

CITY OF GROSSE POINTE WOODS
20025 Mack Plaza Drive
Grosse Pointe Woods, Michigan 48236-2397

(313) 343-2440
Fax (313) 343-2785

NOTICE OF MEETING

COMMISSIONS:		COMMITTEES:		BOARDS:	
Beautification Advisory		Building Authority		Board of Canvassers	
Citizens' Recreation		Compensation & Evaluation		Board of Review	
Community Tree		Construction		Construction Board of Appeals	
Election		Finance		Downspout Board of Appeals	
Historical		Fireworks		Pension	
Local Officers Compensation		Mack Ave Business Study			
Planning Workshop	X	Public Relations			
Senior Citizens'					

PUBLIC INVITED: IN ACCORDANCE WITH PUBLIC ACT 267 OF 1976 (OPEN MEETINGS ACT), ALL MEMBERS OF THE GROUP SELECTED ABOVE, AS WELL AS THE GENERAL PUBLIC, ARE INVITED TO ATTEND THE FOLLOWING MEETING ON **TUESDAY, FEBRUARY 22, 2010 AT 6:30 P.M.** IN THE CITY HALL **CONFERENCE ROOM**, 20025 MACK AVENUE, GROSSE POINTE WOODS.

AGENDA OF MEETING

1. Call to Order
2. Roll Call
3. Discussion and Introduction: The Rivers of Grosse Pointe
 - A. Letter of Request – 02/15/11 (R. Levin)
 - B. Memo – 02/17/11 (Building Official Tutag)
 - (1) Cover Sheet – Rec'd 02/10/11
 - (2) Sheet A-1.0 Composite Site Plan
 - (3) Sheet A-3.0 Composite Building Elevations
 - (4) Sheet C-1 Engineered Site Plan
 - (5) Sheet L-03 Planting Plan
4. New Business
5. Adjournment

cc:
Mayor Novitke and City Council (7)
City Adm. Fincham
Post (8)
PC Members (9)
File

Submitted by: Gene Tutag

Office Held: Building Official

Telephone: 313-343-2426

INSTRUCTIONS TO FULFILL POSTING REQUIREMENTS UNDER P.A. 267 OF 1976 (OPEN MEETINGS ACT):

All public meetings must have public notice in accordance with the following instructions:

REGULAR MEETING: For regular meetings of the public body, there shall be posted within 10 days after the first meeting of said body in January a notice stating the dates, times and place of its regular meetings.

A copy of the Notice of Meeting and Agenda for each regular meeting is to be presented to the City Clerk's office at least two days before the scheduled regular meeting. Such is made available to the public and is also posted.

CHANGE IN REGULAR MEETING DATE: If the regular meeting dates are changed, there shall be posted within 3 days of the meeting (to be changed) a public Notice of Rescheduled Meeting and Agenda, stating the new dates, times and place of the rescheduled regular meeting.

Submit Notice of Rescheduled Meeting and Agenda within 3 days to the City Clerk's office for posting.

ALL MEETINGS OF A PUBLIC BODY SHALL BE OPEN TO THE PUBLIC AND SHALL BE HELD IN A PLACE AVAILABLE TO THE GENERAL PUBLIC.

All decisions of a public body shall be made at a meeting open to the public.

No decisions may be made prior to a public meeting.

A person shall not be required, as a condition to attend a meeting of a public body, to register or otherwise provide a name or other information.

All deliberations of a public body constituting a quorum of its members shall take place at a meeting open to the public.

RESPONSIBILITY OF COMMISSION/BOARD/COMMITTEE TO DO THE FOLLOWING:

NOTICE OF MEETING & AGENDA: Completed by the Building Department.

MINUTES: Submit a copy of the approved (or "immediately certified") minutes of the meeting to the City Clerk who will submit same to the City Council of Grosse Pointe Woods at the next regular meeting.

RECORD KEEPING: The City Clerk's office will retain at City Hall copies of the following for each Commission:

- Notice of Meetings & Agenda
- Minutes – Permanent Records
- General Correspondence

POSTING REQUIREMENTS: The City Building Department's office will fulfill posting requirements in accordance with the law as follows: Distribute 23 copies:

- 1c - City Administrator – internal mail box
- 2c - City Hall internal public bulletin boards – Bldg Dept Office to post
- 6c - Exterior bulletin boards – Building CEP to post
- 1c - Original to Agenda folder in File Dr. #22
- 1c - City Website

Individuals with disabilities requiring auxiliary aids or services should contacting the City Clerk's office at 20025 Mack Plaza, Grosse Pointe Woods, MI 48236, or (313) 343-2440, Telecommunications Device for the Deaf (TDD) (313) 343-9249, or e-mail the City Clerk at cityclk@gpwwmi.us



February 15, 2011

City of Grosse Pointe Woods
Planning Commission
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

Re: The Rivers of Grosse Pointe (the "Project")
900 Cook Road, Grosse Pointe Woods, MI 48236

Dear Honorable Planning Commission Members:

As developer of *The Rivers of Grosse Pointe*, a proposed Continuing Care Retirement Community, we respectfully request your Planning Commission to consider the Project for Special Land Use and Site Plan Approval at the scheduled public hearing on March 22, 2011. The Project is in accordance with Ordinance #835 (the "Ordinance"), which was recently amended to allow a CCRC as a Special Land Use in a Community Facilities District.

As proposed, *The Rivers of Grosse Pointe* would include a Continuing Care Retirement Community, as defined in the Ordinance, which will combine residential accommodations with health facilities and services for Elderly Persons and/or Eligible Residents, in accordance with the Ordinance. The community will have separate housing for those who live independently, assisted living for those who need more support, and a nursing home component for those needing skilled nursing care so as to accommodate the needs of our community residents along a continuum of care, as their needs change over time.

Thank you for your consideration. In the meantime, if you have any questions or need additional information, please feel free to contact me.

Very Truly Yours,

The Rivers of Grosse Pointe

Richard L. Levin
Manager

CITY OF GROSSE POINTE WOODS

BUILDING DEPARTMENT

MEMORANDUM

TO: Planning Commission

FROM: Gene Tutag, Building Official

DATE: February 17, 2011

SUBJECT: The Rivers of Grosse Pointe (Workshop)

INTRODUCTION

An application has been filed by the Rivers of Grosse Pointe, seeking approval of a Special Use Permit and Site Plan Approval to construct a Continuing Care Retirement Community (CCRC) at the former Children's Home of Detroit property located at 900 Cook Rd. The proposal includes 82 independent living apartments, 84 assisted living units and 90 skilled nursing units all located within a three story building, and 40 single-family homes. 254 parking spaces are provided.

The project is situated in the Community Facilities District and a CCRC is a permitted use in the District as a special land use subject to the procedures set forth in section 50-32.

Representatives from administration and the developer will be present at Tuesday's workshop to answer any questions you may have. The purpose of this meeting is to obtain feedback in an informal setting for staff and the developer.

The plans have been reviewed internally and no zoning variances appear to be needed.

The following materials are included in your packets: Cover Sheet, A-1.0 Composite Site Plan, A-3.0 Composite Building Elevations, C-1 Engineered Site Plan, and L-03 Planting Plan.

RECEIVED

FEB 17 2011

CITY OF GROSSE PTE. WOODS
BUILDING DEPT.



The RIVERS

of Grosse Pointe



CIVIL

- C-1 ENGINEERED SITE PLAN
- C-2 GRADING AND PAVING PLAN
- C-3 UTILITY PLAN
- C-4 TOPOGRAPHIC AND BOUNDARY SURVEY

LANDSCAPE

- L-1 EXISTING VEGETATION PLAN
- L-2 EXISTING TREE SCHEDULE
- L-3 PLANTING PLAN & SCHEDULE
- L-4 ENLARGED PLANTING PLAN
- L-5 ENLARGED PLANTING PLAN

ARCHITECTURAL

- A-1.0 COMPOSITE SITE PLAN
- A-1.2 ARCHITECTURAL SITE DETAILS
- A-2.0 COMPOSITE FIRST FLOOR PLAN
- A-2.1 COMPOSITE SECOND FLOOR PLAN
- A-2.2 COMPOSITE THIRD FLOOR PLAN
- A-3.0 COMPOSITE EXTERIOR ELEVATIONS
- A-3.1 ENLARGED EXTERIOR ELEVATIONS

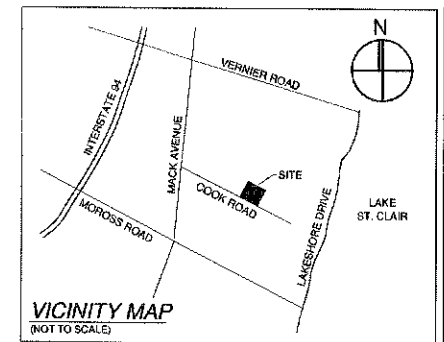
The Rivers of Grosse Pointe
900 Cook Road
Grosse Pointe Woods, Michigan

Architectural Job No. 3002

Project Engineer: Boulder Design Services LLC

edmund london & associates, inc.
architects & planners






CITY OF GROSSE PTE. WOODS
BUILDING DEPT.

edmund london & associates, inc.
architects & planners

20750 Civic Center Drive, Suite 810, Scottsdale, Michigan 48076 Tel: 248-389-6820 Fax: 248-389-2020



The RIVERS
of Grasse Pointe

composite site plan

ISSUED:

AWN BY:

PROVED BY:

3002

HEET NUMBER
A-1.0

PROJECT DATA		MAX./ MIN. REQUIRED	TOTAL SIZE
GROSS PROJECT AREA (GPA) (PARCEL AREA)	14 ACRES (MIN.)	15.01 ACRES (553,836 SF)	
LOT COVERAGE	326,919 SF (MAX.) (90% OF GPA)	176,555 SF (27% OF GPA)	
OPEN SPACE	163,459 SF (MIN.) (25% OF GPA)	258,285 SF (39% OF GPA)	

UNIT DATA						
TYPE	DELUXE TWO BEDROOM	TWO BEDROOM	ONE BEDROOM W/ DEN	ONE BEDROOM	STUDIO	TOTAL
INDEPENDENT LIVING	12 UNITS	16 UNITS	6 UNITS	45 UNITS	3 UNITS	82 UNITS
TYPE	ONE BED BUNTE	STUDIO/ PRIVATE ROOM	SEMI-PRIVATE ROOM	TOTAL		
ASSISTED LIVING	18 UNITS	66 UNITS	----	84 UNITS		
SKILLED NURSING	2 UNITS	78 UNITS	10 UNITS (20 BEDS)	90 UNITS (100 BEDS)		

PARKING REQUIREMENTS			
USE/SERVICE	UNIT DATA	PARKING REQUIRED	PARKING PROPOSED
INDEPENDENT LIVING (ATTACHED)	82 UNITS	82 (1 PER DWELLING UNIT)	TOTAL INCLUDES (6) HANDICAP SPACES AND (2) VAN ACCESSIBLE HANDICAP PARKING SPACES (MICHIGAN BUILDING CODE REQUIRES A TOTAL OF (7) HANDICAP SPACES)
ASSISTED LIVING	84 UNITS	84 (1 PER UNIT)	
SKILLED NURSING	100 BEDS	50 (0.6 PER BED)	
ACCESSORY	50 EMPLOYEES	25 (1 PER 2 EMPLOYEES ON LARGEST SHIFT)	
TOTAL		241 SPACES	254 SPACES
SINGLE FAMILY RESIDENCE	40 UNITS	80 (2 PER DWELLING UNIT)	80 (2 CAR GARAGE @ EACH)

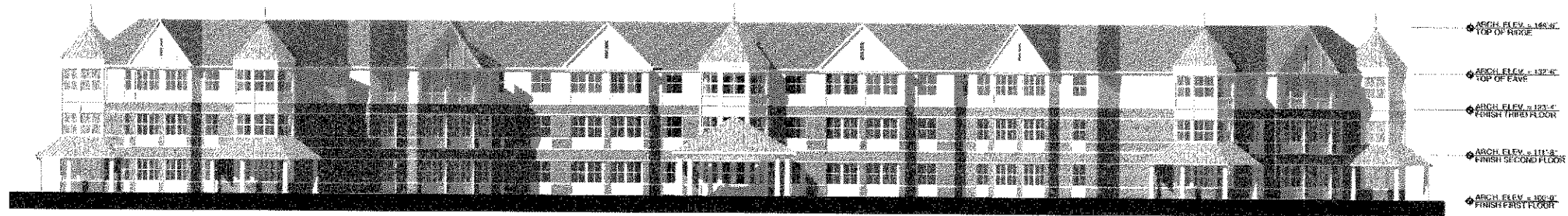
COMPOSITE SITE PLAN
SCALE: 1" = 40'-0"

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RECEIVED

FEB 17 2011

CITY OF GROSSE PTE. WOODS
BUILDING DEPT.



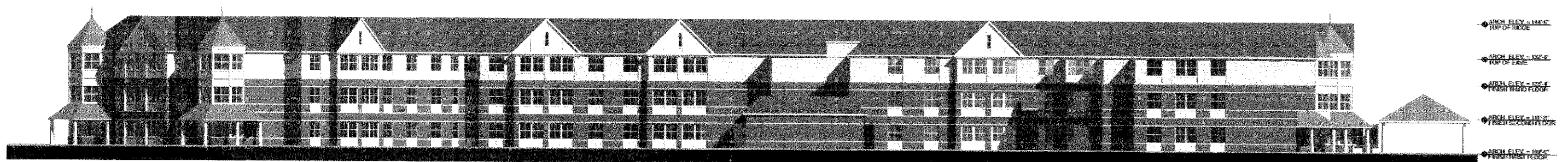
SOUTH ELEVATION

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



NORTH ELEVATION

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



EAST ELEVATION

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



WEST ELEVATION

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

edmund london & associates, inc.
architects & planners
1000 N. W. 10th Ave., Suite 100, Fort Lauderdale, FL 33304
Tel: 954.575.1000 Fax: 954.575.1001

The Rivers of Grosse Pointe
Grosse Pointe Woods, Michigan

composite building elevations

REVISED:
2011

DESIGNED BY:
RM
APPROVED BY:
JL

JORDAN MURPHY

3002

SHEET NUMBER

A-3.0

CITY OF GROSSE PTE. WOODS
BUILDING DEPT.

(IN FEET)
1 inch = 50 ft.

SITE BENCHMARK 3:
ARROW ON HYDRANT LOCATED
ON COOK ROAD, ACROSS FROM
HOUSE #1845, AS SHOWN.
ELEVATION = 506.45

[illegible]

SITE LOCATION MAP
Not to Scale

LEGEND

EX. STORM SEWER
EX. SANITARY SEWER
EX. WATER MAIN
OVERHEAD LINES
GAS LINE
FENCE
GUARD RAIL
RAIL SIGN
UNIDENTIFIED STRUCTURE
LIGHT POLE
TELEPHONE RISER
STREET SIGN
WATER SHUT OFF VALVE
EXISTING CONDUIT
EXISTING GROUND SHOT
PR. WATER MAIN
PR. SANITARY SEWER
PR. STORM SEWER
PR. COMP. SAND BACKFILL
PR. CONDUIT ELEV.

LEGAL DESCRIPTION:

SITUATED IN THE CITY OF GROSSE POINTE WOODS, WAYNE COUNTY, MICHIGAN,
DESCRIBED AS: THAT PART OF PRIVATE CLAIM 620 DESCRIBED AS: BEGINNING AT A POINT ON THE NORTHERLY LINE OF COOK ROAD DISTANT SOUTH 64 DEGREES 02 MINUTES 30 SECONDS 30 FEET FROM THE INTERSECTION OF THE SOUTH 64 DEGREES 02 MINUTES 30 SECONDS 30 FEET FROM THE INTERSECTION OF THE SOUTHERLY LINE OF PRIVATE CLAIM 830 AND THE CENTERLINE OF MACK AVENUE; THENCE NORTH 25 DEGREES 57 MINUTES 12 SECONDS WEST 745.0 FEET MEASURED; THENCE SOUTH 64 DEGREES 02 MINUTES 30 SECONDS EAST ALONG THE NORTHERLY LINE OF PRIVATE CLAIM 620, 877.04 FEET; THENCE SOUTH 25 DEGREES 57 MINUTES 20 SECONDS WEST (SOUTH 25 DEGREES 54 MINUTES 12 SECONDS WEST MEASURED) 745.0 FEET; THENCE NORTH 64 DEGREES 02 MINUTES 30 SECONDS EAST 877.04 FEET MEASURED; TO THE POINT OF BEGINNING.

NOTE:
FIRE APPARATUS SHALL HAVE A MINIMUM CLEARANCE OF 11.5 FEET FROM THE ROAD SURFACE TO ANY OVERHEAD OBSTRUCTION INCLUDING BUT NOT LIMITED TO CANOPIES, OVERHANGS, WIRES, AND OVERHEAD WALKWAYS.

NOTE:
FIRE LANES AND ACCESS DRIVEWAYS SHALL BE CONSTRUCTED AND MAINTAINED FREE OF SPEED BUMPS, CHAINS, BARS, OR ANY OTHER TYPE OF OBSTRUCTION.

NOTICE TO CONTRACTOR
CONTRACTOR SHALL COMPLETELY REMOVE EXISTING BUILDINGS, SITE PAVEMENT AND EXISTING UTILITIES AND LEGALLY DISPOSE OF OFF - SITE.

NOTE:
RESTORE ALL DISTURBED AREAS, DRIVEWAYS, LAWNS,
ETC., TO A CONDITION AT LEAST EQUAL TO EXISTING.

NOTE:
SOIL BORINGS ARE BEING OBTAINED TO DETERMINE SOIL
CONDITIONS AND WATER TABLE ELEVATIONS IN ORDER
TO FACILITATE THE DESIGN OF THE DETENTION BASIN.

PROJECT DATA

	MAX./ MIN. REQUIRED	ACTUAL SIZE
GROSS PROJECT AREA (GPA) (PARCEL AREA)	14 ACRES (MIN.)	15.01 ACRES (653,836)
LOT COVERAGE	320,918 SF (MAX.) (50% OF GPA)	178,555 SF (27% OF GPA)
OPEN SPACE	183,450 SF (MIN.) (23% OF GPA)	258,285 SF (39% OF GPA)

UNIT DATA

TYPE	DELUXE TWO BEDROOM	TWO BEDROOM	ONE BEDROOM W/ DEN	ONE BEDROOM	STUDIO	TOTAL
INDEPENDENT LIVING	12 UNITS	16 UNITS	6 UNITS	45 UNITS	3 UNITS	82 UNITS
TYPE	ONE BED SUITE	STUDIO/ PRIVATE ROOM	SEMI-PRIVATE ROOM	TOTAL		
ASSISTED LIVING	18 UNITS	66 UNITS	100 BEDS AND 100 BATHS	84 UNITS		
SKILLED NURSING	2 UNITS	78 UNITS	10 UNITS (20 BEDS)	DO UNIT (100 BF)		

PARKING REQUIREMENTS

USE/SERVICE	UNIT DATA	PARKING REQUIRED	PARKING PROVIDED
INDEPENDENT LIVING (ATTACHED)	82 UNITS	82 (1 PER DWELLING UNIT)	TOTAL INCLUDES 82 HANDICAP SPACES
ASSISTED LIVING	84 UNITS	24 (1 PER UNIT)	AND (2) VAN ACCESSIBLE SPACES
SKILLED NURSING	100 BEDS	50 (0.5 PER BED)	TOTAL PROVIDES 132 HANDICAP PARKING SPACES
ACCESSORY	50 EMPLOYEES	25 (1 PER 2 EMPLOYEES ON LARGEST SHIFT)	AND 2 VAN ACCESSIBLE PARKING SPACES
	TOTAL	241 SPACES	264 SPACES
SINGLE FAMILY RESIDENCE	40 UNITS	80 (2 PER DWELLING UNIT)	80 (2 CAR GARAGE)


 3 WORKING DAYS
BEFORE YOU DIG
CALL MISS
1-800-482-7171
 (TOLL FREE)

DATE	DESCRIPTION
11-20-10	REVISED
12-06-10	REVISED
12-29-10	REVISED
02-07-11	REVISED
DRAWN BY:	S.M.L.
CHECKED BY:	M.L.
DATE ISSUED:	11-03-10

DEVELOPER

CCLA 6 REAL ESTATE LLC

P.O. BOX 250459
FRANKLIN, MI 48025-0459
Ph. (248) 891-2111
Fax (248) 737-3326

PROJECT ENGINEER

BOULDER DESIGN
SERVICES LLC

30078 SCHOENHERR, STE. 300
WARREN, MI 48088
Ph.: (586) 563-1500
Fax: (586) 563-1200
e-mail: vljay1@bouldercon.com

PROJECT

The RIVERS
of Greater Portland

900 COOK ROAD
GROSSE POINTE WOODS, MI 48236

PROJECT NO. 10-13-000 SCALE: 1" = 50'

ENGINEERED
SITE PLAN

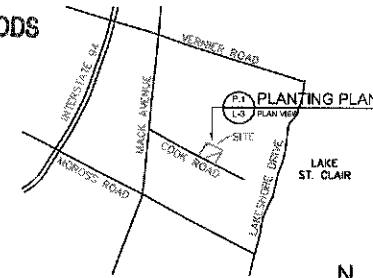
C-1

COOK ROAD (65' WIDE R.O.W.)

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

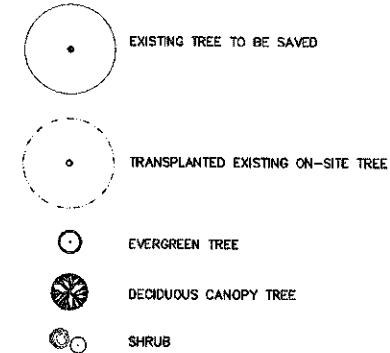
11\Booklet Design\01 Current Projects\10-13-000 CIRC Grosse Pointe\100 Drawings\105 Cb2\111 special\encl 5 07-07-11\CS SITE PLAN Not done 3/1/2011 10:44:11 AM

CITY OF GROSSE PTE. WOODS
BUILDING DEPT.



P.O. LOCATION MAP
L-3 PLAN VIEW SCALE: 1" = 10'

LEGEND:



LANDSCAPE REQUIREMENTS				REQUIRED	PROVIDED
TYPE	FOUNDATION - MAIN BUILDING				
NORTH	CORNAUNTAL TREES	177.31 x 5.0 = 15.17		15	
	SHRUBS	16.91 x 6 = 8.47		8	
SOUTH	CORNAUNTAL TREES	177.31 x 5.0 = 15.17		15	
	SHRUBS	16.91 x 6 = 8.47		8	
EAST	CORNAUNTAL TREES	169.54 x 7.20 = 16.56		17	
	SHRUBS	16.91 x 6 = 8.47		8	
WEST	CORNAUNTAL TREES	169.54 x 7.20 = 16.56		17	
	SHRUBS	16.91 x 6 = 8.47		8	
FOUNDATION - VOTAGE UNIT A					
NORTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
SOUTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
EAST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
WEST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
FOUNDATION - VOTAGE UNIT B					
NORTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
SOUTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
EAST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
WEST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
FOUNDATION - VOTAGE UNIT C					
NORTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
SOUTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
EAST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
WEST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
FOUNDATION - VOTAGE UNIT D					
NORTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
SOUTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
EAST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
WEST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
FOUNDATION - VOTAGE UNIT E					
NORTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
SOUTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
EAST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
WEST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
FOUNDATION - LOTAGE UNIT F					
NORTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
SOUTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
EAST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
WEST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
FOUNDATION - LOTAGE UNIT G					
NORTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
SOUTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
EAST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
WEST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
FOUNDATION - LOTAGE UNIT H					
NORTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
SOUTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
EAST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
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WEST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
FOUNDATION - LOTAGE UNIT I					
NORTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
SOUTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
EAST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
WEST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
FOUNDATION - LOTAGE UNIT J					
NORTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
SOUTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
EAST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
WEST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
FOUNDATION - VOTAGE UNIT K					
NORTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
SOUTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
EAST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
WEST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
FOUNDATION - VOTAGE UNIT L					
NORTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
SOUTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
EAST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
WEST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
FOUNDATION - VOTAGE UNIT M					
NORTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
SOUTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
EAST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
WEST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
FOUNDATION - VOTAGE UNIT N					
NORTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
SOUTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
EAST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
WEST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
FOUNDATION - VOTAGE UNIT O					
NORTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
SOUTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
EAST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
WEST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
FOUNDATION - VOTAGE UNIT P					
NORTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
SOUTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
EAST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
WEST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
FOUNDATION - VOTAGE UNIT Q					
NORTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
SOUTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
EAST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
WEST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
FOUNDATION - VOTAGE UNIT R					
NORTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
SOUTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
EAST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
WEST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
FOUNDATION - VOTAGE UNIT S					
NORTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
SOUTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
EAST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
WEST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
FOUNDATION - VOTAGE UNIT T					
NORTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
SOUTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
EAST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
WEST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
FOUNDATION - VOTAGE UNIT U					
NORTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
SOUTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
EAST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
WEST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
FOUNDATION - VOTAGE UNIT V					
NORTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
SOUTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
EAST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
WEST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
FOUNDATION - VOTAGE UNIT W					
NORTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
SOUTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
EAST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
WEST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
FOUNDATION - VOTAGE UNIT X					
NORTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
SOUTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
EAST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
WEST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
FOUNDATION - VOTAGE UNIT Y					
NORTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
SOUTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
EAST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
WEST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
FOUNDATION - VOTAGE UNIT Z					
NORTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
SOUTH	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
EAST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	
WEST	CORNAUNTAL TREES	7.30 x 0 = 0		0	
	SHRUBS	0 x 6 = 0		0	

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PROJECT MANAGEMENT: VIJAY SHENOY; BOULDER DESIGN SERVICES; PHONE # (586) 563-1500

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