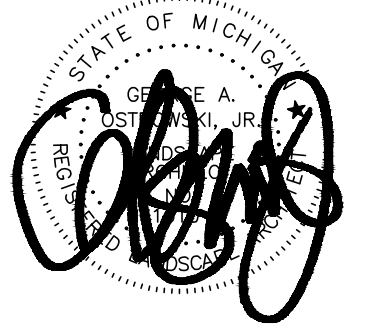


SEAL



PROJECT
Old Orion Court
Development

CLIENT
Mark Bismack
5319 23 Mile Road
Shelby Township, MI 48306

Care of:
Krieger Klatt Architects
Contact: Mr. Jeff Klatt, AIA
Phone: (248) 414-9270
Email: Jeff@kriegerklatt.com

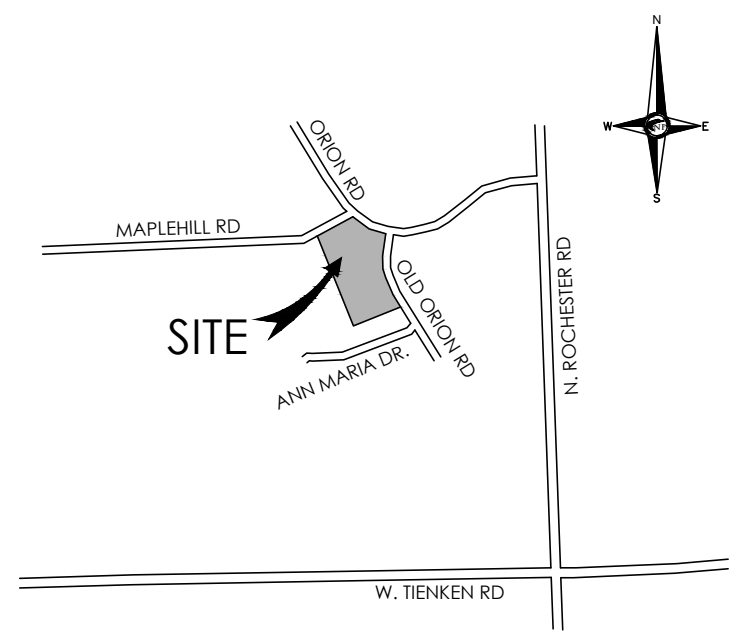
PROJECT LOCATION
Part of the SE ¼
of Section 3
T. 3N., R. 11E.
City of Rochester Hills,
Oakland County, Michigan

SHEET
Tree Preservation Plan



REVISIONS	
04/24/24 SPA	
07/15/24 SPA	
11/06/24 REVISED PER CITY	
01/13/25 SPA REV #2	
04/04/25 SPA REV #3	

DRAWN BY:
G. Ostrowski
DESIGNED BY:
G. Ostrowski
APPROVED BY:
G. Ostrowski
DATE:
January 9, 2024
SCALE: 1" = 30'
NFE JOB NO.
K176-01
SHEET NO.
L1



LOCATION MAP
N.T.S.

TREE PRESERVATION SUMMARY:

TOTAL NUMBER OF TREES SURVEYED:	76	
LESS NUMBER OF DEAD TREES:	1	
LESS NUMBER OF R.O.W. TREES:	7	
NET TREES ON-SITE:	68	
TOTAL REGULATED TREES TO BE REMOVED:	30	
TOTAL SPECIMEN TREES TO BE REMOVED:	5 (1 EXEMPT)	
TOTAL TREES TO REMAIN:	33	
MINIMUM PRESERVATION REQUIREMENT 68 TREES - 6 TREES IN BUILDING ENVELOPE = 62 X 40% =	25 TREES NEED TO BE PRESERVED	
	33 TREES PROPOSED TO BE SAVED	
TREE REPLACEMENT TOTAL REMOVALS:	35 TREES	
TOTAL REGULATED REPLACEMENT TREES REQUIRED:	30 TREES	
TOTAL SPECIMEN REPLACEMENT TREES REQUIRED (1109' x 50% = 54.5/2):	28 TREES	
LESS SPECIMEN CREDITS:	-1 TREES	
TOTAL REPLACEMENT TREES REQUIRED:	57 TREES	
TOTAL REPLACEMENT TREES PROVIDED:	MONIES FOR 57 TREES TO BE PAID INTO TREE FUND (\$334 X 57 = \$19,038)	



GENERAL TREE PROTECTION NOTES

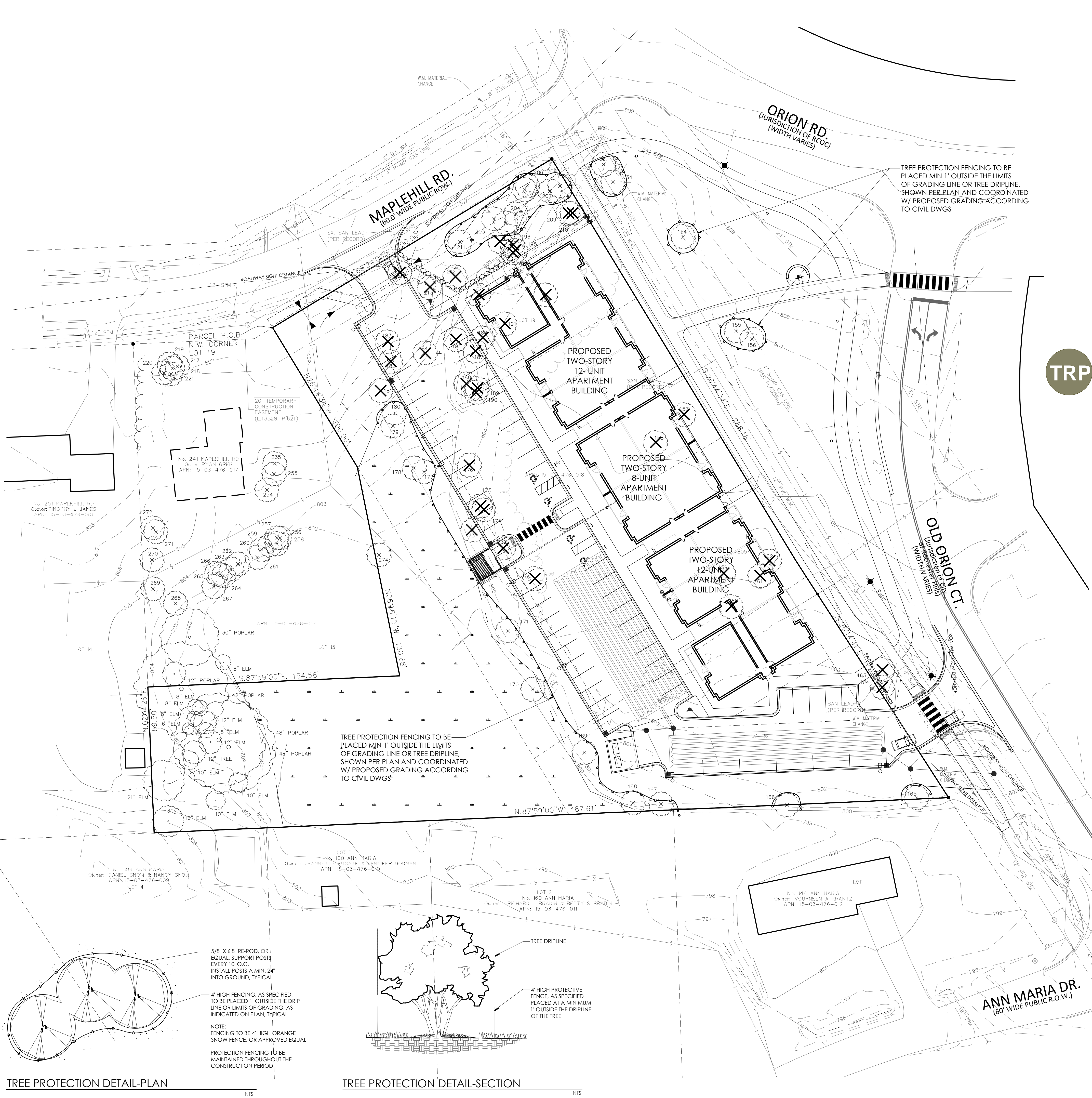
1. APPROVED TREE PROTECTION SHALL BE ERRECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL THE IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
2. ALL UNDERSTORY VEGETATION WITHIN THE LIMITS OF PROTECTIVE FENCING SHALL BE PRESERVED.
3. NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING BUT NOT LIMITED TO, PLACING SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS WITHIN THE DRIP LINE.
4. WHERE GROUPINGS OF TREES ARE TO REMAIN, TREE FENCING SHALL BE PLACED AT THE LIMITS OF GRADING LINE.
5. DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY TREE SCHEDULED TO REMAIN.
6. ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.
7. SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINES OF PROTECTED TREES.
8. TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.
9. ROOT ZONES OF PROTECTED TREES SHOULD BE SURROUNDED WITH RIGIDLY STAKED FENCING.
10. THE PARKING OF IDLE AND RUNNING EQUIPMENT SHALL BE PROHIBITED UNDER THE DRIP LINE OF PROTECTED TREES.
11. THE STRIPPING OF TOPSOIL FROM AROUND PROTECTED TREES SHALL BE PROHIBITED.
12. ALL TREES TO BE REMOVED SHALL BE CUT AWAY FROM TREES TO REMAIN.
13. THE GRUBBING OF UNDERSTORY VEGETATION WITHIN CONSTRUCTION AREAS SHOULD BE CLEARED BY CUTTING VEGETATION AT THE GROUND WITH A CHAIN SAW OR MINIMALLY WITH A HYDRO-AXE.
14. THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT PER ORDINANCE GUIDELINES, FOR THE DAMAGE OR REMOVAL OF ANY TREE DESIGNATED TO REMAIN.
15. TREES TO BE REMOVED SHALL BE FIELD VERIFIED, EVALUATED AND FLAGGED FOR REMOVAL, BY THE LANDSCAPE ARCHITECT OR FORESTER, ONLY AS DIRECTED BY THE OWNER OR OWNERS REPRESENTATIVE.

PROTECTIVE FENCING NOTE:

TREE PROTECTION AND SILT FENCING, AS REVIEWED AND APPROVED BY CITY STAFF, SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE LAND IMPROVEMENT PERMIT.

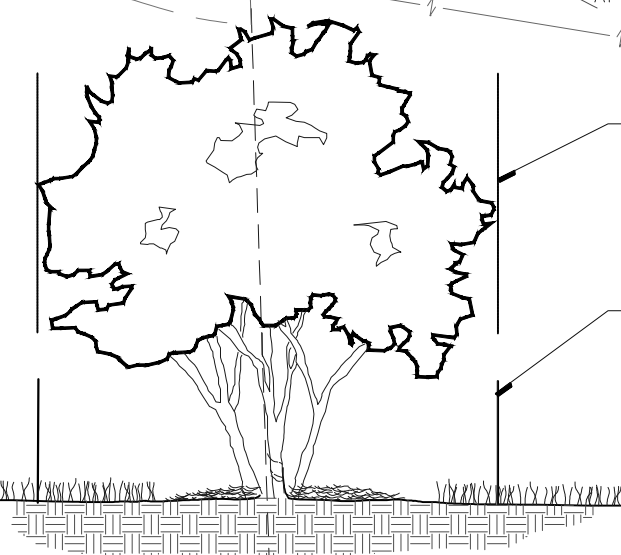
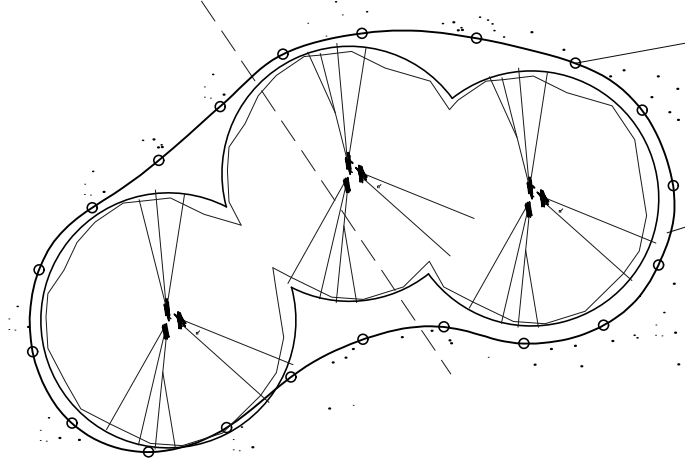
LEGEND:

- X TREES TO BE REMOVED
- 50' X TREES TO REMAIN
- TREE PROTECTION FENCING



TREE PROTECTION DETAIL-PLAN

TREE PROTECTION DETAIL-SECTION





NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL



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of Section 3
T. 3N., R. 11E.
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SHEET
Landscape Notes
and Details



REVISIONS
04/24/24 SPA
07/15/24 SPA
11/06/24 REVISED PER CITY
01/13/25 SPA REV #2
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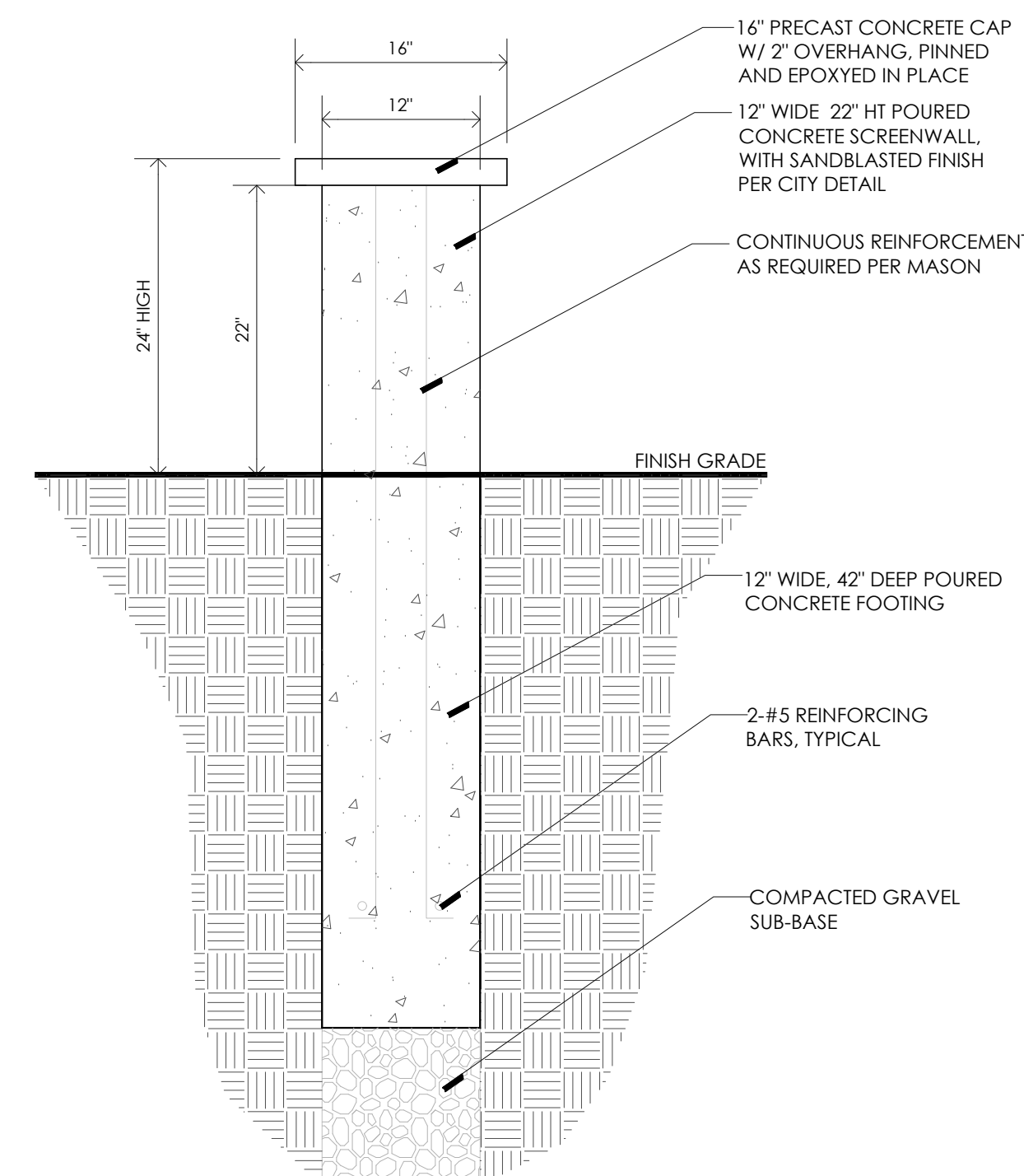
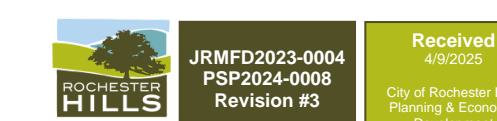
DATE:
January 9, 2024

SCALE: VARIES

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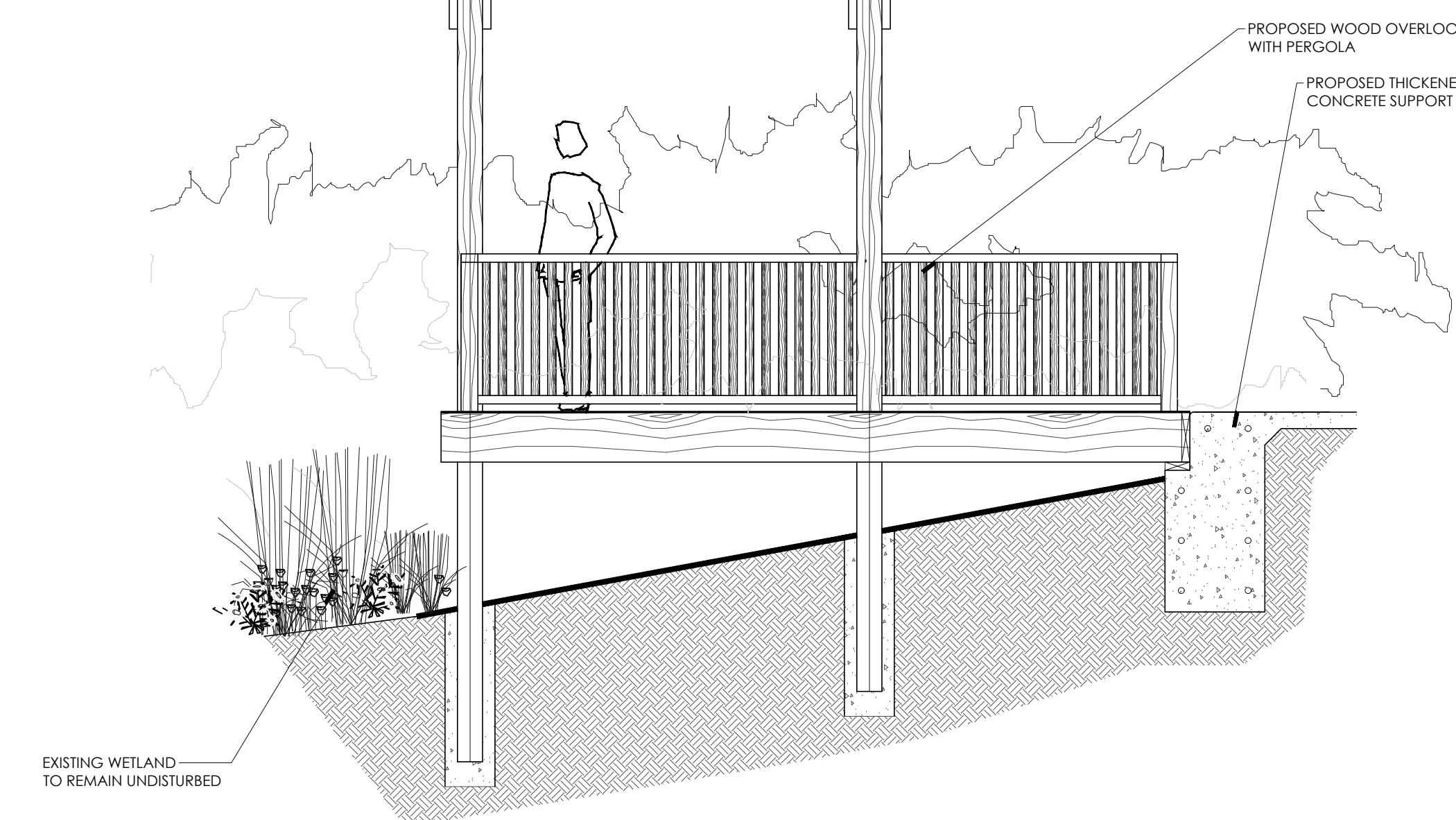
NFE JOB NO. SHEET NO.

K176-01 **L3**



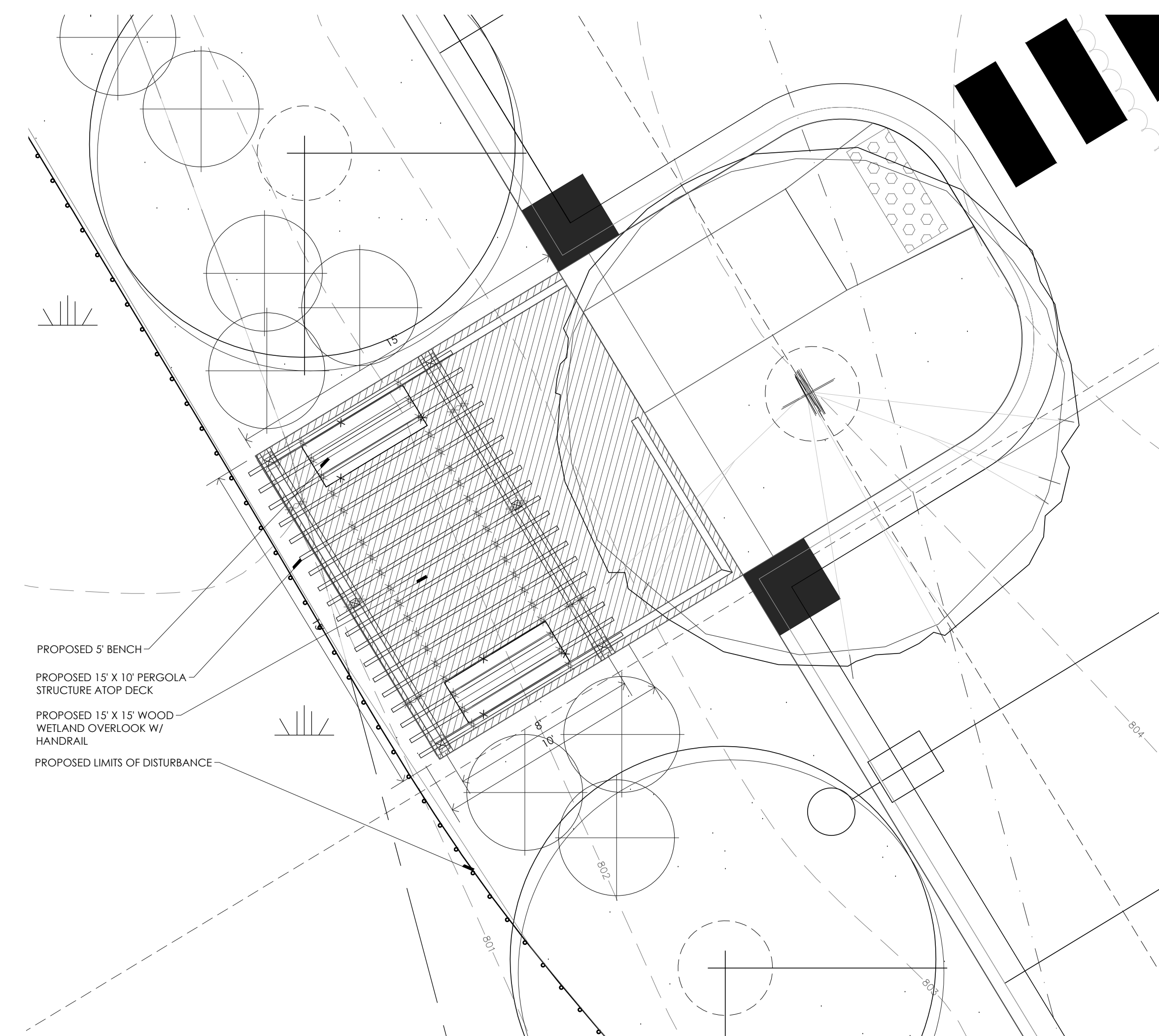
SEATWALL WALL DETAIL

NTS



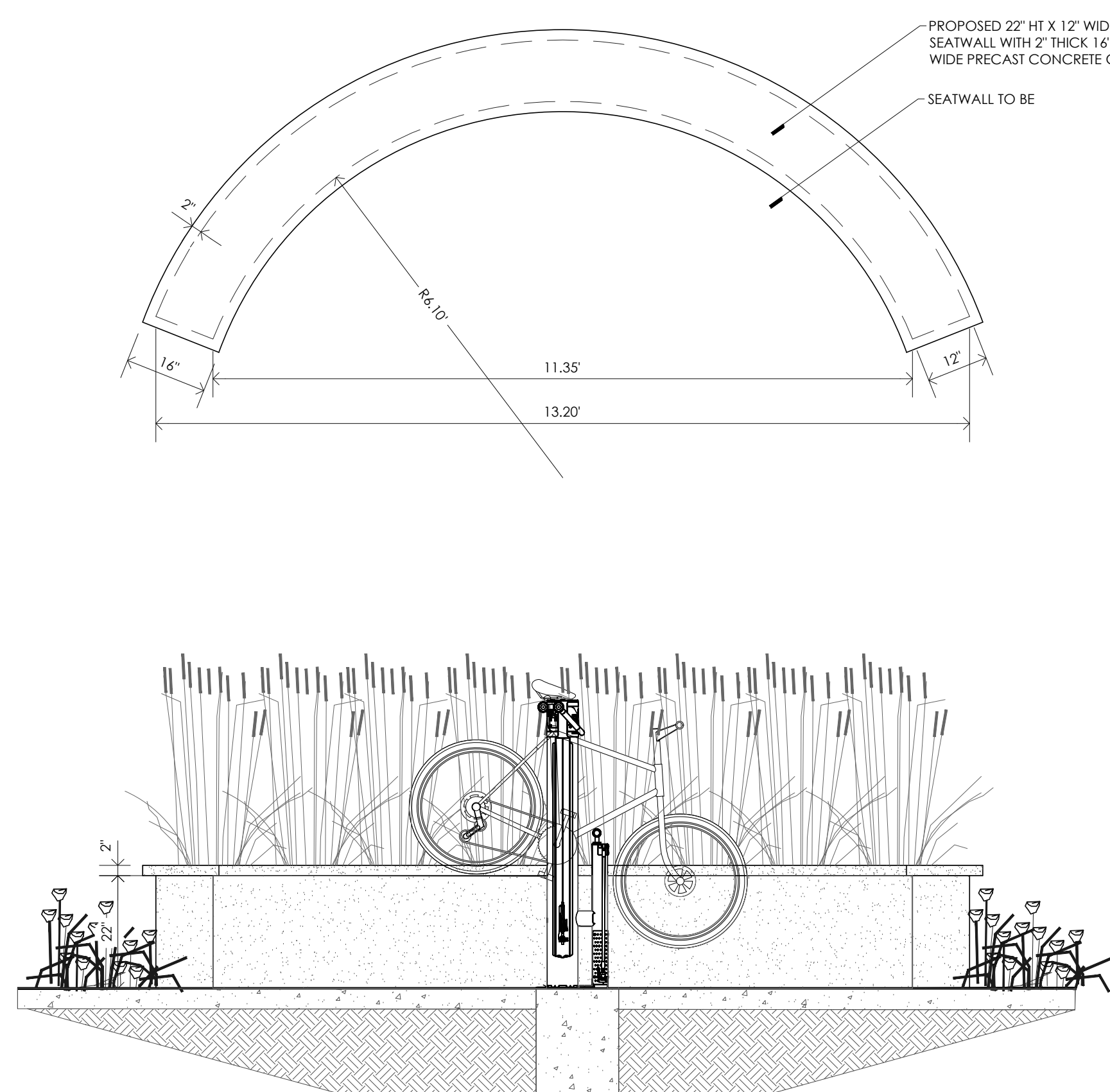
WETLAND OVERLOOK SECTION

NT

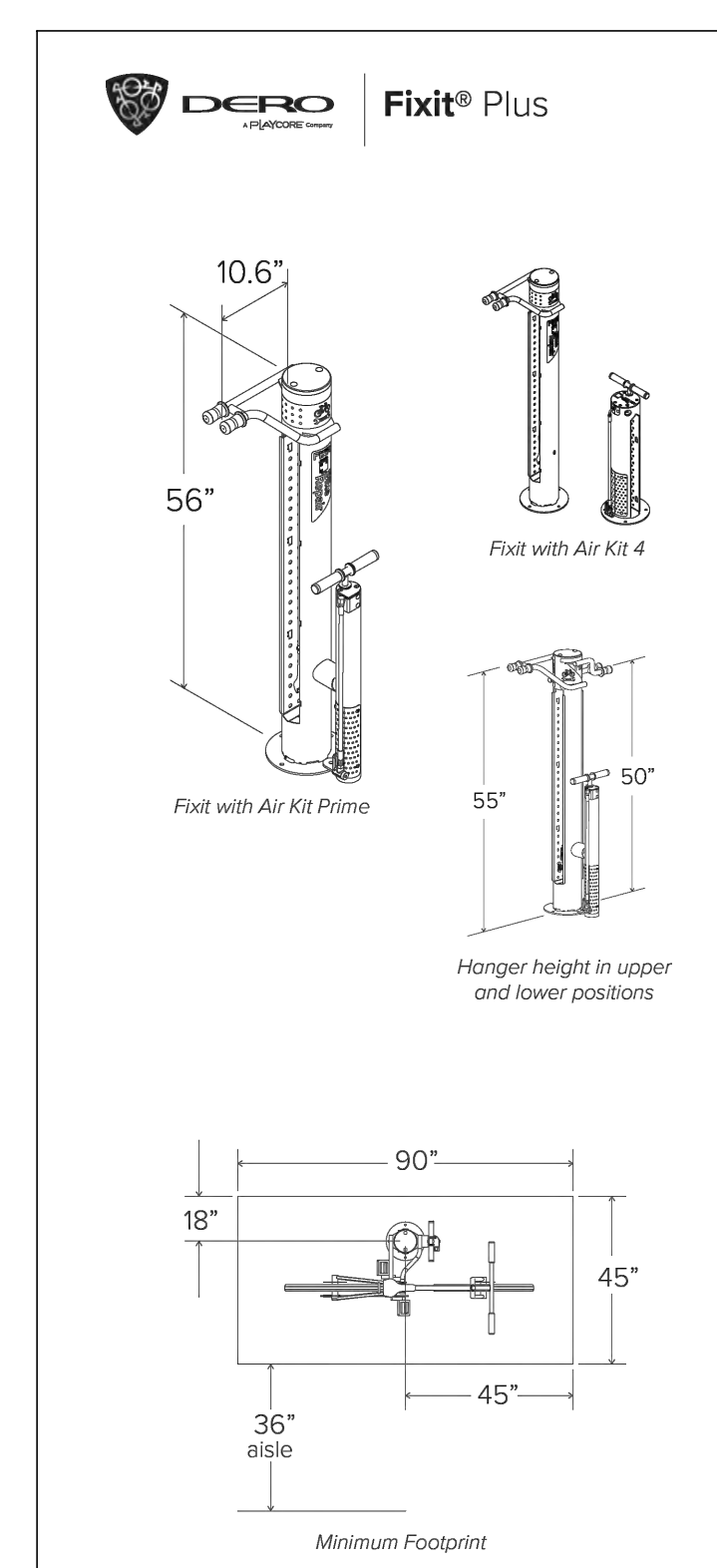


A2 WETLAND OVERLOOK DETAIL

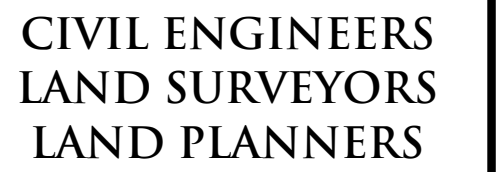
1" = 4'



SEATWALL / BIKE REPAIR STATION
PARTIAL SECTION / ELEVATION

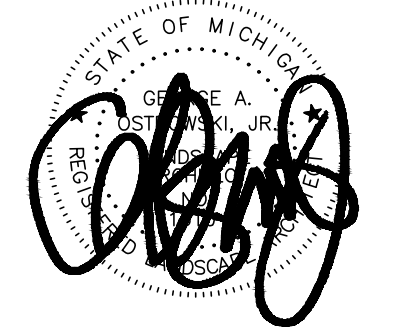
NT^a

FIX-IT PLUS BIKE REPAIR STATION
DERO BIKE RACKS, 888-337-6729



NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
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SHEET

Landscape Notes
and Details



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11/06/24 REVISED PER CITY
01/13/25 SPA REV #2
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DRAWN BY:
G. Ostrowski

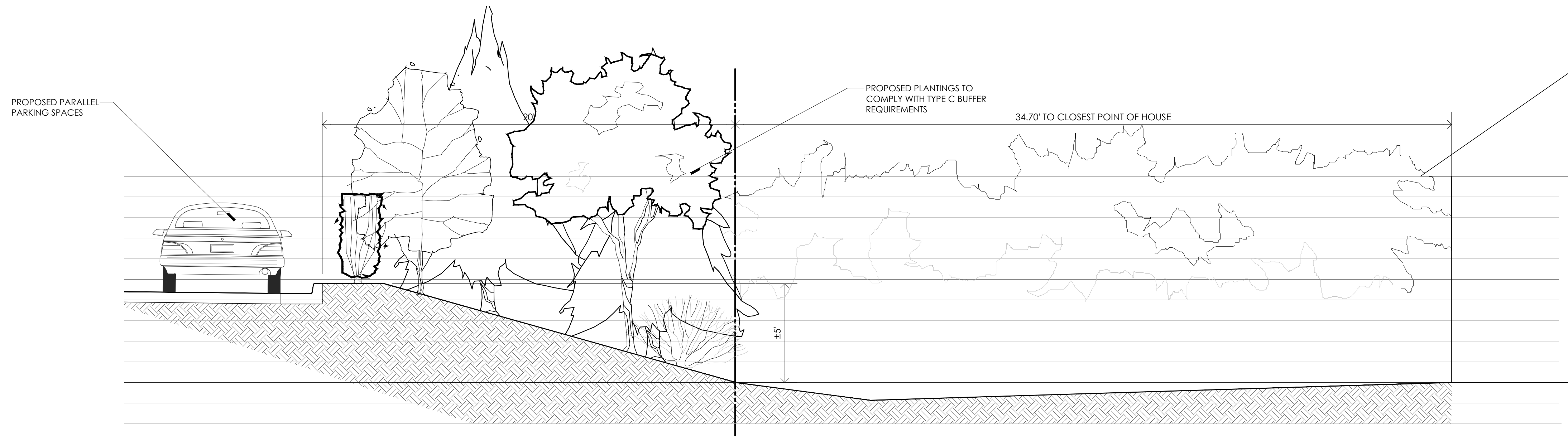
DESIGNED BY:
G. Ostrowski

APPROVED BY:
G. Ostrowski

DATE:
January 9, 2024

SCALE: VARIES

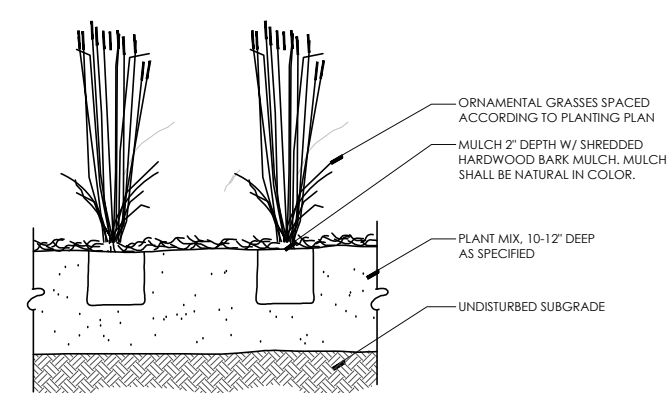
NFE JOB NO. **K176-01** SHEET NO. **L4**



A3

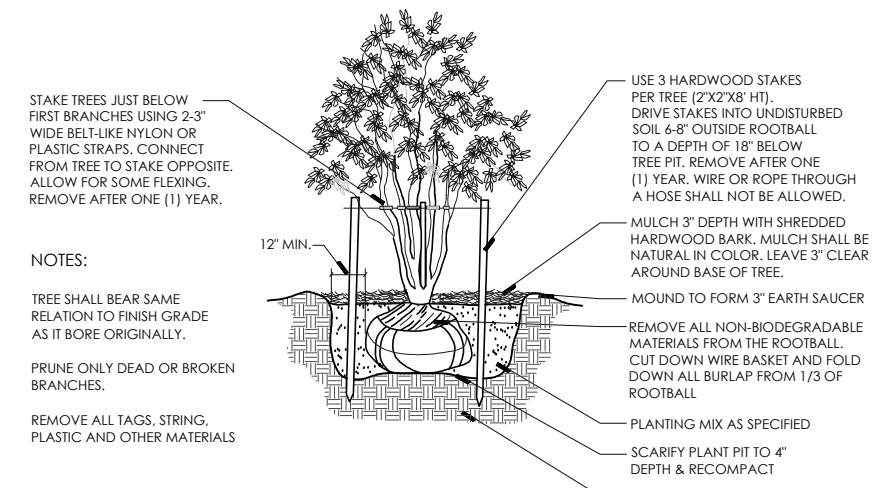
PARTIAL SOUTH TYPE C BUFFER SECTION

NTS

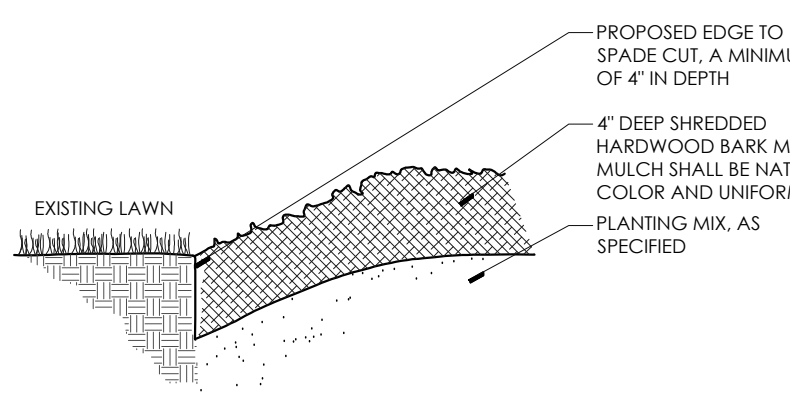


ORNAMENTAL GRASS PLANTING DETAIL

NTS

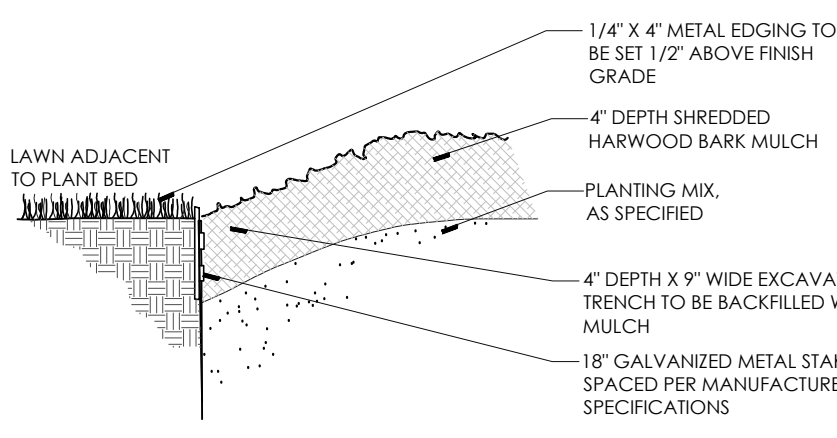


MULTI-STEM TREE PLANTING DETAIL

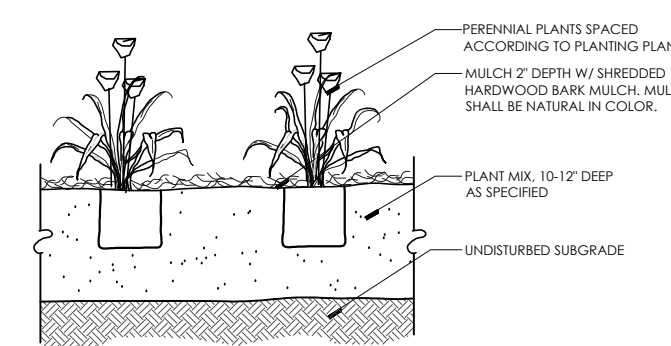


SPADE CUT EDGE DETAIL

NTS



METAL EDGING DETAIL



PERENNIAL PLANTING DETAIL

DEMOLITION NOTES:

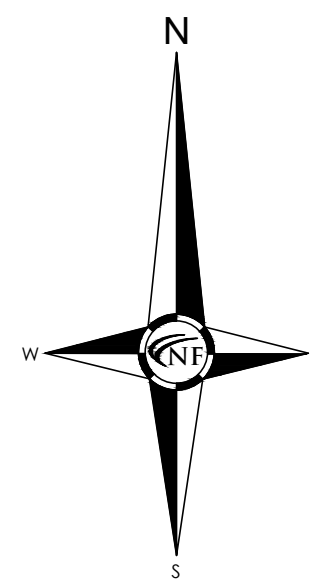
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SURVEY INFORMATION INCLUDING THE UTILITY SYSTEMS BEFORE ANY DEMOLITION OR CONSTRUCTION WORK OCCURS. ANY DISCREPANCIES WITH THE SURVEY INFORMATION SHALL BE REPORTED TO THE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
3. ALL EXISTING IMPROVEMENTS, MATERIALS AND PLANT MATERIAL TO REMAIN WITHIN THE NEW CONSTRUCTION AREA SHALL BE PROPERLY AND ADEQUATELY PROTECTED FROM DAMAGE DURING THE DEMOLITION OPERATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE TO THE ORIGINAL CONDITION ANY OF THESE EXISTING ITEMS THAT ARE DAMAGED OR DISTURBED IN ANY WAY.
4. ALL MATERIALS TO BE REUSED OR SALVAGED SHALL BE STORED IN AN AREA DESIGNATED BY THE CITY ENGINEER FOR THAT PURPOSE. ALL SALVAGED MATERIALS SHALL REMAIN THE PROPERTY OF THE CITY ENGINEER.
5. STREETS, SIDEWALKS AND ADJACENT PROPERTIES SHALL BE PROTECTED THROUGHOUT THE WORK AS REQUIRED BY LOCAL CODES AND REGULATIONS AND APPROVED BY THE OWNER.
6. ALL MATERIAL SPECIFIED TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE PER LOCAL CODES AND REGULATIONS. THE CONTRACTOR SHALL COORDINATE METHOD OF DISPOSAL WITH CITY ENGINEER PRIOR TO COMMENCEMENT OF WORK.
7. MATERIALS TO BE REUSED OR SALVAGED SHALL BE STORED IN AN AREA DESIGNATED BY THE OWNER'S REPRESENTATIVE FOR THAT PURPOSE. ALL SALVAGED MATERIALS SHALL REMAIN THE PROPERTY OF THE OWNER.
8. DURING DEMOLITION OPERATIONS EVERY EFFORT SHALL BE MADE TO CONTROL DUST, PER CITY REQUIREMENTS.
9. TREES AND SHRUBS TO BE REMOVED WITHIN THE LIMITS OF WORK SHALL BE CLEARLY IDENTIFIED WITH BRIGHTLY COLORED RIBBON.
10. GRUBBING SHALL INCLUDE ALL WEEDS, SHRUBS, STUMPS AND ROOT SYSTEMS OF REMOVED PLANT MATERIAL, IRRIGATION PIPING AND ANY OTHER IRRIGATION MATERIALS WITHIN THE LIMITS OF DEMOLITION. GRUBBING SHALL BE TO THE DEPTHS BELOW PROPOSED IMPROVEMENTS INDICATED AS FOLLOWS: ASPHALT PAVING AND WALKWAYS-TOTAL DEPTH OF PAVING AND SUB-BASE; CONCRETE PAVING-TOTAL DEPTH OF PAVING AND SUB-BASE; LAWN AND OTHER PLANTINGS-ASAP REMOVE DEPTH REQUIRED OF STUMPS AND ROOTS OVER TWO (2) INCHES IN DIAMETER AND TURF.
11. PROTECT EXISTING TREES TO REMAIN PER TYPICAL TREE PROTECTION DETAIL.
12. STOCKPILED TOPSOIL SHALL BE STORED ON SITE AND REMAIN PROTECTED FROM CONTAMINATION PRIOR TO REDISTRIBUTION.
13. SAWCUT AND REMOVE EXISTING ASPHALT AS REQUIRED TO INSTALL NEW SITE IMPROVEMENTS AND ADJUST GRADES WITHIN CITY STREETS. ALL WORK WITHIN CITY RIGHT OF WAY SHALL MEET CITY STANDARDS AND SPECIFICATIONS.
14. ARRANGE FOR APPLICABLE UTILITY COMPANY TO RELOCATE EXISTING CABLES, WIRES, PHONE LINES, ETC. ALONG WITH EDISON POWER LINES AS REQUIRED.
15. CONTRACTOR SHALL SECURE AND PAY FOR ALL APPLICABLE PERMITS AND FEES NECESSARY FOR THE COMPLETE CONSTRUCTION OF THE PROJECT.

GRADING NOTES:

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SURVEY INFORMATION INCLUDING THE UTILITY SYSTEMS BEFORE ANY DEMOLITION OR CONSTRUCTION WORK OCCURS. ANY DISCREPANCIES WITH THE SURVEY INFORMATION SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
3. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND /OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN. WHEN THIS CONFLICT IS IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CITY ENGINEER, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO LACK OF SUCH NOTIFICATION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH OPERATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
6. NO CHANGE IN CONTRACT PRICE WILL BE ALLOWED FOR ACTUAL OR CLAIMED BETWEEN EXISTING GRADE AND THAT SHOWN ON PLANS AFTER CONTRACTOR HAS ACCEPTED EXISTING GRADES AND MOVED ON TO THE SITE.
7. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH THE EXISTING GRADE AT PROJECT LIMIT. PRECISE ELEVATIONS INDICATED ON THE PLANS TO BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
8. ALL GRADING AND PLACEMENT OF DRAINAGE STRUCTURES TO BE SUPERVISED IN THE FIELD BY THE OWNER'S REPRESENTATIVE.
9. INSTALL 3" DEPTH TOPSOIL OVER ALL DISTURBED LAWN AREAS.
10. SEED ALL PROPOSED OR DISTURBED LAWN AREAS.

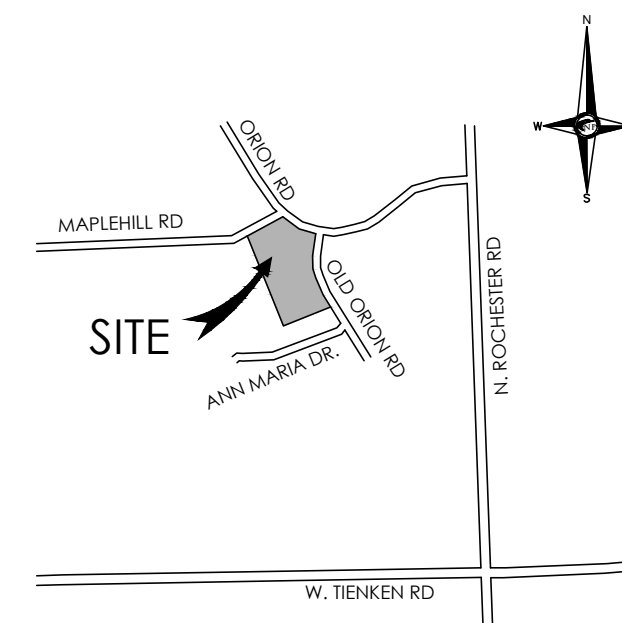
PLANTING NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL RIGHTS OF WAY, EASEMENTS, PROPERTY LINES AND LIMITS OF WORK, ETC. PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL PERTINENT UTILITY COMPANIES 72 HOURS IN ADVANCE OF ANY DIGGING TO MAKE HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
3. THE CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
4. ANY DISCREPANCIES BETWEEN DIMENSIONED LAYOUT AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT. FAILURE TO MAKE SUCH DISCREPANCIES KNOWN WILL RESULT IN CONTRACTOR'S RESPONSIBILITY AND LIABILITY FOR ANY CHANGES AND ASSOCIATED COST.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH CONSTRUCTION INSTALLATION OPERATIONS.
6. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN POSITIVE SURFACE DRAINAGE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, AND/OR OWNER'S REPRESENTATIVE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
8. SEE SPECIFICATIONS, PLANT LIST AND PLANTING DETAILS FOR PLANTING REQUIREMENTS, MATERIALS AND EXECUTION.
9. ALL TREES TO HAVE CLAY LOAM OR CLAY BALLS - TREES WITH SAND BALLS SHALL NOT BE ACCEPTED.
10. ALL TREES TO BE APPROVED BY OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE. ANY TREES DELIVERED TO THE SITE NOT PREVIOUSLY APPROVED MAY BE REJECTED AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
11. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
12. THE CONTRACTOR TO VERIFY PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL.
13. THE CONTRACTOR SHALL PLACE 3" DEPTH OF SHREDDED BARK MULCH IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED.



COORDINATE FINAL CONTROLLER LOCATION WITH OWNERS REP. PRIOR TO INSTALLATION. HARDWIRE CONTROLLER DIRECTLY TO NEAREST CIRCUIT PANEL. INSTALL ALL WIRES IN CONDUIT AND SECURELY FASTEN.

LOCATE AND CONNECT TO 1/2" SUPPLY LINE. TAP IMMEDIATELY AFTER THE DOMESTIC WATER METER. INSTALL SHUT OFF VALVE AND WINTERIZATION PORT. BRING NEW 1/2" IRRIGATION SUPPLY LINE TO THE OUTSIDE OF THE BLDG. CORE DRILL AND SEAL EXTERIOR WALL. SEE MECH. DRAWINGS. COORDINATE EXACT WATER SOURCE LOCATION WITH OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION. LOCATION SHOWN IS APPROXIMATE.



LOCATION MAP

N.T.S.

IRRIGATION NOTE:

ALL LANDSCAPE AREAS, INCLUDING THOSE WITHIN THE R.O.W., SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL OPERATE IN COMPLIANCE WITH LOCAL STANDARDS AND SEASONAL RESTRICTIONS. SEPARATE ZONES SHALL BE PROVIDED FOR LAWN AREAS AND PLANTING BEDS. IRRIGATION SHALL BE DESIGNED IN THE MOST EFFICIENT MANNER NECESSARY TO FULLY IRRIGATE ALL PLANTING AREAS. OVERSPRAY ONTO CITY ROADS OR PATHWAYS IS PROHIBITED.



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SHEET
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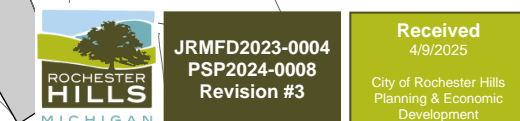
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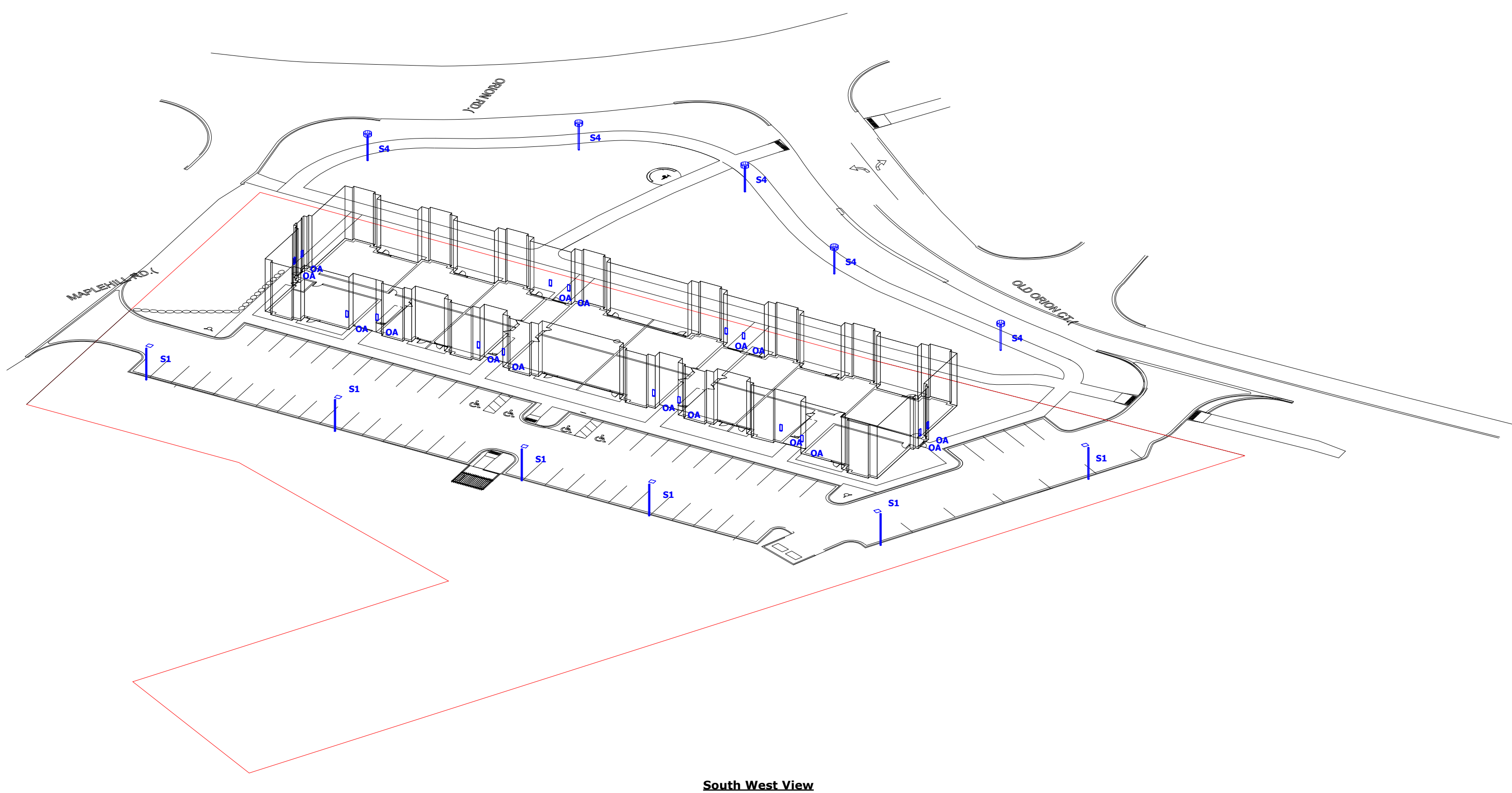
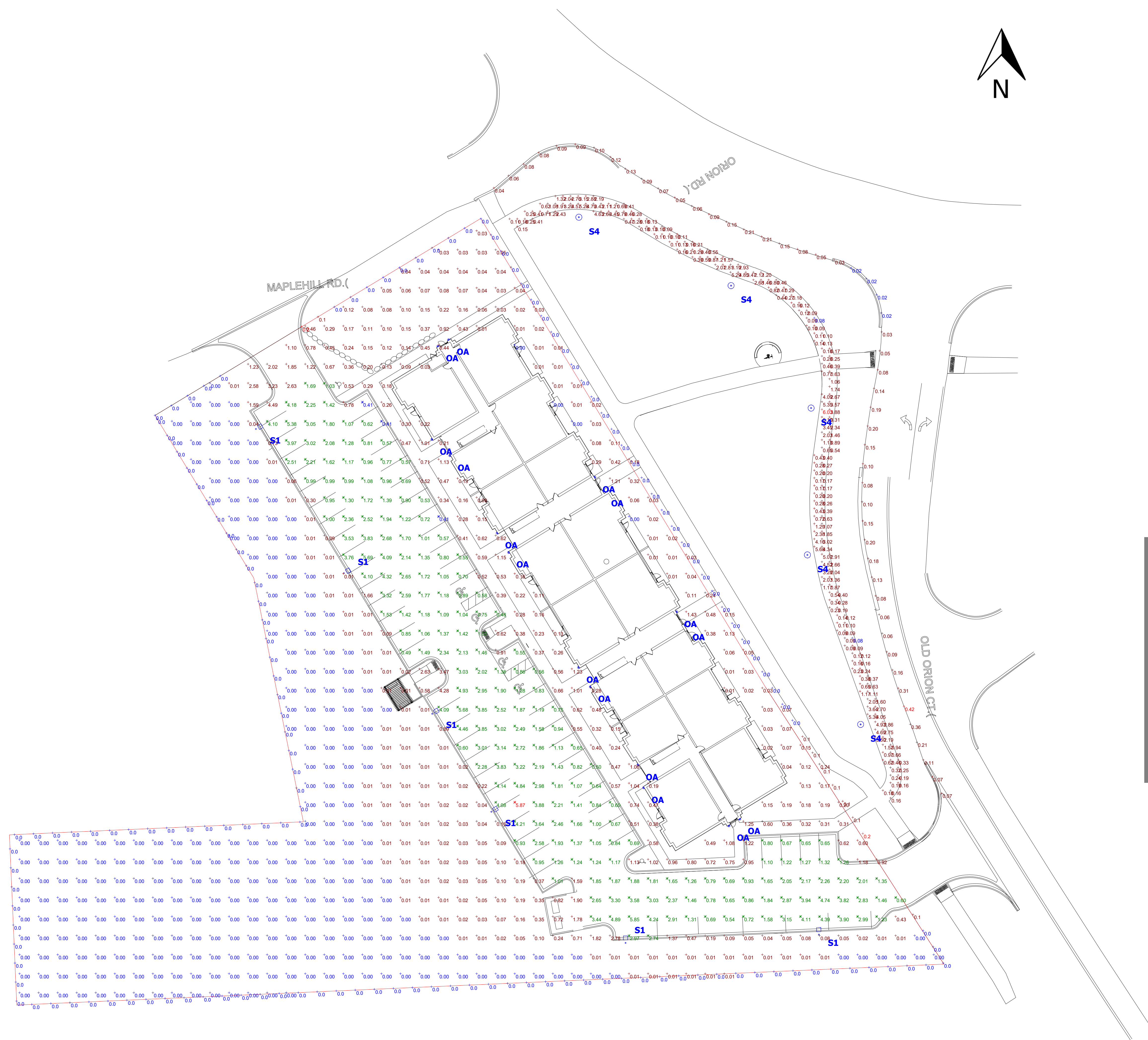
DRAWN BY:
AJB
DESIGNED BY:
AJB
APPROVED BY:
G. Ostrowski
DATE:
July 15, 2024

SCALE: 1" = 30'
NFE JOB NO. K176-01
SHEET NO. IR1



2428 Chippewa Trail
Hastings, Michigan 49058
Tel. (248) 789-0330
email: abarnes@liquidassets.org
www.liquidassets.org





D-Series Size 1 LED Area Luminaire

Specifications

Item	Value
Length	24.00"
Width	14.00"
Height	1.00"
Weight	1.00 lb

Ordering Information

Item	Part Number	Description	Notes
1	DSX1-30K-70CRI	D-Series Size 1 LED Area Luminaire, 3000K, 70 CRI	

Forms+Surfaces

PRODUCT DATA

Forms+Surfaces

INSTALLATION & MAINTENANCE

LED SHIELD

- 1.0" x 1.0" frosted lens with 1.0" x 1.0" frosted lens
- 1.0" x 1.0" frosted lens with 1.0" x 1.0" frosted lens
- 1.0" x 1.0" frosted lens with 1.0" x 1.0" frosted lens

LED SHIELD

- 1.0" x 1.0" frosted lens with 1.0" x 1.0" frosted lens
- 1.0" x 1.0" frosted lens with 1.0" x 1.0" frosted lens
- 1.0" x 1.0" frosted lens with 1.0" x 1.0" frosted lens

CAPSULE-SQ

BROWNLEE

7115 LED

7115 LED

7115 LED

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall Site	+	0.62 fc	5.87 fc	0.00 fc	N/A	N/A
Parking Area	✖	1.96 fc	5.87 fc	0.41 fc	14.3:1	4.8:1
Property Line @ 5'	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
Proposed Walkway	+	1.29 fc	6.03 fc	0.08 fc	75.4:1	16.1:1
Roadway Boundary @ 5'	+	0.12 fc	0.42 fc	0.02 fc	21.0:1	6.0:1

Schedule						
Symbol	Label	QTY	Manufacturer	Catalog	Description	LLF Mounting Height
OA	OA	16	Brownlee Lighting Inc	7115-15-H08-30K	Aluminum housing, frosted lens enclosure, 3000K	0.9 6'
S1	S1	6	Lithonia Lighting	DSX1 LED 30K 70CRI	D-Series Size 1 Area Luminaire Performance Package 3000K CCT 70 CRI	0.9 15'
S4	S4	5	FORMS AND SURFACES	CRT2011160915-001,	POST TOP Pedestrian, 3000K, From City Gateway and Streetscape Master Plan.	0.9 12'

General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0" & 5' - 0"

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 CONTROLS@GASSERBUSH.COM OR 734-266-6705.

Alternates Note

THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Ordering Note

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

Drawing Note

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

Mounting Height Note

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


$$3/32" = 1'-0"$$

$$3/32" = 1'-0"$$

2-STORY WALK-UPS				
	FIRST FLOOR	SECOND FLOOR	TOTAL	RATIO
1-BEDROOM	6 UNITS	4 UNITS	10 UNITS	31 %
2-BEDROOM	10 UNITS	12 UNITS	22 UNITS	69 %
TOTAL/BLDG	16 UNITS	16 UNITS	32 UNITS	

[illegible]

Seal:



Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow: _____

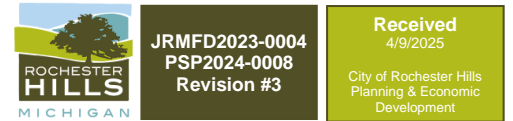
Sheet Title: Elevations

Project Number: _____
Project Number

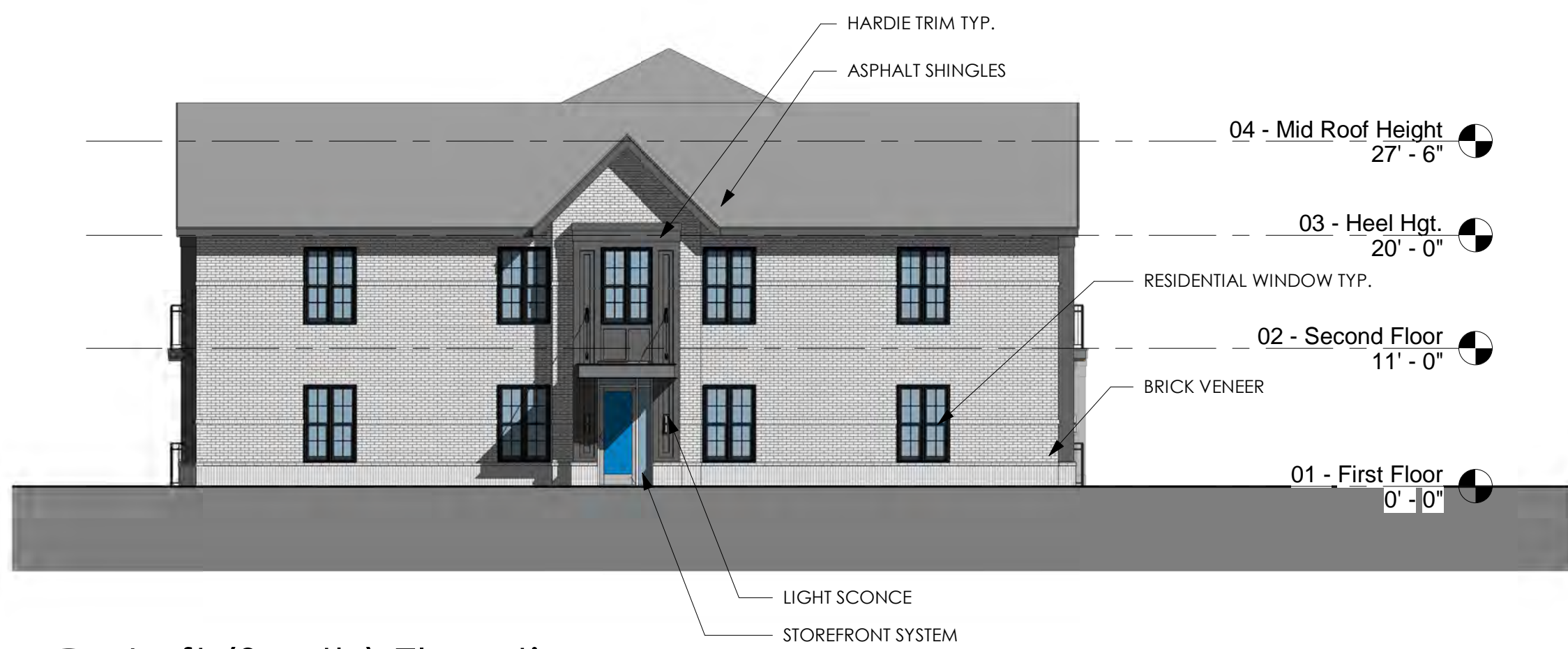
Scale: _____
As indicated

Sheet Number: _____

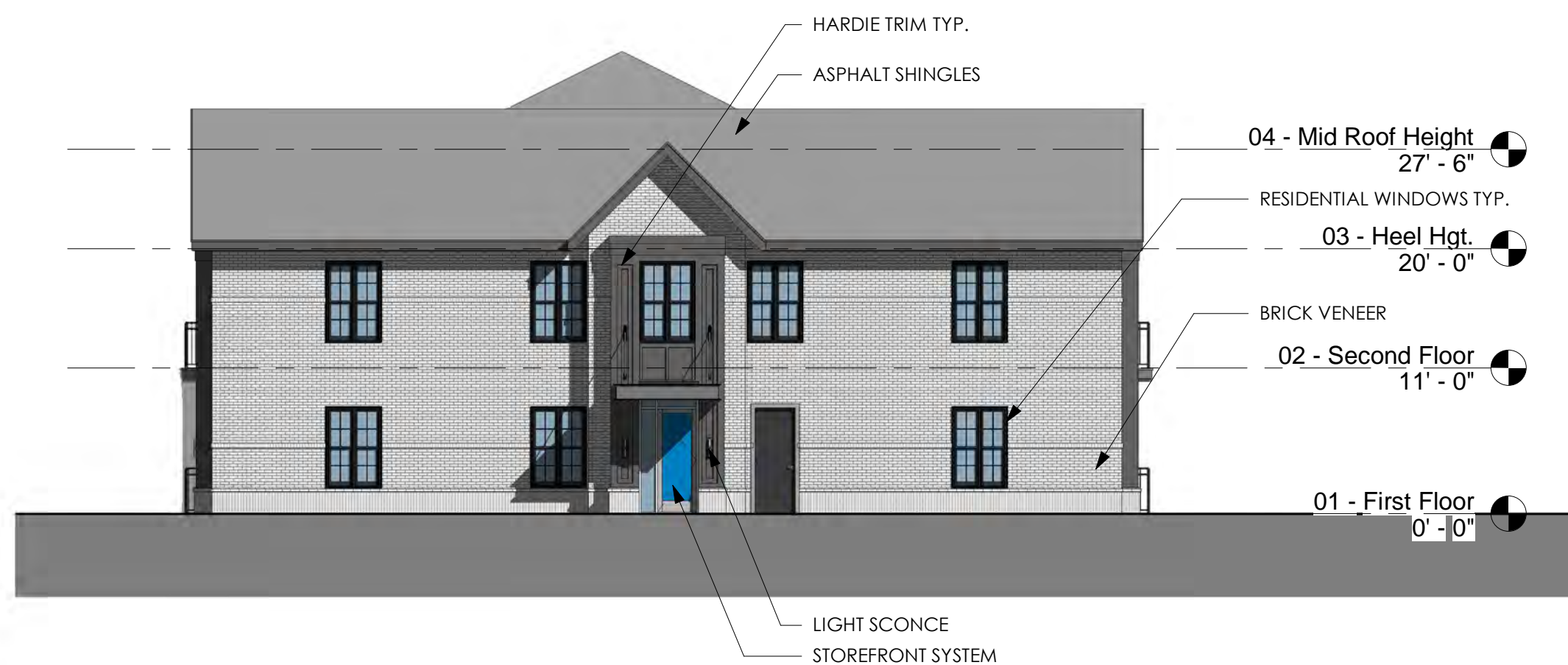
A.200



1 Front (East) Elevation
A.100 $3/32" = 1'-0"$



2 Left (South) Elevation
A.100 $3/32" = 1'-0"$



4 Right (North) Elevation
A.100 $3/32'' = 1'-0''$

Material Calculations				
	Brick		Hardie Trim	
	Area	Percentage	Area	Percentage
Front	2,836 SF	66 %	1,480 SF	34 %
Rear	2,563 SF	67 %	1,244 SF	33 %
Left	1,039 SF	91 %	101 SF	9 %
Right	1,039 SF	91 %	101 SF	9 %

Opening Calculations	
First Floor	Second Floor
26 %	30 %



3 Rear (West) Elevation