



EXTERIOR SEATING AREAS FOR PUBLIC AND PRIVATE RESIDENCE

Proposed to construct a new 5 story luxury apartment building with commercial space on the ground floor on existing vacant land. The development will focus on sustainable design and will incorporate the use of solar energy for passive heating and to power the building lighting. Outdoor seating/meeting areas for both residents and users of the commercial space will provide a connection to the outdoors. Covered drop off at the main entry and covered parking spaces will be provided and will reduce the amount of solar heat generated from the parking lot while also providing protection from Michigan winter weather. The facility is proposing to use underground detention to accommodate for surface water management.

PENELOPE'S PLACE

APARTMENTS

PROPOSED PUD OUTLINE:

CURRENT SITE ZONING - O1 PROPOSED PUD

PROPOSED SETBACKS	FRONT	SIDE	REAR
	25'	10'	50'

PROPOSED USE - MIXED USE RESIDENTIAL AND COMMERCIAL

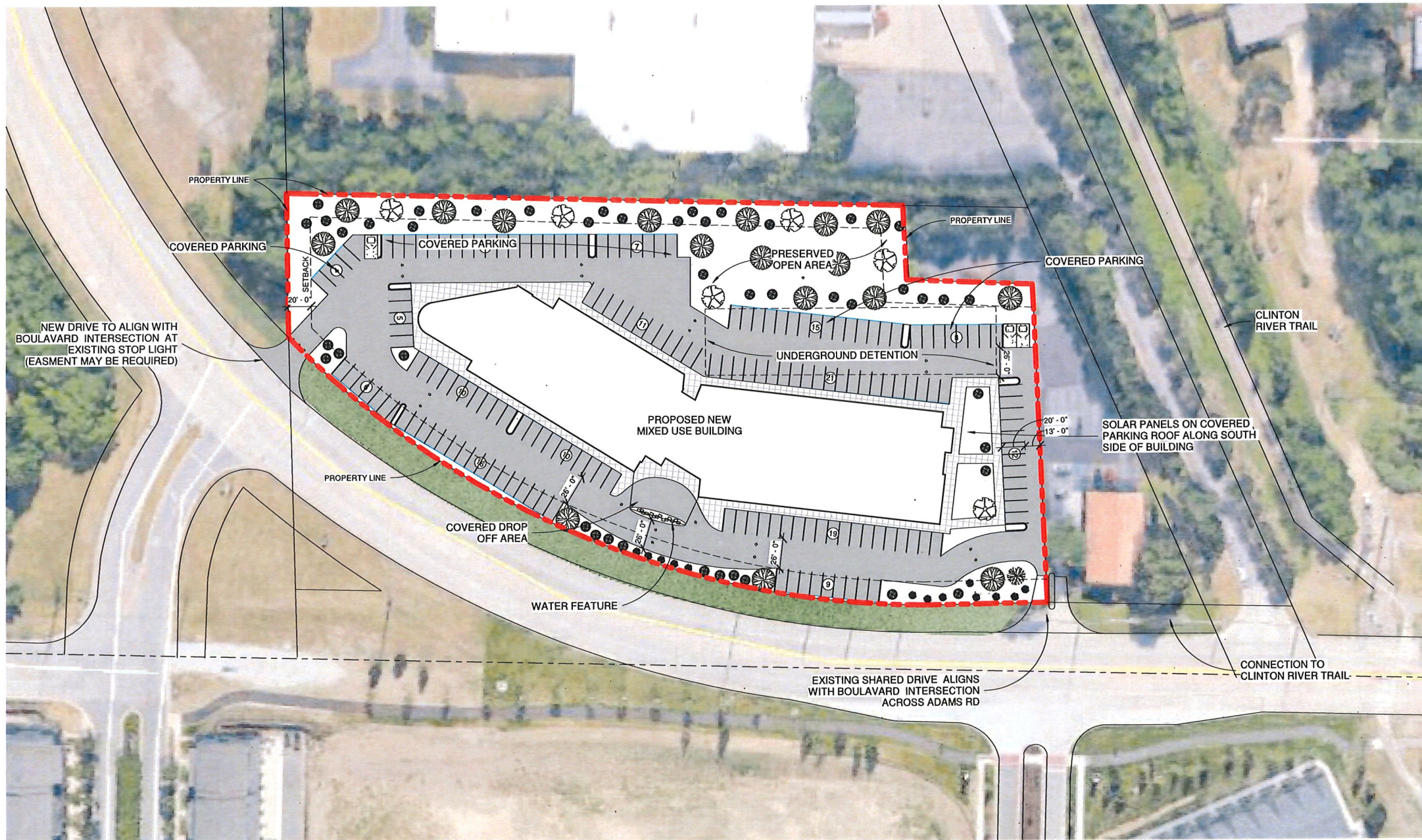
PROPOSED CONSTRUCTION TYPE - 2B (CONCRETE AND STEEL)
FULL BUILDING FIRE SUPPRESSION SYSTEM (NFPA13)

PROPOSED BUILDING AREA -

- 1ST FLOOR AREA = 30,000SF
- 2ND FLOOR AREA = 30,000SF
- 3RD FLOOR AREA = 29,000SF
- 4TH FLOOR AREA = 28,000SF
- TOTAL BUILDING AREA = 117,000SF

ADDITIONAL AMMENITIES:

- COVERED DROP OFF AREA AT MAIN ENTRY
- BALCONY OR PATIO AREA FOR EACH DWELLING UNIT
- OUTDOOR SEATING AREAS
- WATER FEATRUE AT BUILDING ENTRANCE
- 1ST FLOOR UNITS TO HAVE DIRECT ACCESS TO PARKING LOT



SITE PLAN
1" = 50'-0"

TOTAL PARKING SPACES
171



NOT FOR CONSTRUCTION



SAMPLE WATER FEATURE AT MAIN ENTRANCE



Contractor:

UNNAMED

Project Phase:
Design
Permit
Construction

Date

Rev. Description

Project # 0000
Drawn by: CDS
Checked by: Checker

Revised Last Issue: 11/15/2018 4:20:58 PM

Penelope's Place
ADAMS ROAD, ROCHESTER HILLS, MICHIGAN

SITE PLAN

C100

LEGEND - EXISTING

- | | | |
|---|---|---|
| <ul style="list-style-type: none"> — E/ PAVEMENT — E/ CURB — E/ GRAVEL — CL ROAD — E/ WALK — RAILROAD — E/ BRICK — MISC. LINE — FENCE — GUARD RAIL — WALL — BLDG. LINE — OVERHEAD WRES — RAILING — OVERHANG LINE — T/ BANK — B/ BANK — CL DITCH/STREAM — SHRUB LINE — TREE LINE — WATER EDGE — WETLAND LINE — STORM LINE — SAN. LINE — W. WATER LINE — GAS LINE — UGE UG ELEC. LINE — UGT UG TELE. LINE — CTV UG CABLE TV LINE — PLD PLD LINE — STEAM STEAM LINE — SECTION SECTION LINE — TEL TELEPHONE OVERHEAD | <ul style="list-style-type: none"> ○ SAN. MH ○ SAN. CLEAN OUT ○ SAN. RISER ○ SAN. PUMP STATION ○ COMB. MH ○ GATE VALVE ○ HYDRANT ○ WATER VALVE ○ WATER METER ○ POST INDICATOR VALVE ○ WELL HEAD ○ FDC CONNECTION ○ IRRIGATION CONTROL BOX ○ STORM MH ○ CATCH BASIN ○ BEEHIVE CB ○ CULVERT E.S. ○ ROOF/DOWN SPOUT ○ OVERFLOW/OUTLET STRUCTURE ○ SAN. STORM CLEAN OUT ○ ROUND CB ○ LIGHT POLE ○ UTILITY POLE ○ ELEC. TRANS. ○ AIR CONDITIONER ○ ELEC. MH ○ ELEC. METER ○ ELEC. RISER ○ TRAFFIC CONTROL BOX | <ul style="list-style-type: none"> ○ EXISTING ELEVATION ○ SOIL BORING ○ MONITORING WELL ○ LAWN IRRIG. HEAD ○ CENTERLINE R.R. TRACK ○ MISC. TOPO. SHOT ○ SURVEY CONTROL POINT ○ FOUND IRON ○ FOUND NAIL ○ F. CUT CROSS ○ SECTION COR. ○ FENCE POST ○ BENCHMARK ○ FOUND PIPE ○ FOUND MON. ○ ASPHALT ○ CONCRETE ○ A.C. AIR CONDITIONER ○ G.P. GUARD POST ○ C.L.F. CHAIN-LINK FENCE ○ D.L. DOOR LEDGE ○ F.F. FINISHED FLOOR ○ O.H. OVERHANG ○ F.I. FOUND IRON ○ S.I. SET IRON ○ F.I.P. FOUND IRON PIPE ○ M. MEASURED ○ R. RECORD ○ F.M. FOUND MONUMENT ○ S.N. SET NAIL ○ CWP CORRUGATED METAL PIPE ○ RCP REINFORCED CONCRETE PIPE |
|---|---|---|

UTILITY STATEMENT

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.

(R) = UTILITY SHOWN FROM RECORDS OR PLANS, & FIELD LOCATED WHERE POSSIBLE.

PRIOR TO THE PLANNED BUILDING IMPROVEMENTS, AND/OR CONSTRUCTION, THE RESPECTIVE UTILITY COMPANIES MUST BE NOTIFIED TO STAKE THE PRECISE LOCATION OF THEIR UTILITIES.

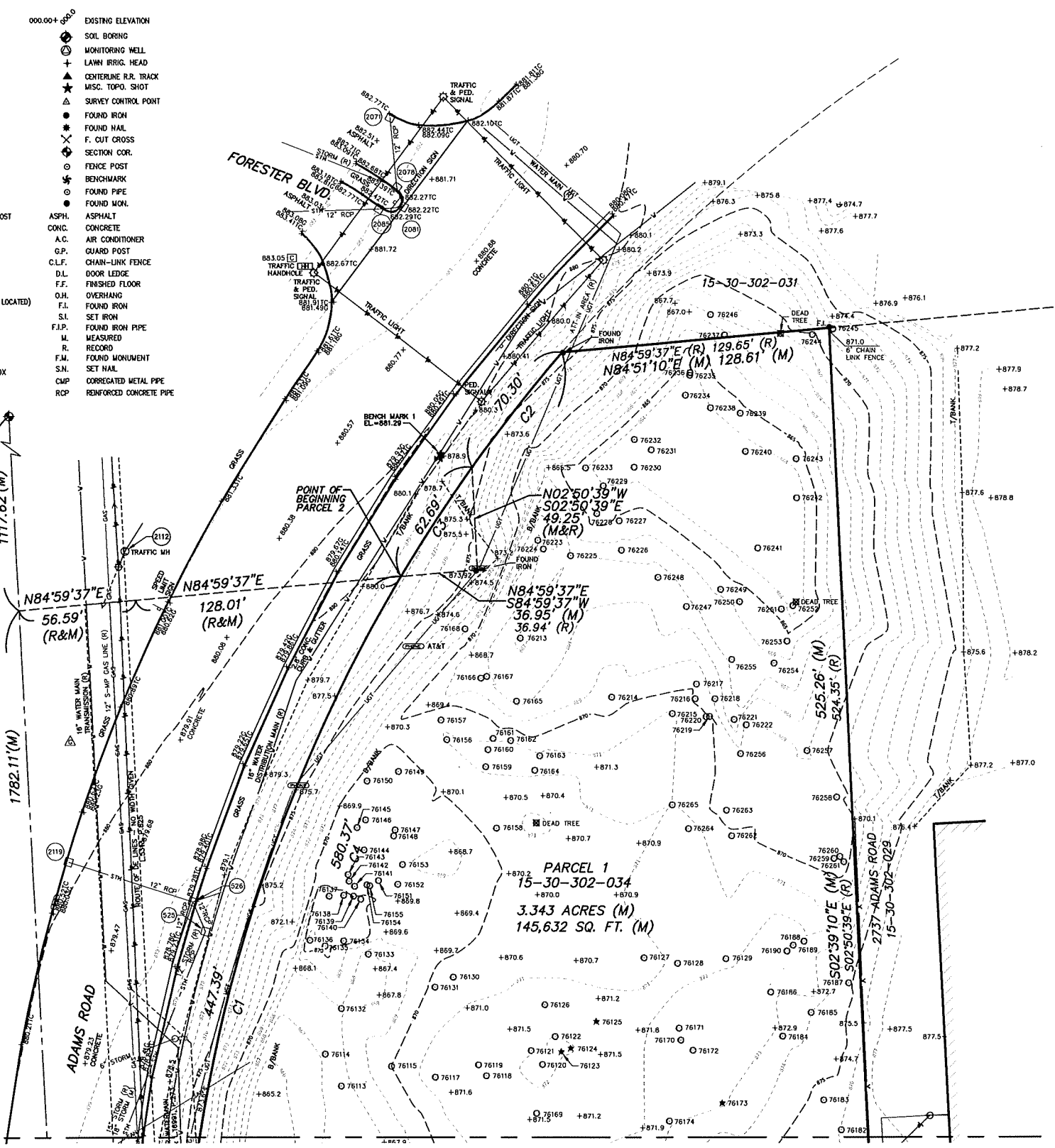
BENCHMARK DATA

- (NGVD 29) DATUM
- SITE BENCHMARK NO. 1**
ARROW ON HYDRANT ON THE EAST SIDE OF ADAMS ROAD, OPPOSITE FORESTER BOULEVARD. ELEVATION=881.29'
- SITE BENCHMARK NO. 2**
ARROW ON HYDRANT, ON THE EAST SIDE OF ADAMS ROAD, +/- 200 FEET NORTH OF PARKWAYS BLVD. ELEVATION=878.54'
- SITE BENCHMARK NO. 3**
BENCH MARK SPIKE WITH PLASTIC BOOT ON THE EAST SIDE OF ADAMS ROAD, OPPOSITE PARKWAYS ENTRANCE, SOUTH SIDE ENTRANCE TO ADDRESS #2731. ELEVATION=878.07' (OUT OF SCOPE OF DRAWING)

NOTES:

- SURVEY IN ACCORDANCE WITH TITLE COMMITMENT NO. 733463, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED MARCH 16, 2016.
- THIS PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) IN ACCORDANCE WITH THE FEDERAL INSURANCE RATE MAP, PANEL NUMBER 389 OF 704, MAP NUMBER 26125C0389F, EFFECTIVE DATE SEPTEMBER 29, 2006.
- AS FIELD SURVEYED DESCRIPTION IS BASED UPON FIELD MEASUREMENTS, CLIENT SUPPLIED TITLE COMMITMENT, TAX RECORDS AND WARRANTY DEED, RECORDED IN LIBER 13579, PAGE 889.
- THE BASIS OF BEARING FOR THE PROPERTY DESCRIPTION OVERALL PARCEL AS FIELD SURVEYED IS BASED ON STATE PLANE COORDINATES.
- SEE SHEET 2 FOR STRUCTURE LIST.
- SEE SHEET 3 FOR TREE LIST.

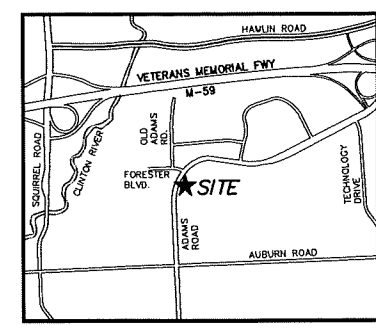
WEST 1/4 CORNER OF SECTION 30 T-03-N, R-11-E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN L.22386, P.322



MATCHLINE SEE SHEET 2

CURVE TABLE

Curve	Delta Angle	Radius	Arc	Chord	Chord Bearing
1	33°43'42" (M&R)	760.00	447.39 (M&R)	440.96 (M&R)	N14°01'12" E (M&R)
2	05°17'59" (M) 05°15'01" (R)	760.00	70.30 (M) 69.64 (R)	70.27 (M) 69.62 (R)	N38°15'36" E (M) N38°14'07" E (R)
3	04°43'33" (M&R)	760.00	62.69 (M&R)	62.67 (M&R)	N33°15'04" E (M) N33°14'50" E (R)
4	43°45'14" (M)	760.00	580.37 (M)	566.37 (M)	N19°01'58" E (M)



LOCATION MAP (NOT TO SCALE)

PROPERTY DESCRIPTION

(PER TITLE COMMITMENT NO. 733463, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED MARCH 16, 2016)

THE LAND REFERRED TO IN THIS COMMITMENT, SITUATED IN THE COUNTY OF OAKLAND, CITY OF ROCHESTER HILLS, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PARCEL 1:

SITUATED IN THE CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN; COMMENCING AT A 5/8" IRON ROD IN MONUMENT BOX AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 11 EAST AS RECORDED IN LIBER 22386, PAGE 323, OAKLAND COUNTY RECORDS; THENCE ALONG THE TRUE WEST LINE OF SAID SECTION NORTH 02 DEGREES 44 MINUTES 00 SECONDS WEST 1346.22 FEET; THENCE NORTH 83 DEGREES 20 MINUTES 24 SECONDS EAST (RECORDED AS NORTH 85 DEGREES 47 MINUTES 50 SECONDS EAST AND AS NORTH 86 DEGREES 03 MINUTES 00 SECONDS EAST) 57.52 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 02 DEGREES 50 MINUTES 39 SECONDS WEST 17.03 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT 447.39 FEET (RADIUS OF SAID CURVE IS 760.00 FEET, CHORD BEARS NORTH 14 DEGREES 01 MINUTE 12 SECONDS EAST 440.96 FEET, AND DELTA IS 33 DEGREES 43 MINUTES 42 SECONDS); THENCE NORTH 84 DEGREES 59 MINUTES 37 SECONDS EAST (RECORDED AS NORTH 87 DEGREES 46 MINUTES 00 SECONDS EAST AND AS NORTH 87 DEGREES 48 MINUTES 30 SECONDS EAST (RECORDED AS NORTH 87 DEGREES 46 MINUTES 00 SECONDS EAST AND AS NORTH 87 DEGREES 48 MINUTES 30 SECONDS EAST) 36.94 FEET; THENCE NORTH 02 DEGREES 50 MINUTES 39 SECONDS WEST (RECORDED AS NORTH 00 DEGREES 07 MINUTES 15 SECONDS EAST) 49.25 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT 69.64 FEET (RADIUS OF SAID CURVE IS 760.00 FEET, CHORD BEARS NORTH 38 DEGREES 14 MINUTES 07 SECONDS EAST 69.62 FEET, AND DELTA IS 05 DEGREES 15 MINUTES 01 SECONDS); THENCE NORTH 84 DEGREES 59 MINUTES 37 SECONDS EAST (RECORDED AS NORTH 87 DEGREES 37 MINUTES 17 SECONDS EAST AND AS NORTH 87 DEGREES 46 MINUTES 00 SECONDS EAST) 129.85 FEET; THENCE SOUTH 02 DEGREES 50 MINUTES 39 SECONDS EAST (RECORDED AS SOUTH AND AS SOUTH 00 DEGREES 09 MINUTES 52 SECONDS WEST) 524.35 FEET (RECORDED AS 525.15 FEET); THENCE SOUTH 83 DEGREES 20 MINUTES 24 SECONDS WEST (RECORDED AS SOUTH 86 DEGREES 03 MINUTES 00 SECONDS WEST AND AS SOUTH 85 DEGREES 47 MINUTES 50 SECONDS WEST) 340.90 FEET TO THE POINT OF BEGINNING, BEING A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 11 EAST.

PARCEL 2:

COMMENCING AT A 5/8 INCHES IRON ROD IN MONUMENT BOX AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 11 EAST AS RECORDED IN LIBER 22386, PAGE 323, OAKLAND COUNTY RECORDS; THENCE ALONG THE TRUE WEST LINE OF SAID SECTION, NORTH 02 DEGREES 44 MINUTES 00 SECONDS WEST 1782.11 FEET; THENCE NORTH 84 DEGREES 59 MINUTES 37 SECONDS EAST (RECORDED AS NORTH 87 DEGREES 46 MINUTES EAST AND AS NORTH 87 DEGREES 48 MINUTES 30 SECONDS EAST) 56.59 FEET TO A POINT BEING 60.00 FEET MEASURED PERPENDICULARLY FROM THE EAST LINE OF "SUPERVISOR'S PLAT NO. 16" AS RECORDED IN LIBER 28 OF PLATS, PAGE 46, OAKLAND COUNTY RECORDS (PREVIOUSLY REFERRED TO AS THE EAST LINE OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 10 EAST); THENCE CONTINUING NORTH 84 DEGREES 59 MINUTES 37 SECONDS EAST (RECORDED AS NORTH 87 DEGREES 46 MINUTES EAST AND AS NORTH 87 DEGREES 48 MINUTES 30 SECONDS EAST) 128.01 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT 62.69 FEET (RADIUS OF SAID CURVE IS 760.00 FEET, CHORD BEARS NORTH 33 DEGREES 14 MINUTES 50 SECONDS EAST 62.67 FEET, AND DELTA IS 04 DEGREES 43 MINUTES 33 SECONDS); THENCE SOUTH 02 DEGREES 50 MINUTES 39 SECONDS EAST (RECORDED AS SOUTH AND AS SOUTH 00 DEGREES 07 MINUTES 15 SECONDS WEST) 49.25 FEET; THENCE SOUTH 84 DEGREES 59 MINUTES 37 SECONDS WEST (RECORDED AS SOUTH 87 DEGREES 46 MINUTES WEST AND AS SOUTH 87 DEGREES 48 MINUTES 30 SECONDS WEST) 36.94 FEET TO THE POINT OF BEGINNING, BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 11 EAST.

SCHEDULE B - SECTION II EXCEPTIONS

- (PER TITLE COMMITMENT NO. 733463, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED MARCH 16, 2016)
- ITEM 6. SUBJECT TO EASEMENT IN FAVOR OF THE CITY OF ROCHESTER HILLS AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 39960, PAGE 110. - DOCUMENT DESCRIBES AND SHOWS A TEMPORARY GRADING EASEMENT OVER THE WEST 35', WHICH SHOULD HAVE EXPIRED AT THE END OF ROAD CONSTRUCTION.
 - ITEM 7. SUBJECT TO TERMS AND CONDITIONS CONTAINED IN AMENDED ORDER DETERMINING NECESSITY AND GRANTING RIGHT OF WAY AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 16303, PAGE 443. - WATER MAIN EASEMENT IS SHOWN GRAPHICALLY. A SMALL PORTION PLOTS ON THE SUBJECT PARCEL. MOST OF THE EASEMENT IS WITHIN THE WIDENED AND REROUTED ADAMS ROAD.
 - ITEM 8. SUBJECT TO TERMS AND CONDITIONS CONTAINED IN AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 8851, PAGE 629. - AGREEMENT AFFECTS PARCEL 2 ONLY. NO PLOTTABLE EASEMENTS.
 - ITEM 9. SUBJECT TO RIGHT OF WAY IN FAVOR OF THE DETROIT EDISON COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 5313, PAGE 825. - THE DESCRIBED ROUTE IS SHOWN GRAPHICALLY WITHIN THE WIDENED ADAMS ROAD. NO EASEMENT WIDTH WAS GIVEN. THE DESCRIBED DE ROUTE IS 52' EAST OF AND PARALLEL TO THE CENTERLINE OF ADAMS ROAD AT THE TIME OF THE RECORDING.
 - ITEM 10. SUBJECT TO TERMS AND CONDITIONS CONTAINED IN FINAL ORDER DETERMINING NECESSITY AND GRANTING RIGHT OF WAY AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 16991, PAGE 273. - THE EASEMENT LOCATION IS THE SAME AS DESCRIBED IN ITEM 7 ABOVE.

PROPERTY DESCRIPTION

(AS FIELD SURVEYED)

A PARCEL OF LAND IN THE SOUTHWEST CORNER OF SECTION 30, T-03-N, R-11-E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT SOUTHWEST CORNER OF SECTION 30; THENCE N02°44'00"W, 1346.22 FEET ALONG THE WEST LINE OF SECTION 30; THENCE N83°20'24"E, 57.52 FEET TO THE POINT OF BEGINNING; THENCE THE FOLLOWING TWO COURSES ALONG THE EAST RIGHT OF WAY LINE OF ADAMS ROAD: 1) N02°50'39"W, 17.03 FEET, AND 2) ALONG A TANGENT CURVE TO THE RIGHT 580.37 FEET, SAID CURVE HAVE A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 43°45'14", AND A LONG CHORD BEARING N19°01'58"E, 566.37 FEET; THENCE N84°51'10"E, 128.61 FEET; THENCE S02°50'39"E, 524.35 FEET; THENCE S83°20'24"W, 336.55 FEET TO THE POINT OF BEGINNING, CONTAINING 3.343 ACRES OR 145,631 SQUARE FEET.

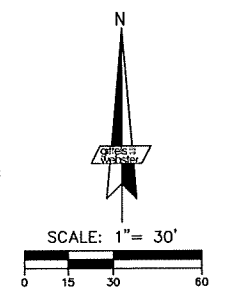
giffels webster

Engineers
Surveyors
Planners
Landscape Architects
Environmental Specialists

28 W. Adams Street
Suite 1200
Detroit, MI 48226
p (313) 962-4442
f (313) 962-5068
www.giffelswebster.com

Executive:	J.N.R.
Manager:	C.A.A.
Designer:	J.Z.B.
Quality Control:	C.A.A.
Section:	30
	T-03-N R-11-E

Professional Seal



DATE:	ISSUE:
11/07/16	TOPOGRAPHIC SURVEY

Developed For:

TREE & TOPOGRAPHIC SURVEY

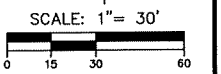
PARCEL NO. 15-30-302-034

ROCHESTER HILLS
OAKLAND COUNTY
MICHIGAN

Date:	04/28/16
Scale:	1"=30'
Sheet:	1 OF 3
Project:	19023.00

Executive:	J.N.R.
Manager:	C.A.A.
Designer:	J.Z.B.
Quality Control:	C.A.A.
Section:	30
T-03-N R-11-E	

Professional Seal



DATE	ISSUE
11/07/16	TOPOGRAPHIC SURVEY

Developed For:

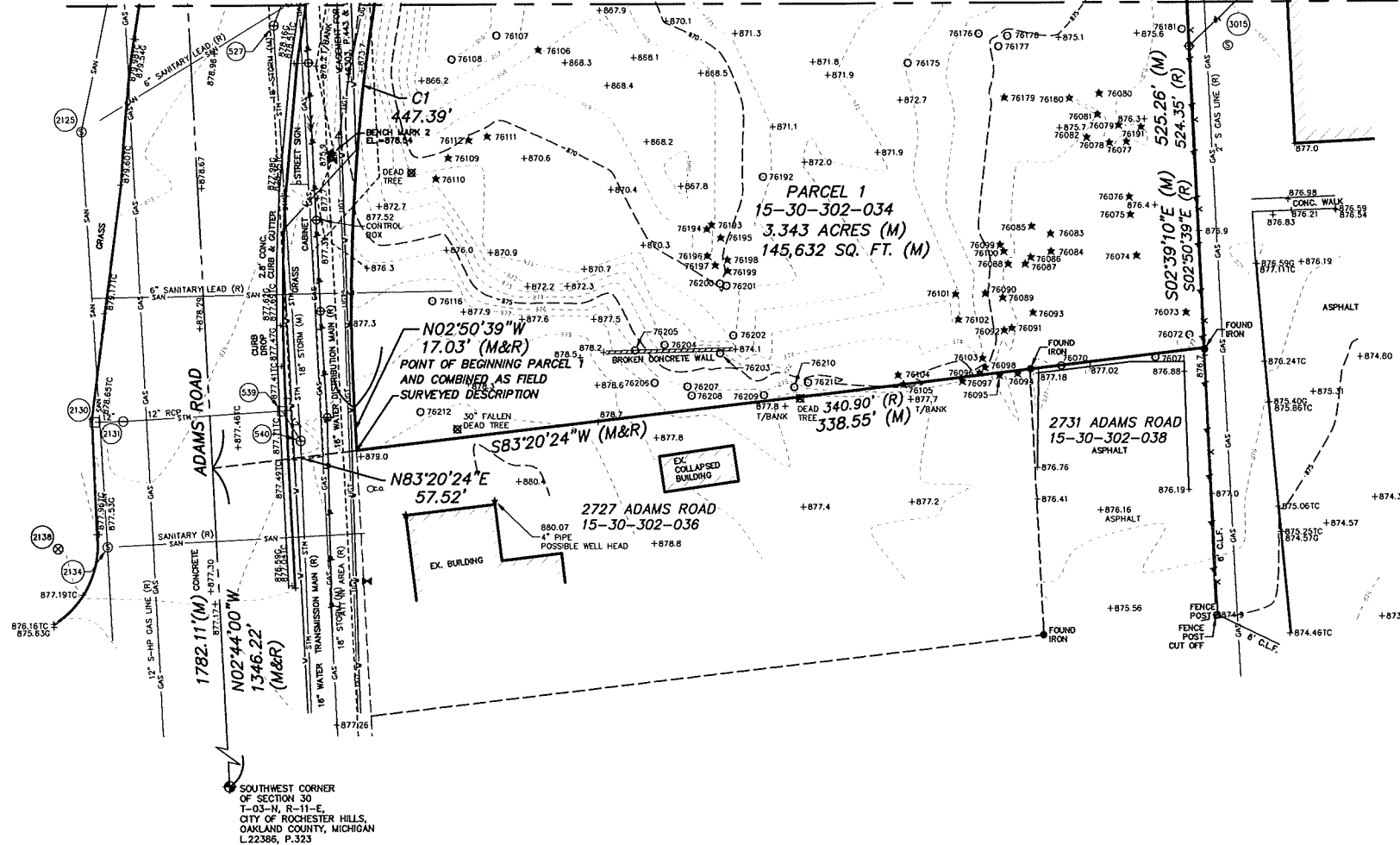
TREE & TOPOGRAPHIC SURVEY

PARCEL NO. 15-30-302-034

ROCHESTER HILLS
OAKLAND COUNTY
MICHIGAN

Date:	04/28/16
Scale:	1"=30'
Sheet:	2 OF 3
Project:	190230.00

MATCHLINE SEE SHEET 1

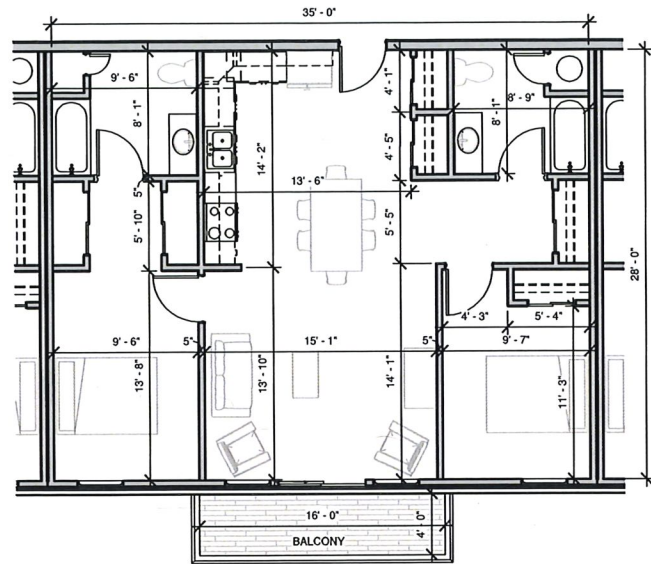


CURVE TABLE

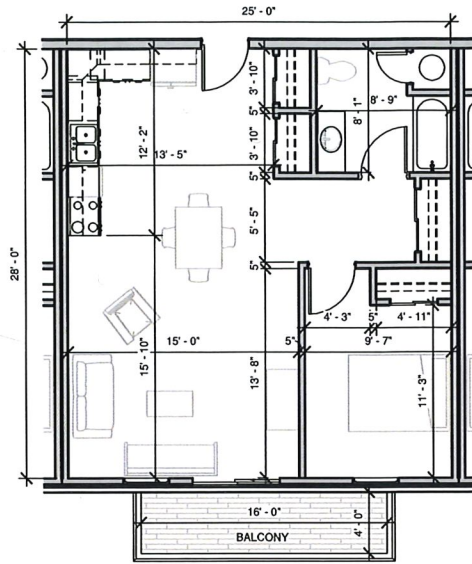
Curve	Delta Angle	Radius	Arc	Chord	Chord Bearing
1	33°43'42" (M&R)	760.00	447.39 (M&R)	440.96 (M&R)	N14°01'12"E (M&R)
2	05°17'59" (M)	760.00	70.30 (M)	70.27 (M)	N38°15'36"E (M)
	05°15'01" (R)		69.64 (R)	69.62 (R)	N38°14'07"E (R)
3	04°43'33" (M&R)	760.00	62.69 (M&R)	62.67 (M&R)	N33°15'04"E (M)
			580.37 (M)	566.37 (M)	N33°14'50"E (R)
4	43°45'14" (M)	760.00	580.37 (M)	566.37 (M)	N19°01'58"E (M)

SCHEDULE OF STRUCTURES

STRUCTURE	TYPE	SIZE OF PIPE	RIM	DROP	INVERT	DIRECTION	COMMENTS
525	CATCH BASIN	12" RCP	878.73	-4.00	874.73	NORTHWEST	TO 526
		RCP	878.73	-11.82	866.91	SOUTHWEST	TO 527
		12" RCP	878.78	-3.88	874.90	SOUTHWEST	
526	CATCH BASIN	12" RCP	878.78	-3.88	874.90	NORTHEAST	
		12" RCP	878.78	-3.90	874.88	SOUTHEAST	TO 525
527	STORM MANHOLE	CL 18" CHANNEL	878.45	-12.45	866.00	NORTHEAST & SOUTH	INVERT PLUS OR MINUS, FULL OF DEBRIS
539	CATCH BASIN	12"	877.23	-4.10	873.13	SOUTHEAST	TO 540
		12" RCP	877.23	-4.10	873.13	WEST	TO 2131
540	STORM MANHOLE	18"	876.06	-12.28	863.78	SOUTH	
		18"	876.06	-12.18	863.88	NORTH	
		12"	876.06	-4.30	871.76	NORTHWEST	TO 539
2071	CATCH BASIN	12" RCP	882.28	-6.00	876.28	NORTHWEST	
		12" RCP	882.28	-6.00	876.28	SOUTHEAST	TO 2078
2078	CATCH BASIN	12" RCP	882.00	-4.80	877.20	SOUTHEAST	TO 2081
		12" RCP	882.00	-5.40	876.60	NORTHWEST	TO 2071
2081	CATCH BASIN	12" RCP	881.68	-4.75	876.91	NORTHWEST	TO 2078
		12" RCP	881.68	-4.70	876.96	WEST	TO 2085
2085	CATCH BASIN	12" RCP	881.96	-4.95	877.01	EAST	TO 2081
		12" RCP	881.96	-4.90	877.06	WEST	
2112	ELECTRIC MANHOLE	BOTTOM	887.39	-3.20	884.19	WIRES SOUTHWEST & NORTHEAST	FOR TRAFFIC SIGNAL
2119	CATCH BASIN		880.05				UNABLE TO OPEN
2125	SANITARY MANHOLE	DROP CONNECTION	880.11	-15.50	864.61	SOUTH	
			880.11	-12.65	867.46	NORTHEAST	
		CHANNEL	880.11	-15.15	864.96	NORTHEAST	
2130	CATCH BASIN	12" RCP	878.21	-3.35	874.86	EAST	
2131	STORM MANHOLE	12" RCP	878.38	-5.15	873.23	EAST	TO 539
		12" RCP	878.38	-3.40	874.98	WEST	TO 2130
2134	SANITARY MANHOLE	CL CHANNEL	877.55	-16.12	861.43	NORTH & SOUTH	
2138	GATE VALVE		877.38		877.38		
3015	SANITARY MANHOLE		878.37		878.37		GRINDER



980 SF
2 2 BEDROOM LAYOUT
 A100 3/16" = 1'-0"



700 SF
1 1 BEDROOM LAYOUT
 A100 3/16" = 1'-0"



SAMPLE WALLED PATIO AREA

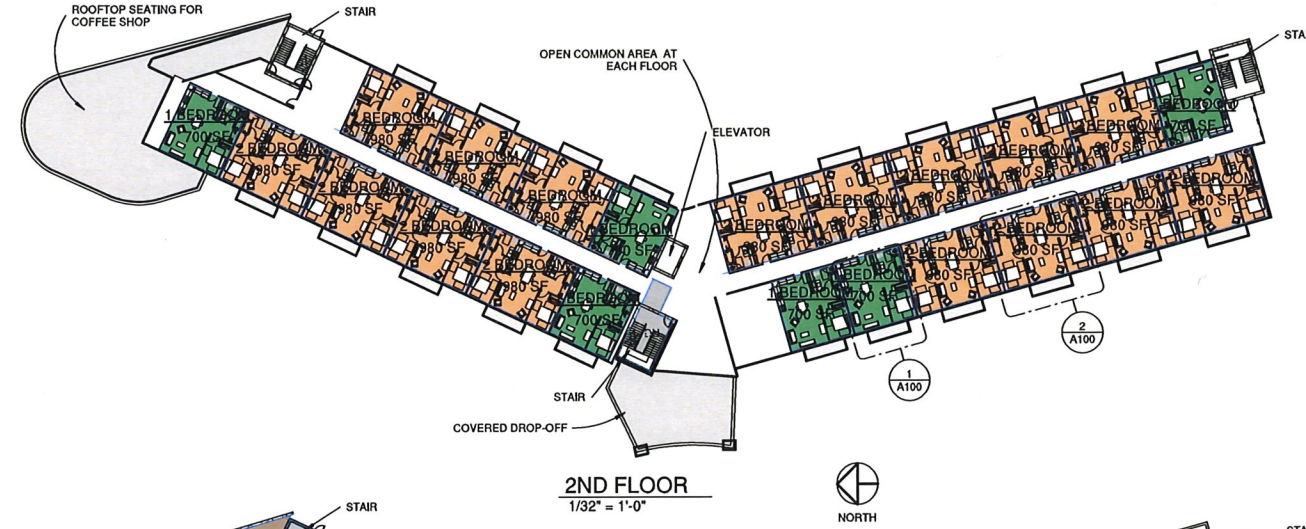
UNIT COUNTS		
Count	Type	BEDROOMS
42	1 BEDROOM	42
49	2 BEDROOM	98
91		140

UNIT COUNTS BY FLOOR			
Level	Count	Type	BEDROOMS
1ST FLOOR	5	1 BEDROOM	5
1ST FLOOR	16	2 BEDROOM	32
2ND FLOOR	6	1 BEDROOM	6
2ND FLOOR	16	2 BEDROOM	32
3RD FLOOR	13	1 BEDROOM	13
3RD FLOOR	10	2 BEDROOM	20
4TH FLOOR	18	1 BEDROOM	18
4TH FLOOR	7	2 BEDROOM	14
	91		140

- 1 BEDROOM UNITS
- 2 BEDROOM UNITS



4TH FLOOR
 1/32" = 1'-0"



2ND FLOOR
 1/32" = 1'-0"



3RD FLOOR
 1/32" = 1'-0"



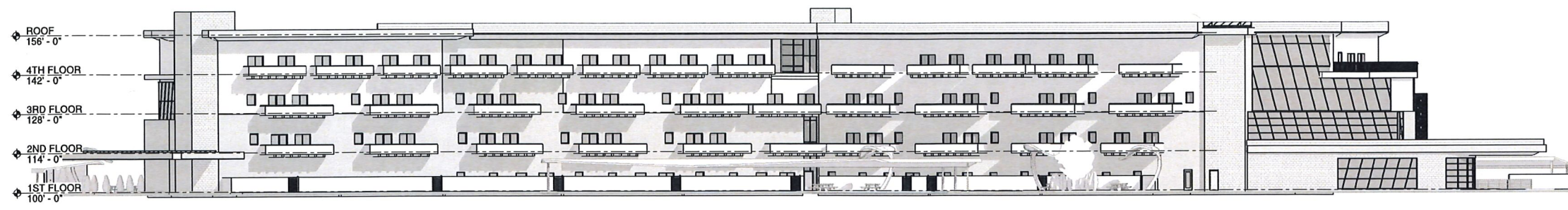
1ST FLOOR
 1/32" = 1'-0"

CONTRACTOR

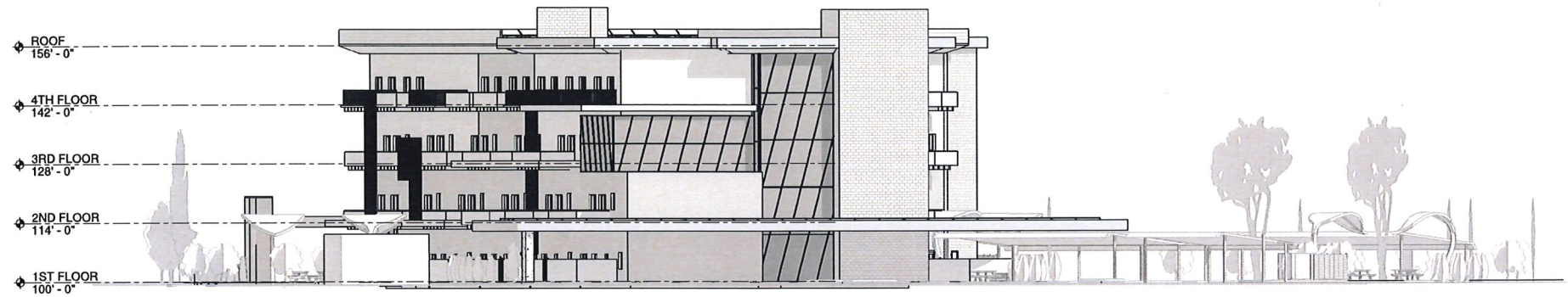
Penelope's Place
 Adams Rd., between Forester Blvd. and Auburn Rd.
 ROCHESTER HILLS, MICHIGAN

No.	Description	Date

OVERALL PLAN



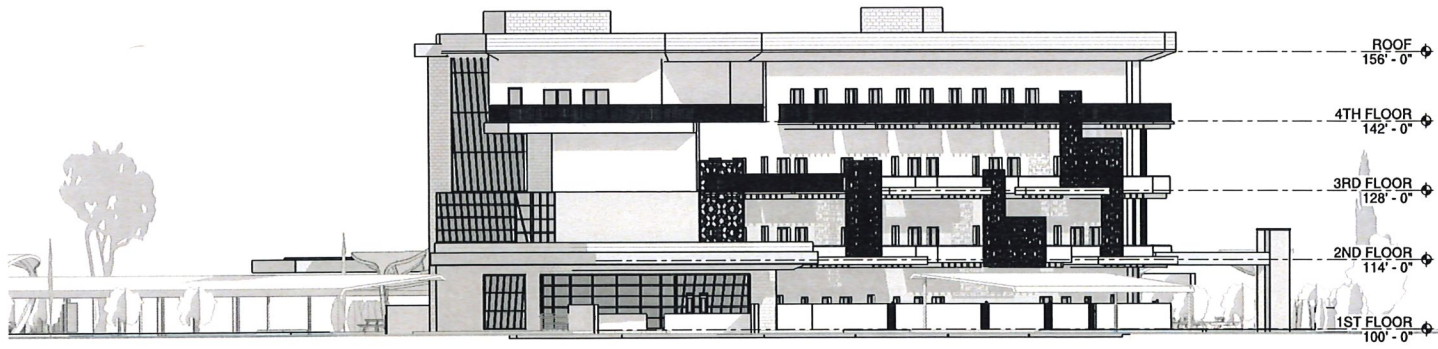
EAST ELEVATION
1" = 20'-0"



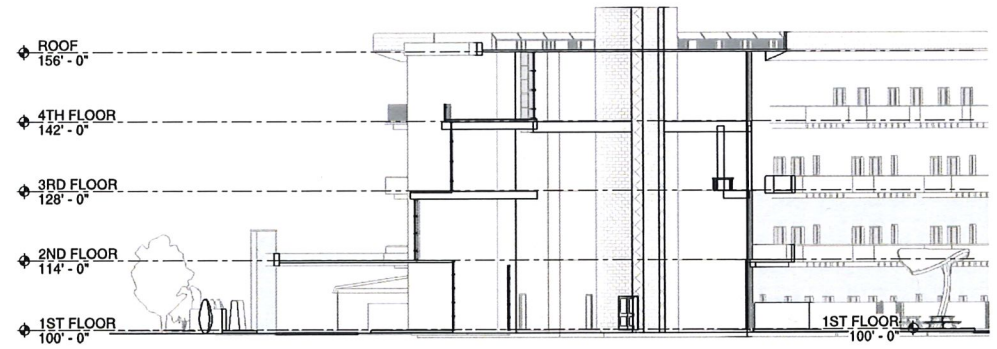
SOUTH ELEVATION
1/16" = 1'-0"



WEST ELEVATION
3/64" = 1'-0"



NORTH ELEVATION
1/16" = 1'-0"



LOBBY SECTION
1/16" = 1'-0"



CONTINUED

Penelope's Place
Adams Rd., between Forester Blvd. and Auburn Rd.
ROCHESTER HILLS, MICHIGAN

No.	Date	Description

EXTERIOR ELEVATIONS

Project number 0000

A300

Scale As indicated