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Troy, MI 48084
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PLANNING COMMISSION MEETING AGENDA REGULAR MEETING

Tom Krent, Chairman, David Lambert, Vice Chairman
Ollie Apahidean, Karen Crusse, Carlton Faison,
Michael W. Hutson, Marianna Perakis, Sadek Rahman and John J. Tagle

December 8, 2020

7:00 P.M.

Remote Meeting

Public Comment may be communicated to the Planning Commission via telephone voice mail by calling 248.524.1305 or by sending an email to planning@troymi.gov. All comments will be provided to the Planning Commission.

1. ROLL CALL
2. SUSPENSION OF PLANNING COMMISSION BYLAWS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES – November 10, 2020
5. PUBLIC COMMENT – For Items Submitted via Email or Telephone Message

SITE PLAN APPROVAL

6. PRELIMINARY SITE PLAN REVIEW (File Number SP2019-0045) – Proposed The Westington, South side of Wattles, East of Crooks, Section 21, Currently Zoned NN (Neighborhood Node “I”) District

OTHER ITEMS

7. MISCELLANEOUS BUSINESS- PLANNING COMMISSION 2021 MEETING SCHEDULE
8. PLANNING COMMISSION COMMENT
9. ADJOURN

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

PROPOSED RESOLUTION

PROPOSED RESOLUTION TO TEMPORARILY SUSPEND THE PLANNING COMMISSION RULES OF PROCEDURE

Resolution # PC-2020-12-

Moved by:

Seconded by:

WHEREAS, the Michigan Department of Health and Human Services (MDHHS) Director Robert Gordon issued an Order on October 5, 2020 under MCL 333.2253 restricting indoor gathering sizes to protect public health and safety, and

WHEREAS Public Act 228 of 2020 permits public meetings to be held by electronic means where an in person meeting could detrimentally increase exposure of board members and the general public to COVID-19,

THEREFORE BE IT RESOLVED, That as allowed by Planning Commission Rules of Procedure Article IV, Section 6, the Troy Planning Commission hereby **TEMPORARILY SUSPENDS** the requirement of holding a meeting at the Troy City Hall and **ALLOWS** all Troy Planning Commission Members to electronically participate in any Planning Commission meeting through December 31, 2020.

Members participating electronically will be considered present and in attendance at the meeting and may participate in the meeting as if physically present. However, members must avoid using email, texting, instant messaging, and other such electronic forms of communication to make a decision or deliberate toward a decision.

RESOLVED, As allowed by Planning Commission By-laws and Rules of Procedure Article X, the Troy Planning Commission hereby **TEMPORARILY SUSPENDS AND MODIFIES** the By-laws and Rules of Procedure concerning the Order of the Agenda, as set forth in Article V, Section 3, to consolidate the Public Comment sections of the meeting for any meeting held through December 31, 2020.

RESOLVED, As allowed by Planning Commission By-laws and Rules of Procedure Article X, the Troy Planning Commission hereby **TEMPORARILY SUSPENDS AND ALLOWS** two methods of receiving Public Comment for virtual meetings. Public comments can be submitted for the Planning Commission meeting by sending an email to: planning@troymi.gov. Emails received prior to 4:00 pm on the day of the Planning Commission meeting, will be read at the meeting and made part of the public record. Public comments can also be submitted by calling the following phone number and leaving a voicemail message: (248) 524-1305. Recorded voicemail messages received prior to 4:00 pm on the day of the Planning Commission meeting will be played at the meeting. For emails and recorded messages received after the deadline, reasonable efforts will be made to read emails and play recorded messages received during the meeting. Email and voicemail public comments will be limited to three minutes each.

Chair Krent called the virtual Regular meeting of the Troy City Planning Commission to order at 7:03 p.m. on November 10, 2020. Chair Krent introduced the procedure to be followed for a remote meeting.

1. ROLL CALL

Present:

Ollie Apahidean
Karen Crusse
Carlton M. Faison
Michael W. Hutson
Tom Krent
David Lambert
Marianna Perakis
Sadek Rahman
John J. Tagle (audibly only)

Also Present:

R. Brent Savidant, Community Development Director
Ben Carlisle, Carlisle Wortman Associates
Julie Quinlan Dufrane, Assistant City Attorney
Jackie Ferencz, Planning Department Administrative Assistant
Kathy L. Czarnecki, Recording Secretary

2. SUSPENSION OF PLANNING COMMISSION BYLAWS

Resolution # PC-2020-11-027

Moved by: Rahman

Support by: Perakis

WHEREAS, the Michigan Department of Health and Human Services (MDHHS) Director Robert Gordon issued an Order on October 5, 2020 under MCL 333.2253 restricting indoor gathering sizes to protect public health and safety, and

WHEREAS Public Act 228 of 2020 permits public meetings to be held by electronic means where an in-person meeting could detrimentally increase exposure of board members and the general public to COVID-19,

THEREFORE BE IT RESOLVED, That as allowed by Planning Commission Rules of Procedure Article IV, Section 6, the Troy Planning Commission hereby **TEMPORARILY SUSPENDS** the requirement of holding a meeting at the Troy City Hall and **ALLOWS** all Troy Planning Commission Members to electronically participate in any Planning Commission meeting through December 31, 2020.

Members participating electronically will be considered present and in attendance at the meeting and may participate in the meeting as if physically present. However, members must avoid using email, texting, instant messaging, and other such electronic forms of communication to make a decision or deliberate toward a decision.

RESOLVED, As allowed by Planning Commission By-laws and Rules of Procedure Article X, the Troy Planning Commission hereby **TEMPORARILY SUSPENDS AND MODIFIES** the By-laws and Rules of Procedure concerning the Order of the Agenda, as set forth in Article V, Section 3, to consolidate the Public Comment sections of the meeting for any meeting held through December 31, 2020.

RESOLVED, As allowed by Planning Commission By-laws and Rules of Procedure Article X, the Troy Planning Commission hereby **TEMPORARILY SUSPENDS AND ALLOWS** two methods of receiving Public Comment for virtual meetings. Public comments can be submitted for the Planning Commission meeting by sending an email to: planning@troymi.gov. Emails received prior to 4:00 pm on the day of the Planning Commission meeting, will be read at the meeting and made part of the public record. Public comments can also be submitted by calling the following phone number and leaving a voicemail message: (248) 524-1305. Recorded voicemail messages received prior to 4:00 pm on the day of the Planning Commission meeting will be played at the meeting. For emails and recorded messages received after the deadline, reasonable efforts will be made to read emails and play recorded messages received during the meeting. Email and voicemail public comments will be limited to three minutes each.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF AGENDA

Resolution # PC-2020-11-028

Moved by: Perakis

Support by: Apahidean

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

4. APPROVAL OF MINUTES

Mr. Lambert asked that the draft minutes reflect that Resolution # PC-2020-10-026 was moved by him and not Mr. Tagle.

Resolution # PC-2020-11-029

Moved by: Lambert

Support by: Rahman

RESOLVED, To approve the minutes of the October 27, 2020 Regular meeting as revised.

Yes: All present (9)

MOTION CARRIED

5. PUBLIC COMMENT – For Items Submitted via Email or Telephone Message

Email messages received after the online posting of the agenda, in response to Agenda item #6.

- Carl Koenig, 4393 Cahill; oppose
- Jan Walsh, 4318 Bender Court; oppose
- Omar Shouhayib, 2265 Livernois, Choice Development; in support
- Laura Lipinski, 4233 Carson; oppose
- Ken McCabe, no address; oppose
- Thomas and Patricia Reiss, 1400 Bradbury; oppose
- Charlotte MacPherson, no address; oppose
- Senthil Kumar, 4073 Parkstone; oppose
- Lisa Paglino, 1061 Redding; oppose
- Neal and Paulette Shaw, 3861 Jennings; oppose
- Linda Baatz, no address; oppose
- Anirudh Sure, no address; oppose
- Daryl and Denise Jamison, no address; oppose
- Yumin and Zhang Ying Sheng, 4678 Tifton; oppose
- Tom Shaw, 4040 Glencastle; oppose
- John and Shelly Shallcross, 1059 Fountain; oppose
- Vivian Zoma, no address; oppose
- Sathya Dev, no address; oppose
- Maureen Cash, 4278 Lehigh; oppose
- Bonnie Jeffrey, no address; oppose
- Maureen Pickard, no address; oppose
- Celine T (concerned citizen), no address; oppose
- Faina Temkin, no address; oppose
- Larry and Jennifer Patton, 1417 Fountain; oppose
- Srinivasan Ravindran, no address; oppose
- Medha Tripathi, no address; oppose
- Angela He, 1347 Fountain; oppose
- Natarajan Athreya, 4089 Glencastle; oppose
- No name (Boots2344), 1310 Fountain; oppose
- Jonathan Maksabo, no address; oppose
- Ralph Schick, 4117 Penrose; oppose
- Amy Hirina, 4234 Carson; oppose
- Shalin Shah, no address; oppose
- No name, no address; oppose
- Harshini Chandrasekaran, no address; oppose
- Varun Aravapally, no address; oppose
- Ayesha Khan, no address; oppose
- Aryamaan Gaddam, no address; oppose
- Andrea Noble, Treasurer Woodlands of Troy HOA; oppose
- Rose Marie Ialapi, no address; oppose

- Matt Parowski, 240 W. Wattles; oppose
- Sanjay Shah and Bela Shah, no address; oppose
- June Yount, no address; oppose
- Aashit Shah, 4088 Parkstone; oppose
- Aashka Shah, no address; oppose
- Abbassieh Sobh, no address; oppose
- Amy Leigh Talarico, no address; oppose
- Arushi Mahajan, no address; oppose
- L. Xiaob (Bob), no address; oppose
- Brian Bartkowiak, 4278 Lehigh; oppose
- Brian Conolly; no address; oppose
- Carl Koenig, 4393 Cahill; oppose
- Carmen Franco, no address; oppose
- Carol Kohut, no address; oppose
- Cynthia Desmon, no address; oppose
- Cindy Sweeney, 4037 Glencastle; oppose
- Dan Raubinger, no address; President Woodlands of Troy HOA; oppose
- Daphne Ntiri, 4198 Carson; oppose
- Daryl Dickhudt, 4143 Glencastle; oppose
- David and Claudette Rusing, 1425 Bradbury; oppose
- Deanna Vetrone, no address; oppose
- Debbie A. Knauss, 3897 Meadowbrook; oppose
- Devinder Singh, 2452 Claymont; oppose
- Edmund Jaskulka, 4291 Lehigh; oppose
- Geeta Desai, 1844 Rolling Woods; oppose
- Geomy George, 4025 Glencastle; oppose
- James and Sharon Murray, 1267 Bradbury; oppose
- Jayashree Rao, 4415 Wintergreen; oppose
- Jenn-Tser and Jin-Feng Pan, 4059 Parkstone; oppose
- Jenny Chang, no address; oppose
- Jinming Xu, 4179 Carson; oppose
- John Bridge, 4089 Penrose; oppose
- Gerald and Judith Holmberg, no address; oppose
- Thomas and Karen Shaw, 4040 Glencastle; oppose
- Katherine Mikulski, 4408 Cahill; oppose
- Kosta and Carol Hardaloupas, no address; oppose
- Kristen Rondeau, 5090 Longview; oppose
- Les and Liz Kobylak, 1938 Canary; oppose
- Lisa Paglino, no address; oppose
- Lopa Rana, no address; oppose
- Mark and Diane Paul, 3844 Root; oppose
- Mary Kay Michaels, 4535 Hycliffe; oppose
- Mary Kennedy, no address; oppose
- Masood Siddiqui, no address; oppose

- Mike Lipinski, 4233 Carson; oppose
- Praveen Gomer, 1062 Whisper Way; oppose
- Pat Baker, no address; oppose
- Paul Pabian, no address; oppose
- Priti Gupta, no address; oppose
- Ringo Zhang, no address; oppose
- Robert Laudicina, 1286 Fountain; oppose
- Robert Marku, no address; oppose
- Scott and Claudia Leman, 1075 Fountain; oppose
- Sujith Nair, 1337 Bradbury; oppose
- Susan Turpin, 4216 Carson; oppose
- Xiao Min Chen, 975 Emerson; oppose
- Jerry Rauch, 4187 Penrose; oppose
- Xiaoqing Yu, 1260 Bradbury; oppose
- Yi Guo and Zhe Xu, 1192 Provincial; oppose
- Yongpeng Zhang, no address; oppose
- Zachary Reed, 1395 Fountain; oppose
- Kevin Zhou, no address; oppose
- Shelley Stenger, no address; oppose
- Aditi Mahajan, no address; oppose
- Atika Singh, no address; oppose
- Dorothy Shetler, 4558 Rivers Edge; oppose
- Fred Tarazi, 4388 Cahill; oppose
- Jayne and Rick Smith, no address; oppose
- Jean-Claude Quenum, 4198 Carson; oppose
- Jigna Shah, 4088 Parkstone; oppose
- Kelly Coval, no address; oppose
- Kristi Roncelli, no address; oppose
- Mary Branch, no address; oppose
- Michael and Peggy O'Shaughnessey, no address; oppose
- Mike Temkin, no address; oppose
- Patricia Orlowski, 1381 Bradbury; oppose
- Paul Balas, 4087 Parkstone; oppose
- Ravi, no address; oppose
- Renee Weiss, no address; oppose
- Rhea Sautter, no address; oppose
- Rose Wright and James Laherty, 1269 Autumn; oppose
- Lisa Paglino, 1061 Redding; oppose
- Sumit Mathur, 4426 Hycliffe; oppose
- Ashish and Swati Mody, 4752 Rivers Edge; oppose

Chair Krent called a recess at 9:32 p.m. The meeting reconvened at 9:38 p.m.

Voicemail messages received in response to Agenda item #6.

- Aashit Shah, 4088 Parkstone; oppose
- Thomas Mikulski, 4408 Cahill; oppose
- Edmund Jaskulka, 4291 Lehigh; oppose
- Praveen Gomer, 1062 Whisper Way; oppose
- David Rusing, 1425 Bradbury; oppose
- Indiscernible name; oppose
- Joyce Barnett, 3448 Tothill; oppose
- Deepak Parekh, 2956 Devonwood; oppose
- Indiscernible name; oppose
- Robert Marku, 3394 Kilmer; oppose
- Tim Dryzga, 4642 Bentley; oppose
- Jigna Shah, 4088 Parkstone; oppose
- Gloria Vanevery, 2140 Charnwood; oppose
- Resident, Woodlands of Troy; oppose
- Victor Nowak, 1132 Fountain; oppose
- Michael Walsh, 4318 Bender Court; oppose
- Heena Shah, 1701 Caliper; oppose
- Deborah Louzecky, 6327 Donaldson; oppose
- Carol Quigley, 2489 Tall Oaks; oppose
- (first name indiscernible) Raghavulu, 4020 Penrose; oppose
- Henry Bzdziuch, 2337 Valleyview; oppose

PRELIMINARY SITE PLAN APPROVAL

6. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2019-0022) – Proposed Crooks Road Townhomes, West side of Crooks Road, North of Wattles Road, Section 17, Currently Zoned NN (Neighborhood Node “I”) District

Mr. Savidant gave a history of the Preliminary Site Plan application from its initial submission on June 28, 2019. He indicated a public hearing is not required for the application but at two previous Planning Commission meetings, the Chair opened the floor for public comment. At the September 24, 2019 meeting, 30 people spoke and 82 email messages were received. At the January 14, 2020 meeting, 18 people spoke and 59 email messages were received.

Mr. Savidant indicated the applicant has brought back the application with minor modifications after meeting with representatives of the abutting neighborhood. He said the administration notified the Woodlands Homeowners Association with a link to the agenda packet posted online this past Friday afternoon, which generated the public comment presented this evening. Mr. Savidant said the applicant has a right to due process by law to be heard by the Planning Commission.

Mr. Carlisle gave a review of the Preliminary Site Plan application identifying the recent modifications to the plan since last reviewed by the Planning Commission and as identified in his report dated November 6, 2020. He shared the renderings provided by the applicant.

Mr. Carlisle reported the proposed use is appropriate for the site and multiple family residential is a permitted use in the neighborhood node. He asked the Planning Commission to take into consideration the type of multiple family residential proposed, the number of units proposed, and transitional features as set forth in Section 5.06.E.3 of the Zoning Ordinance.

Discussion among members and administration:

- Building height permitted in Neighborhood Node districts.
- Pedestrian path and picnic area.
 - Amenity for development or adjacent Penrose residents; question for applicant.
 - Access; no physical vehicular or pedestrian connection.
- Community Image Builders communication; some valid points, some points not related specifically to Troy.
- Stormwater management; review during final site plan process by City Engineering Department, as well State permits required.
- No applications on file for proposed development on remaining corners of Wattles and Crooks.

Present were Attorney Greg Obloy of Carson Fischer, Carmine Avantini of Community Image Builders, James Butler and Gregory Bono of Professional Engineering Associates and the applicant Arban Stafa of Tollbrook North LLC.

Mr. Obloy said the applicant met with representatives of the abutting residential neighborhood after the Planning Commission meeting in January and resubmitted the plan in March with revisions to address transition and Planning Consultant review comments. Mr. Obloy clarified the picnic area is intended as an amenity for the neighborhood to the west. Mr. Obloy said the application complies with all requirements of the Zoning Ordinance and respectfully requested action this evening to approve the Preliminary Site Plan.

Mr. Avantini gave a PowerPoint presentation. He addressed a reduction in building height, elevation difference between uses, amenities and building material. Mr. Avantini said building material is brick and cement fiber board, no vinyl. He noted trash collection would be internally for individual townhomes with no dumpsters on site. Mr. Avantini's presentation showed various renderings and a three-dimensional view of the development in context to neighboring homes.

There was discussion on:

- Neighborhood meeting on January 23, 2020 at City Hall Library; applicant indicated no compromise reached.
- Pedestrian path and picnic area.
- Elevation and grading differences; approximate 5-foot difference, accuracy of information provided by applicant.
- Transitional features and compatibility with surrounding neighbors.
 - Interpretation(s) of design standards subjective.
- Application as relates to Zoning Ordinance requirements and Master Plan.
- Traffic study dated January 14, 2020; same data and conclusion for revised application.
- Department reviews of application; no outstanding issues cited.
- Recent legal matter received in City Attorney office.

Resolution # PC-2020-11-

Moved by: Lambert

Support by:

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Crooks Road Townhomes, located on the west side of Crooks, North of Wattles, Section 17, within the NN (Neighborhood Node “I”) District, be DENIED, for the following reason(s):

1. That the applicant has not provided the appropriate transition.
2. That it does not meet the design standards, does not enhance the character, environment and safety of pedestrian and motorists through the requirements of the Zoning Ordinance.

Reason #2 offered by Ms. Perakis prior to support on the motion.

Ms. Perakis shared concerns about the safety of children in the context of lack of sidewalks and internal traffic circulation with respect to pedestrians and vehicles.

Ms. Dufrane encouraged further discussion if Ms. Perakis believes there is a safety issue.

Chair Krent stated there appears to be plenty of sidewalks; the open issue is whether the application meets transition and compatibility standards.

Mr. Savidant responded to the concerns expressed by Ms. Perakis about safety. He said the application was submitted to appropriate City departments for review. Mr. Savidant said the traffic professionals and the Fire Department cited no safety concerns with the development. Mr. Savidant said there is nothing dangerous about the project and that the Planning Department does not forward applications to the Planning Commission to act upon if there are any safety concerns.

Chair Krent and Mr. Savidant encouraged the Board to act on the application this evening given that the item has been postponed twice.

Resolution # PC-2020-11-030

Moved by: Lambert

Support by: Hutson

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Crooks Road Townhomes, located on the west side of Crooks, North of Wattles, Section 17, within the NN (Neighborhood Node “I”) District, be **DENIED**, for the following reasons:

1. Lack of compatibility; and
2. Inadequate transition.

Yes: Crusse, Faison, Hutson, Krent, Lambert, Perakis, Rahman, Tagle

No: Apahidean

MOTION CARRIED

OTHER ITEMS

7. **CITY OF TROY MASTER PLAN AMENDMENT**

Mr. Savidant indicated with an apology that this item was placed on the agenda in error.

9. **PLANNING COMMISSION COMMENT**

There were general Planning Commission comments, some relating to:

- Proposed Zoning Ordinance Text Amendments in process.
- Planning Commission role; Zoning Ordinance and Master Plan.
- Developer rights vs Residents rights.

The virtual Regular meeting of the Planning Commission adjourned at 11:43 p.m.

Respectfully submitted,

Tom Krent, Chair

Kathy L. Czarnecki, Recording Secretary

DATE: December 3, 2020

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (File Number SP2019-0045) – Proposed The Westington, South side of Wattles, East of Crooks, Section 21, Currently Zoned NN (Neighborhood Node “I”) District

The petitioner DesignHaus submitted the above referenced Preliminary Site Plan application for the 102-unit The Westington apartment project. The units are proposed to be in 4 buildings and are 3 stories/30 feet in height.

The property is currently zoned NN (Neighborhood Node “I”) District. The Planning Commission is responsible for granting Preliminary Site Plan approval for this item.

The Planning Commission considered this item at the October 27, 2020 Regular meeting and postponed the item for the following reasons:

1. To address the location of the access on Wattles Road farther to the east.
2. To address concerns about the massing of the building on Wattles.
3. To further explore traffic issues on Wattles at the Crooks Road intersection.

The applicant shifted the building further to the west at the request of the Planning Commission to accommodate relocation of the Wattles Road entry drive further to the east. In addition, the building fronting Wattles was split into two smaller buildings. These revisions resulted in the reduction of 6 units, from 108 units to 102 units.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City’s Planning Consultant, summarizes the project. CWA prepared the report with input from various City departments including Planning, Engineering, Public Works and Fire. City Management supports the findings of fact contained in the report and the recommendations included therein.

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Anticipated Traffic Impacts, memo prepared by OHM dated January 14, 2020.
4. The Westington Preliminary Site Plan Review, memo prepared by OHM dated December 2, 2020.
5. Public comment.

PROPOSED RESOLUTION

PRELIMINARY SITE PLAN REVIEW (File Number SP2019-0045) – Proposed The Westington, South side of Wattles, East of Crooks, Section 21, Currently Zoned NN (Neighborhood Node “I”) District

Resolution # PC-2020-12-

Moved by:

Seconded by:

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed The Westington Apartment Project, 102 units, located on the South side of Wattles, East of Crooks (Parcel 88-20-21-101-004, -005 & -008), Section 21, Zoned NN (Neighborhood Node “I”) District, be granted, subject to applicant the following:

1. Address Fire Department requirements with regards to proposed Emergency Vehicle Access (EVA) prior to Final Site Plan Approval.

_____) or

(denied, for the following reasons: _____) or

(postponed, for the following reasons: _____)

Yes:

No:

MOTION CARRIED/FAILED



GIS Online



595 0 297 595 Feet



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



595 0 297 595 Feet



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: February 18, 2020
April 14, 2020
October 5, 2020
December 3, 2020

Preliminary Site Plan Review For City of Troy, Michigan

Applicant: DesignHaus

Project Name: The Westington

Plan Date: November 25, 2020

Location: Wattles Rd, just east of Crooks Rd

Zoning: Neighborhood Node (NN) – I

Action Requested: Site Plan Approval

SITE DESCRIPTION

The subject site is located on the south side of Wattles Road, just east of Crooks Road. The approximate 3.41-acre site is currently improved with three houses. The houses will be removed if the proposed development is approved. The eastern portion of the site is located within the 100-year floodplain.

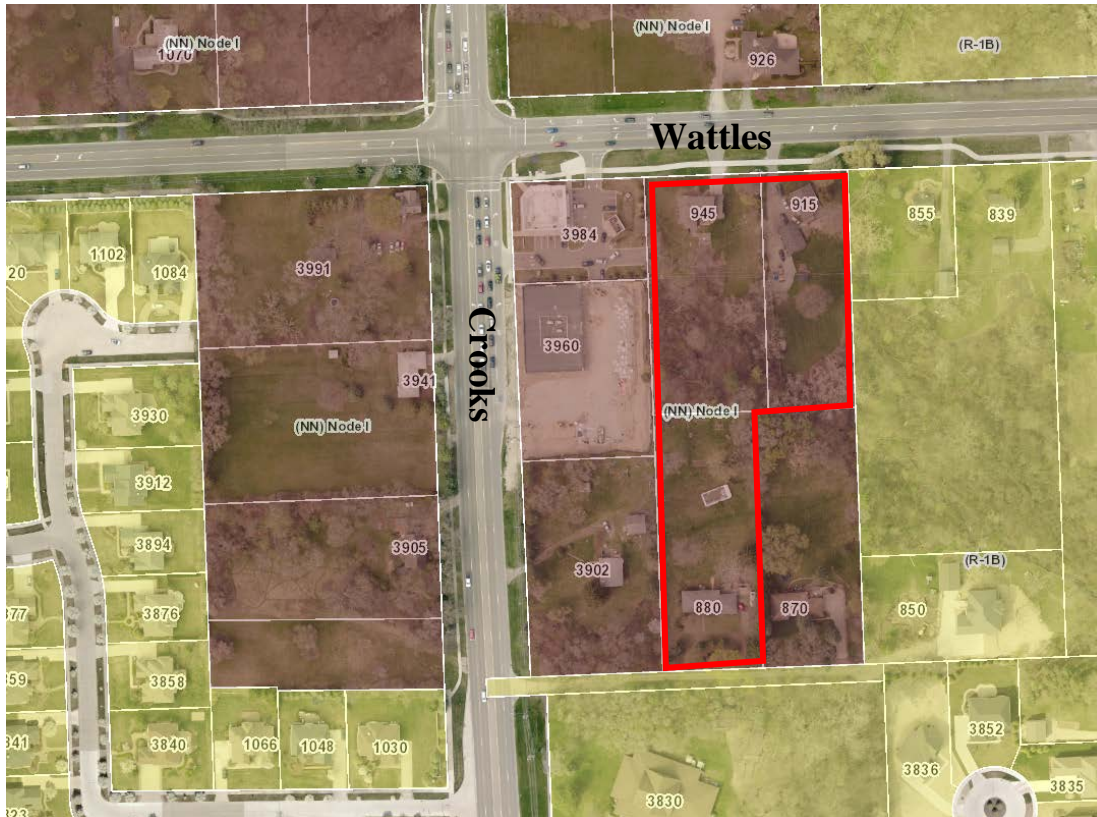
The applicant proposes to develop the site as a 102-unit, multi-family project, grouped into a total of four (4) buildings. Building A and B front on Wattles Road, while Buildings C and D front the interior drive. Building A has 18 units, Building B has 12 units, Buildings C and D have 36 units each. All buildings are three stories.

Access to the site is via Wattles Road. The applicant shows an Emergency Vehicle Access (EVA) off Barilane Road on the southern end of the site. The property is zoned Neighborhood Node (NN) and multiple family residential is a permitted use.

Richard K. Carlisle, *President* Douglas J. Lewan, *Executive Vice President* John L. Enos, *Principal*
David Scurto, *Principal* Benjamin R. Carlisle, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* R. Donald Wortman, *Principal*
Laura K. Kreps, *Associate* Paul Montagno, *Associate*

The site is adjacent to a 7-11, a medical office, and single-family residential property zoned Neighborhood Node to the east; a single-family residential property zoned Neighborhood Node to the southwest; a single-family residential zoned property Neighborhood Node to the north; and the eastern portion of the site is located within the 100-year floodplain, which provides a natural buffer to the R1-B property to the east.

Site Location:



Proposed Uses of Subject Parcel:

One-hundred and two (102) townhome units

Current Use of Subject Property:

The subject property is currently improved with three single-family homes.

Current Zoning:

The property is currently zoned NN, Neighborhood Node District

Surrounding Property Details:

Direction	Zoning	Use
North	NN, Neighborhood Node	Single Family Residential
South	R1-B, Single Family / NN, Neighborhood Node	Single Family Residential
East	R1-B, Single Family	Single Family Residential / Vacant
West	NN, Neighborhood Node	Convenience Store / Medical building

NATURAL FEATURES

Topography: A topographic survey has been provided on sheet C-1.0 and shows that the site has a slightly higher elevation in the northwest and south portions of the property. Elevations decrease in the middle of the property, as well as heading toward the east boundary.

Wetlands: There are no wetlands on site.

Floodplain: An existing 100-year floodplain is located at the eastern corner of the site, with two different designations as to where the edge of said floodplain lies. A large segment of Building A is located within the FEMA-designated 100-year flood plain. A segmental retaining wall has been proposed to protect this feature.

Applicant is placing structures in the floodplain including pavilion and grill area, transformer, and play structure.

Floodplain confirmation will be determined as part of final engineering.

Woodlands: A tree inventory has been provided on sheet L-100. The number of trees to be removed is 100, and the number to be preserved is 23. The applicant has provided a sheet (L-101) to designate where the 41 replacement trees will be provided.

Replacement Details		
Protected Tree	Inches Removed	Replacement Required
Landmark	353 inches	353 inches
Woodland	856 inches	428 inches
Preservation/Mitigation	Inches Preserved	Credit
Landmark / Woodland	329 inches	658 inches
Protected Replacement Required	781 Inches	
Preservation Credit	658 Inches	
Total	123-inch requirement = 41 trees at 3 inches	

Items to be addressed: None.

PREVIOUS PLANNING COMMISSION REVIEW

The Planning Commission last considered this matter at their October 27, 2020 meeting. At that meeting there was discussion on:

- Massing of Building A along Wattles; potential to split into two buildings.
- Traffic concerns; congestion and stacking.
- Wattles access; proximity to 7-Eleven store and Crooks Road intersection, relocate access further east to relieve potential traffic implications.
- Building setback, in relation to 7-Eleven store.
- Traffic study; conducted year end 2019, reviewed by City January 2020.
- Potential future widening of Wattles; City Engineering department confirms the paved section of road on the new bridge over Wattles is two lanes but constructed to accommodate four lanes.
- Relocate building entry to opposite side not facing Wattles; potential grading challenges.
- Floor plans; range from 2 bedroom to efficiency, 870 square feet to 525 square feet.
- EVA; obligation of applicant to comply to Fire Department requirements and reach private agreement with owner of private road, approval process, maintenance.
- Density, compatibility with neighborhood.
- Relationship of project to Master Plan.
- Intent of Neighborhood Node zoning.

At that meeting, the Planning Commission postponed action for the following reasons:

1. To address the location of the access on Wattles Road farther to the east.
2. To address concerns about the massing of the building on Wattles.
3. To further explore traffic issues on Wattles at the Crooks Road intersection.

CHANGES SINCE LAST REVIEW

Since the October 27, 2020 meeting the applicant has made the following changes:

- Applicant broke up the massing of buildings that front on Wattles. The previous application had one larger building on Wattles. The revised application has two smaller buildings.
- By breaking up previous Building A into two buildings, the applicant has reduced the overall number of units of the development from 108 to 102.
- Based on direction of the Planning Commission, the applicant shifted the drive access further east on Wattles Road.

BUILDING ARRANGEMENT AND SITE DESIGN

Access to the site will be via single point on Wattles, and an EVA off Barilane Drive. The applicant proposes four (4) buildings, Building A and B are adjacent to Wattles Road, while Buildings C and D front the interior drive.

The site is adjacent to a 7-11, a medical office, and single-family residential zoned Neighborhood Node to the east; a single-family residential zoned Neighborhood Node to the southwest; a single-family residential zoned Neighborhood Node to the north; and the eastern portion of the site is located within the 100-year floodplain, and provides a natural buffer to the R1-B property to the east.

Items to be addressed: None

AREA, WIDTH, HEIGHT, SETBACKS

Table 5.03.B.3, Building Form C, Standards Applicable to All Districts of the Zoning Ordinance establishes the dimensional requirements for the NN, Neighborhood Node District. The requirements of Building form C and the proposed dimensions are shown in the following table.

	Required	Provided	Compliance
Front (North property line: Wattles)	10-foot build-to-line	Building A and B: 10"	Complies
Side (East)	N/A, building may be placed up to property line	Building A: 98 feet	Complies
Side (West)	N/A, building may be placed up to property line	Building C, D: 10 feet	Complies
Rear (South)	30-foot minimum setback	100 feet	Complies
Building Height	Maximum 4 stories, 55 feet, Minimum 2 stories	3.0 stories, 30.0 feet	Complies
Lot Coverage (Building)	30%	21.79%	Unknown
Minimum Open Space	20%	24.7%	Complies
Parking Location	Cannot be located in front yard	Parking lots not in front yard	Complies

Items to be addressed: None.

PARKING

Section 13.06.G of the Zoning Ordinance requires:

	Required	Provided
Residential: 1 space per efficiency unit	30 units = 30 spaces	185 spaces including 6 accessible spaces
Residential (General): 2 spaces per unit	72 units = 144 spaces	
Barrier Free	0	6
Bicycle Parking	2	At building entrances
Loading	0	0
Total	174 spaces	185 spaces in surface lots

All parking is in surface parking lots. In addition to providing the required parking, the applicant is providing eleven (11) guest parking spaces.

Items to be Addressed: None

SITE ACCESS AND CIRCULATION

Vehicular access to the site is via Wattles Rd and an EVA on Barilane Rd. The Fire Department has reviewed the site circulation plan and makes the following review comments:

1. Barilane is a private drive. Obtain legal "ingress/egress easement" from owner to use as an EVA. Must support the weight of a 60,000 lb apparatus.

Items to be addressed: Address the fire departments comments with regards to proposed EVA.

LANDSCAPING

A landscaping plan has been provided on sheet L-1.0 and are supplemented by tree protection and planting details on sheet L-1.1. The following table discusses the development's compliance with the landscape requirements set forth in Section 13.02.

	Required:	Provided:	Compliance:
East Property Line:			
<u>Landscape buffering:</u> Required buffering between two differentiating land uses. Alternative 1 or 2.	1 large evergreen every 10 feet or 1 narrow evergreen every 3 feet. Alternative screening method may be considered by the Planning Commission.	1 narrow evergreen every 3 feet.	Complies
<u>Southeast property line: (adjacent to existing single-family home)</u>			
<u>Landscape buffering:</u> Required buffering between two differentiating land uses. Alternative 1 or 2.	1 large evergreen every 10 feet or 1 narrow evergreen every 3 feet. Alternative screening method may be considered by the Planning Commission.	1 narrow evergreen every 3 feet along northern property line.	Complies
North Property Line:			
<u>(Wattles Road) Street Trees:</u> The Ordinance requires that the greenbelt shall be landscaped with a minimum of one (1) deciduous tree for every thirty (30) lineal feet, or fraction thereof, of frontage abutting a public road right-of-way.	283 feet = 10 trees	10 trees	Complies
West Property Line:			
<u>Landscape buffering:</u> None required	None required	A variety of trees and bushes, numbering	Complies

		approx. 164 plants.	
South Property Line			
Required buffering between two differentiating land uses. Alternative 1 or 2.	1 large evergreen tree every 10 feet	12 evergreen trees	Complies
Overall			
<u>Site landscaping:</u> A minimum of twenty percent (20%) of the site area shall be comprised of landscape material. Up to twenty-five percent (25%) of the required landscape area may be brick, stone, pavers, or other public plaza elements, but shall not include any parking area or required sidewalks.	20%	24%	Complies
<u>Mitigation</u>	41 trees	41 trees	Complies

Transformer / Trash Enclosure:

The applicant has indicated a central trash enclosure. There will be one trash enclosure with two trash containers contained within a 6-foot-high masonry brick wall.

Items to be Addressed: None.

PHOTOMETRICS

A photometric plan has been provided. A total of 15 building light fixtures are proposed, along with 14 pole-mounted light fixtures. Wall light fixtures placed at equal distances across the tops of each building's front, as well as the rear of Building A. The building mounted fixtures are noted as having a height of 12 feet (where the maximum height is 20 feet). The pole-mounted fixtures are noted as having a height of 20 feet (where the maximum height is 25 feet). A note indicates that all area light fixtures are to be directed away from neighboring properties and roadways. The photometrics meet ordinance requirements.

Items to be Addressed: None.

TRAFFIC and CIRCULATION

Traffic and circulation have been reviewed by OHM, who offers the following comment:

The updated plans have relocated the proposed site driveway approximately 200 feet further to the east, providing greater separation distance to Crooks Road. The new drive location will minimize interaction between site traffic and queued vehicles in the left turn lane, providing

traffic safety and operational benefits. A right turn deceleration lane into the site has also been added. OHM supports both of these changes.

OHM recommends approval of the preliminary site plan, subject to the items noted below being incorporated into the final engineering plans.

Items to be Addressed: None.

FLOOR PLAN AND ELEVATIONS

Floor plans and elevations have been provided on sheets A100, A101, A102, A200, and A201. The elevations provided show architectural details, variations in material and pattern (brick, lap siding, and metal roof), as well as general color scheme. The applicant has provided a narrative answering the design questions set forth in the site plan application.

Items to be Addressed: None.

DESIGN STANDARDS and SITE PLAN REVIEW STANDARDS

The Neighborhood Node design standards as well as Site Plan review standards provide the Planning Commission with direction when reviewing the proposed site plan and design features of this development.

Section 5.06.E. outlines Design Standards:

- 1. Building Orientation and Entrance*
- 2. Ground Story Activation*
- 3. Transitional Features*
- 4. Site Access, Parking, and Loading*

Please see Section 5.06.E for standard details.

Section 8.06 outlines Site Plan Review Design Standards.

- 1. Development shall ensure compatibility to existing commercial districts and provide a transition between land uses.*
- 2. Development shall incorporate the recognized best architectural building design practices.*
- 3. Enhance the character, environment and safety for pedestrians and motorists.*

Please see Section 8.06 for standard details

The Planning Commission spent a considerable time discussing architecture and massing. The applicant appears to address architecture and massing items identified at the last meeting.


RECOMMENDATION

The site is adjacent to a 7-11, a medical office, and single-family residential property zoned Neighborhood Node to the east; a single-family residential property zoned Neighborhood Node to the southwest; a single-family residential zoned property Neighborhood Node to the north; and the eastern portion of the site is located within the 100-year floodplain, which provides a natural buffer to the R1-B property to the east.

Fundamentally we support the use of the property for multiple family housing and complement the applicant in providing a much need stacked flat style. We recommend preliminary site plan approval with the following conditions:

1. Address Fire Department requirements with regards to proposed EVA prior to Final Site Plan Approval.

Sincerely,



CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, LEED AP, AICP

memorandum

Date: January 14, 2020

To: Bill Huotari, PE

CC: Sara Merrill, PE

From: Stephan Maxe, PE

Re: The Westington
Anticipated Traffic Impacts Update

This memorandum provides an overview of anticipated traffic impacts resulting from The Westington, a residential development consisting of 108 dwelling units in three 3-story buildings. The development is located on the south side of Wattles Road, approximately 300' east of Crooks Road. In this area, Wattles Road is a 3-lane roadway, with one through lane in each direction and a bidirectional center left-turn lane.

The Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, provides trip generation rates for numerous land uses, based on thousands of studies throughout the United States and Canada. This data can then be used to estimate the number of vehicle trips generated by a development. For residential housing, traffic impacts are usually most noticeable during the peak hour of adjacent street traffic – that is, during morning and evening “rush hour”, when traffic on the roads is most congested. In most areas, the morning (AM) peak is a one hour period that occurs between 7 am – 9 am, and the evening (PM) peak is a one hour period usually between 4 pm – 6 pm.

The table below provides the calculated number of trips generated for the proposed development, based on the ITE Trip Generation Manual for Multi-Family Housing (Mid-Rise) (ITE Land Use Code #221).

Number of Dwelling Units	Number of Site-Generated Trips								
	AM Peak Hour			PM Peak Hour			Daily		
	In	Out	Total	In	Out	Total	In	Out	Total
108 Units	10	29	39	29	19	48	294	294	588

During the morning (AM) peak hour, the proposed development is expected to generate 39 new trips: 10 inbound (entering the site), and 29 outbound (exiting the site). During the evening (PM) peak hour, the proposed site is expected to generate 48 new vehicle trips: 29 inbound trips, and 19 outbound. This pattern coincides with residents typically leaving in the morning for work and returning home in the evening.

The traffic generated by the proposed development is quite minimal, adding just a handful of vehicle trips during the peak (busiest) hour. The traffic impact of this site on the adjacent road network anticipated to be negligible and would be imperceptible to the majority of road users.



Over the last few years traffic volumes on Wattles Road (between Crooks Road and Livernois Road) have varied between 1,300 to 2,000 vehicles during the PM peak hour, and 15,000 to 20,000 vehicles per day. Even amongst typical weekdays, traffic volumes during the peak hours alone often vary by 5-10% from one day to the next. These day-to-day fluctuations are on orders of magnitude measuring in hundreds of vehicles per hour. The proposed residences in The Westington development are expected to generate fewer than 50 new vehicle trips during the peak hour.

In addition, there is another proposed residential development (Crooks Road Multi-Family) in the northwest quadrant of the Crooks Road and Wattles Road intersection that is expected to generate approximately 50 trips during the PM peak hour. The traffic generated by both of these developments combined is still minimal compared to the volume of traffic carried on the roadways in a typical day or peak hour.

In conclusion, the traffic impacts as a result of the proposed development are very minimal and are not expected to significantly worsen traffic conditions on Wattles Road or at the Crooks Road and Wattles Road intersection.



memorandum

Date: December 2, 2020

To: Bill Huotari, PE

CC: Sara Merrill, PE, PTOE

From: Ife Ogundeji

Re: The Westington
Preliminary Site Plan Review

We have reviewed the revised preliminary site plan for The Westington, a residential development consisting of 102 dwelling units (comprised of 30 efficiency studios, 24 one-bedroom units, and 48 two-bedroom units) in 4 buildings. We note that the revised site plan has slightly reduced the number of units, from 108 to 102. The development is located on the south side of Wattles Road, approximately 300' east of Crooks Road. The plans were prepared by DesignHaus & PEA, Inc. and last revised on November 25th, 2020.

The updated plans have relocated the proposed site driveway approximately 200 feet further to the east, providing greater separation distance to Crooks Road. The new drive location will minimize interaction between site traffic and queued vehicles in the left turn lane, providing traffic safety and operational benefits. A right turn deceleration lane into the site has also been added. OHM supports both of these changes.

OHM recommends approval of the preliminary site plan, subject to the items noted below being incorporated into the final engineering plans.

OHM's comments on the proposed site plan are noted below:

1. The north arrow shown on sheet 3 is actually pointing to the east. Rotate the arrow to the proper direction.
2. On Sheet A101, the table does not match the floor plan shown on the same page. The floor plan on sheet A101 shows 1 type F and 1 type E ("Efficiency") rooms for the second and third floor plan. The table lists these as type E's.
3. We note that the sidewalk was revised to improve pedestrian connectivity on-site, including adding a pedestrian connection to 7-Eleven. However, we note that there are still stairs near the southwest corner of Building A. Although there is an alternate accessible route, we strongly recommend the stairs be eliminated altogether.
4. The proposed retaining wall along the site driveway appears to be located in close proximity to the curb. The retaining wall should be adjusted to maintain a 2 foot minimum offset from the curb, with the offset clearly dimensioned on the plans.

From: [Aashit Shah](#)
To: [Planning](#)
Subject: The proposed Westington Development
Date: Monday, February 24, 2020 1:28:31 PM

Dear Troy Planning Commission Members

I am writing this letter to express my concerns regarding new proposed development by Tollbrook Brokerage at 945 Wattles road and to be discussed during upcoming Planning Commission meeting. I know this is not just my feeling, but I represent similar views of not just my household, but many of my neighbors. I am a longstanding resident of Troy and living in beautiful Woodlands of Troy subdivision at Wattles and Crooks. I have enjoyed all that Troy has to offer for over 25 years and have never considered to move to another city in the area. A green oasis, a serene environment and abundant of wildlife always have provided a slice of paradise in our corner of the world. My neighbors and I have been engaging the city planning commission regarding dense development plans in the Wattles & Crooks Neighborhood node.

This is a second proposed site of a dense multi-family development by the same developer in the same neighborhood node. We already have communicated our concerns for the previously proposed site (Crooks Road townhomes) with the planning commission before. After careful review of this site plan, I could not avoid feeling even worse. A neighborhood node concept was never communicated to the residents in detail. It seems that even the concept is just a concept and its objectives of developing harmonious gathering places for communities is relegated to back stage in favor of maximizing profits for the developer and perhaps tax revenue for the city, while short changing the long time residents who call the area their home for decades.

More specifically, I have many objections to the Westington development. To start with the most obvious one, it is packed with a large number of dwellings in these three "ugly" buildings. If constructed as proposed, the development will contain 108 units total and about 400 residents are expected to be living in this area, of which ~200 are likely to be children. This will pose several challenges and hazards to the safety and wellbeing of the future residents and surrounding communities.

- The proposed buildings are 3 story tall (30 feet) units that will be incongruous with the surrounding structures. It will not provide any transition from surrounding neighborhood or even commercial properties, which all are single story.
- Though this is not touted as apartment buildings, the layout and lack of covered parking as well as dedicated parking spaces, it is likely that this development will be investment property with lots of tenant occupied units and not owner occupied properties. This is not in keeping with spirit of neighborhood node that encourages development of community gathering places.
- Traffic at intersection of Crooks and Wattles, which is already a snarl during rush hours, will get worse. This is not a recent problem, but a longstanding one that is worsening over the last decade. With new developments at intersections of Big Beaver - Crooks, Crooks - Long Lake

and along Crooks road in general, this will continue to worsen.

- The vehicles on Wattles are moving at reasonably good pace, at times in excess of 45 mph, hence, turning into the new development from east bound lanes of Wattles or turning on to Wattles going west bound will be fraught with hazards and chances of collisions leading to injuries will be high. This is already an issue with cars existing 7-11 store next to the proposed development.
- On an average, each household has 2 cars. Proposed plan has less than 2 parking spaces per unit. If one anticipates few households inviting guests on a weekend parking can be a difficult problem. There is no nearby parking area or strip mall that can help mitigate this problem. Even a delivery truck parked for a short while will cause chaos.
- The drainage in this area can be a nightmare. The amount of storm water to be dumped into the lane drain will increase significantly with loss of open land and the areas to be covered with asphalt and concrete. This will lead to backing of lane drain, and may even cause back up and flooding to the areas upstream including our subdivision.
- The snowplowing in this congested space will also be a problem, especially there will not be adequate open spaces for dumping the snow. This will further reduce parking capacity.
- The rendering submitted seems to be aesthetically unappealing. With such dense and "ugly" developments in the area we will suffer the consequences with depression of our property value.

There are many other concerns, but I will refrain from a very long email to respect your time. I strongly urge you to reject this plan outright and ask the developer to submit a new plan that has much lower density and is in line with surrounding homes. A design that is aesthetically compatible and appropriate to the surrounding should be demanded to avoid an eyesore in middle of our beautiful neighborhoods. I appreciate your time and consideration,

Respectfully,

Aashit Shah, MD

4088 Parkstone Ct, Troy 48098

From: [Pap, Daniel V.](#)
To: [Planning](#)
Cc: dom-cust-int@msn.com
Subject: Westington Project at the corner of Crooks/Wattles
Date: Thursday, October 15, 2020 12:29:37 PM

Good morning

My name is Daniel Pap, I reside at 850 Barilane Dr, Troy MI 48084 and I am writing this email in regards to the Westington project that recently came to my attention by chance, nobody from planning department or any other city departments notified me about this project that will completely interfere with my way of life, my property value and privacy with regards to curb appeal, increase noise from cars and/or cars alarms, and human interaction since this will increase density from 3 or 4 residencies to 108 residencies.

First of all this project can't interfere with the Barilane dr, which is a private road, city don't have rights or access to it nor this project in question; living at the present address, city never took ownership of grading/plowing or maintaining the road, I did all that as I had the equipment and my neighbors didn't; for a time, before my neighbors got transferred to the new water line, there was a 2" black PVC pipe water line that every other year would burst in the spring and had to be fixed; as I had my own water line coming from crooks, didn't need to contribute to fixing it, but still did, as every time it would break we had to hire either City of Troy water department or other entity to fix it; reason for the private water line is that the original owner of that entire area, Mr Baril, that resided at my address put that line in and allowed the rest of the residents on that street to access their residencies as long as they pulled their own water line, not that they had any ownership to the Barilane Dr, and with that said, city of Troy can't give rights to this project to access their development either thru regular means or emergency means as is planned in the architecture drawings.

Second, my property value and curb appeal has to be protected by a full wall along Barilane and in front of my property, east of the project, and tall pine trees to buffer the sound and not see this 3 story buildings that are planned from my front porch.

This project can't have pedestrian access to Barilane, period; as it is, I already have to deal with lazy people that live in the new subdivision to the south of my property, that the city shoved my throat, cutting thru my street to get to their subdivision coming either from Boulan park across Crooks road or from seveneleven on the corner, something that I was assured by the city officials at the time that it would not happen.....right...now I have to live and deal with it. Imagine with 108 families trying to shortcut thru Barilane to get to the park or simply walk and cut thru my road to get to their residency, I won't go along or allow that.

I've yet have to find out what happens with the property between me and the westington project, the owner told me she is under contract with the developer, I sure hope that neither this developer or the city hall is trying to push this right on my door step, I assure you, that will be met with legal action against both city of Troy and whomever is the developer for this project.

I do understand progress and I embrace it, lived in Troy since 1998 and enjoyed the progress the city has made, but there should be a limit on encroaching on existing residents in the name of tax revenue goals by the city of Troy and the greed of the developers that are trying to cramp as many residencies per square inch. I, myself built my 4000+ square feet home for mine and my family enjoyment, I invested my life savings in building my dream home and won't allow no entity to

encroach on that.

Its worth mentioning, as it happened with Mr Bemis directly across the street from me when his residency was purchased by Mondrian development, will happen to the rest of the two neighbors that are selling to Westington project, they will lose complete access to the road, as Mr Bemis did, the only way they will retain their access is thru 1 to 1 rule, they take down the old house and put a new one in its place, not 108 residencies, I think that is explanatory enough for the planning/city council not to end up in the court with this matter; soon as the houses in question are thorn down, I will put a gate at the entry of Barilane and will be no access to anyone other than the one living on that street.

Thank you very much for taking the time to read this email, I hope that you understand my position and reasoning to guard my rights to my privacy and property as a resident of Troy that have been diligently paying my taxes and owning up to my responsibilities as such.

Daniel Pap.

10/14/2020



The Westington

945 Wattles Rd.
Troy, MI 48098
United States of America

DESIGNHAUS ARCHITECTURE

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	Revised SPA	11.25.20
	Revised Preliminary SPA	11.06.20
	Revised Preliminary SPA	02.24.20
	Preliminary SPA	12.19.19
No.	Revision/Issue	Date

The Westington
945 Wattles Rd.
Troy, MI 48098
United States of America

Title Sheet and Index

G001

019243

STATEMENT OF SELECTED DESIGN PROFESSIONAL

THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES ISSUED AND APPROVED CODE MODIFICATIONS AND/OR MUNICIPAL CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

REGISTERED DESIGN PROFESSIONAL IN CHARGE:
PETER STUHLREYER, A.I.A.
MICHIGAN IDENTIFICATION # 44668
DESIGNHAUS ARCHITECTURE

PROJECT TEAM

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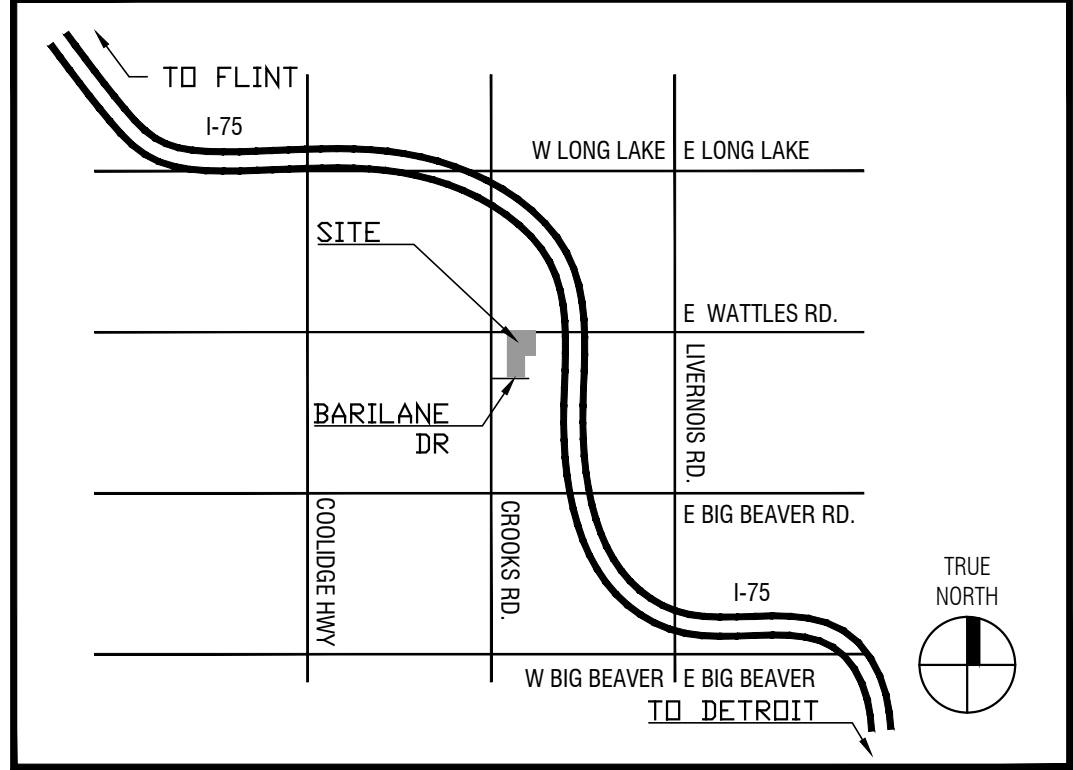
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INDEX OF DRAWINGS

		Preliminary SPA / 12.19.19	Revised Preliminary SPA / 02.24.20	Revised Preliminary SPA / 11.06.20	Revised SPA / 11.25.20				
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SHEET NO:	DRAWING NAME								
<u>GENERAL</u>									
G001	Title Sheet and Index	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
G002	Reference & Code Information			<input type="checkbox"/>	<input type="checkbox"/>				
<u>CIVIL</u>									
C-1.0	Reference Survey w/ Aerial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
C-2.0	Topographic and Boundary Survey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
C-3.0	Preliminary Grading Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	Preliminary Utility Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
<u>LANDSCAPE</u>									
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S101	Fire Truck Access Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
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1 of 1	Exterior Photometric Study and Details	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
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A100	Building A Floor Plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
A101	Building B Floor Plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
A102	Buildings C + D Floor Plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
A200	Buildings A + B Elevations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
A201	Buildings C + D Elevations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
A202	Unit Plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

VICINITY MAP



ACOUSTICAL	LAB	LABORATORY	U	UNIT HEATER
ACOUSTICAL TILE (OR ACTIVE)	LAM	LAMINATE(D)	UN	UNLESS NOTED OTHERWISE
ADJUNCT	LCH	LEFT HAND	V	VALVE
AIR CONDITIONING	LHR	LEFT HAND REVERSE	VA	VAPOR BARRIER
ALTERNATE OR ALTERNATIVE	LT	LIGHT	VB	VARNISH
ANCHOR	LTG	LIGHTING	VC	VERTICAL
ANCHOR BOLT	LTP	LIGHTING PANEL	VER	VESTIBULE
ANODED	LIN	LINER, LINEAL	VCT	VINYL COMPOSITION TILE
ANODED (TURAL)	LIV	LIVE LANE	VCV	VINYL WALL COVERING
ASPHALT	LNB	LONG LEG	VCV	VITRIFIED
AUTOMATIC	LNB	LONG LEGS BACK	W	WALL RESILIENT STRIP
BARRIER FREE	LNL	LONG LEG HORIZONTAL	W	WAINSCOT
BASE PLATE OR	LLO	LONG LEG OUTSTANDING	WHYD	WALL HYDRANT
BEARING PLATE	LMP	LOCATE/LOCATION	WH	WATER HEATER
BEARING	LV	LOW VOLTAGE	WC	WATER CLOSET
BETWEEN	M	MAGNETIC	WP	WATERPROOFING
BIFUNCTIONAL	MAG	MAGNETIC	WR	WATER RESISTANT
BLOCKING	MAN	MANHOLE	WS	WATER STOP
BOARD	MFR	MANUFACTURE(R)	WWF	WELDED WIRE FABRIC
BOTTOM	MFR	MAGNETIC	WWM	WELDED WIRE MESH
BULB	MTH	METAL THRESHOLD	W/O	WITHOUT
BUILDING	MTH	METAL THRESHOLD	WD	WOOD
BUILDING LINE	MTR	METAL THRESHOLD	Y	YARD
BY OTHERS	MAT	MATERIAL(S)		
CABINET	MCH	MECHANICAL		
CARD READER	MED	MEDIUM		
CARPETED	MED	MEDIUM		
CARPET EDGE STRIP	MET	METAL		
CAST IRON	MTH	METAL THRESHOLD		
CAST-IN-PLACE	MTH	METAL THRESHOLD		
CATCH BASIN	MEZZ	MEZZANINE		
CEILING	mm	MILLIMETER(S)		
CEMENT	mm	MILLIMETER(S)		
CENTER TO CENTER	mm	MILLIMETER(S)		
CENTER(S)	mm	MILLIMETER(S)		
DEGREES CENTIGRADE	mm	MILLIMETER(S)		
CERAMIC	MISC	MISCELLANEOUS		
CERAMIC TILE	MISC	MISCELLANEOUS		
CHECKERED PLATE	MISC	MISCELLANEOUS		
CLEARANCE	MISC	MISCELLANEOUS		
CLOSET	MISC	MISCELLANEOUS		
CLEAN OUT	MISC	MISCELLANEOUS		
COLD HOOD	MISC	MISCELLANEOUS		
COLD WATER	MISC	MISCELLANEOUS		
COLUMN	MISC	MISCELLANEOUS		
COMBINATION	MISC	MISCELLANEOUS		
COMPRESSED (ION), (BLE)	MISC	MISCELLANEOUS		
CONCEALED	MISC	MISCELLANEOUS		
CONCRETE	MISC	MISCELLANEOUS		
CONCRETE MASONRY UNIT	MISC	MISCELLANEOUS		
(CONCRETE BLOCK)	MISC	MISCELLANEOUS		
CONNECTION	MISC	MISCELLANEOUS		
CONSTRUCTION	MISC	MISCELLANEOUS		
CONSTRUCTION JOINT	MISC	MISCELLANEOUS		
CONTINUOUS OR CONTINUE	MISC	MISCELLANEOUS		
CONTRACTOR	MISC	MISCELLANEOUS		
CONTROL JOINT	MISC	MISCELLANEOUS		
CORRUGATED OR CORRIDIOR	MISC	MISCELLANEOUS		
CENTER	MISC	MISCELLANEOUS		
COUNTERSUNK	MISC	MISCELLANEOUS		
CUBIC FOOT	MISC	MISCELLANEOUS		
CUBIC YARD	MISC	MISCELLANEOUS		
CYLINDER	MISC	MISCELLANEOUS		
DAMPER	MISC	MISCELLANEOUS		
DAMPROOFING	MISC	MISCELLANEOUS		
DEAD LOAD	MISC	MISCELLANEOUS		
DIAGONAL	MISC	MISCELLANEOUS		
DIMETER	MISC	MISCELLANEOUS		
DIFFUSER	MISC	MISCELLANEOUS		
DIMENSION	MISC	MISCELLANEOUS		
DISHWASHER	MISC	MISCELLANEOUS		
DOOR OPENING	MISC	MISCELLANEOUS		
DOWN	MISC	MISCELLANEOUS		
DRAIN TILE	MISC	MISCELLANEOUS		
DRAINING	MISC	MISCELLANEOUS		
DRAINING FOUNTAIN	MISC	MISCELLANEOUS		
ELECTRICAL	MISC	MISCELLANEOUS		
EXHAUST WATER COOLER	MISC	MISCELLANEOUS		
ELEVATION	MISC	MISCELLANEOUS		
ELEVATOR	MISC	MISCELLANEOUS		
EMERGENCY	MISC	MISCELLANEOUS		
ENCLOSURE, (URE)	MISC	MISCELLANEOUS		
EQUIPMENT	MISC	MISCELLANEOUS		
ESCALATOR	MISC	MISCELLANEOUS		
EXHAUST	MISC	MISCELLANEOUS		
EXPANSION BOLT	MISC	MISCELLANEOUS		
EXPANSION JOINT	MISC	MISCELLANEOUS		
EXPOSED CONSTRUCTION	MISC	MISCELLANEOUS		
EXTERIOR	MISC	MISCELLANEOUS		
FACE OF CONCRETE	MISC	MISCELLANEOUS		
FACTORY FINISH	MISC	MISCELLANEOUS		
DEGREES FAHRENHEIT	MISC	MISCELLANEOUS		
FAN(SHED)	MISC	MISCELLANEOUS		
FIRE EXTINGUISHER	MISC	MISCELLANEOUS		
FIRE EXTINGUISHER CABINET	MISC	MISCELLANEOUS		
FIRE HOSE STATION	MISC	MISCELLANEOUS		
FIRE PROOFING	MISC	MISCELLANEOUS		
FLOORING	MISC	MISCELLANEOUS		
FLOOR DRAIN	MISC	MISCELLANEOUS		
FLOOR SINK	MISC	MISCELLANEOUS		
FOOTING	MISC	MISCELLANEOUS		
FOUR	MISC	MISCELLANEOUS		

DETAIL
SCALE: 1" = 1'-0"

DETAIL LOCATION INDICATION

DETAIL IDENTIFICATION NUMBER

SHEET IDENTIFICATION NUMBER
(INDICATES SHEET NUMBER WHERE DETAIL IS DRAWN)

ENLARGED DETAIL/SECTION LOCATION IDENTIFICATION

SECTION IDENTIFICATION NUMBER
(SAME NUMBER ON SHEET WHERE DRAWN OR REFERENCED)

SECTION
SCALE: 3/4" = 1'-0"

SECTION IDENTIFICATION

SECTION IDENTIFICATION NUMBER

SHEET IDENTIFICATION NUMBER
(INDICATES SHEET NUMBER WHERE SECTION IS DRAWN)

SECTION LOCATION INDICATION

ELEVATION IDENTIFICATION NUMBER
(SAME NUMBER ON SHEET WHERE DRAWN OR REFERENCED)

ELEVATION
SCALE: 3/4" = 1'-0"

ELEVATION IDENTIFICATION

INDICATES DIRECTION OF VIEW

ELEVATION IDENTIFICATION NUMBER
(SAME NUMBER ON SHEET WHERE DRAWN OR REFERENCED)

SHEET IDENTIFICATION NUMBER
(INDICATES SHEET NUMBER WHERE ELEVATION IS DRAWN)

ELEVATION INDICATION

INDICATES DIRECTION OF VIEW

ELEVATION IDENTIFICATION NUMBER
(SAME NUMBER ON SHEET WHERE DRAWN OR REFERENCED)

SHEET IDENTIFICATION NUMBER
(INDICATES SHEET NUMBER WHERE ELEVATION IS DRAWN)

SINGLE VIEW **TWO VIEWS** **THREE VIEWS** **FOUR VIEWS**

INTERIOR ELEVATION INDICATION

DOOR NUMBER

DOOR JAMB 4" OFF FACE OF WALL TYP. UNO

DOOR TO BE REMOVED

EXISTING DOOR TO REMAIN

DOOR INDICATION

NEW WALL

EXISTING WALL

WALL TO BE REMOVED

WALL INDICATION

COLUMN IDENTIFICATION LETTER OR NUMBER FOR NEW CONSTRUCTION

TRUE NORTH

ASSUMED NORTH IF TRUE NORTH OR PLATHE NORTH IS INDICATED BY AN ARROW NOTATION

COLUMN INDICATION

WALL CONSTRUCTION TYPE NUMBER AS LISTED IN WALL TYPE LEGEND

DESCRIPTION ORIGINATES AT WALL SURFACE DESIGNATED

WALL TYPE NOTIFICATION

10'-0"

NOTE: DO NOT SCALE DRAWINGS WITHOUT GRAPHIC SCALES WITH

NORTH INDICATION

ADDENDUM NUMBER

BULLETIN NUMBER

CURRENT REVISIONS SHALL BE SHOWN ENCLOSED BY A FREEMOON LINE

REVISION NOTIFICATION

STAIR DIRECTION TO FLOOR ABOVE(UP) OR BELOW(DN)

NUMBER OF TREADS (RISERS) & HEIGHT (OR WIDTH (TREADS))

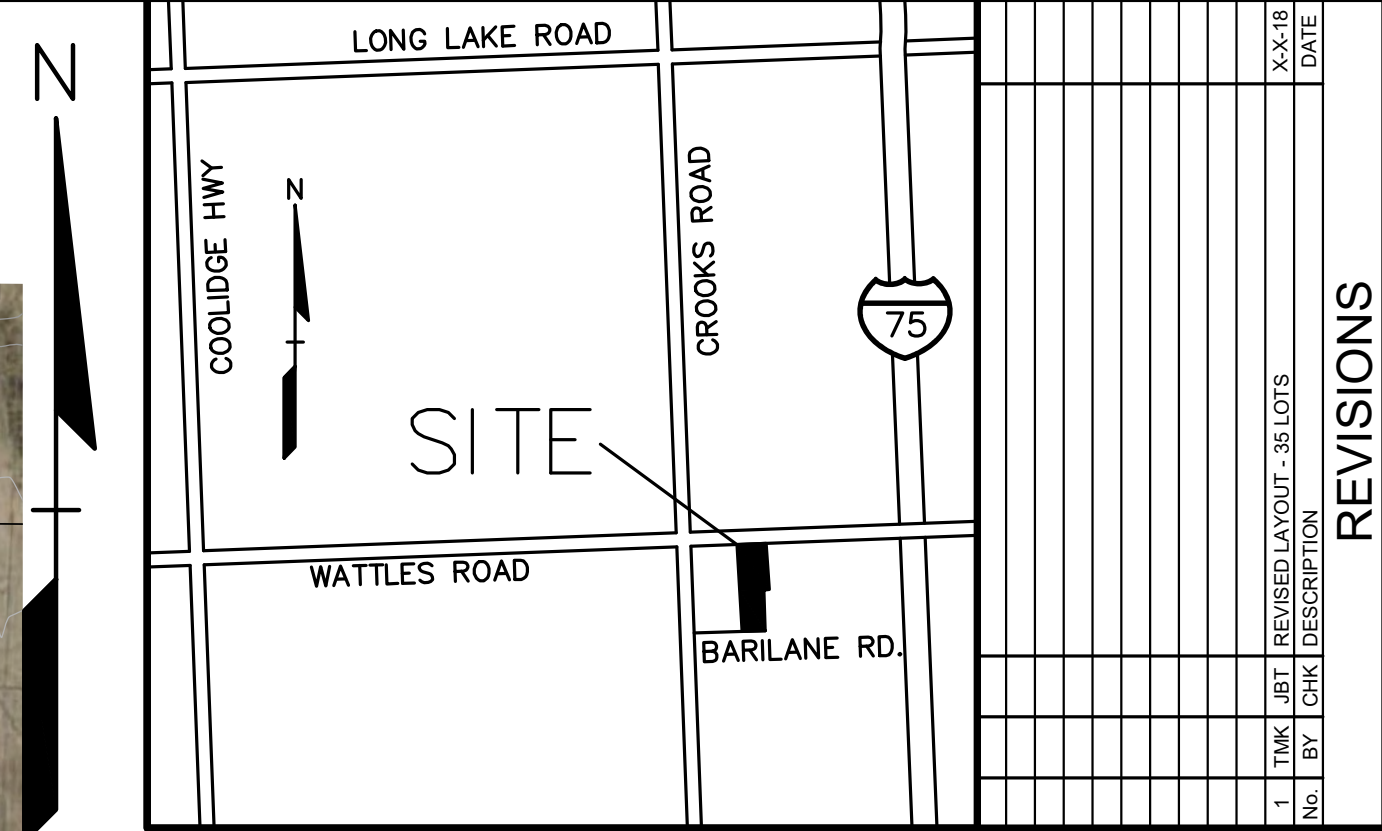
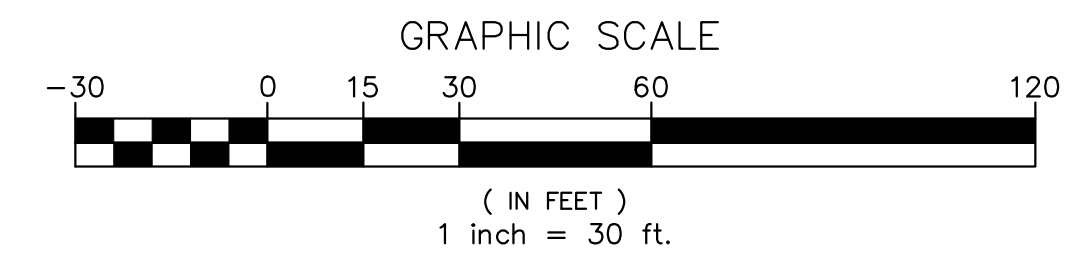
DN 7" R

	plan and elevation	
	brick pavers	
	porcelain tile	
	concrete	
	stud wall	
	hardwood floor	
	earth	
	cmu	
	brick	
	sand	
	gravel	
	supply	
	open chase	
	return	
	open chase	
	con't blocking	
	intermittent blocking	
	blown-in 6 batt insulation	
	rigid insulation	
	finished wood	
	glass	
	cultured stone	
	amount of hours	
	fire rated	
	plywood	
	gypsum board	
	granite 6 marble	
	stone veneer	
	steel	

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES, REGULATIONS AND LANDLORD'S REQUIREMENTS
2. DO NOT SCALE DRAWINGS. FIELD VERIFY ALL DIMENSIONS AND JOB CONDITIONS
3. SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT, OR WHERE THERE APPEARS TO BE AN ERROR ON THE DRAWINGS OR A DISCREPANCY BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS, THE ARCHITECT SHALL BE NOTIFIED AS SOON AS POSSIBLE. IF THE CONTRACTOR PROCEEDS WITH THE WORK SO AFFECTED WITHOUT INSTRUCTION FROM THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECTS. THIS INCLUDES ALL ERRORS IN THE SPECIFICATIONS AND NOTATIONAL ERRORS ON THE DRAWINGS WHERE DOUBTFUL OF INTERPRETATION.
4. IN THE CASE WHERE TWO OR MORE DETAILS APPLYING TO THE SAME PART OF THE WORK ARE IN CONFLICT, THE MOST RESTRICTIVE SHALL GOVERN UNLESS CLARIFIED OR OTHERWISE APPROVED BY THE ARCHITECT.
5. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL CAREFULLY EXAMINE THE CONDITIONS AFFECTING HIS WORK BEFORE PROCEEDING, AND SHALL REPORT TO THE ARCHITECT ANY CONDITION WHICH WOULD PREVENT THE PROPER AND LEGAL COMPLETION OF HIS WORK, NOT REPORTING ANY SUCH UNSUITABLE CONDITION WILL CONSTITUTE ACCEPTANCE OF ALL CONDITIONS BY THE CONTRACTOR AND/OR SUBCONTRACTOR.

ADDRESS	945 Wattles rd. Troy, MI 48069							
AREA OF WORK	Building A - 12,744 SQFT Building B - 16,529 SQFT Building C - 31,320 SQFT Building D - 31,320 SQFT							
APPLICABLE CONSTRUCTION CODES AND STANDARDS:								
BUILDING CODE:	Department of Energy, Labor and Economic Growth Michigan Building Code 2015 Michigan Barrier Free ICC/ANSI I71-2009							
MECHANICAL:	Michigan Mechanical Code 2015 (MMC: 2015)							
PLUMBING:	Michigan Plumbing Code 2015 (MPC: 2015)							
ELECTRICAL:	NEC 2017 (State of Michigan Electrical Code) 2017 National Electrical Code with Part B Amendments							
FIRE:	International Fire Code 2015 (IFC-2015) International Fire Code 2015 (IFC-2015)							
JURISDICTION:	City of Troy							
CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION								
SECTIONS 302.1, 301.4	BUILDING A:	R-2 RESIDENTIAL						
	BUILDING B:	R-2 RESIDENTIAL						
	BUILDING C:	R-2 RESIDENTIAL						
	BUILDING D:	R-2 RESIDENTIAL						
CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY								
SECTIONS 420.2, 420.3	Dwelling unit separation wall shall be 1/2 hour rated fire partition per section 708.5.2 Horizontal separation between dwelling units and other occupancies shall be 1/2 hour fire resistant rating per section 712.4.3 exception							
CHAPTER 5 - GENERAL BUILDING HEIGHTS & AREA								
SECTIONS 503, 506	BUILDING A: Construction Type V-B Allowable stories/height: 3 stories - 60' Proposed stories/height: 2 stories - 36'-0" TO MANSARD GIECK Allowable area: 38,750 sq.ft. total. (2,250 sq.ft. per story) per table 50B.2 Proposed area: 12,744 sq.ft. total. (4,248 sq.ft. per story)							
	BUILDING B: Construction Type V-B Allowable stories/height: 3 stories - 60' Proposed stories/height: 2 stories - 36'-0" TO MANSARD GIECK Allowable area: 38,750 sq.ft. total. (2,250 sq.ft. per story) per table 50B.2 Proposed area: 16,529 sq.ft. total. (5,509 sq.ft. per story)							
	BUILDING C: Construction Type V-B Allowable stories/height: 3 stories - 60' Proposed stories/height: 2 stories - 36'-0" TO MANSARD GIECK Allowable area: 38,750 sq.ft. total. (2,250 sq.ft. per story) per table 50B.2 Proposed area: 32,597 sq.ft. total. (10,865 sq.ft. per story)							
	BUILDING D: Construction Type V-B Allowable stories/height: 3 stories - 60' Proposed stories/height: 2 stories - 36'-0" TO MANSARD GIECK Allowable area: 38,750 sq.ft. total. (2,250 sq.ft. per story) per table 50B.2 Proposed area: 32,597 sq.ft. total. (10,865 sq.ft. per story)							
CHAPTER 6 - TYPES OF CONSTRUCTION								
SECTIONS 602, 602.5	ALL BUILDINGS TO BE TYPE V-B SPRINKLERED							
TABLE 601	Structural Frame = 0 Bearing Walls (CB) = 0 Nonbearing Walls Exterior = 0 Nonbearing Walls Interior = 0 Floor Construction = 0 Roof Construction = 0							
CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES								
SECTION 713.4	1 hour Fire-resistance Rating Required where + 4 stories 1 hour Fire-resistance Rating Provided							
SECTION 716	ASSEMBLY RATING	DOOR RATING	VISION PANEL SIZE	GLAZING RATING				
	1 HOUR	60 MIN	100 SQ. IN.	1 HOUR (W-60)				
SECTION 720	Thermal B Sound Insulating Materials To meet ASTM E84 or UL 723 F5-25 30-450							
CHAPTER 8 - INTERIOR FINISHES								
TABLE 803.0	Group: R-2-Residential Interior exit stairways and exit passageways Corridors and enclosure for exit access stairways Rooms and enclosed spaces							
				Class C	Class C			
				Class C	Class C			
CHAPTER 9 - FIRE PROTECTION SYSTEM								
SECTION 903	Building A: NFPA301 Automatic sprinkler to be provided Building B: NFPA301 Automatic sprinkler to be provided Building C: NFPA301 Automatic Sprinkler to be provided Building D: NFPA301 Automatic Sprinkler to be provided							
CHAPTER 10 - MEANS OF EGRESS								
SECTION 1004								
	OCCUPANT LOAD:							
	FLOOR	USE	AREA	LOAD FACTOR SULF/APER	SUB TOTAL TOTAL			
	Building A							
	1st	Residential	3,132	200 sq.ft. gross/person	15			
	2nd	Residential	3,452	200 sq.ft. gross/person	17			
	3rd	Residential	3,220	200 sq.ft. gross/person	16			
					48			
	Building B							
	1st	Residential	3,570	200 sq.ft. gross/person	17			
	2nd	Residential	3,662	200 sq.ft. gross/person	18			

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'A'. AREA DETERMINED TO BE WITHIN A SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION PER FLOOD INSURANCE RATE MAP NUMBER 26125C0533F, DATED SEPTEMBER 29, 2006.



LOCATION MAP – NOT TO SCALE

LEGEND

- IRON FOUND ✕ BRASS PLUG SET ● SEC. CORNER FOUND
 ✕ IRON SET ● MONUMENT FOUND R RECORDED
 ● NAIL FOUND ✕ MONUMENT SET M MEASURED
 ✕ NAIL & CAP SET C CALCULATED

TV—— UNDERGROUND CABLE TV, CATV PEDESTAL

—UG—PHONE	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
—UG—ELEC—	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
—ELEC—	GAS MAIN, VALVE & GAS LINE MARKER
—WATER	WATERMAIN, H.D., GATE VALVE, TAPPING SLEEVE & VALVE
—SEW	SANITARY SEWER, CLEANOUT & MANHOLE
—STORM	STORM SEWER, CLEANOUT & MANHOLE
—COMB	COMBINED SEWER & MANHOLE
—SQUARE	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
—POST	POST INDICATOR VALVE
—WATER	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUT
—MAILBOX	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE

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PART OF THE SE 1/4 OF SECTION 17, T. 2N., R. 11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

GMB	DN.	GMB	SUR.	KTR	P.M.
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ORIGINAL ISSUE DATE:
MAY 24, 2019

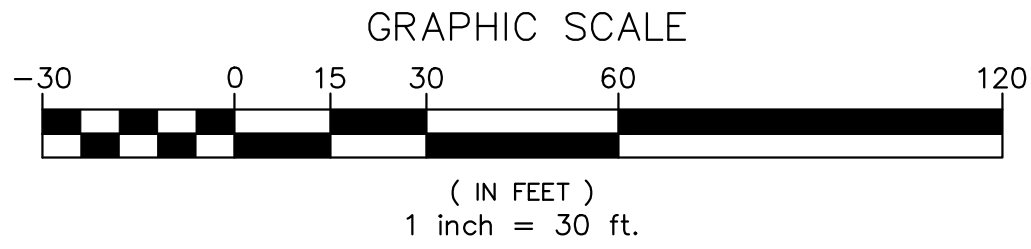
EA JOB NO. 2018-238A

DRAWING NUMBER:

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XREF: S:PROJECTS\2018\2018238\DWG\SITEPLANS\X-TBLK-18238.DWG



FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'A'. AREA DETERMINED TO BE WITHIN A SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION PER FLOOD INSURANCE RATE MAP NUMBER 26125C0533F, DATED SEPTEMBER 29, 2006.

LEGAL DESCRIPTION
PARCEL 20-21-101-004

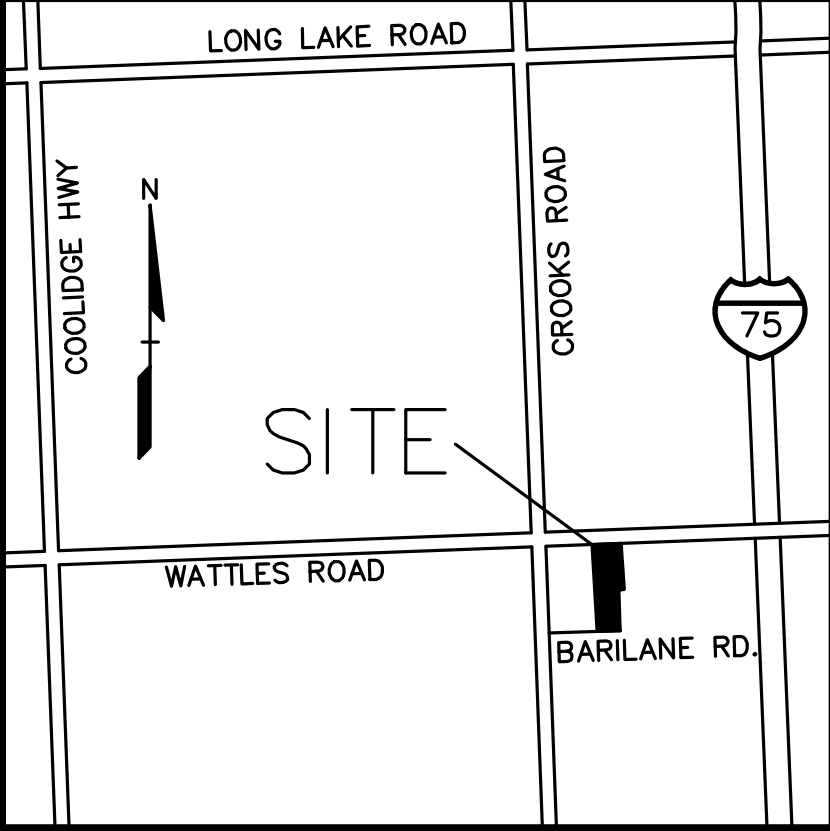
T2N, R11E, SEC 21 PART OF NW 1/4 BEG AT PT DIST S 89-58-00 E 248 FT FROM NW SEC COR, TH S 89-58-00 E 163.50 FT, TH S 00-13-00 W 396 FT, TH N 89-58-00 W 163.50 FT, TH N 00-13-00 E 396 FT TO BEG, EXC N 60 FT TAKEN FOR RD 1.25 A

LEGAL DESCRIPTION
PARCEL 20-21-101-005

T2N, R11E, SEC 21 PART OF NW 1/4 BEG AT PT DIST S 89-58-00 E 411.50 FT FROM NW SEC COR, TH S 89-58-00 E 123.50 FT, TH S 00-13-00 W 396 FT, TH N 89-58-00 W 123.50 FT, TH N 00-13-00 E 396 FT TO BEG EXC N 60 FT TAKEN FOR RD 0.96 A 4-6-04 CORR

LEGAL DESCRIPTION
PARCEL 20-21-101-008

T2N, R11E, SEC 21 PART OF NW 1/4 BEG AT PT DIST S 89-58-00 E 411.50 FT FROM NW SEC COR, TH S 89-58-00 E 123.50 FT, TH S 00-13-00 W 396 FT, TH N 89-58-00 W 123.50 FT, TH N 00-13-00 E 396 FT TO BEG EXC N 60 FT TAKEN FOR RD 0.96 A 4-6-04 CORR



LOCATION MAP - NOT TO SCALE

LEGEND

- IRON FOUND
X IRON SET
■ NAIL FOUND
⚡ NAIL & CAP SET
- ⊗ BRASS PLUG SET
⊗ MONUMENT SET
- ⊗ SEC. CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED
- EXISTING
- OH-ELEC—V—C— ELEC. PHONE OR CABLE TV OH. LINE, POLE & GUY WIRE
—UG-CATV—TV CATV PEDESTAL
—UG-PHONE—PHONE U.G. CABLE, PEDESTAL & MANHOLE
—UG-ELEC—ELEC U.G. CABLE, MANHOLE, METER & MANHOLE
—GAS—GAS GAS MAIN, VALVE & GAS LINE MARKER
—WATER—WATER WATER MAIN, VALVE, TAPPING SLEEVE & VALVE
—SEWER—SEWER SANITARY SEWER, CLEANOUT & MANHOLE
—STORM—STORM STORM SEWER, CLEANOUT & MANHOLE
—COMB—COMB COMBINED SEWER & MANHOLE
—SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
—POST INDICATOR VALVE
—WATER VALVE BOX/AVOIDANT VALVE BOX, SERVICE SHUTOFF
—METER BOX, TRANSFORMER, IRRIGATION CONTROL VALVE
—UNIDENTIFIED STRUCTURE
—SPOT ELEVATION
—CONTOUR LINE
—FENCE
—GUARD RAIL
—STREET LIGHT
—SIGN
- CONC. CONCRETE
ASPH. ASPHALT



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ORIGINAL ISSUE DATE:
DECEMBER 17, 2019

PEA JOB NO. 2019-268

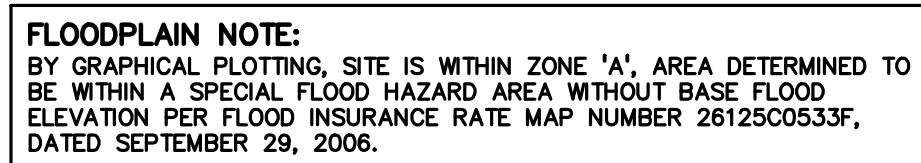
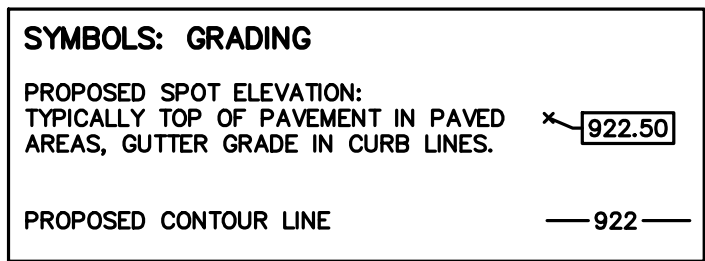
SCALE: 1" = 30'

DRAWING NUMBER:

C-1.0

NOT FOR CONSTRUCTION

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LEGAL DESCRIPTION
PARCEL 20-21-101-004

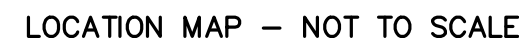
T2N, R11E, SEC 21 PART OF NW 1/4 BEG AT PT DIST S 89-58-00 E

LEGAL DESCRIPTION PARCEL 20-21-101-005
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T2N, R11E SEC 21 PART OF NW 1/4 BEG AT PT DIST S 89-58-00 E
411.50 FT FROM NW SEC COR, TH S 89-58-00 E 123.50 FT, TH S
00-13-00 W 396 FT, TH N 89-58-00 W 123.50 FT, TH N 00-13-00 E
396 FT TO BEG EXC N 60 FT TAKEN FOR RD 0.96 A 4-6-04 CORR

LEGAL DESCRIPTION
PARCEL 20-21-101-008

T2N, R11E, SEC 21 PART OF NW 1/4 BEG AT PT DIST S 89-58-00 E
248 FT & S 00-13-00 W 396 FT FROM NW SEC COR, TH S 89-58-00 E
143.50 FT, TH S 00-13-00 W 363 FT, TH N 89-58-00 W 143.50 FT, TH
N 00-13-00 E 363 FT TO BEG

[illegible]

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PRELIMINARY GRADING PLAN
CROOKS RD. MULTI-FAMILY
 CROOKS RD. SECTION 17, T24N, R3E, E1/2
 CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES.	GMB	DN	KRD	SUR	KTR	P.M.	GMB
S:\PROJECTS\2019\2019-268 THE WESTMINSTER - ONE/ONE-THIRTEEN (C-2) GRADE - 1/10/2019.dwg							

ORIGINAL ISSUE DATE:
DECEMBER 17, 2019

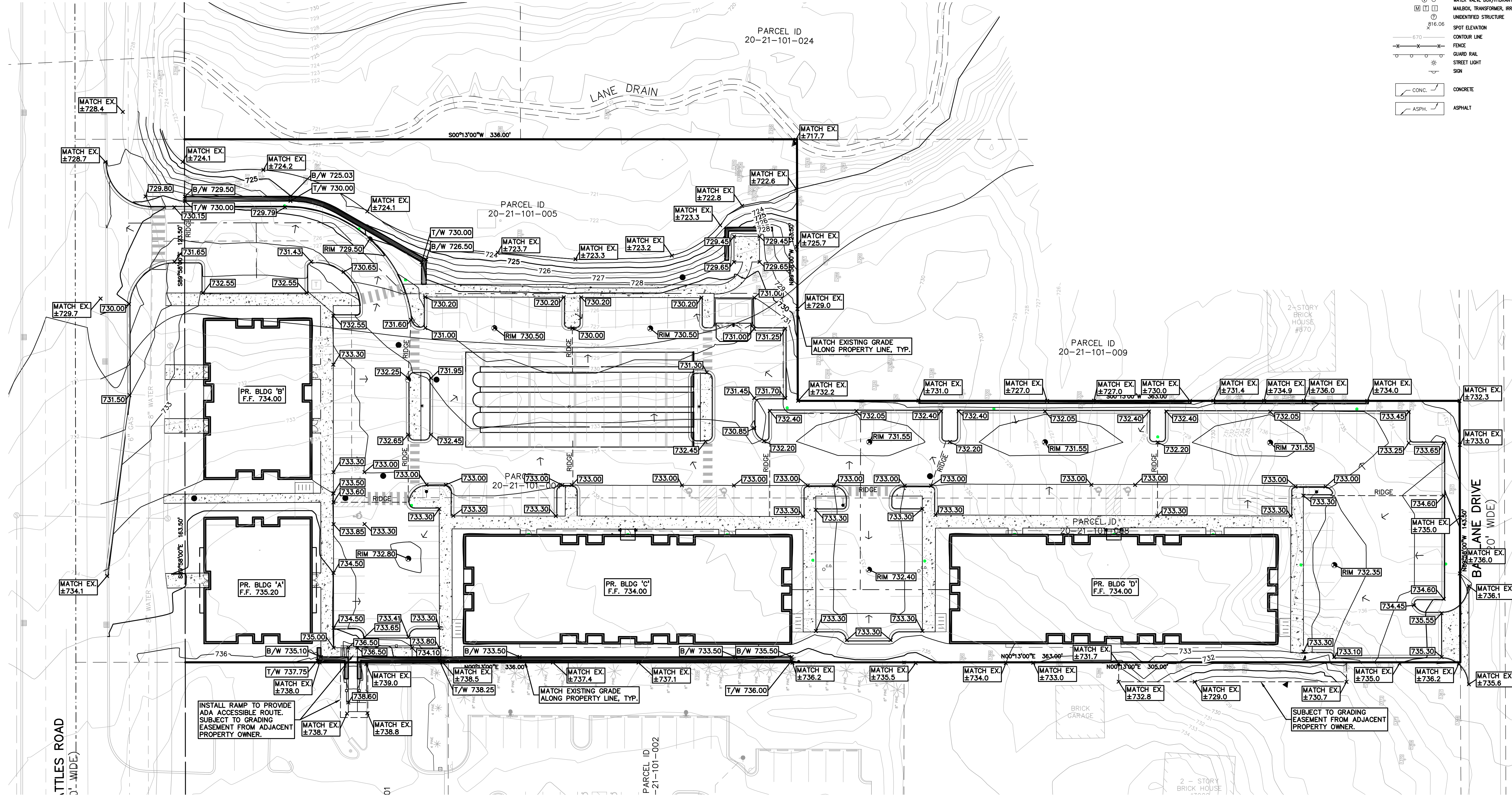
PEA JOB NO. 2019-268

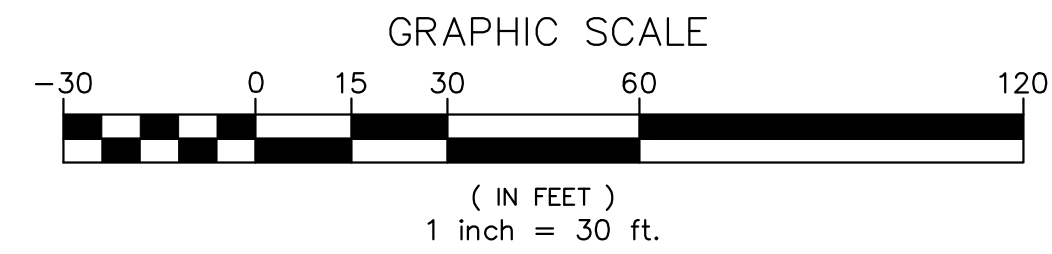
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DRAWING NUMBER:

C-2.0

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XREF: S:PROJECTS\2019\2019268\DWG\SITEPLANS\X-TRUCK-19268.DWG



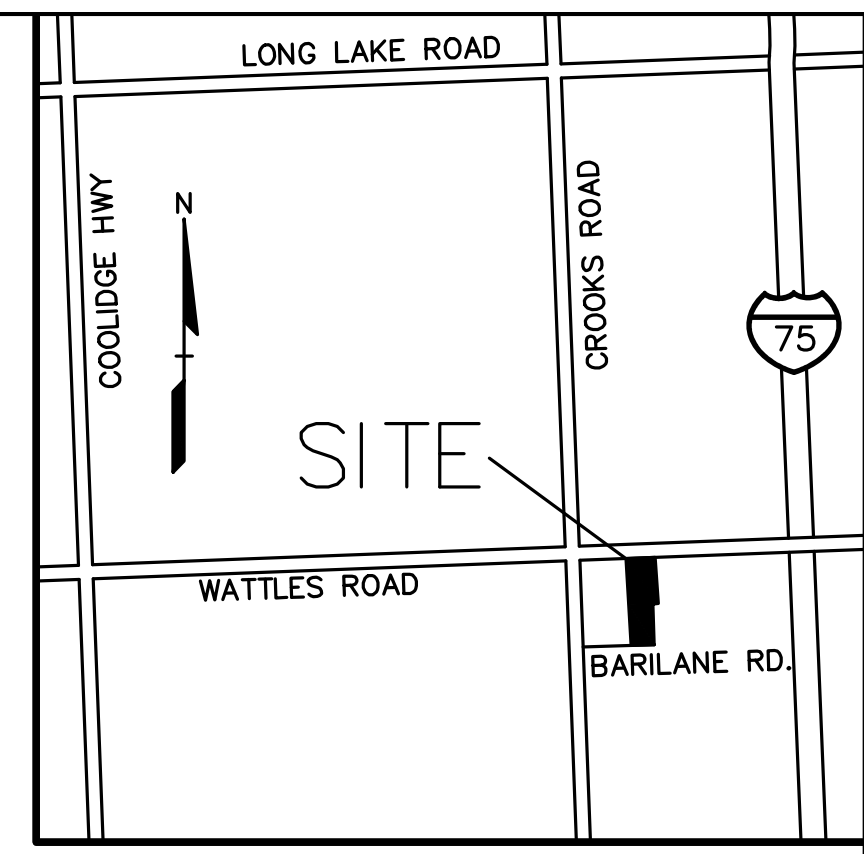


FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'A'. AREA DETERMINED TO BE WITHIN A SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION PER FLOOD INSURANCE RATE MAP NUMBER 26125C0533F, DATED SEPTEMBER 29, 2006.

LEGAL DESCRIPTION
PARCEL 20-21-101-004
T2N, R11E, SEC 21 PART OF NW 1/4 BEG AT PT DIST S 89-58-00 E 248 FT FROM NW SEC COR, TH S 89-58-00 E 163.50 FT, TH S 00-13-00 W 396 FT, TH N 89-58-00 W 163.50 FT, TH N 00-13-00 E 396 FT TO BEG, EXC N 60 FT TAKEN FOR RD 1.25 A

LEGAL DESCRIPTION
PARCEL 20-21-101-005
T2N, R11E, SEC 21 PART OF NW 1/4 BEG AT PT DIST S 89-58-00 E 411.50 FT FROM NW SEC COR, TH S 89-58-00 E 123.50 FT, TH S 00-13-00 W 396 FT, TH N 89-58-00 W 123.50 FT, TH N 00-13-00 E 396 FT TO BEG, EXC N 60 FT TAKEN FOR RD 0.96 A 4-6-04 CORR

LEGAL DESCRIPTION
PARCEL 20-21-101-008
T2N, R11E, SEC 21 PART OF NW 1/4 BEG AT PT DIST S 89-58-00 E 411.50 FT FROM NW SEC COR, TH S 89-58-00 E 123.50 FT, TH S 00-13-00 W 396 FT, TH N 89-58-00 W 123.50 FT, TH N 00-13-00 E 396 FT TO BEG, EXC N 60 FT TAKEN FOR RD 0.96 A 4-6-04 CORR



NO.	BY	DATE	REVISIONS
1	KRD	11/24/20	CITY COMMENTS
2	KRD	11/25/20	CITY COMMENTS
3	KRD	11/25/20	CITY COMMENTS
4	KRD	11/25/20	CITY COMMENTS
5	KRD	11/25/20	CITY COMMENTS
6	KRD	11/25/20	CITY COMMENTS
7	KRD	11/25/20	CITY COMMENTS
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99	KRD	11/25/20	CITY COMMENTS
100	KRD	11/25/20	CITY COMMENTS



CAUTION!!
THE LOCATION AND ELEVATIONS OF EXISTING UTILITIES ARE SHOWN ON THIS DRAWING AS ONLY APPROXIMATE. NO GUARANTEE IS GIVEN FOR THE ACCURACY OF THE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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DES.	GMB	DN.	KRD	SUR	KTR	P.M.	GMB
SCI HOMES INC.	1672 WUER DR.	TROY, MI 48064					
PRELIMINARY UTILITY PLAN							
CROOKS RD. MULTI-FAMILY							
PART OF THE SE 1/4 OF SECTION 17, T. 2N, R. 11E., CITY OF TROY, OKLAHOMA COUNTY, MICHIGAN							
S:\PROJECTS\2019\2019268\DWG\UTL\PEA\PEA-C-3.0.UTL - 19268.dwg							

ORIGINAL ISSUE DATE:
DECEMBER 17, 2019

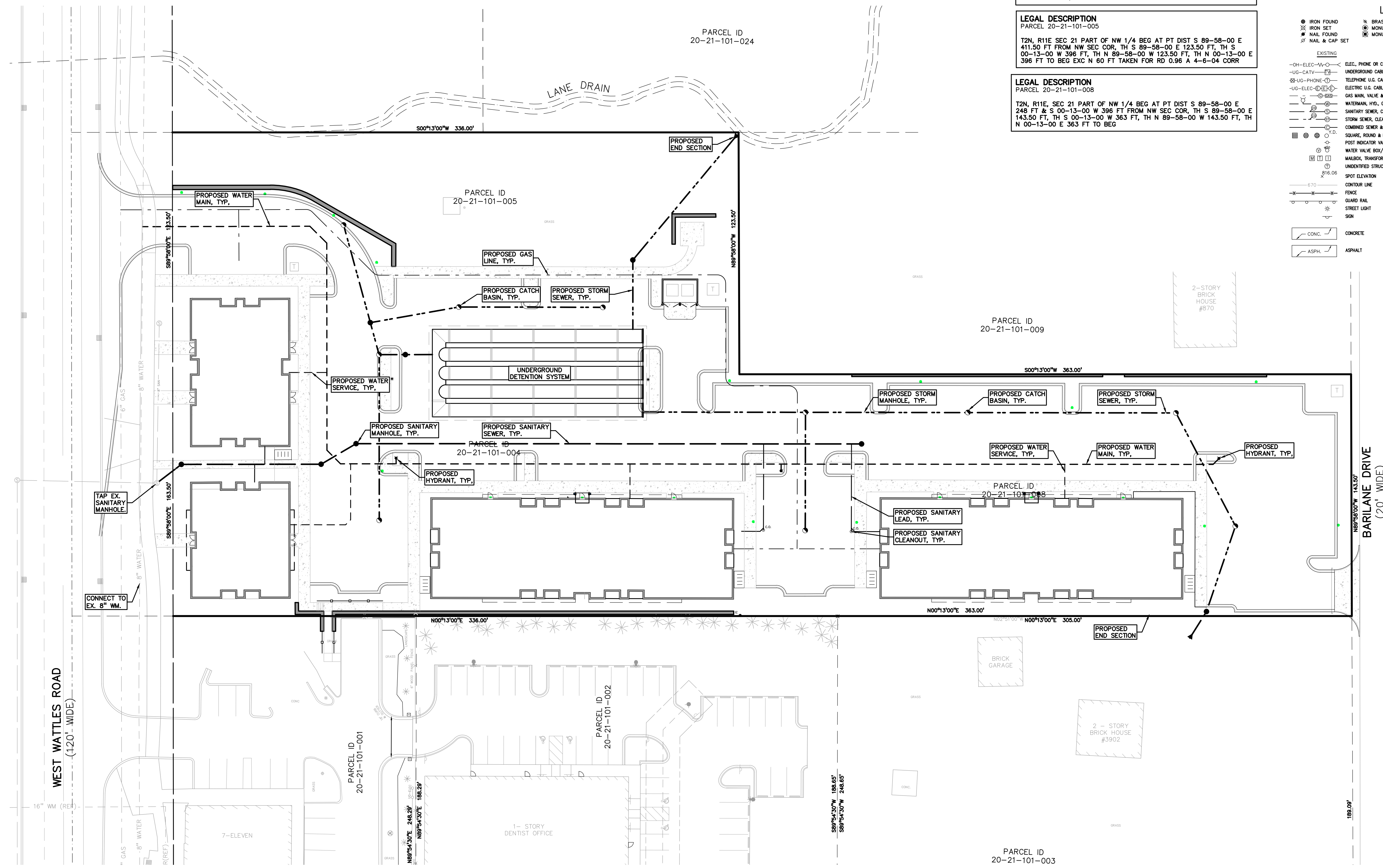
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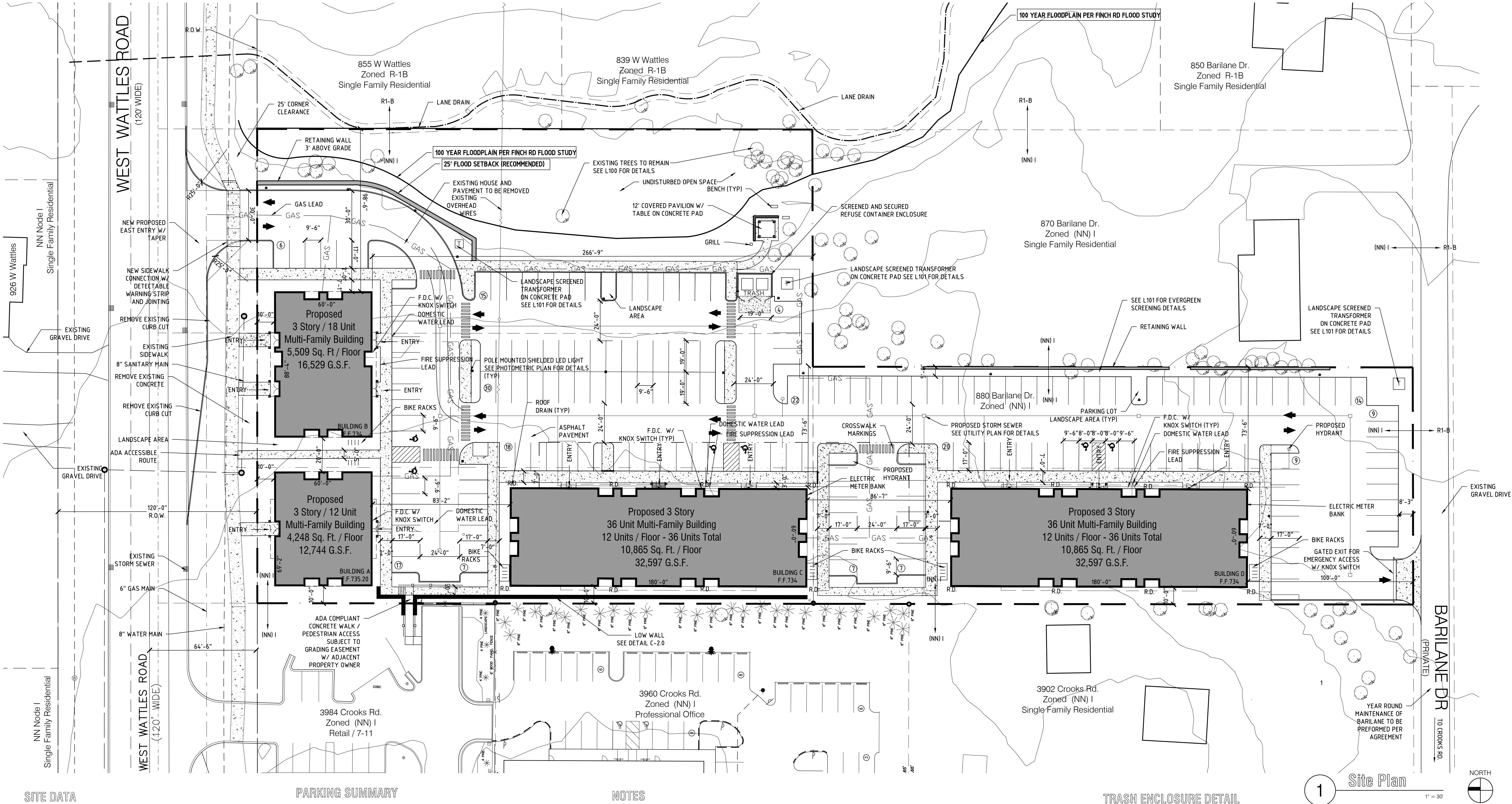
SCALE: 1" = 30'

DRAWING NUMBER:
C-3.0

NOT FOR CONSTRUCTION

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KREF: S:\PROJECTS\2019\2019268\DWG\UTL\PEA\PEA-C-3.0.UTL - 19268.DWG





SITE DATA

Regulation	Information
Parcel I.D.	20-21-101-004 / -101-005 / -101-008
Address	945 Wattles Rd. Troy, MI 48098
Zoning	R-1B / NN (Node I)
Parcel Area	(148,677.24 Sq.Ft.) 3.413 Acres

ZONING SCHEDULE OF REGULATIONS

Regulation	Provided per (NN) I
Setbacks	Front Build to Line: 10.0' Sides: 10' / 98'-6" Rear: 100'
Building Height	Maximum 4 Stories - 55' / Min 2 Stories Provided - 3 Stories - 30' to Mid-Rise
Coverage	Maximum Building Coverage - 30% 21.79% Provided Coverage Minimum Open Space - 20% 24.66% Provided Open Space

PARKING SUMMARY

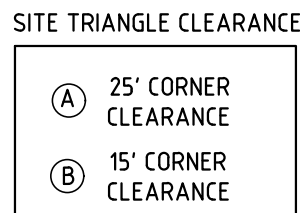
Regulation	Required	Provided
Multi-Family	1 Spaces / Efficiency 2 Spaces / Unit	185 Total Spaces Provided Including 6 Accessible Spaces
	(30) Efficiency = 30 Spaces (72) 1 - 2 Bed Units = 144 Spaces 174 Spaces Required	

BUILDING INFORMATION

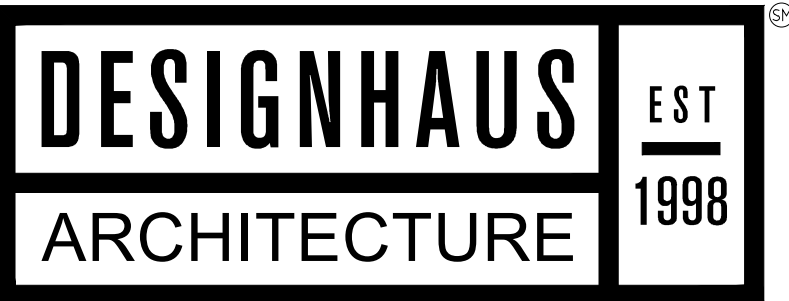
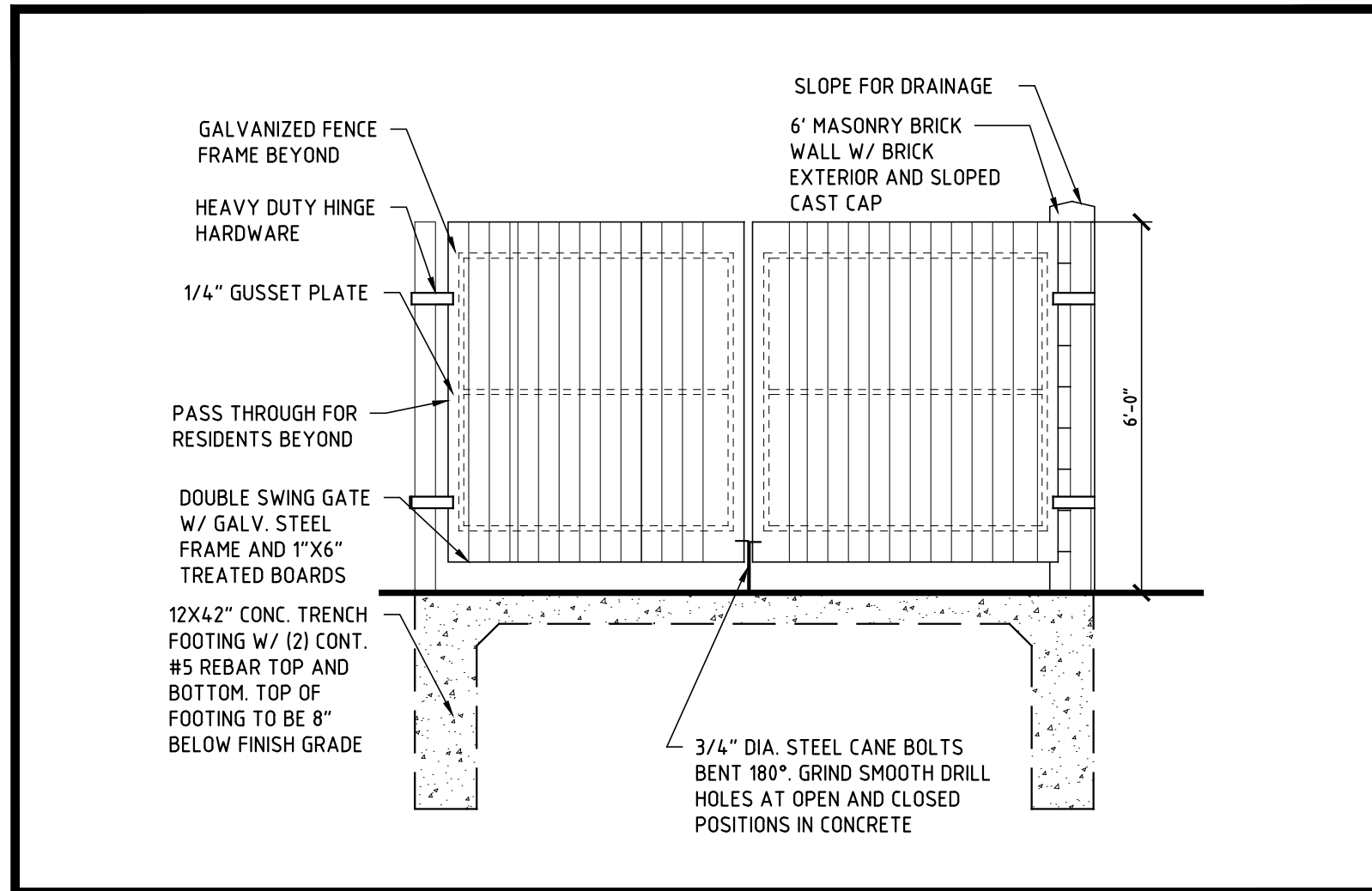
Regulation	Provided per (NN) I	Building A	Building B	Buildings C & D
Setbacks	Front Build to Line: 10.0' Sides: 10' / 98'-6" Rear: 100'	4,248 GSF / Floor 12,744 GSF / Building	5,509 GSF / Floor 16,529 GSF / Building	10,865 GSF / Floor 32,597 GSF / Building
Building Height	Maximum 4 Stories - 55' / Min 2 Stories Provided - 3 Stories - 30' to Mid-Rise	(4) 2 Bedroom Units / Floor (12) 2 Bedroom Units / Building	(2) Efficiency + (4) 1 Bedroom / Floor (avg.) (6) Efficiency + (12) 1 Bedroom / Building	(4) Efficiency + (2) 1 Bedroom + (6) 2 Bedroom / Floor (12) Efficiency + (6) 1 Bedroom + (18) 2 Bedroom / Building
Coverage	Maximum Building Coverage - 30% 21.79% Provided Coverage Minimum Open Space - 20% 24.66% Provided Open Space			(24) Efficiency / (12) 1 Bedroom / (36) 2 Bedroom Total
		102 Units Total: (30) Efficiency Units + (72) One & Two Bed Units		

NOTES

- Mechanical units to be wall mounted and internal (Magic Pack Units).
- Lighting and photometric information provided on lighting plans.
- All signs to meet Chapter 85 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.
- Wattles Road is under City jurisdiction.



TRASH ENCLOSURE DETAIL



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



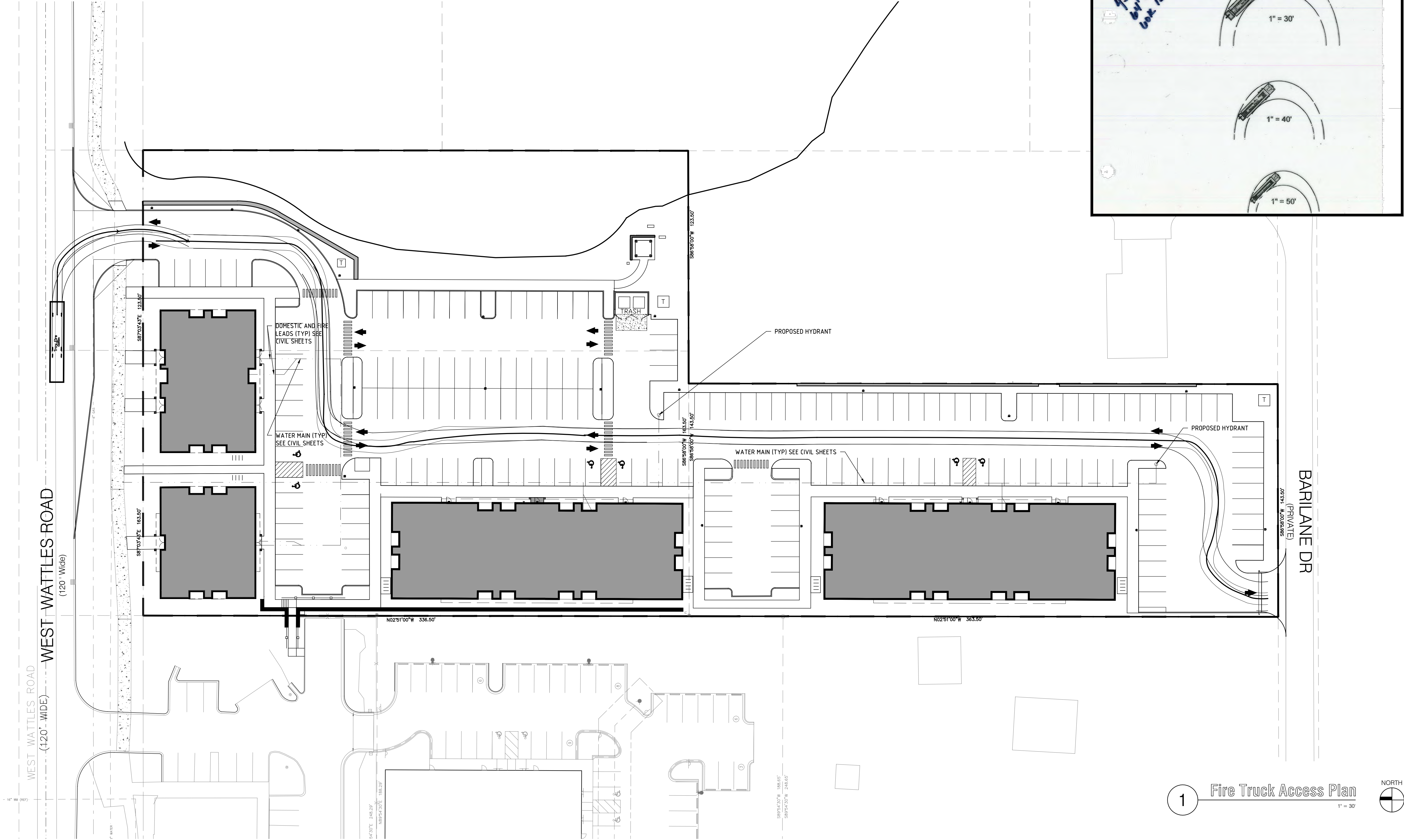
	Revised SPA	11.25.20
	Revised Preliminary SPA	11.06.20
	Revised Preliminary SPA	02.24.20
	Preliminary SPA	12.19.19
No.	Revision/Issue	Date

The Westington
945 Wattles Rd.
Troy, MI 48098
United States of America

Site Plan

S100

019243



FIRE DEPARTMENT NOTES

A Knox Key System per City of Troy Fire Department standards

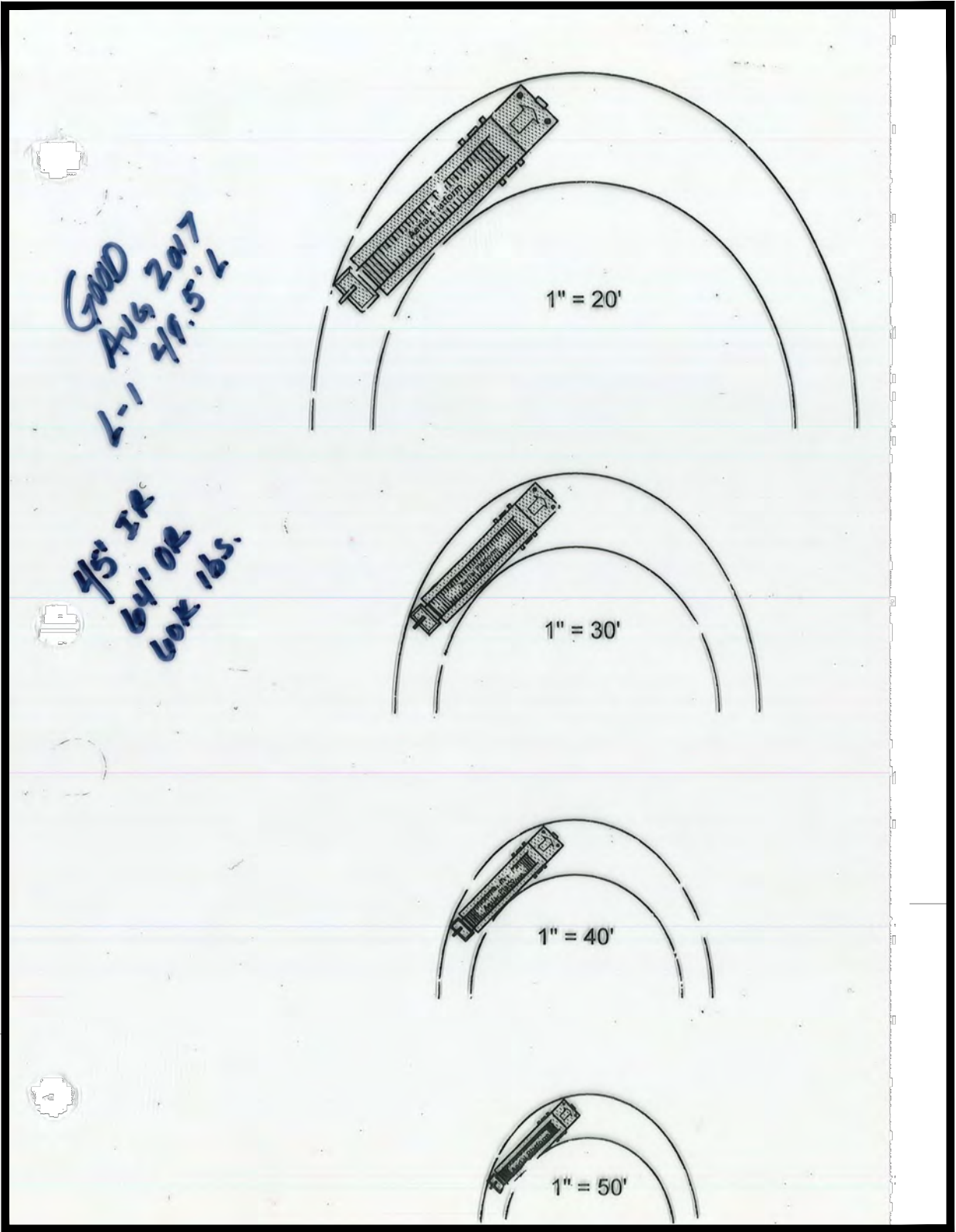
Fire lanes per City of Troy Fire Department standards

Open burning is not permitted including the burning of trash, debris, or land clearing materials.

Fire Department Connections to be labeled and installed per City of Troy Fire Department standards

Owner to provide year round accessibility and maintenance of E.V.A. and private road (Barilane Drive)

FIRE TRUCK TURNING INFORMATION



1 Fire Truck Access Plan



DESIGNHAUS

ARCHITECTURE

EST 1998

301 WALNUT BOULEVARD
ROCHESTER, MI 48307

T:248.601.4422 F:248.453.5854

WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

	Revised SPA	11.25.20
	Revised Preliminary SPA	11.06.20
	Revised Preliminary SPA	02.24.20
	Preliminary SPA	12.19.19
No.	Revision/Issue	Date

The Westington

945 Wattles Rd.

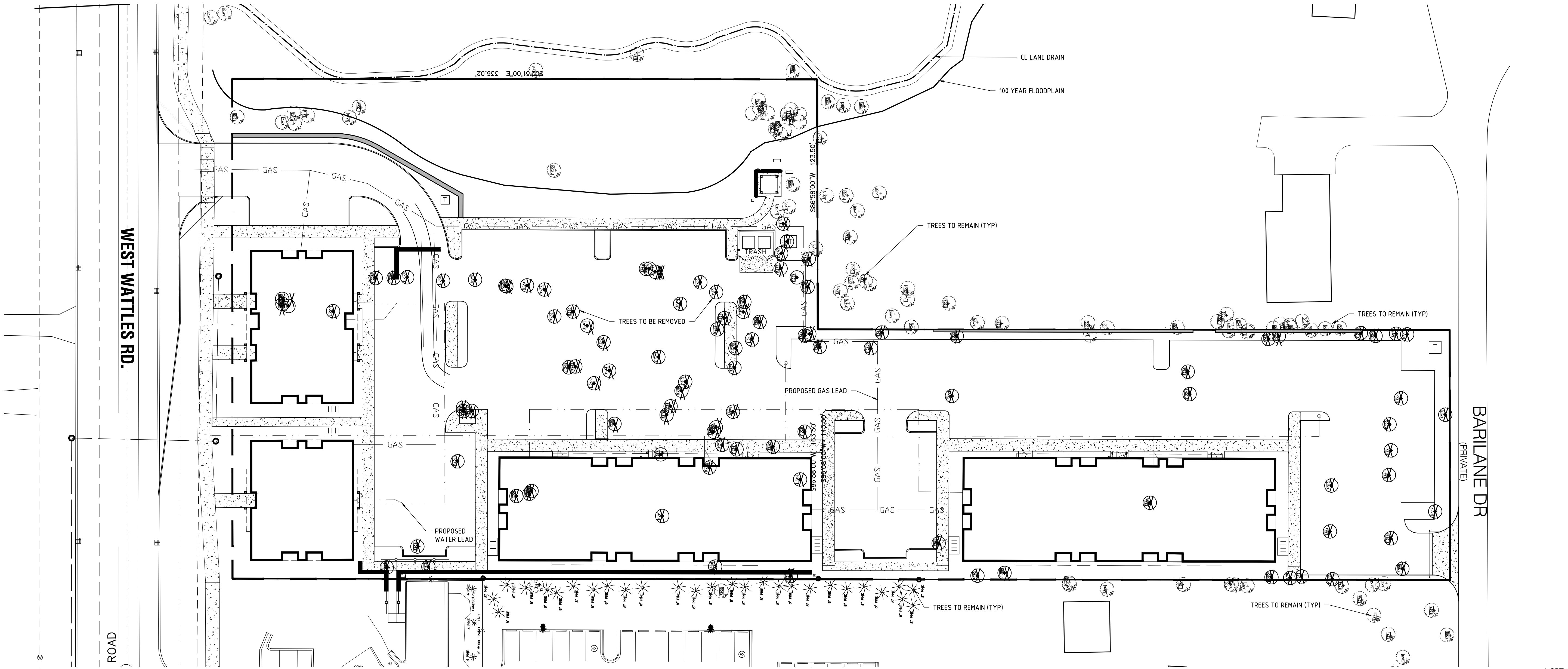
Troy, MI 48098

United States of America

Fire Truck Access Plan

S101

019243



1 Tree Removal and Preservation Plan
1" = 30'

1	A	B	C	D	E	F	G
TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	
1	1201	MW	27	White Mulberry	Morus alba	Fair	
2	1202	BW	13	Black Walnut	Juglans nigra	Fair	
4	1203	EE	28	Siberian Elm	Ulmus pumila	Poor	
5	1204	BW	29	Black Walnut	Juglans nigra	Fair	
6	1205	BW	15	Black Walnut	Juglans nigra	Fair	
7	1206	BW	12	Black Walnut	Juglans nigra	Fair	
8	1207	BW	15	Black Walnut	Juglans nigra	Fair	x1
9	1208	E	10	American Elm	Ulmus americana	Poor	
10	1209	WS	13	White Spruce	Picea glauca	Poor	
11	1210	NM	16	Norway Maple	Acer negundo	Fair	
12	1211	BX	6	Box elder	Acer negundo	Very Poor	
13	1212	GA	7	Green Ash	Fraxinus pennsylvanica	Fair	
14	1213	GA	6	Green Ash	Fraxinus pennsylvanica	Very Poor	
15	1214	GA	6	Green Ash	Fraxinus pennsylvanica	Very Poor	
16	1215	GA	6	Green Ash	Fraxinus pennsylvanica	Poor	
17	1216	E	7	American Elm	Ulmus americana	Fair	
18	1217	SM	34	Silver Maple	Acer saccharinum	Fair	
19	1218	GA	6	Green Ash	Fraxinus pennsylvanica	Very Poor	
20	1219	GA	6	Green Ash	Fraxinus pennsylvanica	Poor	
21	1220	E	7	American Elm	Ulmus americana	Poor	
22	1221	BW	6	Black Walnut	Juglans nigra	Poor	
23	1222	MW	14	White Mulberry	Morus alba	Poor	
24	1223	MW	12	White Mulberry	Morus alba	Very Poor	
25	1224	NM	13	Norway Maple	Acer platanoides	Fair	
26	1225	MW	16	White Mulberry	Morus alba	Fair	
27	1228	NM	13	Norway Maple	Acer platanoides	Poor	
28	1227	MW	7	White Mulberry	Morus alba	Poor	
29	1228	FC	14	Flowering Cherry	Prunus spp.	Fair	
30	1229	E	15	American Elm	Ulmus americana	Fair	
31	1230	E	10	American Elm	Ulmus americana	Fair	
32	1231	EE	13	Siberian Elm	Ulmus pumila	Poor	
33	1232	SU	9	Sugar Maple	Acer saccharum	Fair	x1
34	1233	BO	31	Black Oak	Quercus velutina	Good	
35	1234	EE	24	Siberian Elm	Ulmus pumila	Poor	
36	1235	FC	8	Flowering Cherry	Prunus spp.	Fair	
37	1236	SM	12	Silver Maple	Acer saccharinum	Fair	
38	1237	EE	6	Siberian Elm	Ulmus pumila	Poor	
39	1238	EE	7	Siberian Elm	Ulmus pumila	Poor	
40	1239	EE	6	Siberian Elm	Ulmus pumila	Poor	
41	1240	CT	22	Cottonwood	Populus deltoides	Fair	
42	1241	CT	17	Cottonwood	Populus deltoides	Fair	
43	1242	EE	7	Siberian Elm	Ulmus pumila	Poor	
44	1243	EE	7	Siberian Elm	Ulmus pumila	Fair	
45	1244	EE	8	Siberian Elm	Ulmus pumila	Poor	
46	1245	EE	16	Siberian Elm	Ulmus pumila	Very Poor	
47	1246	EE	8	Siberian Elm	Ulmus pumila	Poor	
48	1247	E	12	American Elm	Ulmus americana	Very Poor	dead
49	1248	EE	13	Siberian Elm	Ulmus pumila	Poor	
50	1249	EE	6	Siberian Elm	Ulmus pumila	Poor	
51	1250	EE	6	Siberian Elm	Ulmus pumila	Fair	
52	1251	EE	6	Siberian Elm	Ulmus pumila	Fair	
53	1252	GA	6	Green Ash	Fraxinus pennsylvanica	Poor	
54	1253	GA	6	Green Ash	Fraxinus pennsylvanica	Poor	
55	1254	EE	7	Siberian Elm	Ulmus pumila	Poor	
56	1255	GA	6	Green Ash	Fraxinus pennsylvanica	Poor	
57	1256	GA	13	Green Ash	Fraxinus pennsylvanica	Poor	
58	1257	WP	17	(Eastern) White Pine	Pinus strobus	Fair	
59	1258	GA	7	Green Ash	Fraxinus pennsylvanica	Very Poor	

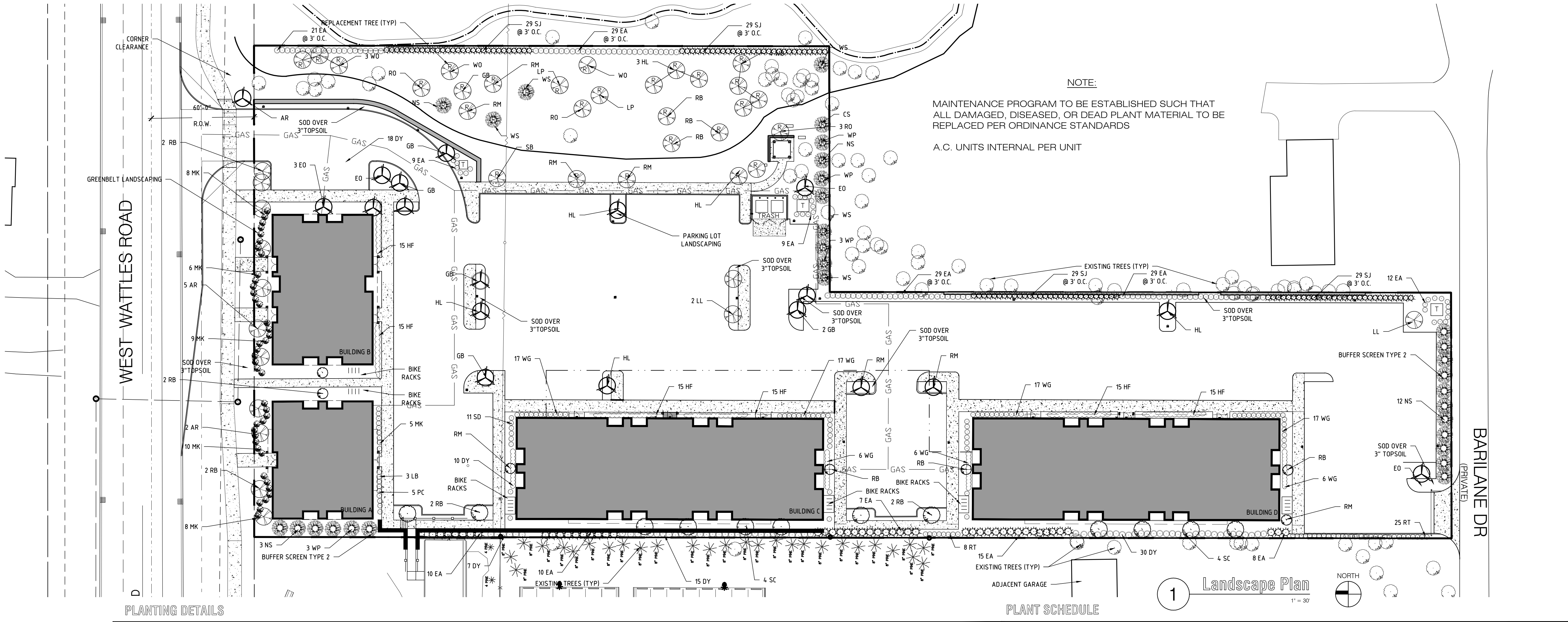
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TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	
60	1259	EE	7	Siberian Elm	Ulmus pumila	Poor	
61	1260	RC	12	Red Cedar	Juniperus virginiana	Poor	
62	1261	WP	10	(Eastern) White Pine	Pinus strobus	Fair	
63	1262	WP	9	(Eastern) White Pine	Pinus strobus	Poor	
64	1263	EE	8	Siberian Elm	Ulmus pumila	Poor	
65	1264	EE	6	Siberian Elm	Ulmus pumila	Fair	
66	1265	EE	13	Siberian Elm	Ulmus pumila	Fair	
67	1266	FC	10	Flowering Cherry	Prunus spp.	Fair	
68	1267	EE	26	Siberian Elm	Ulmus pumila	Fair	
69	1268	EE	35	Siberian Elm	Ulmus pumila	Fair	
70	1269	WP	14	(Eastern) White Pine	Pinus strobus	Fair	
71	1270	WP	11	(Eastern) White Pine	Pinus strobus	Fair	
72	1271	WP	12	(Eastern) White Pine	Pinus strobus	Poor	
73	1272	WP	12	(Eastern) White Pine	Pinus strobus	Fair	
74	1273	EE	14	Siberian Elm	Ulmus pumila	Fair	
75	1274	WP	13	(Eastern) White Pine	Pinus strobus	Fair	
76	1275	EE	12	Siberian Elm	Ulmus pumila	Poor	
77	1276	CT	9	Cottonwood	Populus deltoides	Fair	
78	1277	EE	6	Siberian Elm	Ulmus pumila	Fair	
79	1278	WP	7	(Eastern) White Pine	Pinus strobus	Fair	
80	1279	CT	13	Cottonwood	Populus deltoides	Fair	
81	1280	WP	14	(Eastern) White Pine	Pinus strobus	Poor	
82	1281	EE	7	Siberian Elm	Ulmus pumila	Very Poor	
83	1282	CT	13	Cottonwood	Populus deltoides	Fair	
84	1283	EE	13	Siberian Elm	Ulmus pumila	Fair	
85	1284	CT	18	Cottonwood	Populus deltoides	Fair	
86	1285	CT	13	Cottonwood	Populus deltoides	Fair	
87	1286	EE	13	Siberian Elm	Ulmus pumila	Fair	
88	1287	CT	13	Cottonwood	Populus deltoides	Fair	
89	1288	WP	12	(Eastern) White Pine	Pinus strobus	Poor	
90	1289	WP	8	(Eastern) White Pine	Pinus strobus	Fair	
91	1290	WP	12	(Eastern) White Pine	Pinus strobus	Fair	
92	1291	E	16	American Elm	Ulmus americana	Fair	
93	1292	E	7	American Elm	Ulmus americana	Fair	
94	1293	EE	14	American Elm	Ulmus americana	Fair	
95	1294	BW	12	Black Walnut	Juglans nigra	Fair	
96	1295	SM	13	Silver Maple	Acer saccharinum	Fair	
97	1296	MW	10	White Mulberry	Morus alba	Poor	
98	1297	CT	14	Cottonwood	Populus deltoides	Fair	
99	1298	CT	18	Cottonwood	Populus deltoides	Fair	
100	1299	CT	13	Cottonwood	Populus deltoides	Fair	
101	1300	CT	12	Cottonwood	Populus deltoides	Fair	
102	1301	CT	13	Cottonwood	Populus deltoides	Fair	
103	1302	MW	10	White Mulberry	Morus alba	Fair	
104	1303	CT	13	Cottonwood	Populus deltoides	Fair	
105	1304	CT	12	Cottonwood	Populus deltoides	Poor	
106	1305	CT	28	Cottonwood	Populus deltoides	Fair	
107	1306	CT	26	Cottonwood	Populus deltoides	Fair	
108	1307	BX	8	Box elder	Acer negundo	Poor	
109	1308	AA	6	Tree-of-Heaven	Ailanthus altissima	Fair	
110	1309	SU	18	Sugar Maple	Acer saccharum	Good	x1
111	1310	SU	20	Sugar Maple	Acer saccharum	Fair	
112	1311	RC	8	Red Cedar	Juniperus virginiana	Fair	
113	1312	RC	7	Red Cedar	Juniperus virginiana	Fair	
114	1313	RC	7	Red Cedar	Juniperus virginiana	Fair	
115	1314	RC	8	Red Cedar	Juniperus virginiana	Fair	
116	1315	SU	23	Sugar Maple	Acer saccharum	Good	
117	1316	BWW	13	Black Willow	Salix nigra	Very Poor	

1	A	B	C	D	E	F	G
TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	
118	1317	BWW	54	Black Willow	Salix nigra	Fair	
119	1318	FC	15	Flowering Cherry	Prunus spp.	Poor	
120	1319	BW	6	Black Walnut	Juglans nigra	Fair	
121	1320	NM	8	Norway Maple	Acer platanoides	Fair	
122	1321	TH	6	Thornapple/Hawthorne	Cragagus spp.	Poor	
123	1322	SU	16	Sugar Maple	Acer saccharum	Fair	
124	1323	BR	12	Box elder	Quercus macrocarpa	Fair	
125	1324	EE	22	Siberian Elm	Ulmus pumila	Fair	
126	1325	WP	11	(Eastern) White Pine	Pinus strobus	Fair	
127	1326	WP	14	(Eastern) White Pine	Pinus strobus	Fair	
128	1327	WP	12	(Eastern) White Pine	Pinus strobus	Fair	
129	1328	WP	13	(Eastern) White Pine	Pinus strobus	Fair	
130	1329	EE	10	Siberian Elm	Ulmus pumila	Fair	
131	1330	MW	6	White Mulberry	Morus alba	Fair	
132	1331	WC	7	White Cedar	Thuja occidentalis	Fair	x2
133	1332	MW	8	White Mulberry	Morus alba	Fair	
134	1333	RC	8	Red Cedar	Juniperus virginiana	Fair	
135	1334	S	30	Sycamore	Platanus occidentalis	Good	
136	1335	NS	19	Norway Spruce	Picea Abies	Good	
137	1336	EE	6	Siberian Elm	Ulmus pumila	Poor	
138	1337	WC	9	White Cedar	Thuja occidentalis	Fair	x3
139	1338	WC	7	White Cedar	Thuja occidentalis	Poor	
140	1339	WC	9	White Cedar	Thuja occidentalis	Fair	x1
141	1340	WC	6	White Cedar	Thuja occidentalis	Fair	x2
142	1341	WC	7	White Cedar	Thuja occidentalis	Fair	
143	1342	WC	6	White Cedar	Thuja occidentalis	Fair	x2
144	1343	RC	10	Red Cedar	Juniperus virginiana	Fair	
145	1344	RC	9	Red Cedar	Juniperus virginiana	Fair	
146	1345	RC	8	Red Cedar	Juniperus virginiana	Fair	
147	1346	RC	6	Red Cedar	Juniperus virginiana	Fair	
148	1347	RC	6	Red Cedar	Juniperus virginiana	Fair	
149	1348	RC	8	Red Cedar	Juniperus virginiana	Fair	
150	1349	SU	28	Sugar Maple	Acer saccharum	Fair	
151	1350	RC	7	Red Cedar	Juniperus virginiana	Fair	
152	1351	WP	12	(Eastern) White Pine	Pinus strobus	Fair	
153	1352	JP	23	Jack Pine	Pinus banksiana	Poor	
154	1353	JP	12	Jack Pine	Pinus banksiana	Poor	
155	1354	JP	13	Jack Pine	Pinus banksiana	Poor	
156	1355	WP	16	(Eastern) White Pine	Pinus strobus	Fair	
157	1356	WP	22	(Eastern) White Pine	Pinus strobus	Fair	
158	1357	NM	27	Norway Maple	Acer platanoides	Good	
159	1358	WS	7	White Spruce	Picea glauca	Fair	
160	1359	WS	9	White Spruce	Picea glauca	Fair	
161	1360	WS	8	White Spruce	Picea glauca	Fair	
162	1361	WS	8	White Spruce	Picea glauca	Fair	
163	1362	NM	19	Norway Maple	Acer platanoides	Fair	
164	1363	NM	19	Norway Maple	Acer platanoides	Fair	
165	1364	WS	10	White Spruce	Picea glauca	Fair	
166	1365	WS	17	White Spruce	Picea glauca	Fair	
167	1366	WP	15	(Eastern) White Pine	Pinus strobus	Fair	
168	1367	MW	8	White Mulberry	Morus alba	Fair	
169	1368	EE	8	Siberian Elm	Ulmus pumila	Fair	
170	1369	EE	13	Siberian Elm	Ulmus pumila	Poor	
171	1370	EE	19	Siberian Elm	Ulmus pumila	Fair	
172	1371	BC	10	Wild Black Cherry	Prunus serotina	Fair	
173	1372	PN	9	Pin Cherry	Prunus pennsylvanica	Fair	
174	1373	EE	7	Siberian Elm	Ulmus pumila	Fair	
175	1374	MW	9	White Mulberry	Morus alba	Fair	

1	A	B	C	D	E	F	G
TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	
176	1375	EE	9	Siberian Elm	Ulmus pumila	Very Poor	
177	1376	PN	10	Pin Cherry	Prunus pennsylvanica	Poor	
178	1377	BW	6	Black Walnut	Juglans nigra	Fair	
179	1378	BW	9	Black Walnut	Juglans nigra	Fair	
180	1379	EE	9	Siberian Elm	Ulmus pumila	Very Poor	
181	1380	EE	8	Siberian Elm	Ulmus pumila	Poor	
182	1381	JP	13	Jack Pine	Pinus banksiana	Fair	
183	1382	JP	9	Jack Pine	Pinus banksiana	Poor	
184	1383	JP	9	Jack Pine	Pinus banksiana	Fair	
185	1384	EX	14	Box elder	Acer negundo	Fair	
186	1385	SM	35	Silver Maple	Acer saccharinum	Fair	
187	1386	BW	18	Black Walnut	Juglans nigra	Fair	
188	1387	BW	14	Black Walnut	Juglans nigra	Fair	x1
189	1388	BW	18	Black Walnut	Juglans nigra	Fair	
190	1389	AA	18	Tree-of-Heaven	Ailanthus altissima	Fair	
191	1390	AA	17	Tree-of-Heaven	Ailanthus altissima	Fair	
192	1391	BW	26	Black Walnut	Juglans nigra	Poor	

L101 Landscape Plan.dwg

11/24/2020
Mike Pizzola



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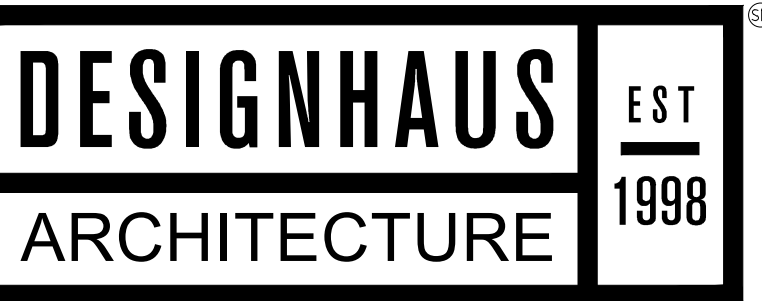
QTY.	TAG	BOTANICAL NAME	COMMON NAME	SIZE/ROOT	UNIT COST / TOTAL
3	RB	AESCULUS pavia	RED BUCKEYE	3"B&B	
2	LP	ACER platanoides	LONDON PLANETREE	3"B&B	\$475.00 / \$1,425.00
9	WO	QUERCUS alba	SWAMP WHITE OAK	3" B&B	\$490.00 / \$4,410.00
5	RO	QUERCUS rubra	RED OAK	3"B&B	\$475.00 / \$2,325.00
5	HL	GLEDTISIA t INERMIS	THORNLESS HONEYLOCUST	3" B&B	\$450.00 / \$900.00
3	EO	QUERCUS robur	ENGLISH OAK	3" B&B	\$425.00 / \$1,275.00
6	GB	GINKGO biloba	GINKGO	3" B&B	\$450.00 / \$1,350.00
15	SC	MALUS x SARGENTII	SARGENT CRABAPPLE	3" B&B	\$450.00 / \$1,350.00
4	RB	MALUS x RED BARON	RED BARON CRABAPPLE	3" B&B	\$425.00 / \$1,275.00
3	LL	TILLA cordata	LITTLE LEAF LINDEN	3" B&B	\$425.00 / \$1,700.00
11	WP	PINUS strobus	WHITE PINE	7-8" B&B	\$450.00 / \$1,350.00
4	CS	PICEA pungens	COLORADO SPRUCE	7-8" B&B	\$450.00 / \$1,215.00
15	NS	PICEA abies	NORWAY SPRUCE	7-8" B&B	\$475.00 / \$1,425.00
8	WS	PICEA glauca	WHITE SPRUCE	7-8" B&B	\$465.00 / \$6,975.00
6	AR	ACER rubrum 'ARMSTRONG'	ARMSTRONG RED MAPLE	3" B&B	\$445.00 / \$1,335.00
10	RS	ACER rubrum 'RED SUNSET'	RED SUNSET RED MAPLE	3" B&B	\$445.00 / \$2,670.00
20	PC	ECANICEA purpurea	PURPLE CONEFLOWER	#3 CONT	\$450.00 / \$1,350.00
180	EA	THUJA o EMERALD	EMERALD ARBORVITAE	7-8" B&B	\$45.00 / \$900.00
1	SB	AMELANCHIER laevis	SERVICEBERRY	7-8" B&B	\$75.00 / \$1,500.00
90	HF	PENNISSETUM a. 'HAMELN'	HAMELN FOUNTAIN GRASS	#3 CONT	\$425.00 / \$425.00
6	LB	PENNISSETUM a 'LITTLE BUNNY	MISS KIM LILAC	24" B&B	\$45.00 / \$4,230.00
103	WG	BUXUS m. 'WINTERGEM'	WINTERGEM BOXWOOD	24" B&B	\$50.00 / \$270.00
5	EP	EMCANICEA PURPUREA	PURPLE CONEFLOWER	#3 CONT	\$65.00 / \$7,800.00
22	SD	HEMEROCALLIS	DAYLILY	#3 CONT	\$45.00 / \$225.00
33	RT	CORNUS alba	RED TWIG DOGWOOD	24" B&B	\$45.00 / \$675.00
60	DY	TAXUS x m. DENSIFORMIS	DENSE YEW	24" B&B	\$60.00 / \$900.00
10	MK	SYRINGA p MISS KIM	MISS KIM LILAC	24" B&B	\$55.00 / \$3,300.00
116	SJ	JUNIPERUS x S	SPARTAN JUNIPER	7-8" B&B	

Total Trees: 110 (41 Replacement Trees Designated by 'R')
Total Shrubs: 519
Total Grasses and Perennials: 116

Total New Plant Material Provided: 521 Plants

Irrigation Cost Estimate: \$6,500.00
Total Landscape Cost Estimate: \$50,745.00

PLANT SPACING:
FRONTAGE TREES - 30' O.C.
EVERGREEN TREES - 10' O.C.
NARROW EVERGREEN TREES - 5' O.C.
SHRUBS - 3' O.C.
PERENNIALS / GRASSES - 3' O.C.



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	Revised SPA	11.25.20
	Revised Preliminary SPA	11.06.20
	Revised Preliminary SPA	02.24.20
	Preliminary SPA	12.19.19
No.	Revision/Issue	Date

The Westington
945 Wattles Rd.
Troy, MI 48098
United States of America

Landscape Plan

L101

019243

STATE OF MICHIGAN
MICHAEL E. PIZZOLA
LANDSCAPE ARCHITECT
No. 2801001656
REGISTERED LANDSCAPE ARCHITECT

	Revised SPA	11.25.20
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Landscape Plan



PLANTING DETAILS

PLANT SCHEDULE

EVERGREEN TREES	DECIDUOUS TREES	PERENNIALS	QTY.	TAG	BOTANICAL NAME	COMMON NAME	SIZE/ROOT	UNIT COST / TOTAL
<div><p>NOTE: REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER MATERIALS WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.</p><p>RUBBER HOSE (BLACK) PLASTIC BANDS COVER PLANTING WITH 4" SHREDDED HARDWOOD BARK MULCH TO 6" BEYOND OUTERMOST BRANCHES. LEAVE 3" BARE SOIL AROUND TREE (3) 2"x2" HARDWOOD STAKES OR EQUIVALENT DRIVEN 6"-8" OUTSIDE OF ROOTBALL. REMOVE AFTER ONE YEAR. TOPSOIL SET PLANT MATERIAL 6" HIGHER THAN ORIGINAL DEPTH. CUT ALL BINDING AND REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL. AMEND SOIL PER SITE CONDITIONS AND REQUIREMENTS OF THE TREE.</p></div>	<div><p>DO NOT CUT LEADER</p><p>PLASTIC BANDS (3) 2"x2"x8" HARDWOOD STAKE SET 18" INTO UNDISTURBED SOIL TREE WRAP UNDISTURBED SOIL</p><p>NOTE: STAKE TREES OVER 2" CALIPER. GUY TREES OVER 3" CALIPER. TREE SHALL HAVE SAME RELATIONSHIP TO FINISHED GRADE AS IT HAD AT PLACE OF ORIGIN.</p><p>3"-4" SHREDDED BARK MULCH</p><p>REMOVE BURLAP FROM TOP 1/3 OF BALL. SLASH BURLAP AND CUT WIRE ON ROOTBALL AT 18" INTERVALS (BOTH HORIZONTAL AND VERTICAL)</p></div>	<div><p>PERENNIALS - SIZE AND SPACING AS SHOWN ON PLAN 3" SHREDDED BARK MULCH PLANTING MIXTURE: 50% TOPSOIL, 50% SPHAGNUM PEAT MIXTURE UNDISTURBED SOIL</p><p>SHRUBS</p><p>NOTE: PLANT SHRUB AT SAME RELATIONSHIP TO FINISHED GRADE AS IT HAD TO GRADE AT PLACE OF ORIGIN</p><p>4" SHREDDED BARK MULCH CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL. SLASH REMAINING BURLAP LIMIT OF BARE ROOT SPREAD UNDISTURBED SOIL</p><p>VARIABLES</p></div>	3	RB	AESCULUS pavia	RED BUCKEYE	3"B&B	\$475.00 / \$1,425.00
			2	LP	ACER platanoides	LONDON PLANETREE	3"B&B	\$470.00 / \$950.00
			9	WO	QUERCUS alba	SWAMP WHITE OAK	3" B&B	\$490.00 / \$4,410.00
			5	RO	QUERCUS rubra	RED OAK	3"B&B	\$475.00 / \$2,325.00
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SHRUBS - 3' O.C.
PERENNIALS / GRASSES - 3' O.C.

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	15	Lithonia Lighting	DSXW1 LED 10C 530 40K T3S MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3S OPTIC, 4000K, @ 530mA.	LED	1	DSXW1_LED_10C_530_40K_T3S_MVOLT.ies	2181	1	19.1
	B	4	Lithonia Lighting	DSX1 LED P2 40K T3M MVOLT	DSX1 LED P2 40K T3M MVOLT	LED	1	DSX1_LED_P2_40K_T3M_MVOLT.ies	8641	1	140
	C	10	Lithonia Lighting	DSX1 LED P2 40K BLC MVOLT	DSX1 LED P2 40K BLC MVOLT	LED	1	DSX1_LED_P2_40K_BLC_MVOLT.ies	7293	1	70

Notes:

- See plan for luminaire mounting height
- Calculations are shown in foot-candles at grade
- Exterior lighting shall be a full cut-off fixture or a fully shielded fixture, downward directed with a flat lens to prevent glare.

- Light shall not exceed (0.1) foot-candle along any boundary adjacent to residential and (1) foot-candle along all nonresidential property boundaries.

- Maximum height of a base, pole and fixture shall be 25 feet in height. (Maximum height proposed for pole fixtures is 20 feet)

- Maximum height of a building-mounted fixture is 20 feet. (Maximum height proposed for building-mounted fixtures is 12 feet)

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	1.4 fc	9.3 fc	0.0 fc	N/A	N/A
Property Line	+	0.0 fc	0.8 fc	0.0 fc	N/A	N/A

D-Series Size 1 LED Wall Luminaire

Specifications Luminaire

Width: 13-3/4" (349mm) Weight: 12 lbs (5.4 kg)

Depth: 10" (254mm)

Height: 6-3/8" (162mm)

Back Box (BBW, ELCW)

Width: 13-3/4" (349mm) Weight: 5 lbs (2.3 kg)

Depth: 10" (254mm)

Height: 6-3/8" (162mm)

Introduction

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

With an expected service life of over 20 years of 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 DDBXTXD

Series	LEDs	Series Lamp(s)	Color Temperature	Input Voltage (V)	Wattage	Mounting	Control Options
DSXW1 LED	10C 1000 (1000lm)	350 1000mA	30K 3000K	T25 Type I Short	ANGL11	Shipped included	PE O-10 dimming (not available for use with external control, ordered separately)
	20C 2000 (2000lm)	700 2000mA	40K 4000K	T25 Type I Medium	20C1	Shipped included	PE O-10 dimming (not available for use with external control, ordered separately)
	20C 2000 (2000lm)	700 2000mA	50K 5000K	T25 Type I Short	20C1	Shipped included	PE O-10 dimming (not available for use with external control, ordered separately)
	20C 2000 (2000lm)	700 2000mA	50K 5000K	T25 Type I Medium	20C1	Shipped included	PE O-10 dimming (not available for use with external control, ordered separately)
	20C 2000 (2000lm)	700 2000mA	50K 5000K	T25 Type I Medium	20C1	Shipped included	PE O-10 dimming (not available for use with external control, ordered separately)
	20C 2000 (2000lm)	700 2000mA	50K 5000K	T25 Type I Medium	20C1	Shipped included	PE O-10 dimming (not available for use with external control, ordered separately)
	20C 2000 (2000lm)	700 2000mA	50K 5000K	T25 Type I Medium	20C1	Shipped included	PE O-10 dimming (not available for use with external control, ordered separately)
	20C 2000 (2000lm)	700 2000mA	50K 5000K	T25 Type I Medium	20C1	Shipped included	PE O-10 dimming (not available for use with external control, ordered separately)
	20C 2000 (2000lm)	700 2000mA	50K 5000K	T25 Type I Medium	20C1	Shipped included	PE O-10 dimming (not available for use with external control, ordered separately)
	20C 2000 (2000lm)	700 2000mA	50K 5000K	T25 Type I Medium	20C1	Shipped included	PE O-10 dimming (not available for use with external control, ordered separately)

D-Series Size 0 LED Area Luminaire

Specifications

EPA: 0.8 ft (0.8 ft)

Length: 26" (660mm)

Width: 13" (330mm)

Height: 7" (178mm)

Weight (max): 16 lbs (7.3 kg)

Introduction

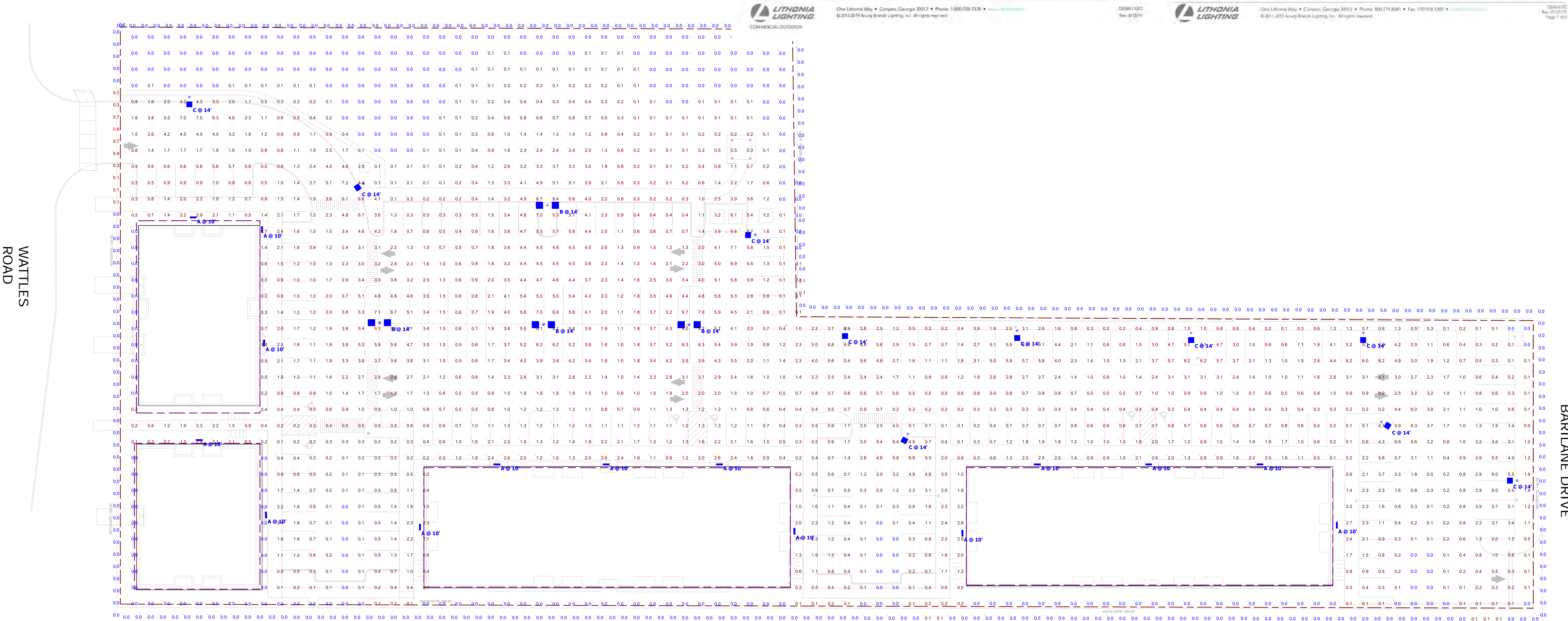
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBXD

Series	LEDs	Series Lamp(s)	Color Temperature	Input Voltage (V)	Wattage	Mounting	Control Options
DSX0 LED	40C 1000 (1000lm)	350 1000mA	30K 3000K	T25 Type I Short	ANGL11	Shipped included	PE O-10 dimming (not available for use with external control, ordered separately)
	40C 1000 (1000lm)	350 1000mA	40K 4000K	T25 Type I Short	ANGL11	Shipped included	PE O-10 dimming (not available for use with external control, ordered separately)
	40C 1000 (1000lm)	350 1000mA	50K 5000K	T25 Type I Short	ANGL11	Shipped included	PE O-10 dimming (not available for use with external control, ordered separately)
	40C 1000 (1000lm)	350 1000mA	50K 5000K	T25 Type I Short	ANGL11	Shipped included	PE O-10 dimming (not available for use with external control, ordered separately)
	40C 1000 (1000lm)	350 1000mA	50K 5000K	T25 Type I Short	ANGL11	Shipped included	PE O-10 dimming (not available for use with external control, ordered separately)
	40C 1000 (1000lm)	350 1000mA	50K 5000K	T25 Type I Short	ANGL11	Shipped included	PE O-10 dimming (not available for use with external control, ordered separately)
	40C 1000 (1000lm)	350 1000mA	50K 5000K	T25 Type I Short	ANGL11	Shipped included	PE O-10 dimming (not available for use with external control, ordered separately)
	40C 1000 (1000lm)	350 1000mA	50K 5000K	T25 Type I Short	ANGL11	Shipped included	PE O-10 dimming (not available for use with external control, ordered separately)
	40C 1000 (1000lm)	350 1000mA	50K 5000K	T25 Type I Short	ANGL11	Shipped included	PE O-10 dimming (not available for use with external control, ordered separately)
	40C 1000 (1000lm)	350 1000mA	50K 5000K	T25 Type I Short	ANGL11	Shipped included	PE O-10 dimming (not available for use with external control, ordered separately)

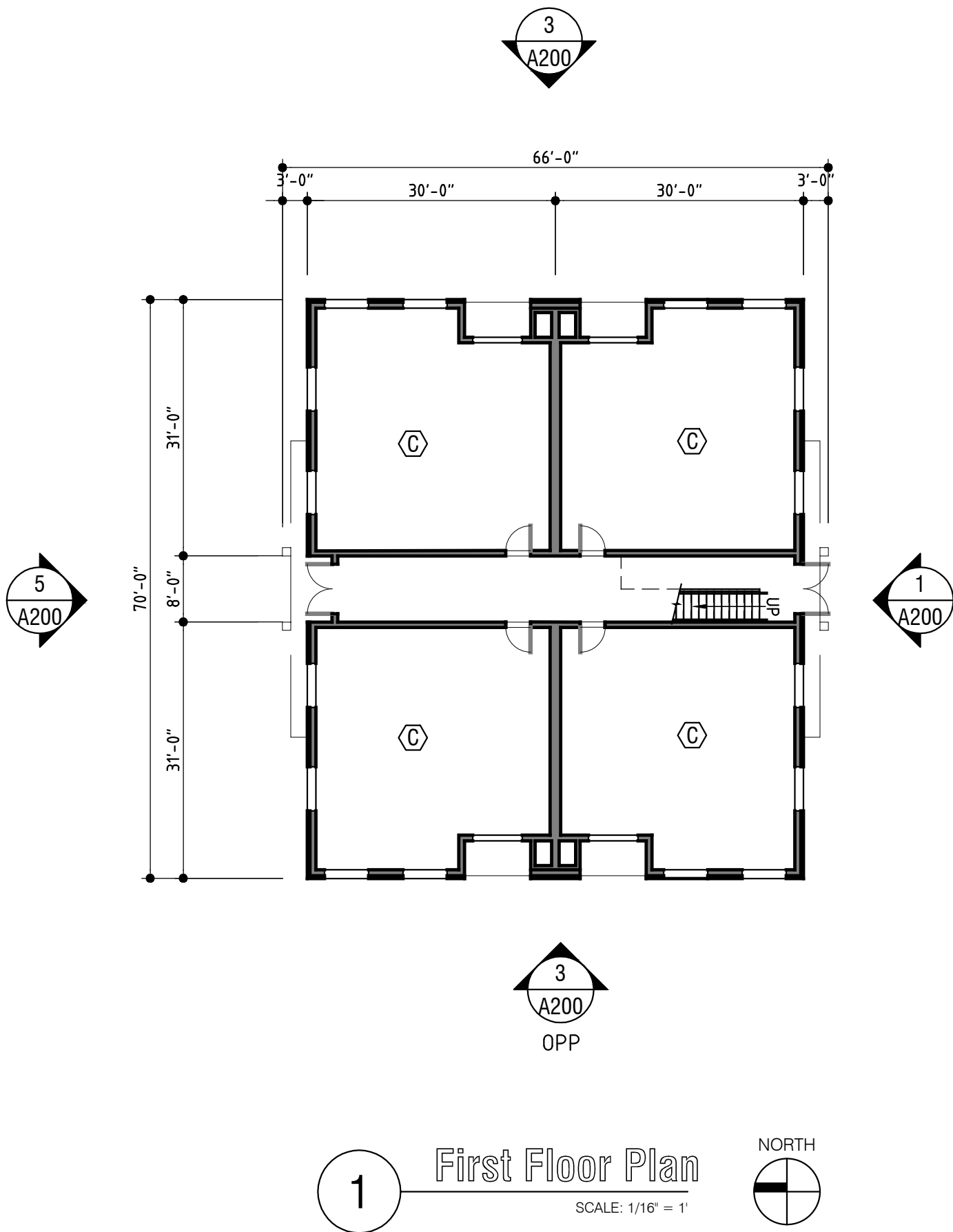
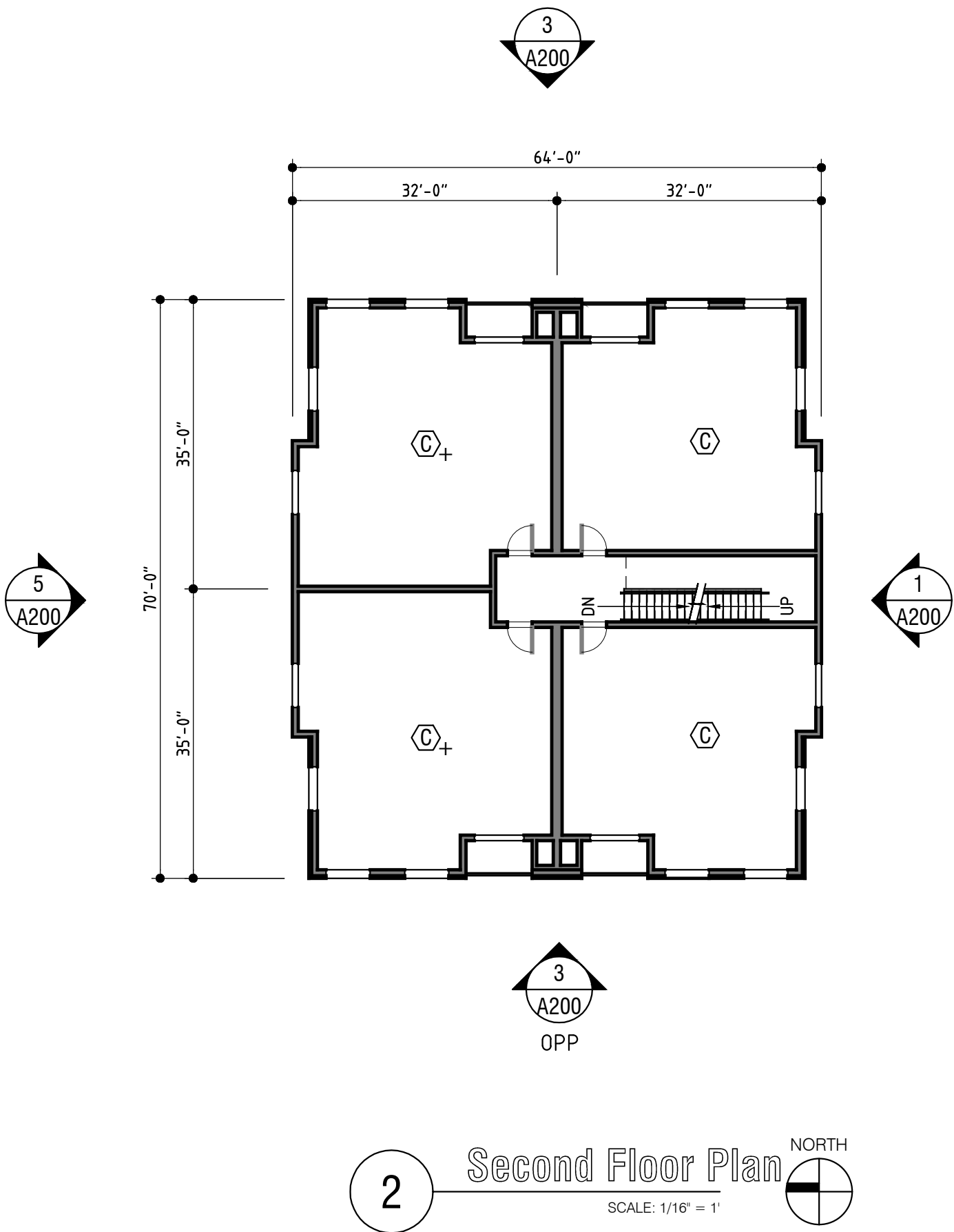
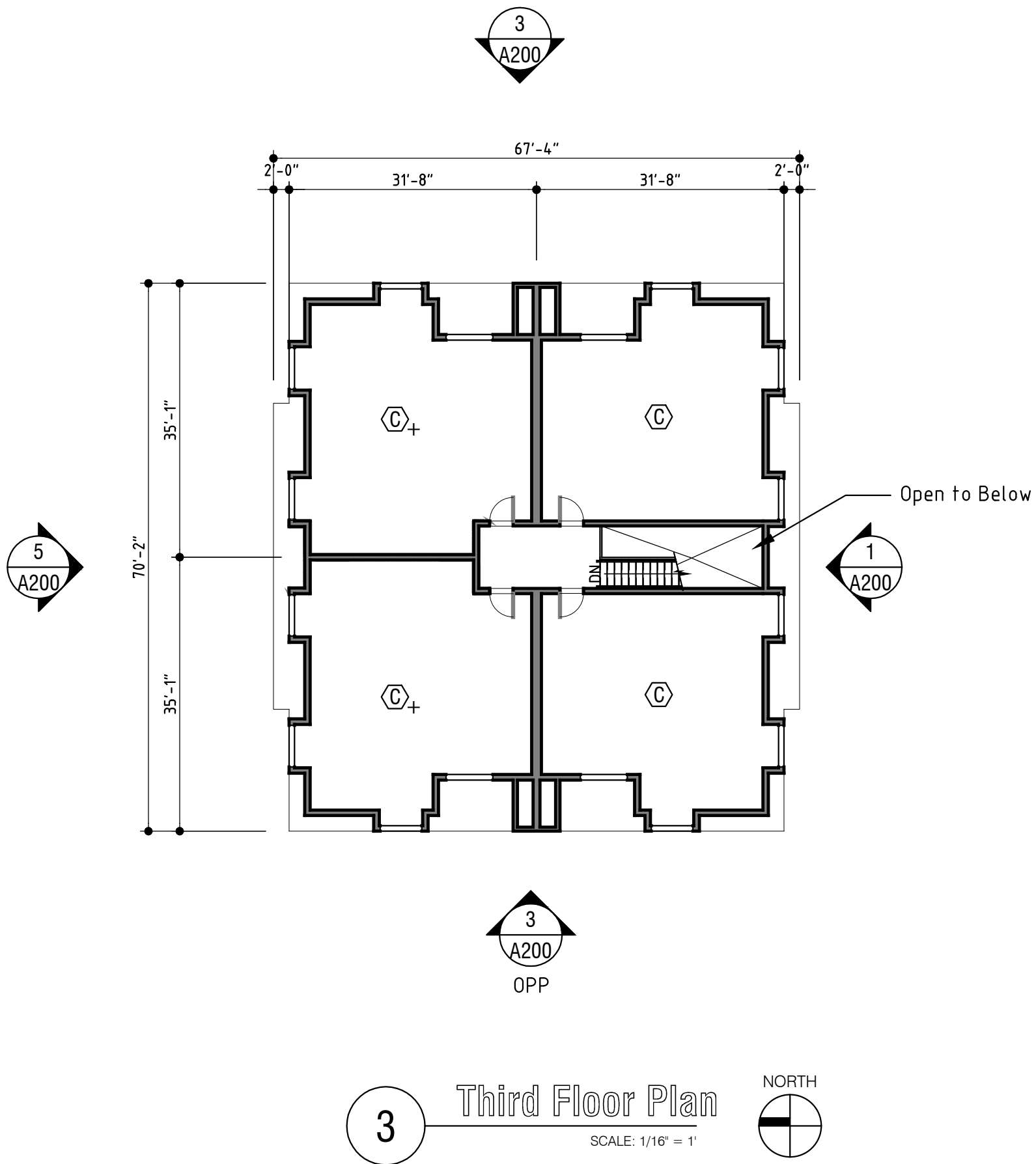


Plan View
Scale: 1" = 25ft

CODE DATA	
CODE OF JURISDICTION	
1.	2015 BUILDING CODE.
2.	2015 MICHIGAN PLUMBING CODE.
3.	2015 MICHIGAN MECHANICAL CODE.
4.	MICHIGAN UNIFORM ENERGY CODE RULES PART 120-2015 WITH ANSI/ASHRAE IESNA STANDARD 90.0-2009.
5.	2017 MICHIGAN ELECTRICAL CODE INCORPORATING THE 2017 NATIONAL ELECTRICAL CODE (NEC).
6.	AMERICANS WITH DISABILITY ACT-ACCESSIBILITY GUIDELINES (ADAAG).
BUILDING DATA	
3 LEVELS ABOVE GRADE	
TOTAL GROSS SQUARE FOOTAGE 32,400 SQ.FT ABOVE GRADE	
USE GROUP: R-2 RESIDENTIAL	
CONSTRUCTION TYPE: V-B ABOVE GRADE	
FIRE SUPPRESSION TYPE: FULLY SPRINKLERED PER N.F.P.A.13.R	

BUILDING A LEGEND						
Symbol	Bedrooms	Area	1st Flr	2nd Flr	3rd Flr	Total
(E)	EFFICIENCY	571 SF	0	0	0	0
(A)	1	839 SF	0	0	0	0
(B)	2	658 SF	0	0	0	0
(C)	2	783 SF	4	4	4	12
Total			4	4	4	12
BUILDING B LEGEND						
Symbol	Bedrooms	Area	1st Flr	2nd Flr	3rd Flr	Total
(E)	EFFICIENCY	571 SF	2	2	2	6
(A)	1	839 SF	0	0	0	0
(B)	2	658 SF	0	0	0	0
(C)	2	783 SF	0	0	0	0
(D)	1	635 SF	4	4	4	12
Total			6	6	6	18
BUILDING C LEGEND						
Symbol	Bedrooms	Area	1st Flr	2nd Flr	3rd Flr	Total
(E)	EFFICIENCY	571 SF	4	4	4	12
(A)	1	839 SF	2	2	2	6
(B)	2	658 SF	2	2	2	6
(C)	2	783 SF	4	4	4	12
Total			12	12	12	36
BUILDING D LEGEND						
Symbol	Bedrooms	Area	1st Flr	2nd Flr	3rd Flr	Total
(E)	EFFICIENCY	571 SF	4	4	4	12
(A)	1	839 SF	2	2	2	6
(B)	2	658 SF	2	2	2	6
(C)	2	783 SF	4	4	4	12
Total			12	12	12	36
DEVELOPMENT TOTAL			34	34	34	102

Efficiency Total: 30
1 & 2 Bedroom Total: 72



DESIGNHAUS

ARCHITECTURE

EST 1998

301 WALNUT BOULEVARD
ROCHESTER, MI 48307

T:248.601.4422 F:248.453.5854

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	Revised SPA	11.25.20
	Revised Preliminary SPA	11.06.20
	Revised Preliminary SPA	02.24.20
	Preliminary SPA	12.19.19
No.	Revision/Issue	Date

The Westington
945 Wattles Rd.
Troy, MI 48098
United States of America

Buildings A Floor Plans

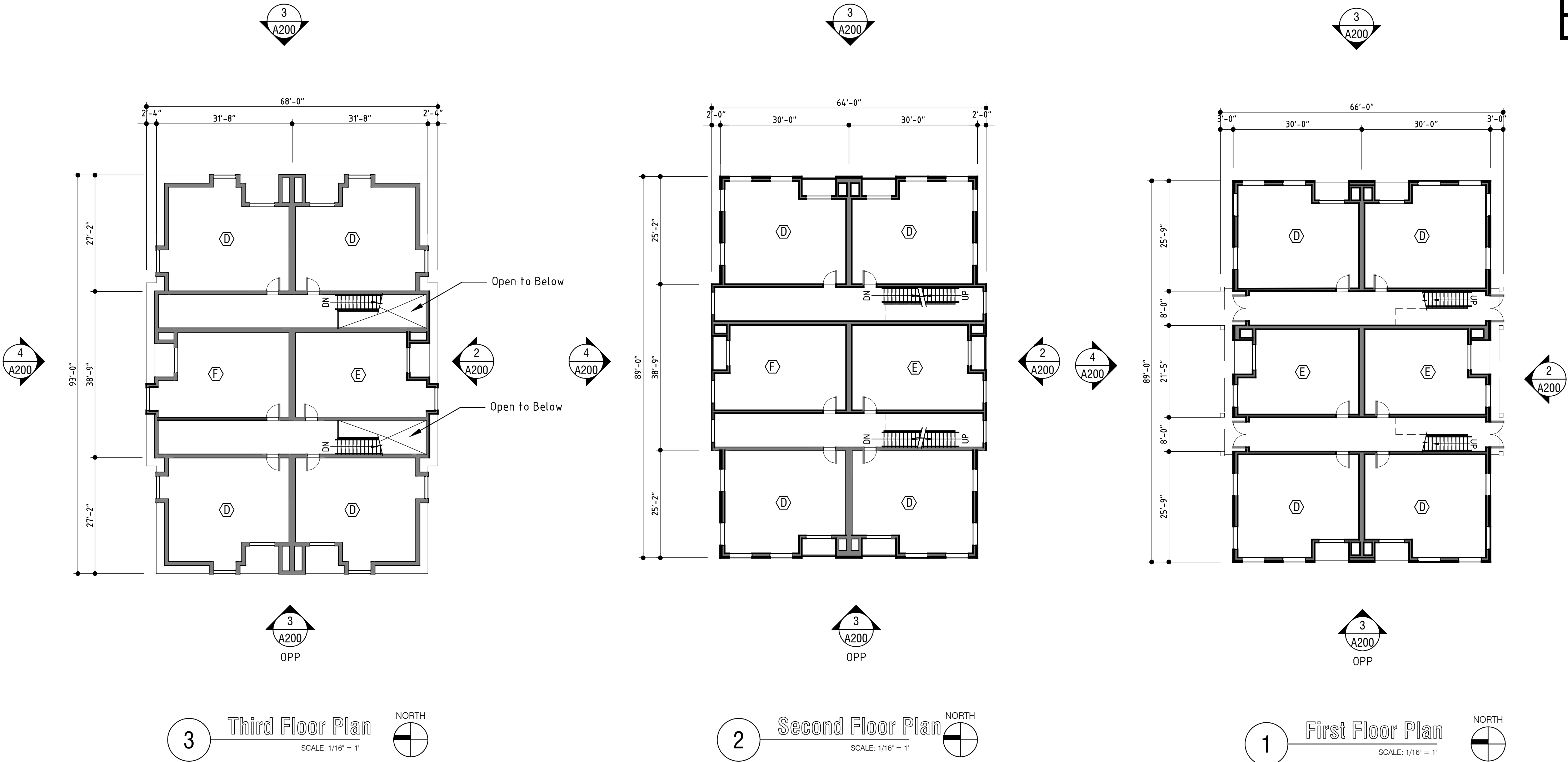
A100

019243

CODE DATA	
CODE OF JURISDICTION	
1.	2015 BUILDING CODE.
2.	2015 MICHIGAN PLUMBING CODE.
3.	2015 MICHIGAN MECHANICAL CODE.
4.	MICHIGAN UNIFORM ENERGY CODE RULES PART 120-2015 WITH ANSI/ASHRAE/IESNA STANDARD 90.0-2009.
5.	2017 MICHIGAN ELECTRICAL CODE INCORPORATING THE 2017 NATIONAL ELECTRICAL CODE (NEC).
6.	AMERICANS WITH DISABILITY ACT-ACCESSIBILITY GUIDELINES (ADAAG).
BUILDING DATA	
3 LEVELS ABOVE GRADE	
TOTAL GROSS SQUARE FOOTAGE 32,400 SQ.FT ABOVE GRADE	
USE GROUP: R-2 RESIDENTIAL	
CONSTRUCTION TYPE: V-B ABOVE GRADE	
FIRE SUPPRESSION TYPE: FULLY SPRINKLERED PER N.F.P.A.13.R	

BUILDING A LEGEND						
Symbol	Bedrooms	Area	1st Flr	2nd Flr	3rd Flr	Total
(E)	EFFICIENCY	571 SF	0	0	0	0
(A)	1	839 SF	0	0	0	0
(B)	2	658 SF	0	0	0	0
(C)	2	783 SF	4	4	4	12
Total			4	4	4	12
BUILDING B LEGEND						
Symbol	Bedrooms	Area	1st Flr	2nd Flr	3rd Flr	Total
(E)	EFFICIENCY	571 SF	2	2	2	6
(A)	1	839 SF	0	0	0	0
(B)	2	658 SF	0	0	0	0
(C)	2	783 SF	0	0	0	0
(D)	1	635 SF	4	4	4	12
Total			6	6	6	18
BUILDING C LEGEND						
Symbol	Bedrooms	Area	1st Flr	2nd Flr	3rd Flr	Total
(E)	EFFICIENCY	571 SF	4	4	4	12
(A)	1	839 SF	2	2	2	6
(B)	2	658 SF	2	2	2	6
(C)	2	783 SF	4	4	4	12
Total			12	12	12	36
BUILDING D LEGEND						
Symbol	Bedrooms	Area	1st Flr	2nd Flr	3rd Flr	Total
(E)	EFFICIENCY	571 SF	4	4	4	12
(A)	1	839 SF	2	2	2	6
(B)	2	658 SF	2	2	2	6
(C)	2	783 SF	4	4	4	12
Total			12	12	12	36
DEVELOPMENT TOTAL			34	34	34	102

Efficiency Total: 30
1 & 2 Bedroom Total: 72



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The Westington
945 Wattles Rd.
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United States of America

Building B Floor Plans

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Efficiency Total:	30
1 & 2 Bedroom Total:	72

A102	019243
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A200_Buildings A+B Elevations.dwg

11/25/2020

DHAROCOM-020



MATERIAL LEGEND	
(A)	BRICK
(B)	HARDY BOARD SIDING
(C)	PRE-FINISHED METAL TRIM
(D)	VINYL WINDOW
(E)	LIMESTONE
(F)	MECHANICAL VENT PAINTED TO MATCH SIDING/BRICK
(G)	CAST STONE WATER TABLE
(H)	METAL ROOFING

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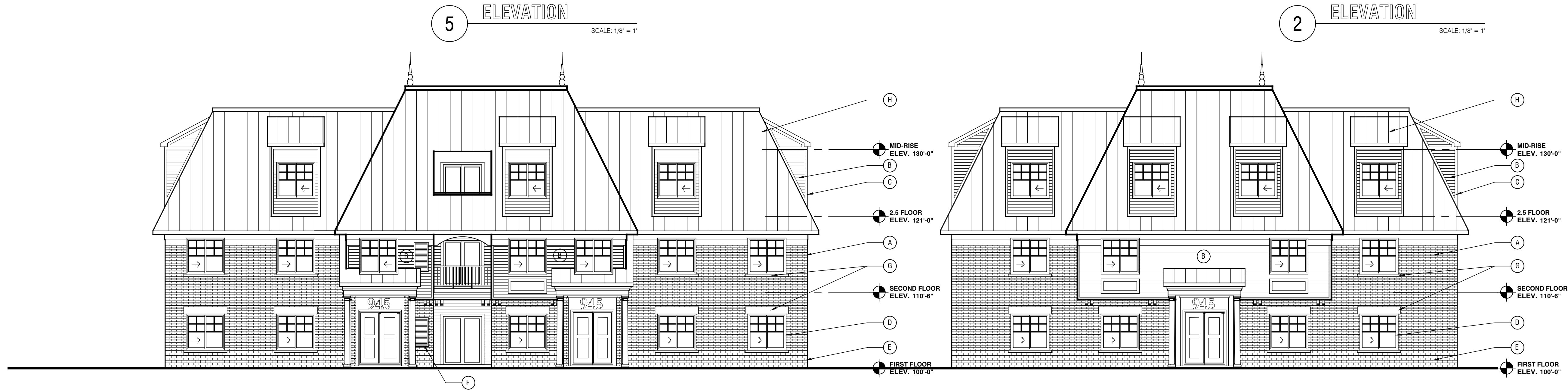
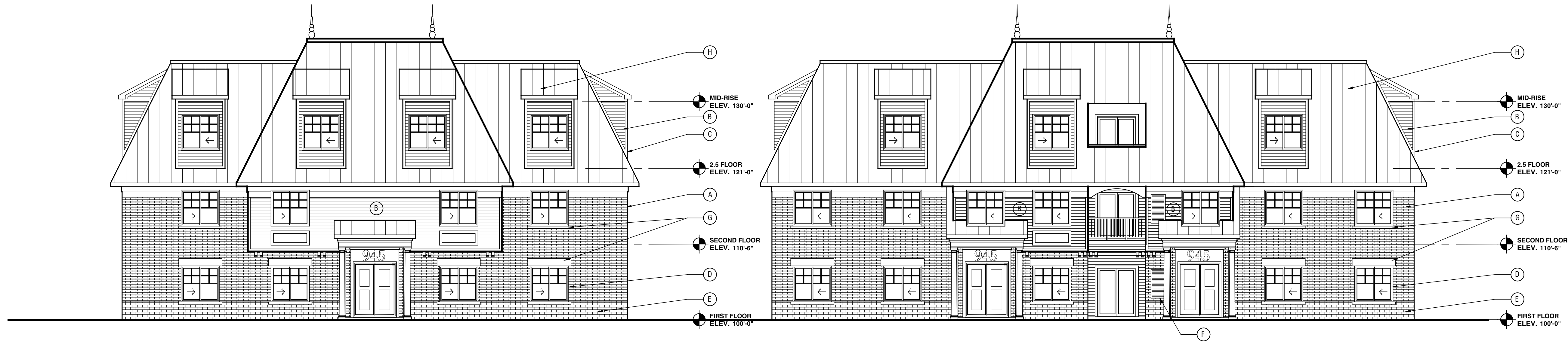
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Buildings A+B Elevations

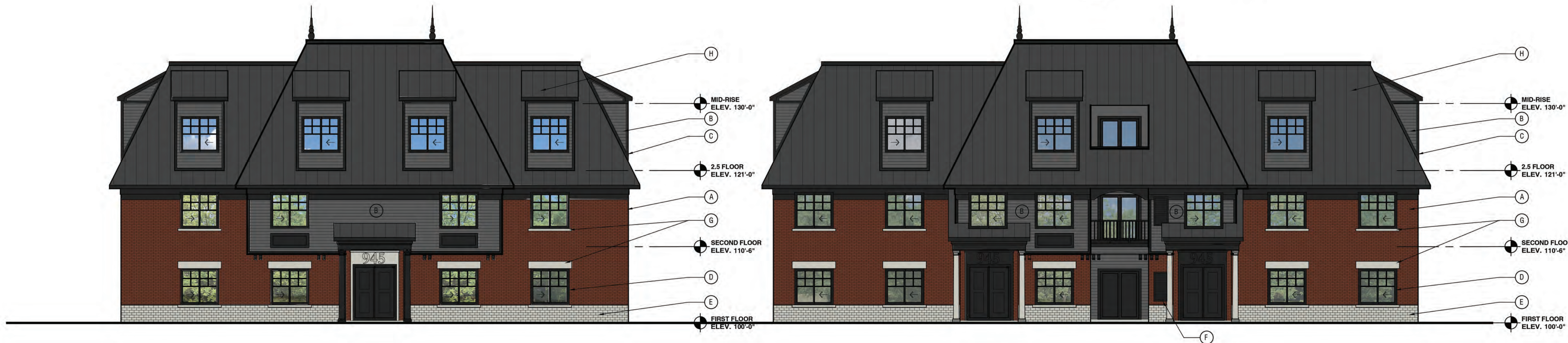
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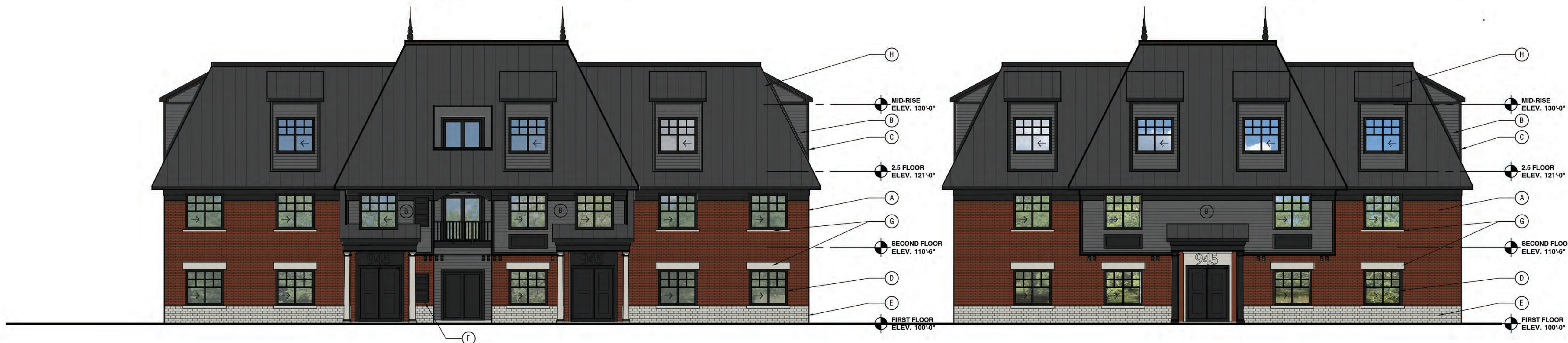
MATERIAL LEGEND	
(A)	BRICK
(B)	HARDY BOARD SIDING
(C)	PRE-FINISHED METAL TRIM
(D)	VINYL WINDOW
(E)	LIMESTONE
(F)	MECHANICAL VENT PAINTED TO MATCH SIDING/BRICK
(G)	CAST STONE WATER TABLE
(H)	METAL ROOFING

3 ELEVATION
SCALE: 1/8" = 1'



5 ELEVATION
SCALE: 1/8" = 1'

2 ELEVATION
SCALE: 1/8" = 1'



4 ELEVATION
SCALE: 1/8" = 1'

1 ELEVATION
SCALE: 1/8" = 1'

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ARCHITECTURE 1998

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	Preliminary SPA	12.19.19
No.	Revision/Issue	Date

The Westington
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Troy, MI 48098
United States of America

Buildings A+B Elevations

A200 019243

A201 Buildings C+D Elevations.dwg

11/25/2020

D:\ARCCOM\020



3 ELEVATION
SCALE: 1/8" = 1'



2 ELEVATION
SCALE: 1/8" = 1'



1 ELEVATION
SCALE: 1/8" = 1'

MATERIAL LEGEND	
A	BRICK
B	HARDY BOARD SIDING
C	PRE-FINISHED METAL TRIM
D	VINYL WINDOW
E	LIMESTONE
F	MECHANICAL VENT PAINTED TO MATCH SIDING/BRICK
G	CAST STONE WATER TABLE
H	METAL ROOFING

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Buildings C+D Elevations

A201

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11/25/2020

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3 ELEVATION
SCALE: 1/8" = 1'



2 ELEVATION
SCALE: 1/8" = 1'



1 ELEVATION
SCALE: 1/8" = 1'

MATERIAL LEGEND	
(A)	BRICK
(B)	HARDY BOARD SIDING
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(E)	LIMESTONE
(F)	MECHANICAL VENT PAINTED TO MATCH SIDING/BRICK
(G)	CAST STONE WATER TABLE
(H)	METAL ROOFING

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ARCHITECTURE

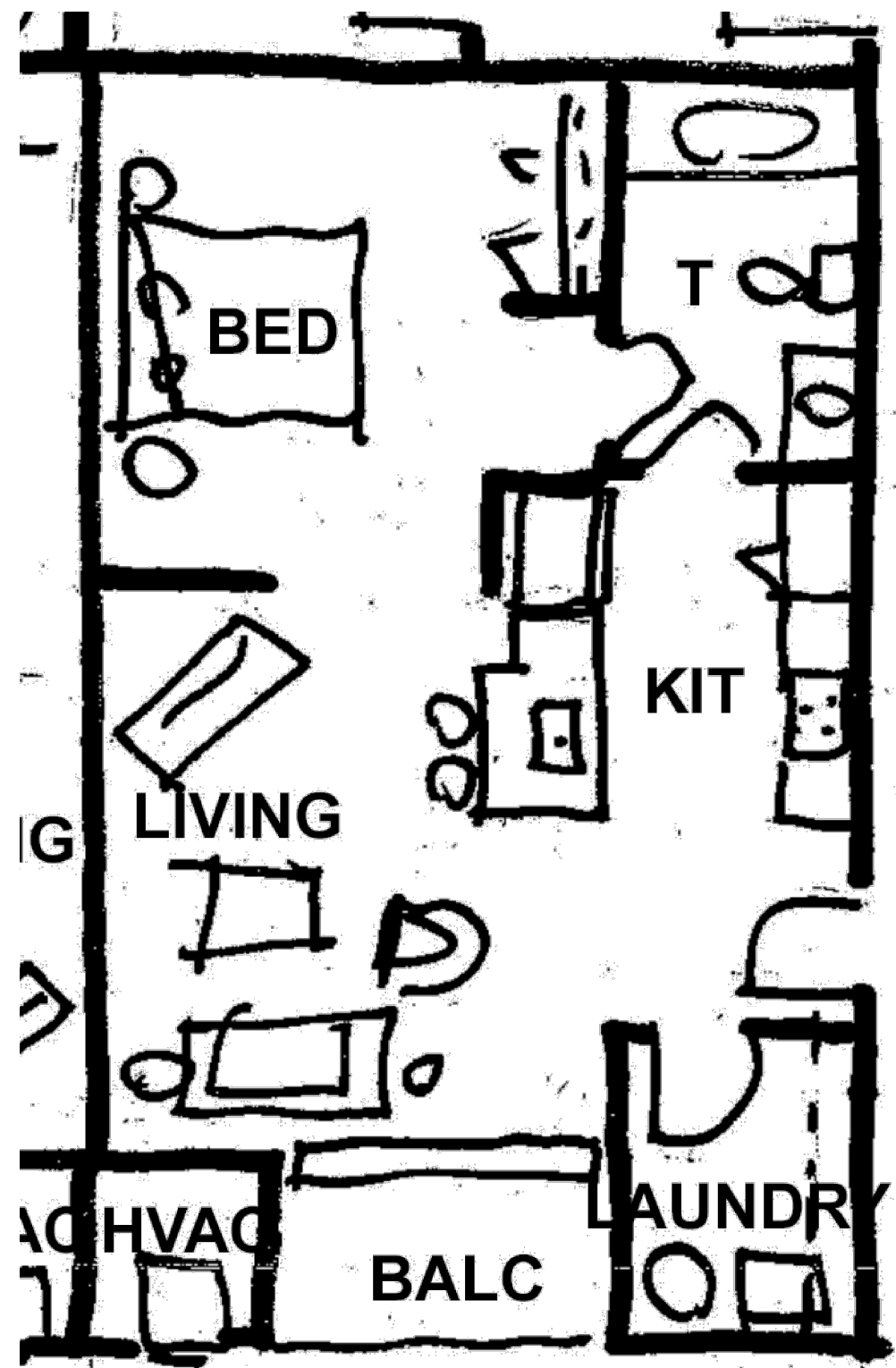
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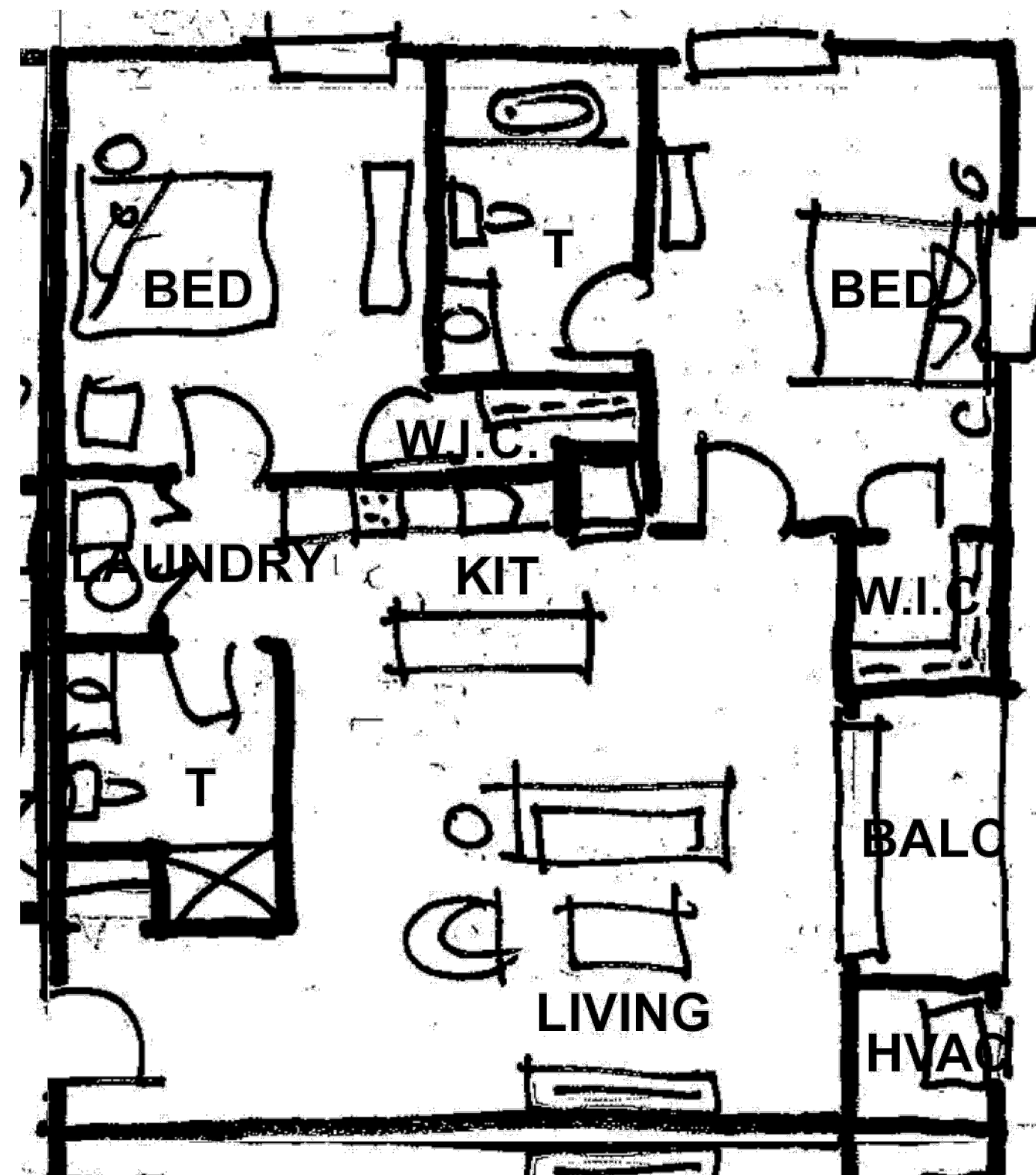
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Buildings C+D Elevations

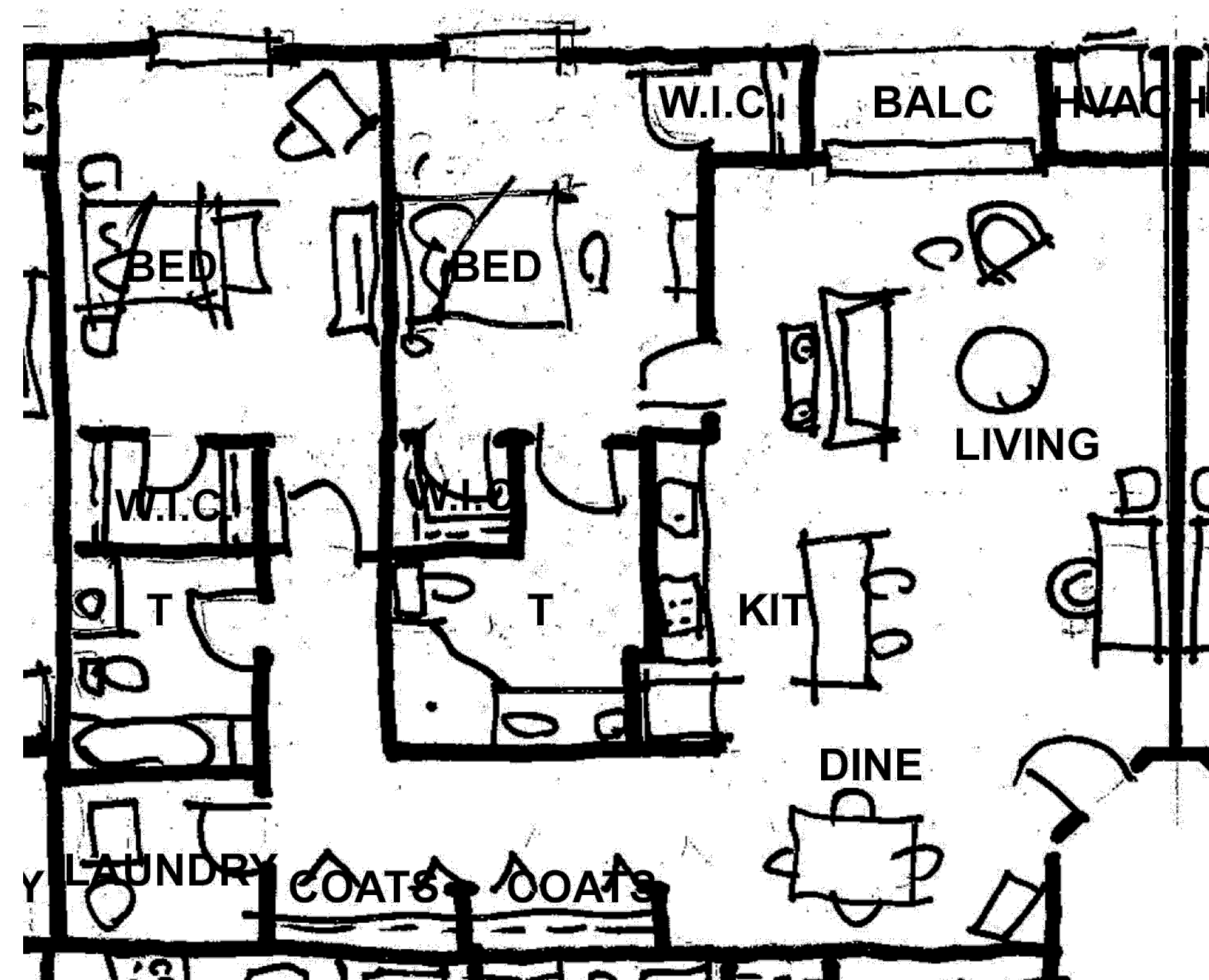
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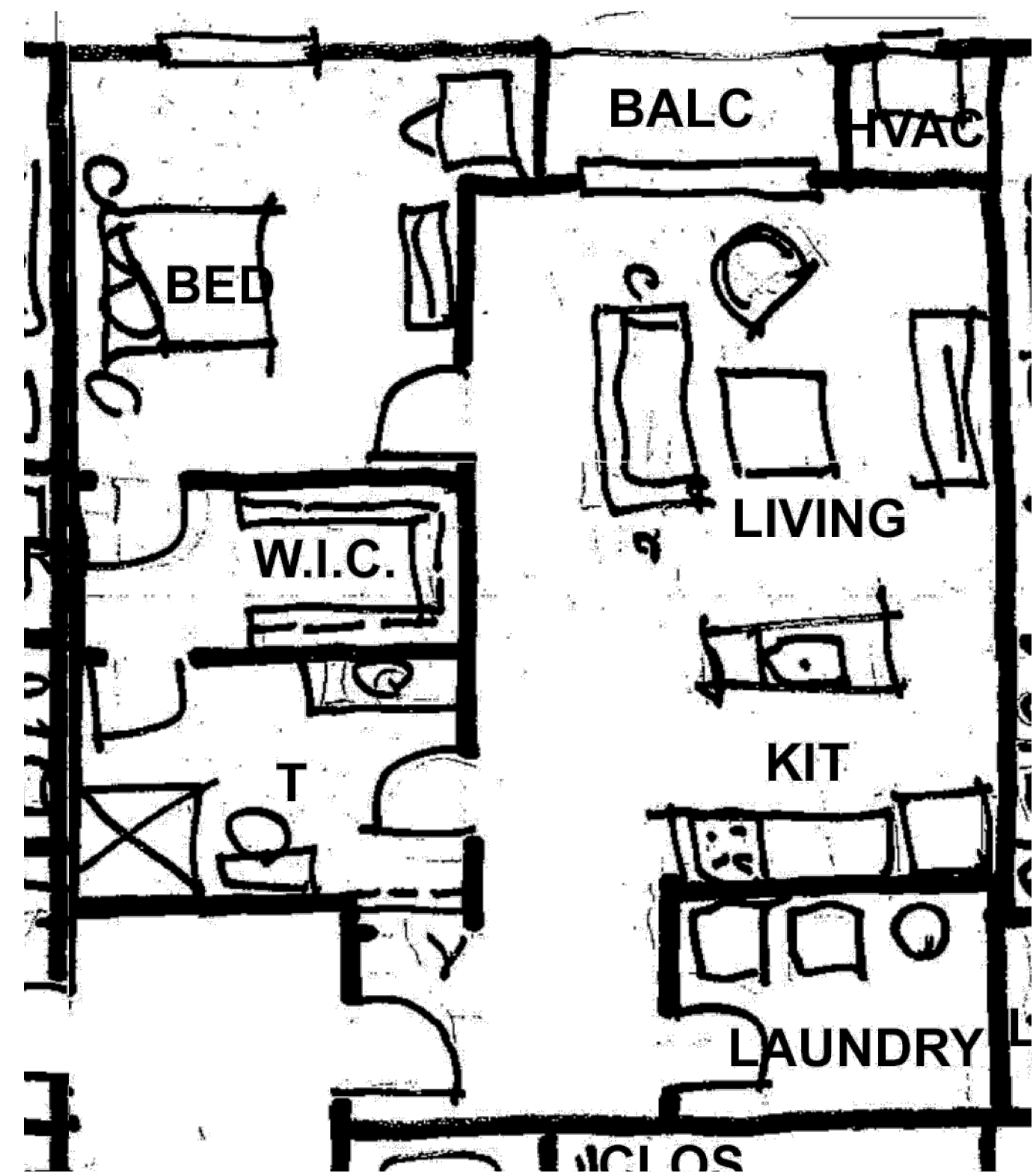
4 Unit E Plan - Efficiency 571 SF
SCALE: 1/4" = 1'



3 Unit C Plan - 2 Bedroom 783 SF
SCALE: 1/4" = 1'



2 Unit B Plan - 2 Bedroom 658 SF
SCALE: 1/4" = 1'



1 Unit A Plan - 1 Bedroom 839 SF
SCALE: 1/4" = 1'

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No.	Revision/Issue	Date

The Westington
945 Wattles Rd.
Troy, MI 48098
United States of America

Unit Plans

A202

019243





**CITY OF TROY
MICHIGAN
PUBLIC NOTICE
CITY PLANNING COMMISSION**

In accordance with the provisions of the Michigan State Law, Notice is hereby given that the Planning Commission of the City of Troy will hold Public Meetings in the City Hall, 500 West Big Beaver Road, Troy, Michigan, (248) 524-3364, on the following dates:

2021 PLANNING COMMISSION REGULAR MEETING DATES

January 12 January 26	July 13 July 27
February 9 February 23	August 10 August 24
March 9 March 23	September 14 September 28
April 13 April 27	October 12 October 26
May 11 May 25	November 9 November 23
June 8 June 22	December 14

All meetings are held in City Hall and are open to the public.
The Agenda and City website will reflect any changes in meeting times and/or rooms.

Regular Planning Commission meetings begin at 7:00 p.m. and are held in the Council Board Room. Meetings are subject to be held in the Council Chamber based on anticipated audience capacity.

This notice is hereby posted as required by Section 4 of the Open Meetings Act (MCLA 15.261 et seq.)

R. Brent Savidant, AICP
Community Development Director

Posted:

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3316 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.