

# 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



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 &amp; 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 &amp; PROJECT INFORMATION</p> <p><b>CIVIL</b></p> <p>C.1.0 SITE PLAN &amp; TOPOGRAPHICAL SURVEY C.2.0 LIMITED TOPOGRAPHICAL INFORMATION</p> <p><b>ARCHITECTURAL</b></p> <p>SP.101 SITE PLAN SP.102 SITE PLAN DETAILS A.101 MAIN LEVEL FLOOR PLAN A.102 MEZZANINE FLOOR PLAN A.201 EXTERIOR ELEVATIONS A.202 EXTERIOR ELEVATIONS A.203 EXTERIOR ELEVATIONS</p> <p><b>LANDSCAPE</b></p> <p>L-01 LANDSCAPE PLAN &amp; DETAILS</p>			<table border="0"> <tr> <td>AFF - ABOVE FINISH FLOOR</td> <td>F.D. - FLOOR DRAIN</td> </tr> <tr> <td>ALUM - ALUMINUM</td> <td>FF - FINISHED FLOOR</td> </tr> <tr> <td>AT - ACOUSTICAL TILE</td> <td>FND - FOUNDATION</td> </tr> <tr> <td>BRD - BOARD</td> <td>FTG - FOOTING</td> </tr> <tr> <td>BFF - BELOW FINISH FLOOR</td> <td>GALV - GALVANIZED</td> </tr> <tr> <td>BLK - BLOCK</td> <td>G.C. - GENERAL CONTRACTOR</td> </tr> <tr> <td>BM - BEAM</td> <td>GL - GLASS</td> </tr> <tr> <td>B.O. - BY OWNER</td> <td>GSB - GRAB BAR</td> </tr> <tr> <td>BU. - BUILT UP</td> <td>GYP - GYPSUM</td> </tr> <tr> <td>CAB - CABINET</td> <td>HM - HOLLOWED METAL</td> </tr> <tr> <td>C.B. - CATCH BASINS</td> <td>HVAC - HEATING &amp; VENT.</td> </tr> <tr> <td>C. - COLD</td> <td>INSUL. - INSULATION</td> </tr> <tr> <td>CER - CERAMIC</td> <td>LL - LIVE LOAD</td> </tr> <tr> <td>C.J. - CONTROL JOINT</td> <td>MECH - MECHANICAL</td> </tr> <tr> <td>CL - CENTER LINE</td> <td>MTL - METAL</td> </tr> <tr> <td>CLS - CEILING</td> <td>O.C. - ON CENTER</td> </tr> <tr> <td>CLOS - CLOSET</td> <td>PT - PAINT</td> </tr> <tr> <td>CO - CLEAN OUT</td> <td>RA - RETURN AIR</td> </tr> <tr> <td>COL - COLUMN</td> <td>RD - ROOF DRAIN</td> </tr> <tr> <td>CONC - CONCRETE</td> <td>REIN - REINFORCING</td> </tr> <tr> <td>CONT - CONTINUOUS</td> <td>REQ - REQUIRED</td> </tr> <tr> <td>DET - DETAIL</td> <td>SA - SUPPLY AIR</td> </tr> <tr> <td>DIM - DIMENSION</td> <td>SIM - SIMILAR</td> </tr> <tr> <td>DL - DEAD LOAD</td> <td>STOR - STORAGE</td> </tr> <tr> <td>DN - DOWN</td> <td>T.B. - TOWEL BAR</td> </tr> <tr> <td>DS - DOWN SPOUT</td> <td>T.O.F. - TOP OF FOOTING</td> </tr> <tr> <td>EA - EACH</td> <td>T.O.S. - TOP OF TOP OF STEEL</td> </tr> <tr> <td>E.C. - ELEC. CONTRACTOR</td> <td>T.O.P. - TOP OF PIER</td> </tr> <tr> <td>E.J. - EXPANSION JOINT</td> <td>T.O.W. - TOP OF WALL</td> </tr> <tr> <td>ELEC - ELECTRICAL</td> <td>UNO. - UNLESS NOTED OTHERWISE</td> </tr> <tr> <td>ELEV - ELEVATION</td> <td>V.I.F. - VERIFY IN FIELD</td> </tr> <tr> <td>EXH - EXHAUST</td> <td>W - WITH</td> </tr> <tr> <td>EX - EXISTING</td> <td>WO - WITHOUT</td> </tr> <tr> <td>EXT - EXTERIOR</td> <td></td> </tr> <tr> <td>F#1 - FURNISH AND INSTALL</td> <td></td> </tr> </table>	AFF - ABOVE FINISH FLOOR	F.D. - FLOOR DRAIN	ALUM - ALUMINUM	FF - FINISHED FLOOR	AT - ACOUSTICAL TILE	FND - FOUNDATION	BRD - BOARD	FTG - FOOTING	BFF - BELOW FINISH FLOOR	GALV - GALVANIZED	BLK - BLOCK	G.C. - GENERAL CONTRACTOR	BM - BEAM	GL - GLASS	B.O. - BY OWNER	GSB - GRAB BAR	BU. - BUILT UP	GYP - GYPSUM	CAB - CABINET	HM - HOLLOWED METAL	C.B. - CATCH BASINS	HVAC - HEATING & VENT.	C. - COLD	INSUL. - INSULATION	CER - CERAMIC	LL - LIVE LOAD	C.J. - CONTROL JOINT	MECH - MECHANICAL	CL - CENTER LINE	MTL - METAL	CLS - CEILING	O.C. - ON CENTER	CLOS - CLOSET	PT - PAINT	CO - CLEAN OUT	RA - RETURN AIR	COL - COLUMN	RD - ROOF DRAIN	CONC - CONCRETE	REIN - REINFORCING	CONT - CONTINUOUS	REQ - REQUIRED	DET - DETAIL	SA - SUPPLY AIR	DIM - DIMENSION	SIM - SIMILAR	DL - DEAD LOAD	STOR - STORAGE	DN - DOWN	T.B. - TOWEL BAR	DS - DOWN SPOUT	T.O.F. - TOP OF FOOTING	EA - EACH	T.O.S. - TOP OF TOP OF STEEL	E.C. - ELEC. CONTRACTOR	T.O.P. - TOP OF PIER	E.J. - EXPANSION JOINT	T.O.W. - TOP OF WALL	ELEC - ELECTRICAL	UNO. - UNLESS NOTED OTHERWISE	ELEV - ELEVATION	V.I.F. - VERIFY IN FIELD	EXH - EXHAUST	W - WITH	EX - EXISTING	WO - WITHOUT	EXT - EXTERIOR		F#1 - FURNISH AND INSTALL		<p>SPA 10.3.2014</p> <p>SEAL</p>
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**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, ~NO 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)x100 = 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 III B (SPRINKLED)

**MICHIGAN BUILDING CODE 2009**

**STORM WATER NOTES:**

PER ENGINEERING PLANS PREVIOUSLY SUBMITTED BY STENROSE 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  
 $Q_0 = 0.20/0.95 = 0.21$   
 $T = -25 + \sqrt{(8,062.5/0.21)} = 171$  Minutes  
 $V_s = [(12,900(171)/171+25)] - 40x0.21x171 = 9,820$   
 $V_t = (9,820)(0.95)(0.12) = 1,120$  Cubic Feet of Additional Storage

DETENTION REQUIRED = 1,120 + 7,555 = 8,675 Cubic Feet of Storage

**NOTES:**

- 1) ALL COORDINATES ARE BASED ON NAVD 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 SOIL TYPE: URBAN LAND (59) PER SOIL 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)x(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<sup>-3</sup> CFS

PEAK FLOW =  $18 \times \frac{0.010}{4 \times 1.010} \times (2.0 \times 10^3) = 8.83 \times 10^3$  CFS

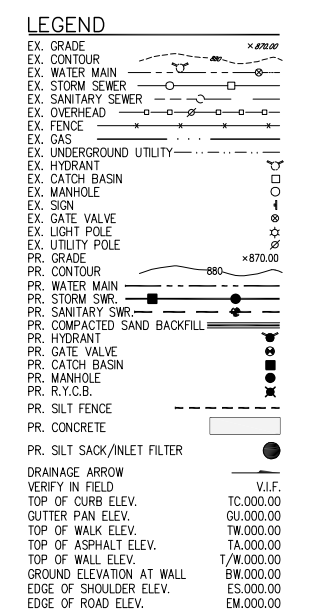
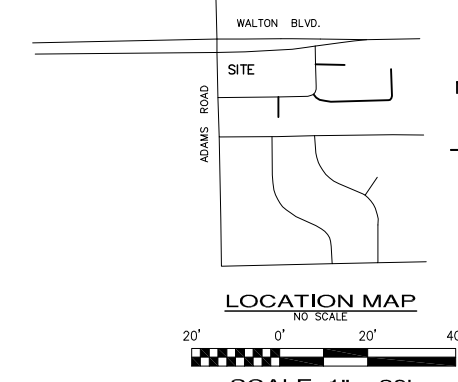
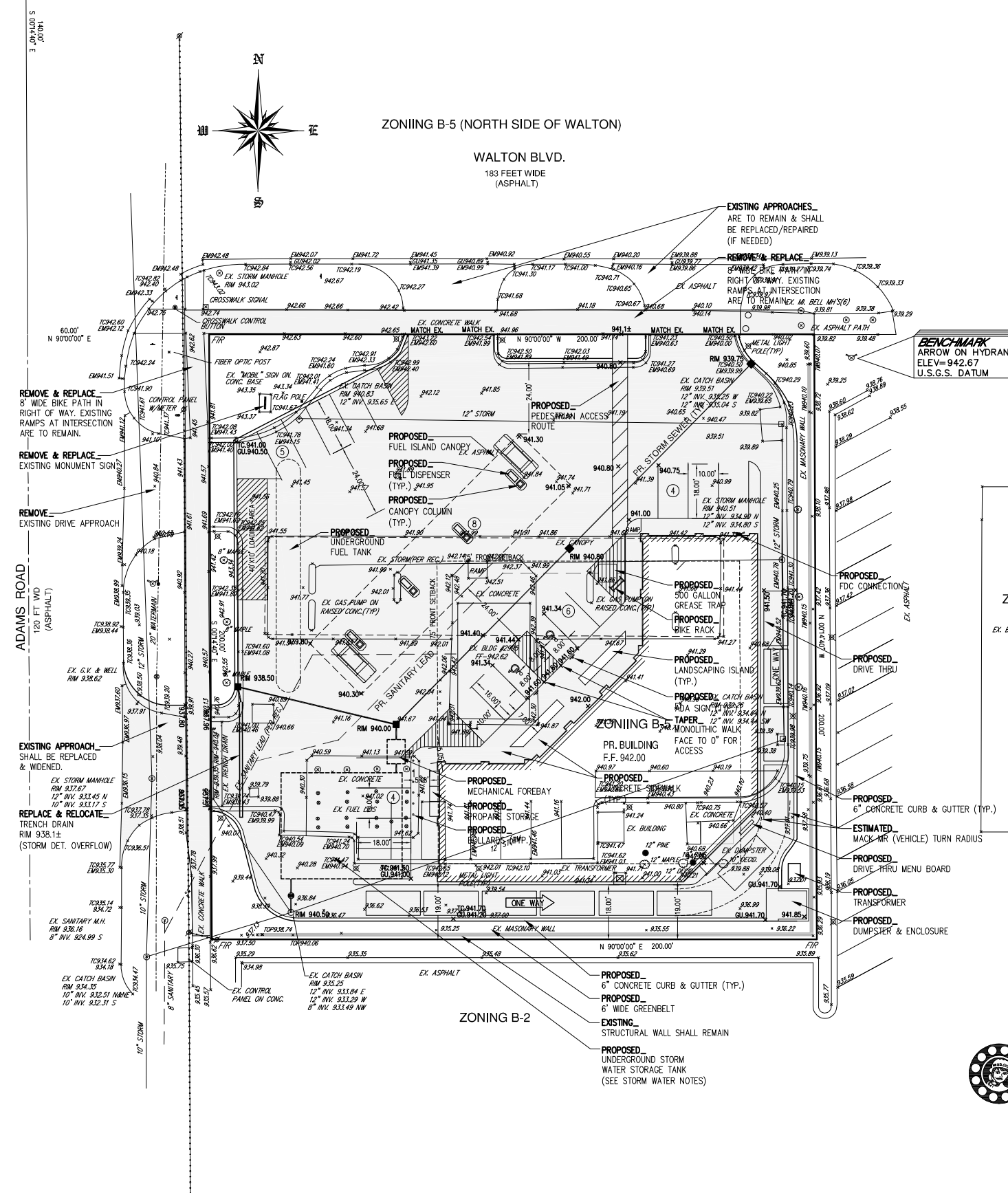
A 6" LEAD @ 1.0% HAS A CAPACITY OF 0.66 CFS



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.



**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



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

SE Sujak Engineering PLC  
CIVIL ENGINEERING 5 PLANNING 5 DESIGN  
Phone: (248) 885-8431  
Fax: (248) 885-8432  
Troy, MI 48068  
Email: SujakEngineering@Comcast.net

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

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

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

Q<sub>0</sub> = 0.20/0.95 = 0.21

T = -25 + √(8,062.5/0.21) = 171 Minutes

V<sub>s</sub> = [(12,900x171)/171+25] - 40x0.21x171 = 9,820

V<sub>t</sub> = (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:**

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= 9.66 PEOPLE (USE 10 PEOPLE)

AVERAGE FLOW = 10 PEOPLE x (0.2 CFS/1000 PEOPLE) = 2.0 x 10<sup>-3</sup> CFS

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

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

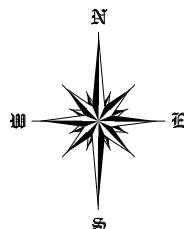


NEAREST WATER BODY-KEY MAP

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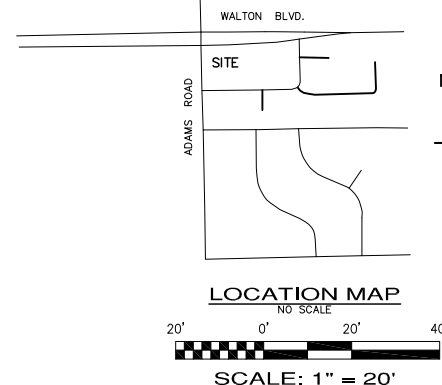
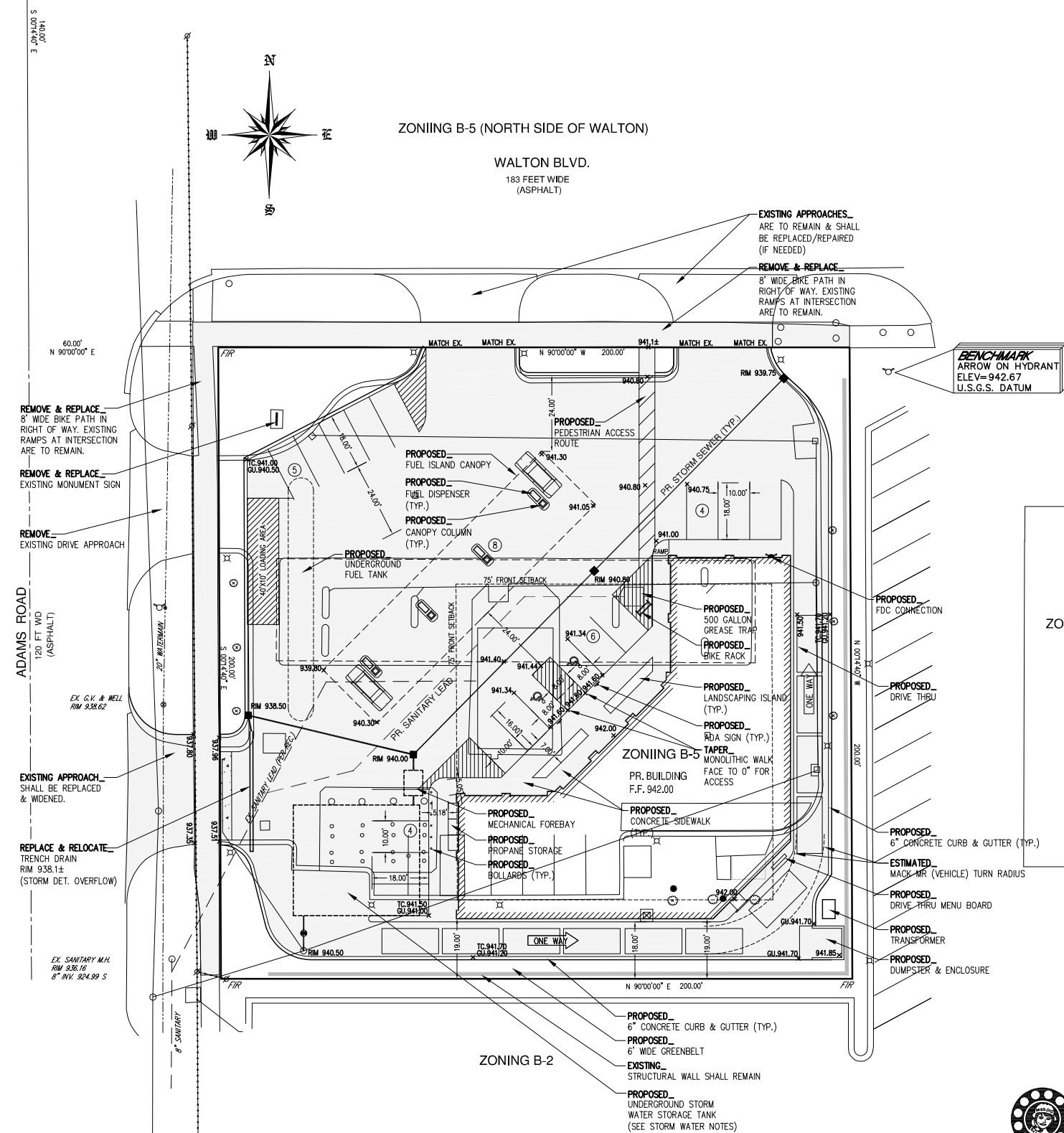
**LEGAL DESCRIPTION:**

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)



**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.Y.C.B.
- PR. SILT FENCE
- PR. CONCRETE
- PR. SILT SACK/INLET FILTER
- DRAINAGE ARROW
- VERIFY IN FIELD
- TOP OF CURB ELEV.
- TOP OF PAN 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:**

- 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:**

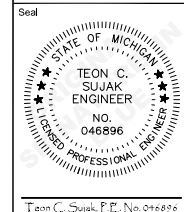
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON THAT THE PROPERTY LINES ARE AS SHOWN.



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

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

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



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

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

**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	7,520 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 = 34%
BUILDING HEIGHT	26'-8" AVG., 33'-0" @ HIGHEST POINT
PAVED AREA	26,726 S.F.
LANDSCAPE/OPEN 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

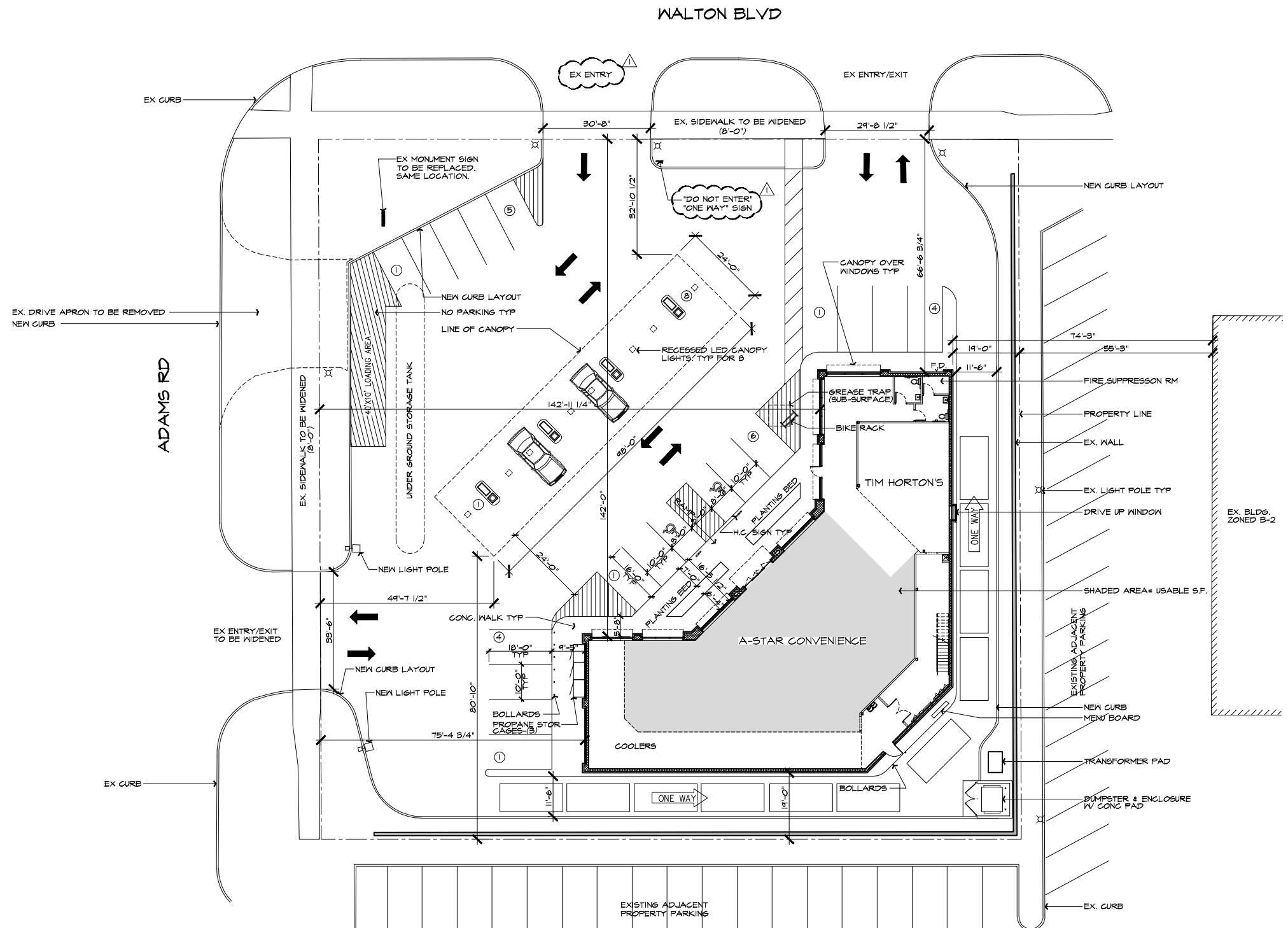
TIM HORTONS: 14 SEATS + 3 EMPLOYEES / 2 + 20/2 (FOR QUEUE)  
 =21 SPACES

TOTAL PARKING REQUIRED = 32 SPACES

PROVIDED: 14 TOTAL SPACES PROVIDED  
 + 8 FUEL STATION STALLS= 22

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

- GENERAL NOTES**
- 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.
  - ANY HAZARDOUS MATERIALS PRODUCED, STORED OR OTHERWISE ON PREMISES WILL BE HANDLED PER APPLICABLE RULES AND REGULATIONS.
  - OWNER AGREES TO PICK-UP DEBRIS WITHIN PROPERTY LIMITS WEEKLY OR AS NEEDED.
  - 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.
  - THERE WILL BE NO OUTDOOR STORAGE EXCEPT EXCHANABLE PROPANE TANKS.
  - NO OVERNIGHT PARKING WILL BE ALLOWED.
  - THERE ARE NO EXISTING WETLANDS ON-SITE.
  - ALL LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES AND RIGHTS-OF-WAY. WALL MOUNTED LIGHTING TO BE SELECTED BY OWNER / ARCHITECT 250W FIXTURE MAX. MOUNTED +/- 12'-4" ABOVE FINISHED GRADE
  - 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.
  - DEVELOPMENT TO BE SINGLE PHASE CONSTRUCTION.
  - FIRE ACCESS TO BE MAINTAINED DURING CONSTRUCTION.
  - ON-SITE HYDRANT LOCATIONS SHALL BE APPROVED BY THE FIRE MARSHALL PRIOR TO ENGINEERING APPROVAL. ON-SITE HYDRANTS MAY BE REQUIRED.
  - PROPOSED BUILDING TO COMPLY WITH MBC 2009 TABLE 907.1 (1) & SECTION 406.6.



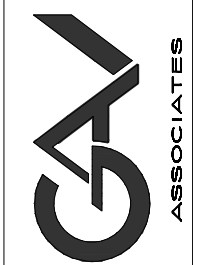
NORTH  
**PROPOSED FLOOR PLAN**

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  
 2401 CROCHARD LAKE RD., STE. 100A  
 FARMINGTON, MICHIGAN 48306  
 PH: (248) 886-9151  
 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.101		

**LITHONIA LIGHTING**

**Decorative Wall-Mounted Lighting**

**WSR**

**METAL HALIDE  
HIGH PRESSURE SODIUM**

**50W-175W  
35W-150W**

**FEATURES & SPECIFICATIONS**

**INTENDED USE** - For building and wall-mounted applications.

**CONSTRUCTION** - Rugged, die-cast, single-piece aluminum housing. Die-cast door frame has a 1/8" thick tempered glass lens. Door frame is fully gasketed with one-piece soft silicone.

**FINISH** - Standard finish is anodized dark bronze (DB17) corrosion resistant polyester powder finish. Additional architectural colors are available; see www.lithonia.com/architectural. Striping is also available.

**OPTICAL SYSTEM** - Segmented reflectors for superior uniformity and control. Reflectors are removable. The full range of light distributions available: FT (flood), FTH (flood), MD (medium beam), W (wide beam), S (spot), and S (spot). Available in 10° and 15° beam spreads. 10° beam spread is standard. 15° beam spread is available. 10° beam spread is standard. 15° beam spread is available.

**ELECTRICAL SYSTEM** - Ballast: XMR 175W or XMR 150W high reactor, high power factor ballast. Metal halide 175W and 150W are standard with pulse-start technology. 355 volt is a recessed high power factor ballast. 175W allows a constant-voltage ballast transformer ballast. On the enclosure plug into the enclosure reflector from ballast. Ballasts are copper-wound and 100% factory-based. CSA, NOM or NRTL required for product shipment outside of the US for 175W. Not available 175W.

**SCM** - Coarse mesh halide lamp are recommended for use in applications where superior color rendition, longer maintenance and longer lamp life are desired.

**Socket** - For coarse mesh ballast socket with copper alloy. Socket is plated to prevent corrosion and center contact. UL listed 600V, 600V ACV pulse rated.

**INSTALLATION** - Unions and mounting mechanism with integral mounting apparatus allows for easy installation. Double end provides correct alignment with every installation.

**LISTING** - UL Listed to standard, CSA Certified (see optional). Suitable for wet locations. See optional literature for more information. VUL location offers wet location listing in up orientation (see optional). IP rated 20°C ambient.

**NOTE:** Specifications subject to change without notice.

Specifications

Length: 18.0 (45.7)

Depth: 9.0 (22.8)

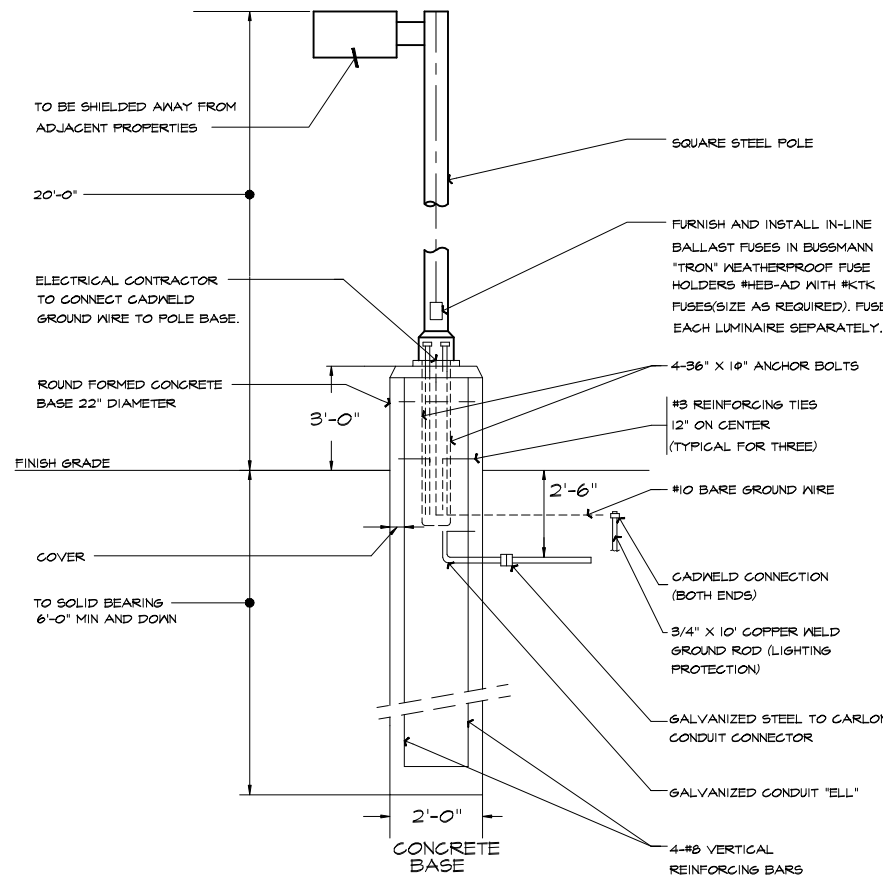
Overall Height: 7.25 (18.4)

Weight: 30 lbs (13.6 kg)

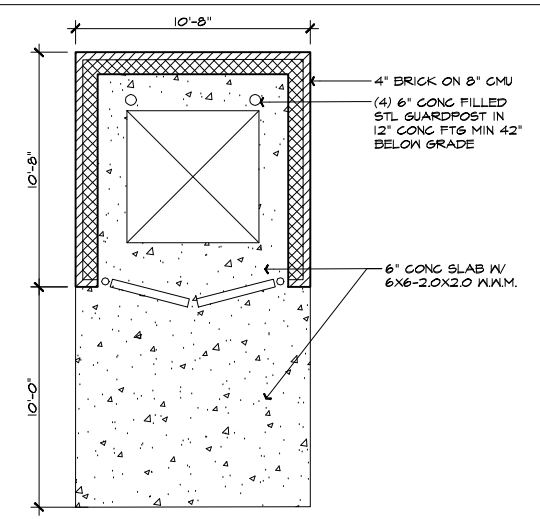
\* Weight as configured in sample photo.

All dimensions are in inches (centimeters unless otherwise specified).

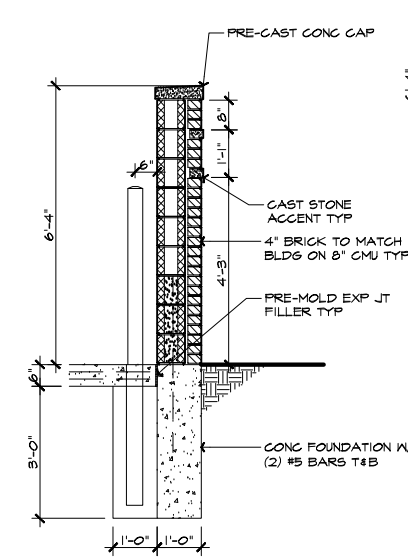
**BLDG WALL SCONCE @  
+/- 12'-4" ABOVE GRADE (SEE ELEVATIONS FOR LOCATIONS)**



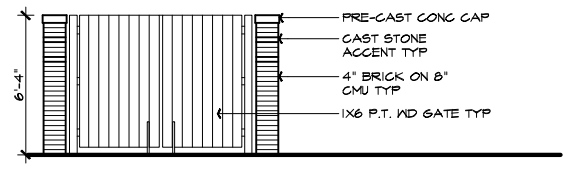
**PARKING LOT LIGHTING POLE  
STANDARD WITH CONCRETE BASE**  
SCALE: NONE



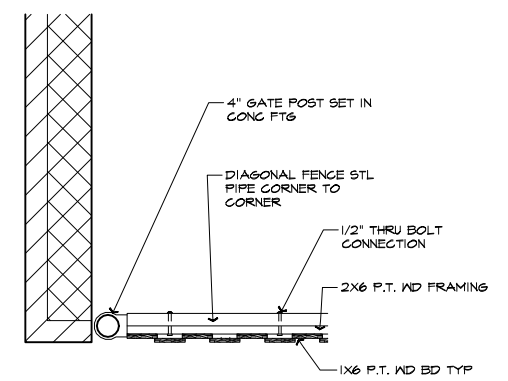
**DUMPSTER ENCLOSURE PLAN**  
SCALE: 1/4"=1'-0"



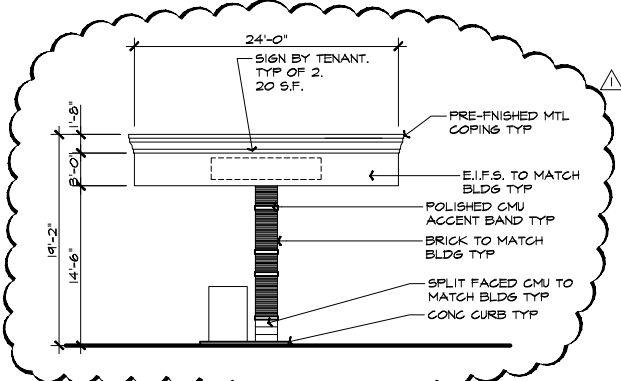
**DUMPSTER WALL SECTION**  
SCALE: 1/2"=1'-0"



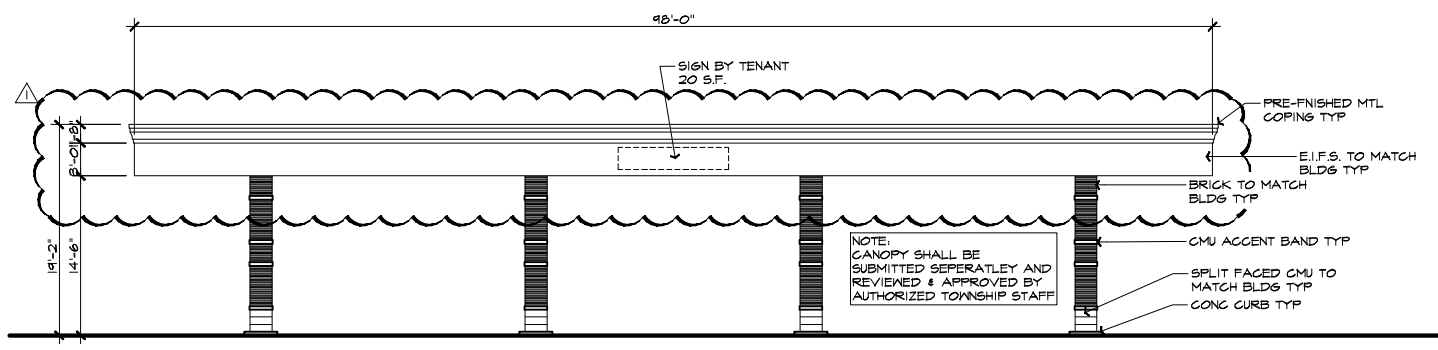
**DUMPSTER ENCLOSURE ELEVATION**  
SCALE: 1/4"=1'-0"



**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"

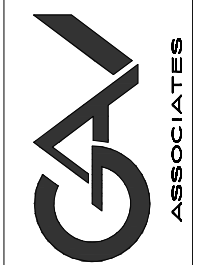
NOT TO BE USED AS CONSTRUCTION DRAWINGS

ISSUED FOR	DATE
GPA	10.3.2014

**ARCHITECTURAL DESIGN**

RESIDENTIAL  
COMMERCIAL  
INDUSTRIAL

**G.A.V. ASSOCIATES, INC.**  
2401 CROCHARD LANE, STE. 100A  
FARMINGTON, CONNECTICUT 06030  
PH: (860) 686-0101  
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  
DETAILS

SHEET #  
SP.102

**GENERAL NOTES & CONDITIONS:**

THE BUILDING PLANS ARE BEING SUBMITTED FOR THE PROPOSED GAS STATION/CONVENIENCE STORE & TIM HORTONS FOR SITE PLAN APPROVAL

- \* MICHIGAN BUILDING CODE 2009
- \* MICHIGAN BARRIER FREE CODE & ICC/ANSI A117.1 2003
- \* MICHIGAN BARRIER FREE DESIGN LAW P.A. 1 OF 1986 AS AMENDED
- \* MICHIGAN MECHANICAL CODE 2012 (M.M.C.)
- \* MICHIGAN PLUMBING CODE 2012 (M.P.C.)
- \* INTERNATIONAL FUEL GAS CODE 2009 (I.F.G.C.)
- \* MEC 2009 CHAPTER 13 & MICHIGAN UNIFORM ENERGY CODE 2009 CHAPTER 5 AND PART 100 RULES (ANSI/ASHRAE/IESNA STANDARD 90.1 2007)
- \* NATIONAL ELECTRICAL CODE 2011 N.E.C. IV PART 8 AMENDMENTS(M.E.C.)
- \* INTERNATIONAL FIRE CODE 2009 (I.F.C.)
- \* PROJECT SHALL COMPLY W/ MEC 2009 CHP. 35

OCCUPANT LOAD CALCULATIONS (TABLE 1004.1.1)	
GROSS S.F. LESS EXTERIOR WALLS PER DEFINITION OF GROSS FLOOR AREA	
ROOM NAME	CALCULATION
MAIN LEVEL (CONVENIENCE STORE)	3,292 / 60 = 55 PERSONS
MAIN LEVEL (TIM HORTONS)	19 SEATS+20 QUEUE+3 EMPLOYEES = 42 PEOPLE
MEZZANINE	1,463 / 300 = 5 PERSONS
TOTAL OCCUPANCY: 102 PERSONS	

**EXIT ACCESS TRAVEL DISTANCE (TABLE 1016.1)**

- M USE GROUPS: 250'
- A-2 USE GROUP (TIM HORTONS): 250'
- \* BUILDING SHALL BE FULLY FIRE SUPPRESSED

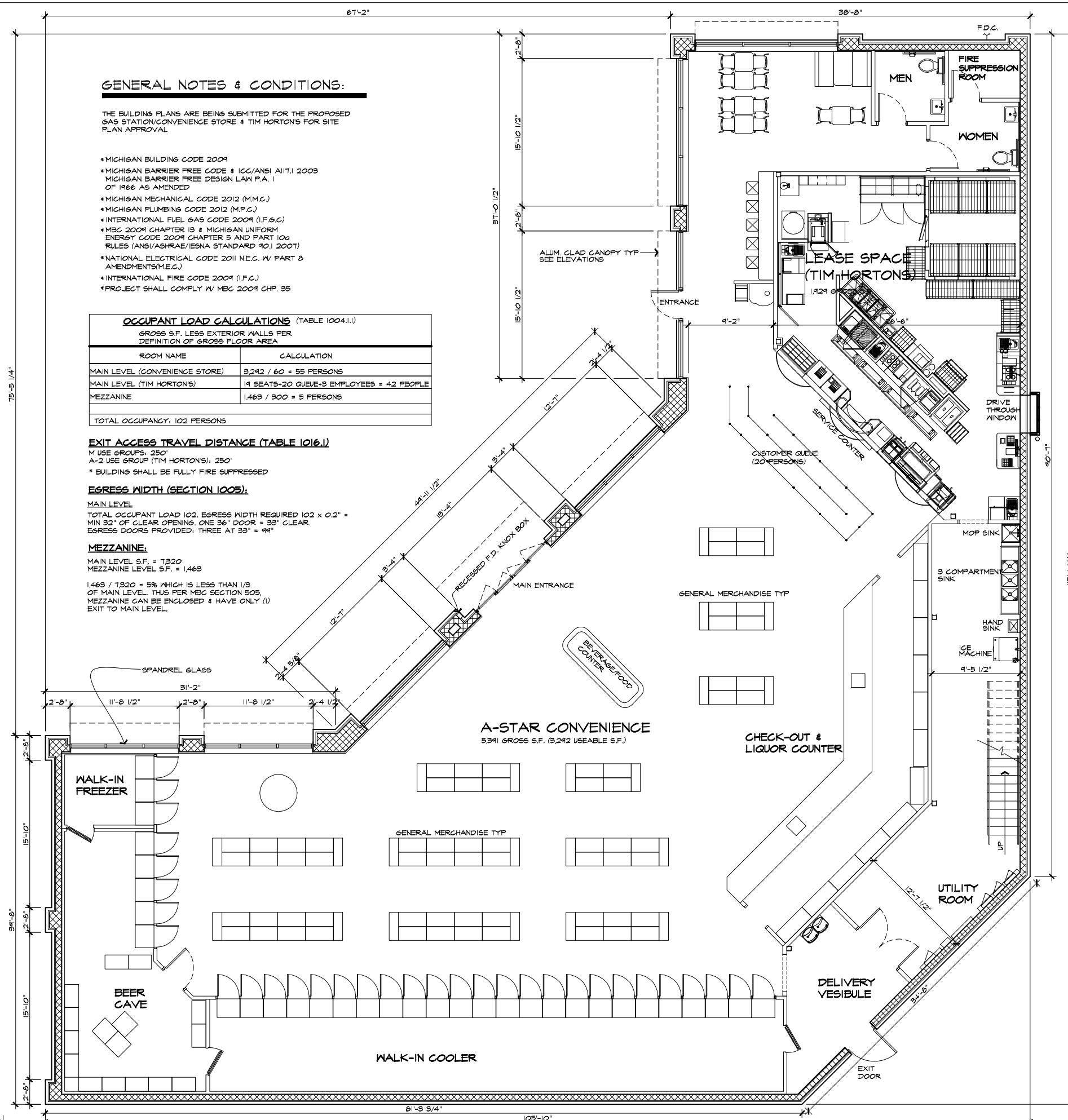
**EGRESS WIDTH (SECTION 1005):**

MAIN LEVEL  
TOTAL OCCUPANT LOAD 102. EGRESS WIDTH REQUIRED 102 x 0.2" = MIN 32" OF CLEAR OPENING. ONE 36" DOOR = 33" CLEAR. EGRESS DOORS PROVIDED: THREE AT 33" = 99"

**MEZZANINE:**

MAIN LEVEL S.F. = 7320  
MEZZANINE LEVEL S.F. = 1,463

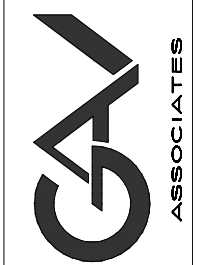
1,463 / 7320 = 5% WHICH IS LESS THAN 1/3 OF MAIN LEVEL. THUS PER MEC SECTION 505, MEZZANINE CAN BE ENCLOSED & HAVE ONLY (1) EXIT TO MAIN LEVEL.



ISSUED FOR	DATE
GPA	10.3.2014

**ARCHITECTURAL DESIGN**  
RESIDENTIAL  
COMMERCIAL  
INDUSTRIAL

**G.A.V. ASSOCIATES, INC**  
2401 CROCHARD LAKE RD., STE. 100A  
FARMINGTON, MICHIGAN 48330  
PH: (248) 288-0121  
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"

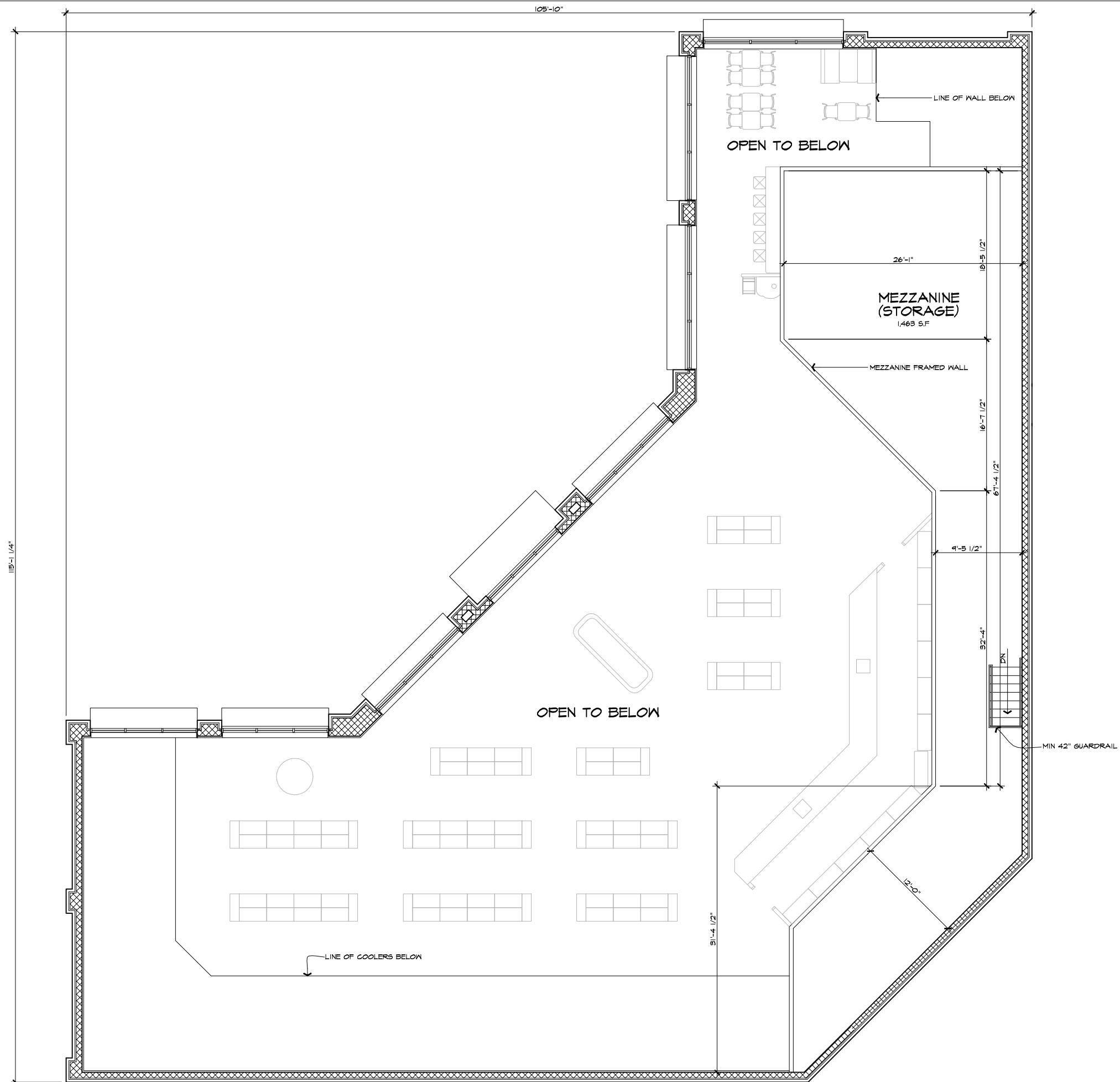
FILE NAME: .

JOB #: 14127

SHEET TITLE  
MAIN LEVEL  
FLOOR PLAN

SHEET #  
A.101

NOT TO BE USED AS CONSTRUCTION DRAWINGS

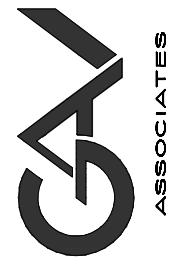


ISSUED FOR	DATE
GPA	10.3.2014

**ARCHITECTURAL DESIGN**

RESIDENTIAL  
COMMERCIAL  
INDUSTRIAL

**G.A.V. ASSOCIATES, INC**  
24021 ORCHARD LAKE RD., STE. 100A  
FAIRMINGTON, MICHIGAN 48306  
PH: (248) 886-0101  
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:
R	GA	GA

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

FILE NAME :

JOB #: 14127

SHEET TITLE  
MEZZANINE  
FLOOR PLAN

SHEET #  
**A.102**

ISSUED FOR	DATE
GPA	10.3.2014

**FACADE MATERIAL PERCENTAGES**

**FRONTAGE FACADE - 4,484.4 S.F.**  
 BRICK - 1,420.9 S.F. = 31.7%  
 MOLDED E.I.F.S. CORNICE - 268.2 S.F. = 6.2%  
 GLASS - 1,578 S.F. = 35%  
 BLOCK - 769.8 S.F. = 17.2%

**OVERALL FACADE - 11,059.2 S.F.**  
 BRICK - 5,954.5 S.F. = 53.4%  
 MOLDED E.I.F.S. CORNICE - 784.9 S.F. = 7.1%  
 GLASS - 1,549.5 S.F. = 14.4%  
 BLOCK - 2,310.8 S.F. = 20.9%

**GENERAL NOTES:**

- BUILDING SIGNS SHALL COMPLY WITH THE CITY SIGN ORDINANCE. CONTRACTOR SHALL SUBMIT DETAILED SIGN INFORMATION FOR SIGN PERMITS.
- FOR DRIVE THRU WINDOW SIZE & DIMENSION, REFER TO TENANT'S SPECS & DETAILS BEFORE CONSTRUCTION.

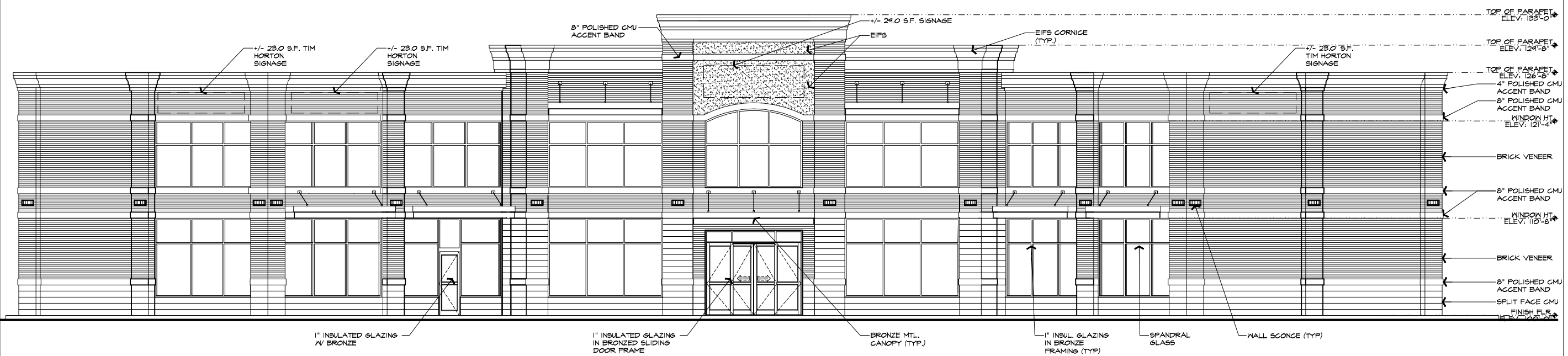
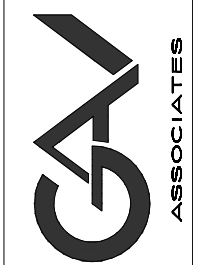
**FINISHES:**

- BRICK - GLEN-GERY, OXFORD IRONSPOT (CLASSIC)
  - MEDIUM BROWN
  - BLOCK - GRAND BLANC
  - CANYON TAN
  - E.I.F.S. - MEDIUM BEIGE
- FINISHES ARE FOR DESIGN DIRECTION, FINAL COLORS T.B.D.

**ARCHITECTURAL DESIGN**

RESIDENTIAL  
 COMMERCIAL  
 INDUSTRIAL

**G.A.V. ASSOCIATES, INC**  
 24071 CROCHARD LAKE RD., STE. 100A  
 FARMINGTON, MICHIGAN 48330  
 PH: (248) 886-9101  
 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:
8		

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

FILE NAME : .

JOB #: 14127

SHEET TITLE  
**PROPOSED ELEVATIONS**

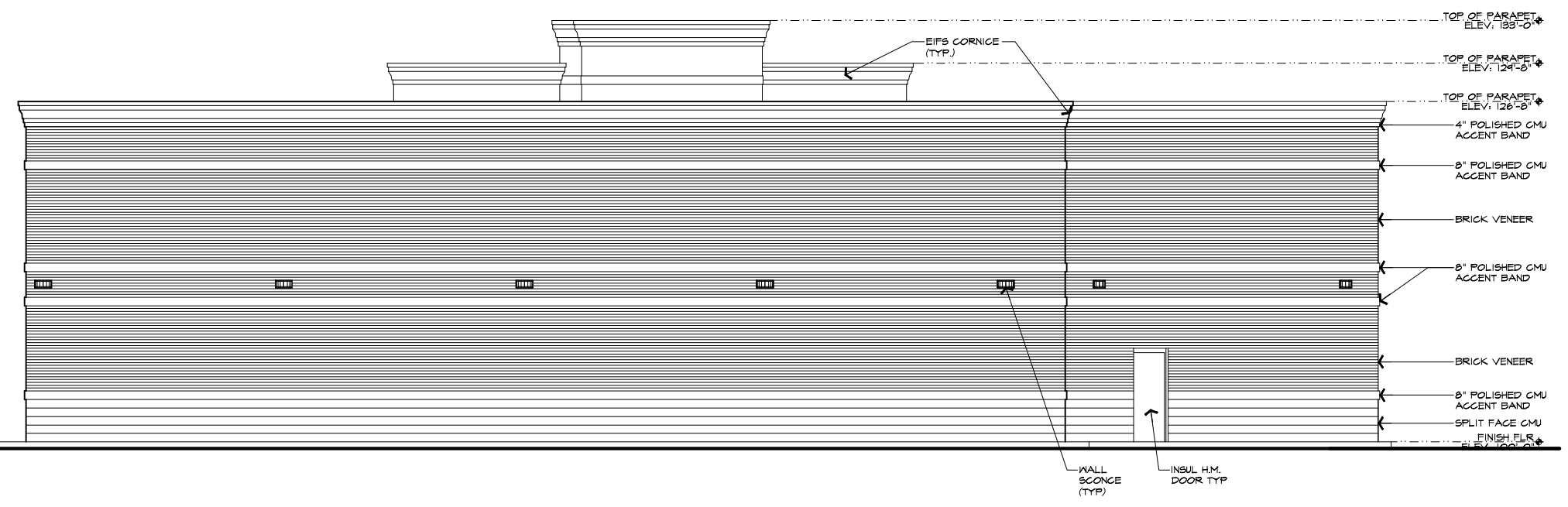
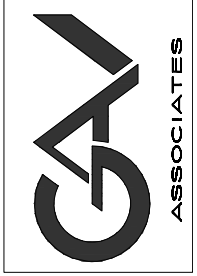
SHEET #  
**A.201**



ISSUED FOR	DATE
SPA	10.9.2014

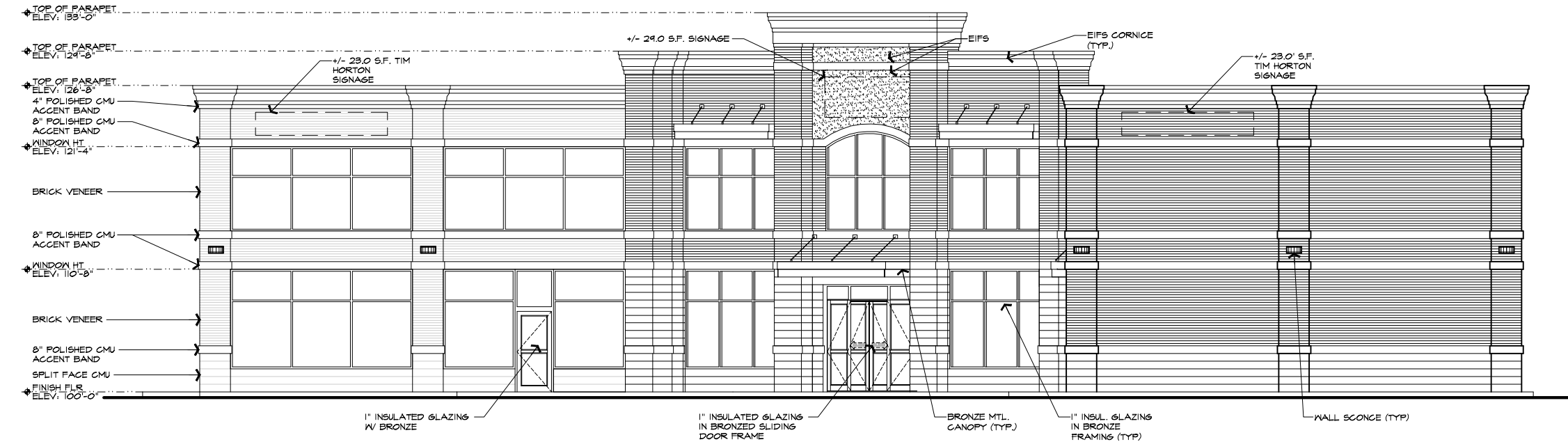
**ARCHITECTURAL DESIGN**  
 RESIDENTIAL  
 COMMERCIAL  
 INDUSTRIAL

**G.A.V. ASSOCIATES, INC.**  
 24021 CROCHARD LANE RD., STE. 100A  
 FARMINGTON, MICHIGAN 48330  
 PH: (248) 886-9121  
 WEB: WWW.GAVASSOCIATES.COM



**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:
R		

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

FILE NAME: .

JOB #: 14127

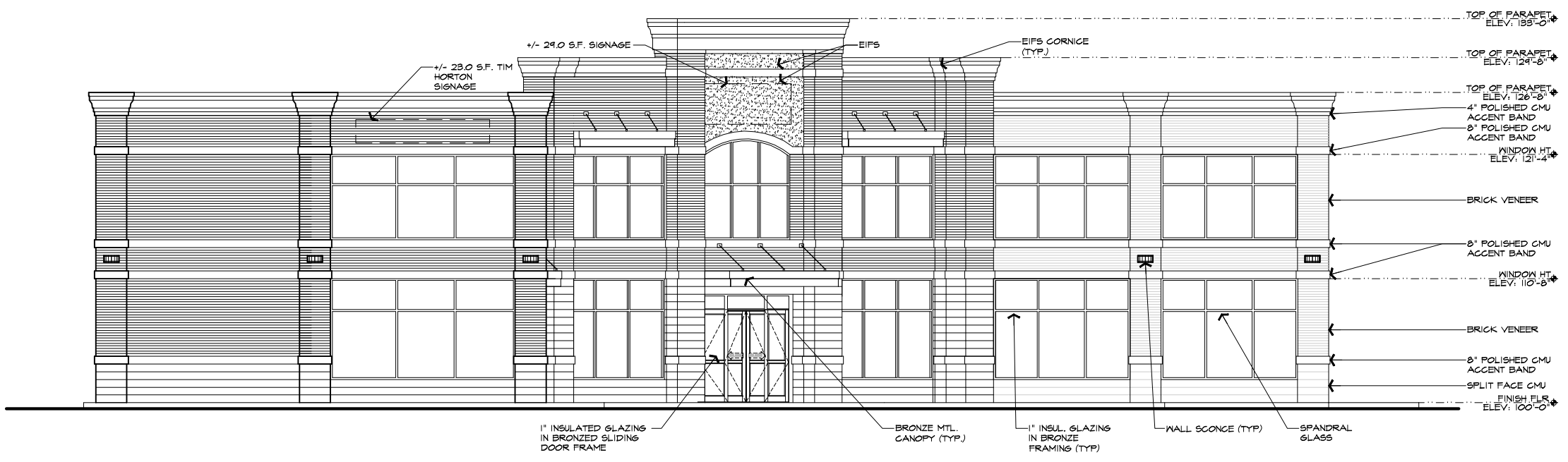
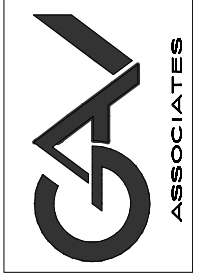
SHEET TITLE  
**PROPOSED ELEVATIONS**

SHEET #  
**A.202**

ISSUED FOR	DATE
SPA	10.3.2014

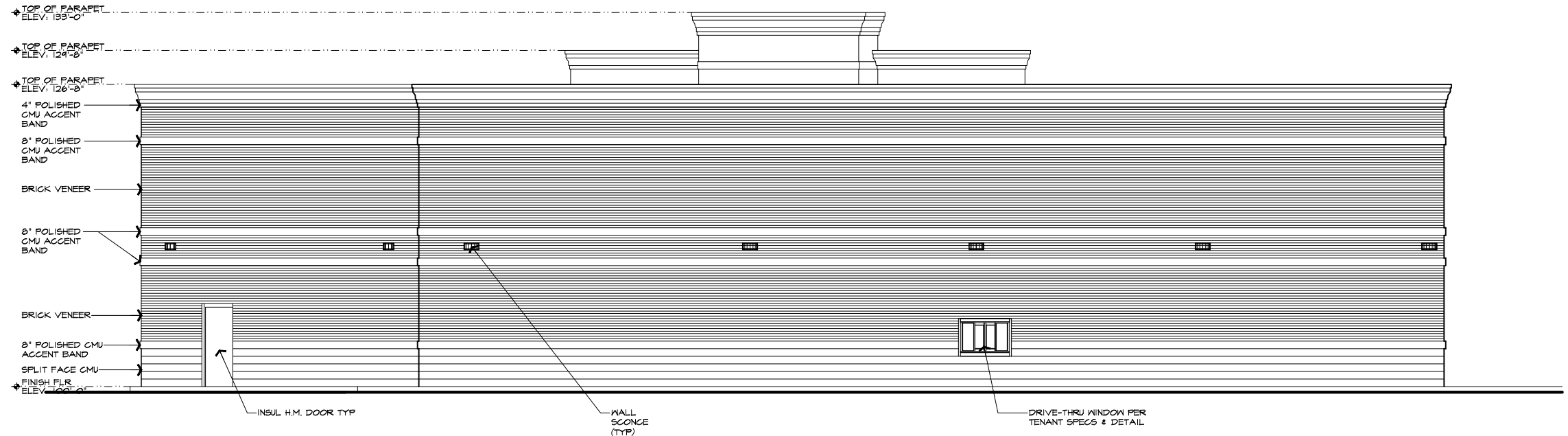
**ARCHITECTURAL DESIGN**  
 RESIDENTIAL  
 COMMERCIAL  
 INDUSTRIAL

**G.A.V. ASSOCIATES, INC.**  
 24021 CROCHARD LAKE RD., STE. 100A  
 FARMINGTON, MICHIGAN 48330  
 PH: (248) 286-9121  
 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:
R		

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

FILE NAME :

JOB #: 14127

SHEET TITLE  
**PROPOSED ELEVATIONS**

SHEET #  
**A.203**

