City of Rochester

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

PLANNING COMMISSON
REGULAR MEETING AGENDA

Chair 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

400 Sixth Street	**August 3, 2026**	**7:00 PM**

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Public Comment
4. Approval of the Minutes
   A. Consideration of the Minutes of the Regular Meeting of July 6, 2026.
5. Public Hearings
   A. Notice of Public Hearing: 134 S. Main St: Site Plan Review for Facade Modification.
   B. Notice of Public Hearing: 139 Romeo: Site Plan Review & Special Exception Related to Parking.
   C. Notice of Public Hearing: 530 Pine St Site Plan Review
6. Considerations:
   A. Consideration of 118 W 3rd St: Special Project & Site Plan Review. Request to Set Public Hearing.
   B. Consideration of 326 Albertson St: Site Plan and Special Project Review.

C. Consideration of 333 S. Main: Request for Payment in Lieu of Parking. Request to Set a Public Hearing.

D. Consideration of 1120 N. Main St: Site Plan Review for Facade Modification. 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. (Click the "Live" links to go there.)

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

- For those who prefer to use a telephone to participate, you will need to call (312) 626-6799 and enter meeting **ID: 869 6488 0005** 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/86964880005 (Downloading Zoom is required.)

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

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1. CALL TO ORDER AND ROLL CALL

A meeting of the City of Rochester Planning Commission (PC) was called to order on July 6, 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
Jenna Campbell, Commissioner
David Hardin, Commissioner
Laura Murphy, Commissioner

ABSENT: Matt Stone, 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.

4. APPROVAL OF MINUTES

A. Consideration of the Minutes of the Planning Commission Meeting of June 1, 2026.

MOTION by Jones supported by Murphy to approve the minutes of June 1,2026.

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

MOTION Carried.

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5. PUBLIC HEARINGS

A. Notice of Public Hearing: 265 E 2nd St: Site Plan Review for Facade Modification.

During site work and demolition, the applicant encountered construction challenges requiring modifications to aspects of the approved site plan. At this time, a third amendment is needed to review changes to the proposed exterior building materials, constituting a major façade change.

Kristi Trevarrow, DDA director and Abigal Franz Architect were present. The main change is the façade modification due to material shortages. Production of the originally proposed façade material has been discontinued, and the applicant will no longer be able to secure the necessary amount. The proposed change from metal paneling to brick is depicted in the renderings below.

The Public Hearing was opened at 7:05 p.m.

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

Public Hearing was closed at 7:06 p.m.

The MOTION by Jones supported by Berletich to approve the changes to the façade modifications

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

MOTION Carried.

B. Notice of Public Hearing: 419 S. Main: Request for Payment in Lieu of Parking.

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 Randolf'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.

Scott Randolph owner was present and spoke about his business moving into town.

The Public Hearing was opened at 7:13 p.m.

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

Public Hearing was closed at 7:14 p.m.

MOTION by Jones supported by Berletich to approve payment in lieu of parking for six spaces

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

MOTION Carried.

6. CONSIDERATIONS

A. Consideration of 134 S. Main St: Site Plan Review for Facade Modification. Request to Set a Public Hearing.

The existing building is constructed of CMU blocks and is in a state of disrepair. The site plan approved by the Planning Commission proposed retaining the block and adding a façade of cast limestone and brick to the west (front) and north facades. The rear façade is to be provided with a new frosted glass garage door and new windows.

The change to the proposed building materials/appearance constitutes a major change as defined by Section 2700 (b)(9)(c) and requires Planning Commission approval. The applicant proposes no other changes to any of the site design elements including but not limited to access, circulation, parking and loading, landscaping, lighting etc.

We recommend the Planning Commission schedule the project for consideration of amended site plan approval on the next available agenda.

Roger Berent Architect was present and explained the structural engineering aspect of the challenges the awning has presented. A revised façade was presented.

MOTION by Hauser supported by Berletich to approve amended modifications for a public hearing.

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

MOTION Carried.

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B. Consideration of 139 Romeo: Site Plan Review & Special Exception Related to Parking. request to Set Public Hearing.

The applicant appeared before the Planning Commission for a preliminary hearing on December 1, 2025, and a public hearing was held at the February 2026 meeting, where conditional approval was granted subject to the eight conditions on McKenna's letter dated July 1, 2026.

Given that two of the conditions require the Planning Commission to grant modifications or waivers of the standard zoning regulations, we defer to the Planning Commission to make the final decision on recommending this application for a public hearing on the next available agenda. It should be noted that the setback modification was granted as part of the previous conditional site plan approval. The precedent that would be established by granting the parking reduction should be considered but balanced with other goals for the area.

Applicants Joe Iacopelli and John Vitale were present. John explained the challenges the site has in regard to parking. The basement will be a mechanical space with no occupancy. The metal façade was changed to hardy board.

Discussion ensued to the shared parking spaces and trash pick-up. There are three parking spots Below the building those parking spaces will be for residential parking. The Business parking will be the shared parking. Trash pick-up will be curbside for residential until the tenant for commercial is known that portion of the trash pick-up cannot be addressed right now.

MOTION by Jones supported by Berletich to approve request for a public hearing at the next available meeting.

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

MOTION Carried.

C. Consideration of 530 Pine St: Site Plan Review. Request to Set Public Hearing.

At the City's request we have reviewed a proposal submitted on behalf of Atallah Development Co. & Associates (ADCO) for the installation of a paid parking camera system and the associated construction of parking lot islands at 530 Pine Street. The proposed improvements would also impact on entrances to the parking lot along Pine Street, W. University Drive, and S. Rochester Road. Parking islands containing the proposed camera poles are proposed at each entrance but would not block access or traffic flow. It should be noted that the proposed camera system is an alternative to the gating system discussed in the Traffic Study provided.

The proposed parking islands comply with all relevant setbacks. Please note the height of the proposed camera pole. It appears that six parking spaces will be lost from the bank of parking near the north access point off of Pine Street. Please provide parking calculations to confirm that sufficient parking will still be provided for adjacent uses.

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Access and circulation of the existing parking lot will not be changed. Ingress and egress will not be impacted. Please clarify the difference between the green arrows and red arrows on the plans. Please indicate on the plans whether or not signage and striping will be provided to direct traffic through the site. The plans should be reviewed by the City Engineer to confirm there are no concerns related to sight distance at the points of ingress and egress. Please clarify if the proposed parking cameras will have associated lighting. If so, please provide manufacturer specifications and a lighting plan.

Recommendation subject to the items listed in comments in letter dated 07/01/2026, we recommend that the Planning Commission schedule the project for a public hearing and consideration of site plan review approval on the next available agenda.

Dr. Pierre Atallah was present and gave a presentation to the Commission. A request of a stop work order was asked to be lifted. Dr. Pierre Attallah went over the previous planning commission submittal That their site was now in compliance with the prior submittal. Martin from CBI Architects was present and went over parking spaces. Representatives from Metropolis Parking Company were present and went over the parking system that they would be placing in the lot. License plate reader cameras, Metropolis owns their technology and the content is not shared. Metropolis went over how the system will work. Cameras will be mounted on poles.

Discussion on islands that were in the city right of way. Concerns were addressed on the emergency vehicles not being able to enter the property due to the islands that are in place. Cameras will not be for surveillance and geared to read the vehicles. There are not any known businesses that have a system like this in place elsewhere in the city. The poles for the cameras will be anywhere from 12-16 feet.

Travis' Attorney for the Attallahs was present and spoke about the compliance on the previous four items. The revenue that would come in for the parking would be to maintain the property and will be reinvested into the property.

Lori from McKenna clarified McKenna's opinion on the application. A public hearing needs to be set up so no final decisions can be made tonight. A public hearing is needed to move the project forward.

There is not any previous documentation on the emergency vehicles not using Main St. The blight issues will be left out of the planning commission review. Nik will work with the current Fire Chief on the access to the property, as the heavy trucks are not safe to drive on a portion of the lot.

MOTION by Hardin supported by Jones to approve for a public hearing at the next available meeting.

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

MOTION Carried.

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7.MISCELLANEOUS

A. Election of 2026-2027 Planning Commission Officers

MOTION by Jones supported by Campbell to move item A to after Item D

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

MOTION Carried.

B. Bylaw Amendments Update: Commissioner Bachmann stated the City Attorney has reviewed the draft and provided feedback. The committee would need to be reestablished, or the commission can review the feedback at a meeting.

MOTION by Jones supported by Hauser to reestablish the committee.

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

MOTION Carried.

C.Training and Onboarding Update

Chairman Kendziuk stated funding is limited and all new members will be required to take the training course. Required classes and the Core classes will be available if funding is there.

On boarding – all members will be given the same key documents.

Keep website updated along with current commission members.

D.Zoning Ordinance Revisions Update

Commissioner Hardin stated the committee should be able to share the draft soon being about 75-80% completed. This one is a slower process as every word matters. Next meeting is August 5, 2026.

A. Election of 2026-2027 Planning Commission Officers

Chairman: Nomination for Rich Kendziuk as chairman, Nomination accepted.

Being that there are no other nominations, it is unanimous

DRAFT

Vice Chairman: Nomination for David Hardin as Vice Chairman, Nomination accepted

MOTION by Hauser supported by Jones to approve Kendziuk for Chairman

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

Secretary: Nomination for Laura Murphy as secretary, Nomination accepted

MOTION by Bachmann supported by Jones to approve Murphy for Secretary.

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

8.PUBLIC COMMENT
Karen Sedar of 143 Woodward stated if the 503 Pine st parking lot is going to be private then Metropolis is a convenient system to use but this will not be good during arts and apples.

There was no public online that wished to speak.

A representative from Metropolis stated there is a big benefit to metropolis being in the city we hire within the city, we use city businesses along with volunteering in the community

9.ADJOURNMENT
Hearing there is no further business, the meeting was Adjourned at 9:13 P.M.

Respectfully Submitted,
Rose McKinney, Building and Planning Clerk

DRAFT

City of Rochester

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

Planning Commission

NOTICE OF PUBLIC HEARING

400 Sixth Street	August 5, 2026	7:00 pm

NOTICE IS HEREBY GIVEN THAT THE ROCHESTER PLANNING COMMISSION will hold a Public Hearing for the consideration of a 134 S. Main to renovate an existing 3,220 sq. ft building. The public hearing is scheduled for Wednesday, August 5, 2026, at 7:00 p.m. at the Rochester Municipal Offices, 400 Sixth Street, Rochester, MI 48307.

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

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

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

Publish on or before *July 21st, 2026*

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

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MCKENNA

July 29, 2026

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

Subject: **Brillati Family Office/134 S. Main Development; Site Plan Review-Amendment #1;** Amended Site Plan Dated May 20, 2026, Structural Engineer Letter Dated April 29, 2026, and Submission Letter Dated May 20, 2026.

Dear Commissioners:

At the City's request, we have reviewed a request by Roger Berent of Roger Berent Architects on behalf of the property owner for amendment to a previously approved site plan for 134 S. Main Street.

BACKGROUND

The applicant received site plan approval from the Planning Commission on January 5, 2026, to renovate an existing 3,220 sq. ft building located at the entrance to downtown in the Central Business District, CBD. The applicant proposes to use the building as a professional office intended for use by the owner and their family members. Per Section 1101 (5) Offices and office buildings of an executive, administrative, or professional nature are permitted on the first floor of buildings on Main Street, south of 2nd Street and north of University Drive.

The existing building is constructed of CMU blocks and is in a state of disrepair. The site plan approved by the Planning Commission proposed retaining the block and adding a façade of cast limestone and brick to the west (front) and north facades. The rear façade is to be provided with a new frosted glass garage door and new windows.

Subsequently, during construction, the applicant uncovered an existing structural condition- hollow core concrete planks extending beyond the west exterior wall- that necessitated a change in the facade design to make it feasible and preserve the existing structural supports. Revised plans were originally submitted to the Planning Commission at the April 2026 meeting, but were not approved based on the revised design proposed and lack of support for the necessity of the revision. Since then, the Structural Engineer Letter from Kenneth R. Westfall, P.E. of Westfall Structural Engineering, LLC has been obtained and is attached here detailing the need for this design change.

The change is located in the front portion of the building closest to Main Street. The approved plans indicated a façade constructed of limestone and brick with a flat roof and a suspended black metal awning. The revised plan proposes replacing the awning with a 'zinc colored metal roof panel'. Options of a straight panel and a curved panel have been provided. A comparison of the façade changes is included on the following page. The change to the proposed building materials/appearance constitutes a major change as defined by Section 2700 (b)(9)(c) and requires Planning Commission approval.

The applicant appeared before the Planning Commission for a preliminary review at the regularly scheduled July 2026 meeting and was scheduled for a public hearing. At that time, no additional feedback was provided to the applicant.

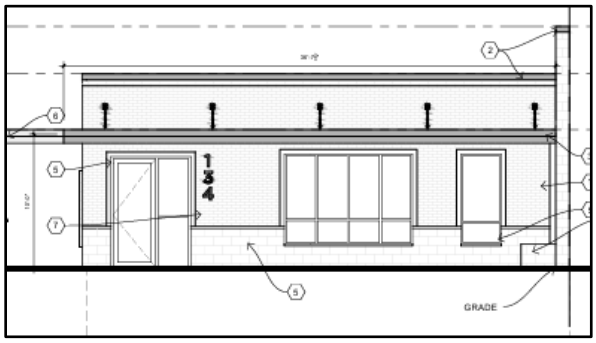
HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

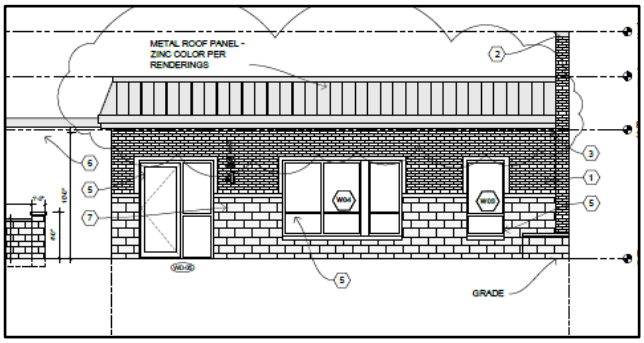
Communities for real life.

Approved

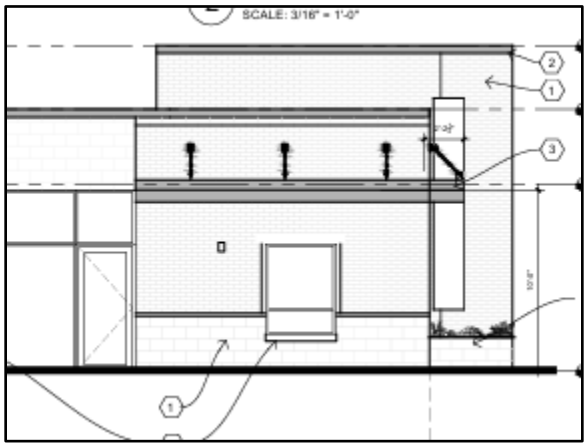
Proposed



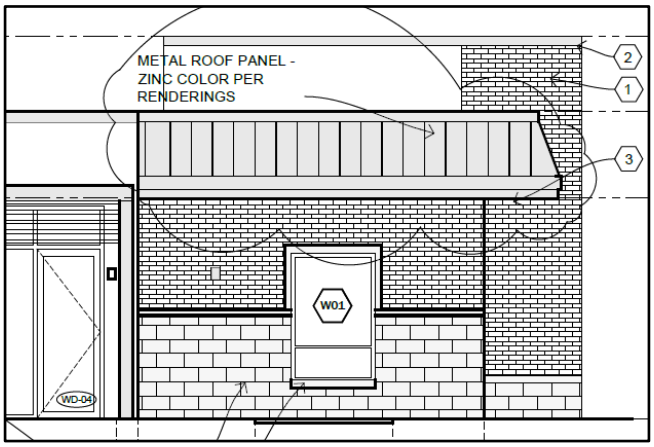
Wet Elevation – Approved



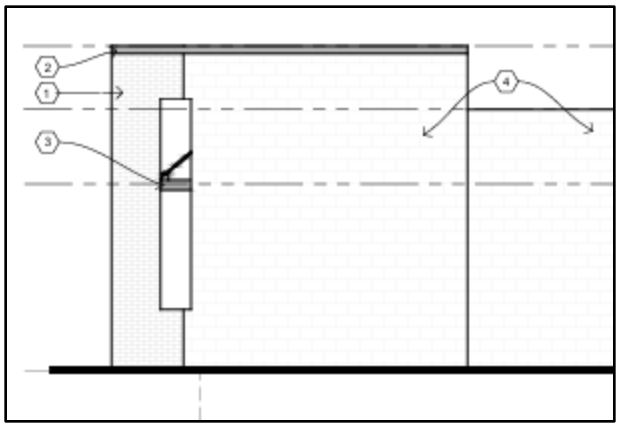
West Elevation – Proposed



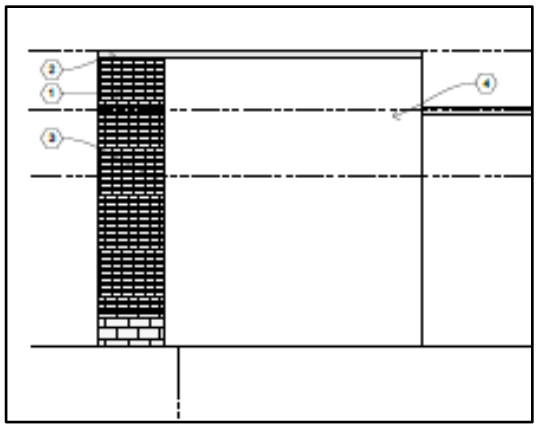
North elevation – Approved



North elevation – Proposed



South Elevation – Approved



South Elevation - Proposed

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.** No change to the originally approved use is indicated as part of the amendment. The applicant proposes to use the building as a professional office intended for use by the owner and their family members. Per Section 1101(5) offices and office buildings of an executive, administrative, or professional nature are permitted on the first floor of buildings on Main Street, south of 2nd Street and north of University Drive.

2. **Dimensional Standards.** No changes are proposed to the originally approved setbacks for the site. The façade changes proposed do not impact the approved setbacks or other dimensional standards.

3. **Façade.** The amended site plans address proposed changes to the front (east facing) and side (north facing) facades. Given the location of the site within the CBD, the facade must comply with the standard of Section 2118. Architectural guidelines and standards for nonresidential and mixed-use buildings and projects. The proposed roof panel, in combination with the other proposed façade and design improvements, is generally in keeping with the existing character of the neighboring buildings, the overall intent of Section 2118, and the originally proposed character of the building. The amended plans note that the property owner is open to a mural on the south façade (Sheet A-000). Implementation of this mural will be necessary to achieve full compliance with Section 2118. However, the final design of the mural must be coordinated with the City and must be completed as part of the site plan implementation.

4. **Landscaping.** No changes to the originally approved landscaping are indicated as part of the amendment. The site has limited area, which the applicant has maximized through attractive landscape plan. The landscaping includes sufficient screening of the proposed air conditioning unites on the north side of the building.

5. **Signage.** No additional signage is proposed as part of the amendment. The originally approved plans did not propose any new signage as part of the project.

6. **Access and Circulation.** No changes to the originally approved vehicular or pedestrian access and circulation are indicated as part of the amendment. The original site plan review noted that existing vegetation in the alley completely blocks the view of vehicles exiting parking on the rear of the parcel. The site plan notes that the existing vegetation will be trimmed or removed to maintain sightlines. The vegetation is located on the abutting parcel to the south (120 S. Main) and will be coordinated with the neighboring property owner and City Administration/Traffic Safety.

7. **Parking and Loading.** No changes to the originally approved off-street parking are indicated as part of the amendment.

8. **Lighting.** No changes to the originally approved lighting are proposed as part of the amendment. Lighting forms a very important aspect in the appearance of a site, and the amendment does not indicate any changes to the originally approved site plan.

RECOMMENDATION

Given the structural necessity of the design change and compliance with relevant design standards, we recommend that the Planning Commission grant site plan approval of amendment #1 of the Brillati Family Office/134 S. Main Development, assuming that the previously noted conditions, listed below, are still met:

1. Coordination with the property owner to the south (120 S. Main) and the City prior to any vegetation cleaning in the alley.
2. City Administration approval of mural design prior to installation.

Respectfully,
McKENNA

Lori Morgan, AICP
Senior Planner

Cc: Jeremy Peckens
Nik Banda
Jeff Kragt
Rose McKinney

City of Rochester Planning Commission
c/o Jeremy Peckens, Planning and Zoning Administrator
400 Sixth Street
Rochester, MI 48307

Re: 134 S. Main Street, Rochester, Michigan
Amended Site Plan Submittal for Revised Awning Design

Dear Members of the Planning Commission:

On behalf of the property owner, Michael Brillati, we are pleased to resubmit the amended site plan for the facade modification at 134 South Main Street. This submission includes a modified awning design that reflects feedback received during the April 7, 2026 Planning Commission meeting, as well as a structural engineering review letter from Westfall Structural Engineering, LLC, addressing the existing roof structure condition that necessitated the design change.

Background
The Planning Commission granted site plan approval for this project on January 5, 2025. During construction, demolition of the existing roof structure revealed a pre-existing condition: cantilevered hollow core concrete planks extending beyond the west exterior wall. These planks are structurally tied into a masonry wing wall at the south end of the building and provide lateral support to that wall.

This condition was not visible prior to demolition and could not have been anticipated during the original design phase. Upon discovery, our structural engineer evaluated the condition and determined that removal of the overhanging plank structure is not practically feasible without risk of compromising the stability of the wing wall and surrounding roof structure. The enclosed letter from Kenneth R. Westfall, P.E. of Westfall Structural Engineering, LLC details these findings.

Structural Engineer's Findings
Mr. Westfall's letter, dated April 29, 2026, confirms the following:

1. While one full precast concrete plank extends past the exterior wall, the adjacent plank only partially overhangs, creating a condition where the roof structure terminates at the face of the existing wall. Removal would likely require significant structural work to modify, reinforce, or replace the existing plank and could create a need to modify or recreate the connection from the exterior wall to the roof structure.

2. The roof planks tie into the wing wall at the south end of the building. Removal of any of these planks could affect the stability of the wing wall, and the removal process itself could cause significant damage. The full magnitude of the effect would not be known until the connection between the plank and wall is uncovered — a process that could itself cause damage and instability.

In short, removing the existing overhang is not a matter of preference, it presents real structural risk to the building. The modified design accommodates this existing condition while delivering an awning element that is architecturally appropriate for the building and the downtown streetscape.

Modified Awning Design
We took the Commission's feedback from the April 7 meeting seriously. The previously proposed curved awning profile has been replaced with a **flat/angled awning design** using zinc-colored metal roof panels. This modified profile directly addresses the aesthetic concerns raised by commissioners while continuing to accommodate the structural condition described above.

Key attributes of the modified design:
- The awning profile is flat/angled rather than curved, creating a cleaner, more contemporary appearance consistent with the building's limestone and brick facade.
- The zinc-colored galvanized metal panel material is durable, weather-resistant, and complements the approved material palette.
- The awning is limited to the front (west) facade and wraps the corner for approximately 10 feet along the north side. It does not encircle the building.

- All other approved facade materials remain unchanged: cast limestone veneer, brick, black aluminum glazing and door systems, and painted CMU.
- No changes to height, setbacks, parking, lot coverage, drainage, landscaping, lighting, or use. The project continues to conform to all applicable ordinance standards.

Ordinance Compliance
The modified design continues to meet all requirements of the Rochester Zoning Ordinance applicable to the CBD zoning district. All conditions of the original January 5, 2025 site plan approval remain satisfied. The facade modification is limited to the awning element and does not alter the building's approved use, dimensional compliance, or site layout in any respect.

Conclusion
Mr. Brillati remains deeply committed to this project and to making a meaningful investment in Rochester's downtown. This building was in a state of significant disrepair, and the renovation will be a substantial improvement to the South Main Street corridor. The modified awning design represents a thoughtful response to an unforeseen structural condition, refined based on the Commission's input. We believe it complements the building and the surrounding streetscape, and we respectfully request that the Commission schedule this amended site plan for public hearing at the next available meeting.

We appreciate the Commission's time and consideration, and we are available to answer any questions in advance of or during the hearing.

Respectfully submitted,

Roger Berent
Roger Berent Architects

Enclosures:
1. Revised Architectural Drawings (Sheets A-000, A-200, A-210) — dated May 20, 2026
2. Structural Engineering Review Letter — Westfall Structural Engineering, LLC, dated April 29, 2026

Westfall Structural Engineering, L.L.C.

April 29, 2026

Mr. Roger Berent
Roger Berent Architects
6435 Apple Orchard Lane
Rochester Hills, MI 48306

Subject: Roof Structure of 134 S. Main Street in Rochester, MI

Dear Roger:

Having reviewed the overhang condition of existing roof structure, I offer the following comments regarding the potential effects of removing the portion of existing roof that extends past the existing exterior west wall of the building:

- While one full precast concrete plank is past the exterior wall, the next plank only partially overhangs past the exterior wall. Creating a condition where the roof structure ends at the face of the existing wall would likely require significant structural work to modify, reinforce, or replace the existing plank. This work could also create a need to modify or recreate the connection from the exterior wall to the roof structure.
- Also, it appears that the roof planks tie into the wing wall at the south end of the building. Removal of any of these roof planks could affect the stability of the wing wall and the removal process itself could cause significant damage to this wing wall. The magnitude of the effect on the wall would not be known until the connection between the plank and wall can be uncovered, a process that could also cause damage and instability.

The items described above are just a few of the potential issues that may arise if the portion of precast plank roof overhanging the west wall of the building is removed.

If there are any questions regarding these comments, please feel free to contact me.

Sincerely,
Westfall Structural Engineering, LLC

Kenneth R. Westfall, P.E.
Managing Member

PROJECT DATA

NATURE OF BUSINESS / PROJECT USE STATEMENT

PROJECT USE: PRIVATE FAMILY OFFICE (BUSINESS / PROFESSIONAL OFFICE CLASSIFICATION)

THIS FACILITY WILL SERVE AS A PRIVATE OFFICE FOR THE PROPERTY OWNER AND FAMILY MEMBERS, FUNCTIONING AS A PROFESSIONAL WORK ENVIRONMENT FOR PERSONAL BUSINESS, INVESTMENT MANAGEMENT, AND ADMINISTRATIVE ACTIVITIES.

THE SPACE WILL INCLUDE OFFICES, CONFERENCE AREAS, AND A SMALL LOUNGE/KITCHENETTE INTENDED SOLELY FOR USE BY THE FAMILY AND OCCASIONAL GUESTS OR ADVISORS. THERE WILL BE NO PUBLIC WALK-IN TRAFFIC, RETAIL COMPONENT, OR CUSTOMER-FACING OPERATIONS.

TYPICAL USE WILL RESEMBLE A LOW-INTENSITY PROFESSIONAL OFFICE, COMPARABLE IN CHARACTER AND ACTIVITY LEVEL TO A SINGLE-TENANT BUSINESS SUITE. STAFF PRESENCE WILL BE LIMITED, AND OPERATIONS ARE EXPECTED TO GENERATE MINIMAL VEHICLE TRAFFIC AND NEGLIGIBLE NOISE OR DELIVERIES BEYOND STANDARD MAIL OR PACKAGE SERVICE.

HOURS OF OPERATION ARE EXPECTED TO BE 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY, WITH OCCASIONAL AFTER-HOURS USE BY THE PROPERTY OWNER.

THIS OFFICE USE FULLY COMPLIES WITH THE CBD (CENTRAL BUSINESS DISTRICT) ZONING DISTRICT PROVISIONS PERMITTING GENERAL BUSINESS AND PROFESSIONAL OFFICES.

ENVIRONMENTAL REMEDIATION STATEMENT

BETWEEN OCTOBER 22 AND NOVEMBER 5, 2025, VAPOR CONTROL SOLUTIONS INSTALLED TWO SUB-SLAB DEPRESSURIZATION SYSTEMS TO MITIGATE POTENTIAL VAPOR INTRUSION ASSOCIATED WITH THE SITE'S HISTORICAL DRY-CLEANING USE. THE SYSTEMS INCLUDE TWO OBAR SYSTEMS GBR 76 UD FANS MOUNTED ON THE ROOFTOP AND NINE TOTAL EXTRACTION POINTS ACROSS TWO ZONES.

AIR IS DRAWN FROM BENEATH THE CONCRETE SLAB IN BOTH THE BASEMENT AND MAIN FLOOR AND EXHAUSTED ABOVE THE ROOFLINE, PREVENTING POTENTIALLY HARMFUL VAPORS FROM ENTERING THE OCCUPIED SPACE. INSTALLATION AND DOCUMENTATION WERE COMPLETED UNDER THE DIRECTION OF APPLIED ENVIRONMENTAL AND IN COORDINATION WITH EGLE (MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY).

CITY OF ROCHESTER	
GOVERNING CODES	ADOPTED: 2021 MICHIGAN BUILDING CODE (2021 IBC WITH AMENDMENTS) PLUMBING: 2021 MICHIGAN PLUMBING CODE (2021 IPC WITH AMENDMENTS) MECHANICAL: 2021 MICHIGAN MECHANICAL CODE (2021 IMC WITH AMENDMENTS) ELECTRICAL: 2023 NATIONAL ELECTRICAL CODE (NEC) AS ADOPTED BY MICHIGAN Michigan Energy Code (based on 2021 IECC with amendments)
BUILDING	USE: PROFESSIONAL GENERAL BUSINESS - PRIVATE FAMILY OFFICE - NO CUSTOMERS TYPE OF CONSTRUCTION: III-B FIRE SPRINKLERED: NO
ZONING	CBD - CENTRAL BUSINESS
ALLOWABLE HEIGHT	3 STORIES / 40'-0"
ACTUAL HEIGHT	1 STORY / 18-0"

AREA

BASEMENT

	2,705 S.F.		
1st FLOOR			
	3,190 S.F.		

SETBACKS		REQUIRED:	PROVIDED:
	FRONT/WEST	5'-0"	EXISTING TO REMAIN 33'-7"
	SIDE/NORTH	0'-0":	EXISTING TO REMAIN 4'-9"
	SIDE/SOUTH	0'-0":	EXISTING TO REMAIN 0'-0"
	REAR/EAST	5'-0"	EXISTING TO REMAIN 24'-7"

ARCHITECTURAL COMPLIANCE STATEMENT – SOUTH FACADE

THE SOUTH FAÇADE OF THE BUILDING IS CURRENTLY VISIBLE FROM THE PUBLIC RIGHT-OF-WAY BUT IS LOCATED ON A ZERO-LOT-LINE CONDITION ADJOINING ANOTHER PARCEL WITHIN THE CENTRAL BUSINESS DISTRICT. THIS WALL HAS BEEN REPAIRED, PATCHED, AND PAINTED TO MATCH THE NEW BUILDING COLOR SCHEME TO ENSURE A CLEAN, UNIFORM APPEARANCE CONSISTENT WITH THE MAIN STREET ELEVATION. GIVEN THE CBD ZONING ALLOWS FOR FUTURE DEVELOPMENT DIRECTLY AGAINST THIS PROPERTY LINE, NO ADDITIONAL ARCHITECTURAL FEATURES OR OPENINGS ARE PROPOSED AT THIS TIME. THIS APPROACH MAINTAINS COMPLIANCE WITH THE INTENT OF SECTION 2118(1) BY ENSURING VISUAL COMPATIBILITY WHILE RECOGNIZING THE POTENTIAL FOR AN ADJOINING STRUCTURE TO BE CONSTRUCTED IN THE FUTURE.

PROPERTY OWNER IS OPEN TO COLLABORATING ON A MURAL FOR THE SOUTH FACADE.

PARKING SUMMARY
EXISTING: 5 SPACES ALONG MAIN STREET. NOTE: TWO OF THESE SPACES WILL BE REMOVED TO ACCOMMODATE THE CONTINUATION OF THE 5-FOOT LANDSCAPE STRIP ESTABLISHED ON THE ADJACENT PROPERTY TO THE SOUTH.
REAR PARKING: 5 SPACES ACCESSED FROM THE ALLEY. GARAGE PARKING: 2 ENCLOSED SPACES LOCATED IN THE LOWER-LEVEL GARAGE (ACCESSED VIA ALLEY). THE LOWER-LEVEL GARAGE IS USED EXCLUSIVELY BY THE PROPERTY OWNER AND STAFF. TANDEM SPACES ARE MANAGED INTERNALLY TO PREVENT VEHICLE CONFLICTS.

TOTAL PARKING PROVIDED: 10 SPACES. PARKING REQUIRED: 11 SPACES (3,109 SQ. FT. ÷ 300). DEFICENCY EXCEMPT PER PLANNING COMMISSION MOTION. NOTE: DEFICIENCY DUE TO CITY-REQUESTED 5' GREENBELT.

LOADING AREA
A DESIGNATED LOADING AND RECEIVING AREA WILL BE LOCATED AT THE REAR OF THE BUILDING, ACCESSED DIRECTLY FROM THE EXISTING ALLEY. ALL DELIVERIES AND SERVICE VEHICLES WILL USE THIS ALLEY ACCESS POINT.

TRASH REMOVAL
NO COMMERCIAL TRASH PICKUP SERVICE IS PROPOSED FOR THIS SITE. THIS PRIVATE FAMILY OFFICE WILL GENERATE MINIMAL WASTE, WHICH WILL BE COLLECTED AND DISPOSED OF OFF-SITE BY THE PROPERTY OWNER. NO DUMPSTER OR EXTERIOR TRASH ENCLOSURE IS PROPOSED.

RETAINING WALLS / OFF-SITE WORK
ALL PROPOSED CONSTRUCTION, IMPROVEMENTS, AND RETAINING WALLS ARE LOCATED ENTIRELY WITHIN THE PROPERTY BOUNDARIES. NO WORK IS PROPOSED OUTSIDE OF THE SITE LIMITS. ANY FUTURE OFF-SITE COORDINATION OR WORK ON ADJACENT PARCELS SHALL REQUIRE WRITTEN AUTHORIZATION FROM THE ADJOINING PROPERTY OWNER PRIOR TO CONSTRUCTION.

VEGETATION AND SIGHTLINES
ALL VEGETATION LOCATED ON THIS PROPERTY WILL BE TRIMMED OR REMOVED AS NECESSARY TO MAINTAIN CLEAR SIGHTLINES FOR SAFE VEHICLE MOVEMENT TO AND FROM THE ALLEY AND DRIVEWAY. EXISTING VEGETATION ENCROACHING FROM NEIGHBORING PARCELS IS NOT PART OF THIS SCOPE.

LIGHTING
SEE PROVIDED PHOTOMETRIC PLAN

MECHANICAL EQUIPMENT
NO ROOFTOP UNITS ARE PROPOSED. ANY GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING, DECORATIVE FENCING, OR ARCHITECTURAL ENCLOSURES IN ACCORDANCE WITH THE CITY ZONING ORDINANCE. SCREENING SHALL BE A MINIMUM HEIGHT EQUAL TO THE EQUIPMENT BEING SCREENED.

SIGNAGE
NO NEW EXTERIOR SIGNAGE IS PROPOSED AS PART OF THIS APPLICATION.

LANDSCAPE PLAN
A SEALED LANDSCAPE PLAN HAS BEEN PREPARED IN COMPLIANCE WITH ARTICLE XXI OF THE ZONING ORDINANCE. THE DESIGN PROVIDES 1,612 SQ. FT. OF LANDSCAPED AREA (APPROXIMATELY 18% OF THE SITE), EXCEEDING THE MINIMUM REQUIREMENT.
NATIVE AND ADAPTIVE PLANTINGS ARE USED THROUGHOUT, INCLUDING A LOW SHRUB BORDER ALONG THE MAIN STREET FRONTAGE TO ENHANCE PEDESTRIAN SAFETY AND VISUAL CONTINUITY.

HOURS OF OPERATION
TYPICAL HOURS: 7:00 AM – 7:00 PM, MONDAY THROUGH FRIDAY.

CODE COMPLIANCE
ALL WORK AND IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY ENGINEER AND BUILDING OFFICIAL. A PERFORMANCE GUARANTEE MAY BE REQUIRED IN AN AMOUNT DETERMINED BY THE CITY ENGINEER OR BUILDING OFFICIAL TO ENSURE COMPLETION OF ALL SITE IMPROVEMENTS. THE SITE PLAN SHALL MEET ALL APPLICABLE CODE AND ORDINANCE REQUIREMENTS PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, INCLUDING BUT NOT LIMITED TO: 2021 MICHIGAN BUILDING CODE (AS AMENDED), CITY OF ROCHESTER STORMWATER MANAGEMENT ORDINANCE, AND MICHIGAN MECHANICAL, PLUMBING, ELECTRICAL, AND ENERGY CODES.

SHEET INDEX

NUMBER	TITLE
A-000	TITLE AND DATA
A-200	ELEVATIONS
A-210	RENDERINGS

HOLLOW CORE PLANK
PARTIALLY OVERHANGFS THE INSIDE AND OUTSIDE OF THE CMU WALL REMOVAL EXPOSES INTERIOR AND CREATES STRUCTURAL ISSUE FOR EXISTING WALL AND WEATHER-TIGHTNESS

UNCOVERED EXISTING CONDITION
STRUCTURAL OVERHANGING HOLLOW CORE PLANK
EXISTING PLANK TIES INTO AND SUPPORTS EXISTING MASONRY VERTICAL WING WALL

134 S. MAIN STREET

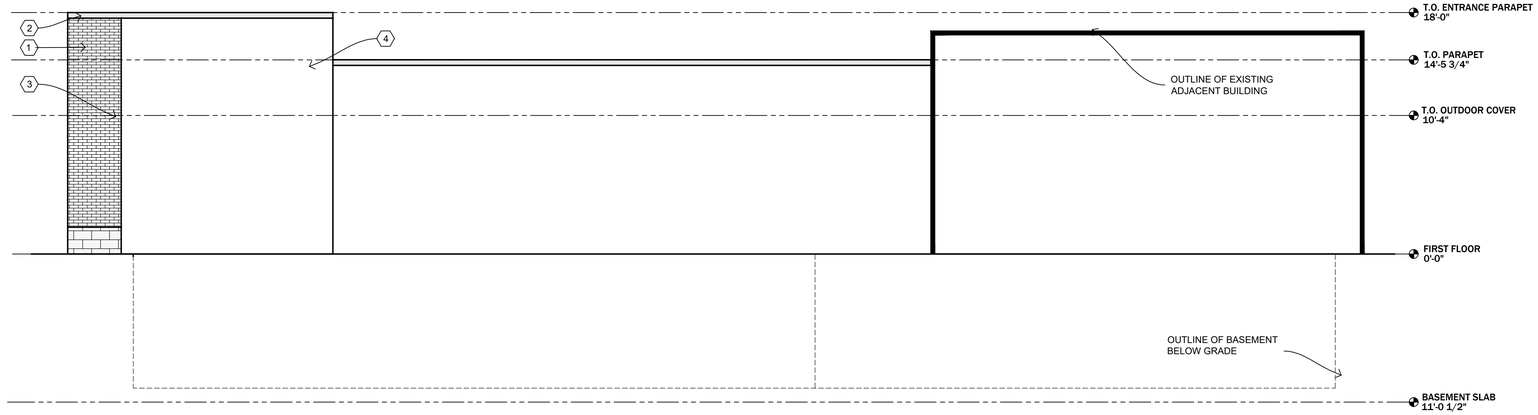
1 MODIFIED DESIGN
SCALE: N.T.S.

Structural Engineer:	Architect: ROGER BERENT ARCHITECTS 6435 Apple Orchard Lane, Rochester Hills, MI 48306 248.800.6505 roger@rogerberent.com	Owner:	These drawings are instruments of service and as such are the property of the Architect. The Architect's drawings, specifications and related documents are not to be used by the Owner or others on other projects, for additions to this Project, or for completion of this Project by others.

Drawing Issue:		
No.	Date	Description
	11.07.2025	SITE PLAN SUBMISSION
	12.08.2025	REVISED SITE PLAN SUBMISSION
	05.20.2026	AWNING MODIFICATION

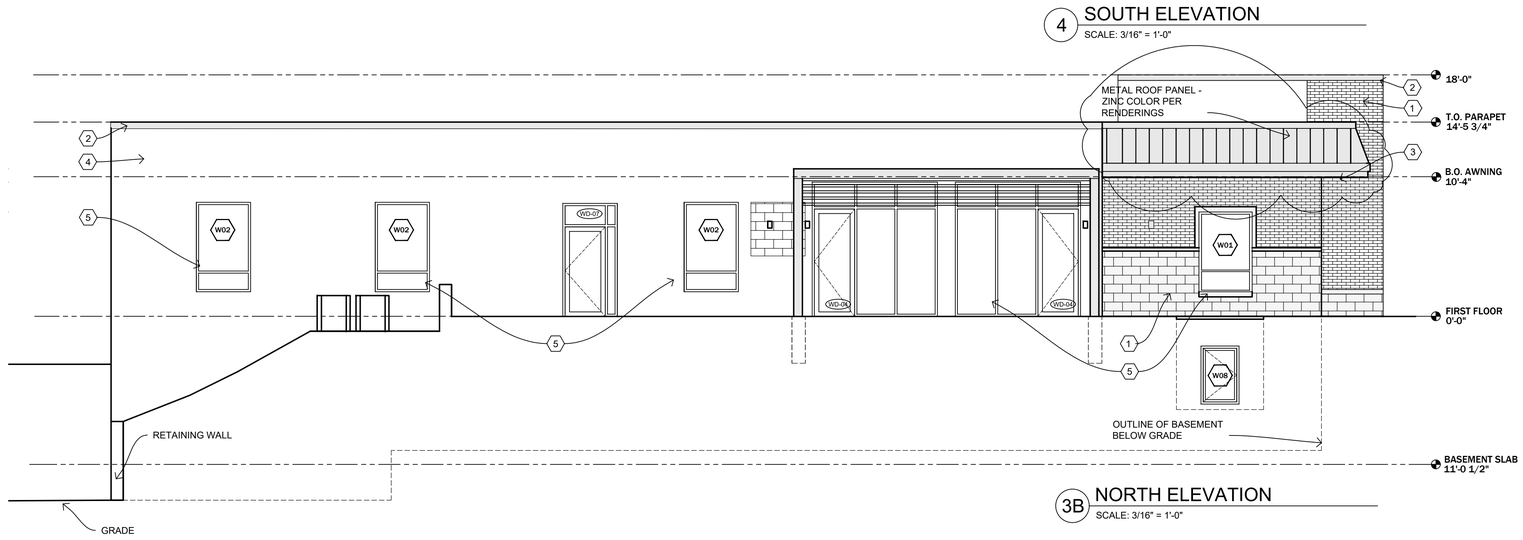
Project:	Date:	Drawn By:	Drawing Number:
134 S. MAIN ST. Rochester, Michigan	Scale:	Checked By:	A-000 ARCHITECTURAL-000
	DRAWING TITLE:		

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



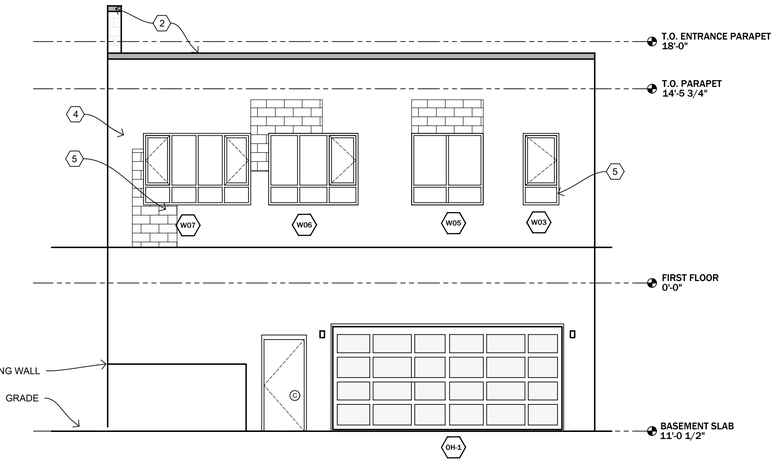
MATERIAL LEGEND

1. LIMESTONE PANEL - READING ROCK, ROCK CAST STONE VENEER, COLOR REISLING, OR APPROVED EQUAL. PROFILE AND COLOR TO BE VERIFIED WITH OWNER
2. BLACK ALUMINUM ROOF PARAPET - EXTRUDED ALUMINUM PARAPET CAP SYSTEM, PROFILE AND FINISH TO BE VERIFIED WITH OWNER, CONCEALED FASTENER DESIGN WITH CONTINUOUS CLEAT ATTACHMENT, INSTALLED PER MANUFACTURER'S GUIDELINES.
3. BLACK ALUMINUM OVERHANG ENTRANCE - ALUMINUM CANOPY SYSTEM, PROFILE, DEPTH, AND FINISH TO BE VERIFIED WITH OWNER, STRUCTURAL SUPPORT WITH CONCEALED CONNECTIONS, INSTALLED PER MANUFACTURER'S GUIDELINES AND STRUCTURAL ENGINEERING REQUIREMENTS.
4. PAINTED CMU BLOCKS - CONCRETE MASONRY UNIT WALL SYSTEM, BLOCK SIZE, TEXTURE, AND PAINT COLOR TO BE VERIFIED WITH OWNER, LAID IN RUNNING BOND WITH REINFORCED CELLS PER STRUCTURAL REQUIREMENTS, PAINTED WITH EXTERIOR-GRADE MASONRY COATING PER MANUFACTURER'S GUIDELINES.
5. BLACK ALUMINUM GLAZING AND DOOR SYSTEM - ALUMINUM FRAMED WINDOW AND DOOR ASSEMBLY, PROFILE, GLASS TYPE, AND FINISH TO BE VERIFIED WITH OWNER, THERMALLY BROKEN FRAMES WITH INSULATED GLAZING UNITS, INSTALLED PER MANUFACTURER'S GUIDELINES AND APPLICABLE BUILDING CODES.
6. BLACK ALUMINUM PATIO COVER - ALUMINUM FRAME PATIO STRUCTURE SYSTEM, PROFILE, INFILL MATERIAL, AND FINISH TO BE VERIFIED WITH OWNER, STRUCTURAL CONNECTIONS WITH CONCEALED FASTENERS, INSTALLED PER MANUFACTURER'S GUIDELINES AND STRUCTURAL ENGINEERING REQUIREMENTS.
7. ALUMINUM LETTERING - DIMENSIONAL ALUMINUM SIGNAGE SYSTEM, FONT, SIZE, FINISH, AND MOUNTING METHOD TO BE VERIFIED WITH OWNER, CONCEALED OR EXPOSED FASTENER ATTACHMENT PER DESIGN, INSTALLED PER MANUFACTURER'S GUIDELINES AND LOCAL SIGNAGE CODES.
8. LIGHT COLORED BRICK - GLEN-GERY COLOR IS BORDEAUX, BRICK SIZE, TEXTURE, COLOR, AND MORTAR TO BE VERIFIED WITH OWNER, LAID IN RUNNING BOND WITH WALL TIES AND WEEP SYSTEM, INSTALLED PER MANUFACTURER'S GUIDELINES AND APPLICABLE BUILDING CODES.
9. LOW WALL - READING ROCK, AB COURTYARD SEATING WALLS OR APPROVED EQUAL. GRANITE COLOR, PROFILE AND COLOR TO BE VERIFIED WITH OWNER



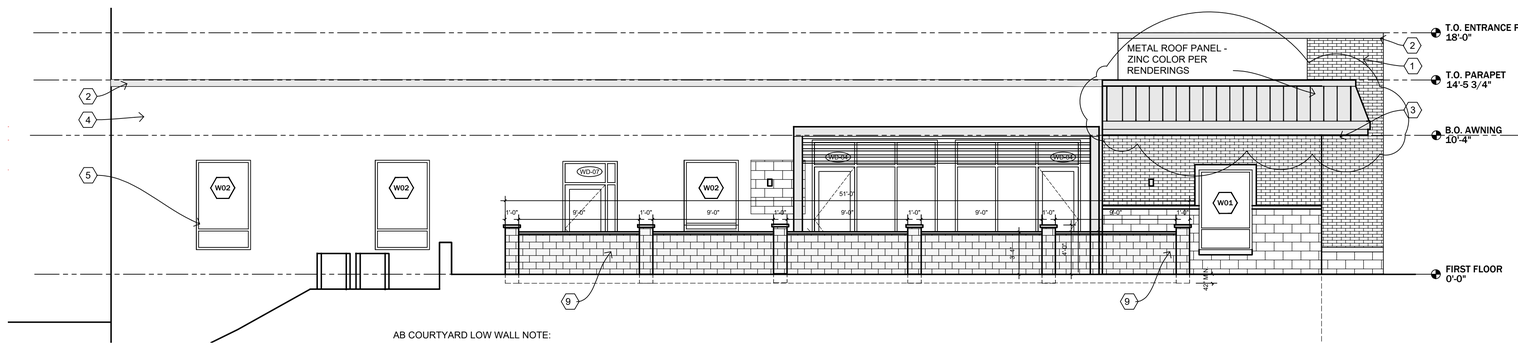
4 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



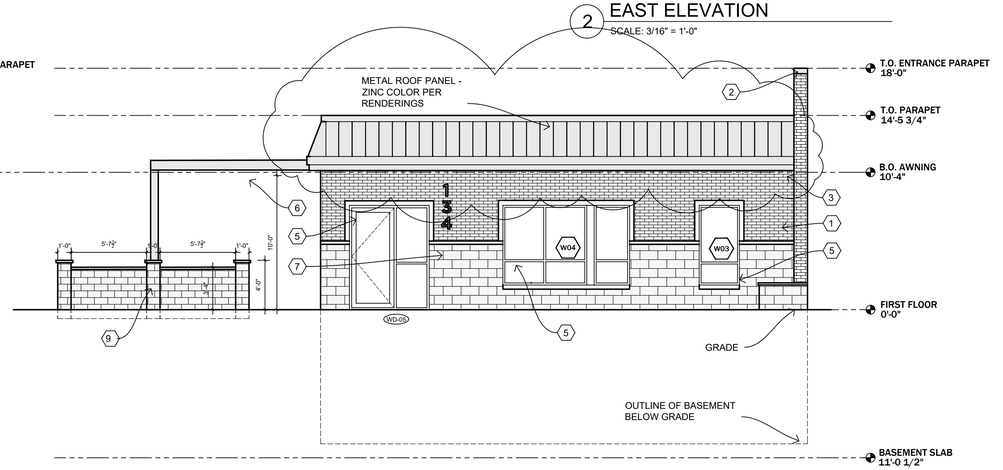
3B NORTH ELEVATION

SCALE: 3/16" = 1'-0"



2 EAST ELEVATION

SCALE: 3/16" = 1'-0"



AB COURTYARD LOW WALL NOTE:

PROVIDE ALLAN BLOCK "AB COURTYARD COLLECTION" WALL SYSTEM (WALL PANELS, CAPS, AND ANY POSTS/PILLARS) AND INSTALL PER MANUFACTURER INSTALLATION MANUAL.
EXCAVATE LEVEL FOUNDATION TRENCH FOR WALL PANELS: 8" MIN DEPTH X 12" MIN WIDTH. PLACE 6" COMPACTED BASE ROCK AND LEVEL TO A UNIFORM, STABLE BASE. COMPACT BASE ROCK WITH HAND TAMPER.
SET FIRST COURSE LEVEL. PLACE WALL PANELS WITH RAISED RINGS UP. FILL PANEL CORES/OPENINGS WITH BASE ROCK FOR FIRST TWO COURSES. OFFSET VERTICAL SEAMS BETWEEN COURSES.
CAPS: INSTALL CAPS LEVEL AND SECURE WITH FLEXIBLE CONCRETE ADHESIVE. APPLY ADHESIVE ALONG BOTH SIDES OF RAISED RINGS AND ALONG SIDE OF EACH CAP PER MANUFACTURER.
HEIGHT / RETAINED SOIL LIMITATION: MAXIMUM OF TWO (2) COURSES MAY RETAIN SOIL. FOR WALLS RETAINING SOIL BEYOND TWO COURSES OR OTHER CONDITIONS REQUIRING RETAINING WALL DESIGN, PROVIDE DETAILS PER MANUFACTURER RETAINING WALL GUIDANCE.
POSTS/PILLARS (IF USED): EXCAVATE 24" X 24" PAD, 4" MIN DEPTH. PLACE 4" COMPACTED BASE ROCK AND INSTALL PER MANUFACTURER PATTERNS; SECURE CAPS WITH ADHESIVE.
VERIFY FINAL WALL HEIGHT, FREESTANDING CONDITION, WIND EXPOSURE, AND FROST/SOIL CONDITIONS. INSTALL PER MANUFACTURER REQUIREMENTS AND AHJ REQUIREMENTS; PROVIDE ENGINEERED DETAILS WHERE REQUIRED.

3A NORTH ELEVATION W/ SCREEN WALL

SCALE: 3/16" = 1'-0"

1 WEST ELEVATION

SCALE: 3/16" = 1'-0"

Structural Engineer:	Architect: ROGER BERENT ARCHITECTS 6435 Apple Orchard Lane, Rochester Hills, MI 48306 248.800.6505 roger@rogerberent.com	Owner:

These drawings are instruments of service and as such are the property of the Architect. The Architect's drawings, specifications and related documents are not to be used by the Owner or others on other projects, for additions to this Project, or for completion of this Project by others.

Drawing Issue:

No.	Date	Description
	12.12.2025	PROGRESS/PRELIMARY BID
	01.12.2026	BUILDING DEPT.
	01.23.2026	BUILDING DEPT. REVISIONS

Project: 134 S. MAIN ST. Rochester, Michigan

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

Drawing Number: A-200 ARCHITECTURAL-200

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

4 NORTH ELEVATION RENDER
SCALE: N.T.S.

2 NORTHWEST ELEVATION RENDER
SCALE: N.T.S.

3 NORTHWEST ELEVATION RENDER
SCALE: N.T.S.

1 WEST ELEVATION RENDER
SCALE: N.T.S.

Structural Engineer:	Architect:	Owner:	
	ROGER BERENT ARCHITECTS 6435 Apple Orchard Lane, Rochester Hills, MI 48306 248.800.6505 roger@rogerberent.com		These drawings are instruments of service and as such are the property of the Architect. The Architect's drawings, specifications and related documents are not to be used by the Owner or others on other projects, for additions to this Project, or for completion of this Project by others.

Drawing Issue:

No.	Date	Description
	11.07.2025	SITE PLAN SUBMISSION
	12.08.2025	REVISED SITE PLAN SUBMISSION
	05.20.2026	AWNING MODIFICATION

Project:

134 S. MAIN ST.

Rochester, Michigan

Date:	Drawn By:
Scale:	Checked By:

DRAWING TITLE:

Drawing Number:

A-210
ARCHITECTURAL-210

Seal

STATE OF MICHIGAN
ROGER JASON BERENT
ARCHITECT
No. 1301052381
REGISTERED ARCHITECT

MCKENNA

July 29, 2026

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

Subject: 139 Romeo Rd.; Site Plan and Special Exception Resubmission; Site Plan and Parking Waiver Letter dated June 4, 2026; Clarification Letter dated July 14, 2026.

Dear Commissioners:

At the City's request we have reviewed a proposal from Joe Iacopelli to demolish a 4,837 sq. ft existing building and construct a new 2-story 6,785 sq. ft mixed-use building. The subject site has an area of 0.28 acres and is located on the north side of Romeo Road between High Street and Main Street and is zoned B-1 General Business District.

The applicant appeared before the Planning Commission for a preliminary hearing on December 1, 2025 and a public hearing was held at the February 2026 meeting, where conditional approval was granted subject to the following eight conditions:

1. Planning Commission approval of a modification for side yard and combined side yard setbacks.
2. Submission of a shared access agreement for City Attorney review and approval and recording the agreement prior to issuance of a C of O.
3. Submission of a shared parking agreement with the abutting parcel to the west for City Attorney review and approval and recording the agreement prior to issuance of a C of O.
4. Zoning Board of Appeals variance from parking (if required) and variance to allow parking to be located in the front yard.
5. Clarification regarding trash removal for retail use.
6. Clarification regarding proposed method of irrigation.
7. Repair of existing retaining wall along east property line if current condition requires it.
8. Approval of all signage by City Administration prior to installation.

The applicant was unable to meet the parking requirements and has resubmitted requesting a reduction of the parking standard. This request received a preliminary review and discussion at the July 2026 Planning Commission meeting, and was approved to be scheduled for a public hearing.

REVIEW COMMENTS

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

1. **Use.** The plan proposes the construction of retail space on the first floor and 2 residential units on the second floor. Retail uses are permitted by right per Section 1301 (1) of the Zoning Ordinance. Upper story apartments are permitted as a special exception use per Section 1303 (8) of the Zoning Ordinance.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

2. **Setbacks.** The required front, rear and side yard setbacks are 15 feet, 3 feet, 10 feet/35 feet, respectively. The proposed setbacks are 21 feet, 180+ feet and 0 feet/11.48 feet, respectively. The building does not meet the minimum side yard or combined side yard requirement.

   The Planning Commission has the discretion to modify these setbacks, but the applicant must provide written justification based on the standards listed in Section 2005 (d) (1) through (3). Sheet SPA-1 requests the deviation for the following reasons – the front yard is consistent with the existing development patterns of the neighboring properties, placing the building along the east property line allows for a full access drive on the west side, and the zero side yard still maintains a 10' distance from the building located on the parcel to the east. This modification was granted as part of the previous conditional approval in February. However, approval of this modification should be granted as part of the updated site plan and special exception approval.

3. **Vehicle Access.** The subject site's frontage on Romeo Road is entirely paved. Access to the rear of the parcel is not possible without using the paved area on the parcel to the west and vice versa. Per the applicant, they are in the process of drafting a legal agreement. Copy of the shared access agreement has been submitted for review and approval by the City Attorney.

4. **Pedestrian Access.** The site has an existing sidewalk along its Romeo frontage, and the plan proposes a new 5' wide sidewalk abutting the south side of the building, providing access to the front entrance of the retail space. Ramp location is noted. Access to the residential units on the upper floor is through a rear entrance which is located under the building overhang.

5. **Parking.** Parking requirement for retail uses is one (1) space/200 sq. ft of gross floor area and parking requirement for multi-family units is 1.5 spaces for a 1-bedroom unit. The applicant states that both units will be one-bedroom. Based on the data noted, the site requires a total of 12 parking spaces. The site plan notes the provision of 9 parking spaces including one (1) handicap accessible space. Section 2005 (b) prohibits use of the required front yard for vehicular parking. We acknowledge the parcels' odd shape and size create challenges. In addition, the barrier free space per ADA guidelines must be provided closest to the entrance.

   On behalf of the applicant, Stucky Vitale Architects has provided the attached letter requesting that the Planning Commission grant a waiver reducing the required number of spaces. This ordinance text has been included below. The applicant requests a reduction in the parking standard based on the anticipated future levels of employees. This is within the power of the Planning Commission. However, it is important to consider the precedent established by granting such a waiver. Dimensional limitations of the site may be deemed further justification. During the preliminary review, the applicant also noted that specific spaces would be allocated to the residential use, and signed as such.

   Section 2402(9) Notwithstanding the other provisions in this section, the planning commission may at their discretion and in limited circumstances, consider the modification of the numerical requirements for off-street parking, based upon evidence provided by the applicant that indicates that another parking standard would be more appropriate for the proposed property use. Such authority is granted to provide the planning commission flexibility in reviewing sites, which would allow for shared parking or alternate means of providing parking, when a site is unable to accommodate all of the required parking per the zoning ordinance or to avoid variances for the same, which would run with the land in perpetuity. Such flexibility or deviation from the ordinance standard would be tied to the specific use and site plan

approved and will cease to exist once the use on the site terminates or changes to another use. Such evidence may include any or all of the following and shall be compiled by an independent third party:

a. Anticipated current or future levels of employees and/or patrons.
b. Peak period usage versus normal usage.
c. Banked or reserved parking for future use.
d. Environmental factors which accommodate additional landscaping and the minimization of impervious areas on the site.
e. Provision of valet parking or other means of accommodating patrons on a private lot that does not burden public parking. Further, submission of proof that such valet parking is available for the days and times noted and not in conflict with other businesses using the same valet facility.
f. Demonstration by the applicant that surrounding characteristics unique to the property justify the requested deviation.
g. Demonstration by the applicant that the strict application of the ordinance would prevent ability to develop the property as proposed for an appropriate allowed use.
h. Other factors pertinent to a modification of parking requirements that have a direct relationship to this section 2402(9).
i. Demonstration that such modification will not impact or negatively affect public parking in the city.
j. Approval of any flexibility in the parking count does not exempt a property owner from any special assessment associated with parking.

6. **Dumpster.** The site plan notes that no trash enclosure will be provided and trash removal is through trash cans placed within a fenced enclosure and rolled to the street by the tenants.

7. **Lighting.** The applicant has submitted a photometric plan and manufacturer's cut sheet detail indicating compliance with the Ordinance standards. The plan notes wall mounted fixtures on the building and a couple of bollard lights within the north parking lot. Previously proposed pole lights were replaced by the bollards to ensure no light spillage onto the abutting residential parcels to the east.

8. **Architecture.** As part of the resubmission, the proposed façade materials have been updated. Some of the previously proposed metal siding has been replaced by black and green hardie siding, which will provide additional durability, while remaining compatible in color and design to the materials on buildings on abutting sites. We had previously asked for Planning Commission feedback on the materials and colors proposed based upon the authority granted by Section 2601 for review of special exception uses. However, the Planning Commission noted no concerns at the preliminary hearing.

9. **Landscaping.** The applicant has submitted a landscape plan that shows landscaping within the front greenbelt and also on the north side of the parking lot at the rear of the site. A general landscape maintenance note has been included, noting that the owner of the property will be responsible for maintenance of the landscaping on the site. No permanent irrigation system will be installed.

10. **Screening.** Section 2804 (e) of the Zoning Ordinance requires a screen wall to be provided on the sides of the parcel that abut single family residential uses to the east. These screen walls can be limited to the areas of development only. The site plan includes image of an existing residential fence on the east side of the parking area at the rear, which is located on top of a retaining wall. The applicant has confirmed that the retaining wall along the east property line will be rebuilt to standards approved by the City Engineer.

11. **Signage.** The renderings note a placeholder for ‘future signage’ on the front façade facing Romeo. *At such time when a tenant is known, City Administration review of sign size, height and design are required prior to installation.*

RECOMMENDATION

The applicant has made a significant effort to comply with the standards of the ordinance and conditions of the previous reviews. All but one of the original conditions for approval have been met. Their request of a parking waiver to fulfill that the final condition comes after a concerted effort to meet the requirement by other means. The unique shape of the parcel places limitations on parking design, which is consistent with standards for granting a parking waiver, as laid out by the Zoning Ordinance. While the precedent created by granting the waiver must be taken into account, this process has also established precedent for pursuing every alternative before defaulting to the waiver. However, given that the waiver is granted at the discretion of the Planning Commission, we defer to the Commission to make the final decision for site plan approval.

Respectfully
McKENNA

Lori Morgan, AICP
Senior Planner

Cc: Jeremy Peckens
Nik Banda
Jeff Kragt
Rose McKinney

City of Rochester

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

Planning Commission

NOTICE OF PUBLIC HEARING

400 Sixth Street	**August 5, 2026**	**7:00 pm**

NOTICE IS HEREBY GIVEN THAT THE ROCHESTER PLANNING COMMISSION will hold a Public Hearing for the consideration of a 139 Romeo to demolish a 4,837 sq. ft existing building and construct a new 2-story 6,785 sq. ft mixed-use building. The public hearing is scheduled for Wednesday, August 5, 2026, at 7:00 p.m. at the Rochester Municipal Offices, 400 Sixth Street, Rochester, MI 48307.

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

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

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

Publish on or before *July 21st, 2026*

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

ROCHESTER
Where you live.

SVA
STUCKY VITALE ARCHITECTS

June 4, 2026

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

RE: 139 Romeo Road Mixed-Use Development – Request for Parking Modification Pursuant to Article 24, Section 2402(9)

Dear Planning Commissioners,

On behalf of the property owner, Joe Iacopelli, we respectfully request approval of a modification to the off-street parking requirements for the proposed mixed-use redevelopment at 139 Romeo Road pursuant to Section 2402(9) of the City of Rochester Zoning Ordinance.

The proposed development will replace an aging, underutilized building with a new mixed-use project consisting of ground-floor commercial space and two upper-story residential units. Throughout the design process, the project team has worked closely with City staff to address site constraints, improve site functionality, and provide the greatest amount of parking reasonably achievable on the property while maintaining compliance with circulation, accessibility, landscaping, and site design requirements.

As contemplated by Section 2402(9)(f), the subject property possesses several unique characteristics that justify the requested modification. The parcel is an irregularly shaped infill site with limited developable area and constrained access opportunities. Although the property extends significantly to the north, the configuration of the site, existing grades, and circulation requirements limit the amount of practical parking that can be accommodated. The proposed site plan represents a careful balance between parking, access, pedestrian safety, and a building footprint that allows for a viable redevelopment of the property. Additional reductions to the building would not meaningfully increase parking availability but would reduce the effectiveness of the redevelopment effort.

The request is also supported by Section 2402(9)(a) regarding anticipated employee and patron demand. The proposed residential and commercial uses are expected to generate parking demand at different times of the day. The commercial space will primarily be utilized during daytime business hours, while residential parking demand will be greatest during evenings and overnight periods. This natural sharing of parking resources reduces the likelihood that all required spaces would be needed simultaneously.

In addition, the owner has worked proactively to increase the parking available to the development by securing access to two parking spaces on the neighboring property through a shared parking arrangement. This effort demonstrates a commitment to maximizing parking availability through cooperation with adjacent property owners rather than relying solely on the subject parcel.

Approval of this request will support reinvestment in a challenging site and allow construction of a high-quality mixed-use building that contributes to the Romeo Road corridor through new housing opportunities, commercial activity, and an enhanced streetscape. The project represents a substantial private investment while requesting only a single-space modification from the parking requirement. Given the shared parking arrangement and the differing peak demand periods between the proposed uses, the requested modification is not expected to negatively impact surrounding properties or public parking resources.

For these reasons, we respectfully request that the Planning Commission approve a modification of one parking space pursuant to Section 2402(9). The unique characteristics of the site, the shared parking agreement, the complementary parking demands of the proposed uses, and the public benefit associated with redevelopment of this property collectively support approval of this limited request.

Thank you for your consideration.

Sincerely,

Stucky Vitale Architects

DEMO PLAN
139 ROMEO ROAD

PART OF THE NORTHEAST 1/4 OF SECTION 9
T2N, R11E, TROY TOWNSHIP
OAKLAND COUNTY, MICHIGAN
PARCEL #15-11-305-019

1. THIS PROJECT TO BE CONSTRUCTED IN COMPLIANCE WITH PART 91 OF ACT 451 OF 1994, AS AMENDED, THE SOIL EROSION AND SEDIMENTATION CONTROL ACT AND THE MACOMB COUNTY SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE.
2. A COPY OF THE APPROVED SESC PLANS MUST BE KEPT ON THE CONSTRUCTION SITE AND MADE AVAILABLE TO THE MACOMB COUNTY PUBLIC OFFICE
3. EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE NATURAL AND MANMADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS
4. THE LAND OWNER OR LANDOWNER'S REPRESENTATIVE SHALL BE THE RESPONSIBLE REPRESENTATIVE AS DIRECTED IN THESE PLANS AND AS REQUIRED TO ENSURE PROGRESSIVE STABILIZATION OF DISTURBED EARTH CHANGE.
5.THE LAND OWNER OR LANDOWNER'S REPRESENTATIVE SHALL IMPLEMENT AND MAINTAIN SOIL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS BEFORE AND AT ALL TIMES DURING CONSTRUCTION ON THIS PROJECT. ANY MODIFICATIONS OR ADDITIONS TO SOIL EROSION CONTROL MEASURES DURING CONSTRUCTION OR CHANGED CONDITIONS SHALL BE COMPLIED WITH AS REQUIRED OR DIRECTED BY THE MACOMB COUNTY PUBLIC WORKS OFFICE
6. IF ANY OF THESE SESC MEASURES ON THE SITE ARE DEEMED INADEQUATE OR INEFFECTIVE THE MACOMB COUNTY PUBLIC WORKS OFFICE SESC DIVISION HAS THE RIGHT TO REQUIRE ADDITIONAL SESC MEASURES AT THE EXPENSE OF THE LANDOWNER
7. ALL SESC MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH ALL ADDITIONAL AREAS AS NECESSARY.
   A. SILT FENCE SHALL BE INSTALLED PER DETAIL.
   B. BUILT-UP SEDIMENT SHALL BE REMOVED WHEN SEDIMENT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE SILT FENCE
   C. SILT FENCE SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS WITHIN 24 HOURS OF RAINFALL AND DAILY DURING A PROLONGED RAIN EVENT. REQUIRED MAINTENANCE SHALL BE PROVIDED PROMPTLY.
8. INSTALL INLET FILTERS ON ALL PAVEMENT CATCH BASINS PER DETAIL INLET FILTERS SHALL BE INSPECTED WEEKLY
   E. UNDER NORMAL CONDITIONS WITHIN 24 HOURS OF RAINFALL AND DAILY DURING PROLONGED RAIN EVENT
   F. BUILD UP OF SEDIMENT SHALL BE REMOVED PROMPTLY.
9. ALL SILT FENCE SHALL BE REMOVED AFTER BECOMES INEFFECTIVE PRIOR TO THE END OF THE EXPECTED LIFE AND THE BARRIER IS STILL REQUIRED, THE SILT FENCE SHALL BE REPLACED PROMPTLY.
10. INSTALL DRAIN GUARDS ON ALL YARD CATCH BASINS PER DETAIL, SEED OR SOD THE AREA BETWEEN THE SILT FENCE AND THE INLET. DRAIN GUARDS SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS WITH IN 24 HOURS OF RAINFALL AND DAILY DURING A PROLONGED RAIN EVENT.
   I. BUILD UP OF SEDIMENT SHALL BE REMOVED WHEN SEDIMENT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE SILT FENCE
   J. SILT FENCE SHALL BE REMOVED WHEN BECOMES INEFFECTIVE PRIOR TO THE END OF THE EXPECTED LIFE AND THE BARRIER IS STILL REQUIRED THE SILT FENCE SHALL BE REPLACED PROMPTLY.
11. ALL STOCKPILED SOILS MUST BE MAINTAINED IN SUCH A WAY AS TO PREVENT EROSION FROM LEAKING THE SITE. IF THE STOCKPILE WILL BE ON SITE FOR MORE THAN 30 DAYS THE STOCKPILE MUST BE SEEDED. SILT FENCE MUST BE INSTALLED AROUND THE PERIMETER OF THE STOCKPILE.
12. IMMEDIATELY AFTER SEEDING, MULCH ALL SEEDED AREAS WITH UNWEATHERED SMALL STRAW. SPREAD UNIFORMLY AT THE RATE OF 1–2 TONS PER ACRE (45–90 BALES PER ACRE). MULCH MUST BE ANCHORED WITH A DISK TYPE MULCH ANCHORING TOOL OR OTHER MEANS AS APPROVED BY THE MACOMB COUNTY PUBLIC WORKS OFFICE

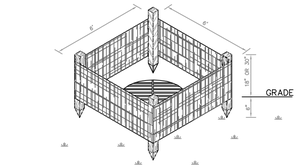
A NON–EROSIVE VELOCITY, IF NECESSARY, AN APPROVED ENERGY DISSIPATOR MAY BE USED
14. ALL DIRT STACKED ONTO ANY ROADWAY SHALL BE REMOVED IMMEDIATELY.
15. STREETS AND OR PARKING AREAS WILL BE SCRAPED ON A DAILY BASIS AND SWEPT AT A MINIMUM OF ONCE PER WEEK BY THE LANDOWNER OR LANDOWNER'S REPRESENTATIVE
16. ALL DISTURBED AND UNDISTURBED AREAS SHALL BE WATERED FOR DUST CONTROL
17. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPED CHANNELS DITCHES OR ANY DISTURBED LAND AREAS SHALL BE COMPLETED WITHIN 3 CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER EARTH CHANGED HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH CHANGE ACTIVITY CEASES, TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED WITHIN 7 DAYS AND SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED ALL PERMANENT SOIL EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND ESTABLISHED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED.
18. ALL SLOPES SHALL BE STABILIZED WITH VEGETATION AND OR LANDCAPE ALL DISTURBED AREAS NOT BUILT OR PAVED UPON
19. REMOVE ALL TEMPORARY SOIL EROSION DEVISES AFTER PERMANENT STABILIZATION IS ESTABLISHED.
20. APPROXIMATE START DATE –
21. APPROXIMATE COMPLETION DATE –
TOTAL GROSS ACREAGE DISTURBED = 2.56 ACRES

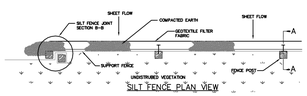
I UNDERSTAND MY RESPONSIBILITY OUTLINED UNDER THESE GUIDELINES

LANDOWNER'S SIGNATURE DATE

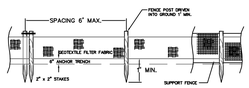
EROSION CONTROL MEASURES & SEQUENCE OF CONSTRUCTION

1. INSTALL TEMPORARY SOIL EROSION CONTROL GEOTEXTILE FILTER CLOTH FENCE AS INDICATED ON PLAN AND AT ADDITIONAL AREAS AS NECESSARY
2. MAINTAIN A 15 FT. BUFFER OF VEGETATION WHERE POSSIBLE AROUND PERIMITER OF SITE.
3. INSTALL UTILITIES AND EXCAVATE BASEMENT. STOCKPILE DIRT AWAY FROM DRAINAGE AREAS.
4. BACKFILL BASEMENT, GRADE SITE AND REMOVE EXCESS DIRT FROM SITE IF NECESSARY.
5. CONSTRUCT HOUSE
6. INSTALL PAVEMENT AND FINAL GRADE THE LOT.
7. ESTABLISH VEGETATION AND LANDSCAPE ALL DISTRUBED AREAS NOT BUILT OR PAVED UPON
8. CLEAN PAVEMENT AND REMOVE ALL TEMPORARY EROSION CONTROL MEASURES. RE-ESTABLISH VEGETATION AS NECESSARY.
9. ALL DIRT AND MUD TRACKED ONTO PUBLIC ROADS SHALL BE REMOVED DAILY.
10. ALL EROSION CONTROL SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP

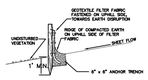




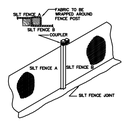
SILT FENCE PLAN VIEW



SILT FENCE FRONT VIEW



SILT FENCE SECTION A–A



SILT FENCE SECTION B–B

NOT FOR CONSTRUCTION UNLESS APPROVED BY MUNICIPALITY
HOUSE DIMENSIONS TO BE VERIFIED BY OWNER AND/OR BUILDER BEFORE CONSTRUCTION.

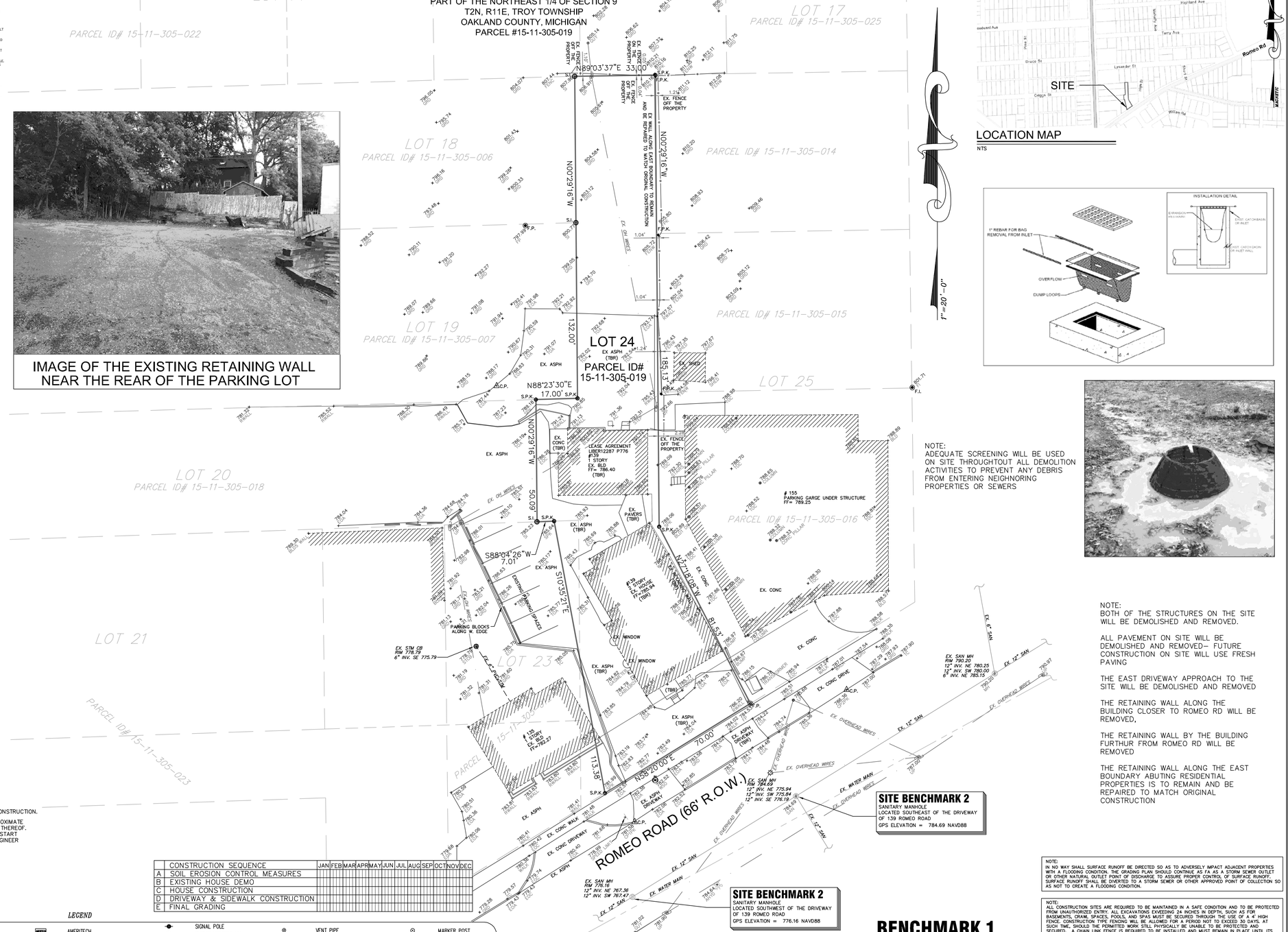
THE PROPERTY DIMENSIONS AND UTILITY LOCATIONS SHOWN ARE ONLY APPROXIMATE AND GATHERED FROM EXIST RECORDS AVAILABLE, THERE IS NO GUARANTEE THEREOF. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND UTILITIES PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO OWNER AND/OR ENGINEER

NOTE: ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL GOVERNING AGENCIES.

USER AGREES THAT PLAN IS SUBJECT TO STANDARD ASCE CONTRACT AND LIABILITY AND IS LIMITED TO FEE

NOTE:
SILT FENCE LOCATION, INSTALLATION DETAILS AND TIMING SEQUENCE OF RE–ESTABLISHMENT OF PERMANENT VEGETATION REQUIRED PRIOR TO FINAL BUILDING INSPECTION

IMAGE OF THE EXISTING RETAINING WALL NEAR THE REAR OF THE PARKING LOT



1" = 20'–0"

LOCATION MAP
NTS

NOTE:
ADEQUATE SCREENING WILL BE USED ON SITE THROUGHTOUT ALL DEMOLITION ACTIVITIES TO PREVENT ANY DEBRIS FROM ENTERING NEIGHNORING PROPERTIES OR SEWERS

NOTE:
BOTH OF THE STRUCTURES ON THE SITE WILL BE DEMOLISHED AND REMOVED.

ALL PAVEMENT ON SITE WILL BE DEMOLISHED AND REMOVED– FUTURE CONSTRUCTION ON SITE WILL USE FRESH PAVING

THE EAST DRIVEWAY APPROACH TO THE SITE WILL BE DEMOLISHED AND REMOVED

THE RETAINING WALL ALONG THE BUILDING CLOSER TO ROMEO RD WILL BE REMOVED,

THE RETAINING WALL BY THE BUILDING FURTHUR FROM ROMEO RD WILL BE REMOVED

THE RETAINING WALL ALONG THE EAST BOUNDARY ABUTING RESIDENTIAL PROPERTIES IS TO REMAIN AND BE REPAIRED TO MATCH ORIGINAL CONSTRUCTION

	CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
A	SOIL EROSION CONTROL MEASURES												
B	EXISTING HOUSE DEMO												
C	HOUSE CONSTRUCTION												
D	DRIVEWAY & SIDEWALK CONSTRUCTION												
E	FINAL GRADING												

LEGEND

EXISTING	PROPOSED						
GAS		AMERITECH	SIGNAL POLE	VENT PIPE	MARKER POST
SANITARY (SAN)		WATER SHUT OFF	PUBLIC LIGHTING MH.	FILLER CAP	LIGHT POLE
STORM (STM)		TELEPHONE RISER	ELECTRIC RISER OR METER	C.P. TEST	TRAFFIC SIGNAL
WATERMAIN (WM)		TELEPHONE	CATHODIC PROTECTION	MONITOR WELL	D.E. MANHOLE
OVERHEAD WIRE		SEWER CLEAN OUT	GUY WIRE	TOP OF CURB ELEVATION	TELEPHONE MANHOLE
UNDERGROUND CABLE		GAS METER	HIGH TENSION TOWER	TOP OF PAVEMENT ELEVATION OR	SPOT ELEVATION
EX. DITCH OR SWALE CENTERLINE		GAS VALVE /GAS MARKER	FLAG POLE	TW TOP OF WALK	TOP OF CURB ELEVATION GUTTER ELEVATION
EASEMENTS		MANHOLE	GUARD/METAL POST	CULV CULVERT	SET P.K. NAIL
RAILROAD		CATCH BASIN	STEEL COLUMN	CMP CORRUGATED METAL PIPE	CHISELED "X"
CHAIN LINK FENCE		GATE VALVE IN WELL (G.V.W)	MAILBOX	F.F. FINISH FLOOR ELEVATION	PROPOSED GRADE
WOOD FENCE		FIRE HYDRANT	SIGN	SECTION CORNER	CONTROL POINT
UTILITY POLE		STORM MANHOLE (ST. MH.)	PARKING METER	F.I. FOUND IRON	
WIRE FENCE,		FENCE POST	BILLBOARD OR LARGE SIGN	F.M. FOUND MONUMENT	
GUARD RAIL		UTILITY POLE W/ LAMP EXTENSION	BASKETBALL HOOP	F.P.K. FOUND P.K. NAIL	
				S.I. SET IRON	

LEGAL DESCRIPTION OF RECORD

A PARCEL OF LAND LOCATED IN SUPERVISOR'S REPLAT OF PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11 T3N, R11E, CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN AND DESCRIBED AS FOLLOWS:
LOT 24 OF SUPERVISOR'S REPLAT OF BLOCKS 1,2,3, AND PART OF BLOCKS 6 AND 7 WOODWARD'S ADDITION (L53, P19, O.C.R.)
CONTAINING 0.28 ACRES OF LAND RESERVING ALL RIGHTS, EASEMENTS AND RESTRICTIONS OF RECORD

USER AGREES THAT PLAN IS SUBJECT TO STANDARD ASCE CONTRACT AND LIABILITY AND IS LIMITED TO FEE

BENCHMARK 1

ON UTILITY POLE LOCATED SOUTHEAST OF THE PROPERTY NEAR LOCKHART STREET
GPS ELEVATION = 942.66 NAVD88

BENCHMARK 1

ON UTILITY POLE LOCATED SOUTHEAST OF THE PROPERTY NEAR LOCKHART STREET
GPS ELEVATION = 942.66 NAVD88

NOTE:
IN NO WAY SHALL SURFACE RUNOFF BE DIRECTED SO AS TO ADVERSELY IMPACT ADJACENT PROPERTIES WITH A FLOODING CONDITION. THE GRADING PLAN SHOULD CONTINUE AS FA AS A STORM SEWER OUTLET OR OTHER NATURAL OUTLET POINT OF DISCHARGE TO ASSURE PROPER CONTROL OF SURFACE RUNOFF. SURFACE RUNOFF SHALL BE DIVERTED TO A STORM SEWER OR OTHER APPROVED POINT OF COLLECTION SO AS NOT TO CREATE A FLOODING CONDITION.

NOTE:
ALL CONSTRUCTION SITES ARE REQUIRED TO BE MAINTAINED IN A SAFE CONDITION AND TO BE PROTECTED FROM UNAUTHORIZED ENTRY. ALL EXCAVATIONS EXCEEDING 24 INCHES IN DEPTH, SUCH AS FOR BASEMENTS, DRAWL SPACES, POOLS, AND SPAS MUST BE SECURED THROUGH THE USE OF A 4' HIGH FENCE. CONSTRUCTION TYPE FENCING WILL BE ALLOWED FOR A PERIOD NOT TO EXCEED 30 DAYS. AT SUCH TIME, SHOULD THE PERMITTED WORK STILL PHYSICALLY BE UNABLE TO BE PROTECTED AND SECURED, A CHAIN LINK FENCE IS REQUIRED TO BE INSTALLED AND MUST REMAIN IN PLACE UNTIL ITS REMOVAL HAS BEEN AUTHORIZED BY THE BUILDING OFFICIAL. 2009 MRC–R 104.1 & 2009 MBC–CHAPTER 33

SOIL EROSION NOTES

1. INSTALL EROSION CONTROL
2. ALL SOIL EROSION MEASURES MUST BE IN PLACE PRIOR TO ANY EARTH MOVEMENT
3. COMPLETE ALL EARTH MOVEMENTS
4. RIGHT OF WAY MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
5. ALL SWALE AREAS, ALL SLOPES GREATER THAN 1:5 AND AROUND STORM STRUCTURES MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
6. AFTER FINAL EARTH STABILIZATION IS COMPLETE REMOVE EROSION CONTROL MEASURES

TOTAL DISTRUBED AREA	0.28 ACRES OF LAND
LIMITS OF EARTH DISRUPTION WILL BE CONTAINED ON SITE TO ACHIEVE POSITIVE DRAINAGE PER MASTER GRADE PLAN ON FILE	
SOIL TYPE PER COUNTY SOIL MAP IS:	82C – URBAN LAND– SPINKS COMPLEX, 8 TO 15 PERCENT SLOPES
SOIL EROSION CONTROL MEASURES WILL BE MAINTAINED ON A WEEKLY BASIS AND AFTER EACH STORM EVENT.	
TYPE OF PERMANENT VEGETATIVE RESTORATION WILL BE SEED & MULCH OR SOD	

LAND DEVELOPMENT SERVICES of Michigan L.L.C.

Civil, Construction Management & Surveying Services

Land Development Services of Michigan LLC
57200 Silver Maple
Washington, MI 48094
P: 586.854.7310
E: David@LDSofMichigan.com

PROJECT
139 Romeo Rd
Rochester, Michigan

CLIENT
Joe Iacopelli
586-882-2338

SEAL
STATE OF MICHIGAN
Giovanni B. Mauro
License No. 6201058276
LICENSED PROFESSIONAL ENGINEER

SHEET
DEMO PLAN

PROJECT LOCATION
PARCEL #15-11-305-019

Know what's below Call before you dig.

REVISIONS

Date	Description

Designed by: A.M.B.
Drawn by:
Approved by: D.S.W.
Date: 12-08-2025
Scale: 1" = 20'–0"
Job No.: 25224
Sheet: 1

PLOT PLAN
139 ROMEO ROAD

PART OF THE NORTHEAST 1/4 OF SECTION 9
T2N, R11E, TROY TOWNSHIP
OAKLAND COUNTY, MICHIGAN
PARCEL #15-11-305-019

1. THIS PROJECT TO BE CONSTRUCTED IN COMPLIANCE WITH PART 91 OF ACT 451 OF 1994, AS AMENDED, THE SOIL EROSION AND SEDIMENTATION CONTROL ACT AND THE MACOMB COUNTY SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE
2. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE MACOMB COUNTY PUBLIC OFFICE
3. ALL EARTH CHANGES SHALL BE DESIGNED, CONSTRUCTED AND COMPLETED IN SUCH A MANNER THAT EROSION, AS DEFINED ON ANY OFF SITE AREAS OR IN WATERWAYS, WATERWAYS INCLUDE NATURAL AND MANMADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS
4. STAGING THE WORK WILL BE DONE BY THE LANDOWNER OR THE LANDOWNER'S REPRESENTATIVE AS DIRECTED IN THESE PLANS AND AS REQUIRED BY THE MACOMB COUNTY PUBLIC WORKS OFFICE SESC DIVISION
5.THE LAND OWNER OR LANDOWNER'S REPRESENTATIVE SHALL IMPLEMENT AND MAINTAIN SOIL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS BEFORE AND AT ALL TIMES DURING CONSTRUCTION ON THIS PROJECT. ANY MODIFICATIONS OR ADDITIONS TO SOIL EROSION CONTROL MEASURES DURING CONSTRUCTION OR CHANGED CONDITIONS SHALL BE COMPLIED WITH AS REQUIRED OR DIRECTED BY THE MACOMB COUNTY PUBLIC WORKS OFFICE
7. IF ANY OF THESE SESC MEASURES ON THE SITE ARE DEEMED INADEQUATE OR INEFFECTIVE THE MACOMB COUNTY PUBLIC WORKS OFFICE SESC DIVISION HAS THE RIGHT TO REQUIRE ADDITIONAL SESC MEASURES AT THE EXPENSE OF THE LANDOWNER
8. INSTALL SILT AS INDICATED ON THE PLAN AND AT ADDITIONAL AREAS AS NECESSARY.
   A. SILT FENCE SHALL BE PLACED ON CONTOUR
   B. BUILT-UP SEDIMENT SHALL BE REMOVED WHEN SEDIMENT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE SILT FENCE
   C. IF SILT FENCE SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS WITHIN 24 HOURS OF RAINFALL AND DAILY DURING A PROLONGED RAIN EVENT AND REPAIRED IMMEDIATELY AS NEEDED
9. INSTALL INLET FILTERS ON ALL PAVEMENT CATCH BASINS PER DETAIL. INLET FILTERS SHALL BE INSPECTED WEEKLY.
   E. UNDER NORMAL CONDITIONS WITHIN 24 HOURS OF RAINFALL AND DAILY DURING PROLONGED RAIN EVENT
   F. BUILD UP OF SEDIMENT SHALL BE REMOVED PROMPTLY
   G. IF FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF THE EXPECTED LIFE AND THE BARRIER IS STILL REQUIRED, THE SILT FENCE SHALL BE REPLACED PROMPTLY
10. INSTALL DRAIN GUARDS ON ALL YARD CATCH BASINS PER DETAIL. SEED OR SOD THE AREA BETWEEN THE SILT FENCE AND THE INLET.
   H. DRAIN GUARDS SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS WITH IN 24 HOURS OF RAINFALL AND DAILY DURING A PROLONGED RAIN EVENT
   I. BUILD UP OF SEDIMENT SHALL BE REMOVED WHEN SEDIMENT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE SILT FENCE
   J. IF FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF THE EXPECTED LIFE AND THE BARRIER IS STILL REQUIRED THE SILT FENCE SHALL BE REPLACED PROMPTLY
11. ALL STOCKPILES SHALL BE PROPERLY MAINTAINED IN SUCH A WAY AS TO PREVENT EROSION FROM LEAVING THE SITE. IF THE STOCKPILE WILL BE ON SITE FOR MORE THAN 30 DAYS THE STOCKPILE MUST BE SEEDED. SILT FENCE MUST BE INSTALLED AROUND THE PERIMETER OF THE STOCKPILE.
12. IMMEDIATELY AFTER SEEDING, MULCH ALL SEEDED AREAS WITH UNWEATHERED SMALL STRAW SPREAD UNIFORMLY AT THE RATE OF 1-1/2 TONS PER ACRE OR 100 LBS (2-3 BALES) PER 1000 SQ. FT. THIS MULCH SHOULD BE ANCHORED WITH A DISK TYPE MULCH ANCHORING TOOL OR OTHER MEANS AS APPROVED BY THE MACOMB COUNTY PUBLIC WORKS OFFICE

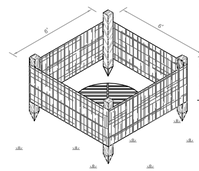
A. NON-EROSIVE VELOCITY. IF NECESSARY, AN APPROVED ENERGY DISSIPATER MAY BE USED
14. ALL SEDIMENT SHALL BE REMOVED FROM SURFACES AS CONSTRUCTION PROCEEDS.
15. STREETS AND OR PARKING AREAS WILL BE SCRAPED ON A DAILY BASIS AND SWEPT AT A MINIMUM OF ONCE PER WEEK BY THE LANDOWNER OR LANDOWNER'S REPRESENTATIVE
16. DURING DRY PERIODS ALL DISTURBED AREAS SHALL BE WATERED FOR DUST CONTROL.
17. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES CHANNELS DITCHES OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN FIVE (5) CALENDAR DAYS AFTER THE FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED IN ANY PORTION OF THE PREDOMINANTLY STABLIZE A DISTURBED AREA AFTER EARTH CHANGES HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH CHANGE ACTIVITY CEASES TEMPORARY SOIL EROSION MEASURES SHALL BE IMPLEMENTED IMMEDIATELY. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED. ALL PERMANENT SOIL EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND ESTABLISHED BEFORE A CERYIFICATE OF COMPLIANCE IS ISSUED.
18. FINAL GRADE ESTABLISHED VEGETATION AND OR LANDSCAPE ALL DISTURBED AREAS NOT BUILT OR PAVED UPON
19. REMOVE ALL TEMPORARY SOIL EROSION DEVICES AFTER PERMANENT STABILIZATION IS ESTABLISHED.
20. TOTAL SITE AREA – 0.28 ACRES
21. APPROXIMATE COMPLETION DATE –
TOTAL GROSS AREACAE DISTURBED = 2.56 ACRES

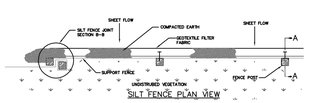
I UNDERSTAND MY RESPONSIBILITY OUTLINED UNDER THESE GUIDELINES

_____
LANDOWNER'S SIGNATURE DATE

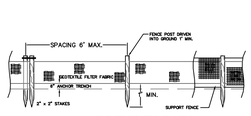
EROSION CONTROL MEASURES & SEQUENCE OF CONSTRUCTION

1. INSTALL TEMPORARY SOIL EROSION CONTROL GEOTEXTILE FILTER CLOTH FENCE AS INDICATED ON PLAN AND AT ADDITIONAL AREAS AS NECESSARY
2. MAINTAIN A 15 FT. BUFFER OF VEGETATION WHERE POSSIBLE AROUND PERIMTER OF SITE.
3. INSTALL UTILITIES AND EXCAVATE BASEMENT. STOCKPILE DIRT AWAY FROM DRAINAGE AREAS.
4. BACKFILL BASEMENT, GRADE SITE AND REMOVE EXCESS DIRT FROM SITE IF NECESSARY.
5. CONSTRUCT HOUSE
6. INSTALL PAVEMENT AND FINAL GRADE THE LOT.
7. ESTABLISH VEGETATION AND LANDSCAPE ALL DISTRUBED AREAS NOT BUILT OR PAVED UPON
8. CLEAN PAVEMENT AND REMOVE ALL TEMPORARY EROSION CONTROL MEASURES. RE-ESTABLISH VEGETATION AS NECESSARY.
9. ALL DIRT AND MUD TRACKED ONTO PUBLIC ROADS SHALL BE REMOVED DAILY.
10. ALL EROSION CONTROL SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP

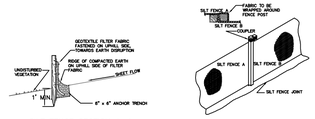




SILT FENCE PLAN VIEW



SILT FENCE FRONT VIEW

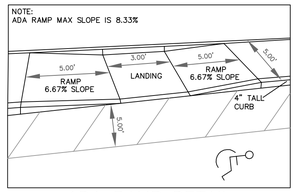


SILT FENCE SECTION A–A

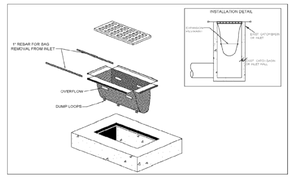
SILT FENCE SECTION B–B

NOTE:
SILT FENCE LOCATION, INSTALLATION DETAILS AND TIMING SEQUENCE OF RE-ESTABLISHMENT OF PERMANENT VEGETATION REQUIRED PRIOR TO FINAL BUILDING INSPECTION

NOTE:
ADA RAMP MAX SLOPE IS 8.33%



ADA RAMP DETAIL
NOT TO SCALE



NOT FOR CONSTRUCTION UNLESS APPROVED BY MUNICIPALITY
HOUSE DIMENSIONS TO BE VERIFIED BY OWNER AND/OR BUILDER BEFORE CONSTRUCTION.

THE PROPERTY DIMENSIONS AND UTILITY LOCATIONS SHOWN ARE ONLY APPROXIMATE AND GATHERED FROM EXIST RECORDS AVAILABLE. THERE IS NO GUARANTEE THEREOF. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND UTILITIES PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO OWNER AND/OR ENGINEER

NOTE: ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL GOVERNING AGENCIES.

USER AGREES THAT PLAN IS SUBJECT TO STANDARD ASCE CONTRACT AND LIABILITY AND IS LIMITED TO FEE

IMAGE OF THE EXISTING RETAINING WALL NEAR THE REAR OF THE PARKING LOT
TO BE REBUILT TO STANDARDS APPROVED BY THE CITY ENGINEER

	CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
A	SOIL EROSION CONTROL MEASURES												
B	EXISTING HOUSE DEMO												
C	HOUSE CONSTRUCTION												
D	DRIVEWAY & SIDEWALK CONSTRUCTION												
E	FINAL GRADING												

LEGEND

EXISTING	PROPOSED						
	GAS	AMERITECH	SIGNAL POLE	VENT PIPE	MARKER POST
	SANITARY (SAN)	WATER SHUT OFF	PUBLIC LIGHTING MH.	FILLER CAP	LIGHT POLE
	STORM (STM)	TELEPHONE RISER	ELECTRIC RISER OR METER	C.P. TEST	TRAFFIC SIGNAL
	WATERMAIN (WM)	TELEPHONE	CATHODIC PROTECTION	MONITOR WELL	D.E. MANHOLE
	OVERHEAD WIRE	SEWER CLEAN OUT	GUY WIRE	TOP OF CURB ELEVATION	TELEPHONE MANHOLE
	UNDERGROUND CABLE	GAS METER	HIGH TENSION TOWER	TOP OF PAVEMENT ELEVATION OR	SPOT ELEVATION
	EX. DITCH OR SWALE CENTERLINE	GAS VALVE /GAS MARKER	FLAG POLE	TW TOP OF WALK	TOP OF CURB ELEVATION GUTTER ELEVATION
	EASEMENTS	MANHOLE	GUARD/METAL POST	CULV CULVERT	SET P.K. NAIL
	RAILROAD	CATCH BASIN	STEEL COLUMN	CMP CORRUGATED METAL PIPE	CHISELED "X"
	CHAIN LINK FENCE	GATE VALVE IN WELL (G.V.W)	MAILBOX	F.F. FINISH FLOOR ELEVATION	PROPOSED GRADE
	WOOD FENCE	FIRE HYDRANT	SIGN	SECTION CORNER	CONTROL POINT
	WIRE FENCE,	STORM MANHOLE (ST. MH.)	PARKING METER	F.I. FOUND IRON	
	GUARD RAIL	FENCE POST	BILLBOARD OR LARGE SIGN	F.M. FOUND MONUMENT	
	UTILITY POLE	UTILITY POLE W/ LAMP EXTENSION	BASKETBALL HOOP	F.P.K. FOUND P.K. NAIL	
				S.I. SET IRON	

LEGAL DESCRIPTION OF RECORD

A PARCEL OF LAND LOCATED IN SUPERVISOR'S REPLAT OF PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11 T3N, R11E, CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN AND DESCRIBED AS FOLLOWS:
LOT 24 OF SUPERVISOR'S REPLAT OF BLOCKS 1,2,3, AND PART OF BLOCKS 6 AND 7 WOODWARD'S ADDITION (L53, P19, O.C.R.).
CONTAINING 0.28 ACRES OF LAND RESERVING ALL RIGHTS, EASEMENTS AND RESTRICTIONS OF RECORD

USER AGREES THAT PLAN IS SUBJECT TO STANDARD ASCE CONTRACT AND LIABILITY AND IS LIMITED TO FEE

BENCHMARK 1

ON UTILITY POLE LOCATED SOUTHEAST OF THE PROPERTY NEAR LOCKHART STREET
GPS ELEVATION = 942.66 NAVD88

BENCHMARK 1

ON UTILITY POLE LOCATED SOUTHEAST OF THE PROPERTY NEAR LOCKHART STREET
GPS ELEVATION = 942.66 NAVD88

SITE BENCHMARK 2
SANITARY MANHOLE
LOCATED SOUTHEAST OF THE DRIVEWAY OF 139 ROMEO ROAD
GPS ELEVATION = 784.69 NAVD88

SITE BENCHMARK 2
SANITARY MANHOLE
LOCATED SOUTHWEST OF THE DRIVEWAY OF 139 ROMEO ROAD
GPS ELEVATION = 776.16 NAVD88

LOCATION MAP
NTS

SITE INFORMATION

AREA:	0.28 ACRES (12,145.62 SQFT)
ZONING:	B-1 (GENERAL BUSINESS)
LOT COVERAGE:	MAXIMUM: N/A% (N/A SQFT) EXISTING: 25% (3,036.19 SQFT) PROPOSED: 16.04% (1,947.65 SQFT)
FRONT SETBACK:	15' MINIMUM
REAR SETBACK:	3' MINIMUM
SIDE SETBACKS:	10' MINUMUM (ONE SIDE) 35' MINUMUM (TOTAL)
PARKING CALCULATIONS:	MAIN FLOOR IS ~1,766 SQ.F.T. OF RETAIL SPACE (1 SPACE PER 200 SQ.FT. RETAIL) 9 REQUIRED SPACES
	2ND FLOOR IS 2 RESIDENTIAL UNITS (1.5 SPACE PER UNIT) 3 REQUIRED SPACES
	12 TOTAL REQUIRED SPACES

NOTE:
EXISTING UTILITY LEADS TO BE INSPECTED AND, UPON APROVAL FROM THE CITY OF ROCHESTER, REUSED FOR THE PROPOSED BUILDING. IF THEY ARE NOT FIT FOR REUSE, THE LEADS WILL BE REPLACED WITH NEW LEADS CONSTRUCTED WITH APPROVED MATERIALS

NOTE:
THE PROPOSED BUILDING IS TO INCLUDE METAL WOOD SIDING THAT WRAPS FROM THE FRONT AROUND TO THE EAST FACADE TO ESTABLISH VISUAL ARCHITECTURAL APPEAL

NOTE:
RETAINING WALL BEHIND THE PRINCIPAL STRUCTURE ON THE EAST SIDE OF THE PROPERTY TO BE REBUILT TO STANDARDS APPROVED BY THE CITY ENGINEER

NOTE:
EXISTING PARKING LOT TO BE REPLACED WITH NEW ASPHALT PAVEMENT

NOTE:
PROPOSED TRASH AREA IS ROLLER BINS IN A FENCED ENCLOSURE, TO BE ROLLED TO STREET BY TENANTS (NO DUMPSTER)

NOTE:
ONE AC UNIT IS PROPOSED AT THE REAR OF BUILDING, TO BE SCREENED BY LANDSCAPING

NOTE:
APPROVAL IS SUBJECT TO ZBA APPROVAL OF PARKING IN THE REQUIRED FRONT YARD SETBACK

NOTE:
ACCESS EASEMENT AGREEMENT WITH 135 ROMEO RD. TO BE SIGNED BY BOTH PARTIES AND RECORDED WITH THE REGISTER OF DEEDS

NOTE:
SHARED PARKING EASEMENT AGREEMENT OF 2 SPACES WITH 135 ROMEO RD. TO BE SIGNED BY BOTH PARTIES AND RECORDED WITH THE REGISTER OF DEEDS

NOTE:
CONDITIONAL APPROVAL SUBJECT TO POINTS 1–8 NOTED ON MCKENNA PLANNING LETTER DATED DECEMBER 28, 2025

NOTE:
THE PLANNING COMMISSION HAS APPROVED SPECIAL EXCEPTION USE TO ALLOW FOR UPPER STORY RESIDENTIAL ON A MIX USE BUILDING

NOTE:
PLANNING COMMISSION HAS APPROVED OF A VARIANCE FOR ZERO–LOT LINE ON EAST SIDE YARD

NOTE:
IN NO WAY SHALL SURFACE RUNOFF BE DIRECTED SO AS TO ADVERSELY IMPACT ADJACENT PROPERTIES WITH A FLOODING CONDITION. THE GRADING PLAN SHOULD CONTINUE AS FA AS A STORM SEWER OUTLET OR OTHER NATURAL OUTLET POINT OF DISCHARGE TO ASSURE PROPER CONTROL OF SURFACE RUNOFF. SURFACE RUNOFF SHALL BE DIVERTED TO A STORM SEWER OR OTHER APPROVED POINT OF COLLECTION SO AS NOT TO CREATE A FLOODING CONDITION.

NOTE:
ALL CONSTRUCTION SITES ARE REQUIRED TO BE MAINTAINED IN A SAFE CONDITION AND TO BE PROTECTED FROM UNAUTHORIZED ENTRY. ALL EXCAVATIONS EXCEEDING 24 INCHES IN DEPTH, SUCH AS FOR BASEMENTS, CRAWL SPACES, POOLS, AND SPAS MUST BE SECURED THROUGH THE USE OF A 4' HIGH FENCE. CONSTRUCTION TYPE FENCING WILL BE ALLOWED FOR A PERIOD NOT TO EXCEED 30 DAYS. AT SUCH TIME, SHOULD THE PERMITTED WORK STILL PHYSICALLY BE UNABLE TO BE PROTECTED AND SECURED, A CHAIN LINK FENCE IS REQUIRED TO BE INSTALLED AND MUST REMAIN IN PLACE UNTIL ITS REMOVAL HAS BEEN AUTHORIZED BY THE BUILDING OFFICIAL. 2009 MRC–R 104.1 & 2009 MBC–CHAPTER 33

SOIL EROSION NOTES	
1. INSTALL EROSION CONTROL	TOTAL DISTRUBED AREA 0.28 ACRES OF LAND
2. ALL SOIL EROSION MEASURES MUST BE IN PLACE PRIOR TO ANY EARTH MOVEMENT	LIMITS OF EARTH DISRUPTION WILL BE CONTAINED ON SITE TO ACHIEVE POSITIVE DRAINAGE PER MASTER GRADE PLAN ON FILE
3. COMPLETE ALL EARTH MOVEMENTS	SOIL TYPE PER COUNTY SOIL MAP IS:
4. RIGHT OF WAY MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.	62C – URBAN LAND– SPINKS COMPLEX, 8 TO 15 PERCENT SLOPES
5. ALL SWALE AREAS, ALL SLOPES GREATER THAN 1:5 AND AROUND STORM STRUCTURES MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.	SOIL EROSION CONTROL MEASURES WILL BE MAINTAINED ON A WEEKLY BASIS AND AFTER EACH STORM EVENT
6. AFTER FINAL EARTH STABILIZATION IS COMPLETE REMOVE EROSION CONTROL MEASURES	TYPE OF PERMANENT VEGETATIVE RESTORATION WILL BE SEED & MULCH OR SOD

LDS LAND DEVELOPMENT SERVICES of Michigan L.L.C.

Civil, Construction Management & Surveying Services

Land Development Services of Michigan LLC
57200 Silver Maple
Washington, MI 48094
P: 586.854.7310
E: David@LDSofMichigan.com

PROJECT
139 Romeo Rd
Rochester, Michigan

CLIENT
Joe Iacopelli
586-882-2338

SEAL
STATE OF MICHIGAN
Giovanni B. Mauro
License No. 6201058276
PROFESSIONAL ENGINEER

SHEET
BOUNDARY/ TOPOGRAPHICAL SURVEY, PLOT PLAN

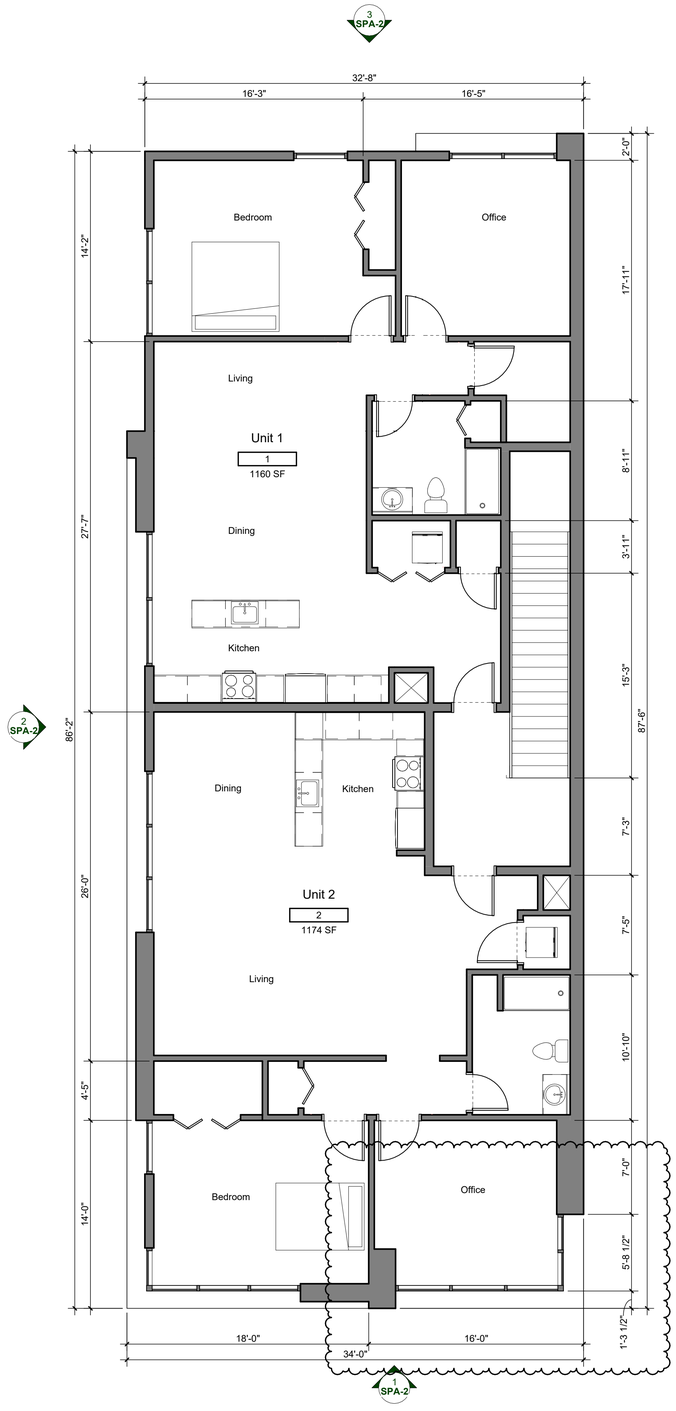
PROJECT LOCATION
PARCEL #15-11-305-019

811 Know what's below Call before you dig.

REVISIONS

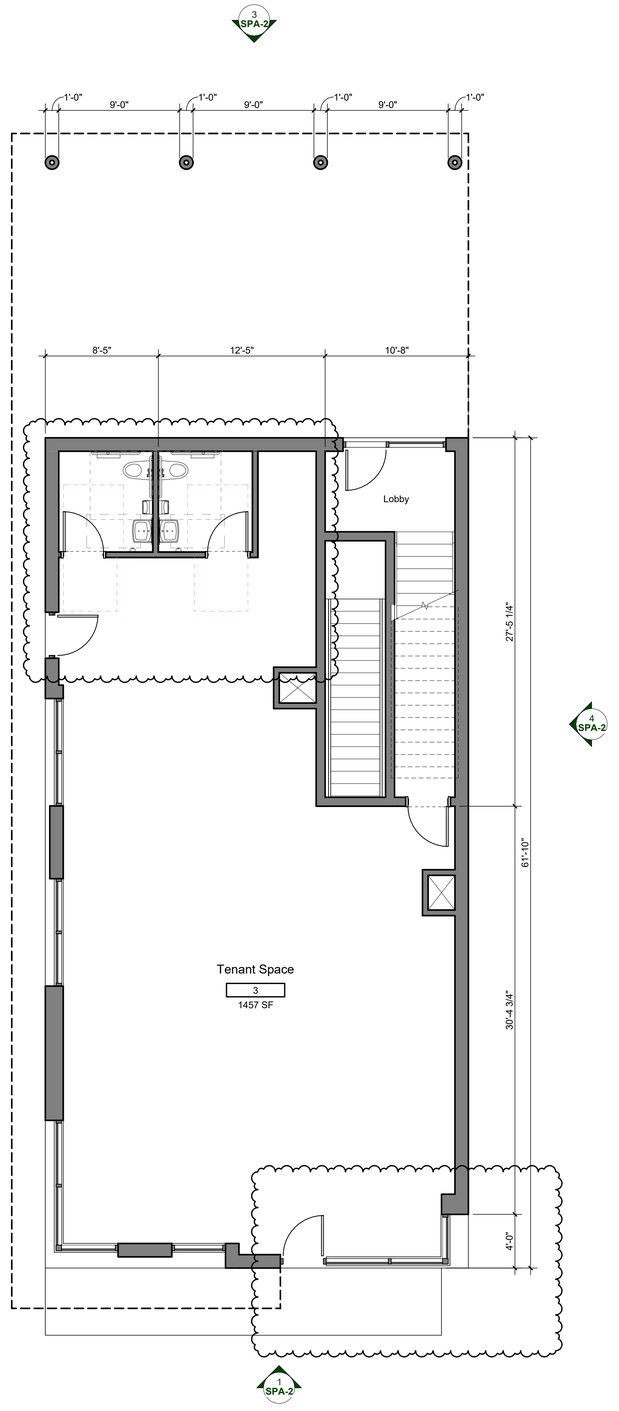
Date	Description

Designed by:	Drawn by:
	A.M.B.
Approved by:	Date:
D.S.W.	12-08-2025
Scale:	
1" = 20'-0"	
Job No.:	Sheet:
25224	1



2 SPA-1 FLOOR PLAN - LEVEL 2

3/16" = 1'-0"



1 SPA-1 FLOOR PLAN - LEVEL 1

3/16" = 1'-0"

WRITTEN NARRATIVE

JOE IACOPELLI IS SUBMITTING FOR THE FOLLOWING PROJECT AT 139 ROMEO ROAD IN ROCHESTER, MI FOR SITE PLAN APPROVAL. THE PROJECT WILL BE A TWO STORY, 4,837 SQFT MIXED-USE DEVELOPMENT, WITH BUSINESS ON THE FIRST LEVEL AND R-2 ON THE SECOND LEVEL (TWO 1-BEDROOM UNITS). THE EXISTING VACANT BUILDING ON SITE WILL BE DEMOLISHED, WITH THE NEW CONSTRUCTION OCCUPYING APPROXIMATELY THE SAME FOOTPRINT.

PROJECT INFORMATION

PROJECT DESCRIPTION
APPROXIMATELY 4,800 SQUARE FEET, TWO STORY NEW CONSTRUCTION BUILD WITH A WHITE BOX COMMERCIAL TENANT SPACE ON THE GROUND LEVEL AND TWO 1-BEDROOM LIVING UNITS ON THE SECOND FLOOR.

APPLICABLE CODES
2021 MICHIGAN BUILDING CODE (MBC)
2021 MICHIGAN MECHANICAL CODE (MMC)
2021 MICHIGAN PLUMBING CODE (MPC)
2021 MICHIGAN ENERGY CODE (MEC)
2023 NATIONAL ELECTRICAL CODE (NEC)
2009 ICC A117.1
2015 NFPA 101 LIFE SAFETY CODE

BARRIER FREE REQUIREMENTS:
2017 ADA STANDARDS FOR ACCESSIBLE DESIGN (DOJ)
MBC-2009, CHAPTER 11
ICC / ANSI 117.1 - 2006, EXCEPT SECTION 611 & 707

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION
BUSINESS: B
RESIDENTIAL: R-2

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS
ALLOWABLE AREA: 7,000 GSF
ACTUAL AREA: 6,785 GSF
ALLOWABLE STORIES (HEIGHT): 2 STORIES, 40'-0"
ACTUAL STORIES (HEIGHT): 2 STORIES, 23'-0"

CHAPTER 6 - TYPES OF CONSTRUCTION
TYPE: VB
-STRUCTURAL FRAME: 0 HOUR
-BEARING WALLS: 0 HOUR
-EXTERIOR NON-BEARING WALLS: 0 HOUR
-INTERIOR NON-BEARING WALLS: 0 HOURS
-OPENING PROTECTIVES AT EXTERIOR WALL: 0 HOURS
-FLOOR CONSTRUCTION AND SECONDARY FRAMING: 0 HOUR
-ROOF CONSTRUCTION AND SECONDARY FRAMING: 0 HOUR

CHAPTER 9 - FIRE PROTECITON SYSTEMS
AUTOMATIC SPRINKLER SYSTEMS: SPRINKLED PER NFPA 13R (PER SEC. 903.3.1.2)
FIRE ALARM AND DETECTION SYSTEMS: NOT REQUIRED (PER SEC. 907.2.2 AND 907.2.9)

CHAPTER 10 - MEANS OF EGRESS
TABLE 1004.1.2
BASEMENT: 6 OCCUPANTS
LEVEL 01: 11 OCCUPANTS
LEVEL 02: 12 OCCUPANTS
TOTAL OCCUPANTS: **29 OCCUPANTS**

ZONING ORDINANCE
DISTRICT - B-1 GENERAL BUSINESS
-THE PLANNING COMMISSION APPROVED SPECIAL EXCEPTION USE TO ALLOW FOR UPPER STORY RESIDENTIAL ON A MIXED-USE BUILDING.
SETBACKS:
-FRONT - 15'
-BACK - 3'
-SIDES - 35' TOTAL (ONE SIDE NOT LESS THAN 10')
-THE PLANNING COMMISSION HAS APPROVED OF THE EASTERN SIDE YARD VARIANCE FOR A ZERO-LOT LINE.
MAX HEIGHT - N/A
PARKING:
-BUSINESS - 1 SPACE / 200 GROSS SQFT (9 SPACES / 1766 SQFT)
-RESIDENTIAL - 1.5 SPACES / 1-BEDROOM UNIT (3 SPACES / TWO 1-BEDROOM UNITS)
-12 TOTAL SPACES REQUIRED - 9 TOTAL NEW SPACES PROVIDED
-THE PLANNING COMMISSION HAS APPROVED FOR 2 EXISTING PARKING SPOTS BELONGING TO NEIGHBORING PROPERTY TO BE USED TO REACH THE REQUIRED NUMBER OF SPACES. A WRITTEN EASEMENT AGREEMENT WITH 135 ROMEO RD HAS BEEN DRAFTED AND SUBMITTED TO THE CITY ATTORNEY FOR REVIEW PROVIDING ACCESS OVER THE PROPERTY LINE AND SHARING OF 2 EXISTING PARKING SPACES.
-THE OWNER IS REQUESTING THE PLANNING COMMISSION WAIVE THE REQUIREMENT FOR ONE OF THE PARKING SPACES. PLEASE REFER TO THE LETTER ATTACHED WITH THIS SUBMISSION FOR REASONING.
-ZBA APPROVAL OF ONE ADA PARKING SPACE IN THE REQUIRED FRONT YARD SETBACK HAS BEEN RECEIVED.

LANDSCAPE MAINTENANCE
THE OWNER OF THE PROPERTY AS THE LANDLORD WILL BE RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ALL LANDSCAPING ON THE PROPERTY. A PERMANENT IRRIGATION SYSTEM WILL NOT BE CONSTRUCTED ON SITE.

TRASH REMOVAL
TRASH REMOVAL FOR BOTH OF THE LIVING UNITS AND THE RETAIL SPACE WILL BE THE RESPONSIBILITY OF THE TENANTS. AN ENCLOSURE WITH GARBAGE CANS WILL BE PROVIDED ON SITE, AND THE TENANTS WILL BRING CANS TO THE STREET EACH WEEK FOR PICKUP.

RETAINING WALL
THE EXISTING RETAINING WALL BEHIND THE PRINCIPLE STRUCTURE ON THE EAST SIDE OF THE PROPERTY WILL BE REBUILT TO STANDARDS APPROVED BY THE CITY ENGINEER.

BASEMENT
THE BUILDING WILL HAVE A 1,948 SQFT BASEMENT BELOW GRADE, TO THE EXTENTS OF THE FIRST LEVEL OF THE BUILDING. THE BASEMENT WILL BE UNFINISHED AND IS SOLELY INTENDED TO BE A MECHANICAL SPACE. IT WILL NOT BE FOR STORAGE OR DAILY USE BY THE TENANT OF THE COMMERCIAL SPACE.

THE BASEMENT LEVEL IS ALLOWABLE AND ACCESSIBLE PER CODE, BUT THE OWNER IS REQUESTING THAT THE SQUARE FOOTAGE OF THE BASEMENT NOT BE INCLUDED IN THE CALCULATIONS FOR PARKING REQUIREMENTS OF THE COMMERCIAL TENANT SPACE.

ZERO-LOT LINE WRITTEN JUSTIFICATION
PER SECTION 2005 B-1 OF THE ZONING ORDINANCE, THE PLANNING COMMISSION MAY IN ITS DISCRETION APPROVE OF NO SIDE YARD SETBACKS, TAKING INTO CONSIDERATION SUBSECTIONS D1-D3 OF THAT SECTION.

THE OWNER WOULD LIKE TO REQUEST A ZERO-LOT LINE ON THE EAST SIDE OF THE PROPERTY, FOLLOWING THE FOOTPRINT OF THE PREVIOUS BUILDING ON THE SITE AND BASED ON JUSTIFICATION CONSIDERING THE FOLLOWING SUBSECTIONS:

1. THE BUILDING'S FRONT YARD SETBACK MEETS THE ORDINANCE AND IS IN LINE WITH THE PATTERN OF SETBACKS SET BY THE NEIGHBORING PROPERTIES.
2. MOVING THE BUILDING FOOTPRINT FARTHER EAST ALLOWS FOR A FULL WIDTH DRIVE AISLE UP THE WEST SIDE OF THE BUILDING, ALLOWING FOR ACCESS AND DELIVERIES THAT DO NOT IMPACT PUBLIC STREETS.
3. WITH A ZERO-LOT LINE ON THE EAST SIDE OF THE PROPERTY, THE BUILDING WILL RETAIN A 10' DISTANCE FROM THE NEIGHBORING BUILDING TO THE EAST. THE EAST WALL OF THE OWNER'S NEW BUILDING WILL NOT HAVE ANY WINDOWS OR DOORS THAT WOULD CONFLICT WITH THE EXISTING NEIGHBORING BUILDING.

THE PLANNING COMMISSION HAS APPROVED OF THE EASTERN SIDE YARD VARIANCE FOR A ZERO-LOT LINE.

SVA
STUCKY VITALE ARCHITECTS
27172 WOODWARD AVENUE
ROYAL OAK, MI 48067-0925
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WWW.STUCKYVITALE.COM

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Consultants

Seal:

STATE OF MICHIGAN
JOHN A. VITALE
ARCHITECT
No.
1301029086
LICENSED ARCHITECT

Project :
139 ROMEO
MIXED-USE

139 ROMEO ROAD
ROCHESTER, MI 48307

Key Plan:

Issued for

SITE PLAN APP	10.09.25
PRELIM PLAN REV RESPONSE	10.31.25
PRELIM PLAN REV RESPONSE #2	12.08.25
SPA RESUBMISSION	06.04.26

Drawn by :
KLR

Checked by :
JAV

Sheet Title :
FLOOR PLANS

Project No. :
2025.092

Sheet No. :
SPA-1

DO NOT SCALE DRAWINGS
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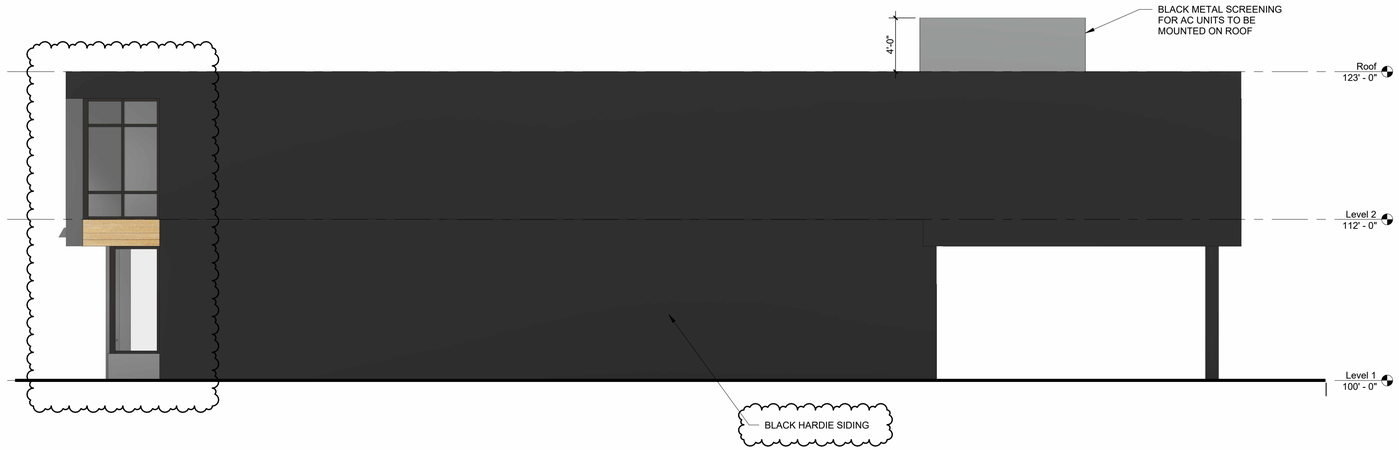
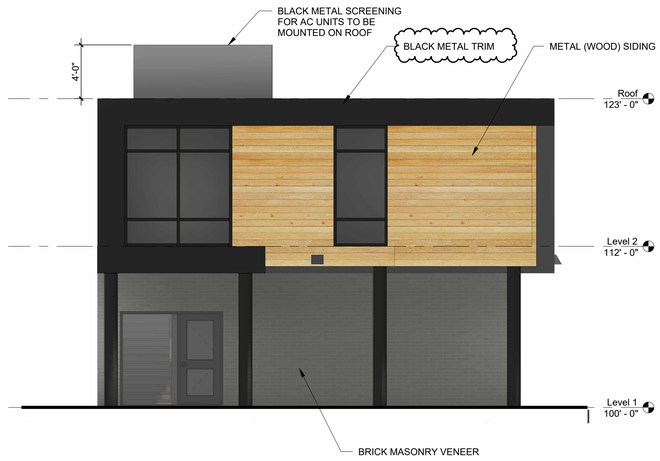
6 SPA-2 Northwest Perspective View

5 SPA-2 South Perspective View

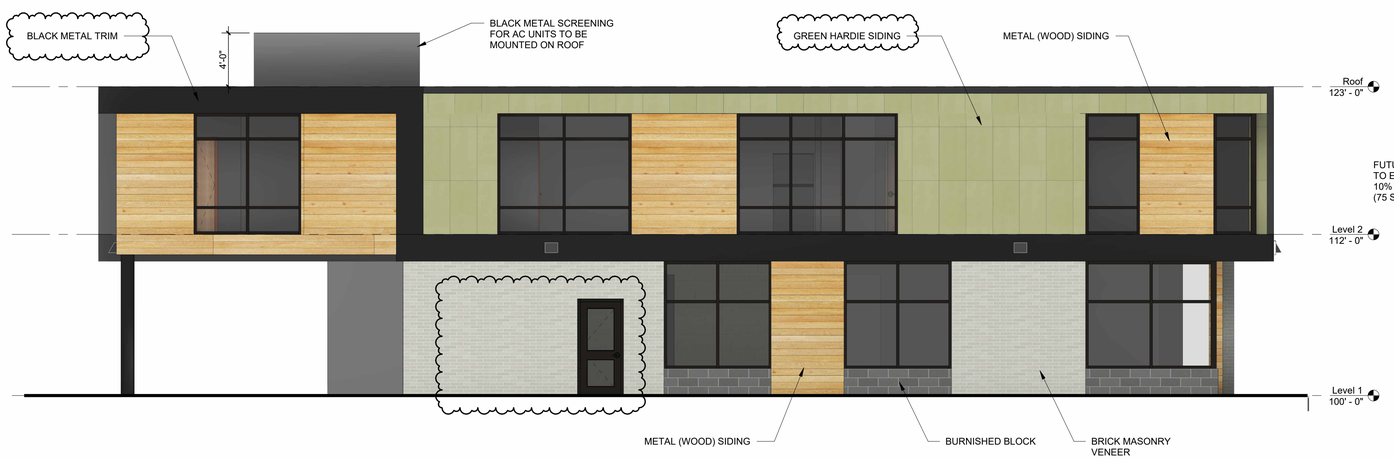
EXTERIOR MATERIAL LEGEND	
MATERIAL	PRODUCT
BURNISHED BLOCK	GRAND BLANC CEMENT - BURNISHED CMU - BOARDMAN
BRICK MASONRY VENEER	BELDEN BRICK - MODULAR - ENGLISH GRAY VELOUR
BLACK FIBER CEMENT SIDING	HARDIE ARCHITECTURAL PANEL - MIDNIGHT BLACK
GREEN FIBER CEMENT SIDING	HARDIE ARCHITECTURAL PANEL - MOUNTAIN SAGE
METAL (WOOD) SIDING	LONGBOARD ALUMINUM CLADDING - LIGHT NATIONAL WALNUT



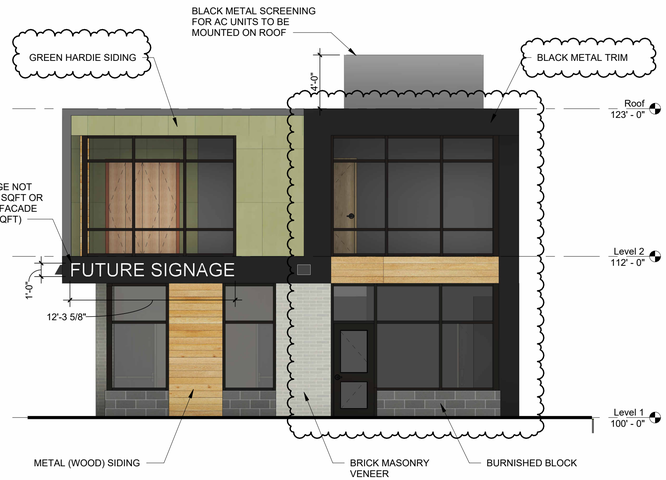
4 SPA-2 NORTHEAST ELEVATION
3/16" = 1'-0"



3 SPA-2 NORTHWEST ELEVATION
3/16" = 1'-0"



2 SPA-2 SOUTHWEST ELEVATION
3/16" = 1'-0"



1 SPA-2 SOUTHEAST ELEVATION
3/16" = 1'-0"

SVA
STUCKY VITALE ARCHITECTS
27172 WOODWARD AVENUE
ROYAL OAK, MI 48067-0925
P. 248.546.6700
F. 248.546.8454
WWW.STUCKYVITALE.COM

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Consultants

Seal:

STATE OF MICHIGAN
JOHN A. VITALE
ARCHITECT
No. 1301029086
LICENSED ARCHITECT

Project :
139 ROMEO
MIXED-USE

139 ROMEO ROAD
ROCHESTER, MI 48307

Key Plan:

Issued for

SITE PLAN APP	10.09.25
PRELIM PLAN REV RESPONSE	10.31.25
PRELIM PLAN REV RESPONSE #2	12.08.25
SPA RESUBMISSION	06.04.26

Drawn by :
KLR

Checked by :
JAV

Sheet Title :
EXTERIOR ELEVATIONS

Project No. :
2025.092

Sheet No. :
SPA-2

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Existing Site - Street View

2 SPA-3 South Rendering
1 : 3

Existing Site - Rear View

1 SPA-3 Northwest Rendering
1 : 3

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Drawn by :
KLR

Checked by :
JAV

Sheet Title :
EXTERIOR RENDERINGS

Project No. :
2025.092

Sheet No. :
SPA-3

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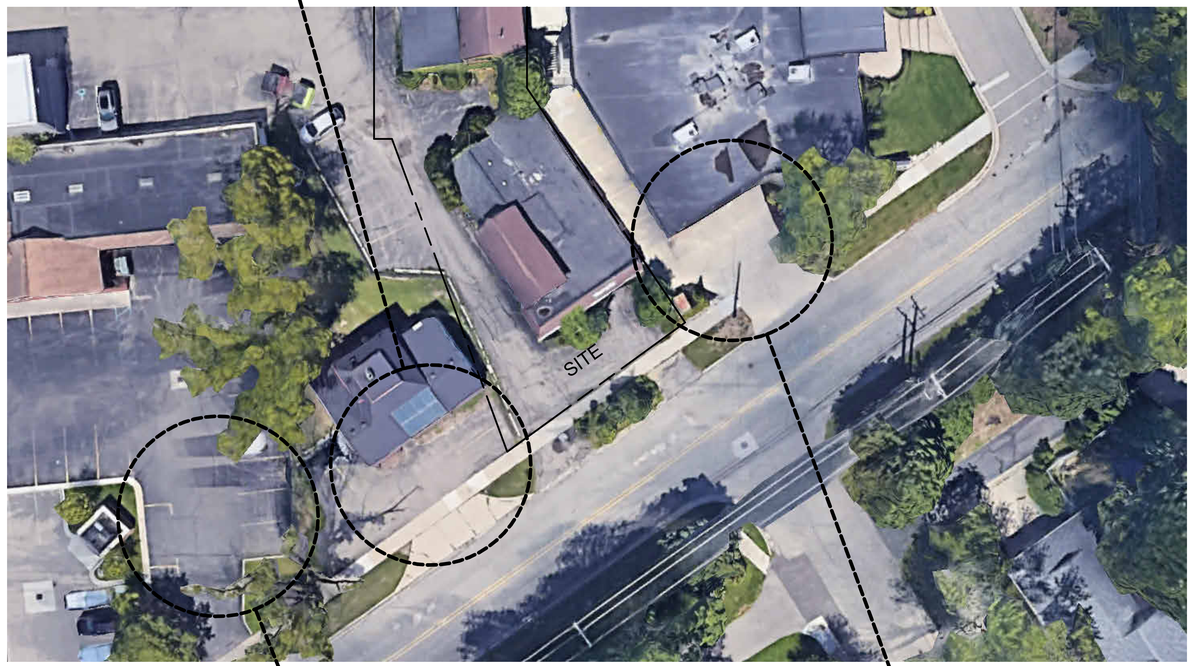
Existing Site - Street View

Existing Site - Rear View

Figure 1

The Owner is asking for a variance from the Zoning Board of Appeals to allow two (2) parking spaces to be built within the front setback of the site. Due to the abnormal shape of the property, not enough parking can be fit in the rear of the site while still allowing access to the back from the street.

In addition, the property adjacent to the site on the west has parking in the front setback in a similar fashion to how the Owner's parking is proposed (see Figure 1). Properties further west (see Figure 2) and to the east (see Figure 3) have parking within their setbacks off of Romeo Road. For these reasons, we believe two parking spaces in the front setback will not be a detriment to the street's character.



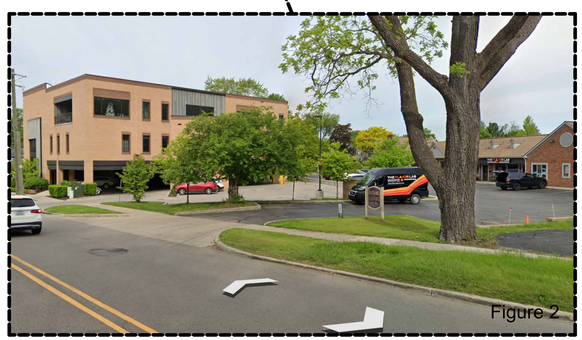


Figure 2

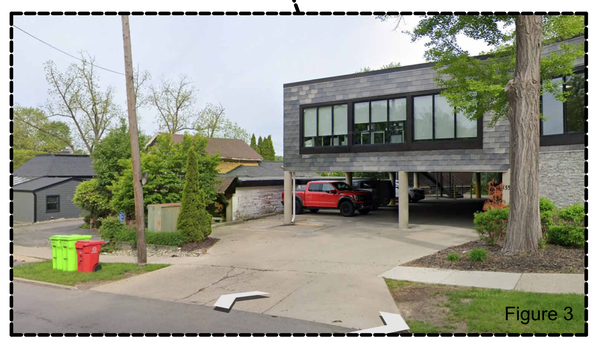


Figure 3

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SPA RESUBMISSION	06.04.26

Drawn by :
KLR

Checked by :
JAV

Sheet Title :
SITE COMPARISONS

Project No. :
2025.092

Sheet No. :
SPA-4

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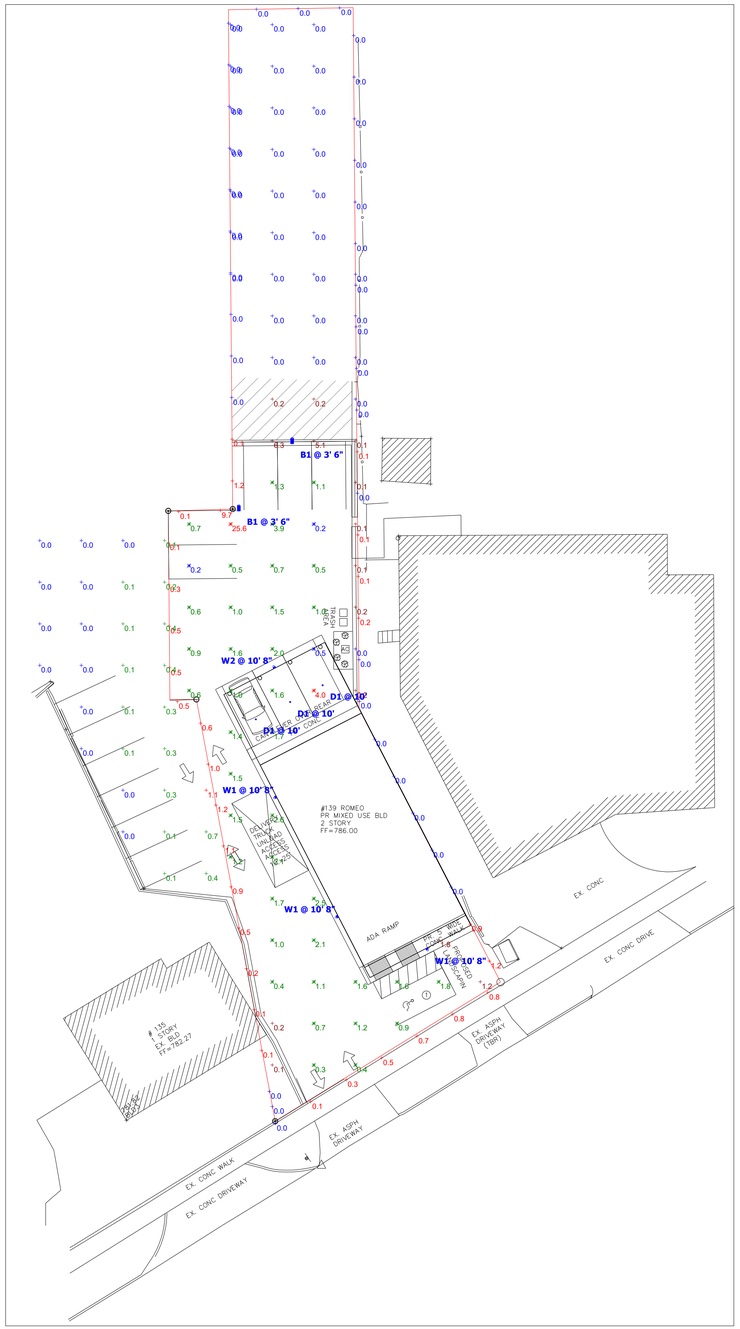


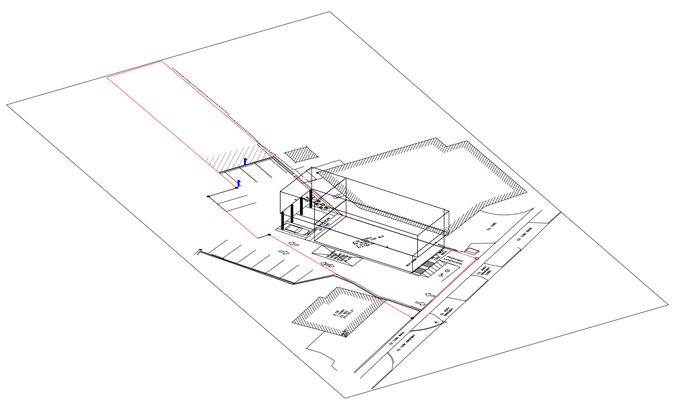
Plan View
Scale - 1" = 20ft

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Adjacent Lot	+	0.2 fc	1.1 fc	0.0 fc	N/A	N/A
Cantilever Parking	*	2.0 fc	4.0 fc	0.5 fc	8.0:1	4.0:1
Overall Site	+	1.1 fc	25.6 fc	0.0 fc	N/A	N/A
Parking & Drive Lanes	*	1.9 fc	25.6 fc	0.2 fc	128.0:1	9.5:1
Property Line	+	0.4 fc	9.7 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power	Mounting Height
	B1	2	LUMINIS	BVA12B-L2L40-LD4-40K	BVA12B, Bellvue Bollard	3205	0.9	46.3	3'6"
	D1	3	Lithonia Lighting	LDN4 40/05 LO4 BR	4IN LDN, 4000K, 500LM, BLACK, 80CRI	403	0.9	5.74	10'0"
	W1	3	Lithonia Lighting	WDGE2 LED P2 40K 70CRI T3M	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 MEDIUM OPTIC	2327	0.9	18.9815	10'8"
	W2	1	Lithonia Lighting	WDGE2 LED P2 40K 70CRI TFTM	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE FORWARD THROW MEDIUM OPTIC	2291	0.9	18.9815	10'8"



South West View

General Note

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

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

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UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2019. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

Alternates Note
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Drawing Note
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Ordering Note
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Mounting Height Note
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139 ROMEO RD - ROCHESTER
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Designer
KS
Date
11/24/2025
Scale
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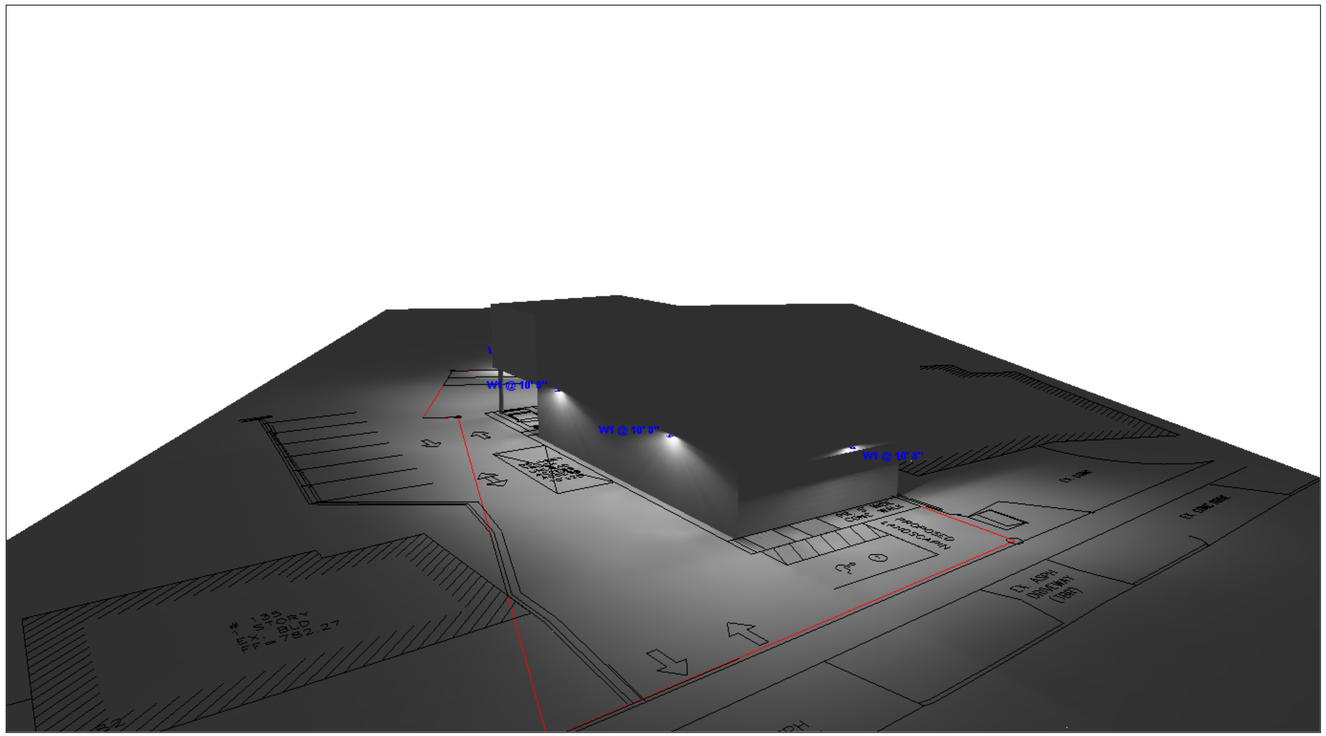
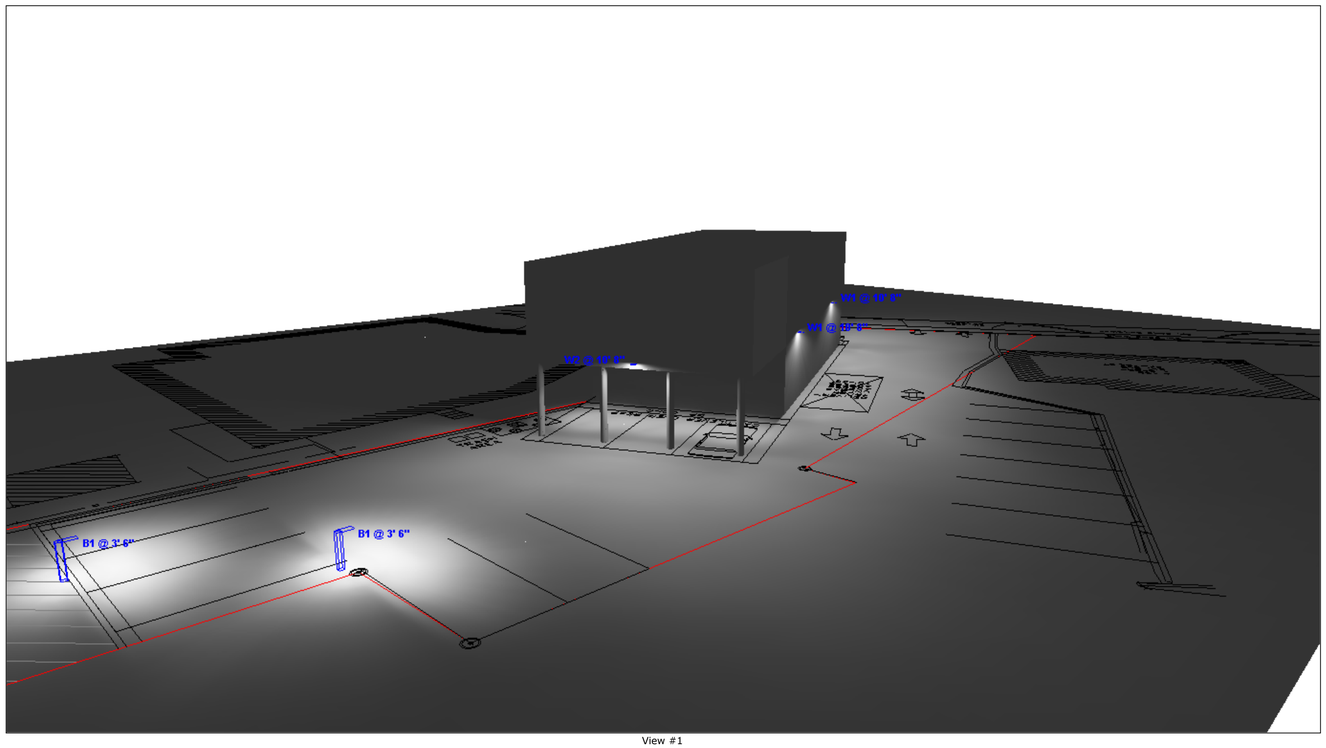
Drawing No.
#25-49395_V5



View #2



View #1

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
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Designer
KS
Date
11/24/2025
Scale
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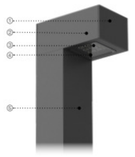
Drawing No.
#25-49395_V5

LUMINIS

BVA11B/BVA12B
BELLEVUE
BOLLARD

PROJECT NAME: **QUANTITY:** **TYPE:**

ORDERING CODE:



① Front cover constructed of corrosion resistant aluminum.
② 4.5" (114mm) x 6" (152mm) Extruded aluminum optical chamber.
③ Available in configurations of 9 LEDs or 18 LEDs.
④ Clear tempered glass.
⑤ 4.5" (114mm) x 6" (152mm) 6063-T6 aluminum pole. 0.125" wall thickness. All stainless steel hardware.

BVA11B

BVA12B

MATERIALS
Bellevue bollard is made of 6063-T6 extruded aluminum alloy. LED board is assembled on a thick extruded aluminum profile and protected by a clear tempered glass. The acrylic optics provide a wide range of IES type distribution. The driver is mounted inside the fixture which is accessible from the back of the fixture head for ease of maintenance.

ELECTRICAL DRIVER
Driver is 120-277V multi-volt compatibility (50-60Hz), 0-10V dimming-ready (dims to 10%). Optional 347/480V, operating temperatures of -40°C/-40°F to 55°C/131°F, output over voltage protection, output over current protection, output short circuit protection with auto-recovery.

LED LIGHT ENGINE
Type I, II, III, IV light distribution via high performance optical lenses. Offered in 2700K, 3000K, 3500K, 4000K / 80 CRI, 70% LED lumen maintenance at 60,000 hours (L70/B50) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21.
Optional true amber LED for turtle sensitive areas.
Wavelengths: 584.5nm to 597nm.

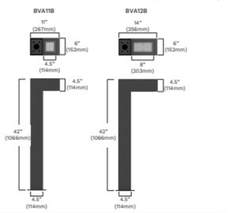
FINISH
Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

CERTIFICATION
UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP65. Rated IK10. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

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

MOUNTING
Bellevue is designed for ease of access and installation.
The head is secured on a mounting bracket that is accessible from the inside. The base plate is secured with a set of (4) 3/8"-16 x 10" lg. galvanized hook anchor bolts.

MEASUREMENTS
Maximum weight: 25 lbs (11.3 kg)



LUMINIS.COM
Toll free: (866) 586-4647 | Fax: (514) 683-8872 | Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

BVA11B/BVA12B
Rev. 09/12/25

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WDGE2 LED
Architectural Wall Sconce
Precision Refractive Optic

DLC PREMIUM | DLC LISTED | ibh | IP66 1 20

BAA BABA

Catalog Number

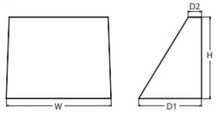
Notes

Type

Click the bookmark over the page for sale-all interactive elements

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs



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

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

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

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DDBXD

Series	Package	Color Temperature			CRI	Distribution	Voltage	Mounting	
WDGE2 LED	P0[1]	27K 2700K	40K 4000K		70CRI[6]	T1S Type I Short	MVOLT	Shipped included	Shipped separately
	P1[1]	30K 3000K	50K 5000K		80CRI	T2M Type II Medium	347[7]	SRM Surface mounting bracket	AWS 3/8inch Architectural wall spacer[3]
	P2[1]	35K 3500K	AMB[2] Amber		LW[6] Limited Wavelength	T3M Type III Medium	480[7]	ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[4]	PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available[3]
	P3[1]					T4M Type IV Medium			
	P4[1]					TFTM Forward Throw Medium			

Options		Finish	
E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min.)	**Standalone Sensors/Controls**	
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)	PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DDBXD Dark bronze
PE	Photocell, Button Type[5]	PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching	DBLXD Black
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[6]	PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.	DNAXD Natural aluminum
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	DWHXD White
CCE	Coastal Construction[7]	**Networked Sensors/Controls**	DSSXD Sandstone
		NLTAIR2 PIR Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.	DDBTXD Textured dark bronze
		NLTAIR2 PIRH Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.	DBLBXD Textured black
		NLTAIREM2 PIR Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights	DNATXD Textured natural aluminum
		NLTAIREM2 PIRH Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.	DWHGXD Textured white
		See page 4 for out of box functionality	DSSTXD Textured sandstone

LITHONIA LIGHTING

Catalog Number

Notes

Type

LDN4 STATIC WHITE

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

Open Trim

Wallwash Trim

FEATURES & SPECIFICATIONS
INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.
CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.
Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.
Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.
Accommodates 12"-24" joist spacing.
Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.
Max ceiling thickness 1-1/2".
OPTICS — LEDs are binned to a 3-step MacAdam Ellipse; 80 CRI minimum. 90 CRI optional.
LED light source concealed with diffusing optical lens.
General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.
Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.
A+ CAPABLE LUMINAIRE — This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning when used with Acuity Brands controls products. All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specifications for chromatic consistency – including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates. To learn more about A+ standards, specifications, and testing visit www.acuitybrands.com/aplus.
UGR — UGR is zero for fixtures aimed at nadir with a cut-off equeal to or less than 60deg per CIE 117-1996 Discomfort Galre in Interior Lighting. UGR FAQs
ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.
0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.
LUMEN MAINTENANCE — 70% lumen maintenance at 60,000 hours.
LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. Drivers are ROHS compliant
GOVERNMENT PROCUREMENT — BAA – Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.
WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions
Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

PERFORMANCE DATA

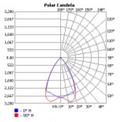
LDN4

Nominal	Lumens	Wattage	Lm/W
500	523.6	5.74	91.2
750	751.1	8.6	87.3
1000	1045	10.58	98.8
1500	1512	17.5	86.4
2000	2006	22.12	90.7
2500	2551	26.1	97.7
3000	3007	32.1	93.7
4000	4212	43	98.0

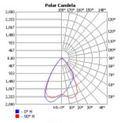
Notes
Tested in accordance with IESNA LM-79-08
Tested to current IES and NEMA standards under stabilized laboratory conditions
Based on LDN4 4aR L55 35K 80CRI

BAA BABA IP66 1 20 battery pack nLIGHT LUCIDRON

DISTRIBUTIONS



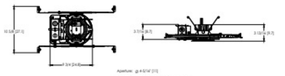
Open



Wallwash

DIMENSIONS

LDN4 500-2000 Lumens



See page 4 for other fixture dimensions

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

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

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

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2019. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

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

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

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

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

GBA

139 ROMEO RD - ROCHESTER
PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
KS
Date
11/24/2025
Scale
Not to Scale
Drawing No.
#25-49395_V5

PLANT LIST

SYM.	QTY.	SIZE	COMMON NAME	LATIN
SM	3	3" CAL.	SUGAR MAPLE	ACER SACCHARUM
ASM	1	3" CAL.	SUGAR MAPLE 'ARMSTRONG'	ACER X FREMANI 'ARMSTRONG'
DFV	9	36" HT.	DOUBLE FILE VIBURNUM	VIB. PLICATUM F TOMENTOSUM
DBB	4	24" HT.	DWF. BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'

ARMSTRONG MAPLE

DOUBLE FILE VIBURNUM

DWARF BURNING BUSH

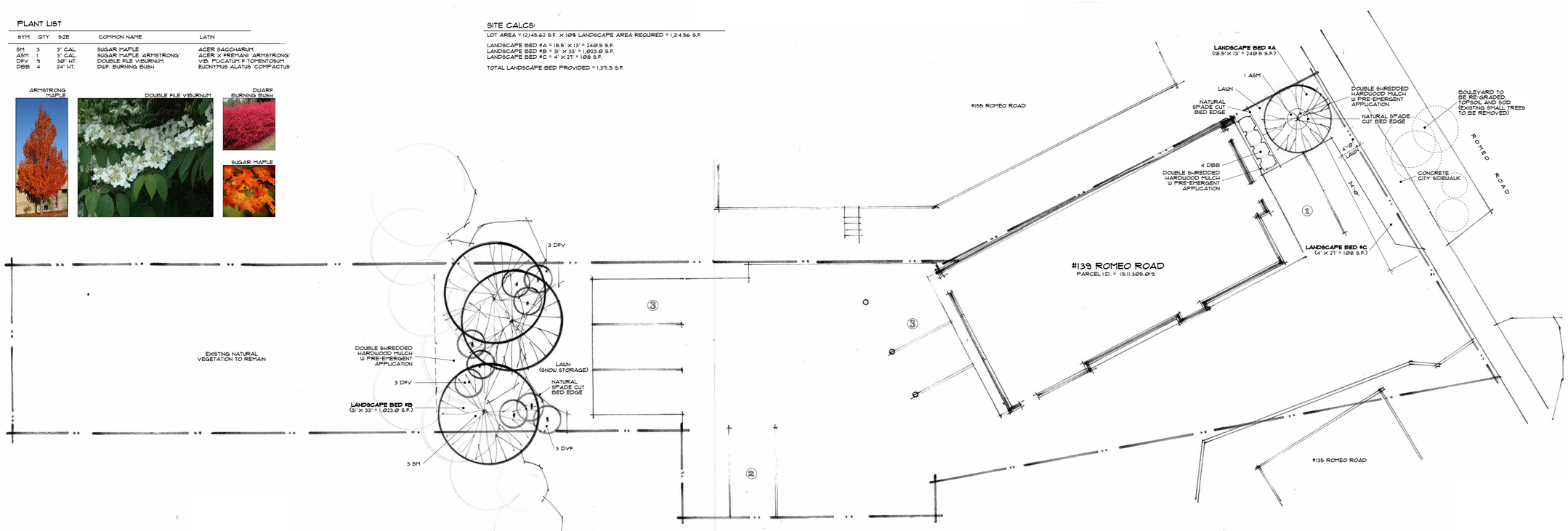
SUGAR MAPLE

SITE CALCS:

LOT AREA = 12,145.62 S.F. X 10% LANDSCAPE AREA REQUIRED = 1,214.56 S.F.

LANDSCAPE BED #A = 18.5' X 13' = 240.5 S.F.
LANDSCAPE BED #B = 31' X 33' = 1,023.0 S.F.
LANDSCAPE BED #C = 4' X 27' = 108 S.F.

TOTAL LANDSCAPE BED PROVIDED = 1,371.5 S.F.



PRELIMINARY CONCEPTUAL LANDSCAPE PLAN
SCALE: 1" = 10'-0"

GENERAL NOTES:

1. THE PERFORMING CONTRACTOR SHALL INSPECT THE SITE AND VERIFY ALL EXISTING UTILITIES, PIPES, SUBSTRUCTURES AND OBSTRUCTIONS.

2. THE PERFORMING CONTRACTOR SHALL NOT PROCEED WITH CONSTRUCTION IF SITE CONDITIONS ARE DISCOVERED TO BE DIFFERENT THAN SHOWN ON THE PLANS. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER IMMEDIATELY FOR RESOLUTION.

3. THE PERFORMING CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE TO AND FOR ALL COSTS INCURRED TO EXISTING UTILITIES, STRUCTURES, SITE FEATURES AND FACILITIES DURING THE PERFORMANCE OF WORK.

4. THE PERFORMING CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF HIS/HER TRADES AND SUBCONTRACTORS, IN A TIMELY AND EXPEDIENT MANOR, DURING THE COURSE OF THE PROJECT IN ORDER TO ACCOMPLISH HIS/HER SCOPE OF WORK.

5. INSTALLATION OF THE DESIGN SHALL BE IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES, AND GUIDELINES. BY EXPERIENCED WORKMEN AND LICENSED SUBCONTRACTORS, WHO SHALL OBTAIN ALL NECESSARY PERMITS AND PAY ALL REQUIRED PERMIT FEES.

6. THE PERFORMING CONTRACTOR AND ALL SUBCONTRACTORS SHALL HAVE CURRENT LIABILITY INSURANCE DURING THE TIME OF CONSTRUCTION. A COPY OF WHICH, NAMING THE PROJECT OWNER AS ADDITIONALLY INSURED WILL BE SUPPLIED TO THE PROJECT MANAGER PRIOR TO CONSTRUCTION BEGINNING.

7. WILSON DESIGN ASSOCIATES, UNLESS SPECIFICALLY ENGAGED TO DO SO, IS IN NO WAY RESPONSIBLE FOR THE DETAILED AND PROPER EXECUTION/INSTALLATION OF THE DESIGN CONTAINED HEREIN. ALL QUESTIONS DURING THE INSTALLATION PERIOD ARE TO BE DIRECTED TO THE PROJECT MANAGER.

8. DURING THE CONSTRUCTION PROCESS, CONTRACTORS ARE TO KEEP ALL ROADWAYS WITHIN THE PROJECT LIMITS CLEAN TO A BROOM FINISH ON A DAILY BASIS UNLESS OTHERWISE IS GRANTED BY THE CITY OF ROCHESTER.

9. THERE IS TO BE NO CONSTRUCTION MATERIAL STORED OVERNIGHT ON ANY OF THE ROADWAYS WITHIN THE PROJECT LIMITS

10. SOIL EROSION CONTROLS TO BE INSTALLED AND MAINTAINED DURING THE COURSE OF CONSTRUCTION UNTIL A TIME THAT OAKLAND COUNTY DETERMINES THAT THOSE CONTROL MEASURES CAN BE REMOVED. ALL PERMITS AND FEES, IF REQUIRED TO BE BORNE BY PERFORMING CONTRACTOR.

LAYOUT NOTES:

1. DRAWINGS ARE NOT TO BE SCALED. IF ONSITE MEASUREMENTS DIFFER FROM THE PLANS, CONTACT THE PROJECT MANAGER IMMEDIATELY FOR RESOLUTION.

2. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE VERIFIED BY THE PERFORMING CONTRACTOR PRIOR TO CONSTRUCTION.

3. ALL SLEEVING , IF ANY, SHALL BE (2) 4" PVC W CAPPED ENDS, EXTENDING 12" PAST HARDSCAPE, BURIED 18" FROM SURFACE

ADDITIONAL PLANTING NOTES:

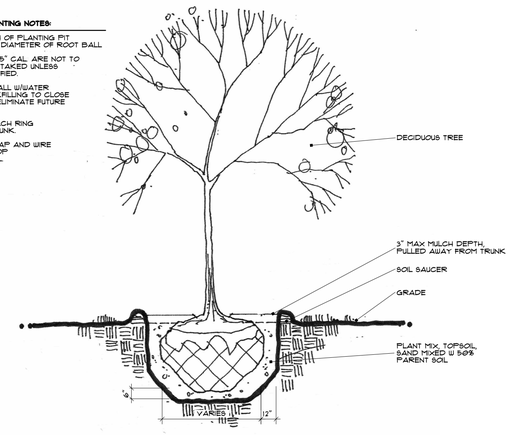
1. OVERALL WIDTH OF PLANTING PIT TO BE TWICE THE DIAMETER OF ROOT BALL

2. TREES OVER 3.5" CAL. ARE NOT TO BE GUYED AND STAKED UNLESS OTHERWISE SPECIFIED.

3. FLUSH ROOT BALL W/WATER AT TIME OF BACKFILLING TO CLOSE AIR POCKETS & ELIMINATE FUTURE SETTLING.

4. "WELL CUT" MULCH RING ADJACENT TO TRUNK.

5. REMOVE BURLAP AND WIRE BASKET FROM TOP 1/3 OF ROOT BALL.



DECIDUOUS TREE PLANTING
SCALE: NOT TO SCALE

ADDITIONAL PLANTING NOTES:

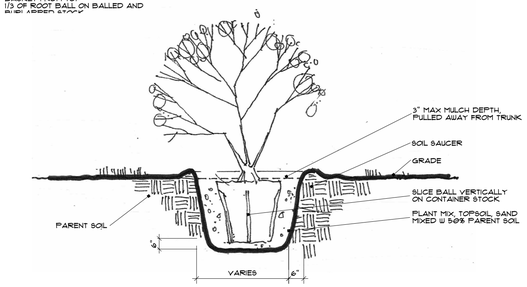
1. WHEN PLANTING CONTAINER GROWN STOCK, SLICE ROOT BALL VERTICALLY TO LOOSEN BOUND ROOT SYSTEM

2. OVERALL WIDTH OF PLANTING PIT TO BE TWICE THE DIAMETER OF ROOT BALL

3. FLUSH ROOT BALL W/WATER AT TIME OF BACKFILLING TO CLOSE AIR POCKETS & ELIMINATE FUTURE SETTLING.

4. "WELL CUT" MULCH RING ADJACENT TO TRUNK.

5. REMOVE BURLAP AND WIRE BASKET FROM TOP 1/3 OF ROOT BALL ON BALLED AND BURLAPPED STOCK



SHRUB PLANTING
SCALE: NOT TO SCALE

DESIGNED BY:

WILSONDESIGN ASSOCIATES
Wilson Design Associates
1030 N. Crooks Road, Suite E
Clawson, Michigan 48017

248-930-1565p.
Joe@ wilson-design.net

CONTRACTORS:

CLIENT:
Mr. Joe Iacopelli
586.882.2338

PROJECT:
139 Romeo Road

DRAWN BY:
JW

ISSUE:
09.30.2025
10.01.2025

REVISIONS:
10.31.2025

DESCRIPTION:
Preliminary Conceptual Landscape Plan

SCALE: 1" = 10'-0"
0 5 10
NORTH

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

L.01

ALL INFORMATION CONTAINED HEREIN IS CONCEPTUAL & PROTECTED UNDER FEDERAL COPYRIGHT LAW. ANY UNAUTHORIZED USED WILL BE CONSIDERED THEFT AND MAY GIVE RISE TO CIVIL AND/OR CRIMINAL PENALTIES. © 2025 WDA

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS
2026 APR -2 AM 10: 15

LIBER: 61070 PAGE: 382
DOC #20260039331
RECORDED - 04/02/2026 10:33:50 AM
PAGE 1 of 7 RECORDING FEE: $ 30.00
LISA BROWN, CLERK/REGISTER OF DEEDS
OAKLAND COUNTY, MI Receipt #: 40062487

PARKING AND ACCESS EASEMENT

This agreement (the Agreement) is entered into as of February 19, 2026, between James T. Cresswell Trust of 135 Romeo Rd. Rochester, MI 48307 (Party A), and Iacopelli Enterprises, Inc. of 139 Romeo Rd. Rochester MI 48307 (Party B), on the terms and conditions set forth below.

1. **Property affected.** Party A is the owner of a parcel of commercial real property (LOT 23), which is described on the attached **Exhibit A *"Parking Access Easement for 139 Romeo"*** as "LOT 23". Party B is the owner of the adjacent property (LOT 24), which is described on the attached Exhibit A as "LOT 24".
2. **Easements granted.** In consideration of a mutual grant of easement by Party B, Party A grants for the use and benefit of the owners and occupiers of LOT 24 and its employees, agents, invitees, and customers an irrevocable nonexclusive easement over the parking areas, driveways, access drives, and sidewalks located on LOT 23, as shown on the attached exhibit A for not more than two (2) parking spaces, and driveway, and pedestrian use. In consideration of a mutual grant of easement by Party A, Party B grants for the use and benefit of the owners and occupiers of LOT 23 and its employees, agents, invitees, and customers an irrevocable nonexclusive easement over the access drive and sidewalk located on LOT 24, as shown on the attached exhibit A access driveway use (together the two easements are referred to as the Easements).
3. **Interest in real property.** The Easements stated in this Agreement are to benefit both LOT 23 and LOT 24 and to burden both LOT 23 and LOT 24 respectively in the same manner. Each easement shall be deemed to be appurtenant to and run with the land of both referenced lots.
4. **Maintenance.** Each party shall bear the full cost of repairing and maintaining the parking areas, driveways, access drives, and sidewalks on its own premises. Each party agrees to keep its parking areas, driveways, and access drives in a reasonable state of repair so that normal access to and across the Easements on each parcel is not impeded.
5. **Insurance.** The owner of each parcel shall obtain liability insurance as part of its owner's policy for its parcel to cover any liabilities that arise as a result of the use by the owner of the parcel of the Easements and the owner of the parcel's liability policy shall name the owner of the other parcel as an insured party for the owner of the parcel's use of the Easements.
6. **Indemnification.** The owner of each parcel agrees to indemnify and hold the owner of the other parcel harmless from any and all claims, debts, causes of actions, or judgments for any damage to any property or injury to any person that may arise out of any of the owner of the benefited parcel's actions within, use of, or around the Easements, by themselves, their agents, employees, representatives, and contractors. This provision shall survive the termination of this Agreement.

Return to Counter Customer

7. **Jurisdiction and venue.** Any disputes under this conveyance shall be subject to the laws of the state of Michigan and venue for any disputes shall lie in Oakland County, Michigan.
8. **Severability.** If any term, covenant, or condition of this Agreement or the application of which to any party or circumstance shall be to any extent invalid or unenforceable, the remainder of this Agreement, or the application of such term, covenant, or condition to persons or circumstances other than those to which it is held invalid or unenforceable, shall be effective, and each term, covenant, or condition of this Agreement shall be valid and enforced to the fullest extent permitted by law.
9. **Notice.** Except as otherwise provided, all notices required under this Agreement shall be effective only if in writing or in a form of electronic or facsimile transmission that provides evidence of receipt and shall be either personally served, electronically transmitted, or sent with postage prepaid to the appropriate party at its address as set forth in the introductory paragraph of this Agreement. Either party may change its address by giving notice of the change or a new facsimile transmission number to the other as provided in this section.
10. **Entire agreement.** This Agreement and all exhibits constitute the entire agreement between the parties regarding the subject matter of this Agreement, and all prior negotiations and agreements regarding the Easements between the parties, whether written or oral, shall be of no further force and effect. This Agreement may not be modified except by a written document signed by both parties.
11. **Time is of the essence.** Time shall be of the essence in the performance and actions undertaken under this Agreement.
12. **Exhibits.** Three exhibits are attached to and are a part of this Agreement. They are the following:
    - Exhibit A—Drawing and legal descriptions of the easement on LOTS 23 and 24.
13. **Effective date.** Party A and Party B have signed this Agreement, and it shall be effective as of the day and year first above written.

Signature Page Immediately Following

PARTY A

James T. Cresswell Trust

Dated 2/19/26

By: James T. Cresswell, Trustee

PARTY B

Iacopelli Enterprises, Inc a Michigan Corporation

By: **Joseph Iacopelli**
Its: President

STATE OF FLORIDA)

Lee COUNTY)

Acknowledged before me in James T. Cresswell County Florida by Party A James T. Cresswell, Trustee of the James T. Cresswell Trust Dated 2/19/____, on _____2026.

Notary public, State of Florida, County of Lee.
My commission expires: 10/15/2027
Acting in Lee County.

AMY LADAMS
NOTARY PUBLIC
Comm. # HH 454101
My Comm. Expires
Oct 15, 2027
STATE OF FLORIDA

PARTY A

James T. Creswell Trust

Dated __/__/_____

_____

By: James T. Croswell, Trustee

PARTY B

Iacopelli Enterprises, Inc a Michigan Corporation

_____

By: **Joseph Iacopelli**
Its: President

STATE OF FLORIDA)
_____ COUNTY)

Acknowledged before me in _____ County Florida by Party A James T. Cresswell, Trustee of the James T. Cresswell Trust Dated ___/___/_____, on _____2026.

_____

Notary public, State of Michigan, County of _____.
My commission expires: _____.
Acting in _____ County.

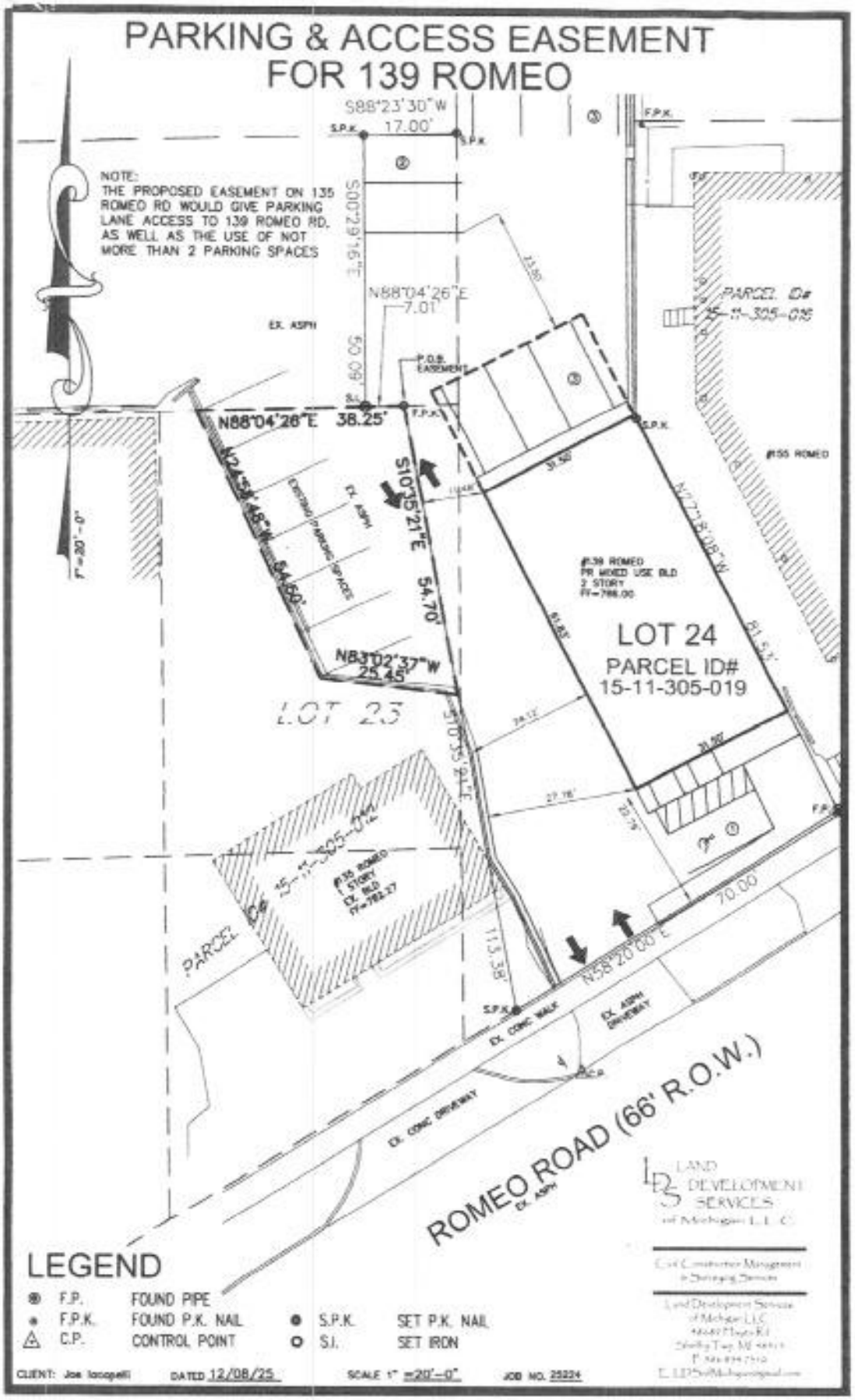
STATE OF MICHIGAN)
Macomb COUNTY)

Acknowledged before me in Macomb County Michigan by Party B Joseph Iacopelli president on behalf of Iacopelli Enterprises, Inc., A Michigan Corporation on 4-1, 2026.

Charles R Show
Notary public, State of Michigan, County of Macomb
My commission expires: 5-26-2030
Acting in Macomb County.

Drafted by and when recorded return to:
Joseph Iacopelli
38329 Dodge Park
Sterling Heights MI 48312
(586) 822-2338

EXHIBIT A


PARKING & ACCESS EASEMENT
FOR 139 ROMEO
NOTE:
THE PROPOSED EASEMENT ON 135 ROMEO RD WOULD GIVE PARKING LANE ACCESS TO 139 ROMEO RD. AS WELL AS THE USE OF NOT MORE THAN 2 PARKING SPACES
S88°23'30"W 17.00'
S02°21'00"E 39.67'
N88°04'26"E 7.01'
N88°04'26"E 38.25'
S10°35'21"E 54.70'
N83°02'37"W 25.45'
N27°58'08"W 81.53'
N58°20'00"E 70.00'
LOT 24
PARCEL ID# 15-11-305-019
LOT 23
PARCEL ID# 15-11-305-017
#139 ROMEO FR MIXED USE BLD 2 STORY FF=788.00
#135 ROMEO 1 STORY BLD EX. BLD FF=782.37
#155 ROMEO
PARCEL ID# 15-11-305-018
EX. ASPH
EX. CONC WALK
EX. ASPH DRIVEWAY
EX. CONC DRIVEWAY
ROMEO ROAD (66' R.O.W.)
LEGEND
F.P. FOUND PIPE
F.P.K. FOUND P.K. NAIL
C.P. CONTROL POINT
S.P.K. SET P.K. NAIL
S.I. SET IRON
CLIENT: Joe Iacopelli
DATED 12/08/25
SCALE 1" =20'-0"
JOB NO. 25224
LAND DEVELOPMENT SERVICES of Michigan L.L.C.

PARKING & ACCESS EASEMENT FOR 139 ROMEO

LEGAL DESCRIPTION OF PROPOSED EASEMENT

BEGINNING AT THE NORTHEAST CORNER OF LOT 23 OF "SUPERVISOR'S REPLAT OF BLOCKS 1,2,3, AND PART OF BLOCKS 6 AND 7 WOODWARD'S ADDITION" (L53, P19, O.C.R.); THENCE S10°35'21"E 54.70 FEET ALONG THE EAST LINE OF SAID LOT 23; THENCE N83°02'37"W 25.45 FEET; THENCE N24°58'48"W 54.50 FEET; THENCE N88°04'26"E 38.25 FEET ALONG THE NORTH LINE OF SAID LOT 23 TO THE POINT OF BEGINNING

Pt. 15-11-305-012
Being part of Lot 23

LEGAL DESCRIPTION (139 ROMEO)

A PARCEL OF LAND LOCATED IN A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11 T3N, R11E, CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN AND DESCRIBED AS FOLLOWS:
THE EAST 17 FT OF LOT 20 AND ALL OF LOT 24 OF "SUPERVISOR'S REPLAT OF BLOCKS 1,2,3, AND PART OF BLOCKS 6 AND 7 WOODWARD'S ADDITION" (L53, P19, O.C.R.)
CONTAINING 0.28 ACRES OF LAND RESERVING ALL RIGHTS, EASEMENTS AND RESTRICTIONS OF RECORD

15-11-305-019

LEGAL DESCRIPTION (135 ROMEO)

A PARCEL OF LAND LOCATED IN A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11 T3N, R11E, CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN AND DESCRIBED AS FOLLOWS:
LOT 23 OF "SUPERVISOR'S REPLAT OF BLOCKS 1,2,3, AND PART OF BLOCKS 6 AND 7 WOODWARD'S ADDITION" (L53, P19, O.C.R.)
CONTAINING 0.17 ACRES OF LAND RESERVING ALL RIGHTS, EASEMENTS AND RESTRICTIONS OF RECORD

15-11-305-012

STATE OF MICHIGAN
Thomas M. Smith
License No. 4001031606
LICENSED PROFESSIONAL SURVEYOR

I Thomas M Smith, a Professional Surveyor in the State of Michigan, hereby certify that I have surveyed the parcel(s) of land described and delineated hereon; that said plat is a true representation of the survey as performed by me, and that there are no encroachments other than as shown hereon; that said survey was performed with an error of closure no greater than 1 in 7,500; and that I have fully complied with the requirements of Section 13, Act 132, P.A. 1970, as amended.

LDS LAND DEVELOPMENT SERVICES of Michigan L.L.C.
Civil Construction Management & Surveying Services
Land Development Services of Michigan LLC
[illegible] Mayer Rd
Shelby Twp, MI 48317
P: 586.899.7510
E: LDSofMichigan@gmail.com

CLIENT: Joe Iacopelli DATED 12/06/25 SCALE 1" = 20'-0" JOB NO. 35324

City of Rochester

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

Planning Commission

NOTICE OF PUBLIC HEARING

400 Sixth Street	**August 5, 2026**	**7:00 pm**

NOTICE IS HEREBY GIVEN THAT THE ROCHESTER PLANNING COMMISSION will hold a Public Hearing for the consideration of a 530 Pine St to modify the Atallah Development Co. & Associates (ADCO) complex private parking lot. The owner of the property is looking to install a paid parking camera system and the associated construction of parking lot islands. The public hearing is scheduled for Wednesday, August 5, 2026, at 7:00 p.m. at the Rochester Municipal Offices, 400 Sixth Street, Rochester, MI 48307.

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

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

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

Publish on or before *July 21st, 2026*

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

ROCHESTER
Where you live.

MCKENNA

July 29, 2026

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

Subject: **530 Pine Street; Site Plan Review;** Revised Site Plan dated July 20, 2026, Traffic Study dated December 22, 2025, and Land Survey dated October 14, 2025.

Dear Commissioners:

At the City's request we have reviewed a proposal submitted on behalf of Atallah Development Co. & Associates (ADCO) for the installation of a paid parking camera system and the associated construction of parking lot islands at 530 Pine Street. The preliminary hearing for the site took place that the July 2026 Planning Commission meeting.

BACKGROUND

The site is located on the east side of Pine Street, near Rochester Municipal Park, and according to the survey provided, is comprised of three separate lots. Zoning on the site includes O-1 limited office, B-1 General Business, and CBD Central Business, which can be seen in the portion of the City of Rochester Zoning Map included below. The adjacent parcel to the north is zoned R-2 One Family Residential and is currently occupied by Rochester Municipal Park.

The subject site is currently occupied by several different uses; however, only the parking areas and points of ingress and egress will be impacted by the proposed improvements. This includes the entrances to the parking lot along Pine Street, W. University Drive, and S. Rochester Road. Parking islands containing the proposed camera poles are proposed at each entrance but would not block access or traffic flow for standard vehicles.

It should be noted that the proposed camera system is an alternative to the gating system discussed in the Traffic Study provided.

REVIEW COMMENTS

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

1. **Use.** The proposed improvements do not include a change of use to any of the existing businesses or parcels included in the site.

2. **Dimensional Standards.** The proposed parking islands comply with all relevant setbacks. The proposed cameras will be mounted on poles that are 10 feet in height and comply with the height maximum of the district.

3. **Parking.** The updated plans indicate that the six parking spaces originally thought to be lost as part of the update will not be lost. While the parking calculations provided as part of the updated plans do not accurately reflect the use mix in the development, the spaces provided by the plan are deemed sufficient for the existing development.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

4. **Access and Circulation.** While the proposed site plan does not propose a change to the current access and circulation on the site, the island and bollards currently present at the North Main Street entrance were installed without approval from the City. As part of this review process, this point of ingress was reviewed by the City of Rochester Fire Department for compliance with all relevant codes. Details of this review can be found in the attached letter dated July 24, 2026. Maintenance of public safety and compliance with any official protecting public safety supersedes all other standards of the Zoning Ordinance (Section 405 (c)), therefore requiring that all requirements of the Fire Department's review are met, in order to receive site plan approval.

5. **Lighting.** No additional lighting is proposed as part of the plan. According to Metropolis, the proposed parking administrator, the cameras being used will not require lighting that poses a risk of light trespass on surrounding sites.

RECOMMENDATION

While the proposed improvements to 530 Pine Street do not inherently fail to comply with the Zoning Ordinance, one of the key purposes of zoning is the maintenance of public health and safety. Therefore, it is recommended that site approval be granted, contingent on compliance with the requirements of the Fire Department, as included in the review letter and listed below:

- Remove the concrete entrance island located at the N. Main Street entrance to Rochester River Square, 530 Pine Street, in its entirety.
- Remove all bollards associated with the concrete island configuration at the Main Street entrance throat.
- Restore the entrance lane width to a minimum unobstructed width of 20 feet in compliance with IFC Section 503.2.1.
- Provide written confirmation of compliance to the Fire Chief upon completion of the removal.

Respectfully
McKENNA

Lori Morgan, AICP
Senior Planner

Cc: Jeremy Peckens
Nik Banda
Jeff Kragt
Rose McKinney

CITY OF ROCHESTER FIRE DEPARTMENT

OFFICIAL MEMORANDUM

Emergency Vehicle Access — Rochester River Square, 530 Pine Street

TO:	**City of Rochester Planning Commission / City Manager Nicholas Banda / Jeremy Peckens / Property Owner — Rochester River Square**
FROM:	Scott Demoff, Fire Chief — City of Rochester Fire Department
DATE:	July 24, 2026
PROPERTY:	Rochester River Square — 530 Pine Street, Rochester, MI 48307 Parcel #15-10-477-029 and Parcel #15-10-477-005
RE:	**Request for Removal of Concrete Island and Bollards at Main Street Entrance to Allow Unobstructed Emergency Vehicle Access**

BASIS FOR THIS REQUEST

This memorandum is issued pursuant to the authority of the Fire Chief under the City of Rochester Fire Department's fire prevention and life safety responsibilities, and in accordance with NFPA 1 (Fire Code), Michigan Fire Prevention Code, and the International Fire Code (IFC) Section 503 — Fire Apparatus Access Roads. The City of Rochester Fire Department has an obligation to ensure that all commercial properties within the City maintain adequate and unobstructed emergency vehicle access at all times.

SECTION 1 — PROPERTY AND SITE DESCRIPTION

The Rochester River Square development located at 530 Pine Street encompasses Parcel #15-10-477-029 and Parcel #15-10-477-005, comprising portions of Lot 5, Lot 6, and Lot 7 of Sprague's Addition, Part of the SE 1/4 of Section 10, T.3N., R.11E., City of Rochester, Oakland County, Michigan. The property fronts N. Main Street to the south and Pine Street to the north, with access points on both street frontages. The architectural site plan prepared by CBI Design Professionals (Project No. 26011) depicts a parking structure with multiple drive aisles, parking bays, and designated entrance and exit points.

A Certificate of Survey prepared by Jarrett L. Miller, Professional Land Surveyor, License No. 4001052454, dated October 10, 2025 (Job No. 250922-11367), documents the parcel boundaries, dimensions, and site configuration referenced in this memorandum.

SECTION 2 — IDENTIFIED EMERGENCY ACCESS CONCERN

The Rochester Fire Department has reviewed the architectural site plan and conducted a field assessment of the N. Main Street entrance to Rochester River Square. It is the determination of the Fire Chief that the current or proposed configuration of the Main Street entrance — specifically the presence of a concrete island and bollards at the entrance throat — creates an unacceptable impediment to emergency vehicle access and must be modified.

The Rochester Fire Department formally requests the immediate removal of the concrete entrance island and all associated bollards at the N. Main Street entrance to Rochester River Square, 530 Pine Street.

The following conditions support this determination:

- Narrow entrance lane width: The concrete island and bollard configuration narrows the drivable entrance width at the Main Street access point to a dimension that prevents a standard fire apparatus — including the department's pumper and ladder units — from making an unobstructed, single-motion entry into the property. Per IFC Section 503.2.1, fire apparatus access roads shall have an unobstructed width of not less than 20 feet. The current island configuration reduces the effective entry width below this standard.
- Congested traffic conditions during high-demand periods: N. Main Street is among the highest-traffic corridors in the City of Rochester, particularly during Art & Apples, the Big Bright Light Show, Cruise Nights, and other signature community events that regularly draw thousands of visitors to the downtown corridor. During these periods, emergency vehicles responding via Main Street face significant civilian traffic, reduced sight lines, and constrained maneuvering space. Any reduction in the entrance width at this access point directly compounds the difficulty of achieving timely entry into the property.
- Time-critical access: In the event of a structure fire, cardiac event, or other life-safety emergency within Rochester River Square or the immediate vicinity, every second matters. A concrete island and bollard configuration that requires an apparatus driver to slow, reposition, or make multiple attempts to navigate the entrance adds critical time to the initial response — time that directly affects patient and occupant outcomes. The removal of this obstruction eliminates that delay entirely.
- Aerial apparatus access: In a multi-story or elevated parking structure scenario, aerial apparatus positioning is essential. The ability to enter the property without obstruction and position an aerial device on the Pine Street or Main Street frontage requires an unimpeded approach. Bollards and concrete islands at the primary entrance point restrict this capability.

SECTION 3 — APPLICABLE CODE REQUIREMENTS

IFC Section 503.1	Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3 for every facility, building, or portion of a building constructed or moved into or within the jurisdiction.
IFC Section 503.2.1	**Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).**

IFC Section 503.4	Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 through 503.2.6 shall be maintained at all times.
IFC Section 503.5	Required fire apparatus access roads shall be identified by permanent NO PARKING — FIRE LANE signs. The authority having jurisdiction may require the installation of gates, bollards, or other obstructions only where such installations do not compromise emergency access.
NFPA 1 — Chapter 18	Fire department access to buildings and facilities shall be designed to permit the rapid deployment of equipment and personnel. Access roads, gates, and obstructions shall be maintained to permit unimpeded emergency response.

SECTION 4 — REQUEST AND REQUIRED ACTION

Based on the site plan, field assessment, and the code requirements cited above, the City of Rochester Fire Department formally requests the following corrective action:

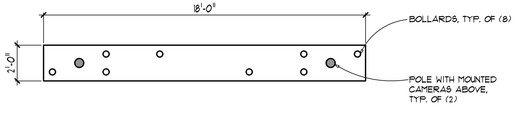
REQUIRED ACTION

- Remove the concrete entrance island located at the N. Main Street entrance to Rochester River Square, 530 Pine Street, in its entirety.
- Remove all bollards associated with the concrete island configuration at the Main Street entrance throat.
- Restore the entrance lane width to a minimum unobstructed width of 20 feet in compliance with IFC Section 503.2.1.
- Provide written confirmation of compliance to the Fire Chief upon completion of the removal.

The Rochester Fire Department is available to meet with the property owner, developer, and design team to discuss compliant alternatives that may address site design objectives while maintaining the required emergency access width. We encourage that conversation to occur prior to any further site construction.

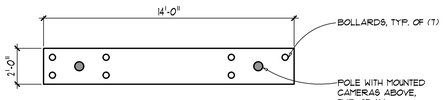
_____	_____
Scott Demoff, Fire Chief Rochester Fire Department (248) 651-9611 sdemoff@rochestermi.org	Date

cc: City Manager Nicholas Banda | City Attorney Jeff Kragt | Rochester Planning Commission | City Building Department



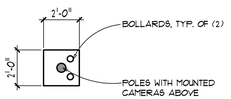
1 A0.1 **ISLAND DETAIL**

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



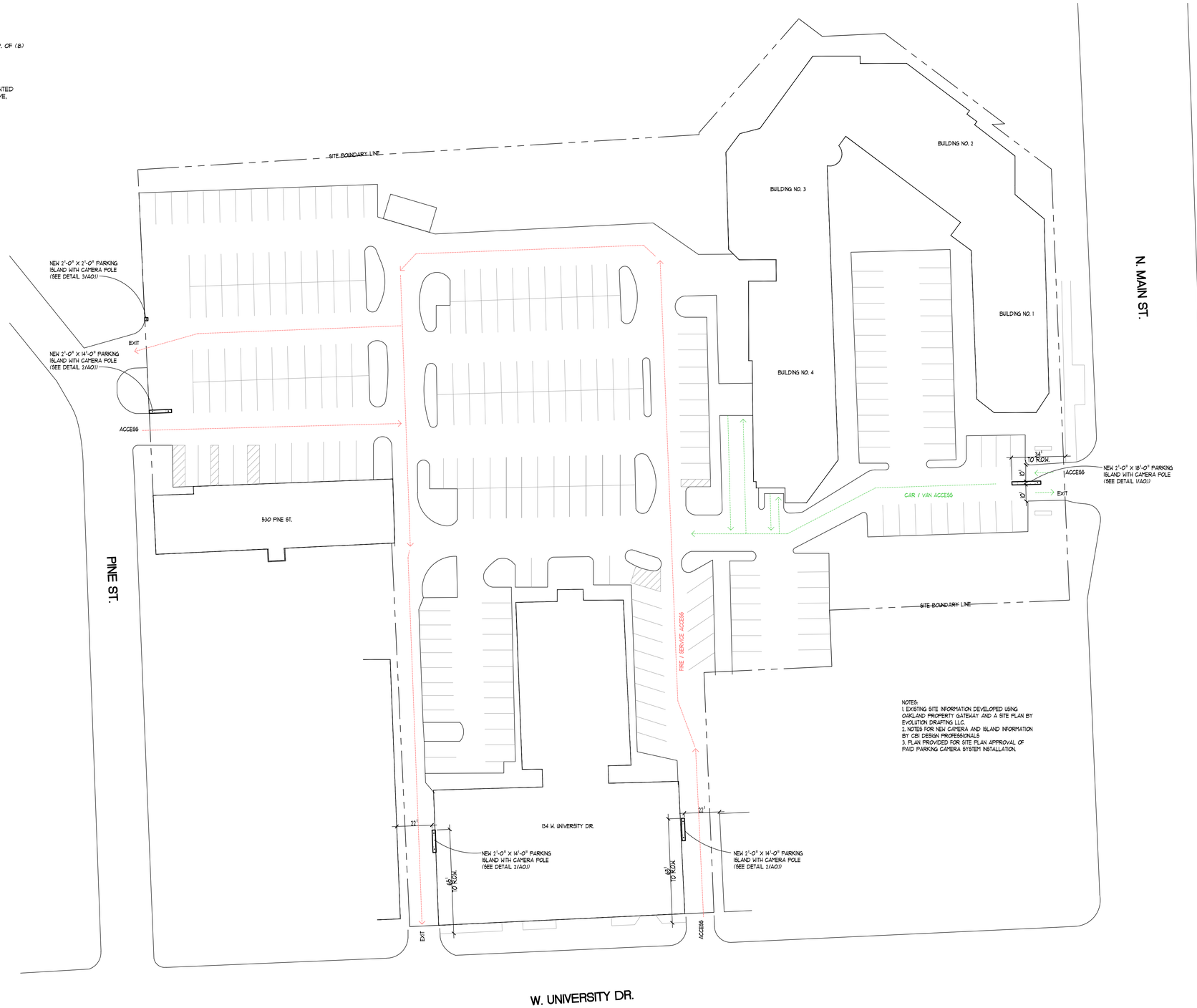
2 A0.1 **ISLAND DETAIL**

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



3 A0.1 **ISLAND DETAIL**

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



ARCHITECTURAL SITE PLAN

SCALE: 1:32" = 1'-0"

N

CBI DESIGN PROFESSIONALS

Site Plan for
Rochester River Square
530 Pine St, Rochester, MI 48307

JOB NO. 26011
DRAWN BY DAL
CKD BY RGC
RELEASE DATE
Planning Commission - 06.09.2026
REVISION NO.

ARCHITECTS SEAL

STATE OF MICHIGAN
ROBERT G. CLARK
ARCHITECT
1301030105
REGISTERED ARCHITECT

ORIGINAL SIGNATURE IN BLUE

SHEET NO. A0.1

CBI Design Professionals
40700 Woodward, STE 100
Bloomfield Hills, MI 48304
P: 248.645.2605
www.cbidesign.net
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Architectural Site Plan

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MEMORANDUM

DATE: 12/22/2025

TO: Pierre Atallah, MD

ORGANIZATION NAME: Atallah Development Co. & Associates (ADCO)

FROM: Spalding DeDecker

RE: River Square Main Traffic Impact Assessment
SDA Project No. RB25-002.0C.

Spalding DeDecker, Inc (SD) has completed the queueing analysis requested by Atallah Development Co. & Associates, for residential and commercial development at 543 N. Main St and 134 W. University Dr., Rochester, MI. We understand that there are concerns with the traffic queueing on M-150 and University Dr in downtown Rochester. While evaluating the study, safe efficient function of the local road network was prioritized. The project proposes the use of a gated parking system to manage traffic to the site.

The queuing analysis includes data collected from traffic usage of the site and an analysis of the queue length for inbound vehicles waiting to enter the proposed gated parking system to determine if the project may cause vehicle queues that interfere with S Rochester Road, University Drive and Pine Street. Our independent analysis shows that the proposed on-site storage would be sufficient to minimize the chance of queues extending onto S Rochester Road and University Drive based on the average parking system service times. Details of our analysis and additional recommendations to facilitate parking operations and to prevent excess queues are presented below. Queueing space at each of the proposed gates includes two vehicles for the Rochester Road gate (48ft), three vehicles for the University Drive gate (60ft), and one vehicle for the Pine Street gate (driveway approach).

Queueing Analysis

Gates at each of the parking lot entrance points would service only incoming vehicles. Outbound vehicles would be serviced by gates at exit points. Access to Rochester Road will share a driveway for incoming and outbound traffic, but separated by a raised median island. Access to University Drive will be serviced by the existing east driveway for incoming traffic and the west driveway by outbound traffic. Access to Pine Street will be divided by incoming traffic to the south driveway and outbound traffic to the north driveway. The parking system to be used for the gated access will be provided by Parking Boxx, Inc. A service time of 1 minute was used as the process rate for a vehicle to approach and pass the gate, providing a vehicle processing rate of 60 vehicles per hour.

Vehicle queues were estimated using Poisson probability distribution, which estimates the probability of "n" vehicles in the queuing system using the following formula:

$$P(x=n) = \frac{\lambda^n e^{-(\lambda)}}{n!}$$

Where:

P (x=n) = probability of "n" vehicles in queue

n = number of vehicles in the queue (including the vehicle in the transfer compartment)

λ = Average number of vehicles in the queue (vehicle arrivals per hour / vehicles processed by the parking system per hour)

Traffic data was collected over a 24-hour period during a standard weekday. Special events that may have had an impact on local traffic were avoided. Two access points exist under current conditions off both University Drive and Pine Street. Proposed conditions would enforce one-way access and one-way egress at each driveway. To determine what the peak 15-minute volumes would be under proposed conditions, all inbound trips off University Drive were combined to simulate a single point of entry. To be conservative, the peak 15-minute volume was used to determine the hourly arrival rate. This was also done for the two driveways off Pine Street. Upon reviewing the counts at each driveway, the peak 15-minute periods for the 24-hour counts were determined and listed below:

1. S Rochester Road Driveway – 8 vehicles per 15-minute peak period (32 vph)
2. W University Drive Driveway – 8 vehicles per 15-minute peak period (32 vph)
3. Pine Street Driveway – 5 vehicles per 15-minute peak period (20 vph)

The Poisson probability distribution was applied to inbound traffic from each connecting road to determine the queuing potential of each driveway separately. By implementing the peak hour volume for each driveway into the formula, the following tables were developed.

Number of Queued Vehicles (n)*	Individual Probability P(x=n)	Cumulative Probability P (x<=n)
0	0.58664622	0.58664622
1	0.312877984	0.899524203
2	0.083434129	0.982958332
3	0.014832734	0.997791066
4	0.001977698	0.999768764

Table 1: Queuing Analysis - S Rochester Road Driveway

Number of Queued Vehicles (n)*	Individual Probability P(x=n)	Cumulative Probability P (x<=n)
0	0.58664622	0.58664622
1	0.312877984	0.899524203
2	0.083434129	0.982958332
3	0.014832734	0.997791066
4	0.001977698	0.999768764

Table 2: Queuing Analysis – W University Drive Driveway

Number of Queued Vehicles (n)*	Individual Probability P(x=n)	Cumulative Probability P (x<=n)
0	0.716531311	0.716531311
1	0.23884377	0.955375081
2	0.039807295	0.995182376
3	0.004423033	0.999605409
4	0.000368586	0.999973995

Table 3: Queuing Analysis – Pine Street Driveway

Conclusion

The analysis indicates that during the peak hour, there is 1.7% chance that queueing will exceed two vehicles at the Rochester Rd driveway during the peak for arrivals, 1.7% chance at the University Dr driveway, and .5% chance at the Pine St driveway. Queues exceeding two vehicles are likely to be extremely rare. Rochester Road and University Drive are unlikely to experience any impact from the gate systems at these driveways. Queueing vehicles exceeding one at Pine Street will have a 4.5% chance of occurrence.

Recommendations

The following recommendations are provided to ensure the proposed parking system does not disrupt the traffic flow on the adjacent street.

- Signing should be present informing drivers which site access points are exclusively for entry, and which points are exclusively for egress.

Type of report: Midblock Count - Volume Data

LOCATION: Pine Dr South Dwy
QC JOB #: 17345401
SPECIFIC LOCATION:
DIRECTION: EB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		0				0			0	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		0				0			0	
01:15 AM		0				0			0	
01:30 AM		0				0			0	
01:45 AM		0				0			0	
02:00 AM		0				0			0	
02:15 AM		0				0			0	
02:30 AM		0				0			0	
02:45 AM		0				0			0	
03:00 AM		0				0			0	
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05:45 AM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: Pine Dr South Dwy **QC JOB #:** 17345401

SPECIFIC LOCATION: **DIRECTION:** EB

CITY/STATE: Rochester, MI **DATE:** Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
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07:45 AM		2				2			2	
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10:30 AM		1				1			1	
10:45 AM		1				1			1	
11:00 AM		4				4			4	
11:15 AM		3				3			3	
11:30 AM		**5**				**5**			**5**	
11:45 AM		2				2			2	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

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QC JOB #: 17345401
SPECIFIC LOCATION:
DIRECTION: EB
CITY/STATE: Rochester, MI
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05:45 PM		3				3			3	
Day Total										
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AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

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SPECIFIC LOCATION:
DIRECTION: EB
CITY/STATE: Rochester, MI
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06:30 PM		1				1			1	
06:45 PM		2				2			2	
07:00 PM		0				0			0	
07:15 PM		1				1			1	
07:30 PM		1				1			1	
07:45 PM		0				0			0	
08:00 PM		0				0			0	
08:15 PM		1				1			1	
08:30 PM		2				2			2	
08:45 PM		1				1			1	
09:00 PM		0				0			0	
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09:45 PM		0				0			0	
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10:45 PM		0				0			0	
11:00 PM		0				0			0	
11:15 PM		0				0			0	
11:30 PM		0				0			0	
11:45 PM		0				0			0	
Day Total		108				108			108	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak 15-min Vol		11:30 AM 5				11:30 AM 5			11:30 AM 5	
PM Peak 15-min Vol		12:15 PM 5				12:15 PM 5			12:15 PM 5	

Comments:

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QC JOB #: 17345401
SPECIFIC LOCATION:
DIRECTION: EB, WB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

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01:45 AM		0				0			0	
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03:45 AM		0				0			0	
04:00 AM		0				0			0	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		0				0			0	
05:00 AM		0				0			0	
05:15 AM		0				0			0	
05:30 AM		0				0			0	
05:45 AM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: Pine Dr South Dwy
QC JOB #: 17345401
SPECIFIC LOCATION:
DIRECTION: EB, WB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM		0				0			0	
06:15 AM		0				0			0	
06:30 AM		1				1			1	
06:45 AM		0				0			0	
07:00 AM		0				0			0	
07:15 AM		0				0			0	
07:30 AM		2				2			2	
07:45 AM		2				2			2	
08:00 AM		0				0			0	
08:15 AM		2				2			2	
08:30 AM		1				1			1	
08:45 AM		3				3			3	
09:00 AM		3				3			3	
09:15 AM		3				3			3	
09:30 AM		1				1			1	
09:45 AM		4				4			4	
10:00 AM		2				2			2	
10:15 AM		4				4			4	
10:30 AM		1				1			1	
10:45 AM		1				1			1	
11:00 AM		**5**				**5**			**5**	
11:15 AM		3				3			3	
11:30 AM		5				5			5	
11:45 AM		3				3			3	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: Pine Dr South Dwy
QC JOB #: 17345401
SPECIFIC LOCATION:
DIRECTION: EB, WB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM		2				2			2	
12:15 PM		**6**				**6**			**6**	
12:30 PM		3				3			3	
12:45 PM		1				1			1	
01:00 PM		3				3			3	
01:15 PM		1				1			1	
01:30 PM		3				3			3	
01:45 PM		3				3			3	
02:00 PM		2				2			2	
02:15 PM		0				0			0	
02:30 PM		2				2			2	
02:45 PM		0				0			0	
03:00 PM		0				0			0	
03:15 PM		3				3			3	
03:30 PM		5				5			5	
03:45 PM		4				4			4	
04:00 PM		4				4			4	
04:15 PM		4				4			4	
04:30 PM		2				2			2	
04:45 PM		4				4			4	
05:00 PM		5				5			5	
05:15 PM		3				3			3	
05:30 PM		4				4			4	
05:45 PM		3				3			3	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: Pine Dr South Dwy
QC JOB #: 17345401
SPECIFIC LOCATION:
DIRECTION: EB, WB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM		2				2			2	
06:15 PM		3				3			3	
06:30 PM		1				1			1	
06:45 PM		3				3			3	
07:00 PM		0				0			0	
07:15 PM		1				1			1	
07:30 PM		1				1			1	
07:45 PM		1				1			1	
08:00 PM		0				0			0	
08:15 PM		1				1			1	
08:30 PM		2				2			2	
08:45 PM		1				1			1	
09:00 PM		0				0			0	
09:15 PM		0				0			0	
09:30 PM		0				0			0	
09:45 PM		0				0			0	
10:00 PM		0				0			0	
10:15 PM		0				0			0	
10:30 PM		1				1			1	
10:45 PM		0				0			0	
11:00 PM		0				0			0	
11:15 PM		0				0			0	
11:30 PM		0				0			0	
11:45 PM		0				0			0	
Day Total		130				130			130	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak 15-min Vol		11:00 AM 5				11:00 AM 5			11:00 AM 5	
PM Peak 15-min Vol		12:15 PM 6				12:15 PM 6			12:15 PM 6	

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: Pine Dr South Dwy
QC JOB #: 17345401
SPECIFIC LOCATION:
DIRECTION: WB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		0				0			0	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		0				0			0	
01:15 AM		0				0			0	
01:30 AM		0				0			0	
01:45 AM		0				0			0	
02:00 AM		0				0			0	
02:15 AM		0				0			0	
02:30 AM		0				0			0	
02:45 AM		0				0			0	
03:00 AM		0				0			0	
03:15 AM		0				0			0	
03:30 AM		0				0			0	
03:45 AM		0				0			0	
04:00 AM		0				0			0	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		0				0			0	
05:00 AM		0				0			0	
05:15 AM		0				0			0	
05:30 AM		0				0			0	
05:45 AM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: Pine Dr South Dwy
QC JOB #: 17345401
SPECIFIC LOCATION:
DIRECTION: WB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM		0				0			0	
06:15 AM		0				0			0	
06:30 AM		0				0			0	
06:45 AM		0				0			0	
07:00 AM		0				0			0	
07:15 AM		0				0			0	
07:30 AM		0				0			0	
07:45 AM		0				0			0	
08:00 AM		0				0			0	
08:15 AM		0				0			0	
08:30 AM		0				0			0	
08:45 AM		0				0			0	
09:00 AM		0				0			0	
09:15 AM		0				0			0	
09:30 AM		**1**				**1**			**1**	
09:45 AM		1				1			1	
10:00 AM		1				1			1	
10:15 AM		0				0			0	
10:30 AM		0				0			0	
10:45 AM		0				0			0	
11:00 AM		1				1			1	
11:15 AM		0				0			0	
11:30 AM		0				0			0	
11:45 AM		1				1			1	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: Pine Dr South Dwy
QC JOB #: 17345401
SPECIFIC LOCATION:
DIRECTION: WB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM		0				0			0	
12:15 PM		1				1			1	
12:30 PM		1				1			1	
12:45 PM		0				0			0	
01:00 PM		**2**				**2**			**2**	
01:15 PM		0				0			0	
01:30 PM		1				1			1	
01:45 PM		0				0			0	
02:00 PM		1				1			1	
02:15 PM		0				0			0	
02:30 PM		0				0			0	
02:45 PM		0				0			0	
03:00 PM		0				0			0	
03:15 PM		1				1			1	
03:30 PM		0				0			0	
03:45 PM		0				0			0	
04:00 PM		0				0			0	
04:15 PM		2				2			2	
04:30 PM		0				0			0	
04:45 PM		1				1			1	
05:00 PM		0				0			0	
05:15 PM		2				2			2	
05:30 PM		0				0			0	
05:45 PM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: Pine Dr South Dwy
QC JOB #: 17345401
SPECIFIC LOCATION:
DIRECTION: WB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM		0				0			0	
06:15 PM		2				2			2	
06:30 PM		0				0			0	
06:45 PM		1				1			1	
07:00 PM		0				0			0	
07:15 PM		0				0			0	
07:30 PM		0				0			0	
07:45 PM		1				1			1	
08:00 PM		0				0			0	
08:15 PM		0				0			0	
08:30 PM		0				0			0	
08:45 PM		0				0			0	
09:00 PM		0				0			0	
09:15 PM		0				0			0	
09:30 PM		0				0			0	
09:45 PM		0				0			0	
10:00 PM		0				0			0	
10:15 PM		0				0			0	
10:30 PM		1				1			1	
10:45 PM		0				0			0	
11:00 PM		0				0			0	
11:15 PM		0				0			0	
11:30 PM		0				0			0	
11:45 PM		0				0			0	
Day Total		22				22			22	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak 15-min Vol		9:30 AM 1				9:30 AM 1			9:30 AM 1	
PM Peak 15-min Vol		1:00 PM 2				1:00 PM 2			1:00 PM 2	

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: Pine Dr North Dwy
QC JOB #: 17345402
SPECIFIC LOCATION:
DIRECTION: EB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		0				0			0	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		0				0			0	
01:15 AM		0				0			0	
01:30 AM		0				0			0	
01:45 AM		0				0			0	
02:00 AM		0				0			0	
02:15 AM		0				0			0	
02:30 AM		0				0			0	
02:45 AM		0				0			0	
03:00 AM		0				0			0	
03:15 AM		0				0			0	
03:30 AM		0				0			0	
03:45 AM		0				0			0	
04:00 AM		0				0			0	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		0				0			0	
05:00 AM		0				0			0	
05:15 AM		0				0			0	
05:30 AM		0				0			0	
05:45 AM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: Pine Dr North Dwy
QC JOB #: 17345402
SPECIFIC LOCATION:
DIRECTION: EB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM		0				0			0	
06:15 AM		0				0			0	
06:30 AM		0				0			0	
06:45 AM		0				0			0	
07:00 AM		0				0			0	
07:15 AM		**1**				**1**			**1**	
07:30 AM		0				0			0	
07:45 AM		0				0			0	
08:00 AM		0				0			0	
08:15 AM		0				0			0	
08:30 AM		0				0			0	
08:45 AM		0				0			0	
09:00 AM		0				0			0	
09:15 AM		0				0			0	
09:30 AM		0				0			0	
09:45 AM		1				1			1	
10:00 AM		0				0			0	
10:15 AM		0				0			0	
10:30 AM		0				0			0	
10:45 AM		0				0			0	
11:00 AM		0				0			0	
11:15 AM		0				0			0	
11:30 AM		0				0			0	
11:45 AM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

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LOCATION: Pine Dr North Dwy
QC JOB #: 17345402
SPECIFIC LOCATION:
DIRECTION: EB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM		0				0			0	
12:15 PM		0				0			0	
12:30 PM		0				0			0	
12:45 PM		0				0			0	
01:00 PM		0				0			0	
01:15 PM		0				0			0	
01:30 PM		0				0			0	
01:45 PM		0				0			0	
02:00 PM		0				0			0	
02:15 PM		0				0			0	
02:30 PM		0				0			0	
02:45 PM		0				0			0	
03:00 PM		0				0			0	
03:15 PM		0				0			0	
03:30 PM		0				0			0	
03:45 PM		0				0			0	
04:00 PM		0				0			0	
04:15 PM		0				0			0	
04:30 PM		0				0			0	
04:45 PM		0				0			0	
05:00 PM		0				0			0	
05:15 PM		0				0			0	
05:30 PM		**1**				**1**			**1**	
05:45 PM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

TRUE DATA TO IMPROVE MOBILITY

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Type of report: Midblock Count - Volume Data

LOCATION: Pine Dr North Dwy
QC JOB #: 17345402
SPECIFIC LOCATION:
DIRECTION: EB
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DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM		0				0			0	
06:15 PM		0				0			0	
06:30 PM		0				0			0	
06:45 PM		0				0			0	
07:00 PM		0				0			0	
07:15 PM		0				0			0	
07:30 PM		0				0			0	
07:45 PM		1				1			1	
08:00 PM		0				0			0	
08:15 PM		0				0			0	
08:30 PM		0				0			0	
08:45 PM		0				0			0	
09:00 PM		0				0			0	
09:15 PM		0				0			0	
09:30 PM		0				0			0	
09:45 PM		0				0			0	
10:00 PM		0				0			0	
10:15 PM		0				0			0	
10:30 PM		0				0			0	
10:45 PM		0				0			0	
11:00 PM		0				0			0	
11:15 PM		0				0			0	
11:30 PM		0				0			0	
11:45 PM		0				0			0	
Day Total		4				4			4	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak 15-min Vol		7:15 AM 1				7:15 AM 1			7:15 AM 1	
PM Peak 15-min Vol		5:30 PM 1				5:30 PM 1			5:30 PM 1	

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: Pine Dr North Dwy | **QC JOB #:** 17345402

SPECIFIC LOCATION: | **DIRECTION:** EB, WB

CITY/STATE: Rochester, MI | **DATE:** Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		0				0			0	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		0				0			0	
01:15 AM		0				0			0	
01:30 AM		0				0			0	
01:45 AM		0				0			0	
02:00 AM		0				0			0	
02:15 AM		0				0			0	
02:30 AM		0				0			0	
02:45 AM		0				0			0	
03:00 AM		0				0			0	
03:15 AM		0				0			0	
03:30 AM		0				0			0	
03:45 AM		0				0			0	
04:00 AM		0				0			0	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		0				0			0	
05:00 AM		0				0			0	
05:15 AM		0				0			0	
05:30 AM		0				0			0	
05:45 AM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

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SPECIFIC LOCATION:
DIRECTION: EB, WB
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DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM		0				0			0	
06:15 AM		0				0			0	
06:30 AM		0				0			0	
06:45 AM		1				1			1	
07:00 AM		0				0			0	
07:15 AM		2				2			2	
07:30 AM		1				1			1	
07:45 AM		1				1			1	
08:00 AM		0				0			0	
08:15 AM		1				1			1	
08:30 AM		1				1			1	
08:45 AM		1				1			1	
09:00 AM		0				0			0	
09:15 AM		1				1			1	
09:30 AM		0				0			0	
09:45 AM		1				1			1	
10:00 AM		2				2			2	
10:15 AM		2				2			2	
10:30 AM		2				2			2	
10:45 AM		2				2			2	
11:00 AM		1				1			1	
11:15 AM		**5**				**5**			**5**	
11:30 AM		4				4			4	
11:45 AM		4				4			4	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

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LOCATION: Pine Dr North Dwy
QC JOB #: 17345402
SPECIFIC LOCATION:
DIRECTION: EB, WB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM		4				4			4	
12:15 PM		4				4			4	
12:30 PM		1				1			1	
12:45 PM		3				3			3	
01:00 PM		5				5			5	
01:15 PM		1				1			1	
01:30 PM		5				5			5	
01:45 PM		4				4			4	
02:00 PM		**6**				**6**			**6**	
02:15 PM		1				1			1	
02:30 PM		1				1			1	
02:45 PM		0				0			0	
03:00 PM		3				3			3	
03:15 PM		3				3			3	
03:30 PM		0				0			0	
03:45 PM		3				3			3	
04:00 PM		4				4			4	
04:15 PM		2				2			2	
04:30 PM		1				1			1	
04:45 PM		1				1			1	
05:00 PM		2				2			2	
05:15 PM		4				4			4	
05:30 PM		3				3			3	
05:45 PM		1				1			1	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: Pine Dr North Dwy
QC JOB #: 17345402
SPECIFIC LOCATION:
DIRECTION: EB, WB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM		1				1			1	
06:15 PM		3				3			3	
06:30 PM		1				1			1	
06:45 PM		0				0			0	
07:00 PM		0				0			0	
07:15 PM		2				2			2	
07:30 PM		0				0			0	
07:45 PM		2				2			2	
08:00 PM		0				0			0	
08:15 PM		0				0			0	
08:30 PM		1				1			1	
08:45 PM		1				1			1	
09:00 PM		2				2			2	
09:15 PM		0				0			0	
09:30 PM		2				2			2	
09:45 PM		0				0			0	
10:00 PM		0				0			0	
10:15 PM		0				0			0	
10:30 PM		0				0			0	
10:45 PM		1				1			1	
11:00 PM		0				0			0	
11:15 PM		0				0			0	
11:30 PM		1				1			1	
11:45 PM		0				0			0	
Day Total		111				111			111	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak 15-min Vol		11:15 AM 5				11:15 AM 5			11:15 AM 5	
PM Peak 15-min Vol		2:00 PM 6				2:00 PM 6			2:00 PM 6	

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: Pine Dr North Dwy
QC JOB #: 17345402
SPECIFIC LOCATION:
DIRECTION: WB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		0				0			0	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		0				0			0	
01:15 AM		0				0			0	
01:30 AM		0				0			0	
01:45 AM		0				0			0	
02:00 AM		0				0			0	
02:15 AM		0				0			0	
02:30 AM		0				0			0	
02:45 AM		0				0			0	
03:00 AM		0				0			0	
03:15 AM		0				0			0	
03:30 AM		0				0			0	
03:45 AM		0				0			0	
04:00 AM		0				0			0	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		0				0			0	
05:00 AM		0				0			0	
05:15 AM		0				0			0	
05:30 AM		0				0			0	
05:45 AM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: Pine Dr North Dwy | **QC JOB #:** 17345402

SPECIFIC LOCATION: | **DIRECTION:** WB

CITY/STATE: Rochester, MI | **DATE:** Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM		0				0			0	
06:15 AM		0				0			0	
06:30 AM		0				0			0	
06:45 AM		1				1			1	
07:00 AM		0				0			0	
07:15 AM		1				1			1	
07:30 AM		1				1			1	
07:45 AM		1				1			1	
08:00 AM		0				0			0	
08:15 AM		1				1			1	
08:30 AM		1				1			1	
08:45 AM		1				1			1	
09:00 AM		0				0			0	
09:15 AM		1				1			1	
09:30 AM		0				0			0	
09:45 AM		0				0			0	
10:00 AM		2				2			2	
10:15 AM		2				2			2	
10:30 AM		2				2			2	
10:45 AM		2				2			2	
11:00 AM		1				1			1	
11:15 AM		**5**				**5**			**5**	
11:30 AM		4				4			4	
11:45 AM		4				4			4	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: Pine Dr North Dwy
QC JOB #: 17345402
SPECIFIC LOCATION:
DIRECTION: WB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM		4				4			4	
12:15 PM		4				4			4	
12:30 PM		1				1			1	
12:45 PM		3				3			3	
01:00 PM		5				5			5	
01:15 PM		1				1			1	
01:30 PM		5				5			5	
01:45 PM		4				4			4	
02:00 PM		**6**				**6**			**6**	
02:15 PM		1				1			1	
02:30 PM		1				1			1	
02:45 PM		0				0			0	
03:00 PM		3				3			3	
03:15 PM		3				3			3	
03:30 PM		0				0			0	
03:45 PM		3				3			3	
04:00 PM		4				4			4	
04:15 PM		2				2			2	
04:30 PM		1				1			1	
04:45 PM		1				1			1	
05:00 PM		2				2			2	
05:15 PM		4				4			4	
05:30 PM		2				2			2	
05:45 PM		1				1			1	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: Pine Dr North Dwy
QC JOB #: 17345402
SPECIFIC LOCATION:
DIRECTION: WB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM		1				1			1	
06:15 PM		3				3			3	
06:30 PM		1				1			1	
06:45 PM		0				0			0	
07:00 PM		0				0			0	
07:15 PM		2				2			2	
07:30 PM		0				0			0	
07:45 PM		1				1			1	
08:00 PM		0				0			0	
08:15 PM		0				0			0	
08:30 PM		1				1			1	
08:45 PM		1				1			1	
09:00 PM		2				2			2	
09:15 PM		0				0			0	
09:30 PM		2				2			2	
09:45 PM		0				0			0	
10:00 PM		0				0			0	
10:15 PM		0				0			0	
10:30 PM		0				0			0	
10:45 PM		1				1			1	
11:00 PM		0				0			0	
11:15 PM		0				0			0	
11:30 PM		1				1			1	
11:45 PM		0				0			0	
Day Total		107				107			107	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak 15-min Vol		11:15 AM 5				11:15 AM 5			11:15 AM 5	
PM Peak 15-min Vol		2:00 PM 6				2:00 PM 6			2:00 PM 6	

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: W University Dr West Dwy
QC JOB #: 17345403
SPECIFIC LOCATION:
DIRECTION: NB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		0				0			0	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		0				0			0	
01:15 AM		0				0			0	
01:30 AM		0				0			0	
01:45 AM		0				0			0	
02:00 AM		0				0			0	
02:15 AM		0				0			0	
02:30 AM		0				0			0	
02:45 AM		0				0			0	
03:00 AM		0				0			0	
03:15 AM		0				0			0	
03:30 AM		0				0			0	
03:45 AM		0				0			0	
04:00 AM		0				0			0	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		0				0			0	
05:00 AM		0				0			0	
05:15 AM		0				0			0	
05:30 AM		0				0			0	
05:45 AM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: W University Dr West Dwy
QC JOB #: 17345403
SPECIFIC LOCATION:
DIRECTION: NB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM		0				0			0	
06:15 AM		0				0			0	
06:30 AM		0				0			0	
06:45 AM		0				0			0	
07:00 AM		0				0			0	
07:15 AM		0				0			0	
07:30 AM		0				0			0	
07:45 AM		0				0			0	
08:00 AM		0				0			0	
08:15 AM		0				0			0	
08:30 AM		0				0			0	
08:45 AM		0				0			0	
09:00 AM		0				0			0	
09:15 AM		0				0			0	
09:30 AM		0				0			0	
09:45 AM		0				0			0	
10:00 AM		0				0			0	
10:15 AM		0				0			0	
10:30 AM		0				0			0	
10:45 AM		0				0			0	
11:00 AM		0				0			0	
11:15 AM		0				0			0	
11:30 AM		**2**				**2**			**2**	
11:45 AM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: W University Dr West Dwy
QC JOB #: 17345403
SPECIFIC LOCATION:
DIRECTION: NB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM		0				0			0	
12:15 PM		0				0			0	
12:30 PM		0				0			0	
12:45 PM		0				0			0	
01:00 PM		0				0			0	
01:15 PM		0				0			0	
01:30 PM		0				0			0	
01:45 PM		0				0			0	
02:00 PM		0				0			0	
02:15 PM		0				0			0	
02:30 PM		0				0			0	
02:45 PM		1				1			1	
03:00 PM		0				0			0	
03:15 PM		0				0			0	
03:30 PM		1				1			1	
03:45 PM		0				0			0	
04:00 PM		0				0			0	
04:15 PM		0				0			0	
04:30 PM		0				0			0	
04:45 PM		0				0			0	
05:00 PM		0				0			0	
05:15 PM		1				1			1	
05:30 PM		0				0			0	
05:45 PM		**2**				**2**			**2**	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: W University Dr West Dwy
QC JOB #: 17345403
SPECIFIC LOCATION:
DIRECTION: NB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM		1				1			1	
06:15 PM		0				0			0	
06:30 PM		0				0			0	
06:45 PM		0				0			0	
07:00 PM		0				0			0	
07:15 PM		0				0			0	
07:30 PM		0				0			0	
07:45 PM		0				0			0	
08:00 PM		0				0			0	
08:15 PM		0				0			0	
08:30 PM		0				0			0	
08:45 PM		0				0			0	
09:00 PM		0				0			0	
09:15 PM		0				0			0	
09:30 PM		0				0			0	
09:45 PM		0				0			0	
10:00 PM		0				0			0	
10:15 PM		0				0			0	
10:30 PM		0				0			0	
10:45 PM		0				0			0	
11:00 PM		0				0			0	
11:15 PM		0				0			0	
11:30 PM		0				0			0	
11:45 PM		0				0			0	
Day Total		8				8			8	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak 15-min Vol		11:30 AM 2				11:30 AM 2			11:30 AM 2	
PM Peak 15-min Vol		5:45 PM 2				5:45 PM 2			5:45 PM 2	

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: W University Dr West Dwy
QC JOB #: 17345403
SPECIFIC LOCATION:
DIRECTION: NB, SB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		0				0			0	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		0				0			0	
01:15 AM		0				0			0	
01:30 AM		0				0			0	
01:45 AM		0				0			0	
02:00 AM		0				0			0	
02:15 AM		0				0			0	
02:30 AM		0				0			0	
02:45 AM		0				0			0	
03:00 AM		0				0			0	
03:15 AM		0				0			0	
03:30 AM		0				0			0	
03:45 AM		0				0			0	
04:00 AM		0				0			0	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		0				0			0	
05:00 AM		0				0			0	
05:15 AM		0				0			0	
05:30 AM		0				0			0	
05:45 AM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: W University Dr West Dwy
QC JOB #: 17345403
SPECIFIC LOCATION:
DIRECTION: NB, SB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM		0				0			0	
06:15 AM		0				0			0	
06:30 AM		0				0			0	
06:45 AM		0				0			0	
07:00 AM		0				0			0	
07:15 AM		0				0			0	
07:30 AM		0				0			0	
07:45 AM		0				0			0	
08:00 AM		1				1			1	
08:15 AM		0				0			0	
08:30 AM		1				1			1	
08:45 AM		1				1			1	
09:00 AM		0				0			0	
09:15 AM		0				0			0	
09:30 AM		1				1			1	
09:45 AM		1				1			1	
10:00 AM		1				1			1	
10:15 AM		0				0			0	
10:30 AM		1				1			1	
10:45 AM		0				0			0	
11:00 AM		1				1			1	
11:15 AM		1				1			1	
11:30 AM		**5**				**5**			**5**	
11:45 AM		1				1			1	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: W University Dr West Dwy
QC JOB #: 17345403
SPECIFIC LOCATION:
DIRECTION: NB, SB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM		1				1			1	
12:15 PM		3				3			3	
12:30 PM		0				0			0	
12:45 PM		3				3			3	
01:00 PM		1				1			1	
01:15 PM		4				4			4	
01:30 PM		2				2			2	
01:45 PM		**8**				**8**			**8**	
02:00 PM		3				3			3	
02:15 PM		1				1			1	
02:30 PM		1				1			1	
02:45 PM		2				2			2	
03:00 PM		2				2			2	
03:15 PM		5				5			5	
03:30 PM		4				4			4	
03:45 PM		0				0			0	
04:00 PM		0				0			0	
04:15 PM		3				3			3	
04:30 PM		1				1			1	
04:45 PM		0				0			0	
05:00 PM		1				1			1	
05:15 PM		2				2			2	
05:30 PM		3				3			3	
05:45 PM		3				3			3	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: W University Dr West Dwy
QC JOB #: 17345403
SPECIFIC LOCATION:
DIRECTION: NB, SB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM		2				2			2	
06:15 PM		0				0			0	
06:30 PM		3				3			3	
06:45 PM		1				1			1	
07:00 PM		0				0			0	
07:15 PM		1				1			1	
07:30 PM		1				1			1	
07:45 PM		0				0			0	
08:00 PM		0				0			0	
08:15 PM		2				2			2	
08:30 PM		2				2			2	
08:45 PM		3				3			3	
09:00 PM		0				0			0	
09:15 PM		0				0			0	
09:30 PM		0				0			0	
09:45 PM		1				1			1	
10:00 PM		2				2			2	
10:15 PM		1				1			1	
10:30 PM		1				1			1	
10:45 PM		0				0			0	
11:00 PM		1				1			1	
11:15 PM		0				0			0	
11:30 PM		1				1			1	
11:45 PM		0				0			0	
Day Total		90				90			90	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak 15-min Vol		11:30 AM 5				11:30 AM 5			11:30 AM 5	
PM Peak 15-min Vol		1:45 PM 8				1:45 PM 8			1:45 PM 8	

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: W University Dr West Dwy
QC JOB #: 17345403
SPECIFIC LOCATION:
DIRECTION: SB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		0				0			0	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		0				0			0	
01:15 AM		0				0			0	
01:30 AM		0				0			0	
01:45 AM		0				0			0	
02:00 AM		0				0			0	
02:15 AM		0				0			0	
02:30 AM		0				0			0	
02:45 AM		0				0			0	
03:00 AM		0				0			0	
03:15 AM		0				0			0	
03:30 AM		0				0			0	
03:45 AM		0				0			0	
04:00 AM		0				0			0	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		0				0			0	
05:00 AM		0				0			0	
05:15 AM		0				0			0	
05:30 AM		0				0			0	
05:45 AM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: W University Dr West Dwy | **QC JOB #:** 17345403

SPECIFIC LOCATION: | **DIRECTION:** SB

CITY/STATE: Rochester, MI | **DATE:** Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM		0				0			0	
06:15 AM		0				0			0	
06:30 AM		0				0			0	
06:45 AM		0				0			0	
07:00 AM		0				0			0	
07:15 AM		0				0			0	
07:30 AM		0				0			0	
07:45 AM		0				0			0	
08:00 AM		1				1			1	
08:15 AM		0				0			0	
08:30 AM		1				1			1	
08:45 AM		1				1			1	
09:00 AM		0				0			0	
09:15 AM		0				0			0	
09:30 AM		1				1			1	
09:45 AM		1				1			1	
10:00 AM		1				1			1	
10:15 AM		0				0			0	
10:30 AM		1				1			1	
10:45 AM		0				0			0	
11:00 AM		1				1			1	
11:15 AM		1				1			1	
11:30 AM		**3**				**3**			**3**	
11:45 AM		1				1			1	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: W University Dr West Dwy
QC JOB #: 17345403
SPECIFIC LOCATION:
DIRECTION: SB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM		1				1			1	
12:15 PM		3				3			3	
12:30 PM		0				0			0	
12:45 PM		3				3			3	
01:00 PM		1				1			1	
01:15 PM		4				4			4	
01:30 PM		2				2			2	
01:45 PM		**8**				**8**			**8**	
02:00 PM		3				3			3	
02:15 PM		1				1			1	
02:30 PM		1				1			1	
02:45 PM		1				1			1	
03:00 PM		2				2			2	
03:15 PM		5				5			5	
03:30 PM		3				3			3	
03:45 PM		0				0			0	
04:00 PM		0				0			0	
04:15 PM		3				3			3	
04:30 PM		1				1			1	
04:45 PM		0				0			0	
05:00 PM		1				1			1	
05:15 PM		1				1			1	
05:30 PM		3				3			3	
05:45 PM		1				1			1	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

TRUE DATA TO IMPROVE MOBILITY

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Type of report: Midblock Count - Volume Data

LOCATION: W University Dr West Dwy
QC JOB #: 17345403
SPECIFIC LOCATION:
DIRECTION: SB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM		1				1			1	
06:15 PM		0				0			0	
06:30 PM		3				3			3	
06:45 PM		1				1			1	
07:00 PM		0				0			0	
07:15 PM		1				1			1	
07:30 PM		1				1			1	
07:45 PM		0				0			0	
08:00 PM		0				0			0	
08:15 PM		2				2			2	
08:30 PM		2				2			2	
08:45 PM		3				3			3	
09:00 PM		0				0			0	
09:15 PM		0				0			0	
09:30 PM		0				0			0	
09:45 PM		1				1			1	
10:00 PM		2				2			2	
10:15 PM		1				1			1	
10:30 PM		1				1			1	
10:45 PM		0				0			0	
11:00 PM		1				1			1	
11:15 PM		0				0			0	
11:30 PM		1				1			1	
11:45 PM		0				0			0	
Day Total		82				82			82	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak 15-min Vol		11:30 AM 3				11:30 AM 3			11:30 AM 3	
PM Peak 15-min Vol		1:45 PM 8				1:45 PM 8			1:45 PM 8	

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: W University Dr East Dwy
QC JOB #: 17345404
SPECIFIC LOCATION:
DIRECTION: NB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		0				0			0	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		1				1			1	
01:15 AM		0				0			0	
01:30 AM		0				0			0	
01:45 AM		0				0			0	
02:00 AM		0				0			0	
02:15 AM		0				0			0	
02:30 AM		0				0			0	
02:45 AM		0				0			0	
03:00 AM		1				1			1	
03:15 AM		0				0			0	
03:30 AM		0				0			0	
03:45 AM		0				0			0	
04:00 AM		0				0			0	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		0				0			0	
05:00 AM		0				0			0	
05:15 AM		0				0			0	
05:30 AM		0				0			0	
05:45 AM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: W University Dr East Dwy | **QC JOB #:** 17345404

SPECIFIC LOCATION: | **DIRECTION:** NB

CITY/STATE: Rochester, MI | **DATE:** Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM		1				1			1	
06:15 AM		0				0			0	
06:30 AM		0				0			0	
06:45 AM		0				0			0	
07:00 AM		0				0			0	
07:15 AM		0				0			0	
07:30 AM		1				1			1	
07:45 AM		3				3			3	
08:00 AM		1				1			1	
08:15 AM		0				0			0	
08:30 AM		2				2			2	
08:45 AM		4				4			4	
09:00 AM		2				2			2	
09:15 AM		0				0			0	
09:30 AM		**6**				**6**			**6**	
09:45 AM		4				4			4	
10:00 AM		1				1			1	
10:15 AM		2				2			2	
10:30 AM		3				3			3	
10:45 AM		3				3			3	
11:00 AM		5				5			5	
11:15 AM		2				2			2	
11:30 AM		4				4			4	
11:45 AM		2				2			2	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: W University Dr East Dwy | **QC JOB #:** 17345404

SPECIFIC LOCATION: | **DIRECTION:** NB

CITY/STATE: Rochester, MI | **DATE:** Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM		3				3			3	
12:15 PM		7				7			7	
12:30 PM		4				4			4	
12:45 PM		0				0			0	
01:00 PM		1				1			1	
01:15 PM		2				2			2	
01:30 PM		4				4			4	
01:45 PM		4				4			4	
02:00 PM		2				2			2	
02:15 PM		5				5			5	
02:30 PM		1				1			1	
02:45 PM		2				2			2	
03:00 PM		3				3			3	
03:15 PM		1				1			1	
03:30 PM		5				5			5	
03:45 PM		**8**				**8**			**8**	
04:00 PM		1				1			1	
04:15 PM		2				2			2	
04:30 PM		0				0			0	
04:45 PM		2				2			2	
05:00 PM		2				2			2	
05:15 PM		1				1			1	
05:30 PM		2				2			2	
05:45 PM		1				1			1	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: W University Dr East Dwy
QC JOB #: 17345404
SPECIFIC LOCATION:
DIRECTION: NB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM		1				1			1	
06:15 PM		1				1			1	
06:30 PM		0				0			0	
06:45 PM		0				0			0	
07:00 PM		1				1			1	
07:15 PM		2				2			2	
07:30 PM		0				0			0	
07:45 PM		0				0			0	
08:00 PM		0				0			0	
08:15 PM		2				2			2	
08:30 PM		0				0			0	
08:45 PM		1				1			1	
09:00 PM		0				0			0	
09:15 PM		0				0			0	
09:30 PM		0				0			0	
09:45 PM		0				0			0	
10:00 PM		0				0			0	
10:15 PM		0				0			0	
10:30 PM		0				0			0	
10:45 PM		0				0			0	
11:00 PM		0				0			0	
11:15 PM		0				0			0	
11:30 PM		0				0			0	
11:45 PM		0				0			0	
Day Total		119				119			119	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak 15-min Vol		9:30 AM 6				9:30 AM 6			9:30 AM 6	
PM Peak 15-min Vol		3:45 PM 8				3:45 PM 8			3:45 PM 8	

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: W University Dr East Dwy
QC JOB #: 17345404
SPECIFIC LOCATION:
DIRECTION: NB, SB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		0				0			0	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		1				1			1	
01:15 AM		0				0			0	
01:30 AM		0				0			0	
01:45 AM		0				0			0	
02:00 AM		0				0			0	
02:15 AM		0				0			0	
02:30 AM		0				0			0	
02:45 AM		0				0			0	
03:00 AM		1				1			1	
03:15 AM		0				0			0	
03:30 AM		0				0			0	
03:45 AM		0				0			0	
04:00 AM		0				0			0	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		0				0			0	
05:00 AM		0				0			0	
05:15 AM		0				0			0	
05:30 AM		0				0			0	
05:45 AM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: W University Dr East Dwy
QC JOB #: 17345404
SPECIFIC LOCATION:
DIRECTION: NB, SB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM		1				1			1	
06:15 AM		0				0			0	
06:30 AM		1				1			1	
06:45 AM		0				0			0	
07:00 AM		0				0			0	
07:15 AM		0				0			0	
07:30 AM		1				1			1	
07:45 AM		3				3			3	
08:00 AM		1				1			1	
08:15 AM		0				0			0	
08:30 AM		2				2			2	
08:45 AM		4				4			4	
09:00 AM		2				2			2	
09:15 AM		0				0			0	
09:30 AM		**6**				**6**			**6**	
09:45 AM		4				4			4	
10:00 AM		1				1			1	
10:15 AM		2				2			2	
10:30 AM		3				3			3	
10:45 AM		3				3			3	
11:00 AM		5				5			5	
11:15 AM		2				2			2	
11:30 AM		4				4			4	
11:45 AM		3				3			3	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: W University Dr East Dwy
QC JOB #: 17345404
SPECIFIC LOCATION:
DIRECTION: NB, SB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM		3				3			3	
12:15 PM		**8**				**8**			**8**	
12:30 PM		4				4			4	
12:45 PM		0				0			0	
01:00 PM		1				1			1	
01:15 PM		2				2			2	
01:30 PM		4				4			4	
01:45 PM		4				4			4	
02:00 PM		3				3			3	
02:15 PM		7				7			7	
02:30 PM		1				1			1	
02:45 PM		2				2			2	
03:00 PM		3				3			3	
03:15 PM		1				1			1	
03:30 PM		5				5			5	
03:45 PM		8				8			8	
04:00 PM		1				1			1	
04:15 PM		2				2			2	
04:30 PM		0				0			0	
04:45 PM		2				2			2	
05:00 PM		2				2			2	
05:15 PM		1				1			1	
05:30 PM		2				2			2	
05:45 PM		1				1			1	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

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Type of report: Midblock Count - Volume Data

LOCATION: W University Dr East Dwy
QC JOB #: 17345404
SPECIFIC LOCATION:
DIRECTION: NB, SB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM		1				1			1	
06:15 PM		1				1			1	
06:30 PM		0				0			0	
06:45 PM		0				0			0	
07:00 PM		2				2			2	
07:15 PM		3				3			3	
07:30 PM		1				1			1	
07:45 PM		1				1			1	
08:00 PM		0				0			0	
08:15 PM		2				2			2	
08:30 PM		1				1			1	
08:45 PM		2				2			2	
09:00 PM		1				1			1	
09:15 PM		0				0			0	
09:30 PM		0				0			0	
09:45 PM		0				0			0	
10:00 PM		0				0			0	
10:15 PM		0				0			0	
10:30 PM		0				0			0	
10:45 PM		0				0			0	
11:00 PM		0				0			0	
11:15 PM		1				1			1	
11:30 PM		0				0			0	
11:45 PM		0				0			0	
Day Total		133				133			133	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak 15-min Vol		9:30 AM 6				9:30 AM 6			9:30 AM 6	
PM Peak 15-min Vol		12:15 PM 8				12:15 PM 8			12:15 PM 8	

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: W University Dr East Dwy
QC JOB #: 17345404
SPECIFIC LOCATION:
DIRECTION: SB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		0				0			0	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		0				0			0	
01:15 AM		0				0			0	
01:30 AM		0				0			0	
01:45 AM		0				0			0	
02:00 AM		0				0			0	
02:15 AM		0				0			0	
02:30 AM		0				0			0	
02:45 AM		0				0			0	
03:00 AM		0				0			0	
03:15 AM		0				0			0	
03:30 AM		0				0			0	
03:45 AM		0				0			0	
04:00 AM		0				0			0	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		0				0			0	
05:00 AM		0				0			0	
05:15 AM		0				0			0	
05:30 AM		0				0			0	
05:45 AM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: W University Dr East Dwy | **QC JOB #:** 17345404

SPECIFIC LOCATION: | **DIRECTION:** SB

CITY/STATE: Rochester, MI | **DATE:** Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM		0				0			0	
06:15 AM		0				0			0	
06:30 AM		**1**				**1**			**1**	
06:45 AM		0				0			0	
07:00 AM		0				0			0	
07:15 AM		0				0			0	
07:30 AM		0				0			0	
07:45 AM		0				0			0	
08:00 AM		0				0			0	
08:15 AM		0				0			0	
08:30 AM		0				0			0	
08:45 AM		0				0			0	
09:00 AM		0				0			0	
09:15 AM		0				0			0	
09:30 AM		0				0			0	
09:45 AM		0				0			0	
10:00 AM		0				0			0	
10:15 AM		0				0			0	
10:30 AM		0				0			0	
10:45 AM		0				0			0	
11:00 AM		0				0			0	
11:15 AM		0				0			0	
11:30 AM		0				0			0	
11:45 AM		1				1			1	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: W University Dr East Dwy | **QC JOB #:** 17345404

SPECIFIC LOCATION: | **DIRECTION:** SB

CITY/STATE: Rochester, MI | **DATE:** Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM		0				0			0	
12:15 PM		1				1			1	
12:30 PM		0				0			0	
12:45 PM		0				0			0	
01:00 PM		0				0			0	
01:15 PM		0				0			0	
01:30 PM		0				0			0	
01:45 PM		0				0			0	
02:00 PM		1				1			1	
02:15 PM		**2**				**2**			**2**	
02:30 PM		0				0			0	
02:45 PM		0				0			0	
03:00 PM		0				0			0	
03:15 PM		0				0			0	
03:30 PM		0				0			0	
03:45 PM		0				0			0	
04:00 PM		0				0			0	
04:15 PM		0				0			0	
04:30 PM		0				0			0	
04:45 PM		0				0			0	
05:00 PM		0				0			0	
05:15 PM		0				0			0	
05:30 PM		0				0			0	
05:45 PM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: W University Dr East Dwy
QC JOB #: 17345404
SPECIFIC LOCATION:
DIRECTION: SB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM		0				0			0	
06:15 PM		0				0			0	
06:30 PM		0				0			0	
06:45 PM		0				0			0	
07:00 PM		1				1			1	
07:15 PM		1				1			1	
07:30 PM		1				1			1	
07:45 PM		1				1			1	
08:00 PM		0				0			0	
08:15 PM		0				0			0	
08:30 PM		1				1			1	
08:45 PM		1				1			1	
09:00 PM		1				1			1	
09:15 PM		0				0			0	
09:30 PM		0				0			0	
09:45 PM		0				0			0	
10:00 PM		0				0			0	
10:15 PM		0				0			0	
10:30 PM		0				0			0	
10:45 PM		0				0			0	
11:00 PM		0				0			0	
11:15 PM		1				1			1	
11:30 PM		0				0			0	
11:45 PM		0				0			0	
Day Total		14				14			14	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak 15-min Vol		6:30 AM 1				6:30 AM 1			6:30 AM 1	
PM Peak 15-min Vol		2:15 PM 2				2:15 PM 2			2:15 PM 2	

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: S Rochester Rd Dwy
QC JOB #: 17345405
SPECIFIC LOCATION:
DIRECTION: EB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		0				0			0	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		1				1			1	
01:15 AM		0				0			0	
01:30 AM		0				0			0	
01:45 AM		0				0			0	
02:00 AM		0				0			0	
02:15 AM		0				0			0	
02:30 AM		0				0			0	
02:45 AM		0				0			0	
03:00 AM		0				0			0	
03:15 AM		0				0			0	
03:30 AM		0				0			0	
03:45 AM		0				0			0	
04:00 AM		1				1			1	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		0				0			0	
05:00 AM		0				0			0	
05:15 AM		0				0			0	
05:30 AM		1				1			1	
05:45 AM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: S Rochester Rd Dwy
QC JOB #: 17345405
SPECIFIC LOCATION:
DIRECTION: EB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM		0				0			0	
06:15 AM		0				0			0	
06:30 AM		0				0			0	
06:45 AM		0				0			0	
07:00 AM		0				0			0	
07:15 AM		0				0			0	
07:30 AM		1				1			1	
07:45 AM		2				2			2	
08:00 AM		0				0			0	
08:15 AM		0				0			0	
08:30 AM		1				1			1	
08:45 AM		3				3			3	
09:00 AM		2				2			2	
09:15 AM		1				1			1	
09:30 AM		4				4			4	
09:45 AM		3				3			3	
10:00 AM		1				1			1	
10:15 AM		2				2			2	
10:30 AM		4				4			4	
10:45 AM		2				2			2	
11:00 AM		5				5			5	
11:15 AM		**10**				**10**			**10**	
11:30 AM		2				2			2	
11:45 AM		3				3			3	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: S Rochester Rd Dwy
QC JOB #: 17345405
SPECIFIC LOCATION:
DIRECTION: EB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM		1				1			1	
12:15 PM		5				5			5	
12:30 PM		2				2			2	
12:45 PM		2				2			2	
01:00 PM		2				2			2	
01:15 PM		3				3			3	
01:30 PM		3				3			3	
01:45 PM		5				5			5	
02:00 PM		4				4			4	
02:15 PM		**9**				**9**			**9**	
02:30 PM		3				3			3	
02:45 PM		4				4			4	
03:00 PM		6				6			6	
03:15 PM		1				1			1	
03:30 PM		2				2			2	
03:45 PM		3				3			3	
04:00 PM		5				5			5	
04:15 PM		1				1			1	
04:30 PM		6				6			6	
04:45 PM		3				3			3	
05:00 PM		7				7			7	
05:15 PM		7				7			7	
05:30 PM		1				1			1	
05:45 PM		3				3			3	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: S Rochester Rd Dwy
QC JOB #: 17345405
SPECIFIC LOCATION:
DIRECTION: EB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM		4				4			4	
06:15 PM		5				5			5	
06:30 PM		5				5			5	
06:45 PM		4				4			4	
07:00 PM		2				2			2	
07:15 PM		3				3			3	
07:30 PM		1				1			1	
07:45 PM		7				7			7	
08:00 PM		6				6			6	
08:15 PM		1				1			1	
08:30 PM		3				3			3	
08:45 PM		4				4			4	
09:00 PM		3				3			3	
09:15 PM		4				4			4	
09:30 PM		2				2			2	
09:45 PM		5				5			5	
10:00 PM		3				3			3	
10:15 PM		2				2			2	
10:30 PM		0				0			0	
10:45 PM		2				2			2	
11:00 PM		0				0			0	
11:15 PM		2				2			2	
11:30 PM		4				4			4	
11:45 PM		0				0			0	
Day Total		209				209			209	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak 15-min Vol		11:15 AM 10				11:15 AM 10			11:15 AM 10	
PM Peak 15-min Vol		2:15 PM 9				2:15 PM 9			2:15 PM 9	

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: S Rochester Rd Dwy
QC JOB #: 17345405
SPECIFIC LOCATION:
DIRECTION: EB, WB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		1				1			1	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		1				1			1	
01:15 AM		0				0			0	
01:30 AM		0				0			0	
01:45 AM		0				0			0	
02:00 AM		0				0			0	
02:15 AM		0				0			0	
02:30 AM		0				0			0	
02:45 AM		0				0			0	
03:00 AM		0				0			0	
03:15 AM		0				0			0	
03:30 AM		0				0			0	
03:45 AM		0				0			0	
04:00 AM		1				1			1	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		0				0			0	
05:00 AM		0				0			0	
05:15 AM		0				0			0	
05:30 AM		1				1			1	
05:45 AM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: S Rochester Rd Dwy
QC JOB #: 17345405
SPECIFIC LOCATION:
DIRECTION: EB, WB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM		0				0			0	
06:15 AM		0				0			0	
06:30 AM		1				1			1	
06:45 AM		0				0			0	
07:00 AM		2				2			2	
07:15 AM		0				0			0	
07:30 AM		3				3			3	
07:45 AM		5				5			5	
08:00 AM		3				3			3	
08:15 AM		2				2			2	
08:30 AM		2				2			2	
08:45 AM		5				5			5	
09:00 AM		6				6			6	
09:15 AM		6				6			6	
09:30 AM		10				10			10	
09:45 AM		6				6			6	
10:00 AM		4				4			4	
10:15 AM		10				10			10	
10:30 AM		7				7			7	
10:45 AM		3				3			3	
11:00 AM		7				7			7	
11:15 AM		**13**				**13**			**13**	
11:30 AM		3				3			3	
11:45 AM		8				8			8	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: S Rochester Rd Dwy
QC JOB #: 17345405
SPECIFIC LOCATION:
DIRECTION: EB, WB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM		7				7			7	
12:15 PM		6				6			6	
12:30 PM		8				8			8	
12:45 PM		4				4			4	
01:00 PM		7				7			7	
01:15 PM		6				6			6	
01:30 PM		7				7			7	
01:45 PM		9				9			9	
02:00 PM		10				10			10	
02:15 PM		12				12			12	
02:30 PM		3				3			3	
02:45 PM		9				9			9	
03:00 PM		7				7			7	
03:15 PM		3				3			3	
03:30 PM		5				5			5	
03:45 PM		7				7			7	
04:00 PM		7				7			7	
04:15 PM		6				6			6	
04:30 PM		10				10			10	
04:45 PM		7				7			7	
05:00 PM		12				12			12	
05:15 PM		**15**				**15**			**15**	
05:30 PM		5				5			5	
05:45 PM		7				7			7	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: S Rochester Rd Dwy
QC JOB #: 17345405
SPECIFIC LOCATION:
DIRECTION: EB, WB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM		6				6			6	
06:15 PM		12				12			12	
06:30 PM		9				9			9	
06:45 PM		10				10			10	
07:00 PM		8				8			8	
07:15 PM		4				4			4	
07:30 PM		3				3			3	
07:45 PM		8				8			8	
08:00 PM		9				9			9	
08:15 PM		3				3			3	
08:30 PM		4				4			4	
08:45 PM		7				7			7	
09:00 PM		4				4			4	
09:15 PM		4				4			4	
09:30 PM		2				2			2	
09:45 PM		7				7			7	
10:00 PM		3				3			3	
10:15 PM		2				2			2	
10:30 PM		0				0			0	
10:45 PM		2				2			2	
11:00 PM		0				0			0	
11:15 PM		2				2			2	
11:30 PM		4				4			4	
11:45 PM		0				0			0	
Day Total		402				402			402	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak 15-min Vol		11:15 AM 13				11:15 AM 13			11:15 AM 13	
PM Peak 15-min Vol		5:15 PM 15				5:15 PM 15			5:15 PM 15	

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: S Rochester Rd Dwy | **QC JOB #:** 17345405

SPECIFIC LOCATION: | **DIRECTION:** WB

CITY/STATE: Rochester, MI | **DATE:** Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		1				1			1	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		0				0			0	
01:15 AM		0				0			0	
01:30 AM		0				0			0	
01:45 AM		0				0			0	
02:00 AM		0				0			0	
02:15 AM		0				0			0	
02:30 AM		0				0			0	
02:45 AM		0				0			0	
03:00 AM		0				0			0	
03:15 AM		0				0			0	
03:30 AM		0				0			0	
03:45 AM		0				0			0	
04:00 AM		0				0			0	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		0				0			0	
05:00 AM		0				0			0	
05:15 AM		0				0			0	
05:30 AM		0				0			0	
05:45 AM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: S Rochester Rd Dwy
QC JOB #: 17345405
SPECIFIC LOCATION:
DIRECTION: WB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM		0				0			0	
06:15 AM		0				0			0	
06:30 AM		1				1			1	
06:45 AM		0				0			0	
07:00 AM		2				2			2	
07:15 AM		0				0			0	
07:30 AM		2				2			2	
07:45 AM		3				3			3	
08:00 AM		3				3			3	
08:15 AM		2				2			2	
08:30 AM		1				1			1	
08:45 AM		2				2			2	
09:00 AM		4				4			4	
09:15 AM		5				5			5	
09:30 AM		6				6			6	
09:45 AM		3				3			3	
10:00 AM		3				3			3	
10:15 AM		**8**				**8**			**8**	
10:30 AM		3				3			3	
10:45 AM		1				1			1	
11:00 AM		2				2			2	
11:15 AM		3				3			3	
11:30 AM		1				1			1	
11:45 AM		5				5			5	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: S Rochester Rd Dwy
QC JOB #: 17345405
SPECIFIC LOCATION:
DIRECTION: WB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM		6				6			6	
12:15 PM		1				1			1	
12:30 PM		6				6			6	
12:45 PM		2				2			2	
01:00 PM		5				5			5	
01:15 PM		3				3			3	
01:30 PM		4				4			4	
01:45 PM		4				4			4	
02:00 PM		6				6			6	
02:15 PM		3				3			3	
02:30 PM		0				0			0	
02:45 PM		5				5			5	
03:00 PM		1				1			1	
03:15 PM		2				2			2	
03:30 PM		3				3			3	
03:45 PM		4				4			4	
04:00 PM		2				2			2	
04:15 PM		5				5			5	
04:30 PM		4				4			4	
04:45 PM		4				4			4	
05:00 PM		5				5			5	
05:15 PM		**8**				**8**			**8**	
05:30 PM		4				4			4	
05:45 PM		4				4			4	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Midblock Count - Volume Data

LOCATION: S Rochester Rd Dwy
QC JOB #: 17345405
SPECIFIC LOCATION:
DIRECTION: WB
CITY/STATE: Rochester, MI
DATE: Dec 2 2025 - Dec 2 2025

Start Time	Mon	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM		2				2			2	
06:15 PM		7				7			7	
06:30 PM		4				4			4	
06:45 PM		6				6			6	
07:00 PM		6				6			6	
07:15 PM		1				1			1	
07:30 PM		2				2			2	
07:45 PM		1				1			1	
08:00 PM		3				3			3	
08:15 PM		2				2			2	
08:30 PM		1				1			1	
08:45 PM		3				3			3	
09:00 PM		1				1			1	
09:15 PM		0				0			0	
09:30 PM		0				0			0	
09:45 PM		2				2			2	
10:00 PM		0				0			0	
10:15 PM		0				0			0	
10:30 PM		0				0			0	
10:45 PM		0				0			0	
11:00 PM		0				0			0	
11:15 PM		0				0			0	
11:30 PM		0				0			0	
11:45 PM		0				0			0	
Day Total		193				193			193	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak 15-min Vol		10:15 AM 8				10:15 AM 8			10:15 AM 8	
PM Peak 15-min Vol		5:15 PM 8				5:15 PM 8			5:15 PM 8	

Comments:

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

K:\2025\09\250922\SUR\ACT132\250922SURV.dwg

CERTIFICATE OF SURVEY

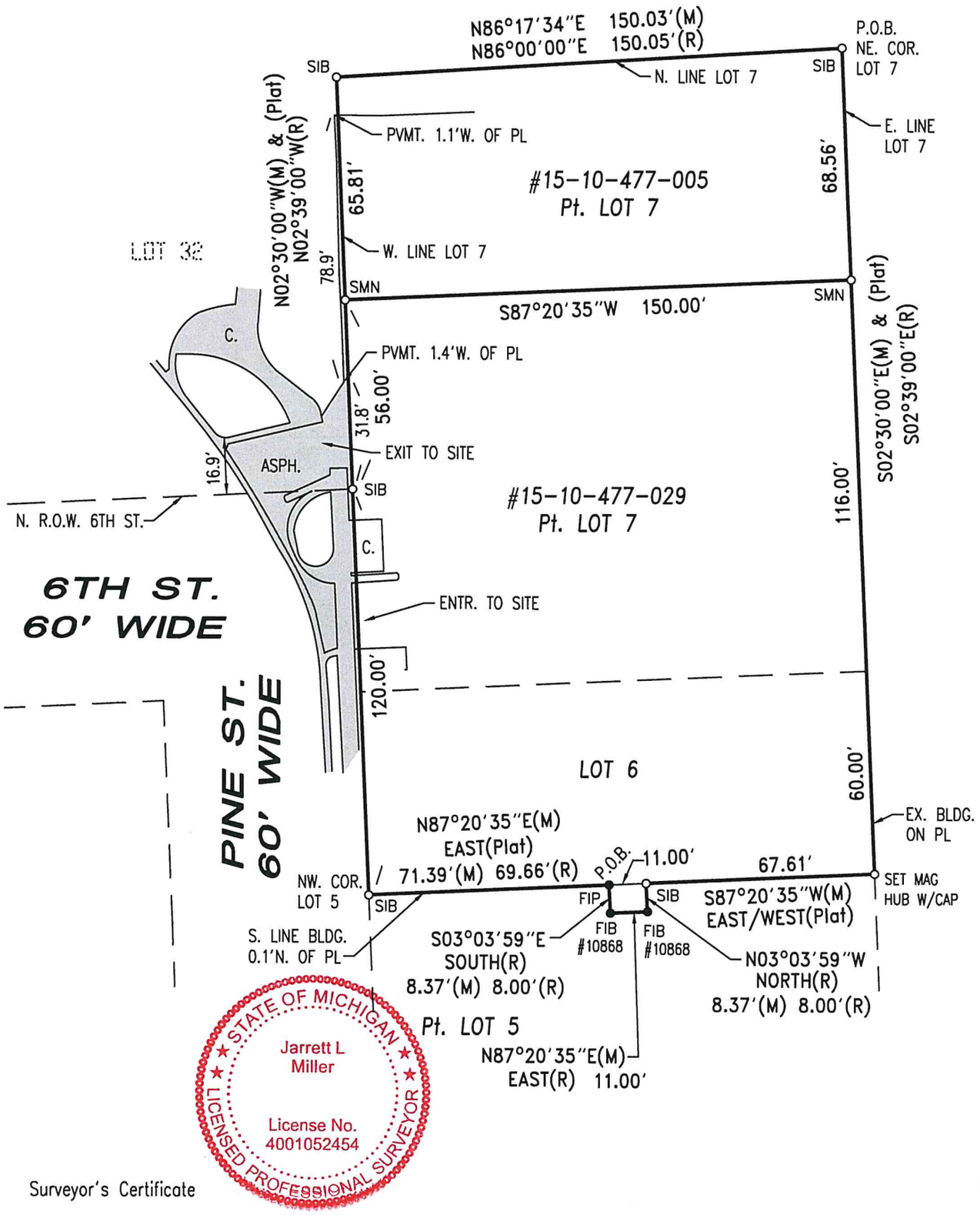
NOTES:

- BEARINGS IN RELATION TO PLAT OF RECORD.
- NO TITLE WORK HAS BEEN SUPPLIED BY THE CLIENT FOR PURPOSES OF THIS SURVEY.
- NO GUARANTEE IS MADE THAT ANY OR ALL EASEMENTS, BOTH RECORDED AND UNRECORDED ARE SHOWN ON THIS SURVEY.
- PL = PROPERTY LINE
- □ S-LATH = SET WOOD LATH

N.

Scale : 1" = 40'

0' 20' 40' 80'



STATE OF MICHIGAN
Jarrett L Miller
License No. 4001052454
LICENSED PROFESSIONAL SURVEYOR

Surveyor's Certificate

I hereby certify that I have Surveyed and Mapped the land above platted and/or described on October 10, 2025, that all of the requirements of P.A. 132 of 1970 as amended have been complied with.

URBAN LAND CONSULTANTS ©
CIVIL ENGINEERS PLANNERS LAND SURVEYORS
GPS CONSULTANTS
8800 23 MILE ROAD SHELBY TWP., MI 48316-4516
PHONE 586 731-8030
WWW.URBAN-LANDMI.COM

LEGEND

- ● FIB = Found Bar
- ● FIP = Found Pipe
- ○ SIB = Set Bar/Cap
- ○ SMN = Set Mag Nail
- ● F-MON = Found 4" Conc. Monument
- R = Record Distance
- M = Measured Distance

JARRETT L. MILLER
PROFESSIONAL LAND SURVEYOR
No. 4001052454

Date 10-14-25
Drawn T.M.P.
Check J.L.M.
Sheet 1 of 2

Job No. 250922-11367

Property Descriptions:

Parcel #15-10-477-029

The south 116 feet of Lot 7, Lot 6, also Part of Lot 5 beginning at a point distance 71.39 feet (69.66 feet record) from the N.W. Corner of Lot 5 thence S.03°03'59"E., 8.37 feet (South, 8.00 feet record); thence N.87°20'35"E., (East record) 11.00 feet; thence N.03°03'59"W., 8.37 feet (North, 8.00 feet record); thence S.87°20'35"W., (West record) 11.00 feet to the Point of Beginning, "Sprague's Addition" Part of the SE. 1/4 of Section 10, T.3N., R.11E., City of Rochester (formerly known as Village of Rochester), Oakland County, Michigan as recorded in Liber 5, Page 35 of the Oakland County Records.

Subject to all easements of record.

Parcel #15-10-477-005

Part of Lot 7, "Sprague's Addition" Part of the SE. 1/4 of Section 10, T.3N., R.11E., City of Rochester (formerly known as Village of Rochester), Oakland County, Michigan as recorded in Liber 5, Page 35 of the Oakland County Records, also described as: Beginning at the N.E. Corner of Lot 7 thence S.02°30'00"E., (S.02°39'00"E. record), 68.56 feet along the East line of Lot 7; thence S.87°20'35"W. (West record), 150.00 feet to the West Line Lot 7; thence N.02°30'00"W., (N.02°39'00"W. record), 65.81 feet; thence N.86°17'34"E., 150.03 feet (N.86°00'00"E., 150.05 feet record) to the Point of Beginning.

Subject to all easements of record.

STATE OF MICHIGAN
Jarrett L Miller
License No. 4001052454
LICENSED PROFESSIONAL SURVEYOR

PHONE 586 731-8030
WWW.URBAN-LANDMI.COM
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8800 23 MILE ROAD SHELBY TWP., MI 48316-4516

LEGEND
● FIB = Found Bar
● FIP = Found Pipe
○ SIB = Set Bar/Cap
○ SMN = Set Mag Nail
● F-MON = Found 4" Conc. Monument
R = Record Distance
M = Measured Distance

JARRETT L. MILLER
PROFESSIONAL LAND SURVEYOR
No. 4001052454

Date 10-14-25
Drawn T.M.P.
Check J.L.M.
Sheet 2 of 2

Job No.
250922-11367

Ticket Cover - Just Drive In - Right - Large - 28" X 44"

TC-JDI-R-L-S-28X44

Ticket covers are ONLY available on the store in 24x36 or 28x44 sizes. If you need custom sizes or full box PARCs covers, please email Erin O'Boyle (eoboyle@metropolis.io) with the PARCs dimensions and quantity of both the drive in and drive out specific signs you will need.
1/8" Dibond. Made with two sheets of corrosion resistant aluminum permanently bonded to polyethylene core. Fits most display stands and are perfect for long-term outdoor and indoor use. Holes punched center-top and bottom.

Size

28" X 44"

Direction

Right

Quantity:

8

Ticket Cover - Just Drive Out - Left - Large - 28" X 44"

TC-JDO-L-L-S-28X44

Ticket covers are ONLY available on the store in 24x36 or 28x44 sizes. If you need custom sizes or full box PARCs covers, please email Erin O'Boyle (eoboyle@metropolis.io) with the PARCs dimensions and quantity of both the drive in and drive out specific signs you will need.
1/8" Dibond. Made with two sheets of corrosion resistant aluminum permanently bonded to polyethylene core. Fits most display stands and are perfect for long-term outdoor and indoor use. Holes punched center-top and bottom.

Size

28" X 44"

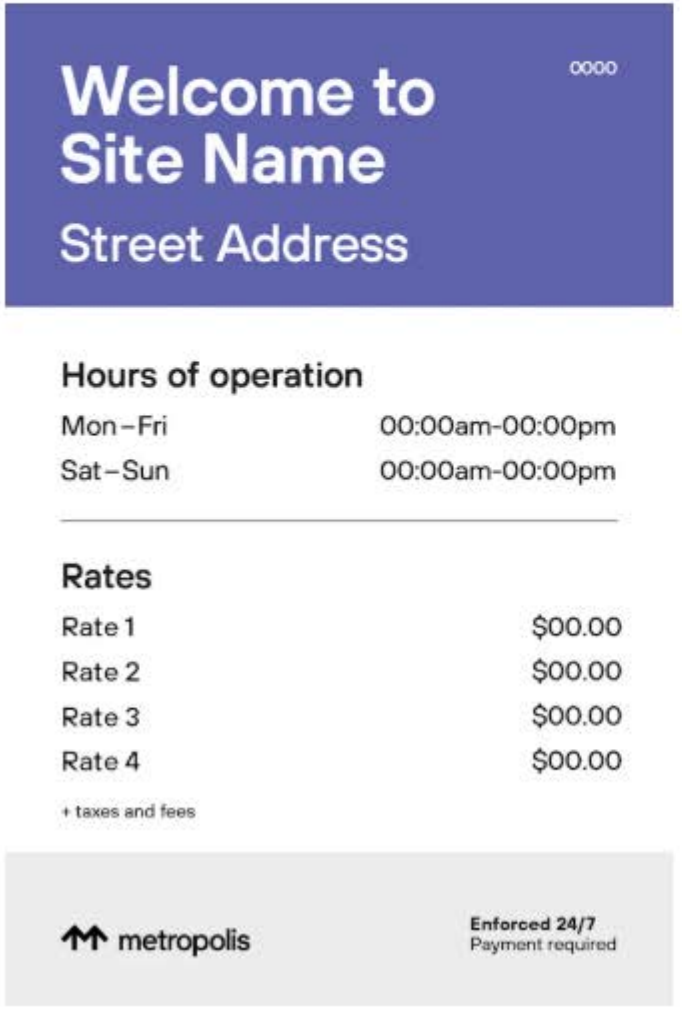
Direction

Left

Quantity:

8

Pricing - Standard Font 4 Rate Max - Custom Hours



P-PS-A-IV-24X36

Ordering Instructions: Pricing Sign A has 2 time slots and 4 rate slots - if you need less/more inputs see other sku options.

Product Description: 1/8" Dibond. Made with two sheets of corrosion resistant aluminum permanently bonded to polyethylene core. Fits most display stands and are perfect for long-term outdoor and indoor use. Holes punched center-top and bottom.

Size

24" X 36"

Quantity:

1

Customize Product

Enforcement - Terms and Conditions - 18" X 27"

This contract limits our liability, please read it!

You are licensed to park and lock one vehicle in a designated area at your sole risk and at posted rates, during the hours of operation.

Operator does not guard or assume care, custody or control of your vehicle or its contents and is not responsible for fire, theft, damage or loss. You park and lock your own car, therefore we cannot assume responsibility for theft or damage to the car or its contents. Only a license of space is granted and no bailment is created.

You can find our full terms and conditions at **www.metropolis.io/terms**

metropolis

E-TC-S-18X27

1/8" Dibond. Made with two sheets of corrosion resistant aluminum permanently bonded to polyethylene core. Fits most display stands and are perfect for long-term outdoor and indoor use. Holes punched center-top and bottom.

Size

18" X 27"

Quantity:

4

Customize Product

[redacted]

Enforcement - Dont Chance It - Medium - 24" X 36"

E-DCI-M-S-24X36

1/8" Dibond. Made with two sheets of corrosion resistant aluminum permanently bonded to polyethylene core. Fits most display stands and are perfect for long-term outdoor and indoor use. Holes punched center-top and bottom.

Size

24" X 36"

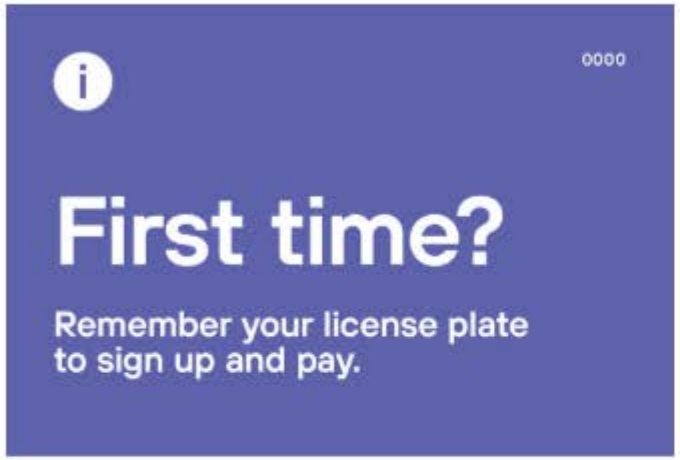
Quantity:

8

Customize Product

[redacted]

Brand Moments - LP Reminder - 28" X 44"



BM-LPR-IQ-28X44

1/8" Dibond. Made with two sheets of corrosion resistant aluminum permanently bonded to polyethylene core. Fits most display stands and are perfect for long-term outdoor and indoor use. Holes punched center-top and bottom.

Size

28" X 44"

Quantity:

4

Customize Product

[redacted]

Pay by Phone - VISION - Medium - Enforced - 24" X 36"

PP-VISION-M-E-IQ-24X36

1/8" Dibond. Made with two sheets of corrosion resistant aluminum permanently bonded to polyethylene core. Fits most display stands and are perfect for long-term outdoor and indoor use. Holes punched center-top and bottom.

Size

24" X 36"

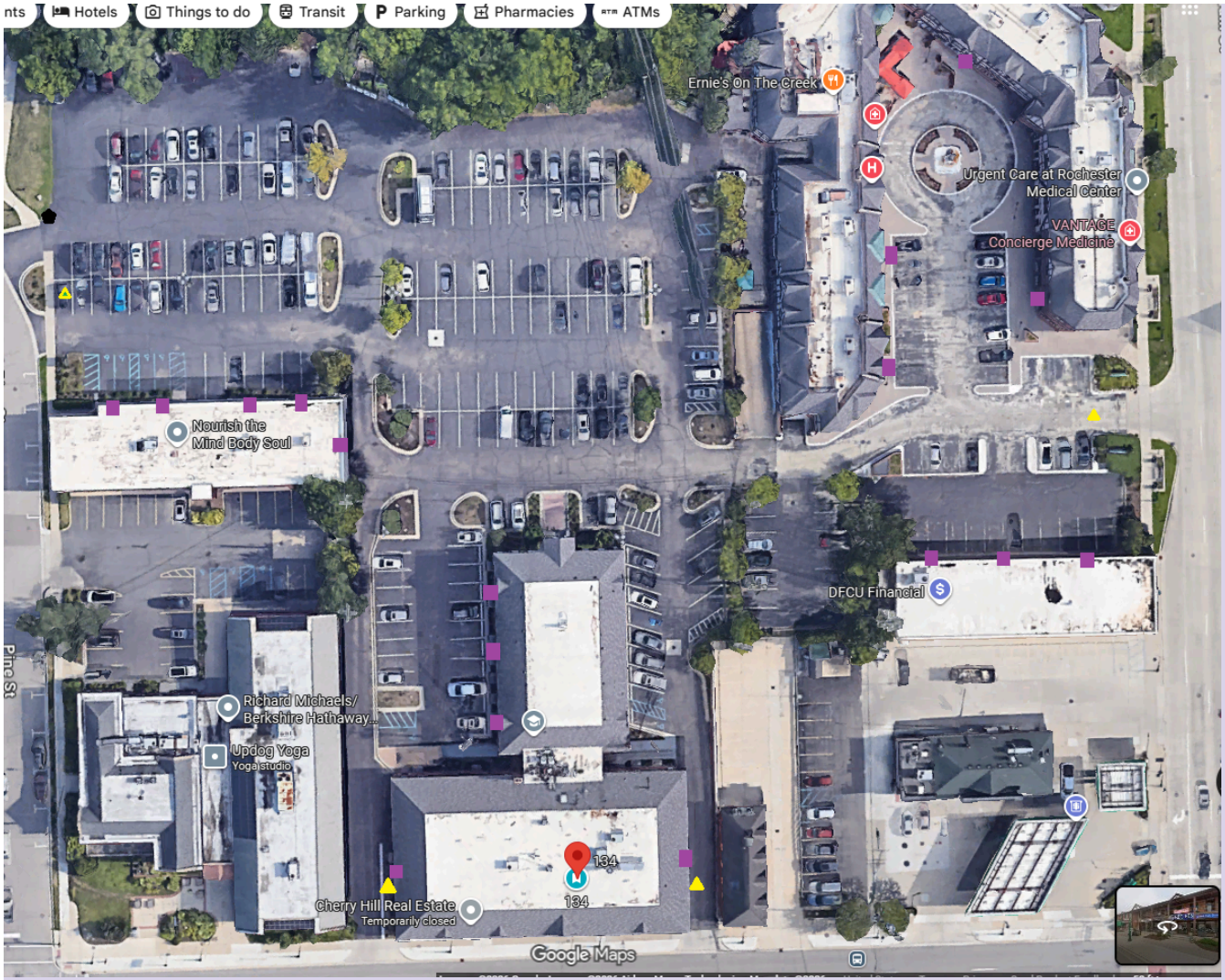
Quantity:

25

Customize Product

[redacted]

Sign Placement - Parking Lot 134 University Dr.



Signage Plan

= Wall Mounted Sign - Directional and Scan to pay

= Bollard Mounted sign - Directional sign

= Directional Sign on standard 2”x2” Y-Channel post

= Rate Sign

MCKENNA

July 29, 2026

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

Subject: **118 W. Third Street; Preliminary Plan Review;** Site Plan dated July 23, 2026; Lighting Plan and Project Narrative Dated June 4, 2026.

Dear Commissioners:

At the City's request we have reviewed a proposal submitted by 118 W 3rd Street LLC proposing an adaptive reuse of the house at 118 W. Third Street. The site is located on the north side of Third Street between Walnut Boulevard and S. Main Street and falls within the CBD Central Business District zoning district.

The existing building is a three-story Craftsman-style house that most recently operated for several decades as a tea house before closing. The proposed reuse includes office space on the ground floor with a two-bedroom residential apartment comprising the upper floors. Offices are permitted by-right in the CBD; upper-story apartments are permitted as a special exception use in the CBD, subject to the standards of Section 2111. This parcel also falls within the Special Project District. Given the absence of specific adaptive reuse standards in the Zoning Ordinance, this application will follow the special project review process, which per Section 2115, allows an applicant to seek special project approval from the Planning Commission to facilitate the development of a project on a 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, and alleviates design and landscaping standards that may otherwise be brought into consideration.

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. **Consistency with the Master Plan.** As stated in the project narrative provided by the applicant, this project advances several of the Master Plan's central themes, including providing a variety of housing types, preservation of Rochester's existing character, and rehabilitation of an underutilized building in the downtown.

2. **Use.** The proposed use is an office space on the ground floor with a two-bedroom residential apartment on the upper floors. Offices are permitted by-right in the CBD; upper-story apartments are permitted as a special exception use in the CBD, subject to the standards of Section 2111. The proposed upper-story apartment meets the prescribed standards.

3. **Architecture.** The intent of this project is to maintain the existing building, preserving the existing character, façade, and design features. This is consistent with the character of the surrounding area, although deviates from design goals for the zoning district. The special project review has been implemented to help facilitate this preservation.

4. **Parking.** The development will use the 10 parking spaces (one labeled barrier-free) on the side and rear of the property. This more than meets the requirement for the desired use of the structure.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167
O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

5. **Access and Circulation.** The plan must show boundaries and centerlines of all public rights-of-way abutting the property, as well as existing sidewalks for pedestrian access and driveways on the site and within 200 feet of the site.

6. **Landscape Plan.** The applicant intends to maintain the existing greenspace on the site, while refreshing plantings in a way that is consistent with the surrounding character of the neighborhood.

7. **Utilities Plan.** A description of utilities and waste management for the site are generally addressed by the applicant narrative.

8. **Lighting.** A photometric plan is provided. The lighting level in the parking area along the east side of the building currently exceeds the allowable limit established by Section 2306 (2), and efforts should be made to reduce the illumination in this area.

9. **Impact.** The proposed use will have minimal impact on the surrounding area. As a structure that previously housed a commercial use, the proposed use will actually reduce the intensity of the site, and serve as an appropriate transition between the core downtown and the neighboring residential uses.

RECOMMENDATION

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

Respectfully
McKENNA

Lori Morgan, AICP
Senior Planner

Cc: Jeremy Peckens
Nik Banda
Jeff Kragt
Rose McKinney

PROJECT NARRATIVE

Adaptive Reuse of the Former Victorian Rose Tea House

118 W 3rd St. • Rochester, Michigan 48307

Submitted to the City of Rochester Planning Commission

Applicant / Owner: 118 W 3RD STREET LLC

Property Address: 118 W 3rd St., Rochester, MI 48307

Parcel ID: 15-15-232-005

Zoning District: CBD (Central Business District)

Existing Use: Vacant former restaurant/tea house (originally a single-family residence)

Proposed Use: Office/commercial on the main level; one residential apartment on the upper levels

Date: June 4, 2026

1. Introduction and Request

On behalf of 118 W 3RD STREET LLC, this narrative is submitted in support of site plan and special exception approval for the adaptive reuse of the property at 118 W 3rd St. The building is a three-story Craftsman-style house constructed in the early 1900s that most recently operated for nearly three decades as the Victorian Rose Tea House before its closure. We propose to thoughtfully rehabilitate the structure and return it to productive use as an office/commercial establishment on the main level with a single residential apartment on the upper levels.

The proposal is modest in scale and consistent with the established character of the block. It requires no demolition of the historic structure, no expansion of the building footprint, and no change to the fundamental residential-scale form that has defined this property for more than a century. Our request is intended to align with the City of Rochester's long-range planning goals while preserving a historically significant building in the heart of downtown.

2. Property History and Existing Conditions

The structure at 118 W 3rd St. was built in the early 1900s as a single-family residence. In 1995, the home was converted to the Victorian Rose Tea House, and it continued in that use — later as Tonia's Victorian Rose — until its closure. For a generation it served as a gathering place for showers, birthdays, and community events, and it remains a recognizable and cherished landmark within the downtown.

The building retains the form, scale, and many of the architectural details characteristic of its period. Its conversion to commercial use in 1995 demonstrated that the structure can comfortably accommodate non-residential activity without compromising its residential character or its compatibility with the surrounding streetscape. We intend to build on this proven adaptability.

Current condition. The building as it sits today retains its original charm but suffers from deferred maintenance accumulated over the past several decades. Our intent is to bring new life to the building while celebrating its architectural character and maintaining its contribution to the streetscape. We plan to preserve all existing exterior elements and simply update the exterior with fresh paint. On the interior, we intend to keep as many original architectural elements as possible, build a lobby providing access to both units, and refresh various finishes. We are also upgrading the main level powder room to comply with today's ADA accessibility standards.

3. Zoning Context and Proposed Use

The property is located within Rochester's Central Business District (CBD), the City's downtown core. The CBD is a pedestrian-oriented, mixed-use district that accommodates a range of retail, office, service, civic, and residential uses. The building's proposed combination of ground-floor office/commercial space with residential use on the upper levels is consistent with that established mixed-use character.

Proposed Use

We propose the following two complementary uses within the existing building:

- **Main level —** Office and/or commercial use of an executive, administrative, or professional nature, serving downtown patrons and contributing daytime activity to the 3rd St. block.
- **Upper levels —** One two-bedroom residential apartment, adding a downtown dwelling unit and ensuring the building is occupied and cared for around the clock.

This vertical mix of uses — active commercial space at street level with residential above — is a classic downtown development pattern. It places residents within walking distance of shops, restaurants, parks, and services, supports local businesses, and keeps the building in continuous, well-maintained use.

Hours, intensity, and operations. The main level office space is intended to be occupied during regular business hours, approximately 8:00 a.m. to 5:00 p.m. The apartment is modest in scale, with two bedrooms to support a small range of potential occupants, from an individual to a couple or a small family. Both uses are designed to have a low impact on surrounding properties on a day-to-day basis. Trash removal for this property has been handled via the community dumpster located at the northeast corner of the parcel, and we intend to continue this arrangement with future tenants.

4. Consistency with the City's Master Plan and Strategic Vision

The City of Rochester's Master Plan provides the official statement of the community's goals, objectives, and policies for land, buildings, and infrastructure, and the Future Land Use Map expresses the development pattern the community desires. Our proposed adaptive reuse advances several of the Plan's central themes and the City's broader strategic priorities, including a vibrant and walkable downtown, economic vitality, housing variety, and preservation of community character.

A Vibrant, Pedestrian-Oriented Downtown

Returning a vacant building to active use directly supports the City's long-standing emphasis on a healthy, active downtown. An occupied office/commercial space generates daytime activity and foot traffic on 3rd St., while a resident living above contributes evening and weekend vitality. The project strengthens the pedestrian environment that the City's downtown is designed to promote, without introducing auto-oriented uses or large-format development out of keeping with the block.

Economic Development and Reinvestment

The Master Plan and the City's economic development strategy emphasize a continued focus on a vibrant downtown. By investing private capital to rehabilitate an under-utilized building, the project returns the property to the tax rolls at a higher and more stable value, supports a downtown business and the jobs it provides, and signals continued confidence in Rochester's commercial core. Adaptive reuse of an existing structure is among the most sustainable and fiscally responsible forms of development, leveraging existing infrastructure rather than requiring new construction.

Housing Choice and a Live-Work Downtown

The addition of a residential apartment supports the goal of a diverse downtown housing supply and a true live-work environment. A single, well-integrated dwelling unit introduces a downtown housing option without the scale or density impacts of larger residential development, and it advances the mixed-use vision the City has articulated for its downtown core.

Preservation of Historic Character and Community Identity

Perhaps most significantly, the project preserves an early-1900s building that contributes to the historic and architectural character of downtown Rochester. Rather than demolition or insensitive alteration, we propose retaining the building's residential-scale form and period detailing. This approach is consistent with the City's commitment to protecting historically and culturally significant assets and maintaining the distinctive sense of place that defines downtown Rochester. We welcome coordination with the Rochester-Avon Historical Society and City staff regarding the building's history and any features worth highlighting. Our appreciation for preserving the architectural integrity of historic buildings is evident in our rehabilitation of the historic property directly to the east (114 W 3rd St).

5. Site, Parking, and Design Considerations

Building and exterior. Exterior changes will be limited and sympathetic to the building's historic character. All updates will retain the residential scale and existing rooflines. We intend to preserve the original windows and simply paint the exterior siding and trim and update the front entry door.

Parking and access. Existing parking is to be maintained and exceeds the use requirements for both the office space and the apartment. We will add one ADA-accessible parking space, as the current configuration does not include one on this parcel.

Landscaping and screening. Existing landscaping is intended to be refreshed by maintaining the existing greenspace and adding plantings that fit the vernacular of the neighborhood. The footprints of the current green spaces will be maintained.

Signage. Signage will be minimal and will comply with the City's requirements once an office tenant is signed.

Lighting and utilities. Two exterior lights are to be added — one on the east elevation and one on the rear elevation — to illuminate the parking areas as required. Please see the photometric plan for more detail.

6. Compatibility with Surrounding Area

The proposed use is consistent in scale, intensity, and character with the surrounding downtown context. The building has functioned as a commercial establishment within a residential-scale structure for nearly thirty years, demonstrating that the use mix proposed here is compatible with neighboring properties and the 3rd St. streetscape. The reintroduction of a single residential unit further softens the transition between the commercial core to the east and the residential neighborhood to the west, serving as a complementary buffer rather than an intrusion. No adverse impact on adjacent street capacity, utilities, or City services is anticipated.

7. Conclusion and Request

The proposed adaptive reuse of 118 W 3rd St. preserves a treasured early-1900s building, returns it to active and well-maintained use, and introduces a compatible mix of office/commercial and residential uses that advance the City of Rochester's Master Plan and strategic vision for a vibrant, walkable, economically healthy, and historically rich downtown. The project leverages existing infrastructure, adds a downtown dwelling unit, supports local business activity, and protects the community's architectural heritage.

For these reasons, we respectfully request that the Planning Commission grant a special exception for the residential apartment on the upper levels and approve the proposed use as described in this narrative and the accompanying plans. We look forward to working with the Commission and City staff to address any questions and to refine the proposal as appropriate.

Respectfully submitted,
John Campbell
118 W 3RD STREET LLC
248.672.4402

118 W. 3rd St. LLC
118 W. 3rd St.
Rochester, MI 48307

Zoning

ZONING CLASSIFICATION	=	CBD - CENTRAL BUSINESS DISTRICT

Parking Requirements

MAIN LEVEL OFFICE
1 SPACE / 300 SF OFFICE
871 SF / 300 SF = 2.9 SPACES

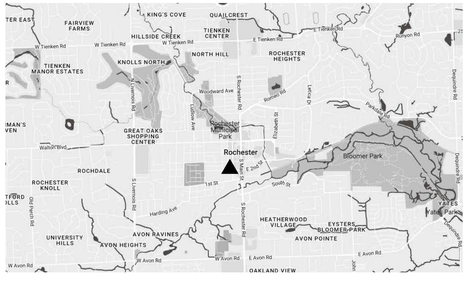
UPPER LEVEL APARTMENT
1.5 SPACES / 2 BEDROOMS

5 SPACES REQUIRED
9 SPACES PROVIDED + 1 BARRIER-FREE ADA PARKING SPACE

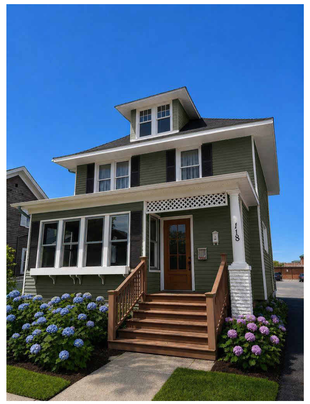
Square Footage

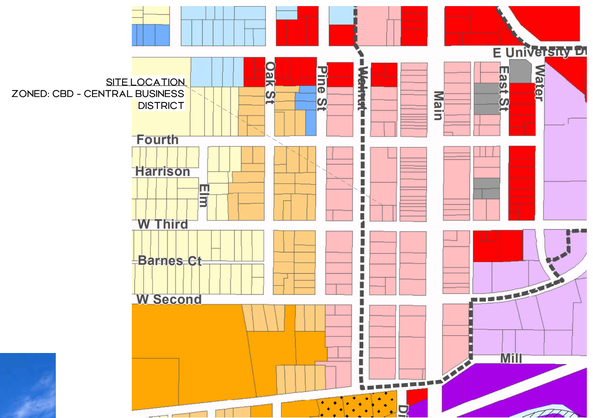
MAIN LEVEL	=	871 SF
SECOND LEVEL	=	613 SF
THIRD LEVEL	=	138 SF
TOTAL APT. SQUARE FT	=	751 SF
TOTAL SQUARE FT	=	1,622 SF
FINISHED LOWER LEVEL SQUARE FEET	=	- -

NOTE: THERE ARE NO PROPOSED ADDITIONS TO THIS PROJECT



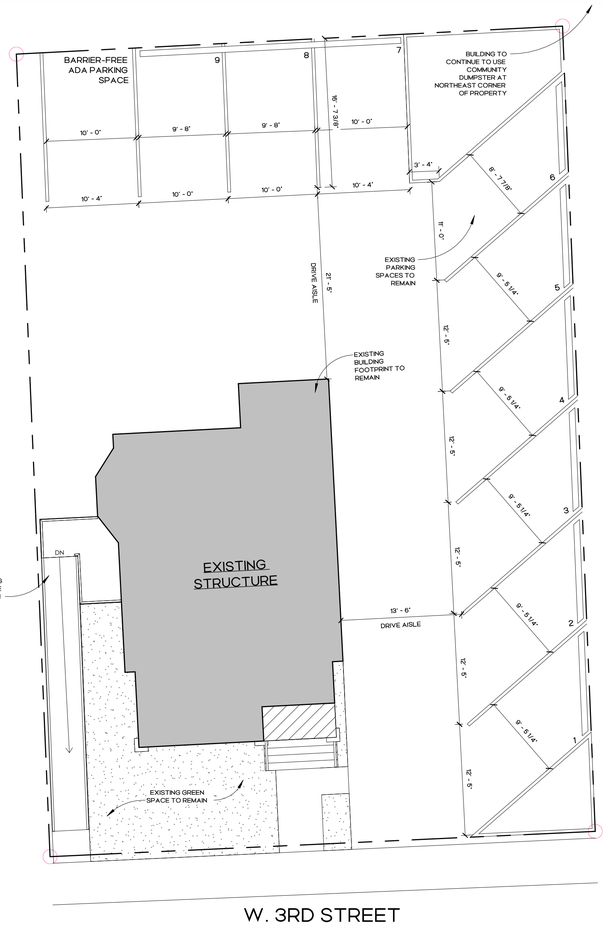
Project Location



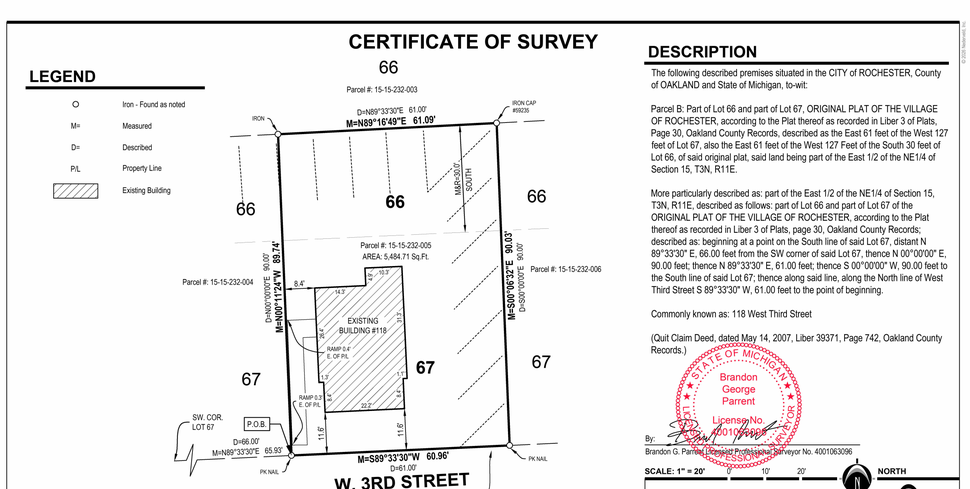


Zoning Map

Proposed Exterior Improvements



Architectural Site Plan
1/8" = 1'-0"



Sheet Index

No.	Title	DRAWING INDEX KEY: NOT ISSUED / PREVIOUSLY ISSUED / ISSUED / REFERENCED	ISSUED FOR: 06.04.2026 SITE PLAN SUBMITTAL			
CS-1	COVER SHEET		○			
A-1	EXISTING FLOOR PLANS		○			
A-2	EXISTING ELEVATIONS		○			
A-3	PROPOSED FLOOR PLANS		○			
A-3a	CODE COMPLIANCE		○			
A-4	PROPOSED ELEVATIONS		○			

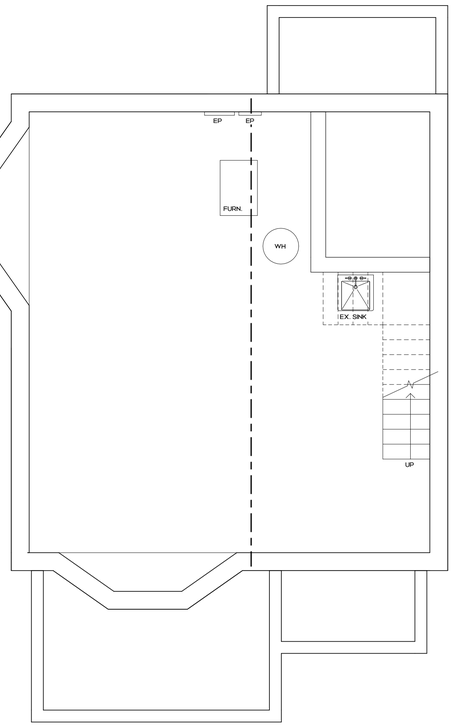
OAK ST. DESIGN
114 W. Third St.
Rochester, MI 48307
jenna@oakstdesign.com
(248) 891 1629

Yurk Construction
yurkconstruction@comcast.net
810.560.2556

118 W. 3rd St. LLC
118 W. 3rd St. | Rochester, MI 48307

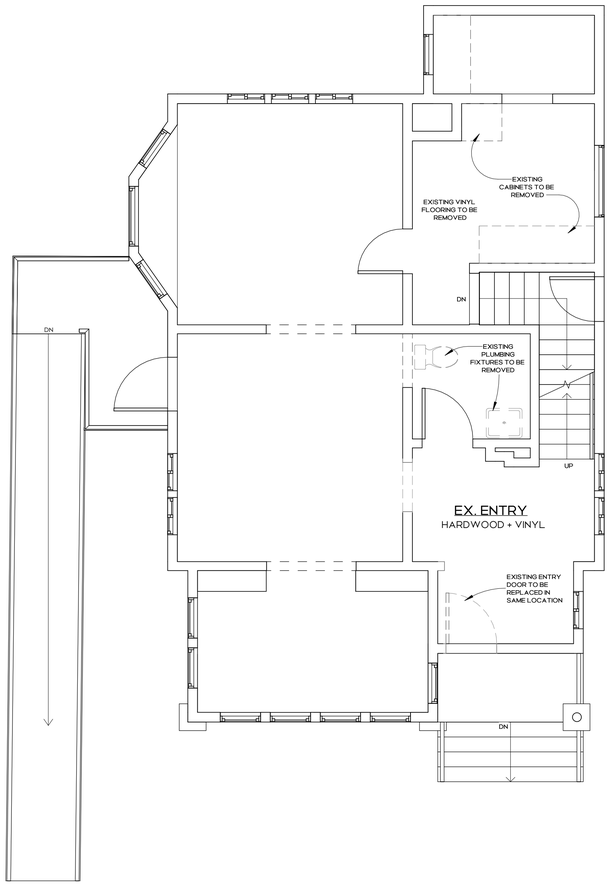
PC 06/04/2026
PC 2 07/23/2026

COVER SHEET
CS-1



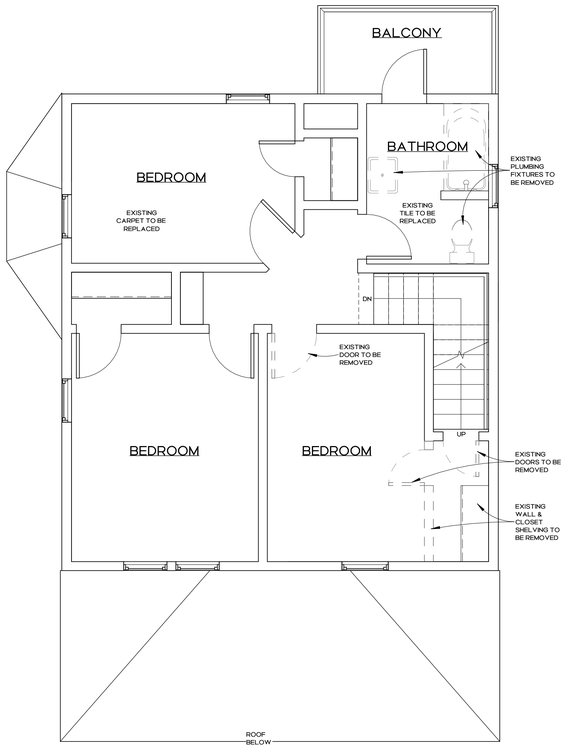
Existing Lower Level Plan

1/4" = 1'-0"



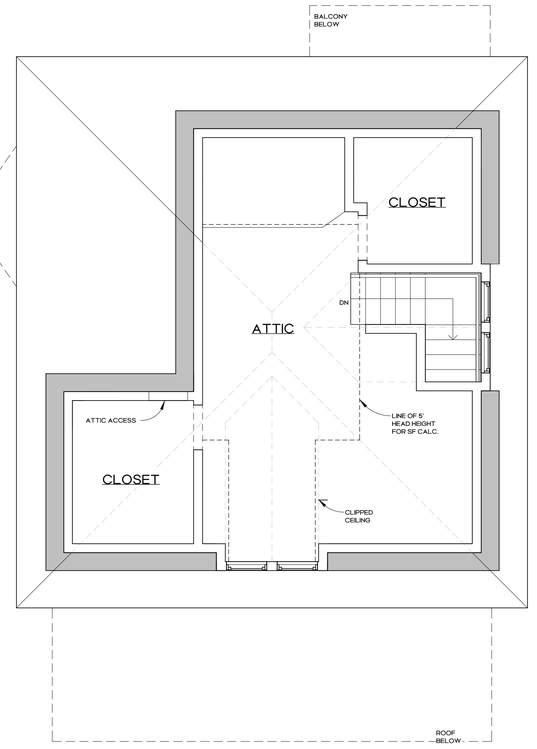
Existing Main Level Plan

1/4" = 1'-0"



Existing Upper Level Plan

1/4" = 1'-0"



Existing Third Level

1/4" = 1'-0"

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118 W. 3rd St.| Rochester, MI 48307

PC	06/04/2026
PC 2	07/23/2026

EXISTING FLOOR PLANS

A-1

Existing South Elevation

1/4" = 1'-0"

Existing East Elevation

1/4" = 1'-0"

Existing North Elevation

1/4" = 1'-0"

Existing West Elevation

1/4" = 1'-0"

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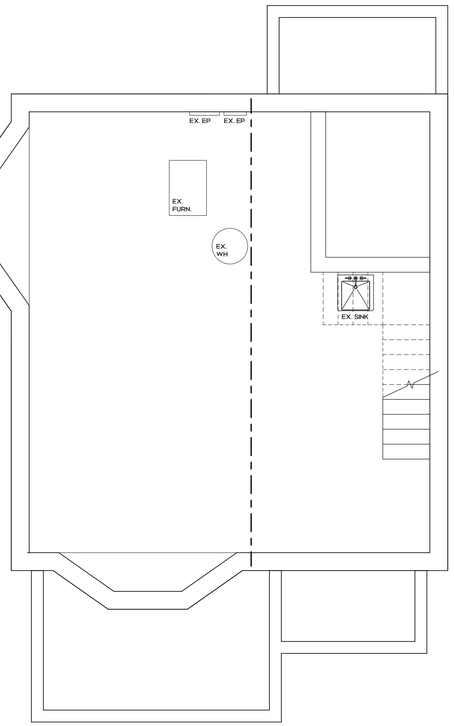
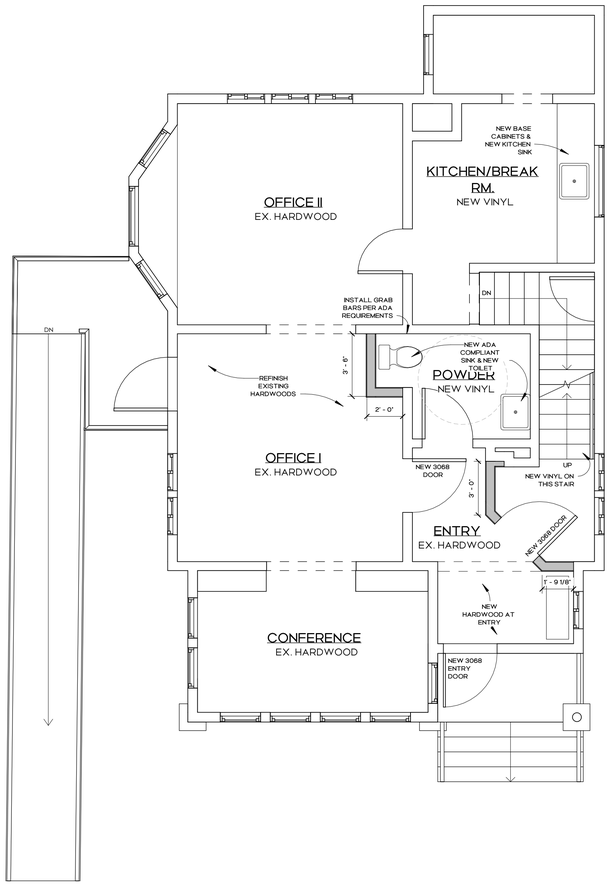
EXISTING ELEVATIONS

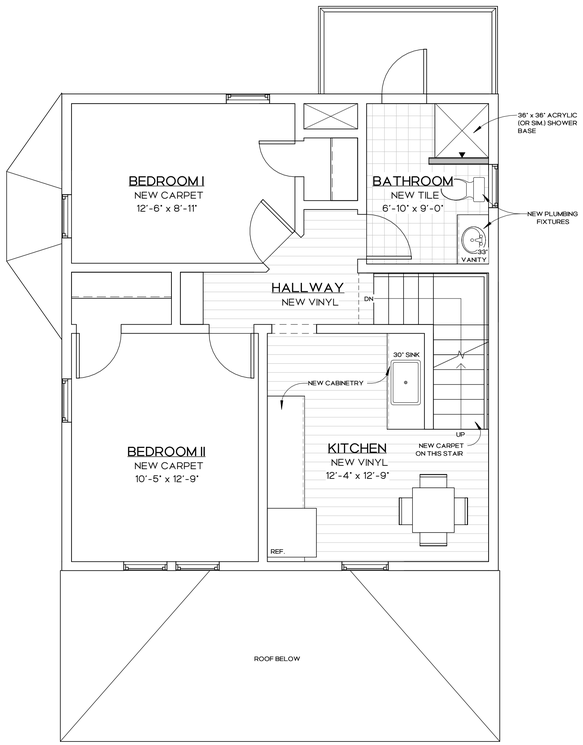
A-2



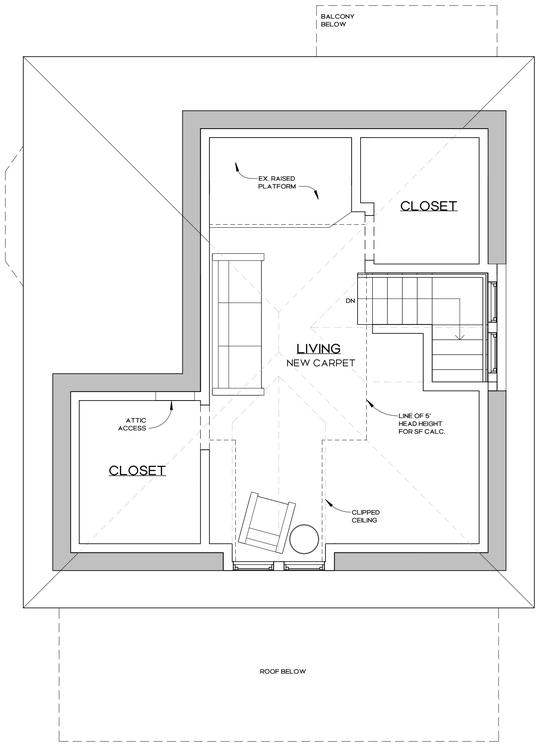
Proposed Lower Level Plan
1/4" = 1'-0"



Proposed Main Level Plan
1/4" = 1'-0"



Proposed Upper Level Plan
1/4" = 1'-0"



Proposed Third Level Plan
1/4" = 1'-0"

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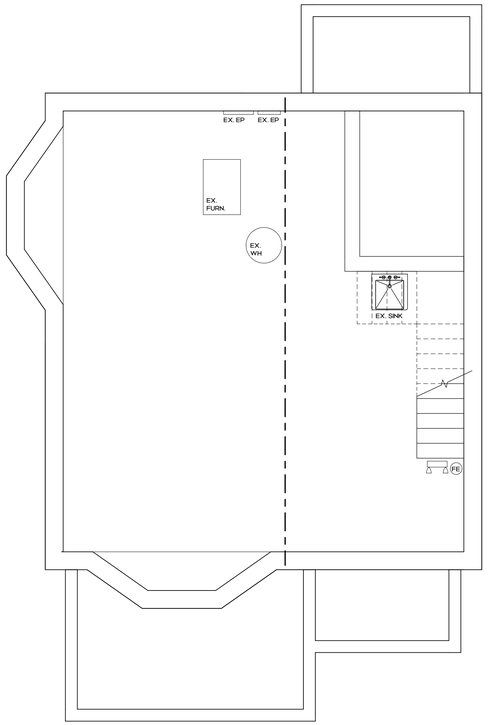
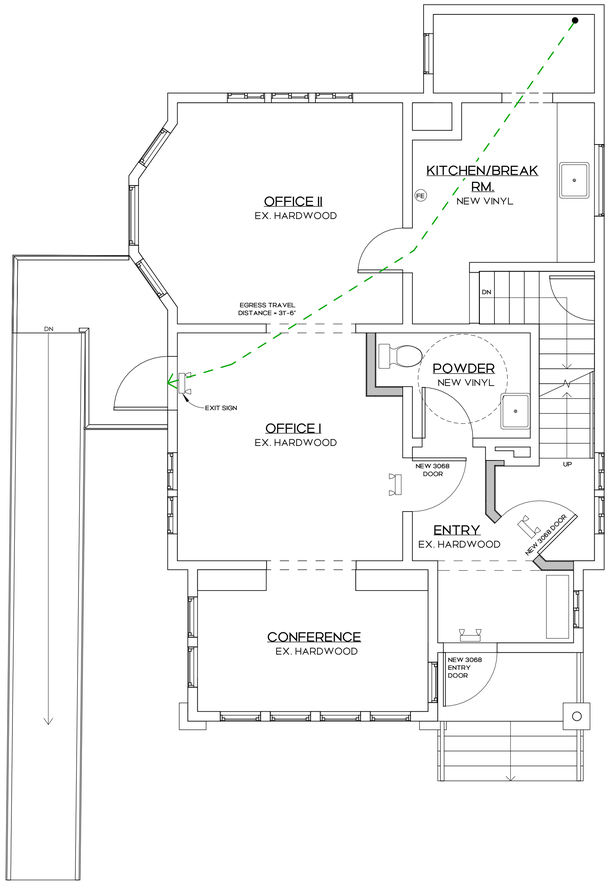
PROPOSED FLOOR PLANS

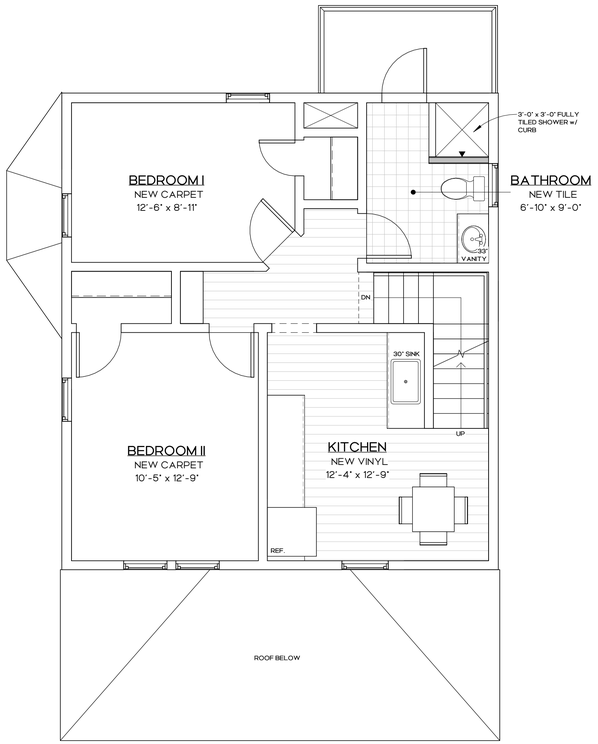
A-3



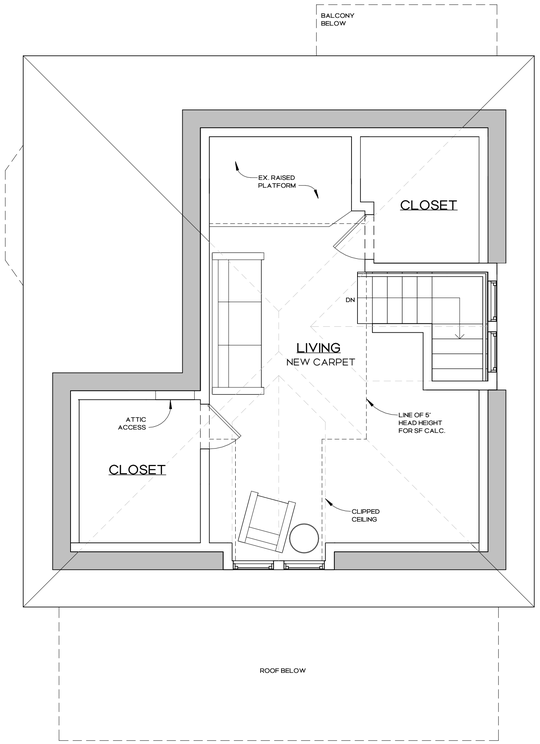
Lower Level Compliance Plan
1/4" = 1'-0"



Main Level Compliance Plan
1/4" = 1'-0"



Upper Level Compliance Plan
1/4" = 1'-0"

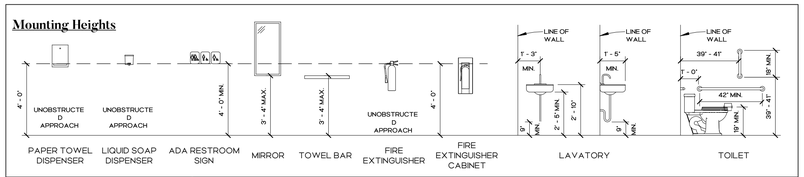


Third Level Compliance Plan
1/4" = 1'-0"

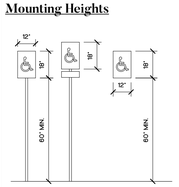
Code Compliance

TOPIC	SECTION	ALLOWED / REQUIRED	ACTUAL
APPLICABLE CODES			
2021 MICHIGAN BUILDING CODE			
2021 MICHIGAN REHABILITATION CODE	505	LEVEL 2 ALTERATION	INTERIOR RENOVATION LESS THAN 50%
2017 NATIONAL ELECTRIC CODE			
2018 MICHIGAN PLUMBING CODE			
ZONING			
ZONING ORDINANCE	CITY OF ROCHESTER, MI		CBD
TYPE OF CONSTRUCTION			
TYPE OF CONSTRUCTION	TABLE 601		V-B
BUILDING AREA			
BASE STORIES ALLOWED	TABLE 504.4	3 STORIES	2 STORIES
ALLOWABLE BUILDING HEIGHT	TABLE 504.3	55'	30'
FIRE PROTECTION SYSTEMS			
AUTOMATIC SPRINKLER SYSTEM	903.2.1.3	LESS THAN 12,000 SF NOT REQUIRED	NOT PROVIDED
FIRE ALARM AND DETECTION SYSTEMS	907	LESS THAN 100 PEOPLE NOT REQUIRED	NOT PROVIDED
MEANS OF EGRESS			
DOOR EGRESS WIDTH	1005.3.2	36"	36"
EXIT ACCESS TRAVEL DISTANCE	TABLE 1017.2	-	315 FEET
NUMBER OF EXITS	TABLE 1006.3.1	-	3 EXITS
STAIR EGRESS WIDTH	TABLE 1005.3.1	36"	-
ELECTRICAL			
EMERGENCY LIGHTING	1008.1	WILL COMPLY	ON COMPLIANCE DRAWINGS
EMERGENCY POWER	1008.3.2, 1008.3.3	WILL COMPLY	ON COMPLIANCE DRAWINGS
EXIST SIGNS	1011.1	WILL COMPLY	ON COMPLIANCE DRAWINGS
PLUMBING			
DRINKING FOUNTAIN REQUIREMENTS	410	NOT REQUIRED	NOT PROVIDED
LAVATORY REQUIREMENTS	TABLE 403.1	-	1 UNISEX
SERVICE SINK REQUIREMENTS	TABLE 403.1	-	EXISTING
WC REQUIREMENTS	TABLE 403.1	-	1 UNISEX

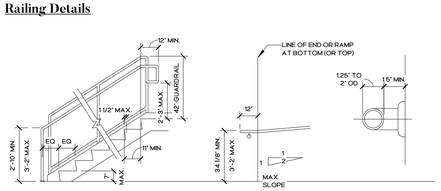
Mounting Heights



Mounting Heights



Railing Details



Compliance Legend	
SYMBOL	ITEM
FE	FIRE EXTINGUISHER
	EGRESS LIGHTING
- - - -	TRAVEL DISTANCE

Code Compliance General Notes

1. ENSURE EXIT SIGNS ARE MOUNTED ABOVE THE DOORS AND VISIBLE FROM 75 FEET AWAY. ALL EGRESS LIGHTING IS TO POINT DOWN TO ILLUMINATE THE EGRESS PATH OF TRAVEL.
2. ALL FIRE EXTINGUISHERS ARE TO BE ABC EXTINGUISHERS, UNLESS NOTED OTHERWISE. ALL EXTINGUISHERS ARE TO BE TAGGED WITH THE CURRENT YEAR'S INSPECTION UNIT. ANNUAL INSPECTIONS ARE TO OCCUR FOR ALL FIRE EXTINGUISHERS.
3. PROVIDE ADA RESTROOM SIGNS AT ALL RESTROOMS, CORRESPONDING TO THE CORRECT SEX.
4. SEE T002 FOR MOUNTING HEIGHTS AND LOCATIONS
5. SEE T003 FOR ADDITIONAL CODE COMPLIANCE INFORMATION
6. FURNITURE AND EQUIPMENT SHOWN ON COMPLIANCE DRAWINGS ARE FOR REFERENCE ONLY

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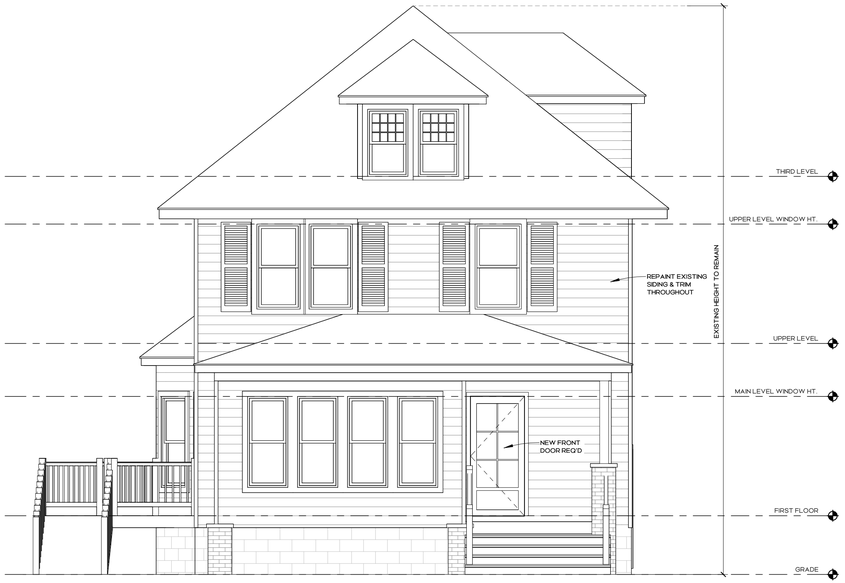
CODE COMPLIANCE

A-3a



Proposed South Elevation

1/4" = 1'-0"

Proposed East Elevation

1/4" = 1'-0"

Proposed North Elevation

1/4" = 1'-0"

Proposed West Elevation

1/4" = 1'-0"

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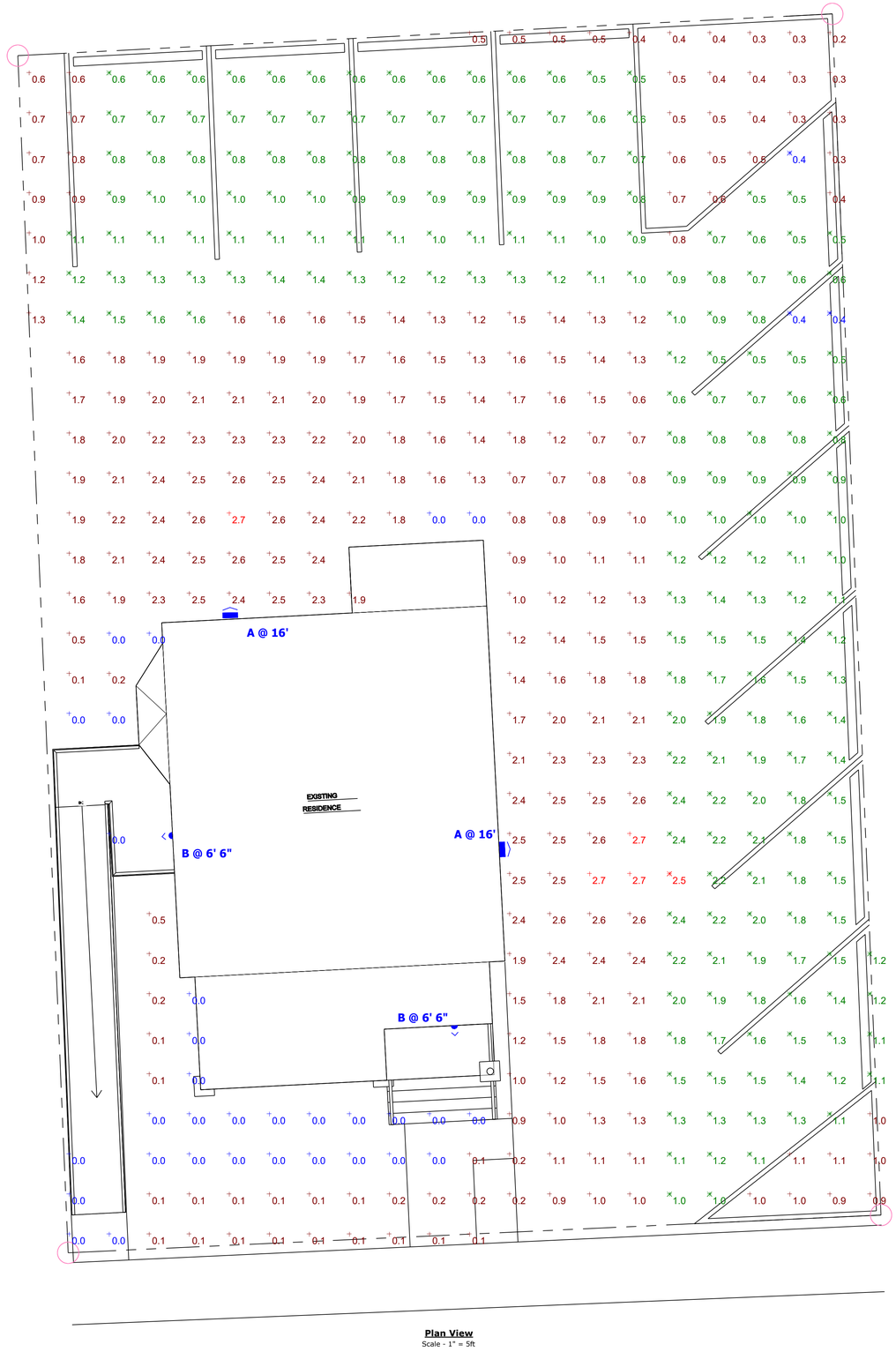
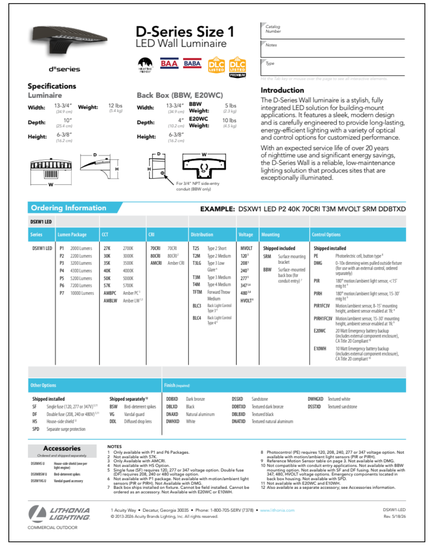
PC 2	07/23/2026

PROPOSED ELEVATIONS

A-4



Plan View
Scale - 1" = 5ft



d-series

D-Series Size 1
LED Wall Luminaire

BAA BABA DLC DLC PREMIUM

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

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

For 3/4" NPT side-entry conduit (BBW only)

Catalog Number
Notes
Type

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

With an expected service life of over 20 years of nighttime use and significant energy savings, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information EXAMPLE: DSXW1 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

DSXW1 LED

Series	Lumen Package	CCT	CRI	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	P1 2000 Lumens P2 2200 Lumens P3 3200 Lumens P4 4200 Lumens P5 5200 Lumens P6 7200 Lumens P7 10000 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K 57K 5700K AMBPC Amber PC[1] AMBLW Amber LW[1]	70CRI 70CRI 80CRI 80CRI AMCRI Amber CRI[1]	T2S Type 2 Short T2M Type 2 Medium T3LG Type 3 Low Glare[2] T3M Type 3 Medium T4M Type 4 Medium TFTM Forward Throw Medium BLC1 Back Light Control Type 1[3] BLC4 Back Light Control Type 4[3]	MVOLT 120[4] 208[4] 240[4] 277[4] 347[4,5] 480[4,5] HVOLT	**Shipped included** SRM Surface mounting bracket BBW Surface-mounted back box (for conduit entry)[6]	**Shipped installed** PE Photoelectric cell, button type[7] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mounting height[7,8] PIRH 180° motion/ambient light sensor, 15-30' mounting height[7,8] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 3fc[7,8] PIRHFC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 3fc[7,8] EJDMC 20 Watt Emergency battery backup (includes external components enclosure), CA Title 20 compliant[9] EJWHA 50 Watt Emergency battery backup (includes external components enclosure), CA Title 20 compliant[9]

Other Options

Shipped included
SF Single fuse (120, 277 or 347V)[10]
DF Double fuse (208, 240 or 480V)[10]
WG Wire guard
PIRH Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 3fc[7,8]
EJDMC 20 Watt Emergency battery backup (includes external components enclosure), CA Title 20 compliant[9]
EJWHA 50 Watt Emergency battery backup (includes external components enclosure), CA Title 20 compliant[9]

Shipped separately[11]
BSW Bird deterrent spikes
VG Vandal guard
DDL Diffused drop lens

Finish (required)

DDBXD Dark bronze	DSSTD Sandstone	DNHAZD Textured white
DBLXD Black	DDBTXD Textured dark bronze	DSSTXD Textured sandstone
DNAXD Natural aluminum	DBLBXD Textured black	
DWHXD White	DNATXD Textured natural aluminum	

Accessories
Ordered and shipped separately.
DSSMK10 Surface mounting kit (10 pack)
DSSMK10-U Bird deterrent spikes
DSSMK10-S Vandal guard accessory

NOTES
1 Only available with P1 and P6 Packages.
2 Not available with 57K.
3 Not available with AMBPC, AMBLW, AMCRI.
4 Not available with HS Option.
5 Single fuse (SF) required (120, 277 or 347 voltage option). Double fuse (DF) required (208, 240 or 480 voltage option).
6 Not available with P7 package. Not available with motion/ambient light sensors (PIR or PIRH). Not available with DMG.
7 Requires (1) Wireless Enabled Node installed. Cannot be ordered as an accessory. Not Available with EJDMC or EJWHA.
8 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
9 Not compatible with 0-10V dimming (DMG). Not available with DMG.
10 Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with SF and DF fusing. Not available with P7, EJDMC, EJWHA or PE components located in back box housing. Not available with SRM.
11 Not available with EJDMC and EJWHA.
12 Also available as a separate accessory; see Accessories information.

LITHONIA LIGHTING COMMERCIAL OUTDOOR

1 Acuity Way • Decatur, Georgia 30035 • Phone: 1-800-705-SERV (7378) • www.LithoniaLighting.com

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DSXW1 LED
Rev. 5/18/26

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall Site	+	1.2 fc	2.7 fc	0.0 fc	N/A	N/A
Proposed Parking	✳	1.1 fc	2.5 fc	0.4 fc	6.3:1	2.8:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lumens per Lamp	LLF	Wattage
	A	2	Lithonia Lighting	DSXW1 LED P6 30K 70CRI TFTM	7000 3000K 70CRI Forward Throw Medium	6778	0.9	48.25
	B	2	Existing Fixture	Existing Fixture	Existing Fixture, Porch Light	879	0.9	9.5

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

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

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

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2019. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

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

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

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

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

GBA

118 W THIRD
PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer KS
Date 06/04/2026
Scale Not to Scale
Drawing No. QC V2

MCKENNA

July 29, 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 #2;** Site Plan dated April 9, 2026, updated on May 5, 2026, and supplementary materials, including the Facility Traffic Report from June 2026.

Dear Commissioners:

At the City's request we have reviewed a proposal from Tara Nabity 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, site plans received by the City on April 9, 2026 and updated on May 5, 2026, and Facility Traffic Report submitted in June 2026. A public hearing was held during the June 2026 meeting, during which robust public comment was received, including many concerns about this use in the residential area. The public comments, both opposed and in favor of the development have been considered as part of this updated review.

The site is located along Albertson Street, near 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. While it was previously our understanding that this was an exclusively by appointment facility, it is now our understanding that the services provided will include group fitness classes and an open gym period on Saturday.

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.***

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

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.

   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 no 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.** At the request of the Planning Commission, given the clarification that business would not be exclusively by appointment only, a traffic study was requested. Based on the standards of the ordinance, the Facility Traffic Report provided by the applicant, documenting average and peak traffic for the group fitness portion of the business. This indicates that an average of 5.6 trips per hour would be produced by the site, with a potential peak of 14 trips during the 8:00 to 9:00 am hour each weekday. This is much higher than the after .75 trips per hour and .99 peak hour trips generally produced by a single-family home, based on the Institute of Transportation Engineers (ITE). Single-family homes are the only use permitted by right in the R-1. However, based on the same ITE standards, the adjacent day-care center would produce an average of 11.73 trips per hour and 11.82 peak hour trips, likely with the same peak hour as the proposed health and wellness center.

6. **Façade and Design Standards.** There are no specific façade or design standards for the R-1 District.

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.** Section 2804 requires, “A screen wall shall be installed along all lot lines of the nonresidential use where the lot lines adjoin a residential district.” The Planning Commission may approve alternative screening materials, including the existing vegetation if deemed sufficient. Given the new understand of increased site traffic, requirements for additional screening should be considered.

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.

However, given that it has now been clarified that the business is not truly by appointment only and that many of the “appointments,” include group fitness classes, increasing the anticipated impact on the surrounding area, the nature of the business may be less conducive with the surrounding area than originally understood, despite being consistent with larger economic development goals and special project intentions.

Overall, the proposed development provides new jobs for the area and improves the existing building to make it more aesthetically pleasing and consistent with the visual character of the area. However, additional mitigation will be needed to ensure that the operation of the business is low-impact and appropriate for the generally residential 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. The proposed site improvements will make the existing structure more aesthetically pleasing. While trip generation is greater than the single-family home that would be permitted by right, it is generally much lower than other non-residential uses. Given that the limitation of the site will now permit a single-family use, greater trip generation is to be expected. However, that does not mean that additional steps could not be taken to further mitigate impact to the area. Elements like additional screening may assist with some of the potential nuisance to neighboring parcels. 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 if the applicant provides additional mitigation from the potential impacts to the surrounding area. The recommendation is also subject to the following conditions:

1. All parcels of land within the project area must be combined into a single tax parcel ID.
2. Planning Commission approval of the existing vegetation as screening between the proposed site and adjacent residential uses.
3. Consideration of additional opportunities to mitigate potential impacts on the surrounding area.

Respectfully,
McKENNA

Lori Morgan
Senior Planner

Cc: Jeremy Peckens
Nik Banda
Jeff Kragt
Rose McKinney

SYMBOL LEGEND

- 1/3 — A-3 — DARKENED ARROW INDICATES ELEVATED SECTION; ELEVATION NUMBER; SHEET NUMBER WHERE ELEVATION IS LOCATED
- 1 — A-5 — ELEVATION NUMBER; SHEET NUMBER WHERE ELEVATION IS LOCATED
- 12 — A-8 — DETAIL REFERENCE NUMBER; SHEET NUMBER WHERE DETAIL IS LOCATED
- 12 — A-8 — DETAIL — 1" = 1'-0" — DETAIL NUMBER; DETAIL NAME; DRAWING SCALE; SHEET NUMBER WHERE DETAIL IS REFERENCED
- EL. 8'-0" A.F.F. B./CEILING — HEIGHT ABOVE FINISHED FLOOR; REFERENCE POINT OF ELEVATION
- 8'-0" — HEIGHT ABOVE FINISHED FLOOR
- NOTE: DATUM SYMBOL INDICATES A SPECIFIC REFERENCE HEIGHT OF MATERIAL INDICATED
- A — 1 — NUMBERS DESIGNATE VERTICAL COLUMN LINES; LETTERS DESIGNATE HORIZONTAL COLUMN LINES
- P1 / A 1 — PARTITION TYPE- SEE WALL LEGEND; FIRE RESISTANCE RATING (IN HOURS); PARTITION CONDITION CODE
- 01 — DOOR TYPE DESIGNATION NUMBER - COORDINATE WITH SCHEDULE
- 17 — EQUIPMENT DESIGNATION NUMBER - COORDINATE WITH PLAN NOTES
- 12 — KEY NOTE DESIGNATION NUMBER - COORDINATE WITH PLAN NOTES
- 1 — ADDENDUM DESIGNATION NUMBER
- 1 — 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

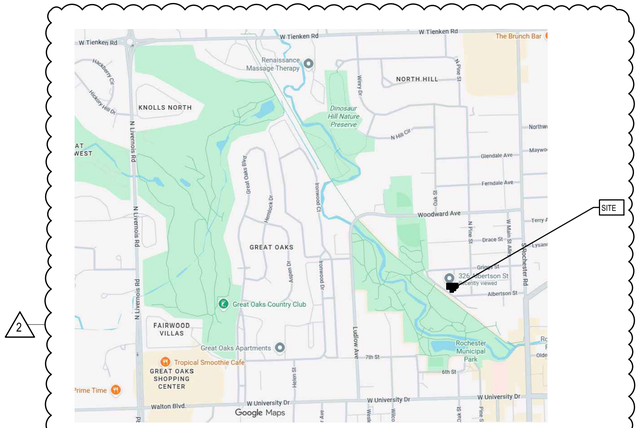
ABBREVIATION

@	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
℄	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.	GAUGE
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
PL.S.	PLATE STEEL
P.LAM	PLASTIC LAMINATE
PLAS.	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
THRES.	THRESHOLD
T.O.S.	TOP OF STEEL
TYP.	TYPICAL
U/C	UNDERCUT
U.N.O.	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
V.B.	VINYL BASE
V.C.T.	VINYL COMPOSITION TILE
V.I.F.	VERIFY IN FIELD
W.	WIDE
VERT.	VERTICAL
WAINS.	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

2 FRONT ELEVATION
SCALE: N.T.S.



2

1 LOCATION MAP
SCALE: N.T.S.

NORTH

MOUNTING SCHEDULE

WALL MOUNTED ACCESSORIES

							ADA
FIRE EXTINGUISHER & PANEL CABINETS	KEY SWITCH or PUSH BUTTON FORWARD APPROACH	KEY SWITCH or PUSH BUTTON PARALLEL APPROACH	FIRE ALARM PULL BOX	ROOM NAME SIGN	FIRE EXIT SIGN @ ELEVATORS	CARD READER	
ELECTRICAL OUTLETS	MECH. CONTROLS	EXIT LIGHT	CLOCK OUTLET	TELEPHONE WALL JACKS	LIGHT SWITCH or DIMMER		X=12" IF DOOR HAS BOTH A CLOSER & LATCH

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:

RECEPTION :	43 S.F. / 150 =	1 PERSON
LOUNGE :	112 S.F. / 100 =	8 PERSONS
FITNESS :	977 S.F. 50 =	20 PERSON
STORAGE :	730 S.F/ 300=	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
	TOTAL =	47 PERSONS

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
A001	PROPOSED ELEVATIONS
A202	COLORED ELEVATIONS
A203	RENDERINGS
A204	RENDERINGS

SMA
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Architects
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GH LONGEVITY ROCHESTER

ROCHESTER, MI

RETROFIT BUILDING

322 & 326 ALBERTSON,
ROCHESTER, MI 48307

STATE OF MICHIGAN
PIETRO D'ALEO
ARCHITECT
No. 1301055

ISSUANCE:

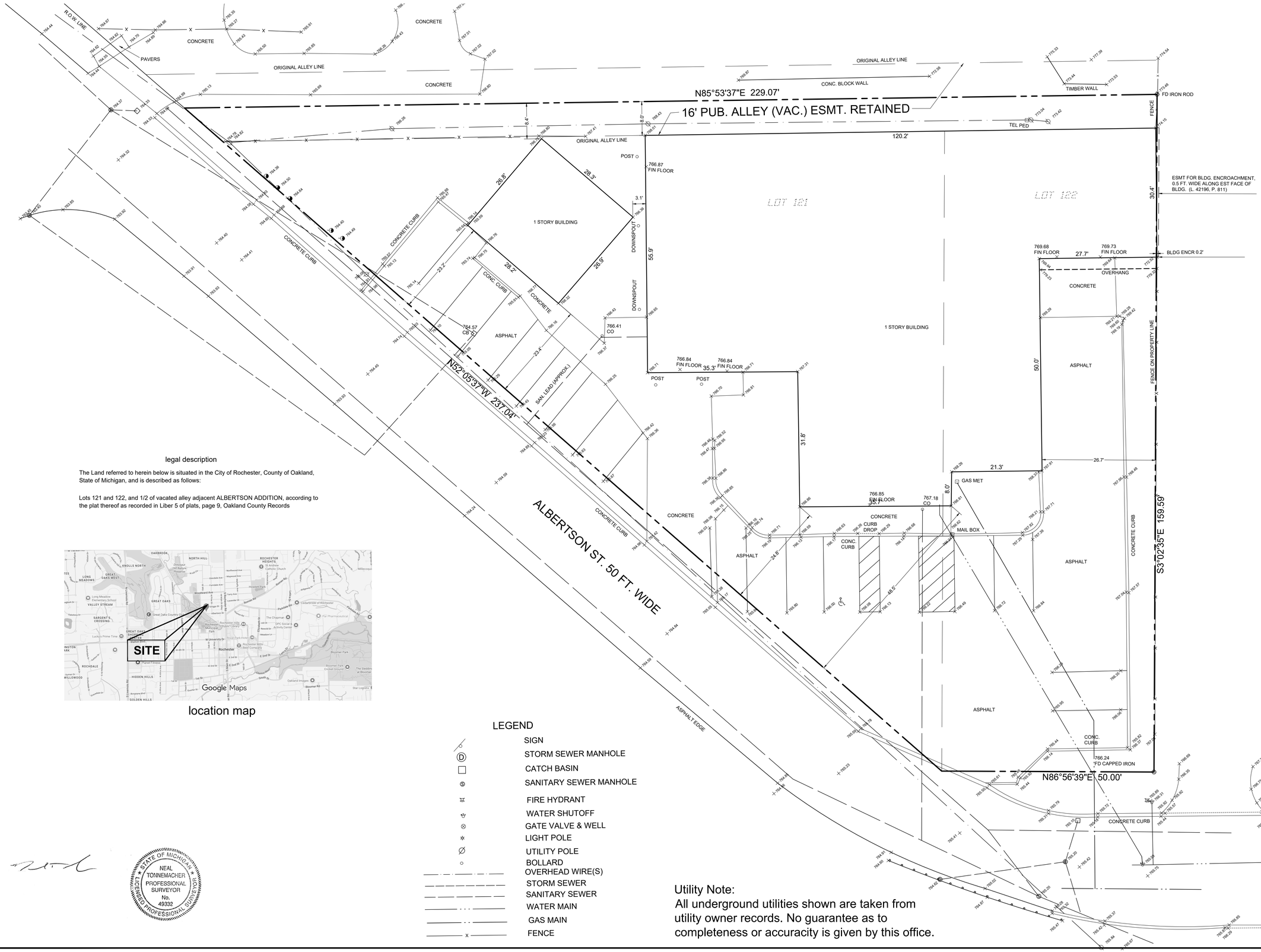
- ☐ SCHEMATIC
- ☐ BIDDING
- ■ MUNI SUBMITTAL
- ☐ CONSTRUCTION
- ☐ OTHER:

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.

STATE OF MICHIGAN
NEAL TONNEMACHER
PROFESSIONAL SURVEYOR
No. 49332
LICENSED PROFESSIONAL SURVEYOR

MASON BROWNS ASSOCIATES, LLC
CIVIL ENGINEERS & SURVEYORS
2708 BRIDLE ROAD
BLOOMFIELD HILLS, MICHIGAN 48304
(248) 425-9789 mason_brown@sbcglobal.net

FerNab Properties, LLC
PLAN OF EXISTING CONDITIONS
Rochester, MI
326 Albertson

Serra-Marko & Associates

REVISIONS:

DESIGN: --- DRAWN: mb CHECKED: MB

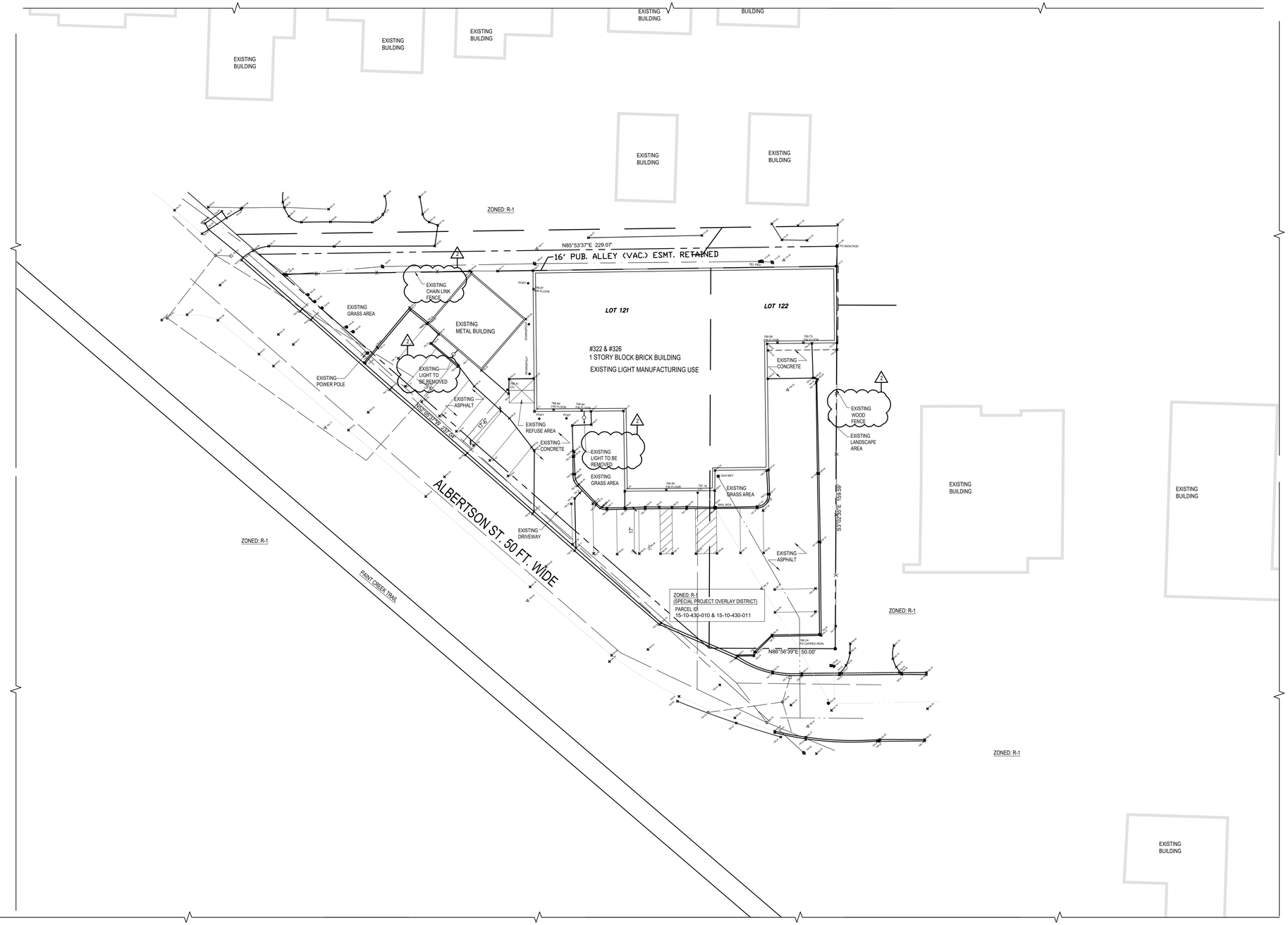
26-011.DWG FIELD CK: net

SCALE: 1"=10'

DATE: 04-06-2026

JOB NO. 26-011

SHEET 1



1 / A010 EXISTING / DEMO SITE PLAN

SCALE: 1" = 20'-0"

NORTH

EXISTING/DEMO SITE PLAN

SMA
Serra Marko Associates
Architects
1055 SOUTH BLVD. E, SUITE
200 ROCHESTER HILLS, MI
48307
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s-m-associates.com

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RETROFIT BUILDING

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STATE OF MICHIGAN
PIETRO D'ALEO
ARCHITECT
NO. 1301055
LICENSED ARCHITECT

ISSUANCE:

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- ☐ BIDDING
- ■ MUNI SUBMITTAL
- ☐ CONSTRUCTION
- ☐ OTHER:

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1	SITE PLAN REVIEW	04/09/2026
2	PER CITY COMMENTS	05/07/2026

ISSUE DATE: 04- 09 -26

DB RA

CB PD

SHEET A0.1.0

PROJECT NO. 26-1212

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

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:

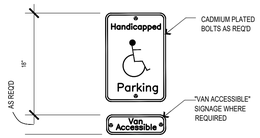
REQUIRED:
- 9'X18'
- IN A PARKING LOT OF MORE THAN 12 PARKING SPACES, UP TO 25% OF THE SPACES CAN BE DESIGNATED FOR SMALL CARS, 9x16'

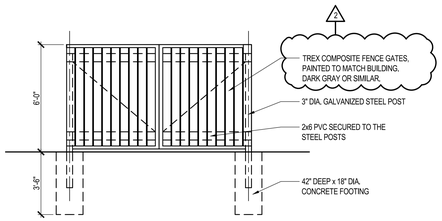
PROVIDED :
- 16 SPACES 9'x18'
- 2 SPACES 9'x 16'

BICYCLE PARKING:

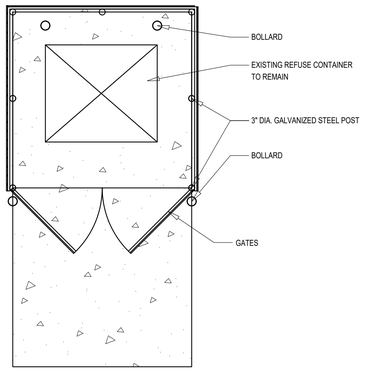
1SPACE FOR EVERY 20 PARKING SPOTS

BICYCLE PARKING REQUIRED =	1 SPACE
PARKING PROVIDED =	1 SPACE

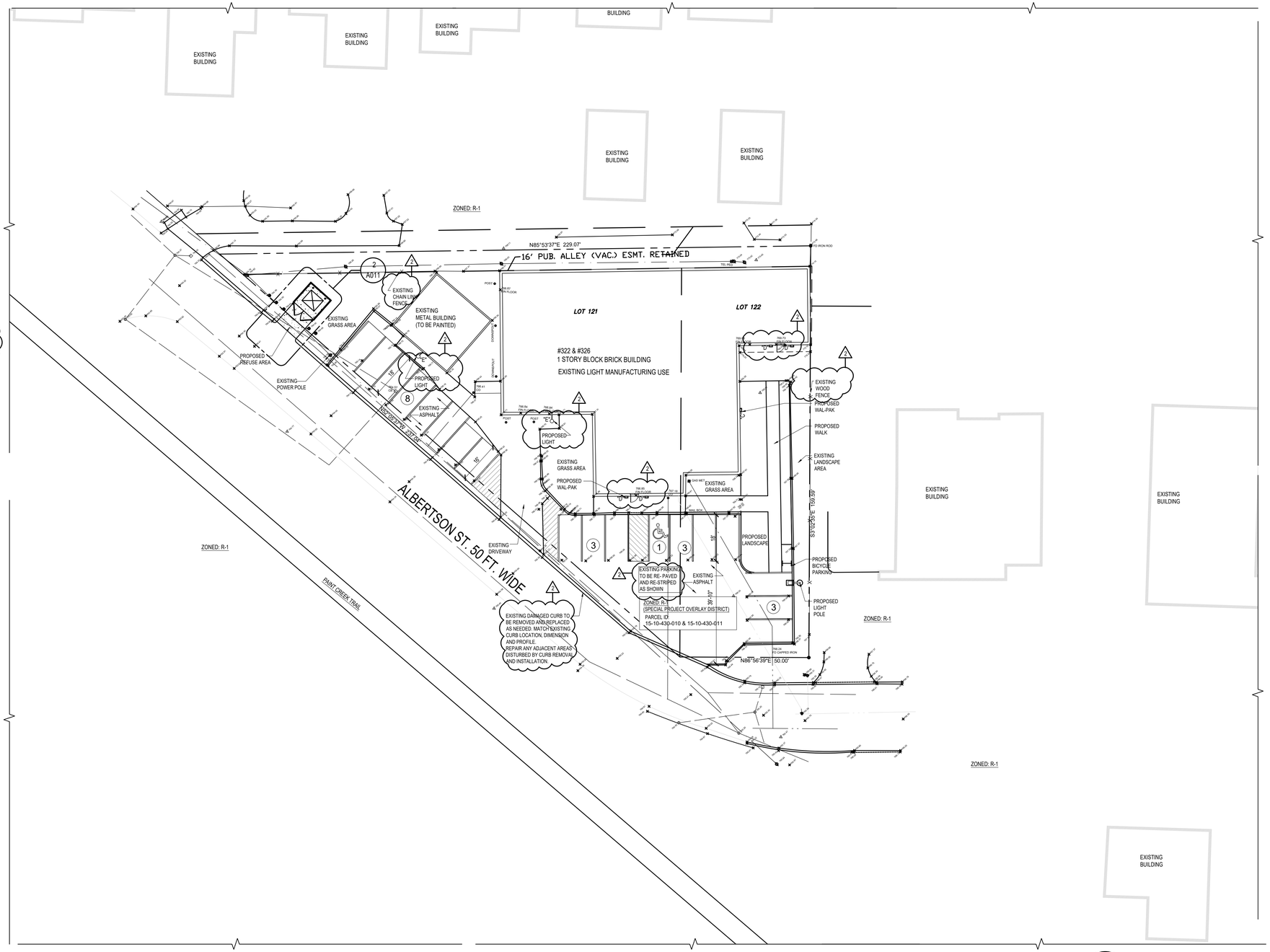




3 A011 REFUSE ELEVATION
SCALE: 1/2" = 1'-0"



2 A011 REFUSE FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 A011 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

PROPOSED SITE PLAN

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

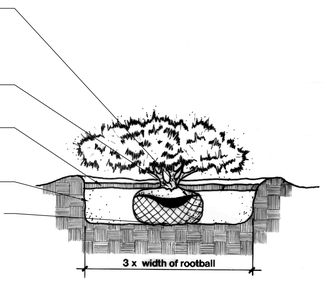
STATE OF MICHIGAN
PIETRO D'ALEO ARCHITECT
NO. 1301055

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

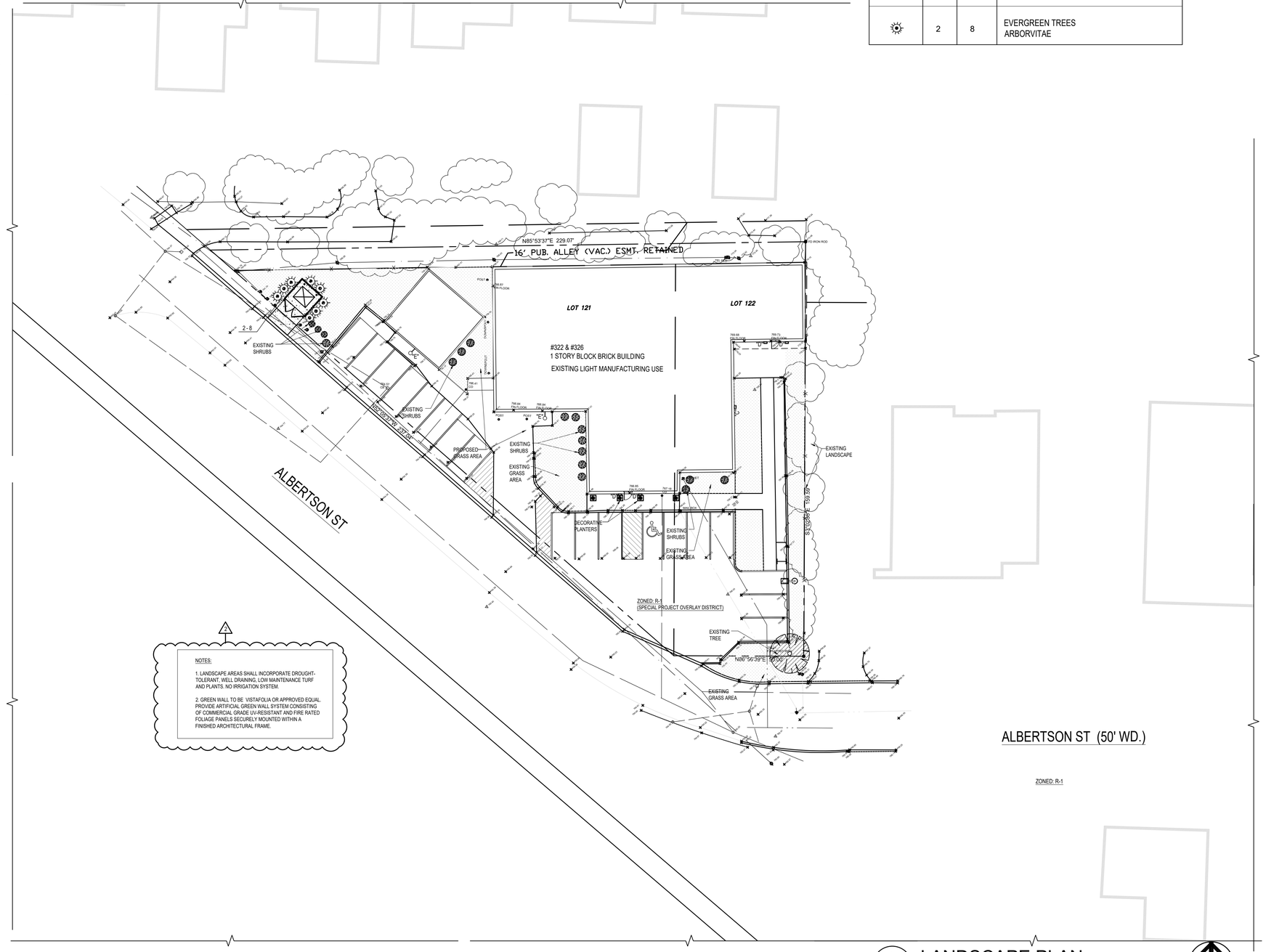
ISSUE DATE: 04- 09 -26
DB RA
CB PD
SHEET A0.1.1
PROJECT NO. 26-1212



GENERAL LANDSCAPE NOTES:

1. 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.
2. 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 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING
3. NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN-DISCREPANCY WITH LANDSCAPE ARCHITECT.
4. ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY.
5. ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY CITY AND LANDSCAPE ARCHITECT
6. ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAIL SHOWN ON PLAN.
7. PLANT BEDS TO BE DRESSED WITH MIN. 3" OF FINELY DOUBLE SHREDDED HARDBARK MULCH.
8. DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
9. REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS.
10. NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS. 4" THICK BARK MULCH FOR TREES IN 4' DIA. CIRCLE WITH 2" PULLED AWAY FROM TRUNK, 3" THICK BARK MULCH FOR SHRUBS AND 2" THICK BARK MULCH FOR PERENNIALS.
11. PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
12. PROVIDE PEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
13. ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
14. PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
    A). SHADE TREES..... 5 FT.
    B). ORNAMENTAL AND EVERGREEN TREES (CRAB, PINE, SPRUCE, ETC.)..... 10 FT.
    C). SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY..... 2 FT.
15. NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR EXACT LOCATION AND DETAILS.
16. 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
17. not used
18. ALL NEW PARKING ISLANDS AND LANDSCAPE BEDS ADJACENT AND NEXT TO BUILDING SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS A MIN. OF 16"-18" DEPTH. BACK FILL WITH GOOD, MEDIUM TEXTURED PLANTING SOILS. ADD A MIN. 4" OF TOPSOIL OVERFILL TO FINISH GRADE. PROVIDE POSITIVE DRAINAGE.
19. WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.
20. ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPRIATES DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT DRAIN SUFFICIENTLY.
21. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF 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.
22. 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
23. 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.

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



NOTES:

1. LANDSCAPE AREAS SHALL INCORPORATE DROUGHT-TOLERANT, WELL DRAINING, LOW MAINTENANCE TURF AND PLANTS. NO IRRIGATION SYSTEM.

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

NORTH

LANDSCAPE PLAN

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

STATE OF MICHIGAN
PIETRO D'ALEO
ARCHITECT
NO. 1301055
LICENSED ARCHITECT

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

D-Series Size 1
LED Area Luminaire

Catalog Number
Notes
Type

Introduction

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

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

Specifications

EPA: 0.69 ft² (0.06 m²)
Length: 32.71" (83.1 cm)
Width: 14.26" (36.2 cm)
Height H1: 7.88" (20.0 cm)
Height H2: 2.73" (6.9 cm)
Weight: 34 lbs (15.4 kg)

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

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature*	Color Rendering Index*	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics**	(Blu-en from 70CRI only)		AFR Automotive front-ox	T5W Type V wide-bury	MVOLT (120V-277V)*
	P1 P6	30K 3000K	70CRI	T1S Type I short	T5VS Type V very short	HVOLT (347V-480V)*
	P2 P7	40K 4000K	70CRI	T2M Type II medium	T5W Type V wide	XVOLT (277V-480V)*
	P3 P8	50K 5000K	70CRI	T3M Type III medium	BLC3 Type III backlight control	120 *
	P4 P9			T4VS Type V short		208 *
	P5	27K 2700K	90CRI	T4M Type IV medium	SPWH Square pole-mounting	240 *
	Rotated optics	30K 3000K	90CRI	T4VS Type V short		277 *
	P10* P12*	40K 4000K	90CRI	ST3M Forward throw		347 *
	P11* P13*	50K 5000K	90CRI			480 *

Shipped included
AWS 3.5inch Architectural wall spacer*
PBBW Surface-mounted back box (req. WL, right conduit entry). Use when there is no junction box available.*
BSW Bird spikes (factory installed)
SF Single fuse (120, 277, 347V) *
DF Double fuse (208, 240, 480V) *

Shipped separately
BSW Bird spikes (field installed)
EGS External Glare Shield (retrofit, field installed required, matches housing finish)

Control options	Other options	Finish (required)
Shipped installed	**Shipped installed**	DDBXD Dark Bronze
NLTAIR2 PIRHN Nlight AIR 2 enabled sensor, factory default settings, ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.***	SPD20KV 20kV surge protection	DBLXD Black
PIR High/low, motion sensor, factory default settings, 8-40' mounting height, ambient sensor enabled at 2fc.***	DS Recessed double black finish standard*	DNAXD Natural aluminum
PER NEMA twist-lock receptacle only (controls ordered separately) ***	CR6 Left-seated optics*	DWHXD White
	R90 Right-seated optics*	DSSTXD Textured dark bronze
PIRH High/low, motion sensor, factory default settings, 8-40' mounting height, ambient sensor enabled at 2fc.***	CCE Coastal Construction*	DBLBXD Textured black
PERH NEMA twist-lock receptacle only (controls ordered separately) ***	WH 30°C ambient operation*	DNATXD Textured natural aluminum
	BAA Buy American Act and/or Build America Buy America Qualified	DWHGXD Textured white
PE Five-pin receptacle only (controls ordered separately) ***	SF Single fuse (120, 277, 347V) *	DSSTTXD Textured sandstone
	DF Double fuse (208, 240, 480V) *	
	Shipped separately	
	EGS External Glare Shield (retrofit, field installed required, matches housing finish)	

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DSX1 LED Rev. 04/02/25
Page 1 of 10

WDGE2 LED
Architectural Wall Sconce
Visual Comfort Optic

Catalog Number
Notes
Type

Introduction

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

WDGE2 delivers up to 4,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an IBW cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs

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

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)					
					P2	P3	P4	P5	P6	P8
WDG2 LED	Visual Comfort	4W			750	1,200	2,000	3,000	4,500	6,000
WDG2 LED	Visual Comfort	10W	10W	Standalone / nLight	—	1,200	2,000	3,000	4,500	6,000
WDG2 LED	Precision Reflective	10W	10W	Standalone / nLight	700	1,200	2,000	3,200	4,200	—
WDG2 LED	Precision Reflective	11W	10W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	—
WDG4 LED	Precision Reflective	—	—	Standalone / nLight	—	12,000	16,000	18,000	20,000	22,000

Ordering Information

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

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P1* P7	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT 347*	Shipped included
	P2 P8	30K 3000K	90CRI	VW Visual comfort wide		SRM Surface mounting bracket
	P3 P9	40K 4000K				ICW Indoor Canopy/Ceiling Washer bracket (dry/damp locations only)*
	P4 P10	50K 5000K				Shipped separately
	P5 P11					AWS 3.5inch Architectural wall spacer *
	P6 P12					PBBW Surface-mounted back box (req. WL, right conduit entry). Use when there is no junction box available.*

Options

E4WH Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)	**Standalone Sensors/Controls** (only available with P1/P7/P2/P8/P3/P9)	DSSTXD Dark bronze
E10WC Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, -20°C min)	PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DBLXD Black
PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DNAXD Natural aluminum
PIRHFCSV Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.	DWHXD White
PIRHFC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	DSSTTXD Textured dark bronze
Networked Sensors/Controls (only available with P1/P7/P2/P8/P3/P9)	DBLBXD Textured black
NLTAIR2 PIR Embedded wireless controls by nLight with Passive Infrared (5) sensor and on/off photocell for 8-15' mounting heights.	DNATXD Textured natural aluminum
NLTAIR2 PIRH Embedded wireless controls by nLight with Passive Infrared (5) sensor and on/off photocell for 15-30' mounting heights.	DWHGXD Textured white
NLTAIR2 PIRHFC3V Embedded wireless controls by nLight with (5) 8-30ft listed emergency operation, Passive Infrared (5) sensor and on/off photocell for 15-30' mounting heights*	DSSTTXD Textured sandstone
See page 4 for nLight Air Node functionality.	

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WDGE2 LED Rev. 04/02/25

WDGE1 LED
Architectural Wall Sconce

Catalog Number
Notes
Type

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: (without options) 9 lbs

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

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)					
					P2	P3	P4	P5	P6	P8
WDG1 LED	Visual Comfort	4W			750	1,200	2,000			
WDG1 LED	Visual Comfort	10W	10W	Standalone / nLight	—	1,200	2,000	3,000	4,500	6,000
WDG2 LED	Precision Reflective	10W	10W	Standalone / nLight	700	1,200	2,000	3,200	4,200	—
WDG2 LED	Precision Reflective	11W	10W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	—
WDG4 LED	Precision Reflective	—	—	Standalone / nLight	—	12,000	16,000	18,000	20,000	22,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDG1 LED	P6	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT 347*	Shipped included
	P2	30K 3000K	90CRI	VW Visual comfort wide		SRM Surface mounting bracket
	P3	40K 4000K				ICW Indoor Canopy/Ceiling Washer bracket (dry/damp locations only)*
	P4	50K 5000K				Shipped separately
	P5					AWS 3.5inch Architectural wall spacer *
	P8					PBBW Surface-mounted back box (req. WL, right conduit entry). Use when there is no junction box available.*

Options

E4WH Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)*	DSSTXD Dark bronze	
PE Photocell, Button Type*	DBLXD Black	
DS Dual switching (comes with 2 drivers and 2 light engines, see page 2 for details)	DNAXD Natural aluminum	
DWHXD White	
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)*	DSSTTXD Textured dark bronze	
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DBLBXD Textured black	
DNATXD Textured natural aluminum	
DWHGXD Textured white	
DSSTTXD Textured sandstone	
120 Single fuse (120V) *	
277 Single fuse (277V) *	
480 Single fuse (480V) *	

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WDGE1 LED Rev. 04/02/25

WATCH LIGHT Series
WLT LED Security Lighting

PRODUCT OVERVIEW

Features:

OPTICAL
Durable prismatic glass optics
Wide variety of lumen packages in type 3 & 5 distributions
Optional acrylic refactor provides additional vertical foot-candles
5000K & 4000K CCT, 70 CRI minimum

ELECTRICAL
120 – 277 volt
Ships standard with 0-10V dimmable driver, or optional DALI D4i driver
Robust Surge Protection: Three different surge protection options provide a minimum of 6kV/3kA, 10kV/5kA or 20kV/10kA protection, per ANSI/C136.2.
Expected Life: LED light engines are rated > 100,000 hours at 25°C. L70. Electronic driver has an expected life of 100,000 hours at 25°C ambient.
Lower Energy: Saves an expected of 46-60% over comparable HID luminaires.

MECHANICAL
All aluminum housing & door
2-bolt mounting with +/- 2° adjustment
Mast arm mount is adjustable for arms from 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) diameter.
Provides a 3G vibration rating per ANSI C136.31
Optional stainless steel thumbscrew for tool-less entry
ANSI standard wattage label on all units
Ruggedized powder coat paint process (DT option) yields a finish that achieves a scribe creepage rating of 10 (per ASTM D1654) after 5000 hours exposure to salt fog chamber (operated per ASTM B117).

CONTROLS
The Acuity designed ANSI 7-pin receptacle is available, which supports traditional locking style photocontrols such as the Extreme-Long-life solid state locking style photocontrol - PCLL (20 year rated life).
The SK Connect option is a factory embedded low voltage dusk to dawn photocontrol that increases longevity vs. line voltage controls and also eliminates the need to separately inventory controls.
The Local Connect option provides a simple means to collect luminaire attribute data, including GPS location, and luminaire performance data via point-to-multi-tier communicates via secure Bluetooth link using smartphone platforms.
Cell Connect is an embedded network photocontrol with cellular communication. It provides digital switching, precise dimming, and revenue grade metrology. Cell Connect leverage D4i drivers to communicate real-time data to Ultrifa, a cloud-based asset management system.

STANDARDS
Rated for -40°C to 40°C ambient
CSA Certified to U.S. and Canadian standards
Complies with ANSI C136.2, C136.10, C136.31, C136.15, C136.37
DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

DIMENSIONS

R3/R5 Optic

D3/D5 Optic

K3/K5 Optic

Effective Projected Area (EPA): The EPA for the WLT is 0.25 sq. ft. Weight= 7.5 lbs. (3.4 kg)

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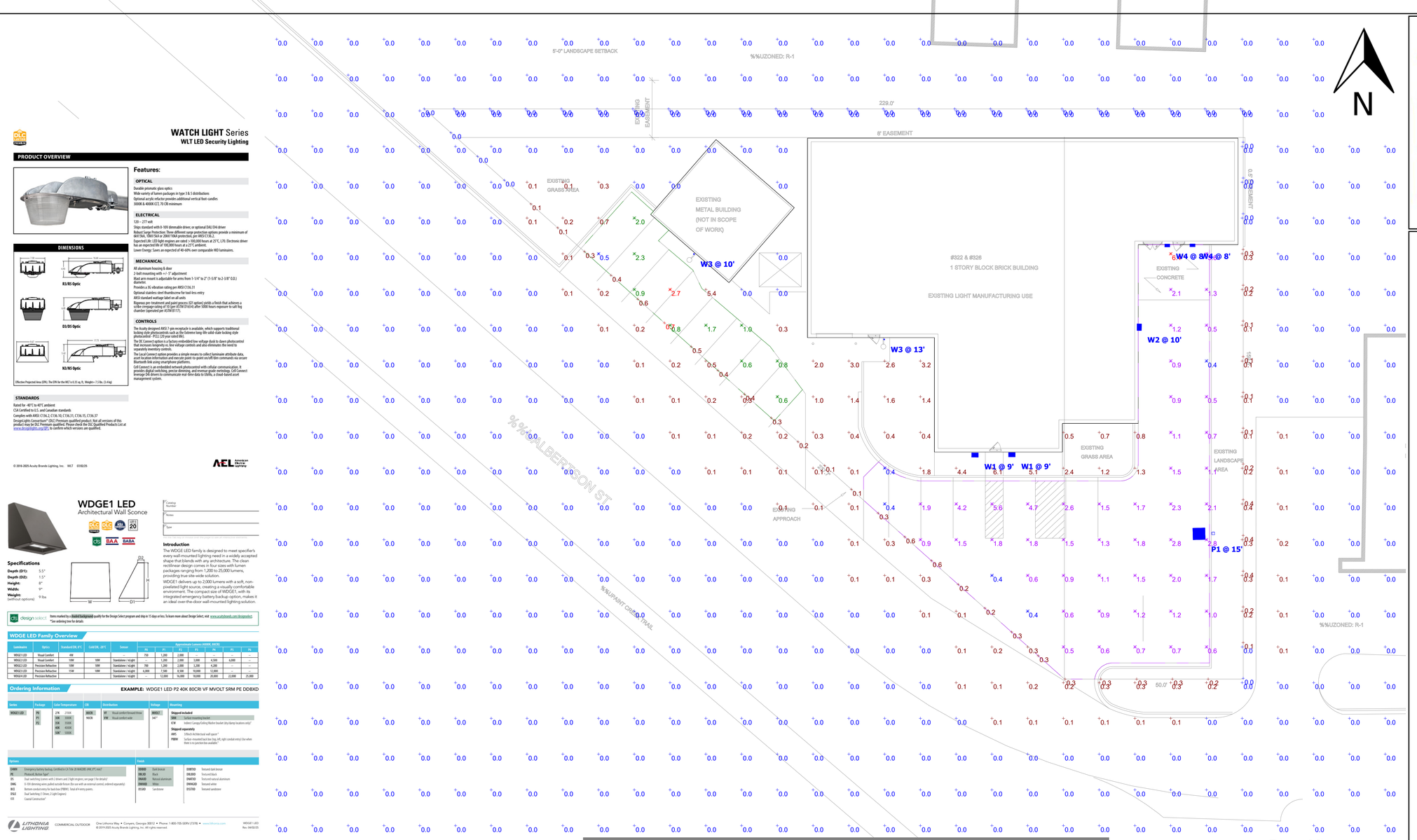
AEL American Electric Lighting



Plan View
Scale - 1" = 14ft

Schedule

Symbol	Label	QTY	Catalog Number	Description	Lumens per Lamp	LLF	Wattage
	P1	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
	W1	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
	W2	1	WDGE2 LED P1 40K 80CRI T3M	WDGE2 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 3 MEDIUM OPTIC	1265	0.9	11.1658
	W3	2	WLT A R3 4K	WLT Performance Package A Roadway Type III 4000K	5063	0.85	34

Statistics

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	+	1.3 fc	2.7 fc	0.5 fc	5.4:1	2.6:1
Parking 2	+	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

General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. 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 REQUIRMENTS DEFINED IN ASHRAE 90.1 2019. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

Alternates Note

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

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.

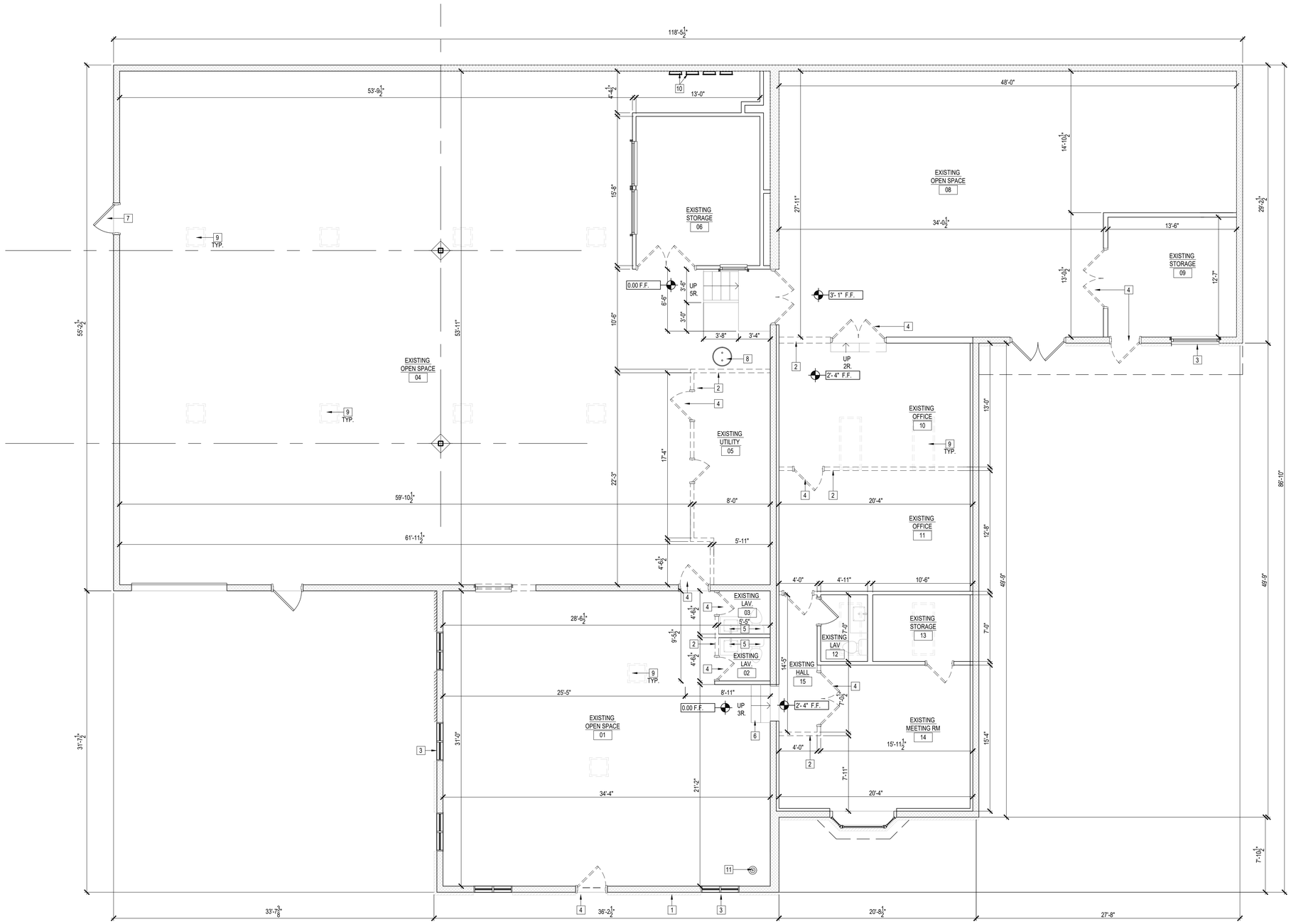
Mounting Height Note

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

GBA

326 ALBERTSON - GYM
EXTERIOR PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
BK
Date
03/11/2026
REV 05/03/2026
REV 05/04/2026
Scale
Not to Scale
Drawing No.
#26-55731 V3



NOTES: GENERAL DEMOLITION

1. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS.
2. PROVIDE APPROPRIATE BARRICADES, SIGNAGE, AND OTHER SAFETY PRECAUTIONS SO AS TO PROTECT VISITORS, TRADESMAN, AND EXISTING REMAINING CONSTRUCTION.
3. COMPLETELY REMOVE ALL WORK AND RELATED WORK IN AREAS DESIGNATED ON THE PLAN.
4. 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.)
5. RESTORE EXISTING AREAS WHICH ARE DAMAGED DURING CONSTRUCTION. MATCH EXISTING MATERIAL AND FINISHES.
6. DO NOT USE EXPLOSIVES OR UNSAFE DEMOLITION METHODS.
7. REMOVE ALL DEBRIS FROM THE SITE. DO NOT BURN REFUSE ON SITE. MATERIAL TO BE DISPOSED TO AN APPROVED SITE.
8. COORDINATE SALVAGEABLE ITEMS WITH THE OWNER. STORE SALVAGEABLE ITEMS WITHIN DESIGNATED AREAS.

EXISTING / DEMO FLOOR PLAN KEYED NOTES #

1. EXISTING EXTERIOR WALL.
2. EXISTING INTERIOR WALL TO BE REMOVED.
3. EXISTING WINDOW
4. EXISTING DOOR TO BE REMOVED
5. EXISTING FIXTURES TO BE REMOVED
6. EXISTING STAIR
7. EXISTING DOOR TO BE PAINTED
8. EXISTING WATER HEATER TO BE RELOCATED
9. EXISTING SPOUGHT
10. EXISTING ELECTRICAL EQUIPMENT.
11. EXISTING WATER MAIN

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

EXISTING FLOOR PLAN

SMA
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Architects
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ROCHESTER, MI

RETROFIT BUILDING

322 & 326 ALBERTSON,
ROCHESTER, MI 48307

STATE OF MICHIGAN
PIETRO D'ALEO
ARCHITECT
No. 1301205555

ISSUANCE:
- ☐ SCHEMATIC
- ☐ BIDDING
- ■ MUNI SUBMITTAL
- ☐ CONSTRUCTION
- ☐ OTHER:

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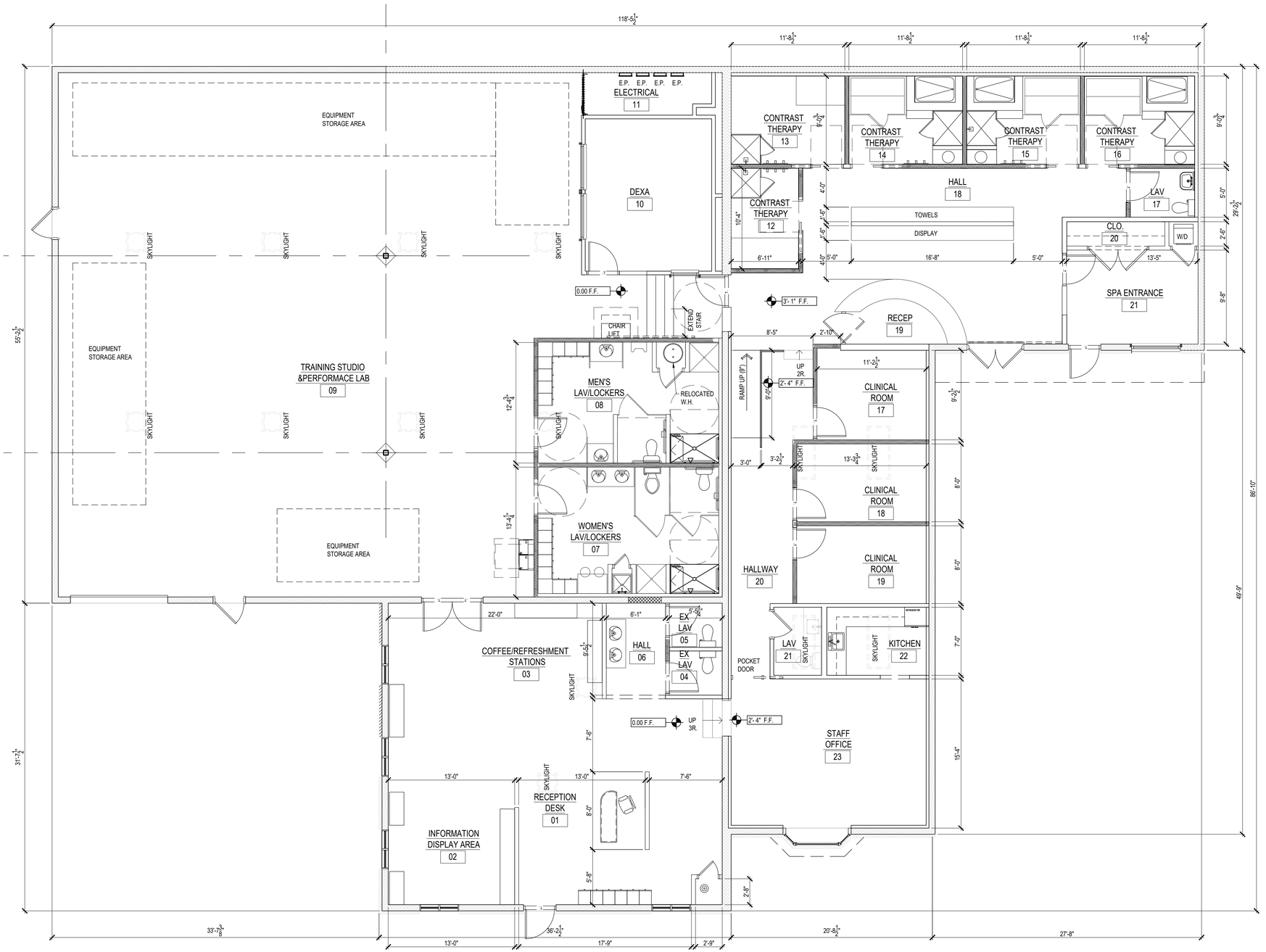
PROJECT NO. 26-1212



1 A101 PROPOSED FLOOR PLAN

SCALE: 3/16" = 1'-0"

NORTH

TYPICAL NOTES:

1. HARDWARE SELECTED BY OWNER
2. ALL INTERIOR FINISH AND TRIM SHALL COMPLY W/ LOCAL ORDINANCES, CURRENT MICHIGAN BUILDING CODE SECTION, CHAPTER 8
3. CLASS C: FLAME SPREAD 76-200, SMOKE DEVELOPMENT 0-450. CONTRACTOR TO SUBMIT DOC'S 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.
4. INSULATION FLAME SPREAD INDEX REQUIREMENTS SHALL BE IN ACCORDANCE WITH ASTM E 84.
   A. CONCEALED OR EXPOSED INSTALLATION SHALL HAVE RATING OF NOT MORE THAN 25. INSULATION BETWEEN 2 LAYERS OF NONCOMBUSTABLE MATERIALS W/O INTERVENING AIRSPACE SHALL BE ALLOWED TO HAVE A FLAME SPREAD INDEX OF NOT MORE THEN 100.
   B. SMOKE DEVELOPMENT INDEX RATING OF NOT MORE THAN 450.
   C. ALL INSULATION TO BE PROPERLY LABELED
5. CONTRACTOR TO PROVIDE FIRE EXTINGUISHER ON JOB AS REQUIRED BY BUILDING INSPECTOR.
6. PROVIDE MIN. (2) 5# ABC EXTINGUISHES IN ACCORDANCE WITH NFPA 10 IN EACH TENANT SPACE. LOCATION TO BE VERIFIED WITH BUILDING INSPECTOR.
7. PROVIDE INTERNATIONAL SYMBOL FOR HANDICAPPED SIGNS FOR DIRECTION ON RESTROOM ACCESSIBILITY.
8. ALL GLAZING IN HAZARDOUS AREA SHALL BE SAFETY GLASS AND COMPLY WITH CURRENT M.B.C. SEC 2406.2 LABELS AND GLASS COMP. WITH CPSC 16CFR PART 1201.

GENERAL NOTES:

1. DOOR HANDLES, PULLS,LATCHES, LOCKS, AND OTHER OPERATIONS TO BE AT 48" A.F.F. MAX. AND 34" A.F.F. MIN.
2. DOORS TO HAZARDOUS AREAS TO HAVE HARDWARE W/ ROUGH FINISH
3. ALL EXIT DOORS TO HAVE PANIC DEVICE CLOSERS AND SHALL NOT LOCK AGAINST EGRESS OR OTHER HARDWARE COMPLYING W/ SEC. 008.1.8.
4. LOCKING DEVICES TO BE ACTIVATED BY NO MORE THEN ONE-HALF TURN, ACTIVATED BY LEVER TYPE.
5. ALL DOOR HANDLES TO BE LEVER TYPE.
6. 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.
7. ALL MILLWORK/CASEWORK COUNTERTOPS HAVE A MAXIMUM 34" HEIGHT A.F.F., UNLESS NOTED OTHERWISE.

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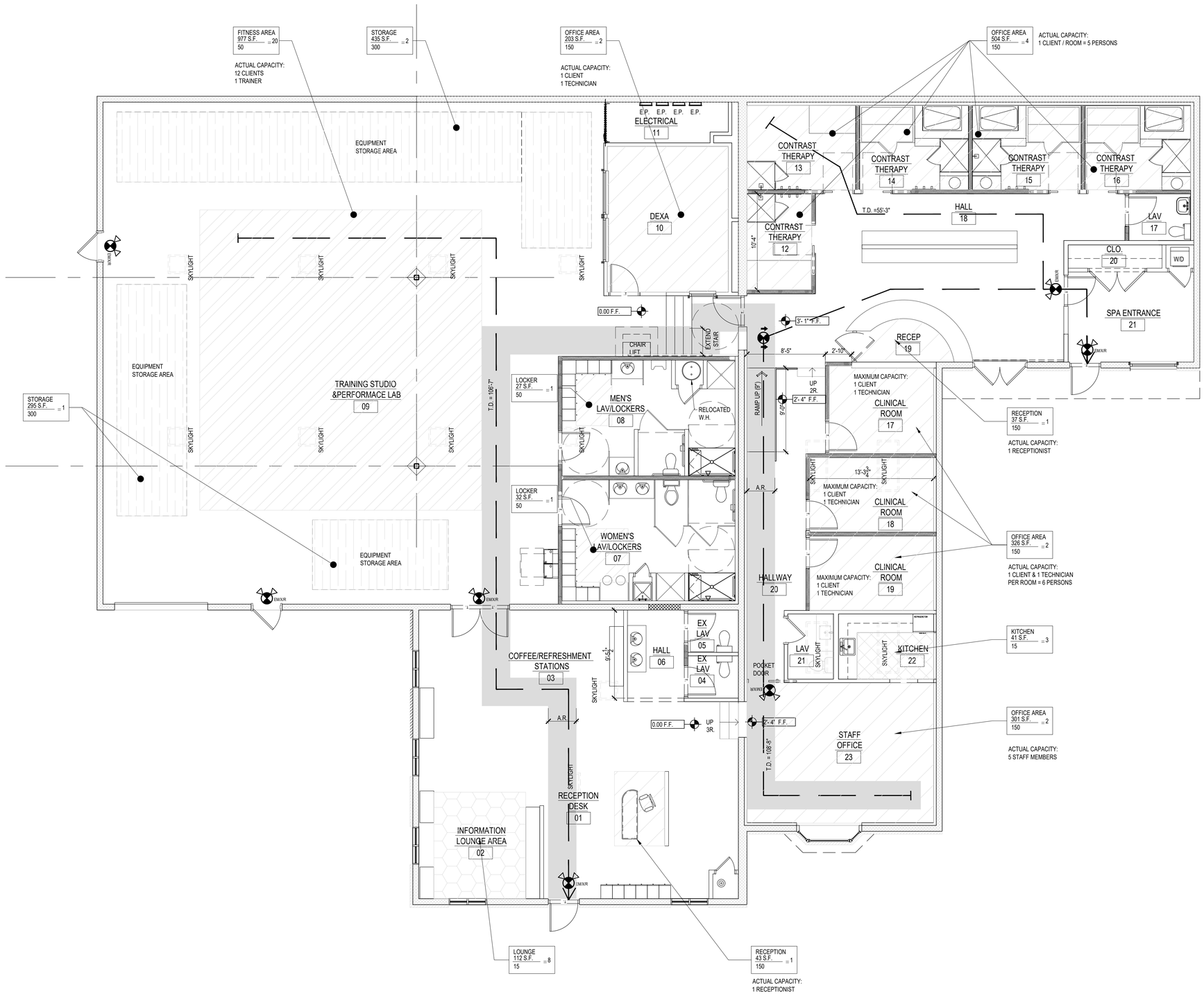
PROPOSED FLOOR PLAN



LIFE SAFETY PLAN LEGEND

Lounge
511 / 15 = 34
USE OF SPACE
AREA (SQUARE FEET)
OCCUPANCY
FLOOR AREA / OCCUPANT

T.D. — TRAVEL DISTANCE

A.R. — ACCESSIBLE ROUTE

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

MULTIPLE EXITS:
TRAVEL DISTANCE ALLOWED (TABLE 1017.2) = 250'-0"
TRAVEL DISTANCE PROVIDED = 106'-8"

EXIT CALCULATIONS:
(MBC-2021, TABLE 1006.2.1 & 1006.3.1)
EXITS REQUIRED:
1 - 49 PERSONS = 1 EXIT
50 - 500 PERSONS = 2 EXITS
EXITS PROVIDED = 4 EXITS

LIFE SAFETY PLAN GENERAL NOTES:

A. 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)

B. EGRESS SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, CLOSETS OR SIMILAR SPACES. (1014.2)

C. PANIC AND FIRE EXIT HARDWARE, WHERE INSTALLED ON DOORS IN THIS BUILDING SHALL SATISFY THE FOLLOWING (1008.1.10):

1. THE ACTUATION PORTION OF THE RELEASING DEVICE SHALL EXTEND AT LEAST ONE-HALF OF THE DOOR LEAF WIDTH.
2. THE MAXIMUM UNLATCHING FORCE DOES NOT EXCEED 15 POUNDS (6.8 KG).
3. 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.
4. PANIC HARDWARE LISTED IN ACCORDANCE WITH UL 305.
5. FIRE EXIT HARDWARE LISTED IN ACCORDANCE WITH UL 10C AND UL 305.

D. 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)

E. 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:

1. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL.
2. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL.
3. 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.

F. 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)

G. 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)

H. LANDINGS SHALL BE PROVIDED ON EACH SIDE OF DOORS AND SUCH LANDING 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 (11120 MM). (1008.1.5, 1008.1.6)

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

NORTH

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- ☐ OTHER:

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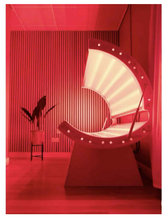
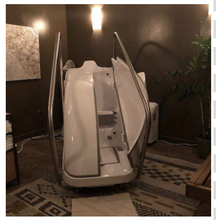
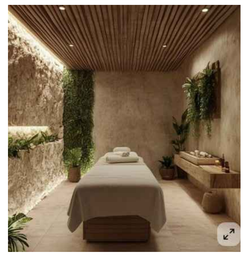
PROJECT NO. 26-1212

LIFE SAFETY PLAN







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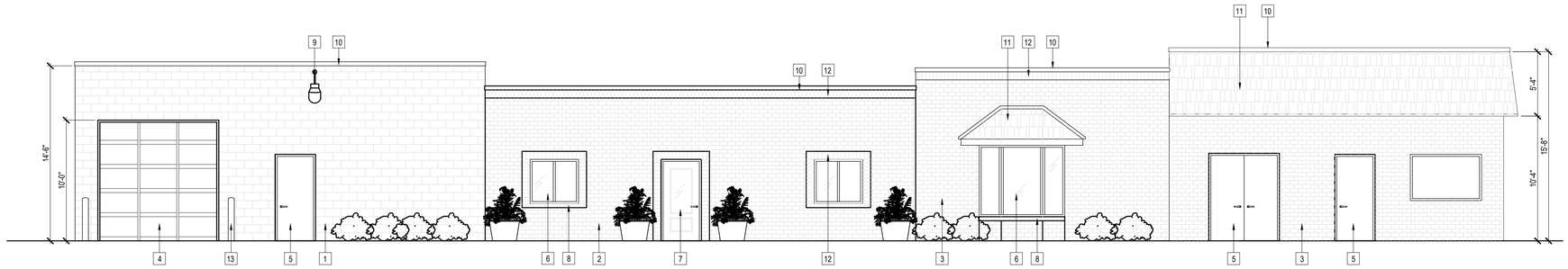
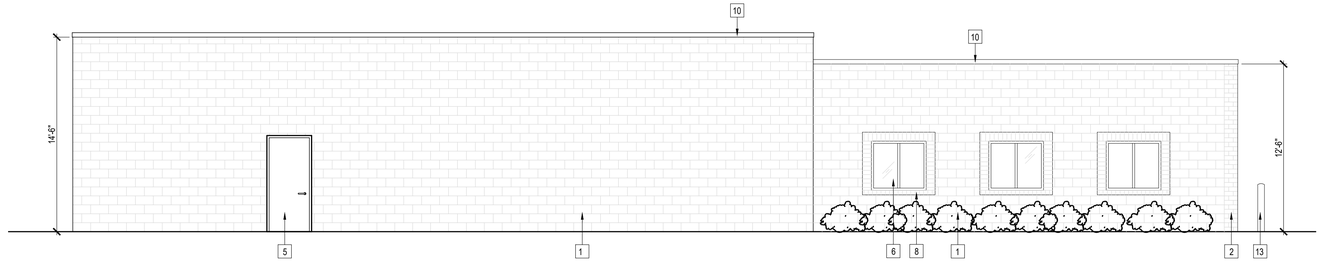


ELEVATION KEYED NOTES:

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

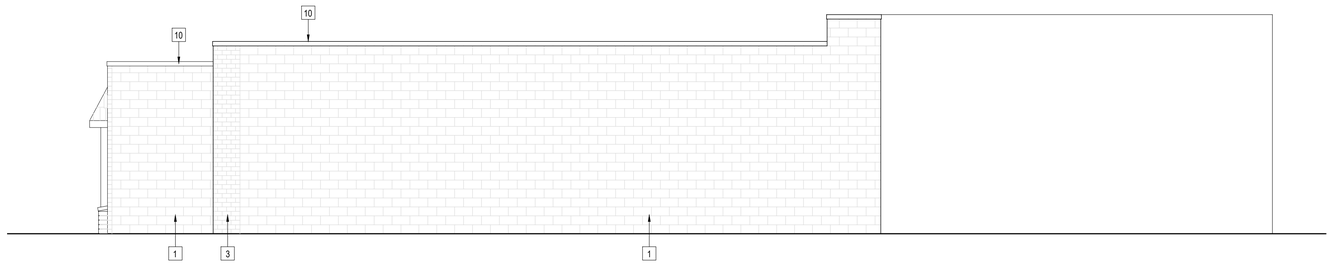
1 / A200 EXISTING SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



2 / A200 EXISTING WEST ELEVATION

SCALE: 3/16" = 1'-0"



3 / A200 EXISTING EAST ELEVATION

SCALE: 3/16" = 1'-0"

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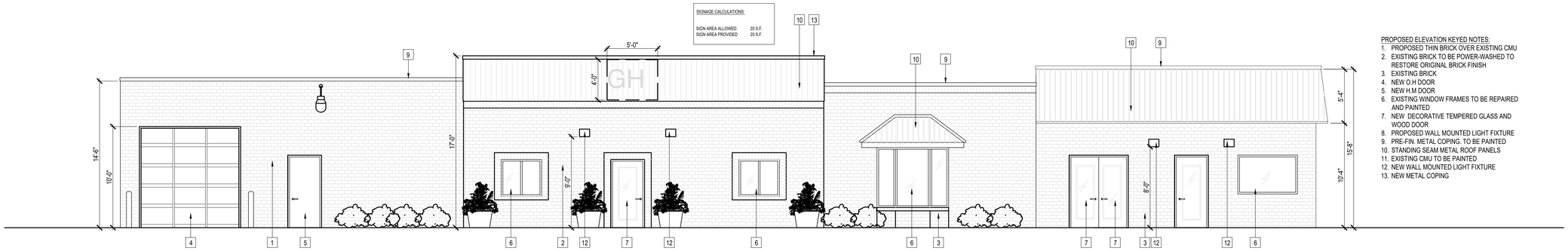
EXISTING ELEVATIONS

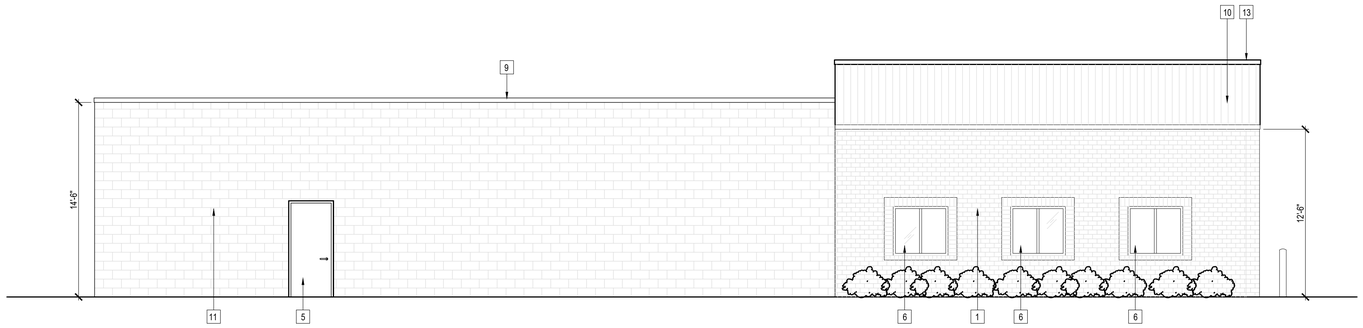


PROPOSED ELEVATION KEYED NOTES:

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

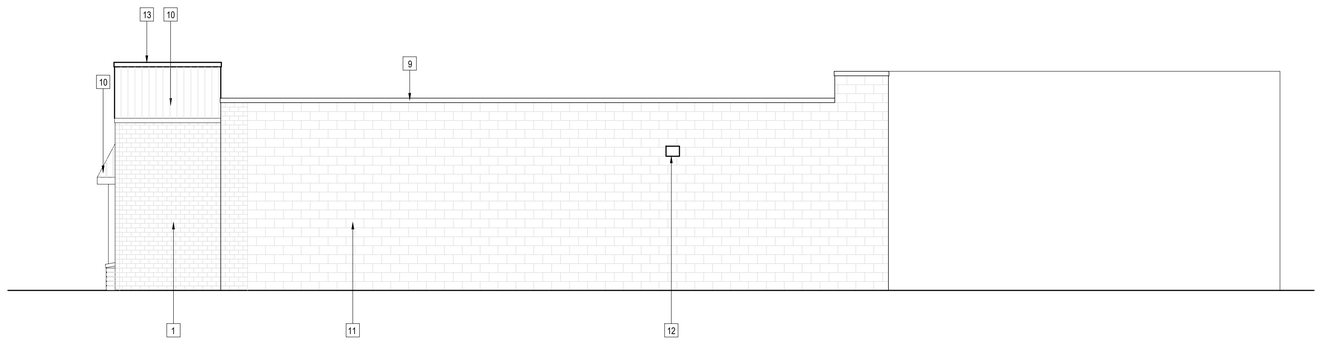
1 A201 PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



2 A201 PROPOSED WEST ELEVATION

SCALE: 3/16" = 1'-0"



3 A201 PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'-0"

PROPOSED ELEVATIONS

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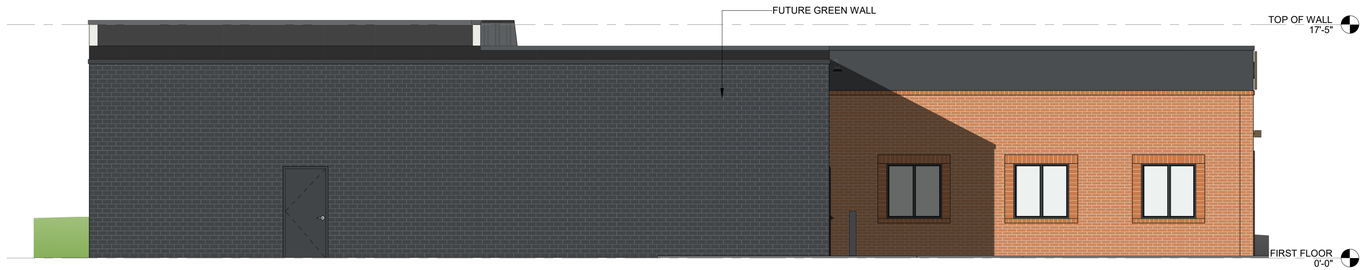
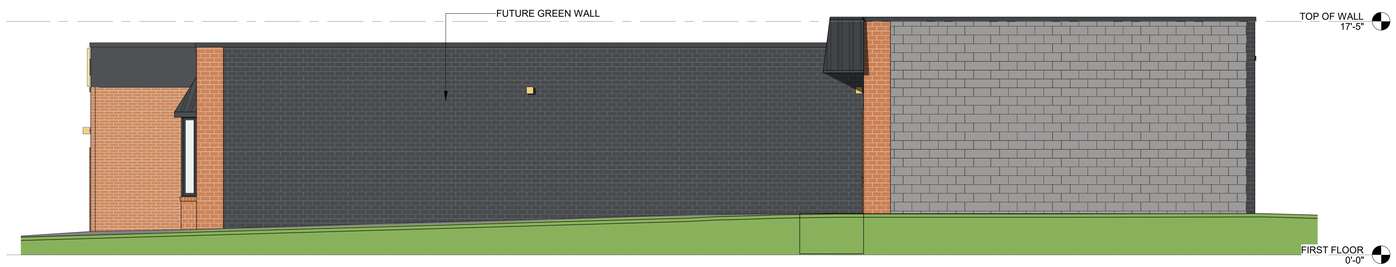
1 A202 South Elevation
3/16" = 1'-0"



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



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

EXTERIOR ELEVATIONS

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OPERATIONS · ATTENDANCE & TRAFFIC ANALYSIS

Facility Traffic Report

Per-time-slot attendance & estimated hourly traffic

Reporting period: January 1 – May 31, 2026 · Source: recurring-session visit logs & monthly visit totals · Prepared for Gym Holistic & GH Longevity (combined fitness + clinical wellness facility)

5.6	44.5	312	1,345
AVG / CLASS	AVG / DAY	AVG / WEEK	AVG / MONTH

HOW TO READ THIS — Class, daily, weekly and monthly figures are headcounts (visits). The hourly heatmap shows the *peak number of people on-site during each hour*, modeled on the actual **50-minute class length** (classes start one hour apart, so one group leaves before the next arrives, with only a brief turnover overlap). Saturday Open Gym is a single 5-hour open window (8 AM–1 PM); its 19.4 average is spread across those five hours (≈4/hour), **not** a simultaneous crowd.

SCOPE — This report covers the **group fitness** side of the operation, using five months of actual member attendance records. The combined facility also houses a by-appointment clinical wellness and longevity practice, whose visits are scheduled individually and fall largely in the mid-day and afternoon — the hours when the gym lot is otherwise empty (see heatmap). No speculative clinical figures are included; the demand shown here is based solely on recorded gym attendance.

Hourly Traffic Heatmap — peak people on-site per hour

Hour	Mon	Tue	Wed	Thu	Fri	Sat
5 AM	8.5	6.4	9.4	4.7	7.0	·
6 AM	11.7	6.4	12.5	5.3	10.2	·
7 AM	11.1	6.2	10.6	5.3	9.1	·
8 AM	11.6	12.2	12.8	11.7	13.1	3.6
9 AM	12.5	12.2	12.8	11.7	13.8	3.6
10 AM	5.1	3.2	4.0	5.2	5.2	3.6
11 AM	1.6	·	·	·	·	3.6
12 PM	5.4	·	4.3	·	4.0	3.6
1 PM	3.8	·	4.3	·	4.0	·
2 PM	·	·	·	·	·	·
3 PM	·	·	·	·	·	·
4 PM	4.1	0.8	5.1	1.4	5.1	·
5 PM	6.6	4.0	5.7	3.7	5.3	·
6 PM	6.6	4.0	5.9	3.7	5.3	·
7 PM	5.6	·	5.9	·	·	·

Values = est. people on-site at the busiest point of that hour

PEAK LOAD — With 50-minute classes, the busiest hours are the 8–9 AM block (all five weekdays) and the early Mon/Wed mornings, topping out around **12–14 people on-site**. Because each class clears before the next fills, people do not stack up across sessions. Afternoons (2–4 PM) are effectively empty.

Per-Day Slot Detail

Monday — *Pull Day*

72	9 AM
AVG VISITS / DAY	PEAK HOUR (~12)

TIME	CLASS	AVG	VISITS	SESS.
05:00 AM	**Pull Day**	**8.5**	**179**	**21**
06:00 AM	Pull Day	7.6	160	21
06:30 AM	Pull Day	4.1	87	21
07:00 AM	Pull Day	6.0	125	21
07:45 AM	Pull Day	5.1	107	21
08:15 AM	Pull Day	4.2	88	21
08:45 AM	Pull Day	7.4	156	21
09:30 AM	Pull Day	5.1	107	21
10:30 AM	Open Gym	3.5	371	107
12:30 PM	Pull Day	3.8	79	21
04:30 PM	Pull Day	4.1	87	21
05:30 PM	Pull Day	6.6	139	21
06:30 PM	Pull Day	5.6	117	21

Tuesday — *Metabolic Conditioning*

38	8 AM
AVG VISITS / DAY	PEAK HOUR (~12)

TIME	CLASS	AVG	VISITS	SESS.
05:10 AM	Metabolic Conditioning	6.4	135	21
06:15 AM	Metabolic Conditioning	6.2	131	21
07:20 AM	Metabolic Conditioning	5.3	111	21
08:25 AM	**Metabolic Conditioning**	**12.2**	**257**	**21**
09:30 AM	Metabolic Conditioning	3.2	68	21
04:30 PM	Metabolic Conditioning	0.8	17	21
06:00 PM	Metabolic Conditioning	4.0	85	21

Wednesday — *Push Day*

70	8 AM
AVG VISITS / DAY	PEAK HOUR (~13)

TIME	CLASS	AVG	VISITS	SESS.
05:00 AM	**Push Day**	**9.4**	**198**	**21**
06:00 AM	**Push Day**	**8.1**	**170**	**21**
06:30 AM	Push Day	4.4	93	21
07:00 AM	Push Day	5.4	114	21
07:45 AM	Push Day	5.2	110	21
08:15 AM	Push Day	4.0	84	21
08:45 AM	**Push Day**	**8.8**	**185**	**21**
09:30 AM	Push Day	4.0	84	21
12:30 PM	Push Day	4.3	91	21
04:30 PM	Push Day	5.1	108	21
05:30 PM	Push Day	5.7	120	21
06:30 PM	Push Day	5.9	124	21

Thursday — *Zone 2 / Fat Burn*

36	8 AM
AVG VISITS / DAY	PEAK HOUR (~12)

TIME	CLASS	AVG	VISITS	SESS.
05:10 AM	Zone 2 / Fat Burn	4.7	103	22
06:15 AM	Zone 2 / Fat Burn	5.3	117	22
07:20 AM	Zone 2 / Fat Burn	4.4	96	22
08:25 AM	**Zone 2 / Fat Burn**	**11.7**	**257**	**22**
09:30 AM	Zone 2 / Fat Burn	5.2	114	22
04:30 PM	Zone 2 / Fat Burn	1.4	31	22
06:00 PM	Zone 2 / Fat Burn	3.7	81	22

Friday — *Leg Day*

58	9 AM
AVG VISITS / DAY	PEAK HOUR (~14)

TIME	CLASS	AVG	VISITS	SESS.
05:00 AM	Leg Day	6.4	141	22
06:00 AM	Leg Day	7.0	155	22
06:30 AM	Leg Day	3.2	70	22
07:00 AM	Leg Day	3.8	84	22
07:45 AM	Leg Day	5.3	116	22
08:15 AM	Leg Day	4.5	98	22
08:45 AM	**Leg Day**	**8.6**	**189**	**22**
09:30 AM	Leg Day	5.2	115	22
12:30 PM	Leg Day	4.0	89	22
04:30 PM	Leg Day	5.1	112	22
05:30 PM	Leg Day	5.3	116	22

Saturday — *Open Gym (8 AM–1 PM)*

19	8 AM
AVG VISITS / DAY	PEAK HOUR (~4)

TIME	CLASS	AVG	VISITS	SESS.
08:00 AM	**Open Gym**	**19.4**	**426**	**22**

Addressing Community Concerns

We understand that neighbors near this parcel have raised two fair questions about the proposed use — a combined fitness studio and clinical wellness & longevity practice. The parcel is zoned **R1** but previously received a special project designation authorizing its use as an **industrial warehouse**; the current proposal would replace that approved warehouse use. The questions: **Will cars overflow onto nearby streets?** and **Will it add to morning traffic during school-bus hours?** The five months of real attendance data in this report let us answer both directly.

1. Parking will be contained on-site — no street overflow.

The proposed lot has **18 spaces**. At the single busiest moment of the entire week, total demand — every member's car plus two staff vehicles — reaches about **16 cars**. That leaves spaces open even at peak. Because classes run 50 minutes and start an hour apart, one group leaves before the next arrives, so cars never accumulate across sessions. There is no realistic scenario in the data where the lot fills and visitors are pushed to park on neighborhood streets.

2. Traffic is light and steady — not a surge.

This is a small-group facility, not a big-box gym. A typical class brings only **5 to 9 people**, arriving and leaving in a steady trickle — on the order of one car every few minutes — rather than all at once. The clinical side operates by individual appointment, mostly during mid-day and afternoon hours when the gym is quiet, so it spreads activity into otherwise-empty periods rather than adding to the morning peak. All traffic is passenger-car only — there are no commercial deliveries, freight, or service-vehicle movements. This matters because the parcel already carries an approved special project designation for use as an **industrial warehouse**: the realistic alternative for this site is a warehouse operation, which would bring heavy trucks, loading-dock activity, and freight movement through the neighborhood. By comparison, a small fitness studio with a by-appointment clinic is markedly quieter, daytime-limited, and passenger-car only.

3. The school-bus hours are specifically manageable.

The heaviest gym activity is the pre-dawn **5:00–7:00 AM** block, which finishes before most school routes begin. Activity during the **afternoon** bus window (around 3:00 PM) is near zero — the lot is essentially empty between 10 AM and 4 PM every weekday. Morning gym arrivals are spread across several class start times rather than concentrated at one moment, so they do not create a single congestion spike that would conflict with bus traffic.

What This Means for the Neighborhood

- **Self-contained parking.** Peak demand fits within the on-site lot with room to spare. Overflow onto residential streets is not supported by five months of operating data.
- **Lighter than the approved alternative.** The site is already authorized for use as an industrial warehouse — a use that would generate truck and freight traffic. A small fitness studio with a by-appointment clinic is passenger-car only and represents a substantial *reduction* in potential traffic impact compared with the warehouse use already on the books.
- **Low trip generation.** Small class sizes mean a handful of vehicles per session, spread across staggered start times — a gentle, predictable flow rather than a rush.
- **Reserved, self-contained parking.** The lot is for members and staff only and is not offered for outside or public parking. With demand peaking well below capacity and the lot largely empty from roughly 10 AM to 4 PM, there is always ample room on-site — so the facility has no need to rely on neighborhood streets.

HOW WE KNOW — These conclusions are based on 6,726 actual member visits recorded over 151 days (January 1 – May 31, 2026) at the operator's existing facility, which runs the same class schedule proposed here. The figures reflect **group fitness attendance only**; the by-appointment clinical practice is low-volume and falls in off-peak mid-day hours, so it does not change the peak-demand picture. Demand was modeled conservatively: one car per person (no carpooling or drop-offs), two staff cars present all day, and the real 50-minute class length. These assumptions intentionally overstate gym demand, so actual impact on the neighborhood is expected to be lower than shown.

City of Rochester

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

To: Honorable Planning Commission Members

From: Jeremy Peckens, Planning and Zoning Administrator

Date: July 9, 2026

RE: Request of Payment in Lieu of providing parking request of 2 additional space for 333 S. Main.

We are in receipt of a request from the new tenants of the former Che Belle Salon, located at 333 S. Main. The applicant is Beautymark Spa and Wellness they are requesting a Special Exception for Payment in lieu of Parking.

The request for payment in lieu of parking is based on the conversion from office to med-spa that are proposed on the submitted floor plan. This unit of the property is credited with 2 parking spaces. This proposed use change will add 2 spa stations, requiring a total of 4 spaces. This change of use will put them into a parking deficit of parking by 2 spaces. They are now seeking a Special Exception for payment in lieu of providing for 2 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 spa station.

Existing Office Layout – 570 sqft requires 2 spaces (2 credited – 0 Provided)
Proposed Spa Layout - 2 stations requires 4 spaces (2 credited – 0 Provided)

The cost per space is $1,000 and they are seeking the special exception of 2 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

ROCHESTER
Where you live.

July 9, 2026

To: City of Rochester Planning Commission,

Opening my own medical spa has been a longtime dream of mine, and I cannot think of a better place to bring that dream to life than Downtown Rochester. I have always admired the city's vibrant atmosphere, strong sense of community, and family-oriented environment. It is a place where people come together to shop, dine, and support local businesses, and I would be honored to become a part of that community.

I chose Downtown Rochester because its values closely align with my own. I believe in creating a welcoming space where every client feels comfortable, respected, and genuinely cared for. My commitment is to provide exceptional aesthetic care with kindness, integrity, and compassion while maintaining the highest standards of patient safety and evidence-based practice.

As a registered nurse, my priority has always been the well-being of my patients. That same commitment will be the foundation of my business. I strive to help my clients feel confident while ensuring they receive honest guidance, individualized treatment plans, and safe, high-quality care.

I look forward to contributing to the continued growth and success of Downtown Rochester by building meaningful relationships with my clients, supporting neighboring businesses, and becoming an active member of this exceptional community. It would be an honor to establish my business here and serve the residents of Rochester for many years to come.

Sincerely,

Liza Sinishtaj

BeautyMark Spa and Wellness, LLC

WALL SCHEDULE

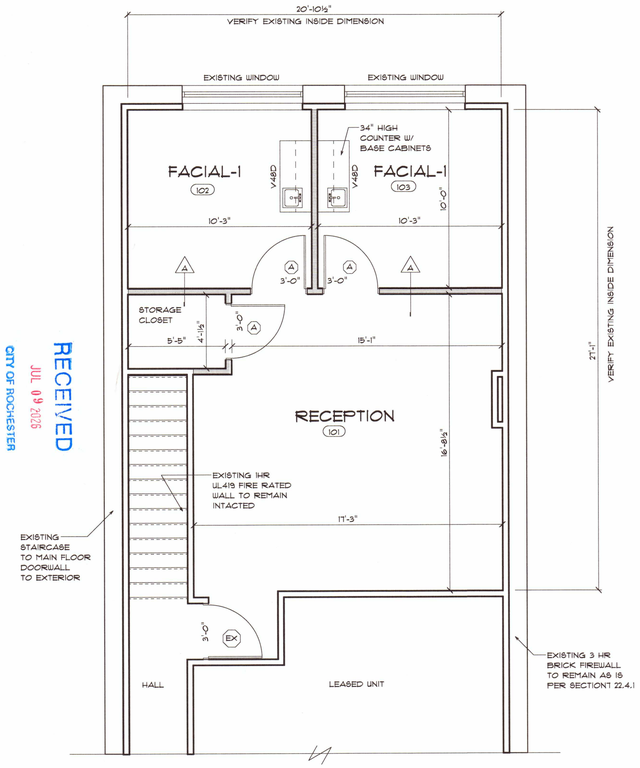
- EXISTING TO BE REMOVED
- EXISTING TO REMAIN
- 2 X 4 STUDS @ 16" O.C. W/ 5/8" GYPSUM BD EACH SIDE
- BRICK STRUCTURE EXISTING TO REMAIN

DOOR SCHEDULE

MARK	SIZE			DOOR					FRAME				HDW.	REMARKS
	3'-0" x 6'-8"			TYPE	MATERIAL			FINISH	MATERIAL			FINISH		*COORDINATE HARDWARE AND KEYING REQUIREMENTS WITH OWNER
		EXISTING			HOLLOW METAL	WOOD			HOLLOW METAL	ALUMINUM	EXISTING			
	1	2	3		1	2	3		1	2	3			
(A)	3					3		STAIN	3			---		CLOSER

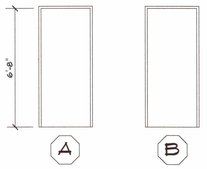
ABBREVIATIONS

ACT - ACOUSTICAL CEILING TILE	WD - WOOD (TBD BY OWNER/DESIGNER
CLG - CEILING	CT - CERAMIC TILE
FRP - FIBERGLASS REINFORCED PLASTIC	GYP. BD. - GYPSUM BOARD
FL - FLOOR	PT - PAINT
HT - HEIGHT	VCT - VINYL COMPOSITION TILE
RB - RUBBER BASE	VCCT - VINYL CLAD CEILING TILE (KITCHEN AREA)
LF - LAMINATE FLOOR	CB - CARPET BASE
EXIST. - EXISTING	QT - QUARRY TILE (KITCHEN AREA)



MAIN FLOOR PLAN

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



DOOR FRAME AND STYLE

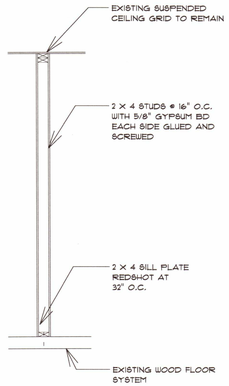
SCALE: 1/4" = 1'-0"

EXISTING TENANT SPACE:
ALL MECHANICAL IN SPACE IS EXISTING AND TO REMAIN INTACTED. NO WORK TO DUCTWORK, FURNACE UNIT, SUPPLY AND RETURNS TO BE COMPLETED.

ALL ELECTRICAL IN SPACE INCLUDING CEILING LIGHTS, SWITCHES, OUTLETS AND PANEL ARE ALL EXISTING. ONLY A FEW NEW RECEPTACLES TO BE INSTALLED IN EACH ROOM.

ONLY PLUMBING IS THE HOOK UP OF TWO NEW SINKS IN THE EACH ROOM IN COUNTER CABINET.

PARKING REQUIREMENT: MED SPA
510 SQUARE FEET OF SPACE
2 PARKING SPACES PER CHAIR
2 + 2 = 4 TOTAL PARKING SPACES REQUIRED



A WALL DETAIL

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

RECEIVED
JUL 09 2026
CITY OF ROCHESTER

GENERAL CONSTRUCTION NOTES

1. DO NOT SCALE DRAWINGS. NECESSARY DIMENSIONS ARE GIVEN. DIMENSIONS ARE TO BE VERIFIED IN THE FIELD FOR EXISTING CONDITIONS. DISCREPANCIES OR QUESTIONS REGARDING DIMENSIONS SHOULD BE DIRECTED TO THE ATTENTION OF THE ARCHITECT.
2. THE FLOOR PLAN IS A COMPOSITE DRAWING OF THE EXISTING BUILDING AND NEW CONSTRUCTION. THE EXISTING IS INDICATED IN LIGHTER LINE OR OUTLINE FORM. NEW CONSTRUCTION IS SHOWN BY A HEAVIER LINE WEIGHT AND IDENTIFIED BY LABEL, NOTE, MATERIAL PATTERN OR REFERENCED DRAWINGS.
3. MASONRY OR EXISTING WALL DIMENSIONS ON FLOOR PLANS ARE TO THE FACE OF BASIC WALL FINISH. DIMENSIONS TO NEW STUD WALLS ARE TO THE FACE OF DRYWALL.
4. CONTRACTOR SHALL VERIFY AND COORDINATE THE LOCATIONS, ELEVATIONS, AND CONFIGURATIONS OF ALL MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS TO BE PROVIDED. POTENTIAL INTERFERENCES SHOULD BE DIRECTED TO THE ATTENTION OF THE ARCHITECT.
5. OCCUPIED ROOMS ARE TO COMPLY WITH BARRIER-FREE REQUIREMENTS.
6. PROVIDE WALL REINFORCEMENT IN STUD WALLS FOR ATTACHMENT OF ALL ROOM ACCESSORIES, SHELVING, FURNITURE ETC., INCLUDING OWNER SUPPLIED AND INSTALLED UNITS (COORDINATE W/ OWNER).

QUALITY ASSURANCE NOTES

1. ALL WORK SHALL BE DONE ACCORDING TO APPLICABLE BUILDING CODES AND ORDINANCES AS WELL AS THE BEST PRACTICE AND STANDARDS OF THE TRADE. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING PROPER PERMITS AND PAYING ALL APPLICABLE FEES.
2. THE CONTRACT DOCUMENTS DO NOT ATTEMPT TO DIVIDE AND ASSIGN WORK TO THE SUBCONTRACTORS. VERIFY WITH THE CONTRACTOR ASSIGNMENTS OF WORK; ESPECIALLY THOSE ITEMS WHICH COULD BE ASSIGNED TO VARIOUS CONTRACTORS.
3. EACH CONTRACTOR IS SOLELY RESPONSIBLE TO BE INFORMED, TO PROVIDE FOR AND TO MAINTAIN SAFETY OF OPERATING EQUIPMENT AND HANDLING OF MATERIALS. THE CONTRACTOR SHALL COMPLY WITH SAFETY STANDARDS OF OSHA, MIOSHA AND ANY OTHER STANDARD ENFORCEABLE BY LAW.

GENERAL NOTES:

1. ALL WORK PROVIDED AND INSTALLED BY THE CONTRACTORS SHALL MEET THE LATEST EDITIONS OF ALL STATE, LOCAL, FEDERAL AND N.E.C. REGULATIONS AND CODES.
2. ALL INTERIOR PARTITIONS ARE 3 5/8" METAL STUDS @ 16" O.C. W/ 1/2" GYP. BD. EACH SIDE (TYP., UNLESS NOTED OTHERWISE).
3. PROVIDE BARRIER FREE BUILDING SIGNAGE AT ENTRANCES AND TOILET ROOMS AS PER "BARRIER-FREE" DESIGN REQUIREMENTS.
4. EQUIPMENT LOCATIONS AND SIZES SHOWN ARE FOR REFERENCE ONLY. EXACT LOCATIONS AND SIZES ARE TO BE FIELD VERIFIED WITH OWNER AND EQUIPMENT SUPPLIER.
5. CONTRACTOR IS TO COORDINATE ALL WALL, CEILING, FLOOR, ETC. FINISHES, LOCATIONS AND MATERIAL SPECIFICATIONS WITH OWNER PRIOR TO CONSTRUCTION.
6. ALL INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES
7. SERVICE COUNTER SHALL HAVE A PORTION A MINIMUM OF 36" WIDE AND MAX. 34" HIGH (2'-10") FOR BARRIER-FREE ACCESS.
8. INSTALL NEW ENTRY DOOR BY OWNER
9. FOR BIDDING PURPOSES ONLY. ACTUAL, FIELD VERIFICATION, OF ALL EXISTING CONDITIONS SHALL BE UTILIZED PRIOR TO LAYOUT AND INSTALLATION OF ANY NEW CONSTRUCTION.
10. CONTRACTOR IS TO COORDINATE ALL INTERIOR PAINTING, INCLUDING BUT NOT LIMITED TO, ALL EXPOSED PIPING, CONDUIT, ETC. THE EXISTING LAYOUT AND DIMENSIONS SHOWN ARE APPROXIMATE AND SHOULD BE USED

DESIGN FIRM:
POLYARCH INC.
44045 N. GRATIOT AVE
CLINTON TWP., MI 48036
(O)586.468.4790 (F)586.468.7859

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ROBERT WALZ ENG.
14899 TOWERING OAKS
SHELBY TWP, MI 48315
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STATE OF MICHIGAN
ROBERT ALAN WALZ
ENGINEER
NO. 6201026704
LICENSED PROFESSIONAL ENGINEER

CLIENT: BEAUTYMARK SPA ADN WELLNESS
333 S. MAIN ST SUITE 2A
ROCHESTER, MI

PROJECT: INTERIOR REMODEL TO AN EXISTING TENANT SPACE

DATE: 6-29-26
PROJECT NO. 26-121
DRAWN BY: EKH
CHECKED BY: RAW
REVISION DATE:

SHEET #
A-1

MCKENNA

July 29, 2026

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

Subject: **Elle on Main/1120 N. Main Street; Site Plan and Special Exception Review;** Elevation plan dated 7/9/2026.

Dear Commissioners:

At the City's request, we have reviewed a proposal from Damiano Dimercurio to modify the exterior elevations of the existing two-and-a-half-story mixed-use building located on the northeast corner of N. Main Street and Highland Avenue. The building contains office space on the first floor and three residential townhouse units on the second and third floors. The subject site is zoned O-2 (Restricted Office District).

BACKGROUND

The applicant received Planning Commission approval in August 2024 for a Site Plan and Special Exception Use to construct the existing two-and-a-half-story mixed-use building, including office space on the first floor and residential units on the upper floors. The current request is limited to modifications to the building's exterior elevations.

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.

COMMENTS

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

1. **Use.** No changes to the approved uses are proposed as part of this amendment application. The existing mixed-use building contains business and professional office space on the first floor and upper-story residential units on the second and third floors. The office use is permitted by right in the O-2 (Restricted Office) District pursuant to Section 1501(1) and (2) of the Zoning Ordinance, while the upper-story residential units were approved by the Planning Commission as a Special Exception Use pursuant to Sections 1504(a)(5) and 2111 of the Zoning Ordinance.

2. **Access and vehicular circulation.** The existing access and circulation on the site remain unchanged, and no modifications are proposed as part of this application. The subject site has frontage along Main Street to the west and Highland Avenue to the south. Vehicular access is provided by two existing driveways from Highland Avenue, which serve the covered parking area beneath the building and the surface parking area.

3. **Pedestrian circulation.** The subject site contains existing sidewalks along its Main Street and Highland Avenue frontages, as well as sidewalk connections to the building entrances.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

4. **Parking.** No changes to the parking layout or number of spaces are proposed as part of the proposed amendment. The existing building provides the required parking for the approved office and residential uses, including one accessible parking space.

   The existing parking lot is located adjacent to the R-1 One-Family Residential District to the east. A previously approved variance permits the existing parking setback along Highland Avenue, and the required landscape screening remains in place. The City has determined that the variance remains valid.

   No dedicated loading space is provided or required for the existing use. Deliveries are accommodated within the existing parking area.

5. **Dumpster.** The amendment does not propose any changes to refuse collection on the site. Trash is stored within a designated interior storage area on the first floor beneath the stairs. A cleaning service collects trash from the office and residential units for disposal.

6. **Façade changes.** The existing building is constructed predominantly of red brick with limestone accents and includes numerous architectural details, including decorative metal railings, arched window elements, and a pitched roof, consistent with the Planning Commission's previously approved design.

   The current application proposes the addition of eight windows on the second floor of the north elevation, two windows on the first floor of the north elevation, and a new door on the east elevation facing the parking lot. No other modifications to the building's exterior design, materials, or overall architectural character are proposed. The proposed changes are generally consistent with the building's existing architectural style and do not alter the overall appearance of the approved development.

7. **Lighting.** The existing site lighting remains unchanged, and no modifications are proposed as part of this application. The site includes bollard fixtures along the Main Street frontage, decorative wall-mounted fixtures on the building, flush-mounted fixtures beneath the covered parking area, and pole-mounted fixtures within the surface parking lot. The existing lighting was previously reviewed and found to comply with the applicable Ordinance standards.

8. **Screening.** The existing decorative brick masonry wall along the east property line remains in place, and no modifications are proposed as part of this application. The wall was constructed in accordance with the previously approved site plan and the requirements of Section 2804(e) of the Zoning Ordinance.

9. **Landscaping.** The previously proposed landscaping remains unchanged, and no modifications are proposed as part of this application. The site includes landscaping along the street frontages, building foundations, parking lot, and property lines, as well as screening for mechanical equipment and the parking area adjacent to Highland Avenue.

10. **Signage.** Signage is not proposed with this application.

RECOMMENDATION

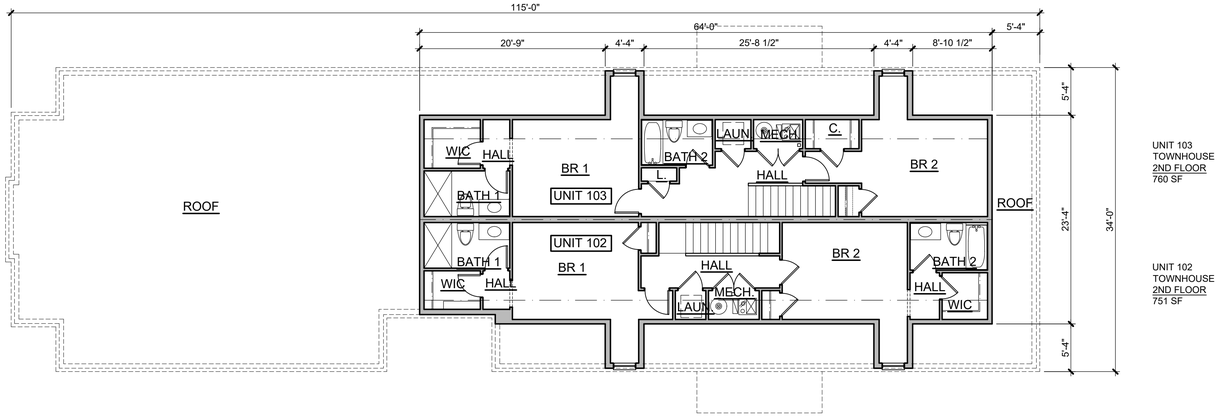
The proposed exterior elevation modifications are minor in scope and maintain the architectural character of the existing mixed-use building. The addition of windows on the north elevation and a new entrance on the east elevation are compatible with the previously approved design and do not substantially alter the appearance of the building. 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.

Respectfully,
McKENNA

Lori Morgan, AICP
Senior Planner

Liz Hart, AICP
Senior Planner

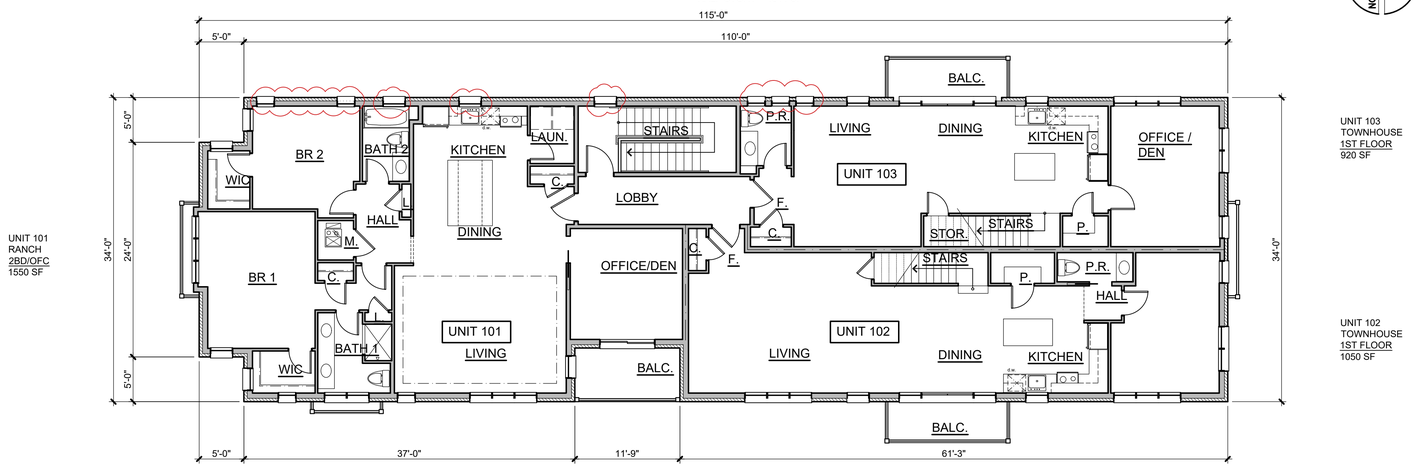
Cc: Nik Banda
Jeremy Peckens
Jeff Kragt
John Cieslik
Rose McKinney



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

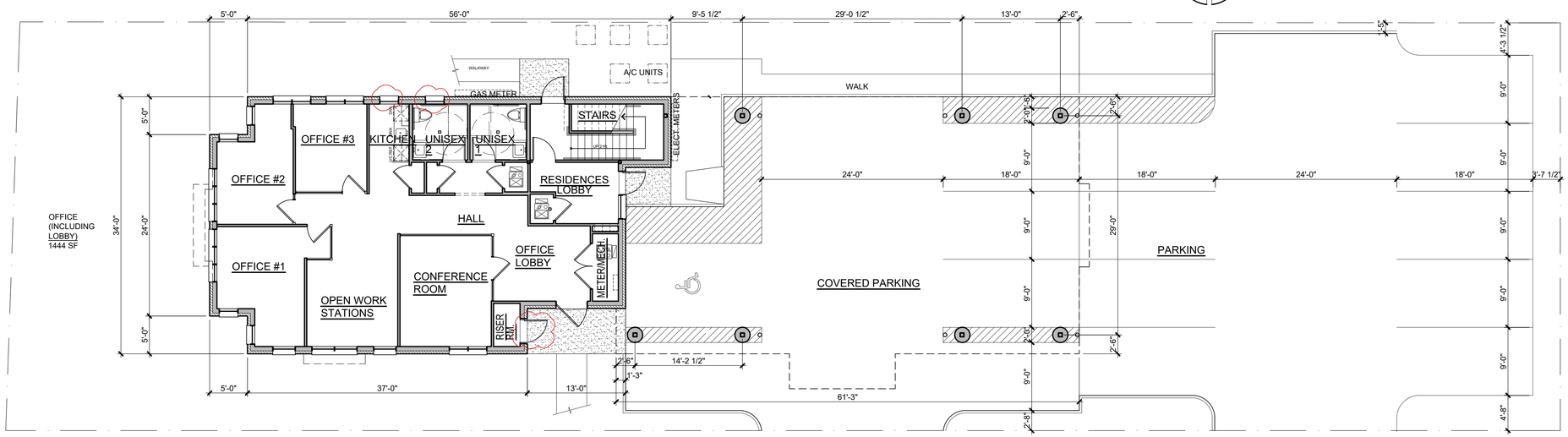
FLOOR BELOW = 3790 SF (50% = 1895 SF)
HALF STORY = 1511 SF

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



SECOND FLOOR PLAN (RESIDENTIAL)

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



FIRST FLOOR PLAN

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

LEGEND

OFFICE (INCLUDING LOBBY)	1444 SF
UNIT 101 - RANCH	1550 SF
UNIT 102 - TOWNHOUSE	
1ST FLOOR	1050 SF
2ND FLOOR	751 SF
	1801 SF
UNIT 103 - TOWNHOUSE	
1ST FLOOR	920 SF
2ND FLOOR	760 SF
	1680 SF
RESIDENTIAL LOBBIES (INCLUDING STAIR)	469 SF
TOTAL	6944 SF
METER / MECH / RISER ROOMS	214 SF
BUILDING TOTAL	7158 SF

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

SHEET TITLE
FLOOR PLANS
FIRST, SECOND & HALF-STORY

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

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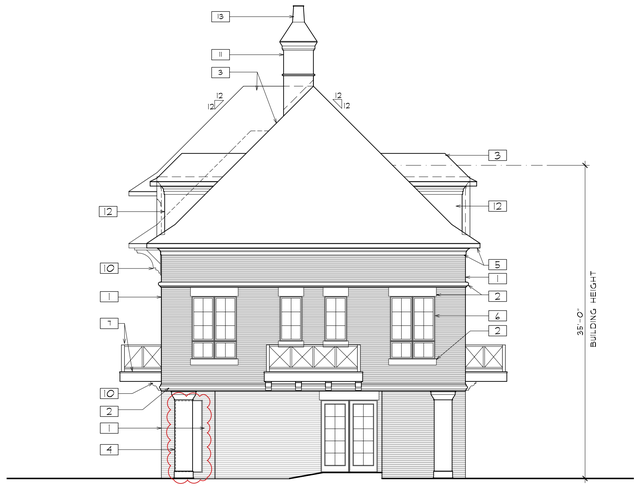
- ☐ PRELIMINARY
- ☐ BIDS
- ■ PERMITS 2026-05-08
- ☐ CONSTRUCTION

REVISIONS
SPA 02-07-2024
SPA 07-09-2026

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

STATE OF MICHIGAN
ALEXANDER V. BOGAERTS II
License No. 1301068995
LICENSED ARCHITECT

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

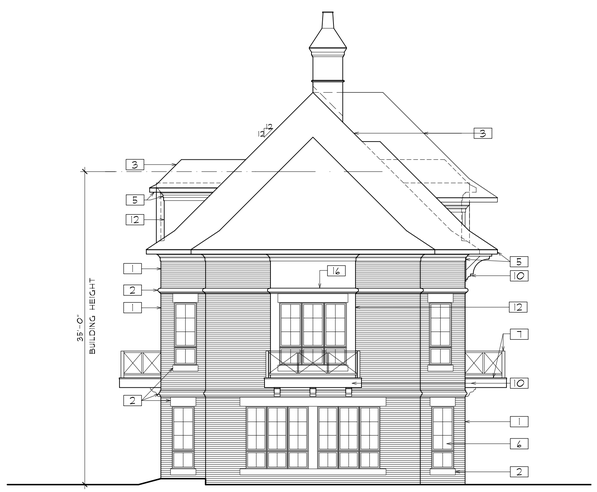


EAST SIDE ELEVATION

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

NORTH ELEVATION

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



WEST ELEVATION (MAIN STREET)

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

SOUTH ELEVATION (HIGHLAND STREET)

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

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

SHEET TITLE: ELEVATIONS

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

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☐ PRELIMINARY
☐ BIDS
■ PERMITS 2026-05-08
☐ CONSTRUCTION

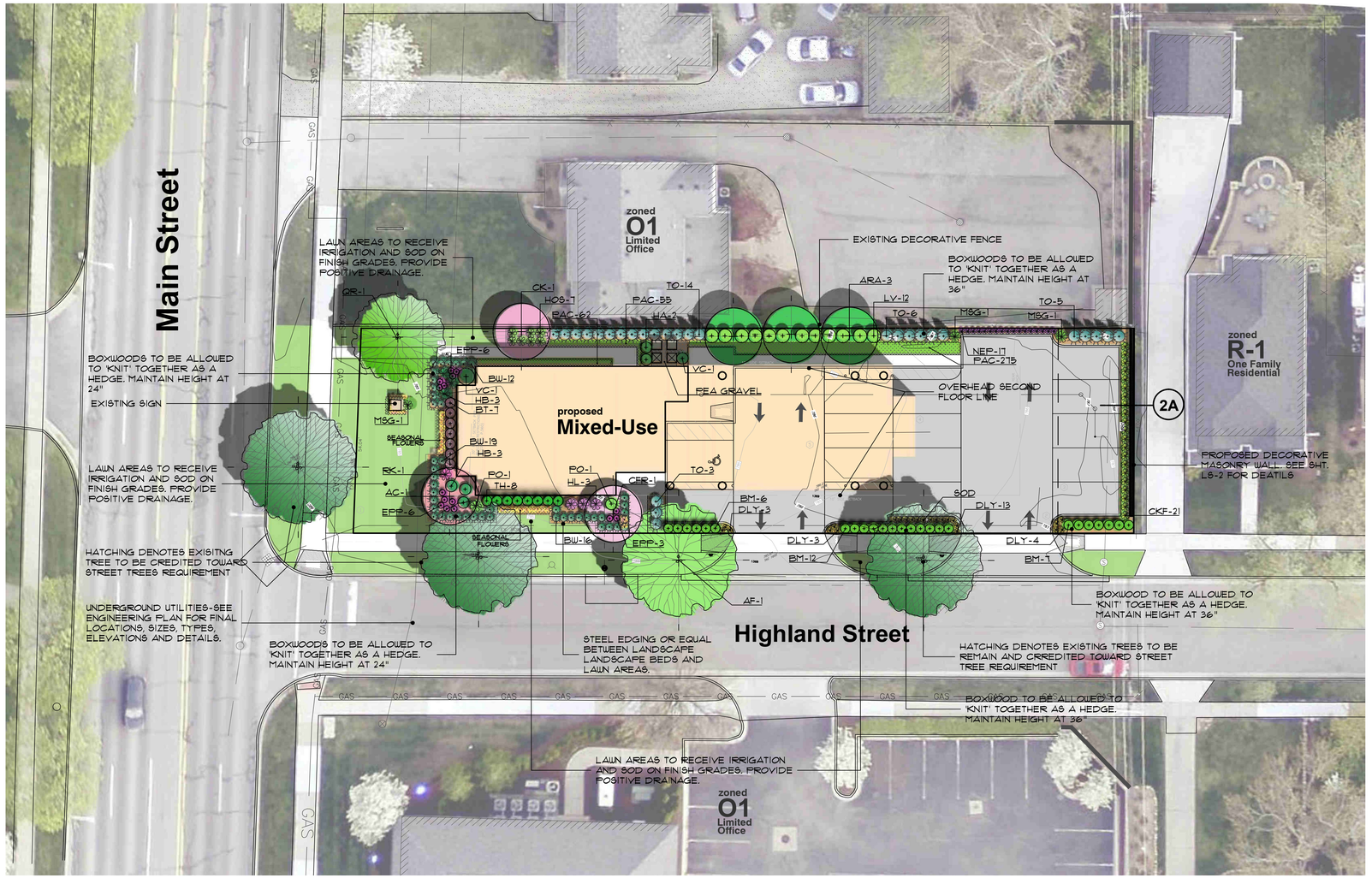
REVISIONS
SPA 02-07-2024
SPA 07-09-2026

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

STATE OF MICHIGAN
ALEXANDER V. BOGAERTS II
License No. 1301068995
LICENSED ARCHITECT

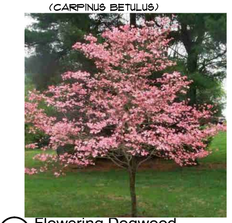
Dilusso Mixed Use Building

City of Rochester, Michigan



ARA Armstrong Maple
(ACER RUBRUM 'ARMSTRONG')

CB Columnar European Hornbeam
(CARPINUS BETULUS)



CF Flowering Dogwood
(CORNUS FLORIDA 'RUBRA')

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

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

TO Emerald Green Arborvitea
(THUJA OCCIDENTALIS 'EMERALD')

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

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

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

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

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

HA Annabelle Hydrangea
(HYDRANGEA A. 'ANNABELLE')

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

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

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

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

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

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

VC Korea Spice Viburnum
('VIBURNUM CARLESII')

north

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

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

seal:

STATE OF MICHIGAN
FELINO A. PASCUAL
LANDSCAPE ARCHITECT
No. 4433
REGISTERED

project sponsor:

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

project:

DILUSSO
MIXED-USE BUILDING

project location:

City of Rochester , Michigan
1120 N. Main Street

sheet title:

LANDSCAPE PLAN

job no. / issue / revision date:

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

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

notice:

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Do Not scale drawings. Use figured dimensions only

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

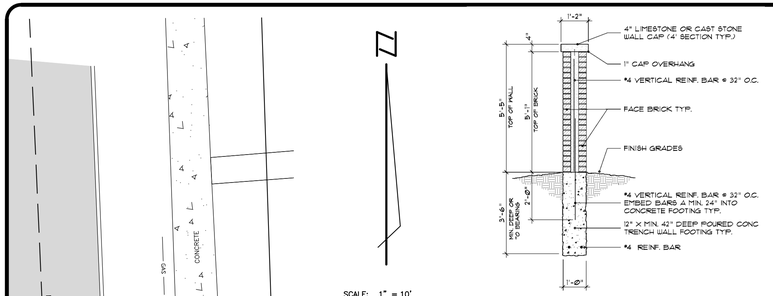
The location and elevations of existing underground utilities as shown on this drawing are only approximate. no guarantee is either expressed or implied as to the completeness of accuracy. contractor shall be exclusively responsible for determining the exact location and elevation prior to the start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

project no: LS24.054.05

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

1120
DILUSSO
BUILDING

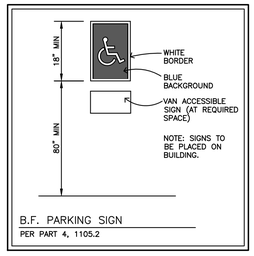
Morgan Stanley



SCALE: 1" = 10'

0 5' 10' 20'

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

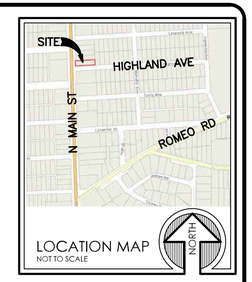


B.F. PARKING SIGN
PER PART 4, 1105.2

PROPOSED SITE UTILITIES

- SANITARY SEWER
  SANITARY SEWER LEAD SHALL BE PROVIDED FROM EXISTING ON-SITE 12" SANITARY SEWER AT REAR OF PROPERTY.
- WATER MAIN
  WATER SERVICE SHALL BE PROVIDED FROM EXISTING WATERMAIN ON NORTH SIDE OF HIGHLAND AVE.
  EXISTING HYDRANT ON NORTH SIDE OF HIGHLAND AVE. IN FRONT OF PROPERTY.
- STORM DRAINAGE
  STORM WATER TO BE DETAINED ON SITE AND RELEASED AT A RESTRICTED RATE.
- ELECTRICAL/TELEVISION/TELEPHONE
  ELECTRIC SERVICE SHALL BE PROVIDED FROM EXISTING REAR OVERHEAD WIRES TO NORTH SIDE OF BUILDING.
- GAS
  GAS SERVICE SHALL BE PROVIDED FROM EXISTING GAS MAIN ON EAST SIDE OF N. MAIN ST. TO NORTH SIDE OF BUILDING.
- TRASH
  TO BE INTERNAL
- LIGHTING
  TO BE PROVIDED ON SITE PER PLAN BY-OTHERS

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



LEGEND

SECTION CORNER
FOUND IRON, MON., NAIL
SET IRON
R RECORDED
M MEASURED
C CALCULATED

EXISTING		PROPOSED
O.H.W.	ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE	
CATV	UNDERGROUND CABLE TV	
MBT & C UG	TELEPHONE U.G. CABLE, SPLICING BOX & MANHOLE	
ELEC U.G.	ELECTRIC U.G. CABLE & MANHOLE	
GAS	GAS MAIN & VALVE	
	WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE	
	SANITARY SEWER, CLEANOUT & MANHOLE	
	STORM DRAIN & MANHOLE	
	COMBINED SEWER & MANHOLE	
	CATCH BASIN, INLET	
	YARD BASIN	
	STORM DRAIN & END SECTION	
	POST INDICATOR VALVE	
	WATER SERVICE SHUTOFF, HYDRANT VALVE BOX	
	MAILBOX	
123.45	POINT ELEVATION (AT X OR END OF LEADER)	671.21
670	CONTOUR LINE	671
	FENCE	
	GUARD RAIL	
	STREET LIGHT	
	SIGN	
	TREE	
	STORM DRAIN STRUCTURE NUMBER	
	SANITARY SEWER MANHOLE NUMBER	
	WATER MAIN FIRE HYDRANT NUMBER	
	WATER MAIN VALVE NUMBER	

SITE DATA:

ZONING
O-2 RESTRICTED OFFICE DISTRICT

SITE AREA
11,049 SF (0.25 AC)

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

MAX BUILDING HEIGHT
35', 2.5 STORIES

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

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

PARKING PROVIDED
15 SPACES
INCLUDING 1 BARRIER FREE SPACE

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

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

SITE BENCHMARKS
(NAVD88 DATUM)

BENCHMARK #1
TOP OF HYDRANT
ELEV.=787.22

BENCHMARK #2
TOP OF CURB
ELEV.=785.31

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

PROPERTY DESCRIPTION

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

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Fenn & Associates, Inc.
Land Surveying and Civil Engineering
14933 Commercial Drive, Shelby Township, MI 48315
Phone: 586-254-9577 Fax: 586-254-9020
www.fennsurveying.com

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

DISTRIBUTION	
●	PRELIMINARY
○	APPROVAL
○	CONSTRUCTION
○	AS-BUILT

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

SEAL
STATE OF MICHIGAN
JESSICA SUTTER
ENGINEER
60593
LICENSED PROFESSIONAL ENGINEER

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

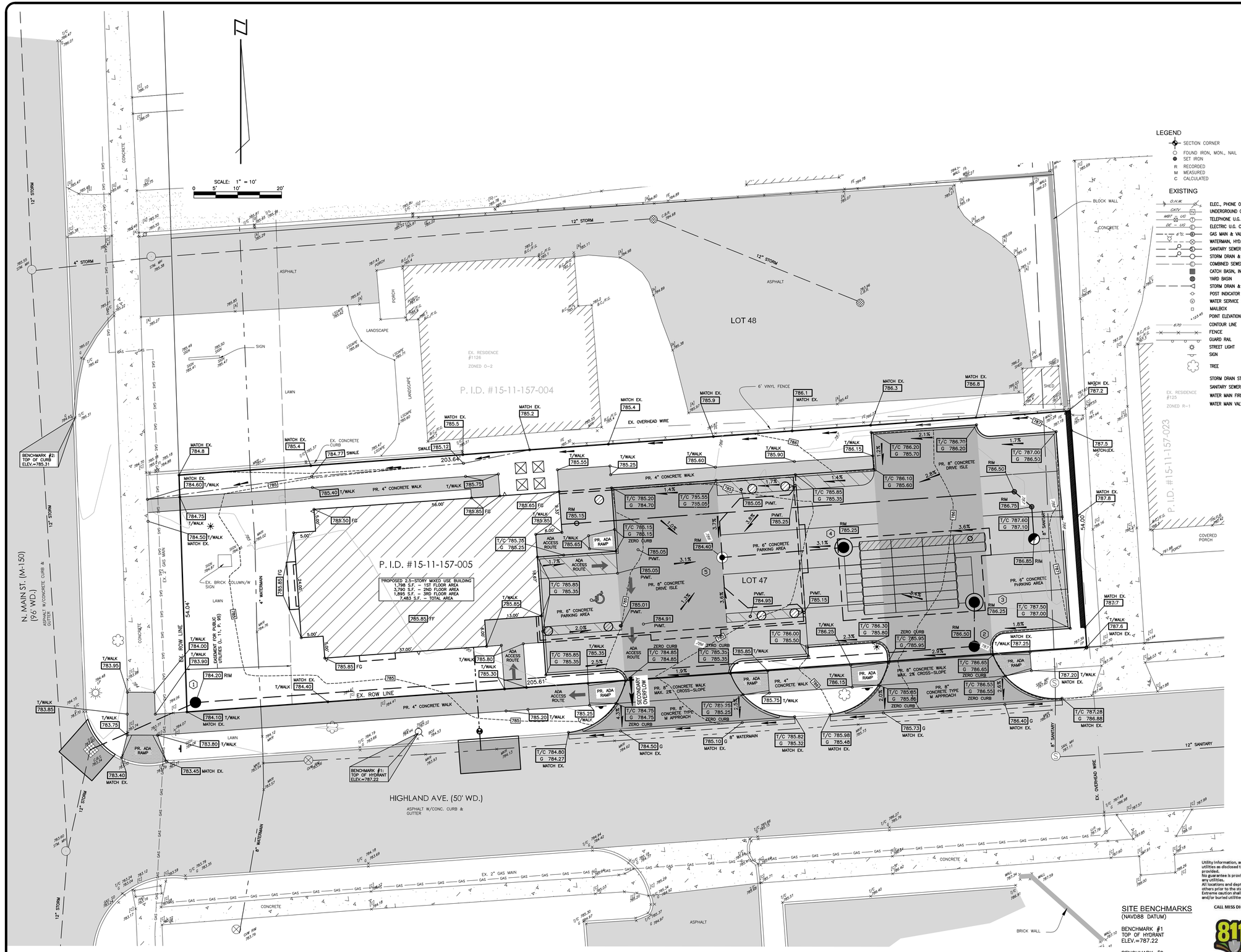
PROJECT NAME
1120 N. MAIN STREET

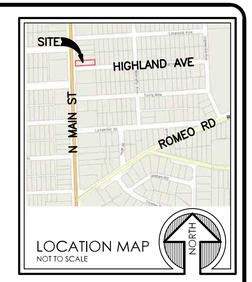
PROJECT NUMBER
C22-039.08X

SHEET NAME
SITE PLAN

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

SHEET NUMBER
1 OF 3





LEGEND

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

EXISTING	PROPOSED
ELEC., PHONE OR CABLE TV 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, HYD., GATE VALVE, TAPPING SLEEVE & VALVE	
SANITARY SEWER, CLEANOUT & MANHOLE	
STORM DRAIN & MANHOLE	
COMBINED SEWER & MANHOLE	
CATCH BASIN, INLET	
YARD BASIN	
STORM DRAIN & END SECTION	
POST INDICATOR VALVE	
WATER SERVICE SHUTOFF, HYDRANT VALVE BOX	
MAILBOX	
POINT ELEVATION (AT X OR END OF LEADER)	671.21
CONTOUR LINE	671
FENCE	
GUARD RAIL	
STREET LIGHT	
SIGN	
TREE	
STORM DRAIN STRUCTURE NUMBER	
SANITARY SEWER MANHOLE NUMBER	
WATER MAIN FIRE HYDRANT NUMBER	
WATER MAIN VALVE NUMBER	

PROPERTY DESCRIPTION

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

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

SITE BENCHMARKS

(NAVD88 DATUM)

BENCHMARK #1
TOP OF HYDRANT
ELEV.=787.22

BENCHMARK #2
TOP OF CURB
ELEV.=785.31

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PRELIMINARY GRADING PLAN

1120 N MAIN STREET

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

DISTRIBUTION	
●	PRELIMINARY
○	APPROVAL
○	CONSTRUCTION
○	AS-BUILT

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

SEAL
PROFESSIONAL ENGINEER
JESSICA SUTTER
ENGINEER
60593
LICENSED PROFESSIONAL ENGINEER

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

PROJECT NAME
1120 N. MAIN STREET

PROJECT NUMBER
C22-039.08X

SHEET NAME
PRELIMINARY GRADING PLAN

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

SHEET NUMBER
2 OF 3

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

LEGEND

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

R RECORDED
M MEASURED
C CALCULATED

EXISTING

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

EXISTING DESCRIPTION

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

SITE DATA:

ZONING
O-2 RESTRICTED OFFICE DISTRICT

SITE AREA
11,049 SF (0.25 AC)

TREE SURVEY

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

PROPERTY DESCRIPTION

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

SITE BENCHMARKS

(NAVD88 DATUM)

BENCHMARK #1
TOP OF HYDRANT
ELEV.=787.22

BENCHMARK #2
TOP OF CURB
ELEV.=785.31

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

CALL MISS DIG

811 Know what's below.

72 HOURS (3 WORKING DAYS – EXCLUDING SAT., SUN. & HOLIDAYS)

CALL MISS DIG

1-800-482-7171

OR

811

(TOLL FREE) FOR THE LOCATION OF UNDER GROUND FACILITIES

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Fenn & Associates, Inc.
Land Surveying and Civil Engineering
14933 Commercial Drive, Shelby Township, MI 48315
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www.fennsurveying.com

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

DISTRIBUTION

○	PRELIMINARY
○	APPROVAL
○	CONSTRUCTION
○	AS-BUILT

REVISIONS

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

SEAL

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

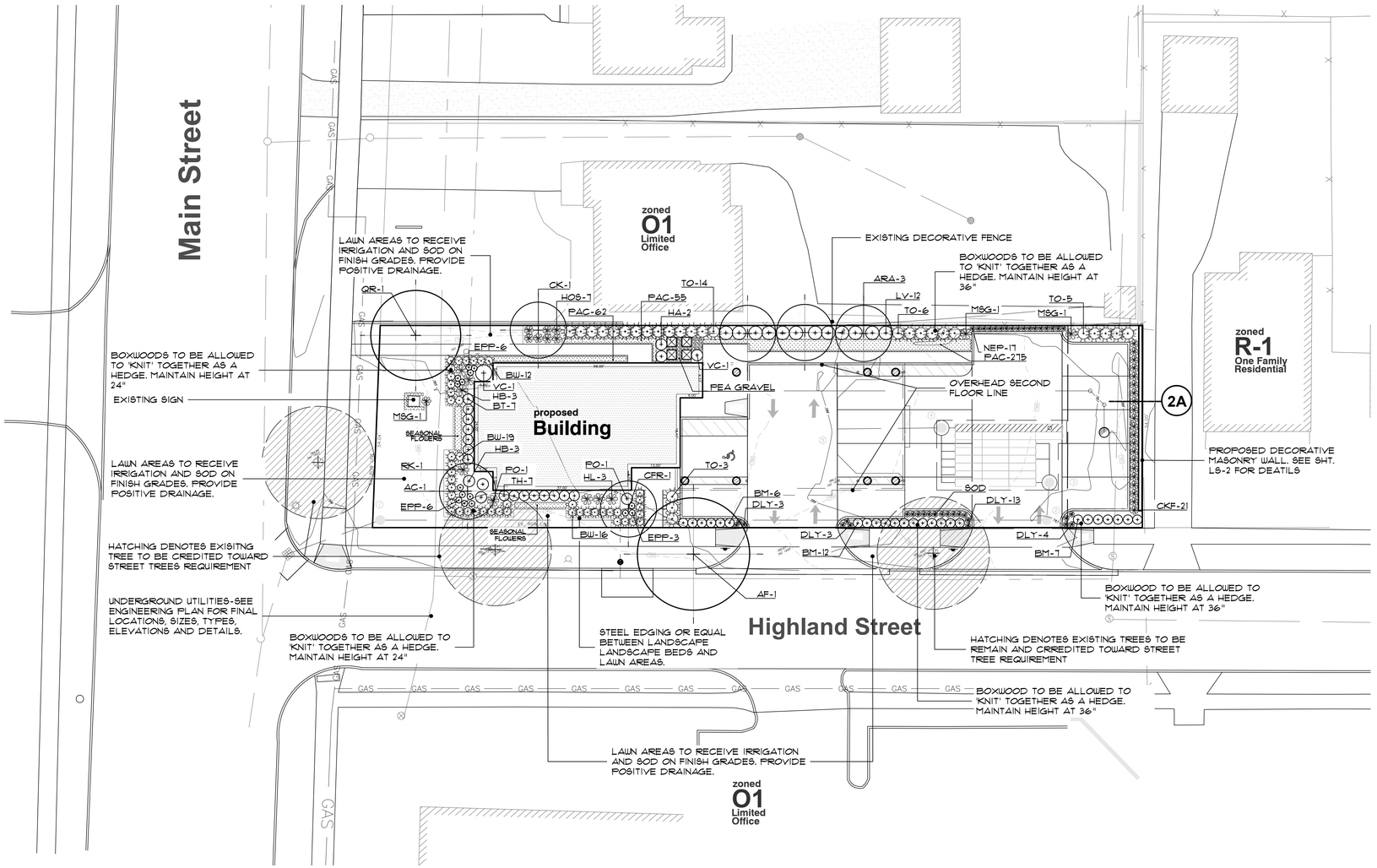
PROJECT NAME
1120 N. MAIN STREET

PROJECT NUMBER
C22-039.08X

SHEET NAME
TOPOGRAPHIC MAPPING

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

SHEET NUMBER
3 OF 3



landscape plan for:

Dilusso Office Building

City of Rochester, Michigan

note:

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

north

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

1" = 16'- 0"

landscape requirement summary

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

replacement trees		
TOTAL NO. OF REGULATED TREE ON SITE		6
NO. OF REGULATED TREE ON REMOVED	1 (17")	
NO. OF LANDMARK TREE ON REMOVED	2 (27"& 20")	
TOTAL CALIPER INCHES OF REPLACEMENT TREE REQUIRED		76"
100 % REGULATED TREE (17"X 1.0 = 17")	17"	
125 % LANDMARK TREE (47"X 1.25 = 58.75")	59"	
TOTAL CALIPER INCHES REPLACEMENT TREE PROVIDED		27" (A)
1-6" CANOPY TREE	5"	
1-3" ORNAMENTAL TREE	3"	
29-8' HIGH ARBORVITAE	19"	

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

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

landscape maintenance notes:

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

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

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

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

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

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

seal:

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

project sponsor:

DILUSSO BUILDING COMPANY

1120 N. Main Street, City of Rochester, Michigan

project:

DILUSSO OFFICE BUILDING

project location:

City of Rochester , Michigan

1120 N. Main Street

sheet title:

LANDSCAPE PLAN

job no. / issue / revision date:

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

drawn by: **JP**

checked by: **FP**

date: **5-4-2023**

notice:

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3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171

For free location of public utility lines

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

project no: **LS24.054.05**

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

general landscape notes:

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

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

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

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

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

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

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

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

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

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

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

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

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

14. PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS.
   a). SHADE TREES_____5 FT.
   b). ORNAMENTAL AND EVERGREEN TREES (CRAB, PINE, SPRUCE, ETC.)_____10 FT.
   c). SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY_____2 FT.

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

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

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

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

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

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

21. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF TWO YEAR BEGINNING AFTER THE COMPLETION OF LANDSCAPE INSTALLTION DATE APPROVED BY THE CITY 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 TOWNSHIP OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.

planting landscape notes:

GENERAL NOTES:

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

DECIDUOUS & EVERGREEN TREE:

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

SHRUB:

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

lawn area:

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

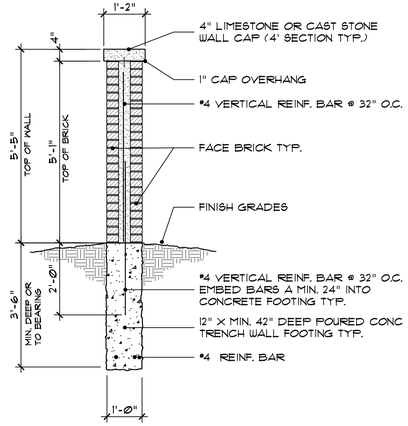
SEEDED LAWN AREAS SHALL CONSIST OF THE FOLLOWING TYPES AND PROPORTIONS:

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

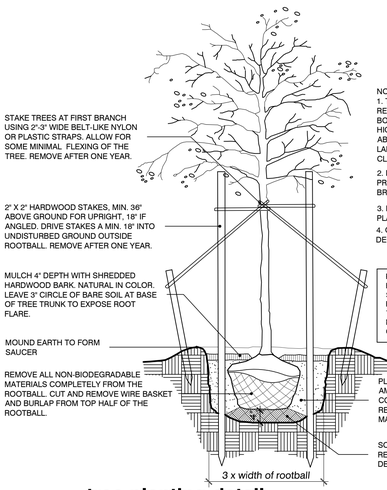
SEED MIX SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE AND WEED CONTENT SHALL NOT EXCEED 1%. SEED. PROVIDE A MINIMUM 4" TOP SOIL ON ALL SEEDED LAWN AREA

plant material list

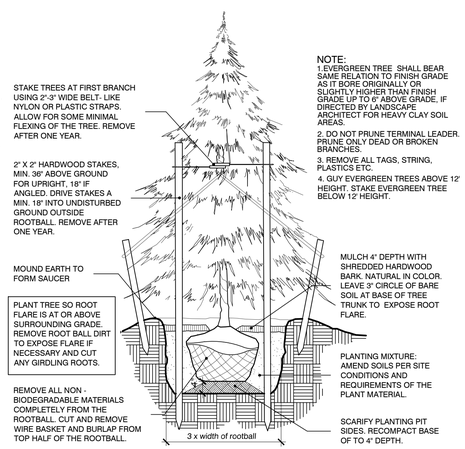
key	quant. LS-1	botanical name	common name	size	comments
		CANOPY AND EVERGREEN TREES			
ARA	3	ACER R. 'ARMSTRONG'	ARMSTRONG RED MAPLE	3" BB	
AF	1	ACER R. 'JEFFERSRED'	AUTUMN BLAZE RED MAPLE	3" BB	STREET TREE
QR	1	QUERCUS X WARE! 'LONG REGAL PRINCE'	REGAL PRINCE OAK	5" BB	REPLACEMENT
AC	1	AMECHANCIER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



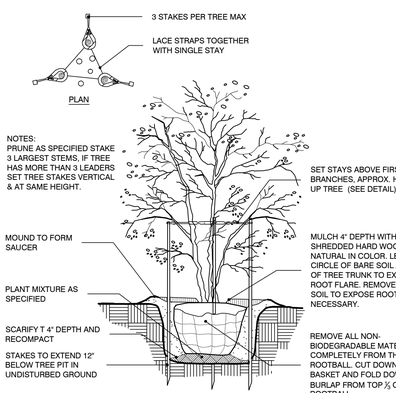
2A wall section detail
SCALE 1/2"=1'-0"



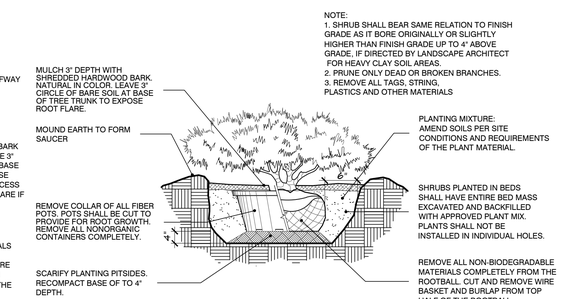
tree planting detail
no scale



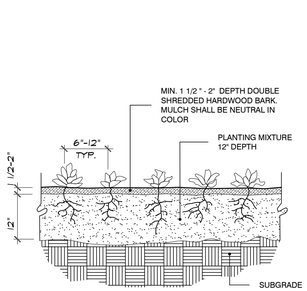
evergreen planting detail
no scale



multi-stem tree planting detail
no scale



shrub planting detail
no scale



perennial planting detail
no scale

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24333 Orchard Lake Rd, Suite G
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phone: (248) 557-5588

seal:

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

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

project:
DILUSSO OFFICE BUILDING

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

sheet title:
PLANT LIST, PLANT DETAILS AND NOTES

job no. / issue / revision date:

LS23.014.01	REVIEW	2-13-2023
LS23.014.04	SPA	4-13-2023
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drawn by: **JP**
checked by: **FP**
date: **5-4-2023**

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For free location of public utility lines

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project no: **LS24.054.05**

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

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

Schedule

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

Ordering Note

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

Drawing Note

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

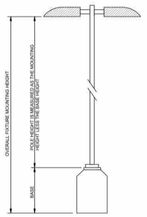
General Note

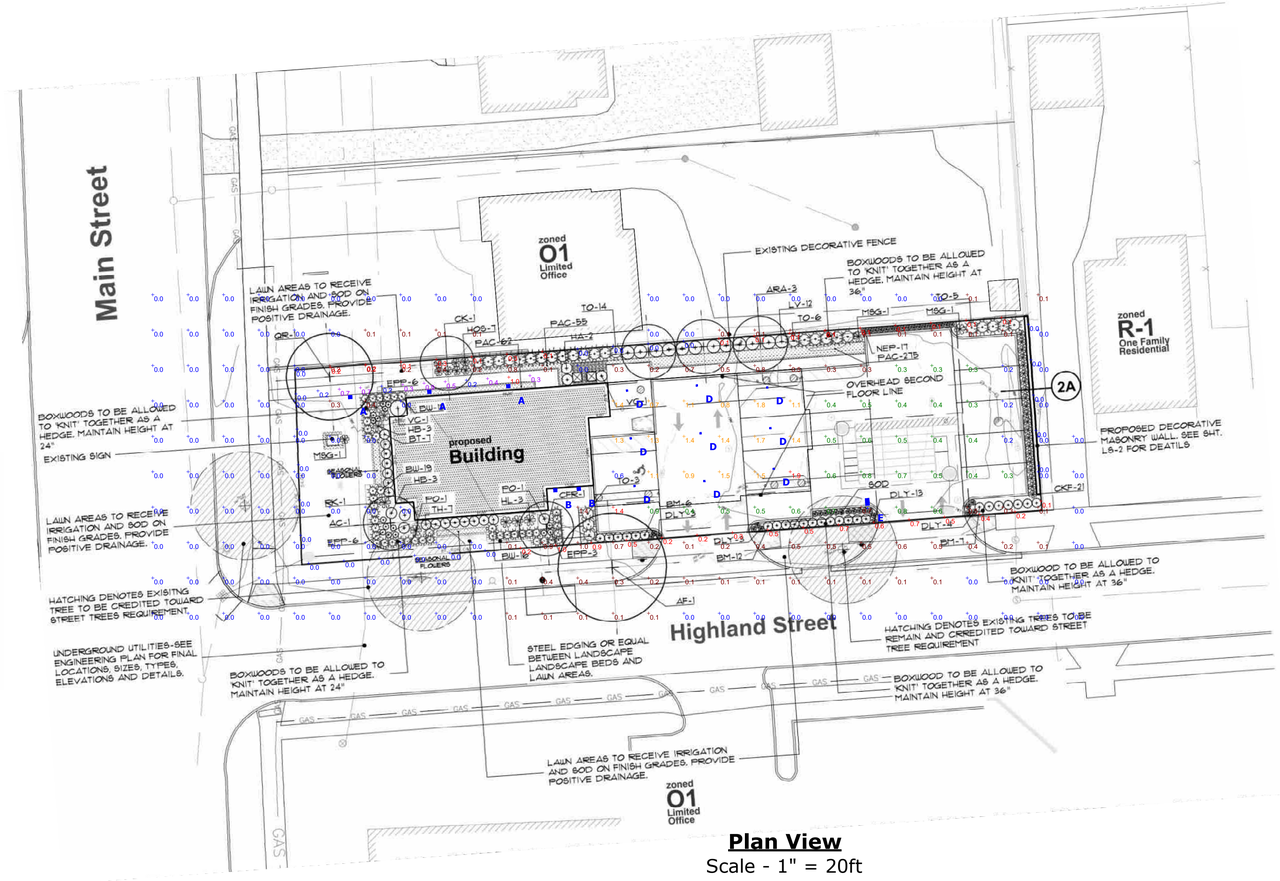
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0".

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

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

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



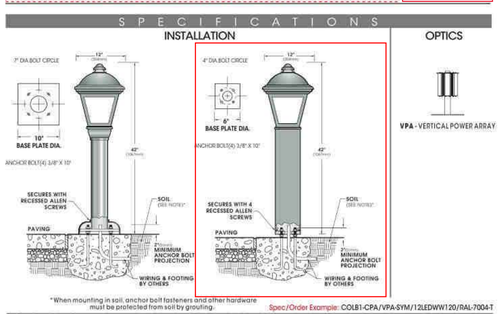


Plan View
Scale - 1" = 20ft

COLONIAL BOLLARD-CPA LED SERIES TYPE: A

SPECIFICATIONS

INSTALLATION



OPTICS

VPA - VERTICAL POWER ARRAY

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

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

SPEC / ORDERING INFORMATION

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

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

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

LED MODE

No. LEDs
- ☐ 24LED (24 bulbs)
- ☐ 12LED (12 bulbs)

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

OTHER LED COLORS AVAILABLE - CONSULT FACTORY

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

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

FOR SMOOTH FINISH REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: RAL-9500-S)
- + SELECTED COLOR FOR ADDITIONAL CHARGE
- + ADDITIONAL COLORS

CONSULT FACTORY FOR CUSTOM COLORS

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

CONSULT FACTORY FOR DRAWING OPTIONS

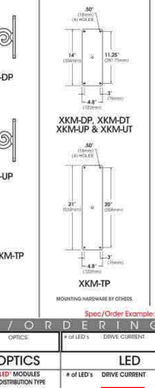
Sun Valley Lighting — 840 West Avenue O, Palmdale, CA 93551 — Phone (661) 272-2000 Fax (661) 272-2001 — www.svldg.com — SUN VALLEY LIGHTING

LCKM-CPA WALL MOUNT - PLED TYPE: B

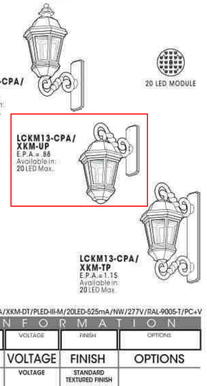
SPECIFICATIONS

MOUNTING OPTIONS

WALL PLATE



PLED® MODULES



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

SPEC/ORDERING INFORMATION

LUMINAIRE & MOUNTING	OPTICS: PLED® MODULES IES DISTRIBUTION TYPE	# of LED's	DRIVE CURRENT	COLOR	VOLTAGE	FINISH	OPTIONS

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

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

NOTES: 1. NARROW BIAS AIMING HAVE NO EXPANDED CCT EQUIVALENT

LED

# of LED's
- ☐ 20LED

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

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

OTHER LED COLORS AVAILABLE - CONSULT FACTORY

AMBER*
- ☐ PHOSPHOR CONVERTED AMBER PCA
- ☐ TRUE AMBER TRA

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

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

FOR SMOOTH FINISH REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: RAL-9500-S)
- + SELECTED COLOR FOR ADDITIONAL CHARGE
- + ADDITIONAL COLORS

CONSULT FACTORY FOR CUSTOM COLORS

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

NOTE: *HOUSESIDE SHIELD ARE MOUNTED TO THE LED PANEL INTERNAL TO THE CPA LENSED

CONSULT FACTORY FOR DRAWING OPTIONS

Sun Valley Lighting — 840 West Avenue O, Palmdale, CA 93551 — Phone (661) 272-2000 Fax (661) 272-2001 — www.svldg.com — SUN VALLEY LIGHTING

gotham | EVO TYPE: D

6" General Illumination Square Downlight

ORIGINAL INFORMATION

Luminaire Type:
Catalog Number:

EXAMPLE: EVO6SQ 35/150 AR LSS MVOLT EZ1

Series	Color Temperature	Nominal Lumen Values				Reflector & Flange Color		Trim Style	
EVO6SQ	27/ 2700 K	02 250 lumens	40	4000 lumens		AR	Clear	(blank)	Self-Flanged
	30/ 3000 K	05 500 lumens	45	4500 lumens		PR	Pewter	FL	Flangeless
	35/ 3500 K	07 750 lumens	50	5000 lumens		WTR	Wheat		
	40/ 4000 K	10 1000 lumens	60	6000 lumens		GR	Gold		
	50/ 5000 K	15 1500 lumens	80	8000 lumens		WR	White		
		20 2000 lumens	100	10000 lumens		BR	Black		
		25 2500 lumens	120	12000 lumens		WRAM[1]	White Anti-microbial		
		30 3000 lumens	150	15000 lumens		TRALTBD[1,2]	RAL paint for pricing only		
		35 3500 lumens	175	17500 lumens		TCPC	Custom paint color		

Finish	Voltage	Driver[3]	Control Interface
LSS Semi-specular	MVOLT	GZ10 0-10V driver dims to 10%.	NLTT nLight® dimming pack controls
LD Matte-diffuse	120	GZ1 0-10V driver dims to 1%	NLTE[2,3,9] nLight® dimming pack controls emergency circuit
	277	EZ10 eldoLED 0-10V ECOdrive. Linear dimming to 10% min.	nLight® AIR enabled
	347[4]	EZ1 eldoLED 0-10V ECOdrive. Linear dimming to 1% min.	NLTAIR2[2,3,9] nLight® AIR enabled emergency
		EZ8 eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%.	NLTAIRE2[2,3,9,10] nLight® AIR Dimming Pack Wire-less Controls. Controls fixtures on emergency circuit with battery pack options.
		EDA8[3] eldoLED SOLOdrive DALI. Logarithmic dimming to <1%.	
		EDX8[3] eldoLED POWERdrive DMX with RDM (remote device management). Square Law dimming to <1%. Includes termination resistor. Refer to DMRM, Manual. Minimum 1000 lumens/Maximum 15000 lumens.	
		ECO8[3] Lutron Ecosystem digital Hi-Lume 1% soft-on, fade to black. Max: 4000LM.	

Emergency Option	Options
EL Emergency battery pack, 10W, with integral test switch	SF Single fuse. Specify 120V or 277V.
ELR Emergency battery pack, 10W, with remote test switch	TBW[9] White painted flange
ELSD Emergency battery pack, 10W, with self-diagnostics, integral test switch	TRBL[9] Black painted flange
ELRSD Emergency battery pack, 10W, with self-diagnostics, remote test switch	FRALTBD[9] Flange ring only RAL color for pricing only
E10WCP Emergency battery pack, 10W Constant Power, CA Title 20 compliant with integral test switch	FCPC Flange custom paint color
E10WCPR Emergency battery pack, 10W Constant Power, CA Title 20 compliant with remote test switch	H00[11] nLight® Lumen Compensation
BGTD Bodine generator transfer device. Specify 120V or 277V.	GTD generator transfer device. Specify 120V or 277V
	HIC/CRI High CRI (90+)
	CP[12] Chicago Plenum. Specify 120V or 277V for 5000lm and above.
	HA0 High ambient option (40°C)
	RRL, RELOC® ready luminaires connectors enable a simple and consistent factory installed option across all RAL luminaire brands. Available only with RRLA, RRLB, RRLAE, and RRLC125. Refer to RRL spec sheet on www.acuitybrands.com for RELOC® product specifications. Allow ceiling access required.

ACCESSORIES — order as separate catalog numbers (shipped separately)

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

ORDERING NOTES

1. Not available with finishes.
2. Replace with applicable RAL number and finish when ready to order. See RAL BROCHURE for available color options. Not available with emergency battery pack options.
3. Not available with emergency Battery Pack options.
4. Supplied with factory installed step-down transformer.
5. Refer to TECH 2367 for compatible dimmers.
6. Not available with nLight®.
7. Specify voltage.
8. For use with different reflector finish only (i.e. AR, PR, WTR, GR options). Not applicable with WR (white reflector) or FL (flangeless) option.
9. For use with different reflector finish only (i.e. AR, PR, WTR, GR options). Not applicable with BR (black reflector) or FL (flangeless) option.
10. EM for use with generator supply power. Will require an emergency hot feed and normal hot feed.
11. Fixture begins at 80% light level. Must be specified with NLT or NLTER. Only available with EZ10 and EZ1 drivers.
12. 12,000LM max with EL or nLight® options. 5,000LM max with Lutron drivers combined with EL. Not available with ELR, HAO, or EANS, or any nLight® AIR dimming options.
13. Only available 5000LM - 15,000LM with eldoLED drivers.
14. Not available DALI or DMX drivers. Not available with CP or H80 options. Not recommended for metal ceiling installations.
15. When combined with the EZ1, EZ10, or EZ8 option, normal luminaires (non-emergency) can be used as a normal power sensing device for nearby nLight AIR devices and luminaires with EM emergency options.

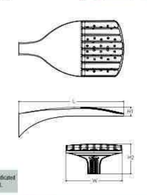
EVO6SQ page 2 of 9 — GOTHAM ARCHITECTURAL DOWNLIGHTING | 1400 Locher Road Conyers, GA 30012 | P 800-705-SERV (7378) | gothamlighting.com — © 2016-2022 Acuity Brands Lighting Inc. All Rights Reserved. Rev. 06/30/23 Specifications subject to change without notice. — gotham

TYPE: E

D-Series Size 0
LED Area Luminaire

Specifications

EPA:	0.44 ft² (0.04 m²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)



Design Select options indicated by this color background.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

design select

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

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

DSX0 LED

Series	LEDs	Color temperature[1]	Color Rendering Index[1]	Distribution	Voltage	Mounting
DSX0 LED	Forward optics: P1 P5, P2 P6, P3 P7, P4	(this section 70CRI only): 30K 3000K, 40K 4000K, 50K 5000K	70CRI	AFR Automotive front row; T1S Type I short; T2M Type II medium; T3M Type III medium; T4M Type IV medium; T5M Type V medium; T5VS Type V short; T5W Type V wide; BLC3 Type III backlight control; BLC4 Type IV backlight control; LCCO Left corner cutoff; RCCO Right corner cutoff	MVOLT (120V-277V); XVOLT (347V-480V); 120 120V; 208 208V; 240 240V; 277 277V; 347 347V; 480 480V	Shipped included: SPA Square pole mounting (#8 drilling, 3.5" max. SQ pole); RPA Round pole mounting (#8 drilling, 3" max. RND pole); SPA5 Square pole mounting (#5 drilling, 3" max. SQ poles); RPA5 Round pole mounting (#5 drilling, 3" max. RND poles); SPA5PA Square narrow pole mounting (#5 drilling, 3" max. SQ pole); WBA Wall bracket; MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
	Rotated optics: P1R P5R, P2R P6R, P3R P7R, P4R	(this section 40CRI only, extended lead times apply): 27K 2700K, 30K 3000K, 35K 3500K, 40K 4000K, 50K 5000K	70CRI, 40CRI, 40CRI, 40CRI			

Control options	Other options	Finish (required)
Shipped installed: NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 2[5, 6, 7]; PIR High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 20[5, 6, 7, 8, 9]; PER NEMA twist-lock receptacle only (control ordered separately)[5, 7]; PERS Five-pin receptacle only (control ordered separately)[5, 6, 7]	**Shipped installed:** HS Houseside shield (black finish standard)[10]; L90 Left-rotated optics[1]; R90 Right-rotated optics[1]; CCE Coastal Construction[11]; HA 50°C ambient operation[12]; BAA Buy American Act Compliant; SF Single fuse (120, 277, 347V)[13]; DF Double fuse (208, 240, 480V)[13]. **Shipped separately:** EGSR External Glare Shield (reversible, field install required, matches housing finish); BSHR Bird Spikes (field install required)	DDBXD Dark Bronze; DBLXD Black; DMATD Natural Aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DMATXD Textured natural aluminum; DWHGXD Textured white

FAD Field adjustable output[1, 6]; BL30 Bi-level switched dimming, 30%[6, 7]; BL50 Bi-level switched dimming, 50%[6, 7]; DMG 0-10v dimming wires pulled outside fixture (for use with aeontechnical control, ordered separately)[7]

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

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