

# ADELAIDE POINTE

## 1204 WEST WESTERN AVENUE MUSKEGON, MI 49441

P: (855) MKG-LAKE  
<https://www.adelaidepointe.com>

PERMIT INFORMATION			
AGENCY	PERMIT NO	DATE AUTHORIZED	EXPIRATION DATE
MDEQ			
USACE			

### PUD SUBMITTAL

MUSKEGON CITY CONTACTS		
TITLE	NAME	CONTACT
MAYOR	STEPHEN GAWRON	(231) 724-6701
CITY MANAGER	FRANK PETERSON	(231) 724-6724
PLANNING AND ECONOMIC DEVELOPMENT DIRECTOR	LEIGHANN MIKESSELL	(231) 724-6702
COUNTY WATER COMMISSIONER	BRENDA MOORE	(231) 724-6219
FIRE MARSHALL	MAJOR METCALF	(231) 724-6702
COMMISSIONER	TERESA EMORY	(231) 724-6701
COMMISSIONER	WILLIE GERMAN JR.	(231) 724-6701
COMMISSIONER	MICHAEL RAMSEY	(231) 724-6701
COMMISSIONER	ERIC HOOD	(231) 724-6701
COMMISSIONER	DAN RINSEMA-SYBENGA	(231) 724-6701
COMMISSIONER	KEN JOHNSON	(231) 724-6701



Sheet List Table	
Sheet Number	Sheet Title
V-0.01	COVER SHEET
V-1.00	SITE SURVEY
V-1.11	SITE SURVEY - PARCEL 1
V-1.12	SITE SURVEY - PARCEL 2
V-1.20	EXISTING CONDITIONS
V-1.11	EXISTING ZONING
V-1.12	PROPOSED ZONING
V-2.10	EXISTING IMPERVIOUS CONDITIONS
V-1.30	SHEET LAYOUT
V-2.00	ILLUSTRATIVE MP
V-3.00	SPACE PLAN
C-1.00	SITE PLAN
C-1.01	SITE PLAN
C-1.02	SITE PLAN
C-1.03	SITE PLAN
C-1.04	SITE PLAN
C-2.00	HARDSCAPE PLAN
C-3.00	LAYOUT PLAN
C-3.01	LAYOUT PLAN
C-3.02	LAYOUT PLAN
C-3.03	LAYOUT PLAN
C-3.04	LAYOUT PLAN
C-4.00	UTILITY PLAN
C-4.01	UTILITY PLAN
C-4.02	UTILITY PLAN
C-4.03	UTILITY PLAN
C-4.04	UTILITY PLAN
C-5.00	GRADING PLAN
C-5.01	GRADING PLAN
C-5.02	GRADING PLAN

C-5.03	GRADING PLAN
C-5.04	GRADING PLAN
C-7.00	SIGNAGE PLAN
C-7.01	SIGNAGE PLAN
C-7.02	SIGNAGE PLAN
C-7.03	SIGNAGE PLAN
C-7.04	SIGNAGE PLAN
C-7.10	SIGNAGE DETAILS
C-8.00	LIGHTING PLAN
C-8.01	LIGHTING PLAN
C-8.02	LIGHTING PLAN
C-8.03	LIGHTING PLAN
C-8.04	LIGHTING PLAN
C-8.21	LIGHTING DETAILS
L-2.00	LANDSCAPE PLAN
L-2.01	LANDSCAPE PLAN
L-2.02	LANDSCAPE PLAN
L-2.03	LANDSCAPE PLAN
L-2.04	LANDSCAPE PLAN
L-3.10	LANDSCAPE SECTIONS
L-3.20	LANDSCAPE SECTIONS
L-5.10	LANDSCAPE DETAILS
L-5.20	LANDSCAPE DETAILS
A-2.01	1ST FLOOR PLAN
A-2.02	2ND FLOOR PLAN
A-2.03	3RD FLOOR PLAN
A-3.01	ELEVATIONS
A-3.02	ELEVATIONS
A-3.03	3D VIEWS
A100	GROUND & TYPICAL FLOOR PLANS
A200	ELEVATIONS



CONTACT:  
ADELAIDE POINT QOZB,LLC  
RYAN LEESTMA  
1204 W. WESTERN, MUSKEGON, MI 49441  
(616) 633-6020



EDGEWATER RESOURCES, LLC  
518 BROAD ST.  
ST. JOSEPH, MI 49085



DARYL J. VELDMAN  
EN# 39582



MICHAEL H MEYERS  
LA# 3331001540



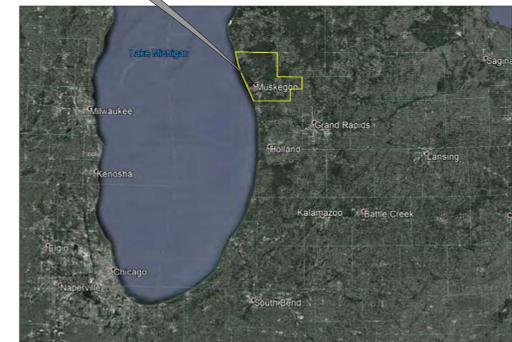
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GRAND HAVEN, MI 49417



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648 PLANKINTON AVE.  
SUITE 240  
MILWAUKEE, WI 53203

SUBMITTED BY:  
Jason Korb, AIA

Michigan Registration no: 1301057053



MUSKEGON COUNTY, MICHIGAN



Project :



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SITE LOCATION:

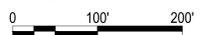


Date: 8/9/2021  
 Project No: 21-004



NORTH

Scale: 1"=100'-0" @ 24x36



Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: SITE SURVEY

Sheet Number: V-1.00





**Property Description** (from Commitment No. 333521LKS):  
 That part of Blocks 576, 579 and 580 of the Revised Plat (of 1903) of the City of Muskegon, Muskegon County, Michigan and a 30 foot radius right of way between said blocks, described as follows: Commence at the Southeast corner of Lot 4, Block 577 of said Revised Plat; thence South 88°15'00" West along the southerly line of said Block 577 extended later being the Northerly line of Western Avenue 142.15 feet to a point of beginning; thence North 15°45'30" West 256.10 feet; thence North 31°37'30" East 41.00 feet; thence North 55°15'15" East 89.20 feet; thence North 35°54'30" West 127.65 feet; thence North 29°27'00" West 553.00 feet; thence South 55°33'00" West 283.00 feet; thence North 34°47'00" West 330 feet, more or less, to the shore of Muskegon Lake (to a point hereinafter referred to as Point "B" recomence at the point of beginning; thence South 88°15'00" West along the Northerly line of Western Avenue 18.05 feet; thence Southwesterly along said Northerly line of Western Avenue along the arc of a 30.00 foot radius curve to the left, a distance of 158.31 feet (the long chord of said curve bears South 77°43'00" West 157.44 feet and the central angle of said curve is 21°04'00") to the Westerly line of the Northeastly 200 feet of said Block 580; thence North 35°10'10" West along said Westerly line of said Northeastly 200 feet, a distance of 850 feet, more or less, to the shore of Muskegon Lake (to a point hereinafter referred to as Point "C"); thence Northwesterly, Southwesterly and Northwesterly along the shore of Muskegon Lake, 1300 feet, more or less, from said Point "C" to said Point "B".

**EXCEPT:**  
 That part of the above described parcel that lies within the Chesapeake and Ohio Railroad right of way as recorded in Liber 702, Page 138.

**ALSO EXCEPTING FROM THE ABOVE DESCRIPTION:** That part of Blocks 576 and 580 of the Revised Plat (of 1903) of the City of Muskegon, Muskegon County, Michigan, described as: Commencing at the Southeast corner of Lot 4, Block 577 of said Revised Plat (of 1903); thence South 88°15'00" West along the Northerly line of Western Avenue 847.60 feet; thence North 01°51'57" West 256.10 feet; thence North 32°02'28" East 47.00 feet; thence North 55°40'00" East 89.20 feet; thence North 35°29'57" West 127.65 feet; thence North 02°17'17" West 553.00 feet; thence South 57°37'37" West 243.00 feet; thence North 34°22'07" West 235.55 feet to the point of beginning; thence South 50°44'04" West 329.75 feet; thence South 20°19'09" West 56.30 feet; thence South 23°54'54" East 405.55 feet; thence North 36°34'00" West along the Northeast line of Lakeshore as recorded in Liber 1290, Page 64 and amended in Liber 1295, Page 438, 86.43 feet; thence North 23°35'34" West 327.11 feet; thence North 20°19'09" East 107.14 feet; thence North 50°44'04" East 335.20 feet; thence South 33°52'57" East 16.16 feet to the point of beginning.

Current tax parcel number: 61-24-025-100-0001-00  
 Property address: 1204 W. Western Ave, Muskegon, MI 49441.

- Notes Corresponding to the Title Commitment No. 333521LKS, Schedule B, Section II**
- Exception ② This parcel is subject to the terms, conditions and provisions which are recited in the City of Muskegon Resolution No. 2001-43(j) recorded in Liber 3252, Page 103. **Affects the subject property and plotted hereon.**
  - Exception ③ This parcel is subject to the terms, conditions and provisions which are recited in the City of Muskegon Declaration of Taking 2001-65(j) recorded in Liber 3252, Page 105. **Affects the subject property and plotted hereon.**
  - Exception ④ This parcel is subject to the terms, conditions and provisions which are recited in the Conservation Easement recorded in Liber 3901, Page 398. **Affects the subject property and plotted hereon.**
  - Exception ⑤ This parcel is subject to the terms, conditions and provisions which are recited in the Notice of Grant of Easement recorded in Liber 3901, Page 399. **Affects the subject property and plotted hereon.**

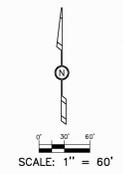
**SURVEYOR'S CERTIFICATE**  
 To: TCF National Bank  
 Adelaide Pointe CO2B LLC  
 Transaction Title Agency of Michigan Lakeshore  
 Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 8, 9, 11, 13, 16 and 18 of Table A hereof. The field work was completed on December 16, 2019.

March 16, 2021

*Brent M. Feyen*  
 Brent M. Feyen, S.D. 59904

- Notes:**
1. Bearings are based on the Northerly line of Western Avenue = S88°15'00"W
  2. Legal Descriptions and recorded easement information is based on Transaction Title Agency of Michigan Lakeshore Division Commitment No. 333521LKS, Revision No. 3, dated March 4, 2021.
  3. A portion of this property lies within a Special Flood Hazard Area (Zone AE), as identified by the Federal Insurance Administration, Department of Homeland Security. This property also lies within Zone X (0.2% annual chance flood hazard, areas of 1% annual chance flood hazard with average depth less than one foot or with drainage areas of less than one square mile) and Zone X (area of minimal flood hazard) as identified on Flood Insurance Rate Map Community Panel No. 26121C0257D, dated July 6, 2015, published by the Federal Emergency Management Agency. The Zone areas shown hereon are depicted by scaled map location and graphic plotting only.
  4. Utilities shown hereon are based on field observed evidence only and should not be interpreted as the only utilities in the area. No plans have been furnished to the surveyor to determine location of underground utilities.
  5. This site contains no parking spaces as identified by painted striping on a blacktop surface.
  6. On the date of this survey there was no visible evidence of current earth moving work, building construction or building additions.
  7. The existing buildings and improvements shown hereon are based on a previous field survey by Exvel Engineering, Inc. File No. 9192107, dated March 11, 2020. No field work has been performed to reflect any changes that may have occurred since the date of that survey.



- LEGEND**
- = IRON STAKE FOUND
  - ⊕ = IRON STAKE SET
  - = MAG NAIL FOUND
  - ⊙ = MONUMENT
  - ⊕ = UTILITY POLE & GUY WIRE
  - ⊕ = SIGN
  - ⊕ = SOLLARD
  - ⊕ = HYDRANT
  - ⊕ = WATERMAIN VALVE
  - ⊕ = POST INDICATOR VALVE
  - ⊕ = CATCH BASIN
  - ⊕ = MANHOLE
  - ⊕ = CABLE TV BOX
  - ⊕ = BURIED GAS LINE MARKER
  - ⊕ = FENCE LINE
  - ⊕ = OVERHEAD WIRES



**ALTA/NSPS LAND TITLE SURVEY**  
**RE: 1204 W. WESTERN AVE**  
 FOR: TRANSACTION TITLE AGENCY  
 ATTN: SHARLENE SHINLECKER  
 570 SEMINOLE ROAD, SUITE 102  
 MUSKEGON, MI 49444  
 PART OF SECTION 25, T10N, R17W, CITY OF MUSKEGON, MUSKEGON COUNTY, MICHIGAN

**exvel engineering, inc.**  
 planners • engineers • surveyors  
 522 Oak Park, E.W. • Grand Rapids, MI 49509  
 Phone: (616) 531-3880 • www.exvelengineering.com

DRAWN BY: BM/BAJ  
 APPROVED BY: BM/BAJ  
 DATE: 02/25/21  
 SHEET: 1 of 1

Project:



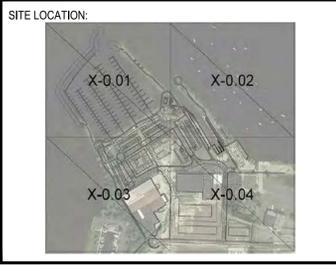
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Consultants:

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Date:	8/9/2021	 NORTH
Project No:	21-004	

Scale: 1"=100'-0" @ 24x36



Seat:

Project Phase: PUD SUBMITTAL

Sheet Title: SITE SURVEY - PARCEL 2

Sheet Number: V-1.12



**Legend:**

- Ⓢ SANITARY SEWER MANHOLE
- Ⓞ STORMWATER MANHOLE
- Ⓜ WELL
- Ⓛ UTILITY POLE
- Ⓢ WATER HYDRANT
- Ⓢ SANITARY SEWER MANHOLE
- Ⓢ WATER METER
- Ⓢ CATCH BASIN

Project :



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SITE LOCATION:



Date: 8/9/2021  
 Project No: 21-004



Scale: 1"=100'-0" @ 24x36



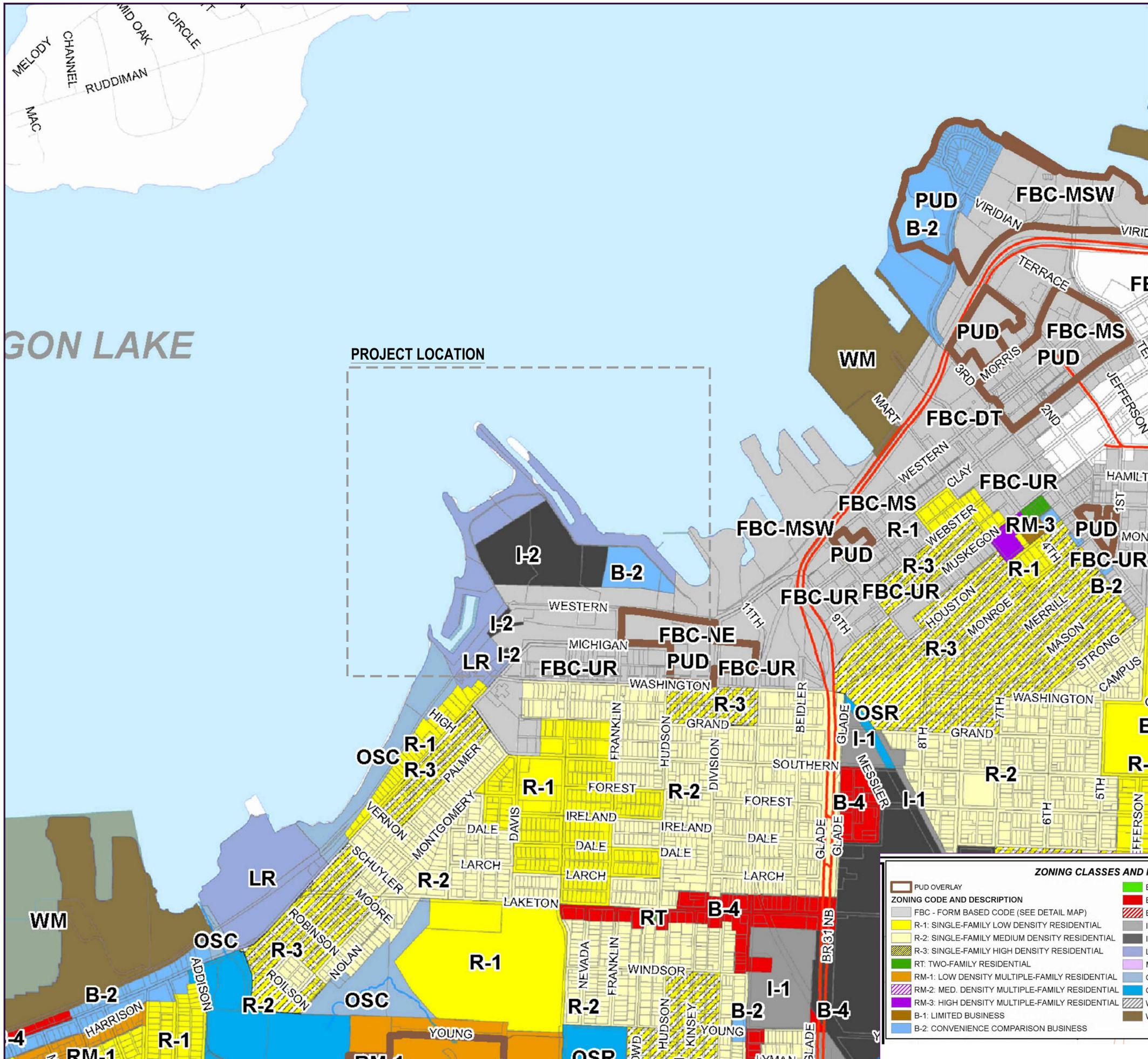
Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: EXISTING CONDITIONS

Sheet Number:

**V-1.20**



**ZONING CLASSES AND MAP FEATURES**

PUD OVERLAY	B-3: CENTRAL BUSINESS
<b>ZONING CODE AND DESCRIPTION</b>	B-4: GENERAL BUSINESS
FBC - FORM BASED CODE (SEE DETAIL MAP)	B-5: GOVERNMENTAL SERVICES
R-1: SINGLE-FAMILY LOW DENSITY RESIDENTIAL	I-1: LIGHT INDUSTRIAL
R-2: SINGLE-FAMILY MEDIUM DENSITY RESIDENTIAL	I-2: GENERAL INDUSTRIAL
R-3: SINGLE-FAMILY HIGH DENSITY RESIDENTIAL	LR: LAKEFRONT RECREATION
RT: TWO-FAMILY RESIDENTIAL	MC: MEDICAL CARE
RM-1: LOW DENSITY MULTIPLE-FAMILY RESIDENTIAL	OSC: OPEN SPACE CONSERVATION
RM-2: MED. DENSITY MULTIPLE-FAMILY RESIDENTIAL	OSR: OPEN SPACE RECREATION
RM-3: HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL	WI-PUD: WATERFRONT INDUSTRIAL PLANNED UNIT DEV.
B-1: LIMITED BUSINESS	WM: WATERFRONT MARINE
B-2: CONVENIENCE COMPARISON BUSINESS	

Project:



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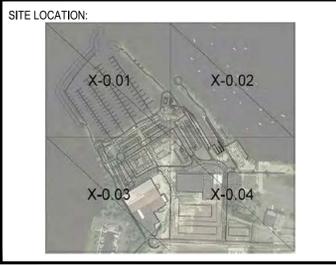
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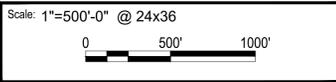
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Sheet Title:

**EXISTING ZONING**

Project Phase: PUD SUBMITTAL

Sheet Number: **V-1.11**



**PROPOSED PUD ZONING DISTRICT**

- \*R-2\* - Single Family Medium Density Residential
  - Permitted Uses: Multiple Family Dwellings
- \*B-4\* - General Business
  - Applicable Permitted Uses: Storage of non-hazardous and non-toxic materials or goods provided such storage is within a building or is enclosed as not to be visible to the public from any abutting residential district or public street, Restaurants, cocktail lounges and brewpubs, microbreweries, small wineries and small distilleries, Residential uses as part of a building in this business zone shall be allowed upon issuance of a Certificate of Occupancy.
- \*I-1\* - Light Industrial
  - Applicable Permitted Uses: Retail uses which have an industrial character in terms of either their outdoor storage requirements or activities such as: lumber yards or motor vehicle, boat, or implement sales, Storage Yards, Warehousing of materials not highly hazardous as defined in the Fire Code, Microbreweries, breweries, small wineries, wineries, small distilleries and distilleries, Accessory buildings
- \*I-2\* - General Industrial
  - Permitted Uses: Light Industrial Uses, Primary metal industries, Chemical Plants, Paper and Pulp Manufacturing, Power Generating plants, Junk yards, Scrap Metal processing, Rubber manufacturing and Medical Marijuana caregiver facilities
- \*LR\* - Lakefront Recreation PUD
  - Proposed Uses: Marinas, Restaurants, Cocktail Lounges, Hotels, Motels and Accessory Buildings
- \*WM\* - Waterfront Marine
  - Proposed Uses: Marinas including the out of water seasonal storage of boats, Commissary facilities for the provision of food, beverages, and the like to be stores aboard boats, Municipal or private beaches, Retail businesses which supply commodities for persons using the facilities of the District, such as the sale of boats, engines and accessories, fishing equipment, and other similar items, Restaurants and cocktail lounges, Hotels and motels, Accessory buildings.

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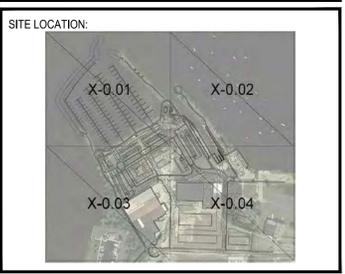
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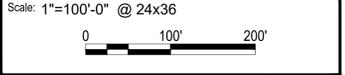


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Date:	8/9/2021	 NORTH
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Seal:

Project Phase: **PUD SUBMITTAL**

Sheet Title: **PROPOSED ZONING**

Sheet Number: **V-1.12**



**Legend:**

EXISTING HARDSCAPE

EXISTING STRUCTURE

CITY PARCEL (4.16 ACRES)

PRIVATE PARCEL (32.88 ACRES)

EXISTING HARDSCAPE ON PRIVATE PROPERTY: 360,770 SF  
 EXISTING STRUCTURE ON PRIVATE PROPERTY: 215,540 SF  
 IMPERVIOUS SURFACE ON PRIVATE PROPERTY: 576,310 SF

EXISTING HARDSCAPE ON PUBLIC PROPERTY: 65,617 SF  
 EXISTING STRUCTURE ON PUBLIC PROPERTY: 605 SF  
 IMPERVIOUS SURFACE ON PUBLIC PROPERTY: 66,222 SF

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SITE LOCATION:



Date: 8/9/2021  
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Scale: 1"=100'-0" @ 24x36  
 0 100' 200'

Seal:

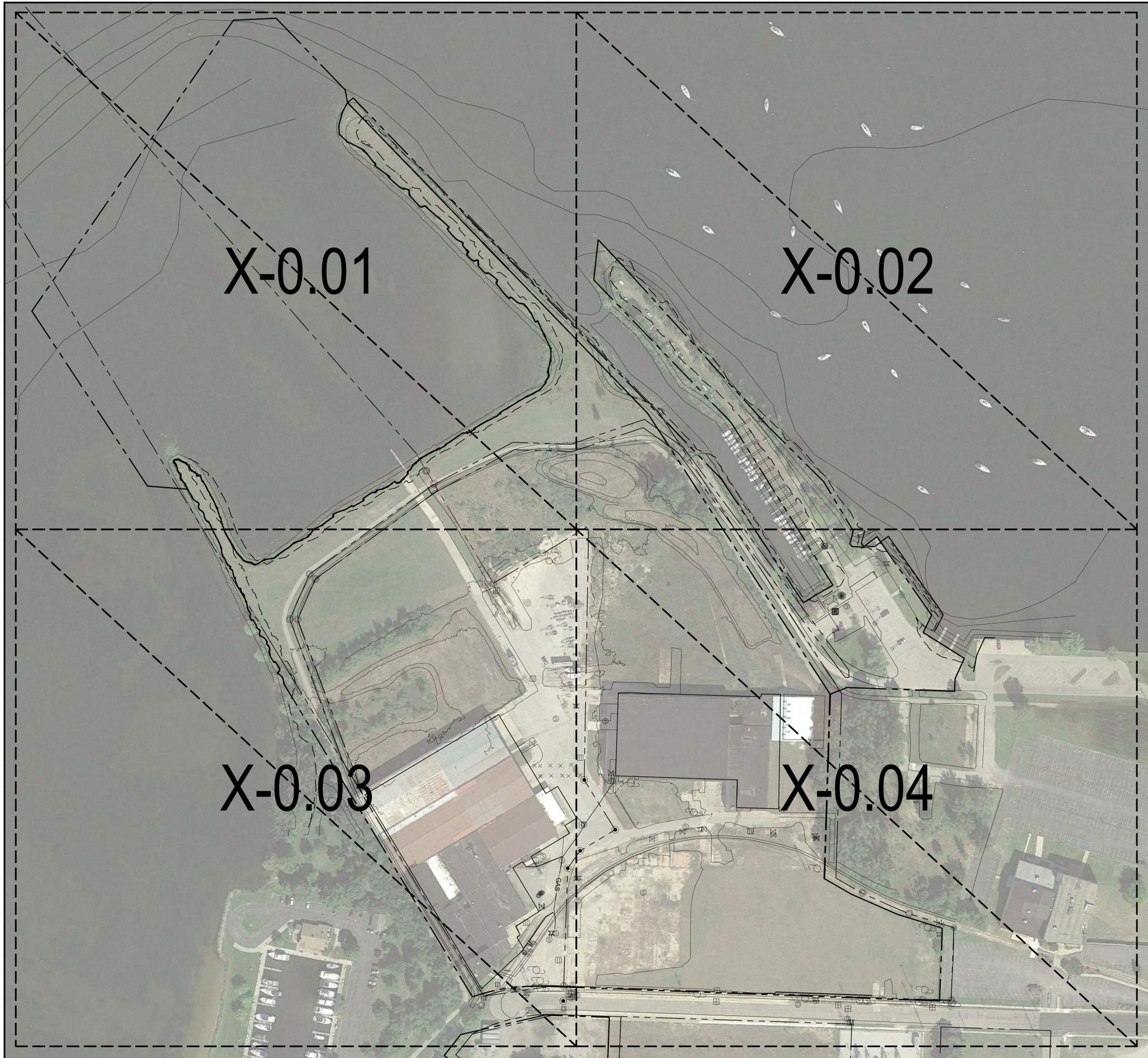
Project Phase: PUD SUBMITTAL

Sheet Title: EXISTING IMPERVIOUS CONDITIONS

Sheet Number:

**V-2.10**





Project :



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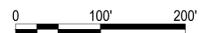
SITE LOCATION:



Date: 7/20/2021  
 Project No: 21-004



Scale: 1"=100'-0" @ 24x36



Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: SHEET LAYOUT

Sheet Number: V-1.30



## SHEET NOTES:

- C** COMMERCIAL BUILDINGS
  - C1 ADELAIDE POINTE OFFICES
  - C2 LIGHT INDUSTRY
  - C3 WAREHOUSING / BOAT STORAGE
  - C4 WAREHOUSING / BOAT STORAGE
  - C5 RETAIL / BOAT SERVICE / BOAT STORAGE
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  - A10 OFF STREET PARKING
  - A11 RESTROOMS
  - A12 PARKING GARAGE ACCESS

Project :



**ADELAIDE POINTE**  
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SITE LOCATION:



Date: 8/11/2021

Project No: 21-004



NORTH

Scale: 1"=100'-0" @ 24x36



Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: ILLUSTRATIVE MP

Sheet Number:

V-2.00



**LEGEND:**

- PRIVATE OWNERSHIP (1,027,560sq.ft.)
- PUBLIC RIGHT OF WAY (200,759 sq.ft.)
- PUBLIC EASEMENT (91,258 sq.ft.)
- PUBLIC PARK (138,204 sq.ft.)

Project :



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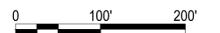
SITE LOCATION:



Date: 8/9/2021  
 Project No: 21-004



Scale: 1"=100'-0" @ 24x36



Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: SPACE PLAN

Sheet Number: V-3.00





# SHEET NOTES:

- C** COMMERCIAL BUILDINGS
  - C1 ADELAIDE POINTE OFFICES
  - C2 LIGHT INDUSTRY
  - C3 WAREHOUSING / BOAT STORAGE
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SEE SHEET X-0.02

SEE SHEET X-0.03

Project :



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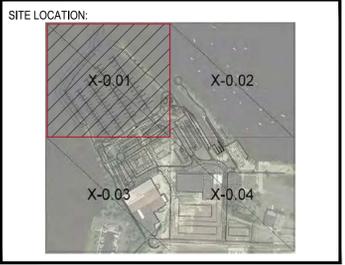
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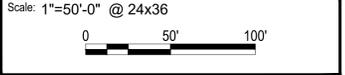
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Date:	8/11/2021	 NORTH
Project No:	21-004	



Seal:

Project Phase: **PUD SUBMITTAL**

Sheet Title: **SITE PLAN**

Sheet Number: **C-1.01**



## SHEET NOTES:

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Project :



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SITE LOCATION:



Date: 8/11/2021  
 Project No: 21-004



Scale: 1"=50'-0" @ 24x36



Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: **SITE PLAN**

Sheet Number:

**C-1.02**

SEE SHEET X-0.01

SEE SHEET X-0.04



# SHEET NOTES:

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Project:



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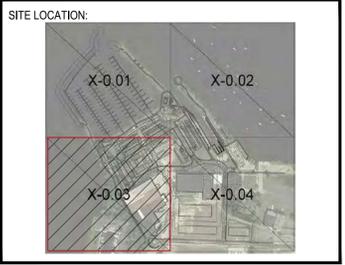
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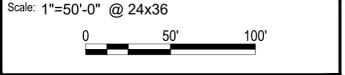
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Date:	8/11/2021	 NORTH
Project No:	21-004	



Seal:

Project Phase: **PUD SUBMITTAL**

Sheet Title: **SITE PLAN**

Sheet Number: **C-1.03**



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Project:



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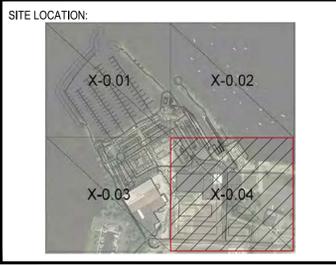
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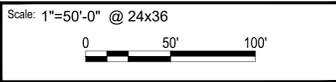
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Date:	8/11/2021
Project No:	21-004



NORTH



Seal:

Project Phase: **PUD SUBMITTAL**

Sheet Title: **SITE PLAN**

Sheet Number: **C-1.04**





**Legend:**

EXISTING HARDSCAPE

EXISTING STRUCTURE

CITY PARCEL (4.16 ACRES)

PRIVATE PARCEL (32.88 ACRES)

EXISTING HARDSCAPE ON PRIVATE PROPERTY: 585,961 SF  
 EXISTING STRUCTURE ON PRIVATE PROPERTY: 445,020 SF  
 IMPERVIOUS SURFACE ON PRIVATE PROPERTY: 1,030,981 SF

EXISTING HARDSCAPE ON PUBLIC PROPERTY: 65,273 SF  
 EXISTING STRUCTURE ON PUBLIC PROPERTY: 499 SF  
 IMPERVIOUS SURFACE ON PUBLIC PROPERTY: 65,772 SF

Project :



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SITE LOCATION:



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 Project No: 21-004



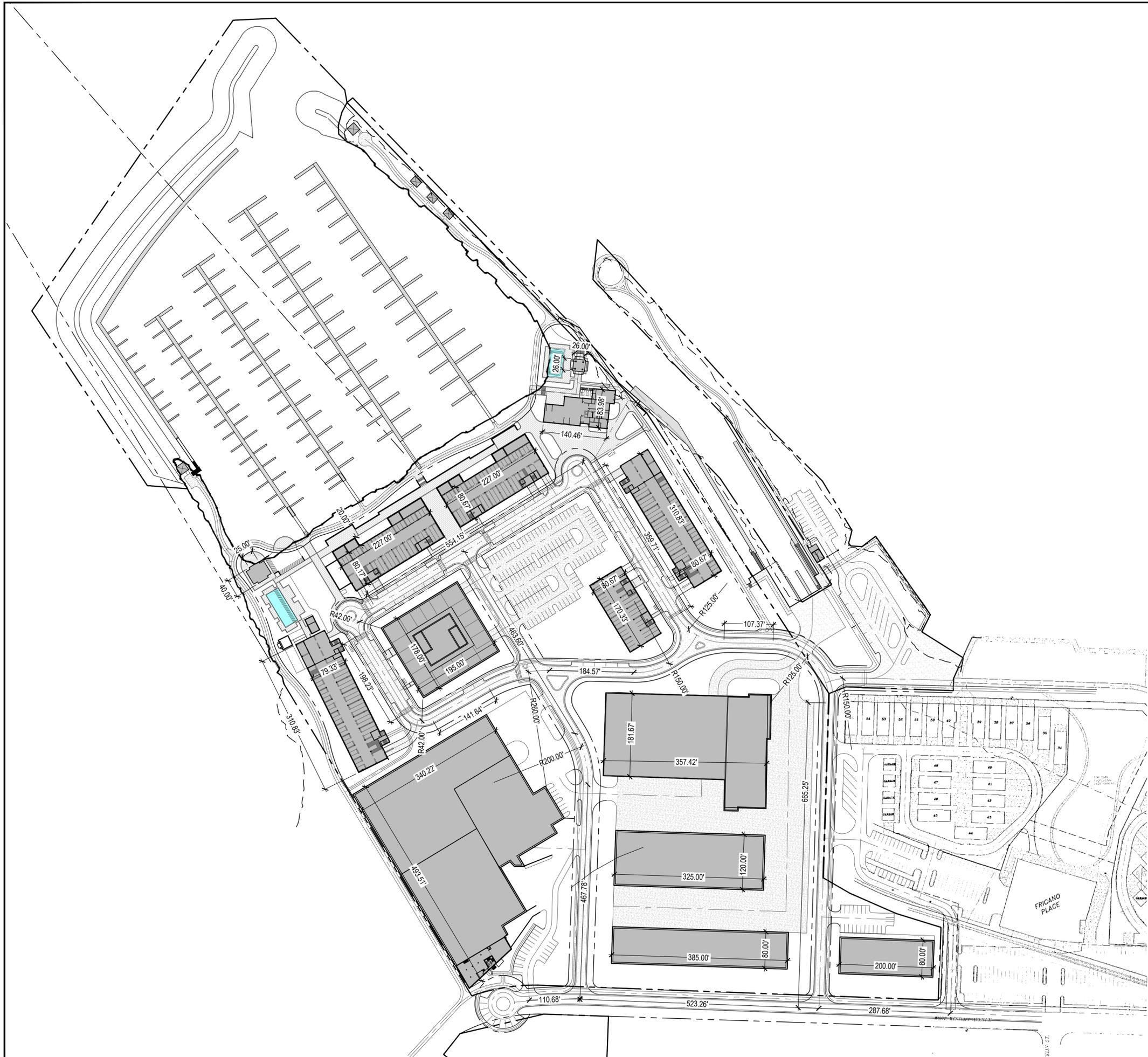
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Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: HARDSCAPE PLAN

Sheet Number: C-2.00



Project :



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Date: 8/12/2021  
 Project No: 21-004



Scale: 1"=100'-0" @ 24x36



Seal:

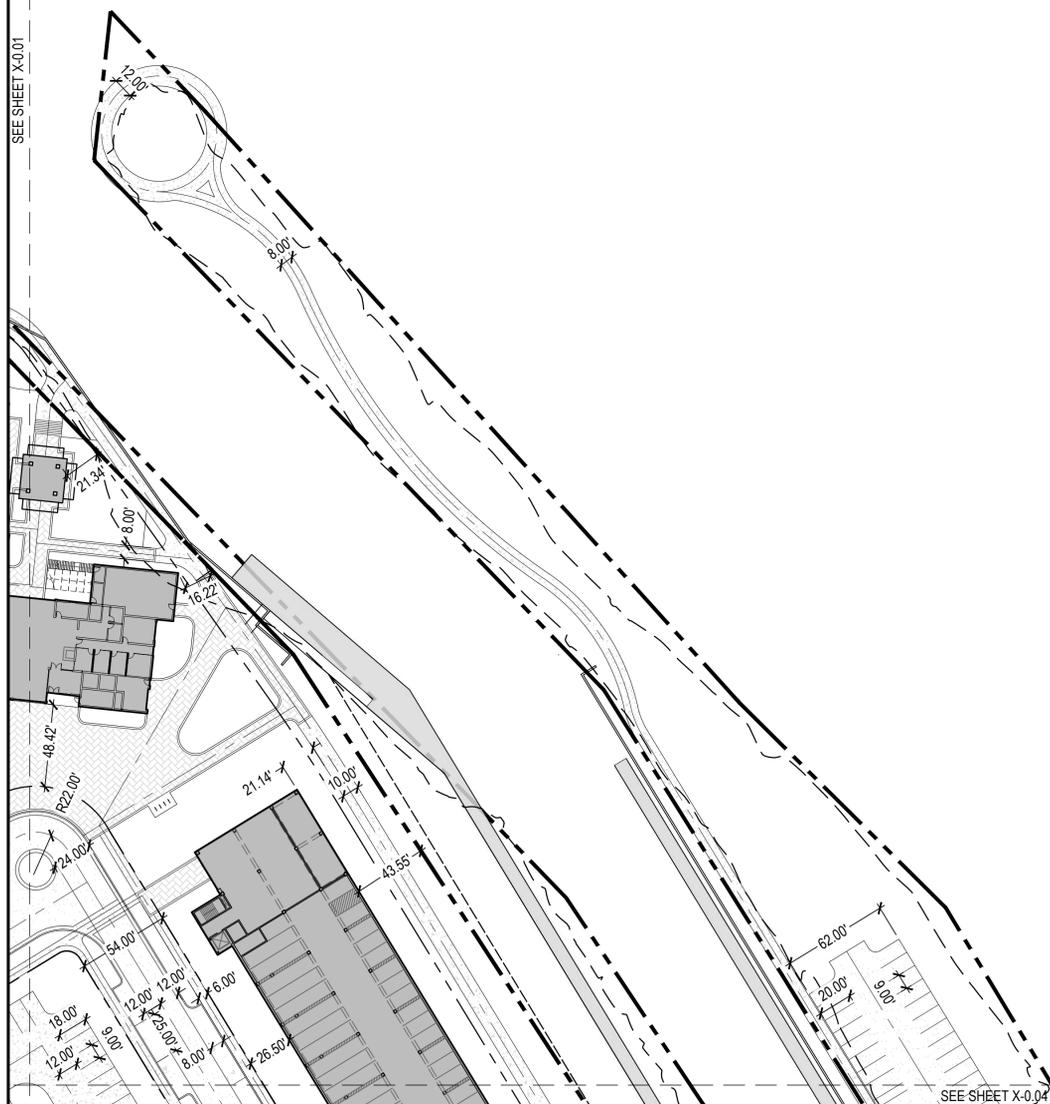
Project Phase: PUD SUBMITTAL

Sheet Title: LAYOUT PLAN

Sheet Number: C-3.00



SEE SHEET X-0.01



SEE SHEET X-0.04

Project :



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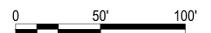


Date: 8/12/2021  
 Project No: 21-004



NORTH

Scale: 1"=50'-0" @ 24x36



Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: LAYOUT PLAN

Sheet Number: C-3.02



Project:



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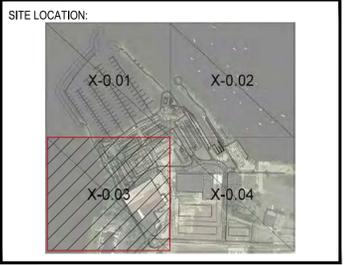
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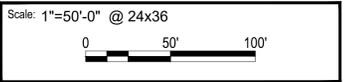
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Date:	8/12/2021	 NORTH
Project No.:	21-004	



Seal:

Project Phase: **PUD SUBMITTAL**

Sheet Title: **LAYOUT PLAN**

Sheet Number: **C-3.03**





**LEGEND**

- STORM SEWER
- SANITARY SEWER
- GAS LINE
- WATER LINE
- ELECTRIC
- TRANSFORMER
- WATER VAULT
- FIRE HYDRANT
- STORM WATER QUALITY UNIT

Project:



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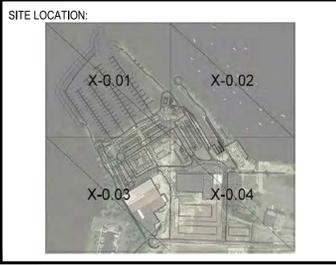
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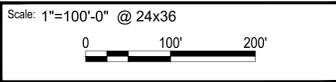
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Project No.:	21-004	



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Project Phase: PUD SUBMITTAL

Sheet Title: UTILITY PLAN

Sheet Number: C-4.00



**LEGEND**

- STORM SEWER
- SANITARY SEWER
- GAS LINE
- WATER LINE
- ELECTRIC
- TRANSFORMER
- WATER VAULT
- FIRE HYDRANT
- STORM WATER QUALITY UNIT

Project :



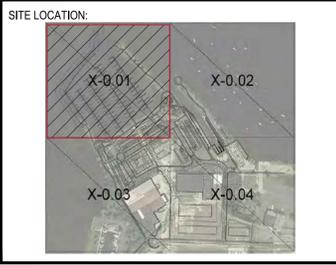
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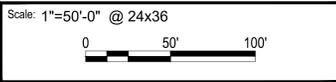
  
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Project Phase: PUD SUBMITTAL

Sheet Title: UTILITY PLAN

Sheet Number: C-4.01





SEE SHEET X-0.01

SEE SHEET X-0.04

LEGEND	
	STORM SEWER
	SANITARY SEWER
	GAS LINE
	WATER LINE
	ELECTRIC
	TRANSFORMER
	WATER VAULT
	FIRE HYDRANT
	STORM WATER QUALITY UNIT

Project :



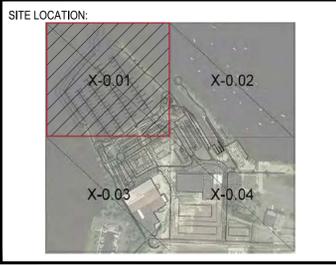
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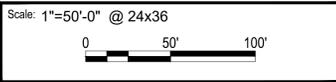
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Sheet Title: UTILITY PLAN

Sheet Number: C-4.02

SEE SHEET X-0.01



### LEGEND

- STORM SEWER
- SANITARY SEWER
- GAS LINE
- WATER LINE
- ELECTRIC
- TRANSFORMER
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Project :



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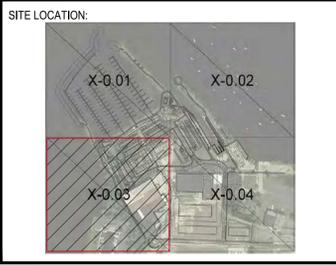
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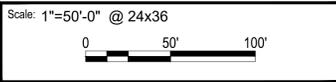


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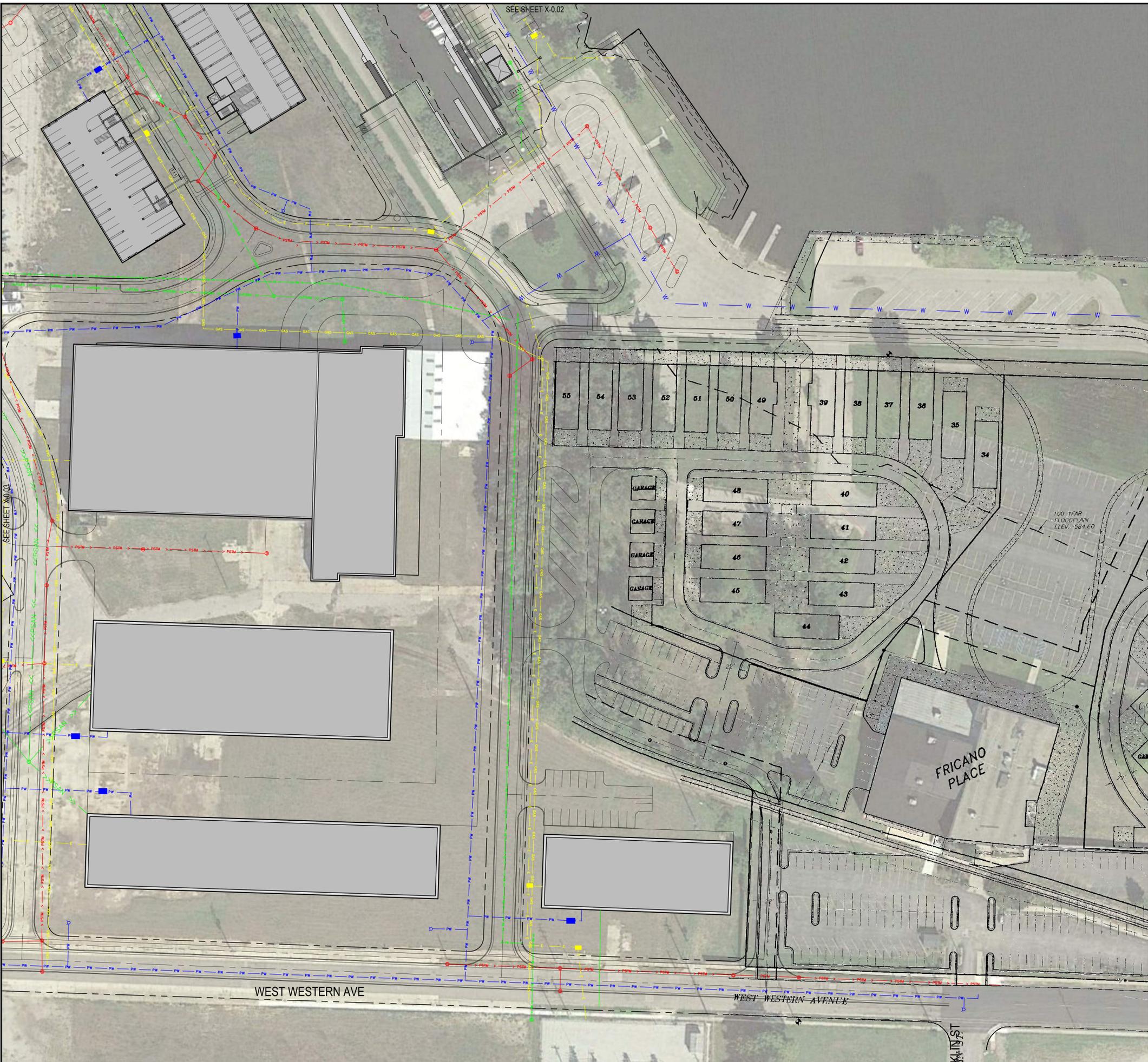


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Project Phase: PUD SUBMITTAL

Sheet Title: UTILITY PLAN

Sheet Number: C-4.03



**LEGEND**

- STORM SEWER
- SANITARY SEWER
- GAS LINE
- WATER LINE
- ELECTRIC
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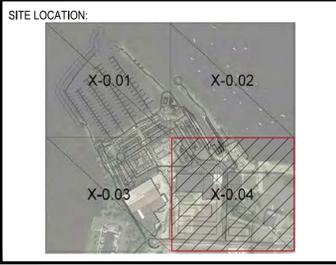
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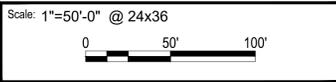
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Project Phase: PUD SUBMITTAL

Sheet Title: UTILITY PLAN

Sheet Number: C-4.04



**LEGEND**

- 584 --- PROPOSED CONTOUR / ELEVATION
- FFE + 590 PROPOSED FINISH FLOOR ELEVATION

Project :



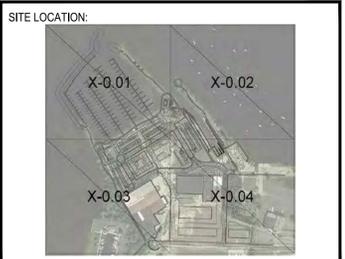
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Project No:	21-004	



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Project Phase: PUD SUBMITTAL

Sheet Title: GRADING PLAN

Sheet Number: C-5.00



**LEGEND**

- 584 --- PROPOSED CONTOUR / ELEVATION
- FFE + 590 PROPOSED FINISH FLOOR ELEVATION

Project :



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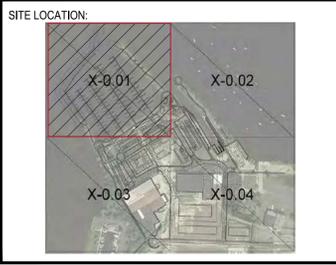
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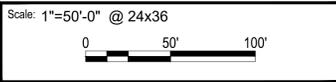
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Project No:	21-004	



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Sheet Title: GRADING PLAN

Sheet Number: C-5.01



**LEGEND**

- 584 ■■■■ PROPOSED CONTOUR / ELEVATION
- FFE + 590 PROPOSED FINISH FLOOR ELEVATION

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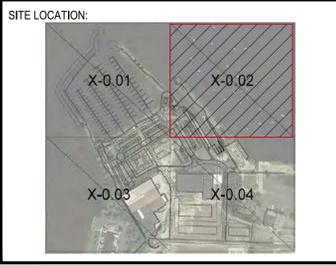
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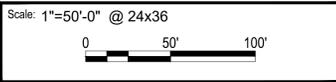
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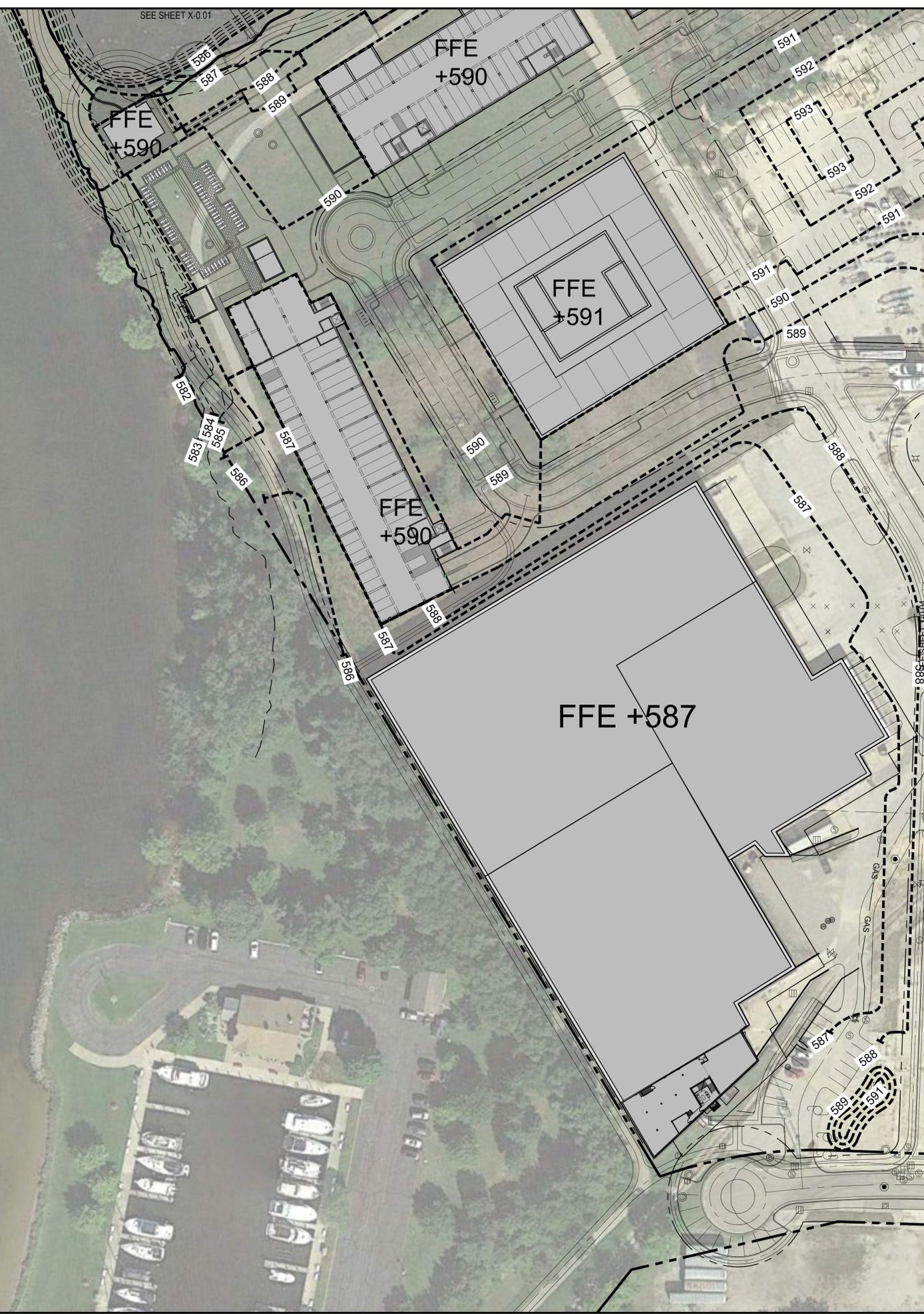
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Sheet Number: C-5.02

SEE SHEET X-0.01

SEE SHEET X-5.01

SEE SHEET X-0.01



### LEGEND

- 584 --- PROPOSED CONTOUR / ELEVATION
- FFE + 590 PROPOSED FINISH FLOOR ELEVATION

Project :



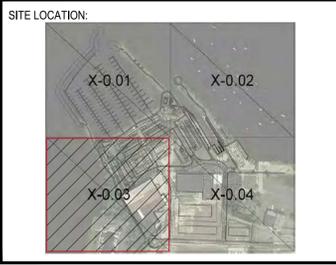
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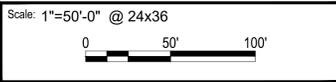
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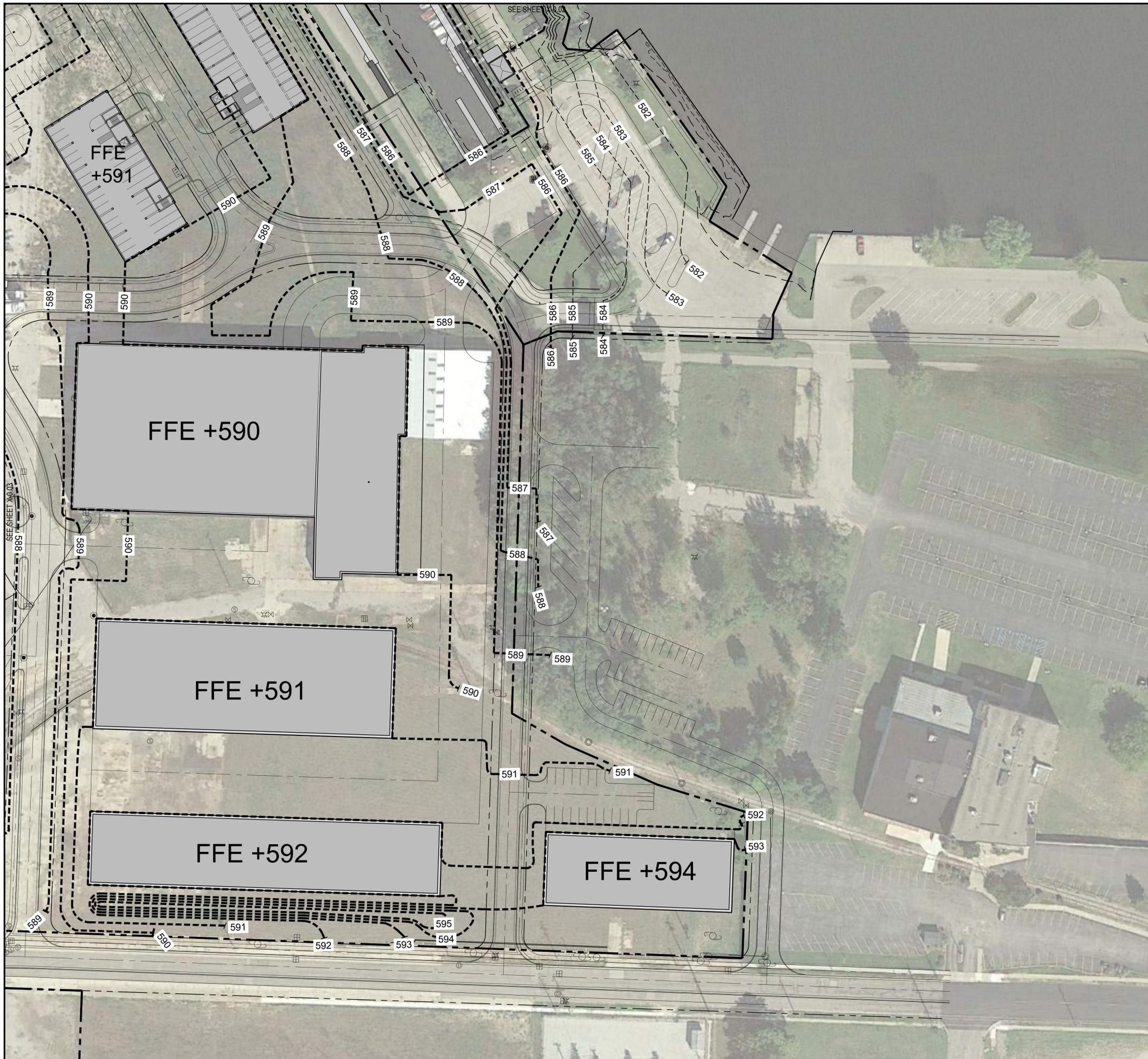


Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: GRADING PLAN

Sheet Number: C-5.03



**LEGEND**

- 584 --- PROPOSED CONTOUR / ELEVATION
- FFE + 590 PROPOSED FINISH FLOOR ELEVATION

Project:



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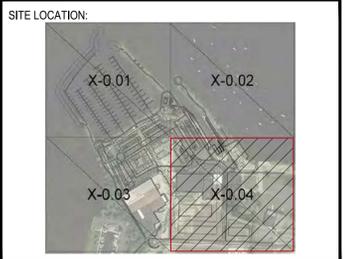
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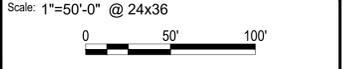
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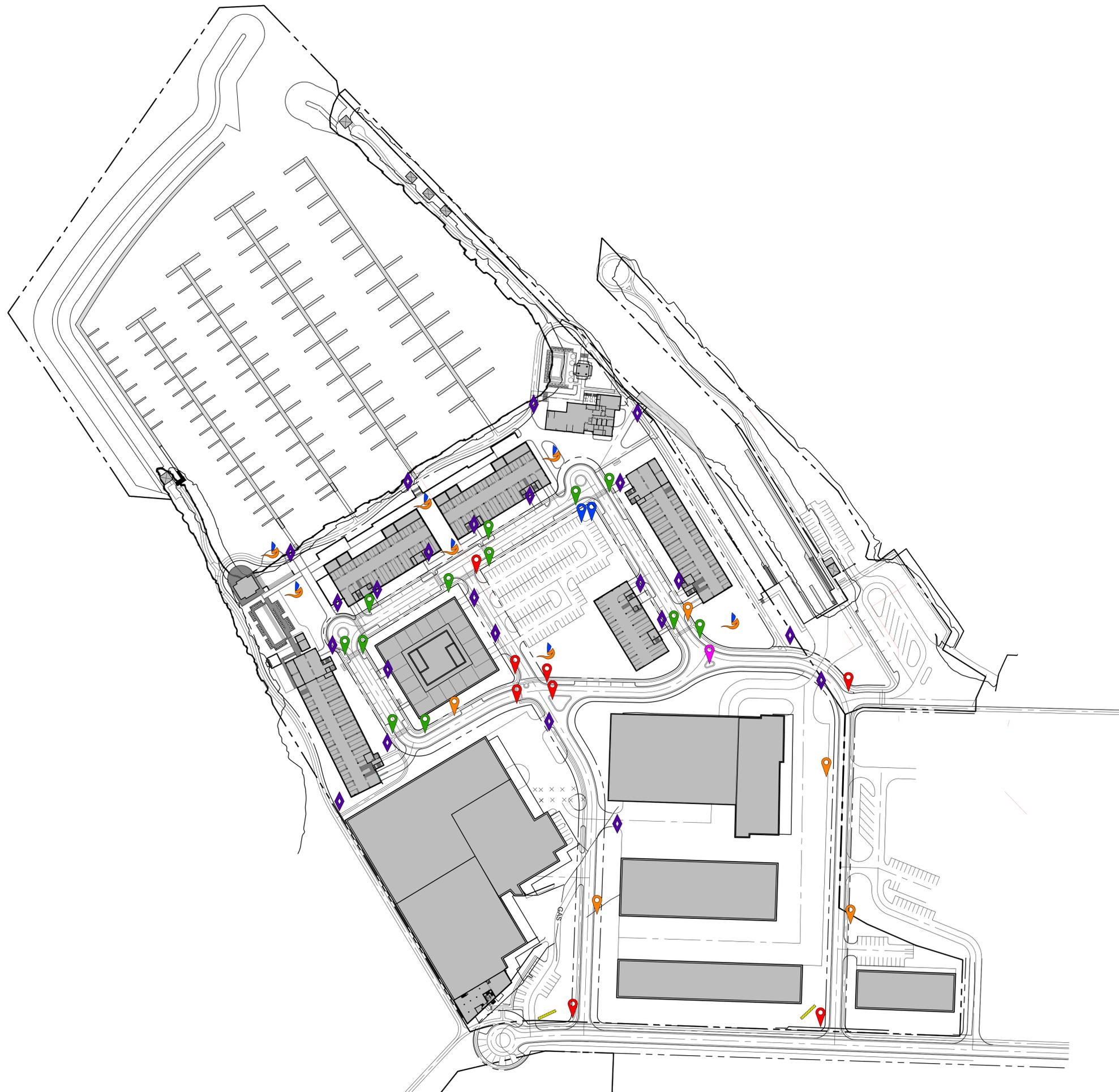
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Project Phase: PUD SUBMITTAL

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Sheet Number: C-5.04





-  DECORATIVE ARRIVAL SIGNAGE
  
-  SCULPTURE ART
  
-  GENERAL WAYFINDING
  
-  RESERVED PARKING ONLY (ADA)  
 R7-8 (12"x18")  
 1 EA. - 3 LB. POST (15 FT)  
 EXACT QUANTITY AND LOCATION TO BE DETERMINED WITH FINAL DESIGN
 
  
-  STOP  
 R1-1 (36"x36")  
 9.0 SFT SIGN, TYPE IIIA  
 2 EA. - 3 LB. POST (30')
 
  
-  STOP  
 R1-1 (36"x36")  
 9.0 SFT SIGN, TYPE IIIA  
 2 EA. - 3 LB. POST (30')  
 CROSS TRAFFIC DOES NOT STOP  
 W4-4P (24"x12")
 
  
-  SPEED LIMIT 20  
 R2-1 (24"x30")  
 5.0 SFT SIGN  
 1 EA. - 3 LB. POST (15 FT)
 
  
-  YIELD HERE TO PEDESTRIANS  
 R1-5A (26"x48")  
 12.0 SFT SIGN  
 2 EA. - 3 LB. POST (30 FT)
 

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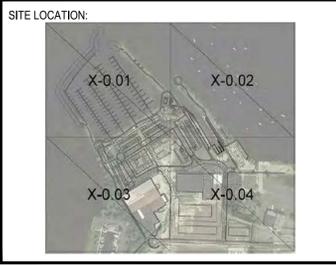
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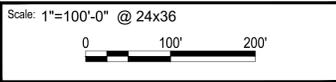
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Project Phase: PUD SUBMITTAL

Sheet Title: SIGNAGE PLAN

Sheet Number: C-7.00



DECORATIVE ARRIVAL SIGNAGE

SCULPTURE ART

GENERAL WAYFINDING

RESERVED PARKING ONLY (ADA)  
R7-8 (12"x18")  
1 EA. - 3 LB. POST (15 FT)  
EXACT QUANTITY AND LOCATION TO BE DETERMINED WITH FINAL DESIGN



STOP  
R1-1 (36"x36")  
9.0 SFT SIGN, TYPE IIIA  
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R1-1 (36"x36")  
9.0 SFT SIGN, TYPE IIIA  
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CROSS TRAFFIC DOES NOT STOP  
W4-4P (24"x12")



SPEED LIMIT 20  
R2-1 (24"x30")  
5.0 SFT SIGN  
1 EA. - 3 LB. POST (15 FT)



YIELD HERE TO PEDESTRIANS  
R1-5A (26"x48")  
12.0 SFT SIGN  
2 EA. - 3 LB. POST (30 FT)



SEE SHEET X-02

SEE SHEET X-03

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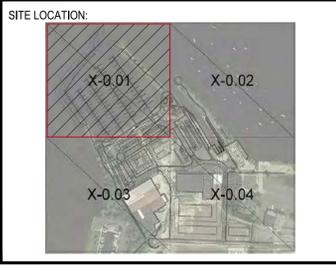
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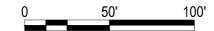


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Project No: 21-004



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Scale: 1"=50'-0" @ 24x36



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Project Phase: PUD SUBMITTAL

Sheet Title: SIGNAGE PLAN

Sheet Number: C-7.01



SEE SHEET X-0.01

SEE SHEET X-0.04

DECORATIVE ARRIVAL SIGNAGE

SCULPTURE ART

GENERAL WAYFINDING

RESERVED PARKING ONLY (ADA)  
R7-8 (12"x18")  
1 EA. - 3 LB. POST (15 FT)  
EXACT QUANTITY AND LOCATION TO BE DETERMINED WITH FINAL DESIGN



STOP  
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SPEED LIMIT 20  
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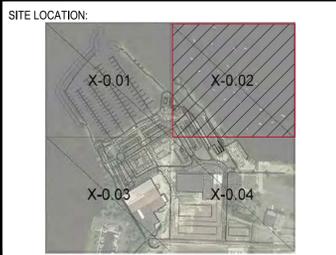
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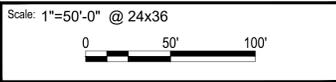


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Project Phase: PUD SUBMITTAL

Sheet Title: SIGNAGE PLAN

Sheet Number: C-7.02

SEE SHEET X-0.01



DECORATIVE ARRIVAL SIGNAGE

SCULPTURE ART

GENERAL WAYFINDING

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 R7-8 (12"x18")  
 1 EA. - 3 LB. POST (15 FT)  
 EXACT QUANTITY AND LOCATION TO BE DETERMINED WITH FINAL DESIGN



STOP  
 R1-1 (36"x36")  
 9.0 SFT SIGN, TYPE IIIA  
 2 EA. - 3 LB. POST (30')



STOP  
 R1-1 (36"x36")  
 9.0 SFT SIGN, TYPE IIIA  
 2 EA. - 3 LB. POST (30')  
 CROSS TRAFFIC DOES NOT STOP  
 W4-4P (24"x12")



SPEED LIMIT 20  
 R2-1 (24"x30")  
 5.0 SFT SIGN  
 1 EA. - 3 LB. POST (15 FT)



YIELD HERE TO PEDESTRIANS  
 R1-5A (26"x48")  
 12.0 SFT SIGN  
 2 EA. - 3 LB. POST (30 FT)



Project:



**ADELAIDE POINTE**  
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 MUSKEGON, MI 49441  
 P: (855) MKG-LAKE  
<https://www.adelaidepointe.com>

Consultants:



**Edgewater**  
resources

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 P: (269) 932.4502  
[www.edgewaterresources.com](http://www.edgewaterresources.com)



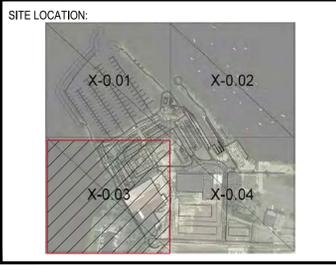
**architektura** PSC

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Date:	8/11/2021	
Project No.:	21-004	

Scale: 1"=50'-0" @ 24x36

Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: SIGNAGE PLAN

Sheet Number: C-7.03



SEE SHEET X-0.03

SEE SHEET X-0.01

 DECORATIVE ARRIVAL SIGNAGE

 SCULPTURE ART

 GENERAL WAYFINDING

 RESERVED PARKING ONLY (ADA)  
R7-8 (12"x18")  
1 EA. - 3 LB. POST (15 FT)  
EXACT QUANTITY AND LOCATION TO BE DETERMINED WITH FINAL DESIGN



 STOP  
R1-1 (36"x36")  
9.0 SFT SIGN, TYPE IIIA  
2 EA. - 3 LB. POST (30')



 STOP  
R1-1 (36"x36")  
9.0 SFT SIGN, TYPE IIIA  
2 EA. - 3 LB. POST (30')  
CROSS TRAFFIC DOES NOT STOP  
W4-4P (24"x12")



 SPEED LIMIT 20  
R2-1 (24"x30")  
5.0 SFT SIGN  
1 EA. - 3 LB. POST (15 FT)



 YIELD HERE TO PEDESTRIANS  
R1-5A (26"x48")  
12.0 SFT SIGN  
2 EA. - 3 LB. POST (30 FT)



Project:



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Consultants:



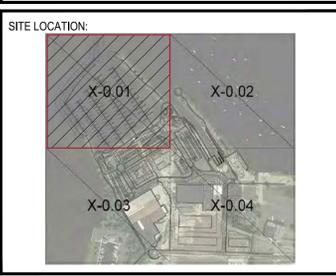
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Date:	8/11/2021	
Project No:	21-004	

Scale: 1"=50'-0" @ 24x36

Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: SIGNAGE PLAN

Sheet Number: C-7.04

Project :



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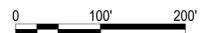
SITE LOCATION:



Date: 7/21/2021  
Project No: 21-004



Scale: 1"=100'-0" @ 24x36

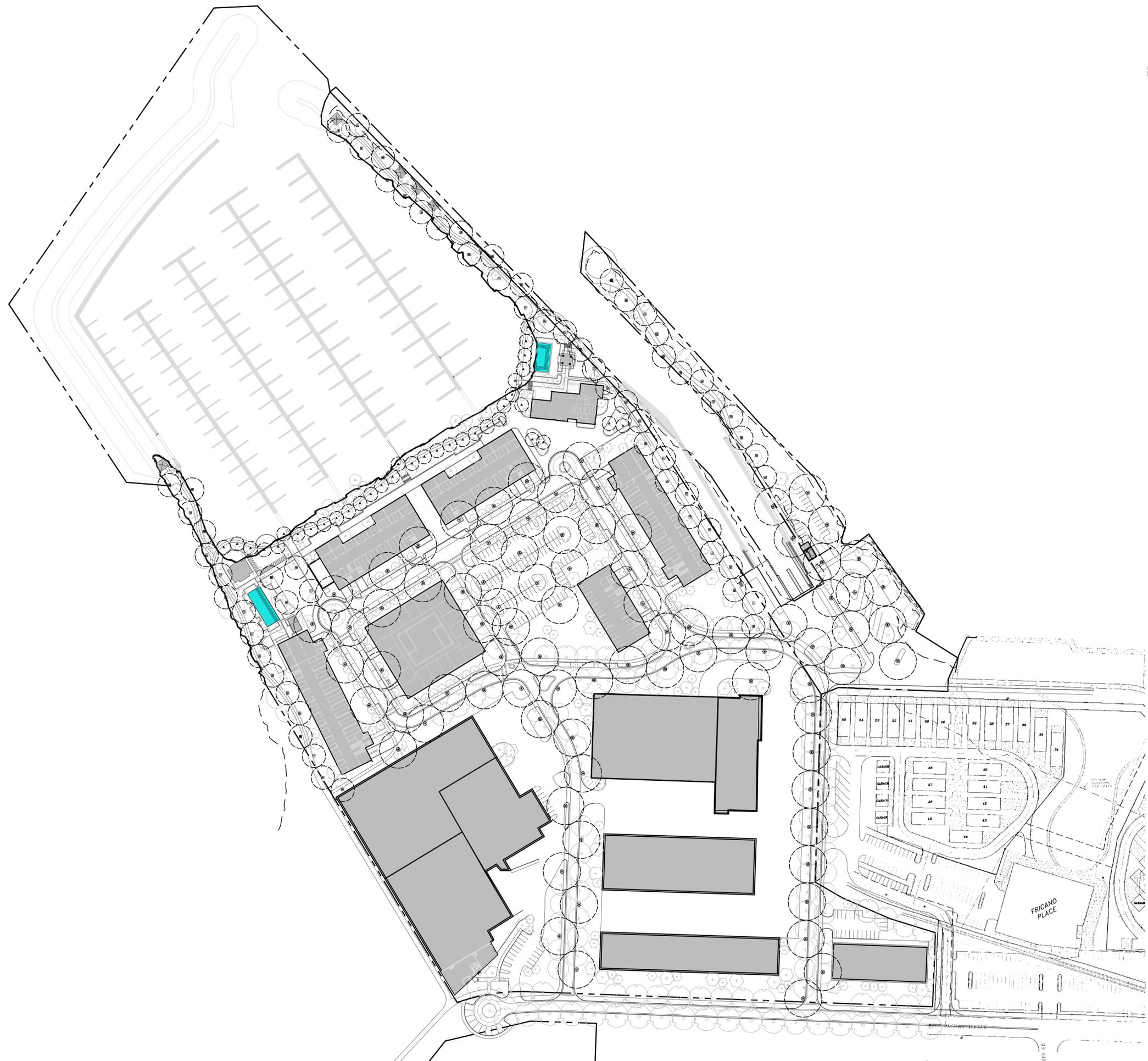


Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: SIGNAGE DETAILS

Sheet Number: C-7.10



**Legend:**

- ⊙ STRUCTURA BEAM STREET LIGHT  
SEE DETAIL 1 | C-8.21
- ⊞ STRUCTURA SPAR LED PEDESTRIAN LIGHT  
SEE DETAIL 2 | C-8.21
- ▲ STRUCTURA REVERSE TILT BOLLARD  
SEE DETAIL 3 | C-8.21

Project:



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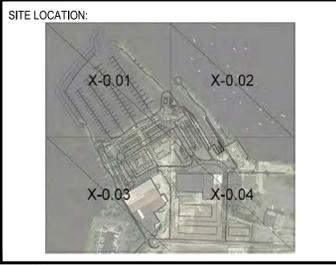
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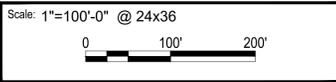
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Date:	8/9/2021	 NORTH
Project No.:	21-004	



Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: LIGHTING PLAN

Sheet Number: C-8.00



**Legend:**

- ⊙ STRUCTURA BEAM STREET LIGHT  
SEE DETAIL 1 | C-8.21
- ⊞ STRUCTURA SPAR LED PEDESTRIAN LIGHT  
SEE DETAIL 2 | C-8.21
- ▲ STRUCTURA REVERSE TILT BOLLARD  
SEE DETAIL 3 | C-8.21

Project :



**ADELAIDE POINTE**  
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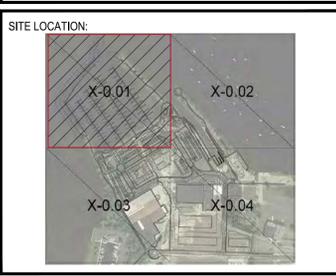
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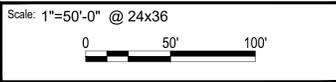
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Date:	8/9/2021	 NORTH
Project No.:	21-004	



Seal:

Project Phase: PUD SUBMITTAL

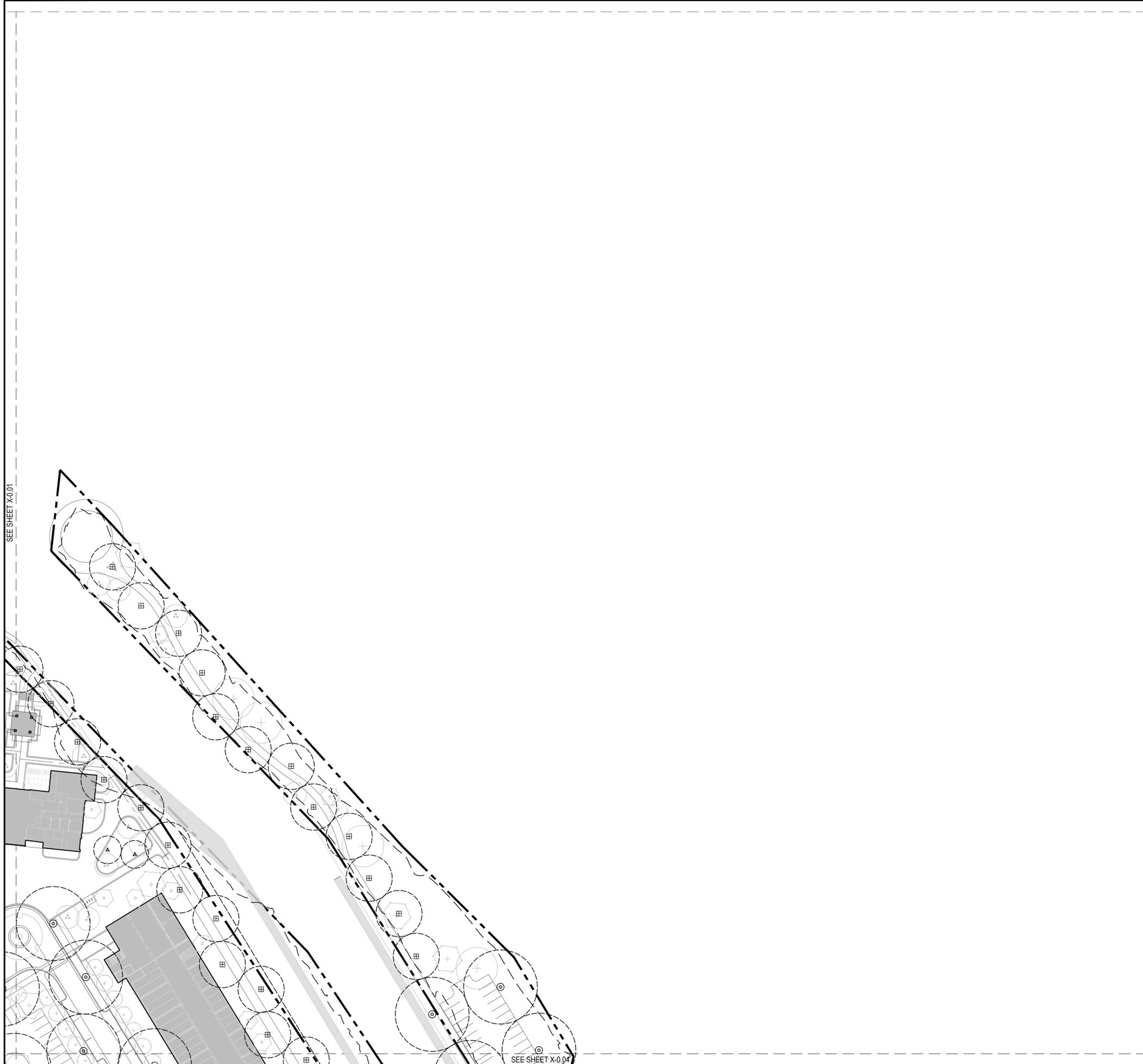
Sheet Title: LIGHTING PLAN

Sheet Number: C-8.01

SEE SHEET X-0.03

SEE SHEET X-0.02





**Legend:**

- 
 STRUCTURA BEAM STREET LIGHT  
 SEE DETAIL 1 | C-8.21
- 
 STRUCTURA SPAR LED PEDESTRIAN LIGHT  
 SEE DETAIL 2 | C-8.21
- 
 STRUCTURA REVERSE TILT BOLLARD  
 SEE DETAIL 3 | C-8.21

Project :



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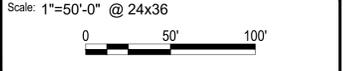


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Date:	8/9/2021	 NORTH
Project No:	21-004	



Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: LIGHTING PLAN

Sheet Number: C-8.02



**Legend:**

- ⊙ STRUCTURA BEAM STREET LIGHT  
SEE DETAIL 1 | C-8.21
- ⊞ STRUCTURA SPAR LED PEDESTRIAN LIGHT  
SEE DETAIL 2 | C-8.21
- ▲ STRUCTURA REVERSE TILT BOLLARD  
SEE DETAIL 3 | C-8.21

Project :



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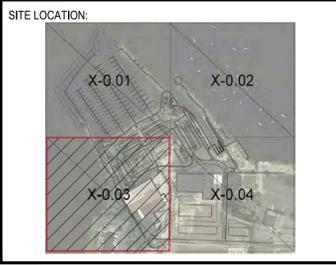
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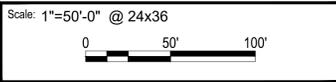
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Date:	8/9/2021	 NORTH
Project No:	21-004	

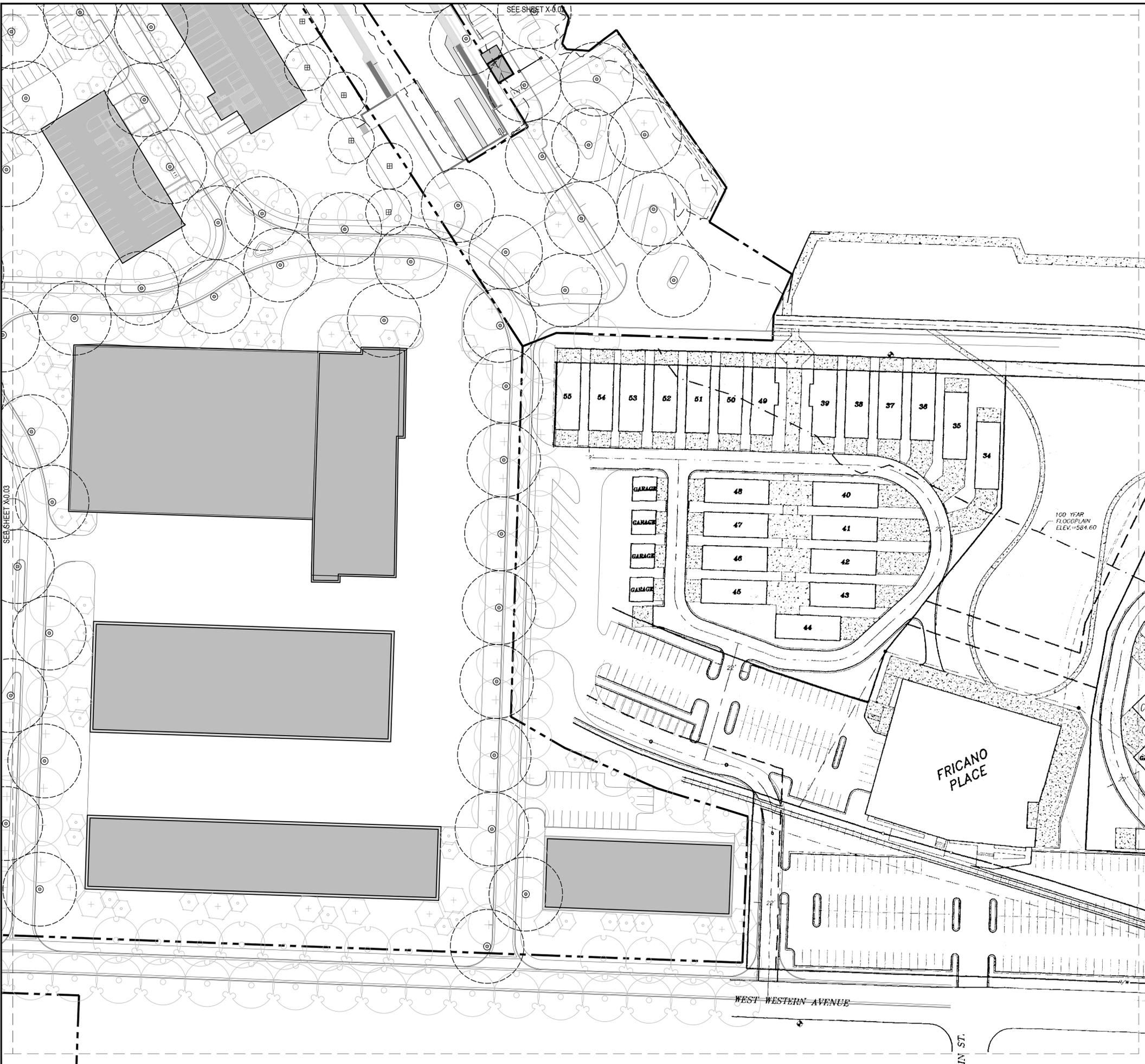


Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: LIGHTING PLAN

Sheet Number: C-8.03



**Legend:**

- ⊙ STRUCTURA BEAM STREET LIGHT  
SEE DETAIL 1 | C-8.21
- ⊞ STRUCTURA SPAR LED PEDESTRIAN LIGHT  
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- ▲ STRUCTURA REVERSE TILT BOLLARD  
SEE DETAIL 3 | C-8.21

Project:



**ADELAIDE POINTE**  
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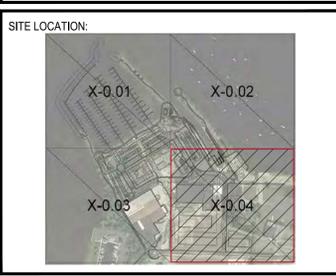
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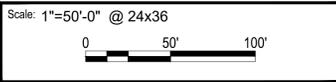
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Date:	8/9/2021	 NORTH
Project No:	21-004	



Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: LIGHTING PLAN

Sheet Number: C-8.04

**Beam** 12' - 30' Steel Pole

STRUCTURA

FIXTURE TYPE:  
PROJECT NAME:



Shown with unfinished Alaskan Yellow Cedar and modified height



Steel H-beam upright with wood accent panels.

**FEATURES:**

- Roadway or pedestrian pole heights up to 30'
- Custom cable capabilities
- Available in 6" and 8" square sizes

**SPECIFICATIONS:**

**CONSTRUCTION:** Formed A992 steel beam welded to an A36 steel baseplate. Solid wood panel is assembled through glulam construction and precision machined using CNC technology. Adhesive composites with ASTM D-2559 glulam construction specifications for extreme exposed weather conditions, is waterproof and rated for wet or dry use exposure.

**ELECTRICAL:** A 5/16" - 18 grounding point is provided on the aluminum pole center support. Wireway access is provided through a NEMA compliant handhole hidden behind accent panel.

**FINISHES AND MATERIALS:** All steel and aluminum parts are polyester powder coat painted. Wood panels are finished with a low VOC waterborne matte exterior finish containing UV and mildew inhibitors. *Care and Maintenance*

**HARDWARE:** All fasteners and hardware are stainless steel. Anchor bolt kits are ASTM F1554 grade 55 steel with galvanized steel hex nuts and washers.

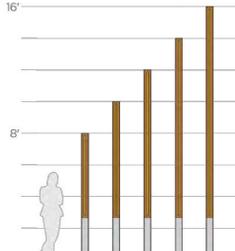
**FIXTURE MOUNTING:** Fixtures mount to pole from both pattern, horizontal mast arm, or custom arm.

52 60201 STRUCTURA, INC.

**Spar LED** 8' - 16' Square Straight Linear LED Poles

STRUCTURA

FIXTURE TYPE:  
PROJECT NAME:



Glulam solid wood and aluminum pole available in 8' - 16' heights with decorative LED strip.

**FEATURES:**

- Square extruded aluminum pole base with flush handhole cover held with countersunk stainless steel fasteners
- Smooth, dot free illumination
- 90+ CRI
- Multiple static color options and color changing RGB available
- Integral power supply

**SPECIFICATIONS:**

**HOUSING:** Solid wood shaft is assembled through glulam construction and precision machined using CNC technology. An electrical raceway is provided in the pole's center for wiring. Laminations measure no more than 2" in thickness. Adhesive composites with ASTM D-2559 glulam construction specifications for extreme exposed weather conditions, is waterproof and rated for wet or dry use exposure.

Glulam wood shaft is fastened to aluminum pole base welded to a 3/4" thick aluminum anchor bolt base. Anchor bolt kit includes (4) 3/4" hot dip galvanized anchor bolts and fasteners and ridged concrete pour template.

**ELECTRICAL:** Powered by a 90-305VAC primary/24VDC secondary integral power supply. System is 0-10V dimmable. Constructed with a US and Canada UL listed luminaire. Operating temperature of -25°F to 42°F.

**OPTICAL SYSTEM:** Available in 2700K, 3000K, 3500K, 4000K color temperatures with smooth, dot free illumination. Consult factory for other lumen outputs. Calculated 170 > 40000 hours.

**FINISHES AND MATERIALS:** Wood pieces are finished with a low VOC waterborne matte exterior finish containing UV and mildew inhibitors. All aluminum parts are polyester powder coat painted to AAMA-2604 standards. *Care and Maintenance*

**HARDWARE:** All hand hole fasteners and luminaire bracket arm hardware are stainless steel. Anchor bolt kits are ASTM F1554 grade 55 steel with galvanized steel hex nuts and washers.

20 60201 STRUCTURA, INC.

**Reverse Tilt Bollard** Illuminated Aluminum Bollard

STRUCTURA

FIXTURE TYPE:  
PROJECT NAME:



Tilted aluminum bollard with linear LED lighting matching the base details of the Reverse Tilt pole.

**FEATURES:**

- Smooth, dot free illumination
- Integral power supply
- Multiple static color options and color changing RGB available

**SPECIFICATIONS:**

**CONSTRUCTION:** Rectangular extruded 6061-T6 aluminum alloy tubes fastened to square 6061-T6 base support welded to 319SR aluminum alloy baseplate.

**ELECTRICAL:** Powered by a 90-305VAC primary/24VDC secondary integral power supply. System is 0-10V dimmable. Operating temperature of -25°F to 42°F.

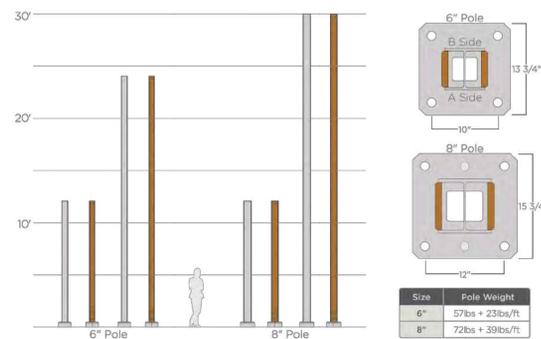
**FINISHES AND MATERIALS:** Wood pieces are finished with a low VOC waterborne matte exterior finish containing UV and mildew inhibitors. All aluminum parts are polyester powder coat painted to AAMA-2604 standards. *Care and Maintenance*



**HARDWARE:** All hand hole fasteners and luminaire bracket arm hardware are stainless steel. Anchor bolt kits are ASTM F1554 grade 55 steel with galvanized steel hex nuts and washers.

88 60201 STRUCTURA, INC.

STRUCTURA



Size	Pole Weight
6"	57lbs + 23lbs/ft
8"	72lbs + 39lbs/ft

**ORDERING GUIDE:** EXAMPLE: BEAM-20-6-4-C5-A1B-B12-55-STD

BEAM 1 2 3 4 5 6 7 8 9 10

1	Series	5	Pole Finish	8	Wood Panel Finish
BEAM	Beam	C*	See color options on finishes technical sheet. Custom Color	5*	See color options on finishes technical sheet
12	12'	CSM		5	Options
30	30'			5	Caterway <sup>SM</sup>
**	Specify	6	A Side	5	Banner Arms <sup>SM</sup>
3	Size	AO	Fixture Mounting Height	5	GFCI Box
6	6"	A12	No fixture on this side	12	
8	8"	A30	30'	10	Special
4	Anchor Bolt	A**	Specify	10	STD
4	4	B Side	Fixture Mounting Height	10	MOD
6	6	B0	No fixture on this side	12	
		B12	12'	30'	
		B30	30'	Specify	
		B**	Specify		

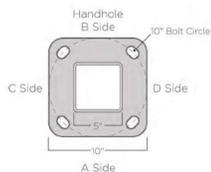
1. 4" poles are available up to 34' in height.  
2. Customary poles must use the 8" size with 4 anchor bolts.  
3. Consult factory for alternative corner size based upon IFA.

Product specification sheets subject to change.

60201 STRUCTURA, INC. 53

STRUCTURA

Height	Standard Output Lumens <sup>(1)</sup>	Standard Output Watts	Medium Output Lumens <sup>(1)</sup>	Medium Output Watts	High Output Lumens <sup>(1)</sup>	High Output Watts
8'	540	8	990	15	1470	25
10'	756	11	1386	21	2058	35
12'	972	14	1782	27	2646	45
14'	1188	17	2178	33	3234	55
16'	1404	20	2574	39	3822	65



**ORDERING GUIDE:** EXAMPLE: SPAR-LED-16-AB-L30MD-54-C4-UNV-STD

SPAR LED UNV 1 2 3 4 5 6 7 8 9 10 11

1	Series	5	Light Color	9	Voltage
SPAR	Spar	L27	2700K	UNV	120-277VAC
2	Light Source	L30	3000K	10	Fixture Mounting <sup>(4)</sup>
LED	Linear LED	L40	4000K		
3	Height	AHB	Amber		
8	8'	BLU	Blue	T2384	2 3/8" x 4" Tenon
10	10'	GRN	Green	T2764	2 7/8" x 4" Tenon
12	12'	RED	Red	T3124	3 1/2" x 4" Tenon
14	14'	RGB	Color Changing <sup>(2)</sup>	T4004	4" x 4" Tenon
16	16'			TXXX	Specify other Tenon
4	Illumination	5	Light Source <sup>(3)</sup>	D1	1 @ 90deg
A	A Side	SO	Standard Output	D2	2 @ 180deg
B	B Side	MO	Mid Output	D3	2 @ 90deg
C	C Side	HO	High Output	D4	3 @ 90deg
D	D Side	5*	See color options on finishes technical sheet	D5	4 @ 90deg
		8	Metal Finish	11	Special
		C*	See color options on finishes technical sheet. Custom Color	STD	Standard
		CSM		MOD	Modified

1. Lumen output based upon 3000K CCT.  
2. Consult factory for RGB color control options.  
3. Lumen output based on non-white light color temperatures.  
4. Lumen output based on fixture mounting if required. HEIGHT SUBJECT TO CHANGE BASED UPON ADDITIONAL FIXTURE MOUNTING.

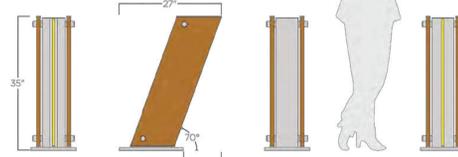
Product specification sheets subject to change.

60201 STRUCTURA, INC. 21

STRUCTURA

	Standard Output	Medium Output	High Output
LED Lumens <sup>(1)</sup>	306	561	833
Watts	5	9	15
Front	306	561	833
Back	306	561	833

IES file download



**ORDERING GUIDE:** EXAMPLE: REV-TBL-35-C4-L30MD-UBS0-P1J54-120-STD

REV TBL 35 1 2 3 4 5 6 7 8 9 10 11

1	Series	5	Light Source <sup>(3)</sup>	9	Voltage
REV TBL	Reverse Tilt Bollard	SO	Standard Output	UNV	120-277V
35	Overall Height	MO	Mid Output	10	Options
35	35'	HO	High Output	10	GFCI Box <sup>(5)</sup>
3	Metal Finish	6	Back LED	11	Special
CS*	See color options on finishes technical sheet. Custom Color	UB	No LED	STD	Standard
C*		LB	Back LED	MOD	Modified
4	Light Color	7	Back Light Source		
L27	2700K	SO	Standard Output		
L30	3000K	MO	Mid Output		
L40	4000K	HO	High Output		
AHB	Amber	8	Panel Material		
RED	Red	P1J5*	Wood (specify color) <sup>(4)</sup>		
GRN	Green	P1J5*	Aluminum (specify color) <sup>(4)</sup>		
BLU	Blue	WS	Weathering Steel		
RGB	Color Changing <sup>(2)</sup>				

1. Lumen output based upon 3000K CCT.  
2. Consult factory for RGB color control options.  
3. Lumen output based on non-white light color temperatures.  
4. See color options on finishes technical sheet.  
5. GFCI box option lowers lumen output of back side LED option.

Product specification sheets subject to change.

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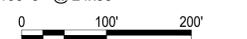
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Date: 8/9/2021  
Project No: 21-004



Scale: 1"=100'-0" @ 24x36



Sheet:

Project Phase: PUD SUBMITTAL

Sheet Title: LIGHTING DETAILS

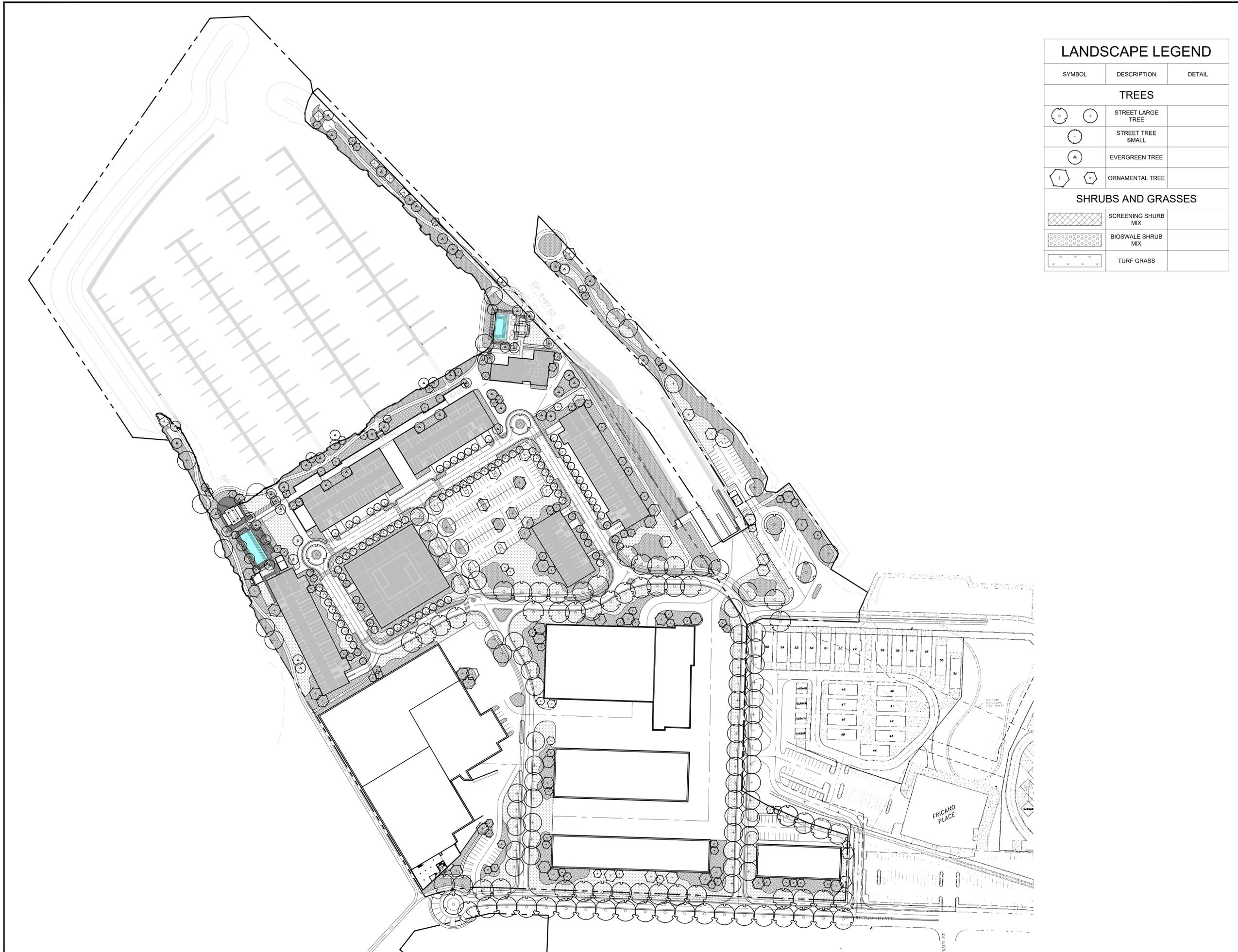
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1 STRUCTURA BEAM STREET LIGHT  
SCALE: NTS

2 STRUCTURA SPAR LED PEDESTRIAN LIGHT  
SCALE: NTS

3 STRUCTURA REVERSE TILT BOLLARD  
SCALE: NTS



### LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	DETAIL
<b>TREES</b>		
	STREET LARGE TREE	
	STREET TREE SMALL	
	EVERGREEN TREE	
	ORNAMENTAL TREE	
<b>SHRUBS AND GRASSES</b>		
	SCREENING SHRUB MIX	
	BIOSWALE SHRUB MIX	
	TURF GRASS	

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Project Phase: PUD SUBMITTAL

Sheet Title: LANDSCAPE PLAN

Sheet Number:

**L-2.00**



### LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	DETAIL
<b>TREES</b>		
	STREET LARGE TREE	
	STREET TREE SMALL	
	EVERGREEN TREE	
	ORNAMENTAL TREE	
<b>SHRUBS AND GRASSES</b>		
	SCREENING SHRUB MIX	
	BIOSWALE SHRUB MIX	
	TURF GRASS	

SEE SHEET X-0.02

SEE SHEET X-0.03

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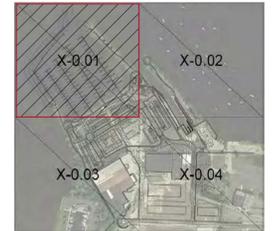


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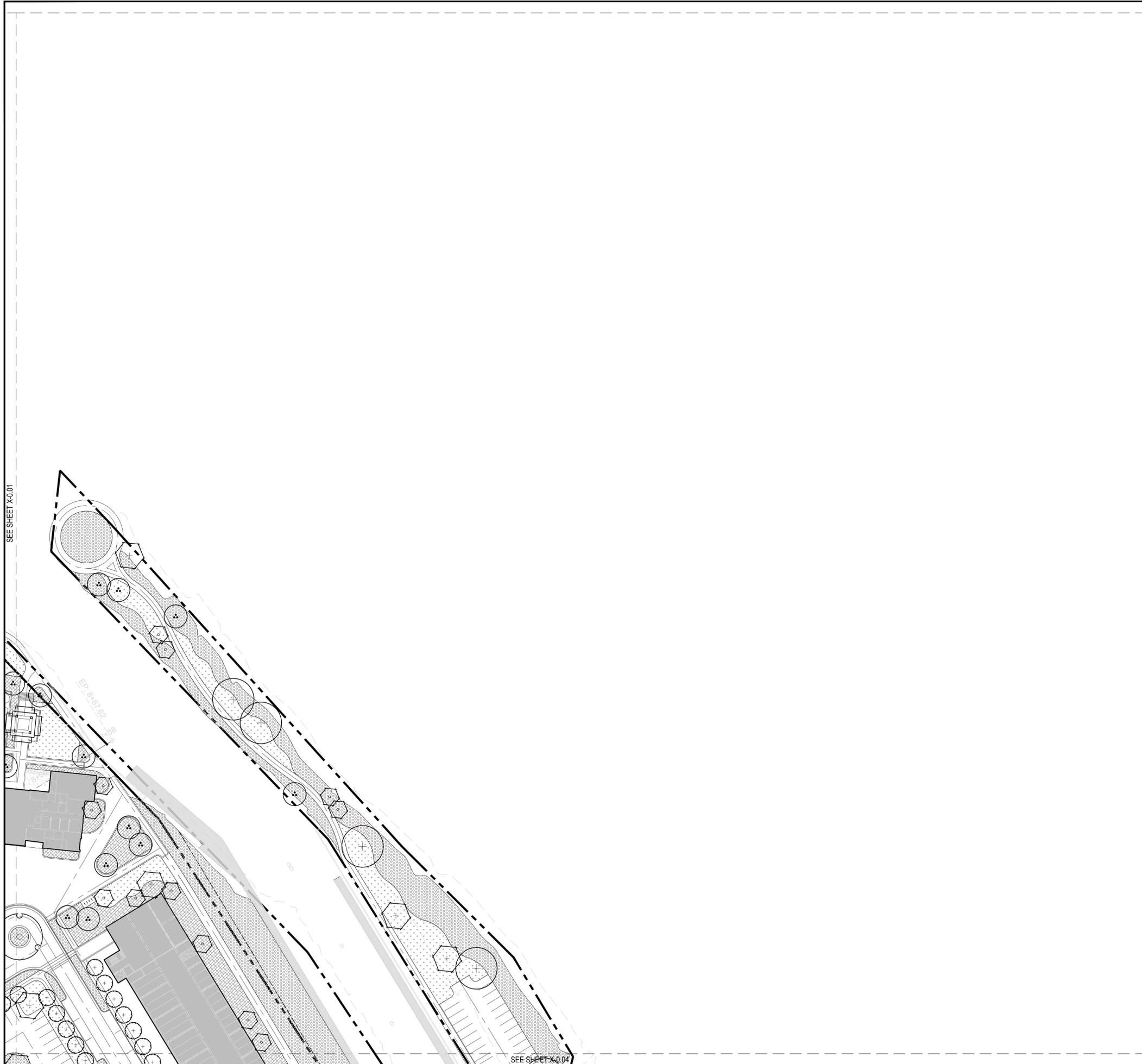
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Project Phase: PUD SUBMITTAL

Sheet Title: LANDSCAPE PLAN

Sheet Number: L-2.01



### LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	DETAIL
<b>TREES</b>		
	STREET LARGE TREE	
	STREET TREE SMALL	
	EVERGREEN TREE	
	ORNAMENTAL TREE	
<b>SHRUBS AND GRASSES</b>		
	SCREENING SHRUB MIX	
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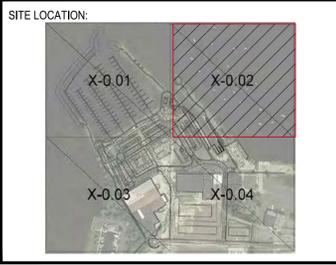
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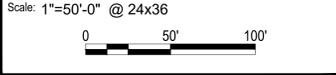
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Sheet Title: LANDSCAPE PLAN

Sheet Number: L-2.02



### LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	DETAIL
<b>TREES</b>		
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	EVERGREEN TREE	
	ORNAMENTAL TREE	
<b>SHRUBS AND GRASSES</b>		
	SCREENING SHRUB MIX	
	BIOSWALE SHRUB MIX	
	TURF GRASS	

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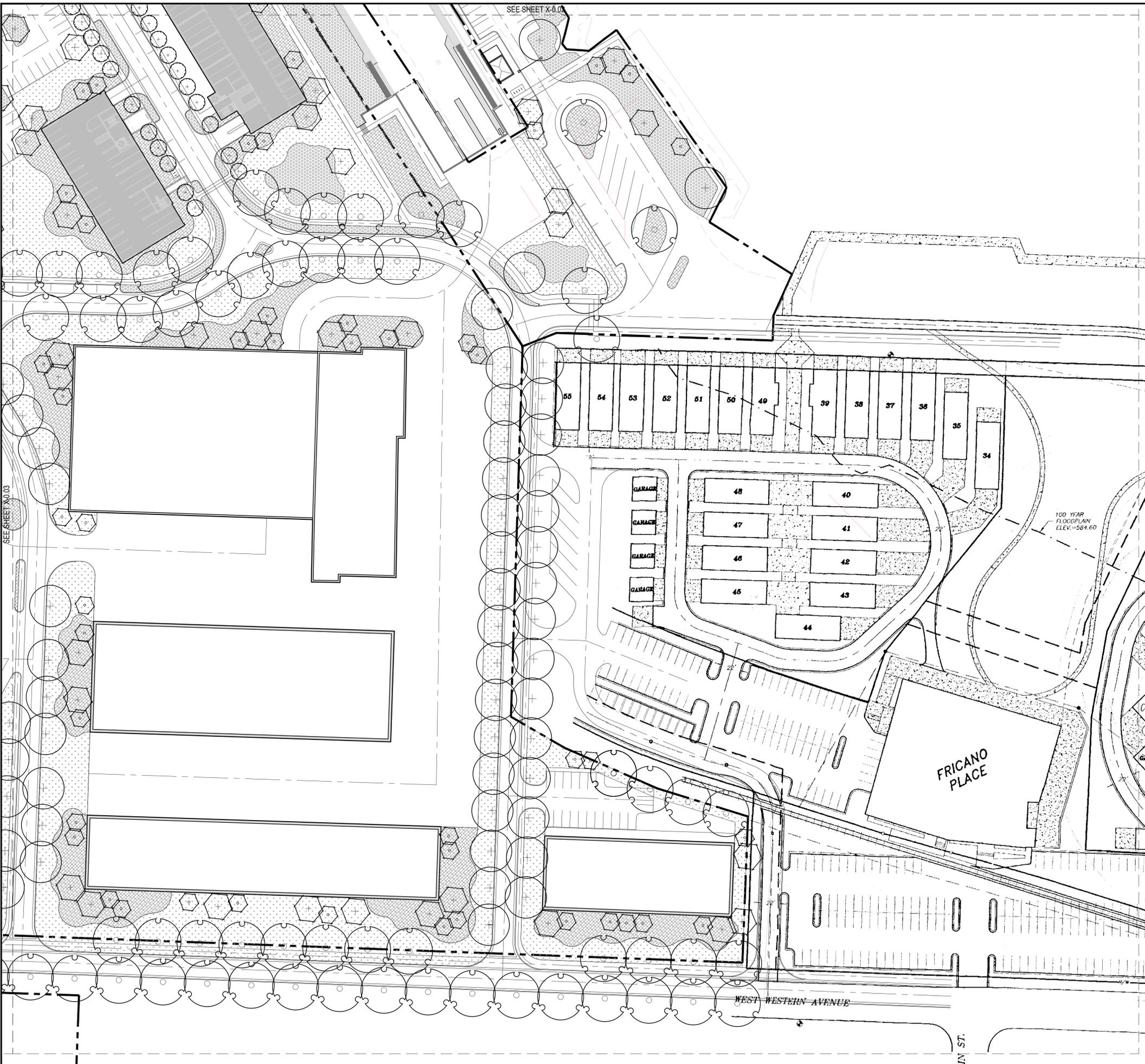
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Sheet Title: LANDSCAPE PLAN

Sheet Number: L-2.03





### LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	DETAIL
<b>TREES</b>		
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	STREET TREE SMALL	
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	ORNAMENTAL TREE	
<b>SHRUBS AND GRASSES</b>		
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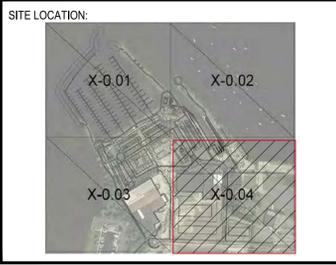
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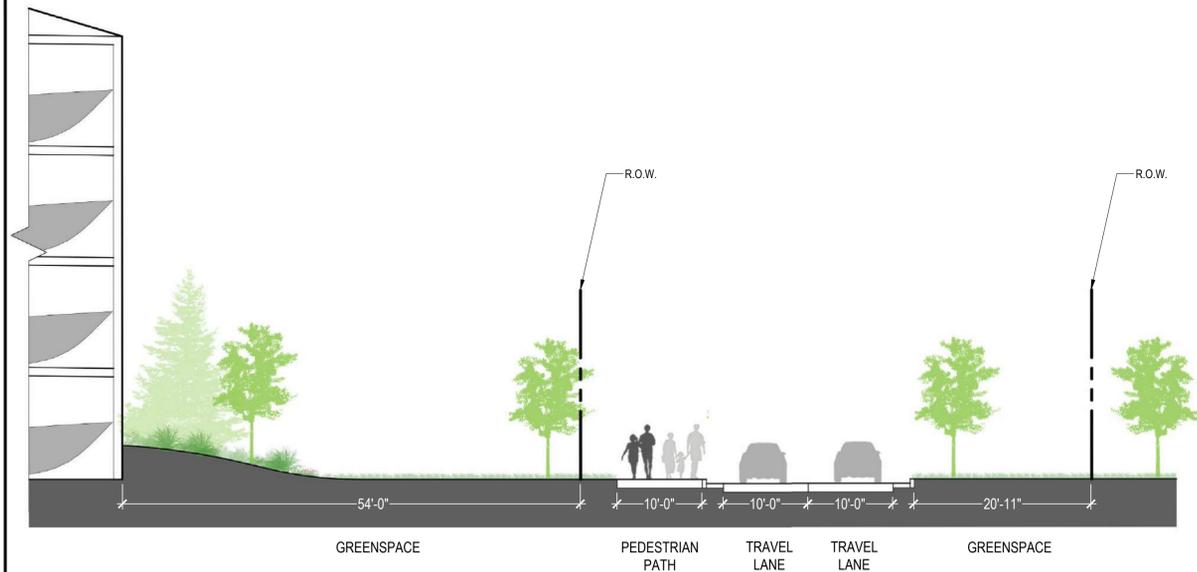
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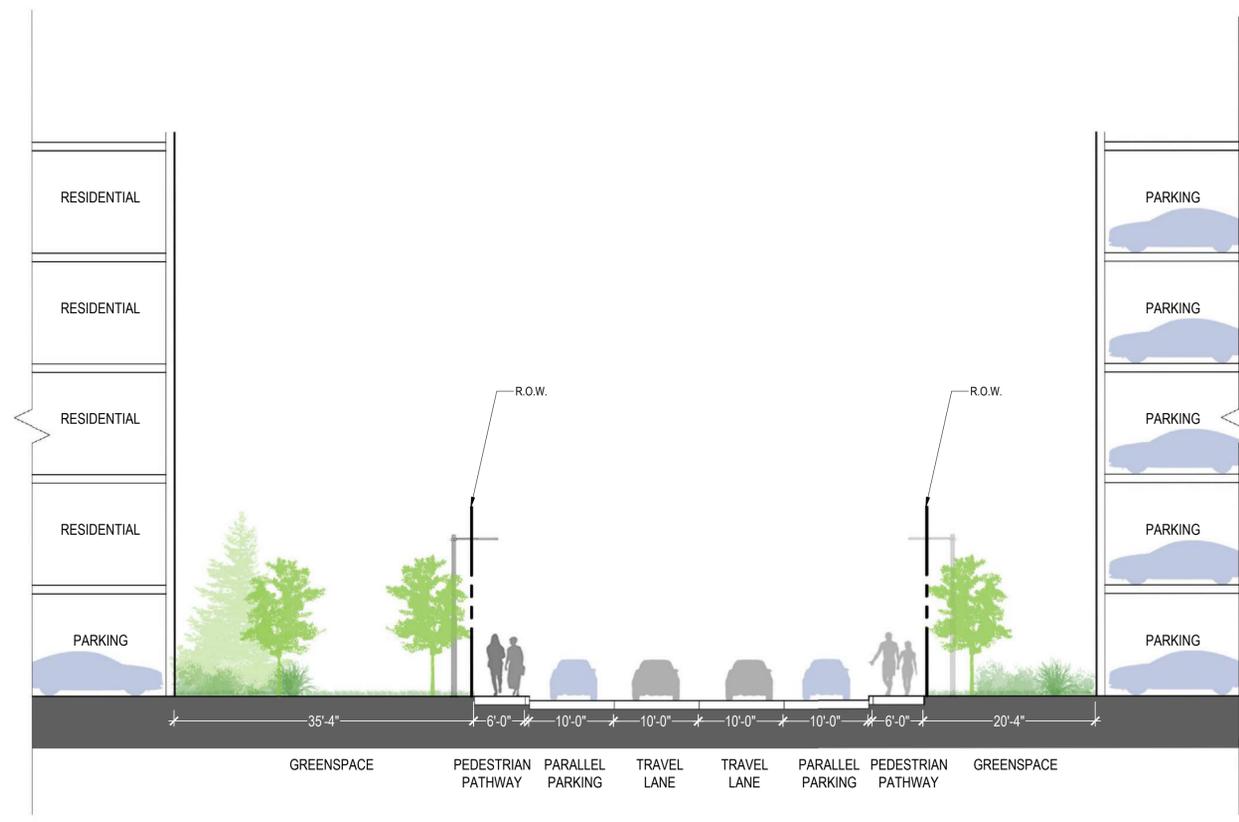
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Sheet Title: LANDSCAPE PLAN

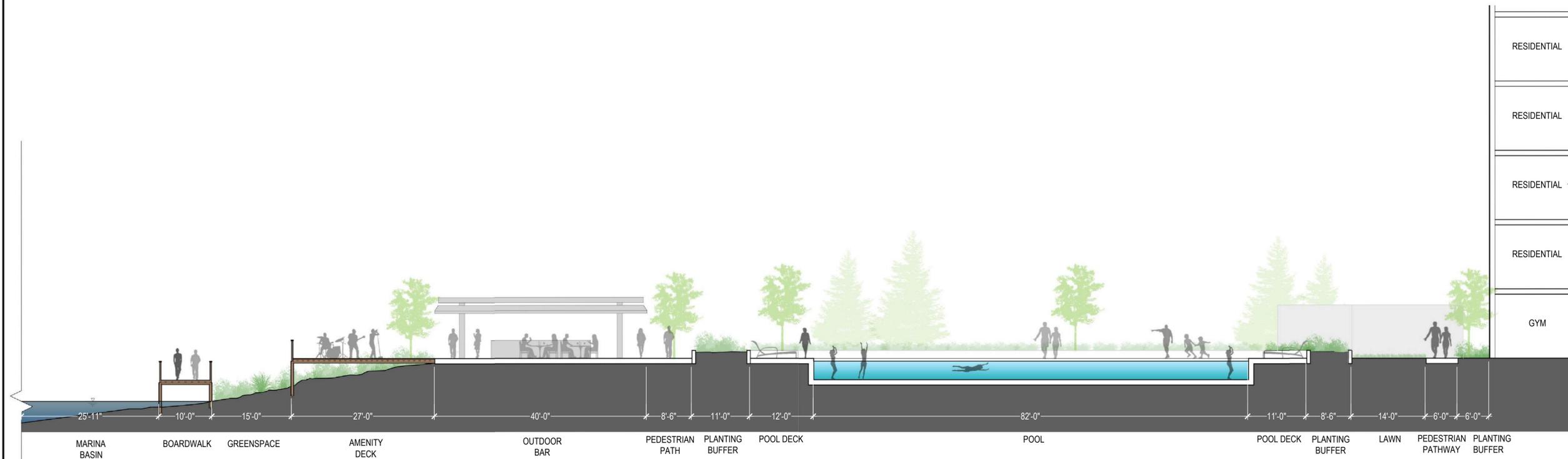
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**1 SECTION: WEST WESTERN STREET**  
SCALE: 1"=10'-0"



**2 SECTION: ADELAIDE CIRCLE**  
SCALE: 1"=10'-0"



**3 SECTION: WATERFRONT TO WEST CONDO**  
SCALE: 1"=10'-0"

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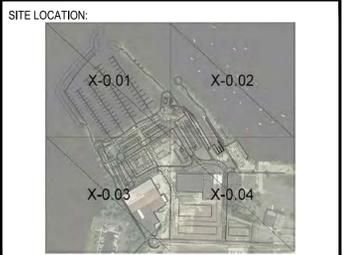
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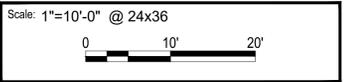
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Project Phase: PUD SUBMITTAL

Sheet Title: LANDSCAPE SECTIONS

Sheet Number: L-3.10



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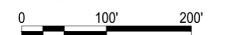
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Project Phase: PUD SUBMITTAL

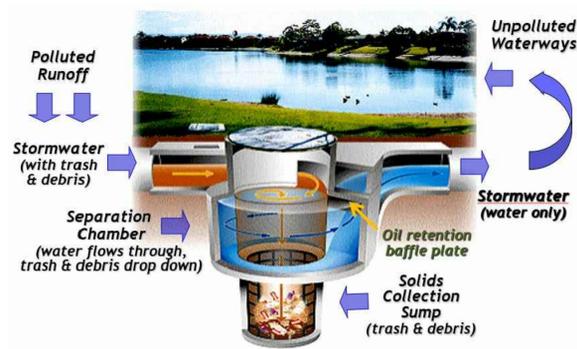
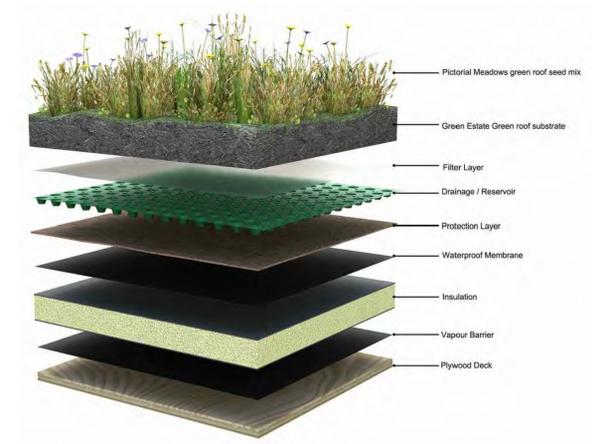
Sheet Title: LANDSCAPE SECTIONS

Sheet Number:

**L-3.20**



**4 SECTION: WATERFRONT EDGE (TYP.)**  
 SCALE: 1"=10'-0"



**2** **NATURALIZED SHORELINE**  
SCALE: NTS

**3** **BIOSWALE**  
SCALE: NTS

**4** **GREEN ROOF**  
SCALE: NTS

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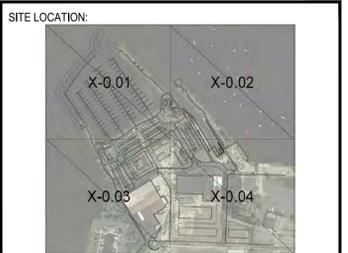
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Sheet Title:

**LANDSCAPE DETAILS**

Project Phase:

**PUD SUBMITTAL**

Sheet Title:

**LANDSCAPE DETAILS**

Sheet Number:

**L-5.10**

Scientific Name	Common Name	Sun Exposure	Water Requirements	Mature Height	Planted Size	Hardiness Zone
<b>Trees</b>						
Acer saccharum	Sugar Maple	Full Sun to Part Shade	Medium	40'-80'		3 to 8
Betula pendula	European White Birch	Full Sun to Part Shade	Medium to Wet	30'-40'		2 to 6
Quercus macrocarpa	Burr Oak	Full Sun	Dry to Medium	60'-80'		3 to 8
Quercus robur 'Fastigiata'	Columnar English Oak	Full Sun	Medium	50'-60'		5 to 8
Picea glauca 'Densata'	Black Hill Spruce	Full Sun	Medium	20'-40'		3 to 6
Pinus strobus	White Pine	Full Sun to Part Shade	Medium	50'-80'		3 to 8
<b>Shrubs</b>						
Ceanothus americanus	New Jersey Tea	Full Sun to Part Shade	Dry to Medium	3'-4'		4 to 8
Cephalanthus occidentalis	Buttonbush	Full Sun to Part Shade	Medium to Wet	5'-12'		5 to 9
Cornus amomum	Silky Dogwood	Full Sun to Part Shade	Medium	6'-12'		5 to 8
Ilex verticillata	Winterberry	Full Sun to Part Shade	Medium to Wet	3'-12'		3 to 9
Viburnum prunifolium	Blackhaw Viburnum	Full Sun to Part Shade	Dry to Medium	12'-15'		3 to 9
<b>Grasses</b>						
Andropogon gerardii	Big Bluestem	Full Sun	Dry to Medium	4'-6'		4 to 9
Carex pensylvanica	Pennsylvania Sedge	Part Shade to Full Sun	Dry to Medium	5'-1'		3 to 8
Panicum virgatum	Switchgrass	Full Sun to Part Shade	Medium to Wet	3'-6'		5 to 9
Schizachyrium scoparium	Little Bluestem	Full Sun	Dry to Medium	2'-4'		3 to 9
<b>Wildflowers</b>						
Asclepias tuberosa	Butterfly Milkweed	Full Sun	Dry to Medium	1'-2.5'		3 to 9
Symphoricarum novae-angliae	New England Aster	Full Sun	Medium	3'-6'		4 to 8
Echinacea pallida	Pale Purple Coneflower	Full Sun to Part Shade	Dry to Medium	2'-3'		3 to 10
Echinacea purpurea	Purple Coneflower	Full Sun to Part Shade	Dry to Medium	2'-5'		3 to 8
Echinacea purpurea 'Avalanche'	Avalanche Coneflower	Full Sun to Part Shade	Dry to Medium	1'-1.5'		3 to 8
Echinacea x 'Balsomador'	Sombrero Adobe Orange Coneflower	Full Sun to Part Shade	Dry to Medium	1'-2'		4 to 9
Echinacea x 'Daydream'	Daydream Coneflower	Full Sun	Dry to Medium	1'-2'		4 to 10
Liatris spicata	Spiked Gayfeather	Full Sun	Medium	2'-4'		3 to 8
Lobelia cardinalis	Cardinal Flower	Full Sun to Part Shade	Medium to Wet	2'-4'		3 to 9
Rudbeckia triloba	Brown Eyed Susan	Full Sun to Part Shade	Medium	5'		3 to 9
Solidago canadensis	Canada Goldenrod	Full Sun	Medium	4'-5'		3 to 9
Symphoricarum ericoides	Heath Aster	Full Sun	Dry to Medium	1'-3'		3 to 10

**1 LANDSCAPE SCHEDULE**  
SCALE: NTS



**2 LANDSCAPE PALETTE**  
SCALE: NTS

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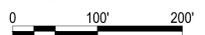
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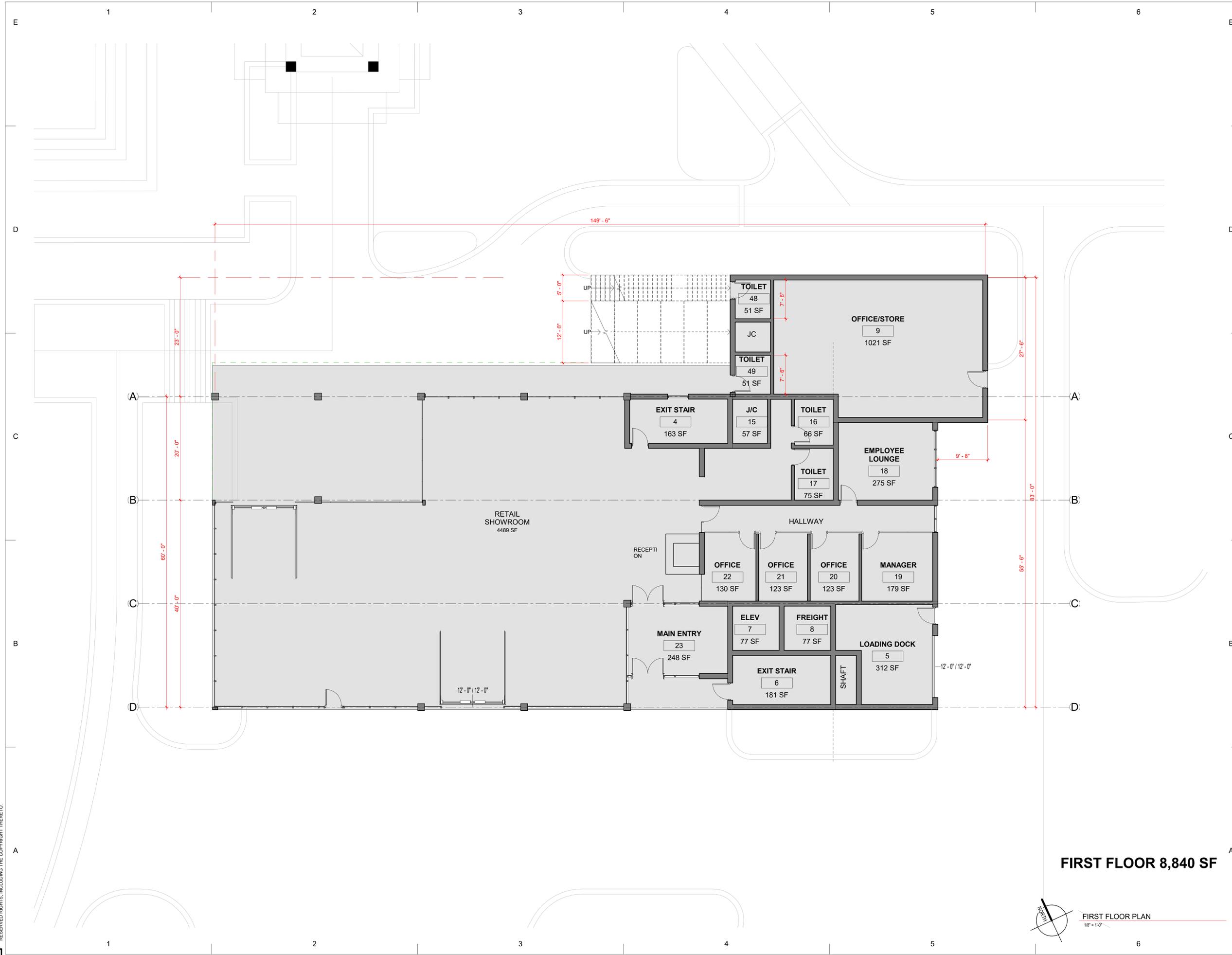
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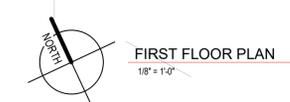
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**L-5.20**



**FIRST FLOOR 8,840 SF**



FIRST FLOOR PLAN  
1/8" = 1'-0"

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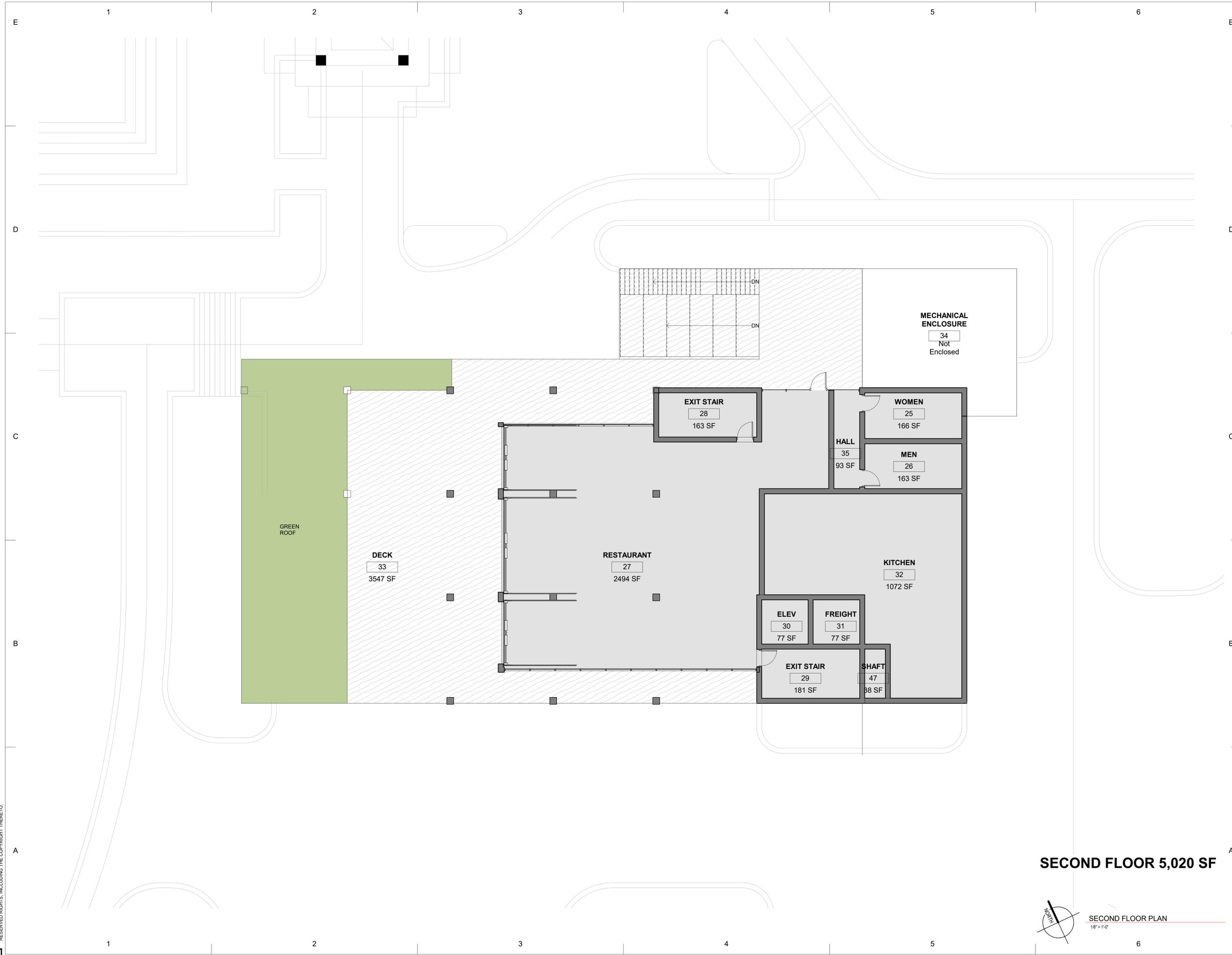
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Sheet Number: A-2.01

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NORTH

Scale: AS INDICATED

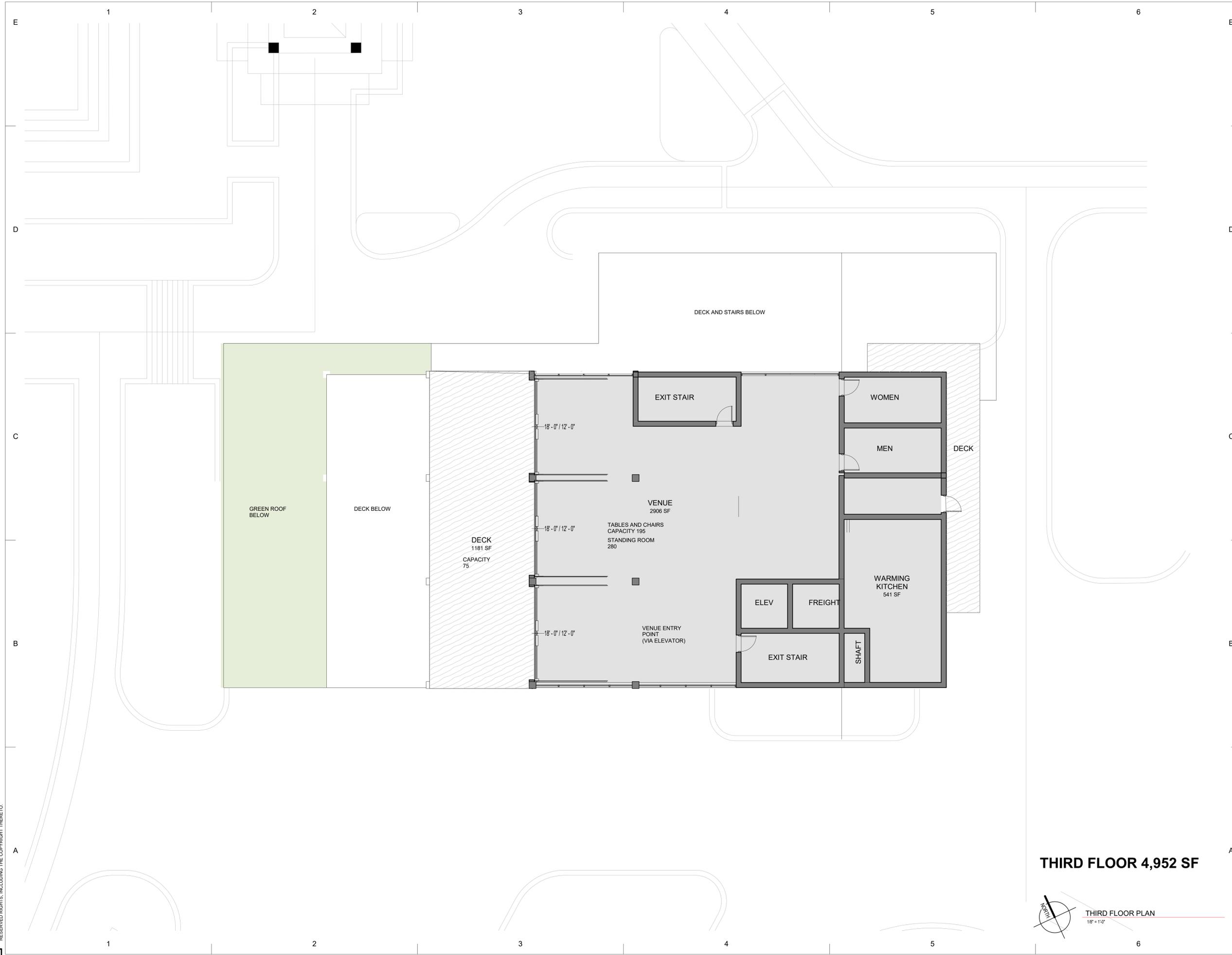
Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: 2ND FLOOR PLAN

Sheet Number: A-2.02

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**THIRD FLOOR 4,952 SF**

THIRD FLOOR PLAN  
1/8" = 1'-0"

Project:



**ADELAIDE POINTE**  
1204 WEST WESTERN AVENUE  
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<https://www.adelaidepointe.com>

Consultants:



**Edgewater resources**  
518 BROAD STREET  
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[www.kaa-arch.com](http://www.kaa-arch.com)

SITE LOCATION:

Date:	10 AUGUST 2021
Project No:	1201



NORTH

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Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: 3RD FLOOR PLAN

Sheet Number: A-2.03

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



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

**EXTERIOR MATERIALS**

- SIDING  
QUALITY EDGE - HORIZONTAL SIDING, METAL  
NICHHA USA - COMPOSITE PANELS  
CERTAINTEED: HORIZONTAL SIDING, RESTORATION CLASSIC, D4<sup>1/2</sup>
- FLASHING AND SHEET METAL  
ALUMINUM FASCIA
- DOORS AND WINDOWS  
KAWNEER 1600 - U-FACTOR WITH LOW-E GLASS: 0.26
- OVERHEAD DOORS  
12' H x 10' W OHD'S CLOPAY (OR EQUAL) PREMIUM SHORT PANEL w/  
LITES IN ALL PANELS  
8'X10' LOADING DOCK DOOR - OVERHEAD DOOR OR EQUAL
- WINDOWS & SLIDING GLASS DOORS  
KAWNEER 1600 THERMALLY BROKEN FRAMES WITH INSULATED  
GLAZING

Project:



**ADELAIDE POINTE**  
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SITE LOCATION:

Date:	10 AUGUST 2021
Project No:	1201



NORTH

Scale: AS INDICATED

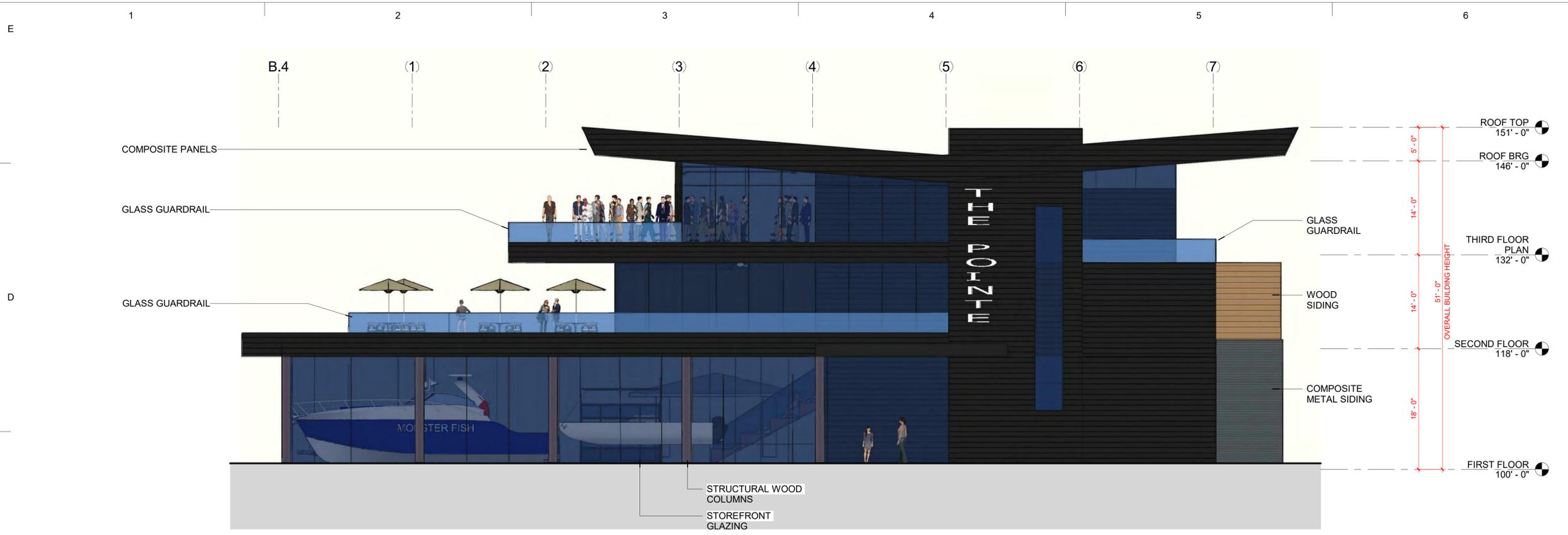
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Project Phase: PUD SUBMITTAL

Sheet Title: ELEVATIONS

Sheet Number: A-3.01

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3 SOUTH ELEVATION  
1/8" = 1'-0"



4 EAST ELEVATION  
1/8" = 1'-0"

**EXTERIOR MATERIALS**

- SIDING  
QUALITY EDGE - HORIZONTAL SIDING, METAL  
NICHIIA USA - COMPOSITE PANELS  
CERTAINTEED: HORIZONTAL SIDING, RESTORATION CLASSIC, D4<sup>1/2</sup>
- FLASHING AND SHEET METAL  
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- DOORS AND WINDOWS  
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- WINDOWS & SLIDING GLASS DOORS  
KAWNEER 1600 THERMALLY BROKEN FRAMES WITH INSULATED  
GLAZING

Project:



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SITE LOCATION:



NORTH

Date: 10 AUGUST 2021  
Project No: 1201

Scale: AS INDICATED

Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: ELEVATIONS

Sheet Number: A-3.02

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SITE LOCATION:

Date: 10 AUGUST 2021  
 Project No: 1201



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Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: 3D VIEWS

Sheet Number:

**A-3.03**





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SITE LOCATION:

Date: 8/11/2021  
 Project No: 21-004



Scale: 1/16"=1'-0" @ 24x36



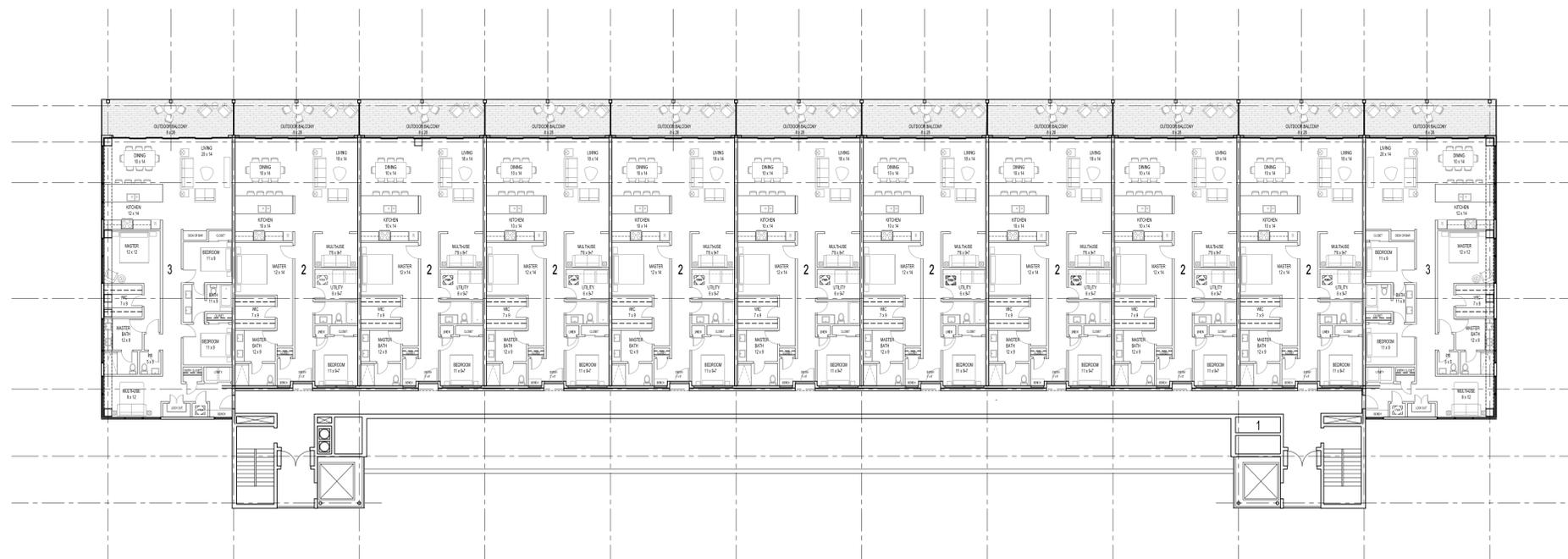
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Project Phase: PUD SUBMITTAL

Sheet Title: GROUND & TYPICAL FLOOR PLANS

Sheet Number:

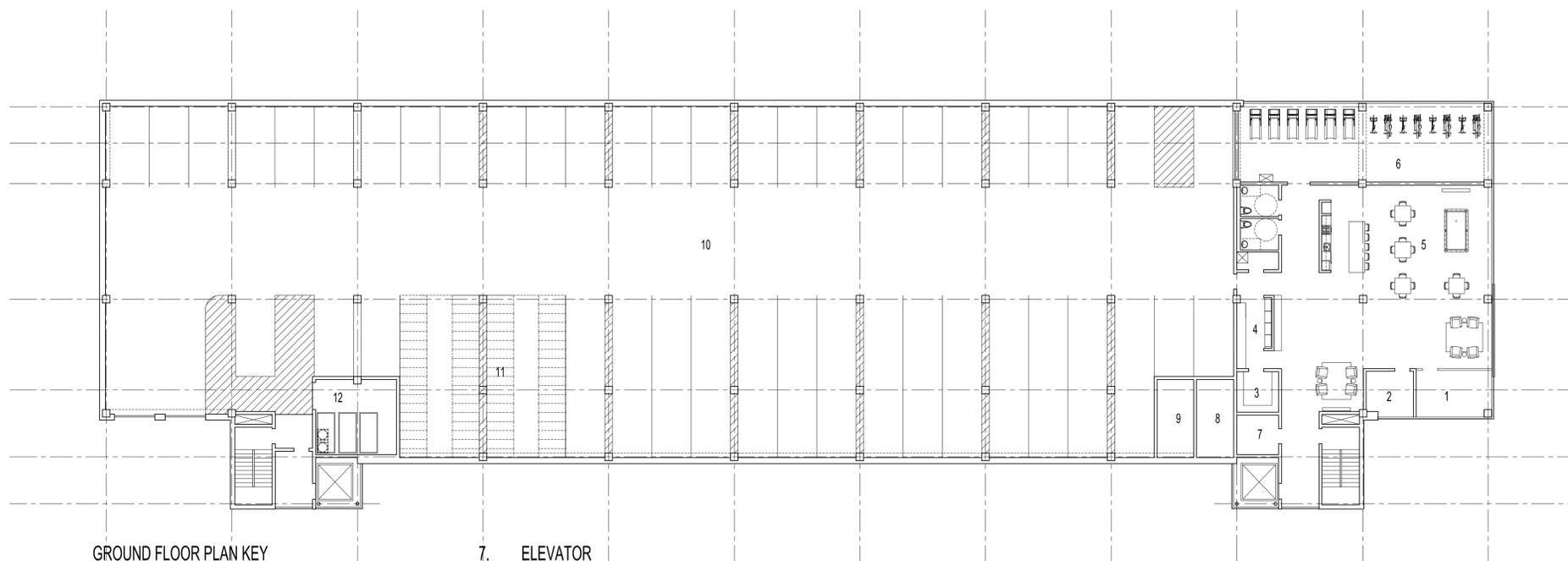
A100



SECOND - SIXTH FLOOR PLAN KEY

- 1. TELE/ DATA/ STORAGE
- 2. TWO BEDROOM + DEN
- 3. THREE BEDROOM

GSF PER PLATE: 20,530 SF  
 WASTE: 2,672 SF  
 87.0% EFFICIENT



GROUND FLOOR PLAN KEY

- 1. ENTRY VESTIBULE
- 2. OFFICE
- 3. PARCEL
- 4. MAIL
- 5. COMMUNITY
- 6. FITNESS

- 7. ELEVATOR
- 8. RISER
- 9. ELECTRICAL
- 10. PARKING - 59 STALLS
- 11. BICYCLE PARKING - 72 STALLS
- 12. TRASH / RECYCLING



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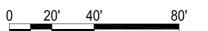
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Project Phase: PUD SUBMITTAL

Sheet Title: ELEVATIONS

Sheet Number:

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NORTH ELEVATION

EAST ELEVATION



SOUTH ELEVATION

WEST ELEVATION