

DEPARTMENT AREA BY FLOOR		
DEPARTMENT	LEVEL	AREA (NSF)
SHOWROOM	FIRST FLOOR	6,815 SF
CUSTOMER	FIRST FLOOR	1,372 SF
SALES	FIRST FLOOR	1,372 SF
SALES	SECOND FLOOR	546 SF
CIRCULATION	FIRST FLOOR	2,238 SF
CIRCULATION	SECOND FLOOR	1,667 SF
EMPLOYEE FACILITIES	FIRST FLOOR	3,526 SF
EMPLOYEE FACILITIES	SECOND FLOOR	2,182 SF
ADMINISTRATION	FIRST FLOOR	3,244 SF
ADMINISTRATION	SECOND FLOOR	651 SF
SERVICE	FIRST FLOOR	975 SF
SERVICE	SECOND FLOOR	1,626 SF
PARTS	FIRST FLOOR	33,073 SF
PARTS	SECOND FLOOR	2,923 SF
PARTS	SECOND FLOOR	4,124 SF
PARTS	SECOND FLOOR	7,047 SF
TOTAL (NSF)		58,942 SF

- DEPARTMENT LEGEND**
- SHOWROOM
  - CUSTOMER
  - SALES
  - CIRCULATION
  - EMPLOYEE FACILITIES
  - ADMINISTRATION
  - SERVICE
  - PARTS

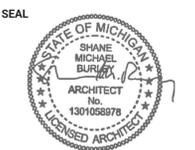
GROSS BUILDING AREA	
FIRST FLOOR	51,094 SF
SECOND FLOOR	10,347 SF
TOTAL BUILDING AREA (GSF)	61,441 SF



DO NOT SCALE DRAWINGS

ISSUED  
03.18.22 SITE PLAN APPROVAL

DRAWN ATC  
CHECKED SMB



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**SERRA AUTOMOTIVE GROUP**

PROJECT 1951

**SERRA FORD  
ROCHESTER HILLS**  
2890 S ROCHESTER RD  
ROCHESTER HILLS, MI 48307

COMPOSITE PLAN

**TS1.5**

EXTERIOR MATERIALS			
PATTERN	TAG	MATERIAL	FINISH
	MB-1	CONCRETE MASONRY UNITS	SPLIT FACE, LIGHT GRAY
	EG-1	CURTAINWALL / EXTERIOR GLAZING	STOREFRONT/ CURTAINWALL FRAMING AS SPECIFIED; SOLARBAN 70XL CLEAR GLASS
	MP-1	ALUMINUM COMPOSITE PANEL SYSTEM (ACM)	ACM RAINSCREEN w/ INTEGRAL COPING & FINISHED REVEALS; HAIRLINE ALUMINUM
	MP-2	ALUMINUM COMPOSITE PANEL SYSTEM (ACM)	ACM RAINSCREEN w/ INTEGRAL COPING & FINISHED REVEALS; MICA MZG GREY
	MP-3	CORRUGATED/ RIBBED METAL PANEL	COLORWELD 500 SLATE GREY (BN5A179B), 30% GLOSS

**BUILDING SIGNAGE CALCULATIONS**

SIGN LOCATION	AREA
*SERRA BUILDING SIGN - EAST ELEVATION	48 SF
FORD LOGO BUILDING SIGN - EAST ELEVATION (X2)	62 SF
*"SERVICE" BUILDING SIGN - EAST ELEVATION	11 SF
TOTAL SIGNAGE	121 SF
MONUMENT SIGN - ENTRY DRIVE (X2)	64SF

ORDINANCE PERMITS ALLOWS WALL SIGNS TO TOTAL 10% OF THE PRIMARY BUILDING OR TENANT FACADE WITH NO SINGLE SIGN BEING MORE THAN 200 SF FOR A BUILDING 50,000 SF OR MORE, PROVIDED SUCH SIGN IS PLACED ON THE ELEVATION FACING THE PROPOSED RIGHT-OF-WAY FROM WHICH THE SETBACK DISTANCE IS TAKEN.

TOTAL AREA OF PRIMARY BUILDING FACADE = 9,127 SF  
MAX WALL SIGN AREA OF 200 SF.

ORDINANCE PERMITS 1 SF PER EACH FIVE FT OF LINEAR STREET FRONTAGE, UP TO A MAXIMUM OF 200 SF FOR MONUMENT

S. ROCHESTER ROAD  
633 LINEAR FEET OF STREET FRONTAGE  
SETBACK: 10 FT. MAX HEIGHT: 7 FT. MAX AREA: 126.6 SF.

W. AUBURN ROAD  
300 LINEAR FEET OF STREET FRONTAGE  
SETBACK: 10 FT. MAX HEIGHT: 7 FT. MAX AREA: 60 SF.

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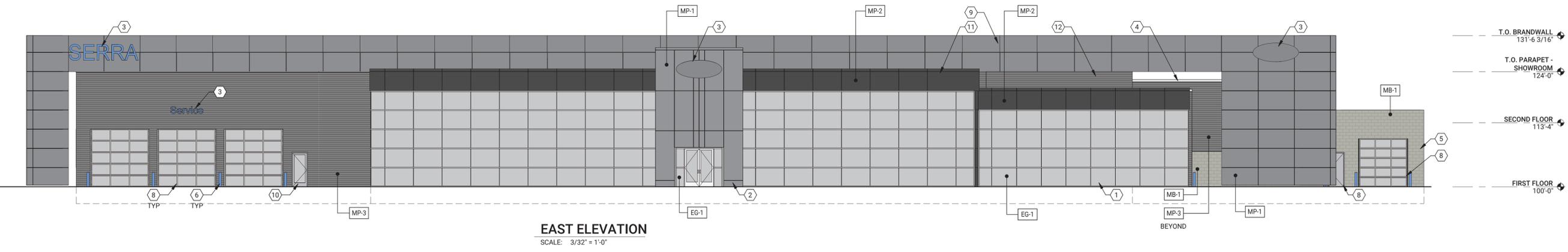
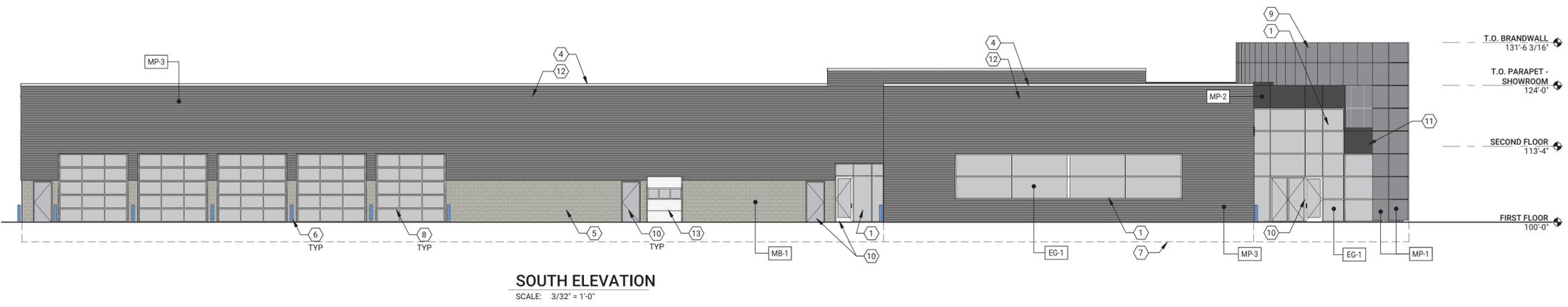
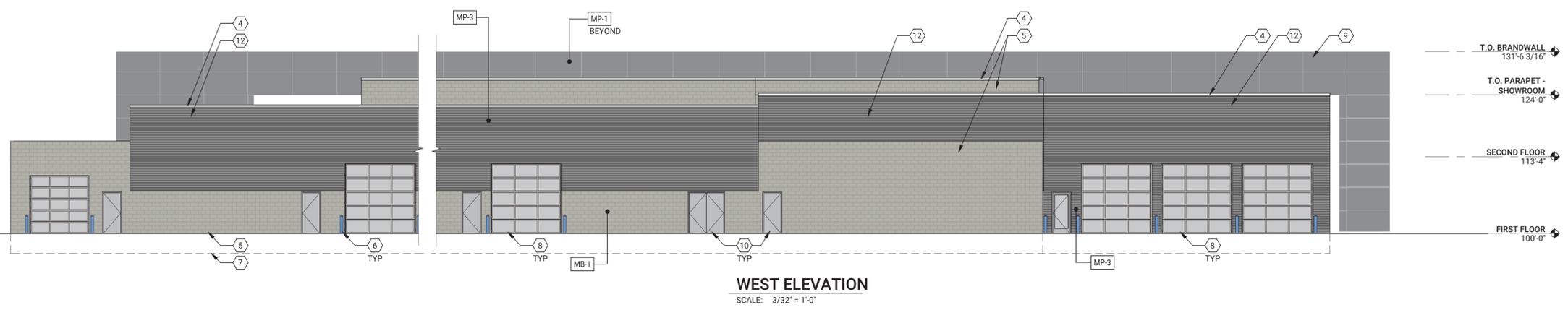
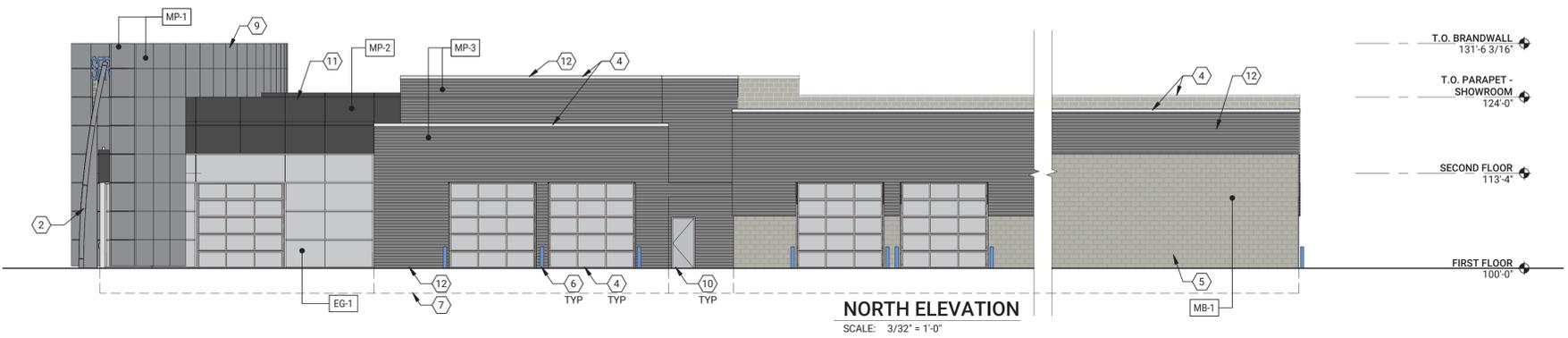


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EXTERIOR ELEVATIONS  
**A2.1**



**EXTERIOR ELEVATION KEY NOTES:  
(TYPICAL THIS SHEET ONLY)**

- 1 GLASS AND ALUMINUM STOREFRONT/ CURTAINWALL AS SCHEDULED
- 2 FORD ICON TOWER BY VENDOR
- 3 EXTERIOR SIGNAGE BY OTHER
- 4 PREFINISHED METAL COPING
- 5 CONCRETE MASONRY UNITS
- 6 CONCRETE FILLED STL PIPE BOLLARD w/ PLASTIC COVER
- 7 INDICATES REINFORCED CONCRETE FOOTING/ FOUNDATION WALL
- 8 GLASS & ALUMINUM OVERHEAD DOOR w/LITE; SEE SCHEDULE
- 9 BRAND WALL: ALUMINUM COMPOSITE PANEL w/ PREFINISHED REVEALS & INTEGRAL COPING
- 10 DOOR & FRAME AS SCHEDULED
- 11 ALUMINUM COMPOSITE PANEL SYSTEM (ACM)
- 12 CORRUGATED METAL PANEL
- 13 INSULATED SECTIONAL OVERHEAD DOOR w/ LITE; SEE SCHEDULE



SERRA



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