BARKSIDE LLC

7960 KERCHEVAL AVE DETROIT, MI 48214

ARCHITECT

STUCKY VITALE ARCHITECTS 27172 WOODWARD AVENUE ROYAL OAK, MICHIGAN 48067 (248) 546-6700

CIVIL / LANDSCAPE ENGINEER

STONEFIELD ENGINEERING 607 Shelby Suite 200, Detroit, MI 48226 (248) 247-1115

PROJECT INFORMATION

PROJECT DESCRIPTION:

1ST FLOOR NON-STRUCTURAL INTERIOR RENOVATION OF EXISTING 1918 BANK BRANCH BUILDING INTO OFF-LEASH DOG AND SOCIAL BAR. ALSO INCLUDED IN THE SCOPE IS THE ENCLOSURE OF AN EXTERIOR OPEN FIELD TO CREATE AN OFF LEASH DOG PARK.

APPLICABLE CODES: 2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS (MRC) 2015 MICHIGAN MECHANICAL CODE (MMC)

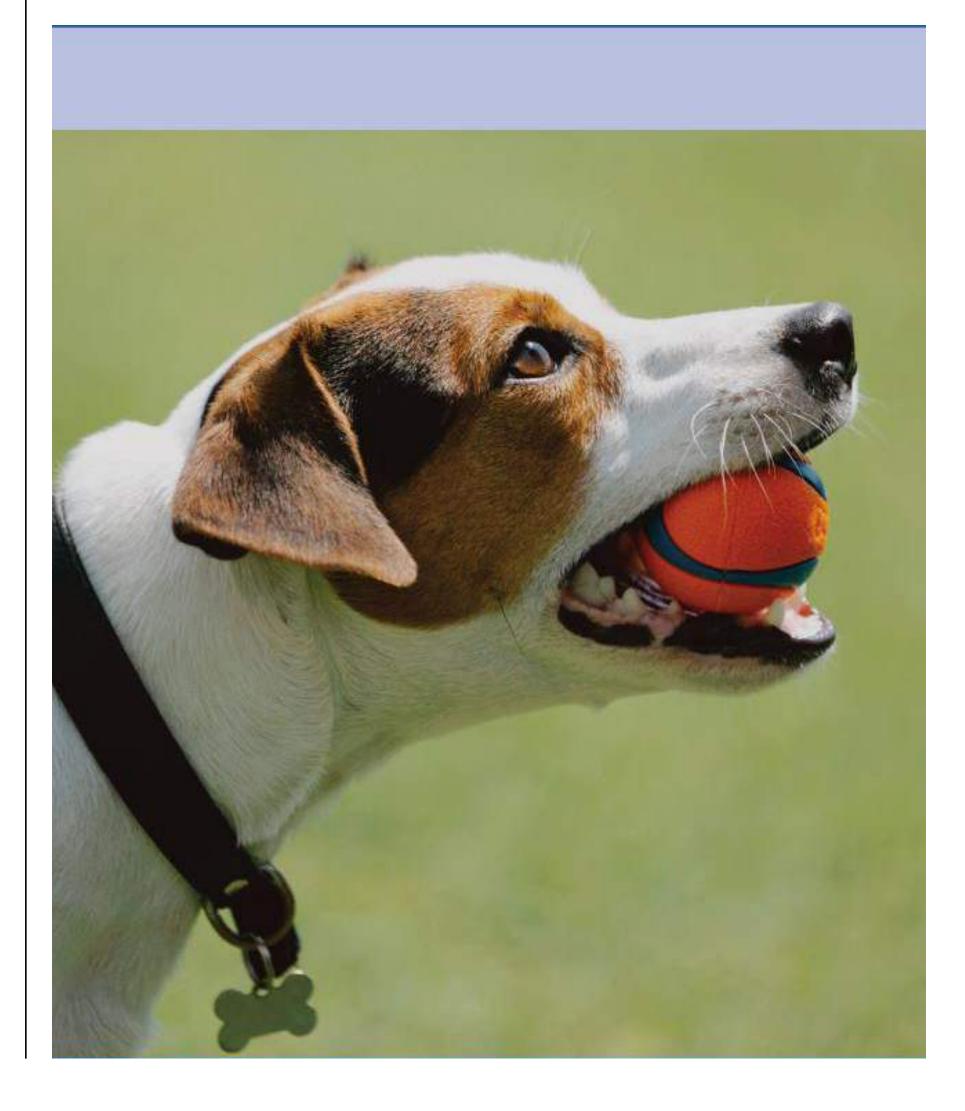
2018 MICHIGAN PLUMBING CODE (MPC) 2015 MICHIGAN ENERGY CODE (MEC)

2013 ANSI/ASHRA/IES 90.1 2017 NATIONAL ELECTRICAL CODE (NEC)

2015 NFPA 101 LIFE SAFETY CODE

BARRIER FREE REQUIREMENTS:

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (DOJ) MBC-2015, CHAPTER 11 ICC / ANSI 117.1 - 2009, EXCEPT SECTION 611 & 707

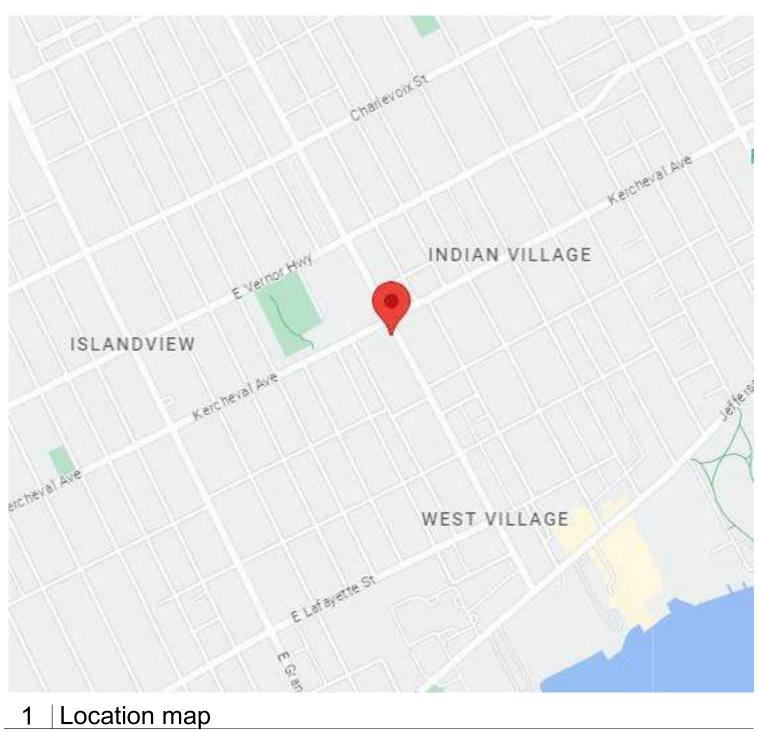


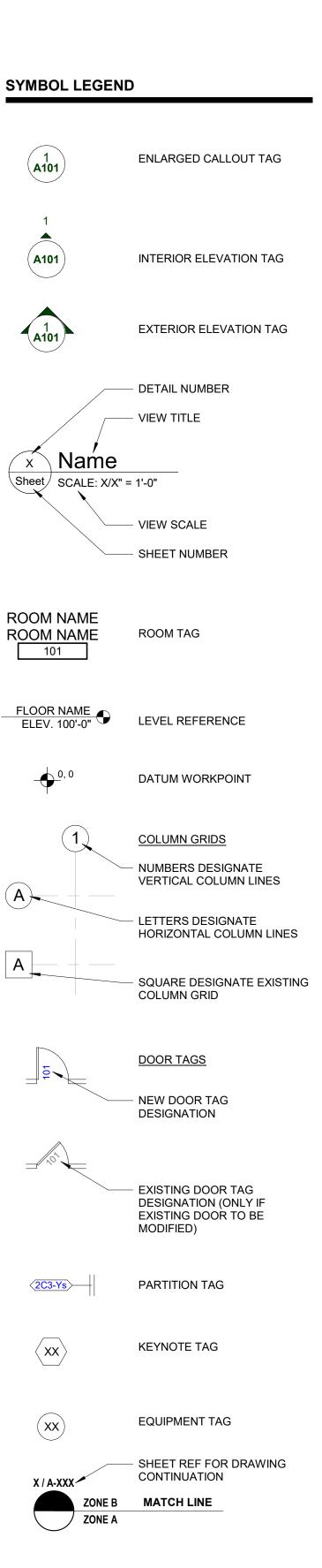
	SHEET INDEX - GENERAL		
DWG #	DRAWING NAME	ISSUED FOR	DATE
G001	COVER SHEET, GENERAL INFORMATION, DRAWING INDEX	PERMIT/CONSTRUCTION	05.26.23
G002	STANDARD MOUNTING HEIGHTS, WALL SCHEDULE, AND DOOR SCHEDULE	PERMIT/CONSTRUCTION	05.26.23
DRAWIN	GS: 2		1
	SHEET INDEX - LIFE SAFETY	/	
DWG #	DRAWING NAME	ISSUED FOR	DATE
LS101	CODE INFORMATION AND FLOOR LIFE SAFETY PLAN - EGRESS PLANS	PERMIT/CONSTRUCTION	05.26.23
DRAWIN	GŚ: 1		
	SHEET INDEX - CIVIL		
DWG #	DRAWING NAME	ISSUED FOR	DATE
C-1	COVER SHEET	PERMIT/CONSTRUCTION	05.26.23
C-2	DEMOLITION PLAN	PERMIT/CONSTRUCTION	05.26.23
C-3	SITE AND LANDSCAPE PLAN	PERMIT/CONSTRUCTION	05.26.23
C-4	GRADING PLAN	PERMIT/CONSTRUCTION	05.26.2
C-5	CONSTRUCTION DETAILS	PERMIT/CONSTRUCTION	05.26.2
C-6	LANDSCAPE DETAILS	PERMIT/CONSTRUCTION	05.26.2
DRAWIN	GS: 6		
	SHEET INDEX - ADDITIONAL S	TE	
DWG #	DRAWING NAME	ISSUED FOR	DATE
C1	BOUNDARY AND TOPOGRAPHIC SURVEY	PERMIT/CONSTRUCTION	05.26.2
C3	ENGINEERING PLAN	PERMIT/CONSTRUCTION	05.26.2
DRAWIN	GS: 2		
	SHEET INDEX - ARCHITECTURAL DEN	MOLITION	
DWG #	DRAWING NAME	ISSUED FOR	DATE
AD210	ARCHITECTURAL DEMOLITION RCP	PERMIT/CONSTRUCTION	05.26.2
DRAWIN	GS: 1		
	SHEET INDEX - ARCHITECTUR	AL	
DWG #	DRAWING NAME	ISSUED FOR	DATE
A210	FIRST LEVEL REFLECTED CEILING PLAN	PERMIT/CONSTRUCTION	05.26.2
A601	INTERIOR ELEVATIONS	PERMIT/CONSTRUCTION	05.26.2
A602	INTERIOR ELEVATIONS	PERMIT/CONSTRUCTION	05.26.2
A701	MILLWORK SECTIONS	PERMIT/CONSTRUCTION	05.26.2
A702	MILLWORK SECTIONS	PERMIT/CONSTRUCTION	05.26.2
	GS: 5		

OWNER CONSULTANT PROVIDED DOCUMENTS FOR REFERENCE

SHEET INDEX - FOODSERVICE						
DWG #	DRAWING NAME	ISSUED FOR	DATE			
FSE-1	FOODSERVICE EQUIPMENT FLOOR PLAN & GENERAL NOTES					
FSE-2	FOODSERVICE EQUIPMENT MECHANICAL REQUIREMENTS					
FSE-3	FOODSERVICE EQUIPMENT ELECTRICAL REQUIREMENTS					
DRAWING	DRAWINGS: 3					

NOTE: THESE CONSTRUCTION DRAWINGS 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 CODE AUTHORITY 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.





@ ACT A.D. ADJ A.F.F. AL BD. BF BLDG. BOT. BR CAB. CEM. C.J. CLG C.O. CLO. CLR. COL. C.G. COR. CPT C.T. CTSK. CW D.F. DET. DIA. DIM. DN. D.O. DR. D.S. DWG. DWR. EA E.J. ΕL ELEC. ELEV. EP EPX EQ. E.W. EXP. EXT. FA FD FON FE FEC FHC FIN FL F.O. F.O.S. FPRF FR FRP FRT F.S. FT. FTG. FUR ga. Galv. G.B. GFRC. GL. GYP. H.B. H.C. HM HR HGT IMP IMWP INT J.C. JT. KIT. LAV LG L.L.V. LT LVT MAX MTL MFR. MIN. MISC.

ABBREVIATION LEGEND

AND ANGLE AT ACCESS. ACCESSIBILITY ACOUS. ACOUSTICAL ACOUSTICAL CEILING TILE AREA DRAIN ADJUSTABLE ABOVE FINISH FLOOR ALUMINUM ANOD. ANODIZED ARCHITECTURAL or ARCHITECT ARCH. ASPH. ASPHALT BOARD BARRIER FREE BUILDING BLK'G. BLOCKING BOTTOM BRICK CABINET CEMENT CONTROL JOINT CEILING COLD FORMED METAL FRAMING C.F.M.F. CLEAN OUT CLOSET CLEAR COLUMN CONC. CONCRETE CORNER GUARD CONST. CONSTRUCTION CONT. CONTINUOUS CORRIDOR CORR. CORRUGATED CARPET CERAMIC TILE COUNTER SUNK CURTAIN WALL DRINKING FOUNTAIN DETAIL DIAMETER DIMENSION DOWN DOOR OPENING DOOR DOWN SPOUT DRAWING DRAWER EACH EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR E.O.S./EOS EDGE OF SLAB E.O.D./EOD EDGE OF DECK ELECTRICAL PANEL EPOXY EQUAL EQPM EQUIPMENT EACH WAY EXIST. / EX EXISTING EXPOSED EXTERIOR FIRE ALARM FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FIRE HOSE CABINET FINISH FLOOR FACE OF FACE OF STUD FIREPROOF FRAME FIBERGLASS REINFORCED PANEL FIRE RETARDANT TREATED FULL SIZE FOOT or FEET FOOTING FURRING GAUGE GALVANIZED GRAB BAR GLASS FIBER REINFORCED CONCRETE GLASS GYPSUM HOSE BIBB HOLLOW CORE HDWD HARDWOOD HDWE HARDWARE HOLLOW METAL HORIZ. HORIZONTAL HOUR HEIGHT INSUL INSULATION INSULATED METAL PANEL INSULATED METAL WALL PANEL INTERIOR JANITOR'S CLOSET JOINT KITCHEN LAVATORY LENGTH LONG LEG VERTICAL LIGHT LUXURY VINYL TILE MAXIMUM MECH MECHANICAL METAL MANUFACTURER MINIMUM MISCELLANEOUS M.O. MASONRY OPENING

L_	CENTERLINE DIAMETER
	PLUS OR MIN
N	NORTH
NIC	NOT IN CONTRACT
NOM.	NOMINAL
NTS	NOT TO SCALE
O/C	ON CENTER
OFC	OFFICE
OPNG	OPENING
OPP	OPPOSITE
OVFD	OVERFLOW DRAIN
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
	PAINT
PLYWD	PLYWOOD
PREFAB	PREFABRICATED
PFN	PREFINISH or PREFINISHED
PROJ	PROJECTION
PT	POINT
R.	RISER
RCP	REFLECTED CEILING PLAN
R.C.	ROOF CONDUCTOR
RD	ROOF DRAIN
REINF	REINFORCING
REQ'D	REQUIRED
RESIL	RESILIENT
RFG	ROOFING
RM	ROOM
R.S.	ROOF SUMP
SAN	SANITARY
SC	SOLID CORE
SCHED	SCHEDULE
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATIONS
SQ	SQUARE
ST.STL.	STAINLESS STEEL
SS	SOLID SURFACE
ST	STONE
STD	STANDARD
STL	STEEL
STN	STAIN
STOR	STORAGE
STRUCT	STRUCTURAL or STRUCTURE
SUSP	SUSPENDED
SYM	SYMMETRICAL
T.	TREAD
T&B	TOP AND BOTTOM
TERR.	TERRAZZO
T.O.C.	TOP OF CURB
T&G	TONGUE AND GROOVE
THK	THICK
THRES.	THRESHOLD
T.O.P.	TOP OF PARAPET
TA	TOILET ACCESSORY
TV	TELEVISION
T.O.W.	TOP OF WALL
TOS / T.O.	.S. TOP OF STEEL
TYP.	TYPICAL
U/C	UNDERCUT
U.N.O.	UNLESS NOTED OTHERWISE
U.SK.	UTILITY SINK
V.B.	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST	VESTIBULE
VF	VINYL FLOORING
V.I.F.	VERIFY IN FIELD
W	WIDTH
W/	WITH
WB	WALL BASE
W.C.	WATER CLOSET
WC	WALLCOVERING
WD	WOOD
W/O	WITHOUT
WR	WATER RESISTANT
WSCT.	WAINSCOT
WT.	WEIGHT
W.W.F.	WELDED WIRE FABRIC



27172 WOODWARD AVENUE ROYAL OAK, MI 48067-0925 P. 248.546.6700 F. 248.546.8454

WWW.STUCKYVITALE.COM STATEMENT OF INTELLECTUAL PROPERTY:

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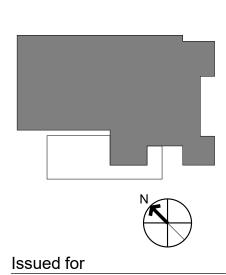
Seal:



Project : BARKSIDE LLC

7960 KERCHEVAL AVE DETROIT, MI 48214

Key Plan:



Schematic Design 04.14.23 SLU SUBMISSION 05.01.23 PERMIT/CONSTRUC 05.26.23 TION

Drawn	by	:
JML		

Checked by : ARR

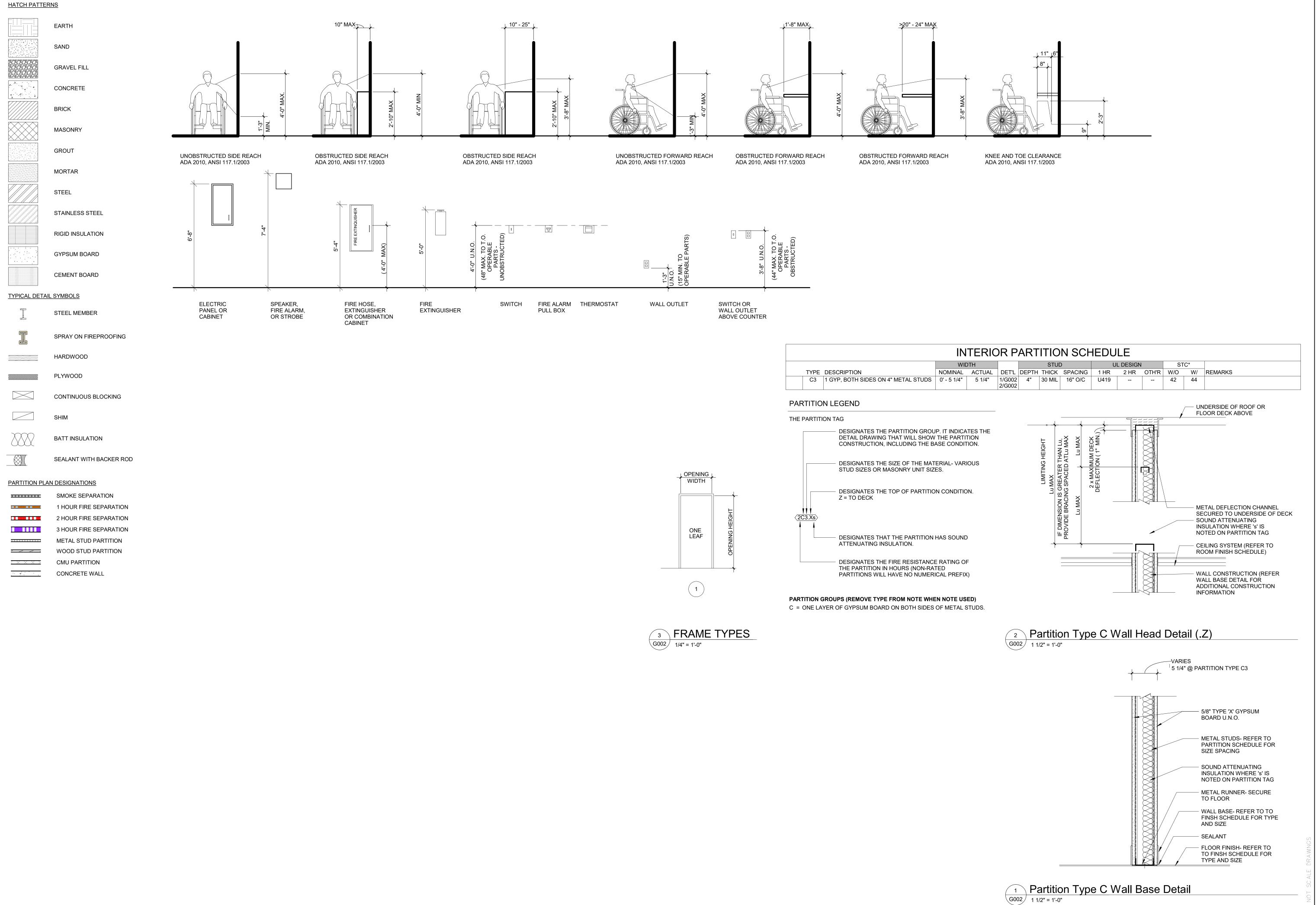
Sheet Title : COVER SHEET, GENERAL INFORMATION, DRAWING INDEX

Project No.

2023.031

Sheet No. G00

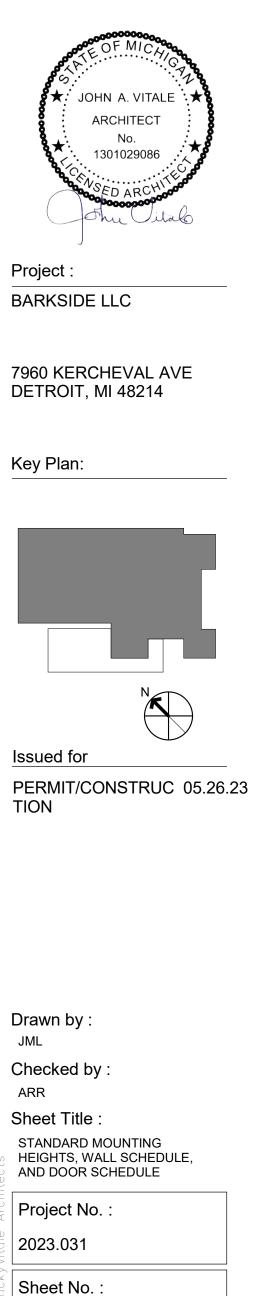
MATERIAL LEGEND



<u></u>
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JVA STUCKY VITALE ARCHITECTS 27172 WOODWARD AVENUE ROYAL OAK, MI 48067-0925 P. 248.546.6700 F. 248.546.8454 WWW.STUCKYVITALE.COM STATEMENT OF INTELLECTUAL PROPERTY: THE IDEAS, CONCEPTS, DRAWINGS AND THOUGHTS CONVEYED HEREIN ARE THE INTELLECTUAL PROPERTY OF STUCKY VITALE ARCHITECTS. THIS SET OF DRAWINGS, IN WHOLE OR IN PART, MAY NOT BE REPRODUCED, WITHOUT THE WRITTEN CONSENT OF STUCKY VITALE ARCHITECTS. THIS INFORMATION IS PROTECTED UNDER U.S. COPYRIGHT LAW, ALL RIGHTS RESERVED Consultants

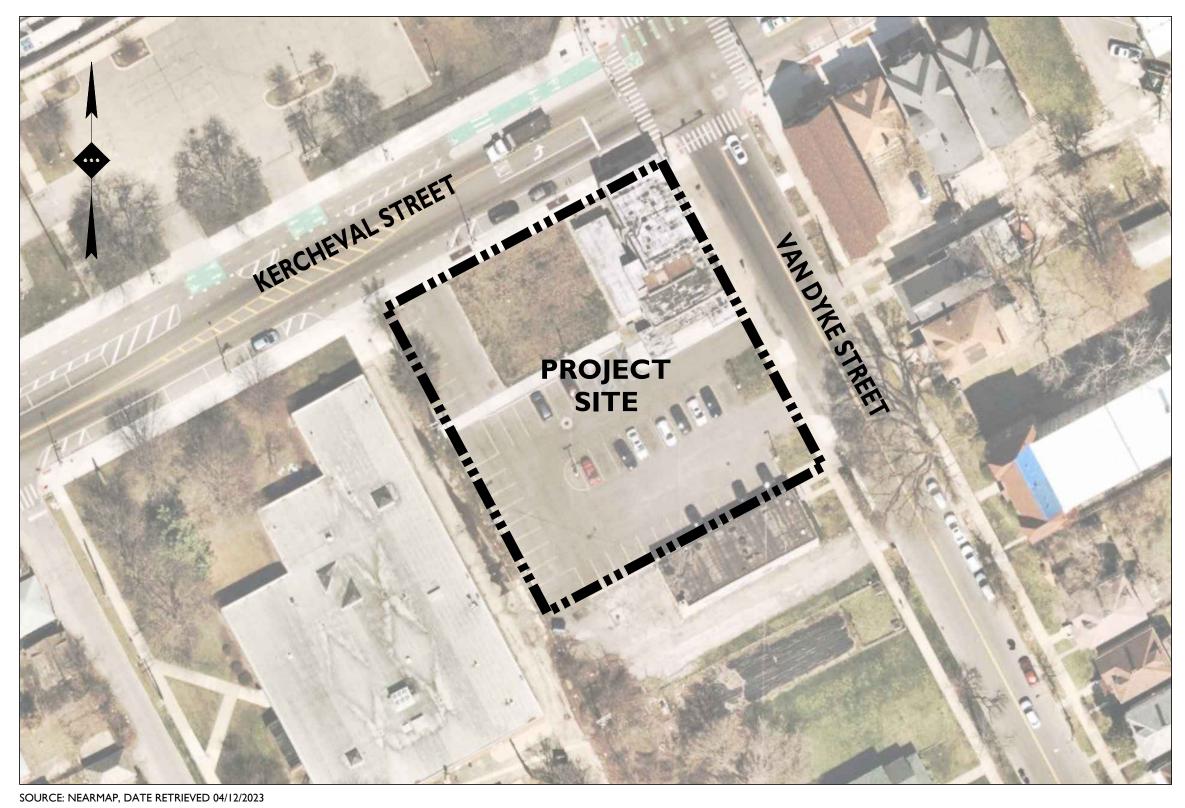
Seal:



G002



LOCATION MAP SCALE: |" = 500'±

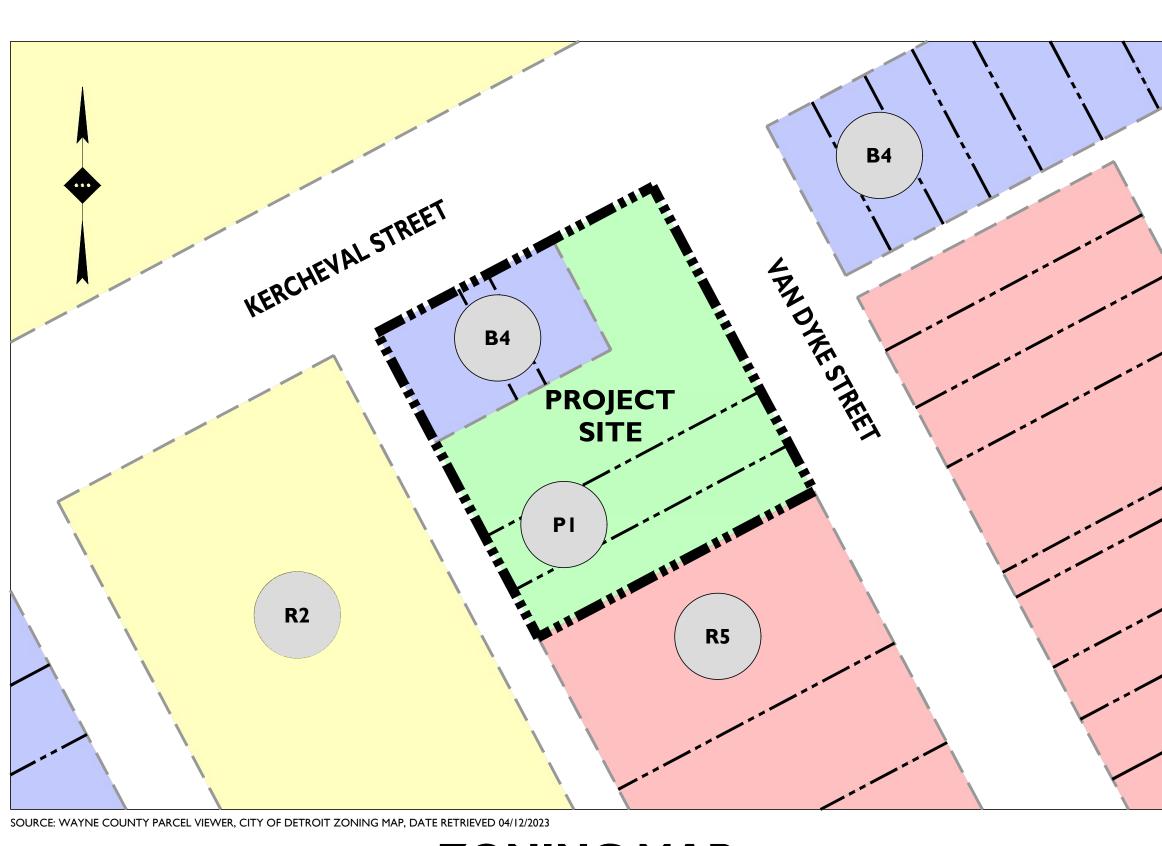


AERIAL MAP SCALE: I" = 50'±



SITE IMPROVEMENT PLANS FOR **BARKSIDE LLC PROPOSED DOG BAR**

PID: 17000119, 17000121, 17000120.001, 1700012.002L, 17010284-6, & 17010287 7960 KERCHEVAL STREET CITY OF DETROIT, WAYNE COUNTY, MICHIGAN



ZONING MAP

SCALE: $I'' = 50' \pm$

PLANS PREPARED BY:



Detroit, MI · New York, NY · Boston, MA Princeton, NJ \cdot Tampa, FL \cdot Rutherford, NJ www.stonefieldeng.com

607 Shelby Suite 200, Detroit, MI 48226 Phone 248.247.1115

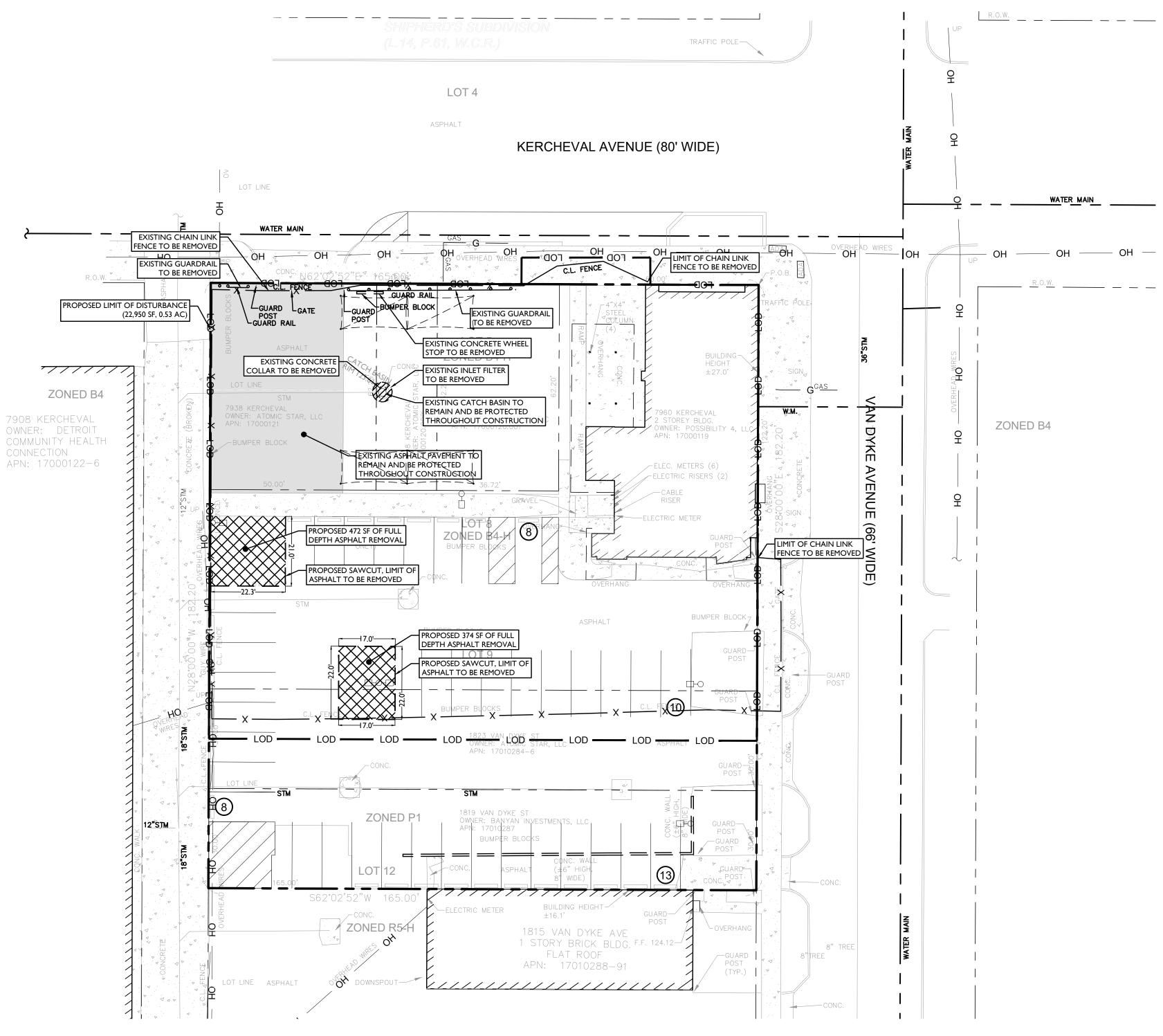
PLAN REFERENCE MATERIALS:

- I. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO: BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED
- BY NOWAK & FRAUS ENGINEERS, SURVEY DATED 11/09/2015, REVISED 09/04/2020
- ARCHITECTURAL PLANS PREPARED BY STUCKY-VITALE • ARCHITECTS, DATE RETRIEVED 03/27/2023
- AERIAL MAP PROVIDED BY NEARMAP, ONLINE MAPPING
- SYSTEM, DATE RETRIEVED 04/12/2023 LOCATION MAP PROVIDED BY USGS TOPOGRAPHICAL MAPS, DATE RETRIEVED 04/12/2023
- 2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

SHEET INDEX					
DRAWING TITLE	SHEET #				
COVER SHEET	C-1				
DEMOLITION PLAN	C-2				
SITE & LANDSCAPE PLAN	C-3				
GRADING PLAN	C-4				
CONSTRUCTION DETAILS	C-5				
LANDSCAPING DETAILS	C-6				

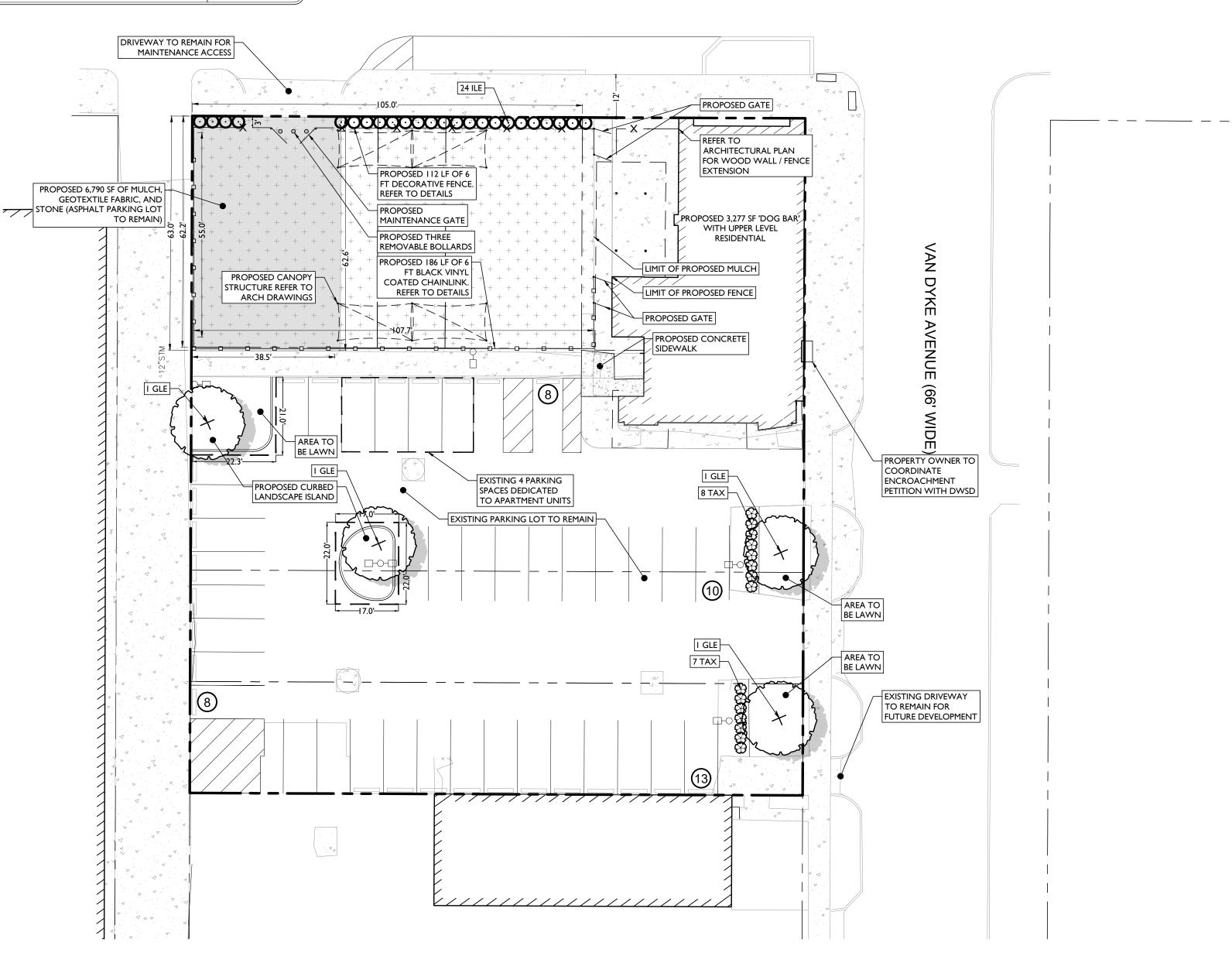
ADDITIONAL SHEETS				
SHEET #				
СІ				
C3				
-				

					3 NB FOR PERMIT	3 NB FOR SLU APPROVAL	3 NB FOR CLIENT REVIEW	3 NB FOR CLIENT REVIEW	BY DESCRIPTION
					05/25/2023	05/01/2023	04/14/2023	03/31/2023	E DATE
					4	m	2	-	ISSUE
NOT APPROVE				Detroit MI · New York NY · Boston MA	Drincoton NI · Towro EI · Duthorford NI			2000 IM signal 000 signal 1000	907 Sheiby Suite 200, Deu Oit, Fill 70220 Phone 248.247.1115
SITE IMPROVEMENT PLANS				PROPOSED DOG BAR				PID: 17000121, 17000120.002L, 17000120.001, 17000119, 17010284-6, 17010287	TOWN/TOWNSHIP/BOROUGH/CITY COUNTY, STATE
OF MICHORATHAMPREID COORSEY ENGINEER HICHIGAN DICENSE NG SOTIO69428 LICENSEBITO OF SOTIO69428 LICENSEBITO OF SOTIOF9428 LICENSEBITO OF SOTIOF9428									
SCALE: AS SHOWN PROJECT ID: DET-230074 TITLE: COVER SHEET DRAWING:									





LANI	DSCAPING AND BUFFER REQUIRE	MENTS		LAND USE AND ZONIN	IG		
CODE SECTION	REQUIRED	PROPOSED	PID: 17000119, 17000121, 17000120.001, 1700012.002L, 17010284-6, & 170102				
	LANDSCAPE REQUIREMENTS		GENERAL	BUSINESS HISTORIC DISTRICT (B4-I	H) / PARKING PI		
§ 50-14-326.	ALL UNPAVED AREAS SHALL BE LANDSCAPED	COMPLIES	PROPOSED USE				
§ 50-14-327.(3)	ALL HEDGES AND OPAQUE SCREENING THAT IS	COMPLIES	OUTDOOR COMMER	CIAL RECREATION CONDITIONAL	USE		
§ 30-14-327.(3)	MAINTAINED OR PLACED WITHIN 20 FT OF HE PUBLIC SIDEWALK SHALL BE MAXIMUM 3 FT HIGH		BAR	BY-RIGHT USE			
	OPEN SPACE REQUIREMENTS				PROPOSED		
§ 50-14-361.	ANY PORTION OF A LOT THAT IS NOT USED FOR BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, ETC., SHALL BE LANDSCAPED	COMPLIES	MINIMUM LOT AREA	N/A	30,063 SF (0.69 AC)		
	SCREENING REQUIREMENTS						
§ 15-14-341.(1)	OFF-STREET PARKING VISIBLE FROM A PUBLIC STREET SHALL INCLUDE A LANDSCAPE BUFFER STRIP MINIMUM 5 FT WIDE ALONG THE RIGHT-OF-WAY	COMPLIES					
§ 15-14-341.(1)a.	I TREE FOR EVERY 30 LF OF BUFFER FRONTAGE		OFF-STREET PARKING REQUIREMENTS				
	VAN DYKE AVENUE: 120 FT			-			
	(56 FT) * (I TREE / 30 FT FRONTAGE) = 2 TREES	2 TREES	CODE SECTION	REQUIRED	PROPOSED		
	TREES SHALL HAVE A MINIMUM PLANTING AREA OF 18 SF	COMPLIES	§ 50-14.51	BAR: 3 SPACES PLUS I SPACE PER 100 SF IN			
§ 15-14-341.(1)b.	VEGETATION, A BERM, OR MASONRY WALL FORMING A CONTINUOUS SCREEN 30-36 INCHES HIGH SHALL BE LOCATED IN THE LANDSCAPED BUFFER	CONTINUOUS PLANTED SCREEN PROVIDED		EXCESS OF 1,000 SF OF GFA	DEDICATED TO APARTMENTS		
§ 15-14-341.(1)b.6.	VEGETATIVE SCREEN SHALL PROVIDE 75% OPACITY	COMPLIES		3 SPACES + (2,277 SF)(1 SPACE / 100 SF = 26 SPACES)		
	INTERIOR LANDSCAPING REQUIREMENTS			20017(025			
§ 15-14-343.	OFF-STREET PARKING AREAS WITH 25 OR MORE PARKING SPACES SHALL CONTAIN LANDSCAPED AREAS AT THE EDGES OF THE PARKING AREA TO BREAK UP THE EXPANSE OF PAVEMENT	COMPLIES					
§ 15-14-343.(1)	18 SF OF LANDSCAPED AREA SHALL BE PROVIDED FOR EVERY PARKING SPACE						
	(35 SPACES) * (18 SF) = 630 SF	I,584 SF PROPOSED					
§ 15-14-343.(2)	EACH INTERIOR LANDSCAPED AREA SHALL HAVE A MINIMUM AREA OF 150 SF	COMPLIES					
	EACH INTERIOR LANDSCAPED AREA SHALL HAVE A MINIMUM DIMENSION OF 7 FT IN ANY DIRECTION	COMPLIES					
	EACH INTERIOR LANDSCAPED AREA SHALL HAVE I SHADE TREE	COMPLIES					
	PARKING LOT TREES				AL AVENUE (80'		
	I TREE FOR EVERY 250 SF OF REQUIRED INTERIOR			INCINCIEV			
§ 15-14-343.(4)	LANDSCAPED AREA						



LAND USE AND ZONING						
PID: 17000119, 17000121, 17000120.001, 1700012.002L, 17010284-6, & 17010287						
GENERAL BUSINESS HISTORIC DISTRICT (B4-H) / PARKING PI						
ROPOSED USE						
OUTDOOR COMMERCIAL RECREATION	CONDITIONAL USE					
BAR BY-RIGHT USE						
ONING REQUIREMENT REQUIRED PROPOSED						
MINIMUM LOT AREA	N/A	30,063 SF (0.69 AC)				

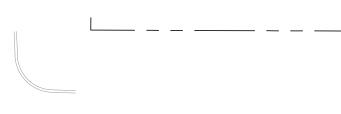
PLANT SCHEDULE							
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
×	GLE	4	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2" - 2.5" CAL	B&B	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
AND CARE	ILE	24	ILEX GLABRA `COMPACTA`	COMPACT INKBERRY	18" - 24"	РОТ	
\bigotimes	TAX	15	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	18" - 24"	B&B	

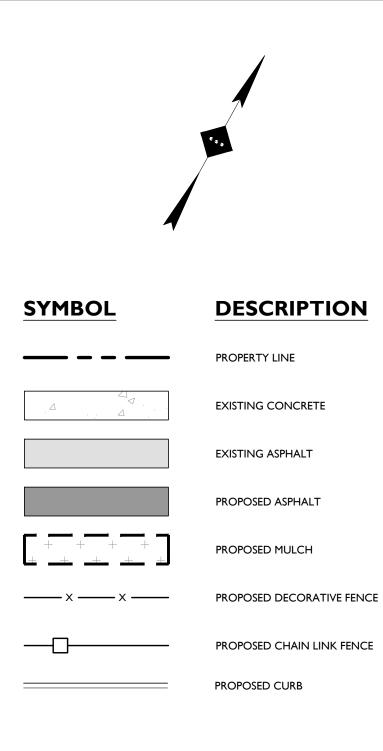
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

OFF-STREET PARKING REQUIREMENTS

QUIRED	PROPOSED
<u>.R:</u>	35 SPACES
PACES PLUS I SPACE PER 100 SF IN	4 SPACES DEDICATED TO APARTMENTS
CESS OF 1,000 SF OF GFA	
SPACES + (2,277 SF)(1 SPACE / 100 SF) 26 SPACES	

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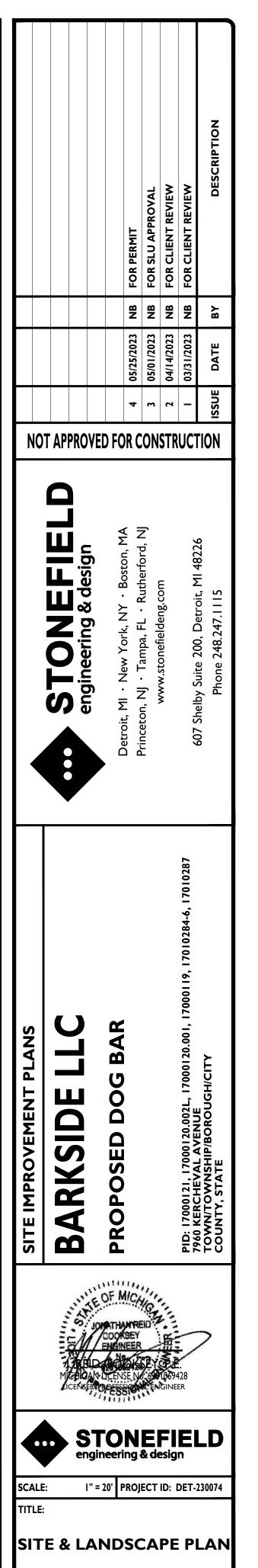
- LANDSCAPING NOTES
- I. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- 2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED. 3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM
- 3 INCH LAYER OF MULCH . 4. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION
- AREAS SHALL BE 3 FEET HORIZONTAL TO I FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. 5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO
- CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE. 6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.

GENERAL NOTES

- I. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.
- 2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- 3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND IT'S SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- 4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN,
- 5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION. 6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE
- DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- 7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE. 8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP
- DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- 9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. 10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE
- PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS. 11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED
- SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES. 12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC.
- BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

GRAPHIC SCALE IN FEET l" = 20'

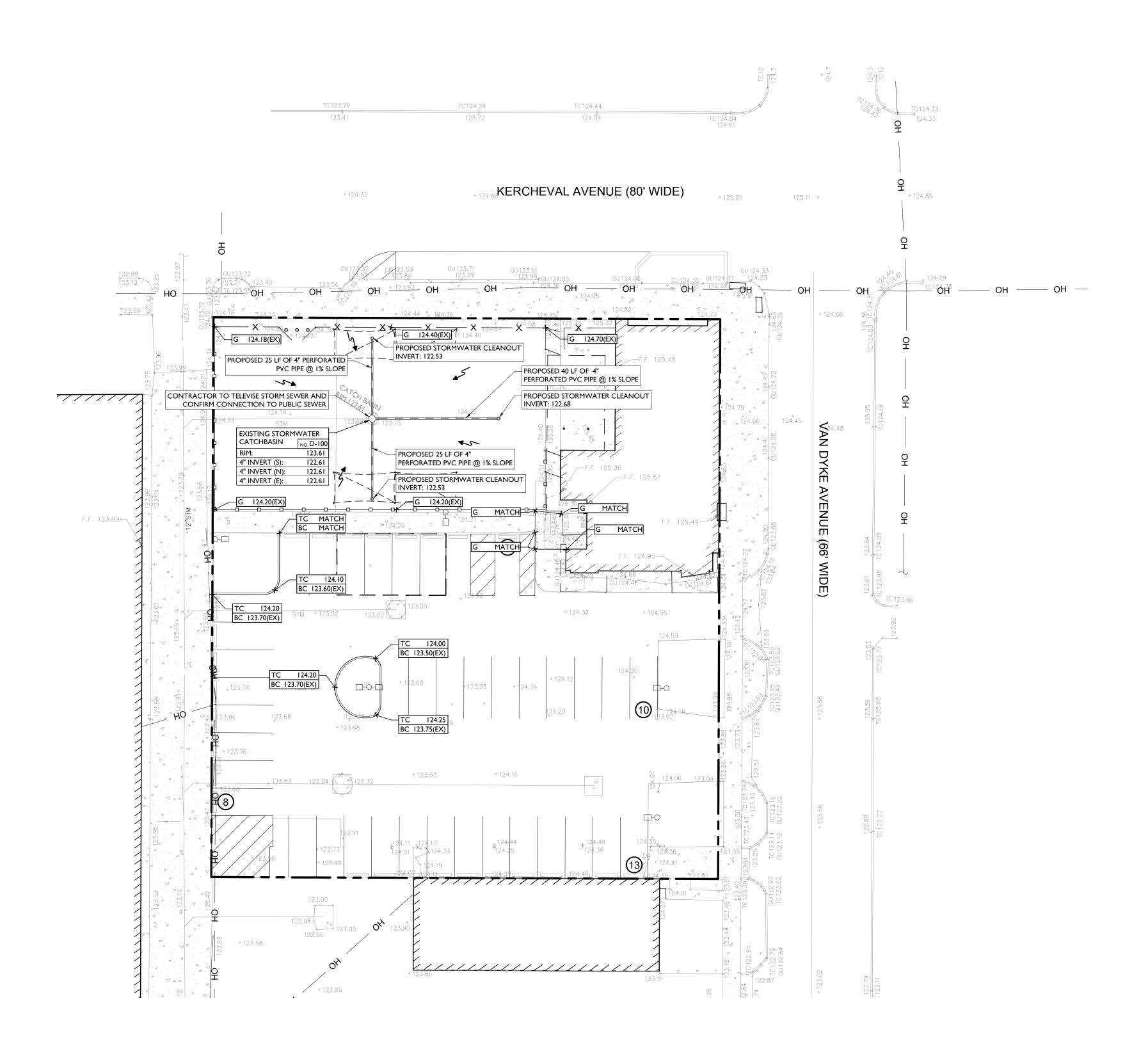
Know what's **below Call** before you dig.

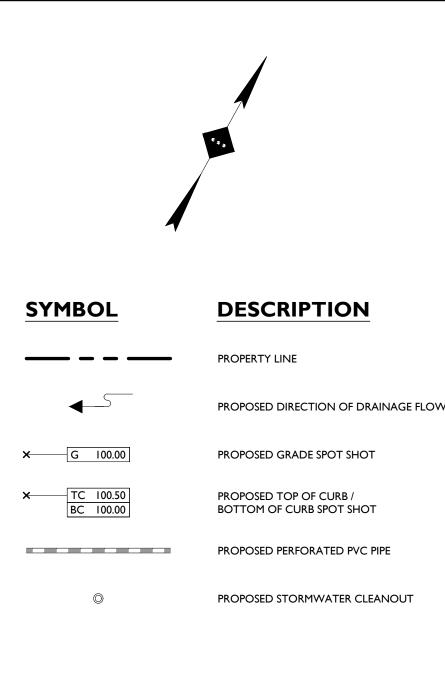


DRAWING:

C-3

'2023\DET-230074-STUCKY VITALE ARCHITECTS-7960 KERCHEVAL, DETROIT, MI\CADD\PLOT\SIF-04-GRAD.DW





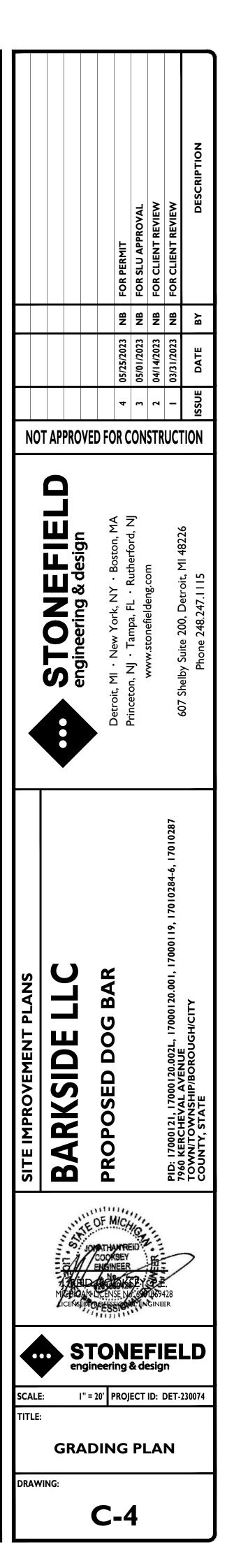
GRADING NOTES

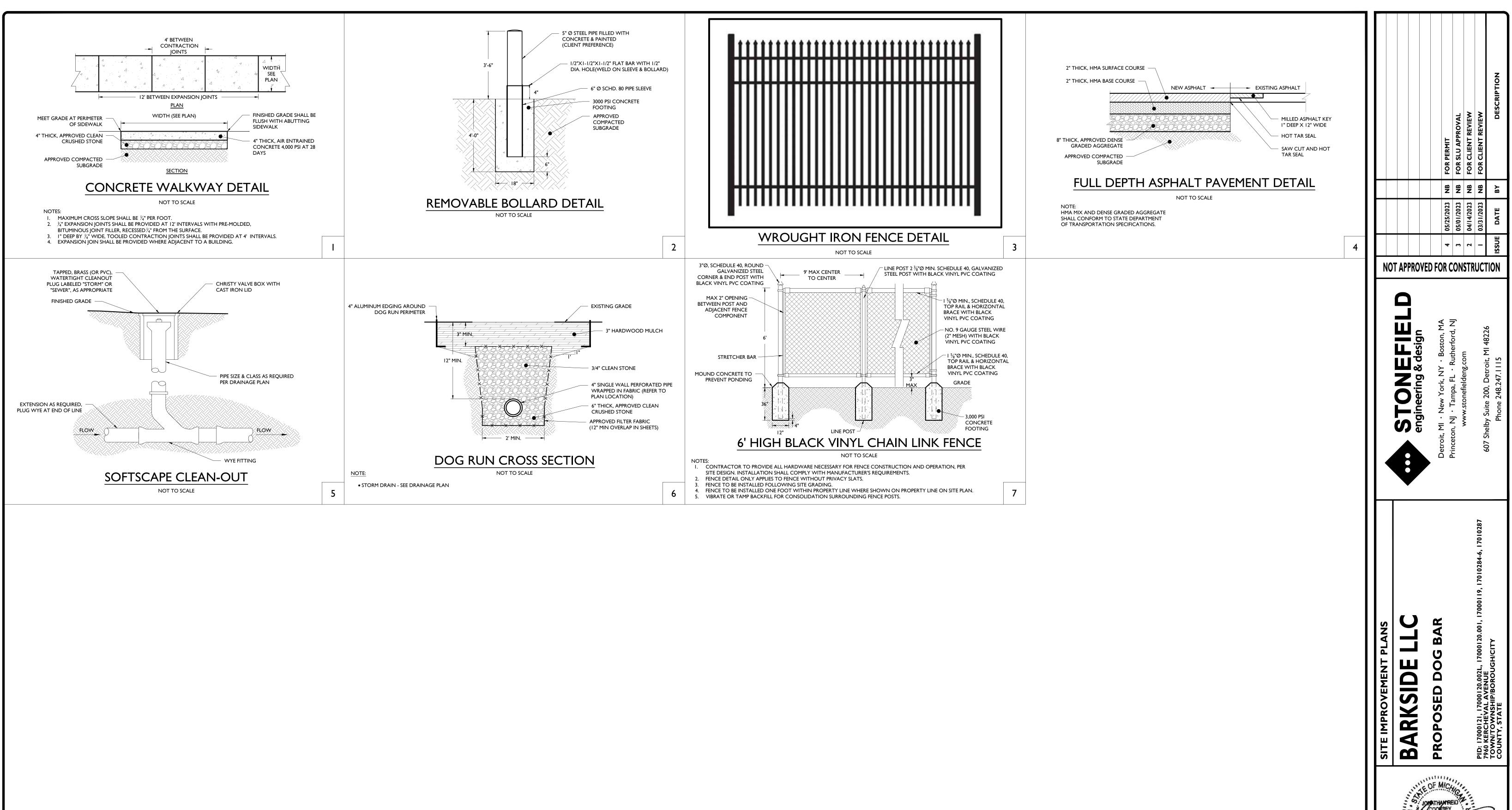
- I. ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
- 2. THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
- 3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
- THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
 MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
- CURB GUTTER: 0.50%
 CONCRETE SURFACES: 1.00%
- ASPHALT SURFACES: 1.00%
 A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF THIS CONDITION CANNOT BE MET.
 FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND
- REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

DRAINAGE AND UTILITY NOTES

- THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR STORMWATER IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING.
 CONTRACTOR SHALL START CONSTRUCTION OF STORM LINES AT
- THE LOWEST INVERT AND WORK UP-GRADIENT. 3. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD
- ENGINEERING & DESIGN, LLC. IMMEDIATELY IN WRITING.
 4. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

20'	0'	20'	40'
	GRAPHIC SCALE IN I" = 20'	N FEET	





engineering & design

SCALE: AS SHOWN PROJECT ID: DET-230074

CONSTRUCTION DETAILS

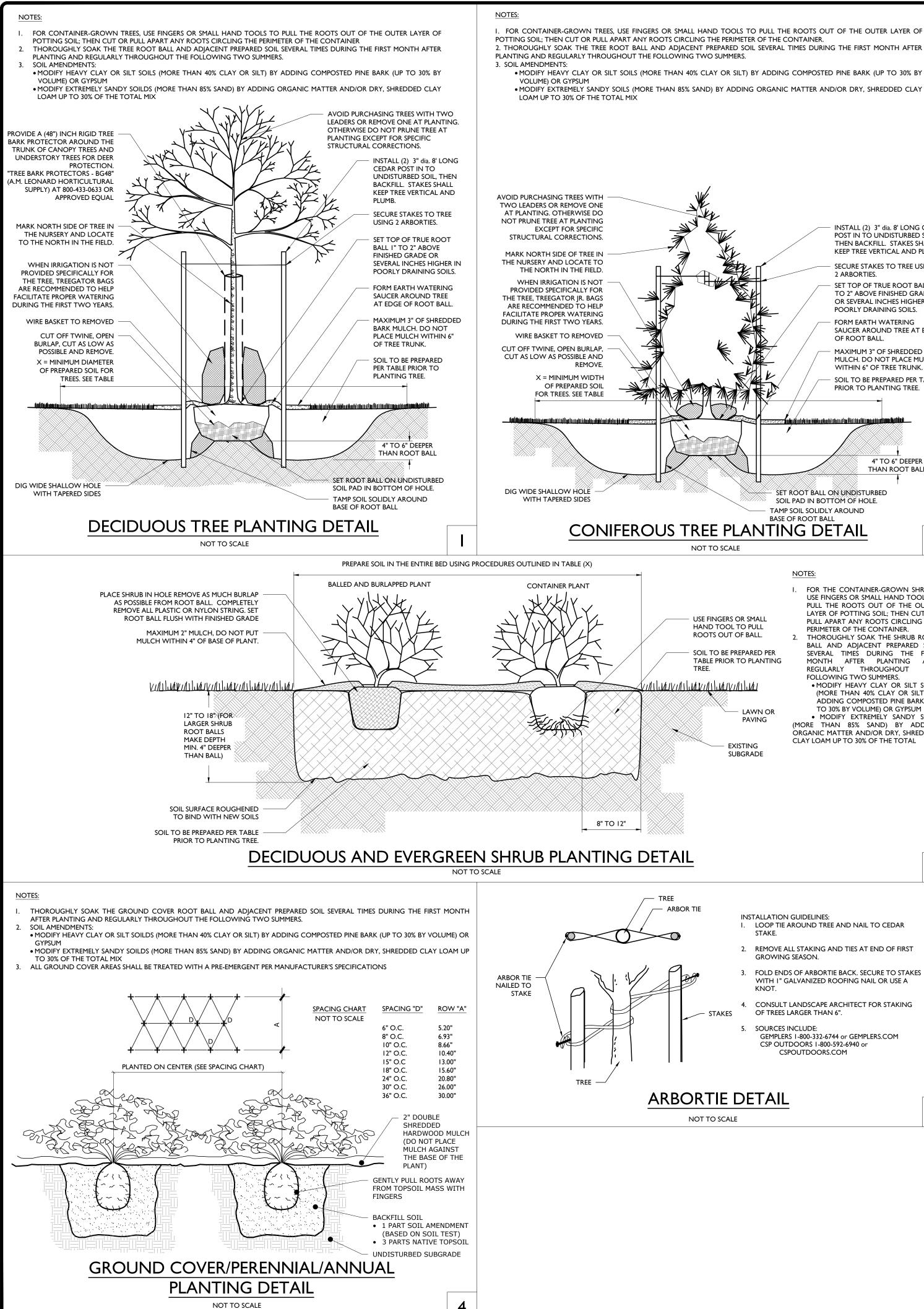
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I. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF 2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER

• MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY

INSTALL (2) 3" dia. 8' LONG CEDAR

POST IN TO UNDISTURBED SOIL.

THEN BACKFILL. STAKES SHALL

KEEP TREE VERTICAL AND PLUMB

GENERAL LANDSCAPING NOTES

- I. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE I. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) OR LATEST SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIALS, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY. WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO
- THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL 3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL,
- IF SO REQUESTED. 4. IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND SEED VERIFYING TYPE AND PURITY.
- 5. UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY-EIGHT HOURS (48 HRS.) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE
- DESIGNER. OR GOVERNING MUNICIPAL OFFICIAL 6. THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.

PROTECTION OF EXISTING VEGETATION NOTES

- BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIP-LINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET, ESTABLISHING THE TREE PROTECTION ZONE. FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED
- IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT. 3. IN RARE INSTANCES WHERE EXCAVATING, FILL, OR GRADING IS REQUIRED WITHIN THE DRIP-LINE OF TREES TO REMAIN, THE
- WORK SHALL BE PERFORMED AS FOLLOWS: • TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO
- THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE. RAISING GRADES' WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE FINISH GRADE AT TREE. INSTALL GRAVEL BEFORE ANY EARTH FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."
- LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION, NO GREATER THAN SIX INCHES (6"), ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL."

SOIL PREPARATION AND MULCH NOTES:

- I. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS
- 2. BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" OR "SOD SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS FOLLOWS
- MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM. • MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
- TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMING CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL OBTAINED FROM A WELL-DRAINED ARABLE SITE, FREE FROM ALL CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL GREATER THAN ONE INCH (1"). 4. TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT
- 5. OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE 5. CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF
- TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS. UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
- LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS REOUIRED TOPSOIL). IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN 9. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE
- OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE
- WATER II. DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR. GROUND COVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR WATER RUNOFF
- 12. WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING. 13. Soil shall be loosened with a backhoe or other large coarse-tiling equipment unless the soil is frozen or EXCESSIVELY WET. TILING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE.
- 14. APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL

15. ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING

- MYCRO® TREE SAVER A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM), BENEFICIAL RHIZOSPHERE BACTERIA. TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING. AND SELECTED ORGANIC MICROBIAL NUTRIENTS
- DIRECTIONS FOR USE: USE 3-OZ PER EACH FOOT DIAMETER OF THE ROOT BALL, OR 3-OZ PER INCH CALIPER. MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL, EXTENDING FROM THE SOIL SURFACE TO A DEPTH OF ABOUT 8 INCHES, AND EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES INTO THE BACKFILL. APPLY WATER TO SOIL SATURATION.
- MYCOR® TREE SAVER® IS EFFECTIVE FOR ALL TREE AND SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND MOUNTAIN LAUREL. WHICH REOUIRE ERICOID MYCORRHIZAE. • SOIL PH: THE FUNGI IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS
- IN A PH RANGE OF 3 TO 9. • FUNGICIDES: THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE INOCULATION PROGRAM. SOIL
- APPLICATION OF ANY FUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION. OTHER PESTICIDES: HERBICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.
- HEALTHY START MACRO TABS 12-8-8
- FERTILIZER TABLETS ARE PLACED IN THE UPPER 4 INCHES OF BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS. • TABLETS ARE FORMULATED FOR LONG-TERM RELEASE BY SLOW BIODEGRADATION, AND LAST UP TO 2 YEARS AFTER PLANTING. TABLETS CONTAIN 12-8-8 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT, MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHIDIGERA, AND A COMPLEMENT OF BENEFICIAL RHIZOSPHERE BACTERIA. THE STANDARD 21 GRAM TABLET IS SPECIFIED HERE. DIRECTIONS FOR USE: FOR PLANTING BALLED & BURLAPPED (B&B) TREES AND SHRUBS, MEASURE THE THICKNESS OF THE TRUNK, AND USE ABOUT I TABLET (21-G) PER HALF-INCH. PLACE THE TABLETS DIRECTLY NEXT TO THE ROOT BALL, EVENLY DISTRIBUTED AROUND ITS PERIMETER. AT A DEPTH OF ABOUT 4 INCHES.

IRRIGATION DURING ESTABLISHMENT		
SIZE AT PLANTING	IRRIGATION FOR VITALITY	IRRIGATION FOR SURVIVAL
< 2" CALIPER	DAILY FOR TWO WEEKS, EVERY OTHER DAY FOR TWO MONTHS, WEEKLY UNTIL ESTABLISHED	TWO TO THREE TIMES WEEKLY FOR TWO TO THREE MONTHS
2"-4 CALIPER	DAILY FOR ONE MONTH, EVERY OTHER DAY FOR THREE MONTHS, WEEKLY UNTIL ESTABLISHED	TWO TO THREE TIMES WEEKLY FOR THREE TO FOUR MONTHS
4 >" CALIPER	DAILY FOR SIX WEEKS, EVERY OTHER DAY FOR FIVE MONTHS, WEEKLY UNTIL ESTABLISHED	TWICE WEEKLY FOR FOUR TO FIVE MONTHS

I. AT EACH IRRIGATION, APPLY TWO TO THREE GALLONS PER INCH TRUNK CALIPER TO THE ROOT BALL SURFACE. APPLY IT IN A MANNER SO ALL WATER SOAKS THE ENTIRE ROOT BALL. DO NOT WATER IF ROOT BALL IS WET/SATURATED ON THE IRRIGATION DAY

2. WHEN IRRIGATING FOR VITALITY, DELETE DAILY IRRIGATION WHEN PLANTING IN WINTER OR WHEN PLANTING IN COOL CLIMATES. ESTABLISHMENT TAKES THREE TO FOUR MONTHS PER INCH TRUNK CALIPER. NEVER APPLY IRRIGATION IF THE SOIL IS SATURATED

3. WHEN IRRIGATION FOR SURVIVAL, TREES TAKE MUCH LONGER TO ESTABLISH THAN REGULARLY IRRIGATED TREES. IRRIGATION MAY BE REQUIRED IN THE NORMAL HOT, DRY PORTIONS OF THE FOLLOWING YEAR.

SECURE STAKES TO TREE USING 2 ARBORTIES. SET TOP OF TRUE ROOT BALL I" TO 2" ABOVE FINISHED GRADE OR SEVERAL INCHES HIGHER IN POORLY DRAINING SOILS. FORM FARTH WATERING SAUCER AROUND TREE AT EDGE OF ROOT BALL. MAXIMUM 3" OF SHREDDED BARK MULCH. DO NOT PLACE MULCH WITHIN 6" OF TREE TRUNK. SOIL TO BE PREPARED PER TABLE PRIOR TO PLANTING TREE. 4" TO 6" DEEPER THAN ROOT BALL SET ROOT BALL ON UNDISTURBED SOIL PAD IN BOTTOM OF HOLE. TAMP SOIL SOLIDLY AROUND BASE OF ROOT BALL CONIFEROUS TREE PLANTING DETAIL NOT TO SCALE NOTES I. FOR THE CONTAINER-GROWN SHRUBS USE FINGERS OR SMALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR USE FINGERS OR SMAL PULL APART ANY ROOTS CIRCLING THE HAND TOOL TO PULL PERIMETER OF THE CONTAINER. ROOTS OUT OF BALL. THOROUGHLY SOAK THE SHRUB ROOT BALL AND ADJACENT PREPARED SOIL SOIL TO BE PREPARED PER SEVERAL TIMES DURING THE FIRST TABLE PRIOR TO PLANTING MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM LAWN OR MODIFY EXTREMELY SANDY SOILS PAVING (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY. SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL SUBGRADE

ARBOR TIE STAKE KNOT

OF TREES LARGER THAN 6

GEMPLERS I-800-332-6744 or GEMPLERS.COM CSP OUTDOORS 1-800-592-6940 or

ARBORTIE DETAIL

NOT TO SCALE

GROWING SEASON. FOLD ENDS OF ARBORTIE BACK. SECURE TO STAKES WITH I'' GALVANIZED ROOFING NAIL OR USE A

SOURCES INCLUDE:

CSPOUTDOORS.COM

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LOOP TIE AROUND TREE AND NAIL TO CEDAR REMOVE ALL STAKING AND TIES AT END OF FIRST

CONSULT LANDSCAPE ARCHITECT FOR STAKING

INSTALLATION GUIDELINES:

PLANT QUALITY AND HANDLING NOTES

DETAILS

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ACE

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REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. 2. IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER

COMMON NAMES 3. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FAVORED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL HAVE A NORMAL HABIT OR SOUND. HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE 4. PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR

FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT COMPLETELY CALLOUSED SHALL BE REIECTED 5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY

TAGGED WITH THE PROPER NAME AND SIZE. 6. THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.

7. ALL PLANTS DESIGNATED BALL AND BURLAP (B&B) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS ROOT FEEDING SYSTEMS NECESSARY FOR THE HEALTHY DEVELOPMENT OF THE PLANT. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING. THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HEELED-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL OR MULCH AND THEN WATERING. HEMP BURLAP AND TWINE IS PREFERABLE TO TREATED. IF TREATED BURLAP IS USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.

8. PLANTS TRANSPORTED TO THE PROJECT IN OPEN VEHICLES SHALL BE COVERED WITH TARPS OR OTHER SUITABLE COVERS securely fastened to the body of the vehicle to prevent iniury to the plants. Closed vehicles shall be ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DIGGING, CARELESSNESS WHILE IN TRANSIT. OR IMPROPER HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION OF PLANT MATERIAL. ALL PLANTS SHALL BE KEPT MOIST, FRESH, AND PROTECTED. SUCH PROTECTION SHALL ENCOMPASS THE ENTIRE PERIOD DURING WHICH THE PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE. 9. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING

10. LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHEN possible. The root ball shall be kept moist at all time and covered with moistened mulch or aged WOODCHIPS. PROPER IRRIGATION SHALL BE SUPPLIED SO AS TO NOT ALLOW THE ROOT BALL TO DRY OUT. PLANTINGS HALL BE UNTIED AND PROPER SPACING SHALL BE ALLOTTED FOR AIR CIRCULATION AND TO PREVENT DISEASE, WILTING. AND LEAF LOSS. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE. II. NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOIL.

12. PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INJURED PLANTS SHALL BE REMOVED. 13. IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO

RELOCATE OR ENLARGE PLANTING PITS OR DELETE PLANT MATERIAL FROM THE CONTRACT. 14. IF PLANTS ARE PROPOSED WITHIN SIGHT TRIANGLES, TREES SHALL BE LIMBED AND MAINTAINED TO A HEIGHT OF EIGHT FEET (8') ABOVE GRADE, AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2') ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR AGENCY

15. INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS PLANTS (MARCH 15 - DECEMBER 15)

LAWNS (MARCH 15 - JUNE 15 OR SEPTEMBER 1 - DECEMBER 1)

16. THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPLANT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON (STARTING SEPTEMBER 15 ABIES CONCOLOR **DSTRYA VIRGINIANA**

ES CONCOLOR	CORNUS VARIETIES	OSTRYA VIRGINIANA
ER BUERGERIANUM	CRATAEGUS VARIETIES	PINUS NIGRA
ER FREEMANII	CUPRESSOCYPARIS LEYLANDII	PLATANUS VARIETIES
ER RUBRUM	FAGUS VARIETIES	POPULUS VARIETIES
er saccharinum	HALESIA VARIETIES	PRUNUS VARIETIES
ULA VARIETIES	ILEX X FOSTERII	PYRUS VARIETIES
RPINUS VARIETIES	ILEX NELLIE STEVENS	QUERCUS VARIETIES (
DRUS DEODARA	ILEX OPACA	SALIX WEEPING VARIE
TIS VARIETIES	JUNIPERUS VIRGINIANA	SORBUS VARIETIES
RCIDIPHYLLUM VARIETIES	KOELREUTERIA PANICULATA	TAXODIUM VARIETIES
RCIS CANADENSIS	LIQUIDAMBAR VARIETIES	TAXUX B REPANDENS
RNUS VARIETIES	LIRIODENDRON VARIETIES	TILIA TOMENTOSA VA
ATAEGUS VARIETIES	MALUS IN LEAF	ULMUS PARVIFOLIA V
	NYSSA SYLVATICA	ZELKOVA VARIETIES

US VARIETIES (NOT Q. PALUSTRIS) VEEPING VARIETIES VARIETIES IUM VARIETIES **B REPANDENS** MENTOSA VARIETIES PARVIFOLIA VARIETIES ZELKOVA VARIETIES

17. IF A PROPOSED PLANT IS UNATTAINABLE OR ON THE FALL DIGGING HAZARD LIST, AN EQUIVALENT SPECIES OF THE SAME SIZE MAY BE REQUESTED FOR SUBSTITUTION OF THE ORIGINAL PLANT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL PRIOR TO ORDERING AND INSTALLATION.

18. DURING THE COURSE OF CONSTRUCTION/PLANT INSTALLATION, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED AT THE END OF EACH WORK DAY. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF AND ALL PAVED AREAS SHALL BE CLEANED.

19. THE LANDSCAPE CONTRACTOR SHALL DISPOSE OF ALL RUBBISH AND EXCESS SOIL AT HIS EXPENSE TO AN OFF-SITE LOCATION AS APPROVED BY THE LOCAL MUNICIPALITY.

20. A 90-DAY MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILY INSTALLED. 21. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR other means, repairing and reshaping water rings or saucers, maintaining stakes and guys if originali REQUIRED, WATERING WHEN NEEDED OR DIRECTED, WEEDING, PRUNING, SPRAYING, FERTILIZING, MOWING THE LAWN, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.

2. MOW ALL GRASS AREAS AT REGULAR INTERVALS TO KEEP THE GRASS HEIGHT FROM EXCEEDING THREE INCHES (3"). MOWING SHALL BE PERFORMED ONLY WHEN GRASS IS DRY. MOWER BLADE SHALL BE SET TO REMOVE NO MORE THAN ONE THIRD (1/3) OF THE GRASS LENGTH. WHEN THE AMOUNT OF GRASS IS HEAVY, IT SHALL BE REMOVED TO PREVENT DESTRUCTION OF THE UNDERLYING TURF. MOW GRASS AREAS IN SUCH A MANNER AS TO PREVENT CLIPPINGS FROM BLOWING ON PAVED AREAS, AND SIDEWALKS. CLEANUP AFTER MOWING SHALL INCLUDE SWEEPING OR BLOWING OF PAVED AREAS AND SIDEWALKS TO CLEAR THEM FROM MOWING DEBRIS.

23. GRASSED AREAS DAMAGED DURING THE PROCESS OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WHO SHALL RESTORE THE DISTURBED AREAS TO A CONDITION SATISFACTORY TO THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE. THIS MAY INCLUDE FILLING TO GRADE, FERTILIZING, SEEDING, AND MULCHING

24. SHOULD THE OWNER REQUIRE MAINTENANCE BEYOND THE STANDARD 90-DAY MAINTENANCE PERIOD, A SEPARATE CONTRACT SHALL BE ESTABLISHED. 25. LANDSCAPE CONTRACTOR SHALL WATER NEW PLANTINGS FROM TIME OF INSTALL AND THROUGHOUT REQUIRED 90-DAY

MAINTENANCE PERIOD UNTIL PLANTS ARE ESTABLISHED. IF ON-SITE WATER IS NOT AVAILABLE AT THE PROJECT LOCATION, THE LANDSCAPE CONTRACTOR SHALL FURNISH IT BY MEANS OR A WATERING TRUCK OR OTHER ACCEPTABLE MANNER. 26. THE QUANTITY OF WATER APPLIED AT ONE TIME SHALL BE SUFFICIENT TO PENETRATE THE SOIL TO A MINIMUM OF EIGHT INCHES (8") IN SHRUB BEDS AND SIX INCHES (6") IN TURF AREAS AT A RATE WHICH WILL PREVENT SATURATION OF THE SOIL. 27. IF AN AUTOMATIC IRRIGATION SYSTEM HAS BEEN INSTALLED, IT CAN BE USED FOR WATERING PLANT MATERIAL. HOWEVER, FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY OF PLANT HEALTH AND ESTABLISHMENT.

PLANT MATERIAL GUARANTEE NOTES

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR (1 YR.) FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE

.. THE LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE DYING, DEAD, OR DEFECTIVE PLANT MATERIAL AT HIS EXPENSE. THE LANDSCAPE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS COMPANY'S OPERATIONS. 3. ALL REPLACEMENT PLANTS SHALL BE OF THE SAME SPECIES AND SIZE AS SPECIFIED ON THE APPROVED OR FINAL PLANT LIST. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.

4. THE CONTRACTOR SHALL INSTRUCT THE OWNER AS TO THE PROPER CARE AND MAINTENANCE OF ALL PLANTINGS.

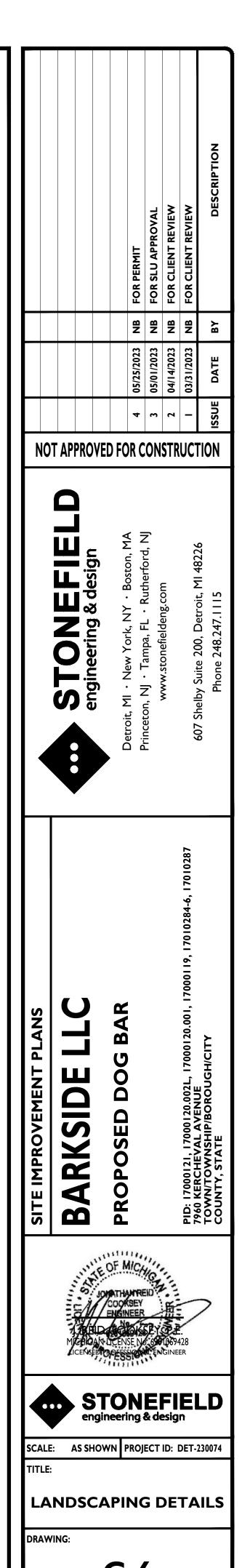
LAWN (SEED OR SOD) NOTES:

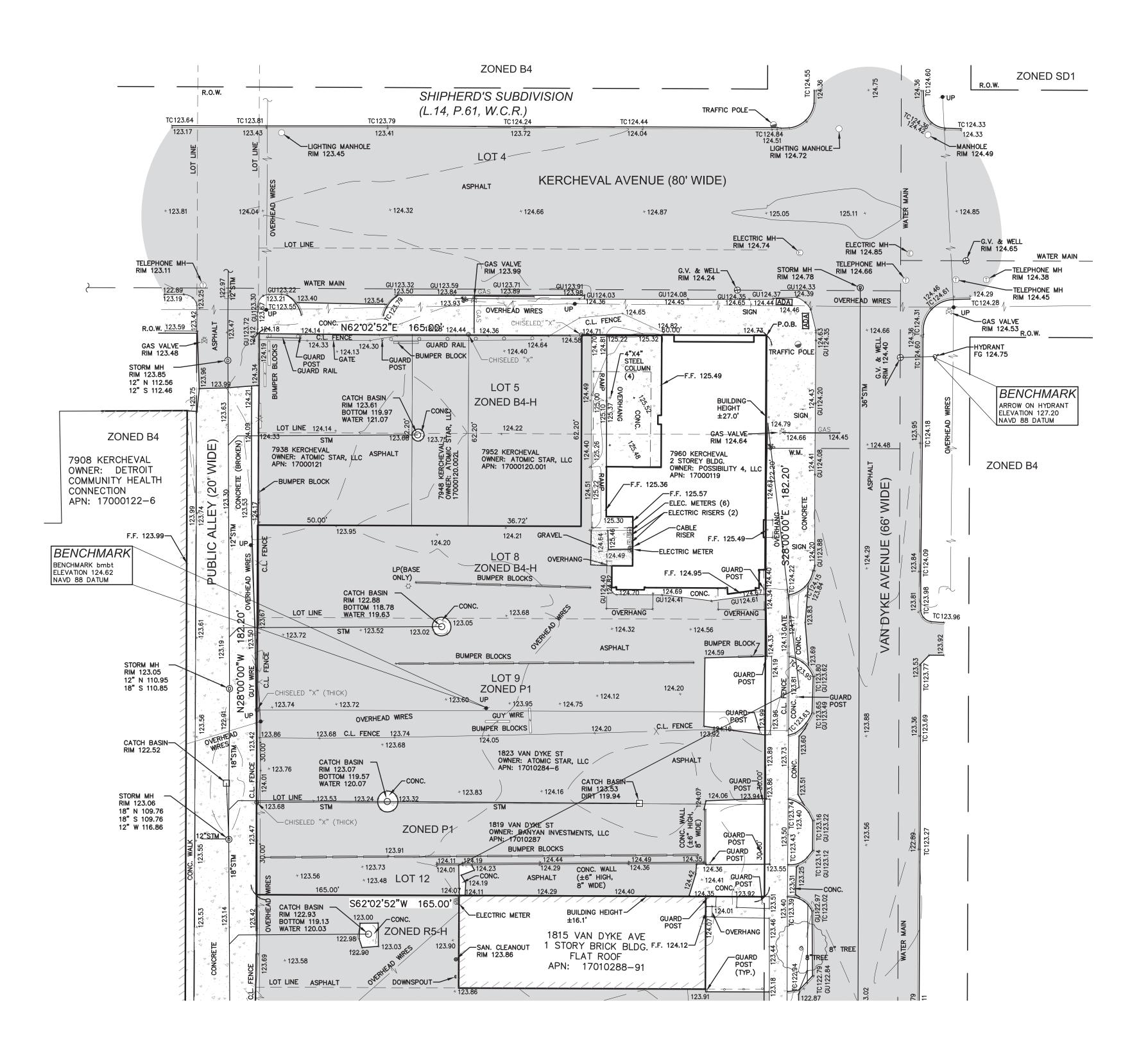
. SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SOD SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS. . SEED OR SOD SHALL BE PURCHASED FROM A RECOGNIZED DISTRIBUTOR AND SHALL BE COMPOSED OF THE MIX OR BLEND

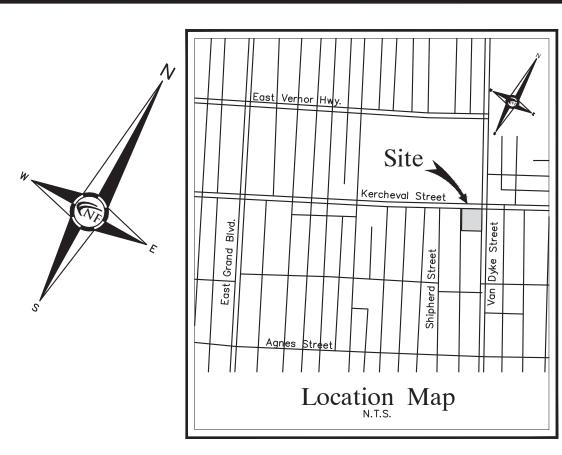
WITHIN THE PROVIDED "SEED SPECIFICATION" OR "SOD SPECIFICATION." 3. REFERENCE LANDSCAPE PLAN FOR AREAS TO BE SEEDED OR LAID WITH SOD

4. SEEDING SHALL NOT BE PERFORMED IN WINDY WEATHER. IF THE SEASON OF THE PROJECT COMPLETION PROHIBITS PERMANENT STABILIZATION, TEMPORARY STABILIZATION SHALL BE PROVIDED IN ACCORDANCE WITH THE "TEMPORARY SEEDING SPECIFICATION.'

5. PROTECT NEW LAWN AREAS AGAINST TRESPASSING WHILE THE SEED IS GERMINATING. FURNISH AND INSTALL FENCES, SIGNS, BARRIERS OR ANY OTHER NECESSARY TEMPORARY PROTECTIVE DEVICES. DAMAGE RESULTING FROM TRESPASS, EROSION, WASHOUT, SETTLEMENT OR OTHER CAUSES SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR AT HIS EXPENSE. REMOVE ALL FENCES, SIGNS, BARRIERS OR OTHER TEMPORARY PROTECTIVE DEVICES ONCE LAWN HAS BEEN ESTABLISHED.

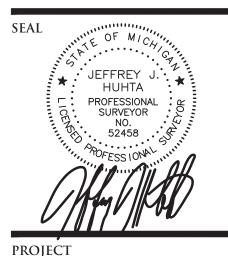








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7960 Kercheval

CLIENT

Banyan Investments P.O. Box 15096 Detroit, MI 48214

Contact: Mr. Aamir Farooqi Phone: (313) 499-8237 x1005 Email: aamir.farooqi@banyandirect.com

PROJECT LOCATION

Part of Lots 5, 8, 9, and 12 of Shipherds Subdivision City of Detroit, Wayne County, Michigan

SHEET Boundary and Topographic Survey



DATE ISSUED/REVISED 2020-04-28 - ISSUED FOR SITE PLAN REVIEW 2020-05-01 - REVISED PER OWNER 2020-05-11 - REVISED PER OWNER 2020-09-04 - REVISED PER OWNER

DRAWN BY:			
T. Wood			
DESIGNED BY:			
T. Wood			
APPROVED BY:			
J. Longhurst			
DATE:			
November 9, 2	2015		
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COVID-19 PANDEMIC CONDITION

DUE TO THE UNPRECEDENTED COVID-19 PANDEMIC CONDITION AND RESTRICTIONS THE STANDARD DATA WHICH IS OBTAINED FROM MISS DIG / CALL 811 HAS BEEN RESTRICTED TO CRITICAL INFRASTRUCTURE ONLY. NFE WILL MAKE EVERY EFFORT TO OBTAIN CURRENT REFERENCE DATA FROM THE GOVERNING AGENCIES; HOWEVER, THIS DATA MAY BE PARTIAL OR INCOMPLETE. NFE WILL ISSUE THIS SURVEY WITH THE BEST AVAILABLE INFORMATION FROM OUR FIELD SURVEY AND OTHER AVAILABLE REFERENCE DATA. NFE WILL NOT BE RESPONSIBLE FOR INCOMPLETE OR PARTIAL DATA PROVIDED BY THIRD PARTY FACILITY OWNERS.

ALL SURVEYS BEING UTILIZED FOR DESIGN PURPOSES BY OTHERS; IT WILL BE THE CLIENT'S OBLIGATION TO UPDATE THE UTILITY INFORMATION AS IT BECOMES AVAILABLE. NFE IS NOT RESPONSIBLE FOR BURIED UTILITIES FOR WHICH PLANS WERE NOT FURNISHED OR CANNOT BE OBSERVED IN THE FIELD.

7960 Kercheval St. - APN: 17000119

EAST 60 FEET OF THE SOUTH 32.20 FEET OF LOT 5, AND THE EAST 60 FEET OF THE NORTH 30 FEET OF LOT 8, ALSO THE SOUTH 30 FEET OF LOT 8 AND THE NORTH 30 FEET OF LOT 9, SHIPHERDS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN L. 14, P. 61 OF PLATS, WAYNE COUNTY RECORDS. AREA: 13,632 SQ. FT. OR 0.313 ACRES

1823 Van Dyke St. - APN: 17010284-6

WEST VAN DYKE SOUTH 1/2 OF LOT 9, SHIPHERDS SUBDIVISION, L. 14, P. 61 OF PLATS, WAYNE COUNTY RECORDS. AREA: 4950 SQ. FT. OR 0.114 ACRES

1819 Van Dyke St. - APN: 17010287

NORTH 1/2 OF LOT 12, SHIPHERDS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN L. 14, P. 61 OF PLATS, WAYNE COUNTY RECORDS.

AREA: 4950 SQ. FT. OR 0.114 ACRES

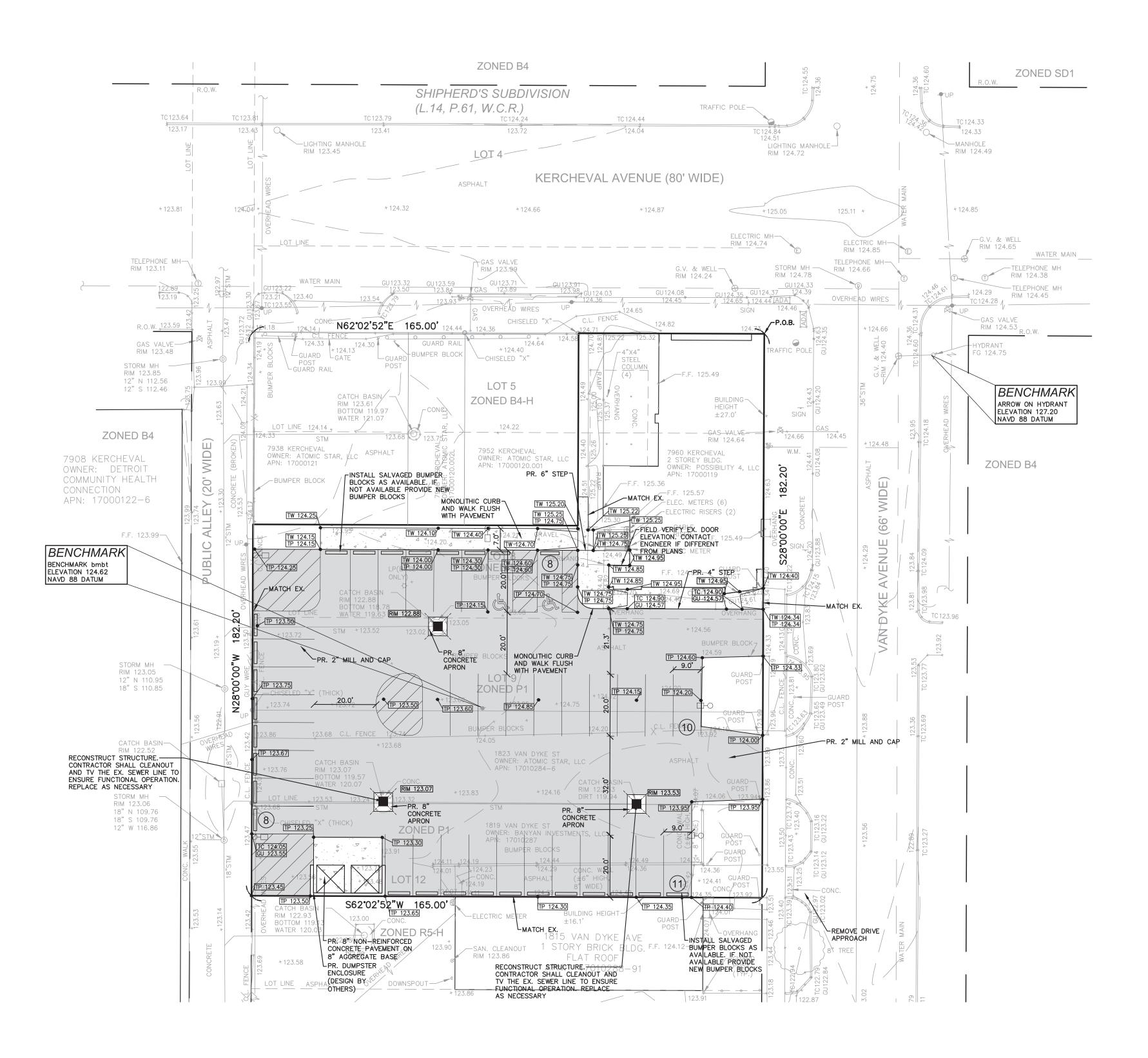
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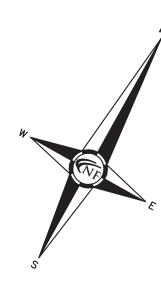
TOPOGRAPHIC SURVEY NOTES

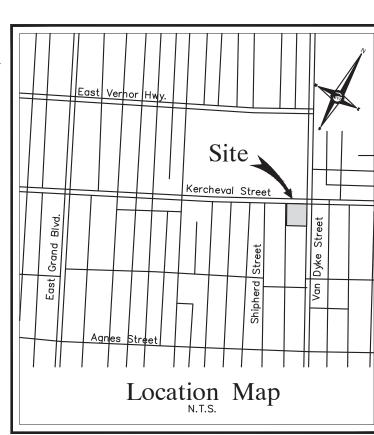
UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE

LEGEND	
MANHOLE	EXISTING SANITARY SEWER
HYDRANT	EXISTING SAN. CLEAN OUT
MANHOLE CATCH BASIN	EXISTING WATER MAIN
MANHOLE CATCH BASIN	EXISTING STORM SEWER
¤	EX. R.Y. CATCH BASIN
UTILITY POLE GUY POLE	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
q	SIGN
· · · ·	EXISTING GAS MAIN







GENERAL PAVING NOTES PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES. SURFACE COURSE - HMA, 5E1 ASPHALT:

ASPHALT CEMENT PENETRATION GRADE 85-100 BOND COAT - MDOT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2.5 INCH LIFT. PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE

PRESENCE OF THE ENGINEER TO DETERMINE STABILITY. ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-S164.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED. ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS. CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH

CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY. FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.

EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO CONTACT: PLACEMENT OF BASE MATERIALS.

EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.

SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS. ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE

SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS. FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT

EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.

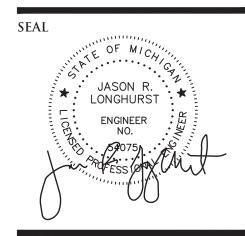
COVID-19 PANDEMIC CONDITION DUE TO THE UNPRECEDENTED COVID-19 PANDEMIC CONDITION AND RESTRICTIONS THE STANDARD DATA WHICH IS OBTAINED FROM MISS DIG / CALL 811 HAS BEEN RESTRICTED TO CRITICAL INFRASTRUCTURE ONLY. NFE WILL MAKE EVERY EFFORT TO OBTAIN CURRENT REFERENCE DATA FROM THE GOVERNING AGENCIES; HOWEVER, THIS DATA MAY BE PARTIAL OR INCOMPLETE. NFE WILL ISSUE THIS SURVEY WITH THE BEST AVAILABLE INFORMATION FROM OUR FIELD SURVEY AND OTHER AVAILABLE REFERENCE DATA. NFE WILL NOT BE RESPONSIBLE FOR INCOMPLETE OR PARTIAL DATA PROVIDED BY THIRD PARTY FACILITY OWNERS. NFE IS NOT RESPONSIBLE FOR BURIED UTILITIES FOR WHICH PLANS WERE NOT FURNISHED OR CANNOT BE OBSERVED IN THE FIELD.

ALL CONSTRUCTION DOCUMENTS WILL BE UPDATED WHEN THE UTILITY INFORMATION IS PROVIDED BY THE FACILITY OWNER UP UNTIL THE TIME OF SUBMITTAL. ONCE THE PLANS HAVE BEEN SUBMITTED AND APPROVED IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN A MISS DIG TICKET PRIOR TO COMMENCING ANY CONSTRUCTION REQUIRING EXCAVATION. CONTRACTOR SHALL IMMEDIATELY NOTIFY NEE OF ANY UTILITIES FLAGGED BY MISS DIG THAT WERE NOT SHOWN ON THE PLANS OR UTILITIES UNCOVERED

PAVING LEGEND PROPOSED CONCRETE PAVEMENT PROPOSED ASPHALT MILL AND CAP PROPOSED ASPHALT MILL AND CAP MANHOLE SAN. CLEAN OUT EXISTING SANITARY SEWER SAN. CLEAN OUT EXISTING STORM SEWER MANHOLE CATCH BASIN CATE VALVE GATE VALVE GUY WIRE UTILITY POLE GUY POLE GUY WIRE LIGHT POLE SIGN C.O. MANHOLE GATE VALVE R. X. CATCH BASIN EXISTING GAS MAIN PR. SANITARY SEWER PR. TOP OF CURB ELEVATION GUEGODOO PR. TOP OF CURB ELEVATION GUEGODOO PR. TOP OF WALK ELEVATION GUEGODOO PR. TOP OF PWIT. ELEVATION TIP 600.000 PR. TOP OF PWIT. ELEVATION FG 600.000 FINISH GRADE ELEVATIO	THAT WERE NOT SHOWN ON THE PLANS OR UTILITIES UNCOVERED DURING THEIR WORK.		
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PROJECT 7960 Kercheval

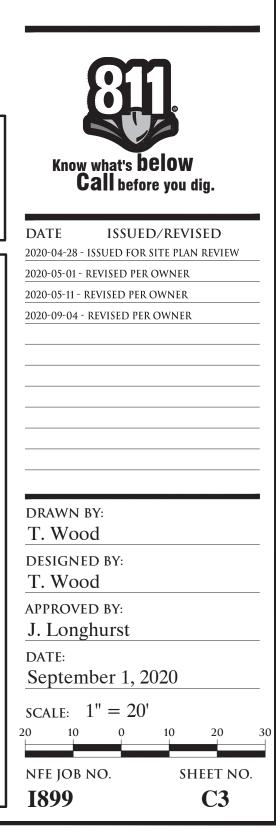
CLIENT **Banyan Investments** P.O. Box 15096 Detroit, MI 48214

Mr. Aamir Farooqi Phone: (313) 499-8237 x1005 Email: aamir.farooqi@banyandirect.com

PROJECT LOCATION

Part of Lots 5, 8, 9, and 12 of Shipherds Subdivision City of Detroit, Wayne County, Michigan

SHEET Engineering Plan



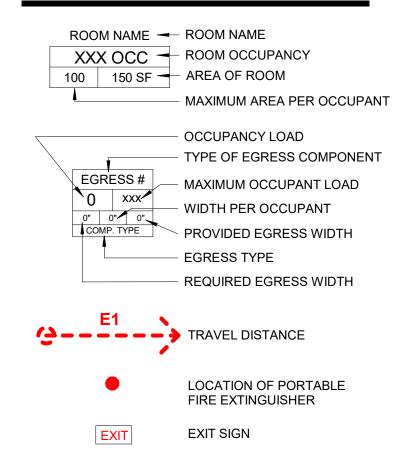
DETENTION NOTE EX. IMPERVIOUS SURFACE: 22,595 SF, OR 0.52 ACRES PR. IMPERVIOUS SURFACE: 20492 SF, OR 0.47 ACRES PROJECT IS A MILL AND CAP OF THE EXISTING PARKING LOT PAVEMENT. THE AREA OF FULL DEPTH REMOVAL AND REPLACEMENT ON THE PROPERTY IS 1,742 SF OR 0.04 ACRES DWSD STORMWATER MANAGEMENT DESIGN MANUAL INDICATES THE PCSWMO APPLIES ONLY TO PROJECTS THAT CREATE OR REPLACE 1/2 ACRES (21,780 SF) OR MORE OF IMPERVIOUS AREA. THE PCSWMO DOES NOT APPLY TO THIS PROJECT AND NO DETENTION IS PROPOSED. SITE DATA PIN: 17000119 OWNER: POSSIBILITY 4, LLC AREA: 13,632.00 SF, 0.313 ACRES ZONED: B-4H (GENERAL BUSINESS) PIN: 17010284–6 OWNER: ATOMIC STAR, LLC AREA: 4,950.00 SF, 0.114 ACRES ZONED: B-4H (GENERAL BUSINESS) 17010287 OWNER: BANYAN INVESTMENTS AREA: 4,950.00 SF, 0.114 ACRES ZONED: P1 (PARKING) TOTAL: 23,532 SQUARE FEET OR 0.54 ACRES. PROPOSED PARKING SPACES: 37 SPACES (INCLUDES 2 HANDICAP STALLS) SITE COVERAGE BUILDING: 13.93% PAVEMENT: 17,215 SF 73.16% LANDSCAPING: <u>3,040 SF</u> TOTAL: 23,532 SF <u>12.91%</u> 100.00% ESTIMATED QUANTITIES PAVING DESCRIPTION QUANTITY UNITS

2" MILL AND CAP 1,740 S.Y. 8" NON-REINFORCED CONCRETE S.Y. 50 ON 8" AGGREGATE BASE 8" CONCRETE APRON S.Y. 15 MONOLITHIC CURB & WALK 1,200 S.F.

GENERAL LIFE SAFETY NOTES

- REMOVE ALL EXISTING CEMENTOUS FIRE PROOFING ON STRUCTURAL MEMBERS IDENTIFIED AS HAVING DISSIMILAR PRODUCTS, OR WHERE FIREPROOFING HAS BEEN DAMAGED DURING DEMOLITION PHASE.
- PREPARE ALL AREAS REQUIRED TO RECEIVE FIREPROOFING IN ACCORDANCE 2. WITH THE APPROVED (1) ONE-HOUR/ (2) TWO- HOURS FIRE RATED FLOOR/ CEILING ASSEMBLY, AS APPLICABLE.
- RE-APPLY (1) INTUMESCENT PAINT (OR CEMENTOUS FIRE PROOFING) TO ALL 3. EXISTING STEEL FLOOR BEAM AND SUPPORT COLUMNS WITHIN THE TENANT SUITE (AT FIRST AND SECOND FLOOR) AS FOLLOWS: UL# N620 FOR BEAMS AND UL#X665 FOR THE COLUMNS
- CONDUCT FIELD INSPECTIONS AFTER DEMOLITION PROCESS IS COMPLETED. 4. WHERE (2) OR MORE DIFFERENT MATERIALS ARE IDENTIFIED AT AREAS WHERE FIRE PROTECTED STRUCTURAL ELEMENTS ARE PRESENT, OR (2) TWO DISSIMILAR FIRE PROTECTION SYSTEMS ARE NOTED ON SAME STRUCTURAL ELEMENT, REMOVE THE PRODUCTS COMPLETELY AND REAPPLY REQUIRED FIRE PROTECTION AS PER PROJECT'S SPECIFICATIONS.
- DISSIMILAR F.R. PRODUCTS/ SYSTEMS SHALL NOT BE USED TOGETHER ON THE SAME PRIMARY STRUCTURAL ELEMENT. IF DISSIMILAR PRODUCTS ARE TO BE USED FOR APPLICATIONS AT SPECIFIC EXISTING SITE CONDITIONS, PRODUCTS MUST BE INSTALLED FOLLOWING PREVIOUS NOTE, AND THE TRANSITION BETWEEN DISSIMILAR MATERIALS MUST OCCUR AT THE ATTACHMENT AREA BETWEEN THE STRUCTURAL ELEMENTS ONLY.
- WHERE EXISTING CONDITIONS REQUIRE FIRESTOPPING SYSTEMS AT 6. PENETRATION GAPS IN EXCESS OF 3" AT ANY POINT AROUND THE PROTECTED ELEMENT, AUGMENT FIRESTOPPING WITH MINERAL WOOL LAYERS. COMPLY WITH LABC 714.4.1.1 & 714.4.1.2
- INSPECT AND VERIFY THE INTEGRITY OF EXISTING (1) ONE-HOUR FIRE BARRIER WALLS AT TENANT SUITE LOCATED AT THE LOWER LEVEL AS WELL AS ALL SIMILAR WALLS WITHIN EXISTING TENANT SUITE.
- REPAIR, INFILL AND/OR EXTEND, EXISTING FIRE BARRIER/ SMOKE BARRIER WALLS, 8. TO THE UNDERSIDE OF METAL DECK / CONCRETE FLOOR ABOVE IN COMPLIANCE WITH THE APPROVED (1) ONE HOUR FIRE BARRIER ASSEMBLY UL#U469 AND (1) ONE-HOUR SMOKE BARRIER ASSEMBLY. NOTIFY ARCHITECT IF ANY OF THE EXISTING (2) HOUR FIRE ASSEMBLIES INTEGRITY IS FOUND COMPROMISED.
- ALL EXISTING PENETRATIONS IN RATED ASSEMBLIES TO BE VERIFIED AND ANY 9. NON-COMPLIANT LOCATION TO BE BROUGHT UP TO THE APPROVED STANDARDS USING FIRESTOP PRODUCTS THAT MEET THE REQUIREMENTS OF ASTM E814 OR UL1479.
- WALLS OF ALL INCIDENTAL USES WHERE (1) HOUR SEPARATION WALL(S) ARE 10. REQUIRED, SUCH AS: MECHANICAL SHAFTS, MECHANICAL ROOM, GENERAL STORAGE ROOM(S), SHALL BE INSPECTED AND ANY NON-COMPLIANT AREAS MUST BE REPAIRED, EXTENDED AND /OR INFILLED AS PER REQUIRED (1) HOUR FIRE BARRIER/ MECHANICAL SHAFT ASSEMBLY UL# U469
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING RATED WALLS AND SHALL 11. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.

LIFE SAFETY LEGEND



Egress Travel Distances			
Egress Path	Travel Distance	Maximum Travel Distance	Over
A1	51' - 8"	200' - 0"	No
A2	29' - 7"	200' - 0"	No
A3	72' - 6"	200' - 0"	No
A4	18' - 10"	200' - 0"	No
A5	28' - 3"	200' - 0"	No
A6	22' - 1"	200' - 0"	No

CODE ANALYSIS

- 2015 MICHIGAN MECHANICAL CODE (MMC) 2018 MICHIGAN PLUMBING CODE (MPC)
- 2015 MICHIGAN ENERGY CODE (MEC) 2013 ANSI/ASHRA/IES 90.1
- 2017 NATIONAL ELECTRICAL CODE (NEC)

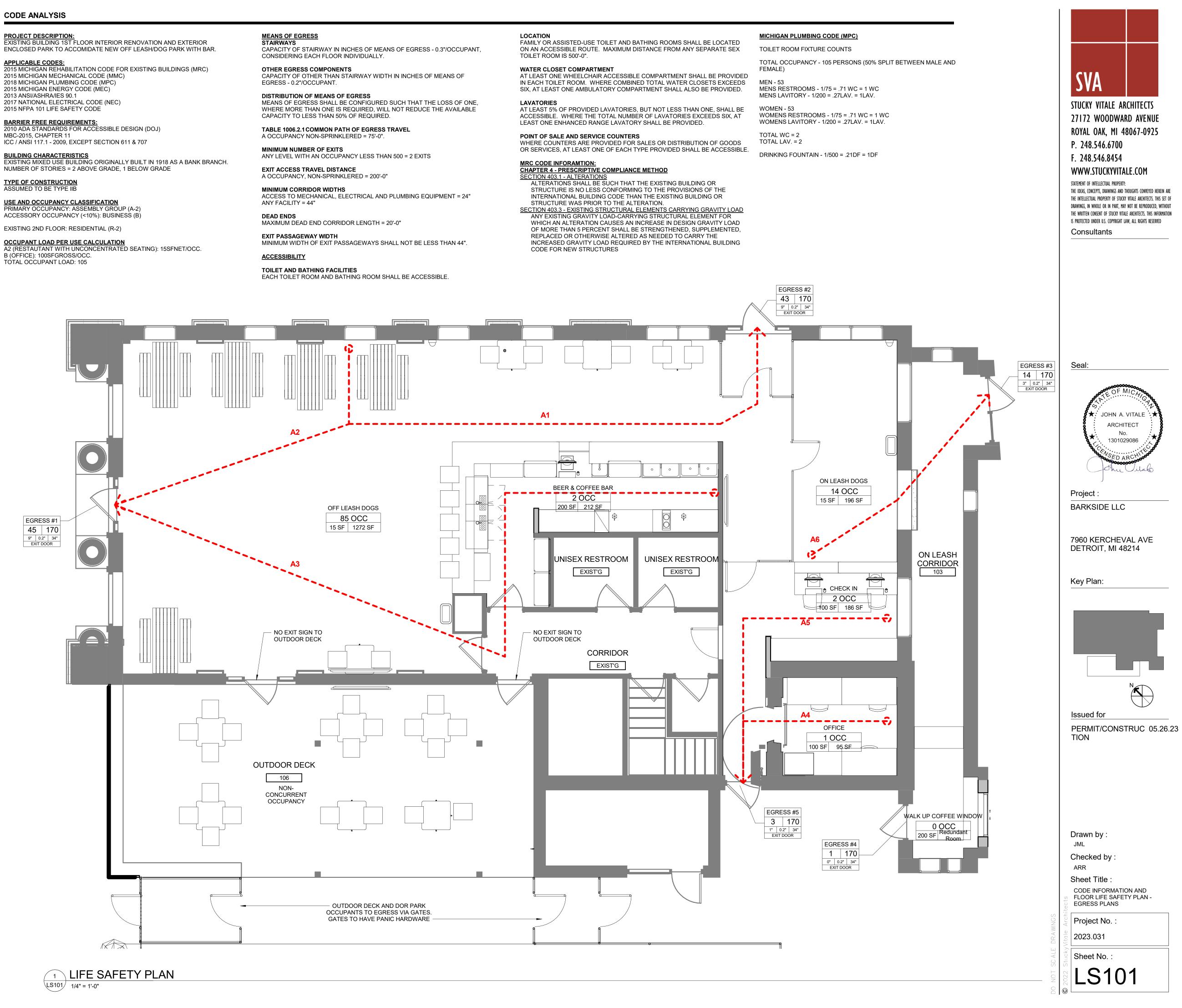
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (DOJ) MBC-2015, CHAPTER 11 ICC / ANSI 117.1 - 2009, EXCEPT SECTION 611 & 707

NUMBER OF STORIES = 2 ABOVE GRADE, 1 BELOW GRADE

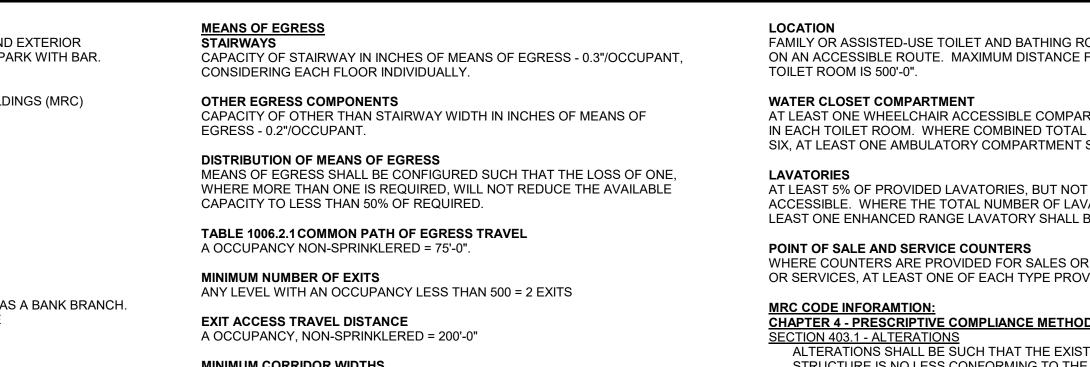
TYPE OF CONSTRUCTION

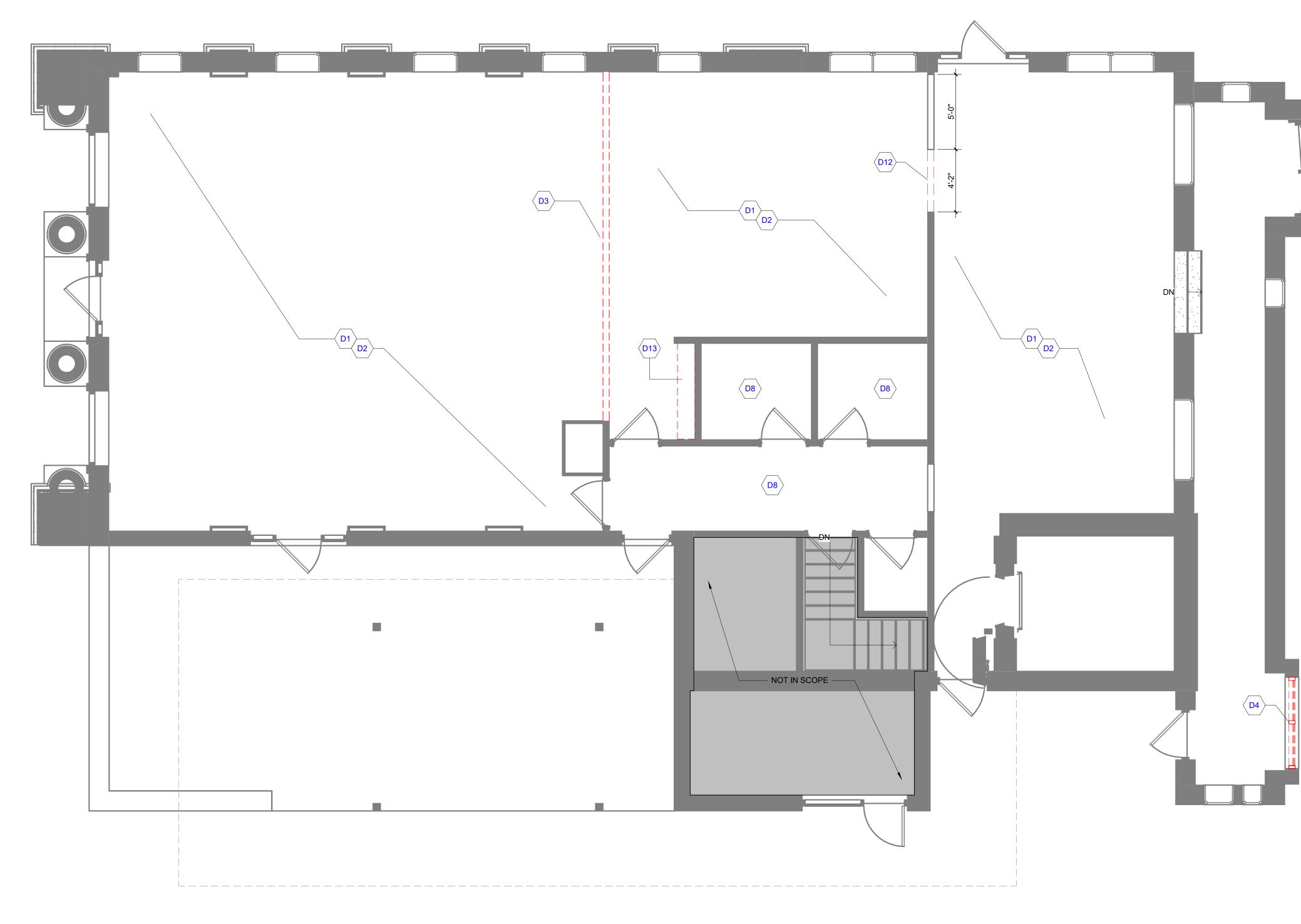
USE AND OCCUPANCY CLASSIFICATION PRIMARY OCCUPANCY: ASSEMBLY GROUP (A-2)

B (OFFICE): 100SFGROSS/OCC. TOTAL OCCUPANT LOAD: 105











DEMOLITION PLAN NOTES

- 1. ALL DEMOLITION WORK REQUIRED IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON THE DEMOLITION PLANS. THE INTENT IS TO REMOVE ALL MECHANICAL, ELECTRICAL, AND ARCHITECTURAL ITEMS AS REQUIRED TO FACILITATE NEW CONSTRUCTION.
- 2. COORDINATE SCOPE AND EXTENT OF DEMOLITION WORK WITH NEW WORK PLANS AND DETAILS.
- 3. ALL WALLS, DOORS, FRAMES, AND RELATED HARDWARE ASSEMBLIES DESIGNATED AS "TO BE REMOVED" (SHOWN AS DASHED LINES) SHALL BE COMPLETELY REMOVED AND DISPOSED OF AS DESIGNATED BY OWNER/TENANT. ALL EXISTING WALLS NOT DESIGNATED FOR DEMOLITION SHALL BE PROTECTED FROM DAMAGE AND REMAIN "AS-IS".
- 4. IN OCCUPIED BUILDINGS, ANY CONSTRUCTION BEYOND 48 HOURS <u>MUST</u> BE ISOLATED WITH HARD BARRIER WALL (1 HR. RATED), PER BUILDING CODE.1 HOUR FIRE RATED PLASTIC BARRIER MAY BE USED, VERIFY WITH LOCAL AHJ. PROVIDE ANY/ALL DUST CONTROL AND INFECTION CONTROL MEASURES TO ISOLATE ALL WORK TO PROJECT AREA.
- 5. PHASED CONSTRUCTION MAY BE REQUIRED, FINAL NUMBER OF PHASES TBD BY OWNER/ ARCHITECT/ GC PRIOR TO CONSTRUCTION. CONTRACTOR PROVIDE ANY/ALL TEMP. CONSTRUCTION MEASURES AS REQUIRED BY LOCAL AHJ (EXIT SIGNS, EMERGENCY LIGHTING, CONSTRUCTION LIGHTING, EGRESS SIGNAGE, ETC.)
- ALL EQUIPMENT, DOORS, FRAMES, RELATED HARDWARE, AND DESIGNATED ITEMS TO BE SALVAGED SHALL BE REMOVED, PROTECTED FROM DAMAGE, AND STORED FOR REUSE.
- 7. CLEAN AND REPAIR ALL EXISTING FLOOR FINISHES AS NECESSARY.
- 8. ALL DEMOLITION WORK SHALL BE PERFORMED IN A NEAT AND WORKMANSHIP MANNER. ALL SURFACES ADJACENT TO AND ABUTTING TO THOSE DESIGNATED "TO BE REMOVED" SHALL BE LEFT WITH A SMOOTH AND FLUSH APPEARANCE.
- 9. THE CONTRACTOR SHALL EXERCISE ALL REQUISITE CARE NECESSARY TO ENSURE THAT ALL EQUIPMENT, MATERIALS, FINISHES AND ASSEMBLIES WHICH ARE NOT BEING REMOVED ARE PROTECTED FROM DAMAGE DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION OPERATIONS.
- 10. REFER TO MECHANICAL AND ELECTRICAL DEMOLITION DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL DEMOLITION INFORMATION.
- 11. GENERAL PRECAUTIONS SHALL BE TAKEN AS NECESSARY TO HOLD ALL DISRUPTION, DUST, DIRT, NOISE, AND DEBRIS TO A MINIMUM.
- 12. THE CONTRACTOR SHALL COORDINATE DEMOLITION WORK WITH OWNER TO ENSURE THAT IMPACTS ON THE BALANCE OF THE BUILDING ARE HELD TO A MINIMUM.
- 13. PREPARE ALL SURFACES TO RECEIVE THE NEW WORK AND FINISHES OF THE CONTRACT.
- 14. THE CONTRACTOR SHALL DESIGN, PROVIDE, INSTALL AND MAINTAIN ANY AND ALL TEMPORARY BRACING AS REQUIRED TO ENSURE THE STABILITY OF THE BUILDING ASSEMBLY AND/OR ANY SYSTEMS AND/OR SUB-ASSEMBLIES AND/OR SYSTEMS APPURTENANT THERETO UNTIL SAID ASSEMBLY AND/OR SUB-ASSSEMBLIES ARE COMPLETE, SELF-SUPPORTING AND/OR STABLE.

KEYNOTE - DEMOLITION LEGEND

KEYNOTE	KEYNOTE DESCRIPTION
D1	CLEAN FLOOR. PATCH AS REQUIRED FOR CLEAN LEVEL SURFACE.
D2	CLEAN WALLS, PATCH AND PREPARE FOR NEW PAINT AND MATERIAL AS INDICATED ON NEW CONSTRUCTION PLAN.
D3	REMOVE EXISTING BEARING WALL. PROVIDE ALLOWANCE FOR NEW STRUCTURAL STEEL BEAM AND COLUMN AS INDICATED ON NEW CONSTRUCTION PLAN.
D4	REMOVE EXISTING WINDOW. PREPARE OPENING FOR NEW OPERABLE WINDOW.
D8	CLEAN WALLS, FLOOR AND CEILING.
D12	EXTEND EXISTING WALL OPENING. KEEP EXISTIGN 7'-0" HEAD HEIGHT V.I.F.
D13	DEMO EXISTING SHELVES. CLEAN AND REPAIR WALL AS NEEDED.



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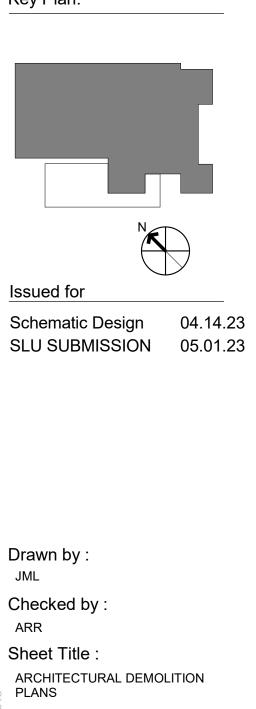
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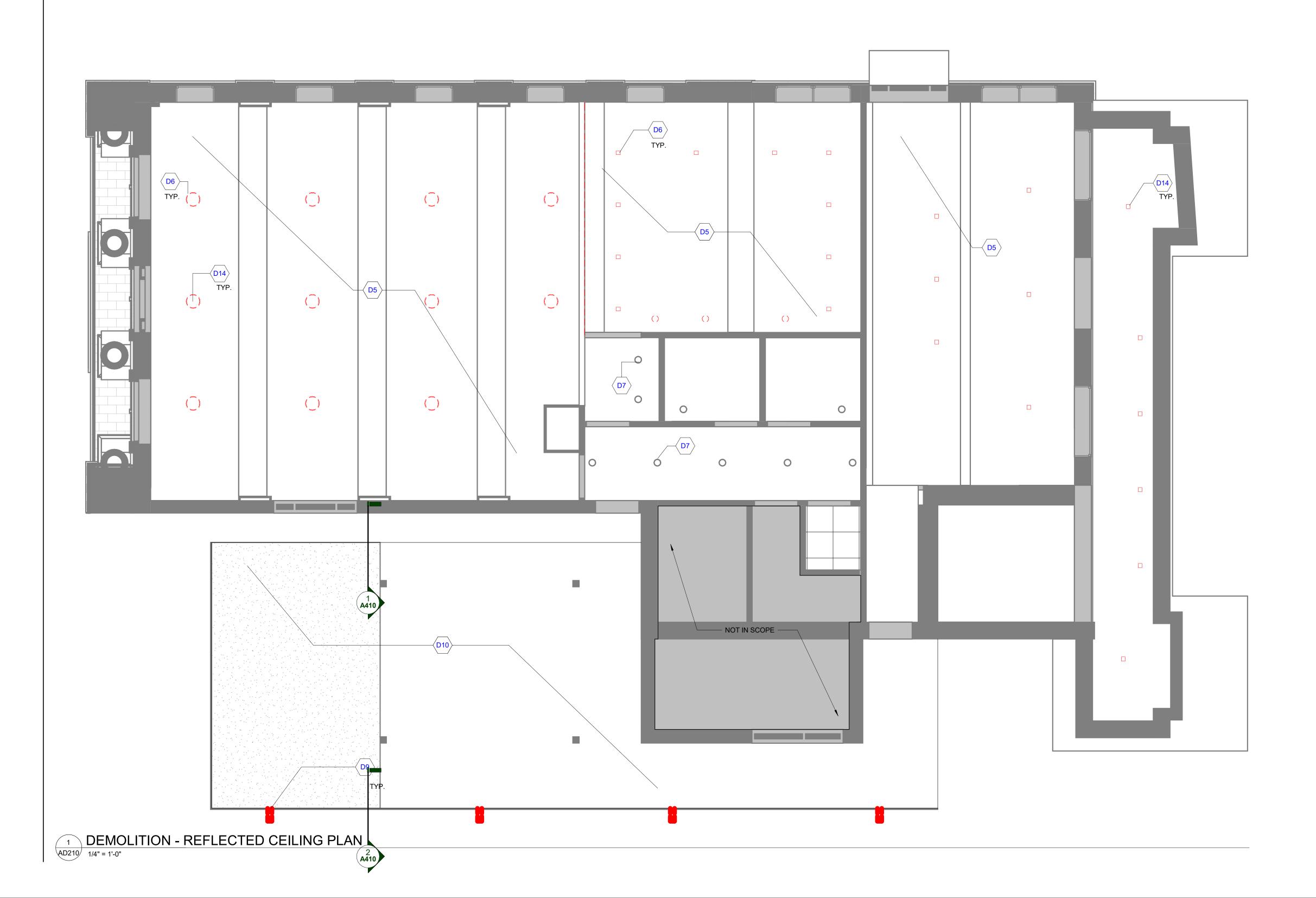
Key Plan:



Project No. 2023.031

Sheet No. :





KEYNOTE - DEMOLITION LEGEND

KEYNOTE	KEYNOTE DESCRIPTION
D5	CLEAN CEILING, PATCH AND REPAIR FOR NEW PAINT.
D6	REMOVE EXISTING LIGHT FIXTURE. PATCH AND REPAIR CEILI REQUIRED.
D7	EXISTING FIXTURE TO REMAIN. PROTECT DURING CONSTRUC
D9	REMOVE EXISTING DOWNSPOUTS AND RE-ROUT EXISTING RC DRINAGE. REFER TO NEW CONSTRUCTION FOR NEW DOWNSI LAYOUT.
D10	CLEAN EXTERIOR CANOPY SOFFIT AND STRUCTURAL STEEL, I REPAIR AND PREPARE FOR NEW EXTERIOR PAINT.
D14	REMOVE EXISTING LIGHT FIXTURE. JUNCTION BOX TO REMAIN

) ILING AS UCTION. ROOF NSPOUT L, PATCH, AIN.

DEMOLITION REFLECTED CEILING LEGEND

EXISTING CEILING GRID ASSEMBLY TO REMAIN

CEILING GRID ASSEMBLY TO BE REMOVED

EXISTING CEILING FIXTURE (LIGHT, DIFFUSER, ETC.) TO REMAIN

CEILING (LIGHT, DIFFUSER, ETC.) FIXTURE TO BE REMOVED UNLESS NOTED OTHERWISE CEILING FINISH TO BE REMOVED

CEILING FINISH TO BE REMOVED



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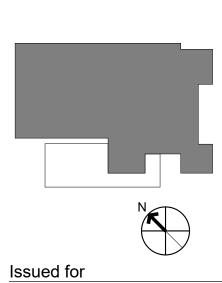
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Key Plan:



Schematic Design 04.14.23 PERMIT/CONSTRUC 05.26.23 TION

Drawn by : _{JML}

Checked by : ARR

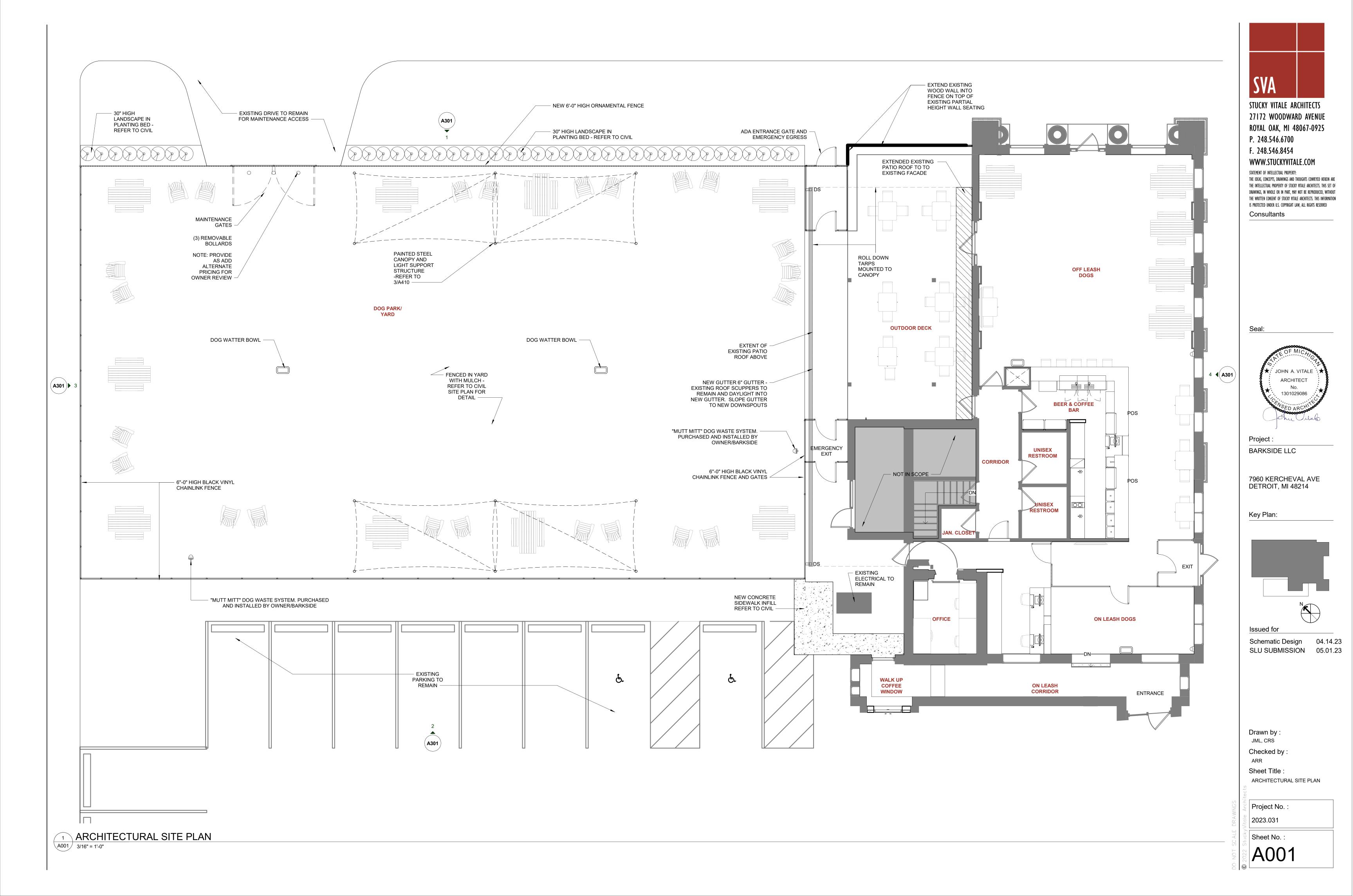
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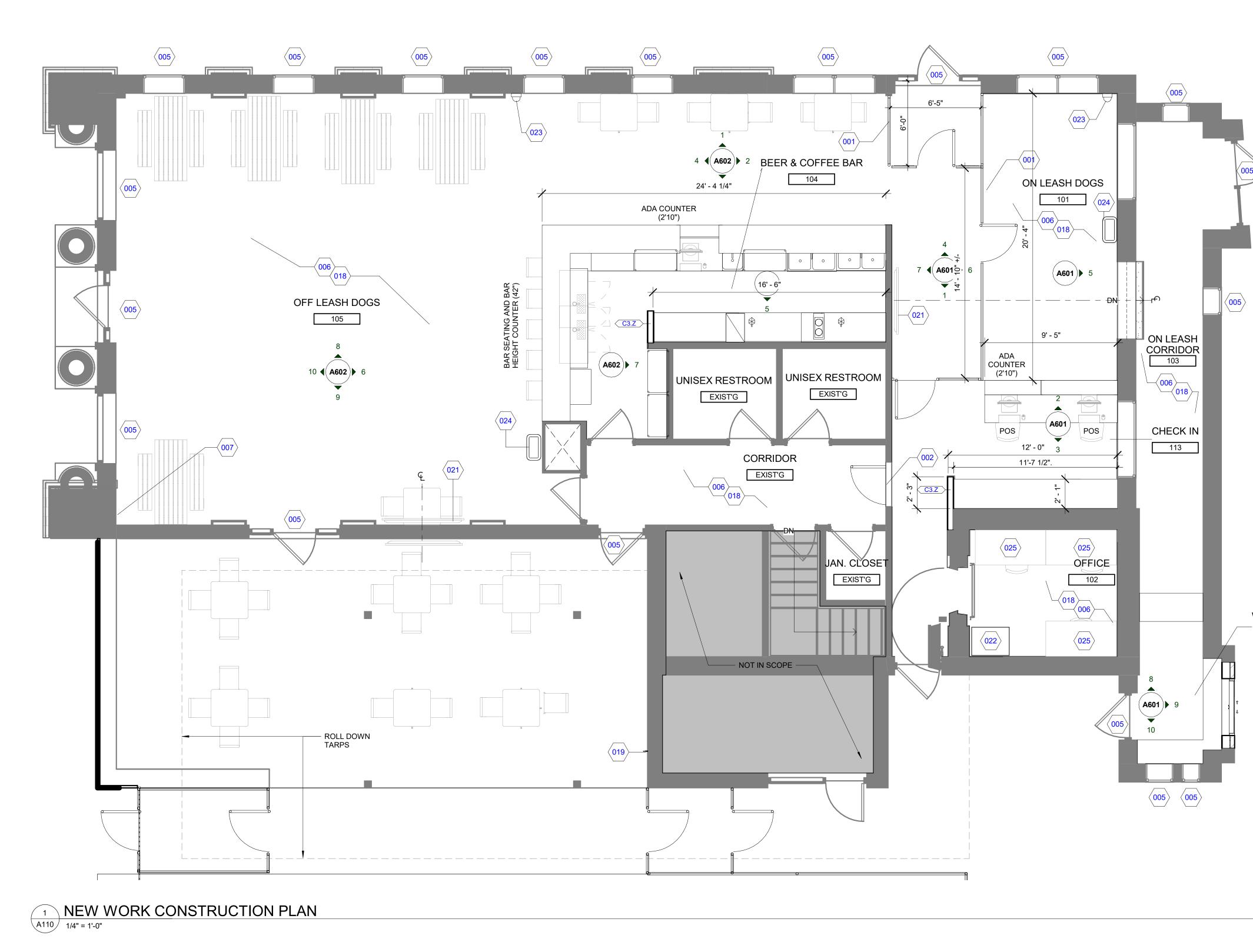
Project No. :

Sheet No. :

2023.031

AD210





KEYNOTE - NEW CONSTRUCTION LEGEND

KEYNOTE	KEYNOTE DESCRIPTION
001	NEW 4'-0" TALL VINYL COATED BLACK CHAINLINK FENCE AND GA
002	NEW 4'-0" TALL VINYL COATED BLACK CHAINLINK GATE IN EXIST
005	EXISTING DOOR AND WINDOW FRAME TO BE CLEAN REPAIRD A
006	EXISTING CONCRETE TO BE CLEANED REPAIRED AND SEALED.
007	INPRO PALLADIUM WALL PROTECTION 24" AFF AROUND PERIMI BE PAINTED (PT-1) ABOVE UNLESS NOTED OTHERWISE.
018	WALLS TO BE CLEANED REPAIRED AND PAINTED WHITE THROUN NOTED OTHERWISE.
019	HOSE BIB INSTALLED IN EXTERIOR WALL.
021	POWER DUPLEX AND DATA INSTALLED BEHIND NEW FLATSCRE
022	LOCATION OF SERVER RACK. REQUIRES QUAD POWER AND DA
023	MUTT MITT BAG DISPENSOR AND TRASH RECEPTICAL PURCHAS BARKSIDE/OWNER.
024	DOG WATER BOWL.
025	OWNER PROVIDED FURNITURE.

GATE STING OPENING.

AND PAINTED BLACK

IITOR OF SPACE WALLS TO UGH OUT SCOPE UNLESS

EEN TV @ 72" A.F.F. ATA IN ADJACENT WALL. ASED AND INSTALELD BY

GENERAL FLOOR PLAN NOTES

- 1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK, COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
- 2. ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
- 3. WALL THICKNESS' ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE WALL SCHEDULE FOR ACTUAL DIMENSIONS.
- 4. ALL WOOD, INCLUDING BLOCKING, USED ON THE PROJECT SHALL BE FIRE RETARDANT TREATED.
- 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
- 6. PROVIDE POSITIVE SLOPE TO ALL FLOOR DRAINS WHILE KEEPING FLOOR LEVEL AT WALL BASE CONDITION.
- 7. PROVIDE TRANSITION STRIPS AT EACH CHANGE IN FLOOR FINISH MATERIALS.
- 8. PAINT, PATCH AND REPAIR THE FOLLOWING TO MATCH EXISTING MATERIALS: FLOOR, WALL, AND CEILING SURFACES AS REQUIRED ADJACENT TO AREAS BEING DEMOLISHED. REFER TO DEMOLITION DRAWINGS FOR MORE INFORMATION.
- 9. REINFORCE WALL AND PROVIDE BLOCKING AS REQUIRED TO SUPPORT WALL CABINETS AND COUNTERTOPS.
- 10. THE CONTRACTOR SHALL PROVIDE AND INSTALL WALL REINFORCING FOR INSTALLATION OF ACCESSORIES, COAT RACKS, CHART RACKS, CASEWORK, AND OTHER WALL MOUNTED ITEMS.
- 11. CLEAN AND REPAIR ALL EXISTING FLOOR FINISHES AS NECESSARY.
- 12. ALL EXPOSED PIPES, DUCTS, AND CONDUIT TO BE PAINTED TO MATCH EXISTING.
- 13. PROVIDE CONTROL JOINTS IN GYPSUM BOARD PARTITIONS AT 30'-0" O.C. MAXIMUM AND AS INDICATED IN THE CONTRACT DOCUMENTS.
- 14. COORDINATE WITH OWNER'S EQUIPMENT SUPPLIER FOR INSTALLATION REQUIREMENTS / LOCATIONS OF FLOOR / WALL / CEILING MOUNTED ITEMS; IE. CAMERAS, TV'S, SPEAKERS, SENSORS, SECURITY WIRING, VAULTS, ATM'S.
- 15. CONTRACTOR SHALL CONDUCT A ROUGH ELECTRICAL INSPECTION WITH OWNER, PRIOR TO ENCLOSING WALLS, FOR THE PURPOSE OF CONFIRMING ALL J-BOX LOCATIONS FOR POWER, DATA, VOICE, SWITCH, THERMOSTAT, ETC.
- 16. CONTRACTOR TO FILL ANY AND ALL EQUIPMENT PENETRATIONS OR DEPRESSIONS INTO OR THROUGH THE EXISTING SLAB THAT WILL NOT BE UTILIZED TO FEED NEW EQUIPMENT (I.E. ABANDONED FLOOR CORES, IMPRESSION FROM PREVIOUS EQUIPMENT FLOOR PLATE REMOVAL). PENETRATIONS SHALL BE FILLED WITH NON- SHRINK GROUT. THE SIDES OF ANY EXISTING OPENINGS SHALL BE MODIFIED/TAPERED SO THAT THEY ARE WIDER AT THE TOP THAN AT THE BOTTOM. FOR LARGE OPENINGS, PROVIDE ONE (1) #5 BAR 2" UP FROM BOTTOM OF HOLE.
- 17. A TACTILE SIGN STATING 'EXIT' AND COMPLYING WITH ICC-A117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN 'AREA OF REFUGE', AN EXTERIOR AREA FOR ASSISTED RESCUE, AN EXIT STAIRWAY, AN EXIT RAMP, AN EXIT PASSAGEWAY, AND THE EXIT DISCHARGE.
- 18. PROVIDE PERMANENT MIN 3-INCH HIGH CONTRASTING COLOR MARKING AND IDENTIFICATION AT ALL FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS, SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS WITHIN 15 FEET AT THE END OF EACH WALL, AND NOT EXCEEDING 30 FEET MAXIMUM HORIZONTAL INTERVALS, MINIMUM 2 LOCATIONS EACH WALL. TYPICAL FOR ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING, OR ATTIC SPACES PER CODE (MBC 703.7)



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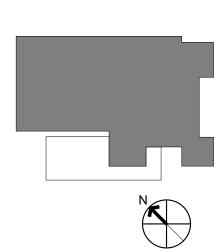
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Key Plan:



Issued for Schematic Design

04.14.23 SLU SUBMISSION 05.01.23

Drawn by : JML, CRS

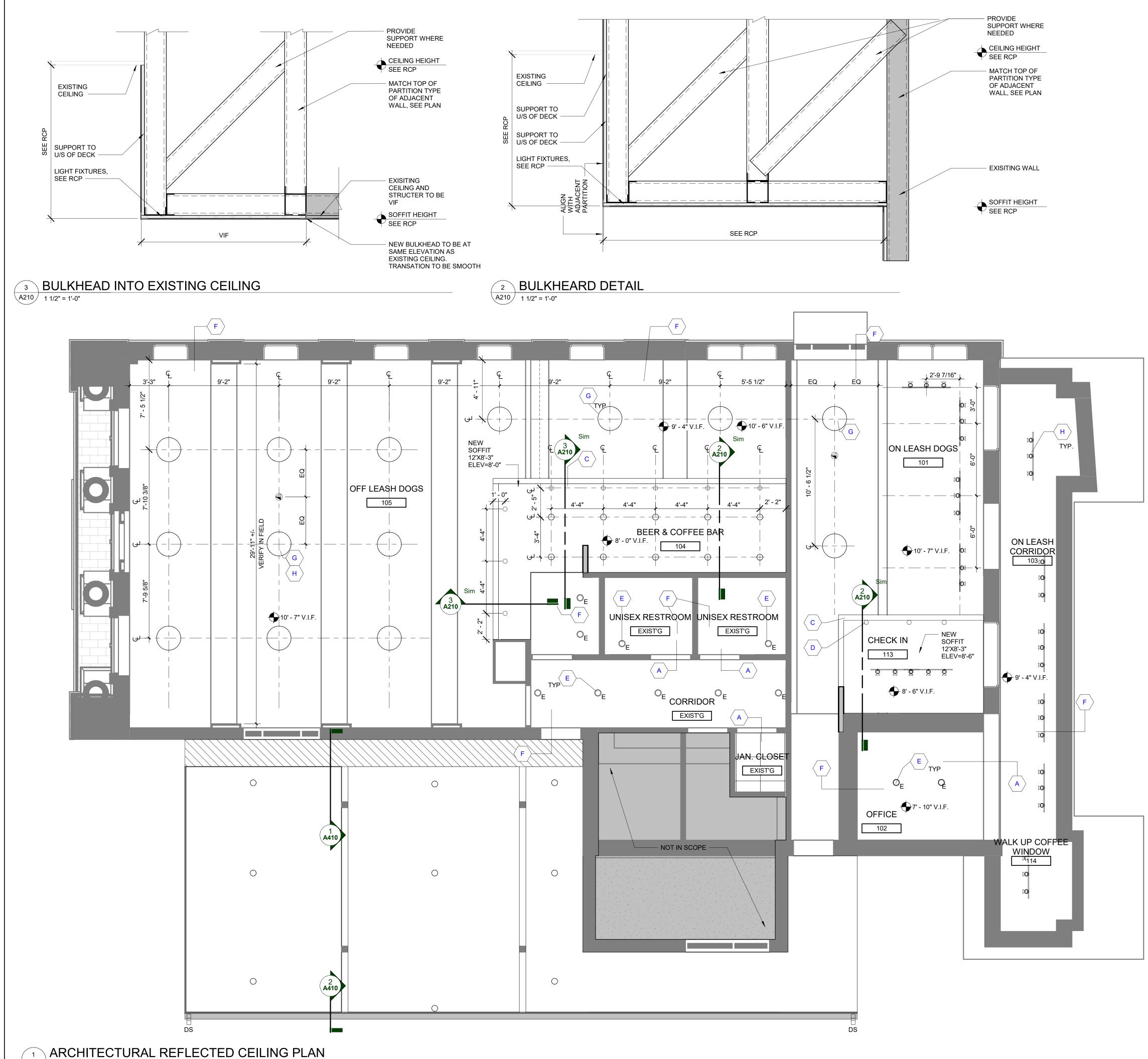
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Sheet Title : FIRST LEVEL CONSTRUCTION PLAN

Project No.

Sheet No.

2023.031



A210 1/4" = 1'-0"

GENERAL REFLECTED CEILING PLAN NOTES

- 1. CONTRACTOR TO CENTER ALL CEILING MOUNTED ITEMS (i.e., RECESSED LIGHT FIXTURES, SMOKE DETECTORS, FIRE SUPPRESSION HEADS) WITHIN THE ASSOCIATED CEILING TILE AS SHOWN. COORDINATE FINAL LOCATION WITH THE APPROPRIATE MECHANICAL, ELECTRICAL, FIRE ALARM, AND FIRE SUPPRESSION DRAWINGS AS REQUIRED.
- 2. CONTRACTOR SHALL VERIFY IN FIELD IF DESIGNATED CEILING HEIGHTS IN ROOMS AREA POSSIBLE. IF NOT, MAXIMIZE CEILING HEIGHTS AND NOTIFY ARCHITECT, ENGINEER OR PROJECT MANAGER OF ANY DISCREPANCY.
- 3. SPRINKLER HEADS SHOWN FOR REFERENCE ONLY, DESIGN-BUILD FIRE PROTECTION CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL LOCATIONS, QUANTITY, TYPE AND FULL FIRE PROTECTION DESIGN. FIRE PROTECTION SYSTEM SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND BUILDING STANDARDS INCLUDING NFPA 101 LIFE SAFETY CODE (SPECIFICALLY CHAPTER 20). SEE TITLE SHEET AND CODE SHEETS FOR ADDITIONAL INFORMATION.
- 4. CONTRACTOR SHALL PROVIDE ACOUSTIC SOUND BATT INSULATION ABOVE THE ENTIRE CEILING IN THE FOLLOWING ROOMS (TYPICAL UNO): TOILET ROOMS, OFFICES, RECEPTION AREAS, EXAM ROOMS AND CONFERENCE ROOMS.
- 5. CONTRACTOR TO PROVIDE DENS ARMOR PLUS WALL BOARD (MOISTURE RESISTANT) IN ALL CEILING AREAS AND WALLS OF TOILET ROOMS AND VESTIBULES (TYPICAL UNO).
- 6. ACCESS PANELS TO BE INDEPENDENTLY MOUNTED, DO NOT SUPPORT ON CEILING TILE GRID ASSEMBLY, SUPPORT FROM STRUCTURE ABOVE ONLY. COORDINATE SIZE, QUANTITY AND LOCATIONS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS; IF NOT SHOWN, CONTRACTOR TO PROVIDE WHERE REQUIRED AND COORDINATE FINAL LOCATIONS IN FIELD WHERE REQUIRED PER MEP EQUIPMENT AND DRAWINGS.
- 7. PROVIDE EXTERIOR MOUNTED EMERGENCY EGRESS LIGHT AT ALL EXTERIOR EXITS AS REQUIRED BY CODE, BATTERY BACK-UP AND MOUNTED 36" ABOVE DOOR UNO.
- 8. SOFFITS ABOVE UPPER CABINETS SHALL BE 16" DEEP AND SHALL BE CONSTRUCTED OF 5/8" GYPSUM BOARD ON 3 5/8" METAL FRAMING AT 16" OC (TYPICAL UNO).
- 9. REFER TO WALL TYPES FOR WALLS THAT PENETRATE CEILINGS.
- 10. REFER TO MECHANICAL HVAC PLANS FOR DIFFUSER / GRILLE SIZES.
- 11. FOR LIGHT FIXTURE TYPES SEE ELECTRICAL LIGHTING PLANS.
- 12. REFER TO DIMENSIONS ON REFLECTED CEILING PLAN TO LOCATE / LAYOUT CEILING GRID AND LIGHT FIXTURES.

[]				
REFLECTED CEILING LEGEND						
SYMBOL	DESCRIPTION					
	GYPSUM BOARD CEILING AND/OR SOFFIT					
0	6"RECESSED DOWNLIGHT FIXTURE					
	24" LUMENWEX ROUND COLOR POP					
	16" PENDANT TOB BY THOMAS O'BRIEN HANKS					
<u>⊢</u> i	UNDER CABINET LIGHT FIXTURE					
<u>8 8 8</u>	LUMEN PULSE DECORATIVE SPOT NIO IN MATTE GREEI	N				
\odot	EXIT LIGHT (SHADING INDICATES LIGHTED FACE)					
0	6" EXTERIOR RECESSED DOWNLIGHT FIXTURE					
	CEILING MOUNTED WIRELESS ACCESS POINT					
+ HEIGHT	ELEVATION ABOVE FINISHED FLOOR					
E	EXISTING FIXTURE TO REMAIN					

KEYNOTE - RCP LEGEND

KEYNOTE	KEYNOTE DESCRIPTION
A	EXISTING CEILING SYSTEM, SUPPORT STRUCTURE AND LIGHTS TO REMAIN. COORDINATE NEW MECHANICAL DIFFUSER AND RETURN GRILLS AS INDICATED ON MECHANICAL DOCUMENTS.
С	BUILD AND PAINT NEW SOFFIT PINK.
D	PENDANTS TO BE INSTALLED 36" ABOVE MILLWORK.
E	EXISTING FIXTURE TO REMAIN.
F	CEILING AND STRUCTURE TO BE CLEANED, REPAIRED AND PAINTED WHITE. UNLESS NOTED OTHERWISE.
G	CEILING MOUNTED WIRELESS ACCESS POINT. COORDINATE WITH OWNER ON EQUIPMENT SELECTION.
Н	TRACK FIXTURES TO USE EXISTING JUNCTION BOX. VIF LOCATIONS.



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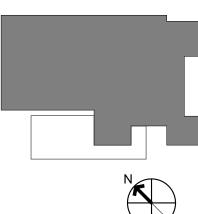
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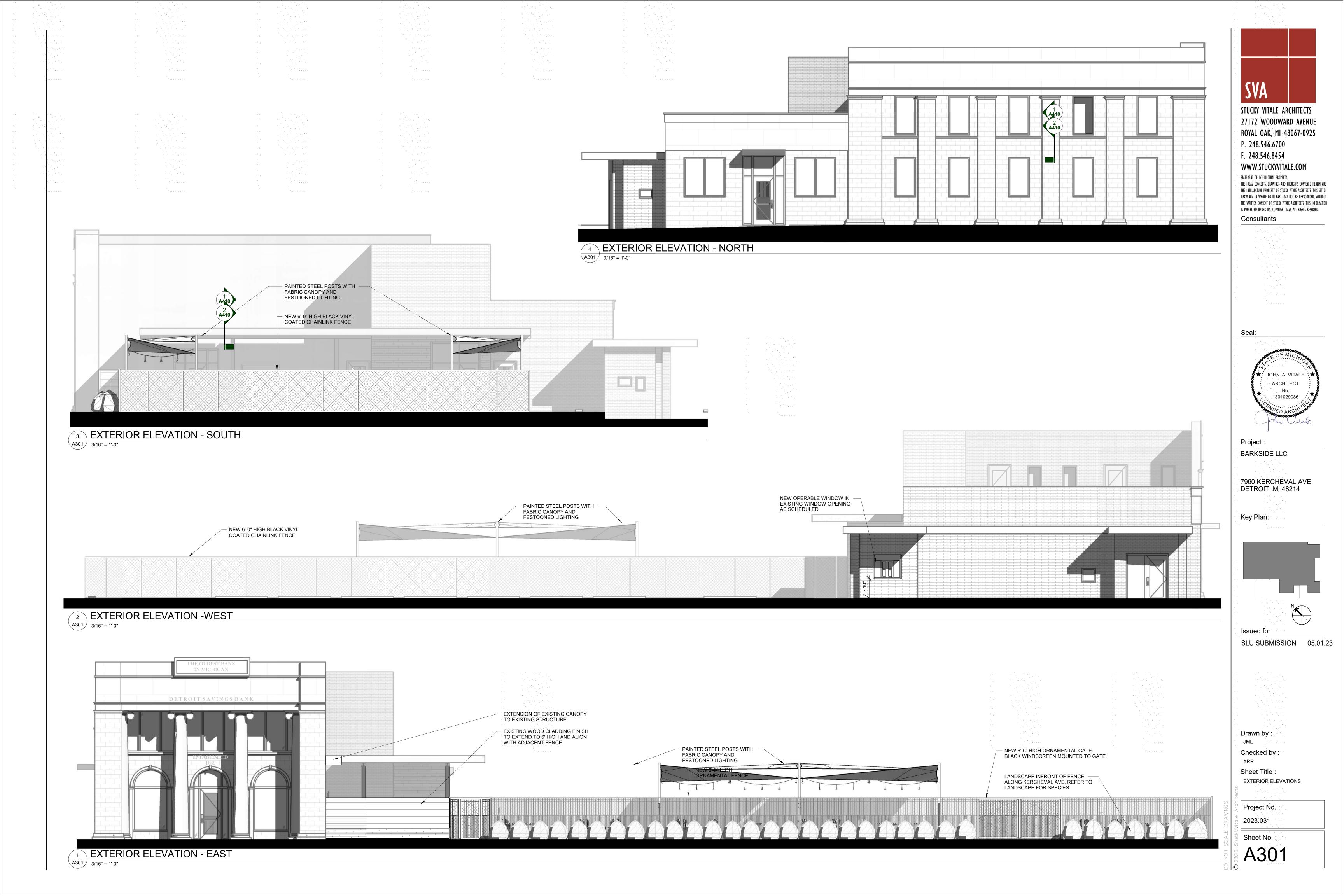
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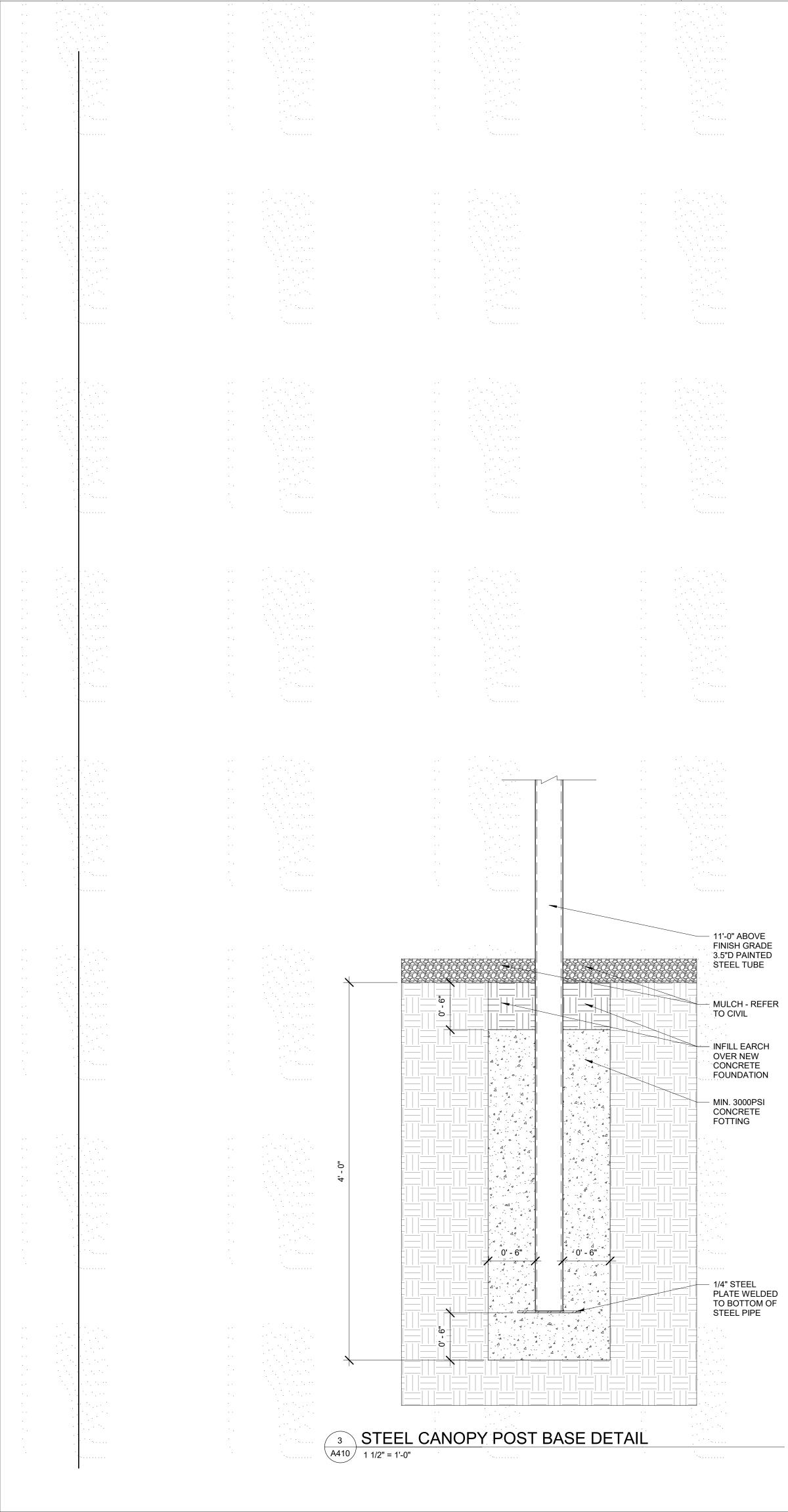
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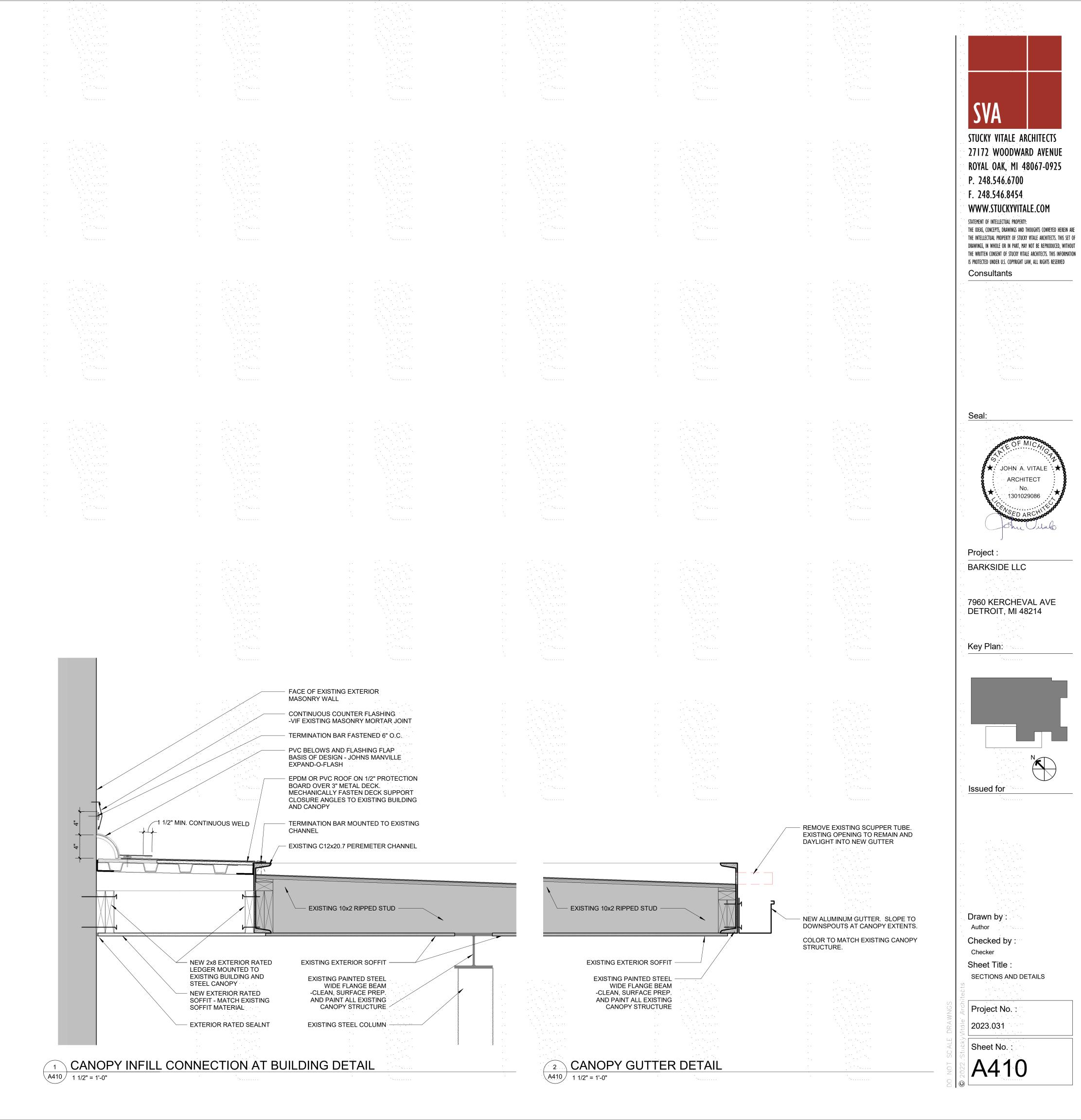
CEILING PLAN

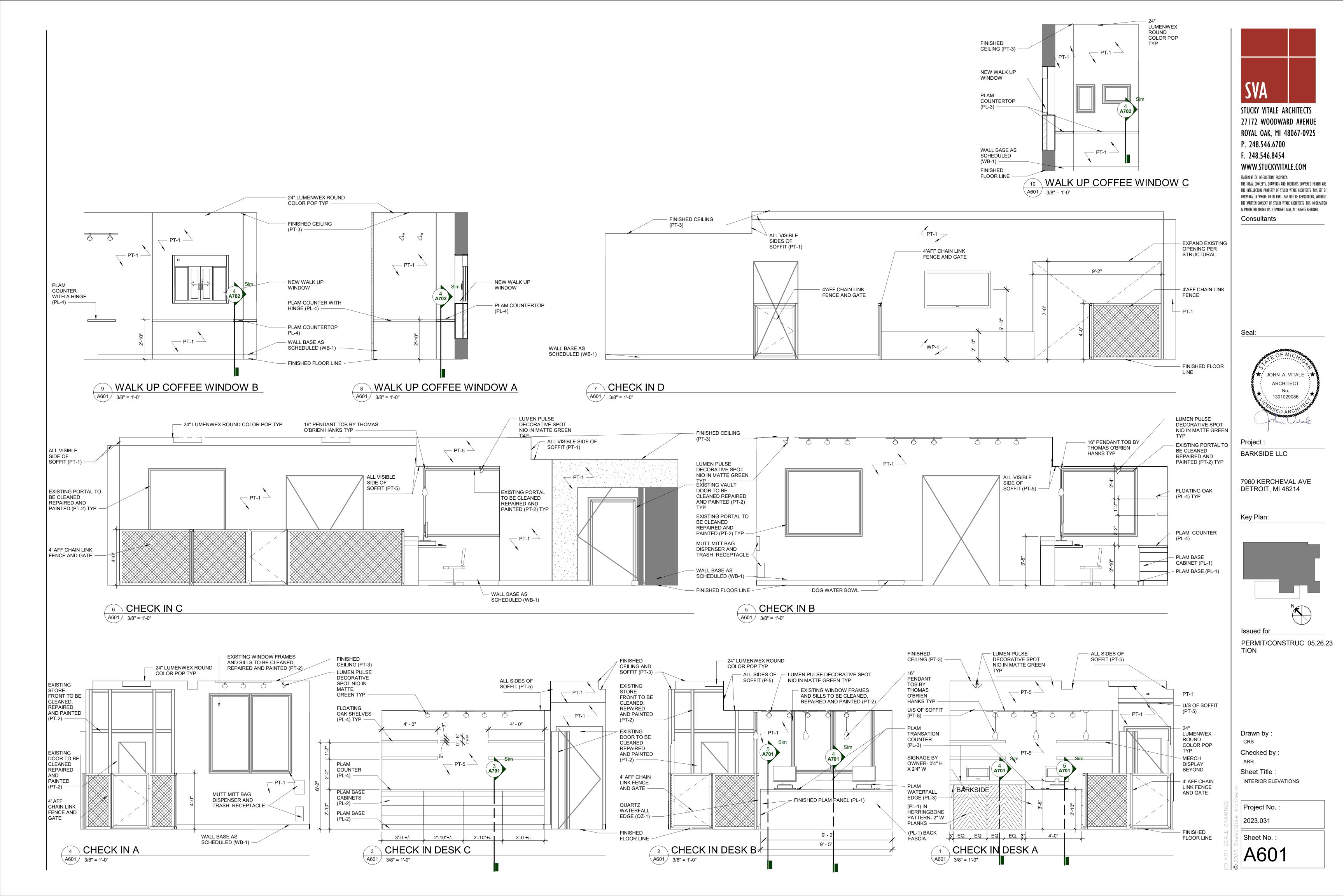
Project No. 2023.031

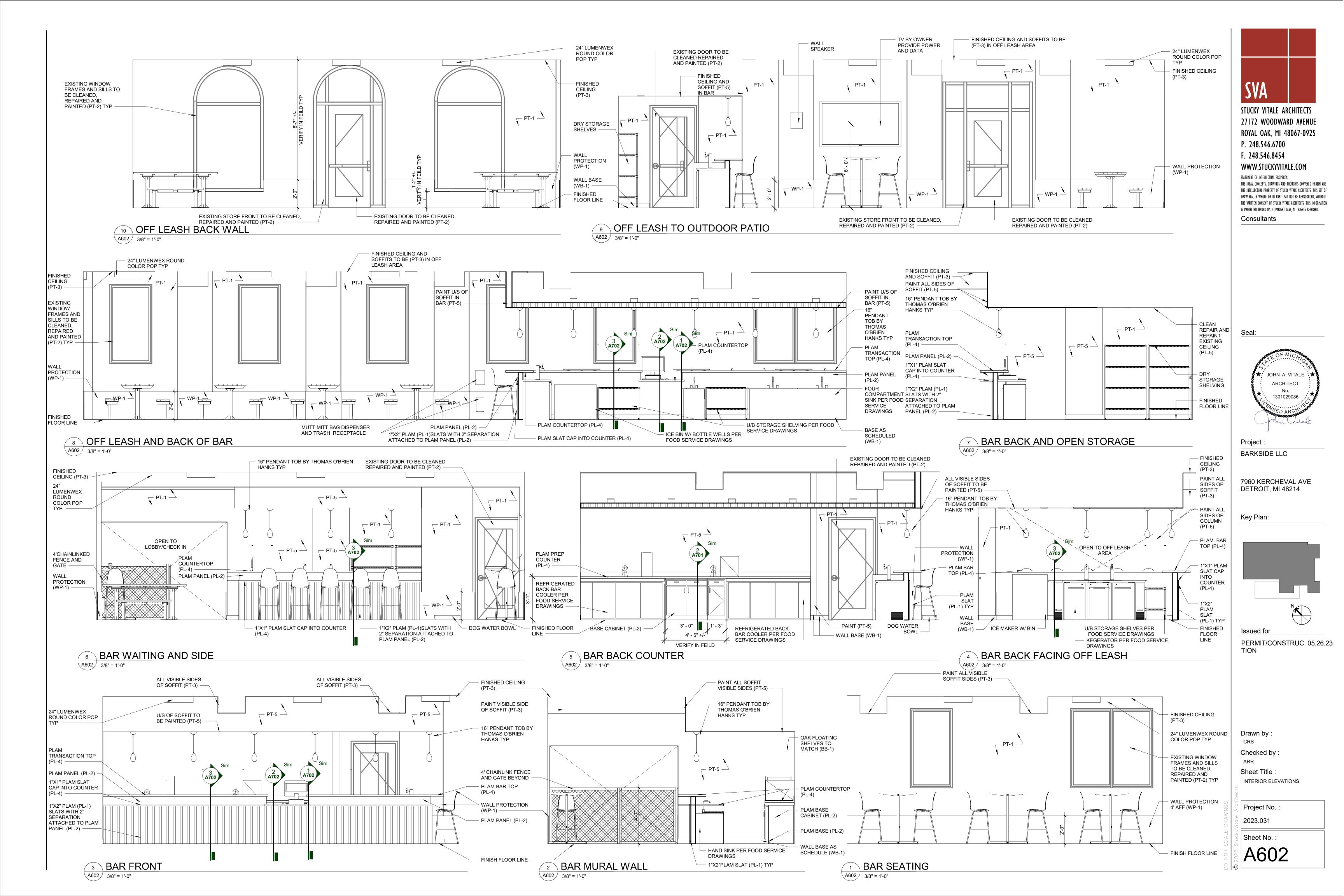
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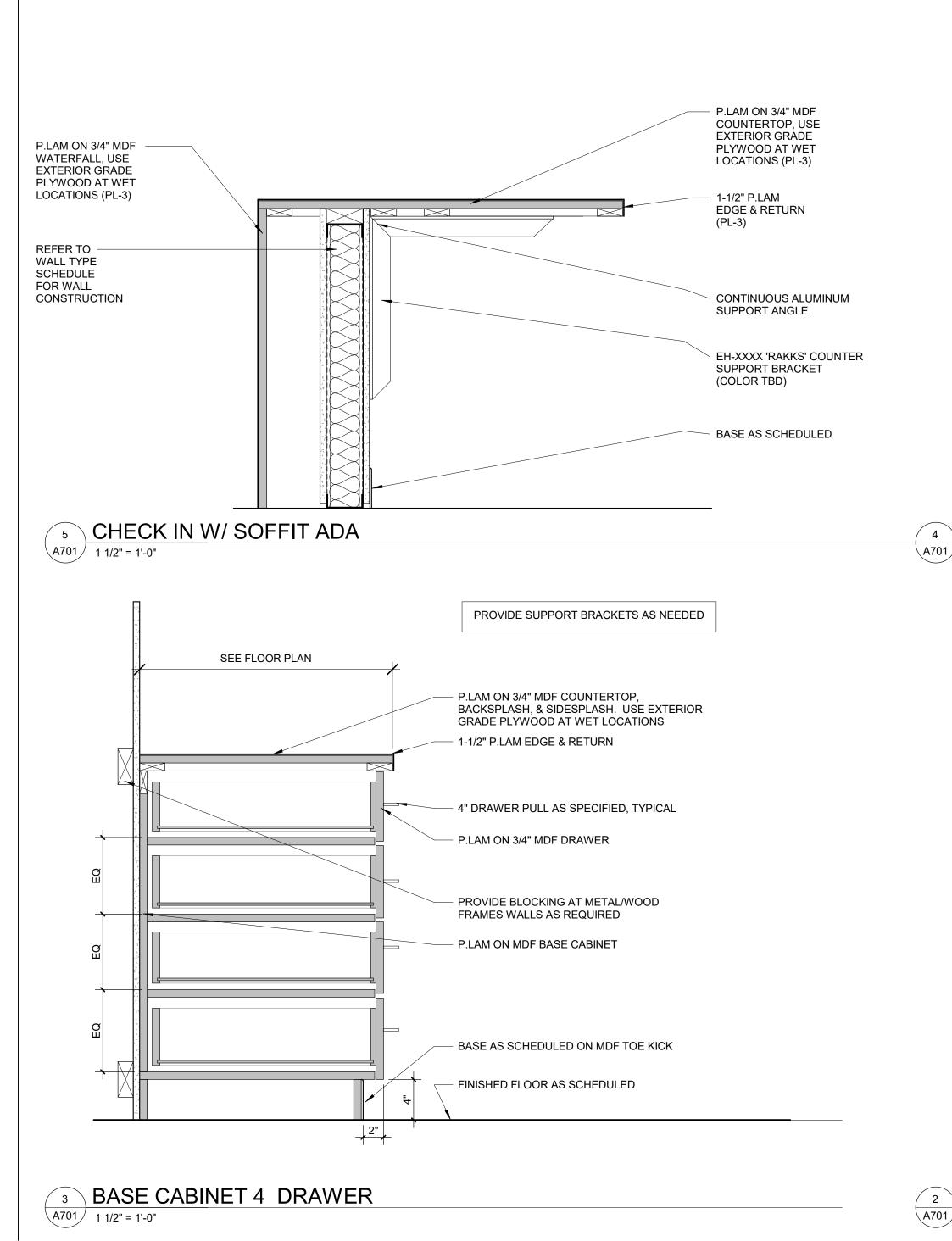


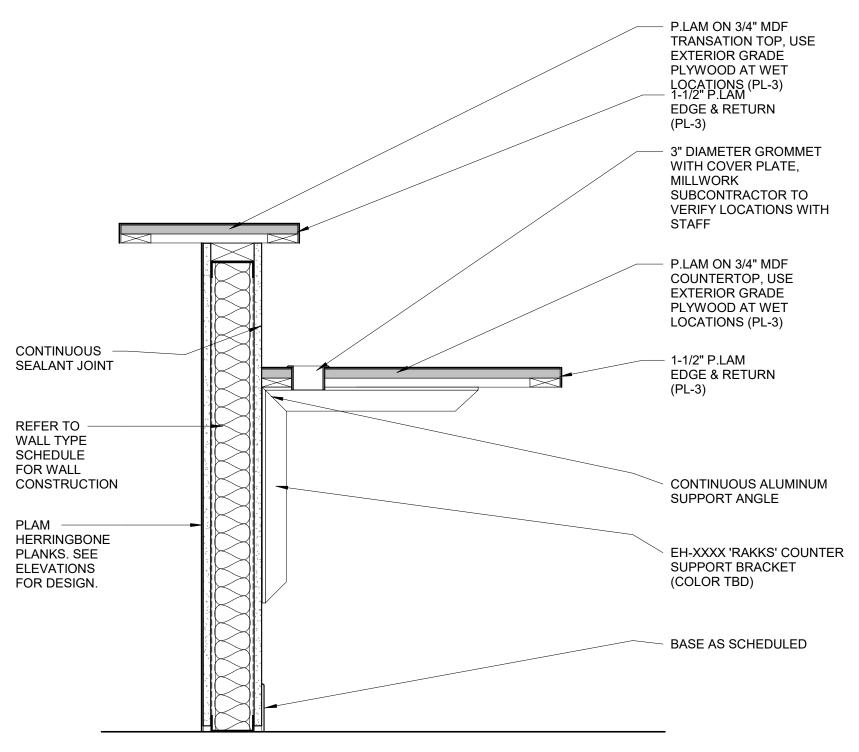




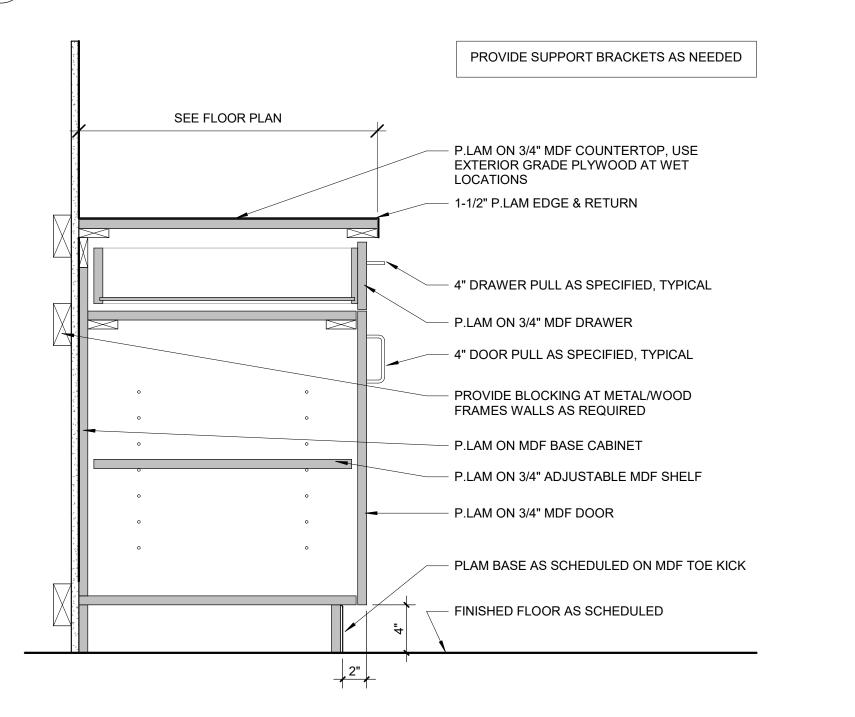


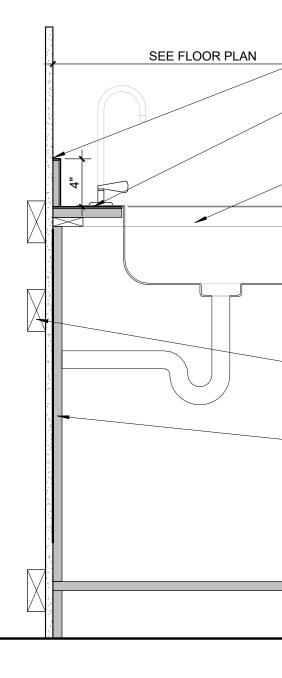






4 CHECK IN COUNTER A701 1 1/2" = 1'-0"







GENERAL MILLWORK NOTES:

- 1. REFER TO ELEVATIONS FOR SPECIFIC DOOR AND DRAWER CONFIGURATIONS AND CABINET HEIGHTS.
- 2. CONTRACTOR SHALL COORDINATE INSTALLATION OF BLOCKING IN STUD CAVITY AS REQUIRED FOR CABINET INSTALLATION.
- 3. PLASTIC LAMINATE FINISH SHOULD BE CONSIDERED TYPICAL AT ALL SURFACES OF ALL COMPONENTS EXPOSED IN FINISHED INSTALLATION (WITH THE EXCEPTION OF ALL DOOR AND DRAWER EDGES AND ALL SIDES OF ADJUSTABLE SHELVES, WHICH SHALL HAVE 3mm PVC EDGE BANDING TO MATCH THE LAMINATE). INTERIOR CABINET SURFACES AND SHELVES WITHIN ENCLOSED CABINETS SHALL BE FINISHED WITH <u>WHITE or BLACK</u> MELAMINE.
- 4. STANDING AND RUNNING TRIM RAILS TO RECEIVE STAINED FINISH SHALL COMPLY WITH AWI (ARCHITECTURAL WOODWORK INSTITUTE) SECTION 300.
- 5. WOOD CABINETS (CASEWORK) TO RECEIVE STAINED FINISH SHALL COMPLY WITH AWI SECTION 400 AND ITS DIVISION 400A "WOOD CABINETS", GRADE: PREMIUM.
- 6. PROVIDE HIGH PRESSURE LAMINATE AS INDICATED IN FINISH SCHEDULE.
- 7. COUNTERTOPS SHALL COMPLY WITH AWI SECTION 400 AND ITS DIVISION 400C, GRADE: PREMIUM.
- 8. PROVIDE PLASTIC GROMMETS FOR COUNTERTOPS BASED ON ONE UNIT PER SIX FEET OF CLEAR COUNTER (OR AS INDICATED ON DRAWINGS). CONTRACTOR TO VERIFY FINAL LOCATIONS DURING WALKTHROUGH WITH OWNER/TENANT "AFTER" INSTALLATION OF MILLWORK.
- 9. MILLWORK SHALL BE FACTORY FABRICATED AS FAR AS POSSIBLE, AND DELIVERED TO THE SITE, READY FOR INSTALLATION AND HOOKUP TO ELECTRICAL AND MECHANICAL ITEMS.
- 10. CABINET BASES SHALL BE AN INTEGRAL PART OF THE CABINET CONSTRUCTION. PRIME PAINT FACE OF BASE IN SHOP WHERE VINYL OR RUBBER BASE IS INDICATED. WHERE NO BASE IS INDICATED PROVIDE P.LAM TO MATCH CABINET.
- 11. PROVIDE BACKING SHEET ON UNDERSIDE OF PLASTIC LAMINATE SURFACED SHELF AND ON REAR FACE OF ANY PLASTIC LAMINATE FACED ITEMS, WHERE STANDARD FACE SHEET IS NOT INDICATED OR EXPOSED TO VIEW.
- 12. SCRIBE CABINETRY HORIZONTAL AND VERTICAL JOINTS TO WALL. FIELD CUT FOR CAREFUL FIT WITH MAXIMUM 1/16" GAP. PROVIDE CONTINUOUS CLEAR SEALANT JOINT.
- 13. CORE MATERIAL FOR CABINETS SHALL BE 3/4" THICK MDF (WITH THE EXCEPTION OF COUNTERTOPS CONTAINING SINKS, WINDOW SILLS, AND OTHER WET LOCATIONS, WHICH SHALL BE WATER RESISTANT MDF).
- 14. ADHESIVE FOR LAMINATING SHALL BE A CONTACT ADHESIVE PER MANUFACTURER'S STANDARD RECOMMENDATIONS.
- 15. ALL EXPOSED EDGES OF MILLWORK COUNTERTOPS, WORKSURFACES, LOCKER BENCHES, OR OTHER MILLWORK ITEMS SHALL BE FABRICATED WITH A MINIMUM 1 INCH RADIUS (NO SQUARE EDGES).
- 16. AT ALL ADA SINK LOCATIONS, THE FRONT OF LAVATORIES AND SINKS SHALL BE 34 INCHES MAXIMUM ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.

	PROVIDE SUPPORT BRACKETS AS NEEDED
	- CONTINUOUS SEALANT JOINT
-	 P.LAM ON 3/4" MDF COUNTERTOP, BACKSPLASH, & SIDESPLASH. USE EXTERIOR GRADE PLYWOOD AT WET LOCATIONS (PL-4)
	- SINK AND FAUCET ASSEMBLY AS SPECIFIED
1"	— 1-1/2" P.LAM EDGE & RETURN (PL-4)
	- P.LAM ON 3/4" FIXED PANEL
	— 4" DOOR PULL AS SPECIFIED, TYPICAL
	 PROVIDE BLOCKING AT METAL/WOOD FRAMES WALLS AS REQUIRED
	- P.LAM ON MDF BASE CABINET
-	- P.LAM ON 3/4" MDF DOOR
	- BASE AS SCHEDULED ON MDF TOE KICK
4	- FINISHED FLOOR AS SCHEDULED
<u>↓</u>	, ,



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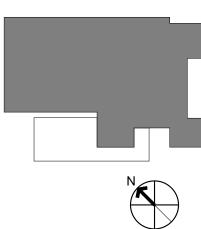
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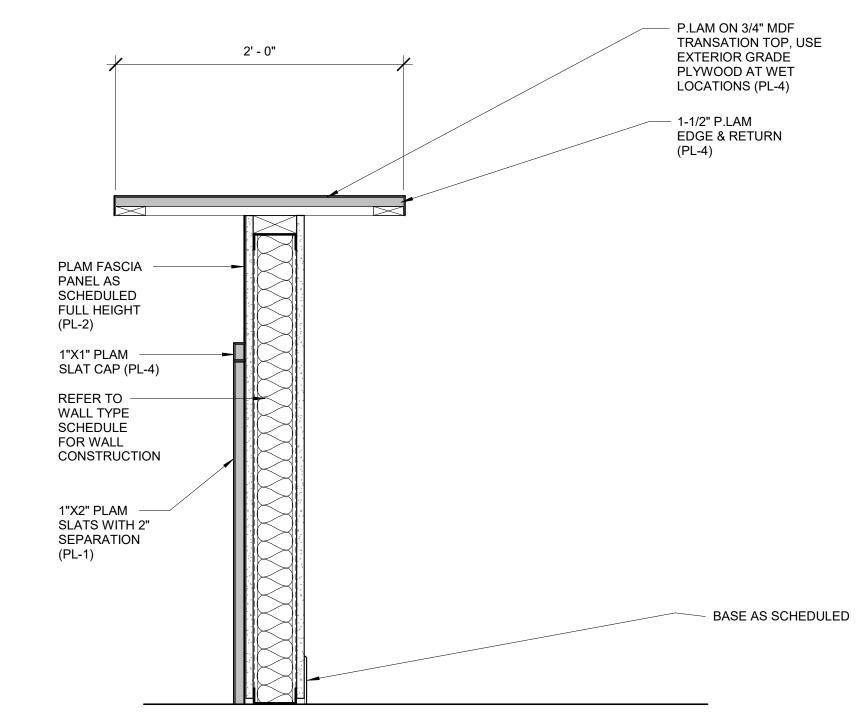
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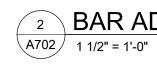
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Sheet Title : MILLWORK SECTIONS

Project No. : 2023.031

Sheet No.



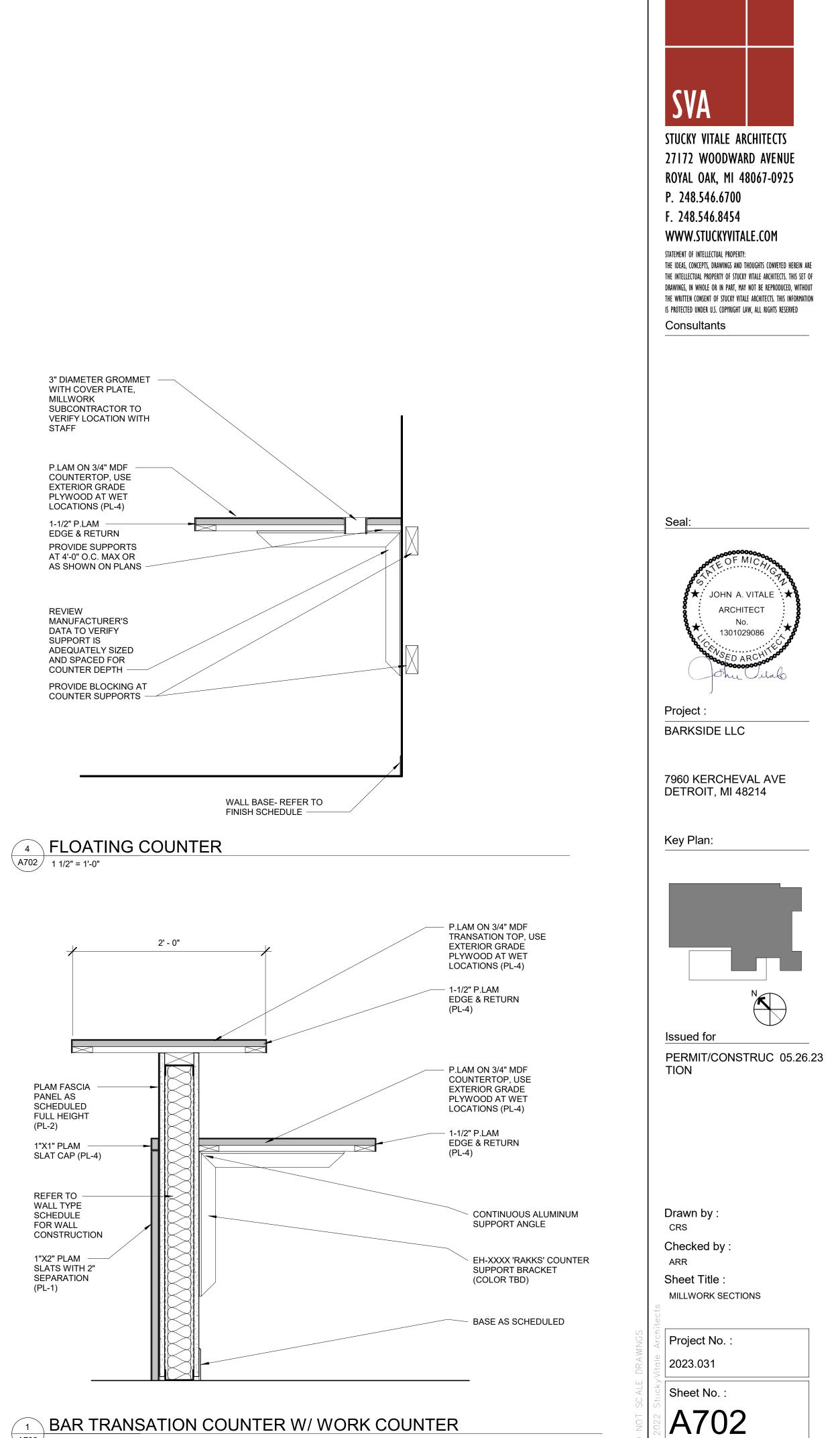


WITH COVER PLATE, MILLWORK STAFF

P.LAM ON 3/4" MDF COUNTERTOP, USE EXTERIOR GRADE PLYWOOD AT WET LOCATIONS (PL-4)

EDGE & RETURN

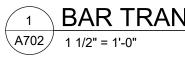
REVIEW MANUFACTURER'S DATA TO VERIFY SUPPORT IS AND SPACED FOR COUNTER DEPTH



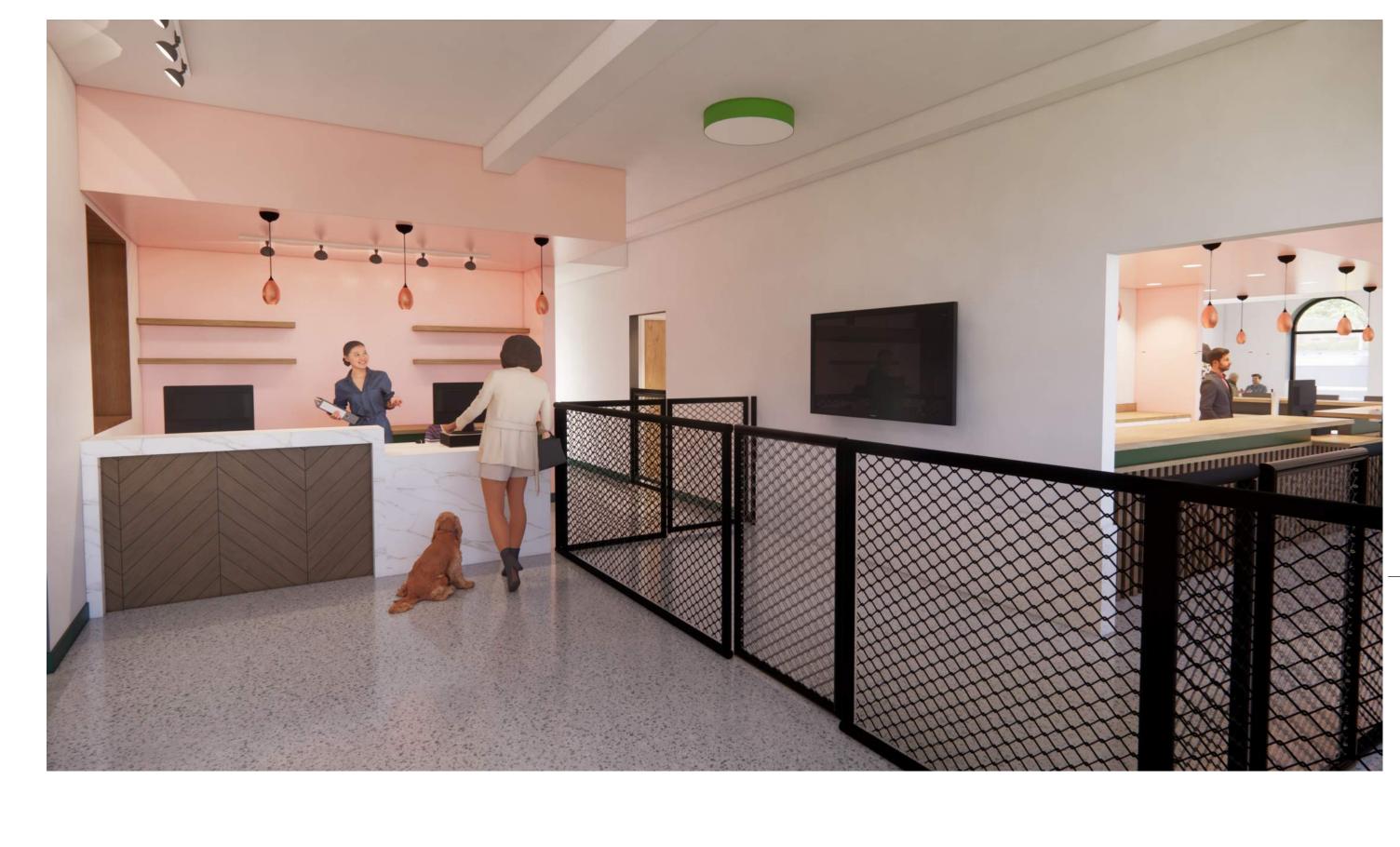
 P.LAM ON 3/4" MDF
 COUNTERTOP, USE
 EXTERIOR GRADE
 PLYWOOD AT WET
 LOCATIONS (PL-4) 1-1/2" P.LAM
 EDGE & RETURN
 (PL-4) FOR WALL CONSTRUCTION CONTINUOUS ALUMINUM SUPPORT ANGLE 1"X2" PLAM —— SLATS WITH 2" EH-XXXX 'RAKKS' COUNTER SUPPORT BRACKET (COLOR TBD) SEPARATION PLAM FASCIA PANEL AS SCHEDULED FULL HEIGHT BASE AS SCHEDULED (PL-2)

3' - 3"

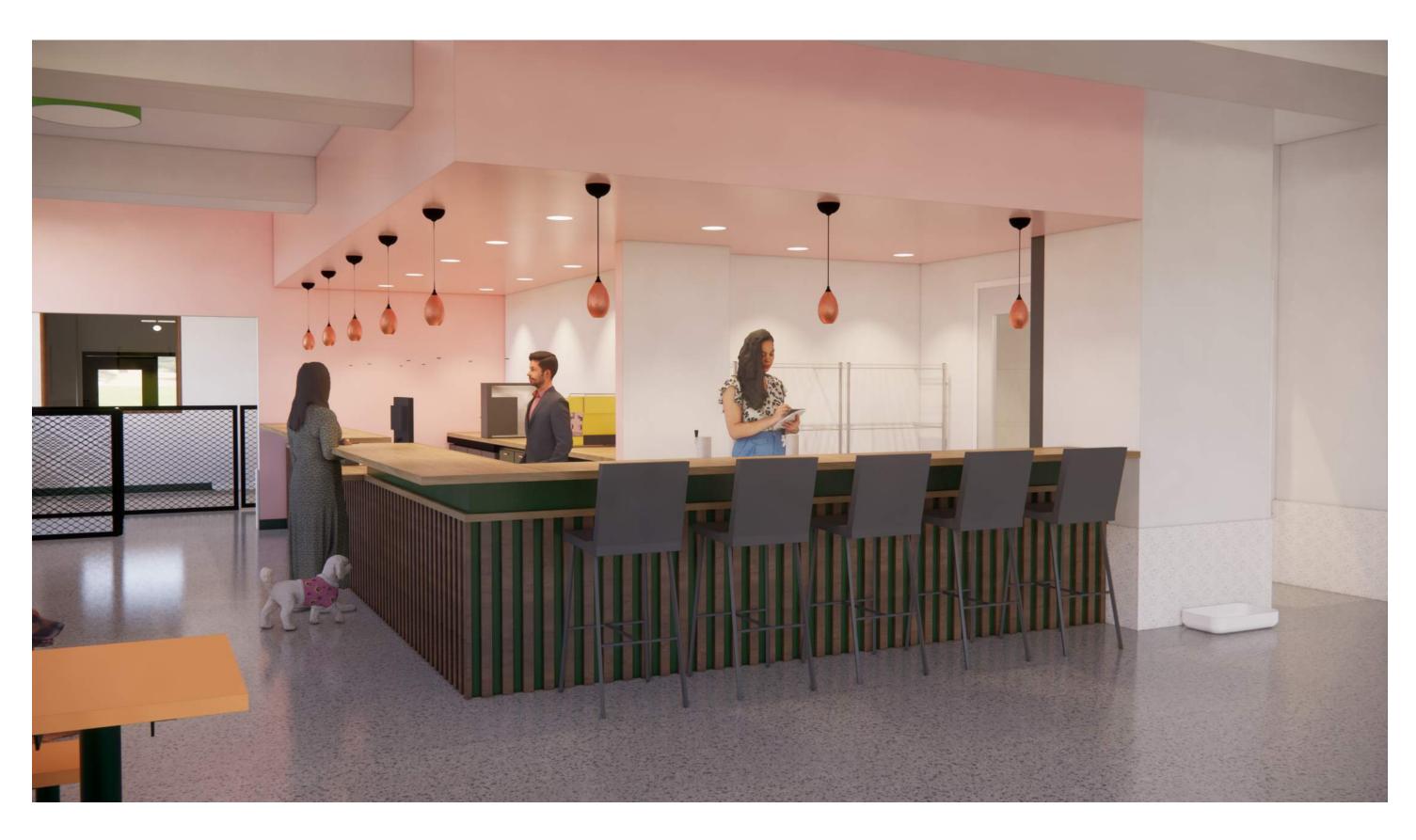




BAR TRANSATION COUNTER W/ WORK COUNTER



3 INTERIOR RENDER - CHECK-IN



2 INTERIOR RENDER - BAR AND OFF LEASH



1 INTERIOR RENDER - BAR



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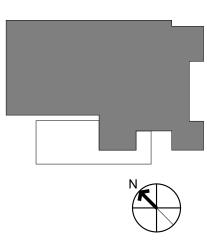
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Sheet Title : INTERIOR RENDERINGS

Project No. : 2023.031

Sheet No. :



2 EXTERIOR RENDER - FROM FROM YARD





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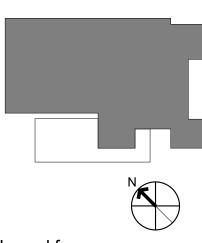
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Sheet Title : EXTERIOR RENDEREINGS

Project No. : 2023.031

Sheet No. :

					FINIS	H SCHEDUL	E		
		BASE WALL PAINT				CEILING	25141270		
RM #	ROOM NAME	FLOOR FINISH	FINISH	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	FINISH	REMARKS
101	ON LEASH DOGS	EXISTING	RB-1	PT-1	PT-1	PT-5	PT-1	PT-3	EXISTING FLOOR TO REMAIN, CLEAN AND REPAIR WHERE NEEDED
102	OFFICE	EXISTING	RB-1	PT-1	PT-1	PT-1	PT-1	PT-3	EXISTING FLOOR TO REMAIN, CLEAN AND REPAIR WHERE NEEDED
103	ON LEASH CORRIDOR	EXISTING	RB-1	PT-1	PT-1	PT-5	PT-1, WP-1	PT-3	EXISTING FLOOR TO REMAIN, CLEAN AND REPAIR WHERE NEEDED
104	BEER & COFFEE BAR	EXISTING	RB-1	-	PT-5	WT-1	PT-1	PT-3	EXISTING FLOOR TO REMAIN, CLEAN AND REPAIR WHERE NEEDED
105	OFF LEASH DOGS	EXISTING	RB-1	PT-1, WP-1	PT-1, WP-1	PT-1,WP-1	PT-1, WP-1	PT-3	EXISTING FLOOR TO REMAIN, CLEAN AND REPAIR WHERE NEEDED
106	OUTDOOR DECK	EXISTING	-	-	-	-	-	-	EXISTING TO REMAIN, CLEAN AND REPAIR WHERE NEEDED
113	CHECK IN	EXISTING	RB-1	PT-1	PT-1	PT-5	PT-1	PT-3	EXISTING FLOOR TO REMAIN, CLEAN AND REPAIR WHERE NEEDED
EXIST' G	UNISEX RESTROOM	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING TO REMAIN, CLEAN AND REPAIR WHERE NEEDED
EXIST' G	UNISEX RESTROOM	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING TO REMAIN, CLEAN AND REPAIR WHERE NEEDED
EXIST' G	CORRIDOR	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	PT-3	EXISTING TO REMAIN, CLEAN AND REPAIR WHERE NEEDED
EXIST' G	JAN. CLOSET	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	PT-3	EXISTING TO REMAIN, CLEAN AND REPAIR WHERE NEEDED

TOTAL ROOMS: 11

NOTE: ALL FLOORING WITH IN SCOPE IS TO BE CLEANED, REPAIRED AND REFINISHED TO MATCH EXISTING

0641	00 - ARCHITECTURAL CASEWORK	09910	0 - PAINT	260000 - ELECTRICAL		
'L-1	PLASTIC LAMINATE MANUFACTURER: WILSONART COLOR: STICKLEY OAK FINISH: TRACELESS LOCATION: WOOD SLATS ON BAR AND FASCIA PANEL ON RECEPTION DESK CONTACT: KIMBERLY PATRICO (947) 207-8363 NOTE: PATTERN RECEPTION DESK TO MATCH RENDERINGS	PT-1 PT-2	INTERIOR FIELD PAINT MANUFACTURER:SHERWIN WILLIAMS COLOR: TBD- WHITE FINISH: EGG-SHELL LOCATION: REFER TO FINISH PLAN FOR EXACT LOCATION DOOR ADD WINDOW FRAME PAINT	-	FACE PLATES COLOR: STAINLESS STEEL DEVICES COLOR: WHITE	
PL-2	PLASTIC LAMINATE MANUFACTURER: PANOLAM COLOR: COLOR TO MATCH PANTONE 342 LOCATION: BAR FASCIA PANEL AND VERTICAL MILLWORK OF BACK COUNTERS CONTACT:	PT-3	MANUFACTURER: SHERWIN WILLIAMS COLOR: BLACK FINISH: SEMI-GLOSS LOCATION: REFER TO FINISH PLAN FOR EXACT LOCATION CEILING PAINT MANUFACTURER: SHERWIN WILLIAMS	AP-1 ALT	ACOUSTIC PANEL MANUFACTURER: ACOUFELT STYLE:FRACTURE PATTERN: WAVELENGTH COLOR: OREGANO	
PL-3	PLASTIC LAMINATE MANUFACTURER: WILSONART COLOR: CALACATTA LINCOLN 5042K-07 FINISH: TEXTURED GLOSS LOCATION: RECEPTION DESK		COLOR: PURE WHITE SW7005 FINISH: FLAT LOCATION: REFER TO FINISH PLAN FOR EXACT LOCATION		LOCATION: OFF LEASH AREA CEILING BEAMS AND COLUMNS. SEE PLAN FOR MORE DETAIL	
-	CONTACT: KIMBERLY PATRICO (947) 207-8363 PULLS MANUFACTURER: RICHELIEU STYLE: CONTEMPORARY METAL EDGE PULL PRODUCT NUMBER: BP9696128170 FINISH: STAINLESS STEEL LENGTH: 5 13/16" OVERALL	PT-4	ACCENT PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: TO MATCH PANTONE 342 DARK GREEN FINISH: EGG-SHELL LOCATION: REFER TO FINISH PLAN FOR EXACT LOCATION			
1236 QZ-1 ALT	LOCATION: CABINETS AND DRAWERS 00 - COUNTERTOPS QUARTZ SURFACE MANUFACTURER: WILSONART	PT-5	ACCENT PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: TO MATCH PANTONE 7605 PINK FINISH: EGG-SHELL LOCATION: REFER TO FINISH PLAN FOR EXACT LOCATION			
BB-1	COLOR: FOSSA FALLS LOCATION: RECEPTION DESK COUNTER AND WATERFALL EDGE CONTACT: KIMBERLY PATRICO (947) 207-8363 BUTCHER BLOCK	PT-5	ACCENT PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: TO MATCH PANTONE 7605 PINK FINISH: EGG-SHELL LOCATION: REFER TO FINISH PLAN FOR EXACT			
ALT PL-4	MANUFACTURER: TBD COLOR: STAINED TO MATCH WILSONART ACORN VELVET ELM SPECIES- OAK LOCATION: BAR AND BACK COUNTERS CONTACT: PLASTIC LAMINATE	PT-6	LOCATION FUTURE ACCENT PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: TO MATCH PANTONE 144 ORANGE FINISH: EGG-SHELL LOCATION: REFER TO FINISH PLAN FOR EXACT			
	MANUFACTURER: WILSONART COLOR: ACORN VELVET ELM LOCATION:BAR COUNTERTOPS FINISH: TRACELESS CONTACT: KIMBERLY PATRICO (947) 207-8363	PT-7	LOCATION NOTE: USED IN MURAL FUTURE ACCENT PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: TO MATCH PANTONE 373 LIGHT GREEN			
0965	00 - RESILIENT FLOORING		FINISH: EGG-SHELL LOCATION: REFER TO FINISH PLAN FOR EXACT LOCATION NOTE: USED IN MURAL			
RB-1	RUBBER WALL BASE MANUFACTURER: TARKETT COLOR: HUNTER GREEN 86 SIZE: 4 1/4"H, 1/4" THICK (USE 8' LENGTHS, NOT COIL) LOCATION:THROUGH OUT SCOPE CONTACT:	PT-8	FUTURE ACCENT PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: TO MATCH PANTONE 7444 FINISH: EGG-SHELL LOCATION: REFER TO FINISH PLAN FOR EXACT LOCATION NOTE: USED IN MURAL			
		10260	0 - WALL PROTECTION			
		WP-1	WALL PROTECTION MANUFACTURER: INPRO STYLE: PALLADUM PATTERN: TERRAZZO COLOR: CREME CONTACT: TRIM OPTION: TO MATCH LOCATION: SEE PLAN FOR DETAIL			



SECTION 0100	02
	AND STANDARDS
	is a general list of definitions as used in the specifications.
Architect/Engir	
Contractor	Refers to the General Contractor
Subcontractor	Refers to trades people having subcontractual agreements with the Contractor.
Owner	Refers to the person, organization or authorized representative identified in the contract documents.
Contract Docu drawings and s	ments Consist of the documents enumerated in the agreement and generally includes the contract propos pecifications.
Drawings	Are diagramatic interpretations of the physical work to be performed on the project.
Work	Refers to labor, materials, equipment and services related to the project.
Project	Refers to total of the work to be performed including drawings, engineering and construction.
Change Order the project.	Is an order from the Owner or an agreement between the Owner and Contractor to make a change in
N.I.C. the work to be o	Is an abbreviation for "Not Included In Contract" and indicates that a particular item is not to be included i done by the Contractor.
2. The following	is a general list of technical societies referenced in the Specifications.
AISC Ame AITC Ame ASHRAE Ame ASME Ame ASTM Ame AWS Ame NAFM Nation NEC Nation NEMA Nation NEMA Nation NEMA Nation	rrican Institute of Electrical Engineers erican Institute of Steel Construction erican Institute of Timber Construction herican Society of Heating, Refrigerating and Air Conditioning Engineers erican Society of Mechanical Engineers erican Society for Testing and Materials erican Welding Society ional Association of Fan Manufacturers nal Electrical Code ional Electrical Manufacturer's Assoc. eearch Council on Structural Connections writers Laboratories
SECTION 0100	3
SPECIAL SUP	PLEMENTARY CONDITIONS
The Contractor	FEES r shall obtain building permits, licenses, certificates, inspections and other permits as required. r shall be fully reimbursed for the above items by the Owner upon proper transfer of all receipts. AC, Electrical subcontractors shall be responsible to obtain and pay for their own permits.
2. ELECTRICA Existing availa	
The Contractor	Y SANITARY FACILITY shall provide self-contained chemical sanitary facilities on the site for workers and Subcontractor's workers of the construction period.
work unless spe The Contractor	INTRACTOR shall be required to perform all cutting, patching and excavating necessary for his particular ecifically stated otherwise. r shall be responsible for COORDINATING the cutting and patching. The Contractor shall only perform cuttir fitting necessary for his own work and as necessary to assure that all parts and work of other Subcontractor
5. WORK BY C The Owner agr manner so as n 6. OCCUPANC The Owner ma (provided the br	THERS rees to provide any work and/or materials not an obligation of the Contractor at such time and in such a not to delay the progress of the work of the Contractor.
	G OWNER'S EQUIPMENT all be responsible for and pay for the relocation and installation of any of his equipment.

18. CONSTRUCTION TELEPHONE CONTACTS

The Contractor shall maintain a contact located in the field office at the jobsite. Contact numbers for all construction supervisors shall be maintained.

SECTION 01400

QUALITY CONTROL SERVICES

1. Independent Professional Testing Agencies shall be retained by the Contractor (reimbursed by the Owner) to inspect and test the materials and methods of construction as hereinafter specified for compliance with the requirements of the Contract Documents and to perform specialized technical services as may be required.

SECTION 02225 DEMOLITION

Refer to Division 1 - General Requirements

1.Subcontractor shall provide all labor, materials, equipment, and incidentals necessary and required for the

completion of this Work.

2.Scope of Work shall include but not be limited to the following: -Selective demolition of building elements for alteration purposes.

3.Related Work by Others specified elsewhere: -Division 1 - Summary: Limitations on Contractor's use of site and premises.

- -Division 1 Temporary Facilities and Controls: protective barriers, and waste removal.
- -Division 1 Execution Requirements: Project conditions; protection of bench marks, survey control points, and existing construction to remain; reinstallation of removed products; temporary bracing and shoring.

Vegetation and existing debris removal. Fill material for filling holes, pits, and excavations generated as a result of removal operations.

Filling holes, pits, and excavations generated as a result of removal operations.

4.REFERENCE STANDARDS

-29 CFR 1926 - U.S. Occupational Safety and Health Standards; current edition. -NFPA 241 - Standard for Safeguarding Construction, Alteration, and Demolition Operations

5.SUBMITTALS

-Site Plan showing: Areas for temporary construction and field offices.

-Demolition Plan: Submit demolition plan as specified by OSHA and local authorities. Indicate extent of demolition, removal sequence, bracing and shoring, and location and construction of temporary walls. Identify demolition firm and submit qualifications. Include a summary of safety procedures. -Project Record Documents: Accurately record actual locations of capped and active utilities and subsurface construction.

6.GENERAL PROCEDURES AND PROJECT CONDITIONS

-Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public. Obtain required permits.

--Take precautions to prevent catastrophic or uncontrolled collapse of structures to be removed; do not allow worker or public access within range of potential collapse of unstable structures. --Provide, erect, and maintain temporary barriers and security devices. Use physical barriers to prevent access to areas that could be hazardous to workers.

-Do not begin removal until receipt of notification to proceed from Owner.

-Do not begin removal until built elements to be salvaged or relocated have been removed.

-Protect existing structures and other elements that are not to be removed. Provide bracing and shoring. Prevent movement or settlement of adjacent structures. Stop work immediately if adjacent structures appear to be in danger. -Minimize production of dust due to demolition operations; do not use water if that will result in ice, flooding, sedimentation of public waterways or storm sewers, or other pollution.

-If hazardous materials are discovered during removal operations, stop work and notify Architect and Owner; hazardous materials include regulated asbestos containing materials, lead, PCB's, and mercury.

F. Shop connections shall be made with high tensile bolts or welded in strict accordance with AWS Standards. Field connections Verify that construction and utility arrangements are as shown. Report discrepancies to Architect before disturbing existing Supply and install cabinetry hardware as follows: installation. Beginning of demolition work constitutes acceptance of existing conditions that would be apparent upon examination shall be made with high tensile bolts or field welded in strict accordance with AWS Standards. All connections shall be standard - Finish: Refer to color & material schedule. unless otherwise indicated. Fabricate and assemble in the shop to the greatest extent possible. US32D satin stainless in toilet rooms. prior to starting demolition. -Separate areas in which demolition is being conducted from other areas that are still occupied. Provide, erect, and maintain - Hinges: Blum 100 degree concealed type. temporary dustproof partitions of construction indicated on drawings. Provide sound retardant partitions of construction indicated G. All steel shall be cleaned and painted in accordance with the Federal Structural Steel Painting Council. Paint shall be SSPC - Drawer Glides: Blum Metabox steel combination sides and glides. on drawings in locations indicated on drawings. Paint 2, a red-iron oxide oil-alkyd metal primer. Contact surfaces of bolted connections can be painted, areas to be field welded Pulls: Stanley #4484 for plastic laminate cabinets. can not be painted. All connections shall be field painted after installation. - Drawer bumpers: Rubber; 1/8" thick, 2 per drawer. -Maintain weatherproof exterior building enclosure except for interruptions required for replacement or modifications; take care to - Shelf supports: 32 mm system Line bore and shelf pins. prevent water and humidity damage. -Remove existing work as indicated and as required to accomplish new work. Remove rotted wood, corroded metals, and H. Furnish anchor bolts, straps, clips, leveling plates and lintels to proper trades for installation. - Counter splices: K & V Tite Joint Fasteners. - Grommets: Doug Mockett & Company plastic grommets: deteriorated masonry and concrete; replace with new construction specified. Style XG Series 3" hole (3 1/2" outside diameter). -Services (Including but not limited to HVAC, Plumbing, Fire Protection, Electrical, and Telecommunications): Remove existing I. Shop drawings are drawings, diagrams, schedules and other data specially prepared for the work by the contractor or any Provide color samples to Architect for selection. Subcontractor, manufacturer, supplier or distributor to illustrate some portion of the work. systems and equipment as indicated --Maintain existing active systems that are to remain in operation: maintain access to equipment and operational components. 1) After award of the contract, but prior to the start of detailed shop drawings, submit four (4) sets of shop drawings for approval of 10. Plastic laminate clad window stools shall be constructed in accordance with the recommended details of the Architectural --Where existing active systems serve occupied facilities but are to be replaced with new services, maintain existing systems in the AISC Type 1 and Type 2 connections that are to be used, with calculations supporting the design. These typical details as service until new systems are complete and ready for service. accepted shall be used as the basis for developing detailed shop drawings. Woodwork Institute The substrate shall consist of an exterior grade plywood core, typically 3/4" thick. --Verify that abandoned services serve only abandoned facilities before removal. Remove abandoned pipe, ducts, conduits, and The exposed stool and apron faces of the substrate shall be clad with a high pressure decorative laminate (HPDL) of a color and equipment, including those above accessible ceilings; remove back to source of supply where possible, otherwise cap stub and 2) Submit four (4) sets of shop drawings and erection drawings for approval of Engineer prior to commencing work. manufacture as indicated in the color and material schedule. tag with identification. J. Field check alignments and levels prior to erection and report discrepancies for correction to the Engineer. Field measure as The concealed sides shall be clad with a plastic laminate backer board. -Protect existing work to remain. The bottom edge of any apron that is less than 30" above the floor need not be clad with laminate. --Prevent movement of structure; provide shoring and bracing if necessary. necessary prior to fabrication.

--Perform cutting to accomplish removals neatly and as specified for cutting new work. --Repair adjacent construction and finishes damaged during removal work. --Patch as specified for patching new work.

9. DEBRIS AND WASTE REMOVAL blown debris from public and private lands.

8.SELECTIVE DEMOLITION FOR ALTERATIONS

SECTION 02830

CHAIN LINK FENCE

Refer to Division 1 - General Requirements.

work.

2. The scope of this work shall include the following:

- Green vinyl coated 5' high chain link fence.

3. Work NOT included in the scope of work: Staining redwood screening, see Section 9D.

- or Anchor Fence and shall have materials as follows: - Top and intermediate rails shall be 1-5/8" o.d., Sch 40 zinc coated galvanized pipe.
- Terminal posts shall be 2-7/8" o.d., Sch 40 zinc coated galvanized pipe with dome cap. - Line posts shall be 2-3/8" o.d., Sch 40 zinc coated galvanized pipe with dome cap. - Gate posts shall be 4" o.d., Sch 40 zinc coated galvanized pipe with dome cap.
- Gate frame shall have 6'-0" high leafs by the width indicated on the drawings and shall be constructed of 1-15/16" o.d., Sch 40, zinc coated galvanized pipe.
- Gates shall be swinging, complete with latch, stops, keepers, hinges and fabric fasteners.
- Wire ties and "C" rings used to attach fabric to line posts, top rail and tension wire shall conform to ASTM F-626. - Supply redwood boards and secure vertically to the gate frame for visual screening.
- 5. Furnish shop drawings to the General Contractor for approval prior to commencing work.

parts fit perfectly. Subcontractor shall make necessary adjustments should items not fit. 6. Provide one year written warranty against defects in material or workmanship with guarantee to replace without expense to the Owner should any defects arise. 5. Fabricate, load, deliver and off-load at the construction site, all wood cases, counters, cabinetry and miscellaneous millwork as

indicated or as herein specified. 7. The Subcontractor shall keep the premises and surrounding area free from the accumulation of waste materials or rubbish caused by operations under contract. The Subcontractor shall be responsible for the complete removal and disposal of his trade's Consult with Contractor's Project Superintendent to determine appropriate cabinetry fabrication lengths for ease of delivery and debris installation

SECTION 03356

CONCRETE FLOOR FINISHING

Refer to Division 1 - General Requirements.

1. SECTION INCLUDES - Finishing slabs on grade.

2. SUBMITTALS

- Product Data: Provide data on sealer, including information on compatibility of different products and limitations.

SECTION 05100

STRUCTURAL STEEL

Refer to Division 1 - General Requirements

- 2. Scope of work shall include but not be limited to the following: - Provide shop drawings.
- Supply steel columns and beams.
- Fabricate and erect steel columns and beams for framing. - Supply loose lintels, anchor bolts, leveling and bearing plates.
- Supply steel guard posts. - Supply Metal Deck (Floor and Roof). (If Required) - Supply metal deck to be used as forms for porch slabs.

3. Related work by others specified elsewhere:

- Guardpost installation, see Section 03010.
- Concrete fill, see Section 03010.
- Reinforcing mesh, see Section 03010 and 03100. Reinforcing bars, see Section 03100 and 03100. - Loose lintel installation, see Section 04200.
- Finish painting, see Section 09900.

4. STRUCTURAL STEEL AND MISCELLANEOUS IRON: bars.

B. High Strength Bolts and Nuts to be ASTM A325, bearing type and shall be designed based on allowable stresses with threads in the shear plane. Hardened washers are to be ASTM F436.

Bolts to be tightened to the snug tight condition per Research Council on Structural Connections, June 5, 1985 unless noted otherwise.

- D. Welding Electrodes AWS E 70 LH Series, manual, shielded or submerged arc.
- E. The design, fabrication, and erection of all structural steel components shall comply with the following:
 - 1) "Load and Resistance Factor Design Specification for Structural Steel Buildings" AISC (September 1, 1986).

2) "Code of Standard Practice for Steel Buildings and Bridges" - AISC (September 1, 1986). Paragraph 4.2.1 of the above code is hereby modified by deletion of the following sentence: "This approval constitutes the Owner's acceptance of all responsibility for the design adequacy of any detail configuration of connections developed by the fabricator as part of his preparation of these shop drawings."

3) "Structural Welding Code", AWS D1-1 (latest edition).

4) "Specification for Structural Joints using ASTM A325 or A490 Bolts" - RCSC (November 13, 1985).

-Drawings showing existing construction and utilities are based on casual field observation and existing record documents only.

-Remove debris, junk, and trash from site. Leave site in clean condition, ready for subsequent work. Clean up spillage and wind-

1. Subcontractor shall provide all labor, materials, equipment and incidentals necessary and required for the completion of the

4. Furnish and install chain link fence where indicated on the civil drawings. Fence shall be equal to National Fence, USS Cyclone,

- Fabric shall be 2" mesh x 9 gauge zinc coated galvanized wire, knuckle and knuckle salvage, with fabric being 72" high

- Bottom tension wire shall be 7 gauge marcelled or crimped coil spring hard tempered carbon steel. Galvanized zinc coating; 1.2

3. MANUFACTURERS: Dayton Superior Corporation; Product Safe Cure & Seal 30%: www.daytonsuperior.com or equal.

4. EXAMINATION: Verify that floor surfaces are acceptable to receive the work of this section.

5. FLOOR FINISHING: Finish concrete floor surfaces in accordance with ACI 301 and ACI 302.1R.

6. FLOOR SURFACE TREATMENT: Apply sealer to floor surfaces in accordance with manufacturer's instructions.

1. Subcontractor shall provide all labor, material, equipment and incidentals necessary and required for the completion of this work.

A. Structural tubes shall be ASTM A 500 GR. B (FY = 46ksi); all other structural steel shall be ASTM A 36 for shapes, plates and

C. Machine Bolts and Nuts; Anchor bolts, nuts and washers: ASTM A 307, Grade A, sized as noted, square heads and nuts.

SECTION 05100 (Continued)

K. Construct all work plumb and true to line and level and adequately secure all work during erection with required bracing and any The raw edge of the substrate abutting the sash shall be sealed with paint to prevent moisture absorption and the joint between the sash and laminated stool shall be neatly dressed with sealant. temporary seat angles.

L. Materials and fabrication procedures are subject to inspection and tests in mill, shop and field, conducted by a qualified inspection agency. Such inspections and tests will not relieve Subcontractor of responsibility for providing materials and fabrication procedures in compliance with specific requirements.

M. Holes in base plate shall allow tolerance for anchor bolt placement.

5. Provide one year written guarantee warranting against defects in materials and workmanship.

6. The Subcontractor shall keep the premises and surrounding areas free from the accumulation of waste materials or rubbish

caused by operations under contract. The Subcontractor shall be responsible for the complete removal of his trade's debris.

7. Refer to structural drawings for additional specifications.

SECTION 06400

CUSTOM MILLWORK, CABINETRY AND CASEWORK

Refer to Division 1 - General Requirements

1. Subcontractor shall provide all labor, materials, equipment and incidentals necessary and required for the completion of this

2. Scope of work shall include the following:

 Supply plastic laminate counters. - Supply plastic laminate cabinets with proper hardware.

- Supply plastic laminate clad window stools.

- Supply wood casings and trims. Delivery and offloading of all millwork items.

- Prepare and provide shop drawings.

3. Related work by others specified elsewhere: - Cabinetry installation by others, see Section 06010.

- Wood doors and frames, see Section 08210.

- Cabinetry field finishing by others, see Section 09900.

4. Subcontractor shall obtain measurements at the construction site for all items which are to be fabricated elsewhere so that all

6. All Millwork shall be mid-range quality conforming to the "CUSTOM-GRADE" standards of the American Woodwork Institute (Not high-end "Premium-Grade" and Not low-end "Economy-Grade")

7. CABINETRY materials shall be as follows:

All SOLID WOOD shall be 3/4" thick kiln dried unless otherwise noted. a. Exposed or semi-concealed Stained - BIRCH

b. Exposed or semi-concealed Painted - POPLAR c. Concealed - Douglas Fir

All PLYWOOD shall be

a. Exposed or semi-concealed Stained - Premium Red BIRCH b. Exposed or semi-concealed Painted - Paint Grade Birch Veneer c. Concealed - Douglas Fir

All PARTICAL BOARD

a. General; Tops, Panels, Shelves etc. - 3/4" thick 45# density b. Bulkheads with flush overlay doors - 5/8" thick 45# density

c. Use fire-rated materials when specifically required by code.

All MELAMINE TD PANELS (Thermoset Decorative) a. For Cabinetry interiors

b. Use fire-rated materials when specifically required by code.

All PLASTIC LAMINATE surfacing shall be "Formica" unless indicated otherwise the Color and Material Schedule.

a. All exposed surfaces of countertops- .050"

b. All exterior surfaces of cabinetry - .035" c. All interior surfaces of cabinetry - .035" (balanced)

d. Use fire-rated materials when specifically required by code.

8. Plastic Laminate clad CABINETRY components shall be as follows:

a. TOPS AND BACKSPLASH shall be plastic laminate applied to 3/4" medium density fiberboard (MDF). Plan to minimize seams and optimize locations away from heavy-use areas. Miter corner returns at 45 degrees. Use K & V TiteJoint fasteners below top as necessary to produce tight, even joints in top.

Construct with scribing edges as necessary for tight fit at walls. Ship 3-wall fits with one loose end and provide loose laminate for edges of splash.

b. CABINET FRONTS AND SIDES shall be 5/8" MDF with plastic laminates. Exposed sides shall be constructed same as fronts. Drawer face height shall be 6" except bottom of cabinet shall be 12" unless otherwise indicated on the plans. Scribe as necessary for tight fit at walls.

c. CABINET BACKS shall be 1/2" laminate clad MDF rabbetted into all four sides.

d. DOORS AND DRAWER FRONTS shall be laminate clad 5/8" MDF.

e. INTERIOR SHELVES shall be laminated MDF with matching PVC or plastic laminate edges. Shelves shall be adjustable on 32 mm line bore system with shelf pins. Provide shelves as follows:

- Cabinets under 18" tall: None required. - Cabinets 18" to 25" tall: 1 shelf
- Cabinets 25" to 35" tall: 2 shelves
- Cabinets 36" to 48" tall: 3 shelves
- (No shelves required at sink fronts.)

f. DRAWERS shall be constructed using the Blum Metabox System.

The drawer shall be fabricated with a plastic laminate clad MDF front panel, back panel and bottom. The sides of drawers shall consist of Blum Metabox enameled steel side panels with an integrated slide mechanism. The drawer usable space shall be made as large as possible.

g. GENERAL - Extend cabinet corners and shelves to provide useable space for all of cabinet interior. Provide 1/8" between adjacent doors and drawers.

Provide 1/4" between top and face of cabinet below.

Provide 1/2" projection of tops beyond face of cabinets. Unit dimensions show locations of vertical dividers.

No intermediate dividers or stiles are to be provided at units with double doors.

Provide scribes at all edges meeting walls. Ship loose laminates for some splash and face edges.Consult Contractor.

SECTION 06400 (continued)

- The stools shall be field-scribed and fitted and secured to the subsill with mastic or construction adhesive.

11. Submit four (4) sets of shop drawings for approval of Architect prior to commencing work.

12. Provide one year written guarantee warranting against defects in materials and workmanship.

13. The Subcontractor shall keep the premises and surrounding area free from the accumulation of waste materials or rubbish caused by operations under contract. The Subcontractor shall be responsible for the complete removal and disposal of his trade's debris.

SECTION 07213

BOARD AND BATT INSULATION

Refer to Division 1 - General Requirements.

1. Subcontractor shall provide all labor, materials, equipment and incidentals necessary and required for the completion of this

- 2. Scope of Work shall include but not be limited to the following:
- Board insulation at cavity wall construction
- 3. Related Work by Others specified elsewhere: See Section 05400 - Cold Formed Metal Framing: Supporting construction for batt insulation.
- See Section 06100 Rough Carpentry: Supporting construction for batt insulation.
- See Section 07840 Firestopping. See Section 09260 - Gypsum Board Assemblies: Acoustic insulation.
- 4. Do not install insulation adhesives when temperature or weather conditions are detrimental to successful installation.

5. APPLICATIONS

- Insulation in Metal Framed Walls: Batt insulation Insulation Above Lay-In Acoustical Ceilings: Batt insulation with no vapor retarder.
- 7. BATT INSULATION MATERIALS: Glass Fiber Batt Insulation: Flexible preformed batt or blanket, complying with ASTM C 665, ASTM E 84 Class A and ASTM E 136; friction fit, formaldehyde free.
- Facing: Unfaced.
- Facing: Aluminum foil, flame spread 25 rated; one side. - Manufacturers: CertainTeed Corp., Johns Manville Corp., or Owens Corning Corp.

8. ACCESSORIES

- Tape: Bright aluminum self-adhering type, mesh reinforced, 2 inch wide.

Staples: Steel wire; electroplated, or galvanized; type and size to suit application for installation in wood framing only.

9. EXAMINATION: Verify that substrate, adjacent materials, and insulation materials are dry and that substrates are ready to receive insulation. Verify substrate surfaces are flat, free of honeycomb, fins, or irregularities.

10. BATT INSTALLATION: Install insulation and vapor retarder in accordance with manufacturer's instructions. Install in exterior wall spaces without gaps or voids. Do not compress insulation. Trim insulation neatly to fit spaces. Insulate miscellaneous gaps and voids. Fit insulation tightly in cavities and tightly to exterior side of mechanical and electrical services within the plane of the insulation. Install with factory applied vapor retarder membrane facing warm side of building spaces. Lap ends and side flanges of membrane over framing members. Tape insulation batts in place. Tape seal butt ends, lapped flanges, and tears or cuts in membrane. Tape seal tears or cuts in vapor retarder. Extend vapor retarder tightly to full perimeter of adjacent window and door frames and other items interrupting the plane of the membrane. Tape seal in place. Coordinate work of this section with ction of air barrier sea

11. PROTECTION: Do not permit installed insulation to be damaged prior to its concealment.

12. The Subcontractor shall keep the premises and surrounding area free from the accumulation of waste materials or rubbish caused by operations under contract. The Subcontractor shall be responsible for the complete removal and disposal of his trade's

SECTION 07900

CAULKING AND SEALANTS

Refer to Division 1 - General Requirements.

1. Subcontractor shall provide all labor, materials, equipment and incidentals necessary and required for the completion of this work.

2. Scope of work shall include but not be limited to the following: - Control joint sealants within the dissimilar materials.

Note: Consult with window Subcontractor to be sure not to seal up any required weeps at window sill.

3. General Sealants throughout this construction shall be multi part non-sag polyurethane sealant equal to Pecora Dynatrol 2 in colors to match the surrounding surfaces.

3a. Silicone sealant at interm dissilimar materials.

4. Sealants shall be installed around all door frames and at any control joints as indicated, packed with ethafoam backer rod as necessarv.

5. Provide one year written guarantee warranting against defects in material and workmanship.

6. This Subcontractor shall submit three (3) color charts to the Architect for approval prior to installation. Bid shall cover any available color at no additional charge.

7. The Subcontractor shall keep the premises and surrounding area free from the accumulation of waste materials or rubbish caused by operations under contract. The Subcontractor shall be responsible for the complete removal and disposal of his trade's

SECTION 08120

ALUMINUM INTERIOR DOOR FRAMES

Refer to Division 1 - General Requirements.

1. Subcontractor shall provide all labor, materials, equipment and incidentals necessary and required for the completion of the Work

2. Section Includes

- Aluminum interior door frames, borrowed lights and window frames. - Accessories, including fasteners and brackets.
- 3. Related Requirements Section 07900 - Joint Sealers.
- Section 08710 Door Hardware. - Section 08800 - Glazing.

4. Submittals

- Product Data: Manufacturer's descriptive literature for each type of frame; include information on fabrication methods, finishing, hardware preparation, accessories, storage, installation, maintenance instructions, and warranty requirements. - Shop Drawings: Include elevations of each opening type, details at each wall type, and schedule of openings.

- Verify dimensions by field measurements before fabrication and indicate on shop drawings. - Verification Samples: Actual pieces of products in each finish specified, not less than 6 inches square or 6 inches long for linear components. For finishes subject to color variation, include not less than two samples illustrating extreme range to be anticipated.



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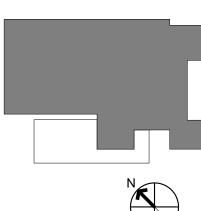
Seal:



Project : BARKSIDE LLC

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Drawn by : JML

Issued for

Checked by : ARR

Sheet Title : PROJECT SPECIFICATIONS

Project No. 2023.031

Sheet No.

SECTION 08120 (continued)

Deliver aluminum components in manufacturer's standard protective packaging, palleted, crated, or banded together.

6. Inspect delivered components for damage and replace. Repaired components will not be accepted

Store components under cover in manufacturer's packaging until installation.

8. Do not begin installation of interior aluminum components until space has been enclosed and ambient thermal conditions are being maintained at levels consistent with final project requirements.

9. Manufacturers

- The design of the project has been based on products manufactured by Western Integrated Materials, Inc: www.westernintegrated.com; 300 Series with Trim #304-1.
- Timely Frames: www.timelyframes.com; TA Series with Trim #TA-28.
- Wilson Partitions: www.wilsonpart.com - Equals by Raco or Versatrac.
- 10. Extruded Aluminum: ASTM B 221 (ASTM B 221M), alloy 6063-T5 or alloy 6463-T5.
- 11. Aluminum Door and Window Frames: Provide frames sized to fit wall thicknesses indicated on the drawings, in profiles indicated, and constructed from materials as follows:
- Frame Members: Extruded aluminum shapes, rectilinear design, not less than 0.062 in thick, reinforced at hinge and strike locations.
- Corner Brackets: Extruded aluminum, fastened with stainless steel screws. - Trim: Extruded aluminum, not less than 0.062 in thick, removable snap-in type without exposed fasteners. - Glazing: As specified in Section 08800 - Glazing.
- 12. Finish: Clear anodic coating; AAMA 611 AA-M12C22A31 Class II, minimum thickness 0.4 mil.
- 13. Fasteners: Aluminum, non-magnetic stainless steel, or other material warranted by manufacturer as non-corrosive and compatible with aluminum components.
- steel or steel hot-dip galvanized in compliance with ASTM A 123/A 123M.
- 15. Bituminous Coating: Cold-applied asphaltic mastic, compounded for 30-mil thickness per coat.
- 16. Examination
- Verify that wall surfaces and openings are ready to receive frames and are within tolerances specified in manufacturer's instructions. - Verify wall thickness does not exceed standard tolerance of +/- 1/16-inch.
- 17. Preparation - Perform cutting, fitting, forming, drilling, and grinding of frames as required for project conditions.
- Replace components with damage to exposed finishes. - Separate dissimilar metals to prevent electrolytic action between metals.
- 18. Installation
- Install doors and frames in accordance with manufacturer's instructions and approved shop drawings. - Set frames plumb, square, level, and aligned to receive doors. Anchor frames to adjacent construction in strict accordance
- with manufacturer's recommendations and within specified tolerances.
- Where aluminum surfaces contact metals other than stainless steel, zinc, or small areas of white bronze, protect from direct CLAY TILE WORK contact by painting dissimilar metal with heavy coating of bituminous paint. - Hang doors and adjust hardware to achieve specified clearances and proper door operation.
- Install door hardware as specified in Section 08710. - Install glass in frames as specified in Section 08800.
- 19. Upon completion of installation, thoroughly clean door and frame surfaces in accordance with AAMA 609. Do not use abrasive, caustic, or acid cleaning agents.
- 20. Protect products of this section from damage caused by subsequent construction until substantial completion.
- 21. Replace damaged or defective components that cannot be repaired to a condition indistinguishable from undamaged components.
- **SECTION 08712**
- FINISH HARDWARE SCHEDULE

Refer to Division 1 - General Requirements

1. Subcontractor shall provide all materials and incidentals as required for the proper completion of this work.

- 2. Scope of work shall include the following: - Provide door hardware and deliver to construction site.
- Prepare and provide four copies of hardware schedule for approval of Architec
- 3. Related work by others specified elsewhere:
- Installation shall be by Carpentry Trades, see Section 06100.

4. All hardware items for each door opening shall be packaged in one individual carton with opening number and a complete list of the contents clearly indicated on the exterior. Drop shipments or unsorted materials will not be accepted.

5. All hardware items for listed fire door assemblies shall comply with the requirements of the NFPA and shall bear the UL or FMEC for the opening classification indicated in the Door Schedule, and shall also comply with the requirements of the State Fire Marshall or other authorities having jurisdiction.

6. Refer to Door and Hardware schedule on the plans for hardware numbers. Entry doors to be Schlage AL series lock set. Interior doors to be Schlage SL Series passage set.

7. No substitutions shall be allowed unless approved by Architect prior to bidding.

8. All lock and latch sets shall have 2-3/4" backset. Verify with what is currently used in the complex.

9. All hardware to be applied to metal doors or frames shall be made to template and packed with machine screws. Any mortise hardware shall be forwarded to the plant of the door manufacturer, for application there, is required and all necessary templates shall be promptly provided by the Subcontractor upon receipt of shop drawings for doors and frames.

10. All door edgings and plates shall be free of sharp edges and shall be ground and polished by the manufacturer or the supplier.

11. All material furnished under this contract shall be guaranteed free from defects in manufacture and be capable of performing the duties required for which it is designed for a period of one (1) year after final acceptance. Any material failing to comply with the above guarantee shall be removed and replaced with satisfactory material at the Subcontractor's expense, including the necessary labor for removing and replacing.

SECTION 09250

GYPSUM BOARD, SOUND INSULATION AND METAL STUDS

Refer to Division 1 - General Requirements

1. Subcontractor shall provide all labor, materials, equipment and incidentals necessary and required for the completion of this work.

- 2. Scope of work shall include but not be limited to the following:
- Boarding and finishing of interior partitions.
- Boarding and finishing of interior ceilings as indicated. - Boarding and finishing ceiling drops.
- Supply and install sound blanket insulation
- Supply and install metal studs for interior wall framing.
- 3. Related work by others specified elsewhere:
- Rough wood stud framing, see Section 09250
- Ceiling blanket insulation and wire strapping, see Section 07213.
- 4. Gypsum Board work:

A. Provide and install gypsum wall panels such as USG Sheetrock brand SW or equal with tapered edges. Include the following types as required:

- In general, board shall be 5/8" thick. - Board for walls shall be 5/8" thick unless indicated otherwise.
- Board for ceilings shall be 5/8" thick unless indicated otherwise.
- Use Type "X" fire retardant gypsum board on all fire rated assemblies. Board thickness shall depend on the design

requirements. - Water resistant board shall be used in all toilet rooms, janitor closets and mechanical rooms. Coordinate with finishes to determine if water resistant gypsum board is to be used.

- Fire resistant sheathing, such as USG Gypsum Sheathing.
- Exterior Dens glass gypsum sheathing. (If required).

All gypsum board shall be installed horizontally across the partition and wall framing except as otherwise approved. When resilient channels or furring must be installed horizontally, the board may be run vertically. Be extremely careful to prevent waves in appearance.

All gypsum board shall be glued and screwed to metal studs. Screws shall be of the self tapping variety and shall be spaced at 12" o.c.

SECTION 09250 (continued)

- another material). All trim beads and accessories shall be metal unless otherwise indicated.
- All outside corner beads must be glued in addition to screwing or stapling to assure continuous securement.

C. All joints and interior corners shall be reinforced with USG Perf a Tape reinforcing tape prior to finishing with jointing

compound. Match existing used in facility. D. All concealed portions of gypsum board shall be fire taped but need not be finished. All exposed portions of walls and drops located below the ceiling line shall be finished accordingly to receive paint or wall coverings as indicated.

5. Sound insulation shall consist of 3 1/2" minimum thickness unfaced fiberglass sound attenuating blanket insulation x appropriate widths for wall stud spacing.

Sound insulation in partition walls shall extend to just above the ceiling line in all locations. 6. Metal Stud Work: Refer to Structural Drawings for additional stud framing specifications.

A. Metal studs for interior partitions shall be 3-5/8" or 6" Series ST standard 25 gauge galvanized steel as manufacturer by United States Gypsum and shall be installed in accordance with manufacturer's instructions. All studs shall be installed in full

Metal studs for partition walls in shower areas and other partitions being finished with ceramic tile shall be minimum 3 5/8"

thick, 20 gauge or heavier. B. All runner tracks and shoes for interior partitions shall be not less than 22 gauge galvanized cold rolled steel.

14. Brackets and Reinforcements: Manufacturer's high-strength aluminum units where feasible, otherwise, non-magnetic stainless C. Install Donn Fire Front 650 Suspended Ceiling Furring System, or equal, from structural framing in areas shown on the plans to have gypsum board ceilings.

D. Provide all rough hardware and fasteners as necessary for the proper completion of this work.

studs. The sealant shall be held back from the face of board.

- 7. Do all work in strict accordance with the manufacturer's printed instructions.
- 8. Provide one year written guarantee warranting against defects in material and workmanship.

9. The Subcontractor shall keep the premises and surrounding area free from the accumulation of waste materials or rubbish caused by operations under contract. The Subcontractor shall be responsible for the complete removal and disposal of his trade's debris.

SECTION 09300

11. GROUTING MATERIALS

trade's debris.

work.

tvpe.

SECTION 096500

CONTRACT FLOORCOVERINGS

Refer to Division 1 - General Requirements

3. Related work by others specified elsewhere:

appropriate subcontractors make corrections.

gray. (See Color and Material Schedule)

12. Follow manufacturer's printed instructions.

Refer to Division 1 - General Requirements.

this work.

- Scope of work shall include the following: - Protect adjoining finished areas from dirt and mess. - Supply and install clay tile floors and base.
- Supply and install marble thresholds. 3. Related work by others specified elsewhere: - Flat steel troweled and fine broomed slabs, see Section 03010.
- Backer boarded partitions for wall tile, see Section 09250.

4. Subcontractor shall SUBMIT LETTER OF INTENT stating that each item to be used shall be exactly as specified in the Color and Material Schedule. Subcontractor shall place order as soon as possible to assure availability on the job when needed

5. Subcontractor shall examine the substrate conditions and work of other trades which affects the work under this section. Subcontractor shall report to the Contractor and Architect in writing all defects found therein. Contractor shall see that appropriate subcontractors make corrections. Commencement of work signifies acceptance of the substrate conditions.

Subcontractor shall inspect and prepare all surfaces to receive tile, to assure proper conditions for tile installation. The existing concrete shall be thoroughly cleaned and prepared. Patch and top floors as necessary. The patching and topping materials shall be compatible with the dry set mortar. Floors shall be acid etched as required.

6. Marble threshold shall be 3/4" x 4" bevelled in color to complement the floor tile. Submit color sample to Architect for approval prior to installation

7. Clay tile floors and wall base shall be: See Finish Schedule for manufacturer, size and color.

8. Supply and install all necessary trim pieces (coves, bullnoses, inside and outside corners) for a complete and proper

9. The floor tile shall be installed in accordance with the recommendations of the Tile Council of America, Inc., Handbook for Ceramic Tile Installation (latest edition) unless otherwise noted. over interior concrete slab on grade: TCA Design # F113

10. SETTING MATERIALS: MORTAR for floors shall be a LATEX-PORTLAND CEMENT MORTAR conforming with ANSI 118.4 prepared under Tile Council Formula for thin-set floor tile installation and shall be mixed with clean potable water. The bond coat shall be a minimum 3/32" thick.

B. Provide and install corner beads, casing beads, expansion joints and trims as necessary, (wherever gypsum board abuts

Plastic trims shall be used only where the gypsum board terminates against a dissimilar metal or incompatible material.

lengths without splices. All studs shall be spaced at a minimum 16" o.c. Metal studs that extend beyond the ceiling by more than 4" shall have metal blocking at the ceiling line to prevent waves in the gypsum board and provide anchorage for the wall angles of the suspended ceiling system.

E. Supply and install acoustical sealant for all partition walls. Sealant shall be USG Acoustical Sealant or equal and shall be used at all partition perimeters. Apply two beads of acoustical sealant to all metal runners at floor and roof and any perimeter

1. Subcontractor shall provide all labor, materials, equipment, and incidentals necessary and required for the completion of

GROUT floor tile joints with a LATEX-PORTLAND CEMENT GROUT conforming with ANSI A118.6. Floor type is generally

13. Use single-source suppliers for mixing components; especially when additives are involved.

14. Protect finish floor until occupancy with heavy rosin paper.

15. Clean tile upon completion. All tile shall be thoroughly scrubbed with Hillyard Chemical Company, "Super Shine-All". The floors shall be buffed to luster after becoming completely dry.

16. Provide one year written warranty against defects in materials and workmanship.

17. The Subcontractor shall keep the premises and surrounding area free from the accumulation of waste materials or rubbish caused by operations under contract. The Subcontractor shall be responsible for the complete removal and disposal of his

Subcontractor shall protect adjoining finish surfaces from damage and shall repair any resultant damage.

1. Subcontractor shall provide all labor, materials, equipment and incidentals necessary and required for the completion of this

2. Scope of work shall include but not be limited to the following: - Submit samples and manufacturer's installation and maintenance manuals.

- Flat steel troweled and fine broomed slabs, see Section 03010.

4. Subcontractor shall submit samples of each item specified in this division for approval prior to ordering. Submit four copies of the manufacturer's printed installation and maintenance manuals.

5. Subcontractor shall examine the substrate conditions and work of other trades which affects the work under this section. Subcontractor shall report to the Contractor and Architect in writing all defects found therein. Contractor shall see that

6. Commencement of work under this section shall be considered as an acceptance of such work of other trades.

7. Subcontractor shall prepare all surfaces to receive resilient flooring, to assure proper conditions for its installation. New concrete shall be thoroughly cured and sufficiently dry to achieve a bond with adhesive in accordance with the flooring manufacturer's installation instructions. The existing concrete shall be thoroughly cleaned and prepared. Patch, seal, prime and level all floors as necessary. All materials shall be supplied from a single source and be compatible with the resilient floorings. Patching and leveling compounds shall be latex based. Concrete and other floor primers shall be a non-staining

8. Supply and install wall base as indicated. Wall base shall be: match existing

10. Resilient Flooring

A. Install resilient base in accordance with the standards of the Resilient Floor Covering Institute (RFCI) and the manufacturer's printed installation instructions. Center floor covering transitions where indicated on Drawings or centered under doors.

B. Follow the manufacturer's printed instructions and perform the initial maintenance after installation and preparation for Commercial use.

SECTION 09900

PAINTING Refer to Division 1 - General Requirements.

1. Subcontractor shall provide all labor, materials, equipment and incidentals necessary and required for the completion of this work.

2. Scope of work shall include but not be limited to the following:

- Submit Letter of Intent or drawdown samples.

- Provide specified finish on exposed surfaces including, but not limited to the following; - Prime coated

Hollow metal doors and frames

- Spot-spackling, caulking and sealing required for finishing. - Do all caulking, sealing and spot spackling as required for finishing.

- Paint gypsum walls and ceilings where indicated.
- Paint electrical panels.
- Paint guard posts.

3. All surfaces scheduled to receive paint or wallcoverings shall be cleaned and properly prepared in accordance with manufacturer's instructions Fill nail holes with non-shrink putty colored to match stain.

Caulk excessive open joints between trims and wall surfaces.

4. Subcontractor shall examine the substrate conditions and work of other trades which affects the work under this section. Subcontractor shall report to the Contractor and Architect in writing all defects found therein. Contractor shall see that appropriate subcontractors make corrections.

5. Commencement of work under this section shall be considered as an acceptance of such work of other trades.

6. Painting shall be of the very best workmanship as follows:

- Exterior ferrous metals- 1 ct primer and 2 cts enamel. - Exterior galvanized metals- 1 ct primer and 2 cts enamel.

- Interior ferrous metals- 1 ct primer, 1 ct enamel undercoat and 1 ct enamel Eggshell.(Luster-Low eggshell semi-gloss) - Stain millwork-: 1 ct stain, 1 ct sealer, 1 ct spirit reduced gloss varnish, 1 ct satin varnish, (sand between sealer and varnish coats)

- Stained wood cabinetry- (two-tone stain where indicated) 1 ct stain, 1 ct sealer, 1 ct spirit reduced gloss varnish, 2 cts satin varnish, (sand between sealer and varnish coats). - Paint millwork- 1 ct enamel undercoat, 2 cts interior alkyd eggshell enamel. (Luster-Low eggshell semi-gloss)
- Paint gyp board- 1 ct latex primer, 2 cts alkyd eggshell enamel. (Luster-Low eggshell semi-gloss)
- Paint gyp board ceilings- 1 ct latex primer, 2 cts alkyd eggshell enamel. (FLAT)
- Vinyl covered gyp board- 1 ct oil base primer sealer.
- Ext. painted masonry- 1 ct block filler, 2 cts masonry paint.
- Ext. wood siding/trims- 2 cts stain. (1 on ground, 1 in place) Backprime all items with 1 ct stain.

The number of coats indicated above shall be considered as minimum. Apply additional coats where required for adequate

7. For the purpose describing "Finish appearance" the following general values shall be used:

Flat0-5No sheen. Hides flaws but lacks washability and durability because pigment is at the surface.

Eggshell 6-15 No sheen. Cannot tell difference from Flat but product has improved washability and durability.

Satin20-35Sheen can only be detected with a light held at an angle. Has improved scrubability.

Semi-gloss35-60Noticeable sheen.

Glossover 60High sheen.

8. All paint coats shall be tinted to approximate shade of the final coat. Each successive coat shall be slightly darker than the preceding coat. All coats shall be thoroughly dry before applying succeeding coat.

9. Colors shall be as selected by Architect and paint manufacturers may be Sherwin-Williams, Pratt & Lambert, Benjamin Moore or as approved by Owner. Paint color and type to match existing used in complex

10. Subcontractor shall submit Letter of Intent stating that of each item to be used shall be exactly as specified

11. Protect work of other trades from damage of painting and staining and correct any damage by cleaning, repairing, or replacing as acceptable to the Architect.

Before painting, remove hardware, accessories and light fixtures, etc., and replace upon completion.

12. Store all materials in a single location and keep neat and clean. Remove oily rags every night to avoid fire.

13. Provide one year written guarantee warranting against defects in materials and workmanship.

14. The Subcontractor shall keep the premises and surrounding area free from the accumulation of waste materials or rubbish caused by operations under contract. The Subcontractor shall be responsible for the complete removal and disposal of his trade's debris.

- Int. painted masonry - 1 ct block filler, 1 ct flat wall finish, 1 ct satin enamel.

- Ext wood soffits/trims- 2 cts stain. (1 on ground, 1 in place) Backprime all items with 1 ct stain.

coverage or to correct defects.

DescriptionLight Reflectance ValueRemarks



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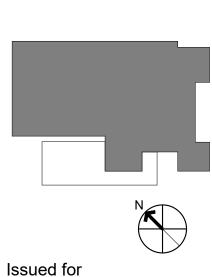
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Key Plan:



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Drawn by : Author

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PROJECT SPECIFICATIONS

Project No. 2023.031

Sheet No.