

PROPOSED NEW FACILITY FOR: A-STAR CONVENIENCE / TIM HORTONS

2995 WALTON BLVD.
ROCHESTER HILLS, MICHIGAN
PARCEL #: 70-15-17-102-003

SITE PLAN APPROVAL



ARCHITECTURAL
DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL

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

PROJECT INFORMATION	LOCATION MAP	SHEET INDEX	NOT USED	NOT USED	ABBREVIATIONS/NOTES	ISSUED FOR
<p>PROJECT NUMBER: 14127 PROJECT LOCATION: 2995 WALTON BLVD ROCHESTER, MI</p> <p>ARCHITECT: GAV & ASSOCIATES, INC. 24001 ORCHARD LK. RD STE #180A FARMINGTON MI 48336 PHONE: (248) 985-9101</p> <p>1. THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE: LUAY ESHO, MI P.E. LIC.# 6201054568</p> <p>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.</p>		<p>T-001 TITLE SHEET & PROJECT INFORMATION</p> <p>CIVIL</p> <p>C-1.0 SITE PLAN & TOPOGRAPHICAL SURVEY C-2.0 LIMITED TOPOGRAPHICAL INFORMATION</p> <p>ARCHITECTURAL</p> <p>SP-101 SITE PLAN SP-102 SITE PLAN DETAILS A-1.01 MAIN LEVEL FLOOR PLAN A-1.02 MEZZANINE FLOOR PLAN A-2.01 EXTERIOR ELEVATIONS A-2.02 EXTERIOR ELEVATIONS A-2.03 EXTERIOR ELEVATIONS</p> <p>LANDSCAPE</p> <p>L-01 LANDSCAPE PLAN & DETAILS</p>			<p>AFF - ABOVE FINISH FLOOR ALUM - ALUMINUM AT - ACOUSTICAL TILE BRD - BOARD BFF - BELOW FINISH FLOOR BLK - BLOCK BM - BEAM B.O. - BY OWNER BU - BUILT UP CAB - CABINET CB - CATCH BASINS C - COLD CER - CERAMIC C-J - CONTROL JOINT C.L. - CENTER LINE CLS - CEILING CLOS - CLOSET CO - CLEAN OUT COL - COLUMN CONG - CONCRETE CONT - CONTINUOUS DET - DETAIL DIM - DIMENSION DN - DOWN DS - DOWN SPOUT EA - EACH E.C. - ELEC. CONTRACTOR E.J. - EXPANSION JOINT ELEC - ELECTRICAL ELEV - ELEVATION EXH - EXHAUST EX - EXISTING EXT - EXTERIOR FII - FURNISH AND INSTALL</p> <p>F.D. - FLOOR DRAIN F.F. - FINISHED FLOOR FND - FOUNDATION FTS - FOOTING GALV - GALVANIZED G.C. - GENERAL CONTRACTOR GL - GLASS G.B. - GRAB BAR GYP - GYPSUM HM - HOLLOWED METAL HVAC - HEATING & VENT. INSUL - INSULATION LL - LIVE LOAD MECH - MECHANICAL MTL - METAL O.C. - ON CENTER PT - PAINT RA - RETURN AIR RD - ROOF DRAIN REINF - REINFORCING REQ - REQUIRED SA - SUPPLY AIR SIM - SIMILAR STOR - STORAGE TB - TOWER BAR T.O.F. - TOP OF FOOTING T.O.S. - TOP OF TOP OF STEEL T.O.P. - TOP OF PIER T.O.W. - TOP OF WALL UNO. - UNLESS NOTED OTHERWISE V.I.F. - VERIFY IN FIELD W - WITH WD - WOOD</p>	<p>SPA 10.3.2014</p> <p>SEAL</p>

FIRE DEPARTMENT NOTES
 CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC CHAPTER 14.
 OPEN BURNING IS NOT PERMITTED, INCLUDING BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS.
 OPEN BURNING FOR WARMING OF SAND AND/OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES. CONTACT ROCHESTER HILLS FIRE DEPARTMENT FOR PERMIT INFORMATION.

FIRE PREVENTION ORDINANCE CHAPTER 58, SEC. 307.6.2 & 307.6.2.3

FIRE LANES SHALL BE DESIGNATED BY THE FIRE CODE OFFICIAL, AND SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE, WITH FIRE LANE SIGNS SPACED NOT MORE THAN 100 FEET APART, ~40 STOPPING, STANDING, PARKING, FIRE LANE~, AND IN CONFORMANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

FIRE PREVENTION ORDINANCE CHAPTER 58, SECTION 503

EXIT DOORS SHALL REMAIN FREE OF OBSTRUCTIONS AT ALL TIMES, PROVIDE GUARD POSTS OR OTHER ACCEPTABLE MEANS OF PROTECTING EXIT DOORS OPENING ONTO DRIVES & PARKING AREAS.

SITE DATA

GROSS SITE AREA = APPROXIMATELY 40,000 SQ. FT.
 GROSS BUILDING AREA = APPROXIMATELY 7,320 SQ. FT.
 MOBIL / CONVENIENCE = APPROXIMATELY 5,391 (GROSS) SQ. FT. / 3,292 (NET) SQ. FT.
 TIM HORTON'S = APPROXIMATELY 1,929 SQ. FT.
 % OF LOT COVERAGE = (34,046/40,000)100 = 85.1%

ZONED: = B-5

PARKING

CONVENIENCE STORE = 1 SP. / 300 S.F. OF USABLE FLOOR AREA = 11 SP. (3,292 / 300 = 11 SPACES)
 TIM HORTON'S = 1 SP. / 2 PERSONS PERMITTED @ MAX. OCC. = 21 SP. ((19 SEATING + 3 EMPLOYEES) / 2) + (20 QUE / 2) = 21 SPACES)

TOTAL PARKING REQUIRED = 11 + 21 = 32 SPACES
 TOTAL PARKING PROVIDED = 27 SPACES (25 STANDARD STALLS + 2 ADA COMPLIANT STALLS)

USE GROUP = MIXED USE (M & A-2) NON-SEPARATED USE
 CONSTRUCTION TYPE = TYPE IIB (SPRINKLED)

MICHIGAN BUILDING CODE 2009

STORM WATER NOTES

PER ENGINEERING PLANS PREVIOUSLY SUBMITTED BY STENOSE ASSOCIATES & APPROVED BY THE CITY (CITY FILE #7-823), THE EXISTING SITE HAS 7,554.86 CUBIC FEET OF STORM WATER STORAGE PROVIDED.

THE PROPOSED SITE SHALL PROVIDE STORM WATER DETENTION IN EITHER AN UNDERGROUND STORAGE TANK, UTILIZING ROOF TOP STORAGE ON THE PROPOSED BUILDING OR SOME COMBINATION OF THE AFOREMENTIONED. (SEE PRELIMINARY STORM WATER DETENTION CALCULATIONS THIS SHEET)

PRELIMINARY STORM WATER DETENTION CALCULATIONS

EXISTING STORM WATER DETENTION ON-SITE: 7,555 Cubic Feet

PROPOSED INCREASE IN IMPERVIOUS AREA: 5,400 Square Feet

ADDITIONAL DETENTION FOR ADDED IMPERVIOUS AREA (OAKLAND COUNTY 25-YEAR EVENT)

$C = 0.95$
 $A = (5,400/43,560) = 0.12$ ACRES
 $O_d = 0.20/0.95 = 0.21$
 $T = -25 + \sqrt{(8,062.5/0.21)} = 171$ Minutes
 $V_s = [(12,900(4.71)/(171+25))] - 40(0.21)(71) = 9,820$
 $V_i = (9,820)(0.95)(0.12) = 1,120$ Cubic Feet of Additional Storage
 DETENTION REQUIRED = 1,120 + 7,555 = 8,675 Cubic Feet of Storage

NOTES:

- 1) ALL COORDINATES ARE BASED ON NAD 83 (1986) ADJUSTMENT & ELEVATIONS ARE BASED ON NAVD 88
- 2) ALL ADA PARKING STALLS SHALL HAVE A SLOPE OF 2.0% (MAXIMUM) IN ANY DIRECTION & SHALL MEET CURRENT ADA STANDARDS
- 3) EXACT LOCATIONS OF WATER AND SANITARY SERVICES ARE TO BE VERIFIED IN FIELD BY THE CONTRACTOR. EXISTING LEADS ARE TO BE RE-USED IF POSSIBLE.
- 4) ON-SITE SOL TYPE: URBAN LAND (59) PER SOL SURVEY OF OAKLAND COUNTY
- 5) ALL EXISTING TREES IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- 6) ALL EXISTING STRUCTURES (BUILDING, PAVEMENT, ETC.) ARE TO BE REMOVED
- 7) PROPOSED GENERATOR SHALL BE LOCATED ON ROOF OF PROPOSED BUILDING
- 8) ALL SIGNS SHALL MEET CHAPTER 134 IF THE CITY CODE OF ORDINANCES AND BE APPROVED UNDER A SEPARATE PERMIT ISSUED BY THE BUILDING DEPARTMENT.

SANITARY BASIS OF DESIGN

RESTAURANT & GAS STATION

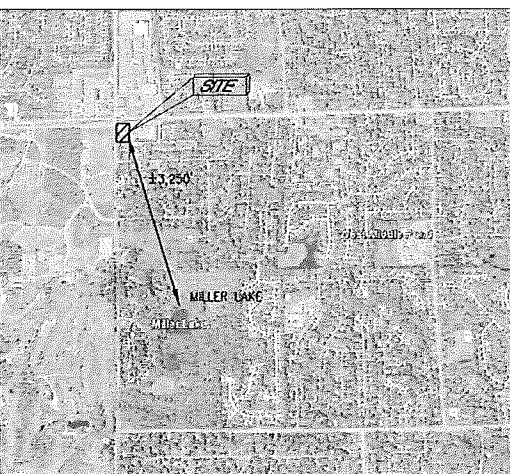
RESIDENTIAL EQUIVALENCY UNITS:
 RESTAURANT 1.8 REU
 GAS STATION 0.24 REU/PUMP

NUMBER OF PEOPLE = [1.8 REU + (0.24 REU/PUMP)(4 PUMPS)] x (3.5 PEOPLE/UNIT) = 9.66 PEOPLE (USE 10 PEOPLE)

AVERAGE FLOW = 10 PEOPLE x (0.2 CFS/1000 PEOPLE) = 2.0 x 10⁻³ CFS

PEAK FLOW = $18 \times \frac{1 + \sqrt{0.010}}{4 \times \sqrt{0.010}} \times (2.0 \times 10^{-3}) = 8.83 \times 10^{-3}$ CFS

A 6" LEAD @ 1.0% HAS A CAPACITY OF 0.66 CFS



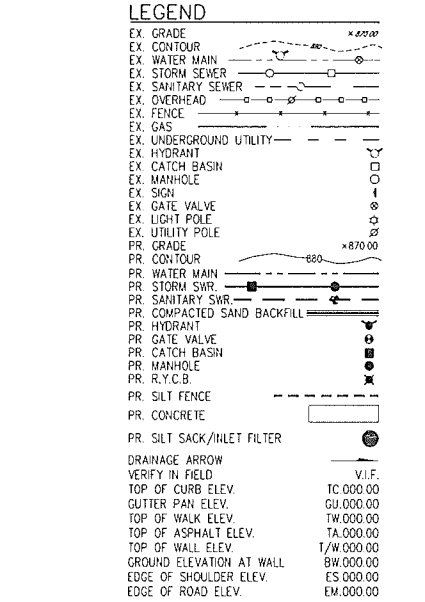
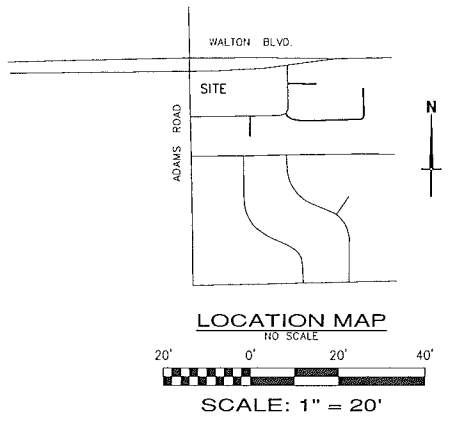
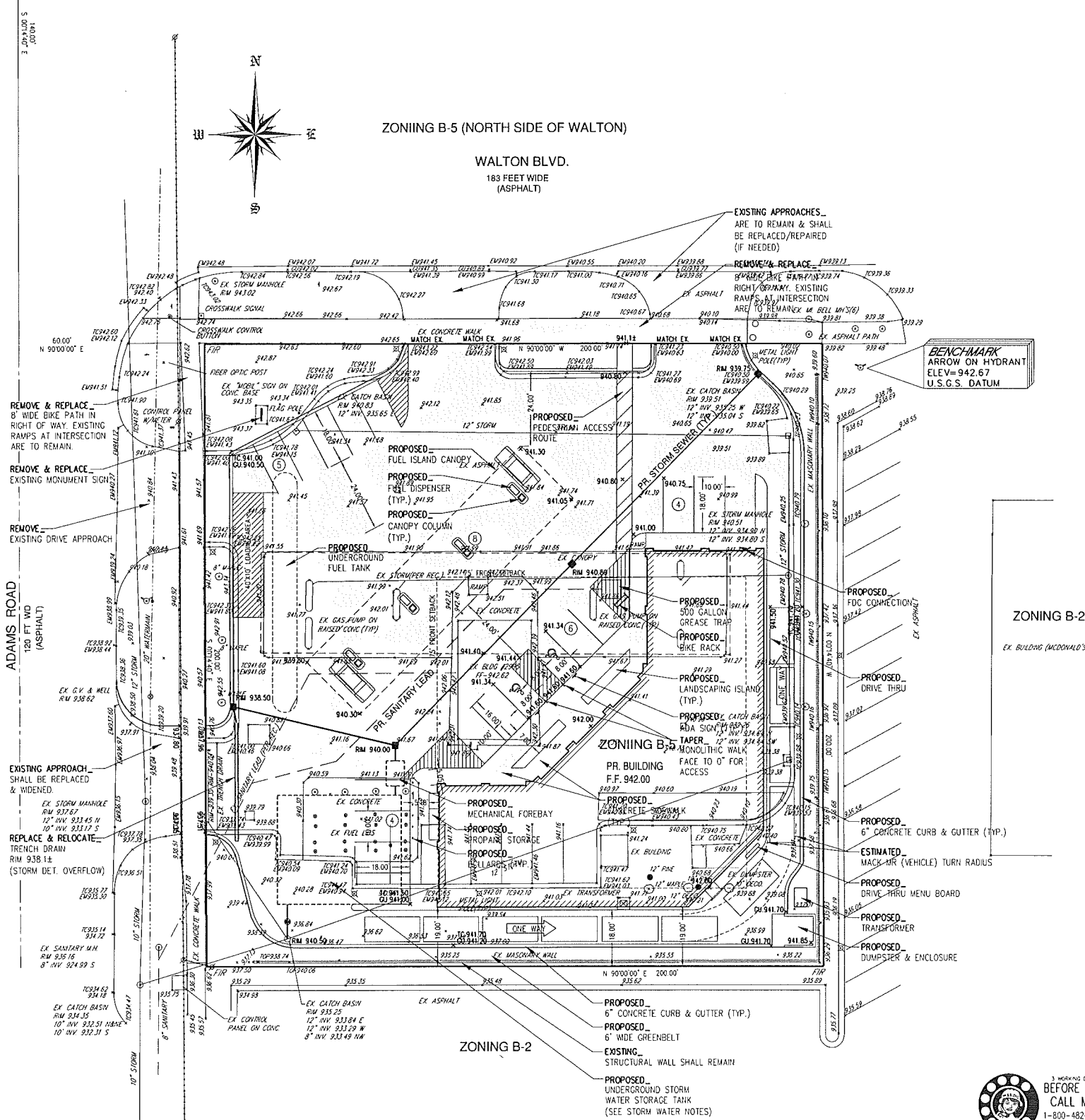
NEAREST WATER BODY-KEY MAP

NW CORNER SECTION 17 T3N., R11E

LEGAL DESCRIPTION:
 PART OF THE NORTHWEST 1/4 OF SECTION 17, T3N., R11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT LOCATED DISTANT S 0° 14' 40" E, 140.00 FEET & EAST, 60.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 17; THENCE EAST, 200.00 FEET; THENCE S 0° 14' 40" E, 200.00 FEET; THENCE WEST, 200.00 FEET; THENCE N 0° 14' 40" W, 200.00 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 0.92 ACRES OF LAND.

ZONING B-5 (NORTH SIDE OF WALTON)

WALTON BLVD.
 183 FEET WIDE (ASPHALT)



TOPO. NOTES:

- THIS SURVEY WILL NOT SHOW ALL EASEMENTS OF RECORD UNTIL AN UPDATED TITLE POLICY HAS BEEN FURNISHED TO THE SURVEYOR BY THE OWNER.
- ALL ELEVATIONS ARE EXISTING ELEVATIONS
- SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD ZONE PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 26125C0387F EFFECTIVE DATE: SEPTEMBER 29, 2006.
- THE LOCATION OF THE EXISTING UTILITIES AS SHOWN WERE OBTAINED FROM MUNICIPAL AND UTILITY COMPANIES RECORDS. NO GUARANTEE CAN BE MADE REGARDING THE COMPLETENESS OR EXACTNESS OF THE UTILITIES LOCATION. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY IN THE FIELD THE LOCATION OF ALL UTILITIES. ANY POTENTIAL CONFLICT SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT MISS DIG 3 WORKING DAYS PRIOR TO CONSTRUCTION.

PROPRIETOR:

HEATHER ENTERPRISES INC.
 2995 WALTON BOULEVARD
 ROCHESTER HILLS, MI 48309
 CONTACT: MR. SEAN AWDISH
 PHONE: 248-330-6121
 EMAIL: SEANAWDISH@GMAIL.COM

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON THAT THE PROPERTY LINES ARE AS SHOWN.

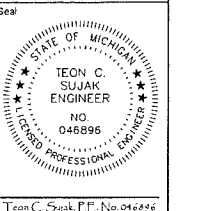
THOMAS M. SMITH
 R.L.S. No. 31606



NOT TO BE USED AS CONSTRUCTION DRAWINGS
 City File #87-823.2

REV.	DESCRIPTION	DATE
1	Per City Review	9/25/2014

SE Sujak Engineering PLC
 CIVIL ENGINEERING & PLANNING
 Phone: (248) 885-8431
 Fax: (248) 885-8432
 Email: SujakEngineering@Comcast.net
 4031 Coolidge Highway
 Troy, MI 48068



Mobil Station
 2995 Walton Blvd
 Rochester Hills, MI
 Site Plan
 Survey Information

Scale:	1"=20'
Draft:	TCS
Checked:	TCS
Approved:	TCS
Date:	7/23/2014
Job no.:	14-054
Sheet No.:	C.1.0

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$C = 0.95$
 $A = (5,400/43,560) = 0.12$ ACRES

$Q_0 = 0.20/0.95 = 0.21$

$T = -25 + \sqrt{(8,062.5/0.21)} = 171$ Minutes

$V_s = [(12,900 \times 1.71) / (1.71 + 25)] - 40 \times 0.21 \times 1.71 = 9,820$

$V_t = (9,820)(0.95)(0.12) = 1,120$ Cubic Feet of Additional Storage

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RESTAURANT & GAS STATION

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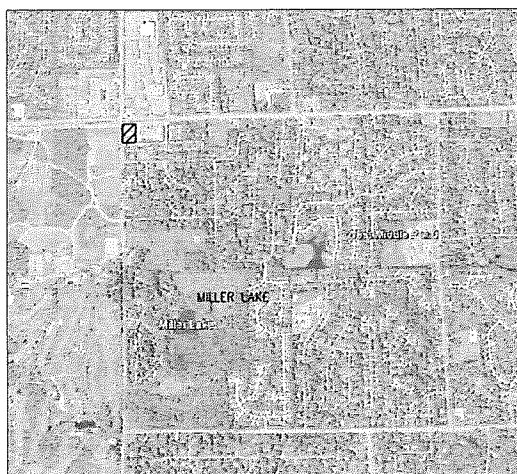
RESTAURANT 1.8 REU
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NUMBER OF PEOPLE = (1.8 REU + (0.24 REU/PUMP) * (4 PUMPS)) * (35 PEOPLE/UNIT) = 9.66 PEOPLE (USE 10 PEOPLE)

AVERAGE FLOW = 10 PEOPLE * (0.2 CFS/1000 PEOPLE) = 2.0 x 10⁻³ CFS

PEAK FLOW = $\frac{18 \times 0.010}{4 \times \sqrt{0.010}} \times (2.0 \times 10^3) = 8.83 \times 10^2$ CFS

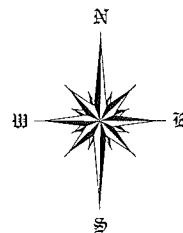
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NEAREST WATER BODY-KEY MAP

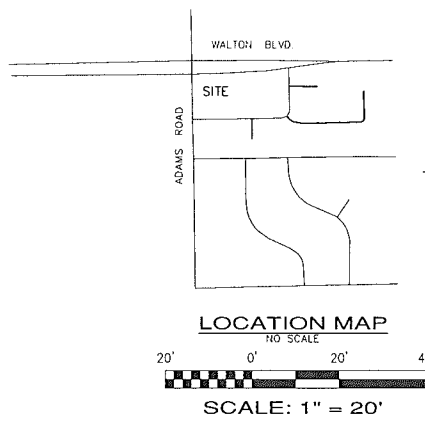
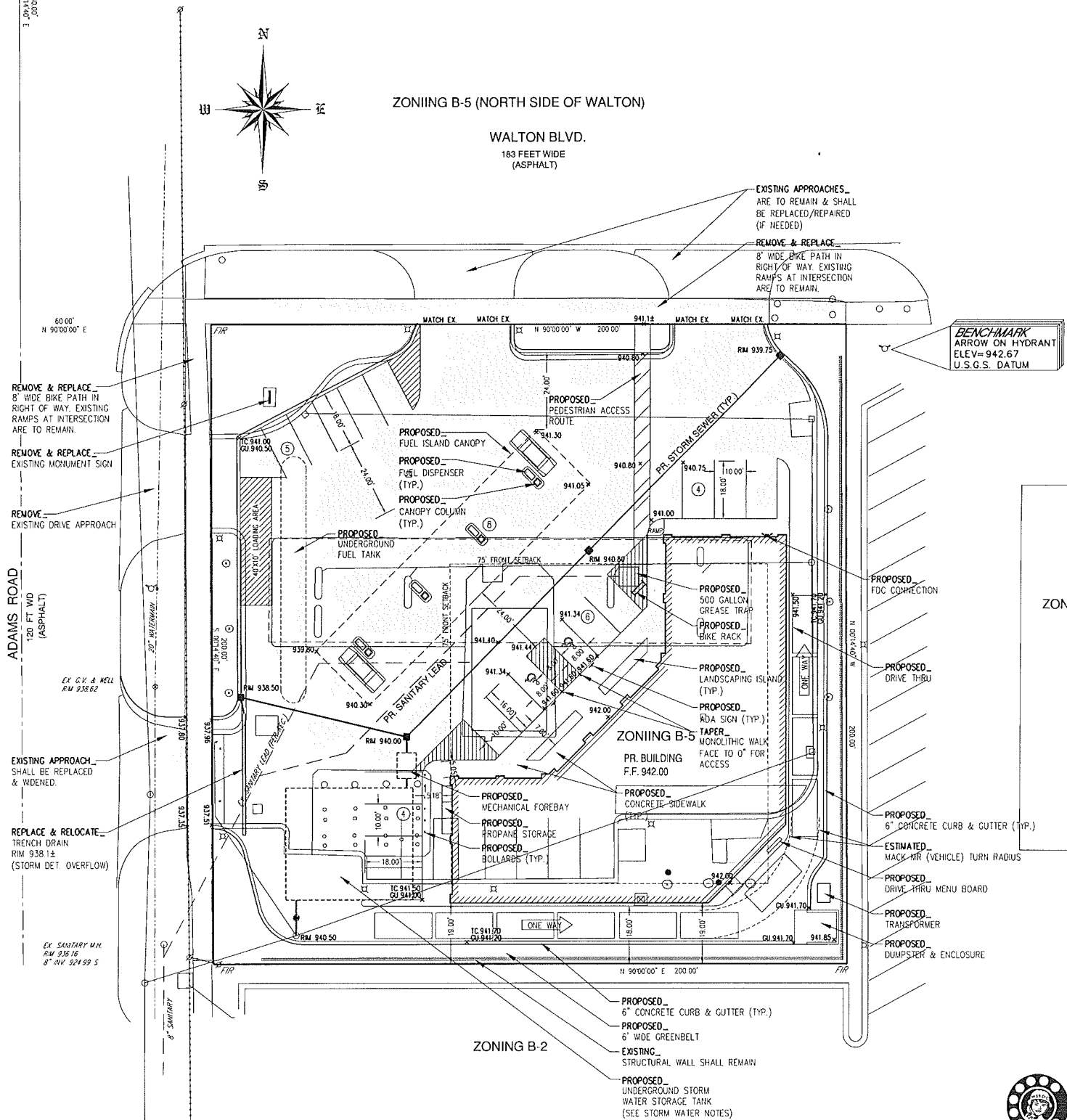
NW CORNER
 SECTION 17
 T3N., R.11E

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ZONING B-5 (NORTH SIDE OF WALTON)

WALTON BLVD.
 163 FEET WIDE
 (ASPHALT)



SCALE: 1" = 20'

LEGEND

- EX. GRADE
- EX. CONTOUR
- EX. WATER MAIN
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. OVERHEAD
- EX. FENCE
- EX. GAS
- EX. UNDERGROUND UTILITY
- EX. HYDRANT
- EX. CATCH BASIN
- EX. MANHOLE
- EX. SIGN
- EX. GATE VALVE
- EX. LIGHT POLE
- EX. UTILITY POLE
- PR. GRADE
- PR. CONTOUR
- PR. WATER MAIN
- PR. STORM SWR.
- PR. SANITARY SWR.
- PR. COMPACTED SAND BACKFILL
- PR. HYDRANT
- PR. GATE VALVE
- PR. CATCH BASIN
- PR. MANHOLE
- PR. R.T.C.B.
- PR. SILT FENCE
- PR. CONCRETE
- PR. SILT SACK/INLET FILTER
- DRAINAGE ARROW
- VERIFY IN FIELD
- TOP OF CURB ELEV.
- GUTTER PAN ELEV.
- TOP OF WALK ELEV.
- TOP OF ASPHALT ELEV.
- TOP OF WALL ELEV.
- GROUND ELEVATION AT WALL
- EDGE OF SHOULDER ELEV.
- EDGE OF ROAD ELEV.

TOPO. NOTES:

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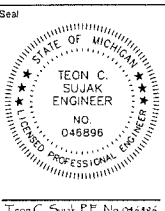
THOMAS M. SMITH
 R.L.S. No. 31606



NOT TO BE USED AS CONSTRUCTION DRAWINGS
 City File #87-823.2

REV	DESCRIPTION	DATE
1	Per City Review	9/25/2014

SE Sujak Engineering PLC
 CIVIL ENGINEERING & PLANNING
 401 Coastal Highway
 Troy, MI 48068
 Email: SujakEngineering@Comcast.net
 Phone: (248) 885-8431
 Fax: (248) 885-8432



Mobil Station
 2995 Walton Blvd
 Rochester Hills, MI
 Site Plan
 with Limited Topographic Information Shown

Scale:	1"=20'
Drawn:	TCS
Checked:	TCS
Approved:	TCS
Date:	7/23/2014
Job no.:	14-054
Sheet No.:	C.2.0

PROJECT DATA:

ZONING	B-5
TOTAL SITE AREA	92 ACRES
USE GROUP	M / A-2
CONSTRUCTION TYPE	11B: SPRINKLERED

SITE REQUIREMENTS:

MINIMUM LOT	15,000 S.F.
MINIMUM WIDTH	100 FT.
MAXIMUM BUILDING HEIGHT	30'-0" (VARIANCE SHALL BE APPLIED FOR)
MIN. YARD SETBACKS (BUILDING)	10'-0" FROM PROP. LINE
MIN. SETBACK TO FUEL PUMP ISLAND	100'-0" FROM RESIDENTIAL DISTRICT

MINIMUM YARD SETBACKS (PARKING):

FRONT:	10'-0" FROM PROPERTY LINE
SIDE:	10'-0" FROM PROPERTY LINE
REAR:	10'-0" FROM PROPERTY LINE

SITE DATA

NEW BUILDING AREA	1,320 GROSS S.F.
CONVENIENCE/SERVICE AREA	5,391 GROSS S.F. (3,292 USABLE S.F.)
LEASABLE SPACE	1,929 GROSS S.F.
LOT COVERAGE	34,046/100,000 = 35%
BUILDING HEIGHT	26'-8" AVG., 33'-0" @ HIGHEST POINT
PAVED AREA	26,726 S.F.
LANDSCAPE/OFFEN AREA	+/- 6,900 S.F.

PARKING REQUIREMENTS

TOTAL PARKING REQUIRED FOR NEW BUILDING:
FUEL STATION W/ CONVENIENCE MART+1 PER 300 S.F. OF USABLE S.F.
= 11 SPACES

TIM HORTONS: 14 SEATS + 3 EMPLOYEES / 2 + 20/2 (FOR QUEUE)
= 21 SPACES

TOTAL PARKING REQUIRED = 32 SPACES

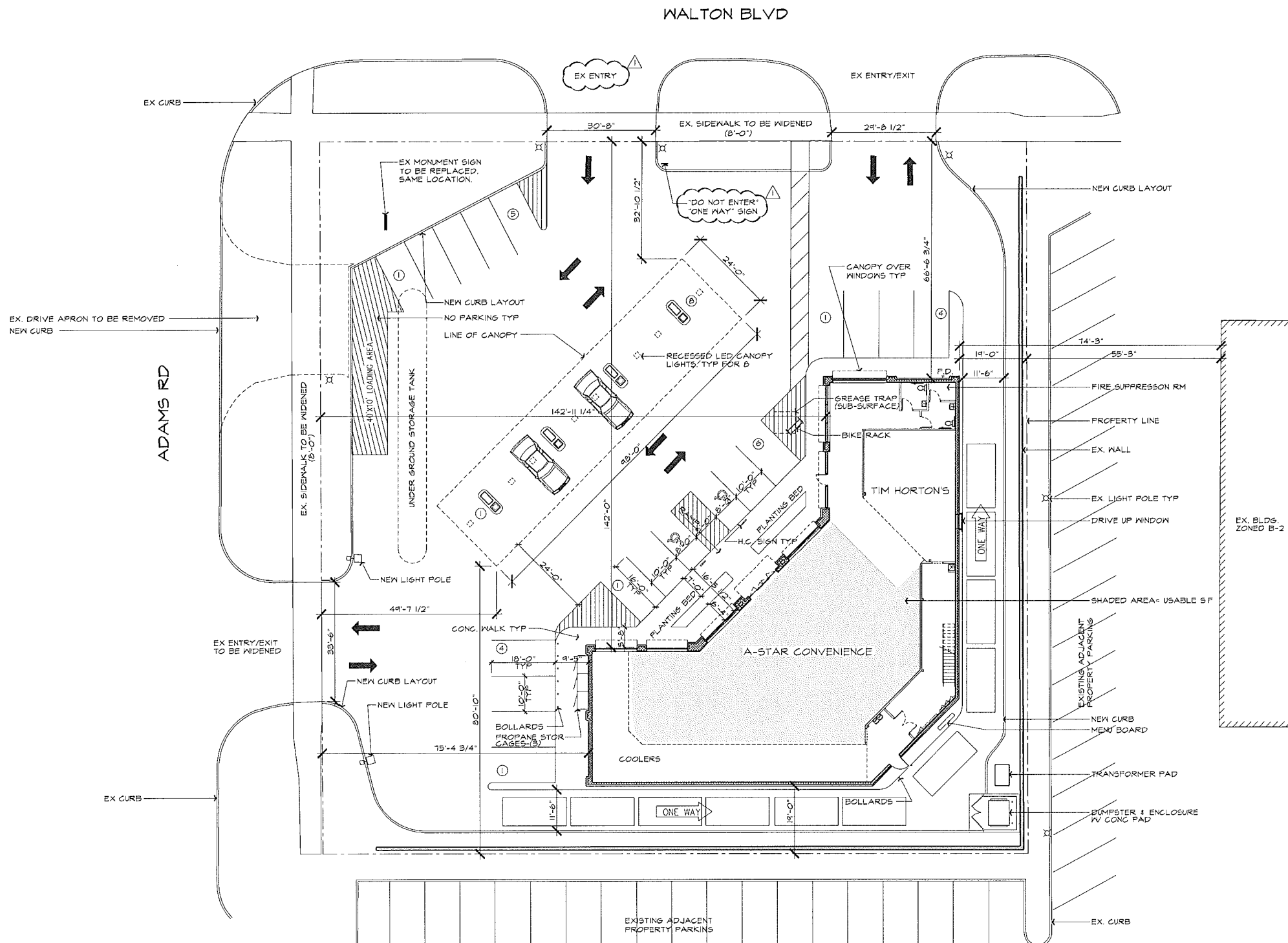
PROVIDED:
19 TOTAL SPACES PROVIDED
+ 8 FUEL STATION STALLS = 27

WORK SEQUENCE -

1. SILT FENCE SHALL BE INSTALLED PRIOR TO EXCAVATION
2. EXCAVATED MATERIALS WILL BE STOCKPILED BETWEEN THE EXCAVATING AND SILT FENCE
3. THE SEDIMENT CONTROL MEASURES WILL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE & THE DISTURBED AREAS ARE STABILIZED WITH VEGETATION

GENERAL NOTES

1. OWNER AGREES TO SEASONAL MAINTENANCE PROGRAM AND WILL REPLACE ALL DISEASED, DEAD OR DAMAGED PLANTS, REPLENISH MULCH, CONTROL WEEDS, FERTILIZE AND PRUNE, BEGINNING UPON COMPLETION OF CONSTRUCTION OF LANDSCAPING.
2. ANY HAZARDOUS MATERIALS PRODUCED, STORED OR OTHERWISE ON PREMISES WILL BE HANDLED PER APPLICABLE RULES AND REGULATIONS.
3. OWNER AGREES TO PICK-UP DEBRIS WITHIN PROPERTY LIMITS WEEKLY OR AS NEEDED.
4. PAVED SURFACES, WALK WAYS, SIGNS, LIGHTING AND OTHER STRUCTURES AND SURFACES SHALL BE MAINTAINED IN A SAFE ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED AND CONSTRUCTED. PARKING LOT STRIPING AND MARKINGS SHALL BE MAINTAINED IN A CLEARLY VISIBLE MANNER.
5. THERE WILL BE NO OUTDOOR STORAGE EXCEPT EXCHANABLE PROPANE TANKS.
6. NO OVERNIGHT PARKING WILL BE ALLOWED.
7. THERE ARE NO EXISTING WETLANDS ON-SITE.
8. ALL LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES AND RIGHTS-OF-WAY. WALL MOUNTED LIGHTING TO BE SELECTED BY OWNER / ARCHITECT 250M FIXTURE MAX. MOUNTED +/- 12'-4" ABOVE FINISHED GRADE
9. SOILS - TOPSOIL TO A DEPTH OF 4" - 10" OR ASPHALT AND/OR CRUSHED STONE TO A DEPTH OF 4" - 9". GRANULAR SOILS WERE ENCOUNTERED TO DEPTHS RANGING TO 6.5 FEET TO 14.5 FEET, TYPICALLY TO DEPTHS GREATER THAN 10 FEET. THE GRANULAR SOILS CONSISTED OF LOOSE TO MEDIUM DENSE POORLY GRADED SAND, SAND AND GRAVEL, AND SILTY SAND. UNDERLYING THE GRANULAR MATERIAL SOILS, MEDIUM STIFF TO VERY STIFF TO GRAY LEAN AND SANDY LEAN GRAY WERE ENCOUNTERED.
10. DEVELOPMENT TO BE SINGLE PHASE CONSTRUCTION.
11. FIRE ACCESS TO BE MAINTAINED DURING CONSTRUCTION.
12. ON-SITE HYDRANT LOCATIONS SHALL BE APPROVED BY THE FIRE MARSHALL PRIOR TO ENGINEERING APPROVAL. ON-SITE HYDRANTS MAY BE REQUIRED.
13. PROPOSED BUILDING TO COMPLY WITH MBC 2009 TABLE 307.1 (1) & SECTION 406.6



NORTH
PROPOSED FLOOR PLAN

SCALE: 1/16" = 1'-0"

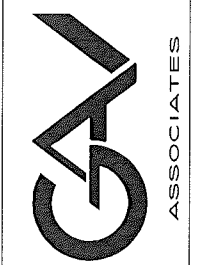
NOT TO BE USED AS CONSTRUCTION DRAWINGS

ISSUED FOR	DATE
SPA	10/3/2014

ARCHITECTURAL DESIGN

RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC
24001 ORCHARD LAKE RD., STE. 180A
FARMINGTON HILLS, MI 48334
PH: (248) 965-9101
WEB: WWW.GAVASSOCIATES.COM



PROP. GAS STATION & CONVENIENCE CTR
A-STAR CONVENIENCE
2995 WALTON BLVD
ROCHESTER HILLS, MI

DRAWN:	DESIGNED:	CHECKED:
RB	GA	GA

SCALE: 1/16" = 1'-0"

FILE NAME: .

JOB #: 14127

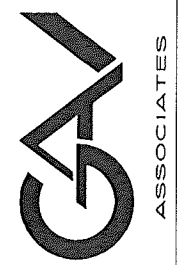
SHEET TITLE
SITE PLAN

SHEET #

SP.10

ISSUED FOR	DATE
SFA	03/2014

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 WEB: WWW.GAVASSOCIATES.COM



LITHONIA LIGHTING

Decorative Wall-Mounted Lighting

WSR

METAL HALIDE
 300W-175V
 HIGH PRESSURE SODIUM
 300W-150V

FEATURES & SPECIFICATIONS

INTENTION: For building exterior lighting applications.

CONSTRUCTION: As per the cut and show plan and dimensions shown. It is intended for use in a 12" x 12" square opening in a concrete wall.

FINISH: See cut and show plan for finish details.

OPTICAL SYSTEM: See cut and show plan for details.

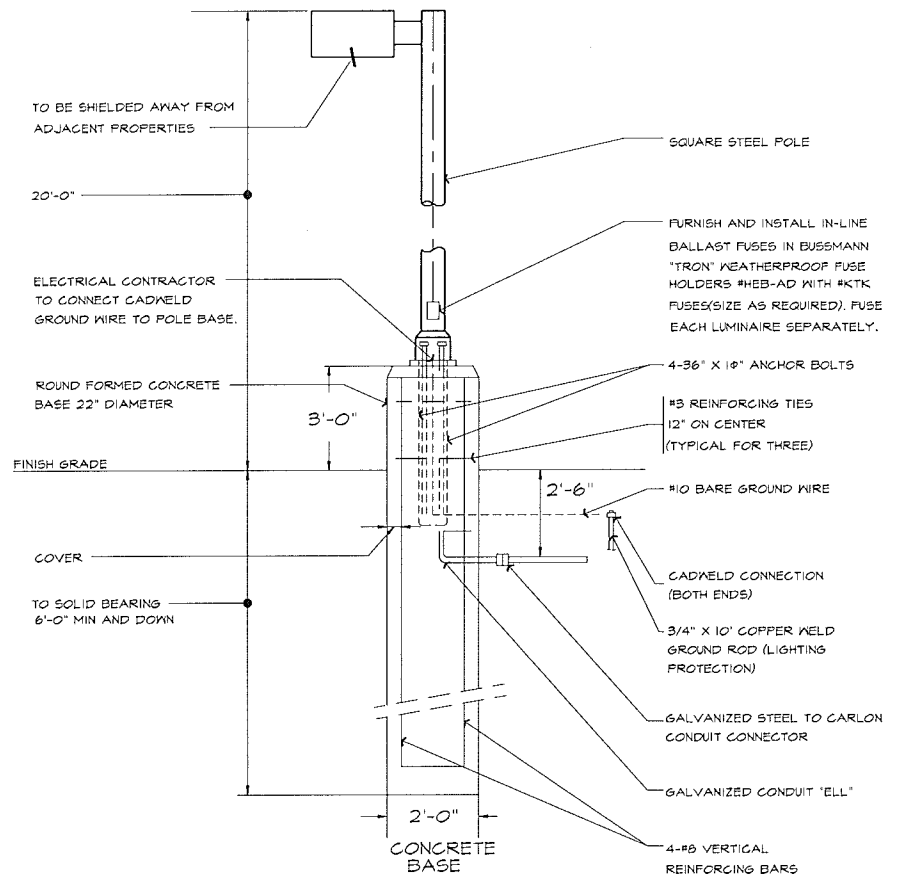
ELECTRICAL SYSTEM: See cut and show plan for details.

INSTALLATION: See cut and show plan for details.

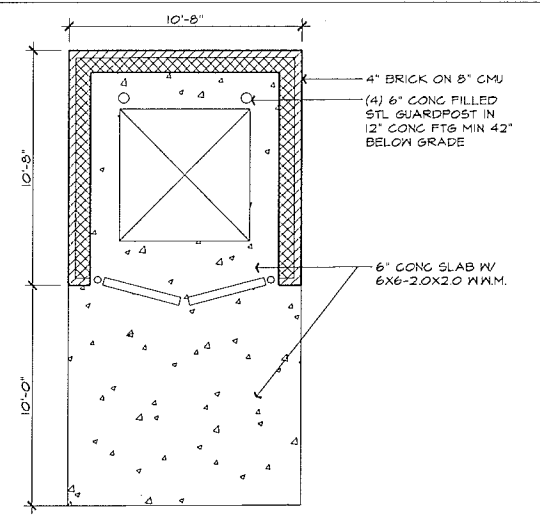
LISTING: See cut and show plan for details.

NOTE: See cut and show plan for details.

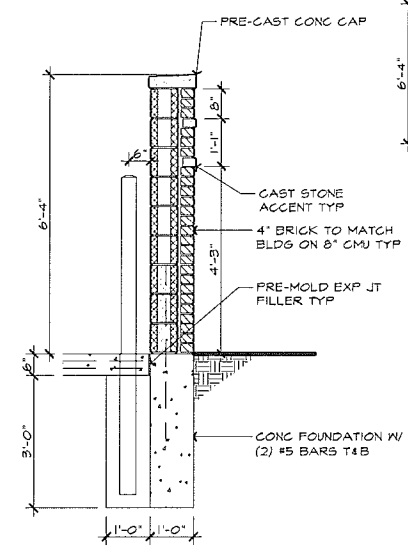
BLDG WALL SCONCE @
 +/- 12'-4" ABOVE GRADE (SEE ELEVATIONS FOR LOCATIONS)



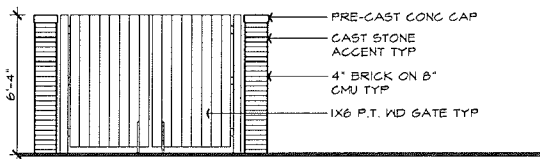
**PARKING LOT LIGHTING POLE
 STANDARD WITH CONCRETE BASE**
 SCALE: NONE



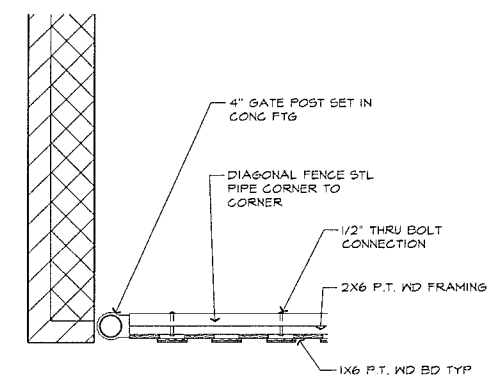
DUMPSTER ENCLOSURE PLAN
 SCALE: 1/4"=1'-0"



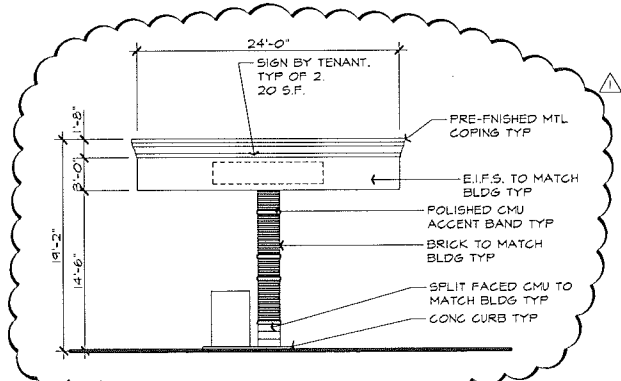
DUMPSTER WALL SECTION
 SCALE: 1/2"=1'-0"



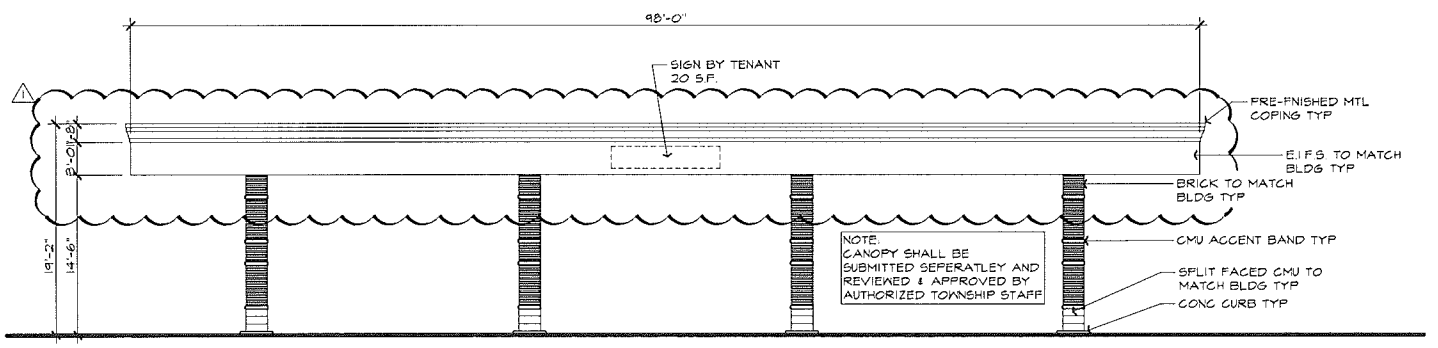
DUMPSTER ENCLOSURE ELEVATION
 SCALE: 1/4"=1'-0"



DUMPSTER GATE DETAIL
 SCALE: 3/4"=1'-0"



**FUELING STATION CANOPY
 WEST ELEVATION**
 SCALE: 1/8"=1'-0"



FUELING STATION CANOPY NORTH ELEVATION
 SCALE: 1/8"=1'-0"

NOT TO BE USED AS CONSTRUCTION DRAWINGS

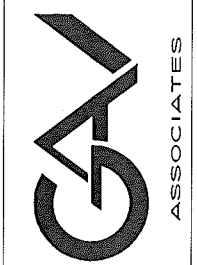
PROP. GAS STATION & CONVENIENCE CTR
A-STAR CONVENIENCE
 2995 WALTON BLVD
 ROCHESTER HILLS, MI

DRAWN:	DESIGNED:	CHECKED:
RB	GA	GA
SCALE: 1/16"=1'-0"		
FILE NAME: .		
JOB #: 1412T		
SHEET TITLE		
SITE PLAN DETAILS		
SHEET #		
SP.102		

ISSUED FOR	DATE
SPA	10.9.2014

ARCHITECTURAL DESIGN
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 INDUSTRIAL

G.A.V. ASSOCIATES, INC
 24091 ORCHARD LAKE RD., STE. 190A
 FARMINGTON, MICHIGAN 48334
 PH: (248) 965-9101
 WEB: WWW.GAVASSOCIATES.COM



PROP. GAS STATION & CONVENIENCE CTR
A-STAR CONVENIENCE
 2995 WALTON BLVD
 ROCHESTER HILLS, MI

DRAWN:	DESIGNED:	CHECKED:
RB	GA	GA

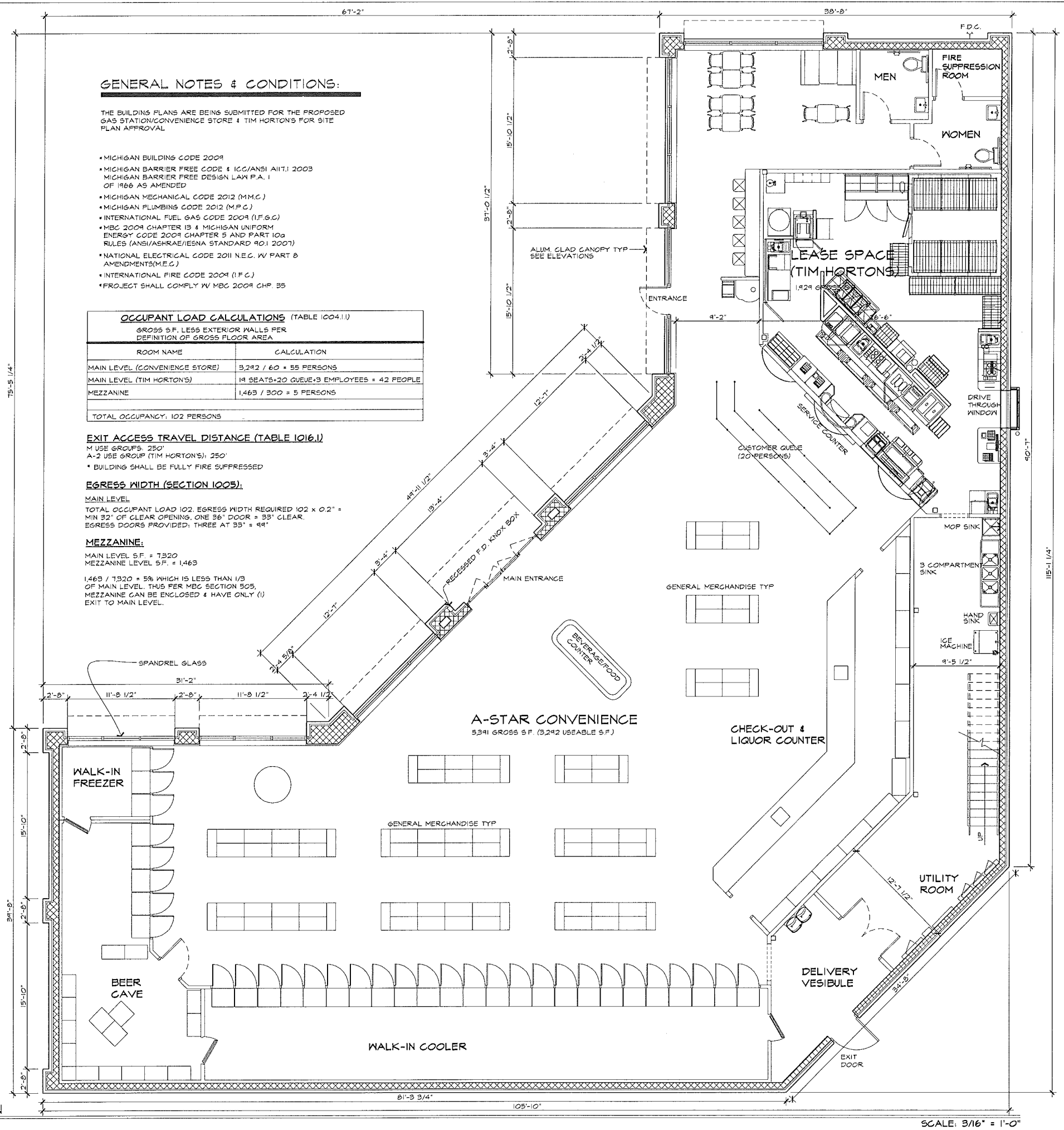
SCALE: 3/16" = 1'-0"

FILE NAME: .

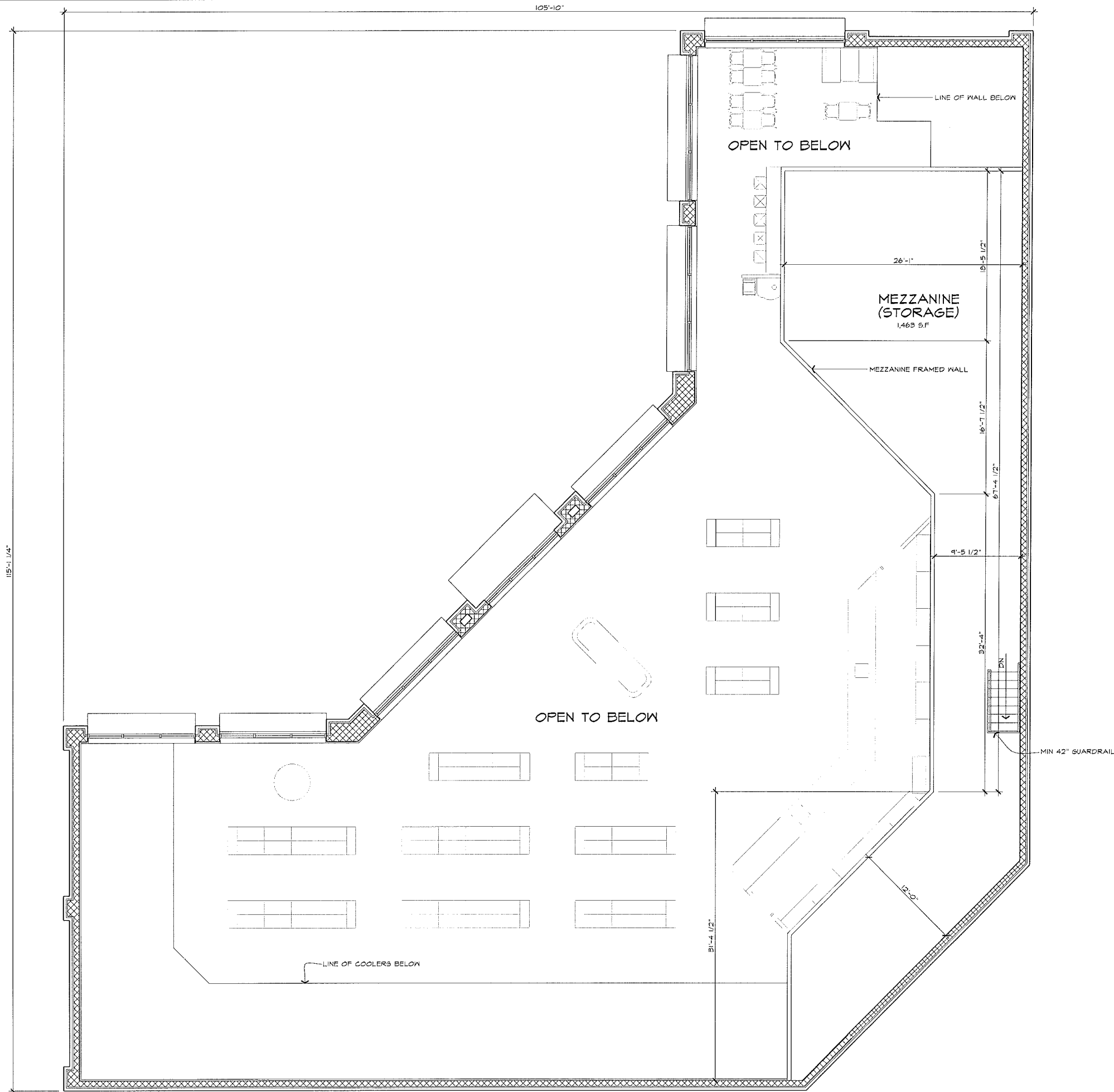
JOB #: 14127

SHEET TITLE
 MAIN LEVEL
 FLOOR PLAN

SHEET #
A.101



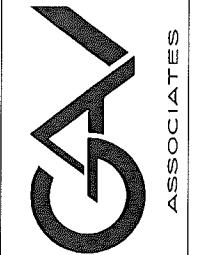
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ISSUED FOR	DATE
SPA	03 2014

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 PH: (248) 965-9101
 WEB: WWW.GAVASSOCIATES.COM



PROP. GAS STATION & CONVENIENCE CTR
 A-STAR CONVENIENCE
 2995 WALTON BLVD
 ROCHESTER HILLS, MI

NOT TO BE USED AS CONSTRUCTION DRAWINGS

DRAWN:	DESIGNED:	CHECKED:
RB	GA	GA

SCALE : 3/16" = 1'-0"

FILE NAME : .

JOB # : 14127

SHEET TITLE
 MEZZANINE
 FLOOR PLAN

SHEET #
 A.102

ISSUED FOR	DATE
SPA	10.9.2014

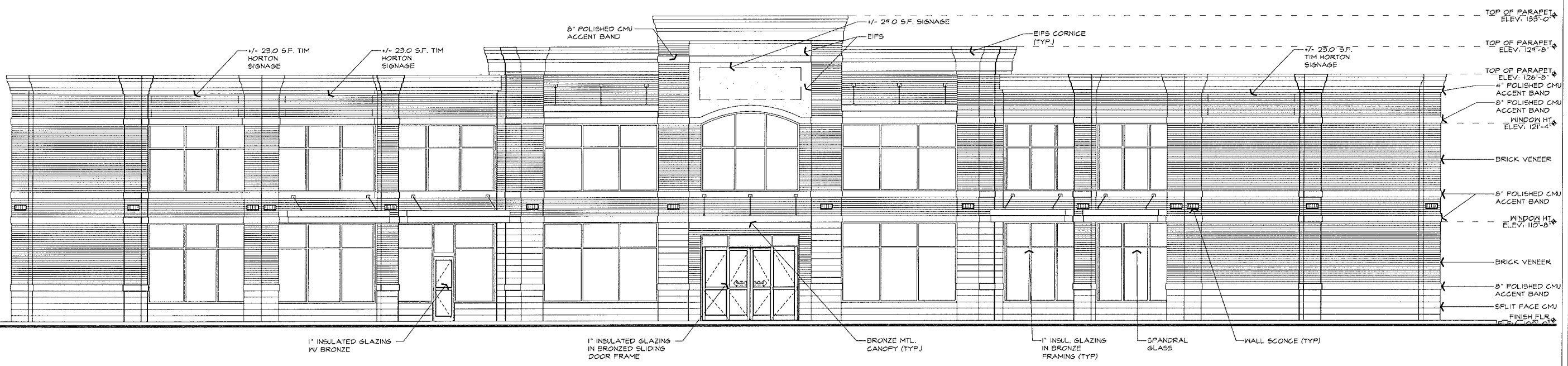
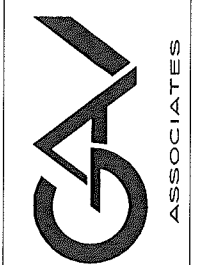
FACADE MATERIAL PERCENTAGES

FRONTAGE FACADE - 4,484.4 S.F.
 BRICK - 1,420.9 S.F. = 31.1%
 MOLDED EIFS CORNICE - 368.2 S.F. = 8.2%
 GLASS - 1,518 S.F. = 35%
 BLOCK - 1,698 S.F. = 17.2%

OVERALL FACADE - 11,059.2 S.F.
 BRICK - 5,454.5 S.F. = 53.4%
 MOLDED EIFS CORNICE - 1,844.9 S.F. = 17.1%
 GLASS - 1,549.5 S.F. = 14.4%
 BLOCK - 2,310.8 S.F. = 20.9%

GENERAL NOTES:
 1- BUILDING SIGNS SHALL COMPLY WITH THE CITY SIGN ORDINANCE. CONTRACTOR SHALL SUBMIT DETAILED SIGN INFORMATION FOR SIGN PERMITS.
 2- FOR DRIVE THRU WINDOW SIZE & DIMENSION, REFER TO TENANT'S SPECS & DETAILS BEFORE CONSTRUCTION.
FINISHES:
 BRICK - GLEN-GERY, OXFORD IRONSPOT (CLASSIC) MEDIUM BROWN
 BLOCK - GRAND BLANC CANYON TAN
 EIFS - MEDIUM BEIGE
 FINISHES ARE FOR DESIGN DIRECTION, FINAL COLORS T.B.D.

ARCHITECTURAL DESIGN
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 G.A.V. ASSOCIATES, INC
 24001 ORCHARD LAKE RD., STE. 100A
 FARMINGTON HILLS, MICHIGAN 48334
 PH: (248) 565-5797
 WEB: WWW.GAVASSOCIATES.COM



NORTHWEST ELEVATION

SCALE: 3/16"=1'-0"

NOT TO BE USED AS CONSTRUCTION DRAWINGS

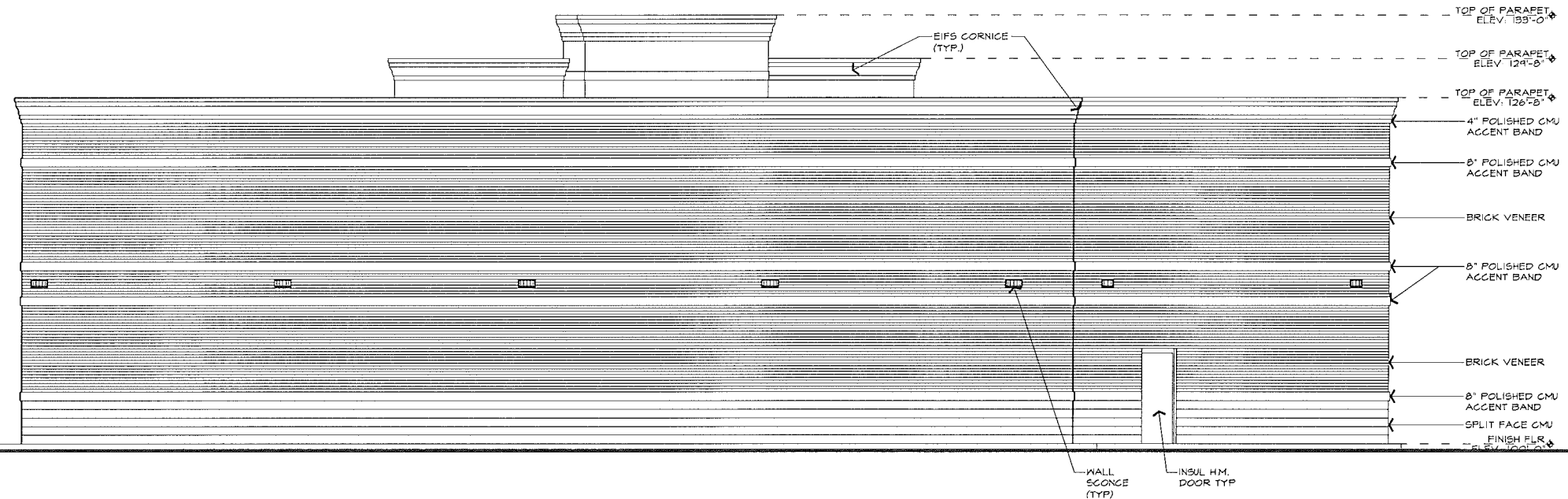
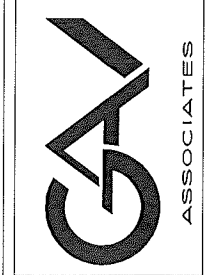
PROP. GAS STATION & CONVENIENCE CTR
A-STAR CONVENIENCE
2995 WALTON BLVD.
ROCHESTER HILLS, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
RB		
SCALE: 3/16"=1'-0"		
FILE NAME: .		
JOB #: 14127		
SHEET TITLE PROPOSED ELEVATIONS		
SHEET # A.201		

ISSUED FOR	DATE
SPA	10/3/2014

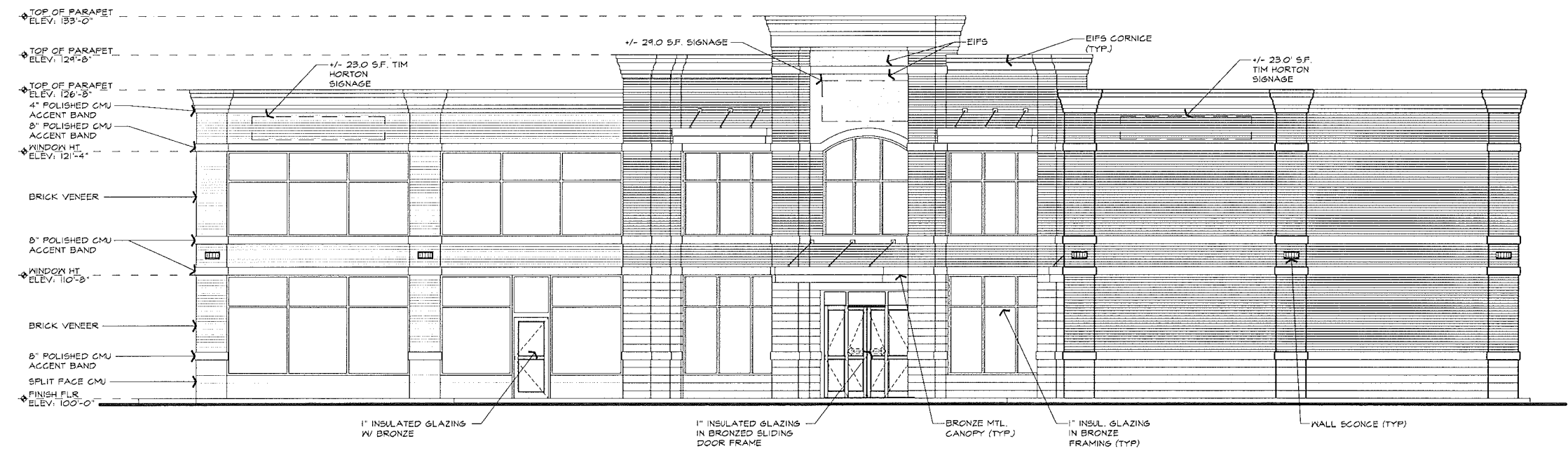
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 FARMINGTON, MICHIGAN 48335
 PH: (248) 966-9191
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SOUTH ELEVATION

SCALE: 3/16"=1'-0"



WEST ELEVATION

SCALE: 3/16"=1'-0"

NOT TO BE USED AS CONSTRUCTION DRAWINGS

PROP. GAS STATION & CONVENIENCE CTR.
A-STAR CONVENIENCE
2995 WALTON BLVD.
ROCHESTER HILLS, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
RB		

SCALE: 3/16"=1'-0"

FILE NAME: .

JOB #: 14127

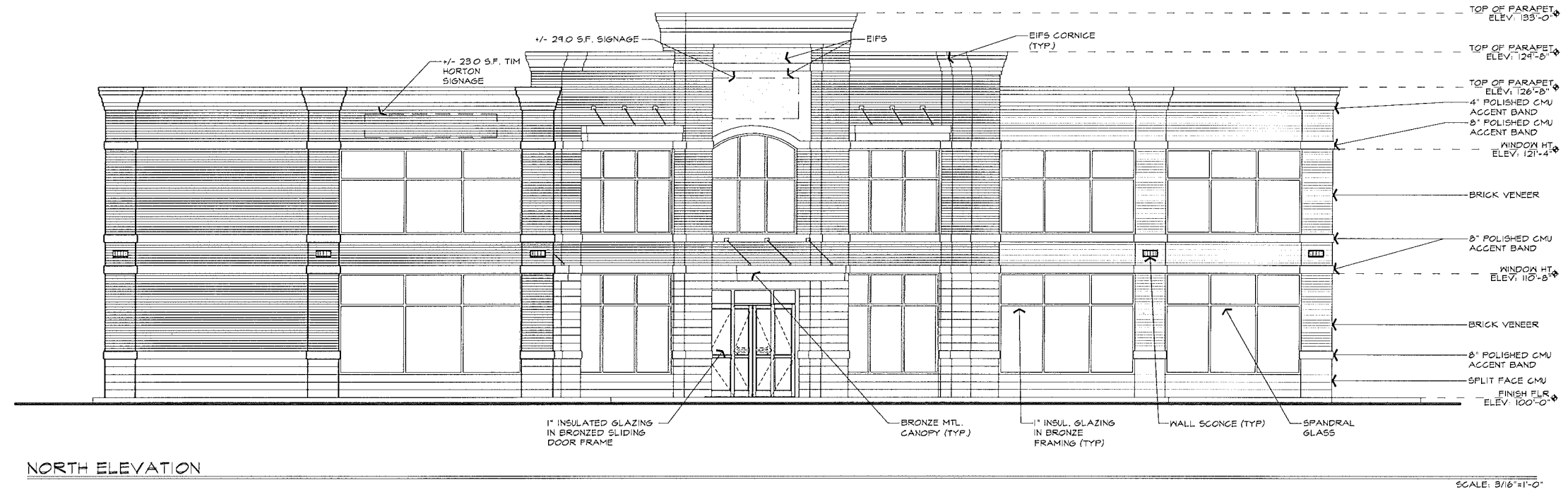
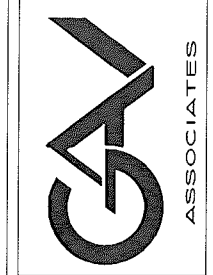
SHEET TITLE
PROPOSED ELEVATIONS

SHEET #
A.202

ISSUED FOR	DATE
SPA	10.3.2014

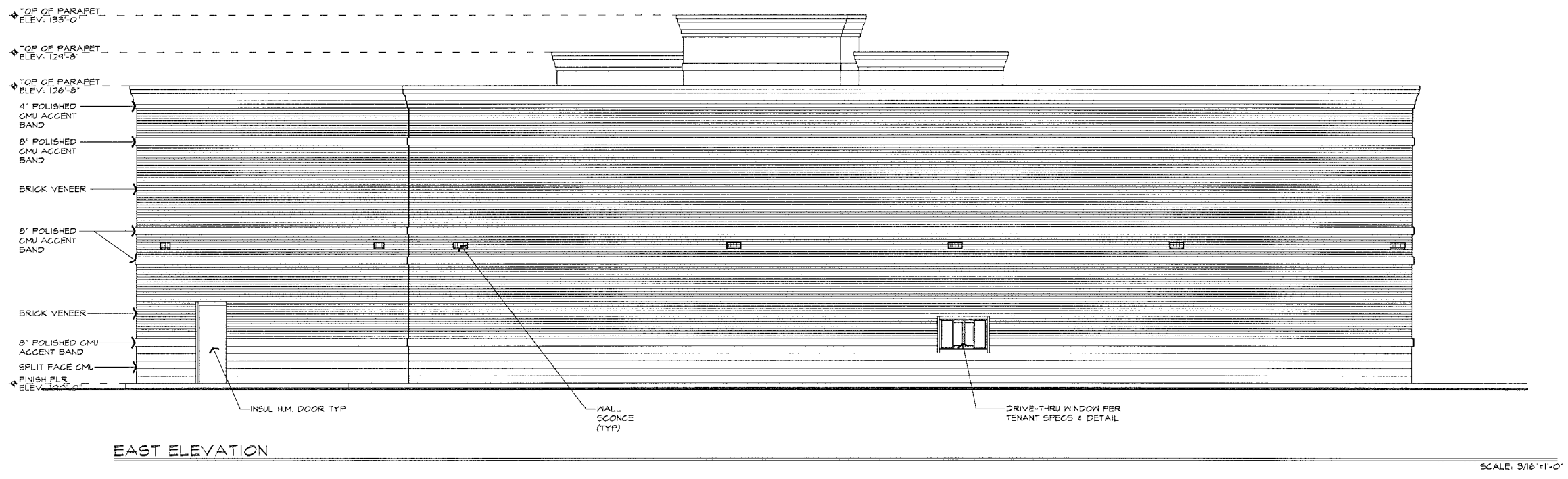
ARCHITECTURAL DESIGN
 RESIDENTIAL
 COMMERCIAL
 INDUSTRIAL

G.A.V. ASSOCIATES, INC
 24001 ORCHARD LAKE RD., STE. 180A
 FARMINGTON, MICHIGAN 48336
 PH: (248) 968-9701
 WEB: WWW.GAVASSOCIATES.COM



NORTH ELEVATION

SCALE: 3/16"=1'-0"



EAST ELEVATION

SCALE: 3/16"=1'-0"

NOT TO BE USED AS CONSTRUCTION DRAWINGS

PROP. GAS STATION & CONVENIENCE CTR.
 A-STAR CONVENIENCE
 2995 WALTON BLVD.
 ROCHESTER HILLS, MICHIGAN

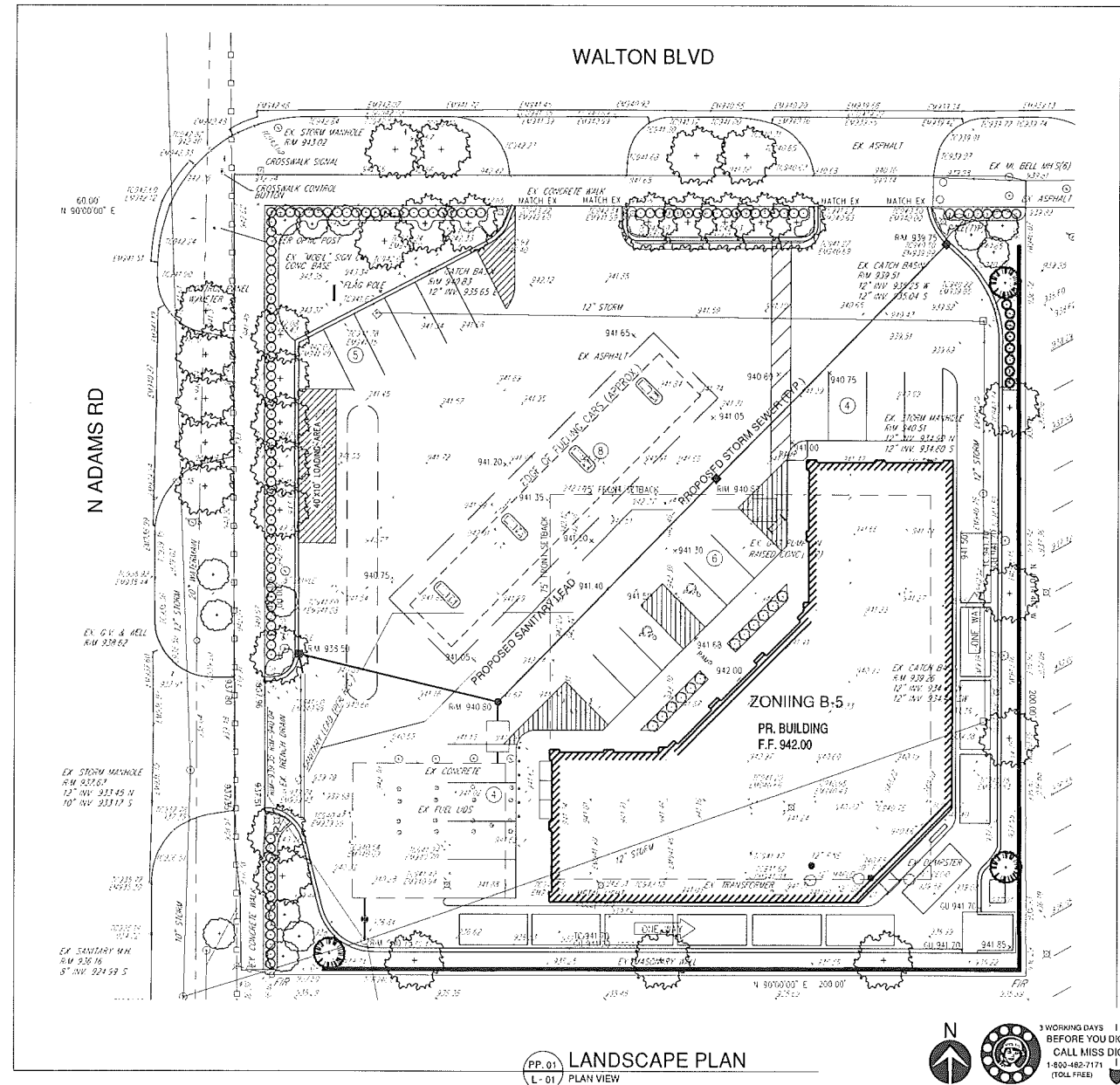
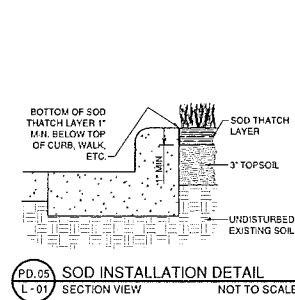
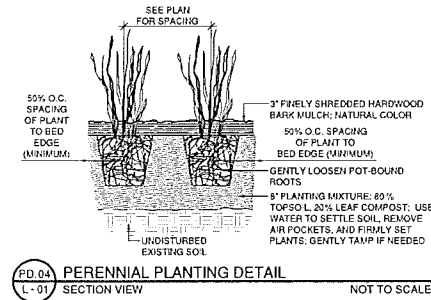
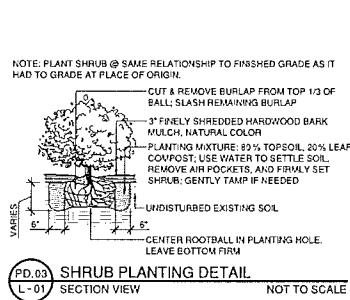
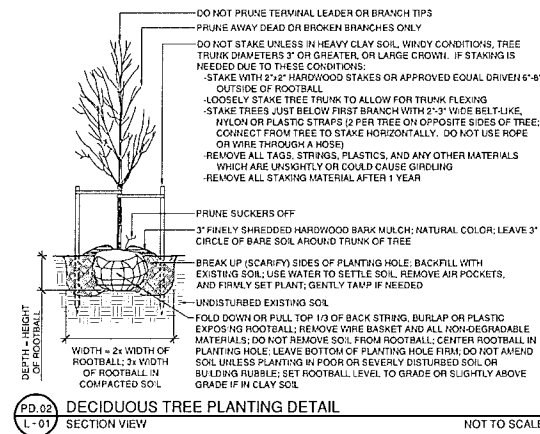
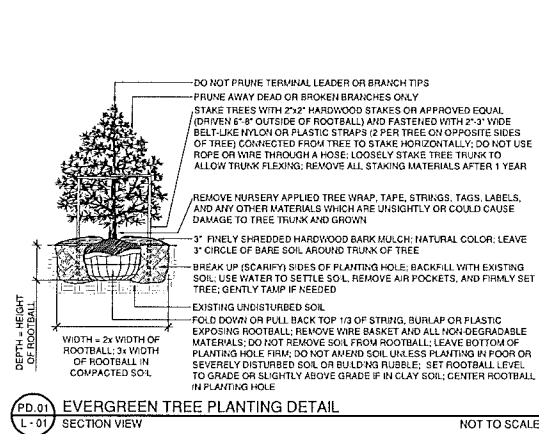
DRAWN:	DESIGNED:	CHECKED:
RB		

SCALE: 3/16"=1'-0"

FILE NAME: .
 JOB #: 14127

SHEET TITLE
PROPOSED ELEVATIONS

SHEET #
A.203



PP.01 LANDSCAPE PLAN
L-01 PLAN VIEW

