	BA8	8'	\$ 425.00	\$ 1,700.00
UPR	3	Ulmus 'Princeton'	Princeton Elm	3.0"	as shown	BA8	8'	\$ 425.00	\$ 1,275.00
12	Ornamental Trees Provided								
Buffer Plantings									
MSB	5	Malus 'Spring Snow'	Spring Snow Crab	2.0"	as shown	BA8	8'	\$ 200.00	\$ 1,000.00
POB	20	Physocarpus opulifolius 'Summer Wine'	Summer Wine Nettlebar	as shown	cont.	30"	30"	\$ 50.00	\$ 1,000.00
TAB	7	Tilia americana 'Redmond'	Redmond Linden	2.0"	as shown	BA8	8'	\$ 425.00	\$ 2,975.00
TRB	10	Thuja x 'Green Giant'	Green Giant Arborvitae	as shown	BA8	10'	10'	\$ 300.00	\$ 4,800.00
7	Deciduous Trees Provided								
10	Evergreen Trees Provided								
5	Ornamental Trees Provided								
20	Shrubs Provided								
General Plantings									
AM	20	Artemisia tridentata 'Low Landscape Hedge'	Chokeberry	as shown	cont.	30"	30"	\$ 50.00	\$ 1,000.00
BK	13	Buxus x 'Green Velvet'	Green Velvet Boxwood	as shown	cont.	30"	30"	\$ 50.00	\$ 650.00
HY	11	Hydrangea x 'Little Quick Fire'	Little Quick Fire Hydrangeas	as shown	cont.	30"	30"	\$ 50.00	\$ 550.00
IL	10	Illex glabra 'Nellie'	Nellie's Inkberry	as shown	cont.	30"	30"	\$ 50.00	\$ 500.00
PO	35	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	as shown	cont.	30"	30"	\$ 50.00	\$ 1,750.00
SP	40	Spirea x 'Little Princess Spirea'	Little Princess Spirea	as shown	cont.	30"	30"	\$ 25.00	\$ 1,000.00
TD	10	Thuja standishii x plicata 'Sloepchase'	Sloepchase Arborvitae	as shown	BA8	6'	6'	\$ 200.00	\$ 2,000.00
TM	12	Taxus x media 'Densiformis'	Densiformis Tree	as shown	cont.	30"	30"	\$ 50.00	\$ 600.00
TP	10	Thuja x 'Green Giant'	Green Giant Arborvitae	as shown	BA8	10'	10'	\$ 300.00	\$ 4,500.00
2,850	Kentucky Blue Grass, (S.Y.) Irrigation System								
Total									\$ 104,475.00



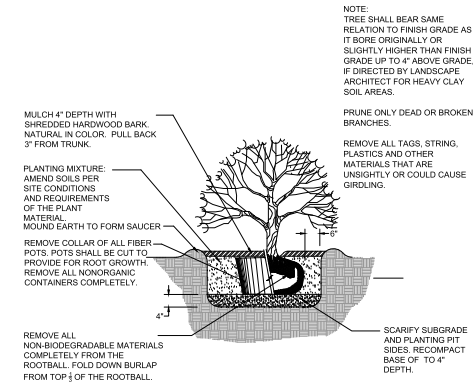
## DECIDUOUS TREE PLANTING DETAIL

Not to scale



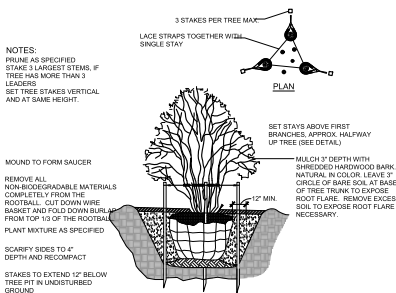
## EVERGREEN TREE PLANTING DETAIL

Not to scale



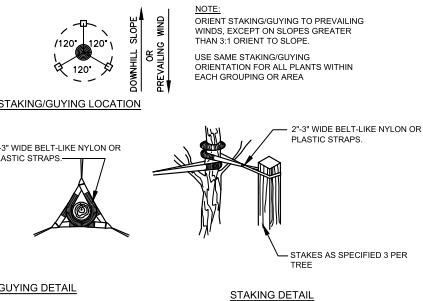
## SHRUB PLANTING DETAIL

NOT TO SCALE



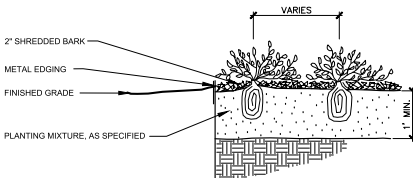
## MULTI-STEM TREE PLANTING DETAIL

NOT TO SCALE



## TREE STAKING DETAIL

Not to scale



## PERENNIAL PLANTING DETAIL

Not to scale

## MAINTENANCE NOTES

The owner of the property shall be responsible for all maintenance of site landscaping, as follows:

- 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 purposes.
- 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 occurs first. For purposes of this section, 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. 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 aforementioned procedures, any revisions to or removal of plant materials, or non-compliance with the maintenance requirements of this Section 138-12.109 will place the parcel in non-conformity with the approved landscape plan and be a violation of this ordinance.

## MULCH BEDS

A minimum four-inch layer of shredded hardwood bark shall be placed in all planter beds containing trees or shrubs and around the base of all trees planted within lawn areas (mulch over the entire planting pit width). To aid in maintenance operations all shrubs planted within lawn areas are to be planted in groups and mulched as one group, and hedges are to be mulched as one continuous strip.

## ADDITIONAL NOTES

- All Landscaped Areas Shall be irrigated with an Automatic, Underground System.
- Islands Shall be Sod.
- Owner Shall be Responsible for Replacing Damaged Plant Material Due to Utility Maintenance.
- Prior to the release of the Performance Bond, the City of Rochester Hills Forestry Division 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.
- These requirements are incorporated into the plan.
- Prior approval is required to plant any tree or shrub on the public right-of-way. All trees and shrubs must be planted 10' from the edge of the public road. (Trees must be planted at least 15' away from the curb or road edge where the speed limit is more than 35 mph). Shade trees and shrubs must be planted at least 1' from the edge of the public sidewalk. Evergreen and ornamental trees must be planted at least 10' from the edge of the public sidewalk. No trees or shrubs may be planted within the triangular area formed at the intersection of any street right-of-way at a distance along each line of 25' from their point intersection. No trees or shrubs may be planted within the triangular area formed at the intersection of any driveway with a public sidewalk at a distance along each line of 15' from their point of intersection. All trees and shrubs must be planted at least 10' from any fire hydrant. Shade and evergreen trees must be 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.
- No substitutions or changes of location or plant types shall be made without the approval of the developer and the City of Rochester Hills Planning and Economic Development Department and has Final Right of Approval for the Release of the Performance and Maintenance Bonds.
- The developer and/or the City of Rochester Hills Landscape Architect shall have the right, at any stage of the installation, to reject any work or material that does not meet the requirements of the plans or specifications.
- Replacement trees may not be planted within the drip line of existing trees.
- Trees may not be planted within 4' of any property line.
- Injection Shall Only Occur Between the Hours of 12am and 5 am in Accordance with the City's Watering Ordinances.

**ALLEN DESIGN**  
LAND PLANNING / LANDSCAPE ARCHITECTURE

557 Carpenter  
Northville, Michigan 48167  
e. jca@alldesign.net  
t. 248.667.4868

Seal:



Title:  
**Landscape Plan**

Project:

**Penelope's Place**  
Rochester Hills, Michigan

Prepared for:

Greentech Engineering  
51147 W. Pontiac Trail  
Livonia, Michigan 48153

Revision:

Review

Issued:

April 25, 2025

Job Number:

24-009

Drawn By:

jca

Checked By:

jca

Sheet No.



L-2

ISSUED FOR	DATE
9A	04/25/25

**ARCHITECTURAL  
DESIGN**  
RESIDENTIAL  
COMMERCIAL  
INDUSTRIAL  
**SAV. ASSOCIATES, INC.**  
1000 W. 10TH AVE., SUITE 200  
ROCHESTER, NY 14607  
716.243.8800  
www.savassociates.com



PROPOSED NEW CONDOMINIUMS SITE :  
PENELOPES PLACE  
2727 SOUTH ADAMS RD.  
ROCHESTER HILLS, MI 48304

DRAWN:	DESIGNED:	CHECKED:
TD	6A	6A

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

FILE NAME: 24001.A101

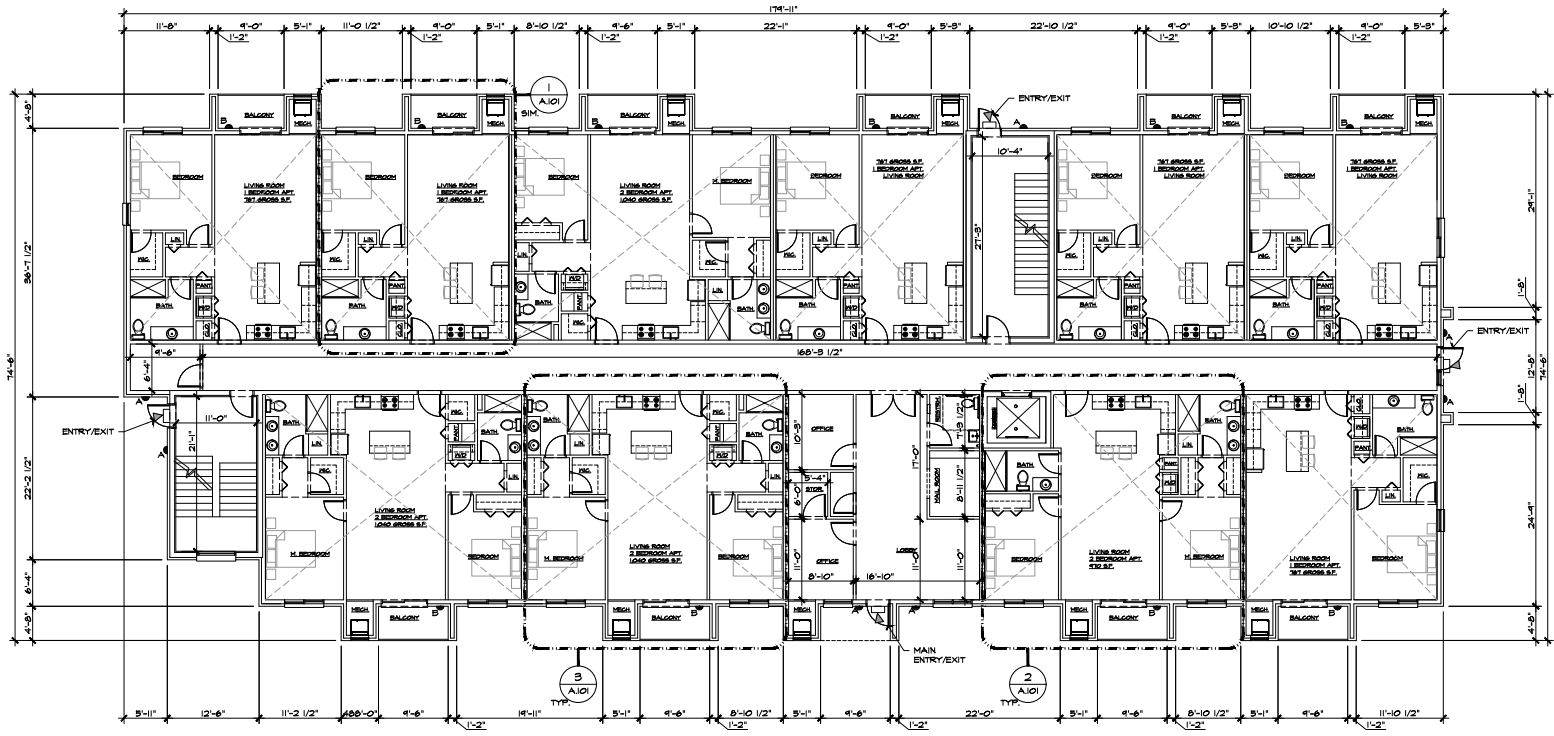
JOB #: 24001

SHEET TITLE  
4 STORY FIRST  
FLOOR PLAN

SHEET #  
A.101a



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**



**FOUR STORY FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
NORTH

**PROJECT DATA:**

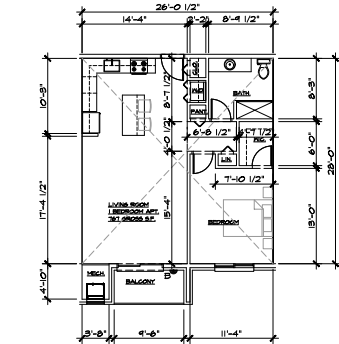
USE GROUP	R-2
CONSTRUCTION TYPE	V-A
BUILDING HEIGHT	AUTOMATIC SPRINKLER SYSTEM
BUILDING 1 - 4 STORY	152'-0" T.O. PARAPET 150'-4" MID. HT.
BUILDING 2 - 5 STORY	141'-6" T.O. PARAPET 134'-11" MID. HT.
BUILDING AREA	47,860 TOTAL GROSS S.F. 58,852 TOTAL USABLE S.F.
BUILDING 1 - 4 STORY	35,500 TOTAL GROSS S.F. 28,812 TOTAL USABLE S.F.
BUILDING 2 - 5 STORY	

**UNITS  
BUILDING 1 - 4 STORY**

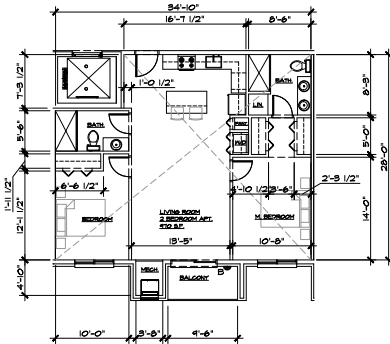
(21)	ONE BED, ONE BATH - 761 GROSS S.F. 645 USABLE S.F. USABLE OUTDOOR SPACE 40 S.F.
(4)	TWO BED, TWO BATH - 870 GROSS S.F. 855 USABLE S.F. 40 USABLE OUTDOOR SPACE S.F.
(12)	TWO BED, TWO BATH - 1,040 GROSS S.F. 845 USABLE S.F. 40 USABLE OUTDOOR SPACE S.F.
TOTAL UNITS: 48	

**LIGHTING LEGEND**

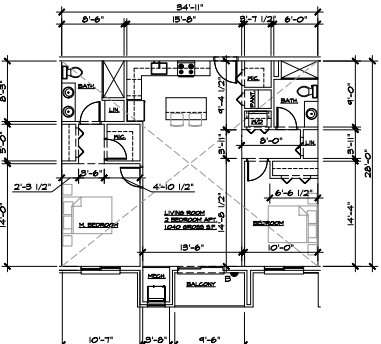
	WALL MOUNTED EMERGENCY HEAD, WEATHER PROOF, REMOTE SENSOR
	WALL MOUNTED LED SCONCE, 36" SQUARED SQUARE COLUMN LED SCONCE - TEXTURED GRAY, 7500-14-PL, OR EQUAL



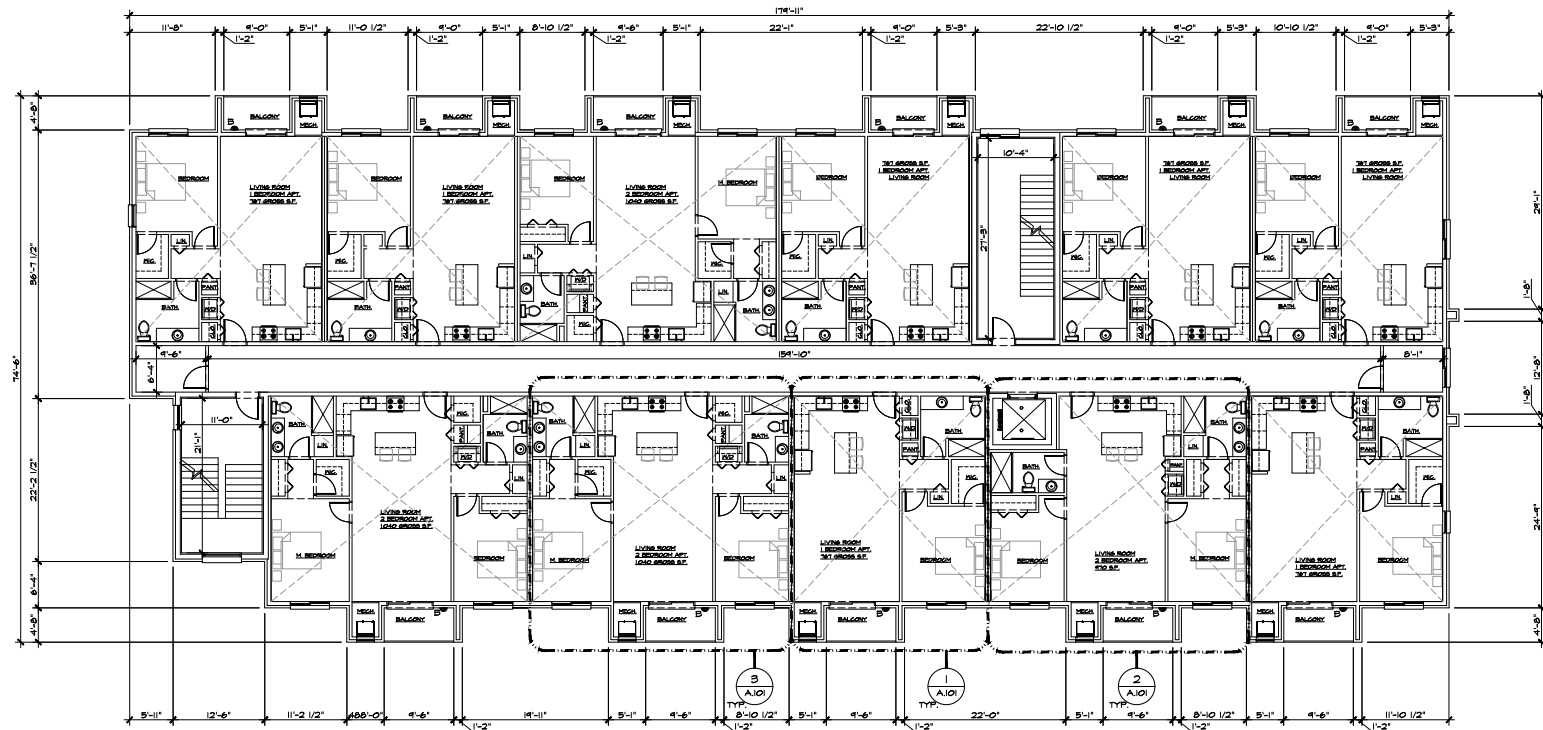
**1 TYPICAL ONE BED, ONE BATH**  
A102 SCALE: 1/8" = 1'-0"



**2 TYPICAL TWO BED, TWO BATH**  
A103 SCALE: 1/8" = 1'-0"



**3 TYPICAL TWO BED, TWO BATH**  
A102 SCALE: 1/8" = 1'-0"



FOUR STORY TYPICAL SECOND, THIRD & FOURTH FLOOR PLAN  
SCALE: 1/8" = 1'-0"

LIGHTING LEGEND		
	WALL MOUNTED EMERGENCY HEAD, WEATHER PROOF, REMOTE SENSOR	
	WALL MOUNTED LED SCONCE, 30\"/>	
	WALL MOUNTED LED SCONCE, 14\"/>	

**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

ISSUED FOR	DATE
9A	04/25/25

**ARCHITECTURAL DESIGN**  
RESIDENTIAL  
COMMERCIAL  
INDUSTRIAL

**GAV ASSOCIATES, INC.**  
10000 E. 15TH AVE., SUITE 100  
DENVER, CO 80232  
303.755.1000  
www.gavassociates.com

**GAV ASSOCIATES**

PROPOSED NEW CONDOMINIUMS SITE :  
PENELOPE'S PLACE  
2727 SOUTH ADAMS RD.  
ROCHESTER HILLS, MI 48304

DRAWN:	DESIGNED:	CHECKED:
TD	GA	GA
SCALE: 1/8" = 1'-0"		
FILE NAME: 24001.A101		
JOB #: 24001		
SHEET TITLE		
4 STORY 2ND, 3RD & 4TH FLOOR PLAN		
SHEET #		
A.101b		



ISSUED FOR	DATE
9A	04/25/25

**ARCHITECTURAL DESIGN**  
RESIDENTIAL  
COMMERCIAL  
INDUSTRIAL

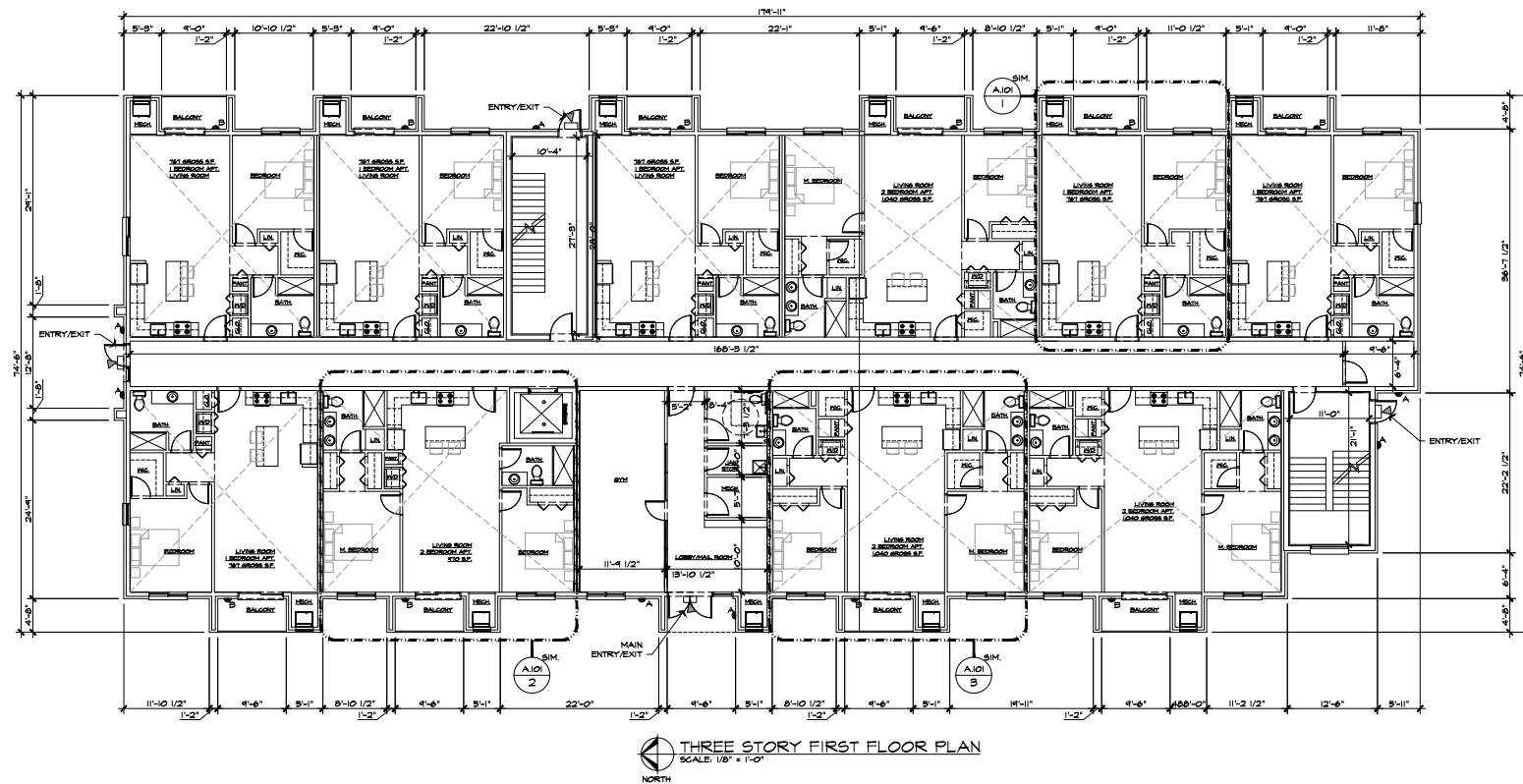
**SAV. ASSOCIATES, INC.**  
2727 SOUTH ADAMS RD.  
ROCHESTER HILLS, MI 48309  
313.487.8800  
www.savassociates.com



PROPOSED NEW CONDOMINIUMS SITE :  
PENELOPES PLACE  
2727 SOUTH ADAMS RD.  
ROCHESTER HILLS, MI 48309

DRAWN:	DESIGNED:	CHECKED:
TD	GA	GA

SCALE : 1/8" = 1'-0"  
FILE NAME : 24001.A.101  
JOB # : 24001  
SHEET TITLE  
3 STORY FIRST FLOOR PLAN  
SHEET #  
A.102a



**LIGHTING LEGEND**

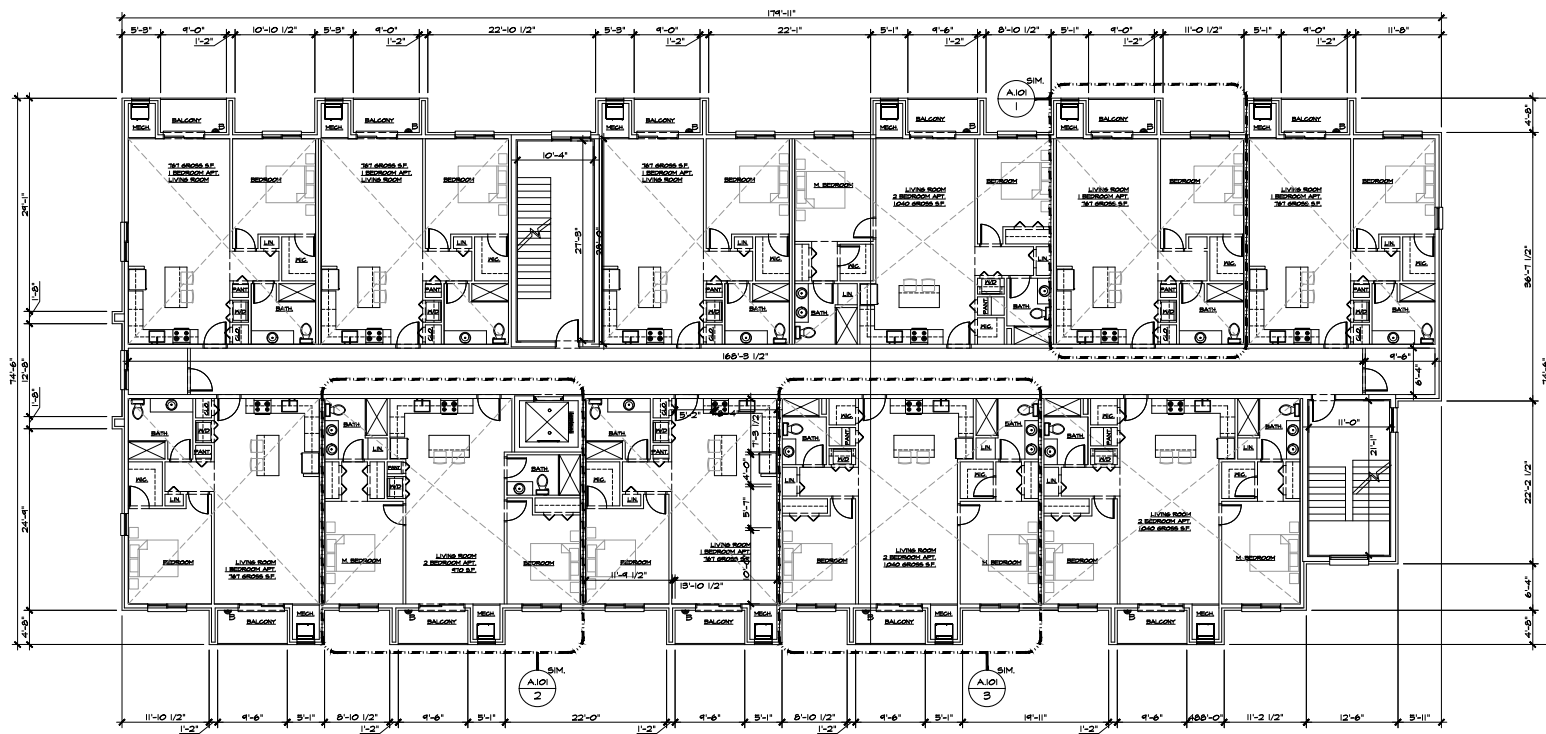
	WALL MOUNTED, EMERGENCY HEAD, WEATHER PROOF, REMOTE SENSOR
	WALL MOUNTED LED SCONCE, 36" LIGHTWAY HELIX-550-LED 5500K - SHIMMER GRAY, OR EQUAL
	WALL MOUNTED LED SCONCE, 14" SONNEHAN SQUARE COLUMN LED SCONCE - TEXTURED GRAY, TS80-14-M, OR EQUAL

**UNITS  
BUILDING 2 - 3 STORY**

(20)	ONE BED, ONE BATH - 761 GROSS S.F. 645 USABLE S.F. 40 USABLE OUTDOOR SPACE S.F.
(3)	TWO BED, TWO BATH - 870 GROSS S.F. 685 USABLE S.F. 40 USABLE OUTDOOR SPACE S.F.
(4)	TWO BED, TWO BATH - 1040 GROSS S.F. 845 USABLE S.F. 40 USABLE OUTDOOR SPACE S.F.

TOTAL UNITS: 82

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**



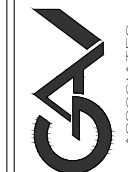
THREE STORY TYPICAL SECOND & THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"

LIGHTING LEGEND		
	WALL MOUNTED EMERGENCY HEAD, WEATHER PROOF, REMOTE SENSOR	
	WALL MOUNTED LED SCONCE 36" LIGHTNAY MESH-SSA-LED 3500K, SHIMMER GRAY, OR EQUAL	
	WALL MOUNTED LED SCONCE 14" SONNEHAN SQUARE COLUMN LED SCONCE - TEXTURED GRAY, 1580 14-IN., OR EQUAL	

PRELIMINARY  
NOT FOR  
CONSTRUCTION

ISSUED FOR	DATE
9A	04/25/23

ARCHITECTURAL  
DESIGN  
RESIDENTIAL  
COMMERCIAL  
INDUSTRIAL  
GAV ASSOCIATES, INC.  
10000 W. 10TH AVE. SUITE 100  
DENVER, CO 80202  
303.755.1000  
WWW.GAVASSOCIATES.COM



PROPOSED NEW CONDOMINIUMS SITE :  
PENELOPES PLACE  
2727 SOUTH ADAMS RD.  
ROCHESTER HILLS, MI 48304

DRAWN	DESIGNED	CHECKED
TD	GA	GA

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

FILE NAME : 24001.A.101

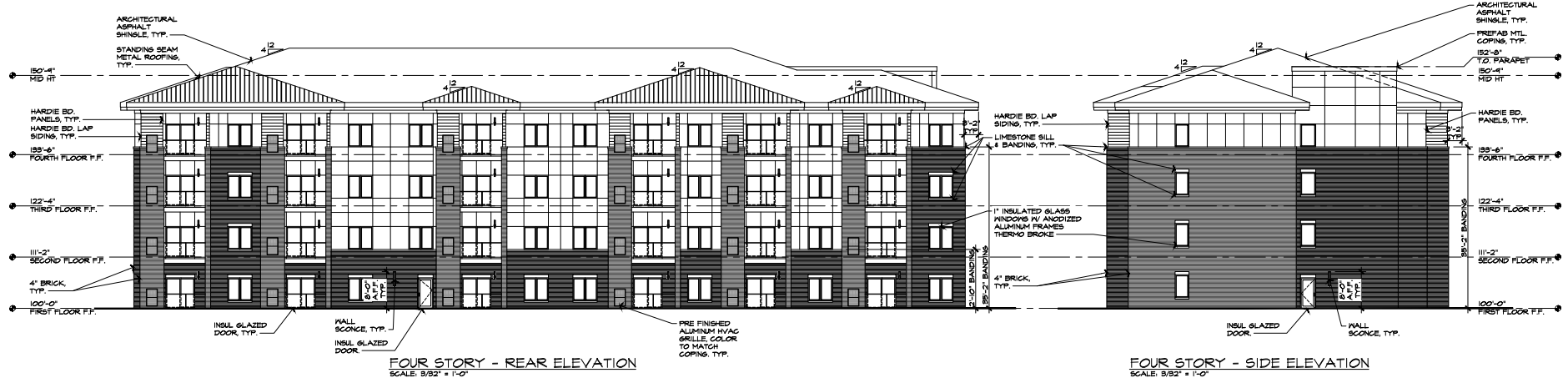
JOB # : 24001

SHEET TITLE

3 STORY 2ND & 3RD FLOOR PLAN

SHEET #

A.1026



ISSUED FOR	DATE
9A	04/28/25

**ARCHITECTURAL DESIGN**  
RESIDENTIAL  
COMMERCIAL  
INDUSTRIAL

**SAV. ASSOCIATES, INC.**  
10000 E. 15TH AVE., SUITE 200  
DENVER, CO 80202  
303.755.8800  
www.savassociates.com

**SAV ASSOCIATES**

PROPOSED NEW CONDOMINIUMS SITE :  
PENELOPE'S PLACE  
2727 SOUTH ADAMS RD.  
ROCHESTER HILLS, MI 48304

DRAWN:	DESIGNED:	CHECKED:
TD	9A	9A
SCALE : 3/32" = 1'-0"		
FILE NAME : 24001.A.201		
JOB # : 24001		
SHEET TITLE 4 STORY ELEVATIONS		
SHEET # A.201		

STATE OF MICHIGAN  
COUNTY OF WARREN  
REGISTERED PROFESSIONAL ARCHITECT  
SAV. ASSOCIATES, INC.  
NO. 10000 E. 15TH AVE., SUITE 200  
DENVER, CO 80202  
303.755.8800

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

ALL VENEER CONTROL JOINTS SHALL  
COMPLY TO COMPLY WITH MASONRY  
INSTITUTE AND TECH STANDARDS.



