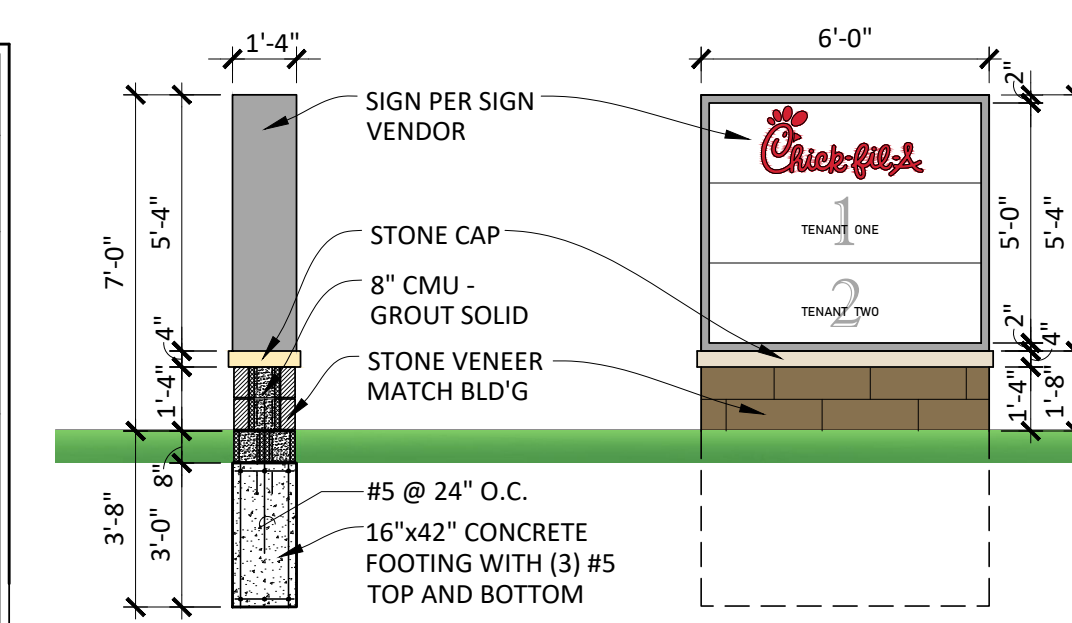
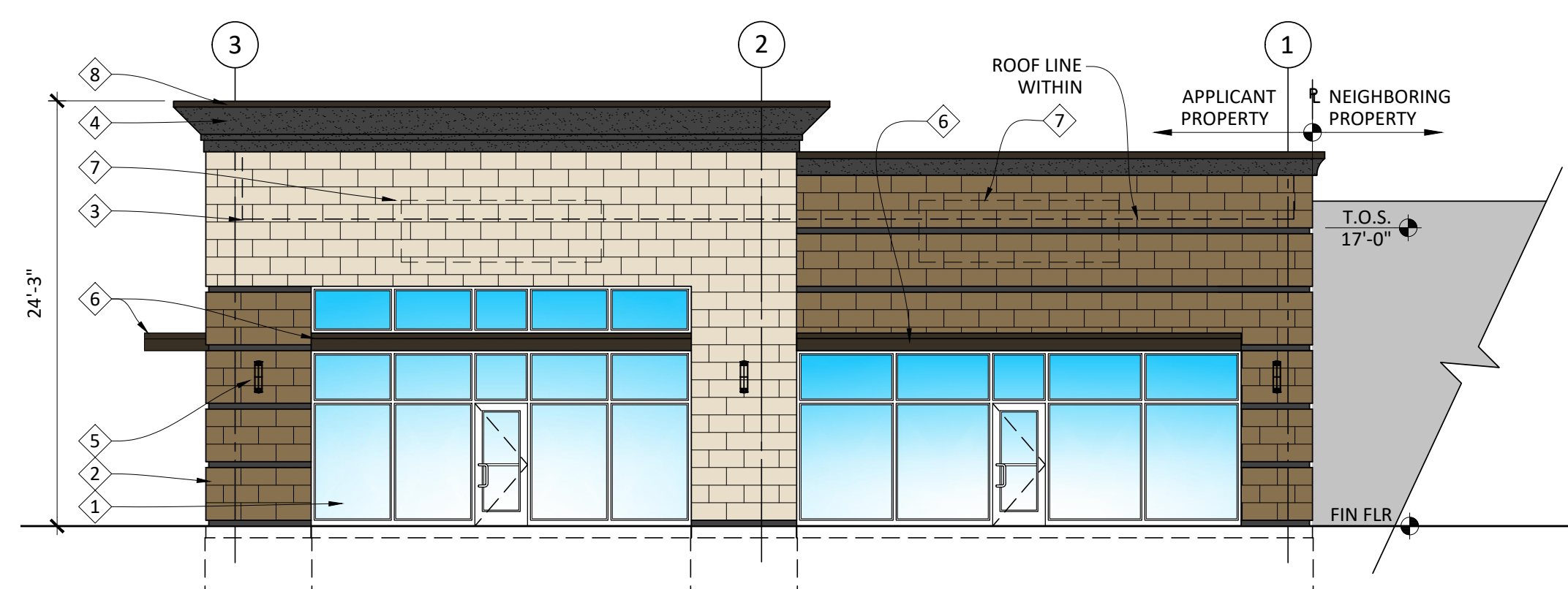


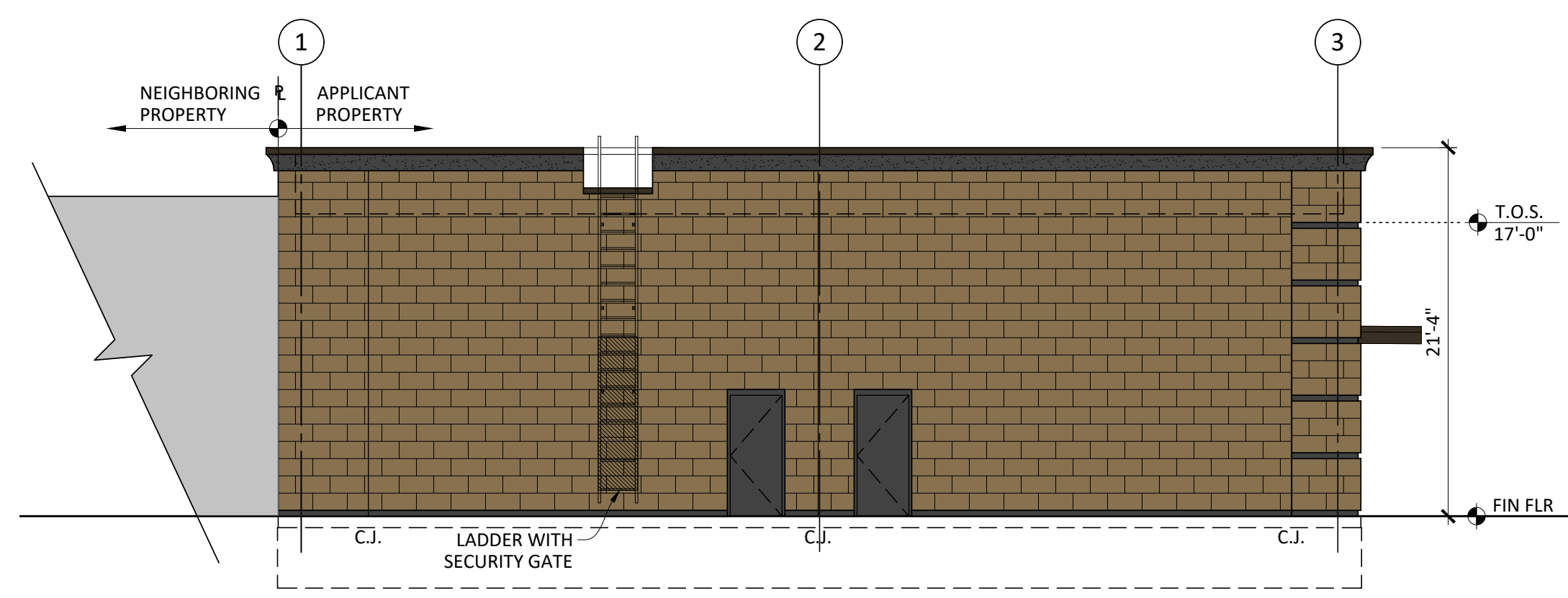
SIGNAGE REQUIREMENTS		
ORD. SECTION	REQUIRED	PROPOSED
	WALL SIGN: 10% OF PRIMARY BUILDING OR TENANT FAÇADE MAX. 100 SF	
SEC. 134-5	GROUND SIGN: ONE SIGN AREA: 1 SF PER EACH FIVE FT. OF LINEAR STREET FRONTAGE, UP TO A MAXIMUM OF 200 SF HEIGHT: 7 FT MAX.	PROVIDED 411 L.F. / 5 = 82.2 32 FT ²
SEC. 134-5	SETBACK: MIN. 10 FEET FROM PROPERTY LINE	10 FT



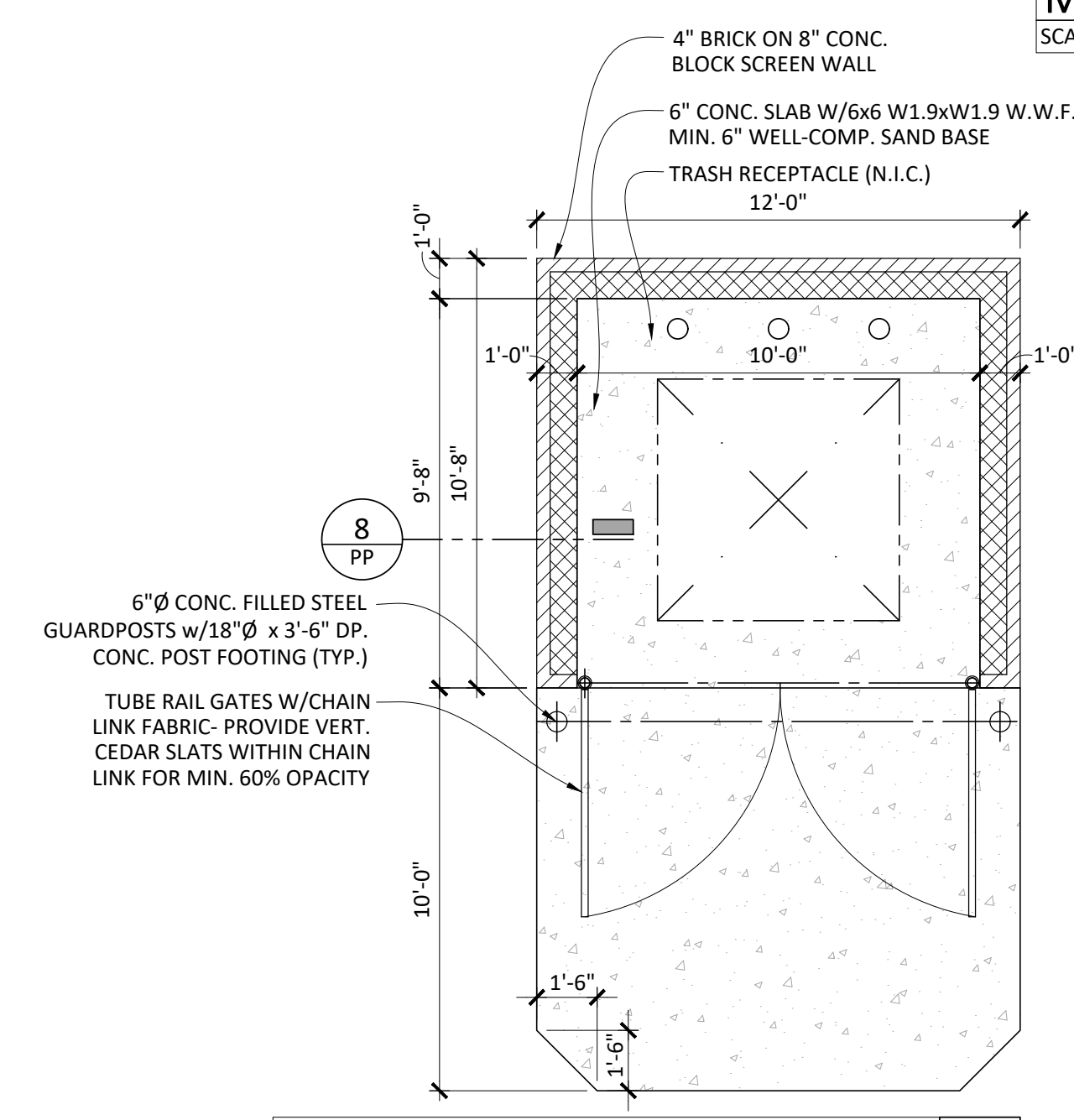
MONUMENT SIGN
SCALE: 1/4" = 1'-0"



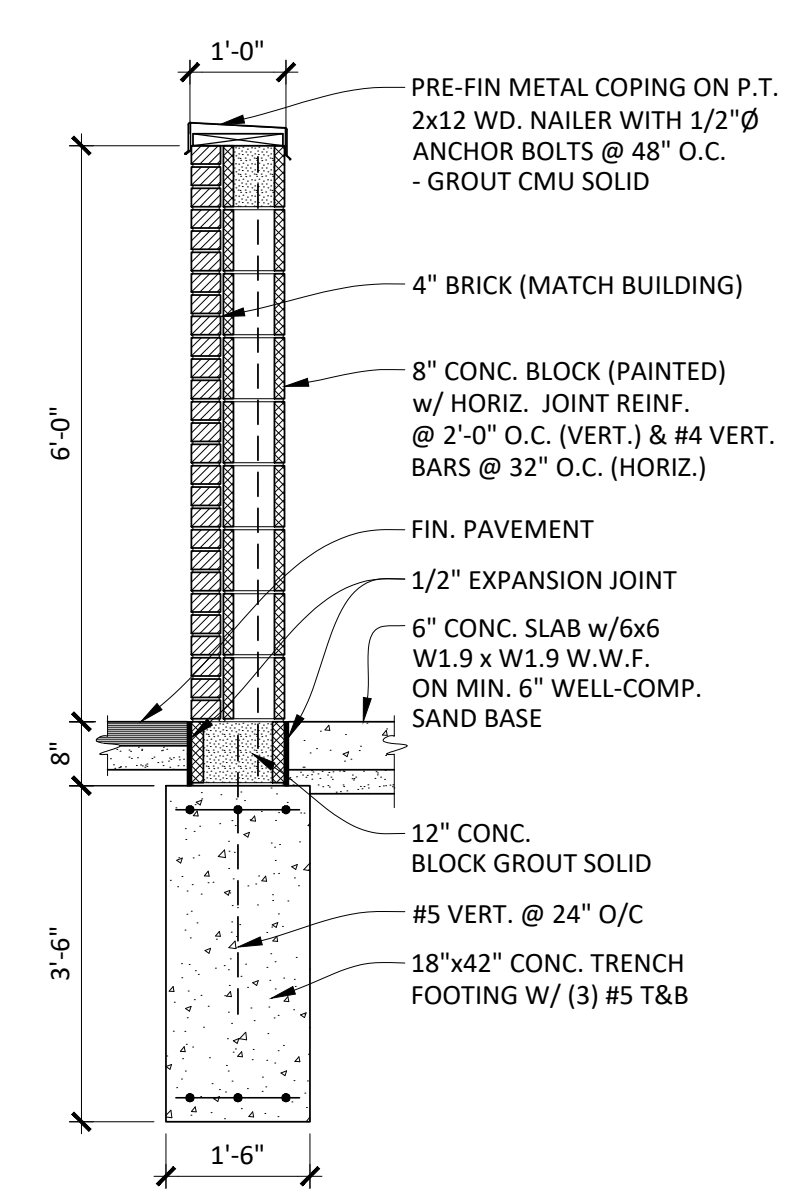
PRELIMINARY EAST ELEVATION
SCALE: 1/8" = 1'-0"



PRELIMINARY WEST ELEVATION
SCALE: 1/8" = 1'-0"



TRASH ENCLOSURE PLAN DETAIL
SCALE: 1/4" = 1'-0"

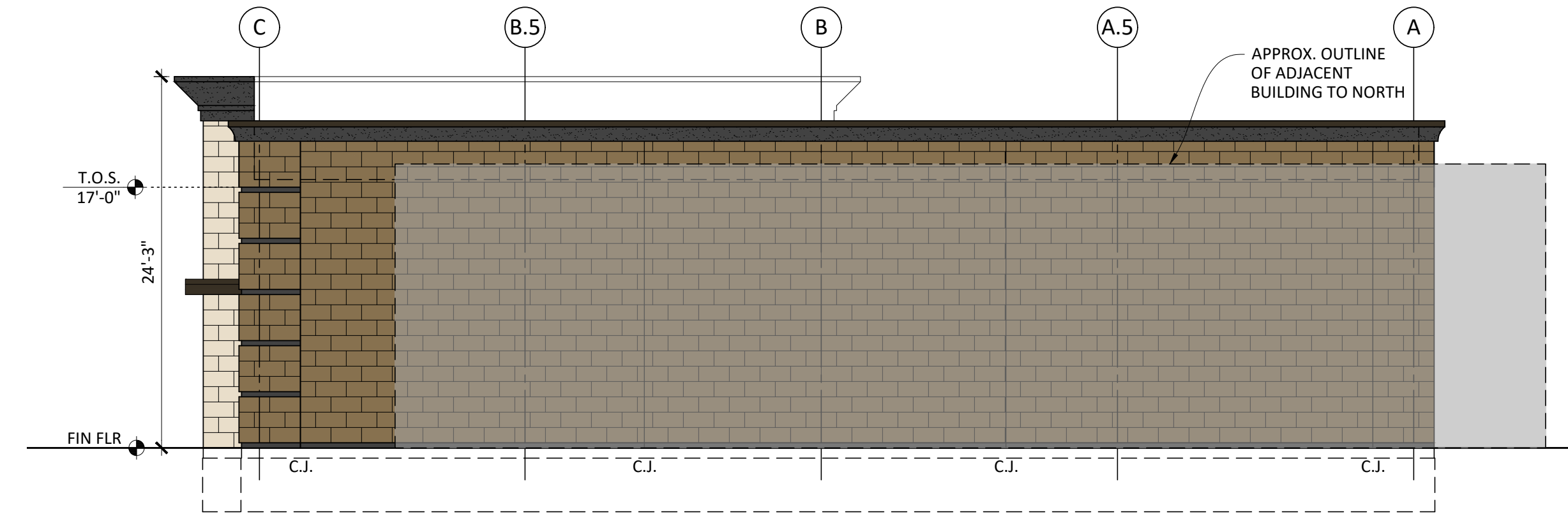


TRASH ENCLOSURE DETAIL
SCALE: 1/2" = 1'-0"

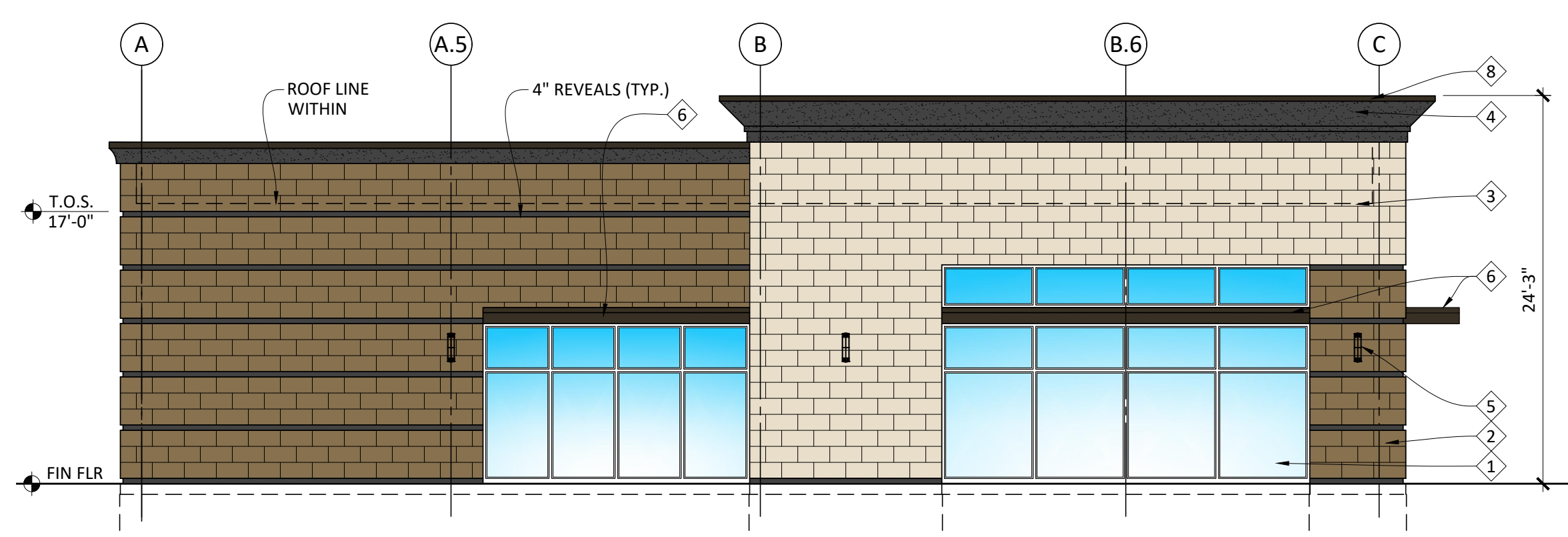
CODE COMPLIANCE CHART		9
SCALE: NTS		
- THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING:		
2015 MICHIGAN BUILDING CODE		
2015 INTERNATIONAL FIRE CODE		
2018 MICHIGAN PLUMBING CODE		
2015 MICHIGAN MECHANICAL CODE		
2017 NATIONAL ELECTRIC CODE WITH STATE AMENDMENTS (PART 8)		
2015 MICHIGAN ENERGY CODE		
2009 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES		
2010 NFPA 13 FIRE SUPPRESSION		
2010 NFPA 72 FIRE ALARM		
- USE GROUP = MIXED USE / NON-SEPARATED ('M' MERCANTILE, 'B' BUSINESS)	CODE SECTION 302	
- BUILDING AREA DATA:		
MAIN LEVEL = 5,0125.F.		
- CONSTRUCTION TYPE: IIB - UNPROTECTED	602	
- FIRE RESISTANCE EXTR WALS BASED ON DISTANCE OF ADJACENT BLDGS X> 30': FIRE RATING NOT REQUIRED	TABLE 602	
- ALLOWABLE HEIGHT: 3 STORIES (USE M/B - TYPE IIB) 1 STORY PROPOSED	504.4	
- ALLOWABLE AREA: USE M - 12,500 SF 5012 SF PROPOSED (AREA INCREASE NOT REQUIRED)	506.2	
- SUPPRESSION SYSTEM: NOT REQUIRED	903	
- FIRE ALARM SYSTEM: NO	907	
- OCCUPANCY: TBD UPON TENANT INSERT	TBL 1004.1.2	

EXTERIOR FINISH KEY

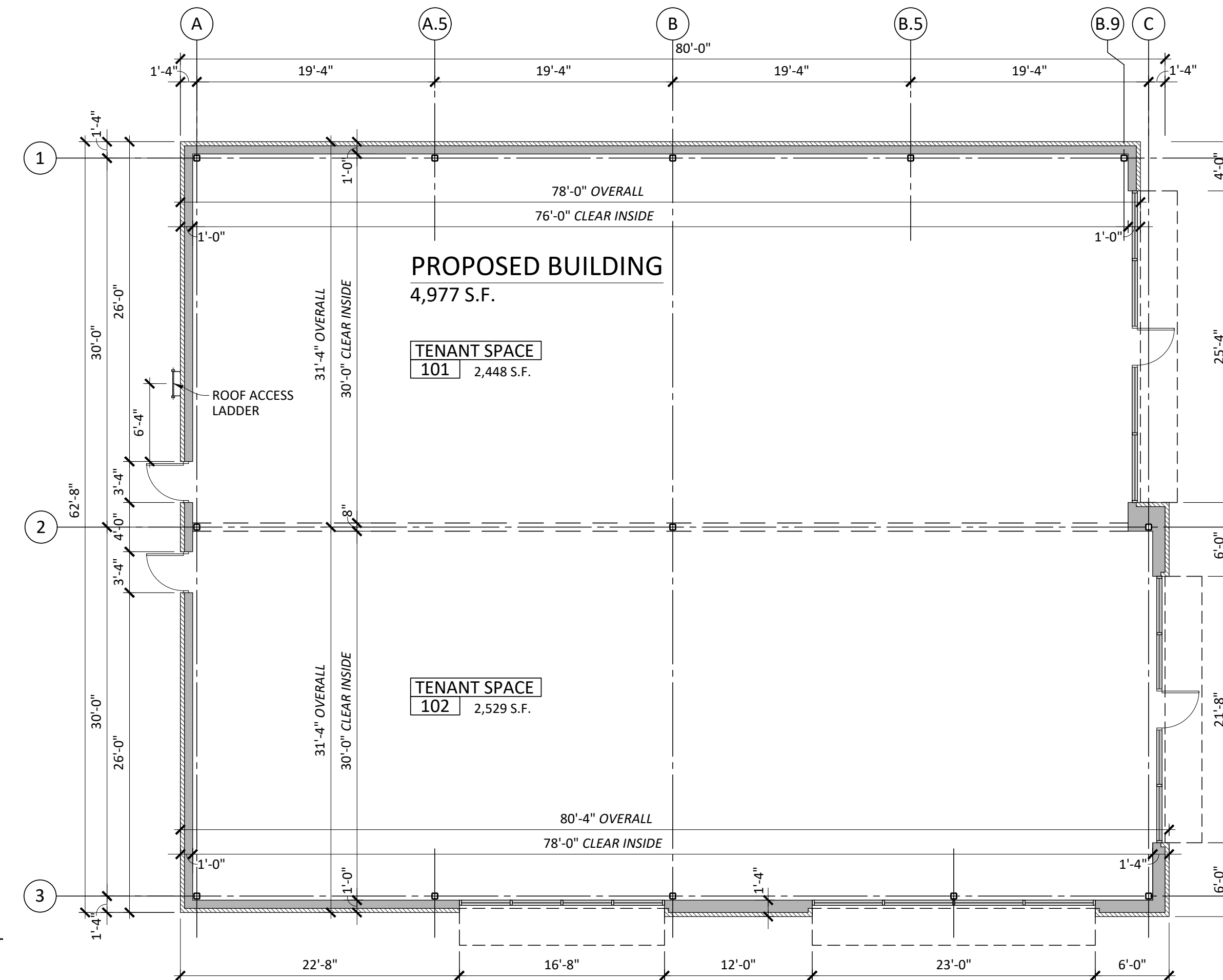
- 1 STOREFRONT
THERMALLY BROKEN ALUM. FRAME
W/INSULATED GLAZING
MFR: TBD COLOR: CLEAR ANODIZED
SPL - DENOTES SPANDREL GLAZING
- 2 STONE
MFR: T.B.D.
COLOR: DARK BROWN
- 3 STONE
MFR: T.B.D.
COLOR: LIGHT BROWN / TAN
- 4 EIFS CORNICE
MFR: T.B.D.
COLOR: 634A GRANITE GRAY
- 5 LIGHTING
SCONCE FIXTURE
T.B.D.
- 6 STEEL CANOPY / TRELLIS
COLOR: CHARCOAL
- 7 SIGNAGE
SIGNAGE ALLOWED: VERIFY MAX. SQ FT
SIGNAGE SHALL BE SUBMITTED PER TENANT.
- 8 PREFINISHED METAL COPING
MFR: FIRESTONE
COLOR: CHARCOAL GRAY



PRELIMINARY NORTH ELEVATION
SCALE: 1/8" = 1'-0"



PRELIMINARY SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



PRELIMINARY FLOOR PLAN
SCALE: 1/8" = 1'-0"

Proposed MULTI-TENANT SHELL BUILDING

3178 & 3200 S. ROCHESTER RD.
ROCHESTER HILLS, MI 48307

REV	DATE	ISSUED FOR REVIEW	ISSUED
04-26-22		ISSUED FOR REVIEW	
07-14-21		ISSUED FOR REVIEW	
05-20-21		ISSUED FOR REVIEW	

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DRAWN BY: FK
CHECKED BY: JMR, VW
IN CHARGE: JMR, VW
SHEET NAME: PRELIMINARY FLOOR PLAN AND ELEVATIONS

JOB NO: 21-106
SHEET NO: PP-2