

VICINITY MAP



LOCATION MAP



BUILDING RENDERING

ROCHESTER HILLS OAKLAND COUNTY, MICHIGAN

BIGGBY® COFFEE BCubed Drive-thru

PROJECT DESCRIPTION:

Installation of a BIGGBY® COFFEE BCubed drive-thru building on leased space as shown for walk-up and drive-thru business only.

PROJECT DETAILS

Owner / Developer
Kyan Flynn/Deanna Richard
807 Ironstone Drive
Rochester Hills, MI 48307

Property Owner
Meijer
2929 Walker Ave. N.W.
Grand Rapids, MI 49544

Property Information

Address: 3175 S Rochester Rd,
Rochester Hills, MI 48307
Parcel #: 15-35-100-056

Legal Description:

T3N, R11E, SEC 35 PART OF NW 1/4 BEG AT PT DIST N 87-47-36 E 506.61 FT FROM NW SEC COR, TH N 87-47-36E 742.59 FT, TH S 02-12-26 E 151 FT, TH N 87-47-36 E 176.49 FT, TH ALG CURVE TO RIGHT, RAD 90 FT, CHORD BEARS S 47-07-51 E 127.45 FT, DIST OF 141.61 FT, TH S 02-03-15 E 537.56 FT, TH S 28-07-01 W 179.50 FT, TH S 59-58-03 E 65 FT, TH S 30-02-02 W 180.94 FT, TH S 87-48-01 W 785.96 FT, TH N 02-04-09 W 38.36 FT, TH S 87-47-32 W 145.23 FT, TH N 02-12-28 W 49.54 FT, TH N 50-46-36 W 206.76 FT, TH S 87-45-48 W 211.98 FT, TH N 02-00-59 W 30.56 FT, TH S 72-55-39 E 16.88 FT, TH N 87-59-01 E 154.80 FT, TH ALG CURVE TO LEFT, RAD 24 FT, CHORD BEARS N 49-22-36 E 21.66 FT, DIST OF 22.47 FT, TH N 22-33-07 E 41.66 FT, TH N 02-00-59 W 24 FT, TH N 87-59-01 E 43.14 FT, TH ALG CURVE TO LEFT, RAD 14.50 FT, CHORD BEARS N 42-55-13 E 20.53 FT, DIST OF 22.81 FT, TH N 02-08-35 W 214.30 FT, TH ALG CURVE TO LEFT, RAD 8.50 FT, CHORD BEARS N 40-54-35 W 10.64 FT, DIST OF 11.50 FT, TH ALG CURVE TO RIGHT, RAD 59.30 FT, CHORD BEARS N 70-50-59 W 18.20 FT, DIST OF 18.27 FT, TH N 62-01-25 W 74.28 FT, TH S 89-36-52 W 110.84 FT, TH S 00-23-08 E 30.06 FT, TH S 89-36-52 W 62.56 FT, TH N 02-00-59 W 101.61 FT, TH ALG CURVE TO LEFT, RAD 65.74 FT, CHORD BEARS S 61-11-28 E 47.82 FT, DIST OF 48.95 FT, TH S 82-31-11 E 47.86 FT, TH ALG CURVE TO LEFT, RAD 21.93 FT, CHORD BEARS N 62-41-08 E 25.03 FT, DIST OF 26.64 FT, TH N 27-53-28 E 44.28 FT, TH N 42-50-28 E 13.79 FT, TH ALG CURVE TO RIGHT, RAD 79.74 FT, CHORD BEARS N 57-18-58 E 39.86 FT, DIST OF 40.29 FT, TH N 02-00-59 W 30.34 FT, TH N 87-47-31 E 118.16 FT, TH S 02-36-28 E 21.14 FT, TH ALG CURVE TO LEFT, RAD 186 FT, CHORD BEARS N 39-37-49 E 248.13 FT, DIST OF 271.63 FT, TH N 02-12-24 W 126 FT, TH ALG CURVE TO LEFT, RAD 40 FT, CHORD BEARS N 47-12-24 W 56.57 FT, DIST OF 62.83 FT, TH N 02-12-24 W 33 FT TO BEG 27.56 A

A conditional use permit is required for the proposed drive-through. Refer to Section 138-1.203 of the Zoning Ordinance for required signage that must be placed on the property 15 calendar days prior to the public hearing.

Fire & Building Code:
Construction Type: VB
Occupancy Type: B
Occupant Load: 4
Number of Stories: 1
Building will not have an automatic sprinkler system

Zoning Information

District: B3
Setbacks
Front: 75'
Side: 25'
Rear: 75'
Max Bldg. Height: 30'

Site Coverage
Lease Area: 10,260 SF
Building: 349 SF

Parking Summary

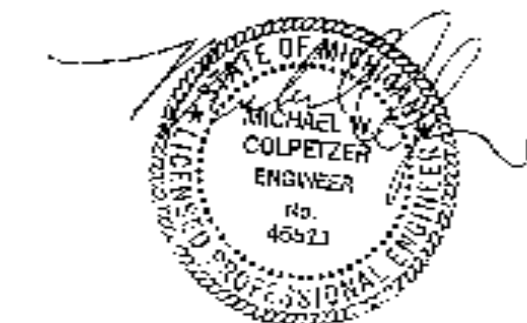
Existing Parking Spaces : 852, not including TCF Bank Spaces
Proposed Spaces: 819
* Actual parking usage will typically be 2 employees.
Drive Thru Stacking Provided: 10 Spaces

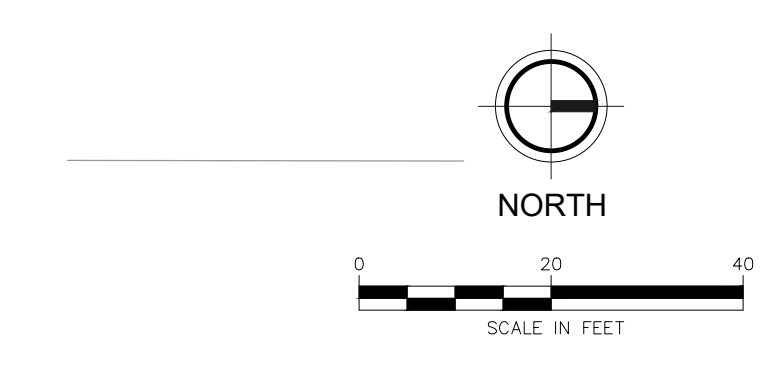
The total square footage of Meijer should be provided in order to determine adequate parking prior to the Planning Commission meeting.

INDEX OF DRAWINGS

DESCRIPTION	SHEET NO.
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BUILDING WATER/SEWER CONNECTION	G002
PHOTOMETRIC SITE PLAN	E103
STRUCTURAL DETAIL REFERENCE	S101

Site Plan Review		
Reviewed for compliance to the City Ordinance, Building and Fire Codes		
Department	Reviewer	Approved
Planning		
Building	Mark Artinian 248-841-2446 ArtinianM@RochesterHills.org	Yes
Engineering	Jason Boughton 248-841-2490 BoughtonJ@RochesterHills.org	Yes
Traffic		
Nat. Resources	Matt Einheuser 248-841-2551 EinheuserM@RochesterHills.org	Yes
Fire	Lt. Ann Kordas 248-841-2701 KordasA@RochesterHills.org	Yes
City of Rochester Hills Planning & Economic Development		
Conditions and mark-ups noted throughout the plan set must be addressed prior to final approval.		





- NOTES
- ① CONCRETE CURB & GUTTER - SEE DETAIL SHEET C105
 - ② CONCRETE SIDEWALK - SEE DETAIL SHEET C105
 - ③ 4" WIDE PAINTED LINE PER MUTCD (YELLOW)
 - ④ CONCRETE BUILDING CURB - SEE DETAIL SHEET C105
 - ⑤ BOLLARD - SEE DETAIL SHEET C105
 - ⑥ PAINTED DIRECTIONAL ARROWS PER MUTCD
 - ⑦ DRIVE-THRU MENU BOARD
 - ⑧ BYPASS LANE
 - ⑨ ASPHALT PAVING - SEE DETAIL SHEET C105
 - ⑩ SEALCOAT PAVEMENT TO OBSCURE EXISTING PARKING STRIPING
 - ⑪ TRASH ENCLOSURE w/ CONC. PAVING- SEE DETAIL SHEET C105
 - ⑫ INSTALL ADA SIGNAGE AND STRIPING
 - ⑬ LEASE AREA
 - ⑭ HANDRAIL
 - ⑮ AREA TO RECEIVE GRASS, STONE MULCH OR ARTIFICIAL TURF
 - ⑯ ADA CURB RAMP
 - ⑰ STEPS WITH HANDRAIL - 4 RISERS
 - ⑱ PEDESTRIAN CROSSWALK

While adequate stacking has been provided, recent experience has shown that stacking can exceed requirements at times. The applicant should be prepared to address how overflow stacking would be accommodated and may want to consider a one way drive aisle near the drive entrance/exit for smoother traffic flow.

2nd Amendment to Water Main Easement Liber 36876 Page 238

REVISION:

BIGGBY® COFFEE BCubed Drive-thru
3175 S ROCHESTER ROAD, ROCHESTER HILLS, MI 48307

SITE PLAN

DESIGN TEAM: PROJ MGR: BJS
DESIGNED BY: MWC
DRAWN BY: RCL
CHECK BY:

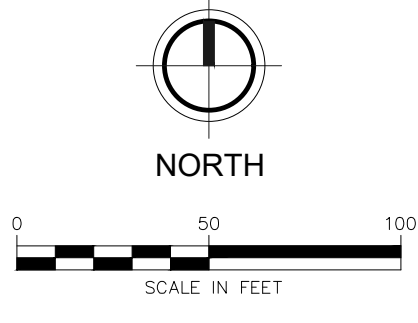
DRAWING INFORMATION:
C101
083021 michaelc

NOT FOR CONSTRUCTION

APRIL, 2021
F&V PROJECT NO.
850350

C101

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2960 Lucerne Drive SE
Grand Rapids, MI 49546
P: 616.877.1000
F: 616.877.1005



666 McKinley Ave.
Alpena, MI 49707
(877) 422-8233

REVISION:

BIGGBY® COFFEE BCubed Drive-thru
3175 S ROCHESTER ROAD, ROCHESTER HILLS, MI 48307

SITE PLAN OVERVIEW

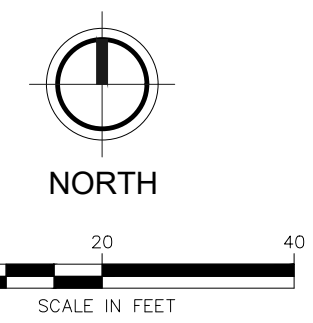
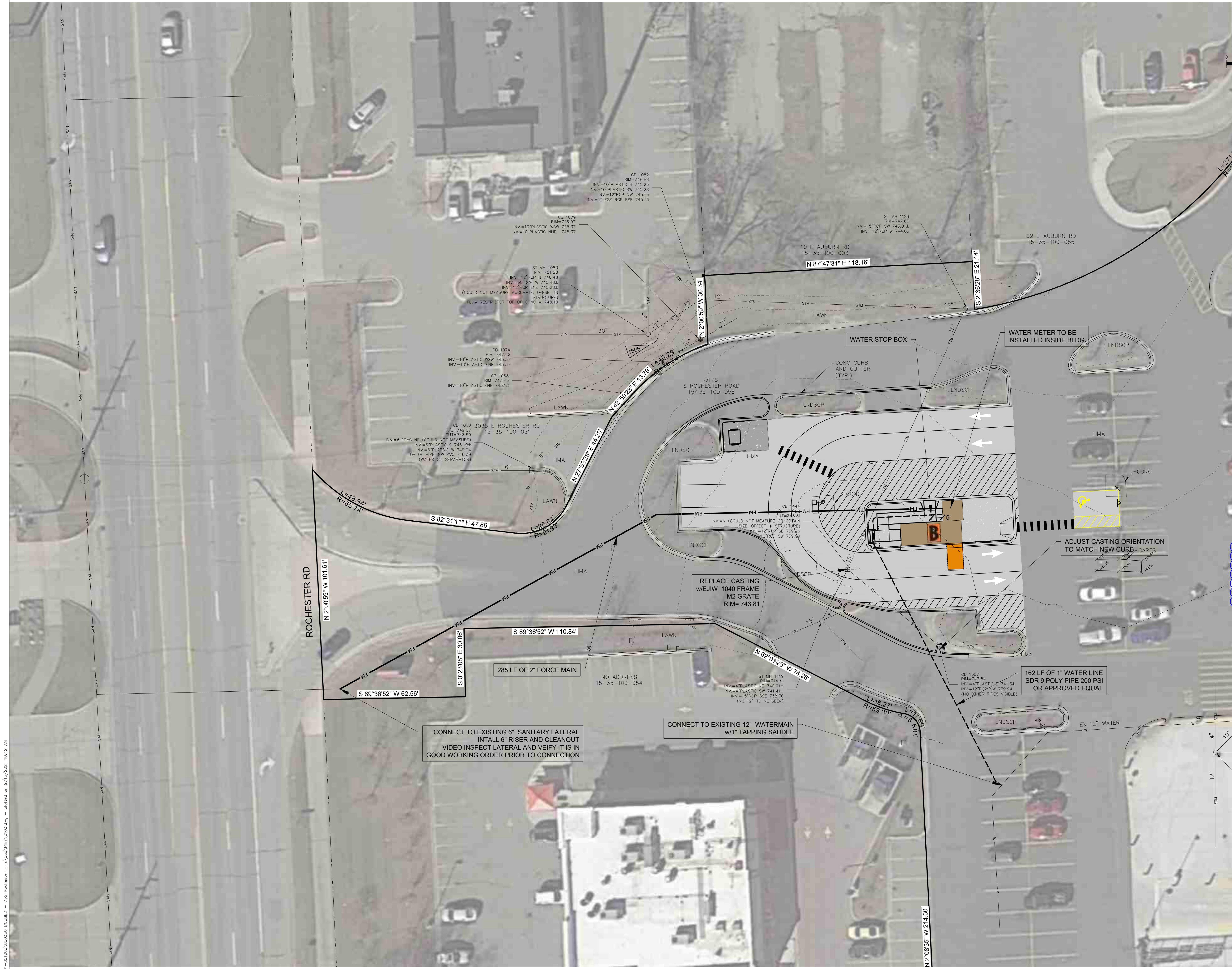
DESIGN TEAM:	PROJ MGR:	BTS
	DESIGNED BY:	MWC
	DRAWN BY:	RCL
	CHECK BY:	

DRAWING INFORMATION:
C102
083021 michaelc

NOT FOR CONSTRUCTION

APRIL, 2021
FAV PROJECT NO.
850350

C102



GENERAL NOTES

1. UTILITIES SHALL BE EXTENDED UNDER ROAD USING TRENCHLESS METHODS
2. ROADWAY SHALL REMAIN OPEN AT ALL TIMES.
3. CALL 811 AT LEAST 72 HOURS PRIOR TO BEGINNING ANY EXCAVATION.

Revise to CFS, see example attached

REU CALCULATIONS
 OAKLAND COUNTY:
 1 REU = 2.44 PEOPLE AT 100 GAL/DAY/PERSON = 244 GAL/DAY
 ANTICIPATED SEWER DISCHARGE ESTIMATED AT 191 GAL/DAY
 (191 GAL/DAY) / (244 GAL/DAY/REU) = 0.78 REU

IMPERVIOUS AREA CALCULATION
 PERVIOUS PLANTER AREA PRIOR TO IMPROVEMENTS: 2,808 SF
 PERVIOUS PLANTER AREA AFTER IMPROVEMENTS: 3,493 SF
 NET REDUCTION IN IMPERVIOUS AREA: 685 SF



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UTILITY PLAN

DESIGN TEAM: PROJ MGR: BTS
 DESIGNED BY: MWG
 DRAWN BY: RCL
 CHECK BY:

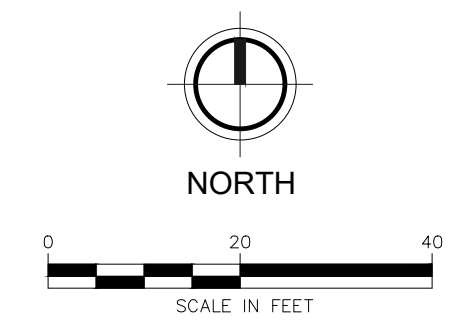
DRAWING INFORMATION:
 C103
 083021 michaelc

NOT FOR CONSTRUCTION

APRIL, 2021
 F&W PROJECT NO:
 850350

C103

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GENERAL NOTES

TOPOGRAPHIC FIELD SURVEY WAS PERFORMED BY FLEIS AND VANDENBRINK ENGINEERING, INC. IN JUNE 2021.

THE LOCATION OF UTILITIES DEPICTED ON THIS DRAWING WERE DETERMINED FROM ON-SITE OBSERVATION. UTILITIES MAY NOT BE IN THE EXACT POSITION SHOWN. NO UTILITY INFORMATION FROM UTILITY OWNERS HAS BEEN REQUESTED OR PROVIDED AT THIS TIME. BEFORE CONSTRUCTION OR ANY SUBSURFACE WORK CONTACT MISS DIG AND EXERCISE CAUTION.

FLEIS AND VANDENBRINK ENGINEERING, INC. HAS NOT REVIEWED THIS PROJECT FOR ENVIRONMENTAL CONCERNS, SOIL CONTENT, FLOOD ZONE OR WETLAND CONCERNS EXCEPT AS SHOWN.

BEARINGS ARE BASED ON: MICHIGAN STATE PLANE, SOUTH ZONE

THE VERTICAL DATUM USED FOR THIS PROJECT IS: NAVD 88

LEGEND

- 640.80 SPOT GRADE: FINISH GRADE
- 790 --- EXISTING CONTOUR
- 791 ---
- 745.20 TC
744.70 FS SPOT GRADE: TOP OF CURB / FINISH SURFACE
- 745.18 FS/TP FINISH SURFACE/ TOP OF PAVEMENT
- 746.12 EX FS EXISTING FINISH SURFACE

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BIGGBY® COFFEE BCubed Drive-thru
3175 S ROCHESTER ROAD, ROCHESTER HILLS, MI 48307

GRADING PLAN

DESIGN TEAM: PROJ MGR: BJS
DESIGNED BY: MWC
DRAWN BY: RCL
CHECK BY:

DRAWING INFORMATION:
C104
083021 michelic

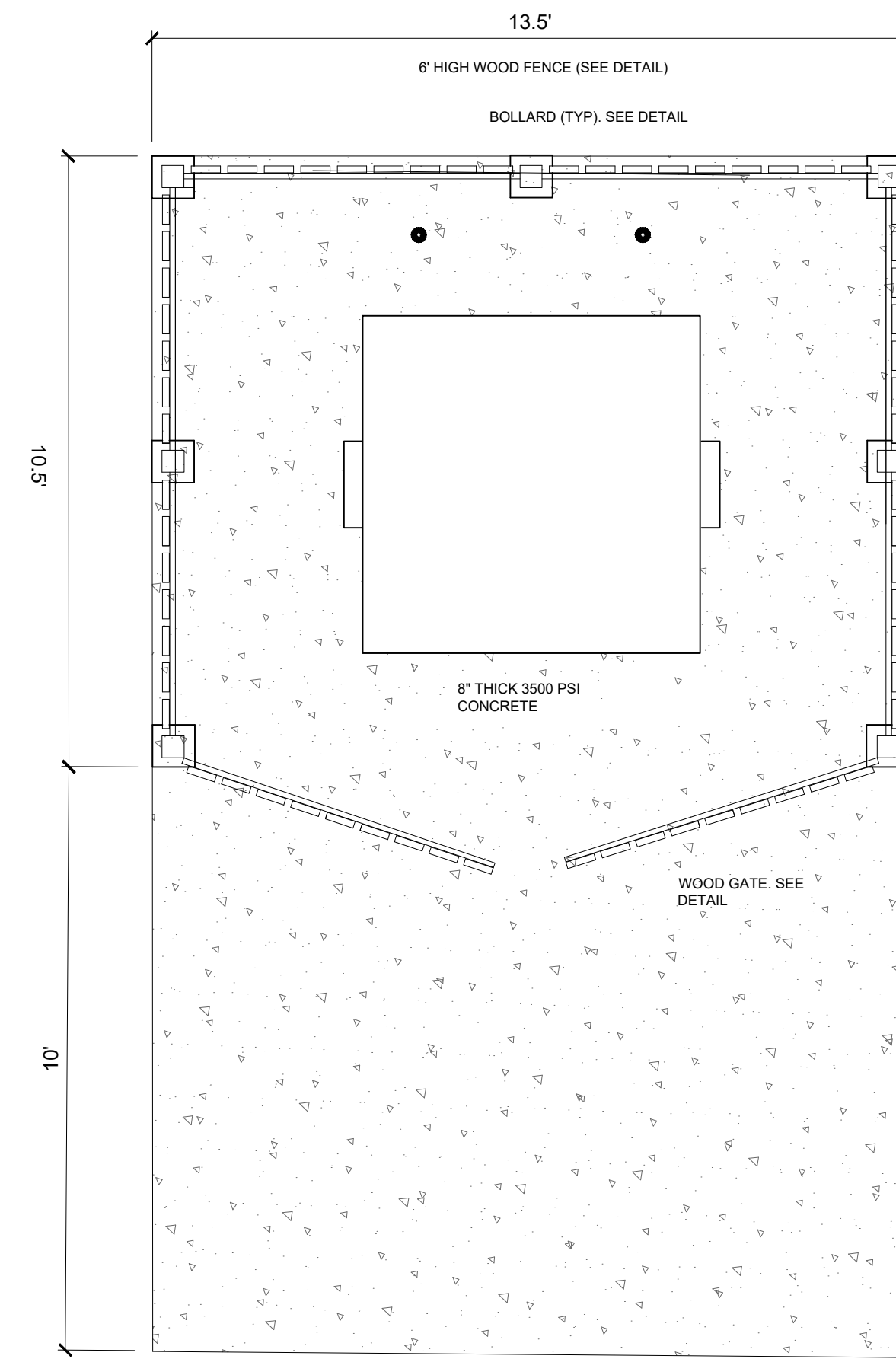
NOT FOR CONSTRUCTION

APRIL, 2021
F&V PROJECT NO.
850350

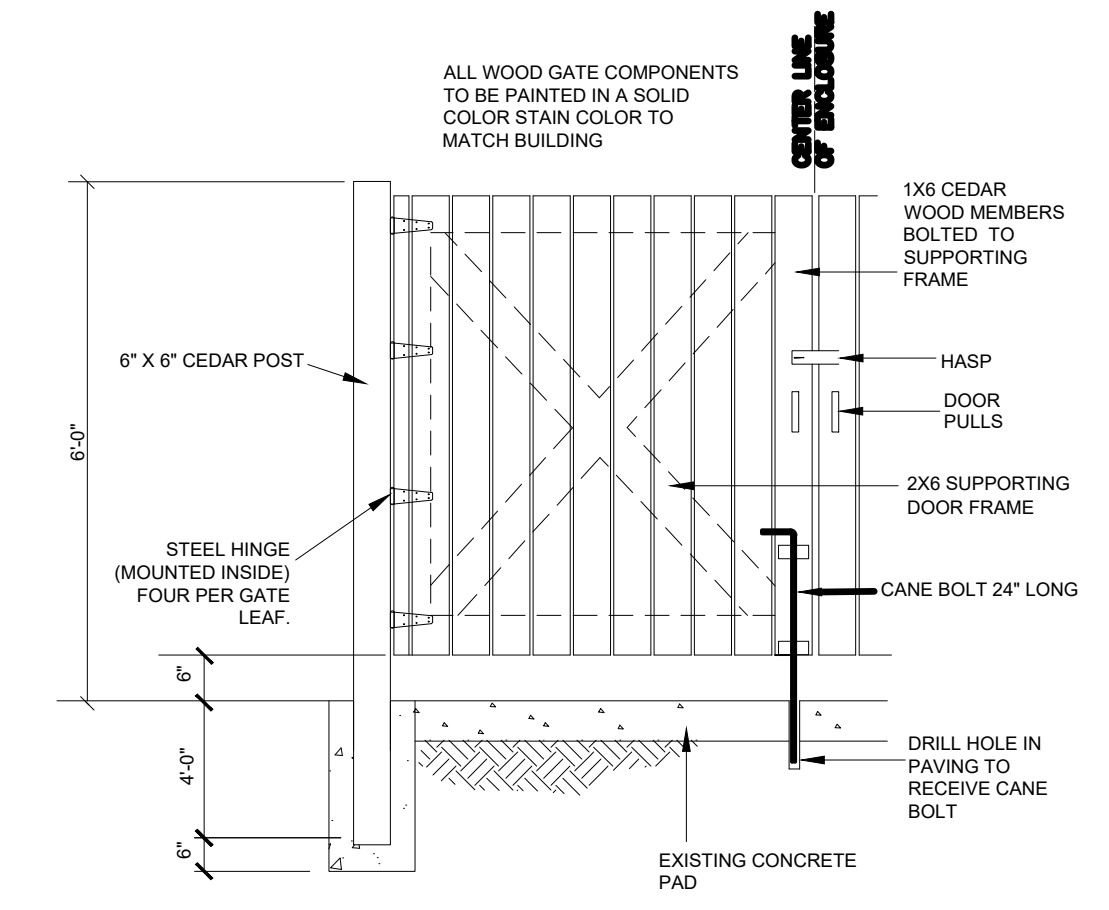
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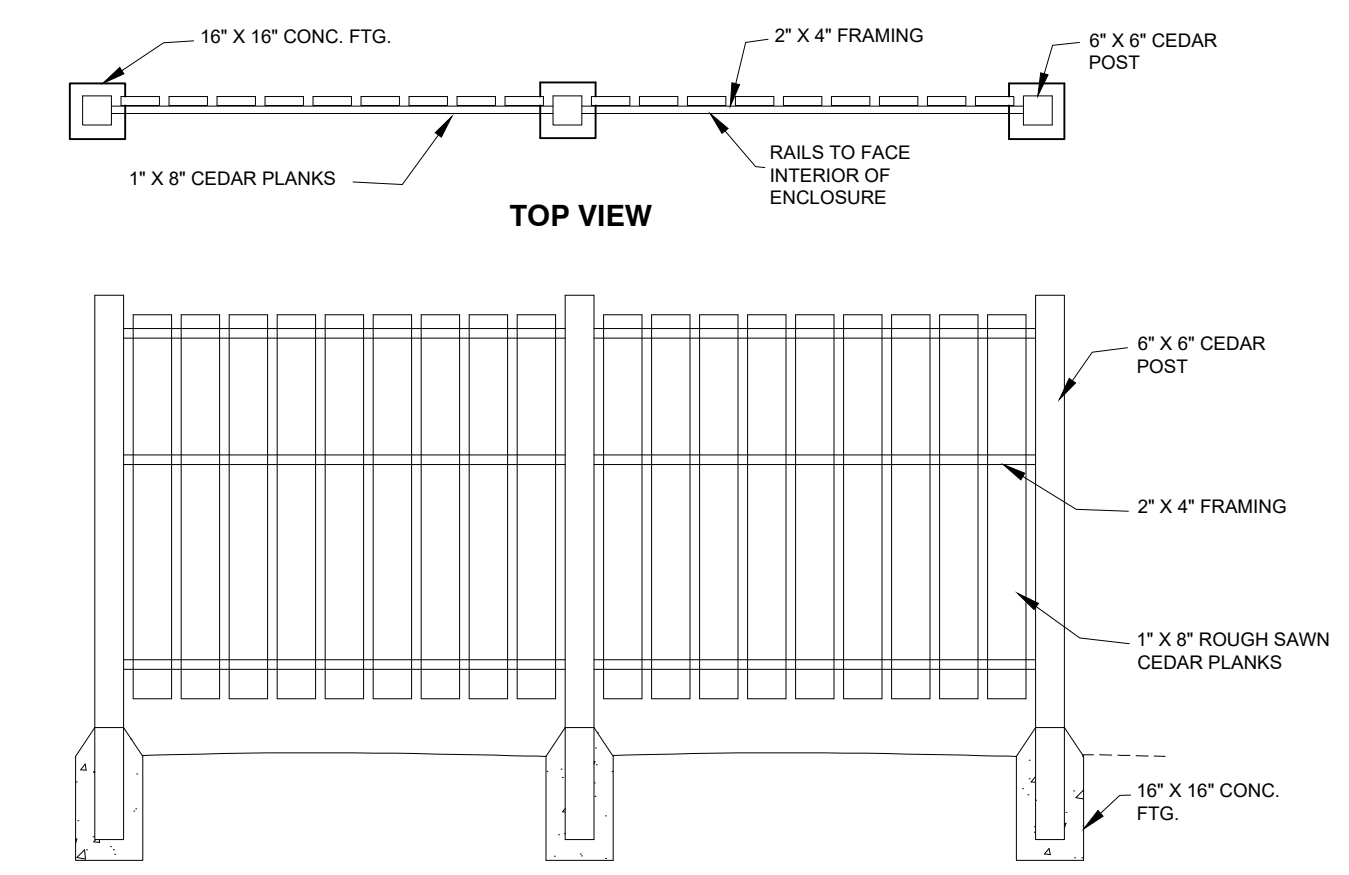
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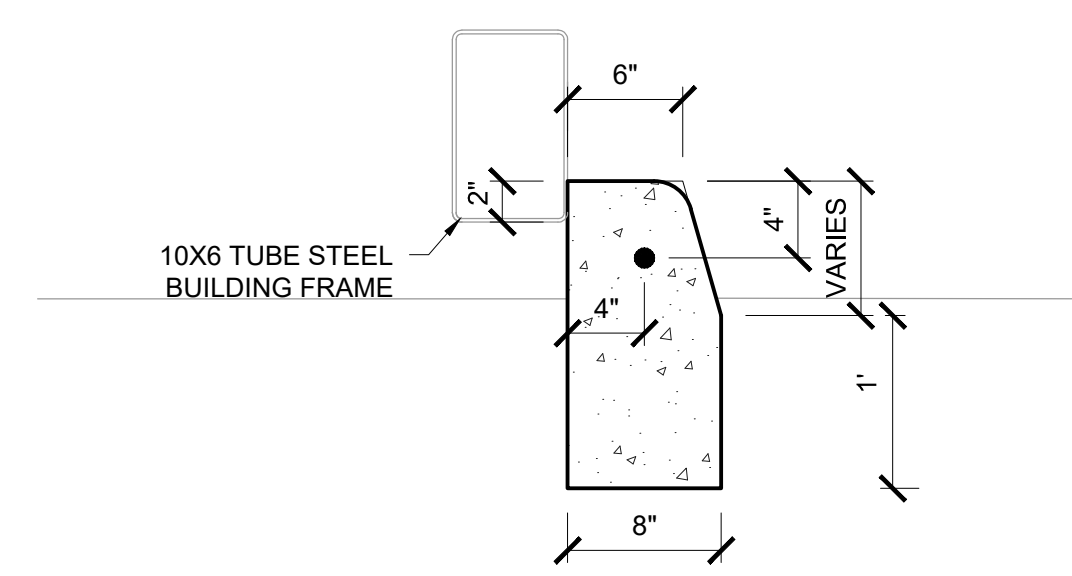
TRASH ENCLOSURE DETAIL
NOT TO SCALE



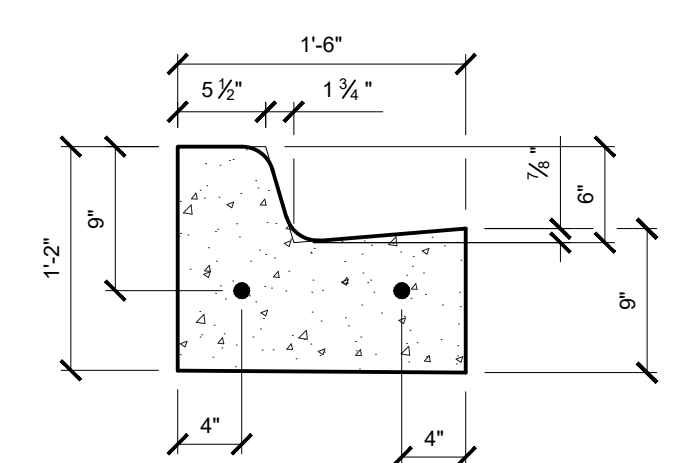
TRASH ENCLOSURE GATE DETAIL
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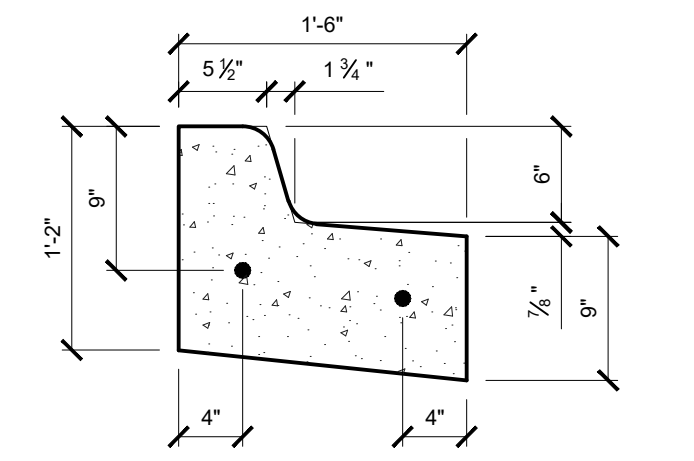
WOOD FENCE TRASH ENCLOSURE DETAIL
NOT TO SCALE



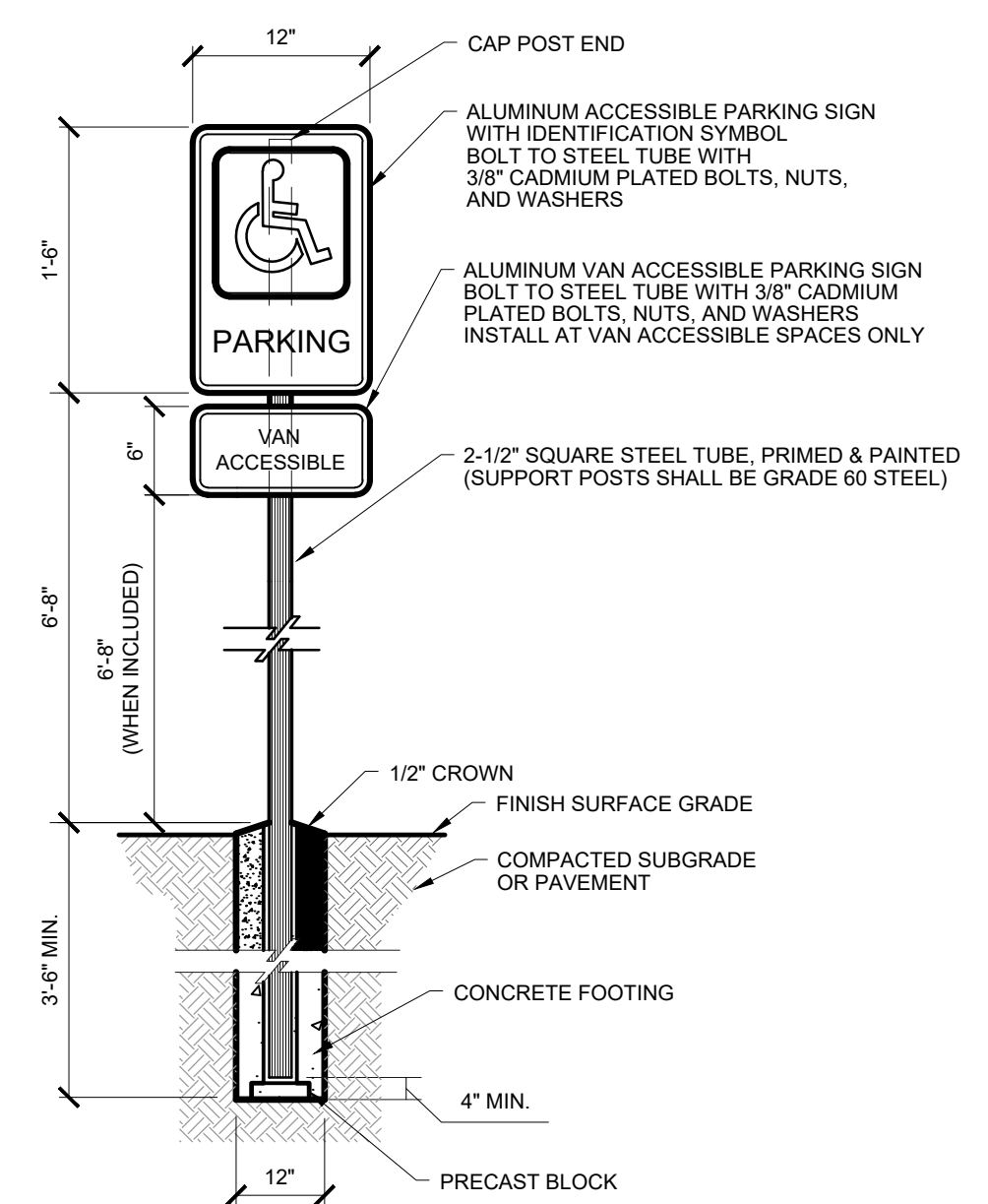
BUILDING CURB DETAIL
NOT TO SCALE



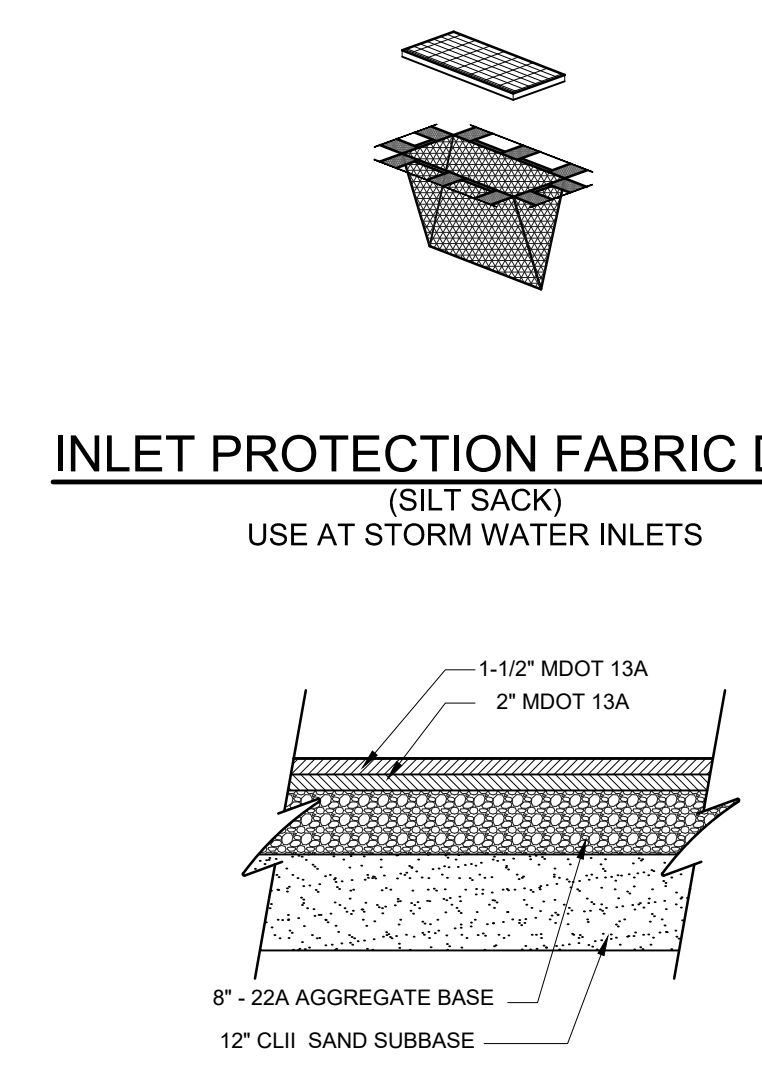
MDOT F2 CURB AND GUTTER
NOT TO SCALE



MDOT F2 CURB AND GUTTER, MODIFIED
NOT TO SCALE

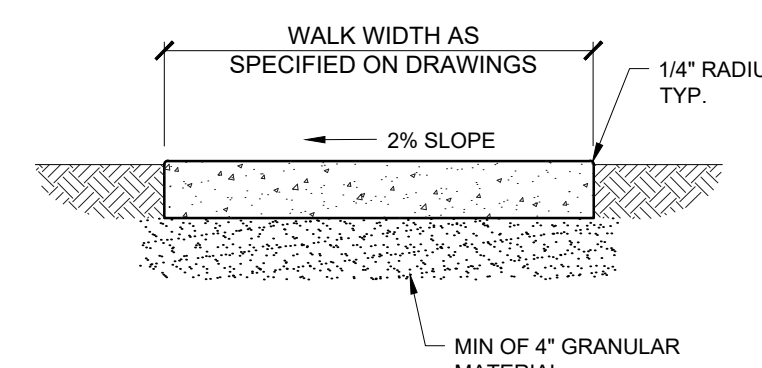


BARRIER FREE PARKING SIGN DETAIL
NOT TO SCALE



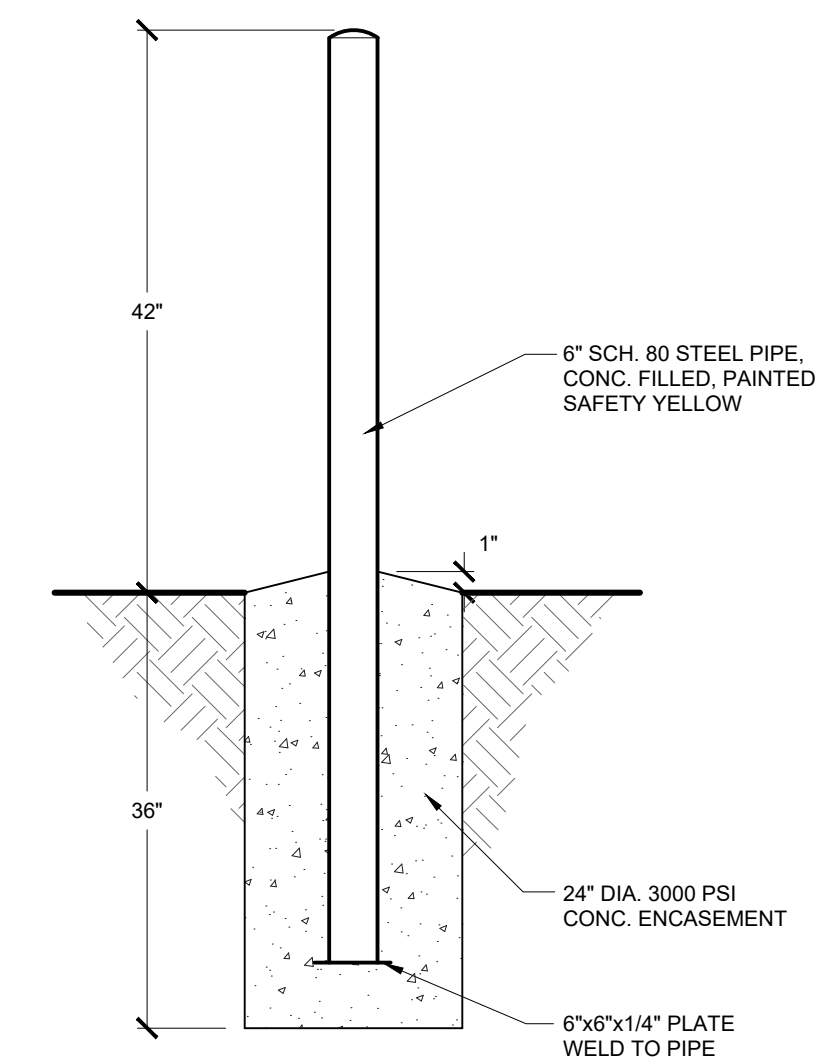
INLET PROTECTION FABRIC DROP (SILT SACK)
USE AT STORM WATER INLETS

TYPICAL HMA PAVEMENT SECTION
NOT TO SCALE

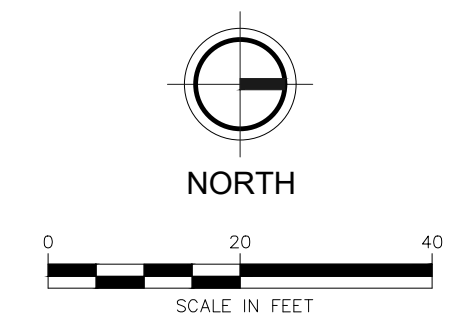


4" CONCRETE SIDEWALK

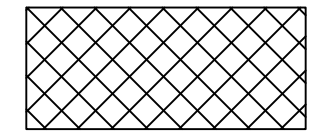
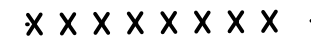

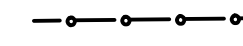
NOTES:
1. 1/2" EXPANSION JOINTS SHALL BE MAXIMUM OF 50' ON CENTER
2. 1/2" EXPANSION JOINT MATERIAL SHALL BE PLACED BETWEEN SIDEWALK AND RIGID STRUCTURES.
3. INsofar AS POSSIBLE, SIDEWALK SHALL BE DIVIDED INTO SQUARE UNIT AREAS BY MEANS OF CUT CONTROL JOINTS NOT MORE THAN 36 SFT OR LESS THAN 16 SFT.



PIPE BOLLARD DETAIL
NOT TO SCALE

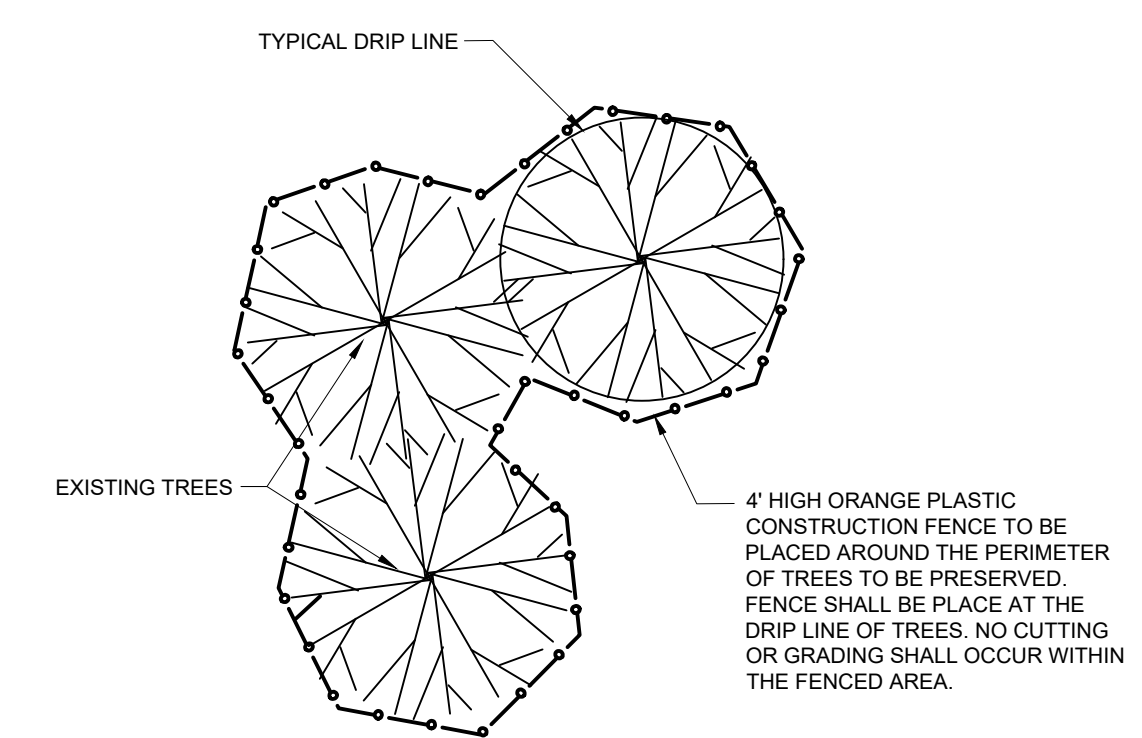


LEGEND

-  SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT
-  SAWCUT AND REMOVE EXISTING CURB & GUTTER
-  REMOVE EXISTING TREE
-  TREE PROTECTION

TREE REMOVAL TABLE

REGULATED TREES REMOVED (6" OR GREATER)	= 1 ea
REGULATED TREES PRESERVED (6" OR GREATER)	= 4 ea.
REQUIRED TREE REPLACEMENT (2")	= 1 ea.



EXISTING TREE PROTECTION DETAIL
NOT TO SCALE

REVISION:

BIGGBY® COFFEE BCubed Drive-thru
3175 S ROCHESTER ROAD, ROCHESTER HILLS, MI 48307

DEMOLITION PLAN

DESIGN TEAM: PROJ MGR: BJS
DESIGNED BY: MWC
DRAWN BY: RCL
CHECK BY:

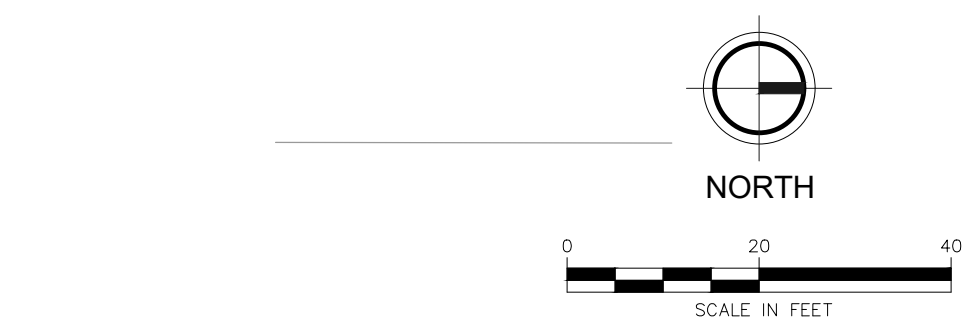
DRAWING INFORMATION:
C106 Demo Plan
083021 michaelc

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APRIL, 2021
F&V PROJECT NO. 850350

C106

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FIRE DEPARTMENT NOTES

1. A KNOX KEY SYSTEM SHALL BE INSTALLED IN A LOCATION APPROVED BY THE FIRE CODE OFFICAL. ORDERING INFORMATION IS A AVAILBLE FROM THE KNOX COMPANY AT www.knoxbox.com - IFC 2006 SEC. 1028.2
2. CONSTRUCITON SITE SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC 2006 CHAPTER 14
3. OPEN BURNING IS NOT PERMITTED, INCLUDING BUNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. OPEN BURNING FOR WARMING OF SAND AND/OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN THE CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES - FIRE PREVENTION ORDINANCE CHAPTER 58, SEC. 307.6.2 & 307.6.2.3 (MORTAR PERMIT CAN BE APPLIED FOR ONLINE)



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3175 S ROCHESTER ROAD, ROCHESTER HILLS, MI 48307

FIRE PROTECTION PLAN

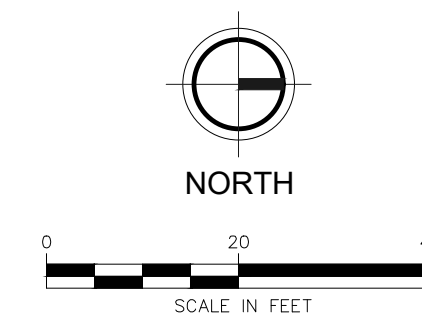
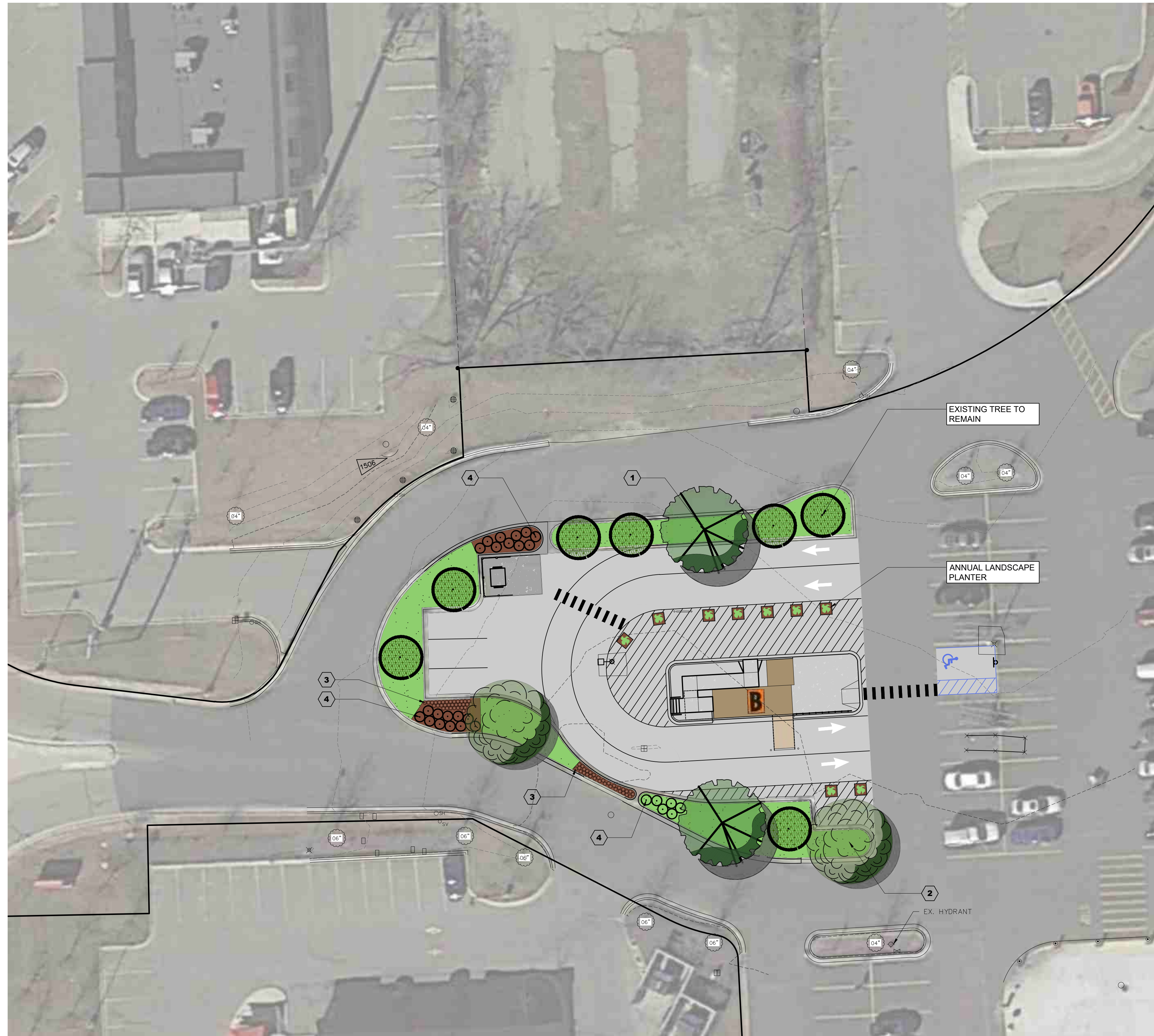
DESIGN TEAM:	PROJ MNGR: BTS
	DESIGNED BY: MWC
	DRAWN BY: RCL
	CHECK BY:

DRAWING INFORMATION:
C107
083121 michaelc

NOT FOR CONSTRUCTION

APRIL, 2021
F&V PROJECT NO. 850350

C107



PLANT MATERIAL LIST

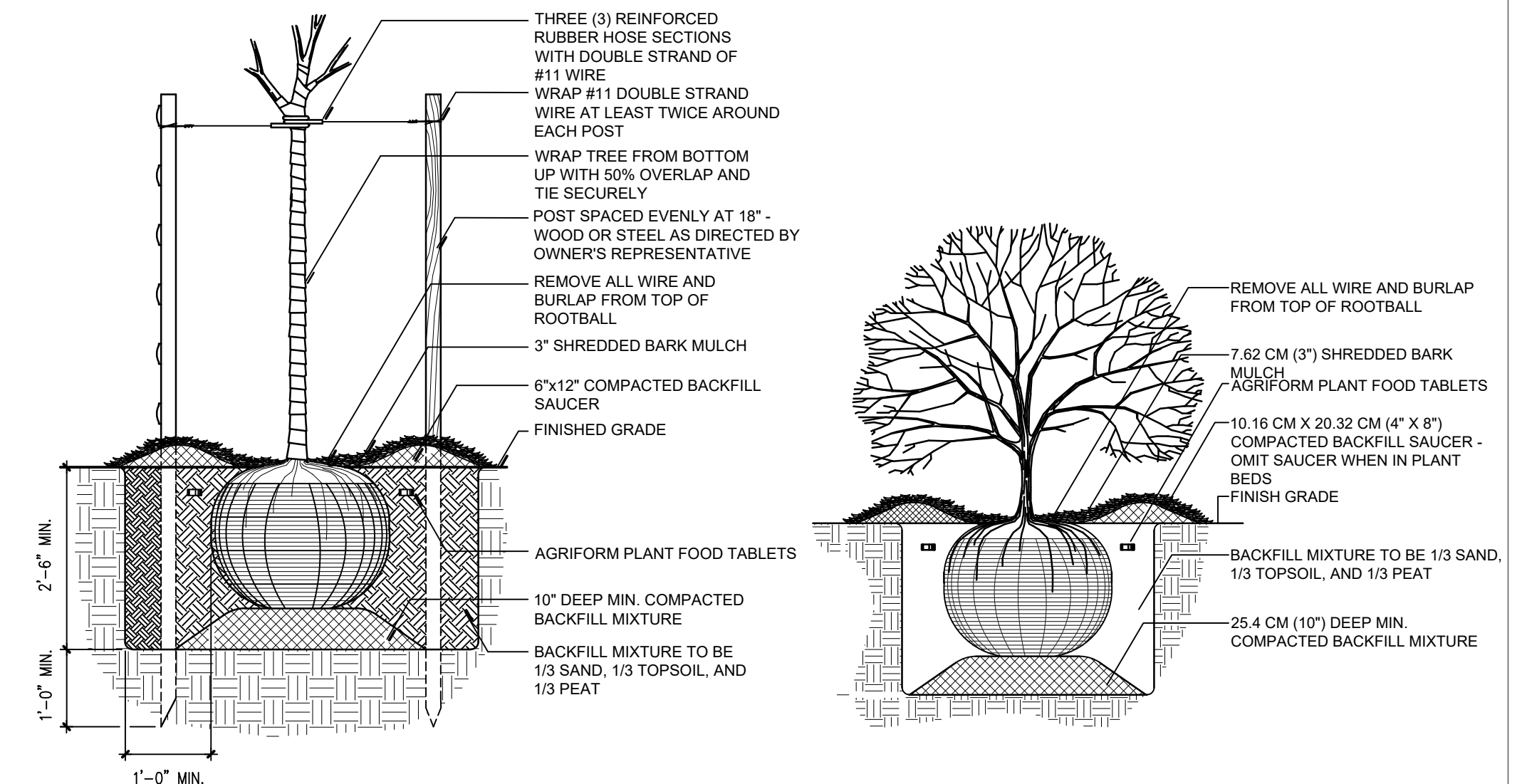
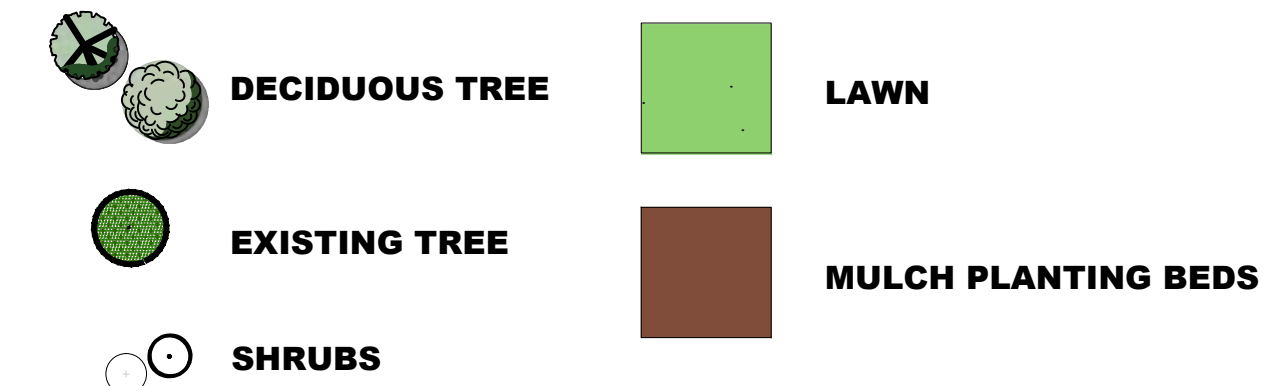
SHADE TREES

QTY	KEY	BOTANICAL NAME COMMON NAME	MIN. REQ'D SIZE	COMMENTS
1	2	<i>Acer rubrum</i> 'October Glory' Red Maple	Min. 3" Cal.	BALLED & BURLAPPED
2	LT	<i>Liriodendron tulipifera</i> Tulip Tree	Min. 3" Cal.	BALLED & BURLAPPED

SHRUBS

QTY	KEY	BOTANICAL NAME COMMON NAME	MIN. REQ'D SIZE	COMMENTS
3	CA	<i>Calamagrostis x acutiflora</i> Karl Foerster	# 3 CONT.	PLANT 24" - 36" O.C.
4	RR	<i>Rosa x 'Radtkopink'</i> Double Knockout Rose	# 3 CONT.	PLANT 3' - 4' O.C.

LANDSCAPE LEGEND KEY



TREE PLANTING DETAIL

NOT TO SCALE

SHRUB INSTALLATION

NOT TO SCALE

PLANTING NOTES

- ALL TREES SHALL RECEIVE A 5' DIAMETER RING OF EVENLY SPREAD HARDWOOD BARK MULCH 3" THICK.
- CONTRACTOR SHALL NOTIFY OUPS AT 811 TO LOCATE ANY UNDERGROUND UTILITY LINES OR STRUCTURES PRIOR TO STARTING CONSTRUCTION.
- ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS STOCK, GROWN WITH GOOD HORTICULTURAL PRACTICE AND INSTALLED IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- LAWN SEED SHALL BE PLACED OVER 4" TOPSOIL IN ALL PROPOSED LAWN AND RESTORATION AREAS AND MULCHED. SEED MIX SHALL BE HARDY AND OBTAINED FROM LOCAL SOURCES.
- ALL PLANTINGS AND LANDSCAPE IMPROVEMENTS SHALL BE CONSISTENT WITH THE STANDARDS OF THE CITY OF ROCHESTER HILLS PLANTING MANUAL AND LANDSCAPE REGULATION GUIDELINES.

NOTE

- PRIOR TO RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS MUST INSPECT ALL LANDSCAPE PLANTINGS.

LANDSCAPE MAINTENANCE NOTES

- ALL LANDSCAPE AREAS SHALL BE IRRIGATED. IRRIGATION SHALL ONLY OCCUR BETWEEN THE HOURS OF 12 AM AND 5 AM
- LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.
- PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.
- ALL DEAD, DAMAGED, OR DISEASED PLANT MATERIAL SHALL BE REMOVED IMMEDIATELY AND REPLACED WITHIN SIX MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. FOR PURPOSES OF THIS SECTION, THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1 AND FROM OCTOBER 1 UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE. THE CITY MAY NOTIFY PROPERTY OWNERS OF THE NEED TO REPLACE DEAD, DAMAGED, OR DISEASED MATERIAL.
- THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTERGRAL PART OF THE SITE PLAN APPROVAL. UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE AFOREMENTIONED PROCEDURES, ANY REVISIONS TO OR REMOVAL OF PLANT MATERIALS, OR NON-COMPLIANCE WITH THE MAINTENANCE REQUIREMENTS OF ZONING ORDINANCE SECTION 138-12.109 WILL PLACE THE PARCEL IN NON-CONFORMITY WITH THE APPROVED LANDSCAPE PLAN AND BE AN VIOLATION OF THE ORDINANCE.
- IF PROTECTED TREES ARE DAMAGED, A FINE SHALL BE ISSUED ON AN INCH-BY-INCH BASIS AT A MONITARY RATE AS DEFINED BY THE FORESTRY DEPARTMENT.

REVISION:

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3175 S ROCHESTER ROAD, ROCHESTER HILLS, MI 48307

DESIGN TEAM: PROJ MGR: BJS
DESIGNED BY: MWC
DRAWN BY: RCL
CHECK BY:

DRAWING INFORMATION:
L101 Landscape Plan
063121 michaelc

NOT FOR CONSTRUCTION

APRIL, 2021
F&W PROJECT NO.
850350

L100

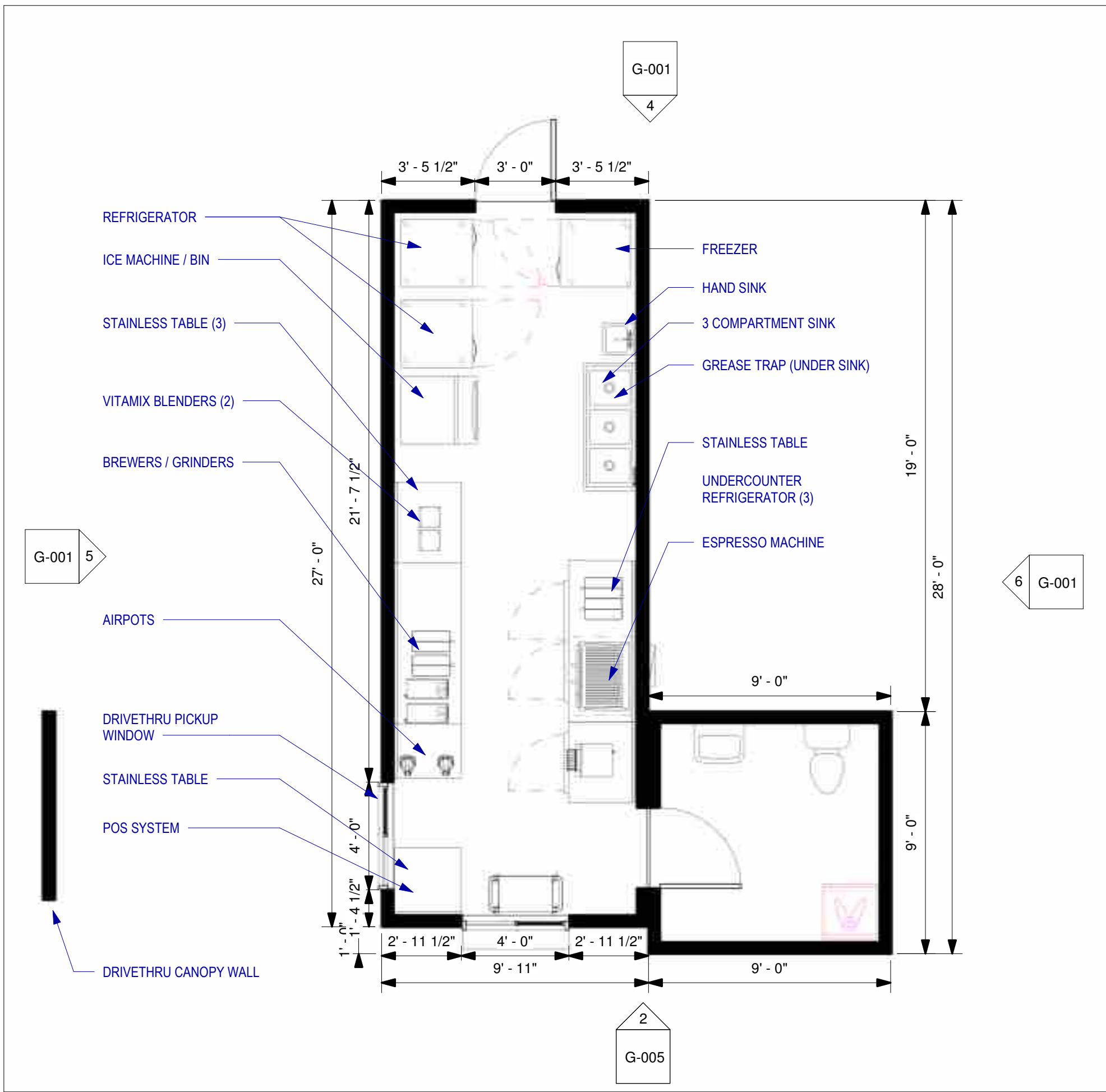
M:\Projects\061020\061020\061020 BCUBED - 732 Rochester Hills\061020 Landscape Plan.dwg - plotted on 9/13/2021 10:15 AM

BIGGBY BCUBED ARCHITECTURAL OVERVIEW

MODEL SMSD

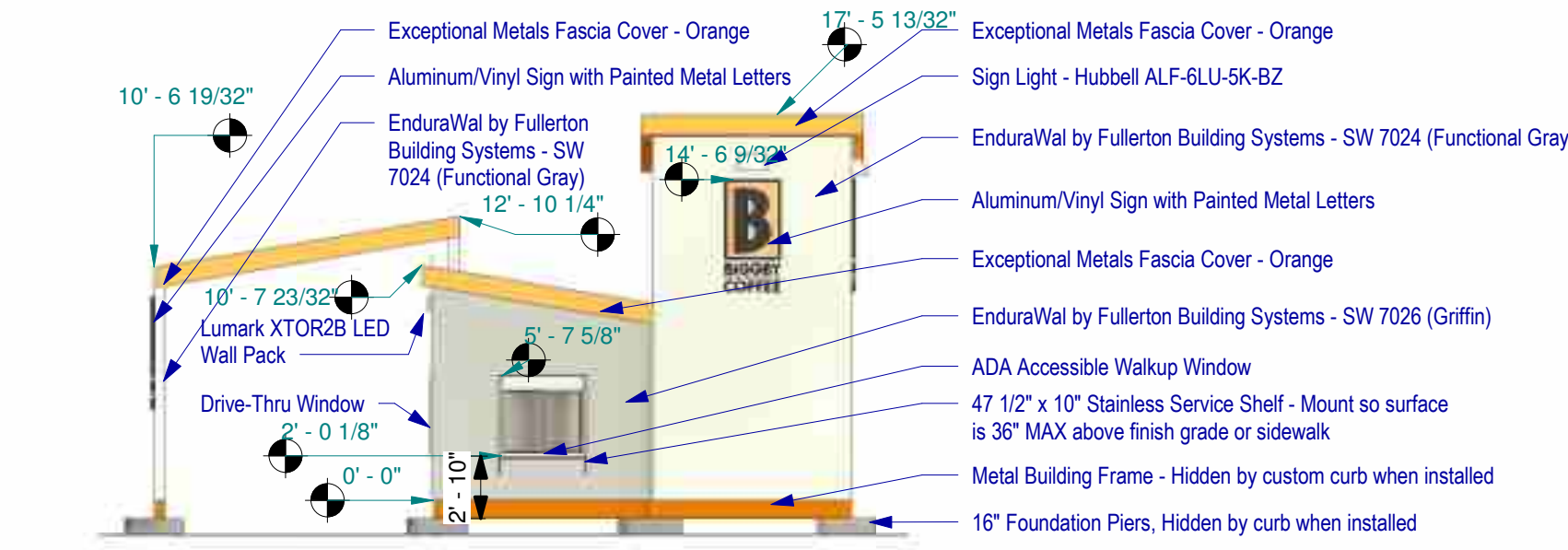


1 3D View

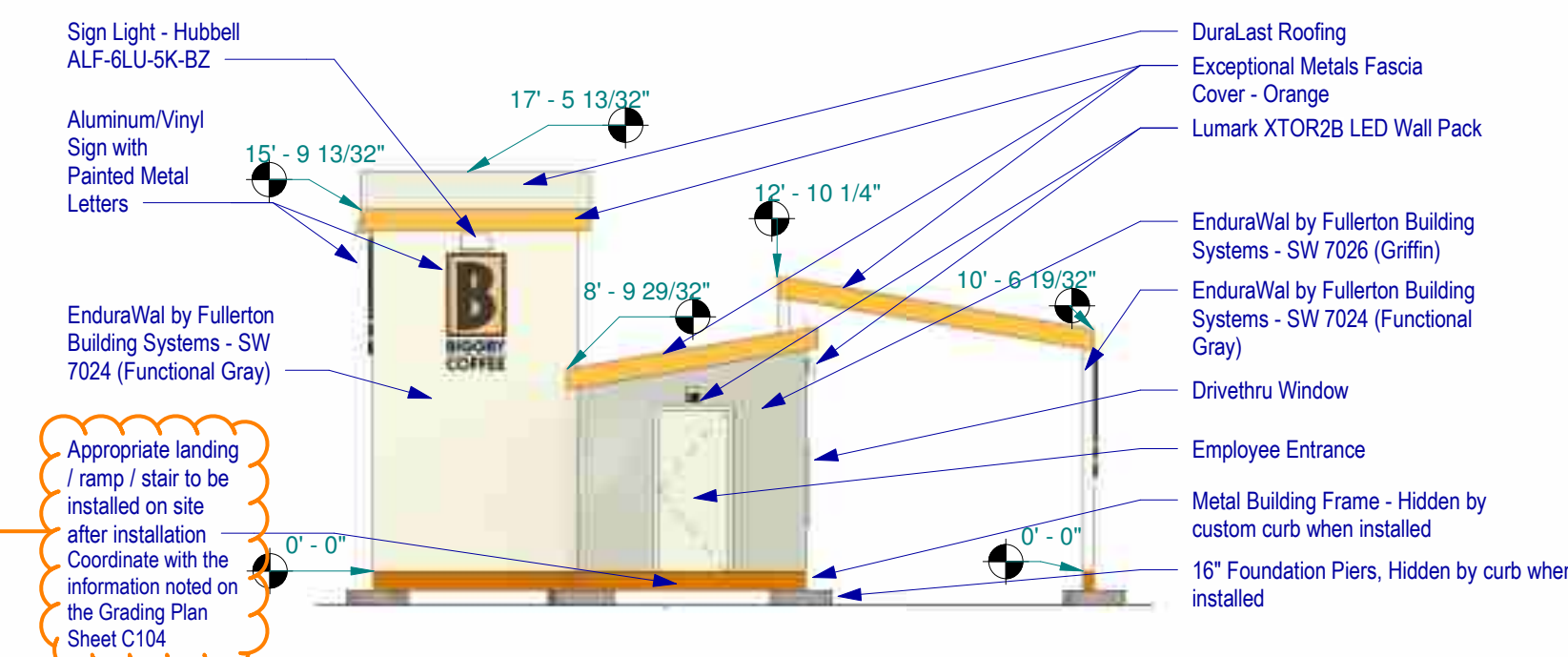


2 Floor Plan
1/4" = 1'-0"

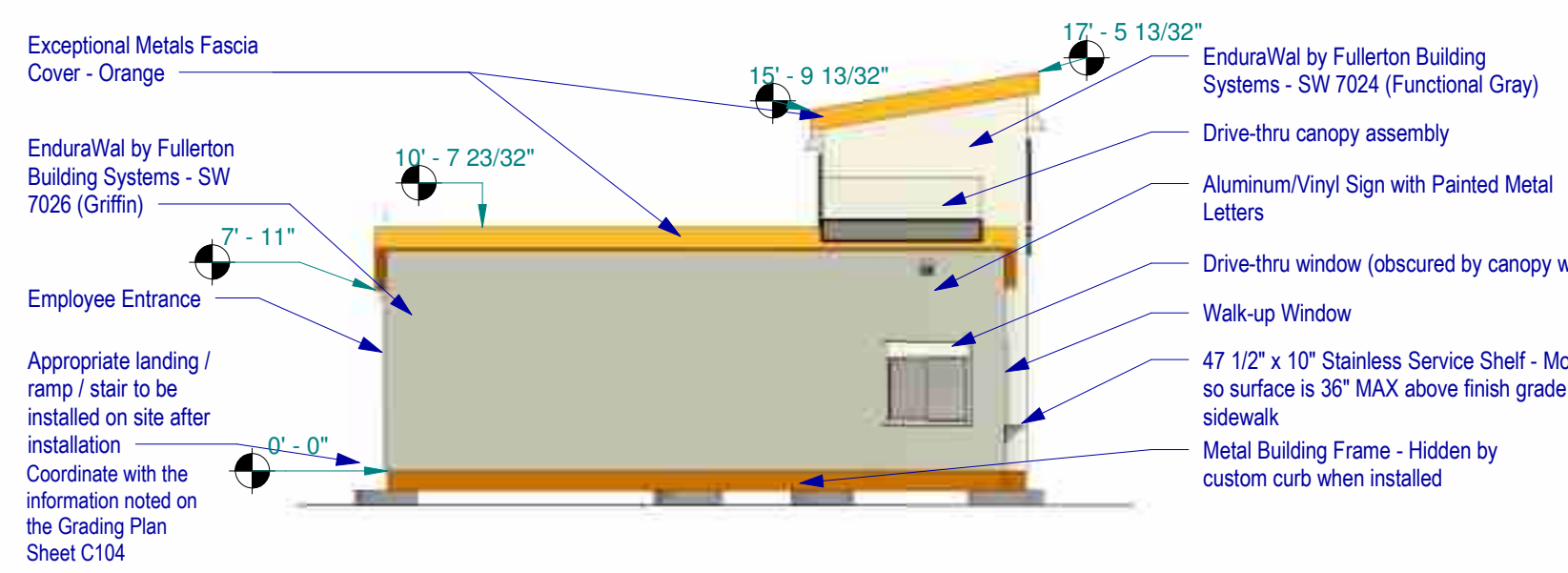
BUILDING ELEVATIONS



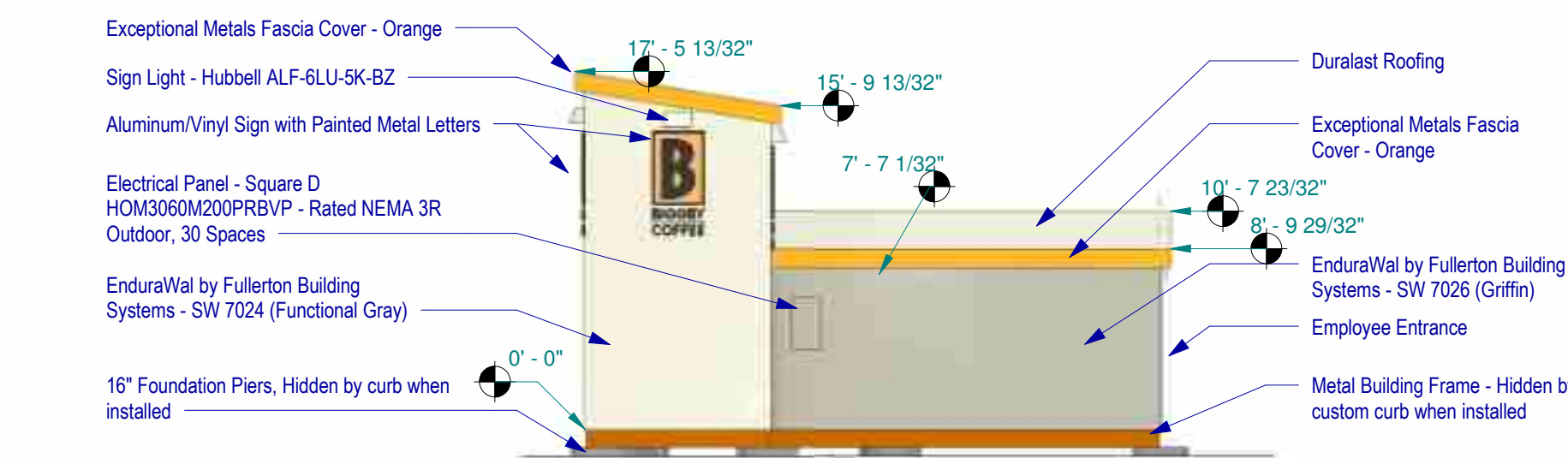
3 Front
1/8" = 1'-0"



4 Rear
1/8" = 1'-0"



5 Service
1/8" = 1'-0"



6 Tower
1/8" = 1'-0"

Staff recommends a more natural stone or brick appearance should be chosen for the EnduraWal portions of the structure to complement the existing Culver's building nearby. It is acknowledged via the applicant's response to previous comments they prefer to proceed with the facade indicated on this sheet.

A stair is indicated on the Site Plan, Sheet C101.

Appropriate landing / ramp / stair to be installed on site after installation. Coordinate with the information noted on the Grading Plan Sheet C104.



666 McKinley Ave.
Alpena, MI 49707
(877) 422-8233

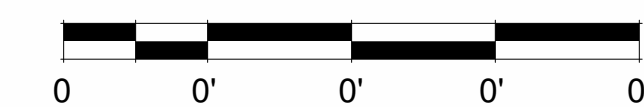
ARCHITECTURAL OVERVIEW

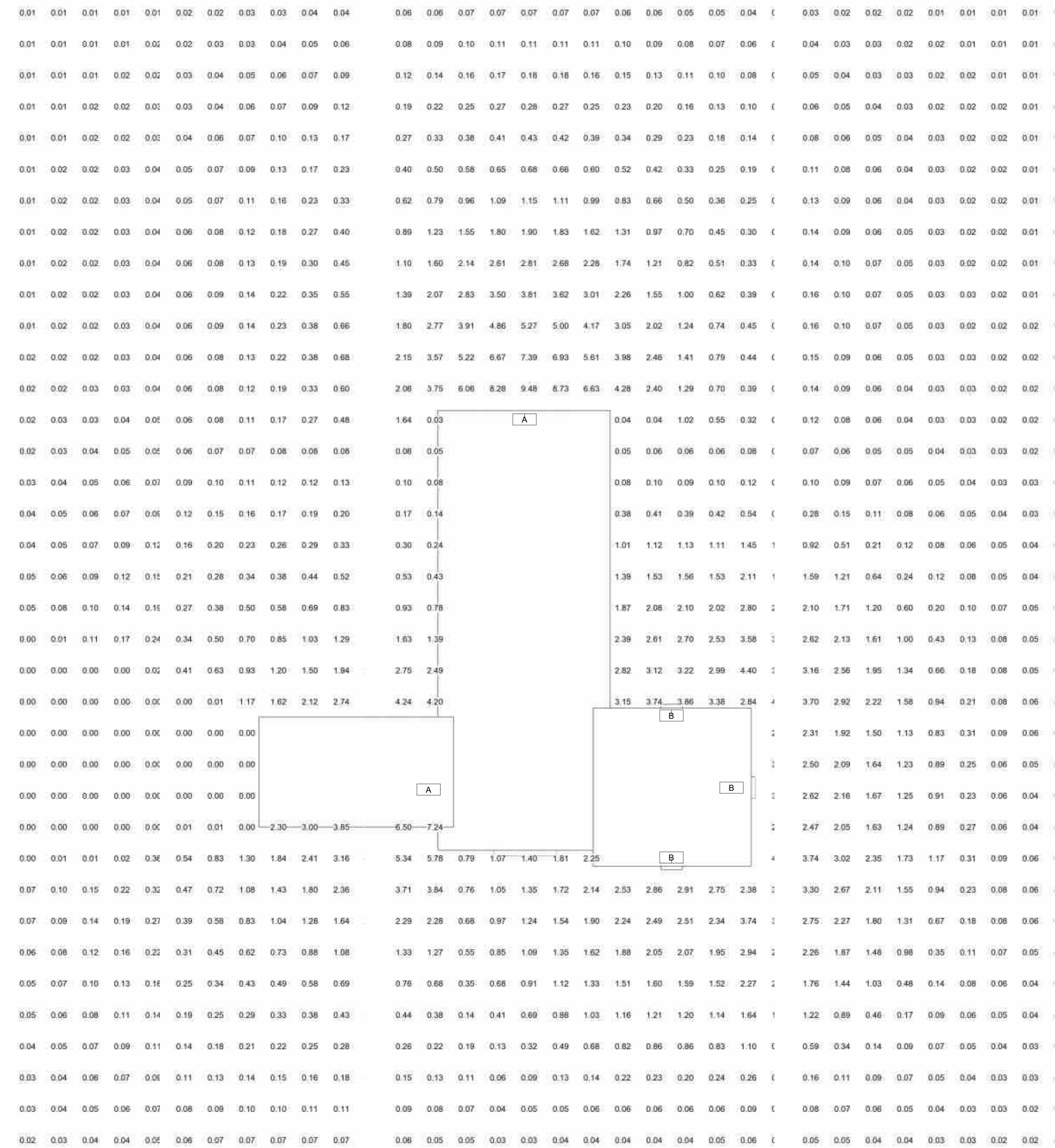
This sheet is intended to give a general overview of the design and configuration of the building and provide commonly requested details. To review full structural, mechanical, plumbing and electrical details please see state approved plans and permits.

Date	Issue Date
Drawn by	Author
Checked by	Checker

G-001

Scale As indicated





① Photometric Site Plan - 2' Grid
1/4" = 1'-0"



Lighting Fixture Schedule					
Type Mark	Manufacturer	Model	Luminaire Lumens	Wattage	Count
A	Cooper Lighting	XTOR	2135 lm	18 W	2
B	Hubbell	ALF-6LU-5 K-BZ	1114 lm	10 W	3

ElumTools General Use Global...		
Average	Maximum	Minimum
0.4 fc	9.5 fc	0.0 fc

GENERAL NOTES:
All exterior lighting is to be controlled by a photocell and operate dusk to dawn. Photocell is installed by electrician and controls all exterior lighting.

Manufacturer's specifications should be provided for all proposed exterior lighting. Mounting height of all fixtures must be indicated. This must be provided prior to the Planning Commission meeting.



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SITE ADDRESS
Prototype

CLIENT
Prototype

ENGINEER

No.	Description	Date

Biggy BCUBED SMSD
Photometric Site Plan

Project number _____ Project Number _____
Date _____ Issue Date _____
Drawn by _____ Author _____
Checked by _____ Checker _____

E103

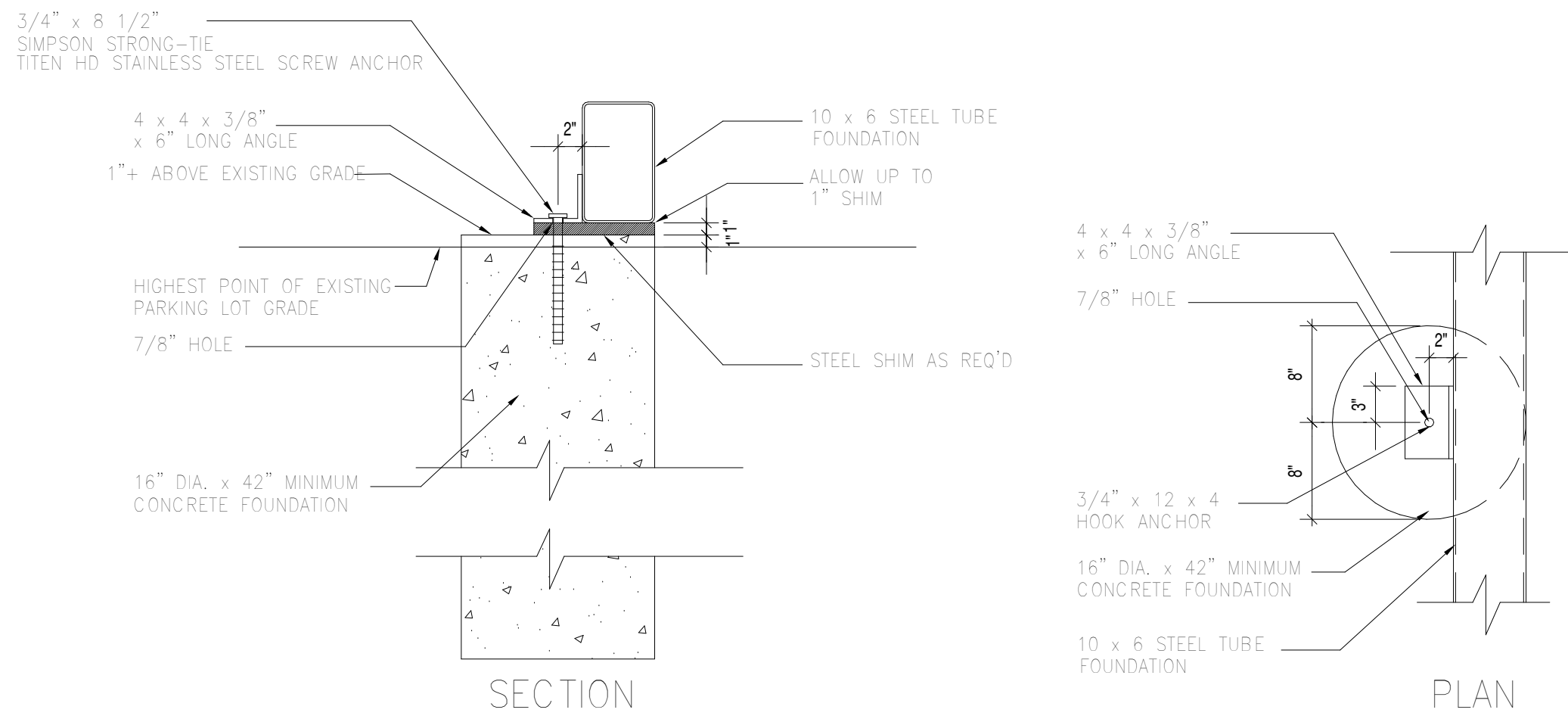
Scale _____ 1/4" = 1'-0"

PATENT: US D911,553

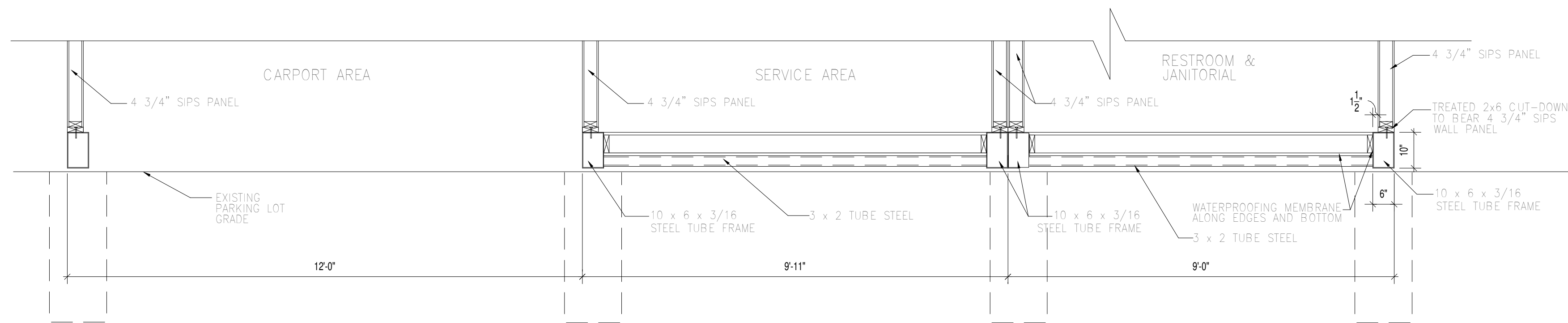


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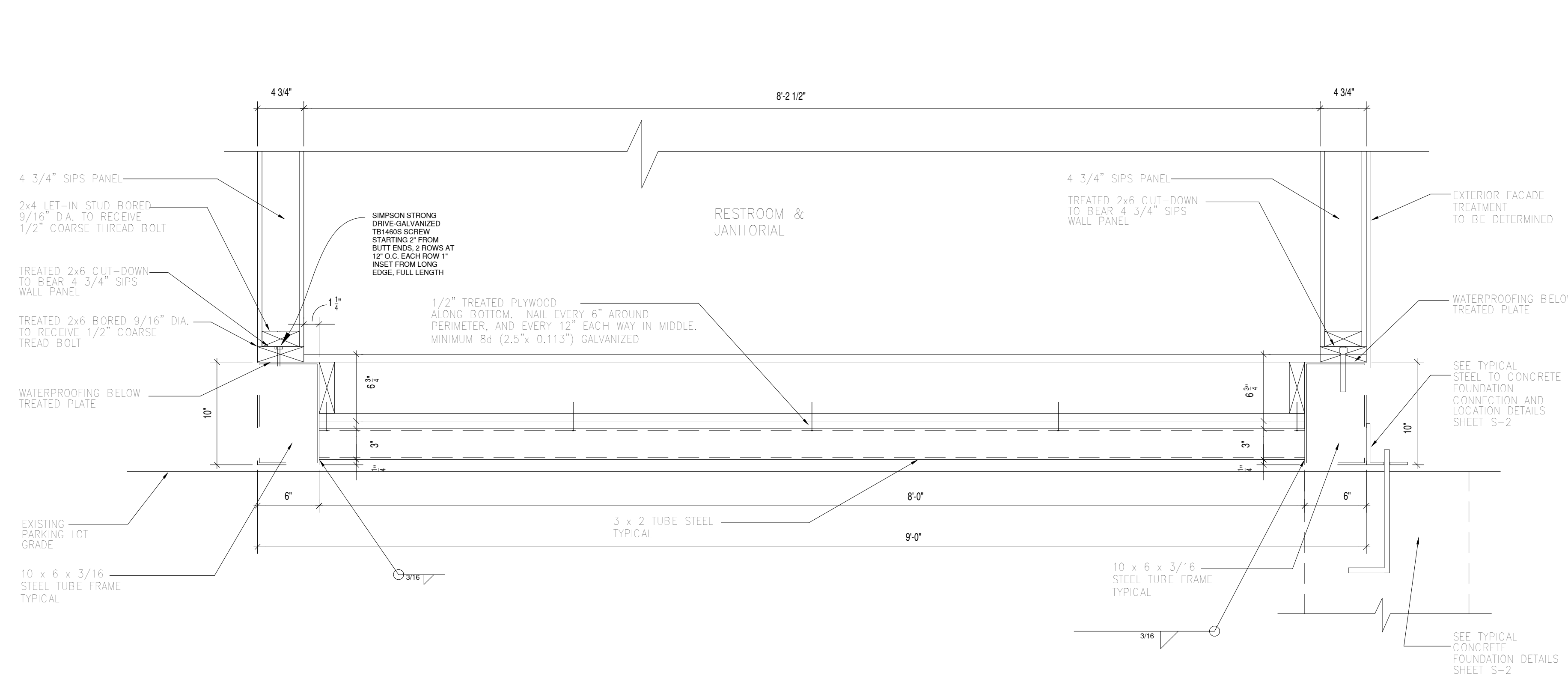
CONCRETE FOOTING INSTALLED AT HIGHEST POINT ON GRADE SHALL BE 1" ABOVE GRADE. ALL OTHER FOOTINGS TO BE LEVEL.



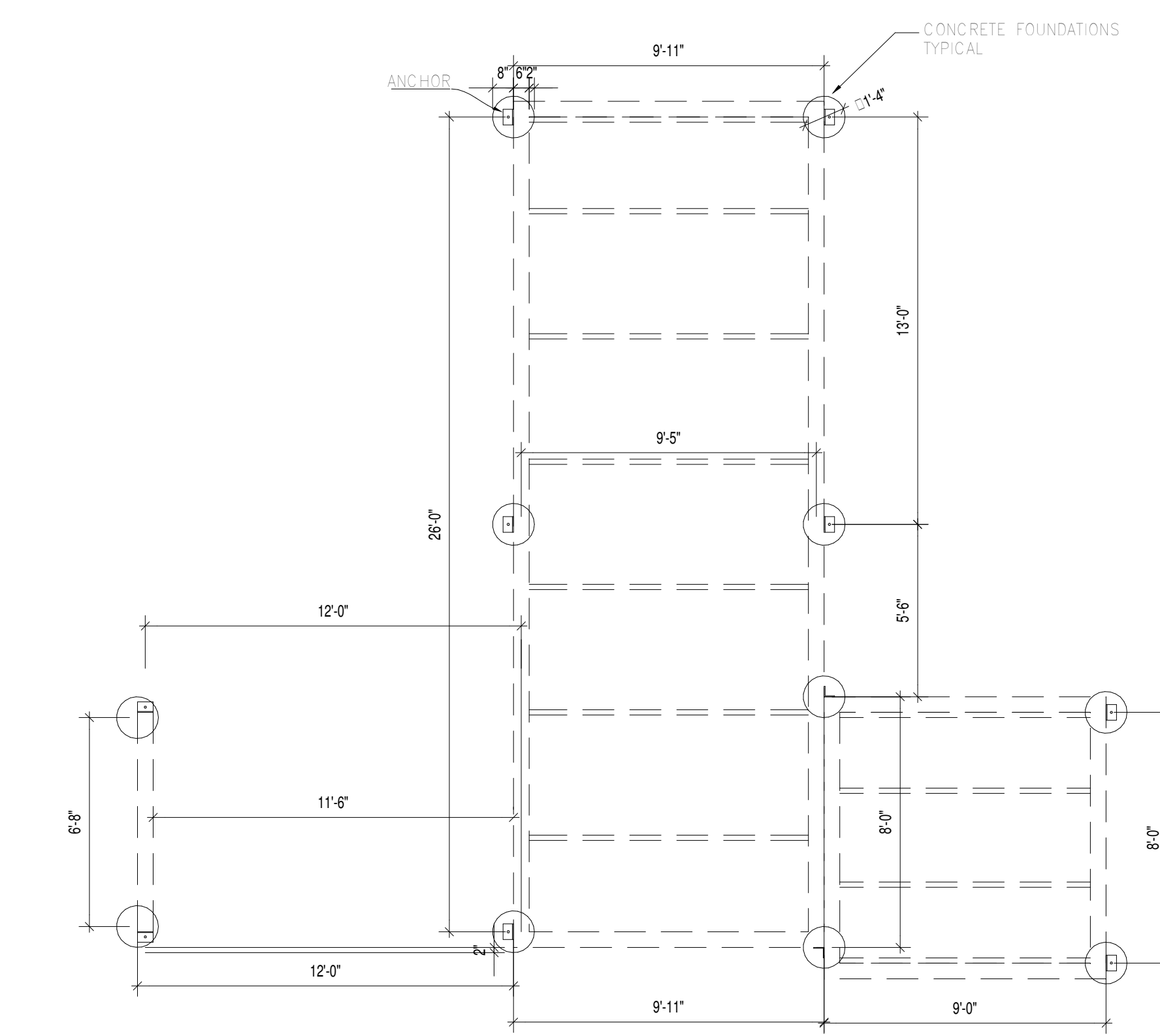
2 CONCRETE BASE FLOOR FRAME CONNECTION DETAIL
1" = 1'-0"



3 SECTION SHOWING STEEL BASE FLOOR FRAME
1/2" = 1'-0"



4 TYPICAL STEEL BASE FLOOR FRAME DETAIL
1 1/2" = 1'-0"



1 CONCRETE FOUNDATION PLAN
1/4" = 1'-0"

SITE ADDRESS

Enter address here

CLIENT

BCUBED

ENGINEER

No.	Description	Date

Structural Details

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

S101

Scale As indicated