

03/29/2023 Site Plan Approval

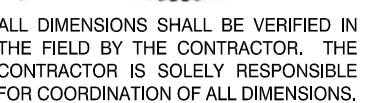


info@s-m-associates.com

CONVENIENCE STORE RENOVATION

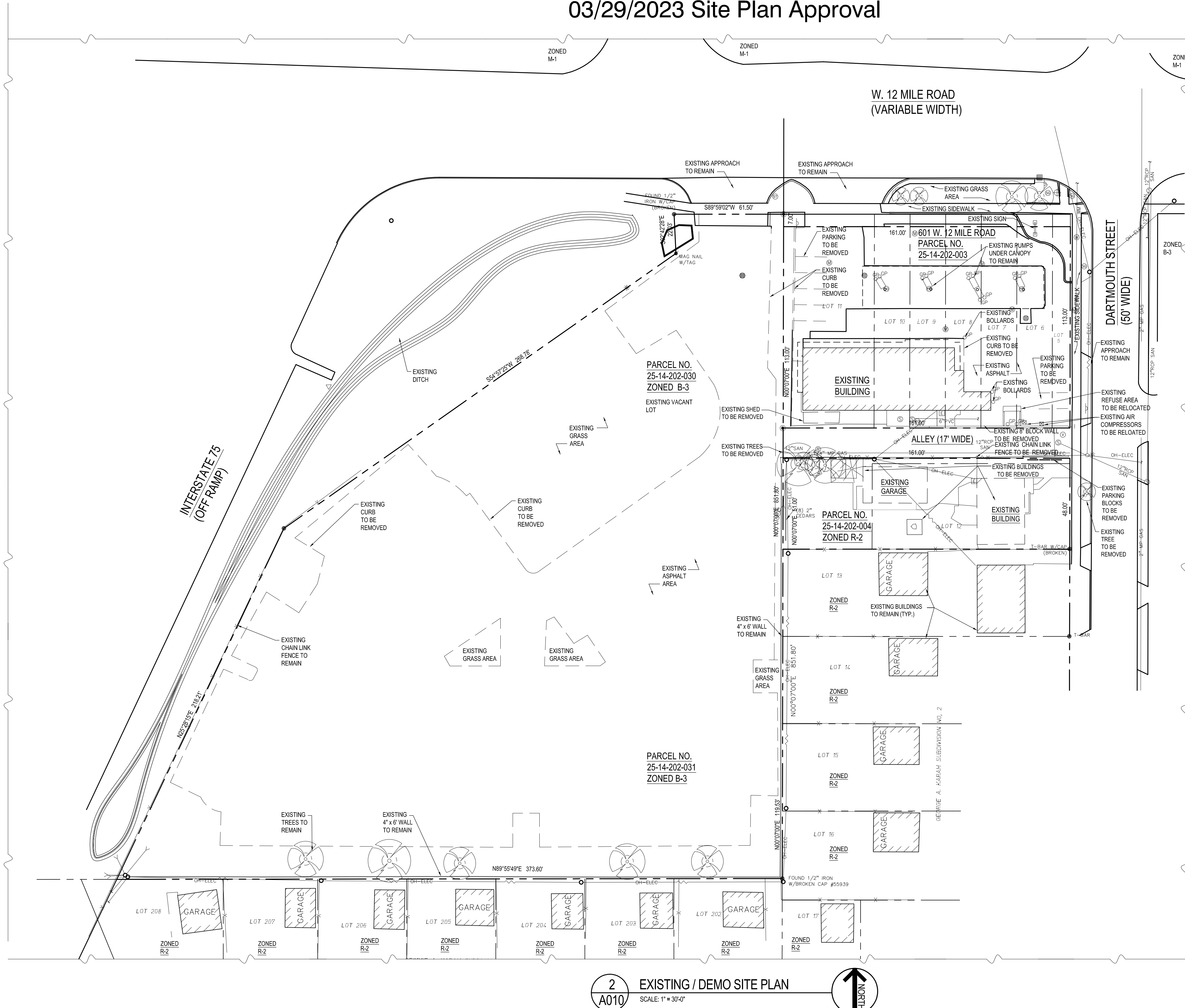
SITE PLAN APPROVAL
03-29-23

ADDRESS:
601 12 MILE RD.
MADISON HT., MI



EXISTING / DEMO
SITE PLAN

A0.1.0

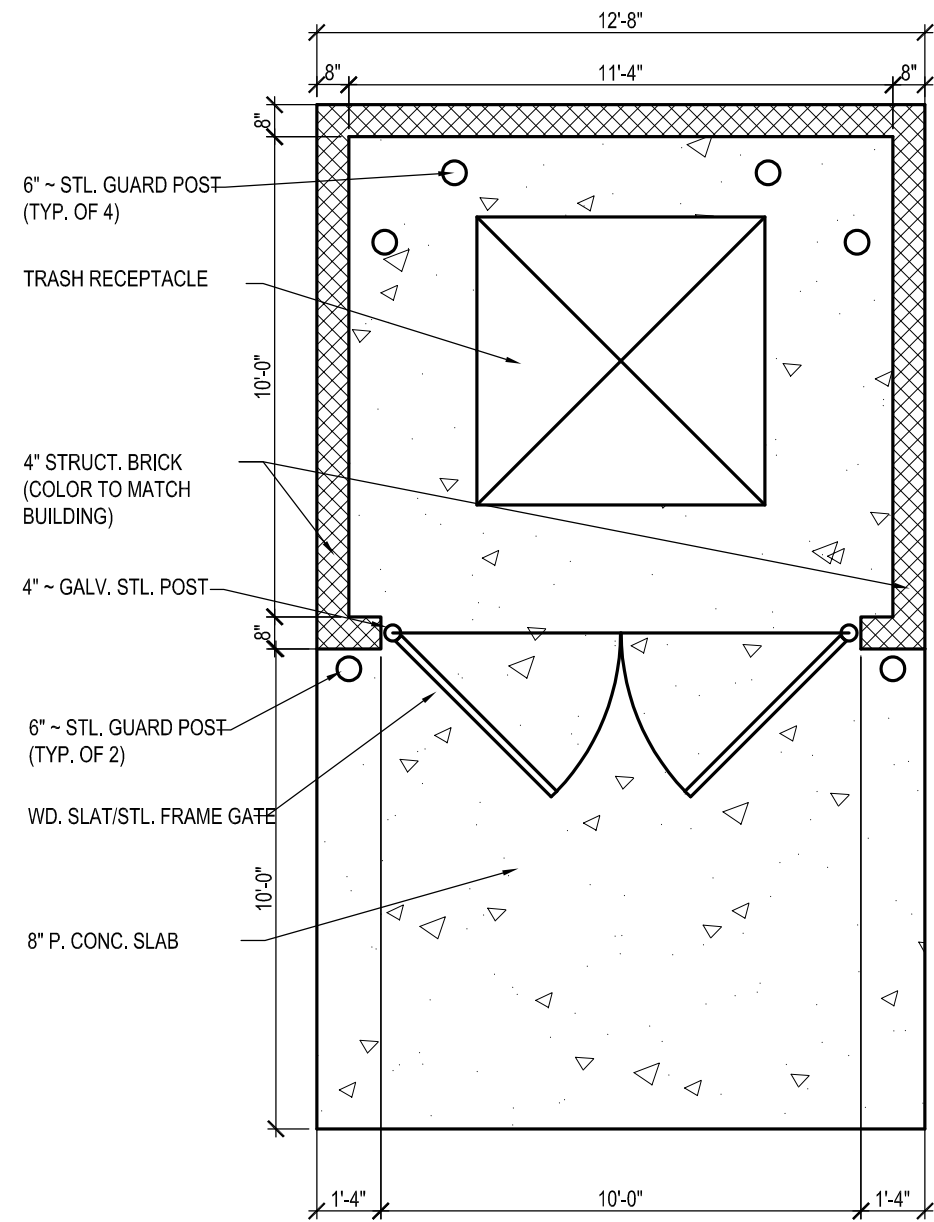


PARCEL ID 25-14-202-004
T1N, R11E, SEC 14 ASSESSOR'S PLAT NO 2 LOT 12, ALSO VAC S 3 FT
OF ALLEY LYING NLY OF LOT 12,&
SLY OF LOTS 5 TO 11 INCL, ALSO THAT PART OF VAC ALLEY LYING
W OF LOT 12.

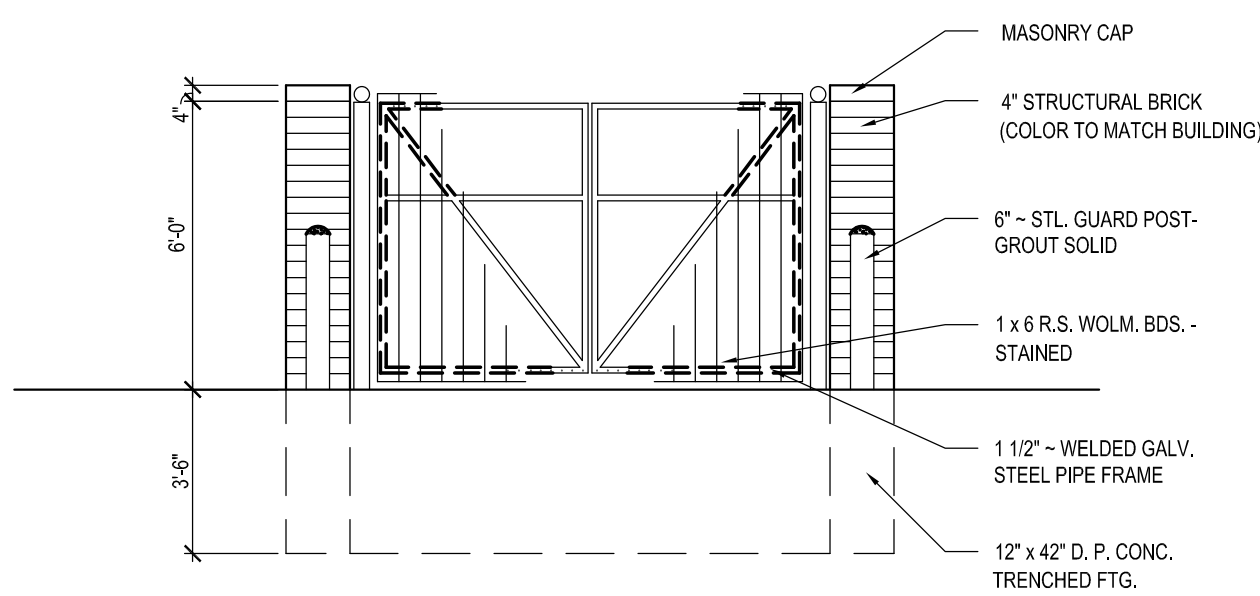
SITE PLAN NOTE:
THIS SITE PLAN HAS BEEN CREATED USING ONLINE AERIAL MAPS AND/OR GIS
WEB SITES, OR OLD SITE PLANS PROVIDED BY THE OWNERS. SERRA-MARKO &
ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS
INFORMATION.

SHEET SCHEDULE	
ARCHITECTURAL DRAWINGS	
SHT. NO.	DESCRIPTION
A101	EXISTING/DEMO SITE PLAN
A1011	PROPOSED SITE PLAN
A1021	PROPOSED LANDSCAPE PLAN
A100	EXISTING/DEMO FLOOR PLAN & ELEVATIONS
A101	PROPOSED FLOOR PLAN
A201	PROPOSED ELEVATIONS
A102	CCI OREF. ELEVATIONS

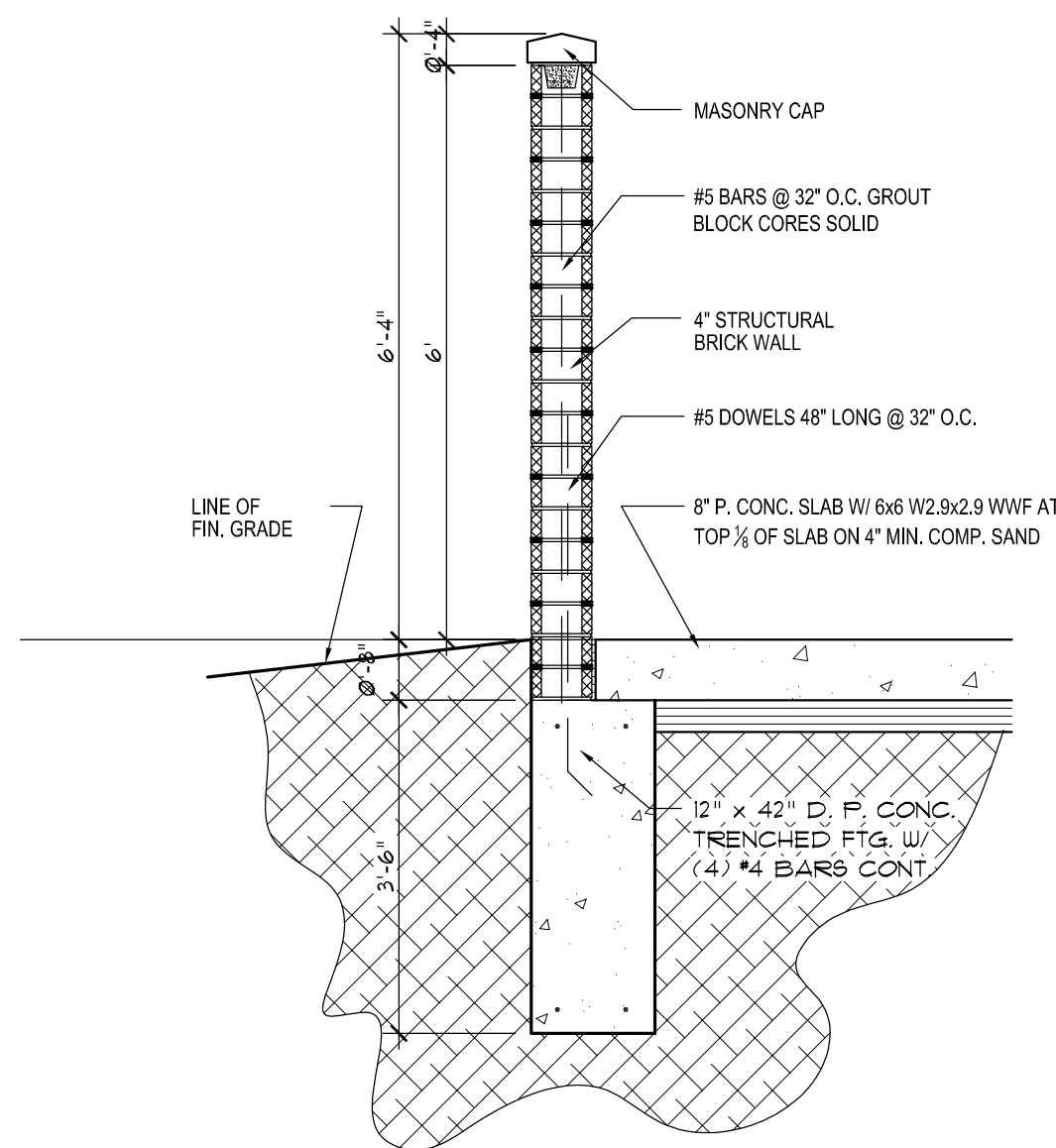
DWG. NO.



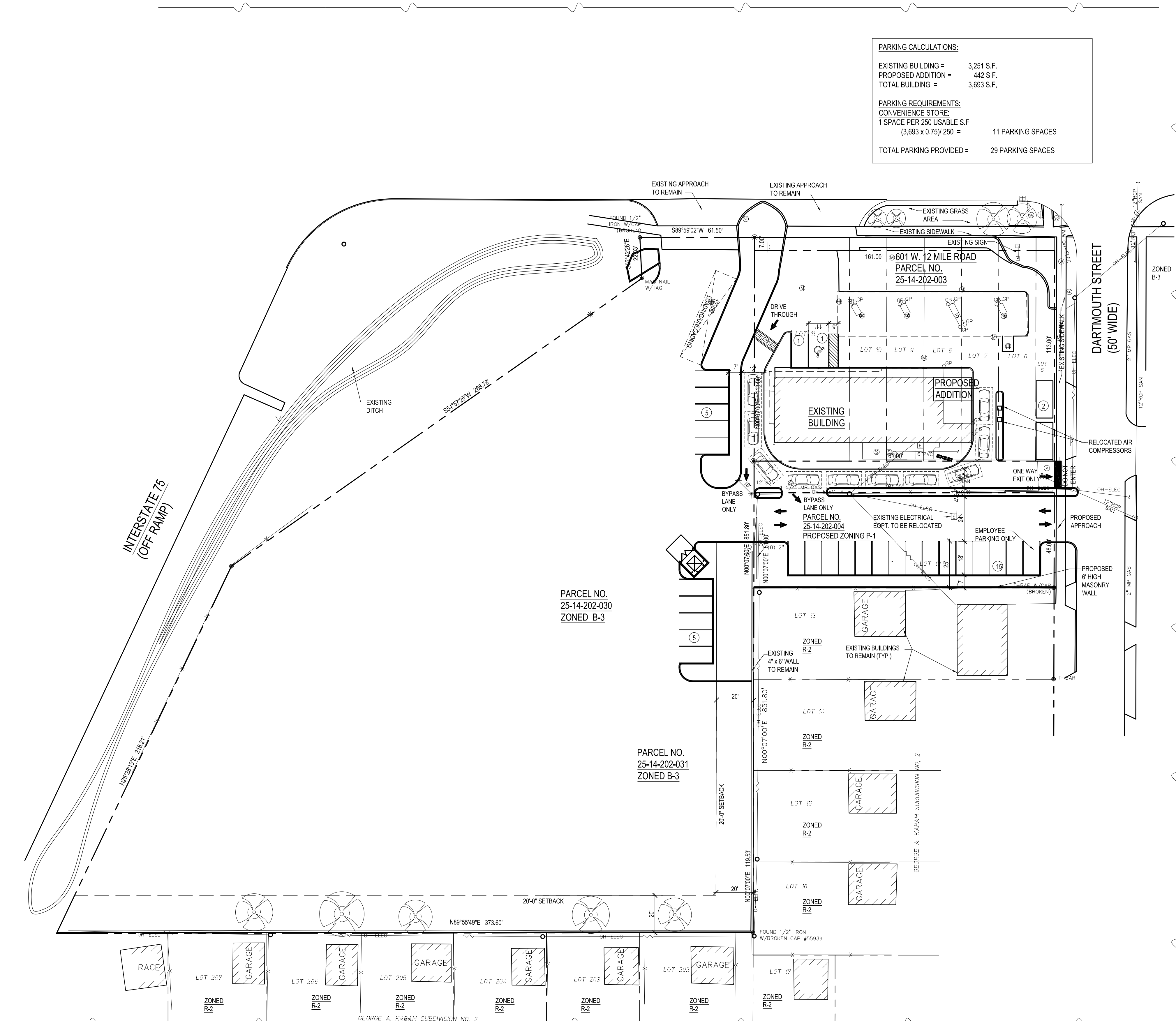
2 REFUSE FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 REFUSE ELEVATIONS
SCALE: 1/2" = 1'-0"



4 REFUSE SECTION
SCALE: 1/2" = 1'-0"



1 PROPOSED SITE PLAN
SCALE: 1" = 30'-0"

PARKING CALCULATIONS:	
EXISTING BUILDING =	3,251 S.F.
PROPOSED ADDITION =	442 S.F.
TOTAL BUILDING =	3,693 S.F.
PARKING REQUIREMENTS:	
CONVENIENCE STORE:	
1 SPACE PER 250 USABLE S.F.	
(3,693 x 0.75) / 250 =	11 PARKING SPACES
TOTAL PARKING PROVIDED =	29 PARKING SPACES

SMA

Serra Marko Associates
Architects
189 E. Big Beaver, Ste 106
Troy, MI 48063
s-m-associates.com
248.457.6903
info@s-m-associates.com

PROJECT NAME:
CONVENIENCE
STORE RENOVATION

SITE PLAN APPROVAL
03-29-23

ADDRESS:
601 12 MILE RD.
MADISON HT., MI



ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.

JOB NO. 22-1003

D.B./C.B. R.A./P.D.

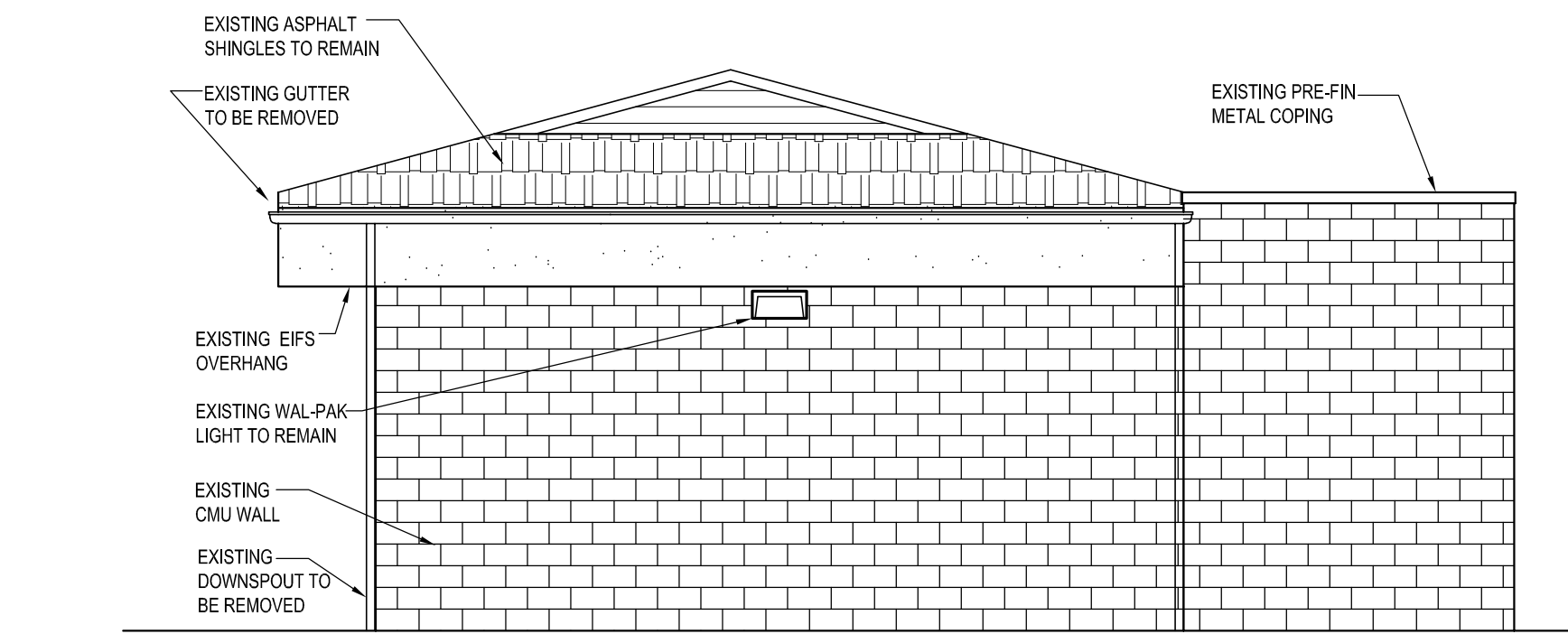
ISSUANCES

NO	DESCRIPTION	DATE
1	SITE PLAN APPROVAL	03/29/23

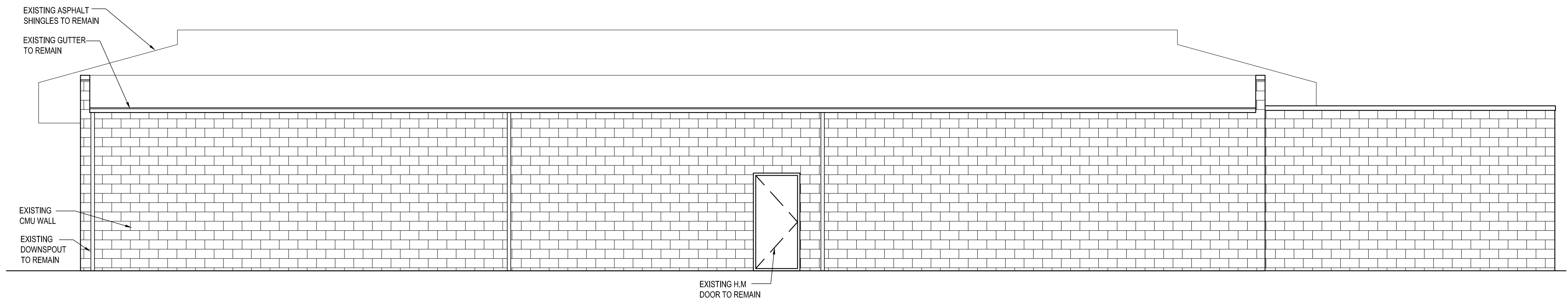
SHEET TITLE
**PROPOSED
SITE PLAN**

DWG. NO.
A0.1.1
of

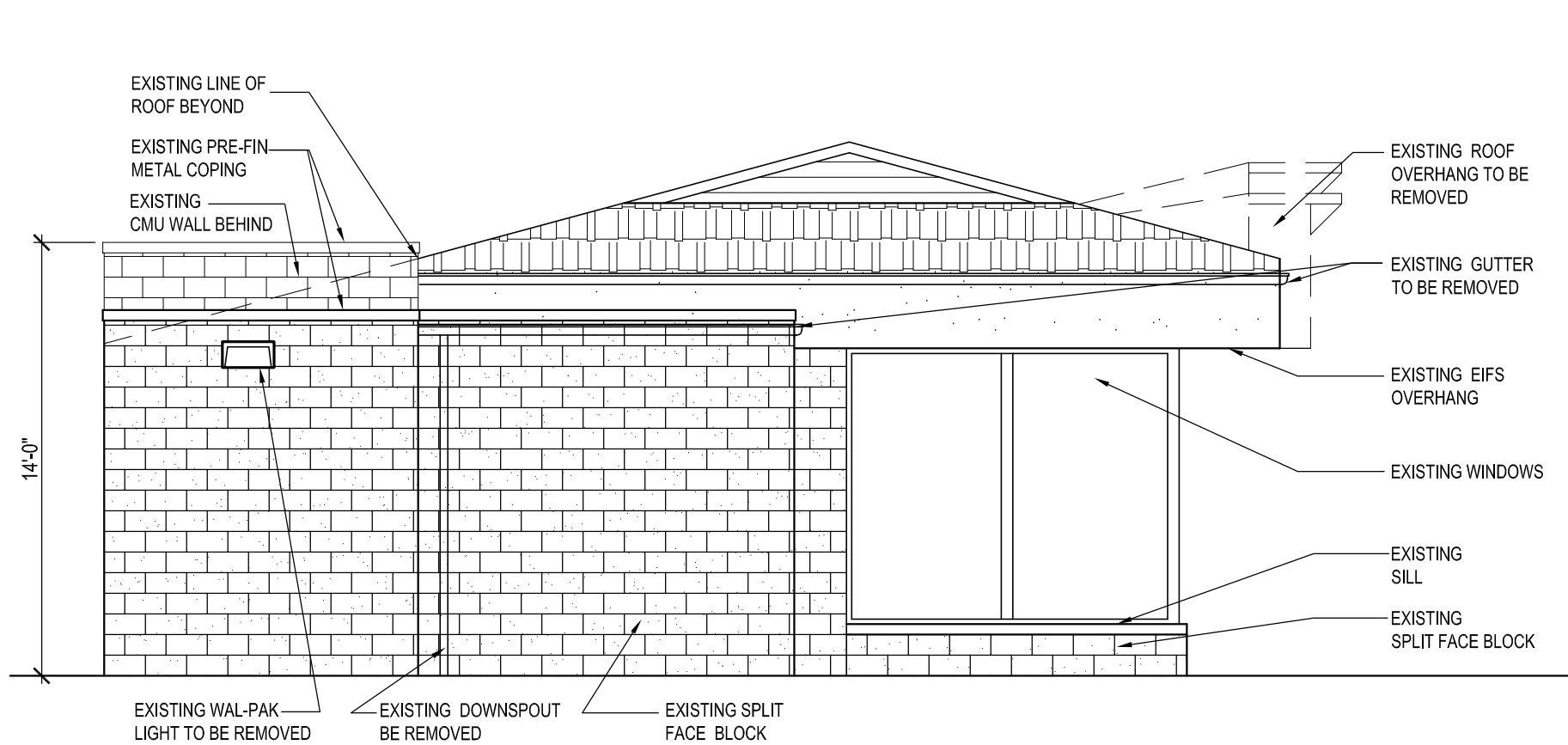
of



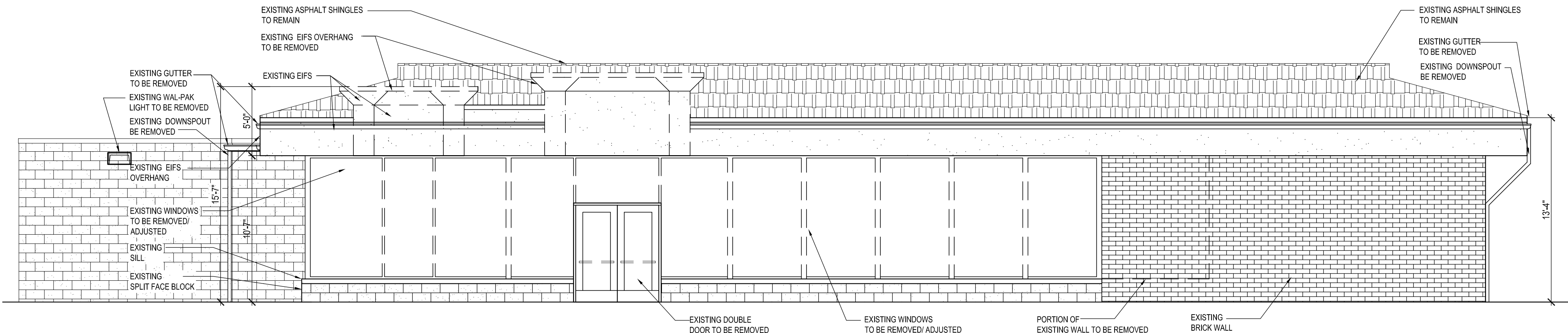
5 EXISTING/DEMO WEST ELEVATION
A100 SCALE: 3/16" = 1'-0"



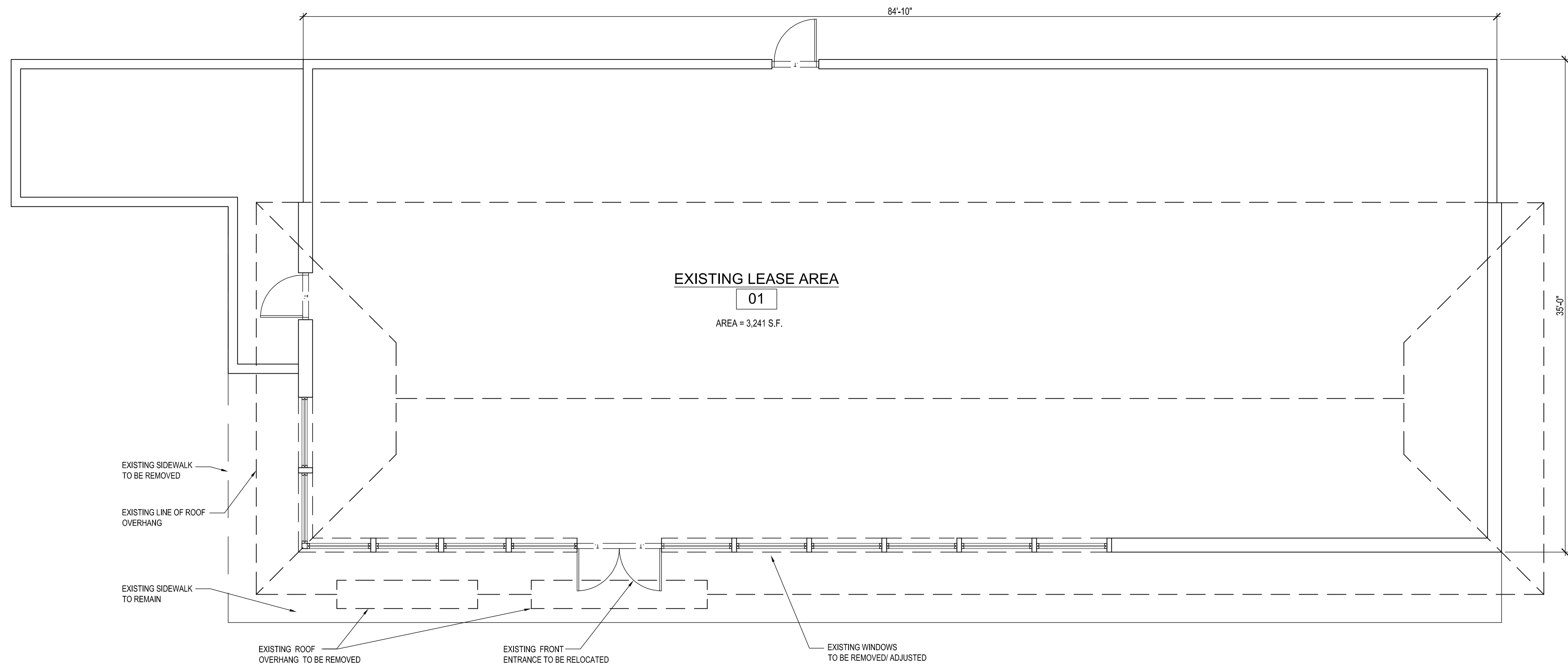
4 EXISTING/DEMO SOUTH ELEVATION
A100 SCALE: 3/16" = 1'-0"



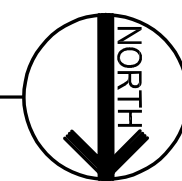
3 EXISTING/DEMO EAST ELEVATION
A100 SCALE: 3/16" = 1'-0"



2 EXISTING/DEMO NORTH ELEVATION
A100 SCALE: 3/16" = 1'-0"



1 EXISTING/DEMO FLOOR PLAN
A100 SCALE: 3/16" = 1'-0"



SMA
Serra Marko Associates
Architects
189 E. Big Beaver, Ste 106
Troy, MI 48063
s-m-associates.com
248.457.6903
info@s-m-associates.com

PROJECT NAME:
CONVENIENCE
STORE RENOVATION

SITE PLAN APPROVAL
03-29-23

ADDRESS:
601 12 MILE RD.
MADISON HT., MI



ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.

JOB NO. 22-1003

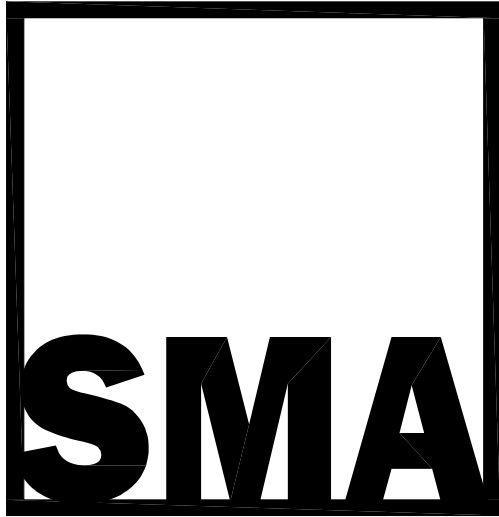
D.B./C.B. R.A./P.D

ISSUANCES

NO	DESCRIPTION	DATE
1	SITE PLAN APPROVAL	03/29/23

SHEET TITLE
EXISTING DEMO
FLOOR PLAN AND
ELEVATIONS

DWG. NO.
A1.0.0
of

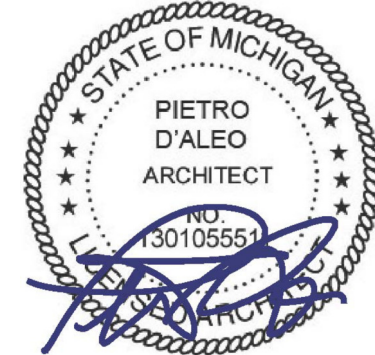


Serra Marko Associates
Architects
189 E. Big Beaver, Ste 106
Troy, MI 48083
s-m-associates.com
248.457.6903
info@s-m-associates.com

PROJECT NAME:
CONVENIENCE
STORE RENOVATION

SITE PLAN APPROVAL
03-29-23

ADDRESS:
601 12 MILE RD.
MADISON HT., MI



ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.

JOB NO. 22-1003

D.B./C.B. R.A./P.D.

ISSUANCES

NO	DESCRIPTION	DATE
1	SITE PLAN APPROVAL	03/29/23

SHEET TITLE
PROPOSED
FLOOR PLAN

DWG. NO.
A1.0.1
of

CODE COMPLIANCE
CODE:
2015 MICHIGAN BUILDING CODE, MBC 2015
2017 NATIONAL ELECTRICAL CODE W/STATE AMENDMENTS, NEC 2017
2015 MICHIGAN MECHANICAL CODE, MMC 2015
2018 MICHIGAN PLUMBING CODE MPC 2018
2015 INTERNATIONAL FUEL GAS CODE, IFGC 2015
ACCESSIBILITY: MICHIGAN BARRIER FREE DESIGN LAW, P.A. 1906 AS AMENDED AND THE 2009 ICC/ANSI 117.1 STANDARD AS REFERENCED FROM CHAPTER 11 OF THE 2015 MBC.
2015 INTERNATIONAL FIRE CODE
2013 NFPA 13 FIRE SUPPRESSION, 2013 NFPA 72 FIRE ALARM,
2013 NFPA 70A KITCHEN HOODS.

CONSTRUCTION TYPE:	MB
USE GROUP:	A-2/B-1/M
FIRE PROTECTION:	NO
ALLOWABLE BUILDING AREA:	6,000 SQ.FT. (A-2)/9,000 SQ.FT. (B/M)
EXISTING BUILDING AREA:	3,261 S.F.
PROPOSED ADDITION:	442 S.F.
PROPOSED BUILDING AREA:	3,703 S.F.
ALLOWABLE BUILDING HEIGHT (SMA 3):	42'-0"
PROPOSED BUILDING HEIGHT (SMA 2):	22'-0"

TRAVEL DISTANCE:
MBC 2015 TABLE 1017.2:
M: 1/ B: A=200 FT.

COMMON PATH OF EGRESS TRAVEL:
MBC 2015 TABLE 1006.2.1:

M= 75 FT.
B= 75 FT. OR 100 FT. IF OCCUPANCY IS NOT MORE THAN 30.
A= 30 FT. FROM ANY SEAT TO A POINT WHERE THERE IS A CHOICE OF 2 PATHS OF EGRESS OR 75 FT. IF THE OCCUPANCY IS NOT MORE THAN 49.

EXITS REQUIRED:
MBC 2015 SECTION 1006.2 & 1016.3.1:

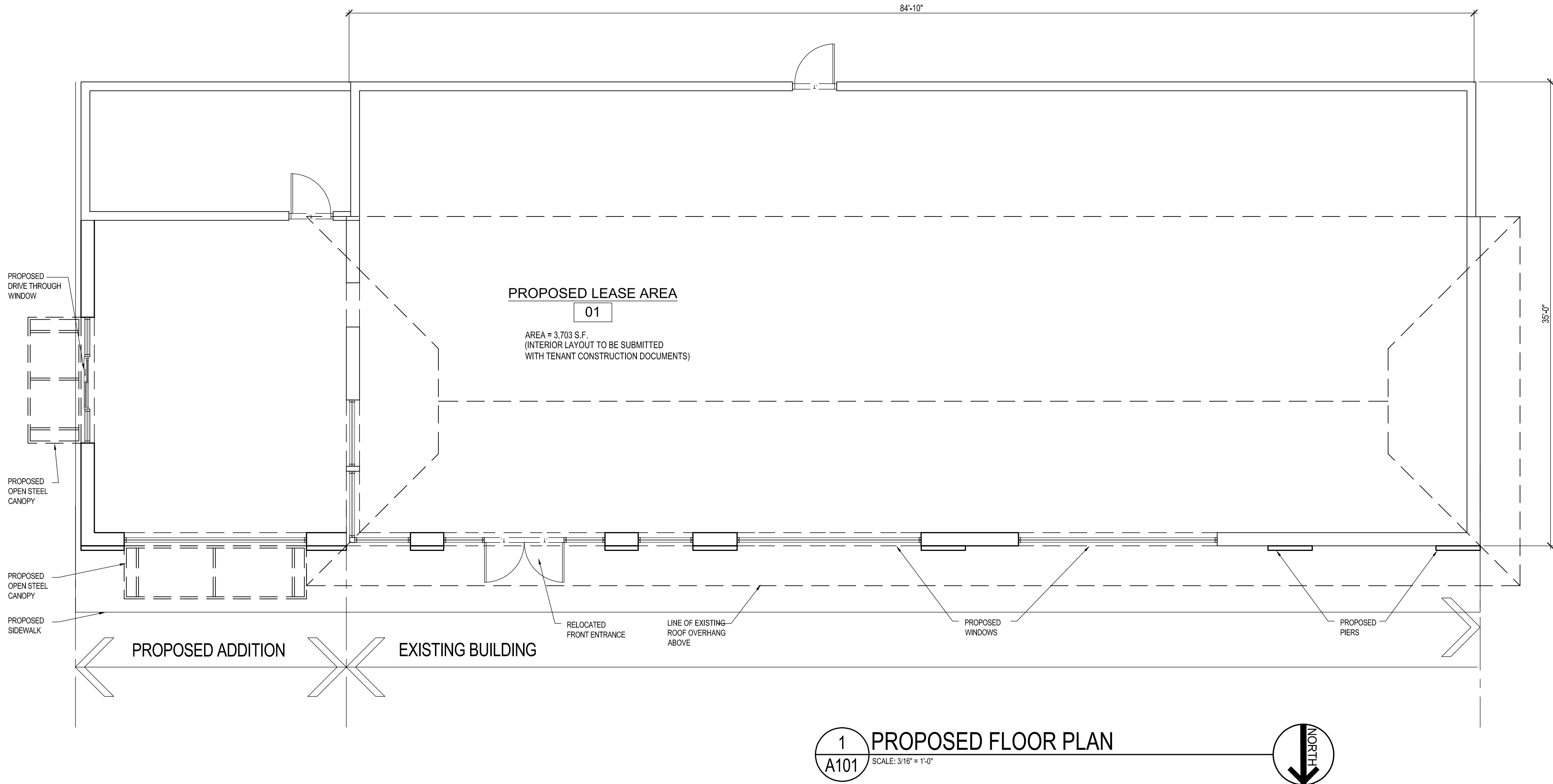
1-49 OCCUPANTS =	1 EXIT (TABLE 1006.2.1)
50-500 OCCUPANTS =	2 EXITS (TABLE 1006.2.1 & 1006.3.1)

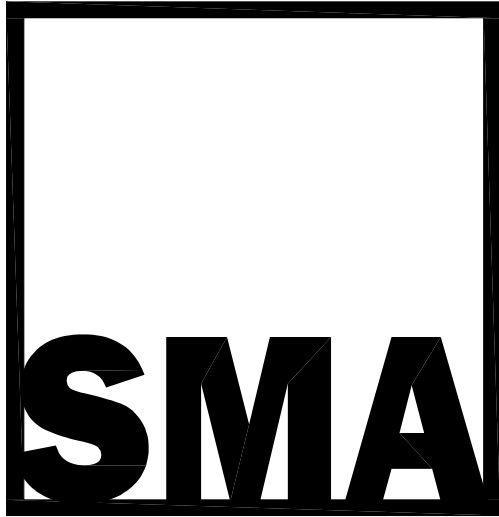
EXITS PROVIDED = 2 EXITS

EXIT DISTANCE:
MBC 2015 SECTION 1007.1.1:

DISTANCE BETWEEN 2 DOORS = NOT LESS THAN 1/2 OF THE LENGTH OF THE OVERALL DIAGONAL DIMENSION OF THE AREA BEING SERVED

NOTE:
1.) TENANT IMPROVEMENTS WILL BE INDICATED ON SEPARATE DRAWINGS AND COMPLETED UNDER A SEPARATE BUILDING PERMIT.
2.) OCCUPANCY LOAD AND EXIT REQUIREMENTS WILL BE PROVIDED WITH TENANT IMPROVEMENT PLANS WHICH WILL BE SUBMITTED FOR APPROVAL UNDER A SEPARATE PERMIT.





Serra Marko Associates
Architects
189 E. Big Beaver, Ste 106
Troy, MI 48063
s-m-associates.com
248.457.6903
info@s-m-associates.com

PROJECT NAME:
CONVENIENCE
STORE RENOVATION

SITE PLAN APPROVAL
03-29-23

ADDRESS:
601 12 MILE RD.
MADISON HT., MI



ALL DIMENSIONS SHALL BE VERIFIED IN
THE FIELD BY THE CONTRACTOR. THE
CONTRACTOR IS SOLELY RESPONSIBLE
FOR COORDINATION OF ALL DIMENSIONS.

JOB NO. 22-1003

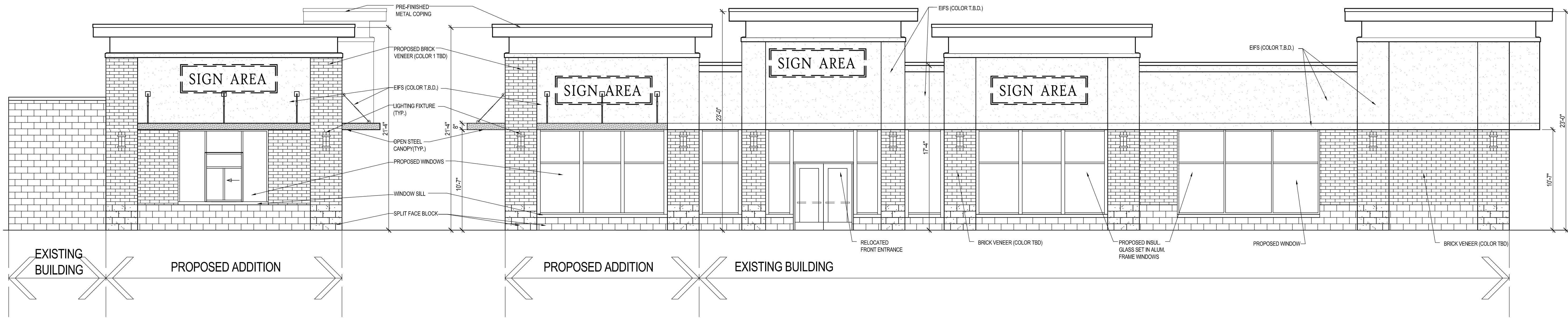
D.B./C.B. R.A./P.D.

ISSUANCES

NO	DESCRIPTION	DATE
1	SITE PLAN APPROVAL	03/29/23

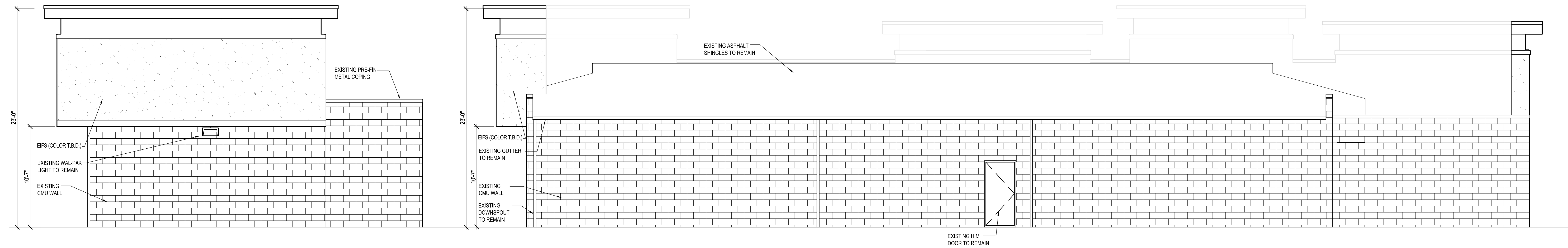
SHEET TITLE
PROPOSED
ELEVATIONS

DWG. NO.
A2.0.1
of



4
A201
PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"

3
A201
PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2
A201
PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"

1
A201
PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

SMA

**Serra Marko Associates
Architects**

189 E. Big Beaver, Ste 106
Troy, MI 48063
s-m-associates.com
248.457.6903
info@s-m-associates.com

PROJECT NAME:
CONVENIENCE
STORE RENOVATION

SITE PLAN APPROVAL
03-29-23

ADDRESS:
601 12 MILE RD.
MADISON HT., MI



ALL DIMENSIONS SHALL BE VERIFIED IN
THE FIELD BY THE CONTRACTOR. THE
CONTRACTOR IS SOLELY RESPONSIBLE
FOR COORDINATION OF ALL DIMENSIONS.

JOB NO. 22-1003

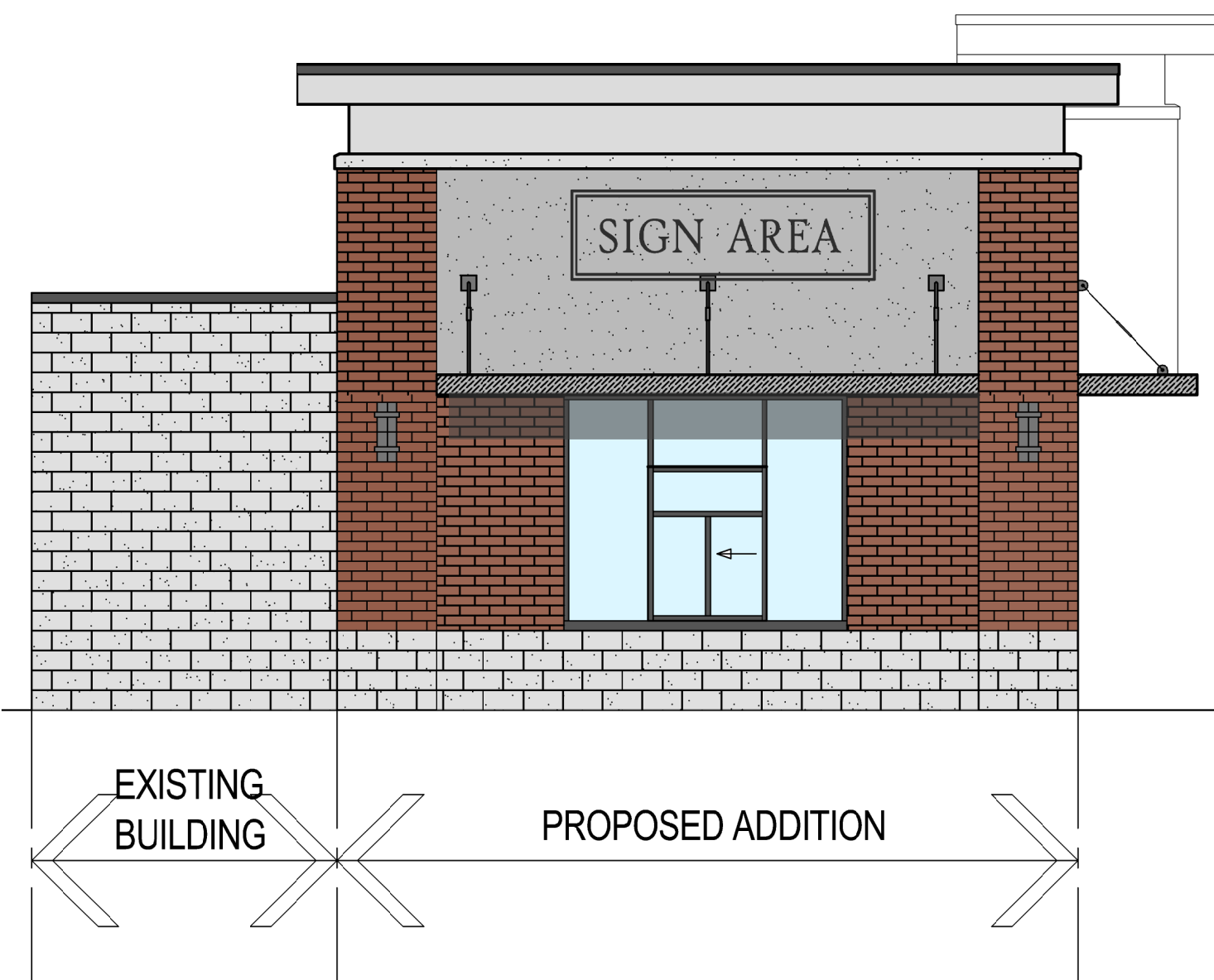
D.B./C.B. R.A./P.D.

ISSUANCES

NO	DESCRIPTION	DATE
1	SITE PLAN APPROVAL	03/29/23

SHEET TITLE
COLOR
ELEVATIONS

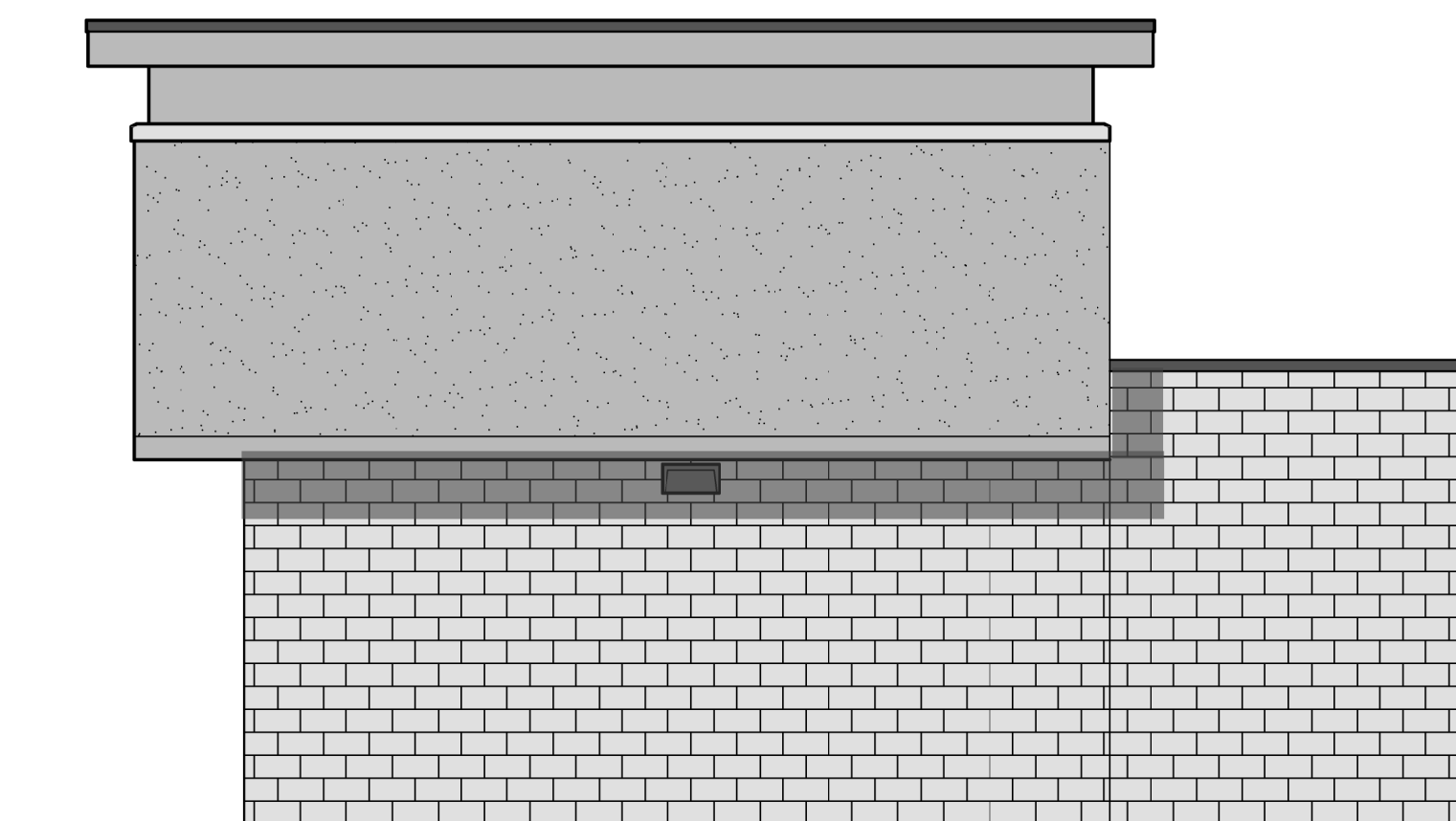
DWG. NO.
A2.0.2
of



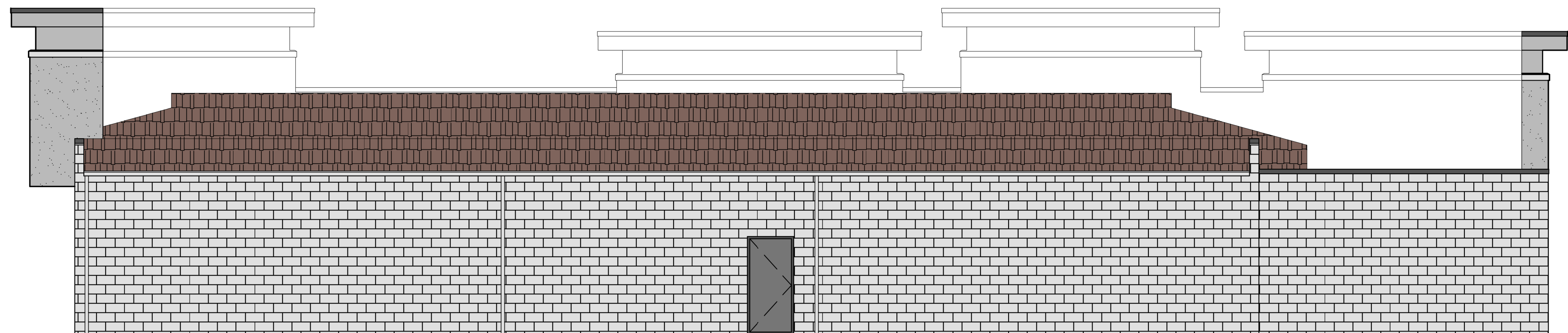
4 PROPOSED EAST ELEVATION
A202 SCALE: 3/16" = 1'-0"



3 PROPOSED NORTH ELEVATION
A202 SCALE: 1/8" = 1'-0"



2 PROPOSED WEST ELEVATION
A202 SCALE: 3/16" = 1'-0"



1 PROPOSED SOUTH ELEVATION
A202 SCALE: 1/8" = 1'-0"