

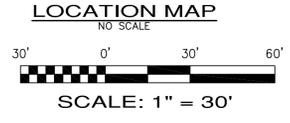
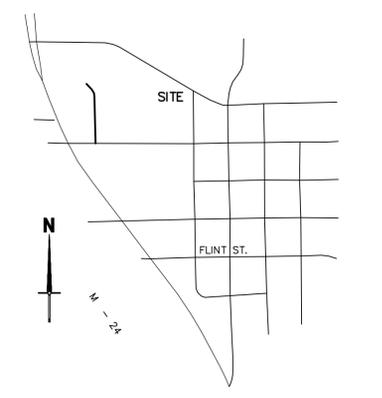
TITLE SEARCH INFORMATION:

TITLE SEARCH REFERENCE NUMBER	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
ITEM (NO # PROVIDED)	L.21946, P.5	MEMORANDUM OF LEASE	** PLOTTED
ITEM 7	L.15526, P.499	10 FT. WATERMAIN EASEMENT	PLOTTED
ITEM 8	L.41582, P.856	LICENSE AGREEMENT	PLOTTED

**** LEGAL DESCRIPTION IN DOCUMENT DOESNT CLOSE AND CONTAINS ERRONEOUS CALLS IN THE LEGAL DESCRIPTION. SUBJECT EASEMENT WAS LOCATED BASED ON LEGAL DESCRIPTION CALLS AND EXISTANCE OF THE ACTUAL CELL TOWER**
ITEM #7 & 8, FIRST AMERICAN TITLE INSURANCE CO COMMITMENT NO. NCS-1221718-MICH

LEGAL DESCRIPTION:

LAND IN THE VILLAGE OF LAKE ORION, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS: PART OF LOT 10 AND ALL OF LOT 11 OF SUPERVISOR'S PLAT NO. 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 14 OF PLATS, PAGE 58, WHICH IS DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 11, THENCE NORTH 89 DEGREES, 15 MINUTES, 57 SECONDS WEST 438.53 FEET, THENCE NORTH 00 DEGREES, 02 MINUTES, 14 SECONDS EAST 161.78 FEET, THENCE SOUTH 89 DEGREES, 15 MINUTES, 57 SECONDS EAST 438.88 FEET, THENCE SOUTH 00 DEGREES, 02 MINUTES, 49 SECONDS WEST 161.78 FEET TO THE POINT OF BEGINNING.



SURVEYOR'S CERTIFICATE

TO: West Village Owner, LLC
 RE: Survey Entitled "ALTA Survey" dated **JULY 13, 2024**, prepared by THOMAS M SMITH, PS
 The undersigned hereby certifies that the above-referenced survey was prepared from an actual on-the-ground instrument survey of the subject premises; that the same accurately shows the location of all streets, highways, alleys and public ways crossing or abutting said premises; that the dimensions of the improvements and the locations thereof with respect to the boundaries are accurately shown as the same were situated on **JULY 13, 2024**; that there are no encroachments by improvements appurtenant to adjoining premises upon the subject premises, nor from the subject premises, unless shown thereon; that all buildings and structures, if any, lie wholly within all applicable building restriction lines, in and do not violate any restriction or other recorded agreements set forth in the title insurance commitment for the subject premises dated **MAY 24, 2024**, issued to you by **FIRST AMERICAN TITLE INSURANCE COMPANY, NCS-1221718-MICH**; that all easements and rights of way which are appurtenant to or burden the subject premises and (i) are referred to in the Title Commitment or (ii) are apparent from a visual inspection are delineated thereon, and are located other than through the existing building shown hereon; that all parking spaces, if any, are delineated thereon; and that, except as otherwise shown thereon, the subject premises are not located within any flood hazard or flood way area or district as designed by Federal, state or municipal authority.

Access to and egress from the subject premises and the improvements and structures thereon to **Lapeer & Church Street**, a public way, are provided by the means indicated thereon. Municipal water, storm sewer facilities and telephone, gas and electric services of public utilities are available in the locations indicated thereon.

The undersigned hereby certifies that the square footage of each parcel delineated on the above referenced survey is as set forth thereon, that all such parcels are contiguous without any strips, gaps or gores existing between any of said parcels, and that said parcels, when combined, form one and create one complete and uninterrupted parcel without any strips, gaps or gores.

This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and ACSM in 2023.
 Dated: **JULY 13, 2024**

THOMAS M SMITH, PS
 # 4001031606



TOPO. NOTES:

ALL ELEVATIONS ARE EXISTING ELEVATIONS
 SUBJECT PROPERTY IS NOT LOCATED IN FLOOD ZONE PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 26125C0236F EFFECTIVE DATE: SEPTEMBER 29, 2006.

THE LOCATION OF THE EXISTING UTILITIES AS SHOWN WERE OBTAINED FROM MUNICIPAL AND UTILITY COMPANIES RECORDS. NO GUARANTEE CAN BE MADE REGARDING THE COMPLETENESS OR EXACTNESS OF THE UTILITIES LOCATION. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY IN THE FIELD THE LOCATION OF ALL UTILITIES. ANY POTENTIAL CONFLICT SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.

NO.	DATE	DESCRIPTION	BY

Sujak Engineering PLC
 CIVIL ENGINEERING \$ PLANNING \$ DESIGN \$
 491 Coolidge Highway
 Troy, MI 48068
 Email: SujakEngineering@Comcast.net
 Phone: (248) 885-8431
 Fax: (248) 885-8432

Seal
 ORIGINAL IN SIGNATURE IN BLUE
 Tom C. Sujak, P.E. No. 046986

315 N. Lapeer St
 Lake Orion, MI 48362
 Parcel # 09-02-403-020
 Allta Survey

Scale:	1"=30'
Drawn:	TMS
Checked:	TCS
Approved:	TMS
Date:	7/13/2024
Job no.:	24-049
Sheet No.:	CS10

ZONING: RM - RESIDENTIAL MULTI-FAMILY

SITE:
 MAX LOT COVERAGE: 35%
 PROP. LOT COVERAGE: 26%

TOTAL SITE AREA: 10,995 SQUARE FEET (0.63 ACRES)
 OPEN SPACE TOTAL: 52,410 SQUARE FEET (0.2 ACRES)
 BLDG FOOTPRINT TOTAL: 10,585 SQUARE FEET (0.43 ACRES)

SETBACKS:
 FRONT: 25'
 REAR: 25'
 SIDE: 25'
 MAX HEIGHT: 40'
 BUILDING HEIGHT: 33' - 4"

UNITS BY TYPE:
 • ONE BEDROOM: 0
 • TWO BEDROOM: 0
 • THREE BEDROOM: 15

TOTAL # OF UNITS: 15

PARKING
 MULTIFAMILY HOUSING: 2 SPACES PER UNIT
 REQUIRED: 15 UNITS X 2 = 30 SPACES
 PROVIDED: 30 SPACES + 18 PUBLIC (OVERNIGHT)
 TOTAL PARKING: 48 SPACES

DENSITY CALCULATIONS:
 SITE:
 WIDTH = 438.80 FEET
 DEPTH = 161.78 FEET
 AREA = 70,989.06 SQUARE FEET
 ACRES = 1.63 ACRES

PROVIDE FOR REMOVAL OF DETENTION BASIN
 AREA = 14,000 SQUARE FEET
 ACRES = 0.32 ACRES

TOTAL ACRES USED FOR DENSITY CALCULATIONS: 1.31 ACRES

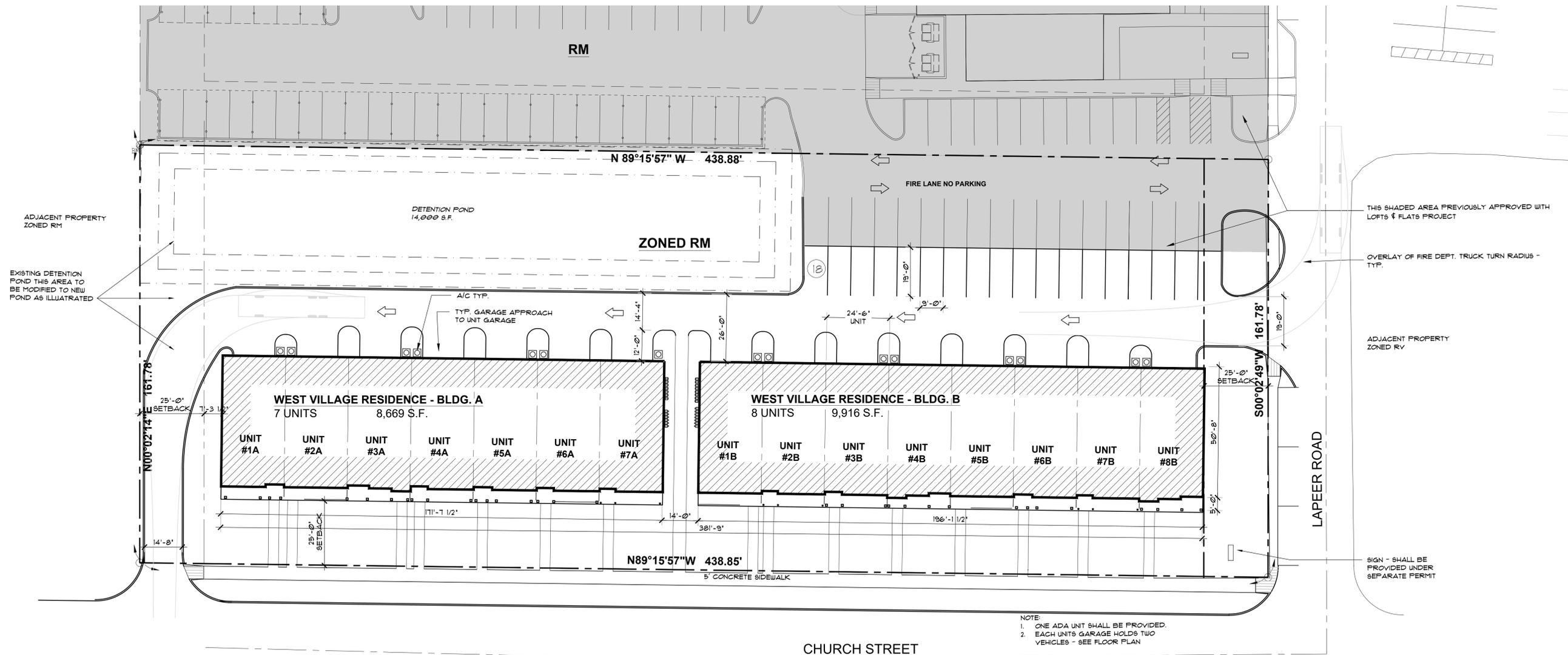
PER ZONING ORDINANCE - MAX. RESIDENTIAL UNITS PER ACRE = 15
 MAXIMUM NUMBER OF RESIDENTIAL UNITS = 19.65 OR 19 UNITS ALLOWED

TOTAL NUMBER OF RESIDENTIAL UNITS PROVIDED = 15

PARKING INFORMATION

PARKING AREA	SPACES
RESIDENCE PKG (2/GARAGE)	30
RESIDENCE NORTH PKG	18
TOTAL PARKING	48
TOTAL NUMBER OF CONDOMINIUM UNITS (15 BLDGS)	15
RESIDENCE REQ. PKG	2/UNIT
TOTAL NUMBER OF PARKING AVAILABLE PER UNIT	3.2 SPACES PER UNIT

NOTE: PARKING SHALL BE PROVIDED WITHIN ONE UNIT GARAGE AS REQUIRED FOR ADA UNIT LOCATION NOT YET DETERMINED



NOTE:
 1. ONE ADA UNIT SHALL BE PROVIDED.
 2. EACH UNITS GARAGE HOLDS TWO VEHICLES - SEE FLOOR PLAN

Project
WEST VILLAGE RESIDENCE
 315 N. Lapeer
 LAKE ORION, MI. 48362
 Client
 WEST VILLAGE OWNER, LLC
 79 OAKLAND AVE
 PONTIAC, MI. 48342

REVISION SCHEDULE

DATE	DESCRIPTION
7/1/25	DESIGN REVIEW
8/4/25	SITE PLAN APPROVAL



DRAWN BY: TDG
 CHECKED BY: TDG

Drawing Title
SITE PLAN

Project Number
25-448
 Drawing Number

SP 101



project sponsor:
West Village Owner, LLC
79 Oakland Avenue
Pontiac, MI 48342
248.758.9925

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revisions:
Site Plan Approval 08.04.25

sheet title:
SITE LANDSCAPE PLAN

project no.
202508

sheet no.
LP.01

- NOTE KEY:**
- 1 EXISTING SIDE WALK TO REMAIN.
 - 2 PROPOSED SIDEWALK - SEE CIVIL DRAWINGS.
 - 3 AC CONDENSER TYP. - SEE ARCH. DWGS.
 - 4 SHOVEL CUT BED EDGE - TYP.
 - 5 NEW SEED LAWN

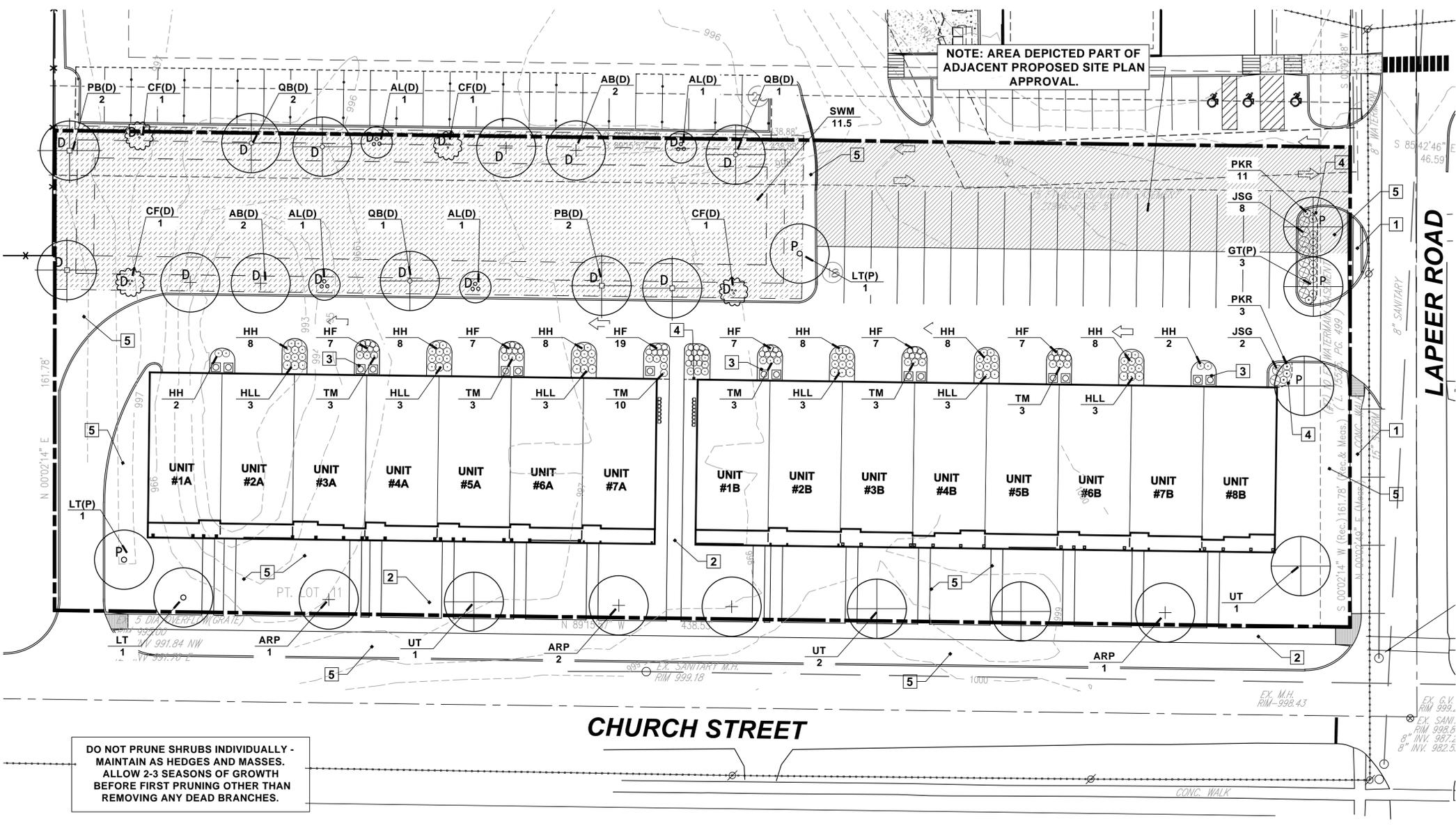
- GENERAL PLANTING REQ.:**
- A THE WORK SHALL CONSIST OF PROVIDING ALL NECESSARY MATERIAL, LABOR, EQUIPMENT, TOOLS, AND SUPERVISION REQUIRED FOR THE COMPLETION AS SHOWN ON THE DRAWING.
 - B ALL PLANT MATERIALS SHALL CONFORM TO THE TYPE STATED ON THE PLANT LIST. SIZES SHALL BE THE MINIMUM STATED ON THE PLANT LIST OR LARGER. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "A.A.N. STANDARDS FOR GRADE NO. 1 NURSERY STOCK" AND NORTHERN NURSERY GROWN.
 - C ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
 - D ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER. TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
 - E ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
 - F ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
 - G THE CONTRACTOR IS RESPONSIBLE FOR PLANTING THE MATERIALS AT THE CORRECT GRADES AND SPACING. THE PLANTS SHALL BE ORIENTED AS TO GIVE THE BEST APPEARANCE.
 - H WHEN THE PLANT HAS BEEN PROPERLY SET, THE PIT SHALL BE BACKFILLED WITH A TOPSOIL AND NATIVE SOIL MIXTURE, GRADUALLY FILLING, PATTING AND SETTLING WITH WATER.
 - I ALL PLANT MATERIALS SHALL BE PRUNED AND INJURIES REPAIRED. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE REMOVAL OF DEAD OR INJURED TWIGS AND TO COMPENSATE FOR THE LOSS OF ROOTS FROM TRANSPANTING. CUTS SHOULD BE FLUSH, LEAVING NO STUBS.
 - J THE CONTRACTOR AGREES TO GUARANTEE ALL PLANT MATERIALS FOR THE PERIOD OF TWO (2) YEARS. ALL PLANT MATERIAL SHALL HAVE A MINIMUM OF ONE CULTIVATION IN JUNE, JULY, AND AUGUST FOR THE TWO YEAR WARRANTY. AT THAT TIME THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT FOR A FINAL INSPECTION. PLANT MATERIAL WITH 25% DIE BACK, AS DETERMINED BY THE OWNER'S REPRESENTATIVE SHALL BE REPLACED. THIS GUARANTEE INCLUDES THE FURNISHING OF NEW PLANTS, LABOR AND MATERIALS. THESE NEW PLANTS SHALL ALSO BE GUARANTEED FOR THE PERIOD OF ONE YEAR.
 - K TOPSOIL SHALL BE FRIABLE, FERTILE TOPSOIL OF CLAY LOAM CHARACTER CONTAINING AT LEAST 5% BUT NOT MORE THAN 20% BY WEIGHT OF ORGANIC MATTER WITH A PH RANGE FROM 6.0 TO 7.0. SOIL SHALL BE FREE FROM CLAY LUMPS, COARSE SAND, PLANT ROOTS, STICKS AND OTHER FOREIGN MATERIALS.
 - L NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN DRIP LINE OF EXISTING TREES.
 - M IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS, WALKS AND PAVED AREAS.
 - N ALL PLANTING BEDS SHALL RECEIVE 4" SHREDDED BARK MULCH. SEE SPECIFICATIONS.
 - O SOD/SEED LAWN AREAS - ALL LAWN AREAS BETWEEN CURBS AND BUILDINGS OR BETWEEN BUILDINGS, DISK SOIL TO 4" DEEP BEFORE TOPSOIL PLACEMENT
 - P SOD SHALL BE TWO YEAR OLD "BARONCHERIDELPHI" KENTUCKY BLUE GRASS GROWN IN A SOD NURSERY ON LOAM SOIL.

- PLANT MIX**
- ALL PLANTING/ PERENNIAL BEDS TO RECEIVE:
- (1) 6 CU FT. ORGANIC COMPOST
 - (1) 50LB BAG COMPOSTED POULTRY MANURE
"CHICK MAGIC" 5-3-2 WWW.CHICKMAGIC.NET (262)495-6220
 - (1) 5LB BAG SHERMANS 13-13-13 MULTI PURPOSE FERTILIZER
- PER 100 SQ FT BED AREA.
- HAND TILL INTO SOIL TO A DEPTH OF 12" MINIMUM
- MULCH**
- MULCH TO BE NATURAL DOUBLE SHREDDED HARDWOOD BARK MULCH
- NO GROUND WOOD PALETTE MULCH PERMITTED
NO COLOR OR DYE ADDITIVES PERMITTED

- TOPSOIL**
- CONTRACTOR TO TILL OR DISK SUBGRADE TO 4" DEPTH AND INSTALL 4" COMPACTED DEPTH TOPSOIL IN ALL LAWN AREAS - TOPSOIL SHALL BE PROVIDED BY CONTRACTOR
- PLANT KEY**
- TREE SYMBOL
TREE TYPE KEY - SEE PLANT LIST THIS SHEET
QUANTITY PLANTING DETAILS SEE SHEET LP.02

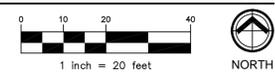
- WATERING**
- CONTRACTOR RESPONSIBLE FOR MONITORING THE WATERING OF ALL PLANTINGS AND NEWLY PLANTED LAWN AREAS FOR ONE YEAR FROM THE START OF THE WARRANTY PERIOD.
- ANY PLANTING THAT PERISHES DUE TO LACK OF WATER, OR OVERWATERING, DOES NOT QUALIFY AS THE REQUIRED REPLACEMENT PLANTING AS STATED IN THE SPECIFICATION, AND SHALL BE REPLACED AT NO COST TO THE OWNER.
- NEWLY PLANTED LAWN AREAS THAT PERISH DUE TO LACK OF WATER, OR OVERWATERING, DO NOT QUALIFY AS THE REQUIRED REPLACEMENT TO ESTABLISH A HEALTHY FULL DENSE LAWN AS STATED IN THE SPECIFICATION, AND SHALL BE REPLACED AT NO COST TO THE OWNER.

NOT TO BE USED AS CONSTRUCTION DRAWING



DO NOT PRUNE SHRUBS INDIVIDUALLY - MAINTAIN AS HEDGES AND MASSES. ALLOW 2-3 SEASONS OF GROWTH BEFORE FIRST PRUNING OTHER THAN REMOVING ANY DEAD BRANCHES.

SITE LANDSCAPE PLAN
SCALE: 1" = 20'



PLANTING SCHEDULE

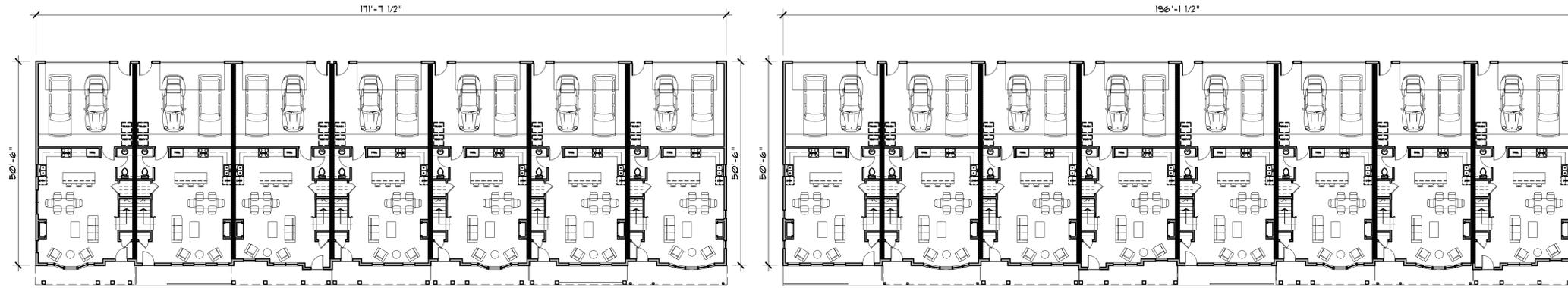
Parking Lot Trees				
QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
3	GT(P)	Skyline Thornless Honeylocust <i>Gleditsia t. 'Skyline'</i>	3.5" Cal.	B&B
2	LT(P)	Tulip Tree <i>Liriodendron tulipifera</i>	3.5" Cal.	B&B
Detention Basin Trees				
QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
4	AB(D)	Autumn Blaze Maple <i>Acer x. freemanii 'Autumn Blaze'</i>	3.5" Cal.	B&B
4	PB(D)	Bloodgood Plane Tree <i>Platanus x. acerifolia 'Bloodgood'</i>	3.5" Cal.	B&B
4	QB(D)	Swamp White Oak <i>Quercus bicolor</i>	3.5" Cal.	B&B
4	AL(D)	Servicberry <i>Amelanchier laevis</i>	6' Ht. 4 stem min.	B&B
4	CF(D)	Flowering Dogwood <i>Cornus florida</i>	6' Ht. 4 stem min.	B&B
11.5	SWM	Storm Water Basin Seed Mix	36 lbs/ac.	LBS.

Site Plantings				
QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
4	ARP	Red Pointe Maple <i>Acer rubrum 'Frank J'</i>	3.5" Cal.	B&B
1	LT	Tulip Tree <i>Liriodendron tulipifera</i>	3.5" Cal.	B&B
4	UT	Triumph Elm <i>Ulmus 'Triumph'</i>	3.5" Cal.	B&B
25	TM	Moon Yew <i>Taxus x. m. 'Moon'</i>	30" Ht.	Cont.
18	HLL	Little Lime Hydrangea <i>Hydrangea p. 'Little Lime'</i>	5 gal.	Cont.
10	JSG	Sea Green Juniper <i>Juniperus 'Sea Green'</i>	3 gal.	Cont.
54	HF	Francee Hosta <i>Hosta 'Francee'</i>	1 gal.	Cont.
52	HH	Halcyon Hosta <i>Hosta 'Halcyon'</i>	1 gal.	Cont.
14	PKR	Karley Rose Fountain Grass <i>Pennisetum o. 'Karley Rose'</i>	2 Gal.	Cont.

NOTE: CONTRACTOR TO VERIFY ALL PLANT QUANTITIES ON SITE LANDSCAPE PLAN SHEET.

LANDSCAPE DATA

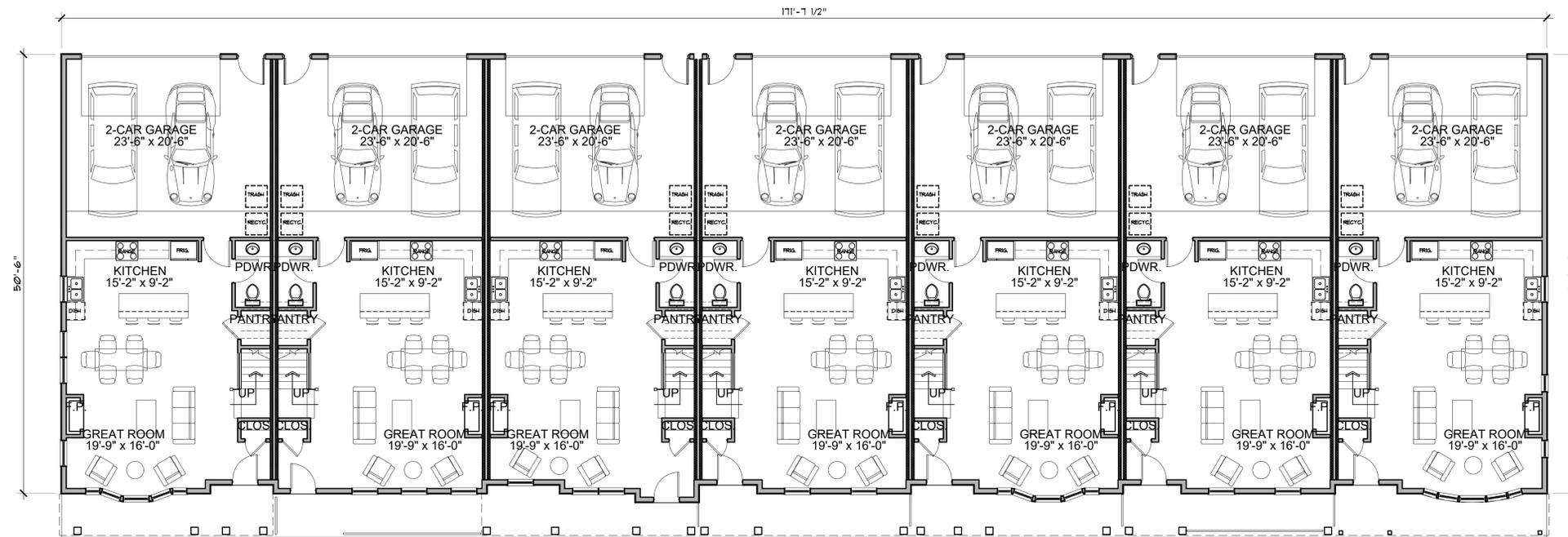
PARKING LOT	
Total Vehicle Use Area:	14,485 s.f.
Landscape Area Req. (5%):	724 s.f.
Trees Req. (1 Tree/ 150 s.f.):	5 Trees
Area Provided:	
Trees Provided:	5 Trees
BASIN LANDSCAPING	
Basin Perimeter:	617 l.f.
Trees Required (1/50 l.f.):	12 Trees
Ornamental Trees Req. (1/75 l.f.):	8 Orn. Trees
Trees Provided:	
Orn. Trees Provided:	8 Trees



BUILDING A - 7 UNITS

BUILDING B - 8 UNITS

OVERALL FIRST FLOOR PLANS
SCALE: 1/16"=1'-0"



ENLARGED FIRST FLOOR PLAN (7 UNITS)
SCALE: 1/8"=1'-0" BUILDING A

Project
WEST VILLAGE RESIDENCE
 315 N. Lapeer
 LAKE ORION, MI. 48362
Client
 WEST VILLAGE OWNER, LLC
 79 OAKLAND AVE
 PONTIAC, MI. 48342

REVISION SCHEDULE	
DATE	DESCRIPTION
7/1/25	DESIGN REVIEW
8/14/25	SITE PLAN APPROVAL

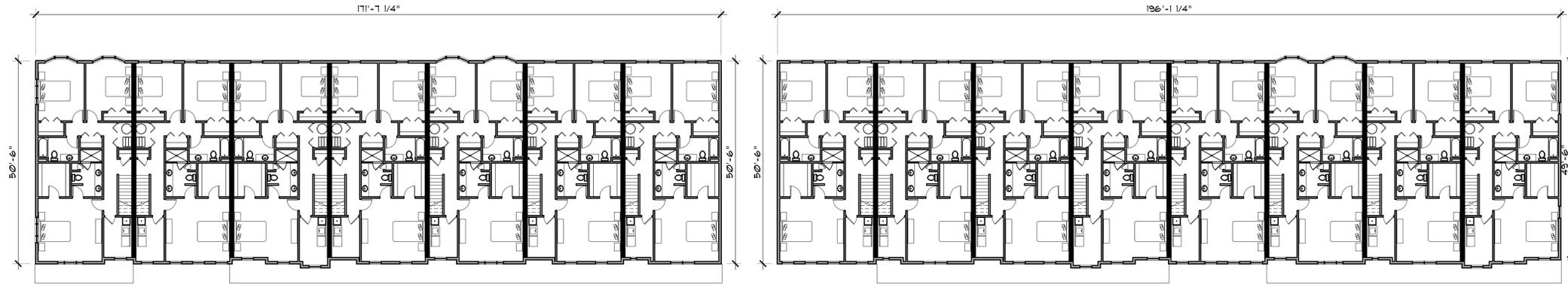


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CHECKED BY: TDG

OVERALL FIRST FLOOR PLANS (7 UNITS)

Project Number
25-448
 Drawing Number

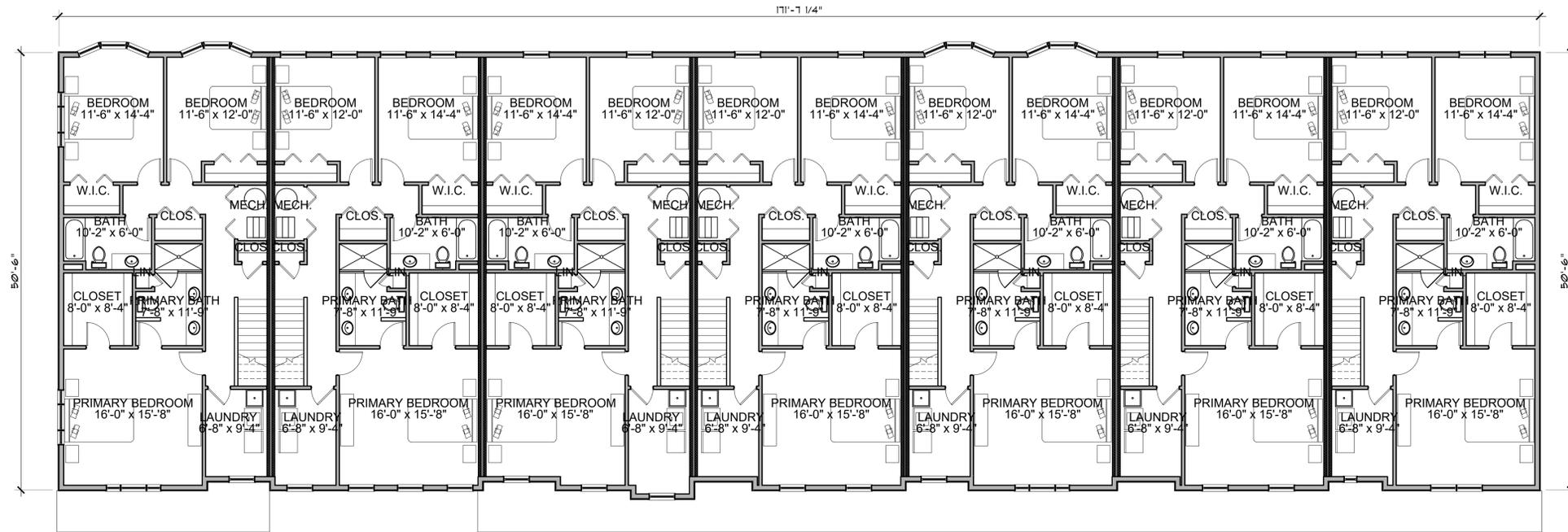
A 101



BUILDING A - 7 UNITS

BUILDING B - 8 UNITS

OVERALL SECOND FLOOR PLANS
SCALE: 1/16"=1'-0"



ENLARGED SECOND FLOOR PLAN (7 UNITS)
SCALE: 1/8"=1'-0"

Project
WEST VILLAGE RESIDENCE
 315 N. Lapeer
 LAKE ORION, MI. 48362
Client
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REVISION SCHEDULE	
DATE	DESCRIPTION
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8/1/25	SITE PLAN APPROVAL



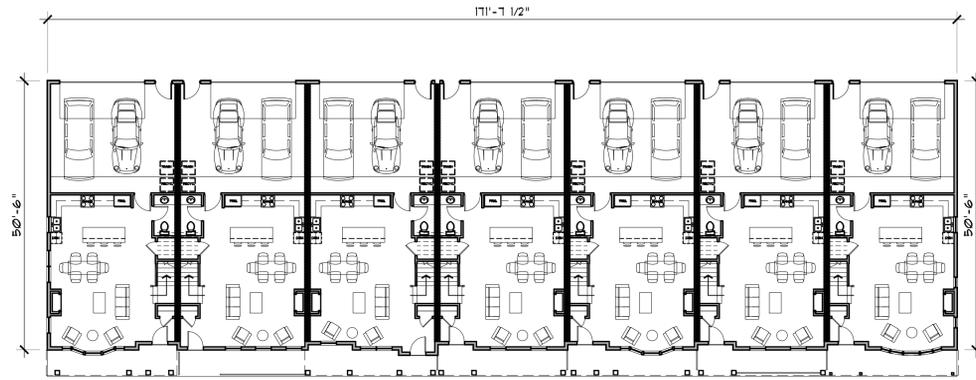
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Drawing Title
OVERALL SECOND FLOOR PLANS (7 UNITS)

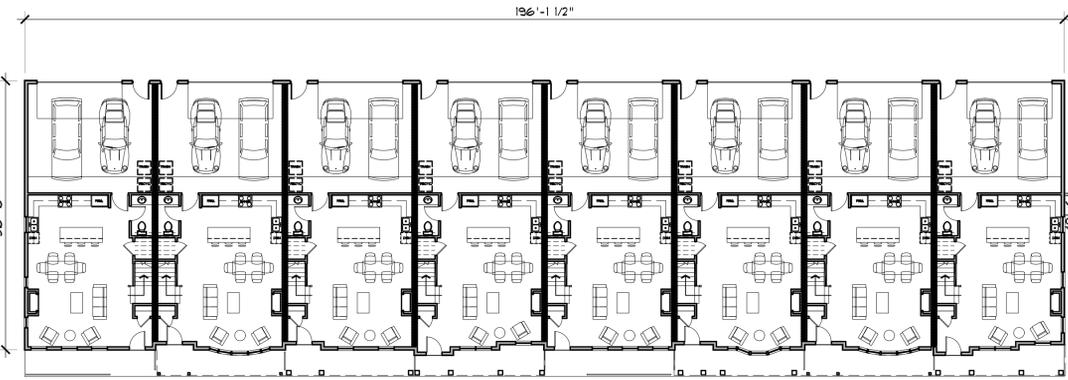
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Drawing Number

A 102

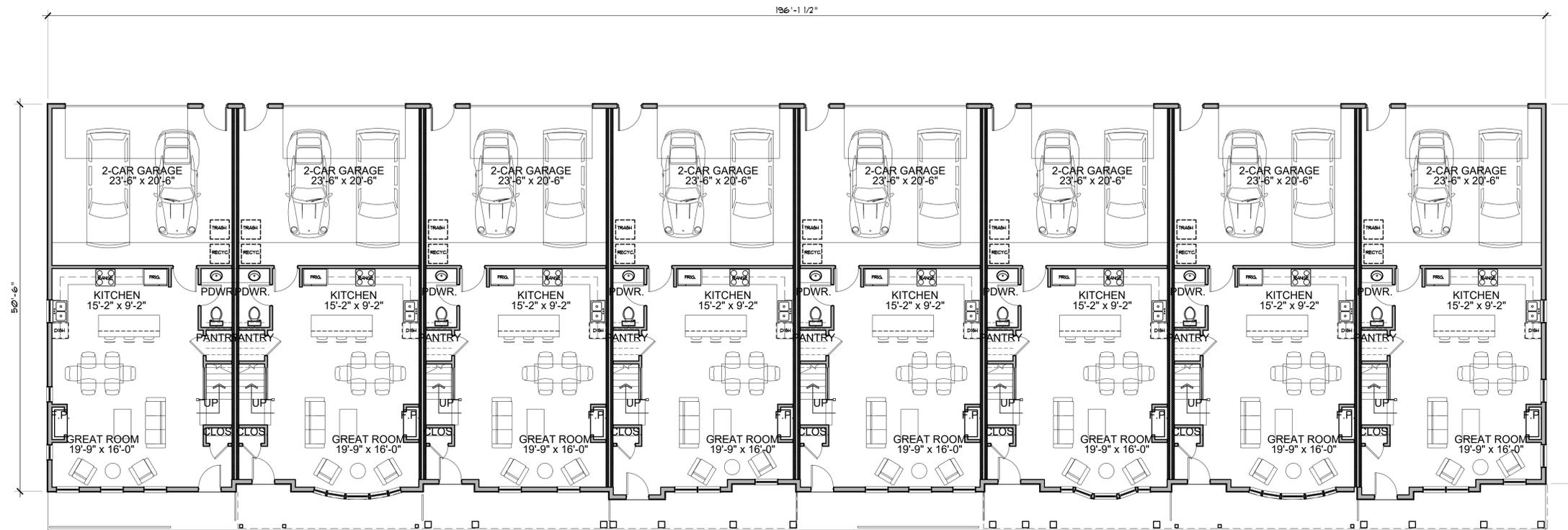


BUILDING A - 7 UNITS



BUILDING B - 8 UNITS

OVERALL FIRST FLOOR PLANS
SCALE: 1/16"=1'-0"



ENLARGED FIRST FLOOR PLANS (8 UNITS)
SCALE: 1/8"=1'-0"

Project
WEST VILLAGE RESIDENCE

Client
315 N. Lapeer
LAKE ORION, MI. 48362
WEST VILLAGE OWNER, LLC
79 OAKLAND AVE
PONTIAC, MI. 48342

REVISION SCHEDULE	
DATE	DESCRIPTION
7/1/25	DESIGN REVIEW
8/14/25	SITE PLAN APPROVAL

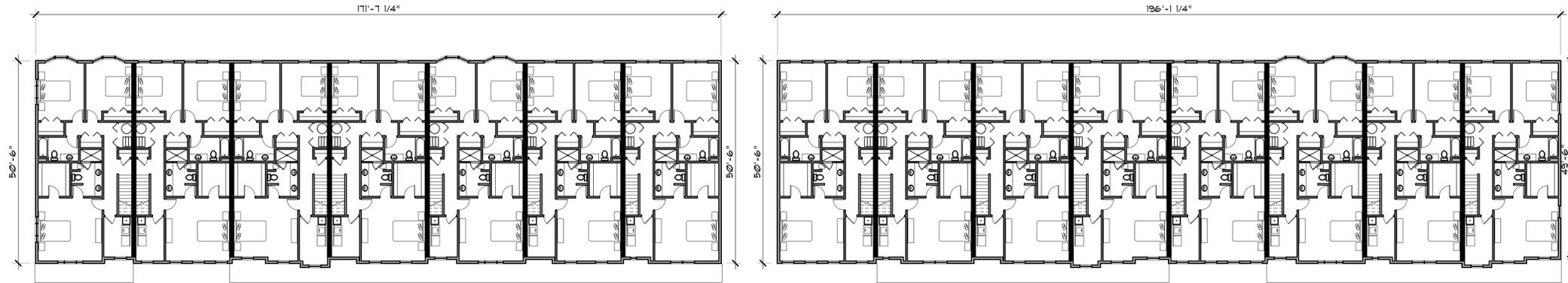


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OVERALL FIRST FLOOR PLANS (8 UNITS)

Project Number
25-448
Drawing Number

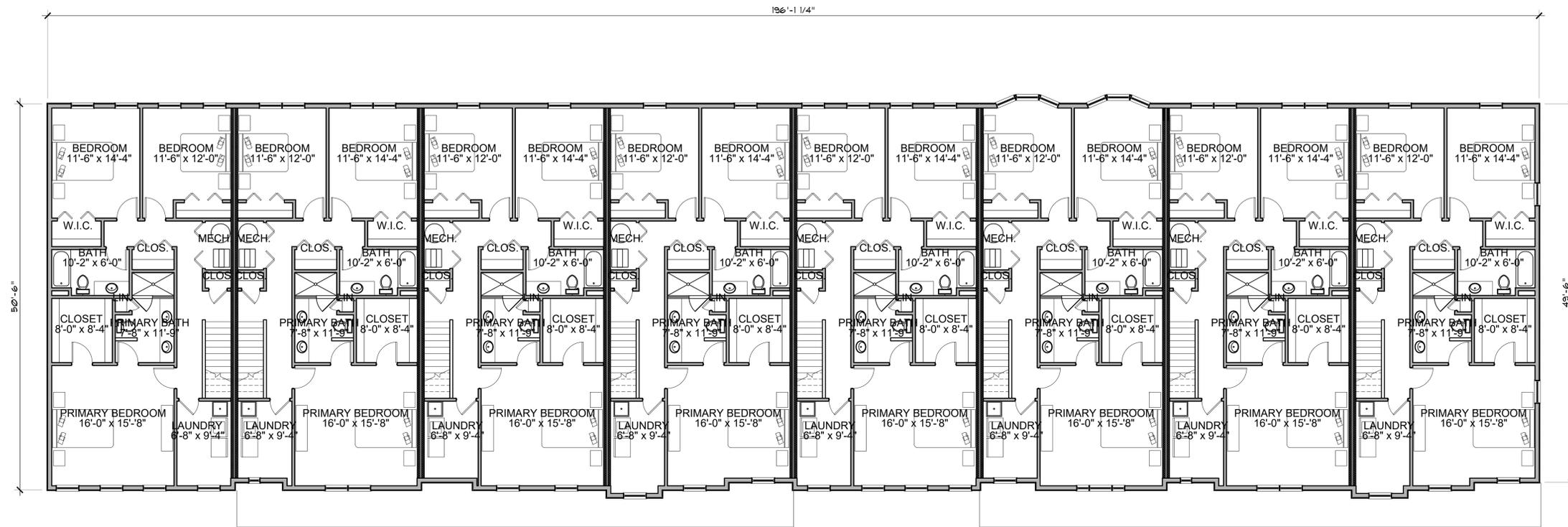
A 103



BUILDING A - 7 UNITS

BUILDING B - 8 UNITS

OVERALL SECOND FLOOR PLANS
SCALE: 1/16"=1'-0"



ENLARGED SECOND FLOOR PLANS (8 UNITS)
SCALE: 1/8"=1'-0"

Project
WEST VILLAGE RESIDENCE

315 N. Lapeer
LAKE ORION, MI. 48362
Client
WEST VILLAGE OWNER, LLC
79 OAKLAND AVE
PONTIAC, MI. 48342

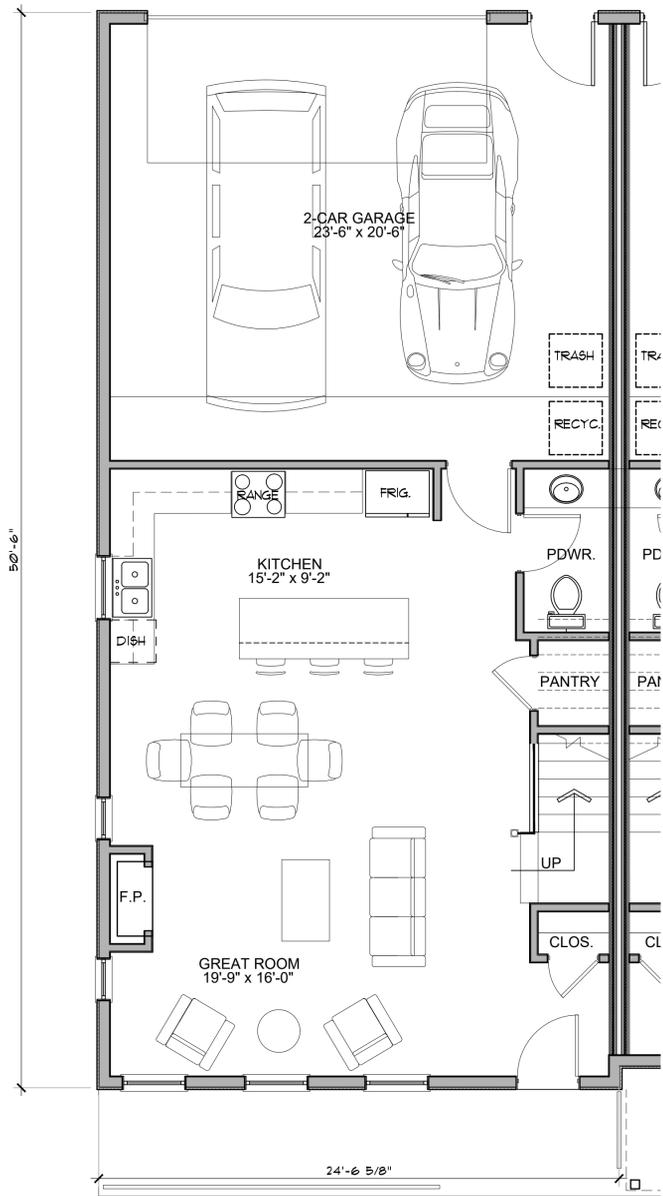
REVISION SCHEDULE	
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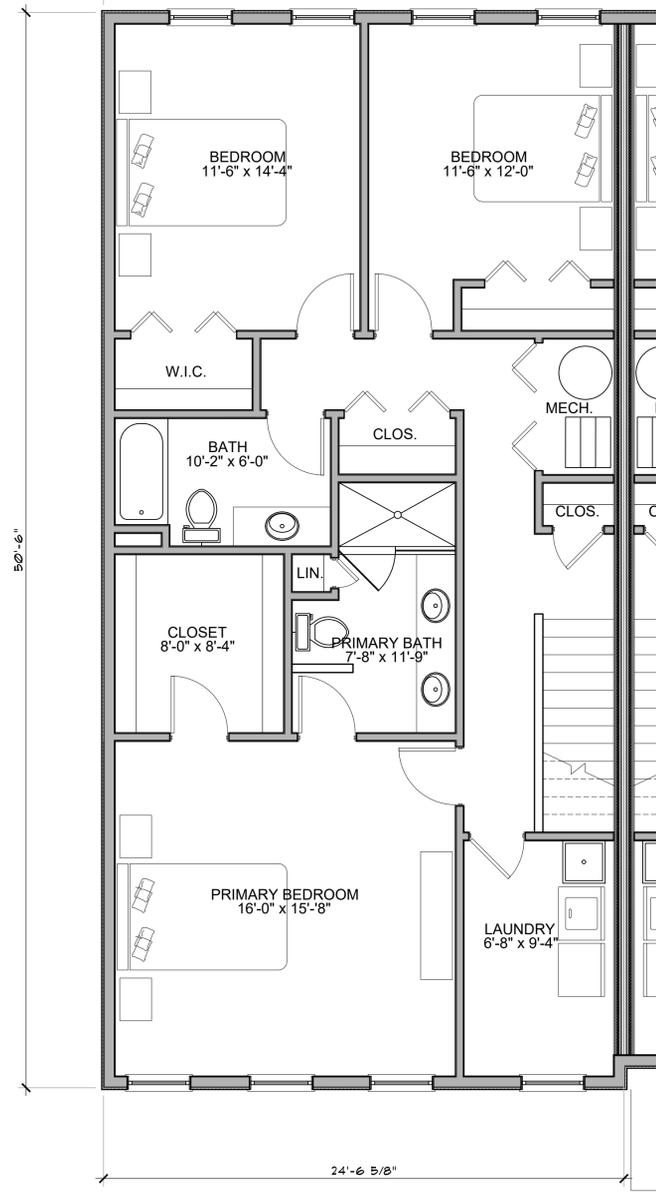
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OVERALL SECOND FLOOR PLANS (8 UNITS)

Project Number
25-448
Drawing Number



1 ENLARGED FIRST FLOOR PLAN (TYP.)
SCALE: 1/8"=1'-0" 720 S.F. GARAGE = 515 S.F.



1 ENLARGED SECOND FLOOR PLAN (TYP.)
SCALE: 1/8"=1'-0" 1,194 S.F.

Project
WEST VILLAGE RESIDENCE

315 N. Lapeer
LAKE ORION, MI. 48362
Client
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79 OAKLAND AVE
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REVISION SCHEDULE	
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CHECKED BY: TDG

ENLARGED FLOOR PLAN (TYPICAL)

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Project Number
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Drawing Number

A 105



UNIT 1 ELEVATION
SCALE: 1/16"=1'-0"

UNIT 1 ELEVATION
SCALE: 1/16"=1'-0"



UNIT 2 ELEVATION
SCALE: 1/16"=1'-0"

UNIT 2 ELEVATION
SCALE: 1/16"=1'-0"



UNIT 3 ELEVATION
SCALE: 1/16"=1'-0"

UNIT 3 ELEVATION
SCALE: 1/16"=1'-0"



UNIT 4 ELEVATION
SCALE: 1/16"=1'-0"

UNIT 4 ELEVATION
SCALE: 1/16"=1'-0"



UNIT 5 ELEVATION
SCALE: 1/16"=1'-0"

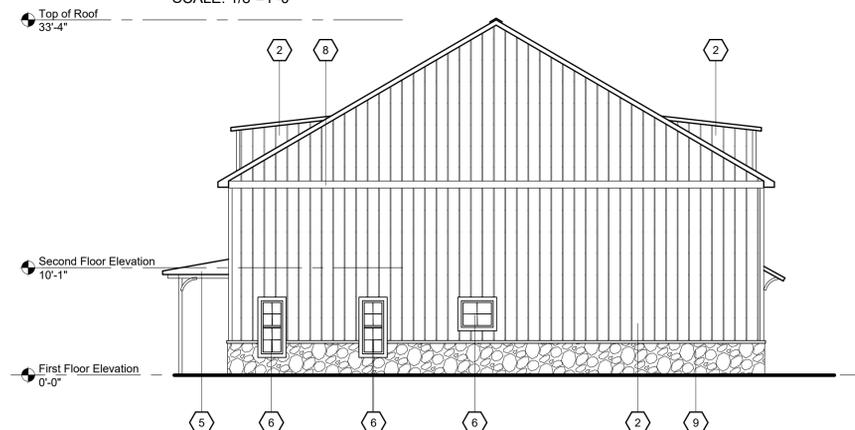
UNIT 5 ELEVATION
SCALE: 1/16"=1'-0"



COMBINED BUILDINGS SOUTH ELEVATION
SCALE: 1/16"=1'-0"



BUILDING A - SOUTH ELEVATION
SCALE: 1/8"=1'-0"



BUILDING A - EAST ELEVATION
SCALE: 1/8"=1'-0"



BUILDING A - WEST ELEVATION
SCALE: 1/8"=1'-0"



BUILDING A - NORTH ELEVATION
SCALE: 1/8"=1'-0"

Project
WEST VILLAGE RESIDENCE
315 N. Lapeer
LAKE ORION, MI. 48362
Client
WEST VILLAGE OWNER, LLC
79 OAKLAND AVE
PONTIAC, MI. 48342

REVISION SCHEDULE	
DATE	DESCRIPTION
1/1/25	DESIGN REVIEW
8/14/25	SITE PLAN APPROVAL



DRAWN BY: TDG
CHECKED BY: TDG

BUILDING ELEVATIONS

Project Number
25-448
Drawing Number

A 301

EXTERIOR FINISH SCHEDULE

KEY	MATERIAL	MANUFACTURER	DESCRIPTION			LOCATION	ADDITIONAL INFORMATION
			PRODUCT	COLOR	DIMENSION		
1	BRICK	-	FULL RANGE - VELOUR	T.B.D.	STANDARD FACE	UNIT 4 - MAIN WALLS	-
2	ENGINEERED SIDING	-	-	T.B.D.	-	UNIT 1 AND 3 - MAIN WALLS	BOARD AND BATTEN
3	ENGINEERED SIDING	-	-	T.B.D.	-	UNIT 1 AND 5 - 2ND Floor WALLS	SHINGLED SIDING
4	ENGINEERED SIDING	-	-	T.B.D.	-	UNIT 2 AND 5 - MAIN WALLS	LAP SIDING
5	ASPHALT SHINGLES	-	-	T.B.D.	-	ROOFS	-
6	VINYL WINDOW	-	VINYL WINDOW	T.B.D.	-	-	-
7	LIMESTONE	-	-	T.B.D.	-	ON UNIT 4 BRICK	-
8	VINYL	-	TRIM BOARD	T.B.D.	-	FACADE BANDING AT UNIT SEPARATIONS	-
9	STONE	-	-	T.B.D.	-	UNIT 3 - WAINSCOT	-

NOTE: ALL VISIBLE METAL FLASHINGS, COPING ETC. JOINED WITH ROOF & SIDING SHALL MATCH IN COLOR. ARCHITECT SHALL BE NOTIFIED OF ANY UNRESOLVED AREAS THAT DIFFER IN COLOR FROM THOSE PROPOSED FOR APPROVAL.



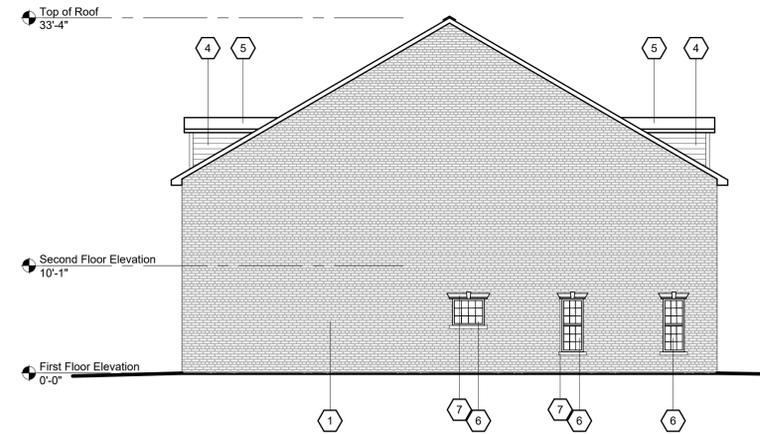
BUILDING B - SOUTH ELEVATION

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



BUILDING B - EAST ELEVATION

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



BUILDING B - WEST ELEVATION

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



BUILDING B - NORTH ELEVATION

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

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REVISION SCHEDULE	
DATE	DESCRIPTION
1/11/25	DESIGN REVIEW
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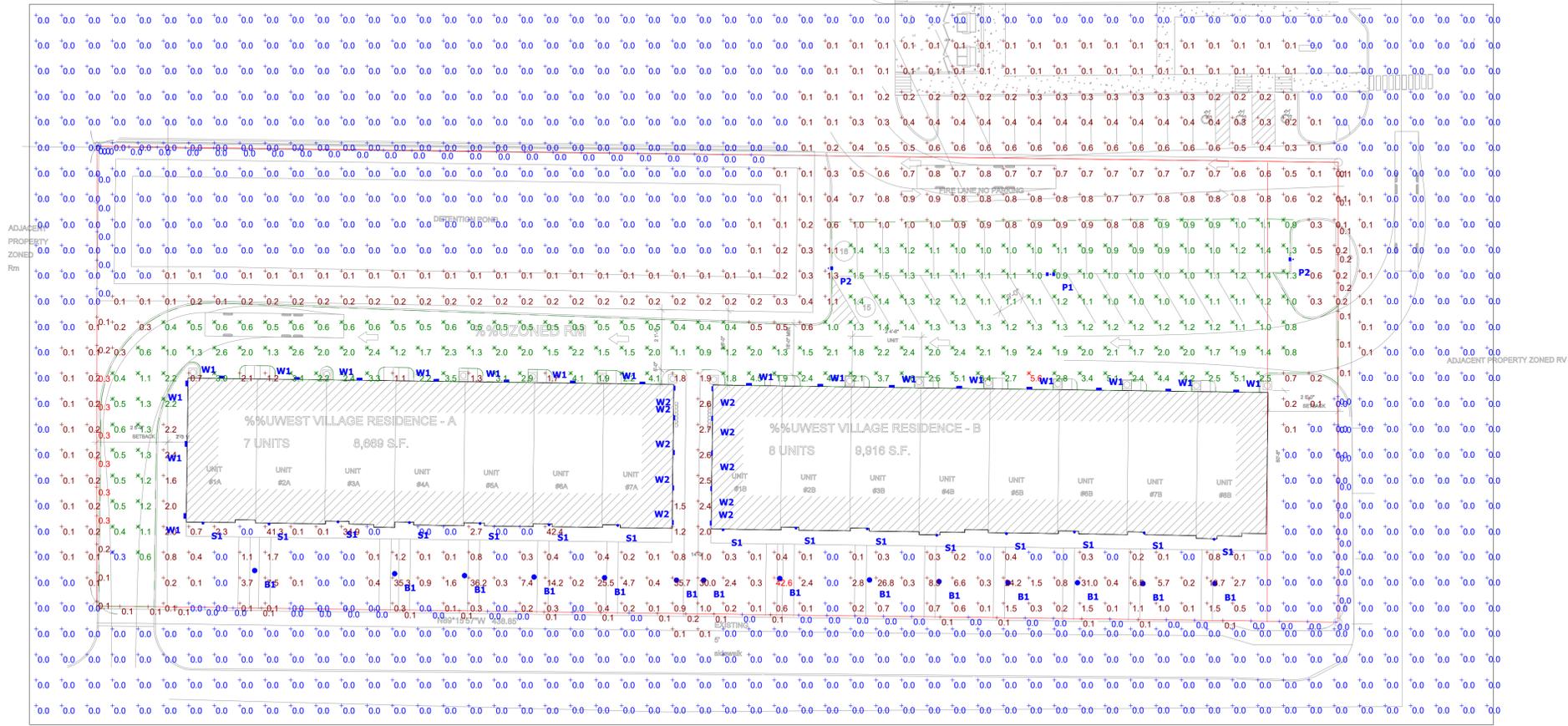
DRAWN BY: TDG
 CHECKED BY: TDG

Drawing Title
BUILDING ELEVATIONS

Project Number
25-448
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A 301

Plan View
Scale - 1" = 25ft



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

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

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

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2019. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

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

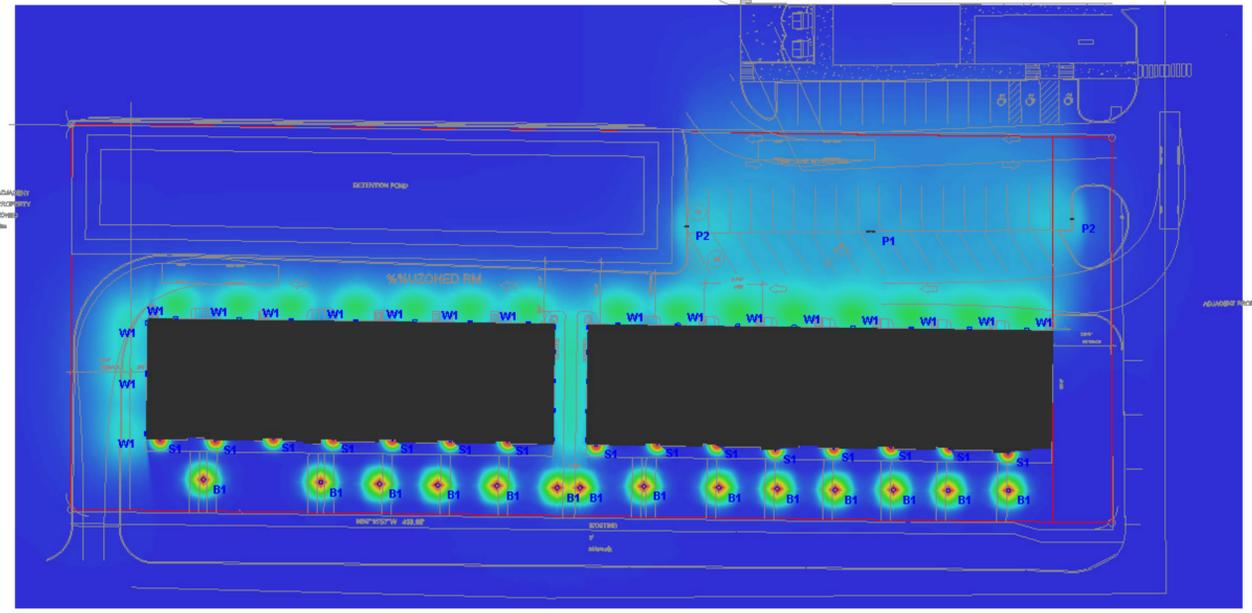
Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.CO M OR 734-266-6705.

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

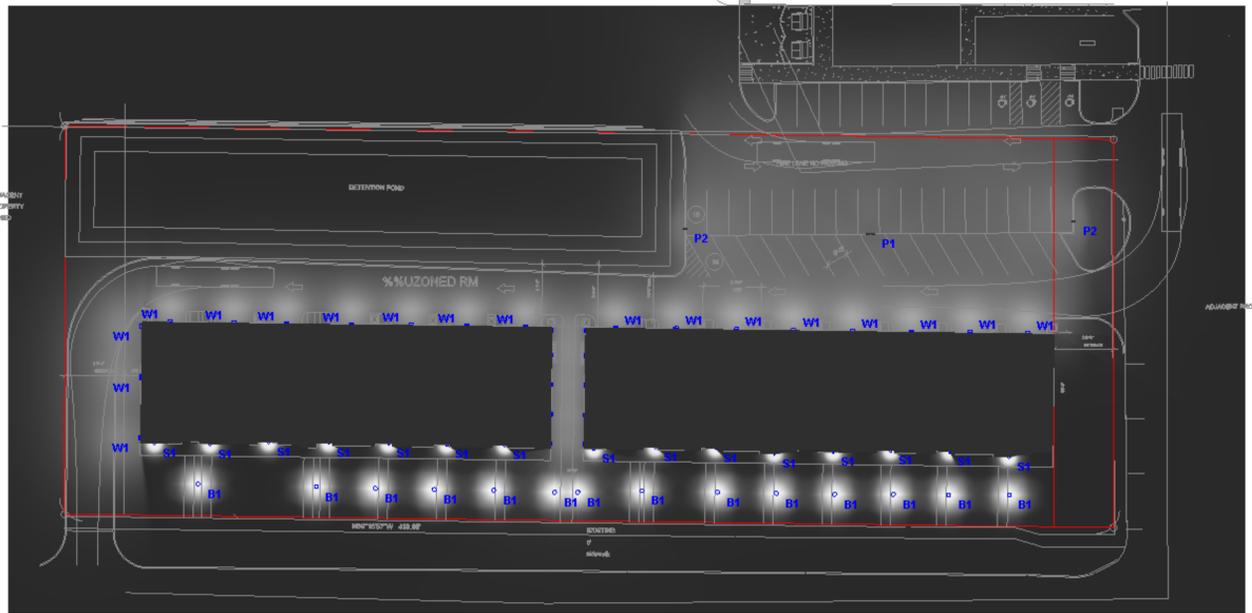
Mounting Height Note
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall/Grade	+	0.7 fc	42.6 fc	0.0 fc	N/A	N/A
Parking & Drive Lanes	X	1.6 fc	5.6 fc	0.3 fc	18.7:1	5.3:1
Property Line	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
○	B1	14	Lithonia Lighting	RADB LED P5 40K SYM DDBXD	RADB LED P5 40K SYM DDBXD	2221	0.9	32.31
□	P1	1	Lithonia Lighting	DSX0 LED P1 40K 70CRI TSW	D-Series Size 0 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Type 5 Wide	4665	0.9	66.42
□	P2	2	Lithonia Lighting	DSX0 LED P2 40K 70CRI TFTM MVOLT HS	D-Series Size 0 Area Luminaire P2 Performance Package 4000K CCT 70 CRI Forward Throw Houseside Shield	4860	0.9	45.14
□	W1	18	Lithonia Lighting	ARC1 LED P1 40K	ARC1 LED WITH P1 - PERFORMANCE PACKAGE, 4000K	1454	0.9	10.8751
□	W2	10	BEGA	33 509 K4	33 509 K4	923	0.9	13
○	S1	15	KUZCO LIGHTING	LD3-WS09W14-3036-BK-UNV-010	CYLINDER	1290	0.9	14.8

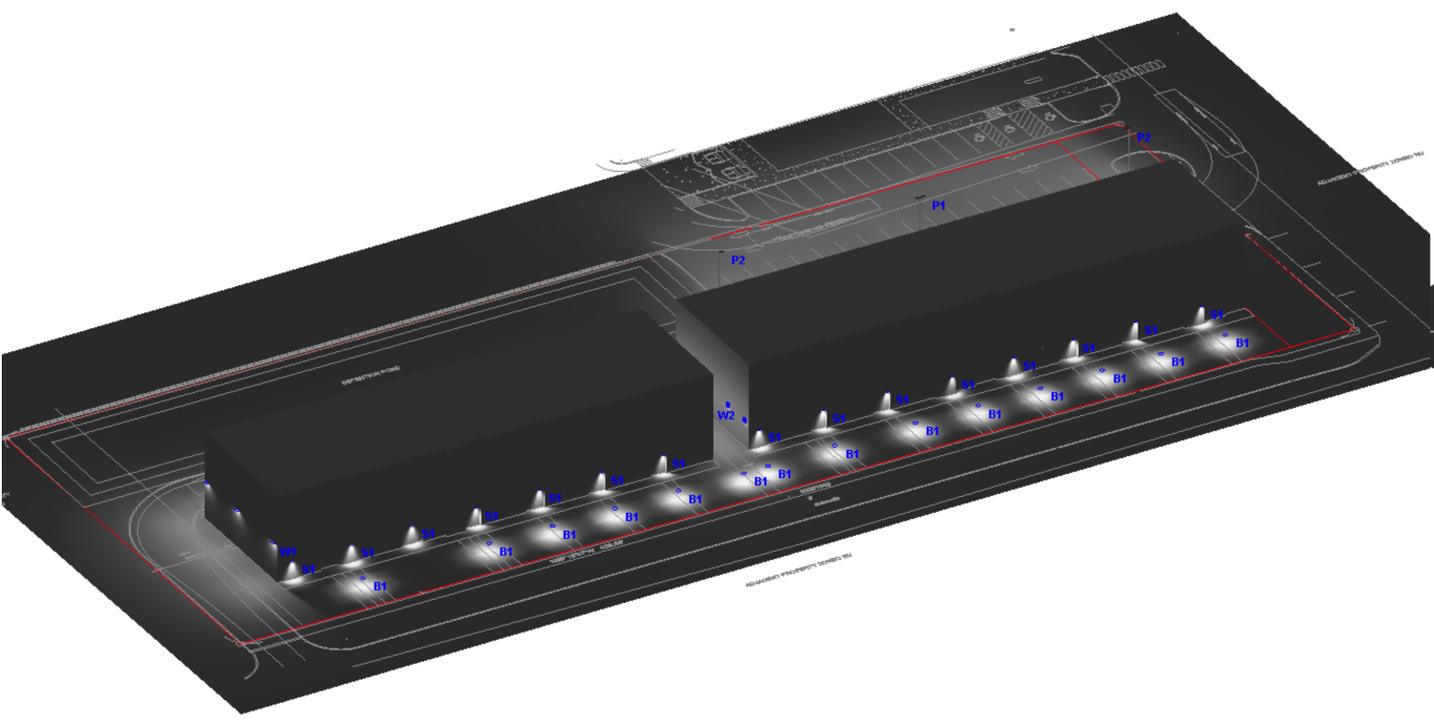


Plan Pseudo

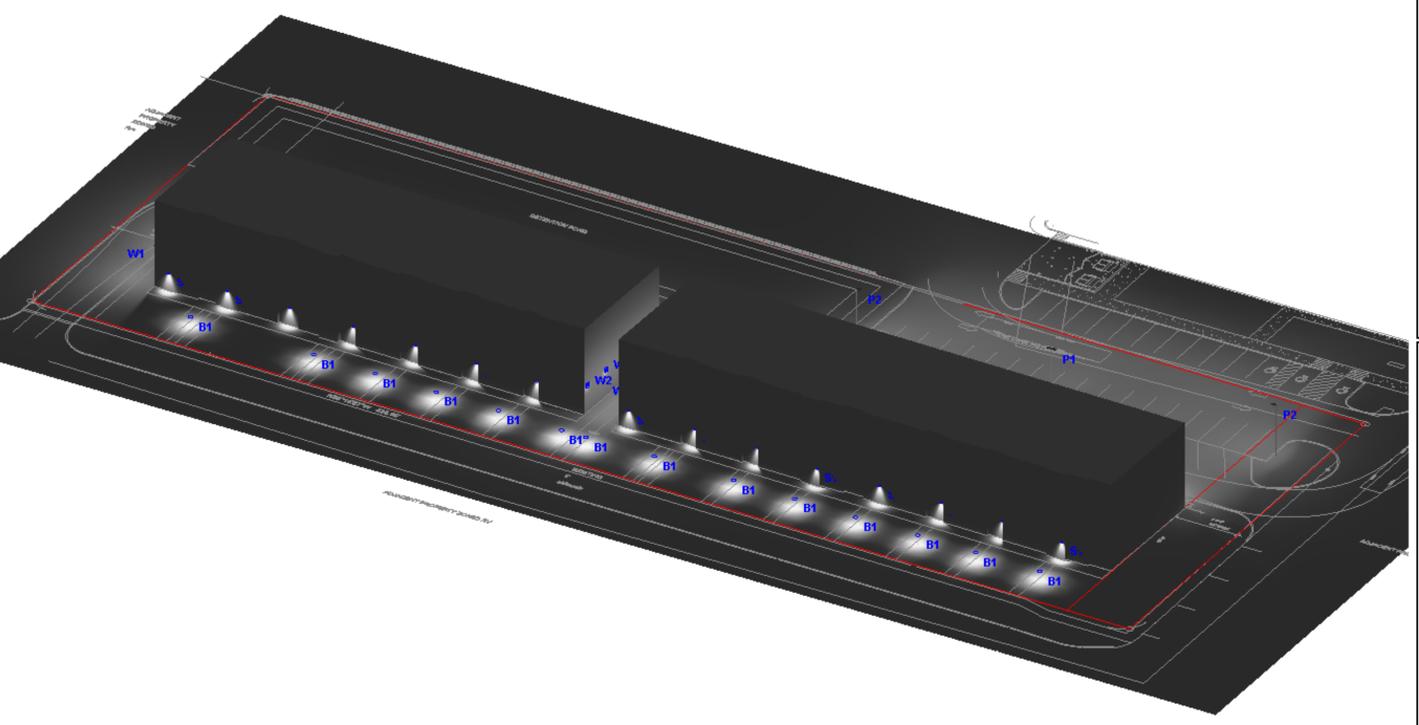


Plan Rendered

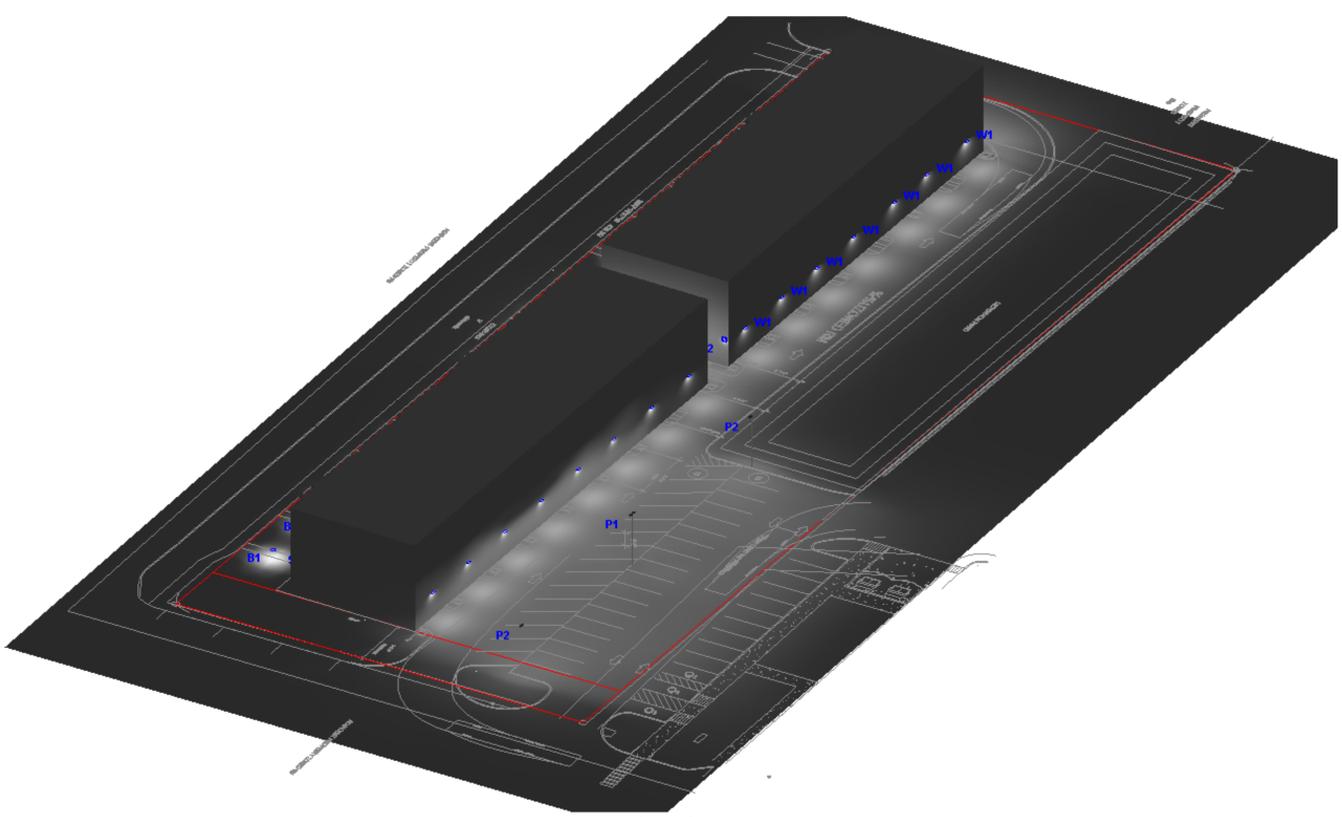




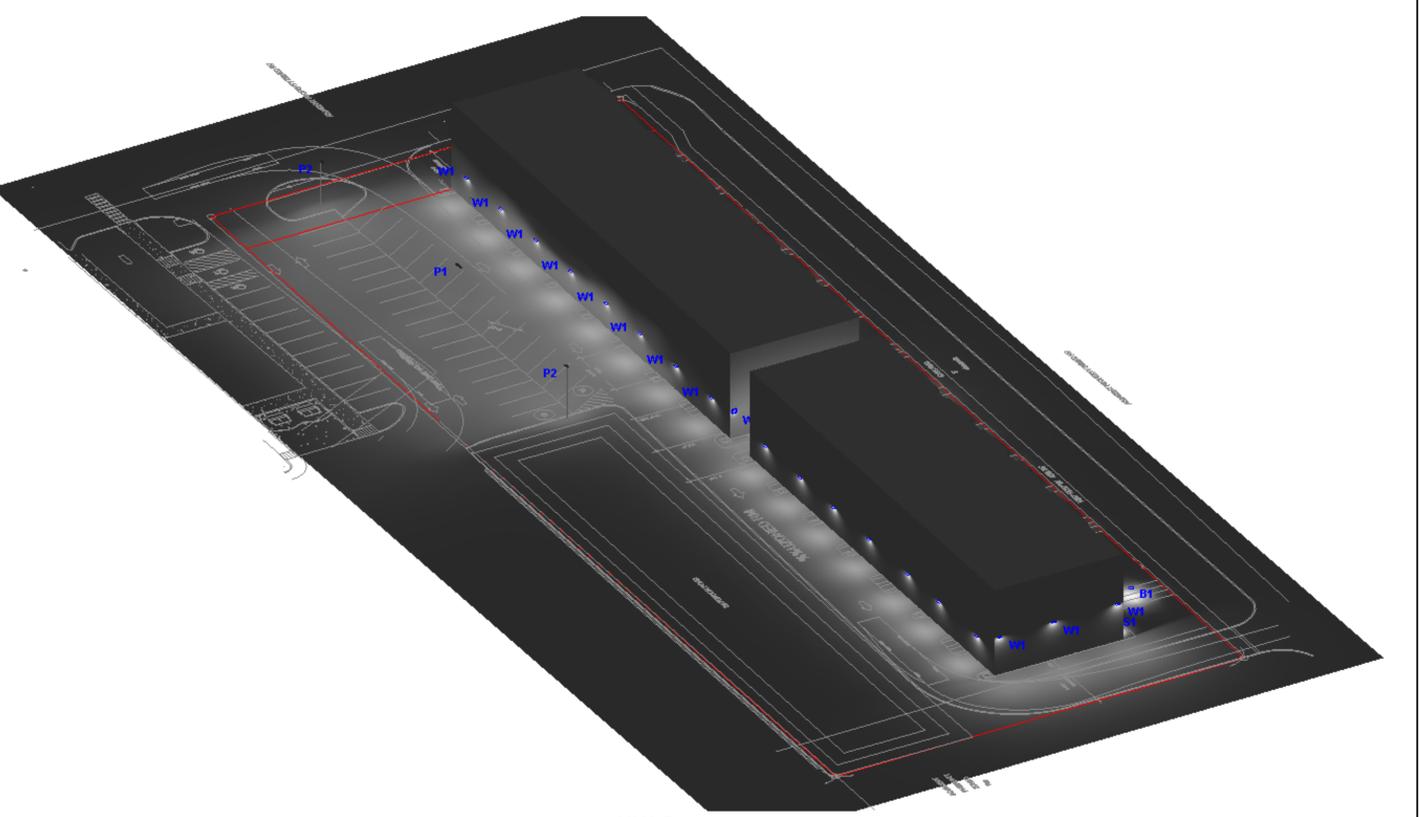
SW Rendered



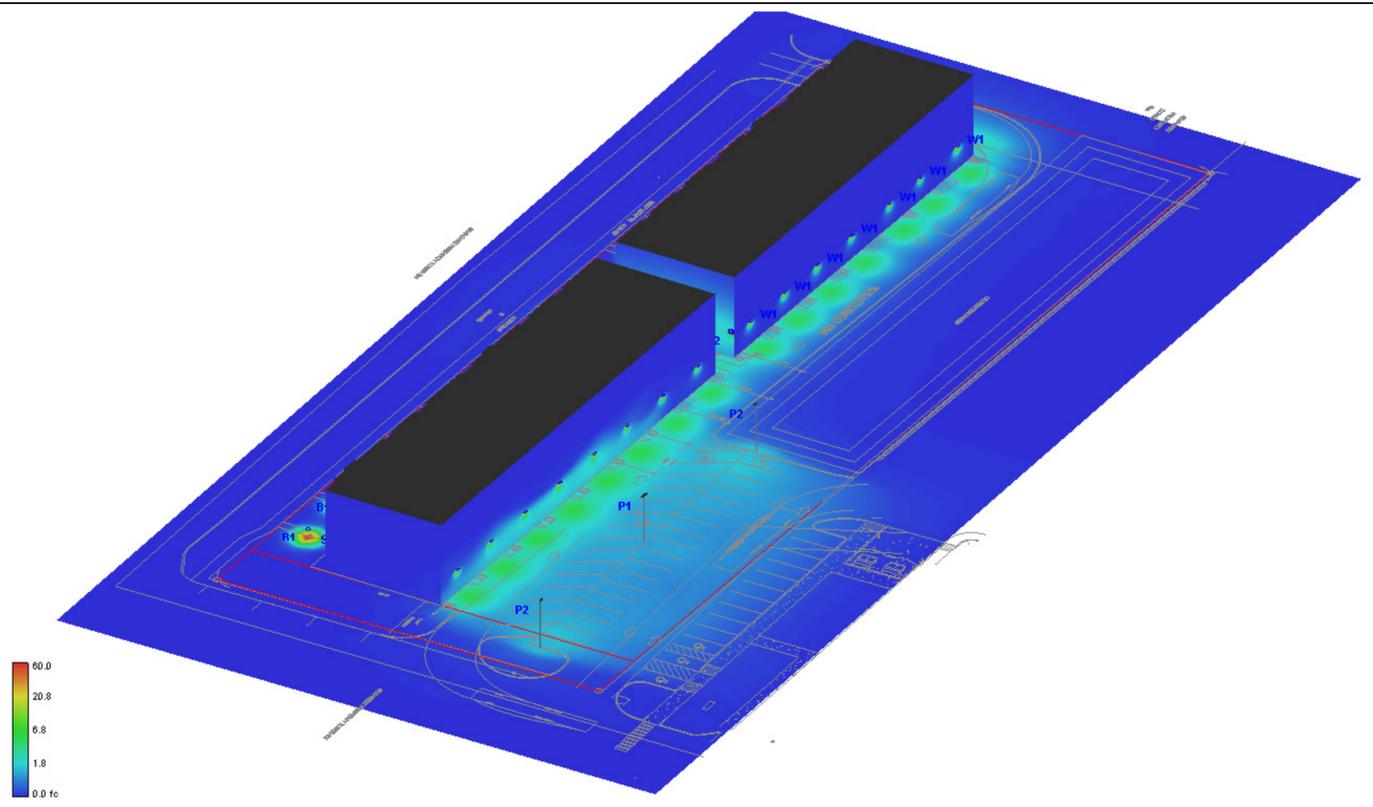
SE Rendered



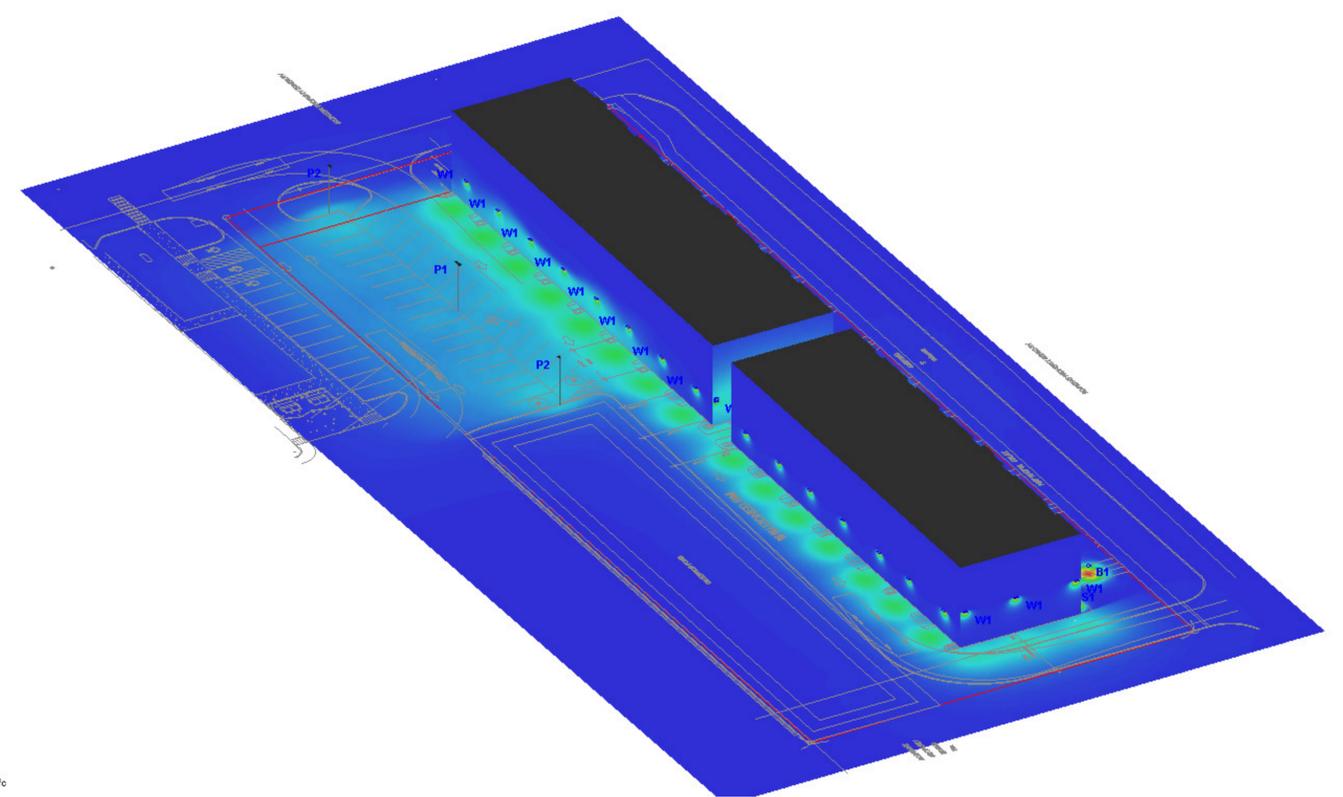
NE Rendered



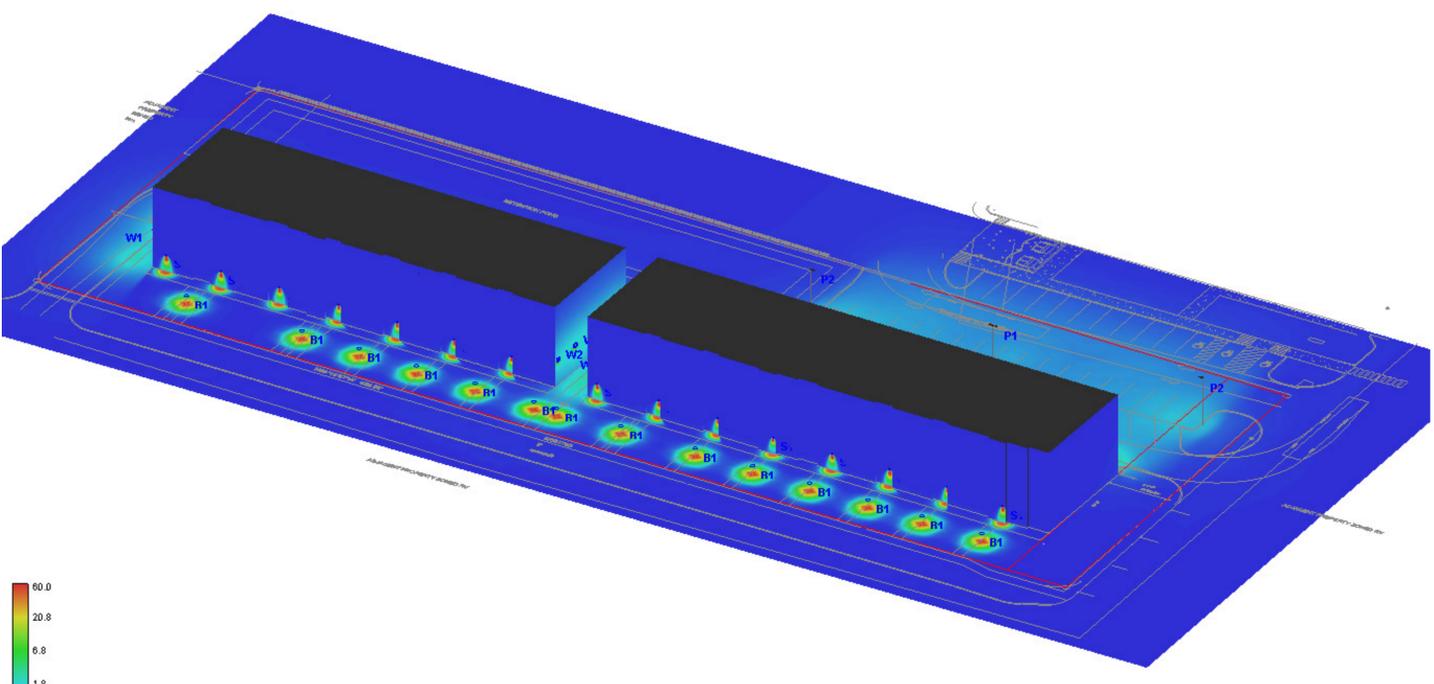
NW Rendered



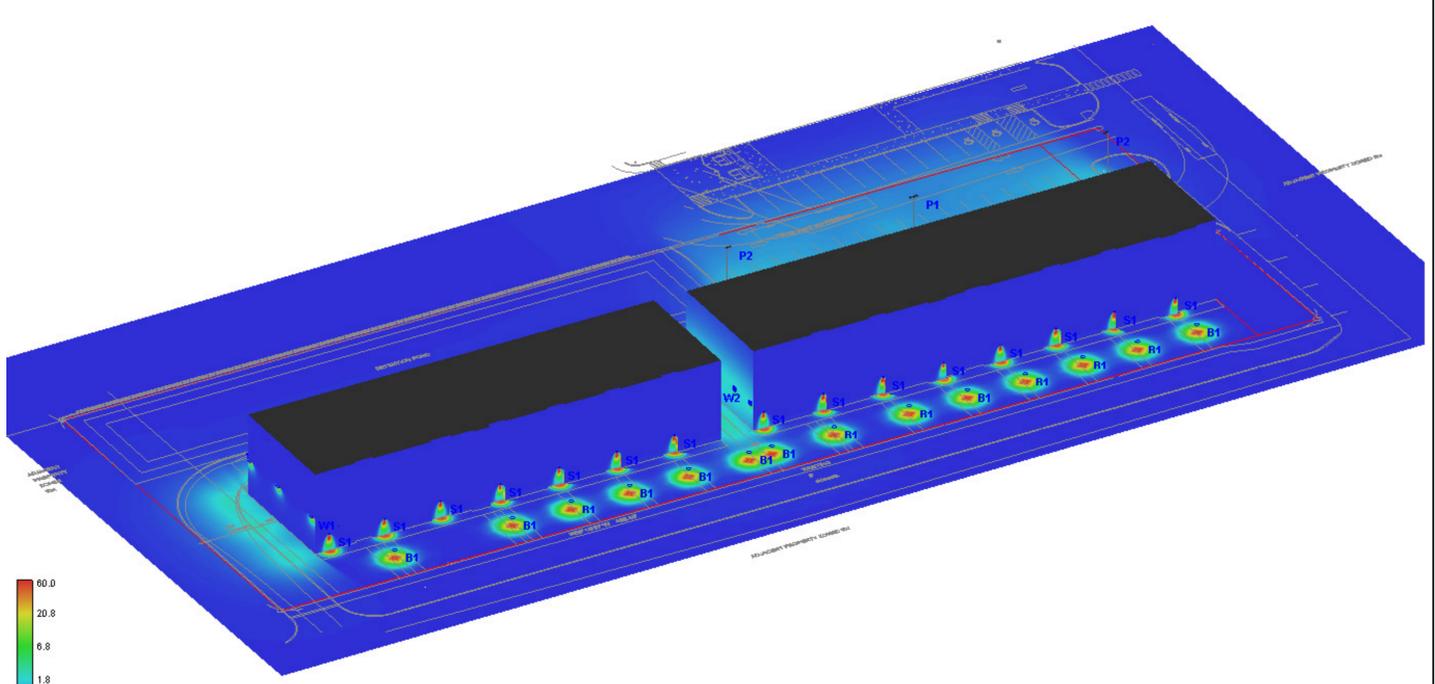
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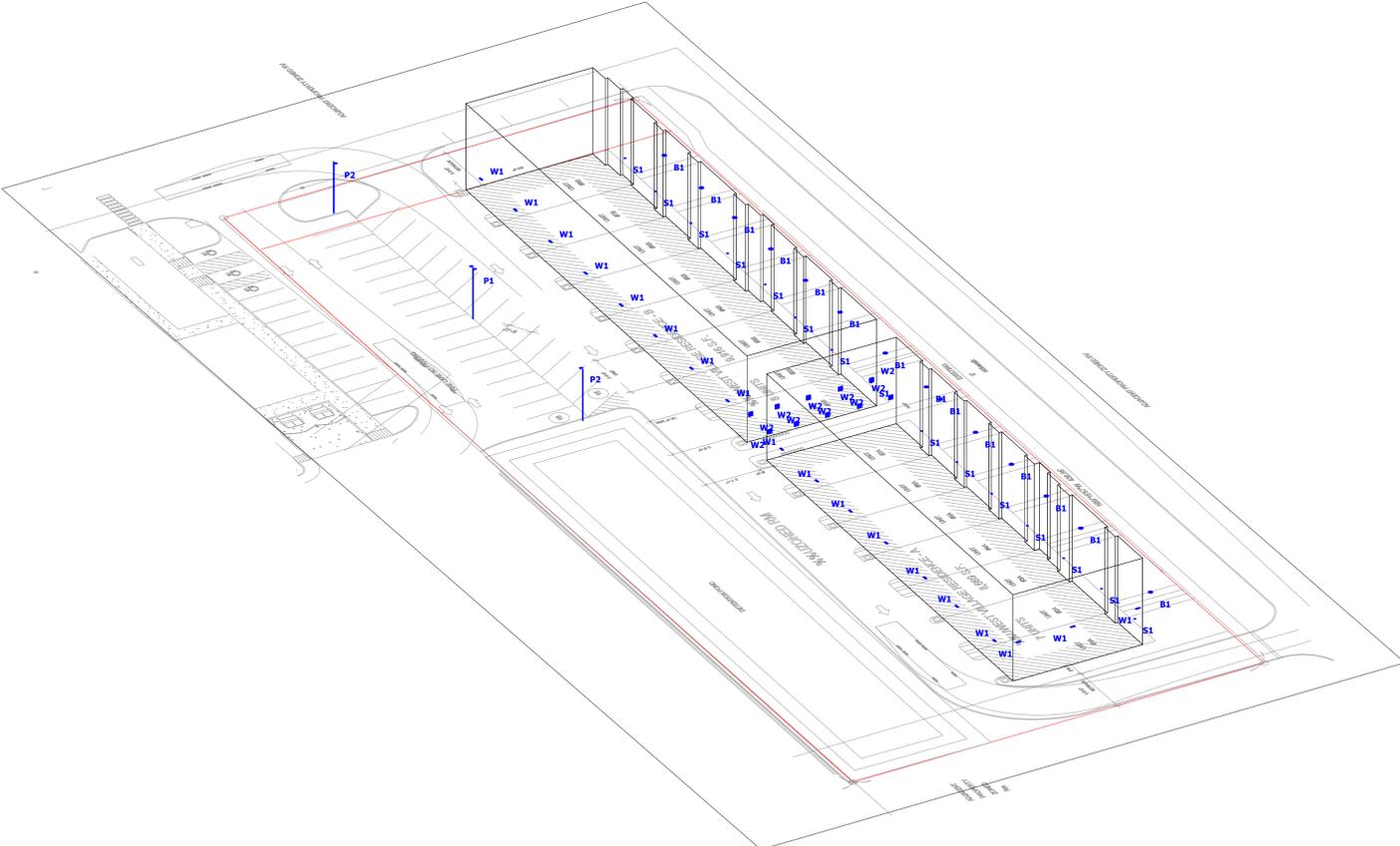
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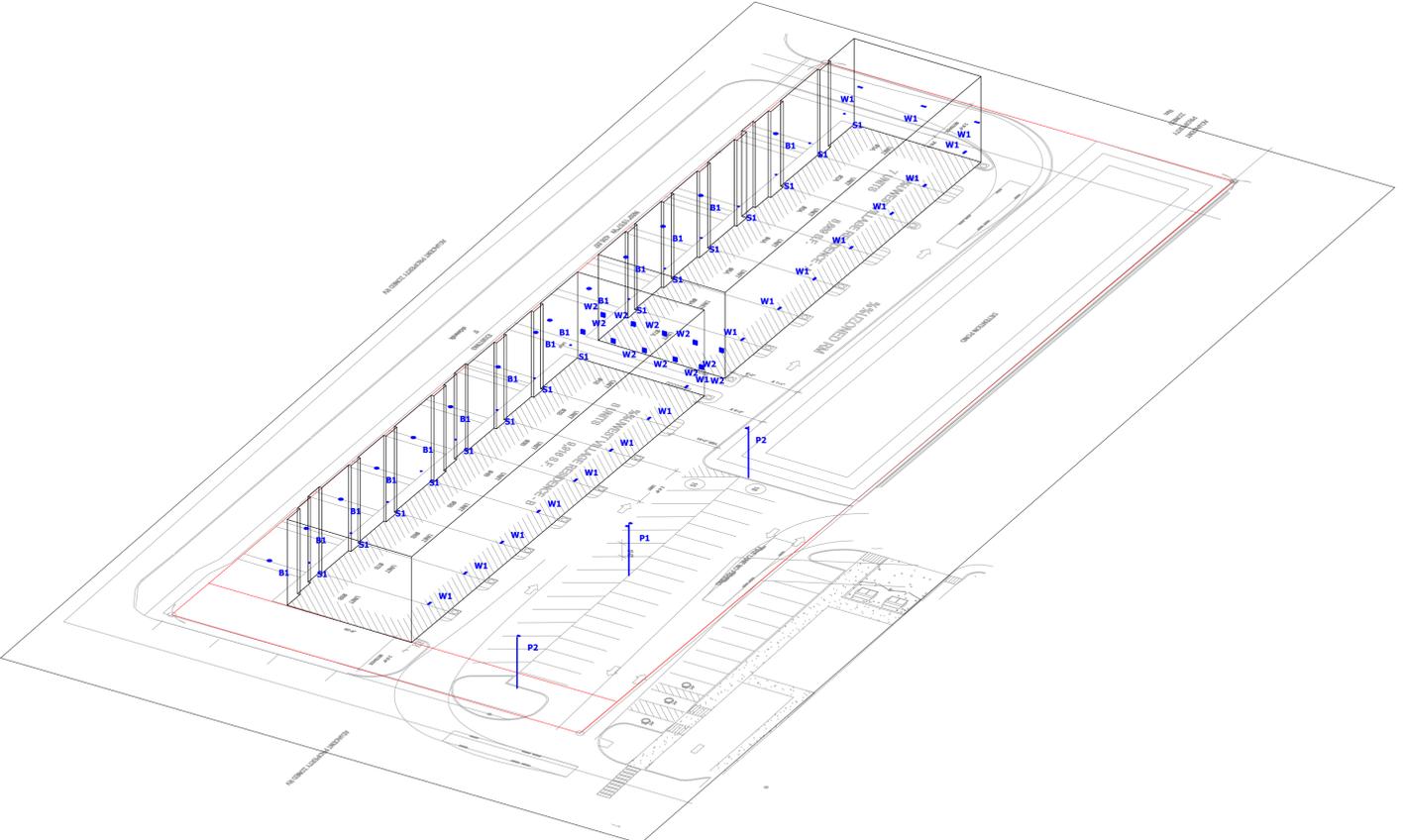
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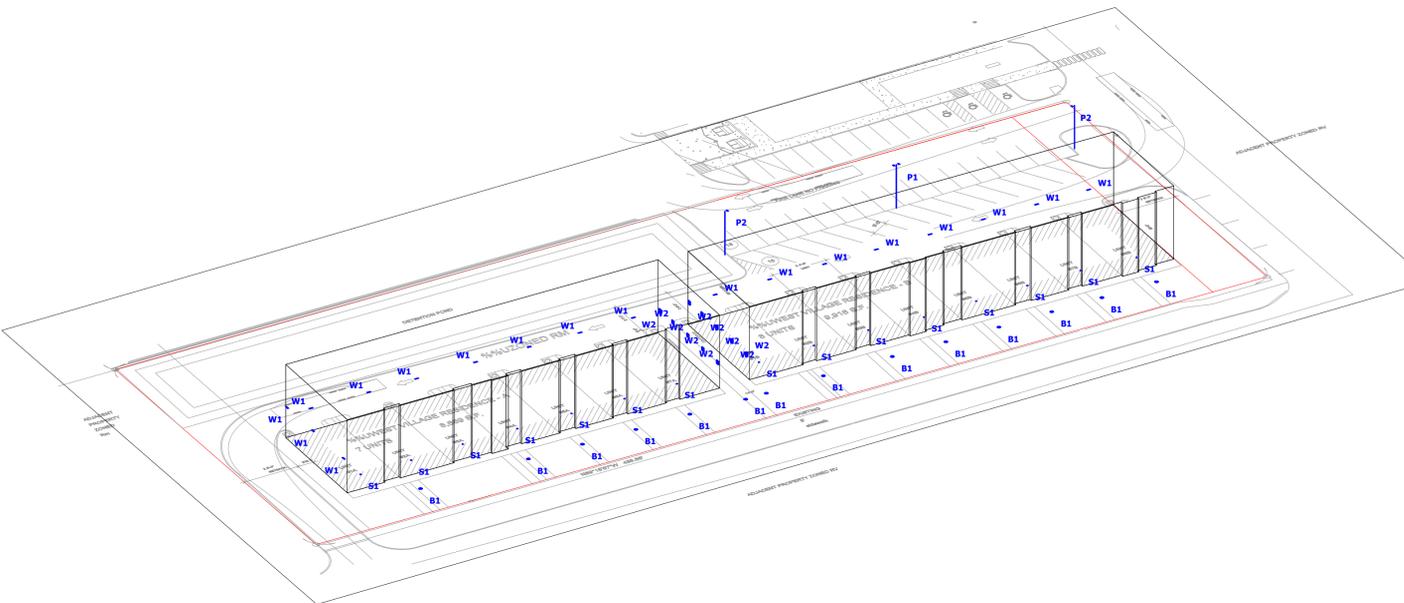
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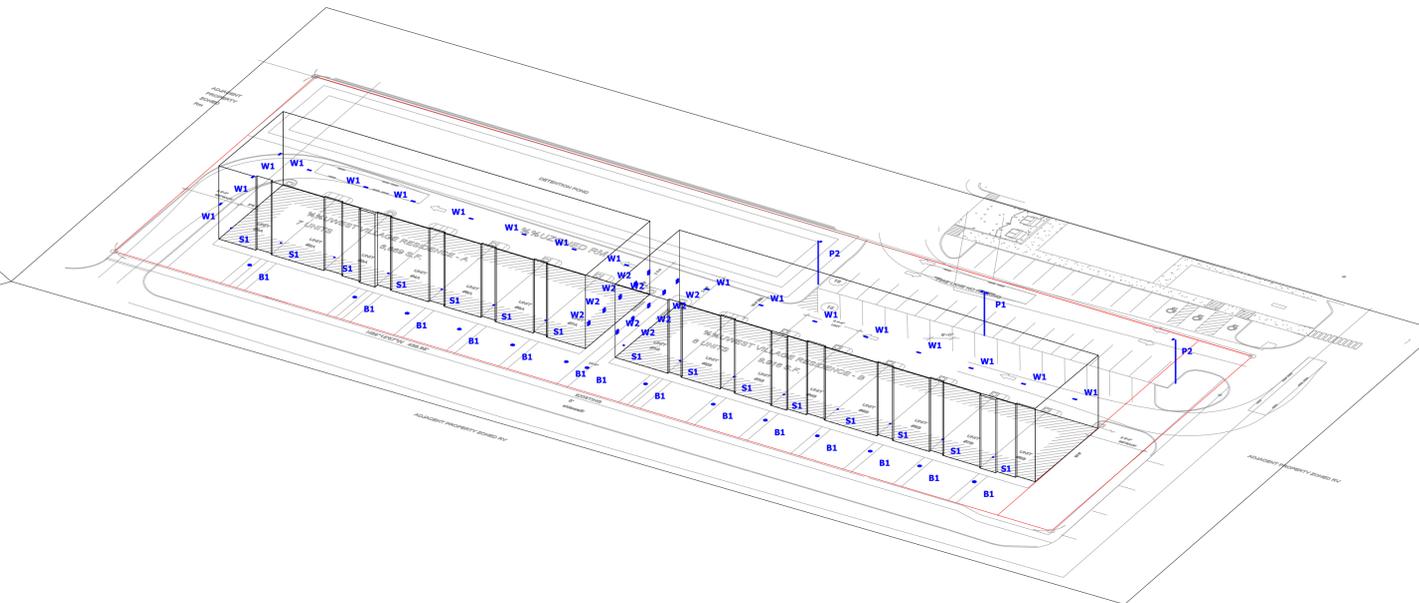
North West View



North East View



South West View



South East View



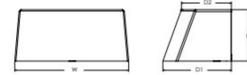
ARC1 LED Architectural Wall Luminaire



Catalog Number
Notes
Type

Specifications

Depth (D1): 4.5"
 Depth (D2): 4.75"
 Height: 5"
 Width: 11"
 Weight: 7 lbs
 (without options)



Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback. ARC1 delivers up to 3,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of ARC1, with its integrated emergency battery backup option, is ideal for over-the-door applications.

ARC LED Family Overview

Luminaire	Standard EM, 9°C	Cold EM, 30°C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	4W	—	1,500	2,000	3,000	—	—
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering information

Series	Package	Color Temperature	Voltage	Options	Finish
ARC1 LED	P1	30K 3000K	MVOLT	EAHW Emergency battery backup, CCC compliant (4W, 0°C min) ¹	DOBRO Dark bronze
	P2	40K 4000K	347 ²	PE Button type photometer for dark-to-dawn operation	DBLDO Black
	P3	50K 5000K		DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ³	DNMDO Natural aluminum

Accessories

W58B108000 Surface-mounted wall box (specify finish)

Notes

1 347V not available with EAHW.
 2 347V not available with DMG.



RADEAN Bollard LED Site Luminaire



Catalog Number
Notes
Type

Specifications

Diameter: D = 8.25" (20.96cm)
 Height: H = 41.5" Standard (105.41cm)
 Weight: 20lbs (9.07Kg)



Introduction

The Radean LED Bollard is an award-winning, energy-saving, long-life solution designed to perform the way a bollard should. The Radean LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Ordering Information

Series	Performance Package	Color temperature	Distribution	Voltage	Control options	Bollard top required
RADB LED	P1	27K 2700 K	ASY Asymmetric ¹	120	PE Photocell, cell, button type ^{1,2}	BTS Slim top, painted to match shaft ¹²
	P2	30K 3000 K	SYM Symmetric ¹	120	DMG 0-10V dimming driver (no controls)	BCC Black
	P3	35K 3500 K		208 ¹	ETWH Emergency battery backup/control on CL Type 20 (MAG302) ^{1,3,4}	BTSBKD Slim top, black textured ¹²
	P4	40K 4000 K		240 ¹	FAO Field adjustable output ⁵	BTSBLKD Slim top, black textured ¹²
	P5	50K 5000 K		347	PR Modern sensor Bi-level ^{10,11}	BTSDBLD Slim top, dark bronze textured ¹²
				480		BTSDBKD Slim top, dark bronze textured ¹²

EXAMPLE: RADB LED P4 30K SYM MVOLT BTS BCCDNATXD DBLXD

Bollard crown required	Other options	Finish required
Deep Crown DOBRO Deep crown, painted to match shaft ¹ BCCWHD Deep crown, white ¹ BCCBLK Deep crown, black ¹ BCCBLD Deep crown, black textured ¹ BCCDBLD Deep crown, black textured ¹ BCCDBKD Deep crown, dark bronze textured ¹ BCCDBKD Deep crown, dark bronze textured ¹ BCCDNATD Deep crown, natural aluminum textured ¹	Flat Crown BFLAT Flat crown, painted to match shaft ¹ BFLATBK Flat crown, black textured ¹ BFLATBLK Flat crown, black ¹ BFLATBLD Flat crown, black textured ¹ BFLATBKD Flat crown, dark bronze textured ¹ BFLATBKD Flat crown, dark bronze textured ¹ BFLATDNATD Flat crown, natural aluminum textured ¹	Dark Bronze DOBRO Dark bronze DNMDO Natural aluminum DNMDO White DSSDO Sandstone DOBKD Textured dark bronze DBLDO Textured black DNMDO Textured natural aluminum DNMDO Textured white DSSDO Textured sandstone

Accessories

RADBAR U Anchor bolts (4)
 RADBAR DOBDO U Replacement anchor bolts (specify finish) (4)

INRADBAR BCCD (FINISH) U Base cover with bolt caps
 INRADBAR EMBESTMAG U Emergency test styles

Notes

1 PS only available in SYM distribution.
 2 ADJ has only two illuminated quadrants driven at higher drive currents to generate similar output as the SYM 4-quadrant product.
 3 PE not available with 208V or 240V.
 4 PE only available with ASY.
 5 PE, PR and FAO not available with BTS.
 6 ETWH and PR only available in full height. Not available with HSL, HSL or HSLA.
 7 PR not available with ETWH.
 8 ETWH is not available with 347V or 480V.
 9 Architectural and custom crown available (additional leadtimes and cost may apply).
 10 42" height is standard. HSL, HSL and HSLA have longer leadtimes.



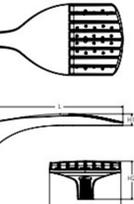
D-Series Size 0 LED Area Luminaire



Catalog Number
Notes
Type

Specifications

EPA: 0.44 l² (0.54 ft)
 Length: 26.18" (665.00 mm)
 Width: 14.06" (357.00 mm)
 Height H1: 2.26" (57.00 mm)
 Height H2: 7.46" (189.00 mm)
 Weight: 23 lbs (10.4 kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.aaculight.com/designselect. *See ordering tree for details.

Ordering Information

Series	LEDs	Color temperature ¹	Color Rendering Index ²	Distribution	Voltage	Mounting
DSX0 LED	Forward optics P1 PS P2 P6 P3 P7	(this section 70CR only)		AFR Automotive front trim	MVOLT (120V-277V) ³	Shipped included SFA Square pole mounting (8' drilling, 1.5" min. 50 pole) SFA Round pole mounting (8' drilling, 3" min. 80 pole) SPAS Square pole mounting (8' drilling, 3" min. 50 pole) SPAS Round pole mounting (8' drilling, 3" min. 80 pole) SPASN Square pole pole mounting (8' drilling, 3" min. 50 pole) WBA Wall bracket ⁴ MA Male arm adapter (mounts on 2.318" OD horizontal bases)
		70CR	70CR	TSM Type I medium	HVOLT (147V-480V) ^{3,5}	
		70CR	70CR	TS6 Type I low glare	XVOLT (277V-480V) ^{3,5}	

Control options

Shipped installed	Other options	Finish required
NIPTAR2 PIRN Single AIG gen 2 enabled with bi-level medical ambient sensor. 8-40" mounting height, ambient sensor enabled at 2K, 10, 15, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000.	PER7 Seven-pin receptacle only (controls ordered separately) ⁶ FAO Field adjustable output ^{7,8} BL30 Bi-level switched dimming, 50% ^{9,10} BL50 Bi-level switched dimming, 50% ^{9,10} DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹¹	DOBRO Dark Bronze DBLDO Black DNMDO Natural aluminum DNMDO White DOBKD Textured dark bronze DBLKD Textured black DNMDO Textured natural aluminum DWNGD Textured white

Impact-resistant wall luminaire - Partially shielded BEGA

Application
 The material thickness and strong crystal glass makes this impact-resistant luminaire extremely robust. Arranged individually or in groups, they are great design elements for a host of lighting applications.

Materials
 Pressed crystal glass with white ceramic coating on one side
 Marine grade, copper free (0.3% copper content) A360.0 aluminum alloy
 High temperature silicone gasket
 Mechanically captive stainless steel fasteners
 Galvanized zinc-plated mounting bracket

NRTL listed to North American Standards, suitable for wet locations
 Protection class IP 65

Weight: 7.7 lbs.

Electrical
 Operating voltage 120-277VAC
 Minimum start temperature -30° C
 LED module wattage 10.5W
 System wattage 13.0W
 Controllability 0-10V dimmable
 Color rendering index Ra = 90
 Luminaire lumens 923 lm
 LED service life (L70) 60000hrs

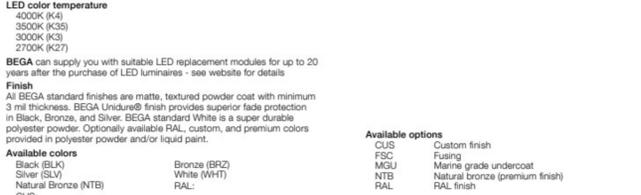
LED color temperature
 4000K (K4)
 3500K (K3S)
 3000K (K3)
 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
 All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors
 Black (BLA)
 Silver (SLV)
 Natural Bronze (NTB)
 CUS:

Available options
 CUS Custom finish
 FSC Fusing
 MGU Marine grade undercoat
 NTB Natural bronze (premium finish)
 RAL RAL finish



Impact-resistant wall luminaire - Partially shielded	LED	A	B
B33509	10.5W	10 1/4"	4 1/4"

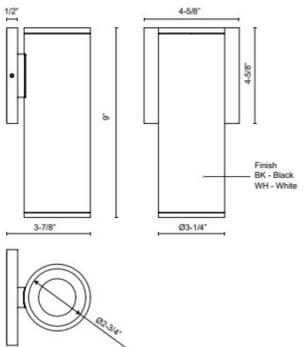
BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
 Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change to the discretion of BEGA North America. For the most current technical data, please refer to bega.us.com © copyright BEGA 2025

LORNA LD3-WS09W14 WALL



CONFIGURATION

LD3-WS09W14	CCT	OPTICAL ANGLE	FINISH	VOLTAGE/DIMMING
(36)	3000K	(36) 36°	(BK) Black (WH) White	(UNV-010) TRAC/ELV Dimmer (Not Included) or 0-10V Dimmer (Not Included)



SPECIFICATION DETAILS

Fixture Dimensions W4-5/8" x H9" x E3-7/8"
Height From Center 6-3/4"
Light Source LED with DC Driver
Wattage 14W
Total Lumens 1470lm
Delivered Lumens BK-1292lm; WH-1340lm
Voltage 120-277V
Color Temperature 3000K
CR (Ra) 90(CRI)
Optical Details Clear Acrylic TIR Optics
Lens Details Clear Glass
LED Rated Life 50,000 hours
Dimming Percentage 100% - 10%
Dimming Type TRAC/ELV Dimmer (Not Included) or 0-10V Dimmer (Not Included)
ADA Compliant Yes
CEC Title 24 JAB Yes, JAB-2022
Illumination Direction Single Direction
Mounting Style Outdoor-Down Only, can be mounted up for indoor application
Location Wet, IP65
Canopy Dimensions W4-5/8" x H4-5/8" x E1/2"
Paint Finish R602, W602
Material Aluminum + Glass
Optional Accessories Sold Separately - Honeycomb Louvre, Brushed Gold Exterior Buffer, Decorative Glass, Decorative Walnut Wood Exterior Buffer, Ailauster Exterior Buffer.

*For custom options, consult factory for details.
 *For warranty information, please visit www.kuzco.com/warranty

KUZCO

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 USA: 3035 E. LONE MOUNTAIN ROAD - LAS VEGAS, NV 89081
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WEST VILLAGE RESIDENCE
 EXTERIOR PHOTOMETRIC PLAN
 GASSER BUSH ASSOCIATES
 WWW.GASSERBUSH.COM

SE - 05

Designer BK
 Date 08/05/2025
 Scale Not to Scale
 Drawing No. #25-46696