



PLANNING COMMISSION MEETING AGENDA REGULAR MEETING

500 W. Big Beaver
Troy, MI 48084
(248) 524-3364
www.troymi.gov
planning@troymi.gov

Donald Edmunds, Chair, Philip Sanzica, Vice Chair
Steve Gottlieb, Michael W. Hutson, Tom Krent, Gordon Schepke
Robert Schultz, Thomas Strat and John J. Tagle

February 11, 2014

7:30 P.M.

Council Chambers

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – January 28, 2014 Special/Study Meeting
4. PUBLIC COMMENTS – For Items Not on the Current Agenda

PRELIMINARY SITE PLAN REVIEW

5. PRELIMINARY SITE PLAN REVIEW (File Number SP 080-D) – Proposed Walsh College Renovations and Addition, East side of Livernois, South of Wattles (3838 Livernois), Section 22, Currently Zoned CF (Community Facilities) District

OTHER BUSINESS

6. PUBLIC COMMENTS – For Items on Current Agenda
7. PLANNING COMMISSION COMMENTS

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.

Chair Edmunds called the Special/Study meeting of the Troy City Planning Commission to order at 7:00 p.m. on January 28, 2014 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

- Donald Edmunds
- Steve Gottlieb
- Michael W. Hutson
- Tom Krent
- Philip Sanzica
- Gordon Schepke
- Robert Schultz
- Thomas Strat
- John J. Tagle

Also Present:

- R. Brent Savidant, Planning Director
- Allan Motzny, Assistant City Attorney
- Ben Carlisle, Carlisle/Wortman Associates, Inc.
- Frank Boudon, Student Representative
- Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2014-01-007

- Moved by: Schultz
- Seconded by: Sanzica

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2014-01-008

- Moved by: Tagle
- Seconded by: Krent

RESOLVED, To approve the minutes of the January 14, 2014 Regular meeting as published.

Yes: Edmunds, Gottlieb, Hutson, Krent, Sanzica, Schepke, Schultz, Tagle
Abstain: Strat

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Krent reported on the January 21, 2014 Zoning Board of Appeals (ZBA) meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported on the January 15, 2014 Downtown Development Authority (DDA) meeting.

7. PLANNING AND ZONING REPORT

Mr. Savidant reported on action taken by the City Council at their January 27, 2014 Regular meeting on the proposed rezoning for Amber Town Center Townhomes and Lofts.

OTHER BUSINESS

8. MASTER PLAN AMENDMENT UPDATE / DISCUSSION

Mr. Carlisle gave a PowerPoint presentation summarizing the target areas and projected timetable for analysis, workshops, plan review and adoption.

A brief discussion followed. Other focus points offered by the Board were:

- Bicycle lanes.
- Marijuana laws.
- I-75/Maple expressway exit (MDOT).
- Former K-Mart Headquarters.
- Signage.

9. PLANNING COMMISSION BYLAWS

Mr. Savidant addressed the Planning Commission Bylaws which were last updated in 2008. He summarized proposed revisions.

Other revisions were discussed. It was determined to incorporate the proposed revisions for review by the City Attorney and come back at a future meeting for approval.

10. AMERICAN PLANNING ASSOCIATION NATIONAL CONFERENCE

Resolution # PC-2014-01-009

Moved by: Sanzica
Seconded by: Strat

WHEREAS, The Planning Commission Budget for FY 2013-14 has an Education and Training budget intended to provide educational opportunities at seminars and conferences; and

WHEREAS, There is sufficient remaining balance in the Education and Training budget to support attendance by one Planning Commission member at the American Planning Association Annual (APA) Conference.

THEREFORE BE IT RESOLVED, That City of Troy Planning Commission member Tom Krent may attend the 2014 APA Annual Conference in Atlanta, GA.

BE IT FURTHER RESOLVED, Planning Commission member Tom Krent shall present a report to the Planning Commission based on his experience attending the conference.

Yes: All present (9)

MOTION CARRIED

11. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

12. PLANNING COMMISSION COMMENT

There were general Planning Commission comments relating to:

- ZBA recommendations on potential Zoning Ordinance amendments.
- Transparency conditions on future developments.
- Seating arrangement in Council Chamber.

The Special/Study meeting of the Planning Commission adjourned at 8:23 p.m.

Respectfully submitted,

Donald Edmunds, Chair

Kathy L. Czarnecki, Recording Secretary

DATE: February 7, 2014

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (File # SP-080 D) – Proposed Walsh College Renovations and Addition, East side of Livernois, South of Wattles (3838 Livernois), Section 22, Currently Zoned CF (Community Facilities) District

The petitioner Walsh College submitted the above referenced Preliminary Site Plan Approval application for the partial demolition, expansion, and renovation of the existing facility. The proposed renovation and expansion is located along the west elevation. The total footprint expansion is approximately 1,200 square feet in area. The renovation and conversion of the one story area to a two story space will provide additional student area, administrative office area and a new forty person auditorium.

The property is currently zoned CF (Community Facility) District. The Planning Commission is responsible for granting Preliminary Site Plan Approval for this item. The application requires that the petitioner obtain a setback variance and a height variance from the Zoning Board of Appeals. Therefore, the Planning Commission will take no action on this item at the February 11, 2014 Regular meeting.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the project.

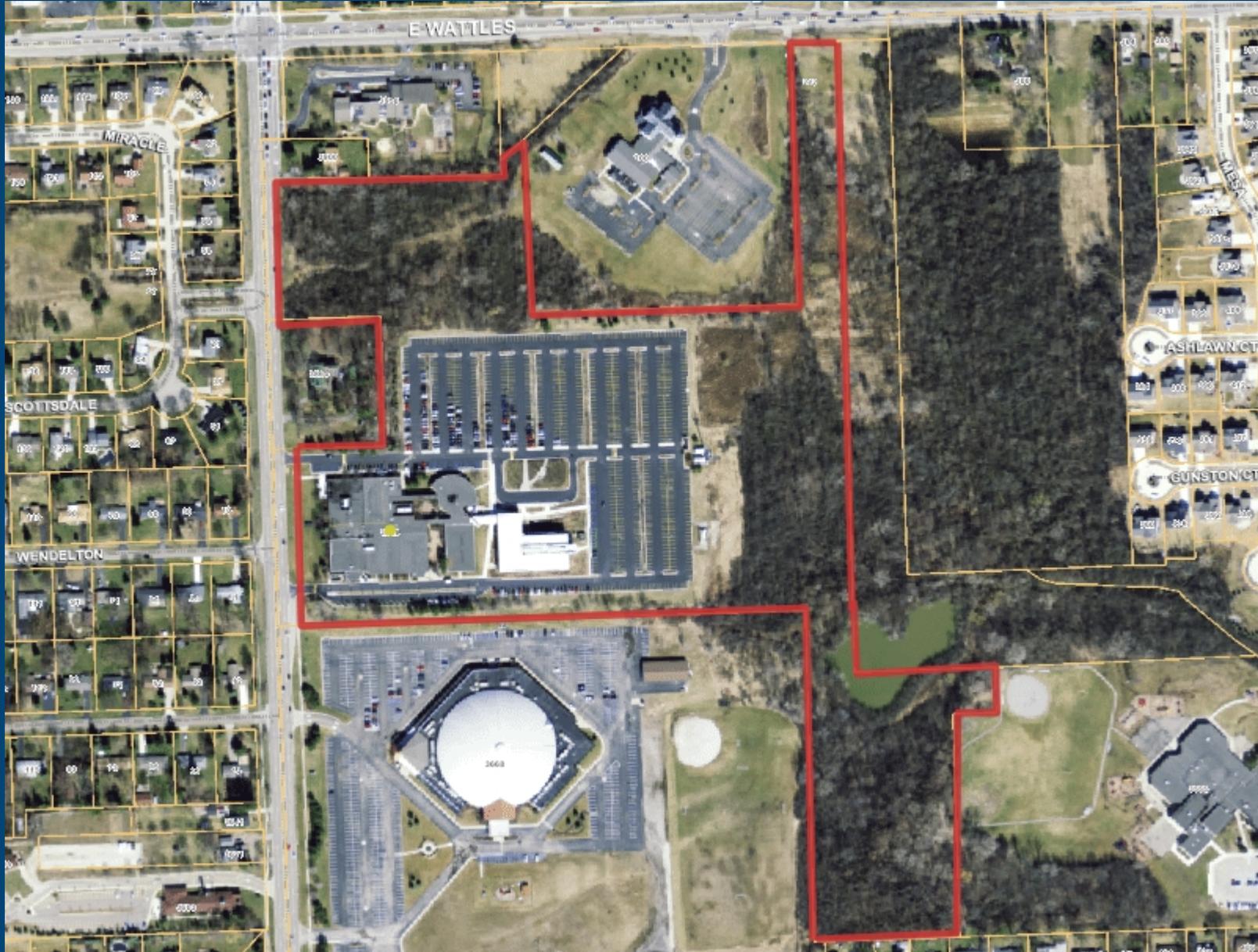
Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.

G:\SITE PLANS\SP 080 D Walsh College Expansion and Renovation\SP-080D PC Memo 02 11 14.docx

WALSH COLLEGE EXPANSION

City of Troy Planning Department



Legend:

Street Name Text

1,034 0 517 1,034 Feet

Scale 1: 6,202

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.

Printed: 1/13/2014



Legend:

Street Name Text

Form Based Zoning (Current)

- (PUD) Planned Unit Development
- (CF) Community Facilities District
- (EP) Environmental Protection District
- (BB) Big Beaver Road (Form Based)
- (MR) Maple Road (Form Based)
- (NN) Neighborhood Nodes (A-U)
- (CB) Community Business
- (GB) General Business
- (IB) Integrated Industrial Business District
- (O) Office Building District
- (OM) Office Mixed Use
- (P) Vehicular Parking District
- (R-1A) One Family Residential District
- (R-1B) One Family Residential District
- (R-1C) One Family Residential District
- (R-1D) One Family Residential District
- (R-1E) One Family Residential District
- (RT) One Family Attached Residential District
- (MF) Multi-Family Residential
- (MHP) Manufactured Housing
- (UR) Urban Residential
- (RC) Research Center District
- (PV) Planned Vehicle Sales

1,034 0 517 1,034 Feet

Scale 1: 6,202



CARLISLE

WORTMAN
associates, inc.

605 S. Main Street, Ste. 1
Ann Arbor, MI 48104

(734) 662-2200
(734) 662-1935 Fax

Date: January 29, 2014

Preliminary Site Plan Review For City of Troy, Michigan

Applicant:	Walsh College c/o Valerio Dewalt Train Associates, Inc. 500 N. Dearborn, 9 th Floor Chicago, IL 60654
Project Name:	Walsh College Expansion and Renovation
Plan Date:	January 10, 2014
Location:	East side of Livernois Road, between E. Wattles & E. Big Beaver Roads
Zoning:	CF, Community Facilities
Action Requested:	Preliminary Site Plan Approval
Required Information:	Noted Below

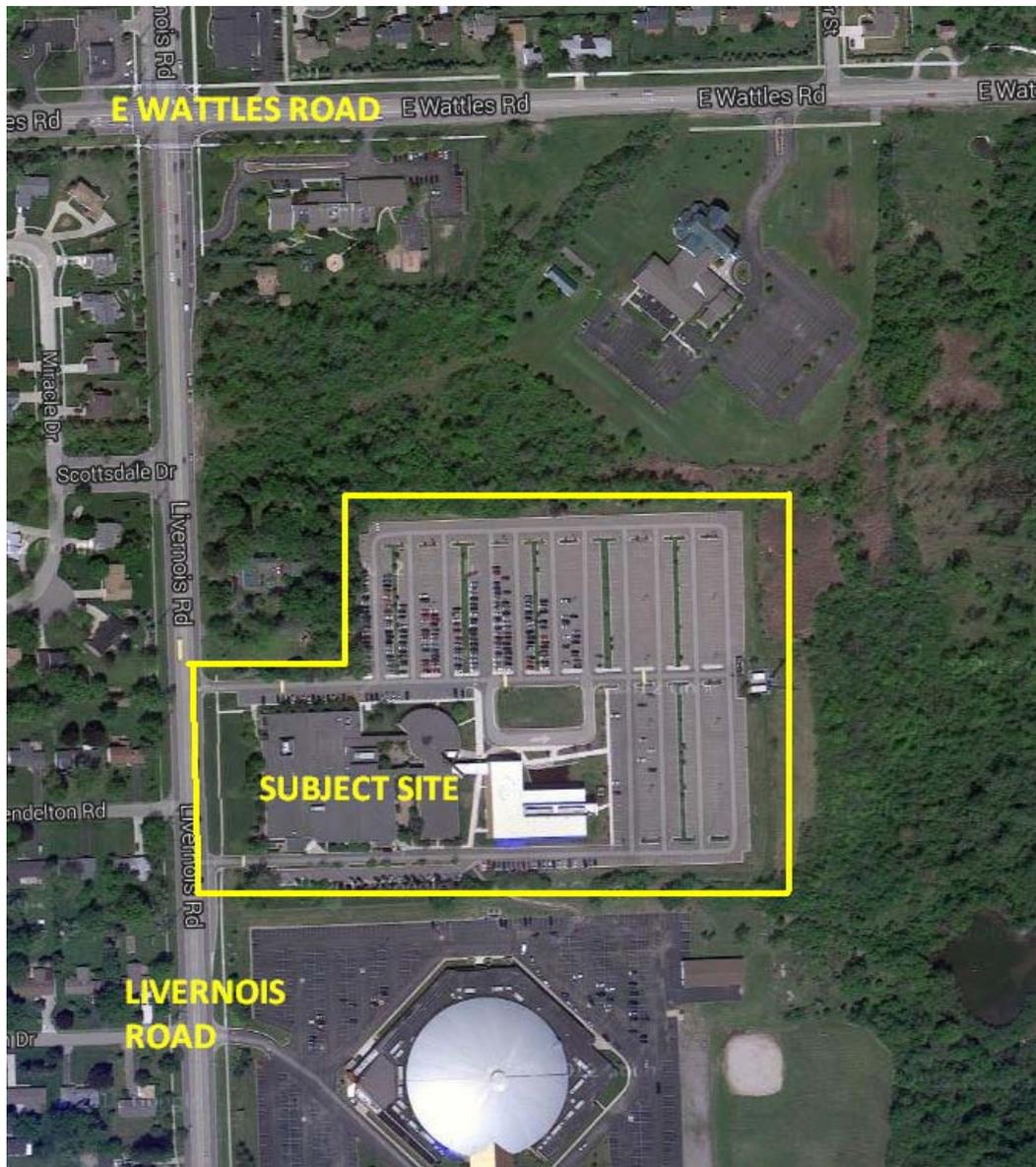
SITE DESCRIPTION AND PROJECT STATUS

Walsh College is requesting approval of a preliminary site plan for the partial demolition, expansion, and renovation of the existing campus facility located at 3838 Livernois Road in the City of Troy. The proposed renovation and expansion is located along the west elevation fronting on Livernois. While, the total footprint expansion is approximately 1,200 sq/ft, the renovation and conversation of the one (1) story area to a fully functional two (2) story space will provide additional student area, administrative office area and a new forty (40) person auditorium.

The current use of the property is institutional education, which is a permitted use under the CF, Community Facilities District. The proposed use of the site will remain institutional education.

Location of Subject Property:

The property is located on the east side of Livernois Road, between E. Wattles and E. Big Beaver Roads.



Size of Subject Property:

One (1) parcel: 1,644,952 square feet (37.76 acres), Tax ID No: 20-22-101-043

Proposed Use of Subject Parcel:

The applicant is proposing expansion and renovation of the college campus facility, which is a public institutional education use.

Current Use of Subject Property:

Public institutional education

Current Zoning:

The property is currently zoned CF, Community Facilities.

Surrounding Zoning:

A table summarizing the zoning of the surrounding areas is as follows.

Direction	Zoning	Use
North	R-1C, One-Family Residential, NN: A, Neighborhood Nodes: Type A, Node H	Residential, Vacant/ Wooded, Church
South	R-1C, One-Family Residential	Church
East	R-1C, One-Family Residential	Vacant/Wooded
West	R-1C, One-Family Residential	Residential

AREA, WIDTH, HEIGHT, SETBACKS

Sections 4.11.C-D and 6.22 of the Zoning Ordinance establish the dimensional requirements for both the CF District, and the specific use standards for Post-Secondary Schools. The requirements and proposed dimensions are as follows:

	<u>Required¹:</u>	<u>Provided:</u>	<u>Compliance</u>
Front (Livernois Road)	50 foot minimum setback	55 feet	Complies
Side (north)	80 foot minimum setback ¹	74.85 feet	Not Compliant
Side (south)	80 foot minimum setback ¹	114.3 feet	Complies
Rear (east)	80 foot minimum setback ¹	702.9 feet	Complies
Building Height	Maximum 2 stories, 25 feet	35 feet	Not Compliant
Maximum Building Coverage	30%	Less than 30%	Complies

1. Section 6.22.B, states, that no post-secondary school building shall be closer than eighty (80) feet to any property line that is residentially zoned or used.

The applicant is not increasing the encroachment on the northern property line, however because they are adding a second story to the existing one story structure they need to obtain a variance to encroach 5.15 feet into the northern property line.

Height in the Community Facility Zoning District is limited to 25-feet. The applicant will need to obtain a variance to exceed the maximum height of 25 feet by 10 feet for a total building height of 35 feet. It is worth noting that the allowable height in the adjacent R1-C District is 30-feet.

Items to be addressed: 1). Obtain a setback variance from the Zoning Board of Appeals; and 2). Obtain a height variance from the Zoning Board of Appeals.

BUILDING ARRANGEMENT

The proposed addition to the existing building is oriented toward the western portion of the site and accessed via two (2) separate one-way drives from Livernois Road. Much of the front portion of the existing building is to be demolished and a new two (2) story addition. The new square footage added is 12,456, of which only 4,892 sq/ft is net usable floor area. The remaining sq/ft is for the new auditorium and corridors, stairways, toilet rooms, mechanical rooms and closets.

The applicant does not propose any new/additional parking. The proposed addition to the site increases the overall usable building area, which necessitates sixty-three (63) additional parking spaces to be provided.

New landscaped areas and paved pedestrian pathways are proposed for the front and side (north) yards, adjacent to the new addition and portions of the existing building.

Items to be addressed: None

PARKING

The applicant is adding 4,892 sq/ft of net additional office area and a forty (40) seat auditorium. Section 13.06.G of the Zoning Ordinance requires:

	Required	Provided
Existing Walsh College Parking	985 spaces	985 spaces
Post-Secondary Schools: 1 space for each teacher, employee, or administrator, and 1 for each 10 students, in addition to the requirements for auditorium or stadium	Based on 100 sq/ft per employee the 4,892 square feet of additional office area= 49 spaces	0 spaces
Auditorium: 1 space for each three (3) seats	40 seats/3 = 14 spaces	
Total	985 + 63 spaces	985 spaces

The applicant does not propose any new/additional parking. The proposed addition to the site increases the overall usable building area, which necessitates sixty-three (63) additional parking spaces to be provided. Walsh College has projected staff growth for the next 50 years to add 35 staff members, less than the 49 spaces required. The parking requirement narrative submitted on the site plan, states, "Due to Walsh College's unique occupancy schedule, administrative staff occupies the building during the day and students occupy the building at night. The existing 985 parking spaces are sufficient for the new project. The maximum number of employees at Walsh College with a projected 30% growth is 118 people. The new auditorium is supplementary to the existing student body and will not incur additional students."

As set forth in Section 13.06.F.2 the Planning Commission can grant a parking deviation. The Section states; *the city may grant deviations from off-street parking requirements. These deviations may require more or less parking based upon a finding that such deviations are more likely to provide a sufficient number of parking spaces to accommodate the specific characteristics of the use in question. In the event that a deviation is granted by the City, the following shall apply:*

- a) *An applicant may request a parking deviation as part of a development application or as a separate and distinct action with no other concurrent request.*
- b) *The applicant shall provide a parking study with adequate detail and information to assist the City in determining the appropriateness of the request.*
- c) *A parking deviation may be included in an action on a concurrent request or made separately by resolution.*
- d) *The City may attach conditions to the approval of a deviation from the off-street parking requirements that bind such approval to the specific use in question.*
- e) *The City may require the applicant to set aside area for reserve parking (landbanking) that can be constructed as needed, although this is not a prerequisite for the approval or a deviation. Where an area is set aside for reserve parking, it shall be easily developed, not devoted to a use other than open space, and shall be designed to accommodate attendant facilities such as maneuvering lanes and drainage.*

Furthermore, Section 13.06.F.3, states, *it is the intent of this Ordinance to minimize excessive areas of pavement which reduces aesthetic standards and contributes to high rates of storm water runoff. Exceeding the minimum parking space requirements by more than twenty percent (20%) shall only be allowed with approval by the City.*

Items to be addressed: *The Planning Commission should consider granting the parking deviation.*

SITE ACCESS AND CIRCULATION

Vehicular access and Circulation

The site is accessed via two (2) one-way drives from Livernois Road. The site plan does not propose any changes to existing site access.

Pedestrian access and Walkways:

Section 13.10, Pedestrian Access, governs non-motorized and pedestrian traffic systems. The site plan proposes the replacement of an existing sidewalk, along Livernois Road, with an eight (8) foot wide concrete sidewalk. The new concrete sidewalk will intersect, and be installed within, the existing asphalt access drives. The contrast in pavement treatments will help to emphasize and place priority on the pedestrian access. Internal site walkways and plazas composed of permeable pavers are proposed adjacent to the new addition on the front of the building. A new plaza, composed of concrete, is proposed for the building access point located along the northern building elevation. Re-stripping of the pedestrian crossing in the parking lot near the new concrete plaza, along the northern building elevation, is also proposed. The minimum width of all proposed walkways is at least five (5) feet.

Items to be addressed: None

LANDSCAPING

The landscape plan proposes new landscaping in the front yard of the site adjacent to the proposed building addition, new plazas, and walkways. New landscaping is also proposed along the northern elevation of the building. Landscaping is proposed in the form of trees, shrubs, ground cover, grasses, raised-bed planters, and green roof plantings. Changes to the landscaping are only proposed along interior portions of the site, therefore Section 13.02D, Greenbelts and Section 13.02.E, Site Landscaping, will apply. The applicant has provided a landscape plan in accordance with these sections of the Zoning Ordinance:

	<u>Required:</u>	<u>Provided:</u>	<u>Compliance:</u>
<u>Greenbelts (13.02.D):</u> The Ordinance requires that the greenbelt shall be landscaped with a minimum of one (1) deciduous tree for every thirty (30) lineal feet, or fraction thereof, of frontage abutting a public road right-of-way.	Approximately 310 lineal feet of improved space along Livernois Road = ten (10) trees	Ten (10) Trees	Complies
<u>Site Landscaping (13.02.E):</u> A minimum of twenty percent (20%) of the site area shall be comprised of landscape material.	Total proposed site square feet= 28,000 square feet	Total proposed landscape area= 21,884 square feet/ approximately 78%	Complies

Items to be addressed: None.

EQUIPMENT SCREENING & TRASH RECEPTACLES

The site plan proposes the addition of a new generator to the existing generator location along the northern elevation of the building, for a total of two (2) generators servicing the site. Changes to equipment screening are subject to the requirements of Section 13.04, Equipment Screening, in the Zoning Ordinance. Per the site plan, the existing screening wall for the generator location will be extended westward and the existing gate relocated to accommodate the additional generator. The extension of the screening wall will be at least as high as the equipment being screened and composed of the same type of brick to match existing construction materials. The applicant will need to supply an elevation of the screen wall on their plans. Rooftop screening is proposed for roof-mounted equipment. The screening consists of a ribbed metal panel system with a painted finish and shall be as tall as, or taller than, the equipment that is being screened.

No additional trash receptacles are proposed for the site.

Items to be addressed: Provide an elevation of the screen wall on the plans.

PHOTOMETRICS

A lighting/photometric plan has been submitted as part of the site plan and is subject to the requirements set forth in Section 13.05, Lighting, in the Zoning Ordinance. The photometric plan (Sheet ES1-00) proposes five (5) different types of lighting fixtures for the site, including recessed wall luminaires, in-grade flood lighting, bollard lighting, and two types of flood lighting to be mounted at grade level. A lighting note, detailed on the General Site Plan (Sheet C1-01), state that, "Any new site lighting shall be shielded and directed fully downward away from adjacent properties in accordance with community standards. Any new site lighting shall match existing site lighting in intensity, style & height." However, the maximum foot-candle rating of the proposed lighting on the photometric plan, 24.5 foot-candles, exceeds the maximum allowance in the Zoning Ordinance, 20.0 foot-candles, per Section 13.05.D.1.

It should be verified that any possible glare from interior lighting on the first and second floors of the northern elevation of the new addition is properly screened from the adjacent residential property to the north.

Items to be addressed: 1). Reduce the lighting levels to no more than 20 footcandles; and 2). Address potential glare from interior lights to the adjacent residential property to the north.

FLOOR PLANS & ELEVATIONS

Elevations, floor plans, and renderings have been submitted by the applicant as part of the site plan. The building addition's exterior consists of the following materials:

- Insulated metal panel system with painted finish
- Ribbed metal panel system with painted finish
- Kawneer wall system with 1 inch insulated clear vision glass
- 8 inch stone masonry
- Utility brick
- Clerestory window with 1 inch insulated clear vision glass
- 1-1/8 inch tempered clear glass panel handrail

The building has an institutional appearance that is similar to other post-secondary college campus buildings in the region and offers a more visually compelling presence than the current building. The north, south, and west elevations are characterized by cubic-like building elements and slanting roof lines.

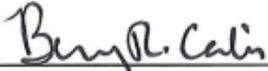
Items to be addressed: None.

RECOMMENDATION

Overall we find the proposed site plan is in consistent with the goals of the Zoning Ordinance and is a major improvement to the existing facility on the Walsh College Campus. The Planning Commission cannot take action until the applicant receives the necessary variances from the Zoning Board of Appeals. If the applicant receives the necessary variances, we recommend that the Planning Commission consider the parking deviation, and the applicant resubmit the site plan addressing the following issues:

1. *Provide an elevation of the screen wall on the plans;*
2. *Reduce the lighting levels to no more than 20 footcandles; and*
3. *Address potential glare from interior lights to the adjacent residential property to the north.*

Sincerely,



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

#225-02-1405

WALSH COLLEGE LIVERNOIS ROAD AND INTERIORS

3838 Livernois Rd, Troy, MI 48083



PROJECT RENDERING

LOCATION MAP



GENERAL NOTES

1. ALL WORK SHALL CONFORM TO APPLICABLE CODES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK AND COMPLETION OF THE WORK.
2. THE CONTRACTOR SHALL SECURE AND PAY FOR REQUIRED PERMITS, FEES, LICENSES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF ANY DISCREPANCIES, COMMISSIONS, OR CONFLICTS BEFORE PROCEEDING WITH THE WORK. NO EXTRA COSTS WILL BE AUTHORIZED FOR WORK.
3. ALL EXISTING CONDITIONS AND DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR, WHO SHALL IMMEDIATELY NOTIFY THE ARCHITECT WHICH IS REQUIRED TO COMPLETE THE PROJECT SCOPE AND INTENT DUE TO CONDITIONS WHICH ARE READILY OBSERVABLE AT THE PROJECT SITE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEANING AND REMOVAL OF ALL DEBRIS, DUST, AND EQUIPMENT RELATED TO THE DEMOLITION AND THROUGH CLEAN-UP UPON COMPLETION OF THE PROJECT.
5. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND BE KNOWLEDGEABLE OF CONDITIONS THEREON. CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT AND SHALL NOTIFY THE OWNER OF ANY CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE WORK.
6. THE DRAWINGS SHOWN HEREWITH ARE SCOPE DOCUMENTS, AND AS SUCH SHOW THE GENERAL EXTENT OF THE PROJECT AND DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE WORK, NOR DO THEY SHOW ALL OF THE DETAILS OF THE WORK.
7. DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL.
8. WHERE DISCREPANCIES OCCUR BETWEEN THE VARIOUS DISCIPLINES TRADES, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
9. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE, UNLESS NOTED OTHERWISE.
10. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL STIFFENERS, BRACINGS, BACKING PLATES, AND SUPPORTING BRACKETS REQUIRED FOR MECHANICAL, ELECTRICAL, AND MISCELLANEOUS EQUIPMENT WHETHER SHOWN IN THE DRAWINGS OR NOT. THIS SHALL ALSO APPLY TO OWNER FURNISHED/CONTRACTOR INSTALLED EQUIPMENT.
11. FURNISHED/CONTRACTOR INSTALLED EQUIPMENT ENT. STUD AND GYPSUM BOARD PARTITIONS.
12. THE CONTRACTOR SHALL COORDINATE PLACEMENT OF ALL CEILING ELEMENTS WITH MECHANICAL, ELECTRICAL, AND INSTALLER. WHERE DISCREPANCIES EXIST BETWEEN DRAWINGS AND INSTALLATION, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH WORK.
13. PROVIDE APPROPRIATE SEX DESIGNATION SIGNAGE FOR ALL TOILET ROOMS AND SUBMIT FOR OWNER APPROVAL PRIOR TO INSTALLATION.
14. ALL EXPOSED FASTENERS IN PUBLIC AREAS TO BE TAMPER-PROOF WHEREVER POSSIBLE.
15. PAINT ALL EXPOSED, BARE, AND COVERED PIPES, DUCTS, HANGERS, STEEL, ELECTRICAL BOXES AND CONDUIT TO MATCH ADJACENT SURFACES.
16. ALL EXTERIOR GUARDRAILS, HANDRAILS, AND OTHER EXTERIOR EXPOSED METAL SHALL BE GALVANIZED AND PAINTED, UNLESS NOTED OTHERWISE.
17. ALL EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF, BETWEEN WALL PANELS AND WATER INFILTRATION.
18. ALL HANDICAPPED DOOR HARDWARE SHALL BE PROVIDED IN COMPLIANCE WITH MICHIGAN'S BARRIER FREE CODE.
19. ALL DOORS REQUIRED FOR HANDICAPPED ACCESS SHALL HAVE MANEUVERING CLEARANCES PROVIDED PER MICHIGAN'S BARRIER FREE CODE.
20. SAFETY GLAZING SHALL BE PROVIDED AT ALL LOCATIONS AS OUTLINED IN 2009 INTERNATIONAL BUILDING CODE AND ANSI Z97.1 GLAZING WA.
21. DRAWINGS AND SPECIFICATIONS SHOULD BE USED AS JOINT DOCUMENTS. IN CASE OF CONFLICT, NOTIFY ARCHITECT FOR CLARIFICATION.

DRAWINGS SCHEDULE

SHEET NUMBER	SHEET INDEX - TABLE OF CONTENTS SHEET NAME	ISSUANCE DATE
GENERAL		
GO-00	COVER SHEET	02.03.2014
GO-01	RENDERINGS	01.10.2014
CIVIL		
C1-00	2013 BOUNDARY / TOPOGRAPHIC SURVEY UPDATE	02.03.2014
C1-01	GENERAL SITE PLAN	02.03.2014
C1-02	ENGINEERING SITE PLAN PLAN	02.03.2014
LANDSCAPE		
LD-01	EXISTING TREE INVENTORY	02.03.2014
L1-01	LANDSCAPE SITE PLAN	02.03.2014
L1-02	LANDSCAPE SITE DETAILS	02.03.2014
ARCHITECTURAL		
A0-00	OVERALL SITE PLAN	02.03.2014
A0-01	ARCHITECTURAL SITE PLAN	02.03.2014
A1-01	FIRST FLOOR PLAN	02.03.2014
A1-02	SECOND FLOOR PLAN	02.03.2014
A2-01	ELEVATIONS	02.03.2014
ELECTRICAL		
ES1-00	SITE PHOTOMETRIC CALCULATIONS	01.10.2014

SYMBOLS LEGEND

- NORTH ARROW
- STRUCTURAL GRID LINES
- WORK POINT, ELEVATION MARKER & LEVEL
- ROOM NAME
- ROOM NUMBER
- DIRECTION VIEWED BLDG SECTION IDENTIFICATION
- SHEET WHERE BLDG SECTION IS DRAWN
- DIRECTION VIEWED BLDG SECTION IDENTIFICATION
- ELEVATION IDENTIFICATION DIRECTION VIEWED
- SHEET WHERE INTERIOR ELEVATION IS DRAWN
- PARTITION TYPE
- DOOR TAG
- WINDOW TAG
- MATERIAL TAG
- REVISION TAG

1A DETAIL TITLE
SCALE: 1/8" = 1'-0"

1A DETAIL TITLE
SCALE: 1/8" = 1'-0"

PROJECT TEAM

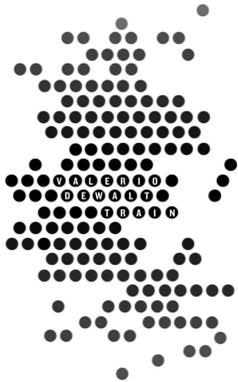
- OWNER**
WALSH COLLEGE
3838 LIVERNOIS ROAD
TROY, MI 48064
T: 248.823.1230
- ARCHITECT**
VALERIO DEWALT TRAIN ASSOCIATES, INC.
500 N. DEARBORN ST.
SUITE 900
CHICAGO, IL 60654
T: 312.260.7300
- STRUCTURAL**
ROBERT DARVAS ASSOCIATES
440 SOUTH MAIN STREET
ANN ARBOR, MI 48104
T: 734.761.8713
- MEP/FP ENGINEERS**
STRATEGIC ENERGY SOLUTIONS
4000 ELEVEN MILE ROAD
BURLINGAME, MI 48012
T: 248.399.1900
- CIVIL ENGINEERS**
NOWAK & FRANK ENGINEERS
4077 WOODWARD AVENUE
PONTIAC, MI 48342
T: 248.332.7931
- LANDSCAPE ARCHITECT**
BECKETT & RADER
335 WEST WILLIAM STREET SUITE 101
ANN ARBOR, MI 48103
T: 734.663.2622

BUILDING INFORMATION

- OCCUPANCY GROUP: BUSINESS
ACCESSORY GROUP: ASSEMBLY
- PROJECT FOOTPRINT: 15,225 SF
GROSS PROJECT SQUARE FOOTAGE (FAIR): 54,625 SF
TOTAL AREA TO BE DEMOLISHED: 12,646 SF
TOTAL AREA OF NEW CONSTRUCTION: 29,264 SF
TOTAL AREA OF INTERIOR RENOVATION: 9,508 SF
TOTAL AREA OF INTERIOR "REFRESH": 15,803 SF
TYPE OF CONSTRUCTION: IA
NO. OF STORES: 2
SPRINKLER SYSTEM: AUTOMATED NATIONAL TIME & SIGNAL SERIES 902
FIRE ALARMS: DEMOLITION AND ADDITION TO THE EXISTING
PROJECT DESCRIPTION: WALSH COLLEGE CAMPUS WITH HEAVY INTERIOR RENOVATION AND REFRESH AND NEW SITE IMPROVEMENTS ON LIVERNOIS ROAD AND VARIOUS ENTRANCES TO THE COLLEGE.

PROJECT NAME
Walsh College
Livernois Road and Interiors

PROJECT ADDRESS
3838 Livernois Rd
Troy, MI
48083



ARCHITECT
VALERIO DEWALT TRAIN ASSOC.
500 N. DEARBORN, 9TH FLOOR
CHICAGO, ILLINOIS 60654
312.260.7300
www.bulldorlie.com

PROJECT TEAM **ARCHITECT STAMP**

JOSEPH VALERIO
CHRISTINE MCGRATH BREUER
JENNIFER COOPER
MICHAEL KIRSCHNER

VDTA PROJECT NUMBER
12123.00

CONSULTANT

CONSULTANT PROJECT NUMBER

Issue		
No.	Issued for	Date
1	25% SCHEMATIC DESIGN	11.25.2013
2	PRELIMINARY SITE PLAN REVIEW	01.10.2014
3	PRELIM. SITE PLAN REVIEW REVISED	02.03.2014

© 2013 VALERIO DEWALT TRAIN ASSOCIATES, INC

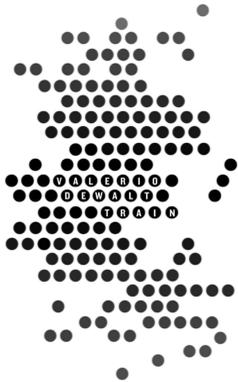
SHEET TITLE
COVER SHEET



SHEET NUMBER
GO-00

PROJECT NAME
Walsh College
Livernois Road and Interiors

PROJECT ADDRESS
3838 Livernois Rd
Troy, MI
48083



ARCHITECT
 VALERIO DEWALT TRAIN ASSOC.
 500 N. DEARBORN, 9TH FLOOR
 CHICAGO, ILLINOIS 60654
 312.260.7300
 www.bulldor.ie.com

PROJECT TEAM
 ARCHITECT STAMP
 JOSEPH VALERIO
 CHRISTINE MCGRATH BREUER
 JENNIFER COOPER
 MICHAEL KIRSCHNER



VDTA PROJECT NUMBER
 12123.00

CONSULTANT

CONSULTANT PROJECT NUMBER

Issue		
No.	Issued for	Date
1	25% SCHEMATIC DESIGN	11.25.2013
2	PRELIMINARY SITE PLAN REVIEW	01.10.2014

© 2013 VALERIO DEWALT TRAIN ASSOCIATES, INC

SHEET TITLE
RENDERINGS



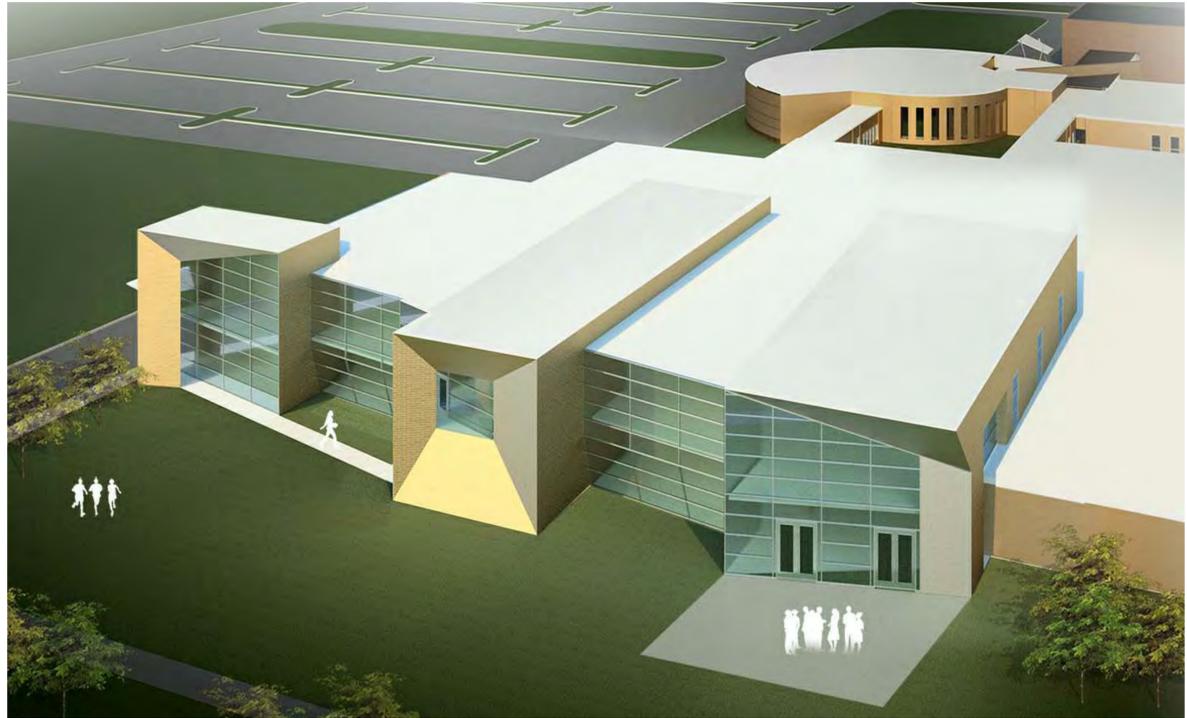
SHEET NUMBER
GO-01



5G LIVERNOIS ROAD FACADE
 GO-01 N.T.S.



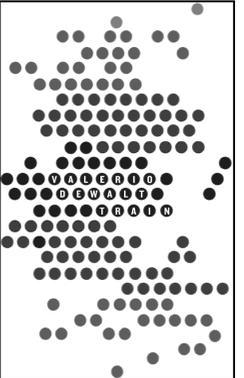
1G TYPICAL ENTRANCE CANOPY
 GO-01 N.T.S.



1A SOUTHWEST AERIAL VIEW
 GO-01 N.T.S.

PROJECT NAME
Walsh College
Livernois Road and Interiors

PROJECT ADDRESS
3838 Livernois Rd
Troy, MI 48083



ARCHITECT
 VALERIO DEWALT TRAIN ASSOC.
 500 N. DEARBORN, 9TH FLOOR
 CHICAGO, ILLINOIS 60654
 312.260.7900
 www.valeriodewalt.com

PROJECT TEAM ARCHITECT STAMP

ARCHITECT
 JOSEPH VALERIO
 CHRISTINE MCGRATH
 JENNIFER COOPER
 MICHAEL KIRSCHNER

VDTA PROJECT NUMBER
 12123.00

CONSULTANT
 NOWAK & FRAUS ENGINEERS
 46777 Woodward Ave.
 Pontiac, MI 48342-5032
 Tel. (248) 332-7931
 Fax. (248) 332-8257

PROJECT TEAM SURVEYOR STAMP

TIM GERMAIN
 BRAD BRICKEL
 RYAN JOHNSON
 MIKE CARMAGHI
 KEVIN NAVAROLI

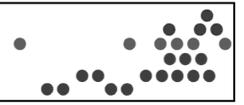
CONSULTANT PROJECT NUMBER
 3809-01

No.	Issue	Date
1	25% Schematic Design	11.22.2013
2	Preliminary Site Plan Review	01.10.2014
3	ZBA Submittal	02.22.2014
4	Prelim. Site Plan Review Revised	02.23.2014

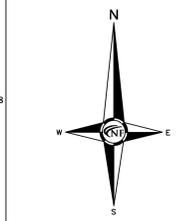
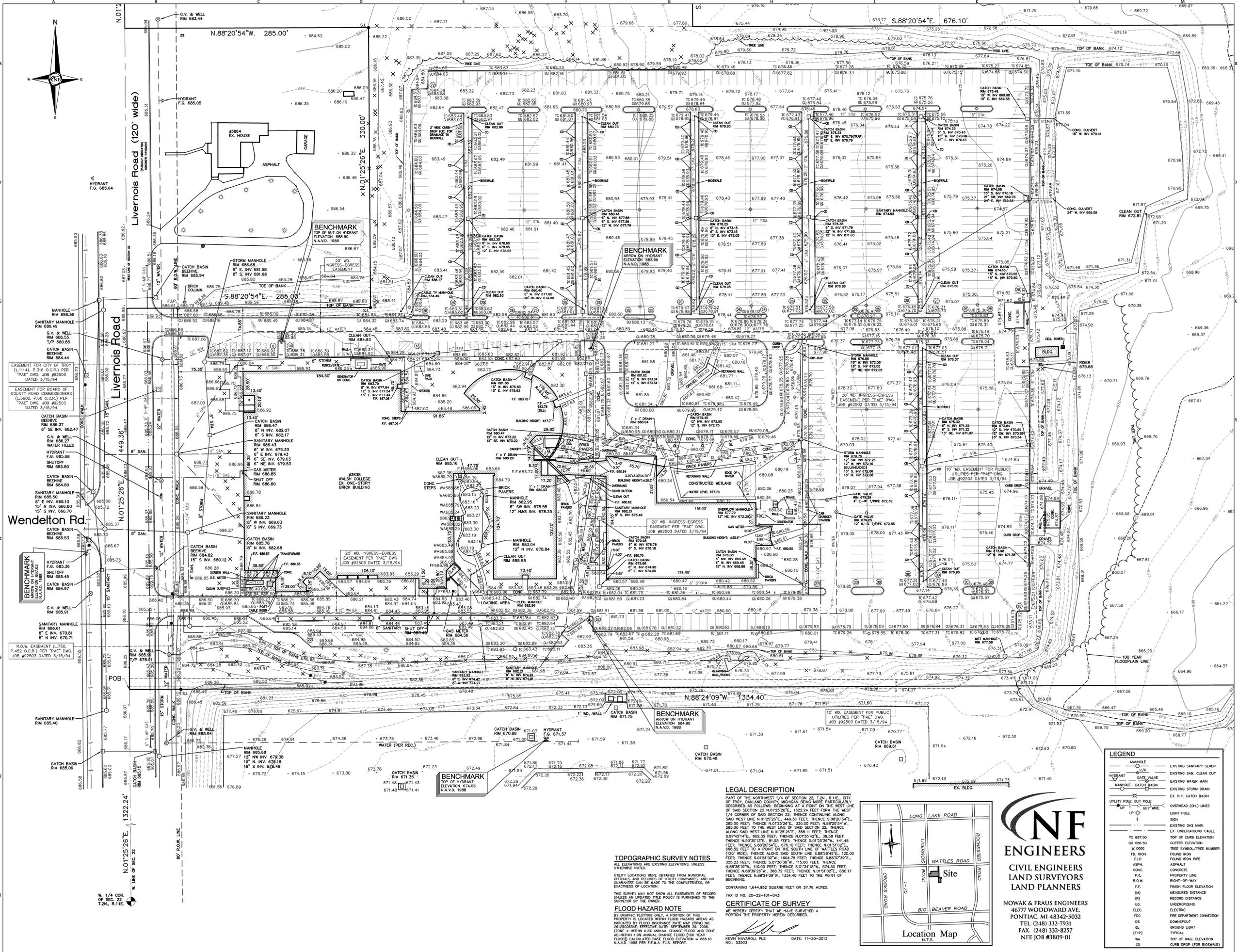
SCALE: 1" = 40'

© 2013 VALERIO DEWALT TRAIN ASSOCIATES, INC.

SHEET TITLE
2013 Boundary / Topographic Survey Update



SHEET NUMBER
C1-00



EASEMENT FOR CITY OF TROY (L1141, P.316 O.C.R.) PER "PAE" DWG. JOB #92503 DATED 3/15/94

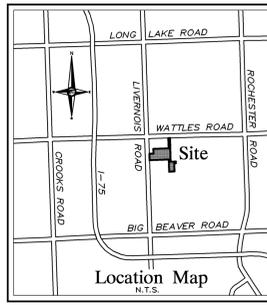
EASEMENT FOR BOARD OF COUNTY ROAD COMMISSIONERS (L5602, P.60 O.C.R.) PER "PAE" DWG. JOB #92503 DATED 3/15/94

R.O.W. EASEMENT (L750, P.452 O.C.R.) PER "PAE" DWG. JOB #92503 DATED 3/15/94

W. 1/4 COR. OF SEC. 22, T.2N., R.11E.

TOPOGRAPHIC SURVEY NOTES
 ALL ELEVATIONS ARE ELEVATIONS, UNLESS OTHERWISE NOTED.
 UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS OR ACCURACY OF LOCATION.
 THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.
FLOOD HAZARD NOTE
 BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD AREAS AS INDICATED BY FLOOD INSURANCE RATE MAP (FIRM) NO. 261055005S, EFFECTIVE DATE 08/08/07. THE FLOOD HAZARD (ZONE X-WITHIN 0.2% ANNUAL CHANCE FLOOD AND ZONE AE-WITHIN 1.0% ANNUAL CHANCE FLOOD 100 YEAR FLOOD) CALCULATED BASE FLOOD ELEVATION = 668.10 N.A.V.D. 1988 PER F.E.M.A. F.I.S. REPORT.

LEGAL DESCRIPTION
 PART OF THE NORTHWEST 1/4 OF SECTION 22, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 22 N.01°25'26"E., 1322.24 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 22; THENCE CONTINUING ALONG SAID WEST LINE N.01°25'26"E., 668.36 FEET; THENCE S.89°20'54"E., 285.00 FEET; THENCE N.01°25'26"E., 330.00 FEET; THENCE S.88°20'54"E., 285.00 FEET TO THE WEST LINE OF SAID SECTION 22; THENCE ALONG SAID WEST LINE N.01°25'26"E., 330.00 FEET; THENCE S.89°20'54"E., 285.00 FEET; THENCE N.01°25'26"E., 330.00 FEET; THENCE S.88°20'54"E., 285.00 FEET; THENCE N.01°25'26"E., 330.00 FEET; THENCE S.89°20'54"E., 285.00 FEET; THENCE N.01°25'26"E., 330.00 FEET; THENCE S.88°20'54"E., 285.00 FEET TO THE POINT OF BEGINNING.
 CONTAINING 1,644,892 SQUARE FEET OR 37.76 ACRES.
 TAX ID NO. 20-23-101-043
CERTIFICATE OF SURVEY
 ME HEREBY CERTIFY THAT I HAVE SURVEYED A PORTION OF THE PROPERTY HEREIN DESCRIBED.
 KEVIN NAVAROLI, PLS DATE: 11-20-2013 NO: 53003



ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257
 NFE JOB #3809-01

LEGEND

—	MANHOLE	—	EXISTING SANITARY SEWER
—	HYDRANT	—	EXISTING WATER MAIN
—	SHUTOFF	—	EXISTING WATER MAIN CLEAN OUT
—	MANHOLE	—	EXISTING WATER MAIN CLEAN OUT
—	UTILITY POLE	—	EXISTING CATCH BASIN
—	UTILITY POLE	—	EX. R.V. CATCH BASIN
—	UTILITY POLE	—	OVERHEAD (O&L) LINES
—	UTILITY POLE	—	LIGHT POLE
—	UTILITY POLE	—	SIGN
—	UTILITY POLE	—	EXISTING GAS MAIN
—	UTILITY POLE	—	EX. UNDERGROUND CABLE
—	UTILITY POLE	—	TOP OF CURB ELEVATION
—	UTILITY POLE	—	GUTTER ELEVATION
—	UTILITY POLE	—	FRESH FLOOR ELEVATION
—	UTILITY POLE	—	TREE DIMENL./FREE NUMBER
—	UTILITY POLE	—	FOUND IRON
—	UTILITY POLE	—	FOUND IRON PIPE
—	UTILITY POLE	—	ASPHALT
—	UTILITY POLE	—	CONCRETE
—	UTILITY POLE	—	PROPERTY LINE
—	UTILITY POLE	—	RIGHT-OF-WAY
—	UTILITY POLE	—	FRESH FLOOR ELEVATION
—	UTILITY POLE	—	MEASURED DISTANCE
—	UTILITY POLE	—	RECORD DISTANCE
—	UTILITY POLE	—	ELECTRIC
—	UTILITY POLE	—	FIRE DEPARTMENT CONNECTION
—	UTILITY POLE	—	DISC
—	UTILITY POLE	—	DOWNSPOUT
—	UTILITY POLE	—	GROUND LEVEL
—	UTILITY POLE	—	(TYP)
—	UTILITY POLE	—	TOP OF WALL ELEVATION
—	UTILITY POLE	—	CURB DROP (FOR BIOSWALE)

FIRE DEPARTMENT NOTES

THE FOUR (4) INCH STEAMER CAPS ON ALL HYDRANTS WILL BE PAINTED ACCORDING TO THE FOLLOWING:

- WHITE ON 4.00 INCH MAINS
- RED ON 6.00 INCH MAINS
- ORANGE ON 8.00 INCH MAINS
- GREEN ON 12.00 INCH MAINS
- BLUE ON 16.00 INCH OR LARGER MAINS

NO PARKING SHALL BE PERMITTED AND/OR NO OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED WITHIN FIFTEEN (15) FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION, PUBLIC OR PRIVATE.

THE FIRE DEPARTMENT CONNECTION MUST BE LOCATED WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT AND WITHIN FIFTY (50) FEET OF A MINIMUM EIGHTEEN (18) FOOT WIDE PAVED DRIVEWAY OR STREET.

GAS METER, PROPANE TANKS, OVERHEAD ELECTRICAL SERVICE, AND TRANSFORMERS MUST NOT BE LOCATED ON THE SAME SIDE OF THE BUILDING OR STRUCTURE AS THE FIRE DEPARTMENT CONNECTION UNLESS A CLEAR DISTANCE OF ONE HUNDRED FIFTY (150) FEET CAN BE MAINTAINED BETWEEN UTILITIES AND THE FIRE DEPARTMENT CONNECTION.

DESIGNATED EXIT DOORS ONTO DRIVES OR PARKING AREAS MUST BE PROTECTED WITH GUARD POSTS OR PARKING BLOCKS.

A WHITE HIGH VISIBILITY STRIPE SHALL BE PAINTED ON THE UPPER FLANGE OF ALL FIRE HYDRANTS.

FIRE LANES ARE TO BE A MINIMUM OF 18 FEET IN WIDTH AND A MINIMUM OF 14 FEET IN HEIGHT.

FIRE LANE SIGNS ARE TO BE INSTALLED AND MAINTAINED IN COMPLIANCE WITH THE CRITERIA SET FORTH IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SOME OF THE CRITERIA ARE AS FOLLOWS:

1. SIGNS SHALL BE RED LETTERING ON WHITE BACKGROUND AND SHALL BEA "NO STOPPING, STANDING, PARKING-FIRE LANE-TOW AWAY ZONE"
2. SIGNS SHALL BE SPACED NO FURTHER THAN 100 FEET APART.
3. SIGNS SHALL BE INSTALLED AT A RIGHT ANGLE OR 90° TO CURB.
4. SIGNS SHALL BE SEEN (7) FEET FROM THE BOTTOM OF SIGN TO GRADE.
5. SIGNS SHALL BE DOUBLE FACED WHERE THE POSSIBILITY EXISTS FOR LEFT WHEEL TO CURB PARKING.
6. SIGNS SHALL BE 12 INCHES IN WIDTH AND 18 INCHES IN HEIGHT.

A COPY OF THE SITE PLAN SHOWING FIRE LANE LOCATIONS AS PRESCRIBED BY THE TROY FIRE DEPARTMENT SHALL BE SUBMITTED TO THE FIRE PREVENTION DIVISION ON 95" x 117" PAPER FOR TRAFFIC SAFETY COMMITTEE REVIEW AND RECOMMENDATION TO CITY COUNCIL FOR ULTIMATE APPROVAL.

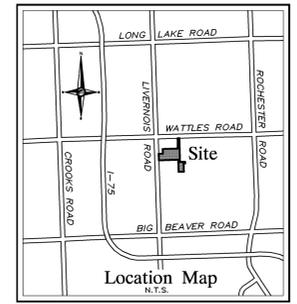
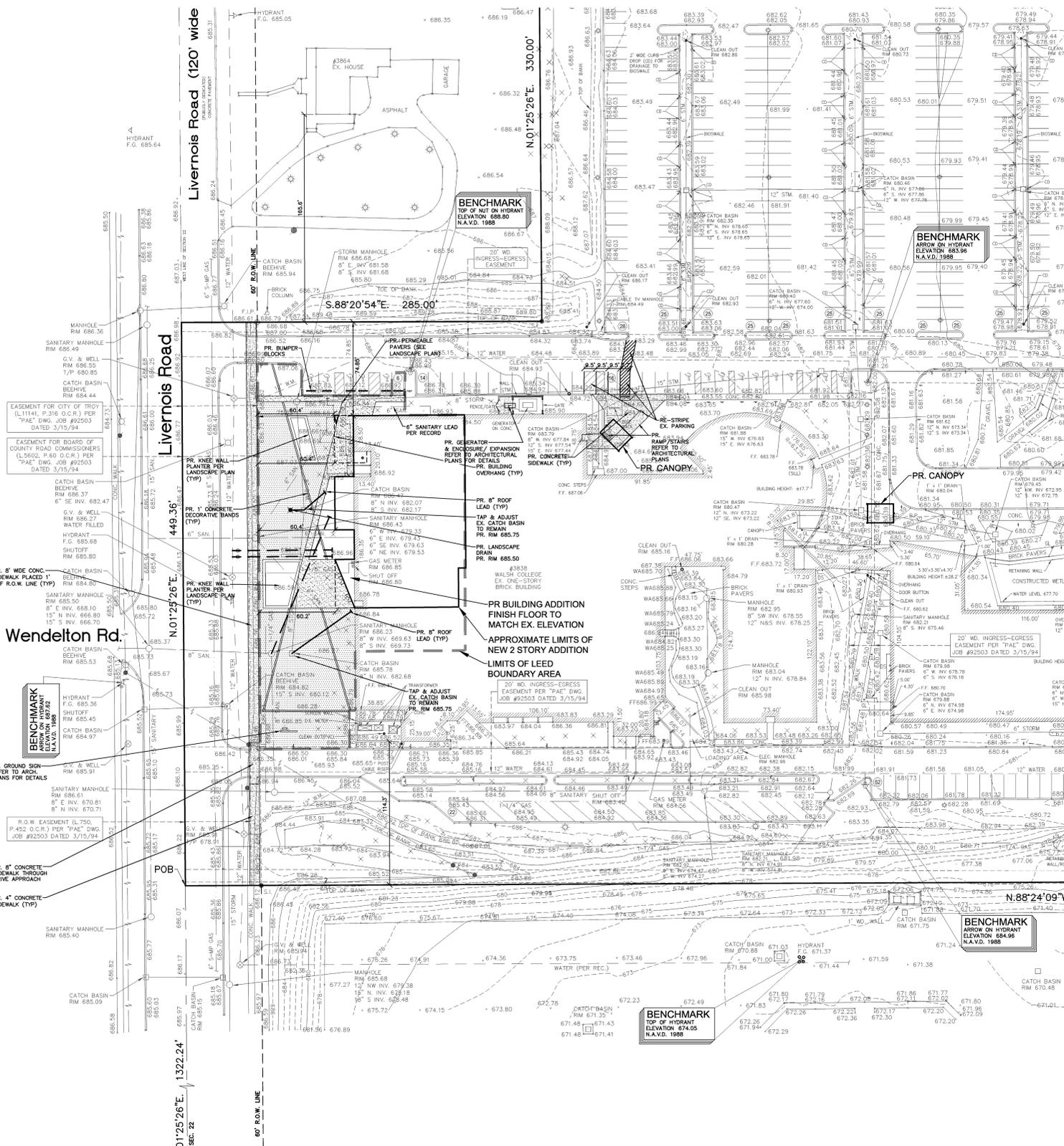


THE SYMBOL "P" IS BLACK, CIRCUMSCRIBED IN A RED CIRCLE WITH A RED SLASH ON A WHITE BACKGROUND AND BLACK BORDER.

THE SUPPLEMENTAL EDUCATIONAL PLACARD NO PARKING, WITH A RED LEGEND AND BORDER ON A WHITE BACKGROUND, MAY BE USED ABOVE THE SYMBOL.

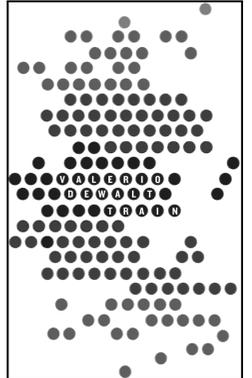
CARE SHOULD BE EXERCISED TO SEE THAT THE SINGLE ARROWS POINT IN THE PROPER DIRECTION TO INDICATE THE REGULATED ZONE.

FIRE LANE SIGN DETAIL



PROJECT NAME
Walsh College
Livernois Road and Interiors

PROJECT ADDRESS
3838 Livernois Rd
Troy, MI 48083



ARCHITECT
VALERIO DEWALT TRAIN ASSOC.
500 N. DEARBORN, 9TH FLOOR
CHICAGO, ILLINOIS 60654
312.260.7300
www.valeriodewalt.com

PROJECT TEAM **ARCHITECT STAMP**

JOSEPH VALERIO
CHRISTINE MCGRATH
JENNIFER COOPER
MICHAEL KIRSCHNER

VDTA PROJECT NUMBER
12123.00

CONSULTANT
NOWAK & FRAUS ENGINEERS
46777 Woodward Ave.
Pontiac, MI 48342-5032
Tel. (248) 332-7931
Fax. (248) 332-8257

PROJECT TEAM **ENGINEER STAMP**

TIM GERMAIN
BRAD BRICKEL
RYAN JOHNSON
MIKE CARMAGHI
KEVIN NAVAROLI

CONSULTANT PROJECT NUMBER
3809-01

VARIANCE NOTE

A SETBACK VARIANCE IS REQUIRED FOR A POST-SECONDARY FACILITY ADJACENT TO A RESIDENTIALLY ZONED PROPERTY. THE REQUIREMENT IS TO HAVE A BUILDING 30 FEET FROM THE PROPERTY LINE. THE PROPOSED BUILDING ADDITION CORNER IS 74.85 FEET FROM THE PROPERTY LINE.

A VARIANCE OF 5.15 FEET IS REQUIRED.

THE BUILDING HEIGHT REQUIREMENT IS 25 FEET. THE PROPOSED HEIGHT OF THE BUILDING IS 35 FEET.

A VARIANCE OF 10 FEET IS REQUIRED FOR BUILDING HEIGHT.

SITE DATA

ZONING
EXISTING: CF COMMUNITY FACILITIES

SETBACK REQ. (REQUIRED) **EXISTING** **PROPOSED**

FRONT: 20' (114.3') 74.85' (114.3') 74.85' (114.3') (S)

REAR: 80' (114.3') (S) 74.85' (114.3') (S) 74.85' (114.3') (S)

LIGHTING NOTE

ANY NEW SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AWAY FROM ADJACENT PROPERTIES IN ACCORDANCE WITH COMMUNITY STANDARDS. PROPOSED SITE LIGHTING SHALL MATCH EXISTING SITE LIGHTING IN INTENSITY, STYLE & HEIGHT.

NOTE

A SOIL EROSION PERMIT IS REQUIRED FROM THE CITY OF TROY ENGINEERING DEPARTMENT FOR THIS PROJECT.

LEED BOUNDARY DATA

LEED AREA GROSS: 37,847.93 SFT OR 0.869 ACRES

EXISTING SITE AREA: 37,847.93 SFT 100.0%

BUILDING FOOTPRINT: 16,147.93 SFT 42.7%

PAVE/WALK: 1,225.08 SFT 3.2%

OPEN SPACE: 20,474.92 SFT 53.9%

PROPOSED SITE AREA: 37,847.93 SFT 100.0%

BUILDING FOOTPRINT: 17,451.63 SFT 46.1%

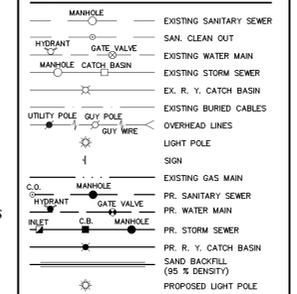
PARKING & DRIVES: 5,423.32 SFT 14.3%

OPEN SPACE: 17,972.98 SFT 47.3%

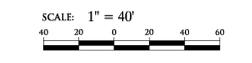
PAVING LEGEND



LEGEND



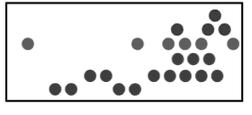
No.	Issue	Date
1	25% Schematic Design	11.22.2013
2	Preliminary Site Plan Review	01.10.2014
3	ZBA Submittal	01.22.2014
4	Prelim. Site Plan Review Revised	02.03.2014



SCALE: 1" = 40'

© 2013 VALERIO DEWALT TRAIN ASSOCIATES, INC

SHEET TITLE
General Site Plan



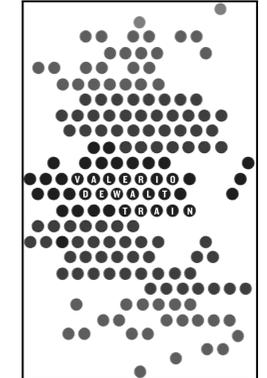
SHEET NUMBER

C1-01



**CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS**

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
NFE JOB #3809-01



ARCHITECT
VALERIO DEWALT TRAIN ASSOC.
500 N. DEARBORN, 9TH FLOOR
CHICAGO, ILLINOIS 60654
312.260.7900
www.buildordie.com

PROJECT TEAM ARCHITECT STAMP

JOSEPH VALERIO
CHRISTINE MCGRATH
JENNIFER COOPER
MICHAEL KIRSCHNER

VOTA PROJECT NUMBER
12123.00

CONSULTANT
NOWAK & FRAUS ENGINEERS
46777 Woodward Ave.
Pontiac, MI 48342-5032
Tel. (248) 332-7931
Fax. (248) 332-8257

PROJECT TEAM ENGINEER STAMP

TIM GERMAIN
BRAD BRICKEL
RYAN JOHNSON
MIKE CARMAGHI
KEVIN NAVAROLI

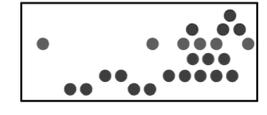
CONSULTANT PROJECT NUMBER
3809-01

No.	Issue	Date
1	25% Schematic Design	11.22.2013
2	Preliminary Site Plan Review	01.10.2014
3	ZBA Submittal	01.22.2014
4	Prelim. Site Plan Review Revised	02.03.2014

SCALE: 1" = 20'

© 2013 VALERIO DEWALT TRAIN ASSOCIATES, INC

SHEET TITLE
Engineering Site Plan

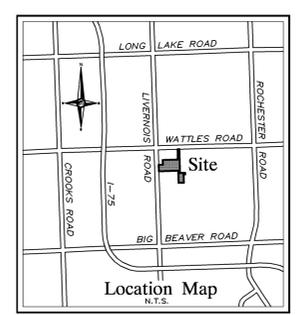


SHEET NUMBER
C1-02



**CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS**

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
NFE JOB #3809-01



GENERAL PAVING NOTES

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.

ASPHALT: BASE COURSE - MODIFIED BITUMINOUS MIXTURE NO. 1100L, 200A, SURFACE COURSE - MODIFIED BITUMINOUS MIXTURE NO. 1100L, 200A, ASPHALT CEMENT PENETRATION GRADE 85-100, BOND COAT - MODIFIED SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.

PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURBS & GUTTERS, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SP-516A.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARDS SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.

ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.

FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LICENSES ARRANGING FOR ALL INSPECTION.

EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.

SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL PARKER FREE PARKING AREAS AS INDICATED ON THE PLANS.

ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.

LEED BOUNDARY DATA

AREA	37,847.93 SFT OR 0.869 ACRES
EXISTING	37,847.93 SFT 100.0%
BUILDING FOOTPRINT	16,147.93 SFT 42.7%
PARKING SPACE	1,275.00 SFT 3.4%
OPEN SPACE	20,424.99 SFT 53.9%
PROPOSED	37,847.93 SFT 100.0%
BUILDING FOOTPRINT	17,451.63 SFT 46.1%
PARKING & DRIVES	2,423.32 SFT 6.4%
OPEN SPACE	17,972.98 SFT 47.5%

ESTIMATED QUANTITIES (PRELIMINARY)

DESCRIPTION	QUANTITY	UNITS
PERMEABLE PAVERS	3,542	S.F.
4" CONCRETE SIDEWALK (ON-SITE)	1,640	S.F.
4" CONCRETE SIDEWALK (WITHIN RIGHT-OF-WAY)	3,037	S.F.
8" CONCRETE SIDEWALK	526	S.F.

STORM SEWER

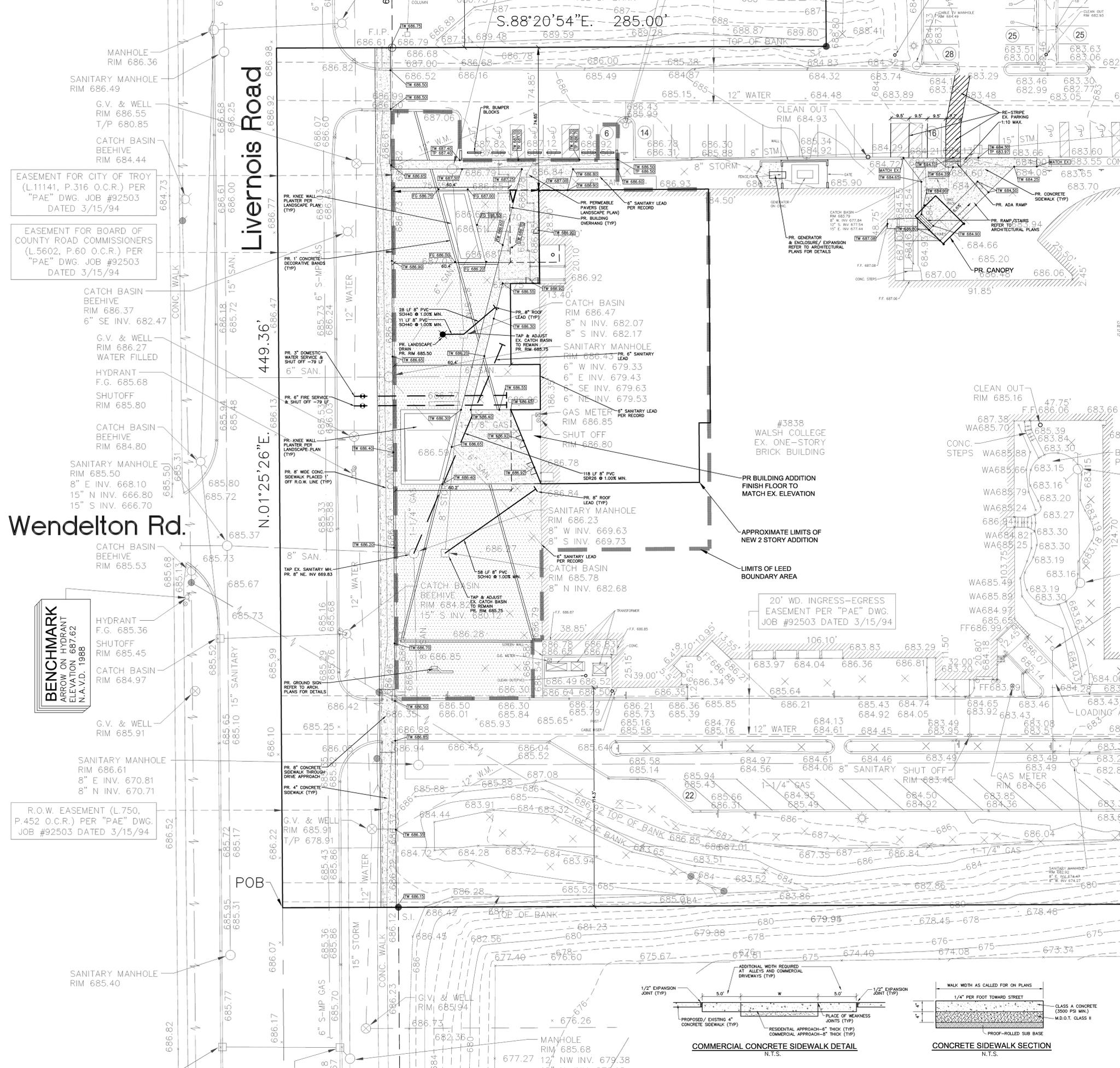
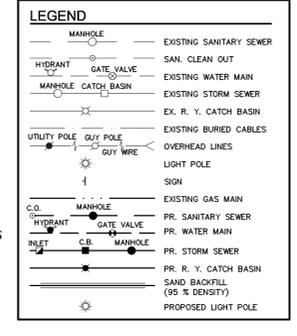
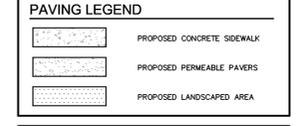
DESCRIPTION	QUANTITY	UNITS
8" PVC, SOH 40, SEWER PIPE	97	L.F.
LANDSCAPE DRAIN	1	E.A.
TAP/CONNECTION	2	E.A.

WATER MAIN

DESCRIPTION	QUANTITY	UNITS
6" DI. CLASS 54 WATER MAIN	79	L.F.
3" DI. CLASS 54 WATER MAIN	79	L.F.
4" SHUT OFF	1	E.A.
3" SHUT OFF	1	E.A.

SANITARY SEWER

DESCRIPTION	QUANTITY	UNITS
8" PVC, SDR 26, SEWER PIPE	118	L.F.
TAP/CONNECTION	1	E.A.



EASEMENT FOR CITY OF TROY (L.11141, P.316 O.C.R.) PER "PAE" DWG. JOB #92503 DATED 3/15/94

EASEMENT FOR BOARD OF COUNTY ROAD COMMISSIONERS (L.5602, P.60 O.C.R.) PER "PAE" DWG. JOB #92503 DATED 3/15/94

Wendelton Rd.

BENCHMARK
ARROW ON HYDRANT
ELEVATION 687.62
N.A.V.D. 1988

R.O.W. EASEMENT (L.750, P.452 O.C.R.) PER "PAE" DWG. JOB #92503 DATED 3/15/94



Livernois Road

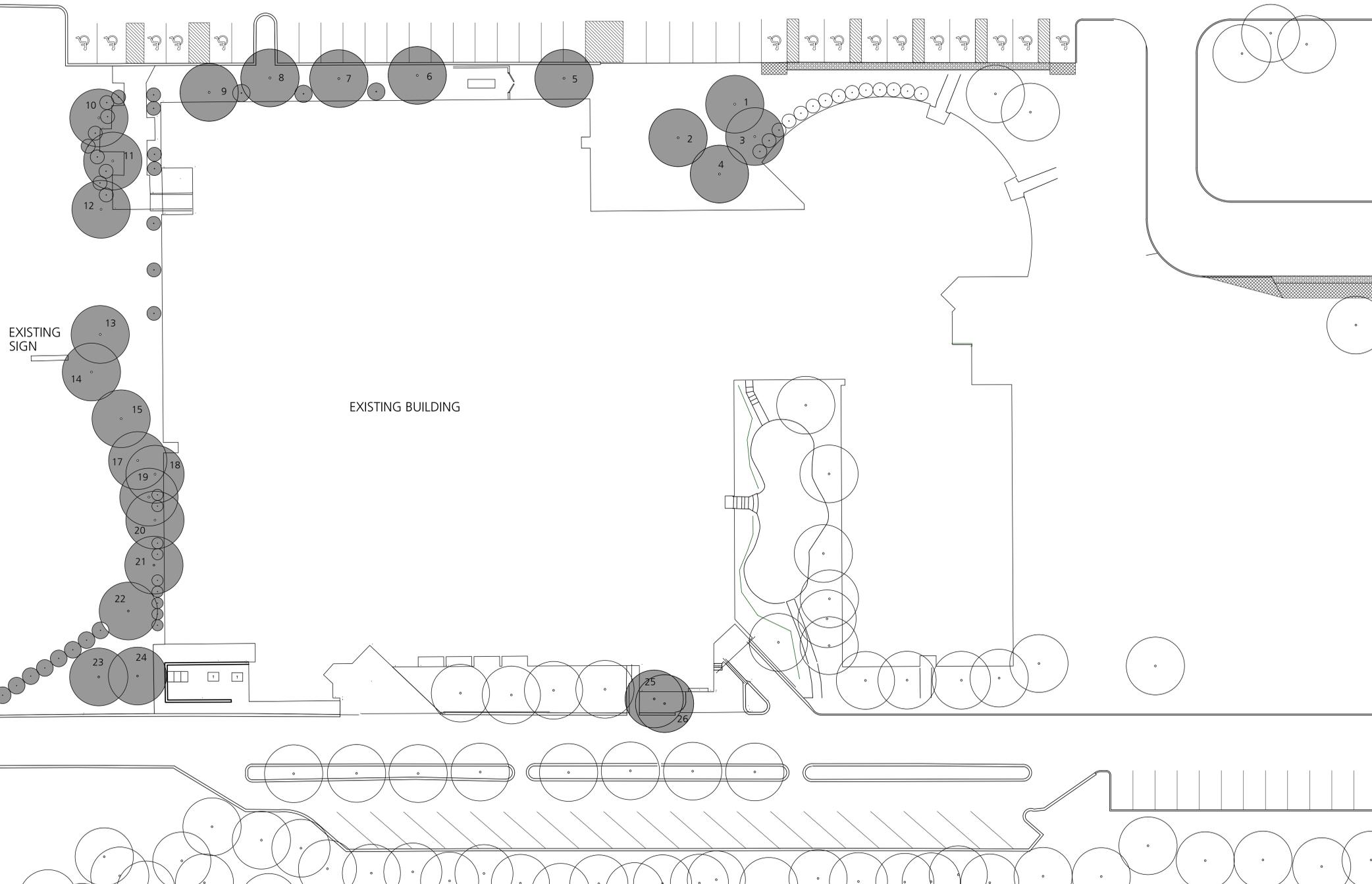
449.36'

N.01°25'26"E.

LIVERNOIS ROAD

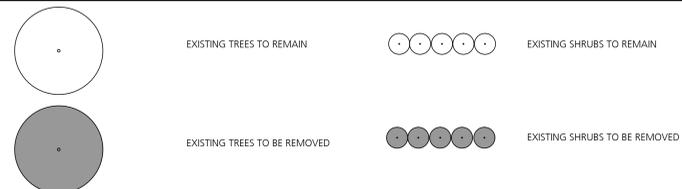
60' F

S.88°20'54"E. 285.00'



EXISTING TREE PRESERVATION/ INVENTORY PLAN

EXISTING TREE PRESERVATION/ INVENTORY LEGEND



EXISTING TREE INVENTORY

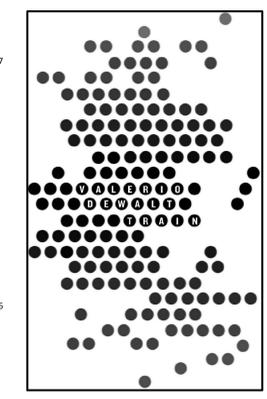
TREES

NO.	EXISTING TREE NAME	CONDITION	NO.	EXISTING TREE NAME	COMMENTS	NO.	EXISTING TREE NAME	COMMENTS
1	SCOTCH PINE 8"	POOR	11	CRABAPPLE 5"	FAIR	21	CRABAPPLE 6"	FAIR
2	SCOTCH PINE 8"	POOR	12	CRABAPPLE 5"	FAIR	22	BLUE SPRUCE 6"	POOR
3	SCOTCH PINE 8"	POOR	13	NORWAY MAPLE 8"	FAIR	23	NORWAY MAPLE 10"	FAIR
4	SCOTCH PINE 8"	POOR	14	NORWAY MAPLE 8"	FAIR	24	NORWAY MAPLE 10"	FAIR
5	CRABAPPLE 5"	FAIR	15	GREEN SPRUCE 6"	FAIR	25	ARBORVITEA 4"	POOR
6	CRABAPPLE 5"	FAIR	16	NORWAY MAPLE 8"	FAIR	26	ARBORVITEA 4"	POOR
7	CRABAPPLE 5"	FAIR	17	BLUE SPRUCE 6"	POOR			
8	CRABAPPLE 5"	FAIR	18	CRABAPPLES 6"	FAIR			
9	CRABAPPLE 5"	FAIR	19	CRABAPPLES 6"	FAIR			
10	CRABAPPLE 5"	FAIR	20	CRABAPPLES 6"	FAIR			



PROJECT NAME
Walsh College
Livernois Road and Interiors

PROJECT ADDRESS
3838 Livernois Rd
Troy, MI
48083



ARCHITECT
VALERIO DEWALT TRAIN ASSOC.
500 N. DEARBORN, 9TH FLOOR
CHICAGO, ILLINOIS 60654
312.260.7300
www.builddirect.com

PROJECT TEAM **ARCHITECT STAMP**

JOSEPH VALERIO
CHRISTINE MCGRATH
JENNIFER COOPER
MICHAEL KIRSCHNER

VDTA PROJECT NUMBER
12123.00

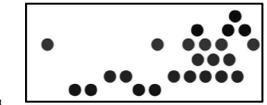
CONSULTANT
B R I
Beckett & Raeder
Landscape Architecture
Planning, Engineering and
Environmental Services

CONSULTANT PROJECT NUMBER

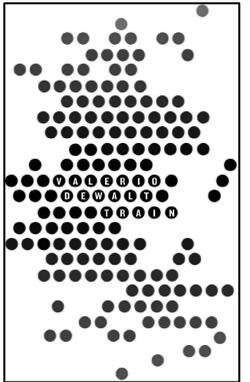
Issue		
No.	Issued for	Date
1	25% SCHEMATIC DESIGN	11.22.2013
2	PRELIMINARY SITE PLAN REVIEW	01.10.2014
3	PRELIMINARY SITE PLAN REVIEW REVISED	02.03.2014

© 2013 VALERIO DEWALT TRAIN ASSOCIATES, INC.

SHEET TITLE
EXISTING TREE INVENTORY PLAN



SHEET NUMBER
L0-01



ARCHITECT
VALERIO DEWALT TRAIN ASSOC.
500 N. DEARBORN, 9TH FLOOR
CHICAGO, ILLINOIS 60654
312.260.7300
www.bulldorlie.com

PROJECT TEAM **ARCHITECT STAMP**
JOSEPH VALERIO
CHRISTINE MCGRATH
JENNIFER COOPER
MICHAEL KIRSCHNER

VOTA PROJECT NUMBER
12123.00

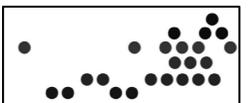
CONSULTANT
B R & D
Beckett & Raeder
Landscape Architecture
Planning, Engineering and
Environmental Services

CONSULTANT PROJECT NUMBER

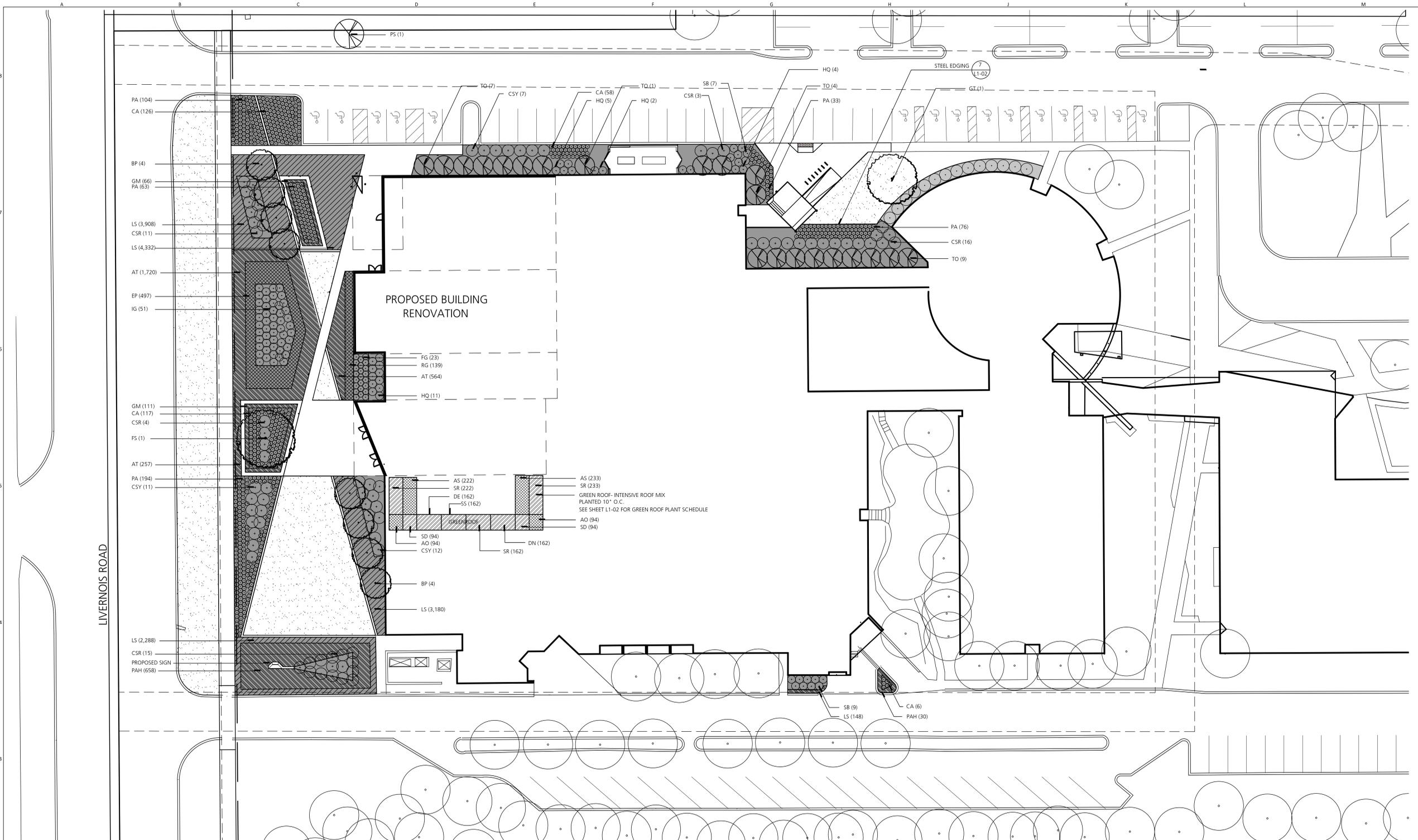
Issue		
No.	Issued for	Date
1	25% SCHEMATIC DESIGN	11.22.2013
2	PRELIMINARY SITE PLAN REVIEW	01.10.2014
3	PRELIMINARY SITE PLAN REVIEW REVISED	02.03.2014

© 2013 VALERIO DEWALT TRAIN ASSOCIATES, INC.

SHEET TITLE
LANDSCAPE SITE PLAN



SHEET NUMBER
L1-01



LANDSCAPE PLANT SCHEDULE

TREES						
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
8	BP	BETULA POPULIFOLIA	GRAY BIRCH	2 1/2"	B & B	SINGLE STRAIGHT TRUNK, FULL UNIFORM HEAD
1	FS	FAGUS SYLVATICA 'TRI COLOR'	TRI COLOR BEECH	2 1/2"	B & B	SINGLE STRAIGHT TRUNK, FULL UNIFORM HEAD
1	GT	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2 1/2"	B & B	SINGLE STRAIGHT TRUNK, FULL UNIFORM HEAD
21	TO	THUJA OCCIDENTALIS	WHITE CEDAR	5-6 HT	CONT.	SINGLE STRAIGHT TRUNK, FULL UNIFORM HEAD
1	PS	PRINUS STROBUS	EASTERN WHITE PINE	5-6 HT	CONT.	SINGLE STRAIGHT TRUNK, FULL UNIFORM HEAD

SHRUBS AND GRASSES						
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
307	CA	CALAMAGROSTIS X ACUTIFOLIA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	2 GAL	CONT.	24" O.C., FULL HEAVY PLANTS
49	CSR	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL	CONT.	4-5' HT., FULL HEAVY BRANCHING, 6" O.C.
30	CSY	CORNUS SERICEA	YELLOW TWIG DOGWOOD	5 GAL	CONT.	4-5' HT., FULL HEAVY BRANCHING, 6" O.C.
23	FG	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	3 GAL	CONT.	24" HT., FULL HEAVY BRANCHING, 3" O.C.
22	HO	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	3 GAL	CONT.	30" HGT., FULL HEAVY BRANCHING, 4" O.C.
51	IG	ILEX GLABRA VAR. 'COMPACTA'	'COMPACT' HOLLY	3 GAL	CONT.	36" HGT., FULL HEAVY BRANCHING, 4" O.C.
470	PA	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	2 GAL	CONT.	24" O.C., FULL HEAVY PLANTS
688	PAH	PENNISETUM ALOPECUROIDES 'HAMLIN'	'HAMLIN' DWARF FOUNTAIN GRASS	2 GAL	CONT.	18" O.C., FULL HEAVY PLANTS
16	SB	SPIRAEA X BUMALDA 'ANTHONY WATERER'	'ANTHONY WATERER' SPIRAEA	3 GAL	CONT.	30" HGT., FULL HEAVY BRANCHING, 4" O.C.

PERENNIALS AND GROUNDCOVERS

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
3,034	AT	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	1 GAL	CONT.	10" O.C., FULL HEAVY PLANTS
497	EP	ECHINACEA VAR.	CONEFLOWER	2 GAL	CONT.	18" O.C., FULL HEAVY PLANTS
177	GM	GERANIUM MACULATUM	WILD GERANIUM	2 GAL	CONT.	18" O.C., FULL HEAVY PLANTS
13,856	LS	LIRIOPE SPICATA	CREEPING LILY TURF	48/FLAT	FLAT	4 PER SQ. FT.
139	RG	RUDBECKIA 'GOLDSTRUM'	'GOLDSTRUM' BLACK EYED SUSAN	2 GAL	CONT.	18" O.C., FULL HEAVY PLANTS

SITE PLAN CALCULATIONS

STREET FRONTAGE
(GREENBELTS SECTION 13.02.D):
10' WIDTH MIN. FOR LANDSCAPE MEDIAN

1 DECIDUOUS TREE/30 LF OF MEDIAN
2 1/2" CAL. FOR DECIDUOUS, 5-6' HT. MIN FOR EVERGREENS

PROPOSED: 10 TREES (USED IN THE SITE LANDSCAPING AS CANOPY TREES)

SITE LANDSCAPING (SECTION 13.02.E):
MIN. 20% OF PROPOSED SITE SHALL BE LANDSCAPED

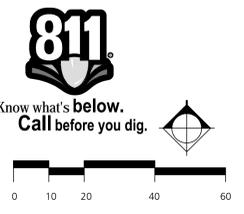
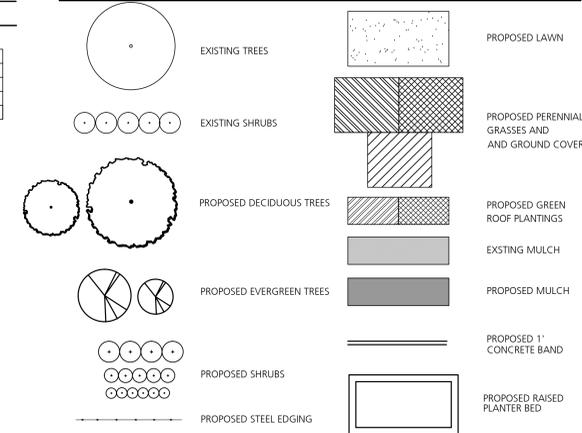
TOTAL PROPOSED SITE SF: 28,000 SF
TOTAL PROPOSED LANDSCAPE AREA SF: 21,884 SF

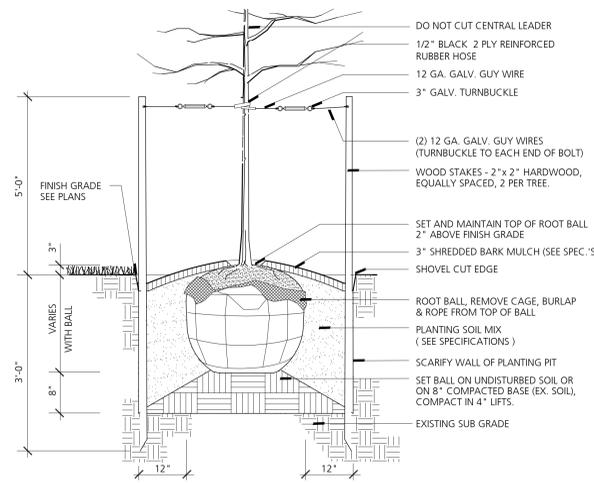
TOTAL PERCENTAGE OF LANDSCAPE AREA: APPROX. 78%

LANDSCAPE SITE PLAN NOTES

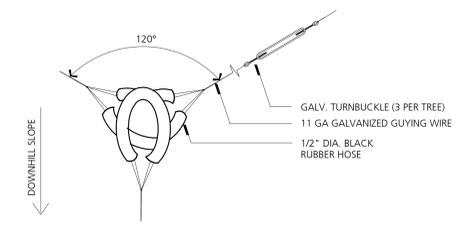
- TOPSOIL (4") AND SEED ALL DISTURBED TURF AREAS.
- ALL IMPORTED TOPSOIL SHALL BE SCREENED AND BE APPROVED BY LANDSCAPE ARCHITECT/ENGINEER PRIOR TO INSTALLATION. PROVIDE CERTIFICATION FOR ALL IMPORTED TOPSOIL.
- ALL PROPOSED LANDSCAPED AREAS WILL BE PROVIDED WITH IRRIGATION.

LANDSCAPE SITE PLAN LEGEND

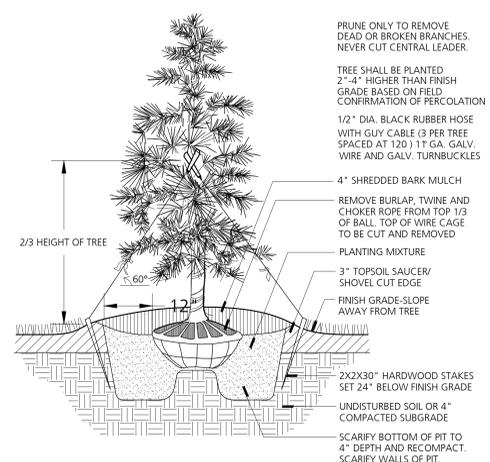




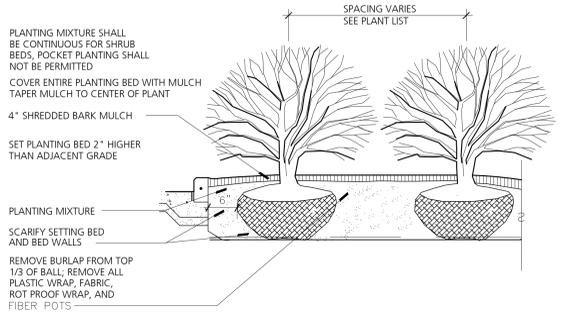
1 Deciduous Tree Planting
 NO SCALE



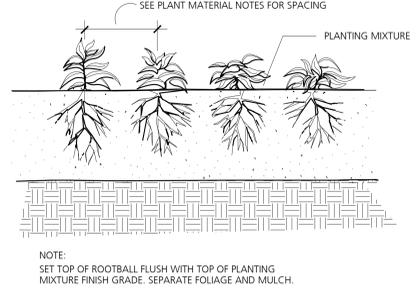
2 Tree Guying
 NO SCALE



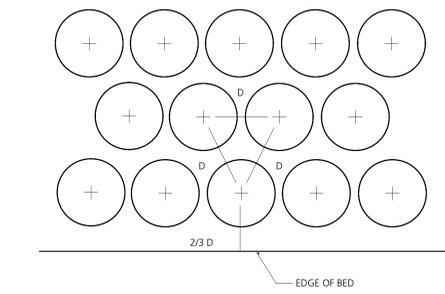
3 Evergreen Tree Planting
 NO SCALE



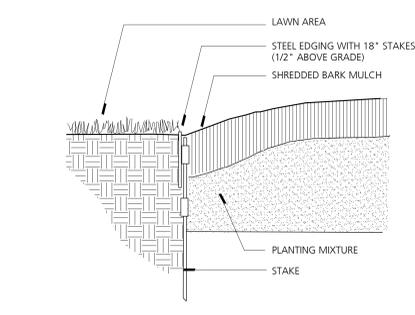
4 Shrub Planting
 NO SCALE



5 Groundcover, Perennial and Annual Planting
 NO SCALE



6 Plant Spacing
 NO SCALE



7 Steel Edging
 NO SCALE

LANDSCAPE MAINTENANCE PROGRAM

NOTE: All diseased, damaged, or dead material shall be replaced.

MAINTENANCE ACTIVITIES BY SEASON	AVERAGE FREQUENCY
SPRING	
- APPLY BARK MULCH TO SHRUB AREAS	AS NEEDED
- OBSERVE TREES AND SHRUBS, TREAT AS NEEDED	MONTHLY
- INSPECT, WEED PLANTING AREAS AND REMOVE DEBRIS	TWICE/MONTH
- CULTIVATE AND WEED PLANTED AREAS	MONTHLY
- ACTIVATE IRRIGATION SYSTEM	ONCE
- HARD SURFACE SWEEPING	MONTHLY
- CLEAN AND SWEEP PARKING LOT	MONTHLY
SUMMER	
- INSPECT, WEED PLANTING AREAS AND REMOVE DEBRIS	TWICE/MONTH
- INSPECT, REPAIR IRRIGATION HEADS AS NECESSARY	MONTHLY
- HARD SURFACE SWEEPING	MONTHLY
- OBSERVE SHRUBS AND TREES, TREAT AS NEEDED	MONTHLY
FALL	
- INSPECT, WEED PLANTING AREAS AND REMOVE DEBRIS	TWICE/MONTH
- INSPECT, REPAIR IRRIGATION HEADS AS NECESSARY	MONTHLY
- HARD SURFACE SWEEPING	MONTHLY
- REMOVE DEAD LEAVES FROM PLANTING AREAS	MONTHLY
- DEACTIVATE IRRIGATION SYSTEM	ONCE
- APPLY BARK MULCH TO SHRUBS AND TREE RINGS	ONCE
- CHECK, PREPARE TREES FOR WINTER PROTECTION, IF NECESSARY	ONCE
WINTER	
- HARD SURFACE SWEEPING AND SNOW REMOVAL (2" OR MORE)	AS REQUIRED

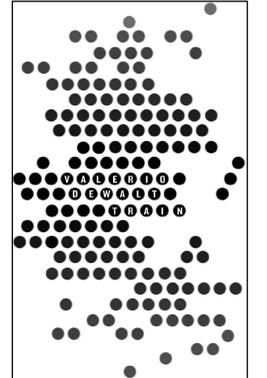
GREEN ROOF LANDSCAPE PLANT SCHEDULE

INTENSIVE ROOF MIX			
455	(AS) Allium schoenoprasum 'Album'	White Ornamental Chive	#1 (8/flat)
188	(AO) Allium thunbergii 'Ozawa'	Fall Blooming Allium	#1 (8/flat)
162	(DB) Delosperma 'John Proffitt'	John Proffitt Ice Plant	3-1/4" (18/flat)
162	(DB) Delosperma nubigena	Hardy Ice Plant	3-1/4" (18/flat)
617	(SR) Sedum rupestre 'Angelina'	Angelina Sedum	3-1/4" (18/flat)
162	(SS) Sedum sesangulare	Six Angled Sedum	3-1/4" (18/flat)
188	(SD) Sedum spurium 'Dragon's Blood'	Dragon's Blood Sedum	3-1/4" (18/flat)

NOTE:
 1. INTENSIVE ROOF MIX TO BE PLANTED AT 10" O.C. (TRIANGULAR SPACING). SPECIES SHALL BE MIXED RANDOMLY SUCH THAT MASSES OF SINGLE SPECIES DO NOT OCCUR. LANDSCAPE ARCHITECT SHALL APPROVE LAYOUT PRIOR TO PLANTING.
 2. LANDSCAPE ARCHITECT SHALL APPROVE ALL PLANT MATERIAL PRIOR TO PLANTING.
 3. GREEN ROOF PLANT QUANTITIES SHALL BE FINALIZED AT THE CONSTRUCTION DOCUMENT PHASE OF THE PROJECT.

PROJECT NAME
Walsh College
 Livernois Road and Interiors

PROJECT ADDRESS
 3838 Livernois Rd
 Troy, MI
 48083



ARCHITECT
 VALERIO DEWALT TRAIN ASSOC.
 500 N. DEARBORN, 9TH FLOOR
 CHICAGO, ILLINOIS 60654
 312.260.7300
 www.bulldorlie.com

PROJECT TEAM ARCHITECT STAMP
 JOSEPH VALERIO
 CHRISTINE MCGRATH
 JENNIFER COOPER
 MICHAEL KIRSCHNER

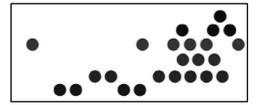
VDTA PROJECT NUMBER
 12123.00

CONSULTANT
B R I
Beckett & Raeder
 Landscape Architecture
 Planning, Engineering and
 Environmental Services
 CONSULTANT PROJECT NUMBER

Issue		
No.	Issued for	Date
1	25% SCHEMATIC DESIGN	11.22.2013
2	PRELIMINARY SITE PLAN REVIEW	01.10.2014
3	PRELIMINARY SITE PLAN REVIEW REVISED	02.03.2014

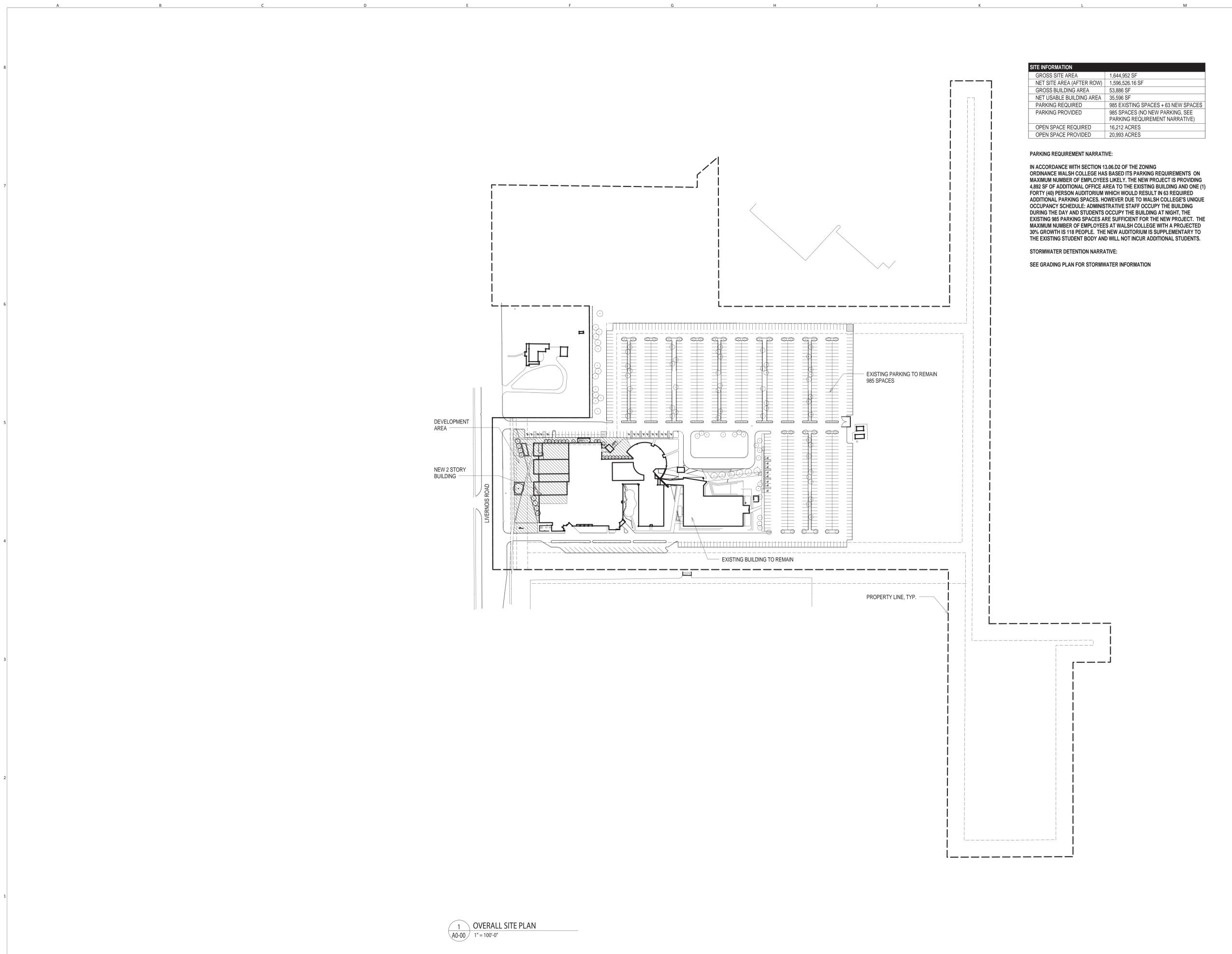
© 2013 VALERIO DEWALT TRAIN ASSOCIATES, INC

SHEET TITLE
LANDSCAPE DETAILS



SHEET NUMBER
L1-02





SITE INFORMATION	
GROSS SITE AREA	1,644,962 SF
NET SITE AREA (AFTER ROW)	1,596,526.16 SF
GROSS BUILDING AREA	53,886 SF
NET USABLE BUILDING AREA	35,596 SF
PARKING REQUIRED	985 EXISTING SPACES + 63 NEW SPACES
PARKING PROVIDED	985 SPACES (NO NEW PARKING, SEE PARKING REQUIREMENT NARRATIVE)
OPEN SPACE REQUIRED	16,212 ACRES
OPEN SPACE PROVIDED	20,983 ACRES

PARKING REQUIREMENT NARRATIVE:

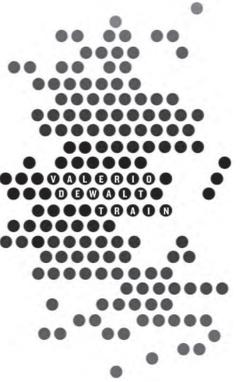
IN ACCORDANCE WITH SECTION 13.06.D2 OF THE ZONING ORDINANCE WALSH COLLEGE HAS BASED ITS PARKING REQUIREMENTS ON MAXIMUM NUMBER OF EMPLOYEES LIKELY. THE NEW PROJECT IS PROVIDING 4,892 SF OF ADDITIONAL OFFICE AREA TO THE EXISTING BUILDING AND ONE (1) FORTY (40) PERSON AUDITORIUM WHICH WOULD RESULT IN 63 REQUIRED ADDITIONAL PARKING SPACES. HOWEVER DUE TO WALSH COLLEGE'S UNIQUE OCCUPANCY SCHEDULE: ADMINISTRATIVE STAFF OCCUPY THE BUILDING DURING THE DAY AND STUDENTS OCCUPY THE BUILDING AT NIGHT, THE EXISTING 985 PARKING SPACES ARE SUFFICIENT FOR THE NEW PROJECT. THE MAXIMUM NUMBER OF EMPLOYEES AT WALSH COLLEGE WITH A PROJECTED 30% GROWTH IS 118 PEOPLE. THE NEW AUDITORIUM IS SUPPLEMENTARY TO THE EXISTING STUDENT BODY AND WILL NOT INCUR ADDITIONAL STUDENTS.

STORMWATER DETENTION NARRATIVE:

SEE GRADING PLAN FOR STORMWATER INFORMATION

PROJECT NAME
Walsh College
Livernois Road and Interiors

PROJECT ADDRESS
3838 Livernois Rd
Troy, MI
48083



ARCHITECT

VALERIO DEWALT TRAIN ASSOC.
500 N. DEARBORN, 9TH FLOOR
CHICAGO, ILLINOIS 60654
312.260.7300
www.bulldorfie.com

PROJECT TEAM

JOSEPH VALERIO
CHRISTINE MCGRATH BREUER
JENNIFER COOPER
MICHAEL KIRSCHNER



VDTA PROJECT NUMBER
12123.00

CONSULTANT

CONSULTANT PROJECT NUMBER

Issue		
No.	Issued for	Date
1	PRELIMINARY SITE PLAN REVIEW	01.10.2014
2	ZONING BOARD OF APPEALS	01.22.2014
3	PRELIM. SITE PLAN REVIEW REVISED	02.03.2014

© 2013 VALERIO DEWALT TRAIN ASSOCIATES, INC

SHEET TITLE

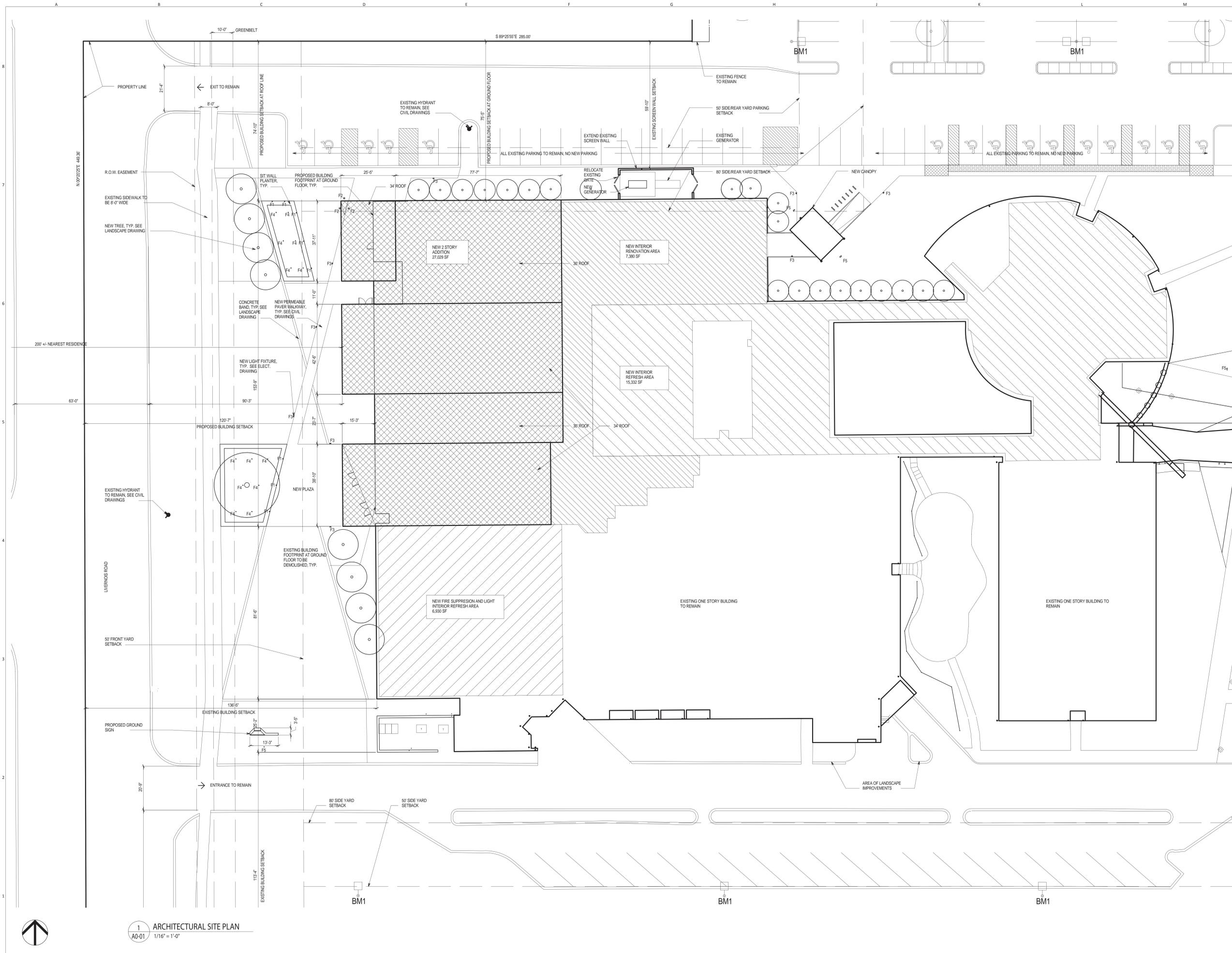
OVERALL SITE PLAN



SHEET NUMBER

A0-00

1 OVERALL SITE PLAN
A0-00 1" = 100'-0"



PROJECT NAME
Walsh College
Livernois Road and
Interiors

PROJECT ADDRESS
3838 Livernois Rd
Troy, MI
48083



ARCHITECT
 VALERIO DEWALT TRAIN ASSOC.
 500 N. DEARBORN, 9TH FLOOR
 CHICAGO, ILLINOIS 60654
 312.260.7300
 www.bulldordie.com

PROJECT TEAM **ARCHITECT STAMP**

JOSEPH VALERIO
 CHRISTINE McGRATH BREUER
 JENNIFER COOPER
 MICHAEL KIRSCHNER

VDTA PROJECT NUMBER
 12123.00

CONSULTANT

CONSULTANT PROJECT NUMBER

Issue		
No.	Issued for	Date
1	25% SCHEMATIC DESIGN	11.25.2013
2	PRELIMINARY SITE PLAN REVIEW	01.10.2014
3	ZONING BOARD OF APPEALS	01.22.2014
4	PRELIM. SITE PLAN REVIEW REVISED	02.03.2014

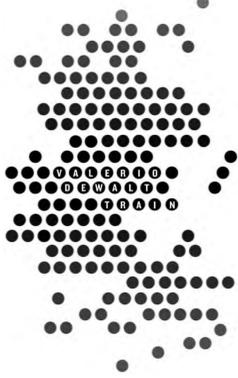
© 2013 VALERIO DEWALT TRAIN ASSOCIATES, INC

SHEET TITLE
ARCHITECTURAL SITE PLAN



SHEET NUMBER
A0-01

1 ARCHITECTURAL SITE PLAN
 A0-01 1/16" = 1'-0"



ARCHITECT
 VALERIO DEWALT TRAIN ASSOC.
 500 N. DEARBORN, 9TH FLOOR
 CHICAGO, ILLINOIS 60654
 312.260.7300
 www.bulldie.com

PROJECT TEAM ARCHITECT STAMP

JOSEPH VALERIO
 CHRISTINE McGRATH BREUER
 JENNIFER COOPER
 MICHAEL KIRSCHNER

VDTA PROJECT NUMBER
 12123.00

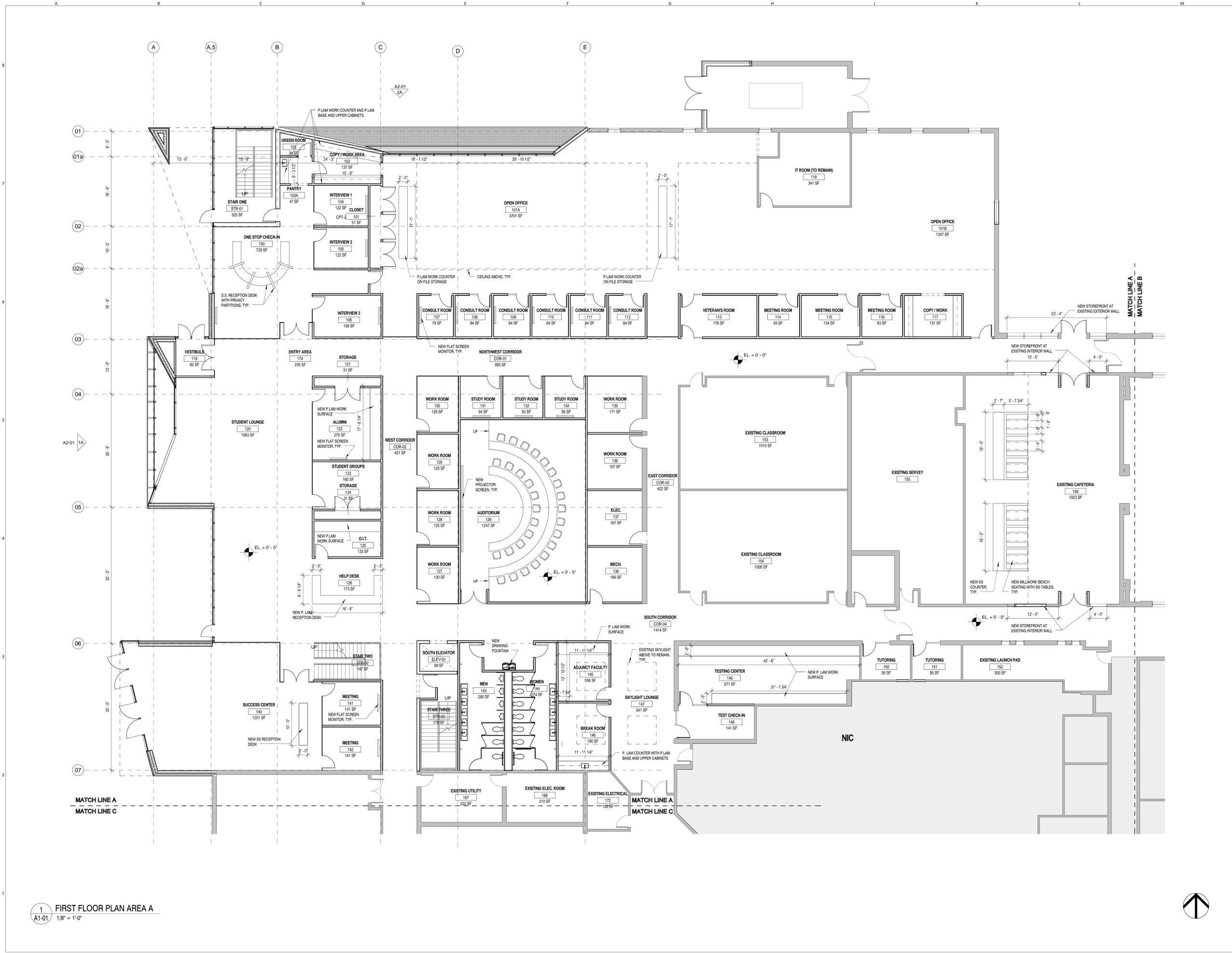
CONSULTANT

CONSULTANT PROJECT NUMBER

Issue		
No.	Issued for	Date
1	25% SCHEMATIC DESIGN	11.25.2013
2	PRELIMINARY SITE PLAN REVIEW	01.10.2014
3	PRELIMINARY SITE PLAN REVIEW REVISED	02.03.2015

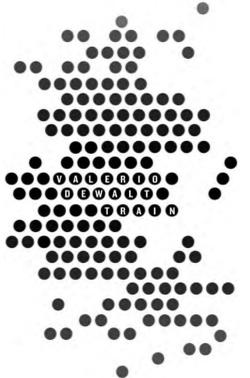
© 2014 VALERIO DEWALT TRAIN ASSOCIATES, INC

SHEET TITLE
FIRST FLOOR PLAN



1 FIRST FLOOR PLAN AREA A
 A1-01 1/8" = 1'-0"





ARCHITECT
 VALERIO DEWALT TRAIN ASSOC.
 500 N. DEARBORN, 9TH FLOOR
 CHICAGO, ILLINOIS 60654
 312.260.7300
 www.bulldorfie.com

PROJECT TEAM ARCHITECT STAMP
 JOSEPH VALERIO
 CHRISTINE McGRATH BREUER
 JENNIFER COOPER
 MICHAEL KIRSCHNER

VDTA PROJECT NUMBER
 12123.00

CONSULTANT

CONSULTANT PROJECT NUMBER

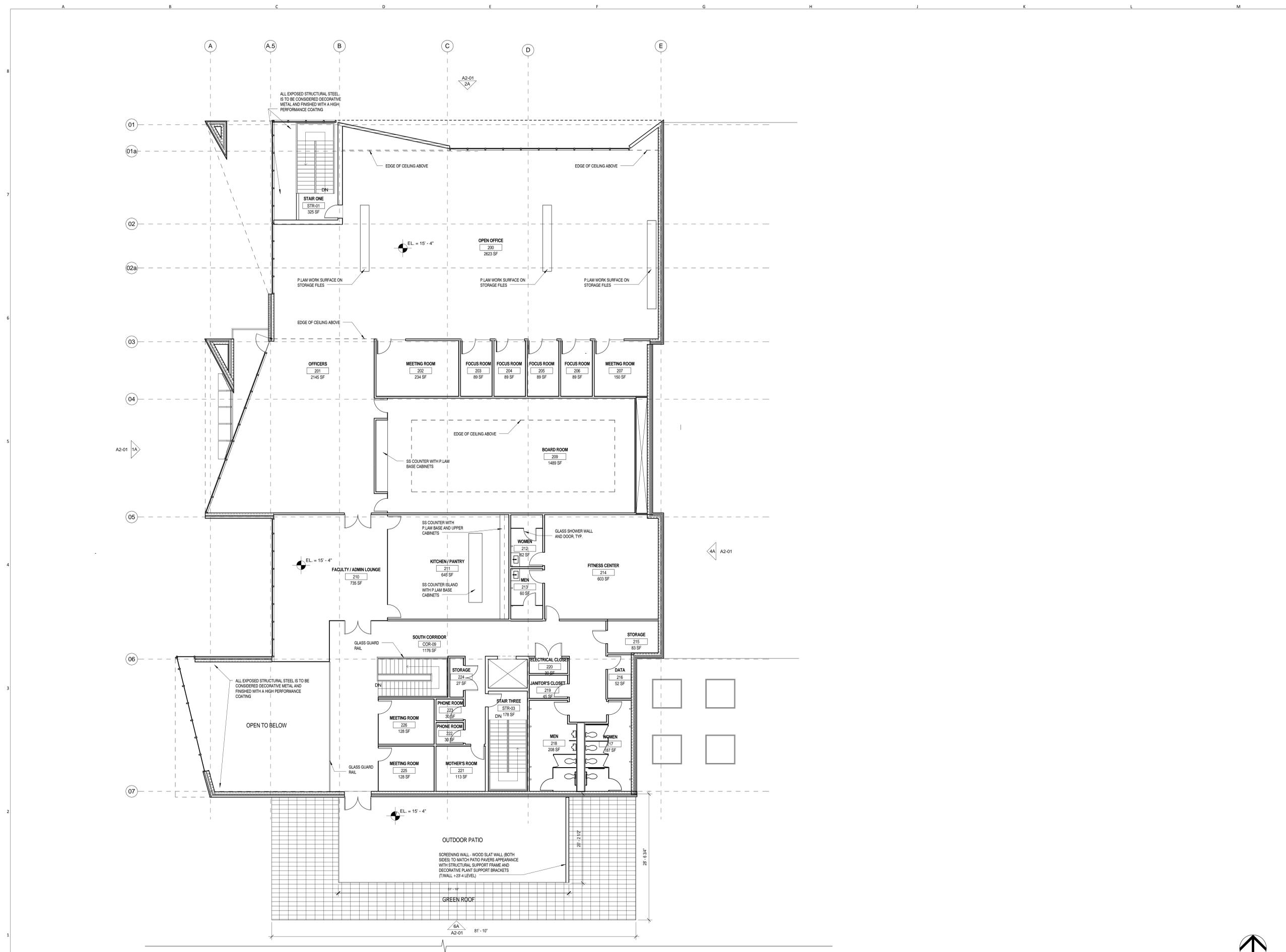
Issue		
No.	Issued for	Date
1	25% SCHEMATIC DESIGN	11.25.2013
2	PRELIMINARY SITE PLAN REVIEW	01.10.2014
3	PRELIMINARY SITE PLAN REVIEW REVISED	02.03.2015

© 2013 VALERIO DEWALT TRAIN ASSOCIATES, INC

SHEET TITLE
SECOND FLOOR PLAN



SHEET NUMBER
A1-02



1 SECOND FLOOR PLAN
 A1-02 / 1/8" = 1'-0"

NOT FOR CONSTRUCTION

- T/ SCREEN
EL. +39' - 0"
- T/ UPPER ROOF
EL. +34' - 0"
- T/ LOWER ROOF
EL. +30' - 0"
- T/ LEVEL TWO
EL. +15' - 4"
- T/ LEVEL ONE
EL. +0' - 0"

5A SOUTH ELEVATION
A2-01 1/8" = 1'-0"

- T/ SCREEN
EL. +39' - 0"
- T/ UPPER ROOF
EL. +34' - 0"
- T/ LOWER ROOF
EL. +30' - 0"
- T/ LEVEL TWO
EL. +15' - 4"
- T/ LEVEL ONE
EL. +0' - 0"

2 EAST ELEVATION
A2-01 1/8" = 1'-0"

- T/ UPPER ROOF
EL. +34' - 0"
- T/ LOWER ROOF
EL. +30' - 0"
- T/ LEVEL TWO
EL. +15' - 4"
- T/ LEVEL ONE
EL. +0' - 0"

1 NORTH ELEVATION
A2-01 1/8" = 1'-0"

- T/ SCREEN
EL. +39' - 0"
- T/ UPPER ROOF
EL. +34' - 0"
- T/ LOWER ROOF
EL. +30' - 0"
- T/ LEVEL TWO
EL. +15' - 4"
- T/ LEVEL ONE
EL. +0' - 0"

3 WEST ELEVATION
A2-01 1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND	
TYPE	DESCRIPTION
MT-1	INSULATED METAL PANEL SYSTEM, PAINTED FINISH
MT-2	RIBBED METAL PANEL SYSTEM, PAINTED FINISH
CW-1	KAWNEER 1600 WALL SYSTEM 2 WITH 1" INSULATED CLEAR VISION GLASS WITH LOW E COATING
ST-1	8" STONE MASONRY UNIT UNIQUE BOND ALT.1 - UTILITY BRICK
BR-1	UTILITY BRICK
CL-1	CLERESTORY WINDOW WITH 1" INSULATED CLEAR VISION GLASS WITH LOW E COATING
GL-1	1 1/8" TEMPERED CLEAR GLASS PANEL HANDRAIL

PROJECT NAME
Walsh College
Livernois Road and Interiors

PROJECT ADDRESS
3838 Livernois Rd
Troy, MI
48083



ARCHITECT
VALERIO DEWALT TRAIN ASSOC.
500 N. DEARBORN, 9TH FLOOR
CHICAGO, ILLINOIS 60654
312.260.7300
www.bulldordie.com

PROJECT TEAM **ARCHITECT STAMP**

JOSEPH VALERIO
CHRISTINE McGRATH BREUER
JENNIFER COOPER
MICHAEL KIRSCHNER

VDTA PROJECT NUMBER
12123.00

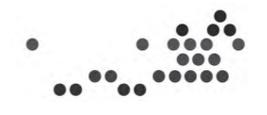
CONSULTANT

CONSULTANT PROJECT NUMBER

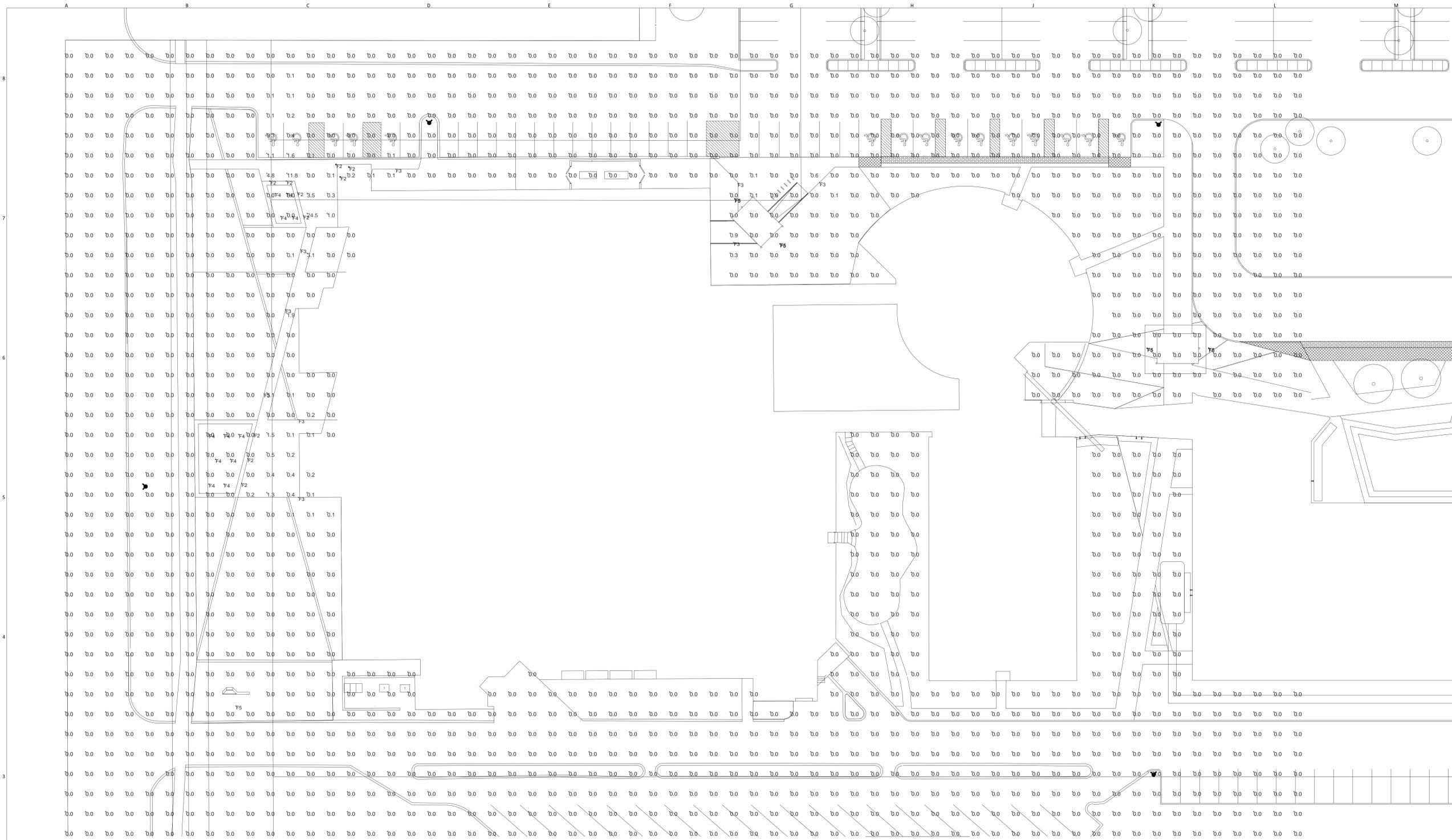
Issue		
No.	Issued for	Date
1	25% SCHEMATIC DESIGN	11.25.2013
2	PRELIMINARY SITE PLAN REVIEW	01.10.2014
3	ZONING BOARD OF APPEALS	01.22.2014
4	PRELIM. SITE PLAN REVIEW REVISED	02.03.2014

© 2013 VALERIO DEWALT TRAIN ASSOCIATES, INC

SHEET TITLE
ELEVATIONS



SHEET NUMBER
A2-01

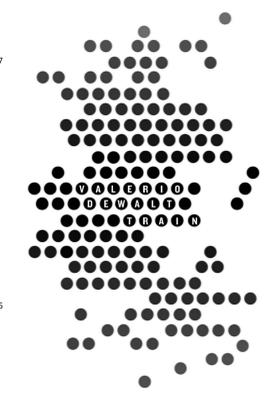


LUMINAIRE SCHEDULE					
FIXTURE MARK	DESCRIPTION	MANUFACTURER(S)	VOLTAGE	FIXTURE WATTAGE	LAMP DESCRIPTION
F1	RECESSED WALL LUMINAIRE WITH ASYMMETRICAL DISTRIBUTION. MOUNTED 12" ABOVE FINISHED GRADE.	1. BEGA MODEL 2230LED	208V	9.9W	LED
F2	DRIVE-OVER IN-GRADE FLOODLIGHT FOR HIGH PRESSURE LOADS. MOUNTED FLUSH IN-GRADE.	1. BEGA MODEL 7023LED	208V	22W	LED
F3	31.5" HIGH BALLARD.	1. BEGA MODEL 9554LED	208V	14W	LED
F4	FLOOD LIGHT. MOUNTED AT GRADE LEVEL.	1. VISTA PROFESSIONAL OUTDOOR LIGHTING MODEL 1090	208V	5.1W	LED
F5	FLOOD LIGHT TO BE DETERMINED. MOUNTED AT GRADE LEVEL.		208V		LED

① SITE PHOTOMETRIC CALCULATIONS - NEW WORK
1" = 20'-0"

PROJECT NAME
Walsh College
Livernois Road and Interiors

PROJECT ADDRESS
3838 Livernois Rd
Troy, MI
48083



ARCHITECT
VALERIO DEWALT TRAIN ASSOC.
500 N. DEARBORN, 9TH FLOOR
CHICAGO, ILLINOIS 60654
312.260.7300
www.bulldorlie.com

PROJECT TEAM **ARCHITECT STAMP**

JOSEPH VALERIO
CHRISTINE MCGRATH
JENNIFER COOPER
MICHAEL KIRSCHNER

VDTA PROJECT NUMBER
12123.00

CONSULTANT

CONSULTANT PROJECT NUMBER

Issue		
No.	Issued for	Date
1	Preliminary Site Plan Review	01.10.2014



© 2013 VALERIO DEWALT TRAIN ASSOCIATES, INC

SHEET TITLE
SITE PHOTOMETRIC
CALCULATIONS - NEW WORK



SHEET NUMBER
ES1-00