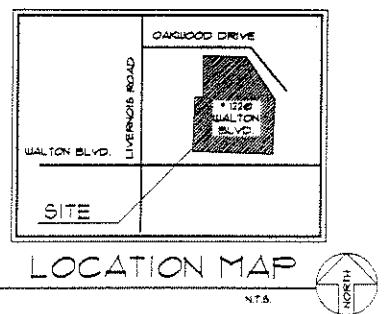


LEGAL DESCRIPTION:
 PART OF THE SOUTHWEST 1/4 OF SECTION 10, T34N, R16E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT A POINT WHICH IS 5, 85' 33" 40" W. 1678.22 FEET ALONG THE SOUTH LINE OF SECTION 10 AND N. 00° 26' 20" W. 60.00 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 10, T34N, R16E; THENCE S. 89° 33' 40" W. 649.00 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF WALTON BLVD. (100.00 FEET WIDE); THENCE N. 00° 26' 20" W. 340.98 FEET; THENCE N. 89° 33' 40" E. 31.00 FEET; THENCE N. 00° 26' 20" W. 340.98 FEET; THENCE S. 89° 33' 40" E. 31.00 FEET; THENCE S. 35° 33' 50" E. 26.65 FEET; THENCE 283.33 FEET ALONG AN ARC OF A CURVE TO THE LEFT (RADIUS 910.00 FEET, CENTRAL ANGLE 31° 45' 45"); CHORD BEARS S. 21° 28' 51" E. 275.10 FEET; THENCE S. 00° 00' 00" W. 540.70 FEET TO THE POINT OF BEGINNING.
 CONTAINING 313,336 SQUARE FEET OR 7.153 ACRES OF LAND.



SPECIAL CONST. REQTS.
 NOTE: REFER TO THE STATEMENT OF SPECIAL INSPECTIONS AS APPROVED BY THE BUILDING DEPARTMENT.
 NOTE: FOR RAMP SLOPES SEE ENG. PLAN.

PROGRAM

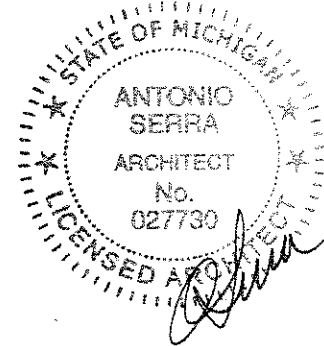
TOTAL SITE AREA	1.15 AC.
ZONING	B-2
BUILDING AREA	
1st FLOOR (RETAIL)	41,553 SQ. FT.
2nd FLOOR (OFFICE)	20,875 SQ. FT.
2nd FLOOR (MEDICAL)	20,875 SQ. FT.
TOTAL AREA	83,753 SQ. FT.
MAX. HEIGHT ALLOWED IN STORIES	2 STORIES
NUMBER OF STORIES PROPOSED	2 STORIES
MAXIMUM HEIGHT ALLOWED IN FEET	30'
HEIGHT PROPOSED IN FEET	30'

PARKING CALCULATION

1st FLOOR (RETAIL)	33,141/1,000 = 33.141	166 SPACES REQ'D
2nd FLOOR (OFFICE)	20,875/1,000 = 20.875	104 SPACES REQ'D
2nd FLOOR (MEDICAL)	20,875/1,000 = 20.875	104 SPACES REQ'D
TOTAL PARKING REQ'D		374 SPACES
PARKING PROVIDED		368 SPACES
PARKING DELETED FOR RATIO		6 SPACES
TOTAL PARKING PROVIDED		360 SPACES
INCLUDING 8 H.C. REQ'D + 4 H.C. REQUESTED + 3 H.C. SPACES		
INCLUDING 45 LANDBANKED SPACES		
FIRE PROTECTION		YES



189 east big beaver
 Troy, Michigan 48063
 (248) 457-6962 FAX (248) 457-6966



project
BOULEVARD SHOPS
 LIVERNOIS & WALTON
 ROCHESTER, MI.

sheet title
SITE PLAN
 ADDRESS:
 1270 WALTON BLVD.

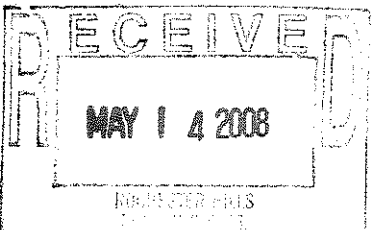
DRAWN/DESIGNED/CHECKED:	E.S./T.S./T.S.
job number:	05-2051
date:	05-20-06
sheet no.:	SP

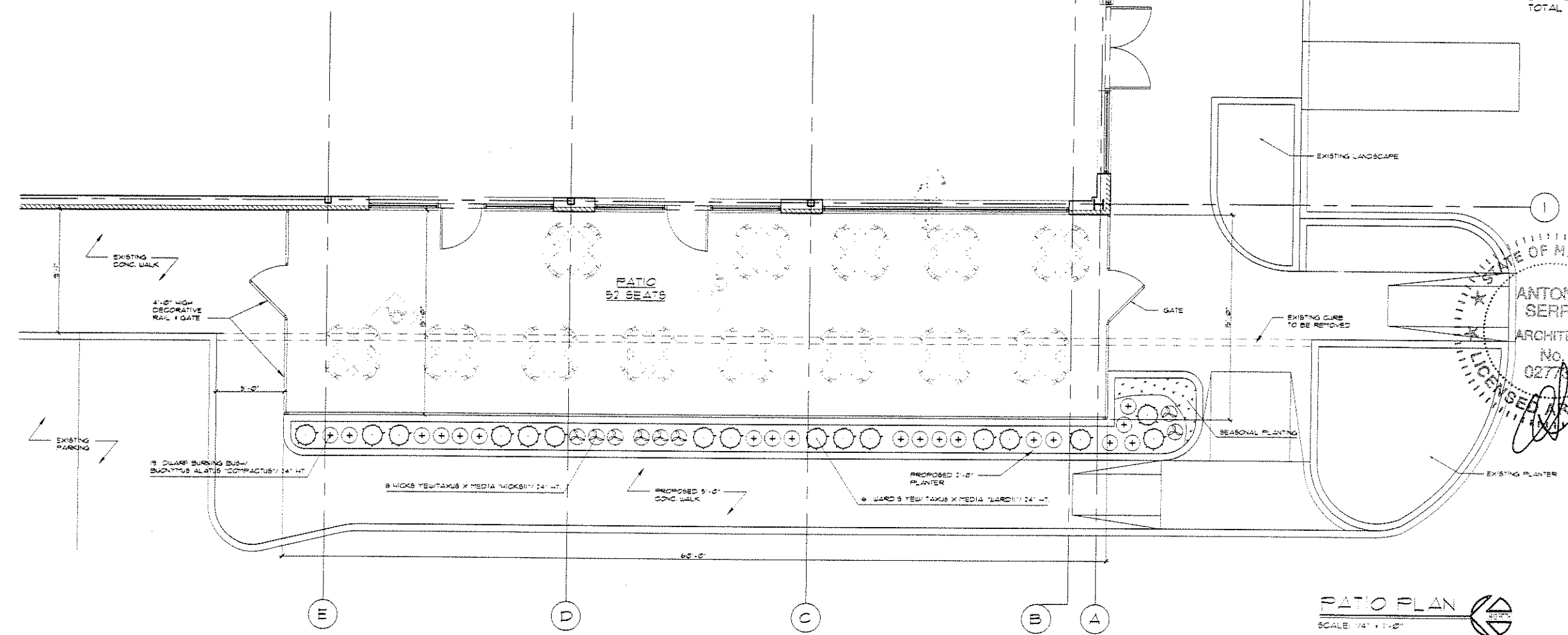
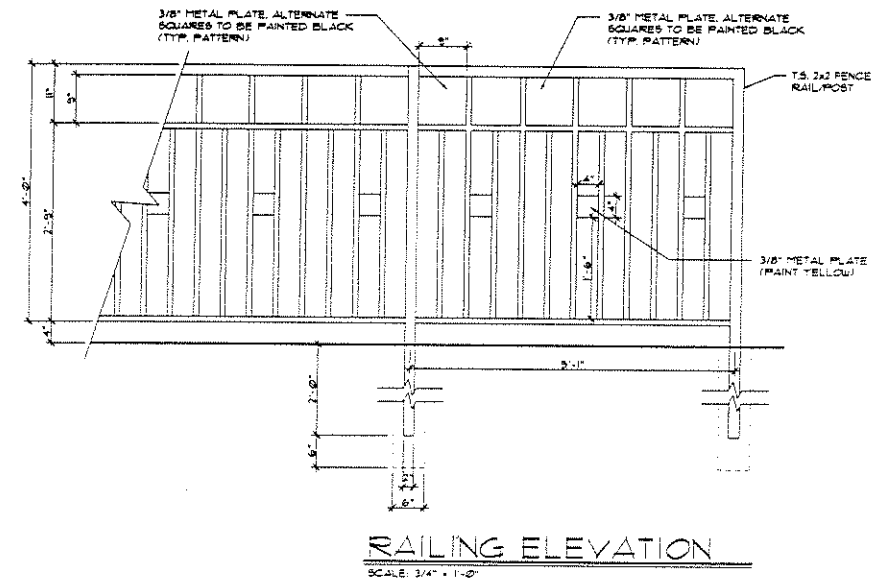
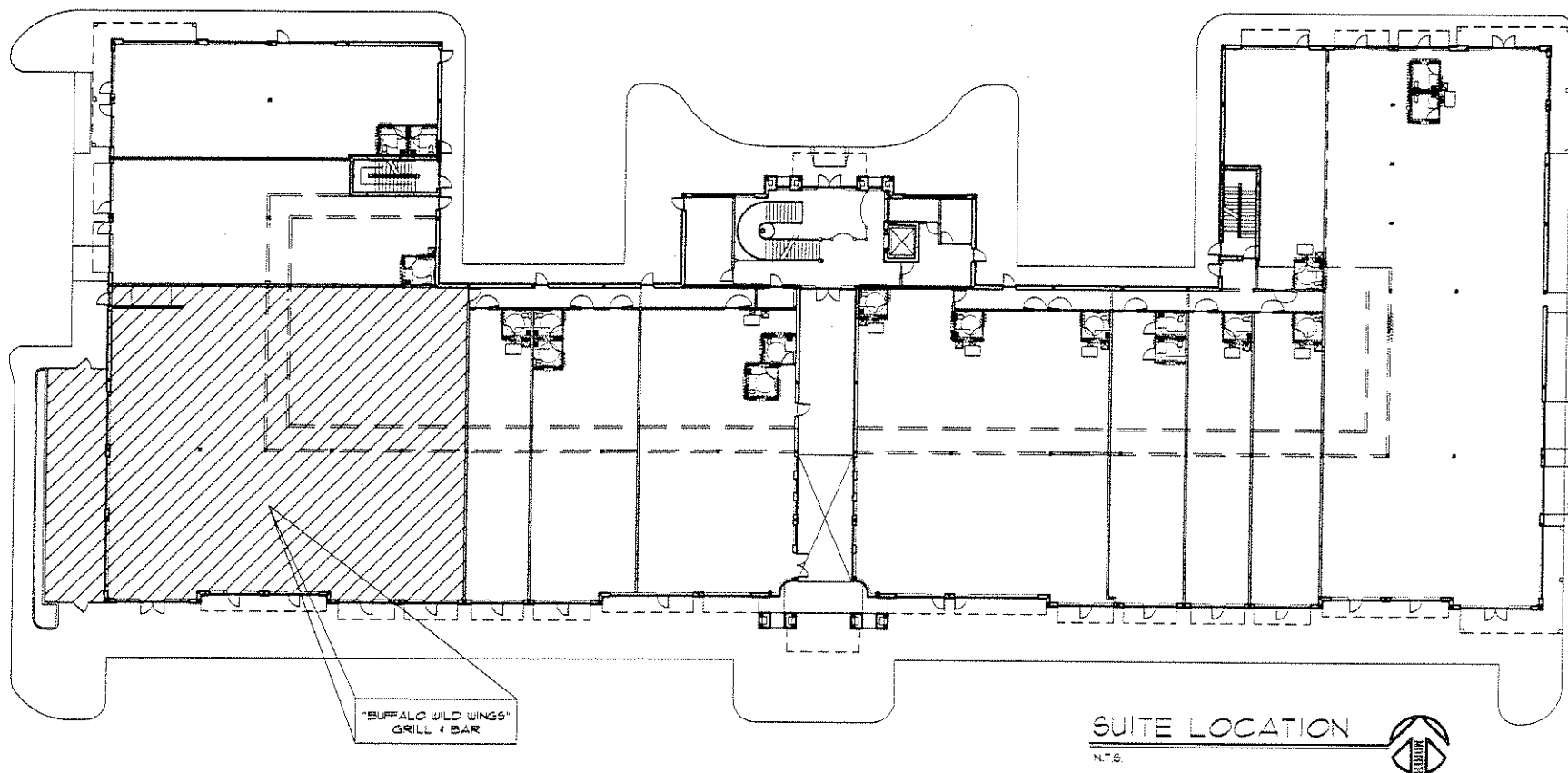
SITE PLAN
 SCALE: 1" = 40'-0"

OWNER/DEVELOPER:
A.F. JONNA DEVELOPMENT
 TEL #: (248) 593-6200
 4036 TELEGRAPH RD. SUITE 201
 BLOOMFIELD, MI 48302

- SITE DEPARTMENT NOTES:**
- 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. NO STOPPING, STANDING, PARKING, FIRE LANE, AND IN CONFORMANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, FIRE PREVENTION ORDINANCE CHAPTER 58, SEC. 50142 (PROVIDE FOR 8 SIGNS ON PROPERTY BASED ON BLD).
 - CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH UPC ART. 81, SEC. 8101.
 - OPEN BURNING IS NOT PERMITTED INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. FIRE PREVENTION ORDINANCE CHAPTER 58, SEC. 102161.
 - A "KNOX" KEY SYSTEM SHALL BE INSTALLED IN A LOCATION APPROVED BY THE FIRE CODE OFFICIAL.

ADDRESS NUMBER NOTE:
 ADDRESS NUMBERS TO BE LOCATED BY FRONT AND REAR ENTRANCES NUMBERS TO BE 6' HIGH.





SERRA & ASSOCIATES
ARCHITECTS & PLANNERS

189 east big beaver
troy, michigan 48063
(248) 457-6903 FAX (248) 457-6906

STATE OF MICHIGAN
ANTONIO SERRA
ARCHITECT
No. 02770
LICENSED ARCHITECT

Project: **BOULEVARD SHOPS**
LIVERINGS & WALTON
ROCHESTER, MI.

sheet title
PATIO ADDITION PLAN

DRAWN: DESIGNED: CHECKED:
E.S./S.P. | T.S. | T.S.

job number: **05-2051**
date: 2-15-05 sheet no:

A-1