500 West Big Beaver
Troy, MI 48084
troymi.gov

248.524.3364
planning@troymi.gov

PLANNING COMMISSION
MEETING AGENDA
REGULAR MEETING

Marianna Perakis, Chair, Lakshmi Malalahalli, Vice Chair
Toby Buechner, Carlton Faison, Tyler Fox, Michael W. Hutson, Tom Krent,
Dave Lambert and John J. Tagle

July 9, 2024 **7:00 P.M.** **Council Chambers**

1. ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES – June 25, 2024

4. PUBLIC COMMENT – For Items Not on the Agenda

STREET VACATION REQUEST

5. PUBLIC HEARING - STREET VACATION REQUEST (SV JPLN2024-0002) – Request to vacate a portion of a right of way, approximately 30-feet wide by 263.2-feet long, West of Rochester, between Lovell and Hannah, Abutting 801 Hannah (PIN 88-20-03-276-001), Platted as part of Clark Estates Subdivision, in Section 3.

PRELIMINARY SITE PLAN APPROVAL

6. PRELIMINARY SITE PLAN APPROVAL (JPLN2023-0020) – Proposed The Rookery of Troy Mixed Use Development, West of Dequindre, South of Long Lake (Parcels 88-20-13-228-003 and 88-20-13-228-015), Section 13, Currently Zoned NN (Neighborhood Node "J") District.

OTHER ITEMS

7. PUBLIC COMMENT – For Items on the Agenda

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*

Televised Live, Government Channel WTRY (10 WideOpenWest and 17 Comcast) Replayed Wednesdays 3:00 pm, 6:00 pm and 11:00 pm

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on June 25, 2024, in the Council Chamber of the Troy City Hall. Chair Perakis and Vice Chair Malalahalli presented opening remarks relative to the role of the Planning Commission and procedure of tonight's meeting.

1. ROLL CALL

Present:
Toby Buechner
Carlton M. Faison
Michael W. Hutson
Tom Krent
David Lambert
Lakshmi Malalahalli
Marianna Perakis
John J. Tagle

Absent:
Tyler Fox

Also Present:
Ben Carlisle, Carlisle Wortman & Associates
R. Brent Savidant, Community Development Director
Salim Huerta Jr., Commercial Project Collaborator
Julie Quinlan Dufrane, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2024-06-036
Moved by: Faison
Support by: Buechner

RESOLVED, To approve the agenda as prepared.

Yes: All present (8)
Absent: Fox

MOTION CARRIED

3. APPROVAL OF MINUTES – June 11, 2024

Resolution # PC-2024-06-037
Moved by: Buechner
Support by: Lambert

RESOLVED, To approve the minutes of June 11, 2024 Regular meeting as submitted.

Yes: All present (8)
Absent: Fox

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

PRELIMINARY SITE PLAN APPROVAL

5. PRELIMINARY SITE PLAN APPROVAL JPLN2024-0020) – Proposed City of Troy Cricket Field, West of Crooks, South of Wattles (Boulan Park, 3671 Crooks), Section 20, Zoned CF (Community Facilities) Zoning District

Mr. Huerta reviewed the Preliminary Site Plan application for a proposed Cricket Field located in the northwest corner of Boulan Community Park. He addressed proposed amenities, site improvements, project funding, engagement of OHM Advisors for site design and the community interest in establishing a full-sized cricket field in the City.

Kurt Bovensiep, Public Works Director, was present.

Some comments during discussion related to the following:
- Design requirements of a certified cricket field.
- Parking; improvements, number of spaces, overflow parking.
- Project funding; $900,000 grant, use of City funds for any future improvements.
- Reuse and relocation of existing pavilion.
- On-going community interest in a cricket field.
- Use of field during cricket season; daily, weekends, hours of operation.
- Public use of the field when not in use for cricket play.
- Construction timeline; projected to open in Spring 2025.
- Safety concerns for park users and pedestrian pathway.
- Provision of a pedestrian pathway from the west side of the park.

Resolution # PC-2024-06-038
Moved by: Lambert
Seconded by: Krent

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed City of Troy Cricket Field, West of Crooks, South of Wattles (Boulan Park, 3671 Crooks), Section 20, approximately 47 acres in size, Currently Zoned CF (Community Facilities) District, be granted, subject to:

1. An addition of a pedestrian walkway from the Northfield Parkway entrance to the park when construction occurs on that parking lot.

Discussion on the motion on the floor.

Mr. Lambert said he is pleased that a cricket field, a much-desired recreational amenity for the City and its nearby communities, is moving forward.

Vote on the motion on the floor.

Yes: All present (8)
Absent: Fox

MOTION CARRIED

6. CIRCULATION PLAN DISCUSSION – Proposed John R Commons Townhome Development (JPLN2023-0028) and Starbucks with Drive-through (JPLN2021-024), West of John R, North of Big Beaver, Section 23

Mr. Savidant briefly introduced the proposed townhome development and Starbucks application that the Planning Commission considered at their May 14, 2024 meeting. He stated the circulation plan is for discussion only and the Planning Commission would take no action this evening.

Present were James Butler of PEA Group and City Traffic Consultant Stephen Dearing of OHM Advisors.

Mr. Butler reviewed the reconfiguration of the traffic circulation plan to maneuver traffic to the southwest corner where the Starbucks drive-through is proposed.

Mr. Dearing said the circulation plan is a significant improvement, one that makes the best of an existing circulation configuration that has evolved over time. He recommended approval of the proposed circulation plan.

There was discussion on:
- Bumped out island; extend one parking space.
- Closing off nearest, southern-most drive aisle (north/south) to drive-through.
- Location of trash dumpster.
- Overall landscaping, center aisles, parking lot trees.
- Provide pedestrian pathway on west side.
- Construction/traffic pattern challenges with existing power line.
- Turning curve at beginning of Starbucks drive-through.
- Overall circulation to accommodate existing retail and ice arena.
- Resurfacing existing parking lot to the north.
- Signage to direct traffic to Starbucks drive-through and Big Beaver exit.

Discussion points for consideration by applicant.

- Push “bumped out island” further (one parking space).
- Signage to direct traffic to drive-through and Big Beaver exit.
- Delineation (via landscaping) of Starbucks from ice arena/retail area.
- Provide striped pedestrian crossing within drive-through aisle.
- Consideration of closing off nearest, southern-most drive aisle (north/south) to drive-through.
- Consideration to eliminate three-way traffic pattern(s) for public safety.
- Provide pedestrian pathway on west side.

Chair Perakis cited Zoning Ordinance Article 14.01, C.4 and C.5, Non-Conforming Lots, Uses and Structures.

OTHER ITEMS

7. PUBLIC COMMENT – For Items on the Agenda

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

9. ADJOURN

The Regular meeting of the Planning Commission adjourned at 8:34 p.m.

Respectfully submitted,

_____
Marianna J. Perakis, Chair

_____
Kathy L. Czarnecki, Recording Secretary

https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT Planning Commission Minutes/2024/2024 06 25 Draft.docx

ITEM #5

DATE: July 1, 2024

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING - STREET VACATION REQUEST (SV JPLN2024-0002) – Request to vacate a portion of a right of way, approximately 30-feet wide by 263.2-feet long, West of Rochester, between Lovell and Hannah, Abutting 801 Hannah (PIN 88-20-03-276-001), Platted as part of Clark Estates Subdivision, in Section 3.

GENERAL INFORMATION

Name of applicant(s):
The applicant is Olimpiu Apahidean.

History of Right of Way:
The right of way to the west of 801 Hannah has never been improved. The eastern portion of the right of way is 30 feet wide and was platted in 1954 as part of Clark Estates Subdivision. 801 Hannah is Lot 65. Lot 65 was platted with a 30-foot easement for road purposes along the western boundary of the parcel. In 1958, a Quit Claim Deed conveyed the 30-foot easement to the City, and it became public right of way. The western portion of the right of way was platted in 1925 as part of Bassett & Smith Flowing Springs Acres Subdivision. This portion of the right of way varies in width from 25 feet to 30 feet.

Length and width of right of way:
The right of way is 30 feet wide and approximately 263.2 feet in length. The applicant proposes to vacate the portion of the right of way that lies entirely within Clark Estates Subdivision. The western portion of the right of way (within the Bassett & Smith Flowing Springs Acres Subdivision) would remain.

ANALYSIS

Reason for street vacation (as stated on the Street/Alley Vacation Application):
The application includes a narrative that lists thirteen (13) reasons for vacation.

The application does not mention whether the applicant intends to split the parcel if the vacation is approved. Presently, the parcel is 100’ by 263.2’, or 26,320 square feet. The minimum required lot area in R-1B is 15,000 square feet. The parcel cannot be split today since it does not meet minimum square footage requirements. If the vacation were to be approved, the lot width would increase to 130’ and the lot area would increase to 34,216 square feet. Therefore, the applicant could create two parcels if desired.

Impact on access to existing lots or buildings (including emergency service vehicles):
If the right of way were to be vacated, easements would need to be retained so that access is not impacted.

There is intact right of way between Lovell and Quill Creek, a distance of over one third of a mile. Public comments indicate this area is used by children walking to school and for passive recreation. Vacating this portion of right of way could have the effect of encouraging more vacation requests. Once the intact right of way is broken, the opportunity for a public amenity within the right of way is gone.

Impact on Utilities:
There is an 8-inch water line within the right of way. Comments generated by internal review do not support street vacation:

> **Engineering Department Comments:** "City owned utilities should remain in the rights of way whenever possible. The right of way was obtained for the installation of the watermain. No apparent benefit in changing to a road easement".
>
> **Streets Comments:** City owned utilities should remain in the rights of way whenever possible. The right of way was obtained for the installation of the watermain. I fail to see the community benefit to change the right of way to an easement. There are no concerns from DPW about maintaining the current right of way".
>
> **Traffic Engineer Comments:** "Road right of way preferred for any potential projects and existing utilities".
>
> **Water & Sewer Comments:** "City owned utilities should remain in the rights of way whenever possible. The right of way was obtained for the installation of the watermain and future maintenance".

Future Land Use Designation:
The area is designated on the Future Land Use Plan as Single Family Residential.

SUMMARY
Comments generated via internal review do not support the proposed street vacation.

Attachments:
1. Maps
2. Clark Estates Subdivision.
3. Quit Claim Deed
4. Bassett & Smith Flowing Springs Acres Subdivision
5. Public comment
6. Application

PROPOSED RESOLUTION

PUBLIC HEARING - STREET VACATION REQUEST (SV JPLN2024-0002) – Request to vacate an unconstructed alley, approximately 20-feet wide by 285-feet long, North of Elmwood and east of Livernois, Abutting PIN 88-20-34-153-042 and -043 to the west and PIN 88-20-34-153-041 to the east, Platted as part of Davis Park Replat of a portion of Northford Park Subdivision, in Section 34.

Resolution # PC-2024-03-
Moved by:
Seconded by:

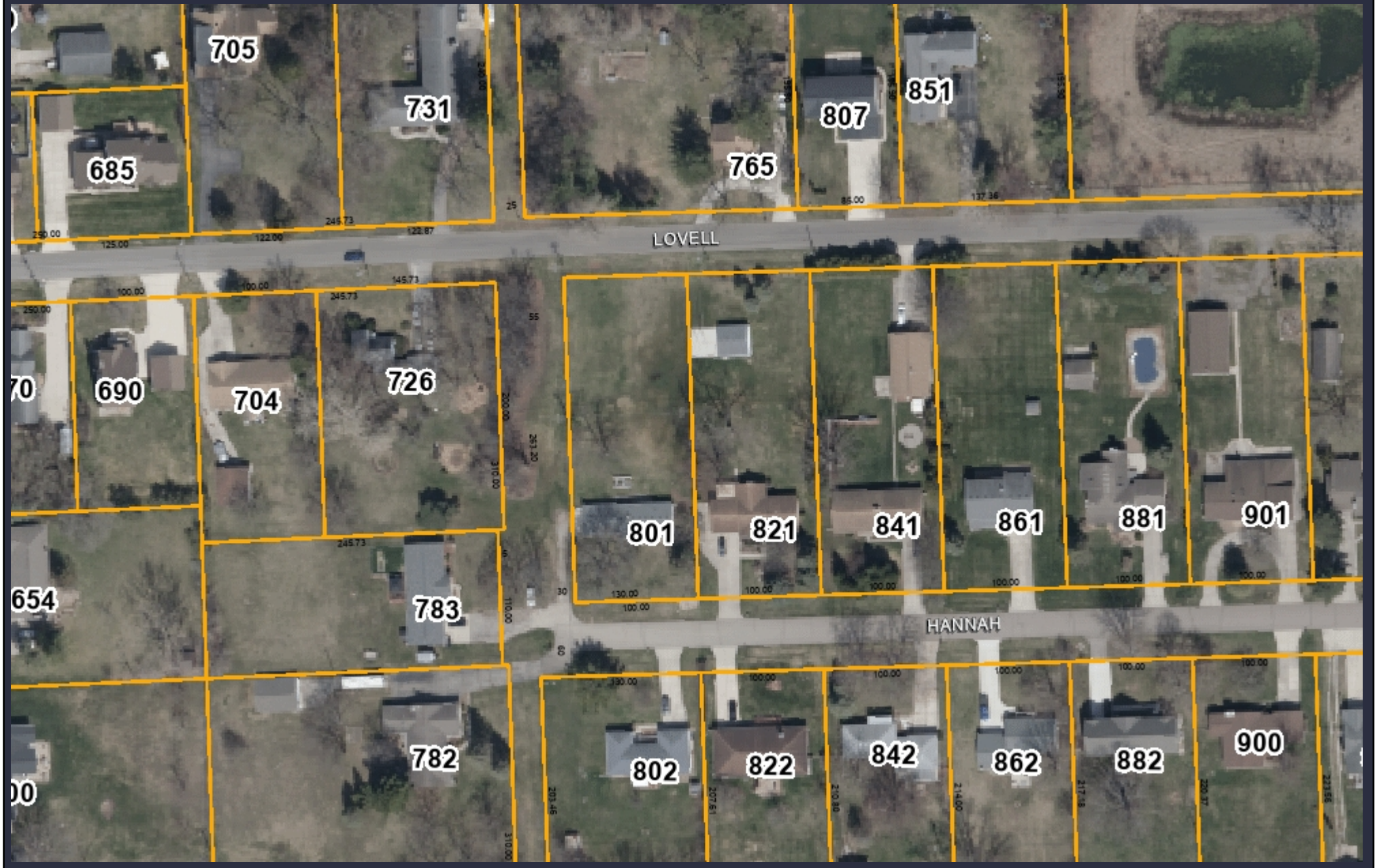
RESOLVED, That the Planning Commission hereby recommends to the City Council that the street vacation request, to vacate an unconstructed alley approximately 20-feet wide by 285-feet long, abutting PIN 88-20-34-153-042 and -043 to the west and PIN 88-20-34-153-041 to the east, Platted as part of Davis Park Replat of a portion of Northford Park Subdivision, in Section 34, be approved, subject to the following:

1. Applicant shall verify there are no private utilities within the alley prior to commencing construction upon any portion of the alley.

Yes:
Absent:

MOTION CARRIED / FAILED

GIS Online



288 0 144 288 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.

GIS Online

288 0 144 288 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.

GIS Online

288 0 144 288 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.

COPY

Clark Estates

30

131

"CLARK ESTATES"

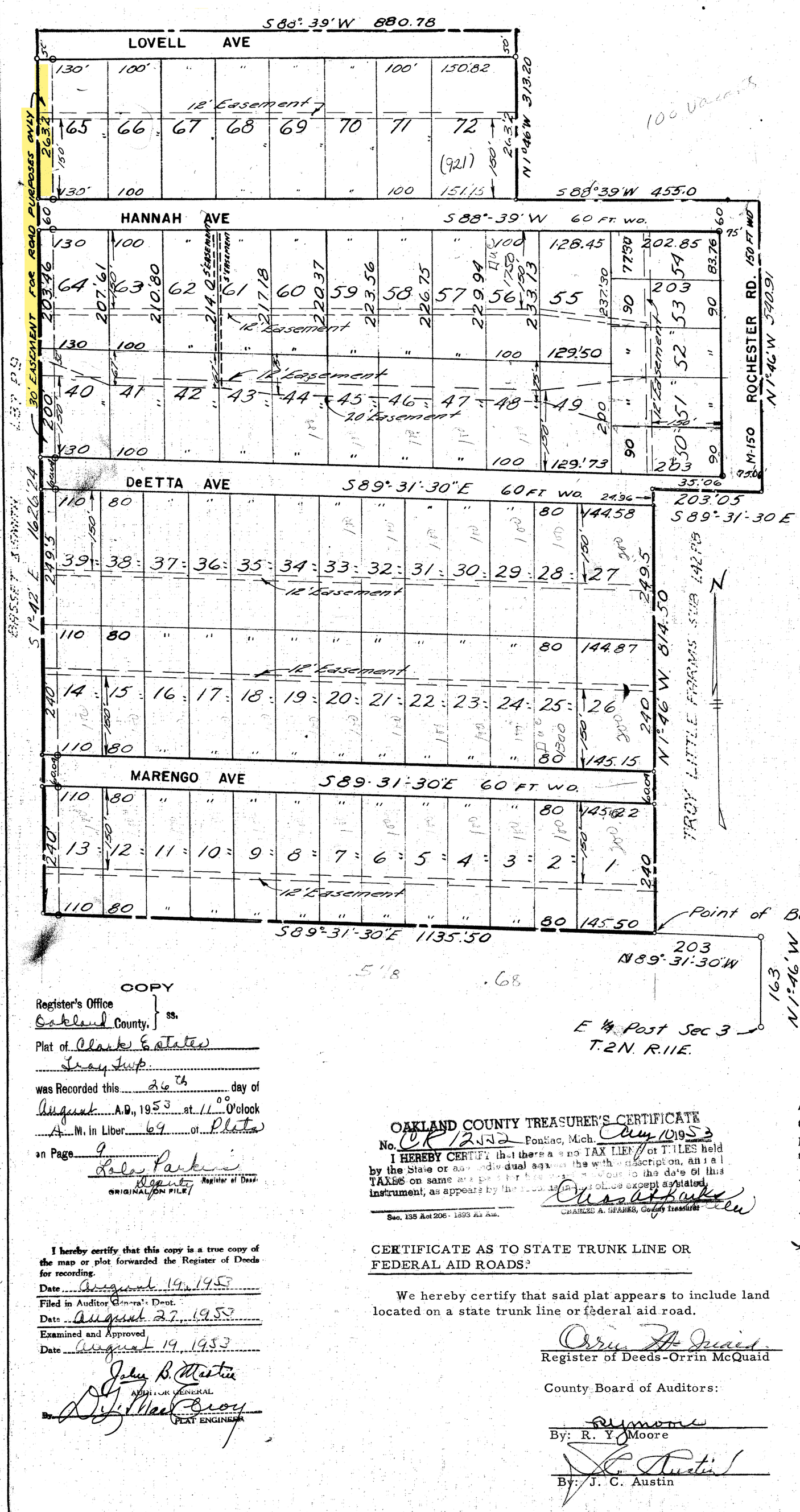
Part of N.E. 1/4 Sec. 3, T.2N.R.11E. Troy Twp., Oakland Co., Mich.

Note: Monuments on West Line of Sub. Placed on Easement Line.

Scale 1" = 150'
0 50 100 200 300

NOTE: ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

Walter J. Lehner & Sons
Civil Engineering & Surveying
Mt. Clemens, Michigan



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That we Llewellyn L. Clark and Hannah L. Clark, his wife, as proprietors have caused the land embraced in the annexed plat to be surveyed, laid out and platted, to be known as "Clark Estates" part of Northeast 1/4 Sec. 3, T.2N., R.11E. Troy Township, Oakland Co., Michigan and that the streets as shown on said plat are hereby dedicated to the use of the public.

Signed and Sealed in Presence of:

May A. Hartwig
Max A. Hartwig
Elizabeth Lovell
Elizobeth Lovell

Llewellyn L. Clark
Llewellyn L. Clark

Hannah L. Clark
Hannah L. Clark

STATE OF MICHIGAN,)
COUNTY OF OAKLAND) ss.

On this 6th day of August 1953, before me, A Notary Public in and for said county, personally came the above named Llewellyn L. Clark and Hannah L. Clark, his wife, known to me to be the persons who executed the above dedication, and acknowledged the same to be their free act and deed.

Max A. Hartwig
Notary Public, in and for Oakland County, Michigan. Max A. Hartwig

My Commission expires July 15, 1956.

CERTIFICATE OF MUNICIPAL APPROVAL

This plat was approved by the Township Board of the Township of Troy at a meeting held July 13-1953

Clifton Truesdell
Clifton Truesdell Township Clerk

DESCRIPTION

The land embraced in the annexed plat of "Clark Estates" part of N.E. 1/4 Sec. 3, T.2N., R.11E. Troy Twp., Oakland Co., Michigan is described as follows:

Commencing at a point 163.0 feet N. 1°46'W. and 203.0 feet N. 89° 31' 30"W. of the East Quarter Post of said Section 3 and thence extending N. 1° 46'W. 814.50 feet; thence S. 89° 31' 30"E. 203.05 feet; thence N. 1° 46'W. 540.91 feet; thence S. 88° 39'W. 455.0 feet; thence N. 1° 46'W. 313.2 feet; thence S. 88° 39'W. 880.78 feet; thence S. 1° 42' E. 1626.24 feet; thence S. 89° 31' 30"E. 1135.50 feet to a point of beginning.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat hereon delineated is a correct one and that permanent metal monuments consisting of bars not less than one-half inch in diameter and 48 inches in length, encased in a concrete cylinder at least 4 inches in diameter and 48 inches in depth have been placed at points marked thus (O) as thereon shown at all angles in the boundaries of the land platted, at all the intersections of the lines of streets and at the intersections of the lines of streets with the boundaries of the plat as shown on said plat.

Fitz J. Bridges
Fitz J. Bridges,
Registered Land Surveyor,
No. 5779

COPY

Register's Office } ss.
Oakland County.

Plat of Clark Estates Troy Twp.

was Recorded this 26th day of August A.D., 1953 at 11:00 O'clock A.M. in Liber 69 of Plats on Page 9

Lola Parker
Deputy Register of Deeds
ORIGINAL ON FILE

I hereby certify that this copy is a true copy of the map or plot forwarded the Register of Deeds for recording.

Date August 19, 1953

Filed in Auditor General's Dept.

Date August 27, 1953

Examined and Approved

Date August 19 1953

John B. Martin
AUDITOR GENERAL

By D. J. MacGregor
PLAT ENGINEER

OAKLAND COUNTY TREASURER'S CERTIFICATE

No. CR 12992 Pontiac, Mich. August 10 1953

I HEREBY CERTIFY that there are NO TAX LIENS or TITLES held by the State or any individual against the within description, and all TAXES on same are paid for five years previous to the date of this instrument, as appears by the records in my office except as stated.

Sec. 135 Act 206 - 1893 As Am.

Charles A. Sparks
CHARLES A. SPARKS, County Treasurer

CERTIFICATE AS TO STATE TRUNK LINE OR FEDERAL AID ROADS:

We hereby certify that said plat appears to include land located on a state trunk line or federal aid road.

Orrin McQuaid
Register of Deeds-Orrin McQuaid

County Board of Auditors:

R. Y. Moore
By: R. Y. Moore

J. C. Austin
By: J. C. Austin

APPROVED THIS 6th DAY OF August A.D. 1953
Board of County Road Commissioners of the County of Oakland, State of Michigan

Lee O. Brooks
LEE O. BROOKS

Robert O. Felt
ROBERT O. FELT

Sol D. Lomerson
SOL D. LOMERSON

Approved by Oakland County Plat Board, pursuant to Act 172 of P.A. of 1929, as amended, this 4th day of August 1953

REGISTER OF DEEDS
By Orrin McQuaid
Orrin McQuaid

COUNTY BOARD OF AUDITORS
By R. Y. Moore
R. Y. Moore
By J. C. Austin
J. C. Austin
By R. E. Lilly
R. E. Lilly

APPROVED
Charles M. Ziegler
CHARLES M. ZIEGLER
STATE HIGHWAY COMMISSIONER

LIBER 3849 PAGE 539

3-216-001
88-20-03-276-001

58 35527

QUIT CLAIM DEED—STATUTORY FORM FOR INDIVIDUALS.
PUBLIC ACTS 1881, NO. 187.

QUIT CLAIM DEED

RAYMOND L. ROSE and MABEL M. ROSE, his wife,
Parties of the First Part,
of 370 W. Bennett, Ferndale, Michigan, Conveys and
Quit Claim s to CITY OF TROY, a Michigan Municipal Corporation,
Party of the Second Part,
whose Street Number and Post Office address is
60 West Wattles Road, Troy, Michigan
land in the City of Troy County of Oakland
and State of Michigan, described as The West thirty (30) feet of lot 65
of Clark Estates Subdivision as recorded in Liber 69 of Plats
on Page 9, Oakland County Records.

RECORDED
OAKLAND COUNTY MICHIGAN
REGISTER OF DEEDS RECORDS
1958 JUL 11 PM 2 59
DANIEL T. MURPHY, JR.
REGISTER OF DEEDS

for the sum of one dollar and other valuable consideration
subject to: (1) Building and use restrictions and easements of record

Dated June 12 1958

SIGNED AND DELIVERED IN PRESENCE OF:

David W. Hasse

David W. Hasse

Nancy A. Mortensen

Nancy A. Mortensen

x Raymond L Rose
Raymond L. Rose

x Mabel M. Rose
Mabel M. Rose

STATE OF MICHIGAN
COUNTY OF Oakland } ss.

On this 12 day of June 1958 before me personally
appeared Raymond L. Rose and Mabel M. Rose his wife
to me known to be the person s described in and who executed the foregoing instrument and acknowledged
that they executed the same as their free act and deed.

J. Lawson Lockhart

My commission expires March 11 1960 Notary Public, Oakland County, Michigan

J. LAWSON LOCKHART
Notary Public, Oakland Co., Mich.
My Commission Expires Mar. 11, 1960

(Return to)
City of Troy
60 W Wattles Rd
Troy Michigan

Register of Deeds Office

(When Recorded Return to Grantee)

F. & Burton Abstract Compa.

LIBER 3849 PG. 539

03-276-001

LIBER 3849 PAGE 538

88-20-03-276-001

QUIT CLAIM DEED—STATUTORY FORM FOR INDIVIDUALS.
PUBLIC ACTS 1881, NO. 187.

58 35625

QUIT CLAIM DEED

LLEWELLYN L. CLARK and HANNAH L. CLARK, his wife,

Parties of the First Part,

of 6667 Rochester Road, Rochester, Michigan, Convey s and Quit Claim s to CITY OF TROY, a Michigan Municipal Corporation,

Party of the Second Part,

whose Street Number and Post Office address is 60 West Wattles Road, Troy, Michigan

land in the City of Troy County of Oakland and State of Michigan, described as The West thirty (30) feet of Lot 65 of Clark Estates Subdivision as recorded in Liber 69 of Plats on Page 9, Oakland County Records.

RECORDED
OAKLAND COUNTY, MICHIGAN
REGISTER OF DEEDS RECORDS
1958 JUL 11 PM 2 59
DANIEL T. MURPHY, JR.
REGISTER OF DEEDS

for the sum of one dollar and other valuable consideration

subject to: (1) Building and use restrictions and easements of record

Dated JUNE 7 1958

SIGNED AND DELIVERED IN PRESENCE OF:

Neil B Hartwig
NEIL B. HARTWIG

Virginia M. Lewis
VIRGINIA M. LEWIS

Llewellyn L. Clark
Llewellyn L. Clark

Hannah L. Clark
Hannah L. Clark

STATE OF MICHIGAN
COUNTY OF OAKLAND } ss.

On this 7TH day of JUNE 1958 before me personally appeared LLEWELLYN L. CLARK AND HANNAH L. CLARK, HIS WIFE

to me known to be the person s described in and who executed the foregoing instrument and acknowledged that THEY executed the same as THEIR free act and deed.

Neil B Hartwig
NEIL B. HARTWIG

My commission expires MAY 9, 1960 Notary Public, OAKLAND County, Michigan

(Return to)

City of Troy
60 W. Wattles
Troy, Michigan

Register of Deeds Office

(When Recorded Return to Grantee)

LIBER 3849 PG. 538

03-276-001

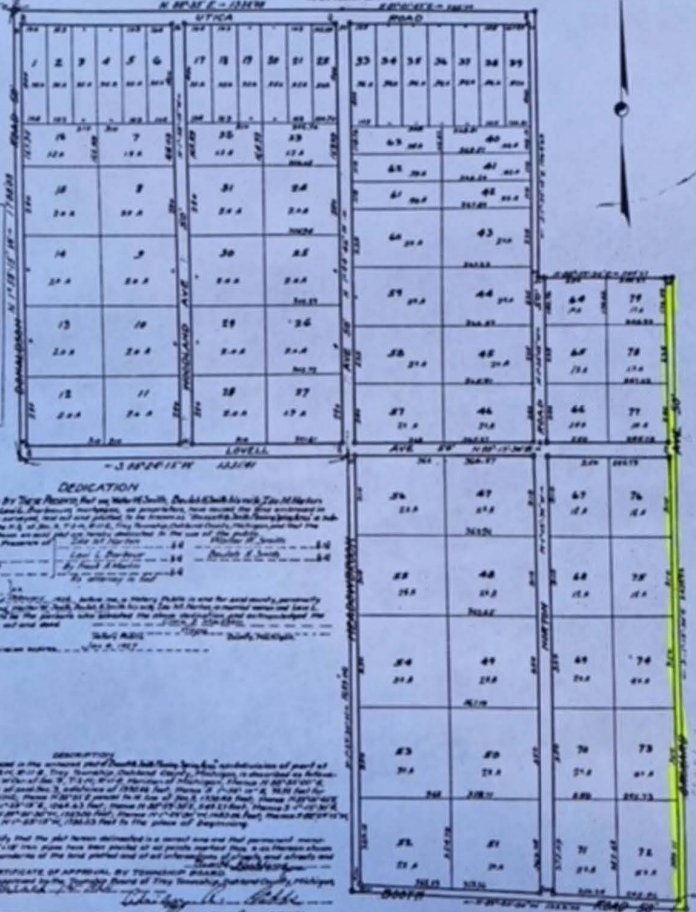
Title Abstract Company

21256

"BASSETT & SMITH FLOWING SPRING ACRES"

A SUBDIVISION OF PART OF THE N. ½ OF SEC. 3, T-2-N., R-11-E., TROY TOWNSHIP, OAKLAND COUNTY, MICHIGAN.

SCALE: 1 INCH = 100 FEET



DEDICATION

DESCRIPTION

CERTIFICATE OF APPROVAL BY TOWNSHIP BOARD

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY AUDITORS

From:	Planning
To:	Brent Savidant
Subject:	FW: July 9 Public Hearing
Date:	Monday, July 1, 2024 4:31:26 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png

PUBLIC COMMENT FOR 801 HANNAH

Jackie Ferencz
Office Manager |
City of Troy Planning Dept
O: 248.524.3364

From: Carol Kasprzak <carol_k54@yahoo.com>
Sent: Monday, July 1, 2024 2:26 PM
To: Planning <planning@troymi.gov>
Subject: July 9 Public Hearing

Dear City of Troy Planning Commissioners:

RE: July 9 Public Hearing

Request to vacate a portion of unimproved right-of-way

Abutting 801 Hannah

I am writing to express my strong opposition to the Request to vacate a portion of unimproved right-of-way in my neighborhood. I believe vacation of this right-of-way would have a detrimental impact on our neighborhood.

Children have used this right-of-way corridor to catch the school bus over the years and neighborhood families have used it for their walks. Section 3 has no park facilities and this right-of-way is one of the only open spaces available in

our neighborhood. Section 3 also has very limited sidewalks and this right-of-way connection keeps walkers safely away from speeding traffic on Lovell.

Vacation of this right-of-way would destroy a long-time safe neighborhood connection and wildlife corridor, as well as eliminate one of the only remaining neighborhood open spaces in Section 3.

I strongly urge you to deny the request to vacate this right-of-way, and further urge you to consider the creative adaption of the entire right-of-way from Marengo north to its ending as a neighborhood linear park and safety path/trail connection. Thank you for your consideration.

Sincerely,

Carol Kasprzak
765 E Lovell Dr
carol_k54@yahoo.com

From:	Planning
To:	Brent Savidant
Subject:	FW: July 9 Public Hearing Request to vacate a portion of unimproved right-of-way Abutting 801 Hannah
Date:	Tuesday, July 2, 2024 9:03:34 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png

---

Jackie Ferencz
Office Manager |
City of Troy Planning Dept
O: 248.524.3364

From: Hariharan Ramaswamy <harisiv@gmail.com>
Sent: Monday, July 1, 2024 8:14 PM
To: Planning <planning@troymi.gov>
Cc: Kalpana Subramaniam <kalpanahari88@gmail.com>
Subject: July 9 Public Hearing Request to vacate a portion of unimproved right-of-way Abutting 801 Hannah

Respected Members of the Planning Commission of City of Troy, MI

We are writing to express our strong opposition to the Request to vacate a portion of unimproved right-of-way in our neighborhood. We believe the vacation of this right-of-way would have a detrimental impact on our neighborhood.

Children have used this right-of-way corridor to catch the school bus over the years and neighborhood families have used it for their walks. Section 3 has no park facilities and this right-of-way is one of the only open spaces available in our neighborhood. Section 3 also has very limited sidewalks and this right-of-way connection keeps walkers safely away from speeding traffic on Lovell.

Vacation of this right-of-way would destroy a long-time safe neighborhood connection and wildlife corridor, as well as eliminate one of the only remaining neighborhood open spaces in Section 3.

I strongly urge you to deny the request to vacate this right-of-way, and further urge you to consider the creative adaptation of the entire right-of-way from Marengo north to its ending as a neighborhood linear park and safety path/trail connection. Thank you for your consideration.

Sincerely,
Hariharan Ramaswamy (harisiv@gmail.com)
and
Kalpana Subramaniam (kalpanahari88@gmail.com)
807 E Lovell Dr, Troy, MI-48085

RECEIVED
JUN 24 REC'D
PLANNING

CITY OF TROY
STREET / ALLEY VACATION APPLICATION

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER
TROY, MICHIGAN 48084
PHONE: 248-524-3364
E-MAIL: planning@troymi.gov

VACATION APPLICATION FEE
$500.00

ESCROW FEE
$1,500.00

REGULAR MEETINGS OF THE CITY PLANNING COMMISSION ARE HELD ON THE SECOND AND FOURTH TUESDAYS OF EACH MONTH AT 7:00 P.M. AT CITY HALL.

PLEASE COMPLETE AND FILE **TWO (2) SIGNED** ORIGINAL APPLICATIONS, TOGETHER WITH THE APPROPRIATE FEE, NOT LESS THAN THIRTY (30) DAYS PRIOR TO THE DATE OF THAT MEETING.

TO THE CITY COUNCIL:

I (WE), THE UNDERSIGNED, DO HEREBY RESPECTFULLY PETITION AND MAKE APPLICATION TO THE TROY CITY COUNCIL FOR VACATION OF THE RIGHT-OF-WAY OR EASEMENT WHICH IS DESCRIBED AS FOLLOWS:

See attached information

APPLICANT(S) FOR VACATION:

NAME Olimpiu Apahidean
COMPANY
ADDRESS 2223 Tucker Drive
CITY Troy STATE MI ZIP 48085
TELEPHONE
E-MAIL apahidean@comcast.net

NAME
COMPANY
ADDRESS
CITY STATE ZIP
TELEPHONE
E-MAIL

ADDRESS(S) AND/OR PARCEL NUMBER(S) OF PROPERTY OWNED BY APPLICANT(S) WHICH ABUTS OR INCLUDES THE AREA FOR WHICH VACATION IS REQUESTED:

801 Hannah Drive

THIS REQUEST FOR VACATION IS MADE FOR THE FOLLOWING REASON(S):

See attached information

Attach additional informational pages if necessary.

ATTACH A MAP INDICATING THE AREA FOR WHICH VACATION IS REQUESTED, THE LOCATION OF THE APPLICANT(S) PROPERTY AND OTHER ABUTTING PROPERTIES. (1"=200' minimum scale)

SIGNATURE OF APPLICANT(S):

DATE 5/24/2024

DATE

Planning Commission
City of Troy
500 W. Big Beaver Rd.
Troy, MI 48084

Re: Street Vacation Request
801 Hannah Ave.

Dear Planning Commissioners,

The attached application is for a request to vacate an unconstructed segment of City right-of-way that directly abuts the property ("the Property") located at 801 Hannah Avenue, on the westerly property line. The size of the area requested for vacation is 30 feet by 263.2 feet ("the area" - see attached Survey Drawing).

The Property was originally platted in 1956 as Lot 65 of the Clark Estates Subdivision. The size of the original Lot 65 was 130 feet wide by 263.2 feet deep. Lot 65 was originally platted with a thirty-foot wide easement located along the west side of the lot from Hannah to E. Lovell. This easement is designated on the plat as "for road use only". This easement continues south, along the westerly boundary of Clark Estates through lots 64, 40, 39, 14 and 13 (see original Clark Estates Plat)

This thirty-foot road easement, called Oberlin Drive on the original plat, was never developed into a road by the City of Troy. It still exists today as an easement, along the entire stretch except the portion adjacent to the property at 801 Hannah. This was the only segment converted to City right-of-way at some point in the past, although it was never developed into a City road. This area was deeded to the City at no cost to the taxpayers of Troy.

The vacation request is made to restore Lot 65 to the way it was originally platted, with the 30'x 263.2' area as an easement and not right-of-way. This street vacation will restore Lot 65 to its original size and original platted easement; exactly how lots 64, 40, 39, 14 and 13 exist today.

When the original easement was converted to right-of-way, Lot 65 was made into a non-conforming lot. It was changed from a conforming corner lot with 130 feet of frontage on Hannah to a non-conforming corner lot with only 100 feet of frontage on Hannah. Section 4.02 of Chapter 41 requires this lot to have a minimum of 115' of frontage length. The structure is also a non-conforming structure because the setback from the garage to the westerly property line is only 10 feet; the zoning Ordinance requires it to be 40 feet. This non-conformity was created as a direct result of the easement being changed to right-of-way. Section 14.01 of the Zoning Ordinance encourages property owners to bring non-conforming structures into compliance with the Zoning Ordinance. The request to vacate this section of right-of-way will eliminate the nonconformity of the structure by increasing the front yard setback on the west side from 10 feet to 40 feet; the minimum front yard setback required for properties in the R-1B district is 40 feet.

There is an 8" diameter watermain and overhead utilities located within the requested area for vacation. This situation is not unique. Numerous other street or alley vacations granted by City Council in the past have underground utilities. For all these vacation requests, the Planning Commission and City Council recognized that a street vacation coupled with a permanent utility easement was the best solution for the adjacent property owners and the City. The property owner agrees for the City of Troy to reserve a perpetual and permanent easement through the entire area requested for vacation for the construction, installation, maintenance, repair, replacement, improvement, use and operation of public utility facilities and appurtenances including the rights of access, ingress and egress.

I assert the street (right-of-way) should be vacated for the following reasons:

1. The area was originally platted as an easement and not as City R.O.W.

2. The area was never developed or paved as a public road by the City of Troy.

3. The area cannot become a public road because it does not meet the physical design standards of Chapter 41 of the Troy City Code and Section 4.05(A)(6) of that same chapter prohibits half streets.

4. The area is not needed as a dedicated route for any governmental purpose, such as refuse pickup, detention basin maintenance or mail delivery.

5. The area is not needed for any future trail or pathway based on the City of Troy Trails and Pathways Master Plan and City of Troy Master Plan 2040.

6. The area abuts only the property at 801 Hannah and no other neighboring properties.

7. The area is not needed for any ingress or egress to the adjacent residential homes on Hannah or E. Lovell.

8. The area is not part of a network of alleys or streets that are interconnected or continuous and that provide any manner of ingress and egress of the adjacent and nearby residential properties.

9. The area has been and will continue to be maintained (lawncare, etc.) by the property owner of 801 Hannah.

10. The area will remain virtually identical to how it looks today, from an aesthetic perspective.

11. No accessory building or structure will be located in the dedicated easement, to comply with all applicable City ordinances.

12. The area will no longer require the resources of the Public Works department in the future for tree trimming and similar large scale clean up services.

13. The vacation of the area will eliminate the non-conformities of the lot and structure.

I respectfully request a recommendation to vacate this street from the Planning Commission to the City Council.

Sincerely,

Ollie Apahidean


MAP 1
South Blvd.
Rochester Rd.
801 Hannah
Hannah Ave.
N


MAP 2
E. Lovell Dr.
801 Hannah
Hannah Ave.
De Etta St.
N


MAP 3
801 Hannah
Hannah Ave.
N

COPY

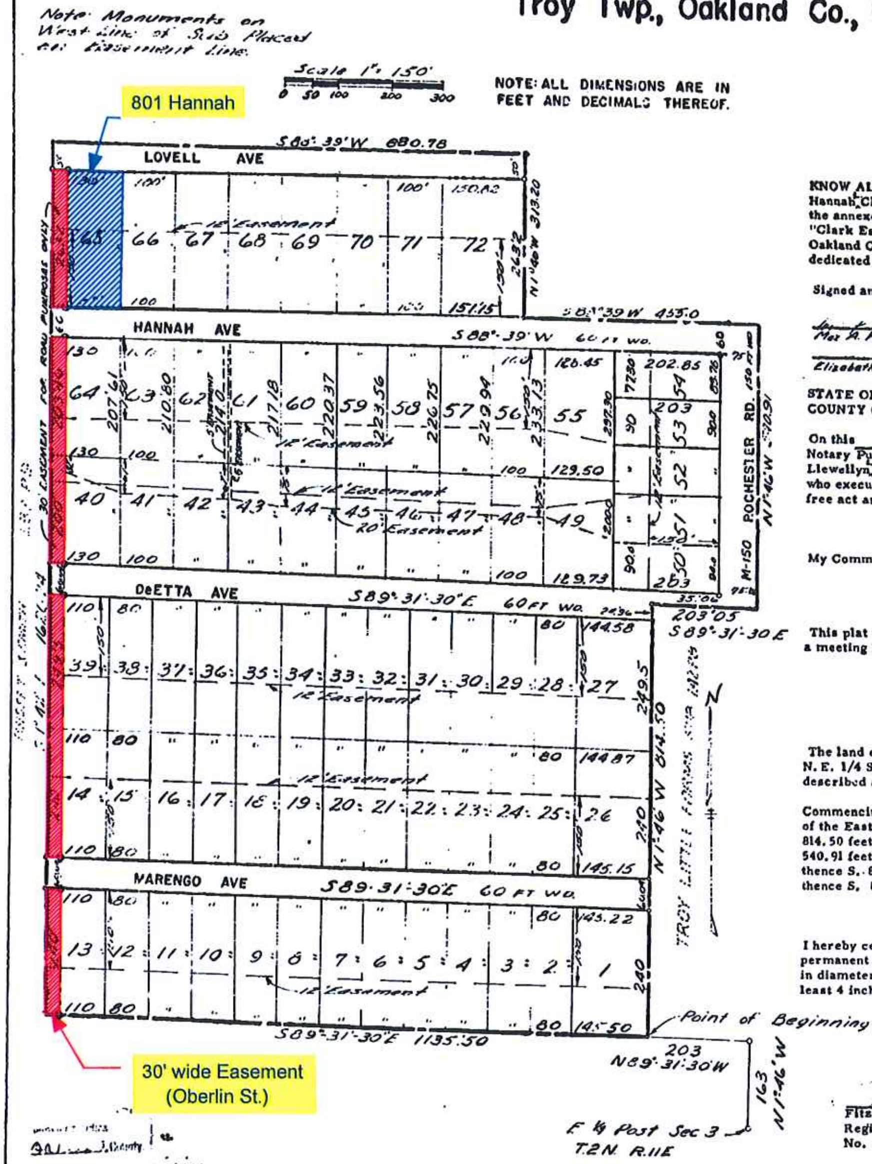
AUG 1953

"CLARK ESTATES"

Part of N.E. 1/4 Sec. 3, T.2N.R.11E.
Troy Twp., Oakland Co., Mich.

Walter J. Lehner & Sons
Civil Engineering & Surveying
Mt. Clemens, Michigan

NOTE: ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That we Llewellyn Clark and Hannah Clark, his wife, as proprietors have caused the land embraced in the annexed plat to be surveyed, laid out and platted, to be known as "Clark Estates" part of Northeast 1/4 Sec. 3, T. 2N., R.11E. Troy Township, Oakland Co., Michigan and that the streets as shown on said plat are hereby dedicated to the use of the public.

Signed and Sealed in Presence of:

Mae A. Hartwig — Llewellyn Clark

Elizabeth Lovell — Hannah Clark

STATE OF MICHIGAN,)
COUNTY OF OAKLAND) ss.

On this ____ day of ________ 1953, before me, A Notary Public in and for said county, personally came the above named Llewellyn Clark and Hannah Clark, his wife, known to me to be the persons who executed the above dedication, and acknowledged the same to be their free act and deed.

Notary Public, in and for Oakland County, Michigan. Mae A. Hartwig

My Commission expires ________

CERTIFICATE OF MUNICIPAL APPROVAL

This plat was approved by the Township Board of the Township of Troy at a meeting held July 13-1953

Clifton Truesdell Township Clerk

DESCRIPTION

The land embraced in the annexed plat of "Clark Estates" part of N.E. 1/4 Sec. 3, T. 2N., R.11E. Troy Twp., Oakland Co., Michigan is described as follows:

Commencing at a point 163.0 feet N. 1°46'W. and 203.0 feet N. 89° 31' 30"W. of the East Quarter Post of said Section 3 and thence extending N. 1° 46'W. 814.50 feet; thence S. 89° 31' 30"E. 203.05 feet; thence N. 1° 46'W. 540.91 feet; thence S. 88° 39'W. 455.0 feet; thence N. 1° 46'W. 313.2 feet; thence S. 88° 39'W. 880.78 feet; thence S. 1° 42' E. 1626.24 feet; thence S. 89° 31' 30"E. 1135.50 feet to a point of beginning.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat hereon delineated is a correct one and that permanent metal monuments consisting of bars not less than one-half inch in diameter and 48 inches in length, encased in a concrete cylinder at least 4 inches in diameter and 48 inches in depth have been placed at points marked thus (O) as thereon shown at all angles in the boundaries of the land platted, at all the intersections of the lines of streets and at the intersections of the lines of streets with the boundaries of the plat as shown on said plat.

Fitz J. Bridges,
Registered Land Surveyor,
No. 5779

CERTIFICATE AS TO STATE TRUNK LINE OR FEDERAL AID ROADS.

We hereby certify that said plat appears to include land located on a state trunk line or federal aid road.

Register of Deeds-Orrin McQuaid
County Board of Auditors:
By: R. Y. Moore
By: J. C. Austin

Orrin McQuaid

APPROVED
Charles M. Ziegler
STATE HIGHWAY COMMISSIONER

DWG1

Original Plats from 1928 & 1958

(R.O.W. & Easements)

Clark Estates (Platted in1958)

Bassett & Smith Flowing Springs Acres (Platted in 1925)

City Right of Way (R.O.W.)

City Right of Way (R.O.W.)

Easement

DWG2

Existing Conditions in 2024

(R.O.W. & Easements)

Clark Estates (Platted in1958)

Bassett & Smith Flowing Springs Acres (Platted in 1925)

City Right of Way (R.O.W.)

City Right of Way (R.O.W.)

Easement

DWG3

Proposed Street Vacation

(R.O.W. & Easements)

Clark Estates (Platted in1958)

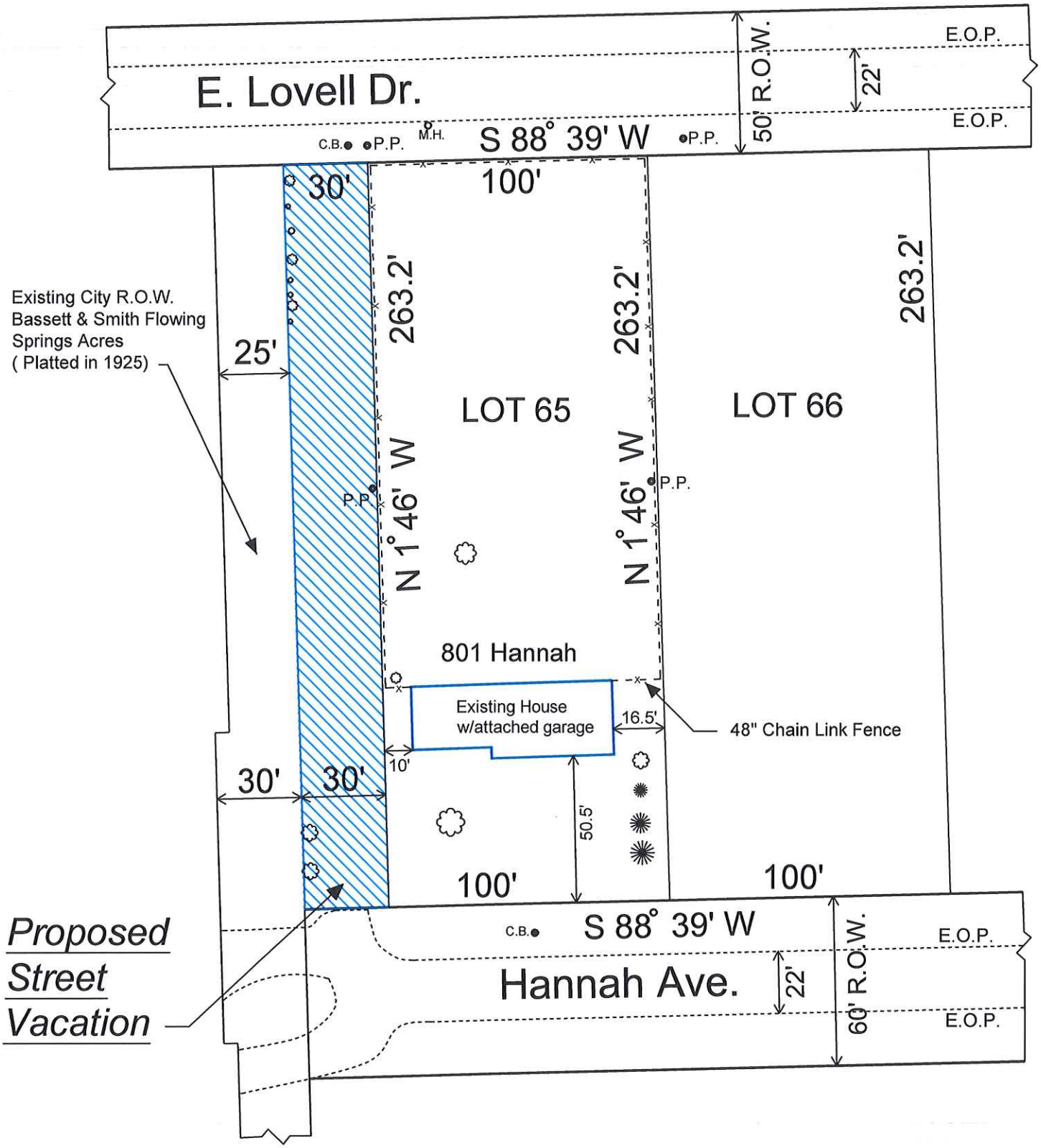
Bassett & Smith Flowing Springs Acres (Platted in 1925)

City Right of Way (R.O.W.)

City Right of Way (R.O.W.)

Easement

801 Hannah Drive Troy, MI
Proposed Street Vacation



Property Address:	801 Hannah Drive Troy, MI 48085	Date: 05/24/2024	N
P.I.N.	88-20-03-276-001	DWG: Site Survey	

View looking due west at the dead-end of Hannah Drive.


801 Hannah Drive.

View From Hannah Dr. looking north.

View From E. Lovell looking south.

ITEM #6

DATE: July 2, 2024

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PRELIMINARY SITE PLAN APPROVAL (JPLN2023-0020) – Proposed The Rookery of Troy, Mixed Use Development, West of Dequindre, South of Long Lake (Parcels 88-20-13-228-003 and 88-20-13-228-015), Section 13, Currently Zoned NN (Neighborhood Node "J") District.

The petitioner Tableau by Mondrian submitted the above referenced Preliminary Site Plan application for a mixed-use development comprised of 23 attached residential units and 7,000 square feet of retail, on 5.94 acres. The Planning Commission is authorized to approve Preliminary Site Plans for this development.

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. Public comment
4. Site plan

PROPOSED RESOLUTION

PRELIMINARY SITE PLAN APPROVAL (JPLN2023-0020) – Proposed The Rookery of Troy, Mixed Use Development, West of Dequindre, South of Long Lake (Parcels 88-20-13-228-003 and 88-20-13-228-015), Section 13, Currently Zoned NN (Neighborhood Node "J") District.

Resolution # PC-2024-07-
Moved by:
Support by:

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 and Article 5 of the Zoning Ordinance, as requested for the proposed The Rookery of Troy Mixed Use Development, comprised of 23 residential units and approximately 7,000 square feet of retail, West of Dequindre and south of Long Lake (Parcels 88-20-13-228-003 and 88-20-13-228-015), Section 13, approximately 5.94 acres in size, Currently Zoned NN (Neighborhood Node "J") District, be (granted, subject to the following conditions):

1) Provide building height calculation to peak of roof verifying compliance.
2) Provide wall details.

_____) or

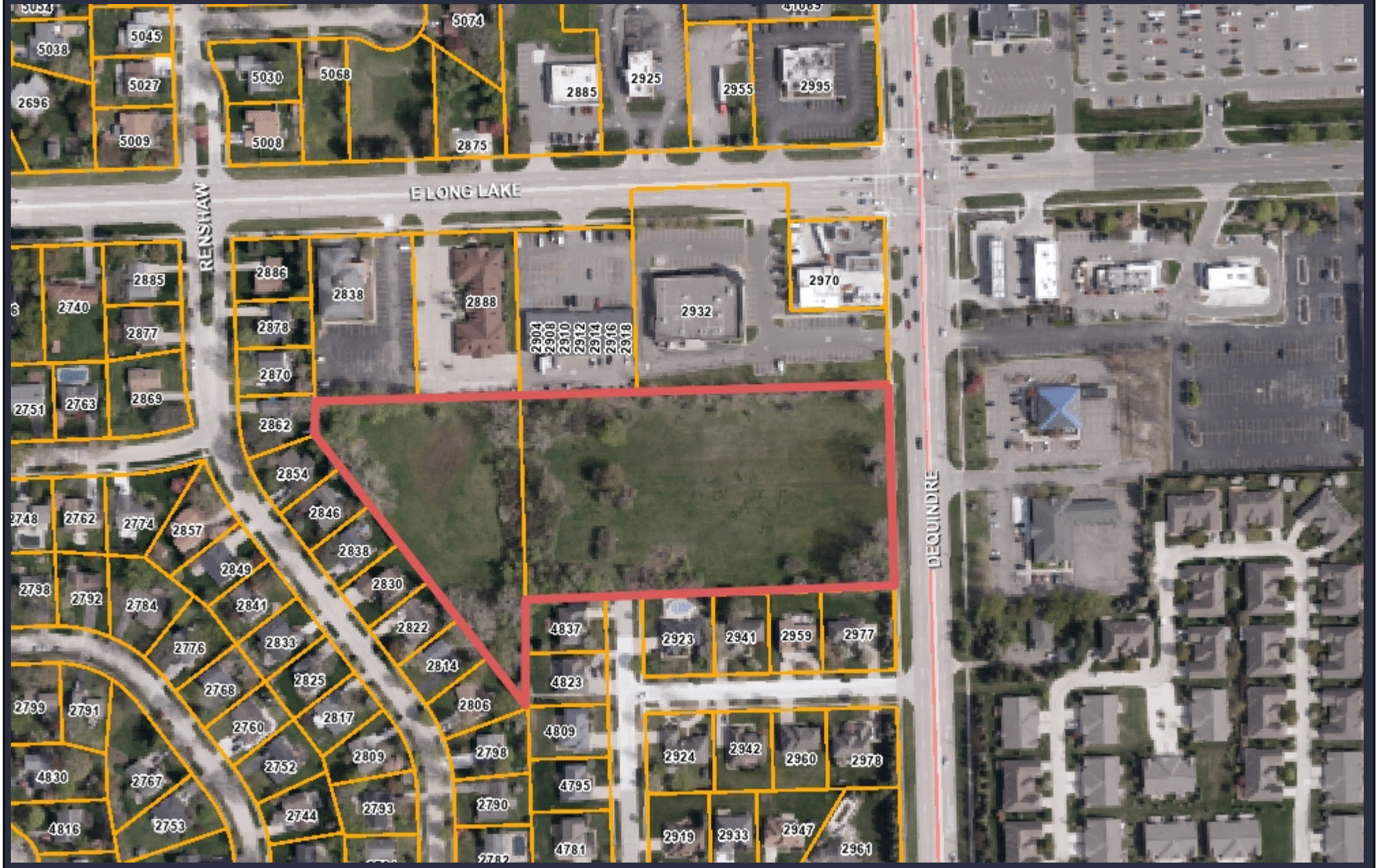
(denied, for the following reasons: _____) or

(postponed, for the following reasons:_____)

Yes:
No:
Absent:

MOTION CARRIED

GIS Online



577 0 288 577 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.

GIS Online

577 0 288 577 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 7, 2024
June 17, 2024
July 2, 2024

Preliminary Site Plan
For
City of Troy, Michigan

Applicant:	Tableau by Modrian
Project Name:	Rookery of Troy
Plan Date:	June 27, 2024
Location:	West side of Dequindre Rd., South of Long Lake, North of Wessels Dr.
Zoning:	NN, Neighborhood Node (J), Site Type B
Action Requested:	Preliminary Site Plan Approval

PROJECT AND SITE DESCRIPTION

An application has been submitted for a mixed-use development along the west side of Dequindre Road, south of Long Lake. The site is approximately 6 acres of an undeveloped parcel. The proposed mixed-use development includes a 7,000 square foot retail building fronting on Dequindre and 23 single-family attached condominiums in the rear.

Adjacent land uses include commercial development to the north on Long Lake, commercial development to the east in the City of Sterling Heights, and single-family residential to the west and south.

We note that a 0.75 acre area at the site's northeast corner is being reserved for a future financial institution/retail/office. Although this 0.75 acre area is shown on the proposed site plans, it is not considered part of this site plan review and any future development of said area shall require a new site plan application.

The site is zoned NN, Neighborhood Node, Street Type A, Site Type B. Condominiums, small scale retail, office uses, and attached residential are permitted in the NN, Neighborhood Node, Site Type B.

Location of Subject Site:
West side of Dequindre Rd., South side of Long Lake, North of Wessels Dr.

Location and Aerial Image of Subject Site

Size of Subject Site:
The parcel is 5.94 acres.

Proposed Use of Subject Site:
The proposed uses are 23 single-family attached condominiums and a 7,000 square foot retail building at the southeast corner of the site.

Current Use of Subject Site:
The site is currently undeveloped.

Current Zoning:
The site is currently zoned NN, Neighborhood Node (J), Site Type B.

Surrounding Property Details:

Direction	Zoning	Use
North	NN, Neighborhood Node	Shell Walgreens Lake Square Plaza D-Care PC Medical Plaza Solar Solutions of America
South	R1-C, One Family Residential District	Single Family Residential
East	City of Sterling Heights	Chase Bank/TCF Bank
West	R1-C, One Family Residential District	Single Family Residential

NATURAL RESOURCES

Topography: The site is relatively flat with minor elevation changes.

Wetlands/Floodplain: The site does not include wetlands or is located in a floodplain.

Woodlands: A tree survey has been provided to inventory the natural features that exist on-site. The survey identified a total of approximately 177 trees with most being invasive species such as cottonwood and box elder. No Landmark trees were identified. For Woodland trees, the applicant's preservation credit exceeds the required DBH replacement. Full replacement and preservation details are shown in the table below:

Replacement Details		
Protected Tree	**Inches Removed**	**Replacement Required**
Landmark	0 inches	0 inches
Woodland	48 inches	24 inches
Preservation/Mitigation	**Inches Preserved**	**Credit**
Landmark	0 inches	0 inches
Woodland	89 inches	178 inches
Total	**0 inches required for replacement. (24-178)= -154**	

Items to be Addressed: *None.*

SITE ARRANGEMENT

Overall Site:
The site will be accessed via a new, private, two-way road which will enter and exit the site off Dequindre Road. The retail building will be accessed off the new private road.

This project proposes the development of 23 single-family attached condominiums split between a total of eight (8) buildings. The proposed eight (8) buildings are scattered in their arrangement across the property, but each building is placed so that all front facades face a new private road. A 5-foot wide

sidewalk is provided throughout the site along the outermost edge of the road and along the inner edge of the road for units in the center of the site (units #12-20).

One (1) detention pond and one (1) bio-retention pond are proposed near the southern edge of the site. Proposed landscaping is minimal and no outdoor amenities are provided. We recommend that the applicant incorporate site elements designed to encourage outdoor recreation.

Items to be Addressed:

1) *Incorporate site elements that encourage outdoor recreation/amenities.*

AREA, WIDTH, HEIGHT, SETBACKS

Buildings in form-based districts are reviewed under Section 5.03.B of the Zoning Ordinance.

Retail Building (Building Form A):

	Required/Allowed	Provided	Compliance
Front	10-foot build to line	15-feet	Complies with Planning Commission approval
Rear	30 feet minimum	Over 30 feet	Complies
Side	N/A. Building may be placed up to property line, but is not required to	46-feet	Complies
Height	Min:1 stories/14 feet Max: 3 stories/45 feet	Retail: 1 story: 14 feet	Complies
Open Space	15% Minimum	Over 15%	Complies

Residential Building (Building Form C):

	Required/Allowed	Provided	Compliance
Front	10 feet maximum	20-feet with 5-foot sidewalk	See Below
Rear	30 feet minimum	30 feet	Complies
Side	N/A. Building may be placed up to property line, but is not required to	20 feet	Complies
Neighborhood Nodes: Setbacks Adjacent to Residential (west, south)	Where a property is abutting a one-family or one-family attached district, all setbacks abutting said district shall be equal to the height of the building.	32 feet (west) 30.3 feet (south)	Complies
Landscape buffer (west, south)	When a parcel is abutting a one-family residential zoned parcel a minimum 20-foot landscaped greenbelt shall be maintained from the property line of the one-family residential zoned parcel. The greenbelt shall be landscaped and screened in accordance with 13.02.B.	20-foot landscape buffer	Complies
Height	30-feet/ 2.5 stories	Under 30-feet / 2.5 stories	Complies but see discussion below
Open Space	15% Minimum	20%	Complies

Height

The maximum height for any portion of a building in neighborhood node adjacent to residential is 30-feet/2.5 stories. The applicant has shown a maximum height of 22-feet but that is measured to the mid-point of the roof, not to the peak as required. The midpoint is 22-feet. It appears that the height is to the roof peak is under 30-feet but that should be confirmed by the applicant.

Front build-to-line

We note that there are a number of units with driveways that are 20-foot in length and include a five-foot sidewalk. Though the applicant proposes two-car garages, if residents/guests want to park in the driveway, cars will overhang into sidewalk. We encourage the applicant to provide a minimum of 25-foot length driveway.

Items to be Addressed:

1) *Provide building height calculation to peak of roof; and 2). Planning Commission to discuss revising plans to provide a 25-foot driveway length.*

SITE ACCESS AND CIRCULATION

Vehicular Access:
The site plans include one (1) point of access off Dequindre Road. This is a new, private road proposed by the applicant. It is a two-way road within a 40-foot-wide private easement.

Pedestrian Circulation and Safety:
A 5-foot wide sidewalk is provided throughout the site along the outermost edge of the road and along the inner edge of the road for units in the center of the site (units #12-20).

Items to be Addressed: *None*

PARKING

Section 13.06.G of the Zoning Ordinance requires:

	Required	Provided	Complies
Single-Family Residential: 2 spaces per each dwelling unit	46 spaces	46 garage spaces + 13 on-street guest spaces = 59 spaces	Complies
Retail: 1 space per each 250 SF of gross floor area	7,000 SF/250 = 28 spaces	28 spaces	Complies
Barrier Free (Retail):	2 spaces	2 spaces	Complies

Items to be Addressed: *None*

LANDSCAPING

Landscaping is regulated by Section 13.02:

	Required	Provided	Complies
<u>Screening Between Uses:</u> Parcels abutting a one-family residential zoned parcel shall maintain a 20-foot landscaped greenbelt from the property line of the one-family zoned parcel. The greenbelt shall be 1 narrow evergreen tree per 3 lineal feet OR 1 large evergreen tree per 10 lineal feet.	1 narrow evergreen tree per 3 lineal feet OR 1 large evergreen tree per 10 lineal feet	Southern boundary: Screening provided Western boundary: Screening provided (landscaping / wall)	Complies but see discussion below
<u>Screening Between Uses:</u> Commercial and attached residential The greenbelt shall be 1 narrow evergreen tree per 3 lineal feet OR 1 large evergreen tree per 10 lineal feet.	1 narrow evergreen tree per 3 lineal feet OR 1 large evergreen tree per 10 lineal feet	Screening provided	Complies
<u>Greenbelt along Dequindre Rd.:</u> 1 deciduous tree for every 30 lineal feet of frontage abutting a public road right-of-way. The remainder of the greenbelt shall be landscaped with grasses, ground covers, shrubs, and other natural landscape materials.	11 deciduous trees PLUS Other natural landscape materials	330 LF frontage/30= 11 trees	Complies
<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%	48%	Complies
<u>Mitigation:</u> Replace 50% of Woodland DBH Replace 100% of Landmark DBH	24 inches of DBH	178 inches credit for 89 inches preserved	Complies

Trash Enclosure:
A trash enclosure for the retail building was shown on the site plan. The applicant proposes masonry screening, landscaping, and a masonry wall along the southern property line. We note that the proposed dumpster is located along the southern property line adjacent to a single-family residence. The applicant should consider alternative locations within the retail site for the dumpster location that is not adjacent to the adjacent residential house.

Wall
The applicant is proposing a wall along the southern property line between the retail site and the adjacent single-family residential property. The details of the wall including height and material are not indicated.

Mechanical Equipment:
No outdoor mechanical equipment nor enclosure are presented in the plans.

Items to be Addressed:

1) *Consider alternative dumpster location; and 2). Provide wall details*

LIGHTING

The applicant is proposing three (3) pole lights, 24 canopy lights, and 13 wall sconces. We note that all lights are downward facing and comply with all photometric requirements. One (1) of the light poles is along the southern property line that is directly adjacent to a single-family residence. In addition, the height of the poles was not indicated.

The applicant should consider moving the light pole off the southern property line.

***Items to be Addressed**:*

1) *Consider moving the light pole off the southern property line; and 2). Reduce all pole heights to no more than 14-feet in height.*

FLOOR PLANS AND ELEVATIONS

Commercial:

Floorplans:

Base box floorplans show up to five (5) suites.

Materials:
Materials include a mix of brick, stone, metal roofs, and a significant amount of EIFs. EIFs, or equivalent material, is only permitted as accent material. Applicant has provided a detailed explanation and justification of the use of EIFs.

Elevations:

The applicant has met the required transparency requirements.

Residential:

Floorplans:
Floor plans for one-story units feature two (2) bedrooms with walk-in closets, two (2) bathrooms, a "great room", kitchen, dining room, laundry room, and garage. The bedrooms, "great room," and kitchen all feature cathedral ceilings. Each bedroom has direct connection to a bathroom and (1) of these bathrooms are accessible via the hallway. Each one-story unit measures a total of 1,442 square feet.

For two-story units, the first floor remains largely the same, measuring again at 1,442 square feet. The second story features a third bedroom, walk-in closet, bathroom, and loft/office space. The second story is much smaller than the first, measuring 403 square feet. The total area of each two-story unit is 1,876 square feet.

21 units feature a front-entry garage and 7 units feature a side-entry garage.

Elevations:
The applicant proposes a building height of 2.5 stories with no specific height indicated. We note that although no more than two (2) stories are presented in the floorplans, the cathedral ceilings increase overall building height. Based on the scale provided, each building appears roughly 26 feet tall.

Building Materials:
Proposed building materials include brick, composite engineered board and batten, cedar shake, and metal roofing. The building materials present a black, gray, and white color scheme; although, there are technically three (3) different color schemes proposed by the applicant (labeled A, B, and C) and all (3) color schemes will be incorporated into the site. The main difference between the (3) color schemes is the texture of brick.

***Items to be Addressed**:*

1. *Replace EIFs with alternative material*

SITE PLAN REVIEW STANDARDS

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.*
    a. *Building design shall enhance the character of the surrounding area in relation to building and parking placement, landscape and streetscape features, and architectural design.*
    b. *Street fronts shall provide a variety of architectural expression that is appropriate in its context and prevents monotony.*
    c. *Building design shall achieve a compatible transition between areas with different height, massing, scale, and architectural style.*

2. *Development shall incorporate the recognized best architectural building design practices.*
    a. *Foster a lasting impact on the community through the provision of high quality design, construction, and detailing.*

b. *Provide high quality, durable materials, such as but not limited to stone, brick, glass, and metal. E.I.F.S. or material equivalent shall only be used as an accent material.*
c. *Develop buildings with creativity that includes balanced compositions and forms.*
d. *Design roofs that are appropriate to the architectural style of the building and create an appropriate visual exterior mass of the building given the context of the site.*
e. *For commercial buildings, incorporate clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls, ground plane elements, and/or landscape planters.*
f. *Include community amenities that add value to the development such as patio/ seating areas, water features, art work or sculpture, clock towers, pedestrian plazas with park benches or other features located in areas accessible to the public.*

3. *Enhance the character, environment and safety for pedestrians and motorists.*
    a. *Provide elements that define the street and the pedestrian realm.*
    b. *Create a connection between the public right of way and ground floor activities.*
    c. *Create a safe environment by employing design features to reduce vehicular and pedestrian conflict, while not sacrificing design excellence.*
    d. *Enhance the pedestrian realm by framing the sidewalk area with trees, awnings, and other features.*
    e. *Improve safety for pedestrians through site design measures.*

Items to be Addressed: *Planning Commission to consider if site plan standards have been met.*

SUMMARY

Planning Commission to consider if site plan standards of 8.06 have been met, and specifically discuss the following:

1. Incorporate site elements that encourage outdoor recreation.
1) Provide 25-foot driveway length.
2) Move dumpster location.
3) Move the light pole off the southern property line and reduce all pole heights to no more than 14-feet in height.
4) Replace EIFs with alternative material

If the Planning Commission approves the project, we recommend the following conditions:

1) Provide building height calculation to peak of roof
2) Provide wall details

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

CARLISLE/WORTMAN ASSOC., INC.
Shana Kot
Community Planner

From: Melinda Evans
To: administration@mondrianproperties.com
Cc: Planning
Subject: The Proposed Rookery Site Plan
Date: Tuesday, February 13, 2024 3:03:33 PM

February 13, 2024

Dear Sir or Madame;

I am writing to formally express my objection to the proposed placement of units 1 through 6 in the southeast corner of the development known as the Rookery, to be located on the west side of Dequindre Road, south of Long Lake in the City of Troy, MI.

As detailed in the site plan, the design layout situates units 1-3 and 4-6 to face one another, with access via a street that directly aligns with and runs perpendicular to the rear of my property at 2977 Wessel Drive. This proposed arrangement, especially with each unit allocated 4 parking spaces, presents significant concerns for my household and our quality of life.

The direction and frequency of vehicle headlights will shine more on my property throughout the day and evening will be substantial. This poses a nuisance, diminishing the enjoyment and comfort of my home's dining room, kitchen, family room, patio, and backyard areas. An additional concern extends to my pet, a large German Shepherd, who is sensitive to traffic and reacts to every vehicle that passes. This habit, currently manageable by keeping my pet in the back of the home, will become a significant issue with the increased traffic projected by the development’s current design.

Moreover, I hold a reasonable belief that the proximity of the street and the six residences directly behind my property would lead to a considerable depreciation in the market value of my home, potentially amounting to a six-figure loss. This prospect compels me to oppose the site plan as currently proposed.

I propose an alternative solution that would address my concerns and potentially mitigate the adverse impact on my property. Adjusting the site plan to eliminate one of the two buildings at the southeast corner and repositioning the remaining building to run parallel to Wessel Drive and Long Lake would greatly reduce the direct impact on my real estate. Such an adjustment would alleviate my objections, providing a more favorable outcome for all parties involved.

I am open to discussing this matter further and exploring mutually beneficial solutions. However, should the current site plan proceed without modification, I will feel compelled to take all reasonable steps to oppose the development in its current form.

I trust that we can work collaboratively towards a resolution that respects the interests of all stakeholders involved. I appreciate your attention to this matter and look forward to your response.

Respectfully yours,

Melinda Evans

CC: City Planning Commission Troy, MI

INTRODUCTING

The Rookery of Troy

Tableau
by MONDRIAN

TABLE OF CONTENTS

PEA GROUP

1849 Pond Run
Auburn Hills, MI 48326

844.813.2949
peagroup.com

July 1, 2024
PEA Project No: 2021-0310

City of Troy
Planning Department
500 West Big Beaver
Troy, MI 48084

Subject: The Rookery of Troy (PSCP2023-0010)
Preliminary Site Plans

We have received the Preliminary Site Plan Review by Carlisle Wortman and Associates dated June 17, 2024, and the PZE report dated June 3, 2024. After receiving feedback from the City and the Planning Commission, we offer the following changes:

Planning Review Comments:

1) Revise plans to provide 25-foot driveway length.
    - **All units have minimum 20' driveways from the back of sidewalk, plus a 5' sidewalk for a total of 25'.**
2) If the Planning Commission does not grant the greenbelt deviation, the applicant shall provide a minimum of 20-foot landscape buffer.
    - **Plans have been updated to include a 20-foot landscaped green belt buffer around the site.**
3) Provide sidewalks along units 12-20;
    - **A sidewalk along the interior of the site has been added to the plans.**
4) Provide pedestrian improvements and crosswalks as directed by the Engineering Department.
    - **Along with an interior sidewalk, crosswalks have been shown on the site plan as requested.**
5) Provided required screening along southern and western boundary.
    - **Screening trees have been incorporated into the landscape plan per the ordinance in the provided 20-foot landscape buffer.**
6) Provide details of trash dumpster screening.
    - **Trash enclosure detail has been added to the plan.**

7) Submit detailed photometric plans showing compliance with Section 13.05.
    - **A photometric plan has been included in the resubmitted plans.**

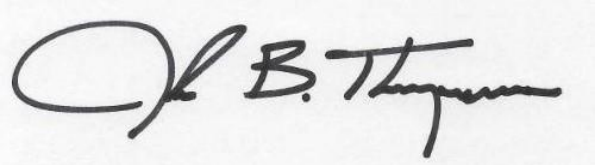
PZE Review Comments:

- Provide plan for fire apparatus access roads (fire lanes)
    - **The t-turnaround across from unit 8 is dimensioned on the preliminary site plan and meets IFC standards. Additionally, fire lane signs have been added to the site plan and the road width is 28 feet with 25' internal radii as shown on the preliminary site plan.**
- Current proposed outlet goes into another detention pond. Consider outleting directly into the 24" county drain on Dequindre
    - **Alternate outlet to Dequindre not achievable due to site topography being lower than existing storm.**
- Easement over private road for refuse collection will be required for curbside collection.
    - **Noted.**
- Proposed plan needs valves\gatewell at unit 5 wm tee and unit 3 wm tee and also at 8" wm connection to existing water main at Dequindre. Commercial property on Dequindre needs grease interceptor and inspection manhole.
    - **Gate valves have been added to the plan as requested. A grease interceptor and inspection manhole will be incorporated as required during final site plans.**
- Spacing between hydrants exceed 500' on road with units 20-25
    - **Hydrant spacing has been revised to not exceed 500' minimum spacing.**
- Provide fire lane signs on all fire apparatus access roads. Signs shall adhere to City of Troy standards.
    - **Fire lane signs have been added to the plan as requested.**
- Sidewalk needed for units 10-14 and 22-25
    - **Plan has been revised to include sidewalks for all units.**
- Why is the northeast corner of the property not part of the proposed development? Why is sanitary sewer being extended to the parcel when it is not part of the Site Plan?
    - **Sanitary sewer is being extended to the northeast corner of the site to prepare for future development.**
- Additional crossing are needed
    - **Crosswalks have been added to the plan to facilitate pedestrian access.**
- Sidewalks need to be 7 foot wide when parking overhangs sidewalk.
    - **Sidewalks have been expanded to accommodate parking overhangs.**
- Unit 20, 20 feet required for parking from garage to sidewalk
    - **The driveway has been extended as requested.**
- Right turn deceleration lane required on Dequindre per the Development Standards
    - **A right turn lane is not warranted since Dequindre is a five lane road.**
- Provide paved access to detention pond and bio-detention pond
    - **No paved access road is proposed due to its close proximity to the proposed road and parking.**
- Grading Plan should reflect all runoff being contained on-site
    - **Where feasible, all storm water runoff will be contained on site.**

- Detention Pond outlet pipe size shall be maximum 15 inch diameter. If 10-year storm calculations require a size greater than 15 inch diameter, alternate outlet will be required, possibly to the 24 inch storm sewer on Dequindre.
    - **Noted. This will be addressed during final site plans.**
- Provide Wetland Determination. Determination needs to be submitted to EGLE for acceptance
    - **There are no wetlands are on site. EGLE concurrence is not required unless otherwise directed by the planning department.**
- Provide a Light Pole at the entrance to Dequindre
    - **A light pole has been included near the entrance as requested.**

If you should have any questions or require any additional information, please feel free to contact this office.
Sincerely,

PEA Group



John B. Thompson, PE
Senior Project Manager

ALEXANDER V. BOGAERTS & ASSOCIATES, P.C.
Architecture
Planning
Interior Design

2445 Franklin Rd.
Bloomfield Hills, MI 48302
248/ 334-5000
fax: 248/ 334-0092

June 27, 2024

City of Troy
Planning Commission
500 W. Big Beaver Rd
Troy, MI 48084

Re: Rookery of Troy
Proposed Residential and Commercial Mixed-Use Development
(response to Carlisle Wortman review letter June 17, 2024)

Members of the Planning Commission,

Mondrian Properties has engaged Alexander V Bogaerts & Associates Architects to design their Proposed Residential and Commercial Mixed-Use Development.

The project is located on the west side of Dequindre Road, south of Long Lake, and north of Wessels Drive.

The project consists of 23 attached single-family condominiums located at the Western 2/3 of the site. We specifically located the residential component of the project on this area of the site because it acts as a perfect transition to the existing single-family to our south, and the existing commercial to our north.
Our proposed 6790 sq ft retail component is located along Dequindre Road which allows for good exposure for our retail tenants. The building is actually double fronted allowing our residents and the public to access the building from the west as well as the east side from the public walk along Dequindre. The proposed building location will act as a continuation of the commercial development along Dequindre Road. We believe our mixed-use development meets the spirit and intent of the cities master plan and the Neighborhood Node zoning.

The architectural design theme for the residential portion of the project is contemporary farmhouse; The materials for this architectural style typically consists of vertical board and batten siding with complements of brick, generally located at the base of the building.
We have three different unit elevation styles which alternate architectural detailing and colors, and complement one another across the building's façade.

In order to create a variety of interest across the residential unit building façade, we have elevated the brick in various locations. We varied the window detailing and provided metal awning accents on a number of the windows, we've also varied the garage door designs and offset them back from the main façade line to deemphasize the garage door, and direct more attention to the more prominent architectural elements across the balance of the façade.

The main roofline is broken up by a number of various gable details as well as alternating dormer details that creates tremendous interest across the overall façade. ***Carlisle Wortman's letter comments on the building heights not being shown on the elevations; the building heights are indicated on sheets 4 & 5, they range from +- 19'-22'. These are essentially ranch units with 1 ½ story options for bedrooms and lofts that are built into the roofline. They are a very low-profile building type that will be an excellent transitional residential design to our single-family neighbors to the south.***

We've provided a 3D renderings and material board which indicates all of the different colors and materials that make up the project.
We provided an architectural site plan on sheet 5 to address Carlisle Wortman's comment requesting clarification as to how the various color schemes work for each building type. The A,B,C color and material schemes are noted on this architectural site plan, which indicates where each of the various A,B,C schemes are located for each of the building types.

Our residential units will offer several different options ranging from 1442 sq ft two-bedroom ranch units with two car garages, up to 1876 sq ft three-bedroom units with bedrooms and lofts on the second floor and two car garages.

Each of the units will have a patio off the rear of the living space; ***this will provide the residents with a private outdoor amenity space. There are several small common outdoor open space areas adjacent to the majority of the units, these outdoor spaces will allow the residents to further engage with the outdoors. We believe these outdoor amenity areas will encourage outdoor recreation which was one of Carlisle Wortman's review comments.***

Sidewalks are provided throughout the development allowing the residents to either walk or ride bikes to the retail component of the project. Our private walks connect to the public walk along Dequindre Rd which will allow our residents to walk or ride bikes to other nearby existing commercial businesses, parks and recreational amenities throughout the community.

Our retail building is a state-of-the-art design which incorporates a varied material pallet.
The façade varies in dimension and materials both vertically and horizontally; it is intentionally subdivided into a series of elements which accentuate the various tenant spaces and creates a tremendous amount of interest across the façade.

The building is anchored to the ground with three different bricks and stone accent areas, the brick and stone are predominant materials and rhythmically alternate across the façade allowing three key elevated tenant elements to stand out on the elevation.
Two of the three key elevated tenant elements have large-cap cornice details, creating prominence and building massing on the highly visible corners of the building.

We designed these elevated tenant areas using EIFS as the building material for two specific reasons:

First: the elements will be over the main roof, EIFS is an excellent material for this location because it is light weight.

Second: we chose to use EIFS in these elevated locations because unlike many other product options like a metal panel, and Hardie panel reveal system; EIFS allows much more design flexibility for large clean uninterrupted areas of the façade; it does not require the intense amount of reveals or control joints that these other material options require.

Using EIFS allows us to reinforce these key design elements on the façade, and not break them up with small horizontal checkerboard reveal patterns.

Carlisle Wortman in their review letter comments on the amount of EIFS used on the building.

We used EIFS as an accent material on the corner elements and central element at the upper column areas, cap areas, and signage areas. There is very little EIFS used between 2'and 8'; the majority of material in these areas is either brick or decorative stone.

We added sheet 8A which has material percentage calculations for the entire building. When you compare the percentage of EIFS to all of the other materials it is roughly 1/3 of the building; which we consider to be an accent material percentage, not a predominant material.

EIFS is being used by architects as a much more significant design element in today's architecture. Today's EIFS is a much stronger and more durable material as compared to its predecessor, (see sperate STO EIFS information).

We have large areas of storefront glazing with transom glass on all sides of the building, especially on the street fronts. All of the storefronts are accented with alternating awnings.

The large corner elements and the central elevated element have slim horizontal awnings, the intermediate storefronts have shed awnings. This was done to reinforce all of the vertical and horizontal movement on the building, and create a sense of identity and interest for the various tenant storefronts.

The retail spaces will have high ceilings to meet today's tenant demands; when you take in consideration the high ceilings, high glass lines and general massing and height of the building which reaches heights of 27', ***it begins to feel like a two-story building. We believe the building as designed meets the spirit and intent of the Neighborhood Node District.***

The material pallet for the retail building was chosen to meet our design goals for the building, and to be complementary to the attached single-family residential portion of the project.

We believe our design for both the attached single-family units and retail building meets the spirit and intent of the Neighborhood Node Ordinance, and will be a wonderful addition to the community.

We look forward to presenting our project to the planning commission at their next meeting.

Sincerely

Mark Abanatha

Mark Abanatha, Architect

ADVOCACY INFORMATION

EIMA™ EIFS INDUSTRY MEMBERS ASSOCIATION

Introduction

A significant part of the value of your membership is the advocacy and legislative leadership EIMA provides to the EIFS industry. Members work together to promote and educate the construction industry, governmental leaders, project owners and designers on the value and benefits of EIFS. EIMA advocates change in local, state and federal laws and regulations to encourage equal opportunity for EIFS. Additionally, EIMA represents the EIFS industry at code development hearings and at meetings of standard developing organizations.

EIMA has developed an educational package of information on EIFS that can be used by any of its members in promoting EIFS and educating local officials, owners, architects, etc. on the value of EIFS. Please print, distribute and use this information as often as needed to help spread the word about EIFS and move the industry forward.

When facing a statutory or regulatory restriction against the use of EIFS or an unreasonable obstacle to its use, consider these steps:

1. Reach out to EIMA to see if it is already aware of the restriction/obstacle, and if EIMA can provide any background or additional information.
2. Set up a meeting with the local planning, zoning, or building codes department to understand the reasoning behind the restriction/obstacle, even though the local governing body might still have the final say on these matters. The goal is to obtain additional background for the restriction/obstacle. If you feel it's necessary to gain assistance from EIMA, please feel free to call EIMA. Please feel free to use the information on this page to help guide your conversation. Information you should obtain from your contact is the following:
    a. How old is the restriction?
    b. What were the concerns when it was passed?
    c. What other exterior cladding or building materials are being restricted?
    d. Typically, durability, appearance, and moisture control (use the Oak Ridge National Laboratory information found under the "Benefits of EIFS") are the most common topics of concern.
3. Follow-up with the locality to provide answers to any of their questions. Again, EIMA is willing to help with this.
4. If it doesn't appear as though the locality is going to budge, reach out to EIMA for assistance and help in developing a plan to move forward.

Examples:
Case 1: Success at Planning Commission in Shawnee, KS

In 2017, the EIFS Industry Members Association (EIMA) was contacted by a business liaison working on behalf of the City of Shawnee, KS. Their objective was to look into lifting existing restrictions against EIFS, for wider use in the city.

EIMA, an EIFS manufacturer, and a local distributor all worked together to put a message forward that would resonate with both the planning department and commission. Sharing the evolution of EIFS and the superior performance of the system were key points in addressing concerns raised by the city. Information on durability, aesthetics, and more contributed to successful meetings.

A local Kansas distributor was well equipped with talking points and facts, and attended several meetings on behalf of the group. In April 2018, the planning commission voted to allow EIFS with only a few minor caveats. This was the final approval needed to lift the previous prohibitions.

Case 2: City Council of North Augusta, SC

In early 2016, EIMA noticed some city councilmembers discussing the possibility of lifting a restriction on EIFS that had existed in North Augusta, SC. Representatives from EIMA reached out to one of the individuals who seemed to be showing the most support for a change and supplied this individual with useful information.

The information centered around 3 topics: an overall introduction to EIFS, durability, and the aesthetics/appearance the system can achieve. After this case moved through the process, the restriction on EIFS was largely eliminated.

Both of these cases show examples of where information, that can be found in this packet, have a proven track

What Are EIFS?

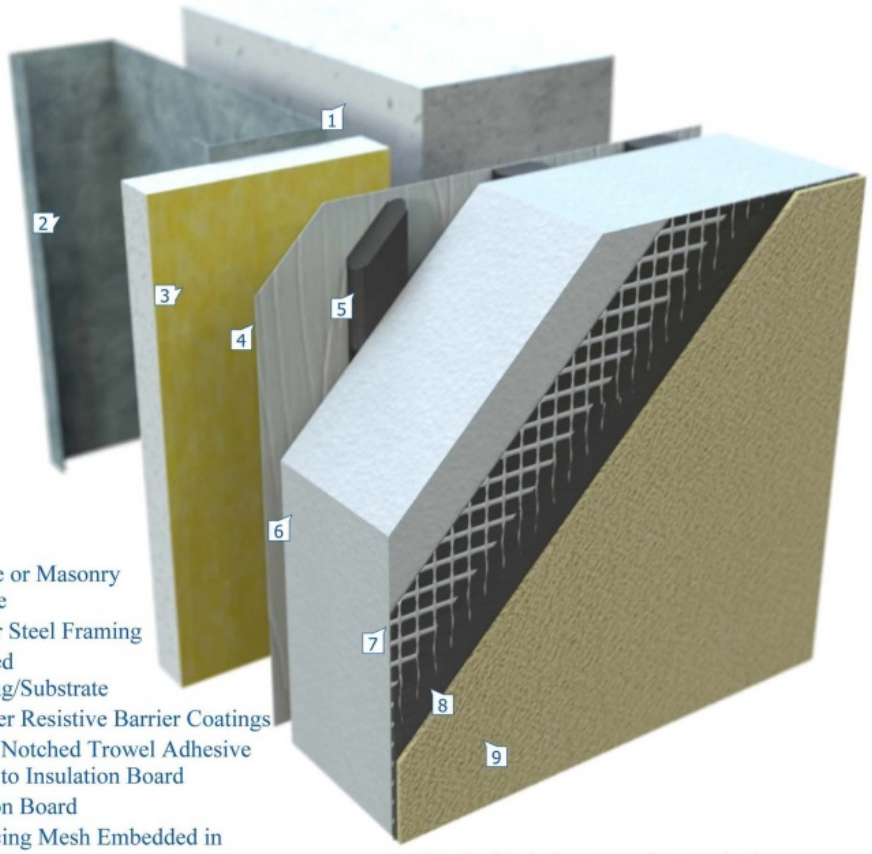
Exterior Insulation and Finish Systems (EIFS) are multi-layered exterior wall systems that are used on both commercial buildings and homes. They provide superior energy efficiency and offer much greater design flexibility than other cladding products.

EIFS were first introduced in the United States in the late 1960's, and were used on commercial buildings, and later, on homes. EIFS typically consist of the following components:

- A water-resistive barrier that covers the substrate
- A drainage plane between the water-resistive barrier (WRB) and the insulation board that is most commonly achieved with vertical ribbons of adhesive applied over the WRB.
- Insulation board typically made from expanded polystyrene (EPS)
- An insulation board is attached with an adhesive or mechanically to the substrate
- Glass-fiber reinforcing mesh embedded in the base coat
- A water-resistant base coat that is applied on top of the insulation to serve as a weather barrier
- A finish coat that typically uses colorfast and crack-resistant acrylic co-polymer technology

EIFS today are one of the most tested and well researched claddings in the construction industry. Research, conducted by the Oak Ridge National Laboratory and supported by the Department of Energy, has validated that EIFS are the "best performing cladding" in relation to thermal and moisture control when compared to brick, stucco, and cementitious fiberboard siding. In addition, EIFS is in full compliance with modern building codes which emphasize energy conservation through the use of CI (continuous insulation) and a continuous air barrier. Both of these components are built into today's EIFS products to provide maximum energy savings, reduced environmental impact over the life of the structure, and improved IAQ, Indoor Air Quality. Along with these functional advantages comes virtually unlimited color, texture, and decorative choices to enhance curb appeal and enjoyment of almost any home or structure.

TYPICAL EIFS CONFIGURATION



1 Concrete or Masonry Substrate
2 Wood or Steel Framing
3 Approved Sheathing/Substrate
4 Air/Water Resistive Barrier Coatings
5 Vertical Notched Trowel Adhesive Applied to Insulation Board
6 Insulation Board
7 Reinforcing Mesh Embedded in Base Coat

EIFS with drainage can be attached to concrete,

EIFS Fact Sheet

According to the definitions of the International Building Code and ASTM International, an **Exterior Insulation and Finish System (EIFS)** is a nonload bearing, exterior wall cladding system that consists of an insulation board attached either adhesively or mechanically, or both, to the substrate; an integrally reinforced base coat; and a textured protective finish coat.

EIFS with Drainage, another EIFS system, is the predominate method of EIFS applied today. As the name implies, EIFS with Drainage provides a way for moisture that may accumulate in the wall cavity to evacuate. It is a system that:

- Incorporates a water-resistive barrier (WRB) between the insulation board and the substrate (the surface to which EIFS is attached).
- Places the drainage plane between the WRB and the insulation board and is most commonly achieved with vertical ribbons of adhesive applied over the WRB.
- Incorporates by design other accessories and a means for evacuation of incidental moisture from behind the insulation board in addition to those components listed previously.

Whatever system applied, barrier EIFS or EIFS with Drainage, both systems are engineered to provide a durable, energy efficient, design flexible, and cost effective exterior cladding for virtually all building types. Ultimately the system used is determined by the architect in accordance with code and project requirements.

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Benefits of EIFS

The growing popularity of EIFS is due to the fact that few, if any, competitive materials offer such a wide range of desirable product benefits. Chief among these are superior energy efficiency and virtually unlimited design flexibility.

Energy Efficiency and Energy Codes

EIFS can reduce air infiltration by as much as 55% compared to standard brick or wood construction. And since walls are one of the greatest areas of heat and air conditioning loss, improvement in the wall insulation can be very meaningful in terms of energy conservation.

What's more, EIFS add to the "R-value" of a home or building. (R-value is a measurement of the resistance to heat flow; the higher the R-value, the better the material's insulating value.) Most EIFS use insulation board with an R-value of R-4 to R-5.6 per inch as the innermost layer in the wall system. When combined with standard wall cavity insulation, this extra layer can boost wall insulation from R-11 to R-16 or more.

Another point to keep in mind on new construction: Due to the energy efficiency of EIFS, it may be possible to specify lower-capacity heating and air conditioning equipment without sacrificing anything in terms of interior comfort.

The US Department of Energy (DOE) mandated on October 18, 2013, all States update their commercial building code to meet or exceed ASHRAE Standard 90.1 - 2010.
•EIFS was the first to meet standards of Continuous Insulation (CI) and has long been the solution to the expanded requirements.

There are a variety of case studies available validating the energy savings associated with EIFS; for a recent example of EIFS in action, you can check out the 2012 Better Buildings Federal Awards Program results, where an EIFS cladded building helped reduce energy use by nearly 45% in a 12 month period.

Durability

Unlike wood, stucco and other siding materials, EIFS rarely need painting. Most EIFS systems are specially formulated with 100% acrylic binder, which gives EIFS superior resistance to fading, chalking and yellowing. As a result, the systems tend to maintain their original appearance over time. And since the color is integral to the finish coat, even if the surface is scratched, the same color appears beneath the abrasion.

EIFS also have excellent resistance to dirt, mildew and mold, which helps keep the building exterior looking clean and freshly painted. Should the surface ever become soiled, it can usually be cleaned by hosing it down.

The systems are designed to be very flexible, which makes them highly crack resistant. When walls expand or contract due to rising or falling temperatures, EIFS are resilient enough to "absorb" building movement and thus avoid the unsightly cracking problems that are so common with stucco, concrete and brick exteriors.

EIFS has passed the stringent Miami-Dade County Hurricane Test, showing no impact against hurricane style weather.

Appearance/Design Flexibility/Aesthetics

The rich appearance of EIFS bears a resemblance to stucco or stone, but the systems are far more versatile than these and other materials. Not only do EIFS come in virtually limitless colors and a wide variety of textures, but they also can be fashioned into virtually any shape or design.

With EIFS, skilled applicators can create all sorts of exterior architectural detailing that would often be cost-prohibitive using conventional construction -- cornices, arches, columns, keystones, cornerstones, special moldings and decorative accents are but a few examples.

Using this ingenious process, EIFS applicators can give a striking, distinctive appearance to any building or residence.

Moisture Control

Recent research, conducted by the Oak Ridge National Laboratory and supported by the Department of Energy, has validated that EIFS are the "best performing cladding" in relation to thermal and moisture control when compared to brick, stucco, and cementitious fiberboard (commonly known as fiber cement) siding.

EIFS are among the most water resistant exterior surfaces you can put on a house. But as with all claddings, EIFS must be correctly installed and properly detailed if they are to perform properly. Otherwise, moisture can get behind the systems and cause damage, just as it can with wood siding, brick or any other exterior.

Water intrusion is seldom a problem on commercial structures with EIFS. Water intrusion damage to homes is uncommon, but when it does occur, the moisture typically affects only small areas which can be easily and inexpensively repaired.

In cases where homes have been damaged, the problems have been traced to the use of poor quality (even leaky and/or non code-compliant) windows and/or improper flashing and sealing. As a result, when building with EIFS, it is wise to use quality windows (such as those with AAMA certification) which are code-compliant, and to make sure there is proper flashing and sealing around windows, doors, roofs, deck-to-house attachments, and all other exterior wall penetrations.

Periodic maintenance should include thorough checking of the flashing and sealing to ensure that the building envelope remains watertight. Damaged or missing flashing should be repaired or replaced immediately; likewise, cracked or deteriorated sealants should immediately be repaired, or removed and replaced.

Fire Testing

EIFS have passed the major fire resistance tests that are required by the building codes. EIFS have passed fire resistance, ignitability, intermediate multi-story, and full scale multi-story corner tests; meeting the standards set forth with each test. These tests include:

- Fire Resistance (ASTM E 119) – EIFS PASSED, showing no negative effect on the fire resistance of a rated wall assembly.
- Ignitability (NFPA 268) – EIFS PASSED with no ignition at 20 minutes of radiant heat exposure.
- Intermediate Multi-Story Fire Test (NFPA 285 (UBC 26-9)) – EIFS PASSED
- Criteria included resisting the spread of a flame within combustible core/component of panels from one story to the next. In addition, resisting lateral spreading of flames from the origin of the compartment fire to adjacent spaces.

Maintenance

Unlike wood, stucco and other siding materials, EIFS rarely need painting. Most EIFS systems are specifically formulated with 100% acrylic binder, which gives EIFS superior resistance to fading, chalking and yellowing. As a result, the systems tend to maintain their original appearance over time. And since the color is integral to the finish coat, even if the surface is scratched, the same color appears beneath the abrasion.

EIFS also have excellent resistance to dirt, mildew and mold, which helps keep the building exterior looking clean and freshly painted. Should the surface ever become soiled, it can usually be cleaned by hosing it down. The systems are designed to be very flexible, which makes them highly crack resistant. When walls expand or contract due to rising or falling temperatures, EIFS are resilient enough to “absorb” building movement and thus avoid the unsightly cracking problems that are so common with stucco, concrete and brick exteriors.

EIFS are among the most water resistant exterior surfaces you can put on a house. But with all claddings, EIFS must be correctly installed and properly detailed if they are to perform properly. Otherwise, moisture can get behind the systems and cause damage, just as it can with wood siding, brick, or any other exterior cladding. Water intrusion is seldom a problem on commercial structures with EIFS. Water intrusion damage to homes is uncommon, but when it does occur, the moisture typically affects only small areas which can be easily and inexpensively repaired.

In cases where homes have been damaged, the problems have been traced to the use of poor quality (even leaky and/or non code-compliant) windows and/or improper flashing and sealing. As a result, when building with EIFS, it is wise to use quality windows (such as those with AAMA certification) which are code-compliant, and to make sure there is proper flashing and sealing around windows, doors, roofs, deck-to-house attachments, and all other exterior wall penetrations.

Periodic maintenance should include thorough checking of the flashing and sealing to ensure that the building envelope remains watertight. Damaged or missing flashing should be repaired or replaced immediately; likewise, cracked or deteriorated sealants should immediately be repaired, or removed and replaced.

What's New with EIFS

Since its introduction in the United States in the late 1960's, many improvements have evolved in Exterior Insulation and Finish Systems (EIFS).

Validation through Studies and Tests—According to research conducted by the Oak Ridge National Laboratory and supported by the Department of Energy, EIFS have been validated as the best performer in relation to moisture control and thermal efficiency when compared to brick, stucco, and cementitious fiberboard siding. EIFS also have undergone several fire tests required by building codes and passed every one. EIFS have passed fire resistance, ignitability, intermediate multi-story, and full scale multi-story corner tests; meeting the standards set forth with each test.

EIFS with Drainage—EIFS with Drainage offers the same benefits as the older version of EIFS, but; it contains a drainage cavity that permits the evacuation of any incidental moisture accumulation to be removed, and; it provides protection to the substrate by use of a liquid-applied water resistive barrier (WRB).

Improved Sealants—Sealants used to fill joints in EIFS continue to improve over time. For EIFS, in general, low modulus sealants that maintain their properties with exposure to ultra-violet (UV) light are recommended. In addition the sealant must, at the very least, comply with ASTM Test Method G1382-97. Most sealants meet or exceed this standard, and many continue to outperform it.

Of course, in the selection of any sealant, other functional factors must be considered such as anticipated joint movement, substrates to which the sealant will be bonded, exposure to cyclical movement, and exposure to temperature extremes. Additional information can be obtained by referring to ASTM Test Method G1382-97, Standard Test Method for Determining Tensile Adhesion Properties of Sealants Applied to Exterior Insulation and Finish Systems (EIFS), Class PB. Also, the user should always consult with the sealant manufacturer for guidance on suitability, design, and proper use and handling of the sealant.

Improvements to Finishes—Improvements continue to be made in EIFS finishes. For example some leading manufacturers have finishes that allow the moisture that accumulates between the finish and the base coat to migrate harmlessly to the exterior. Another example is the finish that is glossy and allows any dirt buildup to wash away with rain. Additionally, manufacturers can match any color and provide many different finishes including the appearance of brick and metal.

EIFS Listed in Building Codes—Since 2009, the International Building Code and International Residential Code, both published by the International Code Council, provide for, within the code itself, the use of Exterior Insulation and Finish Systems (EIFS).

Insurance for EIFS—The availability of affordable insurance coverage for both commercial and residential EIFS projects continues to improve. This is true for coverage for EIFS applicators as well. As more insurance firms become aware of the advantages of EIFS, they will respond to the market.

Streamlined Evaluation Reports—Currently, the most widely-used evaluation is the International Code Council's Evaluation Service (ICC-ES). EIFS have long met the ICC's acceptance criteria and those of the legacy organizations that merged to make up the ICC. The information that is contained in these reports has recently been streamlined to make their use easier. This is because, when a building product or system is not provided for in the building codes, evaluation reports may be referenced by the local building official to ascertain if the product or system has been reviewed to comply with certain evaluation criteria that have been established by the model building codes.

EIFS Training & Inspection Programs

EIFS Doing It Right®

EIFS Doing It Right® is a national, standardized education and certificate program available from the Association of the Wall and Ceiling Industry (AWCI). It is a two-day course that focuses on generic EIFS installations according to industry standards. Instruction covers the essential knowledge and techniques for correct EIFS installations and proper inspections. The content is based on industry accepted standards and best practices and is updated as the industry changes. The focus and basis of the generic instruction are class PB systems; both barrier and drainage, with an overview of class PI systems, direct applied exterior finish systems (DEFS) and acrylic finish over portland cement plaster (stucco). The program is geared to EIFS applications for new commercial construction.

There are three certificate categories, each with pre-qualifications:

- EIFS Industry Professionals
- EIFS Mechanics
- EIFS Inspectors

Course topics include:

- Industry Standards and Specifications
- Material Storage and Temporary Protection
- Substrates and Efflorescence
- EIFS with Drainage and Flashing
- EPS Boards, Mesh, Basecoat and Finish Coat
- Adhesive and Mechanical Attachment
- Joints, Sealants and Repairs
- Inspection: Philosophy, Scheduling & Methodology, Reports
- Design Considerations

EIF*SMART* Contractor

The EIF*Smart* Contractor is a recognition awarded to companies that are committed to quality workmanship in Exterior Insulation and Finish Systems (EIFS). The company demonstrates its merit and commitment through EIFS education and certification. The recognition requires that a specified percentage of the employees have been educated in EIFS application and theory, according to industry standards and accepted means and methods of high-quality installations.

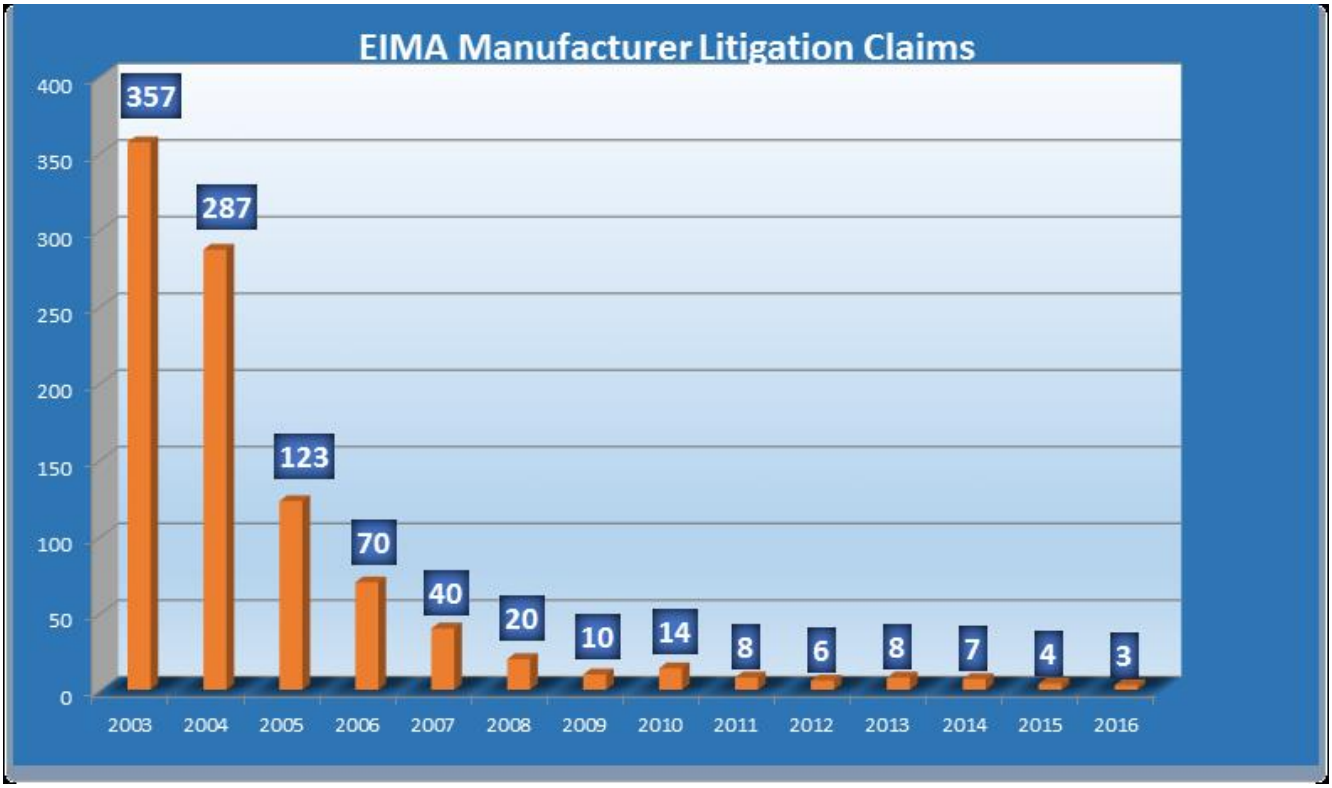
There is accountability to the distinction such as adhering to a Code of Ethics. This entails among other things, that the company employ trained and tested personnel in the EIFS Doing It Right methods. Only those who pass a rigorous examination earn the certification. These individual certifications are a requirement for the company recognition.

Companies wishing to become recognized as an EIF*Smart* Contractor must meet the following requirements:

- 40% of the EIFS employees must hold a valid certification from AWCI
- This ratio is to be carried for each project
- At least one of the certified employees must be at the decision-making level so that the message of EIFS Doing It Right is adopted and directed from the top down.
- The foreman for each EIFS project is to be AWCI certified
- An annual reporting form attests that the criteria are met on a continuing basis in order to maintain the distinction and be listed on the National Registry at www.awci.org/registry

EIFS Claims History

The litigation and claims history for EIFS has decreased dramatically due to many reasons. Below is a chart showing the ever-decreasing number of claims brought against four major EIFS manufacturers.



EIFS in the Building Codes

The 2009 editions of the International Building Code and International Residential Code, both published by the International Code Council (ICC), provide for, within the codes themselves, the use of Exterior Insulation and Finish Systems (EIFS).

The action to approve the inclusion of EIFS into the building codes was first taken at the ICC Code Development Hearings in Palm Springs, California in February 2008 when hearings were first presented to an ICC oversight committee conducting their proceedings before an audience of over 800 code officials from around the U.S. Final approval took place at the ICC Final Action Hearings in Minneapolis, Minnesota in September of 2008 as over 1,000 code officials from every state overwhelmingly approved the adoption of EIFS into the ICC International Building Code (IBC) and International Residential Code (IRC). The inclusion of the EIFS provisions in the IBC and IRC:

- Simplifies the use of EIFS
- Simplifies specifying EIFS
- Simplifies product comparisons

Why was it important to get EIFS into the building code? Because it validates the product making it equal to other building products listed in the code and it takes some of the discretionary use of EIFS away from the code official provided they have not made amendments to the Code Sections referencing EIFS.

Further, provisions for the use of EIFS are contained in the standard of the American Society of Heating, Refrigerating, and Air-Conditioning Engineers entitled “Energy Standard for Buildings Except Low-Rise Residential Buildings”, ASHRAE Standard 90.1.

SECTION 1408 of the IBC

EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS)
1408.1 General. The provisions of this section shall govern the materials, construction and quality of exterior insulation and finish systems (EIFS) for use as *exterior wall coverings* in addition to other applicable requirements of Chapters 7, 14, 16, 17 and 26.
1408.2 Performance characteristics. EIFS shall be constructed such that it meets the performance characteristics required in **ASTM E 2568**.
1408.3 Structural design. The underlying structural framing and substrate shall be designed and constructed to resist loads as required by Chapter 16.
1408.4 Weather resistance. EIFS shall comply with Section 1403 and shall be designed and constructed to resist wind and rain in accordance with this section and the manufacturer’s application instructions.
1408.4.1 EIFS with drainage. EIFS with drainage shall have an average minimum drainage efficiency of 90 percent when tested in accordance the requirements of **ASTM E 2273 and is required on framed walls of Type V construction and Group R1, R2, R3 and R4 occupancies**.
1408.4.1.1 Water-resistive barrier. For EIFS with drainage, the *water-resistive barrier* shall comply with Section 1404.2 or **ASTM E 2570**.
1408.5 Installation. Installation of the EIFS and EIFS with drainage shall be in accordance with the EIFS manufacturer’s instructions
1408.6 Special inspections. EIFS installations shall comply with the provisions of Sections 1704.1 and 1704.14
SECTION 703.9 of the IRC
R703.9 Exterior insulation and finish system (EIFS)/EIFS with drainage. Exterior Insulation and Finish System (EIFS) shall comply with this chapter and Sections R703.9.1 and R703.9.3. EIFS with drainage shall comply with this chapter and Sections R703.9.2, R703.9.3 and R703.9.4.
R703.9.1 Exterior insulation and finish system (EIFS). EIFS shall comply with ASTM **E 2568**.
R703.9.2 Exterior insulation and finish system (EIFS with drainage. EIFS with drainage shall comply with **ASTM E 2568** and shall have an average minimum drainage efficiency of 90 percent when tested in accordance with **ASTM E 2273**.
R703.9.2.1 Water-resistive barrier. The water-resistive barrier shall comply with Section R703.2 or **ASTM E 2570**.
R703.9.2.2 Installation. The water-resistive barrier shall be applied between the EIFS and the wall sheathing.
R703.9.3 Flashing, general. Flashing of EIFS shall be provided in accordance with the requirements of Section R703.8.
R703.9.4 EIFS/EIFS with drainage installation. All EIFS shall be installed in accordance with the manufacturer’s installation instructions and the requirements of this section.
R703.9.4.1 Terminations. The EIFS shall terminate not less than 6 inches (152 mm) above the finished ground level

Re: Rookery of Troy
6-27-24

STO Corp
Retail building (EIFS information)

Good Afternoon Mark,

In follow up to our recent conversation, I have reviewed the elevations for the Mondrian Properties – Rookery Retail project we discussed. The StoTherm ci (EIFS) appears to be properly detailed and will provide an excellent cladding choice to achieve the design intent, with a Single Source, Engineered, Warranted, Cladding System with Integrated, Code Compliant, Control Layers: Moisture Barrier, Air Barrier, Drainage Plane, Thermal Control and a Low Maintenance Exterior Finish. And remember, these Integrated Control Layers can also be used behind other adjacent claddings, such as brick, to provide the owner with the same continuity as the StoTherm® ci, a high-performance, lightweight, sustainable system that enhances curb appeal, reduces utility costs, and provides a more comfortable living environment – all while meeting stringent energy efficiency requirements.

If there are any other issues, or concerns that need to be addressed, I would welcome the opportunity to meet with any interested parties at their convenience.

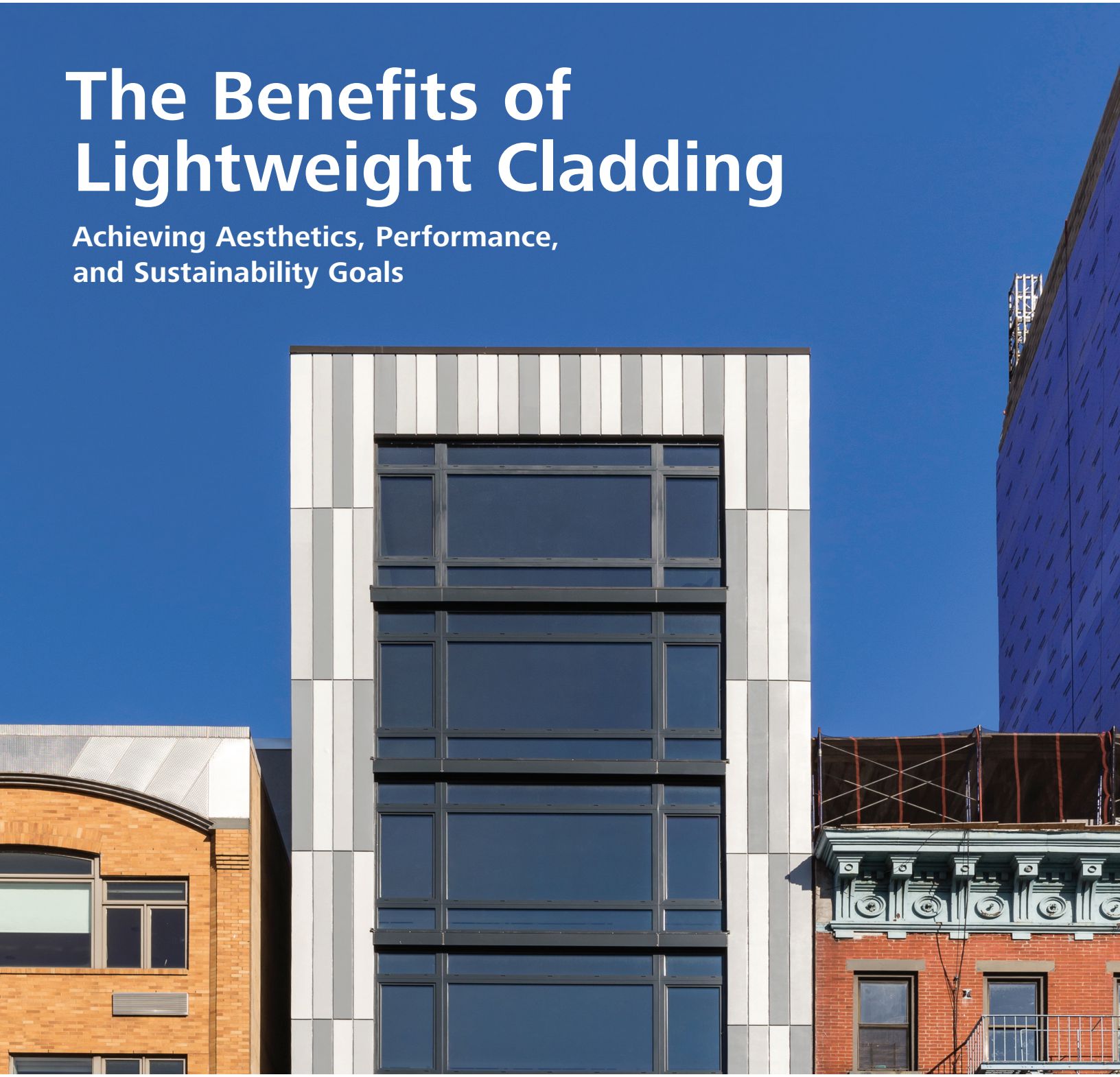
Thank you for the opportunity to be of service to you on this project.

Ray Redmond
Sto Corp
Construction Design/Strategic Accounts Manager
rredmond@stocorp.com
616-437-2230

Building with conscience.

The Benefits of Lightweight Cladding

Achieving Aesthetics, Performance, and Sustainability Goals



Author Karine Galla, Director of Product Management at Sto Corp.

Lightweight cladding is gaining traction in the construction industry. With advancements in material science, the benefits of such cladding are increasing, and it is no longer necessary to use heavy materials such as masonry, concrete, metal panels, precast, porcelain, or even fiber cement to achieve the look of brick, wood, concrete, or metal. With the latest industry innovations, all these looks for building exteriors can be achieved using lightweight claddings.

There are a host of benefits when choosing lightweight cladding materials over other traditional cladding options that come with more heft. Aesthetics aside, sustainability and energy efficiency are major advantages, and installation is safer and easier for crews on site.

Cutting Down on Carbon

Carbon emissions from the building sector are significant, and they have an impact on our environment. In fact, according to NBI (New Buildings Institute), "Building operations and construction-related activities are responsible for approximately 39% of humanity's global greenhouse gas (GHG) emissions. More than a fourth of those are embodied carbon emissions, those associated with the production of building materials, construction activities, operations, and end of life."[1] Therefore, both embodied and operational carbon are crucial considerations in today's construction sphere.

Embodied carbon includes sourcing of raw materials, manufacturing, transporting, construction and installation of material, maintenance and repair, and disposal.

Alternatively, **operational carbon** is the amount of greenhouse gas emissions that are released during the in-use phase of a building. This includes the use, management, and maintenance of a product or building. In short, it takes into account the variety of carbon emission sources that are active throughout the operating period of a building.

How do lightweight cladding materials positively affect the carbon footprint?

Starting from the top, lightweight materials are thinner, lighter, and take up less space during transit. This translates into less trucks overall and less gas expended to transport materials to the job site. By nature, lightweight materials also simply make for a lighter load to haul, which impacts fuel efficiency. For every 1,000-pound increase of vehicle weight, fuel economy drops by approximately 0.5 percent.[2] Reducing the weight of materials shipped across multiple truckloads can result in significantly reduced environmental impacts and diminished carbon emissions.

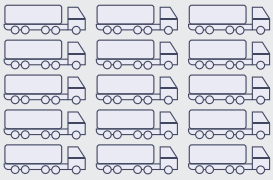
There are also key differences when it comes to the preparation of lightweight cladding materials compared to their heavier counterparts. Consider masonry cladding that requires heating and drying for extended periods of time in an 800-degree kiln. This consumes a great deal of energy. With lightweight cladding alternatives such as resin-cast brick, construction stakeholders can achieve the look of masonry but in a much lighter-weight solution that takes a fraction of the energy to fabricate.

StoCast Brick

- **1 truck = 60k+ ft²**
- **L/240-L/360**
- **No geographical limitation**

StoCast Brick being thinner and more lightweight than traditional brick, significantly reduces energy used in transportation allowing for greater conservation of natural resources.

Traditional Brick



- **15 trucks = 60k+ ft²**
- **L/600-L/720**
- **Brick style availability based on geography**

From an operational carbon perspective, lightweight cladding options that are installed as part of a fully integrated system deliver even greater savings. Innovative systems that combine lightweight, high-performance cladding, superior air and weather barriers, and excellent thermal properties via continuous exterior insulation save on energy consumption, generating additional cost savings for owners. Therefore, specifiers can choose systems that meet the most stringent building code standards as well as those that meet requirements for an NFPA 285 compliant assembly.

On-the-Wall Energy Performance

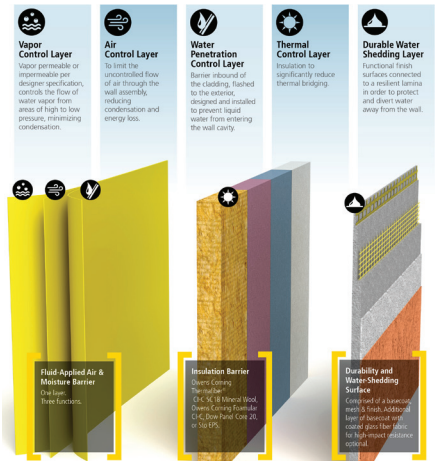
One of the most important benefits of lightweight cladding is its on-the-wall energy performance. Take EIFS, a lightweight cladding system that provides a continuous insulated building envelope at about 1.5 lbs/ft^2. EIFS is applied in multiple layers over exterior sheathing to create an energy-efficient, fire-resistant, low-maintenance, and versatile exterior cladding.

A study by Oak Ridge National Laboratory (ORNL) showed that EIFS walls perform better than several other wall types for moisture and thermal performance. The 15-month ORNL study conducted in the southeastern region of the United States showed EIFS outperformed walls made of brick, stucco, concrete block, and cement board.[3]

EIFS Industry Members Association (EIMA)[4] lists a number of additional benefits of the material as a cladding solution:

- EIFS can reduce air infiltration by as much as 55% compared to standard brick or wood construction.
- EIFS add to the R-value of a home or building. Most EIFS use insulation board with an R-value of R-4 to R-5.6 per inch as the innermost layer in the wall system. When combined with standard wall cavity insulation, this extra layer can boost wall insulation from R-11 to R-16 or more, delivering significant long-term thermal benefits to the structure.
- Unlike wood and other siding materials, EIFS rarely need to be painted. Most EIFS systems are specially formulated with 100% acrylic binder, which gives EIFS superior resistance to fading, chalking, and yellowing. As a result, the systems tend to maintain their original appearance over time.
- EIFS are sustainable, durable, and resilient.
- EIFS are among the most water-resistant exterior surfaces.
- EIFS have passed the major fire resistance tests that are required by the building codes. This includes fire resistance, ignitability, intermediate multi-story, and full scale multi-story corner tests.

EIFS is just one example of a lightweight cladding system that delivers value across residential, multi-family, and commercial construction sectors. From a visual perspective, if a design team is looking for something other than EIFS, there are other lightweight cladding options that can provide the same benefits and still achieve the true look of what they are designed to mimic.



The Perfect Wall: Sto's wall envelope solutions include all five planes of control needed for protecting the building and creating buildings that are energy efficient, durable, safe, and sustainable while still providing aesthetic appeal.

Create: The concept of The Perfect Wall was first noted by Building Science Corporation in 2010.

Authentic Aesthetics

Innovations in cladding technology have allowed architects and specifiers to achieve a variety of cladding looks by employing a unified, tested, and higher-performing system compared to traditional materials. For example, architects can now specify lightweight, flexible, resin-cast wood grain planks for a building's exterior or interior that look like real wood but without the performance downsides. This provides a durable, realistic, and low-maintenance alternative to natural or engineered wood cladding. Plus, these new products can be integrated within fully engineered wall systems that include all the control layers (air/water/vapor, moisture, thermal, and durability) for modern building performance while providing a one source solution and warranty. This allows architects to meet demands for building exteriors that require a number of colors, textures, or materials on the same structure with seamless integration of the control layers behind each aesthetic. In this instance, the only thing that changes is the exterior finish.

Instead of real brick, facades today can feature flexible resin-cast brick shapes to achieve a variety of unique designs. These materials give designers freedom when it comes to color choice, and they consume significantly less energy to manufacture and transport compared to traditional heavy bricks. From a health perspective, there is no dust generated from resin-cast brick, and because it contains very little silica, it keeps production workers and installers safe. Furthermore, these resin-based bricks and organic mortars are cement free and significantly reduce the risk of efflorescence, which is the whitening of the material due to the migration of salt to the surface of porous materials, often occurring with real brick or concrete. From an installation perspective, these thin, pre-formed brick shapes are fast and easy to install, no special tools are needed to cut them, and there are no concerns about hauling a load of heavy bricks around the job site.

More visual options for lightweight claddings include those used to create facades that look like split face block concrete masonry units (CMU). Designers can circumvent having to specify heavy CMUs and instead choose lightweight cladding systems that offer products that achieve the look of a true cement block. The construction community has access to ready-mixed, acrylic-based materials that are applied to a building's substrate using simple tools such as a finishing trowel. Once completely dry, applicators sand down the surface to the desired texture, wash the finished facade, add formwork marks, and apply a clear coat sealer for the desired gloss. The end result is an exterior wall that looks like CMU but is much lighter, and it can also be finished in a variety of colors or textures. In addition to a CMU appearance, this same method can be used to create the look of brick, stone, tile, wood, limestone, metal, and more. Plus, behind the facade finish, these aesthetic options can be part of an integrated wall system that combines insulation and weather barrier layers to ensure long-term building performance and thermal efficiency.

User-Friendliness

It is clear that installing lightweight claddings is simpler and safer for construction crews. Consider the scenario of installing cladding on a multi-story commercial building. Installing heavy cladding panels requires specialized equipment and lifting substantial materials high above ground. With it, this brings inherent safety risks. Compare this to applying lightweight materials to the face of a building.

StoCast Brick is bonded instead of bricklaying, this opens up diverse range of design options, from recreating the appearance of brickwork to originating unique artistic designs.

Riverbend Food Pantry chose StoTherm® ci with StoCast Wood, a resin cast wood plank for its overclad project on existing CMU walls. EIFS allowed for insulation on an uninsulated building and provided the thermal benefits without compromising on aesthetics.

Lightweight cladding is also often safer for the health of crews from a material preparation perspective. For example, resin-cast wood panels are easy to cut to shape without concerns for the generation of dust that can be harmful to the lungs of workers. Compare this to preparation and cutting of fiber cement or masonry siding that requires a number of PPE precautions such as eyewear and a mask to limit exposure.

Made for the Retrofit Market

While lightweight materials make sense in any construction environment, they are particularly suited to the retrofit market.

The most sustainable way to build a building is by renovating an existing one. This is the most eco-friendly option, but it still presents a host of challenges. The insulation typically needs to be installed if not upgraded, and the exterior walls often need to be revived. Instead of adding additional layers of heavy materials or doing a complete reclad, which increases the embodied and operational carbon of the building, construction stakeholders are selecting lightweight products that minimize carbon emissions and also are less of a disturbance for the occupants of the buildings.

For the renovation of aging structures, lightweight EIFS assemblies are an ideal option. With EIFS, if the building has an existing brick or CMU exterior, contractors can overclad the structure by putting a liquid-applied weather barrier over the existing masonry, a layer of continuous insulation, the application of a base coat and mesh, and then finally the finish that the customer desires. This is dubbed an overclad, and it can only be done with lightweight cladding.

The overclad method saves time and money for the owner funding the renovation as well as for the installation crews. It is also a much more sustainable option than demolishing a building, dealing with material waste, and expending considerable amounts of energy to construct a new one.

Another benefit is that if an existing exterior is already completed with EIFS, overcladding is still an option for the future because of how thin it is relative to many other cladding options. For example, if a home or building has EIFS on it but the owner decides they want to change the cladding to a wood alternative, they can simply install resin-cast wood over the EIFS. Both materials are lightweight, so the structural integrity of the building will not be compromised. This is an important consideration, because the thicker a wall gets, the more impact it has on other portions of the structure, such as the framing of the structure, windows, and doors. In sum, a wall can only be so thick. Therefore, thinner, lightweight claddings are advantageous for any potential building retrofits in the future.

Finally, fixes to an exterior are simpler with lightweight cladding systems such as EIFS. If there is a minor dent in an EIFS wall, an applicator can cut a section of the material out, fix it, and finish it without any visible inconsistency in the wall's finish and without compromising the performance of the air, water, or thermal control layers. Compare this to the scenario of having to replace a metal or fiber cement panel on a commercial building, where crews need to order a replacement panel, wait for it to ship, then uninstall the damaged panel and install the new one. This is more time consuming, and material production and transportation release more carbon into the atmosphere.

StoTherm® ci with Stolit® Milano replicated the ulta-smooth finish of porcelain tile and mimicked the grout lines with expertly rendered trowel marks.

StoTherm® ci with Stolit® Milano enabled the look of a modern metal panel while providing comfort and energy savings.

In terms of waste, many lightweight cladding options reduce the quantity of materials that end up in landfills during and after construction. This is especially true for EIFS, because the top coat material comes in buckets, and applicators only use as much as they need to cover the building, and the pails can be recycled and reused.

Keeping It Light

The benefits of lightweight cladding stretch beyond the performance of the structure itself. Owners, installers, architects, and our living environment can all benefit from these types of materials. This includes lower energy bills, a more comfortable environment for occupants, near limitless design freedom for architects, and a lower carbon footprint for the planet.

Lightweight claddings deliver on the performance that today's structures require and have proven to be an excellent fit for the retrofit market to rehabilitate buildings of the past for another lifetime of use. With sustainability at the forefront of the conversation, lightweight claddings help to limit carbon emissions. With so many aesthetic options, they also meet any project's design vision. For the many stakeholders involved in the construction process, lightweight claddings can lead to a holistic solution for the building envelope, one that impacts everyone on the project.

Sources

[1] "Embodied Carbon." New Buildings Institute, www.newbuildings.org/code_policy/embodied-carbon/

[2] "Fuel Economy Weight." International, www.internationaltrucks.com/blog/fuel-economy-weight

[3] "Energy – Wet, warm wall worries." Oak Ridge National Laboratory, www.ornl.gov/news/energy-wet-warm-wall-worries

[4] "Benefits of EIFS." EIFS Industry Members Association, www.eima.com/eifs/benefits

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Atlanta, GA 30331
USA

Phone 1-800-221-2397
www.stocorp.com

CITY OF TROY
PRELIMINARY SITE CONDOMINIUM APPLICATION

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER
TROY, MICHIGAN 48084
PHONE: 248-524-3364
FAX: 248-524-3382
E-MAIL: planning@troymi.gov

PRELIMINARY SITE CONDOMINIUM REVIEW FEE
$1,000.00 plus $10.00/unit

ESCROW FEE
$1,500.00

RENEWAL FEE
$500.00 plus $10.00/unit

REGULAR MEETINGS OF THE CITY PLANNING COMMISSION ARE HELD ON THE SECOND AND FOURTH TUESDAYS OF EACH MONTH AT 7:00 P.M. AT CITY HALL.

PLEASE FILE A COMPLETE PRELIMINARY SITE CONDOMINIUM APPLICATION, TOGETHER WITH THE APPROPRIATE FEE, NOT LESS THAN THIRTY (30) DAYS PRIOR TO THE DATE OF THAT MEETING.

---

1. NAME OF THE PROPOSED DEVELOPMENT: The Rookery of Troy
2. LOCATION OF SUBJECT PROPERTY: Part of the NE 1/4 of Section 13 T. 2N., R. 11E.
3. ZONING CLASSIFICATION OF SUBJECT PROPERTY: NN-J, Neighborhood Node
4. TAX IDENTIFICATION NUMBER(S) OF SUBJECT PROPERTY: 20-13-228-015 & 20-13-228-003
5. DESCRIPTION OF PROPOSED USE: Twenty-Three (23) attached, single family homes & Retail Building
6. SIZE OF SUBJECT PROPERTY: 5.33 Acres Homes & .61 Acres Retail
7. NUMBER OF UNITS PROPOSED: Twenty-Three (23)
8. DEVELOPMENT OPTION USED (IF ANY): Neighborhood Node
9. APPLICANT:
   NAME Joseph Maniaci
   COMPANY Tableau by Mondrian
   ADDRESS 50215 Schoenherr Rd.
   CITY Shelby Twp. STATE MI ZIP 48315
   TELEPHONE 586-726-7340
   E-MAIL jmaniaci@mondrianproperties.com

   PROPERTY OWNER:
   NAME See applicant
   COMPANY
   ADDRESS
   CITY STATE ZIP
   TELEPHONE
   E-MAIL
10. THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPERTY:
    Applicant is the owner
11. **SIGNATURE OF APPLICANT** _____ DATE 6/7/2023
12. **SIGNATURE OF PROPERTY OWNER** _____ DATE 6/7/2023

BY THIS SIGNATURE, THE PROPERTY OWNER AUTHORIZES THE PLACEMENT OF A SIGN ON THE PROPERTY TO INFORM THE PUBLIC OF THE REQUEST FOR PRELIMINARY SITE CONDOMINIUM.

PRELIMINARY SITE CONDOMINIUM APPLICATION CHECKLIST

THE FOLLOWING INFORMATION AND MATERIALS ARE NECESSARY FOR SUBMISSION:

☐ REQUIRED FEE

☐ ONE (1) CD CONTAINING AN ELECTRONIC VERSION OF THE ENTIRE PRELIMINARY SITE CONDOMINIUM APPLICATION (PDF Format)

ONE (1) HARD COPY OF THE FOLLOWING:

☐ COMPLETED CITY OF TROY PRELIMINARY SITE CONDOMINIUM APPLICATION FORM

☐ CERTIFIED BOUNDARY SURVEY

☐ CERTIFIED TOPOGRAPHIC SURVEY

TWO (2) HARD COPIES OF THE FOLLOWING:

☐ PRELIMINARY SITE PLAN SHOWING PROPOSED SITE LAYOUT AND USES

☐ PRELIMINARY TREE PRESERVATION PLAN / TREE INVENTORY

☐ PRELIMINARY LANDSCAPE PLAN

☐ PRELIMINARY FLOOR PLANS

☐ PRELIMINARY ELEVATIONS

☐ PRELIMINARY GRADING PLAN

☐ PRELIMINARY LIGHTING PLAN

☐ WETLANDS DETERMINATION

☐ ANY DOCUMENTATION REQUIRED TO COMPLY WITH THE PROVISIONS OF THE OPEN SPACE PRESERVATION OPTION (SECTION 10.03) OR THE ONE-FAMILY CLUSTER OPTION (SECTION 10.04)

ALL HARD COPY DRAWINGS SHALL BE FOLDED, STAPLED, SEALED AND SIGNED BY A STATE OF MICHIGAN PROFESSIONAL ENGINEER, REGISTERED ARCHITECT, REGISTERED LANDSCAPE ARCHITECT, OR PROFESSIONAL COMMUNITY PLANNER

PLANNING COMMISSION AGENDAS ARE ELECTRONIC

G:\Applications & Forms\2011 Zoning Ordinance\Preliminary Site Condominium Plan Appl 2012 02 01.doc

May 20, 2024

Project Developer:

Tableau by Mondrian

50215 Schoenherr Road
Shelby Township, MI 48315

Attn: Joseph Maniaci
586-726-7350
jmaniaci@mondrianproperties, com

Development Team Consultants:

Civil Engineer:

PEA Group
John Thompson, PE
2430 Rochester Court
Troy, MI 48083
844-813-2949

Architect:

Alexander V Bogaerts & Associates
Xander Bogaerts
2445 Franklin Road
Bloomfield Hills, MI 48302
248-334-5000

Planner:

J Eppink Partners, Inc.
Jim Eppink, RLA
9336 Sashabaw Road
Clarkston, MI 48348
248-922-0789

Site Data:

Parcel Size:
6.69 acres

Location:
West side of Dequindre, south of Long Lake, Troy, MI

Existing Zoning:
Neighborhood Node (J)

Proposed Use:
(23 residences) Attached Single-Family Condominiums
6,790 sf Neighborhood Commercial
& a future Financial / Commercial Retail / Commercial location

THE ROOKERY

Site Condominium & Site Plan Application

Project Overview:

The Rookery, located on the west side of Dequindre Road, south of Long Lake, and north of Wessels, proposes 23 residences, to be constructed as single-family attached condominiums, 6,790 sf of neighborhood commercial shops, and a location for a future phase of a financial / commercial user, within the 6.69-acre parcel.

The City of Troy Master Plan identifies 21 Neighborhood Nodes within the City, intended to be concentrated commercial and mixed-use centers situated at major intersections of Troy thoroughfares. The Rookery sits within Neighborhood Node “J” which is located on the eastern boundary of the city and abuts Sterling Heights. The intersection is currently developed with a healthy distribution of commercial uses along Long Lake Road which wraps the corner of Dequindre on both the northern and southern side. The applicant parcel is located immediately south of the commercial uses and north of an existing single-family neighborhood. The small shops and attached single-family homes within The Rookery provide an excellent transition between the existing single-family homes to the south and more active commercial uses at Long Lake. The Rookery will provide single-family attached homes in the interior of the site and neighborhood commercial along the Dequindre frontage, consistent with the vision of the Neighborhood Node.

The homes at The Rookery will be beautiful, Modern Farmhouse architecture, and will range in size from 1,442 sf – 1,876 sf if an optional second story bedroom and bath is chosen. Eight individual building groups will house the 23 residences, all facing a new private road, with access onto Dequindre. A small group of neighborhood-oriented retail shops will be located at the southeastern corner of the site, where the retail will front the street and sidewalk with parking located at the rear of the building. The building’s orientation to the sidewalk and front of the property will help foster an active, walkable experience at Dequindre. Additionally, a small parcel is reserved at the northeast corner of the site for future retail / commercial / financial use. The Rookery neighborhood will be beautifully landscaped with nearly 20% open space, including buffers, bio-swales, sidewalks, and paths.

We’re proud to propose this vibrant mixed-use neighborhood within the City of Troy and we’re excited to bring forward the vision of the neighborhood node at Long Lake and Dequindre.

The Rookery will be located on the west side of Dequindre between the existing Long Lake commercial and existing single-family homes at Wessels Drive to the south. The City of Troy's Master Plan has identified this area as Neighborhood Node "J" and has shown that the addition of small, mixed-use infill neighborhoods such as the Rookery are desirable to create a vibrant city.

Site Plan Features:

- 23 attached single-family condominiums
- 8 buildings (2, 3, & 4 residences per building)
- 1,442 sf homes (1st floor) with optional second floor bedroom & bath (1,876 sf)
- Each home will have a 2-Car garage and individual driveway that will accommodate a minimum of 2 parking spaces on the driveway (4 spaces per residence min)
- 17 guest parking spaces within the neighborhood
- 20%+/- open space with landscape & bio-swales
- 6,790 sf Neighborhood Commercial shops fronting Dequindre at SE corner of the site
- Distinctive architecture at the retail shops
- Future location for a retail / commercial / financial use at the Dequindre Road frontage
- Sidewalks throughout and connections to Dequindre Road
- Modern home architecture and quality building materials throughout
- Successfully provide mid-sized housing and a mixed-use Neighborhood Node component within Troy
- Provide transitional use between existing detached single-family and busier commercial uses

23 attached, single-family residences, neighborhood retail shops, and a location for additional commercial / retail / financial are proposed within The Rockery. The homes will be located along private roads, enjoy nearly 20% open space, sidewalks, landscaping, buffers, bio-swales, and stormwater management. The Rookery will create a compact mixed-use neighborhood-node that will provide beautiful new moderate-sized homes that will serve as a transition from the existing single family in the south to the busier existing commercial to the north.

The condominium homes will be styled Modern Farmhouse architecture with quality masonry and hardy-board materials. Each home will range in size from 1,442 sf – 1,872 sf and will have a 2-car garage and its own driveway.

Small (6,790 sf total) neighborhood retail shops will be located at the southeastern corner of the site, immediately fronting Dequindre Road. Parking will be located behind the building with access onto the new internal neighborhood street rather than creating an additional curb-cut onto Dequindre. The area immediately to the north will be reserved for a future phase of commercial use which will also have access onto the new internal street.

The Rookery of Troy

Troy, MI | April, 2024

Tableau by MONDRIAN

PEA GROUP

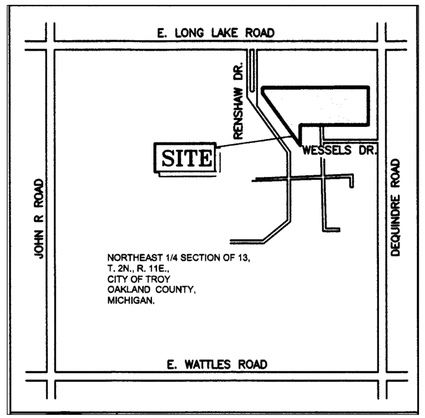
ROOKERY OF TROY

CONDOMINIUM & RETAIL DEVELOPMENT

TROY, MI

Tableau
by MONDRIAN

	SHEET INDEX
T-1	TITLE SHEET
1	FIRST FLOOR PLAN
2	FIRST & SECOND FLOOR PLANS
3	OVERALL BUILDING PLANS
4	BUILDING ELEVATIONS
5	BUILDING ELEVATIONS
6	3D RENDERING MULTIFAMILY
7	RETAIL FLOOR PLAN
8	RETAIL ELEVATION
8A	RETAIL ELEVATION- MATERIAL CALCULATIONS
9	3D RENDERING RETAIL
10	MATERIAL BOARD



LOCATION MAP

NOT TO SCALE

NORTH

OWNERS:

TABLEAU BY MONDRIAN
50215 SCHOENHERR RD.
SHELBY TOWNSHIP, MI 48315
586.726.7340 (P) 586.726.1932 (F)

ARCHITECT:

ALEXANDER V. BOGAERTS + ASSOCIATES, P.C.
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BLOOMFIELD HILLS, MI 48302
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ALEXANDER V. BOGAERTS III
License No. 1301068995
LICENSED ARCHITECT

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Bloomfield Hills, MI 48302
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SHEET TITLE: TITLE SHEET

PRELIMINARY

CLIENT/PROJECT
ROOKERY OF TROY
TABLEAU BY MONDRIAN
TROY, MICHIGAN

■ SPA 2024-04-15
□ BIDS
□ PERMITS
□ CONSTRUCTION

REVISIONS
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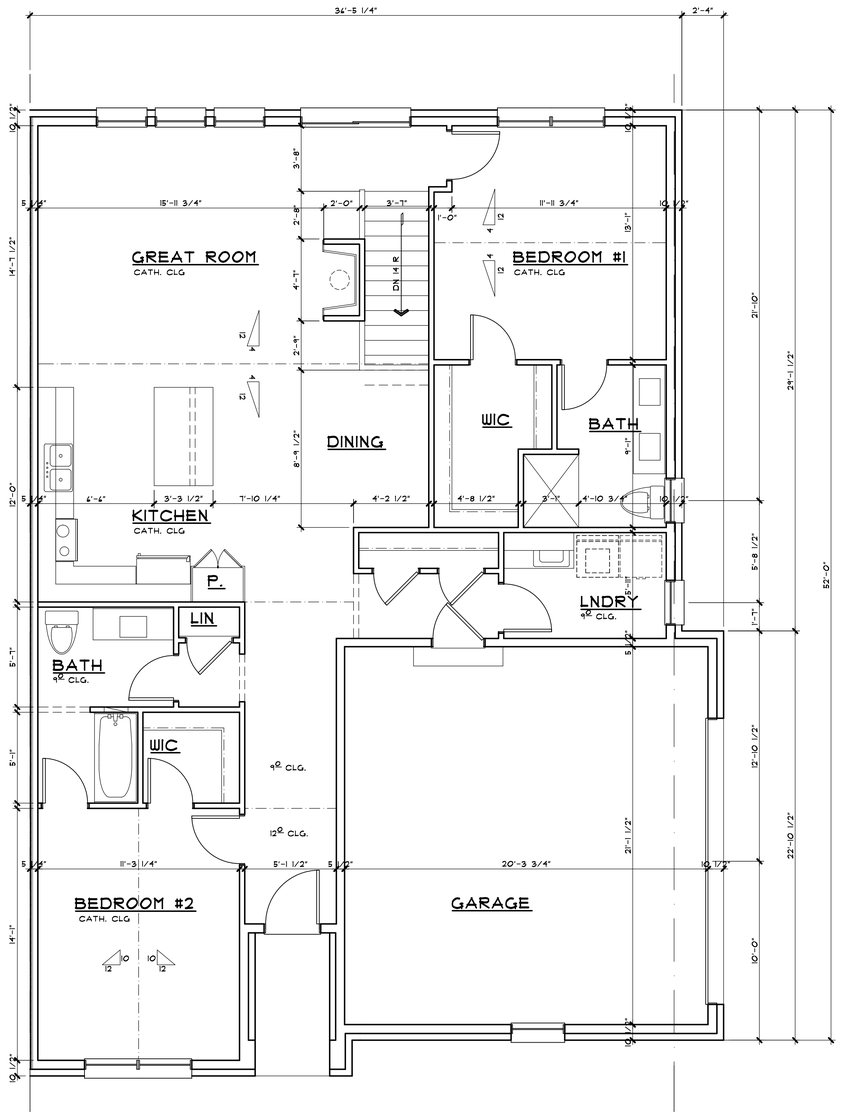
DATE:
SHEET NUMBER: T-1

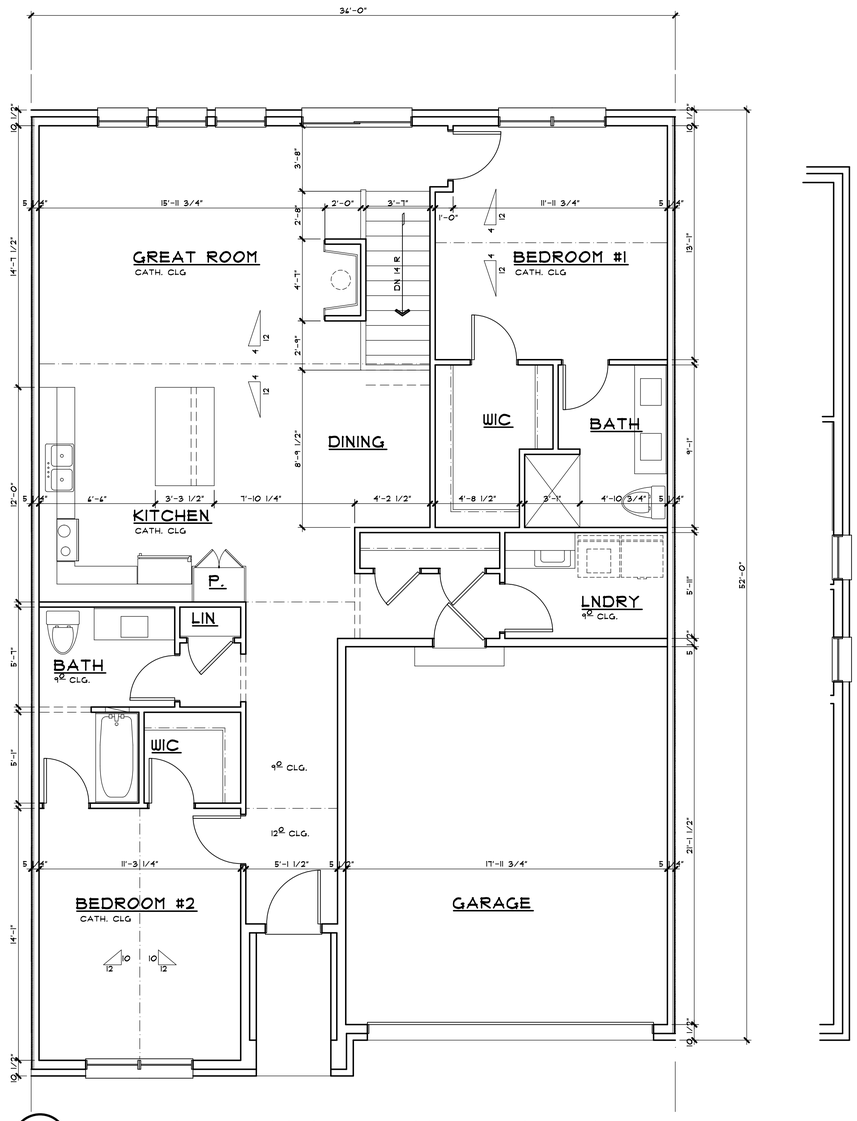


2 -- UNIT - FIRST FLOOR PLAN - SIDE ENTRY GARAGE

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

PARTIAL END
UNIT PLAN LEFT
SIDE ONLY

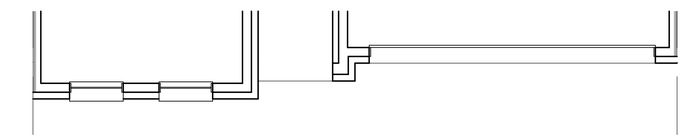
SQUARE FOOTAGE	
1ST FLOOR	1,442 SQ FT



1 -- UNIT - FIRST FLOOR PLAN - FRONT ENTRY GARAGE

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

PARTIAL END
UNIT PLAN RIGHT
SIDE ONLY



1 -- UNIT - PART. 1ST FLOOR PLAN - FRONT ENTRY GAR ELEV. B

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

ALL INTERIOR PARTITION DIMENSIONS ARE 3 1/2" UNLESS NOTED OTHERWISE.

BEFORE CONSTRUCTION OBTAIN WINDOW & DOOR ROUGH OPENING SIZES FROM WINDOW/DOOR SUPPLIER.

TRUSS DESIGNER/FABRICATOR SEE SHEET #2 FOR ADDITIONAL NOTES & INFORMATION

SEE SHEET #3 & 4 FOR ADDITIONAL DETAILS REGARDING DRAWINGS & CONSTRUCTION

SEE SHEET #1 FOR ADDITIONAL NOTES REGARDING DRAWINGS & CONSTRUCTION.

DO NOT SCALE THESE DRAWINGS. USE CALCULATED DIMENSIONS. IF VARIATIONS OCCUR CONTACT ARCHITECT FOR CLARIFICATION.

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ALEXANDER V. BOGAERTS III
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LICENSED ARCHITECT

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SHEET TITLE: FIRST FLOOR PLAN

PRELIMINARY

CLIENT/PROJECT: ROOKERY OF TROY
TABLEAU BY MONDRIAN
TROY, MICHIGAN

■ SPA: 2024-04-15
☐ BIDS
☐ PERMITS
☐ CONSTRUCTION

REVISIONS
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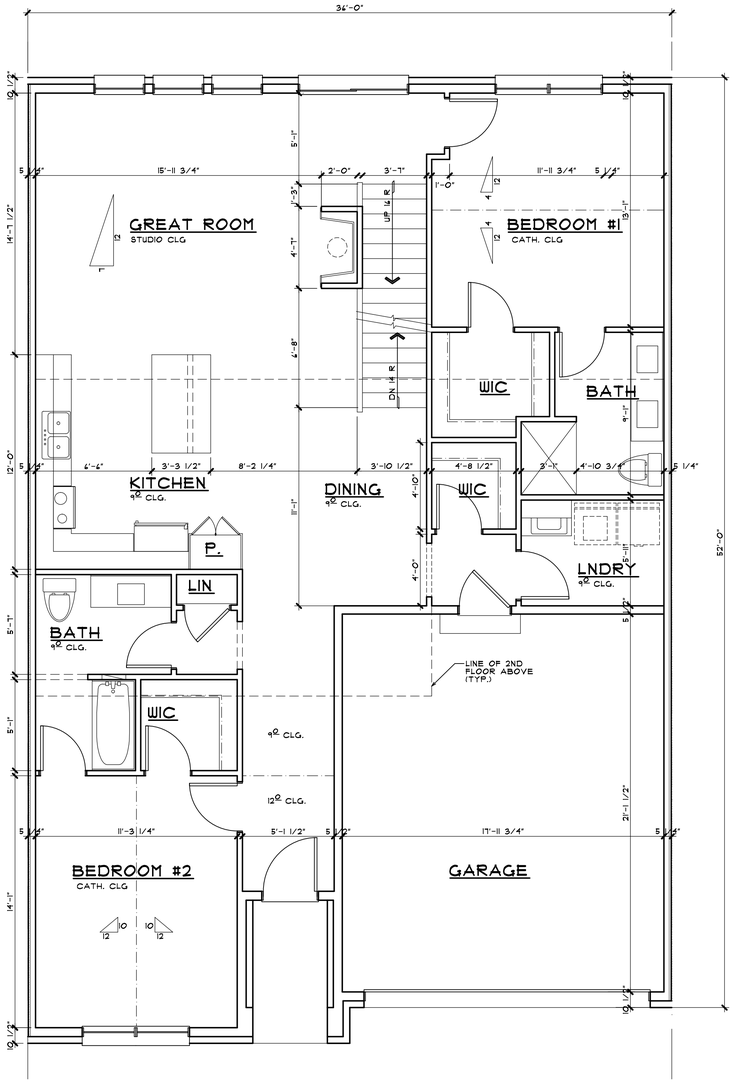
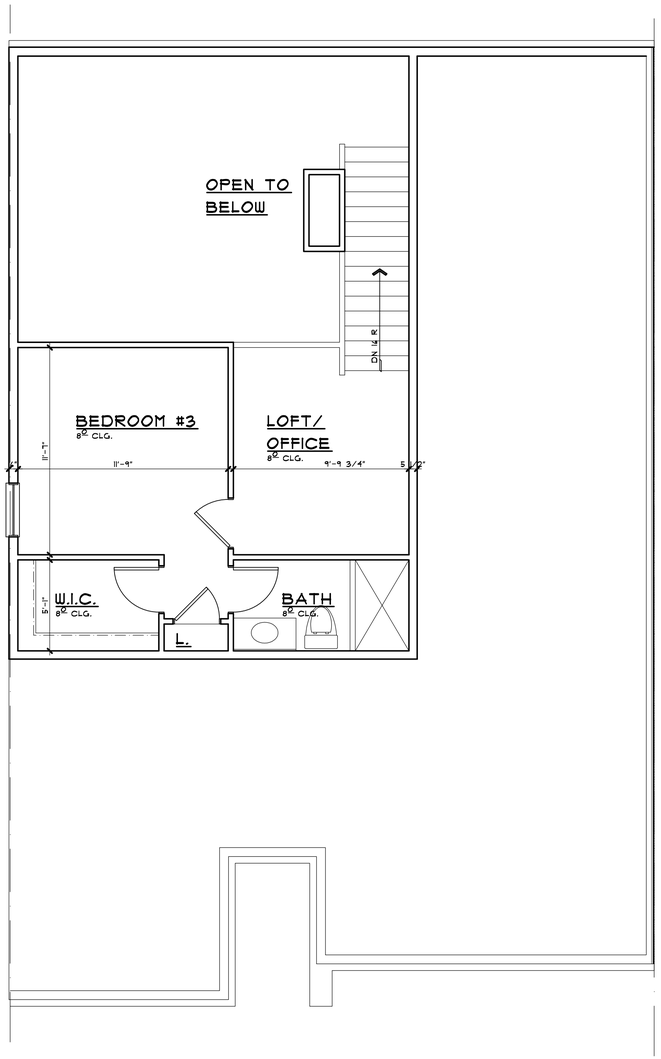
SHEET NUMBER: 1



1 -- UNIT - FIRST FLOOR PLAN W/ 2ND FLOOR ABOVE

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

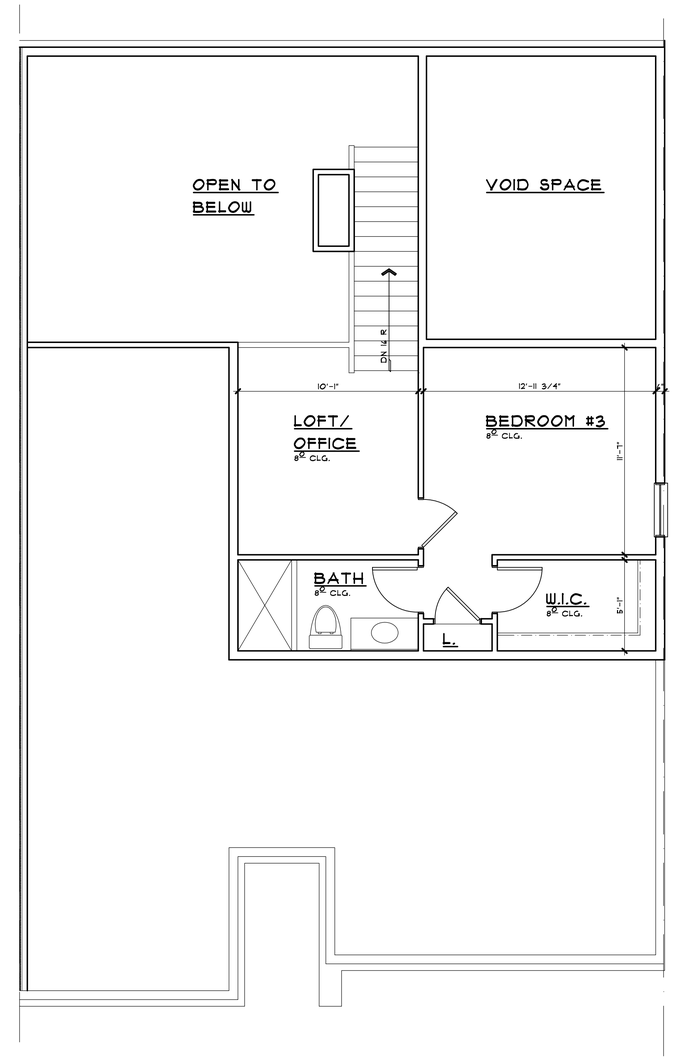
SQUARE FOOTAGE	
1ST FLOOR	1,442 SQ FT



2 -- UNIT - 2ND FLOOR LEFT SIDE (ONLY)

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

SQUARE FOOTAGE	
1ST FLOOR	1,442 SQ FT
2ND FLOOR	403 SQ FT
TOTAL	1,845 SQ FT



3 -- UNIT - 2ND FLOOR RIGHT SIDE (ONLY)

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

SQUARE FOOTAGE	
1ST FLOOR	1,442 SQ FT
2ND FLOOR	434 SQ FT
TOTAL	1,876 SQ FT

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SHEET TITLE: FIRST FLOOR PLAN OPT. SECOND FLOOR PLANS

PRELIMINARY

CLIENT/PROJECT: ROOKERY OF TROY
TABLEAU BY MONDRIAN
TROY, MICHIGAN

- SPA 2024-04-15
- BIDS
- PERMITS
- CONSTRUCTION

REVISIONS
SPA REVIEW 2024 06 21

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SHEET NUMBER: 2

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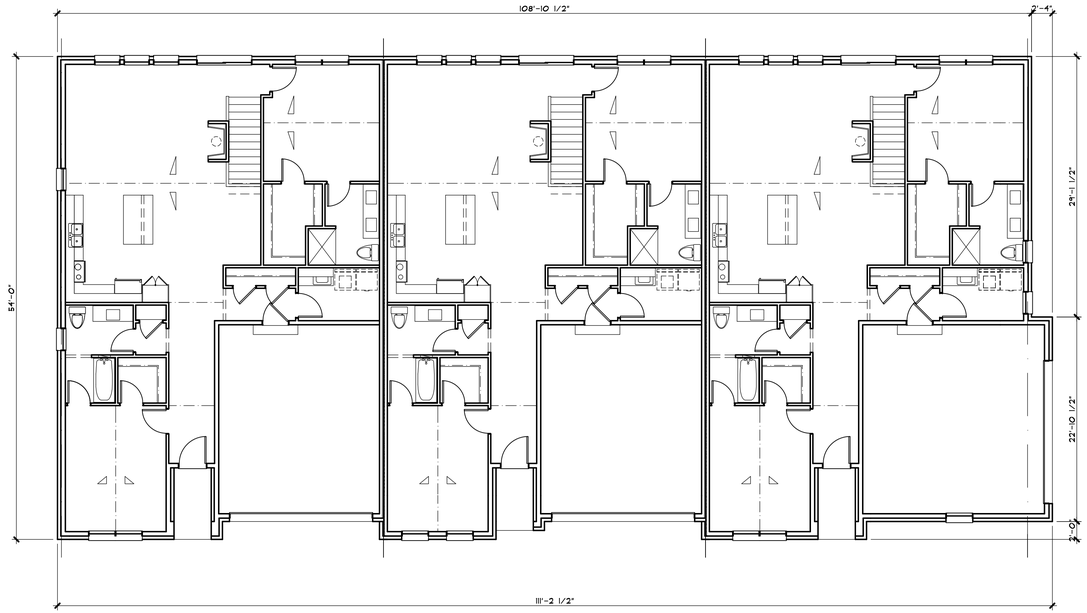
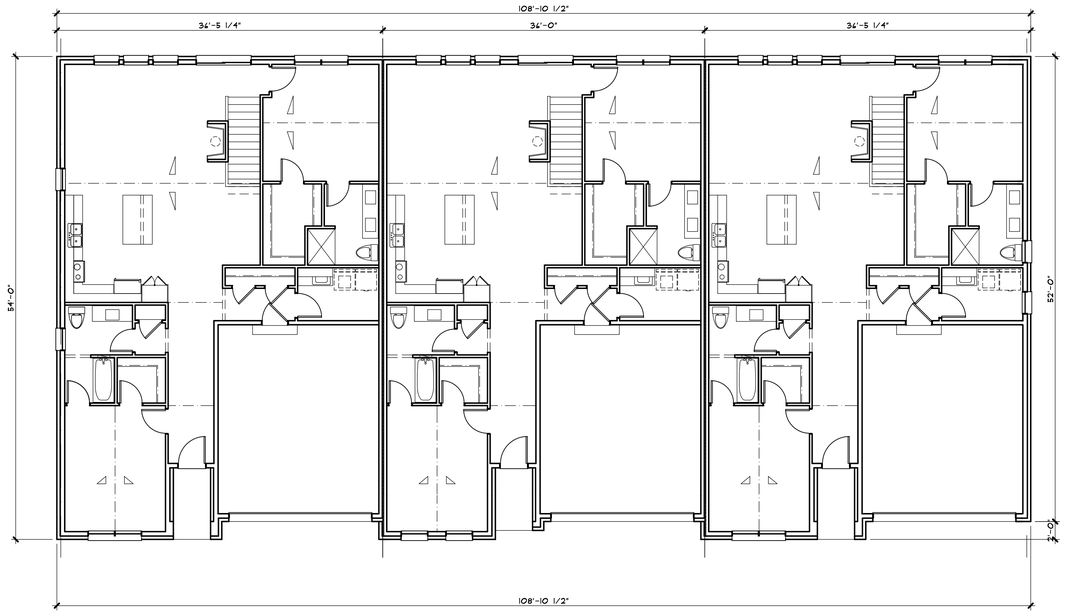


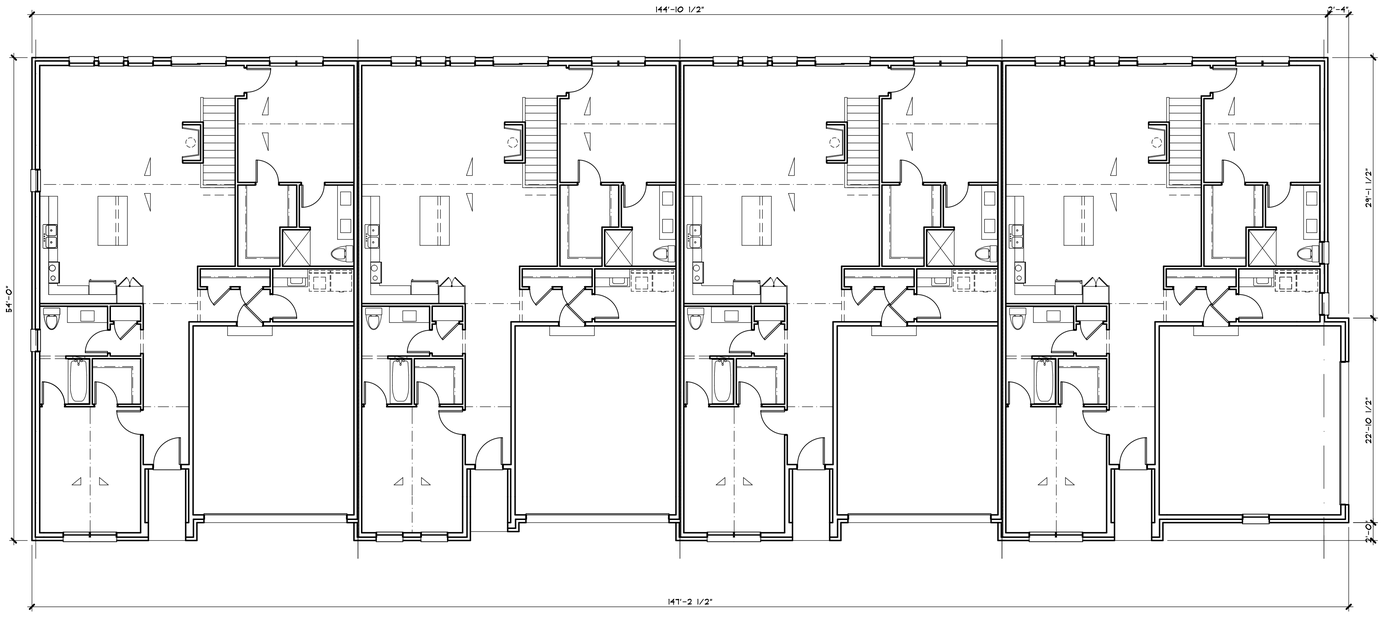
1 -- **BUILDING- FIRST FLOOR PLAN - FRONT & SIDE ENTRY GARAGE**
3 UNIT BUILDING

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



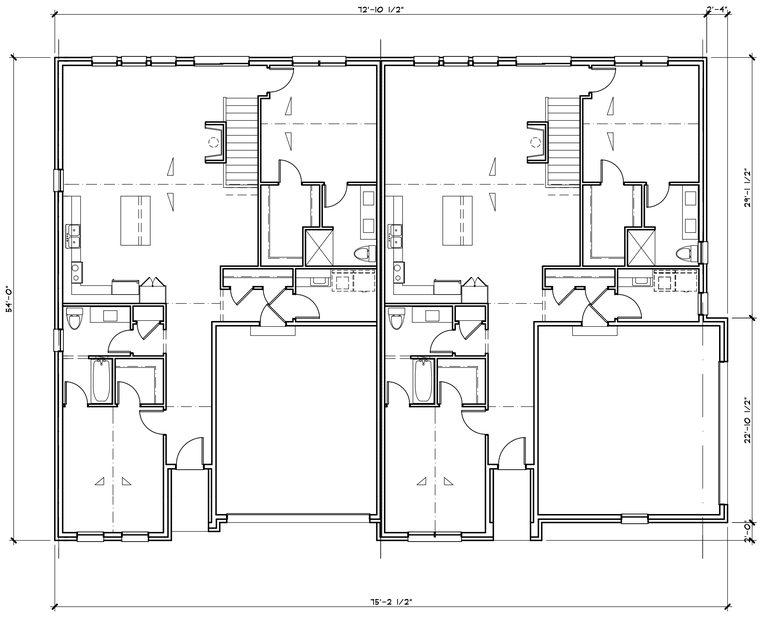
1 -- **BUILDING- FIRST FLOOR PLAN - FRONT ENTRY GARAGE**
3 UNIT BUILDING

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



1 -- **BUILDING- FIRST FLOOR PLAN - FRONT & SIDE ENTRY GARAGE**
4 UNIT BUILDING

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



1 -- **BUILDING- FIRST FLOOR PLAN - FRONT ENTRY GARAG**
2 UNIT BUILDING

SCALE: 1/4

ALL INTERIOR PARTITION DIMENSIONS ARE 3 1/2" UNLESS NOTED OTHERWISE.

BEFORE CONSTRUCTION OBTAIN WINDOW & DOOR ROUGH OPENING SIZES FROM WINDOW/DOOR SUPPLIER.

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SHEET TITLE: OVERALL BUILDING FIRST FLOOR PLAN

PRELIMINARY

CLIENT/PROJECT: ROOKERY OF TROY
TABLEAU BY MONDRIAN
TROY, MICHIGAN

■ SPA 2024-04-15
□ BIDS
□ PERMITS
□ CONSTRUCTION

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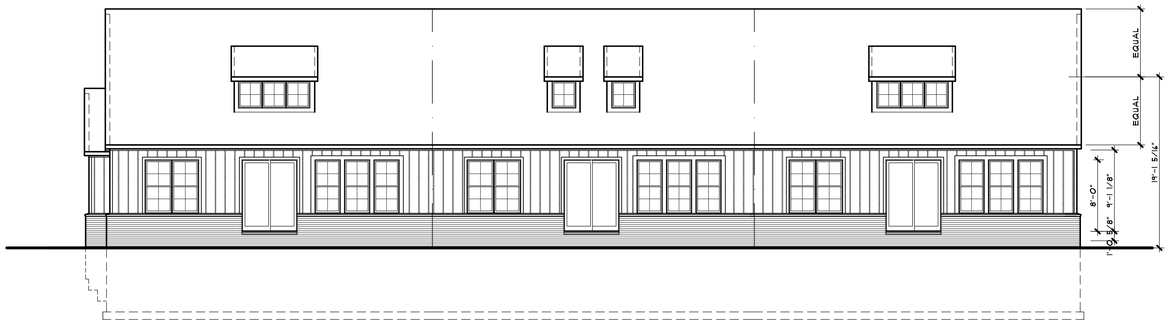
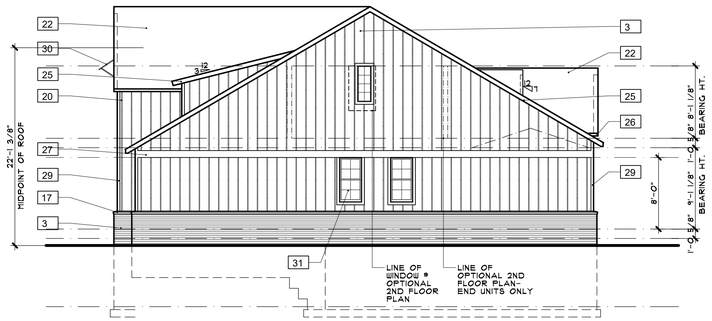


3 REAR - BUILDING ELEVATION - #2

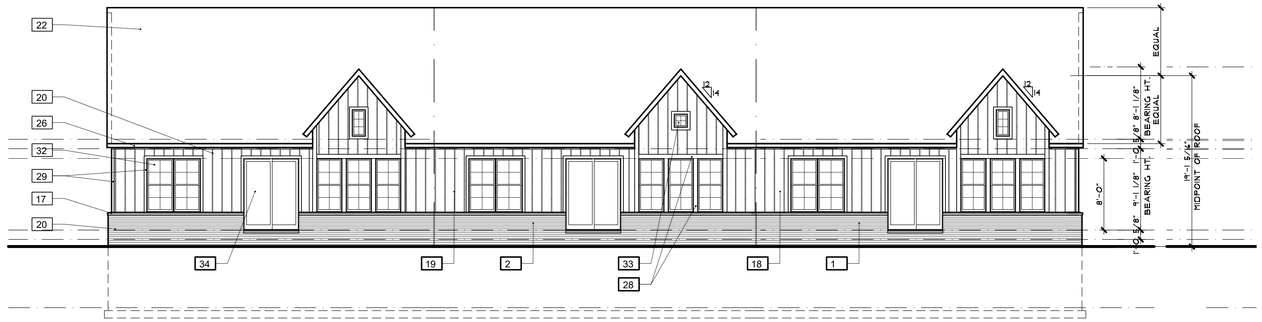
SCALE: 1/8"=1'-0"



4 RIGHT SIDE - BUILDING ELEVATION

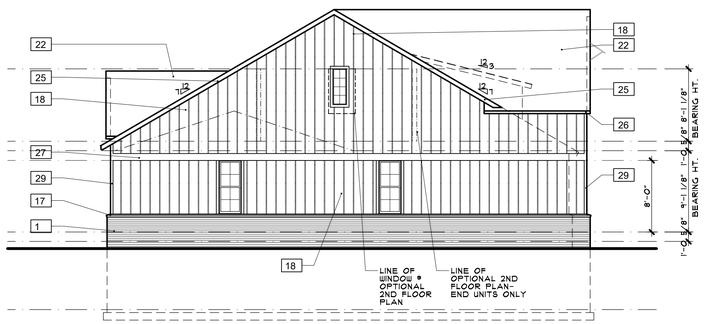
SCALE: 1/8"=1'-0"

COLOR SCHEME 'C' COLOR SCHEME 'B' COLOR SCHEME 'A'



3 REAR - BUILDING ELEVATION - #1

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



2 LEFT SIDE - BUILDING ELEVATION

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

COLOR SCHEME 'A' COLOR SCHEME 'B' COLOR SCHEME 'C'

1 FRONT - BUILDING ELEVATION

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

EXTERIOR MATERIAL LEGEND (ROOKERY)

KEY NAME	MATERIAL
1	BRICK (A)
2	BRICK (B)
3	BRICK (C)
4	STONE
5	EIFS (A)
6	EIFS (B)
7	EIFS (C)
8	EIFS (D)
9	METAL ROOF
10	CABLE AWNING
11	METAL COPING
12	STORE FRONT WINDOWS
13	CAULK
14	FLASHING
15	SOFFIT-EIFS
16	STONE SILL
17	BRICK SILL (MATCH ADJACENT BRICK)
18	VERTICAL BD & BATT SIDING (A)
19	VERTICAL BD & BATT SIDING (B)
20	VERTICAL BD & BATT SIDING (C)
21	SHAKE SIDING
22	ROOFING: ASPHALT
23	SOFFIT
24	PREFAB BRACKET
25	1x6 RAKE BD.
26	1x6 FASCIA BD.
27	1x10 FRIEZE
28	1x6 TRIM BD.
29	1x4 TRIM BD.
30	PREFAB METAL ROOF CANOPY
31	SINGLE HUNG WINDOW
32	EGRESS WINDOW
33	FIXED WINDOW
34	SLIDING PATIO DOOR
35	UNIT ENTRY DOOR
36	GARAGE DOOR (A)
37	GARAGE DOOR (B)
38	GARAGE DOOR (C)
39	GUTTERS & DOWNSPOUTS

NOTE: REFER TO SHEET #10 FOR MATERIAL BOARD WITH ADDITIONAL INFORMATION

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2445 Franklin Road
Bloomfield Hills, MI 48302
248 ▪ 334 ▪ 5000

SHEET TITLE
BLDG ELEVATION
3 UNIT BLDG
PRELIMINARY

CLIENT/PROJECT
ROOKERY OF TROY
TABLEAU BY MONDRIAN
TROY, MICHIGAN

■ SPA 2024-04-15
□ BIDS
□ PERMITS
□ CONSTRUCTION

REVISIONS
SPA REVIEW 2024 06 21

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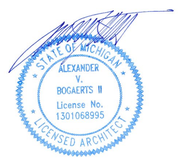
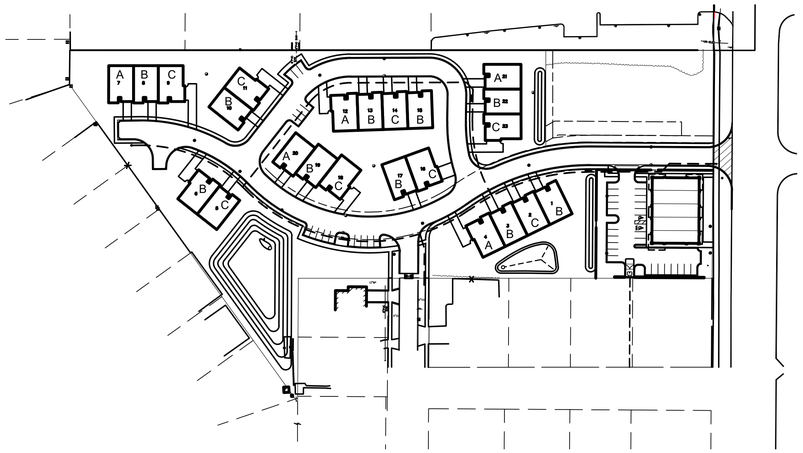
SHEET NUMBER 4

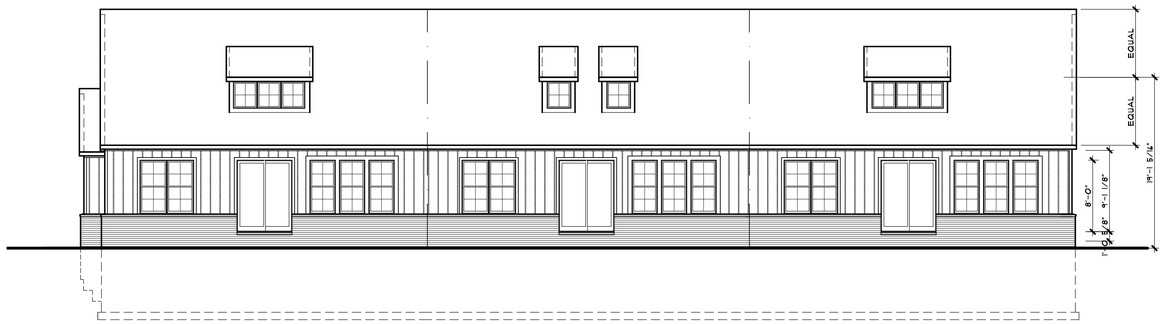




6/5 REFERENCE ARCHITECTURAL SITE PLAN

COLOR SCHEME
REFER TO SHEET 10 FOR MATERIAL SELECTIONS & COLORS

NO SCALE



3 REAR - BUILDING ELEVATION - #2
WITH SIDE ENTRY GARAGE

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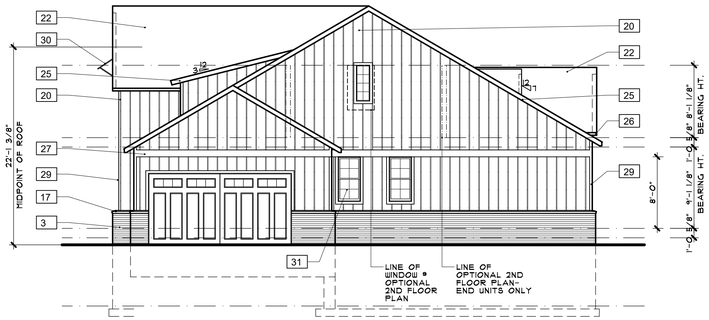
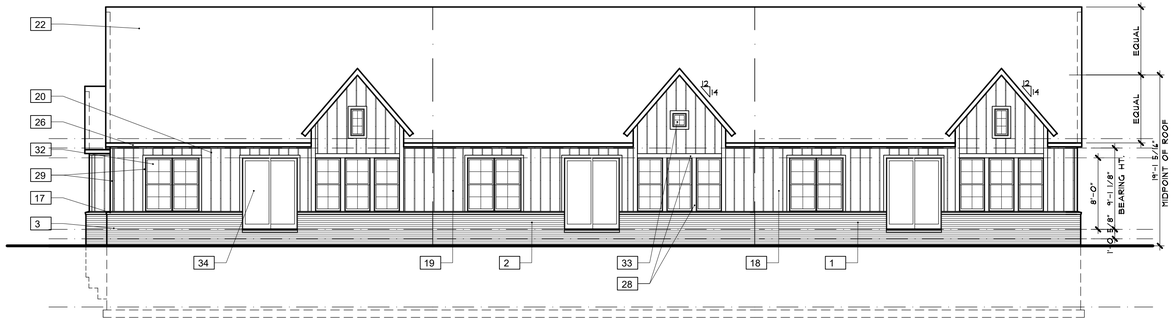


4 RIGHT SIDE - BUILDING ELEVATION
WITH SIDE ENTRY GARAGE

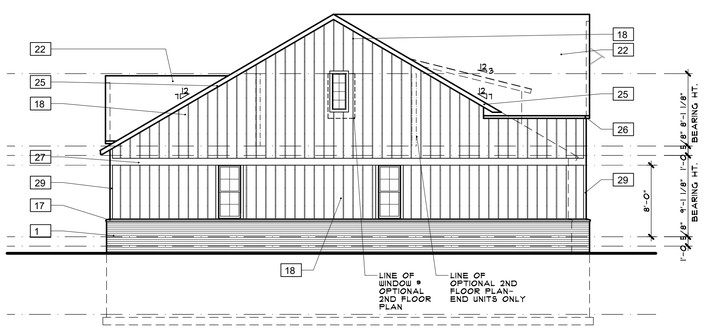
SCALE: 1/8"=1'-0"

COLOR SCHEME 'C' COLOR SCHEME 'B' COLOR SCHEME 'A'



3 REAR - BUILDING ELEVATION - #1
WITH SIDE ENTRY GARAGE

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



2 LEFT SIDE - BUILDING ELEVATION
WITH SIDE ENTRY GARAGE

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

COLOR SCHEME 'A' COLOR SCHEME 'B' COLOR SCHEME 'C'

1 FRONT - BUILDING ELEVATION
WITH SIDE ENTRY GARAGE

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

EXTERIOR MATERIAL LEGEND (ROOKERY)

KEY NAME	MATERIAL
1	BRICK (A)
2	BRICK (B)
3	BRICK (C)
4	STONE
5	EIFS (A)
6	EIFS (B)
7	EIFS (C)
8	EIFS (D)
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10	CABLE AWNING
11	METAL COPING
12	STORE FRONT WINDOWS
13	CAULK
14	FLASHING
15	SOFFIT-EIFS
16	STONE SILL
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26	1x6 FASCIA BD.
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28	1x6 TRIM BD.
29	1x4 TRIM BD.
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NOTE: REFER TO SHEET #10 FOR MATERIAL BOARD WITH ADDITIONAL INFORMATION

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SHEET TITLE
BLDG ELEVATION
3 UNIT BLDG
3 SIDE ENTRY GARAGE
PRELIMINARY

CLIENT/PROJECT
ROOKERY OF TROY
TABLEAU BY MONDRIAN
TROY, MICHIGAN

■ SPA 2024-04-15
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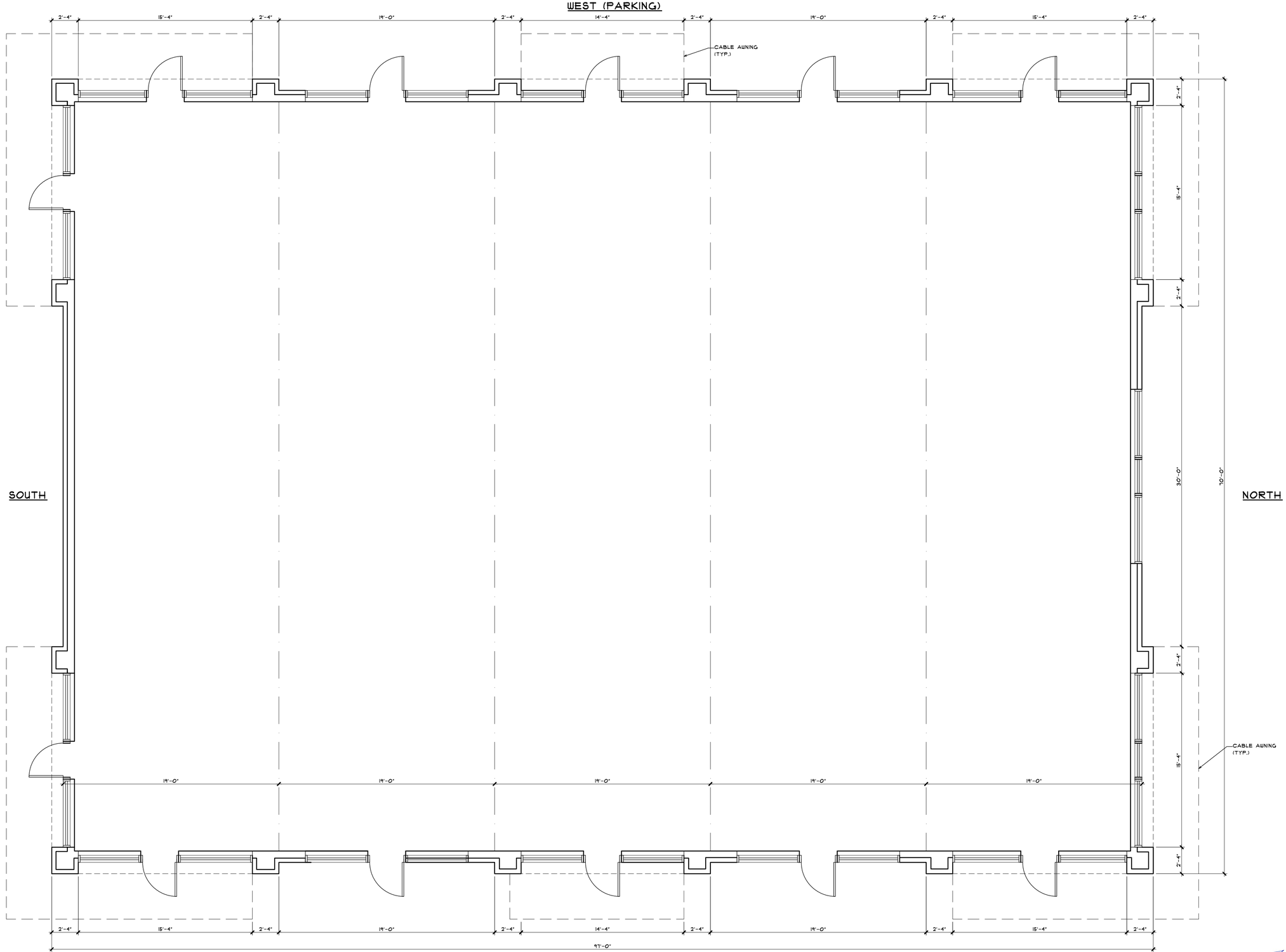

FIRST FLOOR PLAN

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

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Bloomfield Hills, MI 48302
248▪334▪5000

SHEET TITLE: FIRST FLOOR PLAN

PRELIMINARY

CLIENT/PROJECT: ROOKERY OF TROY
RETAIL
MONDRIAN PROPERTIES
TROY, MICHIGAN

- ■ SPA 2024 04 15
- □ BIDS
- □ PERMITS
- □ CONSTRUCTION

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2024 05 14
2024 06 21

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CAD FILENAME: 02 2783.DWG
CHECKED BY:
JOB NUMBER: 2783
DATE:
SHEET NUMBER: 7

STATE OF MICHIGAN
ALEXANDER V. BOGAERTS II
License No. 1301068995
LICENSED ARCHITECT

EXTERIOR MATERIAL LEGEND (ROOKERY)					
KEY NAME	MATERIAL	MANUFACTURER	NAME/DESCRIPTION/COLOR	SIZE	NOTES
1	BRICK (A)	BRICK TECH	WHITE STONE	QUOIN	
2	BRICK (B)	BRICK TECH	ANCHOR BAY w/ GREY MORTAR	MODULAR	
3	BRICK (C)	BRICK TECH	REGALBLACK WAVE w/ MIX MORTAR	MODULAR	
4	STONE	CUSTOM CAST STONE	NATURAL	24" LONG x 12" HIGH	
5	EIFS (A)		SHERWIN WILLIAMS #SW 7668 MARCH WIND		
6	EIFS (B)		SHERWIN WILLIAMS #SW 6258 TRICORN BLACK		RETAIL TOWER CAP
7	EIFS (C)		SHERWIN WILLIAMS #SW 7757 HIGH REFLECTIVE WHITE		
8	EIFS (D)		SHERWIN WILLIAMS #SW 7076 CYBERSPACE		RETAIL TOWER BAND
9	METAL ROOF		BLACK		
10	CABLE AWNING		SHERWIN WILLIAMS #SW 6258 TRICORN BLACK		
11	METAL COPING		MATCH ADJACENT COLOR		
12	STONE FRONT WINDOWS		BLACK		
13	LAVA		MATCH ADJACENT COLOR		
14	FLASHING		MATCH ADJACENT COLOR		
15	SOFFIT (EIFS		SHERWIN WILLIAMS #SW 7668 MARCH WIND		
16	STONE SILL	CUSTOM CAST STONE	NATURAL		
17	BRICK SILL (MATCH ADJACENT BRICK)				
18	VERTICAL BD & BATT SIDING (A)	ENGINEERED COMPOSITE)	SHERWIN WILLIAMS #SW 7668 MARCH WIND		
19	VERTICAL BD & BATT SIDING (B)	ENGINEERED COMPOSITE)	SHERWIN WILLIAMS #SW 7018 DOVETAIL		
20	VERTICAL BD & BATT SIDING (C)	ENGINEERED COMPOSITE)	SHERWIN WILLIAMS #SW 7757 HIGH REFLECTIVE WHITE		
21	SHAKE SIDING	ENGINEERED COMPOSITE)	SHERWIN WILLIAMS #SW 7668 MARCH WIND		
22	ROOFING: ASPHALT	CERTAINTEED	LANDMARK PRO: MAX DEF PEWTER		
23	SOFFIT				
24	PREFAB BRACKET				
25	1x6 RAKE BD.				
26	1x6 FASCIA BD.				TO MATCH SIDING_A
27	1x10 FRIEZE				TO MATCH SIDING_B
28	1x6 TRIM BD.				
29	1x4 TRIM BD.				
30	PREFAB METAL ROOF CANOPY		BLACK		
31	SINGLE HUNG WINDOW		BLACK		
32	EGRESS WINDOW		BLACK		TO MATCH SIDING_A
33	FIXED WINDOW		BLACK		
34	SLIDING PATIO DOOR		BLACK		
35	UNIT ENTRY DOOR		SHERWIN WILLIAMS #SW 6992 IMWELL		
36	GARAGE DOOR (A)		SHERWIN WILLIAMS #SW 7668 MARCH WIND		
37	GARAGE DOOR (B)		SHERWIN WILLIAMS #SW 7018 DOVETAIL		
38	GARAGE DOOR (C)		SHERWIN WILLIAMS #SW 7757 HIGH REFLECTIVE WHITE		
39	GUTTERS & DOWNSPOUTS		SHERWIN WILLIAMS #SW 6992 IMWELL		

NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the construction plans that will be submitted to the City for construction. Note: All window Trim surround to be integral.

RIGHT SIDE ELEVATION (NORTH)

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

RIGHT SIDE ELEVATION

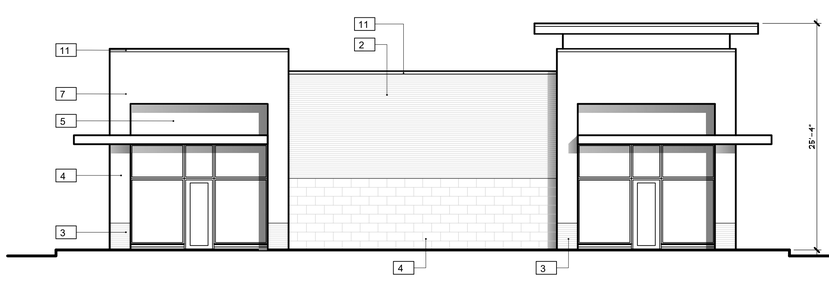
TRANSPARANCY CALCULATIONS MEASURED BETWEEN 2' & 8' ABOVE GRADE REQUIREMENTS: 50% MIN • STREET 30% MIN • PARKING LOT		
BRICK/STONE/EIFS	144 S.F.	34%
WINDOW & DOORS	276 S.F.	66%
TOTAL	420 S.F.	100%

REAR ELEVATION (WEST)

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

REAR ELEVATION

TRANSPARANCY CALCULATIONS MEASURED BETWEEN 2' & 8' ABOVE GRADE REQUIREMENTS: 50% MIN • STREET 30% MIN • PARKING LOT		
BRICK/STONE/EIFS	140 S.F.	24%
WINDOW & DOORS	442 S.F.	76%
TOTAL	582 S.F.	100%

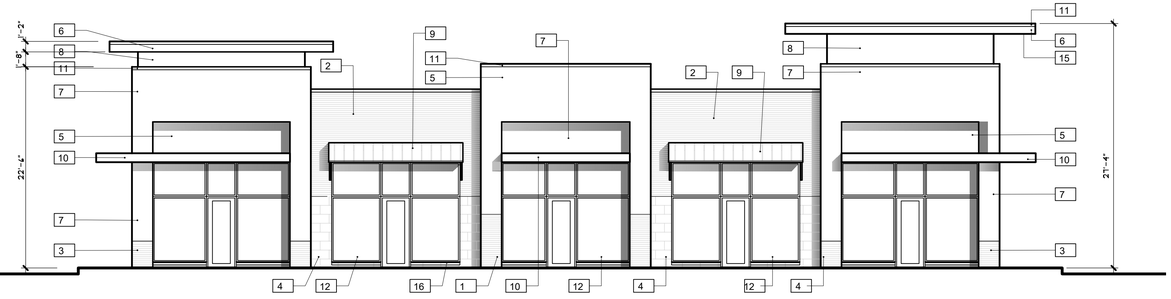


LEFT SIDE ELEVATION (SOUTH)

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

LEFT SIDE ELEVATION

TRANSPARANCY CALCULATIONS MEASURED BETWEEN 2' & 8' ABOVE GRADE REQUIREMENTS: 50% MIN • STREET 30% MIN • PARKING LOT		
BRICK/STONE/EIFS	236 S.F.	56%
WINDOW & DOORS	184 S.F.	44%
TOTAL	420 S.F.	100%



FRONT ELEVATION (EAST)

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

FRONT ELEVATION

TRANSPARANCY CALCULATIONS MEASURED BETWEEN 2' & 8' ABOVE GRADE REQUIREMENTS: 50% MIN • STREET 30% MIN • PARKING LOT		
BRICK/STONE/EIFS	140 S.F.	24%
WINDOW & DOORS	442 S.F.	76%
TOTAL	582 S.F.	100%

Alexander V. Bogaerts + Associates, P.C. • Architecture • Planning • Interior Design
2445 Franklin Road
Bloomfield Hills, MI 48302
248•334•5000

CLIENT/PROJECT
ROOKERY OF TROY
RETAIL
MONDRIAN PROPERTIES
TROY, MICHIGAN

- SPA 2024 04 15
- BIDS
- PERMITS
- CONSTRUCTION

REVISIONS
SPA REV. PER CITY 2024 05 14
2024 06 21

DRAWN BY: MAS
CAD FILENAME: 02 2783.DWG
CHECKED BY:
JOB NUMBER: 2783
DATE:
SHEET NUMBER: 00

SHEET TITLE: ELEVATIONS

PRELIMINARY

RIGHT SIDE ELEVATION (NORTH)

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

RIGHT SIDE ELEVATION

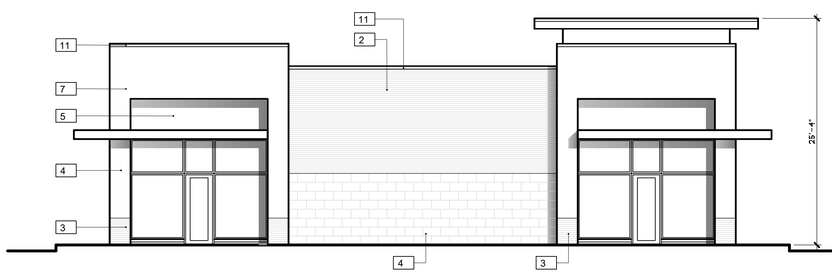
MATERIAL CALCULATIONS		
BRICK/STONE	427 S.F.	26%
EIFS	568 S.F.	35%
METAL	108 S.F.	7%
WINDOW & DOORS	513 S.F.	32%
TOTAL	1616 S.F.	100%

REAR ELEVATION (WEST)

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

REAR ELEVATION

MATERIAL CALCULATIONS		
BRICK/STONE	436 S.F.	20%
EIFS	740 S.F.	34%
METAL	158 S.F.	7%
WINDOW & DOORS	832 S.F.	39%
TOTAL	2166 S.F.	100%

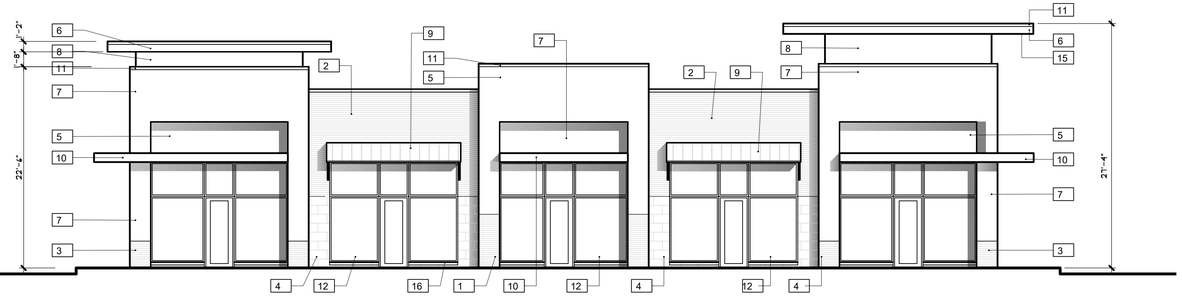


LEFT SIDE ELEVATION (SOUTH)

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

LEFT SIDE ELEVATION

MATERIAL CALCULATIONS		
BRICK/STONE	634 S.F.	41%
EIFS	507 S.F.	32%
METAL	75 S.F.	5%
WINDOW & DOORS	352 S.F.	22%
TOTAL	1568 S.F.	100%



FRONT ELEVATION (EAST)

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

FRONT ELEVATION

MATERIAL CALCULATIONS		
BRICK/STONE	436 S.F.	19%
EIFS	826 S.F.	36%
METAL	168 S.F.	8%
WINDOW & DOORS	834 S.F.	37%
TOTAL	2264 S.F.	100%

OVERALL BUILDING

MATERIAL CALCULATIONS		
BRICK/STONE	1933 S.F.	25%
EIFS	2641 S.F.	35%
METAL	509 S.F.	7%
WINDOW & DOORS	2531 S.F.	33%
TOTAL	7614 S.F.	100%

STATE OF MICHIGAN
ALEXANDER V. BOGAERTS III
License No. 1301068995
LICENSED ARCHITECT

Alexander V. Bogaerts + Associates, P.C. ▪ Architecture ▪ Planning ▪ Interior Design
2445 Franklin Road
Bloomfield Hills, MI 48302
248▪334▪5000

SHEET TITLE: ELEVATIONS

PRELIMINARY

CLIENT/PROJECT: ROOKERY OF TROY
RETAIL
MONDRIAN PROPERTIES
TROY, MICHIGAN

■ SPA 2024 04 15
□ BIDS
□ PERMITS
□ CONSTRUCTION

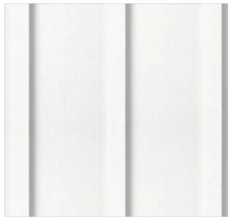
REVISIONS
SPA REV. PER CITY
2024 05 14
2024 06 21

DRAWN BY: MAS
CAD FILENAME: 02 2783.DWG
CHECKED BY:
JOB NUMBER: 2783
DATE:
SHEET NUMBER: 8A


Fashion store
Harrison's Inc
Sports Center
Beauty Spa
Coffee Shop

ROOKERY OF TROY
Tableau By Mondrian

COLOR SCHEME A



#SW 7668 March Wind

Composite Engineered Board & Batten, Cedar Shake, EIFS & Garage Door In Sherwin Williams # SW 7668 March Wind

Brick Tech Whitestone Queen

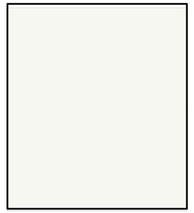
Common Materials for Schemes A,B,C & Retail

Residential Shingles: Certainteed Landmark Pro:
Max Def Pewter-

NOTE: Metal Coping To Match Adjacent Material.

Residential Front Entry Doors, Gutters & Down Spouts In Sherwin Williams # SW 6992 Inkwell

Residential & Retail
Metal Roofs: Black



Residential Trim In Sherwin Williams #SW 7757 High Reflective White

Retail Tower Cap/
Cable Awning
#SW 6258
Tricorn Black

Retail Tower Band
#SW 7076 Cyberspace

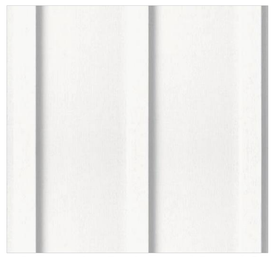
Retail Black
Windows

Residential
Black
Windows

COLOR SCHEME B

Brick Tech Anchor Bay Modular w/ Grey Mortar

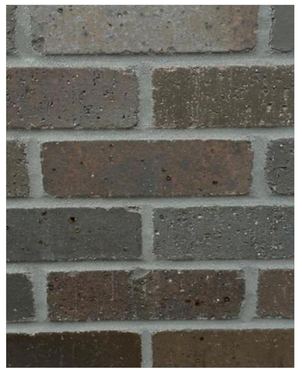
Retail Custom Cast Stone
Color: Natual
24" Long x 12" High



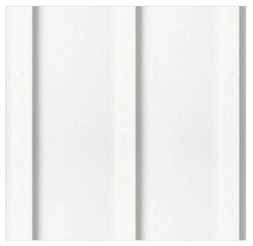
Composite Engineered Board & Batten & Garage Door
In Sherwin Williams # SW 7018 Dovetail

#SW 7018 Dovetail

COLOR SCHEME C



Brick Tech Regal Black Hawk Modular w/ 94H Mortar



Composite Engineered Board & Batten,
EIFS & Garage Door
In Sherwin Williams # SW 7757
High Reflective White

#SW 7757
High Reflective White

NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.

REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.

Alexander V. Bogaerts + Associates, P.C.
Architecture • Planning • Interior Design
2445 Franklin Road
Bloomfield Hills, MI 48302
248•334•5000

SHEET TITLE: RETAIL MATERIAL LIST
PRELIMINARY

CLIENT/PROJECT:
ROOKERY OF TROY
RETAIL
MONDRIAN PROPERTIES
TROY, MICHIGAN

- SPA 2024 04 15
- BIDS
- PERMITS
- CONSTRUCTION

REVISIONS
SPA REV PER CITY
2024 05 14
2024 06 21

DRAWN BY: MAS
CAD FILENAME: 02 2783.DWG
CHECKED BY:
JOB NUMBER: 2783
DATE:
SHEET NUMBER: 10

STATE OF MICHIGAN
ALEXANDER V. BOGAERTS II
License No. 1301068995
LICENSED ARCHITECT

PRELIMINARY SITE PLANS

THE ROOKERY OF TROY

PART OF THE NE 1/4 OF SECTION 13

TROY, OAKLAND COUNTY, MICHIGAN

Tableau
by MONDRIAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL

LOCATION MAP
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-2.0	PRELIMINARY SITE PLAN
C-3.0	PRELIMINARY GRADING PLAN
C-4.0	PRELIMINARY UTILITY PLAN
L-1.0	PRELIMINARY LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
T-1.0	TREE PRESERVATION PLAN
T-1.1	TREE PRESERVATION LIST
#24-29718 V4	EXTERIOR PHOTOMETRIC PLAN

LEGAL DESCRIPTION
(PER PEA GROUP)

PROPOSED ROOKERY PARCEL (PART OF PARCELS 20-13-228-003 & 20-13-228-015)
A parcel of land over part of the northeast 1/4 of Section 13, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, being more particularly described as:

Commencing at the northeast corner of said Section 13; thence along the east line of said section, S00°20'50"W, 330.20 feet;
thence S89°59'17"W, 60.00 feet to the west line of Dequindre Road (60' 1/2 width); thence along said west line, S00°20'50"W, 134.00 feet to the POINT OF BEGINNING;
thence continuing along said west line, S00°20'50"W, 196.34 feet to the north line of "Holland Hills Subdivision", as recorded in Liber 265, Page 6, Oakland County Records;
thence along said north line, S89°59'17"W, 599.70 feet to the west line of said subdivision;
thence along said west line, S00°18'13"W, 179.52 feet to the easterly line of "Windmill Pointe Sub", as recorded in Liber 124, Page 15, Oakland County Records;
thence along said easterly line, N35°40'54"W, 566.30 feet and N00°12'16"E, 49.80 feet;
thence N89°59'17"E, 689.79 feet;
thence S00°00'43"E, 138.71 feet;
thence 65.17 feet along an arc of a curve to the right, having a radius of 340.00 feet and a chord that bears N84°51'22"E, 65.07 feet;
thence S89°39'10"E, 177.35 feet to the aforementioned west line of Dequindre Road and the POINT OF BEGINNING.
Containing 5.94 acres of land, more or less.

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER

TABLEAU BY MONDRIAN
50215 SCHOENHERR
SHELBY TWP., MI 48315
CONTACT: JOE MANIACI
PHONE: 586.726.7350
EMAIL: JMANIACI@MONDRIANPROPERTIES.COM

CIVIL ENGINEER

PEA GROUP
1849 POND RUN
AUBURN HILLS, MI 48326
CONTACT: JOHN B. THOMPSON, PE
PHONE: 844.813.2949
EMAIL: JTHOMPSON@PEAGROUP.COM

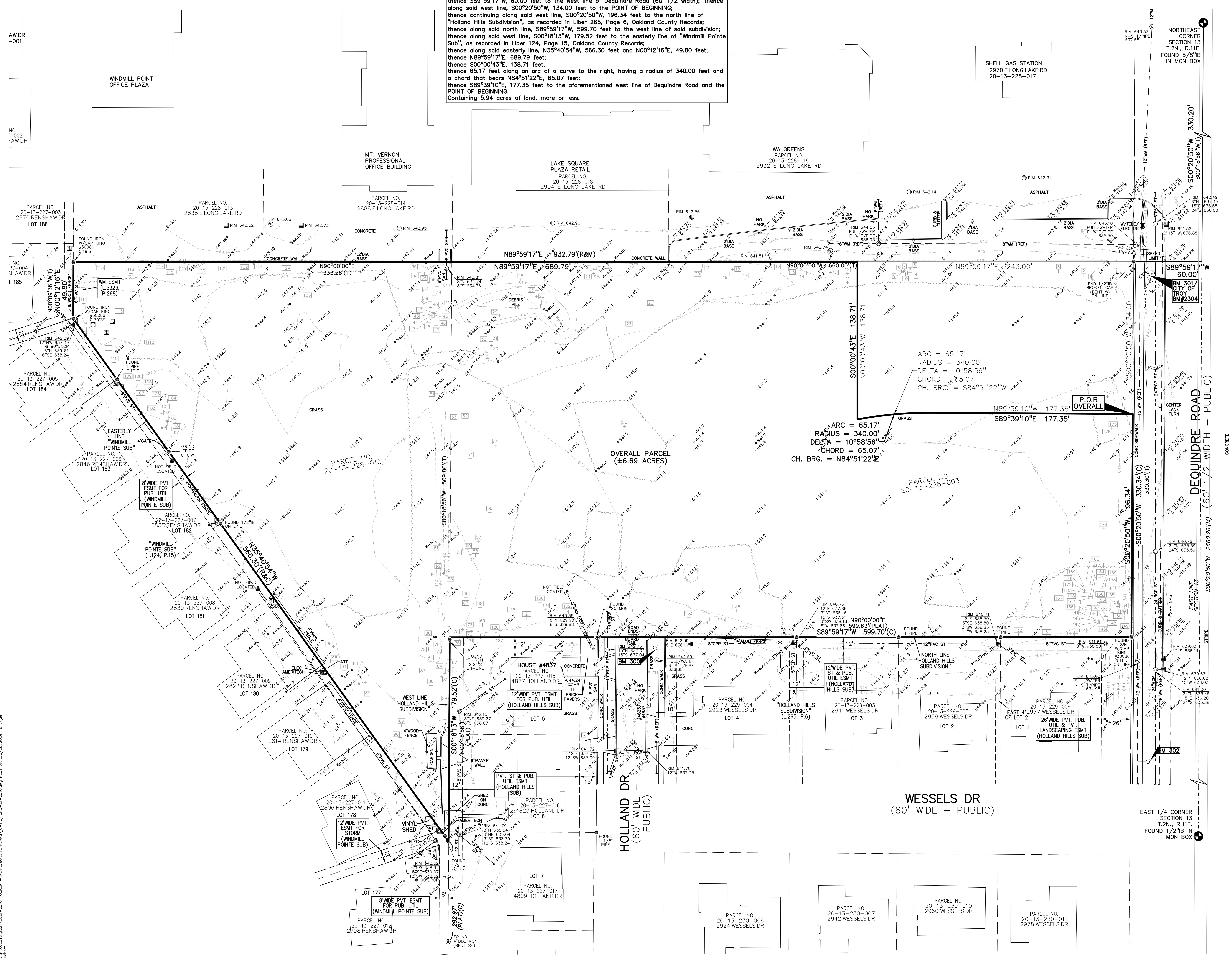
LANDSCAPE ARCHITECT

PEA GROUP
45 W. GRAND RIVER AVE., STE. 501
DETROIT, MI 48226
CONTACT: KIMBERLY DIETZEL, RLA
PHONE: 844.813.2949
EMAIL: KDIETZEL@PEAGROUP.COM

PEA GROUP

REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	5/17/2024
REVISED PER PLANNING - 6/17/24	6/27/2024

NOT FOR CONSTRUCTION



LEGAL DESCRIPTION
(PER PEA GROUP)

PROPOSED ROOKERY PARCEL (PART OF PARCELS 20-13-228-003 & 20-13-228-015)

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Commencing at the northeast corner of said Section 13; thence along the east line of said section, S00°20'50"W, 330.20 feet;
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thence 65.17 feet along an arc of a curve to the right, having a radius of 340.00 feet and a chord that bears N84°51'22"E, 65.07 feet;
thence S89°39'10"E, 177.35 feet to the aforementioned west line of Dequindre Road and the POINT OF BEGINNING.
Containing 5.94 acres of land, more or less.

LEGEND:

- —OH—ELEC— EX. OH. ELEC, POLE & GUY WIRE
- —UG—CATV— EX. U.G. CABLE TV & PEDESTAL
- —UG—COMM— EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- —UG—ELEC— EX. U.G. ELEC,MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
- Y.D. EX. YARD DRAIN & ROOF DRAIN
- EX. UNIDENTIFIED STRUCTURE
- EX. MAILBOX, SIGN & LIGHTPOLE
- EX. FENCE
- EX. GUARD RAIL
- EX. DEC. TREE, CONIFEROUS TREE & SHRUB
- 724 EX. TREE TAG, & TREE LINE
- +696.91 EX. SPOT ELEVATION
- 670 EX. CONTOUR
- EX. WETLAND
- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- R M C T RECORDED / MEASURED / CALCULATED / TAX DESC.

REFERENCE DRAWINGS:

WATER MAIN	CITY OF TROY GIS ONLINE, DATED 6-21-21
	"SANITARY SEWER & WATER MAIN WESSELS AND THALES DRIVE", MCS. DRAWING S-98-570, SHT 3 OF 11, DATED 4-14-98
	"DEQUINDRE, STA 105+00 - 110+00", OCRC, PROJECT NO. 44431, SHT 96 OF 167, DATED 3-21-03
SANITARY SEWER	CITY OF TROY GIS ONLINE, DATED 6-21-21
STORM SEWER	CITY OF TROY GIS ONLINE, DATED 6-21-21
	"PAVING _STORM SEWER", MUNICIPAL CONSULTANT SERVICE, DRAWING NO. S-68-267, DATED 3-1968

BENCHMARK:
(CITY OF TROY DATUM)

BM #300
ARROW ON HYDRANT, EAST SIDE OF HOLLAND DRIVE AND ±31' WEST OF REAR YARD CATCH BASIN AT HOUSE ADDRESS #2923 WESSELS DRIVE.
ELEV. - 644.72

BM #301 - CITY OF TROY BM #2304
ARROW ON HYDRANT, WEST SIDE OF DEQUINDRE ROAD AND ±85' SOUTH FROM CENTERLINE OF WALGREENS ENTRANCE .
ELEV. - 644.75

BM #302
ARROW ON HYDRANT, WEST SIDE OF DEQUINDRE ROAD AND ±52' NORTH FROM CENTERLINE OF ENTRANCE OF WESSELS DRIVE.
ELEV.- 644.36

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0554G DATED JANUARY 16, 2009.

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

SCALE: 1" = 40'

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
TABLEAU BY MONDRIAN
50215 SCHOENHERR
SHELBY TWP., MICHIGAN

PROJECT TITLE
THE ROOKERY OF TROY
PART OF THE NE 1/4 OF SECTION 13
TROY, MI

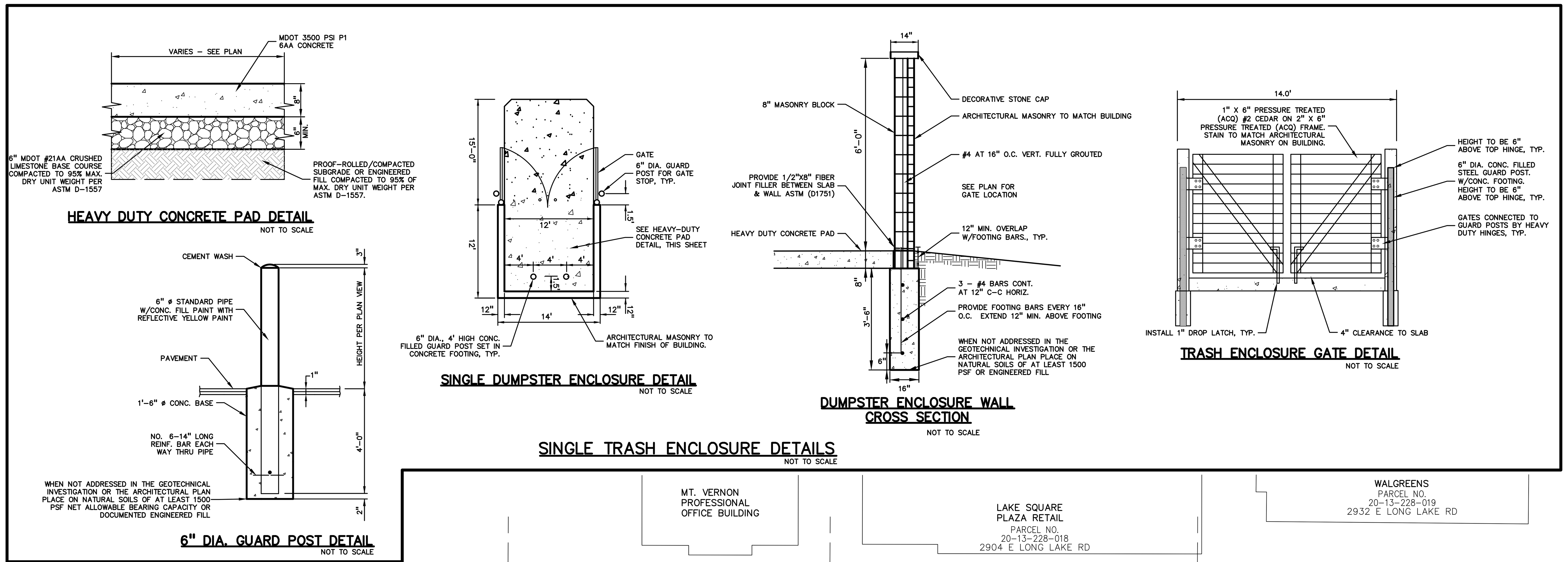
REVISIONS	
REV PER PLANNING - 6/17/24	6/27/24

ORIGINAL ISSUE DATE:
MAY 17, 2024

DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO.	2021-0310
P.M.	KTR
DN.	LR
DES.	N/A

DRAWING NUMBER:
C-1.0



PROJECT AND SITE DESCRIPTION:
PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF A 23-UNIT SINGLE FAMILY ATTACHED SITE CONDOMINIUM ON 5.33 ACRES AND A 7,140 SF RETAIL BUILDING AT THE SOUTHEAST CORNER OF THE PROPERTY. THE SITE IS LOCATED ON THE WEST SIDE OF DEQUINDRE ROAD, SOUTH OF E LONG LAKE ROAD. A 0.75 ACRE OUTLOT IS BEING RESERVED AT THE NORTHEAST CORNER. THE OUTLOT IS NOT INCLUDED IN THIS SUBMITTAL AND WE REQUIRE SEPARATE SITE PLAN APPROVAL. ACCESS TO ALL UNITS AND RETAIL WILL BE VIA 40' PRIVATE ROAD AND CONNECTION TO DEQUINDRE ROAD. THE PROPOSED RESIDENTIAL AND RETAIL USE IS PERMITTED BY-RIGHT IN THE NEIGHBORHOOD NODE "J" DISTRICT.

SITE ARRANGEMENT:
THE PROPOSED SITE CONDOMINIUM CONSISTS OF 23-UNITS WITH A UNIT SIZE OF APPROXIMATELY 1,463 SF + 400 SF OPTIONAL SECOND STORY. ALL UNITS FRONT ON A NEW PRIVATE ROAD. THE PROPOSED UNITS ALLOW FOR ADEQUATE SETBACKS, AND PERMIT SUFFICIENT SPACE FOR THE HOMES AND INGRESS AND EGRESS FOR EACH UNIT. THE RETAIL BUILDING WILL HAVE FIVE BAYS FOR POTENTIAL COFFEE SHOPS, RETAIL, AND SPAS.

NATURAL RESOURCES:
THE SITE CURRENTLY IS LARGELY OPEN SPACE WITH SPARSE TREES.

ACCESS AND CIRCULATION:

VEHICULAR ACCESS AND CIRCULATION:
VEHICULAR ACCESS TO ALL UNITS WILL BE VIA A NEW ROAD LOCATED OFF DEQUINDRE ROAD. THE NEW ROADWAY WILL HAVE A FORTY (40) FOOT WIDE PRIVATE EASEMENT.

PEDESTRIAN ACCESS AND CIRCULATION:
A 5-FOOT WIDE SIDEWALK IS PROVIDED.

UTILITIES:
UTILITIES ARE PLACED WITHIN EASEMENTS APPROVED AS TO SIZE AND LOCATION BY THE CITY ENGINEER.

ALL SITES ARE SERVED BY PUBLIC WATER, SANITARY SEWER, STORM WATER AND DETENTION/RETENTION SYSTEMS CONSTRUCTED TO CITY STANDARDS, AT THE EXPENSE OF THE DEVELOPER. EASEMENTS OVER THESE SYSTEMS SHALL BE CONVEYED AND RECORDED BEFORE OCCUPANCY PERMITS ARE ISSUED FOR DWELLING UNITS.

LEGEND:
- CONCRETE PAVEMENT (STD DUTY, HEAVY DUTY, R.O.W. ONLY)
- ASPHALT PAVEMENT (STD DUTY, HEAVY DUTY, DEEP STRENGTH)
- OPEN SPACE
- WETLAND
- CONCRETE CURB AND GUTTER
- REVERSE GUTTER PAN
- SETBACK LINE
- SIGN
- LIGHTPOLE
- FENCE
- GUARD RAIL

PEA GROUP
t: 844.813.2949
www.peagroup.com

SITE DATA TABLE:

SITE AREA:
CONDO: 5.33 AC
RETAIL: 0.61 AC
TOTAL: 5.94 ACRES (258,746 SF) NET AND GROSS

ZONING: NN-J - NEIGHBORHOOD NODE
SITE TYPE NN: B
STREET TYPE NN: A
BUILDING FORM: B

PROPOSED USE: TWENTY-THREE (23) ATTACHED, SINGLE FAMILY HOMES
7140 SF COMMERCIAL/RETAIL BUILDING

BUILDING INFORMATION:

RESIDENTIAL:
MAXIMUM ALLOWABLE BUILDING HEIGHT = 30 FT. (2.5 STORIES)
PROPOSED BUILDING HEIGHT = 2.5 STORY

OPEN SPACE REQUIRED = 15% MIN.
OPEN SPACE PROVIDED = ±20%

COMMERCIAL/RETAIL:
MAXIMUM ALLOWABLE BUILDING HEIGHT = 30 FT. (2 STORIES)
PROPOSED BUILDING HEIGHT = 1 STORY

BUILDING FOOTPRINT AREA = 30% MAX.
BUILDING LOT COVERAGE = 19.5%

SETBACK REQUIREMENTS:	REQUIRED:	PROPOSED:
FRONT	60' MAX.	15' MIN.
SIDE	NO MIN.	20' MIN.
REAR	30'	30'

SITE SOILS INFORMATION:
ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE
WEB SOIL SURVEY FOR OAKLAND COUNTY, THE SITE CONSISTS OF THE
FOLLOWING SOIL TYPES:

DEL REY-METAMORA SANDY LOAMS
SHEBEON-URBAN LAND COMPLEX

NORTH

0 20 40 80
SCALE: 1" = 40'

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

CAUTION!!
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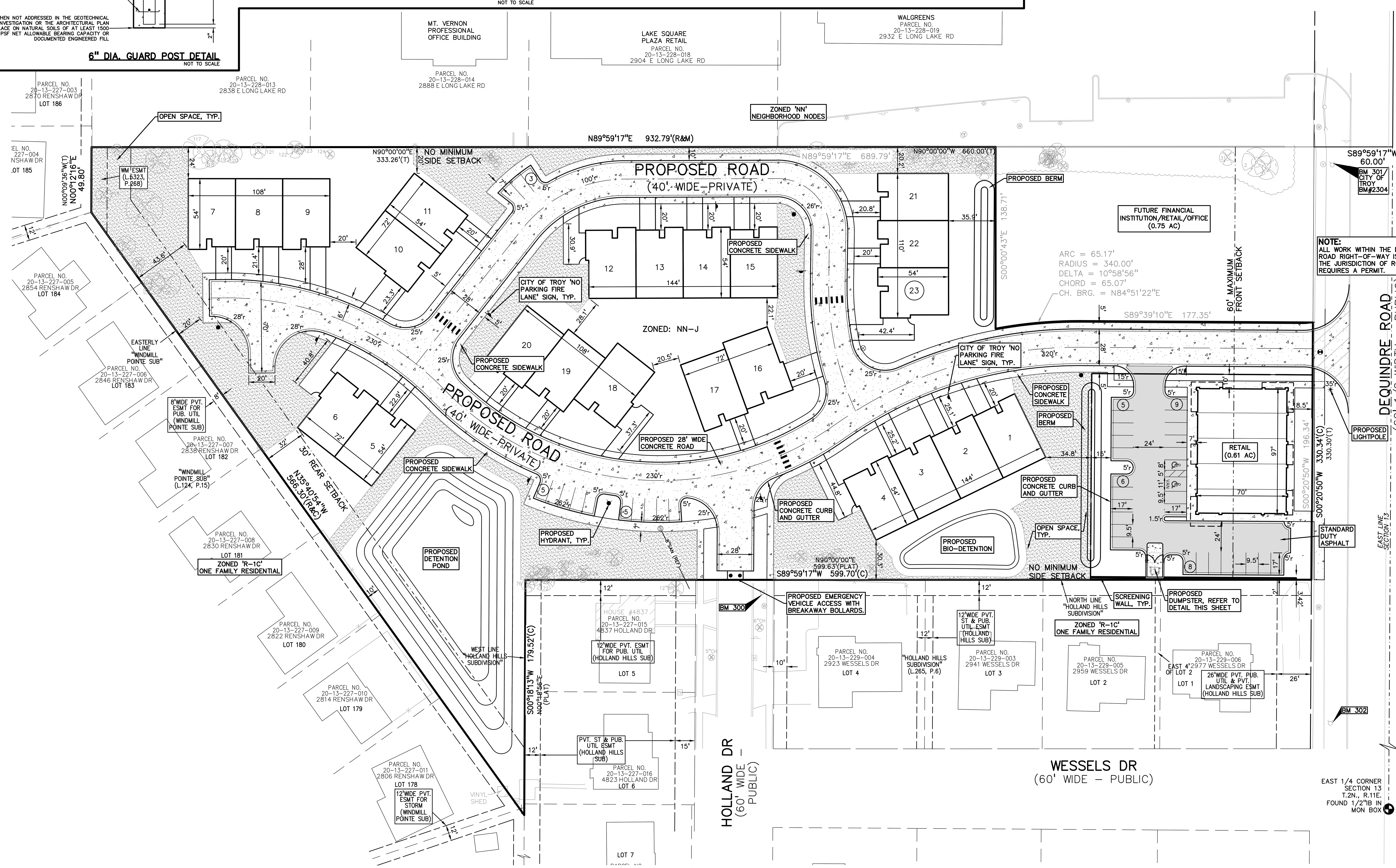


CLIENT
TABLEAU BY MONDRIAN
50215 SCHOENHERR
SHELBY TWP., MICHIGAN

PROJECT TITLE
THE ROOKERY OF TROY
PART OF THE NE 1/4 OF SECTION 13
TROY, MI

REVISIONS
REV PER PLANNING - 6/17/24 6/27/24

ORIGINAL ISSUE DATE:
MAY 17, 2024

DRAWING TITLE
PRELIMINARY SITE PLAN

PEA JOB NO.	2021-0310
P.M.	JBT
DN.	KFP
DES.	DSK
DRAWING NUMBER:	C-2.0

NOT FOR CONSTRUCTION

GRADING LEGEND:

- EXISTING SPOT ELEVATION (e.g. 644.31)
- PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES. (e.g. 622.50)
- EXISTING CONTOUR (670)
- PROPOSED CONTOUR (922)
- PROPOSED REVERSE GUTTER PAN
- PROPOSED RIDGE LINE
- PROPOSED SWALE/DITCH

ABBREVIATIONS

T/C = TOP OF CURB	G = GUTTER GRADE
T/P = TOP OF PAVEMENT	F.G. = FINISH GRADE
T/S = TOP OF SIDEWALK	RIM = RIM ELEVATION
T/W = TOP OF WALL	B/W = BOTTOM OF WALL

BENCHMARK:

(CITY OF TROY DATUM)

BM #300
ARROW ON HYDRANT, EAST SIDE OF HOLLAND DRIVE AND ±31' WEST OF REAR YARD CATCH BASIN AT HOUSE ADDRESS #2923 WESSELS DRIVE.
ELEV. - 644.72

BM #301 - CITY OF TROY BM #2304
ARROW ON HYDRANT, WEST SIDE OF DEQUINDRE ROAD AND ±85' SOUTH FROM CENTERLINE OF WALGREENS ENTRANCE .
ELEV. - 644.75

BM #302
ARROW ON HYDRANT, WEST SIDE OF DEQUINDRE ROAD AND ±52' NORTH FROM CENTERLINE OF ENTRANCE OF WESSELS DRIVE.
ELEV.- 644.36

Proposed			
Natural Greenspace area:	0.00	acre	C = 0.25
Select NCRS Soil type:	C		
Improved Greenspace area:	2.50	acre	C = 0.25
Select NCRS Soil type:	C		
Wooded Area:	0.00	acre	C = 0.25
Select NCRS Soil type:	C		
Impervious Area:	2.35	acre	C = 0.95
Greenbelt Area:	2.50	acre	C = 0.25
Total Area (A):	4.85	acre	
Weighted Coefficient of Runoff (C):		0.59	
Rainfall Intensity			
Flood Control Time of Concentration, Tc =		12.00	minutes

Detention Pond — 6/28/2024 Detcalcs V.2.02

Rainfall Intensity	
Time of Concentration (T_C)	12.00 min
Since Tc <= 15 min, I1 = 2.0 in/hr	
I1 = 30.2 /[(T + 9.17)^.81]	2.00 in/hr
I10 = 50.12 / [(T + 9.17)^.81]	4.23 in/hr
I100 = 83.3/[(T + 9.17)^.81]	7.03 in/hr
CPVC: Channel Protection Volume Control Volume	
Vcpvc = (4719)CA	13,503 cf
CPRC: Channel Protection Rate Control Volume: Extended Detention	
Ved= (6897)CA	19,736 cf
CPRC Allowable Outlet Rate	
Q_{VED} = V_{ED} / (48*60*60)	0.11 cfs
Water Quality Control	
Forebay Volume = (545)CA	1,560 cf
Forebay Release Rate: QVF = VF/(48*60*60)	0.01 cfs
100-Year Allowable Outlet Rate	
Since 2<A<100, Qvrr = 1.1055-0.206lnI(A)	
Q_{VRR} =	0.78 cfs/ac
100-Year Peak Allowable Discharge	
Area, A =	4.85 ac
Q_{100P} = Q_{VRR}(A)	3.78 cfs
100-Year Runoff Volume	
V100R = (18,985)CA	54,326 cf
100-Year Peak Inflow	
Q_{100IN} = CI(I_{100})A	20.12 cfs
Storage Curve Factor (Vs/Vr)	
R = 0.206-0.15 x ln(Q100P/Q100IN)	0.457
100-Year Storage Volume	
Vs = R(V100R)	24,827 cf
No infiltration will be provided, so no CPVC deduction is taken.	
V100D = Vs	24,827 cf
V_{100D} must be larger or equal to V_{ED} :	
Is V_{100D}>= V_{ED} ?	Yes
V_{100D} =	24,827 cf

PROVIDED STORAGE FOR DETENTION POND 39,855 SF

Proposed			
Natural Greenspace area:	0.00	acre	C = 0.20
Select NCRS Soil type:	B		
Improved Greenspace area:	0.35	acre	C = 0.25
Select NCRS Soil type:	C		
Wooded Area:	0.00	acre	C = 0.25
Select NCRS Soil type:	C		
Impervious Area:	0.11	acre	C = 0.95
Greenbelt Area:	0.35	acre	C = 0.25
Total Area (A):	0.46	acre	
Weighted Coefficient of Runoff (C):		0.42	
Rainfall Intensity			
Flood Control Time of Concentration, Tc =		10.00	minutes

Bio-Detention — 6/28/2024 Detcalcs V.2.02

Rainfall Intensity	
Time of Concentration (T_C)	10.00 min
Since Tc <= 15 min, I1 = 2.0 in/hr	
I1 = 30.2 /[(T + 9.17)^.81]	2.00 in/hr
I10 = 50.12 / [(T + 9.17)^.81]	4.58 in/hr
I100 = 83.3/[(T + 9.17)^.81]	7.62 in/hr
CPVC: Channel Protection Volume Control Volume	
Vcpvc = (4719)CA	912 cf
CPRC: Channel Protection Rate Control Volume: Extended Detention	
Ved= (6897)CA	1,333 cf
CPRC Allowable Outlet Rate	
Forebay Volume = (545)CA	105 cf
Forebay Release Rate: QVF = VF/(48*60*60)	0.00 cfs
100-Year Allowable Outlet Rate	
Since A < 2.0 Ac, Qvrr = 1.0	
Q_{VRR} =	1.00 cfs/ac
100-Year Peak Allowable Discharge	
Area, A =	0.46 ac
Q_{100P} = Q_{VRR}(A)	0.46 cfs
100-Year Runoff Volume	
V100R = (18,985)CA	3,668 cf
100-Year Peak Inflow	
Q_{100IN} = CI(I_{100})A	1.47 cfs
Storage Curve Factor (Vs/Vr)	
R = 0.206-0.15 x ln(Q100P/Q100IN)	0.380
100-Year Storage Volume	
Vs = R(V100R)	1,394 cf
No infiltration will be provided, so no CPVC deduction is taken.	
V100D = Vs	1,394 cf
V_{100D} must be larger or equal to V_{ED} :	
Is V_{100D}>= V_{ED} ?	Yes
V_{100D} =	1,394 cf

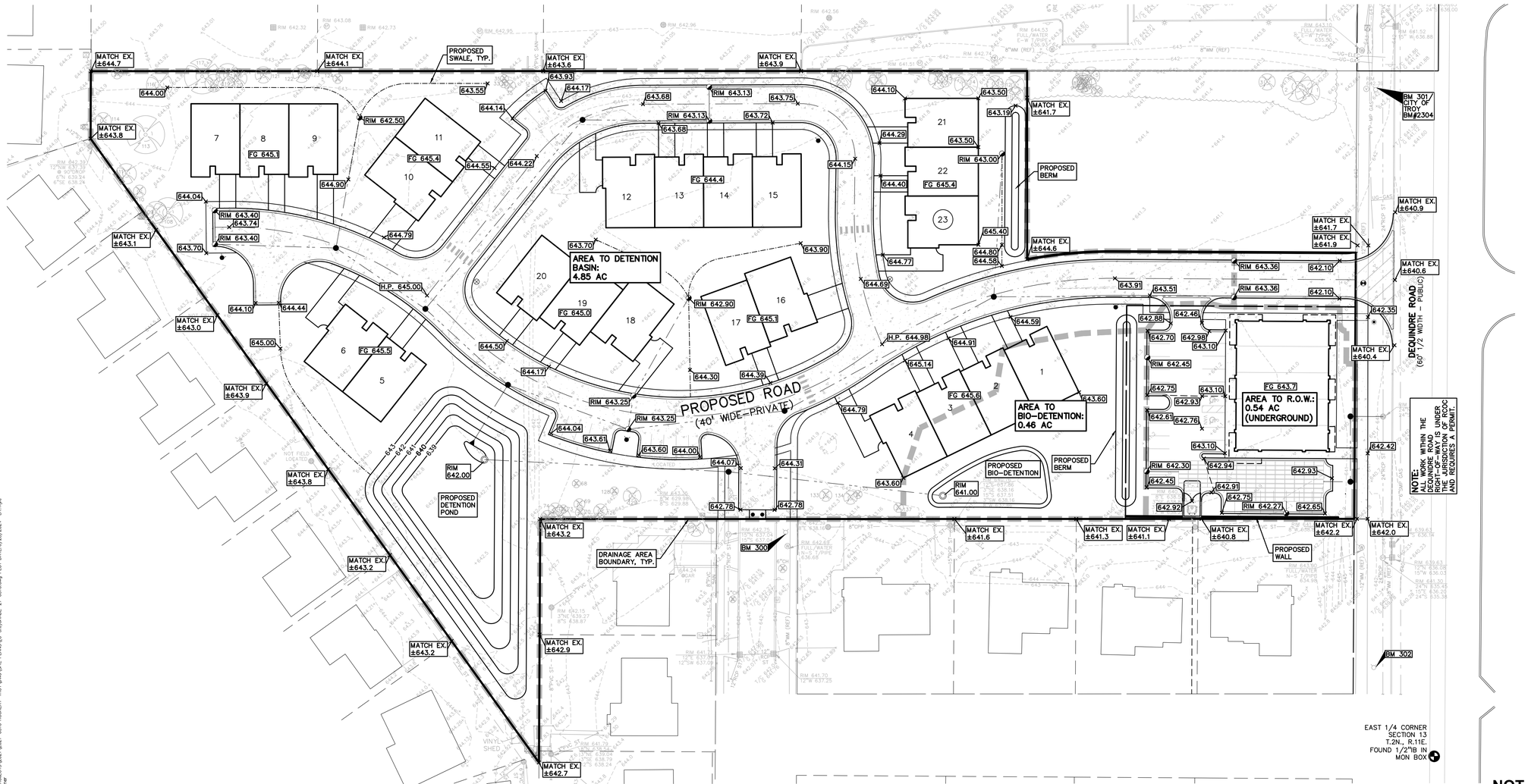
PROVIDED STORAGE FOR BIO-DETENTION 2,718 SF

Proposed			
Natural Greenspace area:	0.00	acre	C = 0.25
Select NCRS Soil type:	C		
Improved Greenspace area:	0.11	acre	C = 0.25
Select NCRS Soil type:	C		
Wooded Area:	0.00	acre	C = 0.25
Select NCRS Soil type:	C		
Impervious Area:	0.41	acre	C = 0.95
Greenbelt Area:	0.11	acre	C = 0.25
Total Area (A):	0.52	acre	
Weighted Coefficient of Runoff (C):		0.80	
Rainfall Intensity			
Flood Control Time of Concentration, Tc =		10.0	minutes

COMMERCIAL — 6/28/2024 Detcalcs V.2.02

Rainfall Intensity	
Time of Concentration (T_C)	10.00 min
Since Tc <= 15 min, I1 = 2.0 in/hr	
I1 = 30.2 /[(T + 9.17)^.81]	2.00 in/hr
I10 = 50.12 / [(T + 9.17)^.81]	4.58 in/hr
I100 = 83.3/[(T + 9.17)^.81]	7.62 in/hr
CPVC: Channel Protection Volume Control Volume	
Vcpvc = (4719)CA	1,963 cf
CPRC: Channel Protection Rate Control Volume: Extended Detention	
Ved= (6897)CA	2,869 cf
CPRC Allowable Outlet Rate	
Forebay Volume = (545)CA	227 cf
Forebay Release Rate: QVF = VF/(48*60*60)	0.00 cfs
100-Year Allowable Outlet Rate	
Since A < 2.0 Ac, Qvrr = 1.0	
Q_{VRR} =	1.00 cfs/ac
100-Year Peak Allowable Discharge	
Area, A =	0.52 ac
Q_{100P} = Q_{VRR}(A)	0.52 cfs
100-Year Runoff Volume	
V100R = (18,985)CA	7,898 cf
100-Year Peak Inflow	
Q_{100IN} = CI(I_{100})A	3.17 cfs
Storage Curve Factor (Vs/Vr)	
R = 0.206-0.15 x ln(Q100P/Q100IN)	0.477
100-Year Storage Volume	
Vs = R(V100R)	3,767 cf
No infiltration will be provided, so no CPVC deduction is taken.	
V100D = Vs	3,767 cf
V_{100D} must be larger or equal to V_{ED} :	
Is V_{100D}>= V_{ED} ?	Yes
V_{100D} =	3,767 cf

PROVIDED STORAGE FOR UNDERGROUND DETENTION 3,767 SF



S:\PROJECTS\2021\2021-0310 ROOKERY-TROY\DWG\SITE PLANS\[C-3.0]GRADE_21-0310.dwg PLOT DATE: 6/28/2024 BY: kya Buchner

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 20 40 80

SCALE: 1" = 40'

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50215 SCHOENHERR
SHELBY TWP., MICHIGAN

PROJECT TITLE
THE ROOKERY OF TROY
PART OF THE NE 1/4 OF SECTION 13
TROY, MI

REVISIONS
REV PER PLANNING - 6/17/24 6/27/24

ORIGINAL ISSUE DATE:
MAY 17, 2024

DRAWING TITLE
PRELIMINARY GRADING PLAN

PEA JOB NO.	2021-0310
P.M.	JBT
DN.	KFP
DES.	DSK

DRAWING NUMBER:
C-3.0

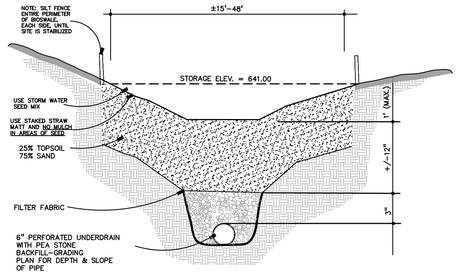
NOT FOR CONSTRUCTION

BIO–DETENTION MAINTENANCE

1. CHECK FOR FLOATABLES AND DEBRIS AND REMOVE AS NECESSARY.
2. REMOVE DEAD VEGETATION THAT OBSTRUCTS FLOW (SPRING)
3. REPLANT ALL ERODED BANKS, BARE SPOTS ETC. AS NECESSARY.
4. INSPECT BIO–DETENTION FOR INVASIVE SPECIES SUCH AS PURPLE LOOSESTRIFE, PHRAGMITES, BUCKTHORN (COMMON & GLOSSY),HONEYSUCKLE AND AUTUMN OLIVE. (ANNUALLY)

THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR A MINIMUM OF ONE (1) YEAR. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING AND OTHER OPERATIONS NECESSARY TO KEEP LANDSCAPE IN A THRIVING CONDITION. SUPPLEMENT WATERING BY TRUCKING WITH MOBILE TANKS ETC. TO SUPPLY THE NECESSARY WATER AS REQUIRED DURING THE ESTABLISHMENT PERIOD.

OWNER TO ASSUME MAINTENANCE RESPONSIBLE OF RAIN GARDEN IN PERPETUITY AFTER 1ST YEAR.



BIO–DETENTION DETAIL – TYPICAL CROSS SECTION

NOT TO SCALE

SANITARY SEWER BASIS OF DESIGN:
(Unit Factors Based on Oakland County Unit Assignment Factors)
Multiple Family Residential

ATTACHED SINGLE-FAMILY DESIGN

Number of Units	23.0
REU (1 Per Residence Factor)	23.0
Population (P) (3.5PEOPLE/EDU)	81 People
Average Flow (100 GPCPD)	8,100 G.P.D.
	0.013 C.F.S.
P (1000s)	0.081
Peaking Factor (PF)	4.27
PF = (18+sqrt(P))/(4+sqrt(P))	
Peak Flow (G.D.P.)	34,567 G.P.D.
Peak Flow (C.F.S.)	0.053 C.F.S.

RETAIL DESIGN

Retail - General Square Footage	6790.0
REU (0.4 Per 1,000 S.F.)	2.7
Population (P) (3.5PEOPLE/EDU)	10 People
Average Flow (100 GPCPD)	1,000 G.P.D.
	0.002 C.F.S.
P (1000s)	0.010
Peaking Factor (PF)	4.41
PF = (18+sqrt(P))/(4+sqrt(P))	
Peak Flow (G.D.P.)	4,415 G.P.D.
Peak Flow (C.F.S.)	0.007 C.F.S.

INITIAL TOTAL DESIGN

REU	25.7
Population (P) (3.5PEOPLE/EDU)	90 People
Average Flow (100 GPCPD)	9,000 G.P.D.
	0.014 C.F.S.
P (1000s)	0.090
Peaking Factor (PF)	4.26
PF = (18+sqrt(P))/(4+sqrt(P))	
Peak Flow (G.D.P.)	38,302 G.P.D.
Peak Flow (C.F.S.)	0.059 C.F.S.
8" Pipe Capacity at 0.40% =	0.9 C.F.S.

BANK OF AMERICA DESIGN

Bank - General Square Footage	5140.0
REU (0.4 Per 1,000 S.F.)	2.1
Population (P) (3.5PEOPLE/EDU)	7 People
Average Flow (100 GPCPD)	700 G.P.D.
	0.001 C.F.S.
P (1000s)	0.007
Peaking Factor (PF)	4.43
PF = (18+sqrt(P))/(4+sqrt(P))	
Peak Flow (G.D.P.)	3,100 G.P.D.
Peak Flow (C.F.S.)	0.005 C.F.S.

ULTIMATE DESIGN

REU	27.8
Population (P) (3.5PEOPLE/EDU)	97 People
Average Flow (100 GPCPD)	9,700 G.P.D.
	0.015 C.F.S.
P (1000s)	0.097
Peaking Factor (PF)	4.25
PF = (18+sqrt(P))/(4+sqrt(P))	
Peak Flow (G.D.P.)	41,198 G.P.D.
Peak Flow (C.F.S.)	0.064 C.F.S.
8" Pipe Capacity at 0.40% =	0.9 C.F.S.

WATER MAIN BASIS OF DESIGN:
(Unit Factors Based on Oakland County Unit Assignment Factors)
Multiple Family Residential

ATTACHED SINGLE-FAMILY DESIGN

Number of Units	23.0
REU (1 Per Residence Factor)	23.0
Population (P) (3.5PEOPLE/EDU)	81 People
Average Flow (150 GPCPD)	12,150 G.P.D.
	0.019 C.F.S.
	0.012 M.G.D.
Design Max. Flow = (2*avg)	24,300 G.P.D.
	0.038 C.F.S.
	0.024 M.G.D.

RETAIL DESIGN

Retail - General Square Footage	6790.0
REU (0.4 Per 1,000 S.F.)	2.7
Population (P) (3.5PEOPLE/EDU)	10 People
Average Flow (150 GPCPD)	1,500 G.P.D.
	0.002 C.F.S.
	0.002 M.G.D.
Design Max. Flow = (2*avg)	3,000 G.P.D.
	0.005 C.F.S.
	0.003 M.G.D.

INITIAL TOTAL DESIGN

REU	25.7
Population (P) (3.5PEOPLE/EDU)	90 People
Average Flow (150 GPCPD)	13,500 G.P.D.
	0.021 C.F.S.
	0.014 M.G.D.
Design Max. Flow = (2*avg)	27,000 G.P.D.
	0.042 C.F.S.
	0.027 M.G.D.

BANK OF AMERICA DESIGN

Retail - General Square Footage	5140.0
REU (0.4 Per 1,000 S.F.)	2.1
Population (P) (3.5PEOPLE/EDU)	7 People
Average Flow (150 GPCPD)	1,050 G.P.D.
	0.002 C.F.S.
	0.001 M.G.D.
Design Max. Flow = (2*avg)	2,100 G.P.D.
	0.003 C.F.S.
	0.002 M.G.D.

ULTIMATE DESIGN

REU	27.8
Population (P) (3.5PEOPLE/EDU)	97 People
Average Flow (150 GPCPD)	14,550 G.P.D.
	0.023 C.F.S.
	0.015 M.G.D.
Design Max. Flow = (2*avg)	29,100 G.P.D.
	0.045 C.F.S.
	0.029 M.G.D.

BENCHMARK:
(CITY OF TROY DATUM)

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ARROW ON HYDRANT, EAST SIDE OF HOLLAND DRIVE AND ±31' WEST OF REAR YARD CATCH BASIN AT HOUSE ADDRESS #2923 WESSELS DRIVE.
ELEV. - 644.72

BM #301 - CITY OF TROY BM #2304
ARROW ON HYDRANT, WEST SIDE OF DEQUINDRE ROAD AND ±85' SOUTH FROM CENTERLINE OF WALGREENS ENTRANCE .
ELEV. - 644.75

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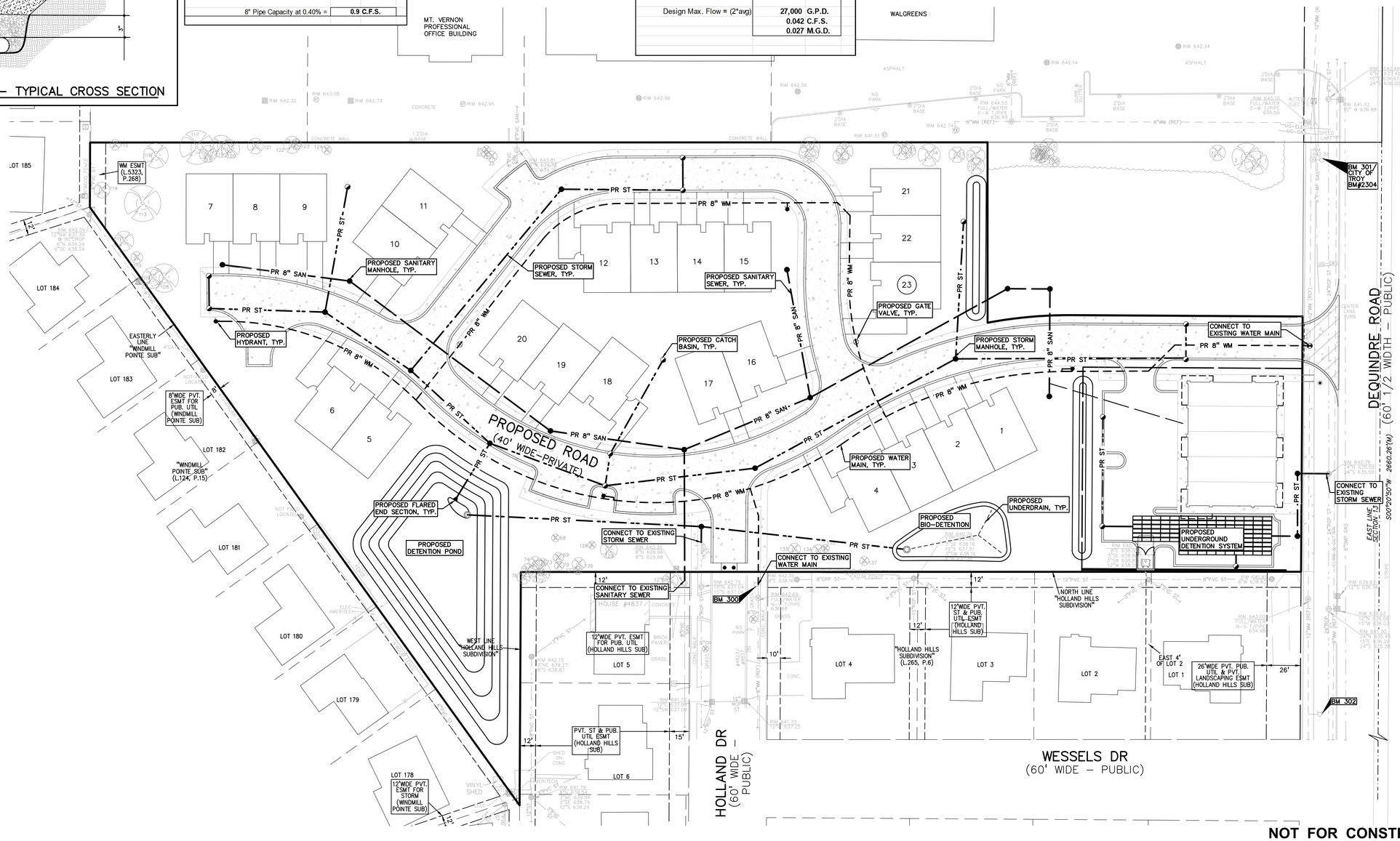
ARROW ON HYDRANT, WEST SIDE OF DEQUINDRE ROAD AND ±52' NORTH FROM CENTERLINE OF ENTRANCE OF WESSELS DRIVE.
ELEV. - 644.36

UTILITY LEGEND:

- EX. OH. ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC.MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
- EX. YARD DRAIN & ROOF DRAIN
- EX. UNIDENTIFIED STRUCTURE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT AND GATE VALVE
- PROPOSED TAPPING SLEEVE, VALVE & WELL
- PROPOSED POST INDICATOR VALVE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY CLEANOUT & MANHOLE
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER CLEANOUT & MANHOLE
- PROPOSED CATCH BASIN, INLET & YARD DRAIN



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NORTH

0 20 40 80
SCALE: 1" = 40'

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50215 SCHOENHERR
SHELBY TWP., MICHIGAN

PROJECT TITLE
THE ROOKERY OF TROY
PART OF THE NE 1/4 OF SECTION 13
TROY, MI

REVISIONS

REV PER PLANNING - 6/17/24	6/27/24

ORIGINAL ISSUE DATE:
MAY 17, 2024

DRAWING TITLE
PRELIMINARY UTILITY PLAN

PEA JOB NO.	2021-0310
P.M.	JBT
DN.	KFP
DES.	DSK

DRAWING NUMBER:
C-4.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2021\2021-0310 ROOKERY_TROY\CIVIL\SITE PLANS\[C-4.0]UTIL_21-0310.dwg PLOT DATE: 6/28/2024 BY: KYue Bushne

EVERGREEN PLANT LIST					
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
16	CA8	Canaan Fir	*Abies Balsamea Phanerolepi*	8' Ht.	B&B
15	AC8	Concolor Fir	*Abies concolor*	8' Ht.	B&B
9	PA8	Norway Spruce	*Picea abies*	8' Ht.	B&B
14	PS8	Eastern White Pine	*Pinus strobus*	8' Ht.	B&B
19	TA8	Techny Arborvitae	*Thuja occ. 'Techny'*	8' Ht.	B&B
20	TS8	Green Giant Arborvitae	*Thuja Standish X Plicata*	8' Ht.	B&B
62	TOTAL EVG				

DECIDUOUS TREE PLANT LIST:					
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
6	AR2.5	Sun Valley Maple	*Acer rubrum 'Sun Valley'*	2.5" Cal.	B&B
8	AG8	Autumn Brillance Serviceberry	*Amelanchier x grandiflora 'Autumn Brillance'*	8-10' Ht.	B&B
7	BN10	River Birch	*Betula nigra*	10' Ht.	B&B
10	CA2.5	American Hornbeam	*Carpinus caroliniana*	2.5" Cal.	B&B
8	CC8	Eastern Redbud	*Cercis canadensis*	8' Ht.	B&B
4	GT2.5	Skyline Honeylocust	*Gleditsia triacanthos f. inermis 'Skycole'*	2.5" Cal.	B&B
6	LT2.5	Columnar Tulip Tree	*Liriodendron tulipifera 'Fastigiatum'*	2.5 Cal.	B&B
7	LS2.5	'Slender Silhouette' Sweetgum	*Liquidambar styraciflua 'Slender Silhouette'*	2.5" Cal.	B&B
9	NS2.5	Black Gum	*Nyssa sylvatica*	2.5" Cal.	B&B
2	QA2.5	White Oak	*Quercus alba*	2.5" Cal.	B&B
9	TA2.5	Redmond Linden	*Tilia americana 'Redmond'*	2.5" Cal.	B&B
76	TOTAL DEC.				

SHRUB PLANT LIST:					
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
9	TO6	Emerald Arborvitae	*Thuja 'Smargard"*	6' Ht.	B&B
9	TOTAL SHRUBS				

KEY:

- = INTERNAL STREET TREES
- = GREENBELT TREES
- = PARKING TREES
- = BUFFER TREES
- = IRRIGATED SEED LAWN
- = NON-IRRIGATED SEED LAWN/ RESTORED LAWN
- = ECONOMY PRAIRIE SEED MIX
- = SWALE SEED MIX
- = EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE

LANDSCAPE CALCULATIONS:

PER CITY OF TROY ZONING ORDINANCE, ZONED NN-J

5.03 C-1A. GENERAL SITE LANDSCAPE
REQUIRED: 20% OF SITE AREA SHALL BE LANDSCAPE MATERIAL
(6.69 ACRES) 291,416 SF * 20 % = 58,283 SF LANDSCAPE AREA
REQUIRED

PROVIDED: 127,537 SF LANDSCAPED AREA (43.7%)

13.02 F. SUBDIVISION AND SITE CONDOMINIUM STANDARDS
REQUIRED: 1 TREE PER 50 LF OF INTERNAL STREETS
PROPOSED ROAD – 1606 LF / 50 = 32 TREES REQUIRED (EACH SIDE)

PROVIDED: 64 PROPOSED TREES

13.02 D2. GREENBELT
REQUIRED: 1 TREE / 30 LF OF FRONTAGE TO PUBLIC RD.
DEQUINDRE ROAD – 196.34 LF FRONTAGE / 30 = 7 TREES
PROPOSED ROAD – 175.73 LF FRONTAGE / 30 = 6 TREES

PROVIDED DEQUINDRE ROAD: 7 PROPOSED TREES
PROVIDED PROPOSED ROAD: 6 PROPOSED TREES

13.07 E. TREE REPLACEMENT:
REQUIRED:
WOODLAND TREES – 50% DBH TO BE REPLACED. 48" REPLACEMENT
LANDMARK TREES – 100% DBH TO BE REPLACED. 0" REPLACEMENT
TREES RETAINED ON SITE – 2x DBH RETAINED OFF REPLACEMENT
REQUIRED.
89" WOODLAND AND 178" LANDMARK.
TOTAL: –154" REQUIRED FOR REPLACEMENT.

PROVIDED: NO REPLACEMENT REQUIRED.

SEE TREE PRESERVATION PLAN, T-1.0, FOR TREE REMOVALS AND CALCULATIONS.

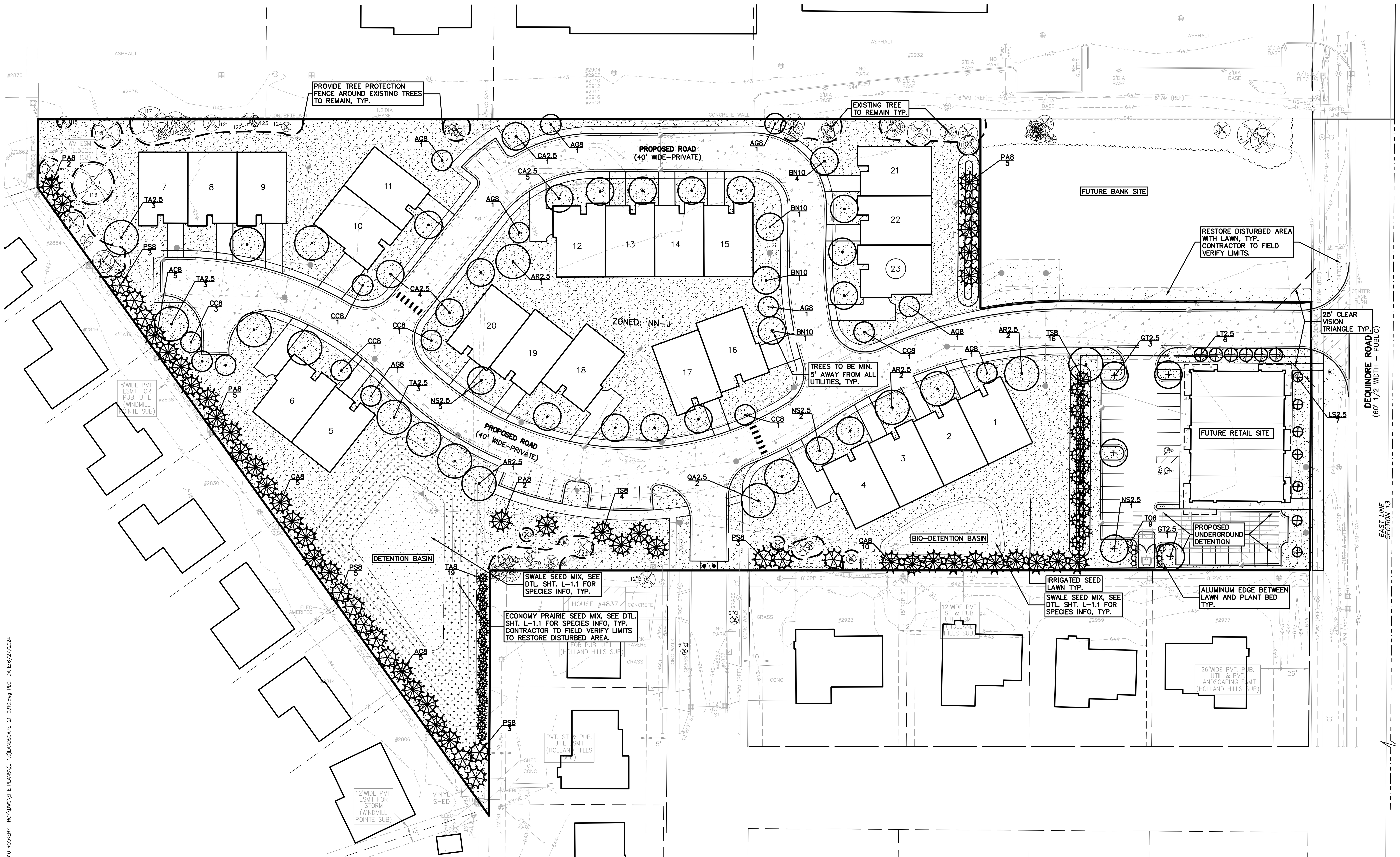
13.02 PARKING
REQUIRED: 1 TREE PER 8 SPACES
28 SPACES / 8 = 3.5 TREES

PROVIDED: 5 PROPOSED TREES

13.02A SCREENING BETWEEN LAND USES
REQUIRED: 1 LG EVG PER 10 LF OR 1 NARROW EVG PER 3 LF
WEST BOUNDARY BTW RESIDENTIAL AND RETAIL 157.61 LF
158.57/10= 16 EVG TREES

PROVIDED: 16 EVG TREES AT WEST BOUNDARY OF RETAIL

5 ADDITIONAL BUFFER TREES PROVIDED AT BOUNDARY RESIDENTIAL FUTURE BANK PARCEL
32 ADDITIONAL BUFFER TREES PROVIDED ON SOUTH WEST BORDER,
17 ADDITIONAL BUFFER TREES AT SOUTH EAST RESIDENTIAL BORDER
19 ADDITIONAL BUFFER TREES AT SOUTH BORDER NEAR BIO-DETENTION BASIN.



GENERAL PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
3. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
5. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
7. ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
8. ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
9. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
10. ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
11. NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
12. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
13. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
14. ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
15. SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
16. FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
17. TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
LYNN A. WHIPPLE LANDSCAPE ARCHITECT No. 1756
REGISTERED LANDSCAPE ARCHITECT

NORTH

SCALE: 1" = 40'

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
TABLEAU BY MONDRIAN
50215 SCHOENHERR
SHELBY TWP., MICHIGAN

PROJECT TITLE
THE ROOKERY OF TROY
PART OF THE NE 1/4 OF SECTION 13
TROY, MI

REVISIONS	
REV PER PLANNING - 6/17/24	6/27/24

ORIGINAL ISSUE DATE:
MAY 17, 2024

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

PEA JOB NO.	2021-0310
P.M.	JBT
DN.	CAL
DES.	LW

DRAWING NUMBER:
L-1.0

NOT FOR CONSTRUCTION

TREE PROTECTION WILL BE ERECTED PRIOR TO START OF CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE

NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN; INCLUDING, BUT NOT LIMITED TO PLACING SOLVENTS, BUILDING MATERIAL, CONSTRUCTION EQUIPMENT OR SOIL DEPOSITS WITHIN DRIP LINES

GRADE CHANGES MAY NOT OCCUR WITHIN THE DRIP LINE OF PROTECTED TREES

DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY REMAINING TREE

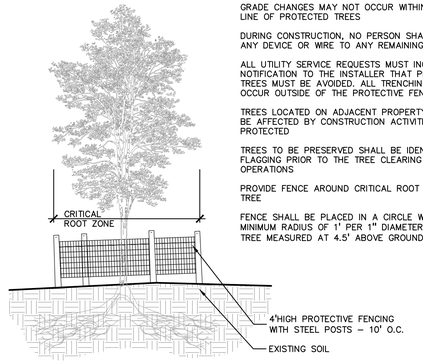
ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING

TREES LOCATED ON ADJACENT PROPERTY THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED

TREES TO BE PRESERVED SHALL BE IDENTIFIED WITH FLAGGING PRIOR TO THE TREE CLEARING OPERATIONS

PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE

FENCE SHALL BE PLACED IN A CIRCLE WITH A MINIMUM RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND



3 TREE PROTECTION DETAIL

SCALE: 1" = 3'–0"

NATIVE SEED MIX, BY STANTEC NATIVE PLANT NURSERY, 574-586-2412, OR EQUAL SPECIES TO BE NATIVE TO COUNTY, NO INVASIVE SPECIES ALLOWED

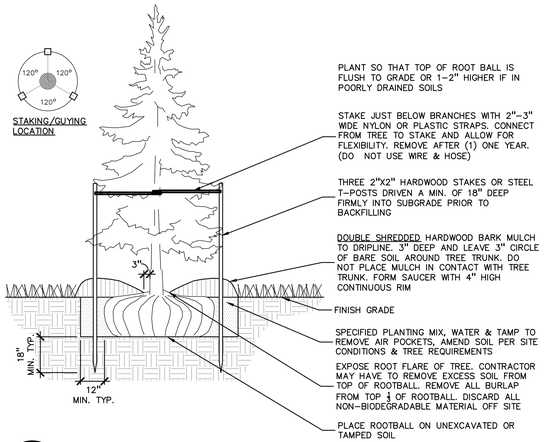
FOR ALL SEED MIXES, PROVIDE EROSION MAT ON SLOPES AND AREAS OF WASH OUT TYP. INSTALL AND PREP PER MANUFACTURES SPECIFICATIONS.

Economy Prairie Seed Mix
CARDNO 574-586-2412
cardnonativeplantnursery.com

Botanical Name	Common Name
Permanent Grasses/Sedges/Rushes:	
Andropogon gerardii	Big Bluestem
Bouteloua curtipendula	Side Oats Grama
Carex spp.	Prairie Sedge Mix
Elymus canadensis	Canada Wild Rye
Panicum virgatum	Switch Grass
Schizachyrium scoparium	Little Bluestem
Sorghastrum nutans	Indian Grass
Temporary Cover:	
Avena sativa	Common Oat
Lolium multiflorum	Annual Rye
Forbs & Shrubs:	
Asclepias syriaca	Common Milkweed
Asclepias tuberosa	Butterfly Weed
Chamaecrista fasciculata	Partridge Pea
Coreopsis lanceolata	Sand Coreopsis
Echinacea purpurea	Broad-leaved Purple Coneflower
Heliopsis helianthoides	False Sunflower
Lupinus perennis	Wild Lupine
Monarda fistulosa	Wild Bergamot
Penstemon digitalis	Foxglove Beard Tongue
Pycnanthemum virginianum	Common Mountain Mint
Ratibida pinnata	Yellow Coneflower
Rudbeckia hirta	Black-Eyed Susan
Solidago speciosa	Showy Goldenrod
Symphyotrichum laeve	Smooth Blue Aster
Symphyotrichum novae-angliae	New England Aster

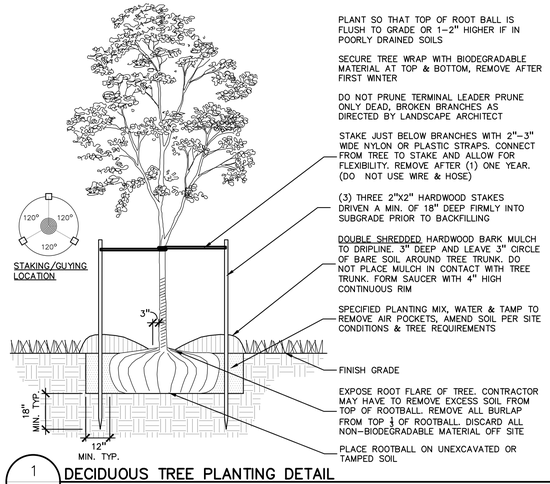
Swale Seed Mix
CARDNO 574-586-2412
cardnonativeplantnursery.com

Botanical Name	Common Name
Permanent Grasses/Sedges:	
Andropogon gerardii	Big Bluestem
Carex comosa	Bristly Sedge
Carex cristatella	Crested Oval Sedge
Carex lurida	Bottlebrush Sedge
Carex spp.	Prairie Sedge Mix
Carex vulpinoidea	Brown Fox Sedge
Elymus virginicus	Virginia Wild Rye
Glyceria striata	Fowl Manna Grass
Panicum virgatum	Switch Grass
Scirpus atrovirens	Dark Green Rush
Scirpus cyperinus	Wool Grass
Spartina pectinata	Prairie Cord Grass
Temporary Cover:	
Avena sativa	Common Oat
Lolium multiflorum	Annual Rye
Forbs:	
Alisma spp.	Water Plantain (Various Mix)
Asclepias incarnata	Swamp Milkweed
Coreopsis tripteris	Tall Coreopsis
Eutrochium maculatum	Spotted Joe-Pye Weed
Iris virginica	Blue Flag
Liatris spicata	Marsh Blazing Star
Lobelia cardinalis	Cardinal Flower
Lobelia siphilitica	Great Blue Lobelia
Lycopus americanus	Common Water Horehound
Pycnanthemum virginianum	Common Mountian Mint
Rudbeckia triloba	Brown-Eyed Susan
Sagittaria latifolia	Common Arrowhead
Senna hebecarpa	Wild Senna
Silphium terebinthinaceum	Prairie Dock
Symphyotrichum novae-angliae	New England Aster
Verbena hastata	Blue Vervain
Zizia aurea	Golden Alexanders



2 EVERGREEN TREE PLANTING DETAIL

SCALE: 1" = 3'–0"



1 DECIDUOUS TREE PLANTING DETAIL

SCALE: 1" = 3'–0"

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
LYNN A. WHIPPLE
LANDSCAPE ARCHITECT
No. 4102
REGISTERED LANDSCAPE ARCHITECT

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

CAUTION!!
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CLIENT
TABLEAU BY MONDRIAN
50215 SCHOENHERR
SHELBY TWP., MICHIGAN

PROJECT TITLE
THE ROOKERY OF TROY
PART OF THE NE 1/4 OF SECTION 13
TROY, MI

REVISIONS

REV PER PLANNING - 6/17/24	6/27/24

ORIGINAL ISSUE DATE:
MAY 17, 2024

DRAWING TITLE
LANDSCAPE DETAILS

PEA JOB NO.	2021-0310
P.M.	JBT
DN.	CAL
DES.	LW

DRAWING NUMBER:
L-1.1

S:\PROJECTS\2021\2021-0310 ROOKERY TROY\DWG\SITE PLANS\L-1.1 LANDSCAPE DETAILS - P1-0310.dwg PLOT DATE: 6/27/2024 BY: Charlotte L. Esperanza

TREE INVENTORY/PRESERVATION CALCULATIONS

WOODLAND TREES				
WOODLAND TREES REMOVED:		6	(REPLACE AT 50% OF REMOVED DBH)	
48''	DBH x 0.5 =		**24''**	REPLACEMENT
WOODLAND TREES SAVED:		10	(CREDIT OF 2X DBH)	
89''	DBH x 2 =		**178''**	CREDIT
24	-	178	=	-154
0	**DBH REQUIRED FOR WOODLAND REPLACEMENT**			

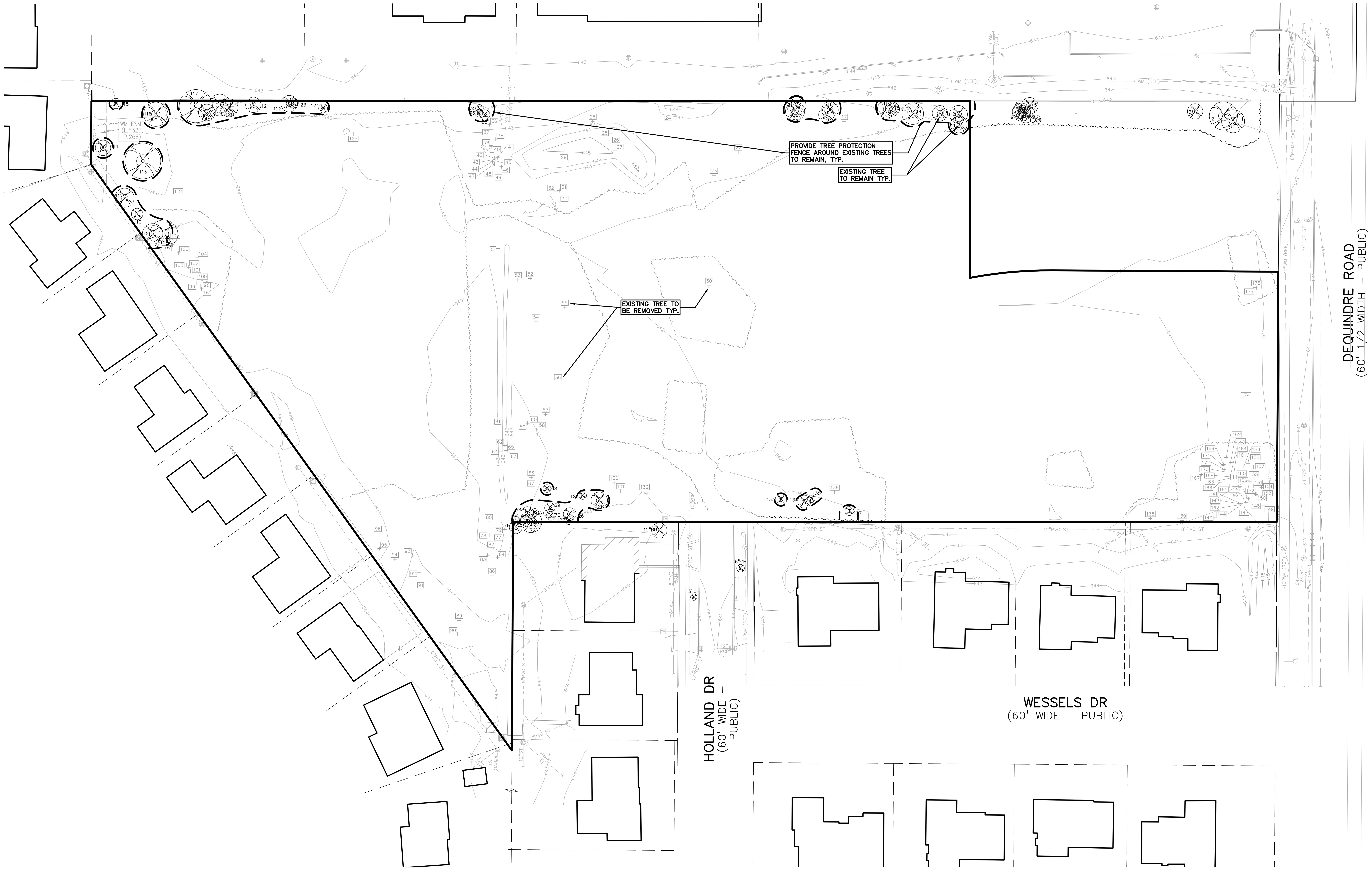
LANDMARK TREES				
LANDMARK TREES REMOVED:		0	(REPLACE AT 100% OF REMOVED DBH)	
''	DBH x 1 =		''	REPLACEMENT
LANDMARK TREES SAVED:		0	(CREDIT OF 2X DBH)	
''	DBH x 2 =		''	CREDIT
0	-	0	=	0
0	**TOTAL DBH REQUIRED FOR REPLACEMENT**			

KEY

= EXISTING TREE/ TAG TO REMAIN

= EXISTING TREE / TAG TO BE REMOVED

= TREE PROTECTION FENCE



NORTH

0 20 40 80

SCALE: 1" = 40'

PEA GROUP

t: 844.813.2949
www.peagroup.com

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CLIENT

TABLEAU BY MONDRIAN
50215 SCHOENHERR
SHELBY TWP., MICHIGAN

PROJECT TITLE

THE ROOKERY OF TROY
PART OF THE NE 1/4 OF SECTION 13
TROY, MI

REVISIONS

REV PER PLANNING - 6/17/24 6/27/24

ORIGINAL ISSUE DATE:
MAY 17, 2024

DRAWING TITLE

TREE PRESERVATION PLAN

PEA JOB NO.	2021-0310
P.M.	JBT
DN.	CAL
DES.	LW

DRAWING NUMBER:

T-1.0

NOT FOR CONSTRUCTION

TREE PROTECTION WILL BE ERECTED PRIOR TO START OF CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE

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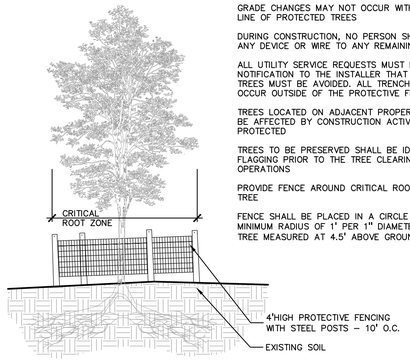
TREES TO BE PRESERVED SHALL BE IDENTIFIED WITH FLAGGING PRIOR TO THE TREE CLEARING OPERATIONS

PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE

FENCE SHALL BE PLACED IN A CIRCLE WITH A MINIMUM RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND



1 TREE PROTECTION DETAIL

SCALE: 1" = 3'-0"

TREE INVENTORY/PRESERVATION CALCULATIONS

WOODLAND TREES				
WOODLAND TREES REMOVED:	**6**	(REPLACE AT 50% OF REMOVED DBH)		
48" DBH x 0.5 =		**24"** REPLACEMENT		
WOODLAND TREES SAVED:	10	(CREDIT OF 2X DBH)		
89" DBH x 2 =		**178"** CREDIT		
24 -	178	=	-154	
0	**DBH REQUIRED FOR WOODLAND REPLACEMENT**			

LANDMARK TREES				
LANDMARK TREES REMOVED:	0	(REPLACE AT 100% OF REMOVED DBH)		
'' DBH x 1 =		'' REPLACEMENT		
LANDMARK TREES SAVED:	0	(CREDIT OF 2X DBH)		
'' DBH x 2 =		'' CREDIT		
0 -	0	=	0	
0	**TOTAL DBH REQUIRED FOR REPLACEMENT**			

EXEMPT TREES		
(NO REPLACEMENT REQUIRED FOR EXEMPT TREES)		
SAVED EXEMPT TREES:	37	**Trees**
EXEMPT TREES ON SITE:	129	**Trees**
TOTAL SAVED TREES 6" AND ABOVE ON SITE:	47	Trees

TA	COI	DI	COMMON NAI	LATIN NAME	CON	COMMEN	CLASS	SAVE / REMO	ON-SI	REPLA
1	CT	18	Cottonw ood	Populus deltoides	Fair	x1	INVASIVE	S	Y	-
2	CT	22	Cottonw ood	Populus deltoides	Fair		INVASIVE	S	Y	-
3	CT	12	Cottonw ood	Populus deltoides	Very poor		INVASIVE	S	Y	-
4	CT	8	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
5	CT	13	Cottonw ood	Populus deltoides	Poor		INVASIVE	S	Y	-
6	CT	14	Cottonw ood	Populus deltoides	Fair		INVASIVE	S	Y	-
7	CT	9	Cottonw ood	Populus deltoides	Poor		INVASIVE	S	Y	-
8	CT	11	Cottonw ood	Populus deltoides	Fair		INVASIVE	S	Y	-
9	CT	14	Cottonw ood	Populus deltoides	Fair		INVASIVE	S	Y	-
10	CT	9	Cottonw ood	Populus deltoides	Fair		INVASIVE	S	Y	-
11	CT	13	Cottonw ood	Populus deltoides	Good		INVASIVE	S	Y	-
12	CT	14	Cottonw ood	Populus deltoides	Fair		INVASIVE	S	Y	-
13	CT	12	Cottonw ood	Populus deltoides	Fair		INVASIVE	S	Y	-
14	CT	17	Cottonw ood	Populus deltoides	Fair		INVASIVE	S	Y	-
15	CT	11	Cottonw ood	Populus deltoides	Fair		INVASIVE	S	Y	-
16	CT	14	Cottonw ood	Populus deltoides	Fair		INVASIVE	S	Y	-
17	CT	8	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
18	CT	13	Cottonw ood	Populus deltoides	Fair		INVASIVE	S	Y	-
19	CT	12	Cottonw ood	Populus deltoides	Fair		INVASIVE	S	Y	-
20	CT	15	Cottonw ood	Populus deltoides	Fair		INVASIVE	S	Y	-
21	CT	15	Cottonw ood	Populus deltoides	Fair		INVASIVE	S	Y	-
22	BX	15	Box elder	Acer negundo	Poor		INVASIVE	R	Y	-
23	SM	28	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	Y	-
24	BX	13	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
25	BX	14	Box elder	Acer negundo	Poor		INVASIVE	R	Y	-
26	EE	9	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
27	BW	7	Black Walnut	Juglans nigra	Good		WOODLAND	R	Y	REPLACE
28	BW	8	Black Walnut	Juglans nigra	Good		WOODLAND	R	Y	REPLACE
29	EE	12	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
30	CT	15	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
31	CT	16	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
32	CT	9	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
33	BX	6	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
35	BX	8	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
35	AP	6	Domestic Apple	Malus sylvestris	Fair		WOODLAND	S	Y	-
36	CT	12	Cottonw ood	Populus deltoides	Fair	x1	INVASIVE	R	Y	-
37	CT	19	Cottonw ood	Populus deltoides	Good		INVASIVE	R	Y	-
38	CT	17	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
39	CT	7	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
40	CT	11	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
41	CT	13	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
42	CT	11	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
43	CT	16	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
44	CT	11	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
45	CA	10	Crab Apple	Malus coronaria	Fair		WOODLAND	R	Y	REPLACE
46	CT	15	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
47	CT	18	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
48	CT	12	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
49	CT	16	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
50	SM	16	Silver Maple	Acer saccharinum	Good	x3	INVASIVE	R	Y	-
51	BX	10	Box elder	Acer negundo	Fair	x3	INVASIVE	R	Y	-
52	BX	8	Box elder	Acer negundo	Poor		INVASIVE	R	Y	-
53	BX	7	Box elder	Acer negundo	Very poor		INVASIVE	R	Y	-
54	BX	7	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
55	SM	20	Silver Maple	Acer saccharinum	Good	x1	INVASIVE	R	Y	-
56	BX	9	Box elder	Acer negundo	Poor		INVASIVE	R	Y	-
57	BX	7	Box elder	Acer negundo	Poor		INVASIVE	R	Y	-
58	BX	9	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
59	TH	11	Thornapple/Haw thorne	Crataegus spp.	Fair	x1	WOODLAND	R	Y	REPLACE
60	TH	6	Thornapple/Haw thorne	Crataegus spp.	Fair		WOODLAND	R	Y	REPLACE
61	BW	6	Black Walnut	Juglans nigra	Fair		WOODLAND	R	Y	REPLACE
62	BX	9	Box elder	Acer negundo	Poor		INVASIVE	R	Y	-
63	BX	9	Box elder	Acer negundo	Poor	x1	INVASIVE	R	Y	-
64	BX	9	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
65	BX	10	Box elder	Acer negundo	Fair	x1	INVASIVE	R	Y	-
66	BX	7	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
67	BX	8	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
68	BX	6	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
69	BX	8	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
70	BX	7	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
71	BX	6	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
72	BX	17	Box elder	Acer negundo	Fair	x1	INVASIVE	S	Y	-
73	TH	6	Thornapple/Haw thorne	Crataegus spp.	Fair		WOODLAND	S	Y	-
74	BX	10	Box elder	Acer negundo	Fair	x1	INVASIVE	S	Y	-
75	BX	10	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
76	BX	10	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
77	BX	8	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
78	CT	32	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
79	BX	7	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
80	BX	7	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
82	NM	6	Norw ay Maple	Acer platanoides	Good		INVASIVE	R	Y	-
83	BX	9	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
84	BX	9	Box elder	Acer negundo	Poor		INVASIVE	R	Y	-
85	BX	15	Box elder	Acer negundo	Fair	x1	INVASIVE	R	Y	-
81	BX	9	Box elder	Acer negundo	Poor		INVASIVE	R	Y	-
86	BX	6	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
87	WS	7	White Spruce	Picea glauca	Fair		WOODLAND	S	Y	-
88	WS	9	White Spruce	Picea glauca	Fair		WOODLAND	S	Y	-
89	SM	16	Silver Maple	Acer saccharinum	Fair	x1	INVASIVE	R	Y	-
90	BX	15	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
91	CT	26	Cottonw ood	Populus deltoides	Good		INVASIVE	R	Y	-
92	MW	7	White Mulberry	Morus alba	Poor	x2	INVASIVE	R	Y	-
93	CT	28	Cottonw ood	Populus deltoides	Good		INVASIVE	R	Y	-
94	CT	14	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
95	CT	20	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
96	BX	11	Box elder	Acer negundo	Poor		INVASIVE	R	Y	-
97	CT	18	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
98	CT	16	Cottonw ood	Populus deltoides	Poor		INVASIVE	R	Y	-
99	CT	18	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
100	CT	17	Cottonw ood	Populus deltoides	Good		INVASIVE	R	Y	-
101	CT	22	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
102	CT	16	Cottonw ood	Populus deltoides	Poor		INVASIVE	R	Y	-
103	CT	19	Cottonw ood	Populus deltoides	Good		INVASIVE	R	Y	-
104	BX	8	Box elder	Acer negundo	Poor		INVASIVE	R	Y	-
106	CT	21	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
107	CT	23	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
105	CT	8	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
108	CT	22	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
109	NS	16	Norw ay Spruce	Picea abies	Good		WOODLAND	S	Y	-
110	NS	9	Norw ay Spruce	Picea abies	Fair		WOODLAND	S	Y	-
111	BX	15	Box elder	Acer negundo	Fair	x3	INVASIVE	S	Y	-
112	BX	6	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
113	BX	28	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
114	MW	12	White Mulberry	Morus alba	Good		INVASIVE	S	Y	-
115	BX	8	Box elder	Acer negundo	Poor	x2	INVASIVE	S	Y	-
116	BX	19	Box elder	Acer negundo	Fair	x2	INVASIVE	S	Y	-
117	MW	26	White Mulberry	Morus alba	Fair		INVASIVE	S	Y	-
118	BX	13	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
119	BX	17	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
120	BX	14	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
121	BX	12	Box elder	Acer negundo	Fair	x2	INVASIVE	S	Y	-
122	BX	13	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
123	BX	8	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
124	EE	7	Siberian Elm	Ulmus pumila	Poor		INVASIVE	S	Y	-
125	BX	8	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
126	BC	10	Wild Black Cherry	Prunus serotina	Fair		WOODLAND	S	Y	-
127	WS	6	White Spruce	Picea glauca	Fair		WOODLAND	S	Y	-
128	BX	6	Box elder	Acer negundo	Poor	x1	INVASIVE	S	Y	-
129	BX	13	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
130	BX	7	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
131	EE	11	Siberian Elm	Ulmus pumila	Good		INVASIVE	R	Y	-
132	BX	9	Box elder	Acer negundo	Fair	x3	INVASIVE	R	Y	-
133	G	9	Ginkgo	Ginkgo biloba	Fair		WOODLAND	S	Y	-
134	BX	10	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
135	BX	6	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
136	BX	6	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
137	AM	7	Amur Maple	Acer ginnala	Fair		INVASIVE	S	Y	-
138	E	12	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
139	BW	11	Black Walnut	Juglans nigra	Fair		WOODLAND	S	Y	-
140	BX	9	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
141	CT	22	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
142	CT	6	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
143	CT	8	Cottonw ood	Populus deltoides	Poor		INVASIVE	R	Y	-
144	CT	18	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
145	CT	13	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
146	CT	9	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
147	CT	11	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
148	CT	6	Cottonw ood	Populus deltoides	Poor		INVASIVE	R	Y	-
149	CT	13	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
150	CT	10	Cottonw ood	Populus deltoides	Poor		INVASIVE	R	Y	-
151	CT	7	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
152	CT	14	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
153	CT	13	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
154	CT	12	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
155	CT	6	Cottonw ood	Populus deltoides	Poor		INVASIVE	R	Y	-
156	CT	11	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
157	CT	9	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
158	CT	17	Cottonw ood	Populus deltoides	Fair	x2	INVASIVE	R	Y	-
159	CT	14	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
160	CT	12	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
161	CT	7	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
162	CT	11	Cottonw ood	Populus deltoides			INVASIVE	R	Y	-
163	CT	14	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
164	CT	9	Cottonw ood	Populus deltoides	Poor		INVASIVE	R	Y	-
165	CT	13	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
166	CT	8	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
167	E	21	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
168	CT	12	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
169	CT	14	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
170	CT	15	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
171	CT	18	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
172	CT	11	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
173	CT	10	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
174	CT	18	Cottonw ood	Populus deltoides	Good	x1	INVASIVE	R	Y	-
175	CT	19	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
176	CT	28	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
177	CT	37	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
LYNN A. WHIPPLE
LANDSCAPE ARCHITECT
No. 1301
REGISTERED LANDSCAPE ARCHITECT

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
TABLEAU BY MONDRIAN
50215 SCHOENHERR
SHELBY TWP., MICHIGAN

PROJECT TITLE
THE ROOKERY OF TROY
PART OF THE NE 1/4 OF SECTION 13
TROY, MI

REVISIONS
REV PER PLANNING - 6/17/24 6/27/24

ORIGINAL ISSUE DATE:
MAY 17, 2024

DRAWING TITLE
TREE PRESERVATION LIST

PEA JOB NO. 2021-0310
P.M. JBT
DN. CAL
DES. LW

DRAWING NUMBER:
T-1.1

NOT FOR CONSTRUCTION

S:\PROJECTS\2021\2021-0310 ROOKERY\PLANS\SITE PLANS\T-1.1-TREE PRESERVATION.dwg PLOT DATE: 6/27/2024 BY: Charlotte L Esperance

D-Series Size 1
LED Area Luminaire

d*series

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature[1]	Color Rendering Index[1]	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics**	30K 3000K	70CRI	AFR Automotive front row	T5M Type V medium	MVOLT[2] (120V-277V)[3]	**Shipped included**
	P1 P6	40K 4000K	70CRI	T1S Type I short	T5GL Type V low glare	HVOLT (347V-480V)[3,4]	SPA Square pole mounting (#8 drilling)
	P2 P7	50K 5000K	70CRI	T2M Type II medium	T5W Type V wide	XVOLT (277V - 480V)[3,4]	RPA Round pole mounting (#8 drilling)
	P3 P8	T3M Type III medium		BLC3 Type III backlight control[5]	120[3,4,7]	
	P4 P9	10lm section 80CRI only, extended lead times apply		T3LG Type III low glare[1]	BLC4 Type IV backlight control[5]	208[3,4,7]	SPA5 Square pole mounting (#5 drilling)
	P5			T4M Type IV medium		240[3,4,7]	RPA5 Round pole mounting (#5 drilling)
	Rotated optics			T4LG Type IV low glare[1]	LCCO Left corner cutoff[5]	277[3,4,7]	SPA5DX Square narrow pole mounting (#8 drilling)
	P10[6] P22[6]	27K 2700K	80CRI	TFTM Forward throw medium	RCCO Right corner cutoff[5]	347[3,4,7]	WBA Wall bracket[8]
	P11[6] P23[6]	30K 3000K	80CRI			480[3,4,7]	MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
		35K 3500K	80CRI				
		40K 4000K	80CRI				
		50K 5000K	80CRI				

Control options		Other options		Finish (required)	
Shipped installed	PE7T Seven-pin receptacle only (controls ordered separately)[9,10]	**Shipped installed**		DDBXD Dark Bronze	
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[11,12,13,14]	FAO Field adjustable output[15,16]	SPD20KV 20kV surge protection		DBLXD Black	
PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[11,12,13,14]	BL30 Bi-level switched dimming, 30%[16,17]	HS Houseside shield (black finish standard)[17]		DNAXD Natural Aluminum	
PER NEMA twist-lock receptacle only (controls ordered separately)[9]	BL50 Bi-level switched dimming, 50%[16,17]	EWR Left rotated optics[17]		DWHXD White	
PERS Five-pin receptacle only (controls ordered separately)[9,10]	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]	RWR Right rotated optics[17]		DDBTXD Textured dark bronze	
	DS Dual switching[9,18,19]	CCE Coastal Construction[20]		DBLBXD Textured black	
		WH 50°C ambient operation[20]		DNATXD Textured natural aluminum	
		BAA Buy American Act Compliant		DWHGXD Textured white	
		SF Single fuse (120, 277, 347V)[21]			
		DF Double fuse (208, 240, 480V)[21]			
		Shipped separately			
		EGSR External Glare Shield (reversible, field install required, matches housing finish)			
		BSDB Bird Spikes (field install required)			

LITHONIA LIGHTING COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

DSX1-LED Rev. 09/05/23 Page 1 of 10

PITCH SINGLE WALL SCONCE

TECH LIGHTING

An architectural profile reminiscent of beautifully classic roof lines delivers significant light output in this modern LED wall sconce suitable for both indoor and outdoor applications. The Pitch Single's die-cast metal body houses powerful LED light sources that create visual appeal as light cascades down along a wall.

Outstanding protection against the elements:
- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

SPECIFICATIONS

DELIVERED LUMENS	823
WATTS	26.2
VOLTAGE	120V or 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Downlight or Uplight*
CCT	2700K or 3000K
CRI	90
COLOR BINNING	3 Step
BUG RATING	B1-U0-G0
DARK SKY	Compliant (Downlight)
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70: >60,000 Hours
WARRANTY*	5 Years
WEIGHT	1.2 lbs.

*Visit techlighting.com for specific warranty limitations and details.
†Mount uplight in dry location only. Downlight may be mounted in wet or dry location.

PITCH SINGLE shown in black

PITCH SINGLE shown in bronze

PITCH SINGLE shown in charcoal

PITCH SINGLE shown in silver

ORDERING INFORMATION

PRODUCT	SIZE	FINISH	LAMP
700WSNPT	1 SINGLE	B BLACK	-LED927 LED 80 CRI, 2700K 120V
		Z BRONZE	-LED927277 LED 80 CRI, 2700K 277V
		M CHARCOAL	-LED930 LED 80 CRI, 3000K 120V
		I SILVER	-LED930277 LED 80 CRI, 3000K 277V

techlighting.com

UPDATED 6/14/22

dals

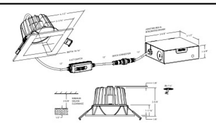
DALS LIGHTING

Canada: 80, de la Seigneurie blvd., E. Blainville, Quebec J7C 4N1
U.S.A.: 4383, NW 124th Ave., Coral Springs, Florida 33065
877.430.1818 info@dals.com dals.com

MODEL **RGR4SQ-CC**
NAME **RGR SERIES**
4-Inch Regressed Square Downlight

When choosing a recessed fixture, eliminating glare is a priority. The unique positioning of the LED module in this series of downlights will meet that important need.

PROJECT: TYPE:
DATE: QTY:
NOTES:



QUICK SPECS

SIZE	WATTS	DELIVERED LUMENS*	COLOR °T SCCT	CRI	VOLTAGE	BEAM ANGLE	FINISH
4"	15W	1100lm	2700K 3000K 3500K 4000K 5000K	90	120V	40°	○ White □ Satin Nickel □ ● Black □

*Lumen output measured at 3000K

LIGHT DISTRIBUTION

CONSTRUCTION

Lens	Type of optics	Type of LED
Clear	Optical lens	COB
Lens material	**Housing material**	**Cut hole size**
Acrylic	Cast aluminum	4-1/4"

RATINGS

Placement	Lifespan	FT rating
Indoor/Outdoor	50,000 hrs.	FTK
Location	**Certifications**	**Operating temperature**
Wet	ETL, FCC, ICES, ES IC, ASTM E283-04, T24	-20° to 40° C

WHAT'S IN THE BOX

LED recessed fixture
Junction box
Push-in wire connectors
Mounting hardware
Instruction sheet

ACCESSORIES

RFP-UNI Universal Drilling Plate
RFP-46 Drilling Plate

ADAPTERS

REC-EXT108 108° extension cord for recessed fixtures
REC-EXT230 230° extension cord for recessed fixtures

RGR4SQ-CC | dals.com

WINDFALL OUTDOOR WALL

VISUAL COMFORT & CO.

PRODUCT FEATURES

- From the brand formerly known as Tech Lighting
- Powerful, long lasting (L70, 70,000 hours) dimmable LED tested against the highest quality standards to ensure it delivers consistent LED performance and color over time.
- Die-cast aluminum structure, powder coat finish and stainless steel hardware for robust durability in harsh elements.
- Wet listed, IP65 (International Protection rating indicating resistance to dust and water. Suitable and safe for commercial use).
- 5- year Warranty. Go to www.techlighting.com for warranty details.
- Available in modern finishes

LAMPING

Black

Black Silver

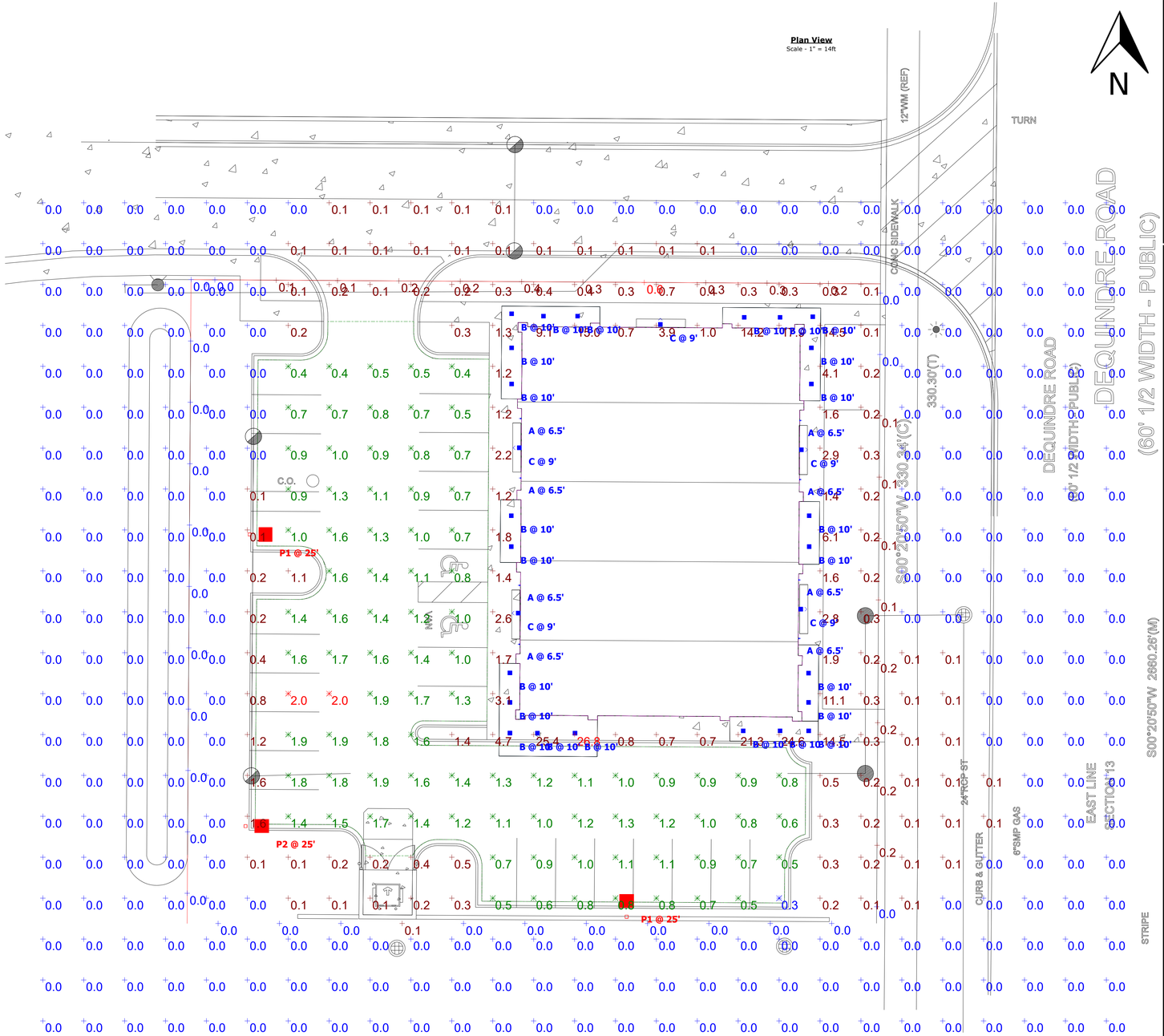
ORDERING INFORMATION

700OWWND	FINISH	LAMP
	B BLACK	-LED LED 80 CRI 3000K 120V
	I SILVER	-LED277 LED 80 CRI 3000K 277V

700OWWND
JOB NAME
NOTES

7400 Linder Avenue, Skokie, IL 60077
T (847.410.4400) | F (847.410.4500) | techlighting.com

Plan View
Scale - 1" = 14ft



Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
	P1	2	Lithonia Lighting	DSX1 LED P1 40K 80CRI BLC3	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Type 3 Extreme Backlight Control	5068	0.9	50.9
	P2	1	Lithonia Lighting	DSX1 LED P1 40K 80CRI RCCO	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Right Corner Cutoff Extreme Backlight Control	5114	0.9	50.9
	A	8	TECH LIGHTING			184	0.9	0
	B	24	DALS Lighting Inc.			996	0.9	14.4
	C	5	N/A	XY 15DB29-06	TR1264 Pitch 30W	916	0.9	23.5

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking & Drive Lanes	✳	1.1 fc	2.0 fc	0.3 fc	6.7:1	3.7:1
ROW/Property Line	+	0.1 fc	0.6 fc	0.0 fc	N/A	N/A
Overall/Grade	+	0.7 fc	26.8 fc	0.0 fc	N/A	N/A

General Note
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: GRADE

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

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

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

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

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

GBA

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Designer
BK
Date
05/22/2024
Rev.6/3/2024
Rev.6/4/2024
Scale
Not to Scale
Drawing No.
#24-29718 V4