

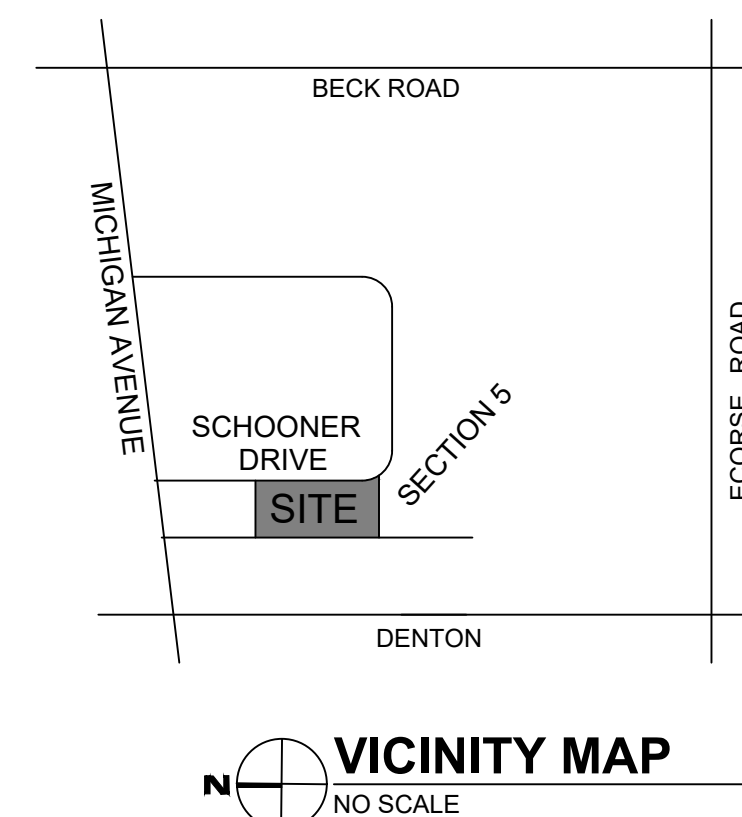


# JSB BUILDERS LLC

6032 Schooner Road  
Van Buren Township, Michigan 48111

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DATE:	ISSUED FOR:
01/13/21	Site Plan Approval
03/12/21	SPA Revisions #1
07/09/21	SPA Revisions #2
09/30/21	SPA Revisions #4
01/26/22	Site Revisions

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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**

PROJECT:  
 New Building for JSB Builders LLC

ADDRESS:  
 6032 Schooner Road  
 Van Buren Township, MI 48111

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

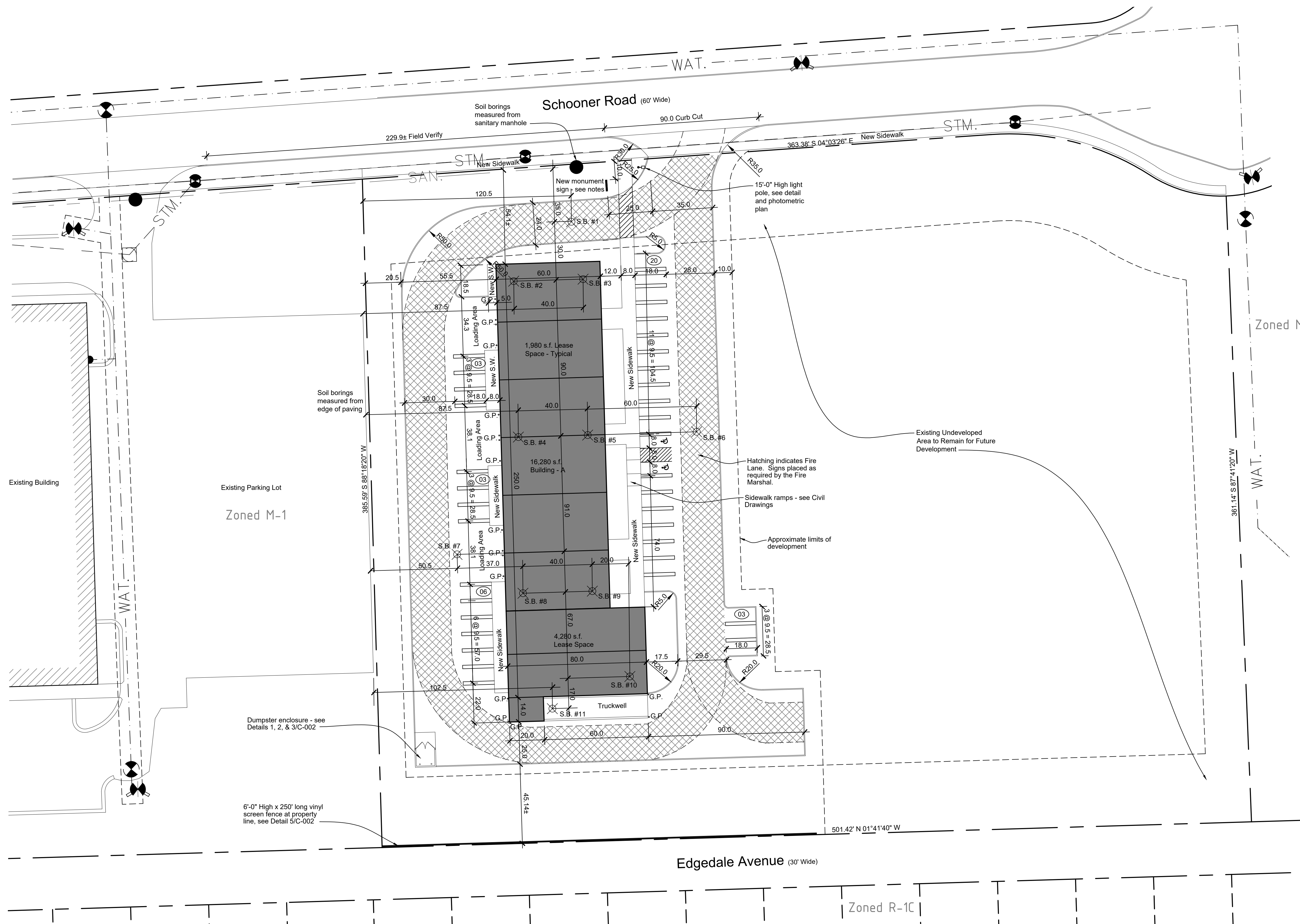
DRAWN DATE: 01/04/2021

PROJECT NUMBER: 20-489.00

SHEET NUMBER:  
**CS - 001**

**PRELIMINARY**





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

**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

DATE:	ISSUED FOR:
01/13/21	Site Plan Approval
03/12/21	SPA Revisions #1
03/29/21	Soil Borings
07/09/21	SPA Revisions #2
09/30/21	SPA Revisions #4
01/27/22	Site Revisions

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**DRAWING TITLE:**  
Proposed Site Plan

**PROJECT:**  
New Building for JSB Builders LLC

**ADDRESS:**  
6032 Schooner Street  
Van Buren Township, MI 48111

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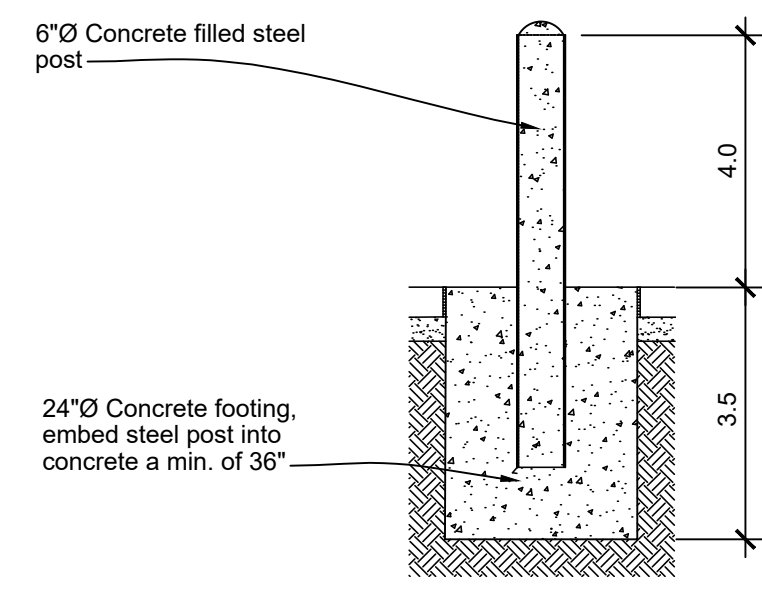
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**DRAWN DATE:**  
08/12/2020

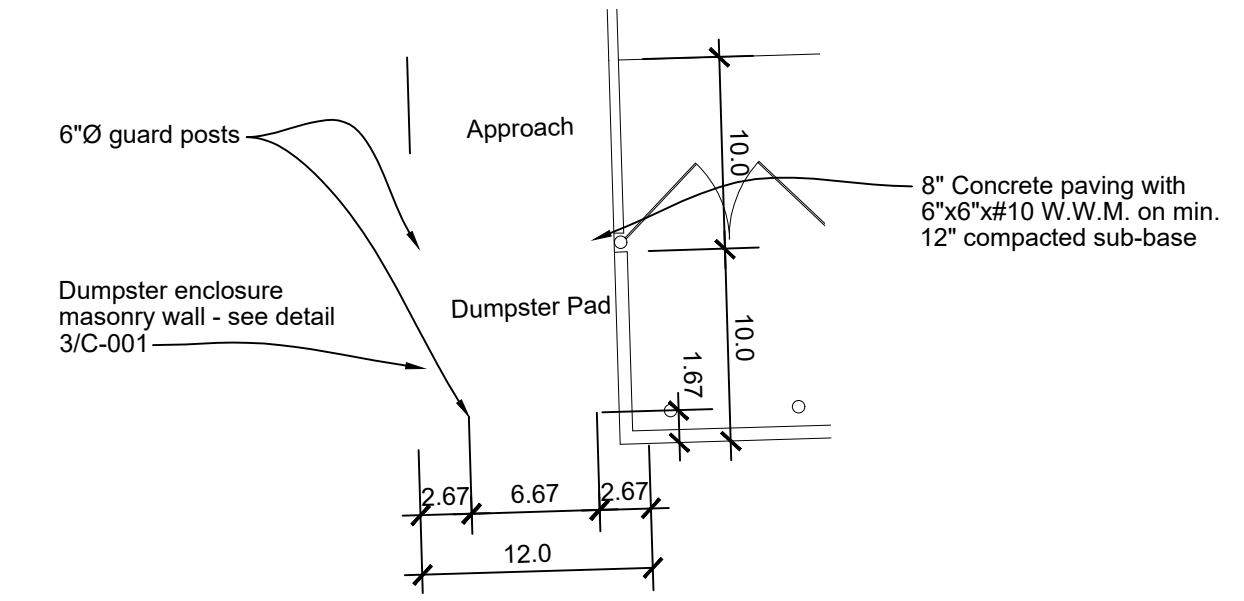
**PROJECT NUMBER:**  
20-485.03

**SHEET NUMBER:**  
SP - 001

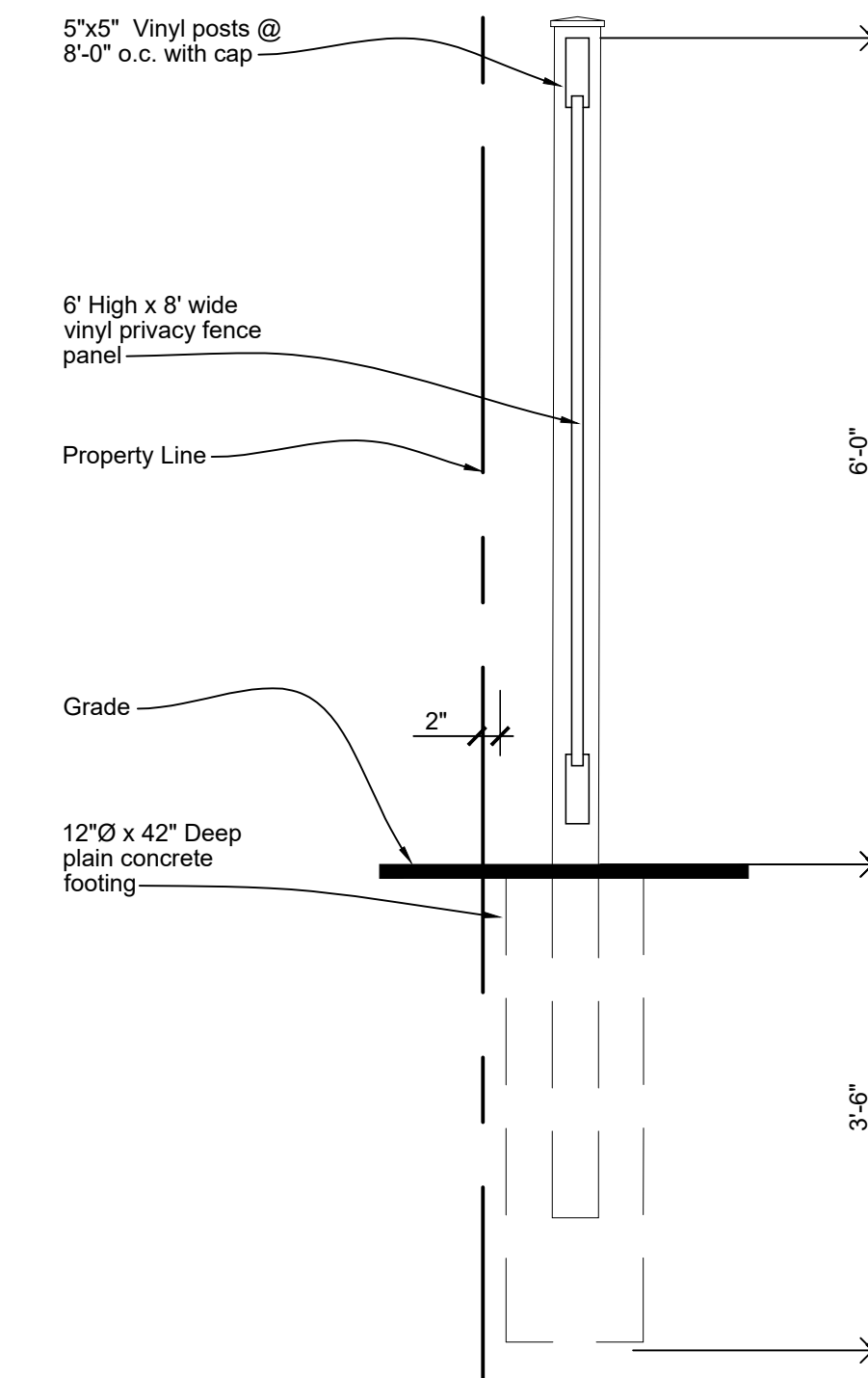




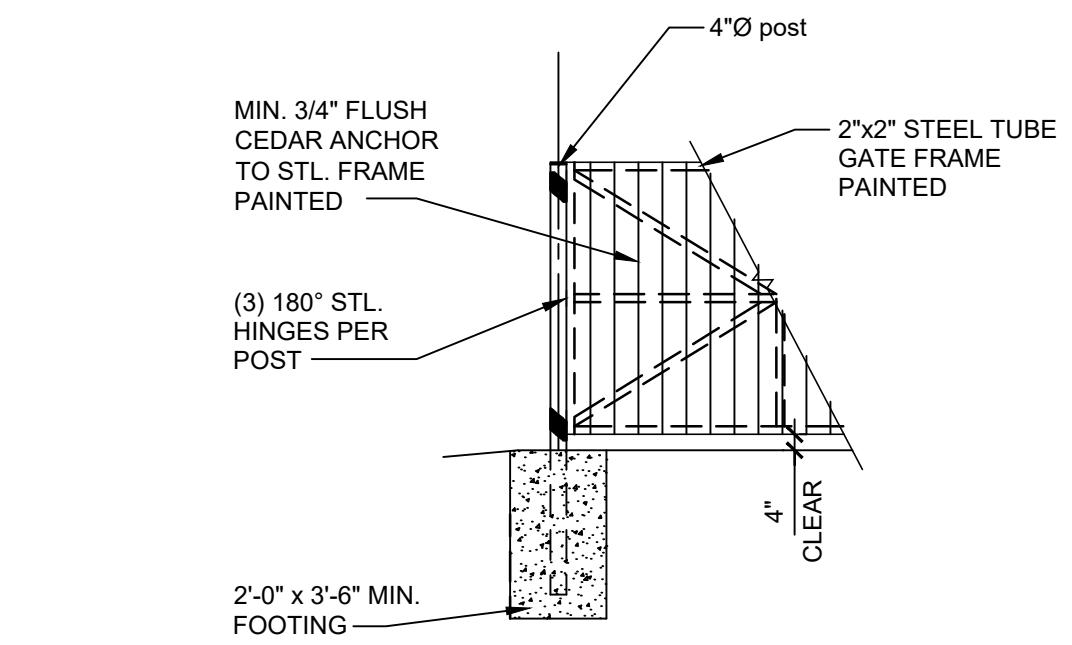
**4 GUARD POST DETAIL**  
 C-001 SCALE: 3/8" = 1'-0"



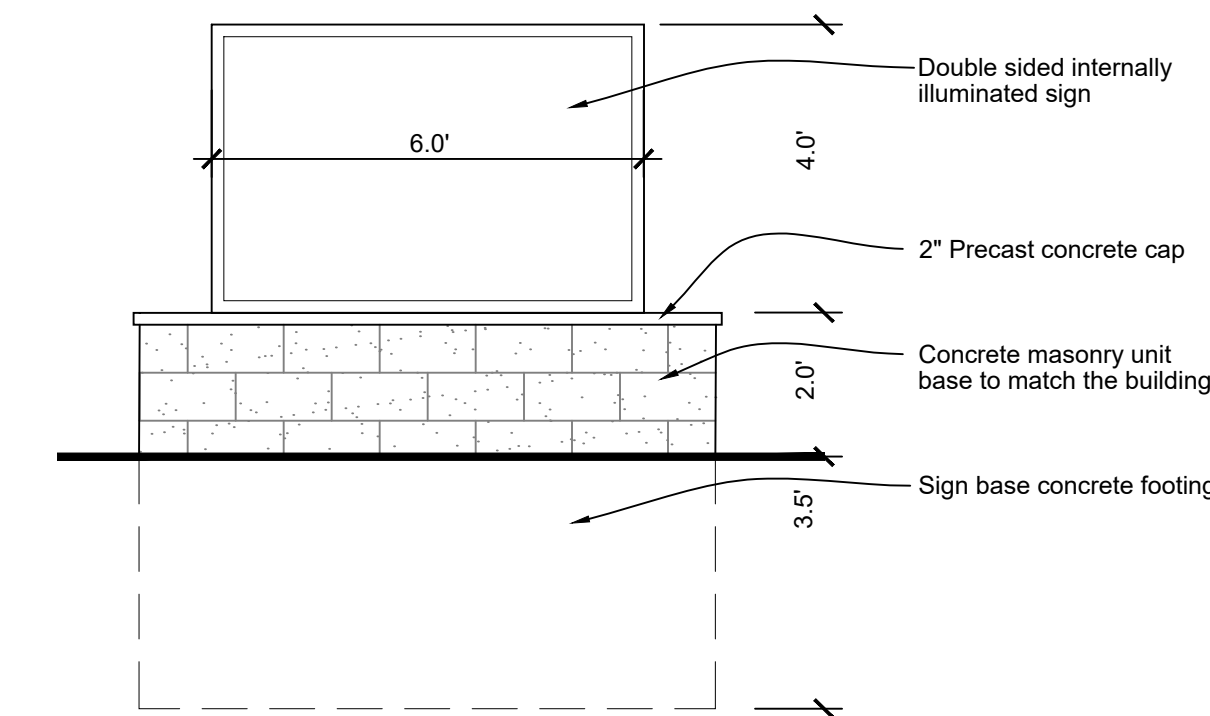
**1 ENCLOSURE PLAN**  
 C-001 SCALE: 1/4" = 1'-0"



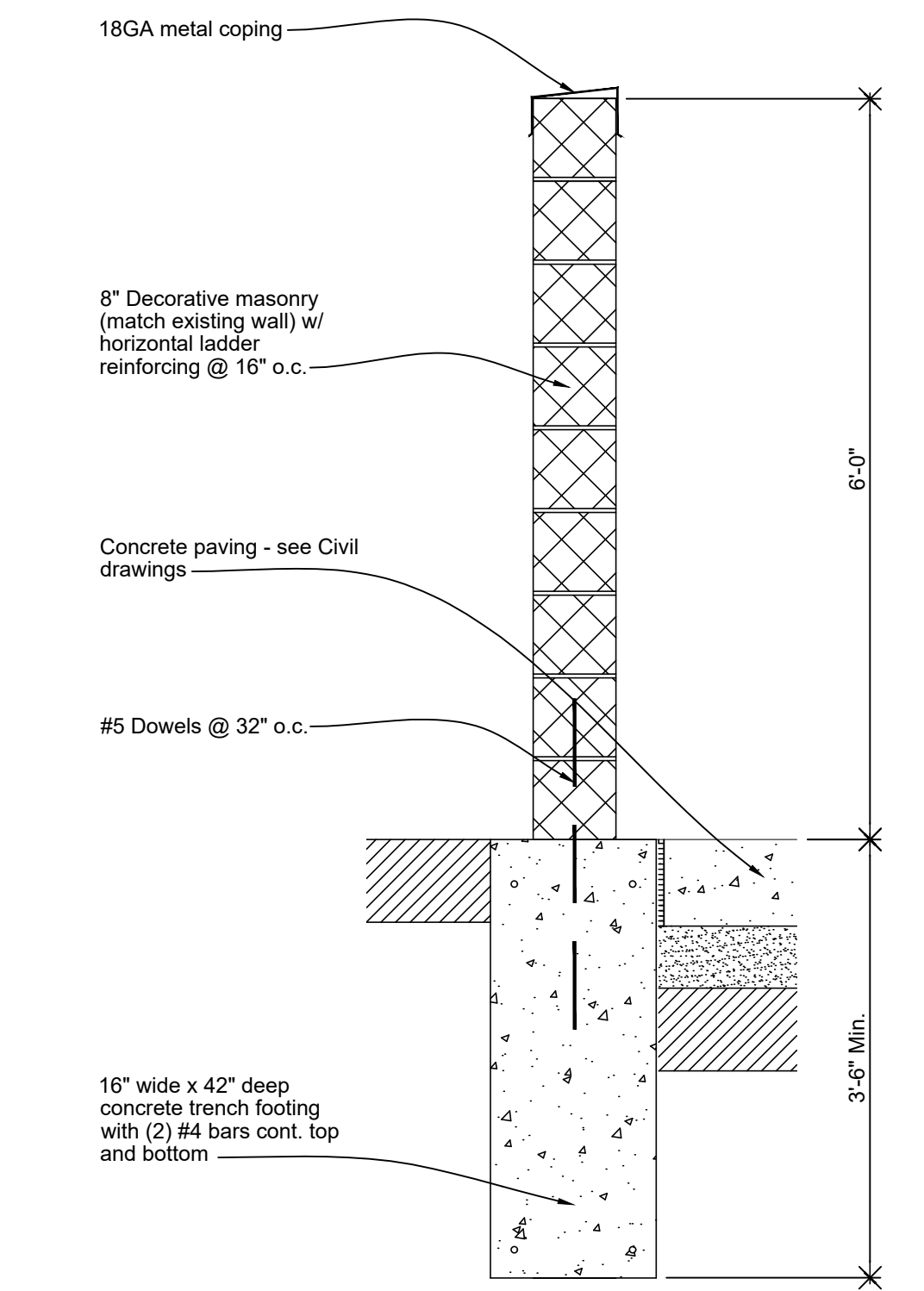
**5 FENCE DETAIL**  
 C-001 SCALE: 3/4" = 1'-0"



**2 ENCLOSURE GATE**  
 C-001 SCALE: 1/4" = 1'-0"



**MONUMENT SIGN**  
 SCALE: 3/8" = 1'-0"



**3 Dumpster Masonry Wall**  
 C-001 SCALE: 3/4" = 1'-0"

DATE:	ISSUED FOR:
07/09/21	SPA Revisions #2
09/30/21	SPA Revisions #4
01/26/22	Site Revisions

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**DRAWING TITLE:**  
 Site Details

**PROJECT:**  
 New Building for JSB Builders LLC

**ADDRESS:**  
 6032 Schooner Street  
 Van Buren Township, MI 48111

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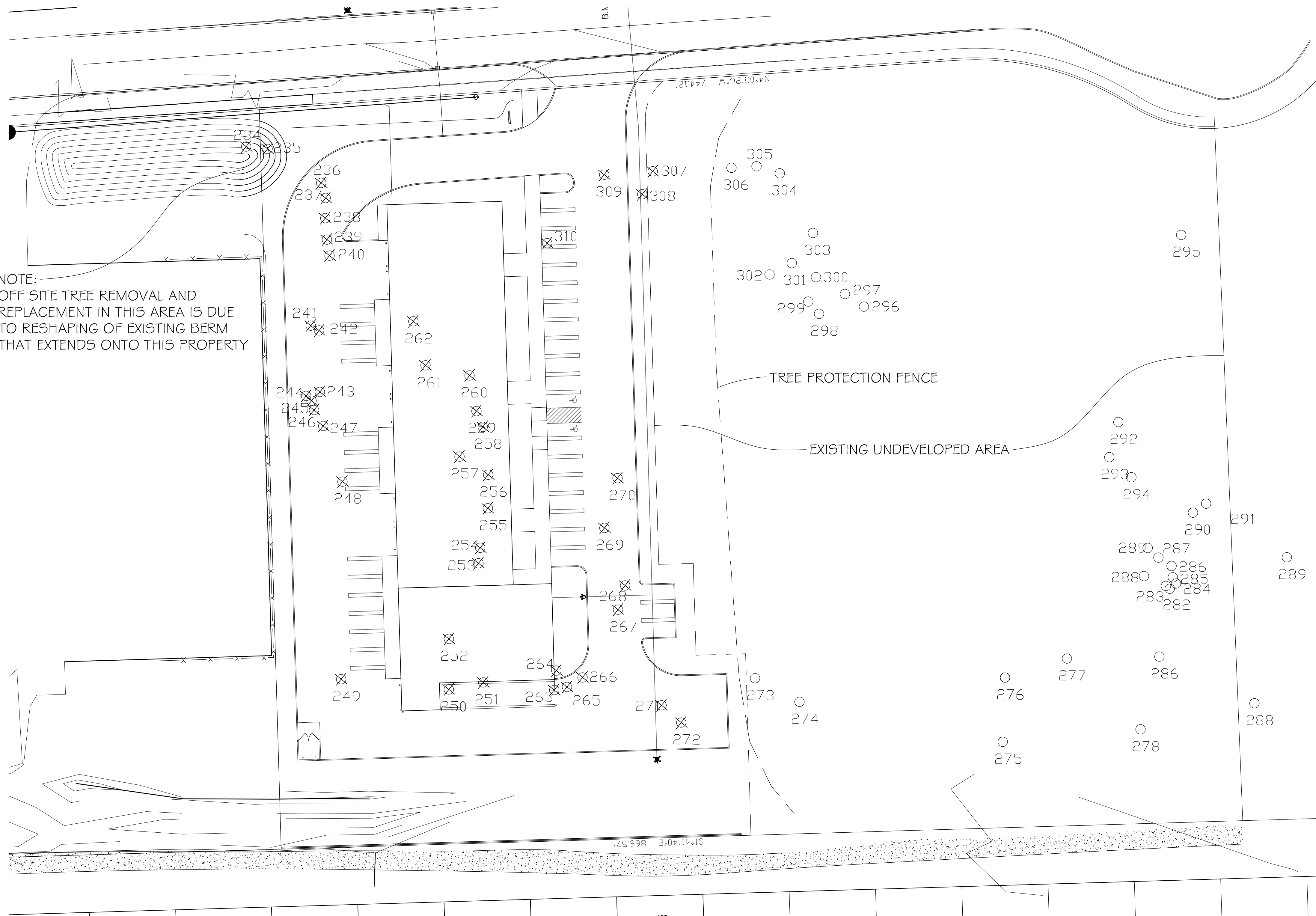
**DRAWN DATE:** 07/01/2021

**PROJECT NUMBER:**  
 20-485.03

**SHEET NUMBER:**  
 SP - 002

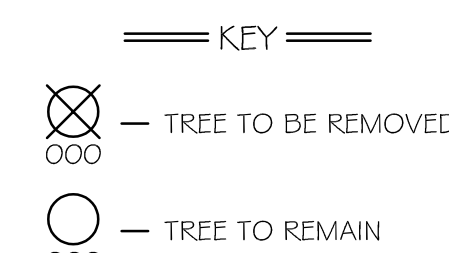


NOTE:  
OFF SITE TREE REMOVAL AND REPLACEMENT IN THIS AREA IS DUE TO RESHAPING OF EXISTING BERM THAT EXTENDS ONTO THIS PROPERTY



EXISTING TREE INVENTORY LIST

TAG NUMBER	STATUS	BOTANICAL NAME	COMMON NAME	D.B.H. (IN INCHES)	COMMENTS
234	R	PICIA PUNGENS	COLORADO SPRUCE	18'	GOOD (OFF SITE)
235	R	PICIA PUNGENS	COLORADO SPRUCE	18'	FAIR
236	R	PICIA PUNGENS	COLORADO SPRUCE	18'	FAIR
237	R	PICIA PUNGENS	COLORADO SPRUCE	18'	FAIR
238	R	PICIA PUNGENS	COLORADO SPRUCE	18'	FAIR
239	R	PICIA PUNGENS	COLORADO SPRUCE	18'	FAIR
240	R	PICIA 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	SALIX 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	CHOKO 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	CHOKO 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	CHOKO 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	8	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



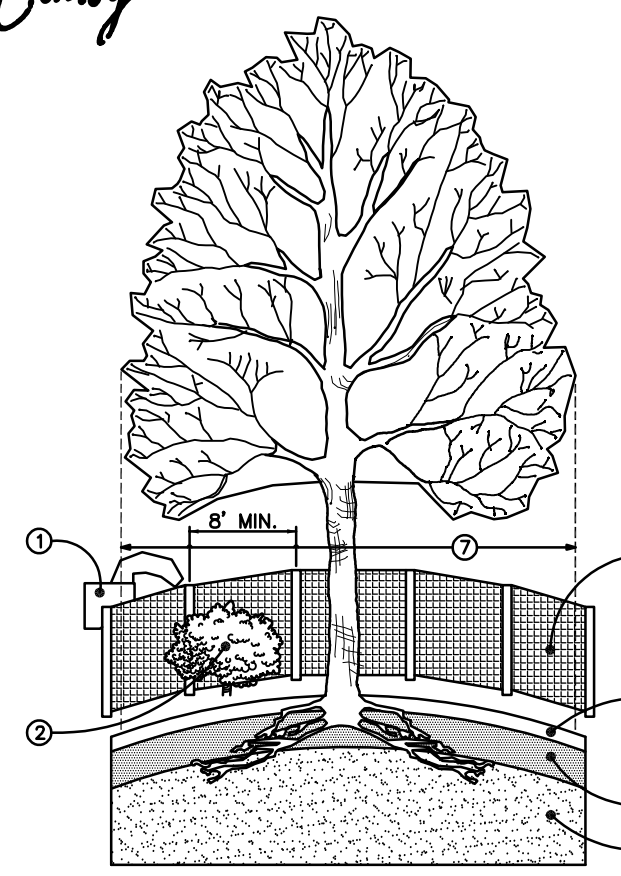
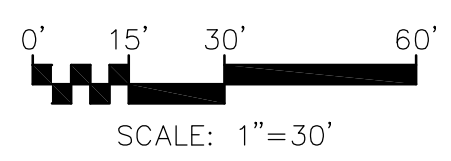
TREE REMOVAL SUMMARY

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

WOODLAND PRESERVATION PLAN



- 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.
  - 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

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

**WOODLAND PRESERVATION PLAN**

ISSUED FOR SPA: 1-13-21  
 SPA REVISION #1: 3-12-21  
 SPA REVISION #2: 7-9-21  
 SPA REVISIONS #3: 11-22-21

PROJECT: JSB PLAZA  
 VAN BUREN TWP, MI

DATE: 1-11-2021

DRAWN BY: MKL  
 CHECKED BY: 1-11-2021

PROJECT NO.: 20.130  
 SHEET NO.: WP-1

PREPARED BY: PATRICK S. CONROY  
 LANDSCAPE ARCHITECT  
 NO. 862

PROJECT: JSB PLAZA  
 VAN BUREN TWP, MI  
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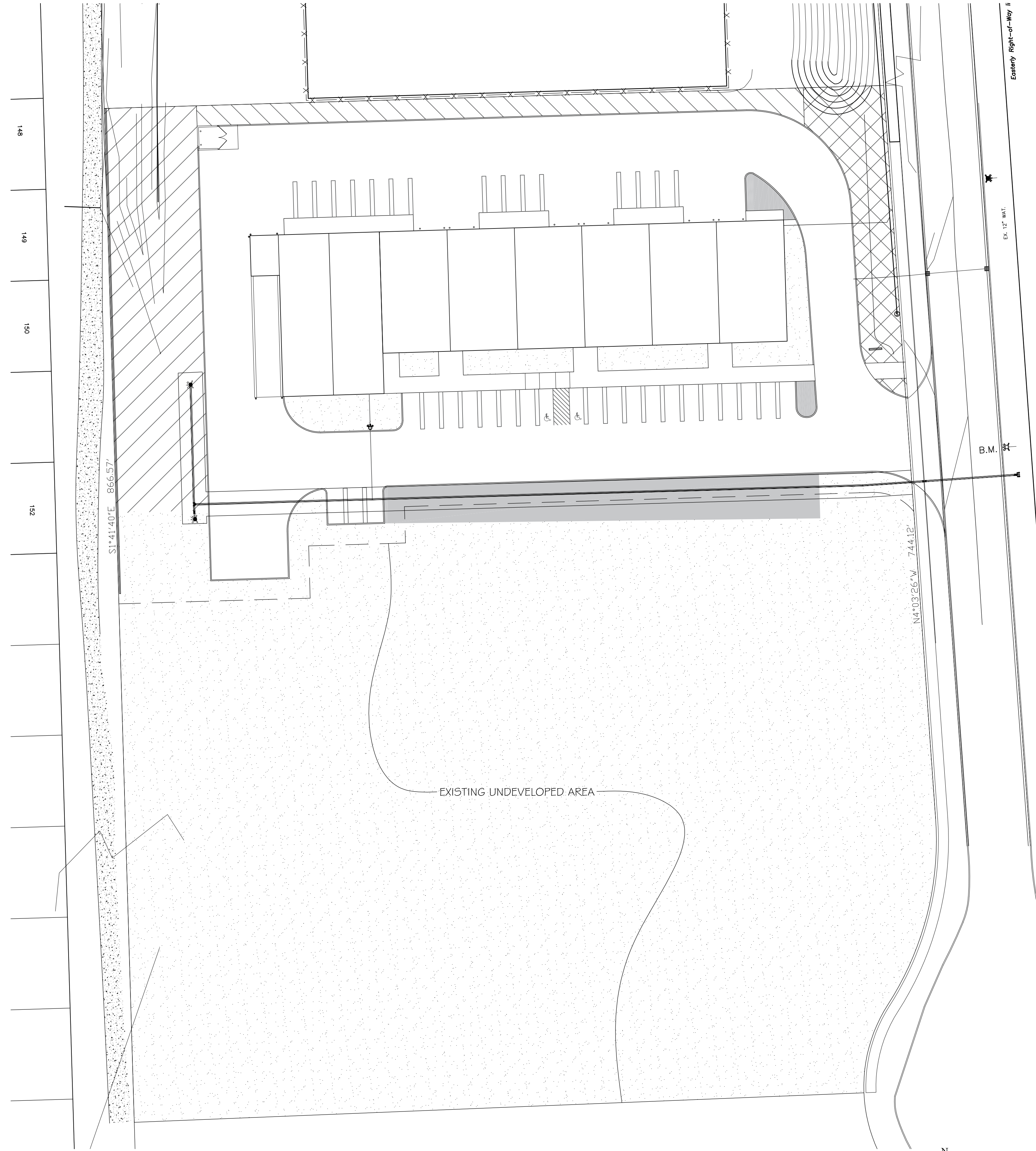
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 LANDSCAPE ARCHITECT  
 NO. 862



Patrick S. Conroy





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

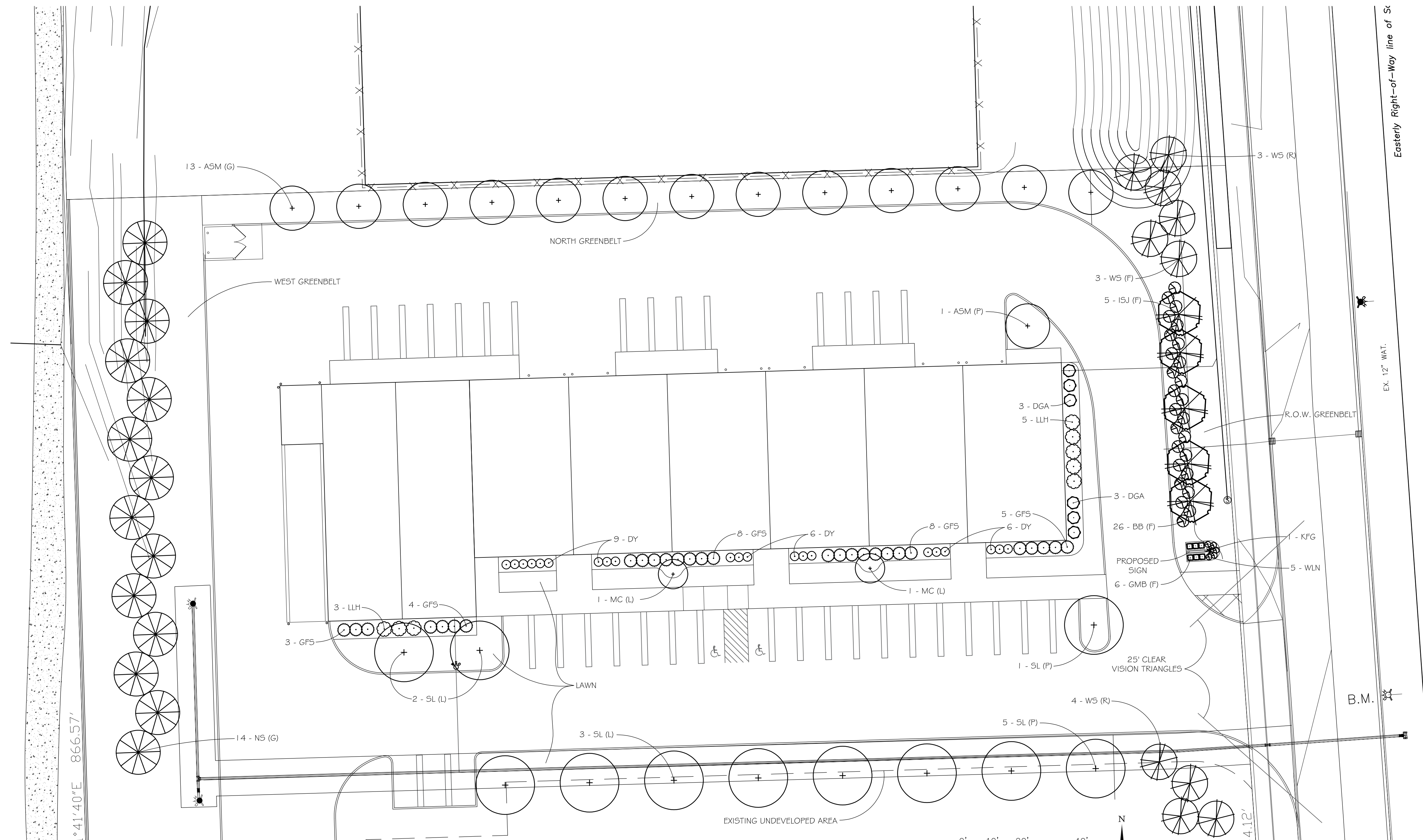


<b>PROJECT</b>		<b>JSB PLAZA</b>	
VAN BUREN TWP, MI		VAN BUREN TWP, MI	
DRAWN BY		DRAWING DATE	
MKL		1-11-2021	
PROJECT No.		20.130	
SHEET No.		L-1	
DATE		DATE	
ISSUED FOR		ISSUED FOR	
ISSUED FOR SPA		1-13-21	
SPA REVISION #1		3-12-21	
SPA REVISION #2		7-9-21	
SPA REVISIONS #4		11-22-21	
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*Landscape Architecture & Construction • Construction Management*  
*Site Planning • Golf Course Architecture*

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





## 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	
2	ISJ	SYRINGA R. "IVORY SILK"	IVORY SILK JAPANESE TREE LILAC	2.5"	B#B	4' BRANCHED
5	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	36"	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	4
1 ORNAMENTAL TREE PER 40 LF.	=	4	4
8 SHRUBS PER 40 LF.	=	32	32

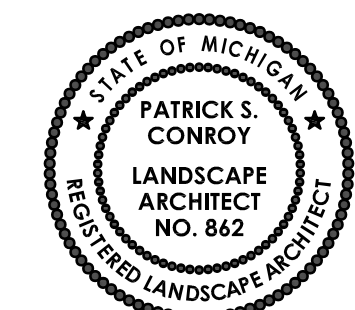
#### SITE OPEN SPACE LANDSCAPE-

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

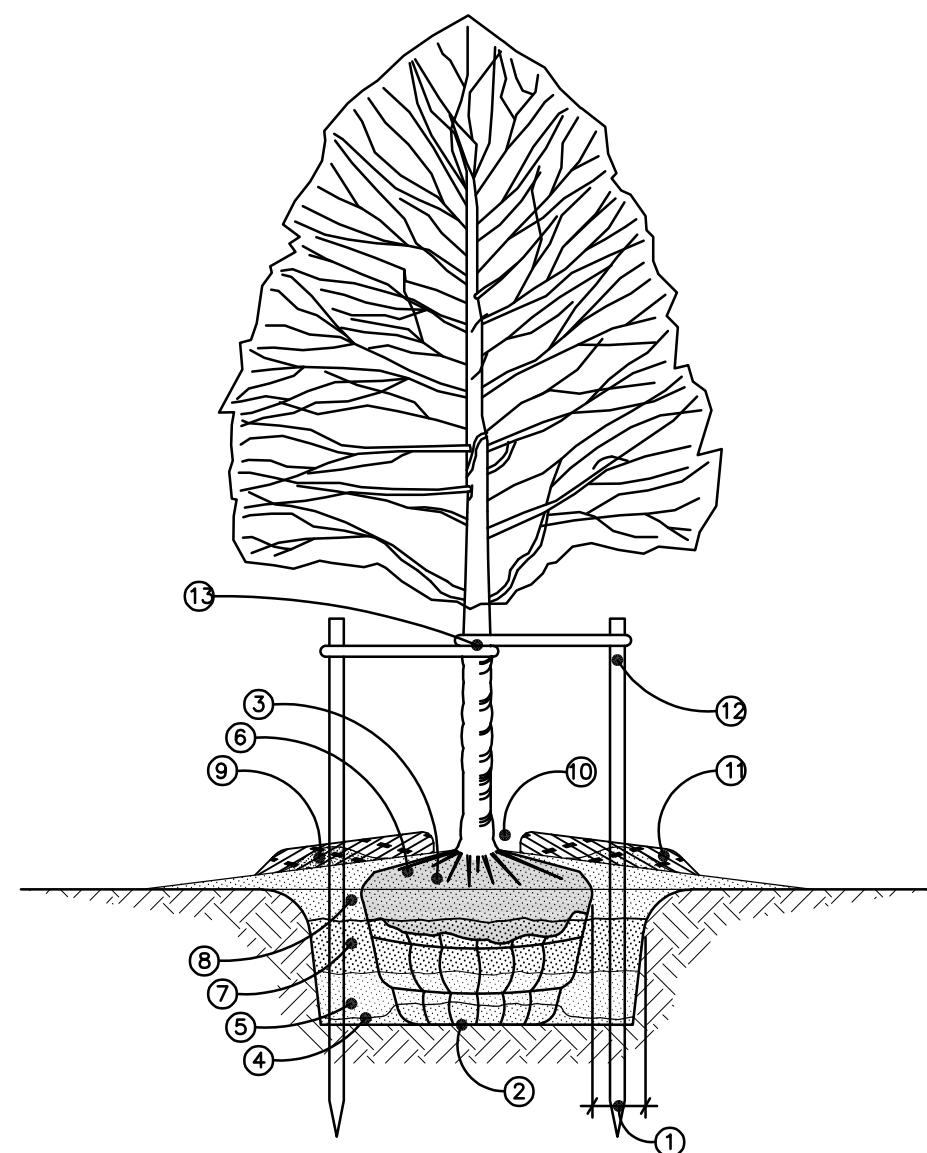


Patrick S. Conroy

<b>PROPOSED SITE LANDSCAPE PLAN</b> <small>THIS PLAN AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF PATRICK S. CONROY AND ASSOCIATES, P.C. 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, P.C. AND PATRICK S. CONROY. ANY VIOLATION OF THIS NOTICE IS STRICTLY PROHIBITED.</small>	
ISSUED FOR	DATE
ISSUED FOR SPA	1-13-21
SPA REVISION #1	3-12-21
SPA REVISION #2	7-9-21
SPA REVISIONS #3	11-22-21
<b>JSB PLAZA</b> VAN BUREN TWP, MI CLIENT: J.D.S. WRIGHT & ASSOCIATES, P.C. 44456 CLARE BLVD. PLYMOUTH, MI 48170	
DRAWN BY	DRAWING DATE
MKL	1-11-2021
PROJECT No.	20.130
SHEET No.	L-2

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



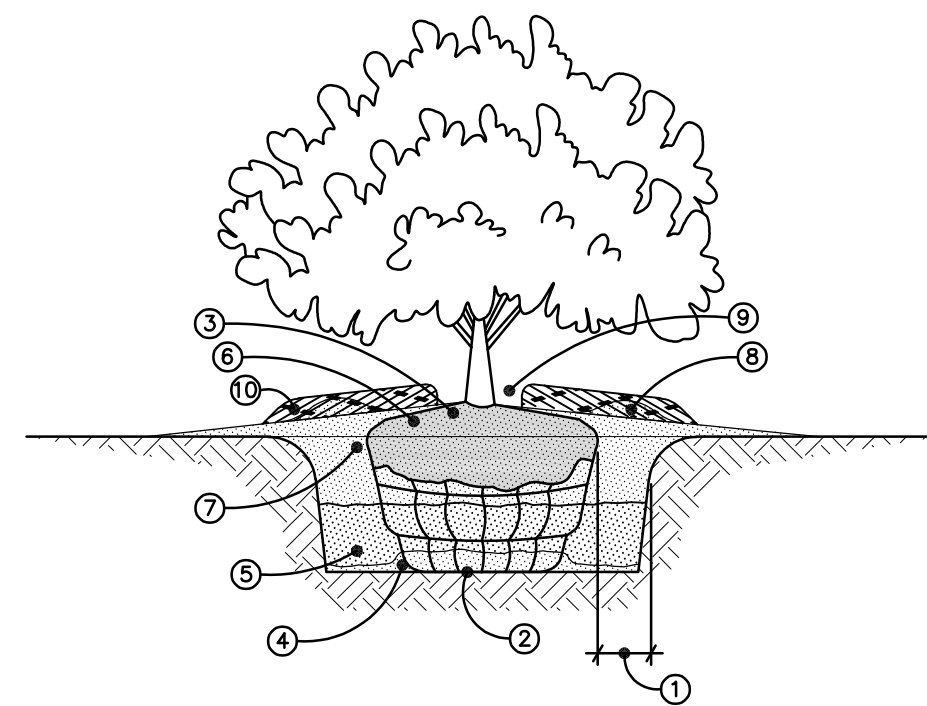


**DECIDUOUS TREE PLANTING DETAIL**  
TREE 3" CAL. & UNDER  
NOT TO SCALE

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CONROY & ASSOCIATES, INC.

**INSTALLATION NOTES:**

- 1 DIG PLANT POCKET 12" WIDER THAN EDGE OF ROOTBALL.
- 2 THOROUGHLY COMPACT BOTTOM OF PLANT POCKET.
- 3 REMOVE ALL TWINE FROM TOP OF ROOTBALL. EXAMINE TRUNK COLLAR & REMOVE EXCESS SOIL FROM TOP OF ROOTBALL DOWN TO THE UPPER LEVEL OF THE ROOT SYSTEM. SET ROOTBALL WITH TOP 1/8 OF BALL ABOVE FINISH GRADE.
- 4 PLACE BACKFILL UNDER & ALONGSIDE BASE OF BALL TO STRAIGHTEN TREE. THOROUGHLY COMPACT TO FILL ALL VOIDS.
- 5 BACKFILL PLANT POCKET 1/3 WITH PLANTING MIX CONSISTING OF 50% TOPSOIL & 50% NATIVE SOIL & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT.
- 6 BEFORE CONTINUING WITH BACKFILL, REMOVE TOP WIRE LOOPS, OR BEND DOWN UNTIL THEY TOUCH SIDE OF BALL. REMOVE EXCESS BURLAP.
- 7 BACKFILL PLANT POCKET SECOND 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT.
- 8 BACKFILL PLANT POCKET LAST 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT. SLOPE GRADE AWAY FROM TREE.
- 9 IF PLANTED IN NON-IRRIGATED AREAS, FORM A SAUCER WITH SOIL AT OUTSIDE EDGE OF ROOTBALL.
- 10 SHREDDED BARK MULCH, 3" DEPTH. MULCH TO BE NATURAL IN COLOR. LEAVE 2-3" RING EXPOSED AT BASE OF TRUNK.
- 11 MULCH RINGS TO BE CONSISTENT WITH PLANT TYPE/SIZE THROUGHOUT PROJECT & SHOULD NOT EXTEND BEYOND PLANT POCKET.
- 12 MINIMUM 2"x2"x60" HARDWOOD STAKES TO EXTEND INTO UNDISTURBED SOIL UNDER PLANT POCKET. STAKE LOCATIONS PER TREE TO BE CONSISTENT THROUGHOUT PROJECT.
- 13 1" WIDE BELT LIKE NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL, NO WIRE OR HOSE TO BE USE TO GUY TREES. TWO (2) GUYS PER TREE.

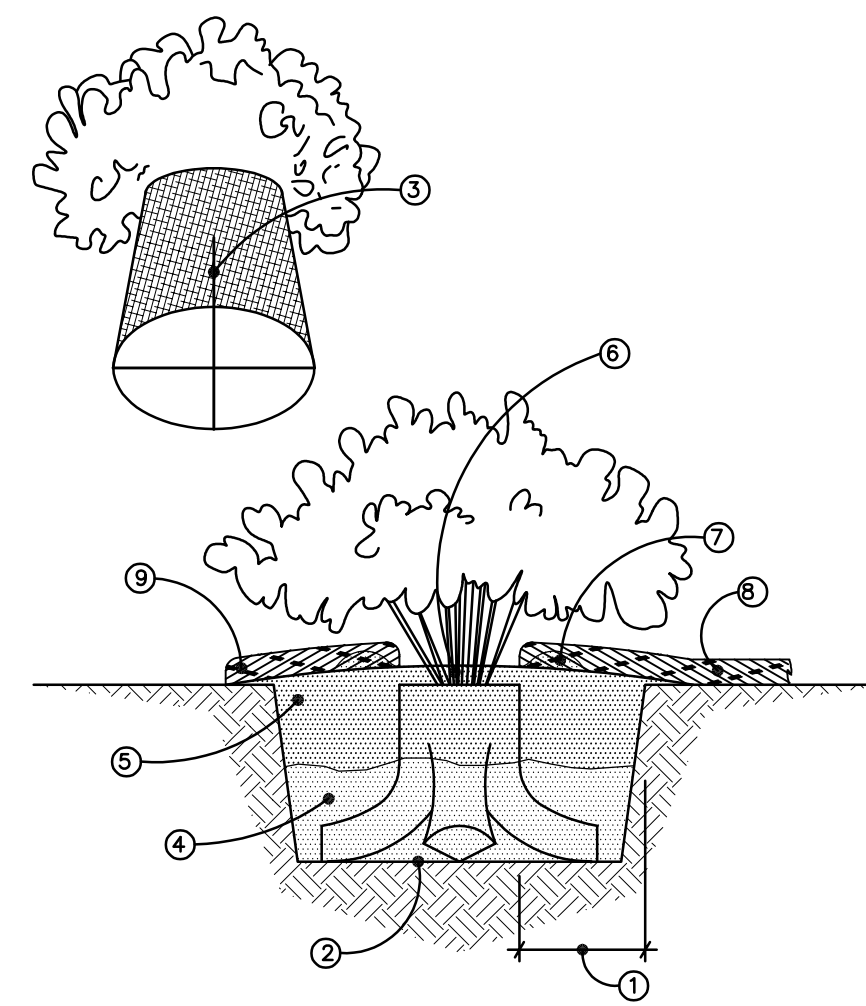


**BALLED & BURLAPED SHRUB PLANTING DETAIL**  
NOT TO SCALE

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**INSTALLATION NOTES:**

- 1 DIG PLANT POCKET 6" WIDER THAN EDGE OF ROOTBALL.
- 2 THOROUGHLY COMPACT BOTTOM OF PLANT POCKET.
- 3 REMOVE ALL TWINE FROM TOP OF ROOTBALL. EXAMINE TRUNK COLLAR AND REMOVE EXCESS SOIL FROM TOP OF ROOTBALL DOWN TO THE UPPER LEVEL OF SYSTEM. SET ROOTBALL WITH TOP 1/8 OF BALL ABOVE FINISH GRADE.
- 4 PLACE BACKFILL UNDER & ALONGSIDE BASE OF BALL TO STRAIGHTEN SHRUB. THOROUGHLY COMPACT TO FILL ALL VOIDS.
- 5 BACKFILL PLANT POCKET 1/2 WITH PLANTING MIX CONSISTING OF 50% TOPSOIL & 50% NATIVE SOIL & COMPACT THOROUGHLY, ASSURING SHRUB IS STILL STRAIGHT.
- 6 BEFORE CONTINUING WITH BACKFILL, REMOVE EXCESS BURLAP. IF APPLICABLE, REMOVE TOP WIRE LOOPS, OR BEND LOOPS DOWN UNTIL THEY TOUCH SIDE OF BALL.
- 7 BACK FILL REMAINING 1/2 OF PLANT POCKET WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING SHRUB IS STILL STRAIGHT.
- 8 IF PLANTED IN NON-IRRIGATED AREAS, FORM A SAUCER WITH SOIL AT OUTSIDE EDGE OF ROOTBALL.
- 9 SHREDDED BARK MULCH, 3" DEPTH. MULCH TO BE NATURAL IN COLOR. LEAVE 1-2" RING EXPOSED AT BASE OF TRUNK.
- 10 IF NOT PLANTED WITHIN A LANDSCAPE BED, MULCH RINGS TO BE CONSISTENT IN SIZE WITH PLANT TYPE/SIZE THROUGHOUT PROJECT AND SHOULD NOT EXTEND BEYOND PLANTING POCKET.



**CONTAINER SHRUB PLANTING DETAIL**  
NOT TO SCALE

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**INSTALLATION NOTES:**

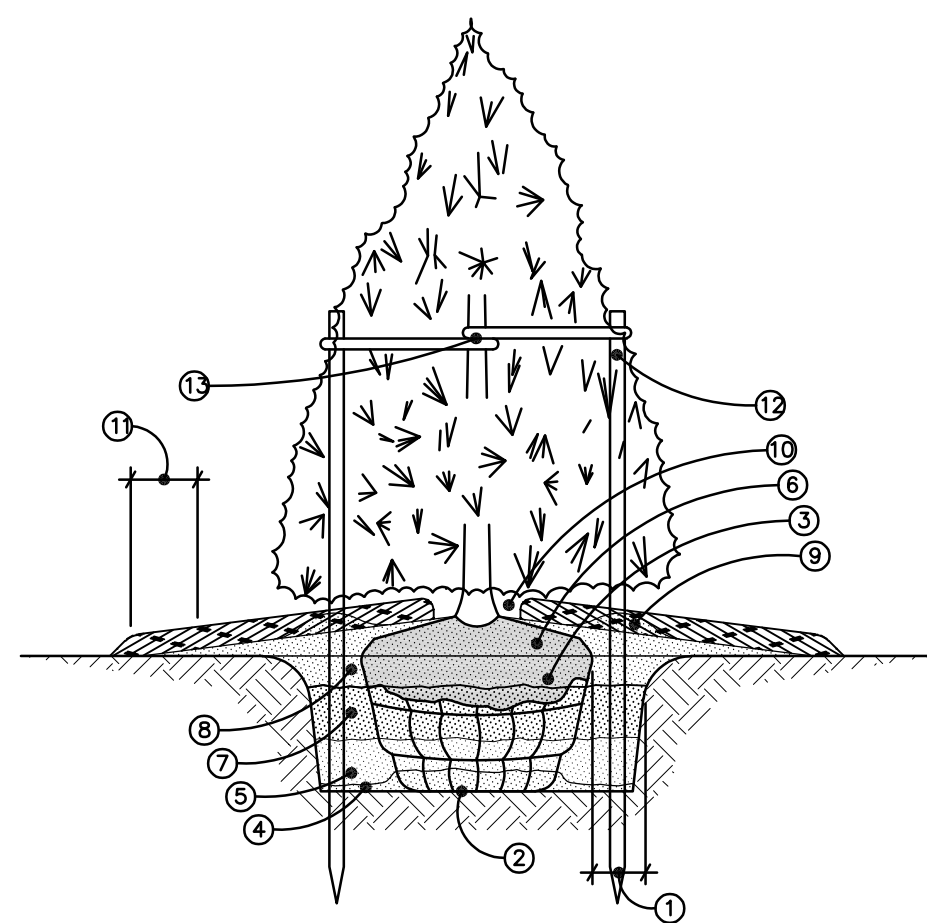
- 1 DIG PLANT POCKET 12" WIDER THAN EDGE OF ROOTBALL.
- 2 THOROUGHLY COMPACT BOTTOM OF PLANT POCKET.
- 3 REMOVE PLANT FROM CONTAINER AND EXAMINE ROOTMASS. IF ROOTMASS IS LOOSE, INTEGRATE PLANT ROOTS & POTTING MEDIA WITH PLANTING MIX. IF A ROOTBOUND CONDITIONS EXISTS, DISRUPT THE ROOTMASS BY CUTTING THROUGH BOTTOM HALF OF ROOTMASS. ROTATE ROOTMASS 90° AND CUT AGAIN, FORMING FOUR (4) LOBES. SPREAD THE FOUR LOBES DISRUPTING ROOTMASS AND INTEGRATE PLANT ROOTS & POTTING MEDIA WITH PLANTING MIX. PLACE PLANT IN POCKET SLIGHTLY ABOVE GRADE.
- 4 BACKFILL PLANT POCKET 1/2 WITH PLANTING MIX CONSISTING OF 50% TOPSOIL & 50% NATIVE SOIL, ASSURING SHRUB IS STRAIGHT.
- 5 BACK FILL REMAINING 1/2 OF PLANT POCKET WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING SHRUB IS STILL STRAIGHT.
- 6 SPREAD 1" OF PLANTING MIX OVER TOP OF CONTAINER ROOTBALL. SLOPE GRADE AWAY FROM SHRUB.
- 7 IF PLANTED IN NON-IRRIGATED AREAS, FORM A SAUCER WITH SOIL AT OUTSIDE EDGE OF ROOTBALL.
- 8 SHREDDED BARK MULCH, 3" DEPTH. MULCH TO BE NATURAL IN COLOR. LEAVE 1-2" RING EXPOSED AT BASE OF PLANT.
- 9 IF NOT PLANTED WITHIN A LANDSCAPE BED, MULCH RINGS TO BE CONSISTENT IN SIZE WITH PLANT TYPE/SIZE THROUGHOUT PROJECT AND SHOULD NOT EXTEND BEYOND PLANT POCKET.

**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 SETTLING.
- 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.



**EVERGREEN TREE PLANTING DETAIL**  
TREE 8" HT. & UNDER  
NOT TO SCALE

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CONROY & ASSOCIATES, INC.

**INSTALLATION NOTES:**

- 1 DIG PLANT POCKET 12" WIDER THAN EDGE OF ROOTBALL.
- 2 THOROUGHLY COMPACT BOTTOM OF PLANT POCKET.
- 3 REMOVE ALL TWINE FROM TOP OF ROOTBALL. EXAMINE TRUNK COLLAR & REMOVE EXCESS SOIL FROM TOP OF ROOTBALL DOWN TO THE UPPER LEVEL OF THE ROOT SYSTEM. SET ROOTBALL WITH TOP 1/8 OF BALL ABOVE FINISH GRADE.
- 4 PLACE BACKFILL UNDER & ALONGSIDE BASE OF BALL TO STRAIGHTEN TREE. THOROUGHLY COMPACT TO FILL ALL VOIDS.
- 5 BACKFILL PLANT POCKET 1/3 WITH PLANTING MIX CONSISTING OF 50% TOPSOIL & 50% NATIVE SOIL & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT.
- 6 BEFORE CONTINUING WITH BACKFILL, REMOVE TOP WIRE LOOPS, OR BEND DOWN UNTIL THEY TOUCH SIDE OF BALL. REMOVE EXCESS BURLAP.
- 7 BACKFILL PLANT POCKET SECOND 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT.
- 8 BACKFILL PLANT POCKET LAST 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT. SLOPE GRADE AWAY FROM TREE.
- 9 IF PLANTED IN NON-IRRIGATED AREAS, FORM A SAUCER WITH SOIL AT OUTSIDE EDGE OF ROOTBALL.
- 10 SHREDDED BARK MULCH, 3" DEPTH. MULCH TO BE NATURAL IN COLOR. LEAVE 2-3" RING EXPOSED AT BASE OF TRUNK.
- 11 MULCH RINGS TO BE CONSISTENT WITH PLANT TYPE/SIZE THROUGHOUT PROJECT & SHOULD EXTEND 6" BEYOND LOWEST BRANCH OF EVERGREEN TREES.
- 12 MINIMUM 2"x2"x60" HARDWOOD STAKES TO EXTEND INTO UNDISTURBED SOIL UNDER PLANT POCKET. STAKE LOCATIONS PER TREE TO BE CONSISTENT THROUGHOUT PROJECT.
- 13 1" WIDE BELT LIKE NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL, NO WIRE OR HOSE TO BE USE TO GUY TREES. TWO (2) GUYS PER TREE.

**DETAILS AND NOTES**

ISSUED FOR	DATE	ISSUED FOR	DATE
ISSUED FOR	1-13-21	ISSUED FOR	DATE
ISSUED FOR	3-12-21	ISSUED FOR	DATE
ISSUED FOR	7-9-21	ISSUED FOR	DATE
ISSUED FOR	11-22-21	ISSUED FOR	DATE

<b>PROJECT</b>	<b>JSB PLAZA</b> VAN BUREN TWP, MI
<b>CLIENT</b>	D.S. WRIGHT & ASSOCIATES, P.C. 44456 CLARE BLVD. PLYMOUTH, MI 48170
<b>DRAWN BY</b>	MKL
<b>DRAWING DATE</b>	1-11-2021
<b>PROJECT No.</b>	20.130
<b>SHEET No.</b>	L-3

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

**PATRICK S. CONROY AND ASSOCIATES**

*Conroy*

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





**Specifications**

EPA: 0.95 ft<sup>2</sup> (0.088 m<sup>2</sup>)

Length: 26" (660 mm)

Width: 13" (330 mm)

Height: 3" (76 mm)

Height: 7" (178 mm)

Weight (max): 16 lbs (7.2 kg)

Color Number

Size

Type

**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 NLAIR2 PIRHN DDBXD

Series	LEDs	Color temperature	Distribution	Voltage	Mounting	
DSX0 LED	Forward optics P1 P4 P7 P2 P5 P3 P6 Retro optics P10 P12 P11 P13	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T3M Type III medium T1S Type I short T2S Type II short T3M Type III medium T4M Type IV medium T5M Type V short	T5S Type V short T3M Type V medium T5W Type V wide BLC Backlight control LCCO Left corner cutoff RCCO Right corner cutoff	MVOLT 120" 180" 240" 277" 347" 480"	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor RPU MBA Round pole universal mounting adaptor Shipped separately KMA8 DDBXD 8 Max arm mounting bracket adaptor (specify height)

Control options	Other options	Finish (optional)
<b>Shipped installed</b> RETA02 Single dim generation 2 enabled PIRHN Network high-flow motion/ambient sensor PER NEMA twist lock receptacle only (control ordered separate) PERS Five-pin receptacle only (control ordered separate) PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate) DMG 0-10V dimming extend out back of housing for external control (control ordered separate)	PIR High-flow, motion/ambient sensor, 6-15' mounting height, ambient sensor enabled at 16" PIRHN High-flow, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16" PIRHNFCV High-flow, motion/ambient sensor, 6-15' mounting height, ambient sensor enabled at 16" PIRHNFCV High-flow, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16" FAO Field adjustable output	DDBXD Dark bronze DBLD Black DNAD Natural aluminum DWWD White LSO Left coated optics RSO Right coated optics DBL Diffused drop lens HA 50°C ambient operation Shipped separately BS Bird spikes EGS External glare shield

**Schedule**

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

- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
- CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
- 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.

