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	**February 2, 2026**	**7:00 PM**

1. Call to Order and Roll Call

   A. Election of Chair.

2. Pledge of Allegiance

3. Public Comment

4. Approval of the Minutes

   A. Consideration of the Minutes of the Regular Meeting of January 5, 2026.

5. Public Hearings

   A. Notice of Public Hearing: 816 Ludlow, Rochester Community House. Request for Site Plan Approval.

6. Considerations:

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

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

   C. Consideration of 413 S. Main: Request to Set Public Hearing for Payment in Lieu of Parking. Request to Set a Public Hearing.

7. Miscellaneous

   A. 2025 Annual Report — Presented by Mckenna

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: 872 4204 3460** 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/87242043460** (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**.

ROCHESTER
Where you live.

1. CALL TO ORDER AND ROLL CALL

A meeting of the City of Rochester Planning Commission (PC) was called to order on January 5, 2026, at 7:00 p.m. by Chairman Gassen.

PRESENT: David Gassen, Chairman
Debbie Jones, Mayor
Dan Bachmann, Commissioner
David Hardin, Commissioner
Richard Kendziuk, Commissioner

ABSENT: Christian Hauser, Vice Chairman
Laura Murphy, Commissioner
Matt Stone, 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, Building and 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 December 1, 2025.

MOTION by Bachmann supported by Jones to approve the minutes of December 1, 2025, minutes as amended.

1. Change 6B to 5B
2. Change Tom Iacopelli to Joe Iacopelli

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

MOTION Carried.

DRAFT

5. PUBLIC HEARINGS

A. A public Hearing Notice: consideration of site plan review for proposed office use to be located at 134 S. Main.

Vidya McKenna Planner gave her overview of the proposed project. The plan proposes the addition of a veranda awning structure on the north side of the building, reducing the setback to 7.8 feet. Parking on the site currently abuts the sidewalk with no separation between vehicular and pedestrian traffic. Based on our recommendation the applicant has revised their site plan to incorporate a 5' wide greenbelt along the subject site's frontage. Planning Commission modification for one parking spot can be granted under the provisions of Section 2402, sub-section. No trees are proposed for removal as part of this project. Per the applicant the proposed office use will not generate any significant trash. Any trash generated will be disposed of off-site by the property owner.

The revised site plan addresses all of the concerns that were noted in prior review and raised at the Planning Commission meeting. Therefore, we recommend that the Planning Commission grant site plan approval for the proposed office use located at 134 S. Main subject to the following conditions: 1. Coordination with the property owner to the south (120 S. Main) and the City prior to any vegetation cleaning in the alley. 2. City Administration approval of mural design prior to installation.

The applicant Roger Berent was present.

The public hearing was opened at 7:14 p.m.

There was no public online or in person that wished to be heard.

The public hearing was closed at 7:14 p.m.

MOTION by Bachmann supported by Kendziuk to approve with modification of one parking spot waiver due to the expected low intensity use. Coordination of 134 S. Main and 120 S Main to get City approval before clearing any vegetation in the cleaning of the alley. City Approval before any mural is installed. Acceptance of drainage methodology to administration.

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

MOTION Carried.

DRAFT

B. Public Hearing Notice consideration of site plan and special exception approval for proposed mixed – use building to be located at 139 Romeo.

Vidya gave an overview that the building does not meet the minimum side yard or combined side yard requirement. The Planning Commission has the discretion to modify these setbacks, but the applicant must provide written justification. Copy of the shared access agreements must be submitted for review and approval by the City Attorney and must be recorded with the Register of Deeds prior to issuance of a Certificate of Occupancy.

The site plan notes the provision of 9 parking spaces including one (1) handicap accessible space. In addition, the barrier free space per ADA guidelines must be provided closest to the entrance. The applicant notes their intent to seek a variance from this standard. The shared parking agreement cannot replace the need for a variance from number of spaces unless the spaces being shared are in excess of what is required for use by that parcel under ordinance provisions. It is unclear how the trash generated by the retail use will be handled and disposed of. The applicant has submitted a landscape plan that shows landscaping within the front greenbelt and also on the north side of the parking lot at the rear of the site.

It is recommended that the Planning Commission grant site plan and special exception approval for the proposed mixed use building to be located at 139 Romeo Road subject to the conditions on the review letter from Mckenna dated December 28, 2025, items one through eight.

Joe Iacopelli and Kevin Rossenburg were present, drafts of the agreements have been completed. Trash pickup will be curbside. Landscaping is drought free therefore no irrigation will be needed. The retaining wall to be addressed during the cleanup/construction process for a repair.

The public hearing was opened at 7:47 p.m.

Joseph from 90 N Main, Rochester Chiropractic, spoke on the construction issues.

The public hearing was closed at 7:50 p.m.

Discussion ensued as to whether the applicant was ready to proceed with the number of items needing to be addressed. The shared agreements were also discussed with the Attorney and were submitted at a later date. Colors of the siding on the building were also discussed. The comments of Vidya's letter items one through eight were also addressed by the applicant.

MOTION by Kendziuk supported by Jones to approve Site Plan and Special Exception to allow second floor apartments. Subject to the conditions 1-8 with number 7 repair of retaining wall along with wrapping the east side of the building that it is not continuous type of material.

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

MOTION Carried.

C. Public Hearing Notice: Consideration of Site Plan and Special Exception amendment #2 for the Market + Graham to be located at 265 E. Second Street.

Vidya gave an overview of the amendment for this project. During the course of site work and demolition, the applicant encountered certain construction challenges on the site, necessitating a modification in some aspects of the approved site plan. The existing building is non-conforming and encroaches significantly into Water Street front yard. The existing nonconformity is not being altered. The previously approved vehicular circulation pattern remains unchanged.

The applicant is proposing to improve the frontage by eliminating the parking within the setback area, extending the landscape island at the street corner partially along the frontage, to create a defined access drive even though it is excessively wide. The plan proposes extending the sidewalk connection across a larger portion of the Water Street frontage and striping a crosswalk across the wide access drive on Water Street to facilitate continuous pedestrian access from Water Street to E. 2nd Street. The applicant has submitted a landscape plan for the site. The plan proposes a row of ornamental shrubs and an ornamental tree on the southeast corner of the site and landscaping around the monument sign base

It is recommended that the Planning Commission grant amendment #2 Site Plan and Special Exception approval for the DDA open-air event space project to be located at 265 E. 2nd Street, subject to the following condition: 1. Coordinating with the bank property to the west prior to any off-site tree removal.

Steve Auger Architect was present along with DDA Director Kristi Trevarrow. Kristi explained the parking on the Farmers Market Days.

The public hearing was opened at 8:34 p.m.

Chris Garian of 180 E Second Street addressed concerns over parking.

The public hearing was closed at 8:46 p.m.

MOTION by Bachmann supported by Jones to approve amendment number 2 for Site Plan and Special Exception with the following stipulation: coordinate with Huntington Bank prior to tree removal.

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

MOTION Carried.

DRAFT

D. Public Hearing Notice: Consideration of 1129 N. Main Request for Site Plan Approval.

Viday gave an overview of this project. The existing building and proposed additions are in conformance with respect to the required front, rear, and side yard setbacks. Parking is based upon the square footage of the building used for office. The plan notes two (2) parking spaces within the garage and two (2) spaces on the driveway. A new barrier free parking space is to be created on the site, parallel to Ferndale. The space is complaint with ADA requirements. The applicant has provided a written statement explaining the functioning of the tandem parking in the driveway and garage. The proposed improvements to the site resulted in no tree removal. The plan states that the trash removal will take place through the currently existing residential curbside trash pick-up service.

We recommend that the Planning Commission grant site approval plan for the proposed office use be located at 1129 N. Main Street subject to approval of all signage by City Administration prior to installation.

The applicant Todd Sterling was present and stated he was excited for this project and in keeping the property nostalgic.

The public hearing was opened at 8:54 p.m.

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

The public hearing was closed at 8:55 p.m.

MOTION by Kenziuk supported by Jones to approve Site Plan approval with signage to be approved by City Administration.

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

MOTION Carried.

6. CONSIDERATIONS

A. Consideration of 816 Ludlow Ave. – Consideration of scheduling of a public hearing for the proposed addition to the Rochester Community House located at 816 Ludlow.

Vidya gave the background information on this project. After speaking with the Engineer, it was explained that the lower-level basement will not be constructed. It is suggested that we have a revised narrative to know what exactly the Planning Commission approves. Clarify if the plan includes furniture for the outdoor patio and decks as was previously approved. The current plan does not include any details. It appears the revised architectural elevations are drawn by a new design firm. We recommend that updated colored renderings of the building (as submitted with previous versions of the plan) be submitted. It is recommended 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.

Alan Smith for the Community House was present. Alan stated meetings took place for cost cutting measures as was needed, the addition will improve the facility. Arborvitae's will be planted at northwest corner and will start about 5 to 6 feet tall. Alan also went over the colors for the facility.

MOTION by Bachmann supported by Hardin to approve for a Public Hearing at the next available meeting.

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

MOTION Carried.

8.MISCELLANEOUS

Chairman Gassen addressed the Commission and Administration and informed them of his decision to resign from the Planning Commission after thirty years. Chairman Gassen enjoyed working with the Commission and the current and past Administration.

City Manager Nik Banda congratulated Chairman Gassen for his thirty years and thanked him for all his knowledge.

Nik also stated that there are openings on the Commission.

Vidya also thanked Commission Gassen after working with him for the last fifteen years for always being respectful and professional and wished him the best.

Commissioner Kenziuk inquired about the next goals and objectives meeting. Nik Banda gave update that a meeting will take place at a later date.

City Manager, Nik Banda also informed the Commission the hiring of the new Fire Chief Scott Demoff and will introduce him at an upcoming meeting. Nik also gave an update on the Granary Project.

The Commission will vote on a new Chairperson at the next Meeting.

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

10.ADJOURNMENT
Hearing there is no further business to discuss, the meeting was Adjourned at 9:27 P.M.

Respectfully Submitted,
Rose McKinney, Building and Planning Clerk

DRAFT

City of Rochester

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Rochester, MI 48307
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F: (248) 733-3170
www.rochestermi.org

Planning Commission

NOTICE OF PUBLIC HEARING

400 Sixth Street	**February 2, 2026**	**7:00 pm**

NOTICE IS HEREBY GIVEN THAT THE ROCHESTER PLANNING COMMISSION will hold a Public Hearing for the consideration of The Rochester Community House site plan approval located at 816 Ludlow. The project is seeking to remodel a portion of the existing community house building and construct a new addition with a banquet hall. The public hearing is scheduled for Monday, February 2 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 18, 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
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MCKENNA

January 23, 2026

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

Subject: **Rochester Community House/816 Ludlow/Site Plan and Special Exception Review**; Site plan dated 11/25/2025; renderings dated 11/24/2025.

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.

Background. 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. In January 2025, the applicant submitted a new plan set for preliminary review with some modifications. The plans were not re-submitted for Planning Commission consideration. At this time the applicant has submitted plans with further modification to fit the revised scope and budget of the project.

The applicant appeared before the Planning Commission for a preliminary hearing on January 5, 2026 and was scheduled for a public hearing.

COMMENTS

Article 27, Section 2701 of the Zoning Ordinance, outlines the requirements for site plan review. We offer the following comments for your consideration:

1. **Use.** 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. Community Centers are permitted as a special exception use in the R-2 district per Section 603 (3) of the Zoning Ordinance.

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2. **Vehicle Access.** The subject site has a single access drive off Ludlow Avenue, which will remain unaltered.

3. **Pedestrian Access.** There is an existing concrete sidewalk along the site's Ludlow frontage. Since the site is part of the Municipal Park system, there are no conventional sidewalk connectors to the building. Instead, the plan shows a sidewalk along the entire west side of the building, which connects to the paver patios on the north side of the building in proximity to the trail system in the park. The sidewalk along the building frontage is barrier free accessible and includes ramp locations.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

4. **Off-Street Parking.** Parking requirement for the subject site would be considered similar to a “cultural center” or similar facility and required at the rate of one (1) for each 500 sq. ft of gross floor area or occupancy allowed. Based on this standard a total of 32 spaces are required for the site. The site provides for a total of 97 parking spaces and 5 additional parking spaces. The spaces are striped and meet ordinance requirements.

5. **Loading.** The Ordinance requires the provision of a 10’ x 50’ loading space for the site. The site plan shows the required loading space within the parking lot. Since there is no ‘rear’ access to the building, the loading space is located in an area of convenience. The location of the loading space within the parking lot was previously approved by the Planning Commission the building has no rear access.

6. **Landscaping.** 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. While the deck is still included, the boulders are to be installed at a later date when funding is available. The slope is to be maintained as a grassy area in the meantime.

7. **Tree Removal.** The landscape plan includes a tree survey with 45 trees in the area of disturbance, of which 12 trees are proposed for removal and a total of 6 trees require replacement. Required replacement calculations have been added stating the need for 29 trees. It is our understanding the tree removal has already been completed and since the subject site is part of the larger Municipal Park, the trees will be replaced elsewhere in the park at a later date.

8. **Amenities.** At the preliminary hearing the applicant stated their intent to provide furniture for the outdoor patio area on the north side of the building. Details of the furniture have not been included in the revised submittals. It is our recommendation that the applicant use the wood and metal frame furniture on the patio in keeping with the architectural style of the building which was approved as part of the original site plan for the site, and not plastic furniture.

9. **Screening.** 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.

10. **Architecture.** 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. The elevations note a fieldstone chimney on the north façade, wide windows and door walls for inclusion of natural light from the trail, gables on the shingled roof and wood elements. Colored renderings of the proposed building have been included for Planning Commission review.

11. **Lighting.** The site plan notes wall pack light fixtures on the north side of the addition. Manufacturer's cut sheet details have been provided and are acceptable. The plan also notes fixture "A" on the west facade, which is recessed lighting on the underside of the roof overhang intended to illuminate the sidewalk areas.

12. **Dumpster.** The site has an existing wood dumpster enclosure on the south side of the parking lot. No changes are proposed.

13. Signage. No new signage is proposed at this time.

RECOMMENDATION

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.

Respectfully,
McKENNA

Ms. Vidya Krishnan
Senior Principal Planner

Cc: Nik Banda
Jeremy Peckens
Jeff Kragt
Aseel Putros

City of Rochester

Oakland County, Michigan

ANDERSON, ECKSTEIN AND WESTRICK, INC.
CIVIL ENGINEERS SURVEYORS ARCHITECTS

ROCHESTER COMMUNITY HOUSE RENOVATION AND ADDITION

816 LUDLOW AVENUE

INDEX TO SHEETS

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TREE SURVEY L2
PROPOSED FIRST FLOOR PLAN A121
ROOF PLAN A220
ELEVATIONS A500
ELEVATIONS A501
PHOTOMETRICS ..... 1 of 1

CITY OF ROCHESTER
STANDARD STORM SEWER DETAILS ..... STM1 & STM2
WATER RESOURCES COMMISSION
SOIL EROSION AND SEDIMENTATION CONTROL DETAILS ..... 1 of 1

"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 — DATE 12/4/2025

STATE OF MICHIGAN — ASEEL A. PUTROS LICENSE No. 6201055083 — LICENSED PROFESSIONAL ENGINEER

0270-0213 ROCHESTER COMMUNITY HOUSE RENOVATION AND ADDITION

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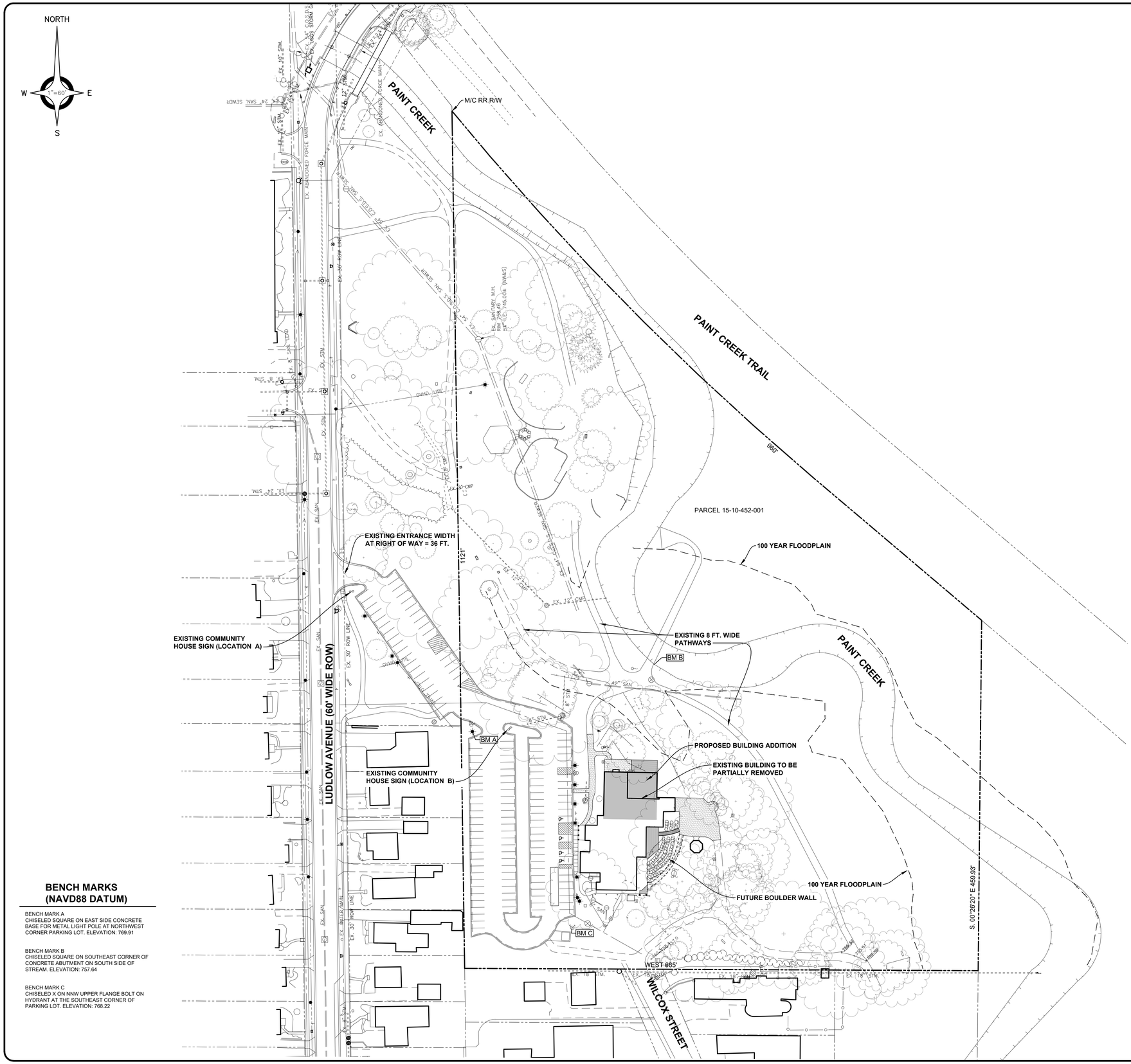
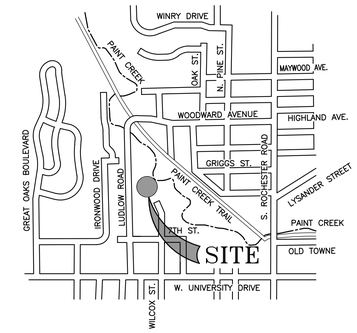


BENCH MARKS (NAVD88 DATUM)

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

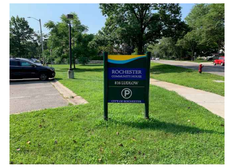
PARCEL 15-10-452-001

CITY OF ROCHESTER COMMUNITY HOUSE

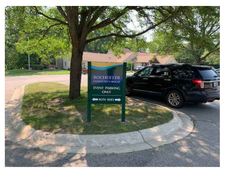
PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWN 3 NORTH, RANGE 11 EAST, ROCHESTER, OAKLAND COUNTY, MICHIGAN

NO FIELD SURVEY PERFORMED. FROM RECORDS ONLY.

BEGINNING ON EAST LINE OF 'PARKER'S ADD' 204 FEET NORTH OF SOUTHEAST CORER 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

LEGEND

+100.0	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

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

DATE	SUBMITTALS/REVISIONS
11/25/2025	PLAN UPDATES
01/30/2025	PLAN UPDATES
12/15/2021	PLAN UPDATES
11/29/2021	BID ISSUE

PROJECT NAME:

ROCHESTER COMMUNITY HOUSE RENOVATION AND ADDITION

SHEET TITLE:

OVERALL PLAN

CLIENT:
CITY OF ROCHESTER

PRELIMINARY ☐ CONSTRUCTION ☐ RECORD

DRAWN BY:	CHECKED BY:	DATE:
JLA	AAP	NOVEMBER 2024

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

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

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PROJECT NO.
0270-0213

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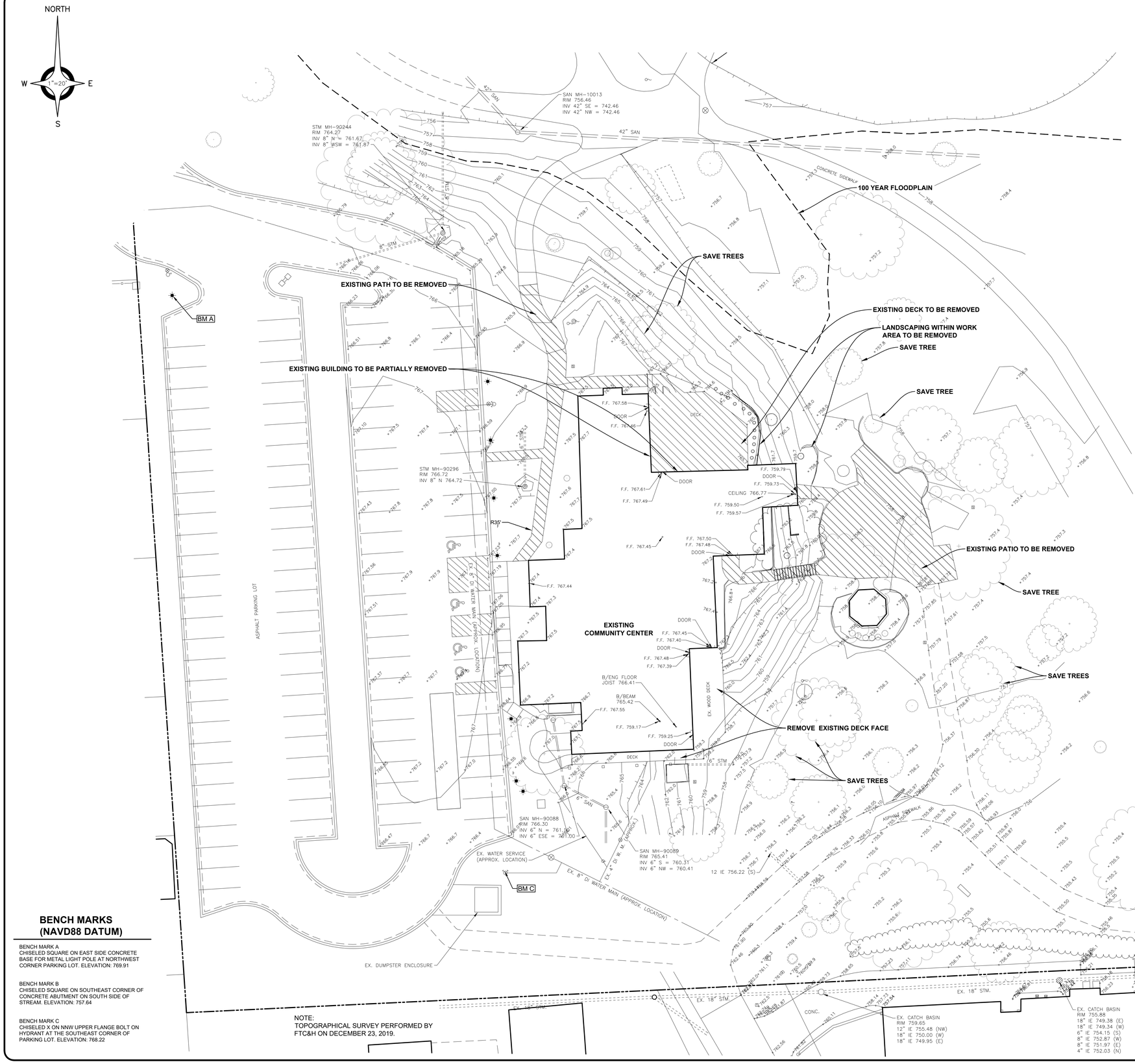

LOCATION MAP

SCALE: 4" = 1 MILE

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.

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 CORER 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.

LEGEND

+000.0	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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ENGINEERING STRONG COMMUNITIES

DATE	SUBMITTALS/REVISIONS
11/25/2025	PLAN UPDATES
01/30/2025	PLAN UPDATES
12/15/2021	PLAN UPDATES
11/29/2021	BID ISSUE

PROJECT NAME:

ROCHESTER COMMUNITY HOUSE RENOVATION AND ADDITION

SHEET TITLE:

TOPOGRAPHICAL SURVEY AND REMOVAL PLAN

CLIENT:

CITY OF ROCHESTER

PRELIMINARY ☐ CONSTRUCTION ☐ RECORD

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

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

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PROJECT NO.

0270-0213

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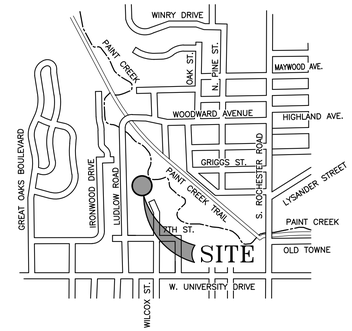

LOCATION MAP

SCALE: 4" = 1 MILE

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 ADDITION AREA:	1,288 SFT
TOTAL BUILDING SQUARE FOOTAGE:	10,297 SFT

PARKING SPACES REQUIRED (1 SPACE/500 SFT GFA)	21 SPACES
EXISTING PARKING SPACES	97 SPACES
EXISTING ADA 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

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	SIGN
	LIGHT POLE
	SANITARY MANHOLE
	SANITARY SEWER
	HYDRANT
	VALVE BOX
	WATER MAIN
	STORM CATCH BASIN (PAVT.)
	STORM MANHOLE
	STORM SEWER

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

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ENGINEERING STRONG COMMUNITIES

DATE	SUBMITTALS/REVISIONS
11/25/2025	PLAN UPDATES
01/30/2025	PLAN UPDATES
12/15/2021	PLAN UPDATES
11/29/2021	BID ISSUE

PROJECT NAME:

ROCHESTER COMMUNITY HOUSE RENOVATION AND ADDITION

SHEET TITLE:

SITE PLAN

CLIENT:

CITY OF ROCHESTER

PRELIMINARY ☐ CONSTRUCTION ☐ RECORD

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

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

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0270-0213

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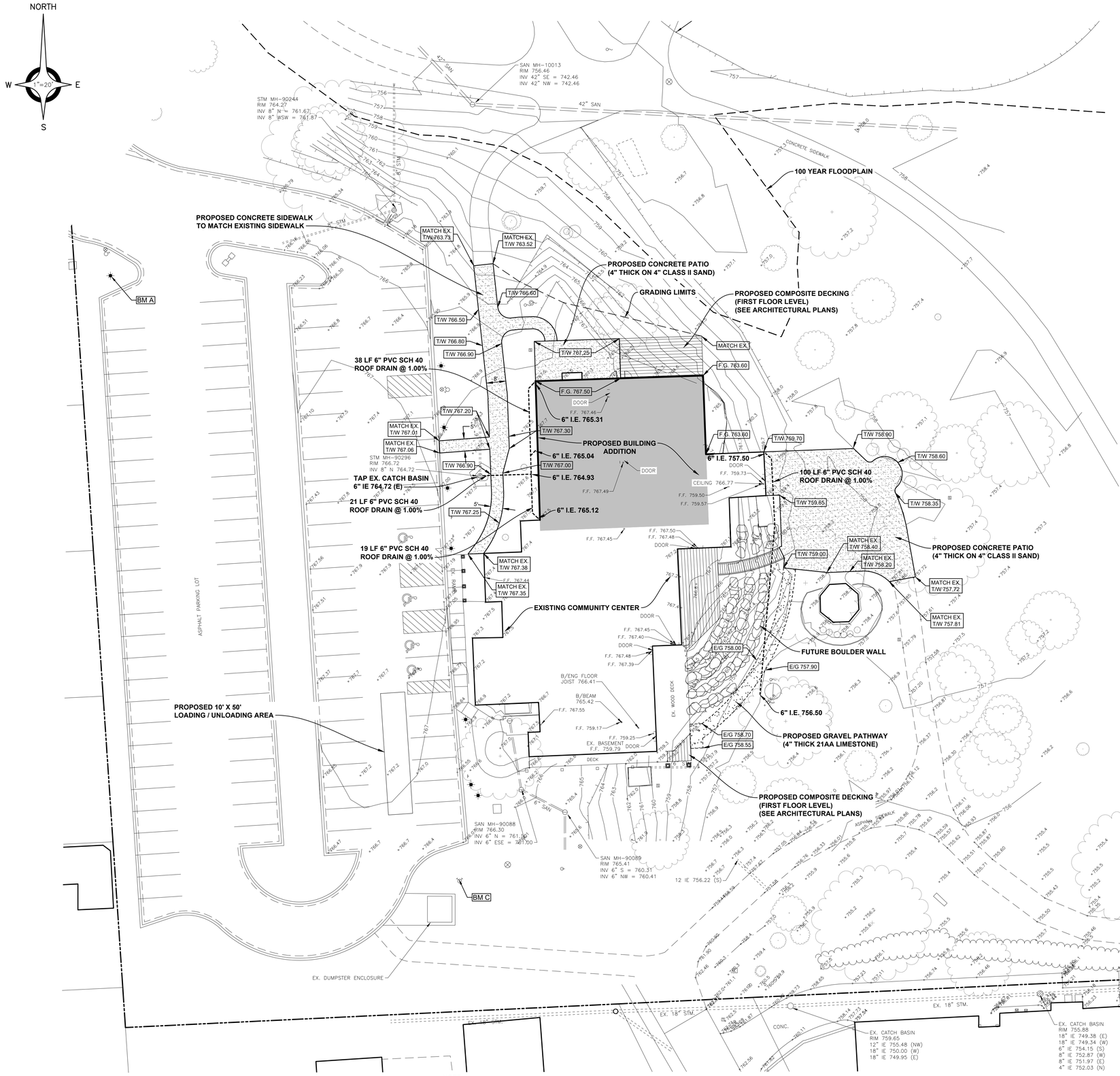

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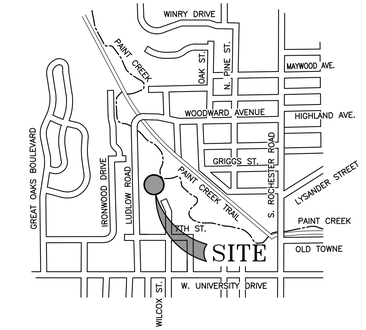

LOCATION MAP

SCALE: 4" = 1 MILE

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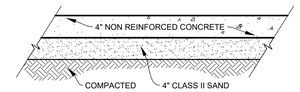

TYPICAL 4" CONCRETE PATIO/SIDEWALK SECTION

NOT TO SCALE

LEGEND

- SPOT ELEVATION ("+" INDICATES ELEVATION LOCATION UNLESS OTHERWISE INDICATED)
- SIGN
- LIGHT POLE
- SANITARY MANHOLE
- SANITARY SEWER
- HYDRANT
- VALVE BOX
- WATER MAIN
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ENGINEERING STRONG COMMUNITIES

DATE	SUBMITTALS/REVISIONS
11/25/2025	PLAN UPDATES
09/25/2025	REVISE STORM SEWER
07/30/2025	ADD STORM SEWER
01/30/2025	PLAN UPDATES
12/15/2021	PLAN UPDATES
11/29/2021	BID ISSUE

PROJECT NAME:

ROCHESTER COMMUNITY HOUSE RENOVATION AND ADDITION

SHEET TITLE:

GRADING PLAN

CLIENT:

CITY OF ROCHESTER

■ PRELIMINARY ☐ CONSTRUCTION ☐ RECORD

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

SCALE:

1" = 20' HORIZ.

0 10 20 40

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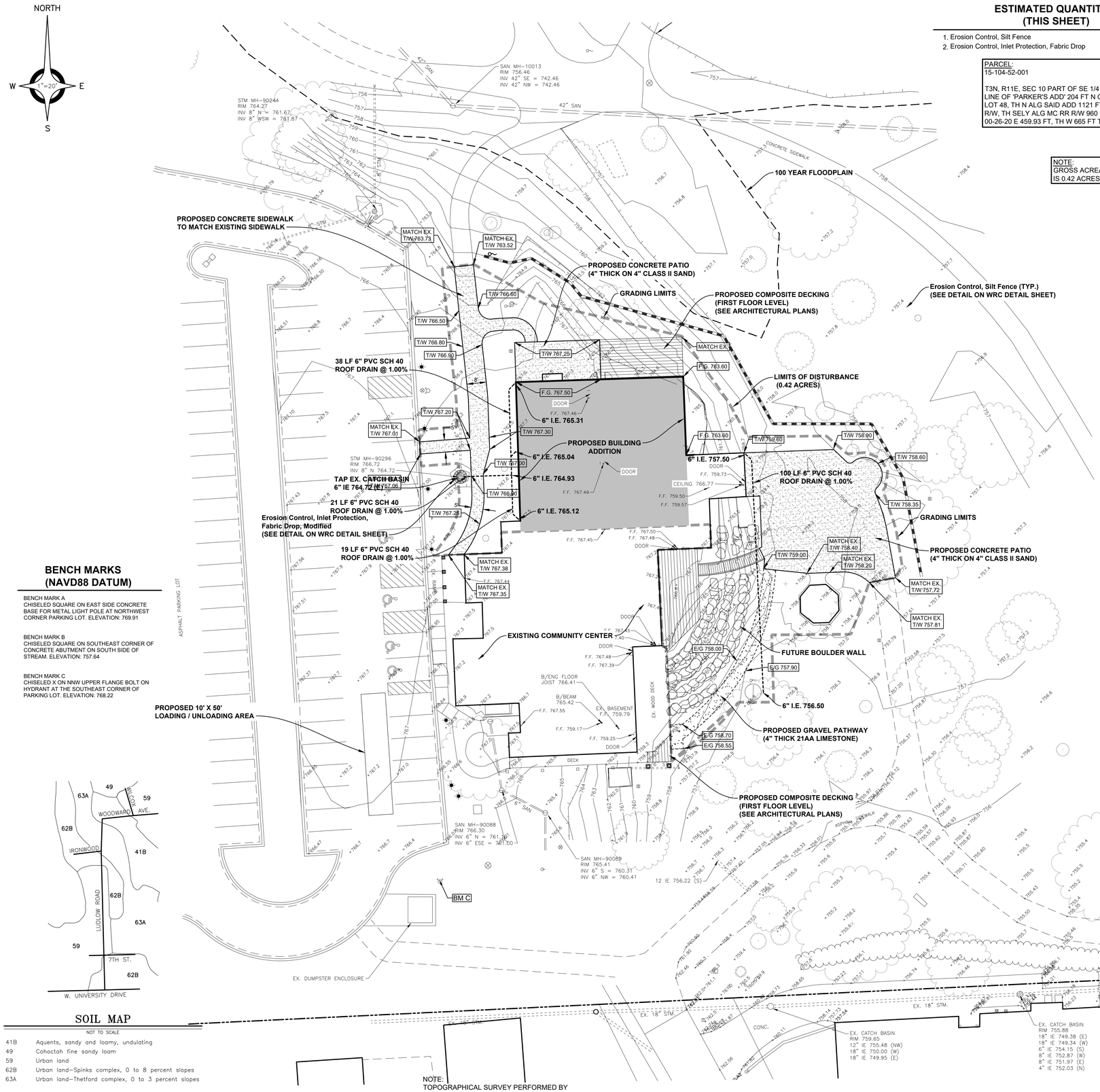


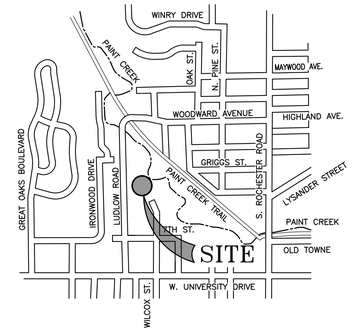
ESTIMATED QUANTITIES (THIS SHEET)

1.	Erosion Control, Silt Fence	260 Ft
2.	Erosion Control, Inlet Protection, Fabric Drop	1 Ea

PARCEL:
15-104-52-001

T3N, R11E, SEC 10 PART OF SE 1/4 BEG ON E LINE OF 'PARKER'S ADD' 204 FT N OF SE COR LOT 48, TH N ALG SAID ADD 1121 FT TO MC RR R/W, TH SELY ALG MC RR R/W 960 FT, TH S 00-26-20 E 459.93 FT, TH W 665 FT TO BEG 12.07

NOTE:
GROSS ACREAGE DISTURBED IS 0.42 ACRES.



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SOIL MAP

NOT TO SCALE

41B	Aquents, sandy and loamy, undulating
49	Cohoctah fine sandy loam
59	Urban land
62B	Urban land–Spinks complex, 0 to 8 percent slopes
63A	Urban land–Thetford complex, 0 to 3 percent slopes

SOIL EROSION AND SEDIMENTATION NOTES AND MAINTENANCE NOTES

THIS PROJECT SHALL BE CONSTRUCTED IN COMPLIANCE WITH PART 91 OF ACT 451 OF 1994, AS AMENDED. THE SOIL EROSION AND SEDIMENTATION CONTROL ACT AND THE WATER RESOURCES COMMISSIONER OFFICE ORDINANCE.

EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MAN MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.

THE CONTRACTORS REPRESENTATIVE SHALL INSTALL AND MAINTAIN THE SOIL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS BEFORE AND AT ALL TIMES DURING CONSTRUCTION ON THIS PROJECT. ALL SOIL EROSION DEVICES SHALL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT. ANY MODIFICATIONS OR ADDITIONS TO SOIL CONTROL MEASURES DUE TO CONSTRUCTION OR CHANGED CONDITIONS SHALL BE COMPLIED WITH AS REQUIRED OR DIRECTED BY THE WATER RESOURCES COMMISSIONER OFFICE.

INSTALL INLET FILTER ON ALL PAVEMENT CATCH BASINS PER DETAIL.

A. INLET FILTERS SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS, WITHIN 24 HOURS OF A RAINFALL EVENT AND DAILY DURING A PROLONGED RAIN EVENT.

B. BUILDUP OF SEDIMENT AND DEBRIS SHALL BE REMOVED PROMPTLY.

C. IF FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF EXPECTED USABLE LIFE AND THE BARRIER IS STILL REQUIRED, THE FABRIC SHALL BE REPLACED PROMPTLY.

NO DEWATERING IS ANTICIPATED FOR THIS PROJECT. IF NEEDED IT SHALL BE DISCHARGED THROUGH A FILTER BAG OVER A WELL-VEGETATED AREA. THE PUMP MUST DISCHARGE AT A NON-EROSIVE VELOCITY. IF NECESSARY, AN APPROVED ENERGY DISSIPATER MAY BE USED.

ALL DIRT TRACKED ONTO ANY ROADWAY SHALL BE REMOVED IMMEDIATELY.

DURING DRY PERIODS, ALL DISTURBED AREAS SHALL BE WATERED FOR DUST CONTROL.

PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 5 CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER EARTH CHANGE ACTIVITY CEASES, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IMMEDIATELY. ALL TEMPORARY SOIL EROSION CONTROL SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED. ALL PERMANENT SOIL EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND ESTABLISHED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED.

FINAL GRADE, ESTABLISH VEGETATION AND OR LANDSCAPE ALL DISTURBED AREAS NOT BUILT OR PAVED UPON.

REMOVE ALL TEMPORARY SOIL EROSION DEVICES AFTER PERMANENT STABILIZATION IS ESTABLISHED.

NEAREST WATER COURSE: PAINT CREEK

DISTANCE TO NEAREST WATERCOURSE: 100'±

THE CONTRACTOR'S REPRESENTATIVE WILL BE RESPONSIBLE FOR MAINTAINING PERMANENT AND TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER EVERY STORM EVENT

APPROXIMATE START DATE: SEPTEMBER 2025
APPROXIMATE END DATE: NOVEMBER 2025

DESIGNATED CONTACT FOR ALL TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES, AND THE TENTATIVE CONSTRUCTION SCHEDULE FOR INSTALLATION OF SOIL EROSION CONTROL MEASURES, RESTORATION AND REMOVAL OF CONTROL MEASURE WILL BE PROVIDED AT THE PRECONSTRUCTION MEETING BY THE CONTRACTOR.

CONSTRUCTION SEQUENCE SCHEDULE

OPERATION TIME SCHEDULE	SEPT	OCT	NOV
INSTALL SILT FENCE	X		
SITE GRADING	X		
INSTALL UNDERGROUND UTILITIES	X		
CONSTRUCT PATIO AND PATHWAYS		X	
RESTORATION			X
REMOVE TEMPORARY EROSION CONTROL MEASURES			X

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DATE	SUBMITTALS/REVISIONS
07/30/2025	ADD STORM SEWER
01/30/2025	PLAN UPDATES
12/15/2021	PLAN UPDATES
11/29/2021	BID ISSUE

PROJECT NAME:

ROCHESTER COMMUNITY HOUSE RENOVATION AND ADDITION

SHEET TITLE:

SOIL EROSION AND SEDIMENTATION CONTROL PLAN

CLIENT:
CITY OF ROCHESTER

PRELIMINARY ☐ CONSTRUCTION ☐ RECORD

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

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

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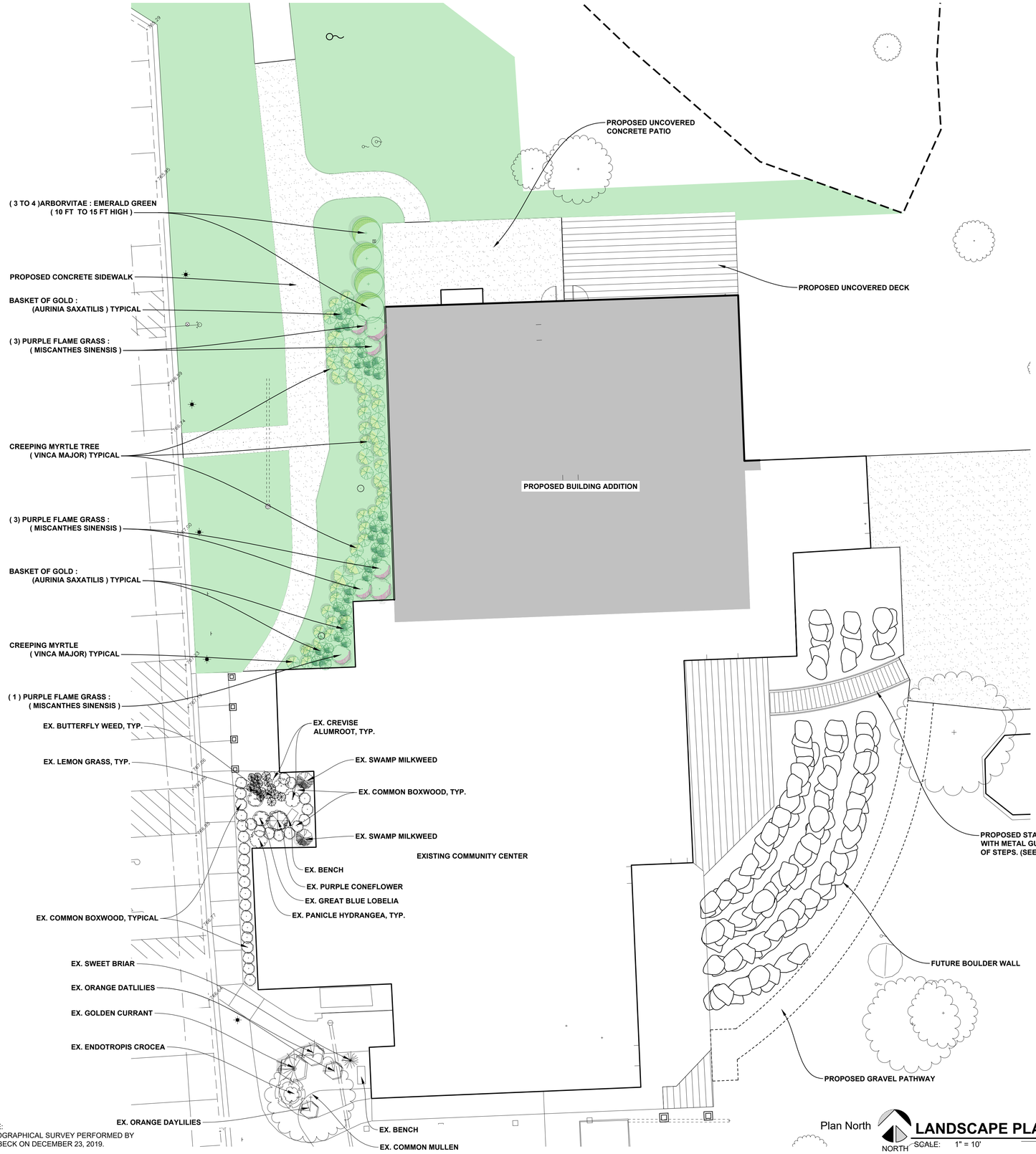

NOTE:
TOPOGRAPHICAL SURVEY PERFORMED BY FISHBECK ON DECEMBER 23, 2019.

LANDSCAPE PLAN

SCALE: 1" = 10'

ARBORVITAE : EMERALD GREEN

BASKET OF GOLD : AURINIA SAXATILIS

PURPLE FLAME GRASS : MISCANTHES SINENSIS

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
		EXIST. BOXWOOD	
		EXIST. SWAMP MILKWEED	
		EXIST. BUTTERFLY WEED	
		EXIST. CREVICE 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	

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11/25/2025	PLAN UPDATES
01/30/2025	PLAN UPDATES
02/14/2022	ADDENDUM #3
11/29/2021	BID ISSUE
07/09/2021	SITE PLAN REVIEW SUBMISSION

PROJECT NAME:

ROCHESTER COMMUNITY HOUSE RENOVATION AND ADDITION

SHEET TITLE:

LANDSCAPE PLAN

CLIENT:
CITY OF ROCHESTER

PRELIMINARY	CONSTRUCTION	RECORD
DRAWN BY:	CHECKED BY:	DATE:
AGP	SK	NOVEMBER 2024

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

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

UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF EXISTING FACILITIES ONLY, AS DISCLOSED BY RECORDS PROVIDED TO THIS FIRM FROM THE VARIOUS UTILITY COMPANIES. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.

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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

M:\0270\0270-0213\CAD\DRAWINGS\CONSTRUCTION\CIVIL\LANDSCAPING PLAN.DWG
L1-LANDSCAPE--11/25/2025 9:07:54 AM

SHEET NO.
L1

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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.

~~———~~ = DENOTES TREES THAT HAVE PREVIOUSLY BEEN REMOVED

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

DATE	SUBMITTALS/REVISIONS
01/30/2025	PLAN UPDATES
11/29/2021	BID ISSUE
07/30/2021	SITE PLAN REVIEW RE-SUBMISSION

PROJECT NAME:

ROCHESTER COMMUNITY HOUSE RENOVATION AND ADDITION

SHEET TITLE:

TREE SURVEY

CLIENT:

CITY OF ROCHESTER

PRELIMINARY ☐ CONSTRUCTION ☐ RECORD

DRAWN BY:	CHECKED BY:	DATE:
AGP	SK	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

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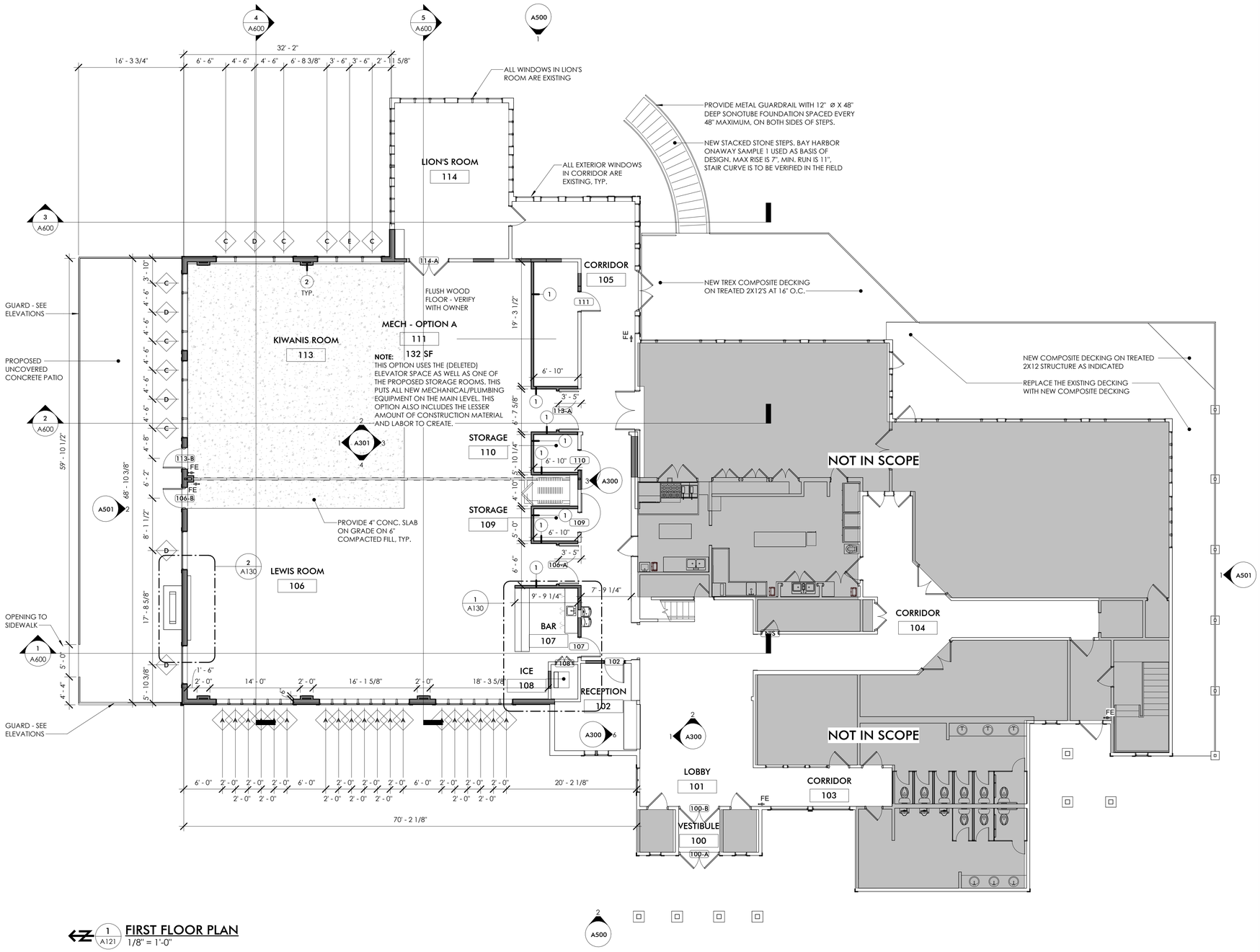

1 A121 **FIRST FLOOR PLAN**
1/8" = 1'-0"

GENERAL NOTES

1. ALL GYPSUM BOARD THROUGHOUT IS TO BE 5/8" TYPE-X AS A MINIMUM.
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. 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.
6. COORDINATE SIZE AND LOCATION OF ALL EQUIPMENT SUPPORTS INCLUDING BUT NOT RESTRICTED TO CONCRETE HOUSEKEEPING PADS WITH APPROPRIATE EQUIPMENT MANUFACTURER.
7. VERIFY QUANTITY, SIZE, AND LOCATION OF ALL FLOOR, ROOF, AND WALL OPENINGS FOR ALL DISCIPLINES INCLUDING BUT NOT RESTRICTED TO MECHANICAL AND ELECTRICAL WORK WITH THE APPROPRIATE TRADE. PROVIDE ALL OPENINGS SHOWN OR REQUIRED FOR THE COMPLETION OF THE WORK. PROVIDE ALL LINTELS REQUIRED FOR THESE OPENINGS PER SPECIFICATIONS.
8. VERIFY QUANTITY, SIZE, AND LOCATION OF ALL FLOOR, ROOF, AND WALL OPENINGS FOR ALL DISCIPLINES INCLUDING BUT NOT RESTRICTED TO MECHANICAL AND ELECTRICAL WORK WITH THE APPROPRIATE TRADE.
9. DIMENSIONS FOLLOWED BY +/- SHOULD BE REVIEWED AND ALL NECESSARY ADJUSTMENTS MADE PRIOR TO FABRICATION AND/OR INSTALLATION OF AFFECTED WORK. NOTIFY ARCHITECT'S REPRESENTATIVE IF DISCREPANCIES ARISE BEFORE PROCEEDING WITH THE WORK.
10. REFER TO T004 CODE COMPLIANCE FOR FIRE EXTINGUISHER LOCATIONS

DRIVEN DESIGN

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cody@drivendesignstudio.com

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(248) 651-0622

CONSTRUCTION MANAGER/GC
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Rochester, MI
(248) 651-7242

DESIGNER
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ENGINEER
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ROCHESTER COMMUNITY HOUSE
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816 LUDLOW AVE., ROCHESTER, MI 48307

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PROJECT NUMBER
2025.131

NEW FLOOR PLANS
A121

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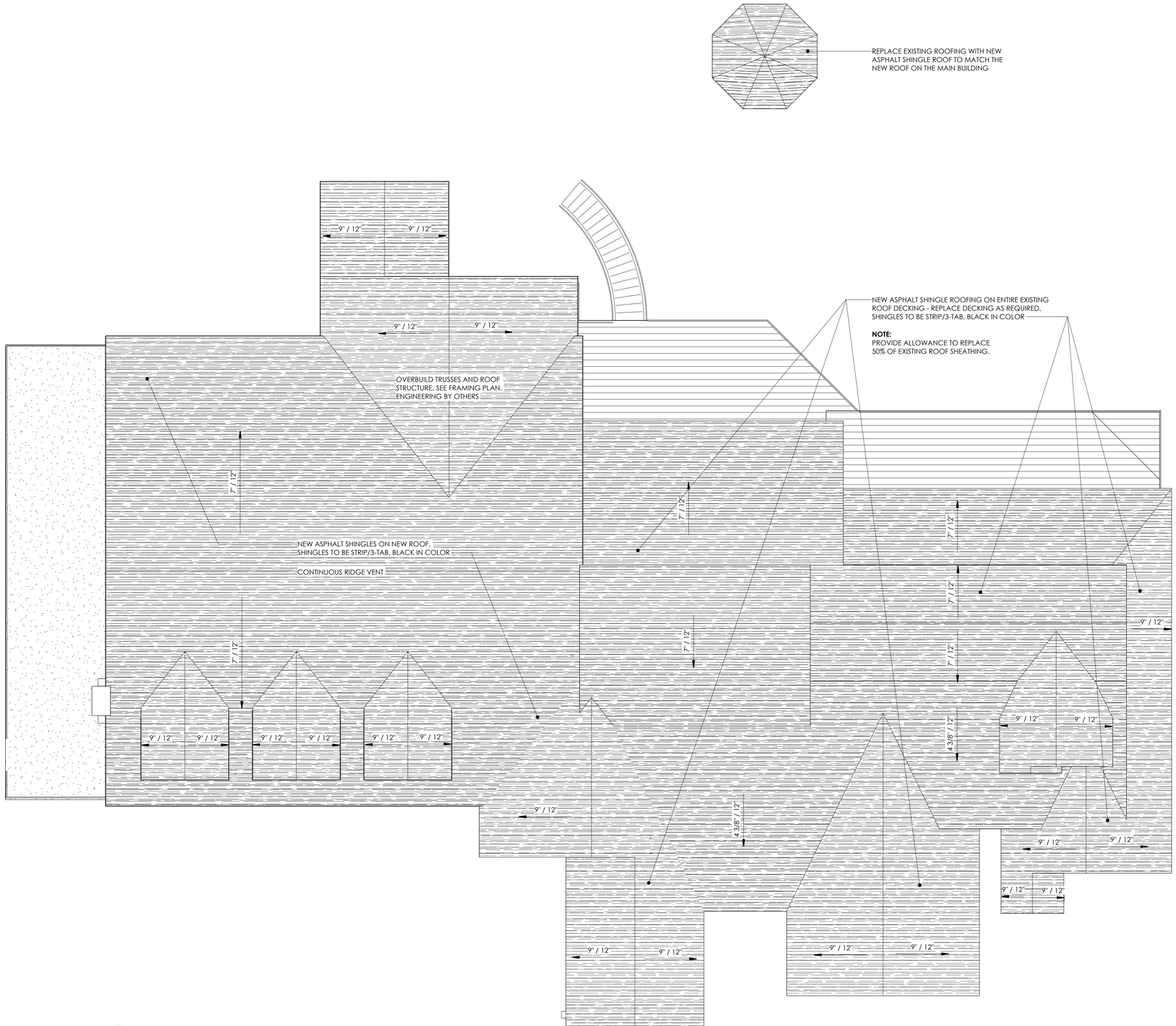

1 A220 **ROOF PLAN**
1/8" = 1'-0"

GENERAL NOTES

1. ALL ROOFING IS TO BE REMOVED AND REPLACED WITH ASPHALT SHINGLES AS INDICATED ON PLANS.
2. PROVIDE NEW GUTTER SCREENS ON ALL EXTERIOR GUTTERS, NEW AND EXISTING.
3. REPAIR EXISTING SKYLIGHTS AS REQUIRED.
4. ALL NEW ROOF OVERHANGS TO BE 18" FROM EDGE OF EXTERIOR STUD TO SOFFIT.

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ROOF PLAN

A220

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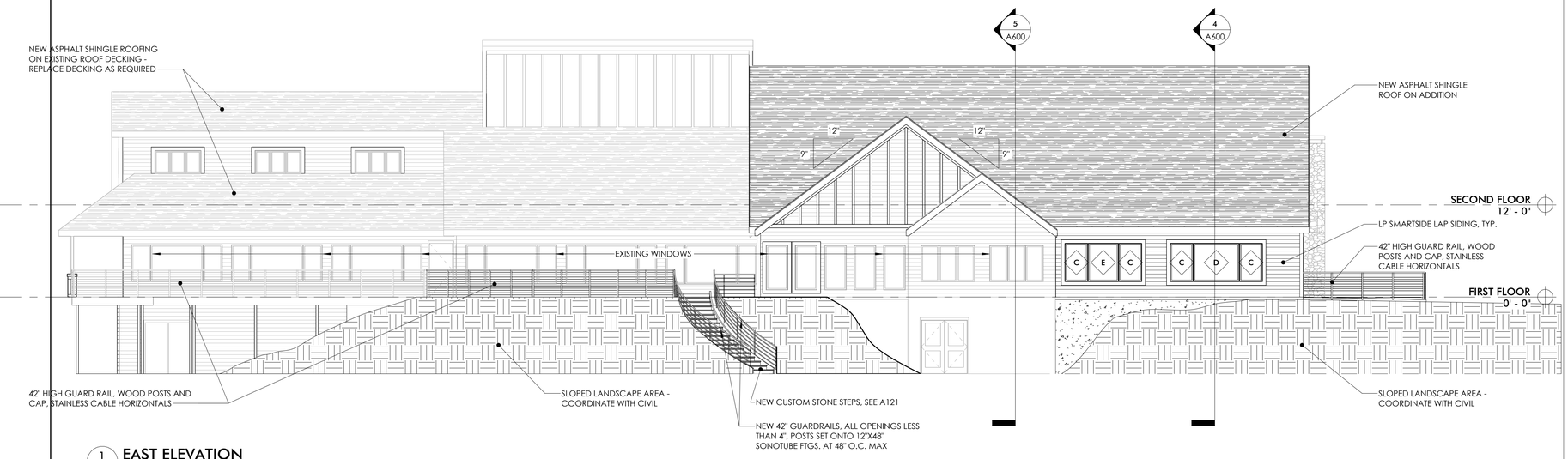
2 A500 **WEST ELEVATION**
1/8" = 1'-0"



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

GENERAL NOTES

1. REFER TO MATERIAL LEGEND FOR EXTERIOR FINISH PANEL TYPES AND COLOR.
2. REFER TO MATERIAL LEGEND FOR ROOF TYPES AND COLOR.
3. ALL GLAZING SHALL BE LOW-E GLASS. TINT TO BE RECOMMENDED BY MANUFACTURER.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER AND ARCHITECT PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS NEED TO BE APPROVED IN WRITING.

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EXTERIOR ELEVATIONS
A500

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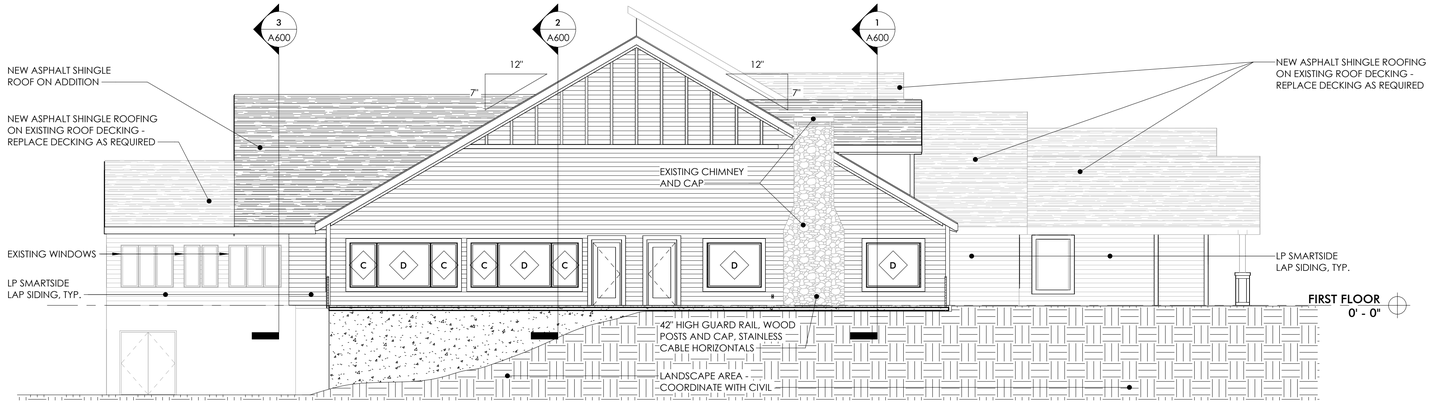
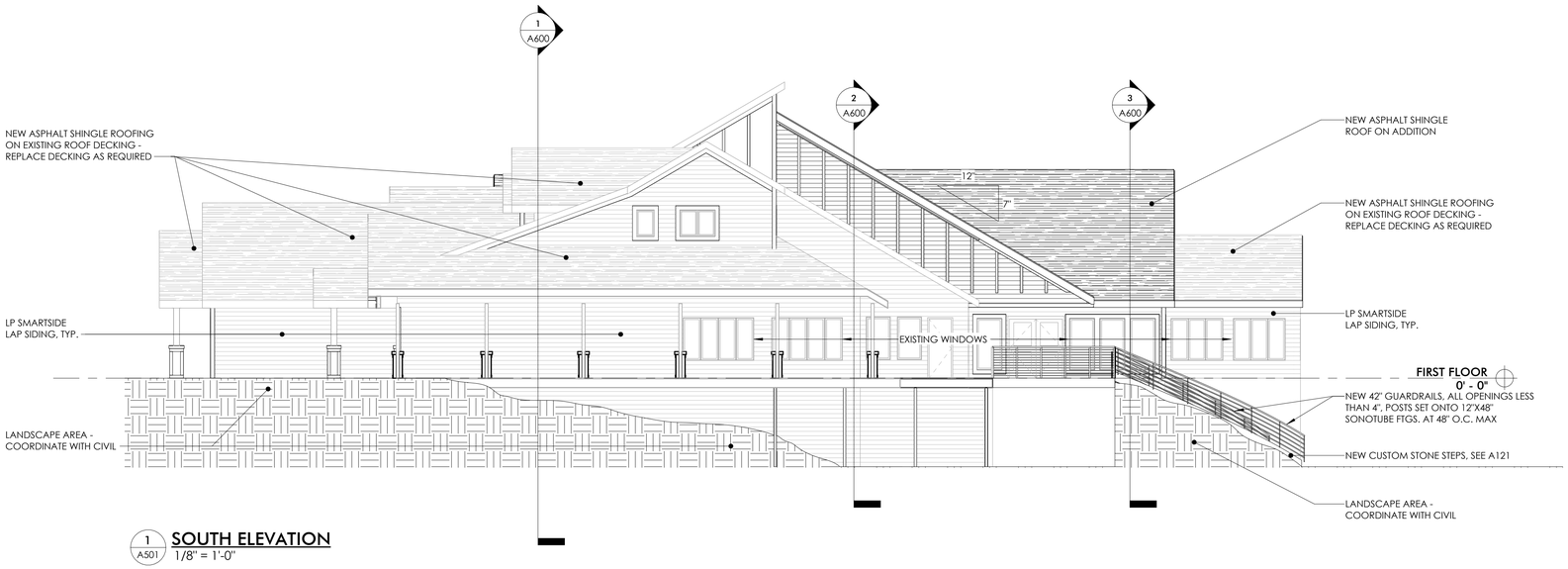


2 A501 **NORTH ELEVATION**
1/8" = 1'-0"



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

GENERAL NOTES

1. REFER TO MATERIAL LEGEND FOR EXTERIOR FINISH PANEL TYPES AND COLOR.
2. REFER TO MATERIAL LEGEND FOR ROOF TYPES AND COLOR.
3. ALL GLAZING SHALL BE LOW-E GLASS. TINT TO BE RECOMMENDED BY MANUFACTURER.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER AND ARCHITECT PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS NEED TO BE APPROVED IN WRITING.

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EXTERIOR ELEVATIONS

A501

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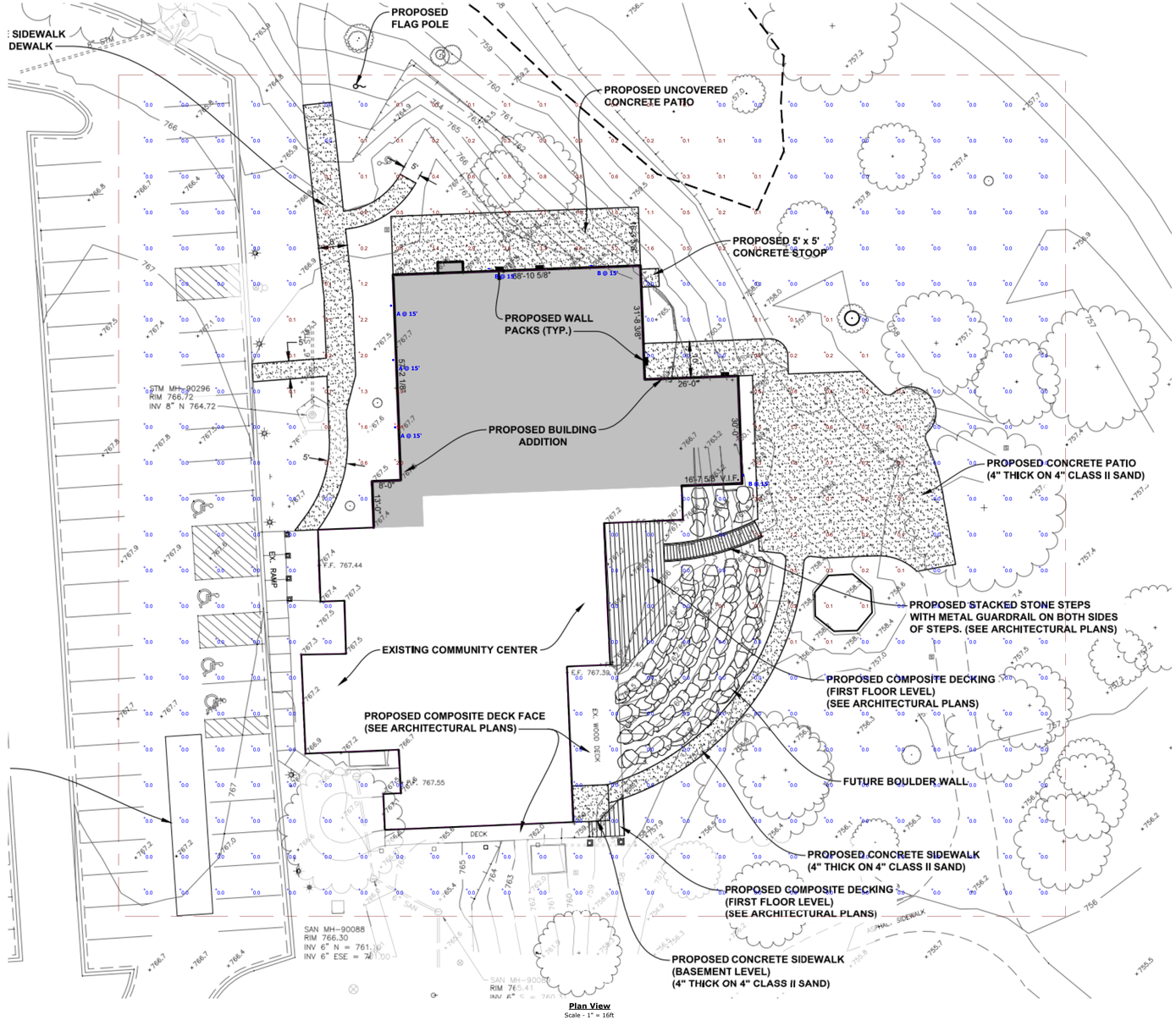
Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
▭	B		3	WPX1 LED P2 40K Mvolt	WPX1 LED wallpack 3000lm 4000K color temperature 120-277 Volts		1	2913	1	24.42	Max: 1302cd
◯	A		3	LDN6 ALO2 (1000LM) SWW1 (4000K) AR LSS 80CRI	6IN LDN Downlight 1000LM 4000K Clear Semi-Specular 80CRI		1	1406	1	12.35	Max: 1321cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	0.2 fc	5.1 fc	0.0 fc	N/A	N/A



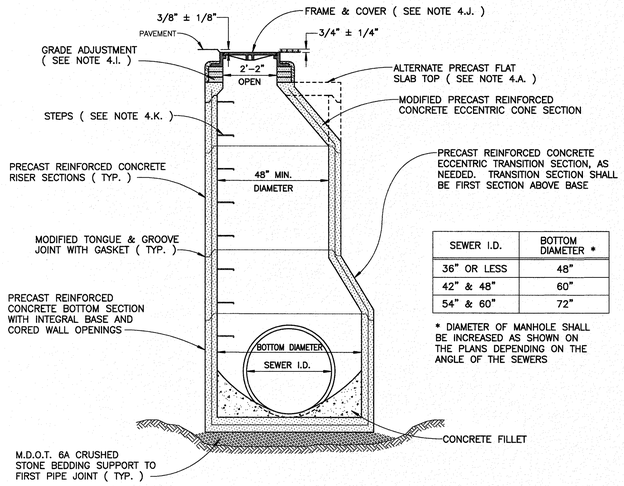
Plan View
Scale - 1" = 16ft

West Michigan Lighting & Controls

Rochester Community House

Designer
CJR
Date
01/10/2025
Scale
Not to Scale
Drawing No.

Summary

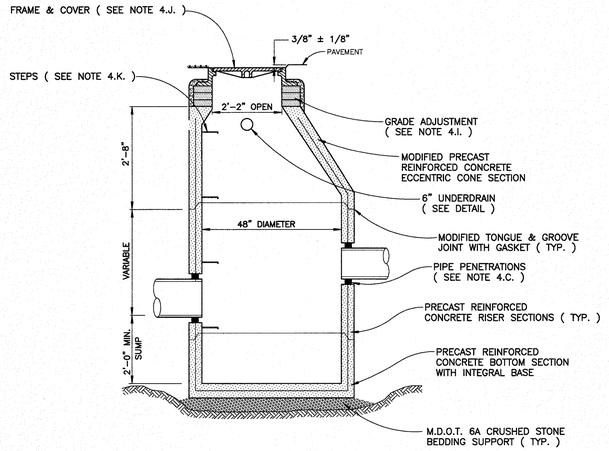


SEWER I.D.	BOTTOM DIAMETER *
36" OR LESS	48"
42" & 48"	60"
54" & 60"	72"

* DIAMETER OF MANHOLE SHALL BE INCREASED AS SHOWN ON THE PLANS DEPENDING ON THE ANGLE OF THE SEWERS

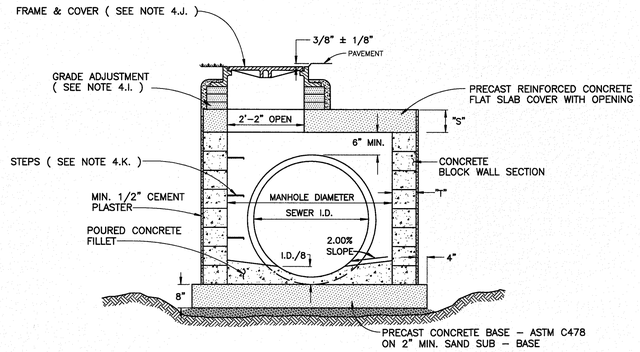
STORM SEWER MANHOLE

NOT TO SCALE



CATCH BASIN

NOT TO SCALE



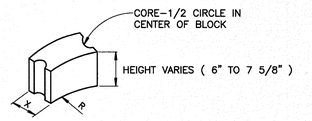
SEWER I.D.	MANHOLE DIAMETER *	TOP SLAB "S"	WALL "T"
36" OR LESS	48"	9"	12"
42"	60"	10"	12"
48" – 54"	72"	11"	12"
60" OR MORE	84" & 96"	12"	12"

* DIAMETER OF MANHOLE SHALL BE INCREASED AS SHOWN ON THE PLANS DEPENDING ON THE ANGLE OF THE SEWERS

CONCRETE BLOCK MANHOLE

ONLY TO BE USED WITH WRITTEN APPROVAL FROM THE COMMUNITY

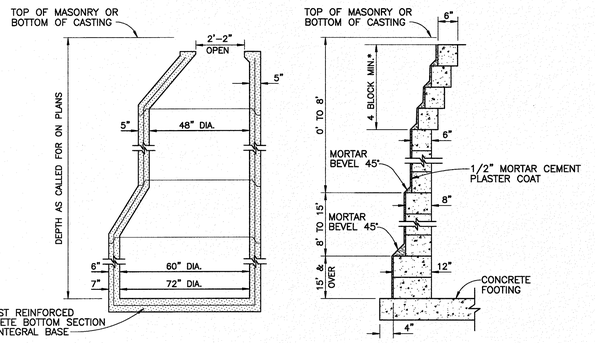
NOT TO SCALE



STRUCTURE DIAMETER	R	X
2'–0"	1'–0"	6"
3'–0"	1'–6"	6" OR 8"
4'–0"	2'–0"	6", 8" OR 12"

CONCRETE BLOCKS FOR DRAINAGE STRUCTURES

NOT TO SCALE



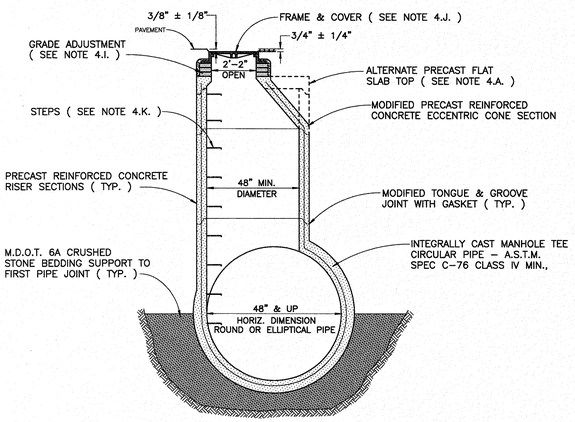
TYPICAL PRECAST CONCRETE SECTION

TYPICAL CONCRETE BLOCK SECTION

* 6 BLOCK MIN. FOR 5'–0" DIA. STRUCTURE ONLY TO BE USED WITH WRITTEN APPROVAL FROM THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS

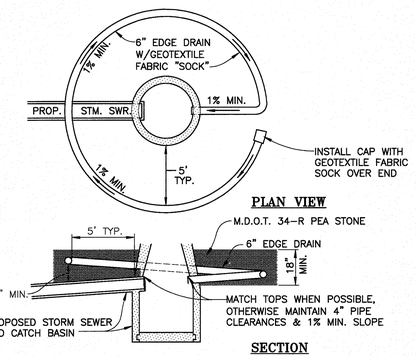
TYPICAL WALL SECTIONS FOR ALL DRAINAGE STRUCTURES

NOT TO SCALE

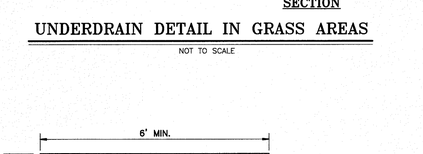


STORM SEWER MANHOLE TEE

NOT TO SCALE



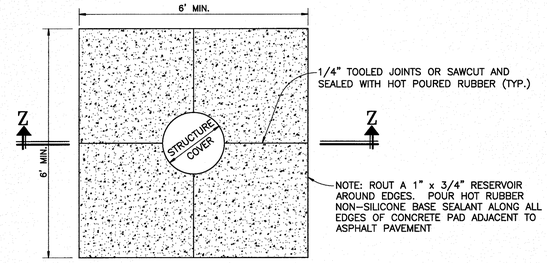
PLAN VIEW



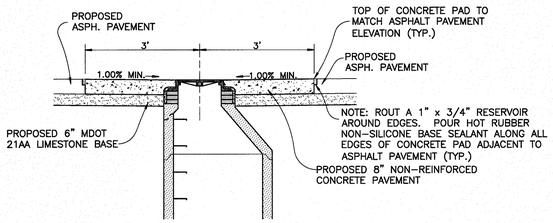
SECTION

UNDERDRAIN DETAIL IN GRASS AREAS

NOT TO SCALE



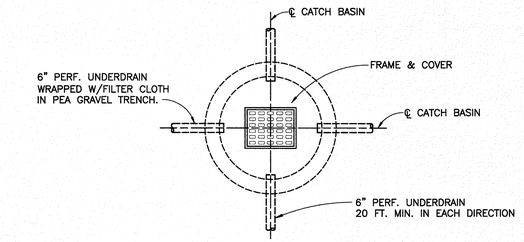
PLAN VIEW



SECTION Z–Z

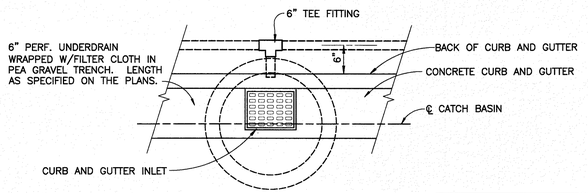
CONCRETE PAD DETAIL AT STRUCTURE IN ASPHALT PAVEMENT

NOT TO SCALE



CATCH BASIN UNDERDRAIN IN PARKING LOT

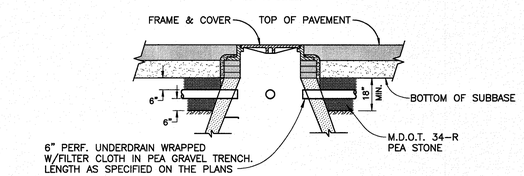
NOT TO SCALE



CATCH BASIN UNDERDRAIN ALONG CURB

MIN. 42" UNDER ROADS, OTHERWISE CITY APPROVAL IS REQUIRED

NOT TO SCALE



UNDERDRAIN DETAIL

NOT TO SCALE

ANDERSON, ECKSTEIN AND WESTRICK, INC.

CIVIL ENGINEERS SURVEYORS ARCHITECTS

51301 Schoenherr Road
Shelby Township
Michigan 48315

Phone 586 726 1234
Fax 586 726 8780

www.aewinc.com

ENGINEERING STRONG COMMUNITIES

DATE	SUBMITTALS/REVISIONS

DRAWN BY:	CHECKED BY:	DATE:
MJS	AAP	JANUARY 2021

M:\COMMUNITIES\ROCHESTER\PLANS\STDDETAILS\2020\STORM_1.DWG
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STATE OF MICHIGAN
ASEEL A. PUTROS
ENGINEER
NO. 55083
LICENSED PROFESSIONAL ENGINEER

ASEEL A. PUTROS P.E. NO. 55083

DEPARTMENT OF PUBLIC WORKS

APPROVED BY: Jeremy Richert, Assistant DPW Director

DATE: 4/6/2021

CITY OF ROCHESTER

STANDARD STORM SEWER DETAILS (1 OF 2)

SHEET NO.

STM1

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GENERAL NOTES

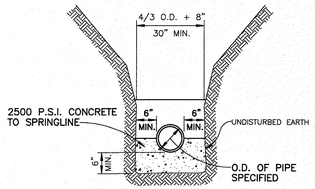
1. STANDARDS AND SPECIFICATIONS

A. ALL STORM SEWER AND STORM DRAINAGE SYSTEM CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS, THE OAKLAND COUNTY WATER RESOURCES COMMISSION, THE ROAD COMMISSION OF OAKLAND COUNTY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, AS APPLICABLE. CONSTRUCTION AND MATERIALS SHALL ALSO CONFORM TO THE APPLICABLE CURRENT ASTM STANDARD SPECIFICATION OR PRACTICE, WHEN REFERENCED.

B. ANY MATERIALS OTHER THAN THOSE LISTED ON THE STANDARD DETAIL SHEETS MUST BE APPROVED IN WRITING BY THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS. CONTRACTOR MUST SUBMIT THREE (3) COPIES OF SHOP DRAWINGS AND SPECIFICATIONS FOR PROPOSED ALTERNATE MATERIAL TO THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS FOR REVIEW AS AN APPROVED EQUAL. DETERMINATION OF ACCEPTANCE BY THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS SHALL BE CONSIDERED FINAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH REVIEW OF THE PROPOSED ALTERNATE MATERIAL AS AN APPROVED EQUAL.

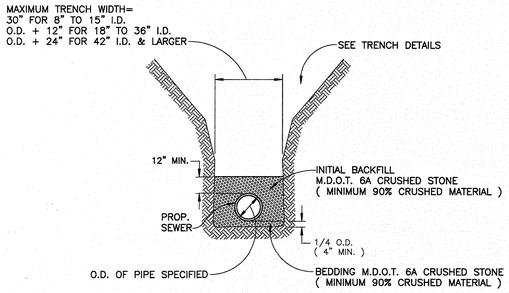
C. ALL STORM SEWER AND STORM DRAINAGE SYSTEM CONSTRUCTION SHALL HAVE COMPETENT CONSTRUCTION OBSERVATION PROVIDED BY, OR CAUSED TO BE PROVIDED BY, THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS.

D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. ALL UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED WITH LIKE MATERIAL. ALL COSTS FOR LOCATING, SUPPORTING, REMOVING AND REPLACING, RELOCATING OR REPAIRING THESE UTILITIES SHALL BE BORNE BY THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE DEPTH AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES BEFORE ANY WORK IS STARTED. THE EXACT LOCATION OF EXISTING UTILITIES SHALL BE DETERMINED BY HAND DIGGING.



CONCRETE CRADLE

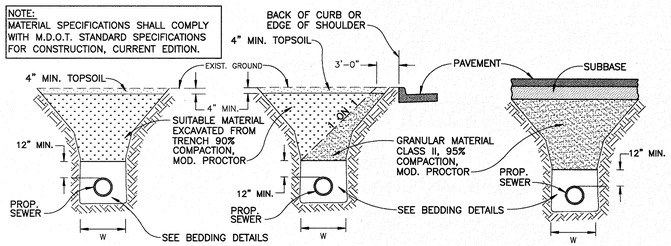
NOT TO SCALE



PLASTIC PIPE BEDDING DETAIL

NOT TO SCALE

NOTE:
MATERIAL SPECIFICATIONS SHALL COMPLY WITH M.D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.



W = TRENCH WIDTH FROM BEDDING DETAIL.

PROP. STORM SEWER NOT UNDER ROADBED

TRENCH DETAIL "A"

PROP. STORM SEWER UNDER ROADBED OR WITHIN INFLUENCE OF ROADBED

TRENCH DETAIL "B"

TRENCH DETAILS

NOT TO SCALE

2. PRECONSTRUCTION REQUIREMENTS

A. THE DEVELOPER SHALL PROVIDE A BREAKDOWN OF CONSTRUCTION COST TO THE CITY OF ROCHESTER PUBLIC WORKS DEPARTMENT AND PAY ALL REQUIRED FEES PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING.

B. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL ATTEND A PRECONSTRUCTION MEETING AT A TIME AND PLACE AS ARRANGED BY THE CITY ENGINEER. THE CITY ENGINEER SHALL NOTIFY AFFECTED UTILITY COMPANIES AND GOVERNMENTAL AGENCIES A MINIMUM OF TEN (10) DAYS PRIOR TO THE PRECONSTRUCTION MEETING. THE OWNER'S ENGINEER SHALL SUBMIT APPROVED PLANS TO ALL UTILITY COMPANIES AND GOVERNMENTAL AGENCIES A MINIMUM OF TEN (10) DAYS PRIOR TO PRECONSTRUCTION MEETING.

C. THE CONTRACTOR SHALL NOTIFY MISS DIG AT (800) 482–7171 OR 811, THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS AT (586) 949–0400 EXT. 3, AND ANDERSON, ECKSTEIN AND WESTRICK, INC. AT (586) 726–1234 THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY REPRESENTATIVES OF ANY OTHER FACILITIES, LOCATED IN THE VICINITY OF THE WORK, WHICH ARE NOT PARTICIPANTS OF THE MISS DIG SYSTEM. THE CONTRACTOR SHALL NOTIFY THE OAKLAND COUNTY WATER RESOURCES COMMISSIONER'S OFFICE AT (248) 858–0958, AND THE ROAD COMMISSION OF OAKLAND COUNTY AT (586) 463–8671 TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION.

D. A OAKLAND COUNTY WATER RESOURCES COMMISSION, ROAD COMMISSION OF OAKLAND COUNTY, AND/OR MICHIGAN DEPARTMENT OF TRANSPORTATION PERMIT IS REQUIRED FOR ALL CONSTRUCTION WITHIN THEIR ROAD AND/OR DRAIN RIGHT–OF–WAYS AND/OR EASEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS AND BONDS PRIOR TO CONSTRUCTION, OR ENSURE THAT ALL REQUIRED PERMITS AND BONDS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.

3. PIPE MATERIAL

A. ONLY NEW UNDAMAGED STORM SEWER PIPE SHALL BE USED. THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS SHALL HAVE THE RIGHT TO REJECT ANY OR ALL PIPE.

B. TWELVE INCH (12") AND LARGER PIPE SHALL BE REINFORCED CONCRETE CIRCULAR SEWER PIPE WITH MINIMUM WALL THICKNESS C (ASTM C76, CLASS IV). SIZE AND CLASS OF PIPE SHALL BE AS INDICATED ON THE PLANS. ALL REINFORCED CONCRETE SEWER PIPE SHALL BE CAST WITH REINFORCING STEEL EXTENDING INTO THE BELL. ALL JOINTS SHALL BE MODIFIED TONGUE AND GROOVE WITH GASKET (ASTM C361). GASKETS SHALL BE SYNTHETIC RUBBER. NATURAL RUBBER GASKETS ARE NOT ACCEPTABLE. ALL CONCRETE STORM SEWER THIRTY–SIX INCH (36") OR LARGER SHALL HAVE POINTED JOINTS.

C. THE FOLLOWING PLASTIC PIPE MAY ONLY BE USED WITH THE WRITTEN AUTHORIZATION OF THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS AND WHEN THE PIPE WILL NOT BE SUBJECT TO CRUSHING LOADS FROM CONSTRUCTION EQUIPMENT AND PROPERTY MAINTENANCE AND A MINIMUM THREE FEET (3') OF COVER CAN BE MAINTAINED:

COMPOSITE (PVC TRUSS) PIPE:	POLYVINYL CHLORIDE (PVC) COMPOSITE (TRUSS) SEWER PIPE (ASTM D2680) WITH GASKETED JOINTS (ASTM D3212).
PVC SOLID WALL PIPE:	PVC TYPE PS–115 PLASTIC GRAVITY FLOW SEWER PIPE (ASTM F789), PVC SOLID PLASTIC PIPE, SCHEDULE 40 (ASTM D1785), OR PVC SOLID PLASTIC PIPE, SDR 26 (ASTM D3034) WITH GASKETED JOINTS (ASTM D3212).
CORRUGATED PVC:	CORRUGATED PVC SEWER PIPE WITH A SMOOTH INTERIOR SURFACE (ASTM F949) WITH GASKETED PUSH–ON JOINTS (ASTM D3212). GASKET SHALL BE A DOUBLE SEALING GASKET THAT INDEXES TWO (2) CORRUGATIONS. CORRUGATED PVC SEWER PIPE SHALL BE INSTALLED WITH CRUSHED STONE ENCASEMENT BEDDING.
PVC CLOSED PROFILE:	PVC CLOSED PROFILE GRAVITY SEWER PIPE (ASTM F1803) WITH BELL AND SPIGOT TYPE JOINTS WITH ELASTOMERIC SEALS (ASTM D3212). PVC CLOSED PROFILE GRAVITY PIPE SHALL BE INSTALLED WITH CRUSHED STONE ENCASEMENT BEDDING.
CORRUGATED POLYETHYLENE:	CORRUGATED POLYETHYLENE (PE) PIPE WITH A SMOOTH INTERIOR (ASTM F2306). WATERTIGHT PIPE JOINTS SHALL MEET A 10.8 PSI LABORATORY TEST PER ASTM D3212 AND UTILIZE A BELL AND SPIGOT DESIGN WITH A GASKET MEETING ASTM F477. BELL SHALL SPAN OVER THREE (3) SPIGOT CORRUGATIONS. ONLY TWELVE INCH (12") THROUGH TWENTY–FOUR INCH (24") PIPE WILL BE CONSIDERED.

4. DRAINAGE STRUCTURES

A. ALL NEW MANHOLES SHALL BE PRECAST REINFORCED CONCRETE, FLEXIBLE–JOINT TYPE (ASTM C478). THE TOP SECTION SHALL BE A MODIFIED ECCENTRIC CONE SECTION. ALTERNATELY, THE MANHOLE MAY BE CONSTRUCTED WITH A REINFORCED CONCRETE FLAT SLAB COVER (ASTM C478). THE BASE SECTION FOR EIGHT INCH (8") TO SIXTY INCH (60") DIAMETER SEWERS SHALL BE A PRECAST RISER SECTION WITH AN INTEGRAL BASE. JOINTS AND GASKETS SHALL BE MODIFIED TONGUE AND GROOVE (ASTM C443). ALL LIFTING HOLES SHALL BE FILLED WITH A NON–SHRINK TYPE MORTAR COMPOSED OF TYPE IIA CEMENT. NON–SHRINK TYPE MORTAR SHALL BE PRECO OR SEKA SET. NO LIME SHALL BE USED IN THE MORTAR. ALTERNATELY, THE BASE SECTION FOR SEWERS FORTY EIGHT INCHES (48") IN DIAMETER AND LARGER MAY BE A MANHOLE TEE (ASTM C76, CLASS IV MINIMUM).

NOTE: NEW MANHOLES MAY ALSO BE CONSTRUCTED WITH CONCRETE BLOCK AND MDOT TYPE R–2 MORTAR WITH A PRECAST CONCRETE BASE (ASTM C478) OR A POURED CONCRETE BASE (2500 PSI AT 28 DAYS). IF A PRECAST BASE IS USED, PLACE A MINIMUM TWO INCH (2") SAND SUB–BASE. THE EXTERIOR OF THE CONCRETE BLOCK DRAINAGE STRUCTURE SHALL HAVE A ONE–HALF INCH (½") MORTAR CEMENT PLASTER COAT. MANMADE STRUCTURES MAY ONLY BE USED WITH THE WRITTEN PERMISSION FROM THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS.

B. ALL NEW CATCH BASINS SHALL BE FORTY EIGHT INCH (48") DIAMETER (MINIMUM) PRECAST REINFORCED CONCRETE, FLEXIBLE–JOINT TYPE (ASTM C478). THE TOP SECTION SHALL BE A MODIFIED ECCENTRIC CONE SECTION. THE BASE SECTION SHALL BE A PRECAST RISER SECTION WITH AN INTEGRAL BASE. JOINTS AND GASKETS SHALL BE MODIFIED TONGUE AND GROOVE (ASTM C443). ALL LIFTING HOLES SHALL BE FILLED WITH A NON–SHRINK TYPE MORTAR COMPOSED OF TYPE IIA CEMENT. NON–SHRINK TYPE MORTAR SHALL BE PRECO OR SEKA SET. NO LIME SHALL BE USED IN THE MORTAR. ALL CATCH BASINS SHALL BE CONSTRUCTED WITH A TWO FOOT (2') SUMP (MINIMUM).

NOTE: NEW CATCH BASINS MAY ALSO BE CONSTRUCTED WITH CONCRETE BLOCK AND MDOT TYPE R–2 MORTAR WITH A PRECAST CONCRETE BASE (ASTM C478) OR A POURED CONCRETE BASE (2500 PSI AT 28 DAYS). IF A PRECAST BASE IS USED, PLACE A MINIMUM TWO INCH (2") SAND SUB–BASE. THE EXTERIOR OF THE DRAINAGE STRUCTURE SHALL HAVE A ONE–HALF INCH (½") MORTAR CEMENT PLASTER COAT. MANMADE STRUCTURES MAY ONLY BE USED WITH THE WRITTEN PERMISSION FROM THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS.

C. PIPE PENETRATION JOINTS FOR NEW PRECAST REINFORCED DRAINAGE STRUCTURES SHALL BE A FLEXIBLE WATER–TIGHT JOINT, "KOR–N–SEAL" FOR SEWERS SIX INCH (6") THROUGH THIRTY INCH (30") IN DIAMETER AND "A–LOK" FOR SEWERS THIRTY–SIX INCH (36") IN DIAMETER AND LARGER. HOLES FOR PIPES SHALL BE CAST IN THE RISER SECTION SO AS TO PROVIDE A MINIMUM CLEARANCE OF TWO INCHES (2") BETWEEN THE INSIDE BOTTOM OF THE BASE SECTION AND THE OUTSIDE WALL OF THE PIPE. PIPE SHALL NOT EXTEND INTO A MANHOLE BEYOND THE INTERIOR FACE OF THE MANHOLE WALL.

D. EXISTING PRECAST DRAINAGE STRUCTURES SHALL BE TAPPED WITH THE "KOR–N–SEAL" METHOD, WITH A WATER–TIGHT RUBBER BOOT FOR SEWERS SIX INCH (6") THROUGH FIFTEEN INCH (15") IN DIAMETER. EXISTING BRICK DRAINAGE STRUCTURES, AND TAPS FOR SEWERS EIGHTEEN INCH (18") IN DIAMETER AND LARGER, SHALL HAVE HOLES DRILLED AT FOUR INCHES (4") CENTER TO CENTER AROUND THE PERIPHERY OF THE OPENING TO CREATE A PLANE OF WEAKNESS BEFORE BREAKING OUT THE SECTION. NON–SHRINK GROUT, PRECO OR SEKA SET, SHALL BE USED TO SEAL THE OPENING. A CONCRETE COLLAR SHALL BE POURED TWELVE INCHES (12") AROUND THE PIPE AND EXTEND TWELVE INCHES (12") EXTERIOR TO THE DRAINAGE STRUCTURE.

E. THE CONTRACTOR SHALL BE REQUIRED TO RECONSTRUCT ANY DRAINAGE STRUCTURE THAT IS DAMAGED WHILE BEING TAPPED.

F. FIELD TAPS SHALL NOT BE ALLOWED TO THE PIPE SECTION OF MANHOLE TEES. TAPPING OF RISER SECTIONS IS PERMITTED WITH THE WRITTEN AUTHORIZATION OF THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS.

G. ALL CONNECTIONS TO THE STORM SEWER SHALL BE MADE AT A MANHOLE OR CATCH BASIN. NO BLIND TAPS TO STORM SEWERS WILL BE ALLOWED FOR STORM SEWER OR SUMP LEAD CONNECTIONS.

H. ALL DRAINAGE STRUCTURES SHALL HAVE UNDERDRAIN, CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON SHEET STM 1.

I. FOR EXISTING DRAINAGE STRUCTURES GRADE ADJUSTMENTS SHALL BE MADE USING MDOT GRADE S–II CONCRETE BRICKS (ASTM C55) IN FULL MORTAR BED. MORTAR COAT ALL OPEN SPACES AND IRREGULARITIES ON THE INSIDE OF BRICKWORK TO FORM DRAINAGE STRUCTURE INTERIOR. MORTAR COAT ALL OPEN SPACES AND IRREGULARITIES ON THE OUTSIDE OF BRICKWORK. TAPER OUTSIDE MORTAR COAT A MINIMUM OF ONE PERCENT (1%) FROM THE FRAME FLANGE TO THE DRAINAGE STRUCTURE OUTSIDE DIAMETER. BRICKWORK AND MORTAR SHALL NOT OVERHANG BEYOND THE OUTSIDE DIAMETER OF THE DRAINAGE STRUCTURE. MORTAR SHALL BE MDOT TYPE R–2. MINIMUM ADJUSTMENT SHALL BE SIX INCHES (6") AND MAXIMUM SHALL BE TWELVE INCHES (12") UNLESS APPROVED IN WRITING BY THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS.

FOR NEW DRAINAGE STRUCTURES THE MINIMUM ADJUSTMENT SHALL BE SIX INCHES (6") AND MAXIMUM ADJUSTMENT SHALL BE TWELVE INCHES (12") UNLESS APPROVED IN WRITING BY THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS. PRECAST ADJUSTMENT RINGS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. NO BRICK OR BLOCK SHALL BE ALLOWED FOR ADJUSTMENT COURSES UNLESS APPROVED IN WRITING BY THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS. ADJUSTMENT RINGS SHALL NOT OVERHANGE BEYOND THE TOP OF THE RISER OR BASE OF THE COVER.

J. DRAINAGE STRUCTURE FRAMES AND COVERS SHALL BE AS FOLLOWS:

MANHOLE:	EJIW 1040Z WITH TYPE B COVER OR APPROVED EQUAL
CATCH BASIN (PAVEMENT TYPE): (CURB & GUTTER)	EJIW 5000Z4 DI / 5000M4 DI HINGED ASSEMBLY OR APPROVED EQUAL
CATCH BASIN (PAVEMENT TYPE): (PARKING AREAS)	EJIW 5100Z WITH 5105 TYPE M1 GRATE OR APPROVED EQUAL.
CATCH BASIN (YARD TYPE):	EJIW 1040Z WITH TYPE N GRATE OR APPROVED EQUAL
CATCH BASIN (SPECIAL):	EXISTING CURB AND GUTTER CONDITIONS EJIW 5000M4 DI / 5000Z4 DI (3) FLANGE HINGED ASSEMBLY OR APPROVED EQUAL FOR A.D.A. AREAS EJIW 5000M5 DI / 5000Z4 DI HINGED ASSEMBLY OR APPROVED EQUAL
SITE WITH DRAINAGE CONCERNS	EJIW 5375Z DOUBLE GRATE FRAME WITH 2 TYPE 5380 GRATES OR APPROVED EQUAL

K. STEPS SHALL BE M.A. INDUSTRIES P.S.I. POLYPROPYLENE OR MSU #360 ALU POLY MANHOLE STEPS AND INSTALLED AT SIXTEEN INCHES (16") CENTER TO CENTER SPACING. STEPS SHALL HAVE FOOT RECESS AND BE SUITABLY SCORED TO PROVIDE A NONSLIP SURFACE. BOTTOM STEP SHALL BE TWENTY–FOUR INCHES (24") MAXIMUM ABOVE FLOOR. TOP STEP SHALL BE TWENTY INCHES (24") MAXIMUM BELOW RIM. STEPS SHALL NORMALLY BE PROVIDED ON A BACK WALL OF THE DRAINAGE STRUCTURE FURTHEST FROM TRAFFIC. IF A DRAINAGE STRUCTURE IS INSTALLED AT A LOCATION WITHIN EXISTING TRAFFIC FLOW, STEPS SHALL BE PROVIDED SUCH THAT PERSONNEL WILL FACE ON–COMING TRAFFIC.

L. ALL STRUCTURES RECEIVING STORM RUN–OFF SHALL HAVE AT LEAST A TWO FOOT (2') SUMP.

5. CONSTRUCTION

A. NO GROUND WATER, STORM WATER, CONSTRUCTION WATER, DOWNSPOUT DRAINAGE OR WEEP TILE DRAINAGE SHALL BE ALLOWED TO ENTER ANY SANITARY SEWER INSTALLATION.

B. A MINIMUM VERTICAL CLEARANCE OF ONE AND ONE–HALF FEET (1–½') MUST BE MAINTAINED BETWEEN THE STORM SEWER AND ANY UTILITIES.

C. VERTICAL TOLERANCES FOR STRUCTURE RIM GRADES SHALL BE:

MANHOLE IN PAVEMENT	– 0.00 TO + 0.00 FEET
CATCH BASIN IN PAVEMENT	– 0.25 TO + 0.00 FEET
STRUCTURES IN R.O.W. AND/OR FRONT YARD	– 0.00 TO + 0.30 FEET
STRUCTURES IN REAR YARD	– 0.30 TO + 0.00 FEET

D. ALL SEWER PIPE SHALL BE LAID USING A LASER TO MAINTAIN GRADE AND ALIGNMENT.

E. ALL SEWER PIPE AND APPURTENANCES SHALL BE STAKED FOR LINE AND GRADE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR OR A LICENSED ENGINEER. CUT SHEETS SHALL BE PROVIDED TO THE CITY ENGINEER AND THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS. NO SEWER SHALL BE LAID WITHOUT STAKES.

F. ALL SEWER PIPE AND APPURTENANCES SHALL BE STAKED UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR OR A LICENSED ENGINEER. ALL SIGNIFICANT POINTS OF EACH ELEMENT SHALL BE LOCATED. THIS SHALL INCLUDE BUT NOT BE LIMITED TO ALIGNMENT STAKES, OFFSET STAKES, CENTERLINE STAKES AND BENCHMARK REFERENCES. STAKES SHALL BE MARKED WITH ALIGNMENT AND ELEVATION / GRADE CONTROL. CUT SHEETS SHALL BE PROVIDED TO THE CITY ENGINEER AND THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS. NO SEWER SHALL BE LAID WITHOUT STAKES.

G. ANY BUILDING CONNECTION OR SUMP PUMP LEAD SHALL CONNECT TO A CATCH BASIN OR MANHOLE, ALL SUMP PUMP LEAD CONNECTIONS TO PRECAST STRUCTURES SHALL BE CORED. SUMP LEADS SHALL BE A MINIMUM OF THREE INCH (3") PVC SCHEDULE 40 PIPE WITH FUSED JOINTS. NO BLIND TAPS WILL BE ALLOWED.

6. TESTING AND ACCEPTANCE

A. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS, EQUIPMENT AND PERSONNEL TO CONDUCT REQUIRED TESTING. THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS REPRESENTATIVE SHALL WITNESS ALL TESTS. ALL SEWER INSTALLATIONS SHALL BE COMPLETE PRIOR TO PERFORMING REQUIRED TESTS.

B. ALL CORRUGATED PVC SEWER PIPE (ASTM F949), PVC CLOSED PROFILE GRAVITY SEWER PIPE (ASTM F1803) AND CORRUGATED PE SEWER PIPE (ASTM 2306) FOR PUBLIC STORM SEWER INSTALLATIONS SHALL BE SUBJECT TO DEFLECTION TESTING, NO EARLIER THAN THIRTY (30) DAYS AFTER CONSTRUCTION, WITH A NINE (9) SIDED MANDREL. A PROVING RING, PROVIDED BY THE CONTRACTOR, SHALL BE AVAILABLE FOR ALL DEFLECTION TESTS. THE HORIZONTAL AND VERTICAL DEFLECTION AT THE TIME OF INITIAL TESTING SHALL NOT EXCEED FIVE PERCENT (5%). ANY SEWER FOUND EXCEEDING THESE LIMITS SHALL BE REPLACED BY AND AT THE CONTRACTOR'S EXPENSE.

C. THE CONTRACTOR SHALL PROVIDE FOR CLOSED CIRCUIT TELEVISION (CCTV) INSPECTION OF ALL PUBLIC STORM SEWER INSTALLED. ALL PUBLIC STORM SEWER AND STRUCTURES INSTALLED SHALL BE CLEANED, BY AND AT THE CONTRACTOR'S EXPENSE, IMMEDIATELY PRIOR TO CCTV INSPECTION TO ENSURE THE SEWERS ARE FREE OF DEBRIS. THE INSPECTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT GUIDELINES OF THE NATIONAL ASSOCIATION OF SEWER SERVICE COMPANIES (NASSCO). ALL CCTV INSPECTION SHALL BE WITNESSED BY THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS REPRESENTATIVE AND THE CONTRACTOR. ANY CCTV INSPECTION PERFORMED IN THE ABSENCE OF THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS REPRESENTATIVE WILL BE REJECTED.

D. THE COLOR CCTV CAMERA USED FOR THE INSPECTION SHALL BE ONE SPECIFICALLY DESIGNED AND CONSTRUCTED FOR SUCH INSPECTION. THE CAMERA, PAN AND TILT, SHALL BE OPERATIVE IN 100% HUMIDITY CONDITIONS, AND HAVE A HIGH RESOLUTION LENS CAPABLE OF SCANNING 360–DEGREES CIRCUMFERENCE AND 270–DEGREES ON A HORIZONTAL AXIS TO TELEVISE SEWERS. LIGHTING FOR THE CAMERA SHALL BE SUITABLE TO ALLOW A CLEAR PICTURE OF THE ENTIRE PERIPHERY OF THE PIPE. THE CAMERA, TELEVISION MONITOR, AND OTHER COMPONENTS OF THE VIDEO SYSTEM SHALL BE CAPABLE OF PRODUCING PICTURE QUALITY TO THE SATISFACTION OF THE OWNER.

E. ALL CCTV REPORTS, LOGS, AND VIDEOS SHALL BE CAPABLE OF BEING INTEGRATED IN ARCGIS AND SHALL BE SAVED ELECTRONICALLY ON FLASH DRIVES OR PORTABLE HARD DRIVES. EACH MANHOLE TO MANHOLE SECTION SHALL BE ON A SEPARATE VIDEO FILE. THE FILES SHALL NOT CONTAIN ANY COPY PROTECTION. THE OWNER SHALL BE ABLE TO MAKE COPIES OF THE FOOTAGE.

F. THE PROJECT NAME, DATE, TIME, FOOTAGE COUNTER AND STRUCTURE TO STRUCTURE SECTION SHALL BE DISPLAYED CONTINUOUSLY. THE CAMERA SHALL BE MOVED THROUGH THE SEWER AT A RATE OF SPEED NOT TO EXCEED THIRTY FEET (30') PER MINUTE, STOPPING WHEN NECESSARY TO PERMIT PROPER AUDIO AND VIDEO DOCUMENTATION OF THE SEWER'S CONDITION. THE CAMERA SHALL BE STOPPED IMMEDIATELY ADJACENT TO ALL POINTS OF INFILTRATION, CRACKED OR BROKEN PIPE, DEFECTIVE JOINTS, MISALIGNMENT IN LINE OR GRADE AND LOCATION OF SERVICE CONNECTIONS. THE CAMERA SHALL BE ROTATED TO ALLOW VIEWING OF THE PROBLEM AREA OR INTO THE SERVICE CONNECTION. A REPORT DETAILING ALL NOTES, WYE LOCATIONS, AND OTHER PERTINENT INFORMATION SHALL BE MADE AS A PART OF THE CCTV INSPECTION IN ACCORDANCE WITH NASSCO'S PACP. THE REPORT SHALL BE PRODUCED USING CCTV INSPECTION SOFTWARE PROVIDED BY A NASSCO PACP CERTIFIED VENDOR. ALL CCTV REPORTS SHALL BE DOWNLOADED OR RECORDED ON BOARD THE CCTV VEHICLE. FORMATTING AND LAYOUT, I.E. OBSERVATIONS AND DEFECT CODES SHALL BE NASSCO PACP STANDARD.

G. THE CONTRACTOR SHALL SUBMIT TWO (2) FLASH DRIVES OR PORTABLE HARD DRIVES CONTAINING A DIGITAL COPY OF INSPECTION REPORTS TO THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS UPON COMPLETION OF THE CCTV INSPECTION. ALL DIGITAL COPIES OF THE REPORTS AND LOGS SHALL BE IN PDF FORMAT.

H. ANY DEFECTS NOTED DURING TESTING AND/OR CCTV INSPECTION SHALL BE SATISFACTORILY REPAIRED OR REPLACED, BY AND AT THE CONTRACTORS EXPENSE, AND WITNESSED BY THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS. DEFECTS SHALL INCLUDE, BUT NOT BE LIMITED TO CRACKED OR BROKEN PIPE, DEFECTIVE JOINTS, MISALIGNMENT IN LINE OR GRADE, AND VISIBLE LEAKS OR INFILTRATION. ADDITIONAL TESTING AND CCTV INSPECTION SHALL BE PERFORMED AT EACH AFFECTED SEGMENT, FROM MANHOLE TO MANHOLE, SUBSEQUENT TO REPAIR AND/OR REPLACEMENT.

I. BEFORE ACCEPTANCE A FINAL REVIEW MUST BE MADE BY THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS AND/OR CITY ENGINEER.

7. PROJECT BONDS, INSURANCE AND REGISTRATION

A. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL BE REGISTERED AT THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS FOR THE YEAR THAT THE WORK IS BEING PERFORMED.

B. PRIOR TO THE PRE–CONSTRUCTION MEETING, THE CONTRACTOR SHALL PROVIDE CONTRACTUAL LIABILITY INSURANCE TO THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS. THE INSURANCE SHALL BE MAINTAINED THROUGHOUT THE TERM OF THE PROJECT.

C. THE CONTRACTOR SHALL PROVIDE A TWO (2) YEAR MAINTENANCE AND GUARANTEE PERFORMANCE AND PAYMENT BOND TO THE CITY OF ROCHESTER FROM A SURETY LICENSED IN THE STATE OF MICHIGAN, DATED FROM THE TIME OF ACCEPTANCE BY THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS, FOR 100% OF THE CONSTRUCTION COSTS.

ANDERSON, ECKSTEIN AND WESTRICK, INC.

CIVIL ENGINEERS SURVEYORS ARCHITECTS

51301 Schoenherr Road
Shelby Township
Michigan 48315

Phone 586 726 1234
Fax 586 726 8780

www.aewinc.com

ENGINEERING STRONG COMMUNITIES

DATE	SUBMITTALS/REVISIONS

DRAWN BY:	CHECKED BY:	DATE:
MJS	AAP	JANUARY 2021

M:\COMMUNITIES\ROCHESTER\PLANS\STDDETAILS\2020\STORM_2.DWG
Model—2/1/2021 11:58:36 AM

STATE OF MICHIGAN
ASEEL A. PUTROS
ENGINEER
NO. 55083
LICENSED PROFESSIONAL ENGINEER

ASEEL A. PUTROS P.E. NO. 55083

DEPARTMENT OF PUBLIC WORKS

APPROVED BY: Jeremy Pickert, Assistant DPW Director

DATE: 4/6/2021

CITY OF ROCHESTER

STANDARD STORM SEWER DETAILS (2 OF 2)

SHEET NO.

STM2

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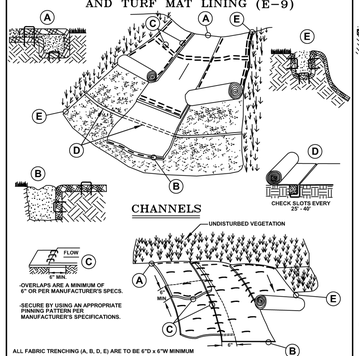
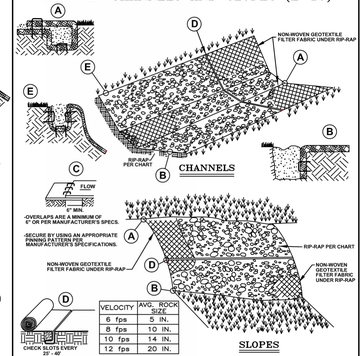
EROSION CONTROL BLANKETS AND TURF MAT LINING (E-9)



DEPENDING ON THE VELOCITY, SLOPE, SOILS, USE PROPER BLANKET OR TURF MAT LINING PER MANUFACTURER'S SPECIFICATIONS TO HANDLE THE SHEER STRESSES OF THE SLOPE/CHANNEL.

RIP-RAP: CHANNELS AND SLOPES (E-10)

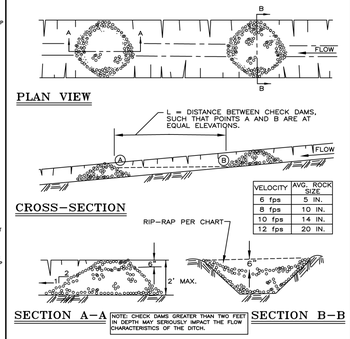


VELOCITY	AVG. ROCK SIZE
6 fps	5 IN.
8 fps	10 IN.
10 fps	14 IN.
12 fps	20 IN.

ALL FABRIC TRENCHING (A, B, D, E) ARE TO BE 6"D x 6"W MINIMUM

DEPENDING ON THE VELOCITY, SLOPE AND SOILS, USE THE PROPER SIZED RIP-RAP AND NON-WOVEN GEOTEXTILE FABRIC TO HANDLE THE SHEER STRESS OF THE SLOPE/CHANNEL.

CHECK DAMS (E-3)



VELOCITY	AVG. ROCK SIZE
6 fps	5 IN.
8 fps	10 IN.
10 fps	14 IN.
12 fps	20 IN.

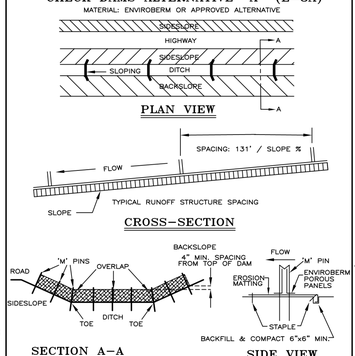
NOTE: CHECK DAMS GREATER THAN TWO FEET IN DEPTH MAY SERIOUSLY IMPACT THE FLOW CHARACTERISTICS OF THE DITCH.

-DEPENDING ON THE VELOCITY, SLOPE AND SOILS, USE THE PROPER SIZED RIP-RAP TO HANDLE THE SHEER STRESS OF THE SLOPE/CHANNEL.

-FOR SLOPE AND/OR CHANNEL PROTECTION SEE OTHER BMP'S ON THIS SHEET OR IN THE WRC SOIL EROSION MANUAL.

CHECK DAMS ALTERNATIVE "A" (E-3A)

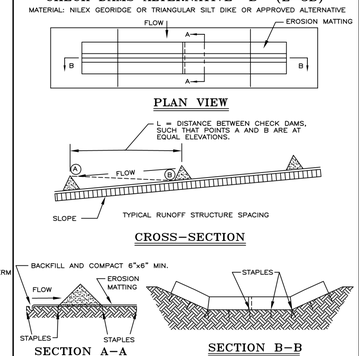
MATERIAL: ENVIROBERM OR APPROVED ALTERNATIVE



-FOR SLOPE AND/OR CHANNEL PROTECTION SEE OTHER BMP'S ON THIS SHEET OR IN THE WRC SOIL EROSION MANUAL.

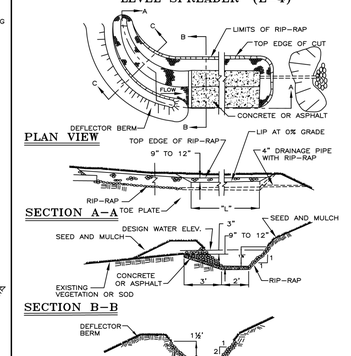
CHECK DAMS ALTERNATIVE "B" (E-3B)

MATERIAL: NILEX GEORIDGE OR TRIANGULAR SILT DIKE OR APPROVED ALTERNATIVE

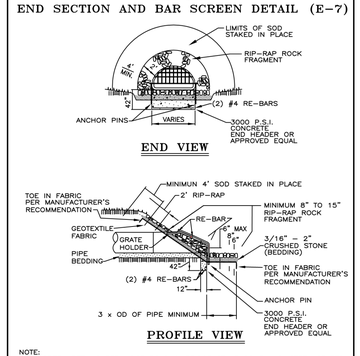


-FOR SLOPE AND/OR CHANNEL PROTECTION SEE OTHER BMP'S ON THIS SHEET OR IN THE WRC SOIL EROSION MANUAL.

LEVEL SPREADER (E-4)



RIP-RAP, END SECTION AND BAR SCREEN DETAIL (E-7)

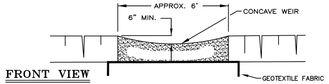


NOTE:
-BAR SCREEN DETAILS PER MDOT ROAD & BRIDGE STANDARD PLANS, STEEL GRATES FOR END SECTIONS. BARS ARE TO BE CUT OFF AT EDGE OF END SECTION.
-FOR SLOPE AND/OR CHANNEL PROTECTION SEE OTHER BMP'S ON THIS SHEET OR IN THE WRC SOIL EROSION MANUAL.

VEGETATIVE BUFFER ZONE (SP-1)

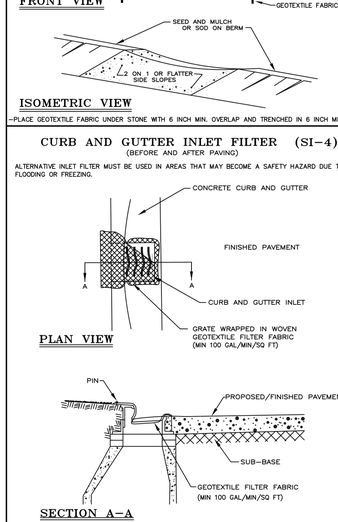
THE GRAPH SHOWN BELOW IS USED TO DETERMINE THE ADEQUACY OF AN EXISTING VEGETATIVE BUFFER ZONE FOR USE AS A SEDIMENT FILTER. THIS GRAPH IS ONLY APPLICABLE IF THE VEGETATION IS 90% DENSE AND AT LEAST 1" IN LENGTH OVER EVERY SQUARE FOOT OF DISTURBED SOIL. AN AREA COVERED WITH WEEDS, OR BUSHES AND TREES WITHOUT A GOOD GROUND COVER IS NOT ACCEPTABLE.

EXAMPLE



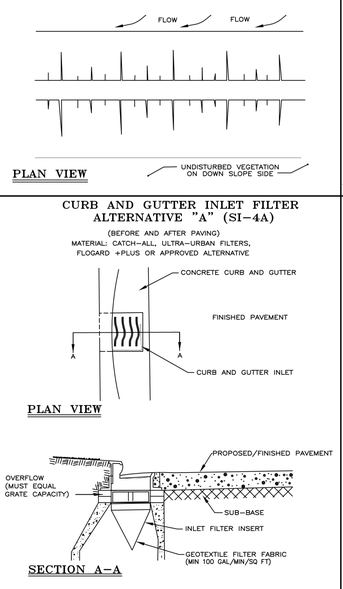
LENGTH OF BUFFER ZONE = ?
% OF SLOPE OF BUFFER ZONE = 5%
WHAT IS THE ACCEPTABLE LENGTH OF THE BUFFER ZONE?

PLOT IN GRAPH BELOW
BUFFER ZONE IS ACCEPTABLE AT 65'



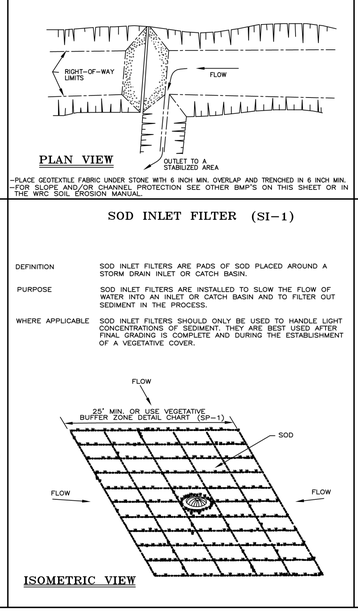
SILT FENCE (SP-2)

(MATERIAL: AMOCO PRO PEX 2130 OR APPROVED EQUIVALENT)



SILT FENCE ALTERNATIVE "A" (SP-2A)

(MATERIAL: SILT SHIELD OR APPROVED EQUIVALENT)



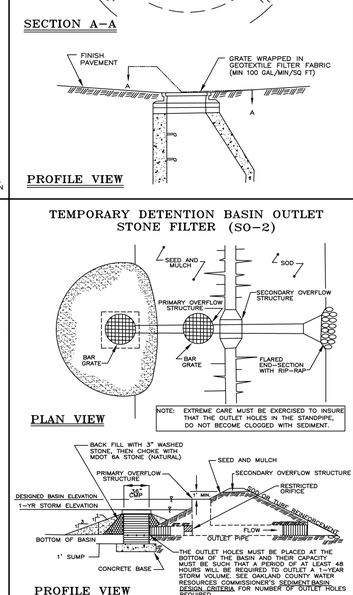
2% GRADE MAXIMUM SLOPE

Splicing Procedure:
Spacing EXTRUDED SEDIMENT FILTER FENCE is achieved beginning with an EXTRUDED SEDIMENT FILTER FENCE post. Two EXTRUDED SEDIMENT FILTER FENCE are secured with six of our plastic ratchet style push-in fasteners. Locate three, evenly spaced, vertically, at least 2" from each edge of the splice.

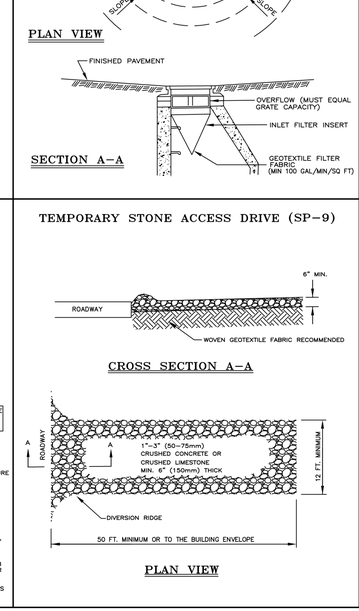
Optional Heat Splicing:
Overlap a minimum of eight inches. Melt a thin layer of EXTRUDED SEDIMENT FILTER FENCE with torch from top to bottom. Immediately press both layers together for a minimum of 5 second. Check for total lamination from top to bottom of material. (Do not apply heat to filter)

WINTER/FROZEN GROUND SILT FENCE (SP-2W)

(MATERIAL: AMOCO PRO PEX 2130 OR APPROVED EQUIVALENT)

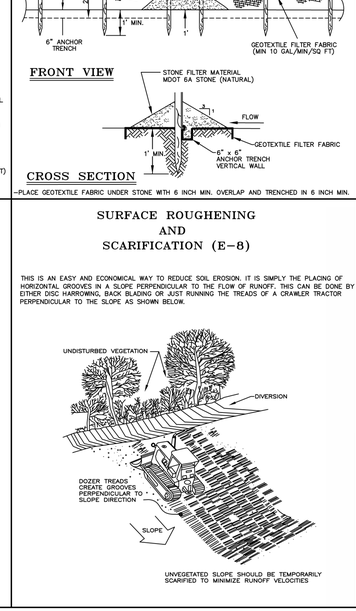


RYCB INLET FILTER (SI-3)



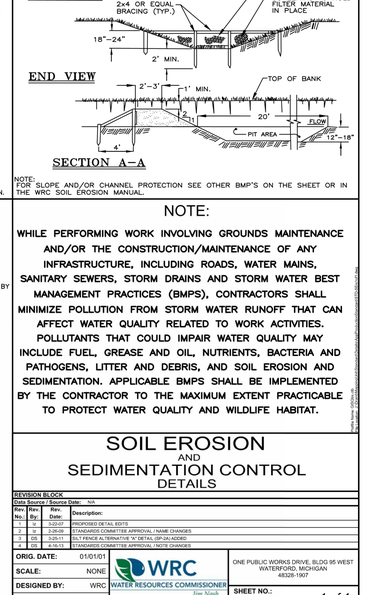
NOTE: MATERIAL IS NOT SILT FENCE MATERIAL

RYCB INLET FILTER ALTERNATIVE "A" (SI-3A)



RYCB INLET FILTER ALTERNATIVE "B" (SI-3B)

MATERIAL: SILT SAVER OR APPROVED ALTERNATIVE



(NOTE: NO PIT REQUIRED WHEN FRAME AND COVER OR GRATE AND COVER ARE IN PLACE.)

EARTH DIVERSION BERM WITH STONE OUTLET FILTER (SP-4)

-PLACE GEOTEXTILE FABRIC UNDER STONE WITH 6 INCH MIN. OVERLAP AND TRENCHED IN 6 INCH MIN.

EARTH DIVERSION BERM (E-2)

GRAVEL INTERCEPTOR DIKE (SP-6)

-PLACE GEOTEXTILE FABRIC UNDER STONE WITH 6 INCH MIN. OVERLAP AND TRENCHED IN 6 INCH MIN.
-FOR SLOPE AND/OR CHANNEL PROTECTION SEE OTHER BMP'S ON THIS SHEET OR IN THE WRC SOIL EROSION MANUAL.

LOW POINT INLET FILTER (SI-2)

ALTERNATIVE INLET FILTER MUST BE USED IN AREAS THAT MAY BECOME A SAFETY HAZARD DUE TO FLOODING OR FREEZING.

LOW POINT INLET FILTER ALT. "A" (SI-2A)

MATERIAL: CATCH-ALL, ULTRA-URBAN FILTERS, FLOGARD +PLUS OR APPROVED ALTERNATIVE

SILT FENCE GRAVEL FILTER (SP-3)

-PLACE GEOTEXTILE FABRIC UNDER STONE WITH 6 INCH MIN. OVERLAP AND TRENCHED IN 6 INCH MIN.

DITCH SEDIMENT TRAP (SO-4)

NOTE:
-FOR SLOPE AND/OR CHANNEL PROTECTION SEE OTHER BMP'S ON THE SHEET OR IN THE WRC SOIL EROSION MANUAL.

CURB AND GUTTER INLET FILTER (SI-4)

(BEFORE AND AFTER PAVING)

ALTERNATIVE INLET FILTER MUST BE USED IN AREAS THAT MAY BECOME A SAFETY HAZARD DUE TO FLOODING OR FREEZING.

CURB AND GUTTER INLET FILTER ALTERNATIVE "A" (SI-4A)

(BEFORE AND AFTER PAVING)

MATERIAL: CATCH-ALL, ULTRA-URBAN FILTERS, FLOGARD +PLUS OR APPROVED ALTERNATIVE

SOD INLET FILTER (SI-1)

DEFINITION	SOD INLET FILTERS ARE PADS OF SOD PLACED AROUND A STORM DRAIN INLET OR CATCH BASIN.
PURPOSE	SOD INLET FILTERS ARE INSTALLED TO SLOW THE FLOW OF WATER INTO AN INLET OR CATCH BASIN AND TO FILTER OUT SEDIMENT IN THE PROCESS.
WHERE APPLICABLE	SOD INLET FILTERS SHOULD ONLY BE USED TO HANDLE LIGHT CONCENTRATIONS OF SEDIMENT. THEY ARE BEST USED AFTER FINAL GRADING IS COMPLETE AND DURING THE ESTABLISHMENT OF A VEGETATIVE COVER.

TEMPORARY DETENTION BASIN OUTLET STONE FILTER (SO-2)

TEMPORARY STONE ACCESS DRIVE (SP-9)

SURFACE ROUGHENING AND SCARIFICATION (E-8)

THIS IS AN EASY AND ECONOMICAL WAY TO REDUCE SOIL EROSION. IT IS SIMPLY THE PLACING OF HORIZONTAL GROOVES IN A SLOPE PERPENDICULAR TO THE FLOW OF RUNOFF. THIS CAN BE DONE BY EITHER DISC HARROWING, BACK BLADING OR JUST RUNNING THE TREADS OF A CRAWLER TRACTOR PERPENDICULAR TO THE SLOPE AS SHOWN BELOW.

UNVEGETATED SLOPE SHOULD BE TEMPORARILY SCARIFIED TO MINIMIZE RUNOFF VELOCITIES

NOTE:

WHILE PERFORMING WORK INVOLVING GROUNDS MAINTENANCE AND/OR THE CONSTRUCTION/MAINTENANCE OF ANY INFRASTRUCTURE, INCLUDING ROADS, WATER MAINS, SANITARY SEWERS, STORM DRAINS AND STORM WATER BEST MANAGEMENT PRACTICES (BMPS), CONTRACTORS SHALL MINIMIZE POLLUTION FROM STORM WATER RUNOFF THAT CAN AFFECT WATER QUALITY RELATED TO WORK ACTIVITIES. POLLUTANTS THAT COULD IMPAIR WATER QUALITY MAY INCLUDE FUEL, GREASE AND OIL, NUTRIENTS, BACTERIA AND PATHOGENS, LITTER AND DEBRIS, AND SOIL EROSION AND SEDIMENTATION. APPLICABLE BMPS SHALL BE IMPLEMENTED BY THE CONTRACTOR TO THE MAXIMUM EXTENT PRACTICABLE TO PROTECT WATER QUALITY AND WILDLIFE HABITAT.

SOIL EROSION AND SEDIMENTATION CONTROL DETAILS

REVISION BLOCK			
Date Source / Source Date: N/A			
Rev. No.:	Rev. By:	Rev. Date:	Description:
1	VE	3-02-07	PROPOSED DETAIL EDITS
2	VE	2-25-09	STANDARDS COMMITTEE APPROVAL / NAME CHANGES
3	DS	3-25-11	SILT FENCE ALTERNATIVE "A" DETAIL (SP-2A) ADDED
4	DS	4-16-13	STANDARDS COMMITTEE APPROVAL / NOTE CHANGES

ORIG. DATE:	01/01/01
SCALE:	NONE
DESIGNED BY:	WRC
DRAWN BY:	Mapping

WRC WATER RESOURCES COMMISSIONER Jim Nash

ONE PUBLIC WORKS DRIVE, BLDG 95 WEST, WATERFORD, MICHIGAN 48328-1907

SHEET NO.: 1 of 1

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DRIVEN DESIGN

Rochester Community House
816 Ludlow Ave.
Prelim Plan Review - response letter

January 8, 2026

This letter addresses the items and requests from the Prelim Plan Review document regarding the Rochester Community House at 816 Ludlow Ave in Rochester, MI. The Prelim Plan Review was prepared by McKenna and dated 12/29/2025. The document was received by Driven Design Studio on 1/6/2026. There was a separate concern received via email, and it is addressed at the end of this letter.

Item #1 - Written narrative of the revised scope

- The scope of work is as follows:
  - A partial interior renovation (~5,400SF) to update portions of the facility and increase overall functionality
  - An addition is proposed to enlarge the Kiwanis Room. This adds approximately 7% to the existing building.
  - A new uncovered deck/patio adjacent to the addition
  - Deck board replacement on the existing South/East wraparound deck
  - Asphalt shingle replacement on the entire existing roof
  - Civil work to support the project
  - The renovated portion of the building will receive new finishes (flooring and paint) with most areas receiving new ceilings.
  - The addition and interior renovations total approximately 6,300 square feet of the new total 14,908 square feet of the building, approximately 43% of the new total floor area.
- This iteration is a substantial redesign from the previous submission.
  - The basement scope (event space, restrooms, mechanical area, storage area and warming kitchen) has been deleted.
  - The elevator has been deleted.
  - The enlarged Kiwanis Room floor is now a concrete slab on grade instead of hollow core precast planks.
  - The existing chimney is now to remain.
  - The patio is now a 50/50 mix of concrete slab on grade (the Western portion) and wood-framed deck (the Eastern portion).
  - The existing Lion's Room is now remaining the same size instead of being enlarged.
  - Storage and mechanical rooms were rearranged on the main level.

- Civil design has changed to reflect the updated scope.
- There is no work in the existing basement or second floor.

Item #6 - Clarify patio furniture

The patio furniture is furnished by the owner and is not part of the project's design. Any furniture on the plans is only shown for schematic purposes and to assist with circulation and egress planning.

Item #8 - Exterior lighting clarification on the West facade and the East side

- Exterior light fixtures are as shown on the West Michigan Lighting Systems sheet (1 of 1). The fixture marked “A” is a recessed fixture that will be mounted on the underside of the soffit pointing down, providing a wall-wash lighting effect. It is a Lithonia LDN6 ALO2 SWW1 AR LSS 80CRI. This fixture is protected from direct exposure to weather and is approved for such installation. The cut sheet is attached. The deck on the East side (which is having decking replaced) is not receiving any new lighting.

Item #9 - Request for updated color renderings from new design firm

- This design firm has been on this project since 2023. The interior renderings of the main level remain the same as previous submissions. The exterior rendering on the Title Sheet is the same image as previous submissions. Original interior and new exterior renderings to be submitted on 1/8/2026.

Email item from Jason Warner - rear stair tread count concern

- The Civil plans show a rear stair with 31 treads (deduced by counting lines on the sheets). All civil plans refer to the Architectural plans for stair details since the stairs are part of the architectural design. The Architectural plans show that the stairs go from the same elevation as the basement, up to the same elevation as the main level. That's a total rise of ~10' as shown in Architectural plan elevations and sections, confirmed with the topographical data on the Civil plans. A 10' rise requires 18 risers at 6-21/32" since the maximum rise is 7" per 2021 MBC Section 1011.5.2. If the stair was designed with 31 risers to match the depiction on the Civil plans, each rise would be 3-7/8" which is below the code minimum of 4". Also, a mid-landing is only required when the total rise of a stair is greater than 12' (2021 MBC 1011.8) so it was not included in the design as it is not required, nor requested by Ownership.

Thank you,

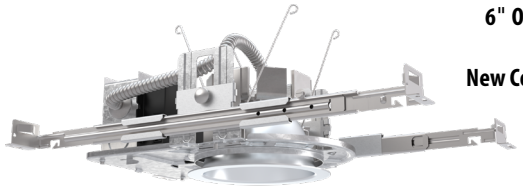
Cody Newman

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

LDN6 STATIC WHITE

6" Open and Wallwash LED
Non-IC
New Construction Downlight



Open Trim

Wallwash Trim

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.

Two combination ½"-3/4" and four ½" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step MacAdam Ellipse; 80 CRI minimum. 90 CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

Controls (Optional) —

• Luminaire can be equipped with interface for nLight wired, allowing it to communicate over an nLight network. Couple with nLight-enabled sensors, power packs, or WallPods using CAT-5 cabling to create an nLight Control Zone. Link Control Zone to a Gateway directly or via a Bridge for remote status monitoring and control using SensorView software.

• Luminaire can be equipped with interface for nLight Air, allowing it to communicate over the wireless nLight control platform. Can be paired to other luminaires and wall switches through CLAIRITY+, a mobile app, which allows individual fixture control.

UGR — UGR is zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg, per CIE 117-1996 Discomfort Glare in Interior Lighting.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

LUMEN MAINTENANCE — 70% lumen maintenance at 60,000 hours. L70/60,000 hours

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. Drivers are RoHS compliant

GOVERNMENT PROCUREMENT — BAA – Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

PERFORMANCE DATA

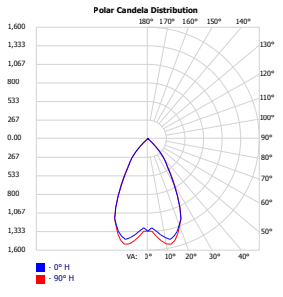
LDN6 3500K AR LSS 80CRI			
Nominal Lumens	**Lumens**	**Wattage**	**Lm/W**
500	527.9	5.8	90.5
750	758.1	8.9	85.1
1000	950.1	10.4	91.0
1500	1514	17.5	86.4
2000	2006	22.5	89.1
2500	2504	28.3	88.6
3000	3021	34.8	86.9
4000	4008	44.3	90.6
5000	4975	57.7	86.3

Notes

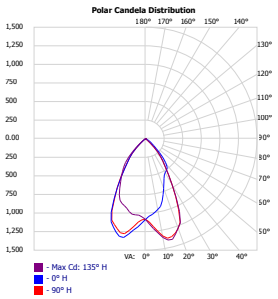
• Tested in accordance with IESNA LM-79-08.
• Tested to current IES and NEMA standards under stabilized laboratory conditions.
• CRI: 80 typical.

battery pack

DISTRIBUTIONS



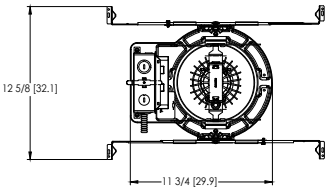
Open

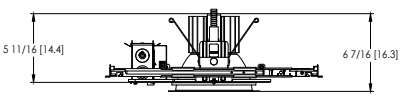


Wallwash

DIMENSIONS

LDN6 500-3000 Lumens





Aperture: Ø 6-1/4" [15.9]
Ceiling Cutout: Ø 7-1/8" [18.1] Self-flanged
Overlap Trim: Ø 7-1/2" [19.1]

See page 4 for other fixture dimensions

Design Select options indicated by this color background.

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN6 35/15 LO6 AR LSS MVOLT EZ10

LDN6							
Series	**Color temperature**	**Lumens ‡**	**Trim Style**	**Trim Color**	**Trim Finish**	**Flange Color ‡**	**Voltage**
LDN6 6" round	27/ 2700K	05 500 lumens	LO6 Downlight	AR Clear	LSS Semi-specular	TRW White painted flange	MVOLT Multi-volt
	30/ 3000K	07 750 lumens	LW6 Wallwash	WR ‡ White	LD Matte diffuse	TRBL Black painted flange	120 120V
	35/ 3500K	10 1000 lumens		BR ‡ Black	LS Specular	FCPC Custom painted flange only	277 277V
	40/ 4000K	15 1500 lumens		TCPC ‡ Custom painted trim		FRALTBD RAL painted flange only	347 ‡ 347V
	50/ 5000K	20 2000 lumens		TRALTBD ‡ RAL painted trim			
		25 2500 lumens					
		30 3000 lumens					
		40 4000 lumens					
		50 5000 lumens					

Driver	**Emergency ‡**	**Control Input ‡**	**Options**
GZ10 0-10V driver dims to 10%	(blank) No Emergency Needed	(blank) No Control Input Needed	HAO ‡ High ambient option (40°C)
GZ1 0-10V driver dims to 1%	EL Battery pack (10W constant power), non-T20 compliant, integral test switch	SSAIR Wireless standalone embedded control by SensorSwitch	CP ‡ Chicago Plenum
D10 Minimum dimming 10% driver for use with SSAIR	ELR Battery pack (10W constant power), non-T20 compliant, remote test switch	NPP16D nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).	RRL___ RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC12S.
D1 Minimum dimming 1% driver for use with SSAIR	ELSD Self-diagnostic battery pack (10W constant power), non-T20 compliant, integral test switch	NPP16DER nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.	BAA Buy America(n) Act and/or Build America Buy America Qualified
EZ1 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1%	ELRSD Self-diagnostic battery pack (10W constant power), non-T20 compliant, remote test switch	NPS80EZ nLight® dimming pack controls 0-10V eldoLED drivers (EZ1).	90CRI High CRI (90+)
EDAB eldoLED DALI SOLDRIVE dim to dark	E10WCP Battery pack (10W constant power), T20 compliant, integral test switch	NPS80EZER nLight® dimming pack controls 0-10V eldoLED drivers (EZ1). ER controls fixtures on emergency circuit.	SF ‡ Single fuse
	E10WCPR Battery pack (10W constant power), T20 compliant, remote test switch	N80 nLight™ Lumen Compensation	
	E10WRSTAR Emergency battery pack, 10W with remote test switch and Iota STAR technology	NLTAIR2 nLight® Air enabled	
		NLTAIRER2 nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit, not available with battery pack options	
		NLTAIREM2 nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection. Available with battery pack options.	

‡ Option Value Ordering Restrictions

Option value	Restriction
Lumens	Overall height varies based on lumen package; refer to dimensional chart.
WR, BR	Not available with finishes.
347	Not available with emergency options.
SF	Must specify voltage 120V or 277V.
TRW, TRBL	Available with clear (AR) reflector only.
EL, ELR, ELSD, ELRSD, E10WCP, E10WCPR	12.5" of plenum depth or top access required for battery pack maintenance.
NPP16D, NPP16DER, NPS80EZ, NPS80EZER	Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed. See UL 924 Sequence of Operation table.
N80	Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ1 drivers.
NLTAIR, NLTAIR2, NLTAIRER2, NLTAIREM2	Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options. Not recommended for metal ceiling installations.
HAO	Fixture height is 6.5" for all lumen packages with HAO.
CP	Must specify voltage for 3000lm and above. 5000lm with marked spacing 24 L x 24 W x 14 H. Not available with emergency battery pack option.
JOT	Must specify D10 or D1 driver. Not available with nLight options. Not available with CP. Not recommended for metal ceiling installation. Not for use with emergency backup power systems other than battery packs.
Reloc® Options	Refer to RRL specification sheet on acuitybrands.com for further details.
RRLAE	Commercial fixtures should disconnect the TSPL before unplugging the RRL so it does not go into discharge mode.
RRLC12S	RRLC12S option is to be used with the OnePass OCU, OCS, OD, OFC and OD for 0-24V integrated single-circuit or 0-10V low voltage controls applications. Not available with integral dimming sensors.
TRALTBD, FRALTBD	RALTBD for pricing only. Replace with applicable RAL number and finish when ready to order. See the RAL BROCHURE for available color options. Not available with TCPC or FCPC
TCPC, FCPC	CPC options for pricing only. Custom color chip needs to be sent in to your Customer Resolution specialist before order can be processed. Click HERE for more details. Not available with TRAL or FRAL
E10WRSTAR	Not available with wet location, EC1, EC6, QDS, CP, 347V, NPS80EZ ER, NLTAIRER2, NLTAIREM2, ALO3 & ALO4 w/DALI, OR 2000-4500 lumens w/SSAIR. Top access installation or 17.5" plenum clearance required for roomside installation. Not available with integral test switch

Accessories: *Order as separate catalog number.*

EAC ISSM 375	Compact interruptible emergency AC power system	SCA6	Sloped Ceiling Adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA6 10D
EAC ISSM 125	Compact interruptible emergency AC power system		
GRA68 JZ	Oversized trim ring with 8" outside diameter		

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

(Maximum order quantity for design select lead times is 112.)

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Emergency Battery Pack Options - Field Installable

Battery Model Number	Wattage	Runtime (Minutes)	Lumen Output* @ 120 Lumens/Watt	Other
ILB CP07 2H A	7W	120	840	Storm Shelter / 2 Hour Runtime
ILB CP10 A	10W	90	1200	
ILBLP CP10 HE SD A+	10W	90	1200	Title 20, Self Diagnostic
ILBLP CP15 HE SD A+	15W	90	1800	Title 20, Self Diagnostic
ILB CP20 HE A	20W	90	2400	Title 20
ILB CP20 HE SD A	20W	90	2400	Title 20, Self Diagnostic
ILBHI CP10 HE SD A+	10W	90	1200	347-480V AC Input, Title 20, Self Diagnostic
ILBHI CP15 HE SD A+	15W	90	1800	347-480V AC Input, Title 20, Self Diagnostic

All the above are UL Listed products that are certified for field install external/remote to the fixture.
*Minimum delivered lumen output to assist in product selection for increased fixture mounting height.
The CP10 delivered emergency illumination outperforms legacy 1400 lumen fluorescent emergency ballast.
Please contact us at techsupport@iotaengineering.com for any Emergency Battery related questions.

COMPATIBLE 0-10V WALL-MOUNT DIMMERS		
MANUFACTURER	PART NO.	POWER BOOSTER AVAILABLE
Lutron®	Diva® DVTV	
	Diva® DVSCTV	
	Nova T® NTFTV	
	Nova® NFTV	
Leviton®	AWSMT-7DW	CN100
	AWSMG-7DW	PE300
	AMRMG-7DW	
	Leviton Centura Fluorescent Control System	
	IllumaTech® IP7 Series	
Synergy®	ISD BC	RDMFC
	SLD LPCS	
	Digital Equinox (DEQ BC)	
Douglas Lighting Controls	WPC-5721	
Entertainment Technology	Tap Glide TG600FAM120 (120V)	
	Tap Glide Heatsink TGH1500FAM120 (120V)	
	Oasis 0A2000FAMU	
Honeywell	EL7315A1019	EL7305A1010 (optional)
	EL7315A1009	
HUNT Dimming	Preset slide: PS-010-IV and PS-010-WH	
	Preset slide: PS-010-3W-IV and PS-010-3W-WH	
	Preset slide, controls FD-010: PS-IFC-010-IV and PS-IFC-010-WH-120/277V	
	Preset slide, controls FD-010: PS-IFC-010-3W-IV and PS-IFC-010-3W-WH-120/277V	
	Remote mounted unit: FD-010	
Lehigh Electronic Products	Solitaire	PBX
PDM Electrical Products	WPC-5721	
Starfield Controls	TR61 with DALI interface port	RT03 DALInet Router
WattStopper®	LS-4 used with LCD-101 and LCD-103	

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provided consistent color appearance and out-of-the-box control capability with simple commissioning when used with Acuity Brands controls products.

All configurations of this luminaire are calibrated and tested meet the Acuity Brands' specification for chromatic consistency - including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates.

To learn more about A+, visit www.acuitybrands.com/aplus.

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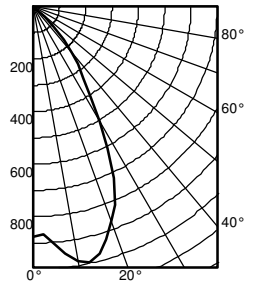
PHOTOMETRY

Distribution Curve | **Distribution Data** | **Output Data** | **Illuminance Data at 30" Above Floor for a Single Luminaire**

LDN6 35/10 LO6AR, input watts: 10.44, delivered lumens: 987.10, LM/W = 94.54, spacing criterion at 0= 1.02, test no. ISF 30716P262.



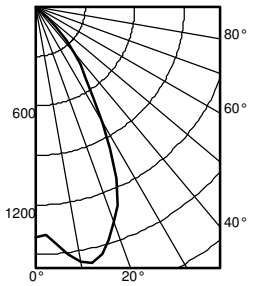
	Ave	Lumens
0	876	
5	905	89
15	971	269
25	720	322
35	330	214
45	110	87
55	1	4
65	1	1
75	0	0
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	680.7	69.0
0° - 40°	895.0	90.7
0° - 60°	986.0	99.9
0° - 90°	987.0	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	987.0	*100.0

*Efficiency

Mounting Height	Inital FC Center Beam	50% beam - 54.5° Diameter	50% beam - 54.5° FC	10% beam - 82.2° Diameter	10% beam - 82.2° FC
8.0	29.0	5.7	14.5	9.6	2.9
10.0	15.6	7.7	7.8	13.1	1.6
12.0	9.7	9.8	4.9	16.6	1.0
14.0	6.6	11.8	3.3	20.1	0.7
16.0	4.8	13.9	2.4	23.6	0.5

LDN6 35/15 LO6AR, input watts: 17.52, delivered lumens: 1572.9, LM/W = 89.77, spacing criterion at 0= 1.02, test no. ISF 30716P265.



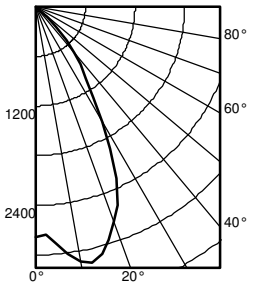
	Ave	Lumens
0	1396	
5	1442	142
15	1547	429
25	1147	514
35	526	342
45	176	139
55	2	6
65	1	1
75	1	1
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	1084.6	69.0
0° - 40°	1426.2	90.7
0° - 60°	1571.3	99.9
0° - 90°	1572.9	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	1572.9	*100.0

*Efficiency

Mounting Height	Inital FC Center Beam	50% beam - 54.5° Diameter	50% beam - 54.5° FC	10% beam - 82.2° Diameter	10% beam - 82.2° FC
8.0	46.2	5.7	23.1	9.6	4.6
10.0	24.8	7.7	12.4	13.1	2.5
12.0	15.5	9.8	7.7	16.6	1.5
14.0	10.6	11.8	5.3	20.1	1.1
16.0	7.7	13.9	3.8	23.6	0.8

LDN6 35/30 LO6AR, input watts: 34.75, delivered lumens: 3138.5, LM/W = 90.31, spacing criterion at 0= 1.02, test no. ISF 30716P274.



	Ave	Lumens
0	2786	
5	2877	284
15	3087	855
25	2289	1025
35	1049	682
45	350	277
55	5	12
65	2	2
75	1	1
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	2164.3	69.0
0° - 40°	2845.9	90.7
0° - 60°	3135.3	99.9
0° - 90°	3138.5	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	3138.5	*100.0

*Efficiency

Mounting Height	Inital FC Center Beam	50% beam - 54.5° Diameter	50% beam - 54.5° FC	10% beam - 82.2° Diameter	10% beam - 82.2° FC
8.0	92.1	5.7	46.1	9.6	9.2
10.0	49.5	7.7	24.8	13.1	5.0
12.0	30.9	9.8	15.4	16.6	3.1
14.0	21.1	11.8	10.5	20.1	2.1
16.0	15.3	13.9	7.6	23.6	1.5

HOW TO ESTIMATE DELIVERED LUMENS IN EMERGENCY MODE

Use the formula below to estimate the delivered lumens in emergency mode

Delivered Lumens = 1.25 x P x LPW

P = Ouput power of emergency driver. P = 10W

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.

The LPW rating is also available at Designlight Consortium.

Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

LUMEN OUTPUT MULTIPLIERS - FINISH	Clear (AR)	White (WR)	Black (BR)
Specular (LS)	1.0	N/A	N/A
Semi-specular (LSS)	0.950	N/A	N/A
Matte diffuse (LD)	0.85	N/A	N/A
Painted	N/A	0.87	0.73

LUMEN OUTPUT MULTIPLIERS - CRI	
80	1.0
90	0.874

LUMEN OUTPUT MULTIPLIERS - CCT	2700K	3000K	3500K	4000K	5000K
80CRI	0.950	0.966	1.000	1.025	1.101

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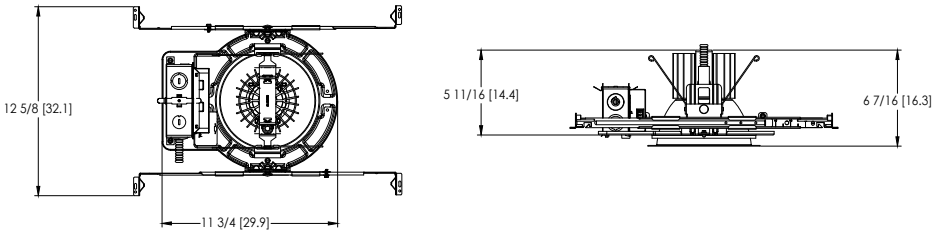
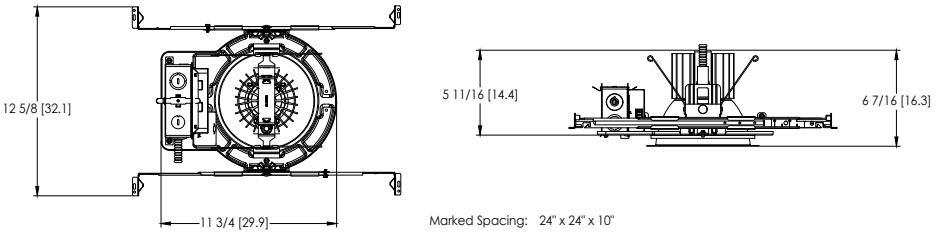
* All dimensions are inches (centimeters) unless otherwise noted.

LDN6 500-3000 Lumens



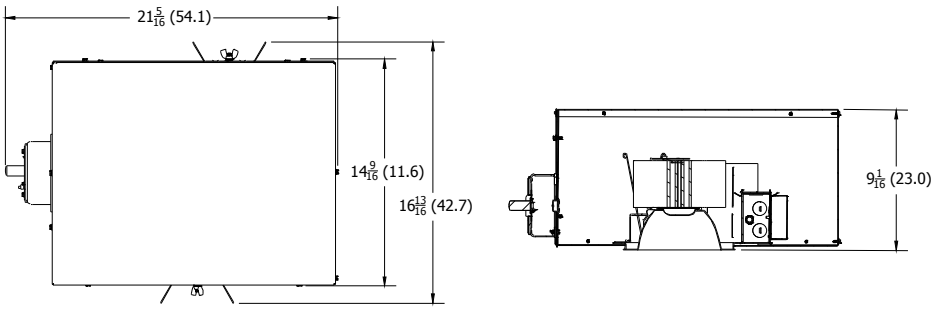
Aperture: Ø 6-1/4" [15.9]
Ceiling Cutout: Ø 7-1/8" [18.1] Self-flanged
Overlap Trim: Ø 7-1/2" [19.1]

LDN6 4000-5000 Lumens



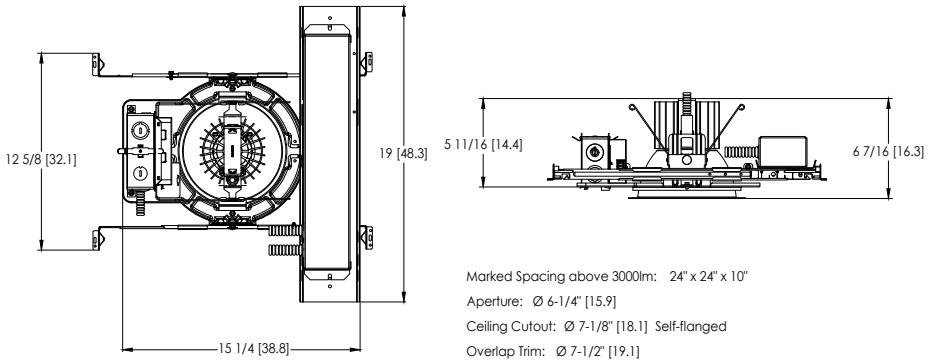
Marked Spacing: 24" x 24" x 10"
Aperture: Ø 6-1/4" [15.9]
Ceiling Cutout: Ø 7-1/8" [18.1] Self-flanged
Overlap Trim: Ø 7-1/2" [19.1]

LDN6 CP



Aperture: 6-1/4 (15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap Trim: 7-1/2 (19.1)

LDN6 EL



Marked Spacing above 3000lm: 24" x 24" x 10"
Aperture: Ø 6-1/4" [15.9]
Ceiling Cutout: Ø 7-1/8" [18.1] Self-flanged
Overlap Trim: Ø 7-1/2" [19.1]

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sensorswitch

Performance You Can Count On

SensorSwitch™ offers standalone wired and wireless lighting controls solutions designed for room-based applications. Our products offer reliable performance and ease of installation.

Sensorswitch.com

Wireless Embedded Controls

1. Install the luminaires with embedded controls
2. Insert the pairing tool into the pinhole on the wall switch; press and hold any button for 6 seconds.
3. Once paired, each fixture will individually dim down to 10% brightness. All products will be fully functional.

SensorSwitch
WSXA SSA

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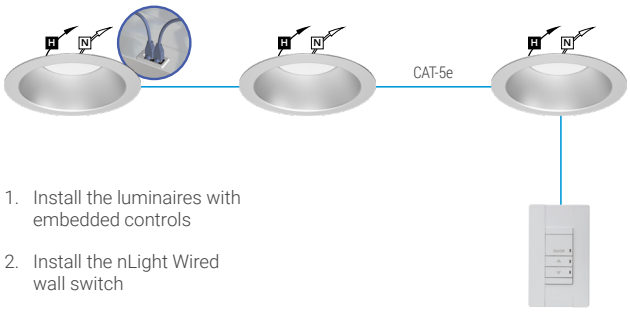
Single Lighting Controls Platform for Indoor & Outdoor Spaces

nLight® is your networked lighting controls platform, for indoor and outdoor applications, providing wired or wireless options. Scaling from room to campus-wide applications, it is the one platform that grows with your business today and tomorrow; to seamlessly address energy cost optimization, building code compliance, improved occupant comfort, and much more. nLight also interfaces with DALI®, BACnet®, DMX and additional third-party devices.

nLightcontrols.com

Wired Embedded Controls



1. Install the luminaires with embedded controls
2. Install the nLight Wired wall switch
3. Connect the luminaires using standard CAT-5e cables and the controls devices will automatically discover each other and work (plug and play)

Wireless Embedded Controls

1. Install the luminaires with embedded controls
2. Install the nLight AIR battery-powered wall switch
3. Use CL**AIR**ITY+ mobile app to pair the fixtures with the wall switch and if desired, customize the sensor settings

UL924 Sequence of Operation

The below information applies to all nLight AIR devices with an EM option.

- EM devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CLAIRITY+ mobile app, EM devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- Only non-emergency rPP20, rLSXR, rSBOR, rSDGR, and nLight AIR luminaires with version 3.4 or later firmware can provide normal power sensing for EM devices. See specification sheets for control devices and luminaires for more information on options that support normal power sensing.

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RENDERINGS - FOR REFERENCE ONLY

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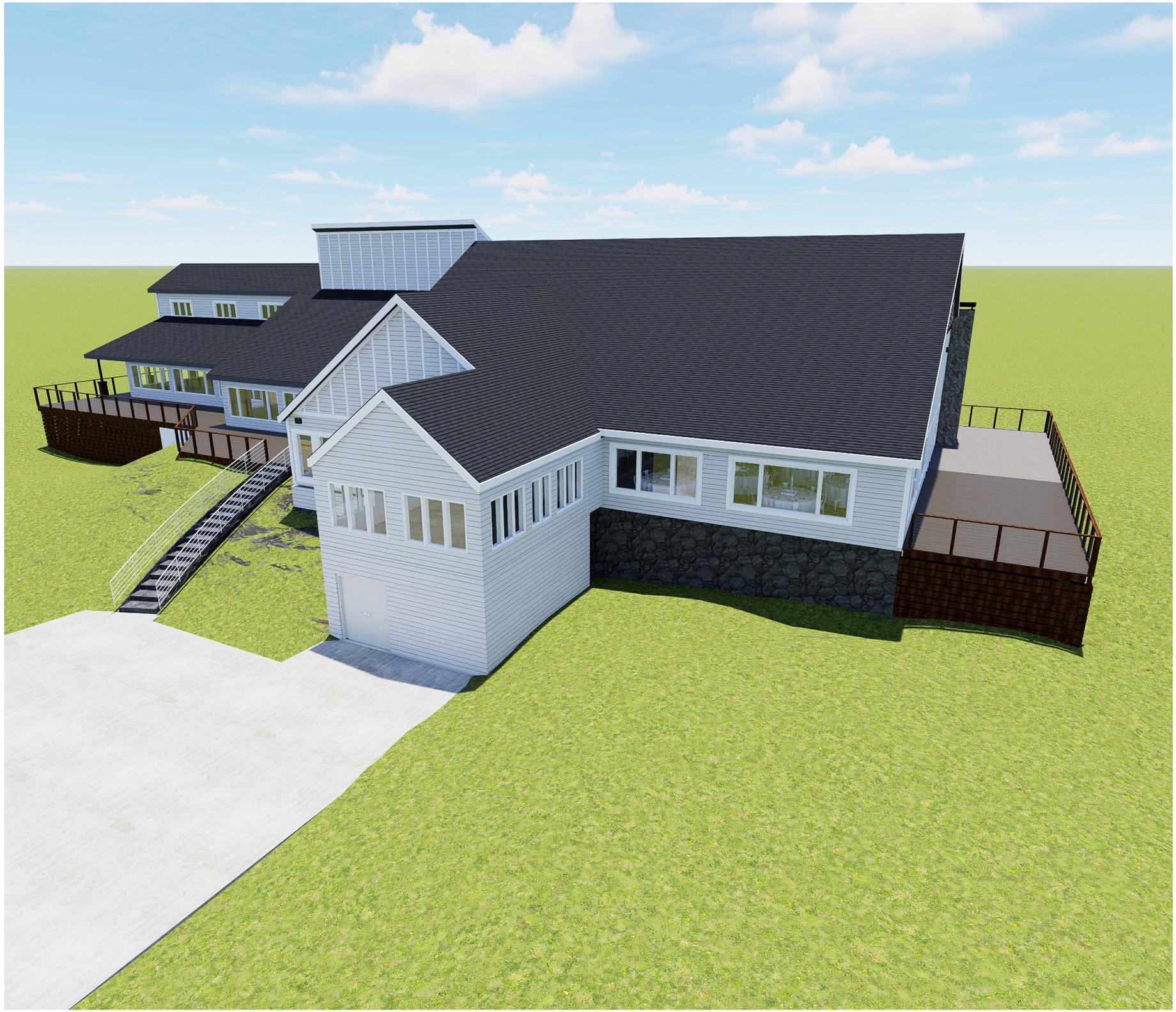

DRIVEN DESIGN

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

OWNER
Rochester Community House
816 Ludlow Avenue
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 Street
Rochester, MI
(248) 891-1629
jenna@oakstdesign.com

ENGINEER
Anderson, Eckstein and Westrick, In
51301 Schoenherr Road
Shelby Township, MI
(586) 726-1234

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PROJECT NAME
ROCHESTER COMMUNITY HOUSE
PROJECT ADDRESS
816 LUDLOW AVE., ROCHESTER, MI 48307

ISSUE/REVISION
PERMIT SET - 11/14/2025

DRAWN BY CMN
DATE Thu 01/08/2026 2:27:16 PM
SCALE
STAMP

PROJECT NUMBER
2025.131

RENDERINGS - EXTERIOR

T001.1

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RENDERINGS - EXTERIOR

T001.2

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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 each additional
SITE PLAN APPLICATION	
Administrative Processing Fee	$100 ✓ 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. ✓ 1,250 + 600
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.

2

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 : 12/05/2025 **Amount of Review Fee Paid :** $ 1,950

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: Cody Newman

PROJECT COORDINATOR'S E-MAIL ADDRESS:
cody@drivendesignstudio.com

PROJECT COORDINATOR'S PRIMARY PHONE NUMBER:
(269) 753-8040

1. Name of proposed development:
   Rochester Community House

2. Location of property: East side of Ludlow Ave. ~~Road~~, between 7th Street and Ironwood Drive ~~Roads~~.

3. Street address:
   816 Ludlow Avenue

4. The property is presently zoned as:
   R-2 One Family Residential

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

6. Portion of total site being developed:
   0.42 acres

7. It is proposed the property will be developed as:
   Community Center (no change)

---

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
✓		a. Date, including revision.
✓		b. Plan scale of 1" equals 10', 1" = 40'
✓		c. North arrow.

✓		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.
N/A		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.

✓		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. 1) Clearly demonstrate the impact of the proposed building height and bulk on neighboring buildings with "model", color photo or video display.
N/A		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:
Rochester Community House

E-MAIL: alan@rochestercommhouse.org (Alan Smith, Executive Director)

Address:
816 Ludlow Avenue

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

11. Firm or individual requesting site plan approval:
Driven Design Studio

E-MAIL: cody@drivendesignstudio.com

Address:

City: Battle Creek State: MI Zip: 49017 Phone: (269) 753-8040

Signature of Applicant

Print Name Cody Newman Date 12/05/2025

MCKENNA

January 25, 2026

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

Subject: **Lucido Fine Jewelry/235 S. Main Street;** Preliminary Plan Review; Site Plan dated 1-8-2026.

Dear Planning Commissioners:

At the City's request we have reviewed a proposal from Kreiger Klatt Architects on behalf of the property owner, Carat Capital LLC, to construct a second story and operate a retail store in an existing building downtown. The site is located at the southwest corner of Main Street and W. 3rd Street, is within the CBD (Central Business District) and was formerly the Hermitage Art Gallery and a couple of other stores.

The proposed use is for retail sales (jewelry and watches) which is a principal permitted use in the CBD per Section 1101 (1) of the Zoning Ordinance.

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

Source: Google Maps

REVIEW COMMENTS

1. 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.

2. Main Street Alley along the west property line is one-way heading south. Show pavement striping to delineate direction of travel.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

3. The plan proposes the filling in of jogs in the building wall on Main Street and E.3rd Street and addition of numerous planters. Note the width of sidewalks along both street frontages, especially in areas that already have planters and other DDA installed amenities, to ensure adequate pedestrian walkway area. There is no room for pedestrian travel within the alley.

4. 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.

5. Clarify if the rear entrance is barrier free accessible. If yes, one of the spaces located in the rear must be designated as a barrier free accessible space.

6. We recommend providing bollards or bumper blocks to protect the rear building wall from parked vehicles.

7. Identify location of nearest public parking lot intended to serve the parking needs of customers.

8. Clarify location of area for loading/unloading activity.

9. Clarify proposed method of trash removal.

10. The applicant has submitted detailed photometric plans which propose numerous exterior wall mounted fixtures. All of the fixtures are downward directed with the exception of the 'Vex 12 outdoor light' which is an up/down wall mount. Add note specifying that illumination from the fixtures will serve to accent the building walls and will not shine into the night sky.

11. Clarify location of mechanical equipment. If located on the rooftop, add a note that they will be concealed from view of Main Street and E. 3rd Street.

12. The existing building is constructed of red brick, fieldstone, white siding and what appears to be black tile accents on the north façade. The applicant proposes to 'limewash' some of the red brick to a limestone color, replace other brick and tile areas with smooth cast stone veneer and create a focal entrance at the northeast corner of the building. The elevations also note the use of black metal siding extensively on the rear façade. The elevations on Sheet A.201 note the cast stone veneer's exact color 'TBD,' which is not acceptable. All materials and colors are subject to Planning Commission approval.

13. The addition of a second story at a prominent corner in the downtown will have a visual impact on the massing and street wall view. As required of other projects, the applicant must provide north-south and east-west cross-section views of the block and across the street to enable the Planning Commission to assess the impact.

14. The plan proposes concrete planters along both street frontages. The planter detail included on Sheet AS.101 does not match the shape, color or plantings shown on the renderings on Sheet G.003. The planters shown on the renderings with evergreen plants instead of seasonal flowers appear to be

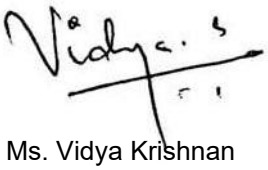
more in keeping with the upscale façade of the building. Add note specifying that plantings will include evergreen shrub species.

15. The elevations show sign representations on various facades of the building. While signage is typically administratively reviewed and approved, the proposed 'clock' shown on the northeast corner above the main entrance and on the west facade forms an integral part of the building's architectural design. The applicant should be aware that addition of the word 'Lucido,' makes the clock a sign and not a design feature.

RECOMMENDATION

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 above.

Respectfully
McKENNA



Ms. Vidya Krishnan
Senior Principal Planner

Cc: Jeremy Peckens
Nik Banda
Rose McKinney
Jeff Kragt

City of Rochester

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Rochester, MI 48307
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- **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.**

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Administrative Processing Fee	$100
Special Planning Commission Meeting	$1500
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Rezoning Application, less than one acre	$750
Rezoning Application, more than one acre	$50 per each additional
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CONDOMINIUM PLAN APPLICATION	
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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

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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 : 01/08/2026 **Amount of Review Fee Paid :** $ 1,850

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: Ryan Laurain

PROJECT COORDINATOR'S E-MAIL ADDRESS:
RLaurain@kriegerklatt.com

PROJECT COORDINATOR'S PRIMARY PHONE NUMBER:
(586) 256 - 0565

1. Name of proposed development:
   Lucido Jewelry

2. Location of property: South side of Main St. Road, between 3rd St. and 2nd St. Roads.

3. Street address:
   235 S Main St. Rochester, MI 48307

4. The property is presently zoned as:
   Central General Business

5. The total site area is
   Approx. 0.41 acres(s).

6. Portion of total site being developed:
   87.3%

7. It is proposed the property will be developed as:
   Jewelry & Watch Retailer

---

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
Yes		a. Date, including revision.
Yes		b. Plan scale of 1" equals 10', 1" = 40'
Yes		c. North arrow.

Yes		d. Inserted location sketch showing location of subject property in the mile section.
Yes, registered architect		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.
Yes		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".
Yes		g. Existing building(s) and street(s) on site and within one hundred (100) feet of site.
Yes		h. Center line and existing and proposed right-of-way lines of all streets and roads on property or adjoining roads or streets.
Yes		i. Boundaries of subject property including distances and bearings.
Yes		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.
	No new proposed sidewalks.	k. Any proposed sidewalks or walkways within the right-of-way of adjoining roads or streets.
Yes		l. Sufficient information describing the proposed use and occupancy of the premises to ascertain compliance with the use of regulations of the district.
Percentage of land coverage and floor area included.		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.
Existing landscape conditions noted within Architectural Site Plan.		n. Landscape plan including tree inventory. (Section 2800).
Yes		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.
Yes		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.

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

10. Present landowner:
Carat Capital LLC (Lead Principal: Vince Lucido)

E-MAIL: Vince@lucidojewelry.com

Address:
616658 Cotswold Dr.

City: Washington Twp. State: MI Zip: 48094 Phone: (586) 484 - 7773

11. Firm or individual requesting site plan approval:
Jason Krieger (Krieger Klatt Architects)

E-MAIL: Jason@kriegerklatt.com

Address:
400 E Lincoln Ave.

City: Royal Oak State: MI Zip: 48067 Phone:
(248) 414 - 9270

Signature of Applicant

Print Name Jason Krieger Date 1/8/2026

Lucido Fine Jewelry

Exterior Facade Renovation, Addition & Interior Renovation

235 S. Main St.
Rochester, MI 48307

General Scope of Work

1. Exterior facade renovation of /addition to existing building (includes new finishes & lighting).
2. Interior renovation of existing first floor.
3. Second floor addition at rear of building

(Note: All exterior signage to meet the city code of ordinances & be approved under a separate permit issued by the City of Rochester, MI. Signage has NOT been included within this submittal.)

Owner

Lucido Fine Jewelry
(Joe Lucido)
312 S. Main St.
Rochester, MI 48307
P.248.723.7800

General Contractor

Tower Construction
(Aric Wilcox)
2093 Orchard Lake
Sylvan Lake, MI 48320
P.248.410.5571

Architect

Krieger Klatt Architects
(Jason Krieger, R.A.)
400 E. Lincoln Ave., Ste. A
Royal Oak, MI 48067
P.248.414.9270

Civil Engineer (Surveyor)

KEM-TEC
(Reneta Garbarino)
22556 Gratiot Ave.
Eastpointe, MI 48021
P.586.772.2222

Structural Engineer

SJW Engineering
(Steven Whitican, P.E.)
7325 Triangle Dr.
Sterling Heights, MI 48314
P.810.292.9258

View of Northeast corner from Main St. & 3rd St.

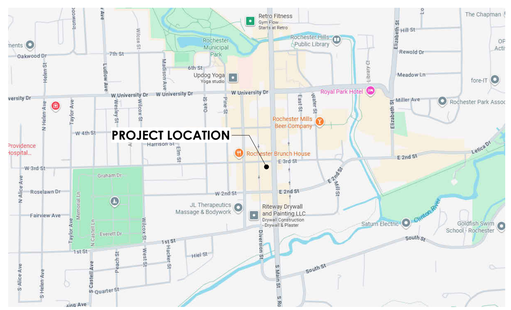
(REFERENCE ONLY)

RENDERING BY: STUDIO TONIC

North

Aerial Map

Scale: Not to Scale



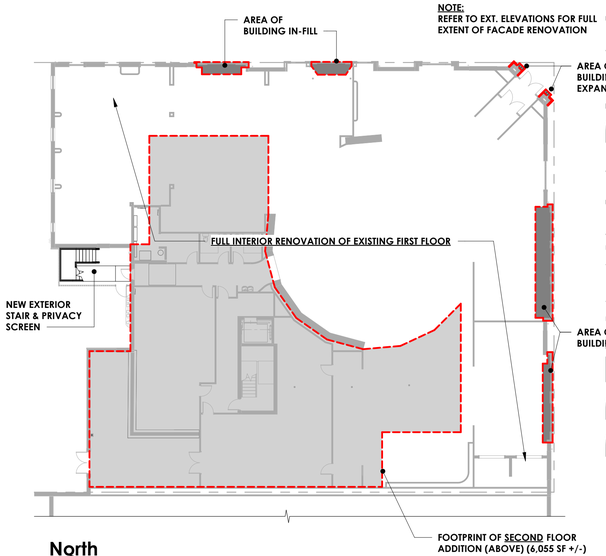
North

Location Map

Scale: Not to Scale

SHEET INDEX

#	SHEET NAME	01.08.2026 SPA
GENERAL		
G.001	Cover Sheet	•
G.002	Existing Exterior Conditions	•
G.003	Exterior Renderings	•
G.004	3D Views	•
CIVIL		
C-1	ALTA / NSPS Land Title Survey	•
ARCHITECTURAL SITE		
AS.101	Architectural Site Plan	•
AS.102	Photometric Plan	•
AS.103	Enlarged Photometric Plan (Terrace)	•
AS.104	Northeast Elevation Photometrics	•
AS.105	East Elevation Photometrics	•
AS.106	North Elevation Photometrics	•
AS.107	West Elevation Photometrics	•
AS.108	Exterior Stair Photometrics	•
AS.109	Lighting Specifications/Cutsheets	•
ARCHITECTURAL		
A.101	First Floor Plan	•
A.102	Second Floor Plan	•
A.201	Exterior Elevations	•
A.202	Exterior Elevations	•
A.301	Building Sections	•



North

Scope of Work Plan

Scale: 1" = 20'-0"

PRELIMINARY NOT FOR CONSTRUCTION

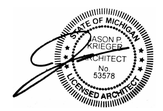
Krieger Klatt Architects
400 E. Lincoln Ave., Ste. A | Royal Oak, MI 48067
P: 248.414.9270 F: 248.414.9275
www.kriegerklatt.com

Client:
Lucido Fine Jewelry
312 S. Main St.
Rochester, MI 48307

Project:
Lucido Fine Jewelry
235 S. Main St.
Rochester, MI 48307

Issued	Description	By
2026-01-08	SPA	

Seal:



Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
Cover Sheet

Project Number:
25-194

Sheet Number:
G.001

View of existing East facade from S. Main St.

View of existing Northeast facade from the corner of Main St. & 3rd St.

View of existing North facade from W. 3rd St.

View of existing West rear facade from W. Main St. Alley

View of existing West rear facade from W. Main St. Alley

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Issued	Description	By
2026-01-08	SPA	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:
STATE OF MICHIGAN JASON P. KRIEGER ARCHITECT No. 53578 LICENSED ARCHITECT

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
Existing Exterior Conditions

Project Number:
25-194

Sheet Number:
G.002

View of East facade from Main St.

View of Northeast facade from the corner of Main St. & 3rd St.

View of North facade from 3rd St.

View of Northwest facade from the corner of 3rd St. & W. Main St. Alley

View of West facade from W. Main St. Alley

RENDERINGS BY: STUDIO TONIC

Krieger Klatt Architects
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Lucido Fine Jewelry
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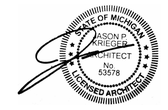
Issued	Description	By
2026-01-08	SPA	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:



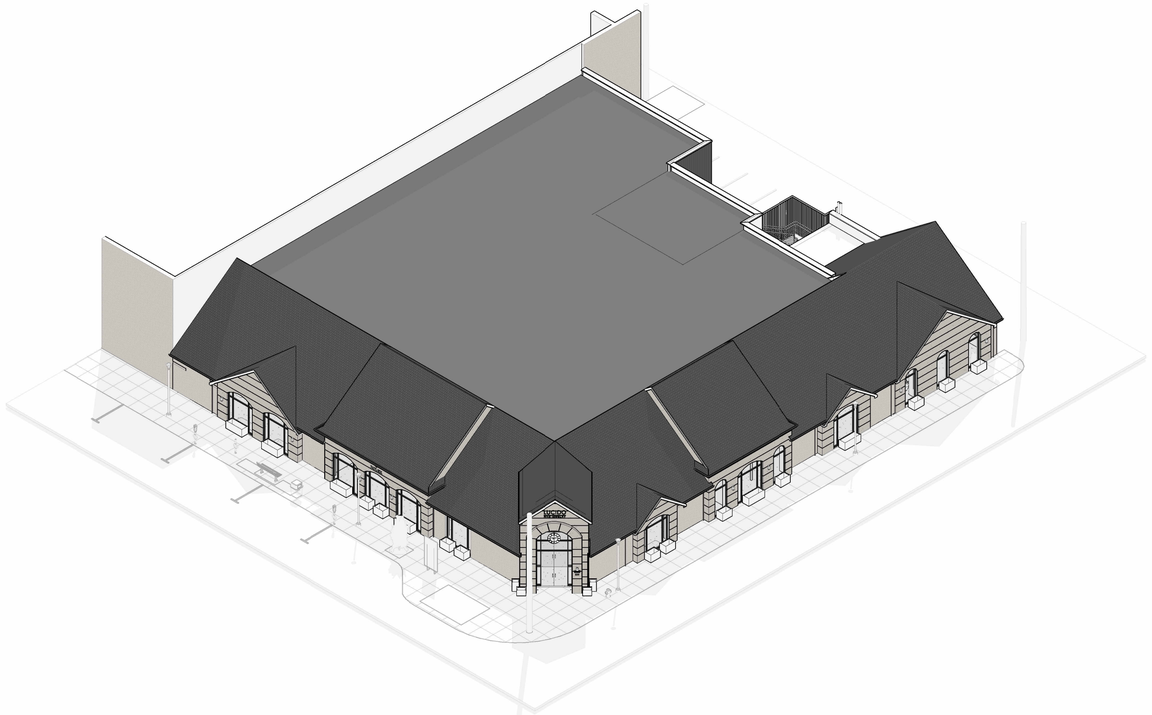
Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

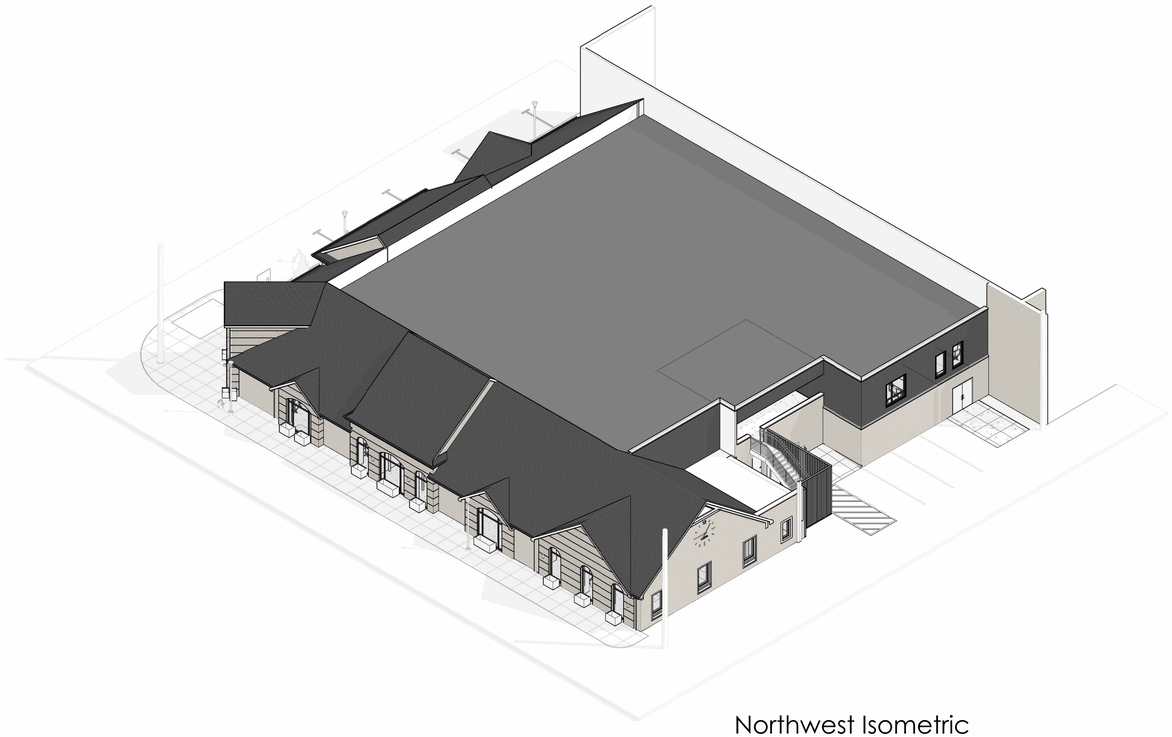
Sheet Title:
Exterior Renderings

Project Number:
25-194

Sheet Number:
G.003



Northeast Isometric



Northwest Isometric

Krieger Klatt Architects
400 E. Lincoln Ave., Ste. A | Royal Oak, MI 48067
P: 248.414.9270 **F:** 248.414.9275
www.kriegerklatt.com

Client:

Lucido Fine Jewelry
312 S. Main St.
Rochester, MI 48307

Project:

Lucido Fine Jewelry
235 S. Main St.
Rochester, MI 48307

Issued	Description	By
2026-01-08	SPA	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:

Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

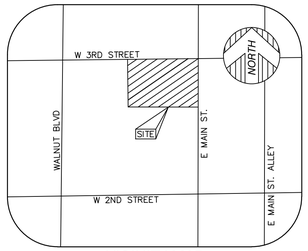
3D Views

Project Number:

25-194

Sheet Number:

G.004



VICINITY MAP
(NOT TO SCALE)

PARKING
NO MARKED PARKING ON SITE.

PARCEL AREA
17,999± SQUARE FEET = 0.41± ACRES

BASIS OF BEARING
SOUTH 00°10'15" WEST, BEING THE WEST LINE OF MAIN STREET, AS DESCRIBED.

BENCHMARK
SITE BENCHMARK #1
MAG NAIL IN WEST FACE OF UTILITY POLE, NORTHWEST CORNER OF PROPERTY.
ELEVATION = 757.39' (NAVD 88)

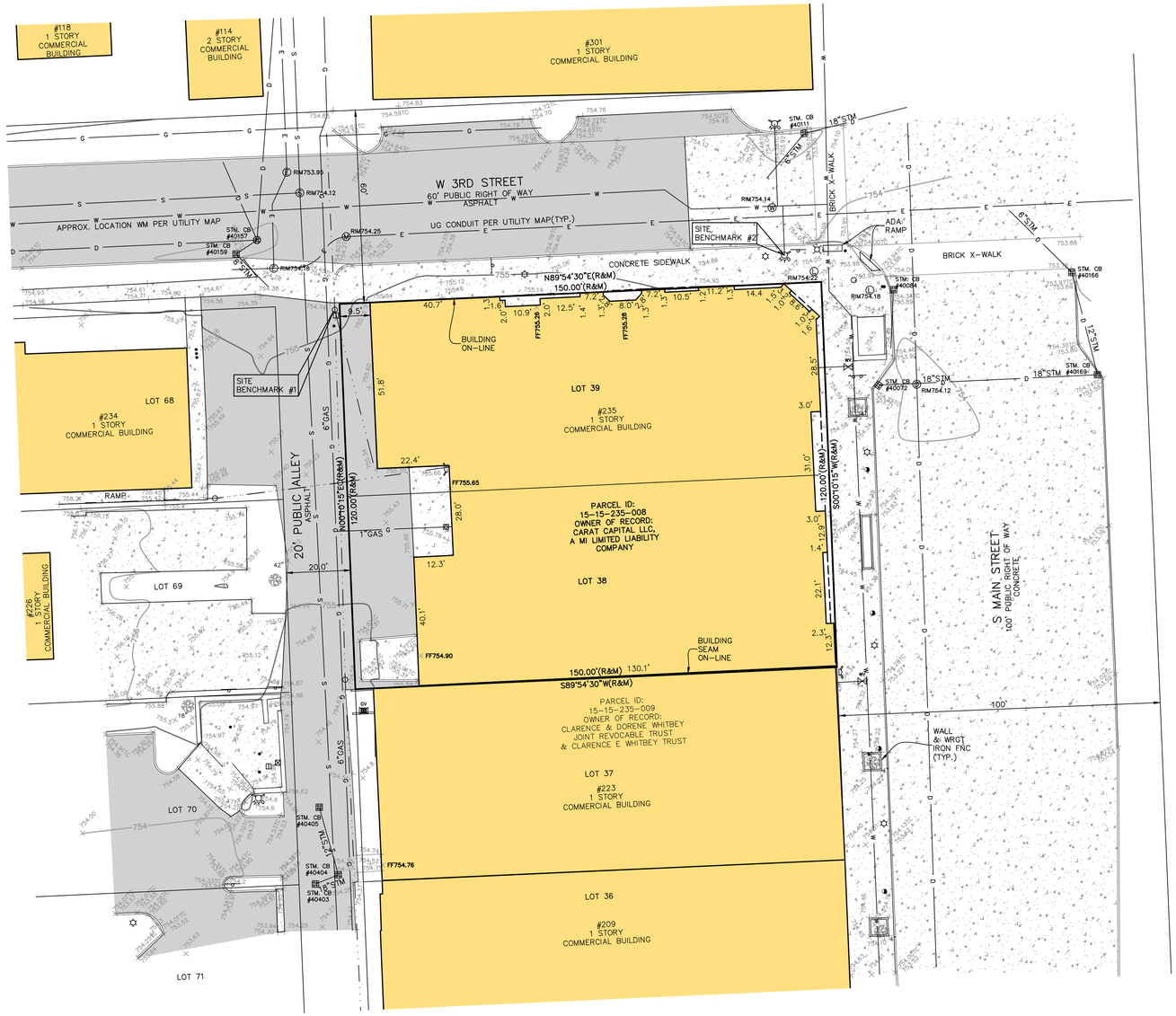
SITE BENCHMARK #2
ARROW ON HYDRANT, NORTHEAST CORNER OF PROPERTY.
ELEVATION = 757.00' (NAVD 88)

LEGEND

(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
+0.00	GROUND ELEVATION
Ⓔ	ELECTRIC MANHOLE
⊠	ELECTRIC METER
⊟	ELECTRIC PANEL
■	ELECTRIC RISER
○	UTILITY POLE
⊠	GAS METER
⋈	GAS VALVE
	LIGHT POLE WITH STREET LAMP
Ⓛ	PUBLIC LIGHTING MANHOLE
	TRAFFIC SIGNAL
Ⓢ	SANITARY MANHOLE
⊕	ROUND CATCH BASIN
▦	SQUARE CATCH BASIN
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
Ⓦ	WATER GATE MANHOLE
⋈	WATER VALVE
Ⓜ	UNKNOWN MANHOLE
•	BOLLARD
⚬	FLAGPOLE
✖	FENCE POST
☼	LIGHTPOST/LAMP POST
◑	PARKING METER
	SINGLE POST SIGN
	DOUBLE POST SIGN
	DECIDUOUS TREE (AS NOTED)
	PARCEL BOUNDARY LINE
	PLATTED LOT LINE
	BUILDING
	BUILDING OVERHANG
	ASPHALT CURB
	CONCRETE CURB
	EDGE OF CONCRETE (CONC.)
	EDGE OF ASPHALT (ASPH.)
	EDGE OF BRICK
	FENCE (AS NOTED)
	WALL (AS NOTED)
	OVERHEAD UTILITY LINE
E	ELECTRIC LINE
G	GAS LINE
S	SANITARY LINE
D	STORM LINE
W	WATER LINE
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	BUILDING AREA
	ASPHALT
	CONCRETE

PRIOR TO CONSTRUCTION ALL LOCATIONS AND DEPTHS OF EXITING UTILITIES SHALL BE VERIFIED IN THE FIELD. CALL MISS DIG 3 WORKING DAYS PRIOR TO CONSTRUCTION.

811 Know what's below. 811 before you dig.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PROPERTY DESCRIPTION
THE LAND IS DESCRIBED AS FOLLOWS:

LAND IN THE CITY OF ROCHESTER, COUNTY OF OAKLAND, STATE OF MICHIGAN

LOTS THIRTY-EIGHT (38) AND THIRTY NINE (39) OF ORIGINAL PLAT OF ROCHESTER, AS RECORDED IN LIBER 3, PAGE 30 OF PLATS, OAKLAND COUNTY RECORDS.

SAID PREMISES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ACCORDING TO A SURVEY THEREOF, DATED MARCH 6, 1961, MADE BY GEORGE JEROME & CO., CIVIL ENGINEERS AND SURVEYORS, DETROIT, MICHIGAN, AS: BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF MAIN STREET (100 FEET WIDE) AND THE SOUTH LINE OF THIRD STREET (60 FEET WIDE), BEING THE NORTHEAST COMER OF SAID LOT 39; THENCE SOUTH 0° 10' 15" WEST ALONG THE WEST LINE OF MAIN STREET (BEING THE EAST LINE OF SAID LOTS 39 AND 38) 120 FEET TO THE SOUTHEAST CORNER OF SAID LOT 38; THENCE SOUTH 89° 54' 30" WEST ALONG THE SOUTH LINE OF SAID LOT 38, 150 FEET TO A POINT ON THE EAST LINE OF A PUBLIC ALLEY (20 FEET WIDE), BEING THE SOUTHWEST COMER OF SAID LOT 38; THENCE NORTH 0° 10' 15" EAST ALONG THE EAST LINE OF SAID PUBLIC ALLEY (BEING THE WEST LINE OF SAID LOTS 38 AND 39) 120 FEET TO A POINT ON THE SOUTH LINE OF THIRD STREET, BEING THE NORTHWEST CORNER OF SAID LOT 39; THENCE NORTH 89°54' 30" EAST ALONG THE SOUTH LINE OF THIRD STREET (BEING THE NORTH LINE OF SAID TOT 39) 150 FEET TO THE POINT OF BEGINNING.

TITLE REPORT NOTE
ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIDELITY NATIONAL TITLE INSURANCE COMPANY) COMMITMENT No. C-187465, DATED FEBRUARY 26, 2025, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

(NO SPECIFIC EASEMENTS LISTED)

SURVEYOR'S NOTE
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS AND DRAWINGS PROVIDED BY VARIOUS UTILITY COMPANIES AND/OR MUNICIPAL AGENCIES. UNDERGROUND UTILITIES WHICH ARE LOCATED ON PRIVATE PROPERTY ARE TYPICALLY NOT NOT SHOWN ON PLANS PROVIDED BY THE UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

MANHOLE SCHEDULE

POINT#	TYPE	RIM(FT)	SIZE(IN)	DIR	INV(FT)
40072	SQCB	753.79	18	E	748.69
40084	SQCB	753.88	12	SW	751.53
			6	NE	751.88
40111	SQCB	753.88	18	NE	749.13
			6	SW	749.38
40159	SQCB	753.78	8	SE	751.38
40166	SQCB	753.70	12	SE	749.90
			6	NW	750.30
40169	SQCB	753.52	12	N	749.62
			18	W	749.52
40403	SQCB	754.22	18	E	751.47
40404	SQCB	754.35	12	NW	751.90
			18	W	751.25
40405	SQCB	754.21	UNABLE TO DIP		

SURVEYOR'S CERTIFICATION
TO TOWER CONSTRUCTION; CARAT CAPITAL LLC, A MICHIGAN LIMITED LIABILITY COMPANY; CHIRCO TITLE AGENCY, INC.; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 5, 7A, 8, 9, AND 11A OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 12/17/25.

DATE OF PLAT OR MAP: 12/31/25

DRAFT

ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22556 GRATIOT AVE., EASTPOINTE, MI 48021
TSycko@kemtec-survey.com

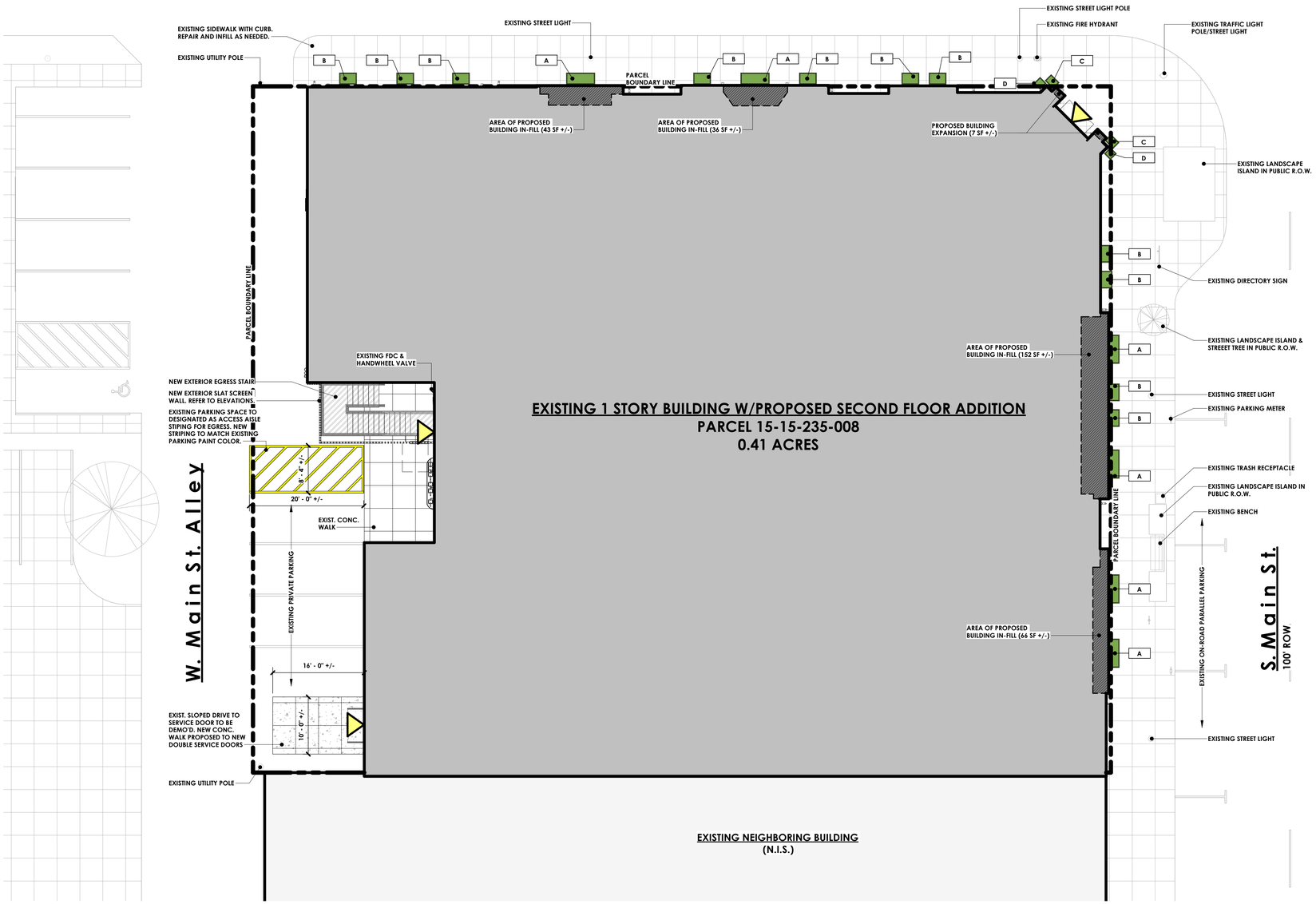
KEM-TEC
PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
A GROUP OF COMPANIES
Eastpointe (800) 266.7222
Ann Arbor (734) 994.0888
Detroit (313) 758.0677
Grand Blanc (888) 694.0001
www.kemtecagroupofcompanies.com

ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR: TOWER CONSTRUCTION
235 S. MAIN STREET, ROCHESTER, MICHIGAN,
PART OF SECTION 15,
TOWN 3 NORTH, RANGE 11 EAST

REVISION	DATE	BY	DESCRIPTION

DRAWN BY: RDM 12/30/25
CHECKED BY: ATS 12/31/25
DATE: DECEMBER 31, 2025
PROJECT NO. 25-02581
SCALE: 1" = 20'

1
1 OF 1 SHEETS



Architectural Site Plan

1" = 10'-0"

Zoning Information (City of Rochester)

PROJECT ADDRESS:	
235 S. MAIN STREET ROCHESTER, MI 48307	
APPLICABLE ORDINANCES:	
CITY OF ROCHESTER ZONING ORDINANCE	
CITY OF ROCHESTER ZONING MAP	
SUMMARY:	
TAX PARCEL NO.	15-15-235-008
LOTS	-
SUBDIVISION	-
ZONED	CBD (CENTRAL GENERAL BUSINESS)
PREVIOUS EXISTING USE:	ART GALLERY
PROPOSED USE:	JEWELRY & WATCH RETAILER (PERMITTED BY RIGHT)
LOT AREA	17,991 SQ. FT. (0.413 ACRES)
LOT COVERAGE (FOOTPRINT)	
EXISTING BUILDING + IN-FILLS	15,710 SQ. FT.
TOTAL:	15,710 / 17,991 = 87.3% LOT COVERAGE
MAX. COVERAGE ALLOWABLE:	N/A (SEC. 2000)
MINIMUM LOT SIZE	N/A (SEC. 2000)
BUILDING HEIGHT (SEC. 2000)	
MAXIMUM BUILDING HEIGHT:	2 STORIES
BUILDING HEIGHT	2 STORIES (EXISTING ROOF RIDGE LINE TO REMAIN - NO CHANGE)
SETBACKS (SEC. 2000)	
REQUIRED (CBD)	
FRONT	N/A (SEC. 2000)
SIDE	SETBACK REQUIRED 10' (MIN.) / TOTAL 35'
REAR	SETBACK REQUIRED 3' (MIN.)
PROPOSED:	
S. MAIN ST. & W. 3RD ST. (FRONT)	EXISTING SETBACK TO BE MAINTAINED - NO CHANGE
SIDE	N/A
W. MAIN ST. ALLEY (REAR)	EXISTING SETBACK TO BE MAINTAINED - NO CHANGE
OFF-STREET PARKING REQUIREMENTS (SEC. 2400):	
BUSINESS REQ'D PARKING :	• 1 SPACE PER 300 SQ. FT. • 6,548 SQ. FT. / 300 SQ. FT. = 22 SPACES REQ'D.
RETAIL REQ'D PARKING:	• 1 SPACE PER 200 SQ. FT. • 14,969 SQ. FT. / 200 SQ. FT. = 75 SPACES REQ'D.
NOTES:	• PARCEL IS CURRENTLY ALLOTTED 31 SPACES. • TOTAL OF 97 SPACES REQ'D (66 NEW SPACES).
HOURS OF OPERATION (RETAIL SPACE):	
MONDAY - SATURDAY: SUNDAY:	10AM - 8PM 11AM - 4PM

= EXIT

PROPOSED EXTERIOR UNFIXED PLANTER BOXES

BASIS OF DESIGN:	DOTY & SONS OR EQ.	
MODEL:	STANDARD RECTANGULAR PLANTER	
MATERIAL:	CONCRETE	
FINISH:	PRE-FINISHED	
COLOR:	GRAPHITE	
SIZES/QTY:	'A' 60"L x 24"W x 24"H	(x6)
	'B' 36"L x 24"W x 24"H	(x11)
	'C' 24"L x 18"W x 18"H	(x2)
	'D' 18"L x 18"W x 30"H	(x2)

(ALL PLANTER BOXES TO HAVE HOLES AT BOTTOM FOR PROPER DRAINAGE.)

Planter Box Detail

Krieger Klatt Architects
400 E. Lincoln Ave., Ste. A | Royal Oak, MI 48067
P: 248.414.9270 **F:** 248.414.9275
www.kriegerklatt.com

Client:

Lucido Fine Jewelry
312 S. Main St.
Rochester, MI 48307

Project:

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Issued	Description	By
2026-01-08	SPA	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:

Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

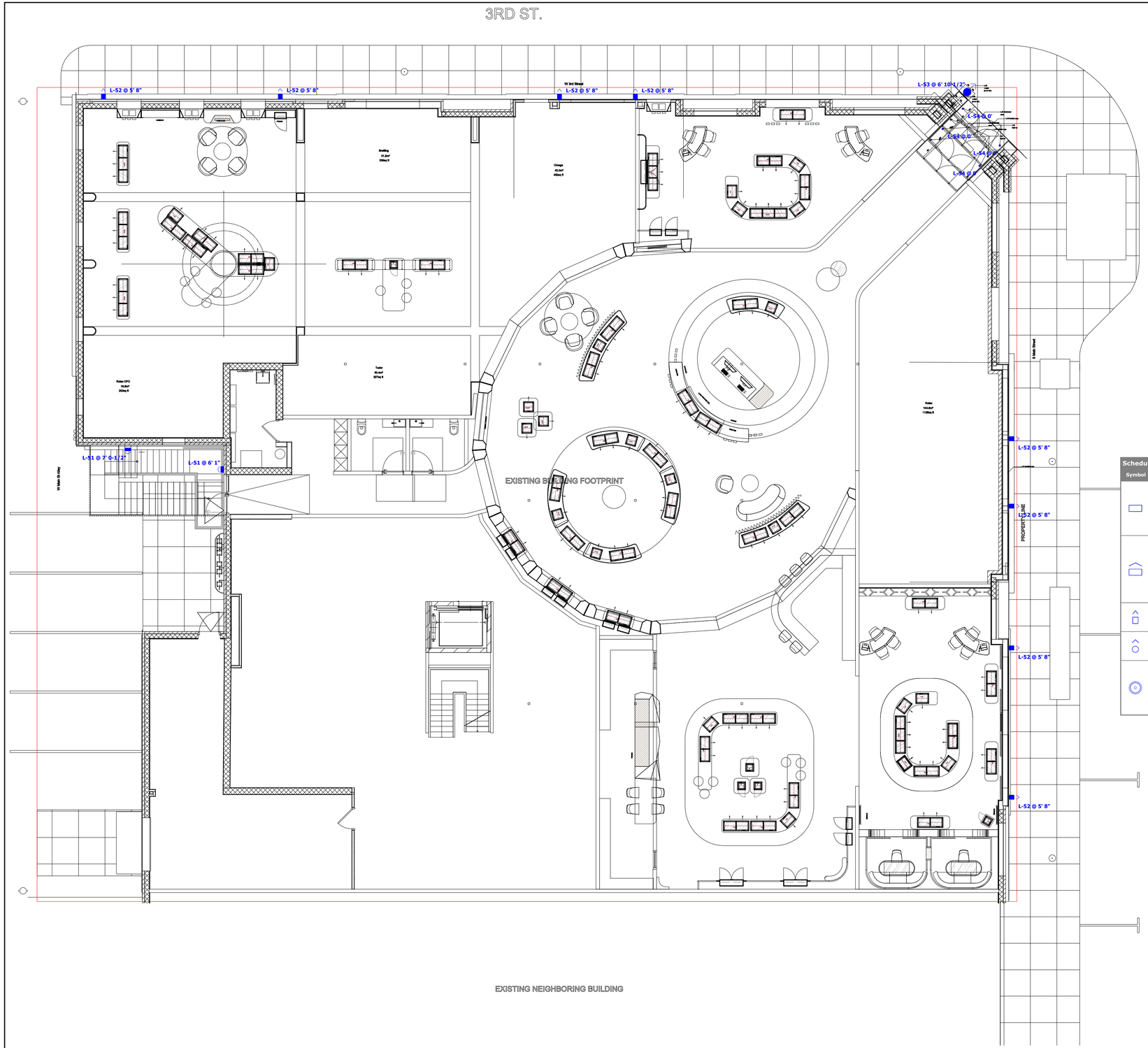
Architectural Site Plan

Project Number:

25-194

Sheet Number:

AS.101



Plan View
Scale - 1" = 8ft

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Terrace	+	3.2 fc	5.9 fc	0.2 fc	29.5:1	16.0:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
▭	L-50	8	iGuzzini illuminazione S.p.A	I.LBIO2-TR-RF-930-WF-REM-02	Laser Blade InOut recessed – small body 2X – IP65 – Warm White LED – Remote power supply – Wide Flood optics	319	0.9	3.92
⌂	L-51	2	iGuzzini illuminazione S.p.A	IALL-S-830-AF2-120-02-F-02-D10	Wall-mounted luminaire - Warm White - Integrated power supply - AF (Up) optic + AF (Down) optic - 13W 1407.6lm - 3000K	1583	0.9	13
⌂	L-52	8	GENERATION BRANDS, LLC	700OWVEX93012BUDUNV	VEX 12 OUTDOOR WALL UP AND DOWNLIGHT	477	0.9	15.1
⌂	L-53	1	Generation Brands	700WSBOW6W-LED830	LED Wall Sconce	1152	0.9	47.9
◎	L-54	4	iGuzzini illuminazione S.p.A	ILUO80-MO-830WF-REM-13	Light UP Orbit: Floor recessed Orbit D=80mm - Wide Flood optic - 5.5W 610lm (500mA) - 3000K	500	0.9	5.5

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 2019. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

Alternates Note

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

Drawing Note

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

Ordering Note

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

Mounting Height Note

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LUCIDO FINE JEWELRY - ROCHESTER
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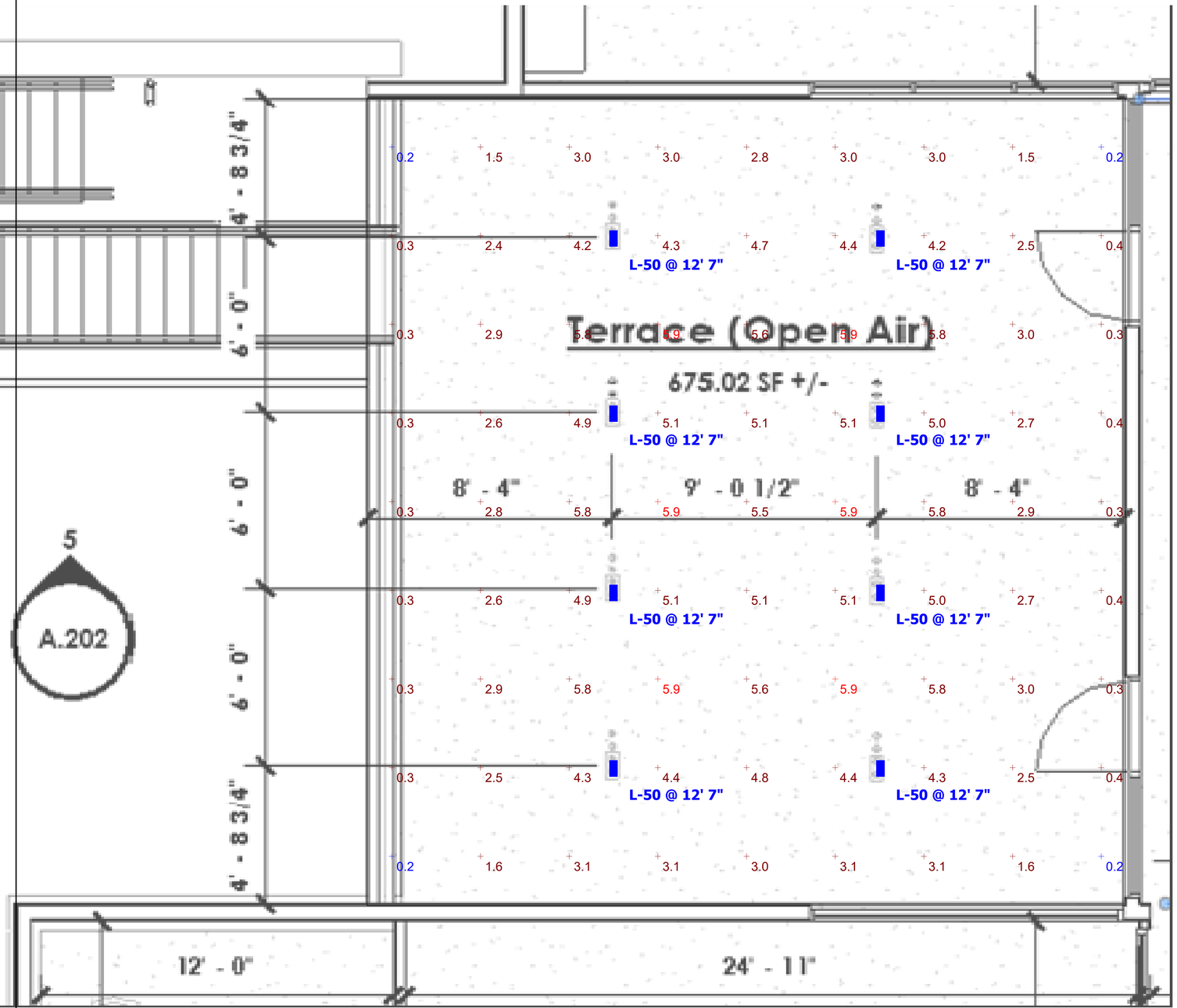
AS.102

Designer
KS
Date
01/06/2026
Scale
Not to Scale
Drawing No.
#26-52683_V1



Plan View
Scale - 1" = 2ft

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Terrace	+	3.2 fc	5.9 fc	0.2 fc	29.5:1	16.0:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
▭	L-50	8	iGuzzini illuminazione S.p.A	I.LBIO2-TR-RF-930-WF-REM-02	Laser Blade InOut recessed – small body 2X – IP65 – Warm White LED – Remote power supply – Wide Flood optics	319	0.9	3.92
⌓	L-51	2	iGuzzini illuminazione S.p.A	IALL-S-830-AF2-120-02-F-02-D10	Wall-mounted luminaire - Warm White - Integrated power supply - AF (Up) optic + AF (Down) optic - 13W 1407.6lm - 3000K	1583	0.9	13
⌂	L-52	8	GENERATION BRANDS, LLC	700OWVEX93012BUDUNV	VEX 12 OUTDOOR WALL UP AND DOWNLIGHT	477	0.9	15.1
⌂	L-53	1	Generation Brands	700WSBOW6W-LED830	LED Wall Sconce	1152	0.9	47.9
◎	L-54	4	iGuzzini illuminazione S.p.A	ILUO80-MO-830WF-REM-13	Light UP Orbit: Floor recessed Orbit D=80mm - Wide Flood optic - 5.5W 610lm (500mA) - 3000K	500	0.9	5.5

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.

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Alternates Note
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Designer
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Date
01/06/2026
Scale
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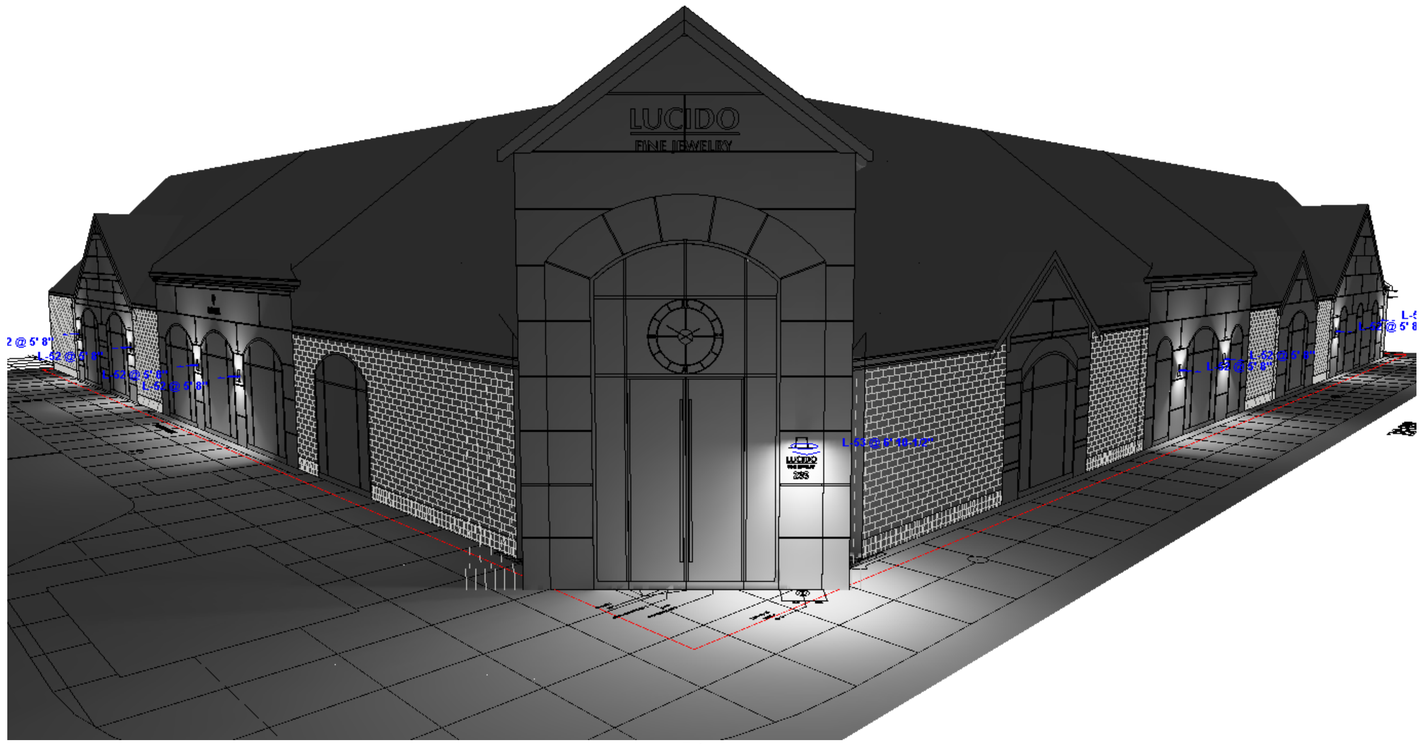
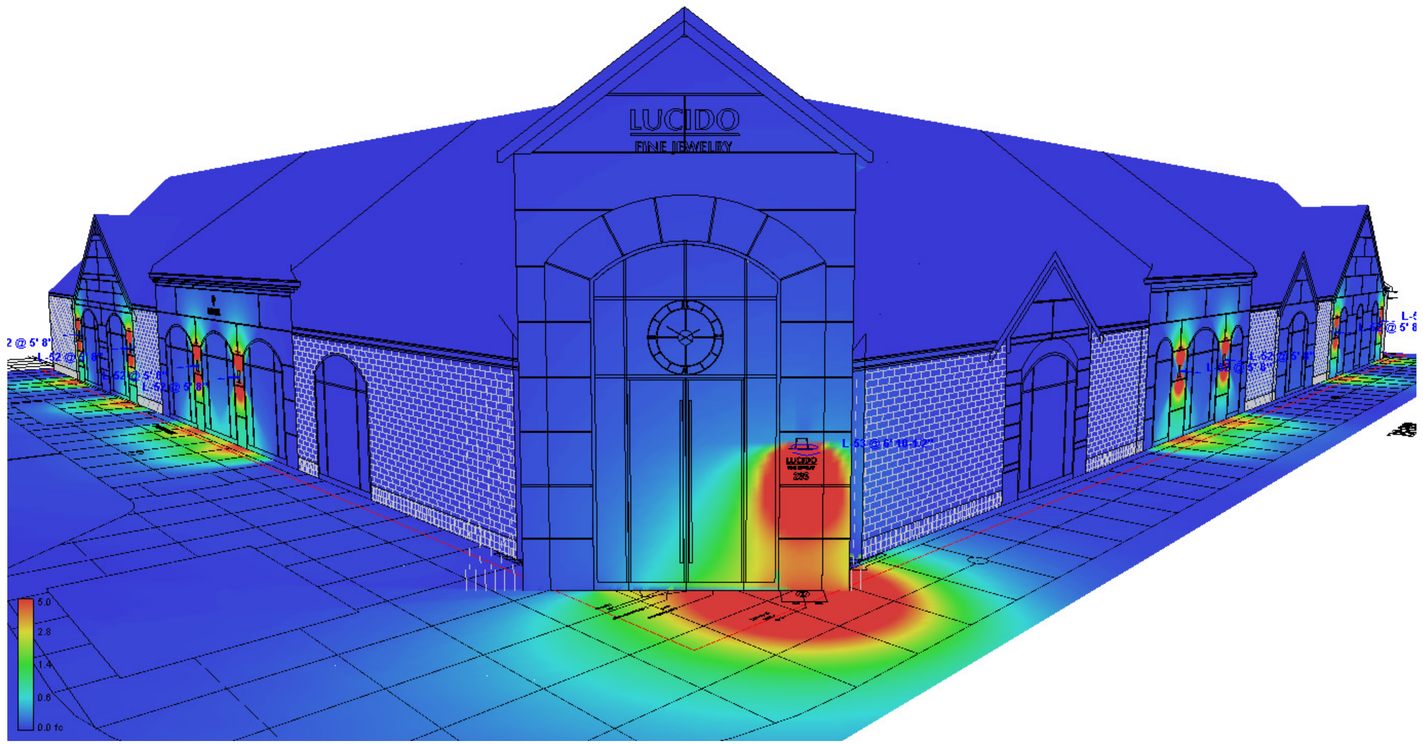
Drawing No.
#26-52683_V1



Entrance



Entrance Pseudocolor

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Terrace	+	3.2 fc	5.9 fc	0.2 fc	29.5:1	16.0:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
▭	L-50	8	iGuzzini illuminazione S.p.A	I.LBIO2-TR-RF-930-WF-REM-02	Laser Blade InOut recessed – small body 2X – IP65 – Warm White LED – Remote power supply – Wide Flood optics	319	0.9	3.92
⌓	L-51	2	iGuzzini illuminazione S.p.A	IALL-S-830-AF2-120-02-F-02-D10	Wall-mounted luminaire - Warm White - Integrated power supply - AF (Up) optic + AF (Down) optic - 13W 1407.6lm - 3000K	1583	0.9	13
⌂	L-52	8	GENERATION BRANDS, LLC	700OWVEX93012BUDUNV	VEX 12 OUTDOOR WALL UP AND DOWNLIGHT	477	0.9	15.1
⌂	L-53	1	Generation Brands	700WSBOW6W-LED830	LED Wall Sconce	1152	0.9	47.9
◎	L-54	4	iGuzzini illuminazione S.p.A	ILUO80-MO-830WF-REM-13	Light UP Orbit: Floor recessed Orbit D=80mm - Wide Flood optic - 5.5W 610lm (500mA) - 3000K	500	0.9	5.5

General Note

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Designer
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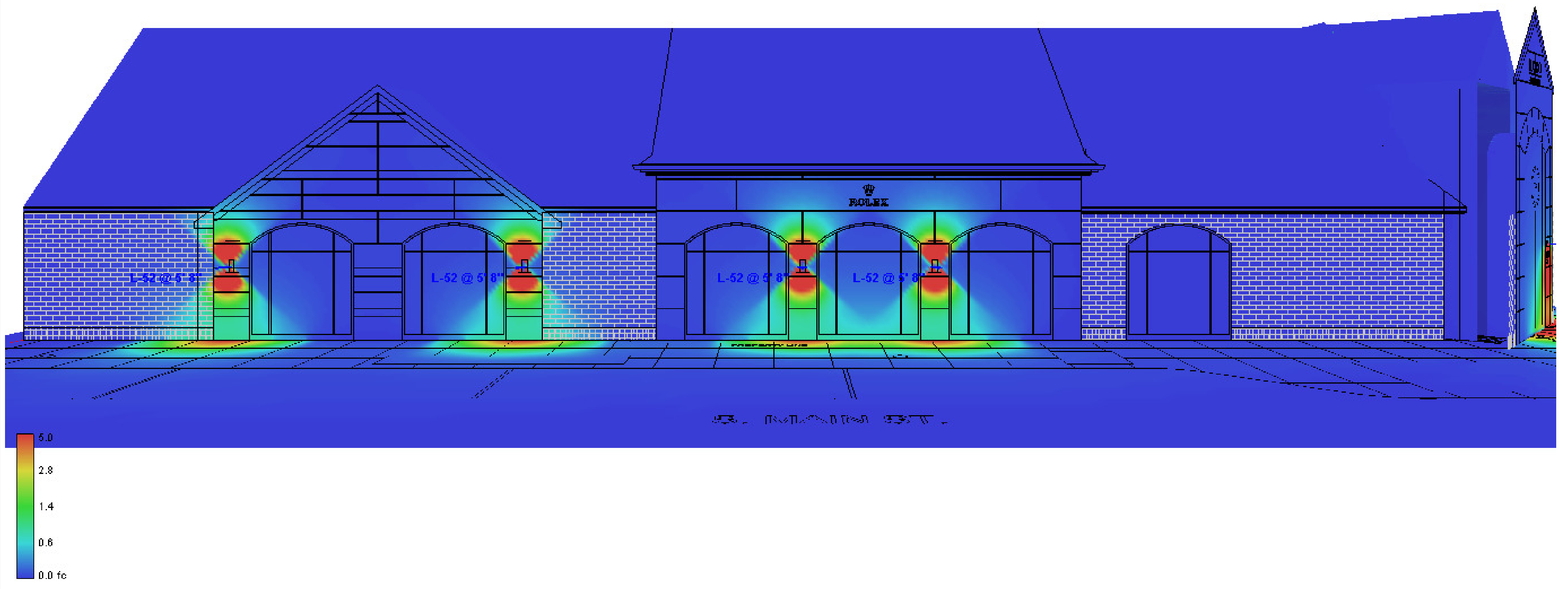
Drawing No.
#26-52683_V1

S Main Street



S Main Street Pseudocolor

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
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Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
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⌂	L-52	8	GENERATION BRANDS, LLC	700OWVEX93012BUDUNV	VEX 12 OUTDOOR WALL UP AND DOWNLIGHT	477	0.9	15.1
⌂	L-53	1	Generation Brands	700WSBOW6W-LED830	LED Wall Sconce	1152	0.9	47.9
◎	L-54	4	iGuzzini illuminazione S.p.A	ILUO80-MO-830WF-REM-13	Light UP Orbit: Floor recessed Orbit D=80mm - Wide Flood optic - 5.5W 610lm (500mA) - 3000K	500	0.9	5.5

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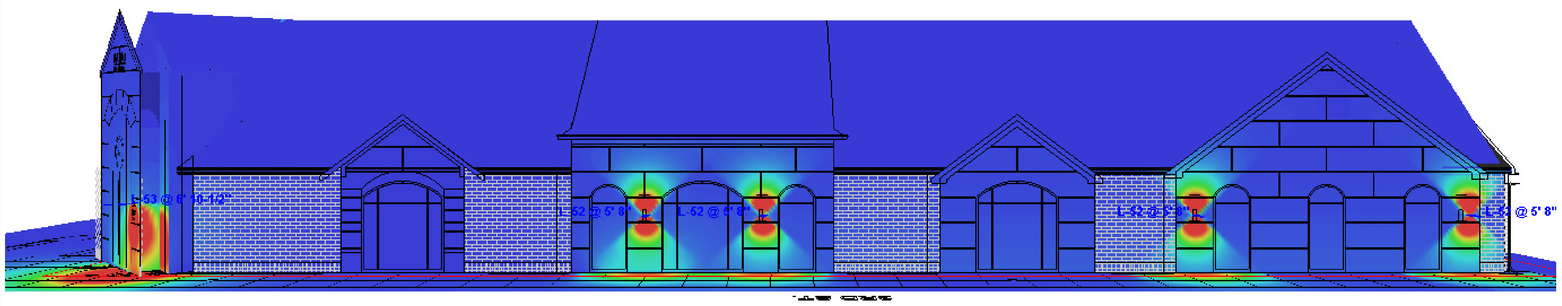
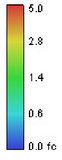
Designer
KS
Date
01/06/2026
Scale
Not to Scale
Drawing No.
#26-52683_V1

W 3rd Street





W 3rd Street Pseudocolor

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Terrace	+	3.2 fc	5.9 fc	0.2 fc	29.5:1	16.0:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
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	L-51	2	iGuzzini illuminazione S.p.A	IALL-S-830-AF2-120-02-F-02-D10	Wall-mounted luminaire - Warm White - Integrated power supply - AF (Up) optic + AF (Down) optic - 13W 1407.6lm - 3000K	1583	0.9	13
	L-52	8	GENERATION BRANDS, LLC	700OWVEX93012BUDUNV	VEX 12 OUTDOOR WALL UP AND DOWNLIGHT	477	0.9	15.1
	L-53	1	Generation Brands	700WSBOW6W-LED830	LED Wall Sconce	1152	0.9	47.9
	L-54	4	iGuzzini illuminazione S.p.A	ILUO80-MO-830WF-REM-13	Light UP Orbit: Floor recessed Orbit D=80mm - Wide Flood optic - 5.5W 610lm (500mA) - 3000K	500	0.9	5.5

General Note

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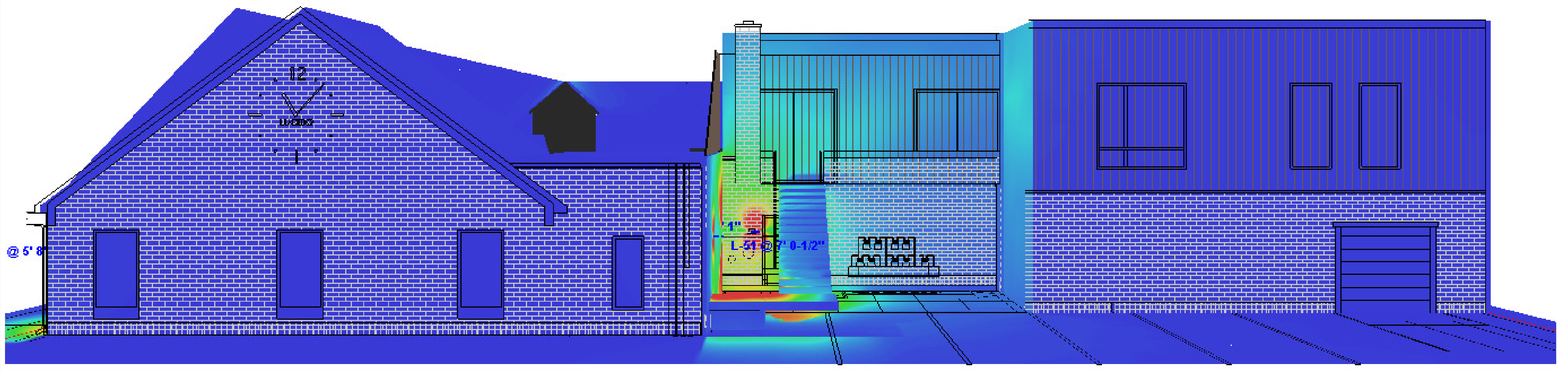
AS.106

Designer
KS
Date
01/06/2026
Scale
Not to Scale
Drawing No.
#26-52683_V1

W Main St Alley



5.0
2.8
1.4
0.6
0.0 fc

W Main St Alley Pseudocolor

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Terrace	+	3.2 fc	5.9 fc	0.2 fc	29.5:1	16.0:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
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	L-52	8	GENERATION BRANDS, LLC	700OWVEX930128UDUNV	VEX 12 OUTDOOR WALL UP AND DOWNLIGHT	477	0.9	15.1
	L-53	1	Generation Brands	700WSBOW6W-LED830	LED Wall Sconce	1152	0.9	47.9
	L-54	4	iGuzzini illuminazione S.p.A	ILUO80-MO-830WF-REM-13	Light UP Orbit: Floor recessed Orbit D=80mm - Wide Flood optic - 5.5W 610lm (500mA) - 3000K	500	0.9	5.5

General Note

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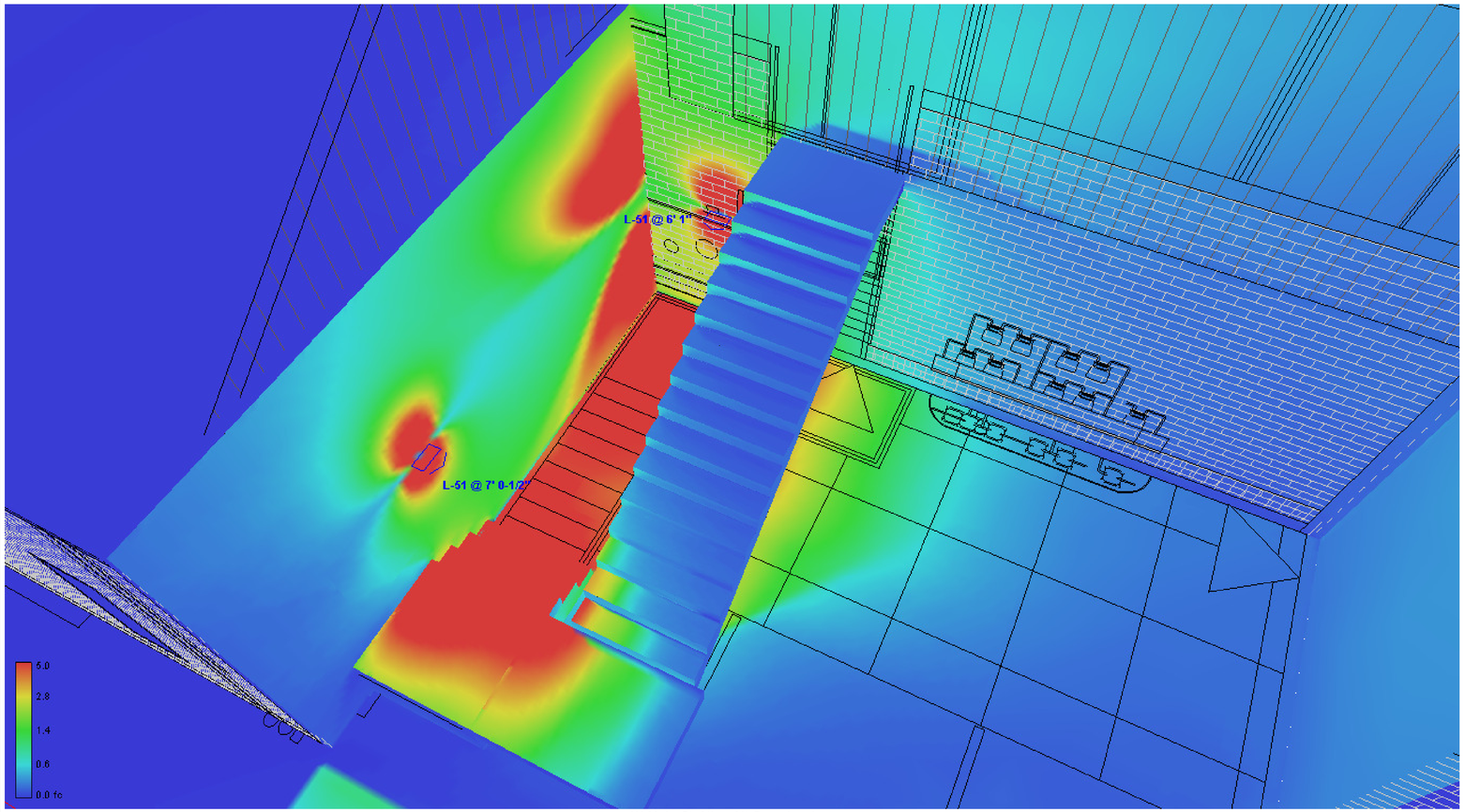

W Main St Alley Alt Pseudocolor

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Terrace	+	3.2 fc	5.9 fc	0.2 fc	29.5:1	16.0:1

Schedule

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Designer
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Scale
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#26-52683_V1

LASER BLADE INOUT 2

Recessed Downlight - Remote

Project: **L-50** **SPECIFICATION SHEET** | 1 of 5

Type:

Laser Blade InOut is the continuity of the Laser Blade family designed for wet or damp applications. The luminaires are equipped with high performance Opti Beam optics system for low luminance downlights (UGR < 10). Laser Blade InOut is available in 4 aperture sizes, trim or flush mount, 3 distributions, generous outputs of up to 2400 lumens and excellent chromatic performance.

PHOTOMETRIC SUMMARY

Optic	Lumens (lm)	Efficacy (lm/W)	Max Candela (cd)	BUG
FL - 30°	332	61	1 077	B1 U0 G0
WF - 48°	319	59	605	B1 U0 G0

For 3000K, 90CRI. Consult page 2 for full photometric data.

FINISH OPTIONS

01 02 15 F5

Consult factory for custom finishes

OPTIC OPTIONS

Flood Wide Flood

FEATURES

- 0-10V (120-277V) down to 1%
  Triac and ELV (120V) down to 15%
- Additional sizing available with integral driver:
  Ceiling 2, Ceiling 5, Wall 2 & Wall 5
- Additional sizing available with remote driver:
  Ceiling 4, Ceiling 6, Wall 4, Wall 6 Recessed 4, Recessed 10 & Recessed 15
- Consult factory for further customization
- Full specification available page 4

IK 06 · IP 65 · 5-Year Limited Warranty · CE · Wet Location Available · c UL us

ORDERING INFO

PRODUCT CODE — EXAMPLE: ILBIO2-TR-RF-930-FL-REM-01

MODEL	MOUNTING	INSTALLATION TYPE	LED	OPTIC	VOLTAGE	FINISH (TRIM / BAFFLE)			
ILBIO2 Two Cells	**TR** Trim	**RF** Remodel	**927** 2700K, 90CRI	**FL** Flood 30°	**REM** Remote	**01** White / Black	**02** Black / Black	**15** Gray / Black	**I5** Rust Brown / Black
	FM Flush Mounted	**NC** New Construction Plaster Frame	**930** 3000K, 90CRI	**WF** Wide Flood 48°		**T4** White / Glossy Lead	**T0** Black / Glossy Lead	**T8** Gray / Glossy Lead	**U2** Rust Brown / Glossy Lead
		CP New Construction Chicago Plenum	**935** 3500K, 90CRI			**T3** White / Glossy Sand	**S9** Black / Glossy Sand	**T7** Gray / Glossy Sand	**U1** Rust Brown / Glossy Sand
			940 4000K, 90CRI			**T2** White / Glossy Copper	**S8** Black / Glossy Copper	**T6** Gray / Glossy Copper	**U0** Rust Brown / Glossy Copper
						T1 White / Glossy Urban Bronze	**S7** Black / Glossy Urban Bronze	**T5** Gray / Glossy Urban Bronze	**T9** Rust Brown / Glossy Urban Bronze

DRIVER CODE — EXAMPLE: 4548-0700-D38-UNV-ED10

DRIVER

Driver options are available on page 2.

DM-90 | Last Update: August 14, 2025

Due to continuous improvements, the information herein may be changed without notice.

iGuzzini
9320 Boul. St-Laurent, suite 100, Montréal (Québec) Canada H2N 1N7 | P 514.523.1339 | F 514.525.6107 | www.iguzzini.com/us

ALLURE 6

Wall - Integral

Project: **L-51** **SPECIFICATION SHEET** | 1 of 4

Type:

DESIGN for the 21st CENTURY · red dot winner 2024

PHOTOMETRIC SUMMARY

Optic	Lumens (lm)	Efficacy (lm/W)	Max Candela (cd)
AFD	577	81	518
ASD	530	74	357
AFU	842	118	534
ASU	733	103	361
AF2	1407	108	528/528
AFS	1355	104	519/350
AS2	1252	96	362/332
ASF	TBC	TBC	TBC

For 3000K, 80CRI. Consult page 4 for full photometric data.

FEATURES

- 0-10V (120-277V) down to 10%
  Triac and ELV (120V) down to 10%
- Additional mounting available with integral driver:
  Allure 10
- Consult factory for further customization
- Full specification available page 3

FINISH OPTIONS

01 02 07 10 F5

Consult factory for custom finishes

OPTIC OPTIONS

AFD Down · ASD Down · AFU Up · ASU Up · AF2 Up/Down · AFS Up/Down · AS2 Up/Down · ASF Up/Down

IK 06 · IP 66 · 5-Year Limited Warranty · CE · Wet Location Available · c UL us

ORDERING INFO

PRODUCT CODE — EXAMPLE: IALL-S-830-AF2-120-01-F-FS-LTE

MODEL	SIZE	LED	OPTIC	VOLTAGE	FINISH (BODY)	BAFFLE TYPE	FINISH (BAFFLE)		DIMMING
IALL Allure	**S** Small 6" (153mm)	**827** 2700K, 80CRI	DOWN: **AFD** Asymmetrical forward down	**120** [1] 120V	**01** White	**F** Flush	**01** White	**F7** Glossy Copper	**LTE** Leading (Triac) and trailing-edge (ELV)
		830 3000K, 80CRI	**ASD** Asymmetrical side down	**UNV** [1] 120-277V	**02** Black	**B** [1] Visible	**02** Black	**H3** Glossy Black	
		835 3500K, 80CRI	UP: **AFU** Asymmetrical forward up		**07** Green		**07** Green	**M3** Glossy Sand	**D10** 0-10V (down to 10%)
		840 4000K, 80CRI	**ASU** Asymmetrical side up		**15** Gray		**15** Gray	**M4** Glossy Lead	
			UP / DOWN: **AF2** Asymmetrical forward up and down		**FS** Rust Brown		**FS** Rust Brown	**M5** Glossy Urban Bronze	
			AFS Asymmetrical forward up and asymmetrical side down					**I3** [1] Satin Transparent	
			AS2 Asymmetrical side up and down						
			ASF Asymmetrical side up and asymmetrical forward down						

1 For LTE dimming
2 For D10 dimming
3 See page 3 for details: Border height is ¼" (3mm) except Satin Transparent (I9) is 1/4" (10mm)
4 Available only for baffle with visible ¼" (10mm) border (B)

DM-90 | Last Update: July 1, 2025

Due to continuous improvements, the information herein may be changed without notice.

iGuzzini
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VEX 12 OUTDOOR WALL

L-52

VISUAL COMFORT & CO.

PRODUCT FEATURES

- From the brand formerly known as Tech Lighting
- For up- and down-light option, light direction is independently controlled. Symmetric or asymmetric beam angles can be set from 10° - 120° with simple tool-free adjustment
- Angle markers ensure consistent and precise aiming and adjustment from fixture to fixture
- Die-cast aluminum structure, powder coat finish, and stainless steel hardware for robust durability in harsh elements. appropriate for commercial use. Available in modern finishes
- Wet listed, IP65 (International Protection rating indicating resistance to dust and water. suitable and safe for commercial use).
- The LED Driver is housed within the junction box. (L. 3.3" | W. 1.6" | H. 1")

Black

Black · Black 3/4 · Bronze · Bronze 3/4

LAMPING

ORDERING INFORMATION

7000WVEX	CRI	COLOR TEMP	LENGTH (A)	FINISH	FUNCTION	VOLTAGE
	9 90 CRI	30 3000K	12 12"	B BLACK Z BRONZE	DO DOWNLIGHT ONLY UD UPLIGHT & DOWNLIGHT	UNV UNIVERSAL 120V-277V

7000WVEX _____ _____ _____ _____ _____ _____

JOB NAME _____

NOTES _____

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7400 Linder Avenue, Skokie, IL 60077
T 847.410.4400 | F 847.410.4500 | techlighting.com

BOWMAN 6 OUTDOOR WALL

L-53

VISUAL COMFORT & CO.

PRODUCT FEATURES

- From the brand formerly known as Tech Lighting
- Powerful, long lasting (L70, 70,000 hours) dimmable LED tested against the highest quality standards to ensure it delivers consistent LED performance and color over time.
- Die-cast aluminum structure, powder coat finish, and stainless steel hardware for robust durability in harsh elements.
- Mid-century modern design inspiration.
- Wet listed, IP65 (International Protection rating indicating resistance to dust and water. Suitable and safe for commercial use).
- The LED Driver is housed within the junction box. (L. 3.05" | W. 1.5" | H. .98")

Silver

Black · Bronze · Charcoal · Silver

To view all available finish options, please visit techlighting.com

LAMPING

ORDERING INFORMATION

700WSBOW	LENGTH (A)	FINISH	LAMP	VOLTAGE
	6 6"	B BLACK Z BRONZE H CHARCOAL I SILVER W WHITE	-LED827 LED 80 CRI 2700K 120V -LED827-277 LED 80 CRI 2700K 277V -LED830 LED 80 CRI 3000K 120V -LED830-277 LED 80 CRI 3000K 277V	120 277

700WSBOW _____ _____ _____ _____ _____

JOB NAME _____

NOTES _____

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7400 Linder Avenue, Skokie, IL 60077
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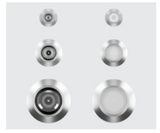
Light Up Orbit

Stainless steel

Type: **L-54** **SPECIFICATION SHEET**

Project : Page: 1 of 10



Collection of compact exterior luminaires for architectural lighting. Rugged stainless steel construction, with tempered glass lens, these luminaires are designed to perform in extreme conditions. This serie is available in 3 sizes, that can be installed for in-ground, wall or ceiling applications. Complete range of optic distributions for accent lighting, effects lighting and markers.

Luminaire characteristics:	**Power input:** 1W to 5.5W (fixture wattage) **Lumens:** 7lm to 531lm (for 3000K, 80CRI) **Luminaire efficacy:** Up to 99lm/W
Source:	LUXEON LED module (LM-80) 2700K: 80CRI, 3000K: 80CRI, 3500K: 80CRI, 4000K: 80CRI.
Lumen maintenance:	ILUO28: 90% of initial lumens at 100 000 hours (L90) ILUO50: 80% of initial lumens at 98 000 hours (L80) ILUO80: 80% of initial lumens at 98 000 hours (L80)
Optics:	Spot, medium, flood, wide flood with Opti Beam technology. Wall washer, diffuse or light blade.
Material:	Body and frame : AISI 304 stainless steel Diffuser: 6 to 8 mm extra-clear or opal sodium-calcium tempered glass. Optics: PMMA lens or PE film for diffuse optic, clear, black or metalized polycarbonate reflector
Mounting:	Concrete wall or concrete ceiling recessed installation using polypropylene back box. Concrete or pavement ground recessed installation. Optional mounting springs for floating concrete or pavement panels. Supplied with 6ft (2m) long outdoor rated power cable. 12" of gravel is required below the luminaire to allow proper drainage.
Electrical:	High efficiency LED driver, rated at 50 000 hours. See remote LED driver options on page 3.
Finish:	Stainless steel
Weight:	ILUO28: 0.4lb (0.2kg) ILUO50: 1.2lb (0.5kg) ILUO80: 2.8lb (1.3kg)
Load capacity:	4 409lb (2 000kg)
Glass surface temperature:	104°F (40°C)
Operating temperature:	ILUO28: -13 to 95°F (-25 to 35°C) ILUO50: -13 to 122°F (-25 to 50°C) ILUO80: -4 to 95°F (-20 to 35°C)
Warranty:	5 year limited warranty
Ratings:	ILUO28: IK09, IP66, IP68* ILUO50: IK07, IP66, IP68* ILUO80: IK09, IP66, IP68* * Complete immersion for 10 minutes, not suitable for use in swimming pools or fountains.
Certification:	cULus listed for wet location.

CG - R27 Last update: May 16, 2025

Due to continuous improvements, the information herein may be changed without notice

iGuzzini
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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 2019. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

Alternates Note

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

Drawing Note

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

Ordering Note

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

Mounting Height Note

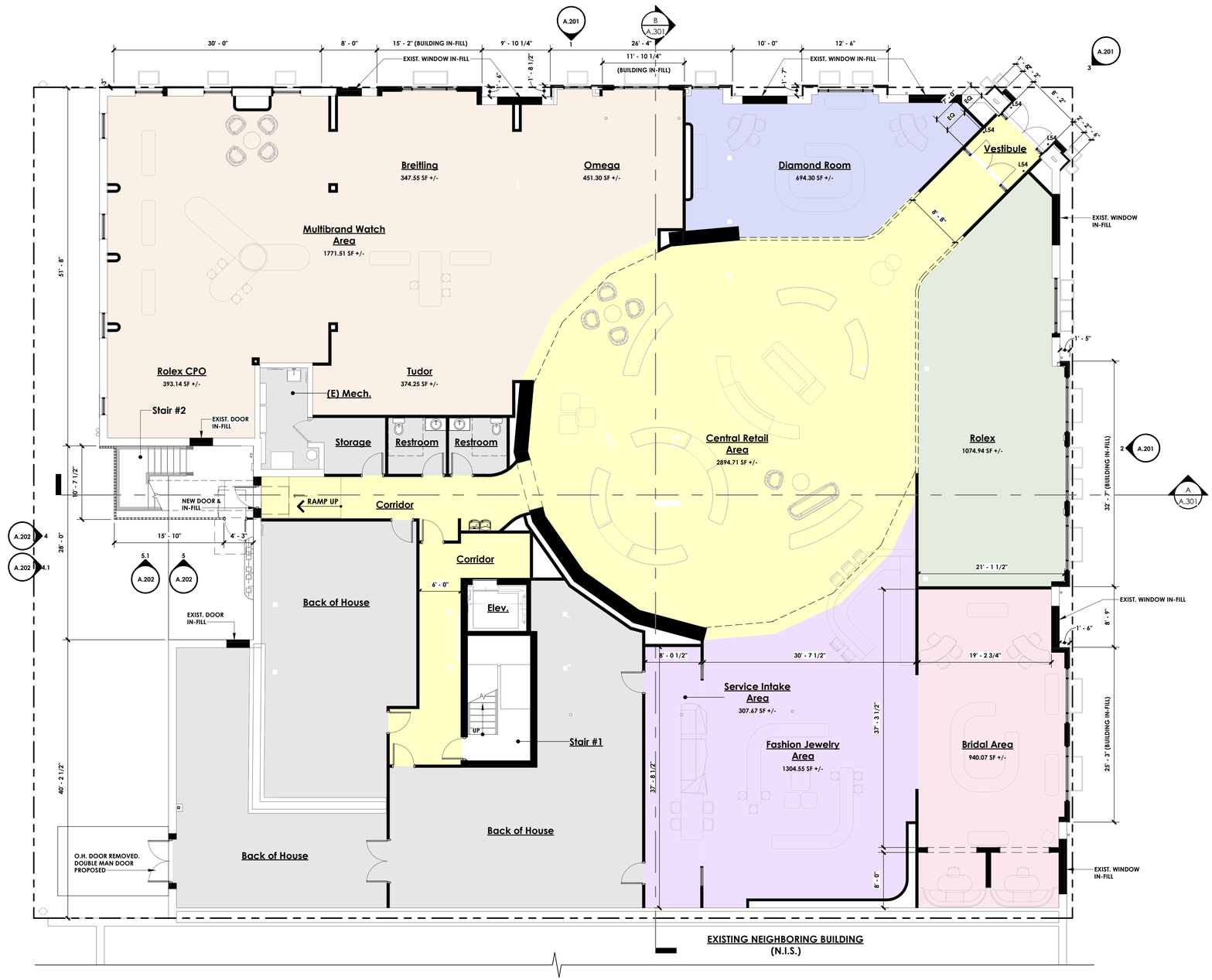
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

GBA

LUCIDO FINE JEWELRY - ROCHESTER
PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

AS.109

Designer KS
Date 01/06/2026
Scale Not to Scale
Drawing No. #26-52683_V1



First Floor Plan

1/8" = 1'-0"

Krieger Klatt Architects

400 E. Lincoln Ave., Ste. A | Royal Oak, MI 48067
P: 248.414.9270 **F:** 248.414.9275
www.kriegerklatt.com

Client:

Lucido Fine Jewelry
312 S. Main St.
Rochester, MI 48307

Project:

Lucido Fine Jewelry
235 S. Main St.
Rochester, MI 48307

Issued	Description	By
2026-01-08	SPA	

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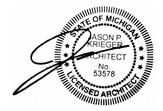
Seal:



Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

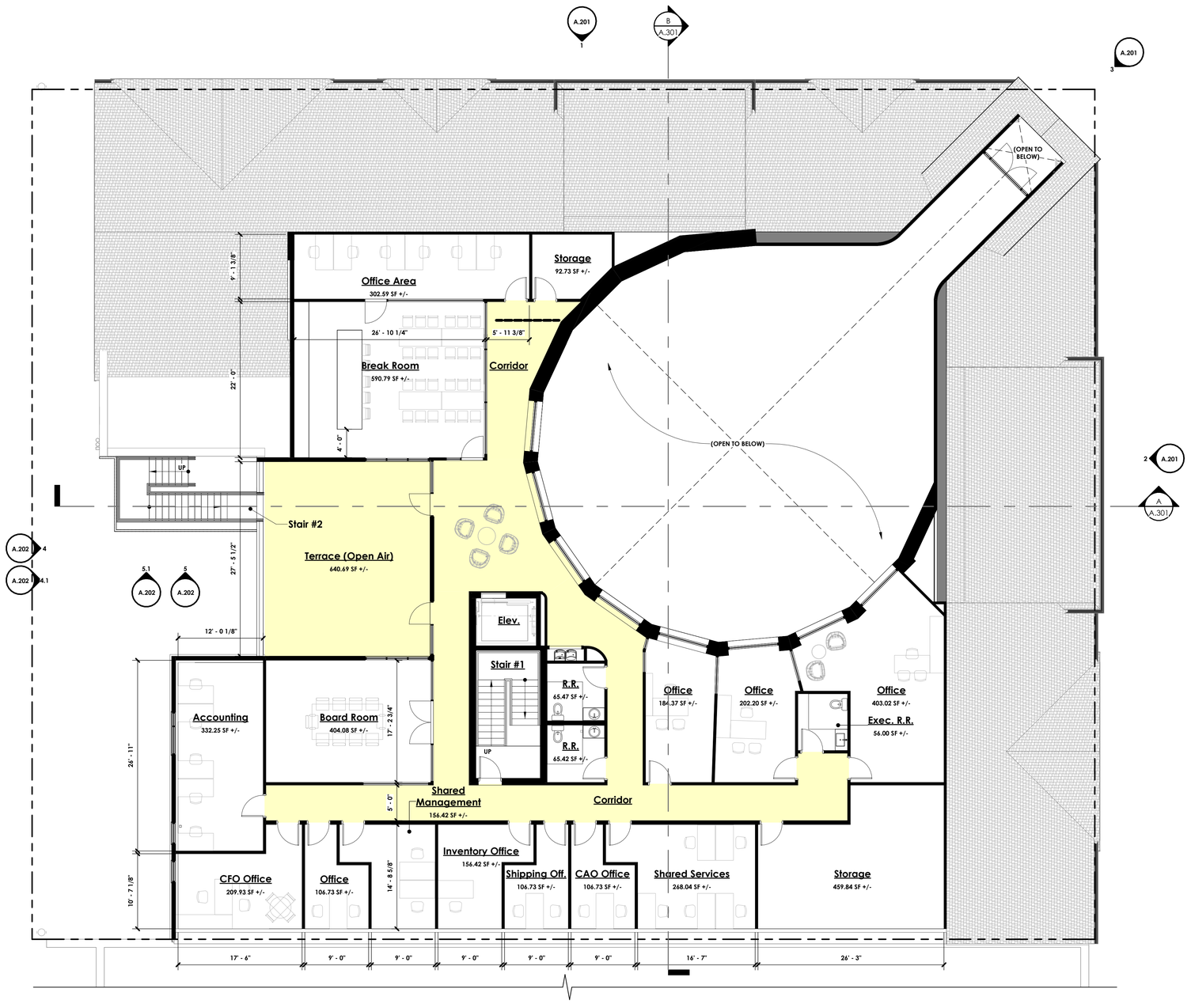
First Floor Plan

Project Number:

25-194

Sheet Number:

A.101



Second Floor Plan

1/8" = 1'-0"

Krieger Klatt Architects

400 E. Lincoln Ave., Ste. A | Royal Oak, MI 48067
P: 248.414.9270 **F:** 248.414.9275
www.kriegerklatt.com

Client:

Lucido Fine Jewelry
312 S. Main St.
Rochester, MI 48307

Project:

Lucido Fine Jewelry
235 S. Main St.
Rochester, MI 48307

Issued	Description	By
2026-01-08	SPA	

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Seal:

Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

N

Sheet Title:

Second Floor Plan

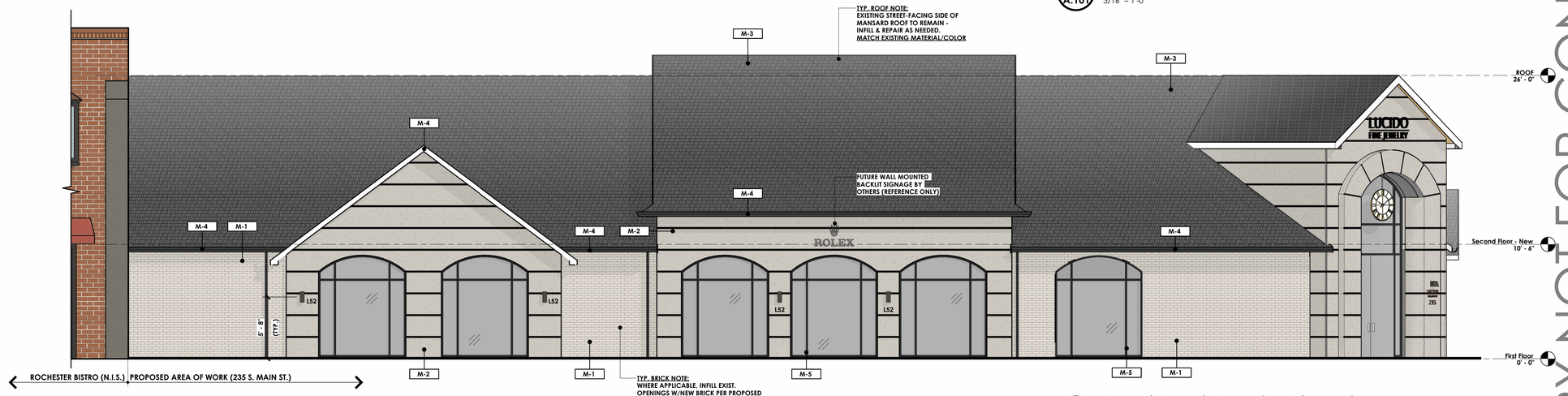
Project Number:

25-194

Sheet Number:

A.102

1 A.101 North (Side) Exterior Elevation
3/16" = 1'-0"



2 A.101 East (Front) Exterior Elevation
3/16" = 1'-0"

Downlight "L-50"

Make: iGuzzini
Model: Laser Blade InOut 2
Mounting Style: Recessed
Mounting Location: (See photometric)
Finish: Black (Body/Baffle)
Size: Two Cells
Lighting Direction: Down (Wide Flood)

Wall Sconce "L-51"

Make: iGuzzini
Model: Allure (SMART 120x150)
Mounting Style: Wall
Mounting Location: (See photometric)
Finish: Black (Body/Baffle)
Size: 6"
Lighting Direction: Asymmetrical forward up & down

Wall Sconce "L-52"

Make: Visual Comfort & Co.
Model: VEX 12 Outdoor Wall
Mounting Style: Wall
Mounting Hgt: 5'-8" A.F.F.
Finish: Bronze
Length: 12"
Lighting Direction: Up & Down

Wall Sconce "L-53"

Make: Visual Comfort & Co.
Model: BOWMAN 6 Outdoor Wall
Mounting Style: Wall
Mounting Hgt: 6'-10 1/2" A.F.F.
Finish: Bronze
Height/Depth: 6"
Lighting Direction: Down

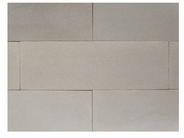
Uplight "L-54"

Make: iGuzzini
Model: Light Up Orbit
Mounting Style: In-Ground
Mounting Location: (See photometric)
Finish: Stainless Steel
Size: 3" Diameter
Lighting Direction: Up (Wide Flood)

Masonry Brick Veneer "M-1"

Make: Existing brick to be limewashed
Size: Existing
Finish: Existing
Color: Existing Orange - to be limewashed

Cast Stone Veneer "M-2"



Make: Custom Cast Stone Or Eq.
Finish: Smooth
Color: Natural (Exact color TBD)

Asphalt Shingles "M-3"

Make: Existing (New to match existing)
Finish: Asphalt
Color: Gray (New to match existing)

Trim Boards "M-4"

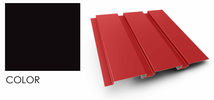
Make: Exterior Grade Trim Boards
Finish: Smooth - Painted
Size: Varies by location
Color: **White**
Locations: @ Fasica, Frieze, Soffit, Rake Boards
Comment: Intent is to match existing boards

Storefront Frame "M-5"

COLOR MATERIAL

Make: Kawneer or Eq.
System: Trifab 451UT Framing System
Size: 4-1/2 deep w/2" sightline
Finish: Pre-finished Aluminum (Permafluor)
Color: **Anodized Black**

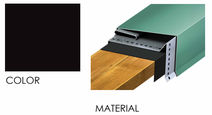
Metal Siding "M-6"



COLOR MATERIAL

Make: Pac-Clad or Eq.
System: Reveal Wall Panels
Finish: Smooth - Prefinished
Size: 12" OC Panels
Color: **Black**

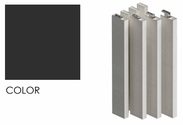
Metal Flashings "M-7"



COLOR MATERIAL

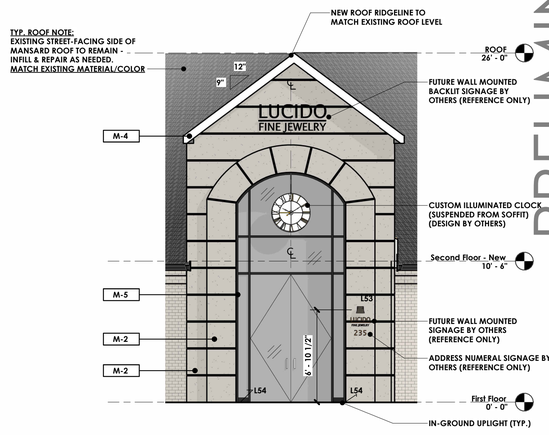
Make: Pac-Clad or Eq.
Finish: Smooth - Prefinished Aluminum
Color: **Black**
Locations: @ Coping System, Misc. Flashings

Privacy Screen "M-8"



COLOR MATERIAL

Make: Knotwood
System: Stand-Up Battens
Finish: Smooth - Prefinished Aluminum
Slat Spacing: 5-1/2"
Color: **Obsidian (Black)**
Location: Rear Stairwell



3 A.101 Northeast (Corner) Exterior Elevation
3/16" = 1'-0"

Krieger Klatt Architects
400 E. Lincoln Ave., Ste. A | Royal Oak, MI 48067
P: 248.414.9270 **F:** 248.414.9275
www.kriegerklatt.com

Client:
Lucido Fine Jewelry
312 S. Main St.
Rochester, MI 48307

Project:
Lucido Fine Jewelry
235 S. Main St.
Rochester, MI 48307

Issued	Description	By
2026-01-08	SPA	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

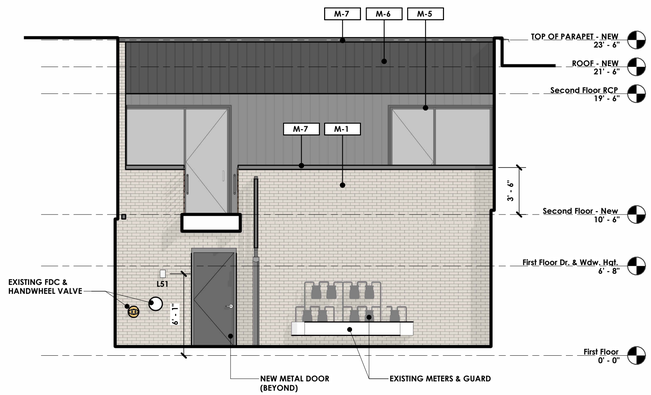
Sheet Title:
Exterior Elevations

Project Number:
25-194

Sheet Number:
A.201

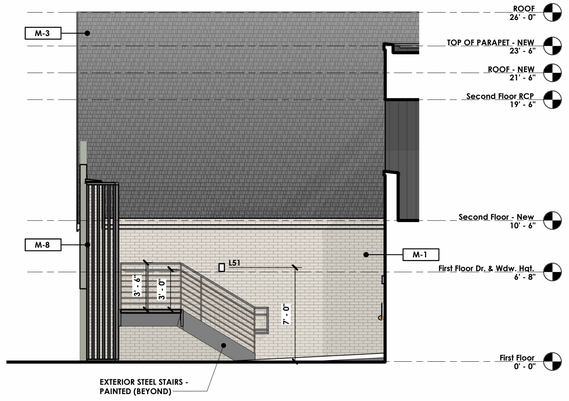
4 A.101 Rear (West) Exterior Elevation

3/16" = 1'-0"



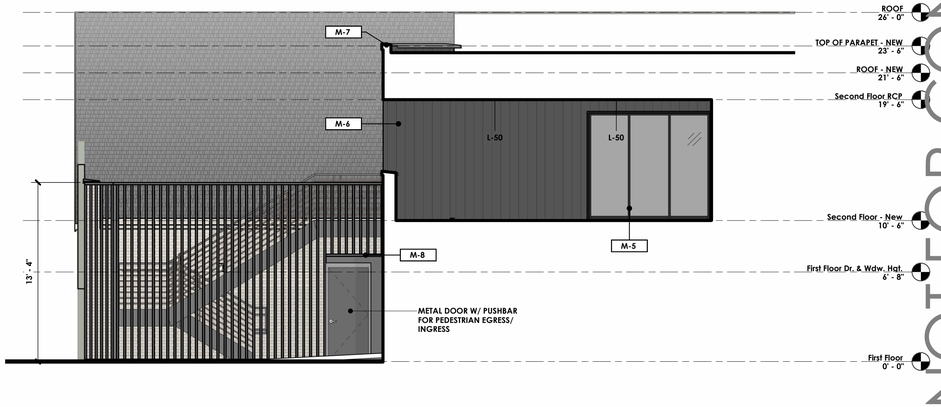
4.1 A.101 Rear (West) Exterior Elevation (Beyond)

3/16" = 1'-0"



5.1 A.101 Rear (North) Exterior Elevation (Beyond)

3/16" = 1'-0"



5 A.101 Rear (North) Exterior Elevation

3/16" = 1'-0"

Downlight "L-50"

Make: iGuzzini
Model: Laser Blade InOut 2
Mounting Style: Recessed
Mounting Location: (See photometric)
Finish: Black (Body/Baffle)
Size: Two Cells
Lighting Direction: Down (Wide Flood)

Wall Sconce "L-51"

Make: iGuzzini
Model: Allure (SMART 120x150)
Mounting Style: Wall
Mounting Location: (See photometric)
Finish: Black (Body/Baffle)
Size: 6"
Lighting Direction: Asymmetrical forward up & down

Wall Sconce "L-52"

Make: Visual Comfort & Co.
Model: VEX 12 Outdoor Wall
Mounting Style: Wall
Mounting Hgt: 5'-8" A.F.F.
Finish: Bronze
Length: 12"
Lighting Direction: Up & Down

Wall Sconce "L-53"

Make: Visual Comfort & Co.
Model: BOWMAN 6 Outdoor Wall
Mounting Style: Wall
Mounting Hgt: 6'-10 1/2" A.F.F.
Finish: Bronze
Height/Depth: 6"
Lighting Direction: Down

Uplight "L-54"

Make: iGuzzini
Model: Light Up Orbit
Mounting Style: In-Ground
Mounting Location: (See photometric)
Finish: Stainless Steel
Size: 3" Diameter
Lighting Direction: Up (Wide Flood)

Masonry Brick Veneer "M-1"

Make: Existing brick to be limewashed
Size: Existing
Finish: Existing
Color: Existing Orange - to be limewashed

Cast Stone Veneer "M-2"

Make: Custom Cast Stone Or Eq.
Finish: Smooth
Color: Natural (Exact color TBD)

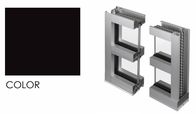
Asphalt Shingles "M-3"

Make: Existing (New to match existing)
Finish: Asphalt
Color: Gray (New to match existing)

Trim Boards "M-4"

Make: Exterior Grade Trim Boards
Finish: Smooth - Painted
Size: Varies by location
Color: **White**
Locations: @ Fasica, Frieze, Soffit, Rake Boards
Comment: Intent is to match existing boards

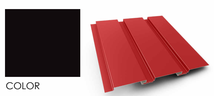
Storefront Frame "M-5"



COLOR
MATERIAL

Make: Kawneer or Eq.
System: Trifab 451UT Framing System
Size: 4-1/2 deep w/2" sightline
Finish: Pre-finished Aluminum (Permafluor)
Color: **Anodized Black**

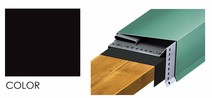
Metal Siding "M-6"



COLOR
MATERIAL

Make: Pac-Clad or Eq.
System: Reveal Wall Panels
Finish: Smooth - Prefinished
Size: 12" OC Panels
Color: **Black**

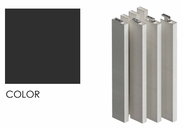
Metal Flashings "M-7"



COLOR
MATERIAL

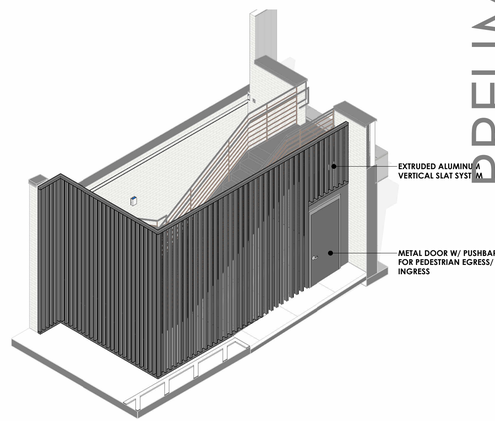
Make: Pac-Clad or Eq.
Finish: Smooth - Prefinished Aluminum
Color: **Black**
Locations: @ Coping System, Misc. Flashings

Privacy Screen "M-8"



COLOR
MATERIAL

Make: Knotwood
System: Stand-Up Battens
Finish: Smooth - Prefinished Aluminum
Slat Spacing: 5-1/2"
Color: **Obsidian (Black)**
Location: Rear Stairwell



Privacy Screen Wall Isometric

Krieger Klatt Architects
400 E. Lincoln Ave., Ste. A | Royal Oak, MI 48067
P: 248.414.9270 **F:** 248.414.9275
www.kriegerklatt.com

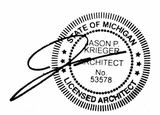
Client:
Lucido Fine Jewelry
312 S. Main St.
Rochester, MI 48307

Project:
Lucido Fine Jewelry
235 S. Main St.
Rochester, MI 48307

Issued	Description	By
2026-01-08	SPA	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:



Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
Exterior Elevations

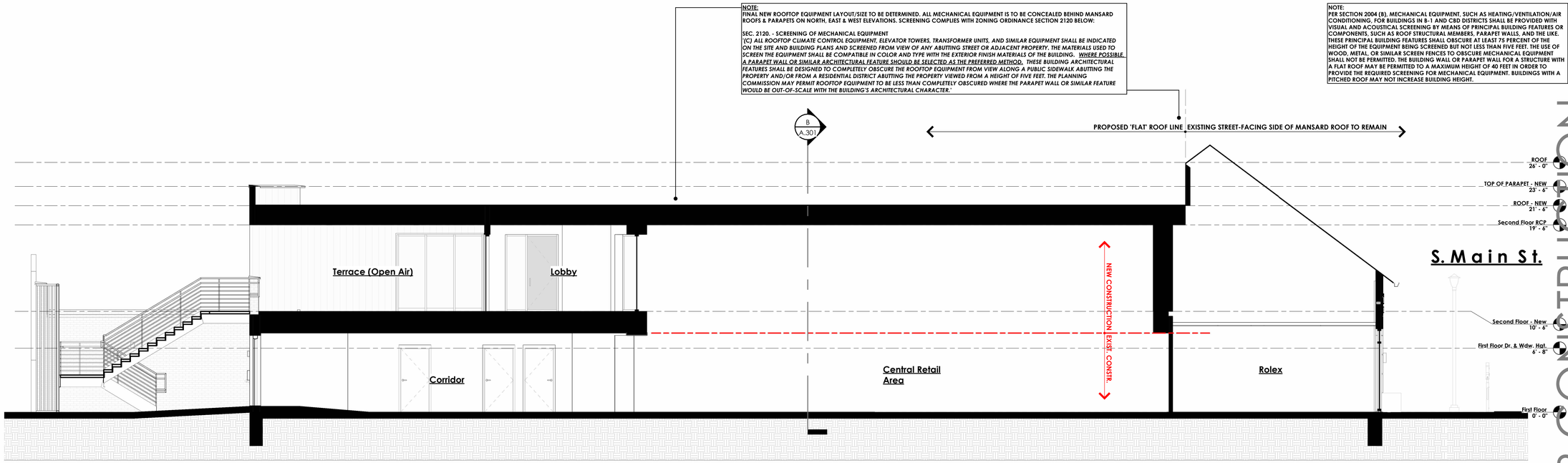
Project Number:
25-194

Sheet Number:
A.202

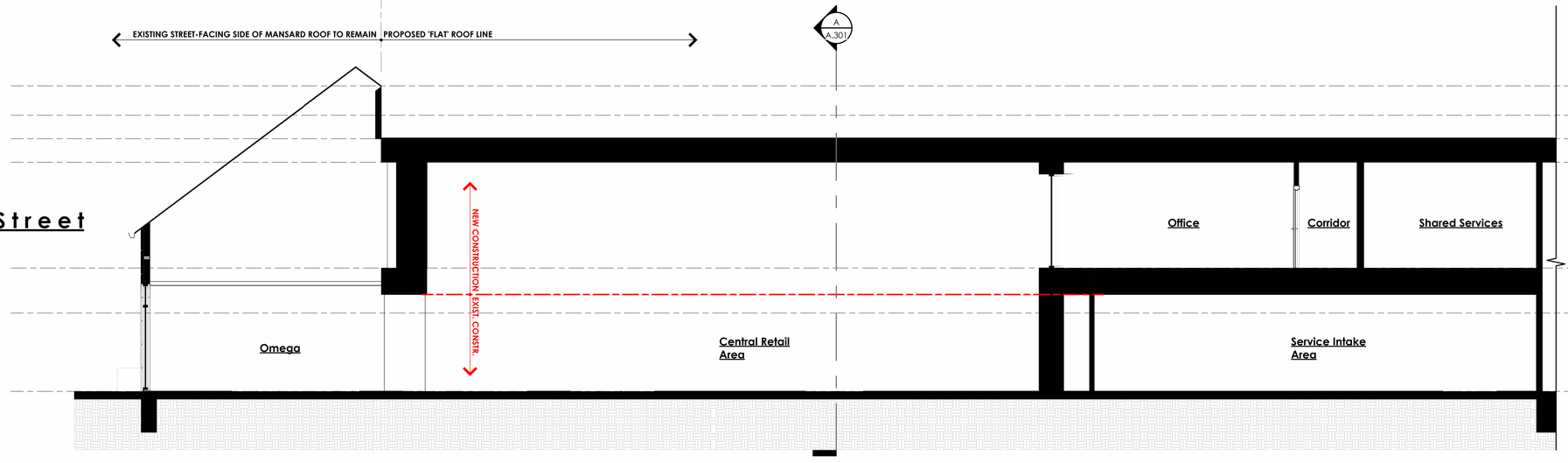
NOTE:
FINAL NEW ROOFTOP EQUIPMENT LAYOUT/SIZE TO BE DETERMINED. ALL MECHANICAL EQUIPMENT IS TO BE CONCEALED BEHIND MANSARD ROOFS & PARAPETS ON NORTH, EAST & WEST ELEVATIONS. SCREENING COMPLIES WITH ZONING ORDINANCE SECTION 2120 BELOW:

SEC. 2120. - SCREENING OF MECHANICAL EQUIPMENT
'(C) ALL ROOFTOP CLIMATE CONTROL EQUIPMENT, ELEVATOR TOWERS, TRANSFORMER UNITS, AND SIMILAR EQUIPMENT SHALL BE INDICATED ON THE SITE AND BUILDING PLANS AND SCREENED FROM VIEW OF ANY ABUTTING STREET OR ADJACENT PROPERTY. THE MATERIALS USED TO SCREEN THE EQUIPMENT SHALL BE COMPATIBLE IN COLOR AND TYPE WITH THE EXTERIOR FINISH MATERIALS OF THE BUILDING. WHERE POSSIBLE A PARAPET WALL OR SIMILAR ARCHITECTURAL FEATURE SHOULD BE SELECTED AS THE PREFERRED METHOD. THESE BUILDING ARCHITECTURAL FEATURES SHALL BE DESIGNED TO COMPLETELY OBSCURE THE ROOFTOP EQUIPMENT FROM VIEW ALONG A PUBLIC SIDEWALK ABUTTING THE PROPERTY AND/OR FROM A RESIDENTIAL DISTRICT ABUTTING THE PROPERTY VIEWED FROM A HEIGHT OF FIVE FEET. THE PLANNING COMMISSION MAY PERMIT ROOFTOP EQUIPMENT TO BE LESS THAN COMPLETELY OBSCURED WHERE THE PARAPET WALL OR SIMILAR FEATURE WOULD BE OUT-OF-SCALE WITH THE BUILDING'S ARCHITECTURAL CHARACTER.'

NOTE:
PER SECTION 2004 (B), MECHANICAL EQUIPMENT, SUCH AS HEATING/VENTILATION/AIR CONDITIONING, FOR BUILDINGS IN B-1 AND CBD DISTRICTS SHALL BE PROVIDED WITH VISUAL AND ACOUSTICAL SCREENING BY MEANS OF PRINCIPAL BUILDING FEATURES OR COMPONENTS, SUCH AS ROOF STRUCTURAL MEMBERS, PARAPET WALLS, AND THE LIKE. THESE PRINCIPAL BUILDING FEATURES SHALL OBSCURE AT LEAST 75 PERCENT OF THE HEIGHT OF THE EQUIPMENT BEING SCREENED BUT NOT LESS THAN FIVE FEET. THE USE OF WOOD, METAL OR SIMILAR SCREEN FENCES TO OBSCURE MECHANICAL EQUIPMENT SHALL NOT BE PERMITTED. THE BUILDING WALL OR PARAPET WALL FOR A STRUCTURE WITH A FLAT ROOF MAY BE PERMITTED TO A MAXIMUM HEIGHT OF 40 FEET IN ORDER TO PROVIDE THE REQUIRED SCREENING FOR MECHANICAL EQUIPMENT. BUILDINGS WITH A PITCHED ROOF MAY NOT INCREASE BUILDING HEIGHT.



A.101 Building Section A
3/16" = 1'-0"



B
A.101 Building Section B
3/16" = 1'-0"

Krieger Klatt Architects
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Client:
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Lucido Fine Jewelry
235 S. Main St.
Rochester, MI 48307

Issued	Description	By
2026-01-08	SPA	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:
STATE OF MICHIGAN
BRIAN P. KRIEGER
ARCHITECT
No. 53578
LICENSED ARCHITECT

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
Building Sections

Project Number:
25-194

Sheet Number:
A.301

MCKENNA

January 25, 2026

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

Subject: **Main Street Billiards/215 S. Main Street;** Preliminary Plan Review; Site Plan dated 1-8-2026.

Dear Planning 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.

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.

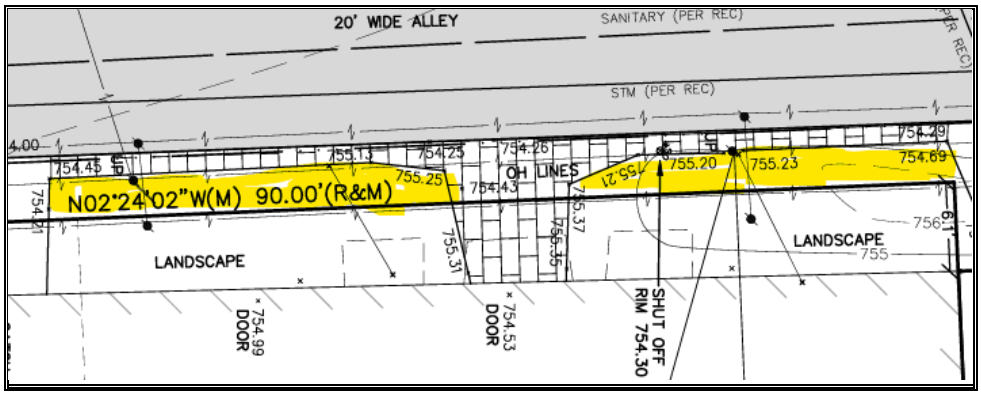
This preliminary review is to ensure adequate information has been submitted for the plan to be forwarded to Planning Commission to set a date for its hearing and does not constitute a complete site plan review.

REVIEW COMMENTS

1. The footprint of the building is unclear from the site plan/survey submitted. The plan appears to show the building contiguous with the business to the south and extending beyond the south property line. Clearly delineate the separation wall/line between the subject site and the business to its south.

2. Note the width of sidewalk along Main Street where existing DDA planters are located. and clarify if Main Street entrance is barrier free accessible.

3. The plan notes a narrow band of brick pavers along the rear alley which abuts large landscape planters. Clarify if a portion of the planters are located on City owned r-o-w and note width of any pedestrian walking area.



Source: Applicant's Site Plan

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

Source: Google Maps

4. 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. Clarify proposed method of trash removal. The plan shows an enclosure on the southwest side of the site, extending into the public alley. The enclosure does not have a trash unit inside it. Clarify its use.

6. 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.

7. Clarify location of mechanical equipment. If located on the rooftop, add a note that they will be concealed from view on Main Street.

8. 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. 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.

9. The plans submitted include no rear elevations. The existing rear façade is also dated looking. With improvements to the front façade and none to the rear, the business looks like 2 different buildings. We recommend that the rear façade also be updated to enhance it to the same level as the front façade. 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.

Source: Google Maps

10. The site plan includes landscape beds at the rear of the building. Add a note regarding landscape maintenance. Also note any changes resulting from façade improvements recommended above.

11. Per the elevations, new wall mounted signs are to be installed on the Main Street façade. Clarify if the rear sign will also be replaced. All signs must be submitted for administrative review and approval.

RECOMMENDATION

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 above.

Respectfully
McKENNA

Ms. Vidya Krishnan
Senior Principal Planner

Cc: Jeremy Peckens
Nik Banda
Rose McKinney
Jeff Kragt

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 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: 9/30/25 Amount of Review Fee Paid : $ 1350 —

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: BILL HAHN JR

PROJECT COORDINATOR'S E-MAIL ADDRESS:
WHAHNJR@AUTOHAHNNETWORK.COM

PROJECT COORDINATOR'S PRIMARY PHONE NUMBER:
248.343.8568

1. Name of proposed development:
MAIN STREET BILLIARDS FACADE UPDATE/REPAIRS

2. Location of property: WEST side of ROCHESTER Road, between
2ND and
3RD Roads.

3. Street address:
209 - 215 S MAIN STREET

4. The property is presently zoned as:
CBD GENERAL BUSINESS

5. The total site area is
14,654 SF (MAIN STREET BILLIARDS) acres(s).

6. Portion of total site being developed:
FACADE

7. It is proposed the property will be developed as:
FACADE UPDATE/REPAIRS

---

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.

		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.

		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. 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:
205 SOUTH MAIN STREET, LLC

E-MAIL: WHAHNJR@AUTOHAHNNETWORK.COM

Address:
500 SOUTH OPDYKE

City: PONTIAC State: MI Zip: 48341 Phone: 248-343-8568

11. Firm or individual requesting site plan approval:
BILL HAHN JR

E-MAIL: WHAHNJR@AUTOHAHNNETWORK.COM

Address:
500 S OPDYKE

City: PONTIAC State: MI Zip: 48341 Phone:
248.343.8568

Signature of Applicant

Print Name WILLIAM E HAHN JR. Date 9/30/25

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

3 EXISTING FACADE
SCALE: N.T.S.

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

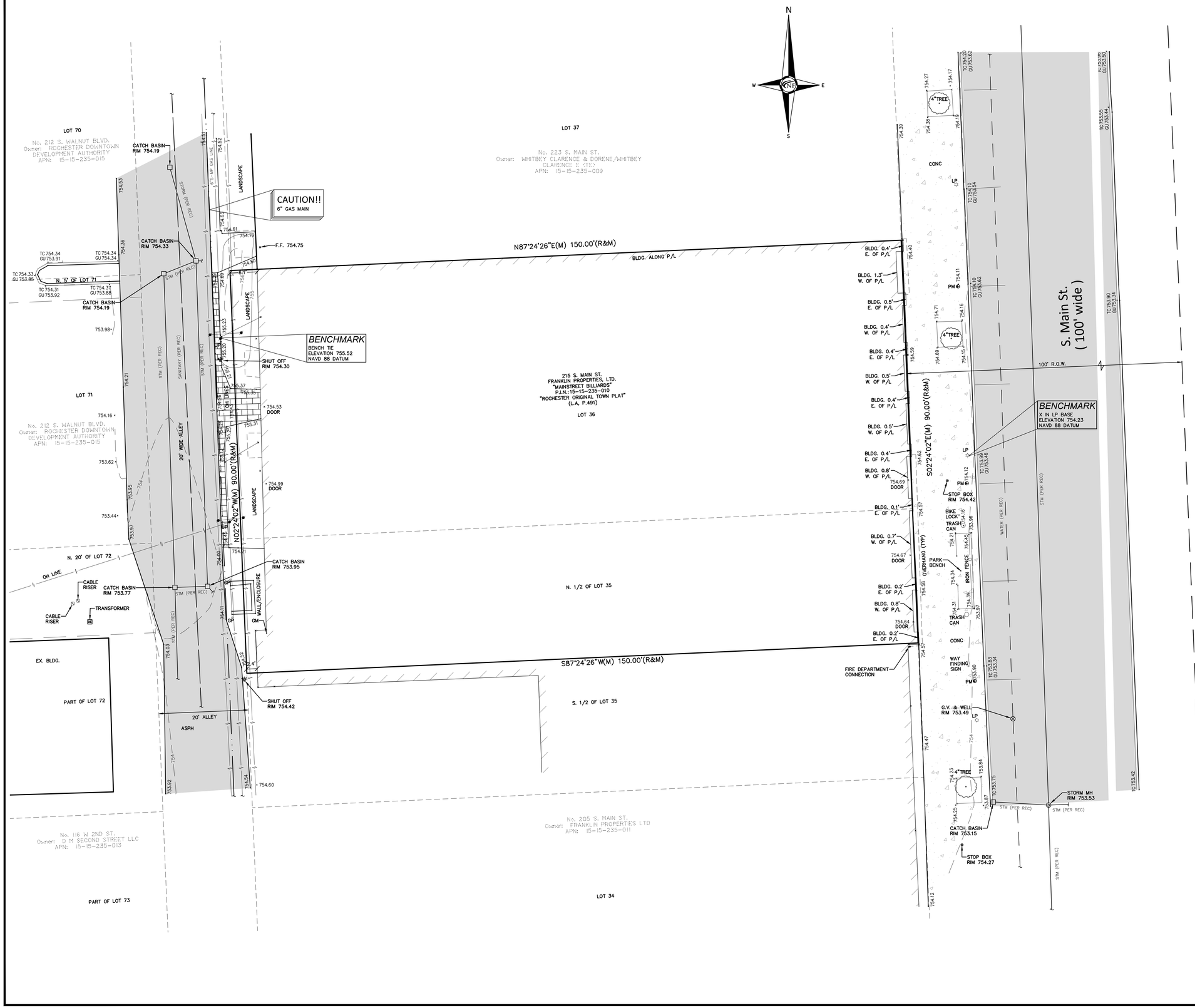
5 DUSK RENDER OF PROPOSED UPDATES
SCALE: N.T.S.

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: / Scale: / Checked By: / DRAWING TITLE:	Drawing Number: A-000 ARCHITECTURAL-000

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


LOT 70
No. 212 S. WALNUT BLVD.
Owner: ROCHESTER DOWNTOWN DEVELOPMENT AUTHORITY
APN: 15-15-235-015
CATCH BASIN RIM 754.19
754.53
754.52
GAS-MP GAS LINE
LOW GAS MAINS
LANDSCAPE
CAUTION!!
6" GAS MAIN
754.63
754.61
754.79
F.F. 754.75
CATCH BASIN RIM 754.33
754.36
TC 754.34 GU 753.91
TC 754.34 GU 754.34
N. 5' OF LOT 71
STM (PER REC)
754.80
754.81
754.69
754.23
TC 754.33 GU 753.85
TC 754.31 GU 753.92
TC 754.37 GU 753.88
CATCH BASIN RIM 754.19
753.98
754.21
LOT 71
No. 212 S. WALNUT BLVD.
Owner: ROCHESTER DOWNTOWN DEVELOPMENT AUTHORITY
APN: 15-15-235-015
SANITARY (PER REC)
STM (PER REC)
20' WIDE ALLEY
754.16
754.15
754.14
754.13
754.12
754.11
754.10
754.09
754.08
754.07
754.06
754.05
754.04
754.03
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753.77

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.

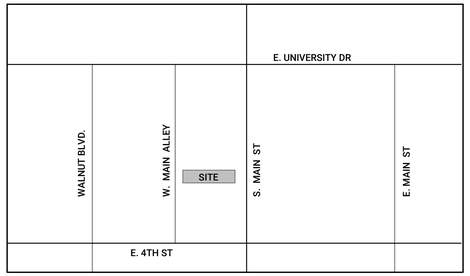
Please feel free to call me if you have any questions.

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

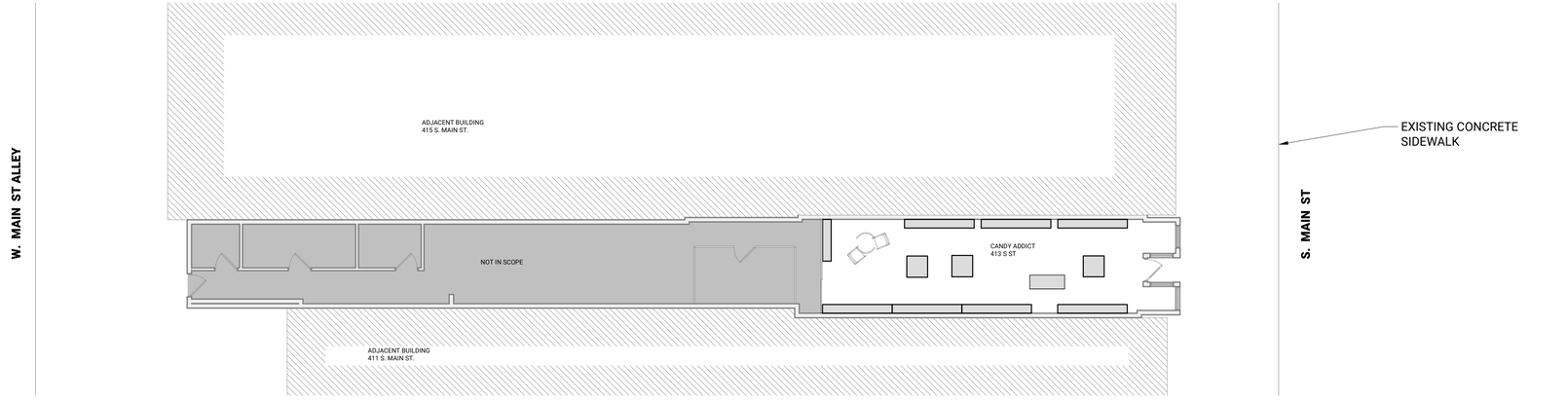
413 S. MAIN ST.
ROCHESTER, MI 48307

SHEET INDEX

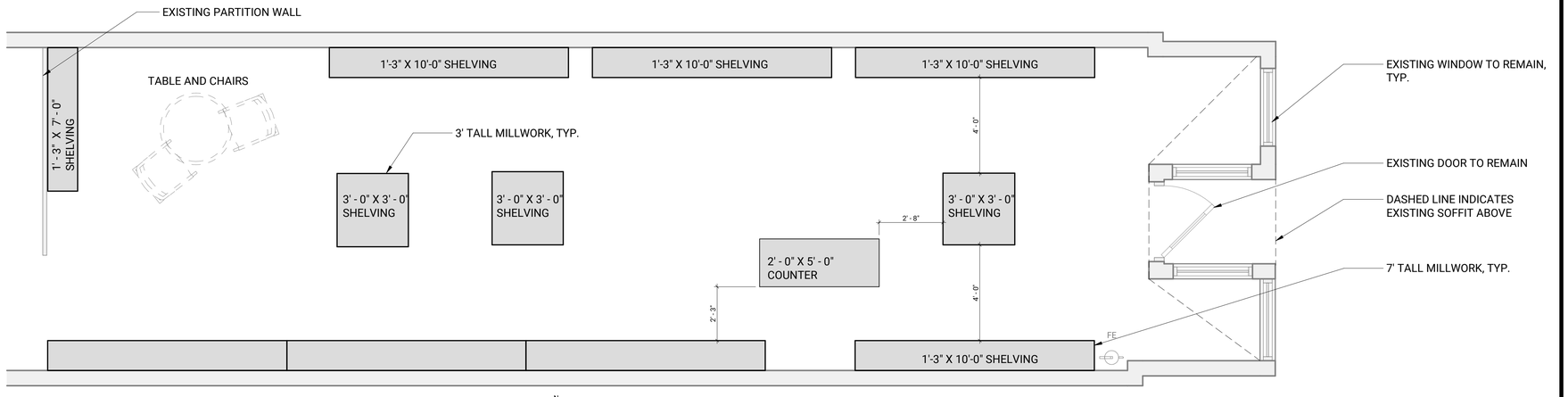
DRAWING INDEX KEY		ISSUED FOR: PERMIT 01.09.26	PERMIT RESUBMIT 01.16.26
	NOT ISSUED		
○	PREVIOUSLY ISSUED		
●	ISSUED		
⊠	REFERENCE		
GENERAL			
TS1.1	COVERSHEET, SITE PLAN & FIRST FLOOR PLAN	○	●
TS1.2	CODE STUDY	○	●

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"

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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

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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) 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 1:50 >50	<50% OF WC's	1:40<80 1:80>80	1:25<50 1:50>50	1:40<80 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

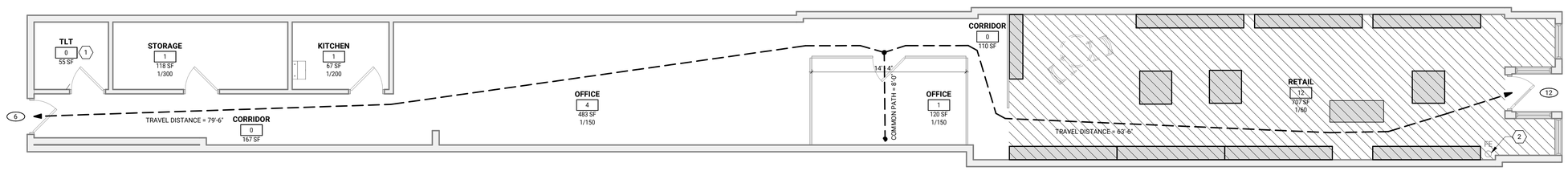
ADDITIONAL PLUMBING REQUIREMENTS

*** 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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PROJECT

CANDY ATTIC
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PROJECT NO. 26001

CODE STUDY
TS1.2

City of Rochester

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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

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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. 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: 43 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

Planning Commission
2025 Accomplishments
2026 Goals and Objectives

Rochester, MI
January 28, 2026

INTRODUCTION AND PURPOSE

As required per the Michigan Planning Enabling Act (MPEA) Act 33 of 2008, as amended:

"A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development."

PLANNING COMMISSION MEMBERS

- David Gassen, Chairperson (retired in Jan 2026)
- Debbie Jones, Mayor (since December 2025)
- Christian Hauser, Vice-Chair & Council Liaison
- Daniel Bachmann
- Richard Kendzuik
- David Hardin
- Laura Murphy
- Matthew Stone
- Jessica Clauser (up to November 2025)
- Nancy Salvia (up to November 2025

PLANNING COMMISSION MEETINGS

- January 6, 2025
- January 23, 2025 – Joint Workshop Meeting PC & CC
- February 3, 2025
- March 3, 2025
- April 7, 2025
- May5, 2025
- June 2, 2025
- July 7, 2025

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

- August 4, 2025
- September 2, 2025
- October 6, 2025
- October 22, 2025 – Joint Meeting/Training Session for PC, CC and ZBA
- November 5, 2025
- December 1, 2025

2025 Accomplishments

ZONING ORDINANCE UPDATE

The Planning Commission has continued to work with City Council towards the final steps in implementing the recommendations of the 2022 Master Plan. This includes the drafting of a new Zoning Map for the entire City and changes to the Zoning Ordinance to align with the new Zoning Map. The Planning Commission held public hearings, received input from residents, and had the planner conduct open house sessions in an effort to inform the residents of the proposed implementation plan.

DEVELOPMENT REVIEWS

Project Type	Project Description	Status	Date
Site Plan	816 Ludlow – Rochester Community House – Revisions to scope of previously approved plan	Approved	4-7-2025
Site Plan	626 N. Main/Cottage Inn Pizza - Facade Update	Denied	4-7-2025
Special Exception	816 Ludlow/Rochester Community House – Outdoor Tent for Special Events	Approved	4-7-2025
Site Plan Amendment	265 E. 2nd Street/ Market + The Graham – Indoor/Outdoor DDA Event Space	Approved	4-7-2025
Site Plan + Special Exception	203 E. University/Rochester Train Depot – Outdoor Dining and Payment in lieu of Parking	Approved	5-5-2025
Site Plan	406 S. Main/Cocktail Lounge – Facade Improvements + Payment In lieu of parking	Approved	6-2-2025
Special Projects Amendment	210 Diversion – Amendment to previously approved special project	Recommended Approval to CC	7-7-2025
Special Exception	125 S. Main – Payment in lieu of parking	Approved	7-7-2025
Site Plan + Special Exception	401 S. Main/D & C Restaurant – Addition + Façade Improvements + Payment In Lieu of Parking	Approved	8-4-2025

Site Plan	313 South Street/Industrial Building – Addition + Façade Improvements	Approved	9-2-2025
Special Projects	120 S. Main/PT Office	Recommended Approval to CC	9-2-2025
Site Plan + Special Exception	440 South Street/Assistance League of Michigan – Limited Retail in Industrial District	Approved	11-5-2025
Site Plan	215 N. Main/Main Street Billiards – Façade Change	Directed to submit proper plans	11-5-2025
Special Exception	329 S. Main – Payment in Lieu of Parking	Approved	12-1-2025

VARIANCES

The Zoning Board of Appeals met 4 times in 2025. The project cases are administratively reviewed for the ZBA.

Date	Case Under Consideration	Action
4-23-2025	302 Glendale – Variance from attached garage setback standard	ZBA overruled administrative denial to make a determination that the ordinance was not applicable since garage was in front, but side loaded
5-28-2025	265 E. 2nd Street/Market + The Graham – Front yard and side yard setback	Approved
5-28-2025	125 Albertson – Side Yard Setback and Rear Yard Setback for Detached Garage	Approved
5-28-2025	200 Second Street/Central Bark – Addition of second identification sign in I-1 district	Approved
6-25-2025	322 Highland Avenue – Lot Coverage	Tabled
6-25-2025	313 South Street – Front Yard, Side Yard, expansion of NC structure and Variance form 30' landscape stabilization zone	Approved
10-20-2025	Joint Session of PC, CC and ZBA for Planning and Zoning Training	N/A

ZONING MAP AND ZONING ORDINANCE AMENDMENTS

The Planning Commission conducted multiple public hearings on the proposed draft zoning map and zoning ordinance and made a recommendation of approval to the City Council. The City Council is currently in the process of reviewing the map and ordinance and working through questions and concerns raised at their public hearing.

In October the PC considered a request from the Zoning Board of Appeals to look into the following provisions of the zoning ordinance and make changes to them: front porch exemption from lot coverage requirements, increase in maximum roof height for single family residential dwellings and allowing carriage style garages for parcels burdened by grade changes. The Planning Commission made a determination that porch exemption and building height changes would work adversely towards the intent of the zoning ordinance and the character it envisages for the smaller lot neighborhoods within the City. The PC determined that grade changes were not universal, hence it would be appropriate for such cases to continue to go before the ZBA to seek a variance.

2026 Goals and Objectives

In the coming year, the following are additional projects for the Planning Commission to accomplish:

- Adoption of the new zoning map and updated zoning ordinance.
- Revisions to the Zoning Ordinance to remove any discrepancies, contradictions etc., with the newly adopted zoning map and districts.
- Follow recommendations of MZEA to participate in the drafting of a CIP for the City.
- Develop a specific subarea plan for South Street.
- Explore and develop sustainable housing program to ensure a range of housing options for residents of Rochester