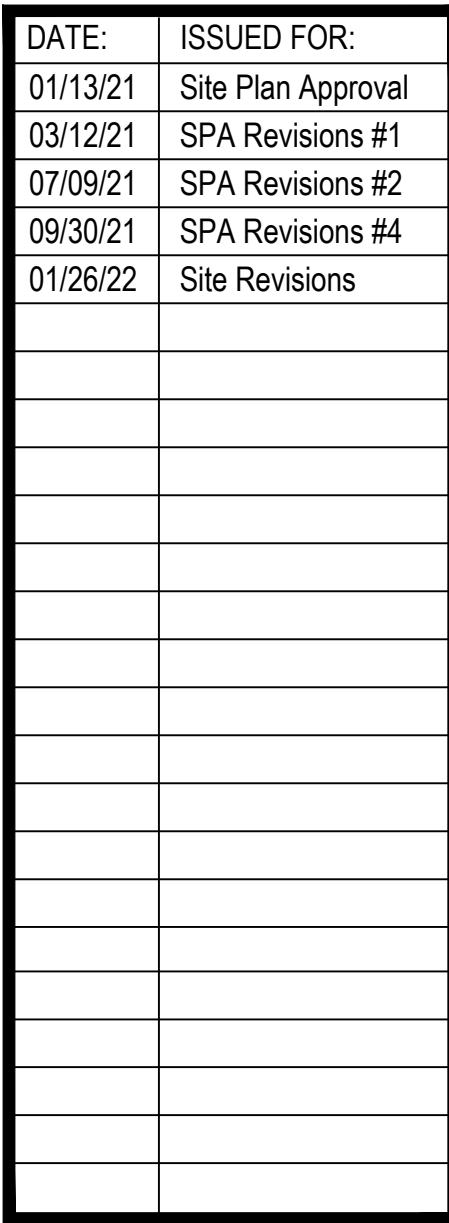




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D. S. WRIGHT & ASSOCIATES, P. C.
ARCHITECTURE & PLANNING
44456 CLARE BLVD, PLYMOUTH, MICHIGAN 48170
TELEPHONE • 734 377-4632

CONSULTANT

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DRAWING TITLE:

Architectural
Cover Sheet

DRAWN: DSW

CHECKED:

PLOT DATE & TIME:
Oct 04, 2022 - 9:17am

DRAWN DATE :

PROJECT NUMBER: 20-489.00

SHEET NUMBER:

CS - 001

PRELIMINARY

CONSULTANT

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<u>DRAWING TITLE:</u>	
Proposed Site Plan	
<u>PROJECT:</u>	New Building for JSB Builders LLC
<u>ADDRESS:</u>	6032 Schooner Street Van Buren Township, MI 48111
DO NOT SCALE THIS PRINT. USE FIGURED DIMENSIONS ONLY.	
<u>DRAWN:</u>	DSW
<u>CHECKED:</u>	
<u>PLOT DATE & TIME:</u> Oct 04, 2022 - 9:20am	
<u>DRAWN DATE:</u>	08/12/2020
<u>PROJECT NUMBER:</u>	20-485.03
<u>SHEET NUMBER:</u>	SP - 001

SITE NOTES:

Site information provided from survey by Arpee/Donnan Inc., dated 11/02/2000 and Lot Division drawing dated 07/06/2009.

Legal Description:

Parcel 'B', 4.478 acres or 195,061.7 square feet

Property Zoning: M-1, Light Industrial

Setbacks: Front yard - 50 feet
Side yards - 40 feet, 80 feet total
Rear yard - 40 feet

Maximum Building Height: 30 feet

Maximum Lot Coverage: 35% or 68,270 square feet
Proposed Lot Coverage: 8.3% or 16,280 square feet

Building use shall be consistent with the M-1 zoning district. Building Owner's suite to be warehousing, future tenant suites are to be determined.

Each potential tenant suite has access to an overhead door with a loading area outside of that overhead door. The truck well may be used by all Tenants in the building if needed. A pass thru overhead door is opposite the truck well overhead door to allow for common access. Owner reserves the right to lease to Tenant's that do not need a truck well or access to same.

Future development of the site is contingent upon the Owner's occupancy of the new building and the economic conditions at that time. Any new development shall be consistent with applicable zoning and engineering standards in place.

Parking Calculation:

5 Spaces + 1 space per 550 s.f. of gross floor area

Building Area = 16,280 s.f.
5 spaces + 16,280/550 = 29.6 or 30 spaces

Total Required Parking = 35 spaces
Total Provided Parking = 35 spaces

Monument Sign:

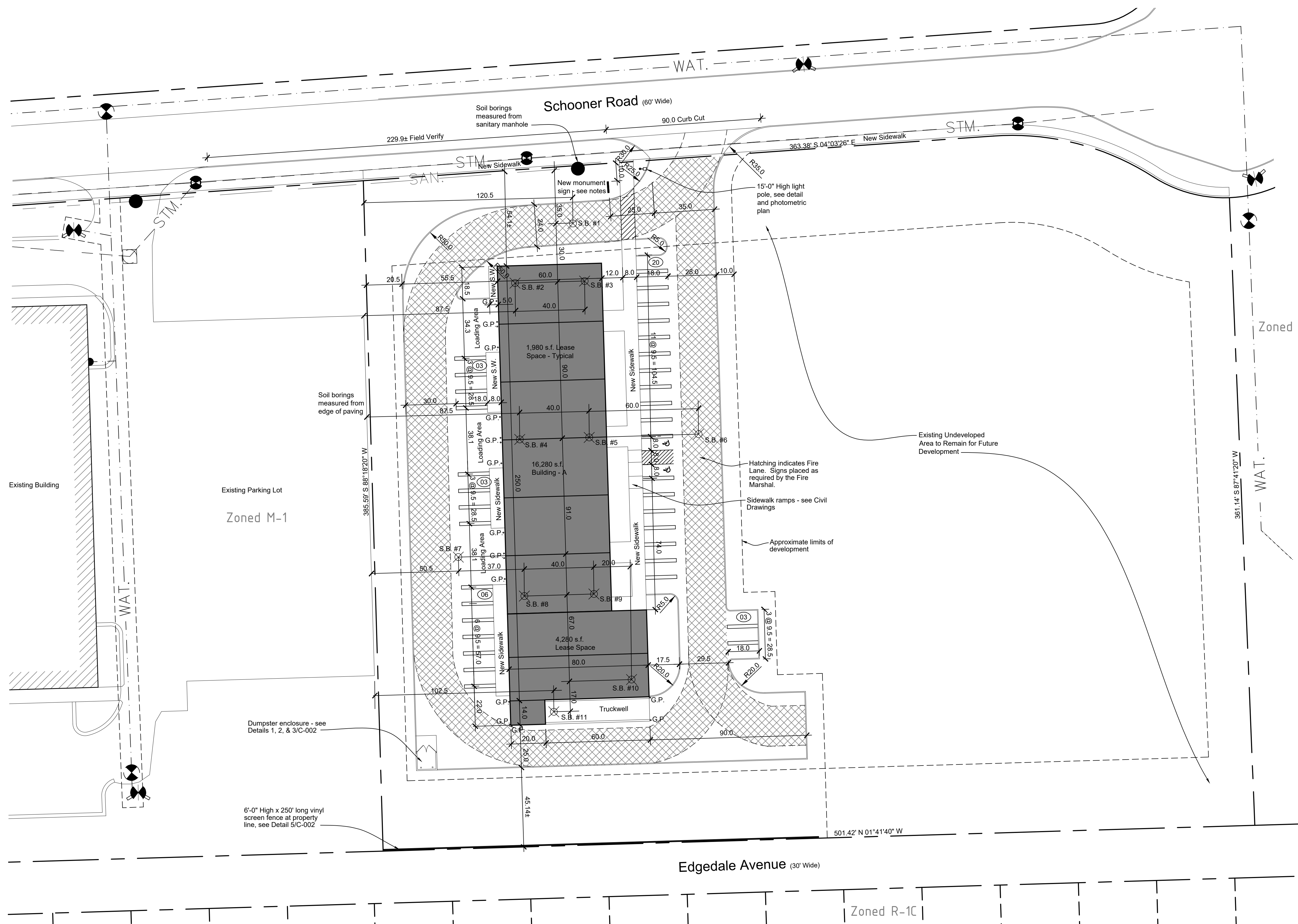
1 Multi-Business Development Sign - 4'x6' - 2 sided, internally illuminated, on 12" masonry base, maximum height 5'

Wall Sign(s):

1 per business (TBD), 60' of building frontage = 180 square feet maximum of wall signs.

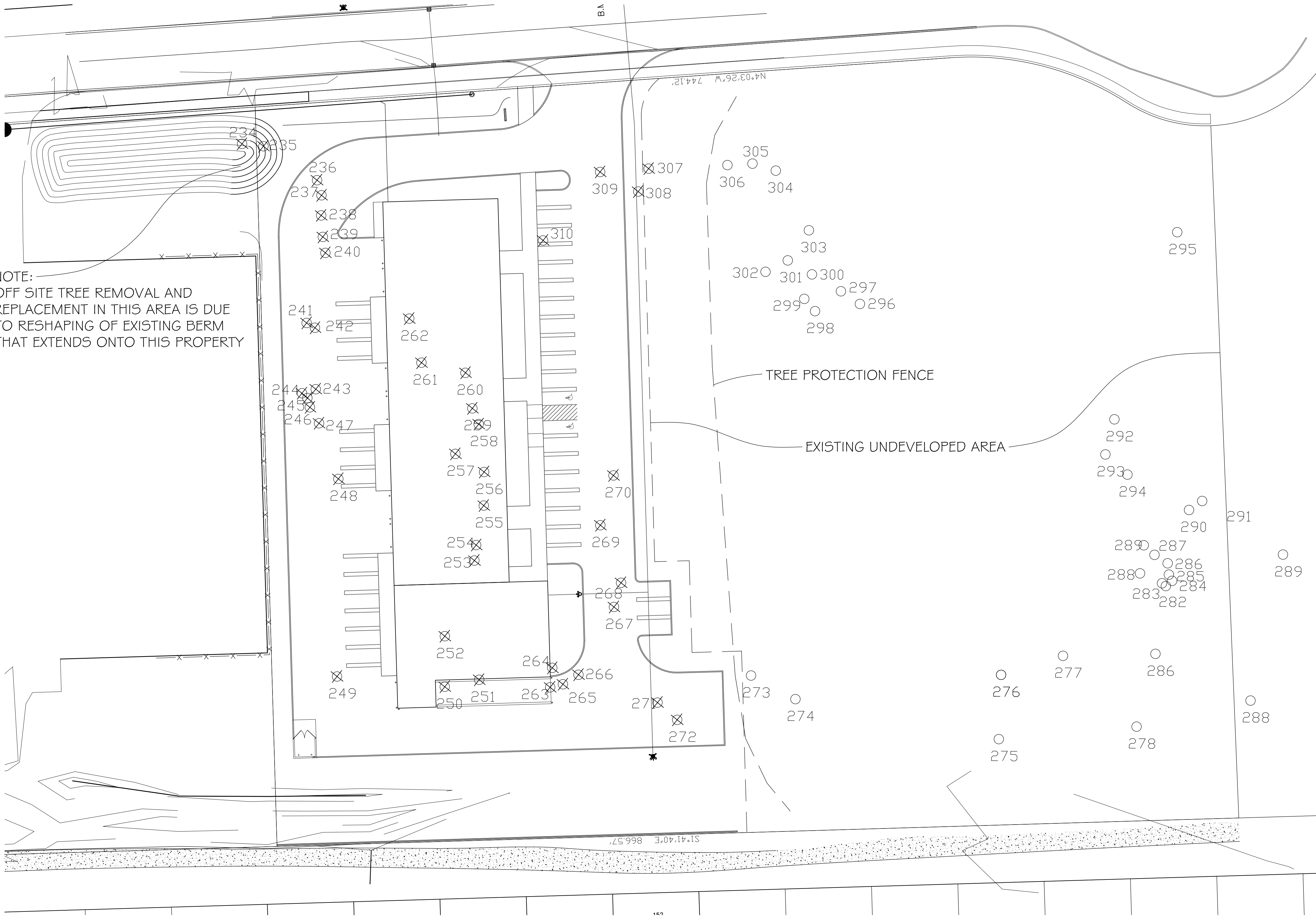
Soil Borings (S.B.) - 10 feet deep - #1, #6, & #7
- 20 feet deep - #2, #3, #4, #5, #8, #9, #10, #11

G.P. = Guard Post, see Detail 4/C-002



N  **SITE PLAN**
SCALE: 1"=30'-0"





NOTE:
OFF SITE TREE REMOVAL AND
REPLACEMENT IN THIS AREA IS DUE
TO RESHAPING OF EXISTING BERM
THAT EXTENDS ONTO THIS PROPERTY

== EXISTING TREE INVENTORY LIST ==

TAG NUMBER	STATUS	BOTANICAL NAME	COMMON NAME	D.B.H. (IN INCHES)	COMMENTS
234	R	PICEA PUNGENS	COLORADO SPRUCE	18'	GOOD
235	R	PICEA PUNGENS	COLORADO SPRUCE	18'	FAIR
236	R	PICEA PUNGENS	COLORADO SPRUCE	18'	FAIR
237	R	PICEA PUNGENS	COLORADO SPRUCE	18'	FAIR
238	R	PICEA PUNGENS	COLORADO SPRUCE	18'	FAIR
239	R	PICEA PUNGENS	COLORADO SPRUCE	18'	FAIR
240	R	PICEA PUNGENS	COLORADO SPRUCE	18'	FAIR
241	R	FRAXINUS PENNSYLVANICA	GREEN ASH	13, 13	FAIR
242	R	ULMUS PUMILA	SIBERIAN ELM	13	FAIR
243	R	ULMUS PUMILA	SIBERIAN ELM	12, 6	FAIR
244	R	ULMUS PUMILA	SIBERIAN ELM	18	FAIR
245	R	ULMUS PUMILA	SIBERIAN ELM	10	FAIR
246	R	ULMUS PUMILA	SIBERIAN ELM	15, 13	FAIR
247	R	ACER SACCHARINUM	SILVER MAPLE	10, 10	FAIR
248	R	SAUX NIGRA	BLACK WILLOW	10	FAIR
249	R	POPULUS SPECIES	POPLAR TREE	36	FAIR
250	R	FRAXINUS PENNSYLVANICA	GREEN ASH	9	FAIR
251	R	ULMUS PUMILA	SIBERIAN ELM	9	FAIR
252	R	ULMUS PUMILA	SIBERIAN ELM	9, 9	FAIR
253	R	POPULUS SPECIES	POPLAR TREE	9	FAIR
254	R	POPULUS SPECIES	POPLAR TREE	9	FAIR
255	R	POPULUS SPECIES	POPLAR TREE	9, 6	FAIR
256	R	POPULUS SPECIES	POPLAR TREE	13	FAIR
257	R	POPULUS SPECIES	POPLAR TREE	8	FAIR
258	R	FRAXINUS PENNSYLVANICA	GREEN ASH	8	FAIR
259	R	POPULUS SPECIES	POPLAR TREE	9	FAIR
260	R	POPULUS SPECIES	POPLAR TREE	9	FAIR
261	R	POPULUS SPECIES	POPLAR TREE	8	GOOD
262	R	POPULUS SPECIES	POPLAR TREE	9	GOOD
263	R	POPULUS SPECIES	POPLAR TREE	13	FAIR
264	R	POPULUS SPECIES	POPLAR TREE	11	FAIR
265	R	POPULUS SPECIES	POPLAR TREE	8	FAIR
266	R	POPULUS SPECIES	POPLAR TREE	8	FAIR
267	R	POPULUS SPECIES	POPLAR TREE	13	FAIR
268	R	ULMUS PUMILA	SIBERIAN ELM	9	FAIR
269	R	POPULUS SPECIES	POPLAR TREE	12	GOOD
270	R	ULMUS PUMILA	SIBERIAN ELM	9	POOR
271	R	POPULUS SPECIES	POPLAR TREE	12	FAIR
272	R	POPULUS SPECIES	POPLAR TREE	12	FAIR
273	S	POPULUS SPECIES	POPLAR TREE	10	GOOD
274	S	POPULUS SPECIES	POPLAR TREE	12	FAIR
275	S	POPULUS SPECIES	POPLAR TREE	8	GOOD
276	S	ULMUS PUMILA	SIBERIAN ELM	10	FAIR
277	S	ACER SACCHARINUM	SILVER MAPLE	11, 12, 7	FAIR
278	S	POPULUS SPECIES	POPLAR TREE	9	FAIR
279	S	POPULUS SPECIES	POPLAR TREE	23	FAIR
280	S	ULMUS PUMILA	SIBERIAN ELM	11	FAIR
281	S	ACER SACCHARINUM	SILVER MAPLE	11, 8, 12, 12	FAIR
282	S	ULMUS PUMILA	SIBERIAN ELM	9	POOR
283	S	PRUNUS VIRGINIANA	CHOKE CHERRY	8, 8, 8	POOR
284	S	FRAXINUS PENNSYLVANICA	GREEN ASH	13	FAIR
285	S	FRAXINUS PENNSYLVANICA	GREEN ASH	9	FAIR
286	S	PRUNUS VIRGINIANA	CHOKE CHERRY	13, 8, 10, 12	FAIR
287	S	FRAXINUS PENNSYLVANICA	GREEN ASH	9	FAIR
288	S	FRAXINUS PENNSYLVANICA	GREEN ASH	11	FAIR
289	S	FRAXINUS PENNSYLVANICA	GREEN ASH	9	FAIR
290	S	ACER SACCHARINUM	SILVER MAPLE	8, 8	FAIR
291	S	ULMUS PUMILA	SIBERIAN ELM	8	FAIR
292	S	PRUNUS VIRGINIANA	CHOKE CHERRY	10, 7	FAIR
293	S	POPULUS SPECIES	POPLAR TREE	9	FAIR
294	S	POPULUS SPECIES	POPLAR TREE	11	POOR
295	S	POPULUS SPECIES	POPLAR TREE	9	FAIR
296	S	POPULUS SPECIES	POPLAR TREE	8	FAIR
297	S	POPULUS SPECIES	POPLAR TREE	9	FAIR
298	S	POPULUS SPECIES	POPLAR TREE	8	FAIR
299	S	POPULUS SPECIES	POPLAR TREE	9	FAIR
300	S	POPULUS SPECIES	POPLAR TREE	9	FAIR
301	S	POPULUS SPECIES	POPLAR TREE	8	FAIR
302	S	POPULUS SPECIES	POPLAR TREE	8	FAIR
303	S	POPULUS SPECIES	POPLAR TREE	9	FAIR
304	S	POPULUS SPECIES	POPLAR TREE	9	FAIR
305	S	POPULUS SPECIES	POPLAR TREE	9	FAIR
306	S	POPULUS SPECIES	POPLAR TREE	13	GOOD
307	R	POPULUS SPECIES	POPLAR TREE	8	FAIR
308	R	POPULUS SPECIES	POPLAR TREE	9	FAIR
309	R	POPULUS SPECIES	POPLAR TREE	9	FAIR
310	R	POPULUS SPECIES	POPLAR TREE	12	GOOD

== KEY ==

- ⊗ — TREE TO BE REMOVED
- — TREE TO REMAIN

== TREE REMOVAL SUMMARY ==

TOTAL NUMBER OF TREES _____ 77 (76 ON SITE, 1 OFF SITE)
TOTAL NUMBER OF TREES REMOVED _____ 43
TOTAL NUMBER OF TREES REMAINING _____ 34

== TREE REPLACEMENT SUMMARY ==

REGULATED TREES ON SITE
TO BE REMOVED AND REPLACED _____ 7
NON REGULATED TREES TO BE
REMOVED AND NOT REPLACED _____ 36

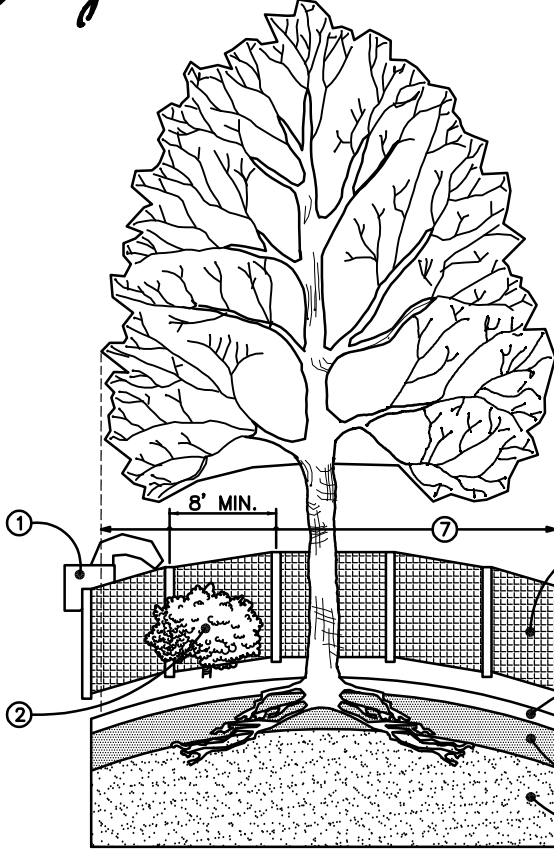
TREE PROTECTION NOTES.

- APPROVED TREE PROTECTION SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, & SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED. THE FORESTRY DIVISION SHALL BE NOTIFIED AFTER THE PROTECTION IS IN PLACE PRIOR TO CONSTRUCTION ACTIVITIES, INCLUDING DELIVERY OF MATERIALS.
- NO PERSON SHALL CONDUCT ACTIVITIES INSIDE THE DRIP LINES OF ANY TREE DESIGNATED TO REMAIN, INCLUDING, BUT NOT LIMITED TO, PLACING SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT OR SOIL DEPOSITS WITHIN THE DRIP LINES OF SAID TREES.
- GRADE CHANGES MAY NOT OCCUR WITHIN THE DRIP LINES OF ANY PROTECTED TREE.
- DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE OF ANY KIND TO ANY REMAINING TREES.
- ALL UTILITY SERVICE REQUESTED MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE THE PROTECTIVE FENCING.
- SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINES OF PROTECTED TREES.
- IF THE PROTECTION CAN NOT BE MAINTAINED FOR A TREE THROUGHOUT THE CONSTRUCTION PERIOD, REPLACEMENT OF THE CERTIFICATE OF OCCUPANCY.
- THAT TREES MAY BE REQUIRED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

REGULATED TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY ACTIVITIES MUST BE PROTECTED.

CONSTRUCTION DEBRIS.

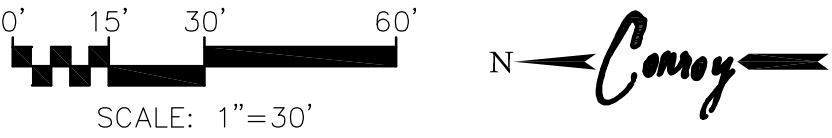
- UNDER STORY PLANTS.
- 4" HIGH, PLASTIC MESH PROTECTIVE FENCE.
- ORGANIC LAYER.
- TOPSOIL.
- MINERAL SOIL.
- DRIP LINE.
-



TREE PROTECTION FENCE DETAIL

NOT TO SCALE

WOODLAND PRESERVATION PLAN



Patrick S. Conroy

WOODLAND PRESERVATION PLAN

SHEET TITLE

ISSUED FOR

DATE

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PROJECT
JSB PLAZA
VAN BUREN TWP, MI

DRAWN BY
MKL

PROJECT No.

20.130

SHEET No.

WP-1

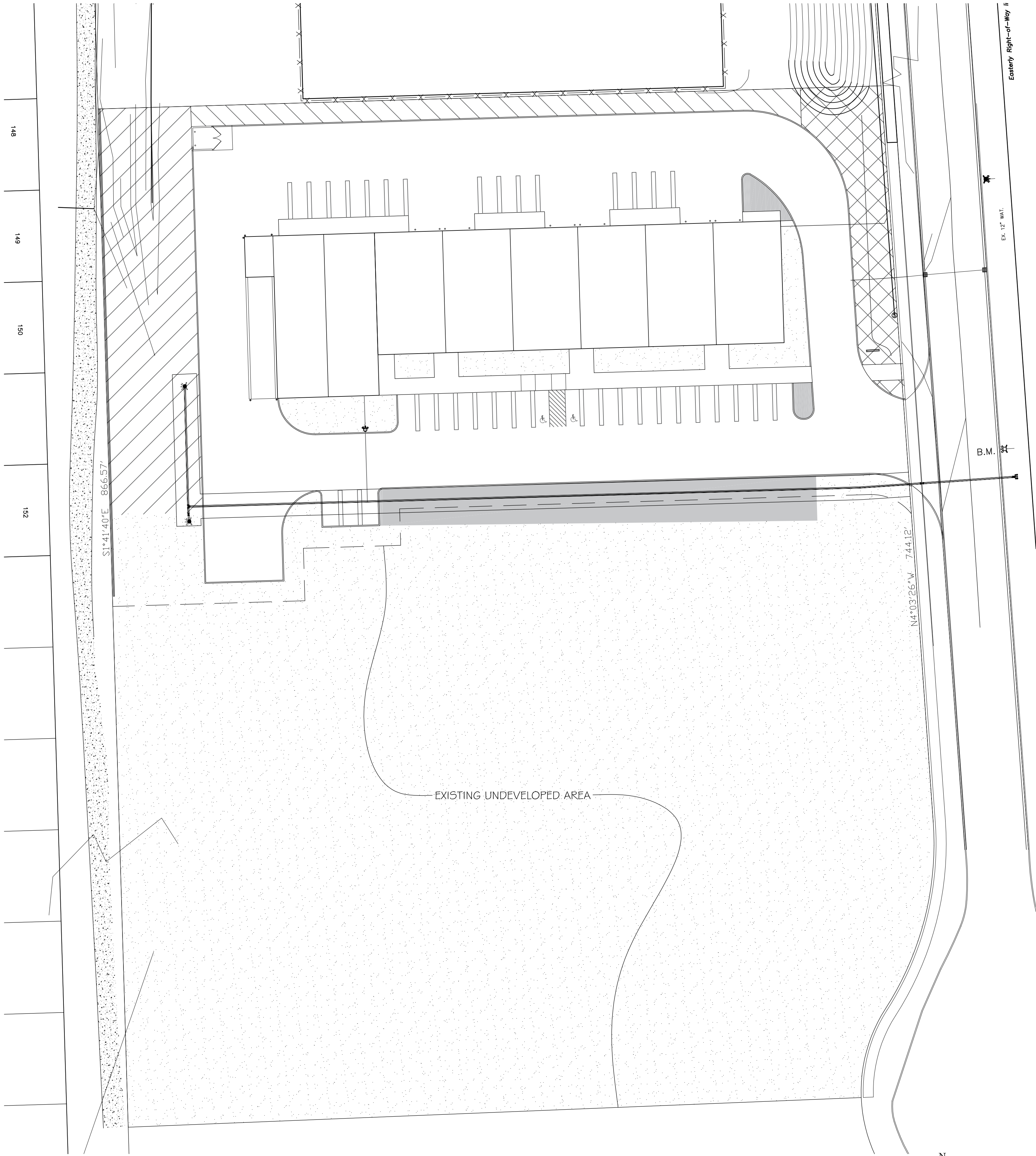
DRAWING DATE
1-11-2021

DATE

DATE

P.O. Box 542
Lake Orion, Michigan 48361-0542
P: 248.814.8082

PATRICK S.
Conroy
AND ASSOCIATES
Landscape Architecture & Construction • Construction Management
Site Planning • Golf Course Architecture



== LANDSCAPE REQUIREMENTS ==
KEY

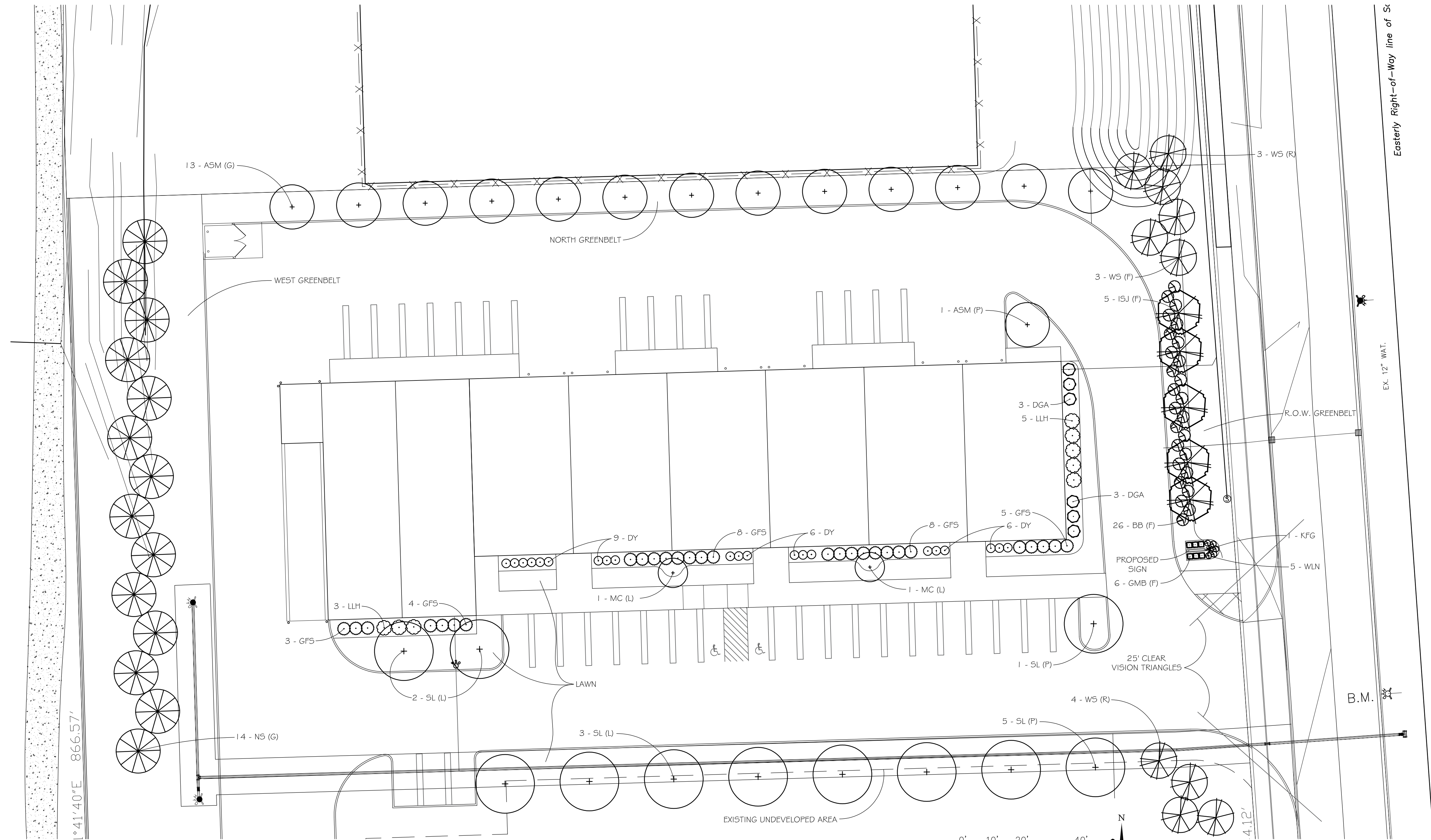
- WEST GREENBELT
- NORTH GREENBELT
- R.O.W. GREENBELT
- PARKING LOT LANDSCAPE
- SITE OPEN SPACE



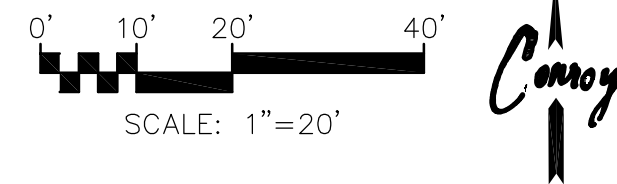
Patrick S. Conroy

PROJECT JSB PLAZA VAN BUREN TWP, MI		SHEET TITLE SITE LANDSCAPE REQUIREMENTS		ALL DESIGNS, DETAILS AND NOTES ARE THE PROPERTY OF PATRICK S. CONROY AND ASSOCIATES AND LANDSCAPE ARCHITECTS. NO PART OF THIS PROJECT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION FROM BOTH PATRICK S. CONROY AND ASSOCIATES AND LANDSCAPE ARCHITECTS. THIS DOCUMENT IS STRICTLY PROHIBITED.
DRAWN BY MKL	DRAWING DATE 1-11-2021	ISSUED FOR	DATE	
		ISSUED FOR SPA	1-13-21	
		SPA REVISION #1	3-12-21	
		SPA REVISION #2	7-9-21	
		SPA REVISIONS #4	11-22-21	
PROJECT No. 20.130				
SHEET No. L-1				

SHEET No.
L-1



PROPOSED SITE LANDSCAPE PLAN



- == TREE IDENTIFICATION KEY ==
- (P) - PARKING LOT TREES
 - (F) - FRONTAGE TREES
 - (L) - LANDSCAPE TREES
 - (R) - REPLACEMENT TREES
 - (G) - GREENBELT TREES

LANDSCAPE PLANT MATERIAL LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
14	ASM	ACER x FREEMANII	ARMSTRONG MAPLE	3"	B#B	6' BRANCHED
11	SL	GLEDITSIA TRI 'SKYLINE'	SKYLINE LOCUST	3"	B#B	6' BRANCHED
10	WS	PICEA GLAUCA	WHITE SPRUCE	8'	B#B	
14	NS	PICEA ABIES	NORWAY SPRUCE	8'	B#B	
5	ISJ	SYRINGA R. "IVORY SILK"	IVORY SILK JAPANESE TREE LILAC	2.5"	B#B	4' BRANCHED
2	MC	MALUS JARMIN	MARILEE CRAB	2.5"	B#B	4' BRANCHED
21	DY	TAXUS DENSIFORMIS	DENSE YEW	24"	B#B	
6	DGA	THUJA OCCIDENTALIS 'NIGRA'	DARK GREEN ARBORVITAE	6"	B#B	
6	GMB	BUXUS "GREEN MOUNTAIN"	GREEN MOUNTAIN BOXWOOD	18"	CON'T	
26	BB	EUONYMUS ALATUS COMPACTA	COMPACT BURNING BUSH	36"	CON'T	
8	LLH	HYDRANGEA P. "LIMELIGHT"	LIMELIGHT HYDRANGEA	36"	CON'T	
28	GF5	SPIREA "GOLD FLAME"	GOLD FLAME SPIREA	24"	CON'T	
1	KFG	CALAMAGROSTIS x ACUTIFLORA	KARL FOERSTER REED GRASS	1 GAL.	CON'T	
5	WLN	NEPETA RACEMOSA	WALKER LOW NEPETA	1 GAL.	CON'T	

SITE LANDSCAPE REQUIREMENTS

PARKING LOT TREES-

36,821 SF. OF PAVED SURFACE. (EXCLUDING SIDEWALK)

5% LANDSCAPE AREA REQUIRED = 1,841 SF.
TOTAL LANDSCAPE AREA PROVIDED = 4,703 SF.

1 TREE PER 300 SF. OF
REQUIRED LANDSCAPE AREA = 6 REQUIRED 6 PROVIDED

WEST GREENBELT - 198 LF.

1 SHADE TREE/EVERGREEN PER 15 LF. = 14 REQUIRED 14 PROVIDED

NORTH GREENBELT - 386 LF.

1 SHADE TREE/EVERGREEN PER 30 LF. = 13 REQUIRED 13 PROVIDED

GREENBELT / FRONTAGE-

189 LF. FRONTAGE - 34' DRIVEWAY = 155 LF.

1 SHADE TREE/EVERGREEN PER 40 LF. = 4 REQUIRED 4 PROVIDED
1 ORNAMENTAL TREE PER 40 LF. = 4 REQUIRED 4 PROVIDED
8 SHRUBS PER 40 LF. = 32 REQUIRED 32 PROVIDED

SITE OPEN SPACE LANDSCAPE-

SITE LANDSCAPE AREA: 115,843 SF.

1 TREE PER 3,000 SF. = 39 REQUIRED 39 PROVIDED

36 EXISTING AND 3 NEW TREES

NOTE:
LANDSCAPE CONTRACTOR TO INSTALL 4" TOPSOIL AND SEED,
FERTILIZER AND STRAW MULCH ON ALL DISTURBED AREAS ON SITE

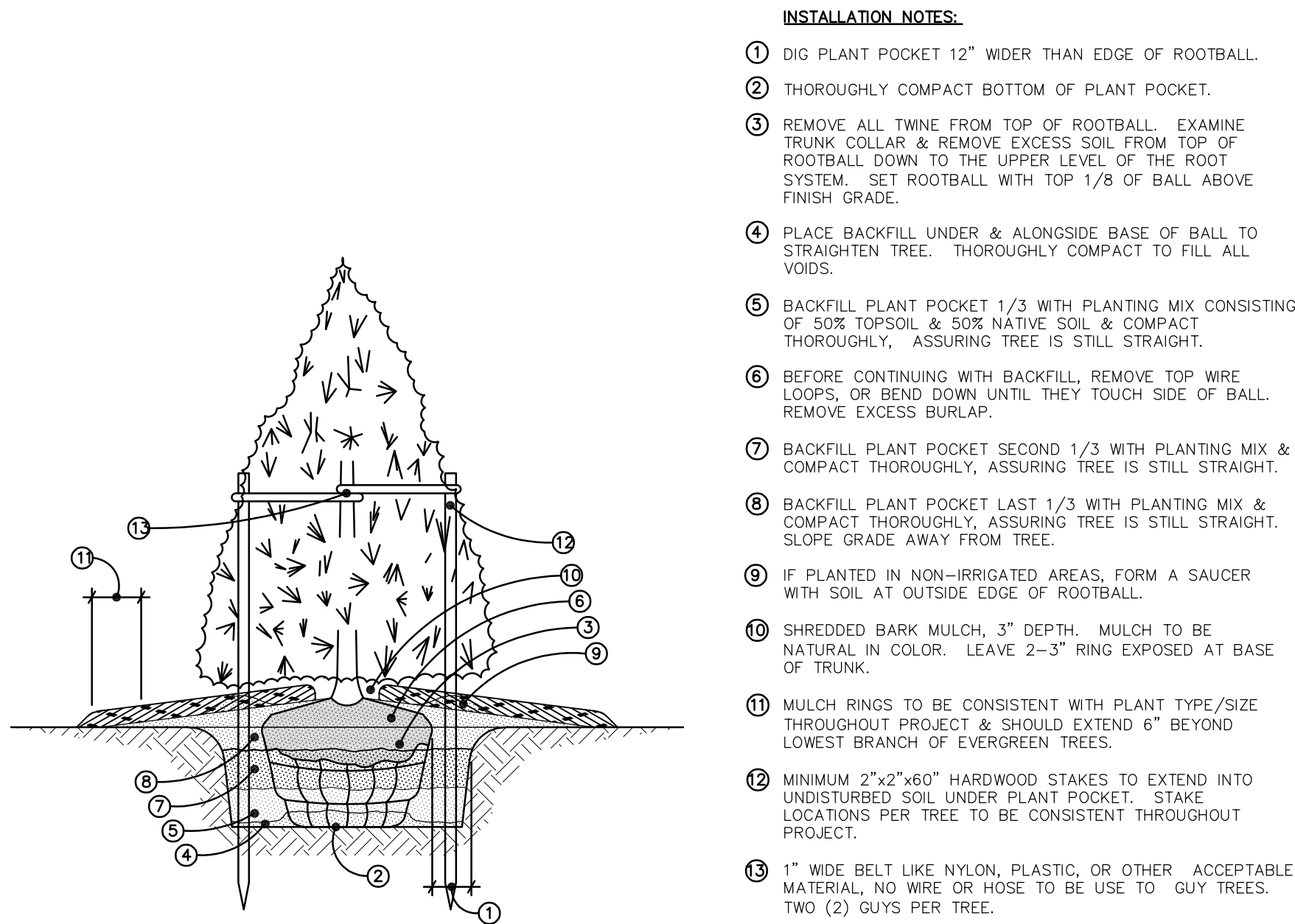
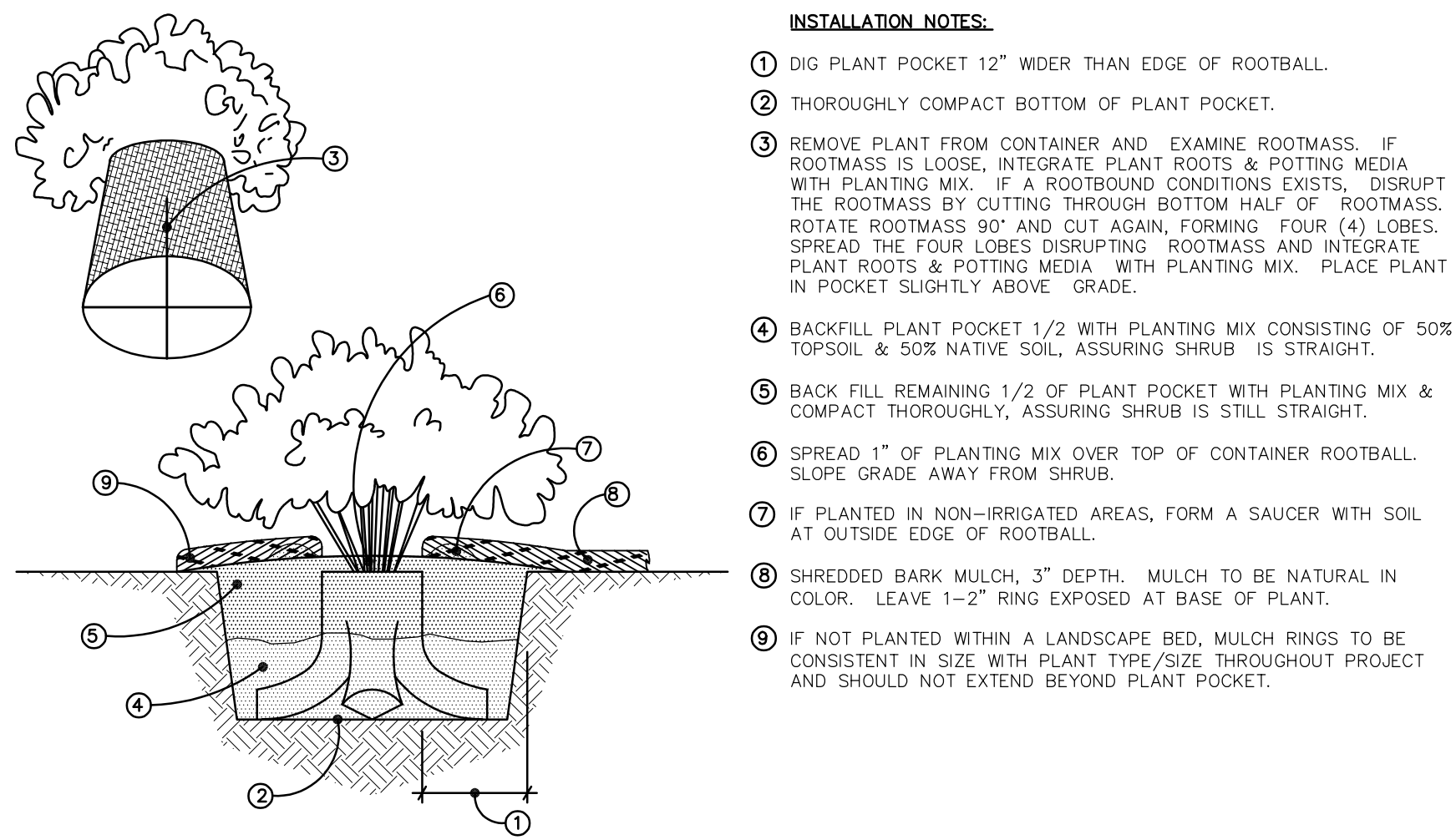
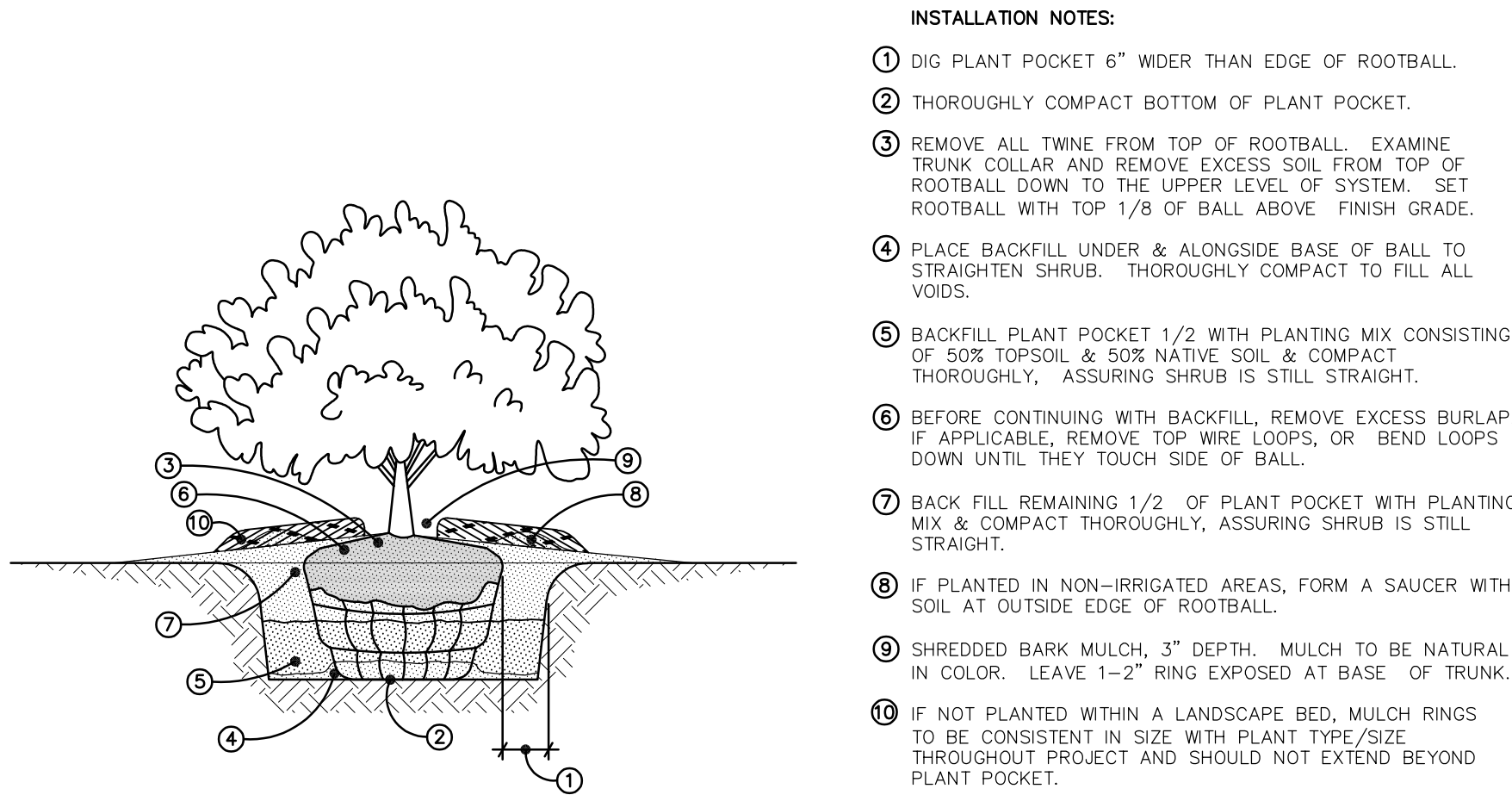
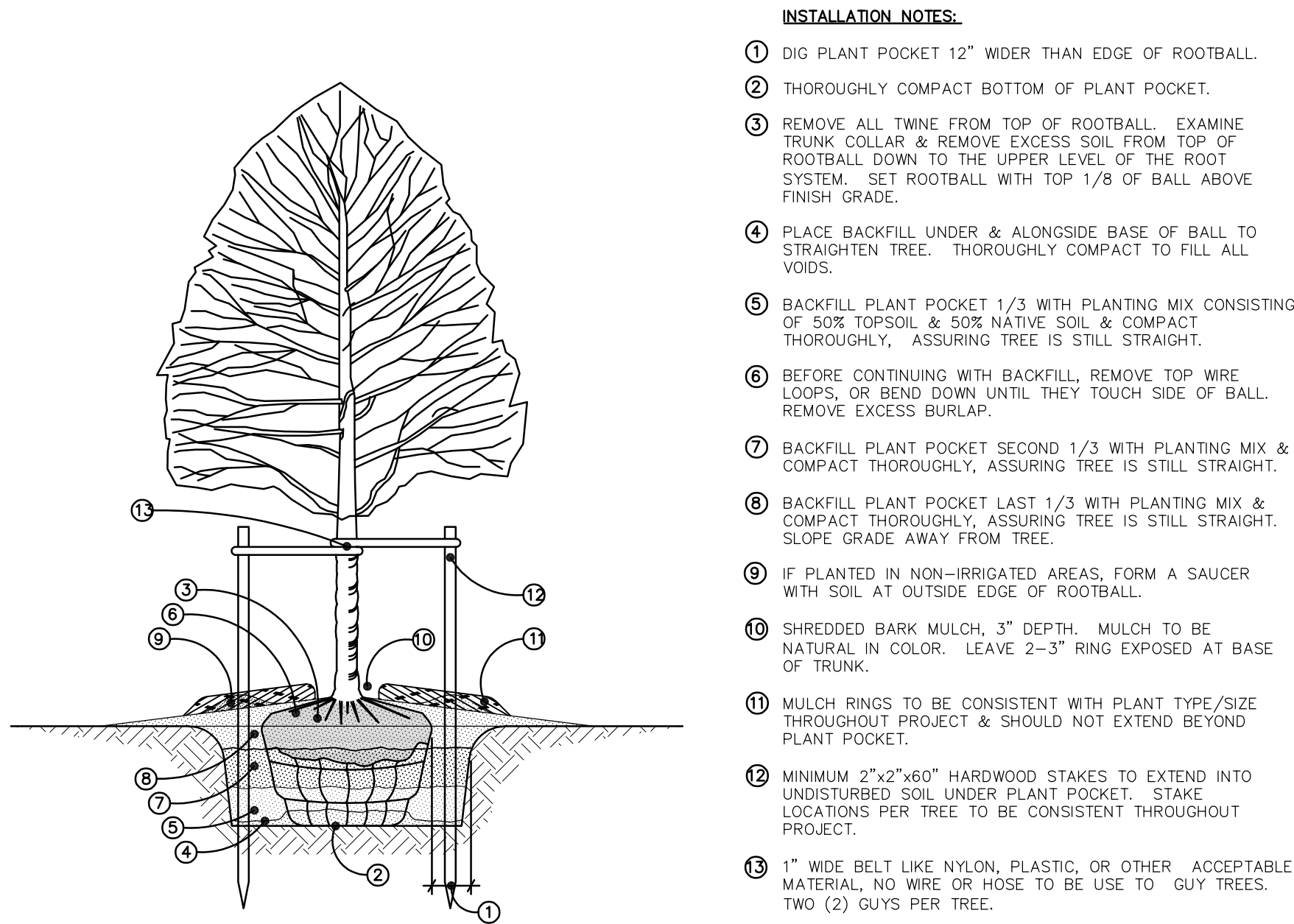


Patrick S. Conroy

PROPOSED SITE LANDSCAPE PLAN			
SHEET TITLE	ISSUED FOR	DATE	ISSUED FOR
ISSUED FOR SPA	1-13-21		
SPA REVISION #1	3-12-21		
SPA REVISION #2	7-9-21		
SPA REVISION #3	11-22-21		

PROJECT	JSB PLAZA
DRAWN BY	MKL
PROJECT No.	20.130
SHEET No.	L-2

PATRICK S. CONROY AND ASSOCIATES
P.O. Box 542
Lake Orion, Michigan 48361-0542
P: 248.814.8082
Landscape Architecture & Construction • Construction Management
Site Planning • Golf Course Architecture



- GENERAL NOTES**
- 1 ALL LANDSCAPE INSTALLATION SHALL CONFORM TO THE LANDSCAPE REQUIREMENTS AS OUTLINED IN THE ORDINANCES FOR VAN BUREN TWP., MICHIGAN.
 - 2 ALL PLANT MATERIAL TO BE INSTALLED PER PLANTING DETAILS & SPECIFICATIONS.
 - 3 ALL LAWN AREA (AS INDICATED) ARE TO BE SEEDED, UNLESS NOTED OTHERWISE, WITH A MINIMUM 4" OF TOPSOIL.
 - 4 ALL LAWN AND LANDSCAPE PLANTING BED AREAS (AS INDICATED) WILL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. WATERING WILL ONLY OCCUR BETWEEN THE HOURS OF 12AM AND 5AM.
 - 5 ALL EDGING (AS INDICATED) TO BE AS SPECIFIED ON DRAWINGS & DETAILS, INSTALL PER MANUFACTURERS SPECIFICATIONS.
 - 6 SIZE AND QUALITY OF LANDSCAPE MATERIAL SHALL BE IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - 7 LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IN WRITING OF ANY PROPOSED CHANGE IN PLANT MATERIAL AND OR LOCATION. LANDSCAPE ARCHITECT TO APPROVAL ALL SUBSTITUTIONS AND OR CHANGES IN WRITING, PRIOR TO INSTALLATION.
 - 8 THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THE DOES NOT MEET THE OWNER, LANDSCAPE ARCHITECT, OR INDUSTRY STANDARDS.
 - 9 LANDSCAPE ARCHITECT TO APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION, ALL CONSTRUCTION AND PLANT MATERIAL LOCATIONS MAY BE ADJUSTED ON SITE IF NECESSARY.
 - 10 PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SAFETY PATHS, SIDEWALKS, CURBS, PARKING STALLS & FIRE DEPARTMENT CONNECTIONS (HYDRANTS):

DECIDUOUS TREES – 5 Lf.
ORNAMENTAL & CONIFEROUS TREES – 10 Lf.
SHRUBBERY LESS THAN 12" HT. x 12" WD. (AT MATURITY) – 2 Lf.
 - 11 NO DECIDUOUS OR CONIFEROUS TREES ARE TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UNDERGROUND UTILITY LINES AS SHOWN ON THE OVERALL SITE LANDSCAPE PLAN. REFER TO CIVIL ENGINEERING PLANS FOR EXACT LOCATIONS AND DETAILS.
 - 12 THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE THE WORK IS ACCEPTED IN WRITING BY CONROY & ASSOCIATES, INC. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, ALL DEAD PLANTS, AND ALL PLANTS NOT IN VIGOROUS THRIVING CONDITIONS, AS DETERMINED BY CONROY & ASSOCIATES, INC., DURING AND AT THE END OF THE GUARANTEE PERIOD. REPLACEMENT MATERIAL SHALL CONFORM TO THE ORIGINAL SPECIFICATION.

- PLANTING TREES & SHRUBS**
- 1 DIG PLANT POCKET MINIMUM 24" WIDER THAN BALL.
 - 2 DIG PLANT POCKET FOR SHRUBS A MINIMUM OF 6" WIDER THAN BALL OR CONTAINER.
 - 3 LOOSEN SOIL ON SIDES OF POCKET TO BREAK GLAZING CAUSED BY DIGGING. THOROUGHLY COMPACT SUBGRADE.
 - 4 CONTRACTOR TO VERIFY PERCOLATION OF PLANTING BED OR POCKET PRIOR TO INSTALLATION.
 - 5 COMPLETELY REMOVE ALL CONTAINERS AT THE TIME OF PLANTING.
 - 6 ALL UNSUITABLE SOIL TO BE REMOVED FROM SITE.
 - 7 ALL HEIGHTS SHOWN ON DETAILS ARE BEFORE PRUNING.
 - 8 ALL DEPTHS SHOWN ON DETAILS ARE BEFORE SETTLLING.
 - 9 SET 7/8 OF BALL IN POCKET, EXPOSING 1/8 OF BALL AT GRADE MINIMUM.
 - 10 BACKFILL PREPARED SOIL TO 1/3 THE DEPTH & COMPACT THOROUGHLY, BACKFILL SECOND 1/3 & COMPACT THOROUGHLY, FINISH BACKFILL & COMPACT THOROUGHLY.
 - 11 LOOSEN & REMOVE ALL LACING FROM BALL.
 - 12 BACKFILL WITH PREPARED SOIL.
 - 13 COVER TREE PLANT POCKET AREAS & ALL PLANTING BEDS WITH A MINIMUM 3" DEPTH SHREDDED BARK MULCH. LEAVE 3" RING EXPOSED AT BASE OF ALL INDIVIDUAL TREES. MULCH TO BE NATURAL IN COLOR.
 - 14 ALL ANNUAL & PERENNIAL BEDS ARE TO BE EXCAVATED TO A DEPTH OF 6" & REPLACED WITH A PLANTING MIX CONSISTING OF 50% SANDY SOIL & 50% LEAF COMPOST.
 - 15 ALL PLANTS ARE TO BE PLUMB PRIOR TO STAKING. STAKING IS NOT TO BE USED TO STRAIGHTEN LEANING MATERIAL.
 - 16 ALL STAKING & GUYING MATERIAL TO BE REMOVED BY LANDSCAPE CONTRACTOR ONE (1) YEAR AFTER INSTALLATION.

DETAILS AND NOTES				SHEET TITLE			
ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
ISSUED FOR SPA	1-13-21	ISSUED FOR SPA	1-13-21	ISSUED FOR SPA	1-13-21	ISSUED FOR SPA	1-13-21
SPA REVISION #1	3-12-21	SPA REVISION #1	3-12-21	SPA REVISION #1	3-12-21	SPA REVISION #1	3-12-21
SPA REVISION #2	7-9-21	SPA REVISION #2	7-9-21	SPA REVISION #2	7-9-21	SPA REVISION #2	7-9-21
SPA REVISION #3	11-22-21	SPA REVISION #3	11-22-21	SPA REVISION #3	11-22-21	SPA REVISION #3	11-22-21
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PROJECT				PROJECT No.			
PROJECT				SHEET No.			

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Lake Orion, Michigan 48361-0542
P: 248.814.8082

PATRICK S.
Conroy
AND ASSOCIATES

Landscape Architecture & Construction • Construction Management
Site Planning • Golf Course Architecture

PROJECT
JSB PLAZA
VAN BUREN TWP, MI

DRAWN BY
MKL

DRAWING DATE
1-11-2021

PROJECT No.
20.130

SHEET No.
L-3

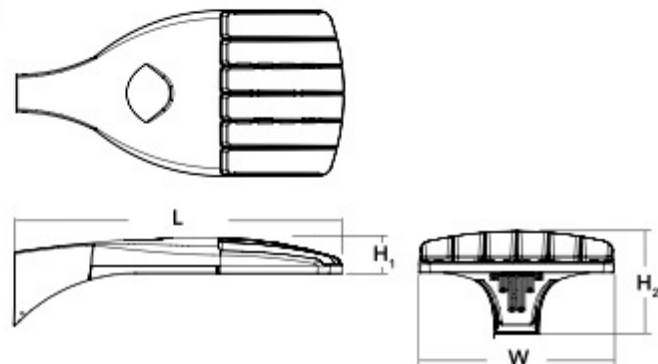


D-Series Size 0
LED Area Luminaire



Specifications

EPA: 0.95 ft² (0.09 m²)
Length: 26" (660 mm)
Width: 13" (330 mm)
Height: 3" (76 mm)
Height: 7" (178 mm)
Weight (max): 16 lbs (7.2 kg)



Catalog Number

Notes

Type

For the full list of notes visit this page in our all documents section.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	Forward optics P1 P4 P7 P2 P5 P3 P6 Rotated optics P10 ¹ P12 ² P11 ³ P13 ⁴	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T3M Type III medium T3S Type III short T3M Type III medium T4M Type IV medium T5M Forward throw medium T5VS Type V very short ⁵	T5S Type V short ¹ T3M Type V medium ¹ T3W Type V wide ¹ BLC Backlight control ¹ LCCO Left corner cutoff ⁶ RCCO Right corner cutoff ⁶	MVOLT ^{1A} 120" 208" 240" 277" 347" 480" Shipped included SPA Square pole mounting ⁷ RPA Round pole mounting ⁷ WBA Wall bracket ⁷ SPUMBA Square pole universal mounting adaptor ⁸ RPU MBA Round pole universal mounting adaptor ⁸ Shipped separately KNAS Max arm mounting bracket adaptor (specify finish) ⁹

Control options	Other options	Finish (optional)
Shipped installed NLTAIR2 Single dim generation ¹⁰ enabled ¹⁰ PIRHN Network high-flow motion/ambient sensor ¹¹ PER NEMA twist-lock receptacle only (control ordered separately) ¹² PERS Five-pin receptacle only (control ordered separately) ¹³ PERZ Seven-pin receptacle only (leads exit fixture) (control ordered separately) ¹⁴ DMG 0-10V dimming control (back of housing for external control (control ordered separately) ¹⁵	PIR High-flow, motion/ambient sensor, 6-15' mounting height, ambient sensor enabled at 16' ¹⁶ PIRHN High-flow, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16' ¹⁶ PIRHNFCV High-flow, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16' ¹⁶ PIRHNFCV High-flow, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16' ¹⁶ FAO Field adjustable output ¹⁷	DDBXD Dark bronze DBLXD Black DNALD Natural aluminum DWBXD White DDBXD Textured dark bronze DBLXD Textured black DNALD Textured natural aluminum DWBXD Textured white



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (378) • www.lithonia.com
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DSX0 LED
Rev. 07/2020
Page 1 of 8

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Lamp	LLF	Notes
	A	9	Lithonia Lighting	DSX0 LED	LED	0.9	
	B	7	Lithonia Lighting	DSX0 LED	LED	0.9	
	C	1	Lithonia Lighting	DSX0 LED	LED	0.9	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Grade	+	0.3 fc	8.4 fc	0.0 fc	N/A	N/A	0.0:1
Parking	X	1.7 fc	8.4 fc	0.0 fc	N/A	N/A	0.2:1

General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
3. LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

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.

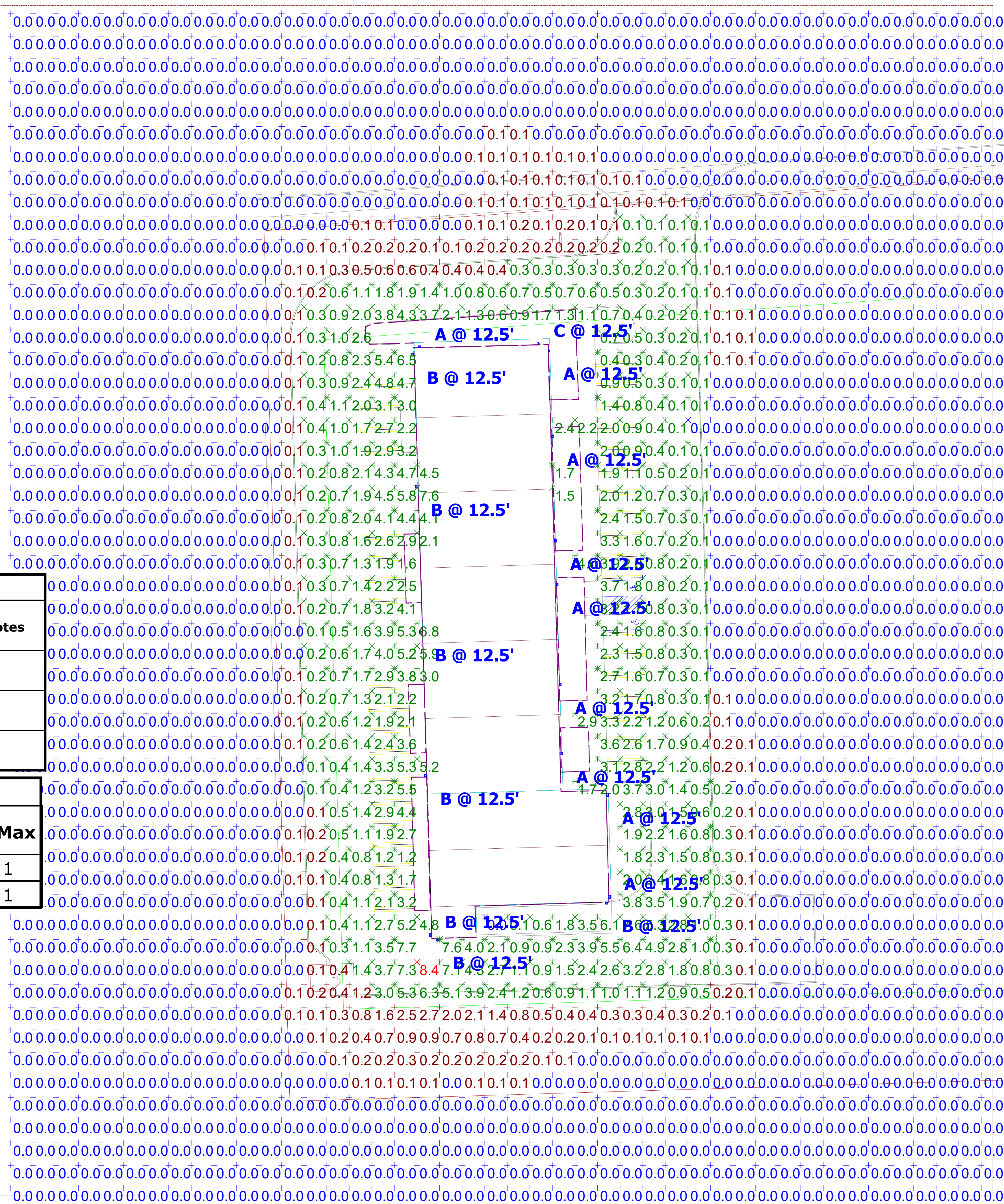
THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

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.

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

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

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



JSB PLAZA
PHOTOMETRIC PLAN
PREPARED FOR: D.S. WRIGHT & ASSOCIATES
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

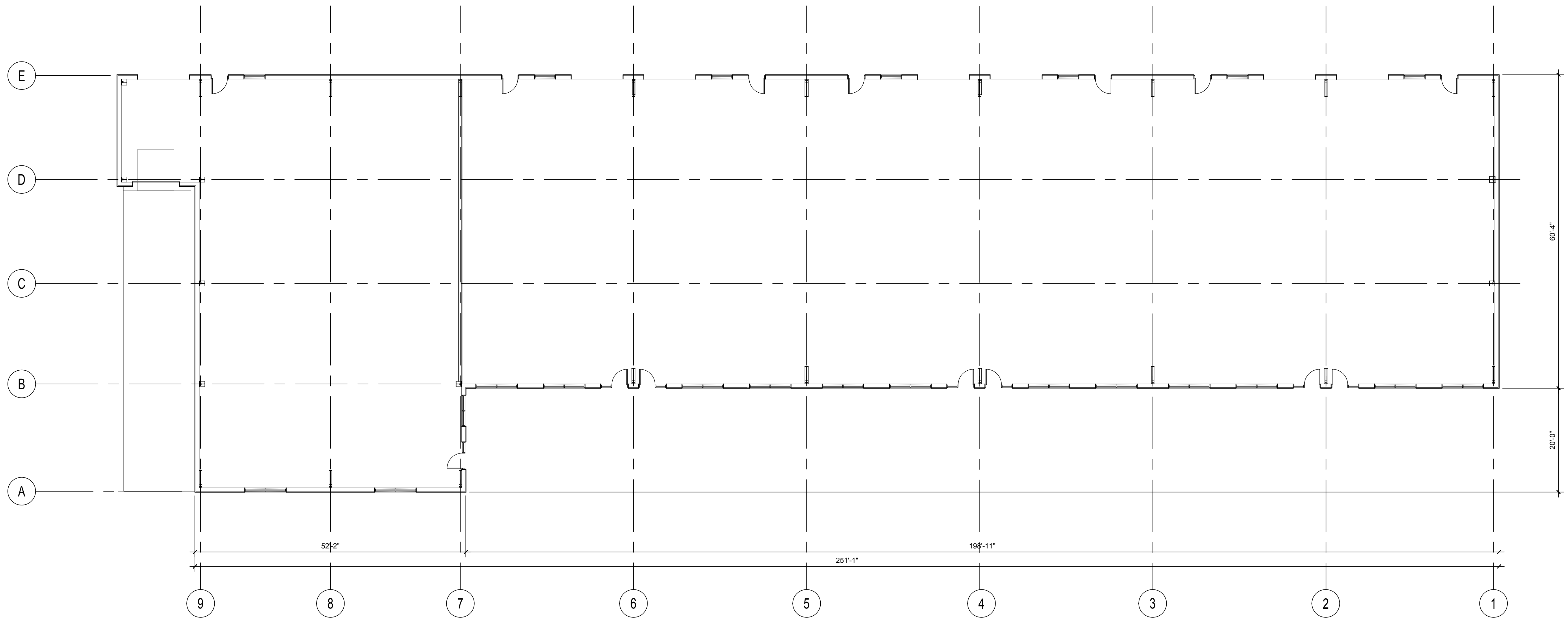
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DS
Date
3/8/2021
Scale
Not to Scale
Drawing No.
#21-57311 V2
1 of 2

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 ARCHITECTURE & PLANNING
 44456 CLARE BLVD, PLYMOUTH, MICHIGAN 48170
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 CONSULTANT

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<u>DRAWING TITLE:</u> Composite Floor Plan	
<u>PROJECT:</u> New Building for JSB Builders LLC	
<u>ADDRESS:</u> 6032 Schooner Road Van Buren Township, MI 48111	
DO NOT SCALE THIS PRINT. USE FIGURED DIMENSIONS ONLY.	
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<u>PLOT DATE & TIME:</u> Mar 11, 2021 - 8:12am	
<u>DRAWN DATE :</u>	09/02/2020
<u>PROJECT NUMBER:</u>	20-489.00
<u>SHEET NUMBER:</u>	A - 210



COMPOSITE FLOOR PLAN
SCALE: 3/32" = 1'-0"

PRELIMINARY

[illegible]

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DRAWING TITLE:
Elevations

PROJECT: **New Building for JSB Builders LLC**
ADDRESS: **6032 Schooner Road
Van Buren Township, MI 48111**

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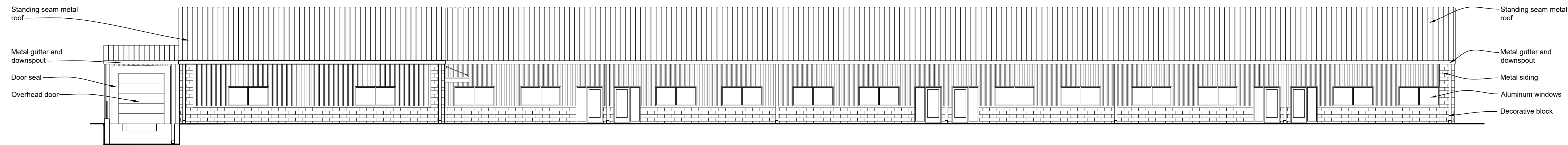
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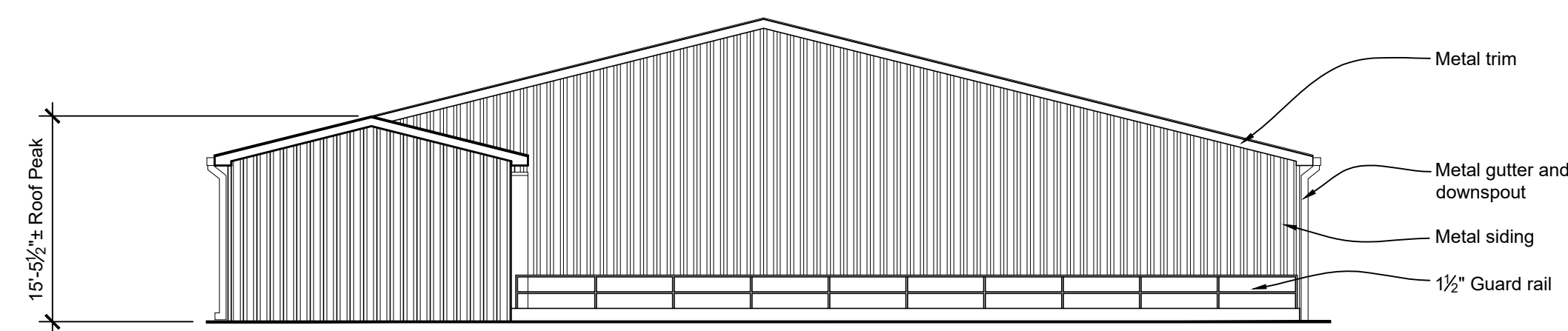
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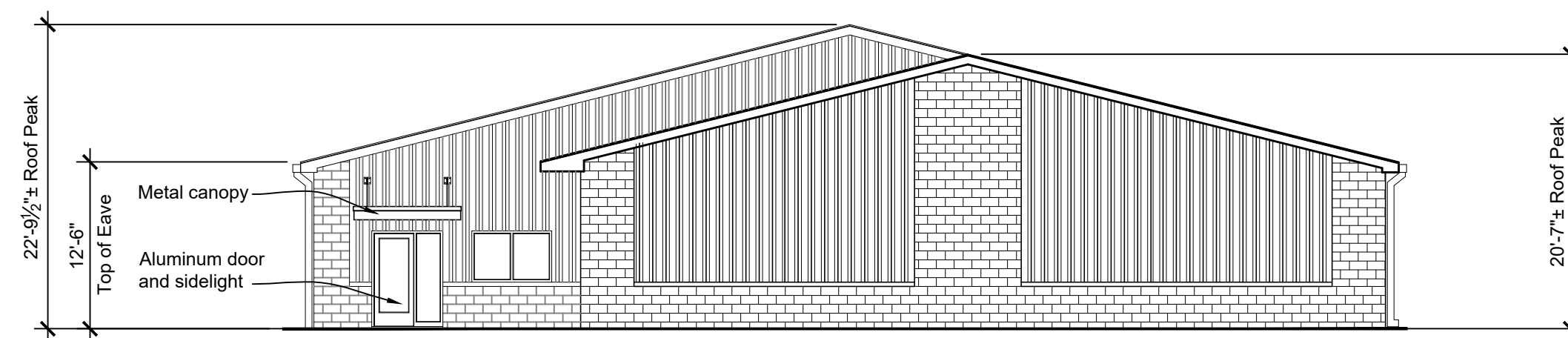
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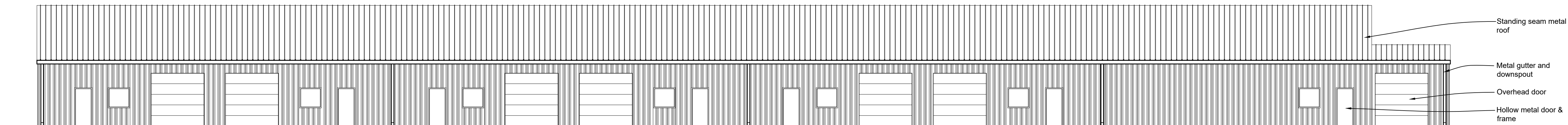
SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



WEST ELEVATION
SCALE: 3/32" = 1'-0"



EAST ELEVATION
SCALE: 3/32" = 1'-0"



NORTH ELEVATION

SCALE: 3/32" = 1'-0"

PRELIMINARY