

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 ANSIA/SRA/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 / ANS 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
DRAWINGS: 2			

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
DRAWINGS: 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	05.26.23
C-5	CONSTRUCTION DETAILS	PERMIT/CONSTRUCTION	05.26.23
C-6	LANDSCAPE DETAILS	PERMIT/CONSTRUCTION	05.26.23
DRAWINGS: 6			

SHEET INDEX - ADDITIONAL SITE			
DWG #	DRAWING NAME	ISSUED FOR	DATE
C1	BOUNDARY AND TOPOGRAPHIC SURVEY	PERMIT/CONSTRUCTION	05.26.23
C3	ENGINEERING PLAN	PERMIT/CONSTRUCTION	05.26.23
DRAWINGS: 2			

SHEET INDEX - ARCHITECTURAL DEMOLITION			
DWG #	DRAWING NAME	ISSUED FOR	DATE
AD210	ARCHITECTURAL DEMOLITION RCP	PERMIT/CONSTRUCTION	05.26.23
DRAWINGS: 1			

SHEET INDEX - ARCHITECTURAL			
DWG #	DRAWING NAME	ISSUED FOR	DATE
A210	FIRST LEVEL REFLECTED CEILING PLAN	PERMIT/CONSTRUCTION	05.26.23
A601	INTERIOR ELEVATIONS	PERMIT/CONSTRUCTION	05.26.23
A602	INTERIOR ELEVATIONS	PERMIT/CONSTRUCTION	05.26.23
A701	MILLWORK SECTIONS	PERMIT/CONSTRUCTION	05.26.23
A702	MILLWORK SECTIONS	PERMIT/CONSTRUCTION	05.26.23
DRAWINGS: 5			

OWNER CONSULTANT PROVIDED DOCUMENTS FOR REFERENCE			
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		
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.



1 | Location map

SYMBOL LEGEND

1 A101 ENLARGED CALLOUT TAG

1 A101 INTERIOR ELEVATION TAG

1 A101 EXTERIOR ELEVATION TAG

DETAIL NUMBER

VIEW TITLE

VIEW SCALE

SHEET NUMBER

X Name

Sheet SCALE: X/X" = 1"-0"

ROOM NAME

ROOM TAG

101

FLOOR NAME

ELEV. 100'-0"

LEVEL REFERENCE

0, 0 DATUM WORKPOINT

1 COLUMN GRIDS

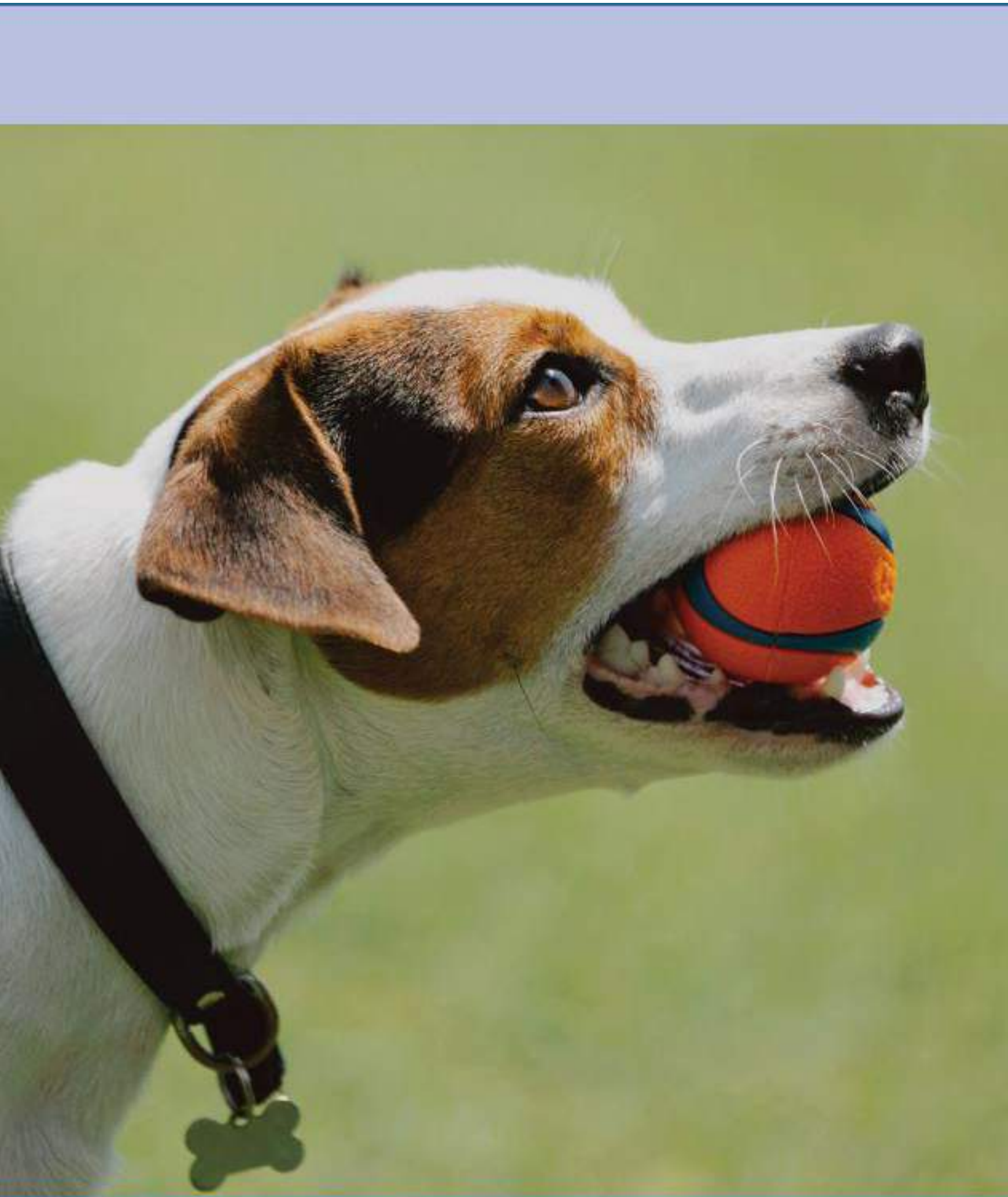
NUMBERS DESIGNATE VERTICAL COLUMN LINES

A LETTERS DESIGNATE HORIZONTAL COLUMN LINES

A SQUARE DESIGNATE EXISTING COLUMN GRID

ABBREVIATION LEGEND

& L @	AND ANGLE AT	ACCESS. ACOUS. ACT A.D. ADJ A.F.F. AL ANOD. ARCH. ASPH. BD. BF BLDG. BLK'G. BOT. BR. CAB. CEM. C.J. CLG C.F.M.F. C.O. CLO. CLR. COL. CONC. C.G. CONST. CONT. COR CORR. CPT C.T. CTSK. CW D.F. DET. DIA. DIM. DN. D.O. DOOR D.S. DWG. DWDR. EA E.J. EL ELEC. ELEV. E.O.S./EOS E.O.D./EOD EP EPX EQ EQPM E.W. EXIST. / EX. EXP. EXT. FA FD FON FE FEC FHC FIN FL F.O. F.O.S. FFRF FR FRP FRT F.S. FT FTG FUR GA GALV. G.B. GFRC. GL. GYP. H.B. H.C. HDWD HDWE HM HORIZ. HR HGT INSUL IMP INT INT J.C. JT. KIT. LAV LG L.L.V. LT LVT MAX MECH MTL MFR. MIN. MISC. M.O.	AND ACCESSIBILITY ACOUSTICAL ACOUSTICAL CEILING TILE AREA DRAIN ADJUSTABLE ABOVE FINISH FLOOR ALUMINUM ANODIZED ARCHITECTURAL or ARCHITECT ASPHALT BOARD BARRIER FREE BUILDING BLOCKING BOTTOM BRICK CABINET CEMENT CONTROL JOINT CURTAIN WALL COLD FORMED METAL FRAMING CLEAN OUT CLOSET CLEAR COLUMN CONCRETE CORNER GUARD CONSTRUCTION CONTINUOUS CORRIDOR CORRUGATED CARPET CERAMIC TILE COUNTER SUNK CURTAIN WALL DRINKING FOUNTAIN DETAIL DIAMETER DIMENSION DOWN DOOR DOOR OPENING DOWN SPOUT DRAWING DRAWER EACH EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EDGE OF SLAB EDGE OF DECK ELECTRICAL PANEL EPOXY EQUAL EQUIPMENT EACH WAY 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 HARDWOOD HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT INSULATION INSULATED METAL PANEL INSULATED METAL WALL PANEL INTERIOR JANITOR'S CLOSET JOINT KITCHEN LAVATORY LENGTH LONG LEG VERTICAL LIGHT LUXURY VINYL TILE MAXIMUM MECHANICAL METAL MANUFACTURER MINIMUM MISCELLANEOUS MASONRY OPENING	€ or Ø ± CENTERLINE DIAMETER PLUS OR MIN	N NIC NOM. NTS OIC OFC OPNG OPP OVFD PL PLAM PLAS PNT PLYWD PREFAB PFN PROJ PT R RCP R.C. RD REINFORC REINQ RESIL RFG RM R.S. SAN SC SCHED SHT SIM SPEC SQ ST-STL. SS ST STD STL STN STOR STRUCT SUSP SYM T T&B TERR. T.O.C. T&G THK THRES. T.O.P. TA TV T.O.W. TOS / T.O.S. TYP. U/C U.N.O. U.SK. V.B. VCT VERT. VEST V.F. V.I.F. W W/ WB W.C. WC WD W/O WR W.SCT. WT. W.W.F.	NORTH NOT IN CONTRACT NOMINAL ON CENTER OFFICE OPENING OPPOSITE OVERFLOW DRAIN PLATE PLASTIC LAMINATE PLASTER PAINT PLYWOOD PREFABRICATED PREFINISH or PREFINISHED PROJECTION POINT RISER REFLECTED CEILING PLAN ROOF CONDUCTOR ROOF DRAIN REINFORCING REQUIRED RESILIENT ROOFING ROOM ROOM SUMP SANITARY SOLID CORE SCHEDULE SHEET SIMILAR SPECIFICATIONS SQUARE STAINLESS STEEL SOLID SURFACE STONE STANDARD STEEL STAIN STORAGE STRUCTURAL or STRUCTURE SUSPENDED SYMMETRICAL TREAD TOP AND BOTTOM TERRAZZO T.O.C. T&G THICK THRESHOLD TOP OF PARAPET TOILET ACCESSORY TELEVISION TOP OF WALL TOP OF STEEL TYPICAL UNDERCUT UNLESS NOTED OTHERWISE UTILITY SINK VAPOR BARRIER VINYL COMPOSITION TILE VERTICAL VESTIBULE VINYL FLOORING VERIFY IN FIELD WIDTH WITH WALL BASE WATER CLOSET WALLCOVERING WOOD WITHOUT WATER RESISTANT WAINSCOT WEIGHT WELDED WIRE FABRIC
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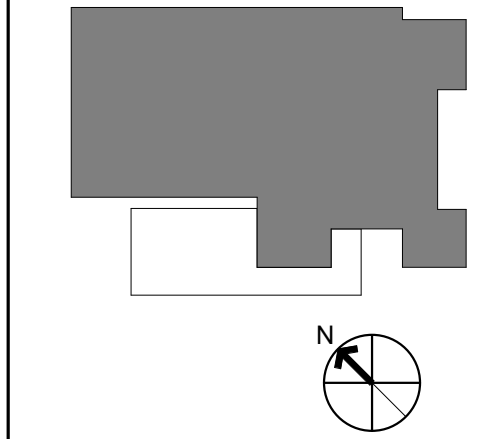
Seal:



Project:
BARKSIDE LLC

7960 KERCHEVAL AVE
DETROIT, MI 48214

Key Plan:



Issued for
Schematic Design 04.14.23
SLU SUBMISSION 05.01.23
PERMIT/CONSTRUC 05.26.23
TION



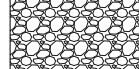
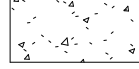




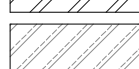

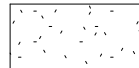


Drawn by:
JML
Checked by:
ARR
Sheet Title:
COVER SHEET, GENERAL INFORMATION, DRAWING INDEX

Project No.:	2023.031
Sheet No.:	G001

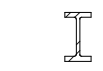

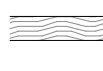


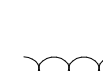


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MATERIAL LEGEND









HATCH PATTERNS

-  EARTH
-  SAND
-  GRAVEL FILL
-  CONCRETE
-  BRICK
-  MASONRY
-  GROUT
-  MORTAR
-  STEEL
-  STAINLESS STEEL
-  RIGID INSULATION
-  GYPSUM BOARD
-  CEMENT BOARD

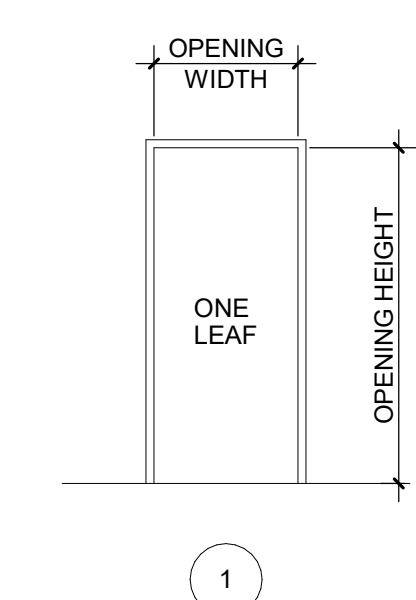
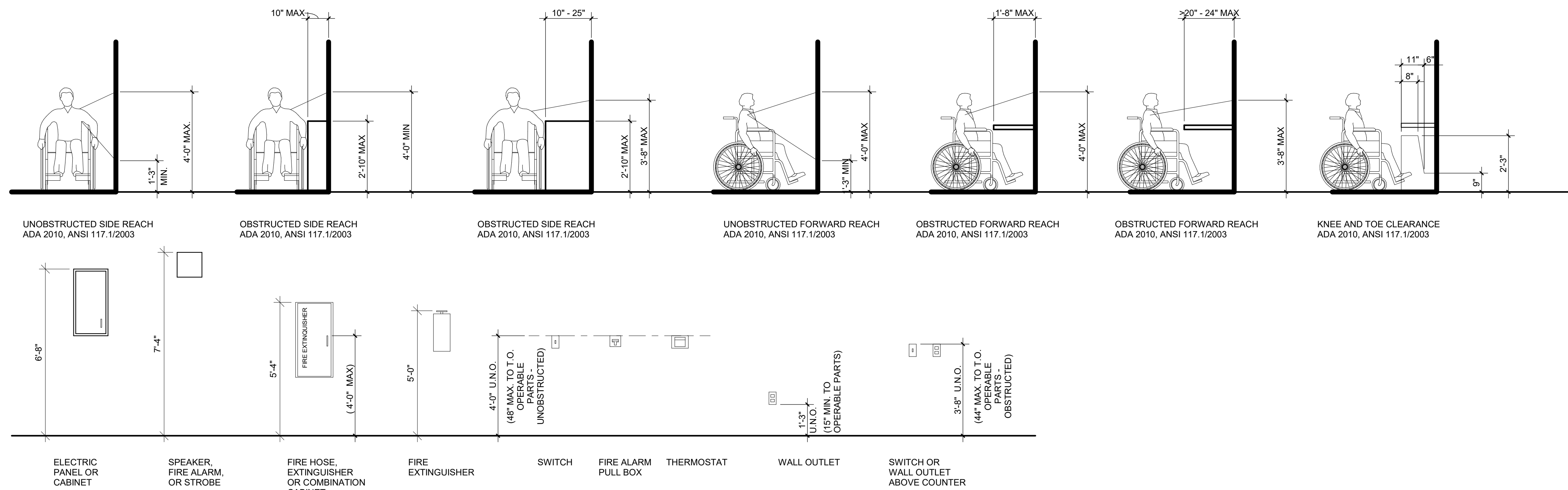
TYPICAL DETAIL SYMBOLS

-  STEEL MEMBER
-  SPRAY ON FIREPROOFING
-  HARDWOOD
-  PLYWOOD
-  CONTINUOUS BLOCKING
-  SHIM
-  BATT INSULATION
-  SEALANT WITH BACKER ROD

PARTITION PLAN DESIGNATIONS

-  SMOKE SEPARATION
-  1 HOUR FIRE SEPARATION
-  2 HOUR FIRE SEPARATION
-  3 HOUR FIRE SEPARATION
-  METAL STUD PARTITION
-  WOOD STUD PARTITION
-  CMU PARTITION
-  CONCRETE WALL

TYPICAL MOUNTING LEGEND



3
G002 / 1/4" = 1'-0"

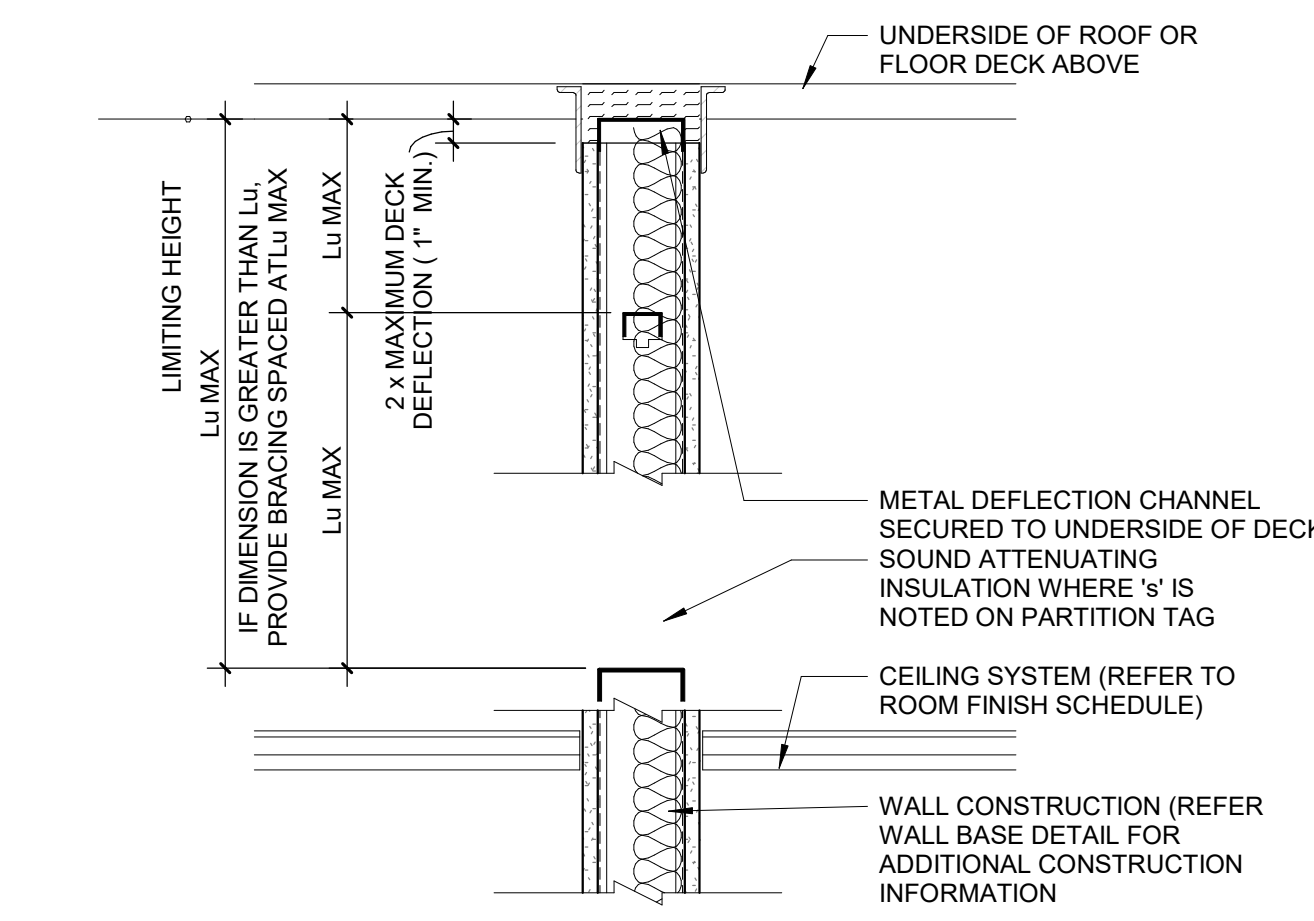
INTERIOR PARTITION SCHEDULE													
TYPE	DESCRIPTION	WIDTH		DET'L	STUD			UL DESIGN			STC*		REMARKS
		NOMINAL	ACTUAL		DEPTH	THICK	SPACING	1 HR	2 HR	OTHR	W/O	W/	
C3	1 GYP. BOTH SIDES ON 4" METAL STUDS	0' - 5 1/4"	5 1/4"	1/G002 2/G002	4"	30 ML	16" O/C	U419			42	44	

PARTITION LEGEND

THE PARTITION TAG

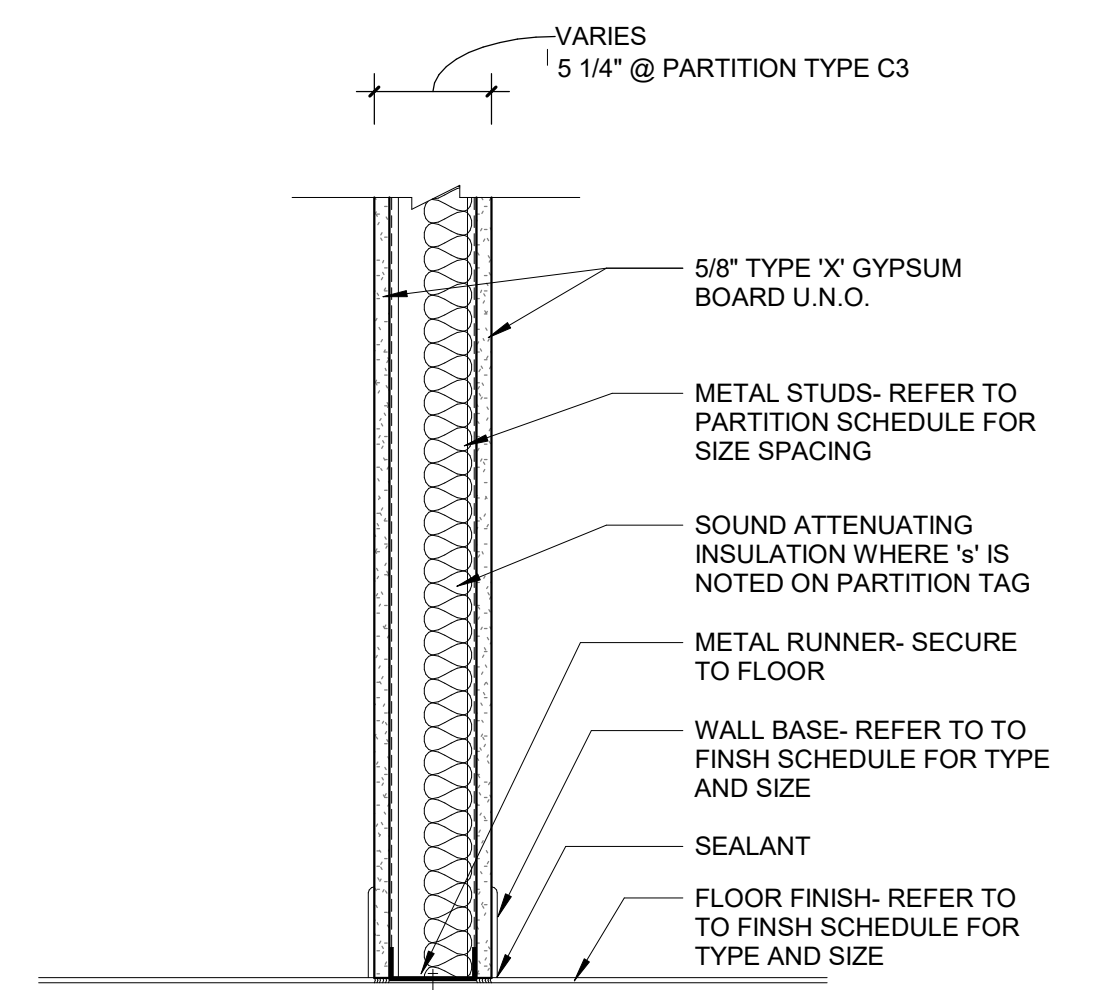
- DESIGNATES THE PARTITION GROUP. IT INDICATES THE DETAIL DRAWING THAT WILL SHOW THE PARTITION CONSTRUCTION, INCLUDING THE BASE CONDITION.
- DESIGNATES THE SIZE OF THE MATERIAL- VARIOUS STUD SIZES OR MASONRY UNIT SIZES.
- DESIGNATES THE TOP OF PARTITION CONDITION. Z = TO DECK
- DESIGNATES THAT THE PARTITION HAS SOUND ATTENUATING INSULATION.
- DESIGNATES THE FIRE RESISTANCE RATING OF THE PARTITION IN HOURS. (NON-RATED PARTITIONS WILL HAVE NO NUMERICAL PREFIX)

PARTITION GROUPS (REMOVE TYPE FROM NOTE WHEN NOTE USED)
C = ONE LAYER OF GYPSUM BOARD ON BOTH SIDES OF METAL STUDS.



2
G002 / 1 1/2" = 1'-0"

1
G002 / 1 1/2" = 1'-0"

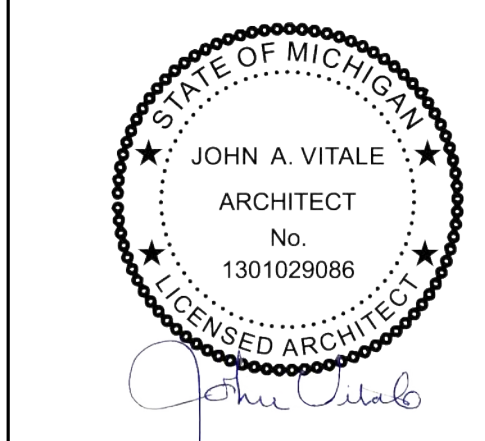


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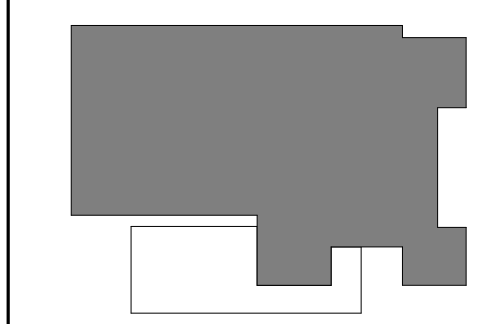
Seal:



Project:
BARKSIDE LLC

7960 KERCHEVAL AVE
DETROIT, MI 48214

Key Plan:



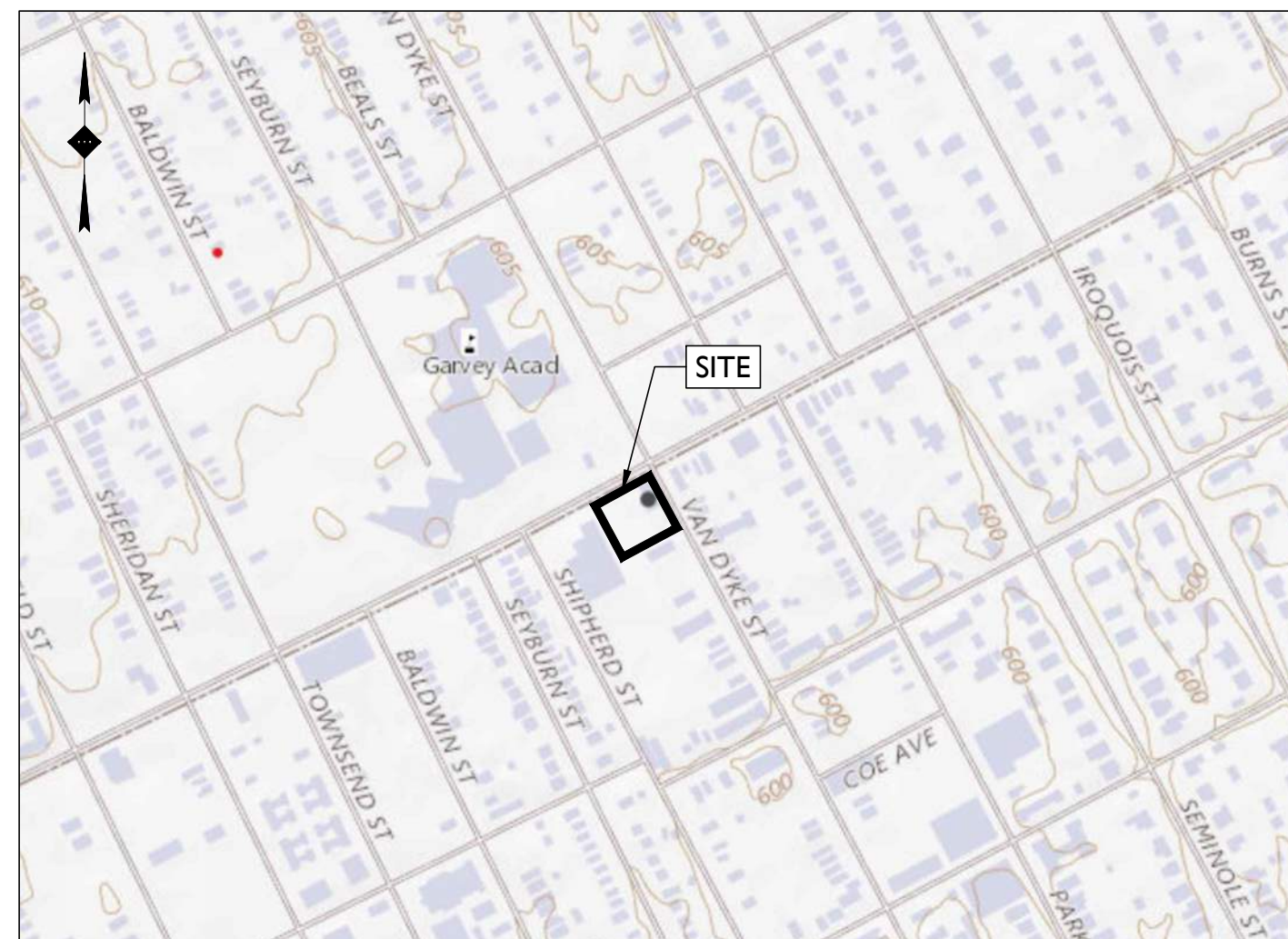
Issued for
PERMIT/CONSTRUC 05.26.23
TION

Drawn by:
JML
Checked by:
ARR
Sheet Title:
STANDARD MOUNTING
HEIGHTS, WALL SCHEDULE,
AND DOOR SCHEDULE

Project No. :
2023.031

Sheet No. :
G002

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SOURCE: USGS TOPOGRAPHICAL MAPS, DATE RETRIEVED 04/12/2023

LOCATION MAP

SCALE: 1" = 500'±

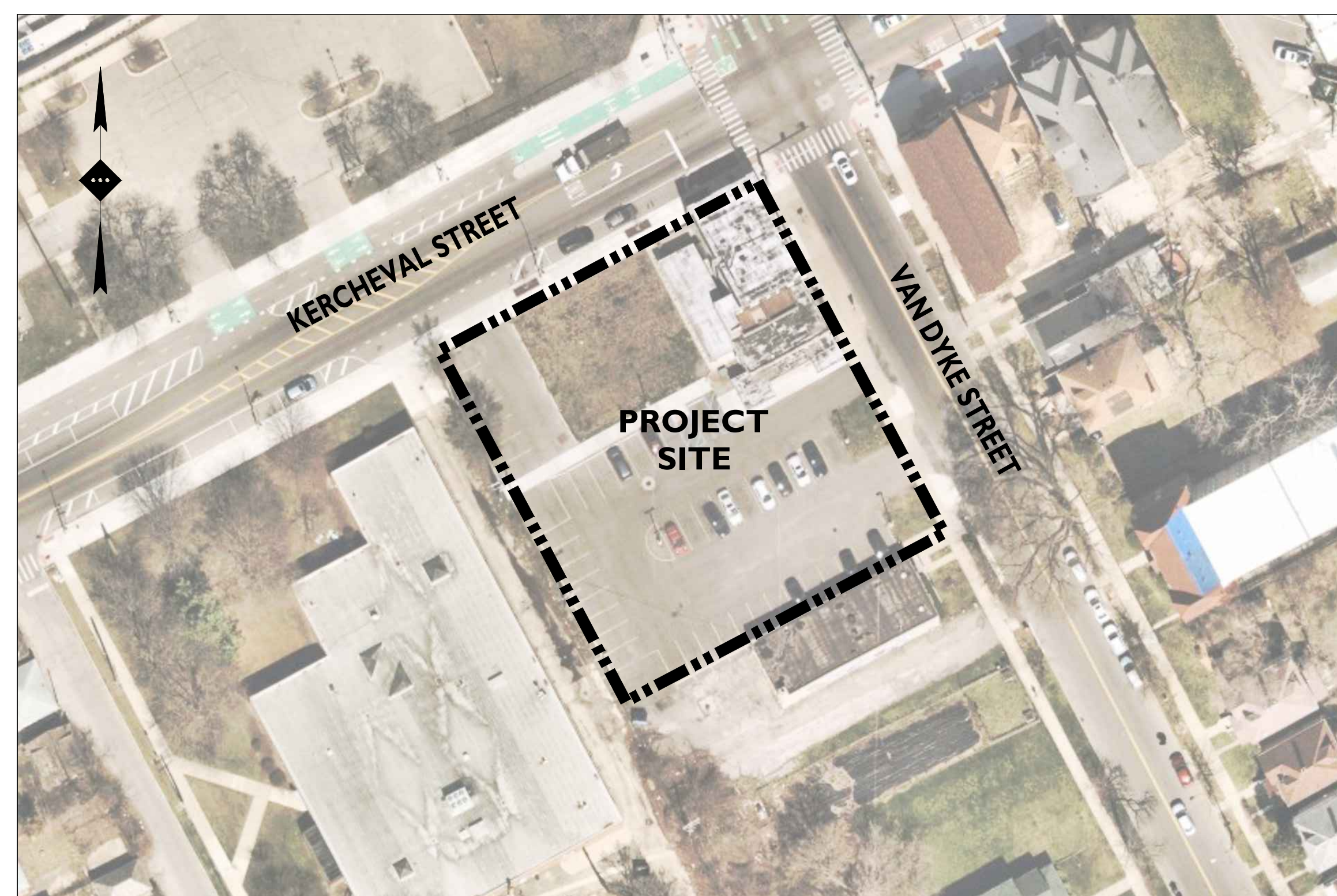
SITE IMPROVEMENT PLANS

FOR

BARKSIDE LLC

PROPOSED DOG BAR

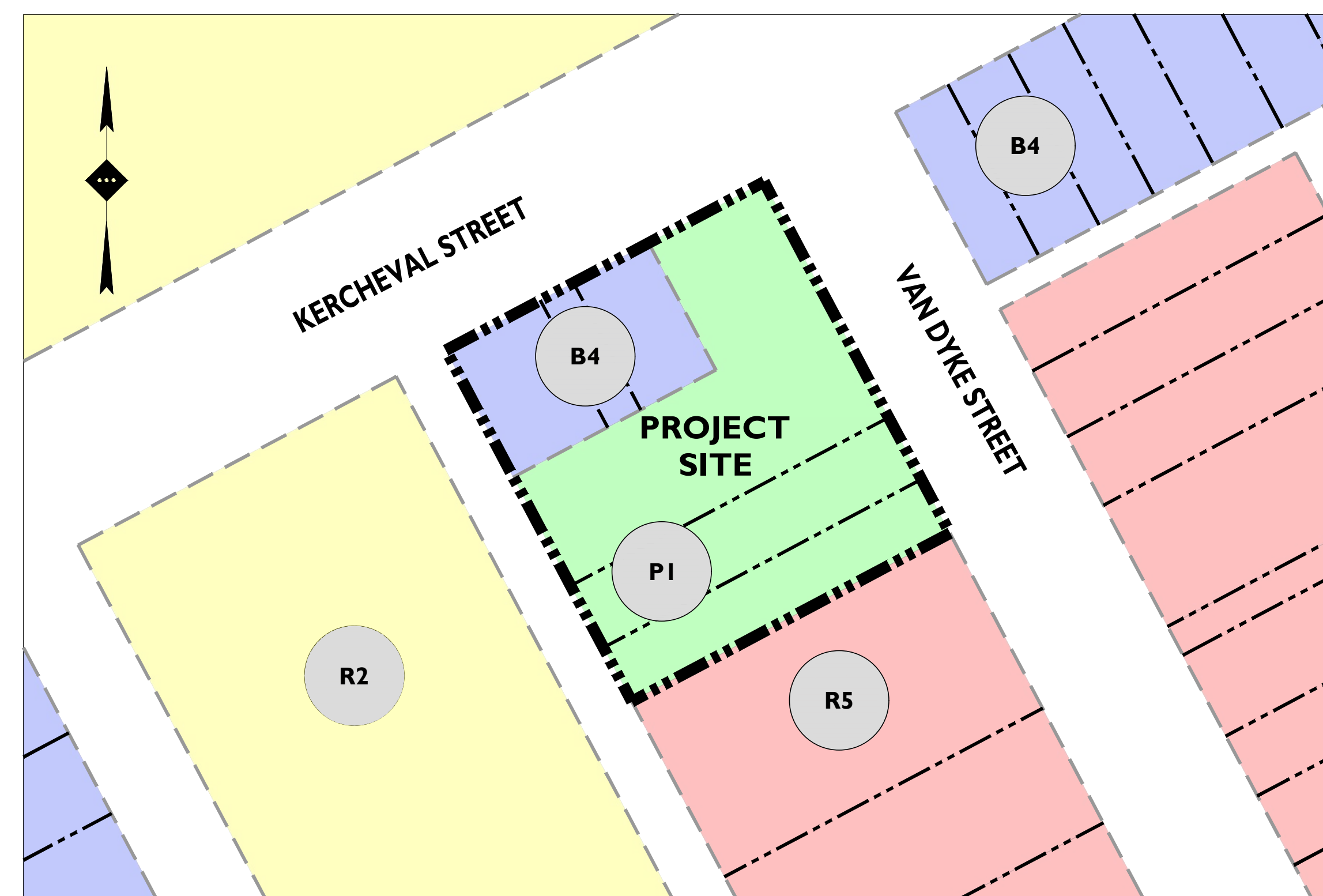
PID: 17000119, 17000121, 17000120.001, 1700012.002L,
17010284-6, & 17010287
7960 KERCHEVAL STREET
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN



SOURCE: NEARMAP, DATE RETRIEVED 04/12/2023

AERIAL MAP

SCALE: 1" = 50'±



SOURCE: WAYNE COUNTY PARCEL VIEWER, CITY OF DETROIT ZONING MAP, DATE RETRIEVED 04/12/2023

ZONING MAP

SCALE: 1" = 50'±

PLANS PREPARED BY:



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Phone 248.247.1115

PLAN REFERENCE MATERIALS:

- 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
- 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

DRAWING TITLE	SHEET #
BOUNDARY AND TOPOGRAPHIC SURVEY	C1
ENGINEERING PLAN	C3

NOT APPROVED FOR CONSTRUCTION

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SITE IMPROVEMENT PLANS
BARKSIDE LLC
PROPOSED DOG BAR

PID: 17000121, 17000120.002L, 17000120.001, 17000119, 17010284-6, 17010287
7960 KERCHEVAL AVENUE
TOWN/TOWNSHIP/BOROUGH/CITY
COUNTY, STATE



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SCALE: AS SHOWN PROJECT ID: DET-230074

TITLE:

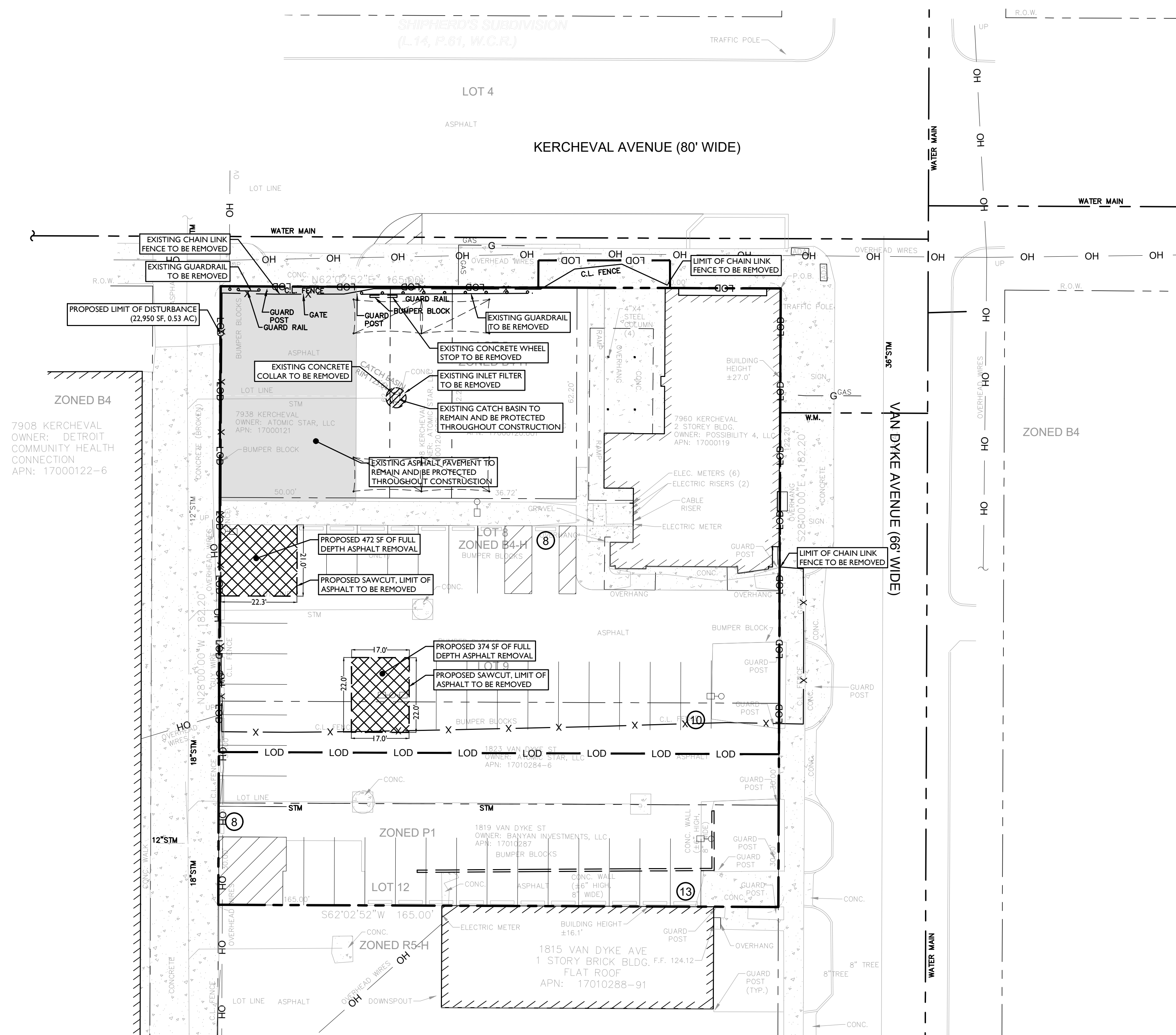
COVER SHEET

DRAWING:

C-1

ISSUE	DATE	BY	DESCRIPTION
4	05/25/2023	NB	FOR PERMIT
3	05/01/2023	NB	FOR SLU APPROVAL
2	04/14/2023	NB	FOR CLIENT REVIEW
1	03/21/2023	NB	FOR CLIENT REVIEW

NOTES: 1. SEE SHEET C-1 FOR SITE PLAN. 2. SEE SHEET C-2 FOR DEMOLITION PLAN. 3. SEE SHEET C-3 FOR CONSTRUCTION DETAILS. 4. SEE SHEET C-4 FOR CONSTRUCTION DETAILS. 5. SEE SHEET C-5 FOR CONSTRUCTION DETAILS.



SYMBOL	DESCRIPTION
--- ---	FEATURE TO BE REMOVED / DEMOLISHED
—— LOD ——	LIMIT OF DISTURBANCE
- - - -	PROPOSED SAWCUT
	PROPOSED FULL DEPTH ASPHALT REMOVAL

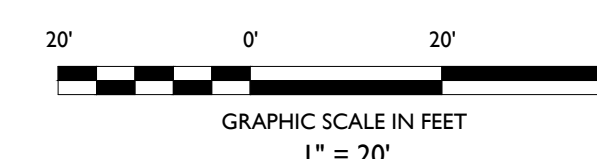
ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO REMAIN UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS



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

DEMOLITION NOTES

1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.



ISSUE	DATE	BY	DESCRIPTION
4	05/23/2023	NB	FOR PERMIT
3	05/01/2023	NB	FOR SLU APPROVAL
2	04/14/2023	NB	FOR CLIENT REVIEW
1	03/21/2023	NB	FOR CLIENT REVIEW

NOT APPROVED FOR CONSTRUCTION

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SITE IMPROVEMENT PLANS

BARKSIDE LLC

PROPOSED DOG BAR

PID: 17000121, 17000120, 002L, 17000120, 001, 17000119, 17010284-6, 17010287
7960 KERCHEVAL AVENUE
TOWN/TOWNSHIP/BOROUGH/CITY
COUNTY, STATE

STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: DET-230074

TITLE:
DEMOLITION PLAN

DRAWING:
C-2

LANDSCAPING AND BUFFER REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 50-14-326. § 50-14-327.(3)	LANDSCAPE REQUIREMENTS ALL UNPAVED AREAS SHALL BE LANDSCAPED ALL HEDGES AND OPAQUE SCREENING THAT IS MAINTAINED OR PLACED WITHIN 20 FT OF THE PUBLIC SIDEWALK SHALL BE MAXIMUM 3 FT HIGH	COMPLIES COMPLIES
§ 50-14-361.	OPEN SPACE REQUIREMENTS ANY PORTION OF A LOT THAT IS NOT USED FOR BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, ETC., SHALL BE LANDSCAPED	COMPLIES
§ 15-14-341.(1)	SCREENING REQUIREMENTS 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.	1 TREE FOR EVERY 30 LF OF BUFFER FRONTAGE VAN DYKE AVENUE: 120 FT (56 FT) * (1 TREE / 30 FT FRONTAGE) = 2 TREES TREES SHALL HAVE A MINIMUM PLANTING AREA OF 18 SF	2 TREES COMPLIES
§ 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
§ 15-14-341.(1)b.6.	VEGETATIVE SCREEN SHALL PROVIDE 75% OPACITY	COMPLIES
§ 15-14-343.	INTERIOR LANDSCAPING REQUIREMENTS 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	1,584 SF PROPOSED
§ 15-14-343.(2)	EACH INTERIOR LANDSCAPED AREA SHALL HAVE A MINIMUM AREA OF 150 SF EACH INTERIOR LANDSCAPED AREA SHALL HAVE A MINIMUM DIMENSION OF 7 FT IN ANY DIRECTION EACH INTERIOR LANDSCAPED AREA SHALL HAVE 1 SHADE TREE	COMPLIES COMPLIES COMPLIES
§ 15-14-343.(4)	PARKING LOT TREES 1 TREE FOR EVERY 250 SF OF REQUIRED INTERIOR LANDSCAPED AREA (630 SF) * (1 TREE / 250 SF) = 2 TREES	2 TREES PROPOSED

LAND USE AND ZONING		
PID: 17000119, 17000121, 17000120.001, 1700012.002L, 17010284-6, & 17010287		
GENERAL BUSINESS HISTORIC DISTRICT (B4-H) / PARKING P1		
PROPOSED USE		
OUTDOOR COMMERCIAL RECREATION	CONDITIONAL USE	
BAR	BY-RIGHT USE	
ZONING REQUIREMENT		PROPOSED
MINIMUM LOT AREA	N/A	30,063 SF (0.69 AC)

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 50-14.51	BAR: 3 SPACES PLUS 1 SPACE PER 100 SF IN EXCESS OF 1,000 SF OF GFA	35 SPACES 4 SPACES DEDICATED TO APARTMENTS
	3 SPACES + (2,277 SF) / (100 SF) = 26 SPACES	

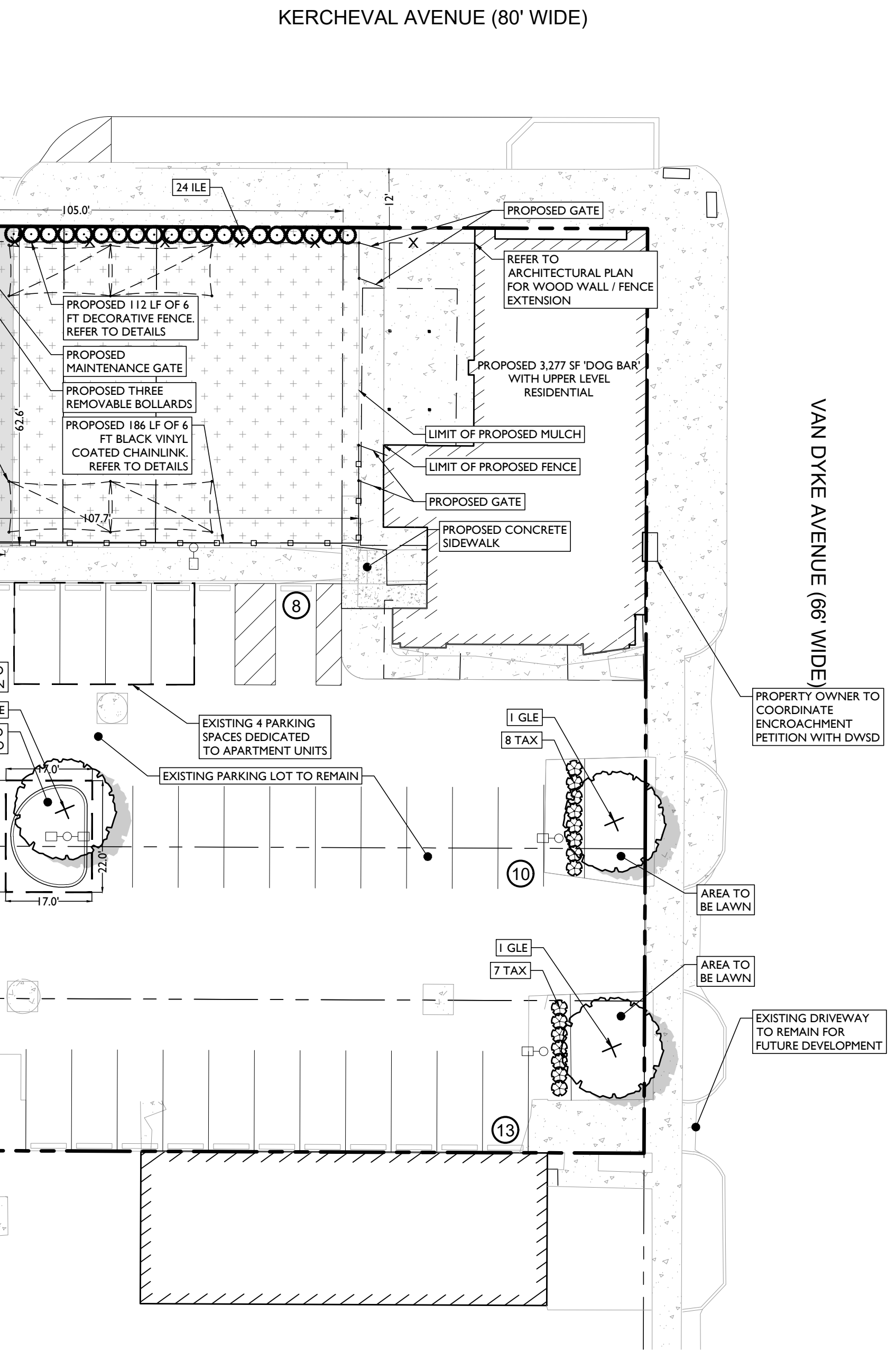
PLANT SCHEDULE						
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
(X)	GLE	4	GLEDISIA TRIACANTHOS 'INERMIS' SHADEMASTER'	SHADEMASTER HONEY LOCUST	2" - 2.5" CAL	B&B
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
(O)	ILE	24	'ILEX GLABRA' 'COMPACTA'	COMPACT INKBERRY	18" - 24"	POT
(T)	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.

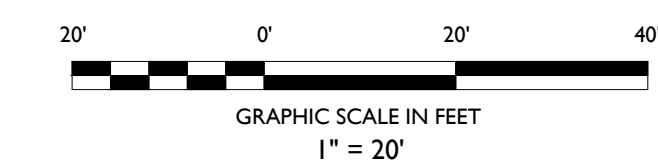
SYMBOL	DESCRIPTION
---	PROPERTY LINE
△	EXISTING CONCRETE
■	EXISTING ASPHALT
■	PROPOSED ASPHALT
+	PROPOSED MULCH
X	PROPOSED DECORATIVE FENCE
□	PROPOSED CHAIN LINK FENCE
—	PROPOSED CURB

- LANDSCAPING NOTES**
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
 - THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
 - THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - 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.
 - 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**
- 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.
 - 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.
 - ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC AND ITS 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.
 - THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
 - 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.
 - 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 CONTRACTOR'S EXPENSE.
 - THE 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.
 - THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - 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.
 - THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
 - 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.



Know what's below
Call before you dig.



FOR PERMIT	FOR SLU APPROVAL	FOR CLIENT REVIEW	FOR CLIENT REVIEW	DESCRIPTION
4	3	2	1	ISSUE
05/25/2023	05/01/2023	04/14/2023	03/21/2023	DATE
				BY

NOT APPROVED FOR CONSTRUCTION

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www.stonefielddesign.com

607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

SITE IMPROVEMENT PLANS

BARKSIDE LLC

PROPOSED DOG BAR

PID: 17000121, 17000120.002L, 17000120.001, 17000119, 17010284-6, 17010287
7960 KERCHEVAL AVENUE
TOWN OF TOWNSHIP/BOROUGH/CITY
COUNTY, STATE



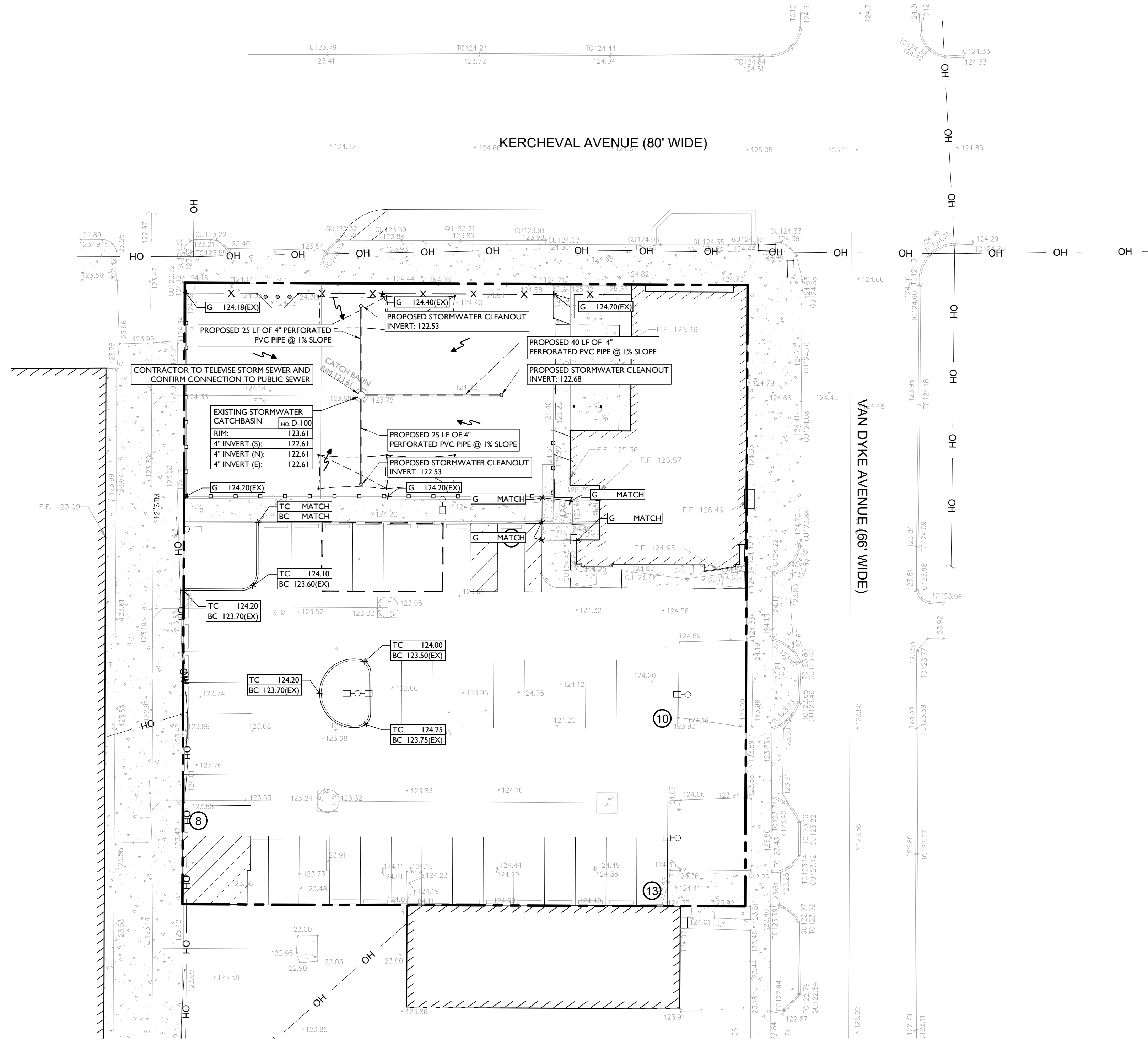
STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: DET-230074

TITLE:
SITE & LANDSCAPE PLAN

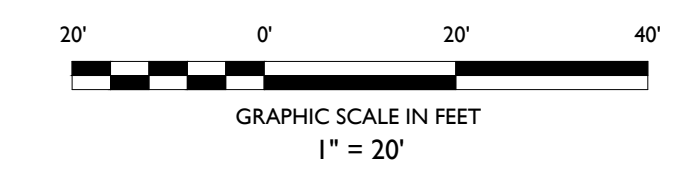
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C-3

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SYMBOL	DESCRIPTION
	PROPERTY LINE
	PROPOSED DIRECTION OF DRAINAGE FLOW
	PROPOSED GRADE SPOT SHOT
	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
	PROPOSED PERFORATED PVC PIPE
	PROPOSED STORMWATER CLEANOUT

- GRADING NOTES**
- 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.
 - 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.
 - 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.
 - 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.
 - 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.



ISSUE	DATE	BY	DESCRIPTION
4	05/23/2023	NB	FOR PERMIT
3	05/01/2023	NB	FOR SLU APPROVAL
2	04/14/2023	NB	FOR CLIENT REVIEW
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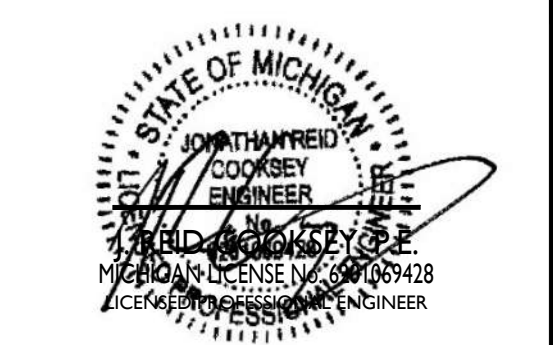
607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

SITE IMPROVEMENT PLANS

BARKSIDE LLC

PROPOSED DOG BAR

PID: 17000121, 17000120, 002L, 17000120, 001, 17000119, 17010284-4, 17010287
7960 KERCHEVAL AVENUE
TOWNSHIP/BOROUGH/CITY
COUNTY, STATE

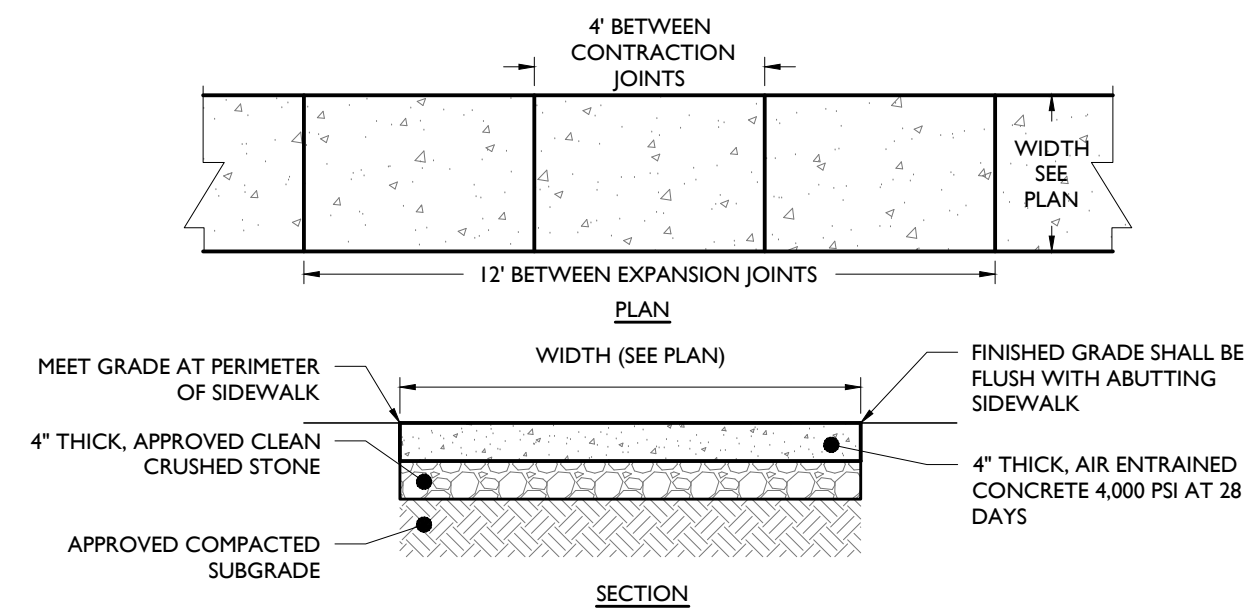


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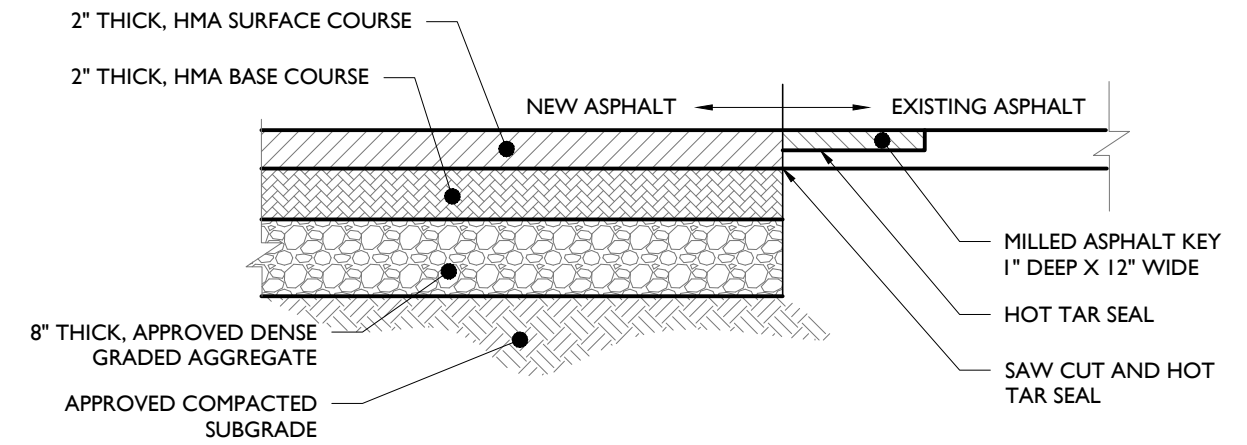
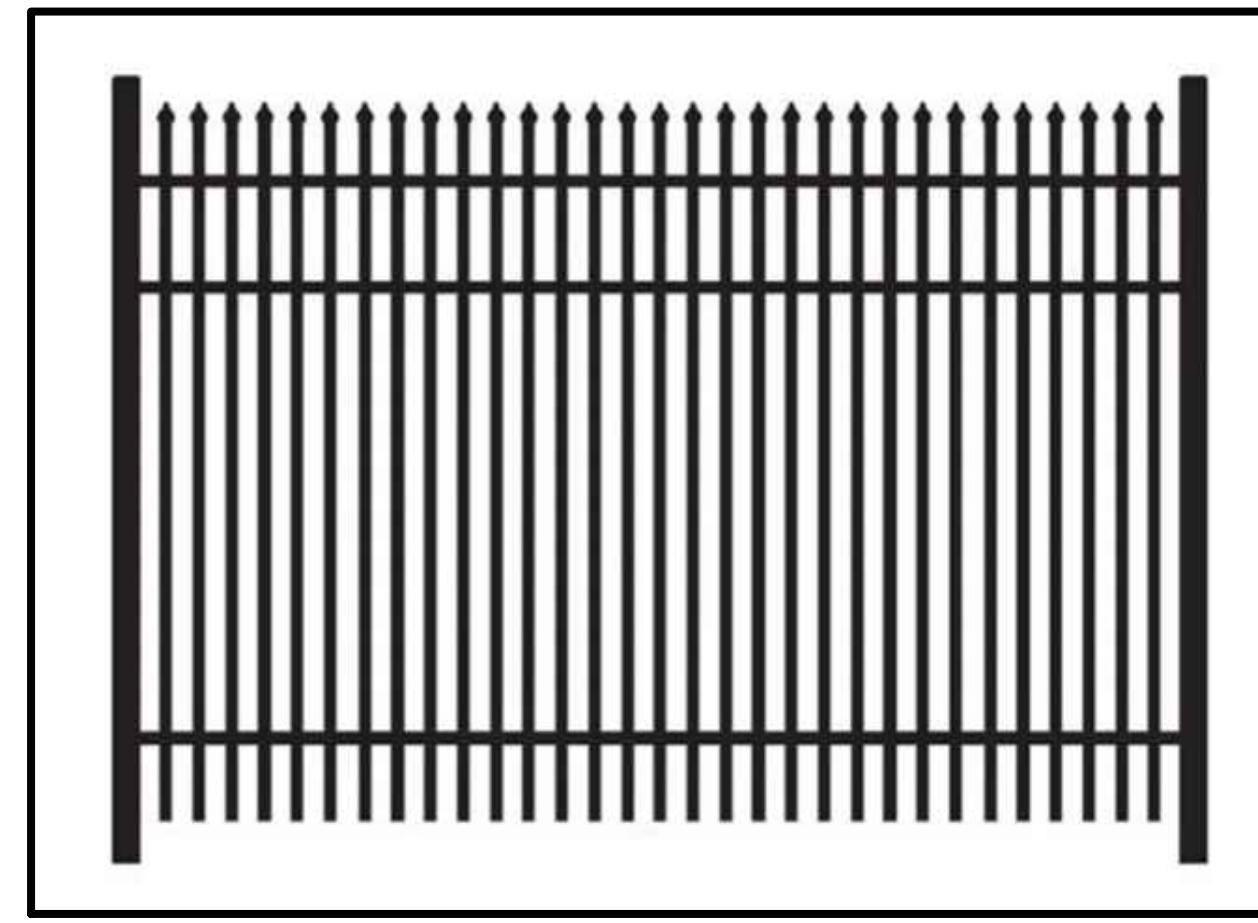
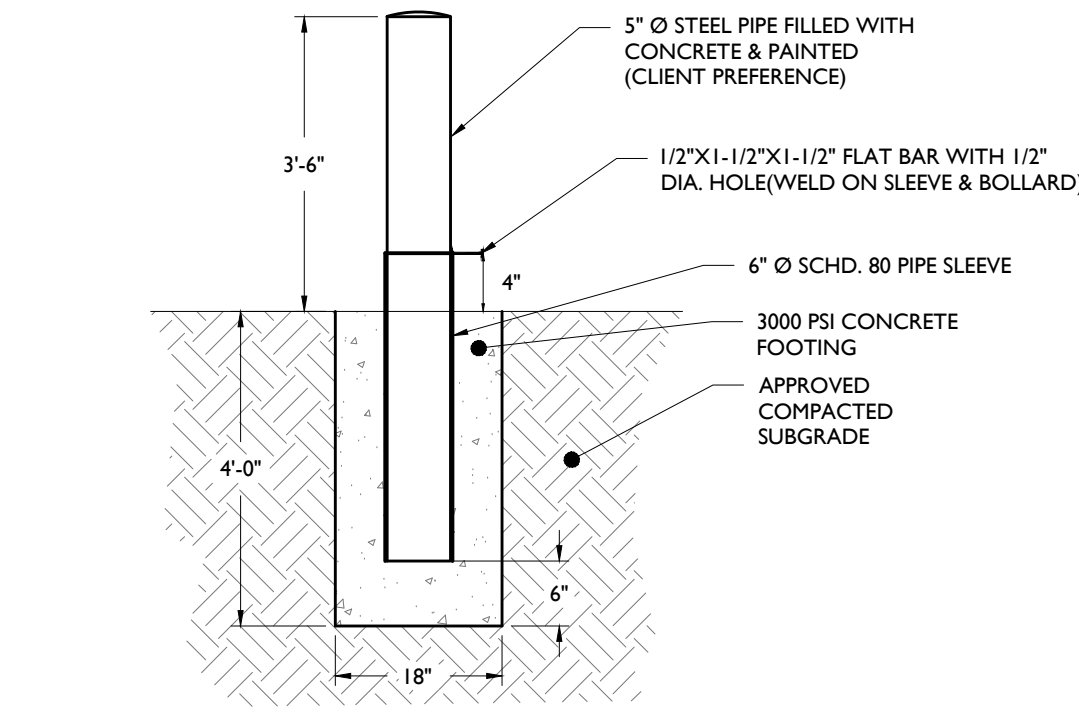
SCALE: 1" = 20' PROJECT ID: DET-230074

TITLE:
GRADING PLAN

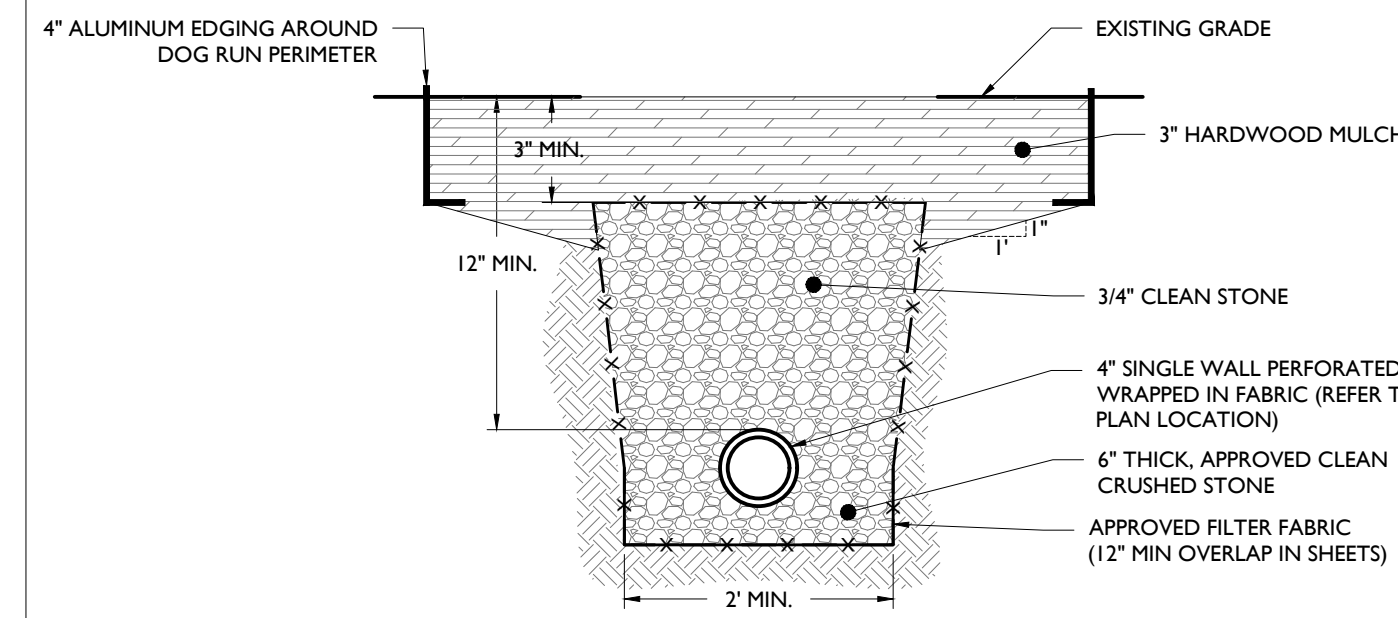
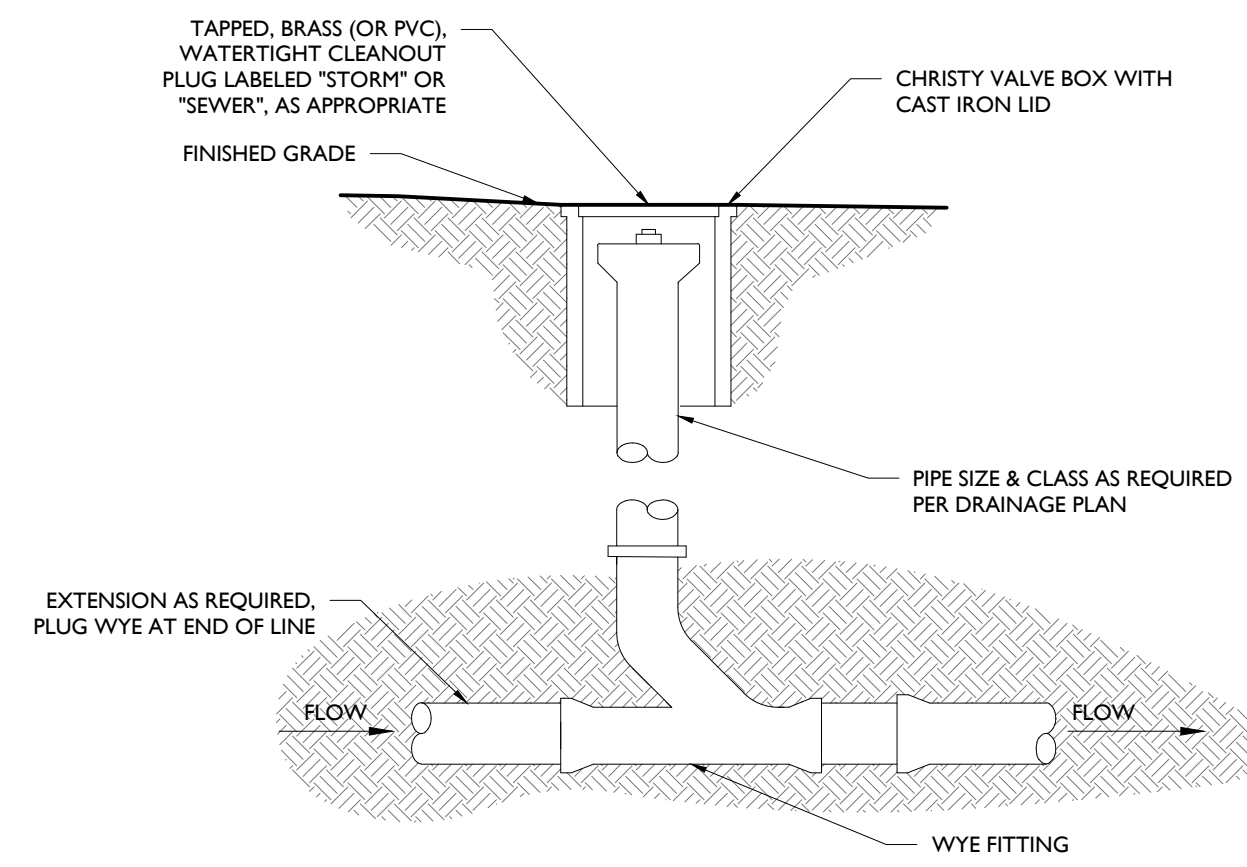
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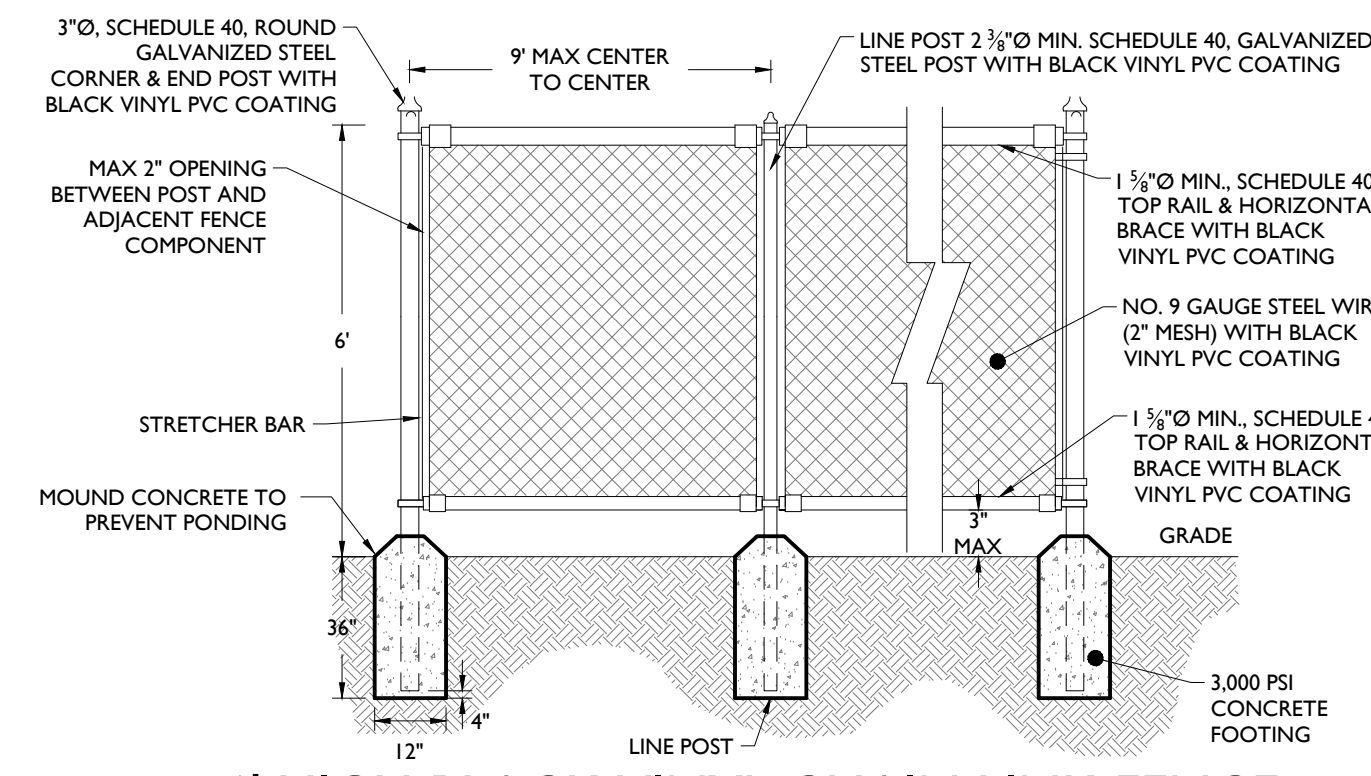
- NOTES:
1. MAXIMUM CROSS SLOPE SHALL BE 1/4" PER FOOT.
 2. 1/2" EXPANSION JOINTS SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED 1/2" FROM THE SURFACE.
 3. 1" DEEP BY 1/2" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT 4' INTERVALS.
 4. EXPANSION JOINT SHALL BE PROVIDED WHERE ADJACENT TO A BUILDING.



NOTE: HMA MIX AND DENSE GRADED AGGREGATE SHALL CONFORM TO STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.



NOTE: * STORM DRAIN - SEE DRAINAGE PLAN



- NOTES:
1. CONTRACTOR TO PROVIDE ALL HARDWARE NECESSARY FOR FENCE CONSTRUCTION AND OPERATION, PER SITE DESIGN. INSTALLATION SHALL COMPLY WITH MANUFACTURER'S REQUIREMENTS.
 2. FENCE DETAIL ONLY APPLIES TO FENCE WITHOUT PRIVACY SLATS.
 3. FENCE TO BE INSTALLED FOLLOWING SITE GRADING.
 4. FENCE TO BE INSTALLED ONE FOOT WITHIN PROPERTY LINE WHERE SHOWN ON PROPERTY LINE ON SITE PLAN.
 5. VIBRATE OR TAMP BACKFILL FOR CONSOLIDATION SURROUNDING FENCE POSTS.

NO.	DATE	ISSUE	BY	DESCRIPTION
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1	03/21/2023	NB		FOR CLIENT REVIEW

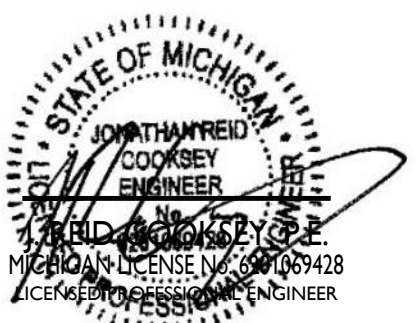
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SITE IMPROVEMENT PLANS
BARKSIDE LLC
PROPOSED DOG BAR

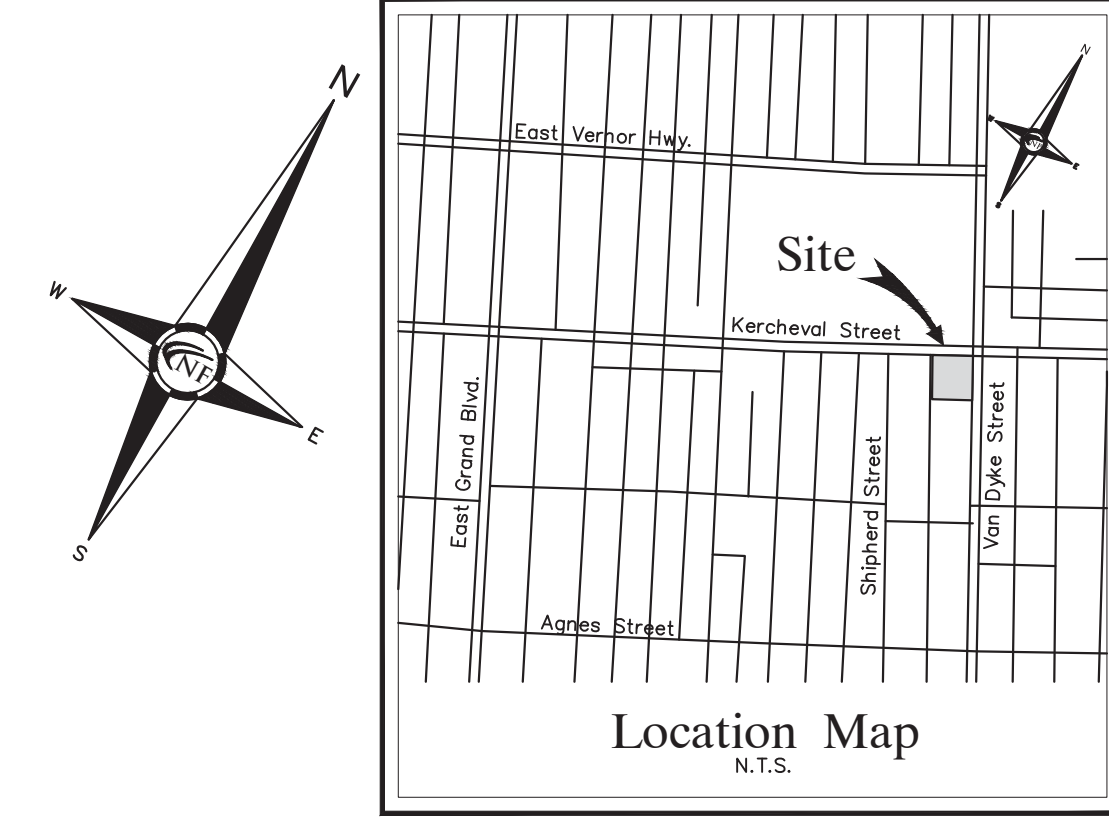
PID: 17000121, 17000120.002L, 17000120.001, 17000119, 17010284-6, 17010287
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SCALE: AS SHOWN PROJECT ID: DET-230074

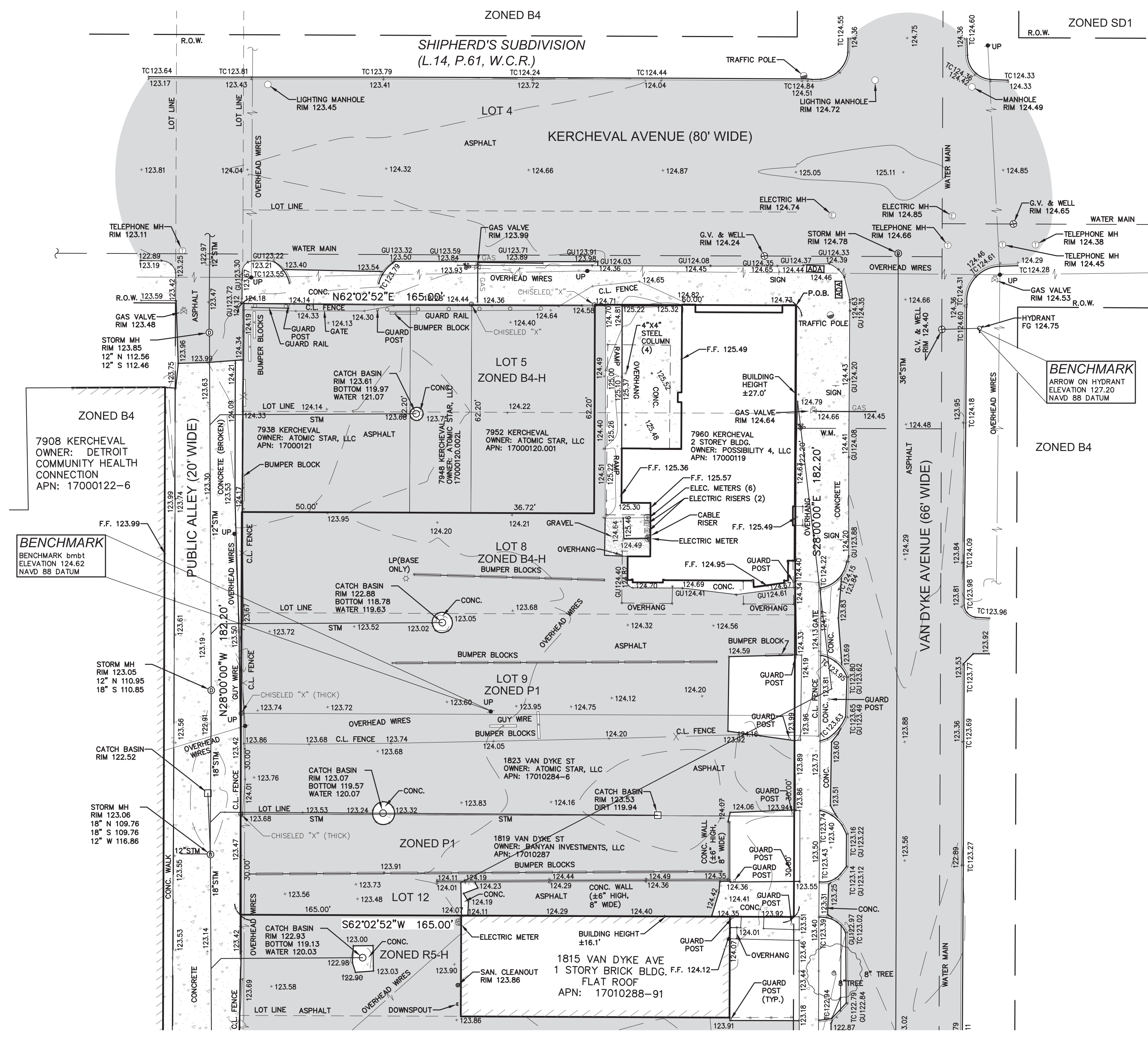
TITLE:
CONSTRUCTION DETAILS

DRAWING:
C-5



NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257
 WWW.NOWAKFRAUS.COM



COVID-19 PANDEMIC CONDITION

DUE TO THE UNPRECEDENTED COVID-19 PANDEMIC CONDITION AND RESTRICTIONS TO 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, SHIPHERD'S 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, SHIPHERD'S 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, SHIPHERD'S 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

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.
 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.

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



PROJECT
 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

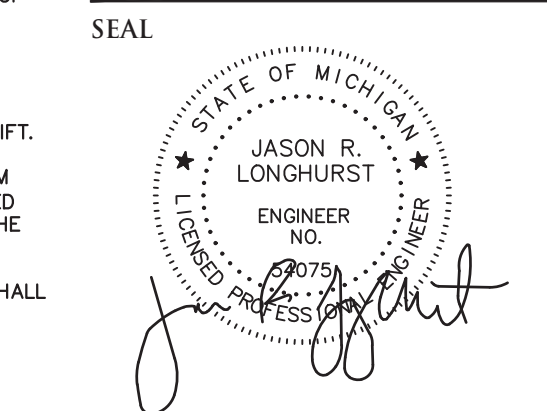
DESIGNED BY:
 T. Wood

APPROVED BY:
 J. Longhurst

DATE:
 November 9, 2015

SCALE: 1" = 20'

NFE JOB NO. SHEET NO.
 1899 C1



PROJECT
 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
 Shiphers Subdivision
 City of Detroit,
 Wayne County, Michigan

SHEET
 Engineering Plan



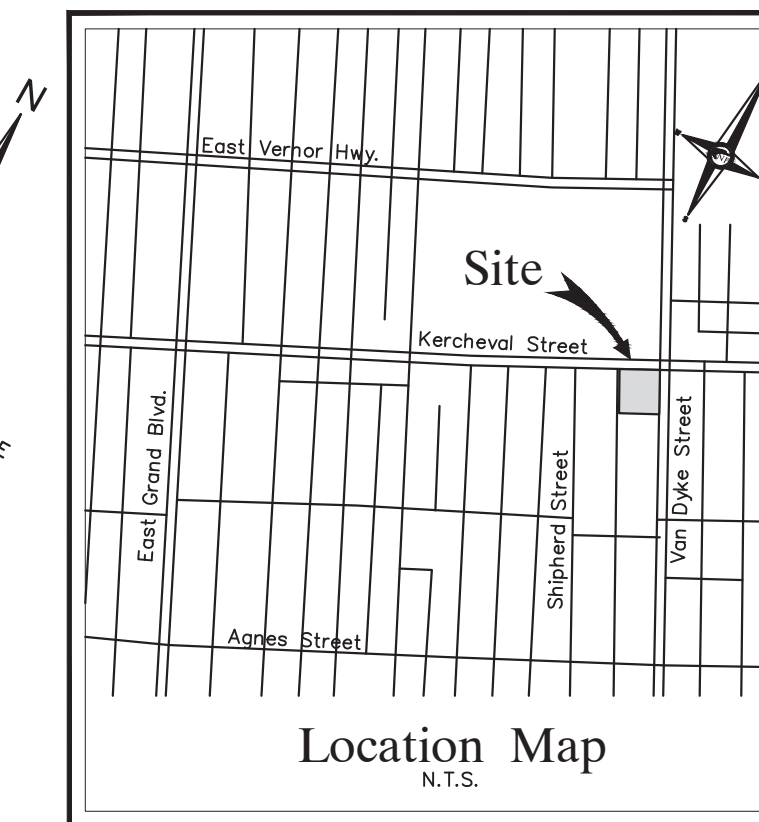
DATE ISSUED/REVISED
 2020-04-28 - ISSUED FOR SITE PLAN REVIEW
 2020-05-01 - REVISED PER OWNER
 2020-05-11 - REVISED PER OWNER
 2020-09-04 - REVISED PER OWNER

DRAWN BY:
 T. Wood
 DESIGNED BY:
 T. Wood
 APPROVED BY:
 J. Longhurst

DATE:
 September 1, 2020

SCALE: 1" = 20'
 20 10 0 10 20 30

NFE JOB NO. SHEET NO.
 1899 C3



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.

ASPHALT: SURFACE COURSE - HMA, SE1 ASPHALT CEMENT PENETRATION GRADE 85-100 BOND COAT - MDO ST-TH EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 1.5 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-5164.

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 INSTALLATION.

EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO 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.

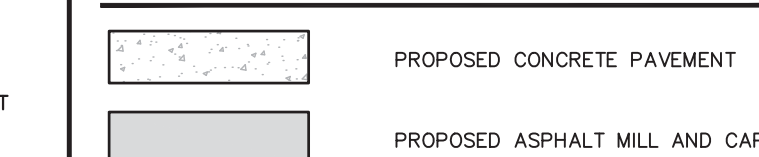
FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.

COVID-19 PANDEMIC CONDITION

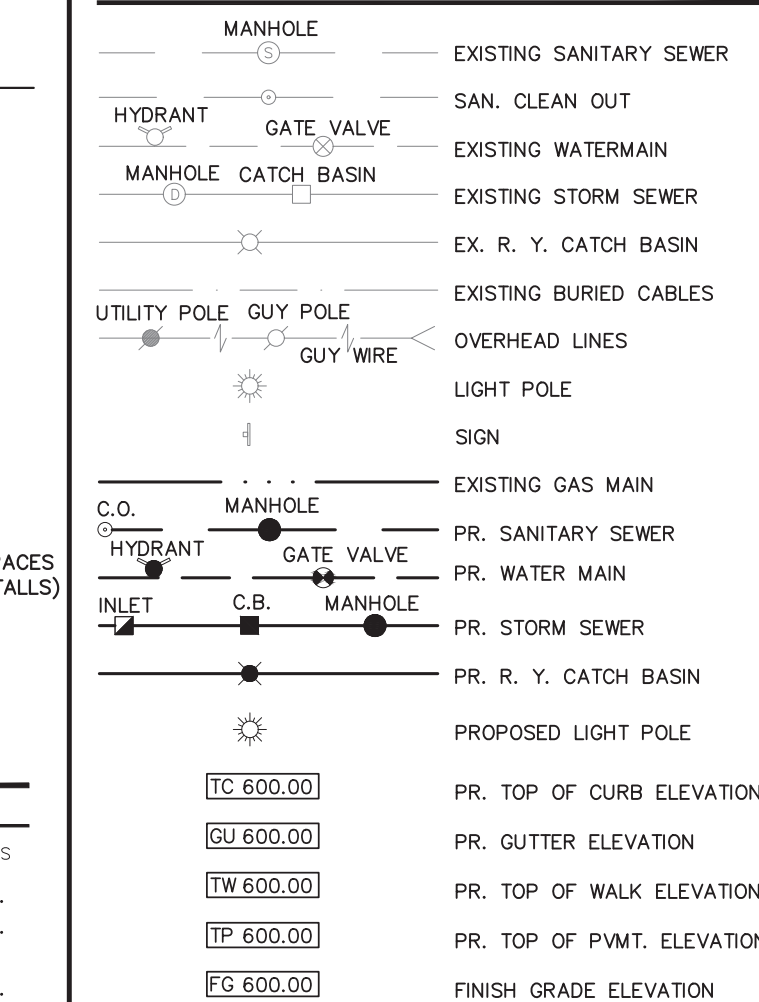
DUE TO THE UNPRECEDENTED COVID-19 PANDEMIC CONDITION AND RESTRICTIONS THE STANDARD DATA WHICH IS OBTAINED FROM MISS DIG / CALL 811 HAS BEEN RESTRICTED TO CRITICAL INFRASTRUCTURE ONLY. NFE WILL MAKE EVERY EFFORT TO OBTAIN CURRENT REFERENCE DATA FROM THE GOVERNING AGENCIES; HOWEVER, THIS DATA MAY BE PARTIAL 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 NFE OF ANY UTILITIES FLAGGED BY MISS DIG THAT WERE NOT SHOWN ON THE PLANS OR UTILITIES UNCOVERED DURING THEIR WORK.

PAVING LEGEND



LEGEND



DETENTION NOTE

EX. IMPERVIOUS SURFACE: 22,595 SF, OR 0.52 ACRES
 PR. IMPERVIOUS SURFACE: 20,492 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

DWSO 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

PN: 17000119
 OWNER: POSSIBILITY 4, LLC
 AREA: 13,632.00 SF, 0.313 ACRES
 ZONED: B-4H (GENERAL BUSINESS)

PN: 17010284-6
 OWNER: ATOMIC STAR, LLC
 AREA: 4,950.00 SF, 0.114 ACRES
 ZONED: B-4H (GENERAL BUSINESS)

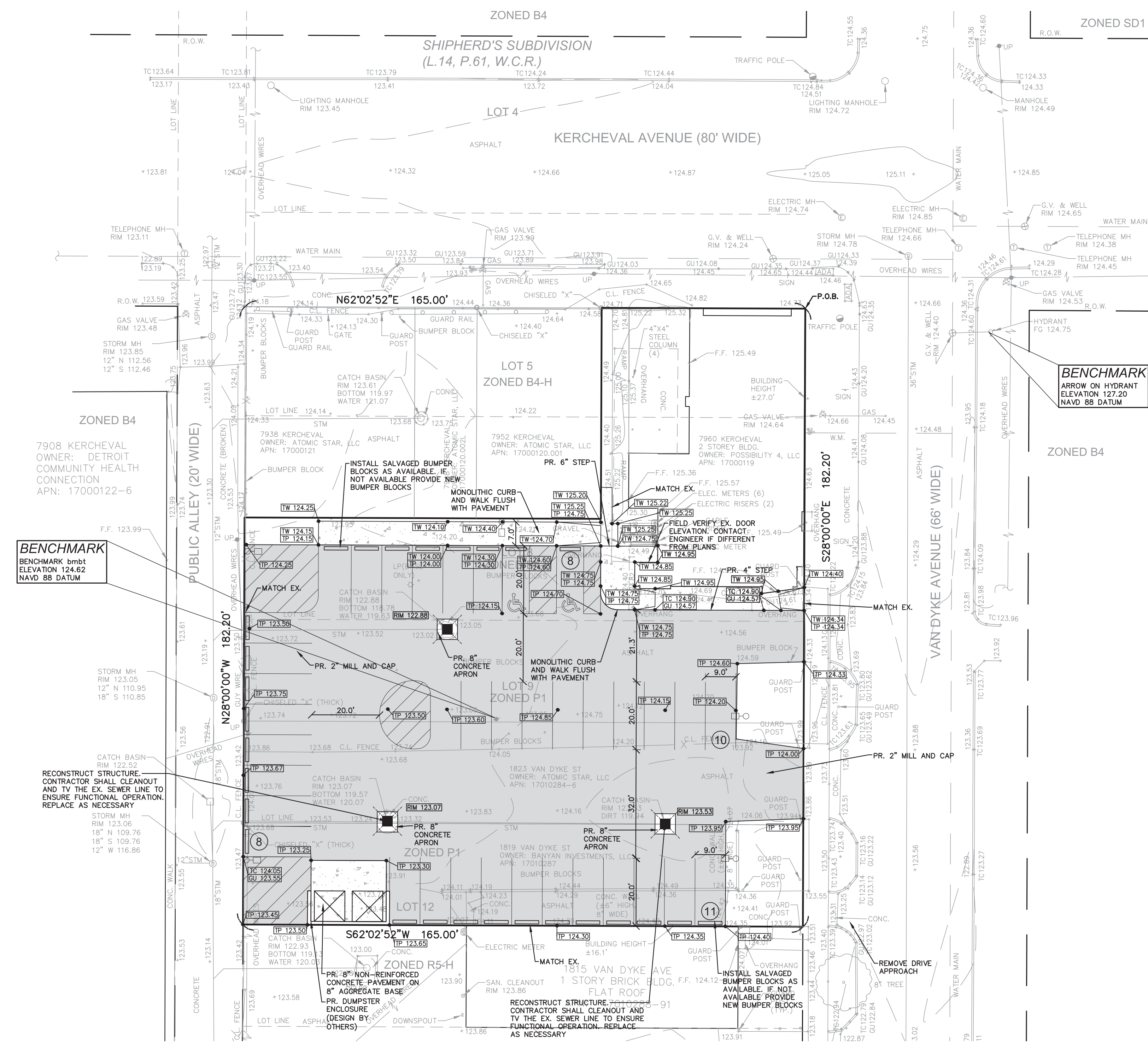
PN: 17010287
 OWNER: BANYAN INVESTMENTS
 AREA: 4,950.00 SF, 0.114 ACRES
 ZONED: P1 (PARKING)

TOTAL: 23,532 SQUARE FEET OR 0.54 ACRES.
 PROPOSED PARKING SPACES: 37 SPACES (INCLUDES 2 HANDICAP STALLS)

SITE COVERAGE
 BUILDING: 3,277 SF 13.93%
 PAVEMENT: 17,215 SF 73.16%
 LANDSCAPING: 1,040 SF 4.45%
 TOTAL: 23,532 SF 100.00%

ESTIMATED QUANTITIES

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



ZONED B4
 7908 KERCHEVAL
 OWNER: DETROIT
 COMMUNITY HEALTH
 CONNECTION
 APN: 17000122-6

BENCHMARK
 BENCHMARK HMBT
 ELEVATION 124.62
 NAVD 88 DATUM

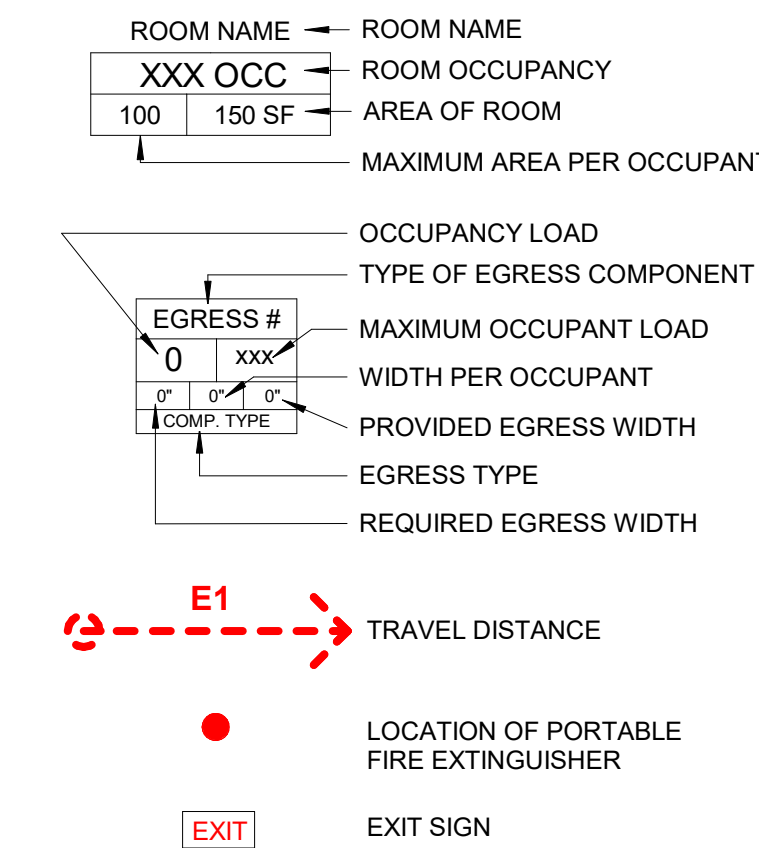
RECONSTRUCT STRUCTURE,
 CONTRACTOR SHALL CLEANOUT
 AND TV THE EX. SEWER LINE TO
 ENSURE FUNCTIONAL OPERATION.
 REPLACE AS NECESSARY

RECONSTRUCT STRUCTURE,
 CONTRACTOR SHALL CLEANOUT AND
 TV THE EX. SEWER LINE TO ENSURE
 FUNCTIONAL OPERATION. REPLACE
 AS NECESSARY

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 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 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 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 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, 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 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 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 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

PROJECT DESCRIPTION:
 EXISTING BUILDING 1ST FLOOR INTERIOR RENOVATION AND EXTERIOR ENCLOSED PARK TO ACCOMMODATE NEW OFF LEASH/DOG PARK WITH BAR.

APPLICABLE CODES:
 2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS (MRC)
 2018 MICHIGAN MECHANICAL CODE (MMC)
 2018 MICHIGAN PLUMBING CODE (MPC)
 2015 MICHIGAN ENERGY CODE (MEC)
 2013 ANSIA/ASHRAE 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

BUILDING CHARACTERISTICS
 EXISTING MIXED USE BUILDING ORIGINALLY BUILT IN 1918 AS A BANK BRANCH.
 NUMBER OF STORIES = 2 ABOVE GRADE, 1 BELOW GRADE

TYPE OF CONSTRUCTION
 ASSUMED TO BE TYPE IIB

USE AND OCCUPANCY CLASSIFICATION
 PRIMARY OCCUPANCY: ASSEMBLY GROUP (A-2)
 ACCESSORY OCCUPANCY (<10%): BUSINESS (B)

EXISTING 2ND FLOOR: RESIDENTIAL (R-2)

OCCUPANT LOAD PER USE CALCULATION
 A2 (RESTAURANT WITH UNCONCENTRATED SEATING): 15SFNET/OCC.
 B (OFFICE): 100SF/GROSS/OCC.
 TOTAL OCCUPANT LOAD: 105

MEANS OF EGRESS
STAIRWAYS
 CAPACITY OF STAIRWAY IN INCHES OF MEANS OF EGRESS - 0.37/OCCUPANT, CONSIDERING EACH FLOOR INDIVIDUALLY.

OTHER EGRESS COMPONENTS
 CAPACITY OF OTHER THAN STAIRWAY WIDTH IN INCHES OF MEANS OF EGRESS - 0.27/OCCUPANT.

DISTRIBUTION OF MEANS OF EGRESS
 MEANS OF EGRESS SHALL BE CONFIGURED SUCH THAT THE LOSS OF ONE, WHERE MORE THAN ONE IS REQUIRED, WILL NOT REDUCE THE AVAILABLE CAPACITY TO LESS THAN 50% OF REQUIRED.

TABLE 1006.2.1 COMMON PATH OF EGRESS TRAVEL
 A OCCUPANCY NON-SPRINKLERED = 75'-0".

MINIMUM NUMBER OF EXITS
 ANY LEVEL WITH AN OCCUPANCY LESS THAN 500 = 2 EXITS

EXIT ACCESS TRAVEL DISTANCE
 A OCCUPANCY, NON-SPRINKLERED = 200'-0"

MINIMUM CORRIDOR WIDTHS
 ACCESS TO MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT = 24"
 ANY FACILITY = 44"

DEAD ENDS
 MAXIMUM DEAD END CORRIDOR LENGTH = 20'-0"

EXIT PASSAGEWAY WIDTH
 MINIMUM WIDTH OF EXIT PASSAGEWAYS SHALL NOT BE LESS THAN 44".

ACCESSIBILITY
TOILET AND BATHING FACILITIES
 EACH TOILET ROOM AND BATHING ROOM SHALL BE ACCESSIBLE.

LOCATION
 FAMILY OR ASSISTED-USE TOILET AND BATHING ROOMS SHALL BE LOCATED ON AN ACCESSIBLE ROUTE. MAXIMUM DISTANCE FROM ANY SEPARATE SEX TOILET ROOM IS 500'-0".

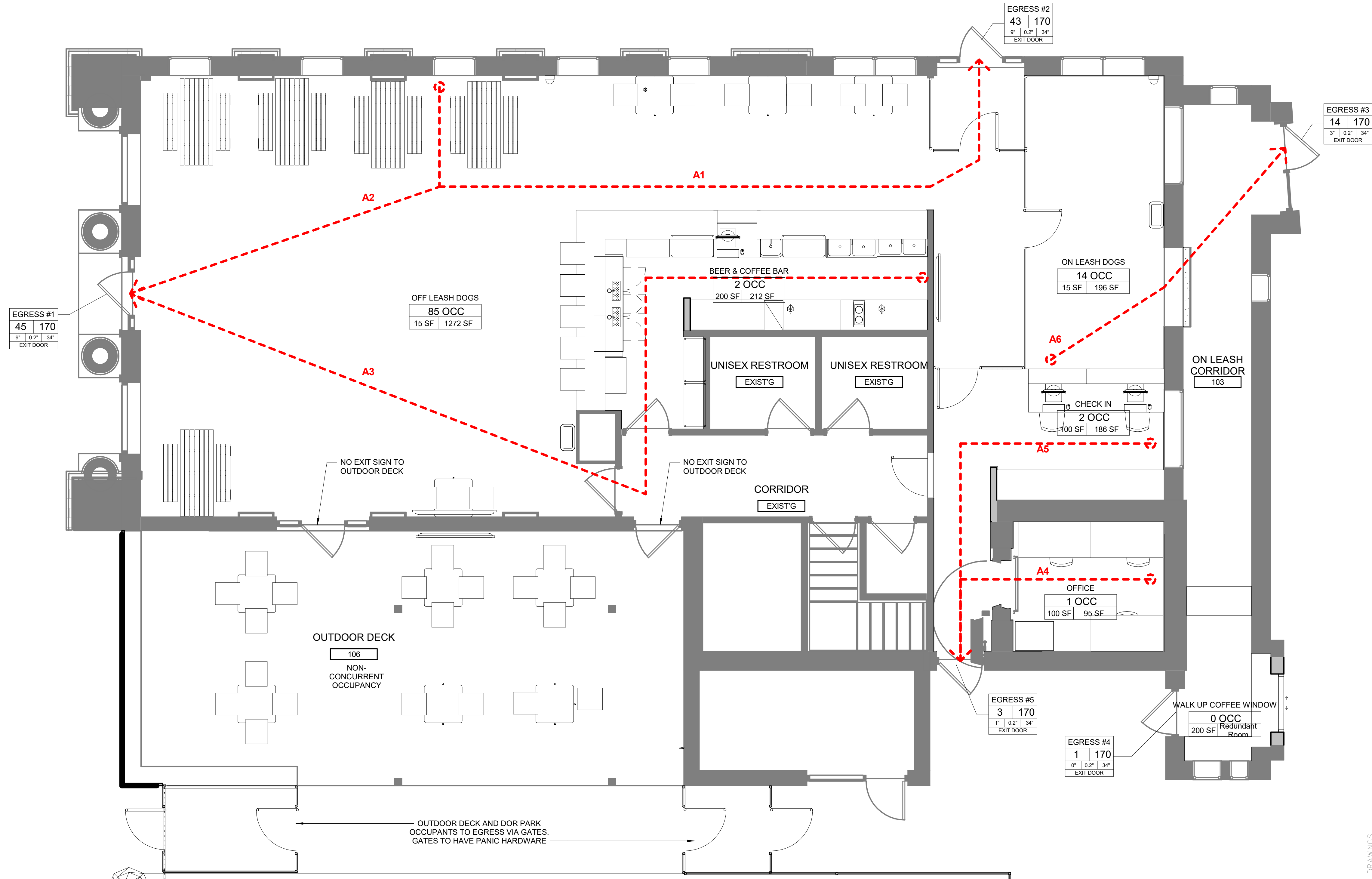
WATER CLOSET COMPARTMENT
 AT LEAST ONE WHEELCHAIR ACCESSIBLE COMPARTMENT SHALL BE PROVIDED IN EACH TOILET ROOM. WHERE COMBINED TOTAL WATER CLOSETS EXCEEDS SIX, AT LEAST ONE AMBULATORY COMPARTMENT SHALL ALSO BE PROVIDED.

LAVATORIES
 AT LEAST 5% OF PROVIDED LAVATORIES, BUT NOT LESS THAN ONE, SHALL BE ACCESSIBLE. WHERE THE TOTAL NUMBER OF LAVATORIES EXCEEDS SIX, AT LEAST ONE ENHANCED RANGE LAVATORY SHALL BE PROVIDED.

POINT OF SALE AND SERVICE COUNTERS
 WHERE COUNTERS ARE PROVIDED FOR SALES OR DISTRIBUTION OF GOODS OR SERVICES, AT LEAST ONE OF EACH TYPE PROVIDED SHALL BE ACCESSIBLE.

MRC CODE INFORMATION:
CHAPTER 4 - PRESCRIPTIVE COMPLIANCE METHOD
SECTION 403.1 - ALTERATIONS
 ALTERATIONS SHALL BE SUCH THAT THE EXISTING BUILDING OR STRUCTURE IS NO LESS CONFORMING TO THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE ALTERATION.
SECTION 403.3 - EXISTING STRUCTURAL ELEMENTS CARRYING GRAVITY LOAD
 ANY EXISTING GRAVITY LOAD-CARRYING STRUCTURAL ELEMENT FOR WHICH AN ALTERATION CAUSES AN INCREASE IN DESIGN GRAVITY LOAD OF MORE THAN 5 PERCENT SHALL BE STRENGTHENED, SUPPLEMENTED, REPLACED OR OTHERWISE ALTERED AS NEEDED TO CARRY THE INCREASED GRAVITY LOAD REQUIRED BY THE INTERNATIONAL BUILDING CODE FOR NEW STRUCTURES

MICHIGAN PLUMBING CODE (MPC)
TOILET ROOM FIXTURE COUNTS
 TOTAL OCCUPANCY - 105 PERSONS (50% SPLIT BETWEEN MALE AND FEMALE)
 MEN - 53
 MENS RESTROOMS - 1/75 = .71 WC = 1 WC
 MENS LAVATORY - 1/200 = .27LAV. = 1LAV.
 WOMEN - 53
 WOMENS RESTROOMS - 1/75 = .71 WC = 1 WC
 WOMENS LAVATORY - 1/200 = .27LAV. = 1LAV.
 TOTAL WC = 2
 TOTAL LAV. = 2
 DRINKING FOUNTAIN - 1/500 = .21DF = 1DF



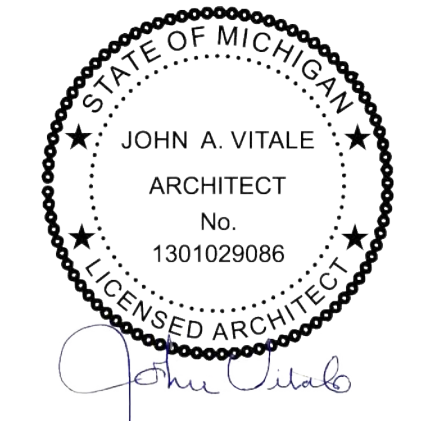
1 LIFE SAFETY PLAN
 LS101 1/4" = 1'-0"



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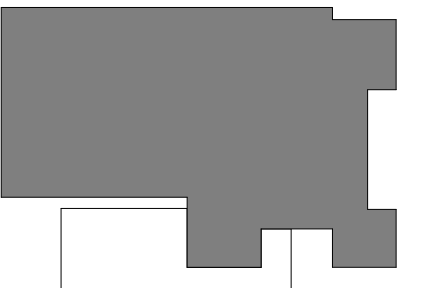
Seal:



Project:
 BARKSIDE LLC

7960 KERCHEVAL AVE
 DETROIT, MI 48214

Key Plan:



Issued for
 PERMIT/CONSTRUC 05.26.23
 TION

Drawn by:
 JML
 Checked by:
 ARR
 Sheet Title:
 CODE INFORMATION AND FLOOR LIFE SAFETY PLAN - EGRESS PLANS

Project No.:
 2023.031

Sheet No.:
LS101

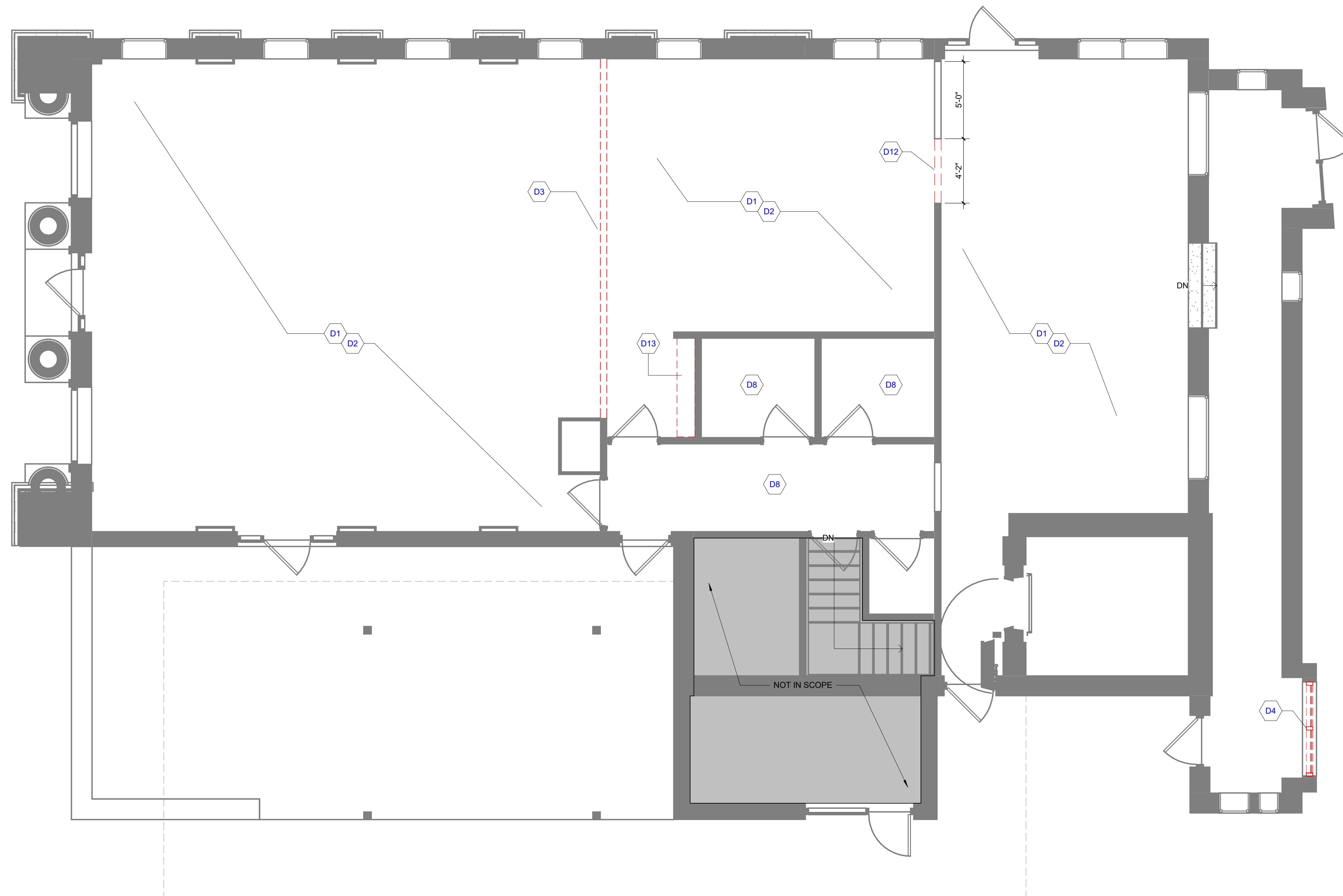
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DEMOLITION PLAN NOTES

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 MUST 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.)
6. 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-ASSEMBLIES 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.

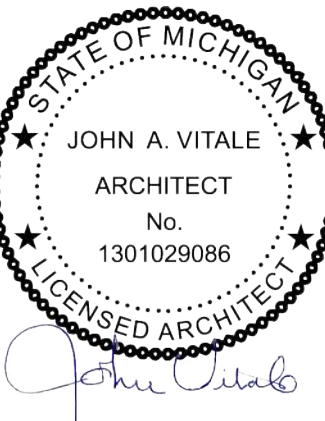


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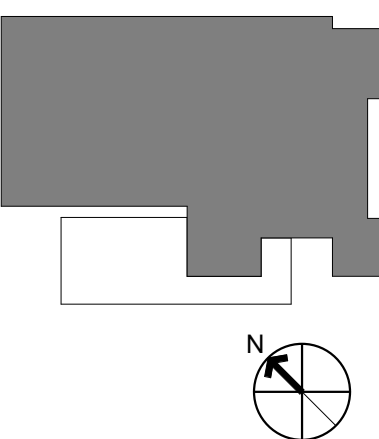


Project :

BARКСIDE LLC

7960 KERCHEVAL AVE
DETROIT, MI 48214

Key Plan:



Issued for

Schematic Design 04.14.23
SLU SUBMISSION 05.01.23

Drawn by :

JML

Checked by :

ARR

Sheet Title :

ARCHITECTURAL DEMOLITION
PLANS

Project No. :

2023.031


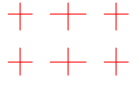




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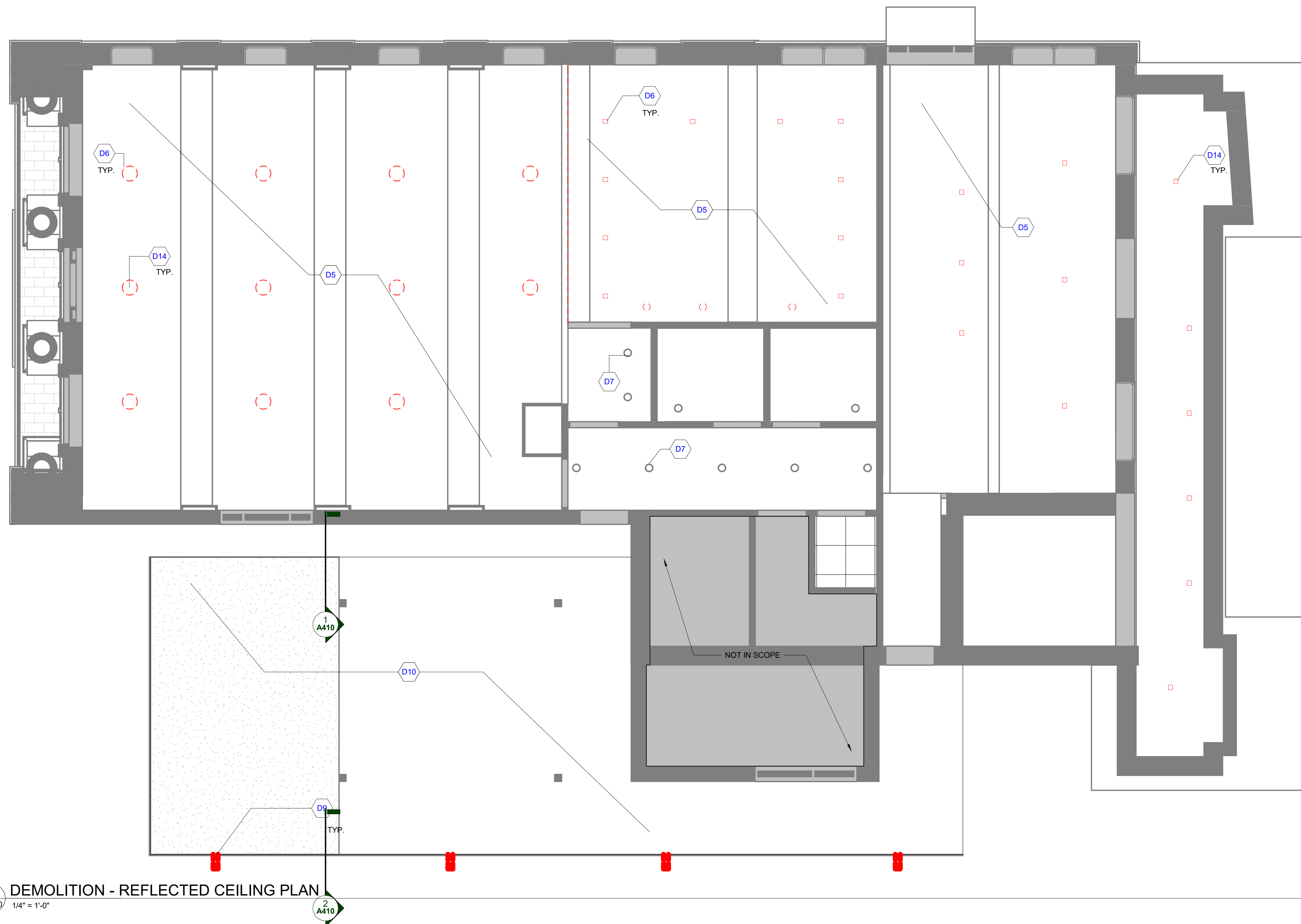
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KEYNOTE	KEYNOTE DESCRIPTION
D5	CLEAN CEILING, PATCH AND REPAIR FOR NEW PAINT.
D6	REMOVE EXISTING LIGHT FIXTURE. PATCH AND REPAIR CEILING AS REQUIRED.
D7	EXISTING FIXTURE TO REMAIN. PROTECT DURING CONSTRUCTION.
D9	REMOVE EXISTING DOWNSPOUTS AND RE-ROUT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

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



1
AD210 1/4" = 1'-0"
DEMOLITION - REFLECTED CEILING PLAN
2
A410



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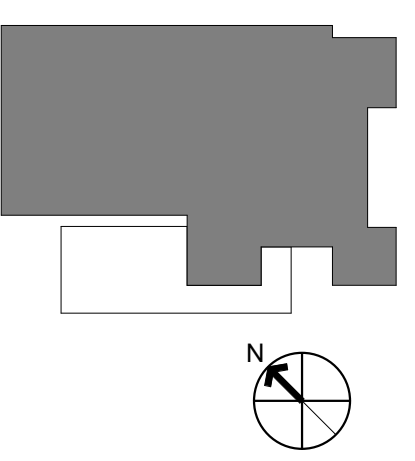
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Key Plan:



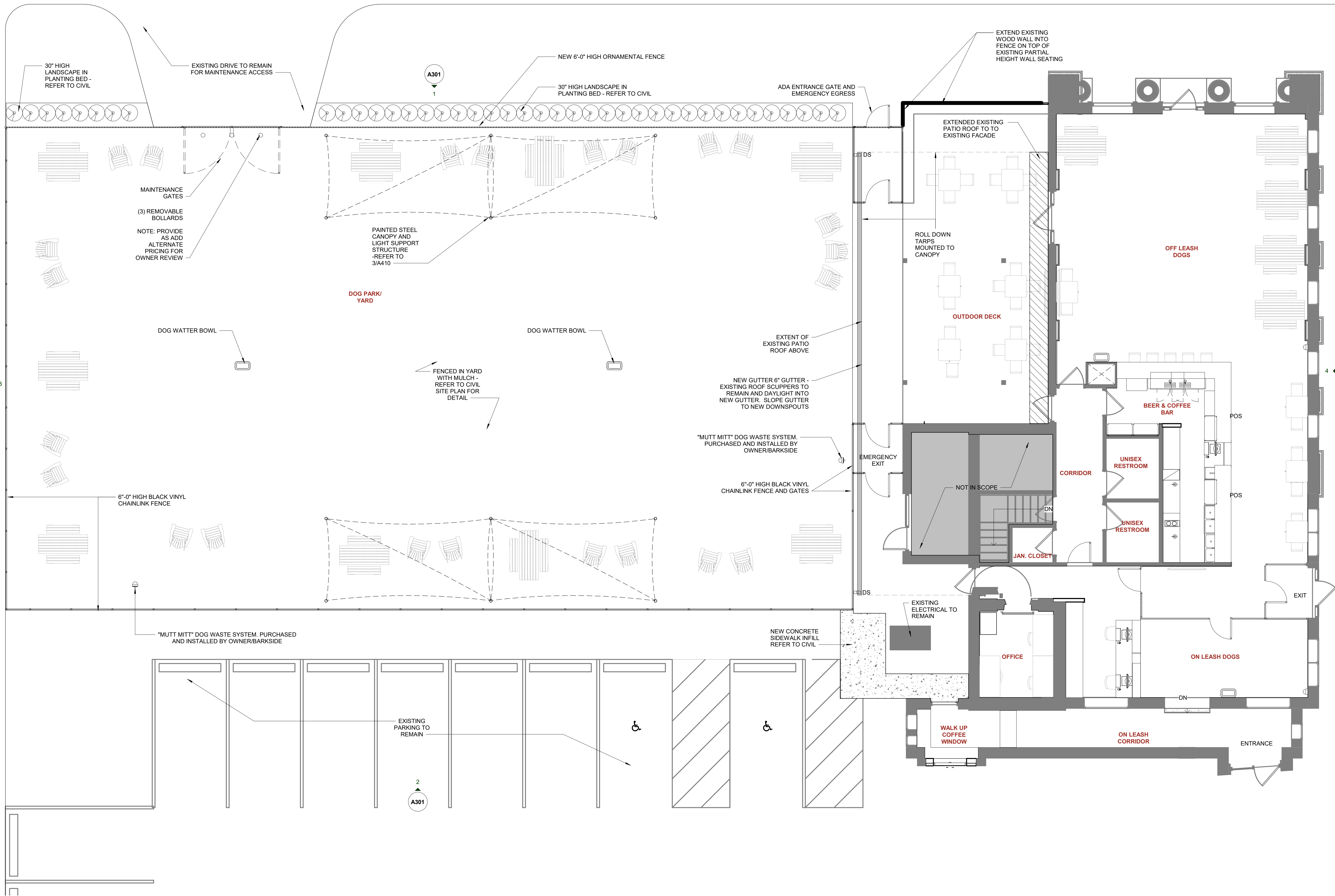
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 ARCHITECTURAL DEMOLITION
 RCP

Project No. :
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Sheet No. :
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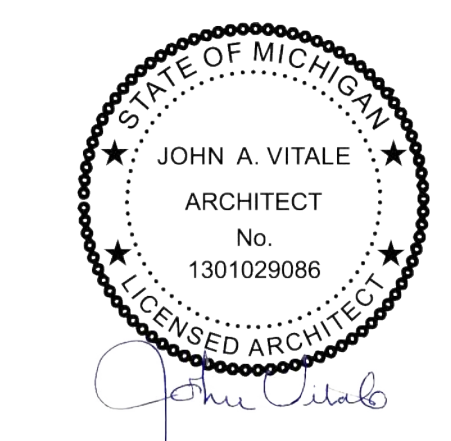


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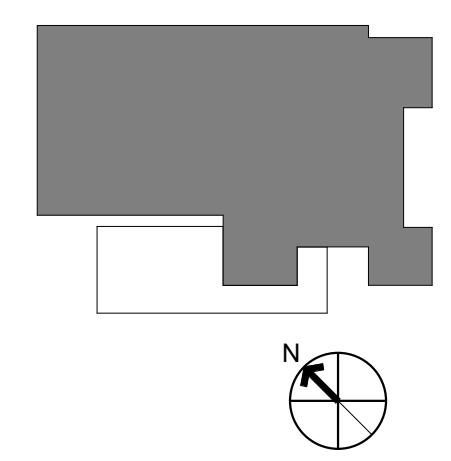
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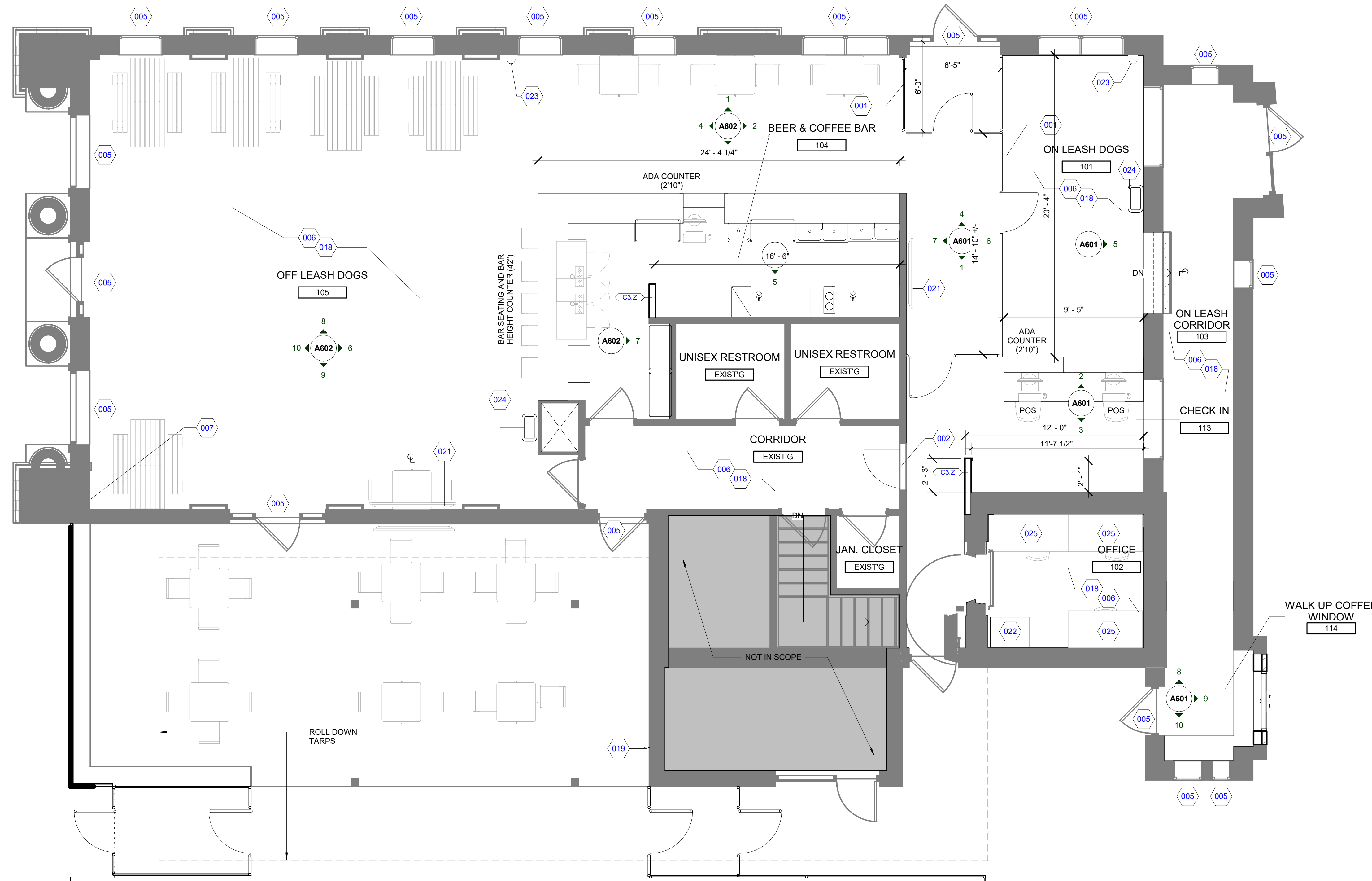
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KEYNOTE - NEW CONSTRUCTION LEGEND

KEYNOTE	KEYNOTE DESCRIPTION
001	NEW 4'-0" TALL VINYL COATED BLACK CHAINLINK FENCE AND GATE.
002	NEW 4'-0" TALL VINYL COATED BLACK CHAINLINK GATE IN EXISTING OPENING.
005	EXISTING DOOR AND WINDOW FRAME TO BE CLEAN REPAIRED AND PAINTED BLACK
006	EXISTING CONCRETE TO BE CLEANED, REPAIRED AND SEALED.
007	INPRO PALLADIUM WALL PROTECTION 24" AFF AROUND PERIMETER OF SPACE WALLS TO BE PAINTED (PT-1) ABOVE UNLESS NOTED OTHERWISE.
018	WALLS TO BE CLEANED, REPAIRED AND PAINTED WHITE THROUGH OUT SCOPE UNLESS NOTED OTHERWISE.
019	HOSE BIB INSTALLED IN EXTERIOR WALL.
021	POWER DUPLEX AND DATA INSTALLED BEHIND NEW FLATSCREEN TV @ 72" A.F.F.
022	LOCATION OF SERVER RACK. REQUIRES QUAD POWER AND DATA IN ADJACENT WALL.
023	MUTT MITT BAG DISPENSOR AND TRASH RECEPTICAL PURCHASED AND INSTALLED BY BARKSIDE/OWNER.
024	DOG WATER BOWL.
025	OWNER PROVIDED FURNITURE.

GENERAL FLOOR PLAN NOTES

- 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.
- ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
- WALL THICKNESS' ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE WALL SCHEDULE FOR ACTUAL DIMENSIONS.
- ALL WOOD, INCLUDING BLOCKING, USED ON THE PROJECT SHALL BE FIRE RETARDANT TREATED.
- 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.
- PROVIDE POSITIVE SLOPE TO ALL FLOOR DRAINS WHILE KEEPING FLOOR LEVEL AT WALL BASE CONDITION.
- PROVIDE TRANSITION STRIPS AT EACH CHANGE IN FLOOR FINISH MATERIALS.
- 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.
- REINFORCE WALL AND PROVIDE BLOCKING AS REQUIRED TO SUPPORT WALL CABINETS AND COUNTERTOPS.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL WALL REINFORCING FOR INSTALLATION OF ACCESSORIES, COAT RACKS, CHART RACKS, CASEWORK, AND OTHER WALL MOUNTED ITEMS.
- CLEAN AND REPAIR ALL EXISTING FLOOR FINISHES AS NECESSARY.
- ALL EXPOSED PIPES, DUCTS, AND CONDUIT TO BE PAINTED TO MATCH EXISTING.
- PROVIDE CONTROL JOINTS IN GYPSUM BOARD PARTITIONS AT 30'-0" O.C. MAXIMUM AND AS INDICATED IN THE CONTRACT DOCUMENTS.
- 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.
- 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.
- 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.
- 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.
- 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)

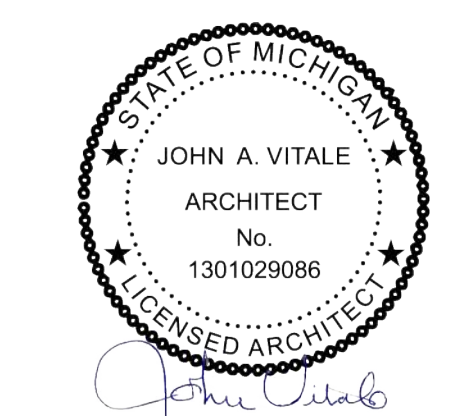


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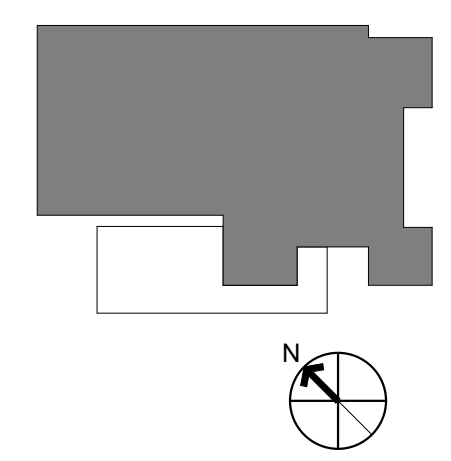
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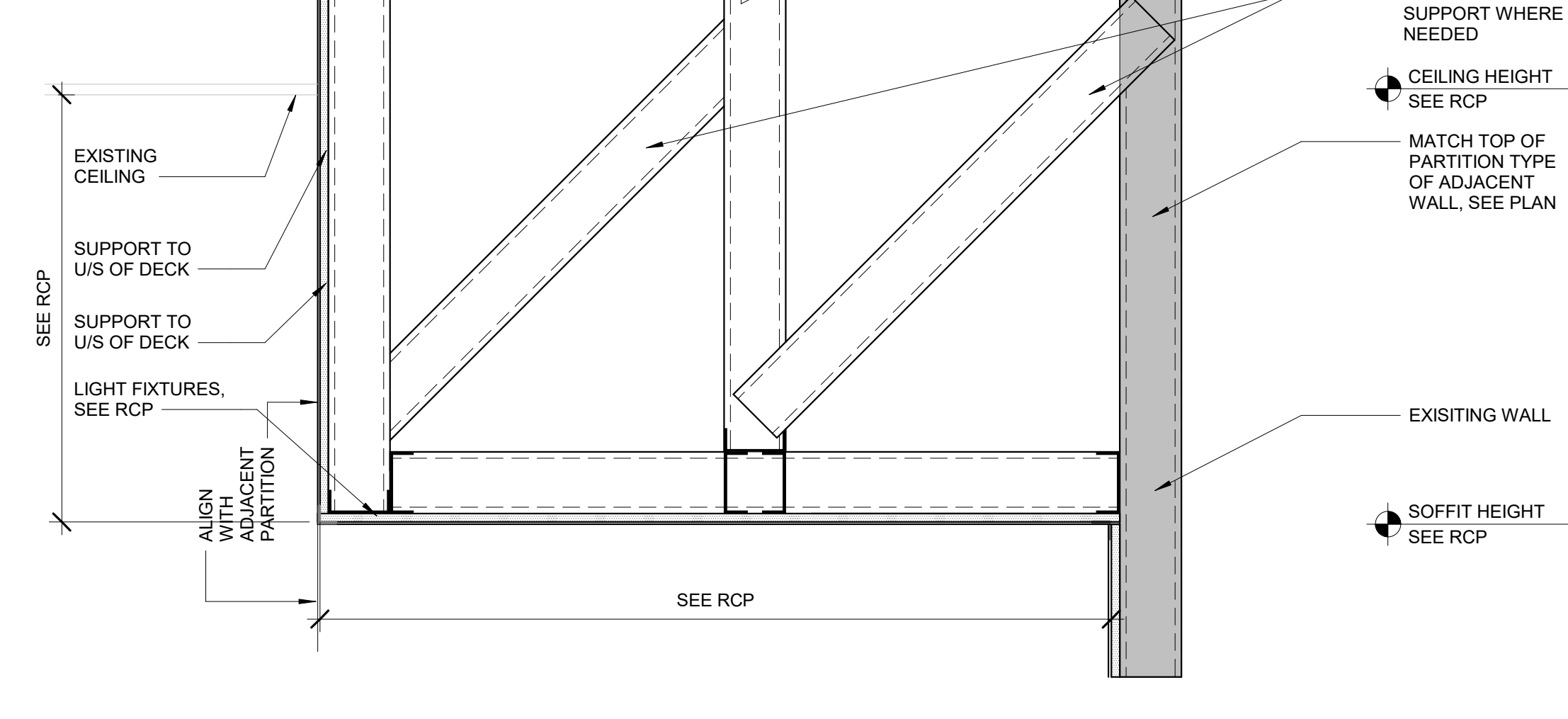
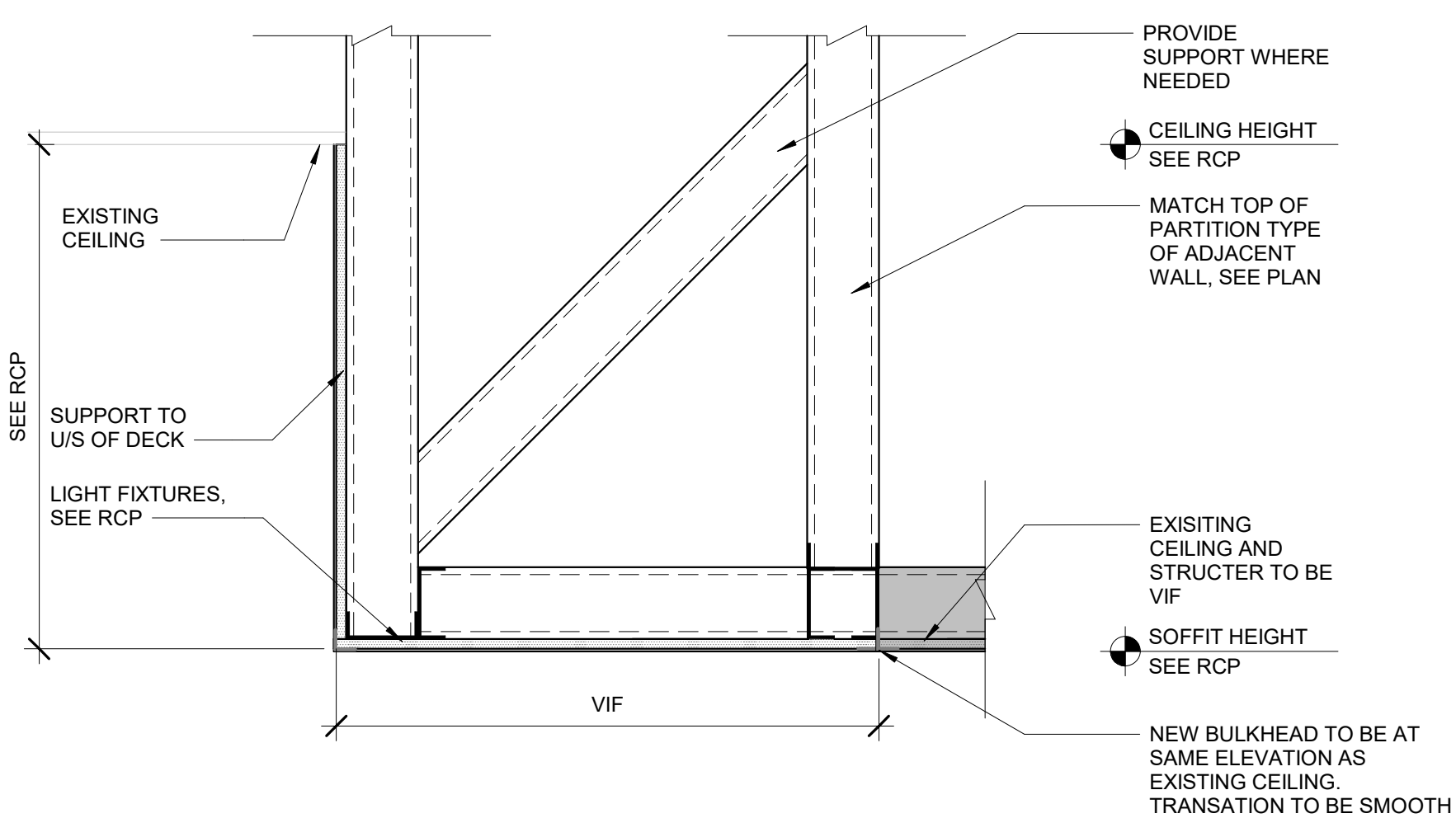


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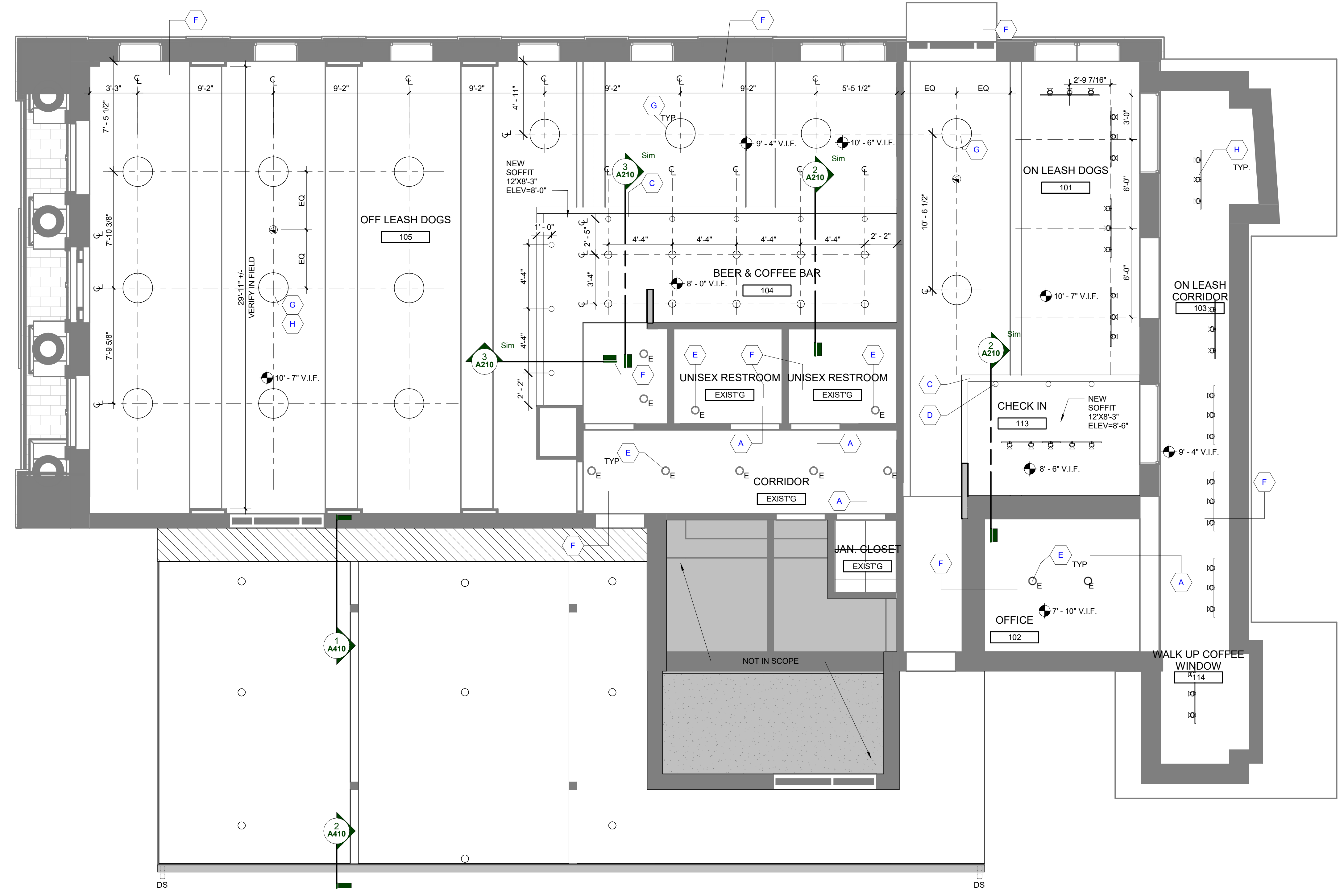
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A110



3 BULKHEAD INTO EXISTING CEILING
A210 1 1/2" = 1'-0"

2 BULKHEAD DETAIL
A210 1 1/2" = 1'-0"



1 ARCHITECTURAL REFLECTED CEILING PLAN
A210 1/4" = 1'-0"

GENERAL REFLECTED CEILING PLAN NOTES

- 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.
- 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.
- 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.
- 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.
- CONTRACTOR TO PROVIDE DENS ARMOR PLUS WALL BOARD (MOISTURE RESISTANT) IN ALL CEILING AREAS AND WALLS OF TOILET ROOMS AND VESTIBULES (TYPICAL UNO).
- 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.
- PROVIDE EXTERIOR MOUNTED EMERGENCY EGRESS LIGHT AT ALL EXTERIOR EXITS AS REQUIRED BY CODE, BATTERY BACK-UP AND MOUNTED 36" ABOVE DOOR UNO.
- 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).
- REFER TO WALL TYPES FOR WALLS THAT PENETRATE CEILINGS.
- REFER TO MECHANICAL HVAC PLANS FOR DIFFUSER / GRILLE SIZES.
- FOR LIGHT FIXTURE TYPES SEE ELECTRICAL LIGHTING PLANS.
- REFER TO DIMENSIONS ON REFLECTED CEILING PLAN TO LOCATE / LAYOUT CEILING GRID AND LIGHT FIXTURES.

REFLECTED CEILING LEGEND		
SYMBOL	DESCRIPTION	CODE
[Square]	GYPSUM BOARD CEILING AND/OR SOFFIT	
[Circle]	6" RECESSED DOWNLIGHT FIXTURE	
[Circle]	24" LUMENWEX ROUND COLOR POP	
[Circle]	16" PENDANT TOB BY THOMAS O'BRIEN HANKS	
[Line]	UNDER CABINET LIGHT FIXTURE	
[Square]	LUMEN PULSE DECORATIVE SPOT NIO IN MATTE GREEN	
[Circle]	EXIT LIGHT (SHADING INDICATES LIGHTED FACE)	
[Circle]	6" EXTERIOR RECESSED DOWNLIGHT FIXTURE	
[Circle]	CEILING MOUNTED WIRELESS ACCESS POINT	
[Circle]	HEIGHT	ELEVATION ABOVE FINISHED FLOOR
[Circle]	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.
C	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.
H	TRACK FIXTURES TO USE EXISTING JUNCTION BOX. VIF LOCATIONS.



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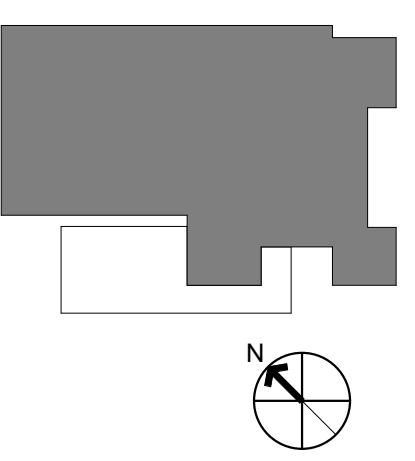
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CEILING PLAN

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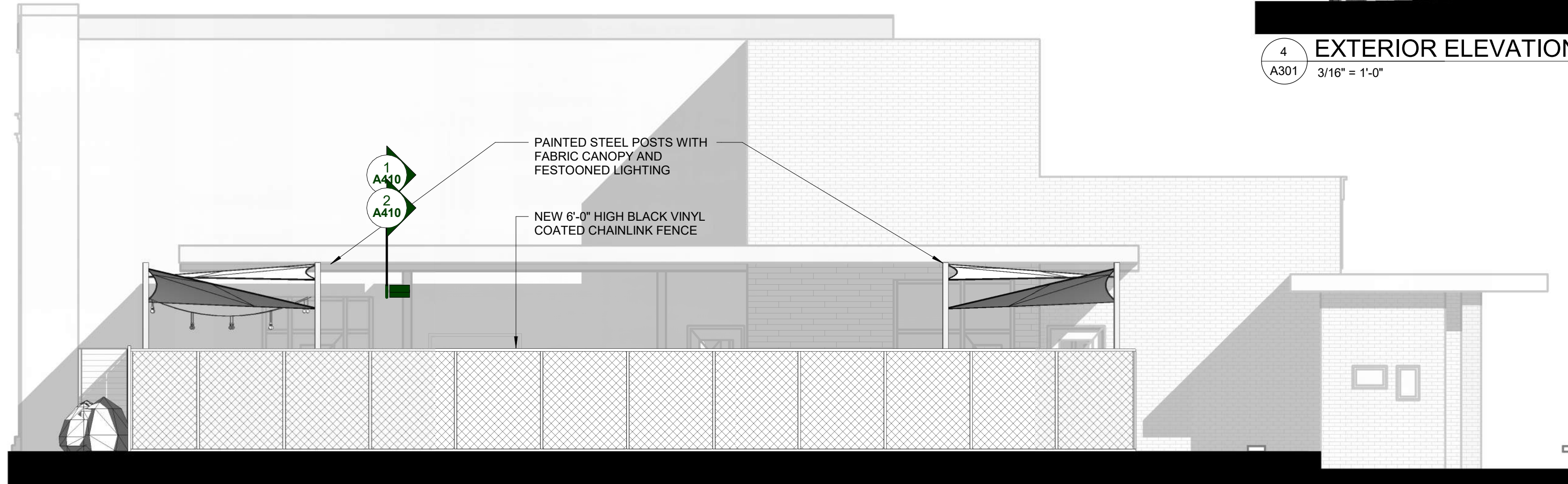
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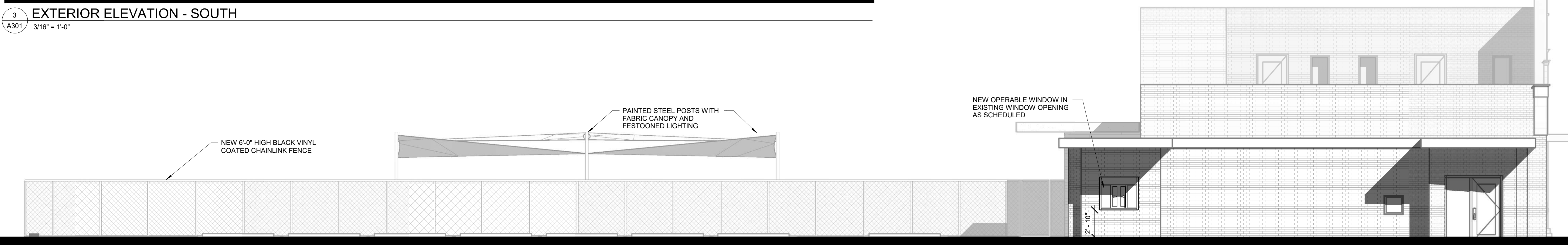
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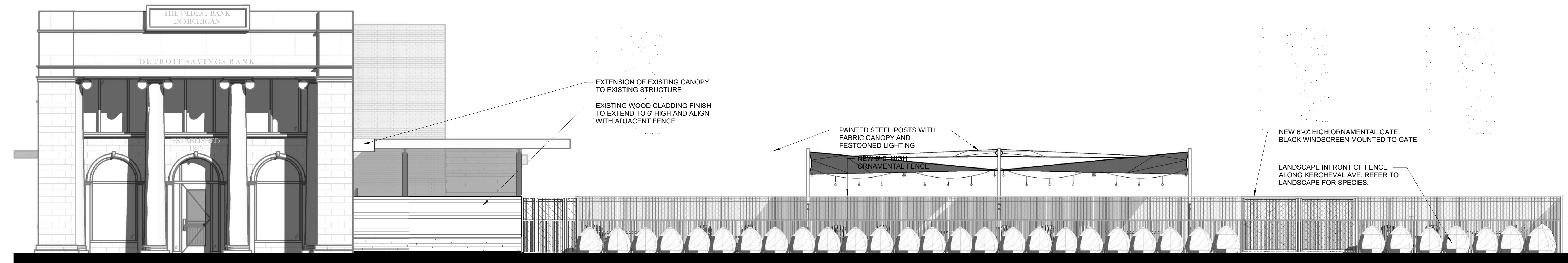
4 EXTERIOR ELEVATION - NORTH
 A301 3/16" = 1'-0"



3 EXTERIOR ELEVATION - SOUTH
 A301 3/16" = 1'-0"

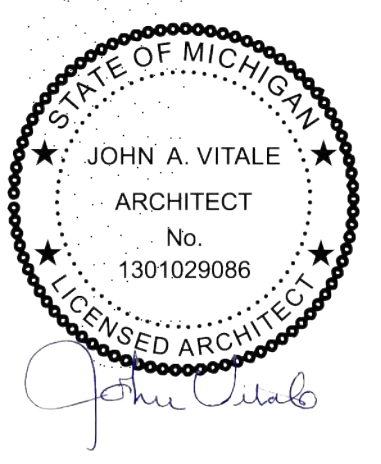


2 EXTERIOR ELEVATION - WEST
 A301 3/16" = 1'-0"



1 EXTERIOR ELEVATION - EAST
 A301 3/16" = 1'-0"

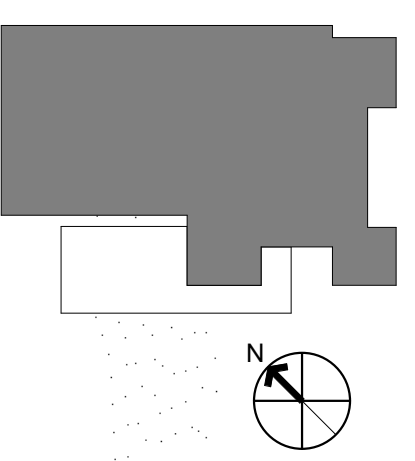
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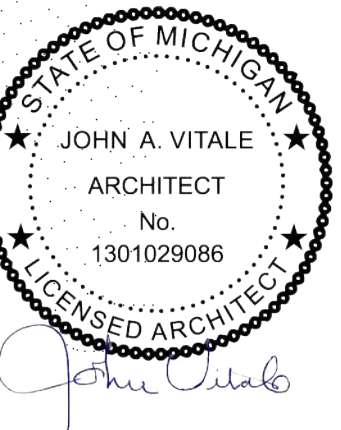


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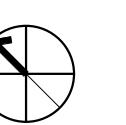
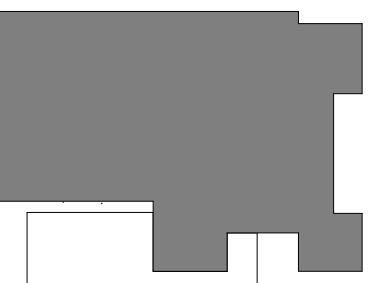
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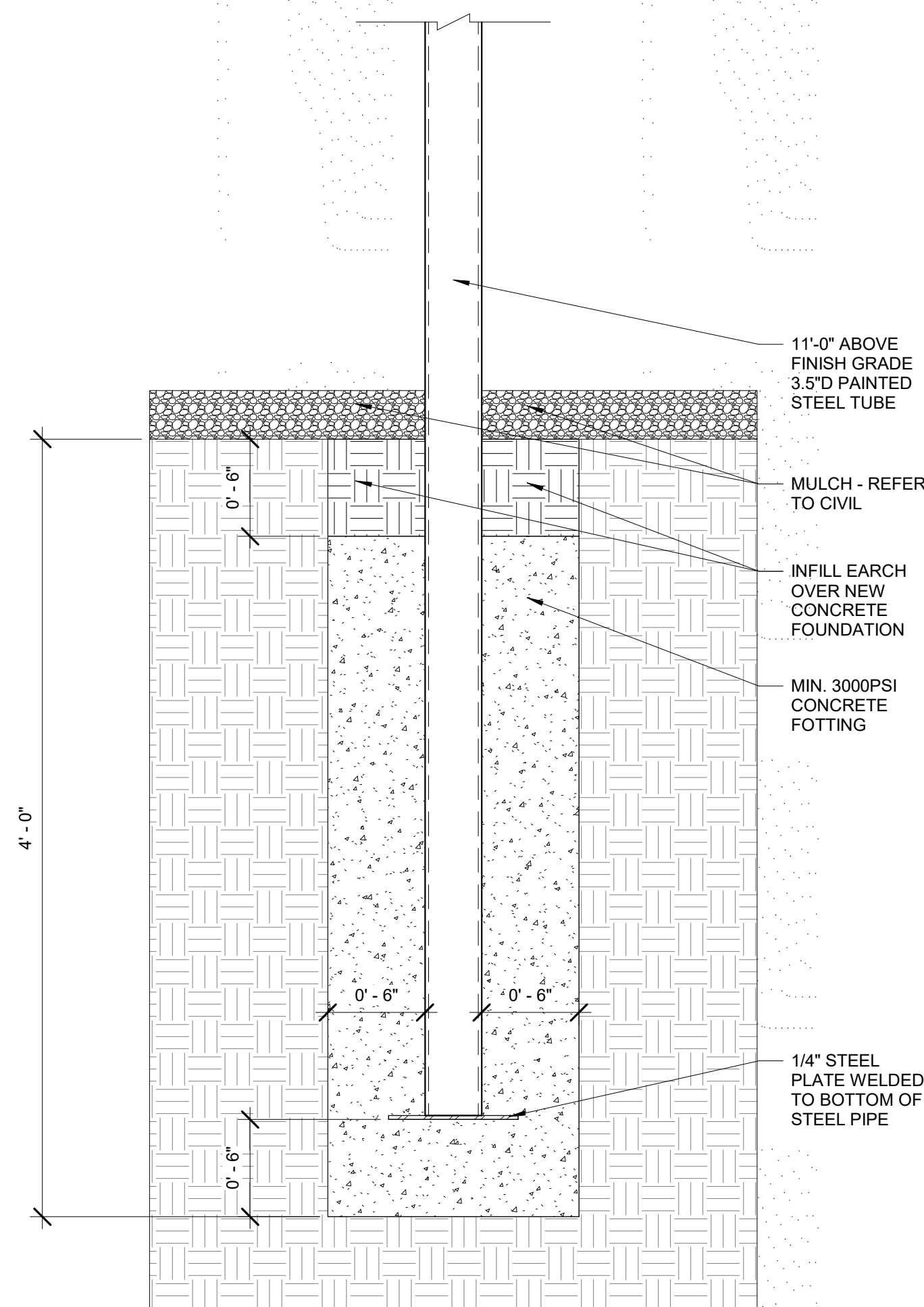
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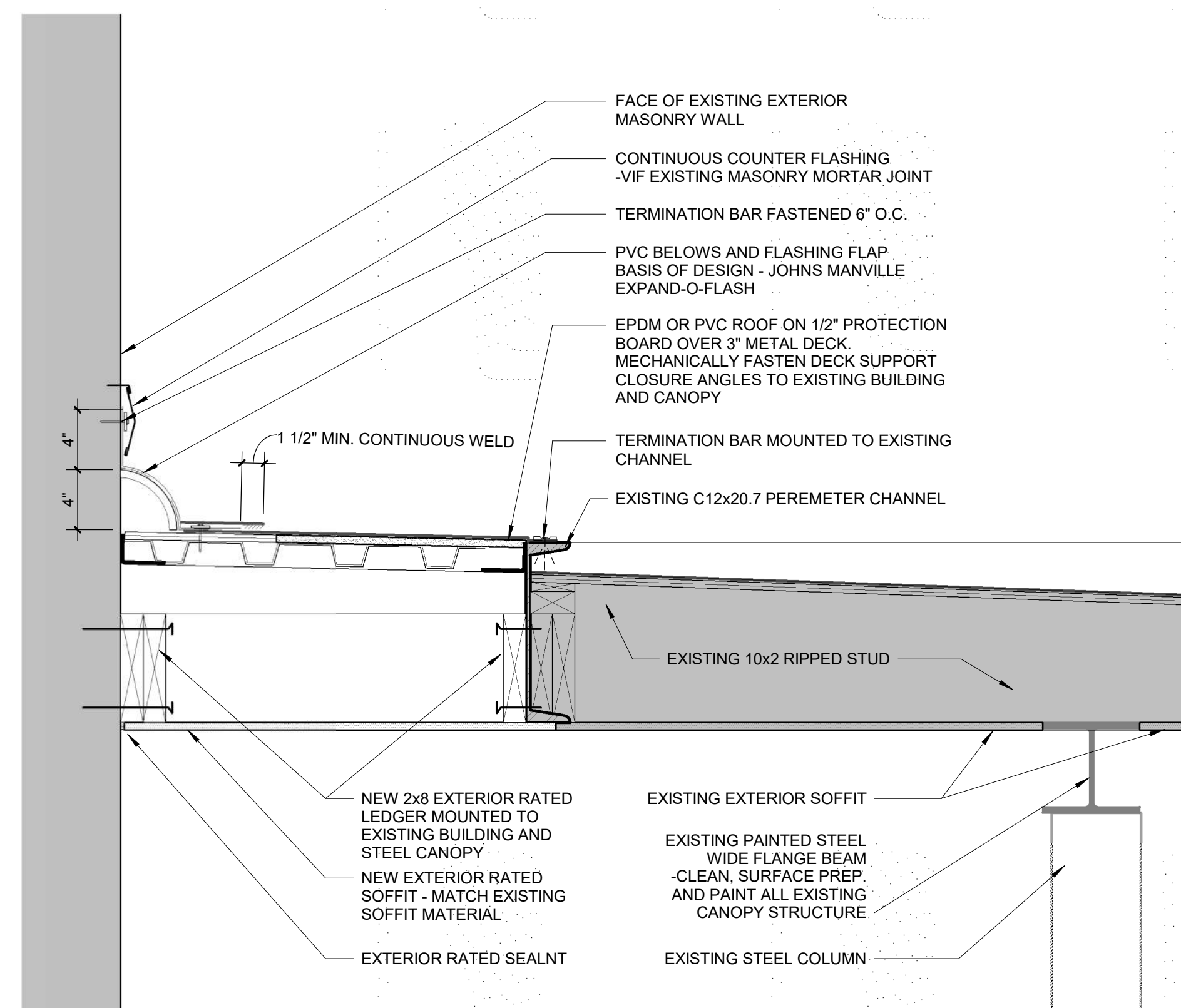
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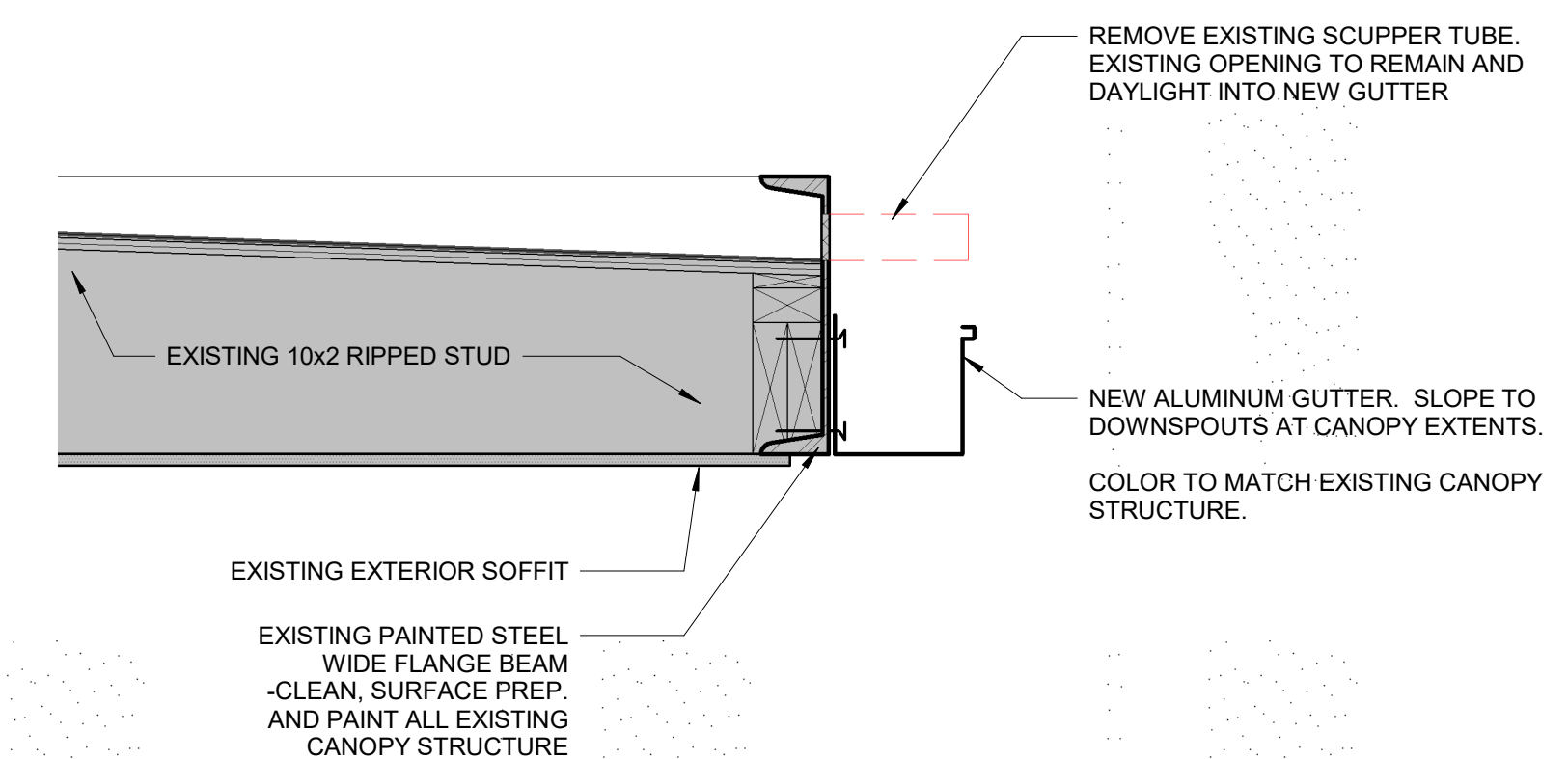
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3 STEEL CANOPY POST BASE DETAIL
 A410 1 1/2" = 1'-0"



1 CANOPY INFILL CONNECTION AT BUILDING DETAIL
 A410 1 1/2" = 1'-0"



2 CANOPY GUTTER DETAIL
 A410 1 1/2" = 1'-0"

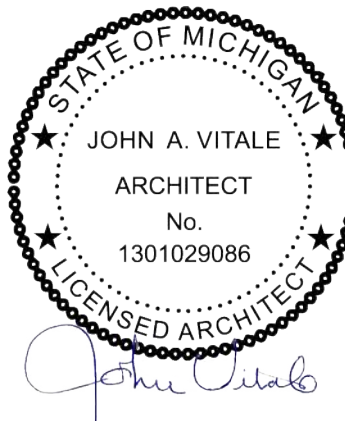


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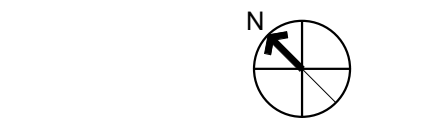
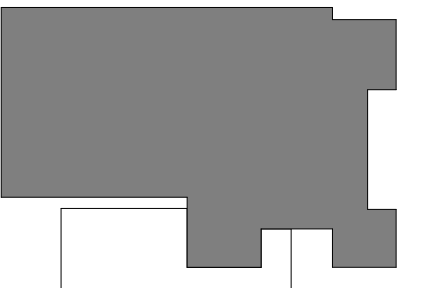
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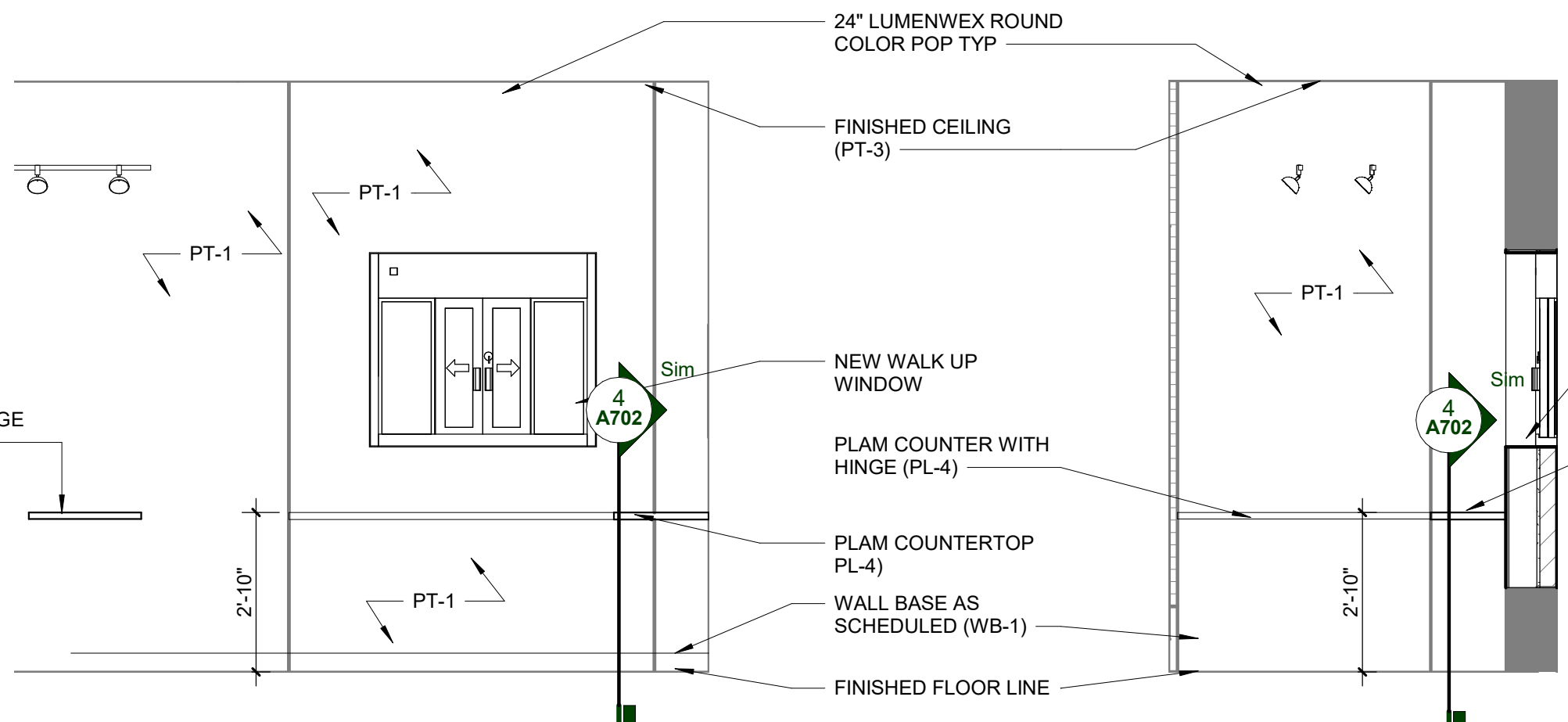
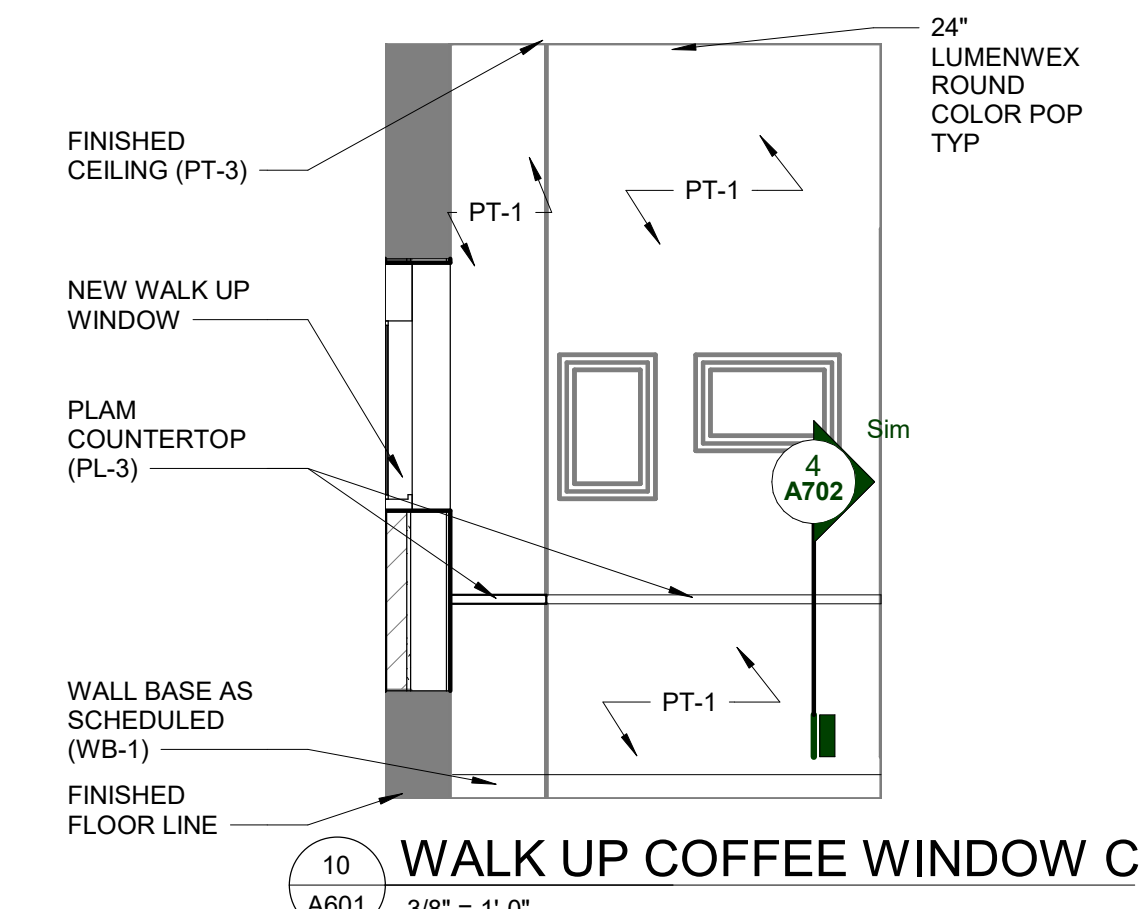
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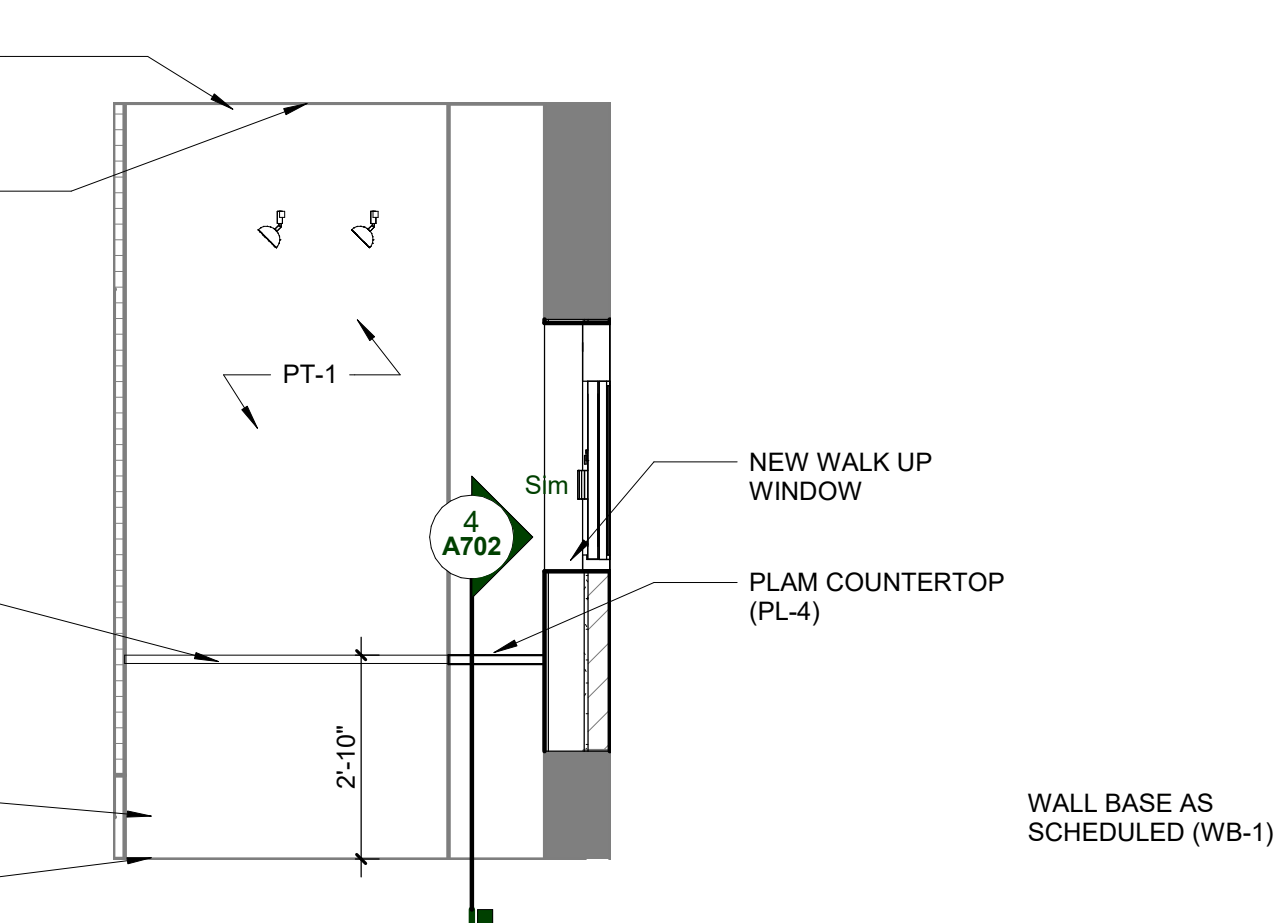
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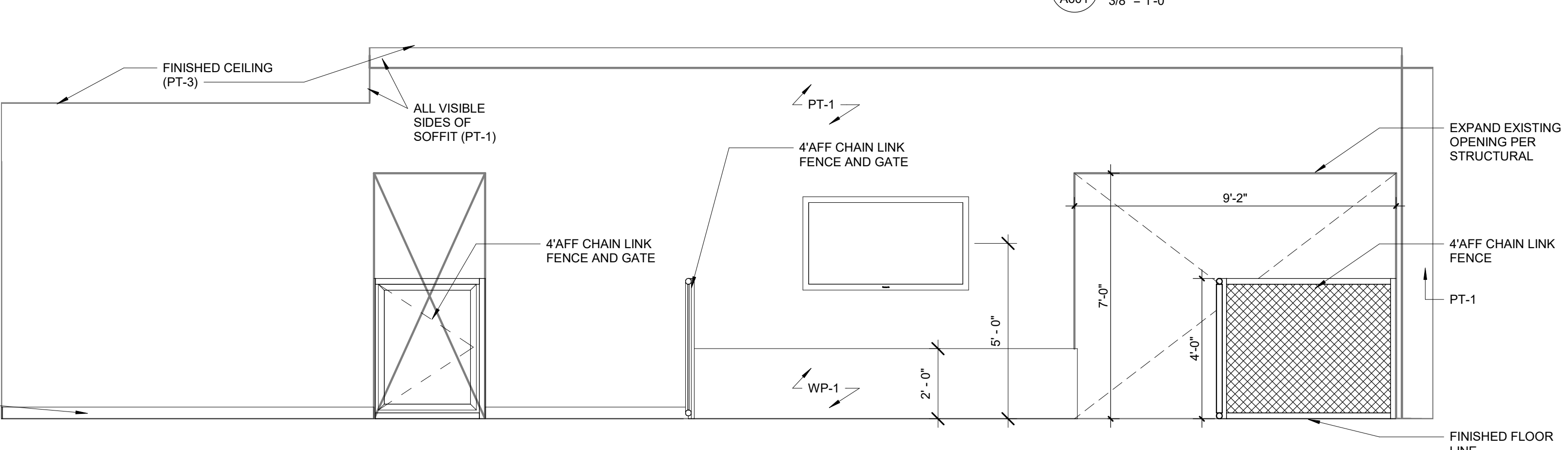
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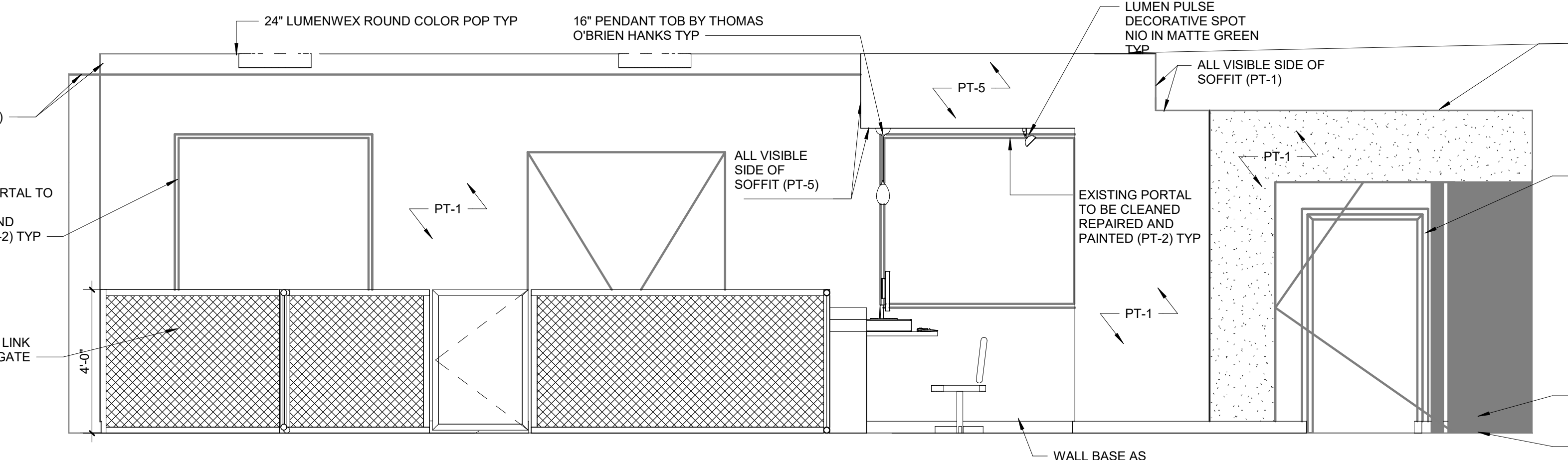
9 WALK UP COFFEE WINDOW B
 A601 3/8" = 1'-0"



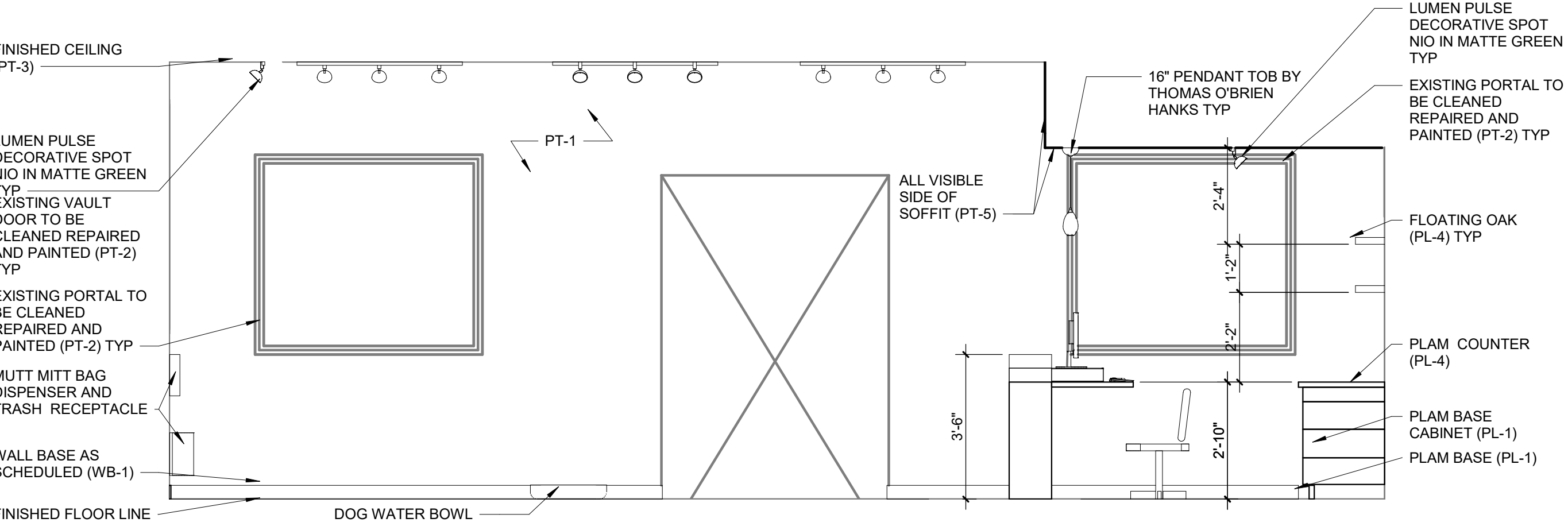
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 A601 3/8" = 1'-0"



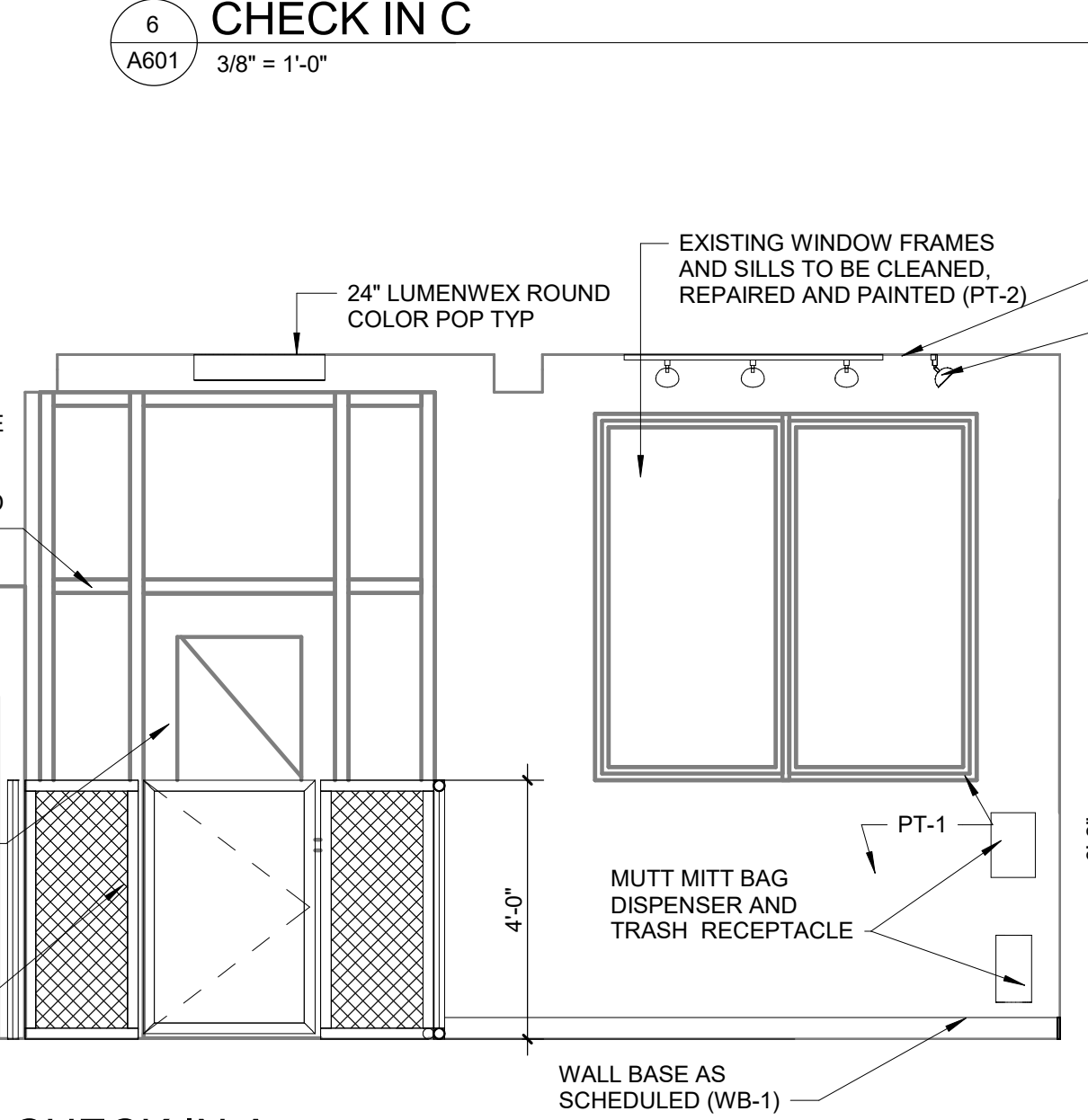
7 CHECK IN D
 A601 3/8" = 1'-0"



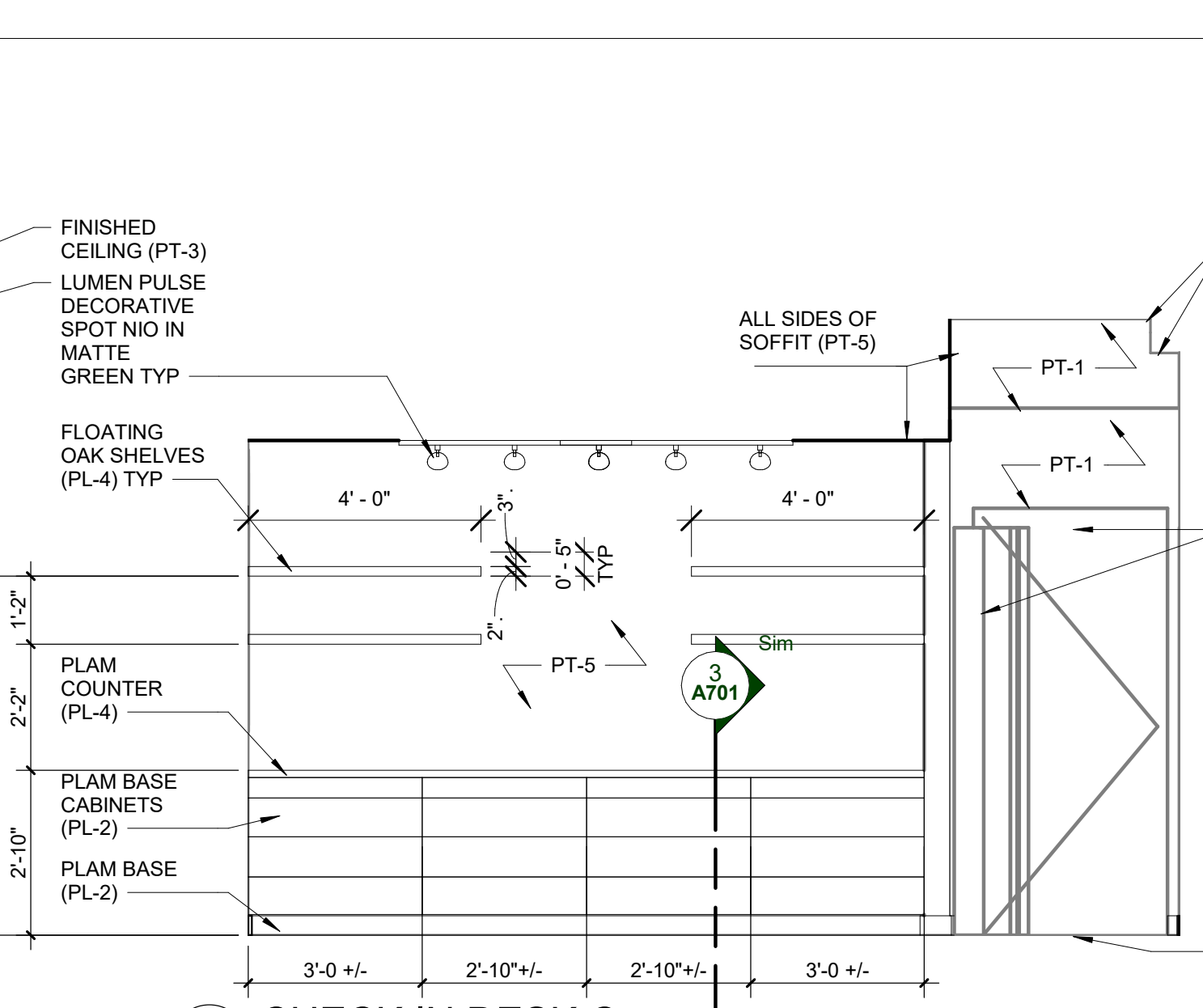
6 CHECK IN C
 A601 3/8" = 1'-0"



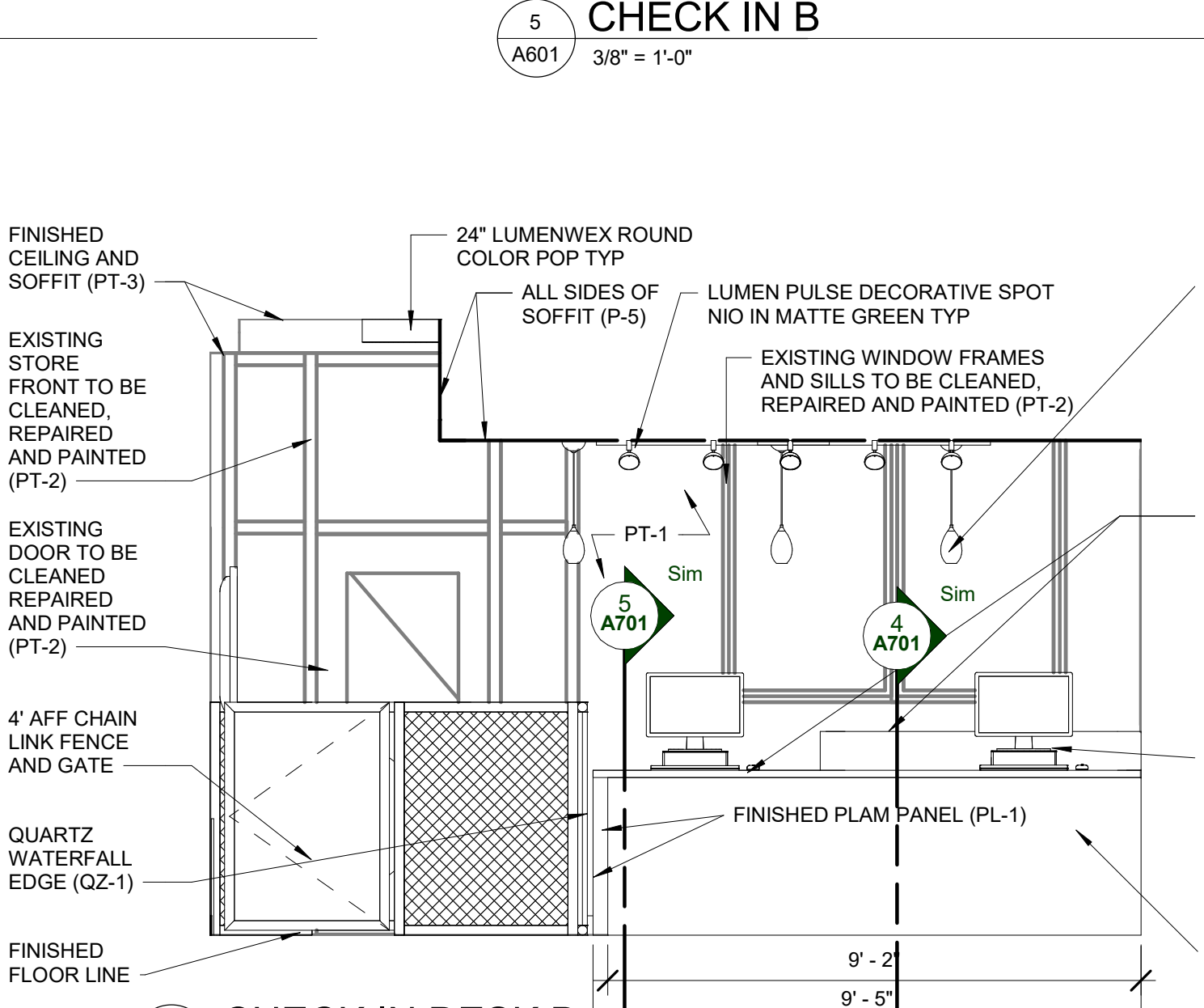
5 CHECK IN B
 A601 3/8" = 1'-0"



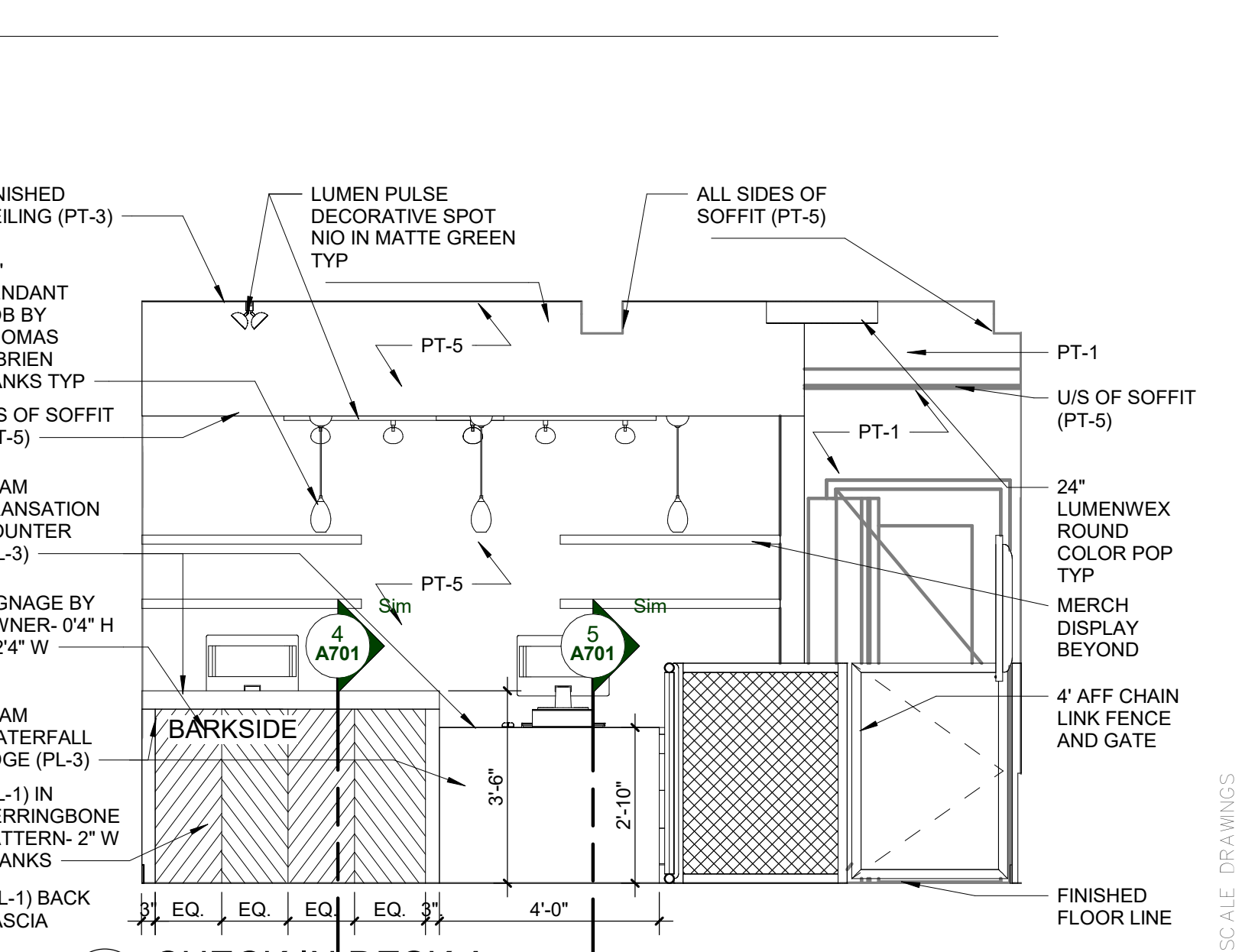
4 CHECK IN A
 A601 3/8" = 1'-0"



3 CHECK IN DESK C
 A601 3/8" = 1'-0"



2 CHECK IN DESK B
 A601 3/8" = 1'-0"



1 CHECK IN DESK A
 A601 3/8" = 1'-0"

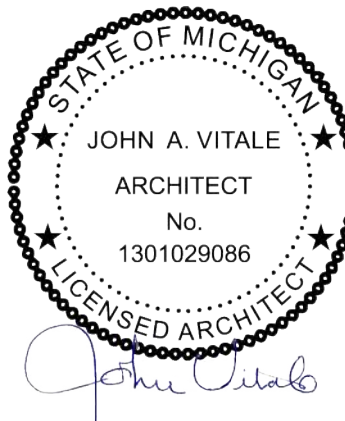


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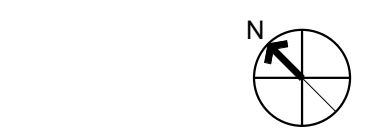
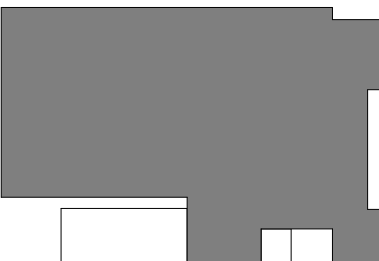


Project:

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Key Plan:



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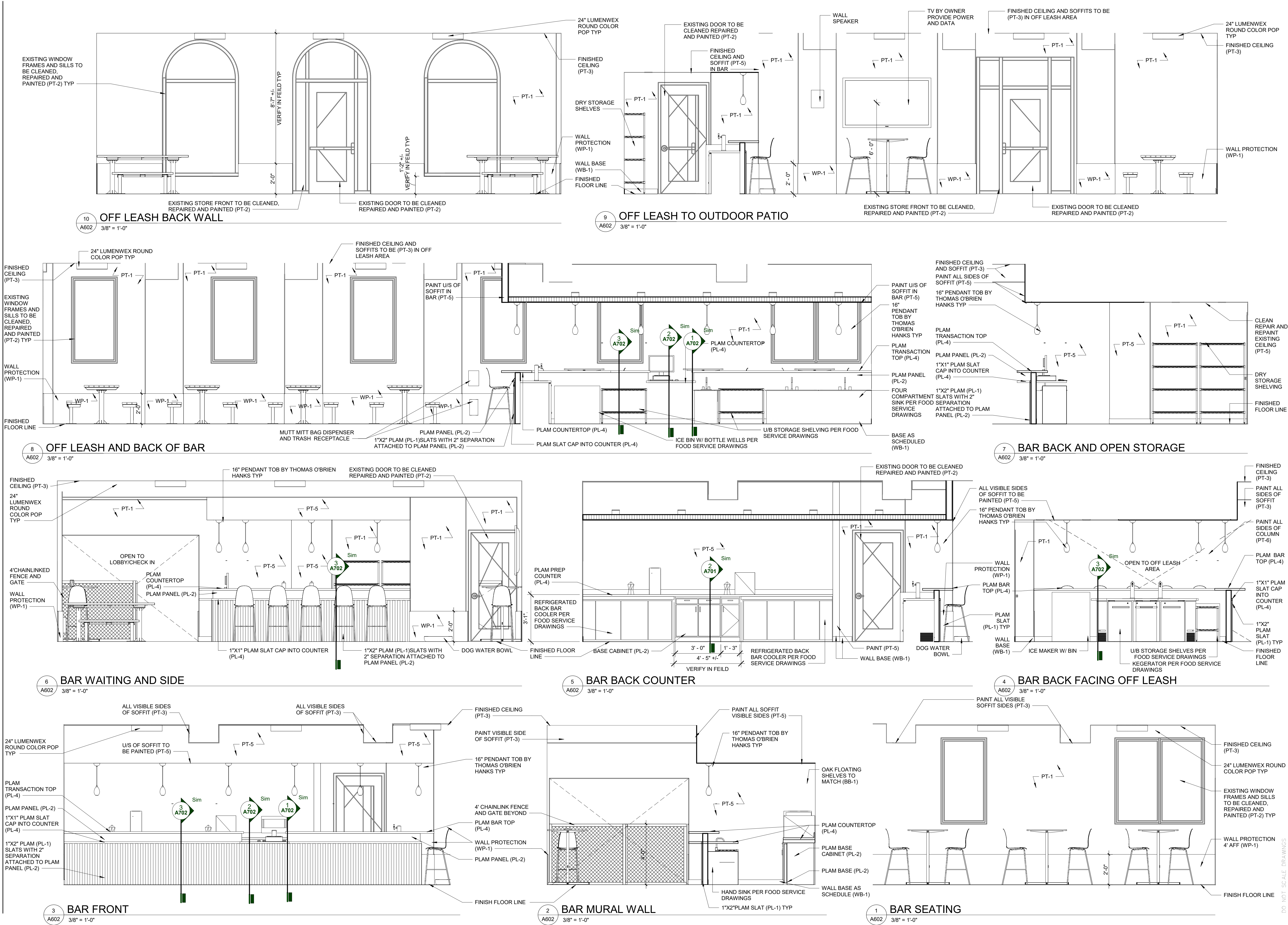
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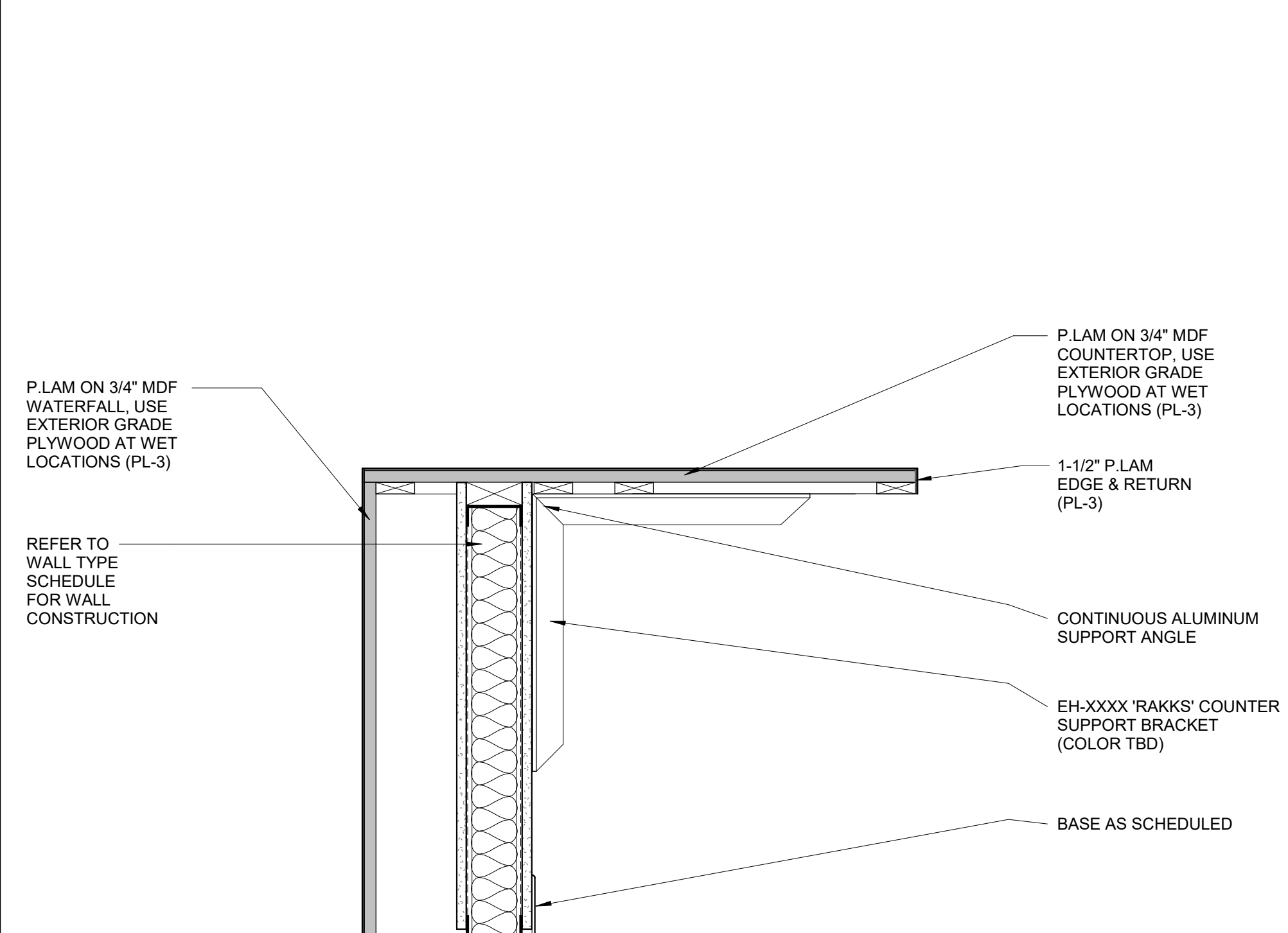
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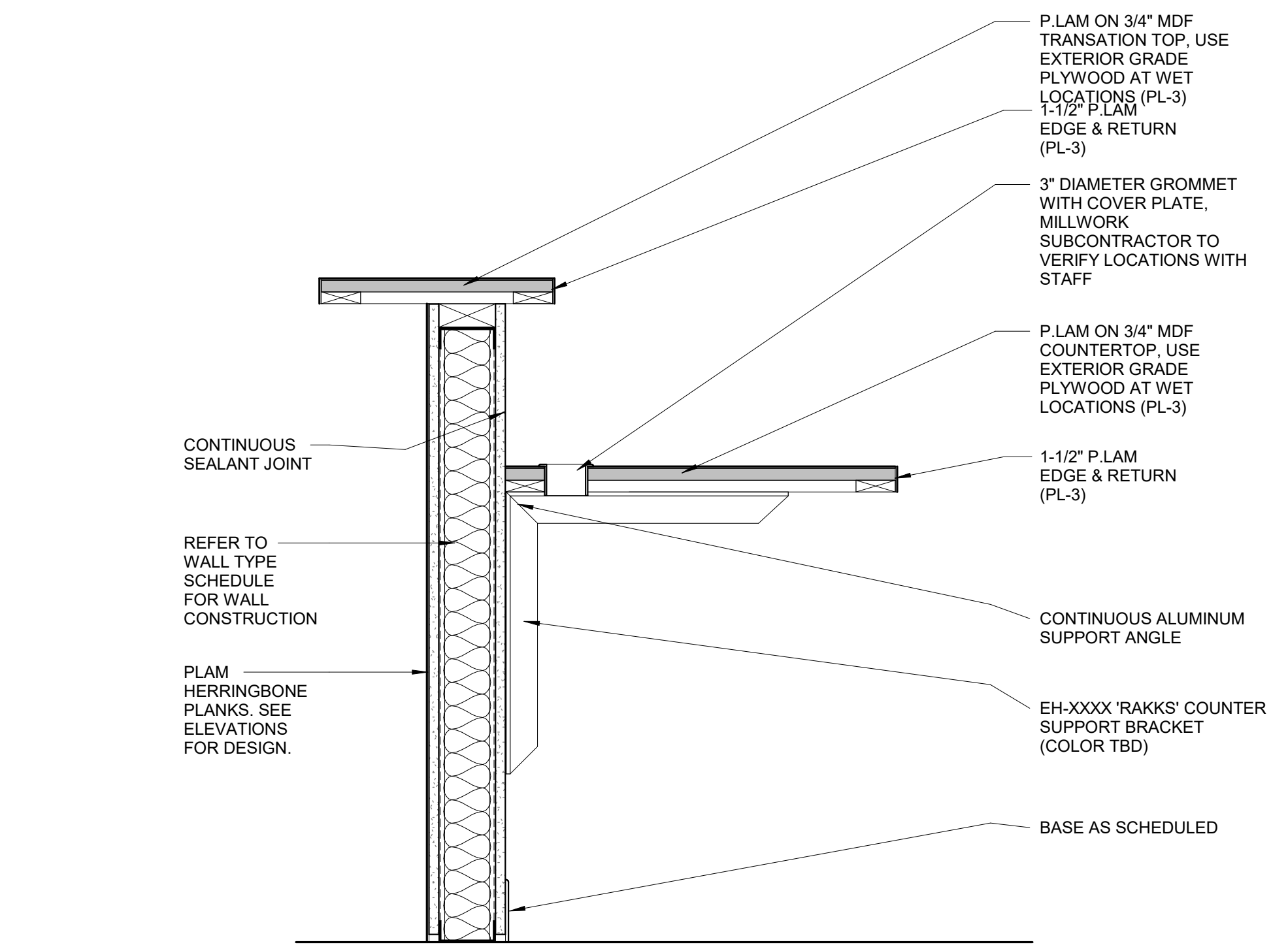
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GENERAL MILLWORK NOTES:

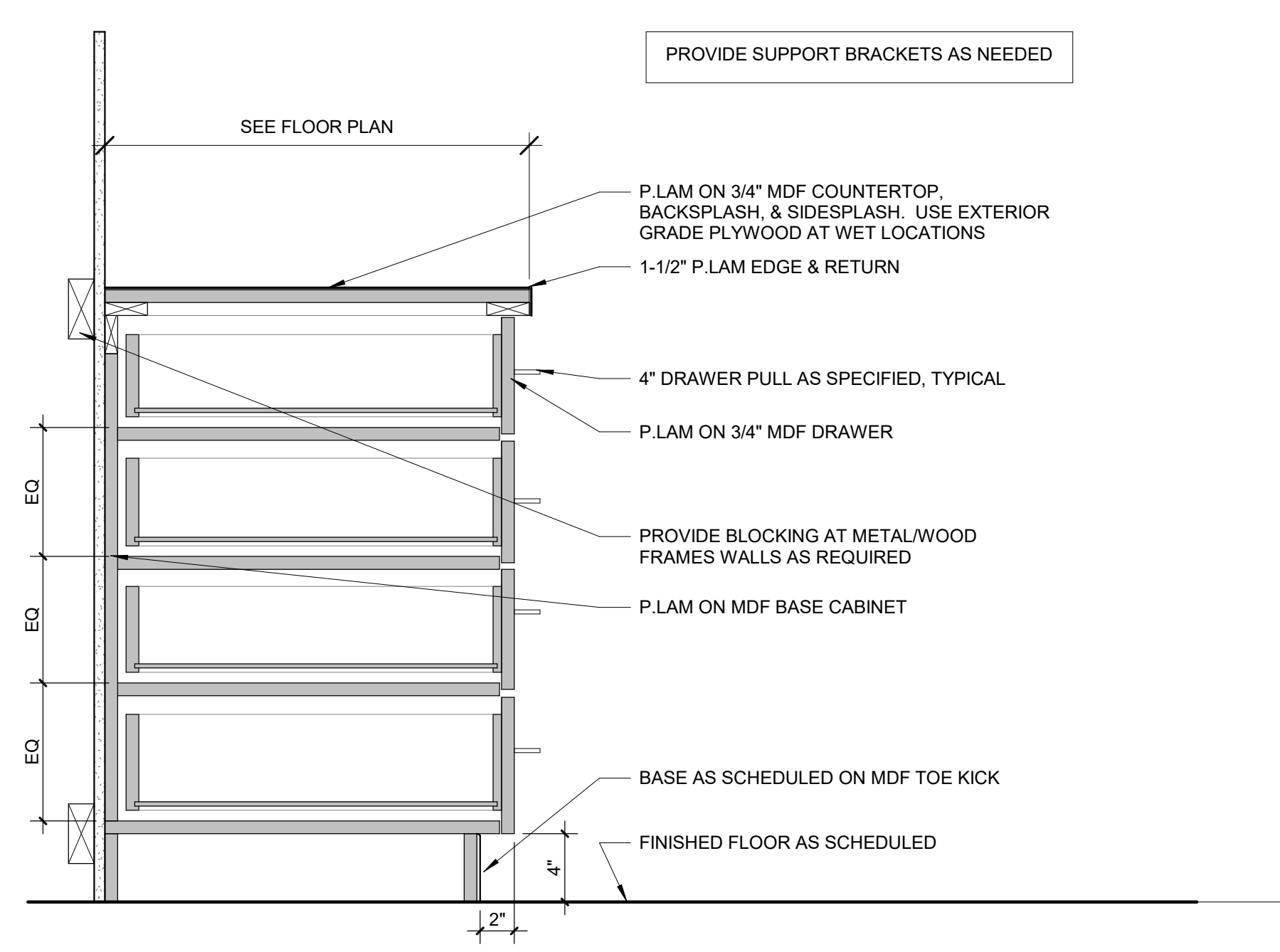
- REFER TO ELEVATIONS FOR SPECIFIC DOOR AND DRAWER CONFIGURATIONS AND CABINET HEIGHTS.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF BLOCKING IN STUD CAVITY AS REQUIRED FOR CABINET INSTALLATION.
- PLASTIC LAMINATE FINISH SHOULD BE CONSIDERED TYPICAL AT ALL SURFACES OF ALL COMPONENTS EXPOSED IN FINISHED 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 WHITE or BLACK MELAMINE.
- STANDING AND RUNNING TRIM RAILS TO RECEIVE STAINED FINISH SHALL COMPLY WITH AWI (ARCHITECTURAL WOODWORK INSTITUTE) SECTION 300.
- WOOD CABINETS (CASEWORK) TO RECEIVE STAINED FINISH SHALL COMPLY WITH AWI SECTION 400 AND ITS DIVISION 400A "WOOD CABINETS", GRADE: PREMIUM.
- PROVIDE HIGH PRESSURE LAMINATE AS INDICATED IN FINISH SCHEDULE.
- COUNTERTOPS SHALL COMPLY WITH AWI SECTION 400 AND ITS DIVISION 400C, GRADE: PREMIUM.
- 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.
- MILLWORK SHALL BE FACTORY FABRICATED AS FAR AS POSSIBLE, AND DELIVERED TO THE SITE, READY FOR INSTALLATION AND HOOKUP TO ELECTRICAL AND MECHANICAL ITEMS.
- 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.
- 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.
- SCRIBE CABINERY HORIZONTAL AND VERTICAL JOINTS TO WALL. FIELD CUT FOR CAREFUL FIT WITH MAXIMUM 1/16" GAP. PROVIDE CONTINUOUS CLEAR SEALANT JOINT.
- 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).
- ADHESIVE FOR LAMINATING SHALL BE A CONTACT ADHESIVE PER MANUFACTURER'S STANDARD RECOMMENDATIONS.
- 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).
- 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.



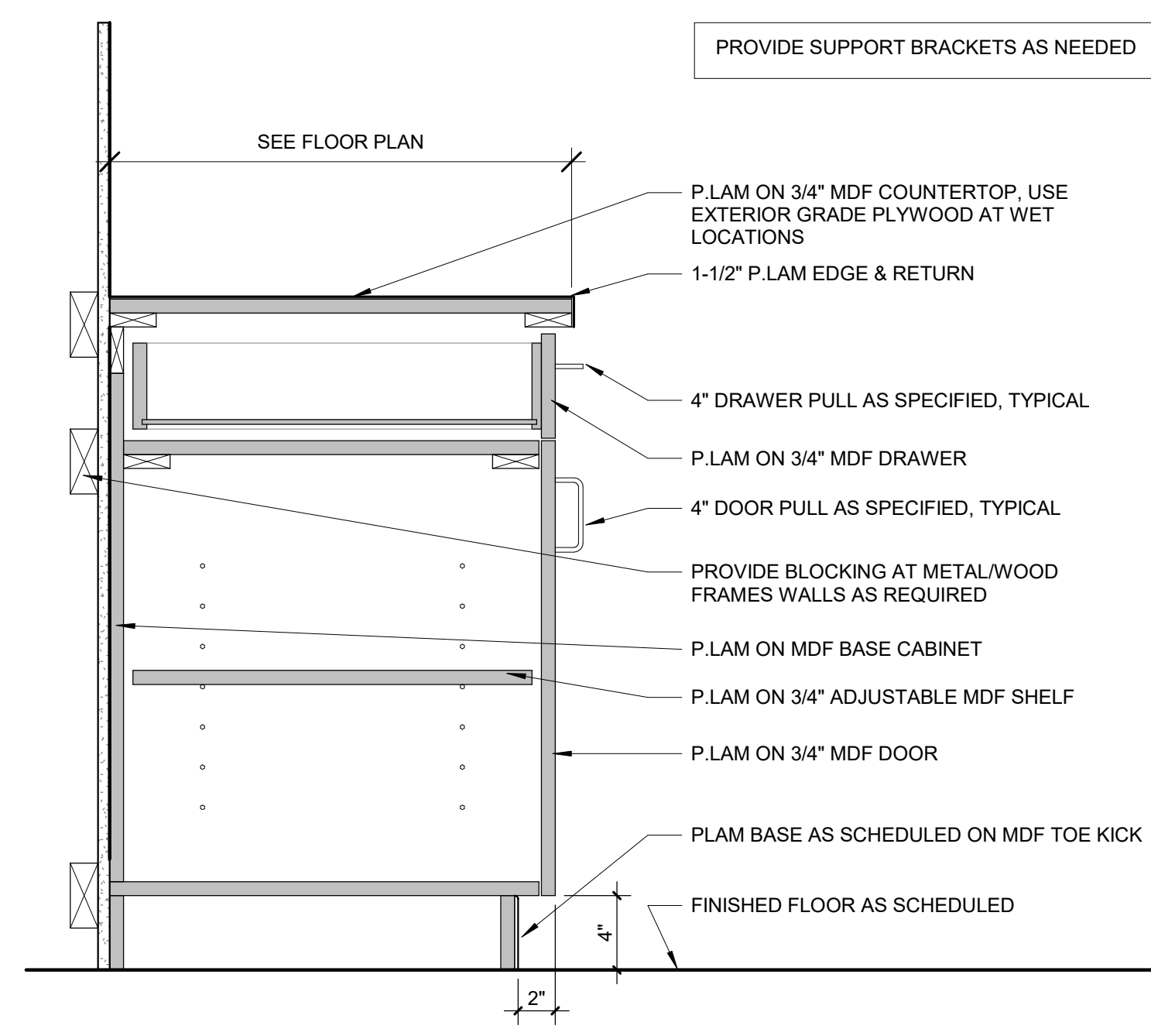
5 CHECK IN W/ SOFFIT ADA
 A701 1 1/2" = 1'-0"



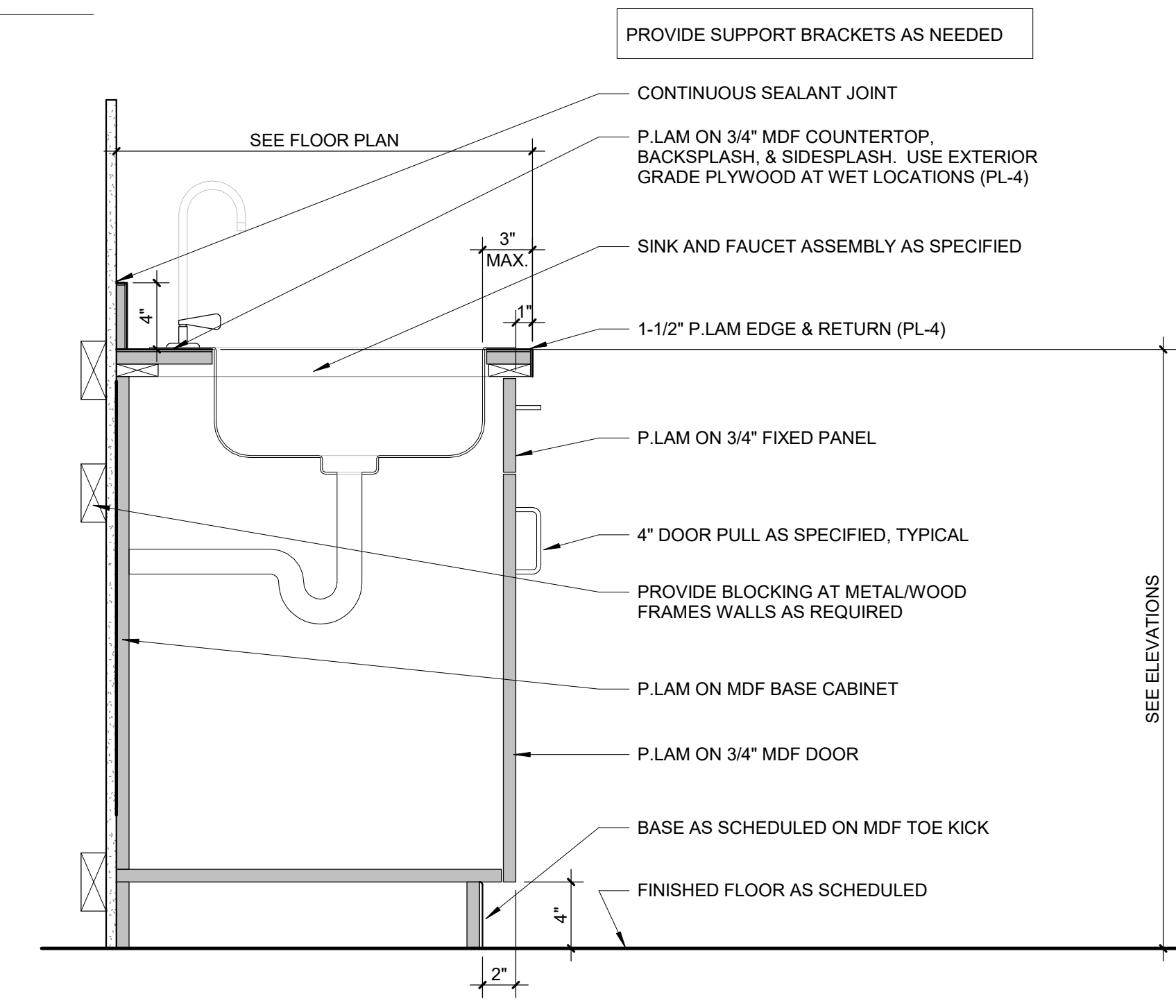
4 CHECK IN COUNTER
 A701 1 1/2" = 1'-0"



3 BASE CABINET 4 DRAWER
 A701 1 1/2" = 1'-0"

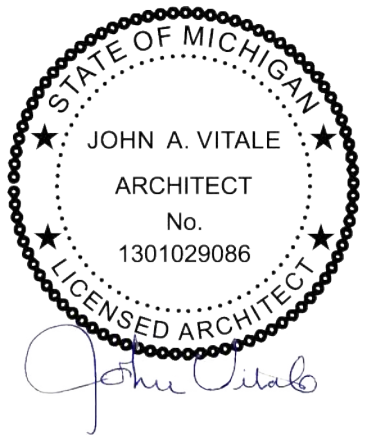


2 BASE CABINET
 A701 1 1/2" = 1'-0"



1 SINK BASE CABINET
 A701 1 1/2" = 1'-0"

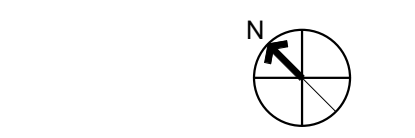
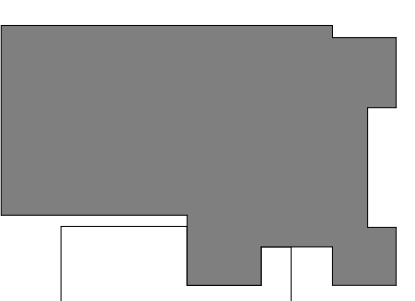
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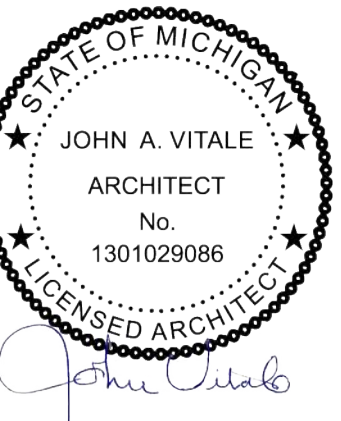


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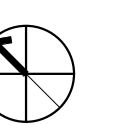
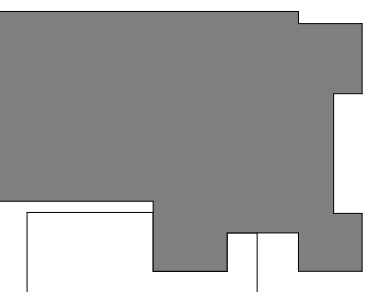
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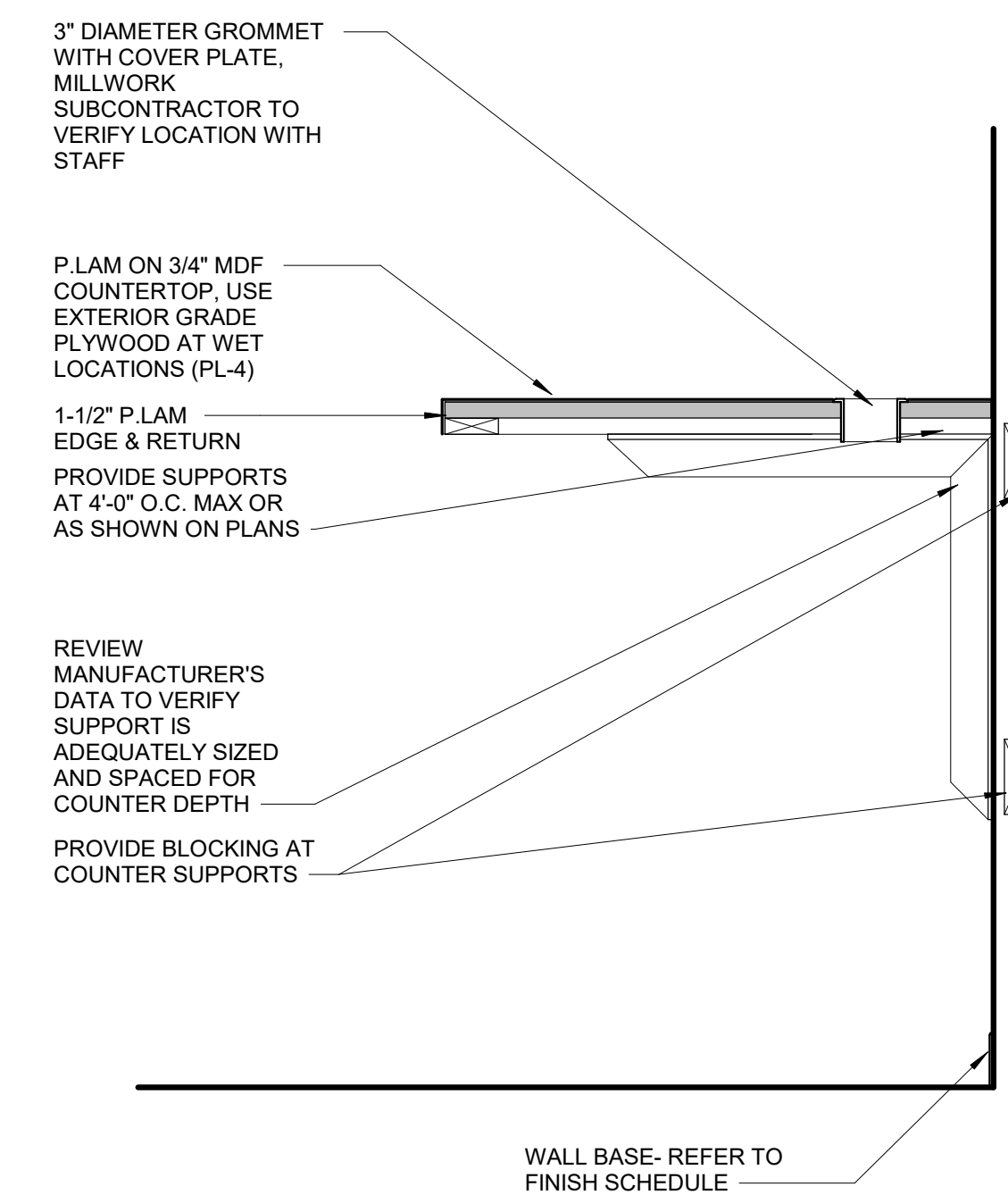
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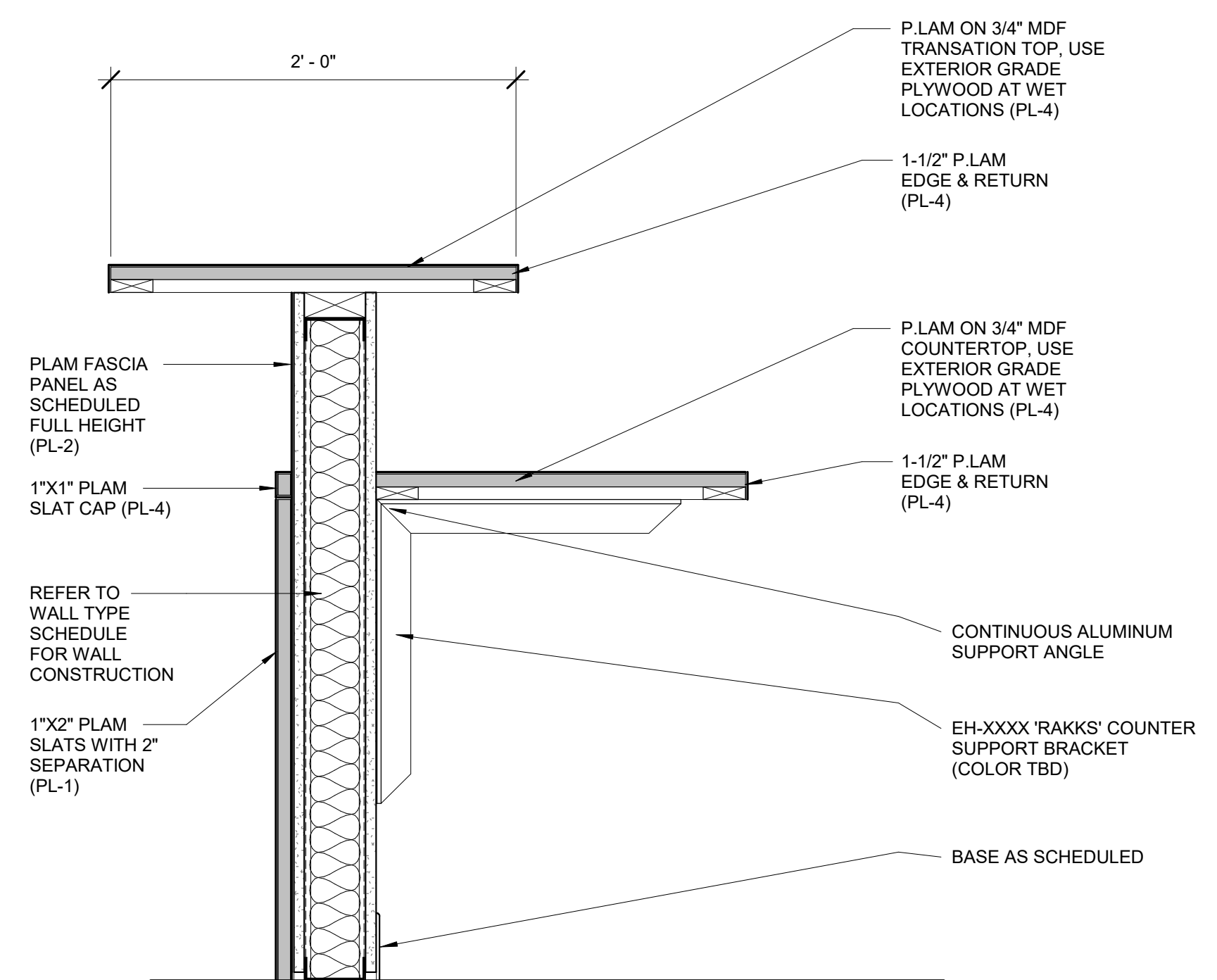
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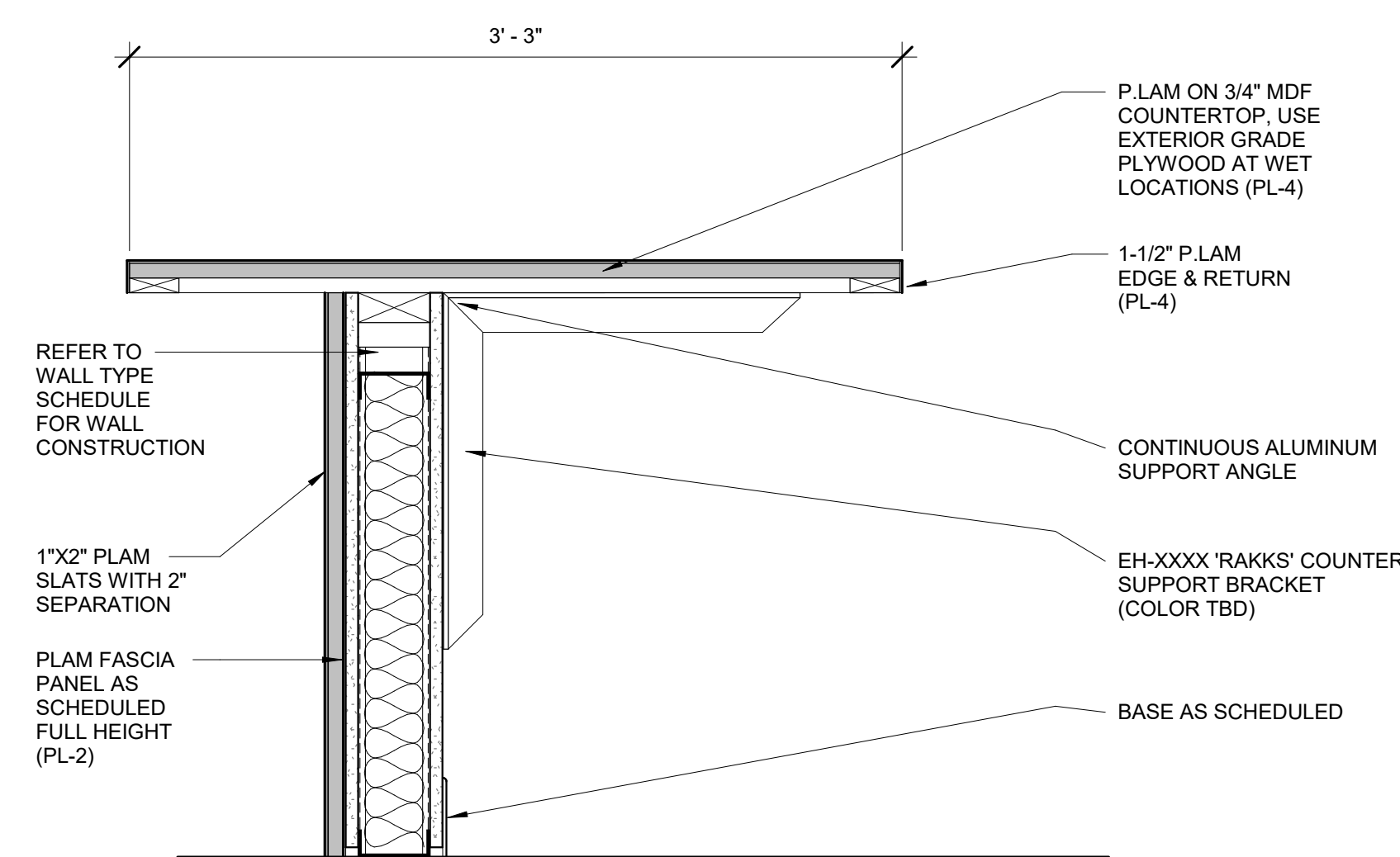
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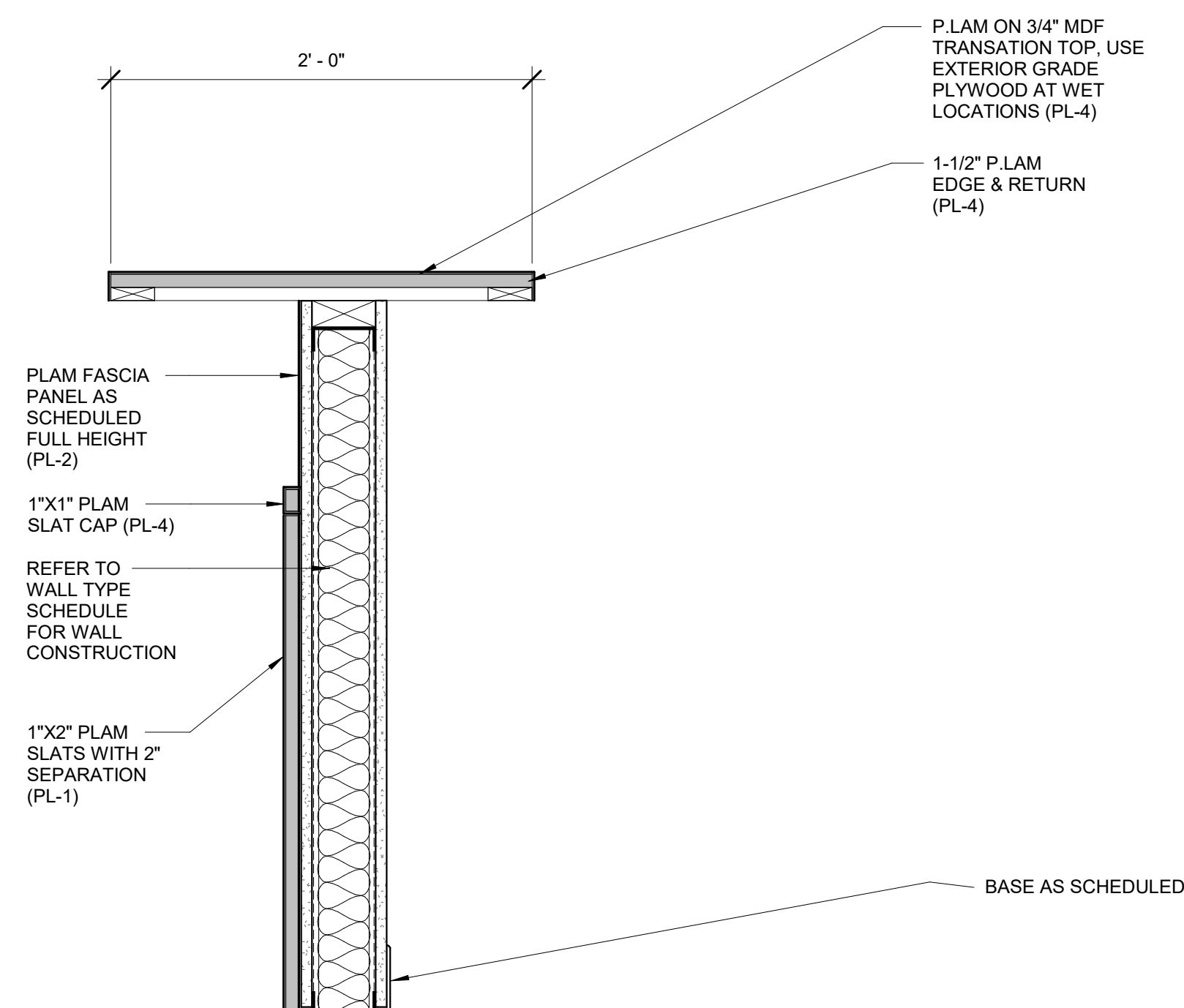
4
 A702 1 1/2" = 1'-0"



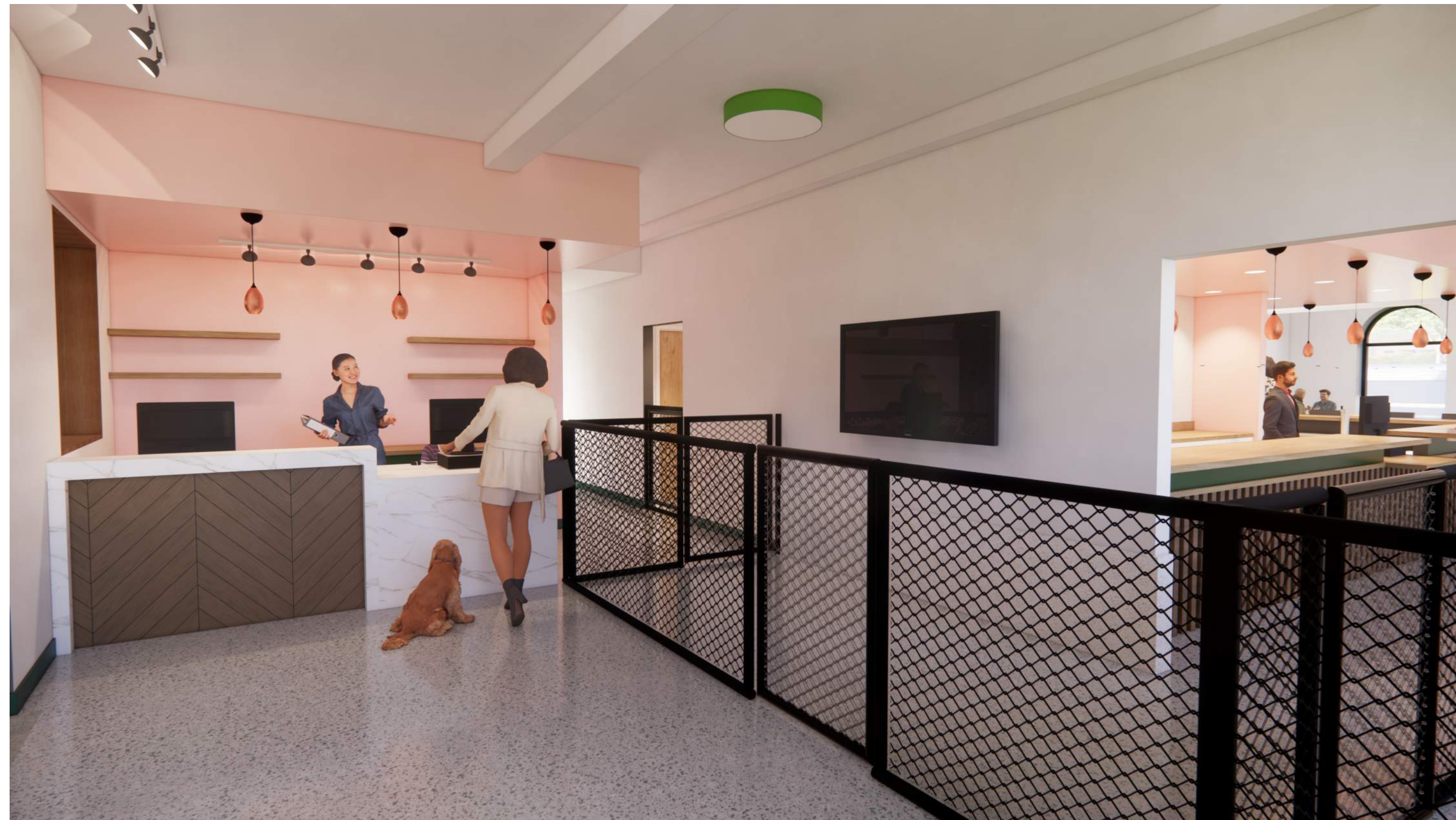
1
 A702 1 1/2" = 1'-0"



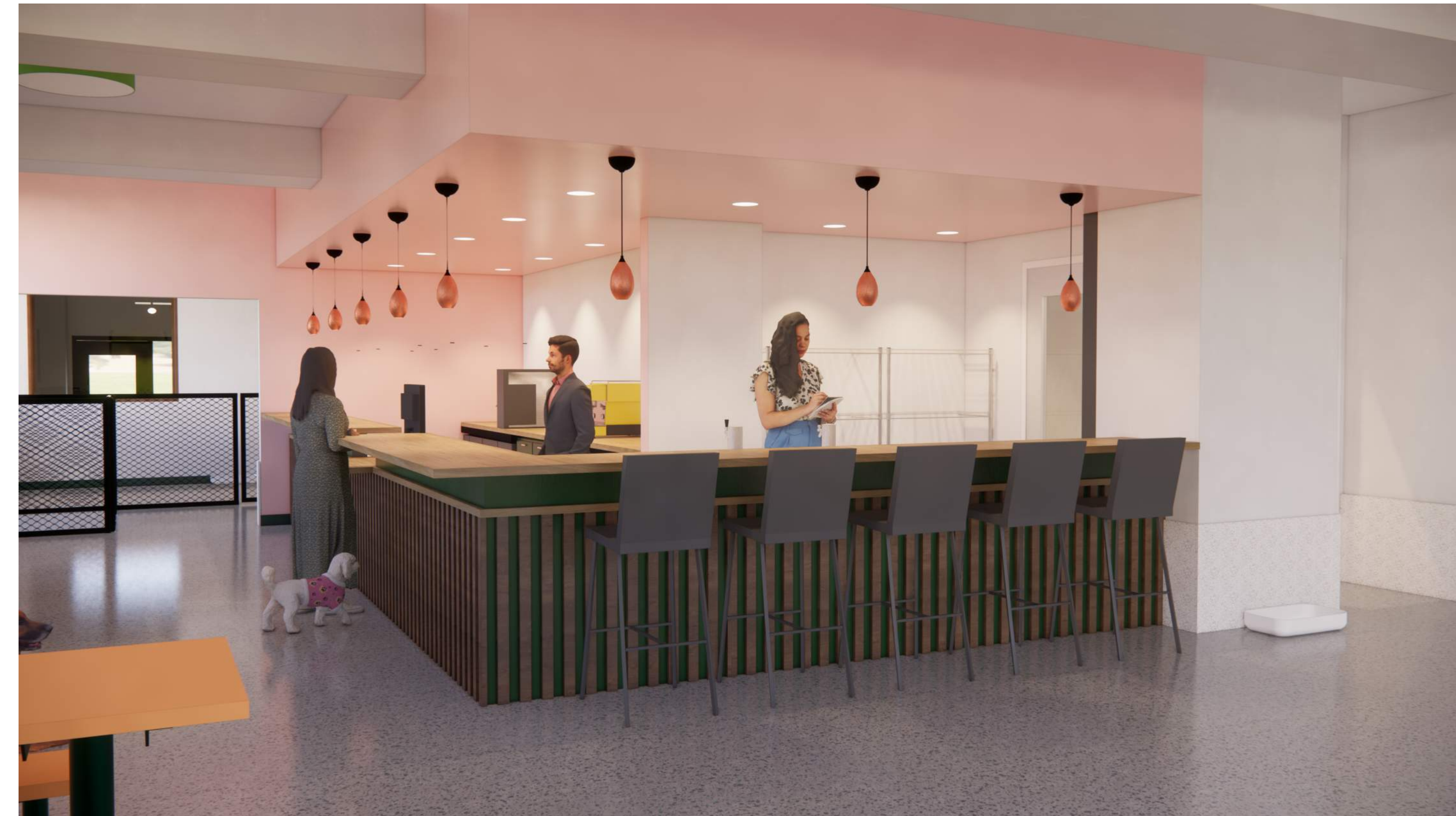
2
 A702 1 1/2" = 1'-0"



3
 A702 1 1/2" = 1'-0"



3 | INTERIOR RENDER - CHECK-IN



2 | INTERIOR RENDER - BAR AND OFF LEASH



1 | INTERIOR RENDER - BAR

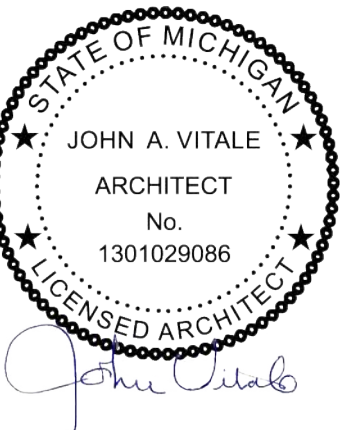


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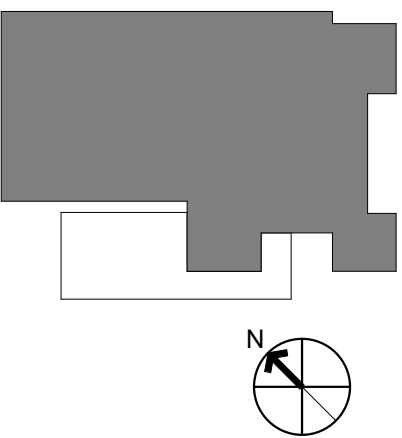
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2 | EXTERIOR RENDER - FROM FROM YARD



1 | EXTERIOR RENDER - FROM PORCH

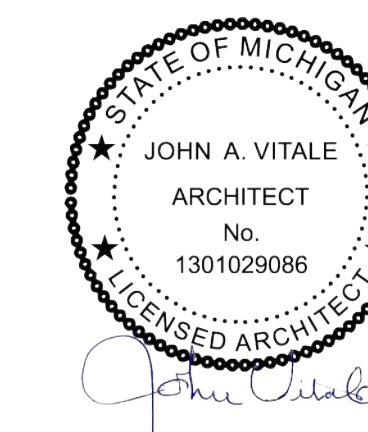


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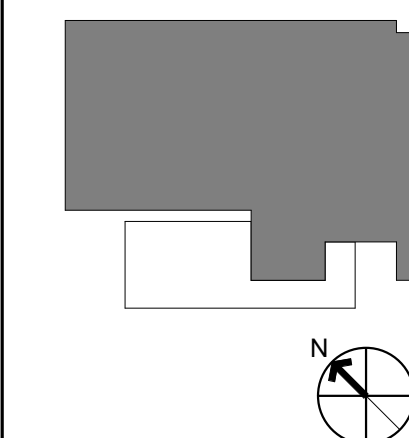
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FINISH SCHEDULE									
RM #	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL PAINT				CEILING FINISH	REMARKS
				NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL		
101	ON LEASH DOGS	EXISTING	RB-1	PT-1	PT-1	PT-5	PT-1	PT-3	EXISTING FLOOR TO REMAIN, CLEAN AND REPAIR 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

FINISH FLOOR: 11
TOTAL ROOMS: 11

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

LIST OF MATERIALS

064100 - ARCHITECTURAL CASEWORK		099100 - PAINT		260000 - ELECTRICAL	
PL-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	INTERIOR FIELD PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: TBD- WHITE FINISH: EGG-SHELL LOCATION: REFER TO FINISH PLAN FOR EXACT LOCATION	-	FACE PLATES COLOR: STAINLESS STEEL
PL-2	PLASTIC LAMINATE MANUFACTURER: PANOLAM COLOR: COLOR TO MATCH PANTONE 342 LOCATION: BAR FASCIA PANEL AND VERTICAL MILLWORK OF BACK COUNTERS CONTACT:	PT-2	DOOR ADD WINDOW FRAME PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: BLACK FINISH: SEMI-GLOSS LOCATION: REFER TO FINISH PLAN FOR EXACT LOCATION	-	DEVICES COLOR: WHITE
PL-3	PLASTIC LAMINATE MANUFACTURER: WILSONART COLOR: CALACATTA LINCOLN 5042K-07 FINISH: TEXTURED GLOSS LOCATION: RECEPTION DESK CONTACT: KIMBERLY PATRICO (947) 207-8363	PT-3	CEILING PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: PURE WHITE SW7005 FINISH: FLAT LOCATION: REFER TO FINISH PLAN FOR EXACT LOCATION	- MISC.	
-	PULLS MANUFACTURER: RICHELIEU STYLE: CONTEMPORARY METAL EDGE PULL PRODUCT NUMBER: BP9696128170 FINISH: STAINLESS STEEL LENGTH: 5 13/16" OVERALL LOCATION: CABINETS AND DRAWERS	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	AP-1 ALT	ACOUSTIC PANEL MANUFACTURER: ACOUFELT STYLE: FRACTURE PATTERN: WAVELENGTH COLOR: OREGANO LOCATION: OFF LEASH AREA CEILING BEAMS AND COLUMNS. SEE PLAN FOR MORE DETAIL
123600 - COUNTERTOPS		PT-5	ACCENT PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: TO MATCH PANTONE 7605 PINK FINISH: EGG-SHELL LOCATION: REFER TO FINISH PLAN FOR EXACT LOCATION		
QZ-1 ALT	QUARTZ SURFACE MANUFACTURER: WILSONART COLOR: FOSSA FALLS LOCATION: RECEPTION DESK COUNTER AND WATERFALL EDGE CONTACT: KIMBERLY PATRICO (947) 207-8363	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 ALT	BUTCHER BLOCK MANUFACTURER: TBD COLOR: STAINED TO MATCH WILSONART ACORN VELVET ELM SPECIES: OAK LOCATION: BAR AND BACK COUNTERS CONTACT:	PT-6	FUTURE ACCENT PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: TO MATCH PANTONE 144 ORANGE FINISH: EGG-SHELL LOCATION: REFER TO FINISH PLAN FOR EXACT LOCATION NOTE: USED IN MURAL		
PL-4	PLASTIC LAMINATE MANUFACTURER: WILSONART COLOR: ACORN VELVET ELM LOCATION: BAR COUNTERTOPS FINISH: TRACELESS CONTACT: KIMBERLY PATRICO (947) 207-8363	PT-7	FUTURE ACCENT PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: TO MATCH PANTONE 373 LIGHT GREEN FINISH: EGG-SHELL LOCATION: REFER TO FINISH PLAN FOR EXACT LOCATION NOTE: USED IN MURAL		
096500 - RESILIENT FLOORING		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		
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:	102600 - WALL PROTECTION			
		WP-1	WALL PROTECTION MANUFACTURER: INPRO STYLE: PALLADUM PATTERN: TERRAZZO COLOR: CREME CONTACT: TRIM OPTION: TO MATCH LOCATION: SEE PLAN FOR DETAIL		

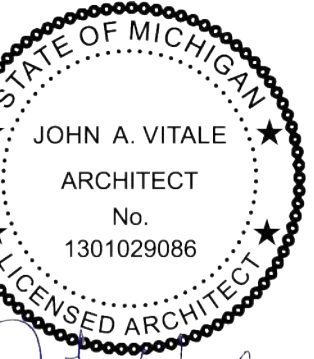


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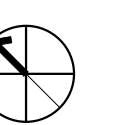
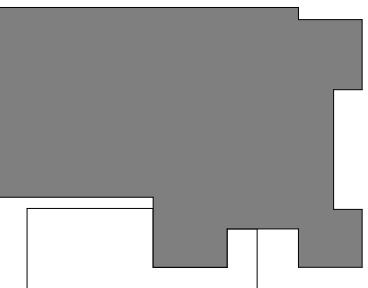
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FINISH SCHEDULE AND LEGEND

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