



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 David Gassen
Vice Chair & Council Member Christian Hauser
Mayor Nancy Salvia
Members: Daniel Bachmann, Jessica Clauser, Richard Kendziuk,
Eric Lord, Laura Murphy & Matthew Stone

See Attached Document for Virtual Meeting Instructions

400 Sixth Street	January 6, 2025	7:00 PM
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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 December 2, 2024.
5. Public Hearings
6. Considerations:
 - A. Consideration of 816 Ludlow Ave. – Request for Site Plan Approval for an Exterior and Interior Renovation of the Rochester Community House. Request to set a Public Hearing.
7. Miscellaneous
 - A. City Council & Planning Commission Joint Meeting - Update
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: jpeckens@rochestermi.org)
- For those who prefer to use a telephone to participate, you will need to call (312) 626-6799 and enter meeting **ID: 872 603 36148** 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/87260336148>** (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.**

1. CALL TO ORDER AND ROLL CALL

A meeting of the City of Rochester Planning Commission (PC) was called to order on December 2, 2024, at 7:00 p.m. by Chairman Gassen.

PRESENT: David Gassen, Chairman
Christian Hauser, Vice Chairman
Nancy Salvia, Mayor
Dan Bachmann, Commissioner
Jessica Clauser, Commissioner
Richard Kendziuk, Commissioner
Laura Murphy, Commissioner
Matt Stone, Commissioner

ABSENT: Eric Lord, Commissioner

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, Planning Clerk (Zoom)

2. PLEDGE OF ALLEGIANCE

Chairman Gassen led the reciting of the Pledge of Allegiance.

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 November 4, 2024.

MOTION by Stone supported by Clauser to approve the minutes of November 4, 2024.

Ayes: Gassen, Hauser, Salvia, Bachmann, Clauser, Kendziuk, Murphy, Stone

Nays:

Absent: Lord

MOTION Carried.

5. PUBLIC HEARINGS

There were no Public Hearings at this time.

6. CONSIDERATIONS

- A. Consideration of 203 E. University – Special exception for outdoor dining and Request for payment in lieu of three parking requirements.

Jeremy Peckens Planning Administrator gave an overview of this request. There will be a small outdoor area and renovation of the building. Mixed use buildings, events, retail might have ice cream, hot dog for food. The applicant could not make it tonight.

Vidya McKenna planner was comfortable with the Commission moving forward to a Public Hearing.

Chairman Gassen stated usually the Commission has more information than what has been submitted before moving to a Public Hearing and was looking for Board input.

The Commission was comfortable with moving forward, being it looks like a simple request.

Chairman Gassen welcomed Mayor Salvia to the Planning Commission and apologized for not doing so in the beginning of the meeting.

MOTION by Kendziuk supported by Hauser to move to a public hearing for the next available date.

Ayes: Gassen, Hauser, Salvia, Bachmann, Clauser, Kendziuk, Murphy, Stone

Nays:

Absent: Lord

MOTION Carried.

- B. Consideration of 339 East Street – request for Site Plan approval for a 3- story mixed use development (retail on first floor and office uses on top two floors), at the former site of Moon River Soap Company. Request for Site Plan Approval and Payment in Lieu of Parking.

Vidya, the McKenna planner, gave her an overview of the project. The applicant is working on a barrier free space. The applicant is requesting thirty spaces for parking in lieu of, if a payment plan is requested then the applicant will need City Council approval. This site plan has been before the Planning Commission the last two meetings. This is a three-story building with a flat roof made of brick and limestone. The colors and materials have changed since the first submittal. The site plan is recommended for site plan approval with the following conditions.

Payment in Lieu of for thirty spaces, Relocation of the barrier free spot to the N. E Corner, Signage to be reviewed by City Administration, Landscaping plan for the planters that are year-round and which of the two elevations is acceptable based on the standards of the ordinance.

Palo Longo was present and stated they had been present before the commission a few times. There is no metal on the new rendering, it was replaced with limestone. There is less glass than before. Either rendering is acceptable to the applicant.

David Custer, Parking Operations Coordinator, was present and went over the parking studies that were conducted.

Mayor Salvia gave background information on parking from years on City Council. The cost per spot with parking in lieu of was increased to \$1000.00 per space. The monies are used to maintain the lots and the decks. Developers bring users to the parking system. The Goal is for users to pay the cost of the system. Parking is always a topic in our town.

Discussion ensued with the commission members regarding easement for planters, brick pattern and the balconies lining up with the limestone. Sections 2118 and 2704 were also discussed. Parking in lieu of was discussed and if precedents were being set. Precedents are not being set in pay in lieu of parking.

Roger Knapp spoke and stated parking seems to have always been an issue in this area and the lot is used. Employees used to not be able to park in the lot and it would be nice to see employees have to use the structure.

If the applicant pays for parking in lieu and does not proceed with development, the amount is nonrefundable that was paid.

MOTION by Salvia supported by Hauser to approve Parking in lieu of for thirty spaces.

Ayes: Gassen, Hauser, Salvia, Bachmann, Kendziuk, Murphy, Stone

Nays: Clauser

Absent: Lord

MOTION Carried.

Scott Beaton of 655 Bolinger St. Rochester Hills spoke and submitted his own rendering of a building for this location that is not an official site plan submittal. Mr. Beaton would rather see a historical looking building for this area.

Discussion ensued between commission members on section 2118. Discussion also on surrounding properties architecture. The project has come a long way from the previous meetings.

MOTION by Salvia supported by Hauser to approve the plan dated November 13, 2024, with the Exception of the color rendering and replace with print that was submitted on the afternoon of December 2, 2024. A revised color rendering must be submitted to administration with the color changes. Also, with the alignment of the balconies to the limestone. An approved easement for the planters to be in the Right of Way. Payment in Lieu of for thirty spaces, Relocation of the barrier free spot to the N. E Corner, Signage to be reviewed by City Administration, Landscaping plan for the planters that are year-round.

Ayes: Gassen, Hauser, Salvia, Bachmann, Kendziuk, stone
Nays: Murphy, Clauser
Absent: Lord

MOTION Carried.

8.MISCELLANEOUS

The 2025 Planning Commission Meeting dates were discussed.

The Commission asked for a joint January meeting to continue the Master Plan Process.

MOTION by Hauser supported by Kendziuk to approve the 2025 Planning Commission Meeting Dates.

Ayes: Gassen, Hauser, Salvia, Bachmann, Clauser, Kendziuk, Murphy, stone
Nays:
Absent: Lord

MOTION Carried.

9.PUBLIC COMMENT

Scott Beaton 655 Bollinger, Rochester Hills commended the Planning Commission and the City Administration on what excellent job they do for the City of Rochester.

Roger Knapp also commended the City Administration and the Planning Commission on a wonderful job.

Bob Ditommaso of 426 W University suggested more parking signs to revert people to the less empty parking garages.

10.ADJOURNMENT

Hearing there is no further business to discuss, the meeting was Adjourned at 8:50 P.M.

Respectfully Submitted,
Rose McKinney, Building and Planning Clerk



December 29, 2024

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

Subject: Rochester Community House/816 Ludlow; Preliminary Plan Review#1 for scheduling only; Site plan dated 12/9/2024.

Dear Commissioners:

At the City’s request, we have conducted a review of a request from Rochester Community House to demolish a portion of the existing community house building and construct a new addition with a banquet hall in the basement. The site is located on the east side of Ludlow Avenue abutting the Paint Creek Trail and is zoned R-2 (One Family Residential) District.

Community Centers are permitted as a special exception use in the R-2 district per Section 603 (3) of the Zoning Ordinance. The subject site received approval for demolition of an existing portion of the building and construction of a large addition on the east side of the building in 2021; however, the project did not proceed owing to cost limitations. At this time, it appears the applicant is intending to restart the proposal with some modifications.

This preliminary review is to ensure adequate information has been submitted for the plan to be forwarded to the Planning Commission to set a date for its hearing and does not constitute a complete site plan review.

REVIEW COMMENTS

1. It is unclear what exactly has been changed or modified from the originally approved plan form 2021. The floor plans on Sheets A120, A121 and A122 show several portions of the floor plan labeled “not in scope”. Please clarify if a use for these areas has been determined at this time and if these areas are to be built in phases.
2. The subject site has a single access drive off Ludlow Avenue, which will remain unaltered.
3. Clarify if any changes are proposed to the parking lot area.
4. The plan proposes some new sidewalks on the north and west sides of the building connecting to existing sidewalks within the trail system in the park. Clarify the purpose of the 5’ wide sidewalk stub on the northwest corner of the proposed building addition. It does not appear to connect with the concrete paver patio or any other trail in the area.
5. The location of the loading space within the parking lot was previously approved by the Planning Commission the building has no rear access.
6. The applicant has provided a detailed landscape plan and tree survey showing installation of numerous ornamental trees, perineal shrubs, evergreens, and ornamental grasses along the

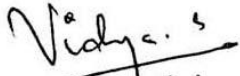
foundation of the building on the west side. The plan notes a “future boulder wall” on the east side of the building. This was previously approved as a framing to the upper deck with steps leading to the lower deck. It is unclear whether the decks and stairways are proposed at this time.

7. Clarify if the plan includes furniture for the outdoor patio and decks as was previously approved. The current plan does not include any details.
8. Per section 2804 (d) of the Zoning Ordinance “*a screen wall shall be installed along all lot lines of the nonresidential use where the lot lines adjoin a residential district. In the case of a parking lot, a screen wall shall be installed to screen the parking lot from a residential district separated from the parking lot property by a right-of-way of less than 86 feet width.*” The subject site abuts single family residential district and uses to the west and south and has no screen wall or landscaping between the subject site and the dwelling units. A few of the parcels have their own fences separating them from the Community House. 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. Clarification is required if the neighbors are still of the same opinion. Per Section 2804 e (5), the Planning Commission has the discretion to modify the ordinance requirement or waive it entirely.
9. The site plan notes ‘typical’ wall pack light fixtures on the north and east sides of the addition. Manufacturer’s cut sheet details for fixtures must be provided.

RECOMMENDATION

The plan submitted is detailed; however, it does not provide a clear picture of the changes (if any) from the originally approved plan, any plans on phasing or deferred development of areas. We anticipate the applicant will provide clarification at the Planning Commission meeting regarding some of these items. Therefore, we recommend that the proposal be placed on the next available agenda for consideration of site plan and special exception approval, subject to all of the items noted in underlined text above being addressed on a revised and dated set of plans.

Respectfully,
McKENNA



Ms. Vidya Krishnan
Senior Principal Planner

Cc: Nik Banda
Jeremy Peckens
Jeff Kragt
John Cieslik
Aseel Putros



Jeremy,

Changes from previously approved drawings noted below.

1. Curved footpath on northwest corner will lead to Overlook (design will be submitted for approval later)
2. North patio now in concrete instead of eastern half in Trex, as new basement is underneath.
3. Lion's Room has been squared off on southern wall to allow easier construction.
4. Eastern concrete pad is just a replacement to what is already there, with the addition of a footpath on the north side to the new basement entrance. Large concrete pad on north eastern corner previously submitted, has been deleted.
5. Eastern Footpath from bottom of curved staircase leading south to existing basement is new with boulder wall that will have pollinator plants for the bee's. New path allows storage areas in both basements to be connected.
6. South eastern decking will be squared off and door to basement moved east to connect with new footpath.

Important. We will need to install the previously approved 60 x 30 tent on south side of building when the north wing is torn down. March – October 2025.

I think that should cover it. If you have any further questions just let me know.

Alan

Alan Smith
Executive Director
248-709-9011



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.
- 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 additional each
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: Aseel Putros, PE

PROJECT COORDINATOR'S E-MAIL ADDRESS:

Aputros@aewinc.com

PROJECT COORDINATOR'S PRIMARY PHONE NUMBER:

586-726-1234

1. Name of proposed development:
Rochester Community House Renovation and Addition
2. Location of property: East side of Ludlow Avenue |, between
Seventh Street and Paint Creek Trail
3. Street address:
816 Ludlow Avenue
4. The property is presently zoned as:
R-2
5. The total site area is
12.07 acres(s).
6. Portion of total site being developed:
0.3 Acres
7. It is proposed the property will be developed as:
Building addition to the Community House

8. A Special Exception is being requested. Yes X 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.
		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		<p>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.</p> <p>1) Clearly demonstrate the impact of the proposed building height and bulk on neighboring buildings with "model", color photo or video display.</p>
X		<p>r. As applicable, the site plan submittal shall be accompanied by an application form, furnished by the Administrative Office, for rezoning.</p>
		<p>s. Exterior lighting plan and design, with photometrics.</p>

10. Present Nik Banda landowner:

E-MAIL: nbanda@rochestermi.org

Address: 400 Sixth Street

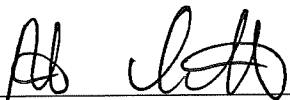
City: Rochester State: MI Zip: 48307 Phone: 248 - 733 - 3700

11. Firm or individual requesting site plan approval:
Alan Smith

E-MAIL: alan@rochestercommhouse.org

Address: 816 Ludlow

City: Rochester State: MI Zip: 48307 Phone: 248 - 651 - 0622

Signature  of _____ Applicant

Print Name Alan Smith Date 12/9/24



City of Rochester

Oakland County, Michigan

ROCHESTER COMMUNITY HOUSE RENOVATION AND ADDITION

816 LUDLOW AVENUE



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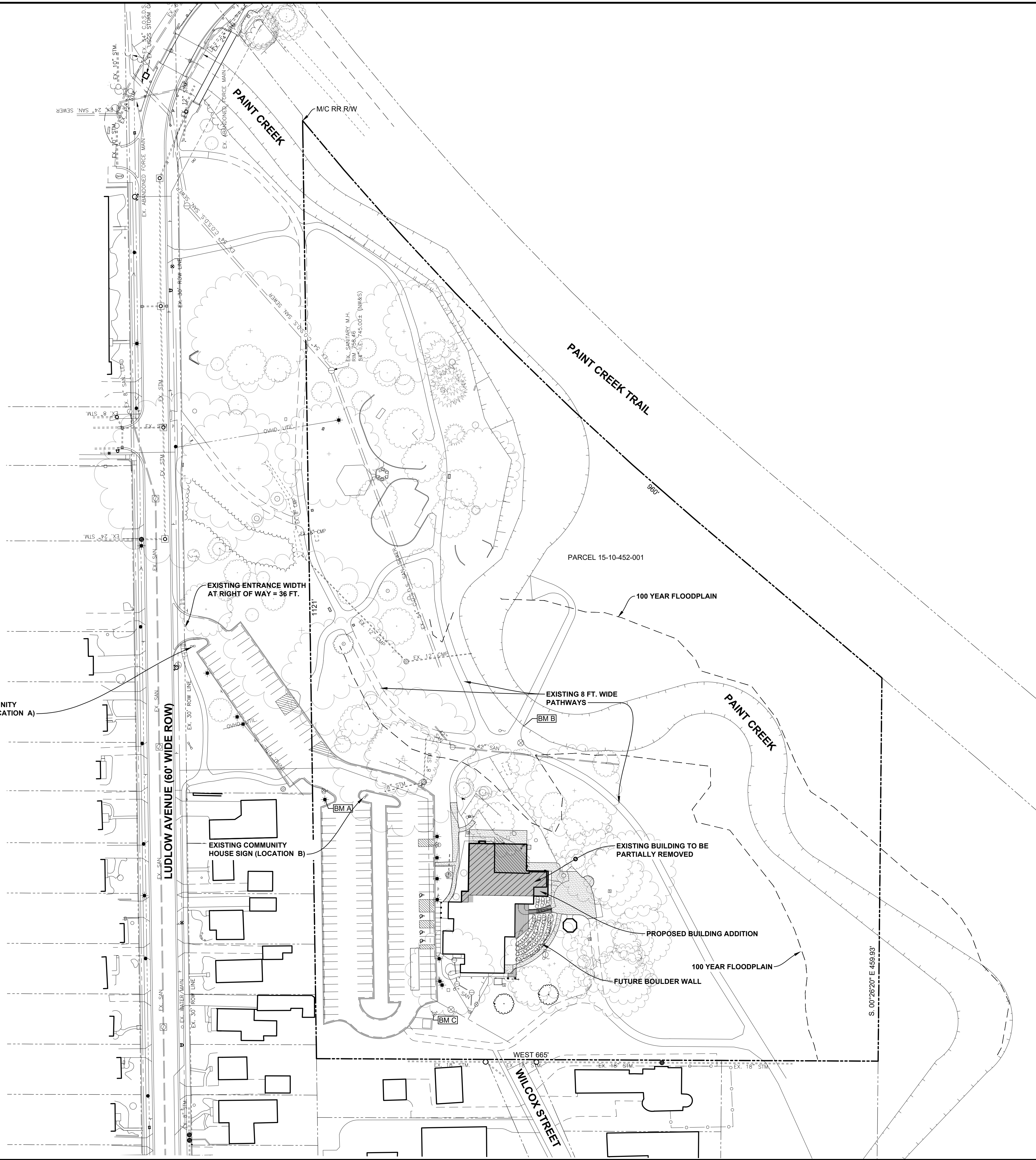
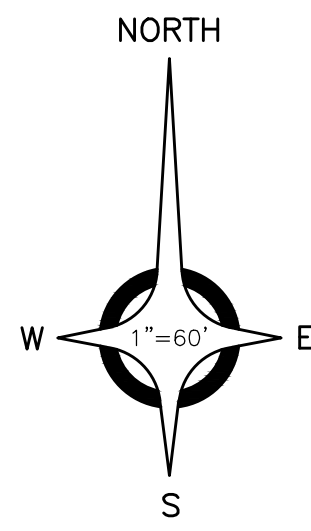


"I HEREBY CERTIFY THESE PLANS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH ACT 240, PUBLIC ACTS OF 1937 AS AMENDED- STATE OF MICHIGAN."

ASEEL A. PUTROS, P.E., 6201055083

12/19/2024
DATE

0270-0213 ROCHESTER COMMUNITY HOUSE RENOVATION AND ADDITION 1

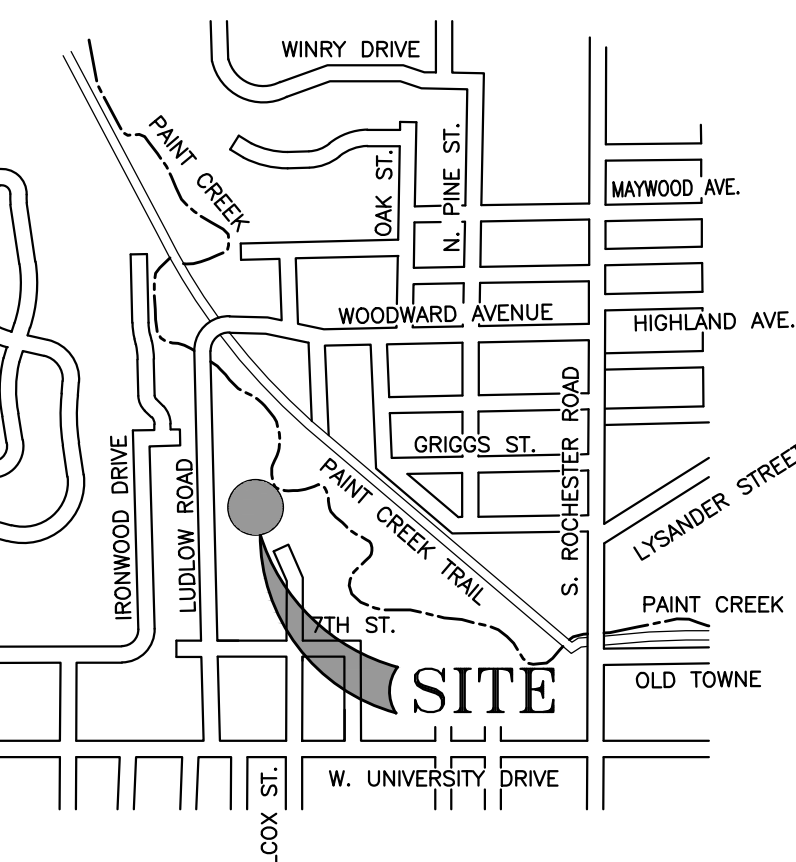


**BENCH MARKS
(NAVD88 DATUM)**

BENCH MARK A
CHISELED SQUARE ON EAST SIDE CONCRETE
BASE FOR METAL LIGHT POLE AT NORTHWEST
CORNER PARKING LOT. ELEVATION: 769.91

BENCH MARK B
CHISELED SQUARE ON SOUTHEAST CORNER OF
CONCRETE ABUTMENT ON SOUTH SIDE OF
STREAM. ELEVATION: 757.64

BENCH MARK C
CHISELED X ON NNW UPPER FLANGE BOLT ON
HYDRANT AT THE SOUTHEAST CORNER OF
PARKING LOT. ELEVATION: 768.22



LOCATION MAP
SCALE: 4" = 1 MILE

LEGAL DESCRIPTION

PARCEL 15-10-452-001
CITY OF ROCHESTER COMMUNITY HOUSE
PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWN 3 NORTH,
RANGE 11 EAST, ROCHESTER, OAKLAND COUNTY, MICHIGAN
NO FIELD SURVEY PERFORMED. FROM RECORDS ONLY.
BEGINNING ON EAST LINE OF 'PARKER'S ADD' 204 FEET NORTH OF
SOUTHEAST CORNER OF LOT 48, THENCE NORTH ALONG SAID PARKER
ADD 1121 FEET TO MC RAILROAD RIGHT OF WAY, THENCE
SOUTHEASTERLY ALONG MC RAILROAD RIGHT OF WAY 960 FEET,
THENCE SOUTH 00 DEGREES 26 MINUTES 20 SECONDS EAST 459.93
FEET, THENCE WEST 665 FEET TO THE POINT OF BEGINNING,
CONTAINING 12.07 ACRES, MORE OR LESS.



**ROCHESTER COMMUNITY HOUSE SIGN
LOCATION A**



**ROCHESTER COMMUNITY HOUSE SIGN
LOCATION B**

12/15/2021	PLAN UPDATES
11/29/2021	BID ISSUE
DATE	SUBMITTALS/REVISIONS

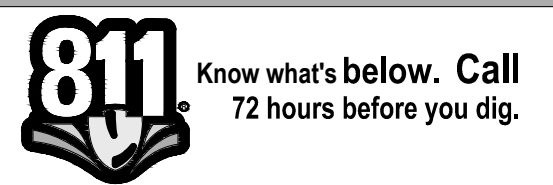
**ROCHESTER COMMUNITY HOUSE
RENOVATION AND
ADDITION**

OVERALL PLAN

CLIENT: CITY OF ROCHESTER

<input checked="" type="checkbox"/> PRELIMINARY	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> RECORD
DRAWN BY: JLA	CHECKED BY: AAP	DATE: NOVEMBER 2024

SCALE: 1" = 60' HORIZ.
0 30 60 120



LEGEND

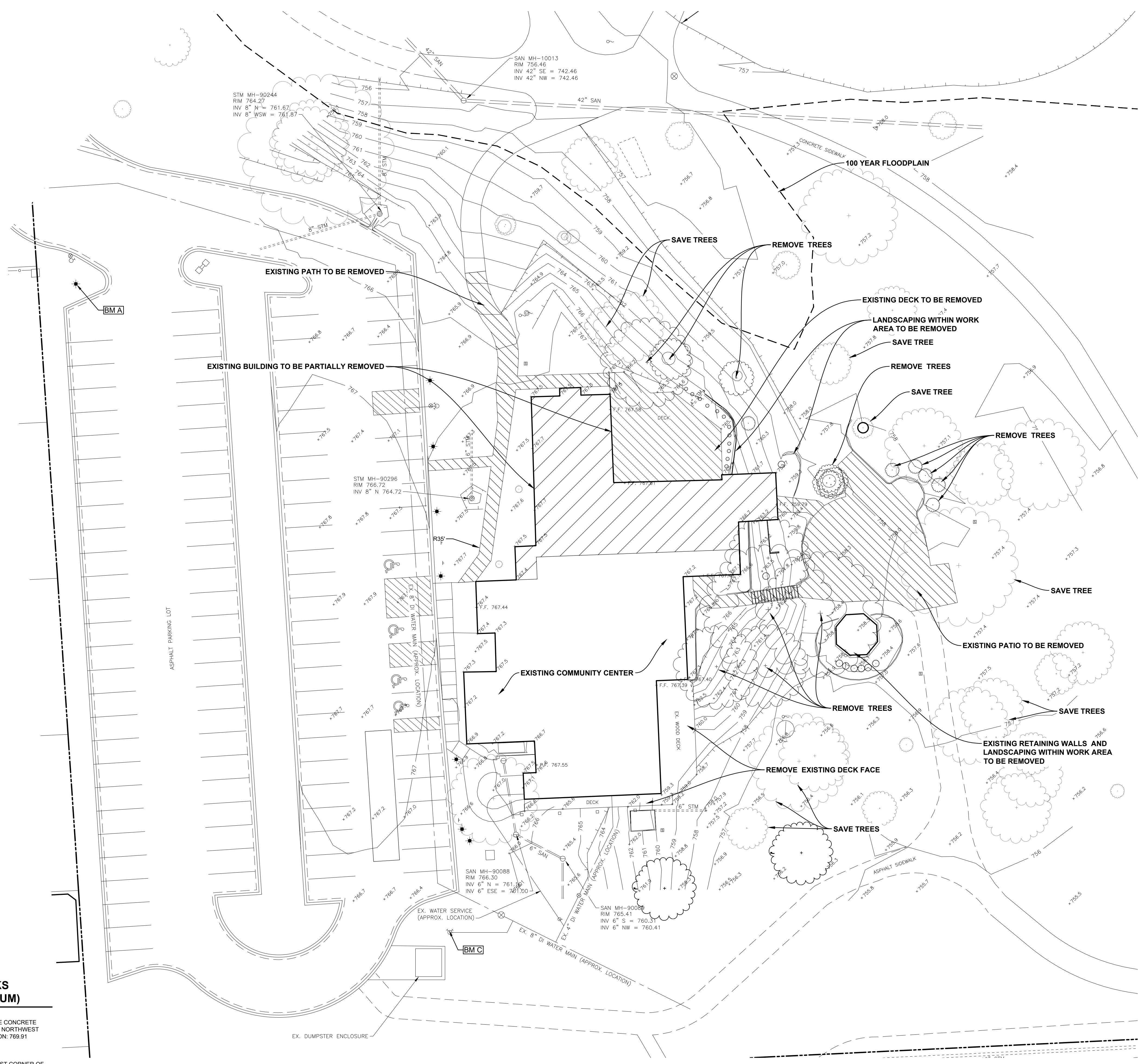
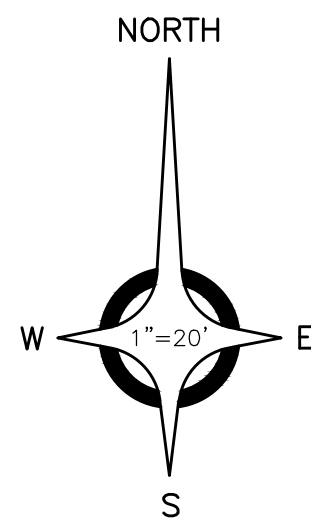
•	SPOT ELEVATION ("*" INDICATES ELEVATION LOCATION UNLESS OTHERWISE INDICATED)
+	SIGN
*	LIGHT POLE
⊖	SANITARY MANHOLE
—	SANITARY SEWER
⊕	HYDRANT
⊗	VALVE BOX
—	WATER MAIN
▨	STORM CATCH BASIN (PAVT.)
○	STORM MANHOLE
---	STORM SEWER

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DURING CONSTRUCTION, THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR ANY AND ALL OVERHEAD AND / OR BURIED UTILITIES.

PROJECT NO. 0270-0213
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01_Overlaid-11/26/2024 7:29:55 AM
SHEET NO. 1



LOCATION MAP
SCALE: 4" = 1 MILE

LEGAL DESCRIPTION
 PARCEL 15-10-452-001
 CITY OF ROCHESTER COMMUNITY HOUSE
 PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWN 3 NORTH, RANGE 11 EAST, ROCHESTER, OAKLAND COUNTY, MICHIGAN
 NO FIELD SURVEY PERFORMED. FROM RECORDS ONLY.
 BEGINNING ON EAST LINE OF 'PARKER'S ADD' 204 FEET NORTH OF SOUTHEAST CORNER OF LOT 48, THENCE NORTH ALONG SAID PARKER ADD 1121 FEET TO MC RAILROAD RIGHT OF WAY, THENCE SOUTHEASTERLY ALONG MC RAILROAD RIGHT OF WAY 960 FEET, THENCE SOUTH 00 DEGREES 26 MINUTES 20 SECONDS EAST 459.93 FEET, THENCE WEST 665 FEET TO THE POINT OF BEGINNING, CONTAINING 12.07 ACRES, MORE OR LESS.

BENCH MARKS (NAVD88 DATUM)
 BENCH MARK A
 CHISELED SQUARE ON EAST SIDE CONCRETE BASE FOR METAL LIGHT POLE AT NORTHWEST CORNER PARKING LOT. ELEVATION: 769.91
 BENCH MARK B
 CHISELED SQUARE ON SOUTHEAST CORNER OF CONCRETE ABUTMENT ON SOUTH SIDE OF STREAM. ELEVATION: 757.64
 BENCH MARK C
 CHISELED X ON NNW UPPER FLANGE BOLT ON HYDRANT AT THE SOUTHEAST CORNER OF PARKING LOT. ELEVATION: 768.22

NOTE:
 TOPOGRAPHICAL SURVEY PERFORMED BY FTC&H ON DECEMBER 23, 2019.

LEGEND

•	SPOT ELEVATION ("*" INDICATES ELEVATION LOCATION UNLESS OTHERWISE INDICATED)
+	SIGN
*	LIGHT POLE
⊖	SANITARY MANHOLE
—	SANITARY SEWER
⊕	HYDRANT
⊗	VALVE BOX
—	WATER MAIN
▨	STORM CATCH BASIN (PAVT.)
○	STORM MANHOLE
----	STORM SEWER

12/15/2021	PLAN UPDATES
11/29/2021	BID ISSUE
DATE	SUBMITTALS/REVISIONS

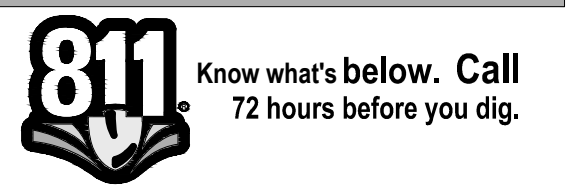
ROCHESTER COMMUNITY HOUSE RENOVATION AND ADDITION

TOPOGRAPHICAL SURVEY AND REMOVAL PLAN

CITY OF ROCHESTER

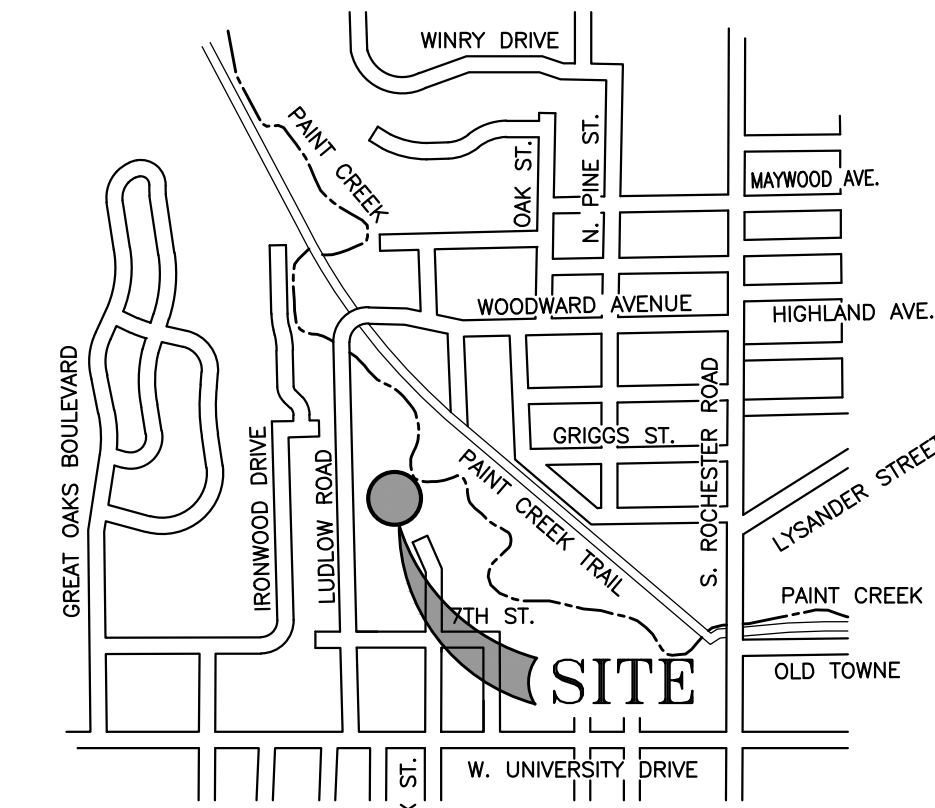
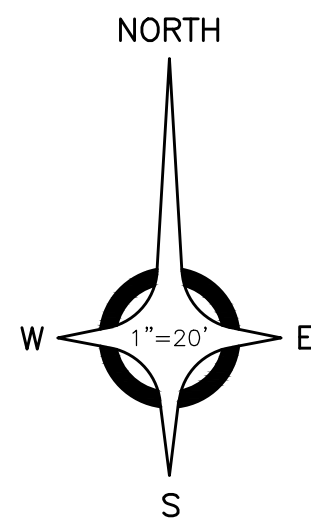
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JLA	CHECKED BY:	AAP	DATE:	JULY 2021	

SCALE: 1" = 20' HORIZ.
 0 10 20 40



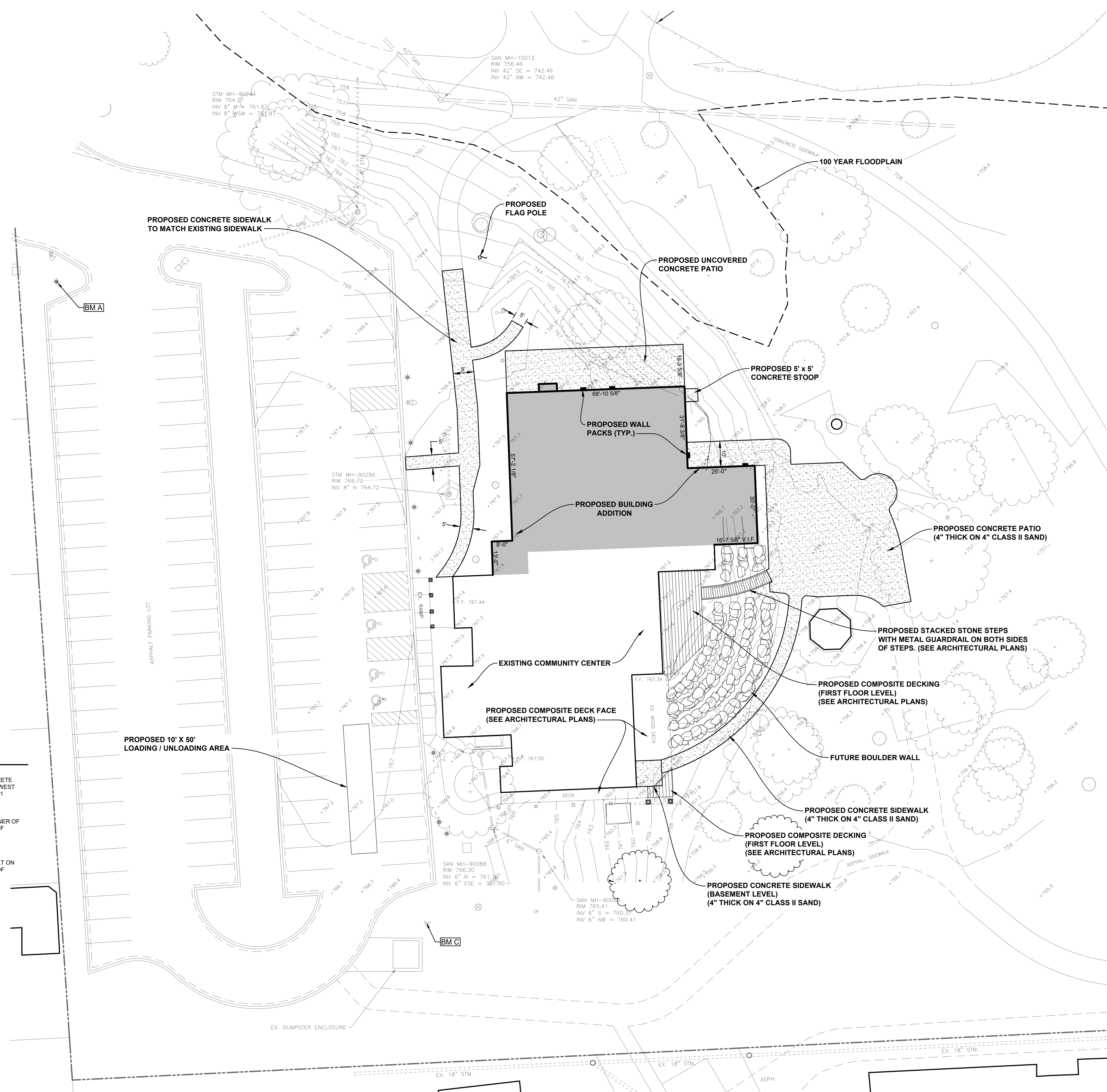
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PROJECT NO. 0270-0213
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 SHEET NO. 2



LOCATION MAP
SCALE: 4" = 1 MILE

ANDERSON, ECKSTEIN AND WESTRICK, INC.
CIVIL ENGINEERS SURVEYORS ARCHITECTS
51301 Schoenherr Road Phone 586 726 1234
Shelby Township Michigan 48315 Fax 586 726 8780
www.aewinc.com
ENGINEERING STRONG COMMUNITIES

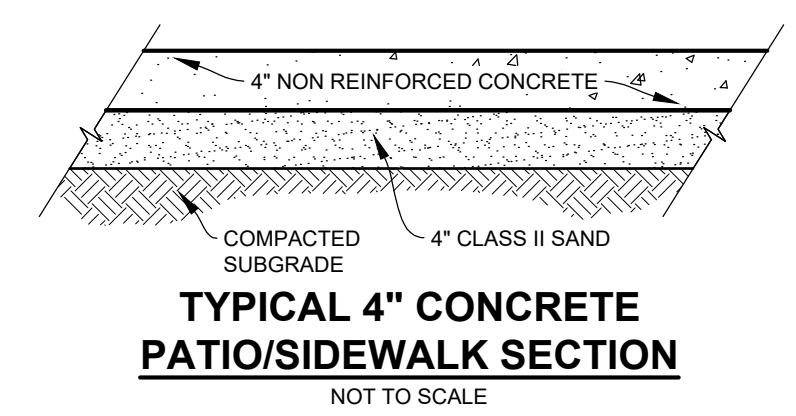


SITE DATA

CURRENT ZONING:	R-2
CURRENT / PROPOSED USE:	ROCHESTER COMMUNITY HOUSE
HOURS OF OPERATION:	8 A.M. TO 11 P.M. MONDAY THROUGH SUNDAY
PARKING REQUIREMENTS	
EXISTING BUILDING SQUARE FOOTAGE:	9,009 SFT
PROPOSED BASEMENT:	7,455 SFT
PROPOSED UPPER LEVEL:	1,203 SFT
TOTAL ADDITIONAL AREA:	8,658 SFT
TOTAL BUILDING SQUARE FOOTAGE:	17,667 SFT
PARKING SPACES REQUIRED (1 SPACE/500 SFT GFA)	
EXISTING PARKING SPACES	36 SPACES
EXISTING ADA PARKING SPACES	97 SPACES
TOTAL PARKING SPACES	5 SPACES
TOTAL PARKING SPACES	102 SPACES

UTILITIES
PROPOSED IMPROVEMENTS WILL USE THE EXISTING WATER SERVICE AND SANITARY LEAD

LEGAL DESCRIPTION
PARCEL 15-10-452-001
CITY OF ROCHESTER COMMUNITY HOUSE
PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWN 3 NORTH, RANGE 11 EAST, ROCHESTER, OAKLAND COUNTY, MICHIGAN
NO FIELD SURVEY PERFORMED. FROM RECORDS ONLY.
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LEGEND

SPOT ELEVATION ("*" INDICATES ELEVATION LOCATION UNLESS OTHERWISE INDICATED)	SPOT ELEVATION ("*" INDICATES ELEVATION LOCATION UNLESS OTHERWISE INDICATED)
SIGN	SIGN
LIGHT POLE	LIGHT POLE
SANITARY MANHOLE	SANITARY MANHOLE
SANITARY SEWER	SANITARY SEWER
HYDRANT	HYDRANT
VALVE BOX	VALVE BOX
WATER MAIN	WATER MAIN
STORM CATCH BASIN (PAVT.)	STORM CATCH BASIN (PAVT.)
STORM MANHOLE	STORM MANHOLE
STORM SEWER	STORM SEWER

BENCH MARKS (NAVD88 DATUM)

BENCH MARK A
CHISELED SQUARE ON EAST SIDE CONCRETE BASE FOR METAL LIGHT POLE AT NORTHWEST CORNER PARKING LOT. ELEVATION: 769.91

BENCH MARK B
CHISELED SQUARE ON SOUTHEAST CORNER OF CONCRETE ABUTMENT ON SOUTH SIDE OF STREAM. ELEVATION: 757.64

BENCH MARK C
CHISELED X ON NNW UPPER FLANGE BOLT ON HYDRANT AT THE SOUTHEAST CORNER OF PARKING LOT. ELEVATION: 768.22

NOTE:
TOPOGRAPHICAL SURVEY PERFORMED BY FTC&H ON DECEMBER 23, 2019.

12/15/2021	PLAN UPDATES
11/29/2021	BID ISSUE
DATE	SUBMITTALS/REVISIONS

PROJECT NAME:
ROCHESTER COMMUNITY HOUSE RENOVATION AND ADDITION

SHEET TITLE:
SITE PLAN

CLIENT:
CITY OF ROCHESTER

LEGEND:
 PRELIMINARY
 CONSTRUCTION
 RECORD

DRAWN BY:	CHECKED BY:	DATE:
JLA	AAP	JULY 2021

SCALE:
1" = 20' HORIZ.
0 10 20 40

811 Know what's below. Call 72 hours before you dig.

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PROJECT NO. **0270-0213**

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03 SITE PLAN - 12/26/2024 2:40:52 PM

SHEET NO. **3**



ANDERSON, ECKSTEIN AND WESTRICK, INC.

CIVIL ENGINEERS SURVEYORS ARCHITECTS

51301 Schoenherr Road Phone 586 726 1234
Shelby Township Michigan 48315 Fax 586 726 8780

www.aewinc.com

ENGINEERING STRONG COMMUNITIES



ARBORVITAE : EMERALD GREEN



BASKET OF GOLD : AURINIA SAXATILIS



PURPLE FLAME GRASS : MISCANTHES SINENSIS



COMMON BOXWOOD : WINTER GEM BOXWOOD

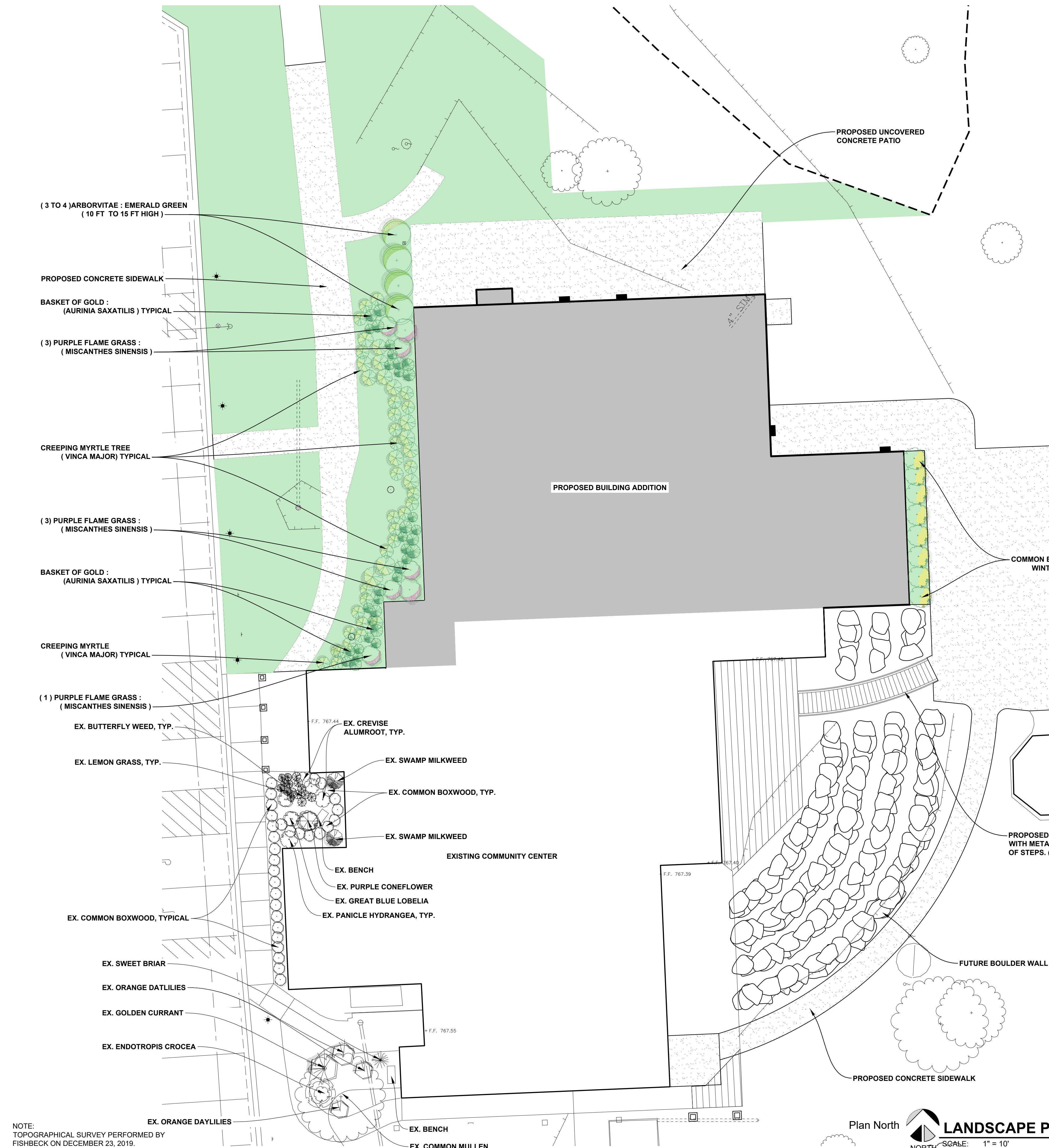


CREEPING MYRTLE TREE : VINCA MAJOR (GROUND COVER)

LEGEND

- PLANTING BED 1, 4" THICK DOUBLE SHREDDED RED CEDAR MULCH
- SOD & IRRIGATION

SYMBOL	QUANTITY	COMMON NAME	NAME AND SIZE
	5	ARBORVITAE	EMERALD GREEN HEIGHT 10 FT TO 15 FT WIDTH 3 - 5 FT SUN FULL TO PARTIAL
	7	PURPLE FLAME GRASS	MISCANTHES SINENSIS HEIGHT 4 FT TO 5 FT WIDTH 2 FT TO 5 FT. SUN FULL TO PARTIAL
	33	BASKET OF GOLD	AURINIA SAXATILIS HEIGHT 6" TO 12" WIDTH SPREADING SUN FULL TO PARTIAL
	41	CREEPING MYRTLE	VINCA MAJOR (GROUND COVER) HEIGHT 4" TO 6" WIDTH SPREADING SUN SHADE TO PARTIAL
	7	COMMON BOXWOOD	WINTER GEM BOXWOOD HEIGHT 2 FT. TO 3 FT. WIDTH 3 FT. SUN FULL SUN
		EXIST. BOXWOOD	
		EXIST. SWAMP MILKWEED	
		EXIST. BUTTERFLY WEED	
		EXIST. CREVISE ALUMROOT	
		EXIST. PANICLE HYDRANGEA	
		EXIST. GREAT BLUE LOBELIA	
		EXIST. LEMON GRASS	
		EXIST. ORANGE DAYLILIES	
		EXIST. GOLDEN CURRANT (RIBES AUREUM)	
		EXIST. SWEET BRIAR ROSA	
		EXIST. ENDOTROPIS CROCEA	
		EXIST. PURPLE CONEFLOWER	



Plan North
LANDSCAPE PLAN
SCALE: 1" = 10'

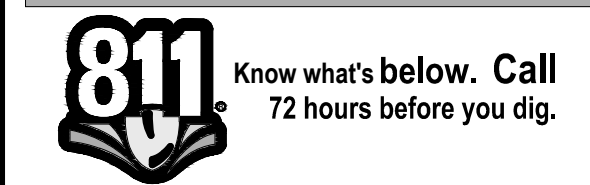
02/14/2022	ADDENDUM #3
11/28/2021	BID ISSUE
07/29/2021	SITE PLAN REVIEW SUBMISSION
DATE	SUBMITTALS/REVISIONS

PROJECT NAME:
ROCHESTER COMMUNITY HOUSE RENOVATION AND ADDITION

SHEET TITLE:
LANDSCAPE PLAN

CLIENT:
CITY OF ROCHESTER

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PRELIMINARY	CONSTRUCTION	RECORD
DRAWN BY: AGP	CHECKED BY: SK	DATE: NOVEMBER 2024
SCALE: 1" = 10' HORIZ.		



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PROJECT NO. 0270-0213

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SHEET NO. L1



ANDERSON, ECKSTEIN AND WESTRICK, INC.

CIVIL ENGINEERS SURVEYORS ARCHITECTS

51301 Schoenherr Road Phone: 586 726 1234
Shelby Township Fax: 586 726 8780
Michigan 48315

www.aewinc.com

ENGINEERING STRONG COMMUNITIES



TREE SCHEDULE					
NO.	NAME	SIZE	STATUS	TO REMAIN	REPLACEMENT REQUIRED
1	HONEY LOCUST	14"	LIVING	X	
2	NORWAY MAPLE	10"	LIVING	X	
3	NORWAY MAPLE	12"	LIVING	X	
4	BLACK WALNUT	8"	LIVING	X	
5	AMERICAN LINDEN	18"	LIVING	X	
6	AMERICAN LINDEN	16"	LIVING	X	
7	BUR OAK	16"	LIVING	X	
8	BLACK CHERRY	16"	LIVING	X	
9	SLIPPERY ELM	12"	LIVING	X	
10	SHAG BARK HICKORY	16"	LIVING	X	
11	SWAMP CHESTNUT OAK	16"	LIVING	X	
12	SWAMP CHESTNUT OAK	12"	LIVING	X	
13	SLIPPERY ELM	16"	LIVING	X	
14	WHITE ASH	16"	LIVING		YES
15	BLACK CHERRY	13"	DEAD		NO
16	SWAMP OAK	24"	LIVING	X	
17	SWEET GUM	24"	LIVING	X	
18	TULIP TREE	12"	LIVING	X	
19	EASTERN RED BUD	3"	LIVING		YES
20	NORWAY SPRUCE	8"	LIVING	X	
21	BITTERNUT HICKORY	24"	LIVING	X	
22	CUCUMBERTREE	14"	LIVING	X	
23	SWAMP CHESTNUT OAK	18"	LIVING	X	
24	PARADISE APPLE	6"	LIVING		YES
25	RED MAPLE	10"	LIVING	X	
26	COMMON HACKBERRY	12"	LIVING	X	
27	AMERICAN HOPHORNBEAM	4"	LIVING	X	
28	WHITE OAK	20"	LIVING	X	
29	BLACK OAK	20"	LIVING		YES
30	AMERICAN HOPHORNBEAM	10"	LIVING		YES
31	COMMON HACKBERRY	7"	LIVING	X	
32	LITTLE LEAF LINDIN	24"	LIVING	X	
33	SILVER MAPLE	4"	LIVING	X	
34	JAPANESE BARBERRY	(4) 2"	LIVING		NO
35	CHOKECHERRY	3"	LIVING	X	
36	CHOKECHERRY	3"	LIVING	X	
37	NORWAY MAPLE	15"	LIVING	X	
38	HONEY LOCUS	8"	LIVING	X	
39	WHITE CEDAR	(12) 2"	LIVING		NO
40	WHITE CEDAR	(12) 2"	LIVING		NO
41	SHAG BARK HICKORY	24"	LIVING	X	
42	BUR OAK	18"	LIVING		YES
43	WHITE CEDAR	4"	LIVING		NO
44	RED MAPLE	6"	LIVING	X	
45	WHITE CEDAR	(6) 2"	LIVING		NO
TOTAL SIZE OF REPLACEMENT TREES:		71"	71" (100% OF REMOVED TREES)/2.5" = 29 TOTAL TREES MAX.		

NOTE:

1. REPLACEMENT TREES WILL BE PLACED IN OTHER AREAS OF THE PARK, NOT IN THE IMMEDIATE AREA OF THE COMMUNITY HOUSE.
2. REPLACEMENT TREES WILL BE FROM THE CITY'S PREFERRED TREE SPECIES LIST.
3. REPLACEMENT TREES WILL BE PLANTED AT A LATER DATE AS PART OF THE PARKS OVERALL TREE REPLACEMENT PLAN.

11/29/2021	BID ISSUE
07/30/2021	SITE PLAN REVIEW RE-SUBMISSION
DATE	SUBMITTALS/REVISIONS

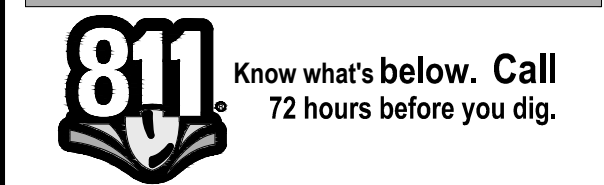
PROJECT NAME:
ROCHESTER COMMUNITY HOUSE RENOVATION AND ADDITION

SHEET TITLE:

TREE SURVEY

CLIENT:
CITY OF ROCHESTER

<input checked="" type="checkbox"/> PRELIMINARY	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> RECORD
DRAWN BY: AGP	CHECKED BY: SK	DATE: NOVEMBER 2024
SCALE: 1" = 10' HORIZ. 0 10 20 40		



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PROJECT NO. 0270-0213

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SHEET NO.

L2



ARCHITECT
 Driven Design Studio PLLC
 117 West Michigan Avenue
 Battle Creek, MI 49017
 (269) 753-8040
 cody@drivendesignstudio.com

OWNER
 Rochester Community House
 816 Ludlow Ave
 Rochester, MI
 (248) 651-0622

CONSTRUCTION MANAGER/GC
 Frank Rewold and Sons
 303 E Third Street
 Rochester, MI
 (248) 651-7242

DESIGNER
 Oak Street Design
 1135 N Oak St
 Rochester, MI
 (248) 891-1629
 jenna@oakstdesign.com

ENGINEER

RENDERINGS - FOR REFERENCE ONLY



ENGINEER

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PROJECT NAME
 ROCHESTER COMMUNITY HOUSE
PROJECT ADDRESS
 816 LUDLOW AVE, ROCHESTER, MI
CLIENT
 ROCHESTER COMMUNITY HOUSE

RENDERINGS - FOR REFERENCE ONLY



ISSUE
 ADDENDUM #1

REVISION

DRAWN BY CMN
DATE 10/1/2024 7:19:15 AM
SCALE
STAMP

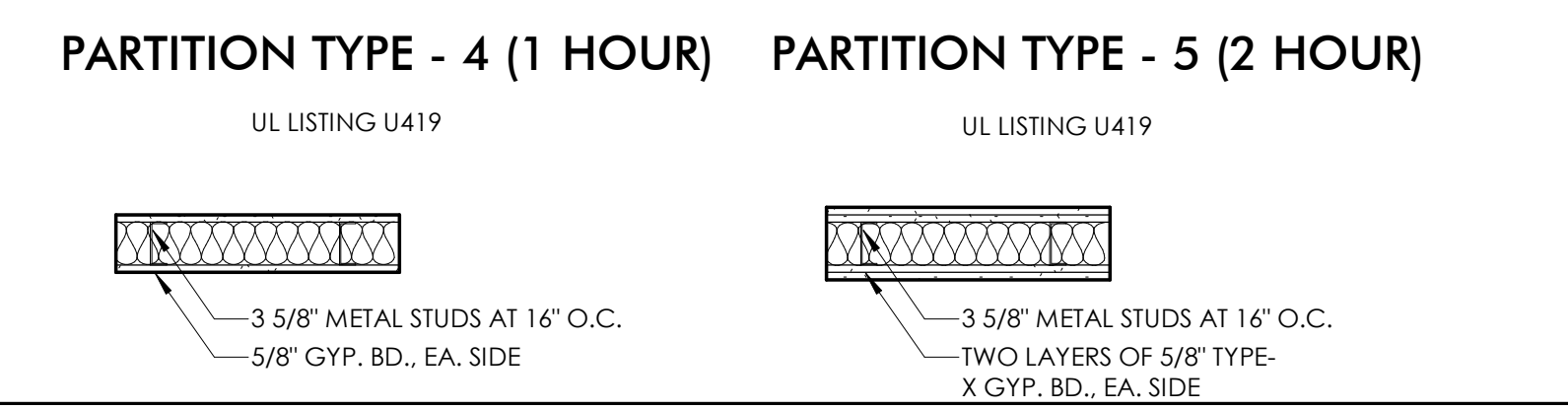
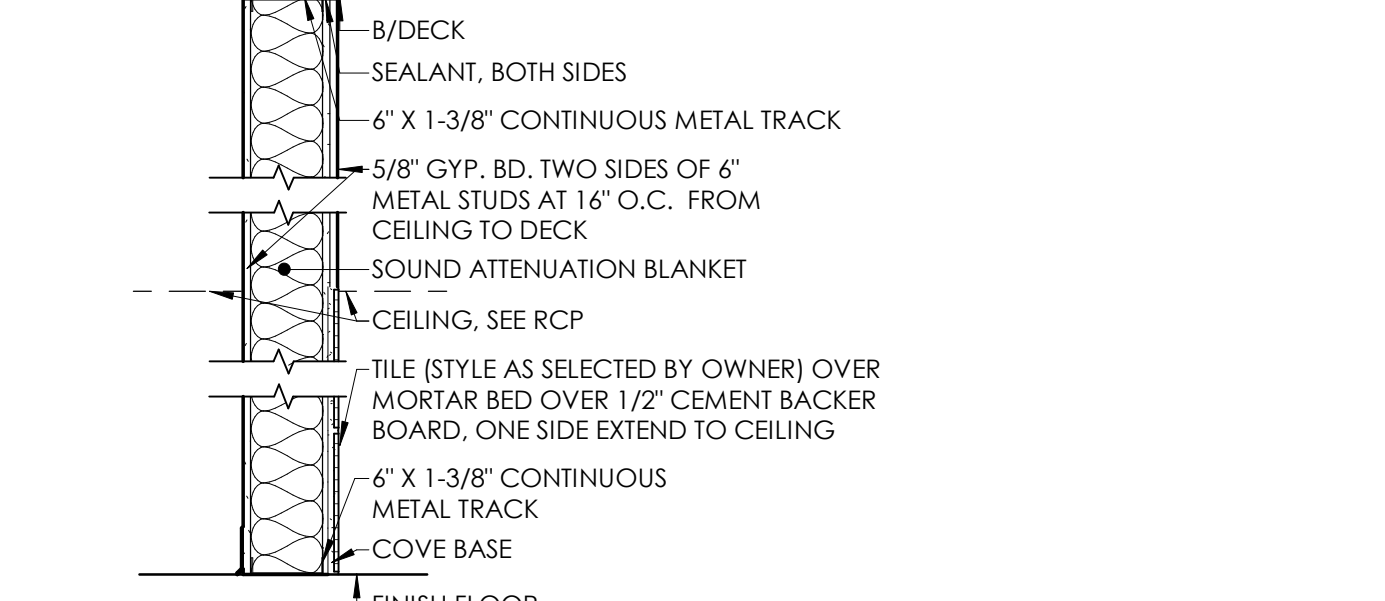
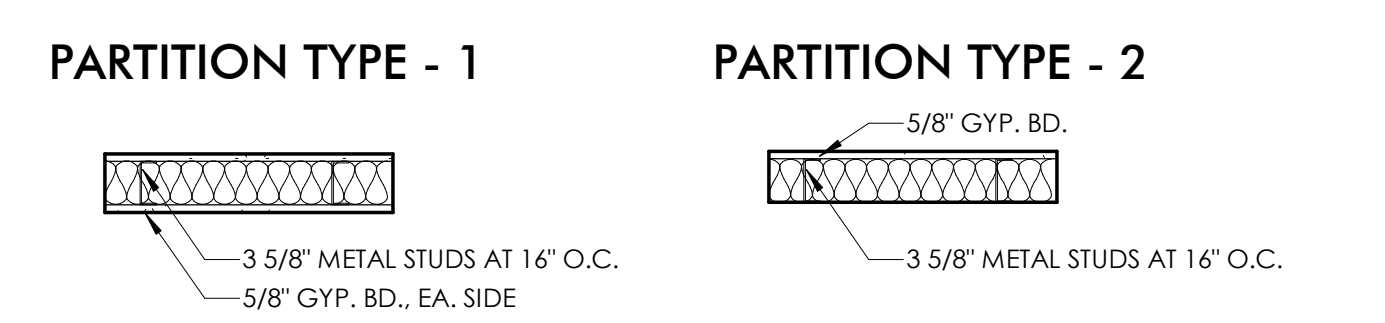
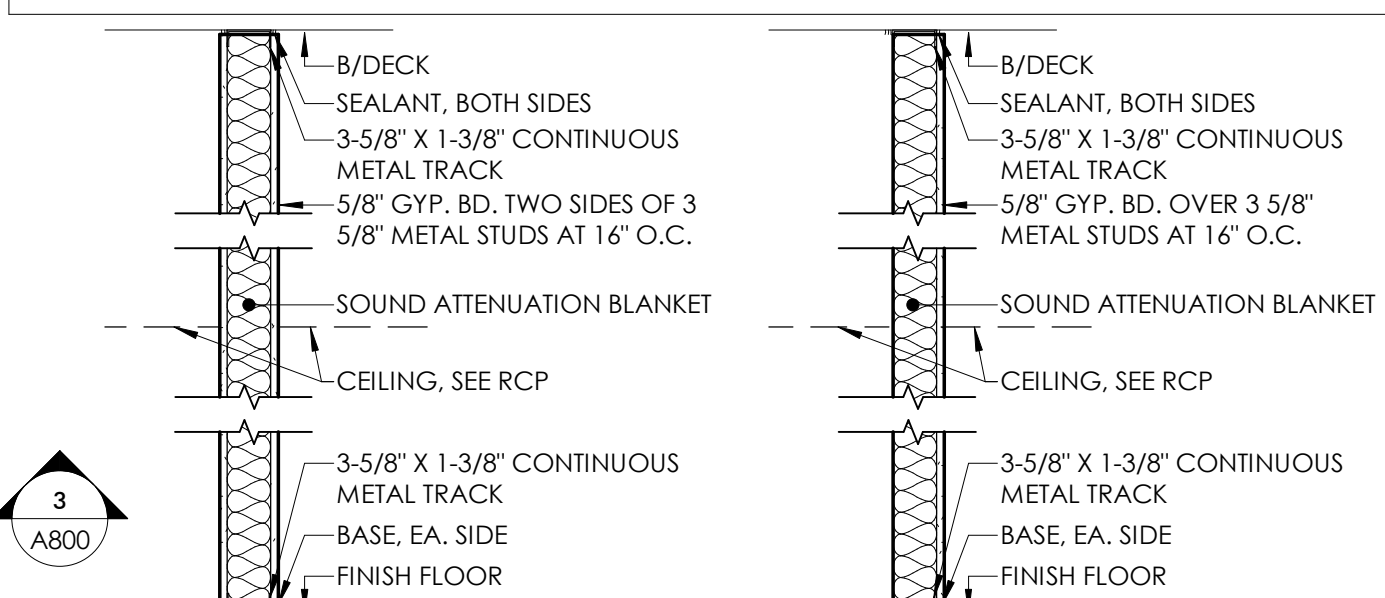
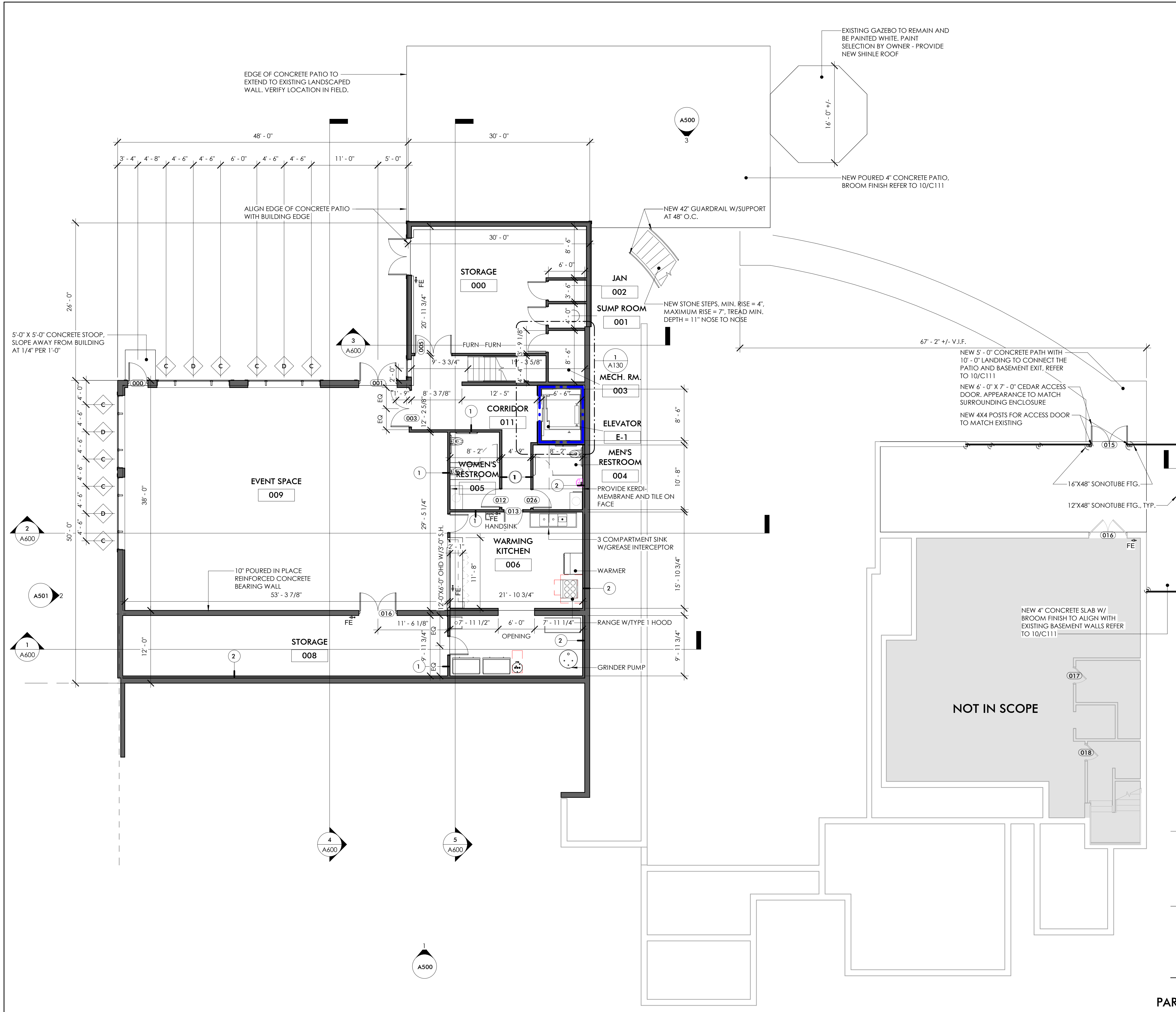
PROJECT NUMBER
 2023.001

RENDERINGS
T001

RENDERINGS - FOR REFERENCE ONLY

GENERAL NOTES

1. THE EXISTING ROOF STRUCTURE IS TO REMAIN. THE EXISTING SHEATHING IS TO BE INSPECTED AND REPAIRED/REPLACED AS REQUIRED.
2. ALL EXISTING INTERIOR WALLS THAT ARE TO REMAIN ARE TO BE PATCHED AS REQUIRED FROM NEW UTILITIES OR GENERAL CONSTRUCTION.
3. INFILL OF EXISTING WALL OPENINGS IS TO RESULT IN FLUSH FINISHES ON BOTH SIDES OF THE WALL. UNLESS OTHERWISE NOTED, USE APPROPRIATE STUD FRAMING TO ACHIEVE DESIRED FINISH.
4. INSTALL WOOD BLOCKING IN WALLS AS NECESSARY FOR INSTALLATION OF ALL CASEWORK, MIRRORS, TOWEL BARS, SHOWER CURTAIN RODS, TOILET PAPER DISPENSERS, PAPER TOWEL HOLDERS, TOILET PARTITIONS, RAILINGS, AND ANY OTHER ACCESSORIES.
5. PROVIDE CEMENT BOARD IN LIEU OF GYPSUM BOARD AT ALL BATHTUB, SHOWER, AND KITCHEN LOCATIONS TO RECEIVE WALL TILE. COORDINATE WITH INTERIORS.
6. DRAWINGS ESTABLISH THE DESIGN INTENT OF WORK TO BE PERFORMED. ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL TRADES SHALL CAREFULLY COORDINATE WORK OF ALL OTHER TRADES. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS AND FOR VERIFYING THEM WITH THE CONTRACT DOCUMENTS. ANY DISCREPANCIES OR CONFLICTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND THE OWNER PRIOR TO FABRICATION OR INSTALLATION.
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11. BATHROOM MIRRORS AND LIGHT FIXTURES ABOVE VANITIES SHALL BE CENTERED ON THE SINKS.



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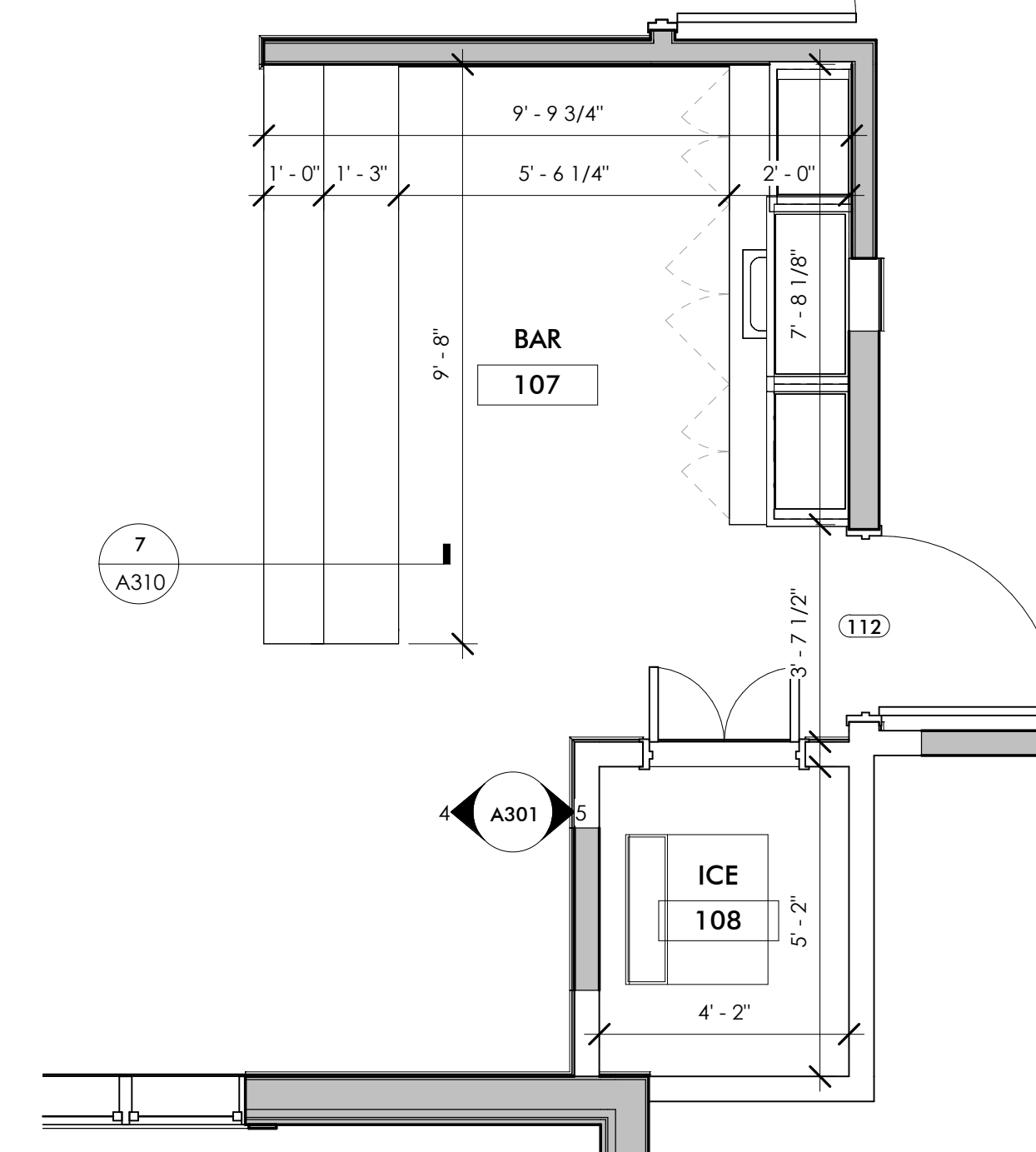
PROJECT NUMBER
 2023.001
 NEW BASEMENT FLOOR PLAN

A120

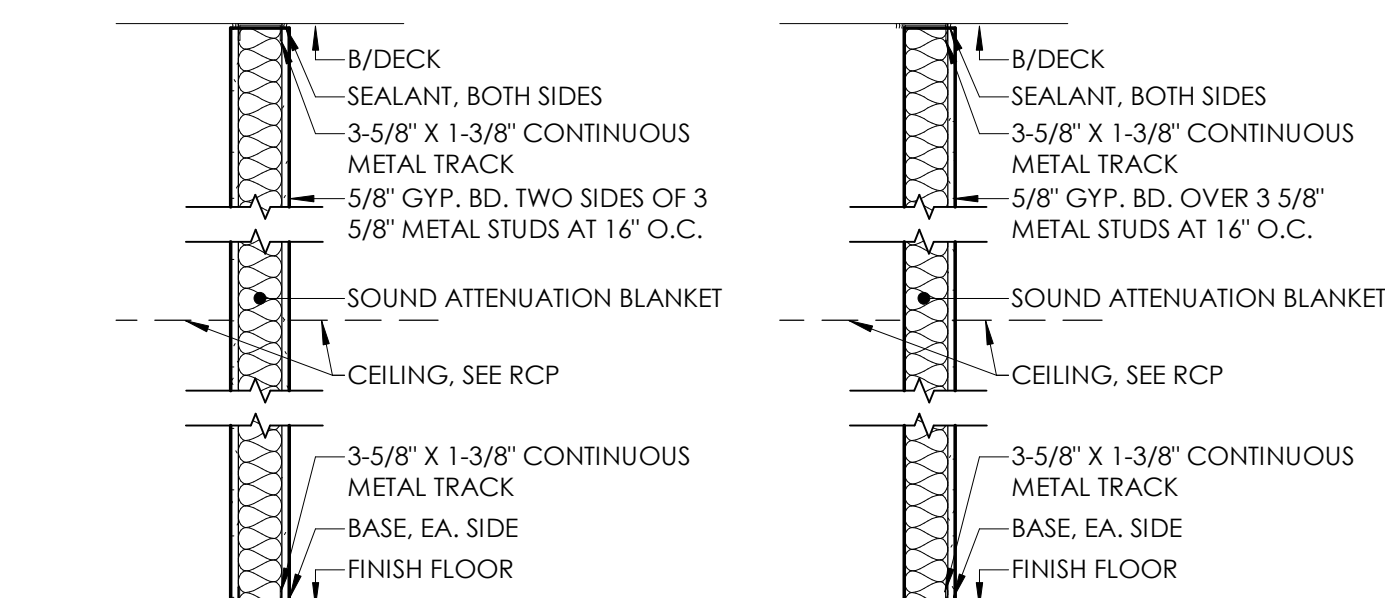
1 BASEMENT FLOOR PLAN
 A120 1/8" = 1'-0"

GENERAL NOTES

- ALL GYPSUM BOARD THROUGHOUT IS TO BE 5/8" TYPE-X AS A MINIMUM.
- ALL EXISTING INTERIOR WALLS THAT ARE TO REMAIN ARE TO BE PATCHED AS REQUIRED FROM NEW UTILITIES OR GENERAL CONSTRUCTION.
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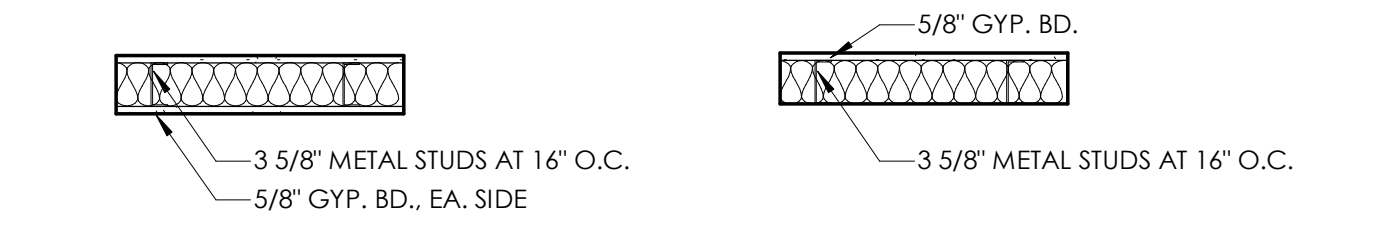


2 BAR 107 ENLARGED PLAN
 3/8" = 1'-0"

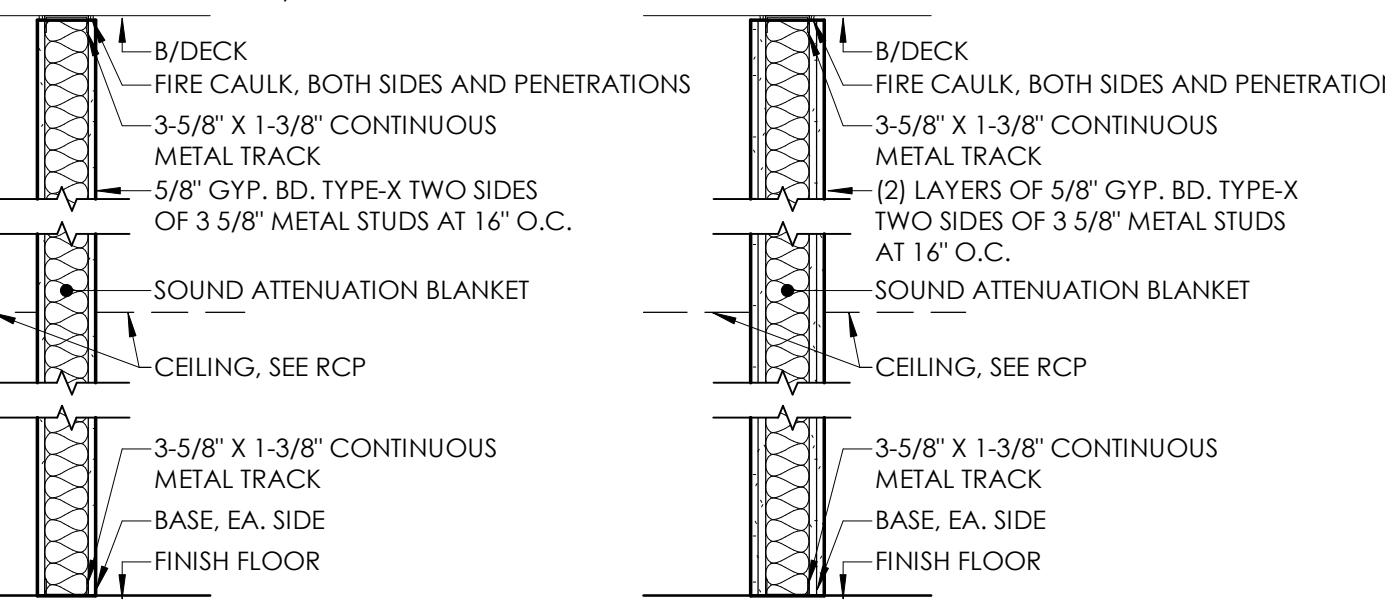
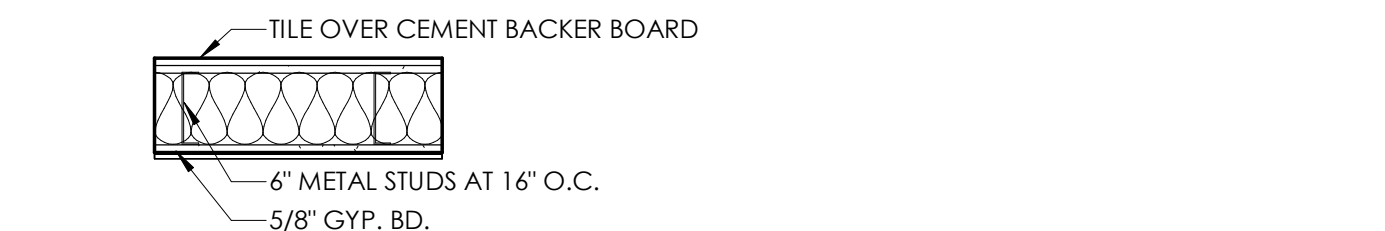


PARTITION TYPE - 1

PARTITION TYPE - 2

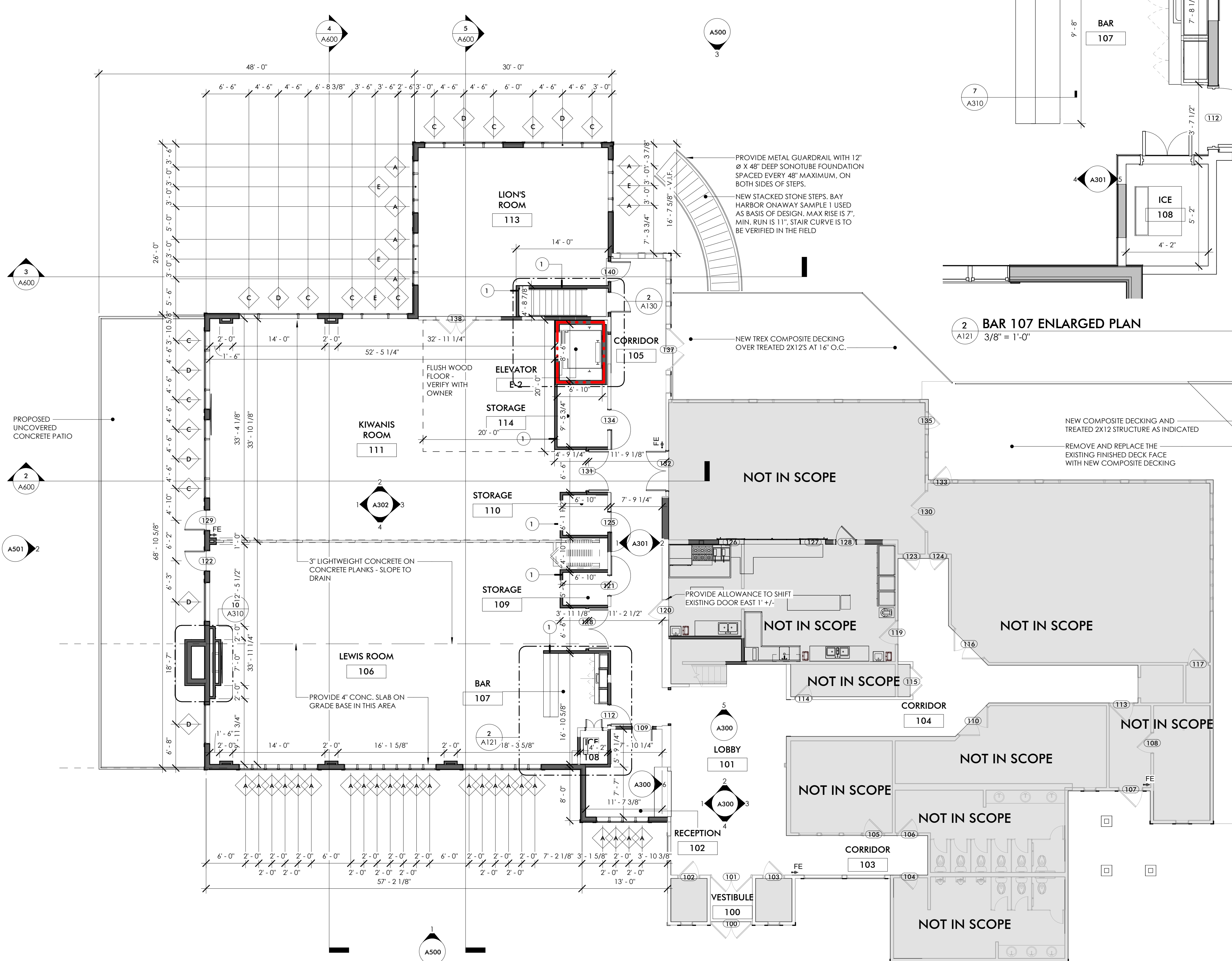
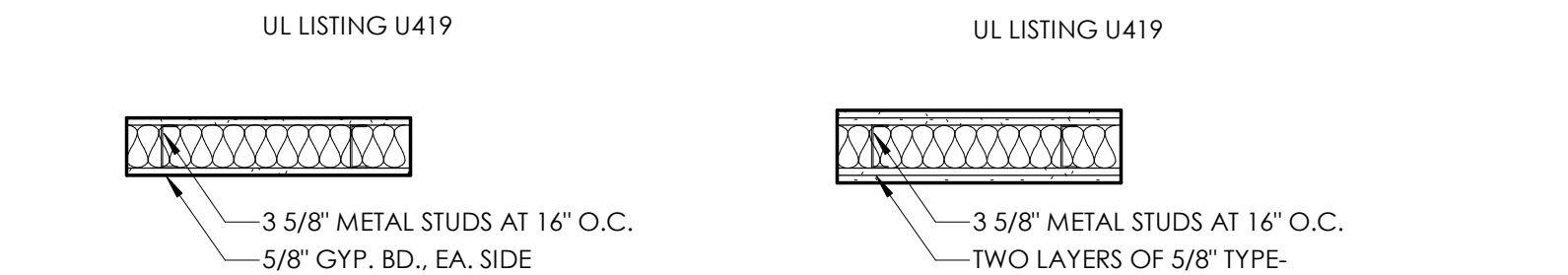


PARTITION TYPE - 3



PARTITION TYPE - 4 (1 HOUR)

PARTITION TYPE - 5 (2 HOUR)



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

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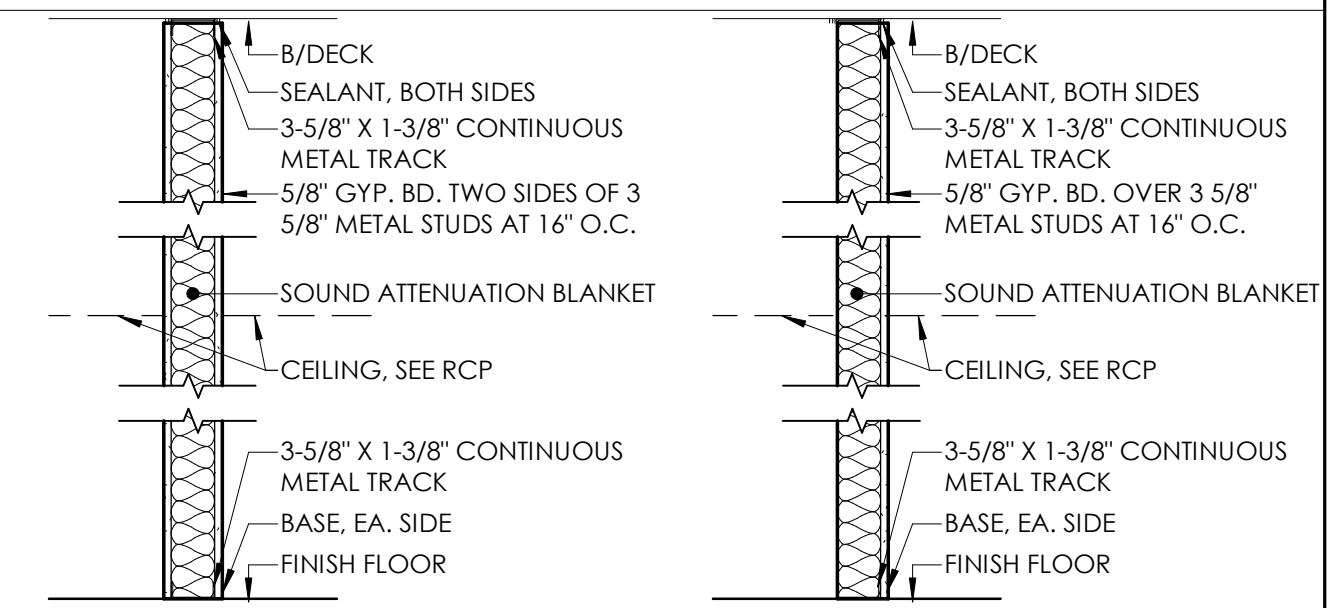
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NEW FIRST FLOOR PLAN
A121

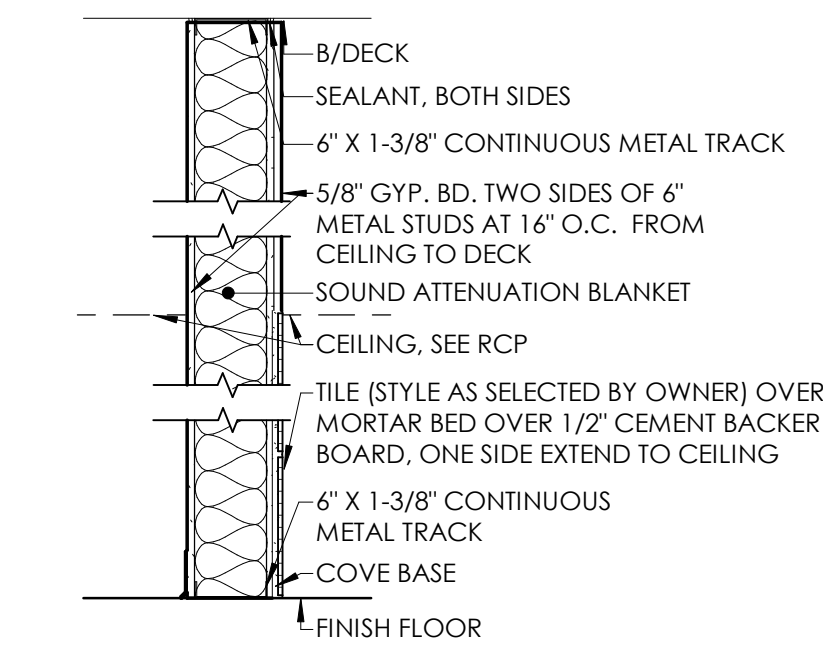
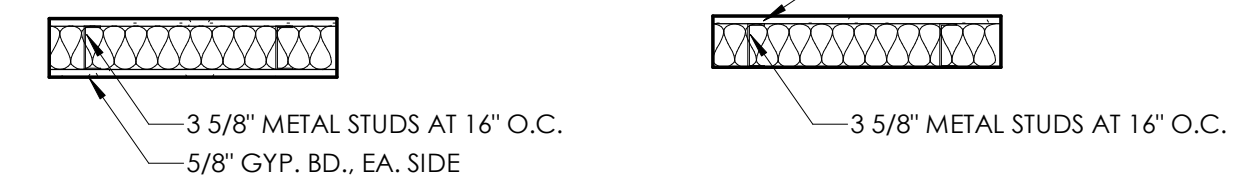
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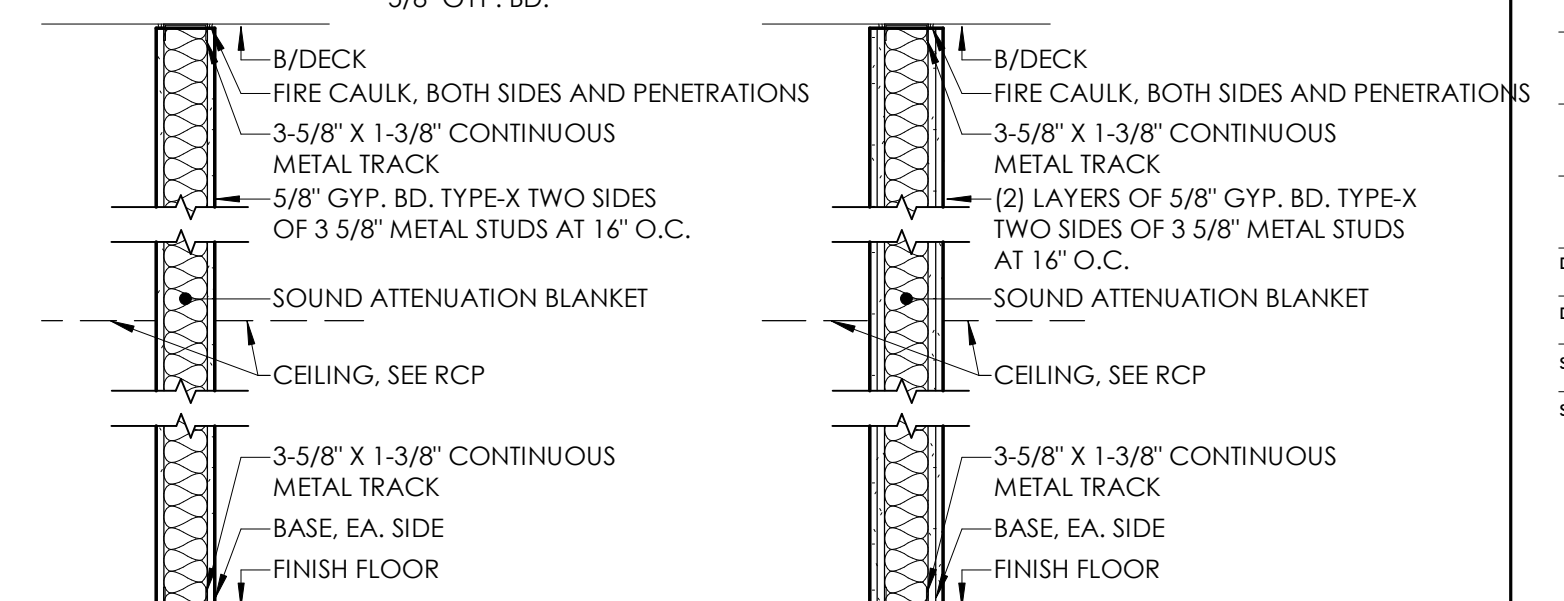
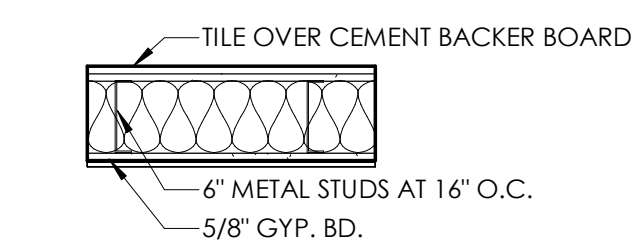


PARTITION TYPE - 1

PARTITION TYPE - 2



PARTITION TYPE - 3

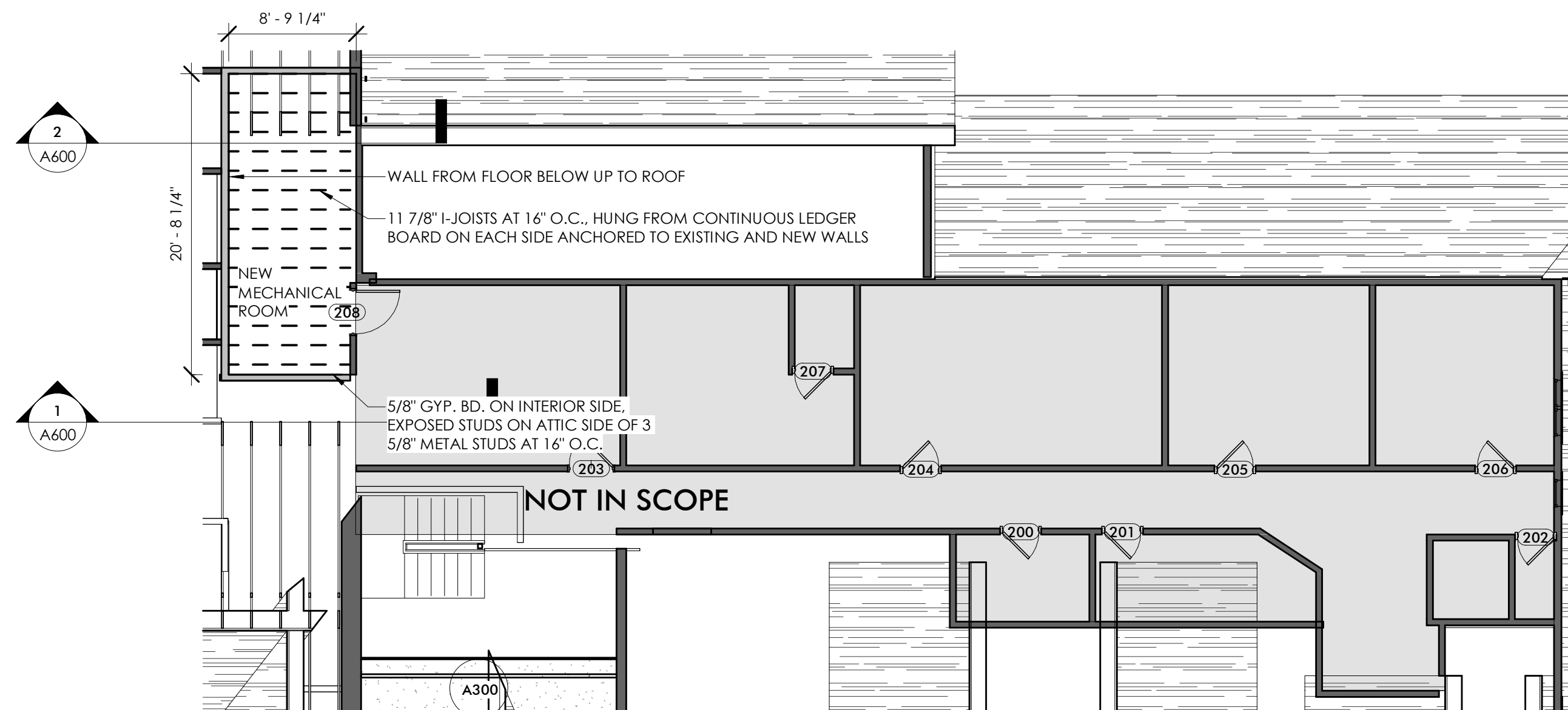
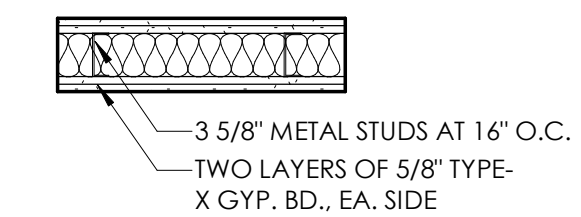
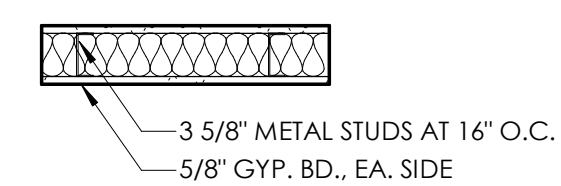


PARTITION TYPE - 4 (1 HOUR)

PARTITION TYPE - 5 (2 HOUR)

UL LISTING U419

UL LISTING U419



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

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 NEW SECOND FLOOR PLAN

A122

GENERAL NOTES

1. ALL EXISTING ROOFING IS TO BE REMOVED AND REPLACED WITH A NEW 24 GA. STANDING SEAM METAL ROOF. ALL EXISTING SHEATHING IS TO BE INSPECTED AND REPLACED AS REQUIRED
2. ALL NEW ROOFING IS TO MATCH THE NEW 24 GA. STANDING SEAM METAL ROOF ON THE REST OF THE EXISTING BUILDING
3. PROVIDE NEW GUTTER SCREENS ON ALL EXTERIOR GUTTER
4. INSPECT AND REPAIR/REPLACE EXISTING SKYLIGHTS AS REQUIRED THROUGHOUT THE PROJECT

NOTE:
 PROVIDE ALLOWANCE TO REPLACE 50%
 OF THE EXISTING ROOF SHEATHING.

REPLACE EXISTING ROOFING WITH NEW
 ASPHALT SHINGLE ROOF TO MATCH THE
 NEW ROOF ON THE BUILDING

PRE-ENGINEERED
 TRUSSES AT 2'-0" O.C.
 OVER NEW ROOF
 SHEATHING

OVERBUILD TRUSSES/ROOF. SEE
 FRAMING PLAN TRUSSES.
 ENGINEERING BY OTHERS.

CONTINUOUS RIDGE VENT
 NEW ASPHALT SHINGLE ROOFING ON NEW ADDITION.
 SHINGLES ARE TO BE BLACK AND STRIP/3-TAB

NEW ASPHALT SHINGLE ROOFING ON EXISTING ROOF
 DECKING - REPLACE DECKING AS REQUIRED. SHINGLES
 ARE TO BE STRIP/3-TAB AND BLACK IN COLOR

PRE-ENGINEERED
 TRUSSES AT 2'-0" O.C.
 OVER NEW ROOF / 12"

PRE-ENGINEERED
 TRUSSES AT 2'-0" O.C.
 OVER NEW ROOF / 12"

PRE-ENGINEERED
 TRUSSES AT 2'-0" O.C.
 OVER NEW ROOF / 12"

1 ROOF PLAN
 A210 1/8" = 1'-0"

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ROOF PLAN
A210

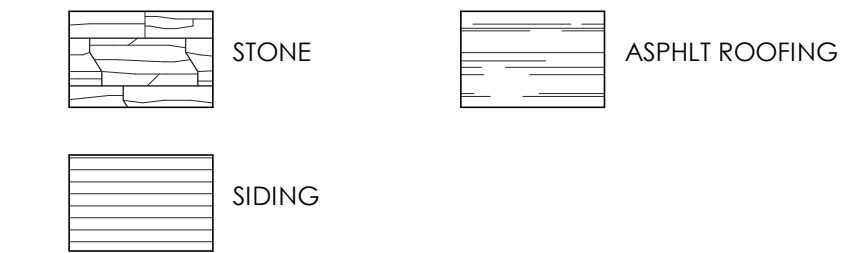
EXTERIOR MATERIALS

EXTERIOR SIDING MATERIAL - LP SIDING - DARK BROWN TO MATCH ENTRY PILLARS
 ASPHALT SHINGLE ROOFING - MONTE BLACK LANDMARK DESIGNER SIGNATURE ROOF
 TREX RAILING - WESTBURG CABLE SYSTEM (VERTICAL WIRES), VINTAGE LANTERN COLOR AND DARK BROWN DECKING



1 WEST ELEVATION
 A500 1/8" = 1'-0"

EXTERIOR ELEVATION SYMBOL LEGEND



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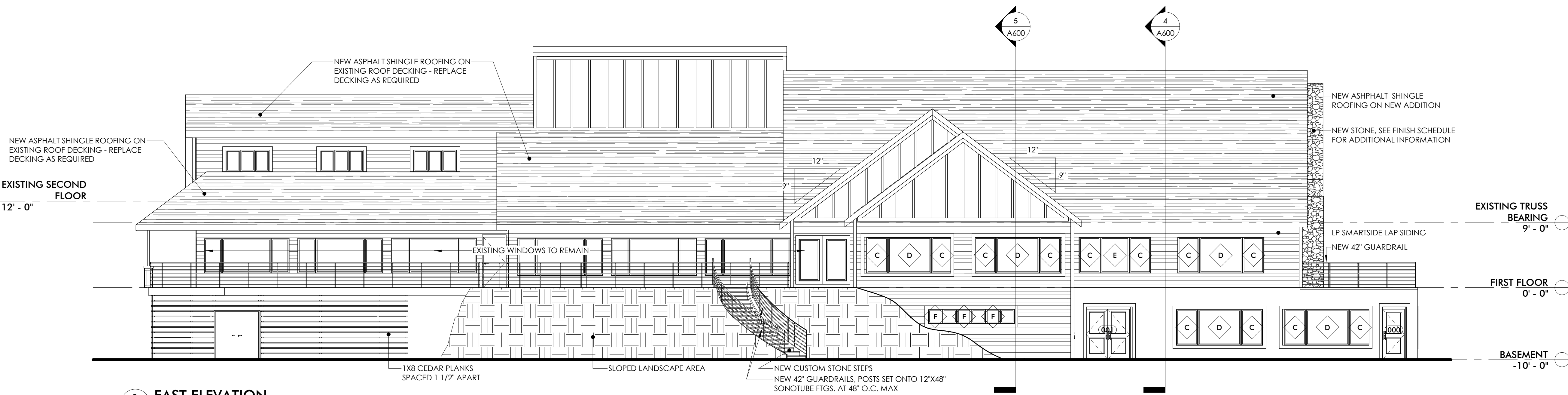
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EXTERIOR ELEVATIONS

A500

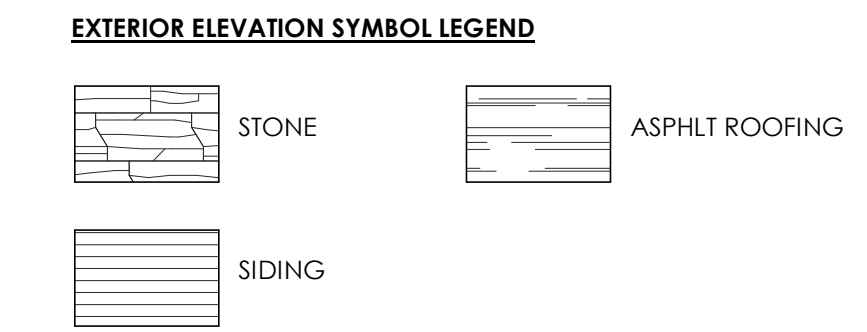
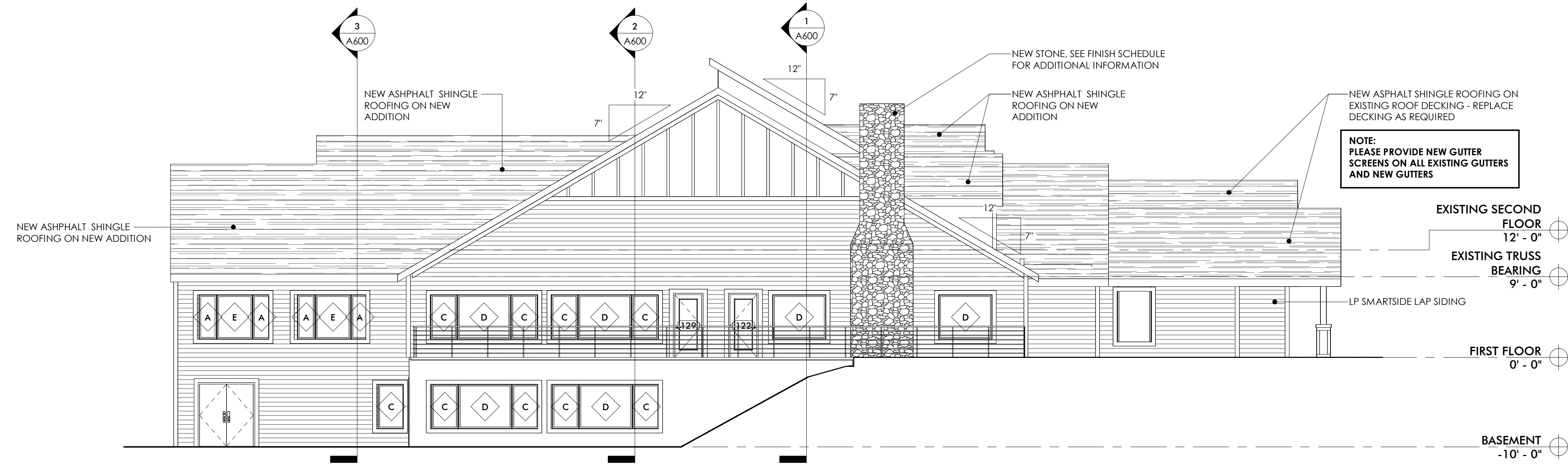


3 EAST ELEVATION
 A500 1/8" = 1'-0"

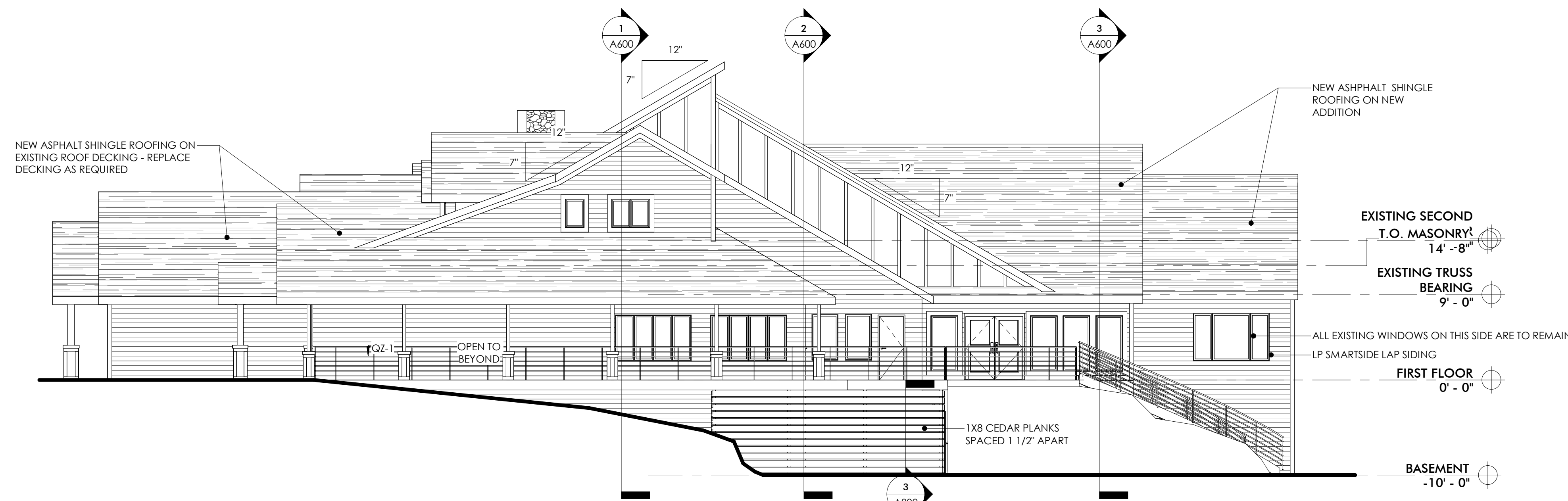
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ARCHITECT
 Driven Design Studio PLLC
 117 West Michigan Avenue
 Battle Creek, MI 49017
 (269) 753-8040
 cody@drivendesignstudio.com



2 NORTH ELEVATION
 A501 1/8" = 1'-0"



1 SOUTH ELEVATION
 A501 1/8" = 1'-0"

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EXTERIOR ELEVATIONS

A501