



## City of Rochester

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

### PLANNING COMMISSION REGULAR MEETING AGENDA

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

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

<b>400 Sixth Street</b>	<b>June 1, 2026</b>	<b>7:00 PM</b>
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1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Public Comment
4. Approval of the Minutes
  - A. Consideration of the Minutes of the Regular Meeting of May 4, 2026.
5. Public Hearings
  - A. Notice of Public Hearing: 326 Albertson St: Site Plan and Special Project Review.
  - B. Notice of Public Hearing: 824 Miller Rd: Site Plan Review for Existing Natural Gas Regulator Station.
6. Considerations:
  - A. Consideration of 136 Walnut: Site Plan Review & Payment in Lieu of Parking. Request to Set Public Hearing.
  - B. Consideration of 265 E 2nd St: Site Plan Review for Facade Modification. Request to Set a Public Hearing.

C. Consideration of 419 S. Main: Request for Payment in Lieu of Parking.  
Request to Set a Public Hearing.

7. Miscellaneous
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](http://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](mailto: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](mailto: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: 841 3323 2716** 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/84133232716> (Downloading Zoom is required.)
- We appreciate your understanding as staff will do our best to assist everyone; but, **please be advised for virtual meetings there is a three (3) minute limit for public comments.**

1. CALL TO ORDER AND ROLL CALL

A meeting of the City of Rochester Planning Commission (PC) was called to order on May 4, 2026, at 7:00 p.m. by Chairman Kendziuk.

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

ABSENT: Jenna Campbell, Commissioner

quorum was present.

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

2. PLEDGE OF ALLEGIANCE

Chairman Kendziuk 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.

Chairman Kendziuk welcomed the new commission member Jenna Campbell who will be present at the next planning commission meeting.

4. APPROVAL OF MINUTES

A. Consideration of the Minutes of the Planning Commission Meeting of April 6, 2026.

MOTION by Berletich supported by Jones to approve the minutes of April 6, 2026 with the following addition.

Chairman Kendziuk stated the applicant submitted revised façade plans, including a new awning design, on March 6, 2026. Construction of the awning framing was completed on March 18, 2026—two days before the Planner finished reviewing the revised plans and nearly three weeks before the Planning Commission considered them.

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

Nays:

Absent: Campbell

MOTION Carried.

5. PUBLIC HEARINGS

There were no public hearings at tonight's meeting

6. CONSIDERATIONS

A. Consideration of 326 Albertson St: Site Plan and Special Project Review Request to Set a Public Hearing

Lori Morgan, McKenna planner, gave her overview of the proposed project. At the City's request we have reviewed a proposal from Tara Naby on behalf of FerNab Properties, LLC. to develop a holistic longevity center within the existing buildings at 322-326 Albertson Street. The facility will include a training study/performance lab and longevity programming/recovery suites. The operation of the business will be appointment based. Requiring the combination of the two lots involved into a single parcel should be considered as part of the review process.

The narrative provided indicates that no exterior lighting will be provided. However, the site plans indicate existing and new lighting, and a photometric plan is included. Please provide additional details related to the proposed green wall and intended maintenance plan, as well as plans for the proposed mural. Please provide a detail showing the proposed screening materials for the relocated refuse area.

A statement indicating the applicant's ownership or leasehold interest in the property should be included with the application. The narrative associated with the application should clearly state the anticipated employment generation and the nature of the work (if it is shift work). Information showing the project's impact on the surrounding area, including, but not limited to, such things as parking, traffic, infrastructure and neighboring properties should be included. Detail should be provided beyond a description as "low impact."

Subject to the items listed in underlined comments in the letter dated April 28, 2026. We recommend that the Planning Commission schedule the project for consideration of site plan and special exception approval on the next available agenda.

Tara Naby and Dr. Thomas Naby were present. They gave an overview of the project and addressed the planner's letter. The purchase of the building is pending planning commission approval. Dr. Naby gave an overview of the services they will provide. The architectural design, hours of operation and exterior signage, and lighting were also addressed. There will not be retail space in the location, no items will be sold.

MOTION by Stone supported by Hauser to approve a Public Hearing at the next available meeting

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

Nays:

Absent: Campbell

MOTION Carried

B. Consideration of 824 Miller Rd: Site Plan Review for Existing Natural Gas Regulator Station.  
Request to Set a Public Hearing.

At the City's request we have reviewed a proposal submitted by Amy Gilpin on behalf of Consumers Energy to reconstruct an existing natural gas regulator station. Preliminary Review #1 was completed on March 27, 2026, based on site plans dated March 2026. During the April 6, 2026, Planning Commission meeting, the review was discussed and approved to be scheduled for a public hearing. Due to public hearing complications, the public hearing must be postponed. This letter provides our review of the updated site plans submitted on April 9, 2026, as well as the additional letter submitted by Douglas A Scott from Rowe Engineering in response to Preliminary Review #1.

The proposed regulator station is not considered an essential service and is not exempt from the provisions of the Ordinance. Section 2108. Public utilities and facilities note that any public utility which is not an 'essential service' can be allowed in any zoning district as a special exception. Therefore, the application will require site plan and special exception approval from the Planning Commission.

A 14' x 20' structure is proposed on the site. The plans have been updated to indicate the structure's façade will be Nichiha Vintage Brick in the color whitewash to be more consistent with the character of the surrounding neighborhood. The plans propose an 8' tall ornamental fence along the front of the parcel with an 8' tall concrete wall along the three remaining sides. Per §2125 (2)(a), the maximum permitted height of a fence on a residentially zoned parcel is 6 feet. Given their proposed height, the wall and fence will require a variance to be granted by the Zoning Board of Appeals. The wall fulfills the requirement for a screening wall between the residential and nonresidential uses. However, the Planning Commission must officially approve the use of the concrete wall design indicated on sheet C-2529-SAD 09 of the plans, as masonry is required by the ordinance.

Gates are proposed at the front and south side of the site. A concrete driveway is proposed leading from the front gate to the roadway. One parking space is provided beyond the front gate. The plan proposes a light fixture on the front and rear sides of the building to be operated with a switch and will be facing downward.

Subject to the items listed in underlined comments above being addressed, we recommend that the Planning Commission re-schedule the project for consideration of site plan and special exception approval on the next available agenda.

Amy and Anthony from Consumers were present and revised plans with changes were submitted. A field representative was sent out to show the neighbors different wall selections. Landscaping was added to the site. A sound study was presented tonight. Odor mitigation is being looked into. Field inspectors will be monitoring the site. The heater is required for the site to prevent freezing of the pipes.

MOTION by Hauser supported by Berletich to approve for a public hearing at the June meeting.

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

Nays:

Absent: Campbell

MOTION Carried.

## 7.MISCELLANEOUS

A. Commissioner Bachmann gave his subcommittee update

- Planning Commission Bylaws amendments.
- Commissioner onboarding and continuing education programs.

The committee reviewed bylaws from several neighboring communities and compared them with Rochester's bylaws. Proposed revisions include:

- Administrative updates.
- Organizational improvements.
- Corrections to outdated statutory references.
- Clarifications to improve compliance with existing procedures.

The committee reported substantial progress and anticipated presenting recommendations at the June Planning Commission meeting.

B Commissioner Hardin gave his subcommittee update

Commissioner Hardin provided an update on the committee reviewing:

- Design standards.
- Process improvements.
- Zoning ordinance clarifications.

Discussion focused on:

- Existing standards already contained in Section 2118 of the zoning ordinance.
- Potential modernization and refinement of those standards.
- Review process improvements, particularly the City's two-step preliminary review/public hearing process.
- Coordination between design standards and zoning ordinance updates.

Commissioners were encouraged to review Section 2118 prior to future meetings.

#### Main Street Billiards

- Exterior improvements are progressing well.
- Facade upgrades were described positively.

#### 134 South Main Street

- City staff met with the owners regarding deviations from approved plans.
- Engineering and infrastructure concerns were discussed.
- Owners may return to the Planning Commission with revised requests.

#### Parking Gate System Discussion

- Discussions continued regarding a proposed parking gate system associated with Dr. Atallah's property.
- MDOT rejected gates on the Main Street frontage.
- Alternative parking management systems, including pay stations, are being considered.

#### South Street Property (Fox Property)

- Significant cleanup progress has occurred following ownership changes.
- Removal of debris and an RV from the property was completed.

#### Additional Development and Facade Discussions

- Smith Jewelers facade and structural issues.
- Home occupation and parking compliance matters.
- Other downtown redevelopment and facade improvement projects.

#### 8.PUBLIC COMMENT

Linda Gamage of 333 Griggs asked for clarification regarding the status of the special overlay project area associated with the Albertson property. City staff clarified that the overlay became effective upon adoption of the Master Plan.

There was no public online that wished to speak.

#### 9.ADJOURNMENT

Hearing there is no further business, the meeting was Adjourned at 8:17 P.M.

Respectfully Submitted,  
Rose McKinney, Building and Planning Clerk



# MCKENNA

May 26, 2026

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

**Subject:** **322-326 Albertson Street/GH Longevity Rochester; Site Plan and Special Project Review**; Site Plan dated April 9, 2026, updated on May 5, 2026, and supplementary materials.

Dear Commissioners:

At the City’s request we have reviewed a proposal from Tara Naby on behalf of FerNab Properties, LLC. to develop a holistic longevity center within the existing buildings at 322-326 Albertson Street. The review was performed based on the Application for Approval of Special Project, associated narrative, and site plans received by the City on April 9, 2026 and updated on May 5, 2026.

The site is located along Albertson Street, bear Pine Street and Paint Creek Trail, parcel ID 15-10-430-010 and 15-10-430-011. The plans propose a health and physical fitness center on the site. The facility will include a training study/performance lab and longevity programming/recovery suites. The operation of the business will be appointment based.

The site’s base zoning is within the R-1 District. This project also falls within the Special Projects Area boundary. The R-1 District would not allow for the health and physical fitness center on this site. However, per Section 2115 of the Zoning Ordinance, the additional designation in the Special Project Area boundary allows the applicant to seek approval to facilitate the development of a project on the site in an innovative manner which cannot be accomplished by a strict application of the regulations of the Zoning Ordinance. A request for special projects approval grants the Planning Commission flexibility and discretionary approval authority for a site plan. In addition to a

The applicant appeared before the Planning Commission for a preliminary hearing on May 4, 2026, during which feedback was provided and the project was set for a public hearing. ***An evaluation of the project for a “sustainability score” is attached here. This evaluation has been provided to document consistency with the prescribed Special Project review process. However, it has also been previously documented that this review process places limitations on plans that are located on small parcels and/or that reuse an existing structure, both of which apply to this proposed project. Therefore, the review has provided explanation of the criteria in relation to this project.***

## SITE PLAN REVIEW

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.** Given that the site was already designated as part of the Special Project Boundary in the Master Plan, any use may be approved on the site if other criteria are met. While a health and physical fitness center would not be allowed by the underlying zoning of R-1, the purpose of the special project designation is provide for the overarching goals of increased economic activity, land use diversity, and sustainability.

**HEADQUARTERS**  
235 East Main Street  
Suite 105  
Northville, Michigan 48167

○ 248.596.0920  
F 248.596.0930  
**MCKA.COM**

**Communities for real life.**



Parcels to the north and east as zoned R-1 as well and used as single-family dwelling units. The parcel to the northwest is zoned R-1 and used as a childcare center. The parcels to the southwest are zoned R-2, and currently used as a park.

2. **Dimensional Standards.** The proposed project will be using the existing building and does not intend to expand the building footprint. The building is an existing non-conforming structure, not meeting front yard setback standards (approximately 23' in most areas, instead of 25' as required) or rear yard setbacks (approximately 8' instead of 35' as required). However, because the structure is not being enlarged or altered in a way that increases the nonconformity, it may be allowed to continue, as long as the non-conformity is not enlarged and otherwise remains in compliance with Article 4 of the ordinance.
3. **Site Access.**
  - **Pedestrian and Bicyclist Access:** Sidewalks are not currently provided leading up to the site. The Paint Creek Trail is accessible on the other side of Albertson Street, but crossing is provided. Within the site, walkways are provided to connect the parking area to the building and the main building with the outbuilding.
  - **Vehicular Access:** Within the site, there is plenty of room for vehicles to operate safely. Access to the site is currently uncontrolled (there is no raised curb along the front of the paved area to slow vehicles), which can increase potential conflict between vehicles and non-motorized users, as well as with other vehicles. Given the intention to repair the curb in the area, revising the current vehicle access to the site is not required but could be considered for the potential to improve multi-modal safety in the area.
4. **Off-Street Parking.** The plans indicate an off-street parking calculation for the site requiring one space per four persons based on the maximum capacity and one space per employee on the largest employment shift. Based on a maximum capacity of 56 persons and the maximum number of employees at any given time being four, 18 spaces would be required on the site. Eighteen off-street spaces are provided on the site, including one ADA compliant space. The spaces are compliant with the required dimensions and the parking area will be repaved as part of the improvements.

The existing parking area does not comply with the parking setbacks prescribed by Section 2404. This is again an existing non-conformity that is not being expanded. The regular maintenance of repaving and repairing the curb would be permitted.
5. **Traffic.** Given that the business will be by appointment only, between the hours of 5:00AM and 6:30PM on weekdays, and 8:00AM to 1:00PM on Saturdays, and given the maximum capacity and anticipated number of clients and employees on site at a given time, it is expected that the traffic impact of the proposed project will be minimal even at peak hours, and a traffic impact study was not required.
6. **Façade and Design Standards.** There are no specific façade or design standards for the R-1 District. The façade proposed includes a variety of material types, including a “green wall”, as well as exposed and painted masonry. The color palette and materials chosen are consistent with styles seen elsewhere in the DDA. Combined with the upgraded windows and doors, the proposed façade represents an overall improvement to the site.



## 7. Landscaping and Screening.

- **Refuse.** The refuse receptacle is being relocated to the western edge of the site. This will be more aesthetic and there is sufficient screening between the proposed refuse receptacle and the adjacent parcel. Screening is provided around the receptacle, which complies with the dimensional standards of Section 2806. However, the ordinance prescribes that the screening should be the same material as the primary structure. A trex composite material in the same color as the main building is proposed.
  - **Screening.** Screening is required between this non-residential use and neighboring residential uses. Section 2804 requires a masonry wall. However, provides the Planning Commission with the option to approve dense vegetation as an appropriate screen, which would allow the existing screening to be maintained. The heights of the existing fences were not provided. If approved by the Planning Commission they may be maintained as is, but it should be confirmed if the fences are an existing non-conformity to better understand how they should be treated moving forward.
  - **Landscaping.** The landscaping plans preserve the existing tree on the site and adds 8 trees, as well as several shrubs to provide additional screening and add to the overall site aesthetic. The landscape plan complies with Section 2800 of the ordinance.
8. **Lighting.** Proposed lighting is minimal and downward facing. The photometric plan does not indicate light trespass at the property line, and is therefore compliant with Section 2306.
9. **Signage.** The new signage shown is compliant with signage standards for the district. Any additional signage proposed will require administrative approval from the City's Planning Staff.
10. **Special Project Consideration.** Site plan approval of the proposed project shall be conditioned on the applicant receiving special project approval from city council.

Given the existing designation as a special project site in the Master Plan, it is clear that the flexibility provided by this boundary has already been deemed appropriate for this parcel and consistent with larger goals for the City. Due to the character of the proposed project as a small facility that is reusing the existing structure, it is difficult for the project to receive a high sustainability score, which has previously been experienced by other similar projects. Therefore, the score given in this case should be used to review the areas in which the proposed project is able to contribute to the overall sustainability goals of the City, despite being a small development. Overall, the proposed development brings low-impact commercial activity out to the edge of the Downtown Development Authority (DDA) boundary, in a way the poses minimal nuisance to surrounding residential uses. The proposed development provides new jobs for the area and improves the existing building to make it more aesthetically pleasing, while maintaining the overall character of the area.

## RECOMMENDATION

This parcel was identified as part of the special project boundary in the Master Plan given its unique character as an existing industrial use, on a residentially zoned parcel within a residential area. While the surrounding land uses indicate that residential is the most appropriate use, the shape and position of the



site, combined with the desire to expand appropriate commercial activity into residential areas at the fringe of the Downtown Development Authority, makes it most appropriate for this parcel to be addressed with the flexibility that a special project provides, and that has allowed this low-impact commercial use to be proposed in the area. Therefore, we recommend that the Planning Commission recommend to the City Council consideration of special project approval for GH Longevity at 322-326 Albertson Street. The recommendation is subject to the following conditions:

1. All parcels of land within the project area must be combined into a single tax parcel ID.

Respectfully,  
**McKENNA**

Lori Morgan  
Senior Planner

Cc: Jeremy Peckens  
Nik Banda  
Jeff Kragt  
Rose McKinney



## Project Evaluation Worksheet – GH Longevity, 322-326 Albertson Street

At the City’s request, we have reviewed a Project Evaluation Worksheet submitted by Tara Nabity on behalf of FerNab Properties, LLC with reference to a proposal to develop a holistic longevity center within the existing buildings at 322-326 Albertson Street.

The Evaluation Worksheet consists of 20 Development Components used to determine threshold criterion which will either be met or not met by the project. If the criterion is met, it receives 1 point. There are 20 criteria, with a maximum score of 20 points.

- A score between 0-7 points is not sustainable and does not meet city goals
- A score between 8-14 points indicates the project must further mitigate
- A score between 15-20 points is sustainable and meets city goals

Information specific to the proposed project is included under the column “required information.” As a non-residential use within the DDA, the project has been scored based on the points available for a “NON-RES” project “Impacting DDA.”

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

DEVELOPMENT COMPONENT	INDICATOR	BASELINE	TARGET	REQUIRED INFORMATION		IMPACTING DDA			NOT IMPACTING DDA			SCORE
						MIXED	RES	NON-RES	MIXED	RES	NON-RES	
1. Development Balance	Acres of Parkland, Open Space per 1,000 Residents	24.8 acres/1,000 residents	10% increase of acres per 1,000 residents	Number of units	0 units			1				0
				Acres of usable open space	0 acres							
2. Natural Features Protection	Net Tree Change	Site Specific	15% increase in total number of trees	Existing number of trees	1 tree			1				1
				Number of trees proposed to be removed	0 trees							
				Number of trees proposed for planting or payment in lieu (in trees replaced, if applicable)	8 trees to be planted.							
3. Watershed Health	Development within Flood Hazard Zone	Existing Development within Flood Hazard Zone	0% net increase	Existing building footprint square footage within the flood hazard zone	Completely outside			1				1
				Proposed building footprint square footage within flood hazard zone	Completely outside							
4. Walkability	Intersection Density	20.8 to 192.3 per square mile	10% increase of pedestrian connections	Number of proposed pedestrian connections	0			2				0

						IMPACTING DDA			NOT IMPACTING DDA			SCORE
						MIXED	RES	NON-RES	MIXED	RES	NON-RES	
5. Traffic	Trip Generation	Site Specific – ITE peak hour trip generation average of adjacent parcel	5% higher trip generation than average of adjacent parcels	ITE existing peak trip generation estimates for each adjacent parcel	.87							1.5
				Estimated ITE peak trip generation estimates for proposed development	2.45*			1.5				
6. Travel Time	Intersection Delay	Site Specific	15% higher peak hour intersection delay	Existing intersection delay	Unknown**							.5
				Proposed intersection delay	N/A**			2				
7. Nonmotorized Infrastructure	Nonmotorized Transportation Infrastructure	61 miles	15% increase	Linear feet of proposed nonmotorized infrastructure	0							0
8. Tax Base Growth	Increase in Taxable Value Per Acre	Average SEV/acre of four surrounding properties	15% above the average adjacent parcels SEV / acre	Average existing SEV/acre of adjacent parcels and development property	No change.							0
				Proposed SEV/acre of development property					1			
9. Development Impact	Housing Units Per Acre	1 – 5 units	10% increase of block group housing units per acre	Number of units per acre of block group (see report)								N/A
				Number of proposed residential units per acre				N/A			N/A	
10. Pipe Maintenance	Linear Feet of Pipe	Combined Pipe Length – 398,723 linear ft.	2% increase	Proposed linear feet of public pipe	0							0
11. Pipe Condition	Percent of Deficient/Critical Pipes	High Risk Sanitary Pipe – 9,985 linear ft. Water Pipes < than 8 in. (diameter) – 88,207 linear ft.	Sanitary – Reduce 15% Water – Reduce 5%	Proposed linear feet of sanitary pipe replacement	0							0
				Proposed linear feet of water pipe replacement	0					1		

\*This value reflects the average trip generation for similar land use types. In this case, trip generation will likely be lower than expected for other health clubs, with office space. That said, while economic development is beneficial for the City as a whole, given the neighboring residential uses, minimizing additional trips while creating economic activity is an ideal middle ground.

\*\*Impact from this use is anticipated to be so low that a traffic study was not required. However, it can be assumed that increased trips will have some impact on travel time, reflected in the score given.



						IMPACTING DDA			NOT IMPACTING DDA			SCORE
						MIXED	RES	NON-RES	MIXED	RES	NON-RES	
<b>12. System Capacity</b>	Net Change in ERU	At capacity	0% change	Proposed capacity improvement (in ERU)	No proposed improvements, but potential decrease to demand.			.5				.5
				Expected ERU								
				Net ERU								
<b>13. School Impact</b>	Tax Generated for School District	\$ 2,333,461	5% increase	Proposed increase in taxable value	No change.			1				0
<b>14. Public Safety</b>	Emergency Response Time	Existing Coverage	0% change	Travel distance from Fire Station	No change.			1				1
<b>15. Housing Mix</b>	Number of Multifamily Units	2,144 units	20% increase of total multifamily units	Number of multiple family units	N/A			NA				N/A
<b>16. Housing Affordability</b>	Median Unit Price	\$361,735/\$861	10% of units at median housing cost	Number of total units	N/A			NA				N/A
				Number of units priced at or less than median housing cost (value or rent)	N/A							
<b>17. Workforce Development</b>	Mixed-Use Percentage within DDA	72% commercial use within DDA	5% increase of commercial within DDA	Percentage of property nonresidential use within the DDA	100%			1				1
<b>18. Historic Preservation</b>	Compliance with Sight Lines within DDA	Existing skyline	0% change	Sight diagrams	Repurposing existing building will maintain sight lines.			1.5				1.5
<b>19. Business Attraction</b>	Number of New Businesses within DDA District	432	5% increase within DDA	Number of tenant spaces within the DDA	1			1.5				1
<b>20. Parking Efficiency</b>	Public Parking Provided	1,314 paid parking spots	10% increase	Public parking provided	0			.5				.5
				Event parking provided	0							
				Drop-off space provided	18 spaces***							
<b>Total Possible Points</b>								<b>20</b>				<b>9.5</b>

\*\*\*Assumption made the parking lot could be used as drop-off spaces for events at the park during office hours.

While this project's individual scores can be tallied to a score of 9.5, this overall score should not be used as a final metric given the difficulty for projects that repurpose existing structures on small lots to receive many of the points available. Instead, this score should be used to recognize how many points the parcel was able to earn, despite its disadvantage in the rubric. This is discussed further in the Site Plan and Special Project Review Letter attached.

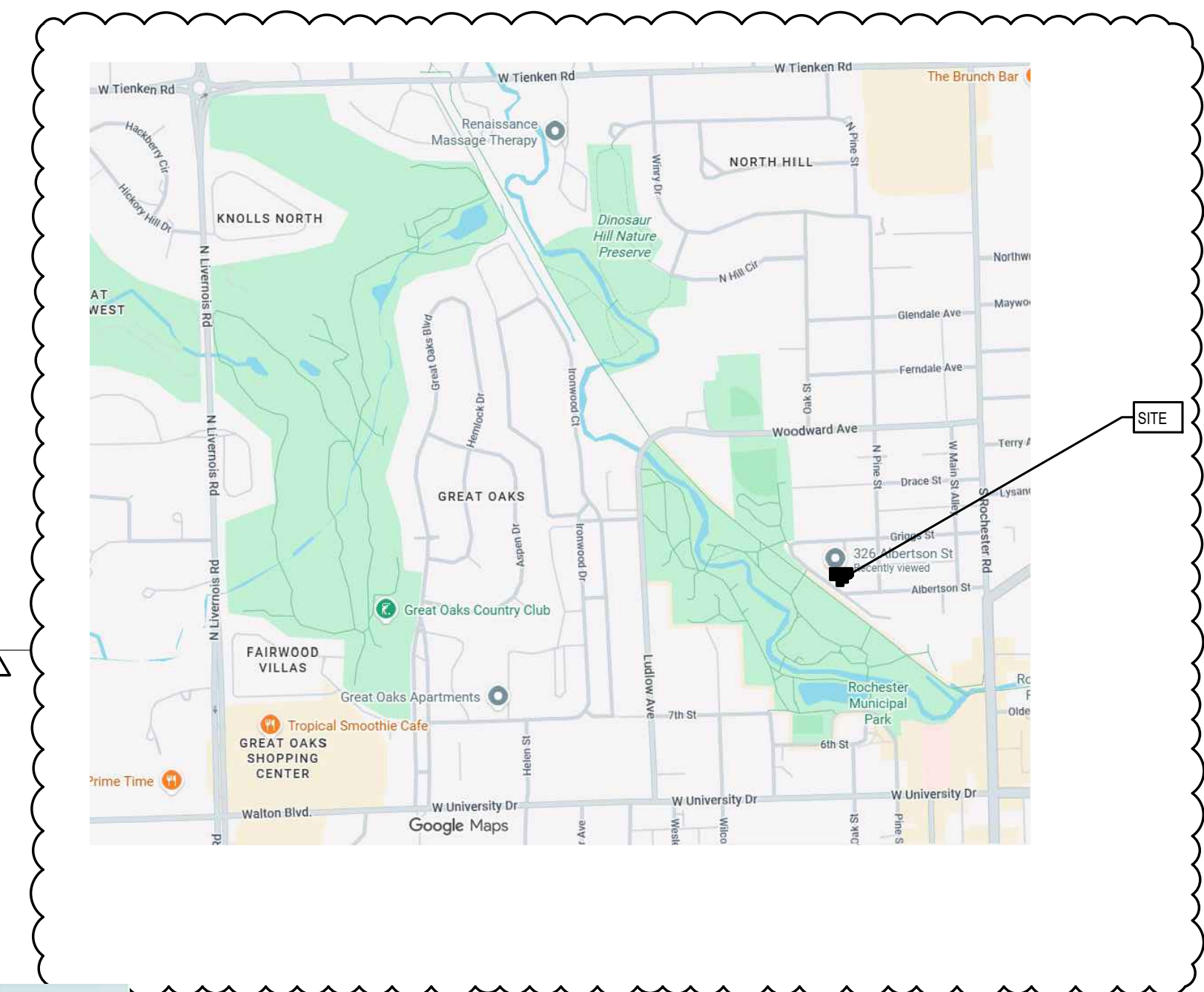


SYMBOL LEGEND	ABBREVIATION
	DARKENED ARROW INDICATES ELEVATED SECTION
	ELEVATION NUMBER
	SHEET NUMBER WHERE ELEVATION IS LOCATED
	ELEVATION NUMBER
	SHEET NUMBER WHERE ELEVATION IS LOCATED
	DETAIL REFERENCE NUMBER
	SHEET NUMBER WHERE DETAIL IS LOCATED
	DETAIL NUMBER
	DETAIL NAME
	DRAWING SCALE
	SHEET NUMBER WHERE DETAIL IS REFERENCED
	EL. 8'-0" A.F.F. → HEIGHT ABOVE FINISHED FLOOR B./CEILING → REFERENCE POINT OF ELEVATION
	8'-0" → HEIGHT ABOVE FINISHED FLOOR
	NOTE: DATUM SYMBOL INDICATES A SPECIFIC REFERENCE HEIGHT OF MATERIAL INDICATED
	NUMBERS DESIGNATE VERTICAL COLUMN LINES LETTERS DESIGNATE HORIZONTAL COLUMN LINES
	PARTITION TYPE - SEE WALL LEGEND
	FIRE RESISTANCE RATING (IN HOURS)
	PARTITION CONDITION CODE
	DOOR TYPE DESIGNATION NUMBER - COORDINATE WITH SCHEDULE
	EQUIPMENT DESIGNATION NUMBER - COORDINATE WITH PLAN NOTES
	KEY NOTE DESIGNATION NUMBER - COORDINATE WITH PLAN NOTES
	ADDENDUM DESIGNATION NUMBER
	BULLETIN DESIGNATION NUMBER
	MATCH LINE REF: A3 → SHEET REFERENCE FOR DRAWING CONTINUATION

WALL & MATERIAL LEGEND	
	ALUMINUM
	STEEL
	WOOD-ROUGH (CONTINUOUS)
	WOOD-ROUGH (NON-CONTINUOUS)
	PLYWOOD
	WOOD FINISH
	EARTH
	C.M.U. (SOLID)
	C.M.U.
	FACE BRICK
	STONE
	SEALANT
	BATT INSULATION
	RIGID INSULATION
	GYPSUM BOARD
	ACOUSTICAL TILE
	CONCRETE
	GRANULAR FILL
@	AT
ACOUST.	ACOUSTICAL
A.C.T.	ACOUSTIC CEILING TILE
ADJ.	ADJACENT
A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
ANOD.	ANODIZED
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
CEM.	CEMENT
C.J.	CONTROL JOINT
CLG.	CEILING
CL.	CENTER LINE
C.O.	CLEAN OUT
COL.	COLUMN
CONC.	CONCRETE
C.G.	CORNER GUARD
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRUGATED
CPT.	CARPET
C.T.	CERAMIC TILE
DET.	DETAIL
DIA.	DIAMETER
DM.	DIMENSION
DN.	DOWN
D.O.	DOOR OPENING
DR.	DOOR
DWG.	DRAWING
EA.	EACH
ELEV.	ELEVATION
E.W.	EACH WAY
EXG.	EXISTING
EXIST.	EXISTING
EXP.	EXPANSION EXPOSED
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.R.P.	FIBER REINFORCED PANELS
FIN.	FINISH
FLR.	FLOOR
F.O.	FACE OF
F.O.S.	FACE OF STUD
FR.	FRAME
FTG.	FOOTING
GA.	GALVE
GALV.	GALVANIZED
GYP.	GYPSUM
HDW.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HT.	HEIGHT
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
LAV.	LAVATORY
LG.	LONG
L.L.O.	LONG LEG OUTSTANDING
L.L.V.	LONG LEG VERTICAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MET.	METAL
MEZZ.	MEZZANINE
M.I.	MISCELLANEOUS IRON
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
OPP.	OPPOSITE
PL.G.	PLATE GLASS
P.L.S.	PLATE STEEL
P.LAM	PLASTIC LAMINATE
P.LAS	PLASTER
PREFAB.	PREFABRICATED
PROJ.	PROJECT, PROJECTION
P.S.F.	POUNDS PER SQUARE FOOT
PT.	PAINT, POINT
R.	RISER
R.A.	RETURN AIR
R.B.	RUBBER BASE
R.C.	ROOF CONDUCTOR
R.C.P.	REFLECTED CEILING PLAN
R.D.	ROOF DRAIN
R.F.	RUBBER FLOORING
REINF.	REINFORCED, REINFORCING
REQ'D.	REQUIRED
RFG.	ROOFING
RM.	ROOM
R.S.	ROOF SUMP
R.T.	RUBBER TILE
SAN.	SANITARY
SCHED.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
S.S.	SERVICE SINK
STL.	STEEL
STD.	STANDARD
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SW.	SWITCH
SYM.	SYMMETRICAL
T.	TREAD
T&B	TOP AND BOTTOM
TEL.	TELEPHONE
TERR.	TERRAZZO
T&G	TONGUE AND GROOVE
THK.	THICK, THICKNESS
THRESH.	THRESHOLD
T.O.S.	TOP OF STEEL
TYP.	TYPICAL
UC	UNDERCUT
U.N.O.	UNLESS NOTED OTHERWISE
US	UNDERSIDE
V.B.	VINYL BASE
V.C.T.	VINYL COMPOSITION TILE
V.I.F.	VERIFY IN FIELD
W.	WIDE
VERT.	VERTICAL
WAINSC.	WAINSCOT
W.C.	WATER CLOSET
WD.WIN.	WOOD WINDOW
WT.	WEIGHT
W.W.F.	WELDED WIRE FABRIC

# "GH Longevity Rochester "

326 Albertson St.  
Rochester MI 48307  
Per City Comments 05-07-26



1 LOCATION MAP  
SCALE: N.T.S.



2 FRONT ELEVATION  
SCALE: N.T.S.

**CODE COMPLIANCE**

BUILDING:	2021 MICHIGAN BUILDING CODE
MECHANICAL:	2021 MICHIGAN MECHANICAL CODE
ELECTRICAL:	2023 NATIONAL ELECTRICAL CODE W/ MICHIGAN PART 8 AMENDMENTS
PLUMBING:	2021 MICHIGAN PLUMBING CODE
CODE:	2021 MICHIGAN BUILDING CODE
ACCESSIBILITY:	2017 ICC A117.1 ACCESSIBLE AND USABLE BUILDING AND FACILITIES
FUEL GAS:	2021 INTERNATIONAL FUEL GAS CODE
FIRE:	2018 INTERNATIONAL FIRE CODE
FIRE SUPPRESSION:	2019 NFPA 13 AND 13R
FIRE ALARM:	2019 NFPA 72

**CONSTRUCTION TYPE:** II B  
**USE GROUP:** B/A-3  
**BUILDING AREA:** 7,500 S.F.  
**FIRE PROTECTION:** YES

**OCCUPANCY:**

BY CODE	43 S.F. / 150 =	1 PERSON
RECEPTION	112 S.F. / 100 =	8 PERSONS
FITNESS	977 S.F. / 50 =	20 PERSONS
STORAGE	720 S.F. / 100 =	3 PERSONS
OFFICE	715 S.F. / 150 =	5 PERSONS
RECEPTION	37 S.F. / 150 =	1 PERSONS
OFFICE	626 S.F. / 150 =	4 PERSONS
KITCHEN	41 S.F. / 15 =	3 PERSONS
WOMEN'S LOCKER	32 S.F. / 50 =	1 PERSONS
MEN'S LOCKER	21 S.F. / 50 =	1 PERSONS
<b>TOTAL =</b>		<b>47 PERSONS</b>

**SHEET SCHEDULE**

SHT. NO.	DESCRIPTION
A000	COVER SHEET
1 of 1	SURVEY
A010	EXISTING / DEMO SITE PLAN
A011	ARCHITECTURAL SITE PLAN
A021	LANDSCAPE PLAN
PH1	PHOTOMETRIC PLAN
A100	EXISTING DEMO FLOOR PLAN
A101	PROPOSED FLOOR PLAN
A102	LIFE SAFETY PLAN
A103	VISION BOARD
A200	EXISTING DEMO ELEVATIONS
A201	PROPOSED ELEVATIONS
A202	COLOR ELEVATIONS
A203	RENDERINGS
A204	RENDERINGS

MOUNTING SCHEDULE						ADA
WALL MOUNTED ACCESSORIES						



Serra Marko Associates  
1055 SOUTH BLVD. E. SUITE 200  
ROCHESTER HILLS, MI 48307  
P (248) 457-6903

s-m-associates.com

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GH LONGEVITY ROCHESTER  
ROCHESTER, MI



RETROFIT BUILDING

322 & 326 ALBERTSON, ROCHESTER, MI 48307

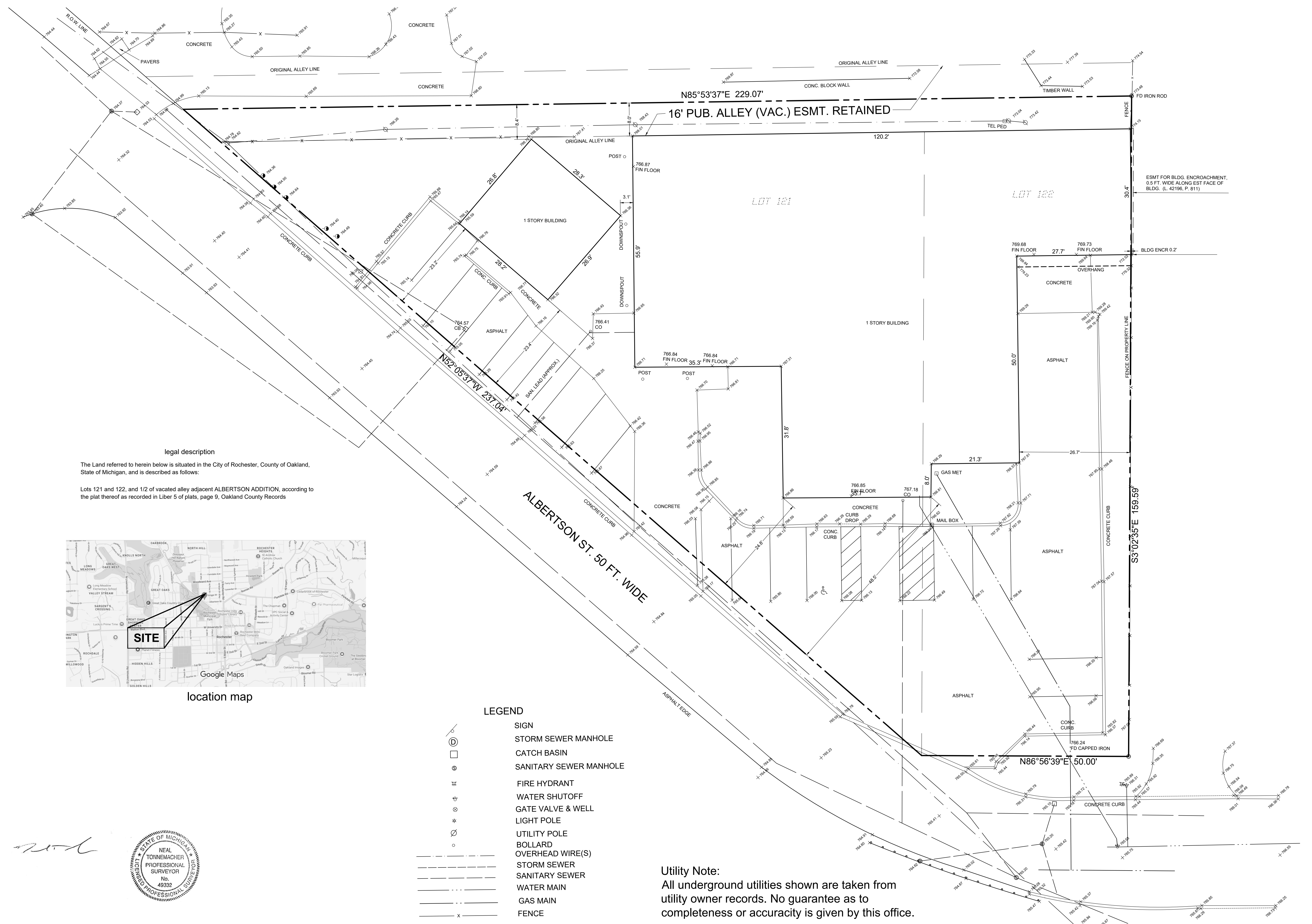


**ISSUANCE:**  
 SCHEMATIC  
 BIDDING  
 MUNI SUBMITTAL  
 CONSTRUCTION  
 OTHER:  
DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS INDICATED

NO.	DESCRIPTION	DATE
1	SITE PLAN REVIEW	04/09/2026
2	PER CITY COMMENTS	05/07/2026

ISSUE DATE: 04-09-26  
DB: RA  
CB: PD  
SHEET: A000  
PROJECT NO: 26-1212

COVER SHEET



**legal description**

The Land referred to herein below is situated in the City of Rochester, County of Oakland, State of Michigan, and is described as follows:

Lots 121 and 122, and 1/2 of vacated alley adjacent ALBERTSON ADDITION, according to the plat thereof as recorded in Liber 5 of plats, page 9, Oakland County Records



location map

**LEGEND**

- SIGN
- STORM SEWER MANHOLE
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER SHUTOFF
- GATE VALVE & WELL
- LIGHT POLE
- UTILITY POLE
- BOLLARD
- OVERHEAD WIRE(S)
- STORM SEWER
- SANITARY SEWER
- WATER MAIN
- GAS MAIN
- FENCE

**Utility Note:**  
All underground utilities shown are taken from utility owner records. No guarantee as to completeness or accuracy is given by this office.

*Handwritten signature*



**MASON BROWNS ASSOCIATES, LLC**  
CIVIL ENGINEERS & SURVEYORS  
2708 BRIDLE ROAD  
BLOOMFIELD HILLS, MICHIGAN 48304  
(248) 423-9789 mason\_brown@mbaassoc.com

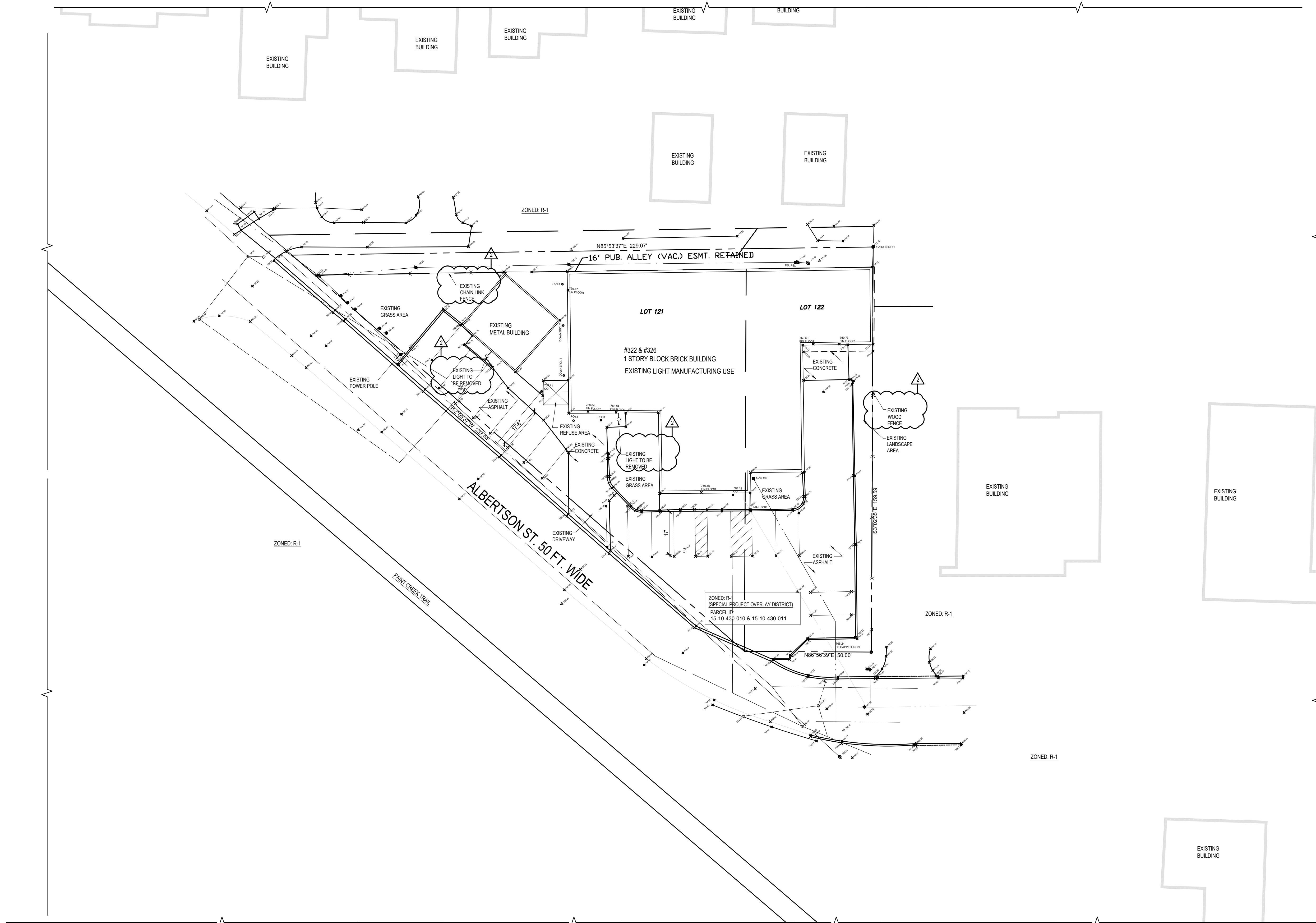
Rochester, MI

FerNab Properties, LLC  
PLAN OF EXISTING CONDITIONS

326 Albertson

Serra-Mariko & Associates

DESIGN: ---	REVISIONS:
DRAWN: mb	
CHECKED: MB	
FIELD Ck: net	
SCALE: 1"=10'	
DATE: 04-06-2026	
JOB NO. 26-011	
SHEET 1	



**1**  
A010 **EXISTING / DEMO SITE PLAN**  
SCALE: 1" = 20'-0"

**SMA**  
Serra Marko Associates  
**Architects**  
1055 SOUTH BLVD. E. SUITE  
200 ROCHESTER HILLS, MI  
48307  
P (248) 457-6903  
s-m-associates.com

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GH LONGEVITY ROCHESTER  
ROCHESTER, MI



RETROFIT BUILDING  
322 & 326 ALBERTSON,  
ROCHESTER, MI 48307



ISSUANCE:  
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 CONSTRUCTION  
 OTHER:  
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NO.	DESCRIPTION	DATE
1	SITE PLAN REVIEW	04/09/2026
2	PEER CITY COMMENTS	05/07/2026

ISSUE DATE: 04-09-26  
DB: RA  
CB: PD  
SHEET: A0.1.0  
PROJECT NO: 26-1212

EXISTING/DEMO SITE PLAN

**LEGAL DESCRIPTION:**  
 LOTS 121 AND 122, AND 1/2 OF VACATED ALLEY ADJACENT, ALBERTSON ADDITION TO THE VILLAGE OF ROCHESTER, OF PART OF THE N.E. CORNER OF THE SOUTHEAST 1/4 OF SEC. 10, T.3 N., R.11 E. CITY OF ROCHESTER, OAKLAND COUNTY MICHIGAN AS RECORDED IN LIBER 5 OF PLATS, PAGE 9 OF OAKLAND COUNTY RECORDS.

**ZONED: R-1**  
**(SPECIAL PROJECT OVERLAY DISTRICT)**  
 PARCEL ID:  
 88-15-10-430-010 & 85-15-10-430-011

**PARKING CALCULATIONS:**  
**HEALTH AND PHYSICAL FITNESS CENTERS:**  
 1 SPACE PER 4 PERSONS BASED ON MAXIMUM CAPACITY + 1 SPACE PER EMPLOYEE ON THE LARGEST EMPLOYMENT SHIFT.  
 MAX OCCUPANT LOAD = 56 PERSONS  
 MAX NO. EMPLOYEES = 4 PERSONS

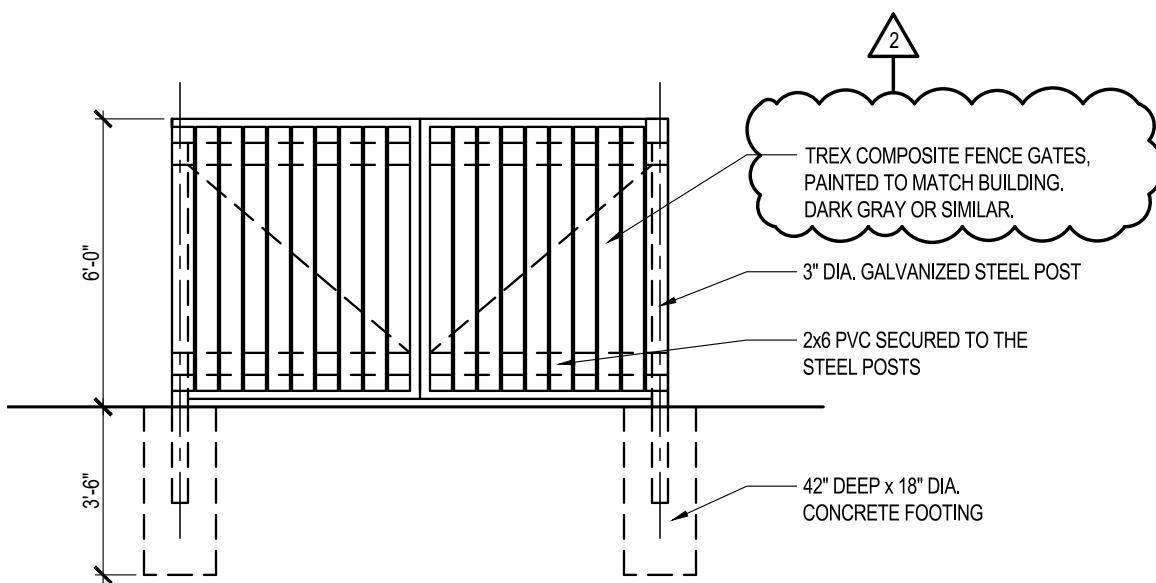
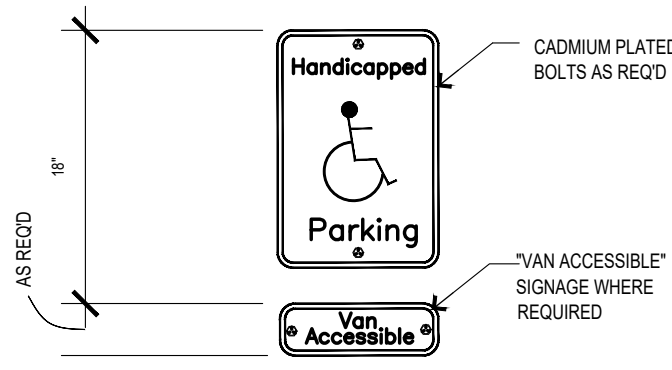
PARKING REQUIRED = 18 SPACES  
 PARKING PROVIDED = 18 SPACES

**PARKING SIZES:**  
**REQUIRED:**  
 • 9'x18'  
 • IN A PARKING LOT OF MORE THAN 12 PARKING SPACES, UP TO 25% OF THE SPACES CAN BE DESIGNATED FOR SMALL CARS, 9'x16'

**PROVIDED:**  
 • 18 SPACES 9'x18'  
 • 2 SPACES 9'x16'

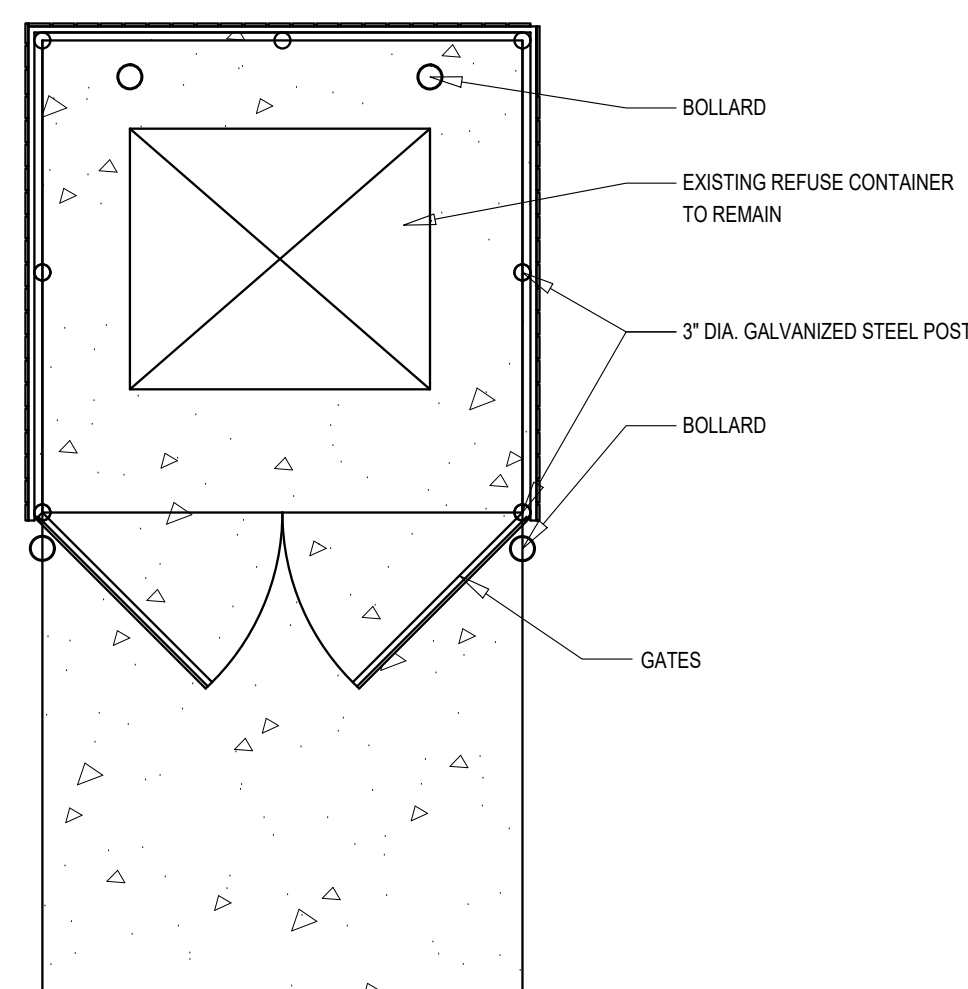
**BICYCLE PARKING:**  
 1 SPACE FOR EVERY 20 PARKING SPOTS

BICYCLE PARKING REQUIRED = 1 SPACE  
 BICYCLE PARKING PROVIDED = 1 SPACE



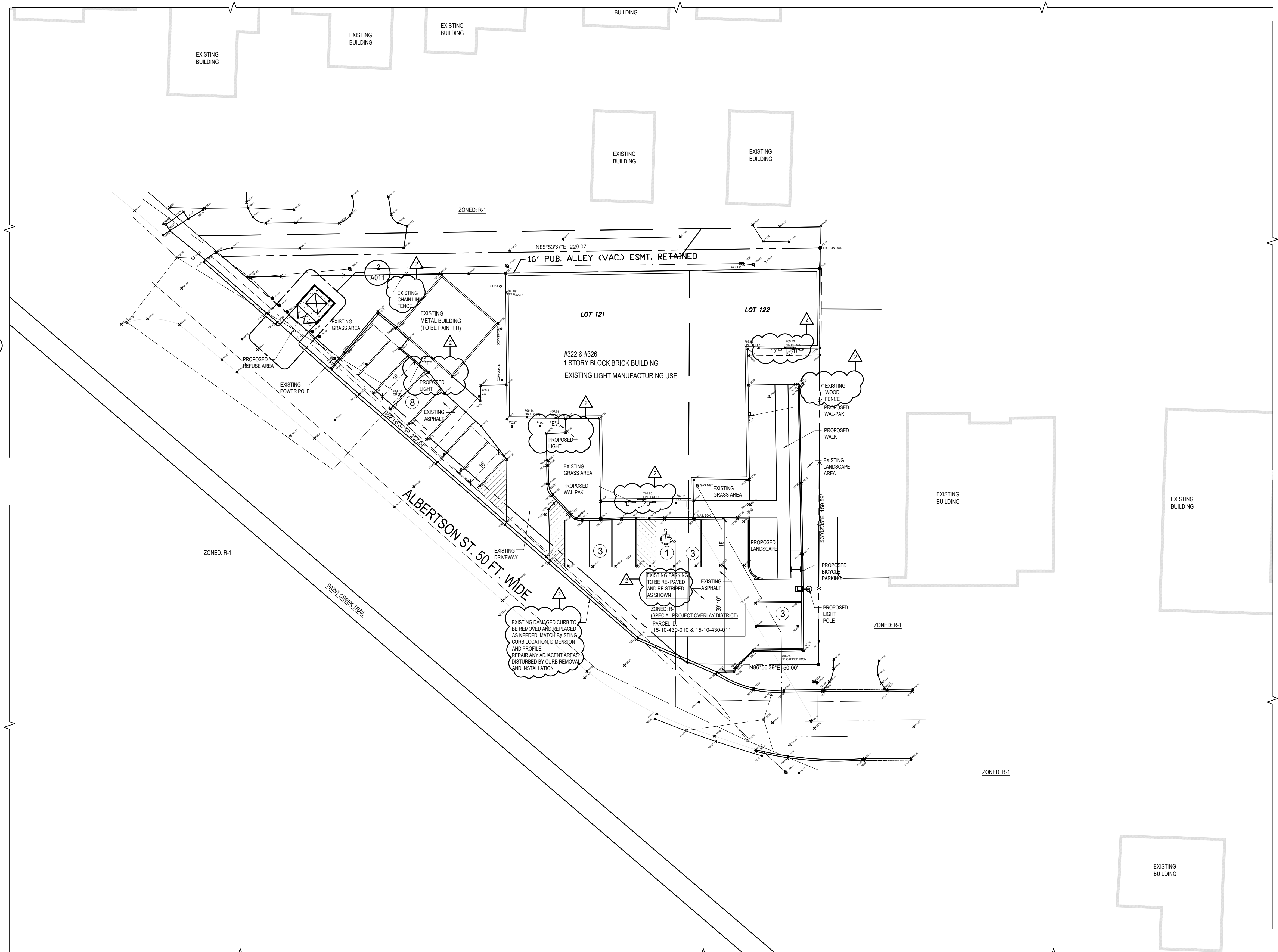
**3 REFUSE ELEVATION**

A011 SCALE: 1/2" = 1'-0"



**2 REFUSE FLOOR PLAN**

A011 SCALE: 1/4" = 1'-0"



**1 PROPOSED SITE PLAN**

A011 SCALE: 1" = 20'-0"

**SMA**  
 Serra Marko Associates  
**Architects**  
 1055 SOUTH BLVD. E. SUITE  
 200 ROCHESTER HILLS, MI  
 48307  
 P (248) 457-6903  
 s-m-associates.com

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 ROCHESTER, MI



RETROFIT BUILDING  
 322 & 326 ALBERTSON,  
 ROCHESTER, MI 48307

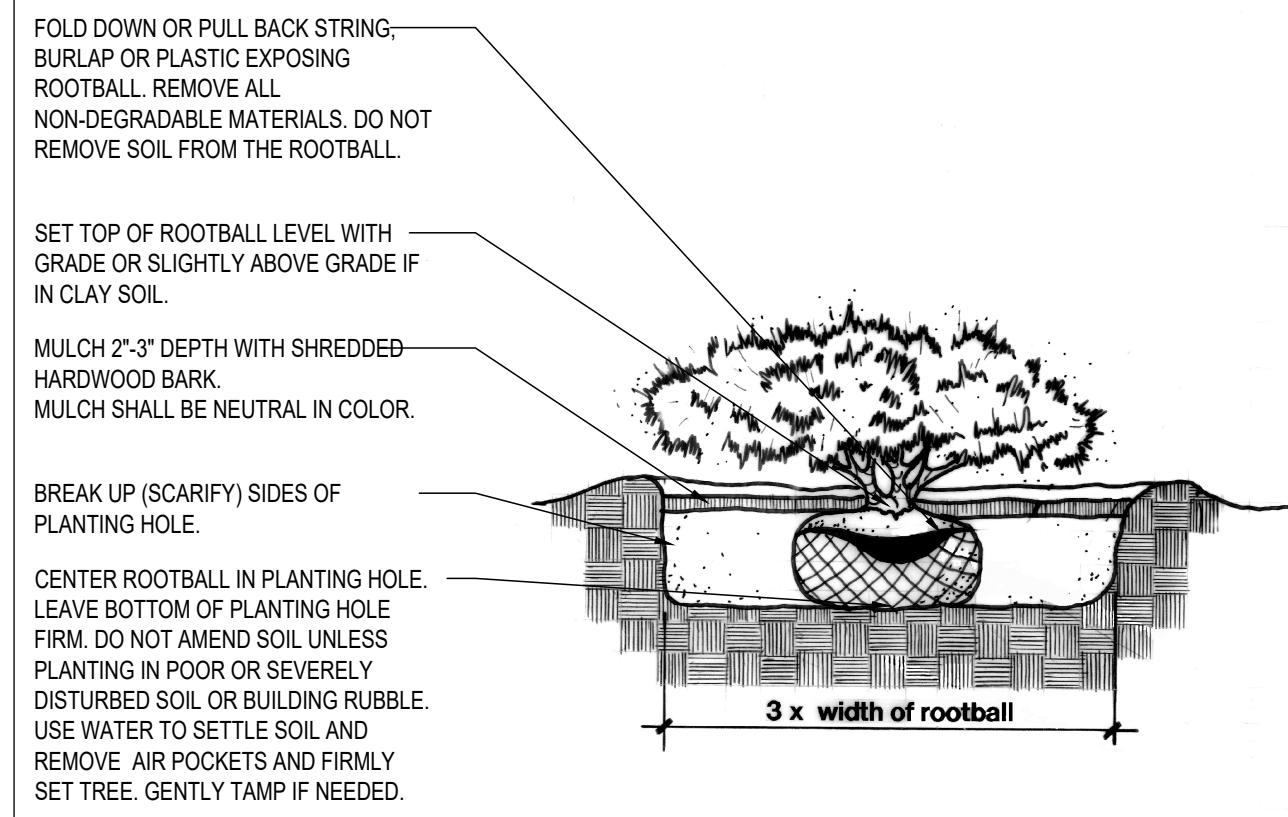


**ISSUANCE:**  
 SCHEMATIC  
 BIDDING  
 MUNI SUBMITTAL  
 CONSTRUCTION  
 OTHER:  
 DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS INDICATED

NO.	DESCRIPTION	DATE
1	SITE PLAN REVIEW	04/09/2026
2	PER CITY COMMENTS	05/07/2026

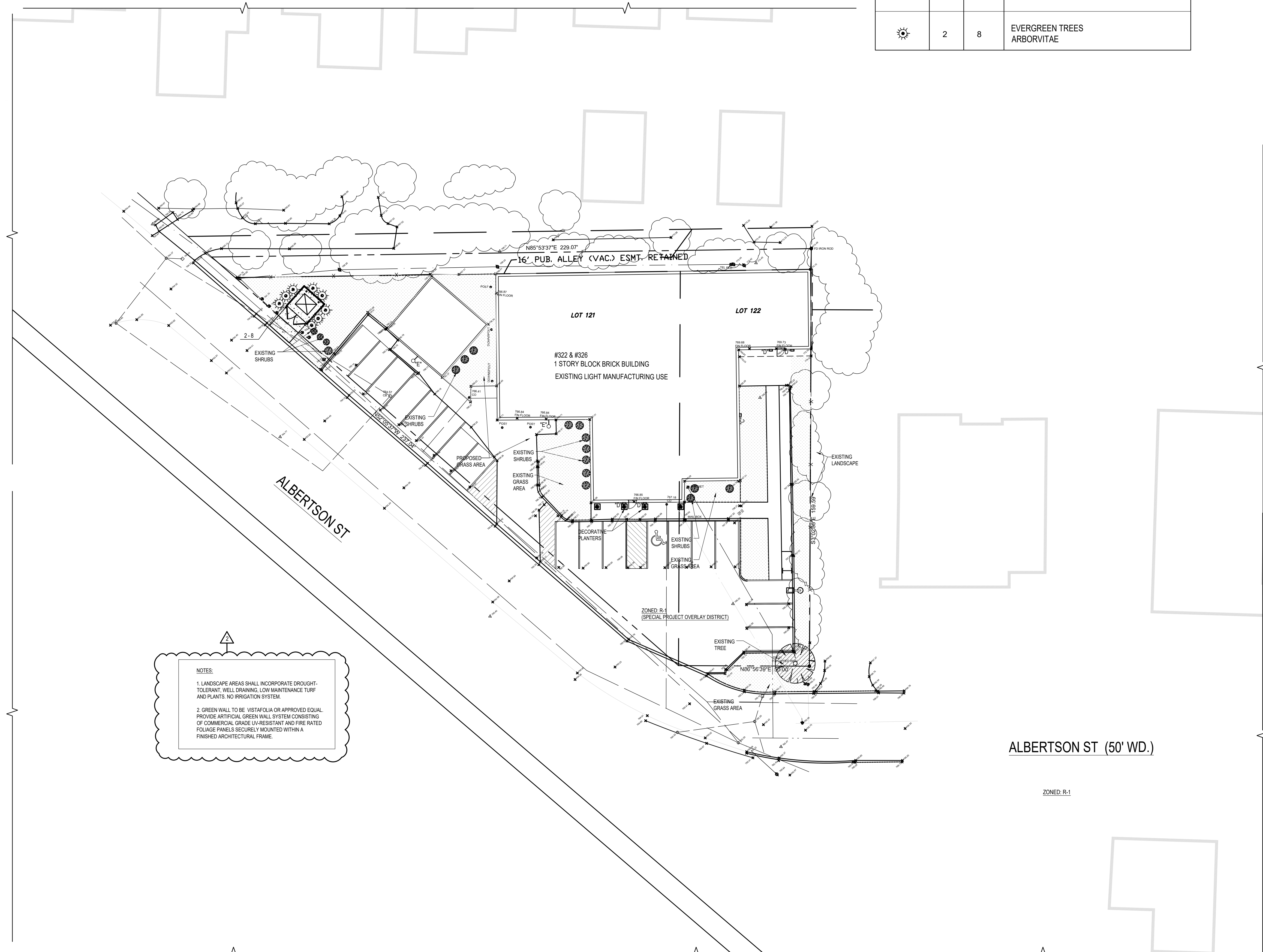
ISSUE DATE: 04-09-26  
 DB: RA  
 CB: PD  
 SHEET: A0.1.1  
 PROJECT NO.: 26-1212

PROPOSED SITE PLAN



PLANT MATERIAL LEGEND			
SYMBOL	KEY	QUAN.	NAME
	—		EXISTING TREES TO REMAIN
	—		EXISTING TREES TO REMAIN
	2	8	EVERGREEN TREES ARBORVITAE

- GENERAL LANDSCAPE NOTES:
- LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK. CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
  - PRIOR TO BEGINNING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES, GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-462-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING.
  - NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN/DISCREPANCY WITH LANDSCAPE ARCHITECT.
  - ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY.
  - ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY CITY AND LANDSCAPE ARCHITECT.
  - ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAIL SHOWN ON PLAN.
  - PLANT BEDS TO BE DRESSED WITH MIN. 3" OF FINELY DOUBLE SHREDDED HARBARK MULCH.
  - DIG SHRUB PITS 1" LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2" LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
  - REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS.
  - NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS. 4" THICK BARK MULCH FOR TREES IN 4" DIA. CIRCLE WITH 3" PULLED AWAY FROM TRUNK. 3" THICK BARK MULCH FOR SHRUBS AND 2" THICK BARK MULCH FOR PERENNIALS.
  - PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
  - PROVIDE PEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
  - ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
  - PLANT TREES AND SHRUBS GENERALLY NO CLOSER THAN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
    - SHADE TREES ..... 5 FT.
    - ORNAMENTAL AND EVERGREEN TREES (CRAB, PINE, SPRUCE, ETC.) ..... 10 FT.
    - SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY ..... 2 FT.
  - NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY. LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR EXACT LOCATION AND DETAILS.
  - ALL LAWN AREAS AND LANDSCAPE BEDS TO BE FULLY IRRIGATED WITH A AUTOMATIC UNDERGROUND SYSTEMS. IRRIGATION SYSTEM TO HAVE SEPARATE ZONES FOR LAWN AREAS, PARKING ISLANDS, AND SHRUB BEDS WITH DIFFERENT CONTROL, MOISTURE LEVEL ADJUSTMENT PER ZONE AS REQUIRED.
  - not used
  - ALL NEW PARKING ISLANDS AND LANDSCAPE BEDS ADJACENT AND NEXT TO BUILDING SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS A MIN. OF 16" DEPTH. BACK FILL WITH GOOD, MEDIUM TEXTURED PLANTING SOILS. ADD A MIN. 4" OF TOPSOIL OVERFILL TO FINISH GRADE. PROVIDE POSITIVE DRAINAGE.
  - WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.
  - ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPRIATE DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT DRAIN SUFFICIENTLY.
  - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF ONE YEAR BEGINNING AFTER THE COMPLETION OF LANDSCAPE INSTALLATION DATE APPROVED BY THE CITY OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE CITY OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.
  - ALL DEAD OR DISEASED PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. THE PLANTING SEASON FOR DECIDUOUS SHALL BE BETWEEN MARCH 1, JUNE 1, AND OCTOBER 1 UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF MATERIAL IT IS INTENDED TO REPLACE.
  - ALL PROPOSED EVERGREEN SHRUB PLANTINGS ADJACENT TO WALKS AND ROAD R.O.W. TO BE PROTECTED WITH DARK GREEN COLOR BURLAP SCREEN AND SPRAYED WITH WILT PROOF PLANT PROTECTOR PRODUCT DURING WINTER SEASON.



NOTES:

- LANDSCAPE AREAS SHALL INCORPORATE DROUGHT-TOLERANT, WELL DRAINING, LOW MAINTENANCE TURF AND PLANTS. NO IRRIGATION SYSTEM.
- GREEN WALL TO BE VISTAFOLIA OR APPROVED EQUAL. PROVIDE ARTIFICIAL GREEN WALL SYSTEM CONSISTING OF COMMERCIAL GRADE UV-RESISTANT AND FIRE RATED FOLIAGE PANELS SECURELY MOUNTED WITHIN A FINISHED ARCHITECTURAL FRAME.

1 LANDSCAPE PLAN  
A012 SCALE: 1" = 20'-0"

1 NORTH

**SMA**  
Serra Marko Associates  
**Architects**  
1055 SOUTH BLVD. E, SUITE 200  
ROCHESTER HILLS, MI 48307  
P (248) 457-6903  
s-m-associates.com

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GH LONGEVITY ROCHESTER  
ROCHESTER, MI

**OH**

RETROFIT BUILDING

322 & 326 ALBERTSON, ROCHESTER, MI 48307



- ISSUANCE:
- SCHEMATIC
  - BIDDING
  - MUNI SUBMITTAL
  - CONSTRUCTION
  - OTHER:
- DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS INDICATED

NO.	DESCRIPTION	DATE
1	SITE PLAN REVIEW	04/09/2026
2	PER CITY COMMENTS	05/07/2026

ISSUE DATE: 04-09-26

DB \_\_\_\_\_ RA \_\_\_\_\_

CB \_\_\_\_\_ PD \_\_\_\_\_

SHEET **A0.1.2**

PROJECT NO. 26-1212

LANDSCAPE PLAN



### D-Series Size 1 LED Area Luminaire

**Specifications**

- Depth (D1): 6.00"
- Height (D2): 14.25"
- Width (W): 14.25"
- Weight: 13.5 lbs

**Introduction**

The modern styling of the D-Series features a highly reflective lens that blends seamlessly with its surroundings. The D-Series offers the benefits of the latest in LED technology, including high performance, high efficacy, long-life luminaire.

The photometric performance results in a beam with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

### WATCH LIGHT Series WLT LED Security Lighting

**PRODUCT OVERVIEW**

**Features:**

- OPTICAL:**
  - Double pressure die optics
  - Wide variety of lumen packages in type 3 & 5 distributions
  - Optional acrylic reflector provides additional vertical beam control
  - 3000K & 4000K CCT available
- ELECTRICAL:**
  - 120 - 277 volt
  - Diapog design with 0-10V dimmable driver or optional DALI 24 driver
  - Robust Long Duration Thermal Protection provides a minimum of 80,000 hours of life at 25°C ambient
  - Optional LED light engine per rated > 100,000 hours at 25°C, 1.7Lr. Electronic driver set at equivalent of 100,000 hours at 25°C ambient
  - Lower Energy Save an expected of 40-65% over comparable HID luminaires.
- MECHANICAL:**
  - All aluminum housing & base
  - 2.00" mounting with 1/2" adjustment
  - Mount arm moment is adjustable for arms from 1-1/4" to 2-3/4" (3.0)
  - Provides 3x vibration rating per ANSI C136.31
  - Optional stainless steel Backdoor for food service
  - ANSI standard vertical beam control
  - Requires pre-treatment and paint process (ET system) with a finish that achieves a color comparable to that of CIBIE 31000. Also has options to allow station operation per ASTM B117.
- CONTROLS:**
  - The luminaire supports ANSI 3 pin magnetic ballast, which supports traditional ballast type photometrics such as the Lumens long life solid state ballast type photometric (FCI 22 per ANSI C136.31)
  - The IC Connect option is a factory pre-wired ballast plug to allow photometric ballast replacement in the field
  - The local control option requires a single remote to control luminaire altitude. The local control option requires a single remote to control luminaire altitude. The local control option requires a single remote to control luminaire altitude.
  - Can connect to an existing building management system (BMS) or a new BMS. Can provide digital switching, sensor monitoring, and remote grade monitoring. Can connect Energy Efficient (EER) to the BMS to allow for a smart load and energy management system.

**Ordering Information**

EXAMPLE: DSX1 LED P7 40K 70CM T3M MVOLT SPA NILTAIR2 PRNH DOBXD

Label	Qty	Color Temperature	Beam Spread	Mounting	Material	Height	Mounting
DSX1	1	4000K	70cm	T3M	MVOLT SPA	15.00"	DOBXD
P7	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P8	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P9	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P10	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P11	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P12	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P13	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P14	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P15	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P16	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P17	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P18	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P19	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P20	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD

**Ordering Information**

EXAMPLE: WDG2 LED P2 40K 80CRI VF MVOLT SRM DOBXD

Label	Qty	Color Temperature	Beam Spread	Mounting	Material	Height	Mounting
WDG2	1	4000K	80CRI	VF	MVOLT SRM	15.00"	DOBXD
P2	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P3	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P4	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P5	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P6	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P7	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P8	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P9	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P10	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P11	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P12	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P13	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P14	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P15	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P16	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P17	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P18	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P19	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P20	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD

### WDGE2 LED Architectural Wall Sconce Visual Comfort Optic

**Specifications**

- Depth (D1): 7"
- Height (D2): 1.5"
- Width (W): 9"
- Weight: 13.5 lbs

**Introduction**

The WDGE2 LED family is designed to meet specifically every wall-mounted lighting need in a widely accepted design that blends with any architecture. The sleek, rectangular design comes in four sizes with lumen packages ranging from 1,265 to 2,000 lumens, providing a true wall sconce solution. Combined with a soft, non-polluted light source, creating a visually comfortable environment. When combined with the integrated emergency battery backup, the WDGE2 becomes a dual-mode emergency lighting solution for pedestrian area applications in an unannounced lighting solution.

### WDGE1 LED Architectural Wall Sconce

**Specifications**

- Depth (D1): 5.5"
- Height (D2): 1.5"
- Width (W): 9"
- Weight: 9 lbs

**Introduction**

The WDGE1 LED family is designed to meet specifically every wall-mounted lighting need in a widely accepted design that blends with any architecture. The sleek, rectangular design comes in four sizes with lumen packages ranging from 1,265 to 2,000 lumens, providing a true wall sconce solution. Combined with a soft, non-polluted light source, creating a visually comfortable environment. When combined with the integrated emergency battery backup, the WDGE1 becomes a dual-mode emergency lighting solution for pedestrian area applications in an unannounced lighting solution.

**Ordering Information**

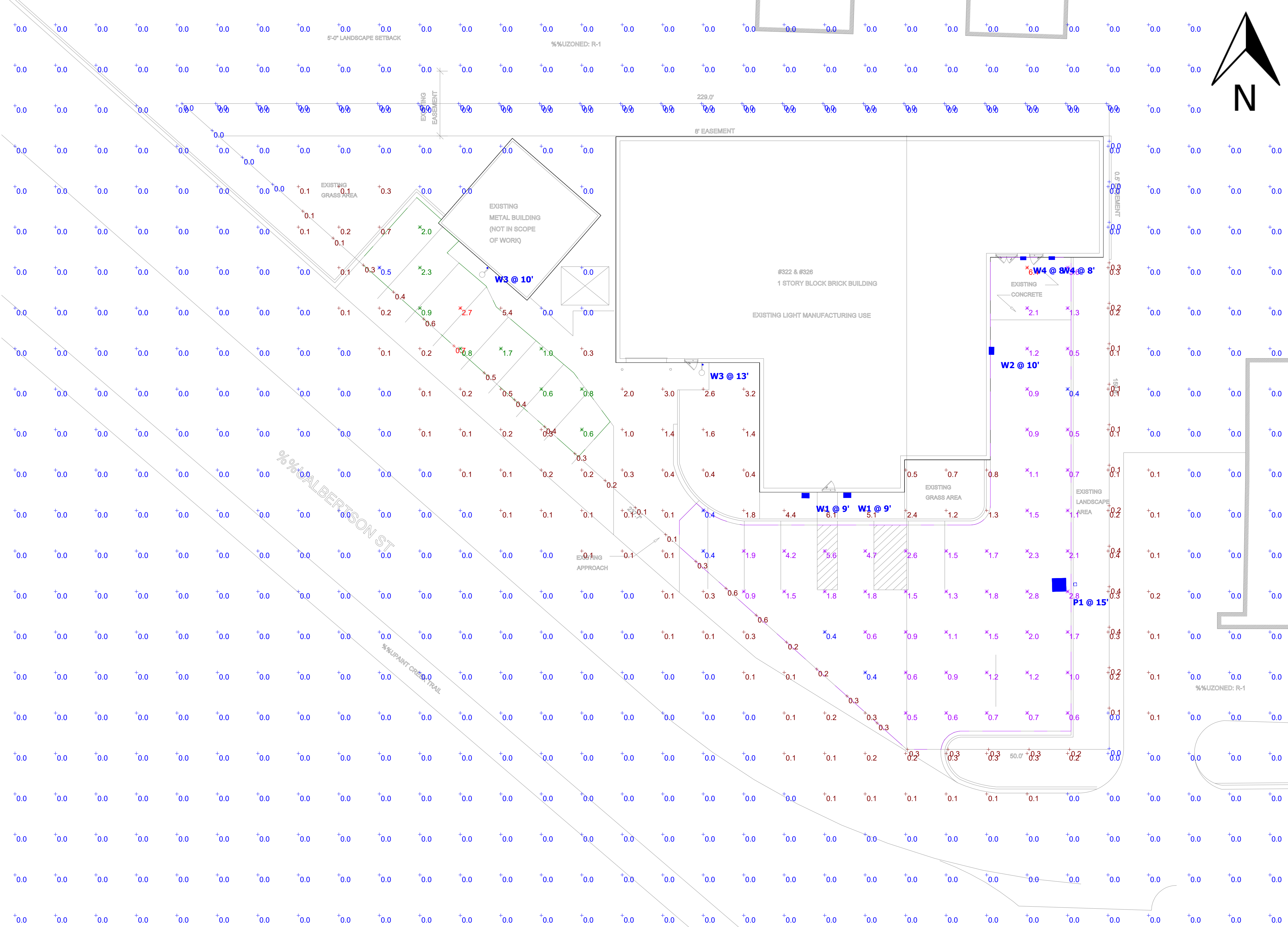
EXAMPLE: WDG2 LED P3 40K 80CRI VF MVOLT SRM DOBXD

Label	Qty	Color Temperature	Beam Spread	Mounting	Material	Height	Mounting
WDG2	1	4000K	80CRI	VF	MVOLT SRM	15.00"	DOBXD
P3	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P4	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P5	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P6	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P7	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P8	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P9	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P10	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P11	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P12	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P13	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P14	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P15	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P16	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P17	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P18	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P19	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P20	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD

**Ordering Information**

EXAMPLE: WDG1 LED P2 40K 80CRI VF MVOLT SRM DOBXD

Label	Qty	Color Temperature	Beam Spread	Mounting	Material	Height	Mounting
WDG1	1	4000K	80CRI	VF	MVOLT SRM	15.00"	DOBXD
P2	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P3	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P4	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P5	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P6	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P7	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P8	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P9	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P10	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P11	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P12	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P13	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P14	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P15	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P16	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P17	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P18	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P19	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD
P20	1	4000K	4000K	80CRI	TFTM HS	14.25"	DOBXD



**General Note**

- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
- SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
- CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 5'-0" AT PROPERTY LINE & GRADE

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 REQUIREMENTS 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.

**Ordering Note**

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

**Drawing Note**

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

**Mounting Height Note**

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

Symbol	Label	QTY	Catalog Number	Description	Lumens per Lamp	LLF	Wattage
	<b>P1</b>	1	DSX1 LED P1 40K 80CRI TFTM HS	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Forward Throw Houseside Shield	5971	0.9	50.9015
	<b>W1</b>	2	WDGE2 LED P3 40K 80CRI TFTM	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	3166	0.9	32.1375
	<b>W2</b>	1	WDGE2 LED P1 40K 80CRI T3M	WDGE2 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 3 MEDIUM OPTIC	1265	0.9	11.1658
	<b>W3</b>	2	WLT A R3 4K	WLT Performance Package A Roadway Type III 4000K	5063	0.85	34

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall/Grade	+	0.2 fc	6.4 fc	0.0 fc	N/A	N/A
Parking 1	X	1.3 fc	2.7 fc	0.5 fc	5.4:1	2.6:1
Parking 2	X	1.6 fc	6.4 fc	0.4 fc	16.0:1	4.0:1
Property Line	+	0.2 fc	0.7 fc	0.0 fc	N/A	N/A

**Plan View**  
Scale - 1" = 14ft



Serra Marko Associates  
Architects

1055 SOUTH BLVD. E. SUITE  
200 ROCHESTER HILLS, MI  
48307  
P (248) 457-6903

s-m-associates.com

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ISSUANCE:  
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 MUNI SUBMITTAL  
 CONSTRUCTION  
 OTHER:

DRAWINGS SHALL NOT BE  
USED FOR CONSTRUCTION  
UNLESS INDICATED

NO.	DESCRIPTION	DATE
1	DATE	04/09/2008
2	DATE	05/07/2008
	NO.	
	DESCRIPTION	
	DATE	

ISSUE DATE: 04-09-26

DB RA

CB PD

SHEET

A100

PROJECT NO. 26-1212

EXISTING FLOOR PLAN

**DEMO WALL LEGEND**

--- EXISTING WALL TO BE REMOVED

— EXISTING WALL TO REMAIN

**DOOR LEGEND**

— NEW DOOR

— EXISTING DOOR TO REMAIN

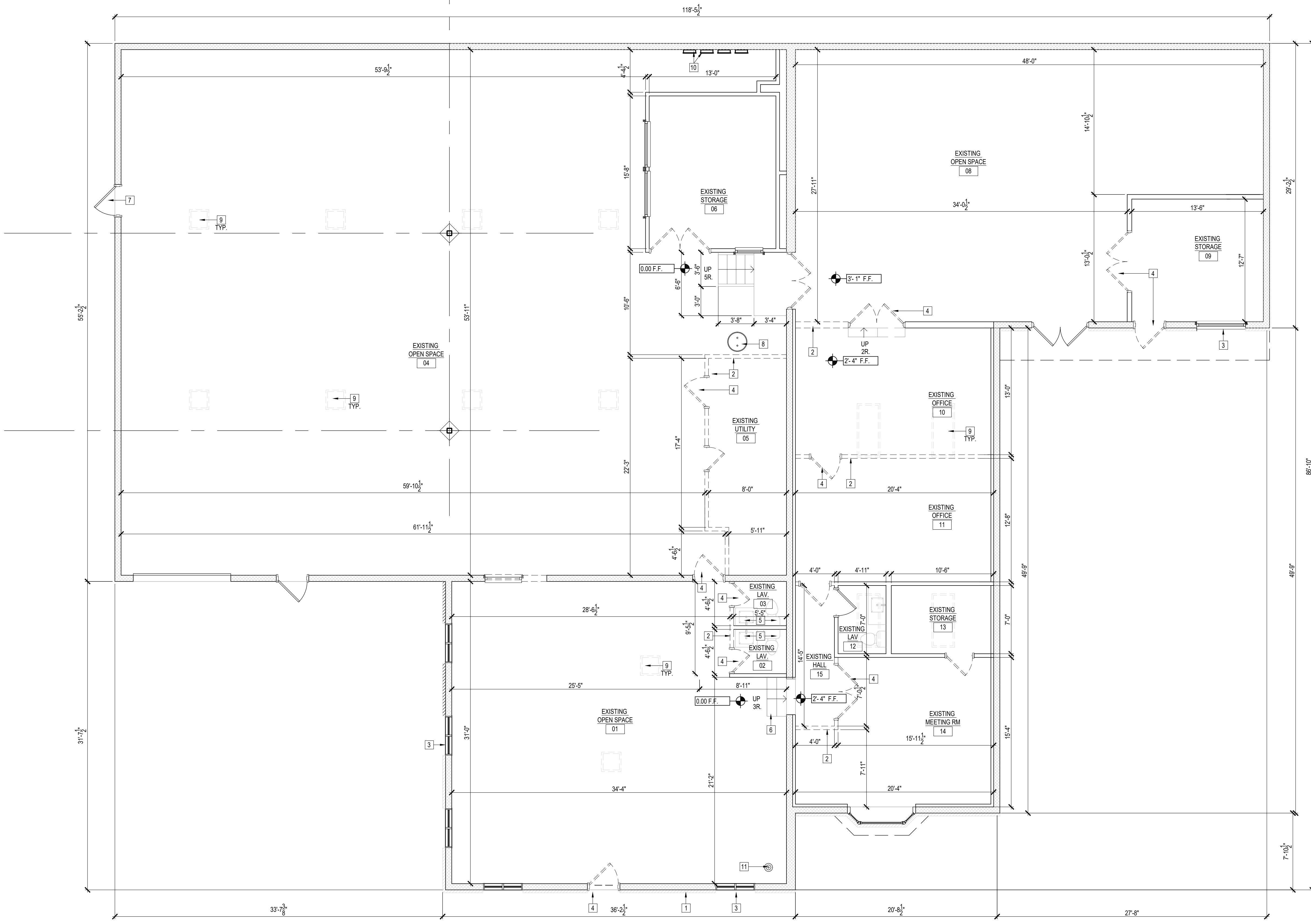
--- EXISTING DOOR TO BE REMOVED

**NOTES: GENERAL DEMOLITION**

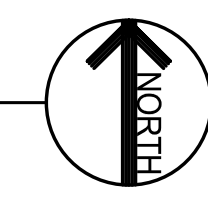
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS.
- PROVIDE APPROPRIATE BARRICADES, SIGNAGE, AND OTHER SAFETY PRECAUTIONS SO AS TO PROTECT VISITORS, TRADESMAN, AND EXISTING REMAINING CONSTRUCTION.
- COMPLETELY REMOVE ALL WORK AND RELATED WORK IN AREAS DESIGNATED ON THE PLAN.
- DISCONNECT, REMOVE, AND CAP ALL EXISTING UTILITIES AS INDICATED AND REQUIRED TO PERMIT NEW WORK. ALL WORK TO BE COMPLETED BY APPROPRIATE, EXPERIENCED TRADES (I.E. ELECTRICAL DEMOLITION BY ELECTRICIANS, ETC.)
- RESTORE EXISTING AREAS WHICH ARE DAMAGED DURING CONSTRUCTION. MATCH EXISTING MATERIAL AND FINISHES.
- DO NOT USE EXPLOSIVES OR UNSAFE DEMOLITION METHODS.
- REMOVE ALL DEBRIS FROM THE SITE. DO NOT BURN REFUSE ON SITE. MATERIAL TO BE DISPOSED TO AN APPROVED SITE.
- COORDINATE SALVAGEABLE ITEMS WITH THE OWNER. STORE SALVAGEABLE ITEMS WITHIN DESIGNATED AREAS.

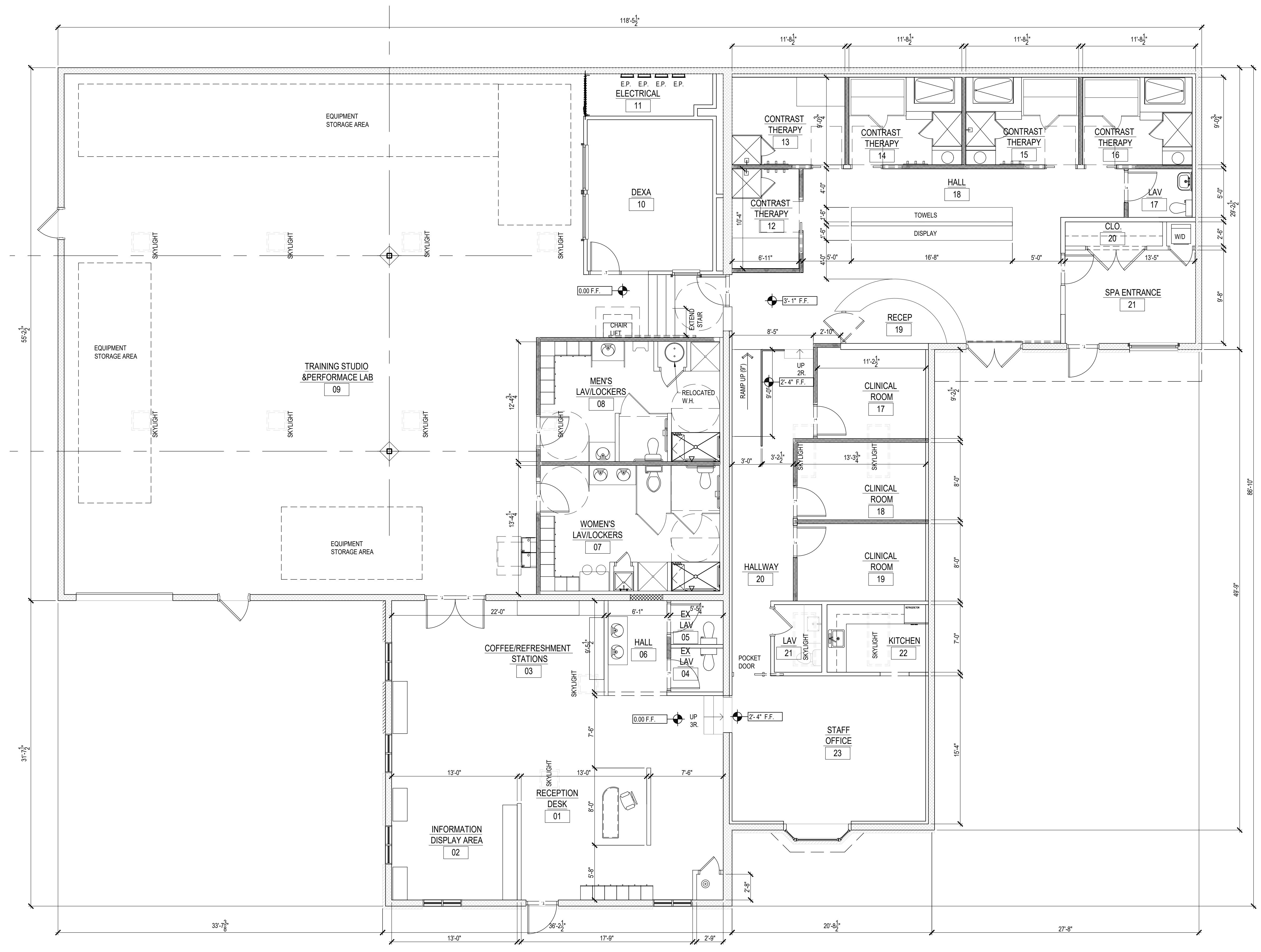
EXISTING / DEMO FLOOR PLAN KEYED NOTES

- EXISTING EXTERIOR WALL.
- EXISTING INTERIOR WALL TO BE REMOVED.
- EXISTING WINDOW.
- EXISTING DOOR TO BE REMOVED.
- EXISTING PARTS TO BE REMOVED.
- EXISTING STAIR.
- EXISTING DOOR TO BE PAINTED.
- EXISTING WATER HEATER TO BE RELOCATED.
- EXISTING SINK/STOVE.
- EXISTING ELECTRICAL EQUIPMENT.
- EXISTING WATER MAIN.



1 EXISTING/DEMO FLOOR PLAN  
A100 SCALE: 3/16" = 1'-0"





- TYPICAL NOTES:**
- HARDWARE SELECTED BY OWNER
  - ALL INTERIOR FINISH AND TRIM SHALL COMPLY W/ LOCAL ORDINANCES, CURRENT MICHIGAN BUILDING CODE SECTION, CHAPTER 8
  - CLASS C: FLAME SPREAD 76-200, SMOKE DEVELOPMENT 0-450. CONTRACTOR TO SUBMIT DOCS AS REQUIRED. PRIOR TO INSTALLATION OF ANY PROPOSED APPLICABLE INTERIOR WALL AND CEILING FINISHES, PROVIDE TO THE CITY'S FIELD INSPECTOR DOCUMENTATION SHOWING THEIR CLASS, FLAME SPREAD AND SMOKE DEVELOPED INDEXES.
  - INSULATION FLAME SPREAD INDEX REQUIREMENTS SHALL BE IN ACCORDANCE WITH ASTM E 84.
    - CONCEALED OR EXPOSED INSTALLATION SHALL HAVE RATING OF NOT MORE THAN 25. INSULATION BETWEEN 2 LAYERS OF NONCOMBUSTIBLE MATERIALS WHO INTERVENING AIRSPACE SHALL BE ALLOWED TO HAVE A FLAME SPREAD INDEX OF NOT MORE THEN 100.
    - SMOKE DEVELOPMENT INDEX RATING OF NOT MORE THAN 450.
    - ALL INSULATION TO BE PROPERLY LABELED
  - CONTRACTOR TO PROVIDE FIRE EXTINGUISHER ON JOB AS REQUIRED BY BUILDING INSPECTOR.
  - PROVIDE MIN. (2) 5# ABC EXTINGUISHERS IN ACCORDANCE WITH NFPA 10 IN EACH TENANT SPACE. LOCATION TO BE VERIFIED WITH BUILDING INSPECTOR.
  - PROVIDE INTERNATIONAL SYMBOL FOR HANDICAPPED SIGNS FOR DIRECTION ON RESTROOM ACCESSIBILITY.
  - ALL GLAZING IN HAZARDOUS AREA SHALL BE SAFETY GLASS AND COMPLY WITH CURRENT M.B.C. SEC 2408.2 LABELS AND GLASS COMP. WITH CPSC 16CFR PART 1201.

- GENERAL NOTES:**
- DOOR HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATIONS TO BE AT 48" A.F.F. MAX. AND 34" A.F.F. MIN.
  - DOORS TO HAZARDOUS AREAS TO HAVE HARDWARE W/ ROUGH FINISH
  - ALL EXIT DOORS TO HAVE PANIC DEVICE CLOSERS AND SHALL NOT LOCK AGAINST EGRESS OR OTHER HARDWARE COMPLYING W/ SEC. 008.1.8.
  - LOCKING DEVICES TO BE ACTIVATED BY NO MORE THEN ONE-HALF TURN, ACTIVATED BY LEVER TYPE.
  - ALL DOOR HANDLES TO BE LEVER TYPE.
  - ALL VERTICAL CHANGES IN FLOOR ELEVATION, INCLUDING DOOR THRESHOLDS, SHALL BE LIMITED TO 1/4" UNLESS A 1 TO 2 RISE-TO-RUN RATIO PROVIDED IN THE TRANSITION BETWEEN ELEVATIONS, IN WHICH A 1/2" MAX. DIFFERENCE IS ALLOWED. SAID CHANGES IN ELEVATION SHALL COMPLY WITH ICC/ANSI A117.1-2003.
  - ALL MILLWORK/CASEWORK COUNTERTOPS HAVE A MAXIMUM 3/4" HEIGHT A.F.F. UNLESS NOTED OTHERWISE.



Serra Marko Associates  
1055 SOUTH BLVD. E. SUITE 200  
ROCHESTER HILLS, MI 48307  
P (248) 457-6903

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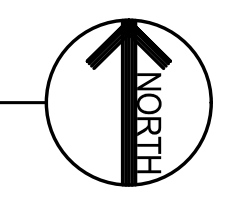


- ISSUANCE:**
- SCHEMATIC
  - BIDDING
  - MUNI SUBMITTAL
  - CONSTRUCTION
  - OTHER:
- DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS INDICATED

NO.	DESCRIPTION	DATE
1	SITE PLAN REVIEW	04/09/2026
2	PEER CITY COMMENTS	05/07/2026

ISSUE DATE: 04-09-26  
DB \_\_\_\_\_ RA \_\_\_\_\_  
CB \_\_\_\_\_ PD \_\_\_\_\_  
SHEET \_\_\_\_\_  
PROJECT NO. 26-1212

1 PROPOSED FLOOR PLAN  
A101 SCALE: 3/16" = 1'-0"



PROPOSED FLOOR PLAN



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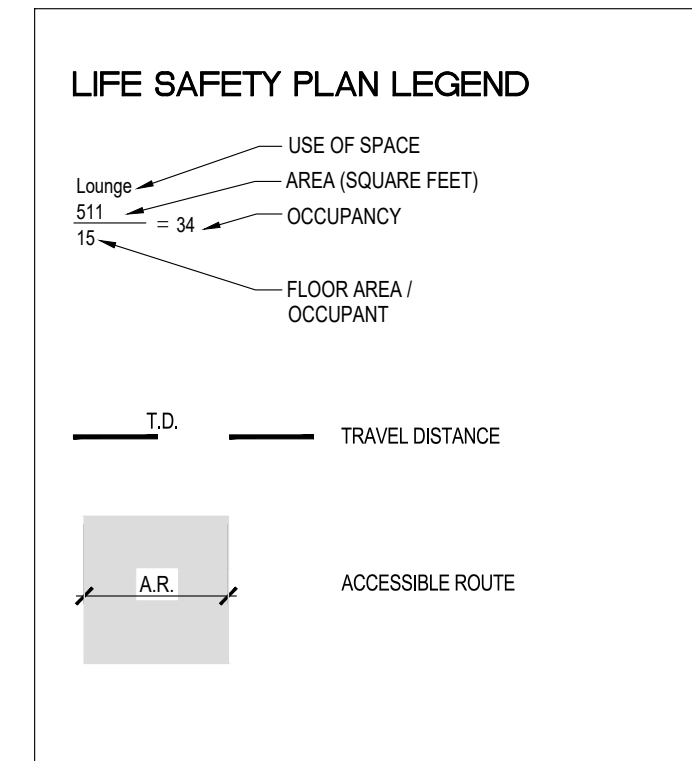
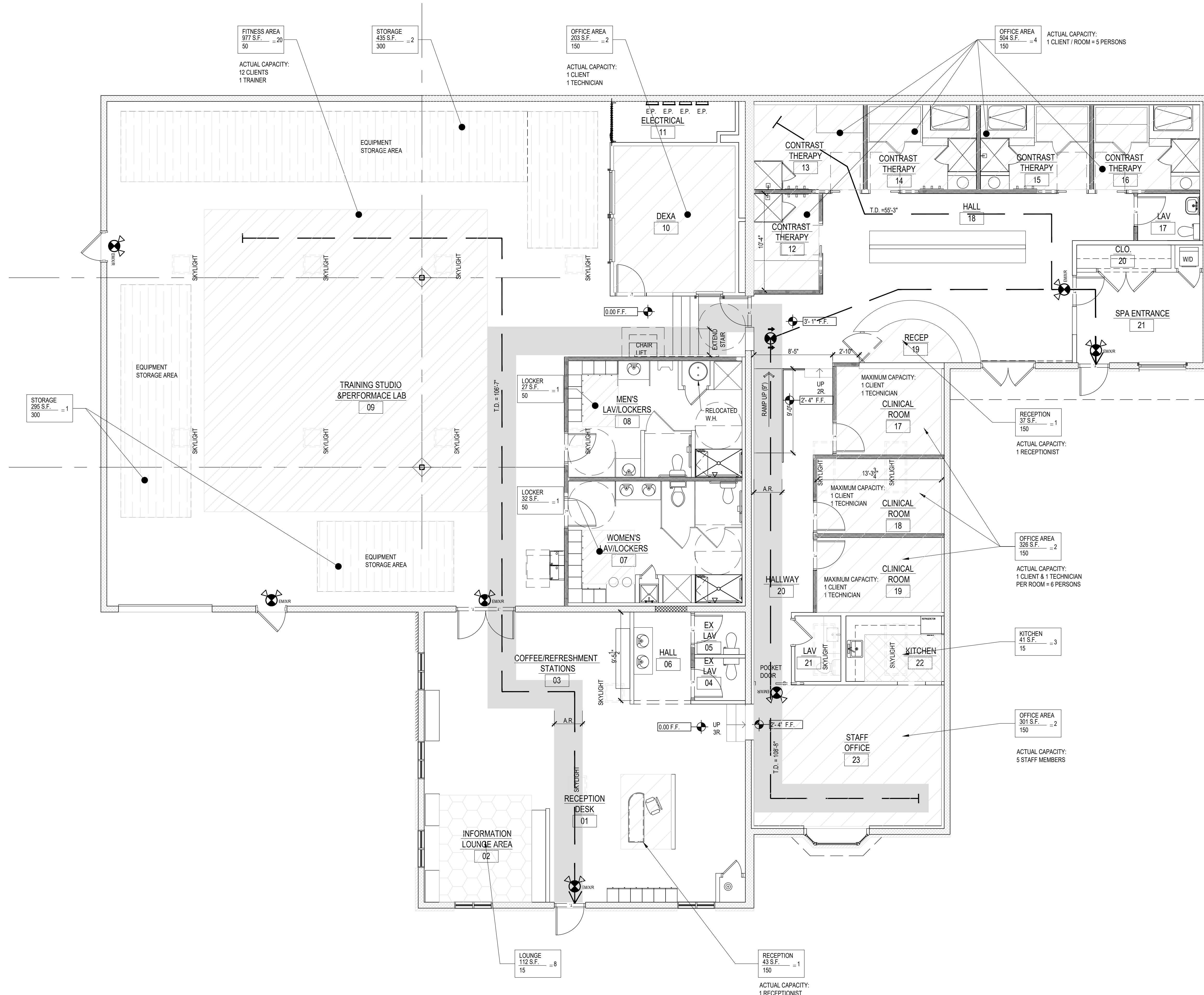
ISSUANCE:  
 SCHEMATIC  
 BIDDING  
 MUNI SUBMITTAL  
 CONSTRUCTION  
 OTHER:

DRAWINGS SHALL NOT BE  
USED FOR CONSTRUCTION  
UNLESS INDICATED

NO.	DESCRIPTION	DATE
1	SITE PLAN REVIEW	04/09/2026
2	PER CITY COMMENTS	05/07/2026

ISSUE DATE: 04-09-26  
DB: RA  
CB: PD  
SHEET: A102  
PROJECT NO: 26-1212

LIFE SAFETY PLAN



**TRAVEL DISTANCE CALCULATION:**  
(MBC-2021, TABLE 1017.2)

**MULTIPLE EXITS:**  
TRAVEL DISTANCE ALLOWED (TABLE 1017.2) = 250'-0"  
TRAVEL DISTANCE PROVIDED = 108'-8"

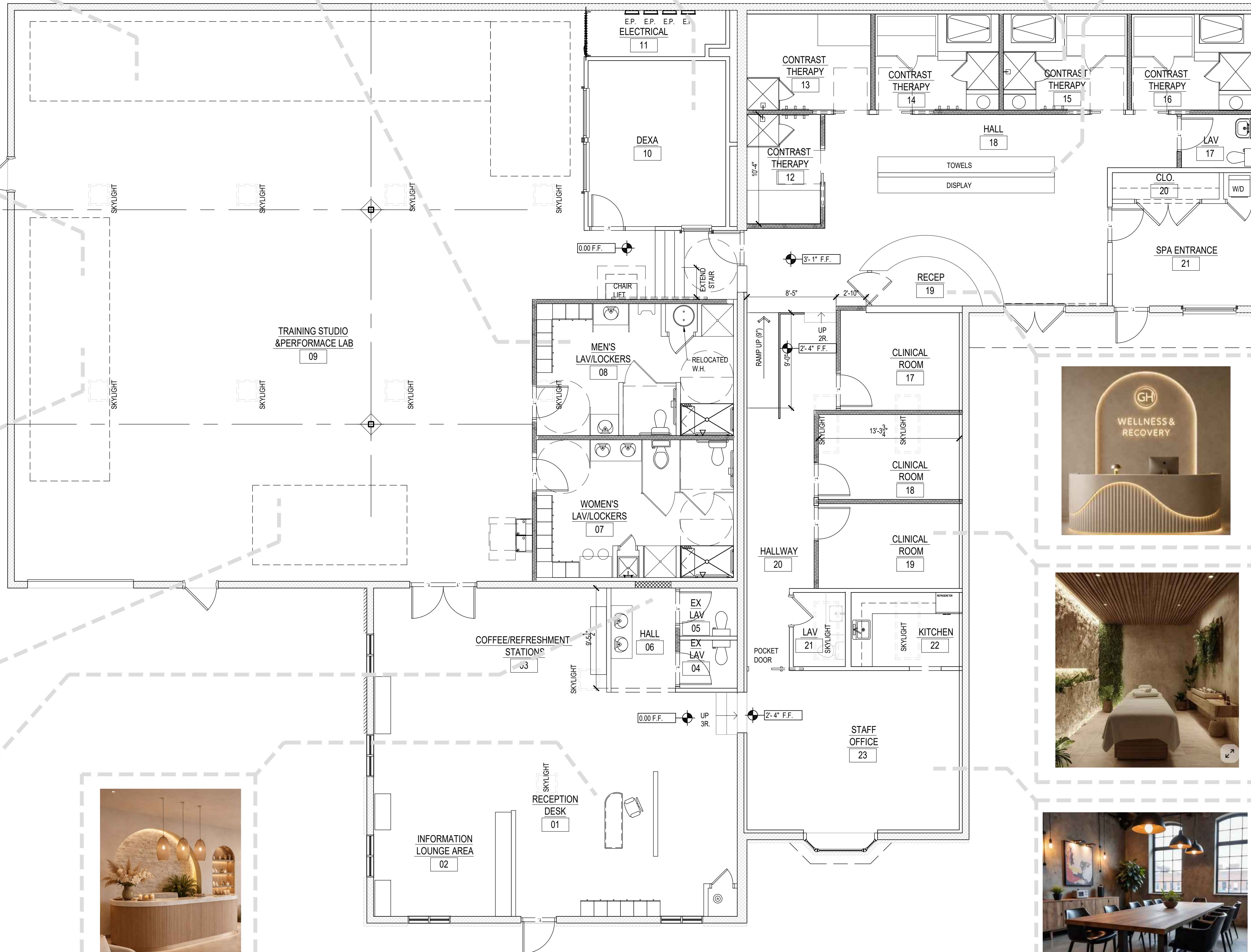
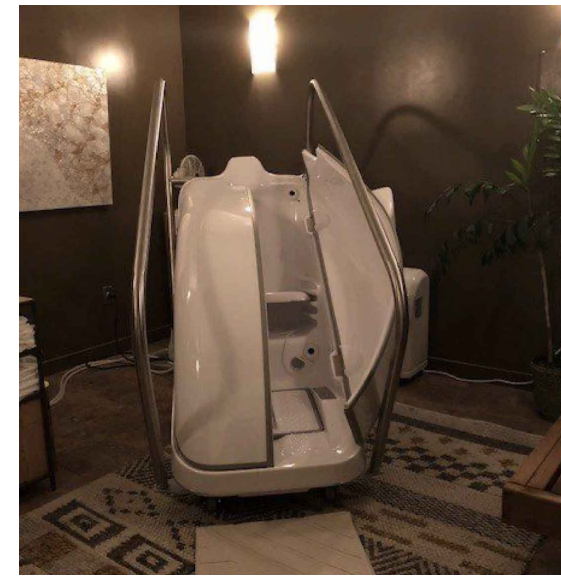
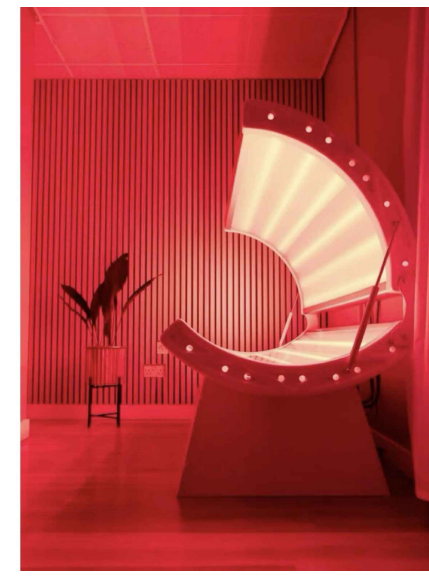
**EXIT CALCULATIONS:**  
(MBC-2021, TABLE 1006.2.1 & 1008.3.1)

**EXITS REQUIRED:**  
1-49 PERSONS = 1 EXIT  
50-500 PERSONS = 2 EXITS  
EXITS PROVIDED = 4 EXITS

**LIFE SAFETY PLAN GENERAL NOTES:**

- EVERY ROOM OR SPACE THAT IS ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT ACCESS DOORWAY. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER AUTHORIZED AGENT. (1004.3)
- EGRESS SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, CLOSETS OR SIMILAR SPACES. (1014.2)
- PANIC AND FIRE EXIT HARDWARE, WHERE INSTALLED ON DOORS IN THIS BUILDING SHALL SATISFY THE FOLLOWING (1008.1.10):
  - THE ACTUATION PORTION OF THE RELEASING DEVICE SHALL EXTEND AT LEAST ONE-HALF OF THE DOOR LEAF WIDTH.
  - THE MAXIMUM UNLATCHING FORCE DOES NOT EXCEED 15 POUNDS (6.8 KG).
  - PIVOTED OR BALANCED DOORS SHALL BE OF THE PUSH-PAD TYPE WHERE PANIC HARDWARE IS REQUIRED AND THE PAD SHALL NOT EXTEND ACROSS MORE THAN ONE-HALF OF THE DOOR WIDTH, MEASURED FROM THE LATCH SIDE.
  - PANIC HARDWARE LISTED IN ACCORDANCE WITH UL 305.
  - FIRE EXIT HARDWARE LISTED IN ACCORDANCE WITH UL 10C AND UL 305.
- STRUCTURAL ELEMENTS, FIXTURES OR FURNISHINGS SHALL NOT PROJECT HORIZONTALLY FROM EITHER SIDE MORE THAN 4 INCHES (100 MM) OVER ANY WALKING SURFACE BETWEEN 27 INCHES (685 MM) AND 80 INCHES (2030 MM) ABOVE THE WALKING SURFACE. EXCEPTION: HANDRAILS SERVING STAIRS AND RAMPS ARE PERMITTED TO PROTRUDE 4 1/2 INCHES (115 MM) FROM THE WALL. (1003.3.3)
- THE PATH OF EGRESS TRAVEL EXITS AND WITHIN EXITS IN THIS BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF SECTION 1011 AND AS NOTED BELOW:
  - EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL.
  - EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL.
  - NO POINT IN A CORRIDOR SHALL BE MORE THAN 100 FT (30.5 M) OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.
- WHERE KEY OPERATED LOCKING DEVICES ARE USED, POST A SIGN ON OR ADJACENT TO THE REQUIRED MAIN EXIT DOOR WITH 1 INCH (25 MM) LETTERING STATING THAT "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" (1008.1.9.3)
- EGRESS DOORS OR GATES SHALL BE OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES (860 MM) TO 48 INCHES (1220 MM) ABOVE FINISHED FLOOR. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED. THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION. (1008.1.9)
- LANDINGS SHALL BE PROVIDED ON EACH SIDE OF DOORS AND SUCH LANDINGS SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE DOOR AND LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44 INCHES (1120 MM). (1008.1.5, 1008.1.6)

1 LIFE SAFETY PLAN  
A102 SCALE: 3/16" = 1'-0"



Serra Marko Associates  
Architects

1055 SOUTH BLVD. E. SUITE  
200 ROCHESTER HILLS, MI  
48307  
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RETROFIT BUILDING

322 & 326 ALBERTSON,  
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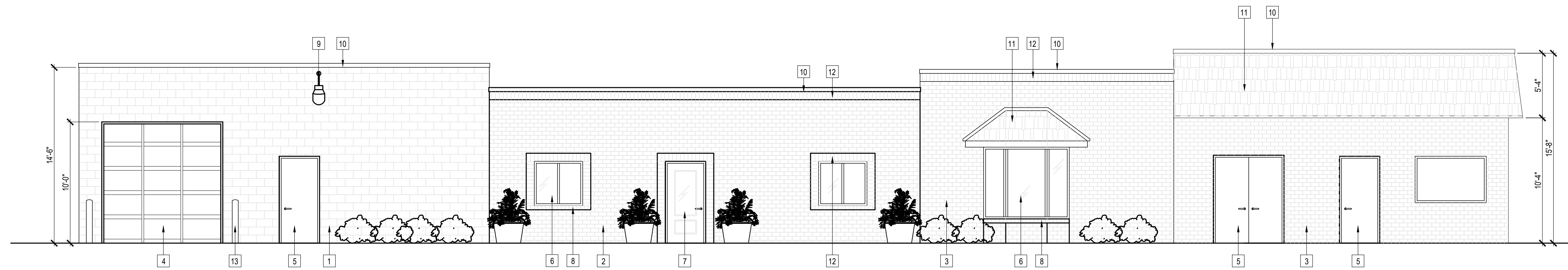


ISSUANCE:  
 SCHEMATIC  
 BIDDING  
 MUNI SUBMITTAL  
 CONSTRUCTION  
 OTHER:  
DRAWINGS SHALL NOT BE  
USED FOR CONSTRUCTION  
UNLESS INDICATED

NO.	DESCRIPTION	DATE
1	SITE PLAN REVIEW	04/09/2026
2	PER CITY COMMENTS	05/07/2026

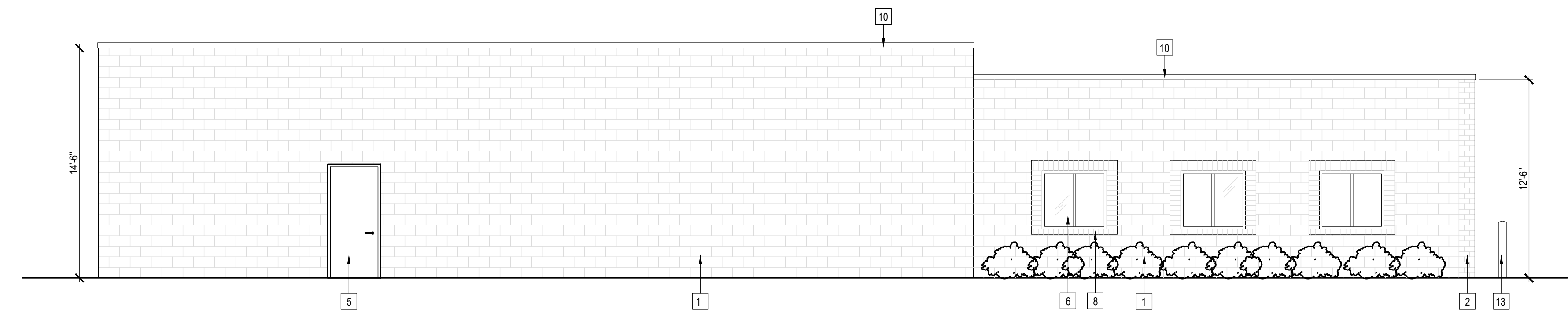
ISSUE DATE: 04-09-26  
DB: RA  
CB: PD  
SHEET: A103  
PROJECT NO.: 26-1212

VISION BOARD

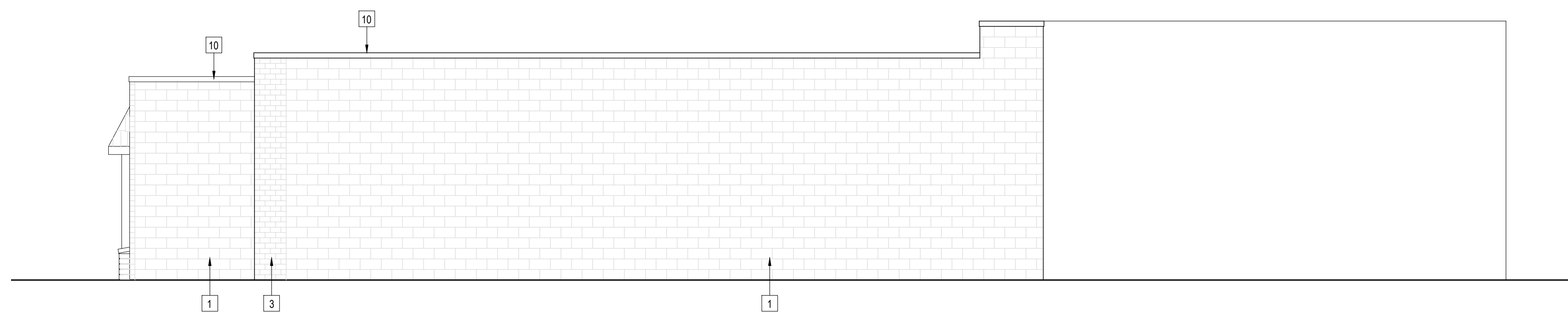


- ELEVATION KEYED NOTES:**
1. PAINTED CMU
  2. PAINTED BRICK
  3. BRICK
  4. O.H DOOR
  5. H.M DOOR
  6. INSUL. GLASS SET IN WOOD FRAME WINDOW
  7. DECORATIVE TEMPERED GLASS AND WOOD DOOR
  8. BRICK SILL
  9. WALL MOUNTED LIGHT FIXTURE TO BE REPLACED
  10. PRE-FIN. METAL COPING.
  11. WOOD SHINGLES
  12. SOLDIER COURSE BLOCK
  13. STEEL BOLLARD

**1 EXISTING SOUTH ELEVATION**  
 SCALE: 3/16" = 1'-0"



**2 EXISTING WEST ELEVATION**  
 SCALE: 3/16" = 1'-0"



**3 EXISTING EAST ELEVATION**  
 SCALE: 3/16" = 1'-0"



Serra Marko Associates  
 1055 SOUTH BLVD. E. SUITE  
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**ISSUANCE:**

SCHEMATIC  
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NO.	DESCRIPTION	DATE
1	SITE PLAN REVIEW	04/09/2026
2	PEER CITY COMMENTS	05/07/2026

ISSUE DATE: 04-09-26

DB RA

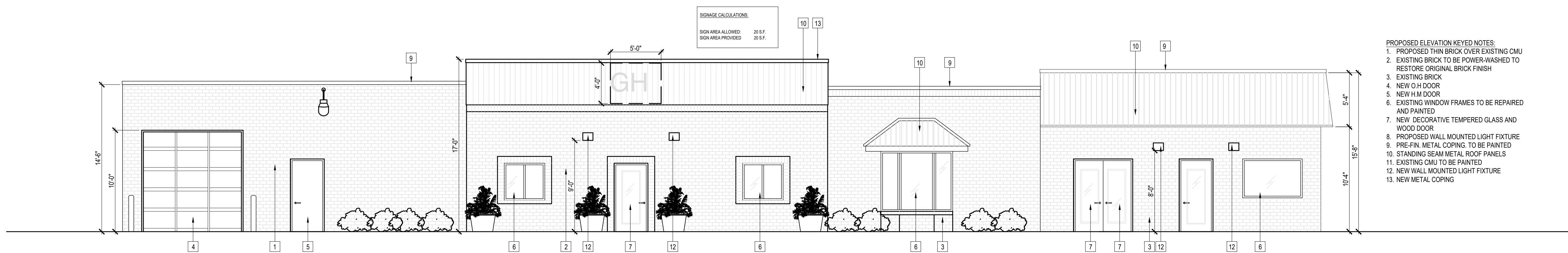
CB PD

SHEET

**A200**

PROJECT NO. 26-1212

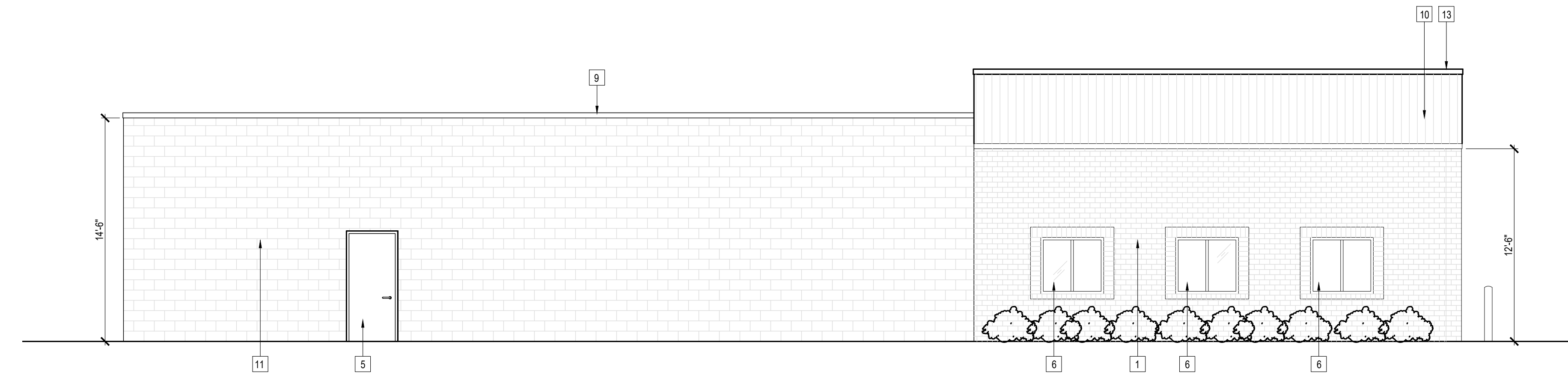
EXISTING ELEVATIONS



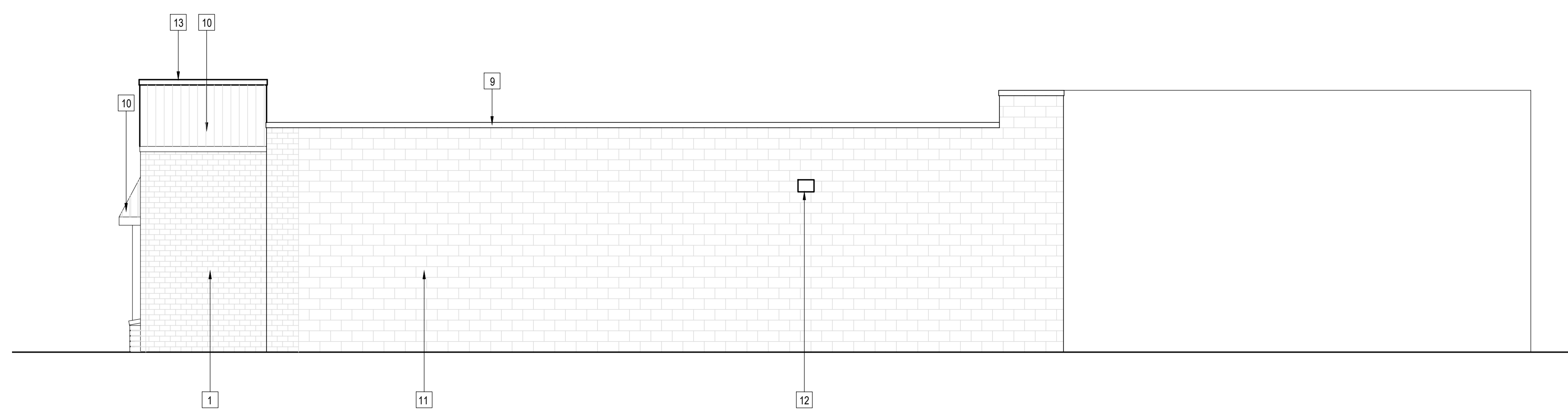
**SIGNAGE CALCULATIONS:**  
 SIGN AREA ALLOWED: 20 S.F.  
 SIGN AREA PROVIDED: 20 S.F.

- PROPOSED ELEVATION KEYED NOTES:**
1. PROPOSED THIN BRICK OVER EXISTING CMU
  2. EXISTING BRICK TO BE POWER-WASHED TO RESTORE ORIGINAL BRICK FINISH
  3. EXISTING BRICK
  4. NEW O.H. DOOR
  5. NEW H.M. DOOR
  6. EXISTING WINDOW FRAMES TO BE REPAIRED AND PAINTED
  7. NEW DECORATIVE TEMPERED GLASS AND WOOD DOOR
  8. PROPOSED WALL MOUNTED LIGHT FIXTURE
  9. PRE-FIN. METAL COPING TO BE PAINTED
  10. STANDING SEAM METAL ROOF PANELS
  11. EXISTING CMU TO BE PAINTED
  12. NEW WALL MOUNTED LIGHT FIXTURE
  13. NEW METAL COPING

**1 PROPOSED SOUTH ELEVATION**  
 SCALE: 3/16" = 1'-0"



**2 PROPOSED WEST ELEVATION**  
 SCALE: 3/16" = 1'-0"



**3 PROPOSED EAST ELEVATION**  
 SCALE: 3/16" = 1'-0"



**Serra Marko Associates Architects**  
 1055 SOUTH BLVD. E. SUITE 200  
 ROCHESTER HILLS, MI 48307  
 P (248) 457-6903

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- ISSUANCE:**
- SCHEMATIC
  - BIDDING
  - MUNI SUBMITTAL
  - CONSTRUCTION
  - OTHER:
- DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS INDICATED

NO.	DESCRIPTION	DATE
1	SITE PLAN REVIEW	04/09/2026
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ISSUE DATE: 04-09-26

DB: RA

CB: PD

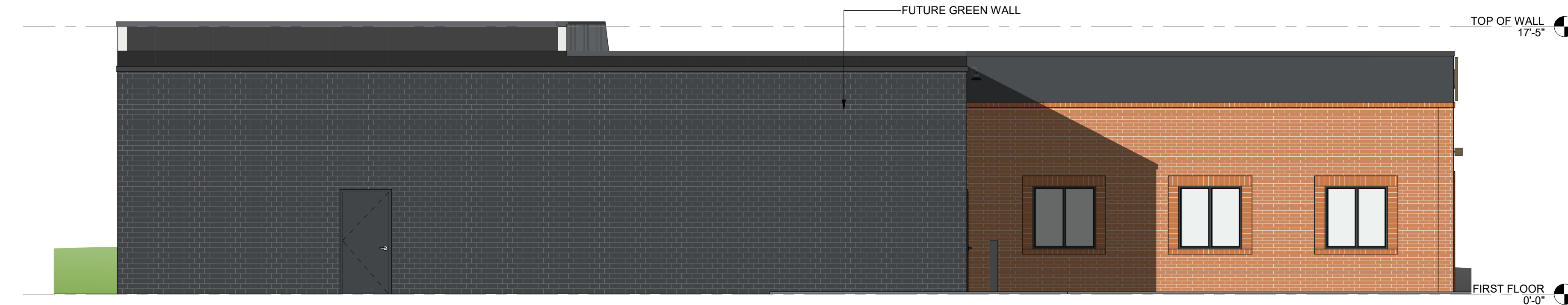
SHEET: **A201**

PROJECT NO.: 26-1212

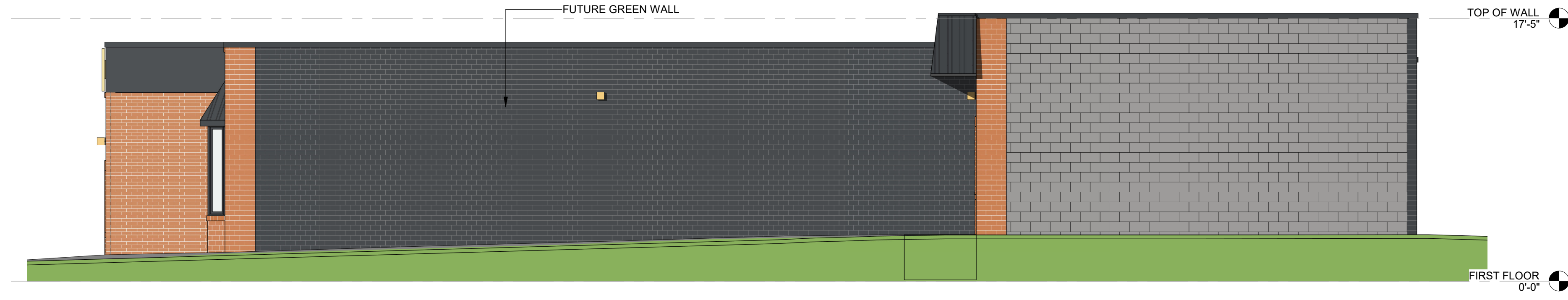
**PROPOSED ELEVATIONS**



1 South Elevation  
A202 3/16" = 1'-0"



3 West Elevation  
A202 3/16" = 1'-0"



2 East Elevation  
A202 3/16" = 1'-0"



ISSUANCE:  
 SCHEMATIC  
 BIDDING  
 MUNI SUBMITTAL  
 CONSTRUCTION  
 OTHER:  
 DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS INDICATED

NO.	DESCRIPTION	DATE
1	SITE PLAN REVIEW	04/02/2026

ISSUE DATE: 05 - 05 - 26

DB \_\_\_\_\_ RA \_\_\_\_\_

CB \_\_\_\_\_ PD \_\_\_\_\_

SHEET \_\_\_\_\_

**A202**

PROJECT NO. 26-1212

EXTERIOR ELEVATIONS



**SMA**  
Serra Marko Associates  
**Architects**

1055 SOUTH BLVD. E, SUITE  
200 ROCHESTER HILLS, MI  
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- ISSUANCE:
- SCHEMATIC
  - BIDDING
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  - OTHER:

DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS INDICATED

NO.	DESCRIPTION	DATE
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2	PER CITY COMMENTS	05/07/2026

ISSUE DATE: 04-09-26

DB: RA

CB: PD

SHEET

**A203**

PROJECT NO: 26-1212

RENDERS



Serra Marko Associates  
**Architects**  
 1055 SOUTH BLVD. E. SUITE  
 200 ROCHESTER HILLS, MI  
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ISSUANCE:

- SCHEMATIC
- BIDDING
- MUNI SUBMITTAL
- CONSTRUCTION
- OTHER:

DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS INDICATED

NO.	DESCRIPTION	DATE
1	SITE PLAN REVIEW	04/09/2026
2	PEER CITY COMMENTS	05/07/2026

ISSUE DATE: 04-09-26

DB \_\_\_\_\_ RA \_\_\_\_\_

CB \_\_\_\_\_ PD \_\_\_\_\_

SHEET \_\_\_\_\_

**A204**

PROJECT NO. 26-1212

RENDERS

RECEIVED

APR 09 2026

CITY OF ROCHESTER

04/03/2026

Rochester City Planning Commission

RE: Zoning and Development Request for 322-326 Albertson Street

Dear Members of the Planning Commission,

We respectfully submit this letter in support of our application for the proposed development of the property located at 322-326 Albertson Street, Rochester MI.

Our vision for this project is to create a thoughtfully designed, low-impact wellness and longevity center that enhances the surrounding area while providing meaningful value to the community.

The proposed use is intended to be a quiet, appointment-based operation with limited daily traffic, minimal exterior signage, high quality design, and operating hours that are respectful of neighboring properties.

We believe this development request is consistent with the city's long-term beautification planning goals and represents a responsible and appropriate use of the property. The subject property consists of:

LEGAL DESCRIPTION:

LOTS 121 AND 122, AND 1/2 OF VACATED ALLEY ADJACENT, ALBERTSON ADDITION TO THE VILLAGE OF ROCHESTER, OF PART OF THE N.E CORNER OF THE SOUTHEAST 1/4 OF SEC. 10, T.3 N., R.11 E. CITY OF ROCHESTER, OAKLAND COUNTY MICHIGAN AS RECORDED IN LIBER 5 OF PLATS, PAGE 9 OF OAKLAND COUNTY RECORDS.

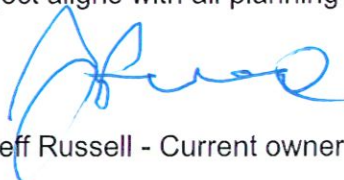
ZONED: R-1 (SPECIAL OVERLAY DISTRICT)

PARCEL ID: 68-15-10-430-010 & 65-15-10-430-011

The anticipated project timeline includes city review and approval between May and July, followed by closing and the start of construction in August. The scope of work is primarily interior, with only aesthetic exterior modifications. Construction is expected to be completed within approximately six to eight months.

We appreciate your time and consideration of this request and welcome the opportunity to answer any questions or provide additional information as needed. We look forward to working collaboratively with the City to ensure this project aligns with all planning and zoning objectives.

Sincerely,



Dr. Thomas Nability- Prospective Developer, Jeff Russell - Current owner

RECEIVED

APR 09 2026

CITY OF ROCHESTER

**Project: Longevity Rochester**

**Location: 322-326 Albertson Street**

### **Mission**

Our mission is to help individuals in our community live longer, healthier lives by creating a wellness center that integrates advanced diagnostic testing, science-based fitness training, personalized recovery therapies, and physician-guided longevity programming.

### **Facility Concept**

#### **Two Primary Zones**

##### **1. Training Studio/Performance Lab**

- Body Composition scans (DEXA)
- Cardiovascular and Metabolic testing (VO2 Max and RMR)
- Semi-private and private science-based cardiovascular training
- Semi-private and private science-based strength training
- Physician supervised weight loss
- Mobility and functional movement

##### **2. Longevity programming /Recovery Suites**

- Infrared sauna and Red Light Therapy
- Cold plunge and cryotherapy
- Compression therapy
- Advanced diagnostics (blood bio-marker and gut microbiome analysis)
- Precision Nutrition counseling
- Biological Age assessment
- Physician directed longevity programs

### **Architectural Design & Neighborhood Value**

In addition to its wellness and longevity mission, the facility will be designed to enhance the beautification of Rochester along the Paint Creek trail and add long-term value to the neighborhood.

The building will incorporate:

- Industrial modern architectural design
- Exterior will be preserved historic brick that will cover the cylinder block (main building)
- Large black framed windows for natural light
- Professional landscaping and green space
- Clean contemporary storage shed/ new paint, door, and black metal roof to match main building
- No exterior lighting and minimal signage (simple logo only - no prominent business signage)
- Quiet low-impact use with a spa-like environment

## **Community Impact**

We believe our facility will position Rochester as a leader in proactive health and bring access to innovative wellness to our city. We are committed to creating a facility that improves community health, enhances the surrounding neighborhood, and provides a professional and respectful business environment.

## **Hours of Operation:**

Our scheduling structure helps minimize traffic and maintain compatibility with the surrounding neighborhood. The facility will operate as a private, appointment-based wellness center with services scheduled throughout the day. Most programming occurs during daytime hours and concludes by early evening hours.

## **Exterior Signage:**

In keeping with the quiet, wellness-oriented nature of the center and neighborhood, the exterior signage will be minimal and understated.

A small logo will be integrated into the building design, but the facility will not feature large or prominent commercial signage. The intent is to maintain an appearance that is consistent with the character and privacy of the surrounding neighborhood.

We would like to thank you for your time and consideration in making this vision come to life! We are very passionate about this project and look forward to helping the residents of Rochester live healthier, longer lives!



# MCKENNA

May 26, 2026

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

**Subject:** **Miller and Parkdale Regulator Station/824 Miller; Site Plan Review;** Site Plan dated April 9, 2026.

Dear Commissioners:

At the City’s request we have reviewed a proposal submitted by Amy Gilpin on behalf of Consumers Energy to reconstruct an existing natural gas regulator station. Preliminary Review #1 was completed on March 27, 2026, based on site plans dated March 2026. During the April 6, 2026 Planning Commission meeting, the review was discussed and approved to be scheduled for a public hearing. Due to public hearing advertising complications, as required by Michigan Zoning Enabling Act, the public hearing must be postponed. This letter provides our review of the updated site plans submitted on April 9, 2026, as well as the additional letter submitted by Douglas A Scott from Rowe Engineering in response to Preliminary Review #1.

The subject site is located on the east side of Miller Street within the R-1 One-Family Residential Zoning District. The site is currently occupied by the existing regulator station- including an existing building, piping, gravel driveway, and gas equipment. The applicant proposes to remove all existing improvements and construct a new 280 sq. ft (14’ x 20’) steel building, a new driveway with parking, installation of an 8’ tall concrete panel wall on 3 sides and an ornamental fence on the street side.

## REVIEW COMMENTS

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

- 1. Use Interpretation.** Article 3, Section 300 (5) of the Zoning Ordinance states, “Essential services shall be permitted as authorized and regulated by law and other ordinances of the municipality, it being the intention hereof to exempt such essential services [from] the application of this ordinance. See the definition of Essential services.”

A review of the definition of essential services in Section 3902 specifies that the exemption is not applicable to any utility that involves the construction or erection of buildings or any structures over 4 feet in height. Therefore, the proposed regulator station is not considered an essential service and is not exempt from the provisions of the Ordinance. Section 2108. Public utilities and facilities notes that any public utility which is not an ‘essential service’ can be allowed in any zoning district as a special exception. Therefore, the application requires a site plan and special exception approval from the Planning Commission. The applicant appeared before the Planning Commission for preliminary reviews on April 6 and May 4, 2026, and was scheduled for a public hearing.

- 2. Dimensional Standards.** The proposed plans comply with the dimensional standards for the R-1 district. The proposed setbacks comply with the standards set out by §2000 of the Zoning Ordinance. The proposed heater is placed within the rear yard setback. However, based on the Ordinance’s definition of a yard, the heater may be considered a “customary yard accessory or ornament,” specifically for the proposed land use, a regulator station. Given the position of the heater in the rear yard (as opposed to the front), its compliance with height and side yard standards for the R-1 district,

**HEADQUARTERS**  
235 East Main Street  
Suite 105  
Northville, Michigan 48167

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and the presence of a gravel access drive the length of the site, the position of the heater does not pose a safety concern based on its position.

The plans have been updated to indicate the height of the proposed remote telemetry unit, which has an average height of 6' with the light fixture extending to 9'. This complies with the district height limitation of 15'.

3. **Façade.** A 14' x 20' structure is proposed on the site. The plans have been updated to indicate the structure's façade will be Nichiha Vintage Brick in the color whitewash to be more consistent with the character of the surrounding neighborhood. The plans indicate that this structure is approximately 10'6" in height, which complies with the dimensional standards for the R-1 District.
4. **Fence and Screening.** The plans propose an 8' tall ornamental fence along the front of the parcel with an 8' tall concrete wall along the three remaining sides. Per §2125 (2)(a), the maximum permitted height of a fence on a residentially zoned parcel is 6 feet. Given their proposed height, the wall and fence will require a variance to be granted by the Zoning Board of Appeals. The fence may not have any sharp spikes or other sharp points (§2125 (2)(c)), therefore the ornamental fence design shown will need to be revised.

Per §2804, the wall fulfills the requirement for a screening wall between the residential and non-residential uses. However, the Planning Commission must officially approve the use of the concrete wall design indicated on sheet C-2529-SAD 09 of the plans, as masonry is required by the ordinance. This design has been updated to comply with the request for a more aesthetic design and would comply with the allowable substitutions outlined in §2804(e)(5) of the ordinance as a "manmade feature that would produce substantially equivalent results of screening, and durability."

5. **Landscaping.** The landscaping indicated on sheet C-2529-PMT 06 of the plans complies with the landscaping requirements of §2800 of the Ordinance. The landscaping will be fulfilled by a mixture of drought resistant species. Irrigation will not be provided. However, the applicant has indicated that the landscaping contractor will water the plantings for two years or until they are established. Regular maintenance and replacement of the plantings should be identified and carried out by the property owner as needed to ensure the site's consistent appearance.
6. **Signage.** Proposed, "No Trespassing/Danger" signs are compliant with signage standards. Any additional proposed signage will require an administrative review and approval from City Planning Staff.
7. **Access and Circulation.** Gates are proposed at the front and south side of the site. The front gate will allow primary access to the site, while the 3' wide gate at the side will be used only in case of an emergency. The side gate will be able to open entirely within the property line.

A concrete driveway is proposed leading from the front gate to the roadway. Beyond the gate the drive will be gravel, sufficient to meet the needs of the periodic use by maintenance vehicles. The remainder of the site will also be gravel, consistent with the cross section provided on sheet C-2529-SAD 09.

The existing sidewalk will be maintained in front of the parcel (within the ROW), but no public pedestrian access will be granted within the site given the nature of the site.

8. **Parking.** One parking space is provided beyond the front gate. This off-street parking space is sufficient to comply with the requirements of the Ordinance and the needs of the site.



9. **Lighting.** The plan proposes a light fixture on the front and rear sides of the building to be operated with a switch. The updated plans provide additional details for the lighting fixtures, indicating that they will be downward facing and equipped with shields to prevent the bulbs from being visible from the sides, making the proposed fixtures compliant with the Ordinance.

### **RECOMMENDATION**

The applicant has made revisions to the plans to address previous comments in our preliminary review letters and Planning Commission feedback. Therefore, we recommend that the Planning Commission grant site plan approval for the Miller and Parkdale Regulator Station at 824 Miller Avenue, conditionally based on an update to the ornamental fence design to remove sharp points and on receiving the Zoning Board of Appeal variance permitting the fence height of 8'.

If you have any questions regarding this application and review, please do not hesitate to contact us.

Respectfully,  
**McKENNA**

Lori Morgan, AICP  
Senior Planner

Cc: Jeremy Peckens  
Nik Banda  
Jeff Kragt  
Rose McKinney



**GENERAL CONSTRUCTION NOTES**

**EMERGENCY CONTACTS**  
 BEFORE BEGINNING WORK ON THE PROJECT, THE CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER WITH THE NAMES AND TELEPHONE NUMBERS OF EMERGENCY CONTACTS. AT LEAST ONE PERSON REPRESENTING THE CONTRACTOR SHALL BE AVAILABLE TO RESPOND TO EMERGENCIES THROUGHOUT THE LIFE OF THE PROJECT, 24 HOURS A DAY, 7 DAYS A WEEK.

**UNDERGROUND UTILITY IDENTIFICATION AND LOCATION**  
 THE CONTRACTOR SHALL CALL MISS DIG (811) A MINIMUM OF THREE WORK DAYS IN ADVANCE OF BEGINNING EXCAVATION. THE CONTRACTOR IS RESPONSIBLE TO IDENTIFY AND NOTIFY UTILITY AGENCIES WITHIN THE PROJECT AREA WHICH DO NOT PARTICIPATE IN THE MISS DIG NOTIFICATION PROGRAM.

**PUBLIC UTILITIES**  
 EXISTING UTILITIES ARE SHOWN BASED UPON RECORDS AND LOCATIONS PROVIDED BY UTILITY AGENCIES. THE INFORMATION SHOWN IS CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR. UNLESS THE PLANS SPECIFICALLY SHOW THAT EXISTING UTILITIES ARE TO BE MOVED, THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN EXISTING UTILITIES.

**VERIFICATION OF UNDERGROUND UTILITIES**  
 THE CONTRACTOR SHALL EXCAVATE AND LOCATE ALL EXISTING UTILITIES IN THE PROJECT AREA IN ADVANCE OF CONSTRUCTION TO VERIFY THEIR ACTUAL LOCATION. POTENTIAL CONFLICTS SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL MAKE SUCH CHANGES TO GRADE AND ALIGNMENT OF PROPOSED WORK AS DIRECTED BY THE ENGINEER TO AVOID CONFLICTS, AT NO INCREASE IN COST TO THE OWNER.

**UTILITY SERVICE**  
 UNLESS SPECIFICALLY PROVIDED OTHERWISE IN THE CONTRACT DOCUMENTS, ALL EXISTING UTILITIES ARE TO REMAIN IN SERVICE DURING THE PROJECT.

**SOIL BORINGS / PAVEMENT CORES**  
 IF PROVIDED ON THE PLANS OR IN THE CONTRACT DOCUMENTS, LOGS OF SOIL BORINGS OR PAVEMENT CORES REPRESENT THE SUBSURFACE CONDITIONS ENCOUNTERED AT SPECIFIC POINTS. THE INFORMATION IS PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY.

**MAINTAINING TRAFFIC**  
 LOCAL AND EMERGENCY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES WITHIN THE PROJECT AREA.

WHEN EXCAVATION, FRESH CONCRETE, OR OTHER CONSTRUCTION WORK WILL RESULT IN THE CLOSURE OF A STREET OR DRIVEWAY FOR A PERIOD OF TIME, THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL AFFECTED RESIDENTS AND BUSINESSES IN ADVANCE.

THE CONTRACTOR SHALL NOTIFY EMERGENCY RESPONSE AGENCIES IN ADVANCE OF ROAD CLOSURES OR THE ESTABLISHMENT OF DETOURS.

**TRAFFIC SIGNS**  
 TRAFFIC SIGNS WHICH INTERFERE WITH CONSTRUCTION SHALL BE REMOVED AND REPLACED BY THE AGENCY HAVING JURISDICTION OVER THE STREETS OR ROADS IN THE PROJECT AREA. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE AGENCY TO ARRANGE FOR REMOVAL OF THE SIGN AND IS RESPONSIBLE TO PAY ANY FEES ASSOCIATED WITH THE REMOVAL AND REPLACEMENT OF THE SIGNS.

**SCHEDULE**  
 THE CONTRACTOR SHALL COMPLETE ALL WORK IN AN EXPEDITIOUS MANNER AND SHALL NOT STOP WORK ON THE PROJECT ONCE BEGUN.

**ALIGNMENT**  
 ALIGNMENT AND GRADES FOR CURB AND GUTTER (INCLUDING THROUGH RAMPS AND DRIVEWAY OPENINGS) SHOWN ON THE PLANS ARE FOR THE TOP, BACK OF CURB, UNLESS SPECIFICALLY SHOWN OTHERWISE ON THE PLANS.

THE HORIZONTAL ALIGNMENT SHOWN ON THE DRAWINGS FOR DRAINAGE STRUCTURES LOCATED IN THE CURB LINE IS TO THE CENTER OF THE CASTING.

THE HORIZONTAL ALIGNMENT SHOWN ON THE DRAWINGS FOR DRAINAGE STRUCTURES WHICH ARE NOT IN THE CURB LINE AND FOR MANHOLES IS TO THE CENTER OF THE STRUCTURE.

WHERE RIM ELEVATIONS ARE PROVIDED ON THE PLANS FOR MANHOLE CASTINGS, THE ELEVATION PROVIDED IS FOR THE TOP OF THE CASTING.

WHERE RIM ELEVATIONS ARE PROVIDED FOR INLET TYPE CASTINGS, THE ELEVATIONS ARE PROVIDED AS FOLLOWS:  
 • CURB INLETS - THE ELEVATION OF THE TOP OF CURB  
 • ALL OTHER INLETS - THE ELEVATION OF THE FLOW LINE

WHERE RIM ELEVATIONS ARE PROVIDED ON THE PLANS FOR INLETS OR MANHOLE CASTINGS, THE ELEVATIONS PROVIDED ARE CONSIDERED PRELIMINARY. THE CONTRACTOR SHALL MAKE THE FINAL ADJUSTMENT FOLLOWING THE ESTABLISHMENT OF ACTUAL GRADING AND PAVEMENT ELEVATIONS.

**SURVEY CORNERS, BENCHMARKS, AND CONTROL POINTS**  
 THE CONTRACTOR SHALL PRESERVE ALL GOVERNMENT CORNERS, PROPERTY CORNERS, BENCHMARKS, SURVEY CONTROL POINTS AND OTHER SURVEY POINTS WITHIN THE PROJECT AREA. WHERE CORNERS, BENCHMARKS, OR SURVEY POINTS ARE ENCOUNTERED WHICH WILL BE DISTURBED BY THE CONTRACTOR'S ACTIVITIES; A LICENSED SURVEYOR SHALL WITNESS THE POINT BEFORE DISTURBANCE AND SHALL RE-SET THE POINT FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL PAY THE SURVEYOR TO WITNESS AND TO RE-SET THE POINTS.

**PROTECTION OF TREES, SHRUBS, AND LANDSCAPING**  
 ALL TREES, SHRUBS, AND LANDSCAPING WITHIN THE CONSTRUCTION AREA WHICH ARE NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED TREES, SHRUBS, AND LANDSCAPING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

**CONSTRUCTION SIGNING AND BARRICADING**  
 THE CONTRACTOR SHALL PROTECT HAZARDOUS AREAS WITH BARRICADES. BARRICADES LEFT IN PLACE AFTER SUNSET SHALL BE LIGHTED.

THE CONTRACTOR SHALL PROVIDE SUITABLE SANDBAGS OR OTHER SUITABLE MEASURES FOR ANCHORING OF TEMPORARY SIGNS AND BARRICADES, TO PREVENT THEIR TIPPING OR DISPLACEMENT BY WIND OR AIR FLOW FROM VEHICLES.

THE CONTRACTOR SHALL PROVIDE SIGNING, BARRICADES, FLAGGERS, CONES, AND OTHER TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCY HAVING JURISDICTION OVER STREETS OR ROADS IN THE PROJECT AREA, THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND THE PLANS AND SPECIFICATIONS.

THE CONTRACTOR SHALL COVER OR REMOVE TEMPORARY SIGNS DURING PERIODS WHEN THEY ARE NOT APPROPRIATE.

**TURF ESTABLISHMENT**  
 ALL DISTURBED AREAS WHICH ARE NOT TO BE SURFACED WITH PAVEMENT, AGGREGATE OR OTHER APPROVED SURFACES SHALL BE ESTABLISHED WITH TURF.

TURF AREAS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE.

DISTURBED AREAS SHALL BE SURFACED WITH THREE INCHES OF SCREENED TOPSOIL.

THE CONTRACTOR IS RESPONSIBLE TO ESTABLISH TURF WHICH IS SUBSTANTIALLY FREE OF BARE SPOTS AND FREE OF WEEDS. THE GROUND SURFACE IN TURF AREAS SHALL BE SMOOTH AND PROVIDE A NATURAL TRANSITION TO ADJACENT, UNDISTURBED AREAS.

THE CONTRACTOR IS RESPONSIBLE TO PROVIDE WATERING, WEEDING, RESEEDING, AND REWORKING AS NECESSARY TO ESTABLISH TURF AREAS TO THE REQUIRED STANDARD.

**ADA COMPLIANCE**  
 ALL PROPOSED CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND APPLICABLE GUIDELINES OR STANDARDS. WHERE EXISTING CONDITIONS AND/OR THE REQUIREMENTS OF THE PLANS WILL RESULT IN FINISHED CONDITIONS THAT DO NOT MEET THE ADA REQUIREMENTS, GUIDELINES, OR STANDARDS; THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REMOVE AND REPLACE WORK DETERMINED TO BE NOT IN ACCORDANCE WITH APPLICABLE REQUIREMENTS, GUIDELINES, OR STANDARDS.

**EARTHWORK**  
 EARTHWORK QUANTITIES, IF PROVIDED, ARE PROVIDED FOR THE CONTRACTOR'S INFORMATION. THE QUANTITIES WERE DEVELOPED USING THE AVERAGE END AREA METHOD. ASSUMPTIONS REGARDING TOPSOIL AND SHRINKAGE ARE STATED WITH THE ESTIMATES OF EXCAVATION AND FILL.

THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF THE EARTHWORK QUANTITIES, AND BASE HIS BID ON HIS DETERMINATION OF THE QUANTITIES OF WORK REQUIRED.

IF ADDITIONAL FILL MATERIAL MUST BE PROVIDED TO ATTAIN THE FINISH GRADES SHOWN ON THE PLANS, THE CONTRACTOR SHALL PROVIDE THE REQUIRED FILL MATERIAL, UNLESS A SPECIFIC BORROW AREA IS IDENTIFIED ON THE PLANS.

EXCESS SOILS RESULTING FROM EXCAVATION AND EARTHWORK SHALL BECOME THE CONTRACTOR'S PROPERTY AND DISPOSED OF PROPERLY, UNLESS AN AREA(S) HAS BEEN DESIGNATED FOR STOCKPILING OR "BLENDING IN" THE EXCESS MATERIAL WITHIN THE PROJECT LIMITS.

**BACKFILL AND EMBANKMENT**  
 BACKFILL OF AN EXCAVATION UNDER OR WITHIN THE ONE ON ONE INFLUENCE OF AN EXISTING OR PROPOSED ROAD, SIDEWALK, DRIVEWAY, PAVEMENT, OR AGGREGATE SURFACE, SHALL BE SAND, MEETING THE REQUIREMENTS OF GRANULAR MATERIAL CLASS III AS DESCRIBED IN THE CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE SAND BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT.

BACKFILL OF AN EXCAVATION WHICH IS NOT UNDER OR WITHIN THE ONE ON ONE INFLUENCE OF AN EXISTING OR PROPOSED ROAD, SIDEWALK, DRIVEWAY, PAVEMENT, OR AGGREGATE SURFACE MAY BE SUITABLE EXCAVATED MATERIAL OR OTHER SOIL, WHICH IS FREE OF ORGANIC MATTER, STONES AND ROCKS, ROOTS, BROKEN CONCRETE, FROZEN MATERIAL, OR DEBRIS. THE BACKFILL SHALL BE COMPACTED TO AT LEAST 90% OF ITS MAXIMUM UNIT WEIGHT.

THE CONTRACTOR SHALL INDICATE THE SOURCE OF SAND USED FOR BACKFILL TO THE ENGINEER, AND PROVIDE THE ENGINEER WITH THE RESULTS OF A GRADATION TEST PERFORMED ON A SAMPLE OF THE SAND. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ADVANCE OF USING SAND FROM OTHER SOURCES.

EMBANKMENT USED TO BUILD THE SUBGRADE TO REQUIRED ELEVATION SHALL BE SUITABLE SOIL EXCAVATED FROM THE PROJECT SITE, OR FURNISHED BY THE CONTRACTOR FROM OTHER SOURCES. SUITABLE SOIL IS FREE FROM ORGANIC MATTER, ROCKS AND STONES, FROZEN MATERIAL, BROKEN CONCRETE, AND DEBRIS.

EMBANKMENT CONSTRUCTED OF GRANULAR SOILS SHALL BE COMPACTED IN LIFTS NOT EXCEEDING 10 INCHES TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT.

EMBANKMENT CONSTRUCTED OF COHESIVE SOILS SHALL BE COMPACTED IN LIFTS NOT EXCEEDING 6 INCHES TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT.

**DENSITY TESTING**  
 THE MAXIMUM DRY DENSITY OF SAND AND OTHER GRANULAR SOILS WILL BE DEFINED BY THE MODIFIED PROCTOR ASTM D1557, AS DESCRIBED IN THE MICHIGAN DEPARTMENT OF TRANSPORTATION'S DENSITY TESTING AND INSPECTION MANUAL.

THE MAXIMUM DRY DENSITY OF COHESIVE SOILS WILL BE DEFINED BY THE MODIFIED PROCTOR ASTM D1557, AS DESCRIBED IN THE MICHIGAN DEPARTMENT OF TRANSPORTATION'S DENSITY TESTING AND INSPECTION MANUAL.

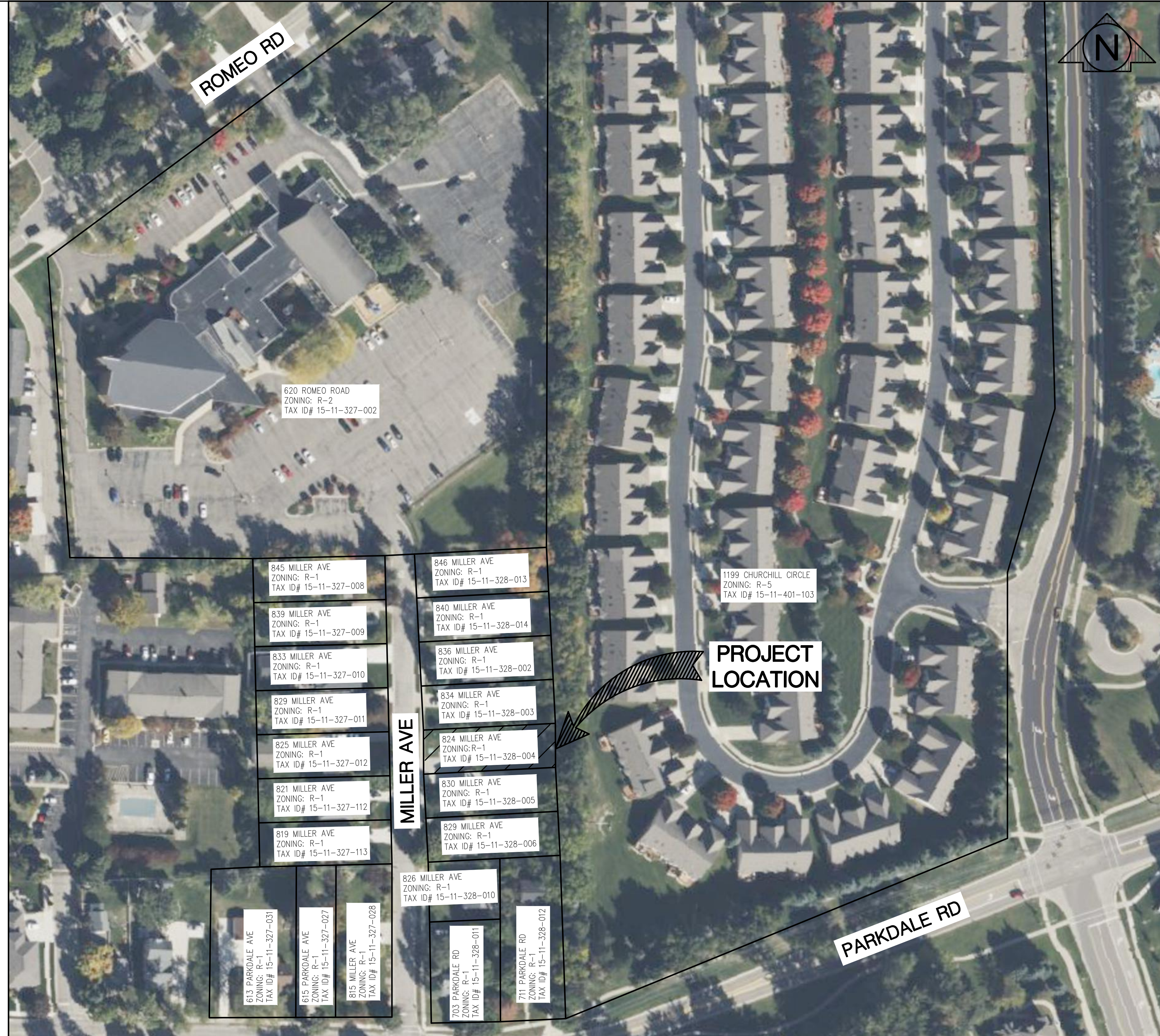
**WORK HOURS**  
 UNLESS PROVIDED OTHERWISE IN THE CONTRACT DOCUMENTS OR LIMITED BY LOCAL ORDINANCE, THE CONTRACTOR SHALL WORK WITHIN OF THE FOLLOWING TIMES, UNLESS OTHERWISE APPROVED BY THE OWNER:  
 MONDAY THROUGH FRIDAY 7 A.M. TO 8 P.M.  
 SATURDAY 8 A.M. TO 6 P.M.

THE CONTRACTOR SHALL NOT WORK ON SUNDAYS OR HOLIDAYS, UNLESS OTHERWISE APPROVED BY THE OWNER.

**DRAINAGE**  
 THE CONTRACTOR SHALL MAINTAIN DRAINAGE OF THE PROJECT AREA AND ADJACENT AREAS. WHERE EXISTING DRAINAGE FACILITIES ARE DISTURBED OR BLOCKED BY CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY PROVISIONS FOR DRAINAGE.

WHERE CONSTRUCTION HAS DISTURBED EXISTING DITCHES, SWALES, OR OTHER DRAINAGE FACILITIES; THE CONTRACTOR SHALL RESTORE THEM TO THEIR GRADES AND DIMENSIONS WHICH EXISTED PRIOR TO THE BEGINNING OF CONSTRUCTION, UNLESS DIRECTED OTHERWISE.

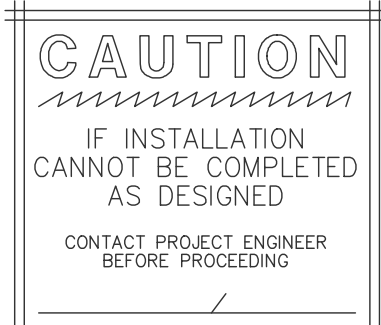
DRAINAGE SHALL NOT BE REROUTED ONTO ADJACENT PROPERTIES NOR ALLOWED TO DRAIN ONTO ADJACENT PROPERTIES AT AN INCREASED RATE, AS A RESULT OF THE CONTRACTOR'S WORK.



NOTE: PROPERTY LINES AND ZONING CLASSIFICATIONS SHOWN ON THE SITE VICINITY MAP ARE TAKEN FROM OAKLAND COUNTY GIS DATA AND THE CITY OF ROCHESTER ZONING MAP. ROWE HAS NOT FIELD VERIFIED THIS INFORMATION.

**MILLER AND PARKDALE REGULATOR STATION - SITE VICINITY MAP**

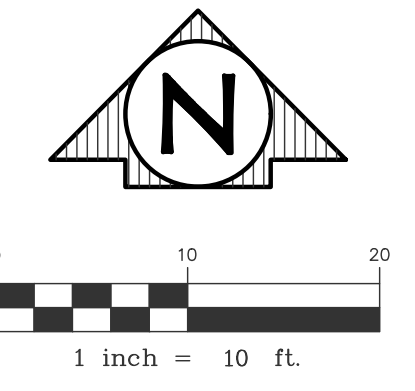
**ZONING**  
 R-1: ONE FAMILY RESIDENTIAL  
 R-2: ONE FAMILY RESIDENTIAL  
 R-5: ONE FAMILY RESIDENTIAL



	<b>MILLER AND PARKDALE REG STATION 2026 CONSTRUCTION</b>	
	<b>GENERAL NOTES</b>	

	GEO-SPATIAL & GAS ASSET MANAGEMENT GAS METER AND REGULATION DEPARTMENT		FIELD AREA: ROYAL OAK PROJECT ID# STA. NO.		DRAWING NO.		SHEET REV	
	FILE: 670063-C-2529-PMT-02.DWG RASTER FILE:	SCALE NONE	GM-01178 67-053	C-2529-PMT	02	01	02	01

ORIGINAL DRAWING #	REV.	PROJECT ID	DATE	DESCRIPTION	DESIGNER	PEER REV.	DESIGNER	ENGINEER	DATE	DESCRIPTION	DESIGNER	PEER REV.	DESIGNER	ENGINEER	DATE	DESCRIPTION



SEC. 11  
CITY OF ROCHESTER

LOCATION MAP  
NOT TO SCALE

T03, R11  
OAKLAND COUNTY

**BASIS OF BEARING**

MICHIGAN STATE PLANE COORDINATE SYSTEM  
SOUTH ZONE - NAD83 2011  
REFERENCED TO THE MICHIGAN SPATIAL REFERENCE NETWORK  
VRS NETWORK SOLUTION  
AVG. COMBINED SCALE FACTOR = 0.9998801998  
GROUND DISTANCES ARE SHOWN.

**BASIS OF ELEVATION**

NORTH AMERICAN VERTICAL DATUM OF 1988  
(CEOD18)  
MICHIGAN SPATIAL REFERENCE NETWORK  
VRS SOLUTION  
1 FOOT CONTOURS ARE SHOWN

**SITE BENCHMARK #1257**

TOP OF SOUTHWEST CORNER OF  
CONCRETE PORCH  
NORTHING: 435206.9  
EASTING: 13457501.6

**SITE BENCHMARK #4**

SET YELLOW BENCHMARK IN  
SOUTHERLY FACE OF UTILITY POLE  
NORTHING: 435171.9  
EASTING: 13457638.0

**SURVEY CONTROL #1**

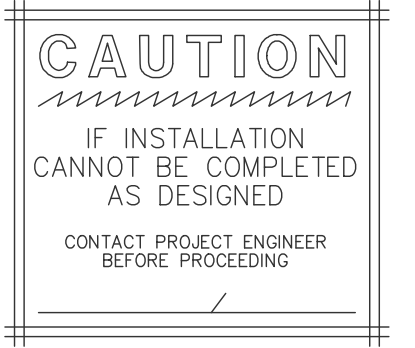
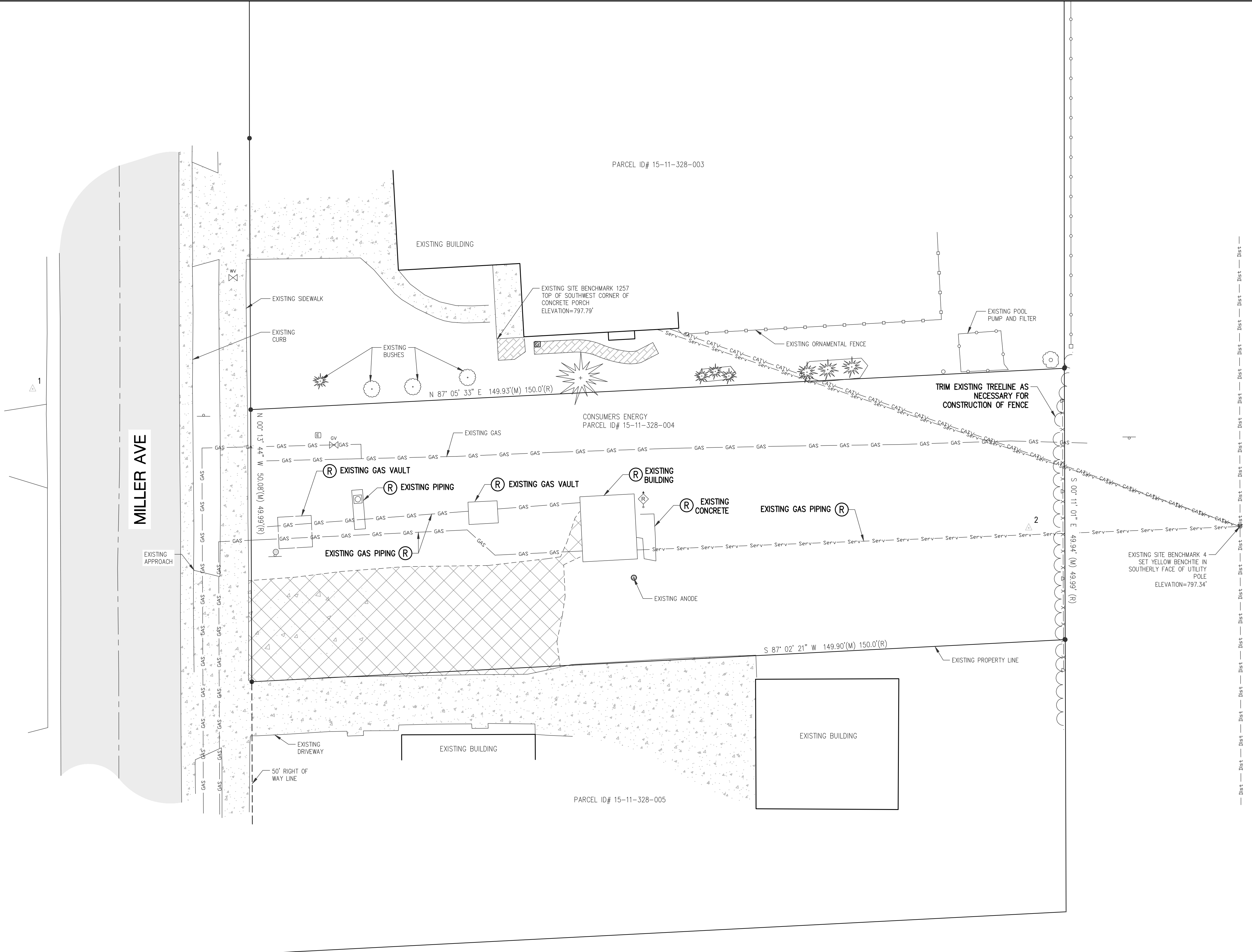
SET 1/2" BAR AND CAP (CE  
CONTROL PT) 2.5' WEST OF WEST  
BACK OF CURB & 3.2' NORTH OF  
DRIVEWAY TO 4825 MILLER AVE  
NORTHING: 435197.62  
EASTING: 13457416.17

**SURVEY CONTROL #2**

SET 1/2" BAR AND CAP (CE  
CONTROL PT) 72.2' EAST OF REG  
BUILDING & 29.3' SOUTH OF FENCE  
TO POOL FILTER  
NORTHING: 435172.052  
EASTING: 13457599.490

**LEGEND**

- FOUND SURVEY MARKER
- △ SURVEY TRAVERSE POINT
- ⊙ BOLLARD
- EXISTING POLE
- ◆ SECTION CORNER
- TELEPHONE RISER
- ⊞ ELECTRICAL METER
- ← GUY ANCHOR
- ⊞ GAS VALVE
- SIGN
- BUSH
- DECIDUOUS TREE
- ▨ EXISTING PAVEMENT
- ▨ EXISTING CONCRETE
- ▨ EXISTING PAVERS
- ▨ REMOVE EXISTING GRAVEL
- PROPERTY LINE
- - - RIGHT OF WAY
- - - STORM SEWER
- - - CENTERLINE OF ROAD
- - - FENCE
- Tele - Tele - OVERHEAD TELEPHONE
- Dist - Dist - OVERHEAD DISTRIBUTION
- Serv - Serv - OVERHEAD SERVICE LINE
- GAS - UG GAS PIPELINE
- San - UG SANITARY SEWER
- - - TOP OF SLOPE
- - - TOE OF SLOPE
- ~ ~ ~ TREE / BRUSH LINE
- ⊞ ELECTRICAL BOX
- TREE



ORIGINAL DRAWING #	REV.	PROJECT ID	DATE	DESCRIPTION	DESIGNER	DATE	DESCRIPTION	DESIGNER	DATE	DESCRIPTION
					DESIGNER	J. ELIZANDO	DATE	APRIL 2026		
					ENGINEER	K. LAMBERT	DATE	APRIL 2026		
					PEER REV	K. LAMBERT	DATE	APRIL 2026		
					DESIGN APPROVAL	D. SCOTT	DATE	APRIL 2026		
					ENGINEER APPROVAL	A. TRENT	DATE	APRIL 2026		
REFERENCE DRAWINGS NUMBERS	REV.	PROJECT ID	DATE	DESCRIPTION	DESIGNER	DATE	DESCRIPTION	DESIGNER	DATE	DESCRIPTION

		<b>MILLER AND PARKDALE REG STATION 2026 CONSTRUCTION</b>	
		<b>EXISTING SURVEY AND REMOVALS</b>	
GEO-SPATIAL & GAS ASSET MANAGEMENT GAS METER AND REGULATION DEPARTMENT		FIELD AREA: ROYAL OAK PROJECT ID# STA. NO. DRAWING NO. SHEET REV	
FILE: 670063-C-2529-PMT-03.DWG RASTER FILE:		GM-01178 67-053 C-2529-PMT 03	
SCALE 1" = 10' DO NOT SCALE DRAWING USE DIMENSIONS ONLY			

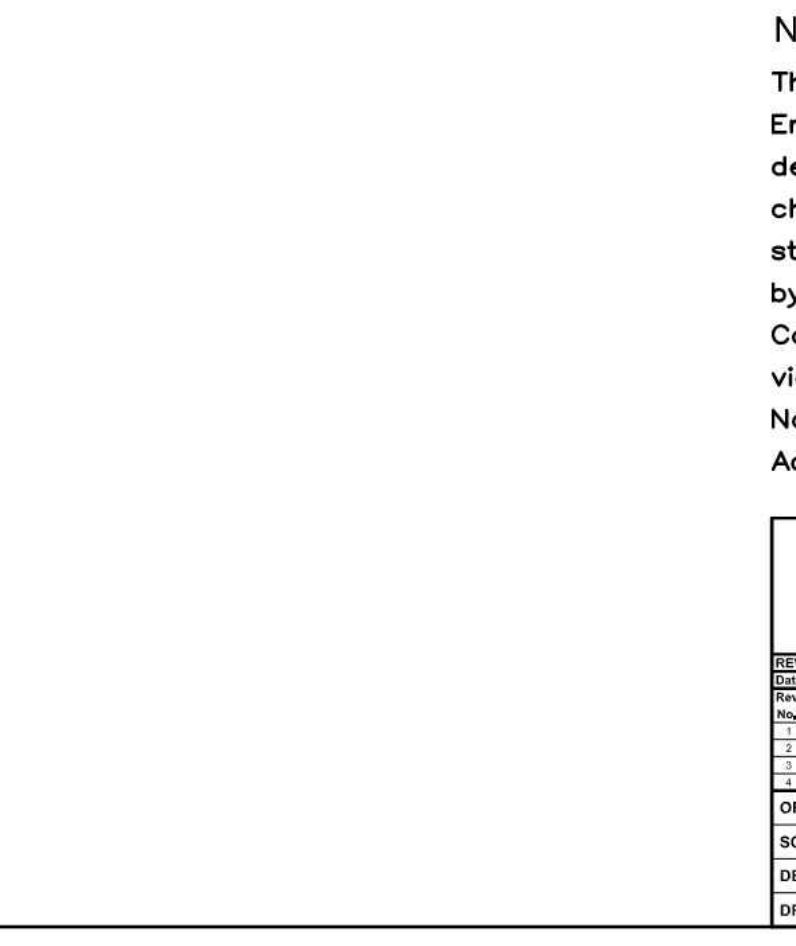
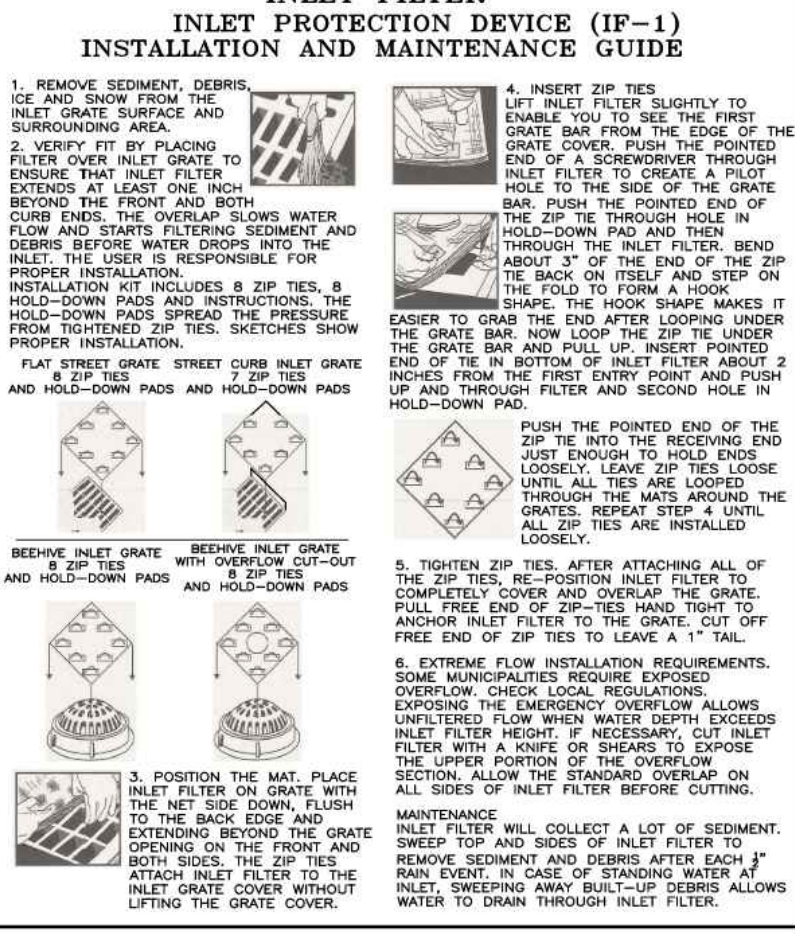
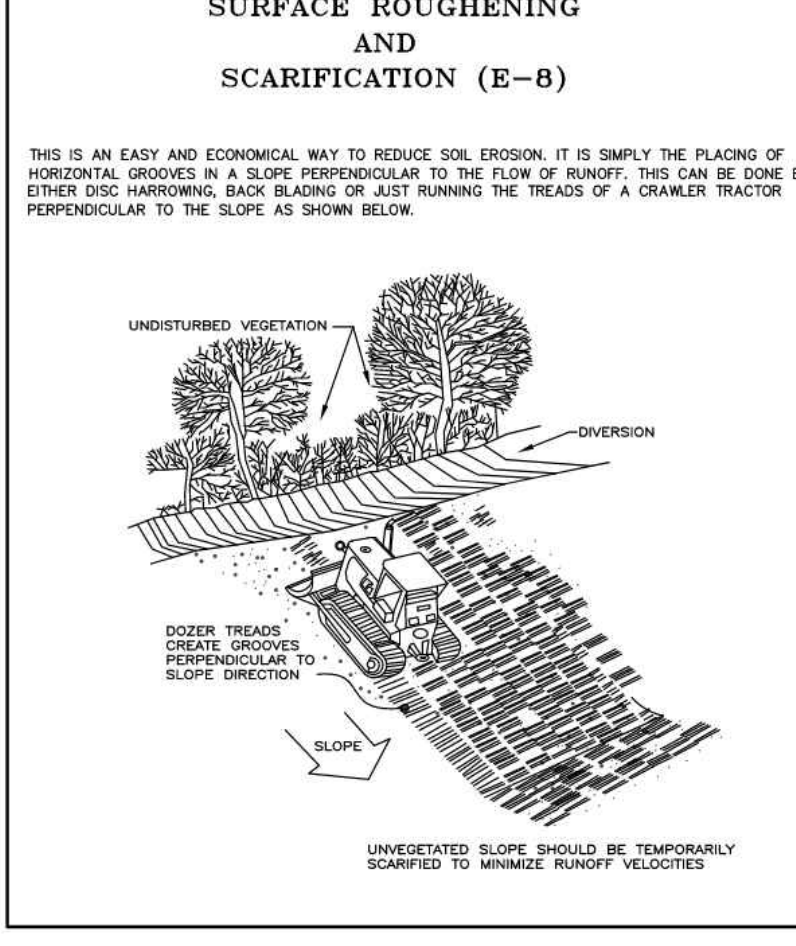
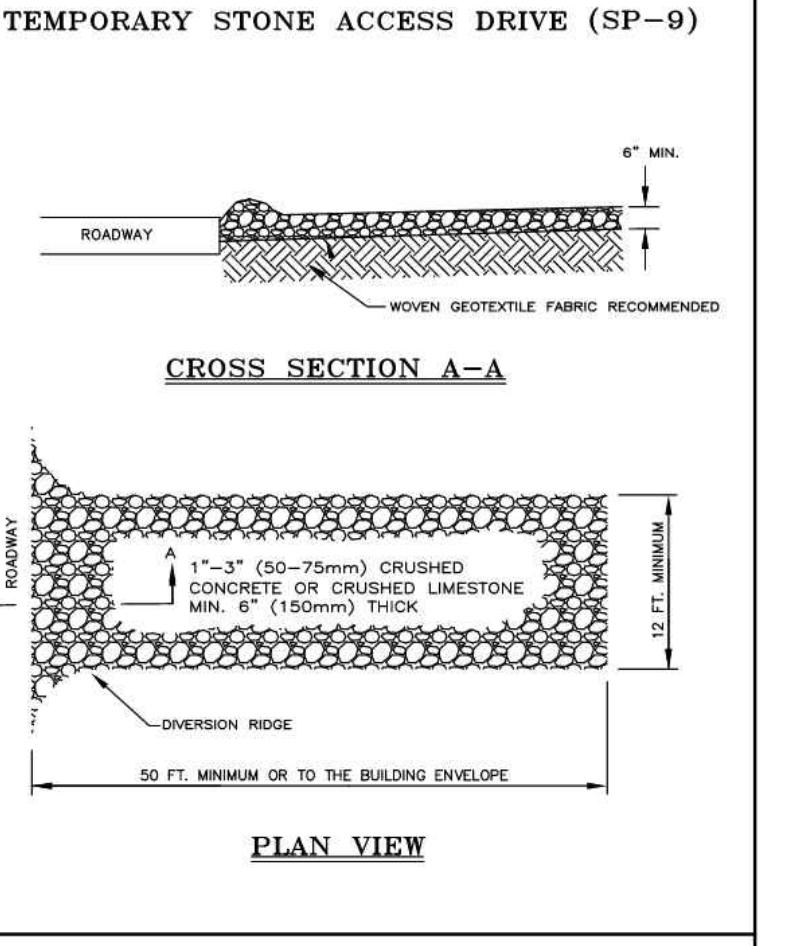
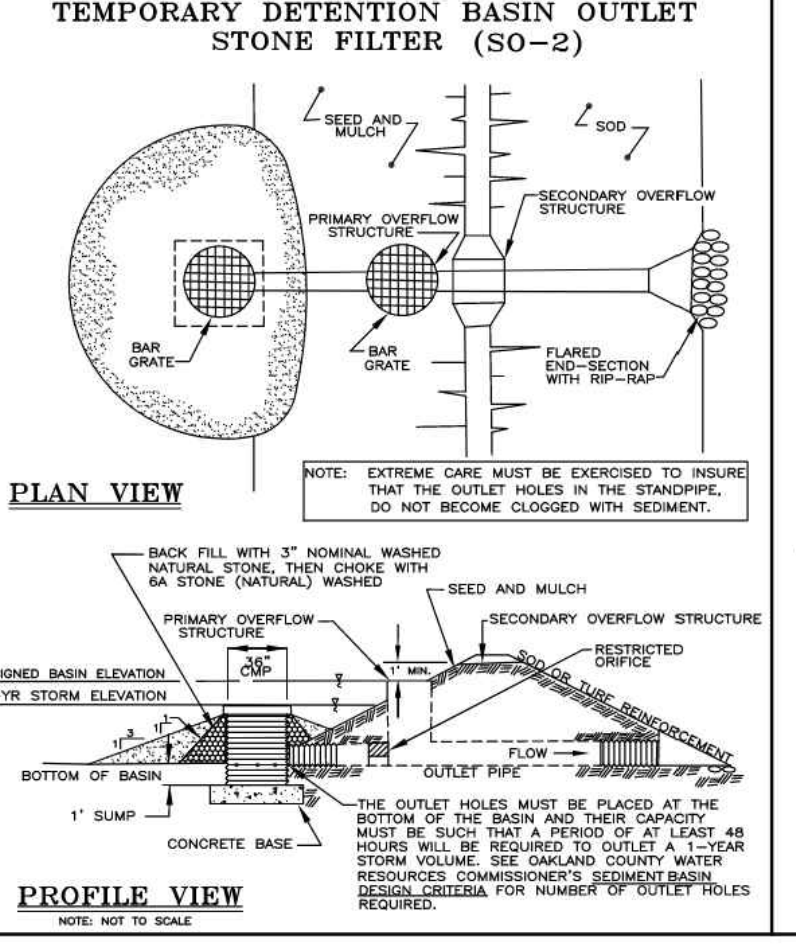
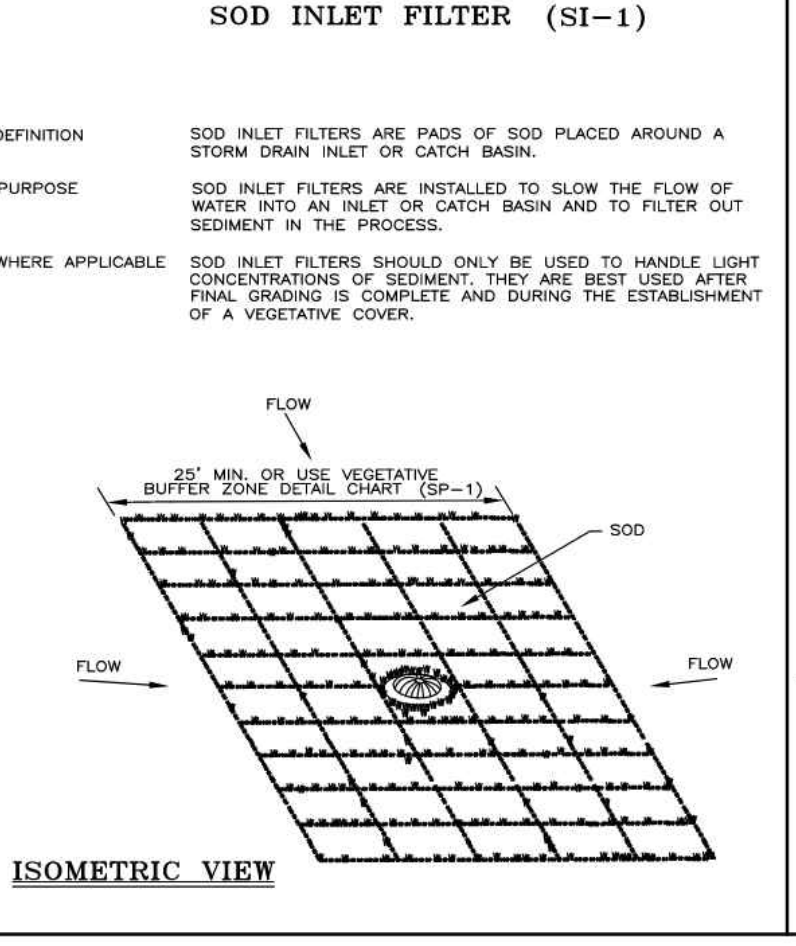
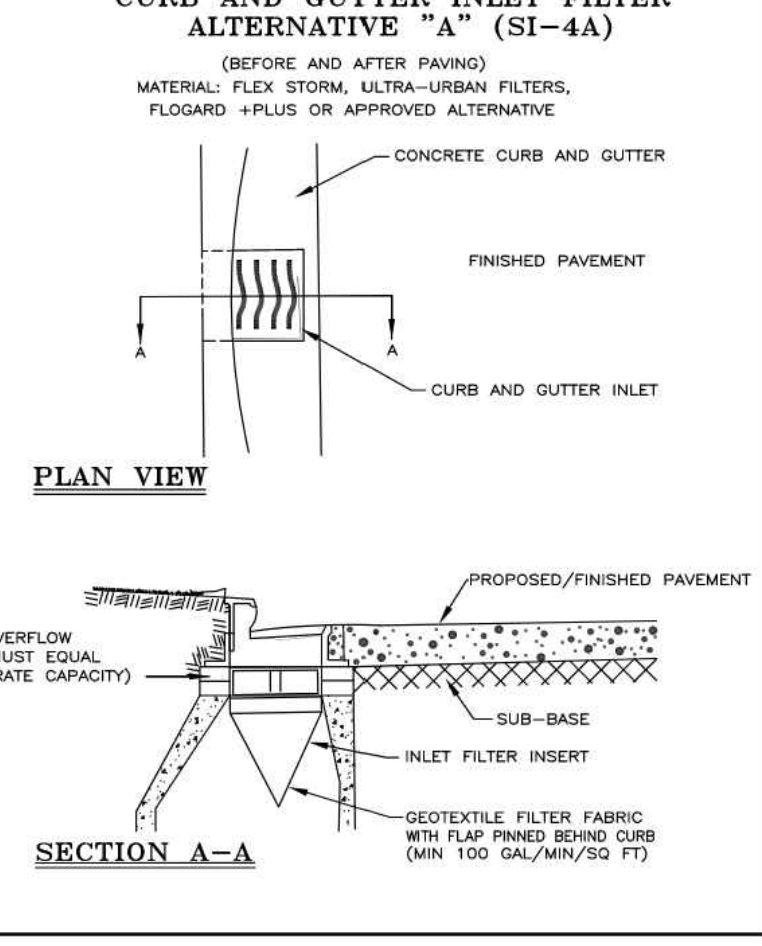
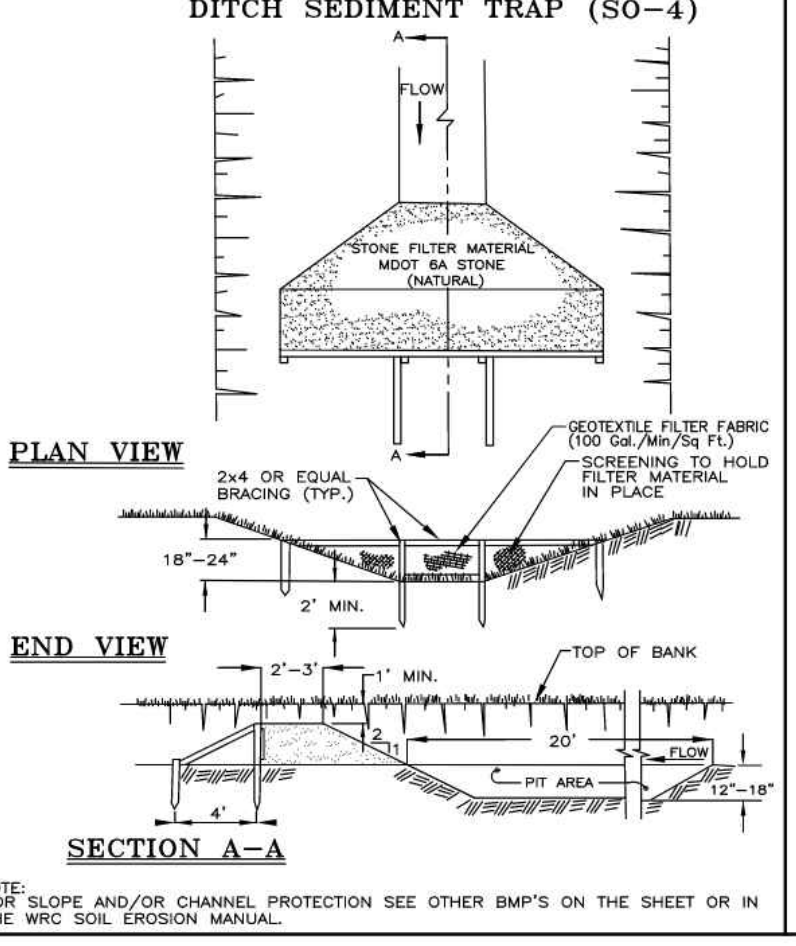
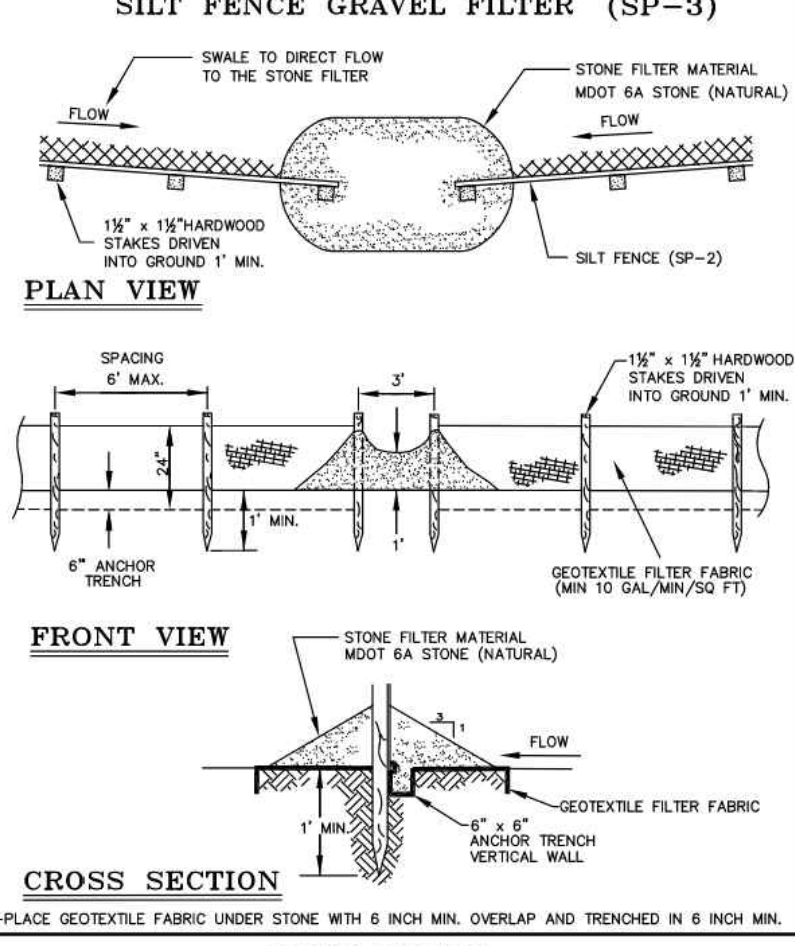
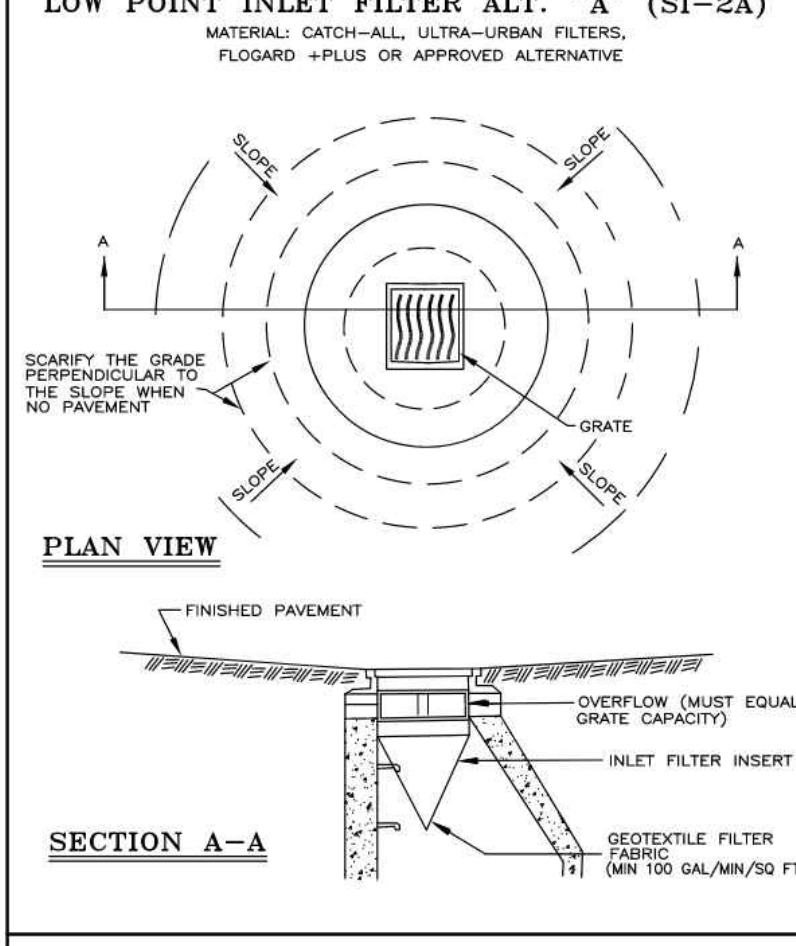
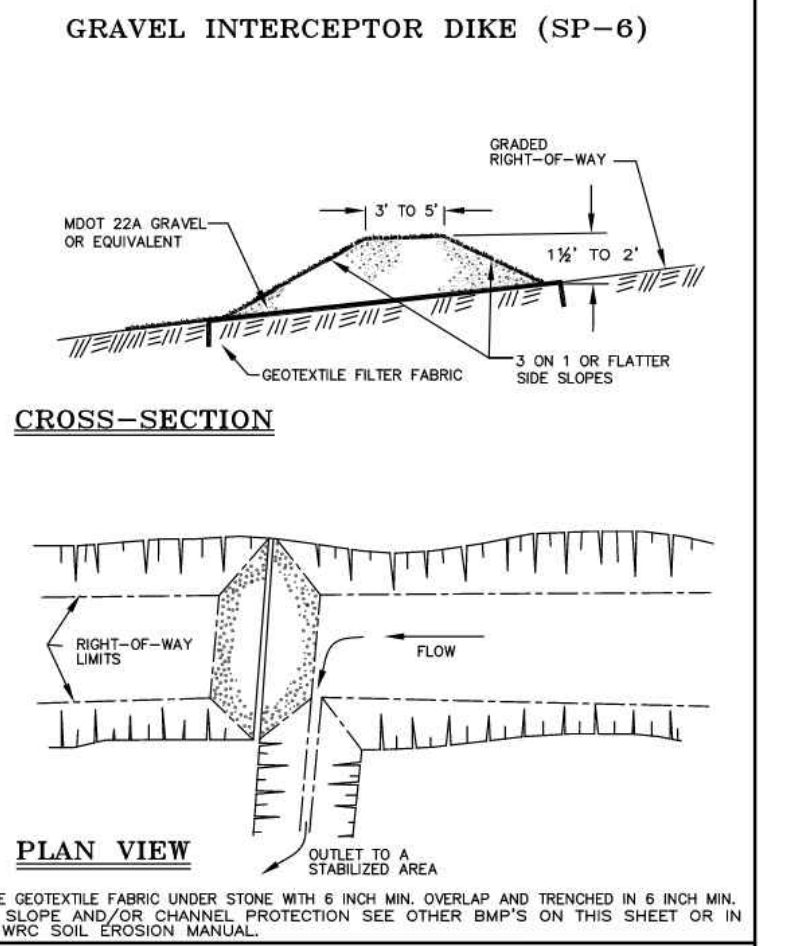
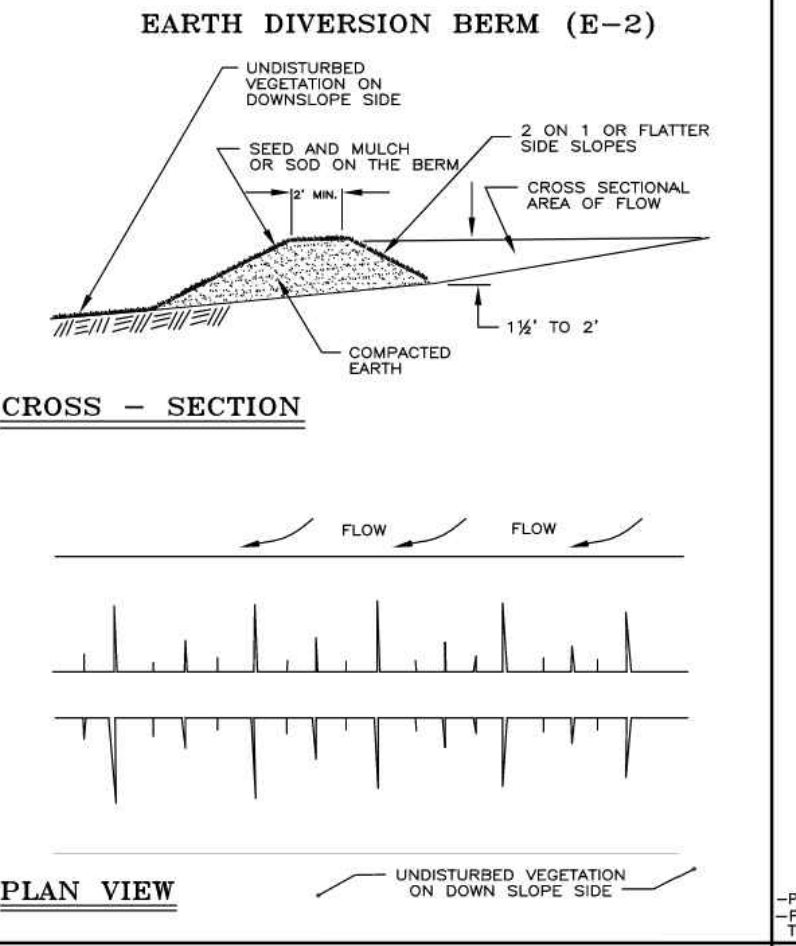
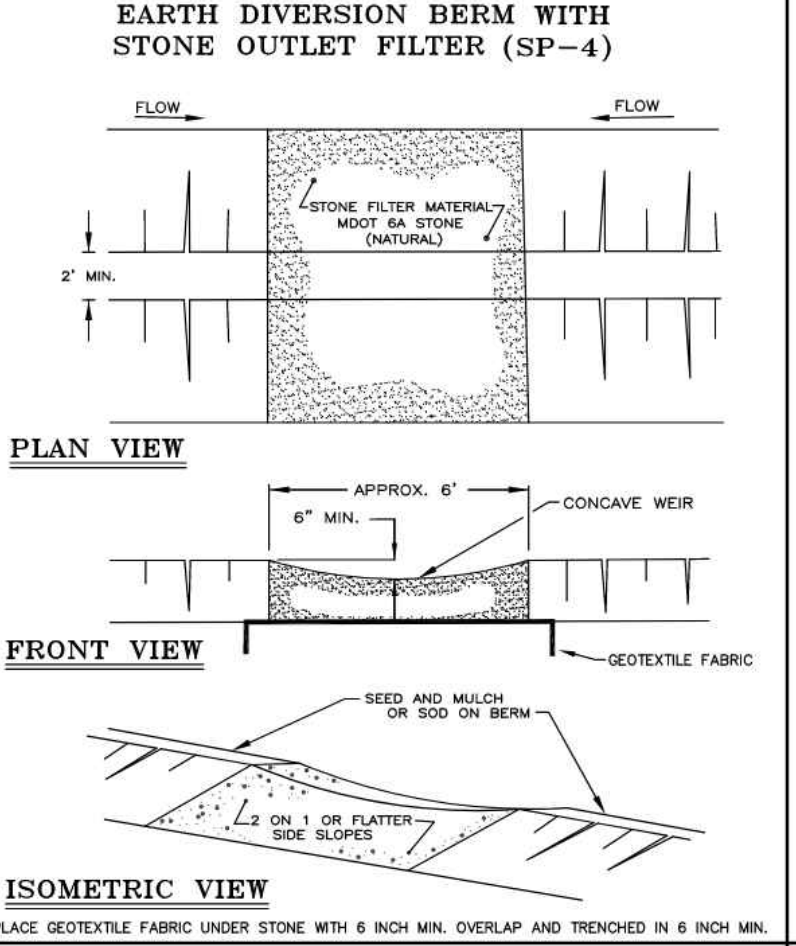
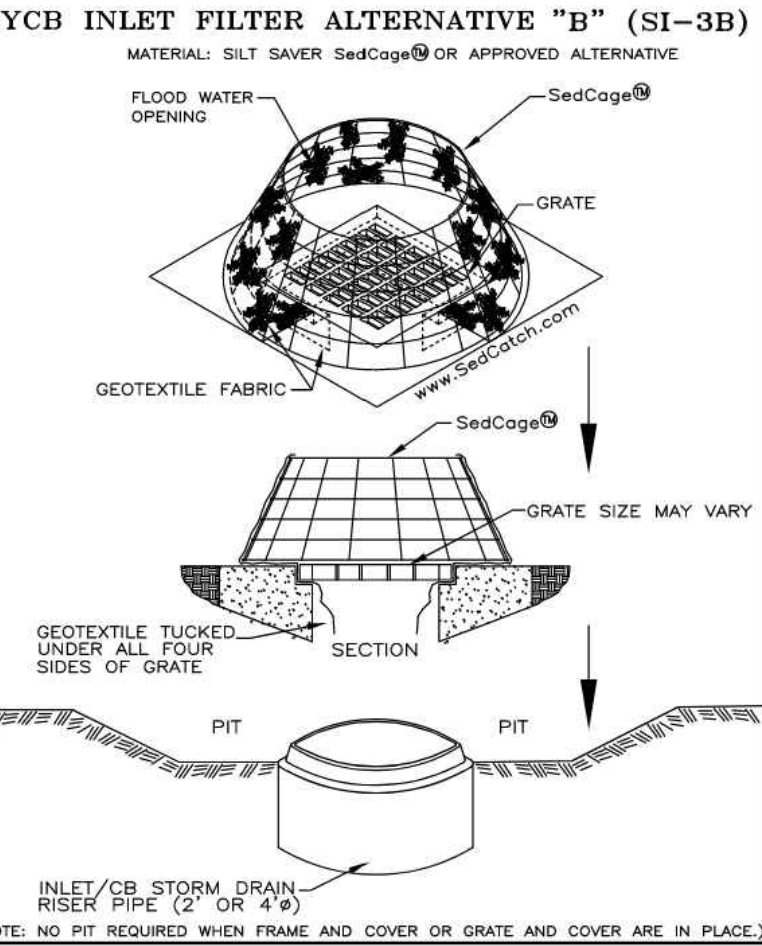
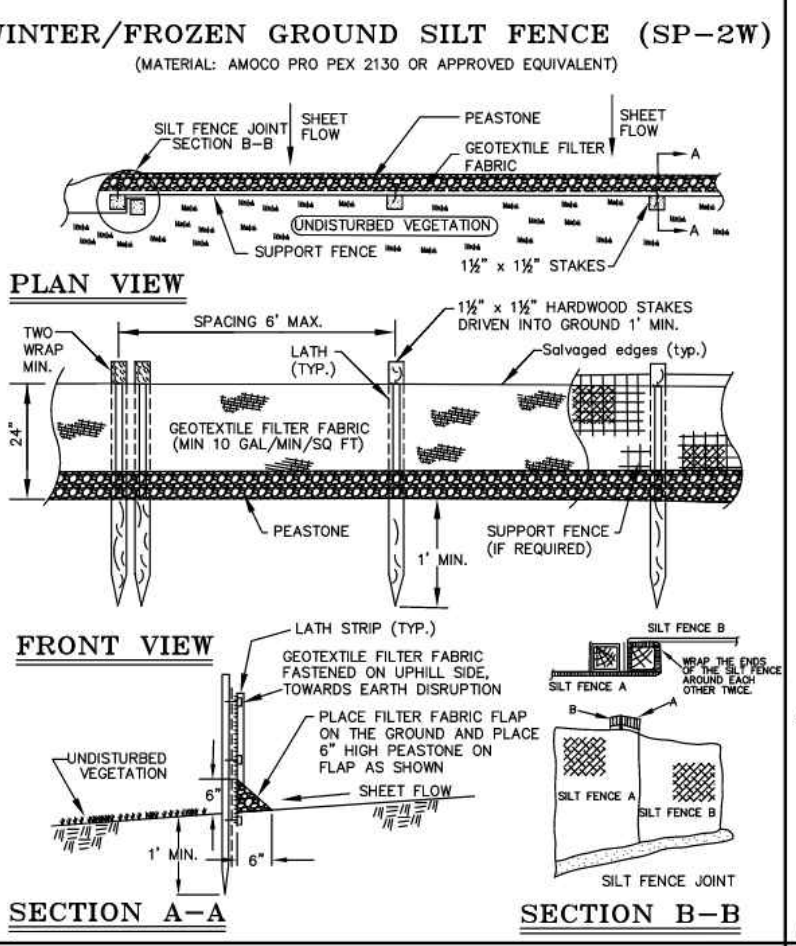
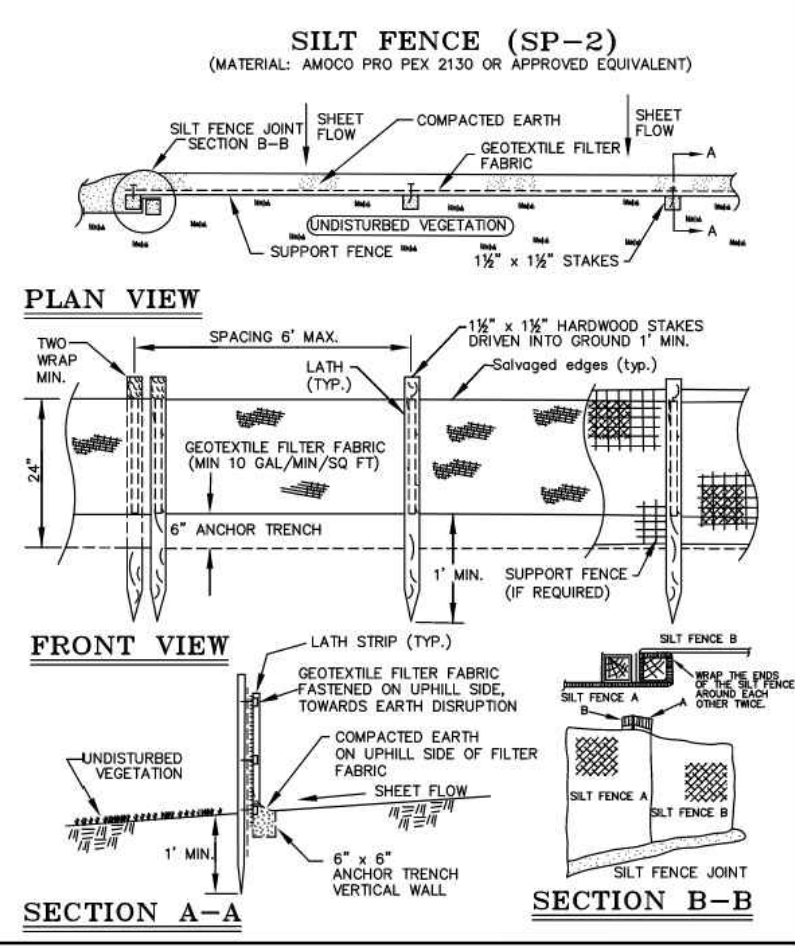
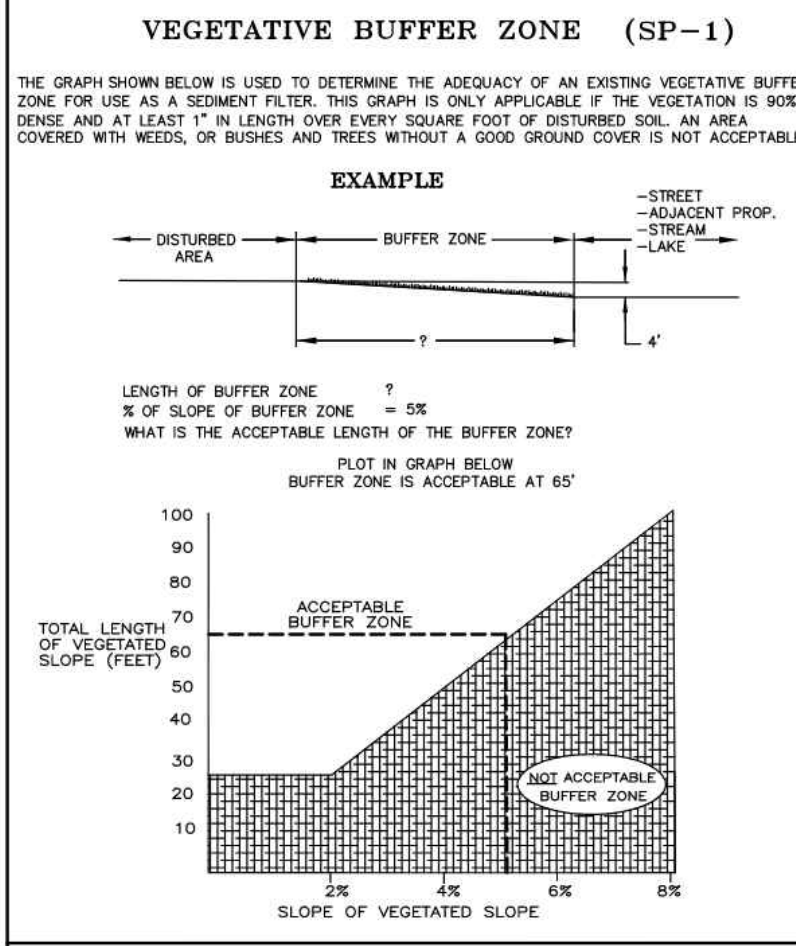
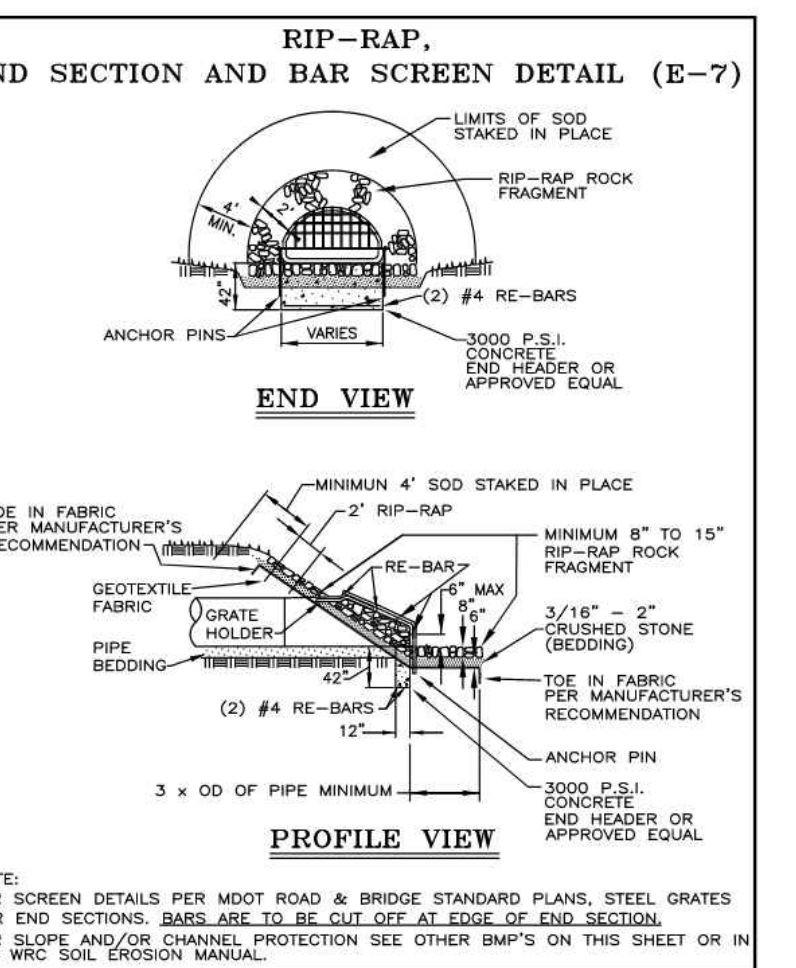
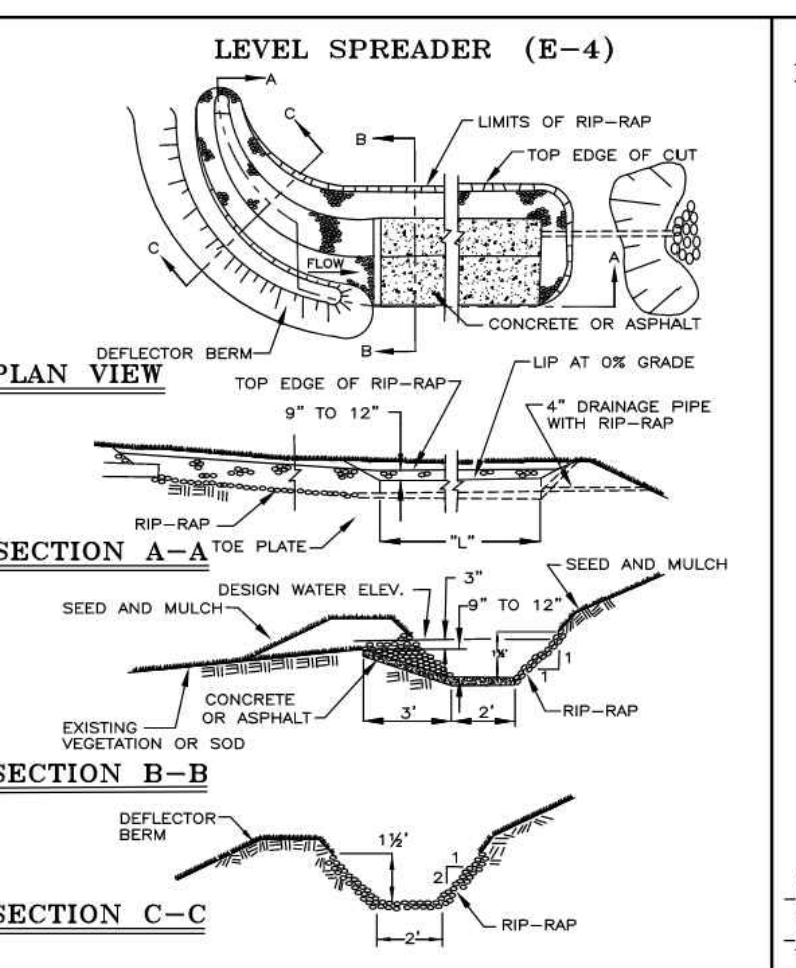
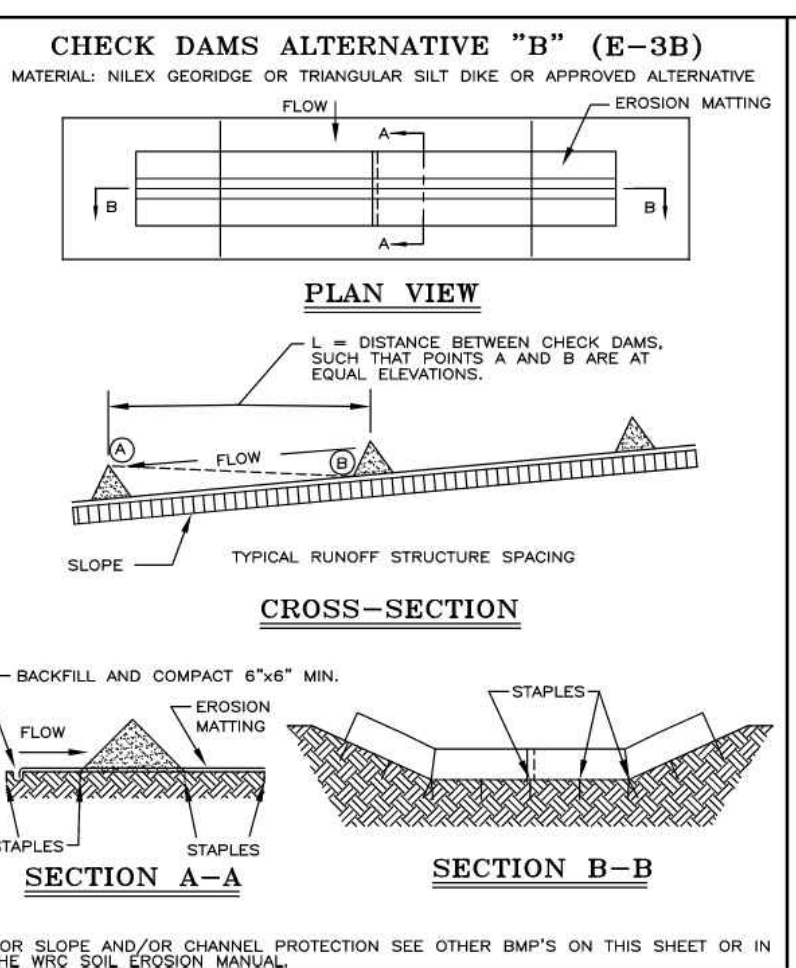
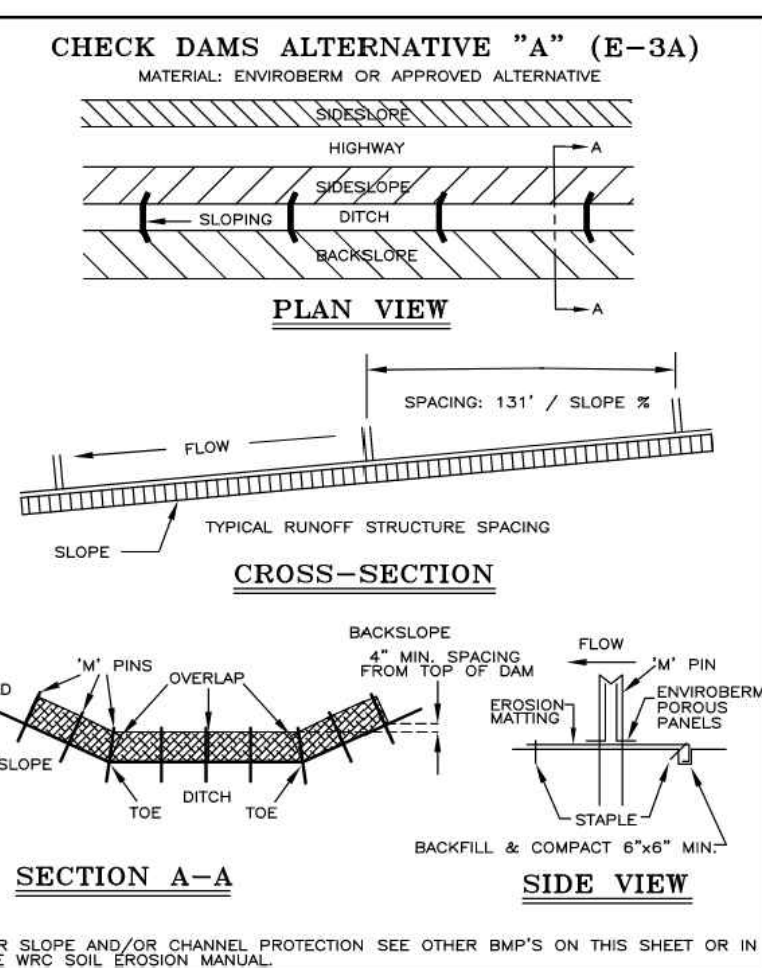
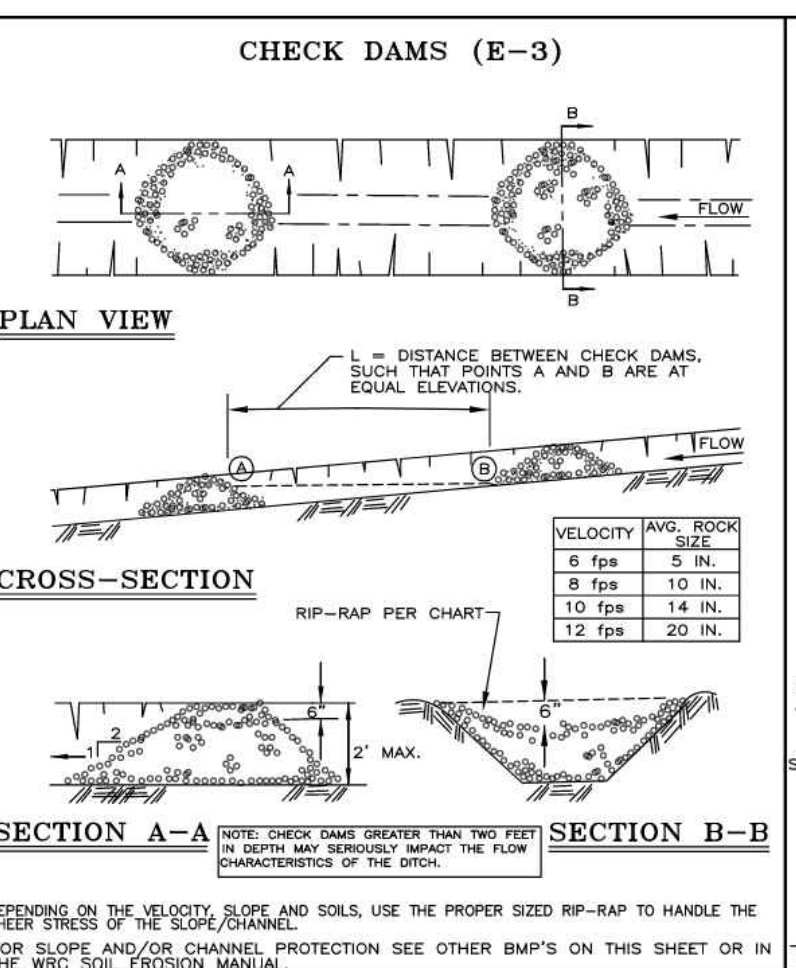
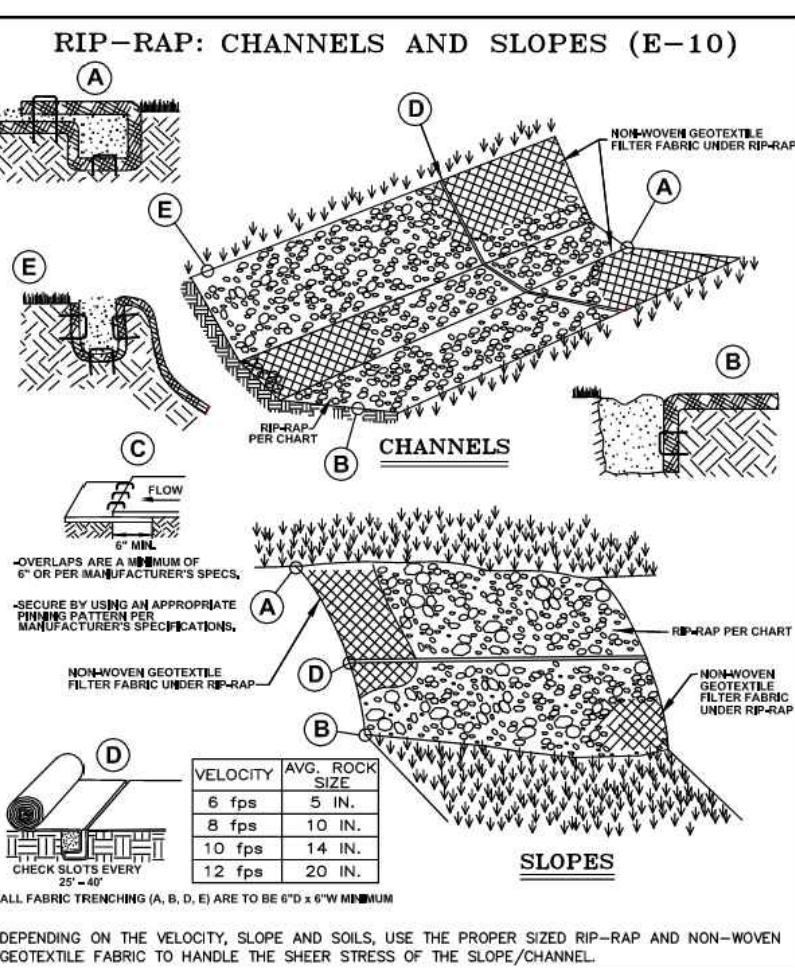
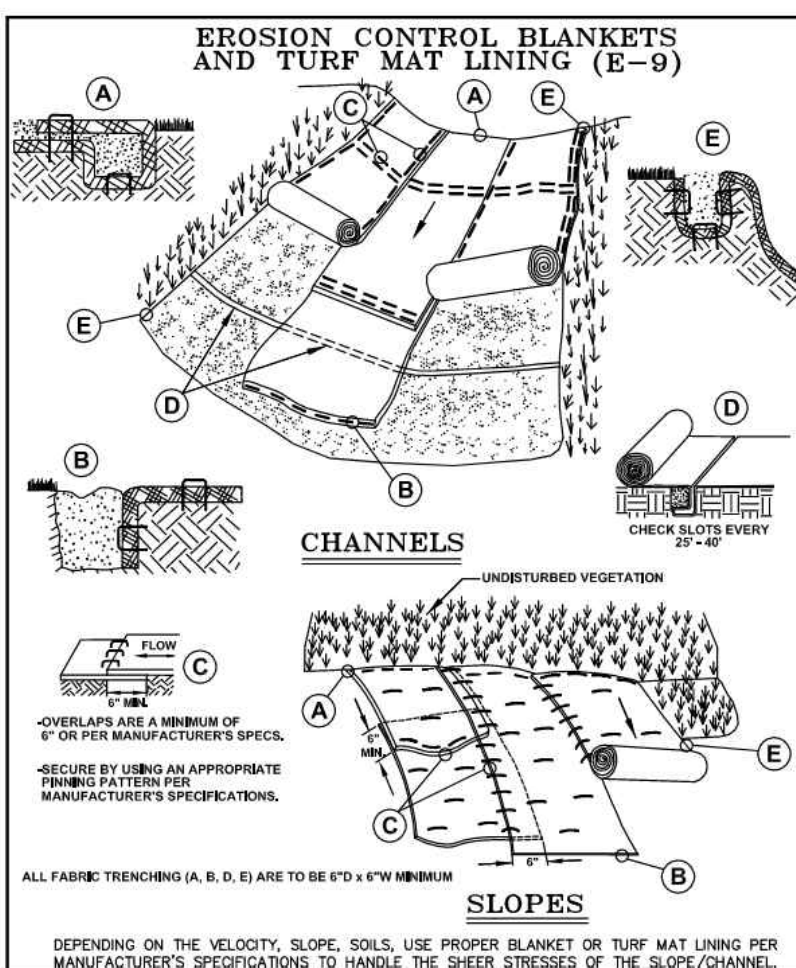












**NOTE:**  
The Oakland County Water Resources Soil Erosion and Sedimentation Control standard details cannot be modified, reduced, edited, or changed in any way. Any deviation from these standard details must be approved in writing by the Oakland County Water Resources Commissioner. Changes otherwise made are in violation of Part 91 of Act 451 of 1994, the Natural Resources and Environmental Protection Act.

**SOIL EROSION AND SEDIMENTATION CONTROL DETAILS**

REVISION BLOCK

REV.	DATE	DESCRIPTION

ORCA DATE: 01/01/01  
SCALE: NONE  
DESIGNED BY: WRC WATER RESOURCES COMMISSIONER  
DRAWN BY: MapInfo

ONE PUBLIC WORKS OFFICE, 1100 S. WEST WATERFORD, MICHIGAN 48320  
SHEET NO. 1 of 1

ORIGINAL DRAWING #	REV.	PROJECT ID	DATE	DESCRIPTION	DESIGNER	PEER REV.	DESIGNER	PEER REV.	DATE	DESCRIPTION

**ROWE PROFESSIONAL SERVICES COMPANY**

**Consumers Energy**  
Count on Us®

**GEO-SPATIAL & GAS ASSET MANAGEMENT**  
GAS METER AND REGULATION DEPARTMENT

**MILLER AND PARKDALE REG STATION 2026 CONSTRUCTION**

**OCWRC SESC DETAILS**

FIELD AREA: ROYAL OAK  
PROJECT ID# STA. NO. DRAWING NO. SHEET REV.  
GM-01178 67-053 C-2529-PMT 08

FILE: 670063-C-2529-PMT-07.DWG  
RASTER FILE: SCALE NONE

DESIGNER: J. ELIZANDO DATE: APRIL 2026  
ENGINEER: K. LAMBERT DATE: APRIL 2026  
PEER REV: K. LAMBERT DATE: APRIL 2026  
DESIGN APPROVAL: D. SCOTT DATE: APRIL 2026  
ENGINEER APPROVAL: A. TRENT DATE: APRIL 2026

DRAWING FILES ARE THE INTELLECTUAL PROPERTY OF CONSUMERS ENERGY AND SHALL NOT BE DISTRIBUTED EXTERNALLY WITHOUT OWNER PERMISSION

DO NOT SCALE DRAWING USE DIMENSIONS ONLY

**811**  
Know what's below. Call before you dig. www.call811.com

**CAUTION**  
IF INSTALLATION CANNOT BE COMPLETED AS DESIGNED CONTACT PROJECT ENGINEER BEFORE PROCEEDING









April 9, 2026

Mr. Jeremy Peckens, MPA  
City of Rochester – Planning and Zoning  
400 Sixth Street  
Rochester, MI 48307

RE: Revised Submittal – Miller and Parkdale Regulation Station – 824 Miller Avenue

Dear Mr. Peckens:

We are in receipt of the McKenna review letter dated March 27, 2026, which provided several questions regarding the above referenced site plan. We have revised the plans based upon the questions listed and the comments received at the April 6, 2026, planning commission meeting. Following is a summary of the changes to the sound study:

1. The height of the heater, remote telemetry unit, and the filter/separator are all listed on plan sheet C-2529-PMT-04 and -05. We have also attached cut sheets from the heater and filter/separator for the use of the planning commission.
2. Additional details have been provided to explain the difference between the driveway material and the crushed limestone surface/weed barrier. Please refer to the detail sheets for the actual cross section.
3. Additional information regarding the type of vehicles that will visit the site has been provided on the site plan drawings.
4. The proposed three-foot man gate is actually three feet off the property line to allow it to be opened fully within the property. Please note that this gate will only be used in emergent situations.
5. Additional information regarding the light fixtures has been added to the plans. Consumers Energy must utilize explosion proof fixtures on this site per the Michigan Public Service Commission requirements. The fixtures on the building will be equipped with a vertical shield that will be inserted within the fixture to prevent the bulb from being visible on the sides. All light will be downward directed. Please note that the lights are switch operated and will only be utilized when work is being conducted onsite.
6. The landscaping proposed for the site consists of drought resistant plant materials. The contractor will be required to water the plant materials for two years or until it becomes established.
7. The driveway outside the fence has been changed to concrete.
8. The fence details have been updated to reflect the actual materials proposed. The proposed colors and details have been discussed with the adjacent property owners.
9. The proposed building materials have been modified to include a full height brick façade.

**SINCE 1962**

Mr. Jeremy Peckens, MPA  
April 9, 2026  
Page 2

In accordance with your request, we are providing five paper copies and one electronic copy of the revised documents. A check for \$500 has been shipped via UPS to arrive on Friday. Please schedule us for the next available planning commission meeting. If you have any questions or require additional information, please feel free to contact our corporate office at (810) 869-5111 or at [dscott@rowepsc.com](mailto:dscott@rowepsc.com).

Sincerely,  
ROWE Professional Services Company



Douglas A. Scott, P.E. *At 4/9/26*  
Senior Project Manager

Attachments

1. Plans
2. Cut Sheets

R:\Projects\2600031\Docs\Correspondence Out\Special Exception Re-Submittal\Miller Parkdale Rochester Response 4-9-26.docx

**FABRICATION NOTES**

- HEATER TO BE COVERED W/ 2" THK. FOAM GLASS & COVERED WITH .020" THK. EMBOSSED ALUMINUM JACKETING. JACKETING TO BE HELD IN PLACE W/ 1/2" WIDE STNL. STL. BANDING. (DO NOT PAINT ALUMINUM JACKETING)  
STACK TO BE INSULATED W/ 1" THK. BLANKET
- ALL TUBING TO BE 316SS W/ 316SS FITTINGS. (SWAGelok OR EQUAL)
- ALL OPENINGS ARE TO BE PLUGGED OR COVERED SECURELY FOR SHIPMENT. FLANGED OPENINGS ARE TO BE COVERED WITH MOLDED PLASTIC COVERS. THREADED OPENINGS TO HAVE STEEL PLUGS. (NO WOODEN COVERS ALLOWED)
- HEATER TO BE LEAKED TESTED W/ FIRE TUBE, COIL AND THIEF HATCH BOLTED IN PLACE.
- ALL STUD BOLTS, MACH. BOLTS AND NUTS TO BE ZINC PLATED (SA325/SA193-B7/SA194-2H)
- UNIT WILL BE TEST FIRED PRIOR TO SHIPMENT (UP THROUGH PILOT LIGHT) TO VERIFY PERFORMANCE & ENSURE THAT ALL SAFETY AND CONTROL SYSTEMS WORK AS DESIGNED. (THE MAIN BURNER WILL NOT BE IGNITED DURING THIS TESTING)
- ALL EXTERNAL SURFACES TO BE COMMERCIAL BLAST CLEANED PER SSPC-SP-10 AND COATED AS FOLLOWS:  
PRIMER COAT: ONE COAT OF SHERWIN WILLIAMS DURAPLATE 235 EPOXY (WHITE) (6/8 MILS D.F.T.)  
FIRE TUBE STACK STUB (NON STAINLESS PORTION) TO BE ADDITIONALLY COATED AS FOLLOWS:  
FINISH COAT: ONE COAT OF DAMPREY THURMALOX 240 AIR DRY HIGH TEMP.  
STACK TO BE BRUSH-OFF BLAST CLEANED PER SSPC-SP-16, NO COATING REQUIRED  
LADDER & PLATFORM TO BE HOT DIPPED GALVANIZED.
- THE GAS COILS AND THE FIRE TUBE SHALL BE ELECTRICALLY (CATHODICALLY) INSULATED FROM ALL SUPPORTING MEMBERS EXCEPT THE ENDPATE. NO DIRECT CONTACT BETWEEN THE GAS COIL AND FIRE TUBE IS ALLOWED.
- ALL THREADED FITTINGS MUST BE PLAIN 3000# F.S. MIN. (SA-105) BLACK WITH YELLOW TEFLON TAPE USED ALONG WITH THREADING COMPOUND.
- ALL FUEL GAS PIPING AND NIPPLES TO BE SCH. 80 MIN. (SA106-B)
- LIFT LUGS ARE FOR LIFTING HEATER EMPTY ONLY.
- APPROXIMATE WEIGHT EMPTY: 6,811#  
APPROXIMATE WEIGHT FULL OF WATER: 9,147#

**COIL SPECIFICATION**

MATERIAL:  
PIPE: SA106-B  
FLANGES: SA105N  
OLETS: SA105  
WELDING FITTINGS: SA234-WPB

COIL M.A.W.P.: 400 PSIG @ -20°F/160° F.  
MDMT: -20° F. @ 400 PSIG

LIMITED BY: DESIGN  
FINAL HYDROSTATIC TEST: 600 PSIG (HOLD FOR 8 HRS.)  
HEAT TREAT: 0 HR. @ MIN. @ 1150 ± 50 DEG. F.  
CORROSION ALLOWANCE: NONE  
RADIOGRAPHY: RT-1  
ASME CODE: YES  
NATIONAL BOARD STAMP REQUIRED: YES

COIL SURFACE AREA (EXTERNAL): 41.40 SQ. FT  
4" S/40/1-PATH, 4-PASSES

**NOZZLE LEGEND**

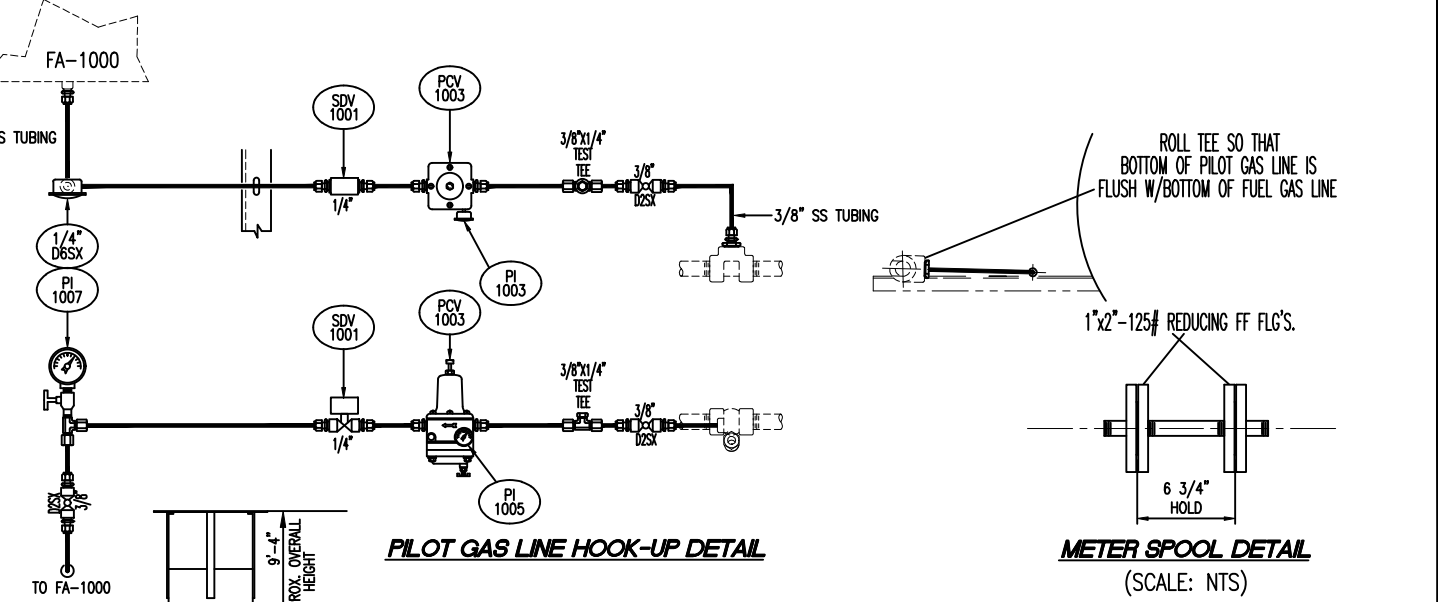
- A COIL CONN. (INLET)  
6"-300# RF FLANGE
- B COIL CONN. (OUTLET)  
6"-300# RF FLANGE
- C FILL CONN.  
8"-150# RF FLANGE  
PRESSURE VACUUM
- D DRAIN  
2" NPT CONN. W/ PLUG

Gary Soltis 02 24 2026:  
Inlet coil: geometry is correct & approved.

Gary Soltis 02 24 2026:  
Outlet coil: geometry is correction & approved.

**H-1000**  
INDIRECT GAS FIRED WATER BATH HEATER  
30" O.D. X 10'-0" LG. X 0.40MM BTU/HR.  
CAPACITY: 272 GALS.

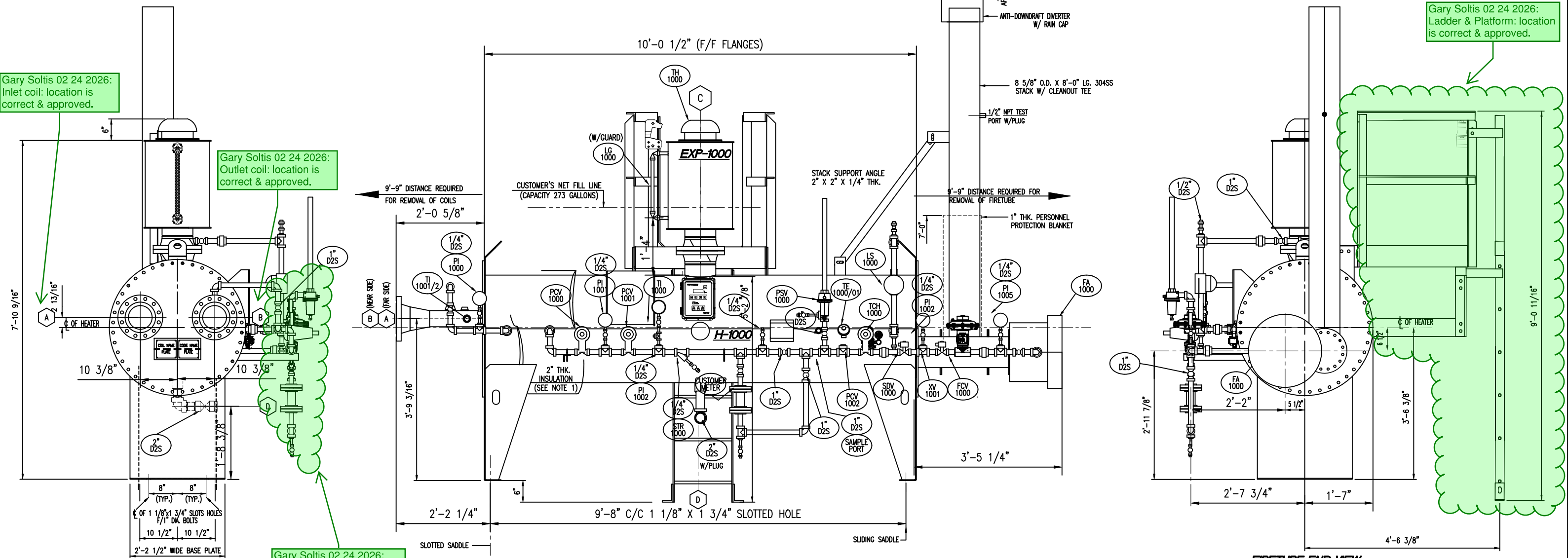
**EXP-1000**  
EXPANSION RESERVOIR  
18" O.D. X 2'-0" LG. X ATMOS.  
CAPACITY: 24.9 GALS.



Gary Soltis 02 24 2026:  
Inlet coil: location is correct & approved.

Gary Soltis 02 24 2026:  
Outlet coil: location is correct & approved.

Gary Soltis 02 24 2026:  
Ladder & Platform: location is correct & approved.



**APPROVED BY: CONSUMERS ENERGY - GARY SOLTIS 02 / 26 / 2026**

**FOR APPROVAL**

- APPROVED  
 - APPROVED AS NOTED  
BY: CE - GARY SOLTIS  
DATE: 02 26 2026

2/16/2026

REV NO	DATE	BY	CHK'D	CUST APP'D DATE	APP'D BY	DESCRIPTIONS



GENERAL ARRANGEMENT FOR A INDIRECT FIRED WATER BATH HEATER  30" O.D. X 10'-0" LG. X 0.40MM BTU/HR 4" SCH. 40, 1-PATH, 4-PASSES COIL W/ 6"-300# RFWN FLANGES	DRAWN: TSW CHECKED BY: DEH APP'D BY: DEH SCALE: NONE DATE DRAWN: 2/16/2026 REVISION NO: 0 DWG NO: 2602019-300 SHT: 1 OF 1
	JOB SITE: MILLER & PARKDALE CUSTOMER: CONSUMERS ENERGY COMPANY

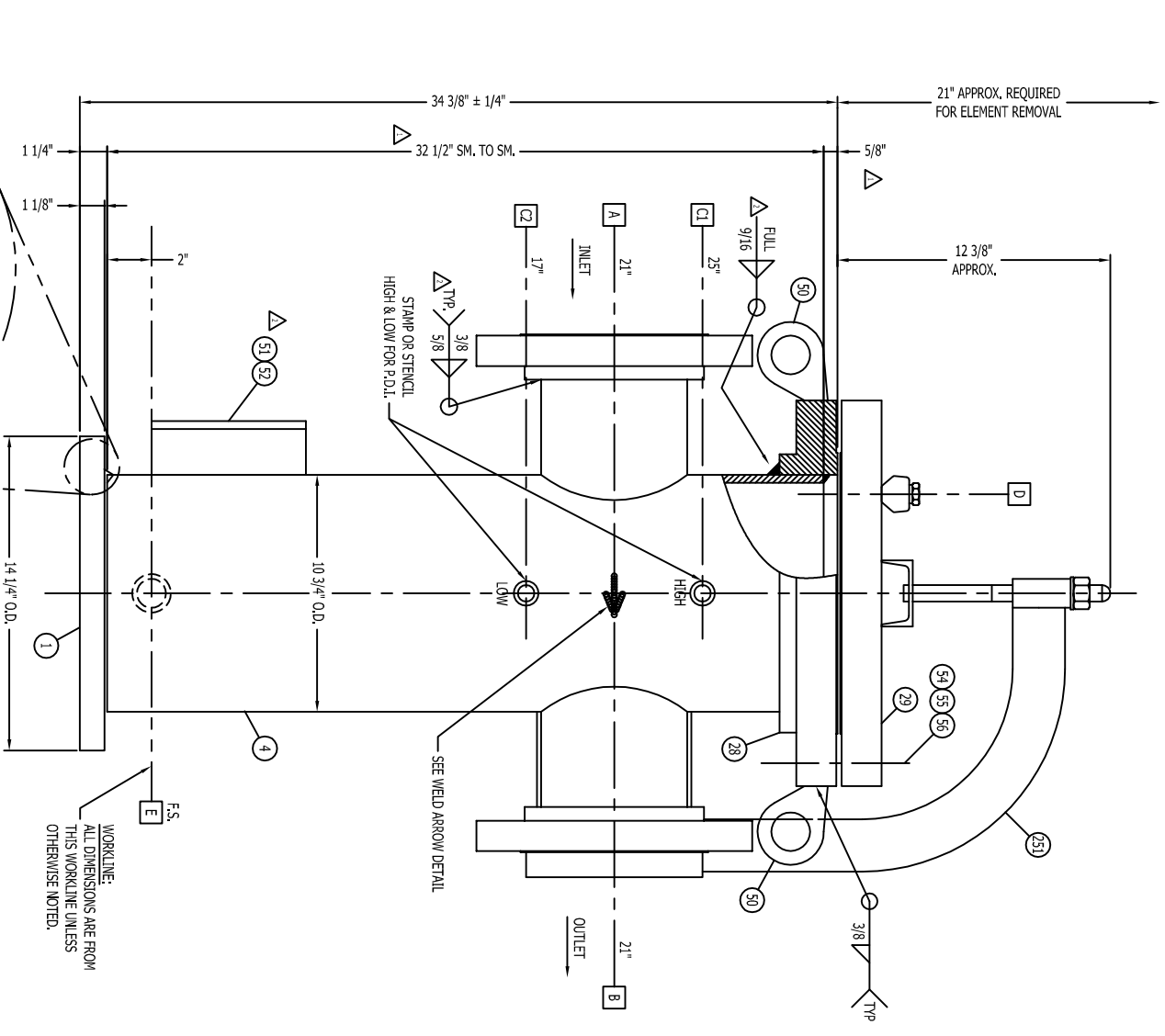
SEE DWG 2602019-101 FOR A LIST OF ACCESSORIES SUPPLIED BY TPS, SHIPPED LOOSE AND INSTALLED BY OTHERS

**WELD DETAIL**

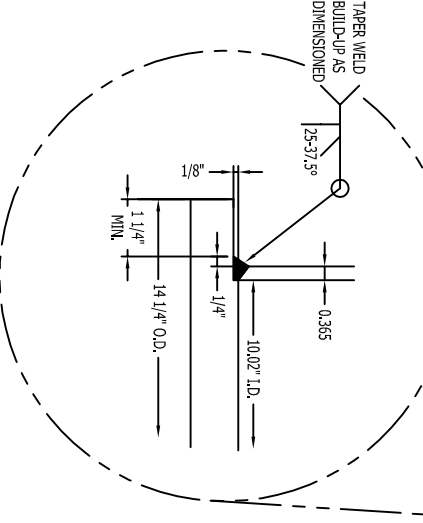
DESCRIPTION	DETAIL
SHIELD TO HEAD	SEE DETAIL
INVERTED BRACKET TO SHIELD	IN-300
SHIELD TO FLANGE	NW-1

**SCHEDULE OF OPENINGS**

MARK	NO.	SERVICE	SIZE	RATING	TYPE	BORE	WALL	NECK	SCHED.	I.S.	PROJECTION	WELD DETAIL	WELD SIZE	ITEM NO.
A	1	INLET	6"	300#	RF-50	5.761	0.432	7.1/8"	80	0.0	CONTOUR	NW-1	3/8	25
B	1	OUTLET	6"	300#	RF-50	5.761	0.432	7.1/8"	80	0.0	CONTOUR	NW-1	3/8	26
C	1	VENT	1/2"	6000#	CG							OW-11	3/8	36
D	1	VENT	1/2"	6000#	CG							OW-11	3/8	38
E	1	MANWAY	1"	3000#	CG							OW-11	3/8	37/47



**ELEVATION**  
SCALE: 3" = 12"

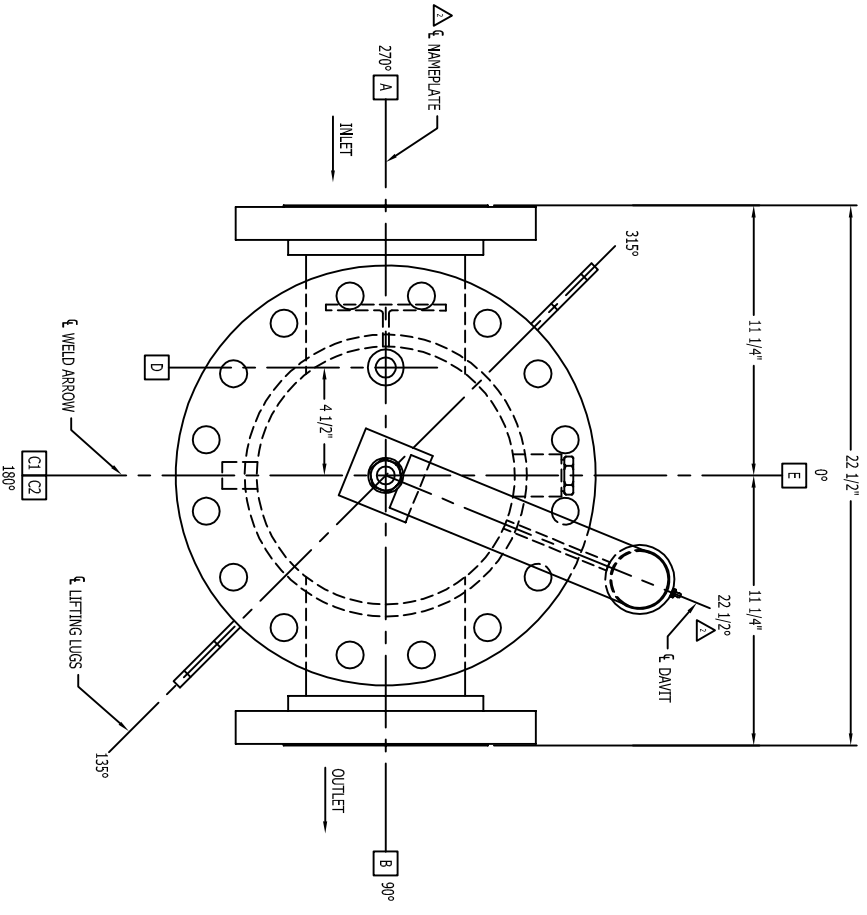


ALL DIMENSIONS ARE ± 1/16" (3 MM) UNLESS OTHERWISE NOTED.

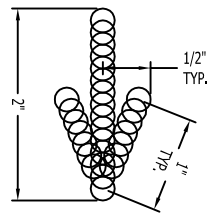
**BILL OF MATERIAL**

ITEM	QTY	MULT	U/M	I.C.N.	DESCRIPTION	MATERIAL
1	1	1.41	SPT	07-004772	HEAD, R. 1 1/4" X 1 1/4" O.D.	SA-516-20N
2	1	2.21	FT	55-002325	PIPE, SH. 10" S.W. S.W.S. X 1/2" LG.	SA-106-C
3	1	1	EA	13-008618	PIPE, 6" S.W. X 1/8" LG.	SA-106-C
4	1	1	EA	55-11354	FLANGE, 6" S.W. ANSI RF-50	SA-105
5	1	1	EA	55-11353	FLANGE, 10" S.W. ANSI RF-50	SA-105
6	1	1	EA	55-11460	FLANGE, 8" I.D. 10" S.W. RF-80	SA-105
7	1	1	EA	05-016970	CG 6, 1/2"-300# FULL THROD X 1 7/8" LG.	SA-105
8	1	1	EA	05-016972	CG 6, 1" S.W. FULL THROD X 2 3/8" LG.	SA-105
9	1	1	EA	12-002520	THROCKET, 1/2" NPT, 6000# RAT	SA-105
10	1	1	EA	12-002528	PLUG, PIPE HERHD, 1/2"	A-105
11	1	1	EA	12-002529	PLUG, PIPE HERHD, 1"	A-105
12	1	1	EA	02-070232	LIFTING LUG	SA-516-70
13	1	1	EA	02-070232	INVERTED BRACKET 1 7/8" LIFT LEG	A-35
14	1	1	EA	05-007831	INVERTED CONE, ALUM.	ALUM.
15	1	1	EA	55-040271	STUD, 1" X 1 1/2" LG. ZINC COATED	SA-103-87
16	1	1	EA	12-002620	NUT, 1" HD. ZINC COATED	SA-199-2H
17	1	1	EA	12-007112	GASKET, 10" S.W. F401TC CG	304 SS
18	1	1	EA	05-006067	DAWT, 10" S.W. BLIND FLG.	A-304-1025
19	1	1	EA	12-022912	PROTECTOR, FLANGE, 6" S.W.	POV
20	1	1	EA	05-008533	PAINT, CARBOCOAT 150, GRAY	AKTD
21	1	1	EA	05-008568	THINNER, CARBOLINE #10	
22	1	1	EA		DELTE	

NOTE: FLANGE FACE [A] TO BE PARALLEL TO FLANGE FACE [B] WITHIN ± 1/16".



**TRUE ORIENTATION**  
SCALE: 3" = 12"



**WELD ARROW DETAIL**  
SCALE: FULL

STAMP WITH ONTARIO CRN# M2987.5  
IF REQUIRED, \*  
\* SEE SALES ORDER

REV	ECO	DATE	BY	CHKD	ENGR	DESCRIPTION
0	..	05/22/09	TWV	DAC	TAE	FIRST ISSUE (DWR# 34503)
1	..	03/22/10	DIB	DAC	TAE	REUSED AS NOTED (DWR# 35236)
2	..	05/05/10	CRJ	DAC	TAE	REV PER MARK-UP (DWR# 35370)
3	..	07/12/10	DIB	DAC	TAE	REV REMOVED ITEM R04 (DWR# 35537)
4	..	12/28/10	SWS	DAC	TAE	ADDED THROLETS (DWR# 35929)

**ESTIMATED WEIGHTS**

EMPTY	600	KG
FULL OF WATER	692	KG

**QTY. REQD.:** \*

**PROJECT NO.:** \*

**CUSTOMER:** \*

**P.O. NO.:** \*

**CERTIFIED BY**

PERRY EQUIPMENT CORP.  
MINERAL WELLS, TEXAS  
U.S.A.

MAWP  PSIG AT  OF

MDMT  OF AT  PSIG

MAENP  PSI AT  OF

SER. NO.

CA.  INCH VR. BLT

MODEL

CLOSURE GASKET NO.

TAG: \*

**PERRY EQUIPMENT CORPORATION**  
Manufacturers  
MINERAL WELLS, TEXAS  
BOX 640 MINERAL WELLS, TEXAS 76688

**SERIES 30F**

**MODEL: 30F-1-819-10-740-6**

**VERTICAL FILTER**

DWG BY: TWV    CHK BY: DAC    SCALE: AS SHOWN

DATE: 05/22/09    DATE: 05/26/09    REV: 4

ACD/DMM/MS/DC

5693    D-113537

# Miller & Parkdale Regulator Acoustical Sound Study Consumers Energy

May 4, 2026

2600031

Prepared By:



ROWE PROFESSIONAL  
SERVICES COMPANY

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**REFERENCES**

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<https://noiseawareness.org>

**ACRONYMS**

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dB     Decibel

## I. PURPOSE

ROWE Professional Services Company was contracted by Consumers Energy to conduct an acoustical sound study regarding the reconstruction of the Miller and Parkdale Regulator Station which is located at 824 Miller Avenue in the City of Rochester on parcel 15-11-328-004. The proposed reconstruction will include the installation of an exterior natural gas heater which will be used to heat the gas flowing through the station. At the introductory meeting with the Rochester Planning Commission, a sound study was requested to document the potential impact of the heater regarding noise. The purpose of this study is to establish ambient noise levels and compare them with the anticipated noise generated from the proposed natural gas heater that will be installed.

## II. STUDY APPROACH

The study was performed on-site using the following equipment:

- a. Reed Instrument R8080 Sound Level Meter Type 2
- b. Teckoplus Model SLTK-885B Noise Decibel Calibrator
- c. Camera Tripod

The sound level meter was last calibrated on April 8, 2026. The on-site study was performed on April 10, 2026.

Sound measurements were recorded at the recently reconstructed Montrose & Ridgeway regulator station which has a slightly larger heater. The site has a similar perimeter wall that is approximately twelve feet away from the heater. Measurements were taken at 3 feet and 12 feet from the heater (inside the fence) and at 13.5 feet from the heater (outside the fence). Measurements were taken while the heater was not running to record the ambient noise level and while the heater was running to estimate the potential noise levels that can be anticipated at Miller and Parkdale. This information was then compared to the maximum noise level of the proposed heater as published by the manufacturer.

Ambient measurements were recorded for five minutes at 3 feet away, 12 feet away and 13.5 feet away. Measurements were also recorded for ten minutes at 3 feet away, 12 feet away and 13.5 feet away while the existing heater was running. Upon completion of each measurement, the data was downloaded into the software for graphing and analysis purposes.

## III. STUDY RESULTS

### A. Montrose & Ridgeway Ambient – 3 Feet Away

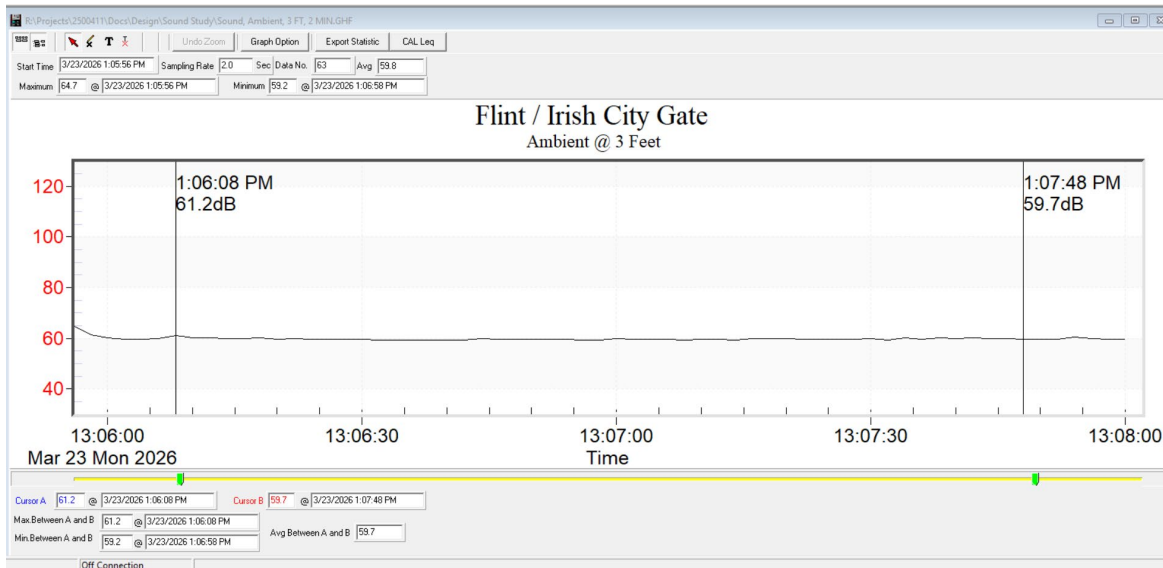
Measurements were recorded 3 feet away from the existing heater at the Montrose & Ridgeway regulator for five minutes while the heater was not running. These measurements demonstrate the typical ambient noise levels while the heater is not in use. (There is a small amount of noise from gas flowing through the pipes.)

Measurements were recorded from 10:56 a.m. to 11:01 a.m. (5 minutes). The following Table 1 summarizes the data recorded.

**Table 1: Montrose & Ridgeway – 3 Feet Away – Ambient**

Measurements	Average (dB)	Maximum (dB)	Minimum (dB)
Duration	52.1	57.4	51.2

**Graph 1: Montrose & Ridgeway – 3 Feet Away – Ambient**



Comments: The levels depicted in this graph are typical of gas flowing through the pipes near the heater.

Summary: During the measurements at this location, the sound level averaged 52.1 dB with small spikes to approximately 57 dB.

**B. Montrose & Ridgeway Ambient – 12 Feet Away**

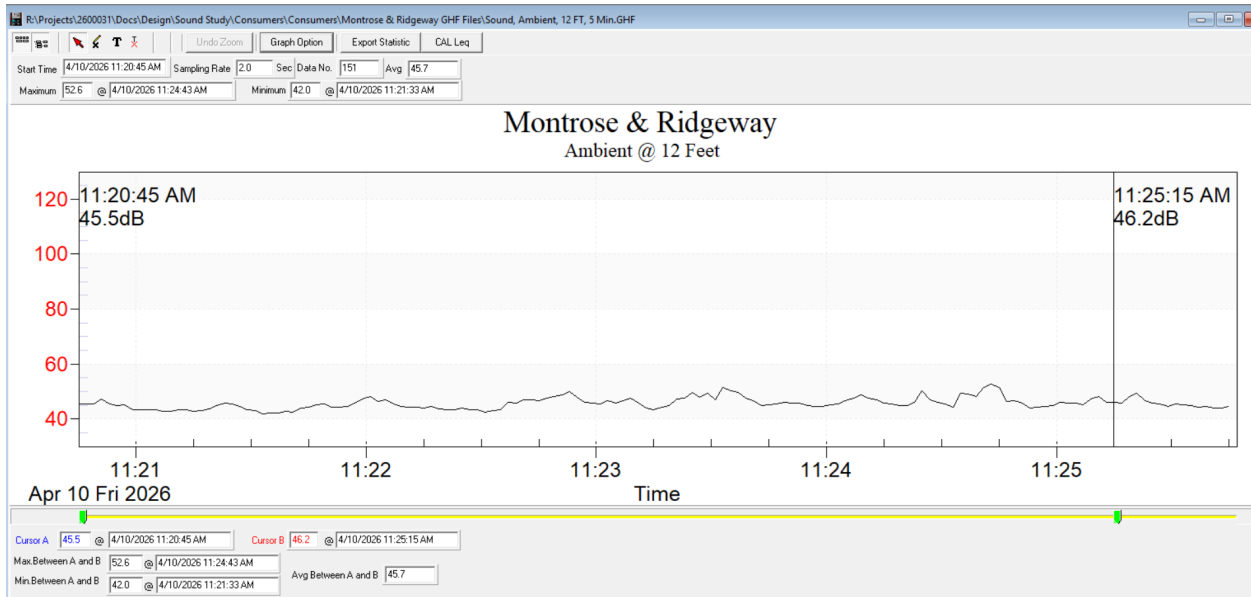
Measurements were recorded 12 feet away from the existing heater at the Montrose and Ridgeway regulator for five minutes while the heater was not running. These measurements demonstrate the typical ambient noise levels while the heater is not in use.

Measurements were recorded from 11:20 a.m. to 11:25 a.m. (5 minutes). The following Table 2 summarizes the data recorded.

**Table 2: Montrose & Ridgeway – 12 Feet Away – Ambient**

Measurements	Average (dB)	Maximum (dB)	Minimum (dB)
Duration	45.7	52.6	42.0

**Graph 2: Montrose & Ridgeway – 12 Feet Away – Ambient**



Comments: The levels depicted in this graph are typical of gas flowing through the pipes near the heater. The levels are lower as the distance from the piping increases.

Summary: During the measurements at this location, the sound level averaged 45.7 dB with small spikes to approximately 53 dB.

**C. Montrose & Ridgeway Ambient – 13.5 Feet Away (Outside Fence)**

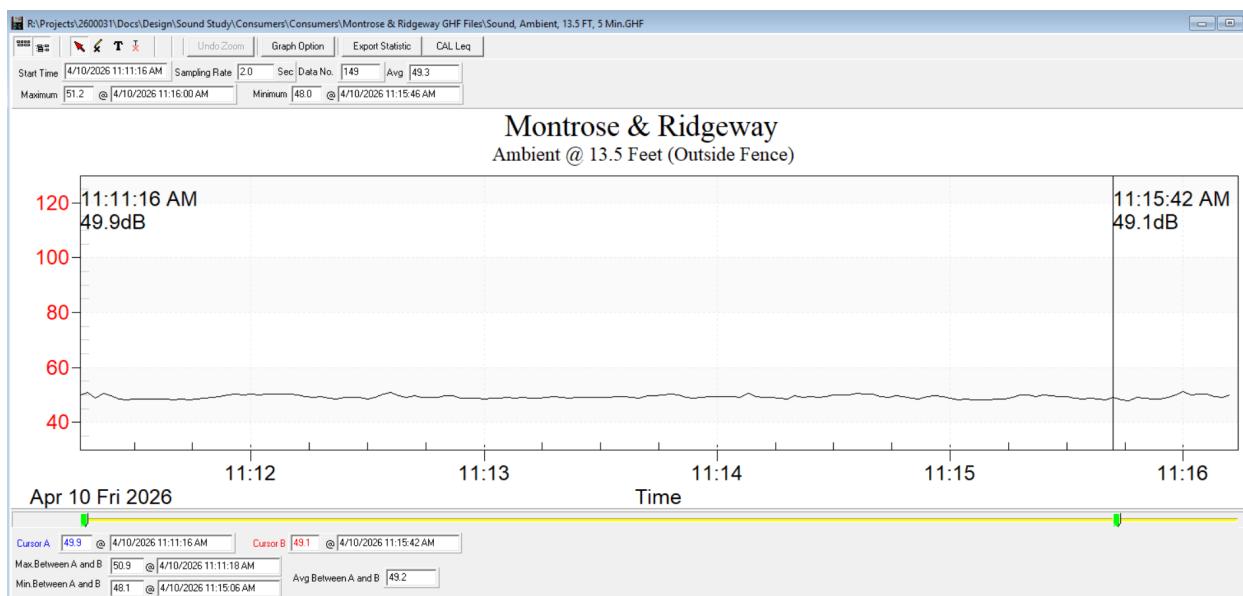
Measurements were recorded 13.5 feet away from the existing heater (outside the fence) at the Montrose & Ridgeway regulator for five minutes while the heater was not running. These measurements demonstrate the typical ambient noise levels while the heater is not in use.

Measurements were recorded from 11:11 a.m. to 11:16 a.m. (5 minutes). The following Table 3 summarizes the data recorded.

**Table 3: Montrose & Ridgeway – 13.5 Feet Away (Outside Fence) – Ambient**

Measurements	Average (dB)	Maximum (dB)	Minimum (dB)
Duration	49.2	50.9	48.1

**Graph 3: Montrose & Ridgeway – 13.5 Feet Away (Outside Fence) – Ambient**



Comments: The levels depicted in this graph are typical of gas flowing through the pipes near the heater. The levels are lower as the distance from the piping increases.

Summary: During the measurements at this location, the sound level averaged 49.2 dB with small spikes to approximately 51 dB. It appears that the ambient noise levels outside the fence/in the neighborhood are slightly higher than inside the fence.

**D. Montrose & Ridgeway Heater Running – 3 Feet Away**

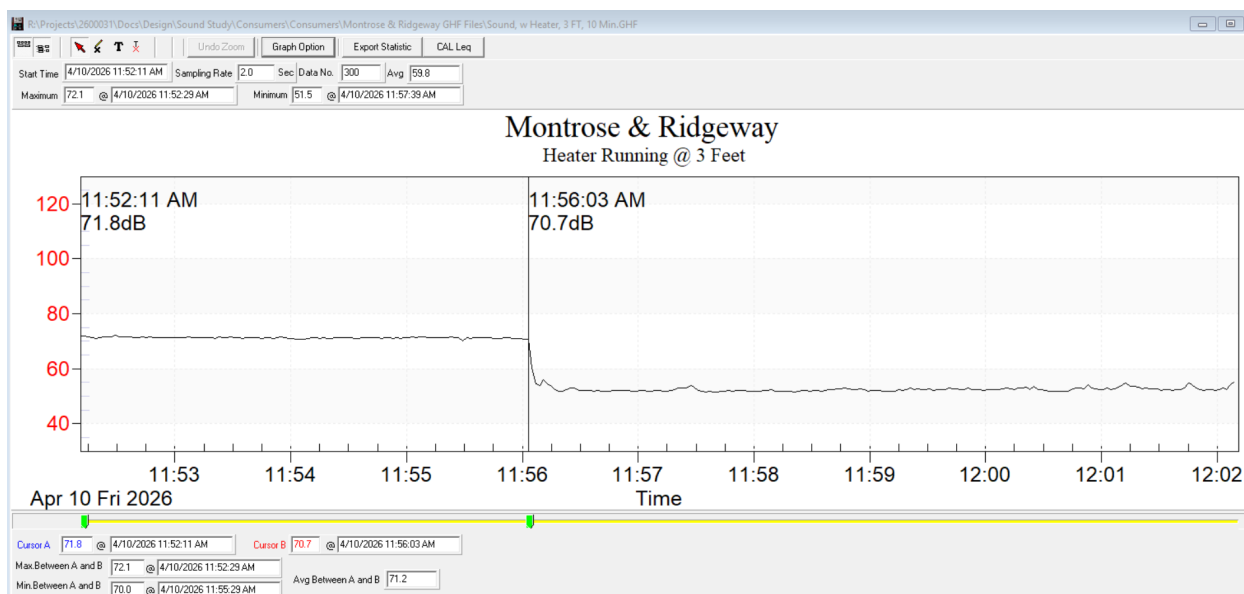
Measurements were recorded 3 feet away from the existing heater with the heater running for ten minutes. These measurements demonstrate the typical noise levels while the heater is in use.

Measurements were recorded from 11:52 a.m. to 12:02 p.m. (10 minutes). It should be noted that the heater only ran for four minutes of this time. The following Table 4 summarizes the data recorded when the heater was actually running.

**Table 4: Montrose & Ridgeway – Heater Running 3 Feet Away**

Measurements	Average (dB)	Maximum (dB)	Minimum (dB)
Duration	71.2	72.1	70.0

**Graph 4: Montrose & Ridgeway – Heater Running 3 Feet Away**



Comments: The levels depicted in this graph are typical of the heater running. The manufacturer of the proposed heater publishes a maximum noise level of 80 dB 3 feet from the heater.

Summary: During the measurements at this location, the sound level averaged 71.2 dB with small spikes to approximately 72.1 dB.

**E. Montrose & Ridgeway Heater Running – 12 Feet Away**

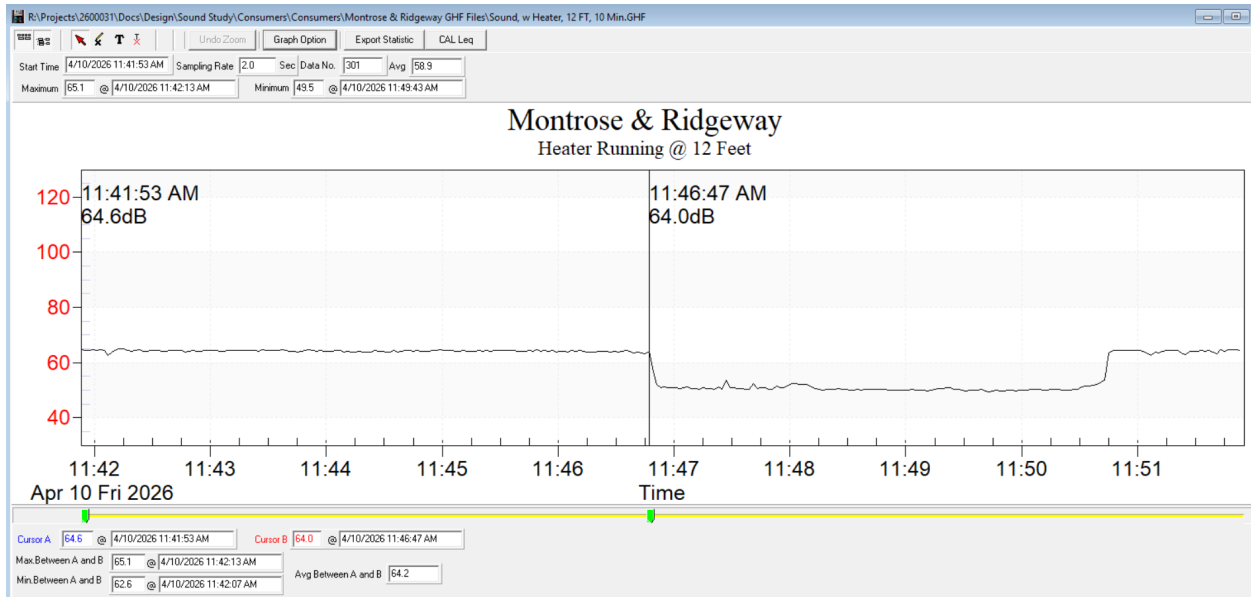
Measurements were recorded 12 feet away from the existing heater with the heater running for ten minutes. These measurements demonstrate the typical noise levels while the heater is in use.

Measurements were recorded from 11:42 a.m. to 11:52 a.m. (10 minutes). It should be noted that the heater only ran for five minutes of this time. The following Table 5 summarizes the data recorded when the heater was actually running.

**Table 5: Montrose & Ridgeway – Heater Running 12 Feet Away**

Measurements	Average (dB)	Maximum (dB)	Minimum (dB)
Duration	64.2	65.1	62.6

**Graph 5: Montrose & Ridgeway – Heater Running 12 Feet Away**



Comments: The levels depicted in this graph are typical of the heater running. The noise level drops as the distance increases.

Summary: During the measurements at this location, the sound level averaged 64.2 dB with small spikes to approximately 65.1 dB. Note that the noise drops by approximately 20 percent on the other side of the wall.

**F. Montrose & Ridgeway Heater Running – 13.5 Feet Away (Outside Fence)**

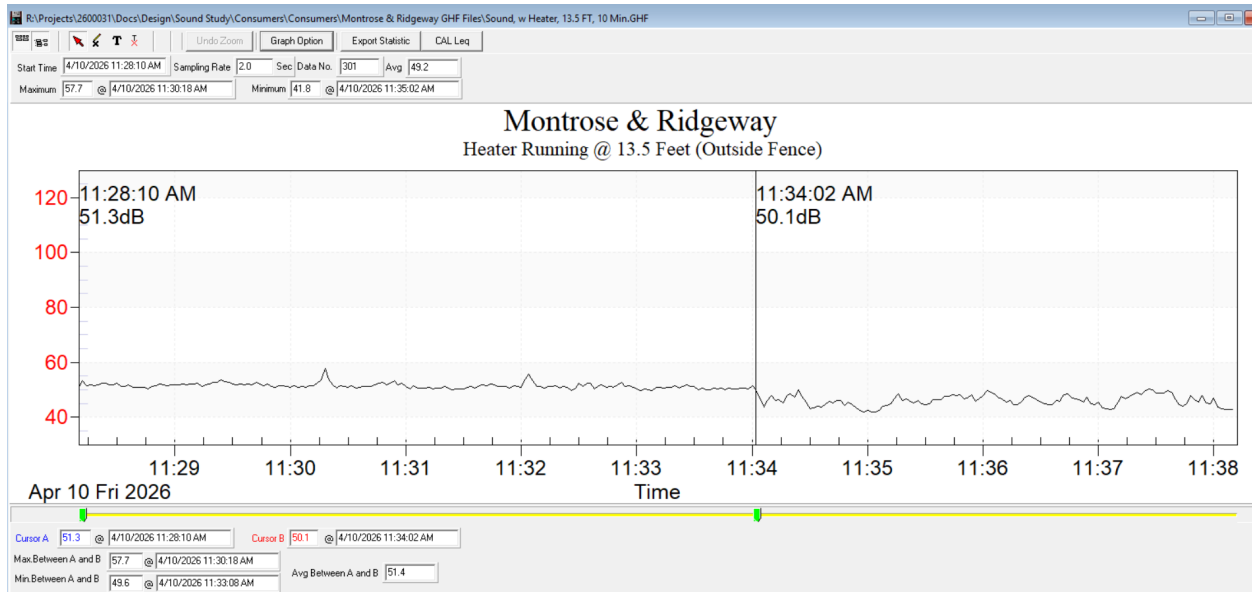
Measurements were recorded 13.5 feet away from the existing heater (outside fence) with the heater running for ten minutes. These measurements demonstrate the typical noise levels while the heater is in use.

Measurements were recorded from 11:28 a.m. to 11:38 a.m. (10 minutes). It should be noted that the heater only ran for six minutes of this time. The following Table 6 summarizes the data recorded when the heater was actually running.

**Table 6: Montrose & Ridgeway – Heater Running 13.5 Feet Away**

Measurements	Average (dB)	Maximum (dB)	Minimum (dB)
Duration	51.4	57.7	49.6

**Graph 6: Montrose & Ridgeway – Heater Running 13.5 Feet Away (Outside Fence)**



Comments: The levels depicted in this graph are typical of the heater running. The noise level drops as the distance increases.

Summary: During the measurements at this location, the sound level averaged 51.4 dB with small spikes to approximately 57.7 dB. Note that the noise drops by approximately 10 percent in just 9 feet.

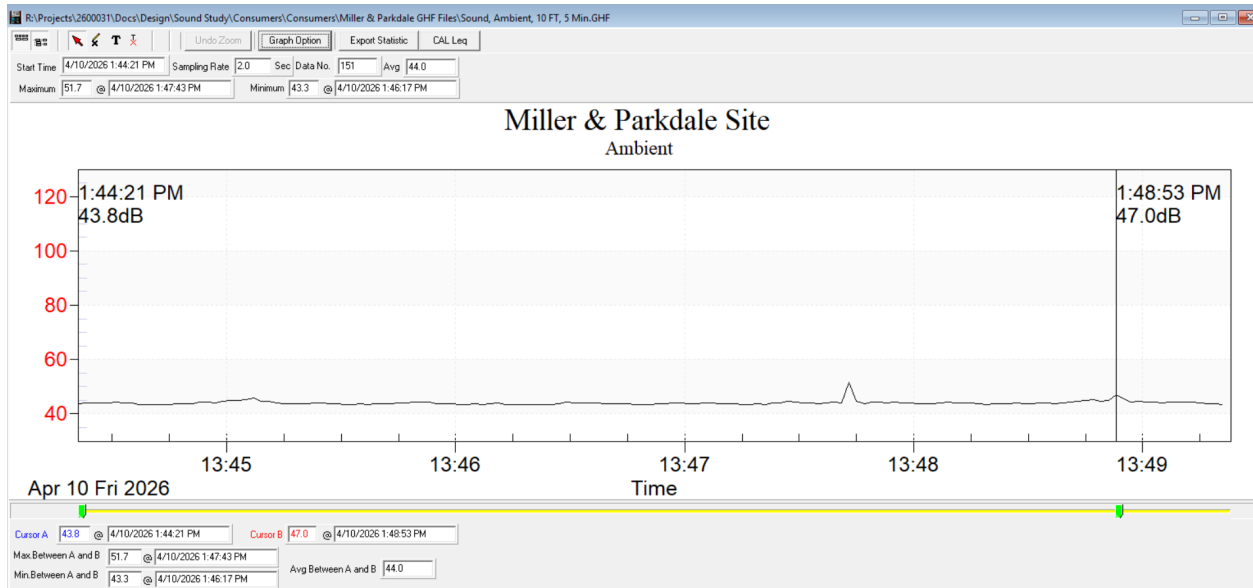
**G. Miller & Parkdale Site – Ambient**

In order to document the current noise levels at the existing Miller & Parkdale site, sound levels were recorded near the existing equipment at the site. Measurements were taken for five minutes. These measurements demonstrate the typical ambient noise levels at this site. (There is not a heater at this site currently.)

Measurements were recorded from 1:44 p.m. to 1:49 p.m. (5 minutes). The following Table 7 summarizes the data recorded.

**Table 7: Miller & Parkdale Site - Ambient**

Measurements	Average (dB)	Maximum (dB)	Minimum (dB)
Duration	44.0	51.7	43.3

**Graph 7: Miller & Parkdale Site - Ambient**

Comments: The levels depicted in this graph are typical of a residential area.

Summary: During the measurements at this location, the sound level averaged 44.0 dB with small spikes to approximately 51.7 dB likely due to traffic.

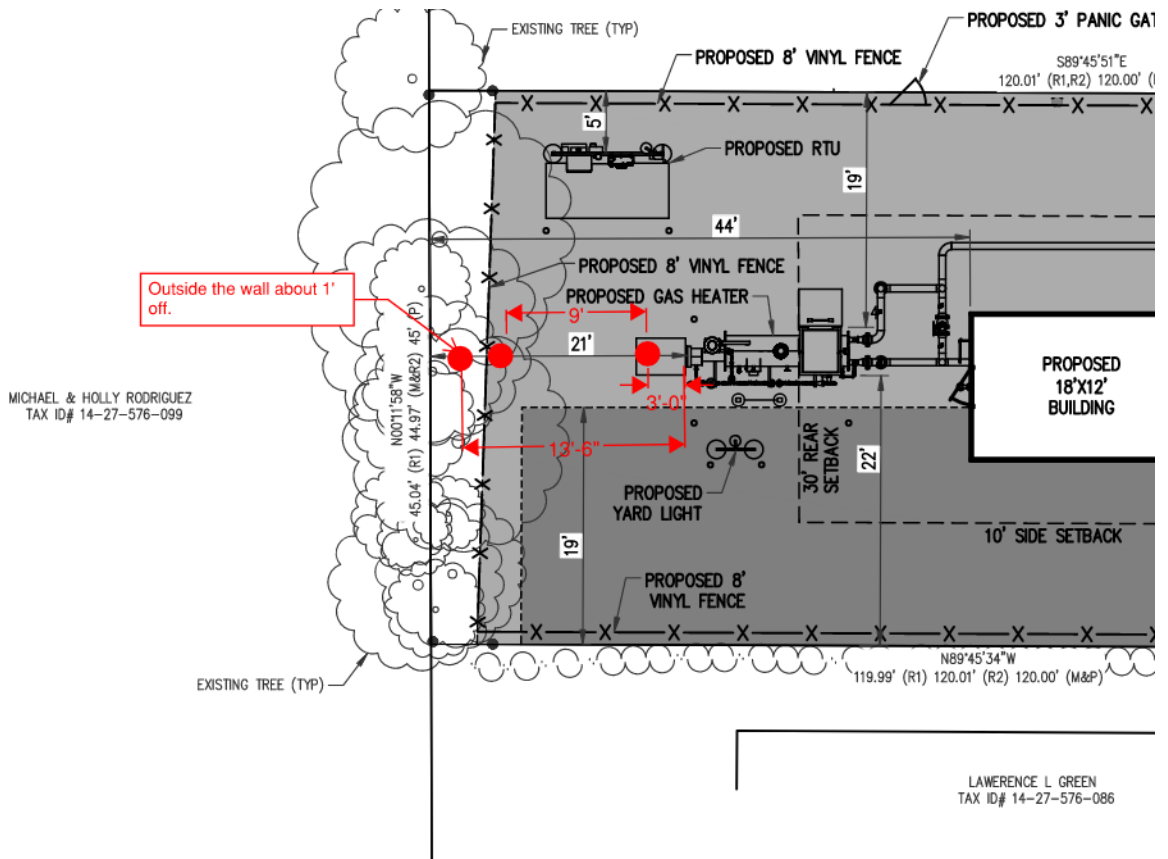
## H. Conclusions

Based on information provided by the heater manufacturer, the anticipated noise generated by the proposed heater will be approximately 75 dB (80 dB Maximum) at 3 feet from the equipment. (Note that sound measurements from a similar heater recorded a maximum noise level of 72.1 at 3 feet from the equipment and the proposed newer heater should be quieter.) As demonstrated from the graphs above, the sound level will typically drop approximately 10 percent at 12 feet away from the equipment. A 75 dB noise will drop to approximately 67.5 dB at 12 feet from the equipment. The proposed concrete wall will further dissipate the heater noise to approximately 52 dB outside the wall.

The ambient sound at the existing site was measured at 44.0 dB which is slightly higher than a typical quiet residential area. The anticipated noise level from gas flowing through the heater (off) is approximately 45.7 dB which is only slightly higher than the existing ambient noise. While the heater is operating, the noise level is estimated to be approximately 52 dB outside the fence. This increase is only slightly higher than the existing levels and falls well within the requirements of Section 2301 – Sound of the Rochester zoning ordinance. The anticipated noise level at the property line with the heater running will be similar to normal conversation.

It should also be noted that the heater will only operate during colder temperatures encountered during the heating season. The heater will not operate during the spring, summer, and fall months when neighbors are typically outside or have windows open.

# Appendix A: Site Location Map – Montrose & Ridgeway



## Appendix B: Common Sound Levels



### COMMON NOISE LEVELS - HOW LOUD IS TOO LOUD?

Continued exposure to noise above 70 dBA (adjusted decibels) over time will cause hearing loss. The volume (dBA) and the length of exposure to the sound will tell you how harmful the noise is. In general, the louder the noise, the less time required before hearing loss will occur.

If you must be exposed to noise, it is recommended that you limit the exposure time and/or wear hearing protection. A 3 dBA increase doubles the amount of noise, and halves the recommended amount of exposure time.

The following decibel levels of common noise sources are typical, but will vary. Noise levels above 140dBA can cause damage to hearing after just one exposure.

### POINTS OF REFERENCE MEASURED IN DECIBELS

- 0 the softest sound a person can hear with normal hearing
- 10 normal breathing
- 20 whispering at 5 feet
- 30 soft whisper
- 50 rainfall
- 60 normal conversation
- 110 shouting in ear
- 120 thunder

### COMMON NOISE LEVELS (DBA)

Do *your* daily activities put you at risk of noise-induced hearing loss? Check out the following list and see if action is needed to protect your hearing from noise. Repeat exposure to noise at a level of just 70 dBA can cause permanent hearing issues. What can you do? Avoid noisy environments. And on those occasions where you can't distance yourself from the noise source, use hearing protection. Noise-induced hearing loss is permanent, yet entirely preventable.

**Home**

- 50 Refrigerator
- 50-60 Electric Toothbrush
- 50-75 Washing Machine
- 50-75 Air Conditioner
- 50-80 Electric Shaver
- 55 Coffee Percolator
- 55-70 Dishwasher
- 60 Sewing Machine
- 60-85 Vacuum Cleaner
- 60-95 Hair Dryer
- 65-80 Alarm Clock
- 70 TV Audio
- 70-80 Coffee Grinder
- 70-95 Garbage Disposal
- 75-85 Flush Toilet
- 80 Pop-Up Toaster
- 80 Doorbell
- 80 Ringing Telephone
- 80 Whistling Kettle
- 80-90 Food Mixer or Processor
- 80-90 Blender
- 110 Baby Crying
- 110 Squeaky Toy Held Close to Ear
- 135 Noisy Squeeze Toys

**Work**

- 40 Quiet Office, Library
- 50 Large Office
- 65-95 Power Lawn Mower
- 80 Manual Machine, Tools
- 85 Handsaw
- 90 Tractor
- 90-115 Subway
- 95 Electric Drill
- 100 Factory Machinery
- 100 Woodworking Class
- 105 Snow Blower
- 110 Power Saw
- 110 Leaf Blower
- 120-125 Chainsaw, Hammer On Nail
- 120 Pneumatic Drills, Heavy Machine
- 120 Jet Plane at Ramp
- 120 Ambulance Siren
- 130 Jackhammer, Power Drill
- 130 Air Raid
- 130 Percussion Section at Symphony
- 140 Airplane Taking Off



- 150 Jet Engine Taking Off
- 150 Artillery Fire at 500 Feet
- 189 Rocket Launching from Pad

### Recreation

- 40 Quiet Residential Area
- 70 Freeway Traffic
- 85 Heavy Traffic, Noisy Restaurant
- 90 Truck, Shouted Conversation
- 95-110 Motorcycle
- 100 Snowmobile
- 100 School Dance, Boom Box
- 110 Music Club, Disco
- 110 Busy Video Arcade
- 110 Symphony Concert
- 110 Car Horn
- 110-120 Rock Concert
- 112 Personal Music Player on High
- 117 Football Game Stadium
- 120 Band Concert
- 125 Auto Stereo
- 130 Stock Car Races
- 143 Bicycle Horn
- 150 Firecracker
- 156 Cap Gun
- 157 Balloon Pop
- 162 Fireworks (at 3 Feet)
- 163 Rifle
- 166/170 Handgun, Shotgun



# MCKENNA

May 26, 2026

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

**Subject:** 136 Walnut Boulevard (PID: 15-15-277-001); Preliminary Plan Review; Site Plan dated March 19, 2026.

Dear Planning Commissioners:

At the City's request we have reviewed a proposal from Giovanni Aluia on behalf of ATL Residential, LLS to construct a three-story mixed-use building with covered parking. The site is located at the southeast corner of the intersection of Walnut Boulevard and West Second Street in the Central Business District (CBD). West Main Street Alley runs along the eastern property line of the parcel. This parcel is in the CBD General Business zoning district.

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. **Use.** The plan proposes a building with first floor retail space and 12 upper story apartments. While retail is permitted by right in the CBD zoning district, upper story apartments are permitted in the CBD, B-1, O-1, and O-2 districts *by special exception only* (§2111). Therefore, the proposed plans will require site plan and special exception review, and the application should be updated to indicate that a special exception is being requested.
2. **Dimensional Requirements.** The site has a total area of .207 acres. Setbacks of zero feet are proposed at the front and both side yards, and a setback of three feet is proposed at the rear of the building. The proposed setbacks comply with the standards of the ordinance. The property lines and setbacks should be clearly indicated on the site plans.

The proposed structure will be three stories, with a total gross floor area of 21,500 square feet. The first floor will be dedicated to retail space and will have an area of 3,860 square feet, while the two upper floors will be comprised of 12 upper story apartments, with 8,820 square feet on each floor. As currently proposed, each apartment meets the minimum dwelling unit area, and the remainder of the first floor will be used to provide covered off-street parking at the rear of the building.

3. **Parking.** The plans include a parking calculation which correctly captures the requirement for 1.5 spaces per one bedroom apartment and 2 for each two-bedroom apartment, resulting in a requirement of 18 off-street parking spaces for the residential use. The calculations cite the correct requirement of one space per 200 square feet of gross floor area, but the calculation was performed based on net square footage, not gross floor area. Based on the gross floor area of the retail space on the first floor, 19 off-street spaces area required to accommodate the retail use, instead of the 14.4 noted on the plans. The plans should be updated to reflect the correct calculation.

### HEADQUARTERS

235 East Main Street  
Suite 105  
Northville, Michigan 48167

○ 248.596.0920  
F 248.596.0930  
MCKA.COM

Communities for real life.



Based on the corrected calculation, a total of 37 spaces are required. Seventeen off-street spaces are included in the plans. This leaves a shortfall of 20 spaces so be accommodated. The site plan does not clearly indicate if the applicant is seeking approval for payment in lieu of parking for this shortfall.

4. **Refuse.** The plans note that trash will, “be internal” (sheet 1). Please clarify the intended location for trash and recycle receptacles on the site, and the proposed method for trash removal.
5. **Façade and Design Standards.** Given that the plan proposes a new structure in the CBD, it must comply with §2118 Architectural guidelines and standards for nonresidential and mixed-use buildings and projects:
  - Consider opportunities to create better defined entrances, including recessing entrances where possible (§2118(1)(b)(3)).
  - While the building materials shown in the renderings appear to include a mixture of brick, siding, concrete, and other materials that are consistent with the character of the area, please provide a note on the plans indicating specific details about the façade material types and colors being used.
  - The proposed plan must comply with §2118(1)(b)(5), providing three items from the list. The proposed plans currently provide only two- raised parapets and canopies. The plans should be updated to reflect a third design element from the list.
  - While plantings are shown along the façade in the landscape plan, they are not shown in the rendering. This inconsistency should be corrected.
  - The blank wall along the east façade (alley façade) exceeds the allowable blank wall area.
6. **Access and Circulation.**
  - Main Street Alley along the east property line is one-way heading south. Show pavement markings to delineate direction of travel. Consider the addition of signage at the entrance/exit of the parking area indicating the single direction of traffic flow.
  - Clarify location of area for loading/unloading activity.
7. **Lighting.** While the photometric plan indicates that there is no light trespass, the lighting fixture detail provided does not appear to be downward facing. Please clarify if this is a downward facing fixture or note specifying that illumination from the fixtures will serve to accent the building walls and will not shine into the night sky.
8. Clarify location of mechanical equipment. If located on the rooftop, add a note that they will be concealed from view of Walnut Boulevard and East 2<sup>nd</sup> Street.



**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 and special exception approval, subject to the submission of a complete revised site plan set addressing all of the issues noted in underlined comments above.

Respectfully  
**McKENNA**

Lori Morgan, AICP  
Senior Planner

Cc: Jeremy Peckens  
Nik Banda  
Rose McKinney  
Jeff Kragt

# 136 WALNUT BLVD.

GENERAL DESCRIPTION: 3000 sf retail and Residential mix use

ESTIMATION OF TIMETABLE: 1 Year

## PARCEL DESCRIPTION:

PART OF THE NE ¼ OF SECTION 15, T3N, R11E, CITY OF ROCHESTERS, OAKLAND COUNTY, MICHIGAN DESCRIBED AS: LOT 74 OF "ORIGINAL PLAN" AS RECORDED IN LIBER 3, PAGE 30, OAKLAND COUNTRY RECORDS.

SITE AREA: 0.207 ACRES

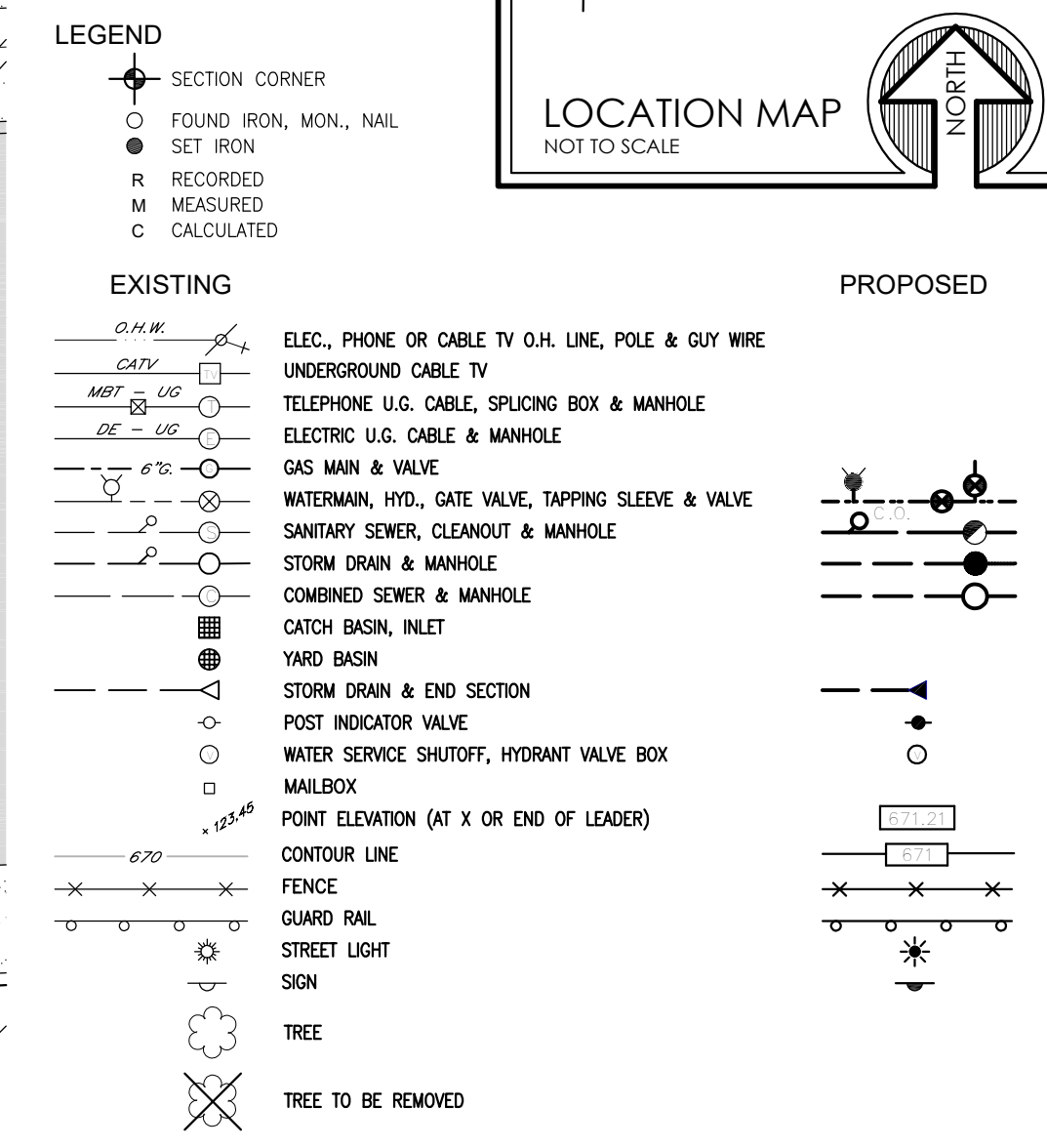
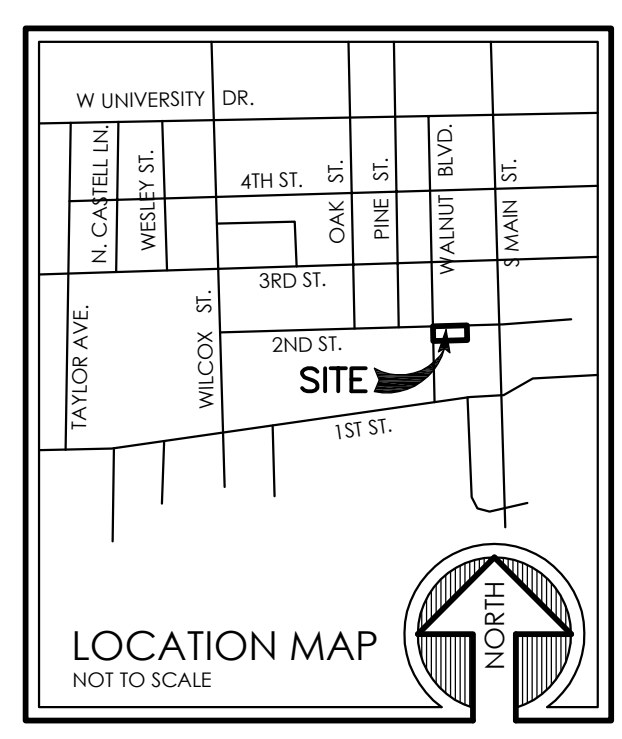
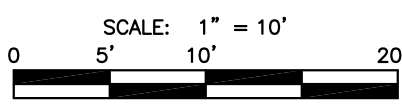
CURRENT ZONING: CBD DISTRICT

PROPOSED ZONING: CBD DISTRICT

OWNER: \_\_\_\_\_



GIOVANNI ALUIA



**EXISTING DESCRIPTION**

U.P.	UTILITY POLE
B.C.P.G.	BUILDING CORNER/FINISHED GRADE
G.C.	GARAGE CORNER
L.P.	LIGHT POLE
EA	EDGE OF ASPHALT
T/C	TOP OF CURB
G	GUTTER
FCI	FOUND CAPPED IRON
FP	FOUND PIPE
EC	EDGE OF CONCRETE
TA	TOP OF ASPHALT
EP	EDGE OF PAVERS
HYD	HYDRANT
WSD	WATER SHUT OFF
SM	SANITARY MANHOLE
C.B.S.	CATCH BASIN SQUARE
C.B.R.	CATCH BASIN BEEHIVE
GF	GARAGE, FINISHED FLOOR
FIN.FL.	FINISHED FLOOR
FE	FENCE
GM	GAS MARKER
PRK MTR	PARKING METER
GM	GAS METER
ELC MTR	ELECTRIC METER
WTR MTR	WATER METER

**DISTRIBUTION**

●	PRELIMINARY
●	APPROVAL
○	CONSTRUCTION
○	AS-BUILT

**REVISIONS**

DATE	REMARKS

**SITE DATA**

ADDRESS 136 WALNUT BLVD.

PID 15-15-277-001

SITE AREA 0.207 ACRES

ZONING CBD DISTRICT

SETBACKS	REQUIRED	PROPOSED
FRONT	0'	0'
SIDE	0'	0'
REAR	3'	3'

**PARKING**

REQUIRED	PROPOSED	
RESIDENTIAL	1.5 PER 1 BEDROOM UNIT 4 x 1.5 = 6 2 PER 2 BEDROOM UNIT 6 x 2 = 12 6 + 12 = 18	17 SPACES (ONSITE)

**RETAIL**

REQUIRED	PROPOSED
1 PER 200 S.F. 2879 / 200 = 14.4	9 SPACES (STREET SIDE) INCLUDING 1 ADA SPACE

\*REMAINING REQUIRED SPACES TO BE PROVIDED VIA PUBLIC PARKING PROGRAM

- NOTES**
- WETLANDS DO NOT EXIST ON THE SITE PER EGLE WETLANDS MAP VIEWER. A WETLAND ASSESSMENT HAS NOT BEEN PERFORMED.
  - FLOODPLAIN DOES NOT EXIST ON THESE PARCELS PER FIRM MAP PANEL #26123C0392F, DATED SEPT. 29, 2006.

Utility Information, as shown, indicates the approximate locations and types of utilities as disclosed to this firm by various utility company's markings and/or plans provided.

No guarantee is provided or implied as to the existence, accuracy or completeness of any utilities.

All locations and depths of any utilities that may exist shall be verified in the field by others prior to the start of construction.

Extreme caution shall be utilized during construction when operating near overhead and/or buried utilities.

CALL MISS DIG 72 HOURS (3 WORKING DAYS - EXCLUDING SAT., SUN. & HOLIDAYS)

**811** Know what's below. (TOLL FREE) FOR THE LOCATION OF UNDER GROUND FACILITIES

**TREE LIST**

TAG#	SIZE (IN.)	SPECIES	SPREAD (FT.)	REMOVE
1987	25	MAPLE	50	X
1988	24	CATALPA	35	
1989	33	MAPLE	50	
1986	19	BOXELDER	35	X

- SITE BENCHMARKS**  
(NAVD88 DATUM)
- CATCH BASIN RIM AT SOUTHEAST CORNER OF WALNUT BLVD. AND 2ND STREET ELEV.: 754.71
  - CATCH BASIN RIM AT SOUTHWEST CORNER OF 2ND STREET AND ALLEY ELEV.: 753.07

- PROPOSED SITE UTILITIES**
- SANITARY SEWER** - SANITARY SEWER LEAD SHALL BE PROVIDED FROM EXISTING 10" SANITARY SEWER IN 2ND STREET RIGHT-OF-WAY. WATER SERVICE SHALL BE PROVIDED FROM EXISTING 6" WATERMAIN ON NORTH SIDE OF 2ND STREET. EXISTING HYDRANT ON NORTH SIDE OF 2ND STREET ACROSS FROM PROPERTY. PROPOSED HYDRANT ON EAST SIDE OF WALNUT BLVD. NEAR S2 CORNER OF SITE. ROOF LEAD TO BE PROVIDED FROM EXISTING 12" STORM SEWER IN 2ND STREET RIGHT-OF-WAY. ALL OTHER SITE STORM WATER TO SHEET FLOW TO ALLEY.
  - WATER MAIN** -
  - STORM DRAINAGE** -
  - ELECTRICAL/TELEVISION/TELEPHONE** - ELECTRIC SERVICE SHALL BE PROVIDED FROM EXISTING UTILITY POLE SOUTHEAST OF SITE.
  - GAS** - GAS SERVICE SHALL BE PROVIDED FROM EXISTING GAS MAIN ON ALLEY.
  - TRASH** - TO BE INTERNAL.
  - LIGHTING** - TO BE PROVIDED ON BUILDING PER PLAN BY OTHERS.

**PROPERTY DESCRIPTION**  
PART OF NE 1/4 OF SECTION 15, T3N, R11E, CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: LOT 74 OF "ORIGINAL PLAT" AS RECORDED IN L.3, P.30, O.C.R.

- SHEET INDEX**
- SITE PLAN
  - LANDSCAPE PLAN
  - NOTES & DETAILS
  - TOPOGRAPHIC MAPPING
- SUPPLEMENTAL SHEET**
- PHOTOMETRIC PLAN
  - COLOR RENDERING
  - BUILDING PLANS/ELEVATIONS

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Land Surveying and Civil Engineering  
14933 Commercial Drive, Shelby Township, MI 48315  
Phone: 586-254-9377 Fax: 586-254-9020  
www.fennsurveying.com

**SITE PLAN**  
**136 WALNUT BLVD.**  
PART OF THE NE 1/4 OF SECTION 15, T3N, R11E,  
CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN

**SEAL**

**CLIENT**  
ATL RESIDENTIAL  
4461 24 MILE ROAD  
SHELBY TWP, MI 48316  
CONTACT: GIOVANNI ALUIA  
PHONE: 586-405-8880

**PROJECT NAME**  
136 WALNUT BLVD.

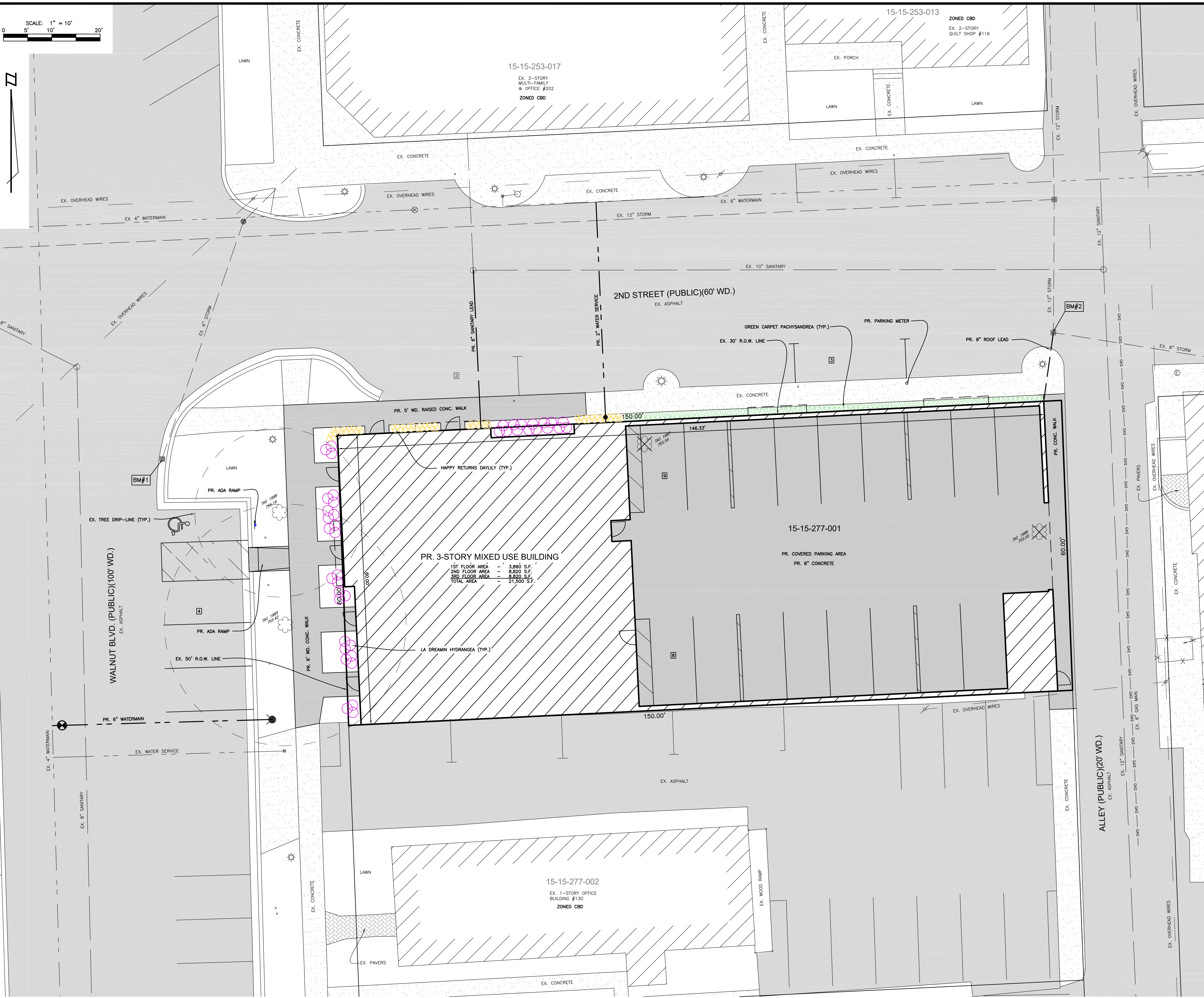
**PROJECT NUMBER**  
C26-006

**SHEET NAME**  
SITE PLAN

**DRAWING SCALE:** 1" = 10'  
**SHEET SIZE:** 24X36  
**DATE:** 03/19/26  
**PROJECT MANAGER:** JSR, PE  
**DESIGNED BY:** N/A  
**DRAWN BY:** JJS, PE  
**FIELD BY:** VA  
**CHECKED BY:** TWD/JSR, PE

**SHEET NUMBER**  
1 OF 4

SCALE: 1" = 10'  
0 5' 10' 20'



PROPERTY DESCRIPTION  
PART OF NE 1/4 OF SECTION 15, T3N, R11E, CITY OF ROCHESTER,  
OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:  
LOT 74 OF "ORIGINAL PLAT" AS RECORDED IN L.3, P.30, O.C.R.

TAG#	SIZE (IN)	SPECIES	SPREAD (FT.)	REMOVE
1987	25	MAPLE	50	X
1988	24	CATALPA	35	
1989	33	MAPLE	50	
1986	19	BOXELDER	35	X

- SITE BENCHMARKS**  
(NAVD88 DATUM)
- CATCH BASIN RIM AT SOUTHEAST CORNER OF WALNUT BLVD. AND 2ND STREET  
ELEV.: 754.71
  - CATCH BASIN RIM AT SOUTHWEST CORNER OF 2ND STREET AND ALLEY  
ELEV.: 753.07

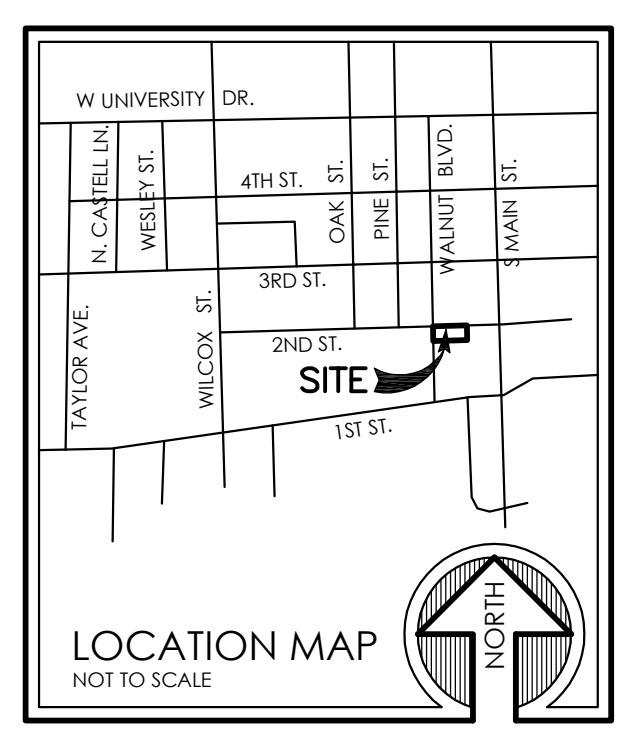
**LEGEND**

**EXISTING**

- SECTION CORNER
- FOUND IRON, MON., NAIL
- SET IRON
- RECORDED
- MEASURED
- CALCULATED

**PROPOSED**

- ELEC., PHONE OR CABLE T.V. O.H. LINE, POLE & GUY WIRE
- UNDERGROUND CABLE TV
- TELEPHONE U.G. CABLE, SPLICING BOX & MANHOLE
- ELECTRIC U.G. CABLE & MANHOLE
- GAS MAIN & VALVE
- WATERMAIN, HTG., GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM DRAIN & MANHOLE
- COMBINED SEWER & MANHOLE
- CATCH BASIN, INLET
- YARD BASIN
- STORM DRAIN & END SECTION
- POST INDICATOR VALVE
- WATER SERVICE SHUTOFF, HYDRANT VALVE BOX
- MAILBOX
- POINT ELEVATION (AT X OR END OF LEADER)
- CONTOUR LINE
- FENCE
- CHANG. RAIL
- STREET LIGHT
- SIGN
- TREE
- TREE TO BE REMOVED



**LANDSCAPE REQUIREMENTS**

	REQUIRED	PROPOSED
<b>STREET TREES</b>		
2ND STREET FRONTAGE - 150'		
1 CANOPY TREE PER 50'		
150 / 50 = 3	3	0*
WALNUT BLVD. FRONTAGE - 60'		
1 CANOPY TREE PER 50'		
60 / 50 = 1.2	1	2 EXISTING
<b>REPLACEMENT TREES</b>		
REGULATED TREES TO BE REMOVED - 1 (19")		
100% REPLACEMENT		
(19 x 1.00) = 19"	19"	0*
LANDMARK TREE TO BE REMOVED - 1 (25")		
125% REPLACEMENT		
(25 x 1.25) = 31.25"	31"	0*

\*STREET/REPLACEMENT TREE DEFICIENCIES TO BE PAID TOWARDS TREE FUND.

**PLANT SCHEDULE**

SHRUBS AND PERENNIALS	QUANTITY
HAPPY RETURNS DAYLILY/HEMEROCALLIS 'HAPPY RETURNS'	20 1# CONT.
LA DREAMIN HYDRANGEA/HYDRANGEA 'LINDSEY ANN'	14 30" CONT.
GREEN CARPET PACHYSANDRA/PACHYSANDRA TERMINALIS 'GREEN CARPET'	104 32"/FLAT
<b>TOTAL SHRUBS AND PERENNIALS</b>	<b>138</b>

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CALL MISS DIG 72 HOURS (3 WORKING DAYS - EXCLUDING SAT., SUN. & HOLIDAYS)  
CALL MISS DIG 1-800-482-7171  
OR 811  
Know what's below. (TOLL FREE) FOR THE LOCATION OF UNDER GROUND FACILITIES

**Fenn & Associates, Inc.**  
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14933 Commercial Drive, Shelby Township, MI 48315  
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LANDSCAPE PLAN  
**136 WALNUT BLVD.**  
PART OF THE NE 1/4 OF SECTION 15, T3N, R11E,  
CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN

DISTRIBUTION	
PRELIMINARY	
APPROVAL	
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AS-BUILT	
REVISIONS	
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CLIENT  
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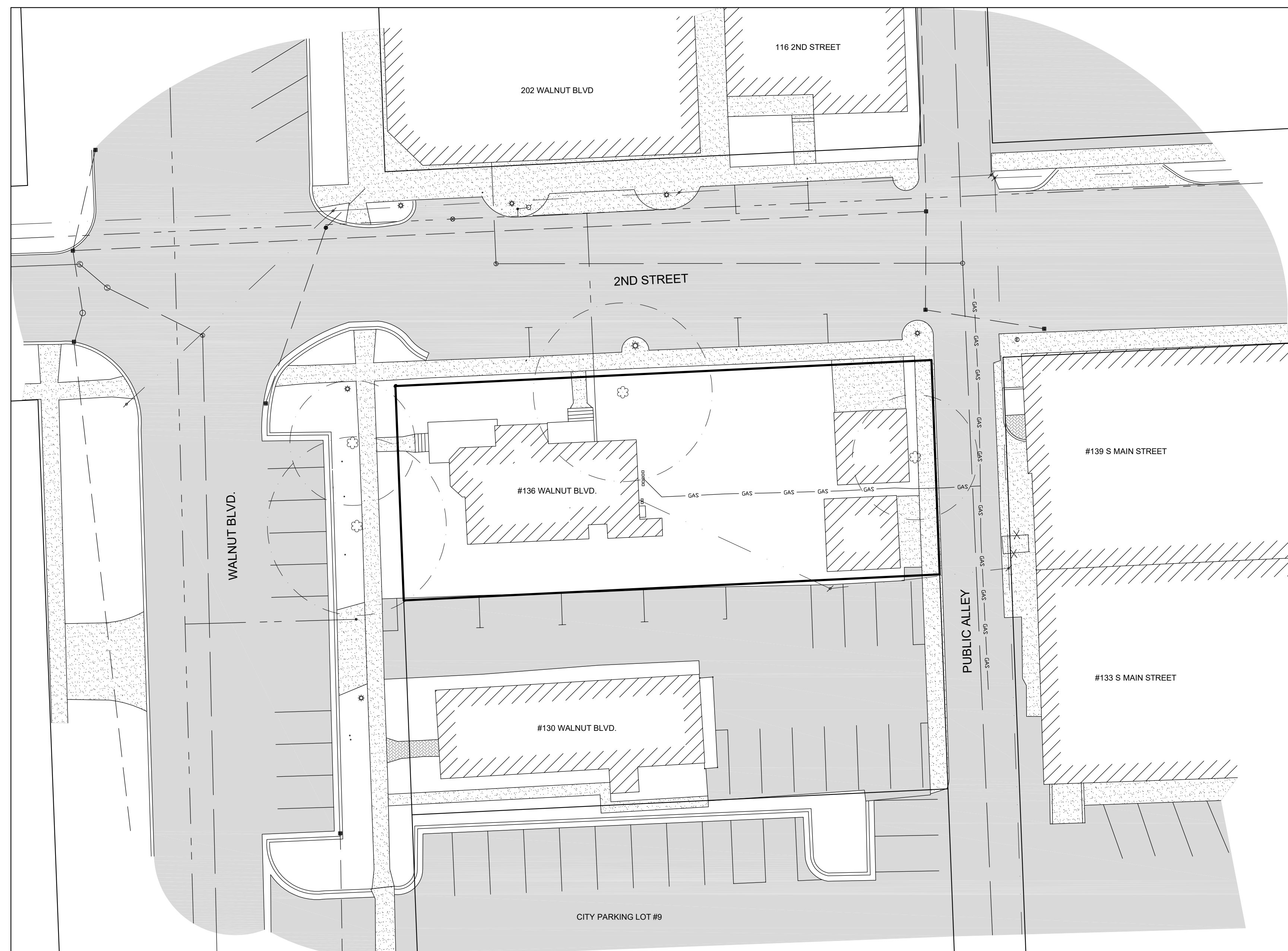
PROJECT NAME  
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**2 OF 4**



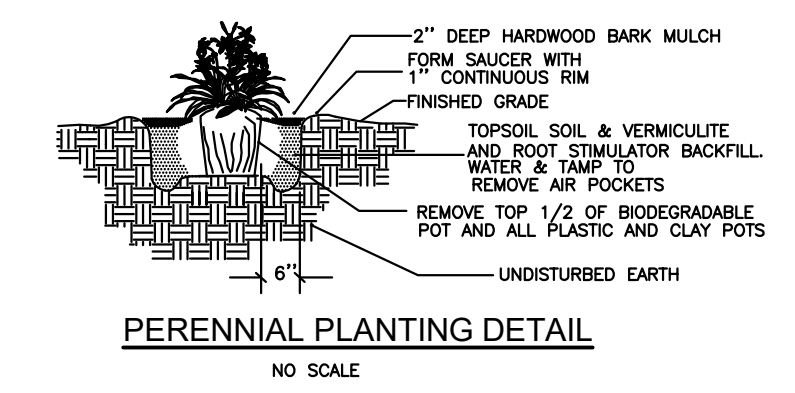
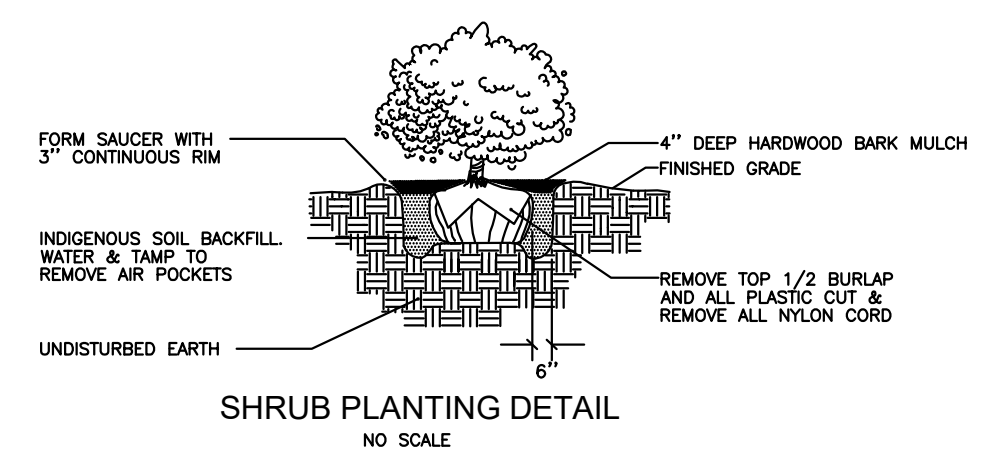
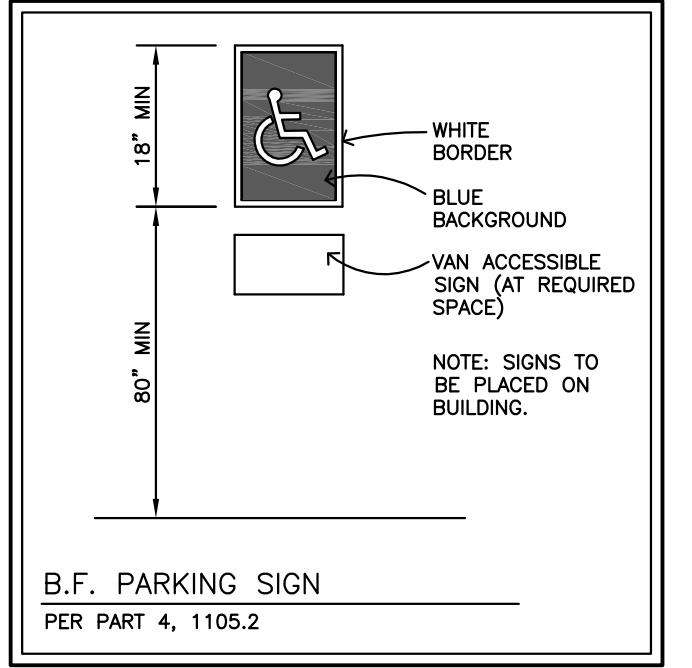
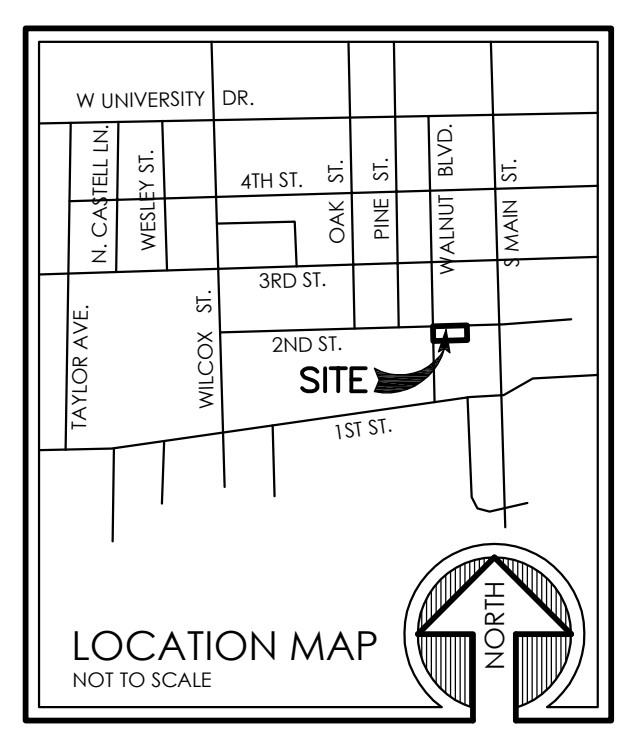
OVERALL SITE AND SURROUNDING AREA WITHIN 100' FEET  
SCALE: 1" = 20'

- ### LANDSCAPE/TREE REPLACEMENT NOTES:
- ALL TREES SHALL SATISFY THE AMERICAN STANDARD FOR NURSERY STOCK STANDARDS
  - ALL INSTALLED TREES SHALL BE NO. 1 GRADE WITH A STRAIGHT, UNSCARRED TRUNK AND A WELL-DEVELOPED UNIFORM.
  - ALL TREES SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE YEAR FOLLOWING PLANTING.
  - ALL TREES SHALL BE APPROVED THROUGH INSPECTION BY THE CITY.
  - ALL LANDSCAPE AREAS SHALL HAVE AN IRRIGATION SYSTEM INSTALLED AND MAINTAINED IN GOOD OPERATING CONDITION.

### LANDSCAPE CONTRACTOR'S "ONE-YEAR IRRIGATION REQUIREMENT PERIOD"

IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROGRAM AND PERIODICALLY ADJUST THE IRRIGATION SYSTEM (PROVIDED BY OTHERS) AS REQUIRED TO INSURE DELIVERY OF PROPER AND ADEQUATE WATER SUPPLY TO ALL PLANT MATERIALS, SOIL AND SEEDED LAWN AREAS (SERVICED BY THE IRRIGATION SYSTEM) TO INSURE THE ESTABLISHMENT OF HEALTHY PLANT MATERIALS AND LAWNS FOR THEIR FIRST YEAR OF GROWTH. FOLLOWING THE LANDSCAPE CONTRACTOR'S "ONE-YEAR IRRIGATION REQUIREMENT PERIOD" THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A SUGGESTED "IRRIGATION MAINTENANCE SCHEDULE" FOR HIS USE.

- ### PLANT NOTES:
- PLANT MATERIALS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASES AND INSECTS OR THEIR EGGS, AND SHALL HAVE NORMAL, HEALTHY ROOT SYSTEMS. CALIPER MEASUREMENTS SHALL BE TAKEN 4" ABOVE THE GROUND LEVEL. ALL OTHER MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z-60.1-1996).
  - PLANTING POCKETS SHALL BE DUG SO THAT THE POCKET DIAMETER IS A MINIMUM OF 24" LARGER THAN THE ROOT BALL AND THE SIDES OF POCKET ARE VERTICAL AND FRACTURED. INDIGENOUS SOILS SHALL BE TAMPED AND WATERED DURING BACK FILLING PROCEDURE.
  - PLANTING POCKETS SHALL BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL. SAUCER SHALL BE MADE ON THE EDGES OF PLANTING POCKET.
  - TREES SHALL BE GUYED WITH TWO STRANDS TWISTED OF 12 GAUGE GALVANIZED WIRE. PROTECT THE TREE TRUNK WITH HOSE OR OTHER ACCEPTABLE MEANS. GUY TO TWO HARDWOOD 2x2x8 POSTS, DRIVEN 2' DEEP IN UNDISTURBED SOIL.
  - MULCH SHALL BE GROUND OR SHREDDED HARDWOOD BARK, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF PLANTING BEDS AND INDIVIDUAL TREE PLANTINGS.
  - TREES SHALL BE MULCHED WITH MIN. 4" DEEP HARDWOOD BARK MULCH 30" DIAMETER CIRCLE AROUND THE TREE.
  - SHRUBS SHALL BE MULCHED IN BEDS ACCORDING WITH THE DETAIL ON THIS SHEET. MULCH SHALL BE MIN. 4" DEEP HARDWOOD BARK. SEE LANDSCAPE PLAN FOR LOCATION OF PLANTING BEDS. SEE PLANTING DETAILS FOR INDIVIDUAL PLANTINGS.
  - PLANTS SHALL BE GUARANTEED FOR ONE COMPLETE GROWING SEASON (12 MONTHS). DEAD MATERIALS SHALL BE REPLACED AS NEEDED PRIOR TO THE EXPIRATION OF THE GUARANTEE PERIOD, IN ACCORDANCE WITH THE LOCAL ORDINANCE REQUIREMENTS.
  - CONTRACTOR SHALL PROVIDE IN WRITING A LIST OF RECOMMENDED MAINTENANCE PROCEDURES FOR THE FIRST GROWING SEASON.
  - REMOVE TOP 1/2 OF BURLAP ON ROOT BALL OR ALL IF WRAPPED IN PLASTIC COVERING AND/OR ALL NYLON CORD.
  - PLANT MATERIALS SHALL BE USED IN COMPLIANCE WITH THE PROVISIONS OF THE LOCAL ORDINANCE AND SHALL BE NURSERY GROWN, FREE OF PESTS AND DISEASES, HARDY IN THIS COUNTY, IN CONFORMANCE WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN, AND SHALL HAVE PASSED INSPECTIONS REQUIRED UNDER STATE REGULATIONS. IN ADDITION, PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF COUNTY COOPERATIVE EXTENSION SERVICE, A COPY OF WHICH SHALL BE KEPT ON FILE WITH THE PLANNING OFFICIAL.
  - SOD SHALL BE CERTIFIED TURF GRASS SOD COMPLYING WITH A S.P.A. SPECIFICATIONS FOR MACHINE-CUT THICKNESS, SIZE, STRENGTH, MOISTURE CONTENT, AND MOWED HEIGHT, AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. PROVIDE VIABLE SOD OF UNIFORM DENSITY, COLOR, AND TEXTURE. SOD SHALL BE STRONGLY ROOTED AND CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED. CUT SOD SHALL NOT BE PERMITTED TO DRY OUT AND SHALL BE LAID WITHIN 24 HOURS OF WHEN CUT. FERTILIZE AND WATER THE SOD AS REQUIRED DURING THE FIRST GROWING SEASON TO MAINTAIN A DENSE AND VIGOROUS GROWING SOD.
  - PLANTING BED SOIL FOR ANNUALS SHALL BE SCREENED TOPSOIL. TO DETER WEED GROWTH DURING THE ESTABLISHMENT OF ANNUAL BED, APPLY A PRE-EMERGENT (PREEM) OR EQUAL AFTER PLANTING ANNUALS. 2-3 TIMES PER GROWING SEASON, AT A RATE AS PER RECOMMENDATION OF PRODUCT MANUFACTURER.
  - TREES OF 3" CALIPER AND GREATER SHALL BE WRAPPED WITH 6" WIDE KRAFT CREPE. WRAP THE LOWER PARTS OF THE FIRST LIMBS AND THE TRUNK. OVERLAP HALF OF EACH SPIRAL WRAP TO FORM A DOUBLE WRAPPING. SECURE WRAPPING WITH TWINE. DO NOT WRAP SPECIES SUBJECT TO BORERS.



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**NOTES & DETAILS**  
**136 WALNUT BLVD.**  
PART OF THE NE 1/4 OF SECTION 15, T3N, R11E,  
CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN

DISTRIBUTION	
<input type="radio"/>	PRELIMINARY
<input type="radio"/>	APPROVAL
<input type="radio"/>	CONSTRUCTION
<input type="radio"/>	AS-BUILT
REVISIONS	
DATE	REMARKS



CLIENT  
ATL RESIDENTIAL  
4461 24 MILE ROAD  
SHELBY TWP, MI 48316  
CONTACT: GIOVANNI ALUIA  
PHONE: 586-405-5880

PROJECT NAME  
**136 WALNUT BLVD.**

PROJECT NUMBER  
**C26-006**

SHEET NAME  
**NOTES & DETAILS**

DRAWING SCALE: AS-SHOWN  
SHEET SIZE: 24X36  
DATE: 03/19/26  
PROJECT MANAGER: JSR, PE  
DESIGNED BY: N/A  
DRAWN BY: JJS, PE  
FIELD BY: VA  
CHECKED BY: TW/JSR, PE

SHEET NUMBER  
**3 OF 4**

## OW610 | Carlisle

Fixture Number	Project Title	Type	Qty

Comments: Metal Body with Indirect Lighting, Wet Location, ADA.

**Dimensions and Lamping:**

OW610-04: 2.37' x 24" x 8" x 3" MC, Weight: 7.1 lb, LED: Neutral 20W, 1400 Dehaved Lumens

OW610-36: 2.37' x 36" x 8" x 3" MC, Weight: 8.5 lb, LED: Neutral 20W, 2400 Dehaved Lumens

OW610-48: 2.37' x 48" x 8" x 3" MC, Weight: 10.5 lb, LED: Neutral 40W, 3600 Dehaved Lumens

OW610-60: 2.37' x 60" x 8" x 3" MC, Weight: 11.5 lb, LED: Neutral 50W, 4600 Dehaved Lumens

**LED Color Temperature:**  
30K, 3000K, 35K, 3500K, 40K, 4000K

Control: CIV Integral Power Supply, 0-10V Dimming to 8%

Voltage: 1 120V, 2 277V, MV, MV/300V

Standard Finishes:	
PAL Aluminum	P8B Brushed Brass
P8L Nickel	P8A Antique Brass
P8B Bronze	P8C Hammered Copper
P8L Light Bronze	P8D Hammered Silver
P8B Medium Bronze	P8E Satin Gold
P8L Dark Bronze	P8F Satin Silver
P8B Satin Black	P8G Traffic Red (RAL 3002)
P8W Matte White	P8H Traffic Red (RAL 3002)

Other Options: REM Remote Emergency Power Supply

**Notes:**

- Custom sizes and finishes available upon request.
- Customer reserves the right to make design changes without prior notice.
- Mounting is to a 2 x 4 inch rectangular junction box.
- Photometric information is available at cammanlighting.com

### Additional Information

Color Temperature Adjustment	LED Performance	Warranty	5 years
Color Temperature: 2700K, 3000K, 3500K, 4000K	Color Rendering Index: >90 (Standard), >95 (Available) L70 (projected): >70,000 hours	5 years (electrical components retain the component manufacturer warranty).	

**Camman Plus Customizations**

Camman Standard Plus products provide an extra degree of freedom to customize most standard products, including dimensions, finish, performance, and adding or removing details. Visit [www.cammanlighting.com/plus](http://www.cammanlighting.com/plus) to learn more about the Plus program, and see the feature to see what specific options might be available.

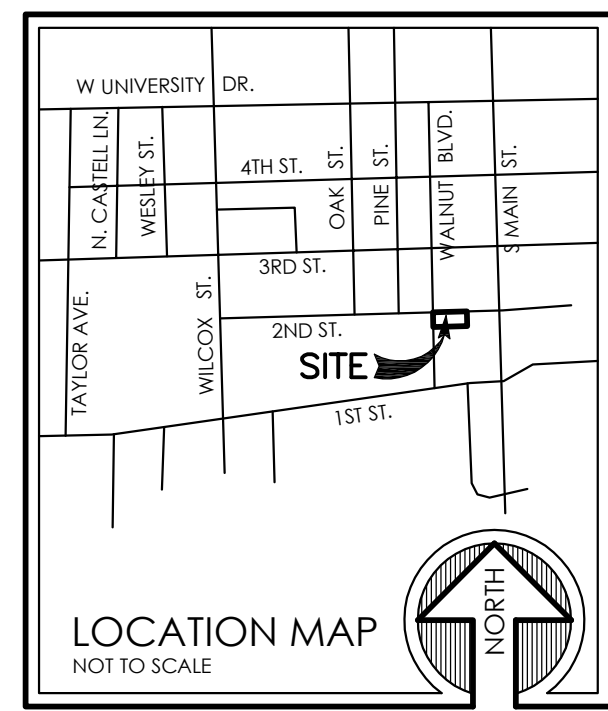
### Standard Finishes

MODERN		COLORS	
PAL Aluminum	P8L Nickel	P8B Satin Black	P8W Matte White
P8B Antique Brass	P8B Brushed Brass	P8G Satin Gold	P8L Light Bronze
P8B Medium Bronze	P8B Bronze	P8D Dark Bronze	P8L Signal Blue (RAL 5005)
P8H Hammered Silver	P8C Hammered Copper	P8A Antique Brass	P8E Signal Yellow (RAL 5018)
P8F Hammered Silver	P8E Satin Gold	P8D Dark Bronze	P8L Signal Blue (RAL 5005)
P8G Satin Gold	P8F Satin Silver	P8C Hammered Copper	P8A Antique Brass
P8H Traffic Red (RAL 3002)	P8I Traffic Red (RAL 3002)	P8J Hammered Copper	P8K Patina

Colors are for reference only and may vary per monitor.  
See [www.cammanlighting.com/resources](http://www.cammanlighting.com/resources) for more information, or contact your local rep for full specs.

PROPERTY DESCRIPTION  
PART OF NE 1/4 OF SECTION 15, T3N, R11E, CITY OF ROCHESTER,  
OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:  
LOT 74 OF "ORIGINAL PLAT" AS RECORDED IN L.3, P.30, O.C.R.

SCALE: 1" = 10'  
0 5' 10' 20'



- LEGEND**
- SECTION CORNER
  - FOUND IRON, MON., NAIL
  - SET IRON
  - RECORDED
  - M MEASURED
  - C CALCULATED
- EXISTING**
- ELEC. PHONE OR CABLE T.V. O.H. LINE, POLE & GUY WIRE
  - UNDERGROUND CABLE TV
  - TELEPHONE U.G. CABLE, SPLICING BOX & MANHOLE
  - ELECTRIC U.G. CABLE & MANHOLE
  - GAS MAIN & VALVE
  - WATERMAIN, HYS. GATE VALVE, TAPPING SLEEVE & VALVE
  - SANITARY SEWER, CLEANOUT & MANHOLE
  - STORM DRAIN & MANHOLE
  - COMBINED SEWER & MANHOLE
  - CATCH BASIN, INLET
  - YARD BASIN
  - STORM DRAIN & END SECTION
  - POST INDICATOR VALVE
  - WATER SERVICE SHUTOFF, HYDRANT VALVE BOX
  - MAILBOX
  - POINT ELEVATION (AT X OR END OF LEADER)
  - CONTOUR LINE
  - FENCE
  - CHAIN RAIL
  - STREET LIGHT
  - SIGN
  - TREE

- EXISTING DESCRIPTION**
- U.P. = UTILITY POLE
  - B.C./F.G. = BUILDING CORNER/FINISHED GRADE
  - G.C. = GARAGE CORNER
  - L.P. = LIGHT POLE
  - E.A. = EDGE OF ASPHALT
  - T.O.C. = TOP OF CURB
  - G. = GUTTER
  - F.C.I. = FOUND CAPPED IRON
  - F.P. = FOUND PIPE
  - T.A. = TOP OF ASPHALT
  - E.C. = EDGE OF CONCRETE
  - T.O.P. = TOP OF ASPHALT
  - E.P. = EDGE OF PAVERS
  - H.D. = HYDRANT
  - W.S. = WATER SHUT OFF
  - S.M. = SANITARY MANHOLE
  - C.B.S. = CATCH BASIN SQUARE
  - C.B.B. = CATCH BASIN BEHIVE
  - G.F. = GARAGE FINISHED FLOOR
  - F.F. = FINISHED FLOOR
  - F. = FENCE
  - G.M. = GAS MARKER
  - P.M. = PARKING METER
  - E.M. = ELECTRIC METER
  - W.M. = WATER MARKER

15-15-277-007  
EX. 1-STORY RESTAURANT #139

**SITE DATA**

ADDRESS 136 WALNUT BLVD.  
PID 15-15-277-001  
SITE AREA 0.207 ACRES

**NOTES**

- WETLANDS DO NOT EXIST ON THE SITE PER EGLE WETLANDS MAP VIEWER. A WETLAND ASSESSMENT HAS NOT BEEN PERFORMED.
- FLOODPLAIN DOES NOT EXIST ON THESE PARCELS PER FIRM MAP PANEL #26125C0392F, DATED SEPT. 29, 2006.

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

CALL MISS DIG 72 HOURS (3 WORKING DAYS - EXCLUDING SAT., SUN. & HOLIDAYS)

**811** Know what's below. (TOLL FREE) FOR THE LOCATION OF UNDER GROUND FACILITIES

1-800-482-7171  
OR  
811

**PROPERTY DESCRIPTION**  
PART OF NE 1/4 OF SECTION 15, T3N, R11E, CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:  
LOT 74 OF "ORIGINAL PLAT" AS RECORDED IN L.3, P.30, O.C.R.

**TREE LIST**

TAG#	SIZE (IN)	SPECIES	SPREAD (FT)
1987	25	MAPLE	50
1988	24	CATALPA	35
1989	33	MAPLE	50
1986	19	BOXELDER	35

**SITE BENCHMARKS**  
(NAVD88 DATUM)

- CATCH BASIN RIM AT SOUTHEAST CORNER OF WALNUT BLVD. AND 2ND STREET  
ELEV.: 754.71
- CATCH BASIN RIM AT SOUTHWEST CORNER OF 2ND STREET AND ALLEY  
ELEV.: 753.07

**Fenn & Associates, Inc.**  
Land Surveying and Civil Engineering  
14933 Commercial Drive, Shelby Township, MI 48315  
Phone: 586-254-9377 Fax: 586-254-9020  
www.fennsurveying.com

**TOPOGRAPHIC MAPPING**  
**136 WALNUT BLVD.**  
PART OF THE NE 1/4 OF SECTION 15, T3N, R11E,  
CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN

**DISTRIBUTION**

●	PRELIMINARY
○	APPROVAL
○	CONSTRUCTION
○	AS-BUILT

**REVISIONS**

DATE	REMARKS



**CLIENT**  
ATL RESIDENTIAL  
4461 24 MILE ROAD  
SHELBY TWP, MI 48316  
CONTACT: GIOVANNI ALUIA  
PHONE: 586-405-8880

**PROJECT NAME**  
136 WALNUT BLVD.

**PROJECT NUMBER**  
C26-006

**SHEET NAME**  
TOPOGRAPHIC MAPPING

**DRAWING SCALE:** 1" = 10'  
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**SHEET NUMBER**  
4 OF 4

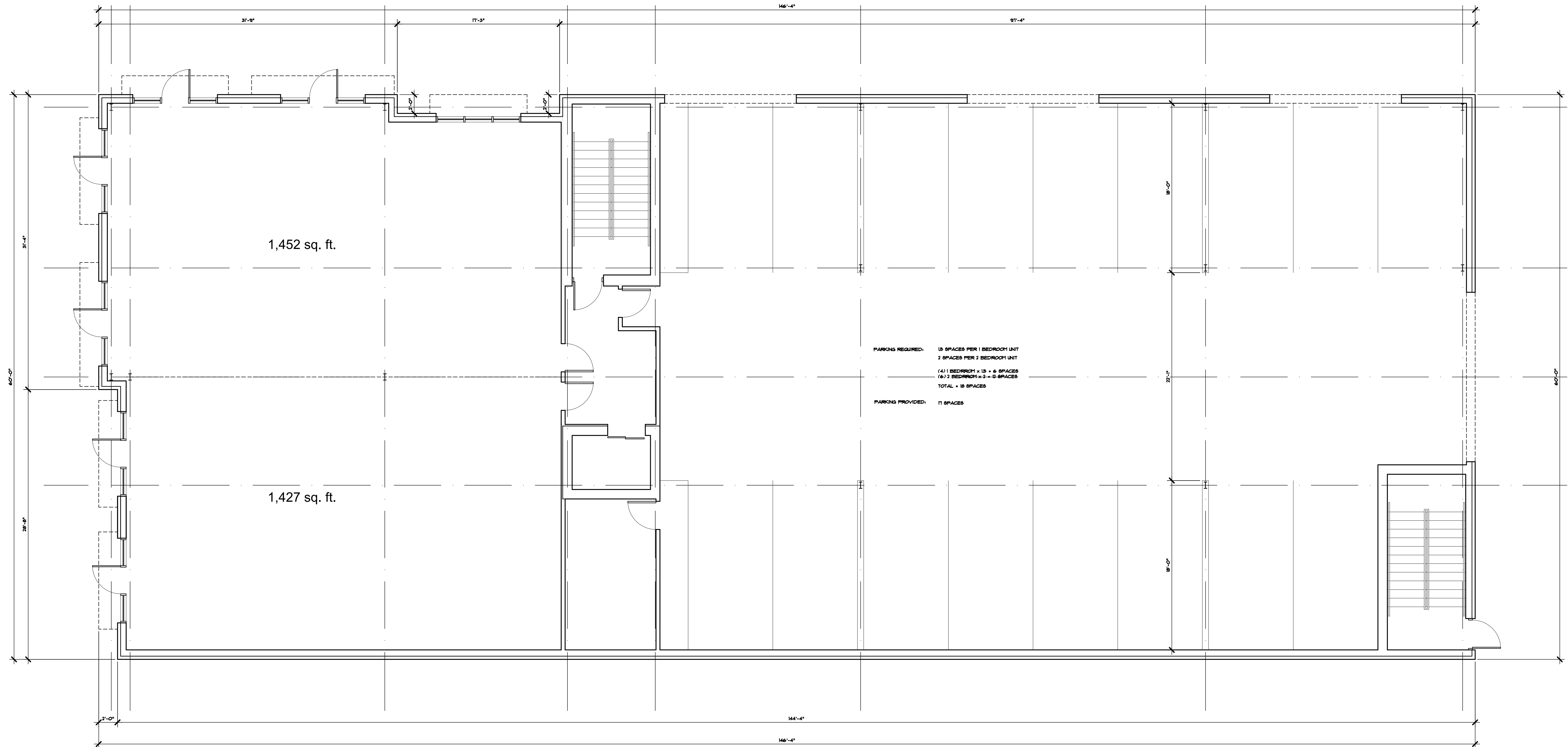


Plan View  
Scale: 1/8" = 1'-0"

Schedule		QTY	Catalog Number	Description
Symbol	Label			
	A	12	DW610-36-1N	WALL MOUNT

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Cac Zone #1	+	0.0 f.c.	0.3 f.c.	0.0 f.c.	N/A	N/A

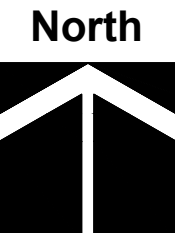
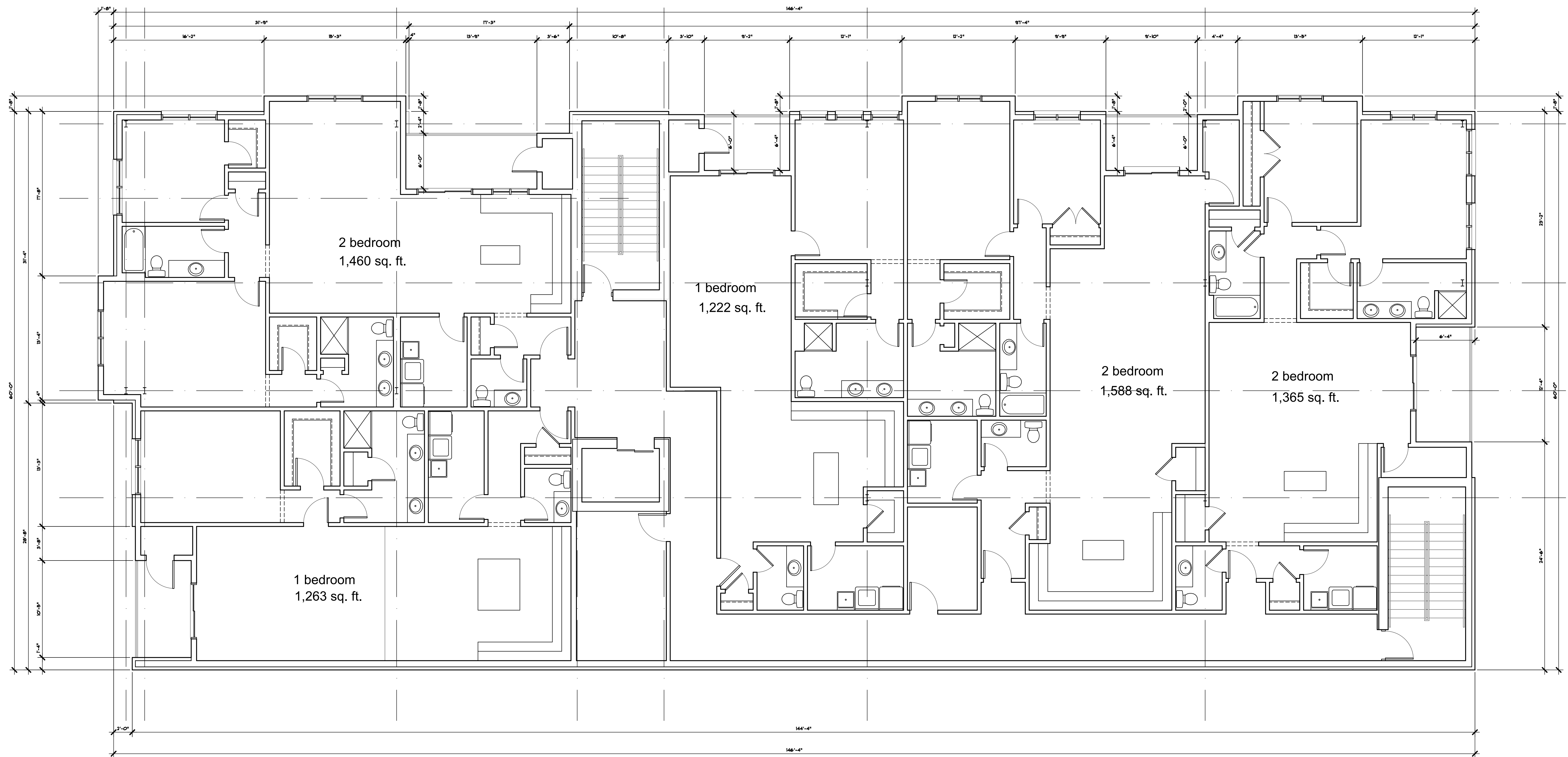


PARKING REQUIRED: 15 SPACES PER 1 BEDROOM UNIT  
 2 SPACES PER 2 BEDROOM UNIT  
 (4) 1 BEDROOM x 15 = 60 SPACES  
 (6) 2 BEDROOM x 2 = 12 SPACES  
 TOTAL = 72 SPACES  
 PARKING PROVIDED: 11 SPACES



first floor plan

3/16"=1'-0"



North

second & third floor plan

3/16"=1'-0"



west elevation

3/16"=1'-0"



east elevation

3/16"=1'-0"



north elevation

3/16"=1'-0"











May 26, 2026

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

**Subject:** **Market + The Graham/265 E. 2<sup>nd</sup> Street/Amendment #3**; Preliminary Review;  
Site Plan Review Application Dated May 14, 2026.

Dear Planning Commissioners:

At the City's request we have reviewed a proposal from Micah Wiersma of AKA Architects on behalf of the Rochester Downtown Development Authority (DDA) to amend an approved site plan. The site is located on the northwest corner of the intersection of E. 2<sup>nd</sup> Street and Water Street, and is zoned in the I-1 Industrial District.

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.

**BACKGROUND**

The applicant received site plan and special exception approval from the Planning Commission on August 5, 2024. The original plan proposed the renovation of the existing 5,268 sq. ft building into an open-air event space, the construction of a 2,390 sq. ft additional area with restrooms, storage area, and mechanical equipment room, and construct a covered event stage with a public plaza area. The site plan connected the building to the DDA parking lot located to the north.

During the site work and demolition, the applicant encountered certain construction challenges on the site, necessitating a modification to some aspects of the approved site plan, which resulted in the first amendment to the approved plans in April 2025. In January 2026 a second amendment was approved, proposing a smaller building addition, a pavilion (1,388 sq. ft), and a separate storage building.

At this time, a third amendment is needed to review changes to the proposed exterior building materials, constituting a major façade change. During the construction process, production of the originally proposed façade material was discontinued, and the applicant will no longer be able to secure the necessary amount.

**REVIEW COMMENTS**

1. At the time of this review, complete, up-to-date site plans have not been submitted and must be submitted to be considered for a final site plan review. The renderings included on the following page were included with the Site Plan Review Application and depict the originally proposed metal panel façade material (top) and the newly proposed brick façade (bottom).



**ADDITION - PREVIOUSLY SUBMITTED METAL PANEL FAÇADE**  
05.14.2026

AUGER KLEIN ALLER **ARCHITECTS**



**ADDITION - UPDATED BRICK FAÇADE**  
05.14.2026

AUGER KLEIN ALLER **ARCHITECTS**

2. The zoning ordinance does not provide specific façade or design standards for the I-1 District. Based on the renderings provided, the brick color will be consistent with the proposed color palette for the project, including other shades of red. The proposed material will also be consistent materials used in the surrounding area.



**RECOMMENDATION**

The proposed amendment maintains the original design intent of the project. The revisions do not detract from the overall appearance or functionality of the site. Therefore, 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 revised site plan addressing all underlined comments noted above.

Respectfully,  
**McKENNA**

Lori Morgan, AICP  
Senior Planner

Cc:     Jeremy Peckens  
       Nik Banda  
       Jeff Kragt  
       Rose McKinney



Love local  
ROCHESTER 

Rochester Downtown  
Development Authority

Downtown Collaboration Studio  
431 S. Main Street  
Rochester, MI 48307  
248.656.0060  
DowntownRochesterMI.com

## MEMORANDUM

**DATE:** May 14, 2026  
**TO:** Rochester Planning Commission  
**FROM:** Kristi Trevarrow, Rochester DDA Executive Director  
**RE:** Graham Project – Exterior Material Modification Request

The Market + Graham Project previously received Planning Commission approval and is currently under construction. During construction, the project team encountered unforeseen lead time and availability issues related to the originally approved siding materials.

While an alternate supplier was identified for the primary building siding, a comparable replacement could not be secured for the siding proposed on the restroom addition. In order to maintain the construction schedule and provide a cohesive architectural appearance, the project team is proposing to replace the restroom addition siding with the same brick material currently used on the front façade of the building. The attached rendering shows the approved material and the proposed brick replacement.

This modification is intended to complement the overall design aesthetic of the project while utilizing materials that are readily available. No other significant changes to the approved site or building design are proposed. We respectfully request that the Planning Commission set a Public Hearing for the July meeting to consider this exterior material modification.

Thank you for your consideration.



**ADDITION - UPDATED BRICK FAÇADE**  
**05.14.2026**

AUGER KLEIN ALLER **ARCHITECTS**



**ADDITION - PREVIOUSLY SUBMITTED METAL PANEL FAÇADE**  
**05.14.2026**

AUGER KLEIN ALLER **ARCHITECTS**



## City of Rochester

---

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

**To:** Honorable Planning Commission Members

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

**Date:** May 27, 2026

**RE:** Request of Payment in Lieu of providing parking request of 6 additional space for 419 S. Main.

We are in receipt of a request from the new tenants of the former Che Belle Salon, located at 419 S. Main. The applicant is Randolph's Salon, they are requesting a Special Exception for Payment in lieu of Parking.

The request for payment in lieu of parking is based on the additional salon stations that are proposed on the submitted floor plan. This property is credited with 16 parking spaces, with 2 physical spaces in the alley bringing the total to 18. This proposed expansion will add 3 additional salon stations, putting them into a parking deficit of required parking by 6 spaces. They are now seeking a Special Exception for payment in lieu of providing for 6 spaces.

In reviewing their new floor plan layout, City administration used the City Zoning Ordinance Standards to calculate the parking for this for salon expansion. The parking calculation for this use is 2 spaces per each salon station.

Existing Salon Layout – 9 stations requires 18 spaces (16 credited – 2 Provided)  
Proposed Salon Layout - 12 stations requires 24 spaces (22 credited – 2 Provided)

The cost per space is \$1,000 and they are seeking the special exception of 6 spaces.

Staff is in support of their request; the use of this space is consistent with what was previously there for many years. 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**

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**BUILDING DATA**

**ADDRESS** 1821 CAMPBELL  
ROYAL OAK, MI  
  
**BUILDING CODE** MEC 2021 (Michigan Building Code 2021)  
Accessibility-ICC ANSI A117.1-2009  
**REHAB. CODE** MRCEB 2021 (Michigan Rehabilitation Code for  
Existing Buildings 2021)  
**MECHANICAL CODE** MMC 2021 (Michigan Mechanical Code 2021)  
IFGC 2021 (International Fuel Code 2021)  
  
**PLUMBING CODE** MPC 2021 (Michigan Plumbing Code 2021)  
  
**ELECTRICAL CODE** NEC 2023 (State of Michigan Electrical Code 2023)  
2017 National Electrical Code with Part 8 Amendments  
  
**ENERGY CODE** MEC 2021 (Michigan Building Code 2021)-Chapter 13 &  
MEC 2021 (Michigan Energy Code 2021)-Chapters 1-6 &  
Michigan Energy Code, Part 10a.  
Rules(ANSI/ASHRAE/IES Standard 90.1-2013)  
  
**FIRE CODE** IFC 2018 (International Fire Code 2018) per MEC 2021  
**FIRE ALARM** NFPA 72 (2019)  
**FIRE SUPPRESSION** NFPA 13 and 13R (2019)  
  
**CONSTRUCTION TYPE** 2B (NON COMBUSTIBLE)  
  
**OCCUPANCY CLASSIFICATION** B-BUSINESS  
  
**FIRE SUPPRESSION** NOT REQUIRED  
  
**AREA**  
OFFICE AREA 000 SQ. FT.  
RETAIL AREA 000 SQ. FT.  
  
**TOTAL AREA** 1,698.12 SQ. FT.

**ABBREVIATIONS**

A.D.A.A.G. AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES	GYP. BD GYPSUM BOARD
AFF. ABOVE FINISHED FLOOR	HC HANDICAPPED
A.H.J. AUTHORITY HAVING JURISDICTION	H.M. HOLLOW METAL
ALUM. ALUMINUM	HR. HOUR
ANG. ANGOZED	HT. HEIGHT
BOCA BUILDING OFFICIALS & CODE ADMIN.	JST. JOIST
CL. CENTERLINE	LAV. LAVATORY
CLG. CEILING	LL. LANDLORD
CT. CERAMIC TILE	MAX. MAXIMUM
COL. COLUMN	MF. MANUFACTURER
CONC. CONCRETE	MIN. MINIMUM
CONT. CONTINUOUS	MTL. METAL
DIA. DIAMETER	N.I.C. NOT IN CONTRACT
DTL. DETAIL	O.C. ON CENTER
DUGS. DRAWINGS	OF. OVER
E.C. ELECTRICAL CONTRACTOR	PTD. PAINTED
EX. EXISTING	R. RADIUS
EXP. EXPOSED	SIM. SIMILAR
EQ. EQUAL	S.S. STAINLESS STEEL
FC. FIXTURE CONTRACTOR	TEMP. TEMPERED
F.E.C. FIRE EXTINGUISHER CABINET	TYP. TYPICAL
FIN. FINISH	UNO. UNLESS NOTED OTHERWISE
FLR. FLOOR	UP.S. UNINTERRUPTED POWER SUPPLY
FR. FIRE RATED	V.A.V. VARIABLE AIR VOLUME
F.R.T. FIRE RETARDANT TREATED	V.F. VERIFY IN FIELD
FSC. FOREST STEWARD SHIP COUNCIL	VERT. VERTICAL
GA. GAUGE	WC. WATER CLOSET
GC. GENERAL CONTRACTOR	WD. WOOD
GL. GLASS	W.I.C. WOOD INSTITUTE OF CALIFORNIA
	WR. WATER RESISTANT

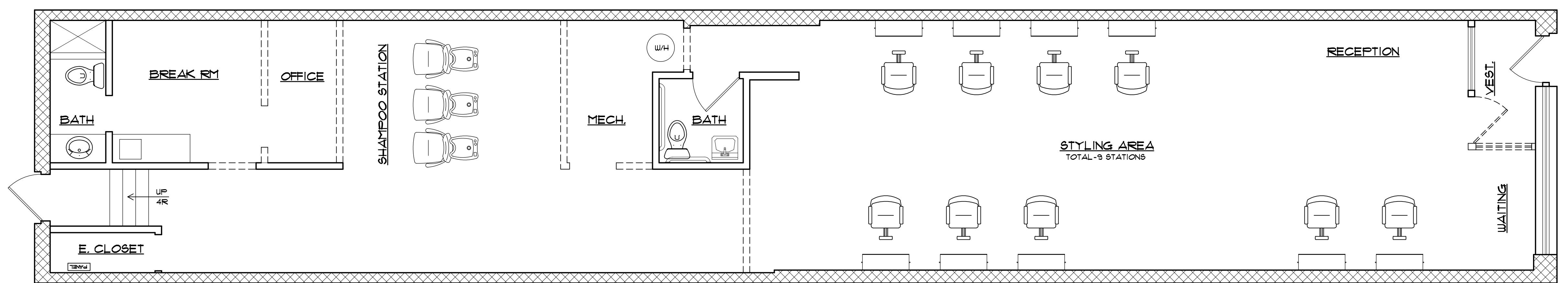
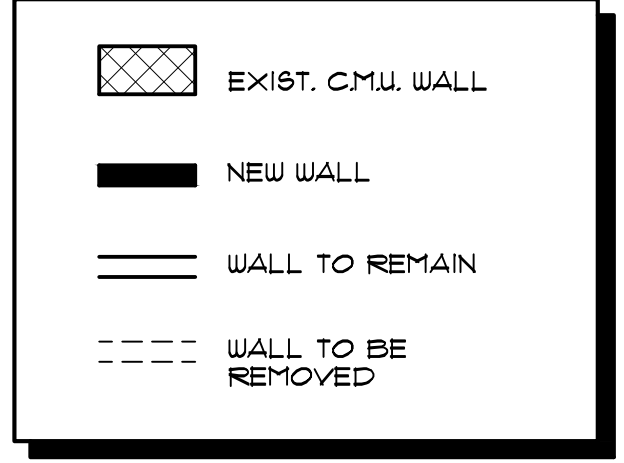
**PROPOSED RENOVATION FOR:**  
**RANDOLPH'S SALON**  
 419 S. MAIN STREET  
 ROCHESTER, MICHIGAN

**INDEX OF DRAWINGS**

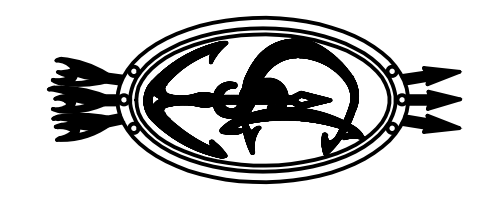
FOR REF. & COORD. ONLY   
ISSUED

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A.D.A.A.G.	ACCESSIBILITY DETAILS	<input checked="" type="radio"/>
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BLDG	BUILDING ANALYSIS	<input type="radio"/>
<b>ARCHITECTURAL</b>		
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A-2		<input type="radio"/>
A-3		<input type="radio"/>
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M-1	MECH/HVAC PLAN	<input type="radio"/>
M-2	MECHANICAL SCHEDULES	<input type="radio"/>
L-1	LIGHTING PLAN	<input type="radio"/>
E-1	POWER PLAN	<input type="radio"/>
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E-3	ELECTRICAL GENERAL NOTES	<input type="radio"/>
P-1	PROPOSED PLUMBING PLAN	<input type="radio"/>
F-1	FIRE ALARM/FIRE SUPPRESSION(DEFERED)	<input type="radio"/>
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**WALL LEGEND**



**PEGASUS GROUP, INC.**  
 387 POWDERHORN RIDGE  
 ROCHESTER HLS, MI 48309  
 (248)318-2666



**JOB#** #00050526

**PROJECT TITLE**  
 PROPOSED RENOVATION TO:  
 RANDOLPHS SALON  
 419 S. MAIN STREET  
 ROCHESTER, MICHIGAN

**CONSULTANTS:**

**REVISIONS:**  
 00-00-00

**SCALE:** 1/4"=1'-0"

**CHECK SET**

**BID SET**

**WORKING DWGS**

**DATE:** 05-13-26

**SHEET NUMBER**  
**COVER**

