



PROJECT:
LEKOCAJ RESIDENCE
1150 E. AVON ROAD
ROCHESTER HILLS, MI

DATE & REVISIONS:
 JULY 10, 2025
 JULY 15, 2025
 OCTOBER 15, 2025
 JANUARY 9, 2026
 MARCH 16, 2026
 APRIL 24, 2026

SCALE & NORTH ARROW:



SCALE: 1" = 20' - 0"



SHEET TITLE:
LANDSCAPE + MATERIAL PLAN

SHEET NO:
L1

DESIGNED BY:
M.M.

NOTE:
Member Design Co. has solely provided drawings for this project and has no involvement with its implementation or required permitting of the project.

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PARKING LOT CALCULATIONS:

OVERALL PARKING LOT SF = 33,254 SF
 5% OF OVERALL PARKING LOT SF (33,254) = 0.05 X 33,254 = 1,663 SF
 1,663 / 150 = 11.08 = 12 TREES (COMPLIANT)

(COMPLIANT) INTERIOR PARKING LOT TREES ARE DISTINGUISHED WITH LIGHT GREEN BACKGROUND

TREE REPLACEMENT CALCULATIONS:

TOTAL TREES TO BE REMOVED = 104

TOTAL REGULATED TREES TO BE REMOVED = 63

TOTAL SPECIMEN TREES TO BE REMOVED = 41

50% OF TOTAL DBH (1,003 + 0.50 X 1,003 = 501.5") TO BE REPLACED

17 SPECIMEN TREES TO BE PRESERVED = 2" REPLACEMENT TREE CREDIT (34" C" 501.5 - 34" = 467.5" C" TO BE REPLACED)

TOTAL REQUIRED REPLACEMENT TREES AT 2" CALIBER FOR REGULATED TREES = 63

TOTAL REQUIRED REPLACEMENT TREES AT 3" CALIBER FOR SPECIMEN TREES = 234

TOTAL REQUIRED REPLACEMENT TREES = 297

OF REP. TREES TO BE PLANTED ON SITE = 47

OF REP. TREES DIRECTED TO CITY TREE FUND = 250

NOTE:

- DUE TO LIMITED SPACE ON SITE, 250 TREES WILL BE DIRECTED TO CITY TREE FUND AT \$34 PER TREE (AS REFLECTED IN COST ESTIMATE)
- REPLACEMENT TREES ARE DISTINGUISHED WITH A BOLD BLUE SYMBOL. THIS EXCLUDES ANY TREES PLANTED WITHIN THE BUFFER, PARKING LOT, LANDSCAPING, OR ROW.

467.5" specimen tree replacements required

47" x 3" replacements = 141" provided

balance = 326" of specimen tree replacement needing replacement

Tree fund for specimen trees = 326" / 2 (2" trees) = 163 trees

163 trees + 63 (regulated / non-specimen) = 226 trees into tree fund

226 * \$334

ALL TREES TO BE AT LEAST 15' FROM OVERHEAD WIRE (COMPLIANT)

TRP Tree Removal Permit

\$75,484 to be paid into the City Tree Fund

15 WN

9 WH

LANDSCAPE BED TO SATISFY 5% OF TOTAL PARKING LOT SQUARE FOOTAGE (COMPLIANT) TYP.

16 WN

3 OK

LANDSCAPE SCHEDULE (TOTAL TREES + SHRUBS)

SYM.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REP. TREE	UNIT PRICE	TOTAL
DB	62	DIABLO NINEBARK	PHYSCALOPUS (PHILIPOLUS) MONLOI	3 GAL	CAN	NO	\$100	\$6,200
DG	46	RED TWIG DOGWOOD	CORNUS SERICEA	3 GAL	CAN	NO	\$100	\$4,600
MP	4	RED MAPLE	ACER RUBRUM	3" C	BAB	YES	\$700	\$2,800
ZL	7	ZELKOVA	ZELKOVA SERBATA	3" C	BAB	YES	\$700	\$4,900
GS	16	GINKGO	GINKGO BILOBA	3" C	BAB	YES	\$700	\$11,200
IV	15	IVORY BILK LILAC	STRONGA RETICULATA 'IVORY SILK'	3" C	BAB	YES	\$700	\$10,500
RD	6	RED BUD - CLUMP	CERCIS CANADENSIS	7" C	BAB	NO	\$700	\$4,200
WN	47	WINTER GREEN CEDAR	THUJA OCCIDENTALIS 'WINTERGREEN'	4"	BAB	NO	\$700	\$32,900
WN-1	9	GREEN GIANT CEDAR	THUJA STANSHISHI 'PLACATA 'GREEN GIANT'	12"	BAB	YES	\$700	\$6,300
MX	30	CARLESS VINCETUINUM, QUICK FIRE - FRYEN MIX	3" C	CAN	NO	\$100	\$3,000	
OK	8	RED OAK	QUERCUS RUBRA	3" C	BAB	YES	\$700	\$5,600
RV	7	RIVER BIRCH - SINGLE-STEM	BETULA NIGRA	3" C	BAB	YES	\$700	\$4,900
WH	9	WHITE OAK	QUERCUS ALBA	3" C	BAB	YES	\$700	\$6,300
TOTAL							\$97,800	

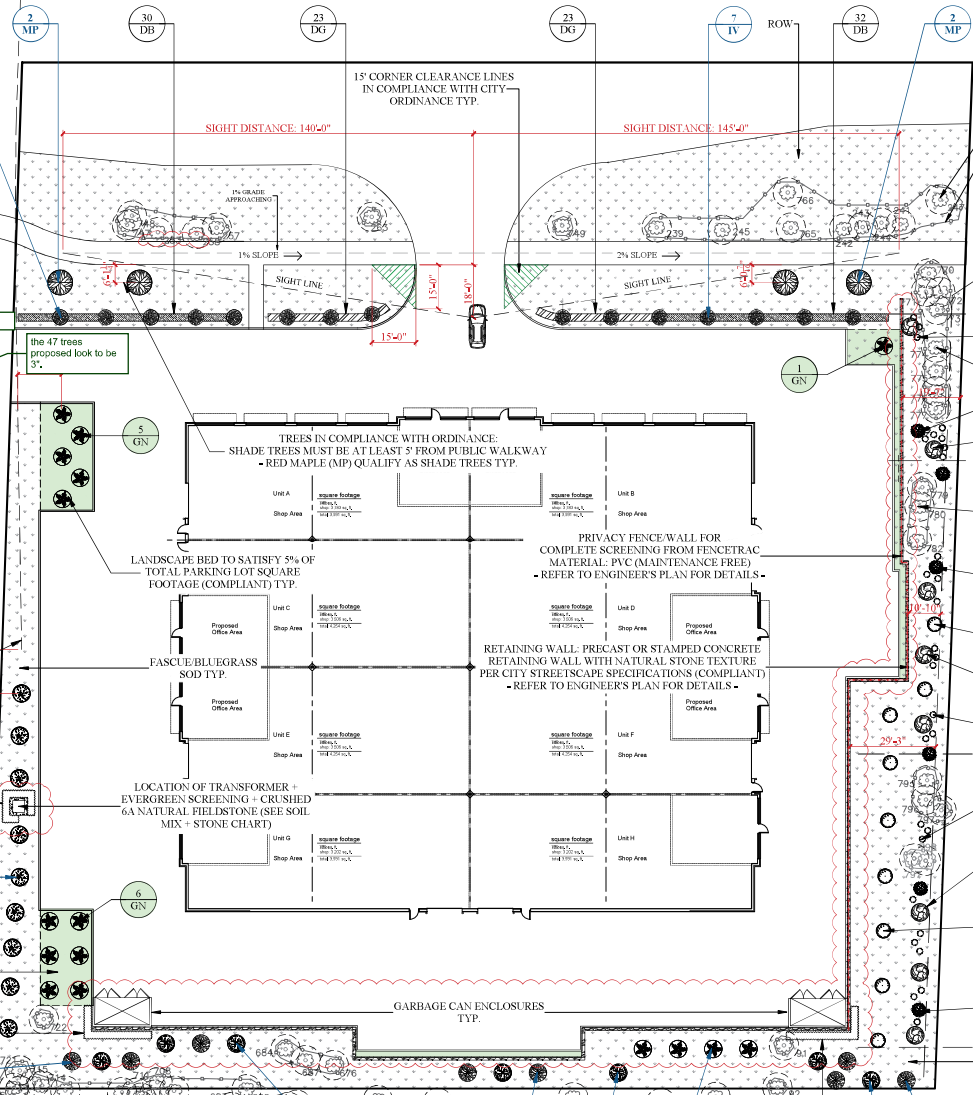
SOIL MIX + STONE

	QTY	UNIT PRICE	TOTAL
4425	CY	PLANTING MIX \$80/CY	\$3540
11.5	CY	MULCH \$110/CY	\$1265
25	BAGS	BIO-TONE \$100/BAG	\$2500
3080	SY	TOPSOIL AND SOIL-BLUEGRASS/FESCUE MIX \$5/SY	\$22,640
44	SF	CRUSHED 6A NATURAL FIELDSTONE \$5.00/SF	\$22
TOTAL			\$31,967

LB Landscape Bond
Landscape bond of \$221,267 plus inspection fees.

TOTAL COST ESTIMATE:

LANDSCAPE + SOIL MIX + STONE =	\$97,800
IRRIGATION =	\$8,000
TOTAL =	\$133,767
CITY TREE FUND (\$334 TREE = 250 X \$334) =	\$83,500
TOTAL COST INCLUDING CITY TREE FUND =	\$217,267



EXISTING TREES TO REMAIN + (COMPLIANT) PROTECTION FENCING THROUGHOUT TREES TO BE ADEQUATELY PROTECTED AROUND BORDER WHERE RETAINING WALLS/GRADING IS BEING DONE TYP.

BUFFER TYPE "E" REQUIREMENTS:

DECIDUOUS TREES: 2.5/100 LF
 ORNAMENTAL TREES: 1.5/100 LF
 EVERGREEN TREES: 6/100 LF
 SHRUBS: 10/100 LF

SEE (COMPLIANT) PLANT COMPUTATIONS SHOWN BELOW:

4 CITY ORDINANCE SOFTSCAPE SETBACK (COMPLIANT)

PLANT QUANTITIES PER EVERY 50'-00" INTERVAL

10 MX (SHRUB)
 TREE #774, #775, #776, AND #777 (SHRUB TREE) COUNT TOWARDS EVERGREENS PER BUFFER TYPE "E" REQUIREMENTS

1 RD (ORNAMENTAL TREE)
 2 RV (DECIDUOUS TREE)

1 GN

2.5 RD (ORNAMENTAL TREE)
 TREE #779, #780, AND #782 (SHRUB TREE) COUNT TOWARDS THE REMAINING REQUIRED EVERGREENS PER BUFFER TYPE "E" REQUIREMENTS

3 WN-1 (EVERGREEN TREE)

3 RV (DECIDUOUS TREE)

10 MX (SHRUB)

10 RV (DECIDUOUS TREE)

3 WN-1 (EVERGREEN TREE)

6 WN-1 (EVERGREEN TREE)

2.5 RD (ORNAMENTAL TREE)

16 WN

3 OK

2 ZL

4 GN

2 OK

2 ZL

16 WN

2 ZL

3 OK

BUFFER CALCULATION BASED ON BUFFER TYPE "E" REQUIREMENTS
 50' INTERVAL
 DECIDUOUS TREES 250 LF
 ORNAMENTAL TREES 150 LF
 EVERGREEN TREES 600 LF
 SHRUBS 1000 LF
 SEE SYMBOL ON PLAN - COMPLIANT

BUFFER CALCULATION BASED ON BUFFER TYPE "E" REQUIREMENTS
 50' INTERVAL
 DECIDUOUS TREES 310 LF
 ORNAMENTAL TREES 210 LF
 EVERGREEN TREES 610 LF
 SHRUBS 1010 LF
 SEE SYMBOL ON PLAN - COMPLIANT

BUFFER CALCULATION BASED ON BUFFER TYPE "E" REQUIREMENTS
 50' INTERVAL
 DECIDUOUS TREES 310 LF
 ORNAMENTAL TREES 210 LF
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 SHRUBS 1010 LF
 SEE SYMBOL ON PLAN - COMPLIANT

\$137,767

\$221,267

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SHEET TITLE:

IRRIGATION

PLAN

SHEET NO.:

L3

DESIGNED BY:

M.M.

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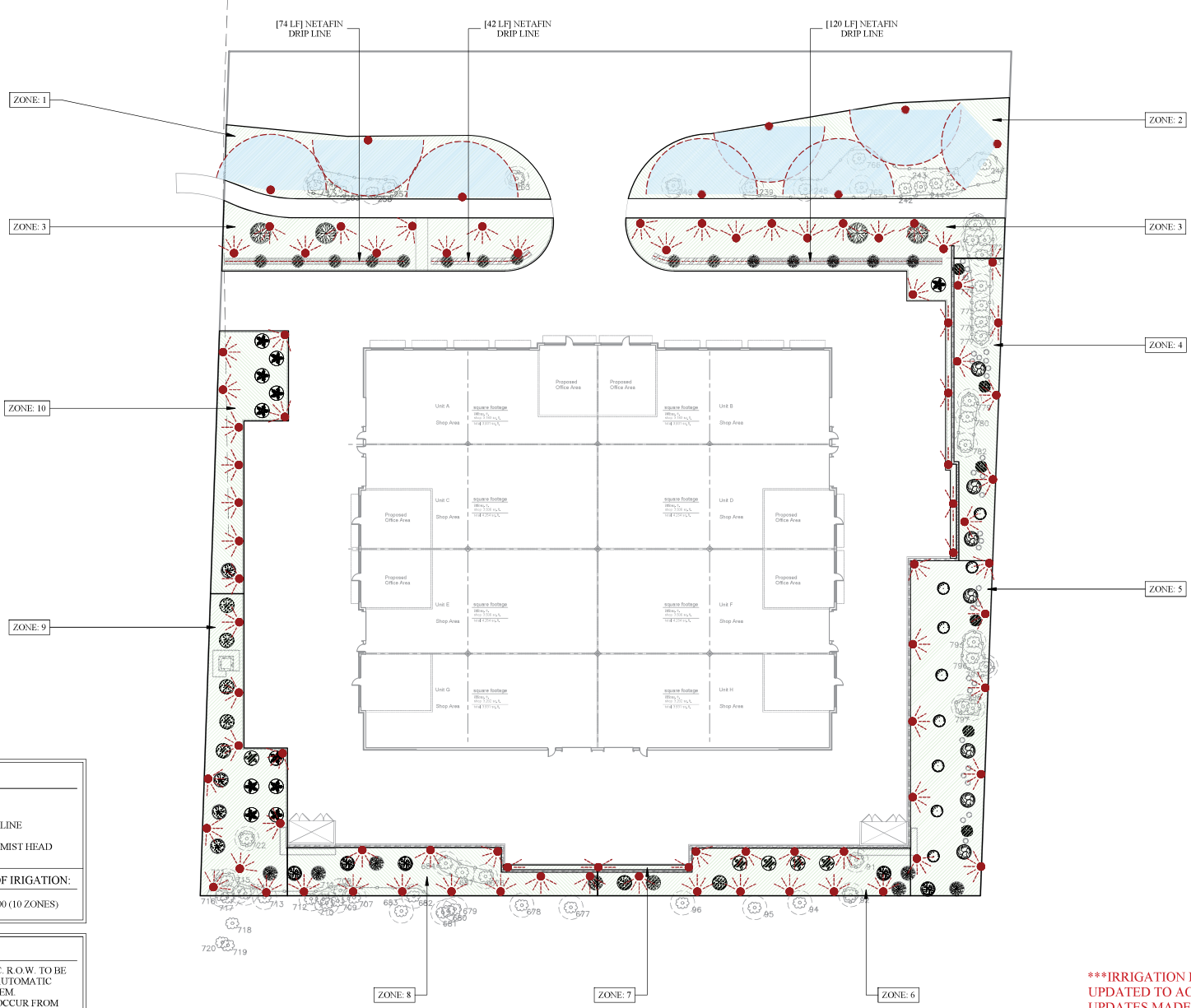
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*****IRRIGATION PLAN AND ZONES**

UPDATED TO ACCOMMODATE

UPDATES MADE TO PARKING

LAYOUT THROUGHOUT



LEGEND:

- LAWN ROTOR
- NETAFIN DRIP LINE
- ☼ DIRECTIONAL MIST HEAD

ESTIMATED COST OF IRRIGATION:

@ \$800/ZONE = \$8,000 (10 ZONES)

NOTE:

- GREEN AREAS INC. R.O.W. TO BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM.
- WATERING MAY OCCUR FROM 1:00 AM - 5:00 AM ONLY
- REFER TO ENGINEER'S PLAN FOR TREE REMOVAL CHART



- Issue:
 preliminary
 construction
 record

building data

LOCAL AGENCY: CITY OF ROCHESTER HILLS
 1000 ROCHESTER HILLS DR
 ROCHESTER HILLS, MI 48063

REFERENCE CODE:
 201 MICHIGAN BUILDING CODE WITH STATE AMENDMENTS
 201 MICHIGAN PLUMBING CODE WITH STATE AMENDMENTS
 201 MICHIGAN MECHANICAL CODE WITH STATE AMENDMENTS
 2023 NATIONAL ELECTRICAL CODE WITH STATE AMENDMENTS
 MICHIGAN ENERGY CODE ASHRAE 90.1 - 2019

BUILDING AREA: 32,140 SQ. FT.
 BUILDING HEIGHT: 1 STORY - 24'-0" (SEE ELEVATION)
 ALLOWABLE PER TABLE 504.4 + 3 STORIES

USE GROUP: (F-1) FACTORY AND INDUSTRIAL, MODERATE
 (B) BUSINESS

CONSTRUCTION TYPE: (B) NONCOMBUSTIBLE
 PROPOSED USE: SHOP / WAREHOUSE FACILITY

OCCUPANT LOAD:
 OFFICE AREA
 1 PER 100 SQ. FEET = 5,544 / 100 = 55 OCCUPANTS (TABLE 1004.5)
 WAREHOUSE AREA
 1 PER 300 SQ. FEET = 22,391 / 300 = 75 OCCUPANTS (TABLE 1004.5)
 SHOP AREA
 1 PER 100 SQ. FEET = 22,391 / 100 = 224 OCCUPANTS (TABLE 1004.5)
 TOTAL = 300 OCCUPANTS

FIRE RESISTANCE RATING OF STRUCTURAL ELEMENTS PER TABLE 601: 0 HOURS
 FIRE RESISTANCE RATING OF EXTERIOR NON-LOADBEARING WALLS PER TABLE 601: 0 HOURS
 FIRE RESISTANCE RATING OF EXTERIOR LOAD BEARING PARTITION WALLS PER TABLE 601: 0 HOURS
 FIRE RESISTANCE RATING OF NON-LOAD BEARING PARTITION WALLS PER TABLE 601: 0 HOURS
 FIRE RESISTANCE RATING OF INTERIOR LOAD BEARING WALLS, LOAD BEARING PARTITIONS, COLUMNS, OR BEAMS PER TABLE 601: 0 HOURS
 FIRE RESISTANCE RATING OF TENANT SEPARATION WALLS PER TABLE 604A: 0 HOURS
 FIRE RESISTANCE RATING OF ROOF CONSTRUCTION INCLUDING BEAMS, TRUSSES AND HANGING JACQUES AND ROOF DECK PER TABLE 601: 0 HOURS
 FIRE RESISTANCE RATING OF INTERIOR FINISH PER TABLE 803.1: REQUIRES VERTICAL EXITS + PASSAGEWAYS + CLASS B CONDITIONS PROVIDING EXIT ACCESS + CLASS C ROOFS OR ENCLOSED SPACES + CLASS C

MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD PER TABLE 1006.3: (2) TWO EXITS
 MINIMUM LENGTH OF EXIT ACCESS TRAVEL PER TABLE 1012 (WITH FIRE SUPP. SYSTEMS): 250 FEET

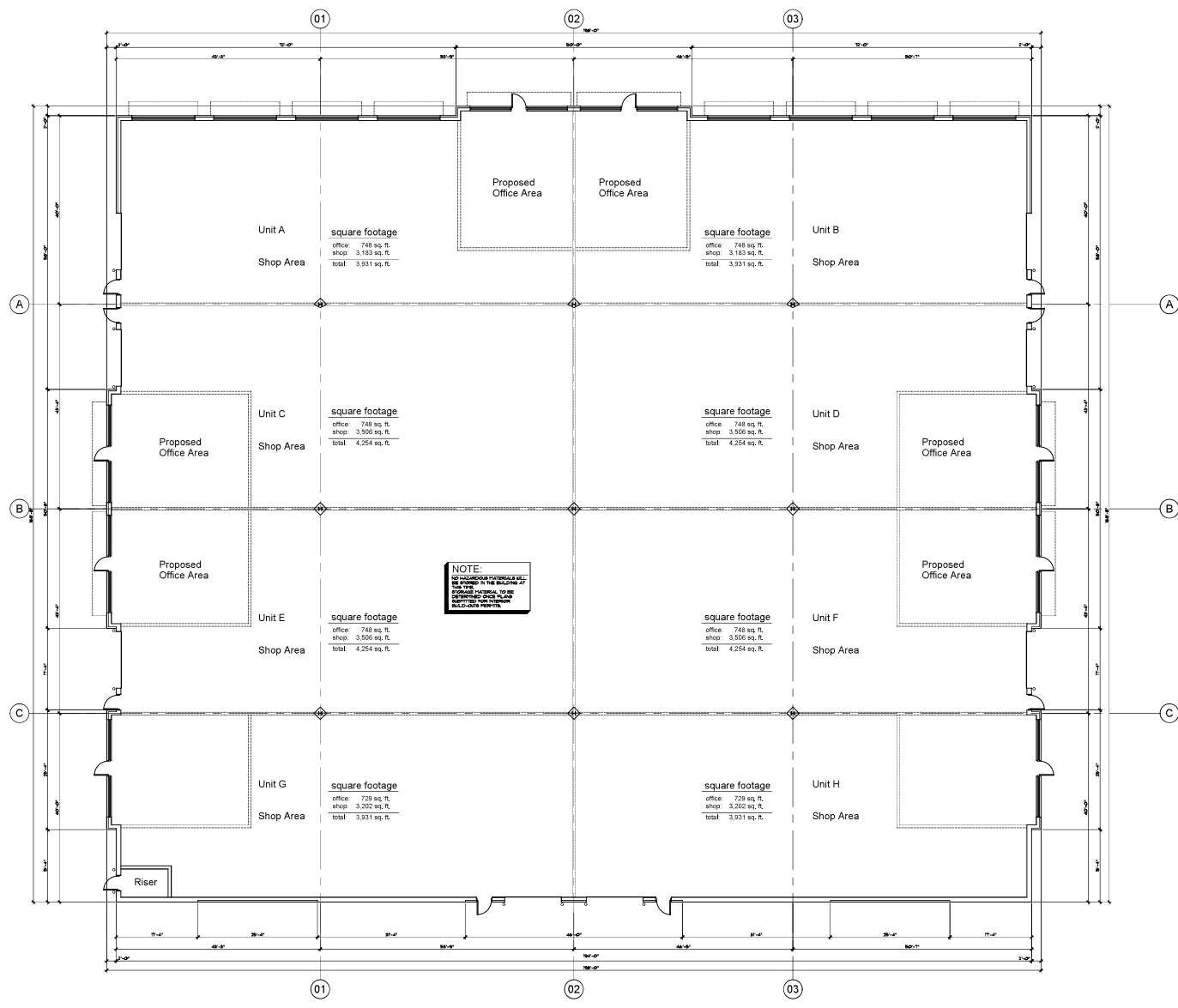
allowable area: non-separated mixed use
 Type IIB Construction:
 ALLOWABLE AREA PER M.B.C. TABLE 506.2, F: 63,000 SF.
 (F-1) Factory & Industrial - Moderate
 ALLOWABLE AREA CALCULATION:
 TOTAL AREA: 32,140 SQUARE FEET

PERCENTAGE OF BUILDING PERIMETER:
 OPEN PERIMETER: "6'-4" - 0"
 TOTAL PERIMETER: "6'-4" - 0"
 ("6'-4" - 0") / ("6'-4" - 0") = 100%

FRONTAGE INCREASE FACTOR PER TABLE 506.3.3
 100% + 7%
 107%
 ALLOWABLE AREA:
 63,000 + 1,629 = 64,629

NOTE:
 FIRE AREA IS UNDER ALLOWABLE AREA.

fire suppression system note:
 ENTIRE BUILDING TO BE 100% FIRE SUPPRESSED. FIRE PROTECTION CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL. FINAL REQUIREMENTS WILL BE PROVIDED ONCE WAREHOUSE COMPONENTS ARE DETERMINED.



floor plan

3/2" = 1'-0"





PROJECT: J2025-0162/PSP2025-0016

REVISION: Conditions Review #4

RECEIVED: 4/29/2026

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT



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