City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 733-3700
F: (248) 733-3170
www.rochestermi.org

# PLANNING COMMISSON
# REGULAR MEETING AGENDA

**Chair**
**Vice Chair & Council Member Christian Hauser**
**Mayor Debbie Jones**
**Members: Daniel Bachmann, David Berletich, David Hardin, Richard Kendziuk, Laura Murphy & Matthew Stone**

***See Attached Document for Virtual Meeting Instructions***

| **400 Sixth Street** | **March 2, 2026** | **7:00 PM** |
|---|---|---|

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Public Comment
4. Approval of the Minutes
   - A. Consideration of the Minutes of the Regular Meeting of February 2, 2026
5. Public Hearings
   - A. Notice of Public Hearing: 215 S. Main - Site Plan Review for Facade Material Modification. Request For Site Plan Approval.
   - B. Notice of Public Hearing: 413 S. Main: Request For Payment in Lieu of Parking.
6. Considerations:
   - A. Consideration of 239-265 South Street: Site Plan Review for Facade Material Modification. Request to Set a Public Hearing.
   - B. Consideration of 1120 N Main: Request for Extension of an Approved Site Plan
7. Miscellaneous

A. 2026 Rochester Planning Commission Goals and Objectives

8. Public Comment

9. Adjourn

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-733-3700 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements to provide necessary reasonable accommodations, including auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting.

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# Procedure for Hybrid Public Meeting

The City has returned to in-person public meetings as of September 7, 2023, with limited online capabilities. The public bodies (our boards and commissions) are meeting in-person; however, some staff, consultants, and guests will still be able to participate remotely. While in-person audience seating is now available, with limited COVID-19 procedures in place, staff asks that anyone who feels sick not attend in-person.

If you choose to participate virtual, please follow the links and information below:

- Live stream audio and video content on two (2) separate streaming platforms available at the City's YouTube and at the City's website at www.rochestermi.org/201/City-Webcasts. (Click the "Live" links to go there.)

- The City remains committed to accessibility; however, due to the limitations of technology, City staff encourages residents to send an email with your comments to rsvp@rochestermi.org prior to the meeting, but not later than Noon on the day of the meeting, so that your comments can be read into the record. This will decrease the demand on our virtual meeting infrastructure. (After Noon on the day of the meeting, email comments to: (bdannunzio@rochestermi.org)

- For those who prefer to use a telephone to participate, you will need to call (312) 626-6799 and enter meeting **ID: 898 8833 9099** When prompted, enter a participant number or just touch the # key. During the call, use *9 to raise hand and you will be "called on" by the last 3-digits of your phone number. (For example, my last digits are 8029. Callers will be asked to speak by referencing the last 4-digits of their phone number.) Note: Phone participants will have their numbers masked, for privacy.

- To provide additional opportunity to participate, members of the public are welcome to join the meeting by copying and pasting the following link in their browser: **https://us02web.zoom.us/j/89888339099 (**Downloading Zoom is required.)

- We appreciate your understanding as staff will do our best to assist everyone; but, **please be advised for virtual meetings there is a three (3) minute limit for public comments**.

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1. CALL TO ORDER AND ROLL CALL

A meeting of the City of Rochester Planning Commission (PC) was called to order on February 2, 2026, at 7:00 p.m. by Vice Chairman Hauser.

PRESENT: Christian Hauser, Vice Chairman
Debbie Jones, Mayor
Dan Bachmann, Commissioner
David Berletich, Commissioner
David Hardin, Commissioner
Richard Kendziuk, Commissioner
Laura Murphy, Commissioner
Matt Stone, Commissioner

ABSENT:

quorum was present.

Also Present: Nik Banda, City Manager
Jeff Kragt, City Attorney (Zoom)
Vidya Krishnan, McKenna Planner (Zoom)
Jeremy Peckens, Planning and Zoning Administrator
Rose McKinney, Building and Planning Clerk (Zoom)

Vice Chair Hauser introduced new Commissioner David Berletich, David gave a brief overview of his background in the city.

2. PLEDGE OF ALLEGIANCE

Vice Chairman Hauser led the reciting of the Pledge of Allegiance.

A. Election of Chairperson for Planning Commission

Mayor Jones nominated Commissioner Bachmann for Chairman of the Planning Commission

Commissioner Bachmann accepted the nomination

Roll Call Vote for Commissioner Bachmann

Ayes: Jones, Bachmann, Berletich
Nays: Hauser, Hardin, Kendziuk, Murphy, Stone
Absent:

Commissioner Hardin nominated Commissioner Kendziuk for chairman of the Planning Commission.

Commissioner Kendziuk accepted the nomination

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Roll Call Vote for Commissioner Kendziuk

Ayes: Hauser, Berletich, Hardin, Kendziuk, Murphy, Stone
Nays: Jones, Bachmann
Absent:

Commissioner Kendziuk is the new chairperson for the Planning Commission.

Bylaws need to be reviewed for accuracies.

Commissioner Kendziuk thanked the Commission.

3. PUBLIC COMMENT NON-AGENDA ITEMS
There was no public online or in person that wished to be heard.

4. APPROVAL OF MINUTES
A. Consideration of the Minutes of the Planning Commission Meeting of January 5, 2026.

Commissioner Bachman wanted to add specifics to the Motion on 5B: wrap the wood like panel material around the front façade to east façade twenty feet into the east façade.

Chairman Kendziuk wanted to add on the Graham that the drawings along water street does not follow the ordinance of 35 feet, the drawings showed 25 feet.

MOTION by Bachmann supported by Murphy to approve the minutes of January 5, 2026.

Ayes: Kendziuk, Hauser, Jones, Bachmann, Hardin, Murphy, Stone
Nays:
Absent:

Commissioner Berletich abstained from the vote since he was previously not seated on the Commission.

MOTION Carried.

5. PUBLIC HEARINGS

A public Hearing Notice: 816 Ludlow, Rochester Community House. Request for Site Plan and Special Exception approval.

Vidya gave an overview of her comments from her letter dated January 23, 2026. The applicant is proposing to demolish and replace a large portion of the existing building. Per the site data table, the existing building square footage is 9,009 sq. ft and the proposed addition is 1,288 sq. ft, resulting in a building size of 10,297 sq. ft. The plan previously included a finished basement with a walk-out which is no longer part of the project. The plan proposes the construction of a retaining wall on the east side of the building and a concrete patio. The Rochester Community House is located on a larger parcel which includes the Municipal Park along the Paint Creek Trail.

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There are no changes to parking and there will be a new sidewalk along the west side of the building. Loading takes place when the Community House is not in use. A detailed landscaping plan has been submitted. Details of the patio furniture are needed. Screening on lot lines adjoining a residential district is required however in 2021 the city had noted that residents would prefer to leave the border open. This is an existing situation that has remained for a long time with no issues, to our knowledge. The proposed addition is to be constructed of lap siding with an asphalt shingled roof to blend in with the existing historic character of the existing structure. Lighting plan has been submitted; the dumpster exists. Based on our review of the plans submitted, we recommend that the Planning Commission grant Site Plan and Special Exception approval for the proposed addition and site changes to the Rochester Community House located at 816 Ludlow, subject to the following conditions: 1. Inclusion of patio furniture in keeping with the architectural style. 2. City planting of 29 replacement trees within the Municipal Park at a later date in conjunction with a master planting plan.

Alan smith of the Community house was present he spoke about the screening of trees and shrubs that were placed to block the temporary tent. One resident had issue with screening, and the city fixed the issue with screening the dumpster. Additional trees and shrubs have been planted for screening.

The public hearing was opened at 7:31 p.m.

Steven of 806 Ludlow was present and preferred not to have screening of the patio area.

Leo Gemelli of 750 Wilcox spoke on a survey crew that previously visited his home and stated they wanted to connect to a catch basin he paid for. The drawings did not show this connection, and he wanted to be a part of the process if this takes place especially if concrete was going to be removed.

Alan clarified that had to do with the basement portion of the plan, which is no longer taking place. City Manager, Nik Banda said they did survey the area and will be looking into the drainage issue there.

There was no public online that wished to be heard.

The public hearing was closed at 7:38 p.m.

MOTION by Murphy supported by Stone to approve Special Exception and Site Plan with all the conditions listed on the McKenna letter dated January 23, 2026.

Ayes: Kendziuk, Hauser, Jones, Bachmann, Berletich, Hardin, Murphy, Stone
Nays:
Absent:

MOTION Carried.

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6. CONSIDERATIONS

A. Consideration of 235 S. Main: Site Plan Review & Facade Change. Request to Set a public hearing.

Vidya, McKenna planner gave an overview of the above project. The applicant would like to construct a second story and operate a retail store in an existing building downtown. The first floor of the building will have an area of 15,710 sq. ft with a 6,548 sq. ft second floor for a total building area of 22,258 sq. ft. The first floor of the building is for retail sales while the second floor appears to be for office operations/inventory storage etc. Based upon the use of the areas, the parking requirement for the site is 97 spaces. Per the City, the site is grandfathered in for a total of 31 spaces based upon the prior use of the site. The plan shows 4 parking spaces on the rear (west) side of the building, resulting in a parking shortfall of 62 spaces, not 66 as noted. The site plan does not clarify if the applicant is seeking approval for payment in lieu of parking for the shortfall.

There are other items such as Providing bumpers or bollards, planters, barrier free accessibility, trash removal. The loading and unloading of deliveries, clarification on lighting, mechanical equipment and visual impact. Signage is typically Administration, however the clock on the façade is part of the building's architectural design. We recommend that the Planning Commission place the above-mentioned plan on the next available agenda for public hearing and consideration of site plan approval, subject to the submission of a complete revised site plan set addressing all of the issues noted in my letter dated January 25, 2026.

Discussion of area parking lots, Nik stated a business has to be within 250 feet of areas to be eligible for parking in lieu of. Vidya stated the 97 spaces are not logical as the retail is not comparable to a grocery store, the applicant needs to be able to speak to the parking. A parking study was previously done late last year. The terrace also needs clarification.

Applicants Jason Krieger architect was present along with owners Vince and Joe Lucido. Vidya's letter was very thorough, and all comments are being addressed and plans are being revised. The second story addition will blend in, and you will not see the addition from Main St or Third St. The patio terrace area will be for employees only. Jason stated in regard to parking the applicant is already located downtown and parking studies will be needed; the business is growing and how the business will operate as far as clients.

City Manager, Nik Banda stated that administration will get together and figure out the parking based on their business operation. Joe Lucido gave an overview of the business plan, Rolex has allowed Lucido to continue and expand their distribution and that is huge for their business.

MOTION by Hauer supported by Jones to approve for public hearing at the next available meeting Provided a complete set of revised plans and all items are addressed including parking.

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Ayes: Kendziuk, Hauser, Jones, Bachmann, Berletich, Hardin, Murphy, Stone
Nays:
Absent:

MOTION Carried.

B. Consideration of 215 S. Main - Site Plan Review for Facade Material Modification - Request to Set a public hearing.

Vidya McKenna planner gave her overview of the proposed façade change. Some clarifications are needed on barrier free accessibility and brick pavers along the alley if they are in the City right of way and clarification on the trash removal area. The proposed front façade is to be renovated with the removal of existing wood paneling and its replacement with dark brown stained cedar siding, addition of black metal awnings, painting of columns and addition of black tiles at the base of each column. The proposed façade updates provide a major improvement to the existing deteriorating faced.

We recommend that the Planning Commission place the above-mentioned plan on the next available agenda for public hearing and consideration of site plan approval, subject to the submission of a complete revised site plan set addressing all of the issues noted in underlined comments on my letter dated January 25, 2026.

Roger Berent Architect was present along with Larry Larson maintenance manager. The project started as maintenance and then discovered that some panels are deteriorated. The parking is grandfathered in. The back part of the building was not budgeted, and we would prefer not to have to touch that area as we feel the front of the building is an improvement. The back of the building was done a few years ago and has always been different than the front of the building. Discussion of the deterioration on the front of the building and the gutters.

Vidya stated that the back could be stained to match the front, not touching the back should not be an option as every other applicant has had to comply. City Manager, Nik Banda stated that there is no ordinance for the back part of the building and in the past, it has not been mandatory although agreeing with Vidya's comments the ordinance does not say that it has to be done. The applicant is not opposed to painting and matching the front of some sort.

MOTION by Jones supported by Stone to approve for a public hearing at the next available Meeting.

Ayes: Kendziuk, Hauser, Jones, Bachmann, Berletich, Hardin, Murphy, Stone
Nays:
Absent:

MOTION Carried.

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C. Consideration of 413 S. Main: Request to set public hearing for payment in lieu of parking.

Jeremy Peckens, City Planning and Zoning Administrator, explained the request for parking in lieu of for one parking space. Shamrock Travel will be moving to the back of the building and Candy Attic is looking to move into the front portion of the building and is short one parking space

Steve owner of Candy Attic was present and shared the history of his business.

MOTION by Hauser supported by Berletich to approve for a public hearing at the next available Meeting.

Ayes: Kendziuk, Hauser, Jones, Bachmann, Berletich, Hardin, Murphy, Stone
Nays:
Absent:

MOTION Carried.

7.MISCELLANEOUS

2025 Annual Report — Presented by McKenna

Vidya stated the report is required to be sent to City Council, the report gives City Council an idea of what was accomplished. Vidya went over the report and went over the accomplishments along with Ordinance issues that were addressed. Affordable sustainable housing is needed. Discussion ensued in regard to sustainable housing and previous housing projects that came before the Commission. Vidya recommended to accept the report with the removal of the 2026 Goals and Objective sheet, and she will revise that portion. Chairman Kendziuk mentioned to correct Eric Lords participation left in January 2025 and Commissioner Hardin took over in March of 2025.

MOTION by Hauser supported by Jones to accept the report and send it to City Council with the removal of the 2026 Goals and objectives portion also to accept Chairman Kendziuk's comments.

Ayes: Kendziuk, Hauser, Jones, Bachmann, Berletich, Hardin, Murphy, Stone
Nays:
Absent:

MOTION Carried.

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8.PUBLIC COMMENT
There was no public online or in person that wished to speak.

9.ADJOURNMENT
Hearing there is no further business to discuss, the meeting was Adjourned at 9:23 P.M.

Respectfully Submitted,
Rose McKinney, Building and Planning Clerk

DRAFT

City of Rochester

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**Planning Commission**

# NOTICE OF PUBLIC HEARING

| **400 Sixth Street** | **March 2, 2026** | **7:00 pm** |
|---|---|---|

NOTICE IS HEREBY GIVEN THAT THE ROCHESTER PLANNING COMMISSION will hold a Public Hearing for the consideration to make façade modifications to an existing one-story building located at 215 S. Main Street. The public hearing is scheduled for Monday, March 2nd 2026, at 7:00 p.m. at the Rochester Municipal Offices, 400 Sixth Street, Rochester, MI 48307.

All interested citizens are requested to attend the Hearing. Public comments may be submitted in writing or presented orally at the time of the meeting. To submit written comments in advance, or for assistance and questions about accessing and/or making public comment during the meeting, our Planning Coordinator can provide assistance; please reach out to Jeremy Peckens at (248) 733-3700 or by email: **Jpeckens@rochestermi.org**.

If you are unable to be present at the Public Hearing, please submit your written comments to the Office of the City Manager, Rochester Municipal Offices, 400 Sixth Street, Rochester, MI 48307, PRIOR to the scheduled Public Hearing.

For further information, please contact **Jeremy Peckens**, **Planning and Zoning Administrator, at 248-733-3700**. See Planning Commission Agenda Packet for Zoom participation information.

***Publish on or before*** *February 15, 2026*

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-733-3700 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements to provide necessary reasonable accommodations, including auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting.

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MCKENNA

February 22, 2026

Planning Commission
City of Rochester
400 Sixth Street
Rochester, MI 48307

**Subject:** **Main Street Billiards/215 S. Main Street; Site Plan Review**; Site plan dated 2/6/2026; elevations dated //8/2026.

Dear Commissioners:

At the City's request we have reviewed a proposal from Roger Berent on behalf of the property owner to make façade modifications to an existing one-story building downtown. The site is located on the west side of Main Street between W.3rd and W. 2nd Streets. The site is located within the CBD (Central Business District) and is occupied by Main Street Billiards.

**COMMENTS**

We have reviewed the request based on sound planning and design principles and offer the following comments for your consideration:

1. **Use.** The site is currently occupied by a billiards parlor with associated retails pace. The drawings submitted list the proposed use as retail and entertainment (billiards). Retail uses are principal permitted uses in the CBD per Section 1101 (1) of the Zoning Ordinance. The billiards parlor is classified as an indoor recreation facility and is not permitted in the CBD. *The existing pool house is a legal nonconforming use.* The applicant appeared before the Planning Commission for a preliminary hearing on February 2, 2026, and was scheduled for a public hearing.

2. **Access and vehicular circulation.** The subject site fronts Main Street and has access on the west side via a public alley. The building has an entrance off both frontages and occupies the parcel lot line to lot line.

3. **Pedestrian circulation.** The subject site fronts onto Main Street with an approximately 13' wide public sidewalk. The site plan notes a minimum clearance of 6.7 feet for pedestrian traffic between the front façade and DDA's tree planters. The site has landscape planters located along the west facade which are located within the alley right-of-way and maintained by the applicant. *This is an existing nonconformity.*

4. **Parking.** The site has no dedicated parking and patrons use available public parking. Per the project description, the applicant is proposing no change to the use or the floor plan. Therefore, the site is grandfathered in for all of the required parking spaces. The site is not adjacent to any parking deck; however, a city owned lot is located on Walnut Blvd. approximately a block away from the site.

5. **Dumpster.** The site currently has a small grease trap enclosure located on the southwest side of the property which partially encroaches into the alley right-of-way. We had previously asked for clarification regarding trash removal from the site; however, no information has been provided.

6. **Façade changes.** The proposed front façade is to be renovated with the removal of existing wood paneling and its replacement with dark brown stained cedar siding, addition of black metal awnings,

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painting of columns and addition of black tiles at the base of each column. The proposed façade updates provide a major improvement to the existing deteriorating faced. The use of darker bold colors also creates a more visually striking street façade. The applicant has submitted a colored rendering to enable the Planning Commission to visualize the building and its compatibility with the area, the new materials are being installed are to stay true to the historic character of downtown.

The plans submitted include no rear elevation. We had noted in our preliminary review that the existing rear facade, while in reasonable condition, has a dated appearance. With the closest available public parking located further west of the site, the rear entrance is likely to be used as frequently as the front entrance. With improvements to the front façade and none to the rear, the business looks like 2 different buildings. We had recommended that some improvements be made to the rear façade to enhance it to the same level as the front façade. The applicant has stated that they do not intend to make any changes to the rear façade. The Planning Commission discussed the matter at the preliminary hearing but did not provide a specific direction. The Planning Commission has previously required improvements to alley facades for other businesses in the CBD (406 S. Main, 134 S. Main, 401 S. Main etc.)

We continue to recommend improvements to the rear façade, since there will be no opportunity for the City to review this façade until it too has maintenance related issues.




*Existing Rear façade*

7. **Lighting.** The elevations propose painting and reuse of the existing decorative light fixtures on the front façade. The fixtures are gooseneck style, downward directed and consistent with fixtures on many other budlings downtown.

8. **Landscaping.** As previously noted, the site has landscape beds along the rear façade which require regular maintenance. Add a note regarding landscape maintenance.

9. **Signage.** Per the elevations, new wall mounted signs are to be installed on the Main Street façade. The rear façade currently has a sign which will not match the new sign on the front façade. Clarify if the rear sign will also be replaced to maintain consistent branding. All signs must be submitted for administrative review and approval.

10. **Mechanical Equipment.** As previously requested, clarify location of mechanical equipment. If located on the rooftop, add a note that they will be concealed from view on Main Street.

**RECOMMENDATION**

The applicant lists the scope of work for the project as being limited to Main Street facades update only, with no changes proposed to any other aspect of the site. While we acknowledge the applicant's intent, the site plan review process is the only means available to the City to ensure sites are brought into compliance with the standards of the ordinance to the extent feasible. On site's like these with existing nonconforming use, the site plan review process ensures that a site is well designed by current standards.

The zoning ordinance clearly notes that projects are exempt from site plan review only when the value of improvements/repairs does not exceed $5000. **Section 2704, which sets forth the criteria for site plan approval, requires the Planning Commission to evaluate a project for all aspects with regard to the site plan, not merely limited to what an applicant wants to do or limited only to the improvements an applicant wants to invest in.**

Therefore, we recommend that the Planning Commission grant site plan approval for Main Street Billiards located at 215 S. Main Street, with a clear determination on the items listed in underlined comments above.

Respectfully,
**McKENNA**

Ms. Vidya Krishnan
Senior Principal Planner

Cc: Jeremy Peckens
Nik Banda
Rose McKinney
Jeff Kragt

**RE: 215 S. Main Street – Facade Renovation**
**Resubmittal Following Planning Commission Meeting (February 2, 2026)**

Dear Jeremy,

Thank you to you, staff, and the Planning Commission for the time and feedback provided at the Planning Commission meeting on Monday, February 2, 2026. We appreciate the comments and discussion regarding the proposed facade renovation at 215 S. Main Street.

Based on that discussion, we are resubmitting the Site Plan (P156_SIT-C1) and Architectural Sheet A-000 to clearly document and reaffirm the scope of the application. As noted on the drawings, the proposed work is limited to rehabilitation and material replacement of the street-facing facade along S. Main Street only. No work is proposed to the rear facade, alley, trash enclosure, or other site features as part of this application. There is no change to the building use, footprint, or floor plan.

The preliminary review comments dated January 25, 2026, along with the Planning Commission discussion, have been reviewed. Items related to parking and front facade design were acknowledged as compliant, and the remaining comments are clarification items that do not require modification to the proposed scope.

We respectfully submit the enclosed drawings for continued consideration and look forward to the next meeting.

Please let me know if you have any questions.

Sincerely,
Roger Berent, AIA
Roger Berent Architects

# MAIN STREET BILLIARDS FACADE UPDATE

## 215 S MAIN ST, ROCHESTER, MI 48307

PROJECT DESCRIPTION:

FACADE RENOVATION FOR EXISTING COMMERCIAL BUILDING (MAIN STREET BILLIARDS)
LOCATED AT 215 S. MAIN STREET, ROCHESTER, MICHIGAN 48307

ZONING DISTRICT: CBD (CENTRAL BUSINESS DISTRICT)
EXISTING USE: RETAIL/ENTERTAINMENT (BILLIARDS)
PROPOSED USE: NO CHANGE

SCOPE OF WORK:
THIS PROJECT CONSISTS OF THE REHABILITATION AND ENHANCEMENT OF THE EXISTING STREET-FACING FACADE ALONG S. MAIN STREET. THE IMPROVEMENTS INCLUDE REPLACEMENT OF DETERIORATED WOOD PANELING WITH NEW STAINED CEDAR WOOD SIDING, UPDATED STANDING SEAM METAL AWNING, TAUPE PAINTED COLUMNS, DARK COLORED SOFFITS, UPDATED BASE TILES, AND REFURBISHMENT OF EXISTING SIGNAGE.

NO CHANGE IN USE OR BUILDING FOOTPRINT IS PROPOSED.

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH THE CITY OF ROCHESTER ZONING ORDINANCE, MICHIGAN BUILDING CODE, AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
3. ALL DIMENSIONS ARE TO FINISHED SURFACES UNLESS NOTED OTHERWISE.
4. ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INDUSTRY STANDARDS.
5. EXTERIOR WORK SHALL NOT OBSTRUCT PEDESTRIAN ACCESS ON PUBLIC SIDEWALK. CONTRACTOR SHALL MAINTAIN MINIMUM 5'-0" CLEAR SIDEWALK WIDTH DURING CONSTRUCTION.
6. THIS PROJECT WAS PRESENTED TO THE PLANNING COMMISSION ON NOVEMBER 5, 2025 AND TABLED PENDING SITE PLAN APPROVAL.

ZONING COMPLIANCE NOTES:

1. ZONING DISTRICT: CBD - CENTRAL BUSINESS DISTRICT
2. APPLICABLE ORDINANCE SECTIONS:
   ARTICLE 11: CBD, CENTRAL BUSINESS DISTRICT (SEC. 1100-1103)
   SECTION 2118: ARCHITECTURAL DESIGN STANDARDS
   SECTION 2119: AWNING STANDARDS
   ARTICLE 27: SITE PLAN REVIEW
3. ORDINANCE COMPLIANCE:

A. CBD DISTRICT INTENT (SEC. 1100):
THE PROPOSED FACADE IMPROVEMENTS SUPPORT THE CBD'S INTENT AS AN INTENSIVELY DEVELOPED BUSINESS DISTRICT THAT ENCOURAGES PEDESTRIAN CIRCULATION AND MAINTAINS THE HISTORIC CHARACTER OF DOWNTOWN ROCHESTER.

B. ARCHITECTURAL DESIGN STANDARDS (SEC. 2118):
MATERIALS: NATURAL CEDAR WOOD SIDING IS CONSISTENT WITH TRADITIONAL DOWNTOWN MATERIALS AND COMPATIBLE WITH THE CBD CHARACTER.
COLORS: EARTH-TONED PALETTE (WARM WOOD STAIN, TAUPE, DARK ACCENTS) COMPLEMENTS ADJACENT BUILDINGS AND ESTABLISHED STREETSCAPE.
SCALE: FACADE MAINTAINS EXISTING BUILDING SCALE AND PROPORTIONS.
CHARACTER: DESIGN IS COMPATIBLE WITH THE HISTORIC IDENTITY OF DOWNTOWN ROCHESTER AND ADJACENT MAIN STREET PROPERTIES.

C. AWNING STANDARDS (SEC. 2119):
HEIGHT CLEARANCE: MINIMUM 8'-0" FROM SIDEWALK TO AWNING. (VERIFY)
MATERIALS: STANDING SEAM METAL AWNING IS DURABLE AND COMPATIBLE WITH CBD CHARACTER.
NO ARCHITECTURAL DETAILS ARE OBSCURED BY PROPOSED AWNING.

4. PARKING: NO CHANGE TO EXISTING CONDITIONS. PROPERTY IS LOCATED WITHIN THE PARKING EXEMPT ZONE OF THE CBD.
5. SIGNAGE: EXISTING "MAIN STREET BILLIARDS" SIGNAGE TO BE REFURBISHED IN PLACE. ANY NEW SIGNAGE SHALL COMPLY WITH APPLICABLE SIGN ORDINANCE AND BE SUBMITTED FOR ADMINISTRATIVE REVIEW.

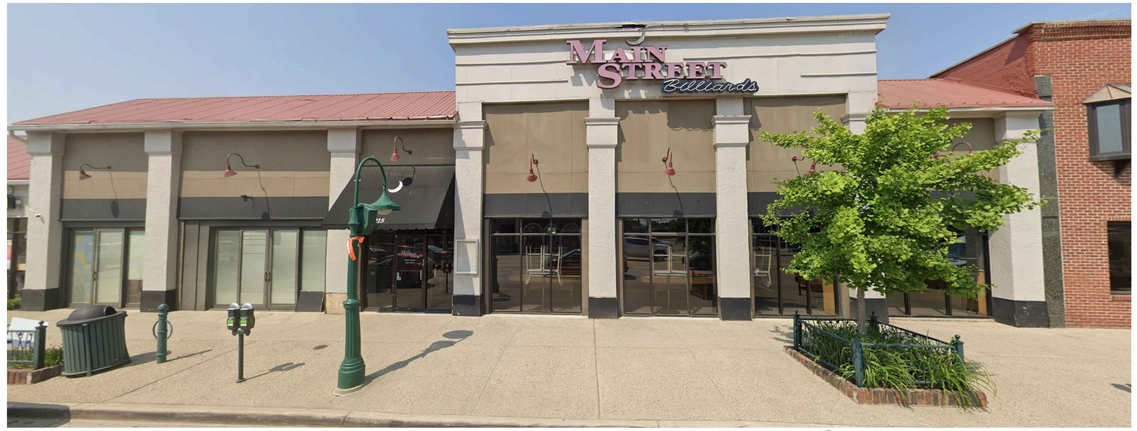
DESIGN COMPATIBILITY NOTE:

THE PROPOSED FACADE DESIGN HAS BEEN DEVELOPED WITH CAREFUL ATTENTION TO THE SURROUNDING CONTEXT OF S. MAIN STREET. THE NATURAL WOOD SIDING AND EARTH-TONED COLOR PALETTE COMPLEMENT THE MIX OF BRICK, WOOD, AND PAINTED SURFACES FOUND ON ADJACENT DOWNTOWN BUILDINGS. THE STANDING SEAM METAL AWNING IS CONSISTENT WITH TRADITIONAL STOREFRONT AWNING PROFILES FOUND THROUGHOUT THE CBD. THE OVERALL COMPOSITION MAINTAINS THE PEDESTRIAN SCALE AND VISUAL RHYTHM OF THE DOWNTOWN STREETSCAPE.

FACADE MATERIALS SCHEDULE:

| ITEM | MATERIAL | FINISH/COLOR | LOCATION |
|---|---|---|---|
| 1 | CEDAR WOOD SIDING | STAINED - SEE SAMPLE | UPPER FACADE |
| 2 | STUCCO COLUMNS | PAINTED TAUPE | STOREFRONT |
| 3 | STANDING SEAM METAL | PAINTED - COORDINATE | AWNING |
| 4 | METAL SOFFIT | DARK BRONZE/CHARCOAL | SOFFIT PANELS |
| 5 | CERAMIC/PORCELAIN TILE | BLACK | BASE |
| 6 | EXISTING SIGN | REFURBISHED | AS EXISTING |

SCOPE CLARIFICATION NOTE
THIS APPLICATION IS LIMITED TO REHABILITATION AND MATERIAL REPLACEMENT OF THE STREET-FACING FACADE ALONG S. MAIN STREET ONLY. NO WORK IS PROPOSED TO THE REAR FACADE, ALLEY, COOKING OIL ENCLOSURE, OR OTHER SITE FEATURES AS PART OF THIS APPLICATION. NO CHANGE TO BUILDING USE, FOOTPRINT, OR FLOOR PLAN IS PROPOSED.




3 EXISTING FACADE
SCALE: N.T.S.




2 RENDER ELEVATION OF PROPOSED UPDATES
SCALE: N.T.S.




5 DUSK RENDER OF PROPOSED UPDATES
SCALE: N.T.S.




4 RENDERING OF PROPOSED UPDATES
SCALE: N.T.S.



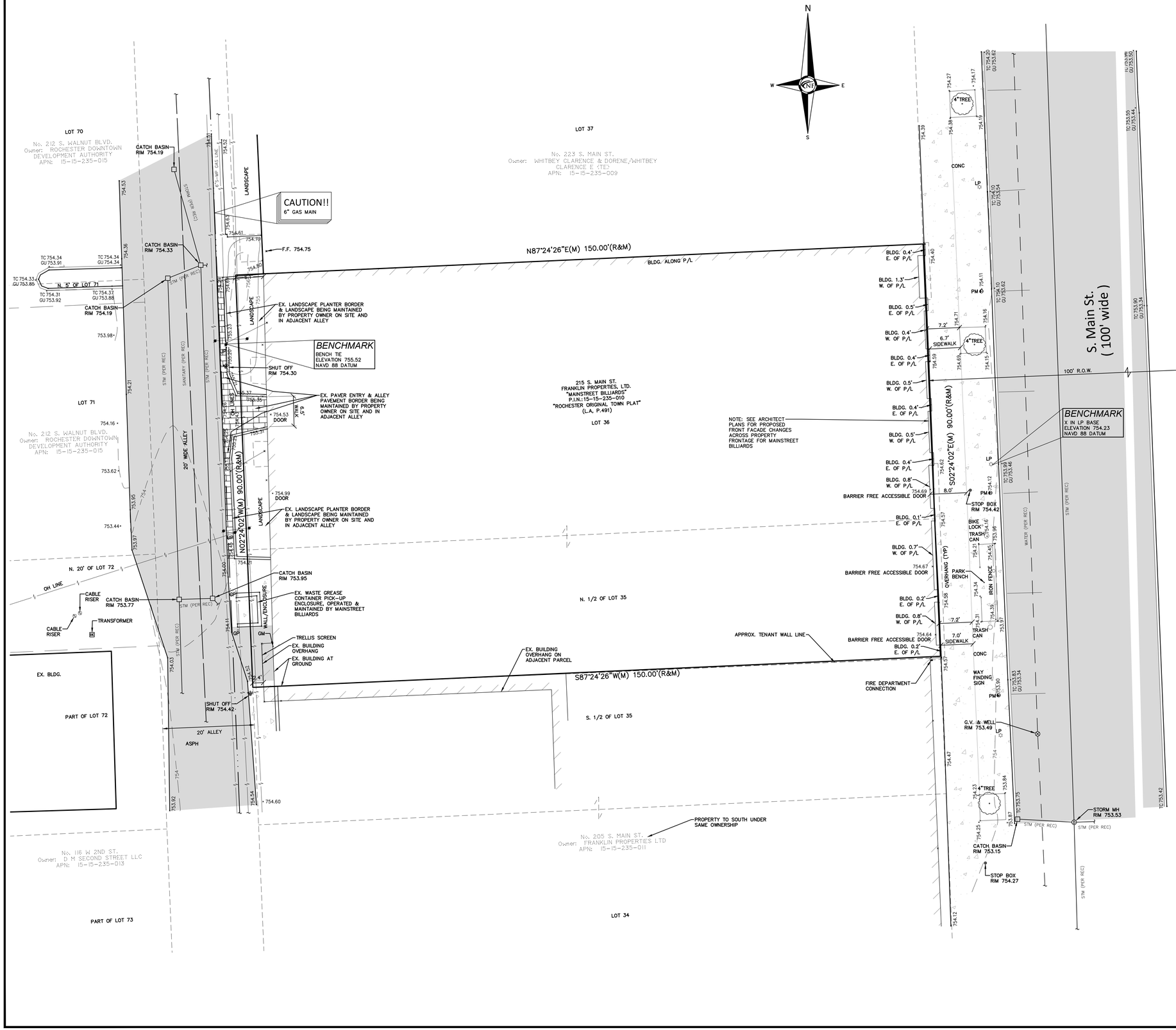

1 CONTEXT RENDERING OF PROPOSED UPDATES
SCALE: N.T.S.

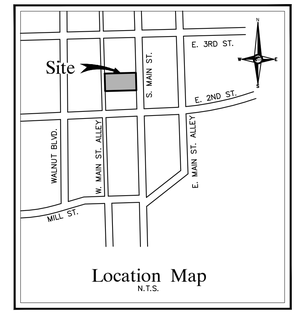
| | | | | | |
|---|---|---|---|---|---|
| Structural Engineer: | Architect: ROGER BERENT ARCHITECTS 6435 Apple Orchard Lane, Rochester Hills, MI 48306 248.800.6505 roger@rogerberent.com | Owner: | These drawings are instruments of service and as such are the property of the Architect. The Architect's drawings, specifications and related documents are not to be used by the Owner or others on other projects, for additions to this Project, or for completion of this Project by others. | Drawing Issue: No. / Date / Description: 01.08.2026 SUBMITTAL | Project: 215 S. MAIN ST. Rochester, Michigan |

Date: | Drawn By: | Checked By: | DRAWING TITLE:

Drawing Number: A-000 ARCHITECTURAL-000

Seal: STATE OF MICHIGAN ROGER JASON BERENT ARCHITECT No. 1301052381 LICENSED ARCHITECT




## SITE NOTES

EXISTING/PROPOSED USE: MAINSTREET BILLIARDS

PROJECT: RENOVATION OF EXISTING BUILDING FACADE – NO SITE RENOVATIONS

SITE ZONING: CBD – CENTRAL BUSINESS DISTRICT

PROPOSED SETBACKS:

EXISTING BUILDING DIMENSIONS SHOWN IN PLAN VIEW

SITE AREA: 13,500 SFT (0.31 ACRES)

OPEN SPACE/IMPERVIOUS AREA:

| | |
|---|---|
| EXISTING BUILDING FOOTPRINT: | 13,043 SFT (96.61%) |
| EXISTING LANDSCAPE: | 457 SFT ( 3.39%) |
| PROPOSED DEVELOPMENT: | |
| PROPOSED BUILDING FOOTPRINT: | NO CHANGE |
| PROPOSED LANDSCAPE: | NO CHANGE |

## LEGAL DESCRIPTION - PER TAX RECORD

NORTH 1/2 OF LOT 35 AND ALL OF LOT 36 OF "ORIGINAL PLAT-ROCHESTER" A PLAT PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER A OF PLATS ON PAGE 491 O.C.R.

CONTAINING: 13,499 SQ. FT. OR 0.30 ACRES
P.I.N.:15-15-235-010

## DTE DISCLAIMER NOTE

PLEASE NOTE THAT DTE HAS NEW REGULATIONS THAT MAY IMPACT DEVELOPMENT OUTSIDE THEIR EASEMENT OR THE PUBLIC RIGHT OF WAY. CLIENT SHALL CONTACT DTE TO DETERMINE THE "NEW STRUCTURES AND POWER LINE" REQUIREMENTS AS THEY MAY APPLY TO ANY FUTURE BUILDING OR RENOVATION OF A STRUCTURE. DTE ENERGY CAN BE CONTACTED AT 800-477-4747

## BASIS OF BEARING NOTE

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY THE RECORD DESCRIPTION AS SHOWN IN THE PLAT REFERENCED HEREON.

## FLOOD HAZARD NOTE

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. **26125C0392F** BEARING AN EFFECTIVE DATE OF **09/29/2006.**

## MISS DIG / UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER 2025121600515, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON 01/05/26. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

## TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

## LEGEND

| | |
|---|---|
| MANHOLE(MH) | EXISTING SANITARY SEWER |
| CO | EXISTING SAN. CLEAN OUT |
| HYDRANT(HYD) / GATE_VALVE(GVW) | EXISTING WATER MAIN |
| MANHOLE(MH) / CATCH_BASIN(CB) | EXISTING STORM SEWER |
| CBB | EX. BEEHIVE CATCH BASIN |
| | EX. UNDERGROUND (UG.) CABLE |
| UTILITY POLE / GUY POLE / GUY WIRE / UP | OVERHEAD (OH.) LINES |
| LP | LIGHT POLE |
| | SIGN |
| | EXISTING GAS MAIN |
| ASPH. | ASPHALT |
| CONC. | CONCRETE |
| FD. / FND. | FOUND |
| RET. WALL | RETAINING WALL |
| R.O.W. | RIGHT-OF-WAY |
| SPK | SET PK NAIL |
| (TYP) | TYPICAL |
| (R) | RECORD |
| (M) | MEASURED |
| C/L | CENTERLINE |
| P/L | PROPERTY LINE |
| GM | GAS METER |
| EM | ELECTRIC METER |
| LS | LANDSCAPE |
| DS | DOWNSPOUT |
| GP | GUARD POST |
| MB | MAIL BOX |


NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM


SEAL

STATE OF MICHIGAN
KEVIN CHRISTOPHER NAVAROLI
License No. 4001053503
REGISTERED PROFESSIONAL SURVEYOR

PROJECT
Main Street Billiards

CLIENT
Roger Berent Architects


Contact: Roger Jason Berent
27 S. Broadway, Second Floor, Lake Orion, MI 48326
Phone:248-462-9627
Email:rogerberent@gmail.com


PROJECT LOCATION
Part of the NE ¼ of Section 15 T. 3N., R. 11E., City of Rochester Oakland County, MI

SHEET
Land Survey/Site Plan

811 Know what's below Call before you dig.

| DATE | ISSUED/REVISED |
|---|---|
| 02-06-2026 | REV. PER CITY SPA COMMENTS |

DRAWN BY: C. Herren
DESIGNED BY:
APPROVED BY: K. Navaroli
DATE: 01/05/2026
SCALE: 1" = 10'
10 5 0 5 10 15

NFE JOB NO. P156
SHEET NO. C1

W:\2500-2000 Files\P2500-FILES\P156\Office\Site Plans\P156_ST.dwg 2/6/2026 1:56 PM

City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 733-3700
F: (248) 733-3170
www.rochestermi.org

**Planning Commission**

# NOTICE OF PUBLIC HEARING

| | | |
|---|---|---|
| **400 Sixth Street** | **March 2, 2026** | **7:00 pm** |

NOTICE IS HEREBY GIVEN THAT THE ROCHESTER PLANNING COMMISSION will hold a Public Hearing for the consideration of Payment in lieu of Parking for 413 S. Main Street for 1 space. The project is seeking to operate a retail store in the front portion of an existing building. The public hearing is scheduled for Monday, March 2nd 2026, at 7:00 p.m. at the Rochester Municipal Offices, 400 Sixth Street, Rochester, MI 48307.

All interested citizens are requested to attend the Hearing. Public comments may be submitted in writing or presented orally at the time of the meeting. To submit written comments in advance, or for assistance and questions about accessing and/or making public comment during the meeting, our Planning Coordinator can provide assistance; please reach out to Jeremy Peckens at (248) 733-3700 or by email: **Jpeckens@rochestermi.org**.

If you are unable to be present at the Public Hearing, please submit your written comments to the Office of the City Manager, Rochester Municipal Offices, 400 Sixth Street, Rochester, MI 48307, PRIOR to the scheduled Public Hearing.

For further information, please contact **Jeremy Peckens**, **Planning and Zoning Administrator, at 248-733-3700**. See Planning Commission Agenda Packet for Zoom participation information.

***Publish on or before*** *February 15, 2026*

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-733-3700 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements to provide necessary reasonable accommodations, including auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting.

ROCHESTER
Where you live.

City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 651-9061
F: (248) 651-2624
www.rochestermi.org

**To:** Honorable Planning Commission Members

**From:** Jeremy Peckens, Planning and Zoning Administrator

**Date:** February 2, 2026

**RE:** Request of Payment in Lieu of providing parking request of 1 additional space for 413 S. Main.

We are in receipt of a request from the new tenants of the former Shamrock Travel, located at 413 S. Main. The applicant is requesting a Payment in lieu of Parking

The request for payment in lieu of parking, based on the use change to from general office to general retail on the first floor. This property is credited with 7 parking spaces, this change in use requires 8 total spaces, putting them into a parking deficit of required parking by 1 space. They are now seeking a Special Exception for payment in lieu of providing for 1 spaces.

In reviewing their new floor plan layout, we determined that the first floor will be split into 2 different uses. Office use will occupy 1168 sq. feet of space in the rear. A new retail space will be created in the front of the building with access to Main St and occupy 739 sq. feet of the building. City administration has used our Zoning Ordinance Standards to calculated the requires parking for this  for office is 1 space per 300 sq. feet and for retail is 1 space per 200 sq. feet.

Office - 1168 sq feet - Office needs 3.89 or 4 parking spaces ( 1 - 300sqft)
Retail - 739 - Retail needs 3.65 or 4 parking spaces (1- 200sqft)

The cost per space is $1,000 and they are seeking the special exception for 1 spaces.

Staff is in support of their request; we think the use of this space fits nicely into our downtown retail/service offerings. We would suggest that you set a public hearing for their special exception request at your next available meeting.

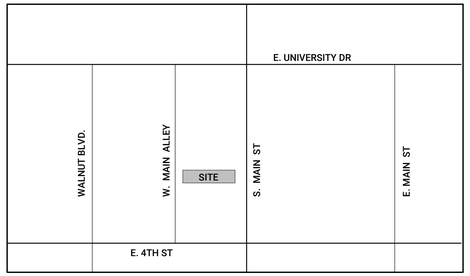
Please feel free to call me if you have any questions.

Respectfully,

**Jeremy Peckens, MPA**
**Planning & Zoning Administrator**

ROCHESTER
Where you live.

## VICINITY MAP




## PROJECT SUMMARY

PROJECT INCLUDES INTERIOR RENOVATIONS TO ACCOMMODATE NEW RETAIL SALES AREA IN FRONT OF HOUSE. NO CHANGE TO EGRESS, OCCUPANCY, OR MEP SYSTEMS.

**DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:**

SHANE M. BURLEY, AIA, NCARB
STUDIO DETROIT, LLC
2040 PARK AVENUE, SUITE 200
DETROIT, MI 48226
E. SHANE@STUDIO-DETROIT.COM
P. 313.919.5886
MICHIGAN LICENSE NUMBER 1301058978
EXPIRES: 03.09.27

NOTE:
THESE CONSTRUCTION DRAWINGS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS AND/OR CITY CODE AUTHORITY CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

## PROJECT DATA

**OWNER**
LAURIE PEKLO
413 S MAIN ST,
ROCHESTER, MI 48307
P. 248.895.5974
E. TRAVELSHAMROCK@GMAIL.COM

**BUILDING CODE AUTHORITY**
CITY OF ROCHESTER, MI

**BUILDING CODES**
BUILDING CODE
2021 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS INCORPORATING 2021 MICHIGAN BUILDING CODE (MBC 2021) FOR ALL NEW WORK AND AS REFERENCED. PRESCRIPTIVE COMPLIANCE METHOD

AMERICANS WITH DISABILITIES ACT; ALSO KNOWN AS ADA
ICC . ANSI 117.1 - 2017
MBC-2021 CHAPTER 11

**CONSTRUCTION CLASSIFICATION**
V-B, NON-SPRINKLERED, EXISTING ASSUMED

**OCCUPANCY CLASSIFICATION**
B - BUSINESS, M - MERCANTILE

# CANDY ATTIC

413 S. MAIN ST.
ROCHESTER, MI 48307

## SHEET INDEX

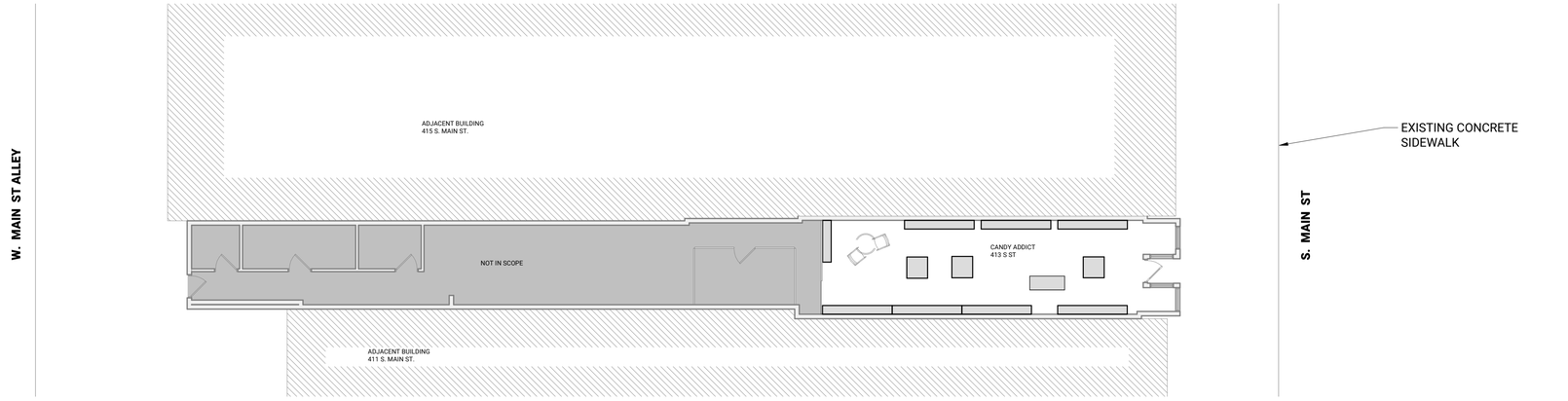
**DRAWING INDEX KEY**

- NOT ISSUED
- PREVIOUSLY ISSUED
- ISSUED
- REFERENCE

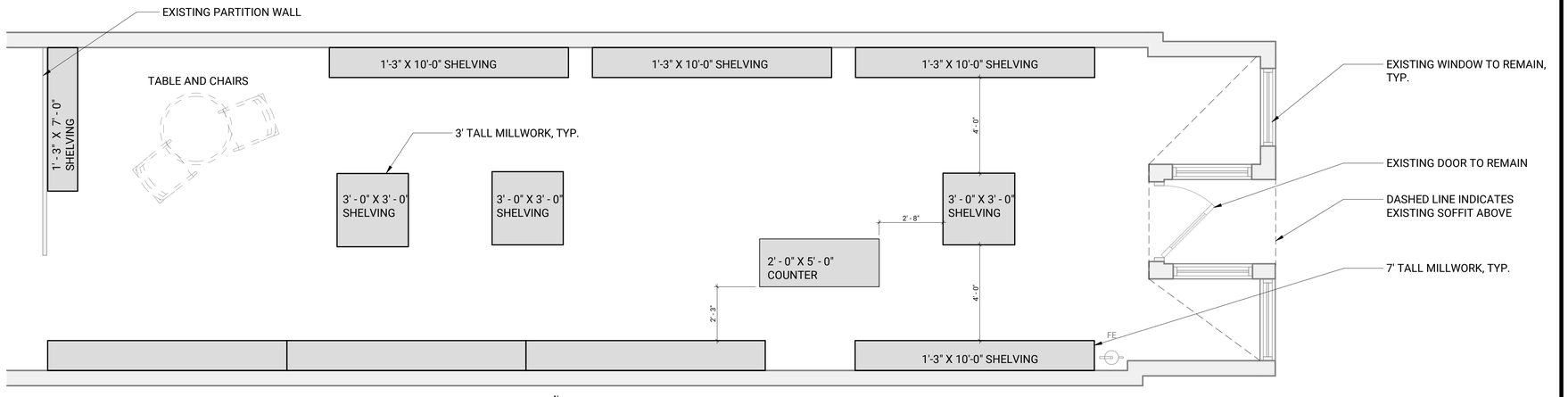
| | | ISSUED FOR: PERMIT 01.09.26 | PERMIT RESUBMIT 01.16.26 |
|---|---|---|---|
| **GENERAL** | | | |
| TS1.1 | COVERSHEET, SITE PLAN & FIRST FLOOR PLAN | ○ | ● |
| TS1.2 | CODE STUDY | ○ | ● |

**PARKING**

| | | |
|---|---|---|
| OFFICE (SHAMROCK TRAVEL): 1,168 SF | 1/300 SF | 4 SPACES |
| RETAIL (CANDY ATTIC): 739 SF | 1/200 SF | 4 SPACES |
| | | TOTAL: 8 SPACES |




N
SITE PLAN - NEW WORK
1" = 10'-0"




N
PARTIAL FIRST FLOOR PLAN - NEW WORK
3/8" = 1'-0"



STUDIO DETROIT ARCHITECTS
2040 PARK AVENUE, SUITE 200
DETROIT, MICHIGAN 48226
STUDIO-DETROIT.COM

**PROJECT MANAGER**
BELLA WAGENER
BELLA@STUDIO-DETROIT.COM
248.980.6689

DO NOT SCALE DRAWINGS

**ISSUED**

| | |
|---|---|
| 01.09.26 | PERMIT |
| 01.16.26 | PERMIT RESUBMIT |

**DRAWN** NM
**CHECKED** BGW

**SEAL**

STATE OF MICHIGAN · SHANE MICHAEL BURLEY · ARCHITECT No. 1301058978 · LICENSED ARCHITECT

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**CLIENT**

**LAURIE PEKLO**
248.895.5974
TRAVELSHAMROCK@GMAIL.COM

**PROJECT**

**CANDY ATTIC**
413 S. MAIN ST.
ROCHESTER, MI 48307

**PROJECT NO. 26001**

**COVERSHEET, SITE PLAN & FIRST FLOOR PLAN**

# TS1.1

## MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS

SECTION 503 ALTERATIONS
403.1 GENERAL. ... ALL ALTERATIONS TO ANY BUILDING OR STRUCTURE SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE FOR NEW CONSTRUCTION. ALTERATIONS SHALL BE SUCH THAT THE EXISTING BUILDING OR STRUCTURE IS NO LESS CONFORMING TO THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE ALTERATION.

SECTION 506 CHANGE OF OCCUPANCY
506.1 COMPLIANCE: A CHANGE OF OCCUPANCY SHALL NOT BE MADE IN ANY BUILDING UNLESS THAT BUILDING IS MADE TO COMPLY WITH THE REQUIREMENTS OF THE MICHIGAN BUILDING CODE FOR THE USE OR OCCUPANCY. CHANGES OF OCCUPANCY IN A BUILDING OR PORTION THEREOF SHALL BE SUCH THAT THE EXISTING BUILDING IS NOT LESS COMPLYING WITH THE PROVISIONS OF THIS CODE THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE CHANGE. SUBJECT TO THE APPROVAL OF THE CODE OFFICIAL, CHANGES OF OCCUPANCY SHALL BE PERMITTED WITHOUT COMPLYING WITH ALL OF THE REQUIREMENTS OF THIS CODE FOR THE NEW OCCUPANCY, PROVIDED THAT THE NEW OCCUPANCY IS LESS HAZARDOUS, BASED ON LIFE AND FIRE RISK, THAN THE EXISTING OCCUPANCY.

SECTION 1002 SPECIAL USE AND OCCUPANCY
1002.1 COMPLIANCE WITH THE BUILDING CODE: WHERE AN EXISTING BUILDING OR PART OF AN EXISTING BUILDING UNDERGOES A CHANGE OF OCCUPANCY TO ONE OF THE SPECIAL USE OR OCCUPANCY CATEGORIES AS DESCRIBED IN CHAPTER 4 IN THE MICHIGAN BUILDING CODE, THE BUILDING SHALL COMPLY WITH ALL OF THE REQUIREMENTS OF CHAPTER 4 OF THE MICHIGAN BUILDING CODE APPLICABLE TO THE SPECIAL USE OR OCCUPANCY.

## CODE ANALYSIS : FULLY SPRINKLERED BUILDING

### 1. OCCUPANCY :

| 2021 MICHIGAN BUILDING CODE | TYPE | TABLE 508.4 : REQUIRED OCCUPANCY SEPARATION |
|---|---|---|
| A. SECTION 304.1 | BUSINESS GROUP - B | NONE REQUIRED |
| SECTION 309.1 | MERCANTILE GROUP - M | NONE REQUIRED |

### 2. CONSTRUCTION TYPE / FIREPROOFING :

2021 MICHIGAN BUILDING CODE — TYPE
A. TABLE 601 / 705.5 - FIRE-RESISTANCE RATING REQUIREMENTS — V-B (NON-SPRINKLERED)

| BUILDING ELEMENT | FIRE RESISTANCE |
|---|---|
| | (*REFER TO TABLE 601/705.5 FOR CONDITIONAL REQUIREMENTS) |
| PRIMARY STRUCTURAL FRAME | 0 HR |
| BEARING WALLS - EXTERIOR | 0 HR |
| BEARING WALLS - INTERIOR | 0 HR |
| NON-BEARING WALLS - EXTERIOR | 0 HR (≥10FT;<30FT)<br>1 HR (≥5FT;<10FT) |
| NON-BEARING WALLS - INTERIOR | 0 HR* |
| FLOOR CONSTRUCTION & SECONDARY MEMBERS | 0 HR |
| ROOF CONSTRUCTION & SECONDARY MEMBERS | 0 HR* / CLASS C (TABLE 1505.1) |
| CORRIDORS | 0 HR (PER TABLE 1020.2 - FULLY SPRINKLERED BUILDING. OCCUPANCY LOAD SERVED>30) |
| ATRIUMS | 0 HR (PER 404.6, EXCEPTION 1 - PROVIDE SPRINKLERS ON BOTH SIDES OF GLASS WALL.) |

B. TABLE 705.8 - MAXIMUM AREA OF EXTERIOR WALL OPENINGS

| CLASSIFICATION OF OPENING | FIRE SEPARATION DISTANCE (*REFER TO TABLE 705.8 FOR CONDITIONAL REQUIREMENTS) |
|---|---|
| UNPROTECTED / NONSPRINKLERED | 10 TO LESS THAN 15 FEET = 15% |
| PROTECTED | 10 TO LESS THAN 15 FEET = 45% |

C. TABLE 707.3.10 - FIRE BARRIER FIRE-RESISTANCE RATING REQUIREMENTS BETWEEN FIRE AREAS

| OCCUPANCY GROUP | FIRE-RESISTANCE RATING |
|---|---|
| B | 2 HR |
| M | 2 HR |

D. TABLE 716.1(2) - FIRE DOOR AND FIRE SHUTTER FIRE PROTECTION RATINGS

| TYPE OF ASSEMBLY | REQ'D FIRE RATING | MIN. FIRE DOOR / FIRE SHUTTER RATING |
|---|---|---|
| FIRE WALLS / FIRE BARRIERS > 1 HR | 4 HR / 3 HR | 3 HR |
| | 2 HR | 1-1/2 HR |
| FIRE BARRIERS OF 1 HR | | |
| SHAFT, EXIT ENCLOSURE & EXIT PASSAGEWAY WALLS | 1 HR | 1 HR |
| OTHER FIRE BARRIERS | 1 HR | 3/4 HR |
| FIRE PARTITIONS | | |
| CORRIDOR WALLS | 1 HR / 1/2 HR | 1/3 HR |
| OTHER FIRE PARTITIONS | 1 HR | 3/4 HR |
| OTHER FIRE PARTITIONS | 1/2 HR | 1/3 HR |
| EXTERIOR WALLS | 3 HR / 2 HR | 1-1/2 HR |
| | 1 HR | 3/4 HR |
| SMOKE BARRIERS | 1 HR | 1/3 HR |

### 3. GENERAL BUILDING HEIGHT AND AREAS :

2021 MICHIGAN BUILDING CODE
A. TABLE 504.3, TABLE 504.4, AND TABLE 506.2 - ALLOWABLE HEIGHT AND BUILDING AREAS

***NO CHANGE IN EXISTING FOOTPRINT OR BUILDING HEIGHT**

B. EXISTING BUILDING AREAS

| GROUP | | TOTAL |
|---|---|---|
| B - BUSINESS | (TRAVEL AGENCY) | 1,168 GSF |
| M- MERCANTILE (RETAIL DISPLAY) | | 739 GSF |
| TOTAL AREA OF BUILDING = | | 1,907 GSF |

C. SECTION 507.5 THE AREA OF A GROUP B, F, M, OR S BUILDING NO MORE THAN TWO STORIES ABOVE GRADE PLANE SHALL NOT BE LIMITED WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 AND IS SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60 FEET IN WIDTH.

### 4. OCCUPANCY / EGRESS WIDTH / EXIT QUANTITY :

2021 MICHIGAN BUILDING CODE
A. TABLE 1004.5 - MAXIMUM FLOOR AREA ALLOWANCE (SEE PLAN FOR FACTORED COUNT)

| USE (1ST FLOOR) | AREA | SF / OCCUPANT | OCCUPANTS |
|---|---|---|---|
| RETAIL OFFICE (BUSINESS) | 603 | 1/150 | 4 |
| RETAIL SERVICE (MERCANTILE) | 707 | 1/60 | 12 |
| STORAGE (STORAGE) | 118 | 1/300 | 1 |
| KITCHEN | 67 | 1/200 | 1 |
| TOILET ROOMS (NON-SIMULTANEOUS) | - | N/A | |
| TOTAL BUILDING OCCUPANTS | | | 18 |

B. SECTION 1005 - EGRESS WIDTH PER OCCUPANT SERVED

| OCCUPANCY / FLOOR | STAIRWAY FACTOR | OTHER COMPONENT | REQUIRED STAIR WIDTH | REQUIRED OTHER WIDTH |
|---|---|---|---|---|
| 1ST FLOOR = 18 | 0.3 | 0.2 | N/A | 3.6 INCHES |

- STAIR / EXIT PASSAGEWAYS SHALL NOT BE LESS THAN 44 INCHES.

- EXISTING EXIT WIDTH PROVIDED: 2 EXIT DOORS @ 33" MIN = 66" TOTAL EGRESS WIDTH

C. TRAVEL DISTANCES

| TABLE / SECTION | ITEM | DISTANCE ALLOWED | |
|---|---|---|---|
| TABLE 1006.2.1 | COMMON PATH OF TRAVEL | B - BUSINESS = | 100 FT |
| | | M - MERCANTILE = | 75 FT |
| TABLE 1017.2 | EXIT ACCESS TRAVEL DISTANCE | B - BUSINESS = | 200 FT |
| | | M - MERCANTILE = | 200 FT |
| SECTION 1020.5** | DEAD END CORRIDOR LENGTH | B - BUSINESS = | 20 FT |
| | | M - MERCANTILE = | 20 FT |

D. TABLE 803.13 - WALL AND CEILING FINISHES (NON-SPRINKLERED)

| GROUP | VERTICAL EXITS AND PASSAGEWAYS | EXIT ACCESS CORR'S AND OTHER EXITWAYS | ROOMS AND ENCLOSED SPACES |
|---|---|---|---|
| B | A | B | C |
| M | A | B | C |

### 5. FIRE PROTECTION SYSTEMS:

2021 MICHIGAN BUILDING CODE
A. SECTION 903 - AUTOMATIC SPRINKLER SYSTEMS

B - BUSINESS - NO SPRINKLER SYSTEM REQUIRED
M - MERCANTILE - SPRINKLER SYSTEM SHALL BE PROVIDED AS FOLLOWS:

1. A GROUP M FIRE AREA EXCEEDING 12,000 SF.
2. A GROUP M FIRE AREA LOCATED MORE THAN THREE STORIES ABOVE GRADE PLANE.
3. THE COMBINED AREA OF ALL GROUP M FIRE AREAS ON ALL FLOORS, INCLUDING ANY MEZZANINES, EXCEEDS 24,000 SF.

**-NO SPRINKLER SYSTEM REQUIRED.**

B. SECTION 907 - FIRE ALARM AND DETECTION SYSTEMS

B - BUSINESS (907.2.2) - MANUAL FIRE ALARM SYSTEM REQUIRED AS FOLLOWS:

1. THE COMBINED OCCUPANT LOAD OF ALL FLOORS IS 500 OR MORE
2. OCCUPANT LOAD IS MORE THAN 100 PERSONS ABOVE OR BELOW LOWEST LEVEL OF EXIT DISCHARGE
3. THE FIRE AREA CONTAINS AN AMBULATORY CARE FACILITY

**NO MANUAL FIRE ALARM SYSTEM REQUIRED.**

M - MERCANTILE (907.2.7) - MANUAL FIRE ALARM SYSTEM REQUIRED AS FOLLOWS:

1. THE COMBINED OCCUPANT LOAD OF ALL FLOORS IS 500 OR MORE
2. OCCUPANT LOAD IS MORE THAN 100 PERSONS ABOVE OR BELOW THE LOWEST LEVEL OF EXIT DISCHARGE.

**NO MANUAL FIRE ALARM SYSTEM REQUIRED.**

## CODE STUDY LEGEND

ROOM NAME
X — OCCUPANT LOAD
DISTANCE TO EXIT
(M) USE
(B) USE
X — TOTAL EXIT LOAD

## PLUMBING FIXTURE COUNT:

| PLUMBING FIXTURE COUNT OCCUPANCY | MEN | WOMEN | TOTAL |
|---|---|---|---|
| (BUSINESS) | 3 | 3 | 6 |
| (MERCANTILE) | 6 | 6 | 12 |

| a. TABLE 403.1 | | WC | Urinal*** | Lav. | WC | Lav. | Drinking Fountains | Service Sinks |
|---|---|---|---|---|---|---|---|---|
| b. FIXTURE RATIO | (B) | 1:25 <50<br>1:50 >50 | <50% OF WC's | 1:40<80<br>1:80>80 | 1:25<50<br>1:50>50 | 1:40<80<br>1:80>80 | 1:100 | 1 |
| | (M) | 1:500 | | 1:750 | 1:500 | 1:750 | 1:1000 | 1 |
| c. FIXTURES REQUIRED | (B) | 0.12 | - | 0.08 | 0.12 | 0.08 | 0.06 | 1 |
| | (M) | 0.12 | - | 0.01 | 0.01 | 0.01 | 0.01 | - |
| | | 0.24 | | 0.09 | 0.13 | 0.09 | 0.07 | 1 |
| d. PROVIDED FIXTURES** | | 1 | - | 1 | N/A | N/A | 0 | 1 |

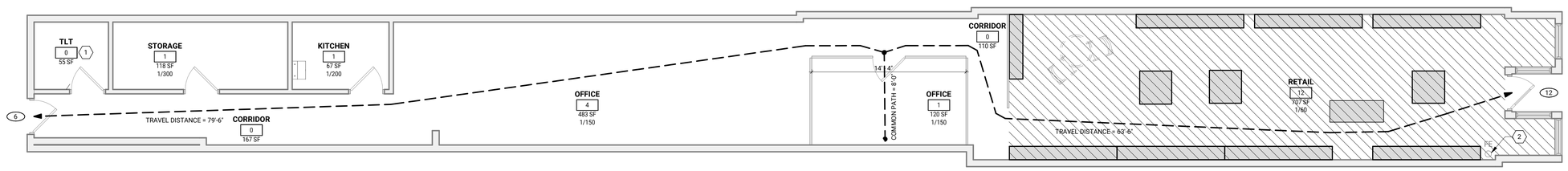
## ADDITIONAL PLUMBING REQUIREMENTS

*** MPC 424.2: Urinals may not be substituted for more than 67% of the required water closets in assembly and educational occupancies. Urinals may not be substituted for more than 50% of the required water closets in all other occupancies.

## SEPARATE FACILITIES

** MPC 403.2: Exception 2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or fewer.
Exception 3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 50 or fewer.
**BUSINESS COMPLIES - 6 OCCUPANTS < 15.**
**MERCANTILE COMPLIES - 12 OCCUPANTS < 50.**

** MICHIGAN REHAB CODE 2021 1009.1: Only where the occupant load of the story is increased by more than 20 percent, plumbing fixtures for the story shall be provided in quantities specified in the Michigan Plumbing Code based on increased occupant load.
**ORIGINAL TOTAL OCCUPANCY: 11**
**NEW TOTAL OCCUPANCY: 12**
**OCCUPANT LOAD INCREASED < 20%**




N
## FIRST FLOOR - CODE STUDY
3/16" = 1'-0"

## GENERAL CODE STUDY PLAN NOTES:

1. ALL CONSTRUCTION SHALL BE PROTECTED AS INDICATED ON THE LIFE SAFETY DRAWINGS AND CODE SUMMARY. IF A DISCREPANCY EXISTS BETWEEN THE INFORMATION CONTAINED ON THESE SHEETS AND ON THE DETAILS, OR ELSEWHERE IN THE DOCUMENTS, CONSULT ARCHITECT.
2. REFER TO LEGEND FOR RATING AND TYPE OF WALL SEPARATION REQUIRED. WALL TYPE FIRE RESISTIVE RATINGS ARE TO BE CONTINUOUS FOR THE ENTIRE LENGTH AND HEIGHT OF THE PARTITION.
3. FLOOR / CEILING AND ROOF / CEILING RATINGS ARE AS INDICATED ON THE CODE SUMMARY. CONTINUITY OF PROTECTION SHALL BE ASSUMED FOR THE ENTIRE LENGTH AND HEIGHT OF CONSTRUCTION INDICATED.

## CODE PLAN KEY NOTES: (TYPICAL THIS SHEET ONLY)

1. NON-SIMULTANEOUS USE
2. EXISTING WALL-MOUNTED FIRE EXTINGUISHER


STUDIO DETROIT ARCHITECTS
2040 PARK AVENUE, SUITE 200
DETROIT, MICHIGAN 48226
STUDIO-DETROIT.COM

**PROJECT MANAGER**
BELLA WAGENER
BELLA@STUDIO-DETROIT.COM
248.980.6689


DO NOT SCALE DRAWINGS

**ISSUED**

| | |
|---|---|
| 01.09.26 | PERMIT |
| 01.16.26 | PERMIT RESUBMIT |

**DRAWN** NM
**CHECKED** BGW

**SEAL**

STATE OF MICHIGAN
SHANE MICHAEL BURLEY
ARCHITECT
No. 1301058978
LICENSED ARCHITECT


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**CLIENT**

**LAURIE PEKLO**
248.895.5974
TRAVELSHAMROCK@GMAIL.COM

**PROJECT**

**CANDY ATTIC**
413 S. MAIN ST.
ROCHESTER, MI 48307

**PROJECT NO. 26001**

**CODE STUDY**
# TS1.2

City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 651-9061
F: (248) 651-2624
www.rochestermi.org

RECEIVED
JAN 16 2026
CITY OF ROCHESTER

# PLANNING COMMISSION SITE PLAN PROCEDURE GUIDE

The Rochester Zoning Ordinance requires site plan approval in a number of situations. This Procedure Guide is intended to assist you in processing a site plan. This guide does not replace nor supersede any provisions of the Zoning Ordinance or any other Code of Ordinance of the City. It is recommended that you obtain a copy of the Zoning Ordinance, as amended. The attached form must be submitted with your request for site plan review.

The Planning Commission will examine the impact of the proposed development on adjoining and nearby properties, persons and activities and will, therefore, be interested in the configuration of the new structures, durability and standards of design. The site plan submittal shall accurately depict the location, height, mass of buildings, grading plans and typical elevations and all other data required by Article 27 of the Zoning Ordinance. Site plans deemed to be incomplete may be returned by the city without placing them on the Planning Commission agenda or the Planning Commission may table (postpone) the site plan review without discussion. Final building plans are not required as part of the site plan submittal; however, a Building Permit cannot be issued except for the plans that conform to the site plan and final engineering approval. Site plan approval by the City does not include a finding of conformance with deed restrictions. If the site plan involves a need for variance from the Board of Appeals, the site plan should first be submitted to the Planning Commission so that the Board of Appeals may benefit from the findings of the Planning Commission. In such cases, the Planning Commission may, in its discretion, grant a site plan approval conditioned on Board of Appeals action. The Planning Commission may also refer the matter to the Board of Appeals without taking action on the proposed site plan.

## DEADLINES

- Site plan submittals must be received by the Permit Coordinator no later than 4:00 p.m., four (4) weeks prior to the next regular meeting of the Planning Commission.
- On items that have been previously considered by the Planning Commission, the revised submittals must be submitted to the Permit Coordinator no later than 4:00 p.m., three (3) weeks prior to the next regular meeting of the Planning Commission.
- The city will review the submitted documents and inform the applicant when it will be on the schedule for Planning Commission consideration. There are no set timelines for submittals, as they are dependent on thoroughness of the submitted documents and any revisions that are needed .

Note: The Planning Commission normally meets the first Monday of each month at 7:00 p.m. in the Municipal Building, 400 Sixth Street. Please check the city website for the date of each meeting.

## REQUIREMENTS

- Provide all required documentation and appropriate fee(s) to the Permit Coordinator at Jpeckens@rochestermi.org
- Provide 1 DIGITAL (flash drive) & 9 COPIES of the blueprint drawings of the site plan (pre-folded to ¼ size with the blueprint seal on the outside), including the completed application, any correspondence & written supporting documents.

- Provide a check payable to the City of Rochester for the site plan/special exception/special project/rezoning submittal fee (see page 2 for appropriate fee amounts).

APPEARANCE IS REQUIRED:

APPLICANT OR A REPRESENTATIVE FOR THE APPLICANT MUST ATTEND THE PLANNING COMMISSION MEETING IN ORDER TO ANSWER ANY QUESTIONS BY THE COMMISSION MEMBERS. FAILURE OF THE APPLICANT OR APPLICANT REPRESENTATIVE TO ATTEND THE PLANNING COMMISSION MEETING MAY RESULT IN TABLING CONSIDERATION OF THE SITE PLAN OR DENIAL OF THE SITE PLAN.

SCHEDULE OF FEES:

Until all applicable fees have been paid in full, no action shall be taken on any application or appeal. The schedule of fees shall be as follows:

| APPLICATION FOR: | FEE: |
|---|---|
| | |
| ZONING BOARD OF APPEALS | $400 |
| Administrative Processing Fee | $100 |
| | |
| Special Planning Commission Meeting | $1500 |
| | |
| REZONING APPLICATION | |
| Administrative Processing Fee | $100 |
| Rezoning Application, less than one acre | $750 |
| Rezoning Application, more than one acre | $50 per each additional |
| | |
| SITE PLAN APPLICATION | |
| Administrative Processing Fee | $100 |
| Site Plan Review, less than one acre | $1,250 first review, $500 each review, thereafter, subject to $500 resubmittal fee. |
| Site Plan Review, more than one acre | $1,250 for 1st acre + $50 per each additional acre, each review, thereafter, subject to $500 resubmittal fee. |
| | |
| CONDOMINIUM PLAN APPLICATION | |
| Administrative Processing Fee | $100 |
| Condo Project Application, less than one acre | $1,000 first review. Each review, thereafter, subject to $500 resubmittal fee. |
| Condo Project Application, more than one acre | $1,000 first review + $50 per each additional acre, each review, thereafter, subject to $500 resubmittal fee. |
| | |

| | | |
|---|---|---|
| ✓ | | d. Inserted location sketch showing location of subject property in the mile section. |
| ✓ | | e. The seal of one or more of the following: registered architect, registered civil engineer, registered land surveyor, registered landscape architect or registered community planner. |
| | | f. Existing and proposed grades at all lot corners and catch basins, and at a plan grid interval of not more than fifty (50) feet along all lot lines, road center lines and on the site and beyond for at least fifty (50) feet. Any proposed change of more than twenty-four (24) inches in the existing grade shall require specific approval by the Planning Commission as part of a site plan. Highlight any grade changes in excess of 24". |
| | | g. Existing building(s) and street(s) on site and within one hundred (100) feet of site. |
| | | h. Center line and existing and proposed right-of-way lines of all streets and roads on property or adjoining roads or streets. |
| | | i. Boundaries of subject property including distances and bearings. |
| | | j. Proposed buildings and structures on property, including off street parking; walkways, walls, carports and trash receptacles; dimensions of improvements; and acceleration, deceleration and passing lanes, designation of fire lanes and/or other areas in which parking will be prohibited. |
| | | k. Any proposed sidewalks or walkways within the right-of-way of adjoining roads or streets. |
| | | l. Sufficient information describing the proposed use and occupancy of the premises to ascertain compliance with the use of regulations of the district. |
| | | m. As applicable, number of dwelling units, number of bedrooms, number of off-street parking spaces per dwelling unit and per bedroom, percentage of land covered by buildings, total and usable floor areas for purposes of determining off-street parking requirements. |
| | | n. Landscape plan including tree inventory. (Section 2800). |
| | | o. Description of utilities including storm drainage; sewage disposal; electrical distribution; telephone and/or television system; natural gas distribution; exterior lighting; water distribution and source; fire hydrant locations; proposed method of solid waste storage, collection and disposal. |
| | | p. The cover letter, signed by the owner and prospective developer holding an equitable interest in the property, shall include legal description and acreage of property; existing zoning classification and proposed zoning classification, if different; general description or proposed development; and estimation of timetable of development. |

| OTHER | |
|---|---|
| Special Exception Hearing Application | $500 |
| | |
| Special Project Application within a Potential Intensity Change Area (PICA) | $500 |
| | |
| Community / Traffic Impact Study Review | As billed by City Consultant |

In addition to the aforementioned fees, the applicant shall be responsible for all necessary engineering costs incurred by the City in processing applications for rezoning and/or site plan approval. A cash deposit (as determined by Administration) shall be deposited by the applicant with the City before any such engineering costs are incurred. Thereafter, all engineering costs shall be deducted from said deposit as incurred from time to time. In the event that said deposit shall be insufficient to cover all such engineering costs, the applicant shall be required to deposit additional sums as determined by the City to be necessary to completely recover the remainder of said engineering costs prior to the continuation of such engineering services. An applicant's failure to deposit such additional sums shall result in a cessation of further engineering services or building inspections by the City and may constitute an abandonment of the application. Upon completion or abandonment, as provided for below, all remaining deposits on hand shall be refunded to the applicant.

Inactivity on the part of an applicant for a period of ninety (90) days or longer in the processing of a rezoning request and/or a site plan approval request, shall be deemed an abandonment of the application requiring submission of a new application and repayment of the above fees, unless prior approval of the applicable board or commission is obtained for a longer period of delay due to extenuating circumstances.

## PLANNING COMMISSION - APPLICATION FOR APPROVAL OF SITE PLAN/SPECIAL EXCEPTION/SPECIAL PROJECT

*Return to Permit Coordinator with check & required documents listed on page 1*

Date Filed: 1/16/26 Amount of Review Fee Paid : $ 600.00

Approval of the site plan is hereby requested for the following parcel of land in the City of Rochester. This application is submitted with the required number of copies of the site plan and payment of the appropriate review fee. The checklist below has been completed to certify the data contained on the site plan. If the required data is not reflected in the site plan, the appropriate box has been checked and a detailed statement is attached explaining why the data is not provided. I understand that if my site plan is deemed to be incomplete, it may be returned by the city without being placed on the Planning Commission agenda or the Planning Commission my table (postpone) the site plan without discussion. By signing this application, the undersigned hereby grants full authority to the City of Rochester, its agents, employees, representatives and/or appointees to enter upon the undersigned lands and properties for the purpose of inspection and examination incidental hereto.

PROJECT COORDINATOR'S NAME: STEVE LEATHERS

PROJECT COORDINATOR'S E-MAIL ADDRESS:
sleathers218@gmail.com

PROJECT COORDINATOR'S PRIMARY PHONE NUMBER:
586-783-0422

1. Name of proposed development:
CANDY ATTIC, LLC

2. Location of property: WEST side of MAIN ST Road, between UNIVERSITY and FOURTH ST. Roads.

3. Street address: 413 S. MAIN ST.

4. The property is presently zoned as:
OFFICE

5. The total site area is _____ acres(s).

6. Portion of total site being developed:
_____

7. It is proposed the property will be developed as:
RETAIL

---

8. A Special Exception is being requested. ✓ Yes _____ No.

9. Site Plan - Required Data: Check the appropriate line. If "not provided" line is checked, attach detailed explanation.

| PROVIDED | NOT PROVIDED | DESCRIPTION |
|---|---|---|
| ✓ | | a. Date, including revision. |
| ✓ | | b. Plan scale of 1" equals 10', 1" = 40' |
| ✓ | | c. North arrow. |

| | | |
|---|---|---|
| | | q. The site plan shall be accompanied by architectural sketches showing the proposed building elevations and maximum heights. The site plan package shall also include architectural sketches showing the relationships of the subject building to buildings located to the rear.<br>1) Clearly demonstrate the impact of the proposed building height and bulk on neighboring buildings with "model", color photo or video display. |
| | | r. As applicable, the site plan submittal shall be accompanied by an application form, furnished by the Administrative Office, for rezoning. |
| | | s. Exterior lighting plan and design, with photometrics. |

10. Present landowner: LAURIE PELKO & CATHY DALDIN

E-MAIL: travelshamrock@gmail.com

Address: 413 S. MAIN ST.

City: ROCHESTER State: MI Zip: 48307 Phone: 248-656-3500

11. Firm or individual requesting site plan approval: STEVE LEATHERS

E-MAIL: sleathers218@gmail.com

Address: 936 GOLFVIEW CT.

City: ROCHESTER HILLS State: MI Zip: 48307 Phone:

Signature [signature] of Applicant

Print Name STEVE LEATHERS Date 1/16/26

MCKENNA

February 22, 2026

Planning Commission
City of Rochester
400 Sixth Street
Rochester, MI 48307

**Subject:** **Kemp Development/239 and 265 S. Street; Preliminary Plan Review; S**ite plan dated 8/12/2024; elevations dated 1/7/2026.

Dear Commissioners:

At the City's request, we have reviewed a request for amendment to a previously approved site plan from Kemp Brothers Investment LLC.

## BACKGROUND

The applicant received site plan approval from the Planning Commission on August 5, 2024, to construct two (2) speculative multi-tenant industrial buildings with a combined area of 19,293.75 sq. ft. The subject site comprises two (2) parcels of land, one of which was occupied by a nonconforming single family residential structure. The parcels with a combined area of 1.47 acres are located on the north side of South Street in the I-2 (Industrial-1) District.

## REQUEST

The site plan approved by the Planning Commission included building architecture which proposed buildings to be constructed predominantly of ribbed panel metal siding, with a small foundation band of burnished concrete block. At the time we had noted that the area is envisioned in the City's Master plan as an area of future growth for research and technology-based uses and had recommended revisions to the building architecture to incorporate additional masonry to create columns or other features that will break up the facades of the building. The elevations, however, were approved as presented by the applicant.

Since then, the applicant has been working on site engineering and is ready to begin construction. The plans at this time propose buildings constructed entirely of masonry. Both buildings are shown with a 4' height foundation course of smooth face block in dark grey, with the remaining building constructed of split face masonry block in deep red with an aluminum coping on top. The split face block is accented with horizontal rows of smooth face block along the top of overhead doors, windows and top of the wall. The facades facing South Street to the south, the river to the north and the interior of the site are provided with significant glazing. The change to the proposed building materials constitutes a major change as defined by Section 2700 (b)(9)(c) and requires Planning Commission approval.

The applicant proposes no other changes to any of the site design elements including but not limited to access, circulation, parking and loading, landscaping, lighting etc.

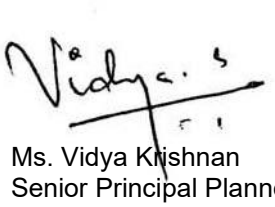
HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

## RECOMMENDATION

The proposed change to building material aligns more closely with the City's long-term vision for this area being developed with a high-tech campus environment with businesses that present attractive façades and are not merely utilitarian. Therefore, we recommend that the Planning Commission schedule the project for consideration of amended site plan approval on the next available agenda.

Respectfully,
**McKENNA**



Ms. Vidya Krishnan
Senior Principal Planner

Cc: Jeremy Peckens
Nik Banda
Jeff Kragt
Rose McKinney

# Kemp Building and Development

275 W. Girard Ave. Madison Heights, MI 48071
248-583-9030


February 3, 2026

To: Planning Commission - City of Rochester, MI

**Ref: Ammendment to Site Plan Approval**
Project: 239/265 South St. Rochester, MI

Dear Sir/Madam,

We are hereby requesting an amendment to the approved Site Plan packet to change the exterior walls at 239/265 South St from a mix of metal siding and block masonry to complete pre colored block masonry, as previously recommend by this Planning Commission.

The attached package reflects this change, nothing else was altered from last approval.

Thank you in advance for you attention to this matter,

Best Regards,

Thomas R. Kemp
Kemp Building and Development



## Owner / Developer

KEMP BUILDING & DEVELOPMENT
275 West Girard Ave.
Madison Heights, MI 48071
Tel. (248) 583-9030
Fax. (248) 660-6784
Contact: Tommy Kemp

## Architect

FRANK SALAMONE ARCHITECT
48701 Hayes Rd.
Shelby, MI 48315
Tel. (586) 532-0091
Contact: Frank Salamone

## Civil Engineer

NOWAK & FRAUS ENGINEERS
46777 Woodward Ave.
Pontiac, MI 48342-5032
Tel. (248) 332-7931
Fax. (248) 332-8257
Contact: Alan Panley, PE

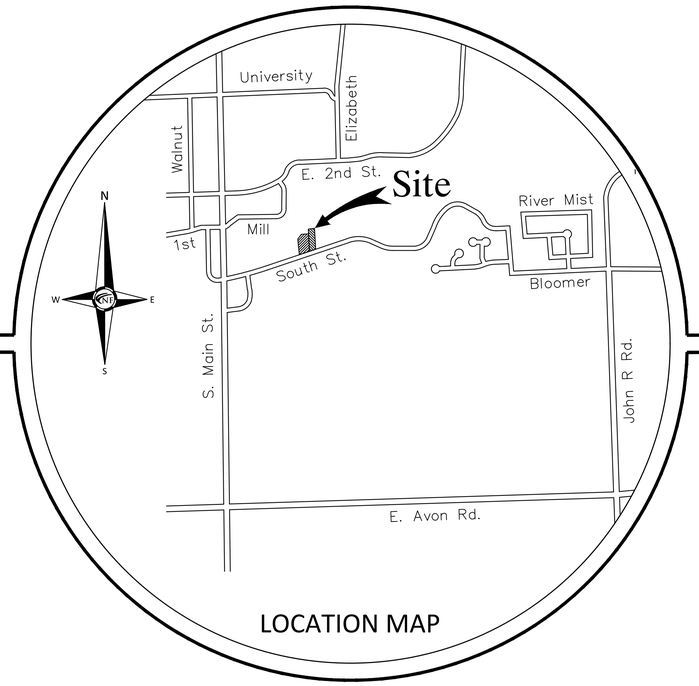
## Landscape Architect

NOWAK & FRAUS ENGINEERS
46777 Woodward Ave.
Pontiac, MI 48342-5032
Tel. (248) 332-7931
Fax. (248) 332-8257
Contact: George A. Ostrowski, PLA, LEED AP

# City of Rochester, Oakland County, Michigan SITE PLAN DOCUMENTS Prepared For Kemp Building & Development

## SHEET INDEX


| | |
|---|---|
| SP0 | Cover Sheet |
| SP1 | Boundary - Topographic - Tree Survey Plan |
| SP2 | Tree List |
| SP4 | Engineering Site Plan |
| SP5 | Preliminary Paving and Grading Plan |
| SP6 | Project Notes And Details Plan |
| L1 | Tree Preservation Plan |
| L2 | Landscape Plan |
| P1 | Photometric Plan |
| A1 | Building 1 Floor Plan |
| A2 | Building 2 Floor Plan |
| A3 | Building 1 Elevations |
| A4 | Building 2 Elevations |


LOCATION MAP

## LEGAL DESCRIPTION

LEGAL DESCRIPTION - PER TAX RECORD (239 SOUTH ST.)

TOWN 3 NORTH, RANGE 11 EAST, SECTION 14, SUPERVISOR'S PLAT NO. 2 (L.54A, P.92), LOT 45.

TAX ID NUMBER: 15-14-153-009

ADDRESS: 239 SOUTH STREET, ROCHESTER, MI 48307

CONTAINS: 37,716 SQUARE FEET OR 0.86 ACRES

LEGAL DESCRIPTION PER TAX RECORD (265 SOUTH ST.)

TOWN 3 NORTH, RANGE 11 EAST, SECTION 14, DAHLMANN RIVERVIEW SUB (L.81, P.28), LOT 1, ALSO PART OF LOT 2 ALL DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF LOT 2; THENCE S 75-41-50 W 63.70 FEET; THENCE N 01-27-40 E 310.55 FEET; THENCE N 87-00-00 E 87.49 FEET; THENCE S 01-15-36 W 292.45 FEET; THENCE S 75-41-50 W 28.00 FEET TO BEGINNING.

TAX ID NUMBER: 15-14-153-038

ADDRESS: 265 SOUTH STREET, ROCHESTER, MI 48307

CONTAINS: 26,461 SQUARE FEET OR 0.61 ACRES

TOTAL: 64,177 SQUARE FEET OR 1.47

## ZONING

EXISTING ZONING: I-2 (Industrial 2)

PROPOSED ZONING: I-2 (Industrial 2)

REVISIONS:
03-05-24 ISSUED FOR SITE PLAN REVIEW
04-04-24 REVISED PER CITY REVIEW

Project Name

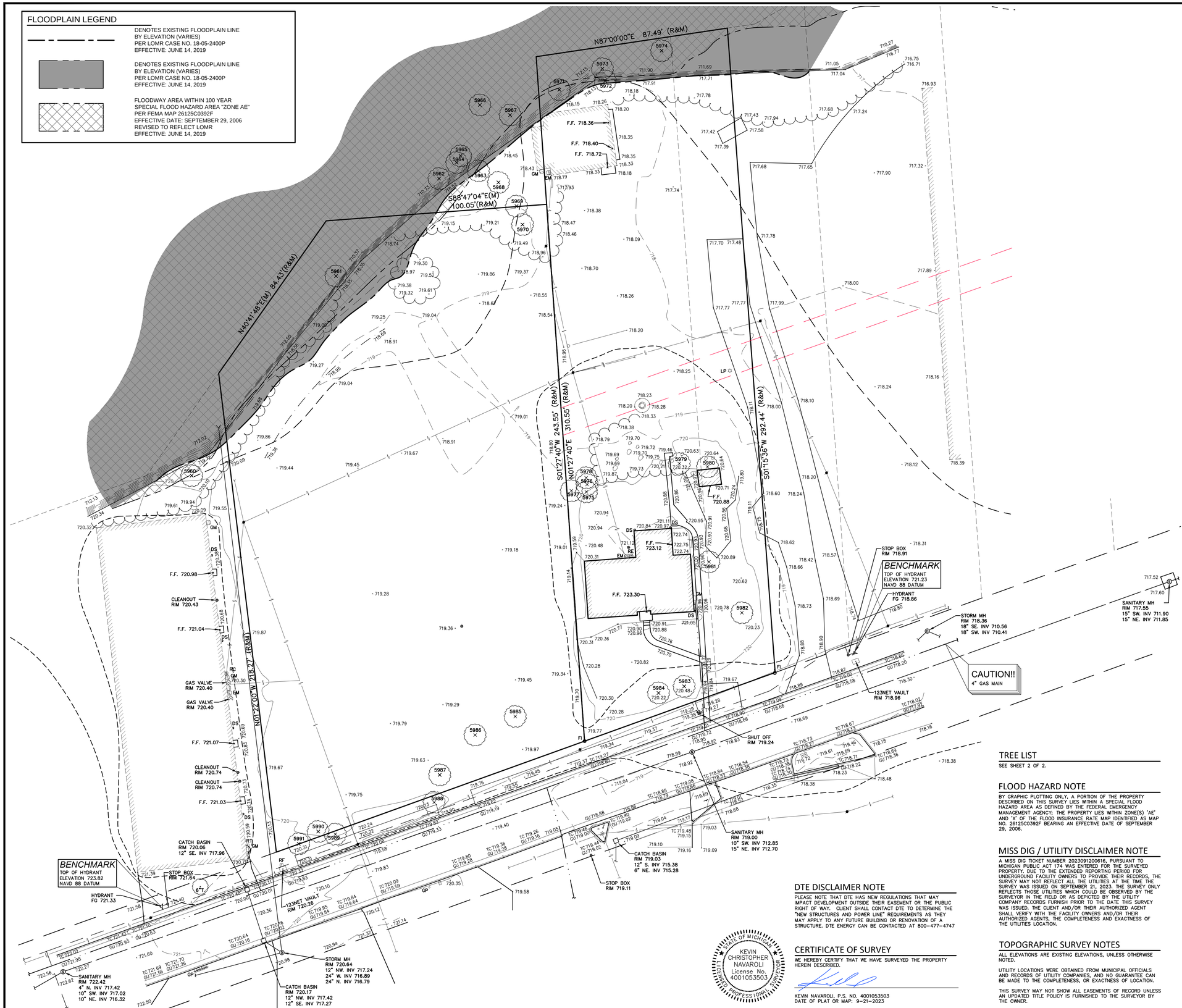
# 239 / 265 South Street Rochester, MI 48037-2239

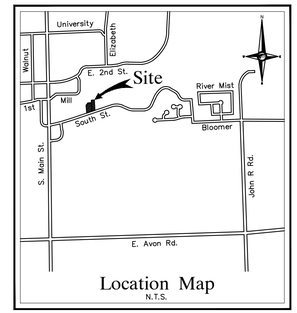
Know what's below Call before you dig.

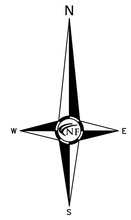
NFE JOB #N797

STATE OF MICHIGAN
ALAN M. PANLEY
ENGINEER NO. 11769
LICENSED PROFESSIONAL ENGINEER


NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM




## LEGAL DESCRIPTION - PER TAX RECORD (239 SOUTH ST.)

TOWN 3 NORTH, RANGE 11 EAST, SECTION 14, SUPERVISOR'S PLAT NO. 2 (L.54A, P.92), LOT 45.

TAX ID NUMBER: 15–14–153–009

ADDRESS: 239 SOUTH STREET, ROCHESTER, MI 48307

CONTAINS: 37,716 SQUARE FEET OR 0.86 ACRES

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TAX ID NUMBER: 15–14–153–038

ADDRESS: 265 SOUTH STREET, ROCHESTER, MI 48307

CONTAINS: 26,461 SQUARE FEET OR 0.61 ACRES

## SURVEY DATA

SITE AREA:
37,716 SQUARE FEET OR 0.86 ACRES (239 SOUTH ST. –009)
26,461 SQUARE FEET OR 0.61 ACRES (265 SOUTH ST. –038)

ZONED:
I-2, INDUSTRIAL 2 DISTRICT
AND
RV, RIVER VALLEY (PORTION)

PARKING SPACES:
NO STRIPED PARKING SPACES

A SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION OR OPINION OF ANOTHER PARTY. A ZONING ENDORSEMENT LETTER SHOULD BE OBTAINED FROM THE CITY OF ROCHESTER TO INSURE CONFORMITY AS WELL AS MAKE A FINAL DETERMINATION OF THE REQUIRED BUILDING SETBACK REQUIREMENTS.

## BASIS OF BEARING NOTE

ALL BEARINGS ARE IN RELATION TO THE PREVIOUSLY ESTABLISHED NORTHERLY RIGHT–OF–WAY LINE OF SOUTH STREET (50' WIDE) OF SUPERVISOR'S PLAT NO. 2 BEING A REPLAT OF LOTS 134 TO 149 INCL. OF RICHARDSON & ADAMS ADDITION ALSO PART OF THE WEST 1/2 OF SECTION 14 AS RECORDED IN LIBER 54A OF PLATS, PAGE 92, OAKLAND COUNTY RECORDS. (N.75°41'50"E.)

## LEGEND

| | |
|---|---|
| MANHOLE(MH) | EXISTING SANITARY SEWER |
| CO | EXISTING SAN. CLEAN OUT |
| HYDRANT(HYD) / GATE VALVE(GVW) | EXISTING WATER MAIN |
| MANHOLE(MH) / CATCH BASIN(CB) | EXISTING STORM SEWER |
| CBB | EX. BEEHIVE CATCH BASIN |
| UTILITY POLE / GUY POLE | EX. UNDERGROUND (UG.) CABLE |
| UP / GUY WIRE | OVERHEAD (OH.) LINES |
| LP | LIGHT POLE |
| | SIGN |
| | EXISTING GAS MAIN |
| ASPH. | ASPHALT |
| CONC. | CONCRETE |
| FD. / FND. | FOUND |
| RET. WALL | RETAINING WALL |
| R.O.W. | RIGHT–OF–WAY |
| SPK | SET PK NAIL |
| (TYP) | TYPICAL |
| (R) | RECORD |
| (M) | MEASURED |
| C/L | CENTERLINE |
| P/L | PROPERTY LINE |
| GM | GAS METER |
| EM | ELECTRIC METER |
| LS | LANDSCAPE |
| DS | DOWNSPOUT |
| GP | GUARD POST |
| MB | MAIL BOX |

## TREE LIST

SEE SHEET 2 OF 2.

## FLOOD HAZARD NOTE

BY GRAPHIC PLOTTING ONLY, A PORTION OF THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE(S) 'AE' AND 'X' OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 26125C0392F BEARING AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.

## MISS DIG / UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER 20230912006l6, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON SEPTEMBER 21, 2023. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

## TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

## DTE DISCLAIMER NOTE

PLEASE NOTE THAT DTE HAS NEW REGULATIONS THAT MAY IMPACT DEVELOPMENT OUTSIDE THEIR EASEMENT OR THE PUBLIC RIGHT OF WAY. CLIENT SHALL CONTACT DTE TO DETERMINE THE "NEW STRUCTURES AND POWER LINE" REQUIREMENTS AS THEY MAY APPLY TO ANY FUTURE BUILDING OR RENOVATION OF A STRUCTURE. DTE ENERGY CAN BE CONTACTED AT 800–477–4747

## CERTIFICATE OF SURVEY

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED.

KEVIN NAVAROLI, P.S. NO. 4001053503
DATE OF PLAT OR MAP: 9–21–2023

STATE OF MICHIGAN — KEVIN CHRISTOPHER NAVAROLI License No. 4001053503 — LICENSED PROFESSIONAL SURVEYOR


NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM


SEAL

PROJECT
239 / 265 South Street
Rochester, MI 48037-2239

CLIENT
Kemp Building & Development

Contact: Tom Kemp
Phone: 248.583.3140
Email: tom@kemp-company.com

PROJECT LOCATION
Part of the NW 1/4 of Section 14
T.3N., R.11E.,
City of Rochester,
Oakland County, Michigan

SHEET
Boundary - Topographic - Tree Survey Plan

811 Know what's below Call before you dig.

| DATE | ISSUED/REVISED |
|---|---|
| 03-05-24 | ISSUED FOR SITE PLAN REVIEW |
| 04-04-24 | REVISED PER CITY REVIEW |
| 05-09-24 | REVISED PER CITY REVIEW |
| 08-12-24 | REVISED PER PLANNING COMMISSION |

DRAWN BY: M. Carnaghi
DESIGNED BY:
APPROVED BY: K. Navaroli
DATE: September 21, 2023
SCALE: 1" = 20'
20 10 0 10 20 30

NFE JOB NO. N797
SHEET NO. SP1

**Table 1: Tree Inventory: 239 and 265 South Street, Rochester, Oakland Co. (ASTI # 12949)**

| Latitude (decimal degrees) | Longitude (decimal degrees) | Tree Tag # | Common Name | Scientific Name | # DBHs | DBH1 (inches) | DBH2 (inches) | DBH3 (inches) | DBH4 (inches) | DBH5 (inches) | DBH6 (inches) | Condition | Bat Tree | Landmark | Nuisance Tree | Tree location | Assessment | Justification | Inspect | Notes | Max PDOP | Vert Prec (feet) | Horz Prec (feet) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 42.676311 | -83.129816 | 5960 | Black Walnut | *Juglans nigra* | 1 | 11.7 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | Good | No | | | Woodland | NULL | NA | NA | | 2.6 | 3.2 | 2.3 |
| 42.676556 | -83.129568 | 5961 | Black Walnut | *Juglans nigra* | 3 | 12.0 | 9.0 | 7.0 | 0.0 | 0.0 | 0.0 | Good | No | | | Woodland | NULL | NA | NA | | 5.9 | 2.3 | 2 |
| 42.676675 | -83.129393 | 5962 | Siberian Elm | *Ulmus pumila* | 1 | 9.3 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | Good | No | | NT | Woodland | NULL | NA | NA | | 2.8 | 2.3 | 1.9 |
| 42.676684 | -83.129326 | 5963 | White Mulberry | *Morus alba* | 1 | 8.3 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | Good | No | | NT | Woodland | NULL | NA | NA | | 57.2 | 3 | 4 |
| 42.676694 | -83.129362 | 5964 | Silver Maple | *Acer saccharinum* | 4 | 21.0 | 18.0 | 14.7 | 11.3 | 0.0 | 0.0 | Fair | No | | NT | Woodland | Structure | Deadwood (DW) | Stem | Old tag 2651 | 5.5 | 2.1 | 2 |
| 42.676703 | -83.129356 | 5965 | Silver Maple | *Acer saccharinum* | 2 | 20.3 | 9.5 | 0.0 | 0.0 | 0.0 | 0.0 | Good | No | | NT | Woodland | NULL | NA | NA | | 8.7 | 2.8 | 2.3 |
| 42.676766 | -83.129322 | 5966 | Silver Maple | *Acer saccharinum* | 1 | 9.1 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | Fair | No | | NT | Woodland | Structure | Dead (DE) | Stem | Leader broken. | 3 | 2.3 | 1.9 |
| 42.676753 | -83.129271 | 5967 | Black Walnut | *Juglans nigra* | 1 | 11.3 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | Good | No | | | Woodland | NULL | NA | NA | | 16.6 | 9.3 | 8.1 |
| 42.676669 | -83.129293 | 5968 | Box-edler | *Acer negundo* | 1 | 8.5 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | Good | No | | NT | Woodland | NULL | NA | NA | | 12.2 | 2.2 | 2.8 |
| 42.676639 | -83.129263 | 5969 | Box-edler | *Acer negundo* | 1 | 8.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | Fair | No | | NT | Woodland | Structure | Excessive leaning | Stem | Leaner. | 19.4 | 1.8 | 1.5 |
| 42.676616 | -83.129253 | 5970 | Black Walnut | *Juglans nigra* | 1 | 30.2 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | Good | No | L | | Woodland | NULL | NA | NA | | 3.1 | 4.8 | 4.4 |
| 42.676783 | -83.129188 | 5971 | Black Walnut | *Juglans nigra* | 1 | 8.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | Good | No | | | Woodland | NULL | NA | NA | | 2.9 | 4.9 | 3.9 |
| 42.676793 | -83.12911 | 5972 | Black Walnut | *Juglans nigra* | 1 | 10.4 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | Good | No | | | Woodland | NULL | NA | NA | | 6.2 | 2.7 | 1.9 |
| 42.676808 | -83.129115 | 5973 | Silver Maple | *Acer saccharinum* | 1 | 12.5 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | Fair | No | | NT | Woodland | Structure | Deadwood (DW) | Stem | | 31.9 | 2.1 | 1.8 |
| 42.67683 | -83.129015 | 5974 | Northern Catalpa | *Catalpa speciosa* | 1 | 13.6 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | Good | No | | | Woodland | NULL | NA | NA | | 2.5 | 3.5 | 2.8 |
| 42.676283 | -83.129152 | 5975 | Sugar Maple | *Acer saccharum* | 1 | 17.5 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | Good | No | | | Woodland | NULL | NA | NA | | 3.6 | 2.9 | 2.5 |
| 42.676292 | -83.129151 | 5976 | Sugar Maple | *Acer saccharum* | 1 | 13.2 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | Good | No | | | Woodland | NULL | NA | NA | | 2.9 | 4.7 | 4 |
| 42.676285 | -83.129178 | 5977 | Sugar Maple | *Acer saccharum* | 1 | 20.1 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | Good | No | | | Woodland | NULL | NA | NA | | 11.1 | 2 | 1.8 |
| 42.676301 | -83.129152 | 5978 | Sugar Maple | *Acer saccharum* | 1 | 27.1 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | Good | No | L | | Woodland | NULL | NA | NA | | 4.8 | 3.1 | 3 |
| 42.676317 | -83.128995 | 5979 | Silver Maple | *Acer saccharinum* | 2 | 22.0 | 8.1 | 0.0 | 0.0 | 0.0 | 0.0 | Good | No | | NT | Woodland | NULL | NA | NA | | 6.3 | 1.9 | 1.8 |
| 42.676305 | -83.128948 | 5980 | Box-edler | *Acer negundo* | 3 | 8.3 | 8.3 | 7.0 | 0.0 | 0.0 | 0.0 | Good | No | | NT | Woodland | NULL | NA | NA | | 3.6 | 5.6 | 4.9 |
| 42.676194 | -83.128948 | 5981 | Crimson King Maple | *Acer platanoides* 'Crimson King' | 1 | 18.5 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | Good | No | L | | Woodland | NULL | NA | NA | | 141.3 | 5.1 | 3.5 |
| 42.67613 | -83.128894 | 5982 | Black Locust | *Robinia pseudoacacia* | 1 | 30.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | Good | No | L | | Woodland | NULL | NA | NA | | 5.5 | 4.4 | 3.9 |
| 42.67604 | -83.128993 | 5983 | Blue Spruce | *Picea pungens* | 1 | 17.8 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | Fair | No | | | Woodland | NULL | NA | NA | Needlecast disease. | 4 | 3.1 | 3.6 |
| 42.676032 | -83.129036 | 5984 | Blue Spruce | *Picea pungens* | 1 | 12.3 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | Fair | No | | | Woodland | NULL | NA | NA | Needlecast disease. | 3.7 | 2.6 | 2.4 |
| 42.676006 | -83.129278 | 5985 | Norway Spruce | *Picea abies* | 1 | 20.5 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | Good | No | L | | Woodland | NULL | NA | NA | | 6.3 | 2.4 | 2.5 |
| 42.675983 | -83.129346 | 5986 | Norway Spruce | *Picea abies* | 1 | 16.7 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | Good | No | | | Woodland | NULL | NA | NA | | 3 | 2.4 | 1.9 |
| 42.675935 | -83.129406 | 5987 | White Spruce | *Picea glauca* | 2 | 18.0 | 15.5 | 0.0 | 0.0 | 0.0 | 0.0 | Good | No | L | | Woodland | NULL | NA | NA | | 3 | 3 | 3.2 |
| 42.675901 | -83.129416 | 5988 | White Mulberry | *Morus alba* | 1 | 7.1 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | Good | No | | NT | Woodland | NULL | NA | NA | | 3 | 2 | 1.5 |
| 42.675863 | -83.129583 | 5989 | White Cedar | *Thuja occidentalis* | 1 | 13.1 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | Poor | No | | | Woodland | NULL | Dead (DE) | NA | | 2.7 | 1.7 | 1.5 |
| 42.675866 | -83.129612 | 5990 | White Cedar | *Thuja occidentalis* | 1 | 16.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | Good | No | | | Woodland | NULL | NA | NA | | 3 | 2.2 | 1.7 |
| 42.675851 | -83.129645 | 5991 | White Cedar | *Thuja occidentalis* | 1 | 19.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | Good | No | L | | Woodland | NULL | NA | NA | | 3.5 | 1.9 | 1.6 |
| | | | | *Total Number of Trees* | | 32 | | | | | | | | | | | | | | | | | |
| | | | | *Total DBH (all live trees)* | | 491.4 | 68.4 | 28.7 | 11.3 | 0.0 | 0.0 | | | | | | | | | | | | |
| | | | | *Total DBH (all healthy trees)* | | 478.3 | | | | | | | | | | | | | | | | | |

Dead and severely diseased and/or damaged trees scoring less than 50% ISA Health & Condition Standard are noted in red.
"L" indicates Landmark trees by Ordinance Code of the City of Rochester: Article II. Tree Ordinance
"NT" indicates Nuisance Trees by Ordinance Code of the City of Rochester: Article II. Tree Ordinance

Above GPS data uses the coordinate system NAD 1983 for Southern Michigan.
Tree Inventory conducted 9/6/2023

Submitted September 8, 2023
Collected and Certified by:

Shane Jennings, Arborist/ Ecologist
ISA-Certified Arborist MI-4668A
ASTI Environmental


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SEAL

PROJECT
239 / 265 South Street
Rochester, MI 48037-2239

CLIENT
Kemp Building
& Development

Contact: Tom Kemp
Phone: 248.583.3140
Email:
tom@kemp-company.com

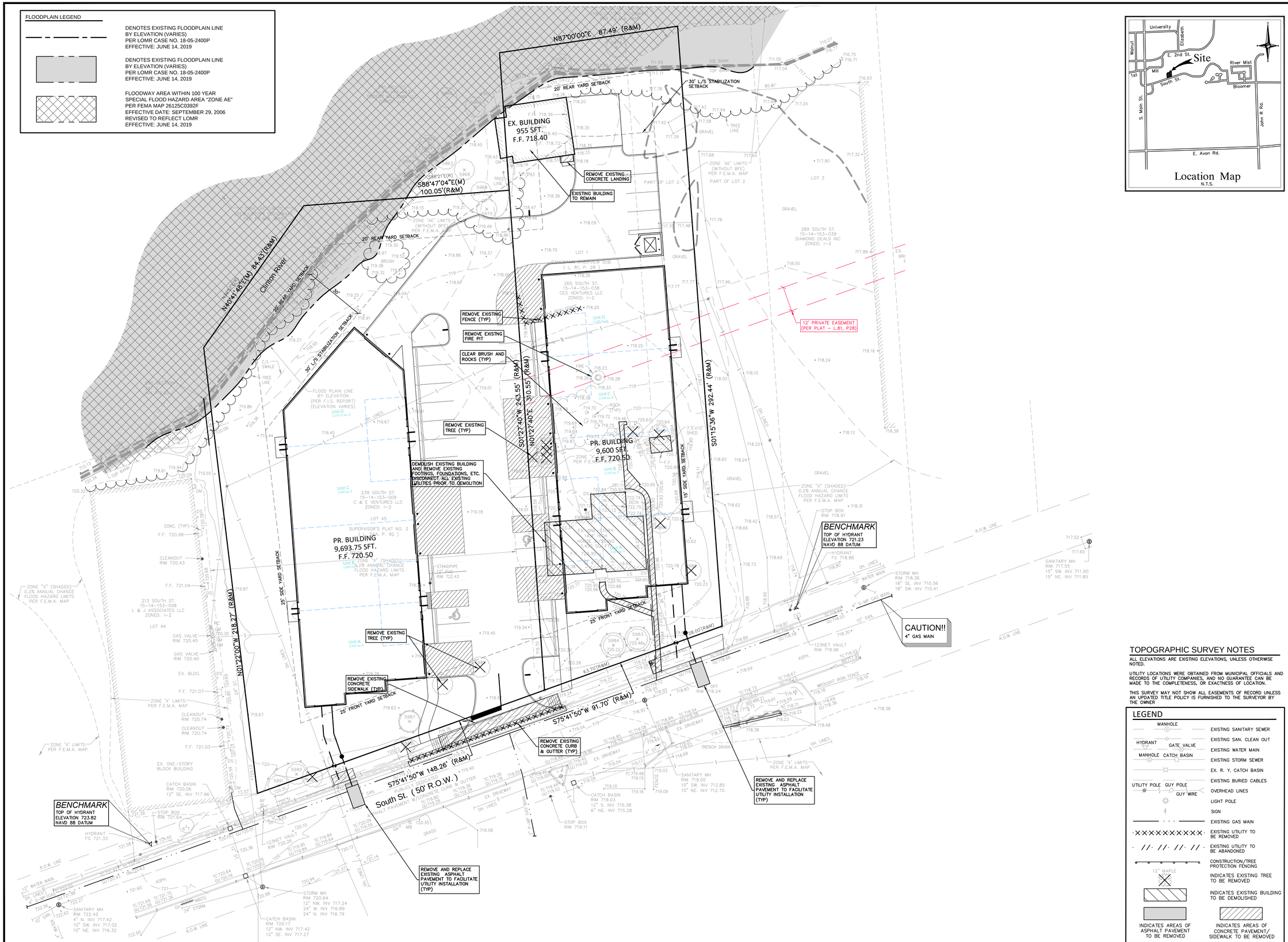
PROJECT LOCATION
Part of the NW 1/4
of Section 14
T.3N., R.11E.,
City of Rochester,
Oakland County, Michigan

SHEET
Tree List

Know what's below
Call before you dig.

| DATE | ISSUED/REVISED |
|---|---|
| 03-05-24 | ISSUED FOR SITE PLAN REVIEW |
| 04-04-24 | REVISED PER CITY REVIEW |
| 05-09-24 | REVISED PER CITY REVIEW |
| 08-12-24 | REVISED PER PLANNING COMMISSION |

DRAWN BY:
M. Carnaghi
DESIGNED BY:
APPROVED BY:
K. Navaroli
DATE:
September 21, 2023
SCALE: 1" = 20'
20 10 0 10 20 30
NFE JOB NO. N797
SHEET NO. SP2







## TOPOGRAPHIC SURVEY NOTES

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## LEGEND

- MANHOLE
- HYDRANT
- GATE VALVE
- MANHOLE CATCH BASIN
- UTILITY POLE GUY POLE
- GUY WIRE
- 12" MAPLE
- INDICATES AREAS OF ASPHALT PAVEMENT TO BE REMOVED
- EXISTING SANITARY SEWER
- EXISTING SAN. CLEAN OUT
- EXISTING WATER MAIN
- EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- EXISTING BURIED CABLES
- OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN
- EXISTING UTILITY TO BE REMOVED
- EXISTING UTILITY TO BE ABANDONED
- CONSTRUCTION/TREE PROTECTION FENCING
- INDICATES EXISTING TREE TO BE REMOVED
- INDICATES EXISTING BUILDING TO BE DEMOLISHED
- INDICATES AREAS OF CONCRETE PAVEMENT/ SIDEWALK TO BE REMOVED


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FAX. (248) 332-8257
WWW.NFE-ENGR.COM


SEAL

STATE OF MICHIGAN
ALAN M. PANLEY
ENGINEER
NO. 11769
LICENSED PROFESSIONAL ENGINEER

PROJECT
239 / 265 South Street
Rochester, MI 48037-2239

CLIENT
Kemp Building
& Development

Contact: Tom Kemp
Phone: 248.583.3140
Email:
tom@kemp-company.com

PROJECT LOCATION
Part of the NW 1/4
of Section 14
T.3N., R.11E.,
City of Rochester,
Oakland County, Michigan

SHEET
Demolition Plan

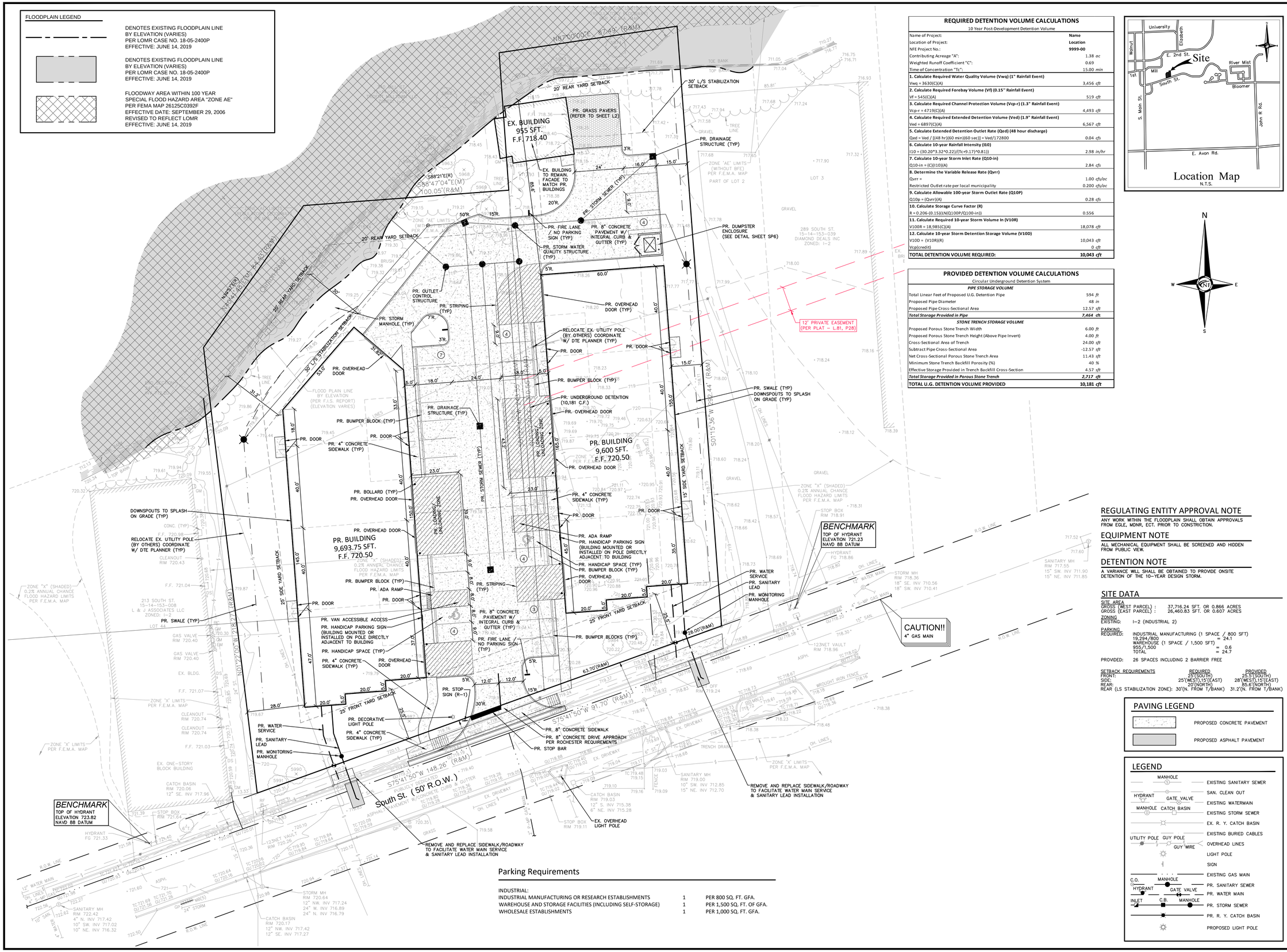
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|---|---|
| 03-05-24 | ISSUED FOR SITE PLAN REVIEW |
| 04-04-24 | REVISED PER CITY REVIEW |
| 05-09-24 | REVISED PER CITY REVIEW |
| 08-12-24 | REVISED PER PLANNING COMMISSION |

DRAWN BY:
A. Panley

DESIGNED BY:
A. Panley

APPROVED BY:
B. Br




## REQUIRED DETENTION VOLUME CALCULATIONS

10 Year Post-Development Detention Volume

| | |
|---|---|
| Name of Project: | **Name** |
| Location of Project: | **Location** |
| NFE Project No.: | **9999-00** |
| Contributing Acreage "A": | 1.38 *ac* |
| Weighted Runoff Coefficient "C": | 0.69 |
| Time of Concentration "Tc": | 15.00 *min* |
| **1. Calculate Required Water Quality Volume (Vwq) (1" Rainfall Event)** | |
| Vwq = 3630(C)(A) | 3,456 *cft* |
| **2. Calculate Required Forebay Volume (Vf) (0.15" Rainfall Event)** | |
| Vf = 545(C)(A) | 519 *cft* |
| **3. Calculate Required Channel Protection Volume (Vcp-r) (1.3" Rainfall Event)** | |
| Vcp-r = 4719(C)(A) | 4,493 *cft* |
| **4. Calculate Required Extended Detention Volume (Ved) (1.9" Rainfall Event)** | |
| Ved = 6897(C)(A) | 6,567 *cft* |
| **5. Calculate Extended Detention Outlet Rate (Qed) (48 hour discharge)** | |
| Qed = Ved / [(48 hr)(60 min)(60 sec)] = Ved/172800 | 0.04 *cfs* |
| **6. Calculate 10-year Rainfall Intensity (I10)** | |
| I10 = (30.20*3.32*0.22)/(Tc+9.17)^0.81)) | 2.98 *in/hr* |
| **7. Calculate 10-year Storm Inlet Rate (Q10-in)** | |
| Q10-in = (C)(I10)(A) | 2.84 *cfs* |
| **8. Determine the Variable Release Rate (Qvrr)** | |
| Qvrr = | 1.00 *cfs/ac* |
| Restricted Outlet rate per local municipality | 0.200 *cfs/ac* |
| **9. Calculate Allowable 100-year Storm Outlet Rate (Q10P)** | |
| Q10p = (Qvrr)(A) | 0.28 *cfs* |
| **10. Calculate Storage Curve Factor (R)** | |
| R = 0.206-(0.15)(LN(Q100P/Q100-in)) | 0.556 |
| **11. Calculate Required 10-year Storm Volume In (V10R)** | |
| V100R = 18,985(C)(A) | 18,078 *cft* |
| **12. Calculate 10-year Storm Detention Storage Volume (V10D)** | |
| V10D = (V10R)(R) | 10,043 *cft* |
| Vcp(credit) | 0 *cft* |
| **TOTAL DETENTION VOLUME REQUIRED:** | **10,043 *cft*** |

## PROVIDED DETENTION VOLUME CALCULATIONS

Circular Underground Detention System

| | |
|---|---|
| ***PIPE STORAGE VOLUME*** | |
| Total Linear Feet of Proposed U.G. Detention Pipe | 594 *ft* |
| Proposed Pipe Diameter | 48 *in* |
| Proposed Pipe Cross-Sectional Area | 12.57 *sft* |
| ***Total Storage Provided in Pipe*** | ***7,464 cft*** |
| ***STONE TRENCH STORAGE VOLUME*** | |
| Proposed Porous Stone Trench Width | 6.00 *ft* |
| Proposed Porous Stone Trench Height (Above Pipe Invert) | 4.00 *ft* |
| Cross-Sectional Area of Trench | 24.00 *sft* |
| Subtract Pipe Cross-Sectional Area | -12.57 *sft* |
| Net Cross-Sectional Porous Stone Trench Area | 11.43 *sft* |
| Minimum Stone Trench Backfill Porosity (%) | 40 % |
| Effective Storage Provided in Trench Backfill Cross-Section | 4.57 *sft* |
| ***Total Storage Provided in Porous Stone Trench*** | ***2,717 cft*** |
| **TOTAL U.G. DETENTION VOLUME PROVIDED** | **10,181 *cft*** |







## REGULATING ENTITY APPROVAL NOTE

ANY WORK WITHIN THE FLOODPLAIN SHALL OBTAIN APPROVALS FROM EGLE, MDNR, ECT. PRIOR TO CONSTRICTION.

## EQUIPMENT NOTE

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED AND HIDDEN FROM PUBLIC VIEW.

## DETENTION NOTE

A VARIANCE WILL SHALL BE OBTAINED TO PROVIDE ONSITE DETENTION OF THE 10-YEAR DESIGN STORM.

## SITE DATA

SITE AREA
GROSS (WEST PARCEL) : 37,716.24 SFT. OR 0.866 ACRES
GROSS (EAST PARCEL) : 26,460.83 SFT. OR 0.607 ACRES

ZONING
EXISTING: I-2 (INDUSTRIAL 2)

PARKING
REQUIRED: INDUSTRIAL MANUFACTURING (1 SPACE / 800 SFT)
19,294/800 = 24.1
WAREHOUSE (1 SPACE / 1,500 SFT)
955/1,500 = .6
TOTAL = 24.7

PROVIDED: 26 SPACES INCLUDING 2 BARRIER FREE

| SETBACK REQUIREMENTS | REQUIRED | PROVIDED |
|---|---|---|
| FRONT: | 25'(SOUTH) | 25.5'(SOUTH) |
| SIDE: | 25'(WEST),15'(EAST) | 28'(WEST),15'(EAST) |
| REAR: | 20'(NORTH) | 85.6'(NORTH) |
| REAR (LS STABILIZATION ZONE): | 30'(N. FROM T/BANK) | 31.2'(N. FROM T/BANK) |

## PAVING LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT

## LEGEND

- EXISTING SANITARY SEWER
- SAN. CLEAN OUT
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- EXISTING BURIED CABLES
- OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN
- PR. SANITARY SEWER
- PR. WATER MAIN
- PR. STORM SEWER
- PR. R. Y. CATCH BASIN
- PROPOSED LIGHT POLE


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SEAL

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Phone: 248.583.3140
Email: tom@kemp-company.com

PROJECT LOCATION
Part of the NW 1/4 of Section 14 T.3N., R.11E., City of Rochester, Oakland County, Michigan

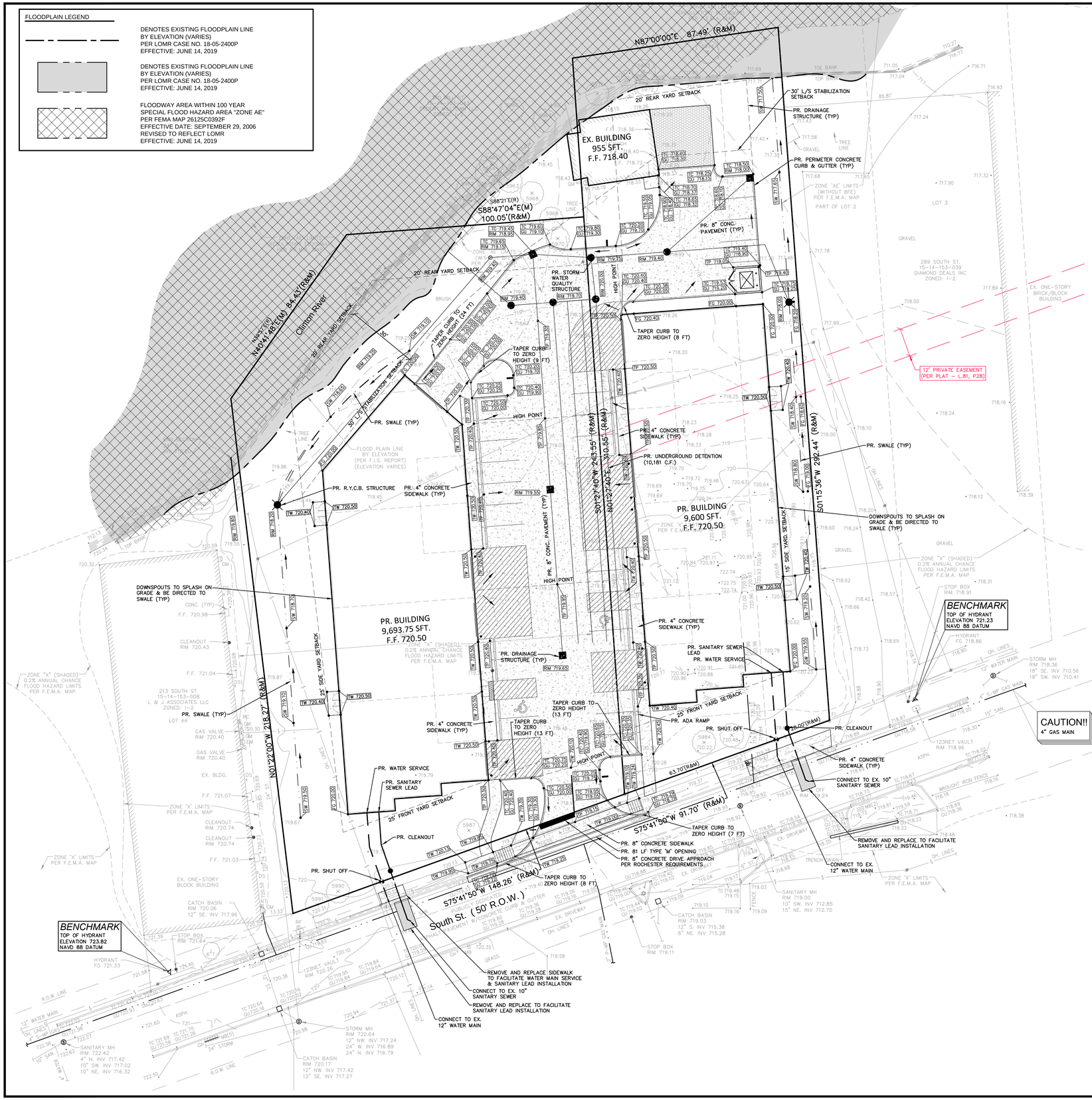
SHEET
Engineering Site Plan

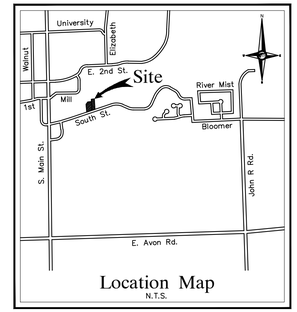
811 Know what's below Call before you dig.

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| 04-04-24 | REVISED PER CITY REVIEW |
| 05-09-24 | REVISED PER CITY REVIEW |
| 08-12-24 | REVISED PER PLANNING COMMISSION |

DRAWN BY: R. Johnson
DESIGNED BY: A. Panley
APPROVED BY: A. Panley
DATE: September 21, 2023
SCALE: 1" = 20'
20 10 0 10 20 30

NFE JOB NO. **N797**
SHEET NO. **SP4**




NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
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SEAL

STATE OF MICHIGAN
ALAN M. PANLEY
ENGINEER
NO. 11769
LICENSED PROFESSIONAL ENGINEER

PROJECT

239 / 265 South Street
Rochester, MI 48037-2239

CLIENT

Kemp Building
& Development

Contact: Tom Kemp
Phone: 248.583.3140
Email:
tom@kemp-company.com

PROJECT LOCATION

Part of the NW 1/4
of Section 14
T.3N., R.11E.,
City of Rochester,
Oakland County, Michigan

SHEET

Preliminary Paving and Grading Plan

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PAVING LEGEND

PROPOSED CONCRETE PAVEMENT
PROPOSED ASPHALT PAVEMENT

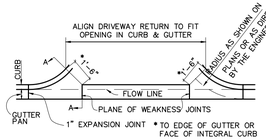
LEGEND

MANHOLE
HYDRANT
GATE VALVE
MANHOLE CATCH BASIN
UTILITY POLE GUY POLE
GUY WIRE
C.O. MANHOLE
HYDRANT
GATE VALVE
INLET C.B. MANHOLE
TC 600.00
GU 600.00
TW 600.00
TP 600.00
FG 600.00

EXISTING SANITARY SEWER
SAN. CLEAN OUT
EXISTING WATERMAIN
EXISTING STORM SEWER
EX. R. Y. CATCH BASIN
EXISTING BURIED CABLES
OVERHEAD LINES
LIGHT POLE
SIGN
EXISTING GAS MAIN
PR. SANITARY SEWER
PR. WATER MAIN
PR. STORM SEWER
PR. R. Y. CATCH BASIN
PROPOSED LIGHT POLE
PR. TOP OF CURB ELEVATION
PR. GUTTER ELEVATION
PR. TOP OF WALK ELEVATION
PR. TOP OF PVMT. ELEVATION
FINISH GRADE ELEVATION

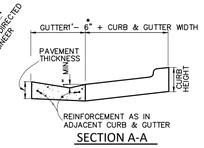
DRAWN BY: A. Panley
DESIGNED BY: A. Panley
APPROVED BY: A. Panley
DATE: September 21, 2023
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20 10 0 10 20 30

NFE JOB NO. N797
SHEET NO. SP5

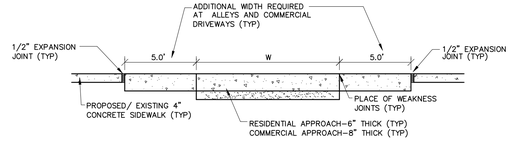



## MDOT DRIVEWAY OPENING DETAIL 'M'

N.T.S.

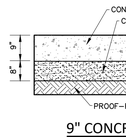



## SECTION A-A



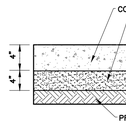

## COMMERCIAL CONCRETE SIDEWALK DETAIL

N.T.S.



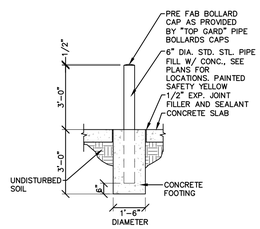

## 9" CONCRETE SECTION

N.T.S.

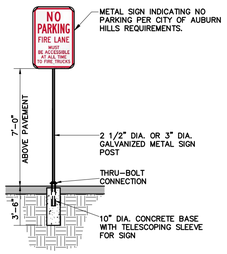



## 4" CONCRETE SECTION

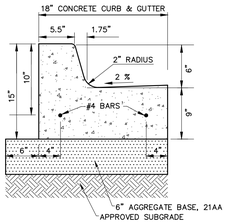
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## PIPE BOLLARD

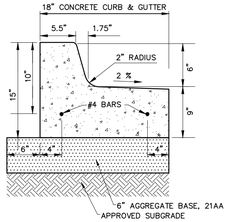



## NO PARKING SIGN DETAIL



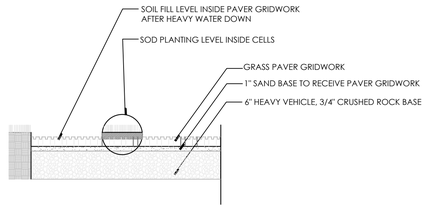

## CONCRETE CURB DETAIL 'A'

N.T.S.



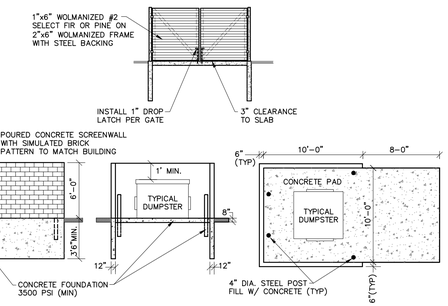

## CONCRETE CURB DETAIL 'B'

N.T.S.



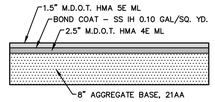

## GRASS PAVER DETAIL

NTS




## DUMPSTER ENCLOSURE DETAIL

N.T.S.




## ASPHALT PAVEMENT SECTION

(R.O.W.)

## GENERAL PAVING NOTES

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

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

ASPHALT: BASE COURSE – MDOT BITUMINOUS MIXTURE NO. 1100L, 20AA; SURFACE COURSE – MDOT BITUMINOUS MIXTURE NO. 1100T, 20AA; ASPHALT CEMENT PENETRATION GRADE 85–100, BOND COAT – MDOT SS–1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.

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

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

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS–S164.

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

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

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

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

FOR ANY WORK WITHIN THE PUBLIC RIGHT–OF–WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.

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

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

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

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

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

## UTILITIES

AT LEAST 72 HOURS (3 WORKING DAYS) PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY MISS DIG AND THE LOCAL COMMUNITY (WHERE APPLICABLE) TO STAKE LOCATIONS OF EXISTING UTILITIES.

THE CONTRACTOR SHALL EXPOSE AND VERIFY EXISTING UTILITIES FOR LOCATION, SIZE, DEPTH, MATERIAL AND CONFIGURATION PRIOR TO CONSTRUCTION. COSTS FOR EXPLORATORY EXCAVATION IS AN INCIDENTAL COST AND SHALL NOT BE CONSIDERED AN EXTRA TO THE CONTRACT.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING UTILITIES WHICH DO NOT MATCH THE PLANS AND SPECIFICATIONS PRIOR TO COMMENCING WORK. ANY FIELD CHANGES OF THE PROPOSED UTILITIES SHALL BE APPROVED BY THE OWNER AND ENGINEER BEFORE THE WORK IS DONE.

THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE. ANY SERVICE OR UTILITY DAMAGED OR REMOVED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE CONTRACTOR, IN CONFORMANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY PROVIDER.

## DAMAGE TO PRIVATE PROPERTY

ALL SIDEWALKS, DRIVEWAYS, LAWNS, FENCING, TREES, SHRUBS, SPRINKLERS, LANDSCAPING, ETC., THAT ARE DAMAGED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED, IN KIND OR BETTER, BY THE CONTRACTOR. ALL STREET SIGNS, MAIL BOXES, ETC., REMOVED SHALL BE REPLACED IN KIND OR BETTER, BY THE CONTRACTOR. ALL THE REPAIRS OR REPLACEMENTS DUE TO THE CONTRACTOR'S WORK ARE TO BE INCLUDED IN THE CONTRACT PRICE(S) AND SHALL NOT BE AN EXTRA TO THE CONTRACT.

THE CONTRACTOR SHALL SECURE PERMISSION IN WRITING FROM ADJACENT PROPERTY OWNERS PRIOR TO ENTERING UPON ANY ADJOINING PROPERTIES, UNLESS OFFSITE PERMITS HAVE ALREADY BEEN OBTAINED BY THE OWNER AND ARE PART OF THE CONTRACT DOCUMENTS.

## DEWATERING OF TRENCH AND EXCAVATIONS

IF NOT SPECIFICALLY PROVIDED FOR IN THE CONSTRUCTION DESIGN DOCUMENTS, THE DESIGN OR QUALITATIVE ANALYSIS OF GROUND WATER DEWATERING SYSTEMS IS BEYOND THE SCOPE OF DESIGN FOR THESE DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING AND PROVIDING APPROPRIATE EXCAVATION DEWATERING SYSTEMS FOR USE DURING CONSTRUCTION.

THE DEWATERING METHOD SELECTED BY THE CONTRACTOR WILL NOT ADVERSELY AFFECT ADJACENT PAVEMENTS OR STRUCTURES PRIOR TO BEGINNING DEWATERING CONDITIONS. MEANS AND METHODS OF DEWATERING ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF DEWATERING WILL BE CONSIDERED INCLUDED IN THE WORK OF CONSTRUCTING THE UNDERGROUND UTILITIES UNLESS SPECIFICALLY INDICATED OTHERWISE.

## BY-PASS PUMPING

FROM TIME TO TIME IT MAY BE NECESSARY FOR THE CONTRACTOR TO BY–PASS PUMP TO COMPLETE THE WORK INDICATED ON THE PLANS. THE COST OF BY–PASS PUMPING, THE METHODS, EQUIPMENT AND MEANS OF PROVIDING THAT WORK ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CONSIDERED PART OF THE WORK WHETHER SPECIFICALLY CALLED OUT ON THE PLANS OR NOT.

## MEANS AND METHODS FOR PIPE CONSTRUCTION

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE MEANS AND METHODS FOR CONSTRUCTING THE UNDERGROUND PIPE SYSTEMS PROPOSED ON THE PLANS, INCLUDING BUT NOT LIMITED TO THE NEED FOR SHORING/BRACING OF TRENCHES, DEWATERING OF TRENCHES, SCHEDULING THE WORK AT OFF PEAK HOURS, AND/OR MAINTAINING EXISTING FLOWS THAT MAY BE ENCOUNTERED VIA PUMPING, BY–PASS PIPING OR OTHER MEANS. THE CONTRACTOR SHALL NOT BE PAID ANY ADDITIONAL COMPENSATION TO IMPLEMENT ANY MEANS AND METHODS TO SATISFACTORILY COMPLETE THE CONSTRUCTION.

## PAVEMENT REMOVAL

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE THICKNESS OF THE PAVEMENT REMOVAL. PAVEMENT CORE SAMPLES ARE FOR INFORMATIONAL PURPOSES ONLY AS TO THE THICKNESS OF THE PAVEMENT AT THE LOCATION OF THE SAMPLE. THE OWNER AND ENGINEER MAKE NO REPRESENTATION, WARRANTY OR GUARANTY THAT THE SAMPLES ACCURATELY REFLECT THE PAVEMENT THICKNESS ON THE PROJECT.

## MAINTENANCE OF TRAFFIC

DURING THE PROGRESS OF THE WORK THE CONTRACTOR SHALL ACCOMMODATE BOTH VEHICULAR AND PEDESTRIAN TRAFFIC IN THE ROAD RIGHTS OF WAY. THE CONTRACTOR'S EQUIPMENT AND OPERATIONS ON PUBLIC STREETS SHALL BE GOVERNED BY ALL APPLICABLE LOCAL, COUNTY AND STATE ORDINANCES, REGULATIONS AND LAWS. THE CONTRACTOR SHALL OBTAIN AND SATISFY ANY AND ALL PERMIT REQUIREMENTS BY THE LOCAL, COUNTY AND STATE GOVERNMENTAL AGENCIES.

IN ADDITION, WHERE THE WORK REQUIRES THE CLOSURE OF ONE OR MORE LANES OR IS WITHIN THE INFLUENCE OF THE ROAD OR PEDESTRIAN RIGHT OF WAY, THE CONTRACTOR SHALL PROVIDE ALL SIGNS, BARRICADES, FLAG PERSONS AND OTHER TRAFFIC CONTROL MEASURES AS REQUIRED BY MDOT, THE COUNTY, OR THE COMMUNITY HAVING JURISDICTION OF THE ROAD AND IN CONFORMANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

COMPENSATION FOR TRAFFIC CONTROL SHALL BE CONSIDERED INCLUDED IN THE CONTRACT PRICE(S) UNLESS SPECIFIC TRAFFIC CONTROL ITEMS ARE INCLUDED IN THE ACCEPTED BID PROPOSAL.

## IRRIGATION

THE CONTRACTOR SHALL MAINTAIN OR REPAIR ANY EXISTING IRRIGATION SYSTEMS WITHIN THE PROJECT AREA UNLESS THE DRAWINGS CALL FOR THE IRRIGATION SYSTEM TO BE REMOVED. THE OWNER AND NFE MAKE NO REPRESENTATIONS, WARRANTY OR GUARANTY AS TO THE LOCATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT THE IRRIGATION SYSTEM DURING CONSTRUCTION ACTIVITIES. COMPENSATION FOR MAINTAINING OR REPAIRING EXISTING IRRIGATIONS SYSTEMS SHALL BE CONSIDERED INCLUDED IN THE CONTRACT PRICE(S) UNLESS SPECIFIC IRRIGATION SYSTEM REPAIR ITEMS ARE INCLUDED IN THE ACCEPTED BID PROPOSAL.

## SUB-SOIL CONDITIONS

ANY SOIL BORING PROVIDED BY THE OWNER AND/OR ENGINEER IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THIS INFORMATION IS NOT OFFERED AS EVIDENCE OF GROUND CONDITIONS THROUGHOUT THE PROJECT AND ONLY REFLECT THE GROUND CONDITIONS AT THE LOCATION OF THE BORING ON THE DATE THEY WERE TAKEN.

THE ACCURACY AND RELIABILITY OF THE SOIL LOGS AND REPORT ARE NOT WARRANTED OR GUARANTEED IN ANY WAY BY THE OWNER OR ENGINEER AS TO THE SUB–SOIL CONDITIONS FOUND ON THE SITE. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION AND SUB–SOIL INVESTIGATION AND SECURE OTHER SUCH INFORMATION AS THE CONTRACTOR CONSIDERS NECESSARY TO DO THE WORK PROPOSED AND IN PREPARATION OF THEIR BID.

## SUBGRADE UNDERCUTTING AND PREPARTION

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY AND ALL SOILS WHICH DO NOT CONFORM TO THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A SUBGRADE IN CONFORMANCE WITH THE PROJECT PLANS AND/OR SPECIFICATIONS. THE MEANS AND METHODS USED TO ACHIEVE THE REQUIRED RESULT SHALL REST SOLELY WITH THE CONTRACTOR.

ANY AREAS OF UNDERCUTTING THAT RESULT IN ADDITIONAL OR EXTRA WORK BECAUSE THEY COULD NOT BE IDENTIFIED BY THE CONTRACTOR'S PRE–BID SITE OBSERVATION OR ARE NOT SET FORTH IN THE PLANS AND SPECIFICATIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE ANY EXTRA WORK IS PERFORMED. THE CONTRACTOR SHALL MAKE A REQUEST FOR ANY ADDITIONAL COMPENSATION FOR THE UNDERCUTTING IN WRITING AND THE REQUEST SHALL CONFORM TO THE CONTRACT'S CHANGE ORDER PROVISIONS.

## STRUCTURE BACKFILL

STRUCTURAL BACKFILL SHALL BE PLACED IN CONFORMANCE WITH THE PROJECT PLANS, SPECIFICATIONS OR AS REQUIRED BY THE COMMUNITY, GOVERNMENT AGENCY OR UTILITY THAT HAS JURISDICTION OVER THE WORK.

## TRENCH BACKFILL

TRENCH BACKFILL SHALL BE PLACED IN CONFORMANCE WITH THE PLANS AND/OR SPECIFICATIONS. TRENCH BACKFILL SHALL ALSO BE INSTALLED IN CONFORMANCE WITH THE COMMUNITY REQUIREMENTS OR AGENCY/UTILITY GOVERNING SAID TRENCH CONSTRUCTION. IN THE CASE OF CONFLICTING REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.

## EARTH BALANCE / GRADING

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHETHER THE SITE EARTHWORK BALANCES OR NOT. ANY EXCESS CUT MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR. IN A LIKE MANNER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMPORT APPROVED FILL MATERIAL AND PLACE IT AS REQUIRED TO ATTAIN THE SITE GRADE AND COMPACTION REQUIREMENTS PER THE ENGINEER'S PLAN AND ALL APPLICABLE GOVERNMENTAL STANDARDS. THE ENGINEER AND OWNER MAKE NO REPRESENTATION AS TO THE QUANTITIES THAT MAY BE NEEDED TO CREATE A BALANCED EARTHWORK CONDITION OR THAT THE SITE EARTHWORK IS BALANCED.

## SOIL EROSION / SEDIMENTATION CONTROL

THE CONTRACTOR SHALL OBTAIN THE REQUIRED SOIL EROSION PERMIT AND SATISFY ALL REGULATORY REQUIREMENTS FOR CONTROLLING SOIL EROSION AND SEDIMENT TRANSPORT. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR INSPECTION OR APPROVAL OF THE CONTRACTOR'S WORK IN CONNECTION WITH SATISFYING THE SOIL EROSION PERMIT REQUIREMENTS UNLESS SPECIFICALLY STATED IN THE CONTRACT DOCUMENTS.

NF ENGINEERS
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LAND PLANNERS

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SEAL

STATE OF MICHIGAN
ALAN M. PANLEY
ENGINEER
NO. 11769
LICENSED PROFESSIONAL ENGINEER

PROJECT

239 / 265 South Street
Rochester, MI 48037-2239

CLIENT

Kemp Building
& Development

Contact: Tom Kemp
Phone: 248.583.3140
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tom@kemp-company.com

PROJECT LOCATION

Part of the NW 1/4
of Section 14
T.3N., R.11E.,
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SHEET

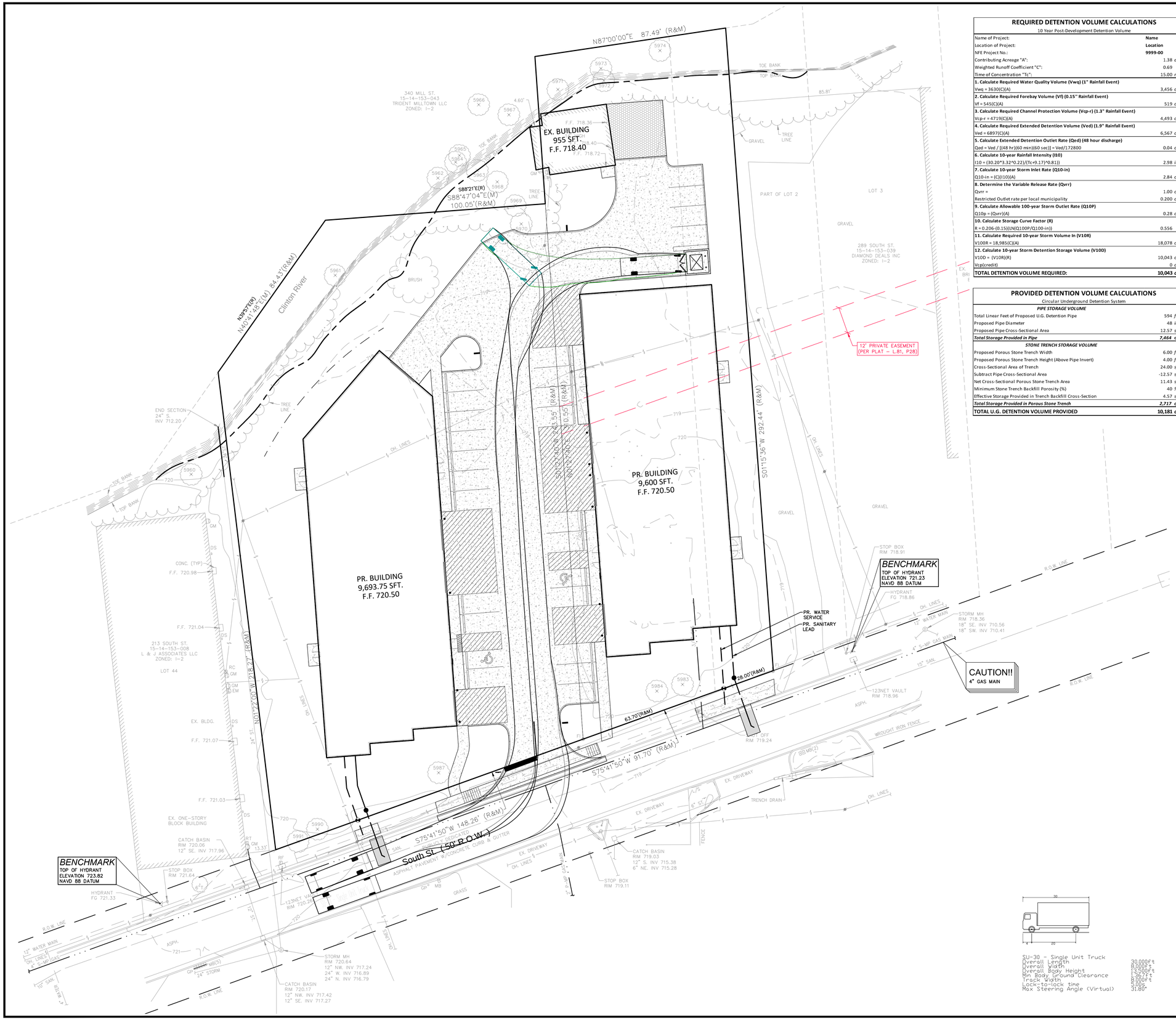
Project Notes and Details Plan

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| 04-04-24 | REVISED PER CITY REVIEW |
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DRAWN BY: A. Panley
DESIGNED BY: A. Panley
APPROVED BY: A. Panley
DATE: September 21, 2023
SCALE: N.T.S.

NFE JOB NO. **N797**
SHEET NO. **SP6**




## REQUIRED DETENTION VOLUME CALCULATIONS

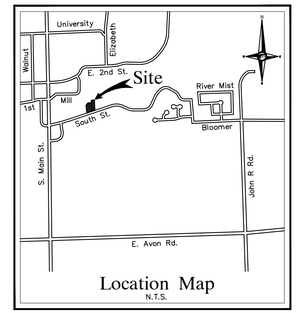
10 Year Post-Development Detention Volume

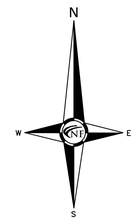
| | |
|---|---|
| Name of Project: | **Name** |
| Location of Project: | **Location** |
| NFE Project No.: | **9999-00** |
| Contributing Acreage "A": | 1.38 *ac* |
| Weighted Runoff Coefficient "C": | 0.69 |
| Time of Concentration "Tc": | 15.00 *min* |
| **1. Calculate Required Water Quality Volume (Vwq) (1" Rainfall Event)** | |
| Vwq = 3630(C)(A) | 3,456 *cft* |
| **2. Calculate Required Forebay Volume (Vf) (0.15" Rainfall Event)** | |
| Vf = 545(C)(A) | 519 *cft* |
| **3. Calculate Required Channel Protection Volume (Vcp-r) (1.3" Rainfall Event)** | |
| Vcp-r = 4719(C)(A) | 4,493 *cft* |
| **4. Calculate Required Extended Detention Volume (Ved) (1.9" Rainfall Event)** | |
| Ved = 6897(C)(A) | 6,567 *cft* |
| **5. Calculate Extended Detention Outlet Rate (Qed) (48 hour discharge)** | |
| Qed = Ved / [(48 hr)(60 min)(60 sec)] = Ved/172800 | 0.04 *cfs* |
| **6. Calculate 10-year Rainfall Intensity (I10)** | |
| I10 = (30.20*3.32^0.22)/(Tc+9.17)^0.81)) | 2.98 *in/hr* |
| **7. Calculate 10-year Storm Inlet Rate (Q10-in)** | |
| Q10-in = (C)(I10)(A) | 2.84 *cfs* |
| **8. Determine the Variable Release Rate (Qvrr)** | |
| Qvrr = | 1.00 *cfs/ac* |
| Restricted Outlet rate per local municipality | 0.200 *cfs/ac* |
| **9. Calculate Allowable 100-year Storm Outlet Rate (Q10P)** | |
| Q10p = (Qvrr)(A) | 0.28 *cfs* |
| **10. Calculate Storage Curve Factor (R)** | |
| R = 0.206-(0.15)(LN(Q100P/Q100-in)) | 0.556 |
| **11. Calculate Required 10-year Storm Volume In (V10R)** | |
| V100R = 18,985(C)(A) | 18,078 *cft* |
| **12. Calculate 10-year Storm Detention Storage Volume (V10D)** | |
| V10D = (V10R)(R) | 10,043 *cft* |
| Vcp(credit) | 0 *cft* |
| **TOTAL DETENTION VOLUME REQUIRED:** | **10,043 *cft*** |

## PROVIDED DETENTION VOLUME CALCULATIONS

Circular Underground Detention System

| | |
|---|---|
| ***PIPE STORAGE VOLUME*** | |
| Total Linear Feet of Proposed U.G. Detention Pipe | 594 *ft* |
| Proposed Pipe Diameter | 48 *in* |
| Proposed Pipe Cross-Sectional Area | 12.57 *sft* |
| ***Total Storage Provided in Pipe*** | ***7,464 cft*** |
| ***STONE TRENCH STORAGE VOLUME*** | |
| Proposed Porous Stone Trench Width | 6.00 *ft* |
| Proposed Porous Stone Trench Height (Above Pipe Invert) | 4.00 *ft* |
| Cross-Sectional Area of Trench | 24.00 *sft* |
| Subtract Pipe Cross-Sectional Area | -12.57 *sft* |
| Net Cross-Sectional Porous Stone Trench Area | 11.43 *sft* |
| Minimum Stone Trench Backfill Porosity (%) | 40 % |
| Effective Storage Provided in Trench Backfill Cross-Section | 4.57 *sft* |
| ***Total Storage Provided in Porous Stone Trench*** | ***2,717 cft*** |
| **TOTAL U.G. DETENTION VOLUME PROVIDED** | **10,181 *cft*** |







SU-30 - Single Unit Truck

| | |
|---|---|
| Overall Length | 30.000ft |
| Overall Width | 8.000ft |
| Overall Body Height | 13.500ft |
| Min Body Ground Clearance | 1.167ft |
| Track Width | 8.000ft |
| Lock-to-lock time | 5.00s |
| Max Steering Angle (Virtual) | 31.80° |

## DETENTION NOTE

A VARIANCE WILL SHALL BE OBTAINED TO PROVIDE ONSITE DETENTION OF THE 10-YEAR DESIGN STORM.

## SITE DATA

SITE AREA
GROSS (WEST PARCEL) : 37,716.24 SFT. OR 0.866 ACRES
GROSS (EAST PARCEL) : 26,460.83 SFT. OR 0.607 ACRES

ZONING
EXISTING: I-2 (INDUSTRIAL 2)

PARKING
REQUIRED: 1 SPACE 800 SFT. OF GROSS BUILDING AREA
19,294/800 = 25

PROVIDED: 26 SPACES INCLUDING 2 BARRIER FREE

| SETBACK REQUIREMENTS | REQUIRED | PROVIDED |
|---|---|---|
| FRONT: | 25'(SOUTH) | 25.5'(SOUTH) |
| SIDE: | 25'(WEST),15'(EAST) | 28'(WEST),15'(EAST) |
| REAR: | 20'(NORTH) | 85.6'(NORTH) |
| REAR (LS STABILIZATION ZONE): | 30'(N. FROM T/BANK) | 31.2'(N. FROM T/BANK) |

## PAVING LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT

## LEGEND

- EXISTING SANITARY SEWER
- SAN. CLEAN OUT
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- EXISTING BURIED CABLES
- OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN
- PR. SANITARY SEWER
- PR. WATER MAIN
- PR. STORM SEWER
- PR. R. Y. CATCH BASIN
- PROPOSED LIGHT POLE


NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM


SEAL

STATE OF MICHIGAN
ALAN M. PANLEY
ENGINEER
NO. 11769
LICENSED PROFESSIONAL ENGINEER

PROJECT
239 / 265 South Street
Rochester, MI 48037-2239

CLIENT
Kemp Building
& Development

Contact: Tom Kemp
Phone: 248.583.3140
Email:
tom@kemp-company.com

PROJECT LOCATION
Part of the NW 1/4
of Section 14
T.3N., R.11E.,
City of Rochester,
Oakland County, Michigan

SHEET
Truck Turning Plan

Know what's below
Call before you dig.

| DATE | ISSUED/REVISED |
|---|---|
| 03-05-24 | ISSUED FOR SITE PLAN REVIEW |
| 04-04-24 | REVISED PER CITY REVIEW |
| 05-09-24 | REVISED PER CITY REVIEW |
| 08-12-24 | REVISED PER PLANNING COMMISSION |

DRAWN BY:
R. Johnson
DESIGNED BY:
A. Panley
APPROVED BY:
A. Panley
DATE:
September 21, 2023
SCALE: 1" = 20'
20 10 0 10 20 30
NFE JOB NO. N797
SHEET NO. SP7

## gypsum board note:

ALL GYPSUM BOARD MATERIALS AND ACCESSORIES TO CONFORM TO TABLE 2506.2

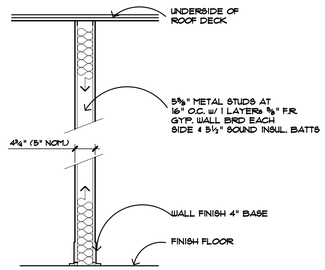
| MATERIAL | STANDARD |
|---|---|
| GYPSUM SHEATHING | ASTM C79 |
| GYPSUM WALLBOARD | ASTM C36 |
| JOINT REIN. TAPE & COMPOUND | ASTM C474; C475 |
| NAILS FOR GYPSUM BOARDS | ASTM C514<br>ASTM C954; C1002 |
| STEEL SCREWS FOR LOAD BEARING | ASTM C645 |
| WATER-RESISTANT GYPSUM BOARD BACKING | ASTM C630 |

## address note:

OWNER TO PROVIDE ADDRESS IN NUMERICAL BLOCK FORM FOR EACH TENANT SPACE AND BE DISPLAYED AT THE FRONT AND REAR OF THE BUILDING. ALL NUMBERS SHALL BE VISIBLE TO OCCUPANTS OF VEHICLES ON THOROUGHFARES AND THE COLORS SHALL BE IN CONTRAST WITH THE BACKGROUND IN WHICH THEY ARE MOUNTED.

## rigid insulation note:

ALL FOAM PLASTIC AND PLASTIC CORES OF MANUFACTURED ASSEMBLIES SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 75 AND A SMOKE DEVELOPED RATING OF 450 OR LESS IN ACCORDANCE W/ ASTM E 84.




A / A-1 partition type

TYPICAL DEMISING WALL

## note:

ALL EXIT DOORS MUST BE OPERABLE FROM INSIDE WHEN LOCKED IN ONE MOTION WITHOUT A KEY REQUIRED.

PROVIDE 5'-0" x 6'-0" CLEAR AREA W/ MAX ¼" PER FOOT SLOPE AWAY FROM BUILDING W/ MAX. ½" DOORSILL (TYP. AT ALL EGRESS DOORS)

MAXIMUM SLOPE ON SIDEWALK RAMP IS 1:12 w/ 1:12 MAX. TAPER AND MINIMUM WIDTH IS 5'-0"

FRONT APPROACHES TO PUSH SIDE OF SLIDING DOORS, EQUIPPED WITH A CLOSURE AND A LATCH, SHALL HAVE MANEUVERING SPACE THAT EXTENDS 12" x 48" BEYOND THE LATCH SIDE OF THE DOOR.

## egress notes:

INSTALL ILLUMINATED EXIT SIGNS OVER EXIT DOORS. DIRECTIONAL EXIT SIGNS MAY ALSO BE REQUIRED TO PROPERLY IDENTIFY THE PATHWAY LEADING TO THE EXIT ITSELF. ELECTRICAL CONTRACTOR SHOULD CONTACT THE FIRE MARSHAL FOR PROPER PLACEMENT OF EXIT LIGHTING UNITS.

PROVIDE EMERGENCY LIGHTING AS DESIGNATED BY THE FIRE MARSHAL TO ILLUMINATE THE EXIT ACCESS IN CASES OF A COMMERCIAL POWER OUTAGE. ELECTRICAL CONTRACTOR SHOULD CONTACT THE FIRE MARSHAL FOR PROPER PLACEMENT OF EMERGENCY LIGHTING UNITS. ADDITIONAL UNITS MAY BE NEEDED IN OFFICE AREA.

ALL EXIT DOORS MUST BE OPERABLE FROM INSIDE WHEN LOCKED IN ONE MOTION WITHOUT A KEY.

PROVIDE 5'-0" x 6'-0" CLEAR AREA w/ MAXIMUM ¼" PER FOOT SLOPE AWAY FROM BUILDING. (TYPICAL AT ALL EGRESS DOORS.) MAXIMUM SLOPE ON SIDEWALK RAMP IS 1:12 AND MINIMUM WIDTH IS 5'-0".

FRONT APPROACHES TO PUSH SIDE OF SLIDING DOORS, EQUIPPED WITH A CLOSURE AND A LATCH, SHALL HAVE MANEUVERING SPACE THAT EXTENDS 12" x 48" BEYOND THE LATCH SIDE OF THE DOOR.

## exit and emergency lighting notes:

INSTALL ILLUMINATED EXIT SIGNS OVER EXIT DOORS. DIRECTIONAL EXIT SIGNS MAY ALSO BE REQUIRED TO PROPERLY IDENTIFY THE PATHWAY LEADING TO THE EXIT ITSELF. ELECTRICAL CONTRACTOR SHOULD CONTACT THE FIRE MARSHAL FOR PROPER PLACEMENT OF EXIT LIGHTING UNITS.

PROVIDE EMERGENCY LIGHTING AS DESIGNATED BY THE FIRE MARSHAL TO ILLUMINATE THE EXIT ACCESS IN CASES OF A COMMERCIAL POWER OUTAGE. ELECTRICAL CONTRACTOR SHOULD CONTACT THE FIRE MARSHAL FOR PROPER PLACEMENT OF EMERGENCY LIGHTING UNITS. ADDITIONAL UNITS MAY BE NEEDED IN OFFICE AREA.

PROVIDE LOCK ON DEVICES ON ALL CIRCUIT BREAKERS PROTECTING EMERGENCY LIGHT AND EXIT LIGHT CIRCUITS.

## fire extinguisher note

TYPE
APPROVED ABC DRY CHEMICAL OR EQUIVALENT WITH MINIMUM 2A RATING
EXTINGUISHERS TO BE COMPATIBLE WITH THE HAZARD PROTECTED.

AMOUNT
LIGHT HAZARD: AN ADEQUATE NUMBER TO PROVIDE A MAXIMUM NORMAL TRAVEL DISTANCE OF 75 FEET BETWEEN OR TO EXTINGUISHERS.
ORDINARY HAZARD: A MINIMUM OF TWO REQUIRED TO PROVIDE A MAXIMUM NORMAL TRAVEL DISTANCE OF 75 FEET BETWEEN OR TO EXTINGUISHERS.

MOUNTING
EXTINGUISHERS SHALL BE INSTALLED ON HANGERS OR IN THE BRACKETS SUPPLIED, OR IN APPROVED TYPE EXTINGUISHER CABINETS UNLESS THE EXTINGUISHERS ARE OF WHEELED TYPE.

EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED WHERE THEY WILL BE READILY ACCESSIBLE AND ~~IMMEDIATELY RECOGNIZABLE IN CASES OF~~ FIRE. THEY SHALL BE LOCATED ALONG NORMAL PATHS OF ~~TRAVEL~~.

EXTINGUISHERS SHALL BE INSTALLED SO THAT THE TOP OF THE EXTINGUISHER IS NOT MORE THAN FIVE FEET ABOVE THE FLOOR.

## allowable area:

Type VB Construction:
ALLOWABLE AREA PER MBC, TABLE 506.2; 8,500 SF.

(F-1) Factory & Industrial - Moderate

ALLOWABLE AREA CALCULATIONS:
TOTAL AREA: 9,694 SQUARE FEET

STREET FRONTAGE INCREASE PER SECTION 506.3 FIRE AREA 1
(30' MIN. SEP. DISTANCE) N: 60'-0" S: 60'-0" W: 182'-6" E: 182'-6"

OPEN PERIMETER: 485'-0"
TOTAL PERIMETER: 485'-0"
% TABULAR AREA INCREASE=

$$\left(\frac{\text{OPEN PERIMETER}}{\text{TOTAL PERIMETER}} - .025\right) \times \left(\frac{\text{MINIMUM WIDTH OF OPEN SPACE}}{30}\right)$$

$$\left(\frac{485'-0"}{485'-0"} - .025\right) \times \left(\frac{30}{30}\right) = .975$$

| | |
|---|---|
| % ALLOWABLE TABULAR AREA: | 100% |
| % REDUCTION FOR HEIGHT: | NONE |
| % INCREASE FOR SPRINKLER: | NONE |
| % STREET FRONTAGE INCREASE (FROM CALCS.): | +75% |
| TOTAL PERCENTAGE FACTOR (T.P.F.): | +175% |
| CONVERSION FACTOR (T.P.F./ 100): | 1.75 |

(ALLOWABLE FLOOR AREA/ CONVERSION FACTOR):
8,500 S.F. x 1.75 = 14,875 S.F. AREA

NOTE:
FIRE AREA IS UNDER ALLOWABLE AREA.

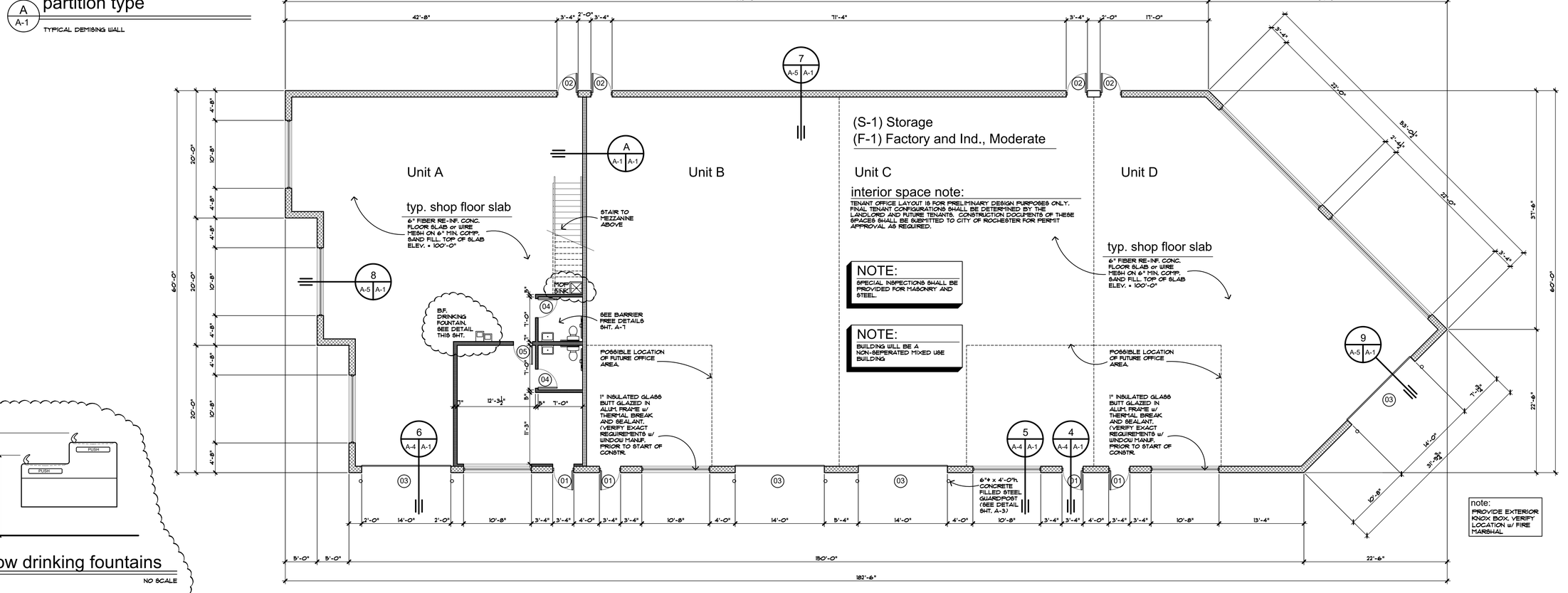
## building data

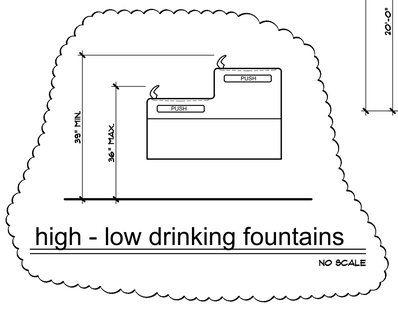
| | |
|---|---|
| LOCAL AGENCY: | CITY OF ROCHESTER<br>DEPARTMENT OF<br>BUILDING AND SAFETY<br>400 SIXTH STREET<br>ROCHESTER, MI 48307 |
| REFERENCE CODE: | 2021 MICHIGAN BUILDING CODE<br>WITH STATE AMENDMENTS<br>2021 MICHIGAN PLUMBING CODE<br>WITH STATE AMENDMENTS<br>2021 MICHIGAN MECHANICAL CODE<br>WITH STATE AMENDMENTS<br>2023 NATIONAL ELECTRICAL CODE<br>WITH STATE AMENDMENTS<br>MICHIGAN ENERGY CODE<br>ASHRAE 90.1 - 2019 |
| BUILDING AREA: | 9,694 SQ. FT. |
| USE GROUP: | (F-1) FACTORY AND INDUSTRIAL, MODERATE<br>(S-1) STORAGE |
| CONSTRUCTION TYPE: | VB (COMBUSTIBLE, UNPROTECTED) |
| PROPOSED USE: | SHOP / WAREHOUSE FACILITY |
| OCCUPANT LOAD: | SHOP AREA:<br>1 PER 100 S.F. GROSS = 8,094 / 100 = 81 OCCUPANTS<br>(TABLE 1004.5)<br>OFFICE AREA:<br>1 PER 150 S.F. GROSS = 1,600 / 150 = 11 OCCUPANTS<br>(TABLE 1004.5)<br>MEZZ. AREA:<br>1 PER 100 S.F. GROSS = 400 / 100 = 4 OCCUPANTS<br>(TABLE 1004.5)<br>TOTAL: 96 OCCUPANTS |

| | |
|---|---|
| FIRE RESISTANCE RATING OF STRUCTURAL ELEMENTS PER TABLE 601: | 0 HOURS |
| FIRE RESISTANCE RATING OF EXTERIOR NON-LOADBEARING WALLS PER TABLE 601: | 0 HOURS |
| FIRE RESISTANCE RATING OF EXTERIOR LOAD BEARING PARTITION WALLS PER TABLE 601: | 0 HOURS |
| FIRE RESISTANCE RATING OF NON-LOAD BEARING PARTITION WALLS PER TABLE 601: | 0 HOURS |
| FIRE RESISTANCE RATING OF INTERIOR LOAD-BEARING WALLS, LOAD BEARING PARTITIONS, COLUMNS, GIRDERS, PER TABLE 601: | 0 HOURS |
| FIRE RESISTANCE RATING OF TENANT SEPERATION WALLS PER TABLE 601: | 1 HOUR |
| FIRE RESISTANCE RATING OF ROOF CONSTRUCTION INCLUDING BEAMS, TRUSSES AND FRAMING, ARCHES AND ROOF DECK PER TABLE 601 | 0 HOURS |
| FIRE RESISTANCE RATING OF INTERIOR FINISH PER TABLE 803.11: | REQUIRED VERTICAL EXITS & PASSAGEWAYS = CLASS B<br>CORRIDORS PROVIDING EXIT ACCESS = CLASS C<br>ROOMS OR ENCLOSED SPACES = CLASS C |
| MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD PER TABLE 1006.3.1 | (2) TWO EXITS |
| MINIMUM LENGTH OF EXIT ACCESS TRAVEL PER TABLE 1017.2 (WITHOUT FIRE SUPPR. SYSTEM): | 250 FEET |

## note:

FRANK SALAMONE ARCHITECT SHALL ACT AS THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.
FRANK SALAMONE, LICENSED ARCHITECT




high - low drinking fountains

NO SCALE

North

floor plan

1/8" = 1'-0"

legend

(X) SEE DOOR SCHEDULE SHEET A-6


Frank Salamone
architects
engineers
planners
Architect
48701 hayes rd
shelby, mi 48315
586.532.0091
fsalamone@fsarchitect.com



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Date Issued:

| | |
|---|---|
| Revised: | 01/27/26 |
| Bid & Permit: | 01/07/26 |
| S.P.A. | 05/08/24 |

Project:
Proposed Multi-tenant Industrial Building for:
Building I
239 / 265
South Street
Rochester, MI 48037

Client:
Kemp Building & Development Co.
275 West Girard
Madison Hts, MI 48071

Sheet Title:
FLOOR PLAN

Project Number:
I24-123

Drawn By:
JFN

Checked By:
F.S.

STATE OF MICHIGAN · FRANCESCO SALAMONE · ARCHITECT · No. 48108 · LICENSED ARCHITECT

Issue:
- ☐ preliminary
- ■ construction
- ☐ record

Sheet Number:
A-1

## gypsum board note:

ALL GYPSUM BOARD MATERIALS AND ACCESSORIES TO CONFORM TO TABLE 2506.2

| MATERIAL | STANDARD |
|---|---|
| GYPSUM SHEATHING | ASTM C79 |
| GYPSUM WALLBOARD | ASTM C36 |
| JOINT REIN. TAPE & COMPOUND | ASTM C474; C475 |
| NAILS FOR GYPSUM BOARDS | ASTM C514 |
| | ASTM C1513; C1002 |
| STEEL SCREWS FOR LOAD BEARING | ASTM C645 |
| WATER-RESISTANT GYPSUM BOARD BACKING | ASTM C630 |

## address note:

OWNER TO PROVIDE ADDRESS IN NUMERICAL BLOCK FORM FOR EACH TENANT SPACE AND BE DISPLAYED AT THE FRONT AND REAR OF THE BUILDING. ALL NUMBERS SHALL BE VISIBLE TO OCCUPANTS OF VEHICLES ON THOROUGHFARES AND THE COLORS SHALL BE IN CONTRAST WITH THE BACKGROUND IN WHICH THEY ARE MOUNTED.

## rigid insulation note:

ALL FOAM PLASTIC AND PLASTIC CORES OF MANUFACTURED ASSEMBLIES SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 75 AND A SMOKE DEVELOPED RATING OF 450 OR LESS IN ACCORDANCE W/ ASTM E 84.

## note:

ALL EXIT DOORS MUST BE OPERABLE FROM INSIDE WHEN LOCKED IN ONE MOTION WITHOUT A KEY REQUIRED.

PROVIDE 5'-0" x 6'-0" CLEAR AREA W/ MAX 1/4" PER FOOT SLOPE AWAY FROM BUILDING W/ MAX. 1/2" DOORSILL (TYP AT ALL EGRESS DOORS)

MAXIMUM SLOPE ON SIDEWALK/ RAMP IS 1:12 W/ 1:12 MAX. TAPER AND MINIMUM WIDTH IS 5'-0"

FRONT APPROACHES TO PUSH SIDE OF SWINGING DOORS, EQUIPPED WITH A CLOSURE AND A LATCH, SHALL HAVE MANEUVERING SPACE THAT EXTENDS 12" x 48" BEYOND THE LATCH SIDE OF THE DOOR.

## egress notes:

INSTALL ILLUMINATED EXIT SIGNS OVER EXIT DOORS. DIRECTIONAL EXIT SIGNS MAY ALSO BE REQUIRED TO PROPERLY IDENTIFY THE PATHWAY LEADING TO THE EXIT ITSELF. ELECTRICAL CONTRACTOR SHOULD CONTACT THE FIRE MARSHAL FOR PROPER PLACEMENT OF EXIT LIGHTING UNITS.

PROVIDE EMERGENCY LIGHTING AS DESIGNATED BY THE FIRE MARSHAL TO ILLUMINATE THE EXIT ACCESS IN CASES OF A COMMERCIAL POWER OUTAGE. ELECTRICAL CONTRACTOR SHOULD CONTACT THE FIRE MARSHAL FOR PROPER PLACEMENT OF EMERGENCY LIGHTING UNITS. ADDITIONAL UNITS MAY BE NEEDED IN OFFICE AREA.

ALL EXIT DOORS MUST BE OPERABLE FROM INSIDE WHEN LOCKED IN ONE MOTION WITHOUT A KEY.

PROVIDE 5'-0" x 6'-0" CLEAR AREA W/ MAXIMUM 1/4" PER FOOT SLOPE AWAY FROM BUILDING. (TYPICAL AT ALL EGRESS DOORS.) MAXIMUM SLOPE ON SIDEWALK/ RAMP IS 1:12 AND MINIMUM WIDTH IS 5'-0".

FRONT APPROACHES TO PUSH SIDE OF SWINGING DOORS, EQUIPPED WITH A CLOSURE AND A LATCH, SHALL HAVE MANEUVERING SPACE THAT EXTENDS 12" x 48" BEYOND THE LATCH SIDE OF THE DOOR.

## exit and emergency lighting notes:

INSTALL ILLUMINATED EXIT SIGNS OVER EXIT DOORS. DIRECTIONAL EXIT SIGNS MAY ALSO BE REQUIRED TO PROPERLY IDENTIFY THE PATHWAY LEADING TO THE EXIT ITSELF. ELECTRICAL CONTRACTOR SHOULD CONTACT THE FIRE MARSHAL FOR PROPER PLACEMENT OF EXIT LIGHTING UNITS.

PROVIDE EMERGENCY LIGHTING AS DESIGNATED BY THE FIRE MARSHAL TO ILLUMINATE THE EXIT ACCESS IN CASES OF A COMMERCIAL POWER OUTAGE. ELECTRICAL CONTRACTOR SHOULD CONTACT THE FIRE MARSHAL FOR PROPER PLACEMENT OF EMERGENCY LIGHTING UNITS. ADDITIONAL UNITS MAY BE NEEDED IN OFFICE AREA.

PROVIDE LOCK ON DEVICES ON ALL CIRCUIT BREAKERS PROTECTING EMERGENCY LIGHT AND EXIT LIGHT CIRCUITS.

## fire extinguisher note

TYPE
APPROVED ABC DRY CHEMICAL OR EQUIVALENT WITH MINIMUM 2A RATING
EXTINGUISHERS TO BE COMPATIBLE WITH THE HAZARD PROTECTED.

AMOUNT
LIGHT HAZARD: AN ADEQUATE NUMBER TO PROVIDE A MAXIMUM NORMAL TRAVEL DISTANCE OF 75 FEET BETWEEN OR TO EXTINGUISHERS.
ORDINARY HAZARD: A MINIMUM OF TWO REQUIRED TO PROVIDE A MAXIMUM NORMAL TRAVEL DISTANCE OF 75 FEET BETWEEN OR TO EXTINGUISHERS.

MOUNTING
EXTINGUISHERS SHALL BE INSTALLED ON HANGERS OR IN THE BRACKETS SUPPLIED, OR IN APPROVED TYPE EXTINGUISHER CABINETS UNLESS THE EXTINGUISHERS ARE OF WHEELED TYPE.

EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED WHERE THEY WILL BE READILY ACCESSIBLE AND ~~PROMPTLY RECOGNIZABLE WHEN NEEDED~~ IN CASE OF FIRE. THEY SHALL BE LOCATED ALONG NORMAL PATHS OF TRAVEL.

EXTINGUISHERS SHALL BE INSTALLED SO THAT THE TOP OF THE EXTINGUISHER IS NOT MORE THAN FIVE FEET ABOVE THE FLOOR.

## allowable area:

Type VB Construction:
ALLOWABLE AREA PER MBC, TABLE 506.2; 8,500 SF.

(F-1) Factory & Industrial - Moderate

ALLOWABLE AREA CALCULATIONS:
TOTAL AREA: 9,600 SQUARE FEET

STREET FRONTAGE INCREASE PER SECTION 506.3 FIRE AREA 1
(30' MIN. SEP. DISTANCE) N: 60'-0" S: 60'-0" W: 182'-6" E: 182'-6"

OPEN PERIMETER: 485'-0"
TOTAL PERIMETER: 485'-0"
% TABULAR AREA INCREASE=

$$\left(\frac{\text{OPEN PERIMETER}}{\text{TOTAL PERIMETER}} - .025\right) \times \left(\frac{\text{MINIMUM WIDTH OF OPEN SPACE}}{30}\right)$$

$$\left(\frac{485'-0"}{485'-0"} - .025\right) \times \left(\frac{30}{30}\right) = .75$$

| | |
|---|---|
| % ALLOWABLE TABULAR AREA: | 100% |
| % REDUCTION FOR HEIGHT: | NONE |
| % INCREASE FOR SPRINKLER: | NONE |
| % STREET FRONTAGE INCREASE (FROM CALCS.) | +75% |
| TOTAL PERCENTAGE FACTOR (T.P.F.) | +75% |
| CONVERSION FACTOR (T.P.F./ 100) | 1.75 |

(ALLOWABLE FLOOR AREA/ CONVERSION FACTOR):
8,500 SF. x 1.75 = 14,875 SF. AREA

NOTE:
FIRE AREA IS UNDER ALLOWABLE AREA.

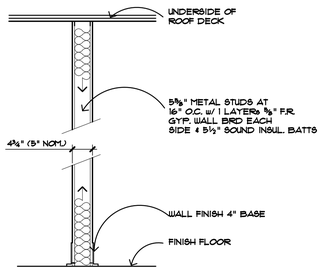
## building data

| | |
|---|---|
| LOCAL AGENCY: | CITY OF ROCHESTER DEPARTMENT OF BUILDING AND SAFETY 400 SIXTH STREET ROCHESTER, MI 48307 |
| REFERENCE CODE: | 2021 MICHIGAN BUILDING CODE WITH STATE AMENDMENTS<br>2021 MICHIGAN PLUMBING CODE WITH STATE AMENDMENTS<br>2021 MICHIGAN MECHANICAL CODE WITH STATE AMENDMENTS<br>2023 NATIONAL ELECTRICAL CODE WITH STATE AMENDMENTS<br>MICHIGAN ENERGY CODE ASHRAE 90.1 - 2019 |
| BUILDING AREA: | 9,600 SQ. FT. |
| USE GROUP: | (F-1) FACTORY AND INDUSTRIAL, MODERATE<br>(S-1) STORAGE |
| CONSTRUCTION TYPE: | VB (COMBUSTIBLE, UNPROTECTED) |
| PROPOSED USE: | SHOP / WAREHOUSE FACILITY |
| OCCUPANT LOAD: | SHOP AREA:<br>1 PER 100 S.F. GROSS = 8,000 / 100 = 80 OCCUPANTS (TABLE 1004.1.2)<br>OFFICE AREA:<br>1 PER 150 S.F. GROSS = 1600 / 150 = 11 OCCUPANTS (TABLE 1004.1.2)<br>MEZZ AREA:<br>1 PER 100 S.F. GROSS = 400 / 100 = 4 OCCUPANTS (TABLE 1004.1.2)<br>TOTAL: 95 OCCUPANTS |

| | |
|---|---|
| FIRE RESISTANCE RATING OF STRUCTURAL ELEMENTS PER TABLE 601: | 0 HOURS |
| FIRE RESISTANCE RATING OF EXTERIOR NON-LOADBEARING WALLS PER TABLE 601: | 0 HOURS |
| FIRE RESISTANCE RATING OF EXTERIOR LOAD BEARING PARTITION WALLS PER TABLE 601: | 0 HOURS |
| FIRE RESISTANCE RATING OF NON-LOAD BEARING PARTITION WALLS PER TABLE 601: | 0 HOURS |
| FIRE RESISTANCE RATING OF INTERIOR LOAD-BEARING WALLS, LOAD BEARING PARTITIONS, COLUMNS, GIRDERS, PER TABLE 601: | 0 HOURS |
| FIRE RESISTANCE RATING OF TENANT SEPERATION WALLS PER TABLE 601: | 1 HOUR |
| FIRE RESISTANCE RATING OF ROOF CONSTRUCTION INCLUDING BEAMS, TRUSSES AND FRAMING, ARCHES AND ROOF DECK PER TABLE 601 | 0 HOURS |
| FIRE RESISTANCE RATING OF INTERIOR FINISH PER TABLE 803.11: | REQUIRED VERTICAL EXITS & PASSAGEWAYS = CLASS B<br>CORRIDORS PROVIDING EXIT ACCESS = CLASS C<br>ROOMS OR ENCLOSED SPACES = CLASS C |
| MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD PER TABLE 1006.3.1 | (2) TWO EXITS |
| MINIMUM LENGTH OF EXIT ACCESS TRAVEL PER TABLE 1017.2 (WITHOUT FIRE SUPPR. SYSTEM): | 250 FEET |

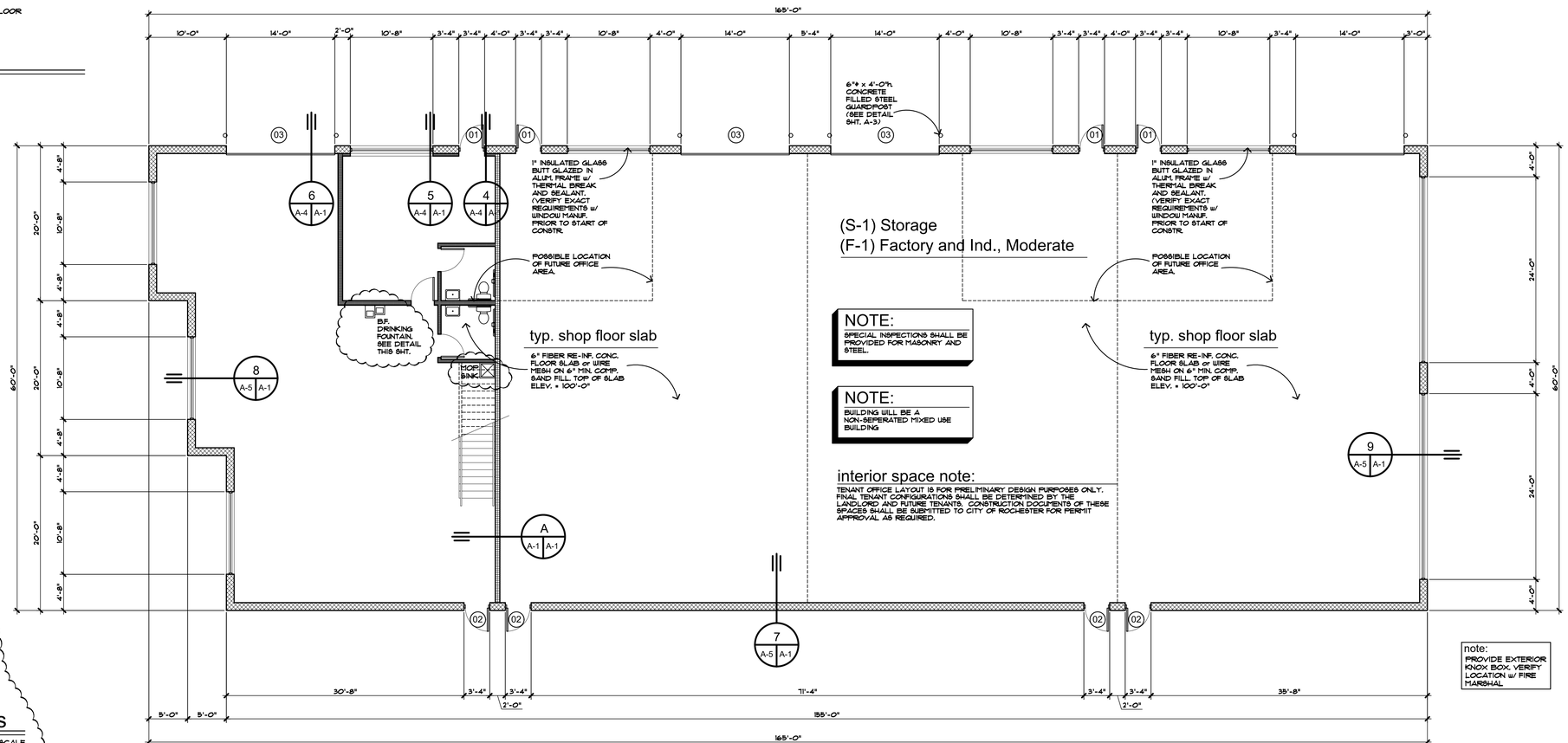
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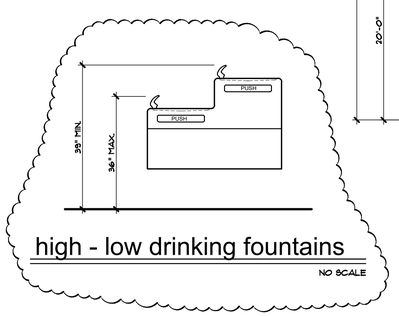
FRANK SALAMONE ARCHITECT SHALL ACT AS THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.
FRANK SALAMONE, LICENSED ARCHITECT




A / A-1 partition type

TYPICAL DEMISING WALL




high - low drinking fountains

NO SCALE

North

floor plan

1/8" = 1'-0"

legend

(X) SEE DOOR SCHEDULE SHEET A-6


Frank Salamone
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Date Issued:

| | |
|---|---|
| Revised: | 01/27/26 |
| Bid & Permit: | 01/07/26 |
| S.P.A. | 05/08/24 |

Project:
Proposed Multi-tenant Industrial Building for:
Building II
239 / 265
South Street
Rochester, MI 48037

Client:
Kemp Building & Development Co.
275 West Girard
Madison Hts, MI 48071

Sheet Title:
FLOOR PLAN

Project Number:
124-123

Drawn By:
JFN

Checked By:
F.S.

STATE OF MICHIGAN FRANCESCO SALAMONE ARCHITECT No. 48706 LICENSED ARCHITECT

Issue:
- ☐ preliminary
- ■ construction
- ☐ record

Sheet Number:
A-1

## masonry specifications:

1. ALL MASONRY WORK SHALL BE IN ACCORDANCE WITH A.C.I. 530-92, AND SPECIFICATIONS FOR MASONRY STRUCTURES A.C.I. 530.1-92. CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C-90, GRADE N, TYPE I FOR HOLLOW CONCRETE MASONRY UNITS, AND ASTM C145, GRADE N, TYPE I FOR SOLID CONCRETE MASONRY UNITS. BRICK SHALL MEET THE LATEST REVISIONS OF ASTM C216, GRADE SW.

2. ALL MORTAR SHALL CONFORM TO ASTM C270, TYPE M OR S, MINIMUM COMPRESSIVE STRENGTH F'C=1800 PSI AT 28 DAYS.

3. ALL CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH OF 1500 PSI.

4. EXPANSION JOINTS FOR BRICK MASONRY SHALL BE PLACED AT 20' TO 30' O.C. MAXIMUM.

5. CONTROL JOINTS FOR CONCRETE MASONRY SHALL BE PLACED AT 30' O.C. MAXIMUM, U.N.O.

6. ALL CONCRETE BLOCK WALLS SHALL HAVE 'DUR-O-WAL' OR EQUIVALENT TRUSS-TYPE HORIZONTAL REINFORCING INSTALLED AT EVERY OTHER COURSE. HORIZONTAL WIRE REINFORCEMENT SHALL BE #9 GA. WIRE WITH ASTM A641 GALVANIZED COATING UNLESS NOTED OTHERWISE. WALLS WITH VERTICAL REINFORCEMENT SHALL HAVE ONLY "LADDER" TYPE REINFORCEMENT. DO NOT EXTEND HORIZONTAL REINFORCING THROUGH CONTROL JOINTS.

7. INSTALL VERTICAL REINFORCING (AS NOTED OF PLANS) IN THE CENTER OF BLOCK CORES AND GROUT IN MAXIMUM OF FOUR FOOT HEIGHTS. ALL REINFORCING STEEL SHALL BE ASTM 615 GRADE 60. LAP AND TIE BAR SPLICES SHALL BE PLACED IN ACCORDANCE WITH ACI 530-92, SECTION 85.13.

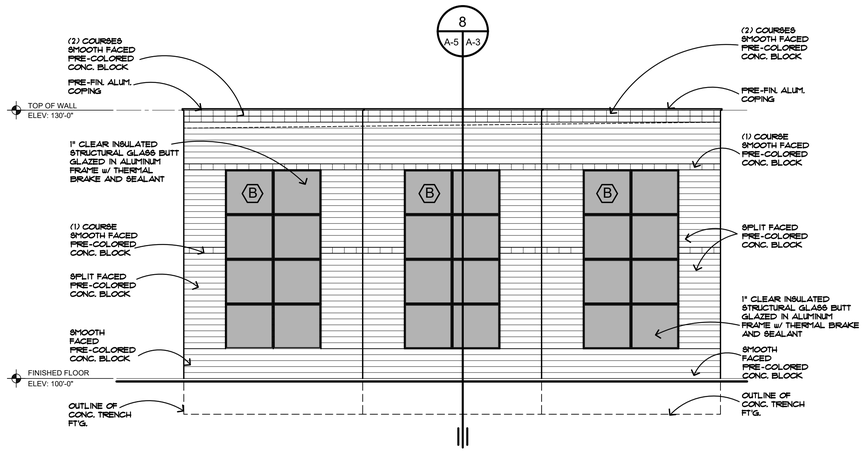
8. ALL BRICK WORK SHALL HAVE PROPER TIES TO THE STRUCTURE IN ACCORDANCE WITH THE MOST RECENT SPECIFICATIONS OF THE BRICK INSTITUTE OF AMERICA.

9. THE MASONRY CONTRACTOR IS SOLEY RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL TEMPORARY SHORING AND FALSE WORK REQUIRED TO WITHSTAND WIND LOADS AND TEMPORARY CONSTRUCTION LOADS. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH ALL OSHA REQUIREMENTS.

10. ALL BEAMS BEARING ON MASONRY WALLS SHALL HAVE A 7⅛" X 7⅛" X ⅜" BEARING PLATE WITH TWO ⅝" DIAMETER X 12" LONG ANCHOR BOLTS, U.N.O. THE TOP THREE COURSES OF BLOCK BELOW THE BEARING SHALL BE GROUTED SOLID.

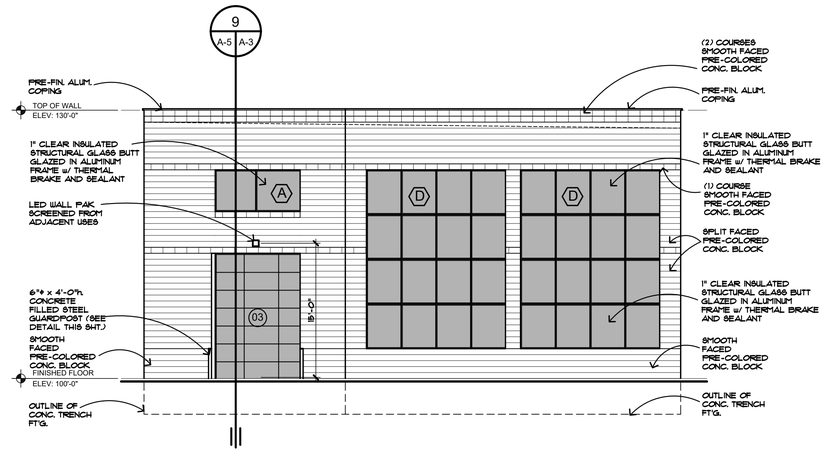
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| NOTE: |
|---|
| ALL COLORS OF EXTERIOR MATERIALS TO BE COMPATIBLE. |



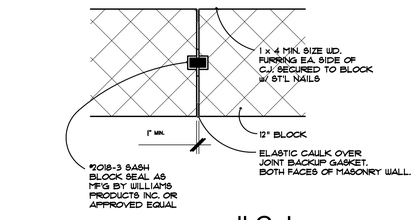

front (south) elevation

1/8" = 1'-0"




rear (north) elevation

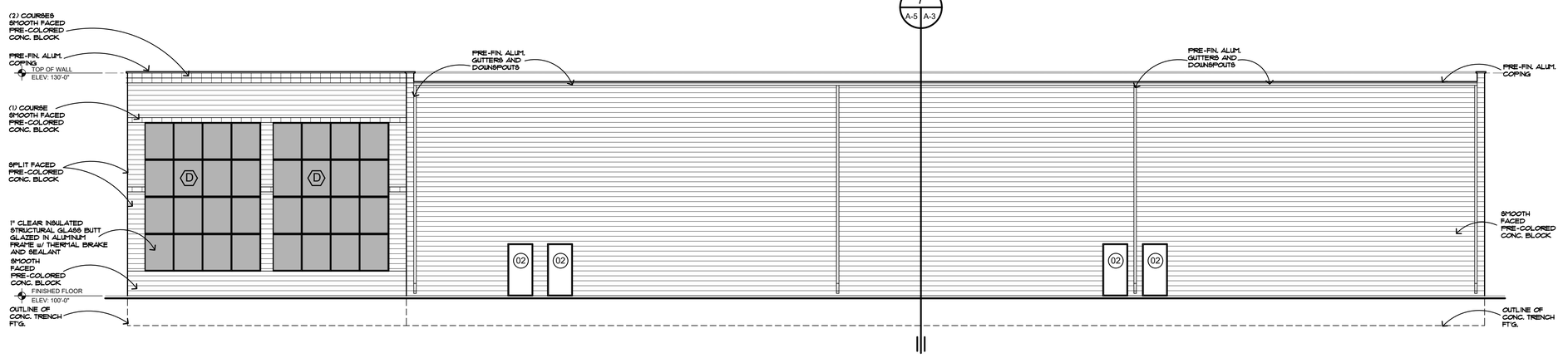
1/8" = 1'-0"




masonry wall C.J. plan detail

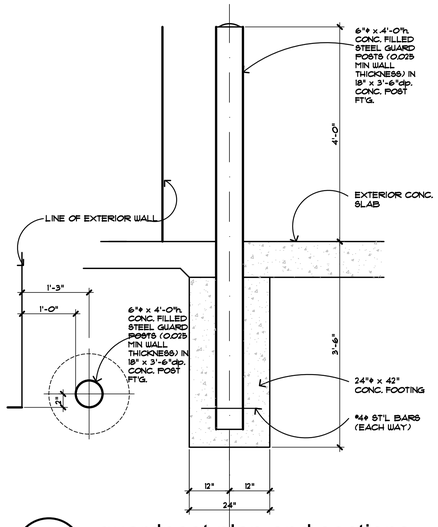
3 A-3 A-3

1 1/2" = 1'-0"




left side (west) elevation

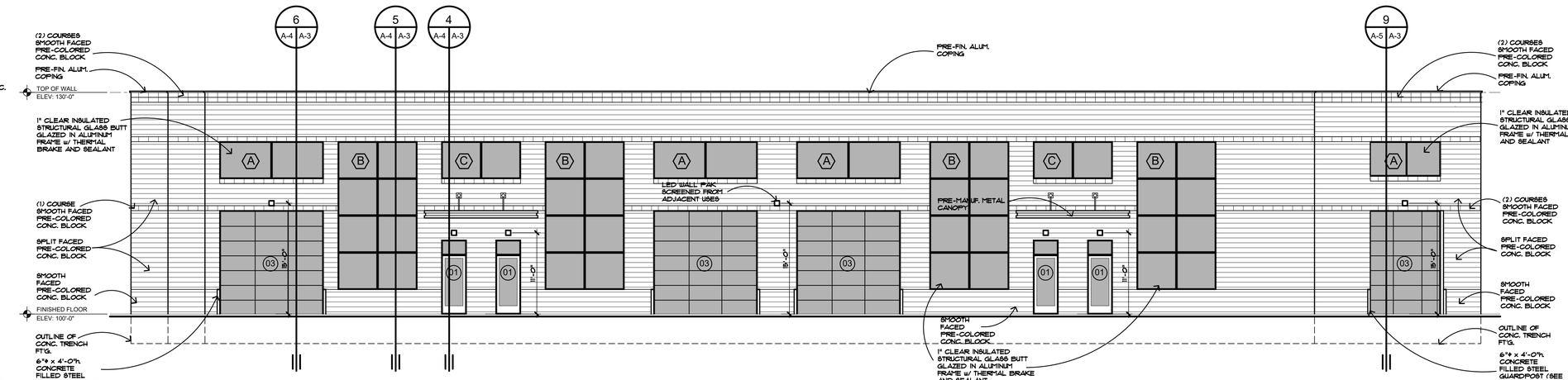
1/8" = 1'-0"




guardpost plan and sections

2 A-3 A-3

3/4" = 1'-0"




right side (east) elevation

1/8" = 1'-0"


Frank Salamone
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48701 hayes rd
shelby, mi 48315
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Architect



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Date Issued:

| | |
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| Bid & Permit: | 01/07/26 |
| S.P.A. | 05/08/24 |

Project:

Proposed Multi-tenant Industrial Building for:

Building I
239 / 265
South Street
Rochester, MI 48037

Client:

Kemp Building & Development Co.
275 West Girard
Madison Hts, MI 48071

Sheet Title:
ELEVATIONS

Project Number:
124-123

Drawn By:
JFN

Checked By:
F.S.

STATE OF MICHIGAN FRANCESCO SALAMONE ARCHITECT No. 48701 LICENSED ARCHITECT

Issue:

- ☐ preliminary
- ■ construction
- ☐ record

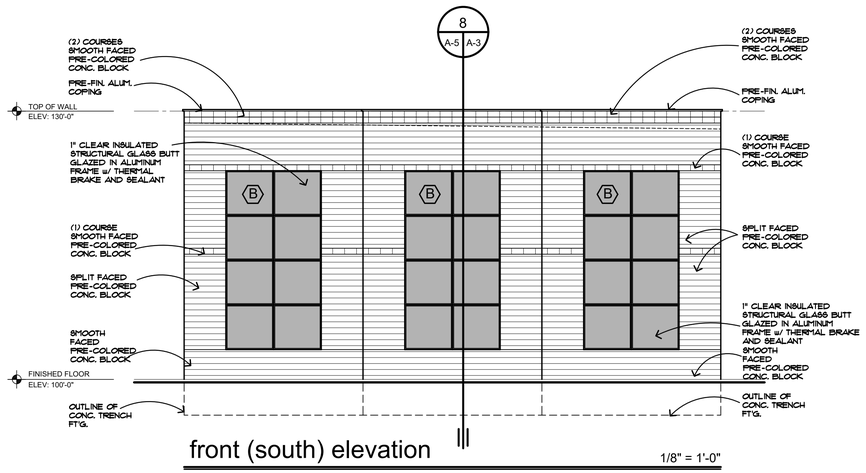
Sheet Number:

A-3

## masonry specifications:

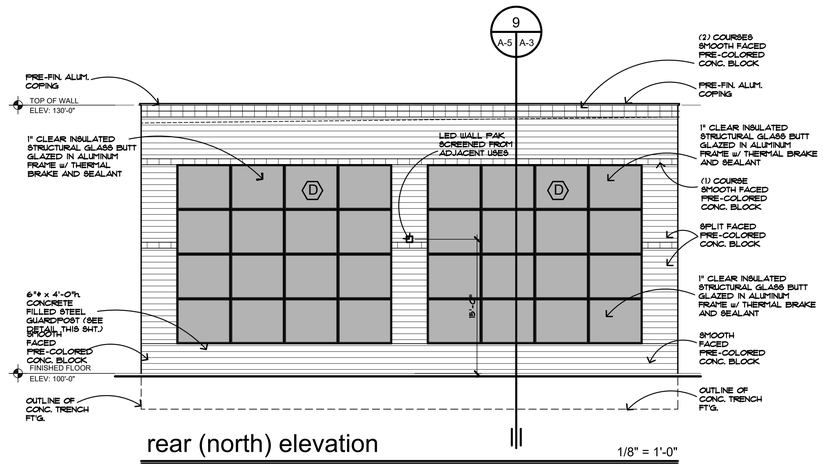
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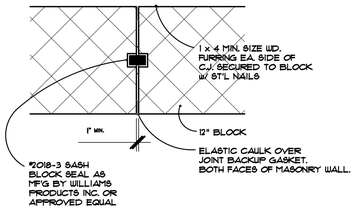

front (south) elevation

1/8" = 1'-0"




rear (north) elevation

1/8" = 1'-0"




masonry wall C.J. plan detail

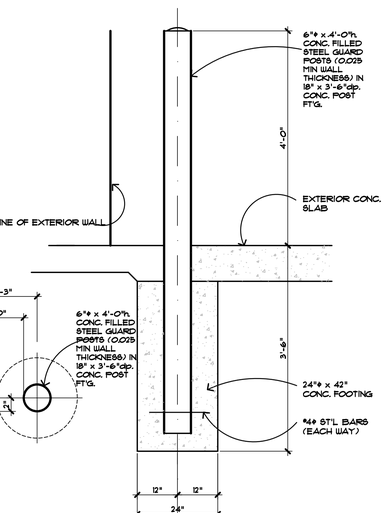
3 A-3 A-3

1 1/2" = 1'-0"




right side (east) elevation

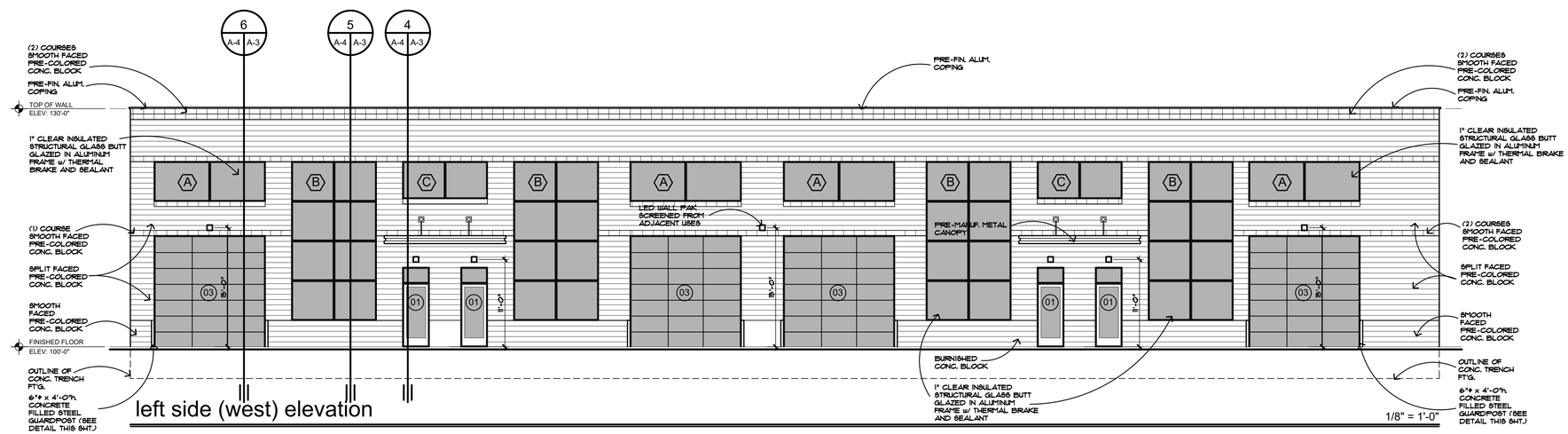
1/8" = 1'-0"




guardpost plan and sections

2 A-3 A-3

3/4" = 1'-0"




left side (west) elevation

1/8" = 1'-0"


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Date Issued:

| | |
|---|---|
| Bid & Permit: | 01/07/26 |
| S.P.A. | 05/08/24 |

Project:

Proposed Multi-tenant Industrial Building for:

Building II
239 / 265
South Street

Rochester, MI 48037

Client:

Kemp Building & Development Co.
275 West Girard
Madison Hts, MI 48071

Sheet Title:

ELEVATIONS

Project Number:

124-123

Drawn By:

JFN

Checked By:

F.S.

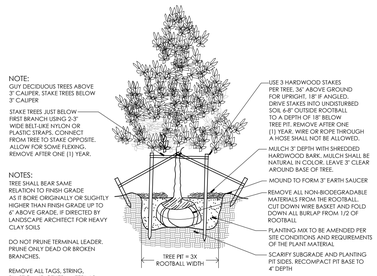
STATE OF MICHIGAN FRANCESCO SALAMONE ARCHITECT No. 48701 LICENSED ARCHITECT

Issue:

- ☐ preliminary
- ■ construction
- ☐ record

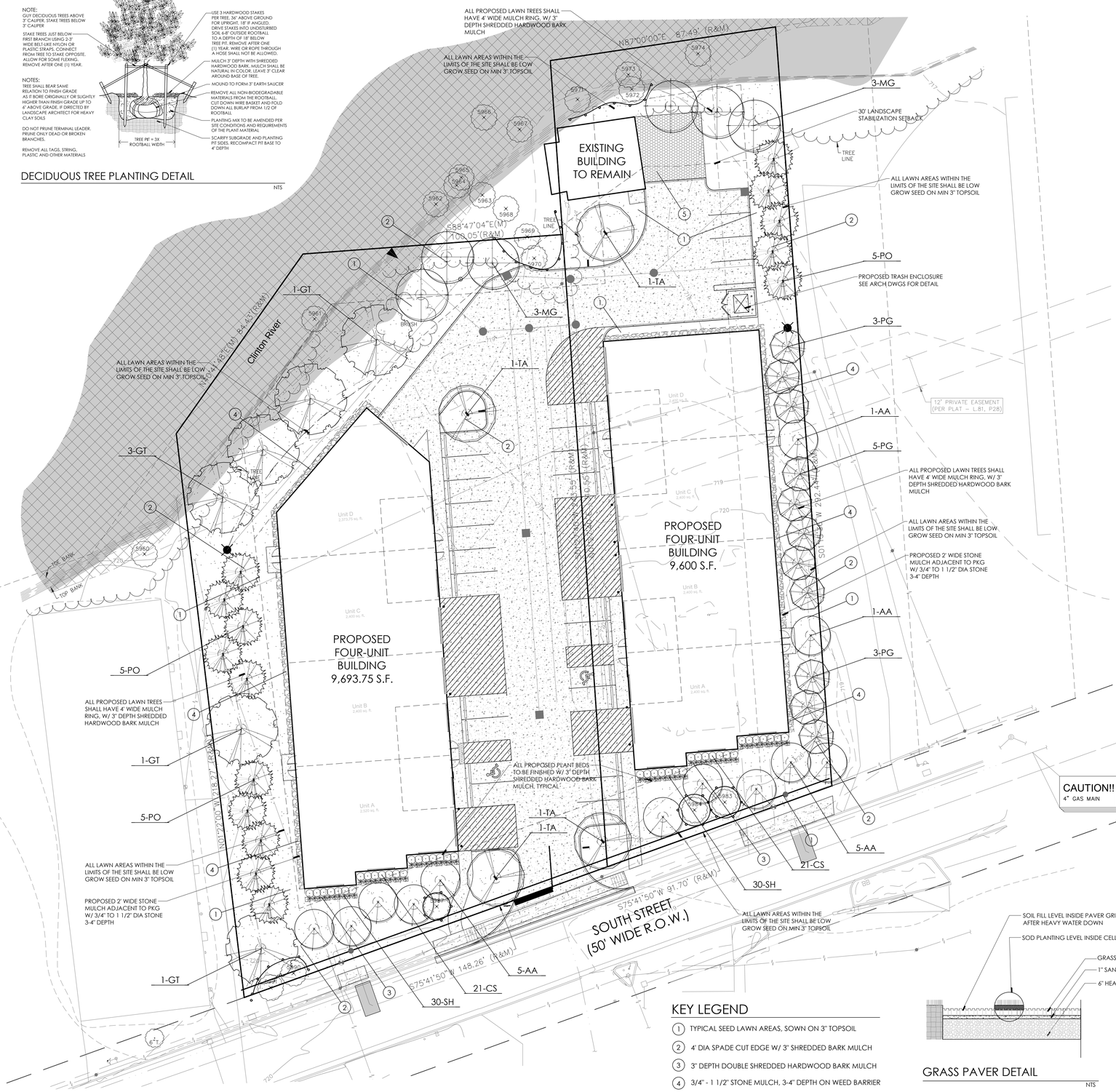
Sheet Number:

A-3




## DECIDUOUS TREE PLANTING DETAIL

NTS




## KEY LEGEND

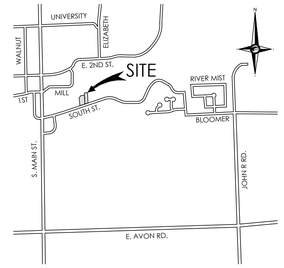
1. TYPICAL SEED LAWN AREAS, SOWN ON 3" TOPSOIL
2. 4' DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
3. 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
4. 3/4" - 1 1/2" STONE MULCH, 3-4" DEPTH ON WEED BARRIER
5. HEAVY DUTY GRASS PAVER




## GRASS PAVER DETAIL

NTS




## LOCATION MAP

N.T.S.

## LANDSCAPE REQUIREMENTS

EXISTING SITE ZONING: I-2, INDUSTRIAL 2 DISTRICT
EXISTING SITE AREA: 64,177.07 S.F. OR 1.47 ACRES

LANDSCAPE REQUIREMENT
10% OF SITE AREA SHALL BE PROVIDED AS LANDSCAPE AREA
64,177.07 S.F. X 10% = 6,418 S.F. REQUIRED
PROVIDED: 24,511.15 S.F. - 3,832.09 S.F. (CLINTON RIVER) = 20,679 S.F.

TREE REPLACEMENTS
LARGER TREES ARE PROPOSED TO LESSEN THE QUANTITY OF TREES REQUIRED GIVEN THE LACK OF SPACE
TOTAL LANDMARK REPLACEMENTS:
96.1" X 125% = 120" TO BE REPLACED
120" / 3.5" = 35 TREES (3.5" CALIPER OR 10 EVERGREEN TREES)
TOTAL REGULATED REPLACEMENTS:
67.5" X 100% = 68" TO BE REPLACED
68" / 3.5" = 19 TREES (3.5" CALIPER OR 10' EVERGREEN TREES)
TOTAL REPLACMENTS:
54 TREES TOTAL REQUIRED
54 TREES PROVIDED

## LOW-GROW LAWN MIX:

ALL LAWN AREAS DESIGNATED TO BE SEEDED, SHALL BE HYDROSEEDED WITH LOW-GROW LAWN SEED MIX, AT A RATE OF 5 LBS/1,000 S.F.
SEED AVAILABLE FROM:
NATIVESCAPES, LLC
(T) 1-517-456-7245
* MIX IS COMPRISED OF
- 22.9% PENNLAWN RED FESCUE
- 22.5% CREEPING RED FESCUE
- 21.7% CHEWINGS FESCUE
- 11.8% VICTORY II CHEWINGS FESCUE
- 9.8% SPARTAN HEAD FESCUE
- 9.9% AZAY SHEEPS FESCUE

## GENERAL SEED NOTE:

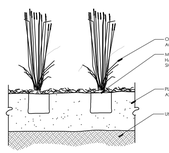
ALL LAWN AREAS DESIGNATED TO BE SEEDED, SHALL BE HYDRO-SEEDED WITH SPECIFIED BLENDS, AND STABILIZED WITH WOOD CELLULOSE FIBER MULCH (2,000 LBS PER ACRE) . IN AREAS SUBJECT TO EROSION, SEEDED LAWN SHALL BE FURTHER STABILIZED WHERE NECESSARY WITH BIODEGRADABLE EROSION BLANKET AND STAKED UNTIL ESTABLISHED. ALL SEED SHALL BE APPLIED OVER A MINIMUM 3" PREPARED TOPSOIL, AND SHALL BE KEPT MOIST AND WATERED DAILY UNTIL ESTABLISHED.
SEEDING INSTALLATION SHALL OCCUR ONLY:
SPRING: APRIL 1 TO JUNE1
FALL: AUGUST 15 TO OCTOBER 15

## PLANT SCHEDULE

| KEY | QTY | BOTANICAL/COMMON NAME | SIZE | SPACING | ROOT | COMMENT |
|---|---|---|---|---|---|---|
| TREES | | | | | | |
| AA | 12 | Acer rubrum 'Armstrong' Armstrong Red Maple | 3.5" CAL | SEE PLAN | B&B | FULLY BRANCHED HEADS |
| GT | 5 | Gleditsia triacanthos 'Streetkeeper' Streetkeeper Honey Locust | 3.5" CAL | SEE PLAN | B&B | FULLY BRANCHED HEADS |
| MG | 6 | Metasequoia glyptostroboides Dawn Redwood | 3.5" CAL | SEE PLAN | B&B | FULLY BRANCHED HEADS |
| PG | 11 | Picea glauca 'Densata' Black Hills Spruce | 10' HT | SEE PLAN | B&B | FULL TO GROUND |
| PO | 15 | Picea omorika Serbian Spruce | 10' HT | SEE PLAN | B&B | FULL TO GROUND |
| TA | 4 | Tilia americana 'McKSentry' American Sentry Linden | 3.5" CAL | SEE PLAN | B&B | FULLY BRANCHED HEADS |
| SHRUBS | | | | | | |
| CS | 42 | Cornus sericea 'Arctic Fire' Arctic Fire Red Twig Dogwood | 30" HT | 3' OC | B&B | |
| GROUNDCOVERS/PERENNIALS | | | | | | |
| SH | 60 | Sporobolus heterolepis 'Tara' Tara Prairie Dropseed | 2 GAL | 24" OC | CONT | |

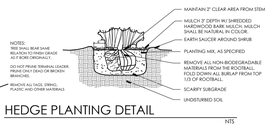
## GENERAL LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL VIST SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ANY DAMAGE OR INTERUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES, AND SHALL REPORT ANY UNACCEPTABLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
4. PLANTS SHALL BE FULL, WELL-BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.
5. PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE.
6. ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) YEAR FOLLOWING PLANTING.
7. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK."
8. CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY PLANT MIX DEPTH IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS AND A DEPTH OF 4" IN ALL LAWN AREAS.
9. PROVIDE CLEAN BACKFILL SOIL, USING MATERIAL STOCKPILED ON-SITE. SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE.
10. SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT PITS BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURERS RECOMMENDED RATES.
11. AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND, AND 1/3 "DAIRY DOO" COMPOST. MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
12. ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK, SPREAD TO A DEPTH OF 3" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS, AND GROUNDCOVER PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND PIECES ON INCONSISTENT SIZE.
13. NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
14. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION.
15. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.
16. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
17. THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOD (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SUCH ON THE PLANS, THROUGHOUT THE CONTRACT LIMITS. FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION, NOT IN THE CONTRACT LIMITS, TO EQUAL OR GREATER CONDITION.
18. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
19. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM.



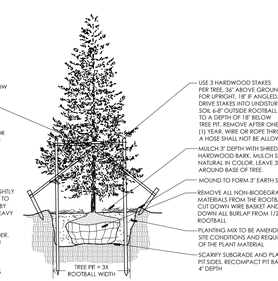

## ORNAMENTAL GRASS PLANTING DETAIL

NTS




## HEDGE PLANTING DETAIL

NTS




## EVERGREEN TREE PLANTING DETAIL

NTS

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

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

SEAL

PROJECT
239 / 265 South Street
Rochester, MI 48037-2239

CLIENT
Kemp Building & Development

Contact: Tom Kemp
Phone: 248.583.3140
Email: tom@kemp-company.com

PROJECT LOCATION
Part of the NW 1/4 of Section 14
T.3N., R.11E.,
City of Rochester,
Oakland County, Michigan

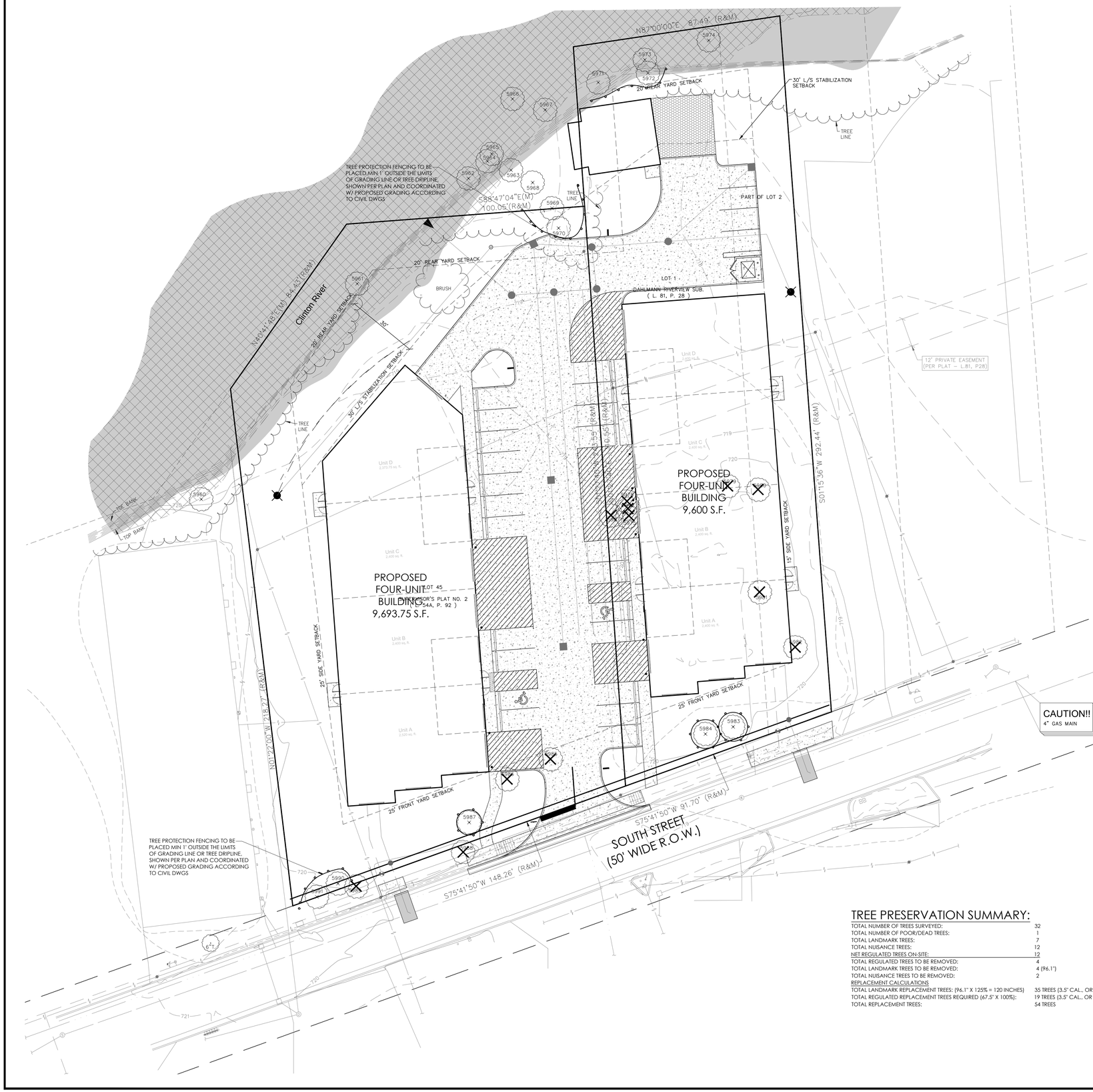
SHEET
Landscape Plan

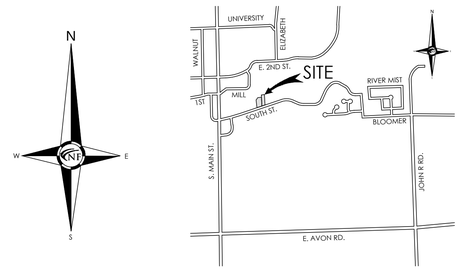
Know what's below Call before you dig.

REVISIONS
03/26/2024 REVISED PER CITY REVIEW

DRAWN BY:
G. Ostrowski
DESIGNED BY:
G. Ostrowski
APPROVED BY:
G. Ostrowski
DATE:
03-04-2024
SCALE: 1" = 20'
20 10 0 10 20 30

NFE JOB NO. N797
SHEET NO. L2

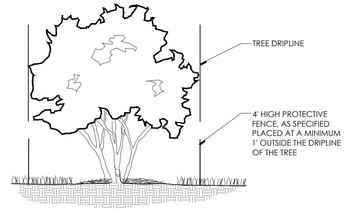


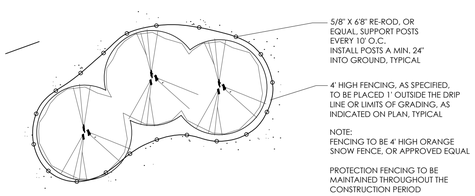

LOCATION MAP
N.T.S.

## GENERAL TREE PROTECTION NOTES

1. APPROVED TREE PROTECTION SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL THE IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
2. ALL UNDERSTORY VEGETATION WITHIN THE LIMITS OF PROTECTIVE FENCING SHALL BE PRESERVED.
3. NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING BUT NOT LIMITED TO, PLACING SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS WITHIN THE DRIP LINE.
4. WHERE GROUPINGS OF TREES ARE TO REMAIN, TREE FENCING SHALL BE PLACED AT THE LIMITS OF GRADING LINE.
5. DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY TREE, SCHEDULED TO REMAIN.
6. ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.
7. SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINES OF PROTECTED TREES.
8. TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.
9. ROOT ZONES OF PROTECTED TREES SHOULD BE SURROUNDED WITH RIGIDLY STAKED FENCING.
10. THE PARKING OF IDLE AND RUNNING EQUIPMENT SHALL BE PROHIBITED UNDER THE DRIP LINE OF PROTECTED TREES.
11. THE STRIPPING OF TOPSOIL FROM AROUND PROTECTED TREES SHALL BE PROHIBITED.
12. ALL TREES TO BE REMOVED SHALL BE CUT AWAY FROM TREES TO REMAIN.
13. THE GRUBBING OF UNDERSTORY VEGETATION WITHIN CONSTRUCTION AREAS SHOULD BE CLEARED BY CUTTING VEGETATION AT THE GROUND WITH A CHAIN SAW OR MINIMALLY WITH A HYDRO-AXE.
14. THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT PER ORDINANCE GUIDELINES, FOR THE DAMAGE OR REMOVAL OF ANY TREE DESIGNATED TO REMAIN.
15. TREES TO BE REMOVED SHALL BE FIELD VERIFIED, EVALUATED AND FLAGGED FOR REMOVAL, BY THE LANDSCAPE ARCHITECT OR FORESTER, ONLY AS DIRECTED BY THE OWNER OR OWNERS REPRESENTATIVE.




TREE PROTECTION DETAIL-SECTION
NTS




TREE PROTECTION DETAIL-PLAN
NTS

## TREE PRESERVATION SUMMARY:

| | |
|---|---|
| TOTAL NUMBER OF TREES SURVEYED: | 32 |
| TOTAL NUMBER OF POOR/DEAD TREES: | 1 |
| TOTAL LANDMARK TREES: | 7 |
| TOTAL NUISANCE TREES: | 12 |
| NET REGULATED TREES ON-SITE: | 12 |
| TOTAL REGULATED TREES TO BE REMOVED: | 4 |
| TOTAL LANDMARK TREES TO BE REMOVED: | 4 (96.1") |
| TOTAL NUISANCE TREES TO BE REMOVED: | 2 |
| REPLACEMENT CALCULATIONS | |
| TOTAL LANDMARK REPLACEMENT TREES: (96.1" X 125% = 120 INCHES) | 35 TREES (3.5" CAL., OR 10' HT EVERGREEN) |
| TOTAL REGULATED REPLACEMENT TREES REQUIRED (67.5" X 100%): | 19 TREES (3.5" CAL., OR 10' HT EVERGREEN) |
| TOTAL REPLACEMENT TREES: | 54 TREES |

## LEGEND:

- TREES TO BE REMOVED
- 950 — TREES TO REMAIN
- TREE PROTECTION FENCING


NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
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FAX. (248) 332-8257


SEAL




PROJECT
239 / 265 South Street
Rochester, MI 48037-2239

CLIENT
Kemp Building
& Development

Contact: Tom Kemp
Phone: 248.583.3140
Email:
tom@kemp-company.com

PROJECT LOCATION
Part of the NW 1/4
of Section 14
T.3N., R.11E.,
City of Rochester,
Oakland County, Michigan

SHEET
Tree Preservation Plan

811 Know what's below Call before you dig.

REVISIONS
03/26/2024 REVISED PER CITY REVIEW

DRAWN BY:
G. Ostrowski

DESIGNED BY:
G. Ostrowski

APPROVED BY:
G. Ostrowski

DATE:
03-04-2024

SCALE: 1" = 20'
20 10 0 10 20 30

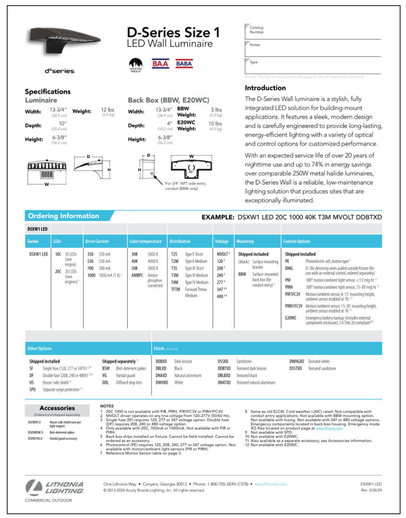
NFE JOB NO. **N797**
SHEET NO. **L1**

## Schedule

| Symbol | Label | QTY | Manufacturer | Catalog | Description | LLF |
|---|---|---|---|---|---|---|
| | A1 | 8 | Lithonia Lighting | WDGE2 LED 40K 70CRI | WDGE2 LED, 4000K, 70CRI | 0.9 |
| | A2 | 3 | Lithonia Lighting | WDGE2 LED 40K 70CRI | WDGE2 LED, 4000K, 70CRI | 0.9 |
| | B | 1 | Lithonia Lighting | DSXW1 LED 350 40K | DSXW1 LED, 4000K | 0.9 |

## Statistics

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|---|---|---|---|---|---|---|
| Parking Lot | | 0.6 fc | 1.2 fc | 0.1 fc | 12.0:1 | 6.0:1 |
| Property Line | | 0.0 fc | 0.1 fc | 0.0 fc | N/A | N/A |
| Overall | | 0.2 fc | 1.6 fc | 0.0 fc | N/A | N/A |



D-Series Size 1
LED Wall Luminaire

d*series

Specifications
Luminaire
Width: 13-3/4" (34.9 cm) Weight: 12 lbs (5.4 kg)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

Back Box (BBW, E20WC)
Width: 13-3/4" (34.9 cm) BBW Weight: 5 lbs (2.3 kg)
Depth: 4" (10.2 cm) E20WC Weight: 10 lbs (4.5 kg)
Height: 6-3/8" (16.2 cm)

Introduction
The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information
EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

| Series | LEDs | Drive Current | Color temperature | Distribution | Voltage | Mounting | Control Options |
|---|---|---|---|---|---|---|---|
| DSXW1 LED | 10C 10 LEDs (one engine) | 350 350 mA | 30K 3000 K | T2S Type II Short | MVOLT 1 | Shipped included | Shipped included |
| | 20C 20 LEDs (two engines) | 530 530 mA | 40K 4000 K | T2M Type II Medium | 120 1 | SRM Surface mounting bracket | PE Photoelectric cell, button type 2 |
| | | 700 700 mA | 50K 5000 K | T3S Type III Short | 208 1 | | DMG 0-10v dimming wire pulled outside fixture (for use with an external control, ordered separately) |
| | | 1000 1000 mA (1 A) 3 | AMBPC Amber phosphor converted | T3M Type III Medium | 240 1 | RPA Retrofit mounting bracket for square or round outlet boxes (4" to 4-11/16" square or round) | PIR 180° motion/ambient light sensor, 15-30 mtg ht 4 5 |
| | | | | T4M Type IV Medium | 277 1 | | PIRH 360° motion/ambient light sensor, 15-30 mtg ht 4 5 |
| | | | | TFTM Forward Throw Medium | 347 1 4 | | PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc 5 |
| | | | | | 480 1 4 | | PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc 5 |
| | | | | | | | E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant 6 7 |

Other Options
SF Single fuse (120, 277 or 347V) 1 2
DF Double fuse (208, 240 or 480V) 1 2
HS House-side shield 8
SPD Separate surge protector 9

Shipped separately
BSW Back-sentry wildlife
VG Vandal guard
DDL Diffused drop lens

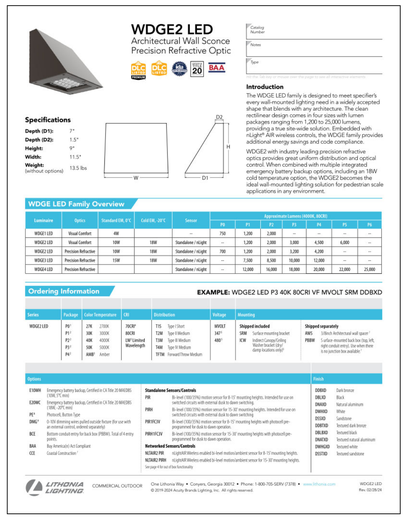
Finish (required)

| | | | |
|---|---|---|---|
| DDBXD | Dark bronze | DSSD | Sandstone |
| DBLXD | Black | DDBTXD | Textured dark bronze |
| DNAXD | Natural aluminum | DBLBXD | Textured black |
| DWHXD | White | DNATXD | Textured natural aluminum |
| | | DWHGXD | Textured white |
| | | DSTXD | Textured sandstone |

Accessories
Ordered and shipped separately.
DSXW1U House-side shield (one per unit)
DSXWBSVG Bird deterrent spikes
DSXW1VG Vandal guard accessory

NOTES
1. 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2. Single fuse (SF) requires 120, 277 or 347V. Double fuse (DF) requires 208, 240 or 480V.
3. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4. Not available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5. Not available with SPD.
6. Back box ships installed in fixture. Cannot be field installed. Cannot be ordered as an accessory.
7. Fluorescent (PF) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
8. Reference Motion Sensor table on page 3.
9. Same as std ELCW. Cold weather (-20C) rated. Not compatible with certain control options and other options. Not available with E20WC. Not available with fusing. Not available with 347 or 480 voltage options. Emergency component is located in back box housing. Emergency mode is 0°C minimum ambient. Consult factory.
10. Not available with SPD.
11. Not available with E20WC.
12. Not available with E20WC.

LITHONIA LIGHTING
COMMERCIAL OUTDOOR
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSXW1 LED
Rev. 31Oct24



WDGE2 LED
Architectural Wall Sconce
Precision Refractive Optic

Introduction
The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Specifications
Depth (D1): 1"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight (without options): 13.5 lbs

WDGE LED Family Overview

| Luminaire | Optics | Standard CRI, 3°C | Cold CRI, -20°C | Sensor | Approximate Lumens (4000K, 80CRI) P1 | P2 | P3 | P4 | P5 | P6 |
|---|---|---|---|---|---|---|---|---|---|---|
| WDGE1 LED | Visual Comfort | HW | | -- | 750 | 1,200 | 2,000 | -- | -- | -- |
| WDGE2 LED | Visual Comfort | 10W | 18W | Standalone / nLight | -- | 1,200 | 2,000 | 3,900 | 4,500 | 6,000 |
| WDGE2 LED | Precision Refractive | 10W | 18W | Standalone / nLight | 700 | 1,200 | 2,000 | 3,200 | 4,200 | -- |
| WDGE2 LED | Precision Refractive | 15W | 18W | Standalone / nLight | -- | 2,500 | 4,500 | 10,000 | 12,000 | -- |
| WDGE4 LED | Precision Refractive | | | Standalone / nLight | -- | 12,000 | 16,000 | 18,000 | 20,000 | 22,000 |

Ordering Information
EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

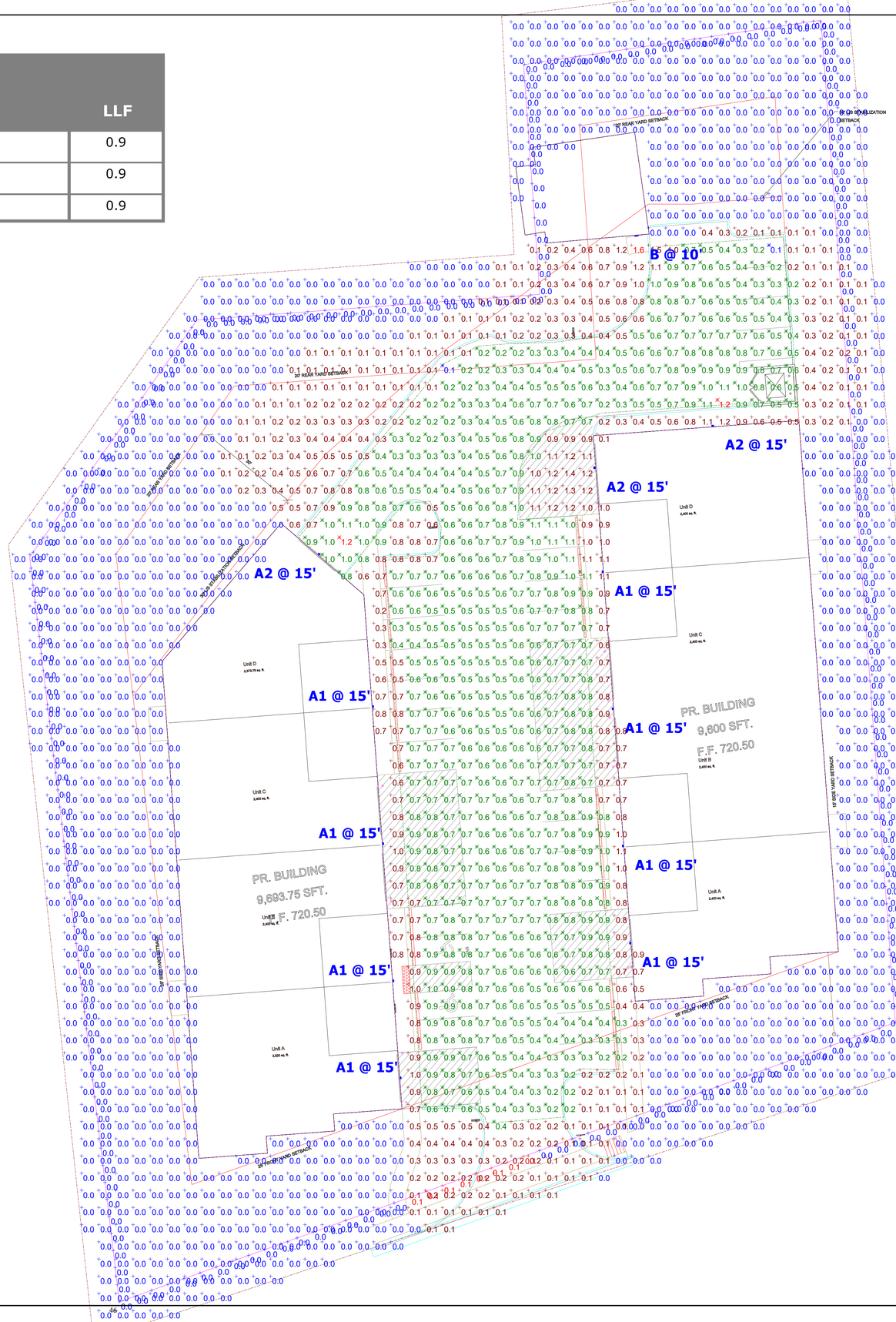
| Series | Package | Color Temperature | CRI | Distribution | Voltage | Mounting | Shipped included | Shipped separately |
|---|---|---|---|---|---|---|---|---|
| WDGE2 LED | P1* 2,500 lm | 27K 2700K | 70CRI* 70 CRI | T1S Type I Short | MVOLT* Universal | SRM Surface mounting bracket | Blank No accessories | AWS 120v/277v Architectural wall spacer 1 |
| | P2* 3,500 lm | 30K 3000K | 80CRI 80 CRI | T2M Type II Medium | 347 347V | ICW Indoor/Canopy Ceiling Mount bracket (for canopy locations only) 2 | PBBW Surface mounted back box (top, left, right conduit entry). Use when there is no junction box available 3 | |
| | P3* 5,000 lm | 40K 4000K | LW* Limited Wavelength | T3M Type III Medium | 480 480V | | | |
| | P4* 7,000 lm | 50K 5000K | | T4M Type IV Medium | | | | |
| | | AMBC* Amber | | TFTM Forward Throw Medium | | | | |

Options
E10WC Emergency battery backup, Certified in CA Title 20 (40 MIN, 10W, 3°C min)
E20WC Emergency battery backup, Certified in CA Title 20 (40 MIN, 10W, -20°C min)
PE* Photocell, Button Type
DMG* 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.
BAA Buy American Act Compliant
CCE Coastal Construction 1

Finish
DDBXD Dark bronze
DBLXD Black
DNAXD Natural aluminum
DWHXD White
DSSD Sandstone
DDBTXD Textured dark bronze
DBLBXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white
DSTXD Textured sandstone

Standalone Sensors/Controls
PIR 8ft mtg ht, ambient sensor enabled at 3fc
PIRH 15-30ft mtg ht, ambient sensor enabled at 3fc
PIR1FC3V 8ft mtg ht, ambient sensor enabled at 1fc
PIRH1FC3V 15-30ft mtg ht, ambient sensor enabled at 1fc
Networked Sensors/Controls
NLTAIR2 PIR nLight AIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.
NLTAIR2 PIRH nLight AIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights. See page 4 for list of low functionality

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COMMERCIAL OUTDOOR
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WDGE2 LED
Rev. 02Dec24




**General Note**

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0" & 5' - 0"

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

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

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

**Alternates Note**

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

**Ordering Note**

FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

**Drawing Note**

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

**Mounting Height Note**

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

SOUTH ST - ROCHESTER
PHOTOMETRIC LAYOUT
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

**Designer**
KS
**Date**
03/04/2024
**Scale**
Not to Scale
**Drawing No.**
#24-26477_V3

City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 651-9061
F: (248) 651-2624
www.rochestermi.org

**To:** Honorable Planning Commission Members

**From:** Jeremy Peckens, Planning and Zoning Administrator

**Date:** 2/12/2026

**RE:** Site Plan Approval Extension Request – 1120 N. Main Street

The Planning Commission is requested to consider a site plan approval extension for the project located at 1120 N. Main Street. The applicant, Alexander V. Bogaerts & Associates, P.C., on behalf of the project team, has submitted a formal request to extend the previously granted site plan approval.

The project received initial site plan approval in April 2023 and was most recently approved at the September 3, 2024 Planning Commission meeting.

The request is administrative in nature and does not include any proposed changes to the previously approved site plan. Staff has not identified any changes in site conditions, surrounding land use, or applicable ordinance standards that would warrant reconsideration of the original approval. Granting the extension would allow the applicant additional time to finalize construction documents.

Based on the information provided, staff recommends approval of the requested site plan extension for 1120 N. Main Street, subject to the same conditions as previously approved.

Please feel free to call me if you have any questions.

Respectfully submitted,

**Jeremy Peckens, MPA**
**Planning & Zoning Administrator**

ROCHESTER
Where you live.

**ALEXANDER V. BOGAERTS & ASSOCIATES, P.C.**
*Architecture*
*Planning*
*Interior Design*

2445 Franklin Rd.
Bloomfield Hills, MI 48302
248-334-5000

02/04/2026

Planning Commission
Rochester City Hall
400 Sixth Street
Rochester, MI 48307
Phone: 248-733-3700

# Site Plan Approval Extension : 1120 N. Main Street

Dear Commissioners:

The purpose of this letter is to request a site plan approval extension be granted for the project located at 1120 N. Main Street. The project was most recently approved at the 09/03/2024 Planning Commission Meeting, with an initial approval granted in April of 2023.

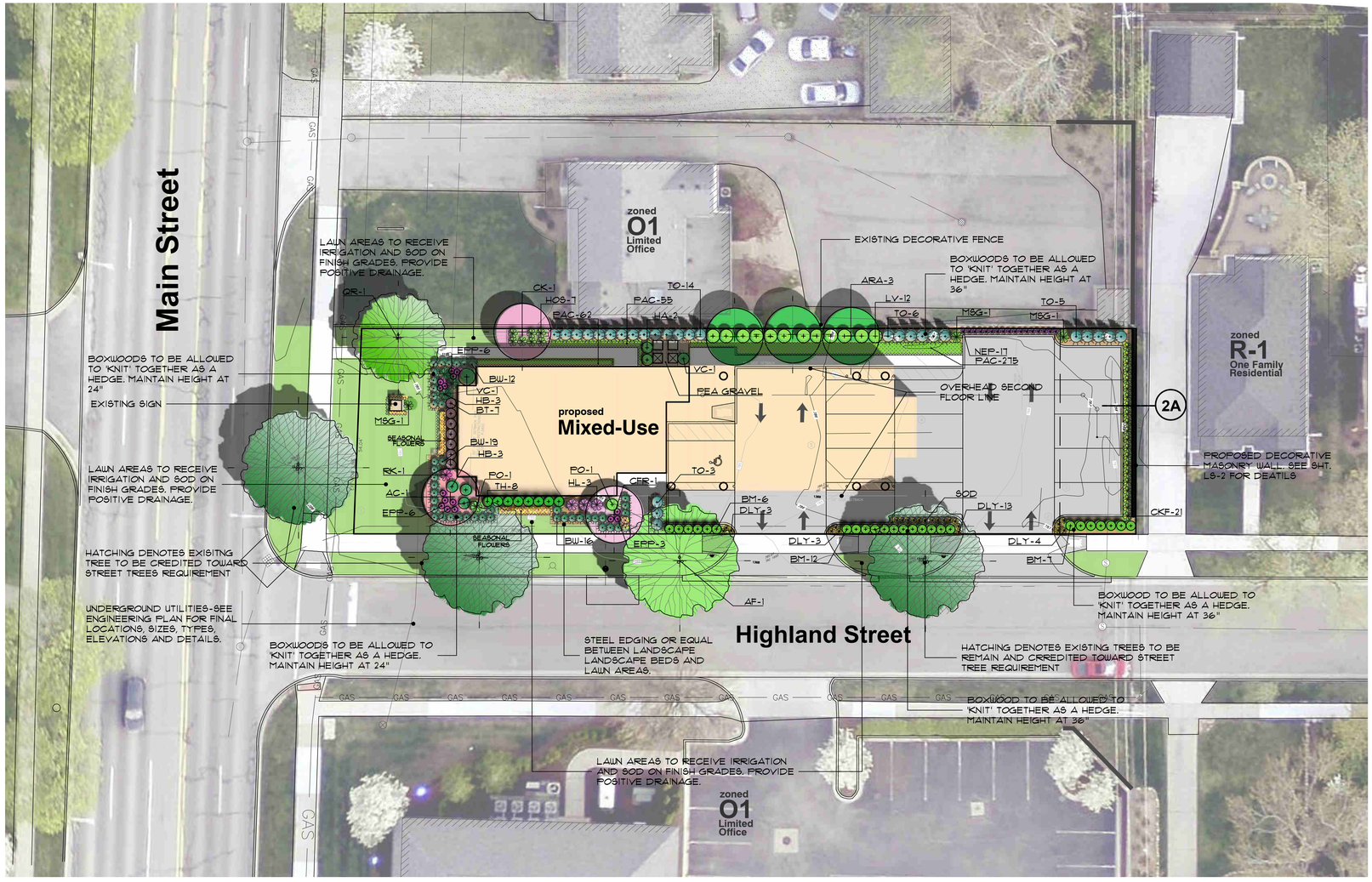
The Project Team is continuing to progress and develop the engineering and architectural documentation needed for the project, with an anticipated March 2026 submittal to the Building Department for Permits.

Thank you for your consideration regarding this matter.

Michael Devine
Alexander V. Bogaerts + Associates, P.C.
Project Manager
RA, NCARB

# Dilusso Mixed Use Building

## City of Rochester, Michigan

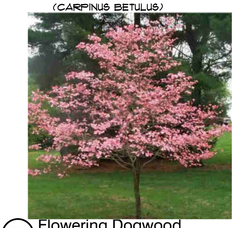





ARA Armstrong Maple
(ACER RUBRUM 'ARMSTRONG')



CB Columnar European Hornbeam
(CARPINUS BETULUS)



CF Flowering Dogwood
(CORNUS FLORIDA 'RUBRA')



AC Autumn Brilliance Serviceberry
(AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE')



AF Autmn Blaze Red Maple
(ACER X 'JEFFERSRED')



TO Emerald Green Arborvitea
(THUJA OCCIDENTALIS 'EMERALD')



BM Green mountain Boxwood
(BUXUS X. 'GREEN MOUNTAIN')



BW Winter Gem Boxwood
(BUXUS M. 'WINTER GEM')



BT Crimson Pygmy Barberry
(BERBERIS THUNBERGII 'CRIMSON PYGMY')



HP Little Quick Fire Hydrangea
(HYDRANGEA P. 'SMHPLQF')



HL L.A. Dreamin Hydrngea
(HYDRANGEA 'LADREAMIN')



HA Annabelle Hydrangea
(HYDRANGEA A. 'ANNABELLE')



PO Center Glow Ninebark
(PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW')



VC Korea Spice Viburnum
(VIBURNUM CARLESII)



NEP Walker's Low Catmint
(NEPETA X. FASASSENII 'WALKER'S LOW')



PAB Little Bunny Fountain Grass (PENNISETUM A. 'LITTLE BUNNY')



CKF Karl Foerster's Feather Reed Grass
(CALAMAGROSTIS X.A. 'KARL FOERSTER')



MSG Narrow Leaved Japanese Silver Grass
(MISCANTHUS SINENSIS 'GRACILLIMUS')



RK Double Red Oso Easy Rose
(ROSA X. 'OSO EASY DOUBLE ROSE')

north

scale: 0' 8' 16' 32' 48'
1" = 16'- 0"


FPA
FELINO A. PASCUAL and ASSOCIATES
Community Land Planner and registered Landscape Architect
24333 Orchard Lake Rd, Suite G
Farmington Hills, Michigan 48336
phone: (248) 557-5588


seal:

STATE OF MICHIGAN
FELINO A. PASCUAL
LANDSCAPE ARCHITECT
No. 43337
REGISTERED LANDSCAPE ARCHITECT

project sponsor:

**DILUSSO BUILDING COMPANY**
1120 N. Main Street,
City of Rochester,
Michigan

project:

**DILUSSO**
MIXED-USE BUILDING

project location:

City of Rochester ,
Michigan
1120 N. Main Street

sheet title:

**LANDSCAPE PLAN**

job no. / issue / revision date:

| | | |
|---|---|---|
| LS23.014.01 | REVIEW | 2-13-2023 |
| LS23.014.04 | SPA | 4-13-2023 |
| LS23.014.06 | SPA | 6-1-2023 |
| LS24.054.05 | SPA | 5-6-2024 |
| LS24.054.06 | SPA | 6-28-2024 |
| LS24.054.07 | SPA | 7-2-2024 |

drawn by: JP
checked by: FP
date: 5-4-2023

notice:

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Do Not scale drawings. Use figured dimensions only

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
For free location of public utility lines

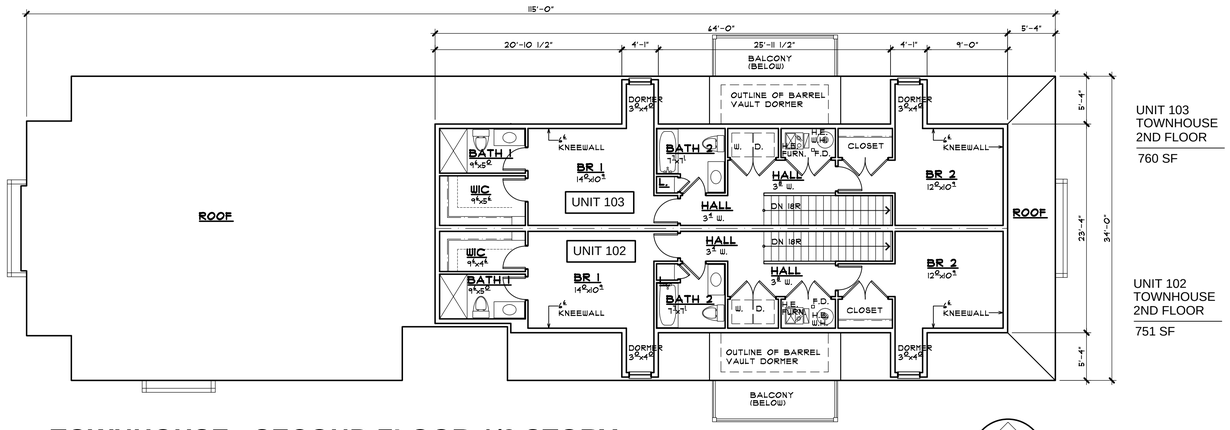
The location and elevations of existing underground utilities as shown on this drawing are only approximate. no guarantee is either expressed or implied as to the completeness of accuracy. contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction


project no: LS24.054.05

sheet no: **LS-1** of 2


1120
DiLusso
Building


Morgan Stanley




UNIT 103
TOWNHOUSE
2ND FLOOR
760 SF

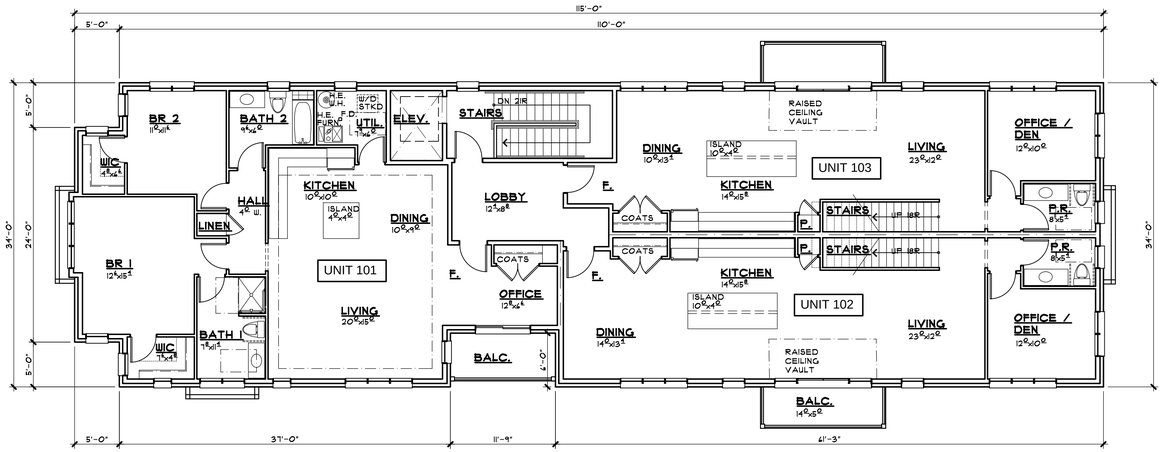
UNIT 102
TOWNHOUSE
2ND FLOOR
751 SF

## TOWNHOUSE - SECOND FLOOR 1/2 STORY LESS THAN 50% OF STORY BELOW

FLOOR BELOW = 3790 SF (50% = 1895 SF)
HALF-STORY = 1566 SF

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

NORTH




UNIT 101
RANCH
2BD/OFC
1441 SF

UNIT 103
TOWNHOUSE
1ST FLOOR
940 SF

UNIT 102
TOWNHOUSE
1ST FLOOR
1004 SF

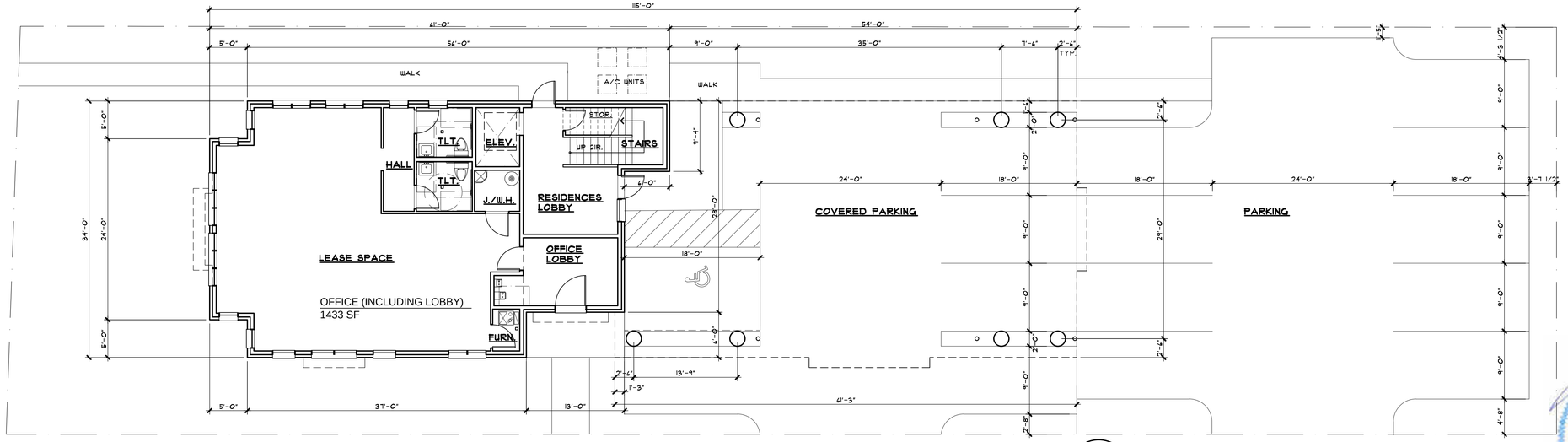
## SECOND FLOOR PLAN (RESIDENTIAL)

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

NORTH

### LEGEND

| | |
|---|---|
| OFFICE (INCLUDING LOBBY) | 1433 SF |
| UNIT 101 - RANCH | 1441 SF |
| UNIT 102 - TOWNHOUSE | |
| 1ST FLOOR | 1004 SF |
| 2ND FLOOR | 751 SF |
| | 1755 SF |
| UNIT 103 - TOWNHOUSE | |
| 1ST FLOOR | 940 SF |
| 2ND FLOOR | 760 SF |
| | 1700 SF |
| RESIDENTIAL LOBBIES (INCLUDING STAIR) | 615 SF |
| BUILDING TOTAL | 6944 SF |




## FIRST FLOOR PLAN (OFFICE)

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

NORTH


Alexander V. Bogaerts + Associates, P.C. ▪ Architecture ▪ Planning ▪ Interior Design
2445 Franklin Road
Bloomfield Hills, MI 48302
248▪334▪5000


CLIENT/PROJECT
MIXED USE DEVELOPMENT
1120 N. MAIN ST.
ROCHESTER, MICHIGAN

SHEET TITLE
FLOOR PLANS
FIRST, SECOND, + HALF-STORY
PRELIMINARY


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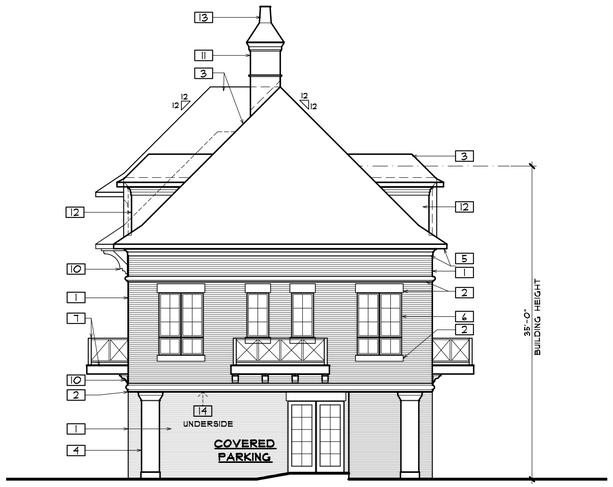

- ☐ PRELIMINARY
- BIDS
- PERMITS
- CONSTRUCTION

REVISIONS
SPA 07-02-2024

DRAWN BY: AMM
CAD FILENAME: 2804
CHECKED BY: AVB
JOB NUMBER: 2804
DATE:
SHEET NUMBER: 1

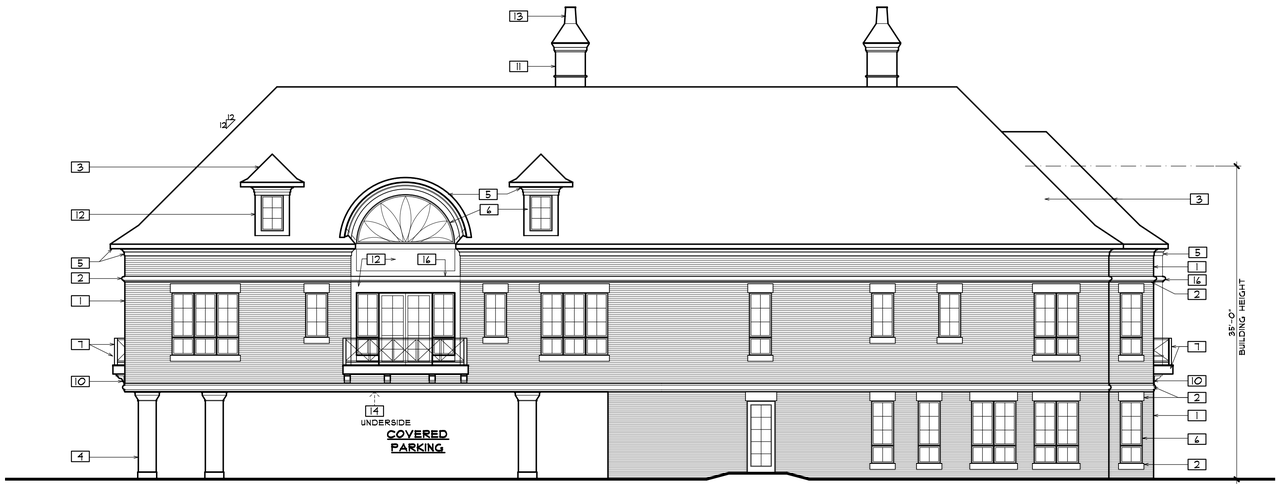


| EXTERIOR MATERIAL LEGEND | | | | | |
|---|---|---|---|---|---|
| KEY NAME | MATERIAL | MANUFACTURER | NAME/DESCR./COLOR | SIZE | NOTES |
| 1 | BRICK | GLEN GERY BRICK | MEDALIA COLLECTION<br>COLOR: ROSEWOOD | | |
| 2 | LIMESTONE | --- | --- | --- | BANDS, WINDOW and DOOR SURROUNDS, LINTELS, and SILLS |
| 3 | ASPHALT SHINGLES | CERTAINTEED | LANDMARK PRO DESIGNER SERIES<br>COLOR: MAX DEF PEWTER | --- | --- |
| 4 | FIBERGLASS COLUMN | --- | PAINTED FIBERGLASS, COLOR: BENJAMIN MOORE PAINT #OC-11 CLAY BEIGE | --- | --- |
| 5 | WOOD TRIM (color 1) | --- | COLOR: BENJAMIN MOORE PAINT #OC-11 CLAY BEIGE | --- | MISC. TRIM, FASCIA, SQUARE BAY BUMPOUT and CROWN/FRIEZE BD. |
| 6 | WINDOW | MI PRODUCTS | COLOR: CLAY | --- | --- |
| 7 | MISCELLANEOUS WOOD TRIM AND METAL | SHERWIN WILLIAMS PAINT | COLOR: #SW 2811 ROOKWOOD BLUE GREEN | --- | BALCONY: FASCIA, TRIM, METAL RAIL BOX-OUT BAY: AS NOTED |
| 8 | DOOR | --- | COLOR: COMMERCIAL GRADE COLOR TO MATCH BALCONY RAILINGS | --- | --- |
| 9 | GUTTER / DOWNSPOUT | --- | PAINTED ENAMEL TO MATCH TRIM COLOR | --- | --- |
| 10 | CORBEL / BRACKET | --- | WOOD PAINTED TO MATCH TRIM COLOR | --- | --- |
| 11 | EIFS (color 1) | STUCCO SYSTEM | TO MATCH SHERWIN WILLIAMS<br>COLOR: #SW 0007 DECOROUS AMBER | --- | CHIMNEY |
| 12 | EIFS (color 2) | STUCCO SYSTEM | TO MATCH BENJAMIN MOORE PAINT #OC-11 CLAY BEIGE | | DORMERS |
| 13 | CHIMNEY POTS - TERRACOTTA | --- | TERRACOTTA | --- | --- |
| 14 | CEILING @ COVERED PARKING | --- | GREENBOARD GYPSUM BOARD<br>PAINT COLOR TO MATCH TRIM (color 1) | 5/8" | --- |
| 15 | QUOIN - LIMESTONE | --- | LIMESTONE | --- | --- |
| 16 | FYPON | | TO MATCH BENJAMIN MOORE PAINT #OC-11 CLAY BEIGE | | FORMED TO MATCH LIMESTONE BAND "SAPPHIRE" PROFILE |




## EAST SIDE ELEVATION

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




## NORTH ELEVATION

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




## WEST ELEVATION (MAIN STREET)

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




## SOUTH ELEVATION (HIGHLAND STREET)

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



Alexander V. Bogaerts + Associates, P.C. • Architecture • Planning • Interior Design
2445 Franklin Road
Bloomfield Hills, MI 48302
248•334•5000

SHEET TITLE: ELEVATIONS

PRELIMINARY

CLIENT/PROJECT: MIXED USE DEVELOPMENT
1120 N. MAIN ST.
ROCHESTER, MICHIGAN

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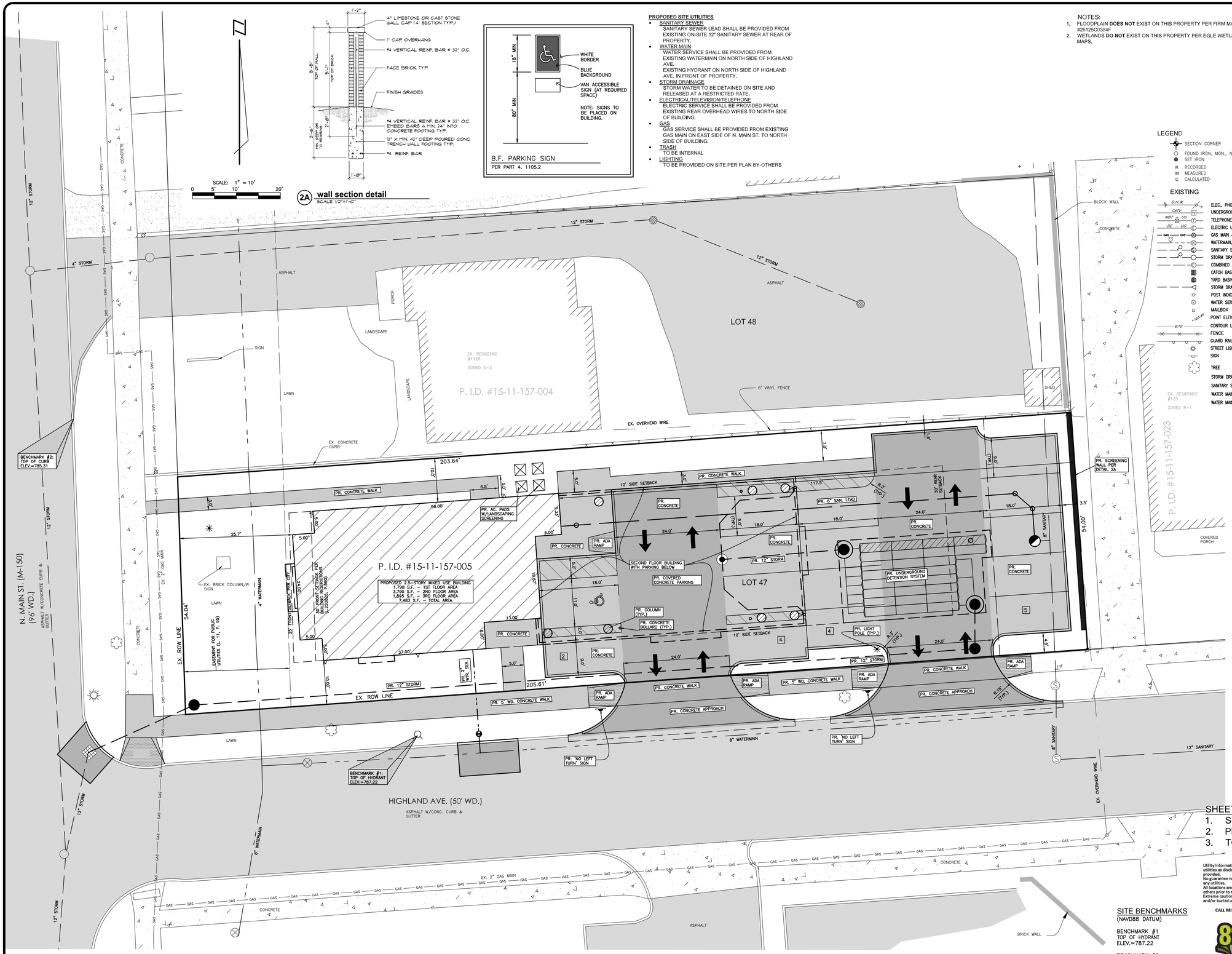
- ☐ PRELIMINARY
- BIDS
- PERMITS
- CONSTRUCTION

REVISIONS
SPA 07-02-2024

DRAWN BY: AMM
CAD FILENAME: 2804
CHECKED BY: AVB
JOB NUMBER: 2804
DATE:
SHEET NUMBER: 2

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S:\2024\2804 Main\Sheet\1120 N Main St Rochester.dwg 2804RESIDENTIAL MAIN ARE, ELEV.dwg, BY: V. Z ELEVATIONS, 7/2/2024 4:48:28 PM,
ARCH full Sheet (D (24.00 X 36.00 Inches)




## PROPERTY DESCRIPTION

PART OF THE NW 1/4 OF SECTION 11, T3N, R11E, CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:
LOT 47 OF "HILLCREST" SUBDIVISION, ALSO VACATED EAST 24 FT OF MAIN STREET ADJACENT TO SAME, AS RECORDED IN L.24, P.8, O.C.R.

## SITE DATA:

ZONING
O-2 RESTRICTED OFFICE DISTRICT

SITE AREA
11,049 SF (0.25 AC)

SETBACKS
FRONT - 25'
REAR - 30'
SIDE - 10' LEAST ONE
20' TOTAL OF TWO
20' IF ABUTTING RESIDENTIAL

MAX BUILDING HEIGHT
35', 2.5 STORIES

REQUIRED PARKING
OFFICE:
1 SPACE PER 300 SF
1433 SF / 300 = 5 SPACES

RESIDENTIAL:
2 SPACES PER 2-BEDROOM UNIT
3 2-BEDROOM UNITS x 2 = 6 SPACES

PARKING PROVIDED
15 SPACES
INCLUDING 1 BARRIER FREE SPACE

## SHEET INDEX


1. SITE PLAN
2. PRELIMINARY GRADING PLAN
3. TOPOGRAPHIC MAPPING


## SITE BENCHMARKS

(NAVD88 DATUM)

BENCHMARK #1
TOP OF HYDRANT
ELEV.=787.22

BENCHMARK #2
TOP OF CURB
ELEV.=785.31

Utility information, as shown, indicates the approximate locations and types of utilities as disclosed to this firm by various utility company's marking(s) and/or plans provided.
No guarantee is provided or implied as to the existence, accuracy, or completeness of any utilities.
All locations and depths of any utilities that may exist shall be verified in the field by others prior to the start of construction.
Extreme caution shall be utilized during construction when operating near overhead and/or buried utilities.

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OR
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(TOLL FREE) FOR THE LOCATION OF UNDER GROUND FACILITIES


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14933 Commercial Drive Shelby Township MI 48315
Phone: 586-254-9577 Fax: 586-254-9020
www.fennsurveying.com


# SITE PLAN
# 1120 N MAIN STREET
PART OF THE NW 1/4 OF SECTION 11, T3N, R11E
CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN

| DISTRIBUTION | |
|---|---|
| ● | PRELIMINARY |
| ○ | APPROVAL |
| ○ | CONSTRUCTION |
| ○ | AS-BUILT |

| REVISIONS | |
|---|---|
| DATE | REMARKS |
| 01/26/23 | PER CLIENT |
| 02/14/23 | PER CLIENT |
| 04/10/23 | PER CITY |
| 07/01/24 | PER CLIENT |

SEAL
STATE OF MICHIGAN
JESSICA SUTTER
ENGINEER
60593
LICENSED PROFESSIONAL ENGINEER

CLIENT
DILUSSO BUILDING
1120 N. MAIN STREET
ROCHESTER, MI 48307
248-841-1294

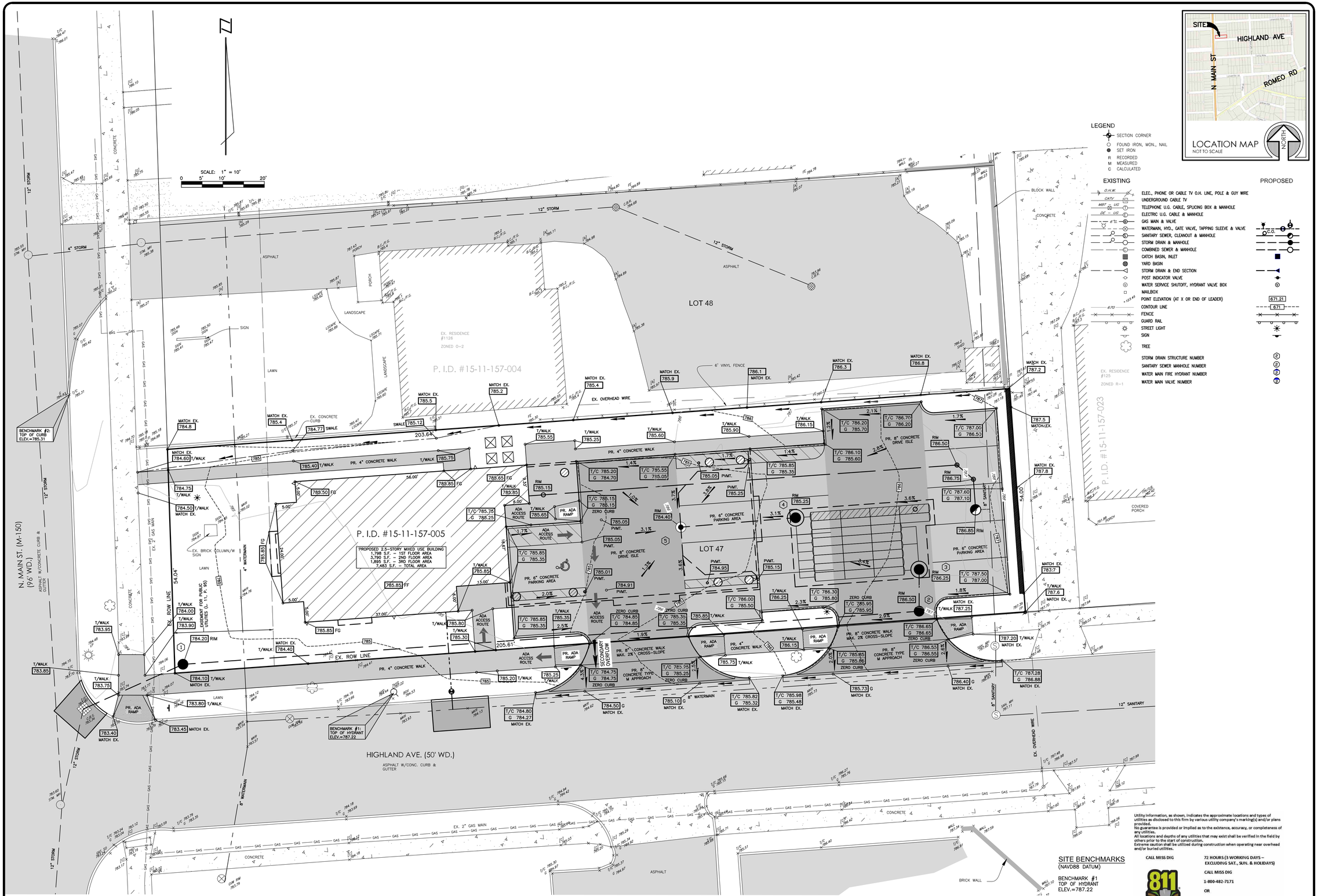
PROJECT NAME
1120 N. MAIN STREET

PROJECT NUMBER
C22-039.08X

SHEET NAME
SITE PLAN

| | |
|---|---|
| DRAWING SCALE: | 1" = 10' |
| DATE: | 12/14/22 |
| PROJECT MANAGER: | JSR, PE/TWD |
| DESIGNED BY: | JJS, PE |
| DRAWN BY: | JJS, PE |
| FIELD BY: | BH/VA |
| CHECKED BY: | JSR, PE |

SHEET NUMBER
1 OF 3




## PROPERTY DESCRIPTION

PART OF THE NW 1/4 OF SECTION 11, T3N, R11E, CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:

LOT 47 OF "HILLCREST" SUBDIVISION, ALSO VACATED EAST 24 FT OF MAIN STREET ADJACENT TO SAME, AS RECORDED IN L.24, P.8, O.C.R.

NOTES:

1. FLOODPLAIN **DOES NOT** EXIST ON THIS PROPERTY PER FIRM MAP #26125C0384F
2. WETLANDS **DO NOT** EXIST ON THIS PROPERTY PER EGLE WETLAND MAPS.

## SITE BENCHMARKS

(NAVD88 DATUM)

BENCHMARK #1
TOP OF HYDRANT
ELEV.=787.22

BENCHMARK #2
TOP OF CURB
ELEV.=785.31

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OR

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PRELIMINARY GRADING PLAN

# 1120 N MAIN STREET

PART OF THE NW 1/4 OF SECTION 11, T3N, R11E
CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN

| DISTRIBUTION | |
|---|---|
| ● | PRELIMINARY |
| ○ | APPROVAL |
| ○ | CONSTRUCTION |
| ○ | AS-BUILT |

REVISIONS

| DATE | REMARKS |
|---|---|
| 01/26/23 | PER CLIENT |
| 02/14/23 | PER CLIENT |
| 04/10/23 | PER CITY |
| 07/01/24 | PER CLIENT |

SEAL

STATE OF MICHIGAN
JESSICA SUTTER
ENGINEER
60593
LICENSED PROFESSIONAL ENGINEER

CLIENT

DILUSSO BUILDING
1120 N. MAIN STREET
ROCHESTER, MI 48307
248-841-1294

PROJECT NAME
1120 N. MAIN STREET

PROJECT NUMBER
C22-039.08X

SHEET NAME
PRELIMINARY GRADING PLAN

| | |
|---|---|
| DRAWING SCALE: | 1" = 10' |
| DATE: | 12/14/22 |
| PROJECT MANAGER: | JSR, PE/TWD |
| DESIGNED BY: | JJS, PE |
| DRAWN BY: | JJS, PE |
| FIELD BY: | BH/VA |
| CHECKED BY: | JSR, PE |

SHEET NUMBER
2 OF 3




## PROPERTY DESCRIPTION

PART OF THE NW 1/4 OF SECTION 11, T3N, R11E, CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:
LOT 47 OF "HILLCREST" SUBDIVISION, ALSO VACATED EAST 24 FT OF MAIN STREET ADJACENT TO SAME, AS RECORDED IN L.24, P.8, O.C.R.

## LEGEND

- SECTION CORNER
- FOUND IRON, MON., NAIL
- SET IRON

R RECORDED
M MEASURED
C CALCULATED

**EXISTING**

- O.H.W. — ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- CATV — UNDERGROUND CABLE TV
- MBT / UG — TELEPHONE U.G. CABLE, SPLICING BOX & MANHOLE
- GE - UG — ELECTRIC U.G. CABLE & MANHOLE
- GAS — GAS MAIN & VALVE
- WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM DRAIN & MANHOLE
- COMBINED SEWER & MANHOLE
- CATCH BASIN, INLET
- YARD BASIN
- STORM DRAIN & END SECTION
- POST INDICATOR VALVE
- WATER SERVICE SHUTOFF, HYDRANT VALVE BOX
- MAILBOX
- +123.45 — POINT ELEVATION (AT X OR END OF LEADER)
- 670 — CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- TREE

**EXISTING DESCRIPTION**

| | | |
|---|---|---|
| UP | = | UTILITY POLE |
| E/WDS | = | EDGE OF WOODS |
| B/BM | = | BOTTOM OF BERM |
| T/BM | = | TOP OF BERM |
| (A) | = | EDGE OF ASPHALT |
| (C) | = | EDGE OF CONCRETE |
| CMP | = | CORRUGATED METAL PIPE INVERT |
| T. WALL | = | TOP OF WALL |
| B. WALL | = | BOTTOM OF WALL |
| E/W | = | EDGE OF WATER |
| B.C./F.G | = | BUILDING CORNER/FINISHED GRADE |
| MKR | = | MARKER |
| WSO | = | WATER SHUT OFF |
| - CL - | = | CENTERLINE |
| SAN. MH | = | SANITARY MANHOLE |
| C.B.B. | = | CATCH BASIN BEEHIVE |
| T/C | = | TOP OF CURB |
| STM. MH. | = | STORM MANHOLE |
| T/B | = | TOP OF BANK |
| B/B | = | BOTTOM OF BANK |
| CL | = | CENTERLINE |
| C.B.S. | = | CATCH BASIN SQUARE |
| LP | = | LIGHT POLE |
| GVW | = | GATE VALVE/WELL |
| FI | = | FOUND IRON |

## SITE DATA:

ZONING
O-2 RESTRICTED OFFICE DISTRICT

SITE AREA
11,049 SF (0.25 AC)

TREE SURVEY

| TAG # | DIA. (IN.) | SPECIES | SPREAD (FT.) | NOTES | REMOVAL |
|---|---|---|---|---|---|
| 1692 | 20 | MAPLE | 40 | LANDMARK | X |
| 1693 | 10 | MAPLE | 30 | PROTECTED | |
| 1694 | 14 | ELM | 35 | PROTECTED | |
| 1695 | 17 | MAPLE | 40 | PROTECTED | X |
| 1696 | 27 | OAK | 50 | LANDMARK | X |
| 1697 | 10 | MAPLE | 15 | PROTECTED | |

## SITE BENCHMARKS

(NAVD88 DATUM)

BENCHMARK #1
TOP OF HYDRANT
ELEV.=787.22

BENCHMARK #2
TOP OF CURB
ELEV.=785.31

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14933 Commercial Drive Shelby Township MI 48315
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TOPOGRAPHIC MAPPING

# 1120 N MAIN STREET

PART OF THE NW 1/4 OF SECTION 11, T3N, R11E
CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN

| DISTRIBUTION | |
|---|---|
| ○ | PRELIMINARY |
| ○ | APPROVAL |
| ○ | CONSTRUCTION |
| ○ | AS-BUILT |

REVISIONS

| DATE | REMARKS |
|---|---|
| 01/26/23 | PER CLIENT |
| 02/14/23 | PER CLIENT |
| 04/10/23 | PER CITY |
| 07/01/24 | PER CLIENT |

SEAL

CLIENT
DILUSSO BUILDING
1120 N. MAIN STREET
ROCHESTER, MI 48307
248-841-1294

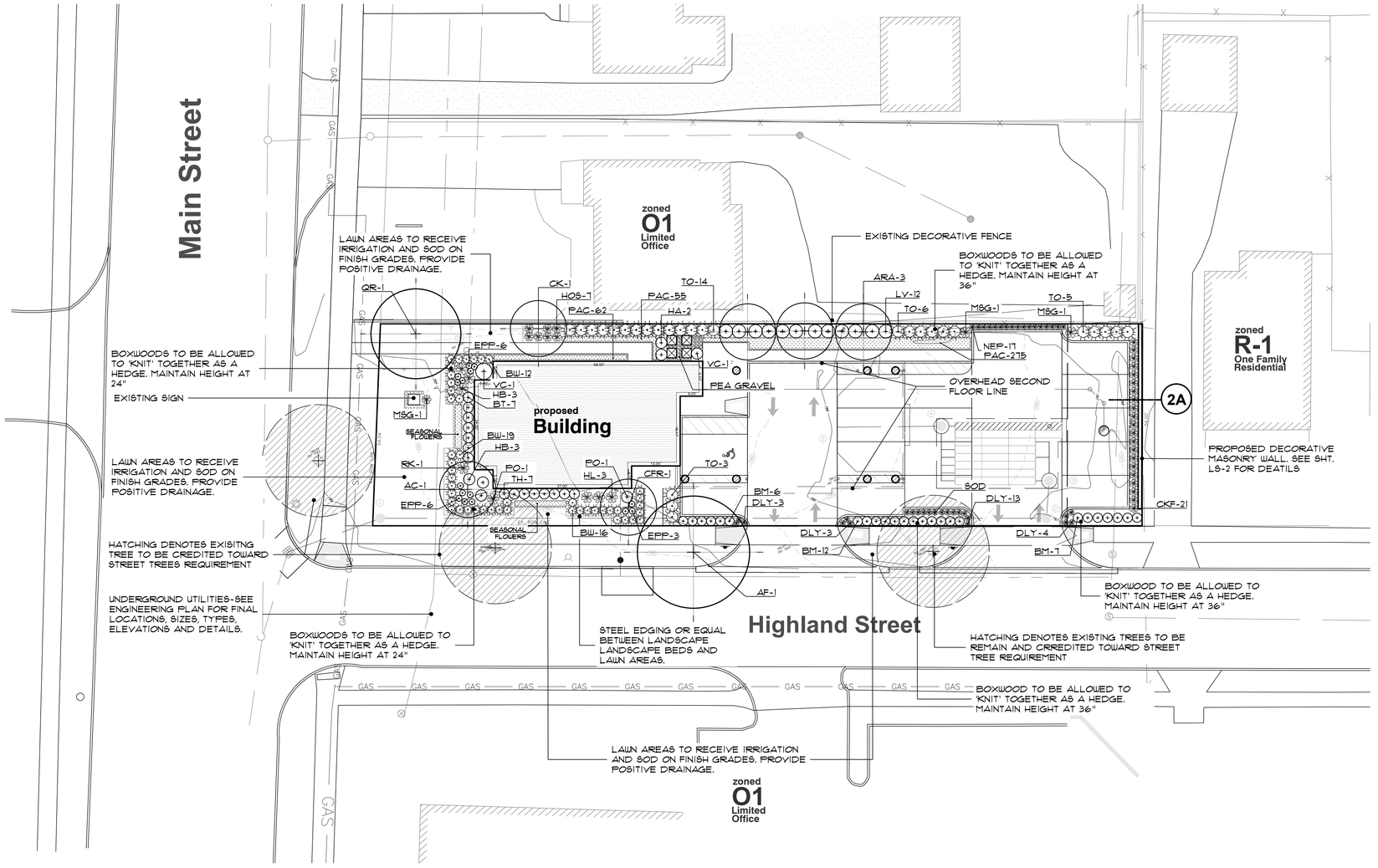
PROJECT NAME
1120 N. MAIN STREET

PROJECT NUMBER
C22-039.08X

SHEET NAME
TOPOGRAPHIC MAPPING

| | |
|---|---|
| DRAWING SCALE: | 1" = 10' |
| DATE: | 12/14/22 |
| PROJECT MANAGER: | JSR, PE/TWD |
| DESIGNED BY: | JJS, PE |
| DRAWN BY: | JJS, PE |
| FIELD BY: | BH/VA |
| CHECKED BY: | JSR, PE |

SHEET NUMBER
3 OF 3




**landscape plan for:**

# Dilusso Office Building

## City of Rochester, Michigan

**note:**

**unless noted otherwise, numerical value on landscape quantities specified on plan take precedence over graphic representation.**

north

scale: 0' 8' 16' 32' 48'

1" = 16'- 0"

## landscape requirement summary

| street trees | REQUIRED | PROVIDED |
|---|---|---|
| TOTAL LIN.FT. OF MAIN STREET FRONTAGE 54' ± | | |
| ONE (1) CANOPY TREES PER 50' (54' / 50'= 1.04 TREE) | 1 | 1-EXISTING |
| TOTAL LIN.FT. OF HIGHLAND STREET FRONTAGE 205' ± | | |
| (205' LESS 48' DRIVE ACCESS=157') | | |
| ONE (1) CANOPY TREES PER 50' (157' / 50'= 3.14 TREE) | 3 | 2-EXISTING + 1-NEW |

| replacement trees | |
|---|---|
| TOTAL NO. OF REGULATED TREE ON SITE | 6 |
| NO. OF REGULATED TREE ON REMOVED | 1 (17") |
| NO. OF LANDMARK TREE ON REMOVED | 2 (27"& 20") |
| TOTAL CALIPER INCHES OF REPLACEMENT TREE REQUIRED | 76" |
| 100 % REGULATED TREE (17"X 1.0 = 17") | 17" |
| 125 % LANDMARK TREE (47"X 1.25 = 58.75") | 54" |
| TOTAL CALIPER INCHES REPLACEMENT TREE PROVIDED | 27" (A) |
| 1-6" CANOPY TREE | 5" |
| 1-3" ORNAMENTAL TREE | 3" |
| 23-8' HIGH ARBORVITAE | 19" |

( SEC. 20.74. (14) 25% REPLACEMENT ALLOWABLE FOR 8' HIGH ARBORVITAE * 76"X.25 =19" )

'A'-REPLACEMENT TREES DEFICIENCIES TO BE PAID TOWARDS TREE FUND

## landscape maintenance notes:

LANDSCAPE MAINTENANCE PROCEDURES AND FREQUENCIES TO BE FOLLOWED SHALL BE SPECIFIED ON THE LANDSCAPE PLAN, ALONG WITH THE MANNER IN WHICH THE EFFECTIVENESS, HEALTH AND INTENDED FUNCTIONS OF THE VARIOUS LANDSCAPE AREAS ON THE SITE WILL BE ENSURED.

1. LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.

2. PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.

3. ALL DEAD OR DISEASED PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 15 AND NOVEMBER 15 OR UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE.

4. THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL. UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE AFOREMENTIONED PROCEDURES, ANY REVISIONS TO OR REMOVAL OF, PLANT MATERIALS WILL PLACE THE PARCEL IN NON-CONFORMITY WITH THE APPROVED LANDSCAPE PLAN, AND SHALL BE VIEW AS A VIOLATION OF THIS ORDINANCE AND THE AGREED UPON TERMS OF THE FINAL SITE PLAN APPROVAL.


FELINO A. PASCUAL and ASSOCIATES

**Community Land Planner and registered Landscape Architect**

24333 Orchard Lake Rd, Suite G
Farmington Hills, Michigan 48336
phone: (248) 557-5588


seal:

STATE OF MICHIGAN
FELINO A. PASCUAL
LANDSCAPE ARCHITECT
No. 4333
REGISTERED LANDSCAPE ARCHITECT

project sponsor:

**DILUSSO BUILDING COMPANY**

1120 N. Main Street,
City of Rochester,
Michigan

project:

**DILUSSO OFFICE BUILDING**

project location:

City of Rochester ,
Michigan

1120 N. Main Street

sheet title:

**LANDSCAPE PLAN**

job no. / issue / revision date:

| | | |
|---|---|---|
| LS23.014.01 | REVIEW | 2-13-2023 |
| LS23.014.04 | SPA | 4-13-2023 |
| LS23.014.06 | SPA | 6-1-2023 |
| LS24.054.05 | SPA | 5-6-2024 |
| LS24.054.06 | SPA | 6-28-2024 |

drawn by:
**JP**

checked by:
**FP**

date:
**5-4-2023**

notice:


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3 WORKING DAYS
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For free location of public utility lines

The location 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 of accuracy. contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction

project no:
**LS24.054.05**

sheet no:
**LS-1** of 2

## general landscape notes:

1. LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISITNG CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK. CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.

2. PRIOR TO BEGINING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES, GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING

3. NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN-DISCREPANCY WITH LANDSCAPE ARCHITECT.

4. ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY

5. ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY CITY OF RICHESTER AND LANDSCAPE ARCHITECT

6. ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAIL SHOWN ON PLAN.

7. PLANT BEDS TO BE DRESSED WITH MIN. 4" OF FINELY DOUBLE SHREDDED HARDBARK MULCH.

8. DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.

9. NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS.

10. REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS. 4" THICK BARK MULCH FOR TREES IN 4' DIA. CIRCLE WITH 3" PULLED AWAY FROM TRUNK . 4" THICK BARK MULCH FOR SHRUBS AND 4" THICK BARK MULCH FOR PERENNIALS.

11. PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.

12. PROVIDE PEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.

13. ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.

14. PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:

a). SHADE TREES _____ 5 FT.
b). ORNAMENTAL AND EVERGREEN TREES (CRAB, PINE, SPRUCE, ETC.) _____ 10 FT.
c). SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY _____ 2 FT.

15. NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR LOCATION AND DETAILS.

16. ALL LAWN AREAS AND LANDSCAPE BEDS TO BE FULLY IRRIGATED WITH A AUTOMATIC UNDERGROUND SYSTEMS. IRRIGATION SYSTEM TO HAVE SEPARTE ZONES FOR LAWN AREAS, PARKING ISLANDS, AND SHRUB BEDS WITH DIFFERENT CONTROL MOISTURE LEVEL ADJUSTMENT PER ZONE AS REQUIRED

17. UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN TO RECIEVE EDGING. EDGING SHALL BE 4" X 1/8" METAL (FINISH BLACK OR GREEN) OR APPROVED EQUAL AND TO BE INSTALLED WITH HORIZONTAL METAL STAKES AT 32" O.C. OR PER MANUFACTERER'S SPECIFICATION.

18. ALL NEW PARKING ISLANDS AND LANDSCAPE BEDS ADJACENT AND NEXT TO BUILDING SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS A MIN. OF 16"-18" DEPTH. BACK FILL WITH GOOD, MEDIUM TEXTURED PLANTING SOILS. ADD A MIN. 4" OF TOPSOIL OVERFILL TO FINISH GRADE. PROVIDE POSITIVE DRAINAGE.

19. WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.

20. ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPERATES DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT DRAIN SUFFICIENTLY.

21. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF TWO YEAR BEGINNING AFTER THE COMPLETION OF LANDSCAPE INSTALLTION DATE APPROVED BY THE CITY OF LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE TOWNSHIP OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.

## planting landscape notes:

GENERAL NOTES:

1. PLANT MATERIALS TO BE INSTALLED ACCORDING TO THE CITY OF ROCHESTER AND CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS.
2. PLANT MATERIALS TO BE GUARANTEED FOR 2 YEARS, REPLACE FALLING MATERIAL WITHIN 1 YEAR, OR THE NEXT APPROPRIATE PLANTING PERIOD.
3. PLANT MATERIALS TO BE OF PREMIUM QUALITY, NO. 1 GRADE NORTHERN NURSURY GROWN, IN HEALTHY CONDITION, FREE OF PESTS AND DISEASES.
4. MULCH IS TO BE NATURAL COLORED, FINELY SHREDDED HARDWOOD BARK OF 4" THICK BARK MULCH FOR TREES IN 4' DIA. CIRCLE W/3" PULLED AWAY FROM TRUNK, 3" THICK BARK MULCH FOR SHRUBS AND 2" THICK BARK MULCH FOR PERRENIALS.
5. CALL MISS DIG AT 1-800-482-7171 PRIOR TO ANY CONSTRUCTION.

DECIDUOUS & EVERGREEN TREE:

1) TREE SHALL BE INSTALLED SAME RELATIONSHIP TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
2) DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
3) REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSLIGHTLY AND COULD CAUSE GIRDLING.
4) REMOVE TREE STAKES, GUY WIRES AND TREE WRAP AFTER ONE WINTER SEASON.

SHRUB:

1) SHRUB SHALL BE INSTALLED SAME RELATIONSHIP TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
2) DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
3) REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSLIGHTLY AND COULD CAUSE GIRDLING.

## lawn area:

SOD LAWN AREAS SHALL BE KENTUCKY BLUE GRASS BLEND GRASS IN A SOD NURSERY ON LOAM SOIL. SOD TO BE INSTALLED ON MINIMUM 4" TOPSOIL.

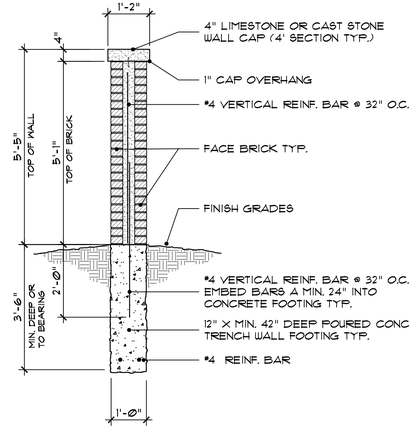
SEEDED LAWN AREAS SHALL CONSIST OF THE FOLLOWING TYPES AND PROPORTIONS:

5% PERENNIAL RYE GRASS
10% RED FESCUE
25% CHEWING FESCUE
60% KENTUCKY BLUE GRASS

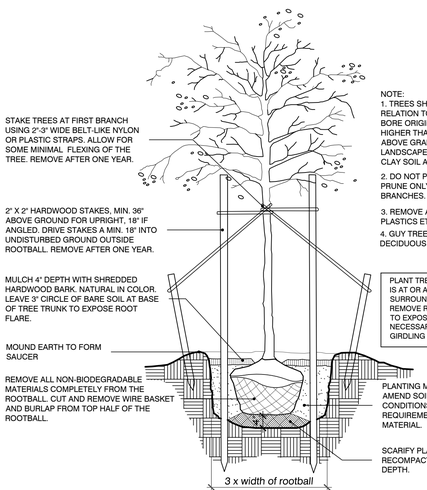
SEED MIX SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE AND WEED CONTENT SHALL NOT EXCEED 1%. SEED. PROVIDE A MINIMUM 4" TOP SOIL ON ALL SEEDED LAWN AREA

## plant material list

| key | quant. LS-1 | botanical name | common name | size | comments |
|---|---|---|---|---|---|
| | | CANOPY AND EVERGREEN TREES | | | |
| ARA | 3 | ACER R. 'ARMSTRONG' | ARMSTRONG RED MAPLE | 3" BB | |
| AF | 1 | ACER R. 'JEFFERSRED' | AUTUMN BLAZE RED MAPLE | 3" BB | STREET TREE |
| QR | 1 | QUERCUS X WAREI 'LONG REGAL PRINCE' | REGAL PRINCE OAK | 5" BB | REPLACEMENT |
| AC | 1 | AMECHANCIER CANADENSIS | AUTUMN BRILLIANCE SERVICEBERRY | 8' BB | MULTI-STEM |
| CFR | 1 | CORNUS FLORIDA 'RUBRA' | PINK FLOWERING DOGWOOD | 3" BB | REPLACEMENT |
| CK | 1 | CORNUS KOUSA | KOUSA DOGWOOD | 2" BB | |
| | | | | | |
| | | DECIDUOUS AND EVERGREEN SHRUBS | | | |
| BT | 7 | BERBERIS THUNBERGII 'ROSE GLOW' | ROSE GLOW JAPANESE BARBERRY | 24" CONT. | 24" O.C. SPACING |
| PO | 2 | PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE' | SUMMER WINE NINEBARK | 30" CONT. | 36" O.C. SPACING |
| HA | 2 | HYDRANGEA ANNEBELLE | ANNABELLE HYDRANGEA | 30" CONT. | 36" O.C. SPACING |
| HB | 6 | HYDRANGEA PANICULATA 'ILVOBO' | BOBO HYDRANGEA | 30" CONT. | 36" O.C. SPACING |
| HL | 3 | HYDRANGEA 'LINDSEY ANN' | LA DREAMIN HYDRANGEA | 30" CONT. | 36" O.C. SPACING |
| VC | 2 | VIBURNUM CARLESII | KOREAN SPICE VIBURNUM | 36" B.B. | 36" O.C. SPACING |
| BW | 31 | BUXBUS M. 'WINTER GEM' | WINTER GEM BOXWOOD | 18" CONT. | 24" O.C. SPACING |
| BM | 25 | BUXBUS X. 'GREEN MOUNTAIN' | GREEN MOUNTAIN BOXWOOD | 30" CONT. | 30" O.C. SPACING |
| TO | 28 | THUJA OCCIDENTALIS 'SMARAGD' | EMERALD GREEN ARBORVITAE | 8' BB | 36" O.C. SPACING |
| RK | 1 | ROSA X. 'OSO EASY DOUBLE RED' | OSO EASY DOUBLE ROSE | 30" CONT. | 36" O.C. SPACING |
| TH | 7 | TAXUS XM. 'HICKSII' | HICK'S YEWS | 30" CONT. | 36" O.C. SPACING |
| LV | 12 | LIGUSTRUM X 'VICARYI' | GOLDEN VICARY PRIVET | 36' CONT. | 36" O.C. SPACING |
| | | PERENNIALS AND GRASSES | | | |
| MSG | 3 | MISCANTHUS SINENSIS 'GRACILLIMUS' | NARROW LEAVES JAPANESE SILVER GRASS | #3 CONT. | 36" O.C. SPACING |
| NEP | 17 | NEPETA X. FASASSENII 'WALKER'S LOW' | WALKERS LOW CATMINT | #1 CONT. | 24" O.C. SPACING |
| CKF | 21 | CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' | KARL FOERSTER FEATHER REED GRASS | #3 CONT. | 36" O.C. SPACING |
| PAC | 382 | PACHYSANDRA TERMINALIS 'GREEN CARPET' | GREEN CARPET PACHYSANDRA | 32 / FLAT | 10" O.C. SPACING |
| DLY | 23 | HEMEROCALLIS 'HAPPY RETURNS' | HAPPY RETURNS DAYLILY | #1 CONT. | 18" O.C. SPACING |
| HOS | 7 | HOSTA 'PATRIOT' | PATRIOT HOSTA | #1 CONT. | 18" O.C. SPACING |
| EPP | 15 | ECHINACEA 'CRAZY PINK' | 'CRAZY PINK' CONEFLOWER | #1 CONT. | 18" O.C. SPACING |



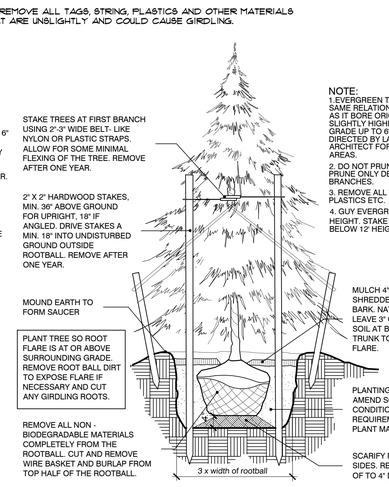

**2A wall section detail**
SCALE 1/2"=1'-0"




NOTE:
1. TREES SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
2. DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
3. REMOVE ALL TAGS, STRING, PLASTICS ETC.
4. GUY TREES ABOVE 3" CAL.. STAKE DECIDUOUS TREES BELOW 3" CAL.

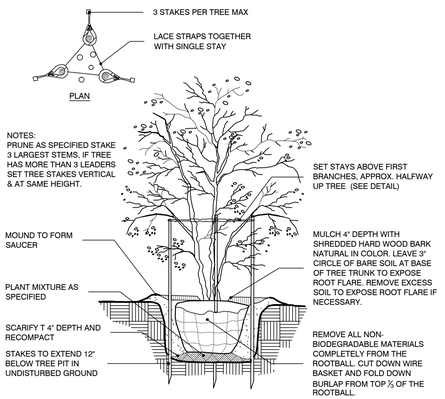
PLANT TREE SO ROOT FLARE IS AT OR ABOVE SURROUNDING GRADE. REMOVE ROOT BALL DIRT TO EXPOSE FLARE IF NECESSARY AND CUT ANY GIRDLING ROOTS.

**tree planting detail**
no scale

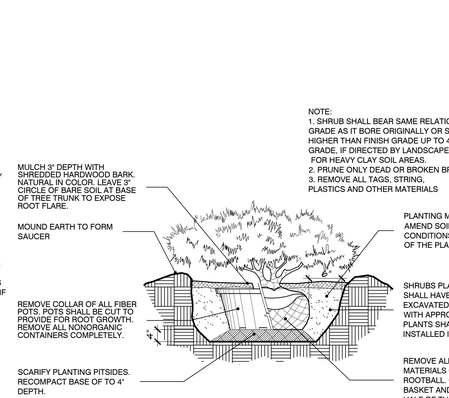



NOTE:
1.EVERGREEN TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
2. DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
3. REMOVE ALL TAGS, STRING, PLASTICS ETC.
4. GUY EVERGREEN TREES ABOVE 12' HEIGHT. STAKE EVERGREEN TREE BELOW 12' HEIGHT.

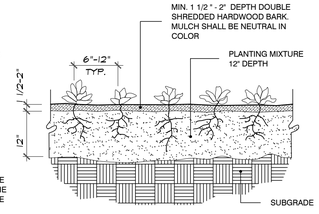
**evergreen planting detail**
no scale




**multi-stem tree planting detail**
no scale




**shrub planting detail**
no scale




**perennial planting detail**
no scale


FELINO A. PASCUAL and ASSOCIATES
**Community Land Planner and registered Landscape Architect**
24333 Orchard Lake Rd, Suite G
Farmington Hills, Michigan 48336
phone: (248) 557-5588


seal:

STATE OF MICHIGAN — FELINO A. PASCUAL — LANDSCAPE ARCHITECT — No. 1433 — REGISTERED LANDSCAPE ARCHITECT

project sponsor:
**DILUSSO BUILDING COMPANY**
1120 N. Main Street, City of Rochester, Michigan

project:
**DILUSSO OFFICE BUILDING**

project location:
City of Rochester , Michigan
1120 N. Main Street

sheet title:
**PLANT LIST, PLANT DETAILS AND NOTES**

job no. / issue / revision date:

| | | |
|---|---|---|
| LS23.014.01 | REVIEW | 2-13-2023 |
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drawn by: **JP**
checked by: **FP**
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project no: **LS24.054.05**

sheet no: **LS-2** of 2

| Statistics | | | | | | | |
|---|---|---|---|---|---|---|---|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min | Avg/Max |
| COVERED PARKING | + | 1.3 fc | 1.9 fc | 0.6 fc | 3.2:1 | 2.2:1 | 0.7:1 |
| PARKING LOT | + | 0.5 fc | 1.4 fc | 0.2 fc | 7.0:1 | 2.5:1 | 0.4:1 |
| PROPRTY LINE | + | 0.2 fc | 1.0 fc | 0.0 fc | N/A | N/A | 0.2:1 |
| WALKWAY | + | 0.5 fc | 1.0 fc | 0.2 fc | 5.0:1 | 2.5:1 | 0.5:1 |

**Schedule**

| Symbol | Label | QTY | Manufacturer | Catalog Number | Description | Lamp | Number Lamps | Lumens per Lamp | LLF | Wattage | Mounting Height |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | A | 3 | U.S. ARCHITECTURAL LIGHTING | COLB1-CPA-LED-VPA-SYM-12LED-350mA-30K-HS | 6-EXTRUSION VERTICAL POWER ARRAY (VPA). | LED | 12 | 33 | 0.9 | 13.2 | 3'-6" |
| | B | 2 | U.S. ARCHITECTURAL LIGHTING | LCKM13/XKM-UP-WM-CPA-PLED-IV-FT--20LED-175mA-30K | CAST BLACK PAINTED METAL HOUSING. | LED | 20 | 56 | 0.9 | 11 | 8'-0" |
| | D | 9 | Gotham Architectural Lighting | EVO6SQ 30/02 AR LSS | EVO 6IN SQUARE, 80CRI, 3000K, 250LM, SEMI-SPEC | LED | 1 | 319 | 0.9 | 3.39 | 10'-0" |
| | E | 1 | Lithonia Lighting | DSX0 LED P1 30K 80CRI T5W HS | D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Type 5 Wide Houseside Shield | LED | 1 | 3008 | 0.9 | 33.21 | 15'-0" |

**Ordering Note**

FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

**Drawing Note**

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

**General Note**

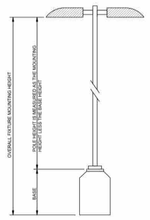
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0".

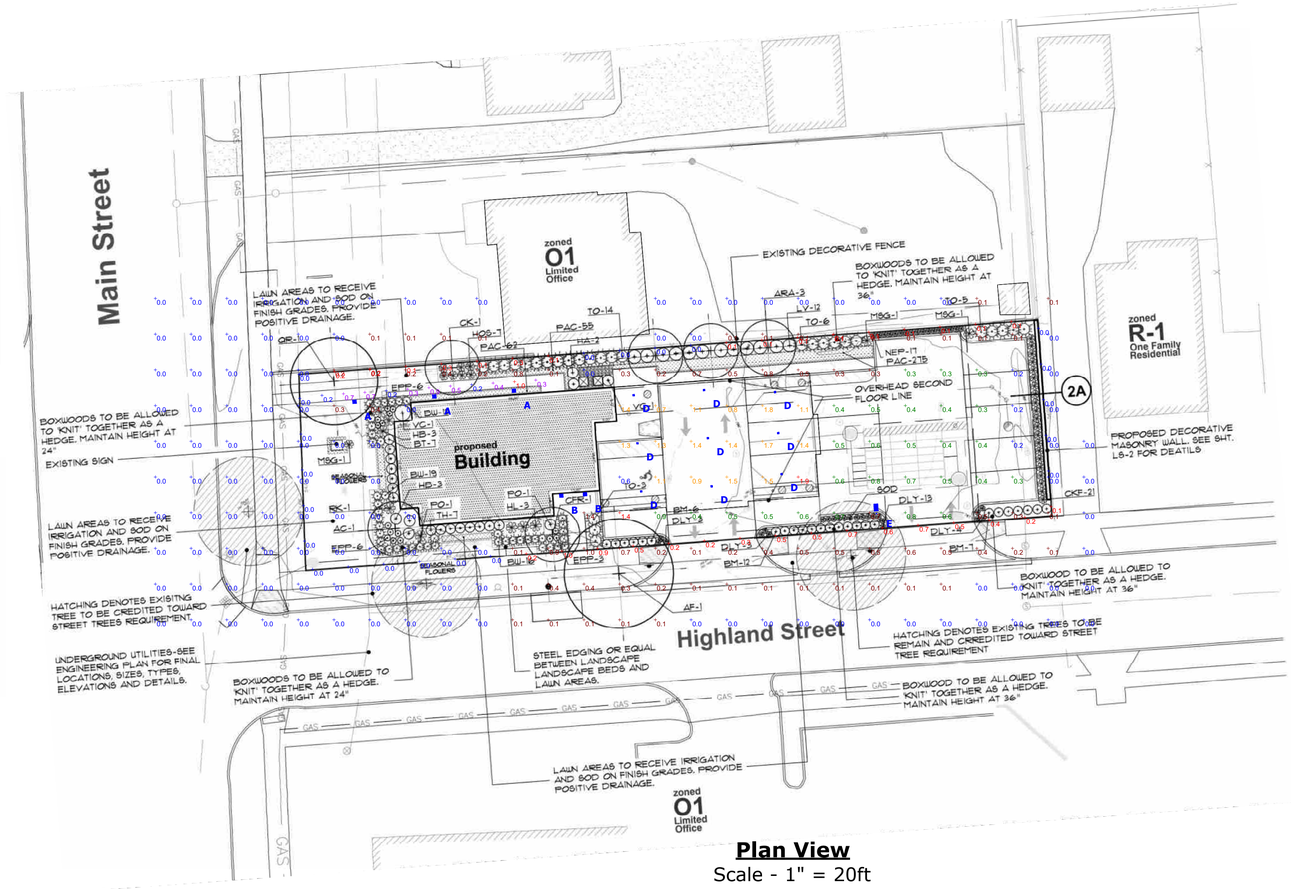
THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL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

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

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705



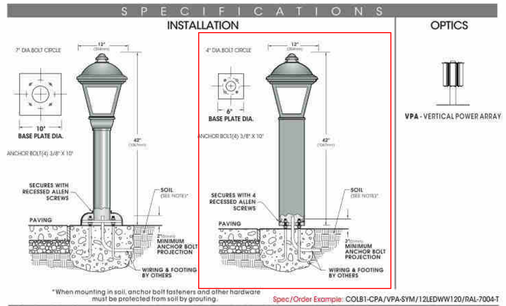




**Plan View**
Scale - 1" = 20ft

## COLONIAL BOLLARD-CPA LED SERIES TYPE: A

SPECIFICATIONS

INSTALLATION




OPTICS



VPA - VERTICAL POWER ARRAY

*When mounting in soil, anchor bolt fasteners and other hardware must be protected from soil by grouting.

Spec/Order Example: COLB1-CPA/VPA-SYM/12LEDWW120/RAL-7004-T

SPEC / ORDERING INFORMATION

| LUMINAIRE | OPTICS | No. LEDs | COLOR TEMP - CCT | VOLTAGE | FINISH | OPTIONS |
|---|---|---|---|---|---|---|

**LUMINAIRE**
- ☐ COLB1-CPA-LED (ROUND RISER)
- ☐ COLB2-CPA-LED (SQUARE RISER)

**OPTICS**
VERTICAL POWER ARRAY
- ☐ TYPE SYMMETRIC* VPA-SYM
*NOTE: For Asymmetric distribution, see VPA-SYM with house-side shield option.

**LED MODE**
No. LEDs
- ☐ 24LED (2X12LED)
- ☐ 12LED (1X12LED)

COLOR TEMP - CCT
- ☐ NW (4000K)* *STANDARD
- ☐ CW (5000K)
- ☐ WW (3000K)

OTHER LED COLORS AVAILABLE, CONSULT FACTORY

VOLTAGE
- ☐ 120
- ☐ 208
- ☐ 240
- ☐ 277
- ☐ 347
- ☐ 480

**FINISH**
STANDARD TEXTURED FINISH
- ☐ BLACK RAL-9005-T
- ☐ WHITE RAL-9003-T
- ☐ GREY RAL-7004-T
- ☐ DARK BRONZE RAL-8019-T
- ☐ GREEN RAL-6005-T

FOR SMOOTH FINISH REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: RAL-9003S)
ALL LISTED COLORS AVAILABLE AS ADDITIONAL COLORS
CONSULT FACTORY FOR CUSTOM COLORS

**OPTIONS**
- ☐ HOUSE-SIDE SHIELD ..... HS
- ☐ DIMMABLE DRIVER(S) (0-10V) ..... DIM
- ☐ HIGH/LOW DIMMING FOR HARDWIRED SWITCHES OR NON-INTEGRATED MOTION SENSOR ..... HLSW
- ☐ 10KV SURGE PROTECTOR ..... 10SP
- ☐ 20KV SURGE PROTECTOR (277V & 480V Only) ..... 20SP
- ☐ PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) ..... PC+V
- ☐ SINGLE FUSE (120V, 277V) ..... SF
- ☐ DOUBLE FUSE (208V, 240V) ..... DF

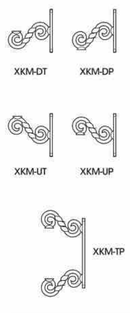
CONSULT FACTORY FOR ADDITIONAL OPTIONS

Sun Valley Lighting — 940 West Avenue O, Palmdale, CA 93551 — Phone: (661) 233-2080 Fax: (661) 233-2601 — www.svlltg.com

## LCKM-CPA WALL MOUNT - PLED TYPE: B

SPECIFICATIONS

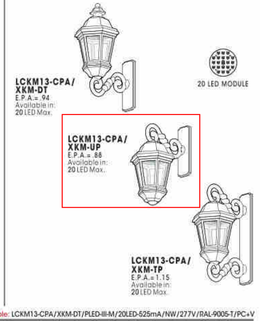
MOUNTING OPTIONS




WALL PLATE




PLED® MODULES




Spec/Order Example: LCKM13-CPA/XKM-DT/PLED-III-M/20LED-525mA/NW/277V/RAL-9005-T/PC+V

SPEC/ORDERING INFORMATION

| LUMINAIRE & MOUNTING | OPTICS | # of LED's | DRIVE CURRENT | COLOR TEMP-CCT | VOLTAGE | FINISH | OPTIONS |
|---|---|---|---|---|---|---|---|

**LUMINAIRE & MOUNTING**
- ☐ LCKM13-CPA/ XKM-DT
- ☐ LCKM13-CPA/ XKM-DP
- ☐ LCKM13-CPA/ XKM-UT
- ☐ LCKM13-CPA/ XKM-UP
- ☐ LCKM13-CPA/ XKM-TP

**OPTICS**
PLED® MODULES 6S DISTRIBUTION TYPE
- ☐ TYPE I PLED-I
- ☐ TYPE I FRONT ROW PLED-II-FR
- ☐ TYPE II MED. PLED-III-M
- ☐ TYPE III WIDE PLED-III-W
- ☐ TYPE IV PLED-IV
- ☐ TYPE IV PLED-IV-FT

NOTE: CLEAR PATTERNED ACRYLIC LENSES WILL IMPACT DISTRIBUTION PATTERNS INDICATED. CONSULT OPEN ARRAY MODULE GUIDE RELATED IES FILES.

**LED**
# of LED's
- ☐ 20LED

DRIVE CURRENT
- ☐ 175mA
- ☐ 350mA
- ☐ 450mA
- ☐ 525mA

NOTES: 1. DEPENDING RANG AMBIENTS HAVE NO DEFINABLE T-CASE TEMPERATURE.

COLOR TEMP-CCT
- ☐ NW (4000K) *STANDARD
- ☐ CW (5000K)
- ☐ WW (3000K)

OTHER LED COLORS AVAILABLE, CONSULT FACTORY

AMBER[1]
- ☐ PHOSPHOR CONVERTED AMBER PCA
- ☐ TRUE AMBER TRA

**VOLTAGE**
- ☐ 120
- ☐ 208
- ☐ 240
- ☐ 277
- ☐ 347
- ☐ 480

**FINISH**
STANDARD TEXTURED FINISH
- ☐ BLACK RAL-9005-T
- ☐ WHITE RAL-9003-T
- ☐ GREY RAL-7004-T
- ☐ DARK BRONZE RAL-8019-T
- ☐ GREEN RAL-6005-T

FOR SMOOTH FINISH REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: RAL-9005S)
ALL LISTED COLORS AVAILABLE AS ADDITIONAL COLORS

**OPTIONS**
- ☐ HOUSE SIDE SHIELD[1] ..... HS-PLED[1]
- ☐ HIGH/LOW DIMMING FOR HARDWIRED SWITCHING OR NON-INTEGRATED MOTION SENSOR ..... HLSW
- ☐ PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) ..... PC+V
- ☐ SINGLE FUSE (120V, 277V) ..... SF
- ☐ DOUBLE FUSE (208V, 240V) ..... DF

NOTE: INCLUDES SHIELD ARE MOUNTED ON THE PLED PANEL INTERNAL TO THE OPA LENSES

CONSULT FACTORY FOR OPA + DIM MOTION SENSOR (PROGRAMMED) 25-50 FIXS

Sun Valley Lighting — 940 West Avenue O, Palmdale, CA 93551 — Phone: (661) 233-2080 Fax: (661) 233-2601 — www.svlltg.com

## gotham EVO TYPE: D 6" General Illumination Square Downlight

Luminaire Type:
Catalog Number:

**EXAMPLE: EV06SQ 35/150 AR LSS MVOLT EZ1**

| Series | Color Temperature | Nominal Lumen Values | | Reflector & Flange Color | Trim Style |
|---|---|---|---|---|---|
| EV06SQ | 27/ 2700 K | 02 250 lumens | 40 4000 lumens | AR Clear | (blank) Self-Flanged |
| | 30/ 3000 K | 05 500 lumens | 45 4500 lumens | PR Pewter | FL Flangeless |
| | 35/ 3500 K | 07 750 lumens | 50 5000 lumens | WTR Wheat | |
| | 40/ 4000 K | 10 1000 lumens | 60 6000 lumens | GR Gold | |
| | 50/ 5000 K | 15 1500 lumens | 80 8000 lumens | WH[9] White | |
| | | 20 2000 lumens | 100 10000 lumens | BR Black | |
| | | 25 2500 lumens | 120 12000 lumens | WHAMT[9] White Anti-microbial | |
| | | 30 3000 lumens | 150 15000 lumens | TRALTBD[12] RAL paint for pricing only | |
| | | 35 3500 lumens | 175 17500 lumens | TCPC Custom paint color | |

| Finish | Voltage | Driver[2] | Control Interface |
|---|---|---|---|
| LSS Semi-specular | MVOLT | GZ10 0–10V driver dims to 10% | NLT[7] nLight® dimming pack controls |
| LD Matte-diffuse | 120 | GZ1 0–10V driver dims to 1% | NLTER[7,10] nLight® dimming pack controls emergency circuit |
| | 277 | EZ10 eldoLED 0–10V ECOdrive. Linear dimming to 10% min. | |
| | 347[14] | EZ1 eldoLED 0–10V ECOdrive. Linear dimming to 1% min. | NLTAIR2[11,14] nLight® AIR enabled |
| | | EZB eldoLED 0–10V SOLOdrive. Logarithmic dimming to <1%. | NLTAIR2ER[11,14,15] nLight® AIR enabled emergency |
| | | EDB0[3] eldoLED SOLOdrive DALI. Logarithmic dimming to <1%. | NLTAIREM2[7,14,15] nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit with battery pack options. |
| | | EDX0[3] eldoLED POWERdrive DMX with RDM (remote device management). Square Law dimming to <1%. Includes termination resistor. Refer to DMXR, Manual. Minimum 1000 lumens/Maximum 15000 lumens. | |
| | | ECD0[4] Lutron Ecosystem digital Hi-Lume 1% soft-on, fade to black. Max. 4000LM. | |

| Emergency Option | Options |
|---|---|
| EL Emergency battery pack, 10W, with integral test switch | SF Single fuse. Specify 120V or 277V. |
| ELR Emergency battery pack, 10W, with remote test switch | TRW[9] White painted flange |
| ELSD Emergency battery pack, 10W, with self-diagnostics, integral test switch | TRBL[9] Black painted flange |
| ELRSD Emergency battery pack, 10W, with self-diagnostics, remote test switch | FRALTBD[12] Flange ring only RAL color for pricing only |
| E10WCP Emergency battery pack, 10W Constant Power, CA Title 20 compliant with integral test switch | FCPC Flange custom paint color |
| E10WCPR Emergency battery pack, 10W Constant Power, CA Title 20 compliant with remote test switch | NOD[13] nLight® Lumen Compensation |
| BGTD Bodine generator transfer device. Specify 120V or 277V. | GTD generator transfer device. Specify 120V or 277V |
| | SGCRI Chicago Plenum. Specify 120V or 277V for 5000lm and above. |
| | CP[13] High CRI (90+) |
| | HAO[13] HAO high ambient option (40°C) |
| | RRL[4] RELOC® ready luminaire connectors enable a simple and consistent factory installed option across all ARL luminaire brands. Available only with RRLA, RRLB, RRLC, and RRLC12S. Refer to RRL spec sheet on www.acuitybrands.com for RELOC® product specifications. Above ceiling access required. |

**ACCESSORIES — order as separate catalog numbers (shipped separately)**

ISD BC 0–10V wallbox dimmer. Refer to ISD-BC

**ORDERING NOTES**

1. Not available with finishes.
2. Replace with applicable RAL number and finish when ready to order. See RAL BROCHURE for available color options. Not available with emergency battery pack options.
3. Not available with emergency Battery Pack options.
4. Supplied with factory installed step-down transformer.
5. Refer to TECH 280 for compatible dimmers.
6. Not available with nLight®.
7. Specify voltage.
8. For use with different reflector finish only (i.e. AR, PR, WTR, GR options). Not applicable with WH (white reflector) or FL (flangeless) option.
9. For use with different reflector finish only (i.e. AR, PR, WTR, GR options). Not applicable with BR (black reflector) or FL (flangeless) option.
10. ER for use with generator supply power. Will require an emergency hot feed and normal hot feed.
11. Fixture begins at 80% light level. Must be specified with NLT or NLTER. Only available with EZ10 and EZ1 drivers.
12. 12,000LM max with EL or nLight® options. 5,000LM max with Lutron drivers combined with EL. Not available with ELR, HAO, or EXAR, or any nLight® AIR dimming options.
13. Only available 5000LM - 15,000LM with eldoLED drivers.
14. Not available DALI or DMX drivers. Not available with CP or NRO options. Not recommended for metal ceiling installations.
15. When combined with the EZ1, EZ10, or EZB option, normal luminaires (non-emergency) can be used as a normal power sensing device for nearby nLight AIR devices and luminaires with EM emergency options.

ORDERING INFORMATION

EV06SQ page 2 of 9

GOTHAM ARCHITECTURAL DOWNLIGHTING | 1400 Lester Road Conyers, GA 30012 | P 800-705-SERV (7378) | gothamlighting.com
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gotham

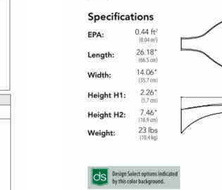
## D-Series Size 0 LED Area Luminaire

TYPE: E




**Specifications**

| | |
|---|---|
| EPA: | 0.44 ft² (0.04 m²) |
| Length: | 26.18" (665.1 cm) |
| Width: | 14.06" (35.7 cm) |
| Height H1: | 2.26" (5.7 cm) |
| Height H2: | 7.46" (18.9 cm) |
| Weight: | 23 lbs (10.4 kg) |




Design Select options indicated by this color background.

**Introduction**

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

design select

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

**Ordering Information** EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

| Series | LEDs | Color temperature* | Color Rendering Index* | Distribution | Voltage | Mounting |
|---|---|---|---|---|---|---|
| DSX0 LED | Forward optics: P1 P5 P2 P6 P3 P7 P4 | (this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K | 70CRI 70CRI 70CRI | AFR Automotive front row T1S Type 1 short T2M Type II medium T3M Type III medium T4M Type IV medium T4FT Forward throw medium T5FT Forward throw medium T5W Type V wide T5VS Type V very wide T5VW Type V wide BLC3 Type III backlight control BLC4 Type IV backlight control LCCO Left corner cutoff RCCO Right corner cutoff | MVOLT (120V-277V)[1] HVOLT (347V-480V)[1] XVOLT (277V-480V)[1] 120 240 277 347 480 | Shipped included SPA Square pole mounting (#8 drilling, 3.5" max. SQpole) RPA Round pole mounting (#8 drilling, 3" max. RND pole) SPA35 Square pole mounting (#5 drilling, 3" max. SQ pole) RPA35 Round pole mounting (#5 drilling, 3" max. RND pole) SPA4IN Square narrow pole mounting (#8 drilling, 3" max. SQ pole) WBA Wall bracket MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon) |

Rotated optics: P10° P12° P11° P13°

(this section 80CRI only, extended lead times apply)
27K 2700K
30K 3000K
35K 3500K
40K 4000K
50K 5000K

80CRI 80CRI 80CRI 80CRI 80CRI

| Control options | Other options | Finish (required) |
|---|---|---|
| Shipped installed: NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[2,3,4,5,6,7,8,9]; PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[2,3,4,5,6,7,8,9]; PER NEMA twist-lock receptacle only (controls ordered separately)[10]; PERS Five-pin receptacle only (controls ordered separately)[10] | PE#2 Seven-pin receptacle only (controls ordered separately)[8,9,10]; FAO Field adjustable output[11,12]; BL30 Bi-level switched dimming, 30%[8,9]; BL50 Bi-level switched dimming, 50%[8,9]; DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[7] | Shipped installed: HS Houseside shield (black finish standard)[14]; L90 Left-rotated optics[1]; R90 Right-rotated optics[1]; CCE Coastal Construction[9]; HA 50°C ambient operation[3]; BAA Buy American Act Compliant; SF Single fuse (120, 277, 347V)[15]; DF Double fuse (208, 240, 480V)[15]. Shipped separately: EGSR External Glare Shield (reversible, field install required, matches housing finish); BSDB Bird Spikes (field install required) | DDBXD Dark Bronze; DBLXD Black; DNAXD Natural Aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white |

Ordering Information updated 03/28/24

LITHONIA LIGHTING — One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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COMMERCIAL OUTDOOR

DSX0 LED Rev. 03/28/24 Page 1 of 9

DILUSSO
PHOTOMETRIC SITE PLAN
GASSER BUSH ASSOCIATES
PREPARED FOR: Alexander V. Bogaerts + Associates P.C.
WWW.GASSERBUSH.COM

**Designer** KB
**Date** 7/01/2024
**Scale** Not to Scale
**Drawing No.** #24-11784-V6
**1 of 1**

MCKENNA

# Project Evaluation Worksheet – SUGGESTED MODIFICATIONS

Please provide the information requested under the column “required information.”

The information provided will be used to determine the proposed development’s sustainability score based on its ability to bring the City of Rochester’s existing baseline closer to its target.

| DEVELOPMENT COMPONENT | INDICATOR | BASELINE | TARGET | REQUIRED INFORMATION | | IMPACTING DDA | | | NOT IMPACTING DDA | | | SCORE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | MIXED | RES | NON-RES | MIXED | RES | NON-RES | |
| **1. Development Balance** | Acres of Parkland, Open Space per 1,000 Residents | 24.8 acres/1,000 residents | 10% increase of acres per 1,000 residents | Number of units | 3 | 1 | 1 | 1 | 1.5 | 1.5 | 1 | 1 |
| | | | | Acres of usable open space | 0.08 | | | | | | | |
| **2. Natural Features Protection** | Net Tree Change | Site Specific | 15% increase in total number of trees | Existing number of trees | 6 | 1 | 1 | 1 | 1.5 | 1.5 | 1.5 | 1 |
| | | | | Number of trees proposed to be removed | 3 (50%) | | | | | | | |
| | | | | Number of trees proposed for planting or payment in lieu (in trees replaced, if applicable) | 5 canopy<br>3 ornamental<br>33% to 83% increase | | | | | | | |
| **3. Watershed Health** | Development within Flood Hazard Zone | Existing Development within Flood Hazard Zone | 0% net increase | Existing building footprint square footage within the flood hazard zone | NA | 1 | 1 | 1 | 2 | 2 | 2 | 1 |
| | | | | Proposed building footprint square footage within flood hazard zone | 0% | | | | | | | |
| **4. Walkability** | Intersection Density | 20.8 to 192.3 per square mile | 10% increase of pedestrian connections | Number of proposed pedestrian connections | 2 | 2 | 2 | 2 | 2 | 2 | 2.5 | 2 |

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

| | | | | | | IMPACTING DDA | | | NOT IMPACTING DDA | | | SCORE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | MIXED | RES | NON-RES | MIXED | RES | NON-RES | |
| **5. Traffic** | **Trip Generation** | **Site Specific – ITE peak hour trip generation average of adjacent parcel** | **5% higher trip generation than average of adjacent parcels** | **ITE existing peak trip generation estimates for each adjacent parcel** | North Parcel: 10 vehicles<br>South Parcel: 47 vehicles | 1 | 1 | 1.5 | 2 | 2 | 2 | 1 |
| | | | | Estimated ITE peak trip generation estimates for proposed development | 8 vehicles | | | | | | | |
| **6. Travel Time** | Intersection Delay | Site Specific | 15% higher peak hour intersection delay | Existing intersection delay | 37 seconds | 1 | 1 | 2 | 1 | 1 | 1.5 | 1 |
| | | | | Proposed intersection delay | insignificant rise | | | | | | | |
| **7. Nonmotorized Infrastructure** | Nonmotorized Transportation Infrastructure | 61 miles | 15% increase | Linear feet of proposed nonmotorized infrastructure | 162 l.f. | 1.5 | 1.5 | 2 | 1.5 | 1.5 | 1.5 | 1.5 |
| **8. Tax Base Growth** | Increase in Taxable Value Per Acre | Average SEV/acre of four surrounding properties | 15% above the average adjacent parcels SEV / acre | Average existing SEV/acre of adjacent parcels and development property | $236,004 | .5 | .5 | 1 | 1 | 1 | 2 | .5 |
| | | | | Proposed SEV/acre of development property | $1,324,300 | | | | | | | |
| **9. Development Impact** | Housing Units Per Acre | 1 - 5 units | 10% increase of block group housing units per acre | Number of units per acre of block group (see report) | 1-5 | .5 | .5 | NA | .5 | .5 | NA | .5 |
| | | | | Number of proposed residential units per acre | 12 | | | | | | | |
| **10. Pipe Maintenance** | Linear Feet of Pipe | Combined Pipe Length – 398,723 linear ft. | 2% increase | Proposed linear feet of public pipe | NA | .5 | .5 | .5 | .5 | .5 | .5 | |
| **11. Pipe Condition** | Percent of Deficient/Critical Pipes | High Risk Sanitary Pipe – 9,985 linear ft. Water Pipes < than 8 in. (diameter) – 88,207 linear ft. | Sanitary - Reduce 15%<br>Water – Reduce 5% | Proposed linear feet of sanitary pipe replacement | NA | .5 | .5 | 1 | 1 | 1 | 1 | |
| | | | | Proposed linear feet of water pipe replacement | NA | | | | | | | |

| | | | | | | IMPACTING DDA | | | NOT IMPACTING DDA | | | SCORE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | MIXED | RES | NON-RES | MIXED | RES | NON-RES | |
| **12. System Capacity** | Net Change in REU | At capacity | 0% change | Proposed capacity improvement (in ERU)<br>Expected ERU<br>Net ERU | NA<br>0 % no change | **.5** | **.5** | **.5** | **.5** | **.5** | **1** | .5 |
| **13. School Impact** | Tax Generated for School District | $ 2,333,461 | 5% increase | Proposed increase in taxable value | $1,800,000 | .5 | .5 | 1 | .5 | .5 | 2 | .5 |
| **14. Public Safety** | Emergency Response Time | Existing Coverage | 0% change | Travel distance from Fire Station | 3 minutes 0.7 miles 0% | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| **15. Housing Mix** | Number of Multifamily Units | 2,144 units | 20% increase of total multifamily units | Number of multiple family units | 3 | 1 | 1 | NA | 1 | 1 | NA | 1 |
| **16. Housing Affordability** | Median Unit Price | $361,735/$861 | 10% of units at median housing cost | Number of total units<br>Number of units priced at or less than median housing cost (value or rent) | 3<br>0 | 2 | 2 | NA | 2 | 2 | NA | |
| **17. Workforce Development** | Mixed-Use Percentage within DDA | 72% commercial use within DDA | 5% increase of commercial within DDA | Percentage of property nonresidential use within the DDA | NA | 1 | 1 | 1 | NA | NA | NA | |
| **18. Historic Preservation** | Compliance with Sight Lines within DDA | Existing skyline | 0% change | Sight diagrams | 0% | 1.5 | 1.5 | 1.5 | NA | NA | NA | 1.5 |
| **19. Business Attraction** | Number of New Businesses within DDA District | 432 | 5% increase within DDA | Number of tenant spaces within the DDA | NA | 1.5 | 1.5 | 1.5 | NA | NA | NA | |
| **20. Parking Efficiency** | Public Parking Provided | 1,314 paid parking spots | 10% increase | Public parking provided<br>Event parking provided<br>Drop-off space provided | NA | .5 | .5 | .5 | .5 | .5 | .5 | |
| | | | | | **Total Possible Points** | **20** | **20** | **20** | **20** | **20** | **20** | 14 |

**ALEXANDER V. BOGAERTS & ASSOCIATES, P.C.**
*Architecture*
*Planning*
*Interior Design*

2445 Franklin Rd.
Bloomfield Hills, MI 48302
248-334-5000

Date: August 19, 2024

To: Mr. Nik Banda
Economic Development Director, City Manager
400 Sixth Street
Rochester, Michigan 48037

From: Alexander V. Bogaerts & Associates, P.C.
2445 Franklin Road
Bloomfield Hills, Michigan 48302

CC: Vidya Krishnan
Senior Planner, McKenna Associates

Jeremy Peckens
Planning & Zoning Administrator, City of Rochester

Subject: **1120 North Main Street, Rochester Michigan**
**Mixed-Use Development – Project Evaluation Worksheet Narrative**

The following is a narrative further describing this project's sustainability worksheet score of 14.

1. **Development Balance** - The property is approximately .25 acres or 11,049 square feet which accommodates the proposed building, parking lot and 3,319 square feet of open/green space which equates to 32% of the site, which is above the target. Each of the residential units will have a private balcony which provides additional useable outdoor open space. See existing SPA package dated 09-03-2024.

2. **Natural Features Protection** - The existing site currently has an existing home that has been converted to office space; an open parking lot on the site serves as parking for the office. The site has only 6 trees with a 3" caliper or larger. 3 existing trees will be removed and will be replaced with 8 new trees (5 canopy and 3 ornamental) for a total of 11 trees. This is a 33% - 83% increase (depending on if just the canopy trees area counted or both canopy & ornamental). This increase is above the 15% target. See existing SPA landscape plans.

3. **Watershed Health** - The proposed building is not within the Flood Hazard Zone. Therefore, there would be a 0% target net increase of development within the Flood Hazard Zone.

4. **Walkability** - The site improvements include adding sidewalks which connect the building to the existing sidewalks of North Main Street and Highland Avenue. This will allow occupants pedestrian access via the side walk network to downtown Rochester and other areas of the community.

5. **Traffic** – See the Traffic Engineering Consultants Report on page 3 and 4 of this document.

6. **Travel Time** - See the Traffic Engineering Consultants Report on page 3 and 4 of this document.

7. **Non-Motorized Infrastructure** - 162 linear feet of sidewalks are provided with this project which includes concrete walks from the building connecting with the existing sidewalks at North Main Street and Highland Avenue. See existing civil site plan in SPA package dated 09-03-2024.

8. **Tax Base Growth**

| Property | SEV | Acres | SEV/Acre |
|---|---|---|---|
| 1142 N Main St | $188,190 | .244 | $771,270 |
| 1136 N Main St | $214,750 | .246 | $872,967 |
| 1132 N Main St | $287,370 | .249 | $1,154,096 |
| 1126 N Main St | $273,990 | .251 | $1,091,593 |
| 1120 N Main St | $215,720 | .254 | $ 849,291 |
| 1120 N Main St | $1,800,000 | .254 | $7,086,614 |

The current & neighboring parcels currently have an average SEV of $236,004.

We expect the average to improve to $1,324,300 with the proposed development consisting of 1st floor office and 3 luxury condominiums on the 2nd floor.

9. **Development Impact** – We are proposing 3 residential units, which is a 12 units per acre increase; which is above the 10% target block group.

10. **Pipe Maintenance** - No public pipe improvements are proposed, all utility pipes are private.

11. **Pipe Condition** - No public water or sanitary pipes replacements are proposed.

12. **System Capacity** – No change to system capacity therefore, we are at the 0% of target REU.

13. **School Impact** – This property consists of a 1,400 sq. ft. home with a basement. The home was converted to a small office. The new building will increase the taxable value to an estimated $1.8 Million dollars which will significantly increase school funding.

14. **Public Safety** - This development is located 3 minutes or 0.7 miles from the fire station.

15. **Housing Mix** – We are proposing 3 new multifamily units, which is an increase above the multifamily unit target percentage.

16. **Housing Affordability** – None proposed, Not Applicable

17. **Workforce Development** – We are not in the DDA, however, as a mixed-use building with office space on the 1st floor we will contribute to the City's goal of increasing jobs within the City, (sim to DDA goal).

18. **Historic Prevention** – The building is located North of downtown Rochester at the intersection of North Main Street and Highland Avenue. This building will not disrupt site lines looking north from downtown Rochester, because the building height is very similar to the existing 2 story office building located on the South side of Highland Ave directly south of our proposed building.

19. **Business Attraction** – Our proposed office space will attract business and contribute to the downtown, (even though we are not part of the DDA)

20. **Parking Efficiency** – Not Applicable

TRAFFIC ENGINEERING CONSULTANTS, INC
35890 MONTEREY DRIVE. CLINTON TOWNSHIP, MI 48035
PHONE (586) 615-4120

# DILUSSO Mixed-Use Building

Sustainability Evaluation Worksheet Development Components 5. Traffic, 6. Travel Time

The forecast trip generation numbers were derived using the Institute of Transportation Engineers (ITE) *Trip Generation Manual (11th Edition)* for this Comparison, land use 220 multiple Family Low rise and land use 721 Medical-Dental Office.

**Table 1 : Trip Generation- North Adjacent Parcel**

| Land Use | Land Use Code | Unit | AM Peak Hour | | | PM Peak Hour | | | 24 Hour Two-Way Volume |
|---|---|---|---|---|---|---|---|---|---|
| | | | In | Out | Total | In | Out | Total | |
| Office/medical | 721 | 2,521 sf | 5 | 2 | 7 | 3 | 7 | 10 | 97 |
| **Total Trips Generated** | | | **5** | **2** | **7** | **3** | **7** | **10** | **97** |

**Table 2 : Trip Generation- DILUSSO Mixed- Use Building Parcel**

| Land Use | Land Use Code | Unit | AM Peak Hour | | | PM Peak Hour | | | 24 Hour Two-Way Volume |
|---|---|---|---|---|---|---|---|---|---|
| | | | In | Out | Total | In | Out | Total | |
| Multiple Family Low Rise<br>Office/medical | 220<br>721 | 3<br>1,433sf | 1<br>3 | 1<br>1 | 6 | 1<br>2 | 1<br>4 | 8 | 22<br>55 |
| **Total Trips Generated** | | | **4** | **2** | **62** | **3** | **6** | **8** | **77** |

**Table 3 : Trip Generation- South Adjacent Parcel**

| Land Use | Land Use Code | Unit | AM Peak Hour | | | PM Peak Hour | | | 24 Hour Two-Way Volume |
|---|---|---|---|---|---|---|---|---|---|
| | | | In | Out | Total | In | Out | Total | |
| Office/medical | 721 | 11,773sf | 26 | 7 | 33 | 14 | 33 | 47 | 456 |
| **Total Trips Generated** | | | **26** | **7** | **33** | **14** | **33** | **47** | |

**5. Traffic**

Site Specific - ITE Peak HourTrip Generation average of adjacent parcel:

- North parcel – 10 vehicles
- DILUSSO Parcel – 8 vehicles
- South Parcel – 47 vehicles

DILUSSO Parcel trip generation is 20% lower than adjacent parcels minimum.

ITE Peak HourTrip Generation average of adjacent parcel:

- North parcel – 10 vehicles
- South Parcel – 47 vehicles

ITE Peak HourTrip Generation average of adjacent parcel:

- DILUSSO Parcel – 8 vehicles

**6. Travel time**

Speed limit is 30 MPH on Main Street.

West University signalized intersection (2707 ft.) south of DILUSSO Site: travel time – 1.02 minutes

Tienken Road signalized intersection (2286 ft.) north of DILUSSO Site: travel time – 0.86 minutes

Existiing delay is aproximate 37 sec based on information obtained from MDOT.

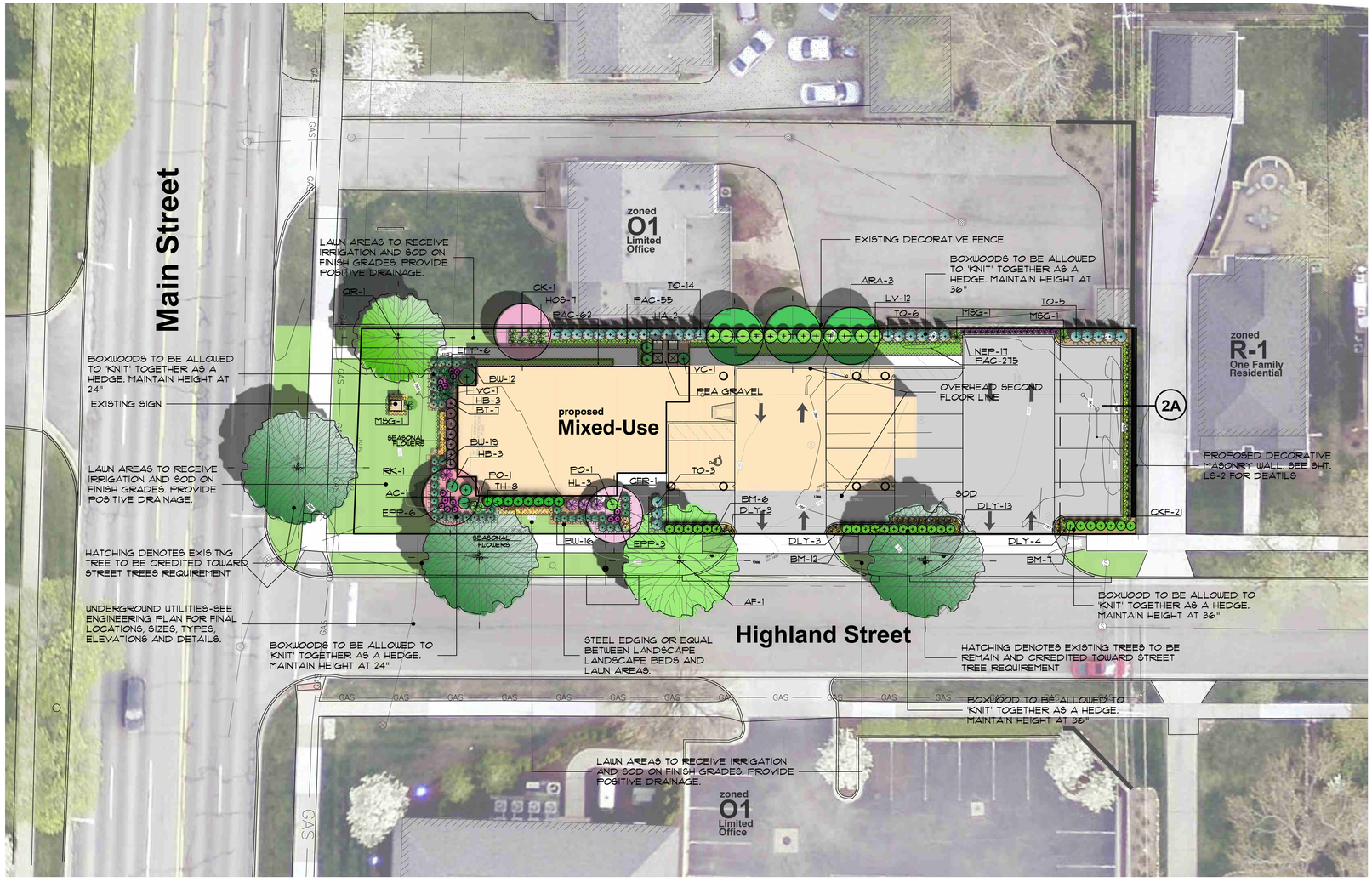
Peak hour intersection delay will cause insignificant rise in intersection delay.

Proposed Intersection delay will not change as a result of the DILUSSO Redevelopment.
It will not generate anymore trips than are currently generated from the site.

**Traffic Engineering Consultants, Inc.**
*Carlo Santia*
Carlo Santia, P.E
Direct (586) 615-4120
csantia52@hotmail.com

# Dilusso Mixed Use Building

## City of Rochester, Michigan

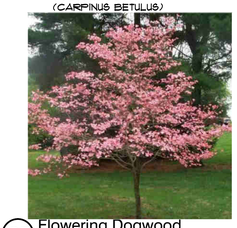





ARA Armstrong Maple
(ACER RUBRUM 'ARMSTRONG')



CB Columnar European Hornbeam
(CARPINUS BETULUS)



CF Flowering Dogwood
(CORNUS FLORIDA 'RUBRA')



AC Autumn Brilliance Serviceberry
(AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE')



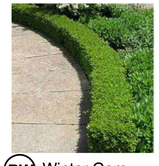
AF Autmn Blaze Red Maple
(ACER X 'JEFFERSRED')



TO Emerald Green Arborvitea
(THUJA OCCIDENTALIS 'EMERALD')



BM Green mountain Boxwood
(BUXUS X. 'GREEN MOUNTAIN')



BW Winter Gem Boxwood
(BUXUS M. 'WINTER GEM')



BT Crimson Pygmy Barberry
(BERBERIS THUNBERGII 'CRIMSON PYGMY')



HP Little Quick Fire Hydrangea
(HYDRANGEA P. 'SMHPLQF')



HL L.A. Dreamin Hydrngea
(HYDRANGEA 'LADREAMIN')



HA Annabelle Hydrangea
(HYDRANGEA A. 'ANNABELLE')



PO Center Glow Ninebark
(PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW')



NEP Walker's Low Catmint
(NEPETA X. FASASSENII 'WALKER'S LOW')



PAB Little Bunny Fountain Grass (PENNISETUM A. 'LITTLE BUNNY')



CKF Karl Foerster's Feather Reed Grass
(CALAMAGROSTIS X.A. 'KARL FOERSTER')



MSG Narrow Leaved Japanese Silver Grass
(MISCANTHUS SINENSIS 'GRACILLIMUS')



RK Double Red Oso Easy Rose
(ROSA X. 'OSO EASY DOUBLE ROSE')



VC Korea Spice Viburnum
(VIBURNUM CARLESII)

north

scale: 0' 8' 16' 32' 48'
1" = 16'- 0"


FPA
FELINO A. PASCUAL and ASSOCIATES
Community Land Planner and registered Landscape Architect
24333 Orchard Lake Rd, Suite G
Farmington Hills, Michigan 48336
phone: (248) 557-5588


seal:

STATE OF MICHIGAN
FELINO A. PASCUAL
LANDSCAPE ARCHITECT
No. 43337
REGISTERED LANDSCAPE ARCHITECT

project sponsor:

**DILUSSO BUILDING COMPANY**
1120 N. Main Street,
City of Rochester,
Michigan

project:

**DILUSSO**
MIXED-USE BUILDING

project location:

City of Rochester ,
Michigan
1120 N. Main Street

sheet title:

**LANDSCAPE PLAN**

job no. / issue / revision date:

| | | |
|---|---|---|
| LS23.014.01 | REVIEW | 2-13-2023 |
| LS23.014.04 | SPA | 4-13-2023 |
| LS23.014.06 | SPA | 6-1-2023 |
| LS24.054.05 | SPA | 5-6-2024 |
| LS24.054.06 | SPA | 6-28-2024 |
| LS24.054.07 | SPA | 7-2-2024 |

drawn by: JP
checked by: FP
date: 5-4-2023

notice:

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Do Not scale drawings. Use figured dimensions only

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
For free location of public utility lines

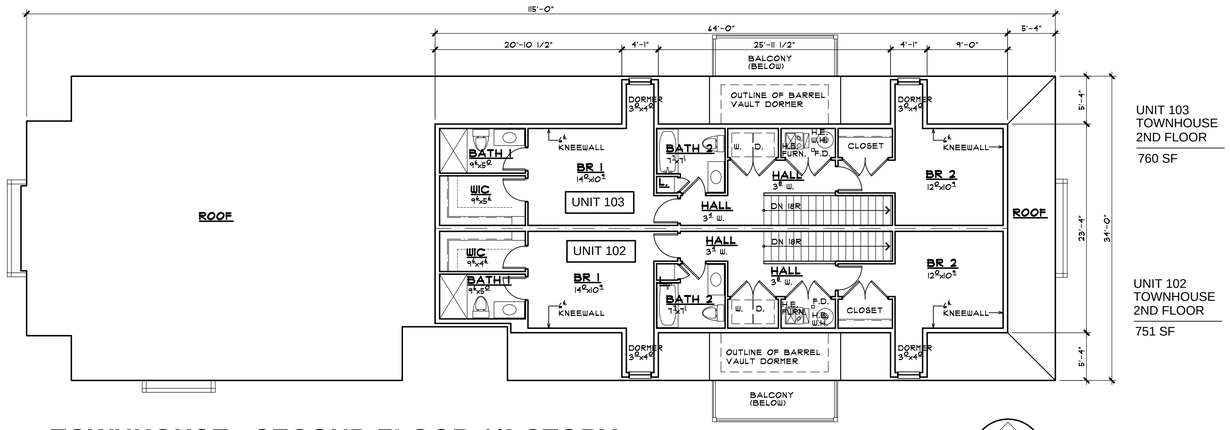
The location and elevations of existing underground utilities as shown on this drawing are only approximate. no guarantee is either expressed or implied as to the completeness of accuracy. contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction


project no: LS24.054.05

sheet no: **LS-1** of 2


1120
DiLusso
Building


Morgan Stanley




UNIT 103
TOWNHOUSE
2ND FLOOR
760 SF

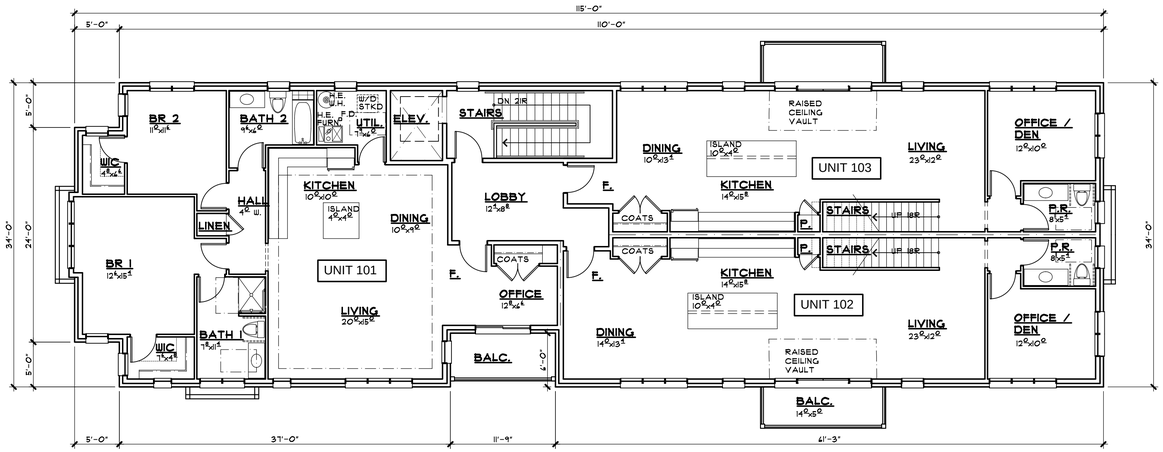
UNIT 102
TOWNHOUSE
2ND FLOOR
751 SF

## TOWNHOUSE - SECOND FLOOR 1/2 STORY LESS THAN 50% OF STORY BELOW

FLOOR BELOW = 3790 SF (50% = 1895 SF)
HALF-STORY = 1566 SF

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

NORTH




UNIT 101
RANCH
2BD/OFC
1441 SF

UNIT 103
TOWNHOUSE
1ST FLOOR
940 SF

UNIT 102
TOWNHOUSE
1ST FLOOR
1004 SF

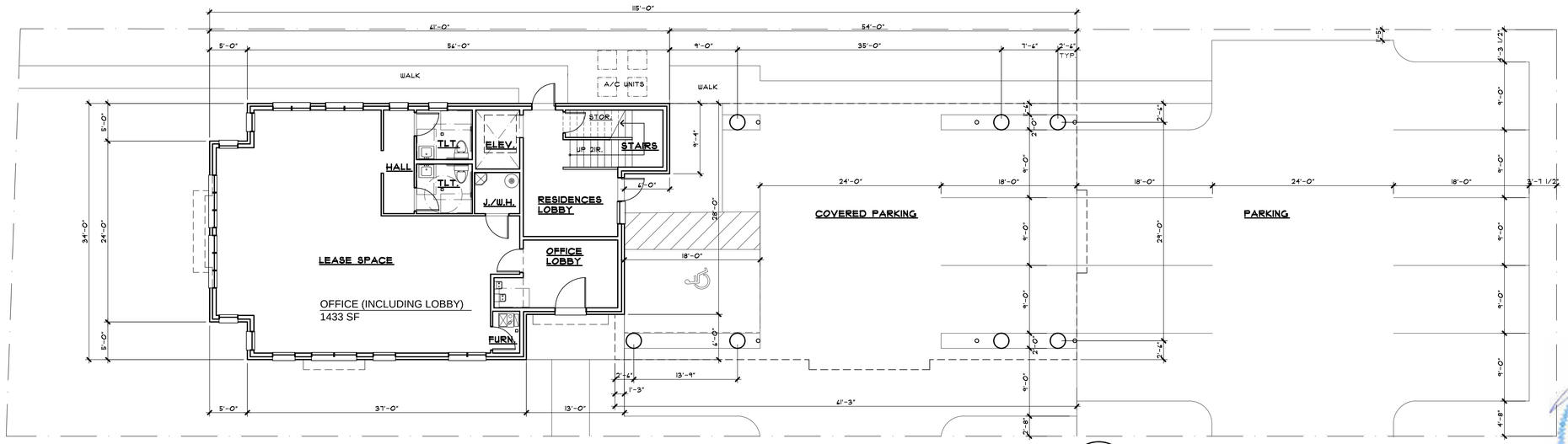
## SECOND FLOOR PLAN (RESIDENTIAL)

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

NORTH

### LEGEND

| | |
|---|---|
| OFFICE (INCLUDING LOBBY) | 1433 SF |
| UNIT 101 - RANCH | 1441 SF |
| UNIT 102 - TOWNHOUSE | |
| 1ST FLOOR | 1004 SF |
| 2ND FLOOR | 751 SF |
| | 1755 SF |
| UNIT 103 - TOWNHOUSE | |
| 1ST FLOOR | 940 SF |
| 2ND FLOOR | 760 SF |
| | 1700 SF |
| RESIDENTIAL LOBBIES (INCLUDING STAIR) | 615 SF |
| BUILDING TOTAL | 6944 SF |




## FIRST FLOOR PLAN (OFFICE)

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

NORTH

Alexander V. Bogaerts + Associates, P.C. • Architecture • Planning • Interior Design
2445 Franklin Road
Bloomfield Hills, MI 48302
248•334•5000

CLIENT/PROJECT
MIXED USE DEVELOPMENT
1120 N. MAIN ST.
ROCHESTER, MICHIGAN

SHEET TITLE
FLOOR PLANS
FIRST, SECOND, + HALF-STORY
PRELIMINARY

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- ☐ PRELIMINARY
- BIDS
- PERMITS
- CONSTRUCTION

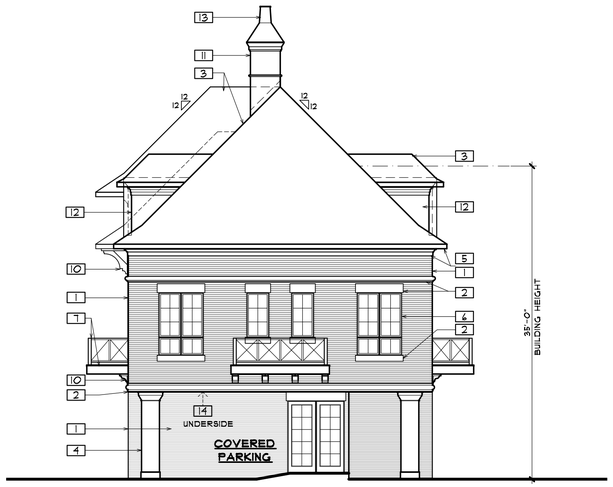
REVISIONS
SPA 07-02-2024

DRAWN BY: AMM
CAD FILENAME: 2804
CHECKED BY: AVB
JOB NUMBER: 2804
DATE:
SHEET NUMBER: 1

STATE OF MICHIGAN
ALEXANDER V. BOGAERTS III
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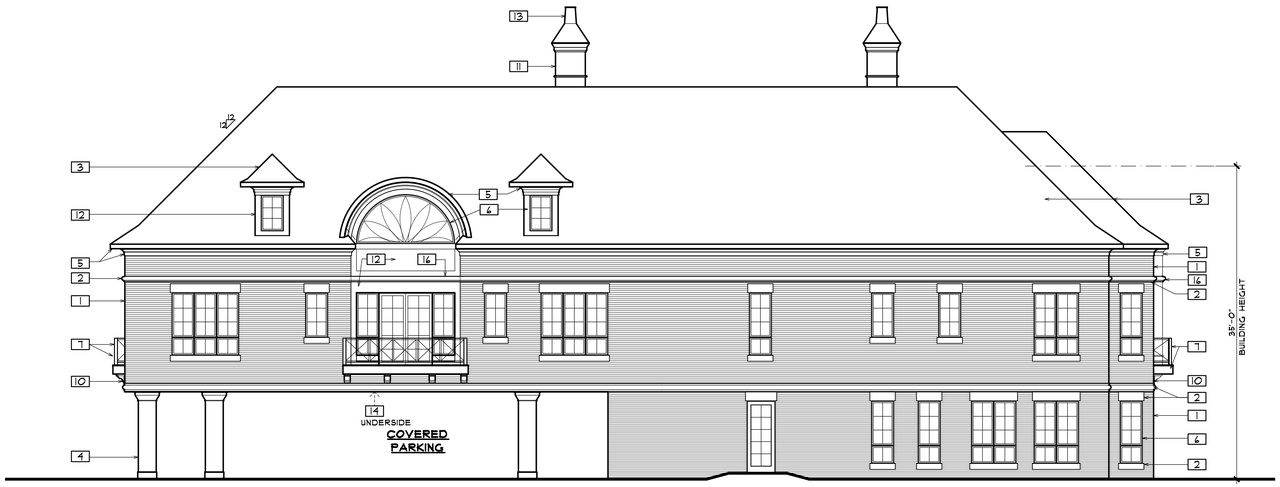
S:\JOBS\2021\Jobs\Dwg\2104 N Main St-Rochester\SD 03NOV\ROOM\A-ROOM_AIA.dwt, PLAN, Aug 30 By: J. FIRST SECOND THIRD 1:1(1) 7/2/2024 4:45:21 PM
ARCH full bleed D (24.00 x 36.00 inches)

| EXTERIOR MATERIAL LEGEND | | | | | |
|---|---|---|---|---|---|
| KEY NAME | MATERIAL | MANUFACTURER | NAME/DESCR./COLOR | SIZE | NOTES |
| 1 | BRICK | GLEN GERY BRICK | MEDALIA COLLECTION<br>COLOR: ROSEWOOD | | |
| 2 | LIMESTONE | --- | --- | --- | BANDS, WINDOW and DOOR SURROUNDS, LINTELS, and SILLS |
| 3 | ASPHALT SHINGLES | CERTAINTEED | LANDMARK PRO DESIGNER SERIES<br>COLOR: MAX DEF PEWTER | --- | --- |
| 4 | FIBERGLASS COLUMN | --- | PAINTED FIBERGLASS, COLOR: BENJAMIN MOORE PAINT #OC-11 CLAY BEIGE | --- | --- |
| 5 | WOOD TRIM (color 1) | --- | COLOR: BENJAMIN MOORE PAINT #OC-11 CLAY BEIGE | --- | MISC. TRIM, FASCIA, SQUARE BAY BUMPOUT and CROWN/FRIEZE BD. |
| 6 | WINDOW | MI PRODUCTS | COLOR: CLAY | --- | --- |
| 7 | MISCELLANEOUS WOOD TRIM AND METAL | SHERWIN WILLIAMS PAINT | COLOR: #SW 2811 ROOKWOOD BLUE GREEN | --- | BALCONY: FASCIA, TRIM, METAL RAIL BOX-OUT BAY: AS NOTED |
| 8 | DOOR | --- | COLOR: COMMERCIAL GRADE COLOR TO MATCH BALCONY RAILINGS | --- | --- |
| 9 | GUTTER / DOWNSPOUT | --- | PAINTED ENAMEL TO MATCH TRIM COLOR | --- | --- |
| 10 | CORBEL / BRACKET | --- | WOOD PAINTED TO MATCH TRIM COLOR | --- | --- |
| 11 | EIFS (color 1) | STUCCO SYSTEM | TO MATCH SHERWIN WILLIAMS<br>COLOR: #SW 0007 DECOROUS AMBER | --- | CHIMNEY |
| 12 | EIFS (color 2) | STUCCO SYSTEM | TO MATCH BENJAMIN MOORE PAINT #OC-11 CLAY BEIGE | | DORMERS |
| 13 | CHIMNEY POTS - TERRACOTTA | --- | TERRACOTTA | --- | --- |
| 14 | CEILING @ COVERED PARKING | --- | GREENBOARD GYPSUM BOARD<br>PAINT COLOR TO MATCH TRIM (color 1) | 5/8" | --- |
| 15 | QUOIN - LIMESTONE | --- | LIMESTONE | --- | --- |
| 16 | FYPON | | TO MATCH BENJAMIN MOORE PAINT #OC-11 CLAY BEIGE | | FORMED TO MATCH LIMESTONE BAND "SAPPHIRE" PROFILE |




## EAST SIDE ELEVATION

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




## NORTH ELEVATION

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




## WEST ELEVATION (MAIN STREET)

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




## SOUTH ELEVATION (HIGHLAND STREET)

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



Alexander V. Bogaerts + Associates, P.C. • Architecture • Planning • Interior Design
2445 Franklin Road
Bloomfield Hills, MI 48302
248•334•5000

SHEET TITLE
ELEVATIONS

PRELIMINARY

CLIENT/PROJECT
MIXED USE DEVELOPMENT
1120 N. MAIN ST.
ROCHESTER, MICHIGAN

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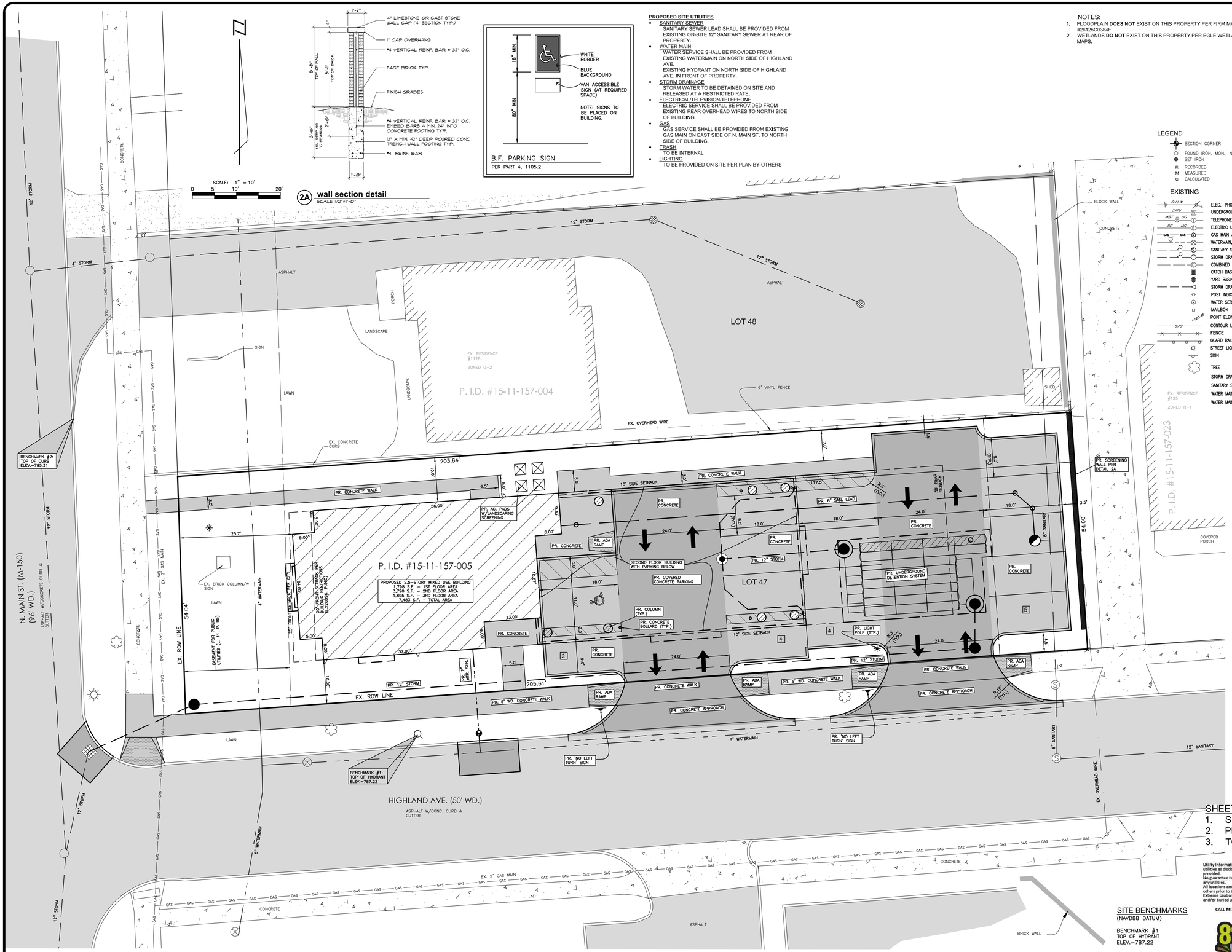
- ☐ PRELIMINARY
- BIDS
- PERMITS
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AMM
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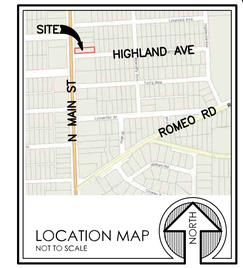
S:\2024\2804 Main\Sheet\1120 N Main St Rochester.dwg 2804REVISIONS.MAX ARC_ELEV.dwg, PH-2 ELEVATIONS, 7/2/2024 4:48:28 PM, ARCH full sheet (D (24.00 x 36.00 inches)




**PROPOSED SITE UTILITIES**

- SANITARY SEWER
  SANITARY SEWER LEAD SHALL BE PROVIDED FROM EXISTING ON-SITE 12" SANITARY SEWER AT REAR OF PROPERTY.
- WATER MAIN
  WATER SERVICE SHALL BE PROVIDED FROM EXISTING WATERMAIN ON NORTH SIDE OF HIGHLAND AVE.
  EXISTING HYDRANT ON NORTH SIDE OF HIGHLAND AVE. IN FRONT OF PROPERTY.
- STORM DRAINAGE
  STORM WATER TO BE DETAINED ON SITE AND RELEASED AT A RESTRICTED RATE.
- ELECTRICAL/TELEVISION/TELEPHONE
  ELECTRIC SERVICE SHALL BE PROVIDED FROM EXISTING REAR OVERHEAD WIRES TO NORTH SIDE OF BUILDING.
- GAS
  GAS SERVICE SHALL BE PROVIDED FROM EXISTING GAS MAIN ON EAST SIDE OF N. MAIN ST. TO NORTH SIDE OF BUILDING.
- TRASH
  TO BE INTERNAL
- LIGHTING
  TO BE PROVIDED ON SITE PER PLAN BY-OTHERS

NOTES:
1. FLOODPLAIN **DOES NOT** EXIST ON THIS PROPERTY PER FIRM MAP #26125C0384F
2. WETLANDS **DO NOT** EXIST ON THIS PROPERTY PER EGLE WETLAND MAPS.




LEGEND

| | EXISTING | PROPOSED |
|---|---|---|
| O.H.W. | ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE | |
| CATV | UNDERGROUND CABLE TV | |
| MDT – UG | TELEPHONE U.G. CABLE, SPLICING BOX & MANHOLE | |
| DE – UG | ELECTRIC U.G. CABLE & MANHOLE | |
| GAS | GAS MAIN & VALVE | |
| | WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE | |
| | SANITARY SEWER, CLEANOUT & MANHOLE | |
| | STORM DRAIN & MANHOLE | |
| | COMBINED SEWER & MANHOLE | |
| | CATCH BASIN, INLET | |
| | YARD BASIN | |
| | STORM DRAIN & END SECTION | |
| | POST INDICATOR VALVE | |
| | WATER SERVICE SHUTOFF, HYDRANT VALVE BOX | |
| | MAILBOX | |
| 671.21 | POINT ELEVATION (AT X OR END OF LEADER) | 671.21 |
| 670 | CONTOUR LINE | 671 |
| | FENCE | |
| | GUARD RAIL | |
| | STREET LIGHT | |
| | SIGN | |
| | TREE | |
| | STORM DRAIN STRUCTURE NUMBER | |
| | SANITARY SEWER MANHOLE NUMBER | |
| | WATER MAIN FIRE HYDRANT NUMBER | |
| | WATER MAIN VALVE NUMBER | |

SITE DATA:

ZONING
O-2 RESTRICTED OFFICE DISTRICT

SITE AREA
11,049 SF (0.25 AC)

SETBACKS
FRONT - 25'
REAR - 30'
SIDE - 10' LEAST ONE
20' TOTAL OF TWO
20' IF ABUTTING RESIDENTIAL

MAX BUILDING HEIGHT
35', 2.5 STORIES

REQUIRED PARKING
OFFICE:
1 SPACE PER 300 SF
1433 SF / 300 = 5 SPACES

RESIDENTIAL:
2 SPACES PER 2-BEDROOM UNIT
3 2-BEDROOM UNITS x 2 = 6 SPACES

PARKING PROVIDED
15 SPACES
INCLUDING 1 BARRIER FREE SPACE

SHEET INDEX

1. SITE PLAN
2. PRELIMINARY GRADING PLAN
3. TOPOGRAPHIC MAPPING


PROPERTY DESCRIPTION

PART OF THE NW 1/4 OF SECTION 11, T3N, R11E, CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:
LOT 47 OF "HILLCREST" SUBDIVISION, ALSO VACATED EAST 24 FT OF MAIN STREET ADJACENT TO SAME, AS RECORDED IN L.24, P.8, O.C.R.

SITE BENCHMARKS
(NAVD88 DATUM)

BENCHMARK #1
TOP OF HYDRANT
ELEV.=787.22

BENCHMARK #2
TOP OF CURB
ELEV.=785.31

Utility information, as shown, indicates the approximate locations and types of utilities as disclosed to this firm by various utility company's marking(s) and/or plans provided.
No guarantee is provided or implied as to the existence, accuracy, or completeness of any utilities.
All locations and depths of any utilities that may exist shall be verified in the field by others prior to the start of construction.
Extreme caution shall be utilized during construction when operating near overhead and/or buried utilities.

CALL MISS DIG
811
Know what's below.

72 HOURS (3 WORKING DAYS – EXCLUDING SAT., SUN. & HOLIDAYS)
CALL MISS DIG
1-800-482-7171
OR
811
(TOLL FREE) FOR THE LOCATION OF UNDER GROUND FACILITIES

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Fenn & Associates, Inc.
Land Surveying and Civil Engineering
14933 Commercial Drive Shelby Township MI 48315
Phone: 586-254-9577 Fax: 586-254-9020
www.fennsurveying.com

# SITE PLAN
# 1120 N MAIN STREET
PART OF THE NW 1/4 OF SECTION 11, T3N, R11E
CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN

| DISTRIBUTION | |
|---|---|
| ● | PRELIMINARY |
| ○ | APPROVAL |
| ○ | CONSTRUCTION |
| ○ | AS-BUILT |

| REVISIONS | |
|---|---|
| DATE | REMARKS |
| 01/26/23 | PER CLIENT |
| 02/14/23 | PER CLIENT |
| 04/10/23 | PER CITY |
| 07/01/24 | PER CLIENT |

SEAL
STATE OF MICHIGAN
JESSICA SUTTER
ENGINEER
60593
LICENSED PROFESSIONAL ENGINEER

CLIENT
DILUSSO BUILDING
1120 N. MAIN STREET
ROCHESTER, MI 48307
248-841-1294

PROJECT NAME
1120 N. MAIN STREET

PROJECT NUMBER
C22-039.08X

SHEET NAME
SITE PLAN

| | |
|---|---|
| DRAWING SCALE: | 1" = 10' |
| DATE: | 12/14/22 |
| PROJECT MANAGER: | JSR, PE/TWD |
| DESIGNED BY: | JJS, PE |
| DRAWN BY: | JJS, PE |
| FIELD BY: | BH/VA |
| CHECKED BY: | JSR, PE |

SHEET NUMBER
1 OF 3




## PROPERTY DESCRIPTION

PART OF THE NW 1/4 OF SECTION 11, T3N, R11E, CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:

LOT 47 OF "HILLCREST" SUBDIVISION, ALSO VACATED EAST 24 FT OF MAIN STREET ADJACENT TO SAME, AS RECORDED IN L.24, P.8, O.C.R.

NOTES:

1. FLOODPLAIN **DOES NOT** EXIST ON THIS PROPERTY PER FIRM MAP #26125C0384F
2. WETLANDS **DO NOT** EXIST ON THIS PROPERTY PER EGLE WETLAND MAPS.

## SITE BENCHMARKS

(NAVD88 DATUM)

BENCHMARK #1
TOP OF HYDRANT
ELEV.=787.22

BENCHMARK #2
TOP OF CURB
ELEV.=785.31

CALL MISS DIG

811 Know what's below.

72 HOURS (3 WORKING DAYS – EXCLUDING SAT., SUN. & HOLIDAYS)

CALL MISS DIG

1-800-482-7171

OR

811

(TOLL FREE) FOR THE LOCATION OF UNDER GROUND FACILITIES

Utility information, as shown, indicates the approximate locations and types of utilities as disclosed to this firm by various utility company's marking(s) and/or plans provided.
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All locations and depths of any utilities that may exist shall be verified in the field by others prior to the start of construction.
Extreme caution shall be utilized during construction when operating near overhead and/or buried utilities.

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Fenn & Associates, Inc.
Land Surveying and Civil Engineering
14933 Commercial Drive, Shelby Township, MI 48315
Phone: 586-254-9577 Fax: 586-254-9020
www.fennsurveying.com

PRELIMINARY GRADING PLAN

# 1120 N MAIN STREET

PART OF THE NW 1/4 OF SECTION 11, T3N, R11E
CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN

| DISTRIBUTION | |
|---|---|
| ● | PRELIMINARY |
| ○ | APPROVAL |
| ○ | CONSTRUCTION |
| ○ | AS-BUILT |

REVISIONS

| DATE | REMARKS |
|---|---|
| 01/26/23 | PER CLIENT |
| 02/14/23 | PER CLIENT |
| 04/10/23 | PER CITY |
| 07/01/24 | PER CLIENT |

SEAL

STATE OF MICHIGAN
JESSICA SUTTER
ENGINEER
60593
LICENSED PROFESSIONAL ENGINEER

CLIENT

DILUSSO BUILDING
1120 N. MAIN STREET
ROCHESTER, MI 48307
248-841-1294

PROJECT NAME
1120 N. MAIN STREET

PROJECT NUMBER
C22-039.08X

SHEET NAME
PRELIMINARY GRADING PLAN

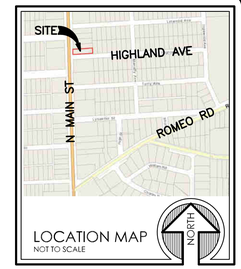
| | |
|---|---|
| DRAWING SCALE: | 1" = 10' |
| DATE: | 12/14/22 |
| PROJECT MANAGER: | JSR, PE/TWD |
| DESIGNED BY: | JJS, PE |
| DRAWN BY: | JJS, PE |
| FIELD BY: | BH/VA |
| CHECKED BY: | JSR, PE |

SHEET NUMBER
2 OF 3




NOTES:

1. FLOODPLAIN **DOES NOT** EXIST ON THIS PROPERTY PER FIRM MAP #26125C0384F
2. WETLANDS **DO NOT** EXIST ON THIS PROPERTY PER EGLE WETLAND MAPS.




## LEGEND

SECTION CORNER — R RECORDED, M MEASURED, C CALCULATED
FOUND IRON, MON., NAIL
SET IRON

**EXISTING**

- O.H.W. — ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- CATV — UNDERGROUND CABLE TV
- MBT / UG — TELEPHONE U.G. CABLE, SPLICING BOX & MANHOLE
- GE - UG — ELECTRIC U.G. CABLE & MANHOLE
- GAS — GAS MAIN & VALVE
- WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM DRAIN & MANHOLE
- COMBINED SEWER & MANHOLE
- CATCH BASIN, INLET
- YARD BASIN
- STORM DRAIN & END SECTION
- POST INDICATOR VALVE
- WATER SERVICE SHUTOFF, HYDRANT VALVE BOX
- MAILBOX
- +123.45 — POINT ELEVATION (AT X OR END OF LEADER)
- 670 — CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- TREE

**EXISTING DESCRIPTION**

| | | |
|---|---|---|
| U/P | = | UTILITY POLE |
| E/WDS | = | EDGE OF WOODS |
| B/BM | = | BOTTOM OF BERM |
| T/BM | = | TOP OF BERM |
| (A) | = | EDGE OF ASPHALT |
| (C) | = | EDGE OF CONCRETE |
| CMP | = | CORRUGATED METAL PIPE INVERT |
| T. WALL | = | TOP OF WALL |
| B. WALL | = | BOTTOM OF WALL |
| E/W | = | EDGE OF WATER |
| B.C./F.G | = | BUILDING CORNER/FINISHED GRADE |
| MKR | = | MARKER |
| WSO | = | WATER SHUT OFF |
| ℄ | = | CENTERLINE |
| SAN. MH | = | SANITARY MANHOLE |
| C.B.B. | = | CATCH BASIN BEEHIVE |
| T/C | = | TOP OF CURB |
| STM. MH. | = | STORM MANHOLE |
| T/B | = | TOP OF BANK |
| B/B | = | BOTTOM OF BANK |
| CL | = | CENTERLINE |
| C.B.S. | = | CATCH BASIN SQUARE |
| L/P | = | LIGHT POLE |
| GVW | = | GATE VALVE/WELL |
| FI | = | FOUND IRON |

**SITE DATA:**

ZONING
O-2 RESTRICTED OFFICE DISTRICT

SITE AREA
11,049 SF (0.25 AC)

TREE SURVEY

| TAG # | DIA. (IN.) | SPECIES | SPREAD (FT.) | NOTES | REMOVAL |
|---|---|---|---|---|---|
| 1692 | 20 | MAPLE | 40 | LANDMARK | X |
| 1693 | 10 | MAPLE | 30 | PROTECTED | |
| 1694 | 14 | ELM | 35 | PROTECTED | |
| 1695 | 17 | MAPLE | 40 | PROTECTED | X |
| 1696 | 27 | OAK | 50 | LANDMARK | X |
| 1697 | 10 | MAPLE | 15 | PROTECTED | |

## PROPERTY DESCRIPTION

PART OF THE NW 1/4 OF SECTION 11, T3N, R11E, CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:
LOT 47 OF "HILLCREST" SUBDIVISION, ALSO VACATED EAST 24 FT OF MAIN STREET ADJACENT TO SAME, AS RECORDED IN L.24, P.8, O.C.R.

Utility information, as shown, indicates the approximate locations and types of utilities as disclosed to this firm by various utility company's marking(s) and/or plans provided.
No guarantee is provided or implied as to the existence, accuracy, or completeness of any utilities.
All locations and depths of any utilities that may exist shall be verified in the field by others prior to the start of construction.
Extreme caution shall be utilized during construction when operating near overhead and/or buried utilities.

## SITE BENCHMARKS

(NAVD88 DATUM)

BENCHMARK #1
TOP OF HYDRANT
ELEV.=787.22

BENCHMARK #2
TOP OF CURB
ELEV.=785.31

**CALL MISS DIG**

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TOPOGRAPHIC MAPPING

# 1120 N MAIN STREET

PART OF THE NW 1/4 OF SECTION 11, T3N, R11E
CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN

| DISTRIBUTION | |
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REVISIONS

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| 01/26/23 | PER CLIENT |
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SEAL

CLIENT
DILUSSO BUILDING
1120 N. MAIN STREET
ROCHESTER, MI 48307
248-841-1294

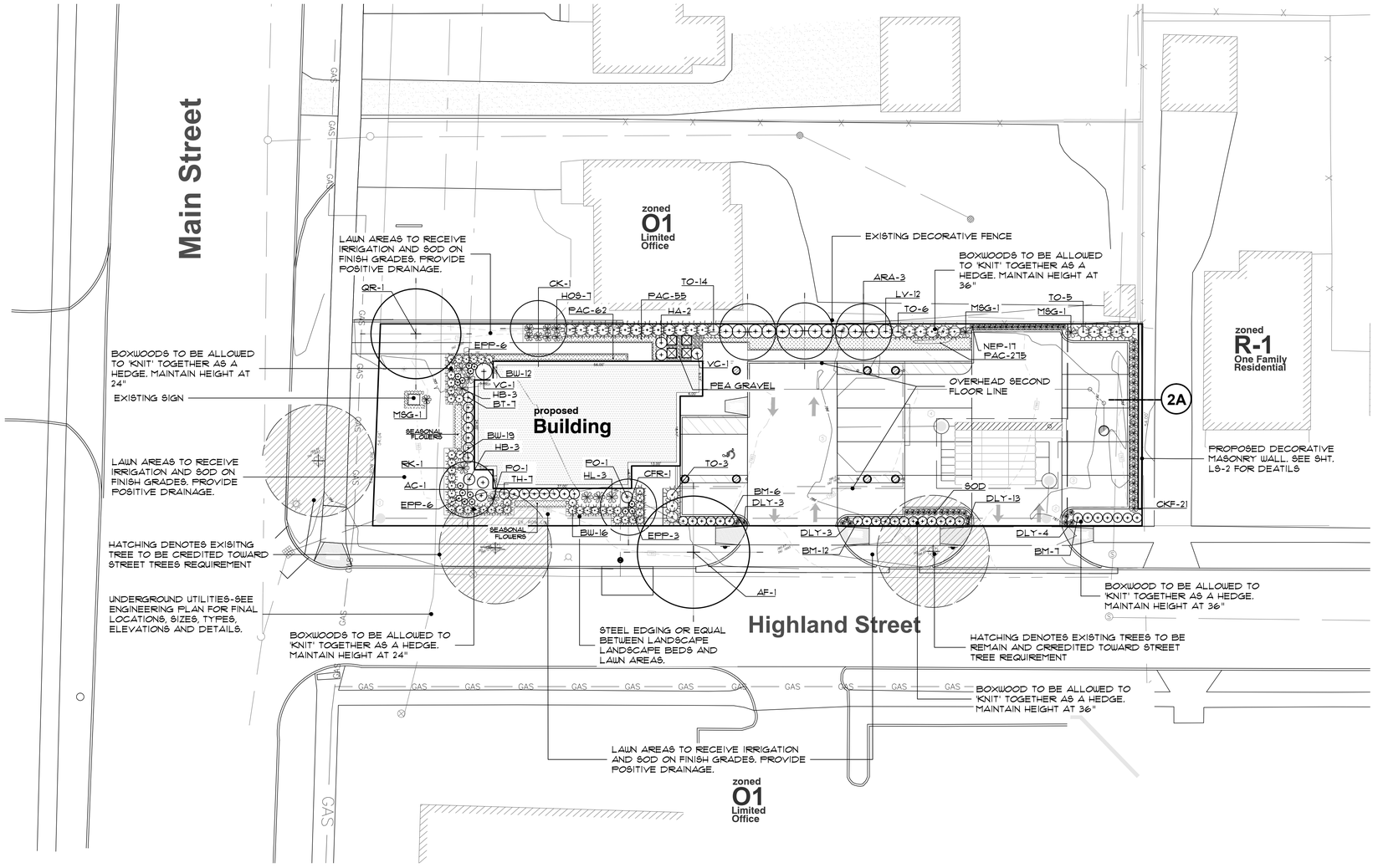
PROJECT NAME
1120 N. MAIN STREET

PROJECT NUMBER
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SHEET NAME
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| DRAWING SCALE: | 1" = 10' |
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| DESIGNED BY: | JJS, PE |
| DRAWN BY: | JJS, PE |
| FIELD BY: | BH/VA |
| CHECKED BY: | JSR, PE |

SHEET NUMBER
3 OF 3




landscape plan for:

# Dilusso Office Building

## City of Rochester, Michigan

**note:**

unless noted otherwise, numerical value on landscape quantities specified on plan take precedence over graphic representation.

north

scale: 0' 8' 16' 32' 48'

1" = 16'- 0"

## landscape requirement summary

| street trees | REQUIRED | PROVIDED |
|---|---|---|
| TOTAL LIN.FT. OF MAIN STREET FRONTAGE 54' ± | | |
| ONE (1) CANOPY TREES PER 50' (54' / 50'= 1.04 TREE) | 1 | 1-EXISTING |
| TOTAL LIN.FT. OF HIGHLAND STREET FRONTAGE 205' ± | | |
| (205' LESS 48' DRIVE ACCESS=157') | | |
| ONE (1) CANOPY TREES PER 50' (157' / 50'= 3.14 TREE) | 3 | 2-EXISTING + 1-NEW |

| replacement trees | |
|---|---|
| TOTAL NO. OF REGULATED TREE ON SITE | 6 |
| NO. OF REGULATED TREE ON REMOVED | 1 (17") |
| NO. OF LANDMARK TREE ON REMOVED | 2 (27"& 20") |
| TOTAL CALIPER INCHES OF REPLACEMENT TREE REQUIRED | 76" |
| 100 % REGULATED TREE (17"X 1.0 = 17") | 17" |
| 125 % LANDMARK TREE (47"X 1.25 = 58.75") | 54" |
| TOTAL CALIPER INCHES REPLACEMENT TREE PROVIDED | 27" (A) |
| 1-6" CANOPY TREE | 5" |
| 1-3" ORNAMENTAL TREE | 3" |
| 23-8' HIGH ARBORVITAE | 19" |

( SEC. 20.74. (14) 25% REPLACEMENT ALLOWABLE FOR 8' HIGH ARBORVITAE * 76"X.25 =19" )

'A'-REPLACEMENT TREES DEFICIENCIES TO BE PAID TOWARDS TREE FUND

## landscape maintenance notes:

LANDSCAPE MAINTENANCE PROCEDURES AND FREQUENCIES TO BE FOLLOWED SHALL BE SPECIFIED ON THE LANDSCAPE PLAN, ALONG WITH THE MANNER IN WHICH THE EFFECTIVENESS, HEALTH AND INTENDED FUNCTIONS OF THE VARIOUS LANDSCAPE AREAS ON THE SITE WILL BE ENSURED.

1. LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.

2. PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.

3. ALL DEAD OR DISEASED PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 15 AND NOVEMBER 15 OR UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE.

4. THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL. UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE AFOREMENTIONED PROCEDURES, ANY REVISIONS TO OR REMOVAL OF, PLANT MATERIALS WILL PLACE THE PARCEL IN NON-CONFORMITY WITH THE APPROVED LANDSCAPE PLAN, AND SHALL BE VIEW AS A VIOLATION OF THIS ORDINANCE AND THE AGREED UPON TERMS OF THE FINAL SITE PLAN APPROVAL.


FELINO A. PASCUAL and ASSOCIATES

**Community Land Planner and registered Landscape Architect**

24333 Orchard Lake Rd, Suite G
Farmington Hills, Michigan 48336
phone: (248) 557-5588


seal:

STATE OF MICHIGAN
FELINO A. PASCUAL
LANDSCAPE ARCHITECT
No. 4333
REGISTERED LANDSCAPE ARCHITECT

project sponsor:

**DILUSSO BUILDING COMPANY**

1120 N. Main Street,
City of Rochester,
Michigan

project:

**DILUSSO OFFICE BUILDING**

project location:

City of Rochester ,
Michigan

1120 N. Main Street

sheet title:

**LANDSCAPE PLAN**

job no. / issue / revision date:

| | | |
|---|---|---|
| LS23.014.01 | REVIEW | 2-13-2023 |
| LS23.014.04 | SPA | 4-13-2023 |
| LS23.014.06 | SPA | 6-1-2023 |
| LS24.054.05 | SPA | 5-6-2024 |
| LS24.054.06 | SPA | 6-28-2024 |

drawn by: **JP**

checked by: **FP**

date: **5-4-2023**

notice:


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For free location of public utility lines

The location 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 of accuracy. contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction


project no: **LS24.054.05**

sheet no: **LS-1** of 2

## general landscape notes:

1. LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISITNG CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK. CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.

2. PRIOR TO BEGINING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES, GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING

3. NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN-DISCREPANCY WITH LANDSCAPE ARCHITECT.

4. ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY

5. ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY CITY OF RICHESTER AND LANDSCAPE ARCHITECT

6. ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAIL SHOWN ON PLAN.

7. PLANT BEDS TO BE DRESSED WITH MIN. 4" OF FINELY DOUBLE SHREDDED HARDBARK MULCH.

8. DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.

9. NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS.

10. REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS. 4" THICK BARK MULCH FOR TREES IN 4' DIA. CIRCLE WITH 3" PULLED AWAY FROM TRUNK . 4" THICK BARK MULCH FOR SHRUBS AND 4" THICK BARK MULCH FOR PERENNIALS.

11. PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.

12. PROVIDE PEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.

13. ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.

14. PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:

a.) SHADE TREES _____ 5 FT.
b.) ORNAMENTAL AND EVERGREEN TREES (CRAB, PINE, SPRUCE, ETC.) _____ 10 FT.
c.) SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY _____ 2 FT.

15. NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR LOCATION AND DETAILS.

16. ALL LAWN AREAS AND LANDSCAPE BEDS TO BE FULLY IRRIGATED WITH A AUTOMATIC UNDERGROUND SYSTEMS. IRRIGATION SYSTEM TO HAVE SEPARTE ZONES FOR LAWN AREAS, PARKING ISLANDS, AND SHRUB BEDS WITH DIFFERENT CONTROL MOISTURE LEVEL ADJUSTMENT PER ZONE AS REQUIRED

17. UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN TO RECIEVE EDGING. EDGING SHALL BE 4" X 1/8" METAL (FINISH BLACK OR GREEN) OR APPROVED EQUAL AND TO BE INSTALLED WITH HORIZONTAL METAL STAKES AT 32" O.C. OR PER MANUFACTERER'S SPECIFICATION.

18. ALL NEW PARKING ISLANDS AND LANDSCAPE BEDS ADJACENT AND NEXT TO BUILDING SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS A MIN. OF 16"-18" DEPTH. BACK FILL WITH GOOD, MEDIUM TEXTURED PLANTING SOILS. ADD A MIN. 4" OF TOPSOIL OVERFILL TO FINISH GRADE. PROVIDE POSITIVE DRAINAGE.

19. WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.

20. ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPERATES DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT DRAIN SUFFICIENTLY.

21. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF TWO YEAR BEGINNING AFTER THE COMPLETION OF LANDSCAPE INSTALLTION DATE APPROVED BY THE CITY OF LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE TOWNSHIP OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.

## planting landscape notes:

GENERAL NOTES:

1. PLANT MATERIALS TO BE INSTALLED ACCORDING TO THE CITY OF ROCHESTER AND CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS.
2. PLANT MATERIALS TO BE GUARANTEED FOR 2 YEARS, REPLACE FALLING MATERIAL WITHIN 1 YEAR, OR THE NEXT APPROPRIATE PLANTING PERIOD.
3. PLANT MATERIALS TO BE OF PREMIUM QUALITY, NO. 1 GRADE NORTHERN NURSURY GROWN, IN HEALTHY CONDITION, FREE OF PESTS AND DISEASES.
4. MULCH IS TO BE NATURAL COLORED, FINELY SHREDDED HARDWOOD BARK OF 4" THICK BARK MULCH FOR TREES IN 4' DIA. CIRCLE W/3" PULLED AWAY FROM TRUNK, 3" THICK BARK MULCH FOR SHRUBS AND 2" THICK BARK MULCH FOR PERRENIALS.
5. CALL MISS DIG AT 1-800-482-7171 PRIOR TO ANY CONSTRUCTION.

DECIDUOUS & EVERGREEN TREE:

1) TREE SHALL BE INSTALLED SAME RELATIONSHIP TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
2) DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
3) REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSLIGHTLY AND COULD CAUSE GIRDLING.
4) REMOVE TREE STAKES, GUY WIRES AND TREE WRAP AFTER ONE WINTER SEASON.

SHRUB:

1) SHRUB SHALL BE INSTALLED SAME RELATIONSHIP TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
2) DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
3) REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSLIGHTLY AND COULD CAUSE GIRDLING.

## lawn area:

SOD LAWN AREAS SHALL BE KENTUCKY BLUE GRASS BLEND GRASS IN A SOD NURSERY ON LOAM SOIL. SOD TO BE INSTALLED ON MINIMUM 4" TOPSOIL.

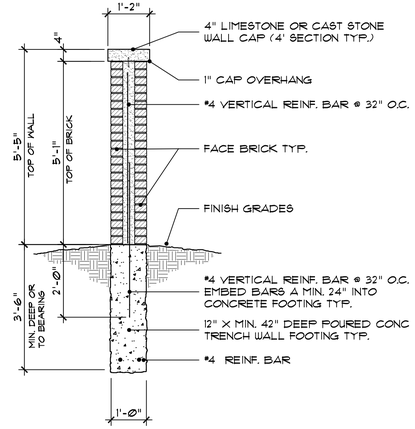
SEEDED LAWN AREAS SHALL CONSIST OF THE FOLLOWING TYPES AND PROPORTIONS:

5% PERENNIAL RYE GRASS
10% RED FESCUE
25% CHEWING FESCUE
60% KENTUCKY BLUE GRASS

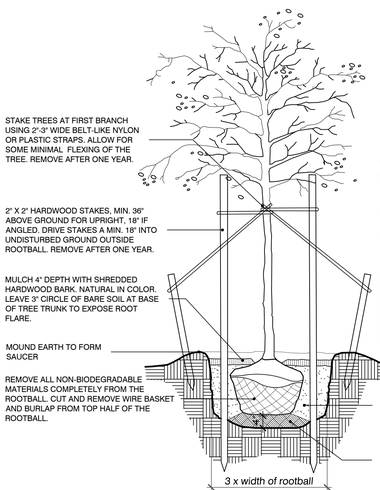
SEED MIX SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE AND WEED CONTENT SHALL NOT EXCEED 1%. SEED. PROVIDE A MINIMUM 4" TOP SOIL ON ALL SEEDED LAWN AREA

## plant material list

| key | quant. LS-1 | botanical name | common name | size | comments |
|---|---|---|---|---|---|
| | | CANOPY AND EVERGREEN TREES | | | |
| ARA | 3 | ACER R. 'ARMSTRONG' | ARMSTRONG RED MAPLE | 3" BB | |
| AF | 1 | ACER R. 'JEFFERSRED' | AUTUMN BLAZE RED MAPLE | 3" BB | STREET TREE |
| QR | 1 | QUERCUS X WAREI 'LONG REGAL PRINCE' | REGAL PRINCE OAK | 5" BB | REPLACEMENT |
| AC | 1 | AMECHANCIER CANADENSIS | AUTUMN BRILLIANCE SERVICEBERRY | 8' BB | MULTI-STEM |
| CFR | 1 | CORNUS FLORIDA 'RUBRA' | PINK FLOWERING DOGWOOD | 3" BB | REPLACEMENT |
| CK | 1 | CORNUS KOUSA | KOUSA DOGWOOD | 2" BB | |
| | | | | | |
| | | DECIDUOUS AND EVERGREEN SHRUBS | | | |
| BT | 7 | BERBERIS THUNBERGII 'ROSE GLOW' | ROSE GLOW JAPANESE BARBERRY | 24" CONT. | 24" O.C. SPACING |
| PO | 2 | PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE' | SUMMER WINE NINEBARK | 30" CONT. | 36" O.C. SPACING |
| HA | 2 | HYDRANGEA ANNEBELLE | ANNABELLE HYDRANGEA | 30" CONT. | 36" O.C. SPACING |
| HB | 6 | HYDRANGEA PANICULATA 'ILVOBO' | BOBO HYDRANGEA | 30" CONT. | 36" O.C. SPACING |
| HL | 3 | HYDRANGEA 'LINDSEY ANN' | LA DREAMIN HYDRANGEA | 30" CONT. | 36" O.C. SPACING |
| VC | 2 | VIBURNUM CARLESII | KOREAN SPICE VIBURNUM | 36" B.B. | 36" O.C. SPACING |
| BW | 31 | BUXBUS M. 'WINTER GEM' | WINTER GEM BOXWOOD | 18" CONT. | 24" O.C. SPACING |
| BM | 25 | BUXBUS X. 'GREEN MOUNTAIN' | GREEN MOUNTAIN BOXWOOD | 30" CONT. | 30" O.C. SPACING |
| TO | 28 | THUJA OCCIDENTALIS 'SMARAGD' | EMERALD GREEN ARBORVITAE | 8' BB | 36" O.C. SPACING |
| RK | 1 | ROSA X. 'OSO EASY DOUBLE RED' | OSO EASY DOUBLE ROSE | 30" CONT. | 36" O.C. SPACING |
| TH | 7 | TAXUS XM. 'HICKSII' | HICK'S YEWS | 30" CONT. | 36" O.C. SPACING |
| LV | 12 | LIGUSTRUM X 'VICARYI' | GOLDEN VICARY PRIVET | 36' CONT. | 36" O.C. SPACING |
| | | PERENNIALS AND GRASSES | | | |
| MSG | 3 | MISCANTHUS SINENSIS 'GRACILLIMUS' | NARROW LEAVES JAPANESE SILVER GRASS | #3 CONT. | 36" O.C. SPACING |
| NEP | 17 | NEPETA X. FASASSENII 'WALKER'S LOW' | WALKERS LOW CATMINT | #1 CONT. | 24" O.C. SPACING |
| CKF | 21 | CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' | KARL FOERSTER FEATHER REED GRASS | #3 CONT. | 36" O.C. SPACING |
| PAC | 382 | PACHYSANDRA TERMINALIS 'GREEN CARPET' | GREEN CARPET PACHYSANDRA | 32 / FLAT | 10" O.C. SPACING |
| DLY | 23 | HEMEROCALLIS 'HAPPY RETURNS' | HAPPY RETURNS DAYLILY | #1 CONT. | 18" O.C. SPACING |
| HOS | 7 | HOSTA 'PATRIOT' | PATRIOT HOSTA | #1 CONT. | 18" O.C. SPACING |
| EPP | 15 | ECHINACEA 'CRAZY PINK' | 'CRAZY PINK' CONEFLOWER | #1 CONT. | 18" O.C. SPACING |



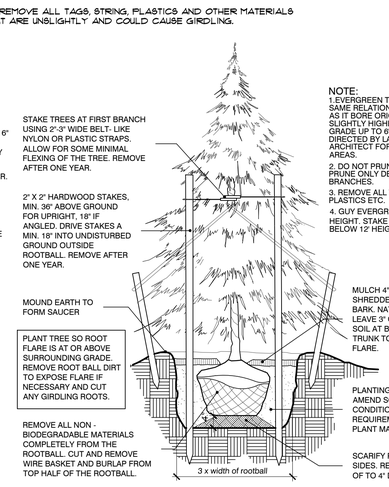

**2A wall section detail**
SCALE 1/2"=1'-0"




NOTE:
1. TREES SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
2. DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
3. REMOVE ALL TAGS, STRING, PLASTICS ETC.
4. GUY TREES ABOVE 3" CAL.. STAKE DECIDUOUS TREES BELOW 3" CAL.

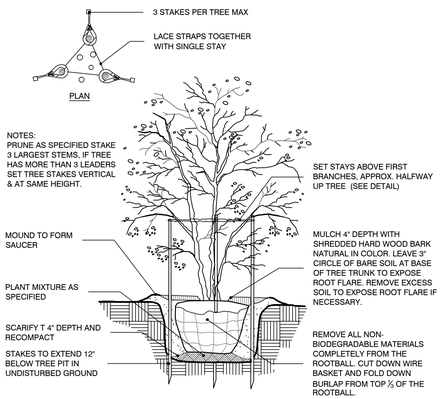
PLANT TREE SO ROOT FLARE IS AT OR ABOVE SURROUNDING GRADE. REMOVE ROOT BALL DIRT TO EXPOSE FLARE IF NECESSARY AND CUT ANY GIRDLING ROOTS.

**tree planting detail**
no scale

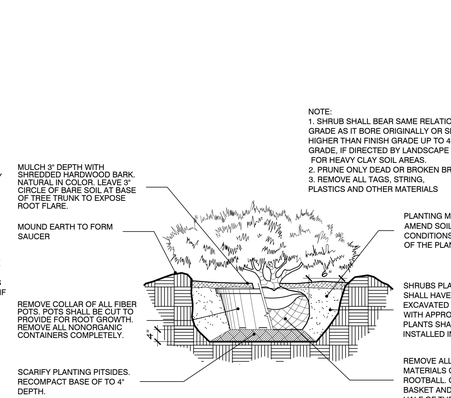



NOTE:
1.EVERGREEN TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
2. DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
3. REMOVE ALL TAGS, STRING, PLASTICS ETC.
4. GUY EVERGREEN TREES ABOVE 12' HEIGHT. STAKE EVERGREEN TREE BELOW 12' HEIGHT.

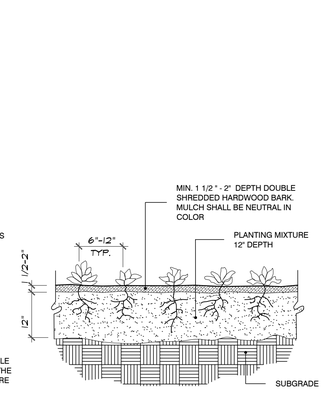
**evergreen planting detail**
no scale




**multi-stem tree planting detail**
no scale




**shrub planting detail**
no scale




**perennial planting detail**
no scale


FELINO A. PASCUAL and ASSOCIATES
**Community Land Planner and registered Landscape Architect**
24333 Orchard Lake Rd, Suite G
Farmington Hills, Michigan 48336
phone: (248) 557-5588


seal:
STATE OF MICHIGAN FELINO A. PASCUAL LANDSCAPE ARCHITECT No. 1433 REGISTERED LANDSCAPE ARCHITECT

project sponsor:
**DILUSSO BUILDING COMPANY**
1120 N. Main Street, City of Rochester, Michigan

project:
**DILUSSO OFFICE BUILDING**

project location:
City of Rochester , Michigan
1120 N. Main Street

sheet title:
**PLANT LIST, PLANT DETAILS AND NOTES**

| job no. / issue / revision date: | | |
|---|---|---|
| LS23.014.01 | REVIEW | 2-13-2023 |
| LS23.014.04 | SPA | 4-13-2023 |
| LS23.014.06 | SPA | 6-1-2023 |
| LS24.054.05 | SPA | 5-6-2024 |
| LS24.054.06 | SPA | 6-28-2024 |

drawn by: **JP**
checked by: **FP**
date: **5-4-2023**


notice:
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Do Not scale drawings. Use figured dimensions only


3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171
For free location of public utility lines


The location 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 of accuracy. contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction


project no: **LS24.054.05**

sheet no: **LS-2** of 2

| Statistics | | | | | | | |
|---|---|---|---|---|---|---|---|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min | Avg/Max |
| COVERED PARKING | + | 1.3 fc | 1.9 fc | 0.6 fc | 3.2:1 | 2.2:1 | 0.7:1 |
| PARKING LOT | + | 0.5 fc | 1.4 fc | 0.2 fc | 7.0:1 | 2.5:1 | 0.4:1 |
| PROPRTY LINE | + | 0.2 fc | 1.0 fc | 0.0 fc | N/A | N/A | 0.2:1 |
| WALKWAY | + | 0.5 fc | 1.0 fc | 0.2 fc | 5.0:1 | 2.5:1 | 0.5:1 |

**Schedule**

| Symbol | Label | QTY | Manufacturer | Catalog Number | Description | Lamp | Number Lamps | Lumens per Lamp | LLF | Wattage | Mounting Height |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | A | 3 | U.S. ARCHITECTURAL LIGHTING | COLB1-CPA-LED-VPA-SYM-12LED-350mA-30K-HS | 6-EXTRUSION VERTICAL POWER ARRAY (VPA). | LED | 12 | 33 | 0.9 | 13.2 | 3'-6" |
| | B | 2 | U.S. ARCHITECTURAL LIGHTING | LCKM13/XKM-UP-WM-CPA-PLED-IV-FT--20LED-175mA-30K | CAST BLACK PAINTED METAL HOUSING. | LED | 20 | 56 | 0.9 | 11 | 8'-0" |
| | D | 9 | Gotham Architectural Lighting | EVO6SQ 30/02 AR LSS | EVO 6IN SQUARE, 80CRI, 3000K, 250LM, SEMI-SPEC | LED | 1 | 319 | 0.9 | 3.39 | 10'-0" |
| | E | 1 | Lithonia Lighting | DSX0 LED P1 30K 80CRI T5W HS | D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Type 5 Wide Houseside Shield | LED | 1 | 3008 | 0.9 | 33.21 | 15'-0" |

**Ordering Note**

FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

**Drawing Note**

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

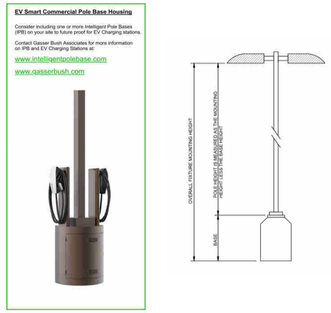
**General Note**

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0".

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

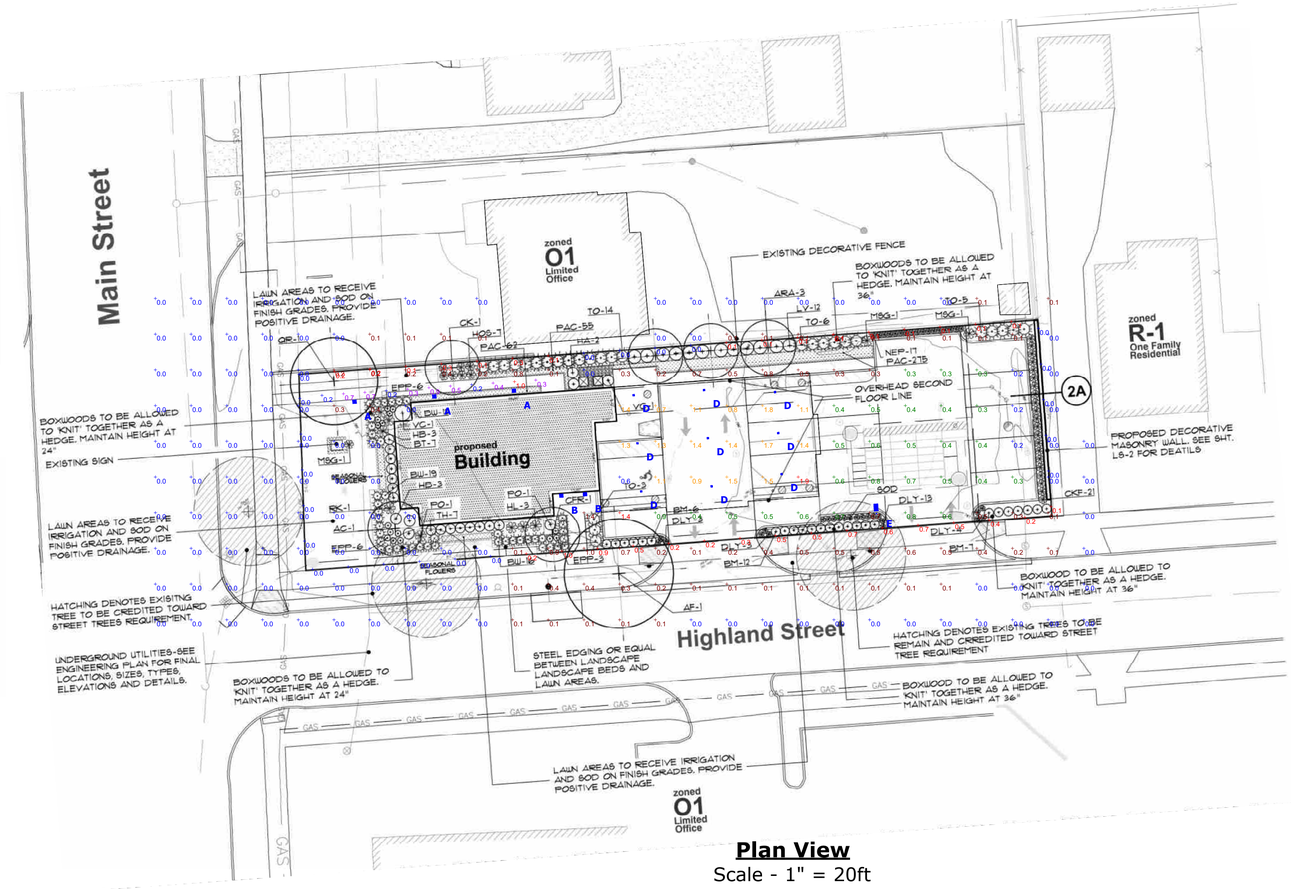
THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705







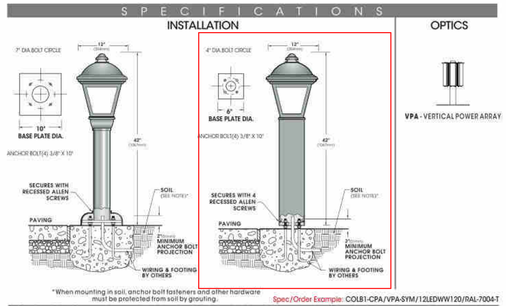



**Plan View**
Scale - 1" = 20ft

## COLONIAL BOLLARD-CPA LED SERIES TYPE: A

SPECIFICATIONS

INSTALLATION




OPTICS

VPA - VERTICAL POWER ARRAY

*When mounting in soil, anchor bolt fasteners and other hardware must be protected from soil by grouting.

Spec/Order Example: COLB1-CPA/VPA-SYM/12LEDWW120/RAL-7004-T

SPEC / ORDERING INFORMATION

| LUMINAIRE | OPTICS | No. LEDs | COLOR TEMP - CCT | VOLTAGE | FINISH | OPTIONS |
|---|---|---|---|---|---|---|

LUMINAIRE
- COLB1-CPA-LED (ROUND INSIDE)
- COLB2-CPA-LED (SQUARE INSIDE)

VERTICAL POWER ARRAY
- TYPE SYMMETRIC* VPA-SYM
- *NOTE: For Asymmetric distribution, see VPA-SYM with house-side shield option.

No. LEDs
- 24LED (24 leds)
- 12LED (12 leds)

COLOR TEMP - CCT
- NW (4000K)* *(standard)
- CW (5000K)
- WW (3000K)
- OTHER LED COLORS AVAILABLE, CONSULT FACTORY

VOLTAGE
- 120
- 208
- 240
- 277
- 347
- 480

FINISH
STANDARD TEXTURED FINISH
- BLACK RAL-9005-T
- WHITE RAL-9003-T
- GREY RAL-7004-T
- DARK BRONZE RAL-8019-T
- GREEN RAL-6005-T

FOR SMOOTH FINISH REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: RAL-9003-S)
- ALL COLORS AVAILABLE IN SMOOTH FINISH
- ADDITIONAL COLORS AVAILABLE

CONSULT FACTORY FOR CUSTOM COLORS

OPTIONS
- HOUSE-SIDE SHIELD ..... HS
- DIMMABLE DRIVER(S) (0-10V) ..... DIM
- HIGH/LOW DIMMING FOR HARDWIRED SWITCHES OR NON-INTEGRATED MOTION SENSOR ..... HLSW
- 10KV SURGE PROTECTOR ..... 10SP
- 20KV SURGE PROTECTOR ..... 20SP
- PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) ..... PC+V
- SINGLE FUSE (120V, 277V) ..... SF
- DOUBLE FUSE (208V, 240V) ..... DF

CONSULT FACTORY FOR CUSTOMIZED OPTIONS

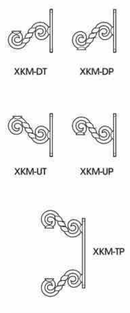
Sun Valley Lighting — 940 West Avenue O, Palmdale, CA 93551 — Phone: (661) 233-2080 Fax: (661) 233-2601 — www.svlltg.com

SUN VALLEY LIGHTING

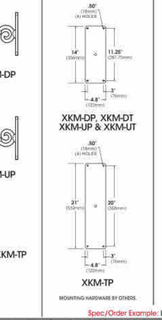
## LCKM-CPA WALL MOUNT - PLED TYPE: B

SPECIFICATIONS

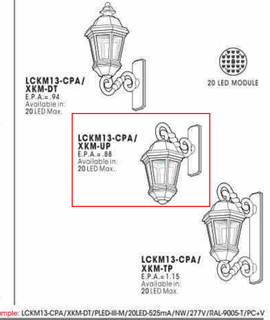
MOUNTING OPTIONS




WALL PLATE




PLED® MODULES




Spec/Order Example: LCKM13-CPA/XKM-DT/PLED-III-M/20LED-525mA/NW/277V/RAL-9005-T/PC+V

SPEC / ORDERING INFORMATION

| LUMINAIRE & MOUNTING | OPTICS | # of LED's | DRIVE CURRENT | COLOR TEMP-CCT | VOLTAGE | FINISH | OPTIONS |
|---|---|---|---|---|---|---|---|

LUMINAIRE & MOUNTING
- LCKM13-CPA/ XKM-DT
- LCKM13-CPA/ XKM-DP
- LCKM13-CPA/ XKM-UP
- LCKM13-CPA/ XKM-UT
- LCKM13-CPA/ XKM-TP

OPTICS
PLED® MODULES 6S DISTRIBUTION TYPE
- TYPE I PLED-I
- TYPE I FRONT ROW PLED-II-FR
- TYPE III MED. PLED-III-M
- TYPE III WIDE PLED-III-W
- TYPE IV PLED-IV
- TYPE IV PLED-IV-FT

NOTE: CLEAR PATTERNED ACRYLIC LENSES WILL IMPACT DISTRIBUTION PATTERNS INDICATED ABOVE. (2 LEDS ARE REMOVED FROM ALL LENS RELATIVE TO PLED).

# of LED's
- 20LED

DRIVE CURRENT
- 175mA
- 350mA
- 450mA
- 525mA

COLOR TEMP-CCT
- NW (4000K) *(standard)
- CW (5000K)
- WW (3000K)
- OTHER LED COLORS AVAILABLE, CONSULT FACTORY
- AMBER†
  - PHOSPHOR CONVERTED AMBER PCA
  - TRUE AMBER TRA

NOTES: † DEPENDING RAL# AMBERS HAVE NO DEFINABLE CCT EQUIVALENT

VOLTAGE
- 120
- 208
- 240
- 277
- 347
- 480

FINISH
STANDARD TEXTURED FINISH
- BLACK RAL-9005-T
- WHITE RAL-9003-T
- GREY RAL-7004-T
- DARK BRONZE RAL-8019-T
- GREEN RAL-6005-T

FOR SMOOTH FINISH REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: RAL-9005-S)
- ALL COLORS AVAILABLE IN SMOOTH FINISH
- ADDITIONAL COLORS AVAILABLE

OPTIONS
- HOUSE SIDE SHIELD† ..... HS-PLED†
- HIGH/LOW DIMMING FOR HARDWIRED SWITCHING OR NON-INTEGRATED MOTION SENSOR ..... HLSW
- PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) ..... PC+V
- SINGLE FUSE (120V, 277V) ..... SF
- DOUBLE FUSE (208V, 240V) ..... DF

NOTE: †INCLUDES SHIELD ARE MOUNTED ON THE PLED PANEL INTERNAL TO THE OPA LENSES

CONSULT FACTORY FOR USP-DIM MOTION SENSOR (PROGRAMMING 25-50' FOR)

Sun Valley Lighting — 940 West Avenue O, Palmdale, CA 93551 — Phone: (661) 233-2080 Fax: (661) 233-2601 — www.svlltg.com

SUN VALLEY LIGHTING

## gotham | E V O® TYPE: D 6" General Illumination Square Downlight

Luminaire Type:
Catalog Number:

EXAMPLE: EV06SQ 35/150 AR LSS MVOLT EZ1

| Series | Color Temperature | Nominal Lumen Values | | Reflector & Flange Color | Trim Style |
|---|---|---|---|---|---|
| EV06SQ | 27/ 2700 K | 02 250 lumens | 40 4000 lumens | AR Clear | (blank) Self-Flanged |
| | 30/ 3000 K | 05 500 lumens | 45 4500 lumens | PR Pewter | FL Flangeless |
| | 35/ 3500 K | 07 750 lumens | 50 5000 lumens | WTR Wheat | |
| | 40/ 4000 K | 10 1000 lumens | 60 6000 lumens | GR Gold | |
| | 50/ 5000 K | 15 1500 lumens | 80 8000 lumens | WR White | |
| | | 20 2000 lumens | 100 10000 lumens | BR Black | |
| | | 25 2500 lumens | 120 12000 lumens | WHAM[1] White Anti-microbial | |
| | | 30 3000 lumens | 150 15000 lumens | TRALTBD[1,2] RAL paint for pricing only | |
| | | 35 3500 lumens | 175 17500 lumens | TCPC Custom paint color | |

| Finish | Voltage | Driver[3] | Control Interface |
|---|---|---|---|
| LSS Semi-specular | MVOLT | GZ10 0–10V driver dims to 10% | NLT[1] nLight® dimming pack controls |
| LD Matte-diffuse | 120 | GZ1 0–10V driver dims to 1% | NLTER[2,7,10] nLight® dimming pack controls emergency circuit |
| | 277 | EZ10 eldoLED 0-10V ECOdrive. Linear dimming to 10% min. | NLTAIR2[2,7,9] nLight® AIR enabled |
| | 347[4] | EZ1 eldoLED 0-10V ECOdrive. Linear dimming to 1% min. | NLTAIRER2[2,7,10,19] nLight® AIR enabled emergency |
| | | EZB eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%. | NLTAIREM2[7,10,13] nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit with battery pack options. |
| | | EDRB[5] eldoLED SOLOdrive DALI. Logarithmic dimming to <1%. | |
| | | EDXB[5] eldoLED POWERdrive DMX with RDM (remote device management). Square Law dimming to <1%. Includes termination resistor. Refer to DMXR, Manual Minimum 1000 lumens/Maximum 15000 lumens. | |
| | | ECOB[6] Lutron Ecosystem digital Hi-Lume 1% soft-on, fade to black. Max. 4000LM. | |

| Emergency Option | Options |
|---|---|
| EL Emergency battery pack, 10W, with integral test switch | SF Single fuse. Specify 120V or 277V. |
| ELR Emergency battery pack, 10W, with remote test switch | TRW[8] White painted flange |
| ELSD Emergency battery pack, 10W, with self-diagnostics, integral test switch | TRBL[8] Black painted flange |
| ELRSD Emergency battery pack, 10W, with self-diagnostics, remote test switch | FRALTBD[8] Flange ring only RAL color for pricing only |
| E10WCP Emergency battery pack, 10W Constant Power, CA Title 20 compliant with integral test switch | FCPC Flange custom paint color |
| E10WCPR Emergency battery pack, 10W Constant Power, CA Title 20 compliant with remote test switch | RBD[11] nLight® Lumen Compensation |
| BGTD Bodine generator transfer device. Specify 120V or 277V. | GTD generator transfer device. Specify 120V or 277V |
| | SGCRI High CRI (90+) |
| | CP[12] Chicago Plenum. Specify 120V or 277V for 5000lm and above. |
| | HAO[13] HAO high ambient option (40°C) |
| | RLLC* RELOC® ready luminaire connectors enable a simple and consistent factory installed option across all AR, luminaire brands. Available only with RWLA, RWLB, RWLC, and RWLC12S. Refer to RRL spec sheet on www.acuitybrands.com for RELOC® product specifications. Above ceiling access required. |

ACCESSORIES — order as separate catalog numbers (shipped separately)

ISD BC 0–10V wallbox dimmer. Refer to ISD-BC

ORDERING NOTES

1. Not available with finishes.
2. Replace with applicable RAL number and finish when ready to order. See RAL BROCHURE for available color options. Not available with emergency battery pack options.
3. Not available with emergency Battery Pack options.
4. Supplied with factory installed step-down transformer.
5. Refer to TECH-280 for compatible dimmers.
6. Not available with nLight®.
7. Specify voltage.
8. For use with different reflector finish only (i.e. AR, PR, WTR, GR options). Not applicable with WR (white reflector) or FL (flangeless) option.
9. For use with different reflector finish only (i.e. AR, PR, WTR, GR options). Not applicable with BR (black reflector) or FL (flangeless) option.
10. ER for use with generator supply power. Will require an emergency hot feed and normal hot feed.
11. Fixture begins at 80% light level. Must be specified with NLT or NLTER. Only available with EZ10 and EZ1 drivers.
12. 12,000LM max with EL or nLight® options. 5,000LM max with Lutron drivers combined with EL. Not available with ELR, HAO, or EXAB, or any nLight® AIR dimming options.
13. Only available 5000LM - 15,000LM with eldoLED drivers.
14. Not available DALI or DMX drivers. Not available with CP or NRO options. Not recommended for metal ceiling installations.
15. When combined with the EZ1, EZ10, or EZB option, normal luminaires (non-emergency) can be used as a normal power sensing device for nearby nLight AIR devices and luminaires with EM emergency options.


GOTHAM ARCHITECTURAL DOWNLIGHTING | 1400 Lester Road Conyers, GA 30012 | P 800-705-SERV (7378) | gothamlighting.com
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gotham

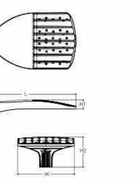
## D-Series Size 0 LED Area Luminaire

TYPE: E




Specifications

| | |
|---|---|
| EPA: | 0.44 ft² (0.04 m²) |
| Length: | 26.18" (665.1 cm) |
| Width: | 14.06" (35.7 cm) |
| Height H1: | 2.26" (5.7 cm) |
| Height H2: | 7.46" (18.9 cm) |
| Weight: | 23 lbs (10.4 kg) |




Design Select options indicated by this color background.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

design select

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

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

| Series | LEDs | Color temperature* | Color Rendering Index* | Distribution | Voltage | Mounting |
|---|---|---|---|---|---|---|
| DSX0 LED | Forward optics: P1 P5, P2 P6, P3 P7, P4 | (this section 70CRI only) 30K 3000K, 40K 4000K, 50K 5000K | 70CRI 70CRI, 70CRI 70CRI | AFR Automotive front row, T1S Type I short, T2M Type II medium, T2S Type II short, T3M Type III medium, T4M Type IV medium, T4FG Type IV low glare*, T4FT Forward throw medium, T5M Type V medium, T5VS Type V very short, T5W Type V wide, BLC3 Type III backlight control*, BLC4 Type IV backlight control*, LCCO Left corner cutoff*, RCCO Right corner cutoff* | MVOLT (120V-277V)[1] HVOLT (347V-480V)[1] XVOLT (277V-480V)[1] 120[6,10] 208[6,10] 240[6,10] 277[6,10] 347[6,10] 480[6,10] | Shipped included: SPA Square pole mounting (#8 drilling, 3.5" max. SQpole) RPA Round pole mounting (#8 drilling, 3" max. RND pole) SPA35 Square pole mounting (#5 drilling, 3" max. SQ pole)* RPA35 Round pole mounting (#5 drilling, 3" max. RND pole)* SPA6IN Square narrow pole mounting (#8 drilling, 3" max. SQ pole) WBA Wall bracket[11] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon) |

| Control options | Other options | Finish (required) |
|---|---|---|
| Shipped installed: NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[2,7,9,10,19,20]; PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[7,9,10]; PER NEMA twist-lock receptacle only (controls ordered separately)[14]; PERS Five-pin receptacle only (controls ordered separately)[14,15] | PE#2 Seven-pin receptacle only (controls ordered separately)[14,15]; FAO Field adjustable output[17,18]; BL30 Bi-level switched dimming, 30%[16,18]; BL50 Bi-level switched dimming, 50%[16,18]; DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17] | Shipped installed: HS Houseside shield (black finish standard)[21]; L90 Left-rotated optics[1]; R90 Right rotated optics[1]; CCE Coastal Construction[22]; HA 50°C ambient operation[23]; BAA Buy American Act Compliant[24]; SF Single fuse (120, 277, 347V)[6]; DF Double fuse (208, 240, 480V)[6]. Shipped separately: EGSR External Glare Shield (reversible, field install required, matches housing finish); BSDB Bird Spikes (field install required) | DDBXD Dark Bronze, DBLXD Black, DNAXD Natural Aluminum, DWHXD White, DDBTXD Textured dark bronze, DBLBXD Textured black, DNATXD Textured natural aluminum, DWHGXD Textured white |

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COMMERCIAL OUTDOOR

DSX0 LED Rev. 03/25/24 Page 1 of 9

DILUSSO
PHOTOMETRIC SITE PLAN
GASSER BUSH ASSOCIATES
PREPARED FOR: Alexander V. Bogaerts + Associates P.C.
WWW.GASSERBUSH.COM

**Designer** KB
**Date** 7/01/2024
**Scale** Not to Scale
**Drawing No.** #24-11784-V6
**1 of 1**

**ALEXANDER V. BOGAERTS & ASSOCIATES, P.C.**
*Architecture*
*Planning*
*Interior Design*

2445 Franklin Rd.
Bloomfield Hills, MI 48302
248/ 334-5000
fax: 248/ 334-0092

August 9, 2024

Planning Commission
400 Sixth Street
Rochester, MI 48307

Re: 1120 N Main
Proposed Mixed - Use building

Members of the Planning Commission,

In Response to McKenna review letter dated July 25, 2024:

Comment 5.
Note proposed method of trash removal for the site

Fenn & Associates Inc sheet 1 of 3 notes at the top of the sheet
Trash
To be internal

The building will have a cleaning service that will clean the building daily or as required by the office tenant. As part of the cleaning service, they will also remove the trash as required.
For the (3) residential units, trash removal will also be taken care of by the cleaning service Co.
A trash storage area will be provided off of the first-floor lobby under the stairs, the units will place their trash in this room in a container to be removed on a daily bases or as needed.

We will be available at the September 3, 2024 Planning Commission meeting to answer any additional questions.

Sincerely
*Mark Abanatha*

Mark Abanatha
Architect

City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 651-9061
F: (248) 651-2624
www.rochestermi.org

# PLANNING COMMISSION SITE PLAN PROCEDURE GUIDE

The Rochester Zoning Ordinance requires site plan approval in a number of situations. This Procedure Guide is intended to assist you in processing a site plan. This guide does not replace nor supersede any provisions of the Zoning Ordinance or any other Code of Ordinance of the City. It is recommended that you obtain a copy of the Zoning Ordinance, as amended. The attached form must be submitted with your request for site plan review.

The Planning Commission will examine the impact of the proposed development on adjoining and nearby properties, persons and activities and will, therefore, be interested in the configuration of the new structures, durability and standards of design. The site plan submittal shall accurately depict the location, height, mass of buildings, grading plans and typical elevations and all other data required by Article 27 of the Zoning Ordinance. Site plans deemed to be incomplete may be returned by the city without placing them on the Planning Commission agenda or the Planning Commission may table (postpone) the site plan review without discussion. Final building plans are not required as part of the site plan submittal; however, a Building Permit cannot be issued except for the plans that conform to the site plan and final engineering approval. Site plan approval by the City does not include a finding of conformance with deed restrictions. If the site plan involves a need for variance from the Board of Appeals, the site plan should first be submitted to the Planning Commission so that the Board of Appeals may benefit from the findings of the Planning Commission. In such cases, the Planning Commission may, in its discretion, grant a site plan approval conditioned on Board of Appeals action. The Planning Commission may also refer the matter to the Board of Appeals without taking action on the proposed site plan.

## DEADLINES

- **Site plan submittals must be received by the Permit Coordinator no later than 4:00 p.m., four (4) weeks prior to the next regular meeting of the Planning Commission.**
- **On items that have been previously considered by the Planning Commission, the revised submittals must be submitted to the Permit Coordinator no later than 4:00 p.m., three (3) weeks prior to the next regular meeting of the Planning Commission.**

**If the time limits are met, the city will make a reasonable effort to schedule consideration of said plan during the next regular meeting of the Planning Commission. Submittals received after the cut-off time will be placed on the agenda of the subsequent meeting.**

*Note: The Planning Commission normally meets the first Monday of each month at 7:00 p.m. in the Municipal Building, 400 Sixth Street. Please check the city website for the date of each meeting.*

## REQUIREMENTS

- **Provide all required documentation and appropriate fee(s) to the Permit Coordinator at rmckinney@rochestermi.org**
- **Provide 1 DIGITAL (flash drive) & 18 COPIES of the blueprint drawings of the site plan (pre-folded to ¼ size with the blueprint seal on the outside), including the completed application, any correspondence & written supporting documents.**
- **Provide a check payable to the City of Rochester for the site plan/special exception/special project/rezoning submittal fee (see page 2 for appropriate fee amounts).**

## APPEARANCE IS REQUIRED:

**APPLICANT OR A REPRESENTATIVE FOR THE APPLICANT MUST ATTEND THE PLANNING COMMISSION MEETING IN ORDER TO ANSWER ANY QUESTIONS BY THE COMMISSION**

MEMBERS. FAILURE OF THE APPLICANT OR APPLICANT REPRESENTATIVE TO ATTEND THE PLANNING COMMISSION MEETING MAY RESULT IN TABLING CONSIDERATION OF THE SITE PLAN OR DENIAL OF THE SITE PLAN.

## SCHEDULE OF FEES:

**Until all applicable fees have been paid in full, no action shall be taken on any application or appeal. The schedule of fees shall be as follows:**

| APPLICATION FOR: | FEE: |
|---|---|
| | |
| **ZONING BOARD OF APPEALS** | $400 |
| Administrative Processing Fee | $100 |
| | |
| Special Planning Commission Meeting | $1500 |
| | |
| **REZONING APPLICATION** | |
| Administrative Processing Fee | $100 |
| Rezoning Application, less than one acre | $750 |
| Rezoning Application, more than one acre | $50 per each additional |
| | |
| **SITE PLAN APPLICATION** | |
| Administrative Processing Fee | $100 |
| Site Plan Review, less than one acre | $1,250 first review, $500 each review, thereafter, subject to $500 resubmittal fee. |
| Site Plan Review, more than one acre | $1,250 for 1st acre + $50 per each additional acre, each review, thereafter, subject to $500 resubmittal fee. |
| | |
| **CONDOMINIUM PLAN APPLICATION** | |
| Administrative Processing Fee | $100 |
| Condo Project Application, less than one acre | $1,000 first review. Each review, thereafter, subject to $500 resubmittal fee. |
| Condo Project Application, more than one acre | $1,000 first review + $50 per each additional acre, each review, thereafter, subject to $500 resubmittal fee. |
| | |
| OTHER | |
| Special Exception Hearing Application | $500 |
| | |
| Special Project Application within a Potential Intensity Change Area (PICA) | $500 |
| | |

| | |
|---|---|
| Community / Traffic Impact Study Review | As billed by City Consultant |

In addition to the aforementioned fees, the applicant shall be responsible for all necessary engineering costs incurred by the City in processing applications for rezoning and/or site plan approval. A cash deposit (as determined by Administration) shall be deposited by the applicant with the City before any such engineering costs are incurred. Thereafter, all engineering costs shall be deducted from said deposit as incurred from time to time. In the event that said deposit shall be insufficient to cover all such engineering costs, the applicant shall be required to deposit additional sums as determined by the City to be necessary to completely recover the remainder of said engineering costs prior to the continuation of such engineering services. An applicant's failure to deposit such additional sums shall result in a cessation of further engineering services or building inspections by the City and may constitute an abandonment of the application. Upon completion or abandonment, as provided for below, all remaining deposits on hand shall be refunded to the applicant.

Inactivity on the part of an applicant for a period of ninety (90) days or longer in the processing of a rezoning request and/or a site plan approval request, shall be deemed an abandonment of the application requiring submission of a new application and repayment of the above fees, unless prior approval of the applicable board or commission is obtained for a longer period of delay due to extenuating circumstances.

## PLANNING COMMISSION – APPLICATION FOR APPROVAL OF SITE PLAN/SPECIAL EXCEPTION/SPECIAL PROJECT

***Return to Permit Coordinator with check & required documents listed on page 1***

**Date Filed**: _____ **Amount of Review Fee Paid**: $_____

Approval of the site plan is hereby requested for the following parcel of land in the City of Rochester. This application is submitted with the required number of copies of the site plan and payment of the appropriate review fee. The checklist below has been completed to certify the data contained on the site plan. If the required data is not reflected in the site plan, the appropriate box has been checked and a detailed statement is attached explaining why the data is not provided. I understand that if my site plan is deemed to be incomplete, it may be returned by the city without being placed on the Planning Commission agenda or the Planning Commission my table (postpone) the site plan without discussion. By signing this application, the undersigned hereby grants full authority to the City of Rochester, its agents, employees, representatives and/or appointees to enter upon the undersigned lands and properties for the purpose of inspection and examination incidental hereto.

PROJECT COORDINATOR'S NAME: DAMIANO DIMERCURIO

PROJECT COORDINATOR'S E-MAIL ADDRESS: DAMIANO@DILUSSOBUILDING.COM

PROJECT COORDINATOR'S PRIMARY PHONE NUMBER: 586-405-5545

1. Name of proposed development: ELLE ON MAIN
2. Location of property: EAST side of ROCHESTER Road, between HIGHLAND and LINWOOD Roads.

3. Street address: 1120 N. MAIN STREET

4. The property is presently zoned as: O-2 (RESTRICTED OFFICE DISTRICT)

5. The total site area is 11,049 S.F. OR 0.25 ACRES acres(s).

6. Portion of total site being developed: BLDG. FOOTPRINT = 1798 S.F. (26%)
COVERED PARKING = 1984 S.F. (18%)
OPEN PARKING = 3058 S.F. (28%)
TOTAL = 6840 S.F. (62%)

7. It is proposed the property will be developed as: OFFICE 1st FLOOR
3 RESIDENTIAL UNITS @ 2nd FLOOR

8. A Special Exception is being requested. X Yes _____ No.

9. Site Plan – Required Data: Check the appropriate line. If "not provided" line is checked, attach detailed explanation.

| PROVIDED | NOT PROVIDED | DESCRIPTION |
|---|---|---|
| X | | a. Date, including revision. |
| X | | b. Plan scale of 1" equals 10', 1" = 40' |
| X | | c. North arrow. |
| X | | d. Inserted location sketch showing location of subject property in the mile section. |
| X | | e. The seal of one or more of the following: registered architect, registered civil engineer, registered land surveyor, registered landscape architect or registered community planner. |
| X | | f. Existing and proposed grades at all lot corners and catch basins, and at a plan grid interval of not more than fifty (50) feet along all lot lines, road center lines and on the site and beyond for at least fifty (50) feet. Any proposed change of more than twenty-four (24) inches in the existing grade shall require specific approval by the Planning Commission as part of a site plan. Highlight any grade changes in excess of 24". |
| X | | g. Existing building(s) and street(s) on site and within one hundred (100) feet of site. |
| X | | h. Center line and existing and proposed right-of-way lines of all streets and roads on property or adjoining roads or streets. |
| X | | i. Boundaries of subject property including distances and bearings. |
| X | | j. Proposed buildings and structures on property, including off street parking; walkways, walls, carports and trash receptacles; dimensions of improvements; and acceleration, deceleration and passing lanes, designation of fire lanes and/or other areas in which parking will be prohibited. |
| X | | k. Any proposed sidewalks or walkways within the right-of-way of adjoining roads or streets. |

| | | |
|---|---|---|
| X | | l. Sufficient information describing the proposed use and occupancy of the premises to ascertain compliance with the use of regulations of the district. |
| X | | m. As applicable, number of dwelling units, number of bedrooms, number of off-street parking spaces per dwelling unit and per bedroom, percentage of land covered by buildings, total and usable floor areas for purposes of determining off-street parking requirements. |
| X | | n. Landscape plan including tree inventory. (Section 2800). |
| X | | o. Description of utilities including storm drainage; sewage disposal; electrical distribution; telephone and/or television system; natural gas distribution; exterior lighting; water distribution and source; fire hydrant locations; proposed method of solid waste storage, collection and disposal. |
| X | | p. The cover letter, signed by the owner and prospective developer holding an equitable interest in the property, shall include legal description and acreage of property; existing zoning classification and proposed zoning classification, if different; general description or proposed development; and estimation of timetable of development. |
| X | | q. The site plan shall be accompanied by architectural sketches showing the proposed building elevations and maximum heights. The site plan package shall also include architectural sketches showing the relationships of the subject building to buildings located to the rear.<br>1) Clearly demonstrate the impact of the proposed building height and bulk on neighboring buildings with "model", color photo or video display. |
| X | | r. As applicable, the site plan submittal shall be accompanied by an application form, furnished by the Administrative Office, for rezoning. |
| X | | s. Exterior lighting plan and design, with photometrics. |

10. Present landowner: DBC PROPERTIES, LLC

E-MAIL ADDRESS: DAMIANO@DILUSSOBUILDING.COM

| 1120 N. MAIN STREET | ROCHESTER, MICHIGAN | 48307 | 586-405-5545 |
|---|---|---|---|
| Address | City | State | Zip | Phone |

11. Firm or individual requesting site plan approval: DAMIANO DIMERCURIO

E-MAIL ADDRESS: DAMIANO@DILUSSOBUILDING.COM

| 1120 N. MAIN STREET | ROCHESTER, MICHIGAN | 48307 | 586-405-5545 |
|---|---|---|---|
| Address | City | State | Zip | Phone |

| | DAMIANO DIMERCURIO | 6-27-24 |
|---|---|---|
| Signature of Applicant | Print Name | Date |

City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 651-9061
F: (248) 651-2624
www.rochestermi.org

**To:** Planning Commissioners

**From:** Richard Kendziuk,
Planning Commission Chairperson

**Date:** February 24, 2026

**RE:** 2026 Goals and Objectives

---

At our Planning Commission meeting on February 2nd, Vidya presented a document outlining our **2025 Accomplishments and 2026 Goals and Objectives**. The following week, our accomplishments were presented to City Council; however, the goals and objectives were held back so that we could provide input and add any items we believe are necessary to improve our process.

The list that follows is intended to serve as a foundation. The goals and objectives identified by McKenna have been restated, and I have added a few of my own. I ask that each commissioner review the list and add any additional goals or objectives you feel are warranted. We will discuss the Goals and Objectives at the next Planning Commission meeting on March 2, 2026.

**Open Meetings Act (OMA) Reminder**

When communicating about our goals and objectives outside a public meeting, we must ensure that we do not violate the **Open Meetings Act (OMA)**. Two documents are attached for your reference:

1. The full text of the law
2. A handbook from the Michigan Attorney General, which is easier to read and includes relevant court cases from the past 50 years

The most important point to remember is that **all deliberations must occur in a public meeting**. This means we may not discuss, persuade, reason, argue, or debate an issue via email, text, phone, or in person.

When communicating about your goals and objectives:

- **Do not "reply all"** or copy another commissioner
- **State the goal or objective only** — do not include justification or reasoning
- **Do not argue for or against** any item already listed

# 2026 Goals and Objectives

**Updated 02/12/2026**

1. Align the Master Plan with Zoning Ordinances
    - Adopt the new zoning map and updated zoning ordinances
    - Revise the Zoning Ordinance to eliminate discrepancies, contradictions, and inconsistencies with the newly adopted zoning map and districts

2. Follow the recommendations of the Michigan Zoning Enabling Act (MZEA) by participating in the drafting of Rochester's Capital Improvement Plan (CIP)

3. Develop in-depth Zoning Ordinance design standards for the downtown area. Specifically, CBD, DE-1, DE-2, MU, MU-1, T.

4. Create a work group—including planning commissioners, administration, council members, planners, developers, and builders—to improve and streamline the development process

5. Explore and develop a sustainable housing program to ensure a range of housing options for Rochester residents
    - Conduct an in-depth housing study

6. Prepare for the 2027 Master Plan
    - Develop a subarea plan for South Street

7. Training
    - Suggested webinar for #5
        - American Planning Association, Michigan Chapter
          Missing Middle Housing
          https://www.planningmi.org/aws/MAP/pt/sp/books-webinars
    - Required reading for #3, #4, and #5
        - 2022 Master Plan
        - Zoning Ordinance, Article 21, Section 2118
    - Suggested reading
        - Middle Missing Housing by Daniel G. Parolek
        - PC Bylaws and Rules of Procedures
        - Michigan Planning Enabling Act
        - Michigan Zoning Enabling Act

ROCHESTER
Where you live.