

# NEW APARTMENTS FOR: PENELOPE'S PLACE

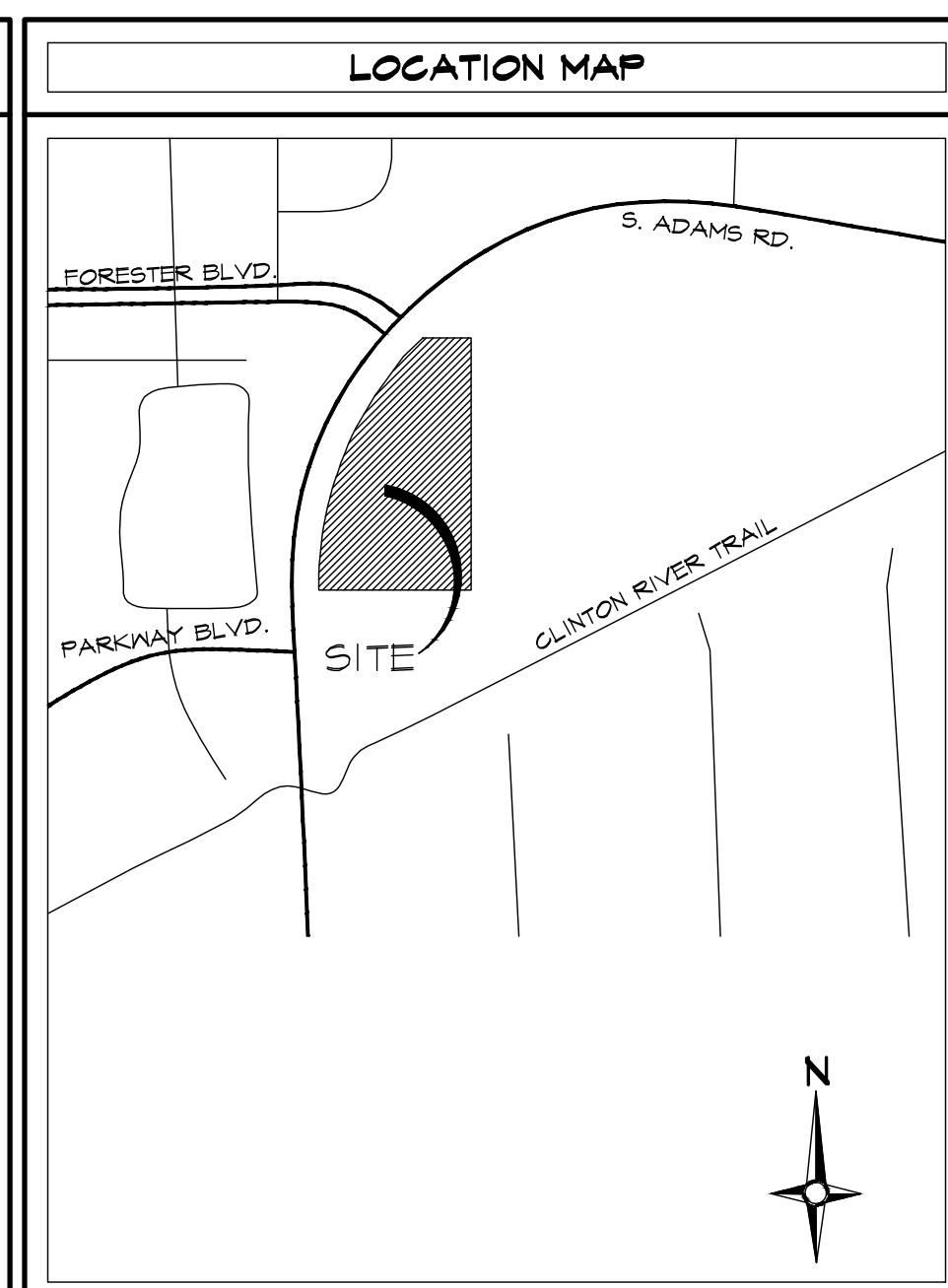
ROCHESTER HILLS, MICHIGAN



ARCHITECTURAL  
DESIGN  
RESIDENTIAL  
COMMERCIAL  
INDUSTRIAL

G.A.V. & ASSOCIATES, INC.  
24001 ORCHARD LAKE RD., STE. #180A  
FARMINGTON, MICHIGAN 48336  
PHONE (248) 985-9101

PROJECT INFORMATION
PROJECT NUMBER: 24001
PROJECT LOCATION: SOUTH ADAMS RD. & PARKWAYS BLVD. ROCHESTER HILLS, MI
ARCHITECT: GAV & ASSOCIATES, INC. 24001 ORCHARD LAKE RD. STE. #180A FARMINGTON, MI 48336 PHONE: (248) 985-9101
1. THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE: SAMIR M KARIM, MI ARCH LIC.#1301038452
2. THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES. ISSUED AND APPROVED CODE MODIFICATIONS AND/OR CITY OF ROCHESTER HILLS CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.



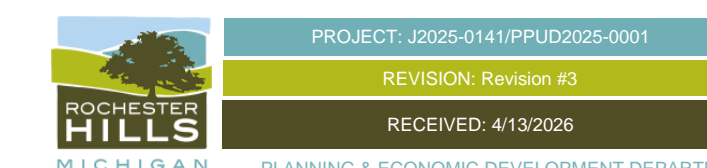
SHEET INDEX
T.002 CONCEPTUAL RENDERINGS
T.003 CONCEPTUAL RENDERINGS
<b>ARCHITECTURAL</b>
SP.101 DUMPSTER & GAZEBO DETAILS
SP.102 MONUMENT SIGN DETAILS
A.101a BLDG 1 FLOOR PLAN
A.101b ENLARGED TYP. APARTMENT PLANS
A.102a BLDG 2 1ST FLOOR PLAN
A.102b BLDG 2 2ND & 3RD FLOOR PLAN
A.103a BLDG 1 ROOF PLAN
A.103b BLDG 2 ROOF PLAN
A.201 3 STORY ELEVATIONS - BUILDING 1
A.202 3 STORY ELEVATIONS - BUILDING 2
A.203 LIGHTING CUTSHEETS
A.301 COLORED ELEVATIONS & FINISH SPECIFICATIONS

SHEET INDEX

SHEET INDEX

SHEET INDEX

ISSUED FOR
SPA 04-25-25
REVIEW 10-31-25
REVIEW 02-11-26
REVIEW 04-19-26
<b>SEAL</b>



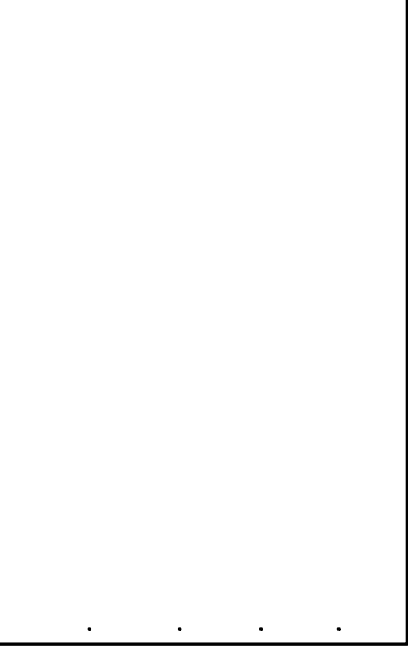
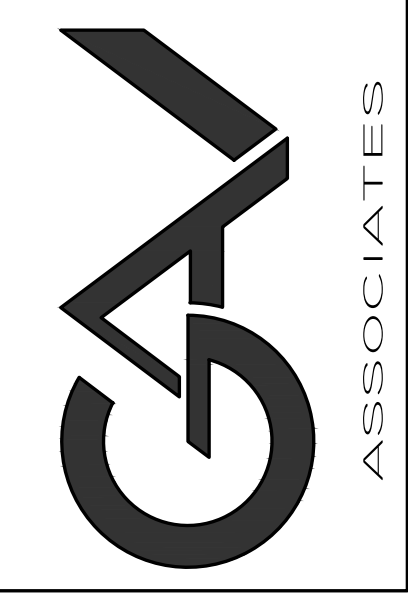
CITY FILE #24-0001 SECTION #30



ISSUED FOR	DATE
SPA	04/25/25
REVIEW	10/31/25
REVIEW	02/11/26
REVIEW	04/08/26

**ARCHITECTURAL DESIGN**  
 RESIDENTIAL  
 COMMERCIAL  
 INDUSTRIAL

G.A.V. ASSOCIATES, INC.  
 2401 GRAND LANE RD. STE. 180A  
 FARMINGTON, MICHIGAN 48338  
 PH: (248) 985-9101  
 WEB: WWW.GAVASSOCIATES.COM



PROPOSED NEW APARTMENT SITE :  
 PENELOPE'S PLACE  
 2727 SOUTH ADAMS RD.  
 ROCHESTER HILLS, MI 48309

DRAWN:	DESIGNED:	CHECKED:
ME	GA	GA

SCALE : 3/32" = 1'-0"


FILE NAME : 24001\_T.002

JOB # : 24001

SHEET TITLE

CONCEPTUAL  
 RENDERINGS  
 SHEET #

T.002


 PROJECT : 2025-0141/PPUD2025-001  
 REVISION: Revision #3  
 RECEIVED: 4/13/2026  
 PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

**CONCEPTUAL RENDERINGS OPTION 1**

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**



ISSUED FOR	DATE
SPA	04/25/25
REVIEW	10/31/25
REVIEW	02/11/26
REVIEW	04/08/26

**ARCHITECTURAL DESIGN**

RESIDENTIAL  
COMMERCIAL  
INDUSTRIAL

G.A.V. ASSOCIATES, INC  
24001 ORCHARD LAKE RD. STE. 180A  
FARMINGTON, MICHIGAN 48338  
PH: (248) 986-9101  
WEB: WWW.GAVASSOCIATES.COM



PROPOSED NEW APARTMENT SITE :  
PENELOPE'S PLACE  
2727 SOUTH ADAMS RD.  
ROCHESTER HILLS, MI 48309

DRAWN:	DESIGNED:	CHECKED:
ME	GA	GA

SCALE : 3/32" = 1'-0"


FILE NAME : 24001\_T.002

JOB # : 24001

SHEET TITLE

CONCEPTUAL  
RENDERINGS  
SHEET #

T.003


 PROJECT: J2025-0141/PPUD2025-0001  
 REVISION: Revision #3  
 RECEIVED: 4/13/2026  
 PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

CONCEPTUAL RENDERINGS OPTION 1

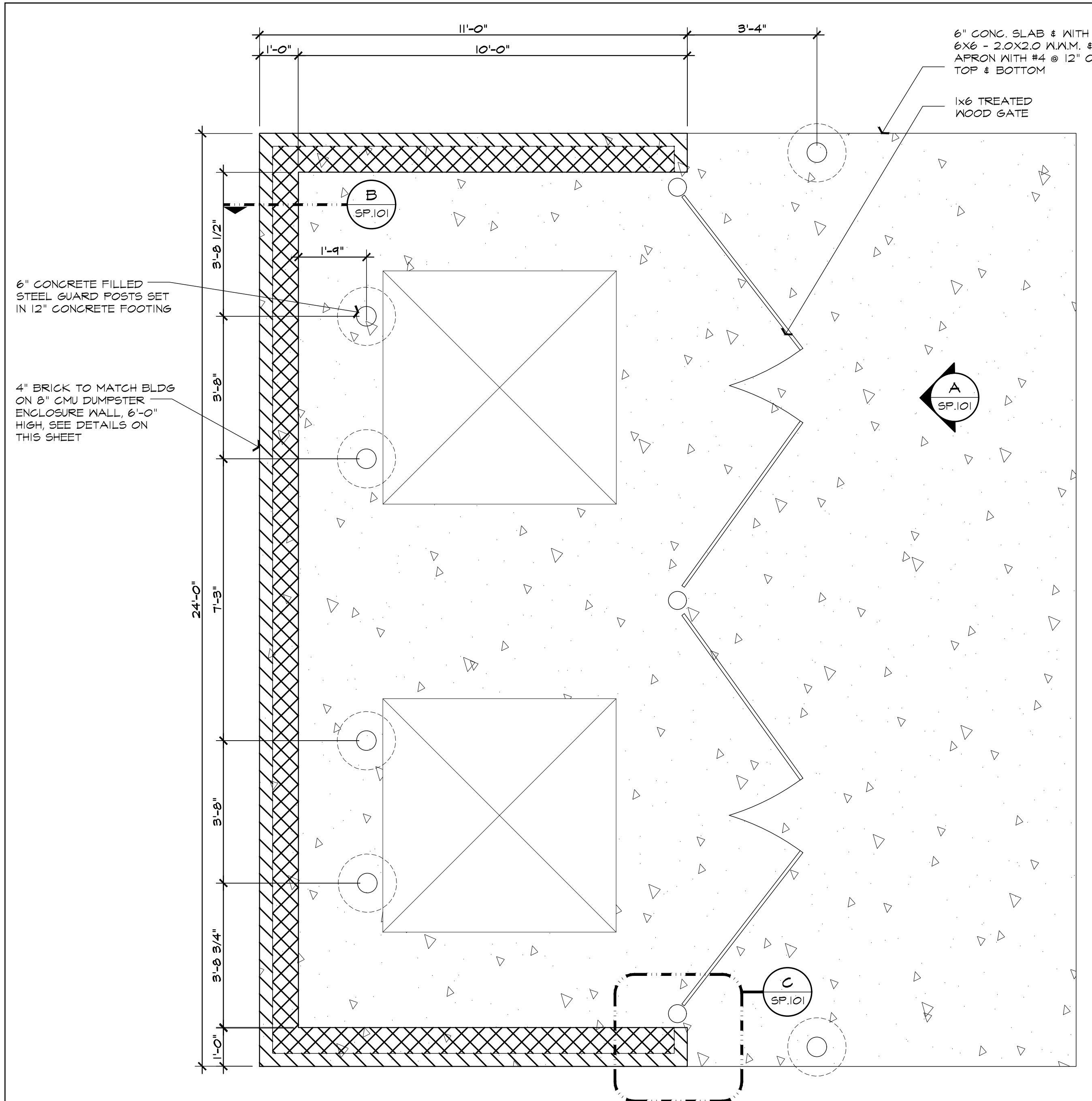
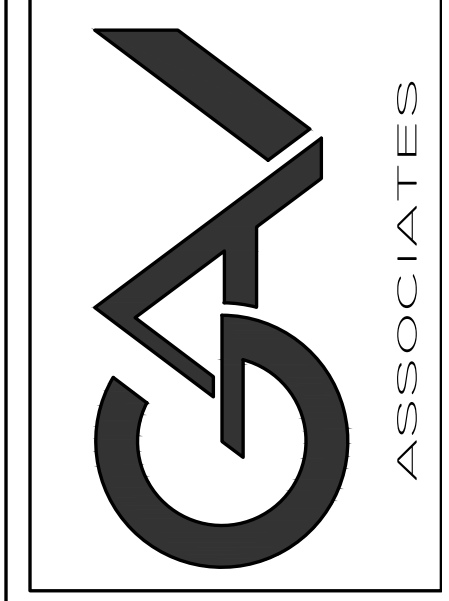
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

CITY FILE #24-0001 SECTION #30

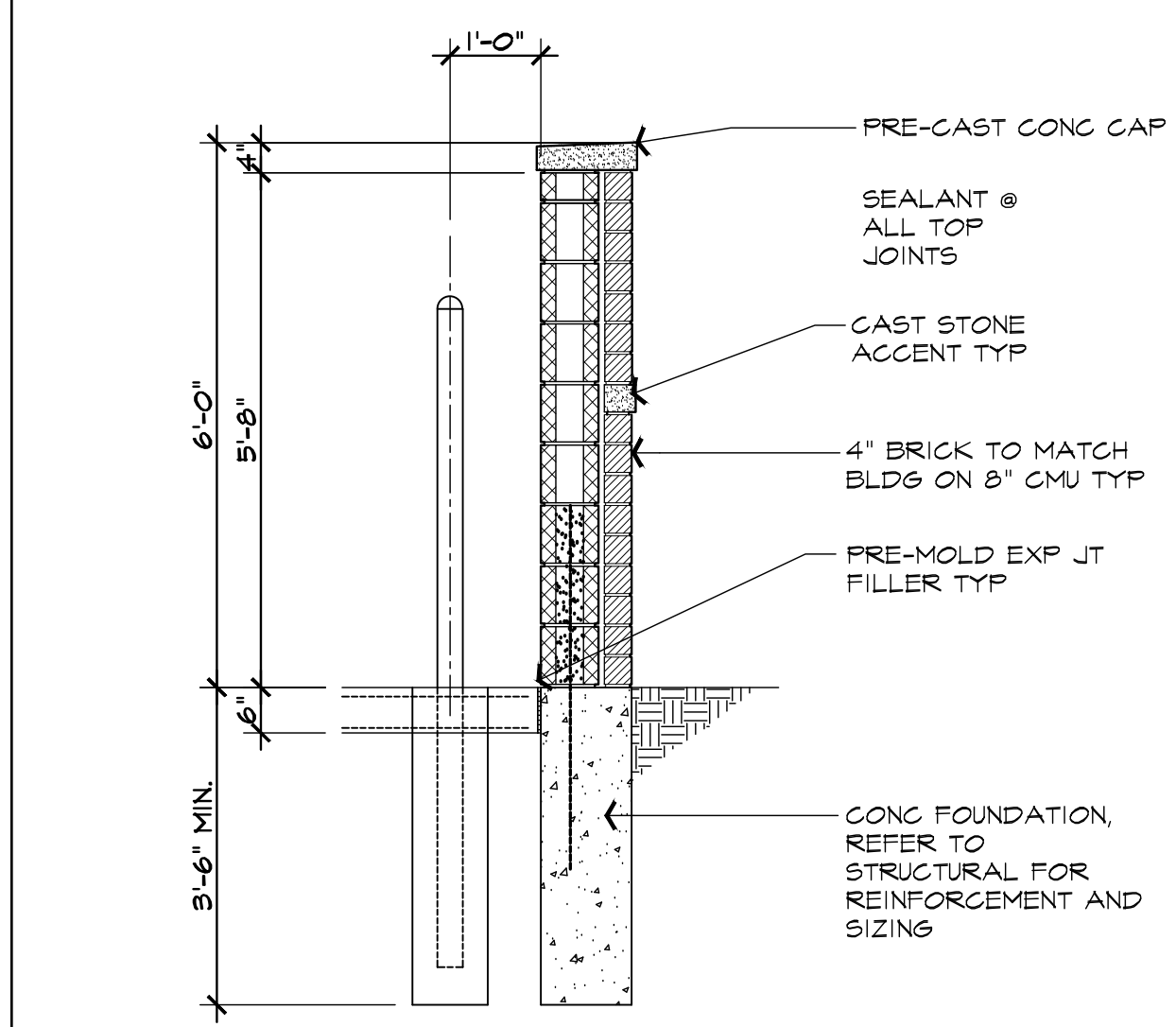
ISSUED FOR	DATE
SPA	04/25/25
REVIEW	10/31/25
REVIEW	02/11/26
REVIEW	04/03/26

**ARCHITECTURAL DESIGN**  
 RESIDENTIAL  
 COMMERCIAL  
 INDUSTRIAL

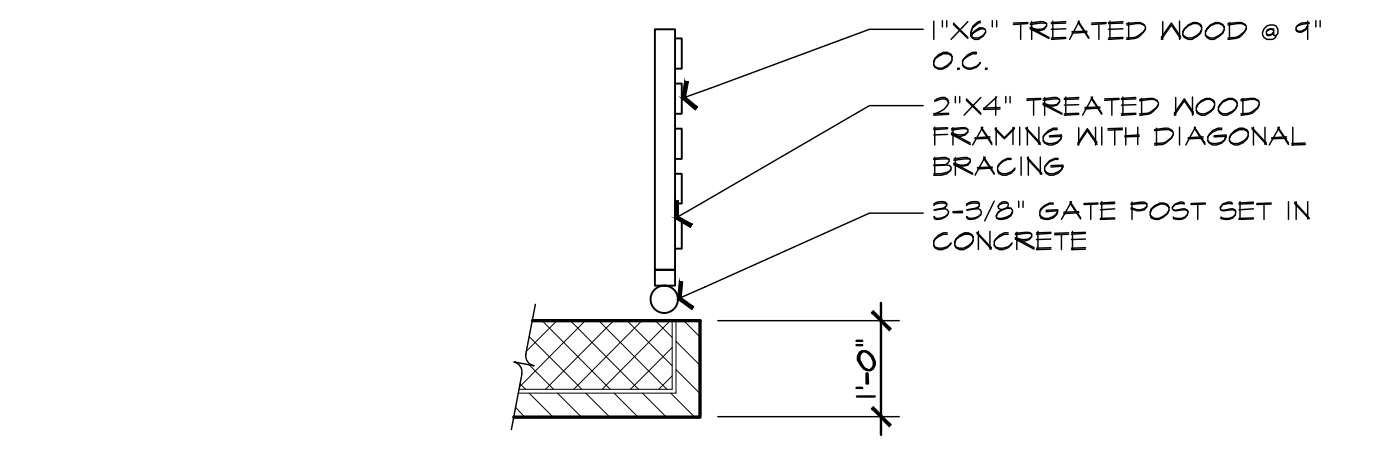
G.A.V. ASSOCIATES, INC.  
 2401 ORCHARD LAKE RD. STE. 100A  
 FARMINGTON, MICHIGAN 48338  
 PH: (248) 985-9101  
 WEB: WWW.GAVASSOCIATES.COM



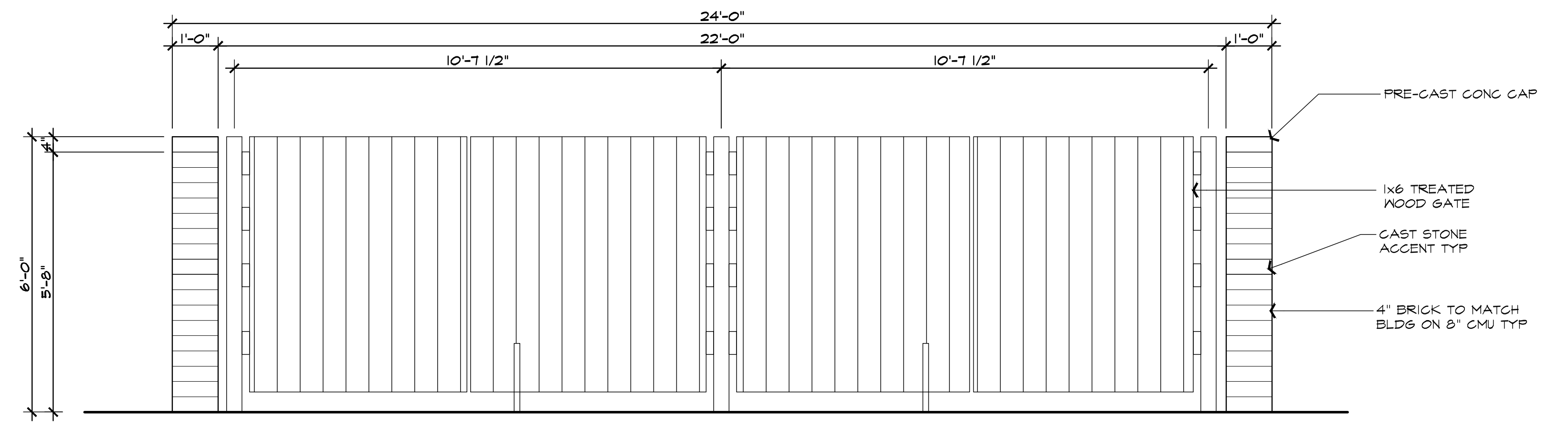
**DUMPSTER ENCLOSURE PLAN**  
 SCALE: 1/2" = 1'-0"  
 NORTH



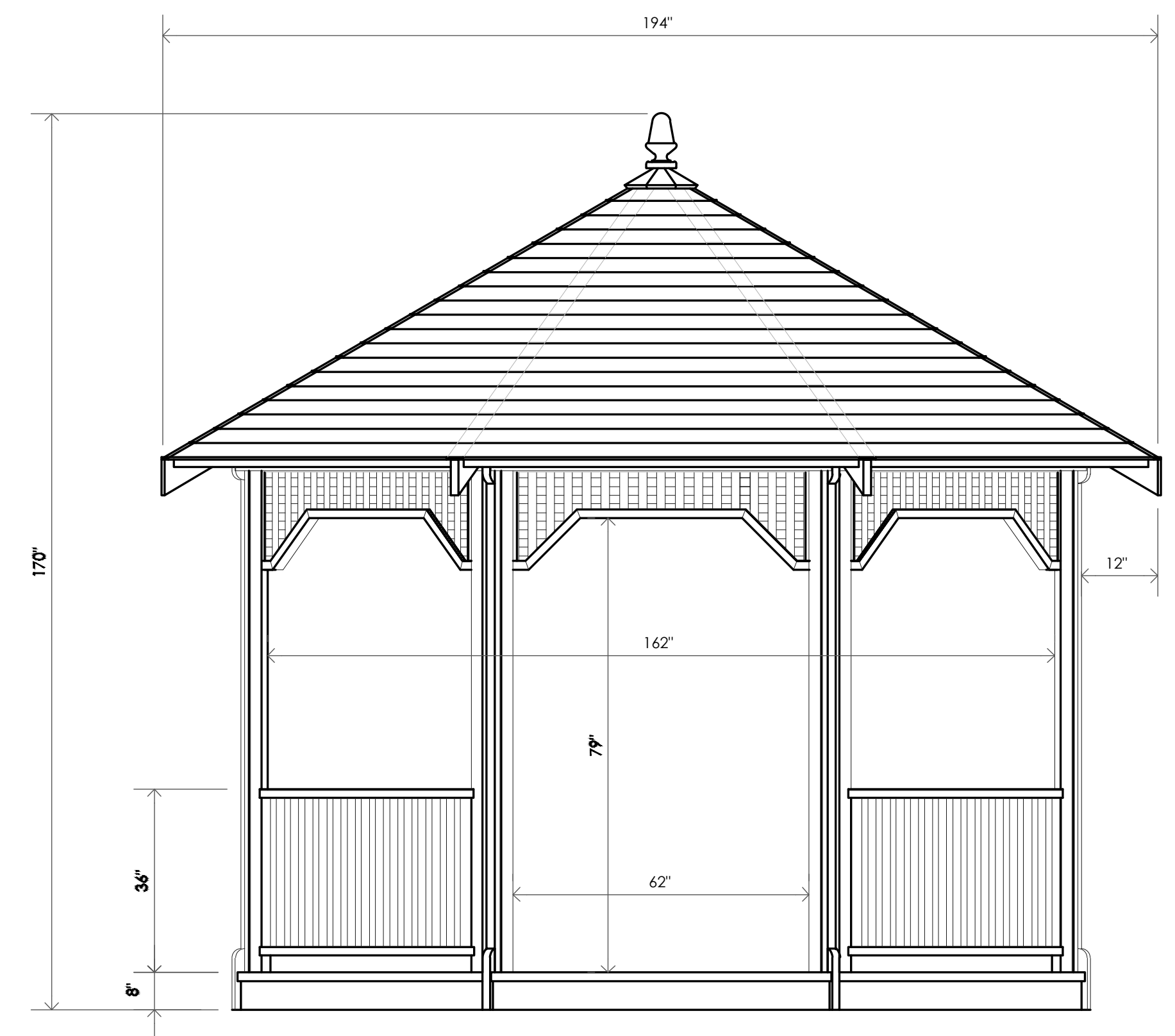
**DUMPSTER ENCLOSURE SECTION**  
 SCALE: 1/2" = 1'-0"



**DUMPSTER ENCLOSURE PLAN DETAIL**  
 SCALE: 1/2" = 1'-0"



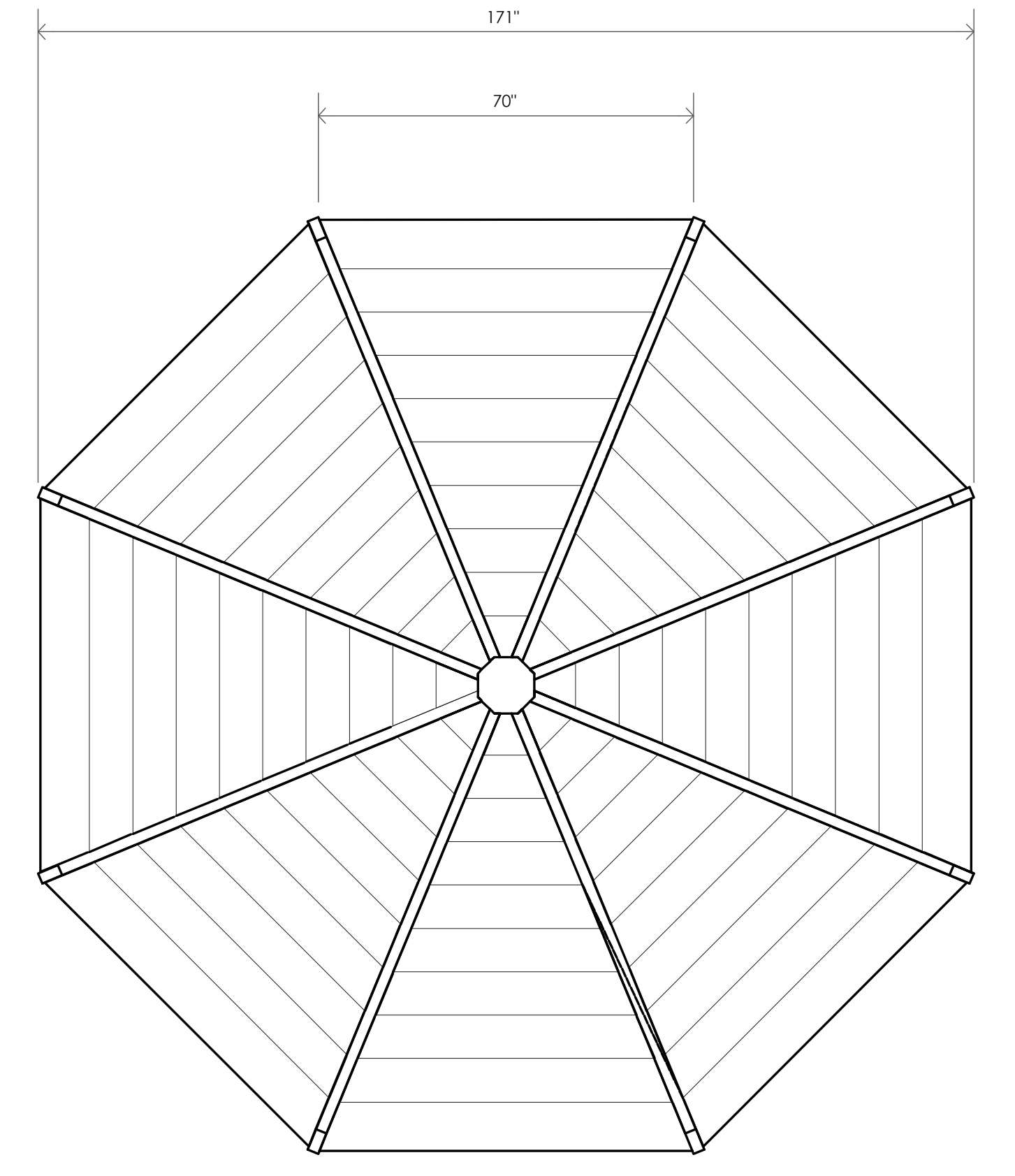
**DUMPSTER ENCLOSURE ELEVATION**  
 SCALE: 1/2" = 1'-0"



**TYPICAL ELEVATION**

**15' PREFABRICATED GAZEBO ELEVATION/PLAN**  
 SCALE: NTS  
 DALTON PAVILIONS, INC.  
 1-800-537-5866  
 www.daltonpavilions.com

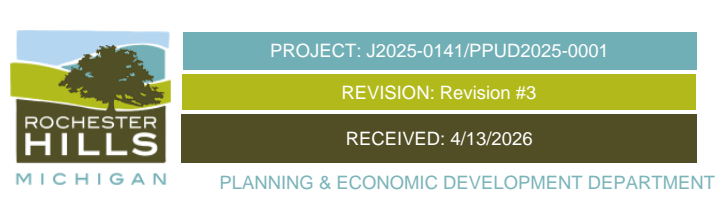
- GAZEBO GENERAL NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  2. DO NOT SCALE DRAWINGS.
  3. FINAL GAZEBO SPECIFICATION TO BE APPROVED BY OWNER PRIOR TO INSTALLATION AND ORDERING.



**ROOF PLAN**

PROPOSED NEW APARTMENT SITE :  
 PENELOPE'S PLACE  
 2727 SOUTH ADAMS RD.  
 ROCHESTER HILLS, MI 48309

DRAWN:	DESIGNED:	CHECKED:
TD	GA	GA
SCALE : 3/32" = 1'-0"		
FILE NAME : 24001_SP.101		
JOB # : 24001		
SHEET TITLE		
DUMPSTER & GAZEBO DETAILS		
SHEET #		
SP.101		



PROJECT: J2025-0141/PPUJ2025-0001  
 REVISION: Revision #3  
 RECEIVED: 4/13/2026  
 PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

**PRELIMINARY NOT FOR CONSTRUCTION**

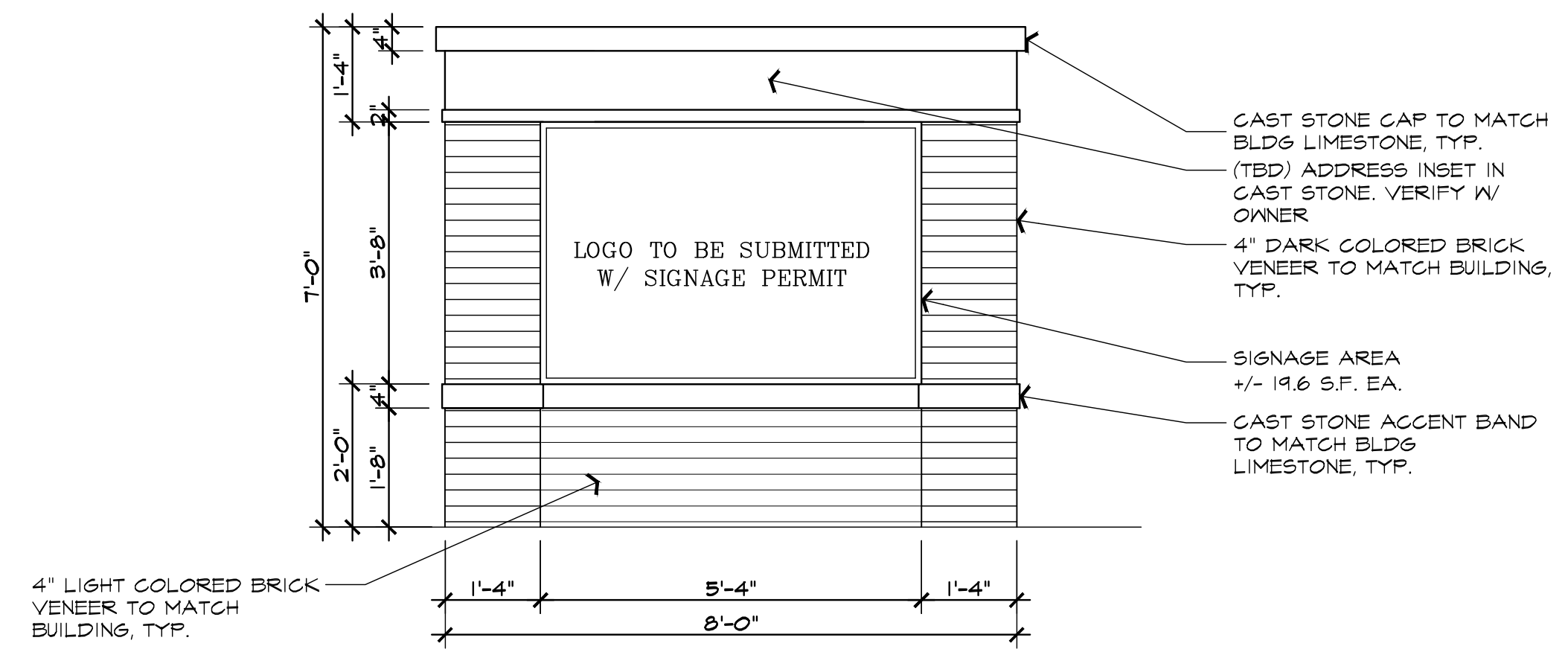
ALL VENEER CONTROL JOINTS SHALL COMPLY TO COMPLY WITH MASONRY INSTITUTE AND TECH STANDARDS.

ISSUED FOR	DATE
SPA	04/25/25
REVIEW	10/31/25
REVIEW	02/11/26
REVIEW	04/08/26

**ARCHITECTURAL DESIGN**

RESIDENTIAL  
COMMERCIAL  
INDUSTRIAL

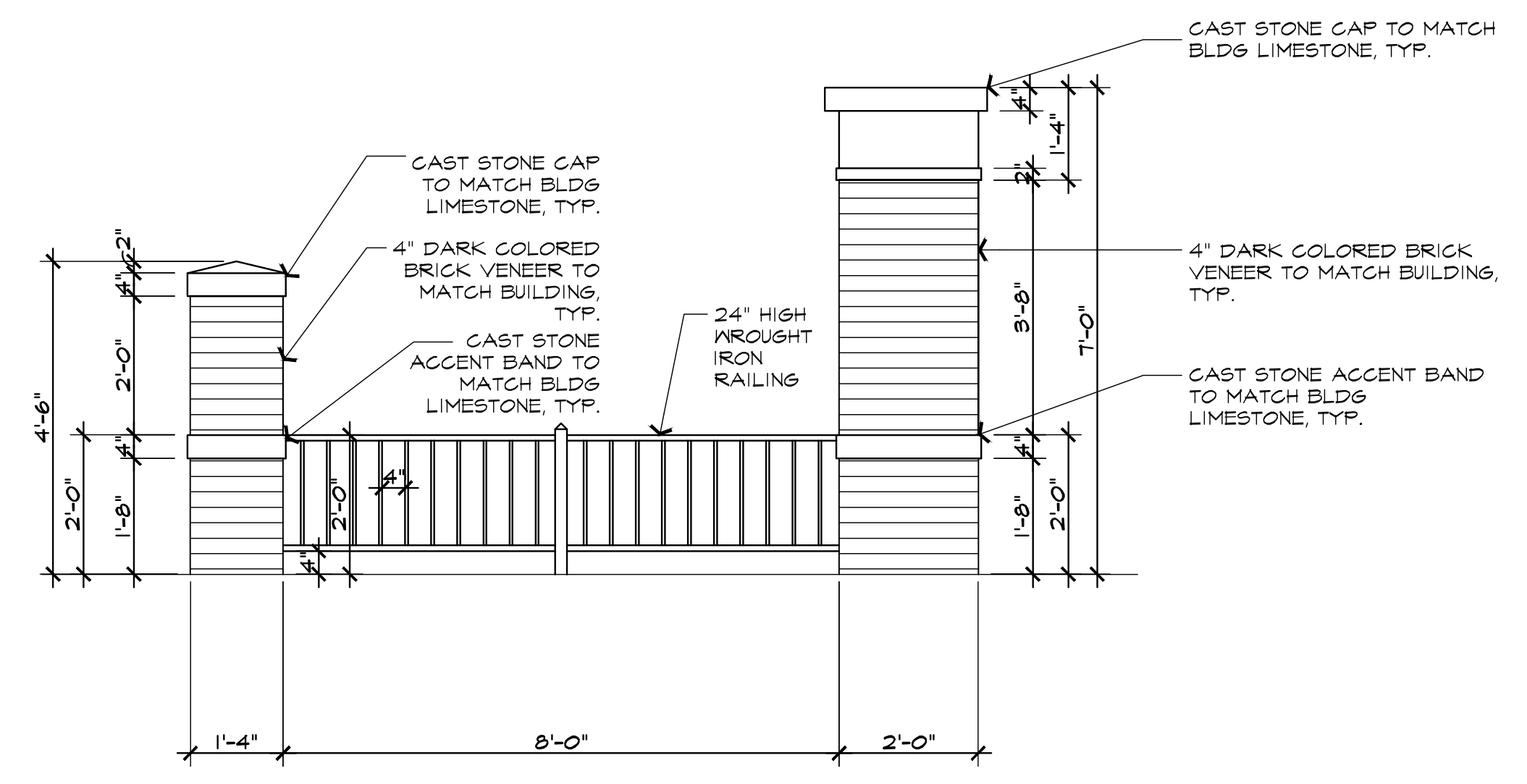
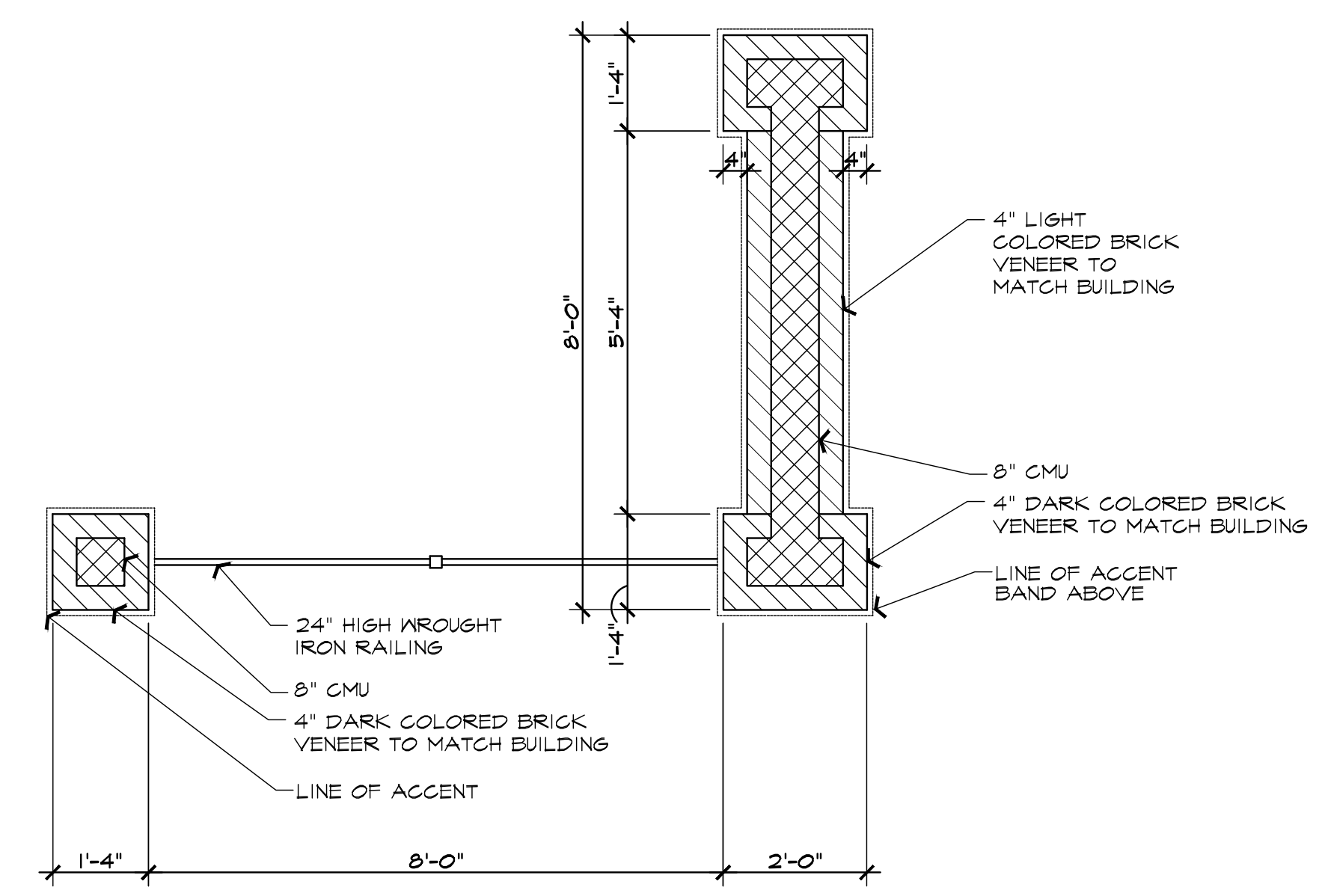
G.A.V. ASSOCIATES, INC  
24001 ORCHARD LAKE RD. STE. 180A  
FARMINGTON, MICHIGAN 48338  
PH: (248) 986-9101  
WEB: WWW.GAVASSOCIATES.COM

**NOTE**

FINAL SIGN ILLUMINATION, IF ANY, TO BE SUBMITTED ON SIGNAGE SUBMITTAL WITH FINAL DECISION BY OWNER AND SIGNAGE COMPANY. SIGNAGE SHALL MEET LOCAL STANDARDS.

ALL SIGNS MUST MEET THE REQUIREMENTS OF THE CITY & BE APPROVED UNDER A SEPARATE PERMIT ISSUED BY THE BUILDING DEPARTMENT.



PROPOSED NEW APARTMENT SITE :  
PENELOPE'S PLACE  
2727 SOUTH ADAMS RD.  
ROCHESTER HILLS, MI 48309


DRAWN:	DESIGNED:	CHECKED:
TD	GA	GA

SCALE : 3/32" = 1'-0"

FILE NAME : 24001\_SP.101

JOB # : 24001

SHEET TITLE



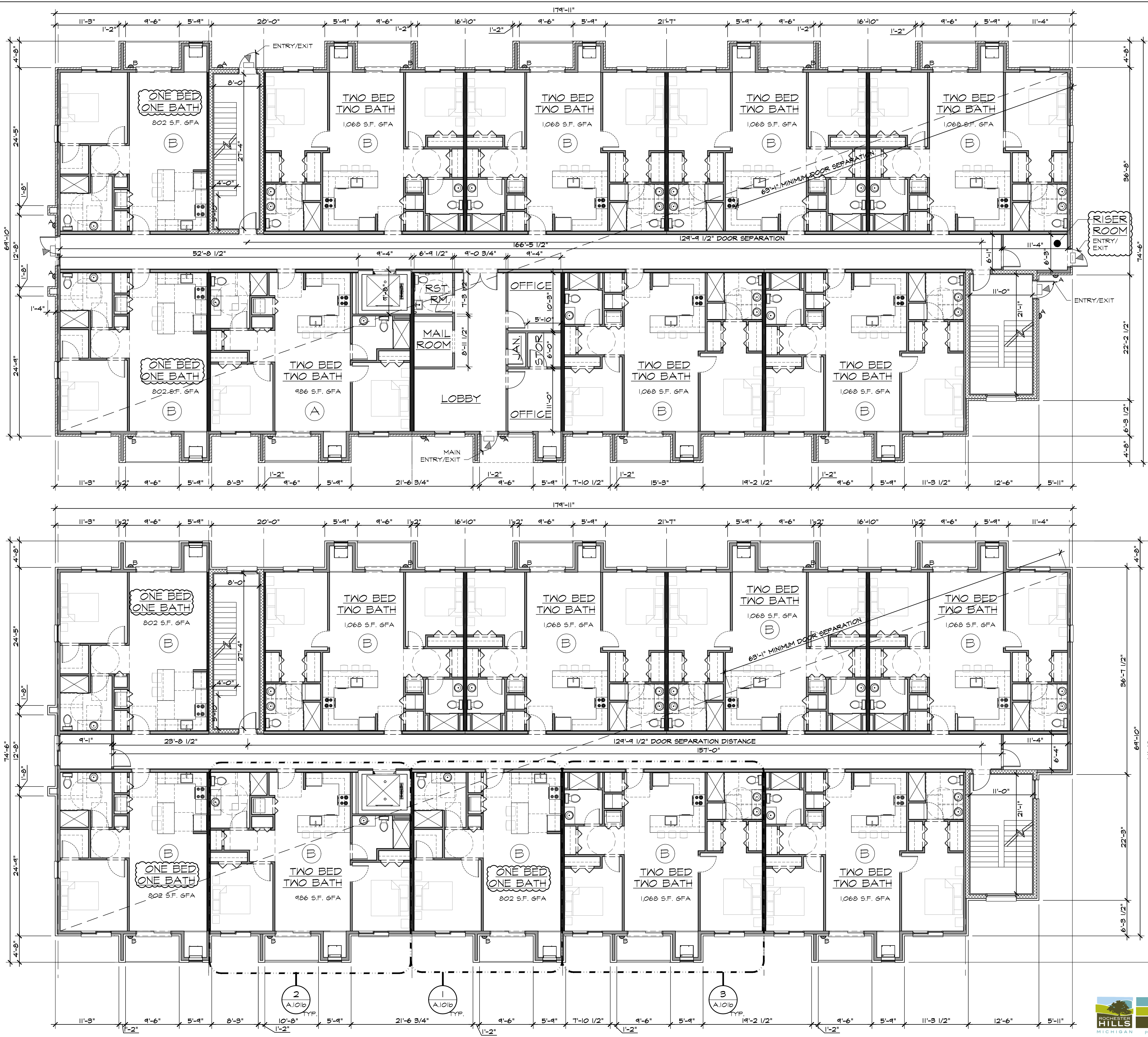
PROJECT: J2025-0141 (PPUD)2025-0001  
REVISION: Revision #3  
RECEIVED: 4/13/2026  
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

ALL VENEER CONTROL JOINTS SHALL COMPLY TO COMPLY WITH MASONRY INSTITUTE AND TECH STANDARDS.

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

CITY FILE #24-0001 SECTION #30

MONUMENT SIGN  
DETAILS  
SHEET #  
**SP.102**



**UNIT TYPE KEY**

- (A) TYPE 'A' UNIT IN ACCORDANCE WITH MICHIGAN BUILDING CODE 2021 SECTION 1103
- (B) TYPE 'B' UNIT IN ACCORDANCE WITH MICHIGAN BUILDING CODE 2021 SECTION 1104

(2B) TYPE 'B' UNITS  
 (1) TYPE 'A' UNITS = 28(0.02) = 0.6 = 1 UNIT  
 TOTAL UNITS: 29

\* AT LEAST 2 PERCENT, NOT LESS THAN ONE UNIT, SHALL BE TYPE 'A' IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS. MGC 1103.6.2.2.1 (2021)  
 \* WHERE THERE ARE FOUR OR MORE DWELLING UNITS IN A SINGLE STRUCTURE, EVERY UNIT SHALL BE A TYPE 'B' UNIT. MGC 1103.6.2.2.2 (2021)

**BUILDING I FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 NORTH

**UNITS BUILDING 1 - 3 STORY**

(B)	ONE BED, ONE BATH - 802 GROSS S.F. 700 USABLE S.F. USABLE OUTDOOR SPACE 41 S.F.
(3)	TWO BED, TWO BATH - 986 GROSS S.F. 861 USABLE S.F. USABLE OUTDOOR SPACE 41 S.F.
(1B)	TWO BED, TWO BATH - 1062 GROSS S.F. 923 USABLE S.F. USABLE OUTDOOR SPACE 41 S.F.
TOTAL UNITS: 29	

**LIGHTING LEGEND**

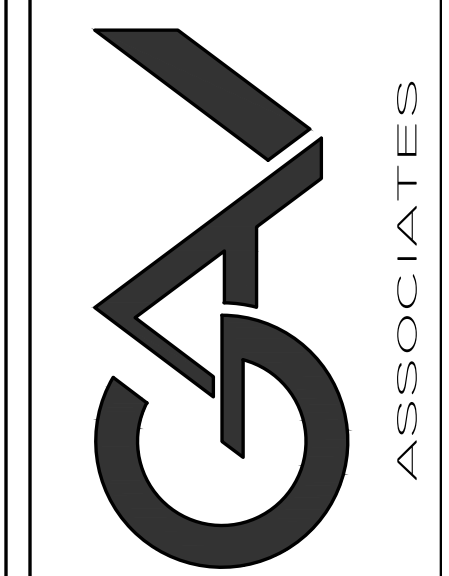
- WALL MOUNTED, EMERGENCY HEAD, WEATHER PROOF, REMOTE SENSOR
- WALL MOUNTED LED SCOSCE, 38" LIGHTWAY MEUN-538-LED 3500K - SHIMMER GRAY, OR EQUAL
- WALL MOUNTED LED SCOSCE, 19" SONNEMAN SQUARE COLUMN LED SCOSCE - TEXTURED GRAY, 7380.T4-WL, OR EQUAL

**BUILDING I TYPICAL SECOND & THIRD FLOOR PLANS**  
 SCALE: 1/8" = 1'-0"  
 NORTH

**PRELIMINARY NOT FOR CONSTRUCTION**

ISSUED FOR	DATE
SPA	04/25/25
REVIEW	10/31/25
REVIEW	02/11/26
REVIEW	04/03/26

**ARCHITECTURAL DESIGN**  
 RESIDENTIAL  
 COMMERCIAL  
 INDUSTRIAL

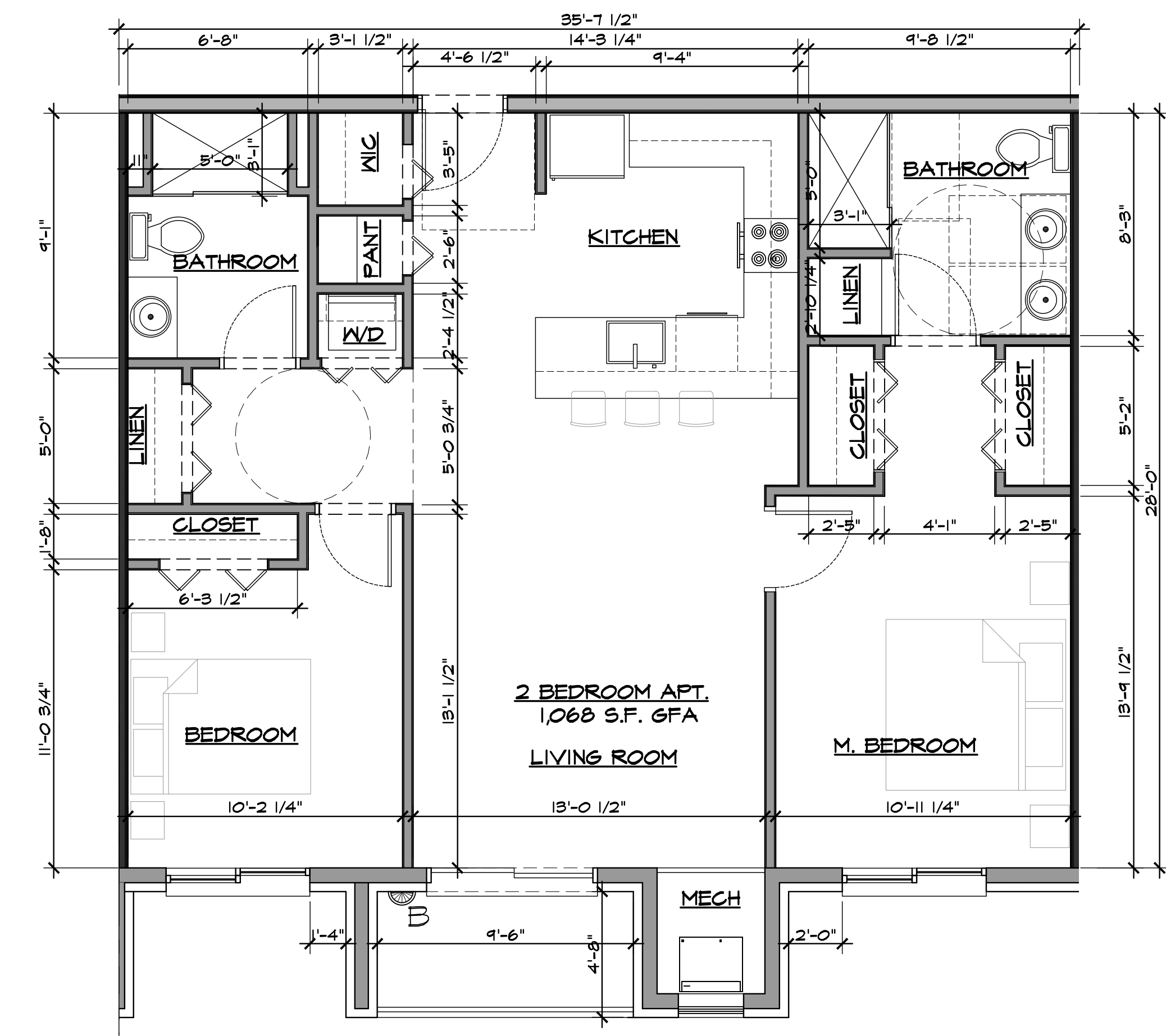
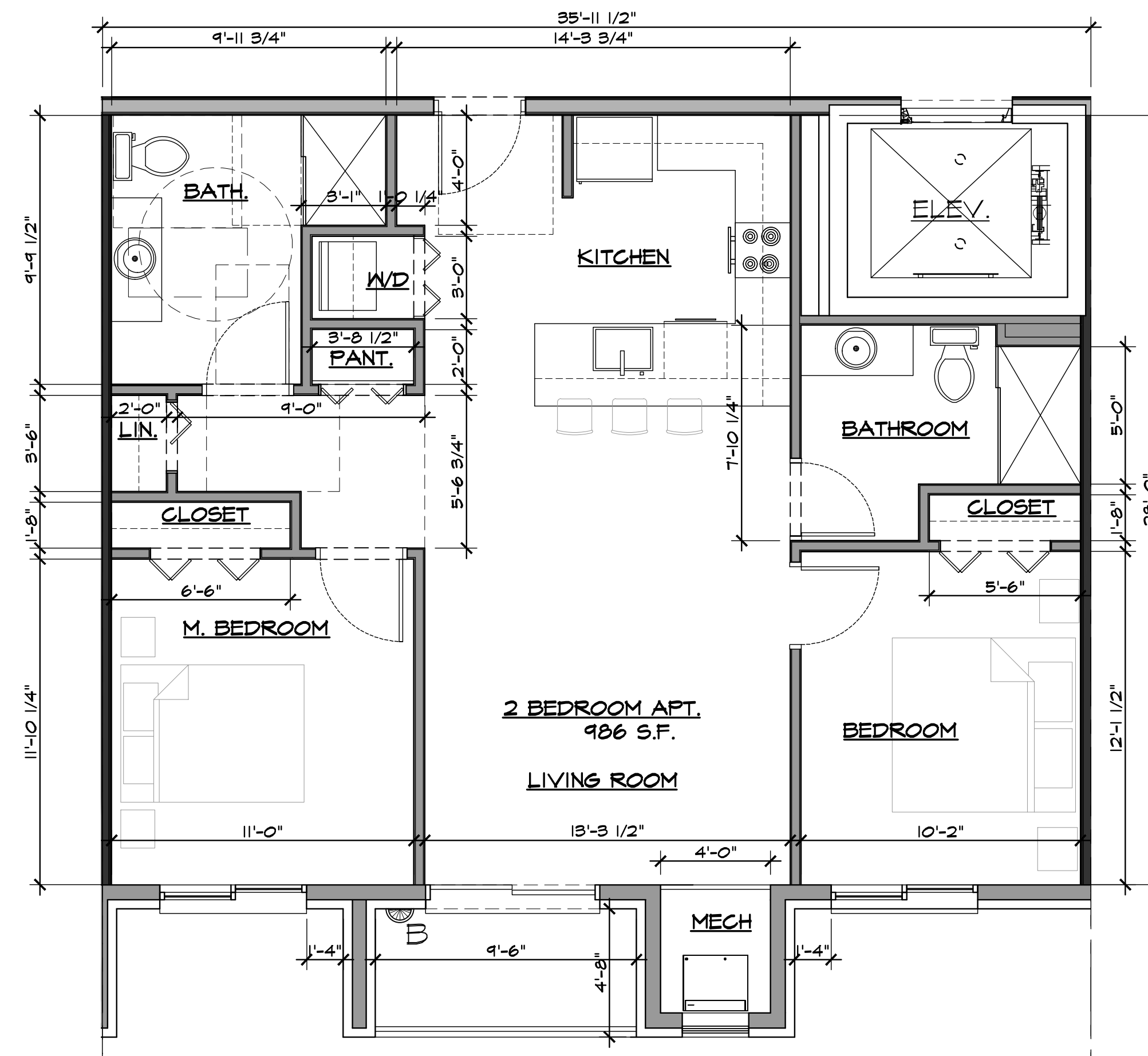
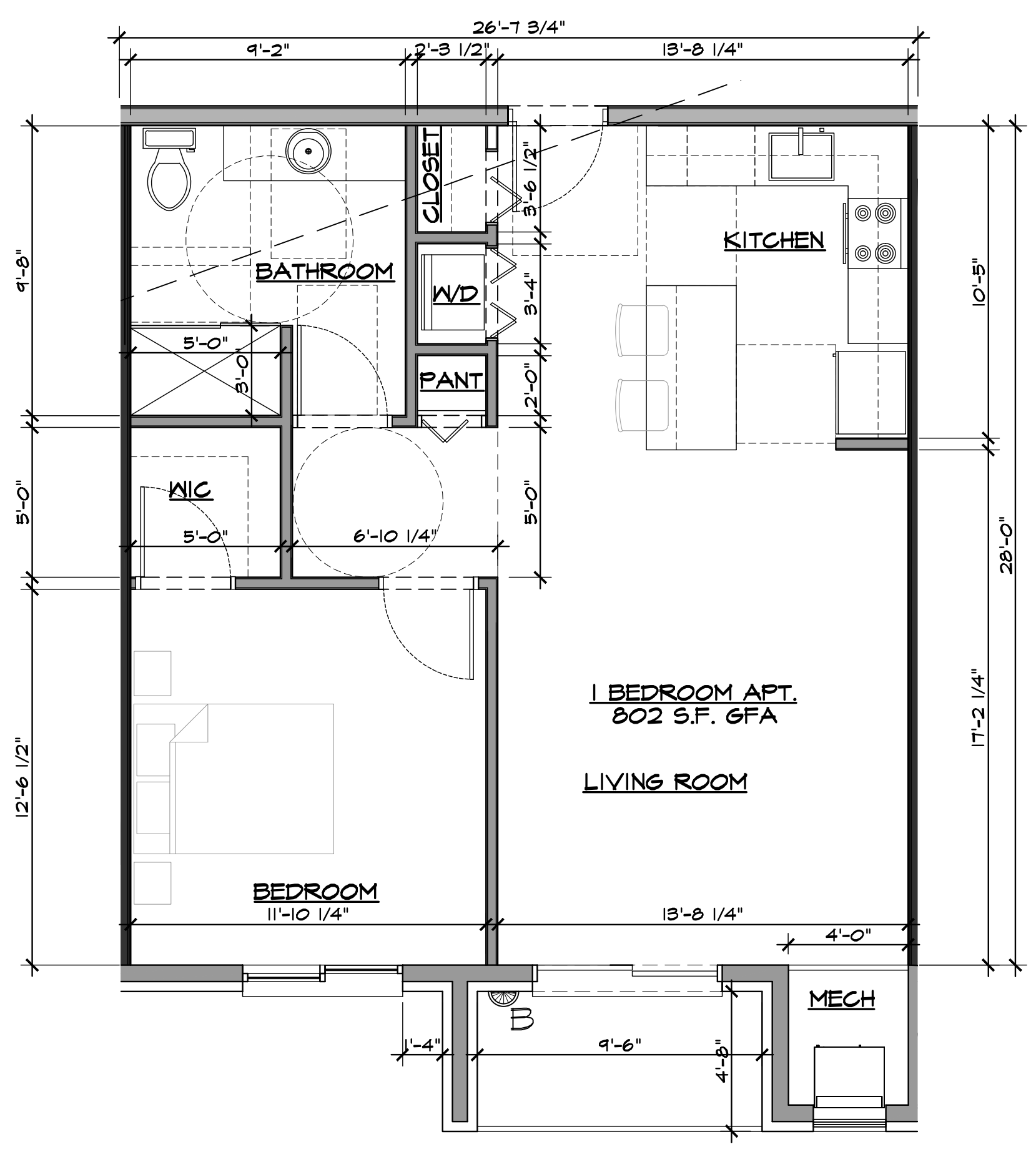
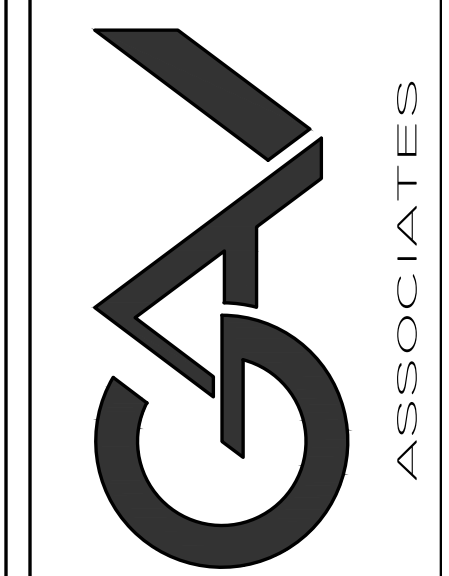


PROPOSED NEW APARTMENT SITE :  
 PENELOPE'S PLACE  
 2727 SOUTH ADAMS RD.  
 ROCHESTER HILLS, MI 48309

DRAWN:	DESIGNED:	CHECKED:
TD	GA	GA
SCALE: 1/8" = 1'-0"		
FILE NAME: 24001.A.101		
JOB #: 24001		
SHEET TITLE		
BLDG I FLOOR PLANS		
SHEET #		
A.101a		

ISSUED FOR	DATE
SPA	04/25/25
REVIEW	10/31/25
REVIEW	02/11/26
REVIEW	04/08/26

**ARCHITECTURAL DESIGN**  
RESIDENTIAL COMMERCIAL INDUSTRIAL  
G.A.V. ASSOCIATES, INC  
2401 ORCHARD LAKE RD. STE. 180A  
FARMINGTON, MICHIGAN 48338  
PH: (248) 985-9101  
WEB: WWW.GAVASSOCIATES.COM



**1 TYPICAL ONE BED, ONE BATH**  
SCALE: 1/4" = 1'-0"  
TYPE 'B' UNIT IN ACCORDANCE WITH MICHIGAN BUILDING CODE 2021 SECTION 1104

**2 TYPICAL TWO BED, TWO BATH**  
SCALE: 1/4" = 1'-0"  
APARTMENT TO BE PROVIDED ON THE FIRST FLOOR (OF EACH BUILDING) AS A TYPE 'A' UNIT IN ACCORDANCE WITH MICHIGAN BUILDING CODE 2021 SECTION 1103  
SECOND AND THIRD FLOOR: TYPE 'B' UNIT IN ACCORDANCE WITH MICHIGAN BUILDING CODE 2021 SECTION 1104

**3 TYPICAL TWO BED, TWO BATH**  
SCALE: 1/4" = 1'-0"  
TYPE 'B' UNIT IN ACCORDANCE WITH MICHIGAN BUILDING CODE 2021 SECTION 1104

**PROJECT DATA:**

USE GROUP	R-2, B NON-SEPARATED
CONSTRUCTION TYPE	V-A
FIRE PROTECTION SYSTEMS	AUTOMATIC SPRINKLER SYSTEM (NFPA 13R) MANUAL FIRE ALARM SYSTEM
BUILDING HEIGHTS	BUILDING 1 & 2: 141'-6" T.O. PARAPET 139'-7" MID. HT.
BUILDING AREA	BUILDING 1 - 3 STORY: 34,339 TOTAL GROSS S.F., 30,424 TOTAL USABLE S.F. BUILDING 2 - 3 STORY: 34,339 TOTAL GROSS S.F., 30,421 TOTAL USABLE S.F.

**OCCUPANCY EA. BUILDING:**

FLOOR	RESIDENTIAL R-2	BUSINESS	STORAGE	TOTAL
FIRST FLOOR	51 OCCUPANTS	4.8 OCCUPANTS	0.2 OCCUPANT	56.0 OCCUPANTS
SECOND & THIRD FLOORS (EA.)	54.5 OCCUPANTS PER FLOOR	0.5 OCCUPANT PER FLOOR	0.5 OCCUPANT PER FLOOR	110.0 OCCUPANTS PER FLOOR
TOTAL OCCUPANCY =	166 OCCUPANTS EACH BUILDING			

**BUILDING EGRESS EA. BUILDING:**

**EXIT ACCESS TRAVEL DISTANCE (MBC 2021 TABLE 1017.2 & NFPA 101 18.2.3):**  
R-2 USE GROUP: 250' WITH SPRINKLER

**NOTE:**  
DEAD END CORRIDOR NOT TO EXCEED 50'-0"

**EGRESS WIDTH (MBC 2021 SECTION 1005):**

**FIRST FLOOR:**  
TOTAL OCCUPANT LOAD 166. EGRESS WIDTH REQUIRED 166 (FIRST + SECOND + THIRD FLOOR OCCUPANTS) x 0.2' = 33.2 INCHES OF DOOR. EGRESS DOORS PROVIDED: (4) SINGLE DOORS AT 36" = 132" CLEAR.

**SECOND FLOOR:**  
TOTAL OCCUPANT LOAD 110 PERSONS. EGRESS WIDTH REQUIRED FOR STAIRS AND DOORS: 110 (SECOND FLOOR + THIRD FLOOR OCCUPANTS) x 0.2' = 22.2 INCHES FOR DOORS, 111 x 0.3 = 33.3 INCHES FOR STAIRS. STAIRS PROVIDED = ONE @ 48", ONE @ 60" = 108", & TWO DOORS AT 36" = 66" CLEAR.

**THIRD FLOOR:**  
TOTAL OCCUPANT LOAD 55 PERSONS. EGRESS WIDTH REQUIRED FOR STAIRS AND DOORS: 55 (THIRD FLOOR OCCUPANTS) x 0.2' = 11 INCHES FOR DOORS; 55 x 0.3 = 16.5 INCHES FOR STAIRS. STAIRS PROVIDED = ONE @ 48", ONE @ 60" = 108", & TWO DOORS AT 36" = 66" CLEAR.

**NOTE:**  
ONE 36" DOOR = 36" CLEAR, & ONE DBL DOOR = 66" CLEAR.

**TWO EXITS OR EXIT ACCESS DOORWAYS (MBC 2021 SECTION 1007):**  
REQUIRED SEPARATION:  
WITH AN AUTOMATIC SPRINKLER SYSTEM, THE SEPARATION DISTANCE SHALL BE NOT LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

**FIRST FLOOR PLUMBING FIXTURE REQUIREMENT EA. BUILDING**

WATER CLOSETS	REQUIRED	PROVIDED
BUSINESS (1/25 PER FIRST 50):		
4.8 OCC/25	0.19	
TOTAL	0.19 = 1	1

LAVATORIES	REQUIRED	PROVIDED
BUSINESS (1/40 PER FIRST 50):		
4.8 OCC/50	0.1	
TOTAL	0.1 = 1	1

SERVICE SINK:	REQUIRED	PROVIDED
1 SERVICE SINK:	0	1

**FLOOR AREA (MBC):**

FLOOR	TOTAL
FIRST FLOOR	11,805 SF
SECOND FLOOR	11,267 SF
THIRD FLOOR	11,267 SF
TOTAL FLOOR AREA	34,339 SF

**ALLOWED BUILDING HEIGHT AND AREA SECTION 504 & 506:**  
BASED ON RESIDENTIAL "R-2" USE GROUP AND FULLY PROTECTED

NS (EXIST. ONLY)	BASE AREAS:	ALLOWED HEIGHT:
S13D	12,000 SF	50FT/3 STORIES
S13R	12,000 SF	50FT
S	36,000 SF	60FT/4 STORIES

**ALLOWABLE AREA INCREASE: MIXED-OCCUPANCY, MULTISTORY.**

AREA INCREASE (506.2.2):  
A<sub>a</sub> = [A<sub>1</sub> + (NS x IF)]  
= [12,000 + (12,000 x 0.75)]  
= 21,000 SF ALLOWED

FRONTAGE INCREASE (506.3.3):  
IF = [F/P - 0.25] W/30  
= [(1 / 1) - 0.25] 30/30  
= 0.75

**CONSTRUCTION & CODE CRITERIA:**

USE GROUP:	R-2
CONSTRUCTION CLASS:	V-A
NUMBER OF STORIES:	3
NUMBER OF BUILDINGS:	2 SEPARATE BUILDINGS

UL DESIGN NO. (UN RESTRAINED)	REQUIRED (HOURS)	PROVIDED (HOURS)
PRIMARY STRUCTURAL FRAME:		
COLUMNS		
FLOOR JOISTS / BEAMS		
ROOF JOISTS / BEAMS		
BEARING WALL:		
EXTERIOR		
INTERIOR		
NON BEARING WALLS & PARTITIONS:		
EXTERIOR	NA	0
INTERIOR	NA	0
FLOOR CONSTRUCTION		
ROOF CONSTRUCTION		
SHAFTS ENCLOSURES	No. U405	
(MBC T13.4)	No. U415 & NER-258	
OPENINGS IN EXTERIOR WALLS:		
MBC - 105.8	NO LIMIT	
MBC - 105.9.2	NOT REQUIRED TO BE PROTECTED	

**CODE NARRATIVE:**

- THESE PLANS ARE BEING SUBMITTED FOR A PROPOSED DEVELOPMENT OF TWO THREE-STORY APARTMENT BUILDINGS.
- THE BUILDINGS WILL HAVE A FIRE PROTECTION SYSTEM THROUGHOUT.
- FIRE PROTECTION SPRINKLER SYSTEM IS NOT SHOWN AND IS TO BE SUBMITTED BY CONTRACTOR TO AUTHORITY HAVING JURISDICTION FOR REVIEW AND APPROVAL.

**CODE REVIEW:**

GENERAL CONTRACTOR TO COMPLY W/ ALL FEDERAL, STATE, CITY AND LOCAL CODES WHERE APPLICABLE

- MICHIGAN BUILDING CODE 2021
- ICC/ANSI A117.1 2017 & MICHIGAN BARRIER/FREE DESIGN LAW OF PUBLIC ACT 1 OF 1966 AS AMENDED.
- MICHIGAN MECHANICAL CODE 2021 (M.M.C.)
- MICHIGAN PLUMBING CODE 2021 (M.P.C.)
- NATIONAL ELECTRIC CODE 2023 (NEC) PART 8 OF THE STATE CONSTRUCTION CODE
- INTERNATIONAL FUEL GAS CODE 2015 (I.F.G.C.)
- FIRE CODE: IFC 2021 (INTERNATIONAL FIRE CODE 2021), AS REFERENCED IN THE 2021 MICHIGAN BUILDING CODE
- FIRE SUPPRESSION: NFPA 13 (2013)
- FIRE ALARM: NFPA 72 (2013)
- ENERGY CODE: MBC 2021 (MICHIGAN BUILDING CODE 2021) - CHAPTER 13  
MEC 2021 (MICHIGAN COMMERCIAL ENERGY CODE 2021)  
MICHIGAN ENERGY CODE PART 10a, RULES (ANSI/ASHRAE 90.1-2019)
- MICHIGAN ELECTRICAL CODE BASED ON 2023 N.E.C. W/ PART 8 AMENDMENTS
- PROJECT SHALL COMPLY W/ MBC 2021 CHP. 35 REFERENCE STANDARDS
- 2016 MICHIGAN ELEVATOR AND ESCALATOR CODE (2016 ASME A17.1 as amended)

PROPOSED NEW APARTMENT SITE :  
PENELOPE'S PLACE  
2727 SOUTH ADAMS RD.  
ROCHESTER HILLS, MI 48309

DRAWN:	DESIGNED:	CHECKED:
TD	GA	GA

SCALE: 1/4" = 1'-0"  
FILE NAME: 24001.A.101  
JOB #: 24001  
SHEET TITLE  
ENLARGED TYP.  
APARTMENT PLANS  
SHEET #  
A.101b

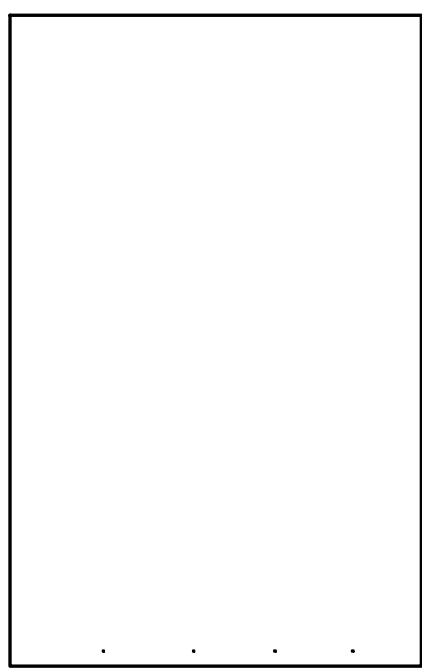
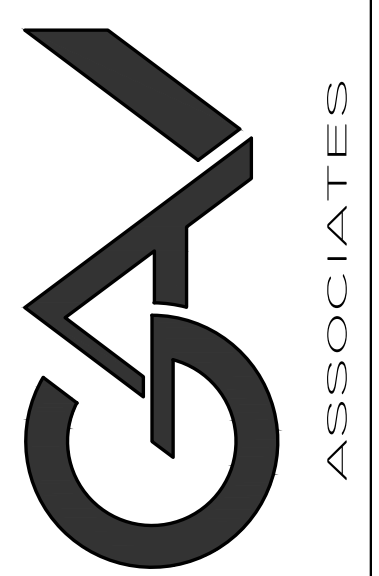
**PRELIMINARY NOT FOR CONSTRUCTION**



ISSUED FOR	DATE
SPA	04/25/25
REVIEW	10/31/25
REVIEW	02/11/26
REVIEW	04/03/26

**ARCHITECTURAL DESIGN**  
 RESIDENTIAL  
 COMMERCIAL  
 INDUSTRIAL

G.A.V. ASSOCIATES, INC  
 2401 ORCHARD LAKE RD. STE. 100A  
 FARMINGTON, MICHIGAN 48338  
 PH: (248) 986-9101  
 WEB: WWW.GAVASSOCIATES.COM



PROPOSED NEW APARTMENT SITE :  
 PENELOPE'S PLACE  
 2727 SOUTH ADAMS RD.  
 ROCHESTER HILLS, MI 48309

DRAWN:	DESIGNED:	CHECKED:
TD	GA	GA

SCALE : 1/8" = 1'-0"

FILE NAME : 24001.A.101

JOB # : 24001

SHEET TITLE  
 BLDG 2  
 1ST FLOOR PLAN

SHEET #  
 A.102a

CITY FILE #24-0001 SECTION #30



**BUILDING 2 FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 NORTH

**UNIT TYPE KEY**

(A) TYPE 'A' UNIT IN ACCORDANCE WITH MICHIGAN BUILDING CODE 2021 SECTION 1103

(B) TYPE 'B' UNIT IN ACCORDANCE WITH MICHIGAN BUILDING CODE 2021 SECTION 1104

(28) TYPE 'B' UNITS  
 (1) TYPE 'A' UNITS = 28(0.02) = 0.6 = 1 UNIT

TOTAL UNITS: 29

**LIGHTING LEGEND**

□ WALL MOUNTED, EMERGENCY HEAD, WEATHER PROOF, REMOTE SENSOR

△ WALL MOUNTED LED SCONCE, 38" LIGHTWAY MEJIA-588-LED 3500K - SHIMMER GRAY, OR EQUAL

○ WALL MOUNTED LED SCONCE, 19" SONNEMAN SQUARE COLUMN LED SCONCE - TEXTURED GRAY, T380.T4-WL, OR EQUAL

**UNITS BUILDING 2 - 3 STORY**

(B) ONE BED, ONE BATH - 802 GROSS S.F., 700 USABLE S.F., USABLE OUTDOOR SPACE 41 S.F.

(3) TWO BED, TWO BATH - 986 GROSS S.F., 861 USABLE S.F., USABLE OUTDOOR SPACE 41 S.F.

(18) TWO BED, TWO BATH - 1062 GROSS S.F., 923 USABLE S.F., USABLE OUTDOOR SPACE 41 S.F.

TOTAL UNITS: 29

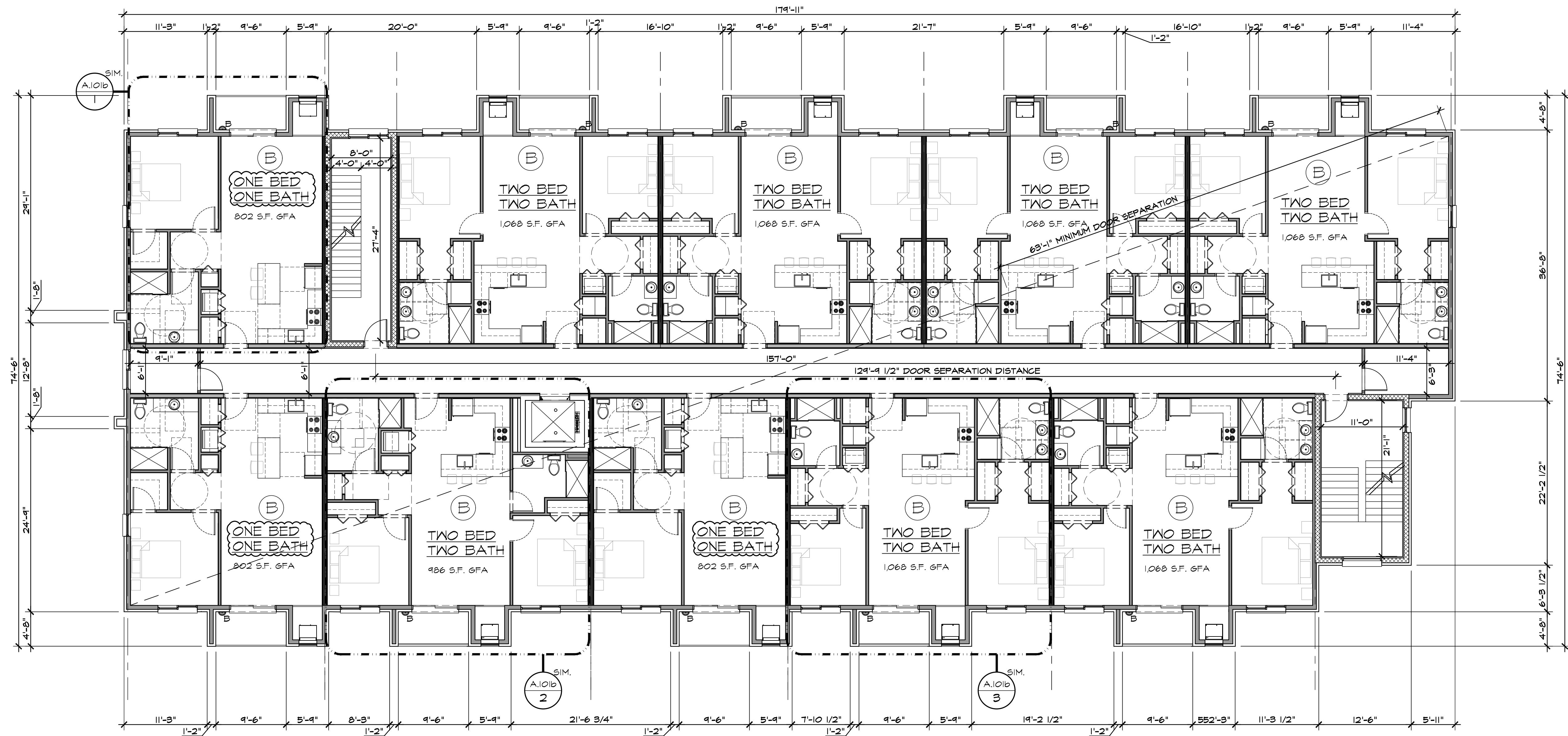
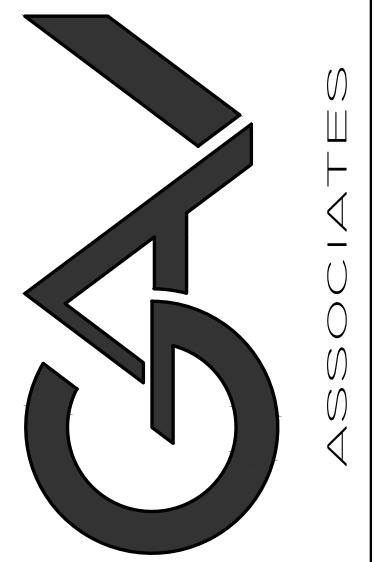


**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

ISSUED FOR	DATE
GPA	04/25/25
REVIEW	10/31/25
REVIEW	02/11/26
REVIEW	04/03/26

**ARCHITECTURAL DESIGN**  
RESIDENTIAL  
COMMERCIAL  
INDUSTRIAL

G.A.V. ASSOCIATES, INC  
2401 ORCHARD LAKE RD. STE. 100A  
FARMINGTON, MICHIGAN 48338  
PH: (248) 985-9101  
WEB: WWW.GAVASSOCIATES.COM



**BUILDING 2 TYPICAL SECOND & THIRD FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
NORTH

**UNIT TYPE KEY**

- (A) TYPE 'A' UNIT IN ACCORDANCE WITH MICHIGAN BUILDING CODE 2021 SECTION 1103
  - (B) TYPE 'B' UNIT IN ACCORDANCE WITH MICHIGAN BUILDING CODE 2021 SECTION 1104
  - (2B) TYPE 'B' UNITS
  - (1) TYPE 'A' UNITS = 28(0.02) = 0.6 = 1 UNIT
- TOTAL UNITS: 29

**LIGHTING LEGEND**

- WALL MOUNTED, EMERGENCY HEAD, WEATHER PROOF, REMOTE SENSOR
- WALL MOUNTED LED SCENCE, 38" LIGHTNAY MEUN-538-LED 3500K - SHIMMER GRAY, OR EQUAL
- WALL MOUNTED LED SCENCE, 18" SONNEMAN SQUARE COLUMN LED SCENCE - TEXTURED GRAY, 1380, T4-ML, OR EQUAL

\* AT LEAST 2 PERCENT, NOT LESS THAN ONE UNIT, SHALL BE TYPE A IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS, MGC 1108.6.2.2.1 (2021)

\* WHERE THERE ARE FOUR OR MORE DWELLING UNITS IN A SINGLE STRUCTURE, EVERY UNIT SHALL BE A TYPE 'B' UNIT. MGC 1108.6.2.2.2 (2021)

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

PROPOSED NEW APARTMENT SITE :  
PENELOPE'S PLACE  
2727 SOUTH ADAMS RD.  
ROCHESTER HILLS, MI 48309

DRAWN:	DESIGNED:	CHECKED:
TD	GA	GA

SCALE : 1/8" = 1'-0"

FILE NAME : 24001.A.101

JOB # : 24001

SHEET TITLE  
BLDG 2  
2ND & 3RD  
FLOOR PLAN  
SHEET #

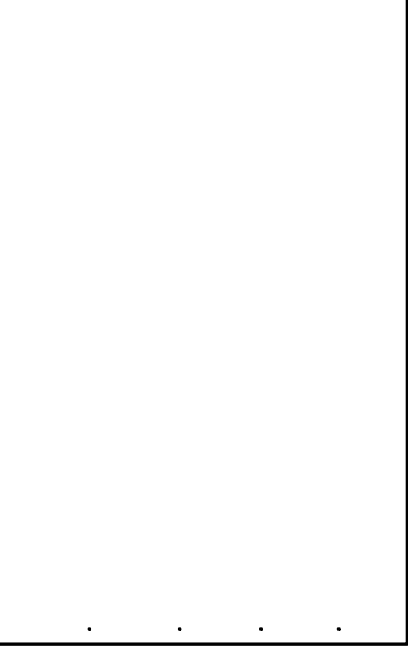
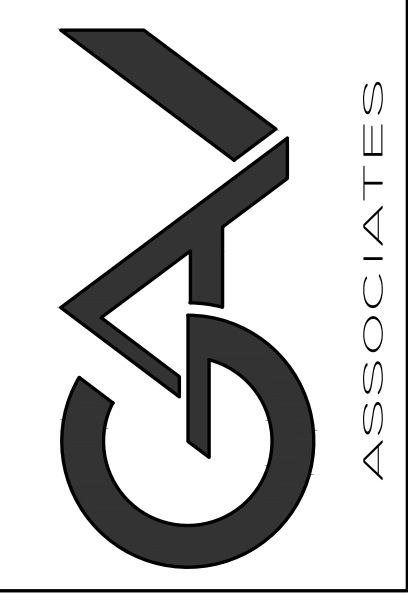
A.102b

ISSUED FOR	DATE
SPA	04/25/25
REVIEW	10/31/25
REVIEW	02/11/26
REVIEW	04/08/26

**ARCHITECTURAL DESIGN**

RESIDENTIAL  
COMMERCIAL  
INDUSTRIAL

G.A.V. ASSOCIATES, INC  
2401 ORCHARD LAKE RD. STE. 100A  
FARMINGTON, MICHIGAN 48338  
PH: (248) 985-9101  
WEB: WWW.GAVASSOCIATES.COM



PROPOSED NEW APARTMENT SITE :  
PENELOPE'S PLACE  
2727 SOUTH ADAMS RD.  
ROCHESTER HILLS, MI 48309

DRAWN:	DESIGNED:	CHECKED:
TD	GA	GA

SCALE : 1/8" = 1'-0"

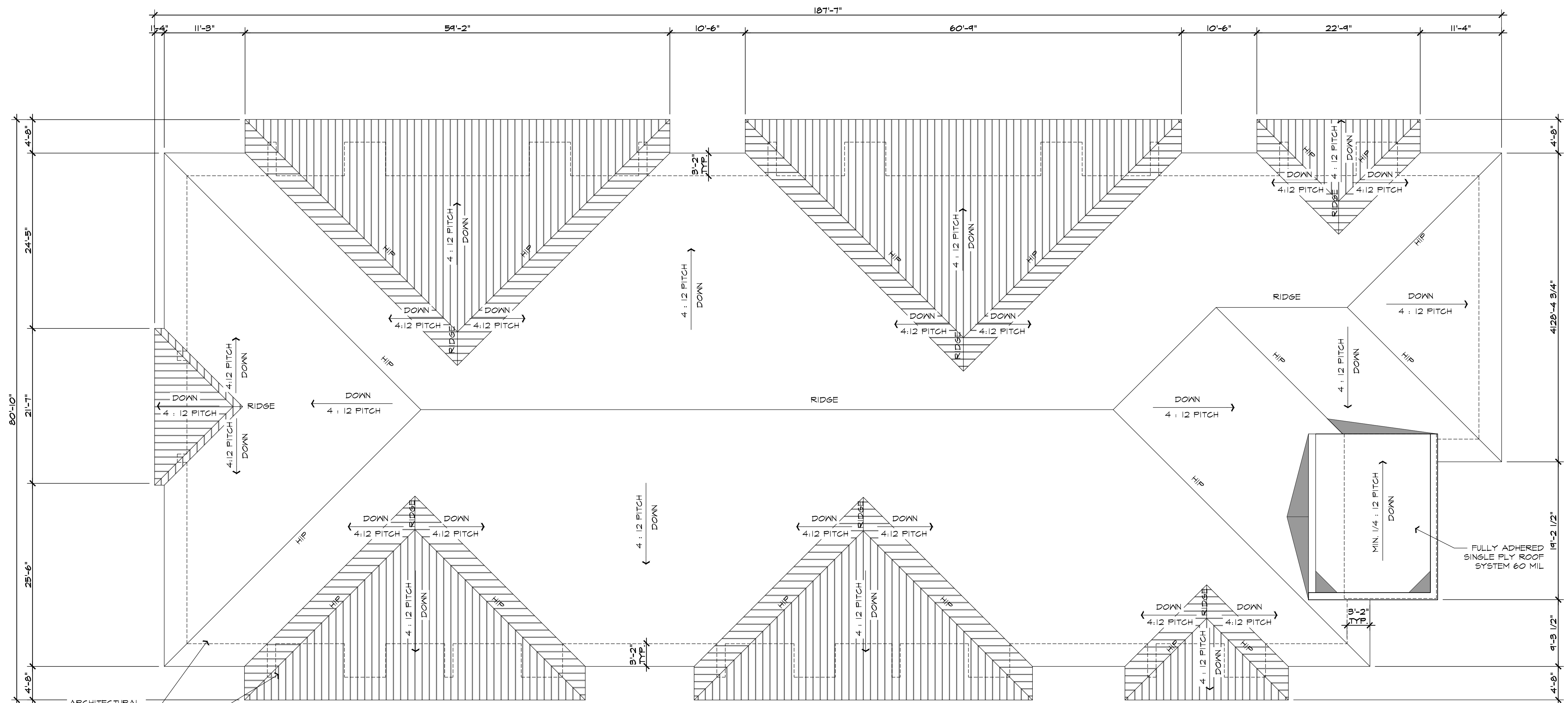
FILE NAME : 24001.A.101

JOB # : 24001

SHEET TITLE  
BLDG 1  
ROOF PLAN

SHEET #

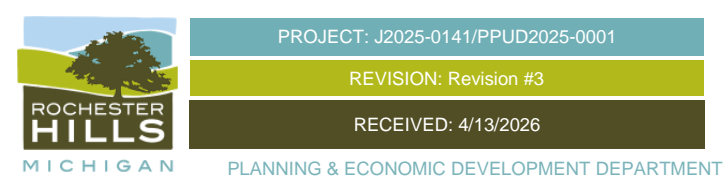
A.1030



ARCHITECTURAL  
ASPHALT  
SHINGLE, TYP.  
STANDING BEAM  
METAL ROOFING,  
TYP.

**BUILDING 1 ROOF PLAN**  
SCALE: 1/8" = 1'-0"  
NORTH

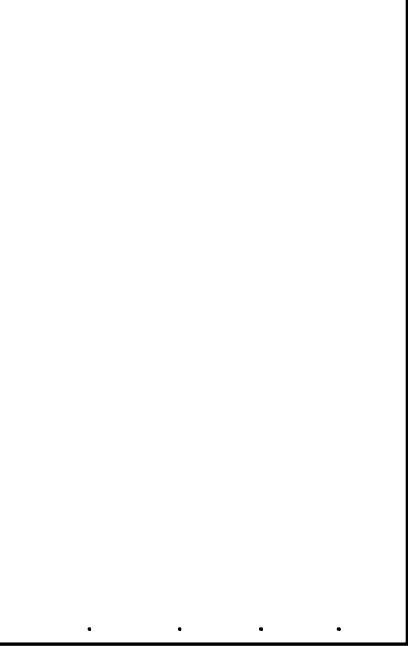
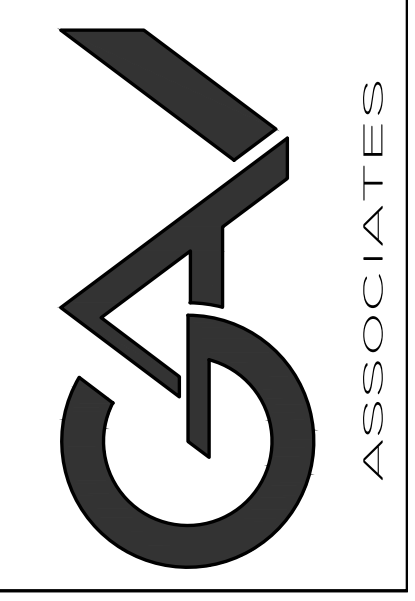
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**



ISSUED FOR	DATE
SPA	04/25/25
REVIEW	10/31/25
REVIEW	02/11/26
REVIEW	04/08/26

**ARCHITECTURAL DESIGN**  
 RESIDENTIAL  
 COMMERCIAL  
 INDUSTRIAL

G.A.V. ASSOCIATES, INC  
 24001 ORCHARD LAKE RD. STE. 100A  
 FARMINGTON, MICHIGAN 48338  
 PH: (248) 985-9101  
 WEB: WWW.GAVASSOCIATES.COM



PROPOSED NEW APARTMENT SITE :  
 PENELOPE'S PLACE  
 2727 SOUTH ADAMS RD.  
 ROCHESTER HILLS, MI 48309

DRAWN:	DESIGNED:	CHECKED:
TD	GA	GA

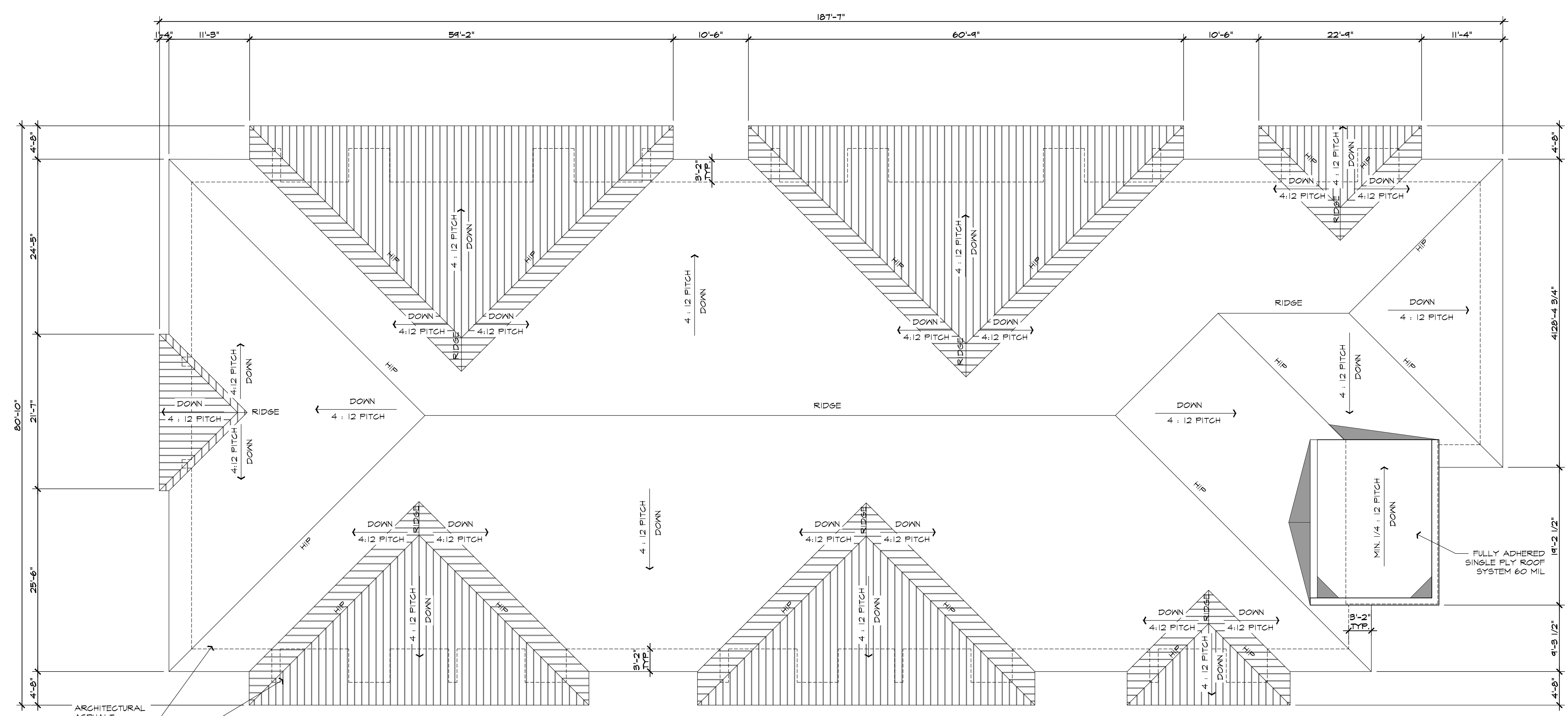
SCALE : 1/8" = 1'-0"

FILE NAME : 24001.A.101

JOB # : 24001

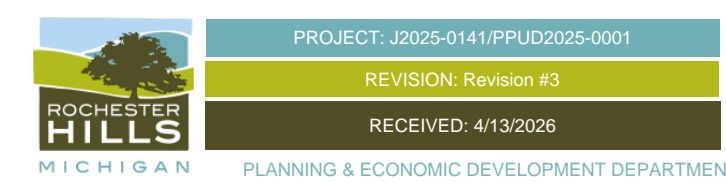
SHEET TITLE  
 BLDG 2  
 ROOF PLAN

SHEET #  
 A.103b



**BUILDING 2 ROOF PLAN**  
 SCALE: 1/8" = 1'-0"  
 NORTH

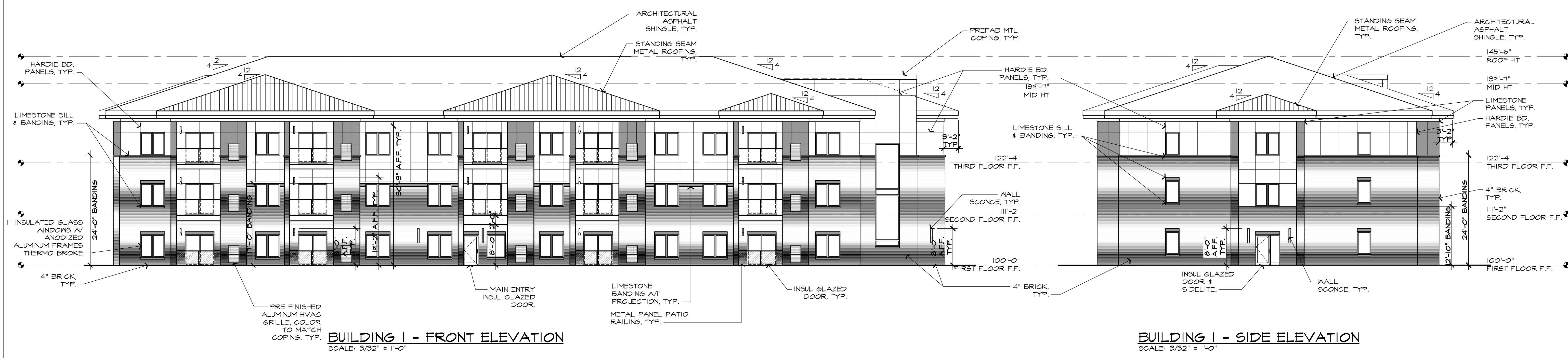
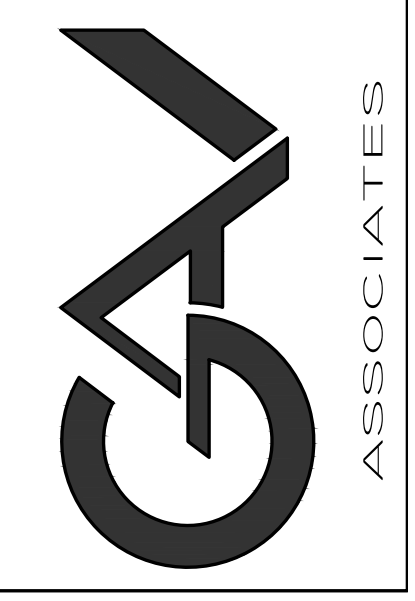
**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**



ISSUED FOR	DATE
SPA	04/25/25
REVIEW	10/31/25
REVIEW	02/11/26
REVIEW	04/08/26

**ARCHITECTURAL DESIGN**  
RESIDENTIAL COMMERCIAL INDUSTRIAL

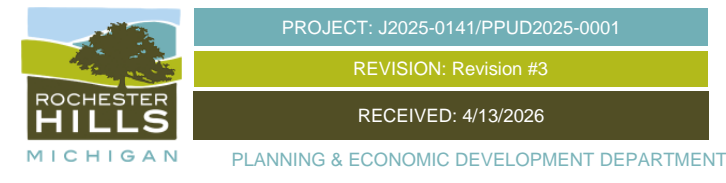
G.A.V. ASSOCIATES, INC  
2401 ORCHARD LAKE RD. STE. 100A  
FARMINGTON, MICHIGAN 48338  
PH: (248) 985-9101  
WEB: WWW.GAVASSOCIATES.COM



PROPOSED NEW APARTMENT SITE :  
PENELOPE'S PLACE  
2727 SOUTH ADAMS RD.  
ROCHESTER HILLS, MI 48309

DRAWN:	DESIGNED:	CHECKED:
TP	GA	GA
SCALE : 3/32" = 1'-0"		
FILE NAME : 24001.A.201		
JOB # : 24001		
SHEET TITLE		
3 STORY ELEVATIONS BUILDING 1 SHEET #		
A.201		

**PRELIMINARY NOT FOR CONSTRUCTION**

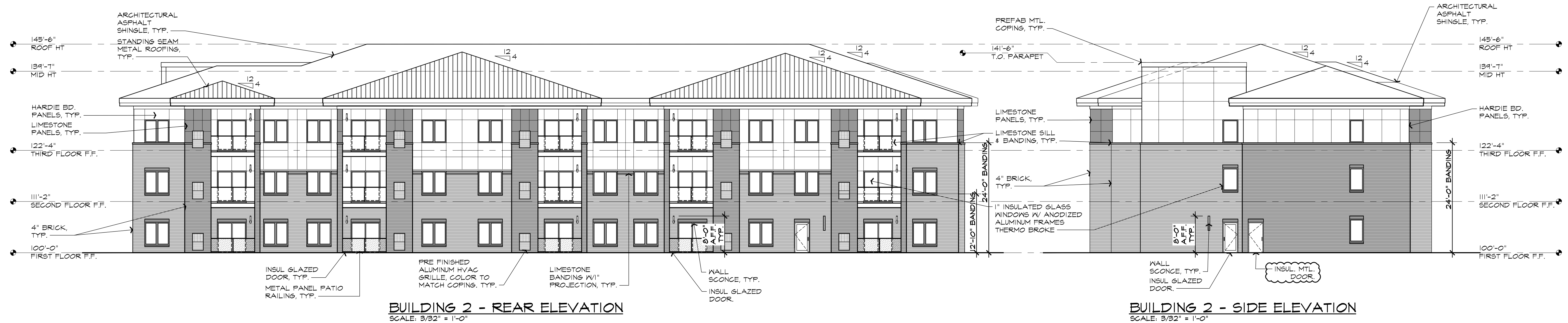
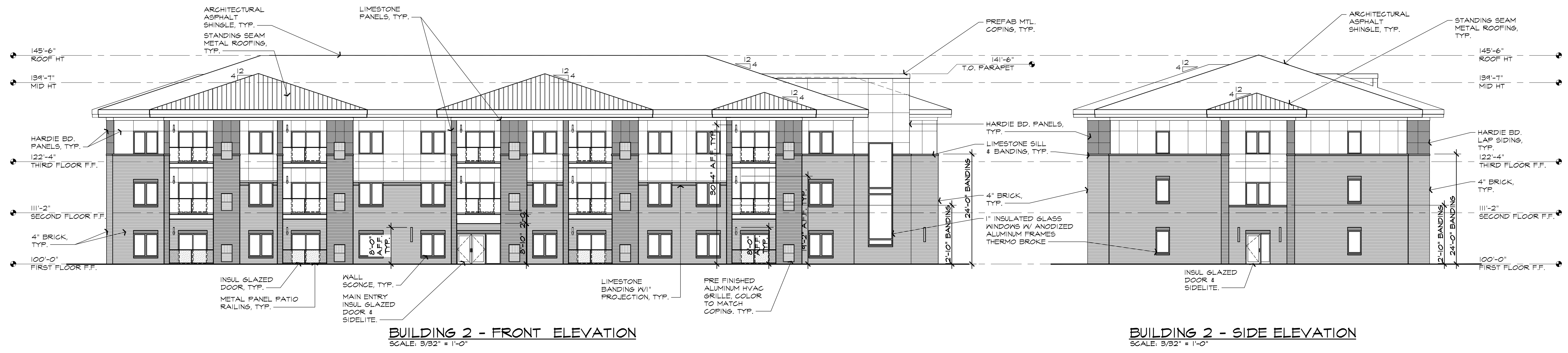
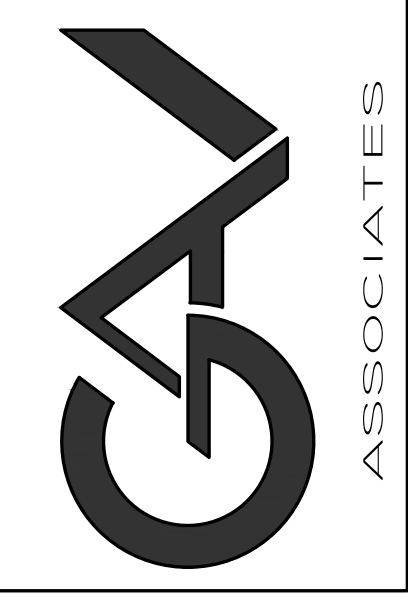


ALL VENEER CONTROL JOINTS SHALL COMPLY TO COMPLY WITH MASONRY INSTITUTE AND TECH STANDARDS.

ISSUED FOR	DATE
SPA	04/25/25
REVIEW	10/31/25
REVIEW	02/11/26
REVIEW	04/08/26

**ARCHITECTURAL DESIGN**  
RESIDENTIAL COMMERCIAL INDUSTRIAL

G.A.V. ASSOCIATES, INC  
2401 ORCHARD LAKE RD. STE. 100A  
FARMINGTON, MICHIGAN 48338  
PH: (248) 985-9101  
WEB: WWW.GAVASSOCIATES.COM



PROPOSED NEW APARTMENT SITE :  
PENELOPE'S PLACE  
2727 SOUTH ADAMS RD.  
ROCHESTER HILLS, MI 48309

DRAWN:	DESIGNED:	CHECKED:
TP	GA	GA
SCALE : 3/32" = 1'-0"		
FILE NAME : 24001.A.202		
JOB # : 24001		
SHEET TITLE		
3 STORY ELEVATIONS BUILDING 2 SHEET #		
A.202		

**PRELIMINARY NOT FOR CONSTRUCTION**

ROCHESTER HILLS MICHIGAN  
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

PROJECT: 2025-0141/PPUD2025-001  
REVISION: Revision #3  
RECEIVED: 4/13/2025

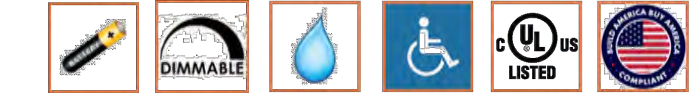
# MEUW-LED

- Construction:**
- Steel Housing and chassis
  - Diffuser UV-stabilized, high impact resistant, DR acrylic
- Light Source:**
- LED
  - Dimming to 10% **Included**
- Notes:**
- Integral mounting plate; Hardware include
  - Mounts on a Standard J-Box
  - Lens on all five sides
  - Optional battery backup available on fixtures 526 & larger
  - Optional photocell (21) increases fixture depth 1/2"
  - UL and CUL listed **WET** location
    - Build America, Buy America Act Compliant
    - CRI > 90
    - Universal 120/277 volt standard
    - 5-Year Warranty on LED Components

Type: \_\_\_\_\_  
Job Name: \_\_\_\_\_



	DIM 'A'	Mount-Center
MEUW-513	13"	6.5"
MEUW-518	18"	9"
MEUW-526	26"	13"
MEUW-538	38"	19"
MEUW-550	50"	25"



## ORDERING INFORMATION

Example: MEUW-526-LED-O2C-3-Z3-WSA

Size	LED	Watts	Source Lumens	Dimming	Energy Star	Kelvin	Cage	Finish	Diffuser	Options
513-LED	O1B	8	1000	0-10v	NO	2 3000K 3 3500K 4 4000K		B1 Satin Black Z1 Satin Bronze W1 Yolk W2 Gloss White W3 Text White B2 Text Black T4 Shimmer Gray M13 Anod Silver T6 Pewter W13 Pearl Beige	WSA White Smooth Acrylic	DIM LED dimming driver (0 - 10v) Dimming to 10% (Included)
518-LED	O2A	12	1600	0-10v	NO					21 Photocell - Specify voltage 01 - 120 volt 02 - 277 volt
526-LED	O2C	18	2420	0-10v	NO					42 All Aluminum Construction
538-LED	O3C	27	3630	0-10v	NO					Battery Backup Options (MEUW-526 and Larger only) BB10 10 Watts (1170m) for 90-Minutes
550-LED	O4C	36	4840	0-10v	NO					

28435 Industry Drive, Valencia, California 91355  
800-325-4448 / 661-257-0284 • Fax 800-323-2346 / 661-257-0201  
www.lightwayind.com • sales@lightwayind.com

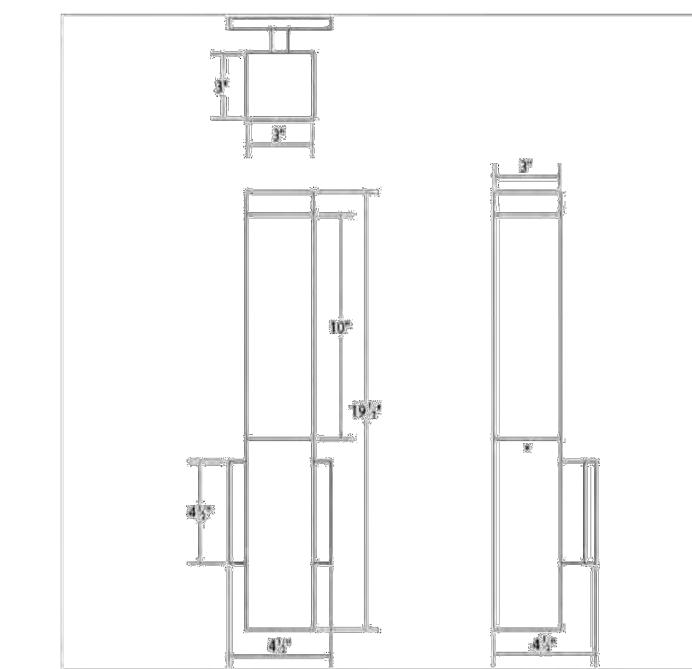
Revision: 10/31/2024

**LED WALL SCONCE**  
LOCATION: BUILDING ENTRY



## Square Column LED Sconce Spec Sheet

SKU: 7380.74-WL  
Square columns of light emit the glow of smoothly reflected LED illumination. Available in three different heights, and in a wide-mounted configuration with a recessed downlight. Square Columns set a crisp architectural rhythm to an exterior landscape. Also available as a **Ballast**.  
Learn more: <https://sonnemanlight.com/square-column-led-sconce>



Dimensions	
Height:	19.5"
Width:	3"
Extends:	4.5"
Minimum Extension:	4.5"
Maximum Extension:	4.5"
Canopy/Backplate/Base Width:	4.5"
Canopy/Backplate/Base Depth:	0.5"
Canopy/Backplate/Base Height:	4.5"

Electrical Specs	
Bulb Type:	LED GU10 Base, MR16
Bulb Quantity:	2
Input Voltage:	120VAC
Wattage:	8
Kelvin:	N/A, bulb sold separately
CRI:	90
Bulb Max Wattage:	9

Installation	
Installation:	Licensed electrician required
Installation Orientation:	Vertical

Shipping	
Carton 1 L x W x H:	24" x 8" x 8"
Carton 1 Gross Weight:	6 LBS

Shade	
Shade Material:	UV-Stabilized WH Polycarbonate

General Listings	
Features:	Wet Rated
Certification:	C-ETL-US
Color/Finish:	Textured Gray (T4)
Dark Sky Friendly:	N

Available Finishes	
Available Finishes:	Textured Bronze (T2) Textured Gray (T4) Textured White (T8)

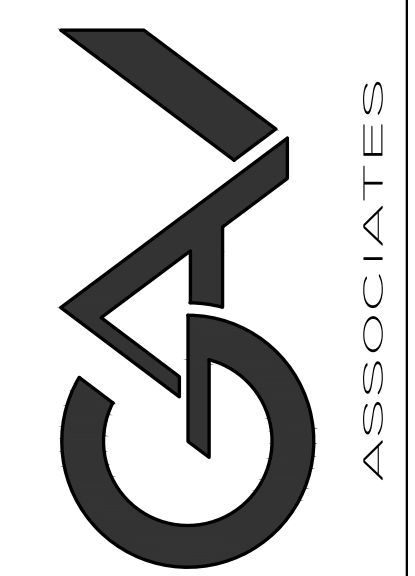
Available Color Temperatures	
Available Color Temperatures:	PROVIDE 3000K Bulb(s) Not Included

©2024 Sonneman A Way of Light. All rights reserved.

**LED WALL SCONCE**  
LOCATION: BALCONY

ISSUED FOR	DATE
SPA	04/25/25
REVIEW	10/31/25
REVIEW	02/11/26
REVIEW	04/08/26

**ARCHITECTURAL DESIGN**  
RESIDENTIAL  
COMMERCIAL  
INDUSTRIAL  
G.A.V. ASSOCIATES, INC  
24001 ORCHARD LAKE RD. STE. 180A  
FARMINGTON, MICHIGAN 48338  
PH: (248) 985-9101  
WEB: WWW.GAVASSOCIATES.COM



PROPOSED NEW APARTMENT SITE :  
PENELOPE'S PLACE  
2727 SOUTH ADAMS RD.  
ROCHESTER HILLS, MI 48304

DRAWN:	DESIGNED:	CHECKED:
TP	GA	GA

SCALE : 3/32" = 1'-0"  
FILE NAME : 24001.A.203  
JOB # : 24001  
SHEET TITLE : LIGHTING CUTSHEETS  
SHEET # : A.203

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

PROJECT: J2025-0141-PPUD2025-0001  
REVISION: Revision #3  
RECEIVED: 4/13/2026  
M I C H I G A N PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

ISSUED FOR	DATE
SPA	04/25/25
REVIEW	10/31/25
REVIEW	02/11/26
REVIEW	04/08/26

**ARCHITECTURAL DESIGN**

RESIDENTIAL COMMERCIAL INDUSTRIAL

G.A.V. ASSOCIATES, INC  
 2401 ORCHARD LAKE RD. STE. 100A  
 FARMINGTON, MICHIGAN 48338  
 PH: (248) 985-9101  
 WEB: WWW.GAVASSOCIATES.COM



PROPOSED NEW APARTMENT SITE :  
 PENELOPE'S PLACE  
 2727 SOUTH ADAMS RD.  
 ROCHESTER HILLS, MI 48309

DRAWN:	DESIGNED:	CHECKED:
WE/TD	GA	GA
SCALE : 3/32" = 1'-0"		
FILE NAME : 24001.A.300		
JOB # : 24001		
SHEET TITLE		
COLORED ELEVATIONS		
SHEET #		
A.301		



**BUILDING 1 - FRONT ELEVATION**  
 SCALE: 3/32" = 1'-0"



**BUILDING 1 - SIDE ELEVATION**  
 SCALE: 3/32" = 1'-0"



**BUILDING 1 - REAR ELEVATION**  
 SCALE: 3/32" = 1'-0"



**BUILDING 1 - SIDE ELEVATION**  
 SCALE: 3/32" = 1'-0"

**MATERIAL LEGEND - EXTERIOR FINISHES**

<p>① METAL ROOFING:          MFG: LAMINATORS INCORPORATED          STYLE: PVDF/KYNAR 500          COLOR: 0028 BLACK          NOTES: OR EQUAL</p>	<p>③ METAL COPING:          COLOR: BLACK TO MATCH STANDING SEAM ROOF</p>	<p>⑤ DARK GREY BRICKS:          MFG: YANKEE HILL          STYLE: UTILITY, SMOOTH          COLOR: CAPITOL          NOTE: ASTM-C216 GRADE SW TYPE FBX          REP: TYLER MEHL - BRICK TECH ARCHITECTURAL</p>	<p>⑦ LIMESTONE:          MFG: CAPITOL STONE WORKS          STYLE: SMOOTH          COLOR: INDIANA GREY          NOTE: ASTM-C568          REP: TYLER MEHL - BRICK TECH ARCHITECTURAL</p>
<p>② CLADDING PANELS:          MFG: JAMES HARDIE          STYLE: SMOOTH PANEL SIDING          COLOR: ARCTIC WHITE</p>	<p>④ NOT USED</p>	<p>⑥ LIGHT GREY BRICKS:          MFG: GLEN GERY-HANLEY PLANT          STYLE: UTILITY, SMOOTH          COLOR: BELGIAN GREY          NOTE: ASTM-C216 GRADE SW TYPE FBX          REP: TYLER MEHL - BRICK TECH ARCHITECTURAL</p>	<p>⑧ ASPHALT SHINGLES:          MFG: GAF          STYLE: TIMBERLINE HDZ          COLOR: CHARCOAL          NOTES: OR EQUAL</p>

PROJECT: 2025-0141-PPUD2025-0001  
 REVISION: Revision #3  
 RECEIVED: 4/13/2026  
 PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

**PRELIMINARY NOT FOR CONSTRUCTION**

ALL VENEER CONTROL JOINTS SHALL COMPLY TO COMPLY WITH MASONRY INSTITUTE AND TECH STANDARDS.

CITY OF ROCHESTER HILLS  
**COMBINATION REQUEST**

Date: \_\_\_\_\_

I would like the following parcel identification numbers consolidated into one for all future assessment records and tax billings.

The following parcel numbers, which are currently under my ownership, are:

**15-** \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

**15-** \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

**15-** \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

**15-** \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

**15-** \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

**15-** \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

\_\_\_\_\_  
Owners Signature  
(If joint ownership, all must sign)

**ALL TAXES current and delinquent must  
be paid in full to file for a combination.**

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

**Reason for request to Combine:**  
Consolidation of Taxes \_\_\_\_\_  
Building Addition Requirement \_\_\_\_\_

\_\_\_\_\_  
City, State & Zip

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Email Address

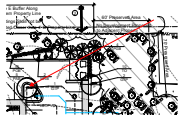
**NOTE: If you own additional parcels that are contiguous to those listed above, but are not combining them, a Land Division must be filed.**

# SITE PLAN rev.pdf Markup Summary

---

## Arrow (1)

---



**Subject:** Arrow  
**Author:** Ann Echols  
**Date:** 4/23/2026 12:44:55 PM  
**Status:**

---

## Building Department (4)

---



Play area shall comply with section 1008 of the 2017 ICC A117.1.

**Subject:** Building Department  
**Author:** J Rhoades  
**Date:** 4/27/2026 9:13:36 AM  
**Status:**

Play area shall comply with section 1008 of the 2017 ICC A117.1.



Benches shall comply with section 903 of the 2017 ICC A117.1.

**Subject:** Building Department  
**Author:** J Rhoades  
**Date:** 4/27/2026 9:14:18 AM  
**Status:**

Benches shall comply with section 903 of the 2017 ICC A117.1.

Blue Rack

J Rhoades 248-841-2435  
RhoadesJa@RochesterHills.org

**Subject:** Building Department  
**Author:** J Rhoades  
**Date:** 4/27/2026 9:17:03 AM  
**Status:**

J Rhoades 248-841-2435  
RhoadesJa@RochesterHills.org

Yes with conditions

**Subject:** Building Department  
**Author:** J Rhoades  
**Date:** 4/27/2026 9:16:58 AM  
**Status:**

Yes with conditions

---

## Engineering Department (1)

---



**Subject:** Engineering Department  
**Author:** Jason Boughton  
**Date:** 4/14/2026 10:42:43 AM  
**Status:**

---

## File Attachment (1)

---

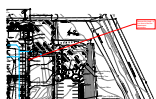


**Subject:** File Attachment  
**Author:** Keith  
**Date:** 4/24/2026 9:55:50 AM  
**Status:**

---

## Fire Department (4)

---



**Subject:** Fire Department  
**Author:** Ann Echols  
**Date:** 4/23/2026 12:39:47 PM  
**Status:**

Remove this bush - it is in front of the fire department connection.



**Subject:** Fire Department  
**Author:** Ann Echols  
**Date:** 4/23/2026 12:44:49 PM  
**Status:**

remove trees - they are blocking aerial apparatus access along the aerial apparatus access road.



**Subject:** Fire Department  
**Author:** Ann Echols  
**Date:** 4/27/2026 12:08:53 PM  
**Status:**

with conditions

**Subject:** Fire Department  
**Author:** Ann Echols  
**Date:** 4/27/2026 12:09:16 PM  
**Status:**

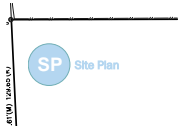
with conditions

Group (41)



**Subject:** Group  
**Author:** macdonaldj  
**Date:** 4/13/2026 2:59:05 PM  
**Status:**

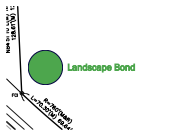
City of Rochester Hills Planning & Economic Development



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/24/2026 10:47:39 AM  
**Status:**



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/24/2026 10:47:50 AM  
**Status:**



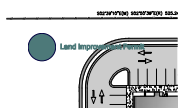
**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/24/2026 10:47:57 AM  
**Status:**

LB



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/24/2026 10:48:04 AM  
**Status:**

Tree Removal Permit



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/24/2026 10:48:11 AM  
**Status:**

LIP



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/24/2026 10:48:28 AM  
**Status:**



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/24/2026 11:02:00 AM  
**Status:**

Tree Removal Permit



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/24/2026 11:05:53 AM  
**Status:**

LB



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/28/2026 2:51:02 PM  
**Status:**

REVISION: Revision #3



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/28/2026 2:51:09 PM  
**Status:**

REVISION: Revision #3



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/28/2026 2:51:13 PM  
**Status:**

REVISION: Revision #3



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/28/2026 2:51:18 PM  
**Status:**

REVISION: Revision #3



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/28/2026 2:51:22 PM  
**Status:**

REVISION: Revision #3



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/28/2026 2:51:26 PM  
**Status:**

REVISION: Revision #3



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/28/2026 2:51:32 PM  
**Status:**

REVISION: Revision #3



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/28/2026 2:51:37 PM  
**Status:**

REVISION: Revision #3



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/28/2026 2:51:42 PM  
**Status:**

REVISION: Revision #3



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/28/2026 2:51:48 PM  
**Status:**

REVISION: Revision #3



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/28/2026 2:51:53 PM  
**Status:**

REVISION: Revision #3



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/28/2026 2:51:57 PM  
**Status:**

REVISION: Revision #3



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/28/2026 2:52:00 PM  
**Status:**

REVISION: Revision #3



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/28/2026 2:52:04 PM  
**Status:**

REVISION: Revision #3



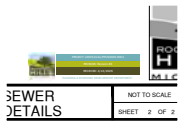
**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/28/2026 2:52:09 PM  
**Status:**

REVISION: Revision #3



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/28/2026 2:52:12 PM  
**Status:**

REVISION: Revision #3



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/28/2026 2:52:16 PM  
**Status:**

REVISION: Revision #3



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/28/2026 2:52:27 PM  
**Status:**

REVISION: Revision #3



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/28/2026 2:52:31 PM  
**Status:**

REVISION: Revision #3



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/28/2026 2:52:35 PM  
**Status:**

REVISION: Revision #3

PRE  
NO  
COI



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/28/2026 2:52:39 PM  
**Status:**

REVISION: Revision #3

PRE  
NO  
COI



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/28/2026 2:52:43 PM  
**Status:**

REVISION: Revision #3

PRE  
NOT  
CON



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/28/2026 2:52:46 PM  
**Status:**

REVISION: Revision #3

PRE  
NOT  
CON



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/28/2026 2:52:55 PM  
**Status:**

REVISION: Revision #3

PR  
NC  
CC



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/28/2026 2:52:59 PM  
**Status:**

REVISION: Revision #3

PR  
NC  
CC



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/28/2026 2:59:06 PM  
**Status:**

REVISION: Revision #3

PRE  
NO  
COI



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/28/2026 2:59:09 PM  
**Status:**

REVISION: Revision #3

PRE  
NO  
COI



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/28/2026 2:59:13 PM  
**Status:**

REVISION: Revision #3

PRE  
NOT  
CON



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/28/2026 2:59:16 PM  
**Status:**

REVISION: Revision #3

PRE  
NOT  
CON



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/28/2026 2:59:20 PM  
**Status:**

REVISION: Revision #3



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/28/2026 2:59:23 PM  
**Status:**

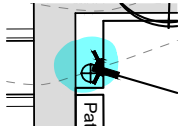
REVISION: Revision #3



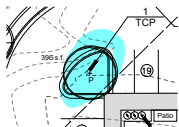
**Subject:** Group  
**Author:** C.McLeod  
**Date:** 4/28/2026 2:59:27 PM  
**Status:**

REVISION: Revision #3

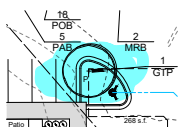
**Highlight (3)**



**Subject:** Highlight  
**Author:** Ann Echols  
**Date:** 4/23/2026 12:39:25 PM  
**Status:**



**Subject:** Highlight  
**Author:** Ann Echols  
**Date:** 4/23/2026 12:44:13 PM  
**Status:**



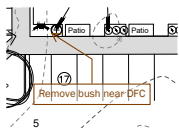
**Subject:** Highlight  
**Author:** Ann Echols  
**Date:** 4/23/2026 12:44:26 PM  
**Status:**

**Natural Resouces (1)**



**Subject:** Natural Resouces  
**Author:** Matt Einheuser  
**Date:** 4/21/2026 11:12:26 AM  
**Status:**

**Planning Department (10)**



**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 4/28/2026 3:19:05 PM  
**Status:**

Remove bush near DFC



**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 4/24/2026 11:01:26 AM  
**Status:**

Will include decorative fence with detail shown on sheet L-3 and site details 2



**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 4/24/2026 11:01:20 AM  
**Status:**

Will include decorative fence with detail shown on sheet L-3 and site details 2

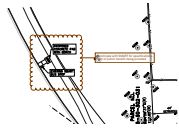


**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 4/24/2026 11:08:11 AM  
**Status:**

Relocate these trees onsite

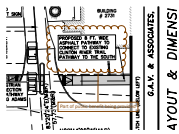


**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 4/28/2026 2:48:42 PM  
**Status:**



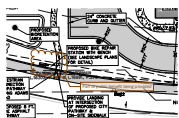
**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 4/28/2026 3:01:36 PM  
**Status:**

Coordinate with SMART for specifications. Part of public benefit being provided



**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 4/28/2026 3:02:53 PM  
**Status:**

Part of public benefit being provided



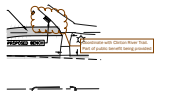
**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 4/28/2026 3:03:32 PM  
**Status:**

Part of public benefit being provided



**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 4/28/2026 3:05:14 PM  
**Status:**

Land combination will be required. This can be applied for at any time during site plan / construction plan review



**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 4/28/2026 3:11:47 PM  
**Status:**

Coordinate with Clinton River Trail. Part of public benefit being provided

---

Seth Bucholz - YES (1)



**Subject:** Seth Bucholz - YES  
**Author:** Seth Bucholz  
**Date:** 4/27/2026 3:55:17 PM  
**Status:**

---

Stamp (1)



**Subject:** Stamp  
**Author:** Keith  
**Date:** 4/27/2026 7:45:22 AM  
**Status:**

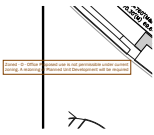
---

Text Box (7)



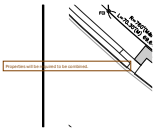
**Subject:** Text Box  
**Author:** C.McLeod  
**Date:** 4/24/2026 10:35:31 AM  
**Status:**

Development Agreement from 2006 indicates that property is to develop pursuant to O Office District, ORT Office Research Technology District, or PUD Planned Unit Development.



**Subject:** Text Box  
**Author:** C.McLeod  
**Date:** 4/24/2026 10:36:03 AM  
**Status:**

Zoned - O - Office Proposed use is not permissible under current zoning. A rezoning or Planned Unit Development will be required



**Subject:** Text Box  
**Author:** C.McLeod  
**Date:** 4/24/2026 10:36:08 AM  
**Status:**

Properties will be required to be combined.



**Subject:** Text Box  
**Author:** C.McLeod  
**Date:** 4/24/2026 11:05:25 AM  
**Status:**

Regulated trees = 192 trees  
 Regulated trees removed = 110 trees  
 Specimen Trees Removed 5 trees  
 Replacement Trees Required = 159  
 (6 provided onsite, 153 paid into tree fund)



**Subject:** Text Box  
**Author:** C.McLeod  
**Date:** 4/24/2026 11:07:18 AM  
**Status:**

Regulated trees = 192 trees  
 Regulated trees removed = 110 trees  
 Specimen Trees Removed 5 trees  
 Replacement Trees Required = 159  
 (6 provided onsite, 153 paid into tree fund)



**Subject:** Text Box  
**Author:** C.McLeod  
**Date:** 4/28/2026 3:13:55 PM  
**Status:**

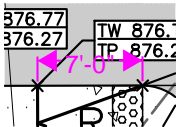
Landscape irrigation plan will be required prior to final approval



**Subject:** Text Box  
**Author:** C.McLeod  
**Date:** 4/28/2026 3:38:58 PM  
**Status:**

Assessing Yes

Traffic (2)



**Subject:** Traffic  
**Author:** Emira Barrette  
**Date:** 4/24/2026 8:05:37 AM  
**Status:**

7'-0"



**Subject:** Traffic  
**Author:** Emira Barrette  
**Date:** 4/24/2026 8:07:33 AM  
**Status:**

Longitudinal slope for this ramp exceeds the ADA threshold of 8%. Please revise.

Traffic, Pathways, Sidewalks (5)



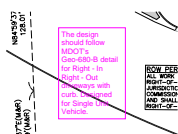
**Subject:** Traffic, Pathways, Sidewalks  
**Author:** Keith  
**Date:** 4/24/2026 10:48:52 AM  
**Status:**

Please remove vehicles from this plan sheet.(typ)



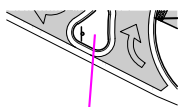
**Subject:** Traffic, Pathways, Sidewalks  
**Author:** Keith  
**Date:** 4/24/2026 9:06:24 AM  
**Status:**

ADA detectable warning surface only required for street or signalized intersection.(typ)



**Subject:** Traffic, Pathways, Sidewalks  
**Author:** Keith  
**Date:** 4/27/2026 7:49:54 AM  
**Status:**

The design should follow MDOT's Geo-680-B detail for Right - In Right - Out driveways with curb. Designed for Single Unit Vehicle.



**Subject:** Traffic, Pathways, Sidewalks  
**Author:** Keith  
**Date:** 4/24/2026 9:14:31 AM  
**Status:**



**Subject:** Traffic, Pathways, Sidewalks  
**Author:** Keith  
**Date:** 4/24/2026 9:56:06 AM  
**Status:**

---

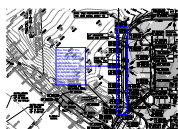
### Underground Utilities (5)

---



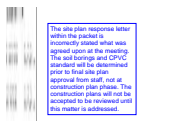
**Subject:** Underground Utilities  
**Author:** Jason Boughton  
**Date:** 4/14/2026 10:35:35 AM  
**Status:**

to be determined prior to overall site plan approval from staff



**Subject:** Underground Utilities  
**Author:** Jason Boughton  
**Date:** 4/14/2026 10:36:19 AM  
**Status:**

The design of this retaining wall along with fall protection will need engineering calculations along with soil borings. This will be reviewed by an outside consultant at the construction plan phase of the project.



**Subject:** Underground Utilities  
**Author:** Jason Boughton  
**Date:** 4/14/2026 10:40:55 AM  
**Status:**

The site plan response letter within the packet is incorrectly stated what was agreed upon at the meeting. The soil borings and CPVC standard will be determined prior to final site plan approval from staff, not at construction plan phase. The construction plans will not be accepted to be reviewed until this matter is addressed.



**Subject:** Underground Utilities  
**Author:** Jason Boughton  
**Date:** 4/14/2026 10:42:27 AM  
**Status:**

Inspection MH's will be needed at all 4 corners of the underground detention system. To be handled at the construction plan phase of the project.

with conditions

**Subject:** Underground Utilities  
**Author:** Jason Boughton  
**Date:** 4/14/2026 10:43:00 AM  
**Status:**

with conditions