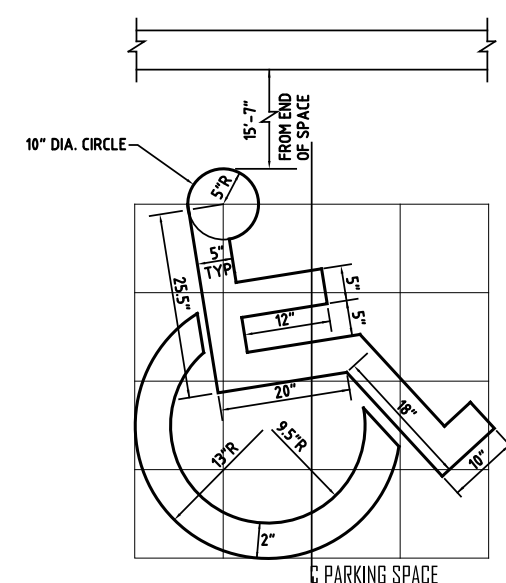




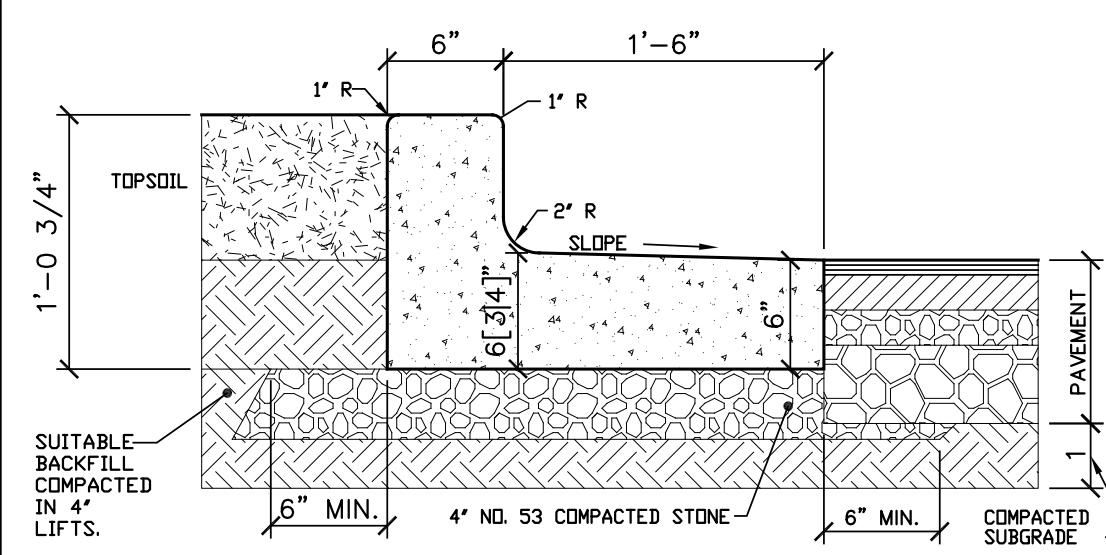
12" x 18"  
GREEN BORDER AND LEGEND  
WHITE SYMBOL, BLUE BACKGROUND.  
REFLECTORIZED  
60" MINIMUM ABOVE GRADE MEASURED FROM  
BOTTOM OF SIGN.  
NOT TO SCALE

BARRIER FREE SIGN DETAIL

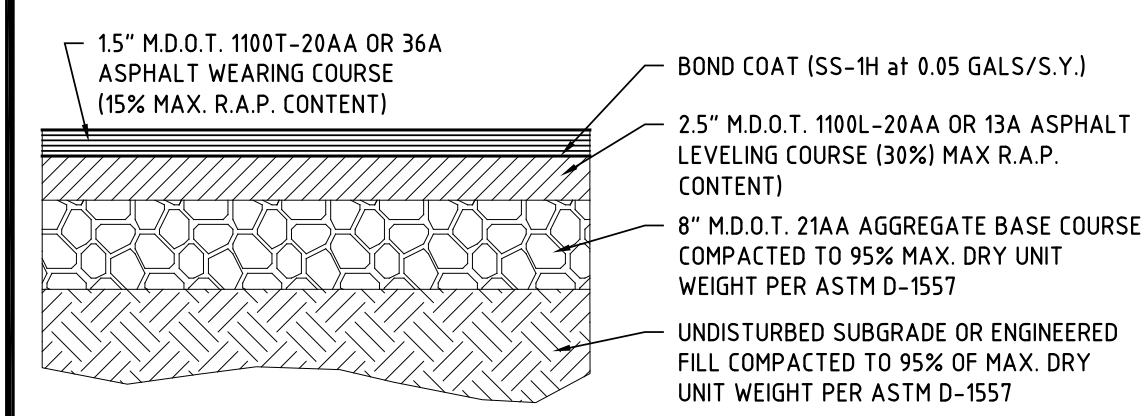


NOTE: SYMBOL SHALL BE PAINTED WITH  
BLUE TRAFFIC PAINT. WITHIN OUTLINE SHOWN.  
NOT TO SCALE

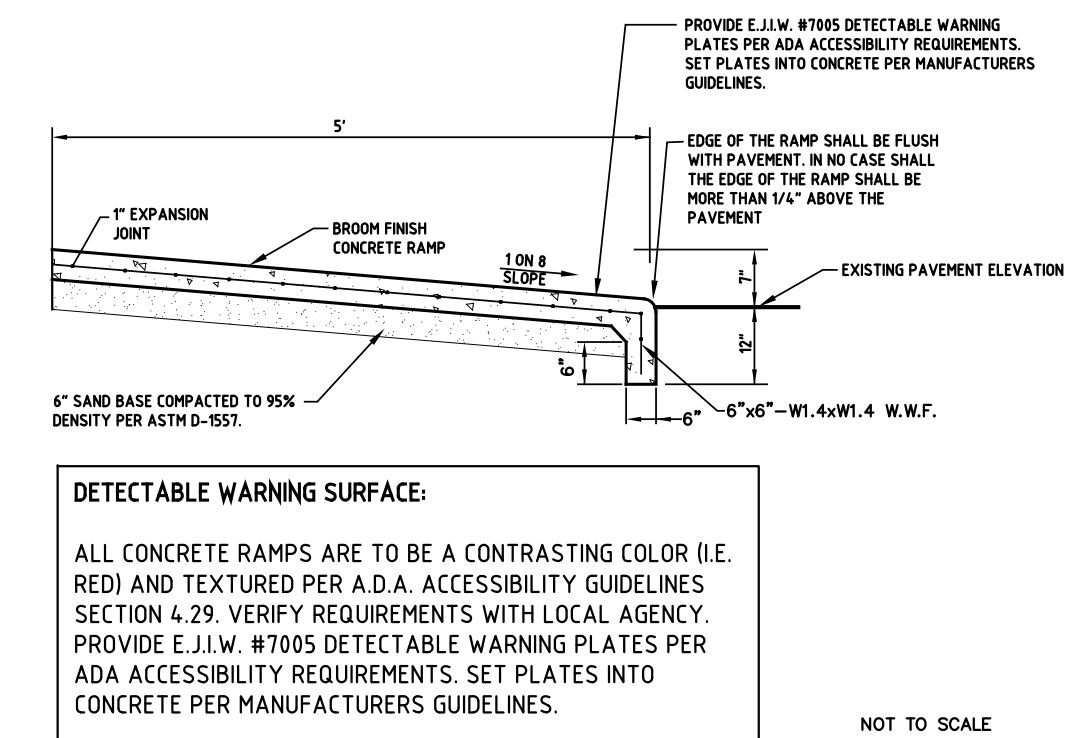
BARRIER FREE PARKING SYMBOL



COMBINED CONCRETE CURB & GUTTER DETAIL NOTES

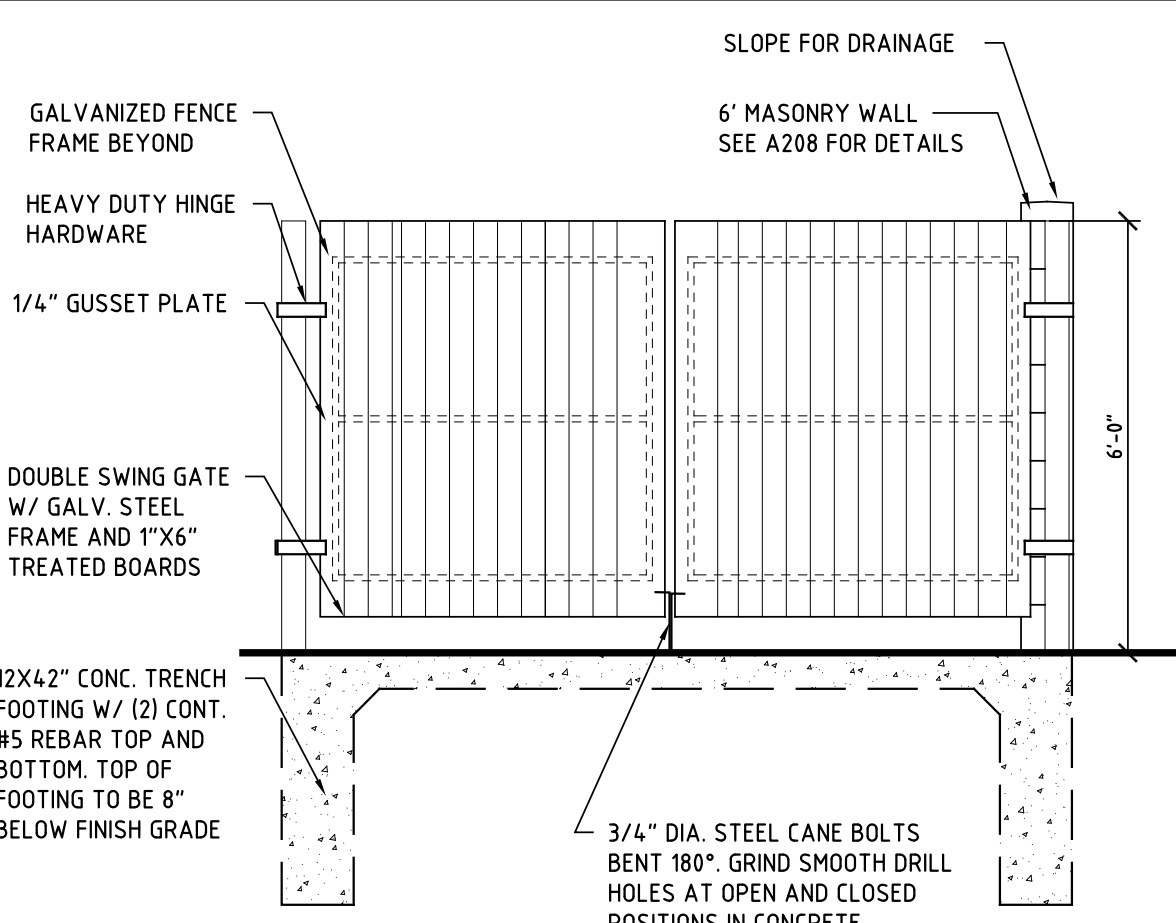


STANDARD DUTY ASPHALT NOTES

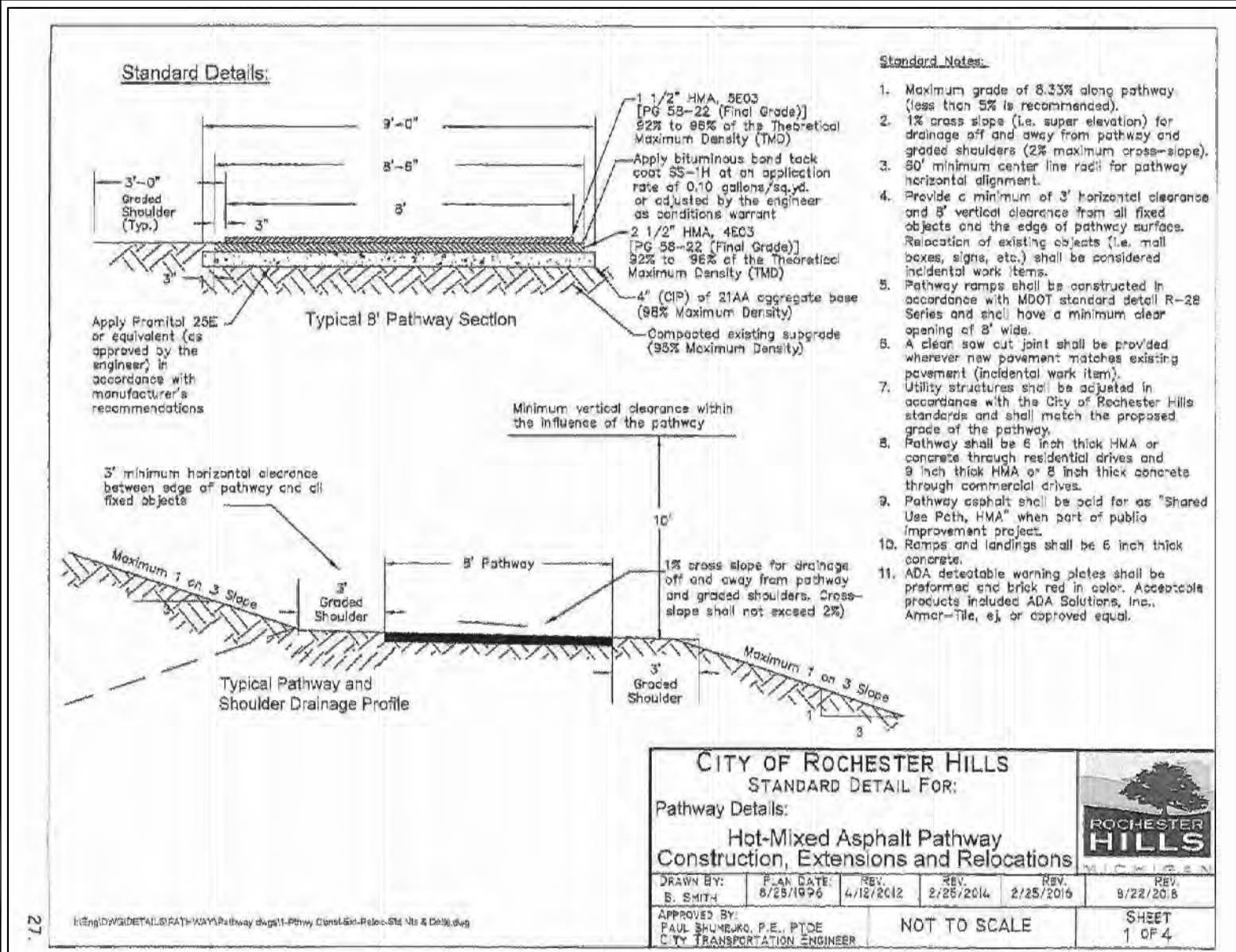


DETECTABLE WARNING SURFACE:  
ALL CONCRETE RAMPS ARE TO BE A CONTRASTING COLOR (I.E. RED) AND TEXTURED PER A.D.A. ACCESSIBILITY GUIDELINES SECTION 4.29. VERIFY REQUIREMENTS WITH LOCAL AGENCY. PROVIDE E.I.I.W. #7005 DETECTABLE WARNING PLATES PER ADA ACCESSIBILITY REQUIREMENTS. SET PLATES INTO CONCRETE PER MANUFACTURERS GUIDELINES.  
NOT TO SCALE

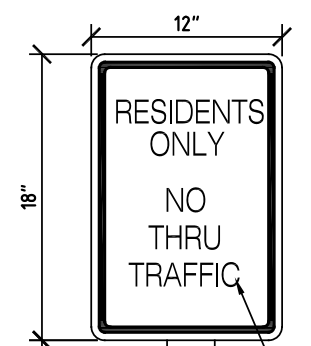
CONCRETE RAMP DETAIL



DUMPSTER ENCLOSURE DETAIL



CITY OF ROCHESTER HILLS  
STANDARD DETAIL FOR:  
Hot-Mixed Asphalt Pathway  
Construction, Extensions and Relocations  
APPROVED BY: [Signature]  
DATE: 8/28/2014



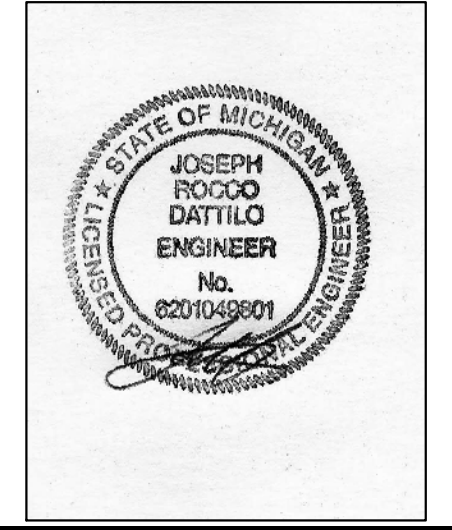
SIGN TO BE "FEDERAL STANDARD"  
STYLE, WHITE WITH GREEN TEXT AND  
BORDER  
PAINTED STEEL POLE SET IN  
CONCRETE CORE 24" FROM CURB  
EDGE OR AS NOTED

PINE RIDGE ACCESS SIGN

# DESIGNHAUS ARCHITECTURE

EST 1998

301 WALNUT BOULEVARD  
ROCHESTER, MI 48307  
T: 248.601.4422 F: 248.453.5854  
WWW.DESIGNHAUS.COM  
INFO@DESIGNHAUS.COM



No.	Revision/Issue	Date
	Final P.U.D. Submittal	10.22.2019
	Final P.U.D. Submittal	08.19.2019
	P.U.D. Resubmittal #6	07.15.2019
	P.U.D. Resubmittal #5	06.12.2019
	P.U.D. Resubmittal #4	04.26.2019
	P.U.D. Resubmittal #3	02.25.2019
	P.U.D. Resubmittal #2	02.28.2019
	P.U.D. Resubmittal #1	10.23.2018
	P.U.D. Submittal	08.27.2018

Rochester Hills Trio  
990 W. Auburn Rd  
Rochester Hills, MI 48307  
P.U.D. Review

ROCHESTER HILLS  
CITY FILE #18-016 Section #27

Site Details

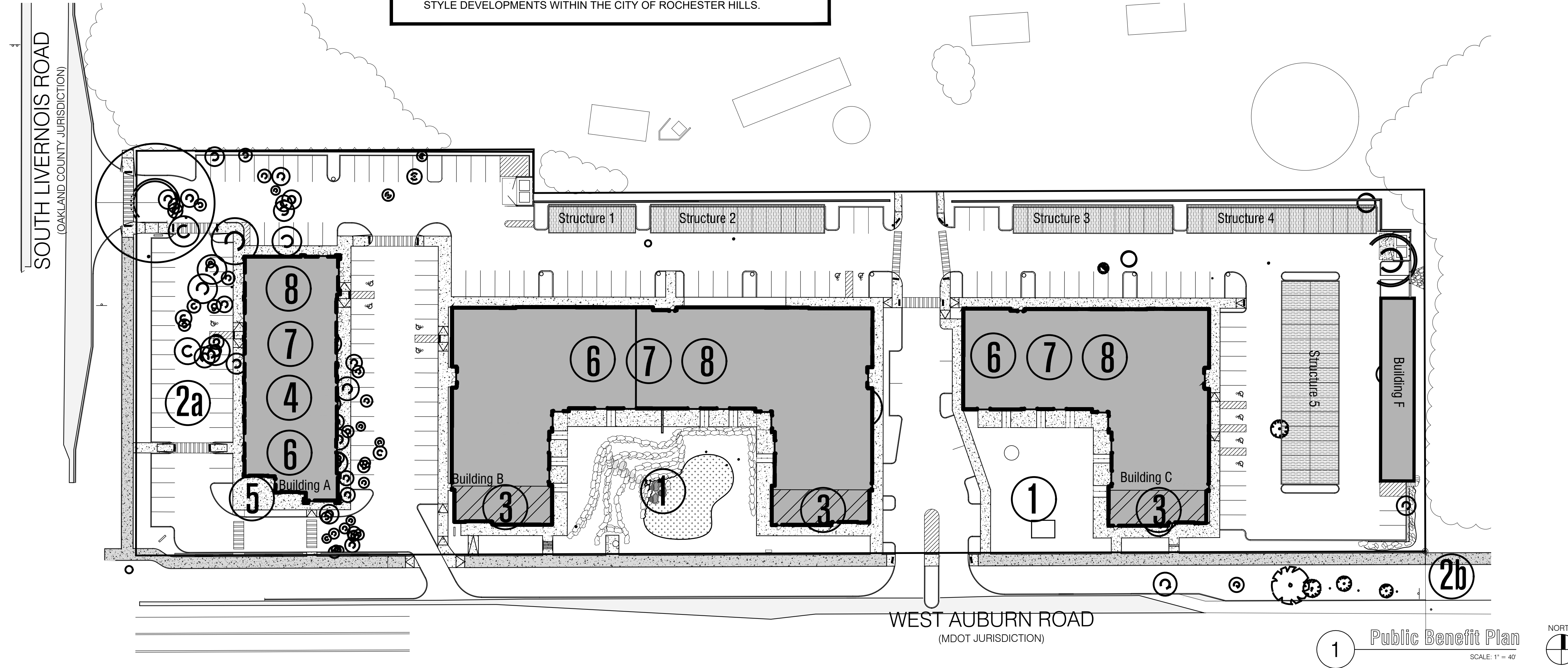
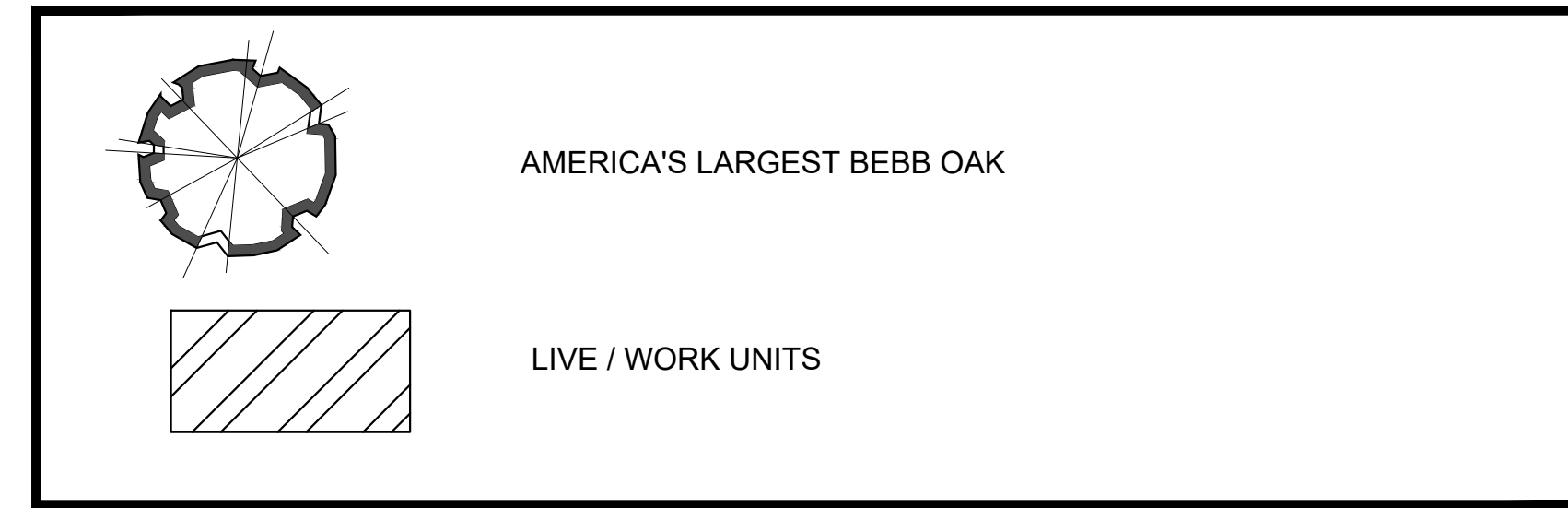
**C500** 017218



**PUBLIC BENEFIT MARKINGS**

1. THIS DEVELOPMENT PROVIDES 54,620 SQ. FT. OF OPEN AREA, INCLUDING A VARIETY OF NEW LANDSCAPE AREAS
- 2a. REMEDIATION AND DEVELOPMENT OF A PREVIOUSLY CONTAMINATED SITE.
- 2b. ADDITION OF 381 LF SAFETY PATH ALONG AUBURN RD. THAT ALLOWS FOR SAFE PEDESTRIAN CONNECTION FROM SURROUNDING RESIDENTIAL AREAS TO EXISTING PUBLIC SCHOOLS, PLACES OF WORSHIP, AND OTHER RESIDENTIAL AREAS.
3. ADDITION OF SERVICE USES UNRELATED TO THE SHOPPING PATTERN OF THE REGIONAL SHOPPING CENTER.
4. 10,532 SQ. FT. OFFICE WHO'S END USER TO BE THAT OF THE 'STEM' VARIETY.
5. OUTDOOR DINING AREA WITHIN VIEW OF AMERICAS LARGEST BEBB OAK.
6. USES SIMILAR TO THAT OF THOSE OF THE MASTER PLAN OF THE AREA.
7. DEVELOPMENT TRANSITIONS THE COMMERCIAL USE TO THE RESIDENTIAL USES.
8. THE ARCHITECTURAL STYLE OF THE DEVELOPMENT COMPLIES WITH SIMILAR STYLE DEVELOPMENTS WITHIN THE CITY OF ROCHESTER HILLS.

**LEGEND**



1 Public Benefit Plan  
SCALE: 1" = 40'

**DESIGNHAUS** EST 1998  
**ARCHITECTURE**

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	P.U.D. Submittal	08.27.2018

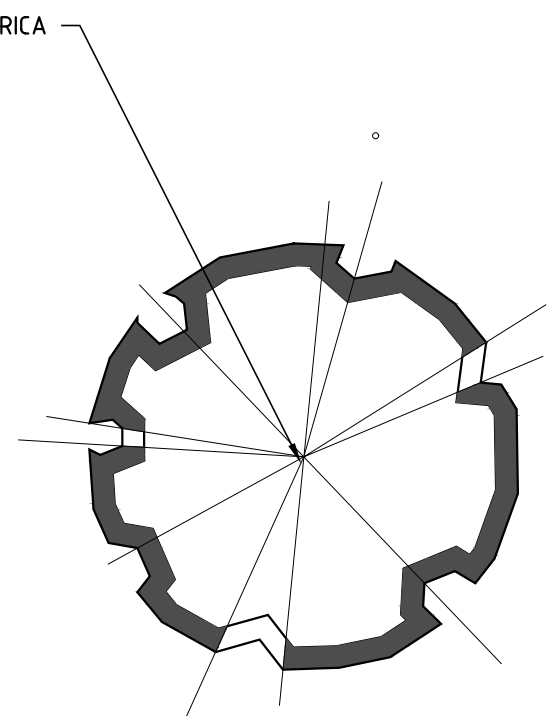
**Rochester Hills Trio**  
990 W. Auburn Rd  
Rochester Hills, MI 48307  
P.U.D. Review

Public Benefit Plan

**C601** 017218



VIEWING PERSPECTIVE

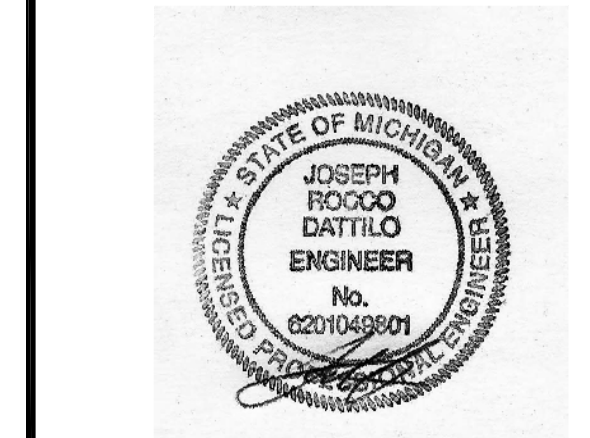
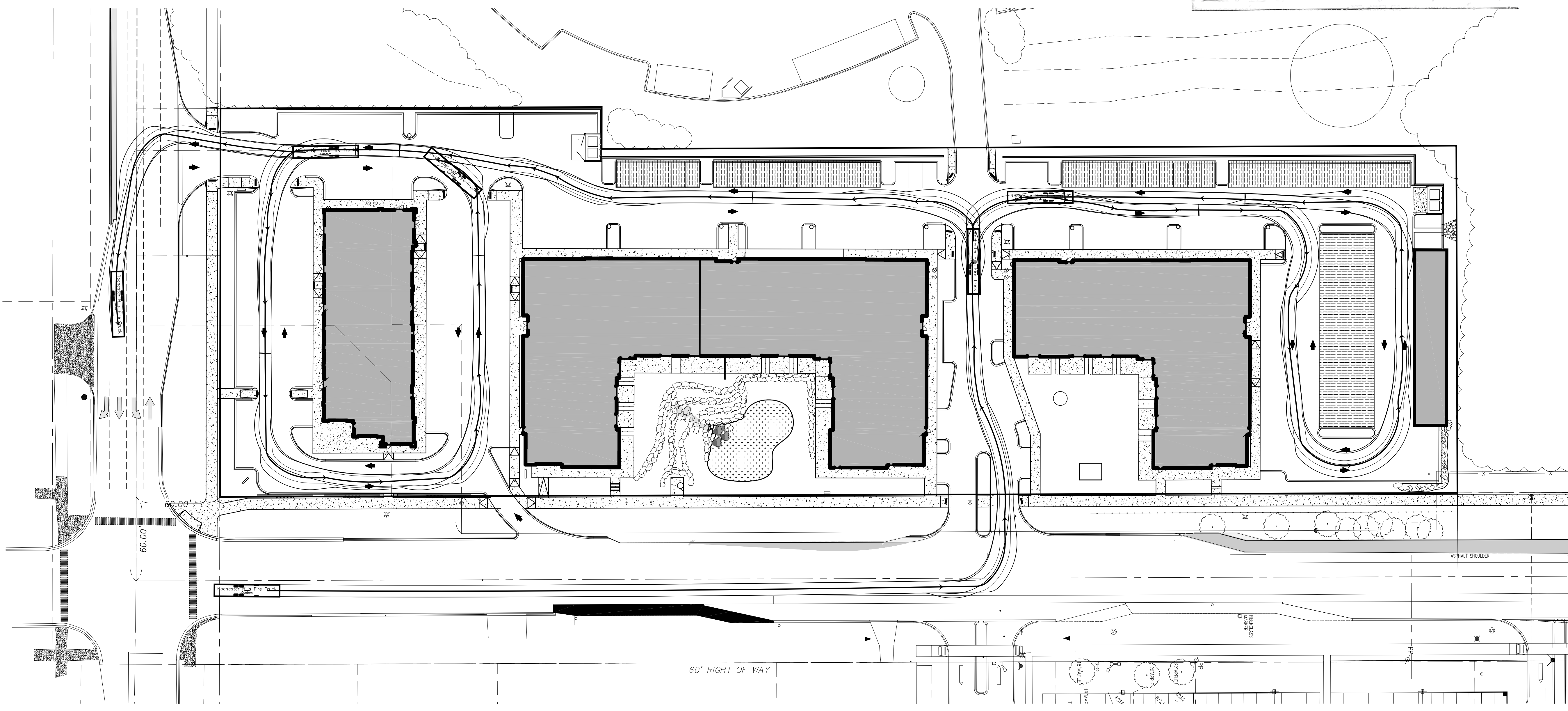
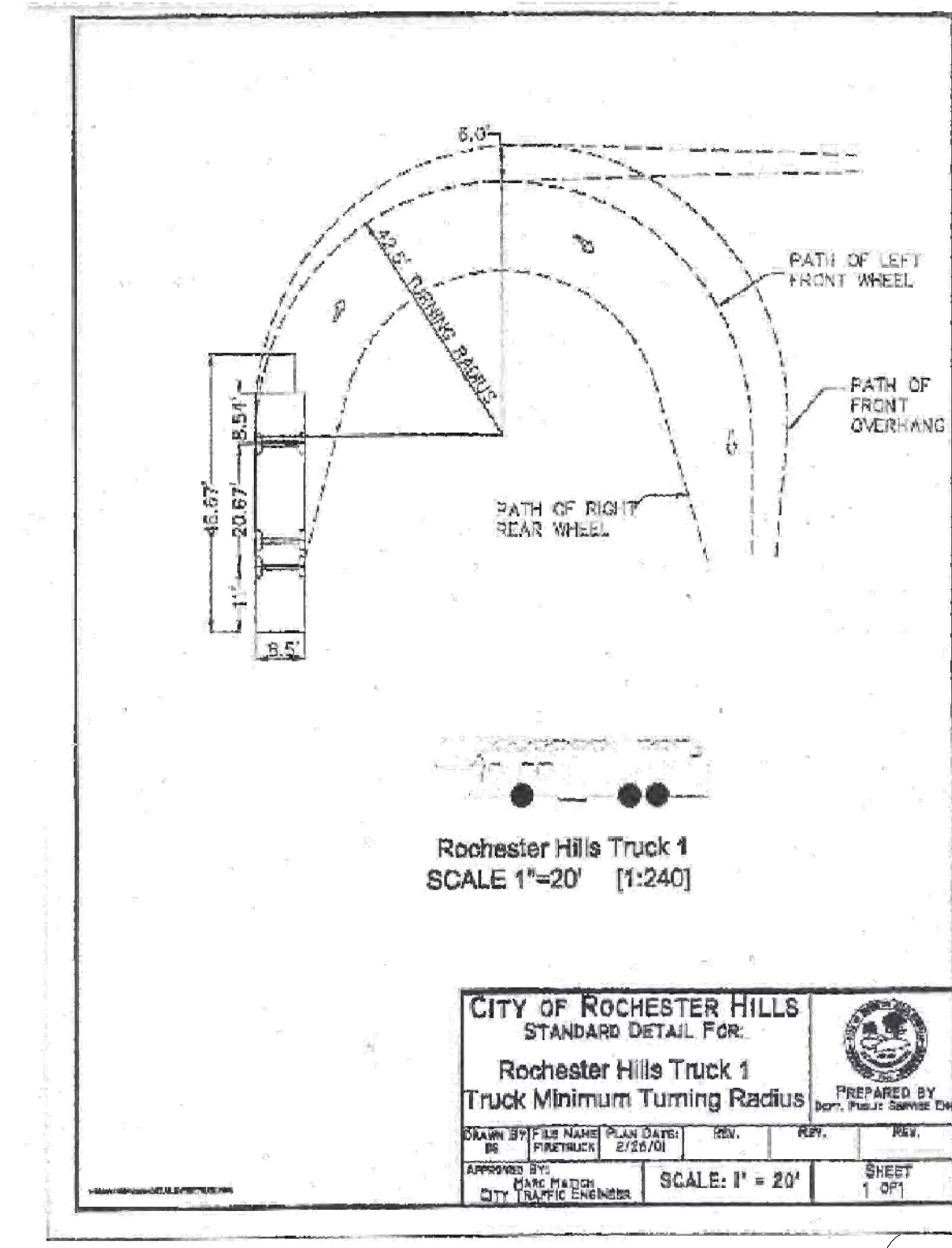


C901 Public Benefit Plan.dwg  
10/21/2019  
Mike Pizzola



**DESIGNHAUS** EST  
ARCHITECTURE 1998

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**Rochester Hills Trio**  
990 W. Auburn Rd  
Rochester Hills, MI 48307  
P.U.D. Review

ROCHESTER HILLS  
CITY FILE #18-016 Section #27

Fire Truck Access Plan

1 Fire truck Access Plan  
SCALE: 1" = 40'

**C700** 017218



**SITE DATA**

Regulation	Information
Parcel I.D.	# 15-27-351-007 / 15-27-351-008
Address	Auburn / Livernois Rd., Rochester Hills, MI
Zoning	B1 / RM - 1 / FB - 1
Parcel Area	(249,995 Sq.Ft.) 5.739 Acres

**BUILDING INFORMATION**

Building A (West corner)	1st Floor - 10,532 GSF 2nd Floor - 10,408 GSF Total - 20,940 GSF	
Building B (Middle)	1st Floor - 15,897 GSF 2nd Floor - 31,362 GSF 3rd Floor - 30,818 GSF Total - 78,077 GSF	73 Units
Building C (East)	1st Floor - 17,520 GSF 2nd Floor - 17,488 GSF 3rd Floor - 17,316 GSF Total - 52,324 GSF	47 Units
Total Unit Count		120 Units
Detached Garage		120 Units
Building F	3,036 GSF	

Construction Type IIB

**ZONING SCHEDULE OF REGULATIONS**

Regulation	Required for R-4	Provided
Setbacks	Front: 25' Sides: 10' each/20' total Rear: 35' 100' from Residential	Front: A-35.0' / B 18.7' / C 17.6' Sides: 73.5' / 150.1' Rear: 71.8' / 77.9' / 80.0'
Building Height	Maximum: 2 stories/30'	35' (3 Stories w/ Lower Level)
Coverage	Maximum: 30%	36,062 SF Total Footprint: 23.21%
Density	No max. w/FB overlay	24.11 Units per Acre

**PARKING SUMMARY**

Regulation	Required	Provided
Non-Residential	1 Space / 400' = 52 Spaces	
Multi-Family	1.5 Spaces / Unit 120 Units = 180 Spaces	10 Garage Spaces 70 Carport Spaces 165 Open Spaces
Total	232 Total Spaces Required	245 Total Spaces Provided with 12 Accessible Parking Spaces

NOTE:  
PER 10.15.2019 PC MEETING IT IS ADDED THAT BEST MANAGEMENT PRACTICES (B.M.P.) WILL BE STRICTLY FOLLOWED DURING CONSTRUCTION TO MINIMIZE THE IMPACTS ON THE NATURAL FEATURES SETBACK.

**NOTES**

- Mechanical units to be roof top mounted and screened.
- Lighting and photometric information provided on lighting plans.
- All signs to meet Section 138-8.603 and Chapter 134 of City Code of Ordinances and be approved by Building Department.
- Use MDOT R-28 series, sidewalk ramp and detectable warning details for sidewalk ramps and detectable warning strips.
- Maintain 10-foot horizontal separation between all underground utilities throughout.
- Livernois Road is under the jurisdiction of RCOC and Auburn Road is under the jurisdiction of MDOT.

**FIRE DEPARTMENT NOTES**

- Provide a 'No Parking Fire Department Connection' sign over the FDC at Building A.
- A Knox key system shall be installed, in a location approved by the Fire Code Official for each building. Ordering information is available from the Knox Company at knoxbox.com
- Fire lanes shall be designated by the Fire Code Official, and shall be conspicuously posted to both sides of the fire lane, with fire lane signs, spaced not more than 100 feet apart. Fire lane signs shall read "No Stopping, Standing, Parking, Fire Lane", and shall conform to the Michigan Manual of Uniform Traffic Control Devices. FIRE PREVENTION ORDINANCE Chapter 58, Sec. 503
- Construction sites shall be safeguarded in accordance with IFC 2006 Chapter 14.
- 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. FIRE PREVENTION ORDINANCE chapter 58, Sec. 307.6.2 & 307.6.2.3

**NOTE FOR CROSSWALK**

THE CROSSWALK AT THE DRIVE APPROACHES SHOULD MATCH THE CROSS SECTION FOR COMMERCIAL DRIVE APPROACH. THE JOINTING PATTERN SHOULD BE A MAXIMUM 8' x 8' PANELS. FOLLOW THE CITY OF ROCHESTER HILLS STANDARD DETAIL.

**LEGEND**

- BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK
- PROPOSED HMA ASPHALT WALK PAVEMENT W/ CONCRETE ADA RAMPS
- PROPOSED BY OTHERS
- EXISTING SURVEY
- PROPOSED PAVEMENT BY ADJACENT DEVELOPMENT
- SIGHT DISTANCE

- 25' CORNER CLEARANCE
- 15' CORNER CLEARANCE

**DESIGNHAUS** EST 1998  
**ARCHITECTURE**

301 WALNUT BOULEVARD  
ROCHESTER, MI 48307

T:248.601.4422 F:248.453.5854

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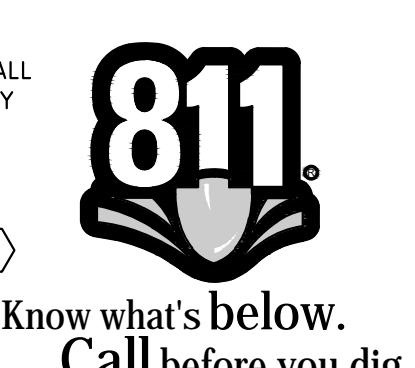
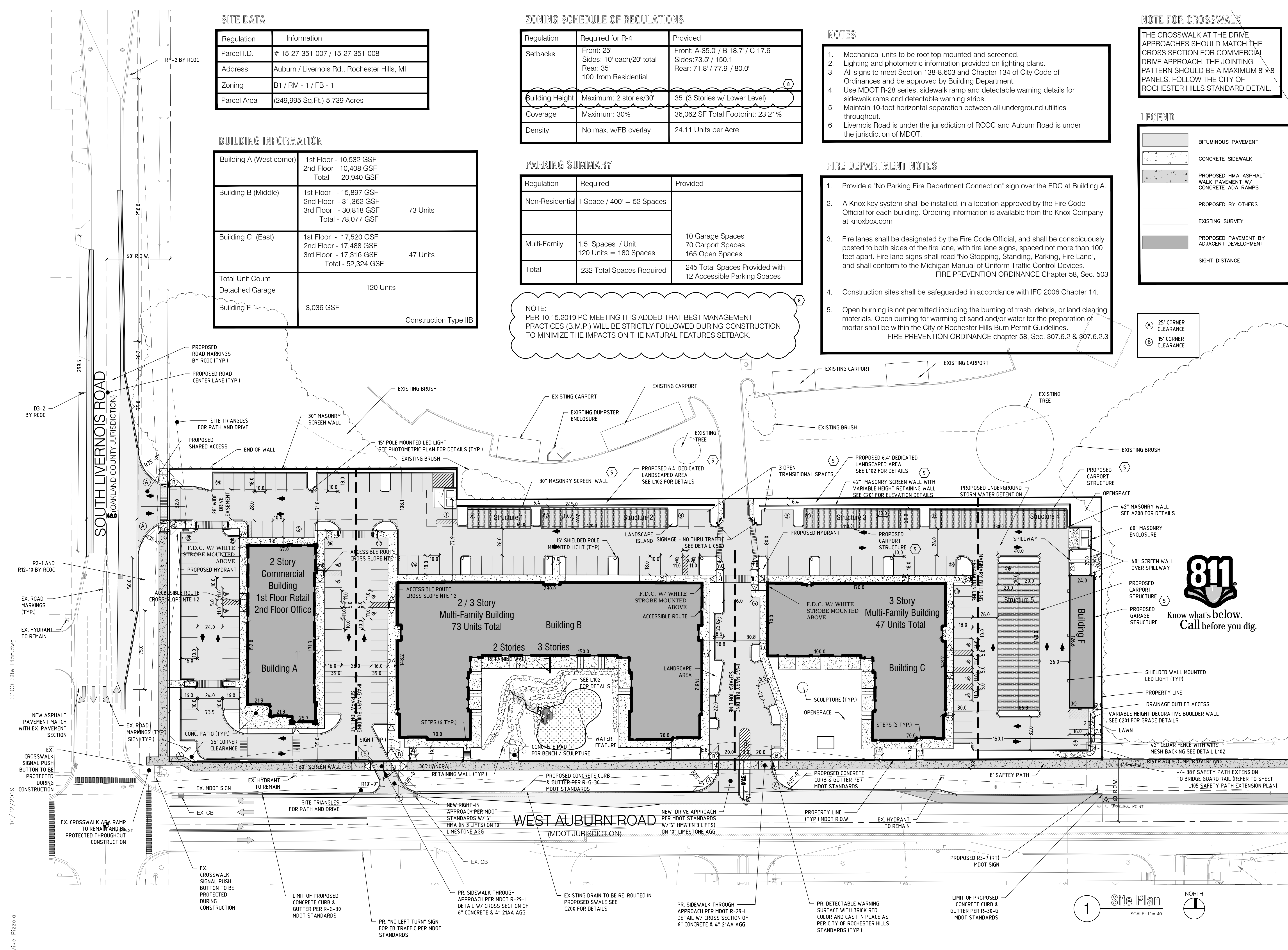
No.	Revision/Issue	Date
8	Final P.U.D. Submittal	10.22.2019
	Final P.U.D. Submittal	08.19.2019
	Final P.U.D. Submittal #6	09.18.2019
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4	P.U.D. Resubmittal #4	04.26.2019
	P.U.D. Resubmittal #3	02.25.2019
	P.U.D. Resubmittal #2	12.28.2018
	P.U.D. Resubmittal #1	10.23.2018
	P.U.D. Submittal	08.27.2018

**Rochester Hills Trio**  
990 W. Auburn Rd  
Rochester Hills, MI 48307  
P.U.D. Review

ROCHESTER HILLS  
CITY FILE #18-016 Section #27

Site Plan

**S100**  
017218

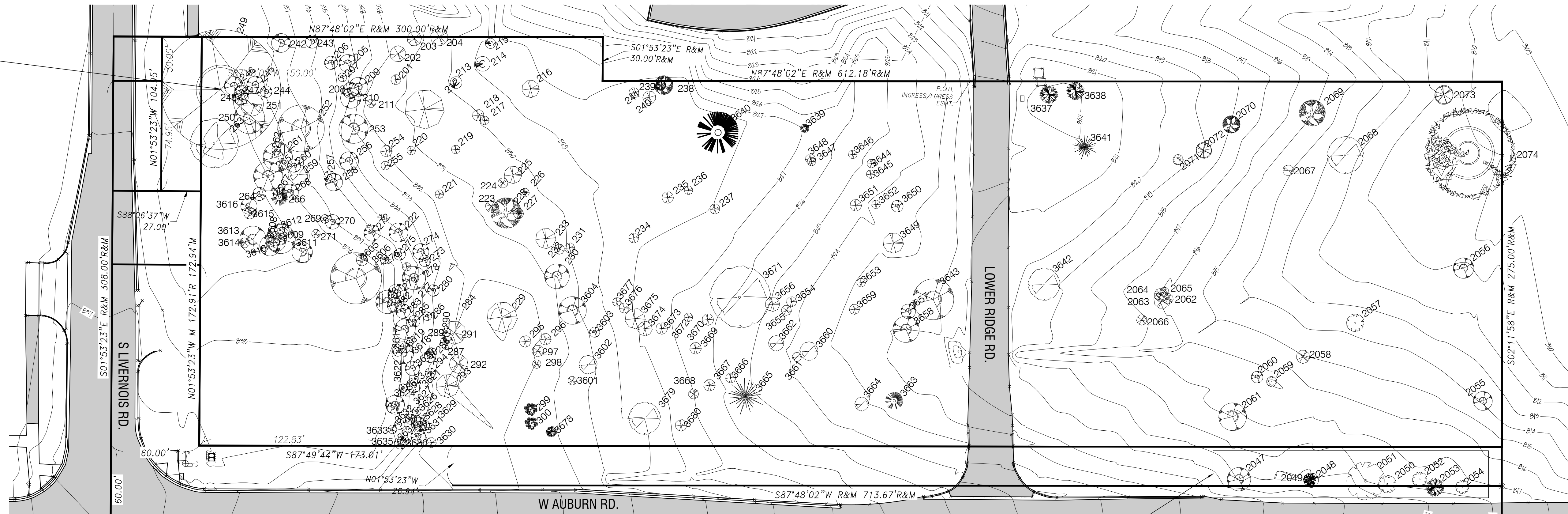


1 Site Plan SCALE: 1" = 40'

S100 Site Plan.dwg  
10/22/2019  
Mike Pizzola



(# 249) NON-REGULATED SAFETY CONCERN WITH WEAK LOW BRANCHES OVER ASPHALT PATH POOR GENERAL CONDITION



No.	Revision/Issue	Date
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Rochester Hills Trio  
990 W. Auburn Rd  
Rochester Hills, MI 48307

ROCHESTER HILLS  
CITY FILE #18-016 Section #27

Tree Preservation and  
Replacement Plan

**L100**  
017218

TAG #	SIZE	BOTANICAL NAME	COMMON NAME	CONDITION	REGULATED	REMARKS
201	7"	JUGLANS NIGRA	BLACK WALNUT	POOR	YES	T.B.R.
202	11"					
203	10"					
204	12"					
205	12"	ACER NEGUNDO	BOXELDER			
206	9"					
207	6"					
208	11"					
209	13"					
210	14"					
211	6"	JUGLANS NIGRA	BLACK WALNUT			
212	6' 11" 11"					
213	8"	SUMAC	SUMAC			
214	10"					
215	7"					
216	12"	JUGLANS NIGRA	BLACK WALNUT			
217	6"					
218	8"					
219	6"					
220	6"					
221	6"					
222	13"	ACER NEGUNDO	BOXELDER			
223	8"	JUGLANS NIGRA	BLACK WALNUT			
224	7"					
225	12"					
226	6"					
227	7"					
228	8' 13"	CRATAEGUS	HAWTHORNE			
229	21"	JUGLANS NIGRA	BLACK WALNUT			
230	17"	ACER NEGUNDO	BOXELDER			
231	7"	JUGLANS NIGRA	BLACK WALNUT			
232	7"					
233	6' 8"					
234	7"					
235	8"					
236	6"					
237	7"					
238	6' 7"	CRATAEGUS	HAWTHORNE			
239	7"					
240	9"	JUGLANS NIGRA	BLACK WALNUT			
241	7"					
242	13"	ACER NEGUNDO	BOXELDER			
243	9"					
244	8"					
245	12"					
246	13"					
247	10"					
248	10"					
249	18' 24' 8' 16'			IN R.O.W.	NO	
250	8' 13"			YES		
251	15"	ULMUS	ELM			
252	13' 19"	ACER NEGUNDO	BOXELDER			
253	8' 12"					
254	8"	JUGLANS NIGRA	BLACK WALNUT			
255	6"					
256	13"	ACER NEGUNDO	BOXELDER			
257	8"					
258	12"					
259	13'	ULMUS	ELM			
260	9"	ACER NEGUNDO	BOXELDER			
261	9' 11"					
262	6"					
263	16' 16"	ULMUS	ELM			
264	9"	ACER NEGUNDO	BOXELDER			
265	10' 10"					
266	11"	MORUS	MULBERRY			
267	9"	ACER NEGUNDO	BOXELDER			
268	11"					
269	6"					
270	10"					
271	6"	JUGLANS NIGRA	BLACK WALNUT			
272	11"	ACER NEGUNDO	BOXELDER			
273	8"					
274	11"					
275	8"					
276	6"					
277	6"	JUGLANS NIGRA	BLACK WALNUT			
278	16"	ACER NEGUNDO	BOXELDER			
279	6' 7"					
280	8"					
281	16"					
282	10"					
283	10"					

NOTE:  
ALL TREES TO BE REMOVED ON SITE DUE TO NOMINAL DEVELOPMENT, EXCESSIVE TOPOGRAPHICAL GRADE CHANGE OF 29' AND GENERAL UNDESIRABLE EXISTING PLANT SPECIES AND CONDITIONS.

Trees Surveyed - 80  
Total Dead Trees On Site - 9  
Total Ash Trees ON Site - 5  
Total Off Site Trees - 0  
Total Unregulated Trees - 9  
Total Regulated Trees - 57  
Total Regulated Trees to be Removed - 57  
Total Replacement Credits Required - 57  
57 - 3" REPLACEMENT TREES REQUIRED

SEE L101 FOR PLACEMENT OF 57 TREES ON SITE

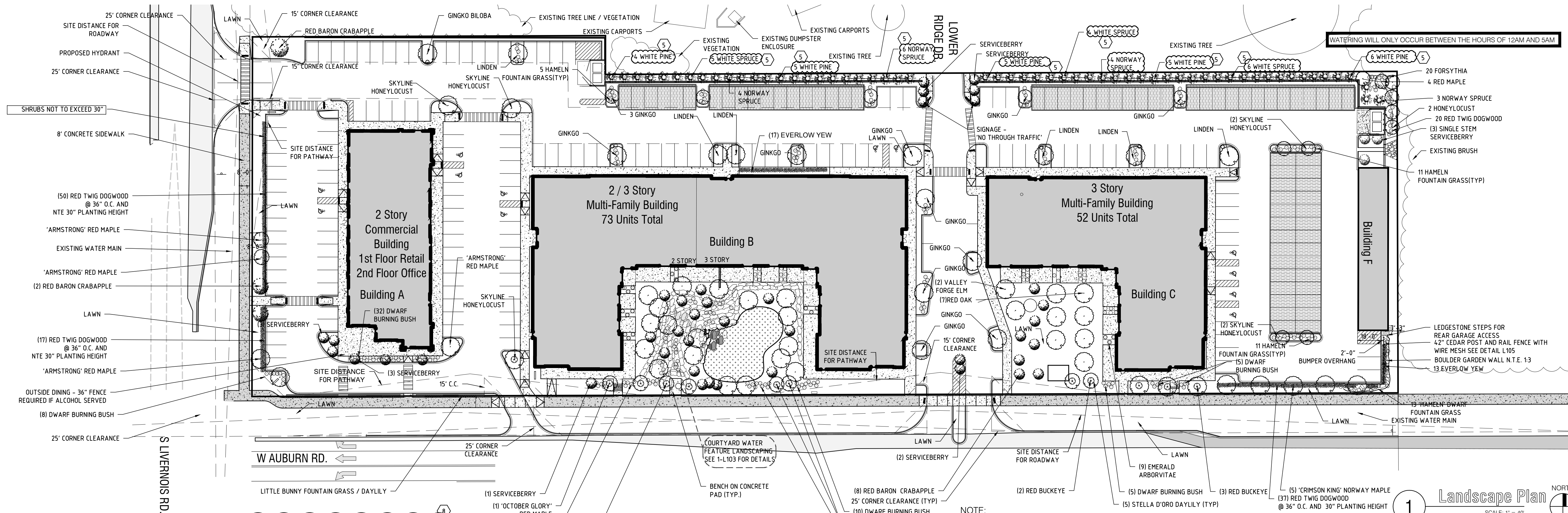
NON-REGULATED TREE (23 TOTAL ON SITE)

TAG #	SIZE	BOTANICAL NAME	COMMON NAME	CONDITION	REGULATED	REMARKS
283	10"					
284	14"					
285	8"					
286	6"					
287	8"					
288	7"					
289	9"					
290	6"					
291	16"	JUGLANS NIGRA	BLACK WALNUT			
292	13"					
293	16"					
294	7"	ACER NEGUNDO	ACER NEGUNDO			
295	8"	JUGLANS NIGRA	BLACK WALNUT			
296	8"					
297	8"					
298	6"					
299	9"	MALUS PUMILA	APPLE			
300	9"					
301	6"	JUGLANS NIGRA	BLACK WALNUT			
302	12"	ULMUS	ELM			
303	7"	ACER NEGUNDO	BOXELDER			
304	7' 12"	JUGLANS NIGRA	BLACK WALNUT			
305	8"					
306	10' 12' 13"	ACER NEGUNDO	BOXELDER			
307	6' 8"					
308	6' 8"			DEAD	NO	
309	12"			POOR	YES	
310	9"	ULMUS	ELM	POOR		
311	8' 12"	ACER NEGUNDO	BOXELDER	DEAD	NO	
312	10"			POOR	YES	
313	9' 9"					
314	7"	JUGLANS NIGRA	BLACK WALNUT	DEAD	NO	
315	8"	ACER NEGUNDO	BOXELDER	POOR	YES	
317	6"					
318	7' 8"					
319	7"					
320	10"					
321	10"					
322	6"					
323	13"					
324	7"					
325	7"					
326	6"					
327	9"					
328	7"					
329	7"					
330	7"					
331	10"	JUGLANS NIGRA	BLACK WALNUT			
332	7"	ACER NEGUNDO	BOXELDER			
333	6"					
334	6"					
335	8"					

TAG #	SIZE	BOTANICAL NAME	COMMON NAME	CONDITION	REGULATED	REMARKS
3636	6"	ACER NEGUNDO	BOXELDER			
3637	6' 6"	CARYA	HICKORY	POOR	YES	T.B.R.
3638	6' 6"					
3639	6"	MORUS	MULBERRY	DEAD	NO	
3640	6' 7' 7' 8"			DEAD	NOI	
3641	6"	PINUS	PINE	POOR	YES	
3642	21"	ULMUS	ELM			
3643	6' 7' 15'	ACER NEGUNDO	BOXELDER			
3644	6"	JUGLANS NIGRA	BLACK WALNUT			
3645	6"					
3646	6"			DEAD	NO	
3647	6"			DEAD	NO	
3648	7"					
3649	7' 7"			POOR	YES	
3650	8"	ACER NEGUNDO	BOXELDER			
3651	8"	JUGLANS NIGRA	BLACK WALNUT			
3652	6"					
3653	6"					
3654	7"					
3655	7"					
3656	10"					
3657	10"	ACER NEGUNDO	BOXELDER			
3658	8' 10"					
3659	7"	JUGLANS NIGRA	BLACK WALNUT			
3660	12"					
3661	6"	ULMUS	ELM			
3662	10"					
3663	12"	MORUS	MULBERRY			
3664	9"	ULMUS	ELM			
3665	12"	PINUS	PINE			
3666	7"	JUGLANS NIGRA	BLACK WALNUT			
3667	8"					
3668	7"					
3669	8"					
3670	8"					
3671	7' 8' 8' 8' 9"	ULMUS	ELM			
3672	6"	JUGLANS NIGRA	BLACK WALNUT			
3673	8"					
3674	10"					
3675	6' 8"					
3676	7"					
3677	6"					
3678	7"	CARYA	HICKORY			
3679	21"	ULMUS	ELM			
3680	8"	JUGLANS NIGRA	BLACK WALNUT			

TAG #	SIZE	BOTANICAL NAME	COMMON NAME	CONDITION	REGULATED	REMARKS
2047	7' 9"	ACER NEGUNDO	BOXELDER	POOR	NO	IN ROW
2048	10"					
2049	9"	MALUS	CRABAPPLE		NO	
2050	7' 5"	PYRUS CALLERYANA	PEAR	DEAD	NO	
2051	6' 8' 12"			DEAD	NO	
2052	10"			POOR	NO	
2053	12"				NO	
2054	9"	CARYA OVATA	HICKORY		NO	
2055	13"	ACER NEGUNDO	BOXELDER		YES	
2056	14"					
2057	8' 4"	PYRUS CALLERYANA	PEAR			
2058	9"	FRAXINUS	ASH	DEAD	NO	
2059	7"	PYRUS CALLERYANA	PEAR	DEAD	NO	
2060	8"	ACER NEGUNDO	BOXELDER	POOR	YES	
2061	19"					
2062	7"	FRAXINUS	ASH	DEAD	NO	
2063	11"					
2064	9"					
2065	6"					
2066	7"					
2067	7"	ULMUS	ELM		YES	
2068	24"					
2069	6' 6' 6"	CRATAEGUS	HAWTHORNE			
2070	6' 6"					
2071	7"	MALUS	CRABAPPLE			
2072	11"					
2073	13'	PINUS	PINE			
2074	32'	ULMUS	ELM			





Irrigation overspray shall not broadcast onto CITY pathway

1 Landscape Plan SCALE: 1" = 40'

LANDSCAPE REQUIREMENTS

Disposition	Landscaping Required	Landscaping Provided	Note
<b>Right of Way</b>		None	
S Livernois Rd. (250) W Auburn Rd. (886)	7 Deciduous / 4 Ornamental 23 Deciduous / 15 Ornamental	Utility Location Above and Below Ground Prohibit Installation	
<b>Front Yard</b>			
FB District W Auburn Rd. - 886'	16 Trees 36 Ornamentals 108 Shrubs	8 Trees 36 Ornamentals 108 Shrubs	
Lower Ridge Dr.	4 Deciduous	None	
<b>Interior Street Trees</b>			
Lower Ridge Dr.	1 Deciduous / 35'	6 Deciduous Provided	
<b>Parking Lot</b>			
Interior	5% of Parking Area 100,000 Sq. Ft. @ 5% = 5,000 Sq. Ft.	(34) Trees in + 5,500 Sq. Ft. Landscape Area Provided	
Perimeter	8 Deciduous 6 Ornamental and Continuous Hedge	8 Deciduous Trees 6 Ornamentals w/ Continuous Hedge	

Trees > 6" DBH Shall Be Replaced 1:1

Replacement Tree Credits:

Deciduous  
2" Cal = 1 Credit  
2.5' = 1.5 Credits  
3" = 2 Credits

Evergreen  
8" = 1 Credit  
10' = 2 Credits

Trees Surveyed - 80  
Total Dead Trees On Site - 9  
Total Ash Trees ON Site - 5  
Total Off Site Trees - 0  
Total Unregulated Trees - 9  
Total Regulated Trees - 57

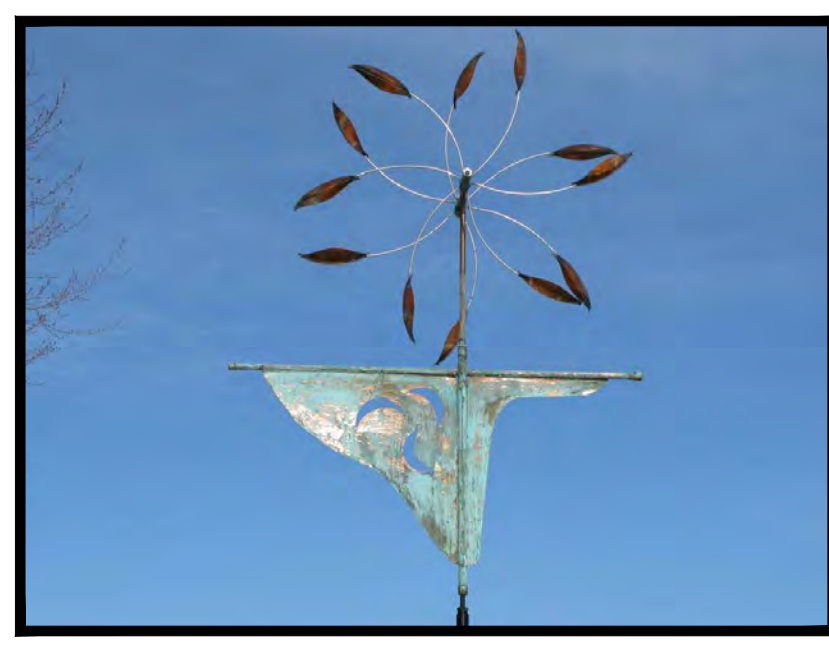
(57) 3" Replacement Trees Required +8 Additional from Auburn R.O.W. Proposed to be Located at North Property Line Buffer.

No Payment to Tree Fund Currently Required or Proposed

LANDSCAPE COST ESTIMATE

LANDSCAPE TOTAL: \$85,284.00  
IRRIGATION - 21,725.00  
GRAND TOTAL - \$127,109.00

SCULPTURE CONCEPT



NOTE:

1. IRRIGATION TO BE DESIGNED TO COVER ALL LANDSCAPE AREAS AS REQUIRED  
Prior approval is required to plant any tree or shrub on the public R.O.W. All trees must be planted at least 10' from the edge of any 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' from the edge of the public walkway. No trees or shrubs may be planted within the triangular area formed at the intersection of any street ROW lines at a distance along each line 25' from the point of their intersection. No trees or shrubs shall be planted in the triangle area at any driveway and public walkway at a distance along each line 15' from the point of their intersection. All trees and shrub must be planted at least 10' from any fire hydrant. Shade and evergreen trees must be at least 15' from the nearest overhead wire. Trees must be planted a minimum 5' from any underground utility, unless the Cities LA requires a greater distance.  
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 ROW. Forestry may require the developer to identify any that pose a hazard to the safe use of the public ROW. Forestry may require the developer to remove or replace any such trees.

GENERAL NOTES FOR LANDSCAPE DEVELOPMENT

- LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER, TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL TREES TO HAVE CLAY OR CLAY LUMP BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- CONCERNING GROUND COVER, ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH, SEE SPECIFICATIONS. ALL OTHER DISTURBED AREAS SHALL BE SODED.
- LANDSCAPING SHALL BE MAINTAINED IN A GOOD CONDITION TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE FREE FROM REFUSE AND DEBRIS. ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN ONE (1) YEAR OF THE NEXT APPROPRIATE PLANTING PERIOD.
- OWNER TO ESTABLISH MAINTENANCE PROGRAM TO ENSURE GROUNDS AND LANDSCAPING TO REMAIN HEALTHY AND WELL GROOMED.
- RECOMMENDED PLANTING DATES ARE MARCH 1ST TO MAY 15TH FOR ALL MATERIALS, AND OCTOBER 15TH TO DECEMBER 15TH FOR DECIDUOUS MATERIALS. PLANTINGS OUTSIDE THESE DATES SHALL HAVE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
- UNDERGROUND IRRIGATION SYSTEM TO BE DESIGNED AND INSTALLED BY CONTRACTOR.
- TURF GRASS TO BE COMMON TO OAKLAND COUNTY, MI.

PLANT SCHEDULE

#	BOTANICAL NAME	COMMON NAME	SIZE/ROOT	UNIT COST / TOTAL
12	GLEDITSIA tricanthos 'SKYLINE'	SKYLINE HONEYLOCUST	3" B&B	\$450.00 / \$3,600.00
5	ACER rubrum ARMSTRONG	ARMSTRONG RED MAPLE	3" B&B	\$425.00 / \$2,250.00
13	ACER r OCTOBER GLORY	OCTOBER GLORY RED MAPLE	3" B&B	\$450.00 / \$2,700.00
12	MALUS x 'RED BARON'	RED BARON CRABAPPLE	3" B&B	\$325.00 / \$3,900.00
4	TILLIA c. 'GREENSPIRE'	GREENSPIRE LINDEN	3" B&B	\$450.00 / \$1,800.00
9	QUERCUS robur	ENGLISH OAK	3" B&B	\$450.00 / \$2,250.00
8	QUERCUS RUBRA	RED OAK	3" B&B	\$450.00 / \$3,150.00
2	ULMUS a. 'VALLEY FORGE'	VALLEY FORGE ELM	3" B&B	\$450.00 / \$900.00
16	ACER p. 'CRIMSON SENTRY'	CRIMSON SENTRY NORWAY MAPLE	3" B&B	\$450.00 / \$7,200.00
16	GINKGO biloba	GINKGO	3" B&B	\$525.00 / \$3,675.00
5	AESCULUS pavia	SCARLET BUCKEYE	3" B&B	\$500.00 / \$2,500.00
18	AMELANCHIER g. 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	3" B&B	\$65.00 / \$1,950.00
97	PENNISSETUM a. 'HAMLIN'	HAMLIN FOUNTAIN GRASS	#3 CONT.	\$55.00 / \$954.00
48	HEMEROCALLIS x 'STELLA D'ORO'	DWARF RED SPIREA	24" B&B	\$35.00 / \$1,680.00
147	SPHECA coccinea	STELLA D'ORO DAYLILY	#2 CONT.	\$45.00 / \$945.00
65	HOSTA x 'ALBO MARGINATA'	ALBO MARGINATA HOSTA	24" B&B	\$65.00 / \$1,300.00
20	SYRINGA p. 'MISS KIM'	MISS KIM LILAC	24" B&B	\$75.00 / \$7,800.00
133	CORNUS c RED TWIG DOGWOOD	RED TWIG DOGWOOD	24" B&B	\$75.00 / \$7,800.00
66	EUONYMUS a. COMPACTA	DWARF BURNING BUSH	24" B&B	\$65.00 / \$6,565.00
20	PINUS strobus	WHITE PINE	7-8" B&B	\$475.00 / \$9,500.00
13	PICEA glauca	WHITE SPRUCE	7-8" B&B	\$490.00 / \$6,370.00
11	PICEA abies	NORWAY SPRUCE	7-8" B&B	\$475.00 / \$5,225.00
				TOTAL: \$85,284.00

**DESIGNHAUS** EST 1998  
**ARCHITECTURE**

301 WALNUT BOULEVARD  
ROCHESTER, MI 48307  
T:248.601.4422 F:248.453.5854  
WWW.DESIGNHAUS.COM  
INFO@DESIGNHAUS.COM

**Rochester Hills Trio**

Professional seal and signature of Michael E. Pizzola, Landscape Architect No. 3801001656, State of Michigan.

No.	Revision/Issue	Date
	Final P.U.D. Submittal	10.22.2019
	Final P.U.D. Submittal	08.19.2019
	Final P.U.D. Submittal #6	09.18.2019
5	P.U.D. Resubmittal #5	06.12.2019
4	P.U.D. Resubmittal #4	04.26.2019
	P.U.D. Resubmittal #3	02.25.2019
	P.U.D. Resubmittal #2	12.28.2018
	P.U.D. Resubmittal #1	10.23.2018
	P.U.D. Submittal	08.27.2018

**Rochester Hills Trio**  
990 W. Auburn Rd  
Rochester Hills, MI 48307  
P.U.D. Review

ROCHESTER HILLS  
CITY FILE #18-016 Section #27

Landscape Plan

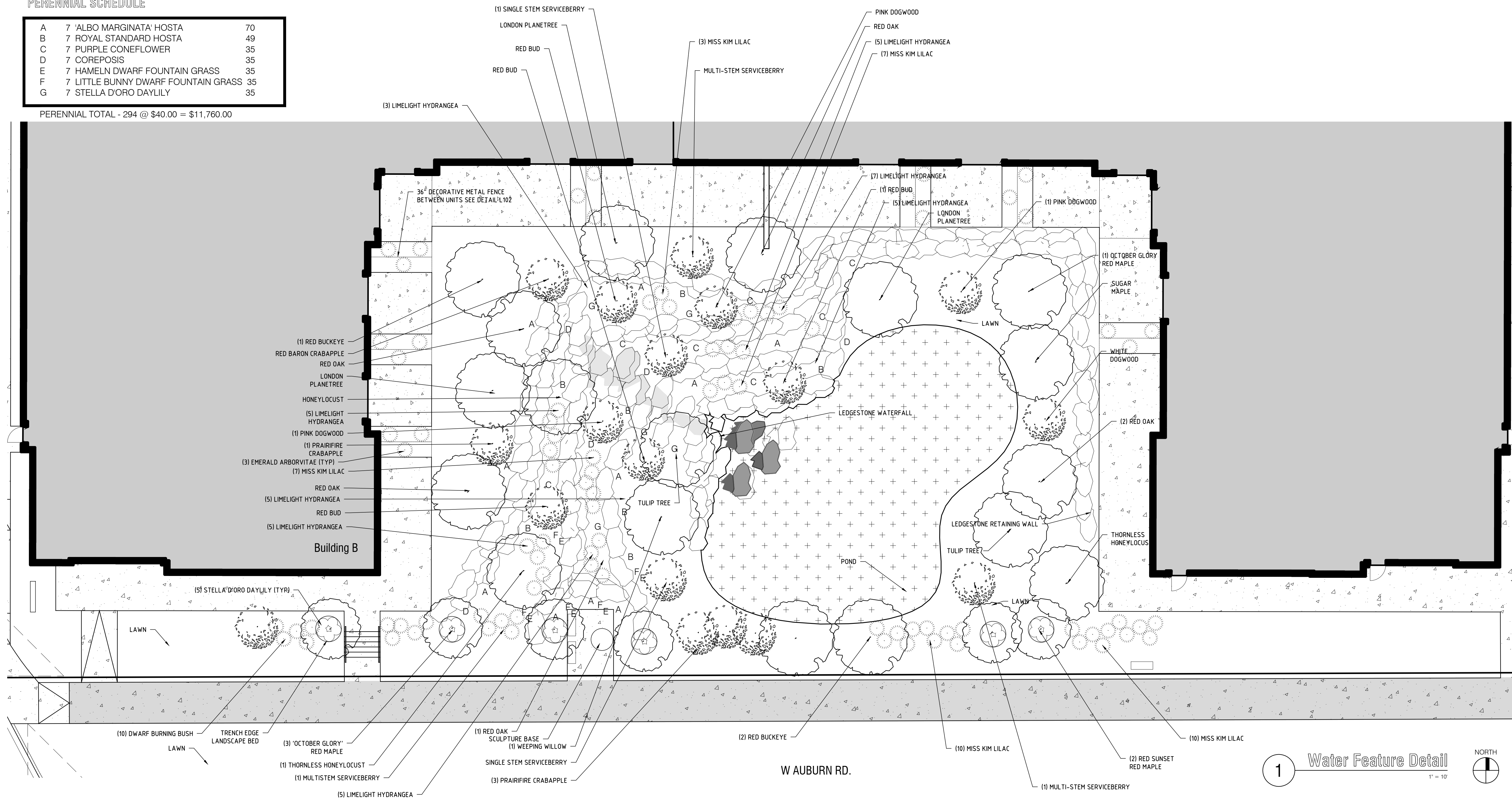
**L101** 017218



PERENNIAL SCHEDULE

A	7 'ALBO MARGINATA' HOSTA	70
B	7 ROYAL STANDARD HOSTA	49
C	7 PURPLE CONEFLOWER	35
D	7 COREPOSI	35
E	7 HAMELN DWARF FOUNTAIN GRASS	35
F	7 LITTLE BUNNY DWARF FOUNTAIN GRASS	35
G	7 STELLA D'ORO DAYLILY	35

PERENNIAL TOTAL - 294 @ \$40.00 = \$11,760.00



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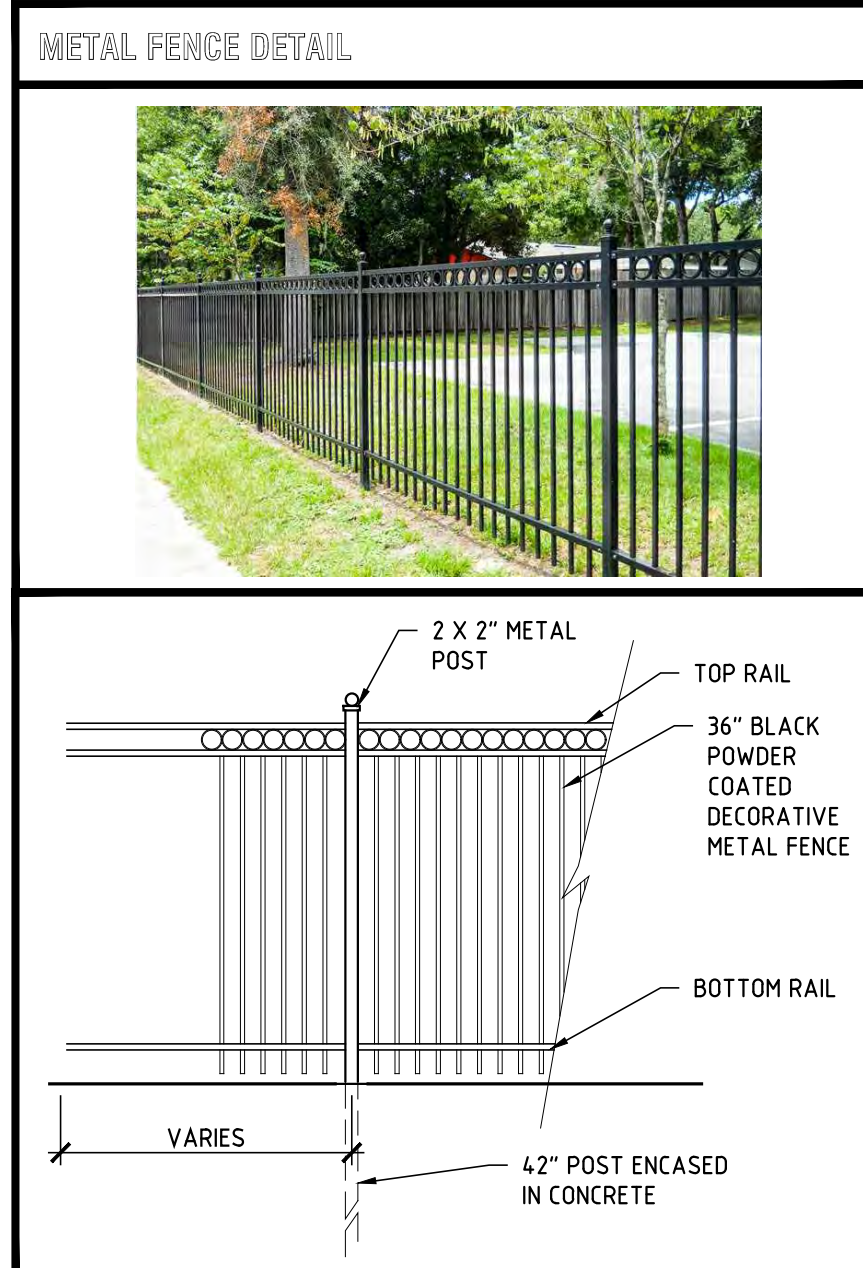
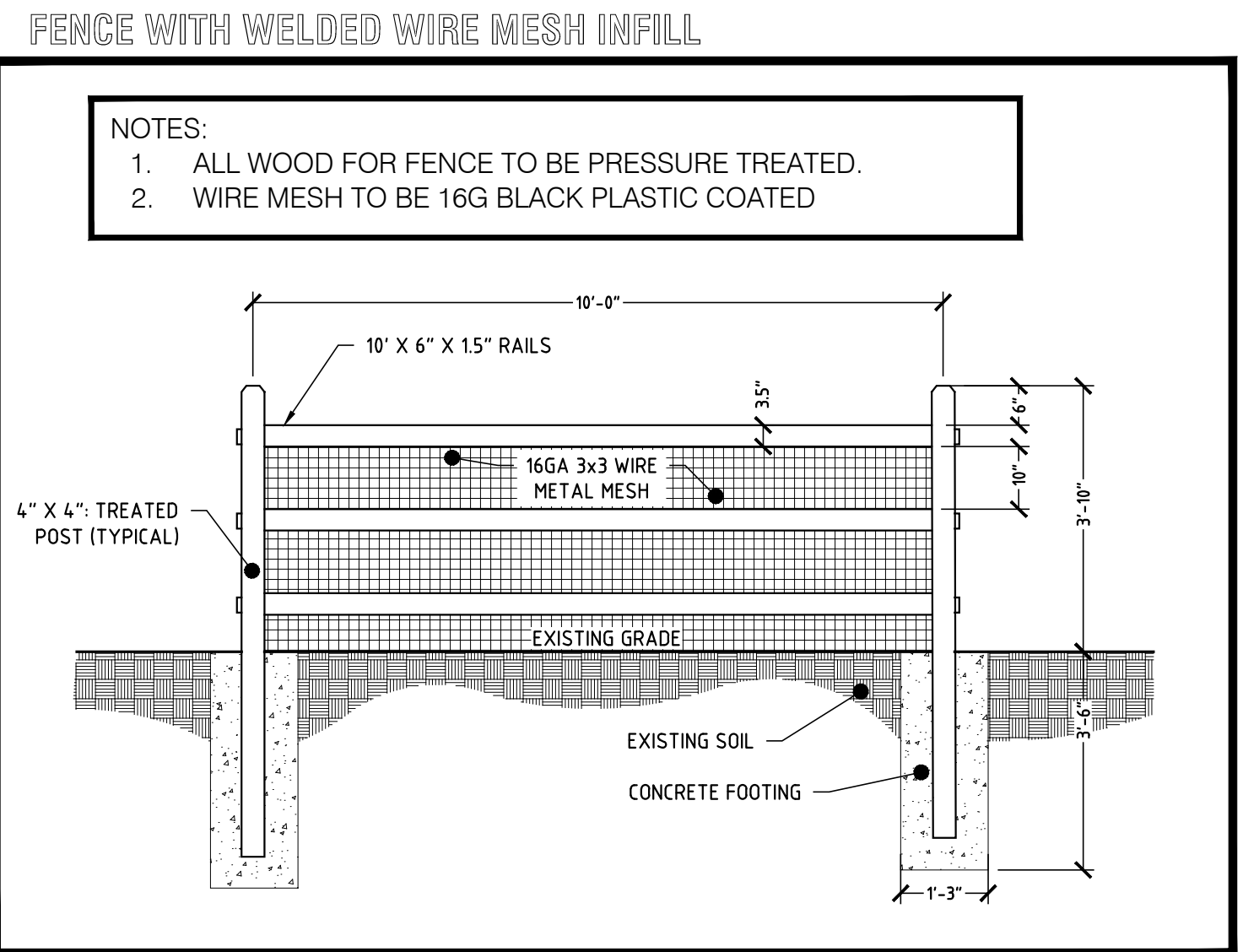
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	P.U.D. Resubmittal #1	10.23.2018
	P.U.D. Submittal	08.27.2018

**Rochester Hills Trio**  
990 W. Auburn Rd  
Rochester Hills, MI 48307  
P.U.D. Review

ROCHESTER HILLS  
CITY FILE #18-016 Section #27

Detail Landscape Plan

**L102** 017218



PLANT SCHEDULE

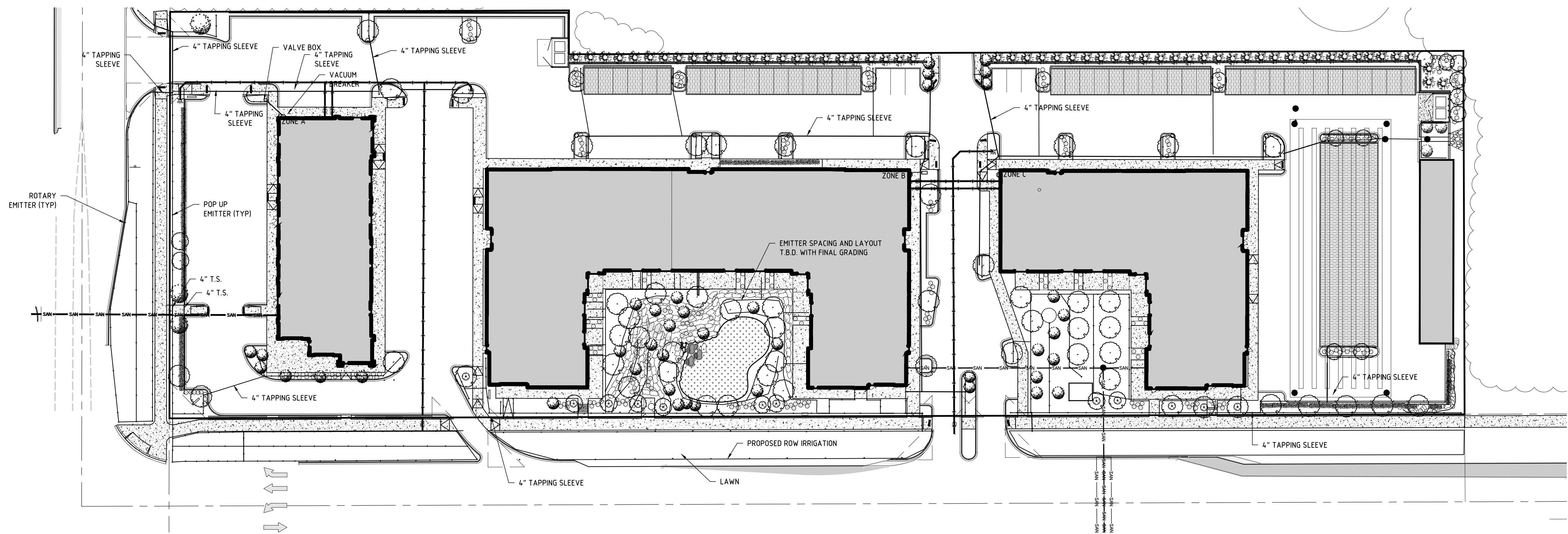
#	BOTANICAL NAME	COMMON NAME	SIZE/ROOT	UNIT COST / TOTAL
6	ACER r. 'CTOBER GLORY'	'OCTOBER GLORY' RED MAPLE	3" B&B	\$350.00 / \$350.00
1	ACER r. 'RED SUNSET'	'RED SUNSET' RED MAPLE	3" B&B	\$325.00 / \$975.00
1	ACRE saccharum	SUGAR MAPLE	3" B&B	\$325.00 / \$650.00
2	PLATANUS x ACERFOLIA	LONDON PLANETREE	3" B&B	\$350.00 / \$1,400.00
2	AESCULUS pavia	RED BUCKEYE	3" B&B	\$300.00 / \$390.00
1	SALIX babylonica	WEeping WILLOW	3" B&B	\$15.00 / \$315.00
2	GLEDTISIA tricanthos v. INERMIS	THORNLESS HONEYLOCUST	3" B&B	\$275.00 / \$275.00
5	QUERCUS rubra	RED OAK	3" B&B	\$450 / \$1,350
3	CORNUS florida v RUBRA	RED DOGWOOD	2.5" B&B	375 / 1,125
1	CORNUS florida	'WHITE DOGWOOD	2.5" B&B	250 / 500
2	AMELANCHIER x g 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2.5" B&B	250 / 500
3	AMELANCHIER laevis	MULTI-STEM SERVICEBERRY	7" B&B	325 / 975
4	MALUS x PRAIRIE FIRE	PRAIRIE FIRE CRABAPPLE	2.5" B&B	350 / 1050
1	MALUS x RED BARON	RED BARON CRABAPPLE	2.5" B&B	400 / 400
1	CERCIS canadensis	RED BUD	2.5" B&B	452 / 425
1	MALUS x 'SARGENTII'	'SARGENT' CRABAPPLE	3" B&B	350 / 350
55	HYDRANGEA x 'LIMELIGHT	LIMELIGHT HYDRANGEA	30" B&B	4125
24	SYRINGA p 'MISS KIM'	MISS KIM LILAC	24" B&B	1500
2	LILIODENDRON tuliperfera	TULIP TREE	3" B&B	\$400.00 / 800.00

TOTAL NEW TREES: 28  
TOTAL SHRUBS, GRASSES & PERENNIALS: 294

TREE TOTAL: \$17,455.00  
PERENNIAL TOTAL - \$11,760.00  
\$29,215.00

10/15/2019 Mike Pizzola





INSTALLATION COST ESTIMATES:  
ZONE A \$5,500.00  
ZONE B - \$8,900.00  
ZONE C - \$4,700.00  
TOTAL ESTIMATED INSTALLATION  
(MATERIALS INCLUDED) COST - \$19,100.00

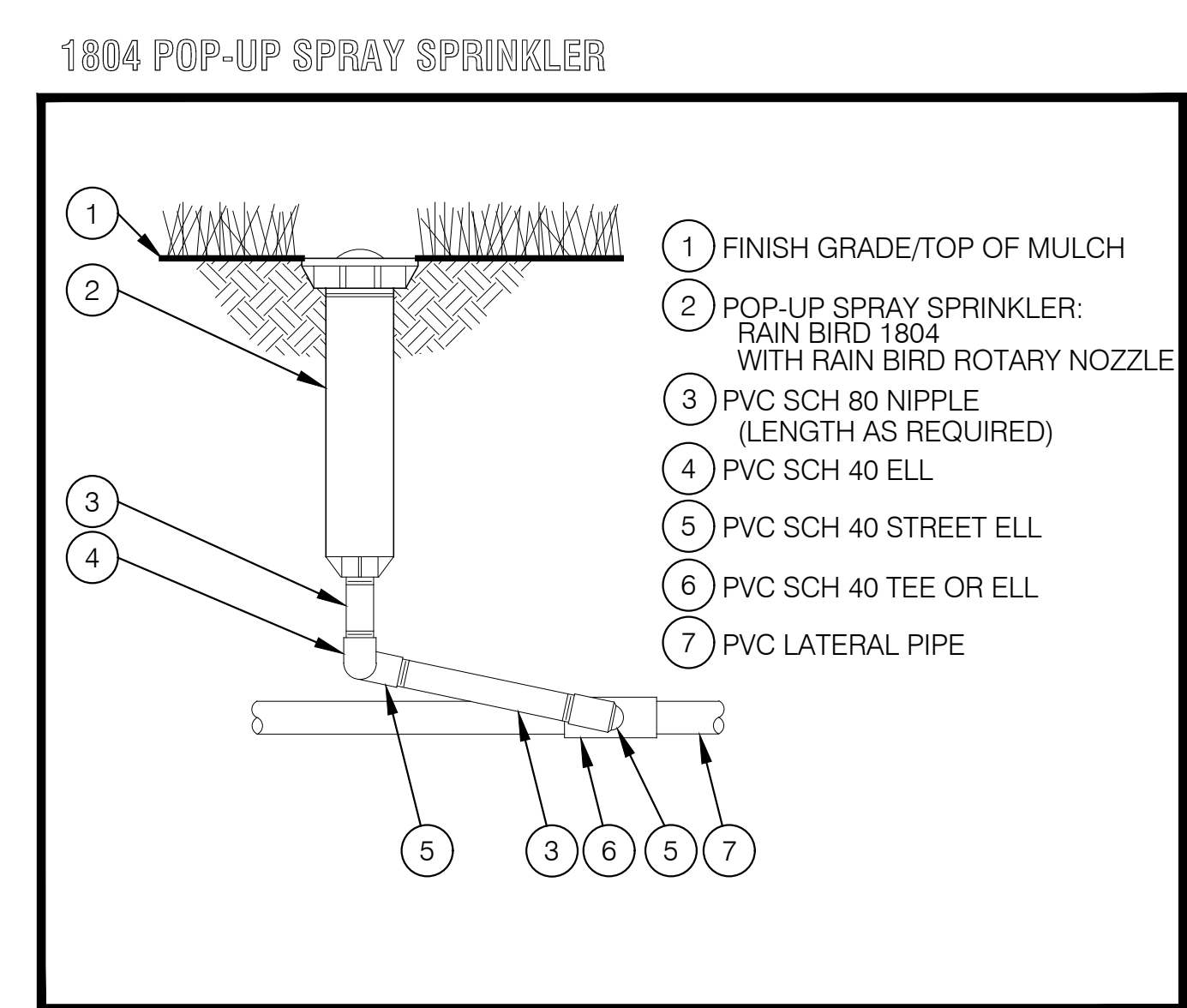
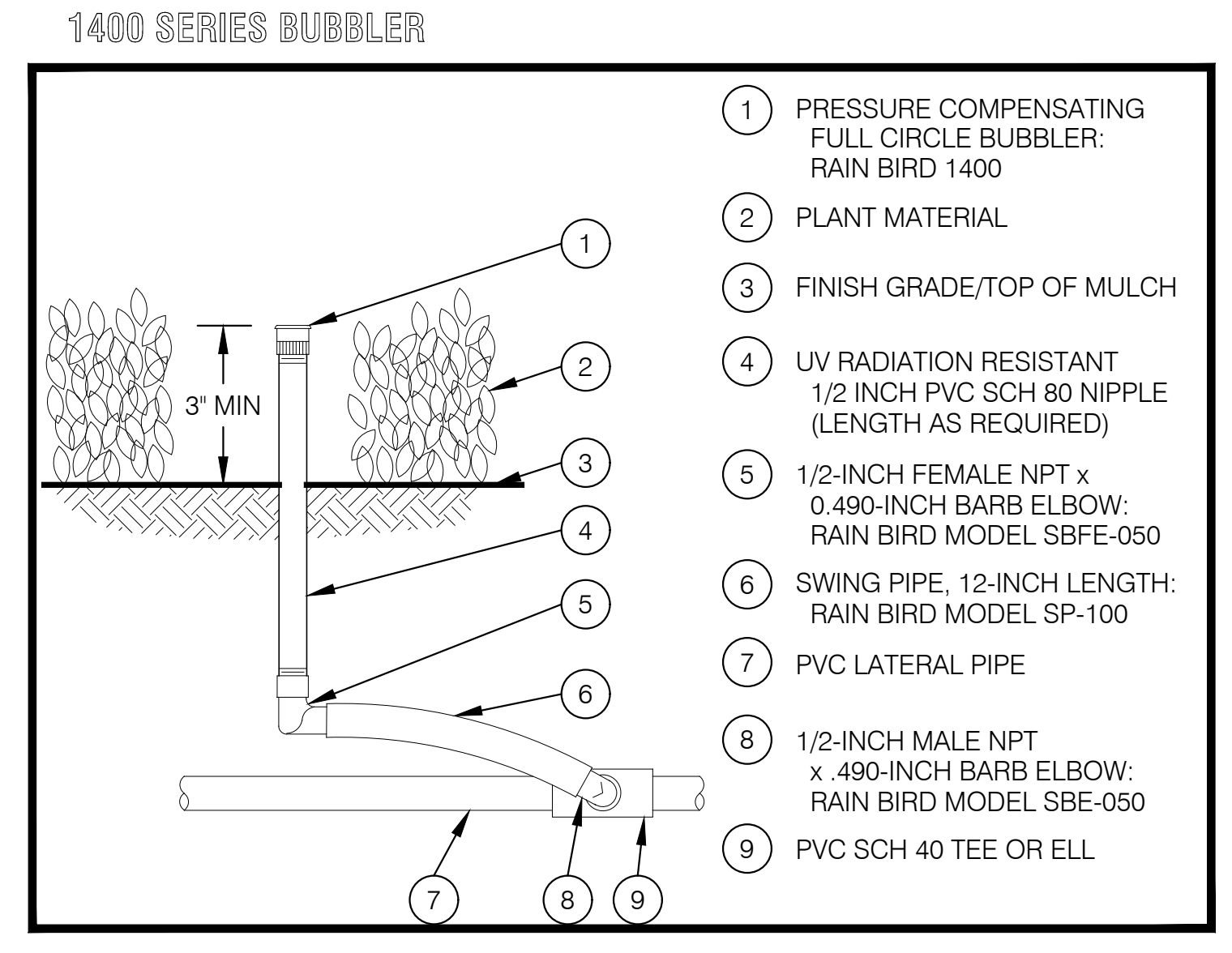
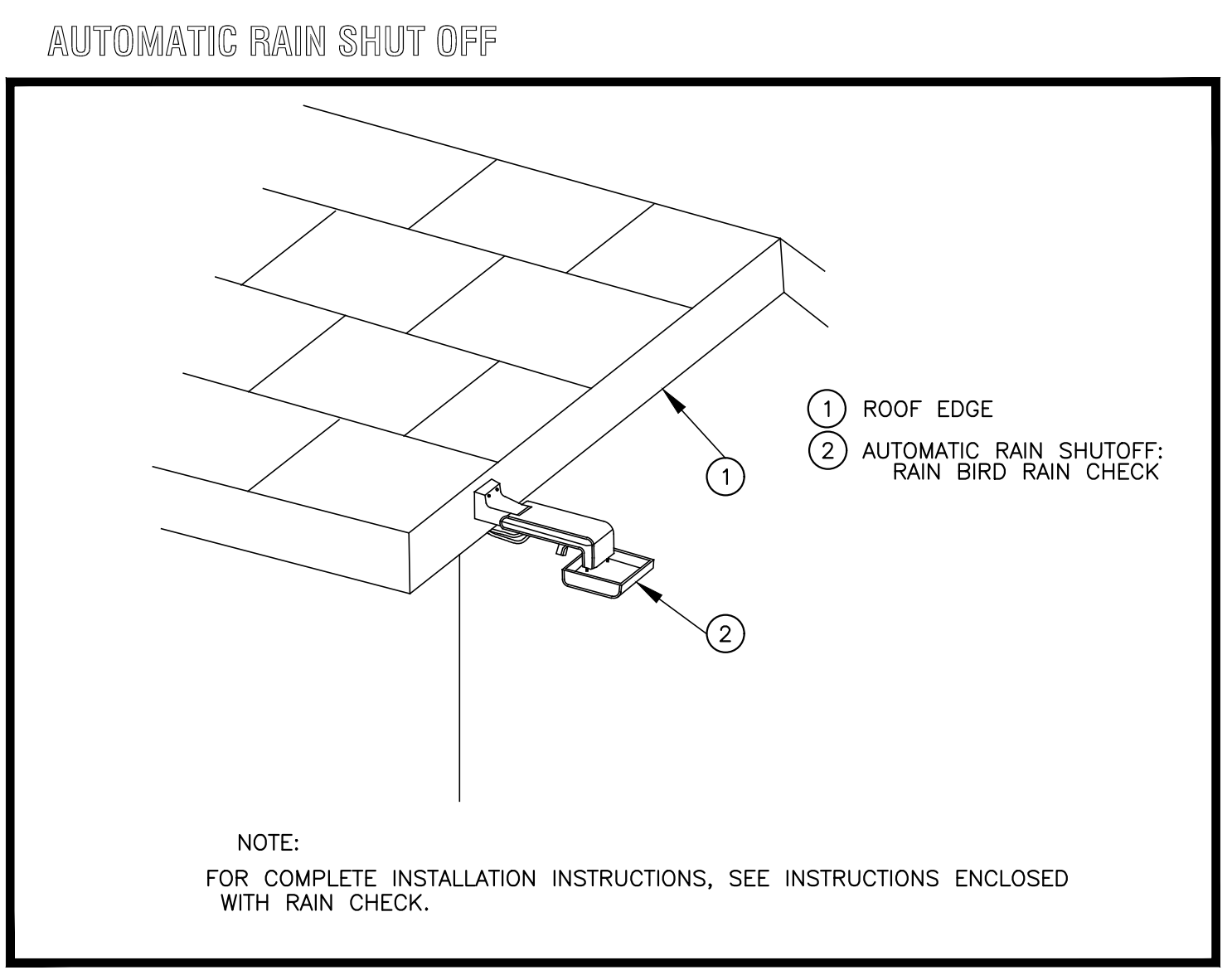
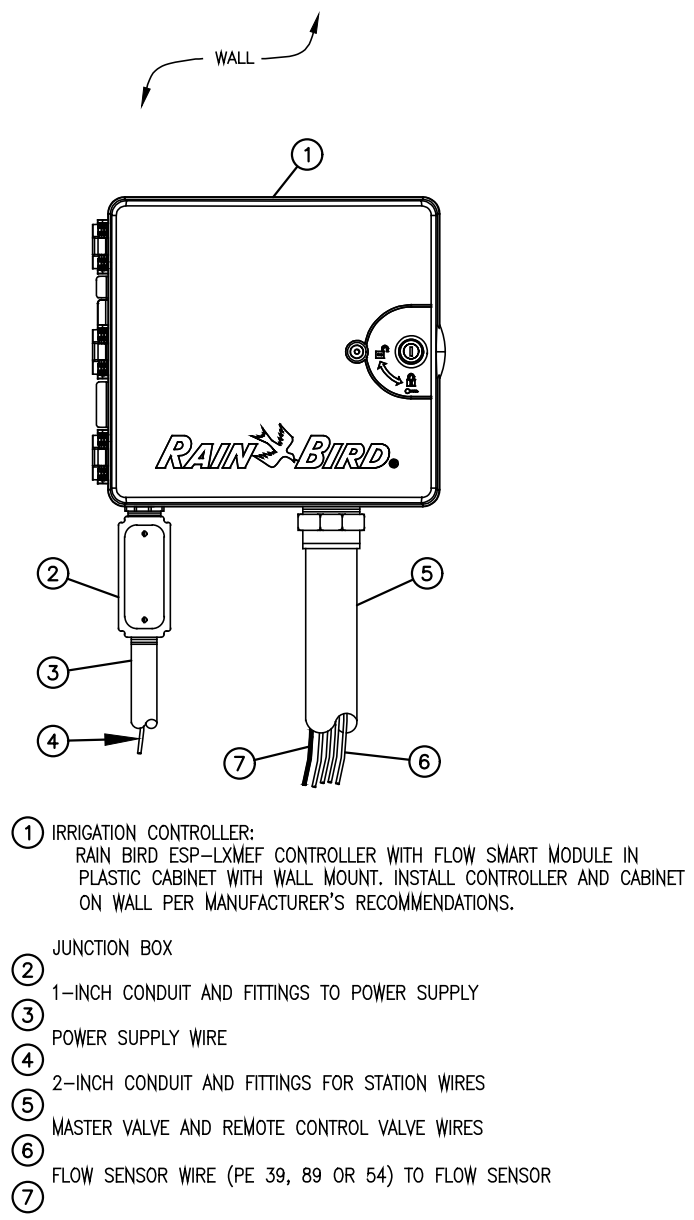
Irrigation overspray shall not  
broadcast onto CITY pathway

1 Irrigation Plan and Details  
SCALE: 1" = 40'



No.	Revision/Issue	Date
	Final P.U.D. Submittal	10.22.2019
	P.U.D. Resubmittal #4	04.26.2019
	P.U.D. Resubmittal #3	02.25.2019
	P.U.D. Resubmittal #2	12.28.2018
	P.U.D. Resubmittal #1	10.23.2018
	P.U.D. Submittal	08.27.2018

L103 Irrigation Plan.dwg  
8/16/2019  
Mike Pizzola



NOTES:  
1. ESP-LINEF CONTROLLER IS AVAILABLE IN 8- OR 12-STATION BASE MODELS. ADDITIONAL MODULES IN 4-, 8- AND 12-STATION VERSIONS MAY BE ADDED TO BRING THE CONTROLLER UP TO 48 STATIONS MAXIMUM.  
2. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.  
3. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.  
4. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

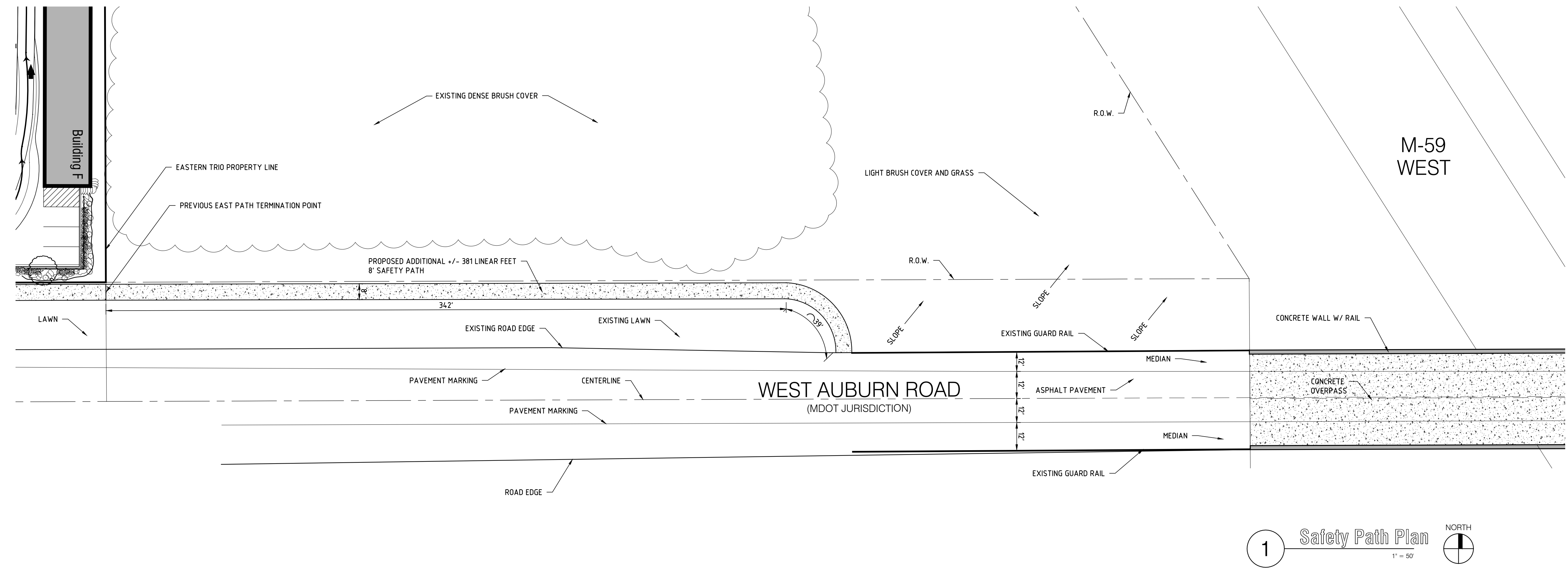
**Rochester Hills Trio**  
990 W. Auburn Rd  
Rochester Hills, MI 48307  
P.U.D. Review

ROCHESTER HILLS  
CITY FILE #18-016 Section #27

Irrigation Plan

L103  
017218





1 Safety Path Plan  
1" = 50' NORTH

No.	Revision/Issue	Date
	Final P.U.D. Submittal	10.22.2019
5	P.U.D. Resubmittal #5	06.12.2019
4	P.U.D. Resubmittal #4	04.26.2019
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	P.U.D. Submittal	08.27.2018

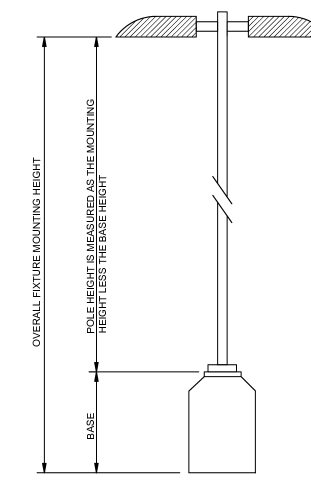
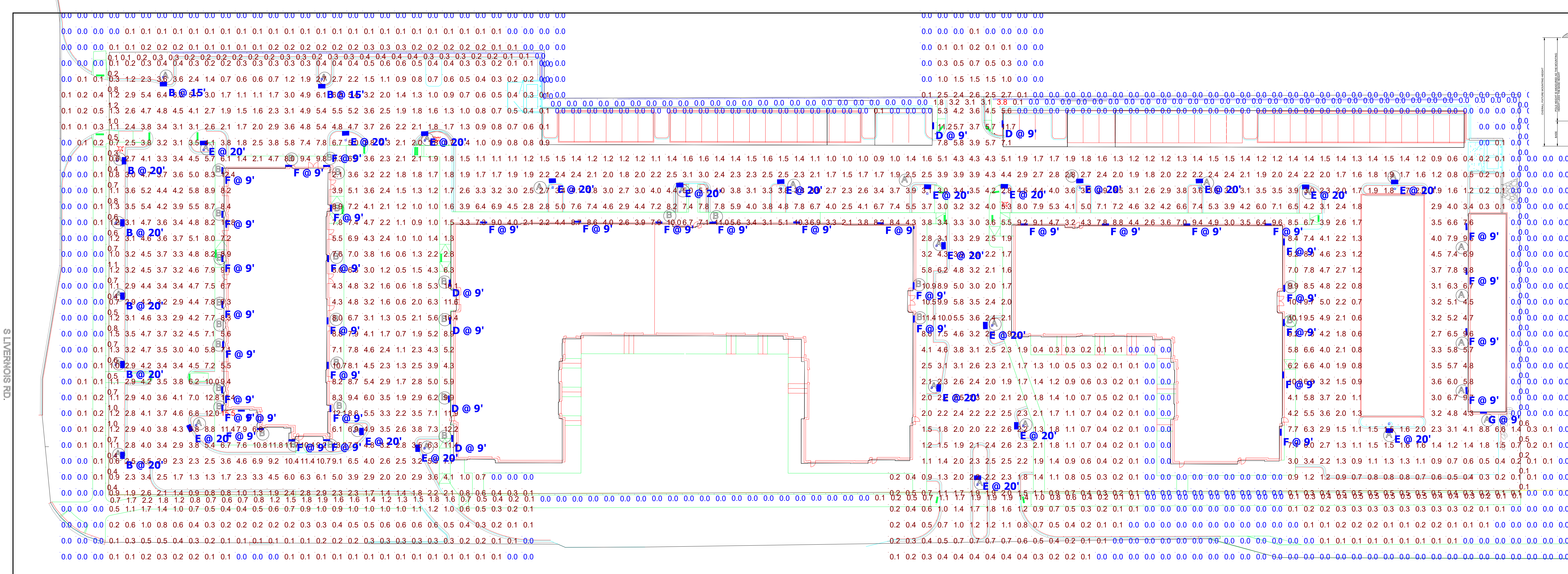
**Rochester Hills Trio**  
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P.U.D. Review

ROCHESTER HILLS  
CITY FILE #18-016 Section #27

Safety Path Extension

**L105** 017218





Plan View Scale = 1" = 30ft

WAUBURN RD.



ROCHESTER HILLS TRIO PHOTOMETRIC SITE PLAN GASSER, BUSH ASSOCIATES WWW.GASSERBUSH.COM

**General Note**

- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
- SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
- CALCULATIONS ARE SHOWN IN FOOT CANDLES AT GRADE AND IN ILLUMINATED LED FIXTURE

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

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Grade	+	2.2 fc	15.5 fc	0.0 fc	N/A	N/A
Property Line	+	0.4 fc	3.8 fc	0.0 fc	N/A	0.1:1

Schedule											
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage	Lamp
□	A	0	Lithonia Lighting	DSXO LED P3 40K TTFM MVOLT	DSXO LED P3 40K TTFM MVOLT	1	DSXO_LED_P3_40K_TTFM_MVOLT.ies	8447	0.9	71	LED
□	B	7	Lithonia Lighting	DSXO LED P3 40K BLC MVOLT	DSXO LED P3 40K BLC MVOLT	1	DSXO_LED_P3_40K_BLC_MVOLT.ies	6925	0.9	71	LED
□	F	39	Lithonia Lighting	DSXW1 LED 20C 1000 40K TTFM MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE TTFM OPTIC, 4000K, @ 1000mA.	1	DSXW1_LED_20C_1000_40K_TTFM_MVOLT.ies	7711	0.9	73.2	LED
□	D	6	Lithonia Lighting	DSXW1 LED 20C 1000 40K T3M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1000mA.	1	DSXW1_LED_20C_1000_40K_T3M_MVOLT.ies	7572	0.9	73.2	LED
□	E	21	Lithonia Lighting	DSXO LED P3 40K T5M MVOLT	DSXO LED P3 40K T5M MVOLT	1	DSXO_LED_P3_40K_T5M_MVOLT.ies	8770	0.9	71	LED
□	C	0	BEGA Converted by LUMCat V 21.09.2015 / H.R.	22 261	LED, WALL MOUNTED FIXTURE, 40K	1	22261.ies	362	0.9	6	LED
□	G	1	Lithonia Lighting	DSXW1 LED 20C 1000 40K ASYDF MVOLT HS	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE ASYDF OPTIC, 4000K, @ 1000mA WITH HOUSE-OLT_HS.ies	1	DSXW1_LED_20C_1000_40K_ASYDF_MVOLT_HS.ies	5825	0.9	73.2	LED

**D-Series Size 0 LED Area Luminaire**

Capable Luminaire

The D-Series is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL controls marked by a shaded background. DTL/DL equipped luminaires meet the A+ specification for luminaire to photocentral interoperability
- This luminaire is part of an A+ Certified solution for ROAM or XPress™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit [www.acuitybrands.com/aplus](http://www.acuitybrands.com/aplus)

- See ordering tier for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. [www.acuitybrands.com/DTL](http://www.acuitybrands.com/DTL)

**Ordering Information**

EXAMPLE: DSXO LED P6 40K T3M MVOLT SPA DBXBD

Series	LED	Optic	Control	Material	Finish	Mounting
DSXO LED	P6	T3M	DTL	SPA	DBXBD	DBXBD

**Shipping Information**

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DD

Series	LED	Optic	Control	Material	Finish	Mounting
DSXW1 LED	20C	T3M	DTL	DD	DBXBD	DBXBD

**Accessories**

DSXW1 LED 20C 1000 40K T3M MVOLT DD

DSXW1 LED 20C 1000 40K T3M MVOLT DD

DSXW1 LED 20C 1000 40K T3M MVOLT DD

**D-Series Size 1 LED Wall Luminaire**

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-life, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years, 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.

**Ordering Information**

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DD

Series	LED	Optic	Control	Material	Finish	Mounting
DSXW1 LED	20C	T3M	DTL	DD	DBXBD	DBXBD

**Shipping Information**

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DD

Series	LED	Optic	Control	Material	Finish	Mounting
DSXW1 LED	20C	T3M	DTL	DD	DBXBD	DBXBD

**Accessories**

DSXW1 LED 20C 1000 40K T3M MVOLT DD

DSXW1 LED 20C 1000 40K T3M MVOLT DD

DSXW1 LED 20C 1000 40K T3M MVOLT DD

**BEGA LED wall luminaire - directed light**

Application: For individual luminaires with low mounting heights, it can be used for marking danger areas or in areas for illuminating corridors and passageways. With high mounting heights it can be used as a wall luminaire next to doors or for lighting small wall areas.

Materials: Luminaire housing constructed of die-cast marine grade, copper free (50.3% copper content) A306 aluminum alloy. Mechanically captive stainless steel fasteners. NUTL: Ideal for North American Standards; suitable for wet locations. Protection class IP64. Weight: 1.88 lb.

Electrical: Clearing voltage: 120-277V AC. Minimum start temperature: -30° C. LED module voltage: 4.2V. System voltage: 5.8V. Color rendering index: Ra > 90. Lifetime at Ta = 15° C: >50,000 h (L70). Lifetime at Ta = 35° C: 43,000 h (L70).

LED color temperature: 4000K - Product number = K4. 5000K - Product number = K4S. 3000K - Product number = K3 (EXPRESS). 2700K - Product number = K27.

Finish: All BEGA standard finishes are matte, textured polyester powder-coat with minimum 3 mil thickness. Available colors: Black (BLK), White (WHT), Silver (SLV), Bronze (BRZ), White (WHT), Black (BLK), Silver (SLV).

DESIGNER: DB

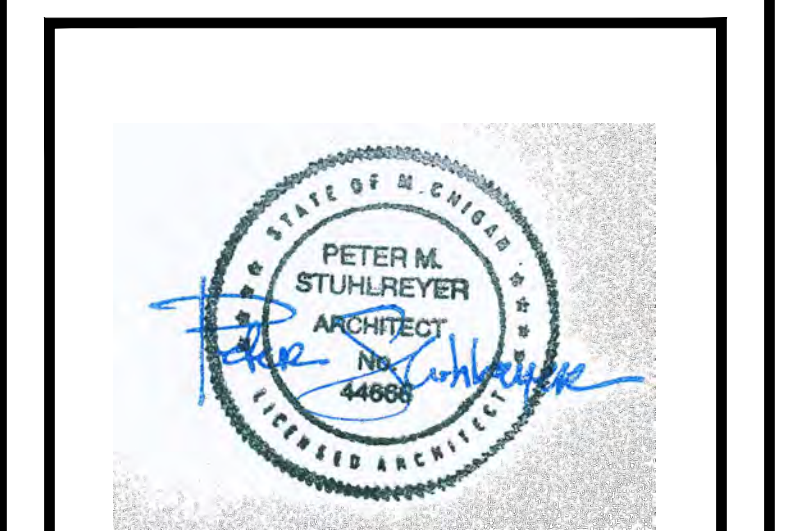
DATE: 5/1/2019

SCALE: Not to Scale

DRAWING NO.: #18-19607-V4

1 of 1





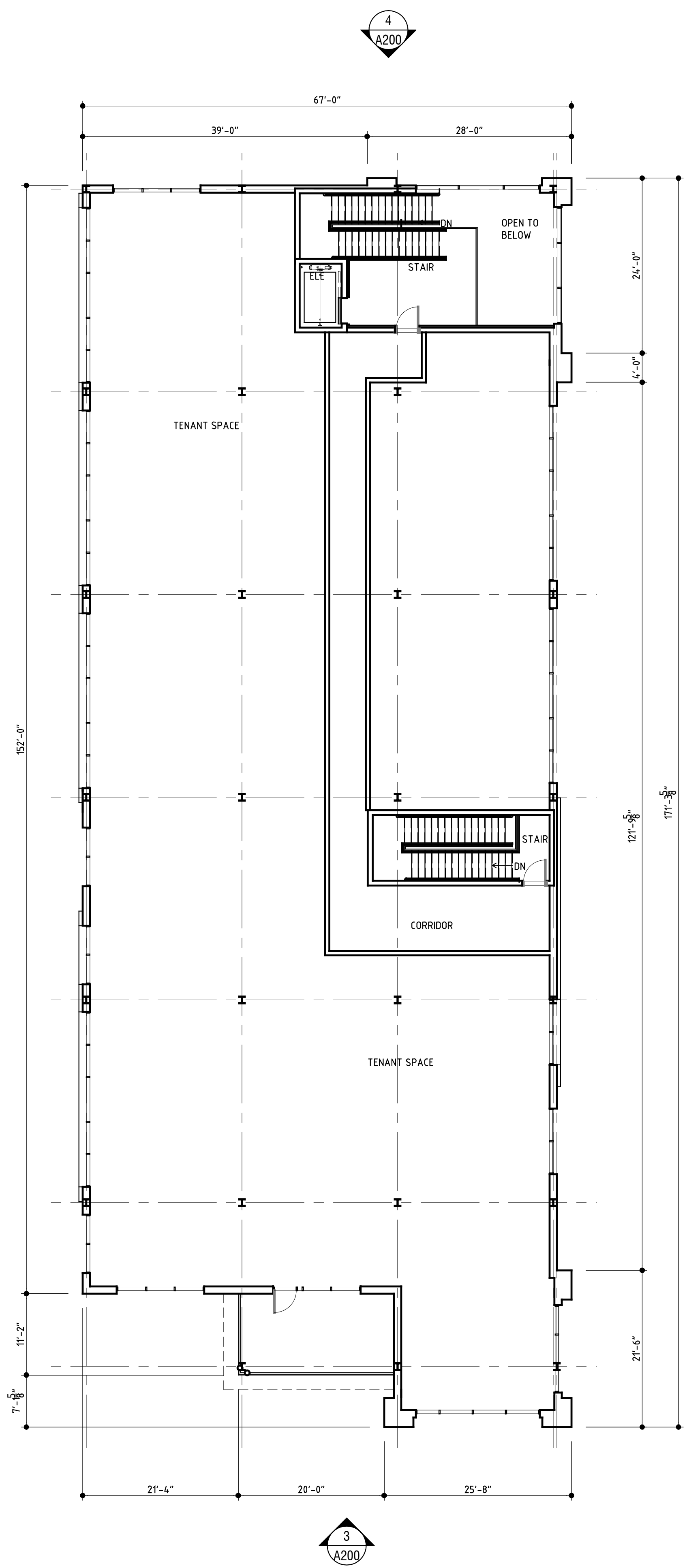
No.	Revision/Issue	Date
	Final P.U.D. Submittal	10.22.2019
	Final P.U.D. Submittal	08.19.2019
	P.U.D. Resubmittal #6	07.15.2019
	P.U.D. Resubmittal #5	06.12.2019
	P.U.D. Resubmittal #4	04.26.2019
	P.U.D. Resubmittal #3	02.25.2019
	P.U.D. Resubmittal #2	12.28.2018
	P.U.D. Resubmittal #1	10.23.2018
	P.U.D. Submittal	08.27.2018

**Rochester Hills Trio**  
 990 W. Auburn Rd  
 Rochester Hills, MI 48307

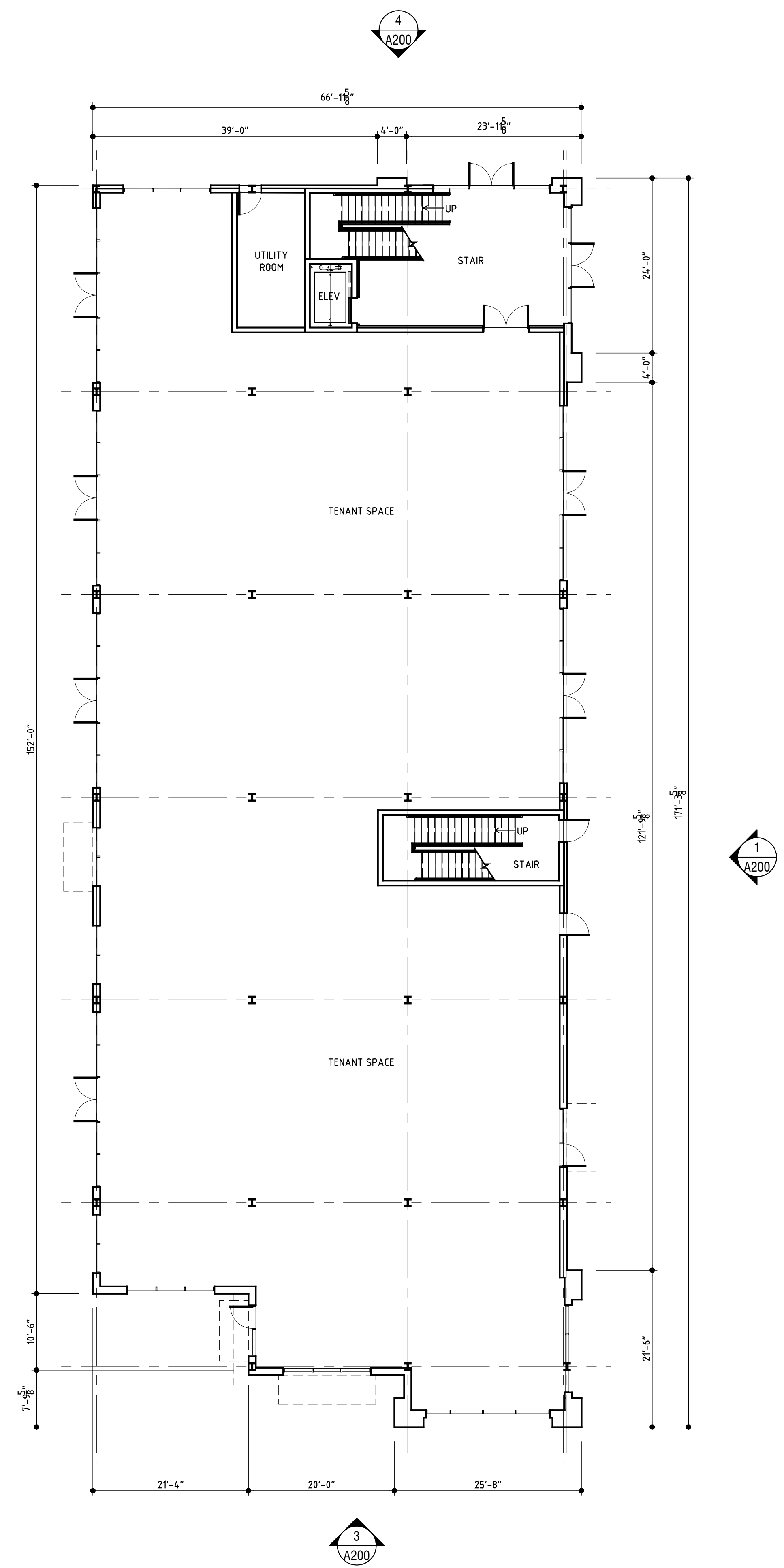
ROCHESTER HILLS  
 CITY FILE #18-016 Section #27

**Building A Floor Plan**

**A100** 017218



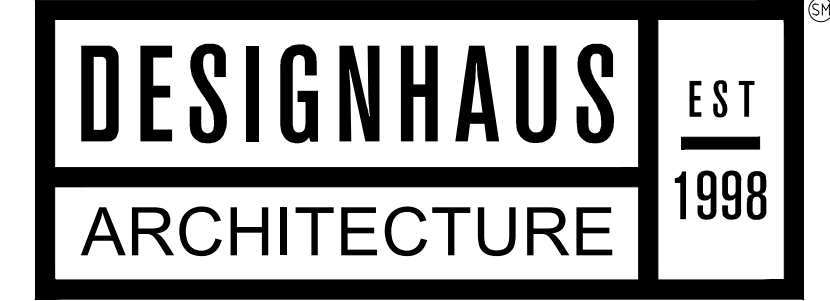
**2 Building A- Second Floor**  
 SCALE: 3/32" = 1'  
 NORTH



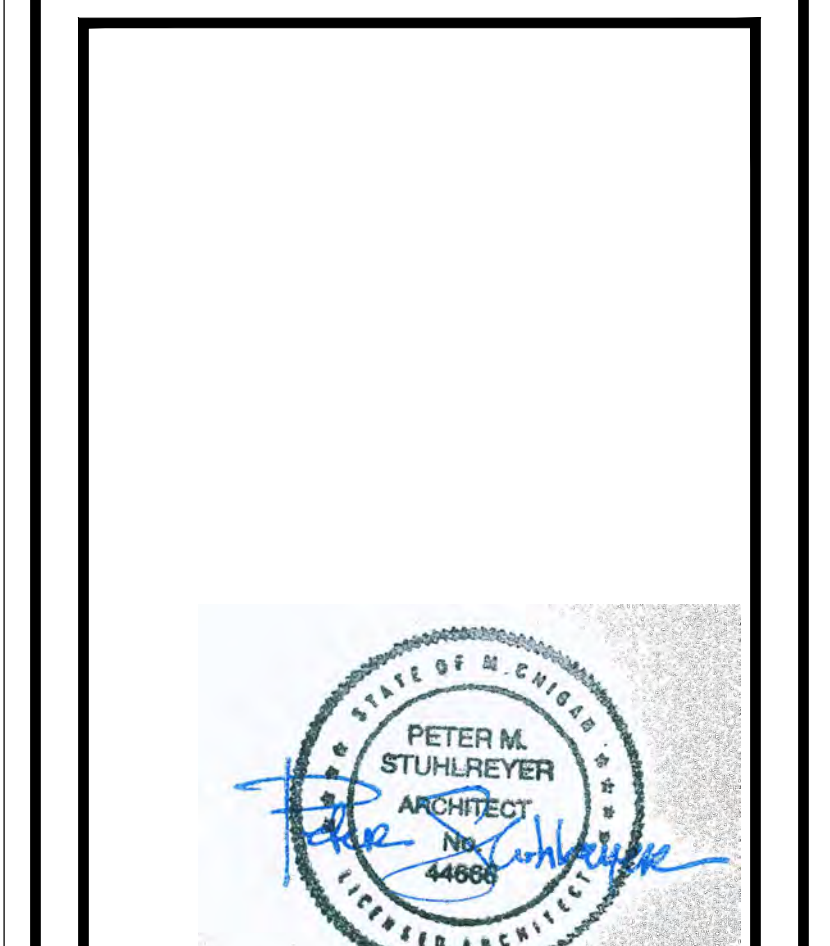
**1 Building A- First Floor**  
 SCALE: 3/32" = 1'  
 NORTH



Unit Matrix	Building B				Building C				total
	1 st.	2 nd.	3 rd.	T	1 st.	2 nd.	3 rd.	T	
LIVE - WORK	1	2	0	3	2	0	0	2	5
STUDIO	1	2	1	4	1	1	0	2	6
1 BED	5	12	11	28	5	5	3	13	41
2 BED	7	15	16	38	9	9	12	30	68
TOTAL	14	31	28	73	17	15	15	47	120



301 WALNUT BOULEVARD  
ROCHESTER, MI 48307  
T:248.601.4422 F:248.453.5854  
WWW.DESIGNHAUS.COM  
INFO@DESIGNHAUS.COM



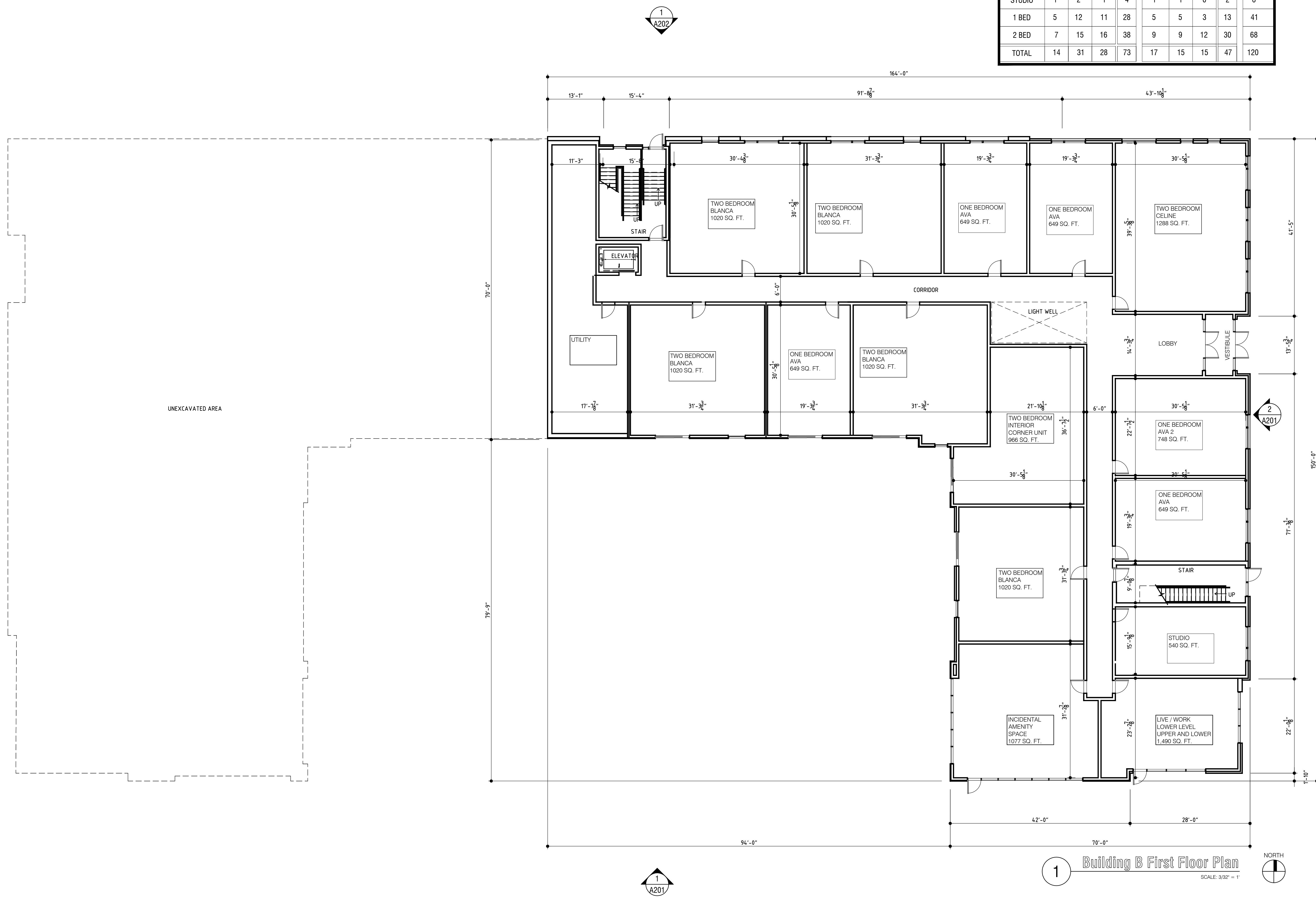
No.	Revision/Issue	Date
	Final P.U.D. Submittal	10.22.2019
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	P.U.D. Resubmittal #6	07.15.2019
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	P.U.D. Resubmittal #3	02.25.2019
	P.U.D. Resubmittal #2	12.28.2018
	P.U.D. Resubmittal #1	10.23.2018
	P.U.D. Submittal	08.27.2018

Rochester Hills Trio  
990 W. Auburn Rd  
Rochester Hills, MI 48307

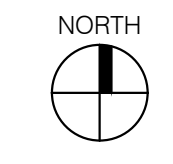
ROCHESTER HILLS  
CITY FILE #18-016 Section #27

Building B First Floor Plan

A101 017218



1 Building B First Floor Plan  
SCALE: 3/32" = 1'







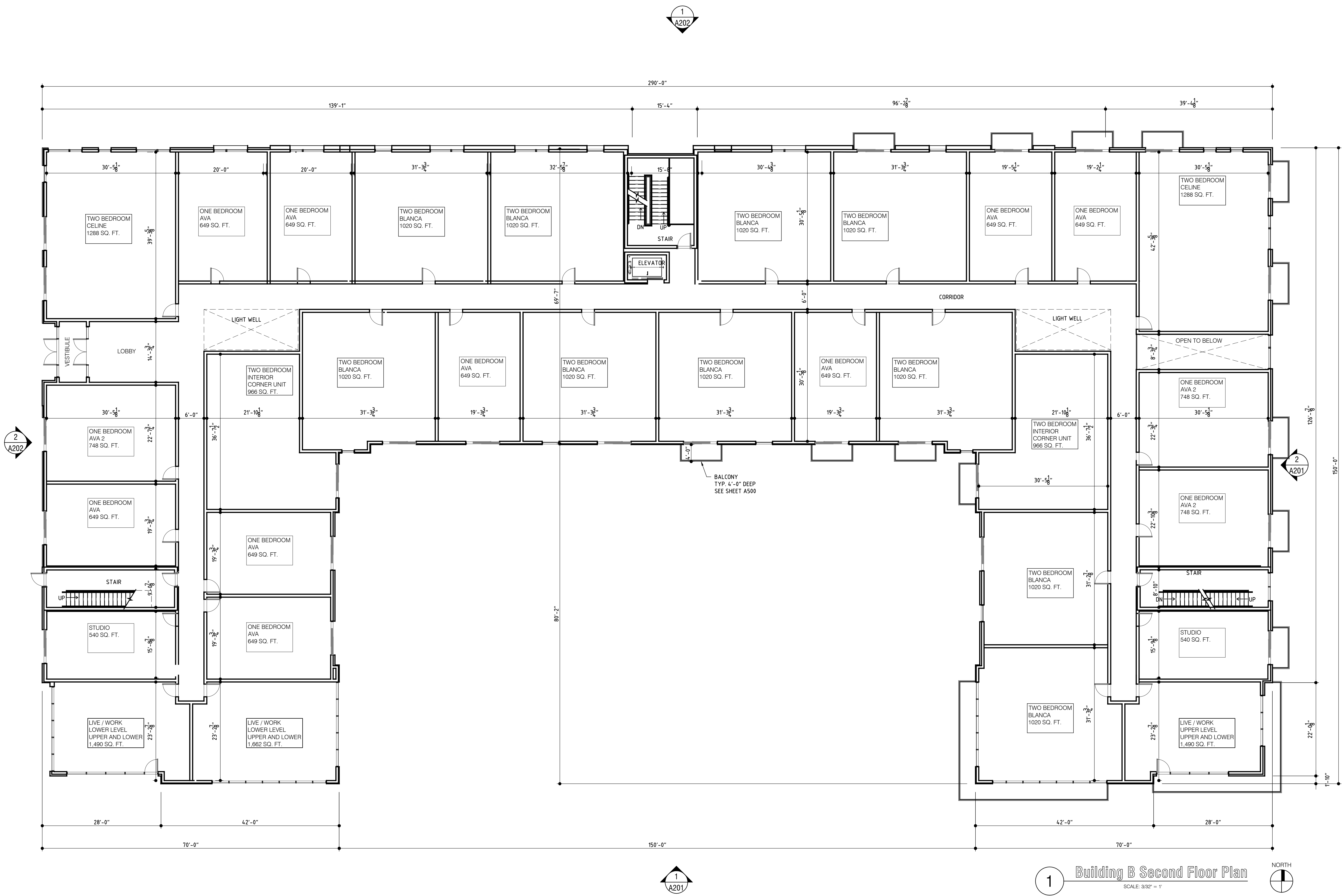
No.	Revision/Issue	Date
	Final P.U.D. Submittal	10.22.2019
	P.U.D. Resubmittal #4	04.26.2019
	P.U.D. Resubmittal #3	02.25.2019
	P.U.D. Resubmittal #2	12.28.2018
	P.U.D. Resubmittal #1	10.23.2018
	P.U.D. Submittal	08.27.2018

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 990 W. Auburn Rd  
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**Building B Second Floor Plan**

**A102** 017218

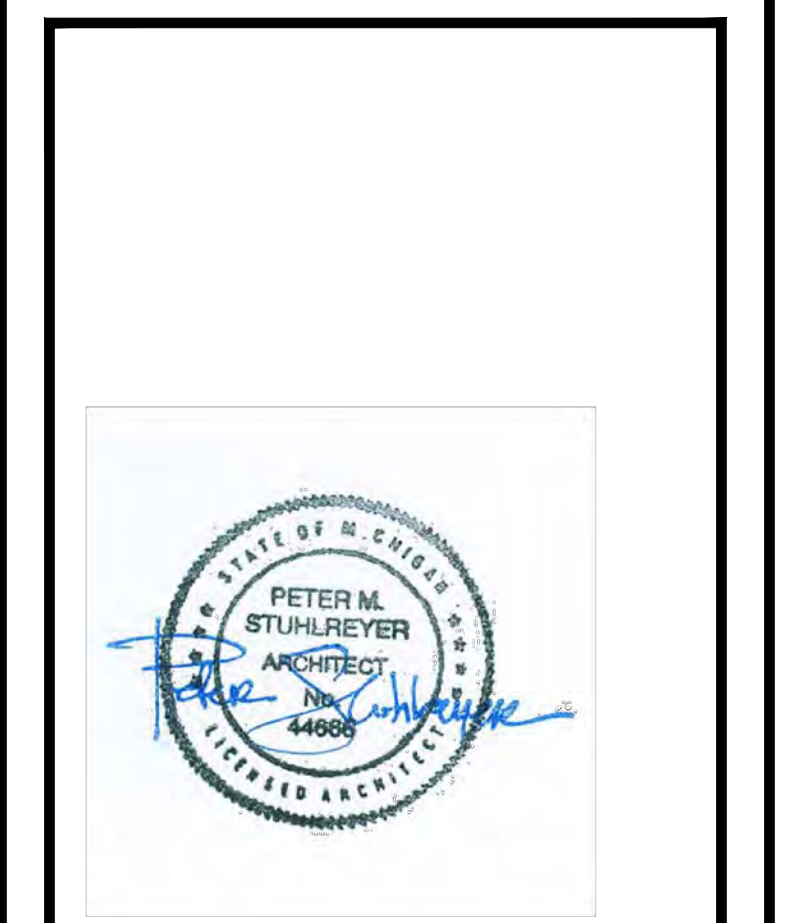


**1 Building B Second Floor Plan**  
 SCALE: 3/32" = 1"  
 NORTH

A102 Building B Second Floor Plan.dwg

5/20/2019 Intern - D





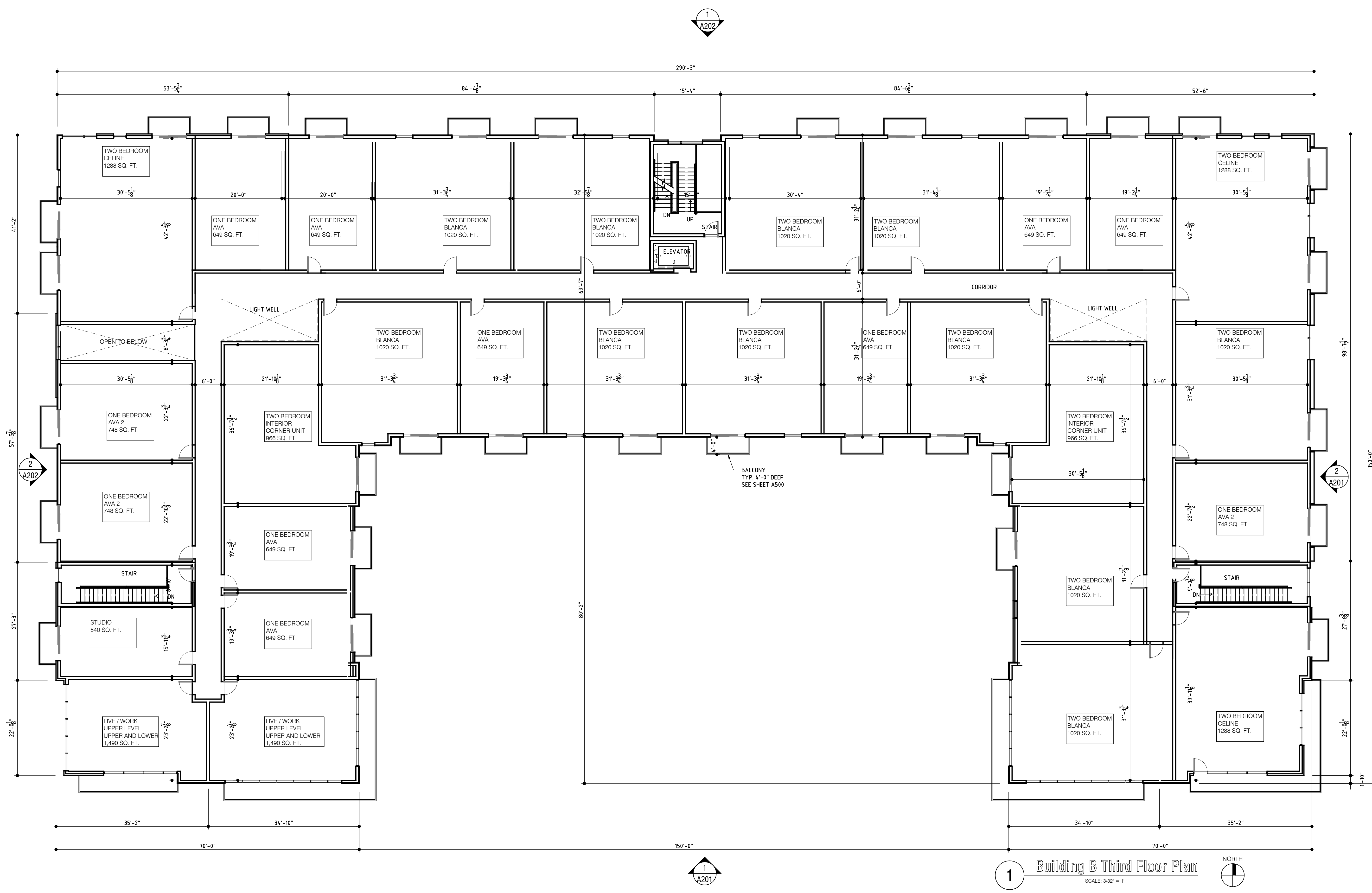
No.	Revision/Issue	Date
	Final P.U.D. Submittal	10.22.2019
	P.U.D. Resubmittal #4	04.26.2019
	P.U.D. Resubmittal #3	02.25.2019
	P.U.D. Resubmittal #2	12.28.2018
	P.U.D. Resubmittal #1	10.23.2018
	P.U.D. Submittal	08.27.2018

**Rochester Hills Trio**  
 990 W. Auburn Rd  
 Rochester Hills, MI 48307

ROCHESTER HILLS  
 CITY FILE #18-016 Section #27

**Building B Third Floor Plan**

**A103** 017218







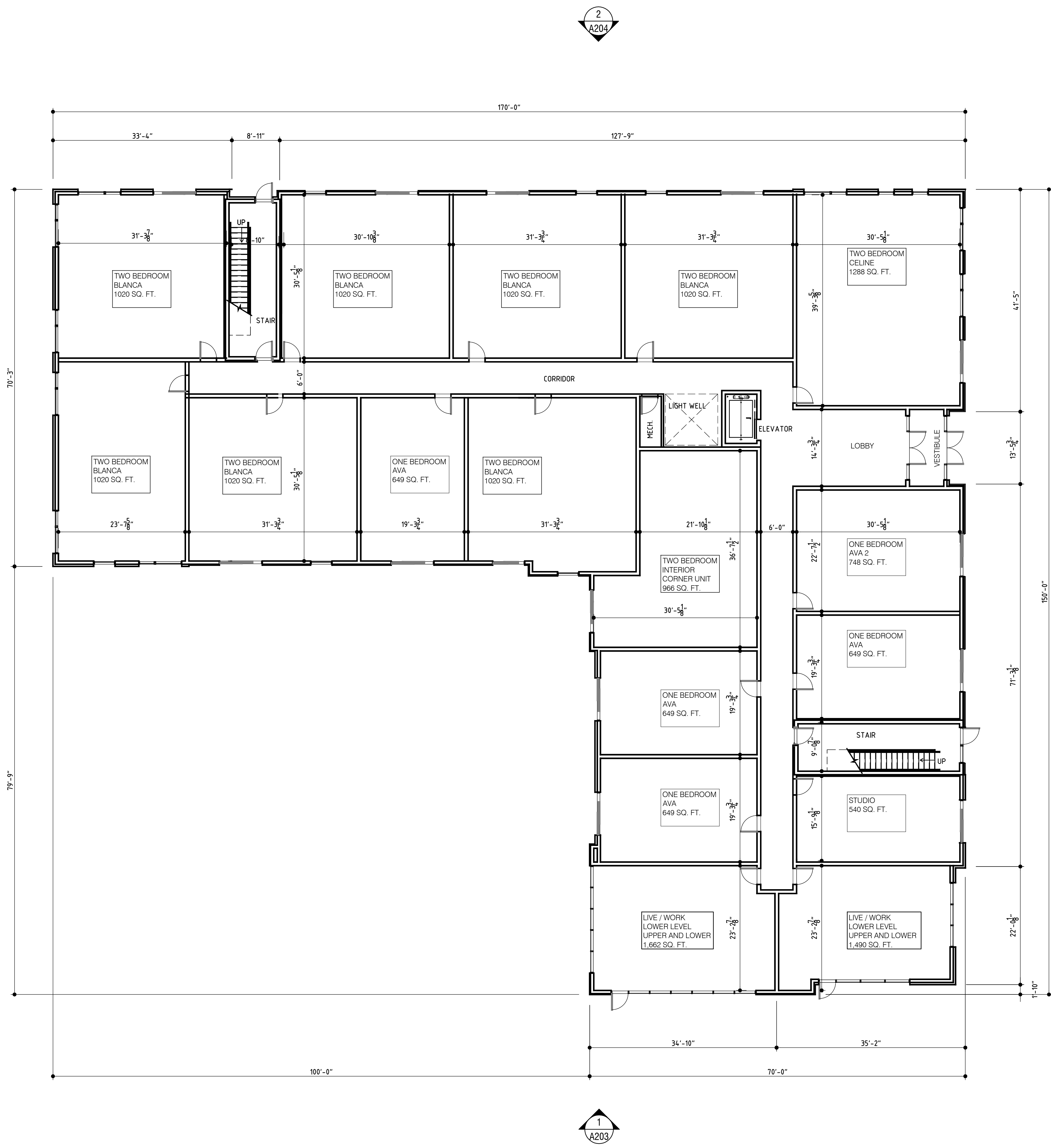
No.	Revision/Issue	Date
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	P.U.D. Resubmittal #4	04.26.2019
	P.U.D. Resubmittal #3	02.25.2019
	P.U.D. Resubmittal #2	12.28.2018
	P.U.D. Resubmittal #1	10.23.2018
	P.U.D. Submittal	08.27.2018

**Rochester Hills Trio**  
 990 W. Auburn Rd  
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ROCHESTER HILLS  
 CITY FILE #18-016 Section #27

**Building C First Floor Plan**

**A104** 017218



**1 Building C First Floor Plan**  
 SCALE: 3/32" = 1'  
 NORTH





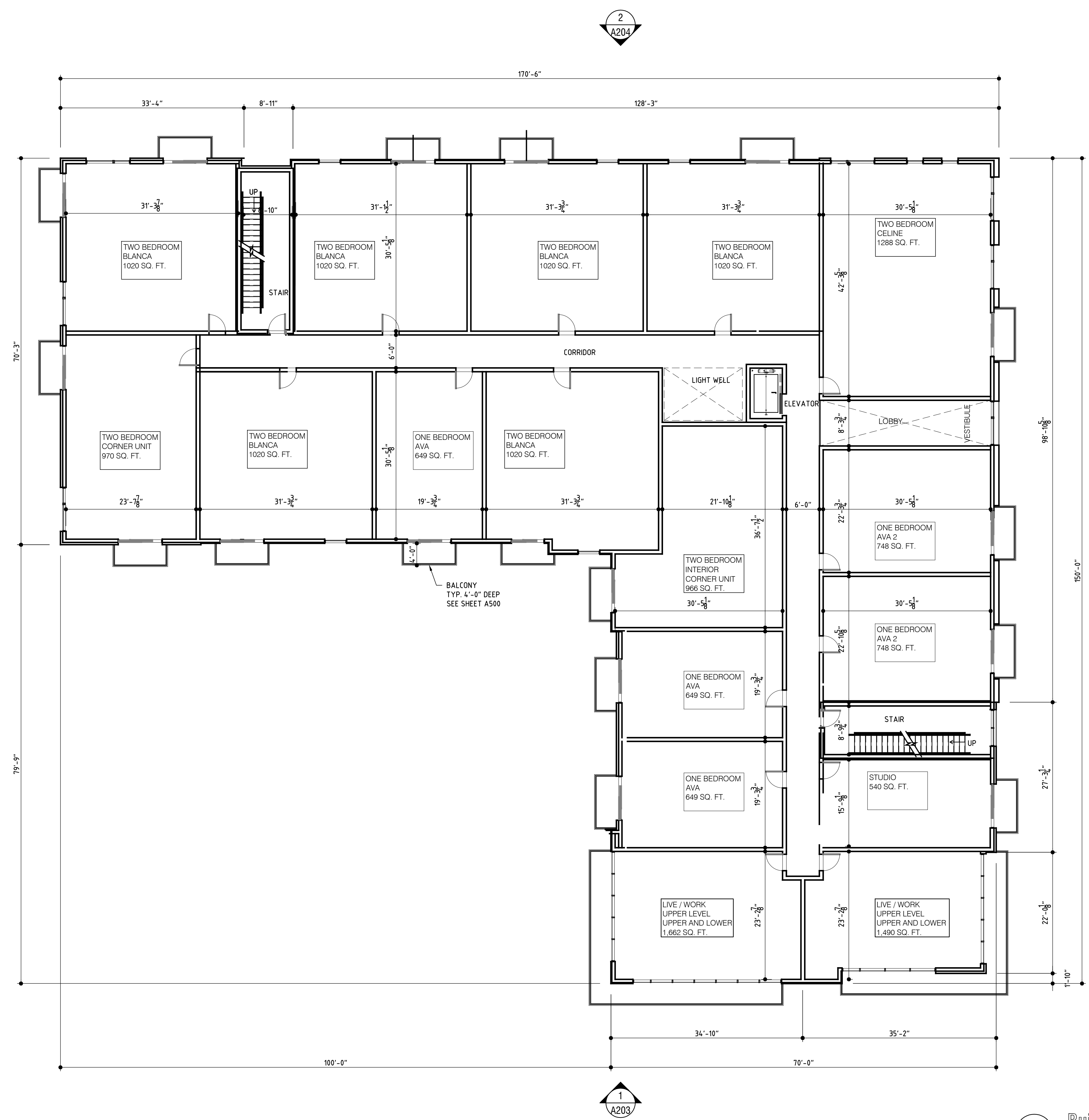
No.	Revision/Issue	Date
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	P.U.D. Resubmittal #4	04.26.2019
	P.U.D. Resubmittal #3	02.25.2019
	P.U.D. Resubmittal #2	12.28.2018
	P.U.D. Resubmittal #1	10.23.2018
	P.U.D. Submittal	08.27.2018

**Rochester Hills Trio**  
 990 W. Auburn Rd  
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ROCHESTER HILLS  
 CITY FILE #18-016 Section #27

**Building C Second Floor Plan**

**A105** 017218



**1 Building C Second Floor Plan**  
 SCALE: 3/32" = 1'  
 NORTH





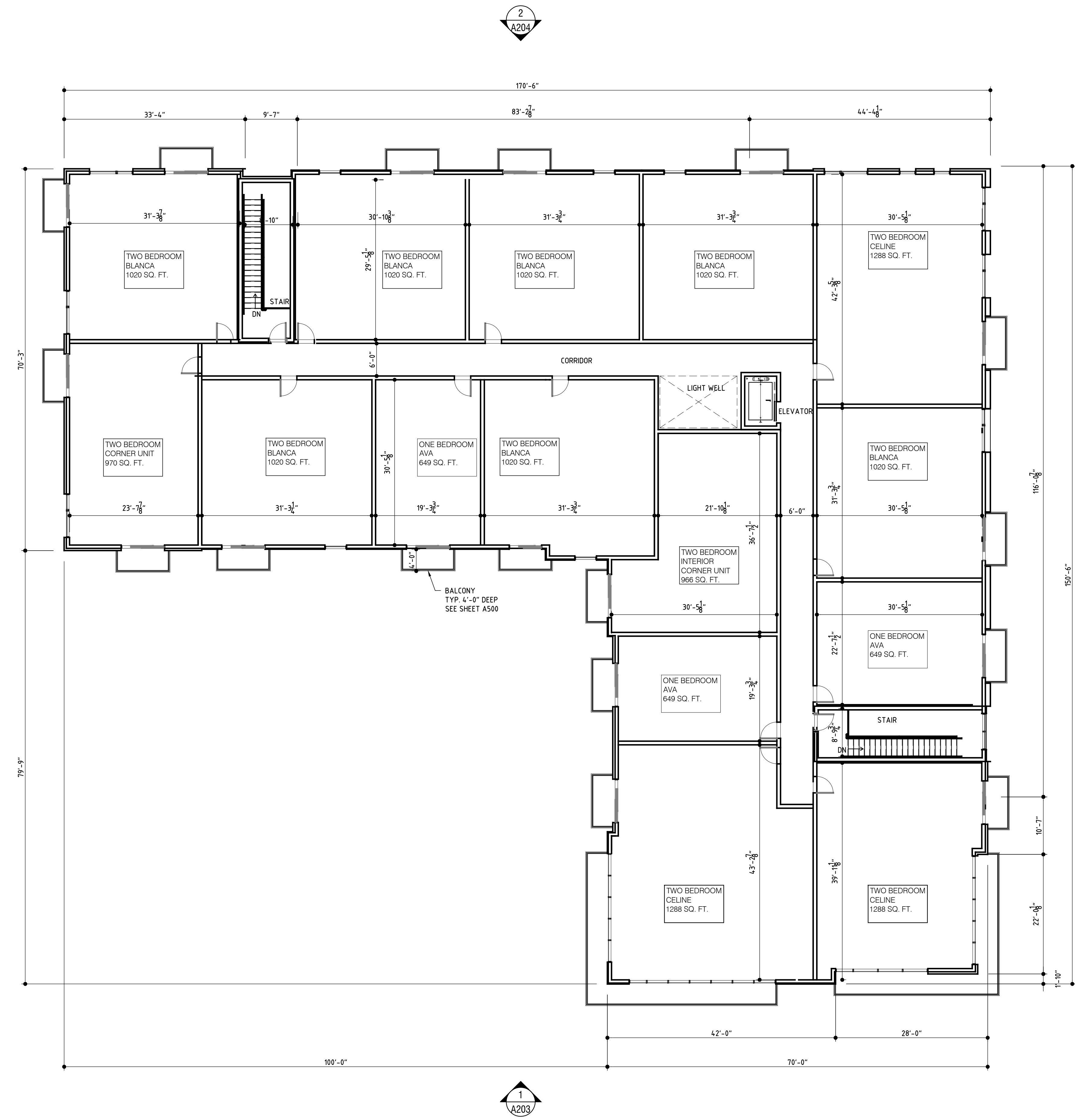
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	Final P.U.D. Submittal	10.22.2019
	P.U.D. Resubmittal #4	04.28.2019
	P.U.D. Resubmittal #3	02.25.2019
	P.U.D. Resubmittal #2	12.28.2018
	P.U.D. Resubmittal #1	10.23.2018
	P.U.D. Submittal	08.27.2018

**Rochester Hills Trio**  
 990 W. Auburn Rd  
 Rochester Hills, MI 48307

ROCHESTER HILLS  
 CITY FILE #18-016 Section #27

**Building C Third Floor Plan**

**A106** 017218



**1 Building C Third Floor Plan**  
 SCALE: 3/32" = 1'  
 NORTH

A106 Building C Third Floor Plan.dwg  
 5/20/2019  
 Intern - D



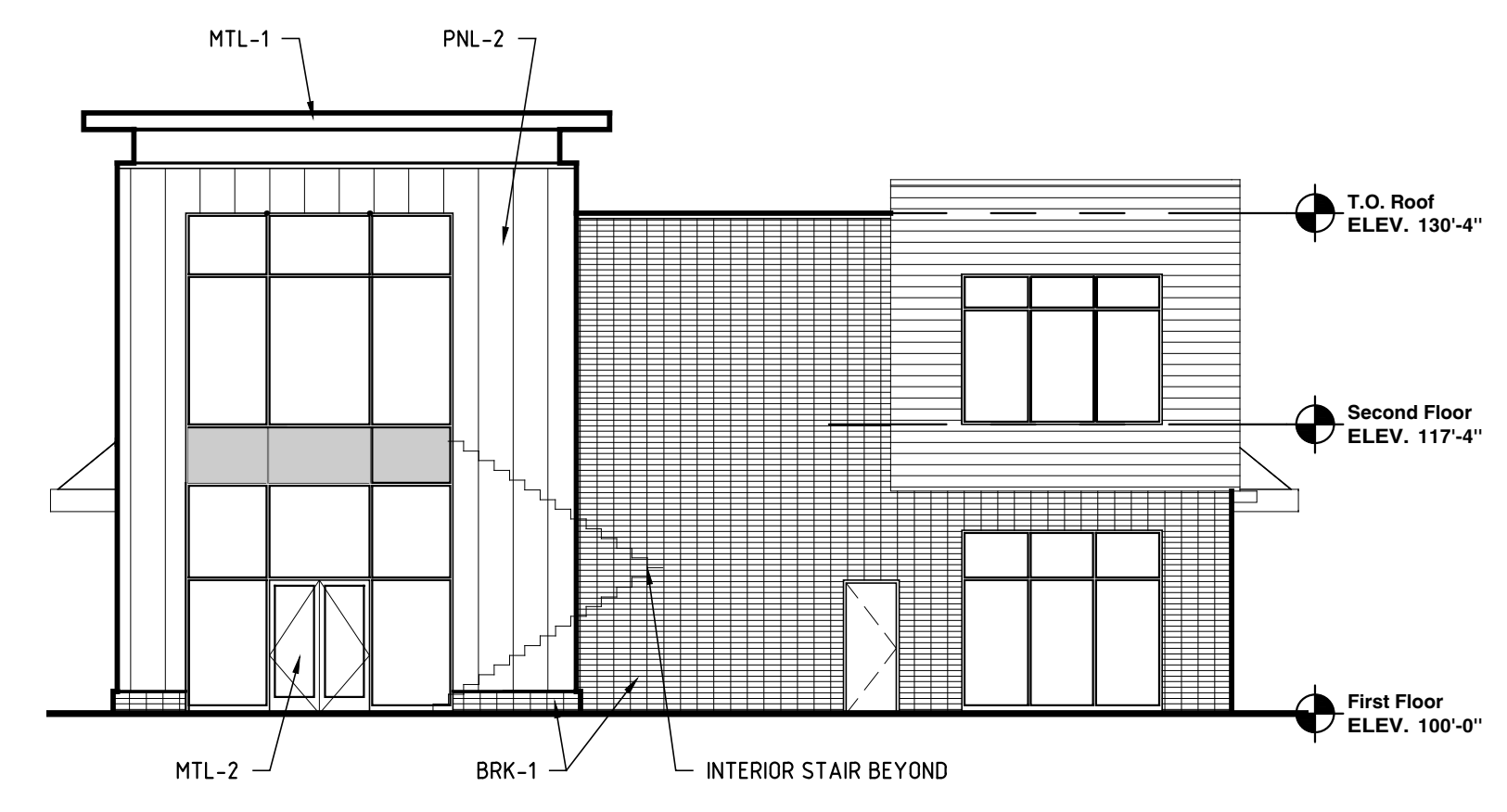


No.	Revision/Issue	Date
	Final P.U.D. Submittal	10.22.2019
	Final P.U.D. Submittal	08.19.2019
	P.U.D. Resubmittal #6	07.15.2019
	P.U.D. Resubmittal #5	06.12.2019
	P.U.D. Resubmittal #4	04.26.2019
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	P.U.D. Resubmittal #2	12.28.2018
	P.U.D. Resubmittal #1	10.23.2018
	P.U.D. Submittal	08.27.2018

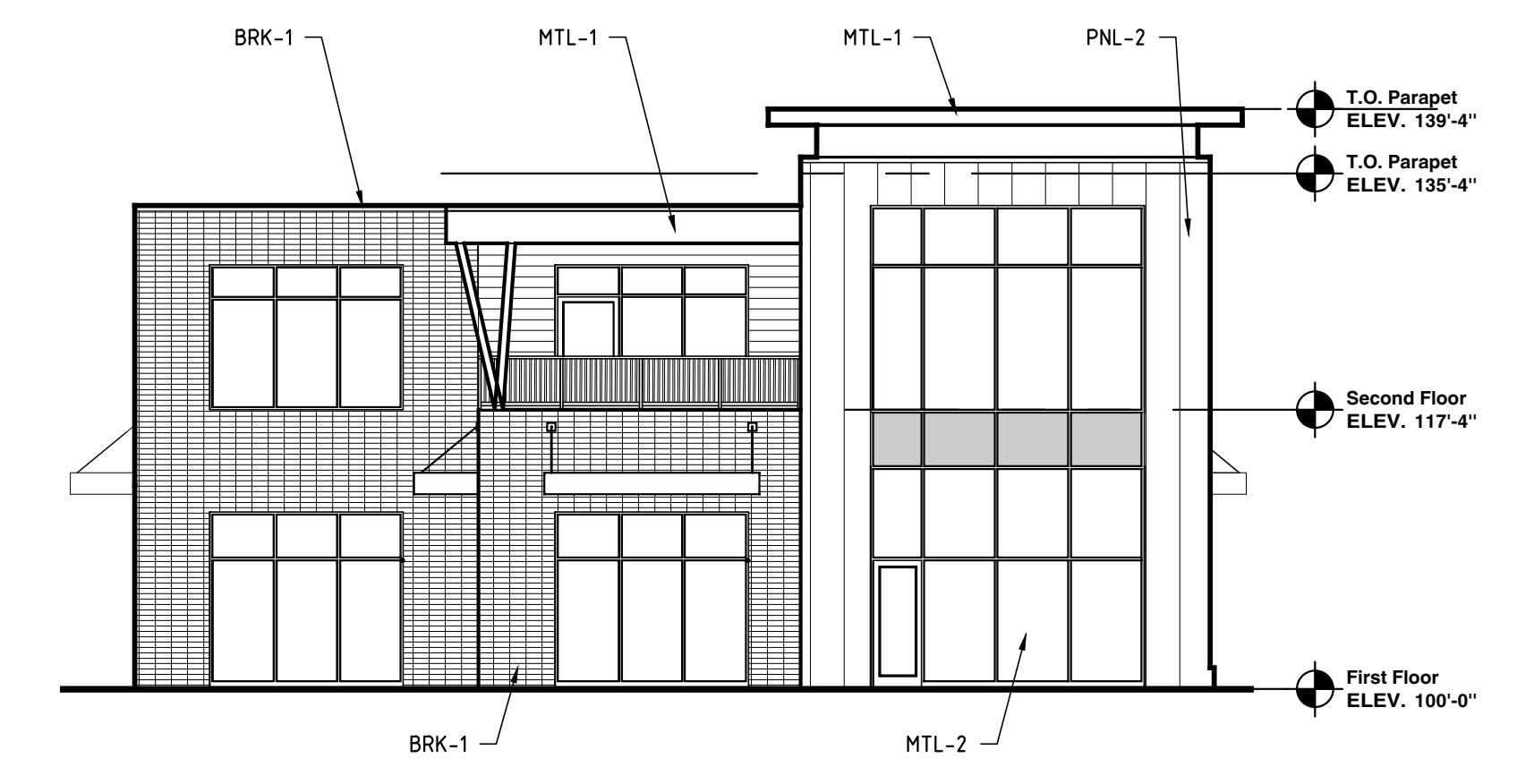
**Rochester Hills Trio**  
 990 W. Auburn Rd  
 Rochester Hills, MI 48307

**Building A Elevations**

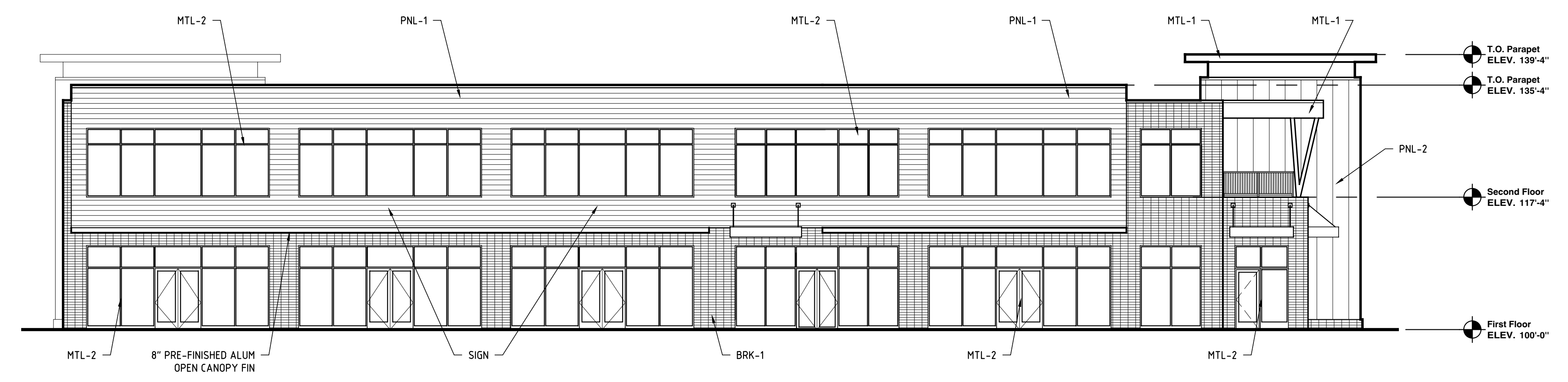
**A200** 017218



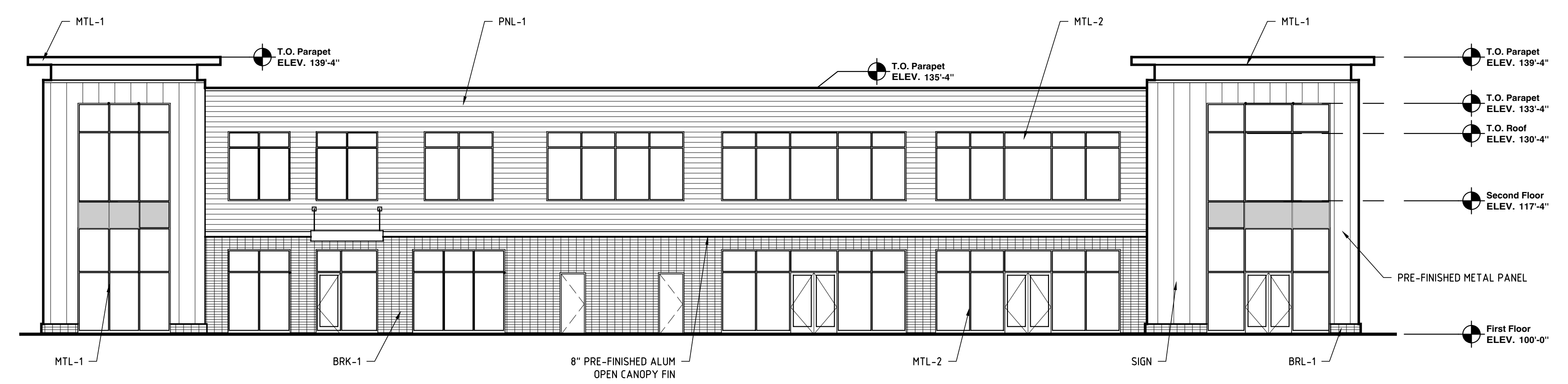
4 Building A- North Elevation  
 SCALE: 3/32" = 1"



3 Building A- South Elevation  
 SCALE: 3/32" = 1"



2 Building A- West Elevation  
 SCALE: 3/32" = 1"

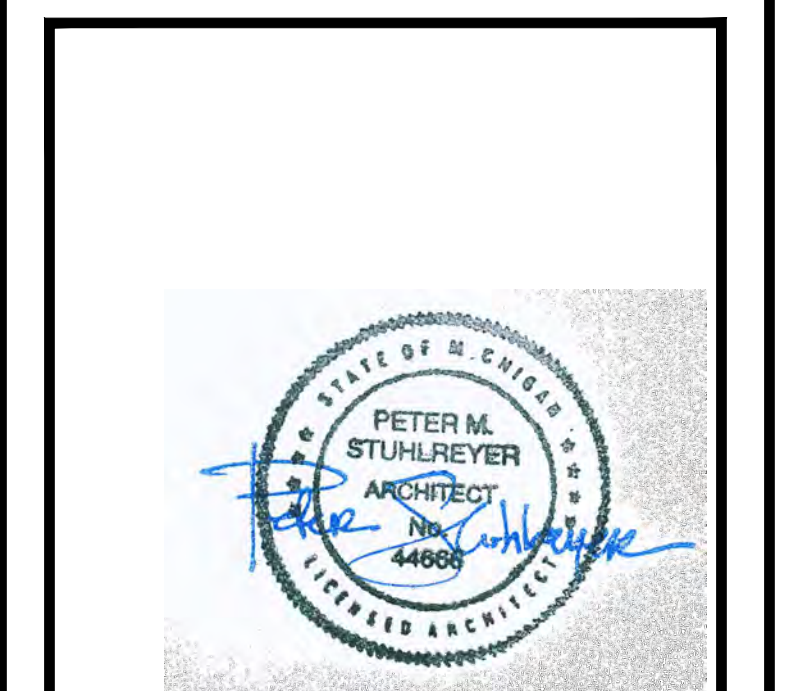


1 Building A- East Elevation  
 SCALE: 3/32" = 1"

NOTE:  
 WE ACKNOWLEDGE THE DEFICIENCY IN TRANSPARENCY PERCENTAGE ON THE NORTH ELEVATION OF BUILDING A. DUE TO THE UTILITY ROOM, EGRESS STAIRS AND ELEVATOR LOCATION ALONG THIS ELEVATION OF THE BUILDING, WINDOW SPACE IS SEVERELY LIMITED.

NOTE:  
 WE ACKNOWLEDGE THE DEFICIENCY IN TRANSPARENCY PERCENTAGE ON THE NORTH ELEVATION OF BUILDING A. DUE TO THE UTILITY ROOM, EGRESS STAIRS AND ELEVATOR LOCATION ALONG THIS ELEVATION OF THE BUILDING, WINDOW SPACE IS SEVERELY LIMITED.





No.	Revision/Issue	Date
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	P.U.D. Resubmittal #6	07/15/2019
	P.U.D. Resubmittal #5	06/12/2019
	P.U.D. Resubmittal #4	04/26/2019
	P.U.D. Resubmittal #3	02/25/2019
	P.U.D. Resubmittal #2	12/28/2018
	P.U.D. Resubmittal #1	10/23/2018
	P.U.D. Submittal	08/27/2018

**Rochester Hills Trio**  
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ROCHESTER HILLS  
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**Building B Elevations**

**A201** 017218

**BUILDING MATERIAL AND FACADE TRANSPARENCY CALCULATIONS**

Building B South Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	2,550 SQ.FT.	68%	BRK-1, PNL-1
ACCENT MATERIAL	1,207 SQ.FT.	32%	PNL-2
TOTAL	3,757 SQ.FT.		

FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR			
GROUND FLOOR RESIDENTIAL	372 SQ.FT.	900 SQ.FT.	41%
GROUND FLOOR, NON-RESIDENTIAL	592 SQ.FT.	840 SQ.FT.	70%
SECOND FLOOR	1392 SQ.FT.	2,900 SQ.FT.	48%
THIRD FLOOR	674 SQ.FT.	1,452 SQ.FT.	46%

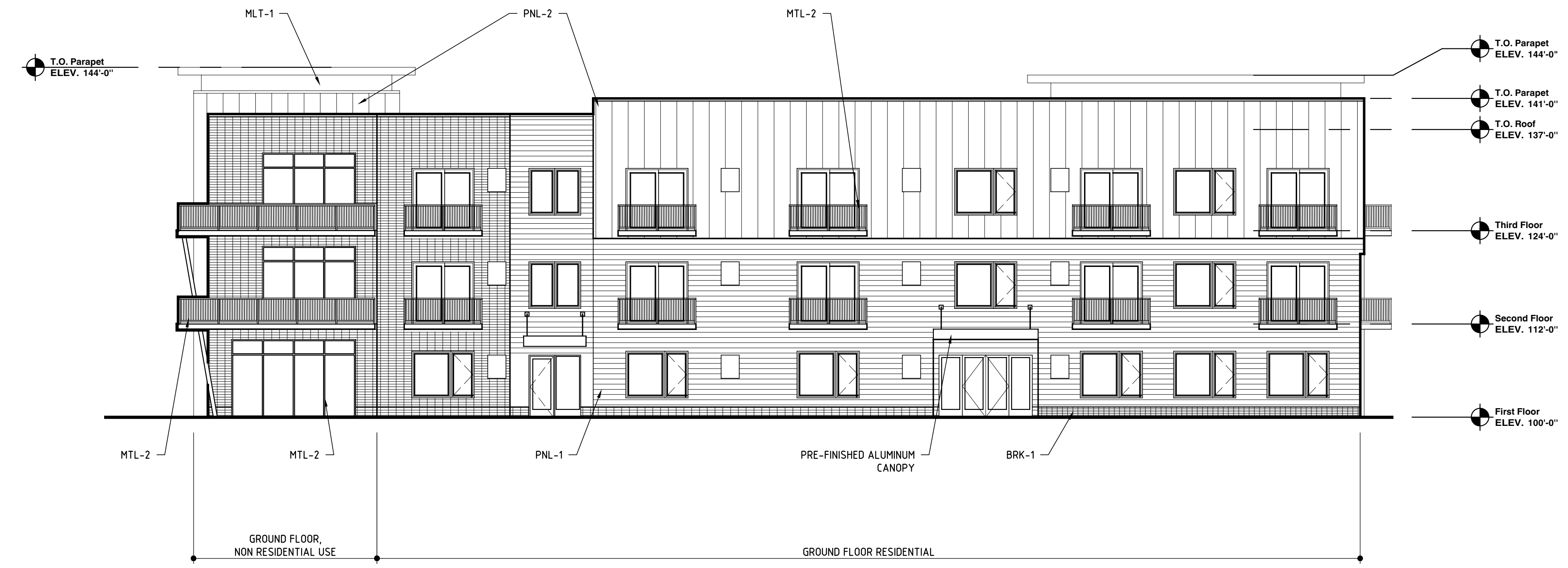
**BUILDING MATERIAL AND FACADE TRANSPARENCY CALCULATIONS**

Building B East Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	2,386 SQ.FT.	47%	BRK-1, PNL-1
ACCENT MATERIAL	2,652 SQ.FT.	53%	PNL-2
TOTAL	5,038 SQ.FT.		

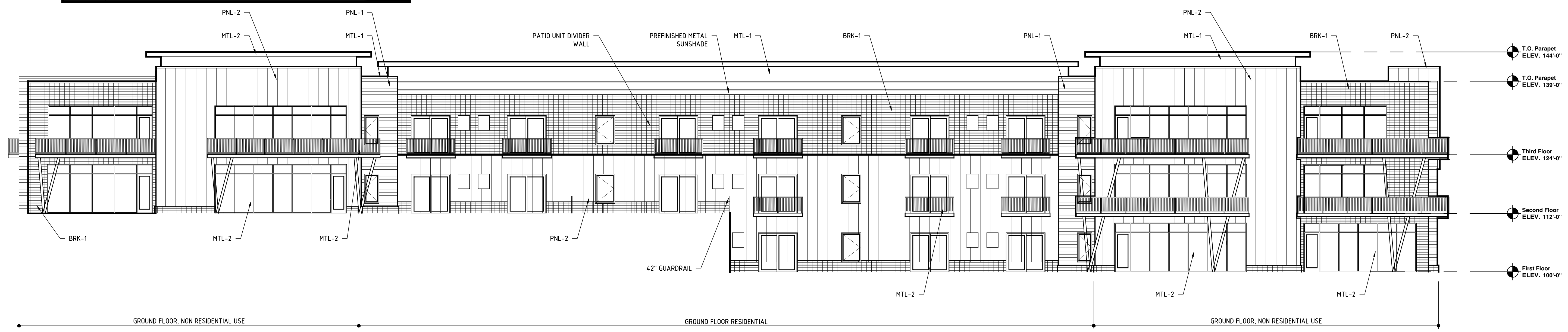
  

FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR			
GROUND FLOOR RESIDENTIAL	377 SQ.FT.	762 SQ.FT.	49%
GROUND FLOOR, NON-RESIDENTIAL	96 SQ.FT.	142 SQ.FT.	68%
SECOND FLOOR	576 SQ.FT.	1,489 SQ.FT.	39%
THIRD FLOOR	576 SQ.FT.	1,489 SQ.FT.	39%

KEY	SPECIFICATIONS
BRK-1	BRICK-BELDEN BRICK, BLACK DIAMOND VELOUR, STACK BOND
PNL-1	PREFINISHED ALUMINUM PANEL- AL13, V-LINE, 04 SYSTEM WOODS 1402/02 CHERRY
PNL-2	PREFINISHED ALUMINUM PANEL- ATAS, 13 DOVE GREY
MTL-1	PREFINISHED ALUMINUM COPING, CANOPY, FASCIA, AND SOFFIT- ATAS, 02 BLACK
MTL-2	CLEAR ANODIZED ALUMINUM STOREFRONT AND RAILING
CMU-1	LIGHT GRAY CMU RETAINING WALL BLOCK
CMU-2	DARK GRAY CMU RETAINING WALL BLOCK



**2 East Elevation**  
 SCALE: 3/32" = 1'



**1 South Elevation**  
 SCALE: 3/32" = 1'





No.	Revision/Issue	Date
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	P.U.D. Resubmittal #1	10.23.2018
	P.U.D. Submittal	08.27.2018

**Rochester Hills Trio**  
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 Rochester Hills, MI 48307

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**Building B Elevations**

**A202** 017218

**BUILDING MATERIAL AND FACADE TRANSPARENCY CALCULATIONS**

**Building B North Elevation**

	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	6,474 SQ.FT.	89%	BRK-1, PNL-1
ACCENT MATERIAL	809 SQ.FT.	11%	PNL-2
TOTAL	7,283 SQ.FT.		

**FACADE TRANSPARENCY**

	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR	558 SQ.FT.	976 SQ.FT.	57%
SECOND FLOOR	822 SQ.FT.	3,018 SQ.FT.	27%
THIRD FLOOR	436 SQ.FT.	3,471 SQ.FT.	13%

**BUILDING MATERIAL AND FACADE TRANSPARENCY CALCULATIONS**

**Building B West Elevation**

	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	2,593 SQ.FT.	96%	BRK-1, PNL-1
ACCENT MATERIAL	113 SQ.FT.	4%	PNL-2
TOTAL	2,709 SQ.FT.		

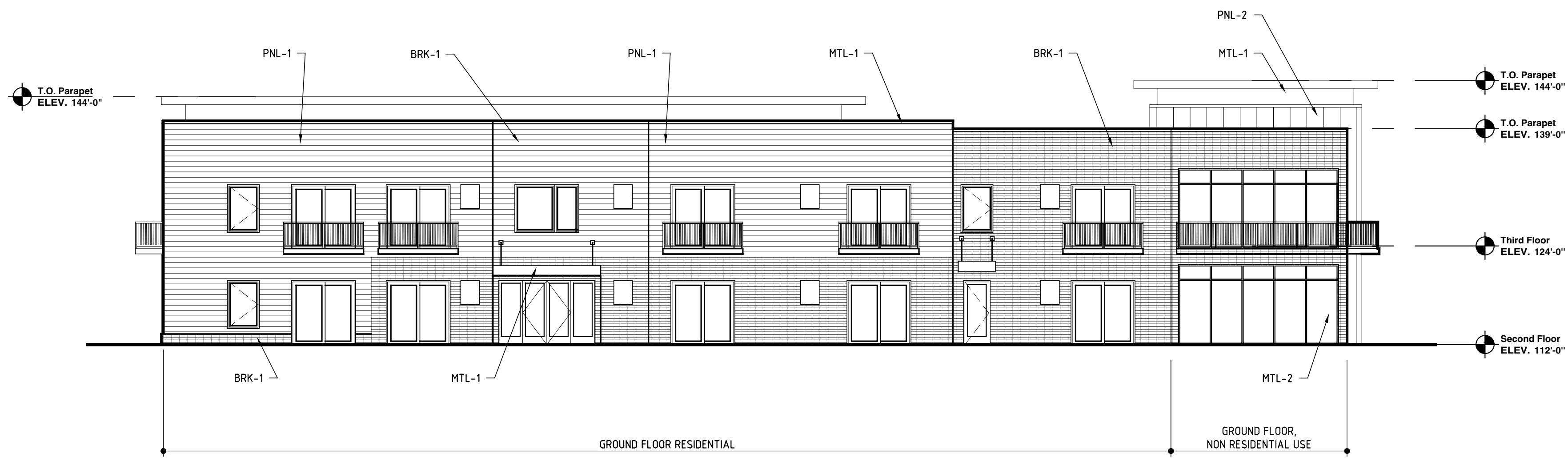
  

**FACADE TRANSPARENCY**

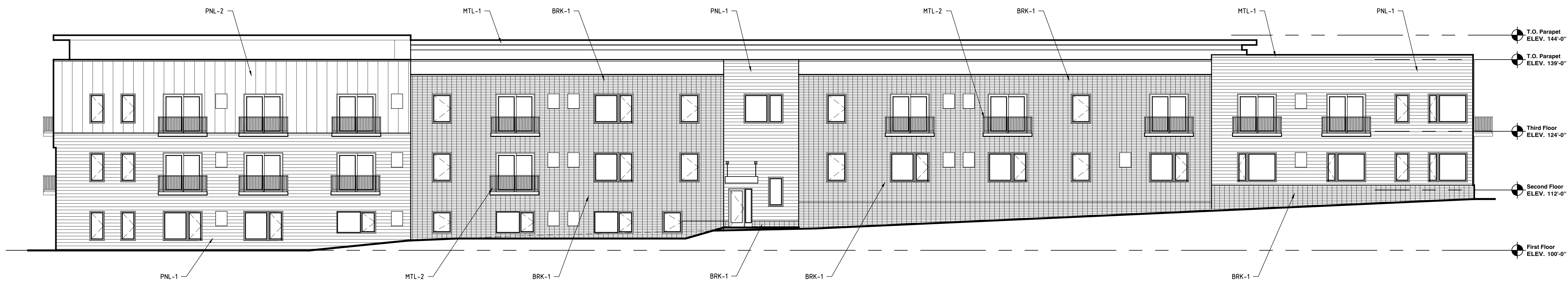
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR			
GROUND FLOOR RESIDENTIAL	356 SQ.FT.	757 SQ.FT.	47%
GROUND FLOOR, NON-RESIDENTIAL	120 SQ.FT.	132 SQ.FT.	92%
SECOND FLOOR	616 SQ.FT.	1,471 SQ.FT.	42%

**MATERIAL LEGEND**

KEY	SPECIFICATIONS
BRK-1	BRICK-BELDEN BRICK, BLACK DIAMOND VELOUR, STACK BOND
PNL-1	PREFINISHED ALUMINUM PANEL- AL13, V-LINE, 04 SYSTEM WOODS 1402/02 CHERRY
PNL-2	PREFINISHED ALUMINUM PANEL- ATAS, 13 DOVE GREY
MTL-1	PREFINISHED ALUMINUM COPING, CANOPY, FASCIA, AND SOFFIT- ATAS, 02 BLACK
MTL-2	CLEAR ANODIZED ALUMINUM STOREFRONT AND RAILING
CMU-1	LIGHT GRAY CMU RETAINING WALL BLOCK
CMU-2	DARK GRAY CMU RETAINING WALL BLOCK



**2 West Elevation**  
 SCALE: 3/32" = 1"



**1 North Elevation**  
 SCALE: 3/32" = 1"





No.	Revision/Issue	Date
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	P.U.D. Resubmittal #2	12.28.2018
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	P.U.D. Submittal	08.27.2018

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990 W. Auburn Rd  
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CITY FILE #18-016 Section #27

**Building B Elevations**

**A203** 017218

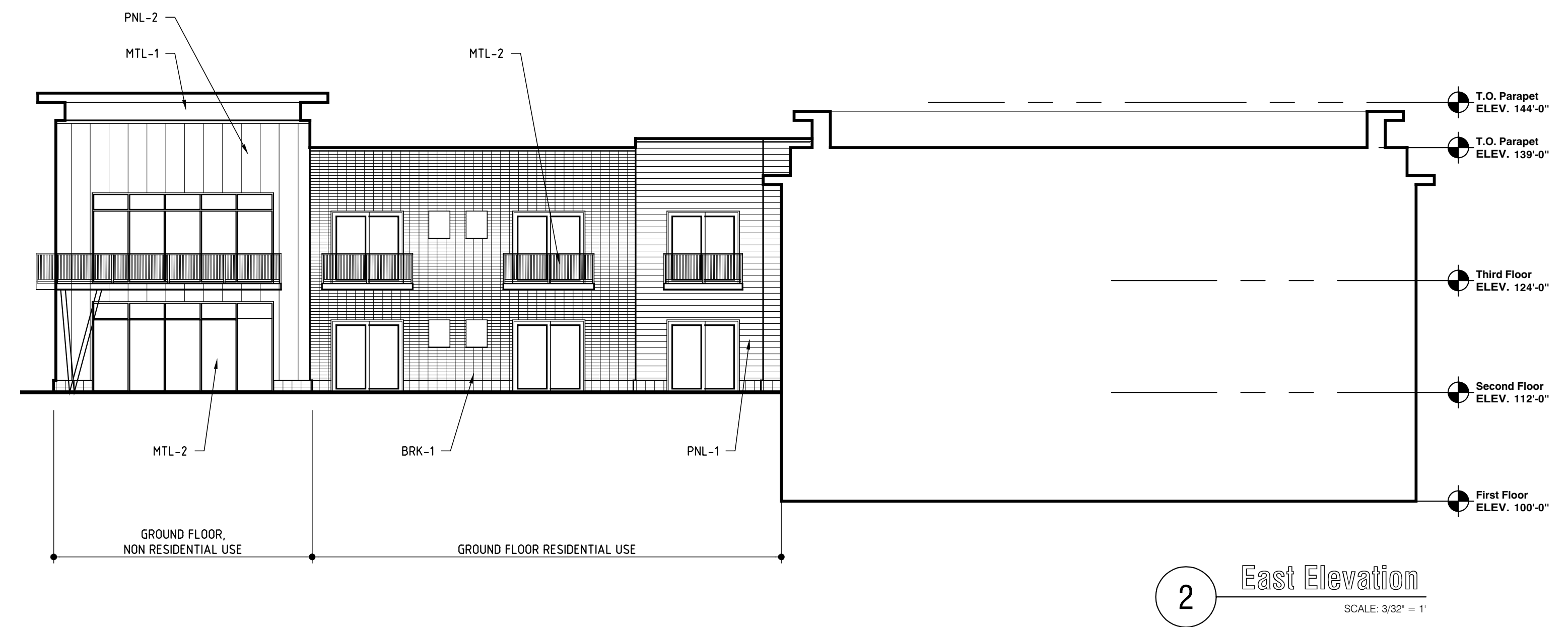
MATERIAL LEGEND	
KEY	SPECIFICATIONS
BRK-1	BRICK-BELDEN BRICK, BLACK DIAMOND VELOUR, STACK BOND
PNL-1	PREFINISHED ALUMINUM PANEL- AL13, V-LINE, 04 SYSTEM WOODS 1402/02 CHERRY
PNL-2	PREFINISHED ALUMINUM PANEL- ATAS, 13 DOVE GREY
MTL-1	PREFINISHED ALUMINUM COPING, CANOPY, FASCIA, AND SOFFIT- ATAS, 02 BLACK
MTL-2	CLEAR ANODIZED ALUMINUM STOREFRONT AND RAILING
CMU-1	LIGHT GRAY CMU RETAINING WALL BLOCK
CMU-2	DARK GRAY CMU RETAINING WALL BLOCK

**BUILDING MATERIAL AND FACADE TRANSPARENCY CALCULATIONS**

Building B East Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	960 SQ.FT.	70%	BRK-1, PNL-1
ACCENT MATERIAL	420 SQ.FT.	30%	PNL-2
TOTAL	1,380 SQ.FT.		

FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR			
GROUND FLOOR RESIDENTIAL	144 SQ.FT.	312 SQ.FT.	46%
GROUND FLOOR NON-RESIDENTIAL	120 SQ.FT.	168 SQ.FT.	72%
SECOND FLOOR	392 SQ.FT.	827 SQ.FT.	47%

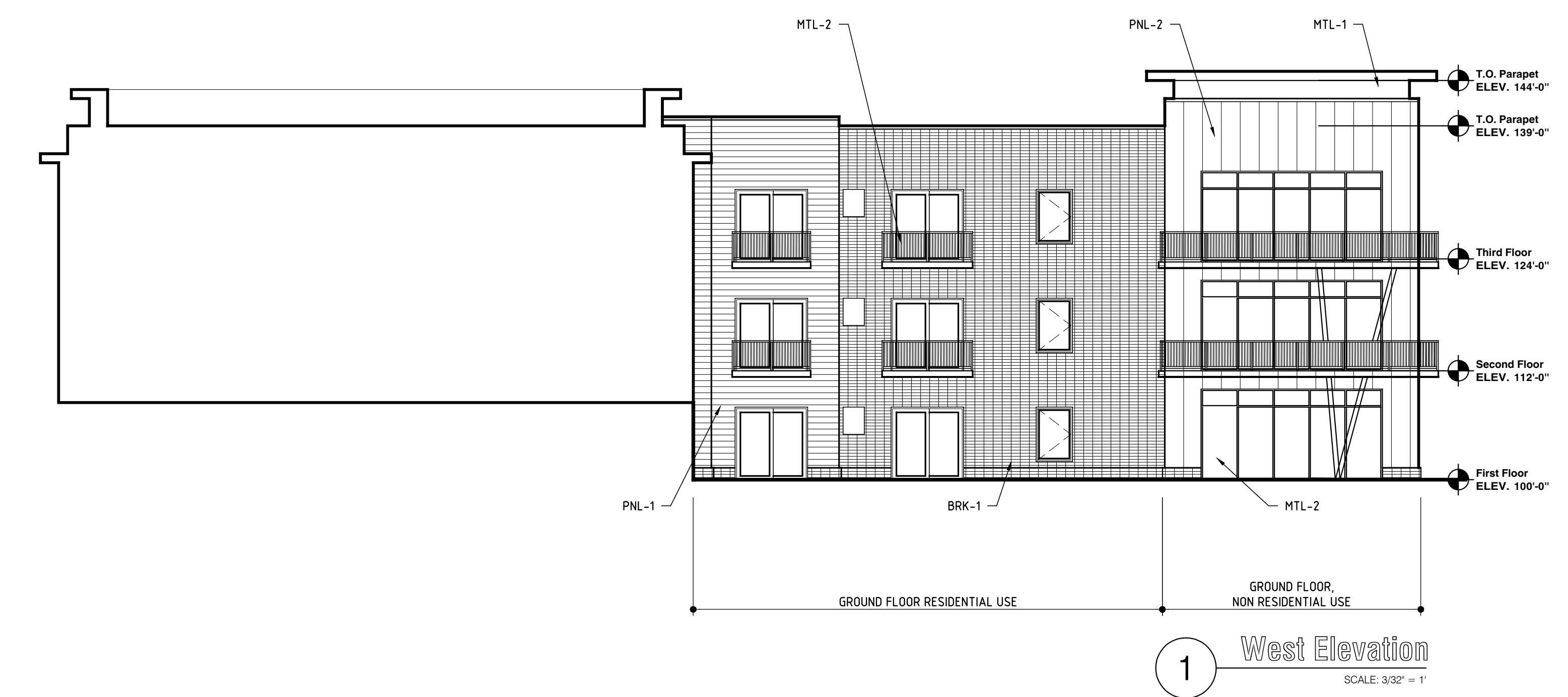


**BUILDING MATERIAL AND FACADE TRANSPARENCY CALCULATIONS**

Building B West Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	1,521 SQ.FT.	73%	BRK-1, PNL-1
ACCENT MATERIAL	544 SQ.FT.	26%	PNL-2
TOTAL	2,075 SQ.FT.		

FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR			
GROUND FLOOR RESIDENTIAL	120 SQ.FT.	312 SQ.FT.	38%
GROUND FLOOR NON-RESIDENTIAL	120 SQ.FT.	168 SQ.FT.	71%
SECOND FLOOR	352 SQ.FT.	800 SQ.FT.	44%
THIRD FLOOR	352 SQ.FT.	800 SQ.FT.	44%





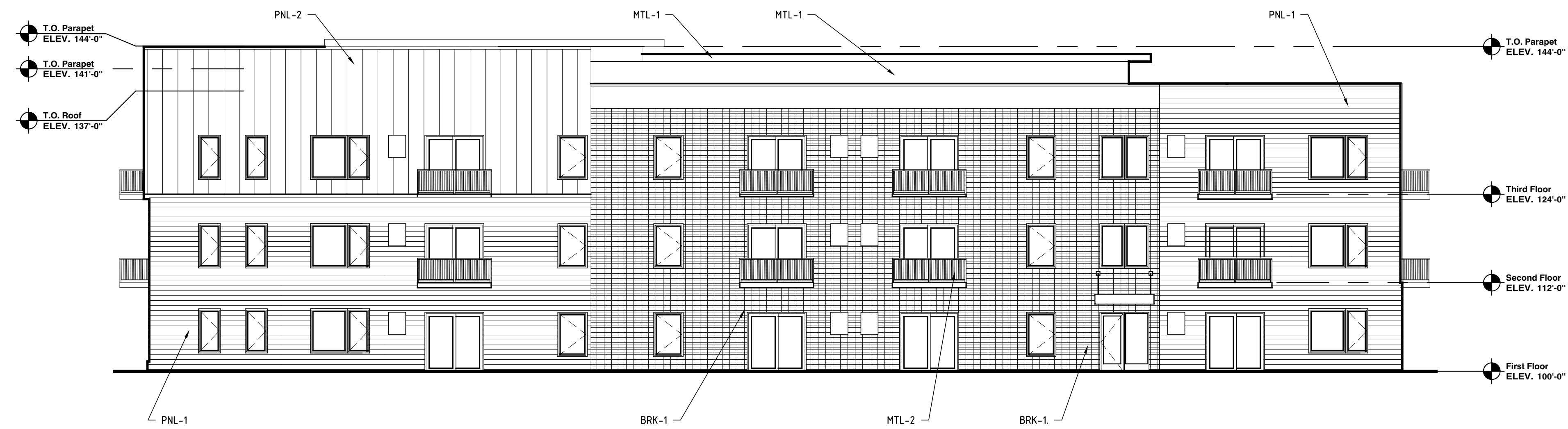
MATERIAL LEGEND	
KEY	SPECIFICATIONS
BRK-1	BRICK-BELDEN BRICK, BLACK DIAMOND VELOUR, STACK BOND
PNL-1	PREFINISHED ALUMINUM PANEL- AL13, V-LINE, 04 SYSTEM WOODS 1402/02 CHERRY
PNL-2	PREFINISHED ALUMINUM PANEL- ATAS, 13 DOVE GREY
MTL-1	PREFINISHED ALUMINUM COPING, CANOPY, FASCIA, AND SOFFIT- ATAS, 02 BLACK
MTL-2	CLEAR ANODIZED ALUMINUM STOREFRONT AND RAILING
CMU-1	LIGHT GRAY CMU RETAINING WALL BLOCK
CMU-2	DARK GRAY CMU RETAINING WALL BLOCK

**BUILDING MATERIAL AND FACADE TRANSPARENCY CALCULATIONS**

Building C North Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	3,946 SQ.FT.	80%	BRK-1, PNL-1
ACCENT MATERIAL	1,006 SQ.FT.	20%	PNL-2
TOTAL	4,952 SQ.FT.		

FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR	425 SQ.FT.	1,019 SQ.FT.	42%
SECOND FLOOR	527 SQ.FT.	1,695 SQ.FT.	31%
THIRD FLOOR	527 SQ.FT.	1,703 SQ.FT.	31%



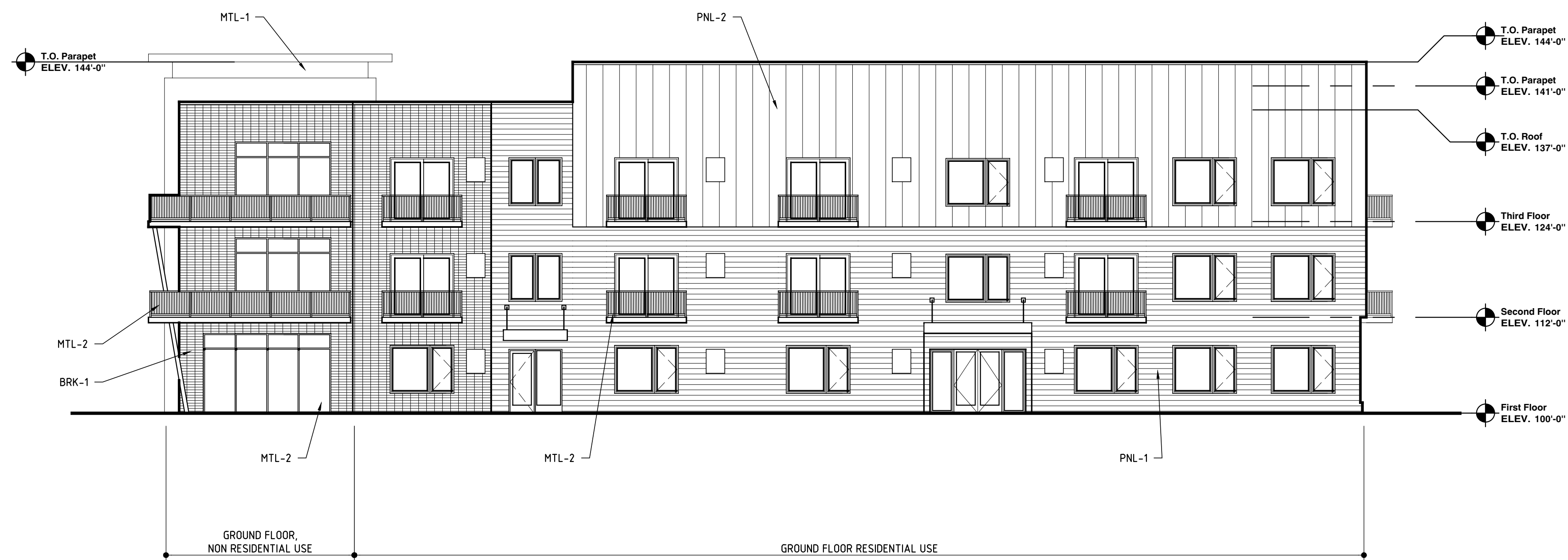
**2 North Elevation**  
SCALE: 3/32" = 1"

**BUILDING MATERIAL AND FACADE TRANSPARENCY CALCULATIONS**

Building C East Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	2,579 SQ.FT.	61%	BRK-1, PNL-1
ACCENT MATERIAL	1,624 SQ.FT.	39%	PNL-2
TOTAL	4,203 SQ.FT.		

FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR			
GROUND FLOOR RESIDENTIAL	377 SQ.FT.	757 SQ.FT.	50%
GROUND FLOOR, NON-RESIDENTIAL	96 SQ.FT.	130 SQ.FT.	74%
SECOND FLOOR	560 SQ.FT.	1,487 SQ.FT.	38%
THIRD FLOOR	560 SQ.FT.	1,487 SQ.FT.	38%



**1 East Elevation**  
SCALE: 3/32" = 1"



No.	Revision/Issue	Date
	Final P.U.D. Submittal	10.22.2019
	Final P.U.D. Submittal	08.19.2019
	P.U.D. Resubmittal #6	07.15.2019
	P.U.D. Resubmittal #5	06.12.2019
	P.U.D. Resubmittal #4	04.26.2019
	P.U.D. Resubmittal #3	02.25.2019
	P.U.D. Resubmittal #2	12.28.2018
	P.U.D. Resubmittal #1	10.23.2018
	P.U.D. Submittal	08.27.2018

**Rochester Hills Trio**  
990 W. Auburn Rd  
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ROCHESTER HILLS  
CITY FILE #18-016 Section #27

**Building C Elevations**

**A204** 017218





No.	Revision/Issue	Date
	Final P.U.D. Submittal	10.22.2019
	P.U.D. Resubmittal #5	06.12.2019
	P.U.D. Resubmittal #4	04.26.2019
	P.U.D. Resubmittal #3	02.25.2019
	P.U.D. Resubmittal #2	12.28.2018
	P.U.D. Resubmittal #1	10.23.2018
	P.U.D. Submittal	08.27.2018

**Rochester Hills Trio**  
 990 W. Auburn Rd  
 Rochester Hills, MI 48307

ROCHESTER HILLS  
 CITY FILE #18-016 Section #27

**Building C Elevations**

**A205** 017218

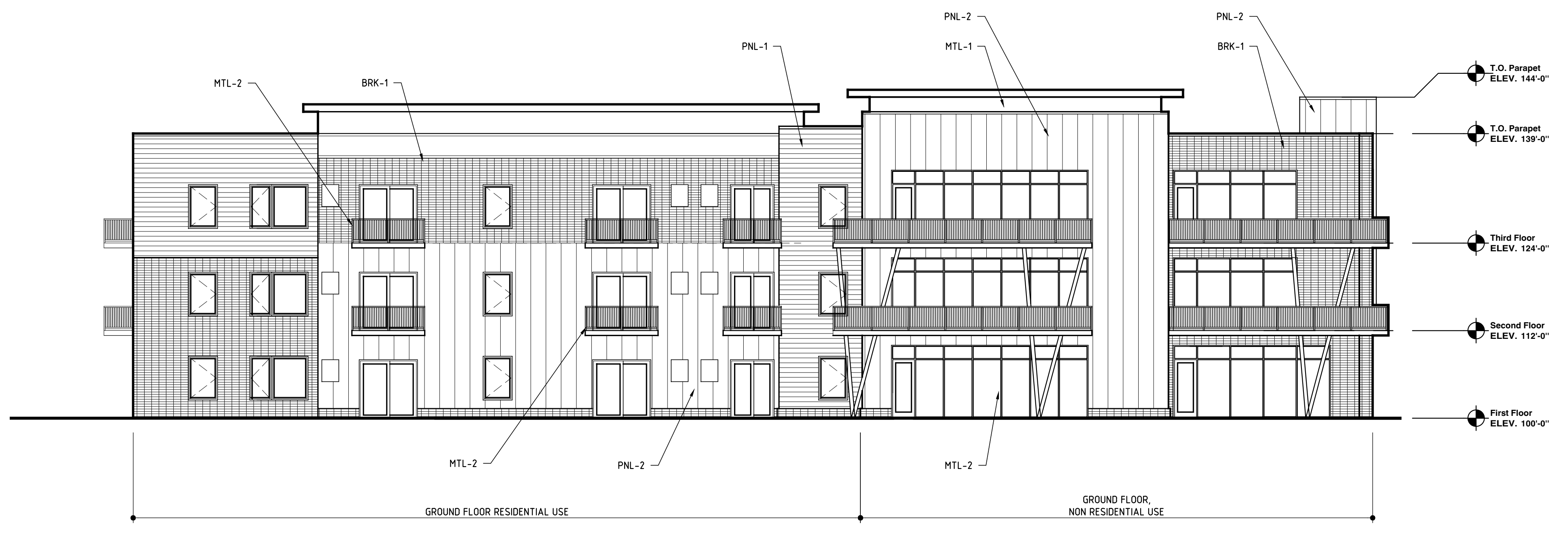
KEY	SPECIFICATIONS
BRK-1	BRICK-BELDEN BRICK, BLACK DIAMOND VELOUR, STACK BOND
PNL-1	PREFINISHED ALUMINUM PANEL- AL13, V-LINE, 04 SYSTEM WOODS 1402/02 CHERRY
PNL-2	PREFINISHED ALUMINUM PANEL- ATAS, 13 DOVE GREY
MTL-1	PREFINISHED ALUMINUM COPING, CANOPY, FASCIA, AND SOFFIT- ATAS, 02 BLACK
MTL-2	CLEAR ANODIZED ALUMINUM STOREFRONT AND RAILING
CMU-1	LIGHT GRAY CMU RETAINING WALL BLOCK
CMU-2	DARK GRAY CMU RETAINING WALL BLOCK

**BUILDING MATERIAL AND FACADE TRANSPARENCY CALCULATIONS**

Building C South Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	2,080 SQ.FT.	54%	BRK-1, PNL-1
ACCENT MATERIAL	1,804 SQ.FT.	46%	PNL-2
TOTAL	3,884 SQ.FT.		

FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR			
GROUND FLOOR RESIDENTIAL	242 SQ.FT.	600 SQ.FT.	40%
GROUND FLOOR NON-RESIDENTIAL	291 SQ.FT.	420 SQ.FT.	69%
SECOND FLOOR	736 SQ.FT.	1,705 SQ.FT.	43%
THIRD FLOOR	736 SQ.FT.	1,700 SQ.FT.	43%



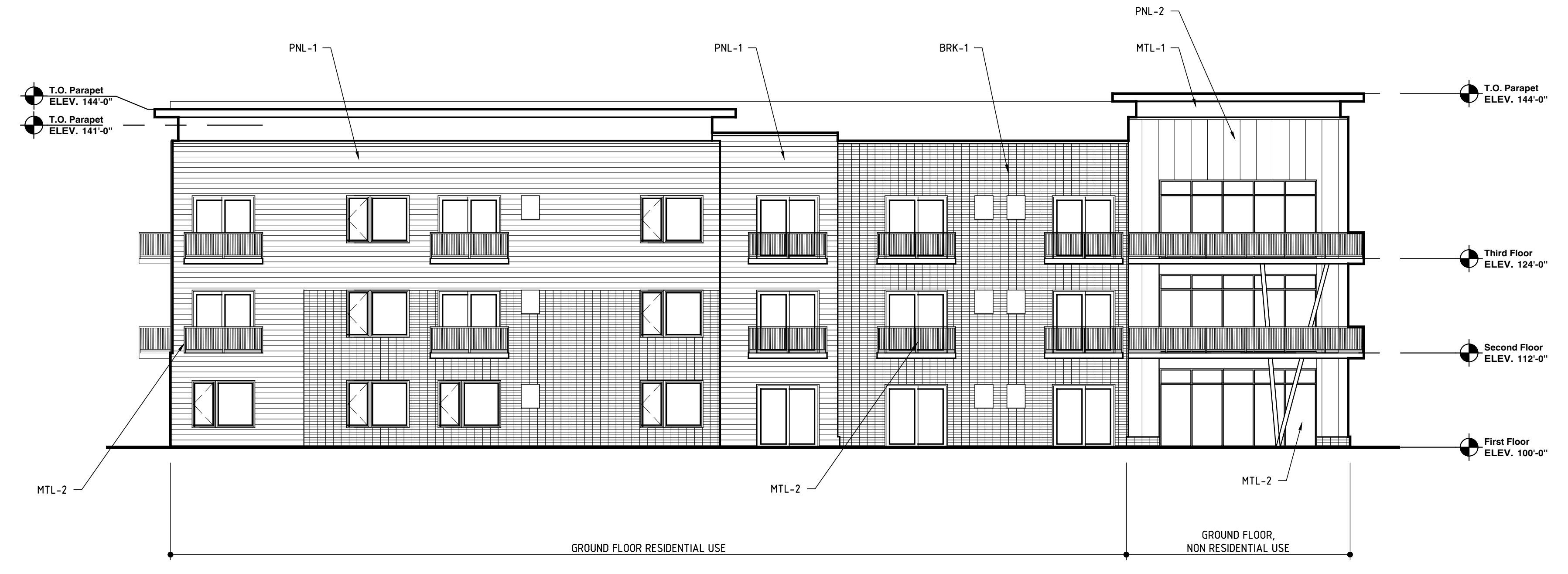
**2 South Elevation**  
 SCALE: 3/32" = 1'

**BUILDING MATERIAL AND FACADE TRANSPARENCY CALCULATIONS**

Building C West Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	3,286 SQ.FT.	88%	BRK-1, PNL-1
ACCENT MATERIAL	450 SQ.FT.	12%	PNL-2
TOTAL	3,736 SQ.FT.		

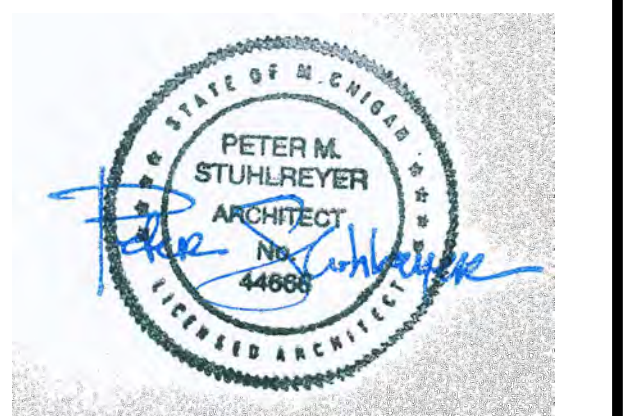
  

FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR			
GROUND FLOOR RESIDENTIAL	321 SQ.FT.	732 SQ.FT.	44%
GROUND FLOOR NON-RESIDENTIAL	120 SQ.FT.	168 SQ.FT.	71%
SECOND FLOOR	614 SQ.FT.	1,547 SQ.FT.	40%
THIRD FLOOR	614 SQ.FT.	1,498 SQ.FT.	41%



**1 West Elevation**  
 SCALE: 3/32" = 1'



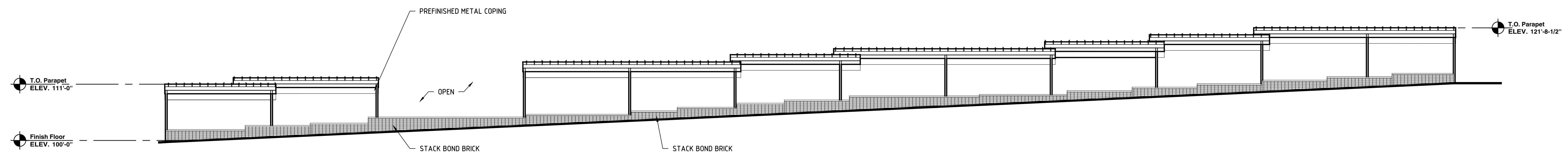


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(L)	P.U.D. Resubmittal #4	04.26.2019
	P.U.D. Resubmittal #3	02.25.2019
	P.U.D. Resubmittal #2	12.28.2018
	P.U.D. Resubmittal #1	10.23.2018
	P.U.D. Submittal	08.27.2018

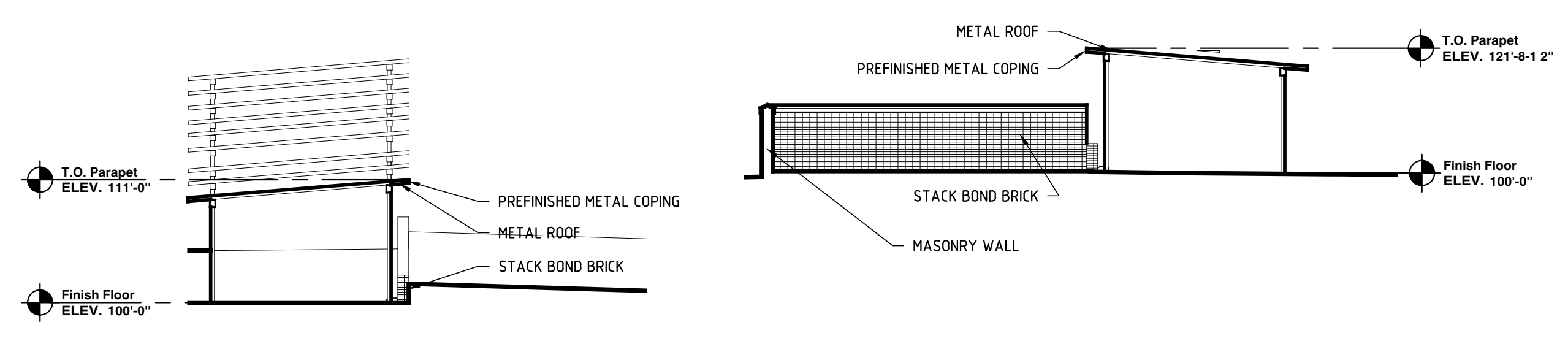
**Rochester Hills Trio**  
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Carport Elevation

**A206** 017218

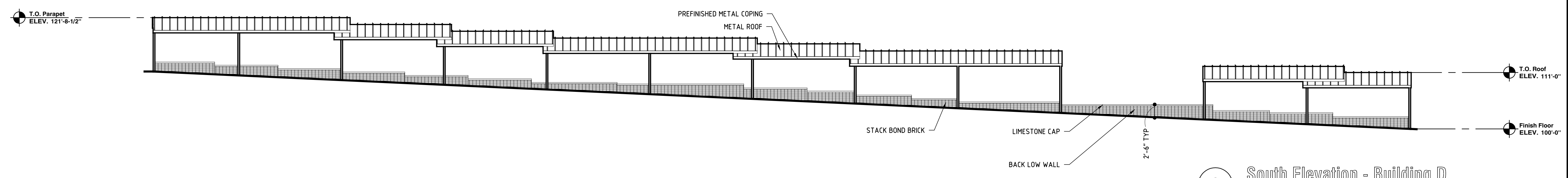


5 North Elevation - Building D  
 SCALE: 3/32" = 1'

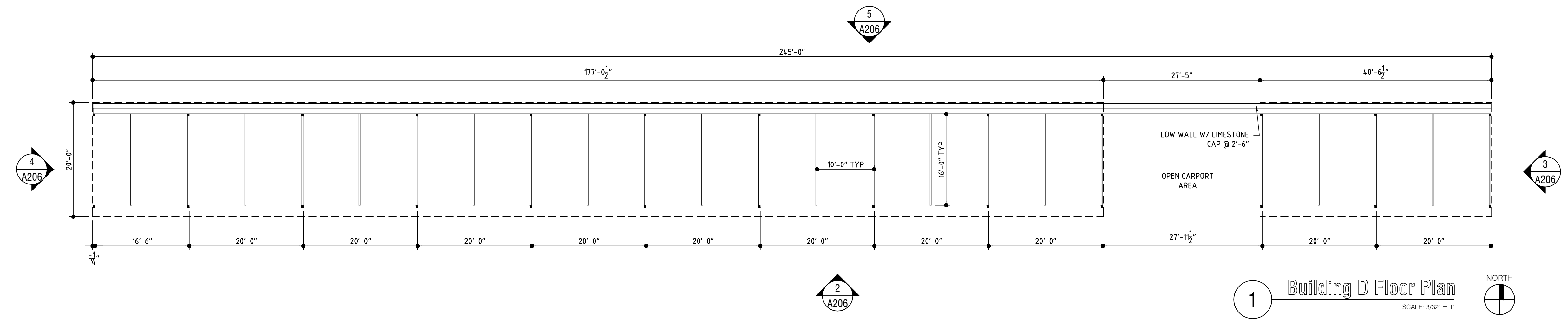


4 West Elevation - Building D  
 SCALE: 3/32" = 1'

3 East Elevation - Building D  
 SCALE: 3/32" = 1'

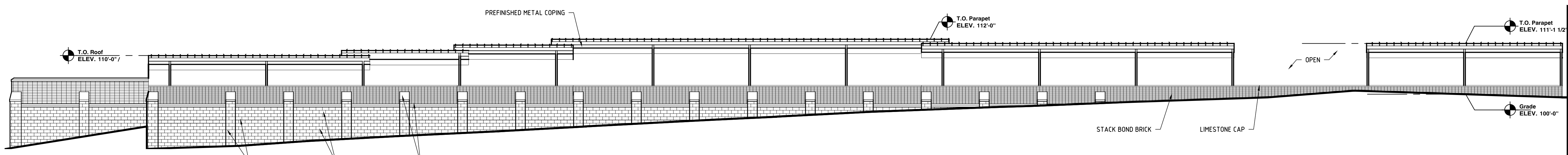


2 South Elevation - Building D  
 SCALE: 3/32" = 1'

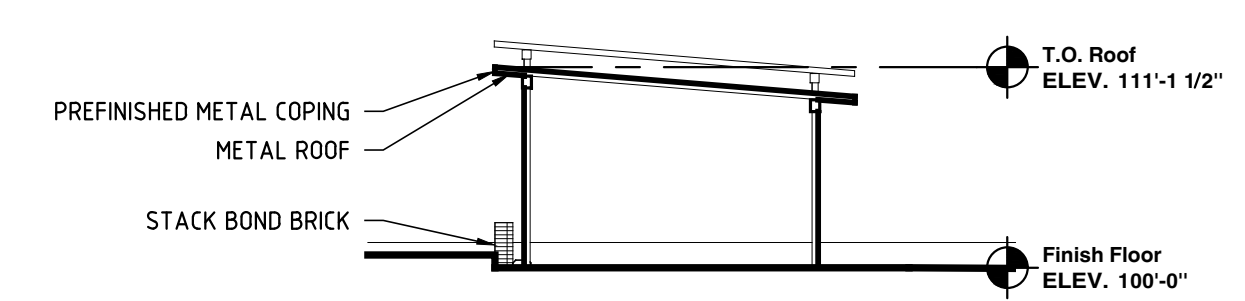


1 Building D Floor Plan  
 SCALE: 3/32" = 1'

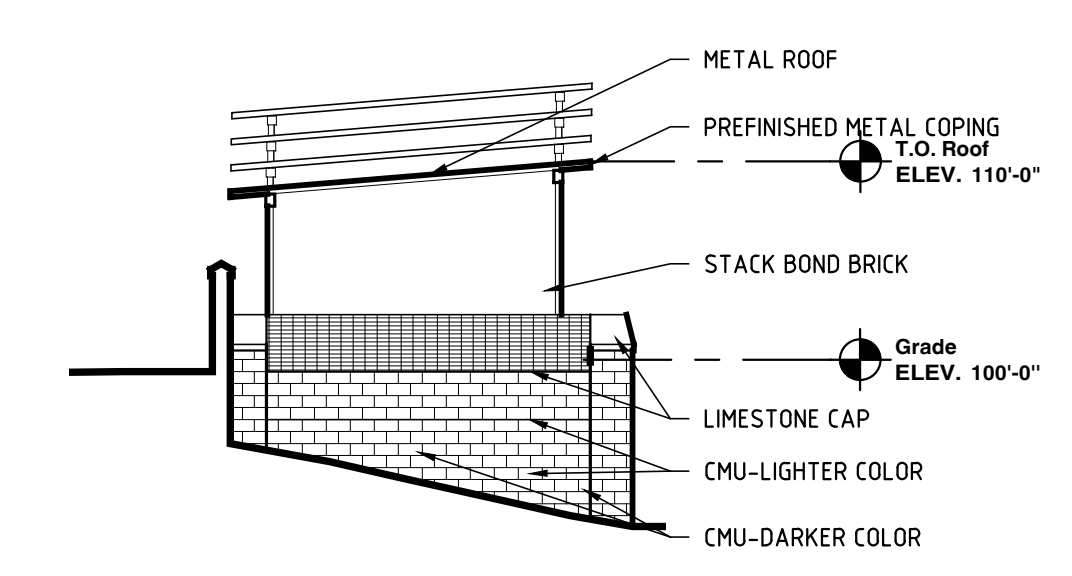




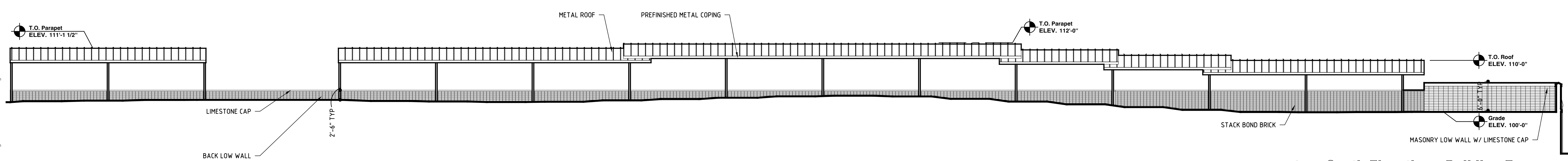
5 North Elevation - Building E  
 SCALE: 3/32" = 1"



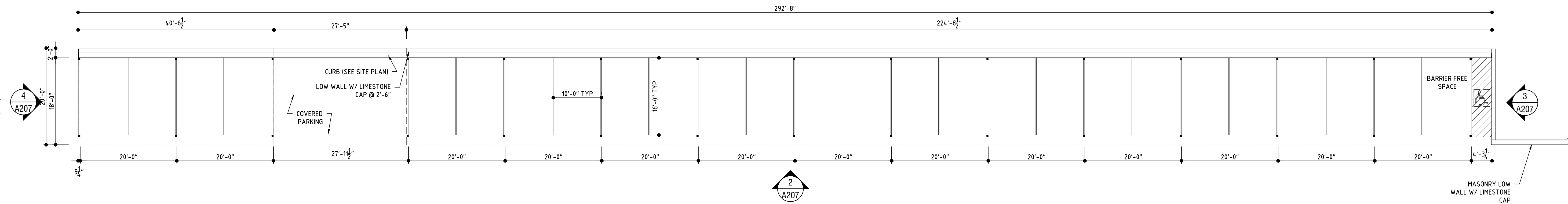
4 West Elevation - Building E  
 SCALE: 3/32" = 1"



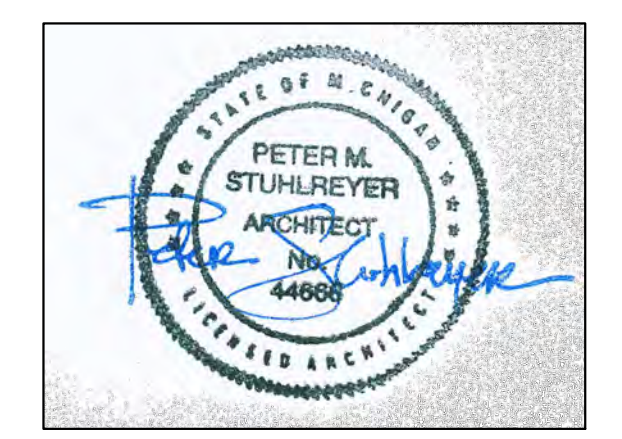
3 East Elevation - Building E  
 SCALE: 3/32" = 1"



2 South Elevation - Building E  
 SCALE: 3/32" = 1"



1 Building E Floor Plan  
 SCALE: 3/32" = 1"



No.	Revision/Issue	Date
	Final P.U.D. Submittal	10.22.2019
	Final P.U.D. Submittal	08.19.2019
	P.U.D. Resubmittal #6	07.15.2019
	P.U.D. Resubmittal #5	06.12.2019
4	P.U.D. Resubmittal #4	04.26.2019
	P.U.D. Resubmittal #3	02.25.2019
	P.U.D. Resubmittal #2	12.28.2018
	P.U.D. Resubmittal #1	10.23.2018
	P.U.D. Submittal	08.27.2018

**Rochester Hills Trio**  
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**Carprot Elevation**

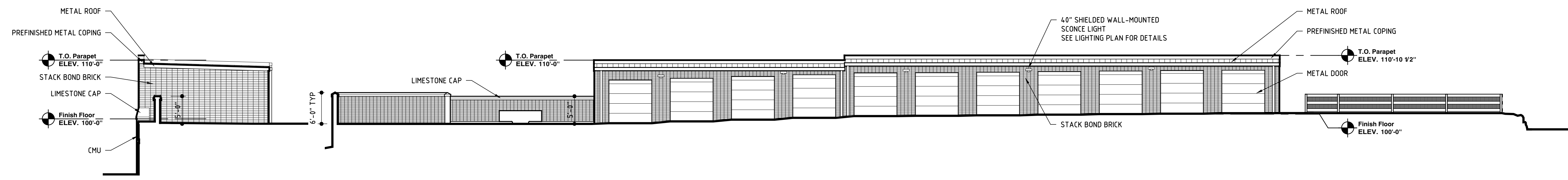
**A207** 017218

A207 Garage E Elevation.dwg

8/16/2019

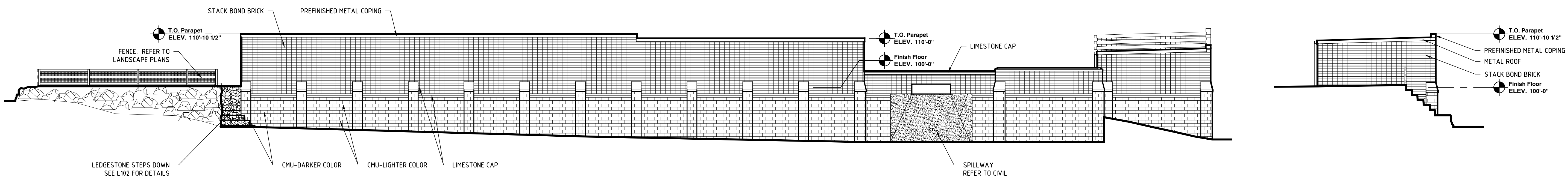
Intern - E





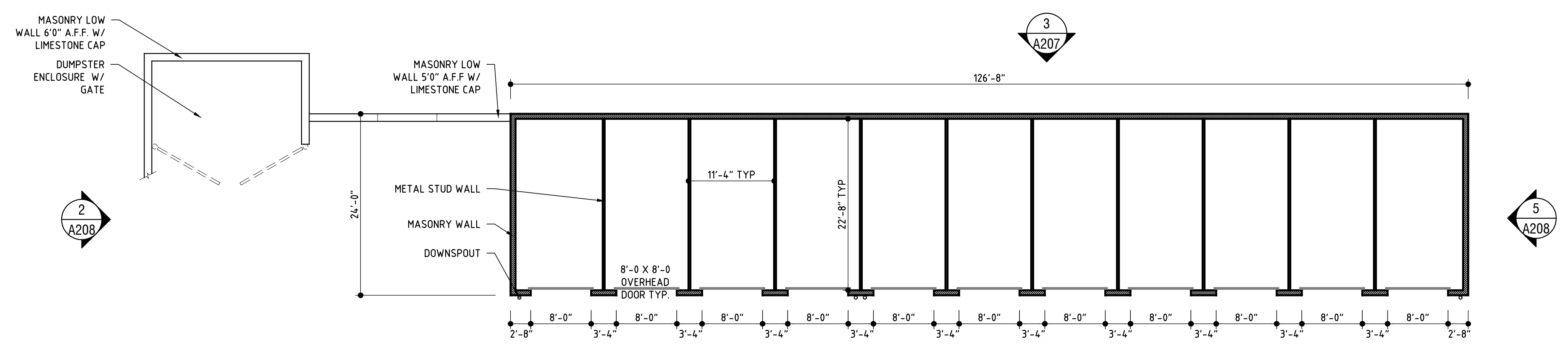
5 North Elevation - Building F  
 SCALE: 3/32" = 1"

4 West Elevation - Building F  
 SCALE: 3/32" = 1"



3 East Elevation - Building F  
 SCALE: 3/32" = 1"

2 South Elevation - Building F  
 SCALE: 3/32" = 1"



1 Building F Floor Plan  
 SCALE: 3/32" = 1"



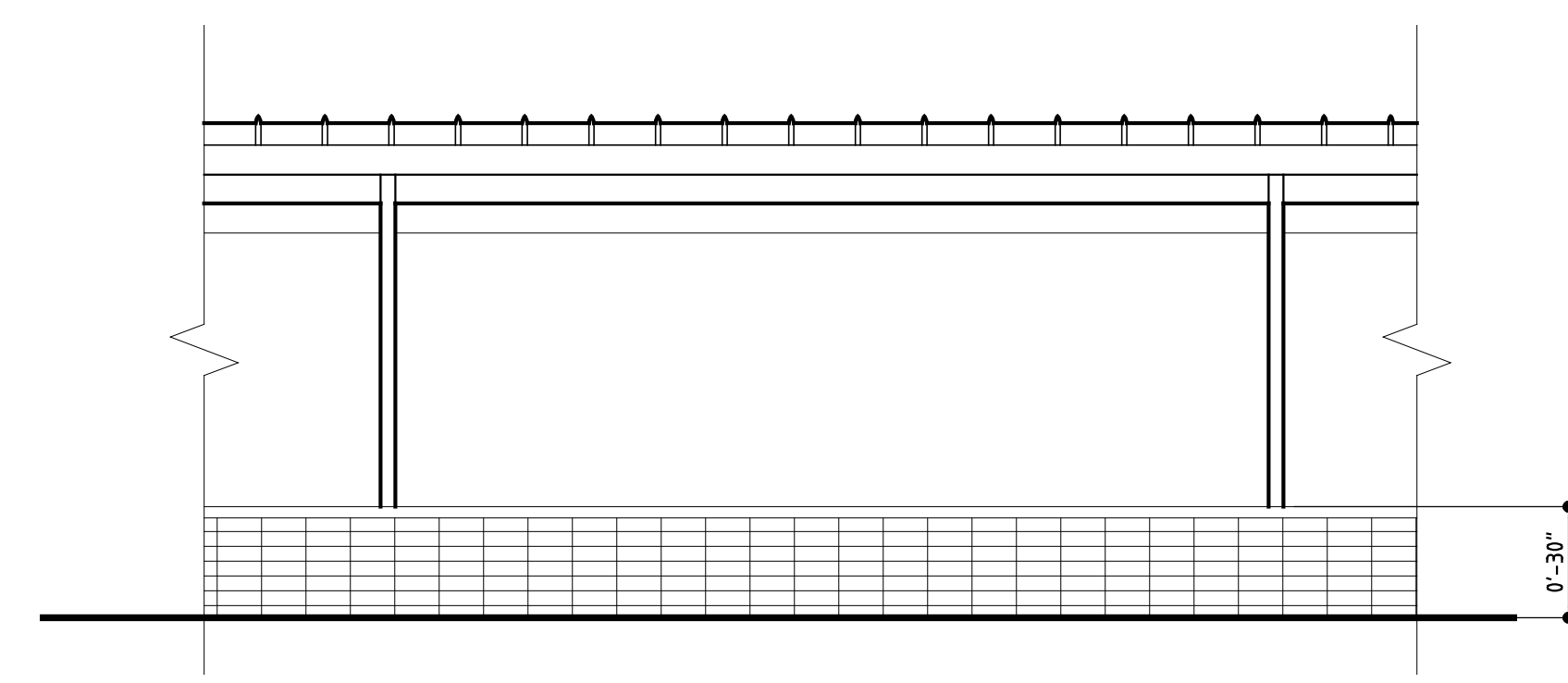
No.	Revision/Issue	Date
	Final P.U.D. Submittal	10.22.2019
	P.U.D. Resubmittal #3	02.25.2019
	P.U.D. Resubmittal #2	12.28.2018
	P.U.D. Resubmittal #1	10.23.2018
	P.U.D. Submittal	08.27.2018

**Rochester Hills Trio**  
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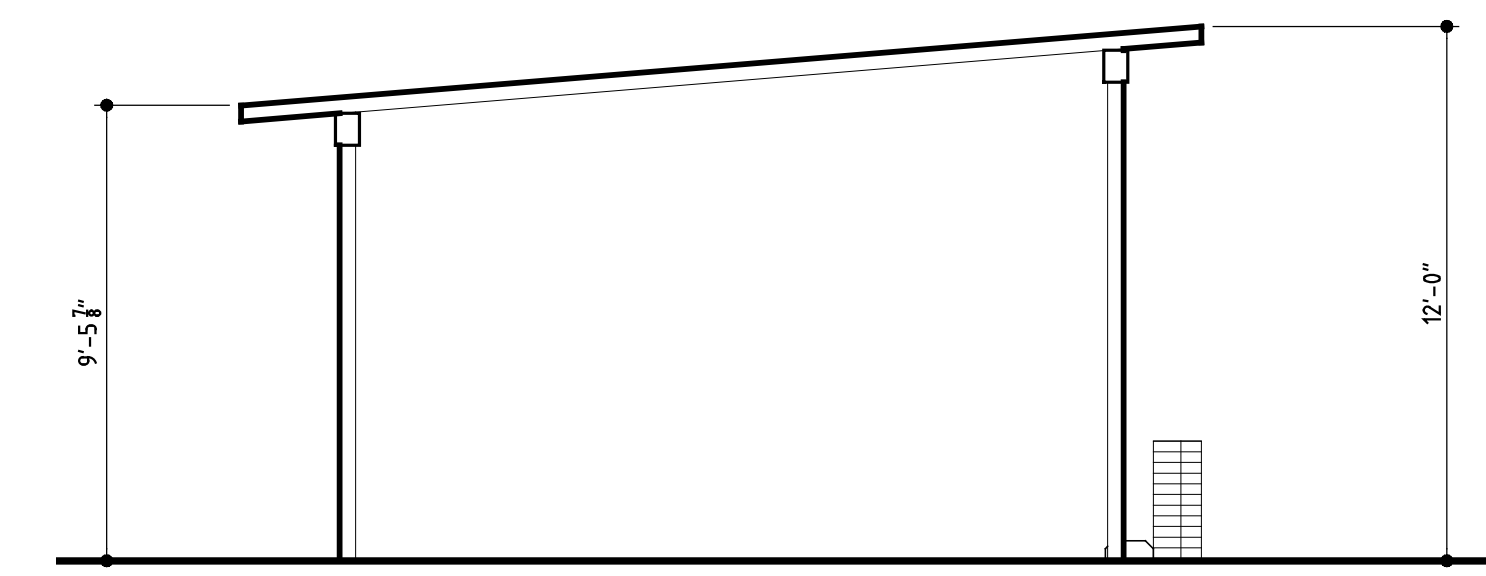
Garage F Elevation

**A208** 017218

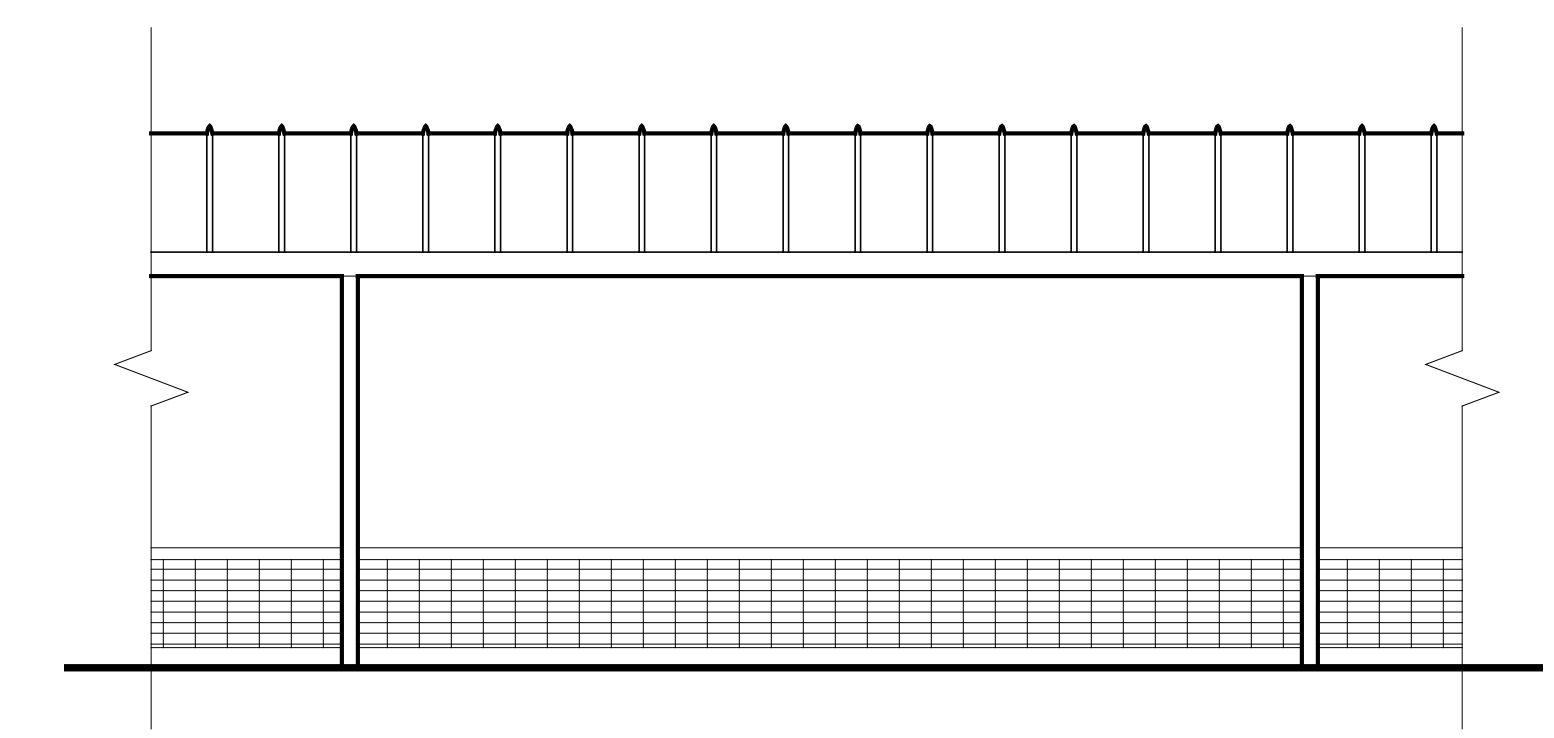
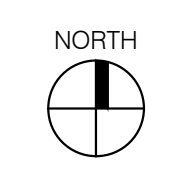




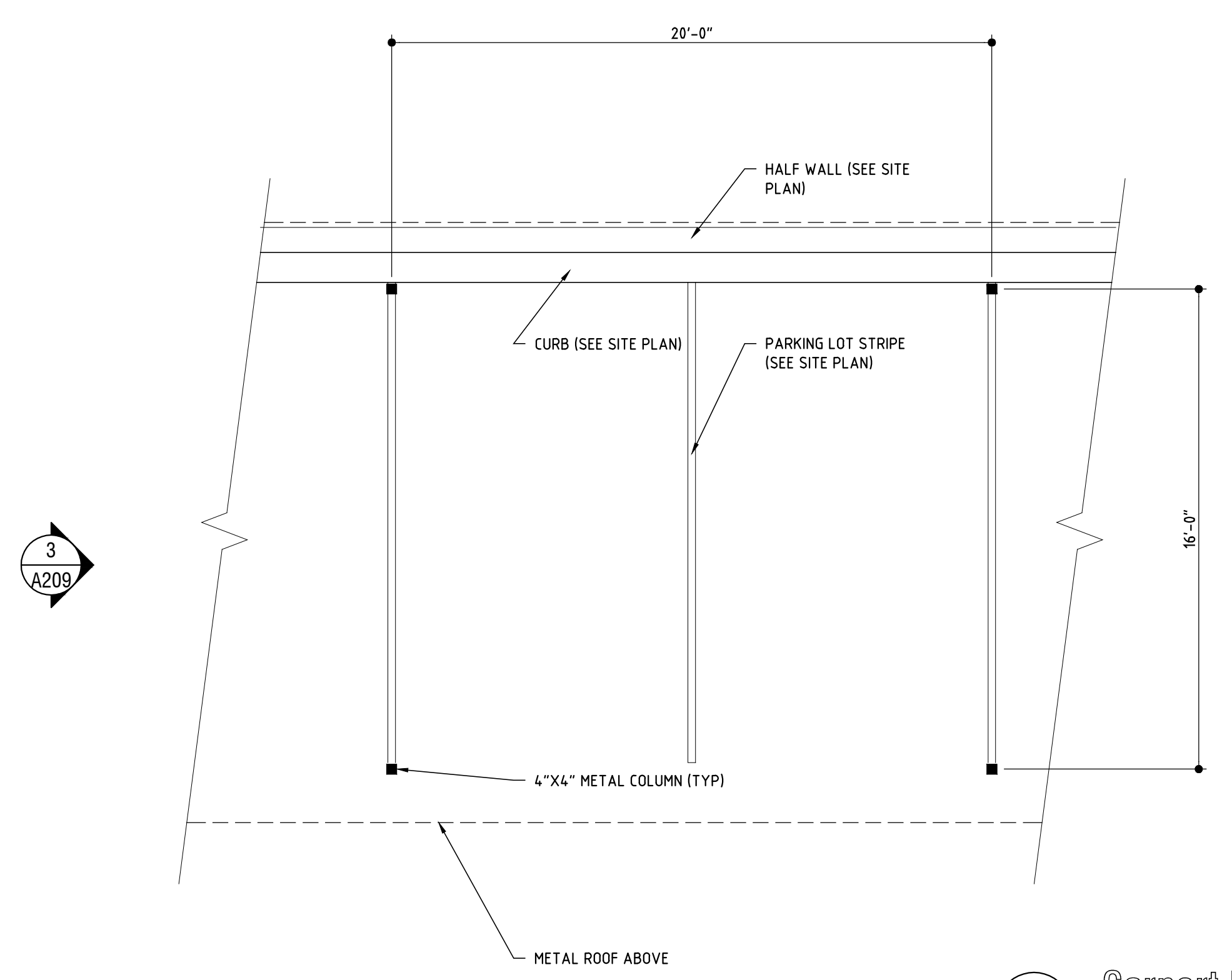
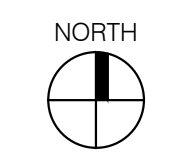
4 Rear Elevation  
 SCALE: 1/4" = 1'



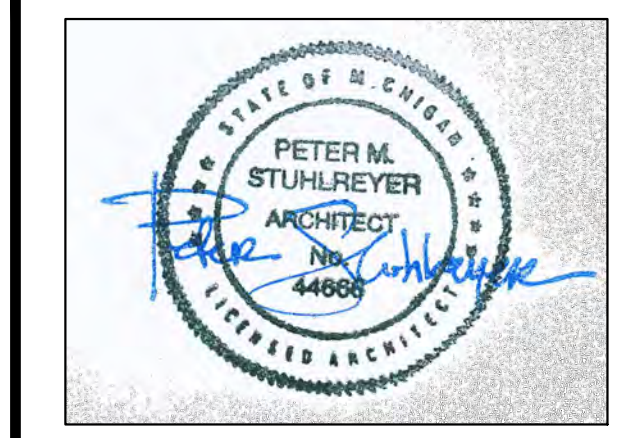
3 Side Elevation  
 SCALE: 1/4" = 1'



2 Front Elevation  
 SCALE: 1/4" = 1'



1 Carport Plan  
 SCALE: 1/4" = 1'



No.	Revision/Issue	Date
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	Final P.U.D. Submittal	08.19.2019
	P.U.D. Resubmittal #6	07.15.2019
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	P.U.D. Resubmittal #4	04.26.2019
	P.U.D. Resubmittal #3	02.25.2019
	P.U.D. Resubmittal #2	12.28.2018
	P.U.D. Resubmittal #1	10.23.2018
	P.U.D. Submittal	08.27.2018

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Carport Elevation

**A209** 017218