

project owner

meijer®

2929 WALKER AVE. N.W.
GRAND RAPIDS, MI 49544
(616) 453-6711 WWW.MEIJER.COM

drawing index

sheet no. _____ sheet name _____ last revision _____ date _____

T1.0 TITLE SHEET

civil

C1.0 SITE PLAN
C2.0 SITE DEMOLITION & IMPROVEMENT PLAN ENLARGEMENT
C2.0 SITE DETAILS

FOR REFERENCE ONLY:
C200 SITE LOCATION PLAN
MAINTENANCE REPAIR PLAN

architectural

A3.0 ELEVATIONS AND SECTIONS

architect + engineer

wd

7007 DISCOVERY BLVD
DUBLIN, OH 43017
614.634.7000 T

WDPARTNERS.COM

project no. | MJRCP0014

owner

meijer®

2929 WALKER AVE. N.W.
GRAND RAPIDS, MI 49544
(616) 453-6711 WWW.MEIJER.COM

project info

STORE #057
3175 ROCHESTER ROAD
ROCHESTER HILLS, MI
48307

issue dates

submission:	date
PLANNING AND ZONING	05/20/15
OWNER REVIEW	06/09/15
PERMIT	06/09/15
BID	-
CONSTRUCTION	-

revisions:

#	description	date
1	CITY COMMENTS	08/17/15

code information

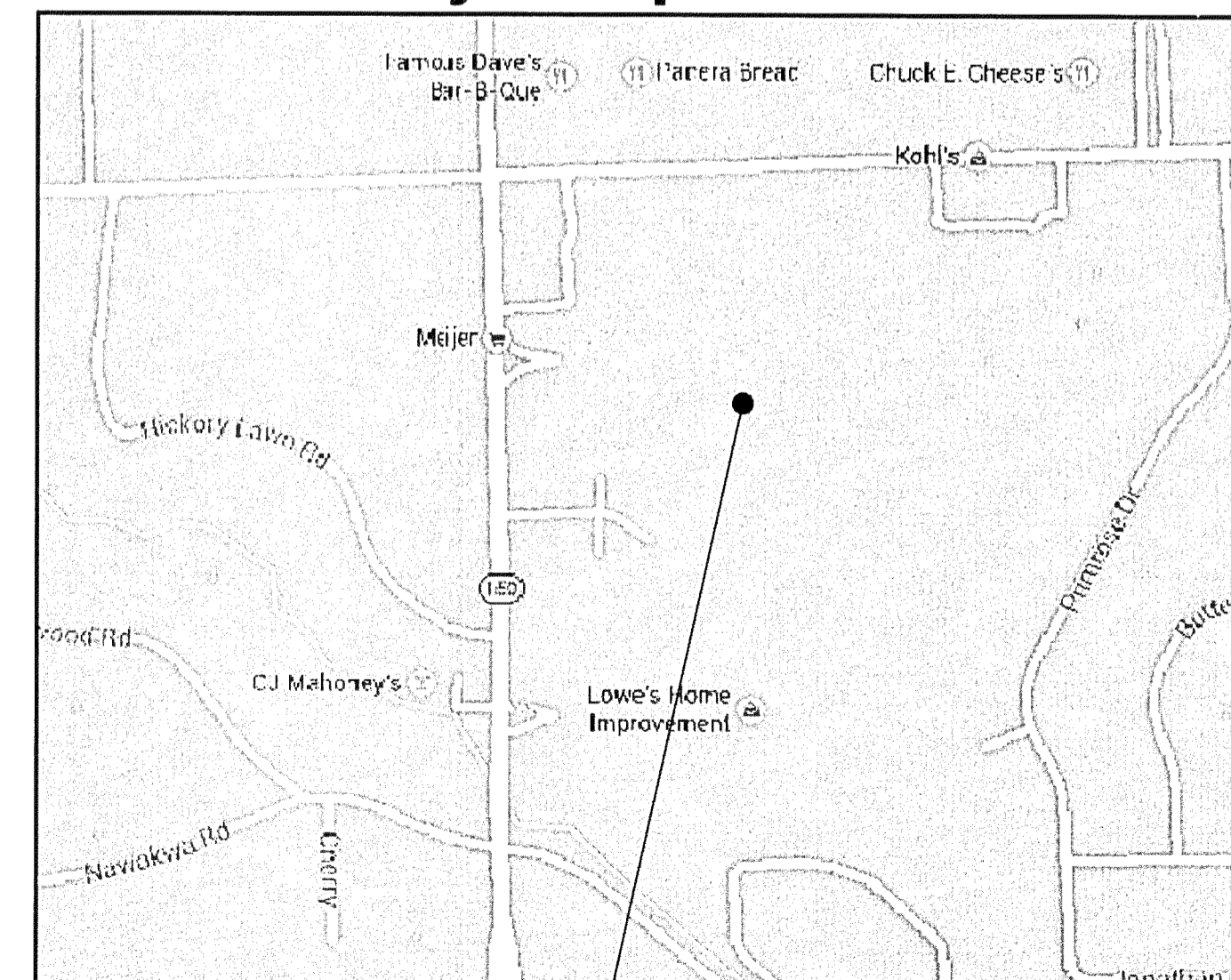
BUILDING CODES	AREA CALCULATION
BUILDING: 2012 MICHIGAN BUILDING CODE	FIRST FLOOR AREA: 238,627 sq.ft.
ELECTRICAL: 2011 NAT'L ELECTRICAL CODE	REMODEL AREA: 1,257 sq.ft.
MECHANICAL: 2012 MICHIGAN MECHANICAL CODE	*NO INCREASE IN BUILDING AREA.
PLUMBING: 2012 MICHIGAN PLUMBING CODE	
FIRE: 2012 INT'L FIRE CODE	
ENERGY: 2009 UNIFORM ENERGY CODE	
ACCESSIBILITY: 2009 ICC A117.1	
BUILDING CLASSIFICATIONS	OCCUPANT LOADING
EXISTING USE GROUPS: NON-SEPARATED MIXED USE	BUSINESS 1257 / 100 = 13
M: MERCANTILE	OCCUPANT LOAD SUB-TOTAL = 13
S1: STORAGE	NO INCREASE IN OCCUPANT LOAD.
ACCESSORY USE	
B: BUSINESS	
CONSTRUCTION TYPE: 2-B FULLY SPRINKLERED	
USE GROUP FOR AREA OF REMODEL: B: BUSINESS	
CONSTRUCTION TYPE: 2-B FULLY SPRINKLERED, ONE STORY (UNLIMITED AREA PER SECTION 507.3)	
EXISTING BUILDING HEIGHT: 22'-7"	
*NEW WORK WILL NOT INCREASE BUILDING HEIGHT.	
EXIT CAPACITY	PLUMBING FIXTURE REQUIREMENTS
TOTAL REQUIRED 13 * 0.15 = 2.0	EXISTING TO REMAIN: NO INCREASE IN OCCUPANT LOAD.
TOTAL PROVIDED BUSINESS	
DOOR 101 40"	
2.1" < 40" THEREFORE OK	
TRAVEL DISTANCE : <250 LINEAL FEET MAXIMUM (SPRINKLED)	
TRAVEL DISTANCE TO RESTROOM: <500' MAXIMUM	

location plan



SITE LOCATION

site vicinity map

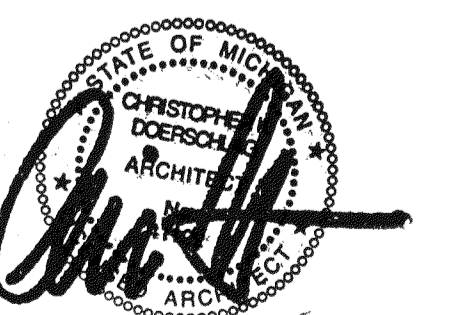


SITE LOCATION

project contacts

CIVIL ENGINEER
WD PARTNERS
7007 DISCOVERY BLVD
DUBLIN, OHIO 43017
TEL: 614.634.7000

seal



SEP 04 2015

sheet info

TITLE SHEET

T1.0

CITY FILE #85-528.8

MECH. PROCESS. STRUCT.
 CIVIL. ELEC. DTL.
 CHEM. ELEC.

PARKING SPACE CALCULATIONS

GROSS FLOOR AREA - 218,626
 USABLE FLOOR AREA - 174,901 (80% OF GROSS FLOOR AREA) 68% CALCULATED-NOT USED
 PARKING REQUIREMENT = 1 SPACE FOR EACH 150 SQUARE FEET OF USABLE FLOOR AREA
 NUMBER OF SPACES = $\frac{174,901 \text{ SF}}{150 \text{ SF}} = 1166$
 PARKING SPACE SIZE = 10 FT x 20 FT WITH 25 FT LANES (WIDTH)
 NUMBER OF SPACES PROVIDED = 1417
 NUMBER OF HANDICAP SPACES REQUIRED = 22
 NUMBER OF HANDICAP SPACES PROVIDED = 22

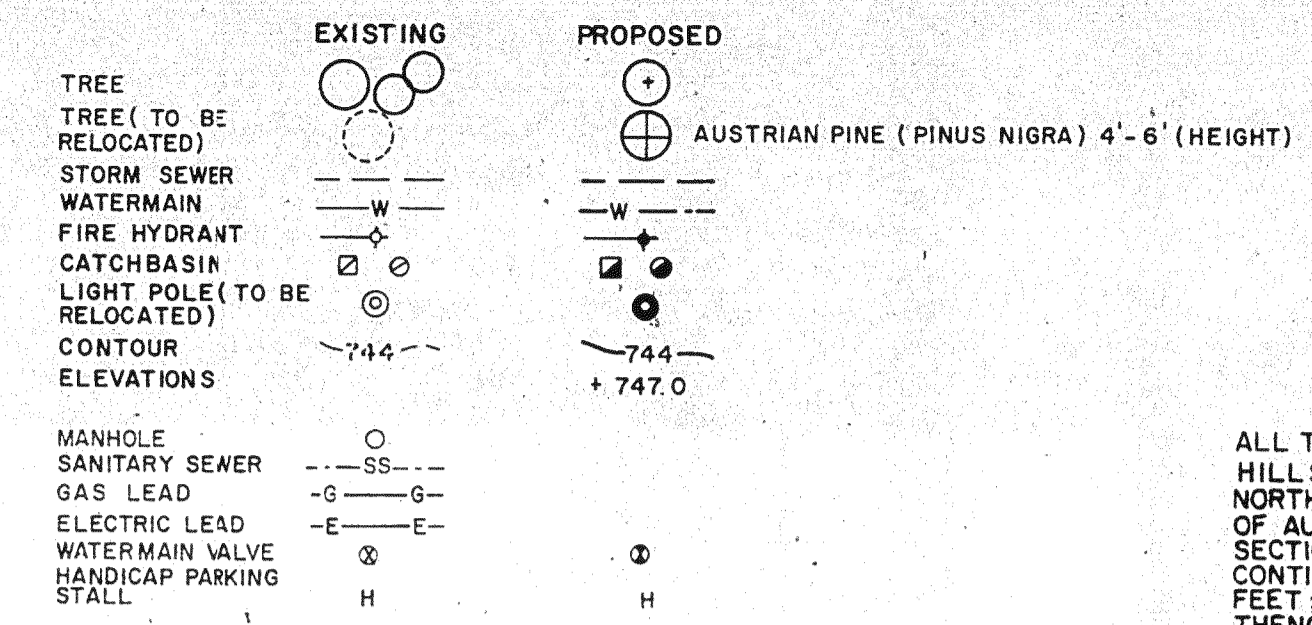
PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE
LANDSCAPE PLANTERS (7) IN PARKING LOT			
CM	ACER RUBRUM 'SCARLET SENTINEL'	COLUMNAR MAPLE	3" CAL. B&B
CURBED ISLANDS			
FC	FLORIBUNDA	JAPANESE FLOWERING CRAB	2 1/2" CAL. B&B
AP	PINUS NIGRA	AUSTRIAN PINE	6'-7" (HEIGHT)
RM	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	3" B&B

AREA CALCULATIONS

GROSS LAND AREA - 46.39 ACRES
 NET LAND AREA - 42.98 ACRES

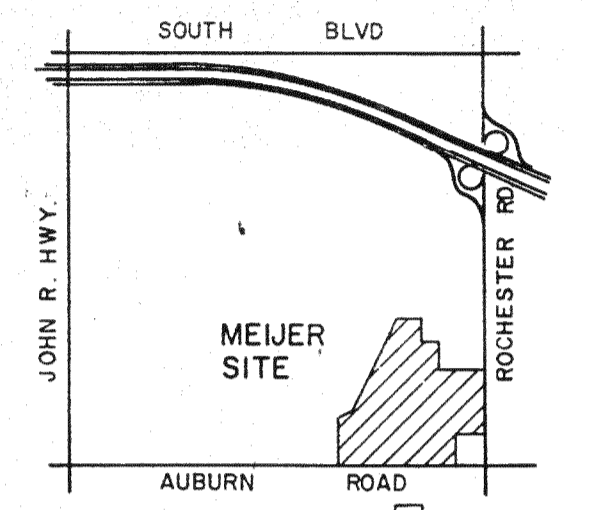
LEGEND



PROPRIETOR:
 MEIJER, INC.
 2727 WALKER AVE., N.W.
 GRAND RAPIDS, MI. 49504

PROPERTY DESCRIPTION

ALL THAT PART OF THE NW 1/4 OF SECTION 35, T3N-R1E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING ON THE NORTH LINE OF SECTION 35, WHICH LINE IS ALSO THE ORIGINAL CENTERLINE OF AUBURN RD. AT A POINT DISTANT DUE EAST, 378.42 FEET ALONG THE NORTH SECTION LINE FROM THE NORTHWEST CORNER OF SAID SECTION 35; THENCE S 89° 35' 42" W, 278.86 FEET; THENCE S 89° 35' 42" W, 150.00 FEET; THENCE N 00° 11' 30" E, 298.24 FEET; THENCE S 89° 58' 17" W, 600.00 FEET; THENCE N 00° 11' 30" E, 298.24 FEET; THENCE S 89° 58' 17" W, 600.00 FEET; THENCE ALONG THE WEST LINE OF SAID SECTION 35, WHICH IS ALSO THE ORIGINAL CENTERLINE OF ROCHESTER ROAD, N 00° 11' 30" E, 720.77 FEET; THENCE DUE EAST, 382.16 FEET; THENCE N 00° 23' 59" W, 362.46 FEET TO THE POINT OF BEGINNING; CONTAINING A TOTAL OF 46.39 ACRES OF GROSS LAND AND SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE WESTERLY 87 FEET USED FOR ROCHESTER RD. B OVER THE NORTHERLY 33 FEET USED FOR AUBURN ROAD AND ALSO SUBJECT TO ANY OTHER EASEMENTS OF RECORD.



LOCATION MAP
 SCALE 1" = 2000'

NOTE:
 ALL AREAS APPROXIMATE, AREAS WILL BE MARKED BY ARCHITECT, OWNER AND CONTRACTOR PRIOR TO START. ALL CONSTRUCTION PRACTICES AND MATERIALS SHALL CONFORM WITH PROJECT SPECIFICATIONS. (SITEWORK AND PAVING).
 ① SAWCUT, REMOVE TO SUBGRADE, RECOMPACT, REPLACE WITH MIN. 8" AGG. BASE, 2 1/2" 1300L 20AAA, 1 1/2" 1300 T 20AAA.
 ② ROUT AND SEAL CRACKS, AND JOINTS
 ③ CLEAN, MILL AND OVERLAY WITH MIN. 1 1/2" 1300T 20AAA. OVERLAY SHALL BE PLACED SO THAT EXISTING DRAINAGE PATTERNS ARE NOT DISTURBED.
 CONTRACTOR SHALL PERFORM WORK AS DIRECTED BY CM/C TO CAUSE LEAST DISRUPTION TO STORE OPERATIONS.

PARKING (BY AREA)

AREA	EXISTING STALLS	PROPOSED STALLS
AREA 'A'	EXISTING STALLS 176	PROPOSED STALLS 183
AREA 'B'	EXISTING STALLS 6	PROPOSED STALLS 56
AREA 'C'	EXISTING STALLS 1066	PROPOSED STALLS 1038
AREA 'D'	EXISTING STALLS 140	

10-25-89 ISSUED FOR BULLETIN NO. 6

NO.	DATE	SUBJECT

DRAWN: *Kick*
 CHECKED: *[Signature]*
 DESIGNED: *[Signature]*
 DEPT. MGR.: *[Signature]*
 PROJ. MGR.: *[Signature]*



SSOE, INC.
 ENGINEERS ARCHITECTS PLANNERS LAND SURVEYORS
 200 MOTT FOUNDATION BUILDING
 FLINT, MICHIGAN 48502 TEL. 313-238-5200

JOB TITLE

MEIJER-57

3175 ROCHESTER RD.
 ROCHESTER HILLS, MICHIGAN

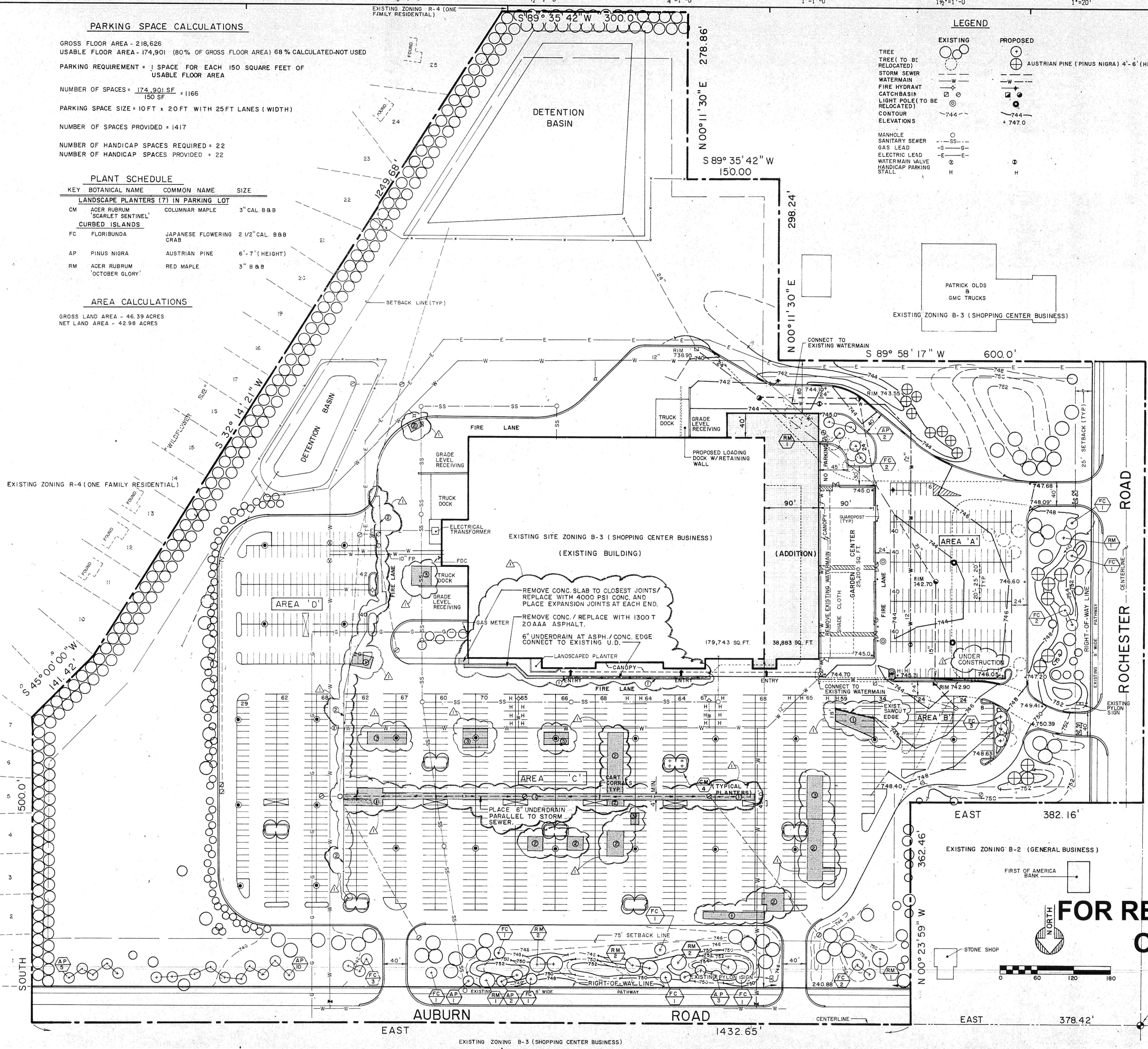
MAINTENANCE
 REPAIR PLAN

PROJECT NUMBER 893100-70
 DRAWING P005782057D

FOR REFERENCE ONLY
 NOT TO SCALE



NORTHWEST CORNER
 SECTION 35, T3N-R1E



EXISTING ZONING B-3 (SHOPPING CENTER BUSINESS)

EXISTING ZONING B-2 (GENERAL BUSINESS)

EXISTING ZONING B-3 (SHOPPING CENTER BUSINESS)

