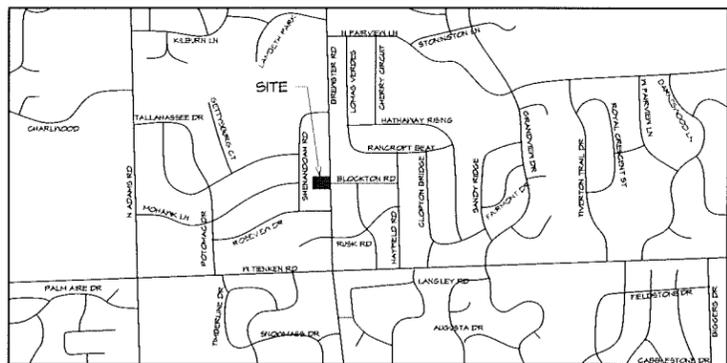


DMR-Brewster

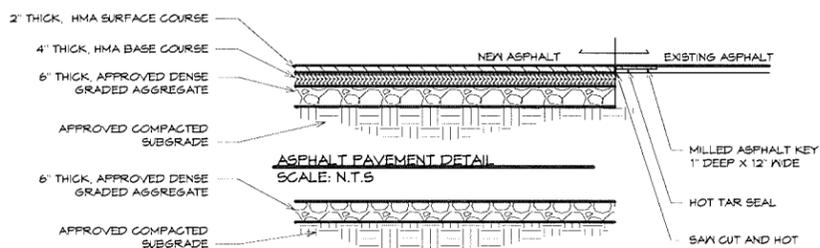
Rochester Hills, Michigan

Drawing Schedule

	Review	Permit	Review	Review	Review	Review	Review	Review
SP-1 SITE PLAN	10-12-16	11-22-16	01-06-17	01-09-17	01-19-17	01-20-17	03-28-17	09-26-17
A-1 FLOOR PLANS	10-12-16	11-22-16	01-06-17	01-09-17	01-19-17	01-20-17	03-28-17	09-26-17
A-2 ELEVATIONS	10-12-16	11-22-16					03-28-17	09-26-17
C-1 SURVEY								09-26-17
PHOTOMETRIC								09-26-17
LANDSCAPE PLAN								09-26-17



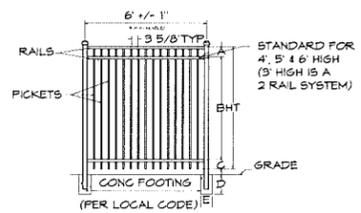
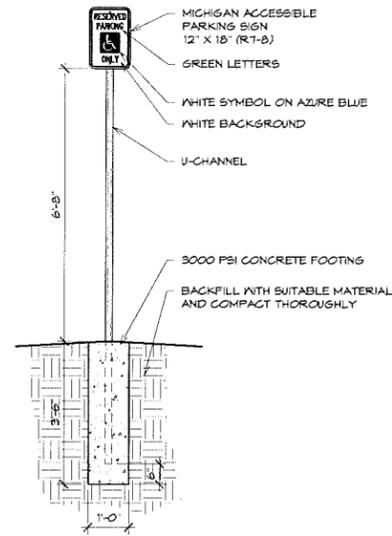
LOCATION MAP
SCALE: N.T.S.



GRAVEL DEPTH DETAIL
SCALE: N.T.S.

OCCUPANCY

SUNDAY MORNING	5:30 - 6 AM
	6:30 - 7:00 PM



PRIOR TO CONSTRUCTION

A FLOW TEST WILL BE REQUIRED AND CAN BE OBTAINED BY CONTACTING THE ROCHESTER HILLS ENGINEERING DEPARTMENT AT (248) 656-6440. THIS INFORMATION IS REQUIRED TO DETERMINE IF ADEQUATE FIRE FLOWS ARE AVAILABLE FOR THIS PROJECT.

STORM SEWER

AFTER THE COMPLETION OF THE PROJECT, IF THE CITY OF ROCHESTER HILLS ENGINEERING DIVISION OF DPS DETERMINES THAT THE STORM DRAINAGE IS ADVERSELY IMPACTING THE NEIGHBORHOOD NORTH PARCELS, A STORM SEWER MANAGEMENT SYSTEM WILL BE REQUIRED TO BE CONSTRUCTED BY THE OWNER.

SANITARY SEWER

NOTE: TELE/SEE THE EXISTING SANITARY SEWER LEAD FOR PROPER WORKING CONDITIONS.

PROJECT DESCRIPTION

THIS PROJECT INCLUDES THE RENOVATION OF AN EXISTING DWELLING FOR USE AS A MEETING HALL.

SITE INFORMATION

ZONING R-1

ZONING SUMMARY
MAXIMUM HEIGHT: 35' TO MID POINT
MAXIMUM LOT COVERAGE: 25%
EXISTING LOT COVERAGE: 6.0%

PARKING REQUIREMENTS

PARKING REQUIRED: MEETINGS HALL
1 SPACE PER 9 SEATS OR
6 FT. OF FEY
= 42 SEATS / 3
= 14 SPACES

PARKING PROVIDED 14 SPACES (PLUS 1 BARRIER FREE SPACE)

BUILDING CODE INFORMATION

DRAWINGS COMPLY WITH THE FOLLOWING:
2015 MICHIGAN BUILDING CODE
2015 MICHIGAN PLUMBING CODE
2015 MICHIGAN MECHANICAL CODE
MICHIGAN ELECTRICAL CODE 2014 NATIONAL ELECTRICAL CODE INCLUDING STATE OF MICHIGAN (PART 8 AMENDMENTS)
MICHIGAN BARRIER FREE (ICC/ANSI A117.1-2009)

OCCUPANCY CLASSIFICATION: A3-ASSEMBLY

CONSTRUCTION TYPE: VB

ALLOWABLE BUILDING AREA (PER TABLE 503): 6,000 SQ. FT.

BUILDING AREA 1,300 SQ. FT.

ALLOWABLE BUILDING HEIGHT: 1 STORY

BUILDING HEIGHT: 1 STORY

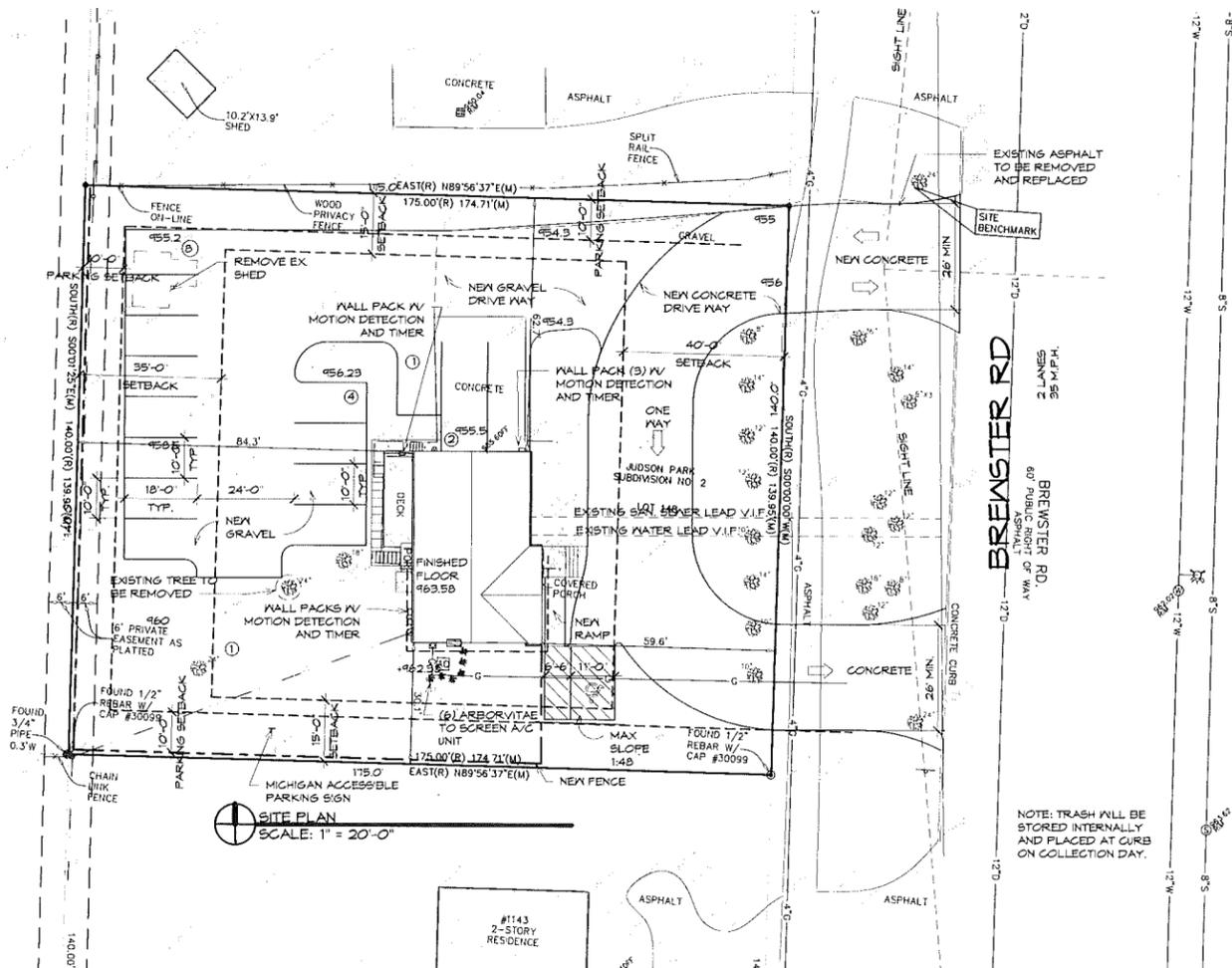
MAX OCCUPANCY = 48 PEOPLE

EXITS REQUIRED: 1 (OCCUPANCY LESS THAN 49) TO S.E. 1015.1

EXITS PROVIDED: 1

FIRE DEPARTMENT NOTES

- A KNOX KEY SYSTEM SHALL BE INSTALLED. IN A LOCATION APPROVED BY THE FIRE CODE OFFICIAL. ORDERING INFORMATION IS AVAILABLE FROM THE KNOX COMPANY AT KNOXBOX.COM
- FIRE LANES SHALL BE DESIGNATED BY THE FIRE CODE OFFICIAL, AND SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE, WITH FIRE LANE SIGNS, SPACED NOT MORE THAN 100 FEET APART. FIRE LANE SIGNS SHALL READ "NO STOPPING, STANDING, PARKING, FIRE LANE", AND SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFG 2006 CHAPTER 14.
- OPEN BURNING IS NOT PERMITTED INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. OPEN BURNING FOR WARMING OF SAND AND/OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN THE CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES.

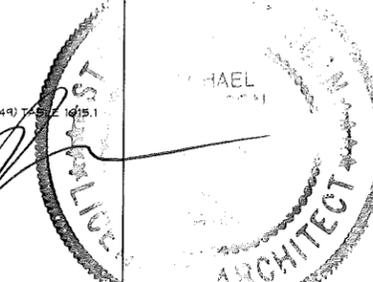


MGA
Architects/Designers
Moiseev/Gordon Associates, Inc.
4351 Delemere Court
Royal Oak, MI 48073
248.549.4500 voice
248.549.7300 faxes
www.mga-architects.net

Copyright
© 2016
Moiseev/Gordon Associates, Inc.
Use of these drawings is limited to the client for the subject project. Common law copyright is reserved by the Architect.

Use figured dimensions only. Do not scale the drawings.

Client:
Detroit Meeting Rooms



Project Title:
DMR Brewster

1167 Brewster, Rochester Hills, MI 48306

Sheet Title:
TITLE SHEET & SITE PLAN

Project Number: 16455
Drawn By: KVL, M.N.
Checked By: ALM
Approved By: M.J.S.
Date: 10-3-2016

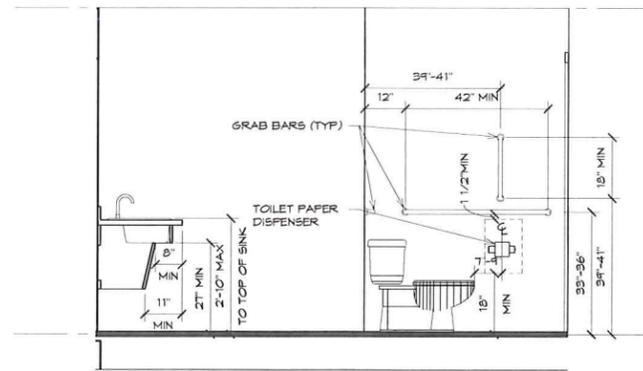
Issues:

Owner Review	2016-10-04
Owner Review	2016-10-12
Permit	2016-11-22
Owner Review	2017-01-06
Owner Review	2017-01-04
Owner Review	2017-01-19
Permit	2017-03-28
Review	2017-09-26

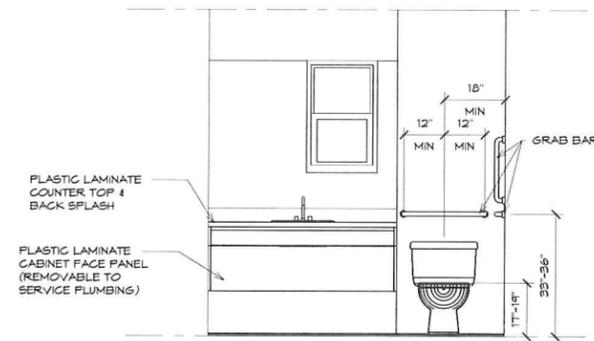
Sheet Number:

SP1

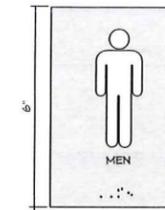
CITY FILE # 17-008



4 B.F. Elevation 1
1/2" = 1'-0"

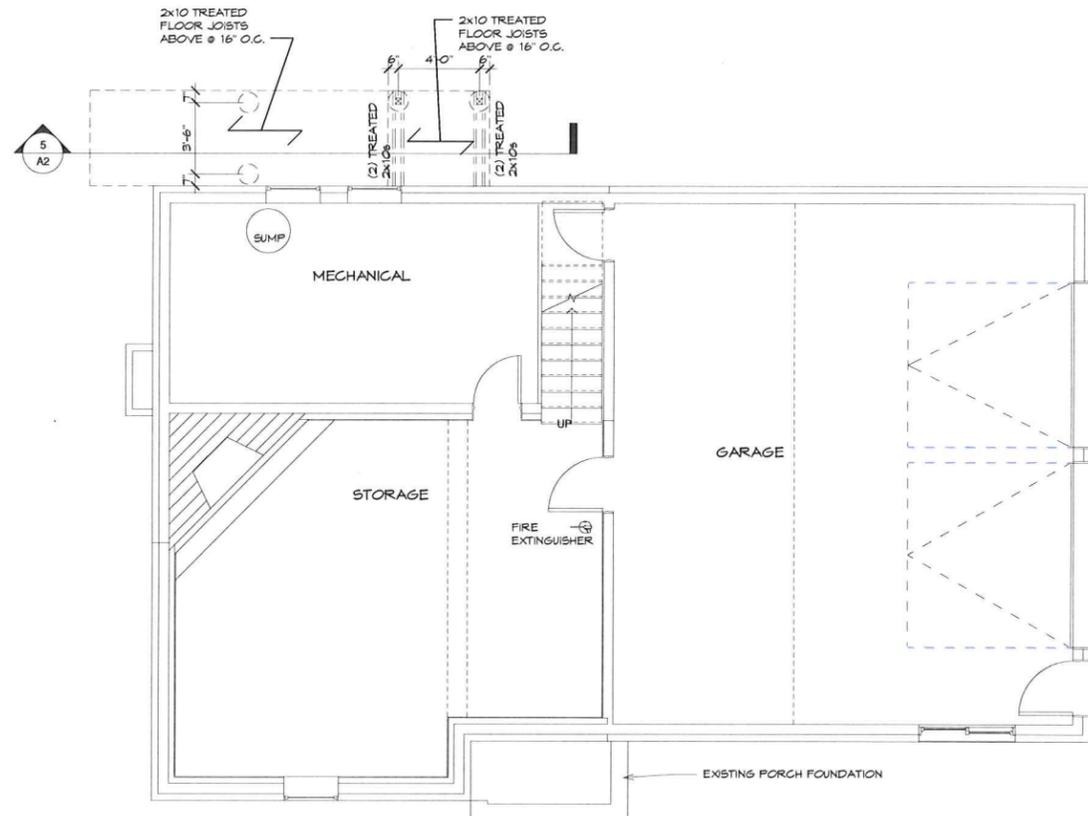


5 B.F. Elevation 2
1/2" = 1'-0"

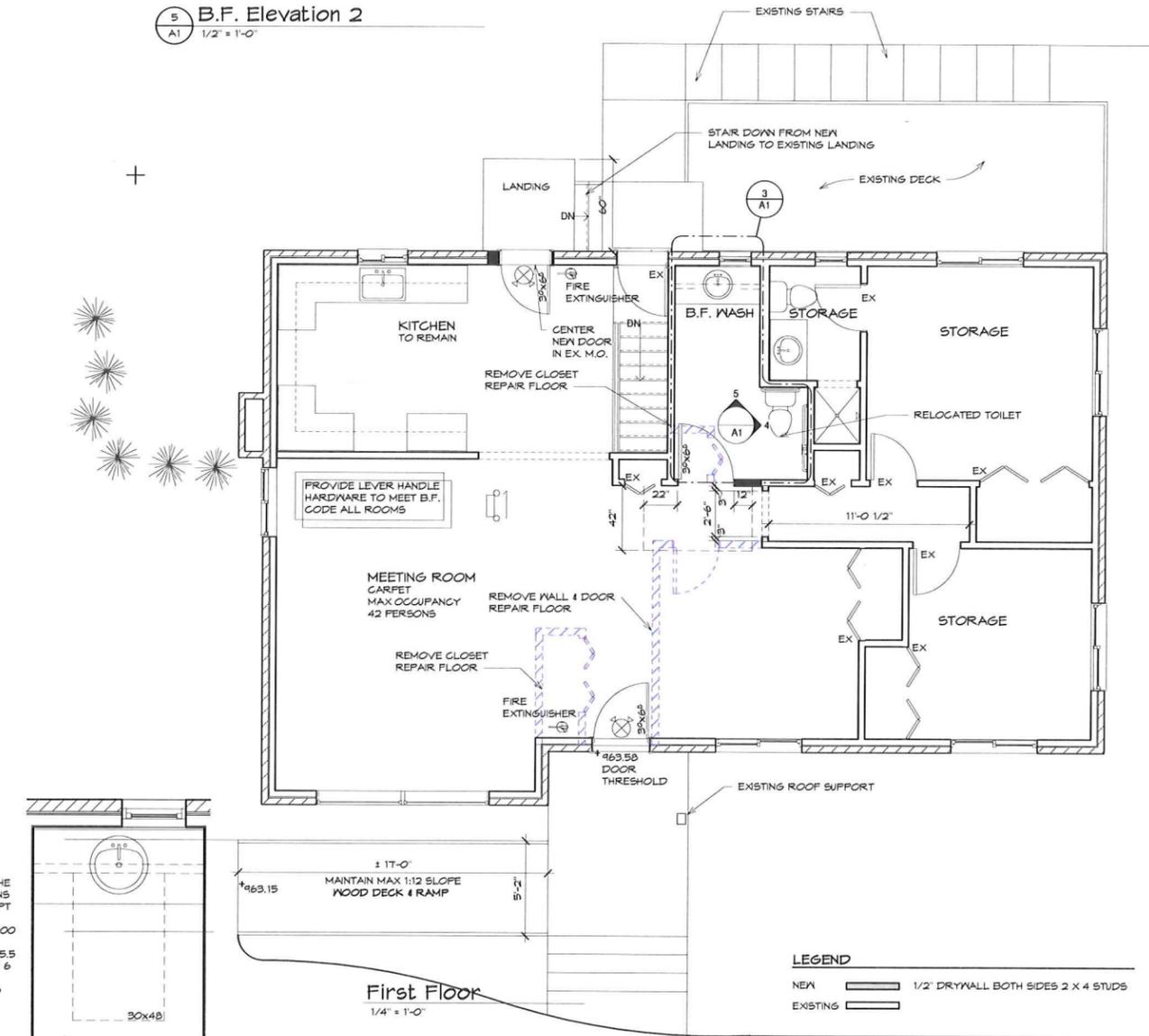


NOTE: BARRIER FREE WASHROOM SIGNAGE W/ BRAILLE MOUNTED MINIMUM 4'-0" ABOVE FLOOR TO BOTTOM OF SIGN. LOCATE MINIMUM OF 9" FROM SWING SIDE OF DOOR

LEGEND
EMERGENCY LIGHTS
WALL MOUNTED EMERGENCY LIGHT



Basement/Foundation Plan
1/4" = 1'-0"



First Floor
1/4" = 1'-0"

CONCRETE SPECIFICATIONS

- ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 301-89, "SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS," EXCEPT AS MODIFIED BY SUPPLEMENTAL REQUIREMENTS.
- ALL CONCRETE SHALL HAVE A MINIMUM OF 3000 PSI, 28 DAY COMPRESSIVE STRENGTH, U.N.O., (511 LBS. OF CEMENT PER CUBIC YARD MINIMUM (55 SACKS) & WATER/CEMENT RATIO NOT TO EXCEED 6 GALLONS PER BAG). EXTERIOR CONCRETE SLABS SHALL HAVE A MINIMUM OF 4000 PSI, 28 DAY COMPRESSIVE STRENGTH, AND 4% AIR ENTRAINMENT.
- THE USE OF ADDITIVES SUCH AS FLY ASH OR CALCIUM CHLORIDE IS NOT ALLOWED WITHOUT PRIOR REVIEW FROM THE ENGINEER.
- THE CONCRETE CONTRACTOR SHALL SUBMIT THE DESIGN MIX OF EACH TYPE FOR REVIEW BY THE ENGINEER AND ARCHITECT PRIOR TO PLACEMENT.

REINFORCING STEEL SPECIFICATIONS

- ALL REINFORCING BARS, DOVELS, AND TIES SHALL CONFORM WITH ASTM-615 GRADE 60 REQUIREMENTS AND SHALL BE FREE OF RUST, DIRT AND MUD.
- ALL WELDED WIRE FABRIC SHALL CONFORM WITH ASTM A-185 AND BE POSITIONED AT THE MID HEIGHT OF SLABS, U.N.O.
- ALL REINFORCING SHALL BE PLACED AND SECURELY TIED IN PLACE SUFFICIENTLY AHEAD OF PLACING OF CONCRETE TO ALLOW INSPECTION AND CORRECTION, IF NECESSARY, WITHOUT DELAYING THE CONCRETE PLACEMENT.
- EXTEND ALL REINFORCING BARS A MINIMUM OF 36" AROUND ALL CORNERS AND LAP BARS AT ALL SPLICES A MINIMUM OF 24" U.N.O.
- WELDING OF REINFORCING STEEL IS NOT ALLOWED.

3 B.F. Wash
1/2" = 1'-0"

Copyright

© 2016
Molisee/Gordon Associates, Inc.
Use of these drawings is limited
to the client for the subject project.
Common law copyright is reserved
by the Architect.

Use figured dimensions only.
Do not scale the drawings.

Client:

**Detroit Meeting
Rooms**

Project Title:

DMR Brewster

1167 Brewster, Rochester
Hills, MI 48306

Sheet Title:

ELEVATIONS

Project Number: 16455

Drawn By: KKL, M.J.N.

Checked By: A.M.

Approved By: M.J.S.

Date: 10-3-2016

Issued:

Owner Review 2016-10-04

Owner Review 2016-10-12

Permit 2016-11-22

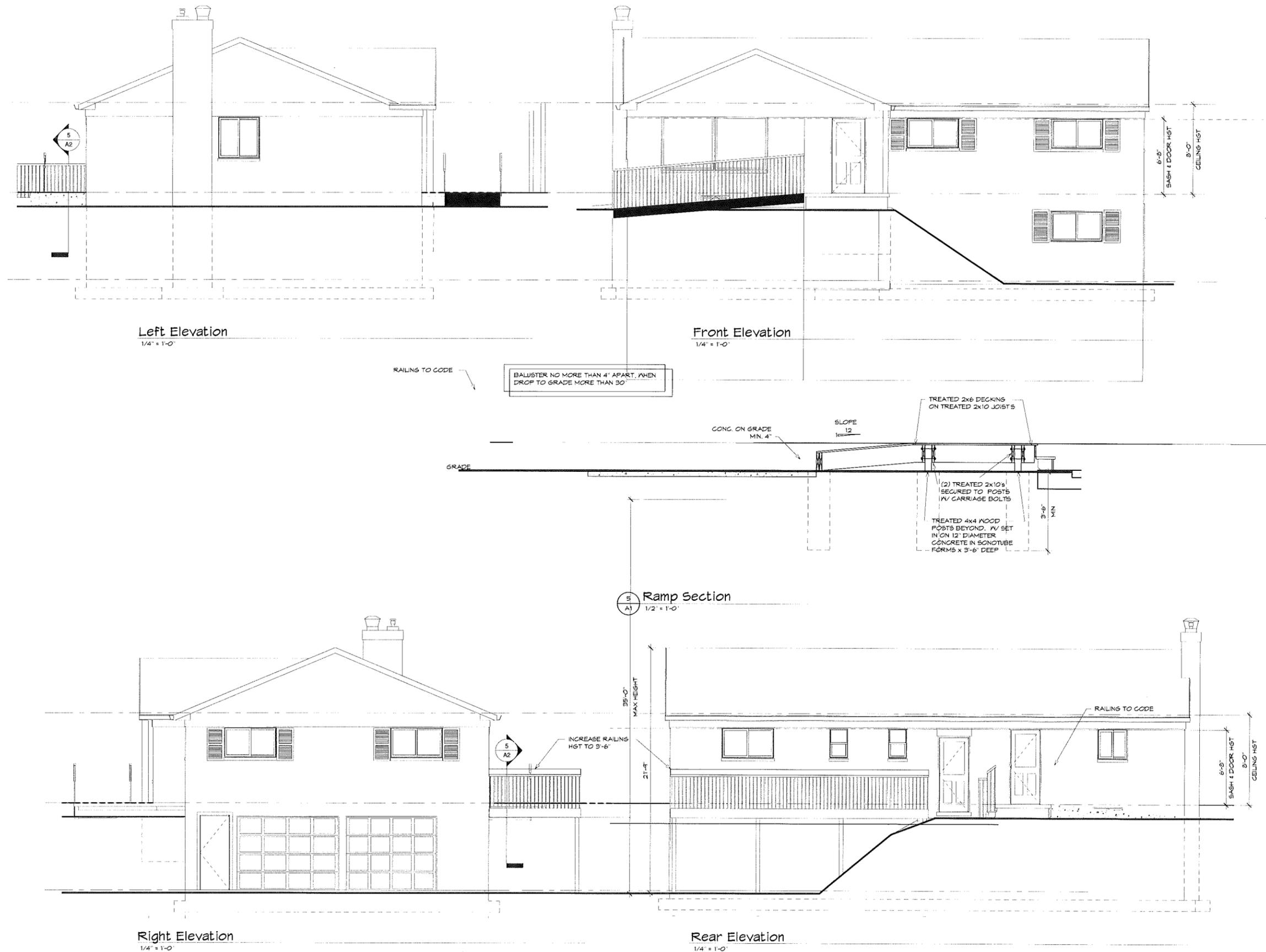
Permit 2017-03-28

Sheet Number:

A2

CITY FILE # 17-008

9/26/2017 8:03:21 AM



Left Elevation
1/4" = 1'-0"

Front Elevation
1/4" = 1'-0"

Ramp Section
1/2" = 1'-0"

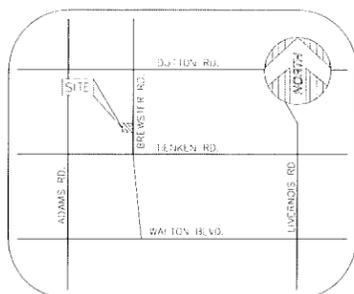
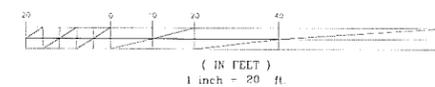
Right Elevation
1/4" = 1'-0"

Rear Elevation
1/4" = 1'-0"

TOPOGRAPHIC SURVEY



GRAPHIC SCALE



VICINITY MAP
(NOT TO SCALE)

PARCEL AREA

24,455± SQUARE FEET = 0.561± ACRES

BASIS OF BEARING

SOUTH 00°00'00" WEST (SOUTH), BEING THE WEST RIGHT OF WAY LINE OF BREWSTER ROAD, AS PLATTED

SITE BENCHMARK

MAG NAIL IN SOUTH SIDE OF 24" TREE NEAR NORTHEAST CORNER OF PROPERTY
ELEVATION = 957.25' (NAVD 88)

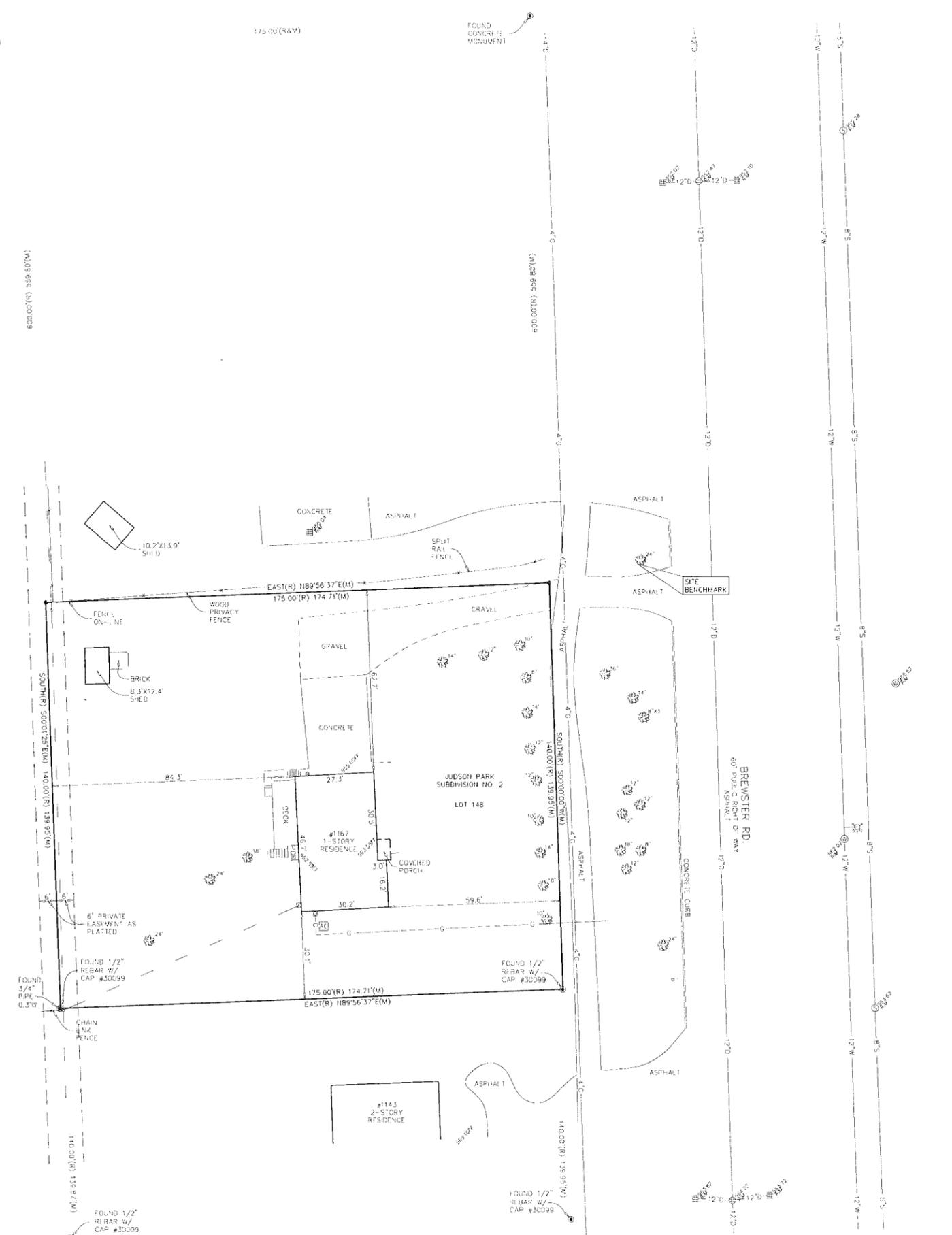
SURVEYOR'S NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

2. A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY. THEREFORE, EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.

LEGEND

●	SET 1/2" REBAR WITH CAP P.S. 47976
○	FOUND MONUMENT (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
⊙	GROUND POINT
⊕	ELECTRIC METER
⊖	UTILITY POLE
⊗	GAS METER
⊘	CLEANOUT
⊙	SANITARY MANHOLE
⊕	ROUND CATCH BASIN
⊖	SQUARE CATCH BASIN
⊗	FIRE HYDRANT
⊘	WATER GATE MANHOLE
⊙	AIR CONDITIONING UNIT
⊕	SINGLE POST SIGN
⊖	TREE
—	PARCEL BOUNDARY LINE
---	PLATTED LOT LINE
---	ADJOINING PARCEL LINE
---	SECTION LINE
---	BUILDING
---	BUILDING OVERHANG
---	BUILDING HATCH
---	CONCRETE CURB
---	EDGE OF CONCRETE (CONC.)
---	EDGE OF ASPHALT (ASPH.)
---	EDGE OF CRAWL
---	FENCE (AS NOTED)
---	OVERHEAD UTILITY LINE
G	GAS LINE
S	SANITARY LINE
D	STORM LINE
W	WATER LINE



PROPERTY DESCRIPTION

LAND SITUATED IN THE CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

LOT 148 OF SECTION 5 JUDSON PARK SUBDIVISION NO. 2 LOT 148 AS RECORDED IN LIBER 86 OF PLATS, PAGE 2, OAKLAND COUNTY RECORDS

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREBY DESCRIBED. THE ELEVATIONS SHOWN HEREON ARE BASED ON A FIELD SURVEY AND THE DRAWING HEREON DELIVERED IS A CORRECT REPRESENTATION OF THE SAME.

ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976



KEM-TEC & ASSOCIATES
PROFESSIONAL SURVEYORS - PROFESSIONAL ENGINEERS
22556 GRAHNI AVE • EASTPOINTE, MICHIGAN 48021
(586)772-2222 • (800)295-7222 • FAX (586)772-4048

PREPARED FOR: MOSEFY GORDON ARCHITECTS, INC.	
DATE: OCTOBER 24, 2016	JOB #: 16 03729
SCALE: 1" = 20'	SHEET: 1 OF 1
DRW. BY: JGV	REV.:

CITY FILE# 17-008

