

# Gateway of Rochester Hills

ROCHESTER HILLS, MICHIGAN

Planning Commission meeting - study session 11.21.2017

The Gateway of Rochester Hills is a proposed development for the Northwest corner of Rochester Rd and South Blvd. New construction at the Gateway will be a 4-story (108 room) hotel, and a two story mixed use building with 11,037 sf of retail, a 6,047 sf restaurant with outdoor seating, and 11,856 sf of office space, and a drive thru. There is an existing 2-story medical office building and the site will be developed to include a pedestrian connection between the existing and new buildings and the street.

D'Agostini  
Companies

38700 Van Dyke Ave  
Suite 200  
Sterling Heights, MI 48312  
T: 586-977-8640  
F: 586-977-7946



Group 10  
Management

30500 Northwestern Hwy  
Suite 525  
Farmington Hills, MI 48334  
T: 248-855-2100  
F: 248-855-1080



PEA, Inc.

7927 Nemco Way  
Suite 115  
Brighton, MI 48116  
T: 517-546-8583  
F: 517-546-8973



NORR

150 W Jefferson Avenue  
Suite 1300  
Detroit, MI 48226  
T: 313-324-3100  
F: 313-324-3111

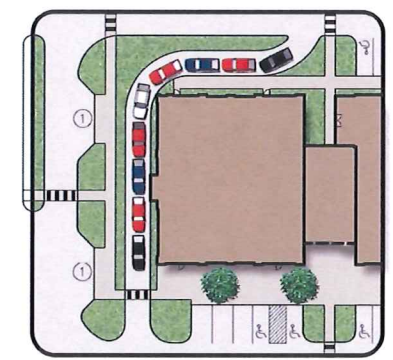
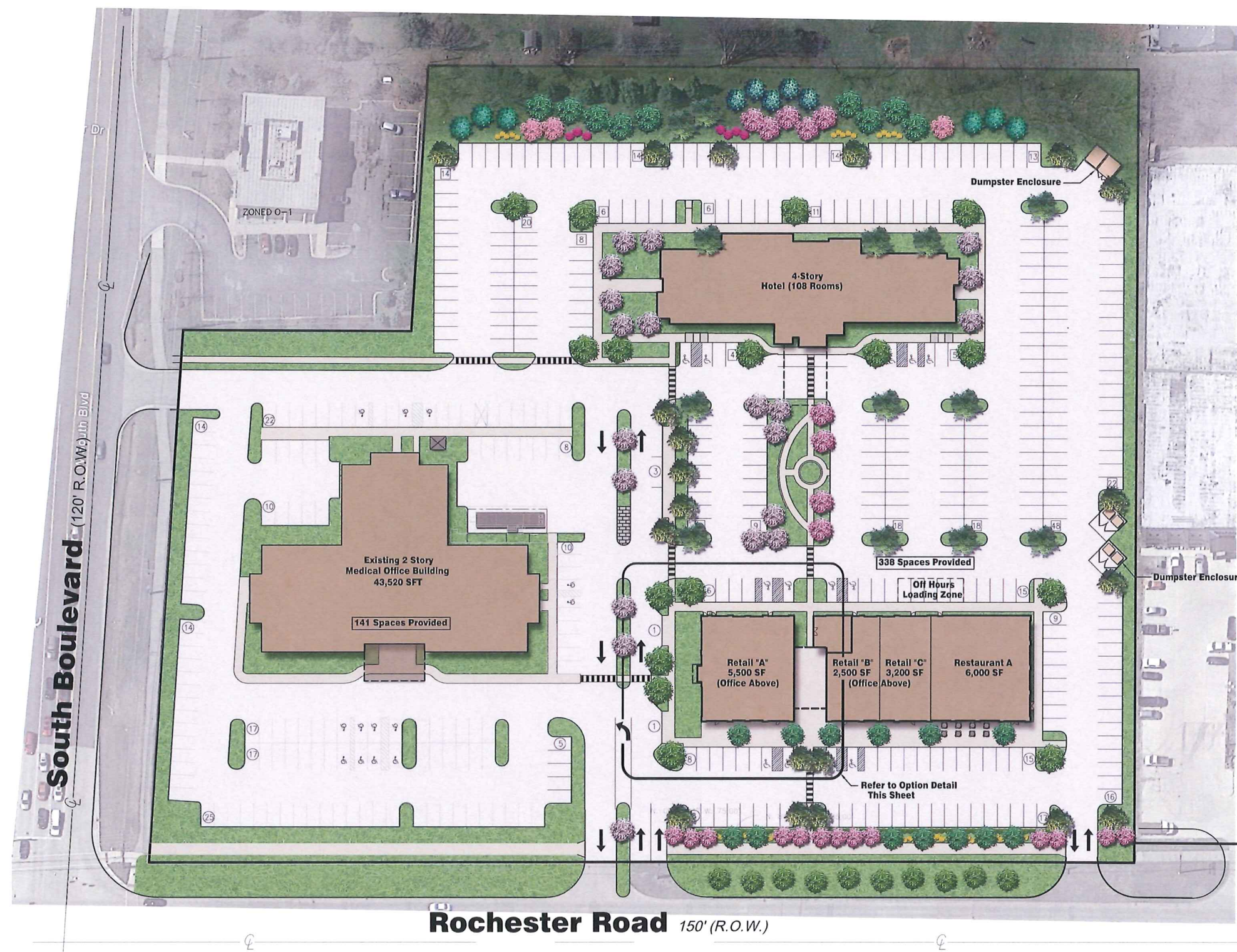
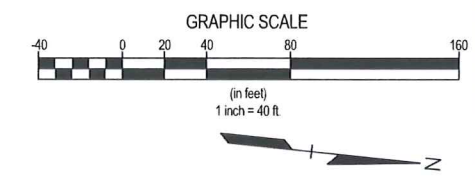


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2400 S Huron Parkway  
Ann Arbor, MI 48104  
T: 734-975-2400



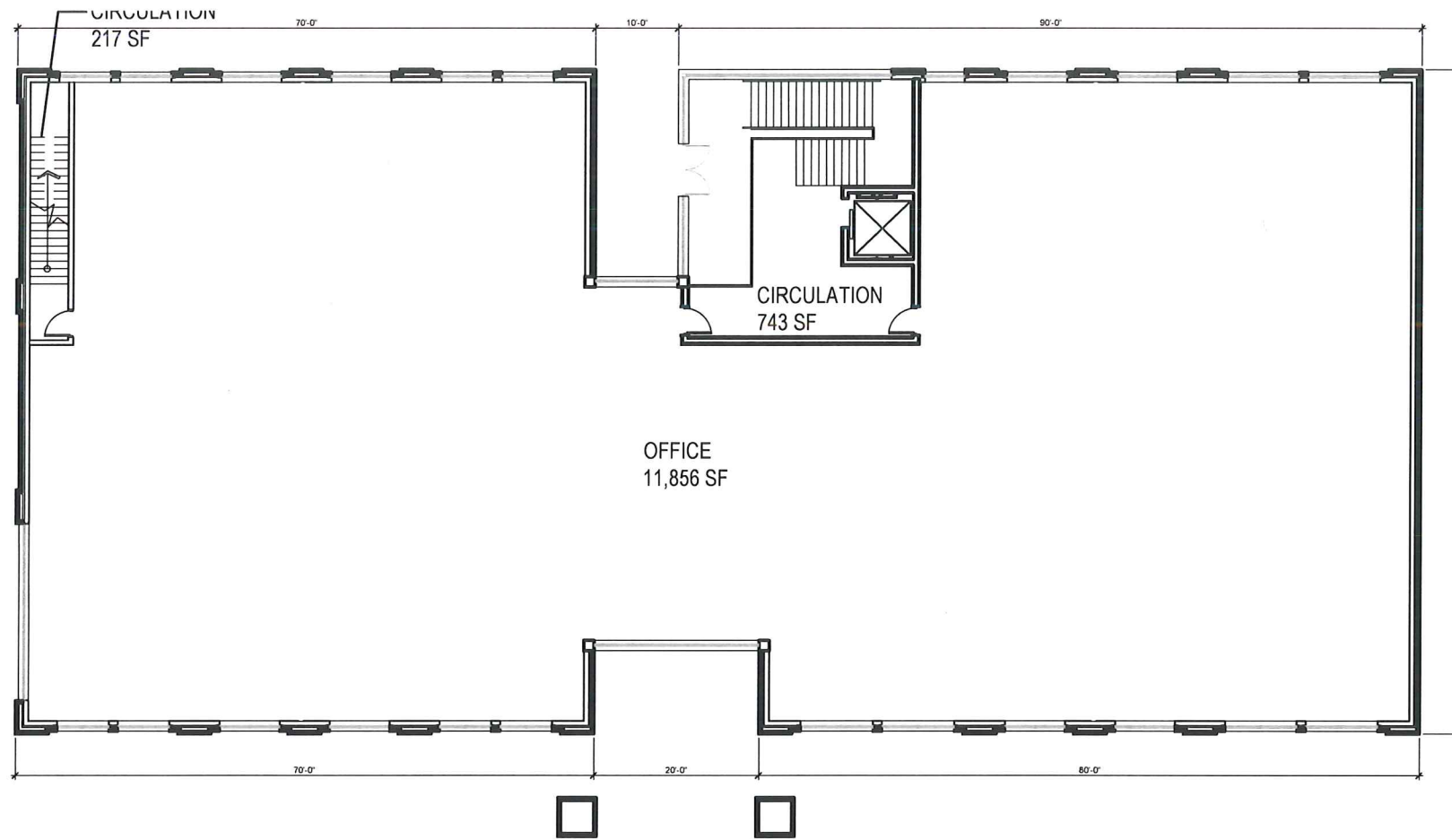




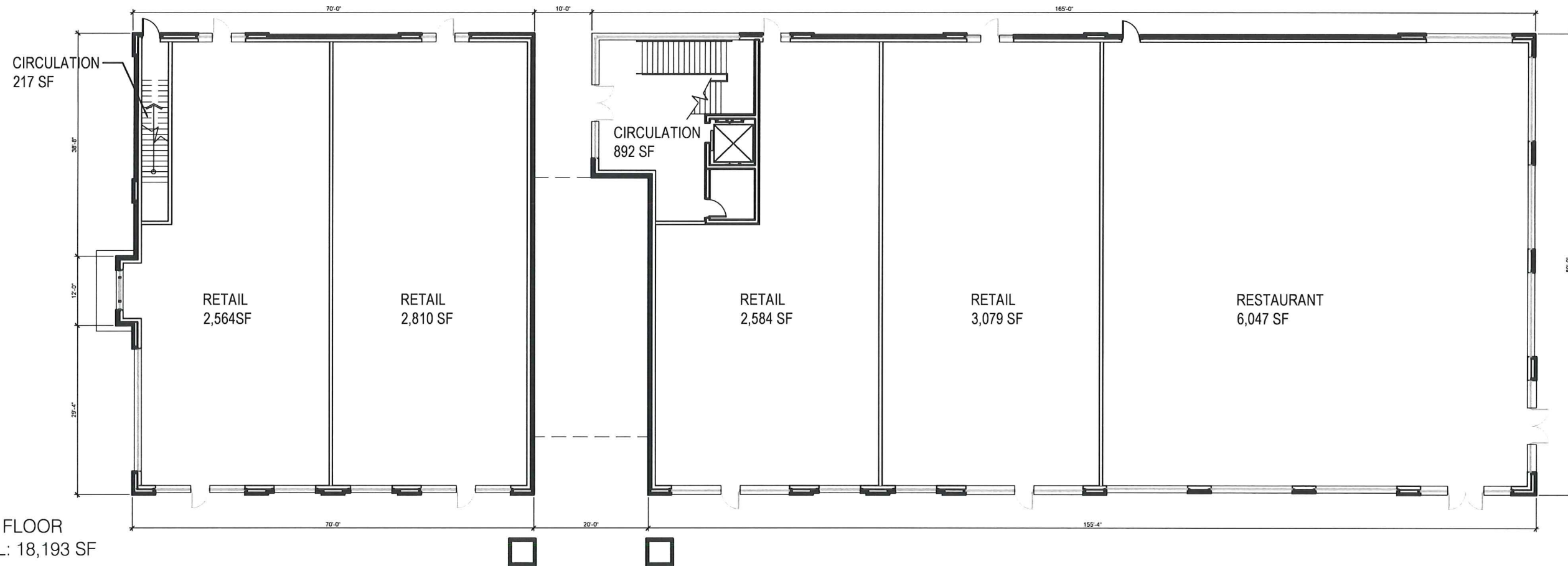
**Drive Thru Option**

**Gateway of Rochester Hills Conceptual Site Plan**  
 Rochester, Michigan November, 2017





SECOND FLOOR  
TOTAL: 12,816 SF



FIRST FLOOR  
TOTAL: 18,193 SF

# Gateway of Rochester Hills

ROCHESTER HILLS, MICHIGAN

PROPOSED FLOOR PLAN



11.21.2017

Exterior Material Finishes				
TAG	MATERIAL	MFGR.	COLOR / STYLE	REMARKS/ NOTES
(E1)	LIMESTONE		NATURAL	
(E2)	LIMESTONE SILL		NATURAL	
(E3)	BRICK	BELDEN BRICK	QUAKER BLEND	
(E4)	ALUM STOREFRONT		DARK BRONZE	
(E5)	ALUM ENTRANCE DOOR		DARK BRONZE	
(E6)	PRE-FINISHED METAL	FIRESTONE UNA CLAD	DARK BRONZE	COPING

**LEGEND**

(XX) - RE: EXTERIOR FINISH SCHEDULE



EAST ELEVATION

# Gateway of Rochester Hills

ROCHESTER HILLS, MICHIGAN

PROPOSED ELEVATION 1" = 20'-0"

11.21.2017







# Gateway of Rochester Hills

ROCHESTER HILLS, MICHIGAN

PROPOSED RENDERING NOT TO SCALE





# Gateway of Rochester Hills

ROCHESTER HILLS, MICHIGAN

PROPOSED RENDERING NOT TO SCALE





# Gateway of Rochester Hills

ROCHESTER HILLS, MICHIGAN

PROPOSED RENDERING NOT TO SCALE

11.21.2017

**NORR**  
ARCHITECTS ENGINEERS PLANNERS





**EXTERIOR RENDERING**

**BOWERS+**  
**ASSOCIATES**  
ARCHITECTURE DESIGN





**EXTERIOR RENDERING**

**BOWERS+**  
**ASSOCIATES**  
ARCHITECTURE DESIGN

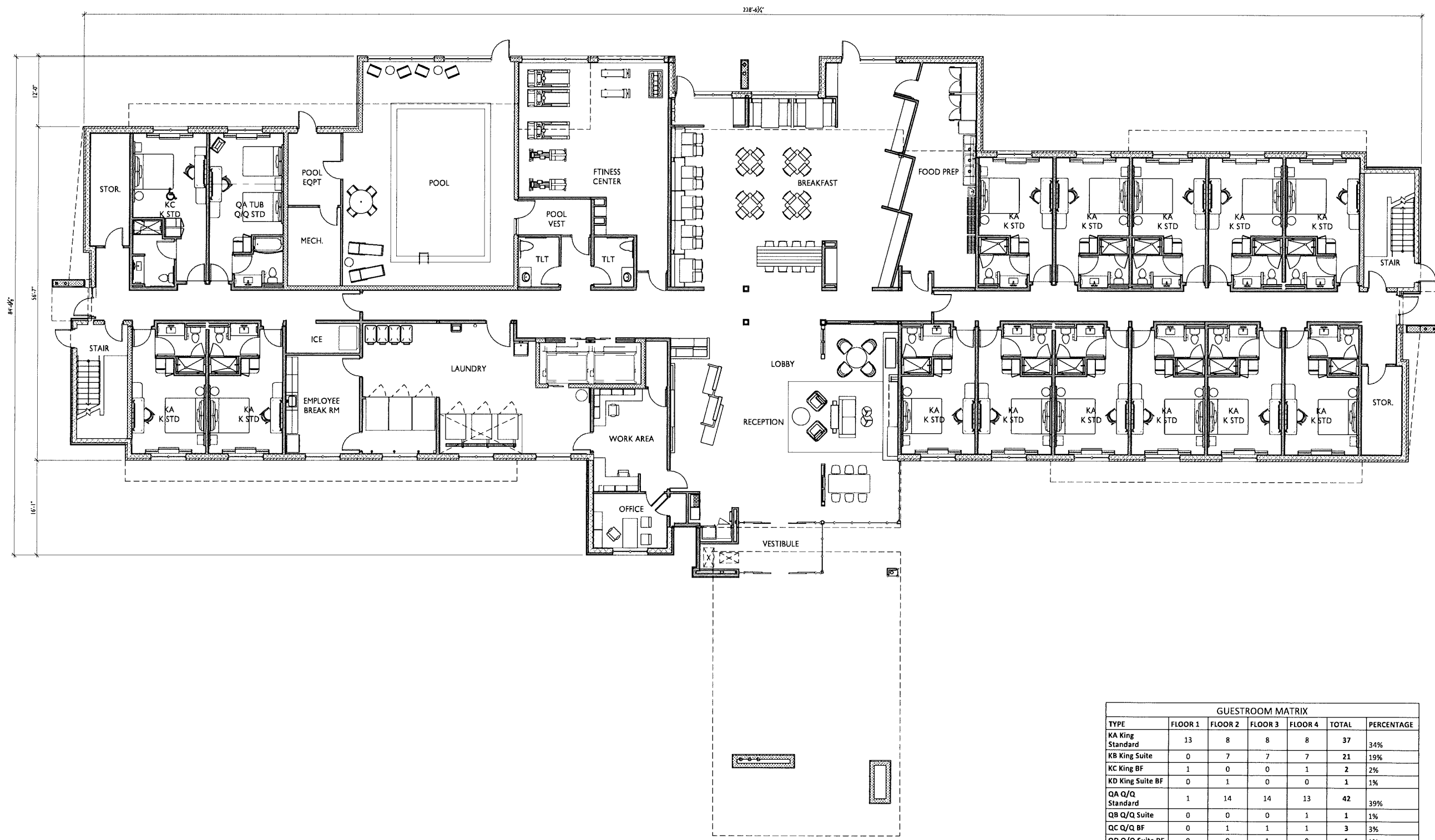




**EXTERIOR RENDERING**

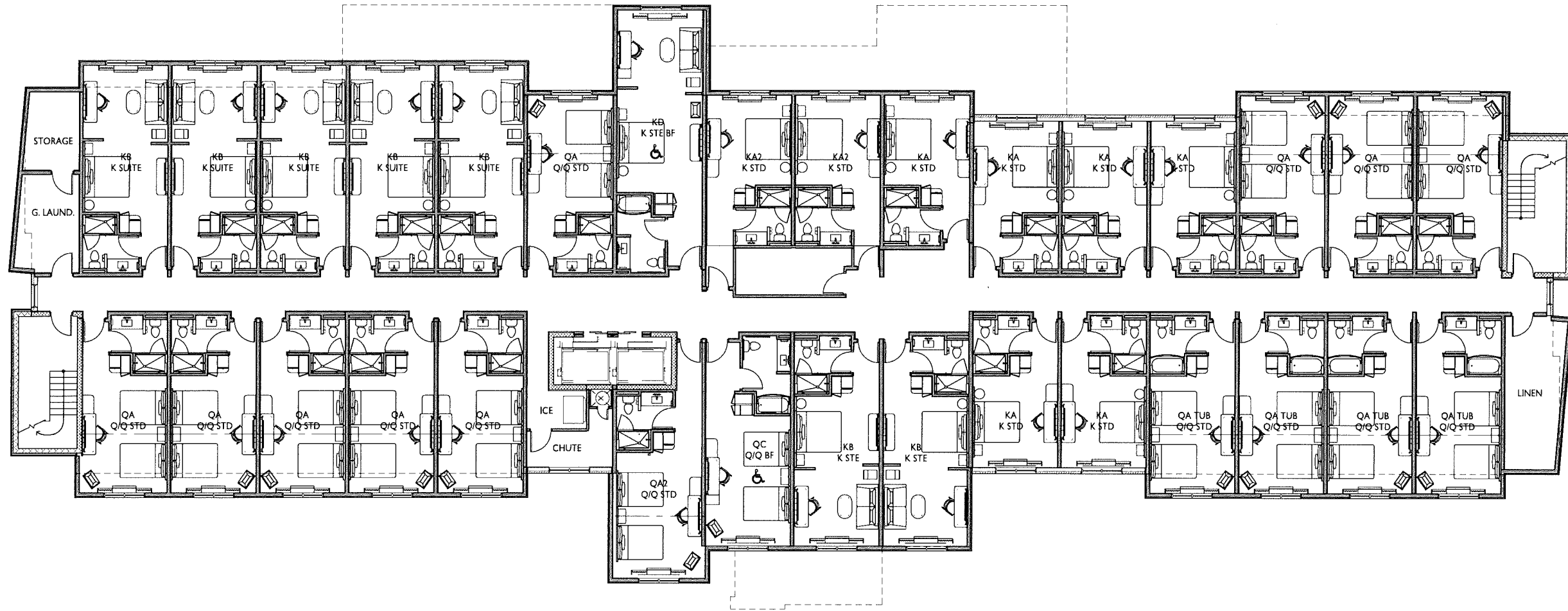
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**ASSOCIATES**  
ARCHITECTURE DESIGN






GUESTROOM MATRIX						
TYPE	FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	TOTAL	PERCENTAGE
KA King Standard	13	8	8	8	37	34%
KB King Suite	0	7	7	7	21	19%
KC King BF	1	0	0	1	2	2%
KD King Suite BF	0	1	0	0	1	1%
QA Q/Q Standard	1	14	14	13	42	39%
QB Q/Q Suite	0	0	0	1	1	1%
QC Q/Q BF	0	1	1	1	3	3%
QD Q/Q Suite BF	0	0	1	0	1	1%
<b>TOTAL</b>	<b>15</b>	<b>31</b>	<b>31</b>	<b>31</b>	<b>108</b>	<b>100%</b>

**FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"




**SECOND FLOOR PLAN**  
 SCALE: 1" = 1'-0"

**BOWERS ASSOCIATES**  
 ARCHITECTS  
 2400 SOUTH HURON PARKWAY • ANN ARBOR, MI 48104  
 P: 734.769.2410  
 WWW.BOWERSASSOCIATES.COM

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PROJECT + INFORMATION  
**HOTEL DEVELOPMENT**  
 ROCHESTER HILLS, MICHIGAN

PROJECT + NUMBER  
**17-215**

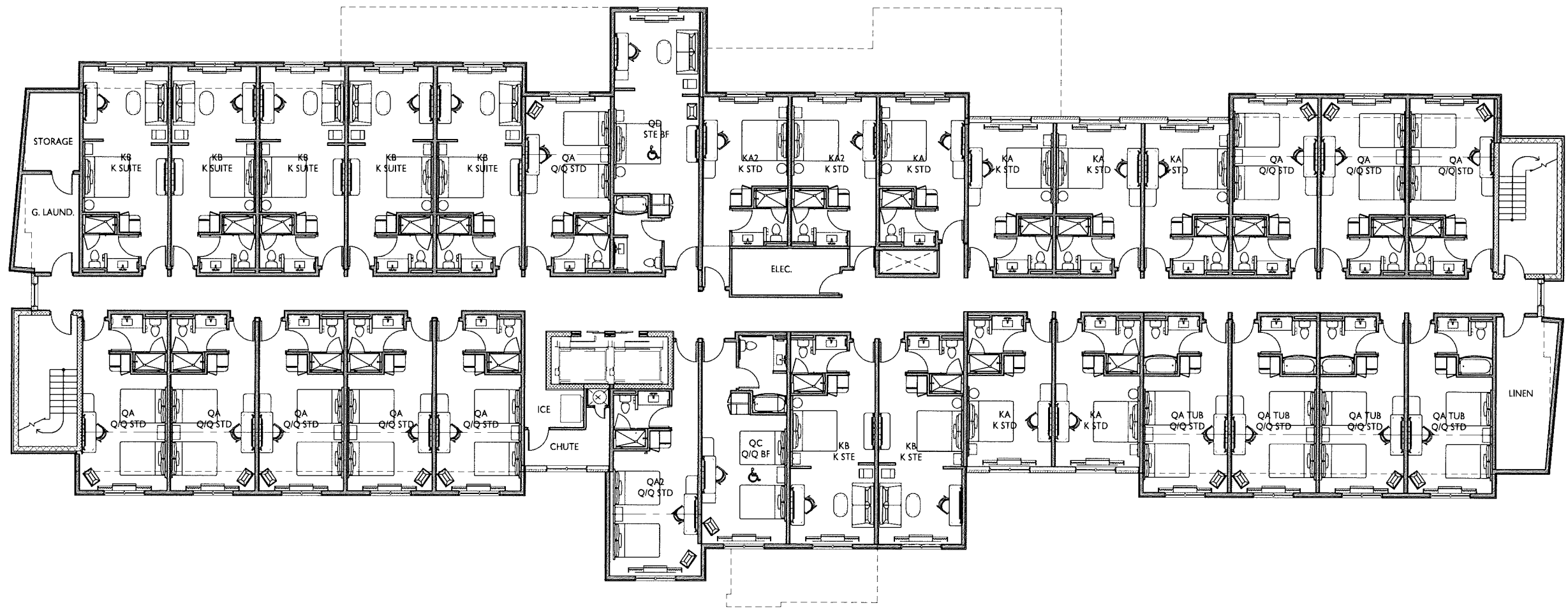
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
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 SECOND FLOOR PLAN  
 17215MAST.DWG

SHEET + NUMBER  
**A1.01**

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**THIRD FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

**BOWERS+ASSOCIATES**  
 2400 Southfield Road, Suite 200  
 Ann Arbor, MI 48104  
 P: 734.974.2000  
 www.bowersarch.com

CONSULTANT + NAME

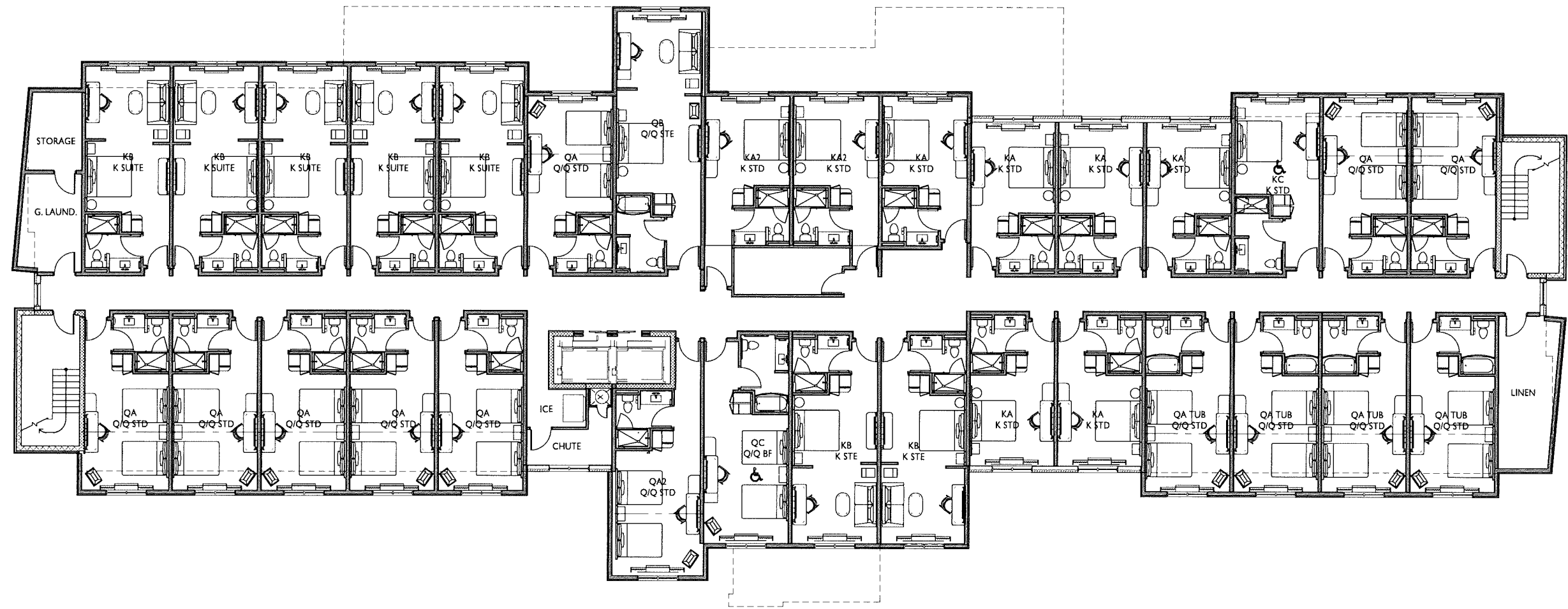
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 THIRD FLOOR PLAN  
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**FOURTH FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

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 ARCHITECTS  
 2400 SOUTH HURON PARKWAY • ANN ARBOR, MI 48104  
 P: 734.769.2400 • F: 734.769.2410  
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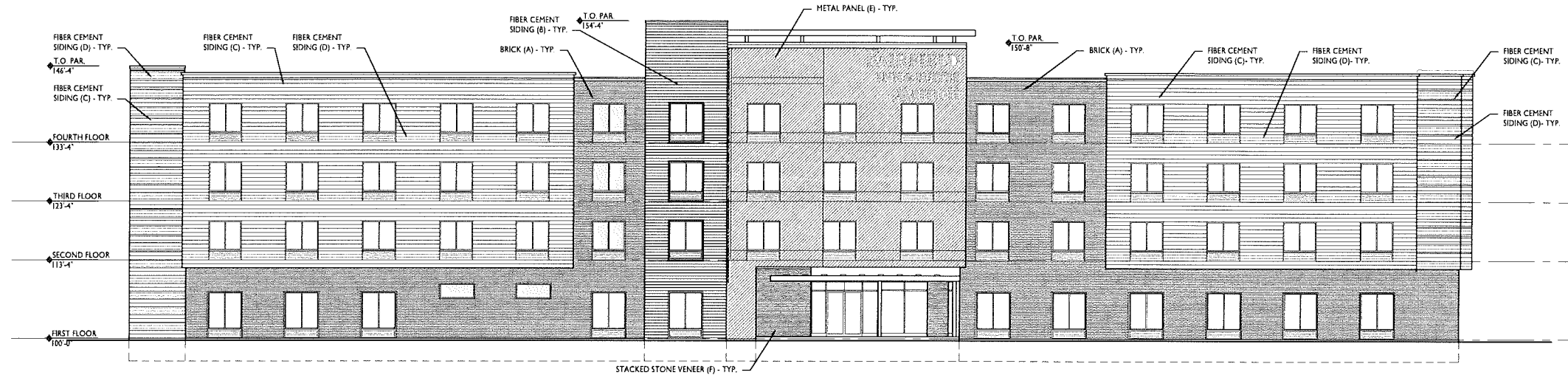
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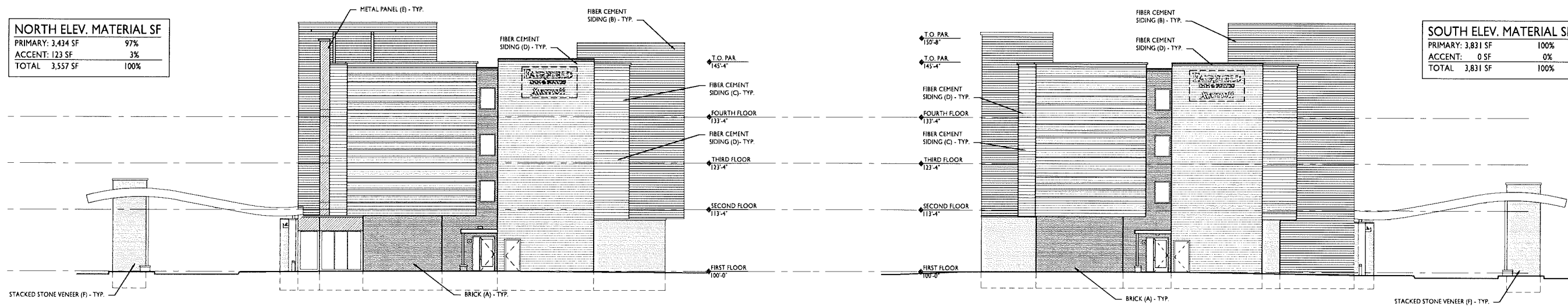




EAST ELEV. MATERIAL SF	
PRIMARY:	6,510 SF 84%
ACCENT:	1,243 SF 16%
TOTAL:	7,753 SF 100%

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

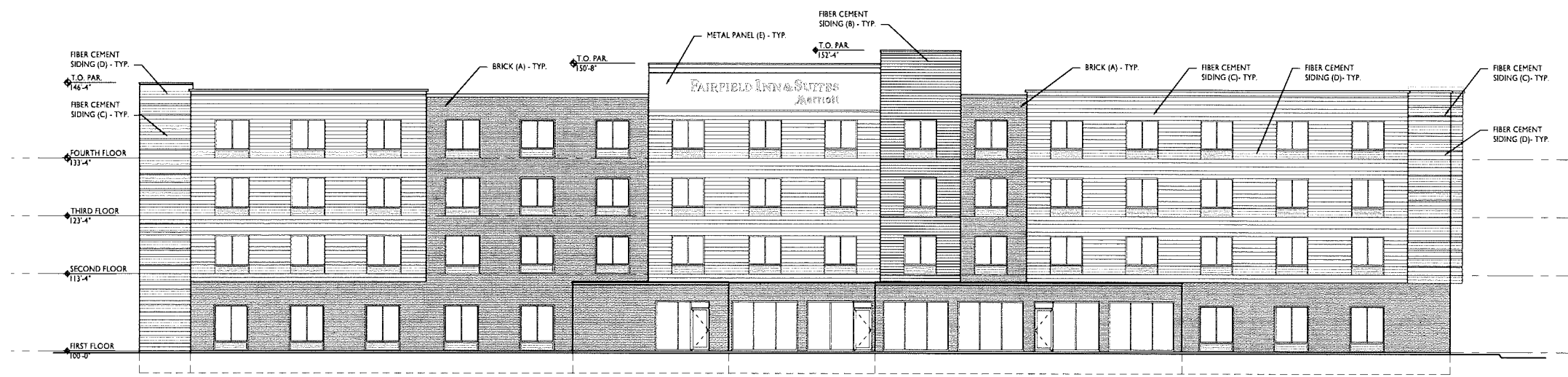
NORTH ELEV. MATERIAL SF	
PRIMARY:	3,434 SF 97%
ACCENT:	123 SF 3%
TOTAL:	3,557 SF 100%



SOUTH ELEV. MATERIAL SF	
PRIMARY:	3,831 SF 100%
ACCENT:	0 SF 0%
TOTAL:	3,831 SF 100%

**NORTH ELEVATION**  
SCALE 1/8" = 1'-0"

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



WEST ELEV. MATERIAL SF	
PRIMARY:	7,189 SF 97%
ACCENT:	255 SF 3%
TOTAL:	7,444 SF 100%

**WEST ELEVATION**  
SCALE 1/8" = 1'-0"

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2100 SOUTH HURON PARKWAY • ANN ARBOR, MI 48104  
P: 734.769.2410  
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EXTERIOR ELEVATIONS  
17215A500.DWG

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