

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

code information

BUILDING CODES

2012 MICHIGAN BUILDING CODE REMODEL AREA: 2011 NAT'L ELECTRICAL CODE PLUMBING: FIRE: ENERGY:

ACCESSIBILITY:

2012 MICHIGAN MECHANICAL CODE 2012 MICHIGAN PLUMBING CODE 2012 INT'L FIRE CODE 2009 UNIFORM ENERGY CODE OCCUPANT LOADING

OCCUPANT LOAD SUB-TOTAL NO INCREASE IN OCCUPANT LOAD.

2-B TRAVEL DISTANCE : <250 LINEAL FEET MAXIMUM

EXIT CAPACITY

AREA CALCULATION

*NO INCREASE IN BUILDING AREA.

BUILDING CLASSIFICATIONS

EXISTING USE GROUPS: NON-SEPARATED MIXED USE

CONSTRUCTION TYPE:

USE GROUP FOR AREA OF REMODEL: B: BUSINESS CONSTRUCTION TYPE:

FULLY SPRINKLERED, ONE STORY PLUMBING FIXTURE REQUIREMENTS (UNLIMITED AREA PER SECTION 507.3) EXISTING TO REMAIN: 22'-7" NO INCREASE IN OCCUPANT LOAD.

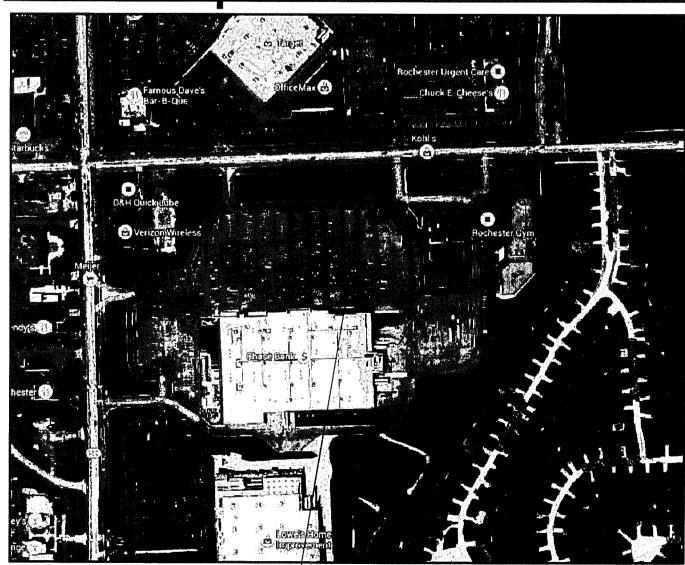
EXISTING BUILDING HEIGHT: *NEW WORK WILL NOT INCREASE BUILDING HEIGHT

13 * 0.15 = 2.0

DOOR 101 40"

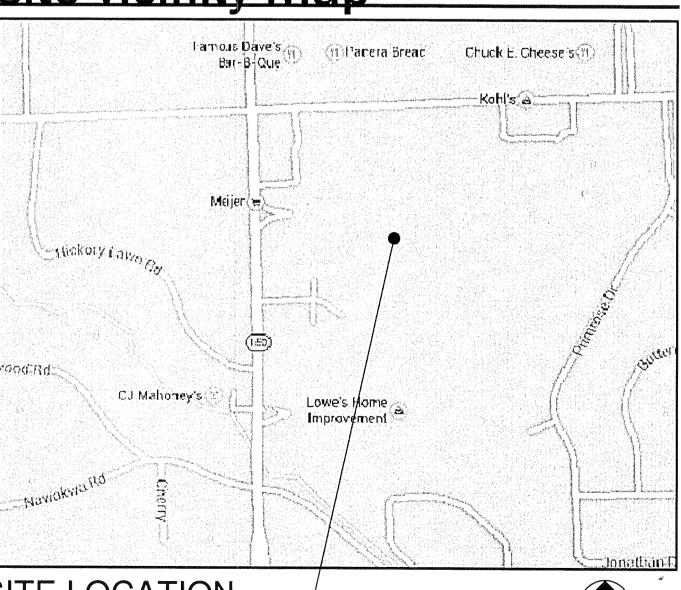
2.1" < 40" THEREFORE OK

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

drawing index

A3.0 ELEVATIONS AND SECTIONS

last revision date sheet no. sheet name T1.0 TITLE SHEET SITE DEMOLITION & IMPROVEMENT PLAN ENLARGEMENT FOR REFERENCE ONLY: C200 SITE LOCATION PLAN MAINTENANCE REPAIR PLAN architectural

architect + engineer

7007 DISCOVERY BLVD **DUBLIN, OH 43017** 614.634.7000 T

WDPARTNERS.COM

project no. | MJRCP0014

project info

STORE #057 3175 ROCHESTER ROAD ROCHESTER HILLS, MI

PLANNING AND ZONING CONSTRUCTION

08/17/15

description 1 CITY COMMENTS



SEP 0 4 2015

sheet info

TITLE SHEET

CITY FILE #85-528.8

SITE DATA

SITE DEVELOPMENT DATA TABLE:

TOTAL PARCEL AREA:

1,355,659 SQUARE FEET (31.12 ACRES)

TOTAL PROJECT AREA:

10,049 SQUARE FEET (0.23 ACRES)

TOTAL LIMITS OF DISTURBANCE:

6,402 SQUARE FEET (0.15 ACRES)

PRE-DEVELOPMENT IMPERVIOUS AREA: 802 SQUARE FEET (0.02 ACRES)

POST-DEVELOPMENT IMPERVIOUS AREA: 3,793 SQUARE FEET (0.09 ACRES)

INTERIOR PARKING LOT LANDSCAPING:

VEHICLE USE AREA: 529,949 S.F.

REQUIRED: 26,497 S.F. (5%)
PROVIDED: 28,122 S.F. (5.3%)
TREE REPLACEMENT:

(2) REGULATED PINUS NIGRA (AUSTRIAN PINE) TREES TO BE REMOVED.
(2) REPLACEMENT TREES REQUIRED.
(2) NEW CONIFEROUS TREES 10' HEIGHT PROVIDED = 4 REPLACEMENT TREES PROVIDED.

LEGEND

PROPERTY LINE

architect + engineer

Wd

7007 DISCOVERY BLVD DUBLIN, OH 43017 614.634.7000 T

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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

1 CITY COMMENTS

- mottivilis - mainty in informacions



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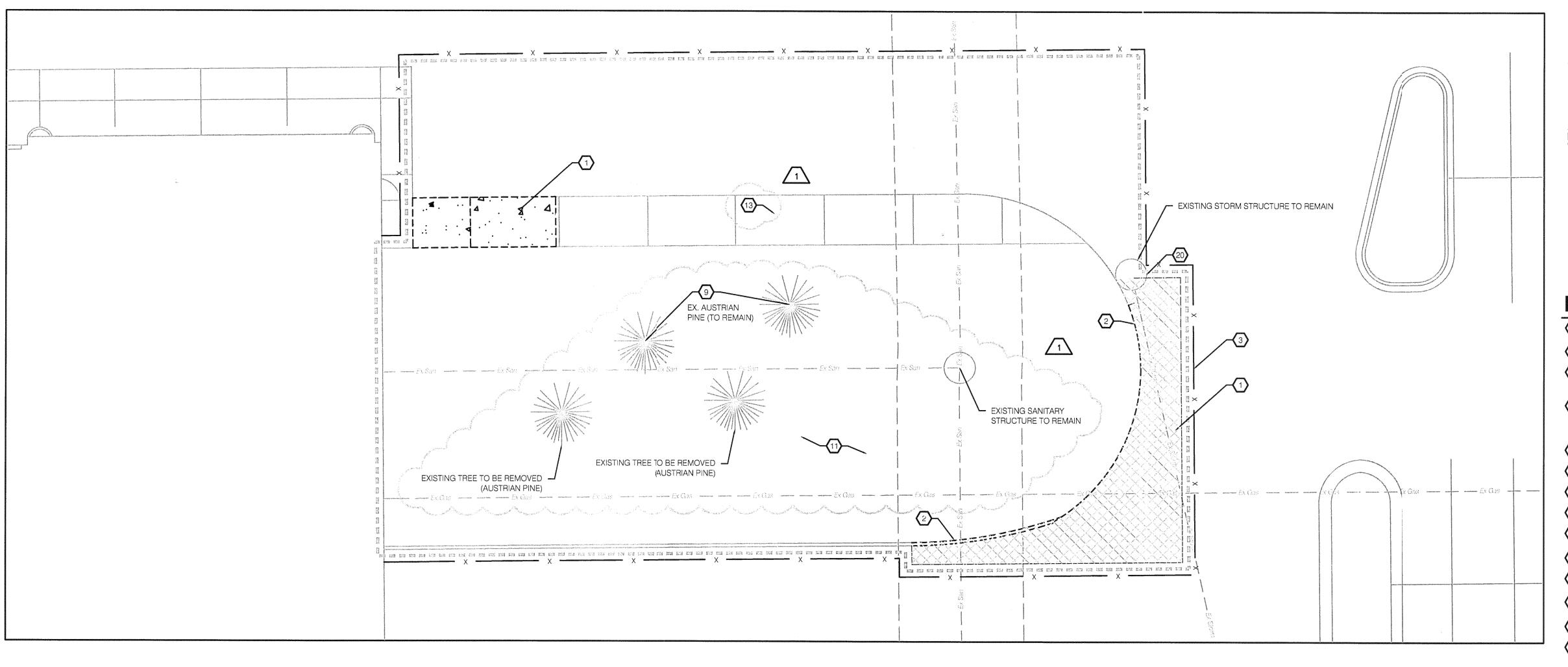
sheet info

SITE PLAN

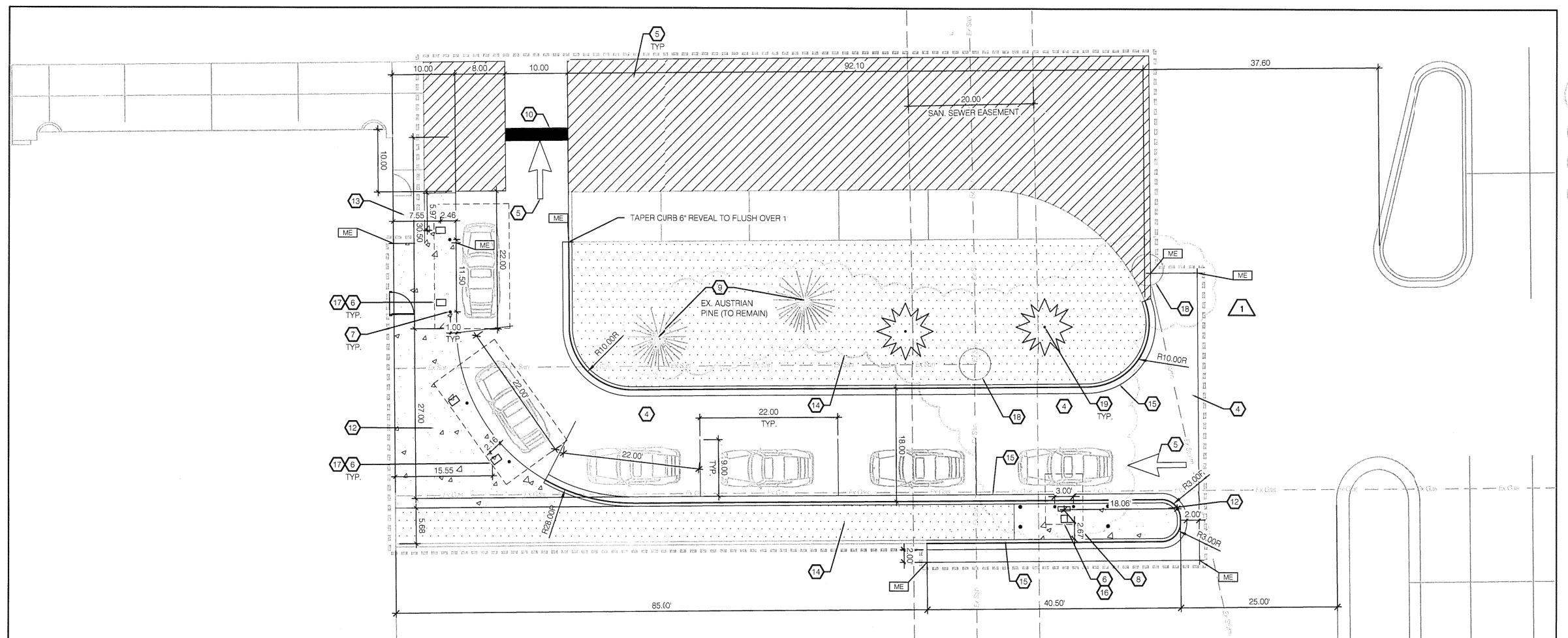
51.0

CITY FILE #85-528.8

0 30 60 120 SCALE: 1" = 60.00'



DEMOLITION PLAN



SITE IMPROVEMENT PLAN

LEGEND

------ CONSTRUCTION FENCE LIMITS (APPROXIMATE) commence of the commence of th CONCRETE TO BE REMOVED. PROPOSED PAVEMENT MARKING

MATCH EXISTING ELEVATION

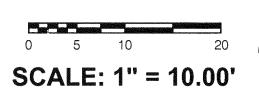
PROPOSED SLOPE ARROW

KEYED NOTES

- EXISTING PAVING TO BE REMOVED FULL DEPTH. SAWCUT PAVEMENT AT EDGE OF REMOVAL LIMITS SHOWN ON DRAWINGS.
- 2 EXISTING CURB AND GUTTER TO BE REMOVED.
- CONSTRUCTION FENCING ALONG LIMITS OF DEMOLITION. CONTRACTOR SHALL PLACE AND PHASE WITH MAINTENANCE OF TRAFFIC PROVISIONS AS NECESSARY. ACCESS POINTS AND LIFE-SAFETY EGRESS SHALL COMPLY WITH OSHA REQUIREMENTS.
- STANDARD DUTY ASPHALTIC PAVING. SLOPE 0.5% TO 2.0% MAXIMUM; SLOPE TO DRAIN. MATCH EXISTING ELEVATION AT INTERFACE WITH EXISTING PAVEMENT TO REMAIN. SEE DETAIL SHEET C3.0. CRACK SEAL ALL JOINTS BETWEEN EXISTING AND PROPOSED
- ALKYD-READY MIX PAVEMENT MARKING PER STATE DOT SPECIFICATIONS.
- 6 CANOPY AND COLUMNS. SEE CANOPY MANUFACTURER DRAWINGS.
- ELECTRONIC INTERFACE CALL BOX, SEE ARCHITECTURAL AND MEP PLANS FOR DETAILS.
- 9 EXISTING TREE TO REMAIN (AUSTRIAN PINE). SEE TREE PROTECTION FENCING DETAIL SHEET C3.0. SHEET $\overline{\mathbf{C3.0}}$.
- STOP BAR PER STATE DOT OR JURISDICTION STANDARD DRAWING.
- EXISTING LANDSCAPING TO BE REMOVED. REMOVE TREE STUMPS AND NEARBY ROOTS TO A DEPTH OF 18" FOR EXISTING PLANT MATERIAL TO BE REMOVED.
- CONCRETE WALK. SLOPE 0.5% TO 2.0% MAXIMUM; SLOPE TO DRAIN. MATCH EXISTING ELEVATION AT INTERFACE WITH EXISTING PAVEMENT TO REMAIN. SEE DETAIL SHEET **C3.0**.
- EXISTING CONCRETE SIDEWALK TO REMAIN.
- LANDSCAPE AREA TO BE SEEDED. CONTRACTOR IS RESPONSIBLE FOR BACKFILLING BEHIND NEW CURB AREAS ESTABLISHED WITH SUBSOIL AND TOPSOIL. MINIMUM FOUR INCHES (4") OF TOPSOIL.
- FORMED CONCRETE CURB AND GUTTER. SEE DETAIL **C3.0**. TAPER LAST 10' OF 6" CONCRETE CURB FROM TYPICAL CURB DETAIL TO MEET AND MATCH CONFIGURATION
- AND ELEVATION OF EXISTING ADJOINING CURB OR PAVEMENT. 4" DOWNSPOUT AND 4" UNDERGROUND PIPE OUTLET THROUGH FACE OF CURB. SEE
- DOWNSPOUT DRAIN THRU FACE OF CURB DETAIL SHEET C3.0.
- 4" DOWNSPOUT AND OUTLET FLUSH WITH PAVEMENT. SEE DOWNSPOUT DRAIN FLUSH WITH PAVEMENT DETAIL SHEET C3.0.
- ADJUST TOP OF CASTING TO FINISHED GRADE. SEE MANHOLE OR CATCH BASIN TOP ADJUSTMENT DETAIL SHEET **C3.0**. THE EXISTING SANITARY MANHOLE WILL BE MODIFIED
- SEWER CATCH BASIN WILL BE MODIFIED IN ACCORDANCE TO THE CITY'S STORM SEWER DETAIL SHEET. ONCE CONSTRUCTION HAS BEEN COMPLETED, CALL THE ENGINEERING INSPECTION LINE AT PHONE: 248.841.2510 TO HAVE FINAL INSPECTION ON THE EXISTING SANITARY SEWER MANHOLE AND STORM SEWER CATCH BASIN THAT NEED TO BE MODIFIED FOR THE PROPOSED PROJECT.
- 2 TOTAL PROPOSED EVERGREEN TREES, PINUS NIGRA (AUSTRIAN PINE), B&B, 10' HEIGHT AND 5' SPREAD. SEE EVERGREEN TREE PLANTING DETAIL SHEET C3.0.
- PROVIDE INLET PROTECTION DURING CONSTRUCTION. REMOVE AFTER ACHIEVING PERMANENT STABILIZATION OF ALL DISTURBED AREAS AS PART OF PROJECT.

Know what's below.

Call before you dig.



architect + enginee

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PLANNING AND ZONING OWNER REVIEW

05/20/15

06/09/15

revisions:

CONSTRUCTION

description

CITY COMMENTS



SEP 0 4 2015

sheet info

SITE DEMOLITION & IMPROVEMENT PLAN **ENLARGEMENT**

CITY FILE #85-528.8

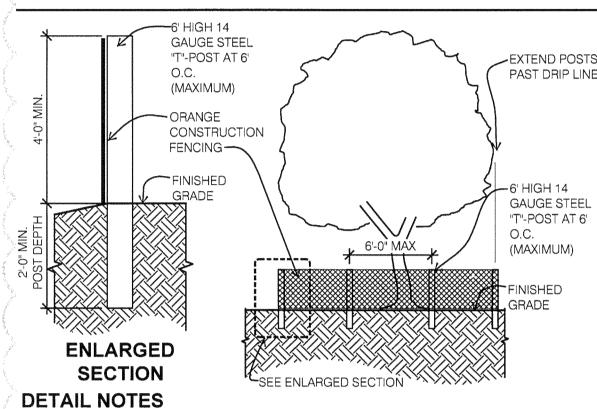
INSTALLATION NOTES

REMOVE ALL TAGS AND NYLON TWINE

SCALE: NONE

- A. BACKFILL WITH PREPARED TOPSOIL: SEE PLANTING NOTES. PROVIDE COMMERCIAL FERTILIZER, APPLY PER MANUFACTURER'S DIRECTIONS. PLACE BACKFILL IN 8" LAYERS.
- B. CONTRACTOR SHALL EXCAVATE PIT WALLS VERTICALLY AND 12" WIDER (ALL SIDES) THAN THE DIAMETER OF THE ROOT BALL.

EVERGREEN TREE PLANTING



- A. CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES - PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. B. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND
- C. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

TREE PROTECTION

SCALE: NONE

PLANTING NOTES

SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE.

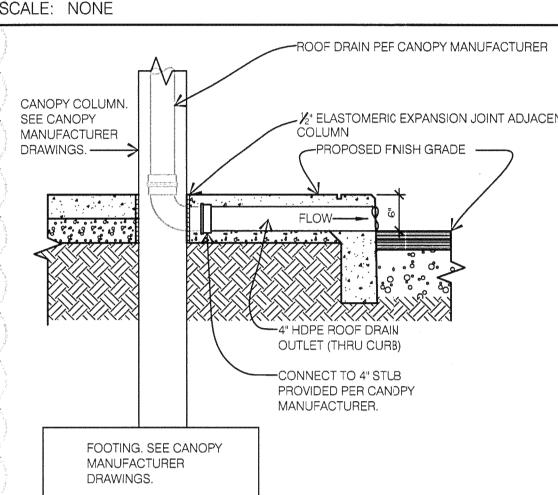
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD.
- PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUBGRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. CONTRACTOR SHALL NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS AND WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.
- C. IF THE LANDSCAPE CONTRACTOR OBSERVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE PRIOR TO PROCUREMENT AND/OR INSTALLATION.
- D. PLANT MATERIAL SHALL CONFORM TO THE QUALITY STANDARDS OF 'AMERICAN STANDARD FOR NURSERY STOCK', BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, ANSI Z60.1 LATEST EDITION. ALL PLANTS SHALL EQUAL OR EXCEED THE MEASUREMENTS AND SIZES SPECIFIED IN THE SCHEDULE. IN THE EVENT OF VARIATION BETWEEN QUANTITIES SHOWN ON PLANT SCHEDULE AND THE PLANS, THE PLANS SHALL TAKE PRECEDENCE. CONTRACTOR TO VERIFY QUANTITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- THE LANDSCAPE CONTRACTOR SHALL HAVE SOIL TESTS PERFORMED IN LAWN AND PLANTING BED AREAS TO EVALUATE NUTRIENT AND PH LEVELS. THE LANDSCAPE CONTRACTOR SHALL INCORPORATE FERTILIZER AND/OR SOIL AMENDMENT ADDITIVES AS RECOMMENDED BY SOIL TEST.
- ALL PLANTING BEDS TO RECEIVE 8" MIN. OF PREPARED BACK FILL MIX. ALL INDIVIDUALLY PLANTED TREES AND SHRUBS TO BE BACK FILLED WITH PREPARED BACK FILL MIX. PREPARED BACK FILL MIXTURES SHALL BE MIXED ON SITE, CONSISTING OF ONE PART TOPSOIL, ONE PART SOIL AMENDMENT, ONE PART SOIL FROM EXCAVATION. TOPSOIL: ASTM D5268, PH RANGE OF 5.5 TO 7, MIN. 4 PERCENT ORGANIC MATERIAL, FREE OF STONES 1 INCH AND LARGER. SOIL AMENDMENT: SPHAGNUM PEAT MOSS OR COMPOSTED ORGANIC MATERIAL. THE SOIL IN ALL PLANTING BEDS SHALL BE LOOSENED TO 8" MIN. DEPTH AND SOIL AMENDMENTS SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL BY TILLING, DISCING, OR OTHER SUITABLE METHOD AT A MIN. RATE OF 3 CUBIC YARDS OF SOIL
- AMENDMENT PER 1,000 SQUARE FEET OF LANDSCAPE AREA. CONTRACTOR TO SLIGHTLY FIELD ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE
- AWAY FROM BUILDING(S). TREES SHALL BE PLACED A MINIMUM OF 3' FROM SIDEWALKS, CURBS, FIRE HYDRANTS, OR SEWER/WATER CONNECTIONS.
- ALL PLANTING BEDS SHALL RECEIVE MULCH UNLESS NOTED OTHERWISE. MULCH SHALL BE DISEASE AND PEST FREE, UNIFORM COLOR, AND FREE OF TWIGS, LEAVES OR OTHER MATERIAL UNSIGHTLY OR INJURIOUS TO PLANTS. MULCH SHALL NOT CONTAIN MANURE OF MALODOROUS CONTENTS. DO NOT PLACE MULCH AGAINST OR IN CONTACT WITH TREE TRUNKS. TRUNK ROOT FLARE SHALL BE VISIBLE AT THE TOP OF THE ROOT BALL. MULCH SHALL BE A MINIMUM OF 6" FROM ALL TRUNKS, STEMS OR CANES OF TREES AND SHRUBS. WITHIN CONTRACT LIMITS, SEED ALL AREAS NOT COVERED BY PAVING, BUILDINGS OR PLANTING BEDS UNLESS NOTED OTHERWISE. SODDING SHALL NOT BEGIN UNTIL AREA HAS RECEIVED A FINISHED GRADE.
- LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE AREAS (EXISTING OR PROPOSED) UNTIL SITE TURNOVER.
- ANY ITEM OR AREAS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR
- REPLACED TO ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. LANDSCAPING TO COMPLY WITH ALL APPLICABLE CITY/LOCAL REGULATIONS.

SEE SITE PLAN FOR WIDTH /4" TOOLED CONTROL JOINT **ADJACENT** PAVEMENT CROSS SLOPE 0.5% MIN., 2% MAX **BROOM FINISH** 4" CONCRETE WALK WITH 6X6 - W1.4 X W1.4 W.W.F COMPACTED SUBGRADE 4" COMPACTED AGGREGATE (NO **VAPOR BARRIER**)

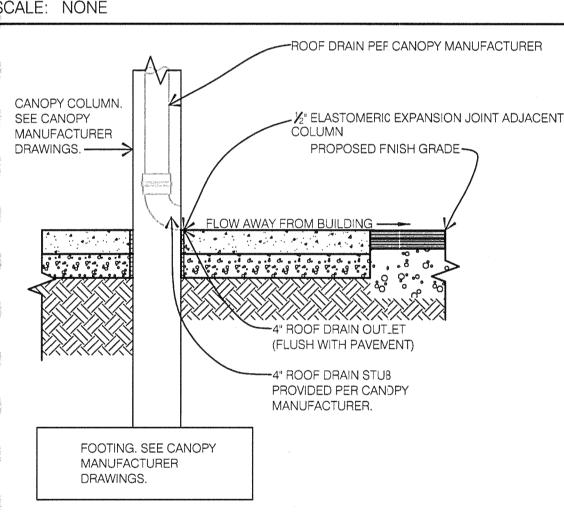
NOTES

- A . 🔏 " SAWCUT OR 🔏 " TOOLED CONTROL JOINTS AT 6'-0" O.C B. PLACE PRE-FORMED 1/2 " EXPANSION JOINT 30" O.C. ALONG ENTRE LENGTH
- C. L' PRE-FORMED EXPANSION JOINT SHALL BE INSTALLED AT ALL INTERSECTIONS OF BUILDING, WALKS, AND ANY OTHER FIXED STRUCTURE. D. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI

CONCRETE WALK



DOWNSPOUT DRAIN THRU FACE OF CURB



DOWNSPOUT DRAIN FLUSH W/ PAVEMENT

SCALE: NONE

BACKFILL SCHEDULE CONDITION & PIPE MATERIAL MATERIAL "Y" TYPE I, II, III TYPE III IN "ORDINARY SOIL" RCP PIPE IN "ORDINARY SO ALL PIPE OVER TYPE II, II BEDROCK OR LEDGE DUCTILE IRON PIPE TYPE II, III SAND

YPE II, III SAND

TYPE III

NEW PAVEMENT OR

EXISTING. SAWCUT

APPLIED BEFORE

PAVING/PATCHING -

"PATCHING" TO MATCH

JOINT WITH EMULSION

COMPACTED.

GRAVEL

SELECT MATERIAL

D=PIPE DIA

SUITABLE MATERIAL SHOULD CONTAIN N STONES GREATER THAN 4" IN DIAMETER, NO FROZEN LUMPS, AND ONLY MINOR AMOUNTS OF CLAY OR ORGANIC MATERIAL. ALL MATERIAL TO BE PLACED IN MAXIMUM OF 12" LIFTS AND COMPACTED BEFORE PLACING NEXT LIFT TYPE I MATERIAL SHALL BE EITHER GRAVEL OR EXCAVATED MATERIAL CONTAINING NO STONES GREATER THAN

BACKFILL 6" +/-

O TOP OF PIPE)

PAVING = 4'-0"

INIMUM BURIAL DEPTH

GRAVITY PIPE - SEE PLAN OR

PRESSURE PIPE BENEATH

RESSURE PIPE BENEATH

JNPAVED AREAS = 3'-0"

HAND PLACED

AND COMPACTED

UNDISTURBED SOIL OR ROCK

CLAY, AND NO ORGANIC MATERIAL. YPE II MATERIAL SHALL BE CLEAN, HARD CRUSHED OR NATURAL STONE WITH A GRADATION BY WEIGHT OF 100% PASSING A 11/2 " SQUARE OPENING, NOT MORE THAN 25% PASSING A 3/2" SQUARE OPENING AND NOT MORE THAN 5%

1½" IN DIAMETER. NO FROZEN LUMPS. NO

PASSING A 1/2" SQUARE OPENING. SITE NOTES ** TYPE III MATERIAL SHALL BE CLEAN, HARI CRUSHED STONE FREE FROM COATINGS AND THOROUGHLY WASHED WITH A GRADATION BY WEIGHT OF 100% PASSIN A 1" SQUARE OPENING AND 0-5% PASSING A 🔏 " SQUARE OPENING

NOTES

IN CLAY OR MUCK

RCP PIPE IN CLAY

PLASTIC-ALL

- A. WHERE BACKFILL IS DESIGNATED "COMPACTED", THIS MEANS 90% TO 95% STANDARD PROCTOR, AASHTO T-99. ALL FILL PLACED BELOW PIPES AND STRUCTURES MUST MEET THIS
- 3. FOR ALL TRENCHES WITH A GRADE GREATER THAN 4% AND/OR WHERE GROUNDWATER IS APPARENT, INSTALL CLAY DAMS AROUND PIPE AT 100' INTERVALS.

PAVED UNPAVED

TRENCH INSTALLATION

STANDARD DUTY PAVING A = 18" ASPHALT CONCRETE

B = TACK COAT (0.05 GAL/S.Y.) C = 2" ASPHALT CONCRETE D = 7" OF AGGREGATE BASE

HEAVY DUTY PAVING

- A = 11/2" ASPHALT CONCRETE B = TACK COAT (0.05 GAL/S.Y.) C = 4" ASPHALT CONCRETE
- D = 10" OF AGGREGATE BASE

BUTYL SEALANT

SEE STANDARD MANHOLE DRAWING FOR

OTHER MANHOLE DETAILS.

BOLTED WATERPROOF CAST IRON

MANHOLE COVER WITH BOLTED —

1040 TYPE A WITH PRESSURE TIGHT

SAND OR GRAVEL BACKFILL-

COMPACTED TO 100% DENSITY.

COVER

FRAME EQUAL TO EAST JORDAN NO.

PAVEMENT

-COMPACTED SUBGRADE **NOTES** A. BASE COURSE TO CONFORM TO STATE DOT STANDARDS FOR BASE COURSE COMPACTED

TO 100% OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY

REQUIREMENTS OF THE CURRENT STATE "CONSTRUCTION AND MATERIAL

B. ALL SUBGRADE AND PAVEMENT OPERATIONS AND MATERIALS SHALL MEET THE

SPECIFICATIONS"

ASPHALT PAVING SECTION

FOUR CADMIUM COATED 5/8" DIA

- PAVEMENT

THREADED STUDS WITH 3/4" x 2" x 1/8" THICK

CO., EASY STIK ALL WEATHER

MINIMUM OF 4", MAXIMUM OF 12" HDPE

OR CONCRETE ADJUSTMENT RINGS

ASTOMERIC SEAL (PRESS SEAL GASKET

OVER BUTYL.

TROWELABLE BUTYL BK-0069-1) SPREAD

GEOMEMBRANE 6 MIL. PLASTIC COVER

OVER ALL ADJUSTMENT MATERIAL.

METAL WASHER, 3/4" x 2" x 1/16" THICK

NEOPRENE SEALING WASHER AND NUTS.

NOTES

A. CONCRETE FOUNDATION DIMENSIONS ARE MINIMUM REQUIREMENTS. LOCAL BUILDING CODES OR FROST LINE MAY REQUIRE GREATER DEPTH.

SINGLE BOLLARD

GRADING NOTES

ACCOUNT FOR TOPSOIL AND MULCH.

COMPLY WITH REQUIREMENTS FOR CURB RAMPS.

BE A MINIMUM OF 48" IN WIDTH.

CONTRACTORS EXPENSE.

ORGANIC MATERIALS.

OTHERWISE NOTED.

SPECIFICATIONS.

OWNER'S REPRESENTATIVE.

PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY.

APPURTENANCES AS NEEDED.

SHOWN FOR CATCH BASIN (TYPICAL)

THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYNG ALL EXISTING GRADES PRIOF

RECORD IMMEDIATELY OF ANY DISCREPANCY FOUND BETWEEN THE FIELD CONDITIONS

PROPOSED FINISHED GRADES. THE GENERAL CONTRACTOR SHALL ADJUST SUBGRADE

BUILDING. SEE THE BUILDING PLANS FOR FURTHER DETAILS. GENERAL CONTRACTOR

INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING "₹", AND SHALL

WALKS, SIDEWALKS AND PEDESTRIAN WAYS SHALL BE FREE OF GRATING WHENEVER

OPENINGS IN THE GRATINGS SHALL BE LIMITED TO 1/2" N THE DIRECTION OF TRAFFIC

ON ACCESSIBLE ROUTES, WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY

PER ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 303: ON ACCESSIBLE

WALK EXCEEDS 1V:20H, IT SHALL COMPLY WITH THE PROVISIONS OF A PEDESTRIAN

ROUTES, CHANGES IN ELEVATION UP TO ${f X}$ " ARE ALLOWED. CHANGES GREATER THAN ${f X}$

MUST BE BEVELED NO GREATER THAN 1V:2H AND CHANGES GREATER THAN 12" SHALL

NO SLOPE SHALL BE GREATER THAN 1V:2H. SLOPES GREATER THAN 1V:2H MUST BE AN

APPROVED STRUCTURAL MEANS. THE GENERAL CONTRACTOR SHALL CONTACT THE

ENGINEER OF RECORD IF A DISCREPANCY IS FOUND IN THE FIELD WHICH CREATES A

ASPHALT ELEVATION ADJACENT TO CATCH BASINS TO BE X" ABOVE RIM ELEVATION

INSTALL ALL NECESSARY EROSION CONTROL MEASURES PRIOR TO THE START OF ANY

SOILS IMPORTED INTO THE SITE FOR STRUCTURAL FILL SHALL BE CLEAN AND FREE OF

MANHOLES, CLEANOUTS, VALVES, VAULTS, GREASE TFAPS, AND ALL OTHER UTILITY

ALL DIMENSIONS ARE TO FACE OF CURB AND BUILDING FOUNDATION WALL UNLESS

PAVEMENT MARKING SHALL BE ALKYD-READY MIX PER EOT SPECIFICATIONS.

ALL SIGNAGE SHALL COMPLY WITH LOCAL REQUIREMENTS. VERIFY STYLE WITH

THE SUBGRADE BASE COURSE SHALL BE COMPACTED TO 100% OF THE MODIFIED

INSTALLED PER THE MOST CURRENT STATE DEPARTMENT OF TRANSPORTATION

ALL SIGNS MUST MEET CHAPTER 134 OF THE CITY CODE OF ORDINANCES AND BE

APPROVED UNDER A SEPARATE PERMIT ISSUED BY THE BUILDING DEPARTMENT.

PAVEMENT AND GRANULAR AGGREGATE BASE MATERIALS SHALL BE PROVIDED AND

6" DAMETER STANDARD PIPE, FILL WITH CONCRETE, MOUND AT TOP

-PAVEMENT OR GRADE SEE SITE PLAN

- 4000 PSI - AIR ENTRAINED CONCRETE

- ORIGINAL EDGE OF

-- ½" ELASTOMERIC EXPANSION MATERIAL AT PERIMETER

GRADING ACTIVITIES. REFER TO THE EROSION CONTROL PLAN FOR DETAILS AND

CONTRACTOR TO ADJUST AND/OR RECONSTRUCT TO PROPOSED GRADE ALL

SCOPE CONDITION THAT EXCEEDS 1V:2H. FAILURE TO CONTACT THE ENGINEER PRIOR

ENGINEERED SLOPE OR CONTOURED UTILIZING A RETAINING WALL OR OTHER

O COMMENCING WORK WILL RESULT IN CORRECTIVE MEASURES AT THE

POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID

TO CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE AND THE ENGINEER OF

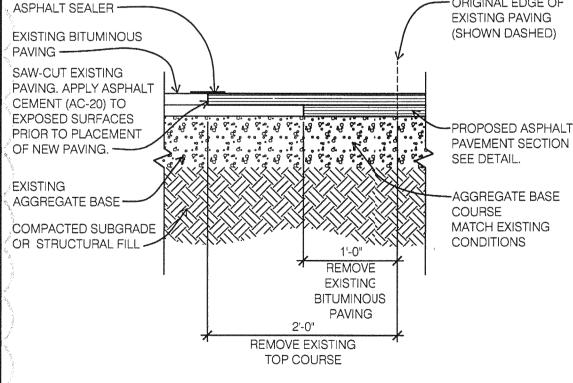
ALL PROPOSED SPOT ELEVATIONS AND CONTOURS SHOWN ON THE PLAN ARE

ELEVATIONS ACCORDINGLY TO ENSURE POSITIVE DRANAGE AWAY FROM THE

SHALL ALSO ADJUST SUBGRADE ELEVATION IN ALL LANDSCAPED ISLANDS TO

WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE NOT

SCALE: NONE



NOTES

A. BASE COURSE TO CONFORM TO STATE D.O.T. STANDARDS FOR BASE COURSE COMPACTED TO 100% OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY B. ALL SUBGRADE AND PAVEMENT OPERATIONS AND MATERIALS SHALL MEET THE MINIMUM

REQUIREMENTS OF THE CURRENT STATE D.O.T. ROADWAY DESIGN CRITERIA

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND LOCAL REQUIREMENTS. CONTRACTORS MUST COMPLY WITH CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES. ALL REQUIRED CITY / COUNTY / STATE PERMITS SHALL BE ACQUIRED AND PAID FOR BY MEIJER, ALL OTHER PERMITS
- SHALL BE SECURED AND PAID FOR BY THE GENERAL CONTRACTOR. DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS, DRAWINGS, AND SPECIFICATIONS ARE NOT INTENDED. STATED DIMENSIONS TAKE PRECEDENCE OVER GRAPHICS. DO NOT SCALE DRAWINGS TO DETERMINE LOCATIONS. THE CONTRACTOR IS TO CLARIFY ANY SUCH DISCREPANCIES WITH THE ENGINEER PRIOR TO COMMENCING
- IF REQUESTED BY THE PROJECT OWNER, WD PARTNERS MAY PROVIDE THE CONTRACTOR WITH ELECTRONIC DOCUMENTS FOR INFORMATIONAL PURPOSES. THE ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR THE USE OF SUCH FILES FOR CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE INFORMATION CONTAINED IN SUCH FILES AS THEY MAY COMPARE TO THE INFORMATION ON THE SIGNED AND SEALED HARDCOPY DOCUMENTS.
- APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF PLANS ON THE PREMISES IN GOOD CONDITION AT ALL TIMES. THIS SHALL INCLUDE ALL ADDENDA AND CHANGE
- GENERAL CONTRACTOR TO REFER TO THESE DOCUMENTS AS WELL AS ANY APPLICABLE SPECIFICATIONS FOR IDENTIFICATION OF ALL OWNER SUPPLIED ITEMS. ALL ITEMS NOT MARKED AS 'OWNER SUPPLIED' ARE TO BE SUPPLIED BY THE GENERAL CONTRACTOR. UNLESS NOTED OTHERWISE, ALL ITEMS ARE TO BE INSTALLED BY GENERAL
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.
- NO GEOTECHNICAL INFORMATION WAS AVAILABLE WHEN THESE PLANS WERE PREPARED. THE PAVEMENT SECTIONS PROVIDED ARE BASED ON PROJECTS OF SIMILAR SIZE AND USE. WD PARTNERS ASSUMES NO LIABILITY FOR THE PAVEMENT SECTIONS THAT ARE SHOWN. CONTRACTOR TO NOTIFY OWNER IF ANY QUESTIONABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION.
- FOR CONSTRUCTION DETAILS NOT SHOWN. USE THE MANUFACTURER'S APPROVED SHOP DRAWINGS / DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND LOCAL REGULATIONS.
- I. ALL TRAFFIC CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN CONFORMANCE WITH THE STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

DEMOLITION NOTES

DISPOSED OF BY LEGAL MEANS.

- APPURTENANCES DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL FURNISHED WITH NOTICE OF POSSESSION AND APPROVAL TO PROCEED FROM OWNER. THE CONTRACTOR SHALL COORDINATE THE SCHEDULE WITH EXISTING TENANTS AND ADJACENT PROPERTY OWNERS.
- FOUNDATIONS, SLABS, ALL UNDERGROUND STRUCTURES, AND UTILITIES DESIGNATED FOR REMOVAL SHALL BE REMOVED ENTIRELY. AREAS TO BE BACK FILLED IN ACCORDANCE WITH GEOTECHNICAL REPORT.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO PROVIDE SERVICE WHETHER SHOWN ON THE PLANS OR NOT.
- CONTRACTOR TO VERIFY THAT ALL UTILITIES HAVE BEEN ABANDONED OR PROPERLY SHUTOFF PRIOR TO EXCAVATION.
- EXISTING UTILITIES AND TOPO LOCATIONS ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ALL
- EXISTING UTILITY LOCATION WHETHER SHOWN ON PLANS OR NOT. PRIOR TO INITIATING DEMOLITION WORK, THE CONTRACTOR SHALL DEVELOP A DIGITAL PHOTOGRAPH AND/OR VIDEO RECORD OF THE EXISTING STRUCTURES AND SURROUNDING PROPERTIES. THE RECORD SHALL INCLUDE CONDITIONS OF EXISTING STREETS AND ADJACENT PROPERTIES. ONE COPY OF THE PHOTOGRAPH AND/OR
- VIDEO RECORD SHALL BE PROVIDED TO THE OWNER AND ONE TO THE ENGINEER OF G. ALL DEBRIS FROM DEMOLITION, NOT BEING REUSED, SHALL BE HAULED OFF SITE AND
- CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY FENCE, 6 FOOT MINIMUM HEIGHT, FOR THE DURATION OF ALL DEMOLITION PHASES. UPON COMPLETION OF DEMOLITION PHASES, FENCE MAINTENANCE SHALL BE RESPONSIBILITY OF THE SITE
- CONTRACTOR SHALL NOT RESTRICT ACCESS TO ADJOINING PROPERTIES DURING DEMOLITION OR CONSTRUCTION. ACCESS SHALL BE MAINTAINED SO AS NOT TO INTERRUPT NORMAL OPERATIONS OF ADJACENT FACILITIES.
- CONTRACTOR SHALL NOT ALLOW ANY UTILITY OR SERVICES TO THE NEIGHBORING PROPERTY(S) TO BE INTERRUPTED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE RESPECTIVE OWNERS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL UTILITY SERVICES TO THE NEIGHBORING BUILDINGS. IF IT IS NECESSARY FOR CONNECTIONS TO BE INTERRUPTED, THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY SERVICES (I.E., GENERATORS, PORTABLE GAS TANKS, ETC.). THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL UTILITY ABANDONMENT AND REMOVAL WITH THE RESPECTIVE UTILITY COMPANIES.
- WORK CANNOT OCCUR OUTSIDE OF THE DEMOLITION LIMITS WITHOUT PRIOR CONSENT OF OWNER, ADJACENT OWNER, AND LOCAL JURISDICTION. ANY TEMPORARY EASEMENTS REQUIRED WHICH ARE NOT DEPICTED IN THE DRAWINGS SHALL BE THE CONTRACTORS RESPONSIBILITY.
- EROSION CONTROL PRACTICES MUST BE IN PLACE AND MAINTAINED DURING DEMOLITION.

FACE OF CURB~ CONCRETE **ADJACENT** PAVEMENT---CONC. CURB/GUTTER LEVEL NO SLOPE

CURB AND GUTTER NOTES

- A. 3/4" EXPANSION JOINTS WITH BITUMINOUS SEALANT AT 30' MAXIMUM INTERVALS, AT ALL RADII AND AT DRAINAGE STRUCTURES.
- PROVIDE #6 x 18" LONG, SMOOTH DOWELS AT ALL EXPANSION JOINTS C. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI D. LIGHT BROOM FINISH ON ALL SURFACES, ALL RADII TO BE TRUE ARCS.
- E. $X'' \times 1 X''$ CONTROL JOINTS AT 10' O.C. F. PROVIDE (2) #6 x 2'-6" LONG BARS TO CONNECT EXISTING AND PROPOSED CURBS.

CONCRETE CURB & GUTTER

architect + engine

7007 DISCOVERY BLVD

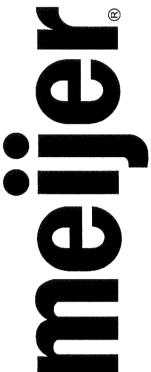
DUBLIN, OH 43017

614.634.7000

WDPARTNERS.COM

project no. | MJRCP0014

owner



06/09/15

date

project info

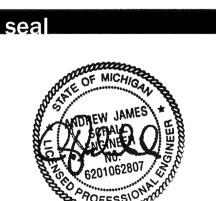
STORE #057 3175 ROCHESTER ROAD ROCHESTER HILLS, MI 48307

issue dates submission: 05/20/15 PLANNING AND ZONING OWNER REVIEW 06/09/15

PERMIT CONSTRUCTION

revisions: /# \ description CITY COMMENTS

08/17/15

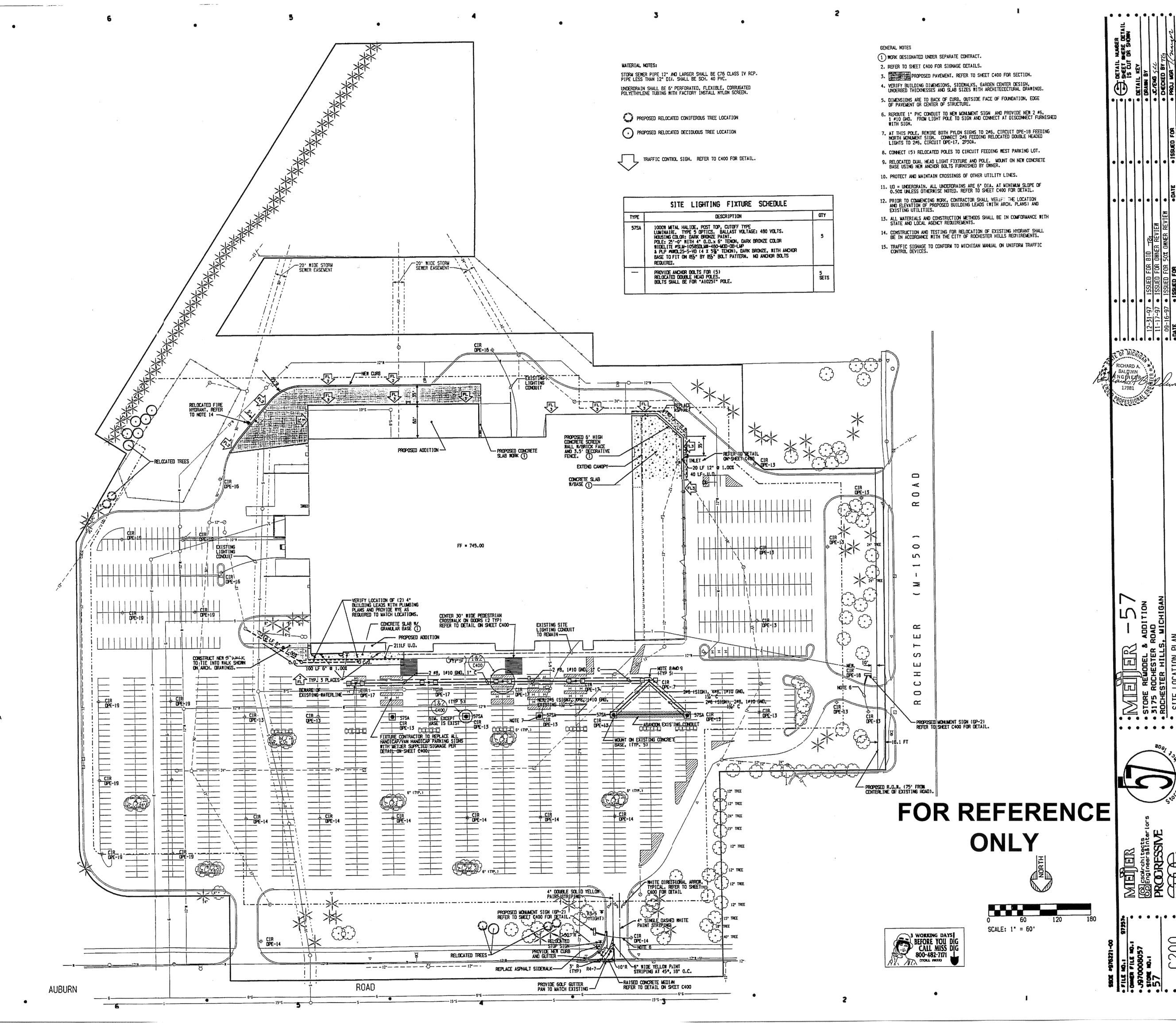


SEP 0 4 2015

SITE DETAILS

CITY FILE #85-528.8

MANHOLE OR CATCH BASIN TOP ADJUSTMENT **ASPHALT TRANSITION**



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PROJECT DATA

ii C

PROPRIETOR - MEIJER, INC. 2929 WALKER AVE. N.W. GRAND RAPIDS. MI. 49504

TOTAL SQUARE FOOTAGE (EXISTING)
BUILDING - 218,220 SF
GARDEN CENTER - 26,413 SF

TOTAL SQUARE FOOTAGE (PROPOSED)
BUILDING - 239.118 SF
GARDEN CENTER - 36.313 SF 275,431 SF

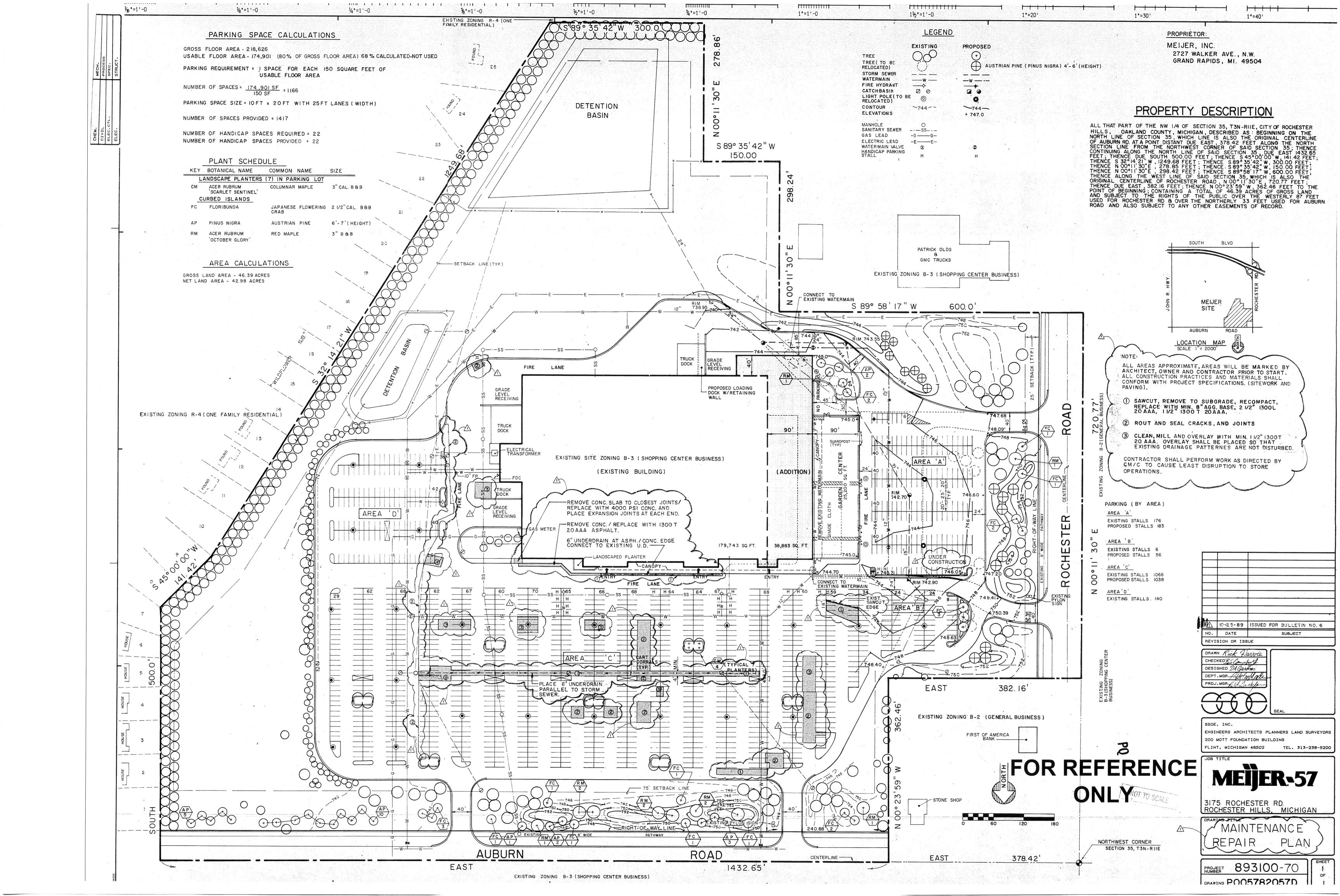
USABLE SQUARE FOOTAGE (EXISTING)
BUILDING - 148,327 SF
GARDEN CENTER - 26,413 SF 174,740 SF

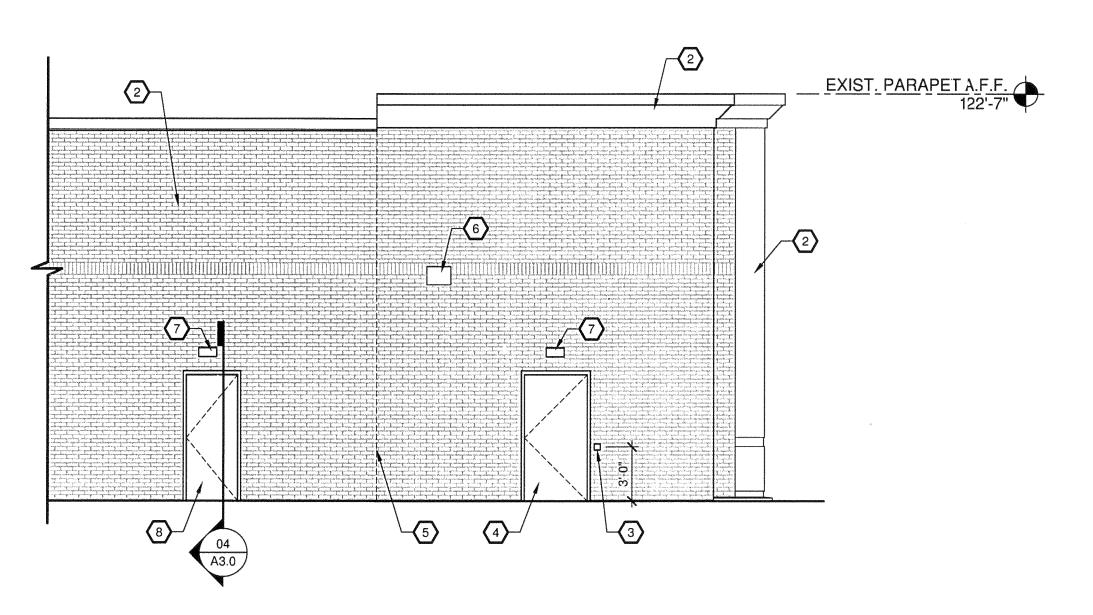
USABLE SQUARE FOOTAGE (PROPOSED)
BUILDING - 156,937 SF
GARDEN CENTER - 36,149 SF

PARKING SPACES REQUIRED - 1/150 SF OF USABLE FLOOR AREA 193,086 SF USABLE FLOOR AREA = 1287 STALLS REQUIRED 1462 STALLS PROVIDED

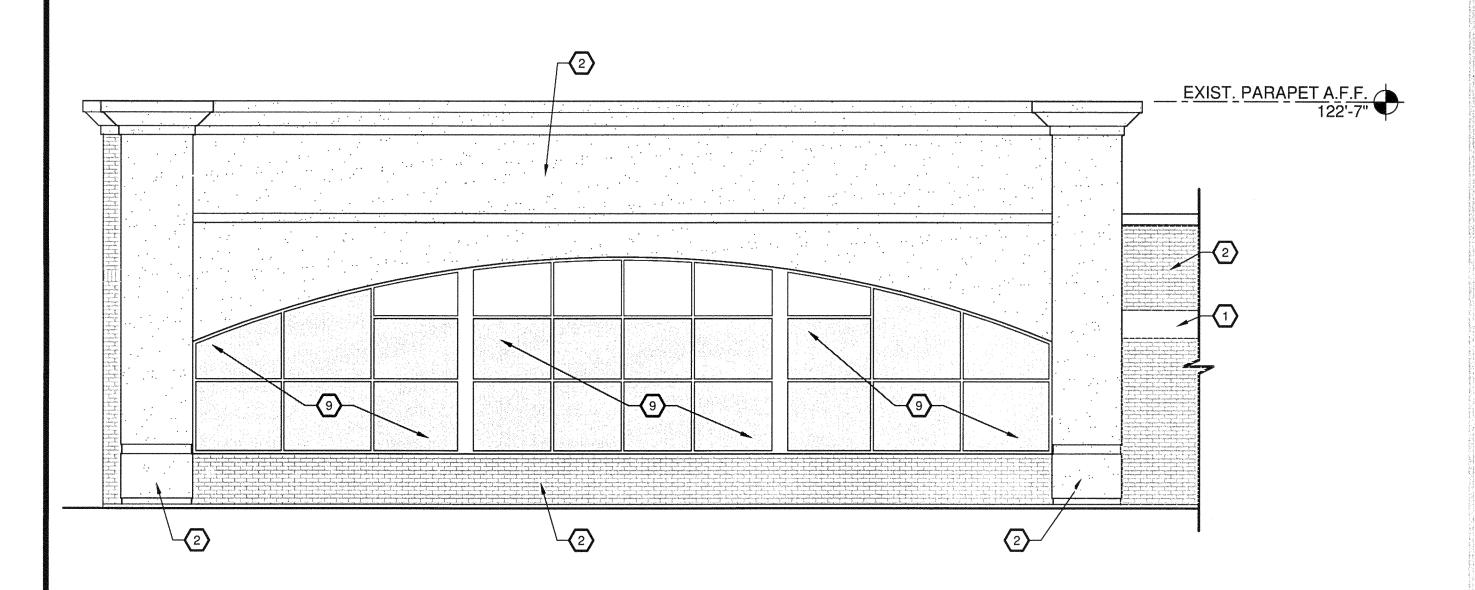
TOTAL SITE = 34.042 (NET ACRES) 34.042 ACRES = 1,482,870 SF TOTAL LANDSCAPE AREA (NOT INCLUDING DETENTION PONDS) = 317,752 SF = 21.4% LANDSCAPED AREA

NOTE: THE PROPOSED EXPANSION/REMODEL DOES NOT AFFECT ANY REGULATED TREES.

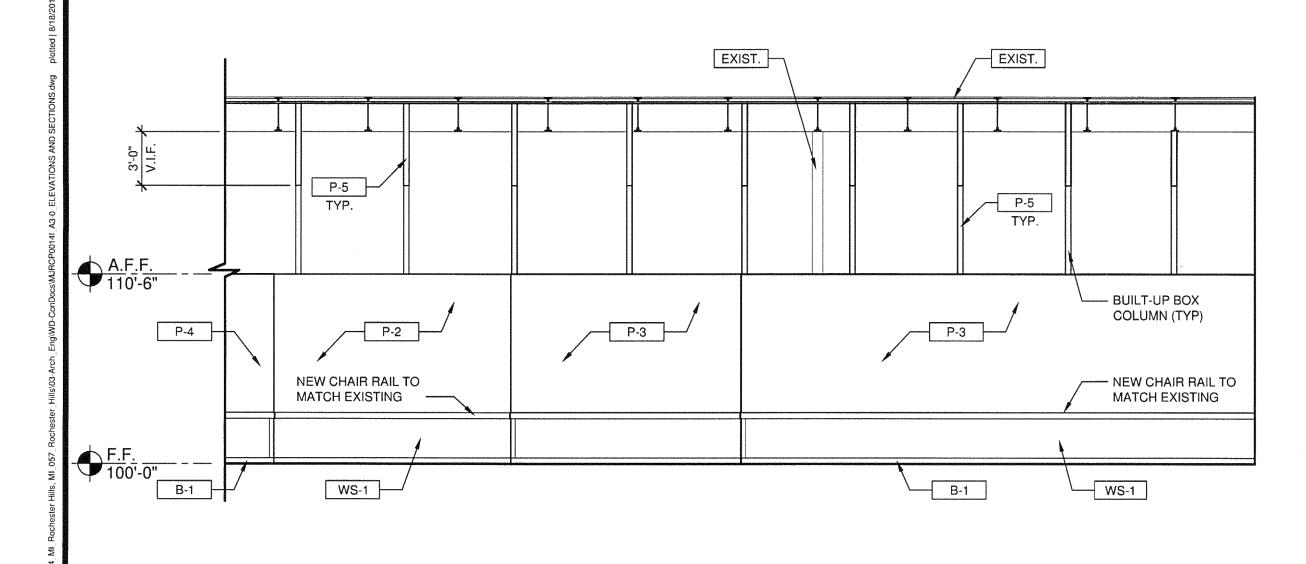




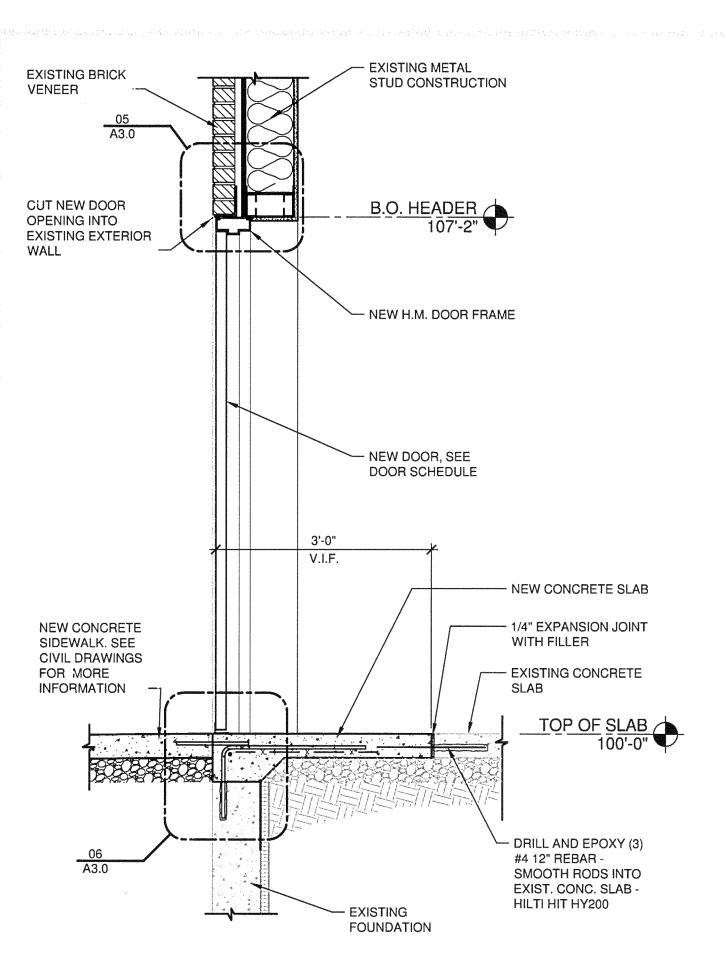
01 side elevation - partial scale | 3/16" = 1'-0"



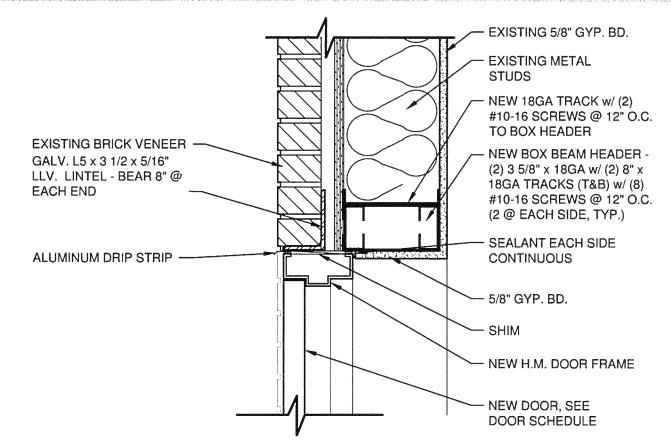
02 front elevation - partial scale | 3/16" = 1'-0"



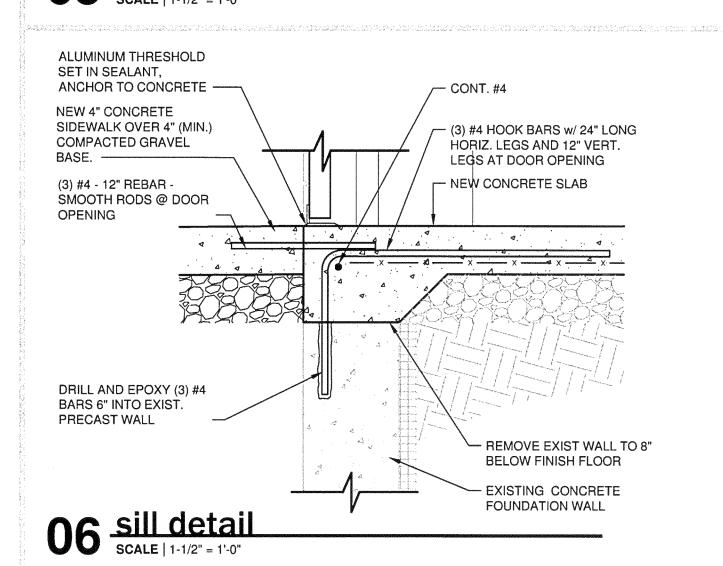
03 interior elevation - public side



04 wall section SCALE | 3/4" = 1'-0"



05 head detail SCALE | 1-1/2" = 1'-0"



general notes

- A. GC SHALL BE RESPONSIBLE TO CLEAN AND PAINT ALL NEW EXTERIOR FINISHES & MATERIALS AS REQUIRED FOR FINISHED APPEARANCE
- B. GC SHALL PROVIDE REQUIRED BLOCKING & BACKING FOR ALL SIGNAGE & AWNING ATTACHMENTS.
- C. SEE A2.0 FOR FINISH SCHEDULE.

keyed notes

- EXISTING SIGN BAND TO REMAIN.
- EXISTING BUILDING & FINISHES TO REMAIN
- NEW ACCESS CONTROL KEY PAD. COORD. W/ DOOR HARDWARE AND ASSET PROTECTION DOCUMENTS.
- EXISTING DOOR TO REMAIN.
- 5 EXISTING CONTROL JOINTS.
- 6 EXISTING LIGHT FIXTURE TO REMAIN.
- NEW EXTERIOR LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- 8 NEW DOOR AND FRAME, REFER TO DOOR SCHEDULE. PAINT TO MATCH EXISTING BRICK AND EXISTING ADJACENT DOOR.
- BLACKOUT WINDOW FILM. G.C. TO PROVIDE AND INSTALL. SEE FINISH SCHEDULE ON A2.0 FOR MORE INFORMATION.

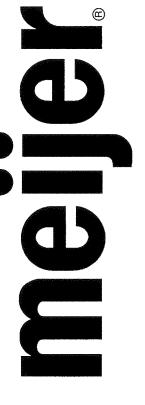
architect + engineer



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2929 V GRANE

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

al



SEP 0 4 2015

sheet info

ELEVATIONS AND SECTIONS

A3.0

CITY FILE #85-528.8