

PLANNING COMMISSION MEETING AGENDA REGULAR MEETING

500 W. Big Beaver
Troy, MI 48084
(248) 524-3364
www.troymi.gov
planning@troymi.gov

April 12, 2011

7:30 P.M.

Council Chamber

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – March 22, 2011 Special/Study Meeting
4. PUBLIC COMMENTS – For Items Not on the Agenda

PRELIMINARY SITE PLAN REVIEW

5. PRELIMINARY SITE PLAN REVIEW (File Number SP 967) – Proposed Gaucho Brazilian Steakhouse, 3635 Rochester Road, West Side of Rochester between Troywood and Colebrook, Section 22, Currently Zoned B-3 (General Business) District

OTHER BUSINESS

6. PUBLIC COMMENTS – Items on Current Agenda
7. PLANNING COMMISSION COMMENTS

ADJOURN

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 7:30 p.m. on March 22, 2011 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds
Michael W. Hutson
Mark Maxwell
Philip Sanzica
Thomas Strat
John J. Tagle
Lon M. Ullmann
Mark J. Vleck (arrived at 7:35 p.m.)

Absent:

Robert M. Schultz

Also Present:

R. Brent Savidant, Acting Planning Director
Allan Motzny, Assistant City Attorney
Zachary Branigan, Carlisle/Wortman Associates, Inc.

2. APPROVAL OF AGENDA

Resolution # PC-2010-03-013

Moved by: Strat
Seconded by: Maxwell

RESOLVED, To approve the Agenda as prepared.

Yes: All present (7)
Absent: Schultz, Vleck (arrived at 7:35 p.m.)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2011-03-014

Moved by: Edmunds
Seconded by: Sanzica

RESOLVED, To approve the minutes of the March 8, 2011 Regular meeting as prepared.

Yes: All present (7)
Absent: Schultz, Vleck (arrived at 7:35 p.m.)

MOTION CARRIED

4. PUBLIC COMMENT

There was no one present who wished to speak.

5. BOARD OF ZONING APPEALS (BZA) REPORT

Mr. Strat presented the BZA report. He provided summaries of the February 15, 2011 and March 15, 2011 Board of Zoning Appeals meetings.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant presented a brief report of the March DDA meeting.

7. PLANNING AND ZONING REPORT

Mr. Savidant presented the Planning and Zoning report. He indicated that based on informal discussions with potential applicants, it appeared that a moderate spike in development applications was forthcoming.

STUDY ITEMS

8. OUTDOOR SEATING AREA – The Capital Grille, Somerset Collection, North side of Big Beaver, east of Coolidge (Unit Q123, 2800 W. Big Beaver), Section 20, Currently Zoned B-2 General Business (Controlled by Consent Judgment)

Mr. Savidant summarized the application, which requires approval by City Council. There was general support of the proposed outdoor seating area.

Resolution #2011-03-015

Moved by: Edmonds

Seconded by: Strat

RESOLVED, That the Planning Commission hereby recommends that Special Use Approval for the proposed Capital Grille outdoor seating area, located on the north side of Big Beaver, east of Coolidge (Unit Q123, 2800 W. Big Beaver), Section 20, Currently Zoned B-2 General Business (Controlled by Consent Judgment), be granted.

Yes: All present (8)

Absent: Schultz

MOTION CARRIED

9. ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 236) – Proposed Draft Zoning Ordinance and Map Regulating the Development and Use of Land, which Ordinance, if Adopted, will Repeal and Replace the Existing Zoning Ordinance, Chapter 39 of the Code of the City of Troy

Mr. Branigan summarized the draft document, dated March 18, 2011. This draft contained all the revised formatting and text edits from the workshop, the public hearing, the Planning Commission and DDA input, Staff and Consultant changes, etc. made since the February 4 draft. General discussion followed.

Resolution # PC-2011-03-016

Moved by: Sanzica

Seconded by: Strat

WHEREAS, The Planning Commission adopted the City of Troy Master Plan on October 14, 2008; and

WHEREAS, The Zoning Ordinance is the most important tool for implementing the Master Plan; and

WHEREAS, The existing City of Troy Zoning Ordinance is approaching fifty years old, and has been amended two hundred forty- two times; and

WHEREAS, The City undertook a collaborative effort between the Planning Department and Carlisle/Wortman Associates, Inc. to comprehensively rewrite the Zoning Ordinance; and

WHEREAS, The Planning Commission discussed the proposed Zoning Ordinance at over thirty public meetings, including a Zoning Ordinance Workshop held on March 2, 2011 and a Public Hearing held on March 8, 2011; and

WHEREAS, The proposed Zoning Ordinance creates an Environment of Investment in the City by expanding the development and use potential of many non-residential properties; and

WHEREAS, The proposed Zoning Ordinance preserves and protects single-family residential neighborhoods from incompatible uses.

NOW THEREFORE BE IT RESOLVED, The Planning Commission hereby supports the proposed City of Troy Zoning Ordinance and recommends adoption of the proposed Zoning Ordinance by City Council.

Yes: Edmunds, Hutson, Maxwell, Sanzica, Strat, Tagle, Ullmann

No: Vleck

Absent: Schultz

MOTION CARRIED

Mr. Vleck stated he is supportive of 98% of the document. His no vote was intended to put City Council on notice that there were some provisions in the proposed document that were more restrictive than the existing Zoning Ordinance; for example, parking of commercial vehicles in residential districts. Other than a few provisions, he supports the draft document.

10. **BIG BEAVER DESIGN GUIDELINES**

Zak Branigan summarized the document, which had been reviewed previously by the Planning Commission. There was general discussion of the document.

Resolution # PC-2011-03-017

Moved by: Vleck
Seconded by: Tagle

WHEREAS, The Downtown Development Authority (DDA) commissioned the development of Big Beaver Design Standards to encourage the continued vitality of the Big Beaver Corridor as a regional destination point and a world class boulevard; and

WHEREAS, The Big Beaver Design Guidelines were adopted by the Downtown Development Authority on January 19, 2011.

THEREFORE, BE IT RESOLVED, That the Big Beaver Design Guidelines are hereby approved by the Planning Commission.

Yes: All present (8)
Absent: Schultz

MOTION CARRIED

OTHER ITEMS

11. **PUBLIC COMMENT** – Items on Current Agenda

There was no one present who wished to speak.

12. **PLANNING COMMISSION COMMENT**

There was general Planning Commission discussion.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 7:55 p.m.

Respectfully submitted,

Michael W. Hutson, Chair

R. Brent Savidant, Acting Planning Director

G:\Planning Commission Minutes\2011 PC Minutes\Draft\03-22-11 Special Study Meeting_Draft.doc

DATE: April 6, 2011

TO: Planning Commission

FROM: R. Brent Savidant, Acting Planning Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (File Number SP 967) – Proposed Gaucho Brazilian Steakhouse, 3635 Rochester Road, West Side of Rochester between Troywood and Colebrook, Section 22, Currently Zoned B-3 (General Business) District

The petitioner, Metro Group Architects, submitted the above referenced Preliminary Site Plan Approval application for a new Gaucho Brazilian Steakhouse. The existing vacant building will be demolished to make room for the restaurant.

The attached report prepared by Carlisle/Wortman Associates, Inc. summarizes the application.

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.

cc: Applicant
File/ SP 967

G:\SITE PLANS\SP 967 Gaucho Brazilian Steakhouse Sec 22\SP-967 Gaucho Restaurant 04 12 11.docx

PRELIMINARY SITE PLAN REVIEW

PRELIMINARY SITE PLAN REVIEW (File Number SP 967) – Proposed Gaucho Brazilian Steakhouse, 3635 Rochester Road, West Side of Rochester between Troywood and Colebrook, Section 22, Currently Zoned B-3 (General Business) District

Proposed Resolution # PC-2011-04-

Moved by:

Seconded by:

RESOLVED, That Preliminary Site Plan Approval, pursuant to Section 03.40.03 of the Zoning Ordinance, as requested for the proposed Gaucho Brazilian Steakhouse, located on the west Side of Rochester between Troywood and Colebrook (3635 Rochester Road), in Section 22, within the B-3 zoning district, be (granted, subject to the following conditions):

_____) or

(denied, for the following reasons: _____) or

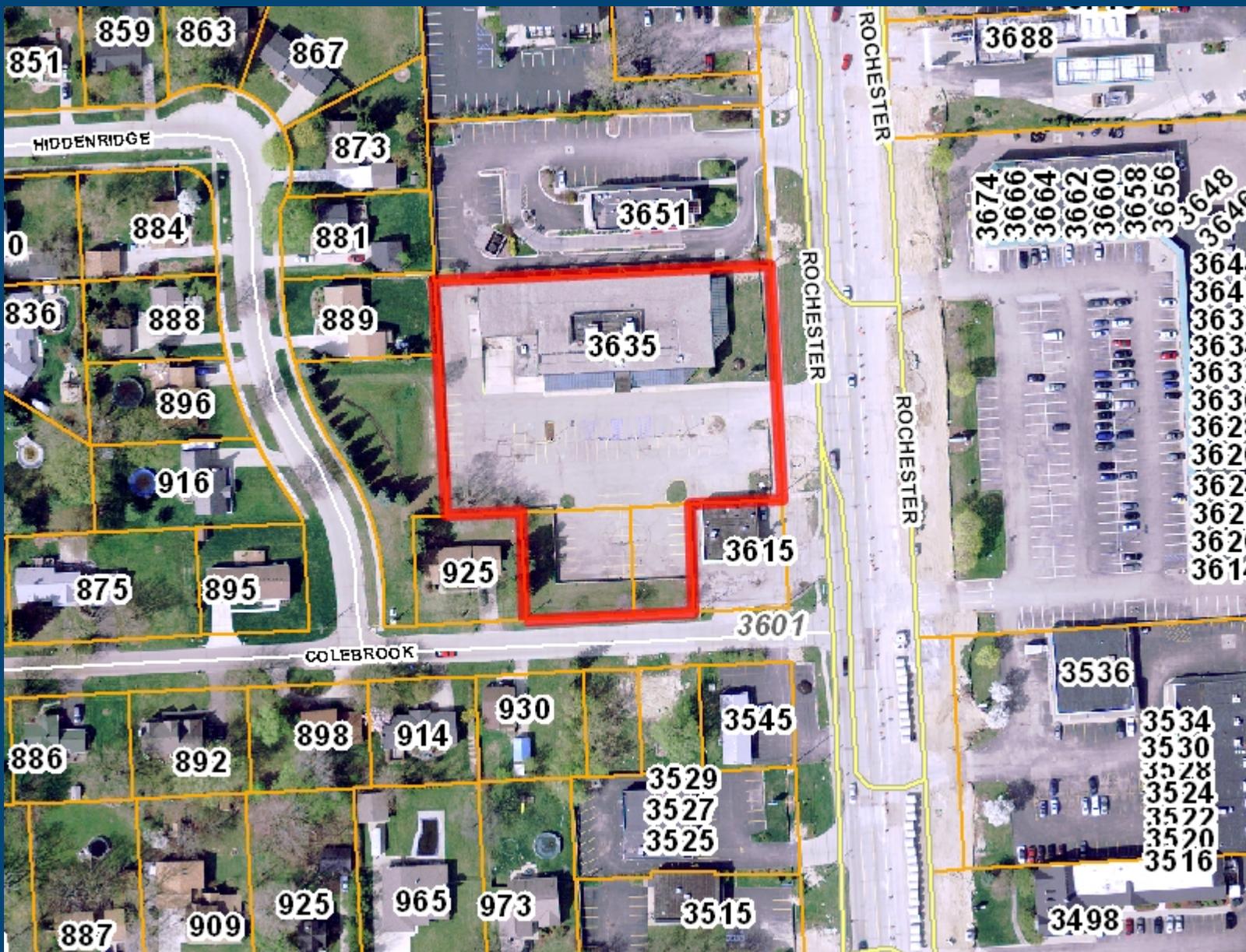
(postponed, for the following reasons: _____)

Yes:

No:

Absent:

MOTION CARRIED / DENIED

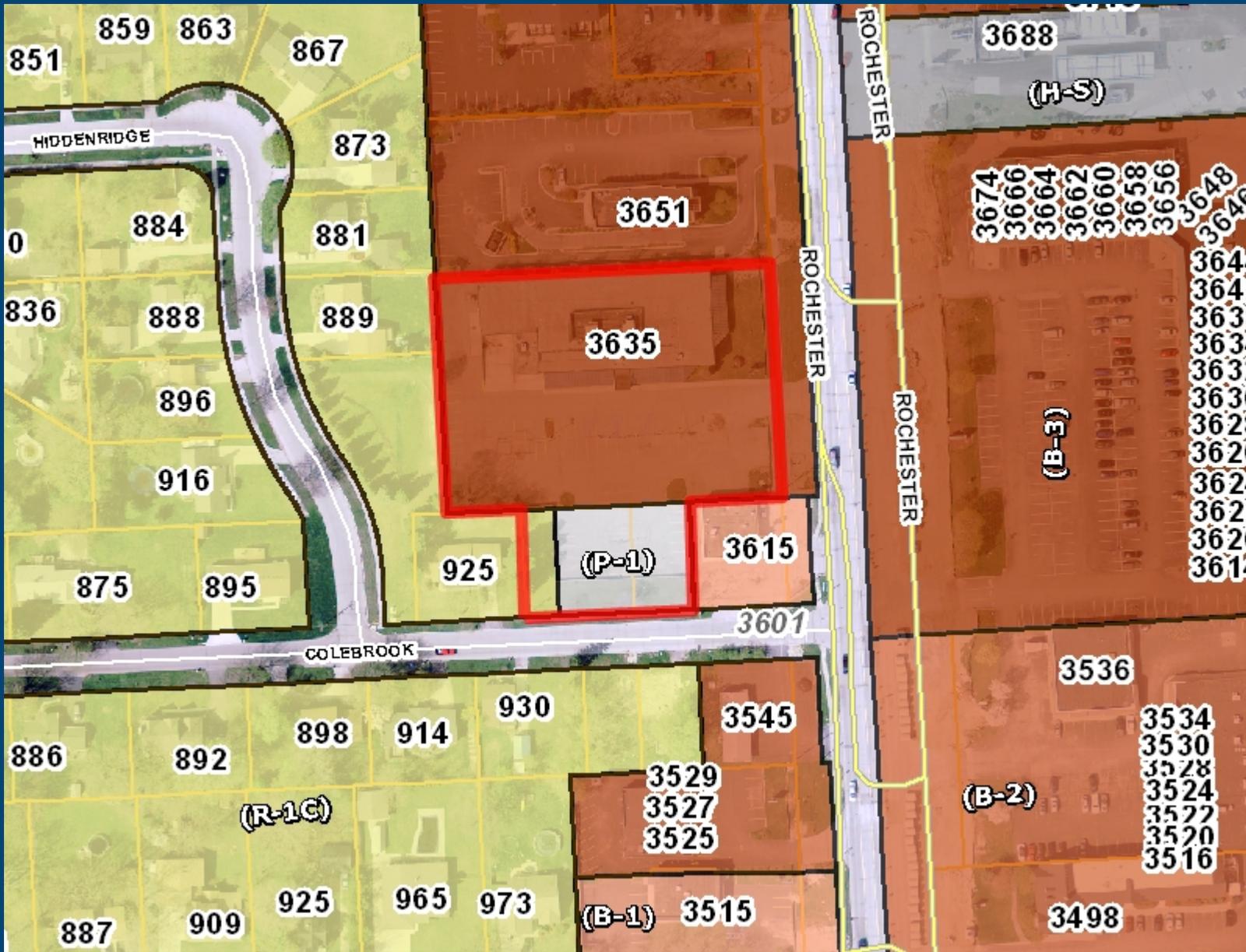


- Legend**
-  I-75
 -  Road Centerline
 -  Major Road
 -  Industrial Road
 -  Local Road
 -  Hydrography Poly
 -  Hydrography Arc
 -  Parcels
 - Aerial Photos - 2010**
 -  Red: Band_1
 -  Green: Band_2
 -  Blue: Band_3

277 0 138 277Feet

Scale 1: 1,660





Legend

- I-75
- Road Centerline
 - Major Road
 - Industrial Road
 - Local Road
- Zoning**
 - (PUD) Planned Unit Development
 - (B-1) Local Business District
 - (B-2) Community Business District
 - (B-3) General Business District
 - (R-C) Research Center District
 - (C-F) Community Facilities District
 - (C-J) Consent Judgment
 - (E-P) Environmental Protection District
 - (R-EC) Residential Elder Care
 - (P-1) Vehicular Parking District
 - (H-S) Highway Service District
 - (M-1) Light Industrial District
 - (O-1) Office Building District
 - (O-M) Office Mid-Rise District
 - (OSC) Office Service Commercial District
 - (CR-1) One Family Residential Cluster District
 - (R-1A) One Family Residential District
 - (R-1B) One Family Residential District
 - (R-1C) One Family Residential District
 - (R-1D) One Family Residential District
 - (R-1E) One Family Residential District
 - (R-1T) One Family Attached Residential Distr
 - (R-2) Two Family Residential District
 - (R-M) Multiple Family Residential Medium De
 - (RM-1) Multiple Family Residential District Lc
 - (RM-2) Multiple Family Residential District (M
 - (RM-3) Multiple Family Residential District (Hi
- Hydrography Poly
- Hydrography Arc
- Parcels

Aerial Photos - 2010

- Red: Band_1
- Green: Band 2

Printed: 4/4/2011

277 0 138 277Feet

Scale 1: 1,660





CARLISLE/WORTMAN ASSOCIATES, INC.
Community Planners /Landscape Architects

605 S. Main, Suite 1
Ann Arbor, MI 48104
734-662-2200
fax 734-662-1935

6401 Citation Drive, Suite E
Clarkston, MI 48346
248-625-8480
fax 248-625-8455

Date: April 7, 2011

Preliminary Site Plan Review For City of Troy, Michigan



Applicant: Gaucho, LLC
Project Name: Gaucho SteakHouse
Plan Date: April 1, 2011
Location: 3635 Rochester Road
Zoning: B-3, General Business District and P-1, Parking District
Action Requested: Preliminary Site Plan Approval
Required Information: Deficiencies noted

PROJECT AND SITE DESCRIPTION

We are in receipt of a preliminary site plan which includes a site plan, existing site conditions plan and an aerial, a site plan over an aerial of the existing site, a floor plan, and elevations. The site plan submittal is lacking in thorough detail, but provides sufficient information for a preliminary review. Therefore, we are providing this review of the proposed project but reserve the right to make additional comment when additional information is made available.

The applicant intends to demolish an existing vacant building and construct a new, smaller building to house a restaurant. Additional parking will be constructed and an existing loading dock will be removed. The remaining existing parking area will be resealed and restriped. Existing landscaping will be maintained and new landscaping will be added. The site is surrounded on its south and west sides by a masonry screen wall. The site has frontage on Rochester Road, but also has frontage (but no access) to the adjacent road to the south, Colebrook Drive.

Location of Subject Property:

The property is located on the west side of Rochester, just north of Colebrook Drive.

Size of Subject Property:

The parcel is 82,328 square feet in size.

Proposed Uses of Subject Parcel:

The applicant proposes to build a new building to house a Brazilian steak house restaurant.

Current Use of Subject Property:

The subject property is currently occupied by a vacant building.

Current Zoning:

The property is currently zoned B-3 General Business District and P-1 Parking District.

Zoning Classification of Adjacent Parcels and Current Land Use:

- North: B-3, General Business; restaurant
- South: R-1C; single family home, and B-2, retail
- East: Rochester Road
- West: R-1C; single-family homes

BUILDING LOCATION AND SITE ARRANGEMENT

The existing building is located at the north boundary of the site with parking to the south accessed via a single driveway to Rochester Road. The proposed site arrangement is nearly identical, albeit with a slightly smaller new building and an enlarged parking area. We have no objection to the proposed site arrangement.

Items to be Addressed: *None.*

AREA, WIDTH, HEIGHT, SETBACKS

Required and Provided Dimensions:

Section 30.20.00 requires the following setbacks and height limits:

For this project, there are two front yards, on Colebrook Drive and Maple Road, both of which require a front yard setback. The front yard setback on Colebrook Drive is unaffected, given that no improvements are proposed along that frontage.

	<u>Required:</u>	<u>Provided:</u>
Front (to Rochester Road R.O. W)	40 Feet	Although not dimensioned, the setback clearly exceeds 40 feet.
Front (to Colebrook Drive R.O.W)	40 Feet	Although not dimensioned, the setback clearly exceeds 40 feet.
Rear (to west property line)	30 Feet	Although not dimensioned, the setback clearly exceeds 30 feet.
Side (to north property line)	0 Feet	0 feet
Building Height	Maximum of 3 stories or 40 feet.	1 story; 26 feet

Items to be Addressed: Provide detailed dimensions of required and proposed setbacks.

PARKING

Proposed Parking:

The site plan shows 131 parking spaces, barrier free spaces are not clearly identified, though reserved area for van accessible spaces appears to be provided for at least 5 spaces near the entrance.

Parking Calculations:

The parking calculations provided by the applicant are as follows.

<u>Required</u>	<u>Provided</u>
One (1) space per 2 seats of dining capacity = $150 \text{ seats} / 2 = 75 \text{ spaces}$ Plus One employee space for every ten spaces of diner capacity = $75 / 10 = 8 \text{ spaces}$ Plus Private dining area capacity 60 diners – $60 / 2 = 30 \text{ spaces}$ Plus One employee space for every ten spaces of diner capacity = $30 / 10 = 3 \text{ spaces}$ Total $75 + 8 + 30 + 3 = 116 \text{ spaces}$	131 spaces (97 existing, 34 proposed)

The applicant has provided 19 extra parking spaces. The proposed plan meets minimum parking requirements, but we object to the provision of such a large surplus of parking on the site. We recommend the applicant remove a portion of the proposed parking and provide no more than that required by Ordinance.

Items to be Addressed: Remove surplus parking and detail proposed barrier-free spaces.

SITE ACCESS AND CIRCULATION

Proposed Circulation:

The site will be accessed from one proposed entrance on Rochester Road, as it currently exists. We have no objection to this approach. Site circulation will essentially remain unchanged, with the exception of the proposed additional new parking area.

Sidewalks:

The applicant is proposing a sidewalk surrounding the south, east and west of the new building, and a suitable connection to the Rochester Road sidewalk.

Items to be Addressed: None.

NATURAL RESOURCES

The site is an existing vacant building with typical site landscaping. No information is provided with regard to the existing vegetation or the specific quantity, species, or details of proposed vegetation. The proposed plan would not impact any protected natural features.

Items to be Addressed: Provide detailed landscaping information.

LANDSCAPING

The site plan provides limited landscaping information, but does not provide full details about the quantity, species, or details of proposed materials. The plan shows proposed tree location, but may also show existing tree locations. Many of the illustrated trees are not within what we believe to be the site boundary. We cannot fully determine if requirements are being met in accordance to the City of Troy Landscape Design and Tree Preservation Standards.

Article 39.20.02 states “All land use buffers, landscaping, screening and open space areas required under the terms of this Chapter shall be reviewed by the Planning Department as to compliance with the intent of this Chapter, and by the Department of Parks and Recreation as to compliance with the Landscape Design and Tree Preservation Standards.”

Trees:

The site plan shows extensive existing trees off site and on site. It is not clear what trees are proposed or existing, and which are intended to satisfy greenbelt or parking or general landscaping requirements.

It does appear that an extensive tree planting program is contemplated for the site, given the tree stamps on the drawings, however we cannot make any formal determination in this regard until detailed information is provided.

Greenbelt:

A ten (10) foot wide greenbelt has been provided along the public street frontages. No formal information about required trees has been provided, although the site plan does show that trees are proposed.

Minimum landscaped area:

The proposed landscape plan provides 12,175 total square feet of landscaped area, and approximately 8,233 square feet are required. The plan exceeds Ordinance requirements.

Items to be Addressed: Provide detailed landscaping information.

SUBMITTAL REQUIREMENTS

Section 3.43.01 establishes the requirements for preliminary site plan approval. Required elements and detail sufficient to review the preliminary site plan have been provided. A Certified Topographic Survey of the property, prepared and sealed by a Licensed Land Surveyor is traditionally required, however, the Planning Director may waive this requirement if no additional impervious surfaces will be constructed on the property and the Engineering Department determines that the existing storm water drainage system is sufficient given present conditions. Given that the new parking area will be where current building footprint is located, no new additional impervious square footage will be added and the Engineering Department has commented that the preliminary plan is acceptable if the existing retention is maintained. Therefore, the Planning Director has waived the survey requirement, although it is our understating that one is being prepared by the applicant's engineer for final site plan review. The applicant indicated that a Certified Boundary Survey will be submitted prior to Final Site Plan Approval.

Missing site plan informational elements include:

1. The present zoning classification of the subject property.
2. A location map (minimum scale of 1"=400') indicating the subject property and the zoning classifications and uses of abutting and adjacent properties, on 8-1/2 x 11 pages, shall be attached to the application. *The plan includes a location map inset on the cover sheet, but no information about adjacent zoning or uses has been provided.*
3. All drawings are to have a northpoint and the scale of the drawing is to be indicated. *No northpoint is provided.*
4. All lot and property lines. *The property boundary is somewhat unclear. We understand that the site is currently being surveyed. As it stands it appears the site boundary goes through the adjacent building to the south.*
5. Existing and future right-of-way of adjacent streets, including centerlines and Section Lines where applicable. *The Engineering Department comments that the existing road conditions shown on the site plan do not reflect the recent improvements to Rochester Road.*

6. Location of all sidewalks, on and adjacent to the site, as required by the Zoning Ordinance and the Sidewalk Ordinance. *Sidewalks are shown, but are not clearly labeled or dimensioned.*
7. Indication of the means by which storm water detention will be provided. *The Engineering Department commented that the site currently utilizes parking lot detention that must be retained. This must be indicated on the site plan.*
8. Setbacks and required yards. *These are not shown on the site plan.*
9. Parking areas, access drives, loading and unloading areas, and trash receptacles. *No loading or unloading, nor any trash areas are shown. We expect that a dumpster will be necessary. A dumpster pad and enclosure must be provided and shown on the plan and detailed with elevations and proposed materials.*
10. Greenbelts, landscape areas and other open space areas; and screening walls. *Existing walls are not identified on the plan, nor are existing landscape materials or the required greenbelt and required greenbelt materials.*
11. Calculations for the following shall be included on the site plan:
 1. Gross and net (after rights-of-way) site area.
 2. Gross and net ("usable") building area.
 3. Required parking and statement of parking provided.
 4. Required landscape and open space area and statement of area provided.*The gross and net area of the site are not provided.*
12. A Landscape Plan prepared in conformance with the City of Troy's Landscape Design Standards. *The site plan application does include basic information about landscaping (area, etc.) but does not include any information about landscape calculations, proposed plant material species, plant details and dimensions, or proposed quantities.*
13. Preliminary Grading Plans, in accordance with the City of Troy Engineering Design Standards. *No grading plan is provided. It is our understanding that the Planning Director has waived this requirement based on the fact that the plan indicates the existing parking area will be resealed and restriped of the existing parking.*

Items to be Addressed: *Provide missing information on a revised site plan.*

RECOMMENDATIONS

We support the proposed project and believe the project does meet or exceed minimum requirements; however there are outstanding informational elements that must be provided to make a formal determination in this regard. We recommend the Planning Commission postpone action on the site plan until the April 26 Planning Commission meeting and the applicant be directed to prepare and resubmit a site plan addressing our comments noted above.

Gaucha SteakHouse April 7, 2011

A handwritten signature in black ink that reads "Zachary Branigan" with a horizontal line extending to the right.

CARLISLE/WORTMAN ASSOCIATES, INC.
Zachary G. Branigan, LEED AP, AICP
Associate

Gaucha SteakHouse

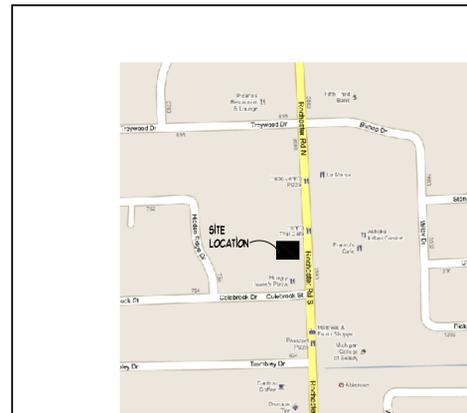
New Building

3635 Rochester Road
Troy, MI 48083

Owner:
Gaucha LLC
5118 Woodview Ct.
Dearborn, MI 48126
P: (313) 996-3988

Architect:
Metro Group Architects
P.O. Box 7363
Ann Arbor, MI 48107- 7363
P: (734) 747-8999
Contact: Maria Hochendoner
Robb Kerr

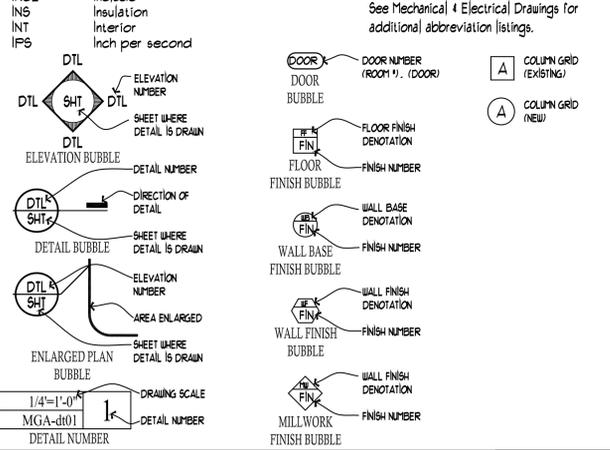
MEP:
Alkemeyer and Associates
353 Marshall Avenue
St. Louis, MO 63119
Ph. (314) 772-1782
Contact: Matt Thompson



Location Map

No Scale 2

At	Ampere	JB	Junction box
ABV	Above	JST	Joist
AC	Alternating Current	JT	Joint
ACOUS	Acoustical	L	Long or Length
ADA	Americans w/Disabilities Act	LAM	Laminate
ADJ	Adjacent or adjustable	LAV	Lavatory
AFF	Above finish floor	LVP	Low Point
AISC	American Institute of Steel Construction		
APPROX	Approximately	MATL	Material
ARCH	Architect(ural)	MAX	Maximum
ASTM	American Society of Testing Materials	MECH	Mechanical
		MIN	Minimum or minute
BD	Board	MTD	Mounted
BLK	Block	M.O.	Masonry Opening
BM	Beam		
BOCA	Building Officials 4 Code Administrator International	N	North
		N/A	Not applicable
BOT	Bottom	NEC	National Electrical Code
		NECES	Necessary
CABT	Cabinet	NIC	Not in contract
CFM	Cubic feet per minute	NTS	Not to scale
CIP	Cast iron pipe or Cast-in-Place		
CJ	Control Joint	OC	On center
CL	Centerline	OH	Overhead
CLG	Ceiling	OPG	Opening
CNTR	Counter	OPP	Opposite Hand
CO	Clean out	OS	Overflow Scupper
CPT	Carpet		
COL	Column	PART	Partition
CONC	Concrete	PART BD	Particle board
CONT	Continuous	P. LAM	Plastic Laminate
CRS	Carpet Reducer Strip	FLBG	Flumbing
C.T.	Ceramic Tile	FR	Fair
CU	Cold water or Cool white	P&F	Pounds per square foot
		P&I	Pounds per square inch
D	Deep	PTD	Painted
DET	Detail	PVC	Polyvinylchloride pipe
DEMO	Demolition		
DR	Door	Q.T.	Quarry Tile
DS	Down Spout		
DSS	Down Spout w/ Scupper	R	Riser
DRUG	Drawing	RA	Return air
		REF	Reference
EA	Each	REJ	Roof Expansion Joint
EF	Exhaust Fan	REINF	Reinforced
EJ	Expansion Joint	REQ'D	Required
EIFS	Exterior Wall Insulation and Finish System	RET	Return
ELEV	Elevation	REV	Revised
ELEC	Electrical	RM	Room
EMER	Emergency	RO	Rough opening
EQ	Equal	RS	Roof Sump
EQUIP	Equipment	RTU	Roof-top unit
EXIST or EX	Existing		
EXP	Exposed	S	South
EXT	Exterior	SA	Supply air
FD	Floor Drain	SECT	Section
FFE	Finish Floor Elevation	SF	Supply fan or Square foot
FIN	Finish	SHT	Sheet
FL	Floor	SIM	Similar
FR	Frame	SPEC	Specifications
FRMG	Framing	STD	Standard
FRP	Fiberglass Reinforced Panel	STRUCT	Structural
FT	Foot: Feet		
FTG	Footing	T&B	Top and Bottom
FV	Field Verify	T&G	Tongue & Groove
		TEMP	Tempered (Glass)
G	Gas or Gutter	TH	Thick
GC	General Contractor	TOS	Top of Steel
GA	Gauge	TS	Tube steel
GFI	Ground fault interrupter	TWS	Through-wall Scupper
GR	Grade	TYP	Typical
GYP	Gypsum		
GYP BD	Gypsum board	UL	Underwriters Laboratories
		UNFIN	Unfinished
H	Hot or High	UN	Unless otherwise noted
HD	Fire Alarm Heat Detector	V	Vent or Volt
HC	Hollow core	VCT	Vinyl composition tile
HDWE	Hardware	VERT	Vertical
HGT	Height	VIF	Verify in Field
H.M.	Hollow metal	VTR	Vent Through Roof
HORIZ	Horizontal		
HP	High Point or Horsepower	w/	With
HT	Height	WD	Wood
HVAC	Heating, Ventilation & Air Conditioning	w/o	Without
HW	Hot water	WH	Water Heater
IN	Inch		
INCL	Include	NOTE:	See Mechanical & Electrical Drawings for additional abbreviation listings.
INS	Insulation		
INT	Interior		
IPS	Inch per second		



Abbreviation Index

No Scale 2

Drawing Sheet Index		27/11 Initial Bid	3/5/11 Revised Budget Bid	3/24/11 Prelim Site Plan Approval	4/7/11 Prelim Site Plan Approval															
SHEET	TITLE	O/C	O/C	O/P	O/P															
A0.00	Sheet Index, Location Map, & Abvtr	O/C	O/C	O/P	O/P															
Architectural																				
SPL0	Existing Architectural Site Plan	O/C	O/C	O/P	O/P															
SPL1	Architectural Site Plan	O/C	O/C	O/P	O/P															
A21	Floor Plan	O/C	O/C	O/P	O/P															
A22	Finish Floor Plan	O/C	O/C																	
A31	Reflected Ceiling Plan	O/C	O/C																	
A51	Exterior Elevations	O/C	O/C	O/P	O/P															
A11	Building Section																			
A12	Wall Sections	O/C	O/C																	
Equipment																				
EQU1	Equipment Plan		O/C																	
EQU2	Equipment Schedule		O/C																	
Mechanical																				
Electrical																				
Plumbing																				
Fire Protection																				
Legend: O: Owner C: Contractor L: Landlord V: Vendor P: Permits (Building/Health Departments)																				

Sheet Index

No Scale 1

METRO GROUP ARCHITECTS
P.O. Box 7363
Ann Arbor, Michigan 48107-7363
Phone: (734) 747-8999

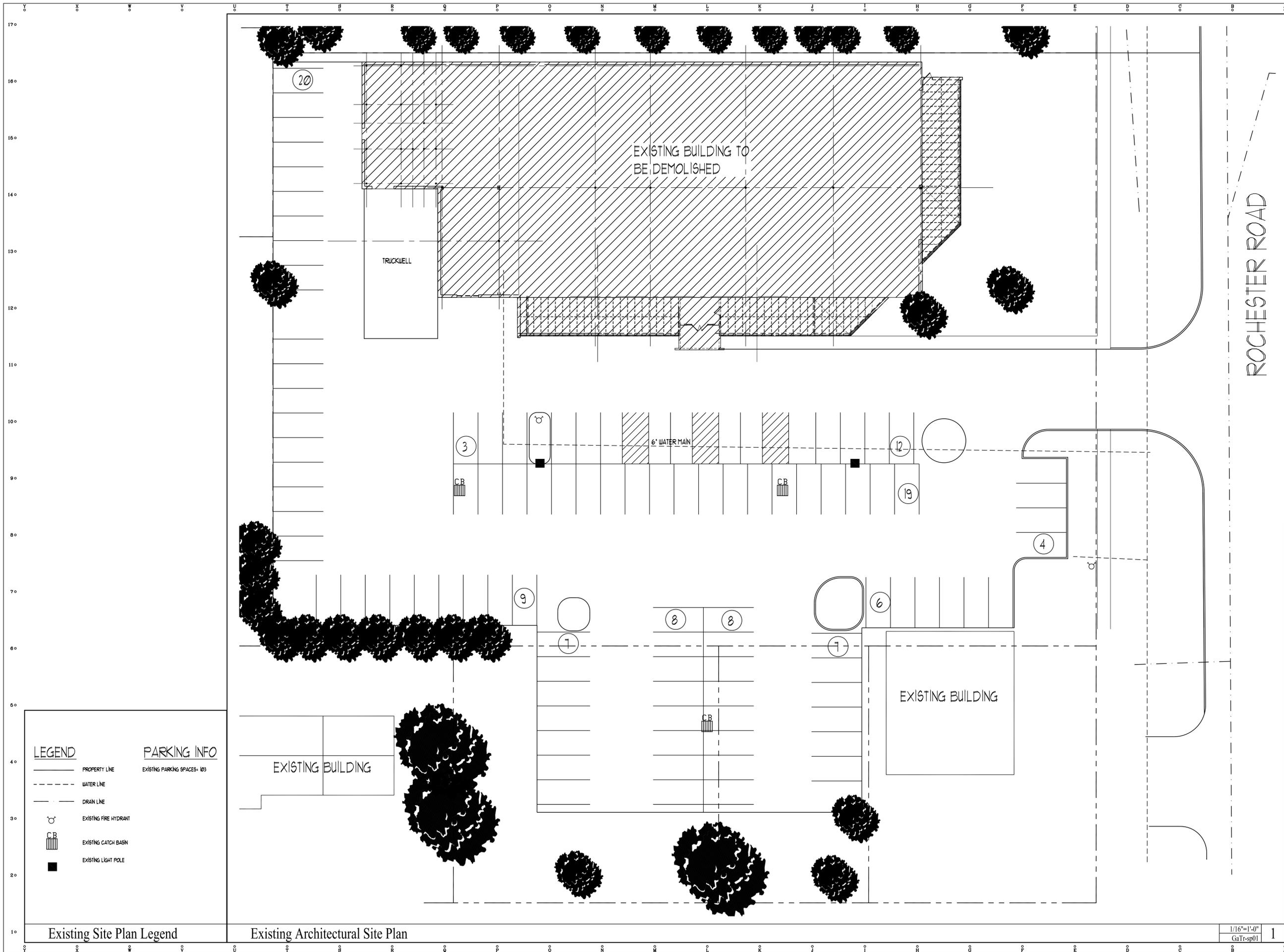


Gaucha Steakhouse
3635 Rochester Road
Troy, Michigan 48083

4/7/11 Prelim Site Plan Approval
3/24/11 Prelim Site Plan Approval
3/5/11 Revised Budget Bid
2/7/11 Initial Bid
Drawn: MMH Checked: RDK

Sheet Index
Location Map
Abbreviations

A0.0



LEGEND		PARKING INFO	
	PROPERTY LINE		EXISTING PARKING SPACES- 103
	WATER LINE		
	DRAIN LINE		
	EXISTING FIRE HYDRANT		
	EXISTING CATCH BASIN		
	EXISTING LIGHT POLE		

Existing Site Plan Legend

Existing Architectural Site Plan

1/16"=1'-0"
GAT-sp01 1

ROCHESTER ROAD

METRO GROUP ARCHITECTS
P.O. Box 7363
Ann Arbor, Michigan 48107-7363
Phone: (734) 767-8999

353 Marshell Avenue
St. Louis, Missouri 63119
Phone (314) 772-1782
Fax (314) 373-3514
Alkemeyer & Associates
Engineering Consultants
Mechanical - Electrical - Plumbing

Gaucha Steakhouse
3635 Rochester Road
Troy, Michigan 48063

4/7/11 Prelim Site Plan Approval
3/24/11 Prelim Site Plan Approval
Revisions:
Drawn: MMH Checked: RDK

10/13
Existing Architectural Site Plan

SP1.0



LEGEND		PARKING INFO	
	PROPERTY LINE		EXISTING PARKING SPACES- 103
	WATER LINE		
	DRAIN LINE		
	EXISTING FIRE HYDRANT		
	EXISTING CATCH BASIN		
	EXISTING LIGHT POLE		

Existing Site Plan Legend

Existing Architectural Site Plan

1/16"=1'-0"
GAT-sp01 1

METRO GROUP ARCHITECTS
P.O. Box 7363
Ann Arbor, Michigan 48107-7363
Phone: (734) 767-8999

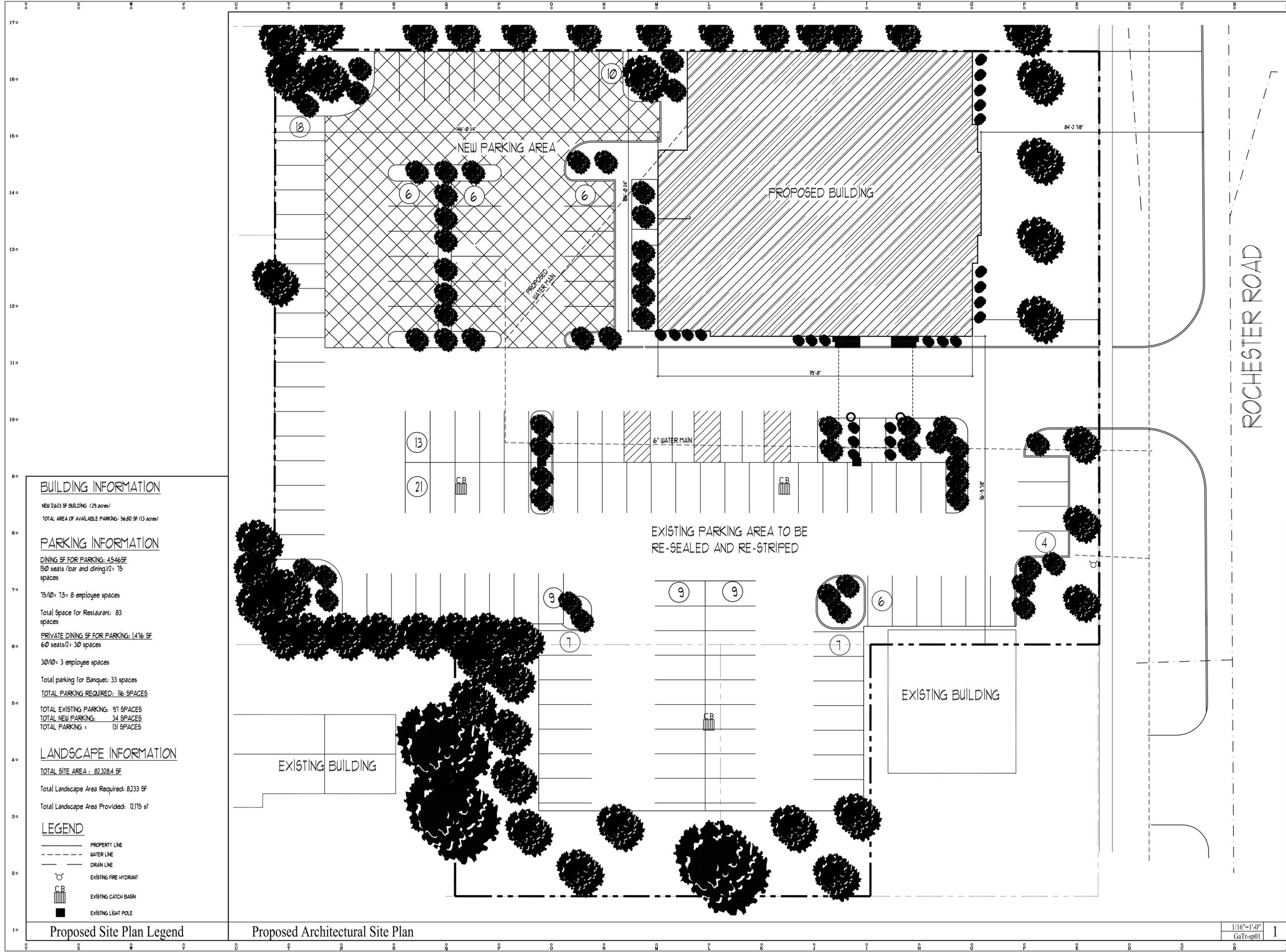
353 Marshall Avenue
St. Louis, Missouri 63119
Phone (314) 772-1782
Fax (314) 373-3514
Alkemeyer & Associates
Engineering Consultants
Mechanical - Electrical - Plumbing

Gaucha Steakhouse
3635 Rochester Road
Troy, Michigan 48083

4/7/11 Prelim Site Plan Approval
3/24/11 Prelim Site Plan Approval
Revisions:
Drawn: MMH Checked: RDK

0319
Existing Architectural Site Plan

SP1.0



BUILDING INFORMATION

NEW 17,623 SF BUILDING (29 acres)
 TOTAL AREA OF AVAILABLE PARKING: 56,802 SF (13 acres)

PARKING INFORMATION

DINING SF FOR PARKING: 4,346 SF
 150 seats (bar and dining)/2 = 15 spaces
 15/10 = 15 = 8 employee spaces
 Total Space for Restaurant: 83 spaces
 PRIVATE DINING SF FOR PARKING: 1,416 SF
 60 seats/2 = 30 spaces
 30/10 = 3 employee spaces
 Total parking for Banquet: 33 spaces
TOTAL PARKING REQUIRED: 116 SPACES
 TOTAL EXISTING PARKING: 91 SPACES
 TOTAL NEW PARKING: 34 SPACES
 TOTAL PARKING = 125 SPACES

LANDSCAPE INFORMATION

TOTAL SITE AREA : 82,328.4 SF
 Total Landscape Area Required: 8,233 SF
 Total Landscape Area Provided: 12,715 sf

LEGEND

- PROPERTY LINE
- - - WATER LINE
- - - DRAIN LINE
- EXISTING FIRE HYDRANT
- CB EXISTING CATCH BASIN
- EXISTING LIGHT POLE

Proposed Site Plan Legend

Proposed Architectural Site Plan

1/16"=1'-0"
 GAT-sp01 1

METRO GROUP ARCHITECTS
 P.O. Box 7363
 Ann Arbor, Michigan 48107-7363
 Phone: (734) 767-8999

353 Marshall Avenue
 St. Louis, Missouri 63119
 Phone (314) 772-1782
 Fax (314) 373-3514

Aikmeyer & Associates

Engineering Consultants
 Mechanical - Electrical - Plumbing

Gauchos Steakhouse
 3635 Rochester Road
 Troy, Michigan 48063

4/7/11 Prelim Site Plan Approval
 3/24/11 Prelim Site Plan Approval
 3/15/11 Revised Budget Bid
 2/7/11 Initial Bid

Revisions:
 Drawn: MMH Checked: RDK

Reference North

IBIS

Proposed Architectural Site Plan

SP1.1

BUILDING INFORMATION

NEW 17,623 SF BUILDING (29 acres)
 TOTAL AREA OF AVAILABLE PARKING: 56,802 SF (13 acres)

PARKING INFORMATION

DINING SF FOR PARKING: 4,346 SF
 150 seats (bar and dining)/2 = 15 spaces
 15/10 = 15 = 8 employee spaces
 Total Space for Restaurant: 83 spaces
 PRIVATE DINING SF FOR PARKING: 1,416 SF
 60 seats/2 = 30 spaces
 30/10 = 3 employee spaces
 Total parking for Banquet: 33 spaces
TOTAL PARKING REQUIRED: 116 SPACES
 TOTAL EXISTING PARKING: 91 SPACES
 TOTAL NEW PARKING: 34 SPACES
 TOTAL PARKING = 125 SPACES

LANDSCAPE INFORMATION

TOTAL SITE AREA : 82,328.4 SF
 Total Landscape Area Required: 8,233 SF
 Total Landscape Area Provided: 12,715 sf

LEGEND

- PROPERTY LINE
- - - WATER LINE
- - - DRAIN LINE
- ⊙ EXISTING FIRE HYDRANT
- CB EXISTING CATCH BASIN
- EXISTING LIGHT POLE

Proposed Site Plan Legend



Proposed Architectural Site Plan

1/16"=1'-0"
 GAT-sp01 1

METRO GROUP ARCHITECTS
 P.O. Box 7363
 Ann Arbor, Michigan 48107-7363
 Phone: (734) 761-8999

353 Marshall Avenue
 St. Louis, Missouri 63119
 Phone (314) 772-1782
 Fax (314) 373-3514
Aikmeyer & Associates
 Engineering Consultants
 Mechanical - Electrical - Plumbing

Gaucha Steakhouse

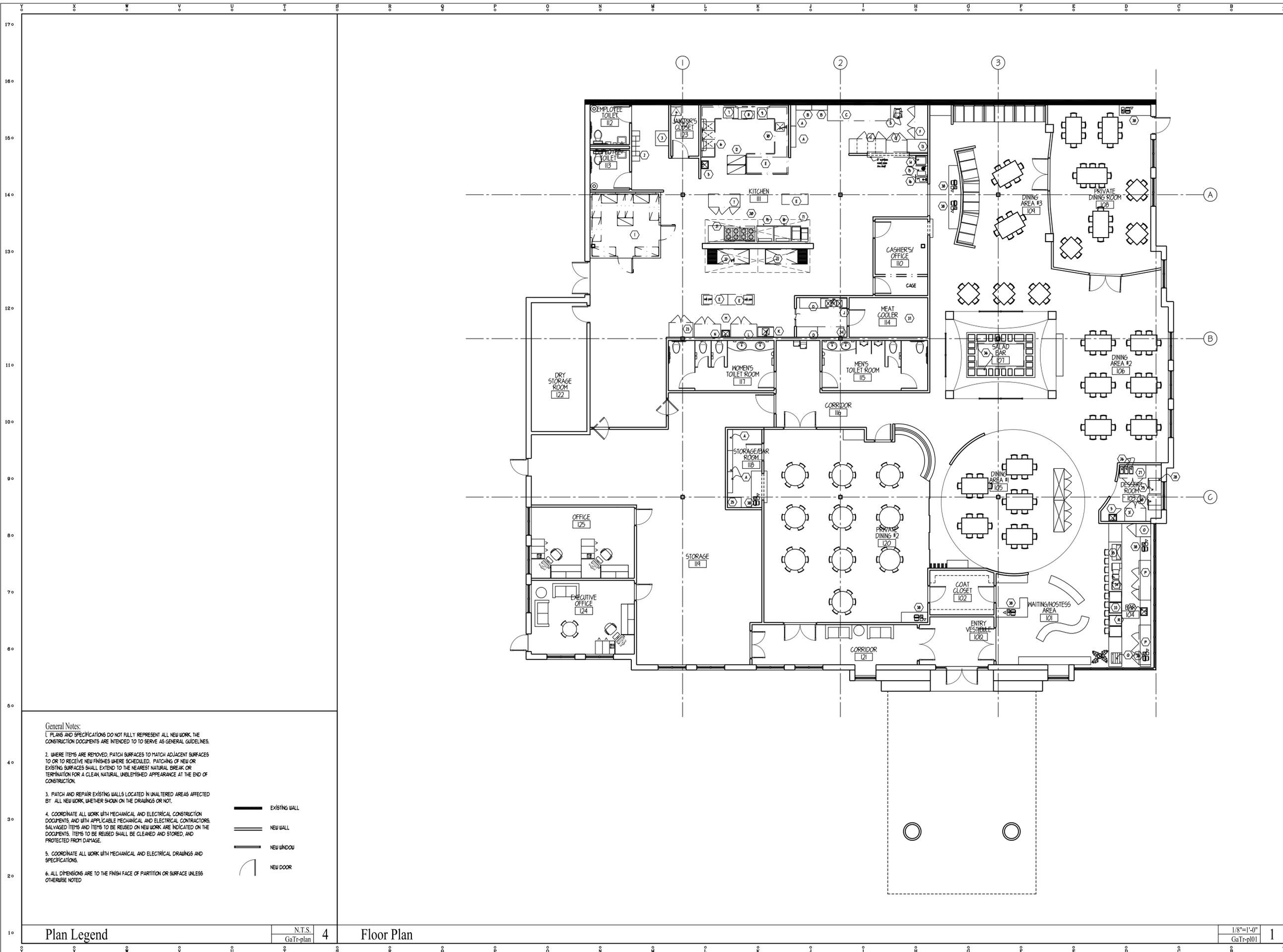
3635 Rochester Road
 Troy, Michigan 48063

4/7/11 Prelim Site Plan Approval
 3/24/11 Prelim Site Plan Approval
 3/15/11 Revised Budget Bid
 2/7/11 Initial Bid

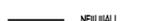
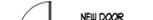
Drawn: MMH Checked: RDK

Reference North
 10B19
 Proposed Architectural Site Plan

SP1.1



- General Notes:**
1. PLANS AND SPECIFICATIONS DO NOT FULLY REPRESENT ALL NEW WORK. THE CONSTRUCTION DOCUMENTS ARE INTENDED TO SERVE AS GENERAL GUIDELINES.
 2. WHERE ITEMS ARE REMOVED, PATCH SURFACES TO MATCH ADJACENT SURFACES TO OR TO RECEIVE NEW FINISHES WHERE SCHEDULED. PATCHING OF NEW OR EXISTING SURFACES SHALL EXTEND TO THE NEAREST NATURAL BREAK OR TERMINATION FOR A CLEAN, NATURAL, UNBLEMISHED APPEARANCE AT THE END OF CONSTRUCTION.
 3. PATCH AND REPAIR EXISTING WALLS LOCATED IN UNALTERED AREAS AFFECTED BY ALL NEW WORK, WHETHER SHOWN ON THE DRAWINGS OR NOT.
 4. COORDINATE ALL WORK WITH MECHANICAL AND ELECTRICAL CONSTRUCTION DOCUMENTS AND WITH APPLICABLE MECHANICAL AND ELECTRICAL CONTRACTORS. SALVAGED ITEMS AND ITEMS TO BE REUSED ON NEW WORK ARE INDICATED ON THE DOCUMENTS. ITEMS TO BE REUSED SHALL BE CLEANED AND STORED, AND PROTECTED FROM DAMAGE.
 5. COORDINATE ALL WORK WITH MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
 6. ALL DIMENSIONS ARE TO THE FINISH FACE OF PARTITION OR SURFACE UNLESS OTHERWISE NOTED.

-  EXISTING WALL
-  NEW WALL
-  NEW WINDOW
-  NEW DOOR

Plan Legend

N.T.S. 4
GaTr-plan

Floor Plan

1/8"=1'-0" 1
GaTr-p101

METRO GROUP ARCHITECTS
P.O. Box 7363
Ann Arbor, Michigan 48107-7363
Phone: (734) 767-8999

353 Marginal Avenue
St. Louis, Missouri 63119
Phone (314) 772-1782
Fax (314) 373-3514
Alkemeyer & Associates
Engineering Consultants
Mechanical - Electrical - Plumbing

Gauchito Steakhouse

3635 Rochester Road
Troy, Michigan 48063

4/1/11 Prelim Site Plan Approval
3/24/11 Prelim Site Plan Approval
3/15/11 Revised Budget Bid
2/1/11 Initial Bid

Drawn: MMH Checked: RDK

10/13
Floor Plan

A2.1

170
160
150
140
130
120
110
100
90
80
70
60
50
40
30
20
10

Y
OX
OM
OV
OC
OF
OB

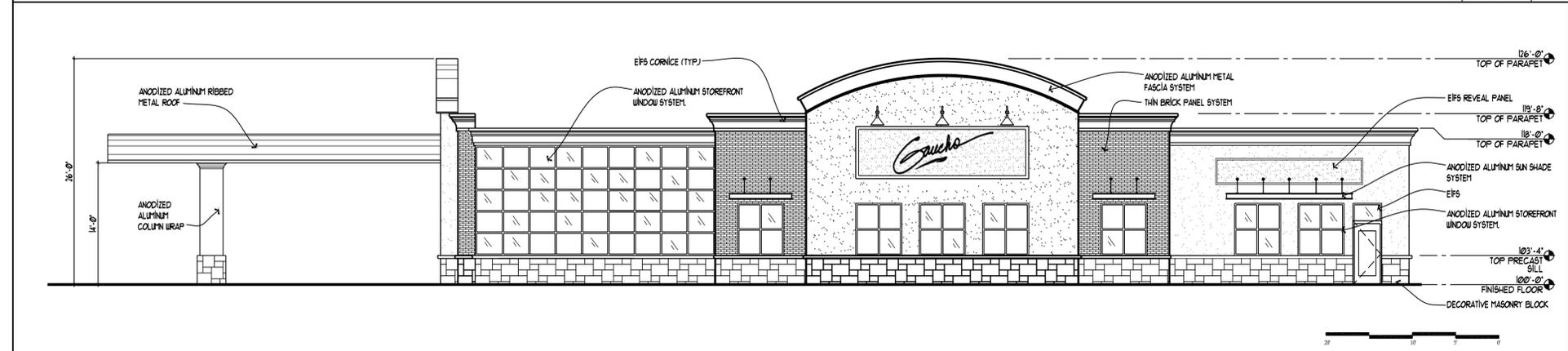
170
160
150
140
130
120
110
100
90
80
70
60
50
40
30
20
10

Y
OX
OM
OV
OC
OF
OB



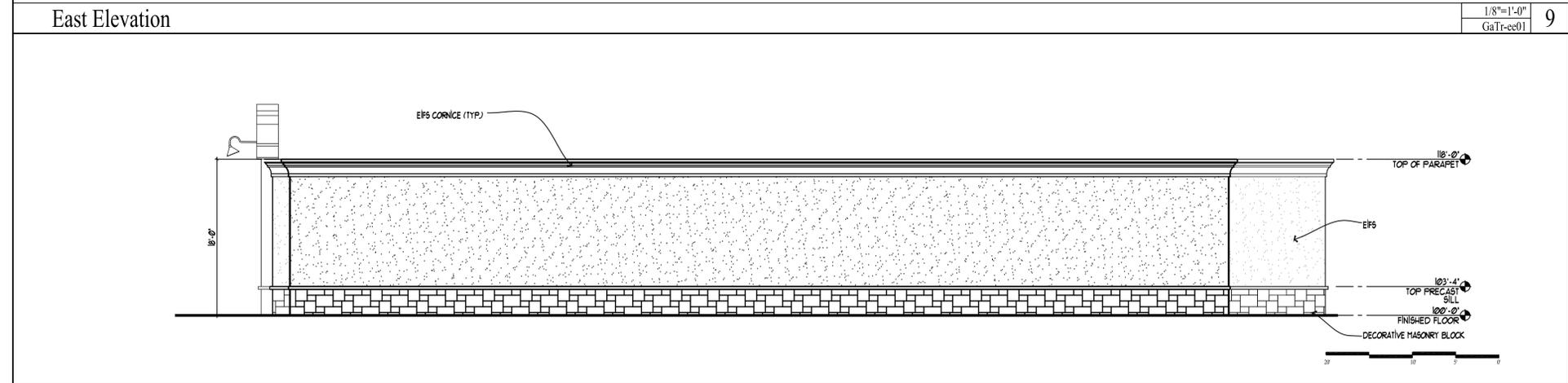
South Elevation

1/8"=1'-0"
GaTr-ec01 13



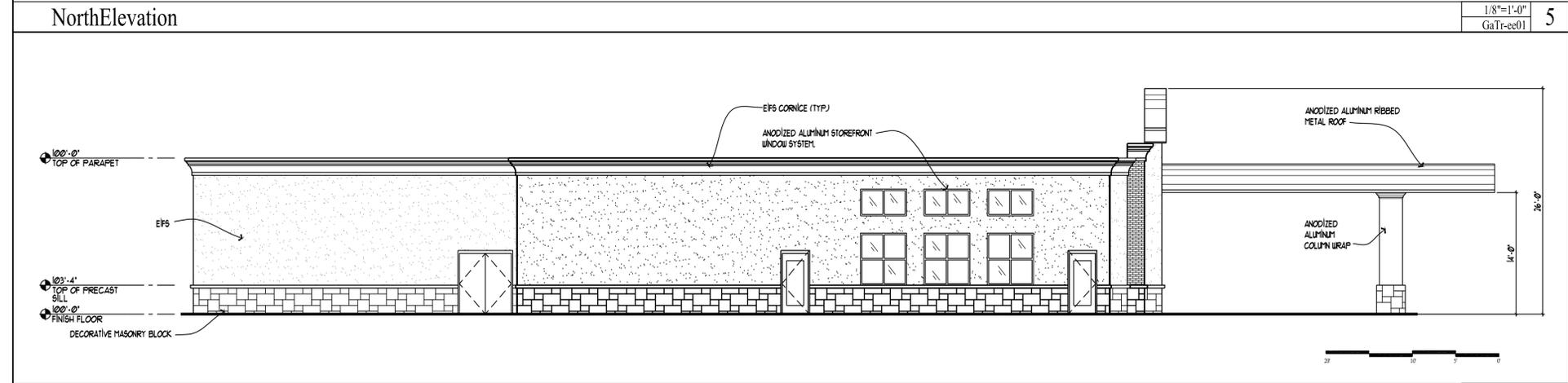
East Elevation

1/8"=1'-0"
GaTr-ec01 9



North Elevation

1/8"=1'-0"
GaTr-ec01 5



West Elevation

1/8"=1'-0"
GaTr-ec01 1

METRO GROUP ARCHITECTS
P.O. Box 7363
Ann Arbor, Michigan 48107-7363
Phone: (734) 767-8999

3633 Marshfield Avenue
St. Louis, Missouri 63119
Phone (314) 772-1782
Fax (314) 373-3514
Alkemeyer & Associates
Engineering Consultants
Mechanical - Electrical - Plumbing

Gaucha Steakhouse

3635 Rochester Road
Troy, Michigan 48063

4/7/11 Prelim Site Plan Approval
3/24/11 Prelim Site Plan Approval
3/15/11 Revised Budget Bid
2/7/11 Initial Bid

Drawn: MMH Checked: RDK

10/13
Exterior Elevations

A5.1