THE CITY OF BERKLEY Community Development Department 3338 Coolidge, Berkley, Michigan 48072 (248) 658-3320

Notice Meeting of the Berkley Zoning Board of Appeals

Notice is hereby given, that there will be a meeting of the Zoning Board of Appeals to be held at the City of Berkley in the Council Chambers, 3338 Coolidge, Berkley, Michigan on Monday, July 14, 2025 at 7:00 pm or as near thereto as the matter may be reached.

Application Number PBA-05-25

Salwan Shina, on behalf of Jamil Realty, LLC and Gevalin Gegaj for 4162 Twelve Mile Rd., 4150 Twelve Mile Rd., 4138 Twelve Mile Rd., Parcels 04-25-07-355-039, 04-25-07-355-038 and 04-25-07-355-040, North side of Twelve Mile Rd., between Greenfield Rd. and Ellwood Ave., is requesting a variance for the Southeastern driveway entrance.

Berkley City Code

Berkley City Code, Chapter 138 *Zoning*, (under previous Zoning Ordinance) 138-429(b)(4). All points of entrance or exit for motor vehicles shall be no closer than 30 feet from the intersection of the right-of-way lines proposed in the City's land use plan for those streets on which it fronts.

Complete application information is available for review at <u>www.berkleymi.gov/community-development/development-projects</u>.

Comments on the granting of the above variance may be made in person on the night of the meeting or in writing. All written comments must be submitted to the Berkley Community Development Department or email to planning@berkleymi.gov before 4:00 p.m. on the date of the Public Hearing.

KIM ANDERSON ZONING ADMINISTRATOR

<u>Publish Once:</u> Royal Oak Tribune Saturday, June 28, 2025



ZONING BOARD OF APPEALS APPLICATION

The Zoning Board of Appleals (ZBA) meets the second Monday of the month. The meetings are held in the Council Chambers at City Hall, 3338 Coolidge Highway, Berkley, Michigan 48072.

The ZBA shall hear requests for use and dimensional variances, appeals of administrative decisions, interpretation of zoning map and text, and interpretations of commercial message for proposed murals.

**Please be advised: The ZBA may grant a variance where undue hardship or practical difficulty for the property exist. A want or desire (bigger structure, more profit, etc.) is not sufficient grounds for a variance. The ZBA does not have the power to legislate or create new regulations. The Board's purpose is to provide some relief from the Zoning Ordinance depending on the unique circumstances of the property.

APPLICANT INFORMATION	
Name: Salwan Shina (Sun)	
Address: 6476 Orchard Lake Road	, Suite A, West Bloomfield, MI 48322
Email:	yan
Relationship to Property (current tenant, represe	ntative, future tenant, current owner, future owner):
Representative	
PROPERTY OWNER INFORMATION (if differe	nt from Applicant)
_{Name:} Gevalin Gegaj	Phone:
Address:	
Email:	
PROPERTY DESCRIPTION Address: 4162 Twelve Mile Road	
Parcel #: 25-07-355-039, 25-07-355-038, & 25-07-3	355-040 Zoning Classification: Gateway District
Current Use of Property: Multi-use comm	
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APPLICANT INFORMATION	
Name: Salwan Shina (Sam)	Phone:
Address: 6476 Orchard Lake Road, Suite A	A, West Bloomfield, MI 48322
Email: - Ryan	
Relationship to Property (current tenant, representative, future Representative	re tenant, current owner, future owner):
PROPERTY OWNER INFORMATION (if different from App	plicant)
Name: Jamil Realty, LLC	Phone:
Address: 4138 West Twelve Mile Road, Be	rkley, MI 48076
Email:	
PROPERTY DESCRIPTION	
Address: 4162 Twelve Mile Road	
Parcel #: 25-07-355-039, 25-07-355-038, & 25-07-355-040 Zoni	ing Classification: Gateway District
Current Use of Property: Multi-use commercial d	

R.O.W. lines. Per Se	ction 138-	429.(b).(4), 30 FT is required where 26.8 FT exists currently.
Description of Request:	Variance for	or proximity of existing SE 12 Mile Road driveway to intersection of
		Determination of Commercial Message of Mural / Work of Art (Section IV)
		Administrative Review / Appeal of Decision (Section III)
		Interpretation of Zoning Ordinance (Section II)
Check which applies:	8	Variance from Zoning Ordinance (Section I)
NATURE OF REQUES		

Please fill out ONLY the section below that applies to your request.

I. VARIANCE FROM ZONING ORDINANCE

Please provide a written response to each question below that relates to the variance that is being requested. DO NOT COMPLETE BOTH SECTIONS.

A. Use Variance

The Zoning Board of Appeals may grant a <u>use variance</u> (i.e. use of the land not permitted in a particular district) upon finding that an undue hardship exists.

Current Use of Property:

Requested Use of Property:

 Explain how the building or land cannot be reasonably used for any of the uses permitted by right or by special land use permit in the current zoning district.

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Explain how the need for the variance is due to unique circumstances or physical conditions of the property.

3. Explain how the proposed use will not alter the essential character of the neighborhood.

 Explain how the need for the variance is not the result of actions of the property owner or previous property owners.

B. Dimensional Variance (Non-Use Variance)

The Zoning Board of Appeals may grant a <u>dimensional variance</u> (i.e. height, setback, lot coverage, etc) upon finding that undue hardship or practical difficulty exists.

 Explain how the need for the variance is due to unique circumstances of physical conditions of the property.

Due to the location of the existing building, there is insufficient room to adjust / shift the existing driveway to comply with the 30 FT required spacing from the intersection of the 12 Mile Road and Ellwood Avenue right-of-way lines. Additionally, the property has three (3) frontages, effectively limiting the locations of driveways that adhere to ordinance requirements.

City of Berkley · ZBA Application Updated 07.01.2021 Explain how the need for the variance is not the result of actions of the property owner or previous property owners.

As mentioned above, reutilization of the existing building prevents relocation of the existing driveway. As further discussed below, removal of the driveway entirely would have a negative impact on safety.

 Explain how strict compliance with the ordinance will unreasonably prevent the property owner from using the property for a permitted purpose or will render conformity with those regulations unnecessarily burdensome.

Compliance with the ordinance would require removal of the existing driveway entirely. Eliminating the driveway would result in a dead-end parking aisle for the required parking spaces provided on the east side of the site along Ellwood Avenue, which would not only reduce their functionality, but also pose safety concerns for customers trying to access them.

 Explain how the requested variance is the minimum variance necessary to do substantial justice to applicant as well as other property owners.

As mentioned above, the variance would ensure that the required number of parking spaces provided on site are safe and accessible. Additionally, as discussed in Section 1 above, the existing driveway cannot be shifted without impacting the existing building.

5. Explain how the requested variance will not adversely impact the surrounding properties.

Given that the driveway exists already, the variance would not introduce any impacts beyond its current use. The driveway would continue to operate as it does today. Additionally, further analysis of its effects were discussed with the Oakland County Road Commission, who concluded that keeping the driveway open would not result in any adverse impacts. Alternatively, closure of this driveway would likely increase traffic use of Ellwood Avenue and impact the nearby residences.

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II. INTERPRETATION OF ZONING ORDINANCE

Provide Section numbers of Zoning Ordinance to be interpreted:

Please describe the request and what needs to be clarified or interpreted by the ZBA.

III. ADMINISTRATIVE REVIEW / APPEAL OF DECISION

Describe the circumstances of each case and provide the minutes of the public meeting noting the denial to be appealed.

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IV. DETERMINATION OF COMMERCIAL MESSAGE (MURAL/WORK OF ART)

Describe the proposed mural/work of art. Applicant should include renderings of the proposed design. The ZBA shall determine if the proposed work contains a commercial message.

** Applicant and artist must provide signed Mural Installation and Maintenance Agreement prior to the public meeting.

SUBMIT THE FOLLOWING:

Provide 15 copies of survey, plot plan or site plan with this application that shows the subject property complete with boundary lines and dimensions, existing building locations, all proposed buildings, easements, utilities, and any site improvements/changes. Setbacks, height of structures, lot coverage, etc. should also be included, if applicable.

A PDF file of the application and supporting documents must also be submitted at the time of application.

PLEASE NOTE: The applicant, or a designated representative, MUST BE PRESENT at the meeting in which the case is being reviewed or the request may be postponed due to lack of representation.

We encourage applicants to make a presentation of the proposed request to the Zoning Board of Appeals, if applicable. To assist this effort, we have available for your use a projector, laptop computer and screen. ZBA meetings are recorded and televised.

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PROPERTY OWNER'S APPROVAL (Initial each line)

I hereby authorize and give permission for the City of Berkley to install one or more temporary signs on my property, in order to notify the public of the required public hearing related to the above request(s) before the ZBA.

I hereby authorize the employees and representatives of the City of Berkley to enter upon and conduct an inspection and investigation of the above referenced property in relation to the above request.

APPLICANT'S ENDORSEMENT: (Initial each line)

S All information contained herein is true and accurate to the best of my knowledge.

S I acknowledge that the ZBA will not review my request unless all information in the application has been submitted to the satisfaction of the Community Development Director.

______ I acknowledge that the City and its employees shall not be held liable for any claims that may arise as a result of acceptance, processing or review of this application.

If an application is withdrawn more than three (3) weeks prior to the meeting date, 90% of the fee will be refunded. If the application is withdrawn less than three (3) weeks prior to the meeting, no refund will be given.

Applicant Name (print)

Applicant Signature

Date

Applicant Name (print)

Applicant Signature

Date

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Property Owner Name (print)

Wasim Sound

Property Owner Signature

Date

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	Office Use Only		III III III III	And the state of the state
SU	Received 61725	_Receipt #	Meeting Date	Case #_ <u></u> Case #_ <u></u> Case #CAS
0.000	Fee: Residential	\$400		
	Commercial	\$600		
	Mural	\$300		

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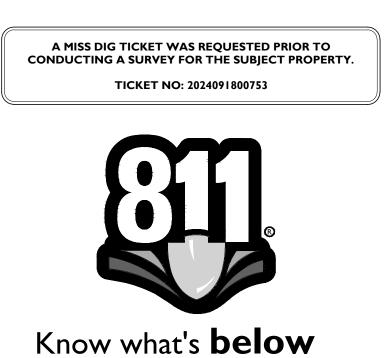
81Fage:



LOCATION MAP SCALE: I" = 500'±



AERIAL MAP SCALE: I" = 50'±

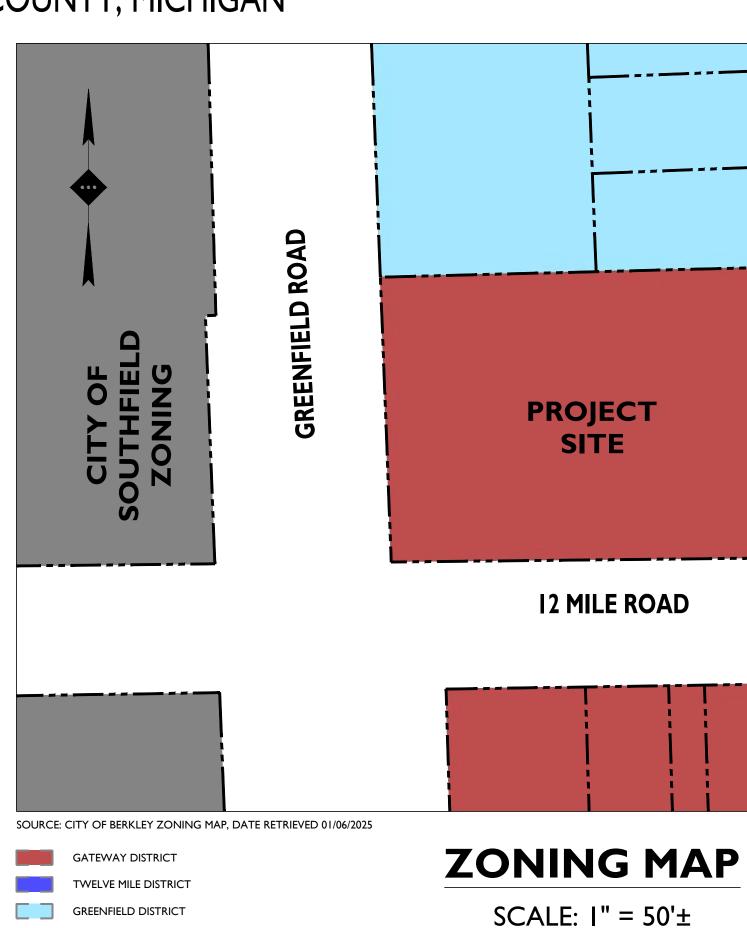


Call before you dig.

SITE DEVELOPMENT PLANS FOR

MUG & JUG **PROPOSED COMMERCIAL** REDEVELOPMENT

PARCEL IDS: 2507355039, 2507355038, & 2507355040 4162 TWELVE MILE ROAD CITY OF BERKLEY, OAKLAND COUNTY, MICHIGAN



PLANS PREPARED BY:



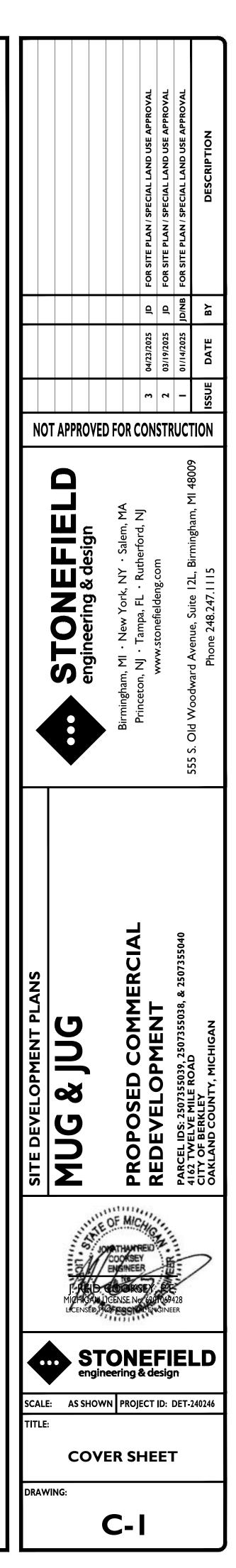
Birmingham, MI \cdot New York, NY \cdot Salem, MA Princeton, NJ \cdot Tampa, FL \cdot Rutherford, NJ www.stonefieldeng.com

555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009 Phone 248.247.1115

PLAN REFERENCE MATERIALS:

I. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS **INCLUDING, BUT NOT LIMITED TO:** • ALTA/NSPS LAND TITLE SURVEY PREPARED BY STONEFIELD ENGINEERING & DESIGN, LLC. DATED

- 10/10/2024 ARCHITECTURAL PLANS PREPARED BY ADG DESIGN STUDIO
- AERIAL MAP FROM NEARMAPS, DATE RETRIEVED 1/3/2025 LOCATION MAP FROM USGS TOPOGRAPHICAL MAPPER, DATE RETRIEVED 1/3/2025
- 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.



APPLICANT

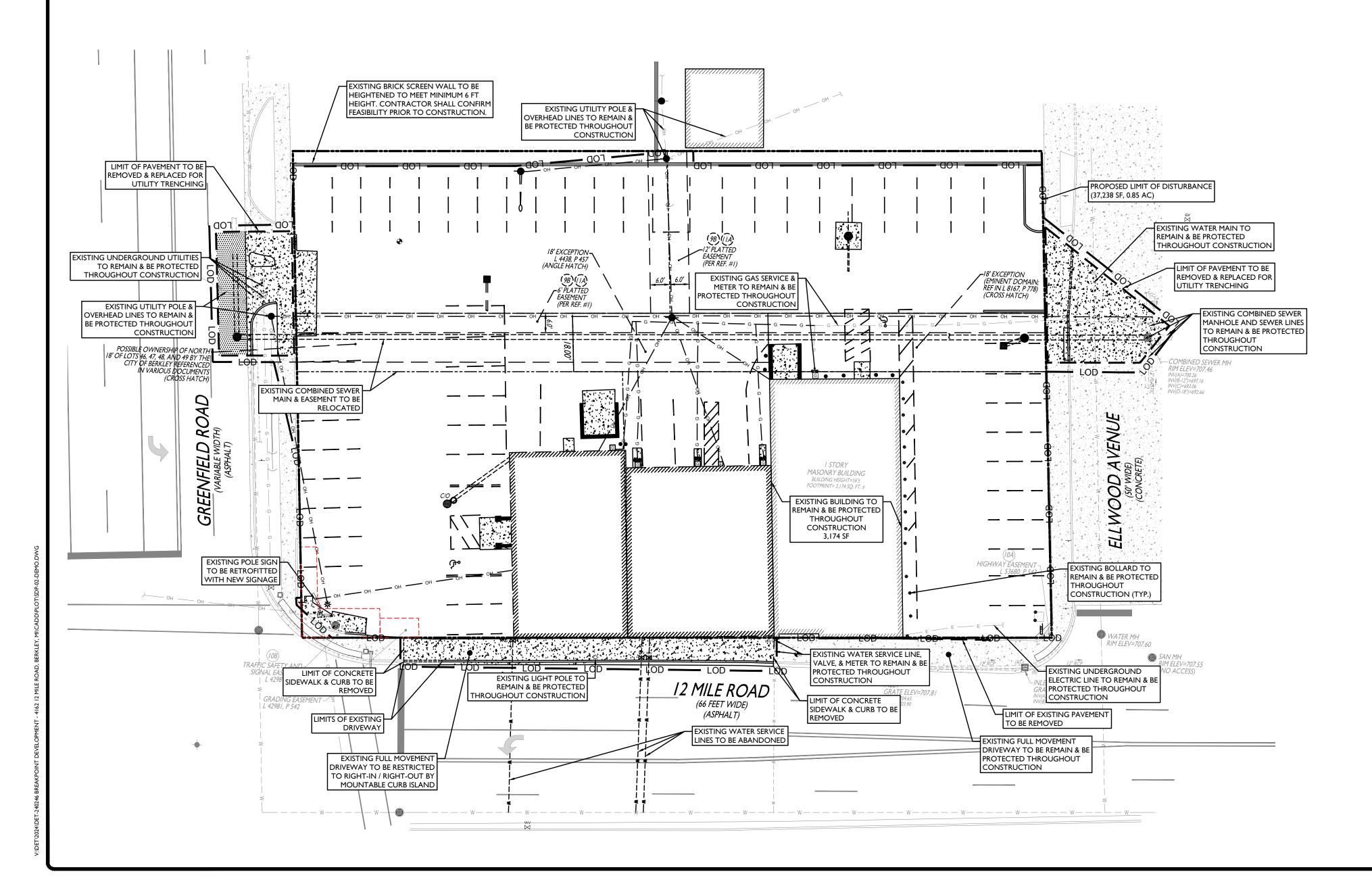
SELWAN SHINA 6476 ORCHARD LAKE ROAD, SUITE A WEST BLOOMFIELD, MI, 48322 248.207.3110 RSHINA@BAYSFD.COM

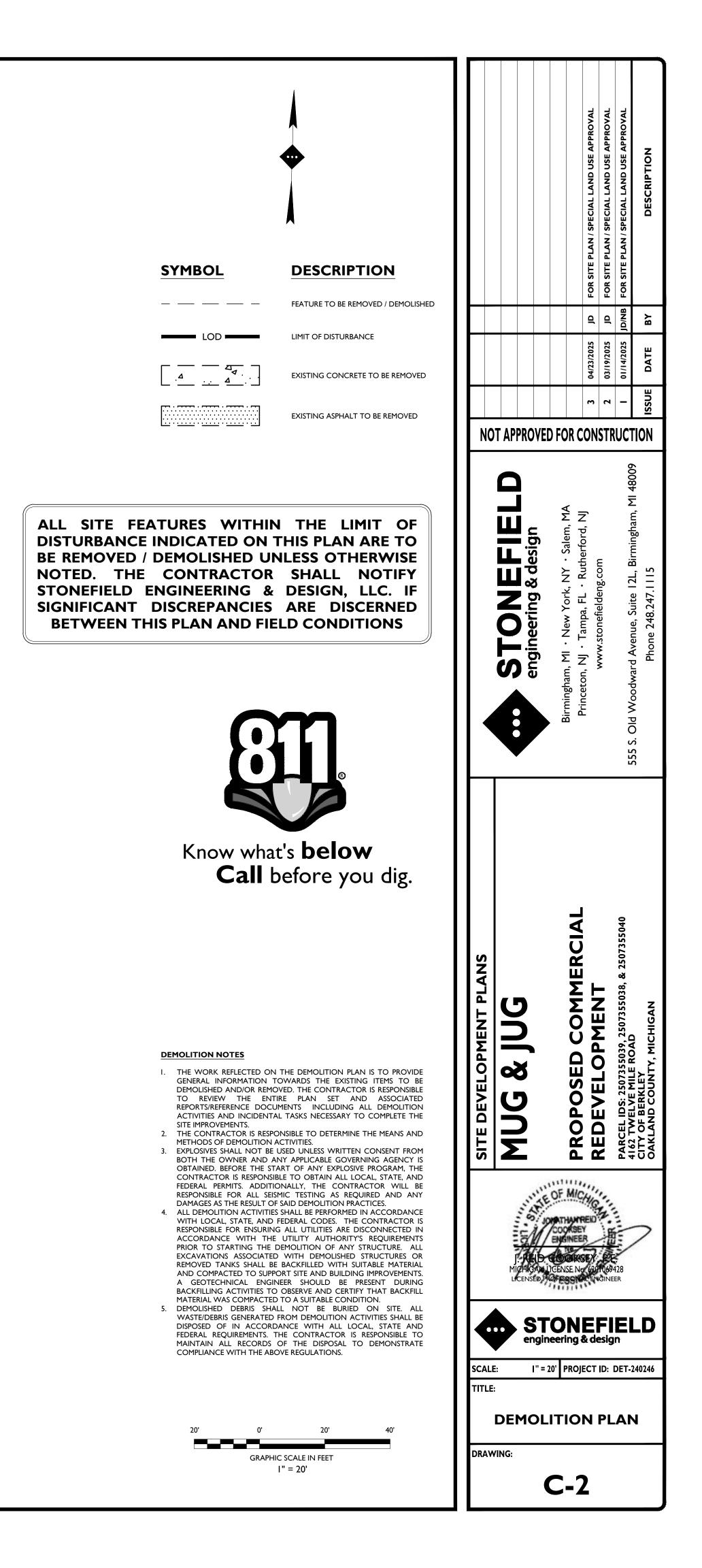


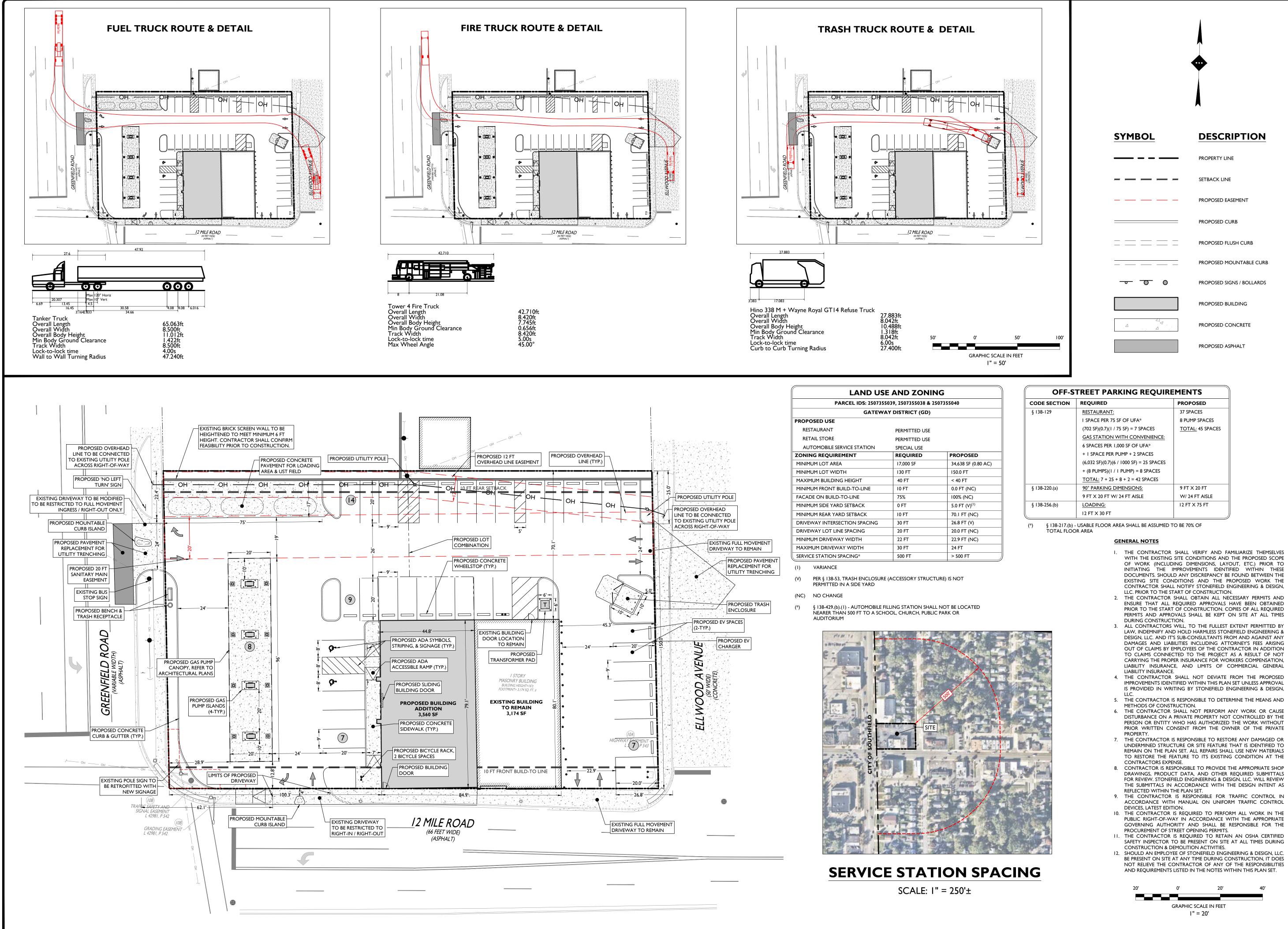
SHEET INDEX				
DRAWING TITLE SHEET #				
COVER SHEET	C-1			
DEMOLITION PLAN	C-2			
SITE PLAN	C-3			
GRADING PLAN	C-4			
STORMWATER MANAGEMENT PLAN	C-5			
UTILITY PLAN	C-6			
LIGHTING PLAN	C-7			
LANDSCAPING PLAN	C-8			
LANDSCAPING DETAILS	C-9			
CONSTRUCTION DETAILS	C-10 & C-11			
ADDITIONAL SH	EETS			
DRAWING TITLE	SHEET #			
ALTA/NSPS LAND TITLE SURVEY	I OF I			
LIFE SAFETY AND EGRESS PLAN	A-0.1			
ARCHITECTURAL FLOOR PLAN	A-1.1			
ARCHITECTURAL ELEVATIONS	A-0.15 & A-2.4			
OCWRC SANITARY SEWER DETAILS	I & 2 OF 2			
OCWRC STORM DRAIN DETAILS	I OF I			

REMOVAL QUANTITIES

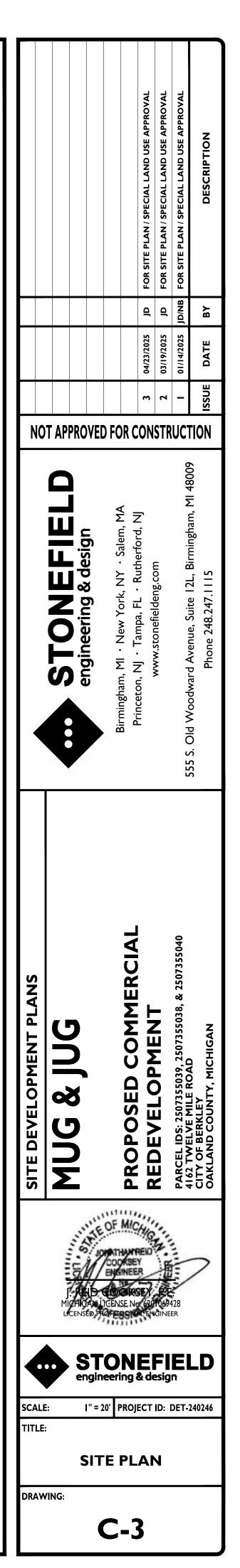
CONCRETE	2,927	SF
ASPHALT PAVEMENT	25,062	SF
CONCRETE CURB	231	LF
CONCRETE WHEEL STOP	48	EA
COMBINED SEWER MAIN	303	LF
STORM PIPE	49	LF
STORM STRUCTURE	7	EA
GAS SERVICE	227	LF
GAS METER	4	EA
ELECTRIC METER	I	EA
OVERHEAD LINE	648	LF
UTILITY POLE	I	EA
LIGHT POLE	2	EA
BUILDING	4,401	SF
TRASH ENCLOSURE	2	EA
SIGN	I	EA
BOLLARD	14	EA

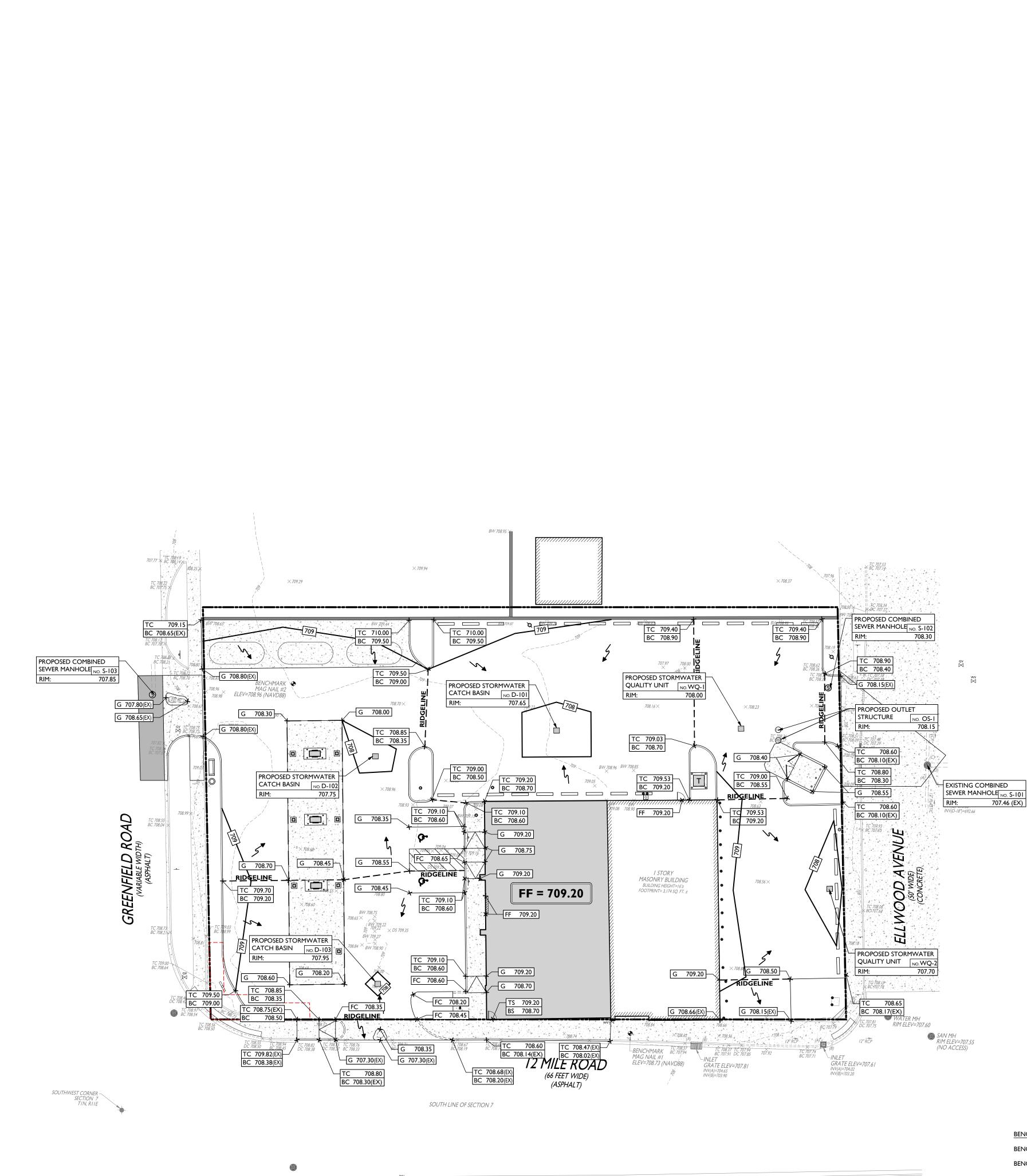






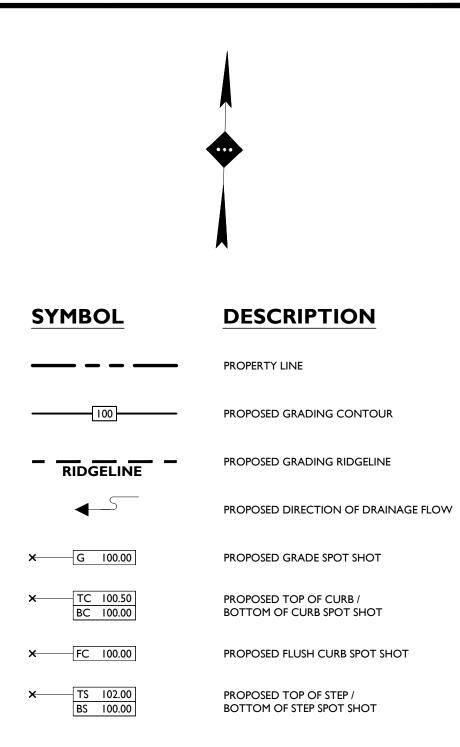
OFF-STREET PARKING REQUIREMENTS				
CODE SECTION	REQUIRED	PROPOSED		
§ 138-129	RESTAURANT:	37 SPACES		
	I SPACE PER 75 SF OF UFA*	8 PUMP SPACES		
	(702 SF)(0.7)(1 / 75 SF) = 7 SPACES	TOTAL: 45 SPACES		
	GAS STATION WITH CONVENIENCE:			
	6 SPACES PER 1,000 SF OF UFA*			
	+ I SPACE PER PUMP + 2 SPACES			
	(6,032 SF)(0.7)(6 / 1000 SF) = 25 SPACES			
	+ (8 PUMPS)(1 / 1 PUMP) = 8 SPACES			
	<u>TOTAL:</u> 7 + 25 + 8 + 2 = 42 SPACES			
§ 138-220.(a)	90° PARKING DIMENSIONS:	9 FT X 20 FT		





BENCHMARKS:

BENCHMARK #I = MAG NAIL = 708.73 (NAVD88). - IN CONCRETE SIDEWALK, NORTH SIDE OF 12 MILE ROAD. BENCHMARK #2 = MAG NAIL = 708.96 (NAVD88). - IN ASPHALT, LOT 50, FRONT OF PARKING STALL.

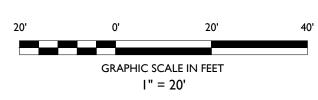


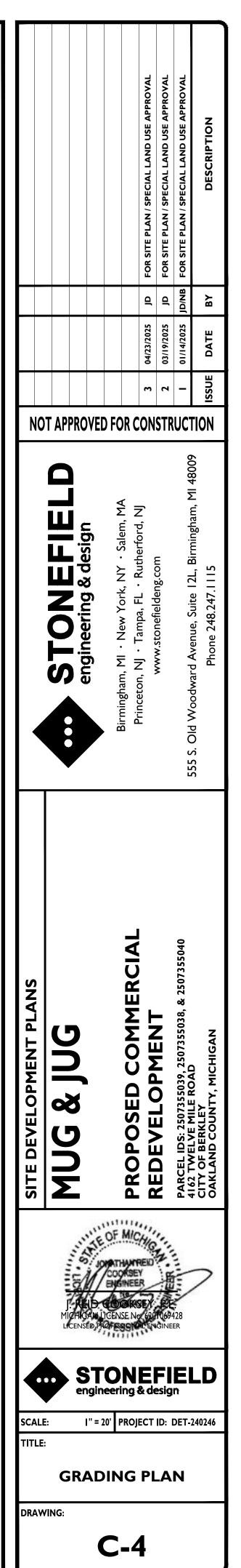
GRADING NOTES

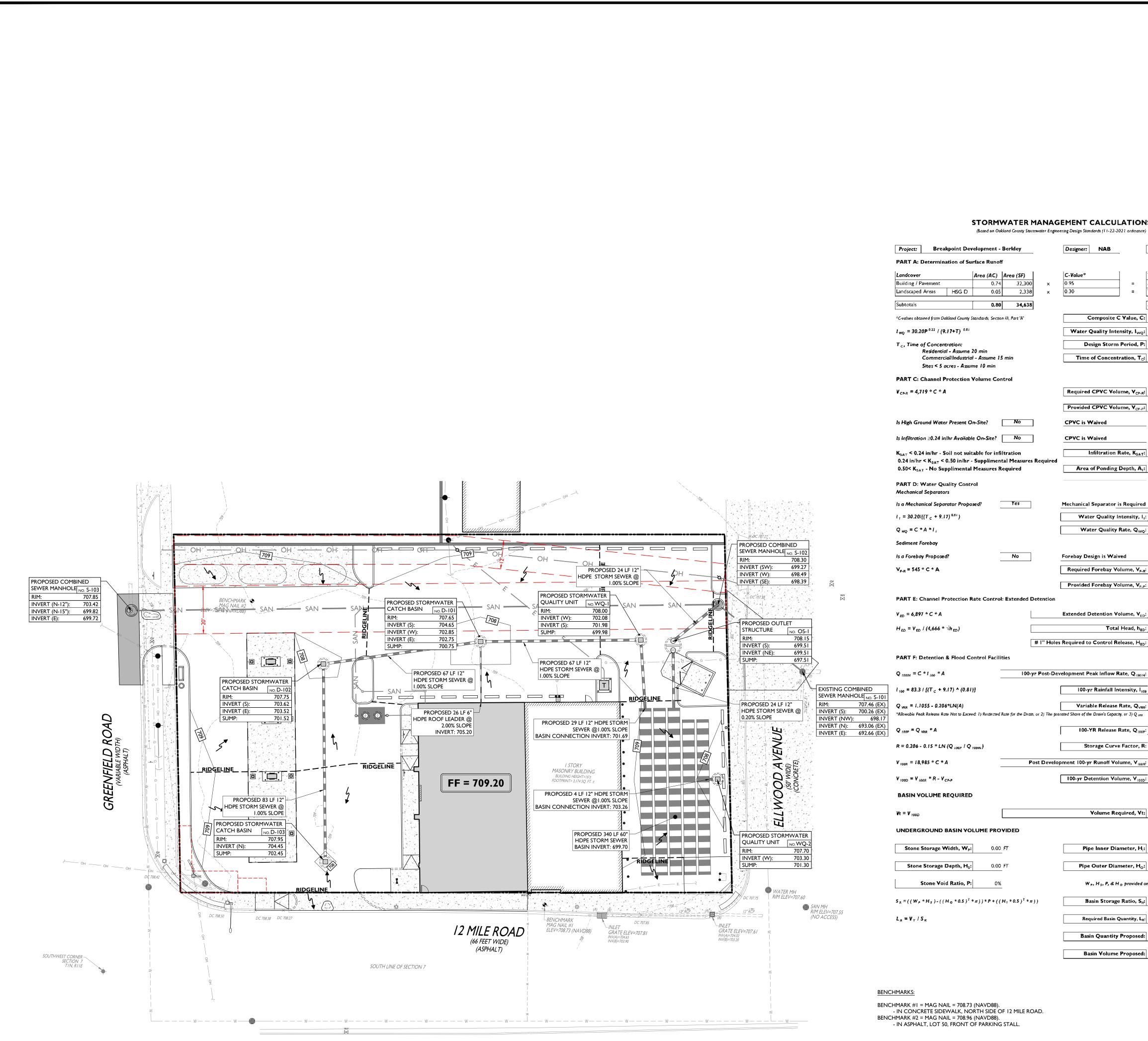
- I. ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE 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.
- 4. 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 5. MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
- CURB GUTTER: 0.50% CONCRETE SURFACES: 1.00%
- ASPHALT SURFACES: 1.00% 6. 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. 7. 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.

ADA NOTES

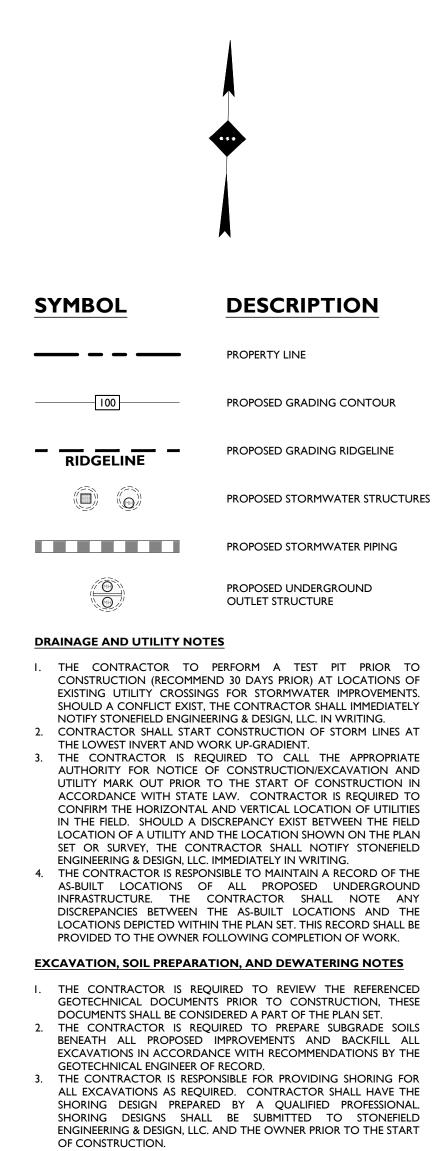
- I. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
- 2. THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES. 3. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- 4. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP, AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- 5. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, A CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
- 6. ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP. 7. A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE
- ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS. 8. THE CONTRACTOR SHALL ENSURE A MAXIMUM OF 1/4 INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN 1/4 INCHES AND 1/2 INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP 1/4 INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN I UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
- 9. THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN 1/2 INCH.

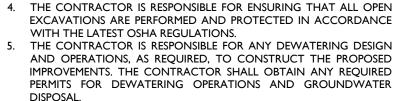






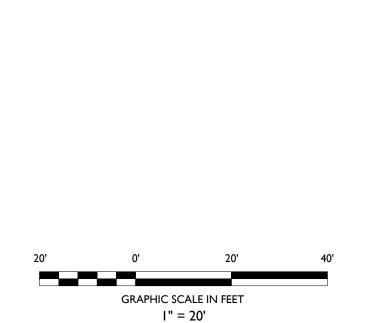
STORMWATER MANAGEMENT CALCULATIONS

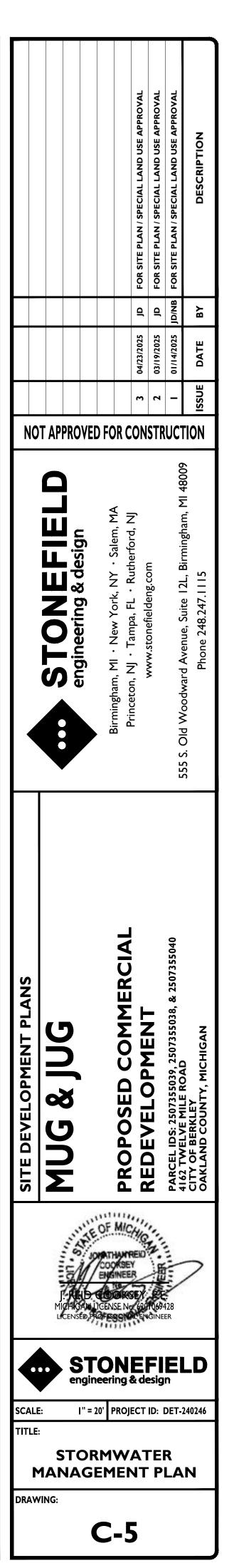




STORMWATER UNDERGROUND BMP CONSTRUCTION NOTES

- I. THE CONTRACTOR SHALL INSTALL AND BACKFILL THE UNDERGROUND BMP IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. 2. UNDERGROUND BASINS SHALL UTILIZE A STONE BACKFILL WITH A
- MINIMUM VOID RATIO OF 40%. 3. NO CONSTRUCTION LOADING OVER UNDERGROUND BASINS IS PERMITTED UNTIL BACKFILL IS COMPLETE PER THE MANUFACTURER'S SPECIFICATIONS. NO VEHICLES SHALL BE STAGED OR OPERATE FROM A FIXED POSITION OVER THE BASIN.



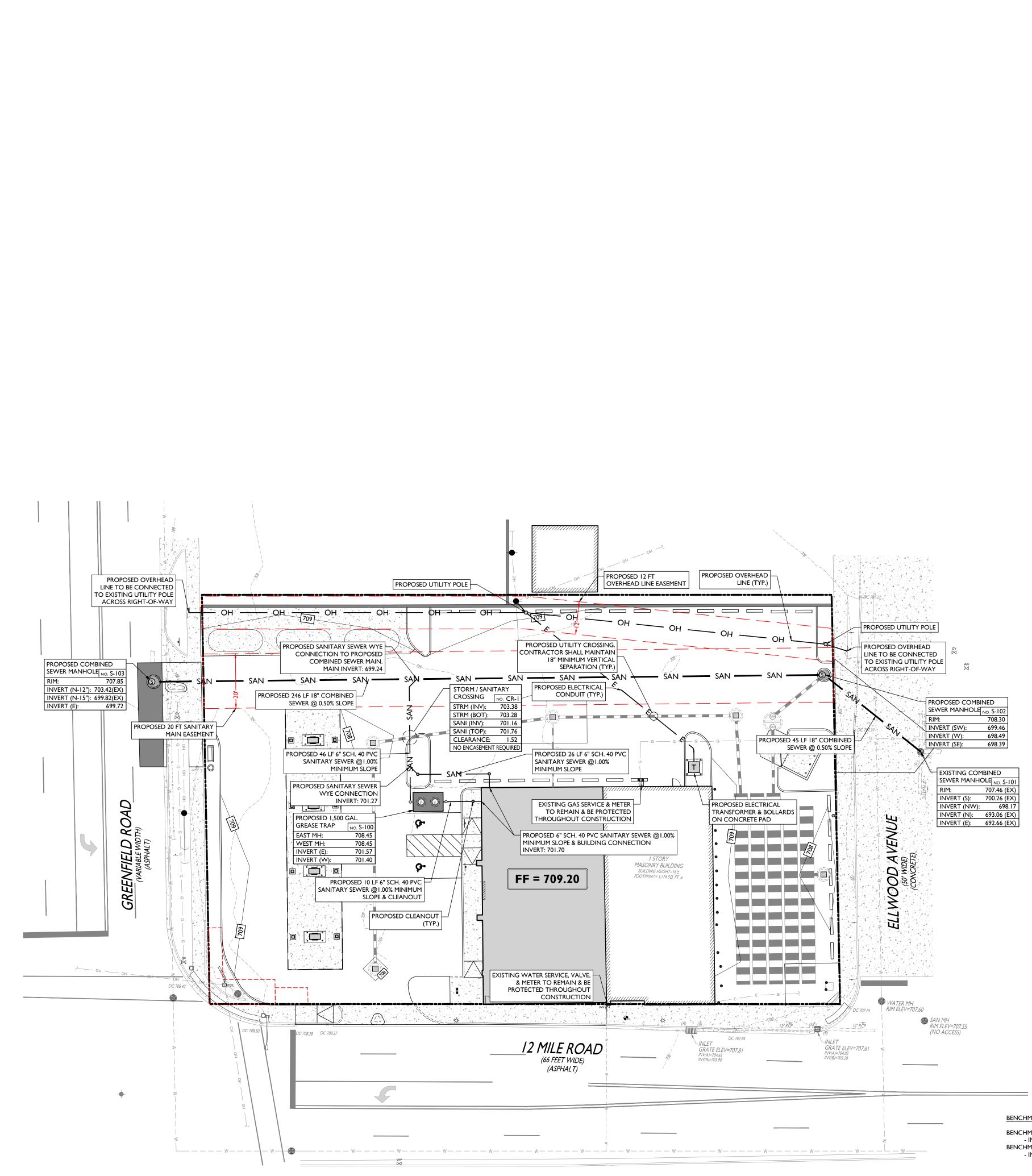


	Date:	01/07/25
	Weighted Value	
=	30,685	
=	701	
	31,386	
ue, C:	0.91	
, I _{wq} :	2.76	INIHR
od, P:	I	YEARS
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V _{CP-P} :	0.00	CF

e, K _{sat} :	0.00	in/hr
oth, A _l :	0.00	FT

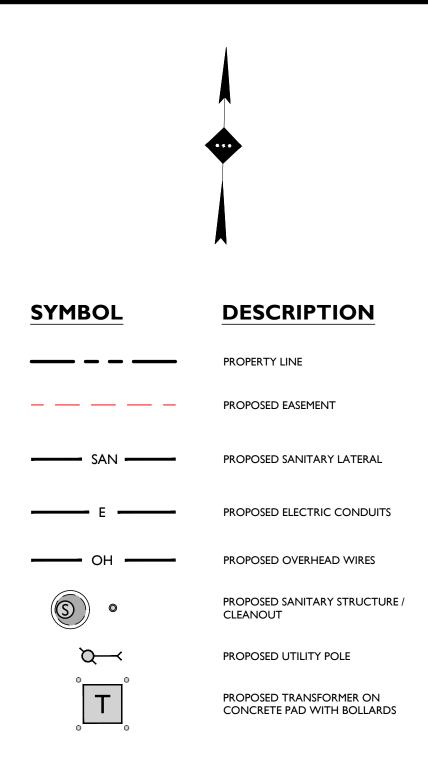
rator is Required		
ality Intensity, I ₁ :	2.76	IN/HR
uality Rate, Q _{WQ} :	2.00	CFS
• Materia		
s Waived		
bay Volume, V _{F-R} :	0.00	CF
bay Volume, V _{F-P} :	0.00	CF
tion Volume, V _{ED} :	4,990.76	CF
•		_
Total Head, h _{ED} ;	5.00	FT
trol Release, H _{ED} :	0.48	l " Hole
Man Bata O	5.51	6 55
nflow Rate, Q _{1001N} :	3.31	UF3
nfall Intensity, I ₁₀₀	7.62	In/hr
elease Rate, Q _{VRR} :	1.15	CFS / A
's Capacity, or 3) Q VPR		
elease Rate, Q _{100P} :	0.92	CFS
Curve Factor, R:	0.48	
off Volume, V _{100R} í	13,737.79	CFS
on Volume, V _{100D} ;	6,526.43	CF
me Required, Vt:	6,526	CF
er Diameter, H _l :	5.00	FT
er Diameter, H _o :	5.50	FT

ovided only if stone storage is utilized						
tio, S _R :	19.63	CF/L				
tity, L _R :	332	LF				
posed:	340	LF				
posed:	6,676	CF				



BENCHMARKS:

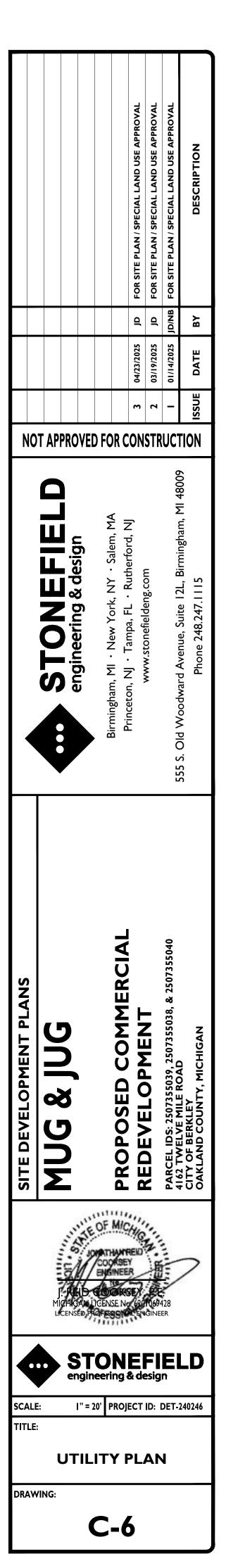
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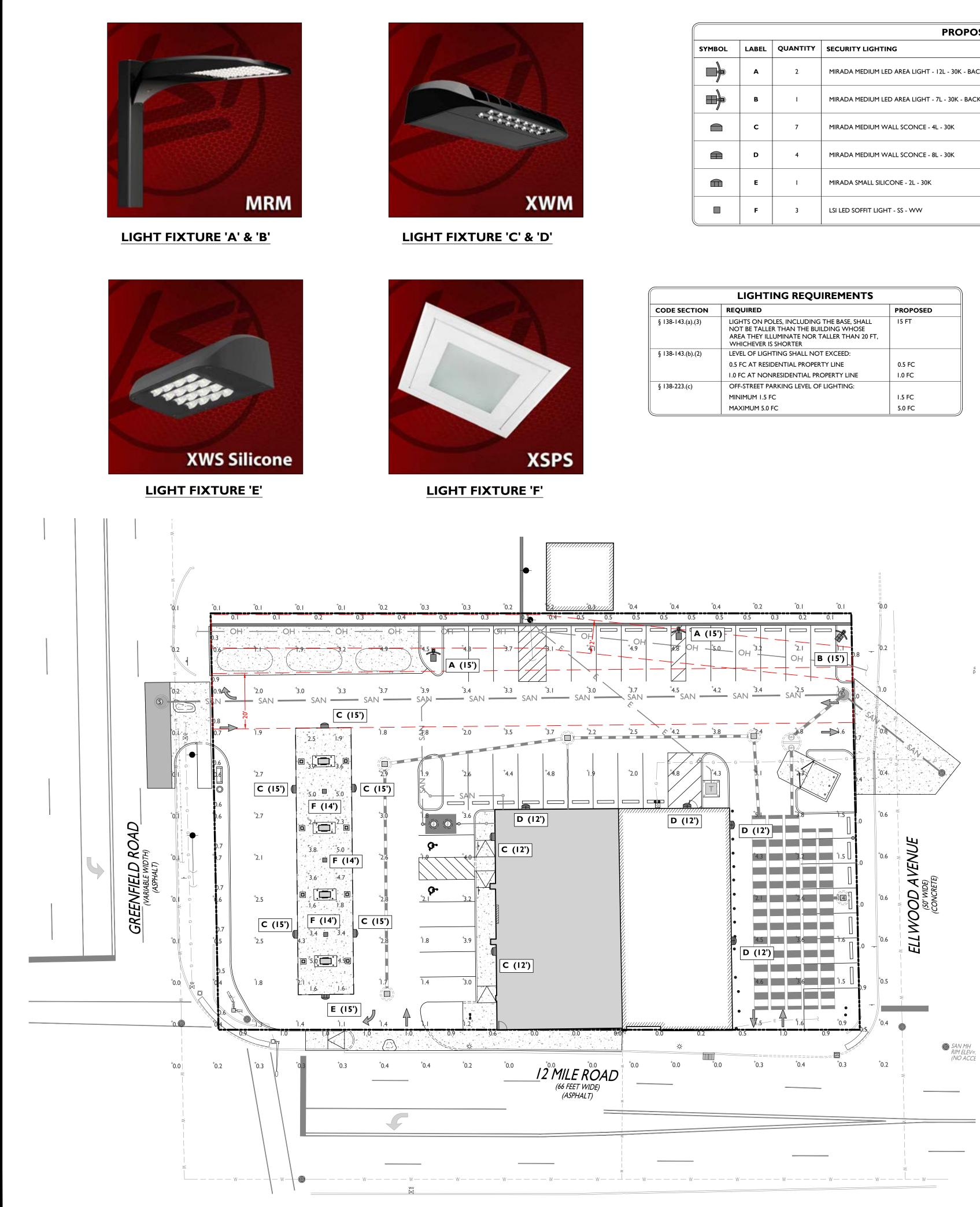


DRAINAGE AND UTILITY NOTES

- I. 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.
- 2. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED. 3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF
- THE PROPOSED WORK DURING CONSTRUCTION. 4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE
- AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC. 5. ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
- 6. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING.
- 7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
- 8. CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP-GRADIENT. 9. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT
- HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK. 10. 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.

GRAPHIC SCALE IN FEET I" = 20'





	PROPOSED LUMINAIRE SCHEDULE						
SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER	IES FILE
	A	2	MIRADA MEDIUM LED AREA LIGHT - 12L - 30K - BACKSHIELD	TYPE II	0.9	LSI LIGHTING	MRM-LED-12L-SIL-2-30-70CR
	В	I	MIRADA MEDIUM LED AREA LIGHT - 7L - 30K - BACKSHIELD	FT	0.9	LSI LIGHTING	MRM-LED-07L-SIL-FT-30-70C
	с	7	MIRADA MEDIUM WALL SCONCE - 4L - 30K	TYPE III	0.9	LSI LIGHTING	XWM-3-LED-04L-30.ies
	D	4	MIRADA MEDIUM WALL SCONCE - 8L - 30K	TYPE IV	0.9	LSI LIGHTING	XWM-4-LED-08L-30.ies
	E	I	MIRADA SMALL SILICONE - 2L - 30K	TYPE II	0.9	LSI LIGHTING	XWS-LED-02L-SIL-2-30-70CR
	F	3	LSI LED SOFFIT LIGHT - SS - WW	N/A	0.9	LSI LIGHTING	XSPS-S-LED-SS-WW-DFL.ies

LIGHTING REQUIREMENTS				
CODE SECTION	REQUIRED	PROPOSED		
§ 138-143.(a).(3)	LIGHTS ON POLES, INCLUDING THE BASE, SHALL NOT BE TALLER THAN THE BUILDING WHOSE AREA THEY ILLUMINATE NOR TALLER THAN 20 FT, WHICHEVER IS SHORTER	I5 FT		
§ 138-143.(b).(2)	LEVEL OF LIGHTING SHALL NOT EXCEED:			
	0.5 FC AT RESIDENTIAL PROPERTY LINE	0.5 FC		
	1.0 FC AT NONRESIDENTIAL PROPERTY LINE	I.0 FC		
§ 138-223.(c)	OFF-STREET PARKING LEVEL OF LIGHTING:			
	MINIMUM I.5 FC	I.5 FC		
	MAXIMUM 5.0 FC	5.0 FC		

Mirada Medium Outdoor LED Area Light Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Prefix	Light Source	Lumen Package	Lens	Distribution		Orientation ²		Voltage
MRM - Mirada Medium Area Light	LED	7L - 7,000 Ims, 48W 9L - 9,000 Ims, 62W 12L - 12,000 Ims, 62W 24L - 24,000 Ims, 135W 24L - 24,000 Ims, 176W 30L - 50,000 Ims, 232W 36L - 36,000 Ims, 248W 42L - 42,000 Ims, 314W 48L - 48,000 Ims, 414W 55L - 55,000 Ims, 438W Custom Lumen Packages ¹	SIL - Silicone	2 - Type 2 3 - Type 3 4 - Type 4 5W - Type 5 Wic FT - Forward Th FTA - Forward Th AM - Automotiv LC - Left Corner RC - Right Corne	row hrow Automotive e Merchandise	(blank) - stan L- Optics rotate R - Optics rotat	ed left 90°	UNV - Universal V HV - High Voltag
Color Temp		Color Rendering	Finish				Options	
50 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT AMB - Phosphor Converted Amber ⁸		70CRI - 70 CRI	BLK - Bla BRZ - Da GMG - GL GPT - Gra	k Bronze n Metal Gray	MSV - Metallic Sil PLP - Platinum F SVG - Satin Verd WHT - White	Plus		one al Half Louver (M al Louver (Sharp S

<u>(Blank) - None</u>

<u>Wireless Controls System</u> ALSC - AirLink Synapse Control System⁹ ALSCS02 - AirLink Synapse Control System with 12-20' Motion Sensor®

ALSCS04 - AirLink Synapse Control System with 20-40° Motion Sensor⁹ ALBMR1LR - AirLink Blue Long Range Wireless Motion & Photo Sensor Controller (8-24' mounting height)³³ ALBMR2LR - AirLink Blue Long Range Wireless Motion & Photo Sensor Controller (25-40' mounting height)³⁹

LIGHT FIXTURE 'A' & 'B'

Mirada Medium Wall Sconce (XWM) Outdoor Wall Sconce Have questions? Call us at (800) 436-7800

ORDERING GUIDE

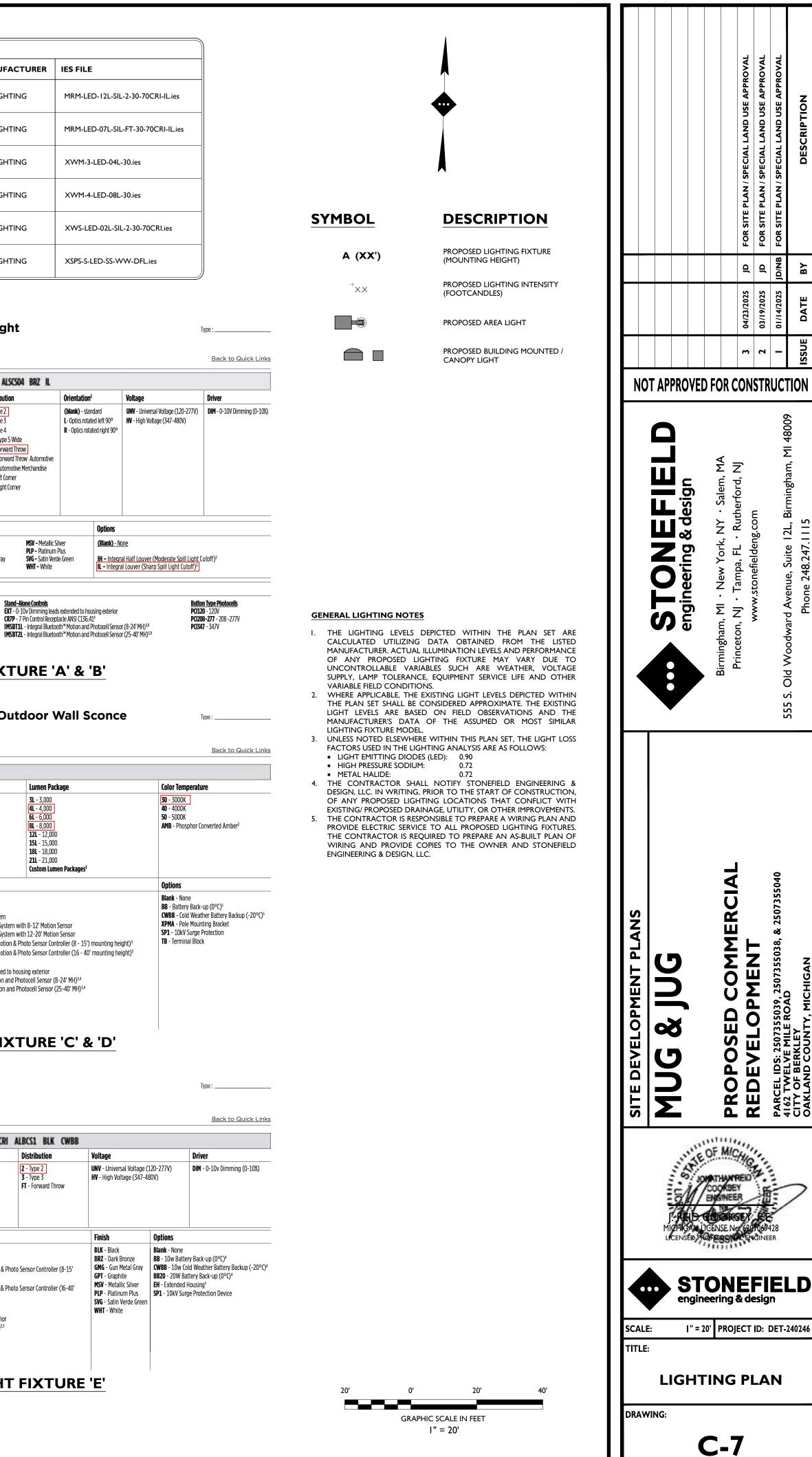
TYPICAL ORDER EXAMPLE: XWM 2 LED 03L 30 UE BRZ ALSC

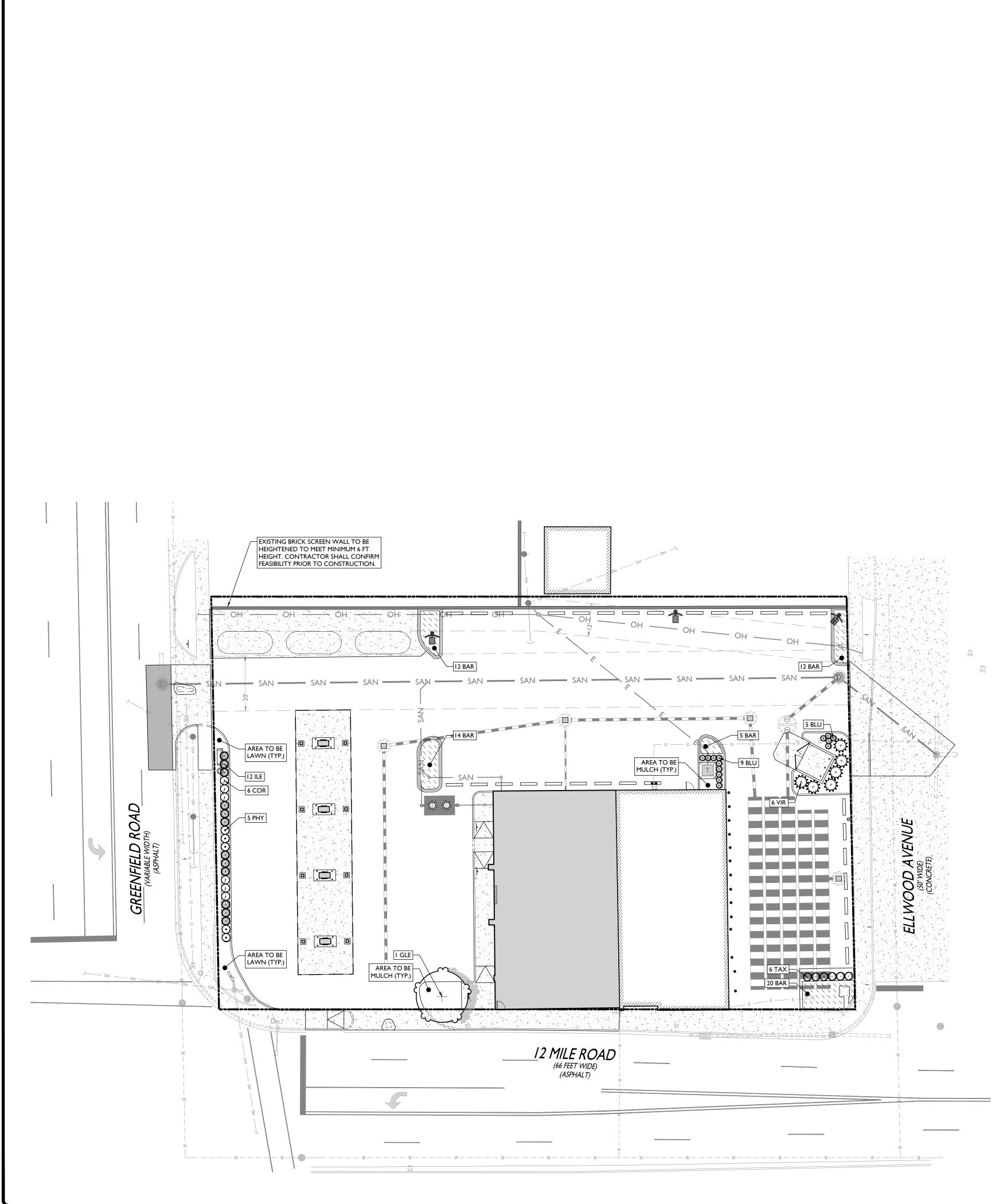
Family		Distribution		Light Source	Lumen Package
XWM - Mirada Medium Wall Sconce		2 - Type 2 3 - Type 3 4 - Type 4 FT - Type 4 Forward Ti	hrow	LED	3L - 3,000 4L - 4,000 6L - 6,000 8L - 8,000 12L - 12,000 15L - 15,000 18L - 18,000 21L - 21,000 Custom Lumen Packages ¹
Voltage	Fir	iish	Control	ls	
UE - Universal Voltage (120-277V) HV - High Voltage (347-480V)	BR GM GP MS PLI SV	(- Black Z - Dark Bronze G - Gun Metal Gray T - Graphite V - Metallic Silver P - Platinum Plus G - Satin Verde Green IT - White	ALSC - A ALSCSOI ALSCSOI ALBMR11 ALBMR21 Standal DIM - 0- IMSBT11 IMSBT21 Button 1 PCI120	stortols irlink Synapse Control System 1 - AirLink Synapse Control Syste 2 - AirLink Synapse Control Syste 2 - AirLink Blue Wireless Motion 10 - AirLink Blue Wireless Motion 10 v Dimming leads extended tr - Integral Bluetooth™ Motion an 10 v Dimming leads extended tr - Integral Bluetooth™ Motion an 10 v Dimming leads extended tr - Integral Bluetooth™ Motion an 10 v Dimming leads extended tr - 10 v	m with 12-20' Motion Sensor 1 & Photo Sensor Controller (8 - 15') mounting height) ³ 1 & Photo Sensor Controller (16 - 40' mounting height) ³

Mirada Small Silicone (XWS SIL) Have questions? Call us at (800) 436-7800

ORDERING GUIDE

TYPICAL ORDER EXAMPLE: XWS LED 6L SIL FT UNV DIM 40 70CRI ALBCS1 BLK CWBB Prefix Voltage Liaht Source **2** - Type 2 **3** - Type 3 XWS - Mirada Small Wall Sconce LED 1L - 1,000 (10w) UNV Only SIL - Silicone **2L** - 2,000 (15w) **3L** - 3,000 (26w) HV - High Voltage (347-480V) FT - Forward Throw 5L - 5,000 (39w) 6L - 6,000 (52w) 8L - 8,000 (63w) Custom Lumen Packages¹ Color Temperature | Color Rendering | Controls Finish BLK - Black **50** - 5000K **70CRI** - 70 CRI Blank - None **40** - 4000K **30** - 3000K Wireless Controls ALBMR1LR - AirLink Blue Multi Range Wireless Motion & Photo Sensor Controller (8-15' GPT - Graphite mounting height)² ALBMR2LR - AirLink Blue Multi Range Wireless Motion & Photo Sensor Controller (16-40' mounting height)² SVG - Satin Verde Green Standalone Controls WHT - White EXT - 0-10v Dimming leads extended to housing exterior **IMSBT1L** - Integral Bluetooth[™] Motion Sensor 8-24' MH^{2,3} Button Type Photocells PCI120 - 120V PCI208-277 - 208 -277V PCI347 - 347V LIGHT FIXTURE 'E'





	LANDSCAPING REQUIREMENTS	
CODE SECTION	REQUIRED	PROPOSED
	PARKING LOT SCREENING	
§ 138-222.(c)(2)c.	WHERE A PARKING LOT ABUTS A RESIDENTIAL DISTRICT: 6 FT TALL MASONRY WALL REQUIRED	EXISTING WALL TO BE MODIFIED

			PLANT SCH	EDULE		
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
			DECIDUOUS	TREES		
+	GLE	I	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2" - 2.5" CAL	B&B
EVERGREEN TREES						
\odot	BLU	14	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER	6' - 8' HT	B&B
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	VIR	6	JUNIPERUS VIRGINIANA 'J.N. SELECT GREEN'	EMERALD FEATHER EASTERN REDCEDAR	6' - 8' HT	B&B
			SHRUBS			
$\bigcirc$	COR	6	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	18" - 24"	РОТ
×	PHY	5	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL DWARF NINEBARK	18" - 24"	РОТ
			EVERGREEN SH	IRUBS		
$\otimes$	ILE	12	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	18" - 24"	РОТ
Õ	TAX	6	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	18" - 24"	РОТ
			GROUND CC	VERS		
$\begin{tabular}{lllllllllllllllllllllllllllllllllll$	BAR	63	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	I GAL.	POT, 36" O.C.

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



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

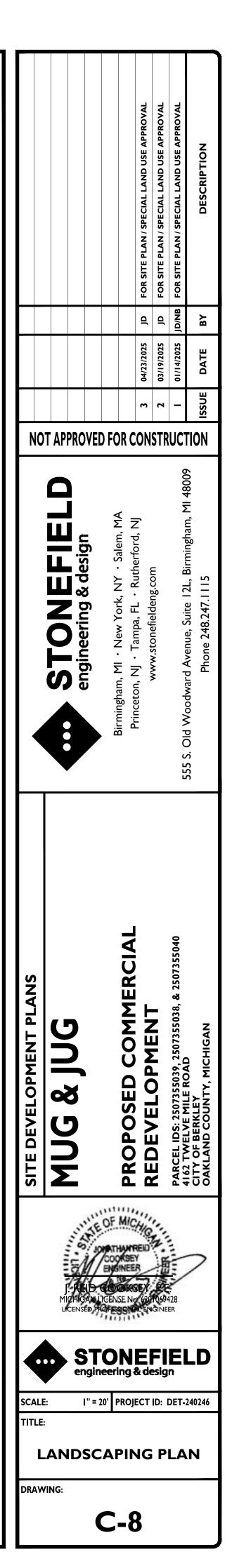
#### **IRRIGATION NOTE:**

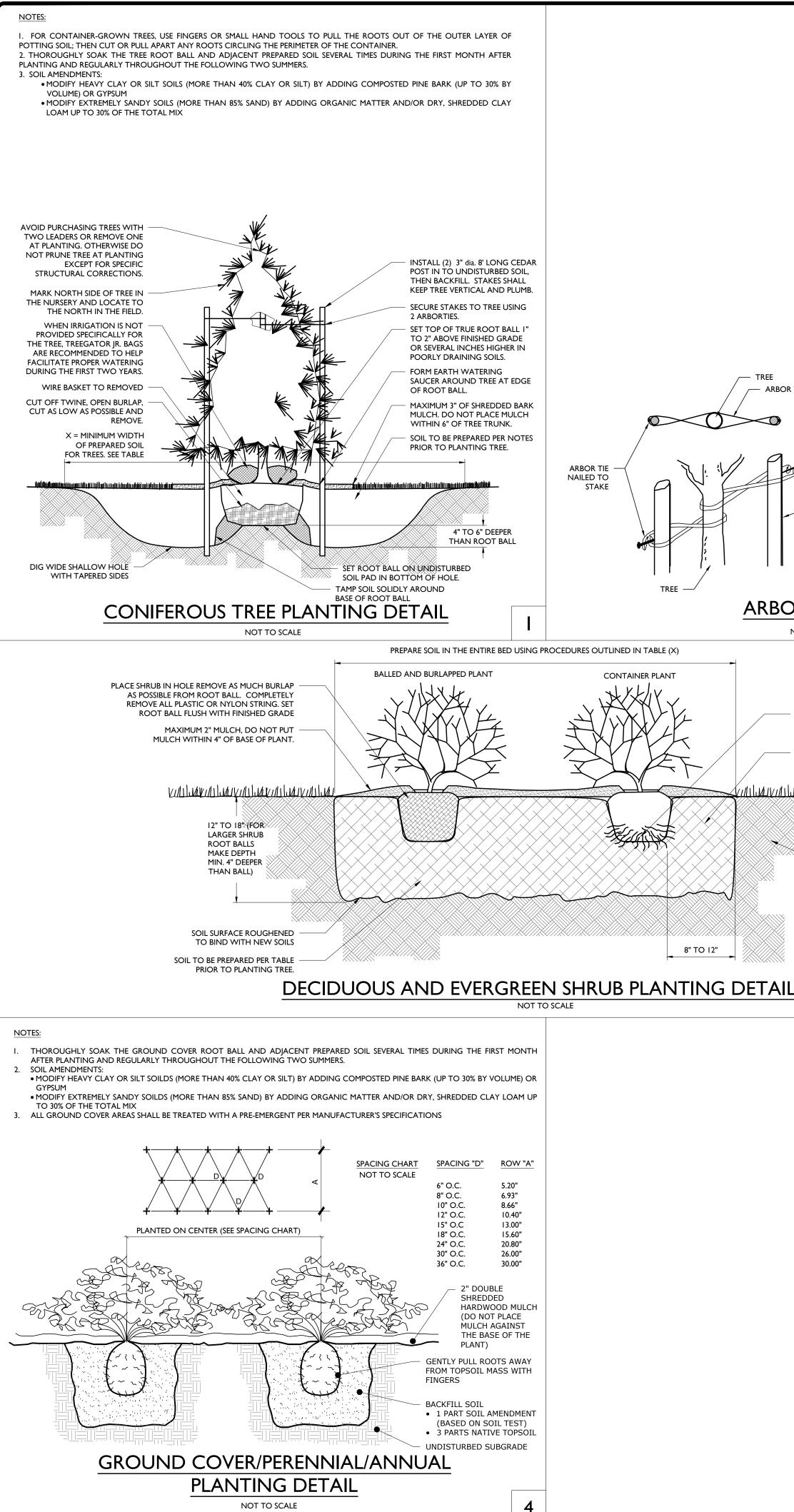
IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

#### LANDSCAPING NOTES

- I. 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.
- 3. 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 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.

GRAPHIC SCALE IN FEET l" = 20'





#### 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. 2. 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
- 2. 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 2 (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 PROIECT SITE 6. 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 NUTRIENT

- 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 3. REFERENCE LANDSCAPE PLAN FOR AREAS TO BE SEEDED OR LAID WITH SOD. 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				

. 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.

INSTALLATION GUIDELINES: I. LOOP TIE AROUND TREE AND NAIL TO CEDAR STAKE

- 2. REMOVE ALL STAKING AND TIES AT END OF FIRST GROWING SEASON.
- FOLD ENDS OF ARBORTIE BACK. SECURE TO STAKES WITH I" GALVANIZED ROOFING NAIL OR USE A
- 4. CONSULT LANDSCAPE ARCHITECT FOR STAKING OF TREES LARGER THAN 6".
- SOURCES INCLUDE: GEMPLERS I-800-332-6744 or GEMPLERS.COM CSP OUTDOORS 1-800-592-6940 or CSPOUTDOORS.COM

# **ARBORTIE DETAIL**

NOT TO SCALE	2
USE FINGERS OR SMALL HAND TOOL TO PULL ROOTS OUT OF BALL. SOIL TO BE PREPARED PER NOTES PRIOR TO PLANTING TREE. UULLAWN OR PAVING EXISTING SUBGRADE	UTER T OR THE OOT SOIL FIRST AND THE SOILS T) BY (UP SOILS DING
AIL	

#### PLANT QUALITY AND HANDLING NOTES

DETAILS.

CA

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 INJURY 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 OSTRYA VIRGINIANA 

ABIES CONCOLOR	CORNUS VARIETIES	OSTRYA VIRGINIANA
ACER BUERGERIANUM	CRATAEGUS VARIETIES	PINUS NIGRA
ACER FREEMANII	CUPRESSOCYPARIS LEYLANDII	PLATANUS VARIETIES
ACER RUBRUM	FAGUS VARIETIES	POPULUS VARIETIES
ACER SACCHARINUM	HALESIA VARIETIES	PRUNUS VARIETIES
BETULA VARIETIES	ILEX X FOSTERII	PYRUS VARIETIES
CARPINUS VARIETIES	ILEX NELLIE STEVENS	QUERCUS VARIETIES (NOT Q. PALUSTRIS)
CEDRUS DEODARA	ILEX OPACA	SALIX WEEPING VARIETIES
CELTIS VARIETIES	JUNIPERUS VIRGINIANA	SORBUS VARIETIES
CERCIDIPHYLLUM VARIETIES	KOELREUTERIA PANICULATA	TAXODIUM VARIETIES
CERCIS CANADENSIS	LIQUIDAMBAR VARIETIES	TAXUX B REPANDENS
CORNUS VARIETIES	LIRIODENDRON VARIETIES	TILIA TOMENTOSA VARIETIES
CRATAEGUS VARIETIES	MALUS IN LEAF	ULMUS PARVIFOLIA VARIETIES
	NYSSA SYLVATICA	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.

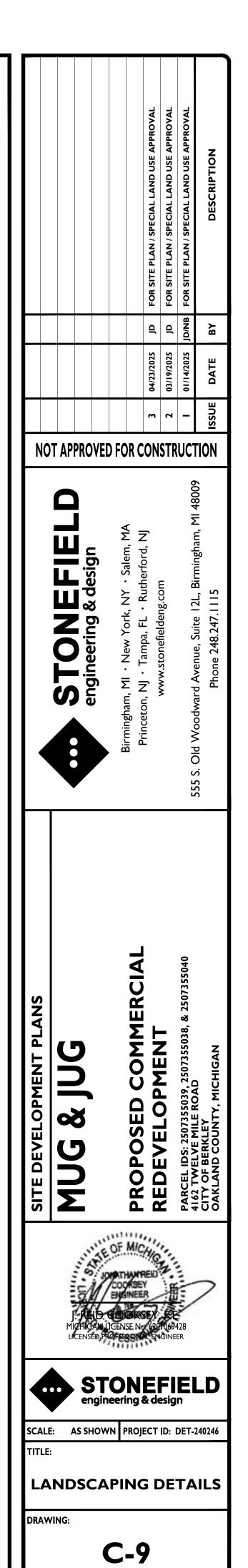
#### LAWN (SEED OR SOD) NOTES:

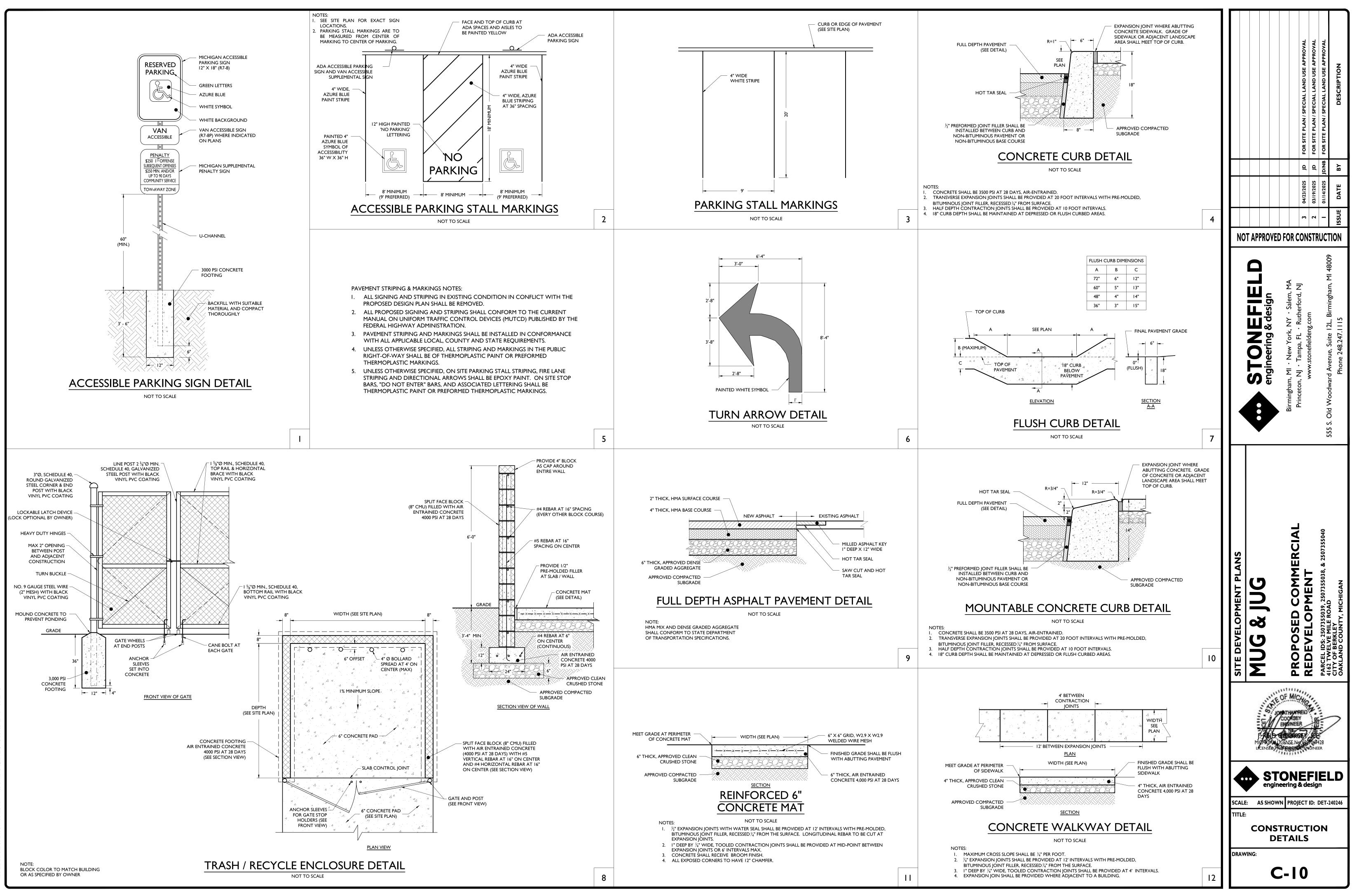
. SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SOD SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS. . SEED OR SOD SHALL BE PURCHASED FROM A RECOGNIZED DISTRIBUTOR AND SHALL BE COMPOSED OF THE MIX OR BLEND

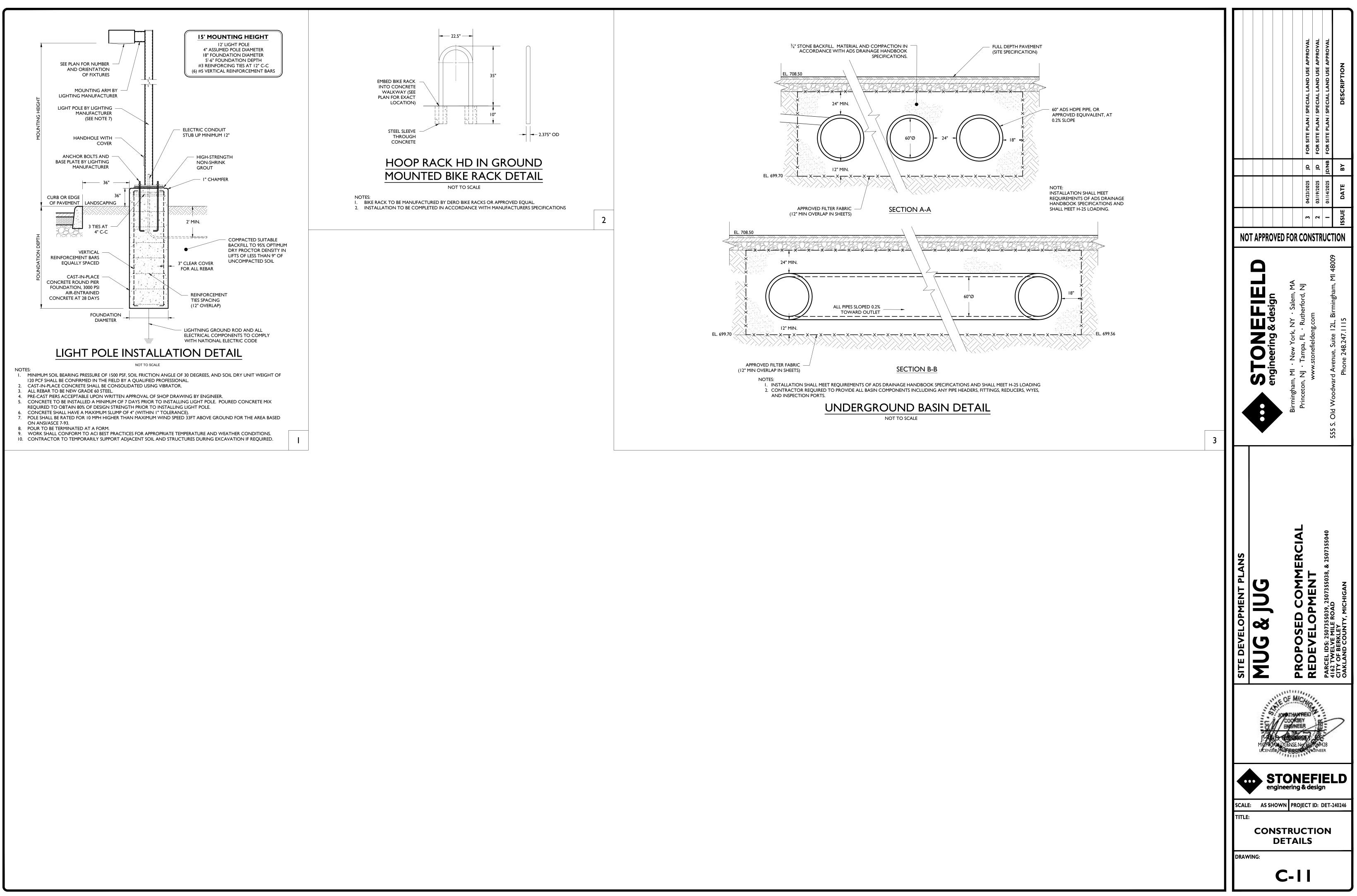
WITHIN THE PROVIDED "SEED SPECIFICATION" OR "SOD SPECIFICATION."

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.'

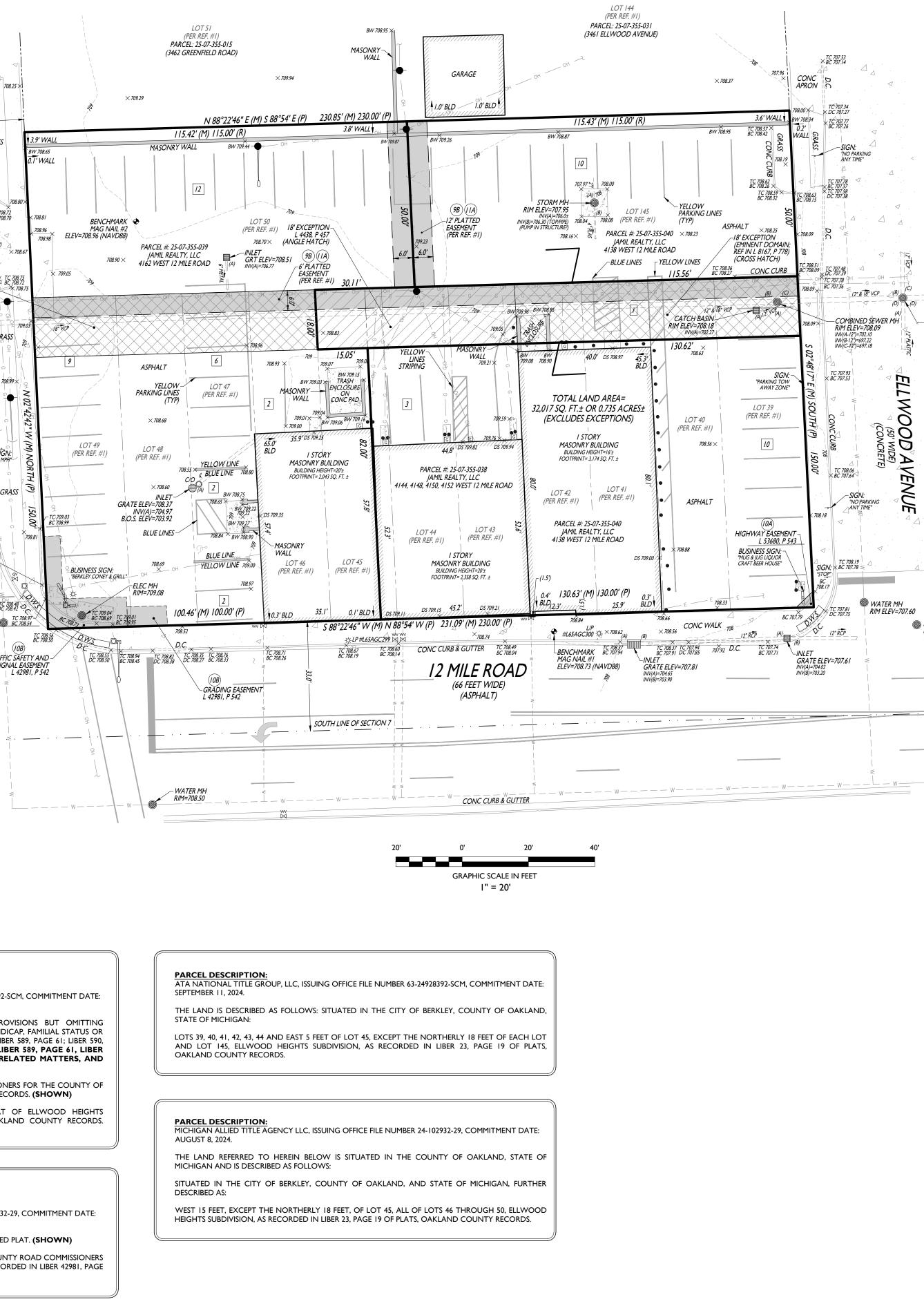
5. PROTECT NEW LAWN AREAS AGAINST TRESPASSING WHILE THE SEED IS GERMINATING. FURNISH AND INSTALL FENCES, SIGNS, BARRIERS OR ANY OTHER NECESSARY TEMPORARY PROTECTIVE DEVICES. DAMAGE RESULTING FROM TRESPASS, EROSION, WASHOUT, SETTLEMENT OR OTHER CAUSES SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR AT HIS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

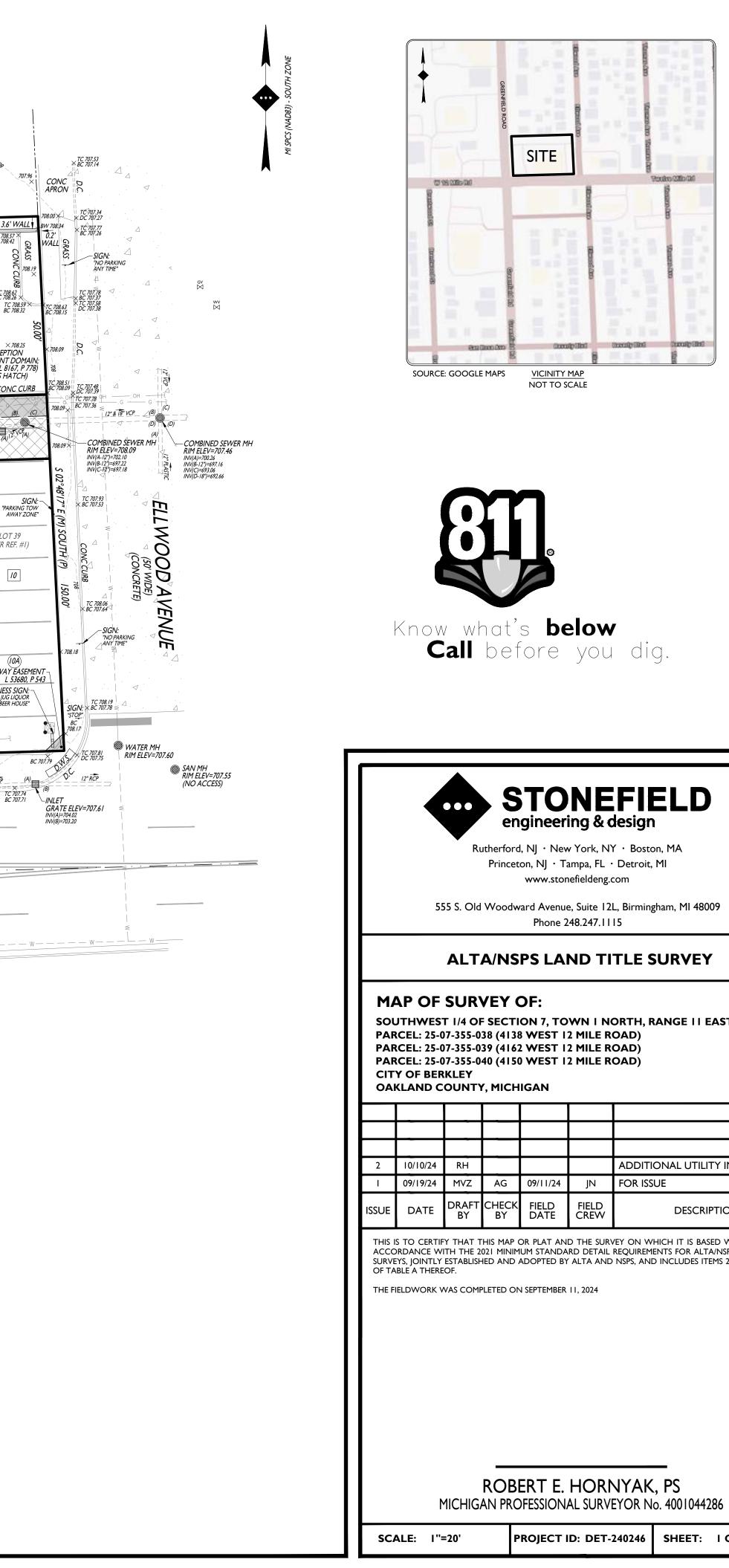






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	PAVING STONES / PAVERS	E.	HANDICAP PARKING				
<i>D.C.</i>	ASPHALT / CONCRETE CURB		PAVEMENT STRIPING				1
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⊏□ ☆	LIGHT POLE	ELEV DS	ELEVATION DOOR SILL				
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# Parakes (2016-026) Contraily Sing

# **STONEFIELD**

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555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009 Phone 248.247.1115

# ALTA/NSPS LAND TITLE SURVEY

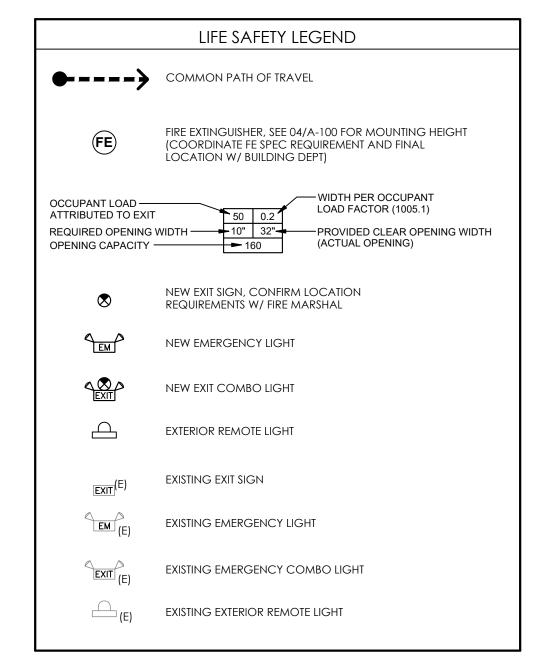
SOUTHWEST 1/4 OF SECTION 7, TOWN | NORTH, RANGE | | EAST PARCEL: 25-07-355-038 (4138 WEST 12 MILE ROAD) PARCEL: 25-07-355-039 (4162 WEST 12 MILE ROAD) PARCEL: 25-07-355-040 (4150 WEST 12 MILE ROAD)

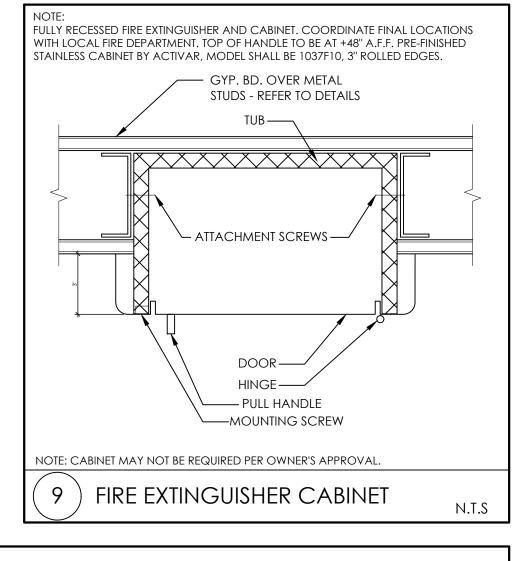
2	10/10/24	RH				ADDITIONAL UTILITY INFORMATION
I	09/19/24	MVZ	AG	09/11/24	JN	FOR ISSUE
ISSUE	DATE	DRAFT BY	CHECK BY	FIELD DATE	FIELD CREW	DESCRIPTION

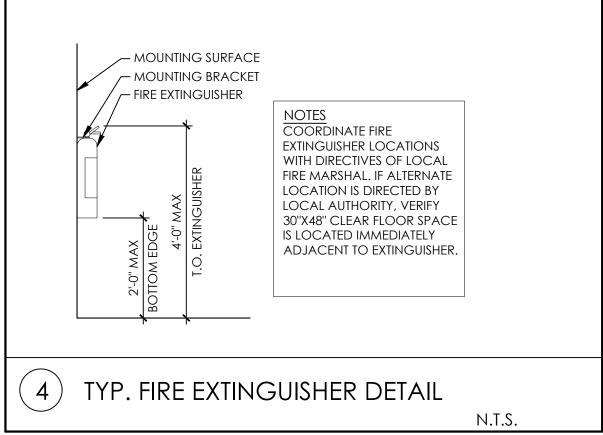
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 9 & 13

# ROBERT E. HORNYAK, PS

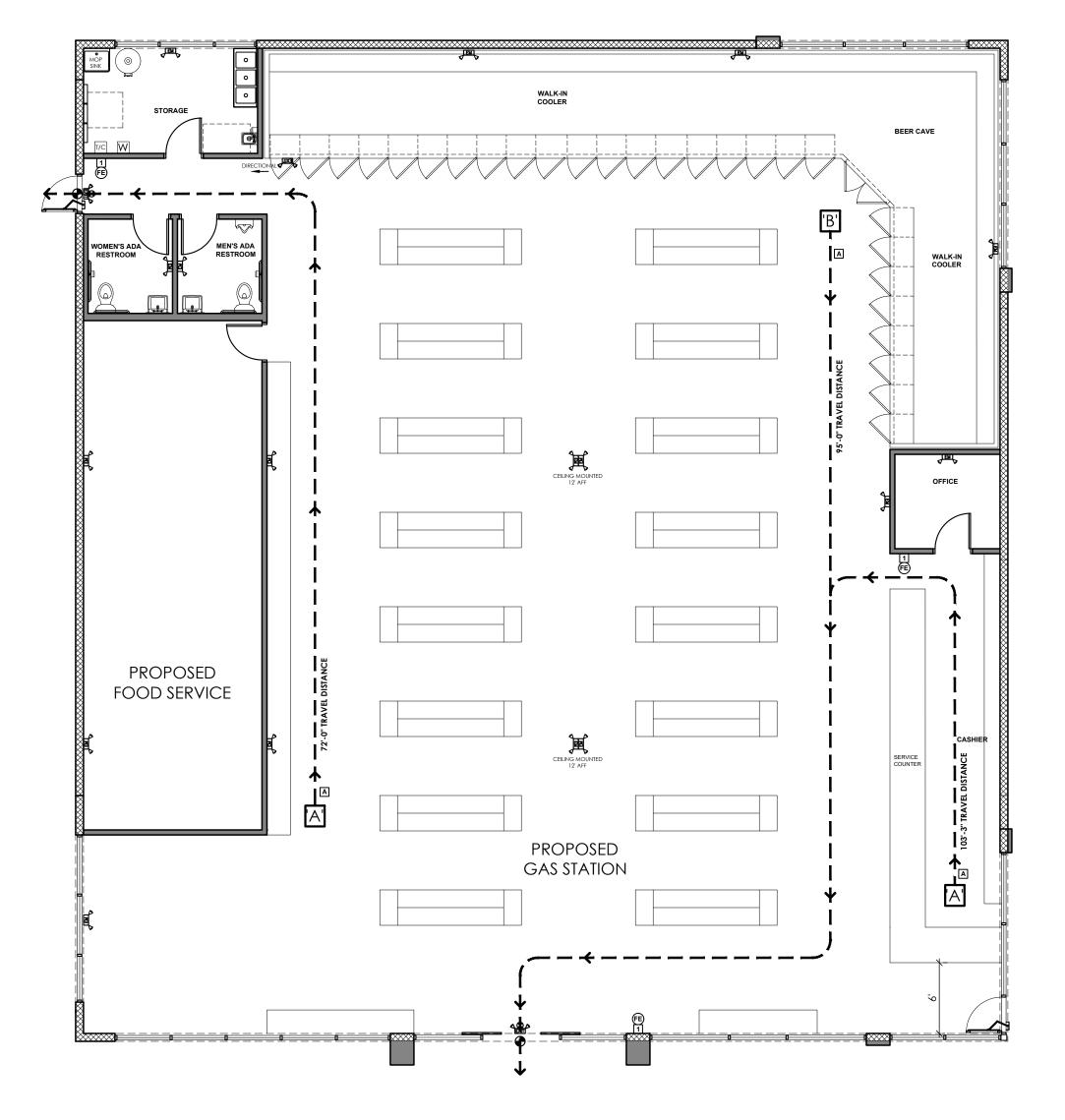
PROJECT ID: DET-240246 SHEET: I OF I







KE	YED NOTES X
1	G.C. TO FURNISH & INSTALL NEW FIRE EXTINGUISHERS AS REQ'D BY WHEN MOUNTING ADJACENT TO DOOR OPENING, MAINTAIN 12" CLEA OPENING FOR ADA COMPLIANCE. FINAL LOCATION, MOUNTING HEIGH FIRE INSPECTOR. G.C. TO VERIFY FIRE MARSHALL REQUIREMENTS FO TAGGING. REFER TO FIRE EXTINGUISHER CABINET DETAIL #9 AND #4 FOR ADDITIONAL INFORMATION. DO NOT EXCEED 75'-0" OF TRAVEL AI AREAS.
KE	YED NOTE X
Α	MIN. 44" PATH OF EGRESS SHALL BE UNOBSTRUCTED AT ALL TIMES.



north



RS AS REQ'D BY LOCAL CODES. AINTAIN 12" CLEAR TO DOOR MOUNTING HEIGHT, & QUANTITY BY EQUIREMENTS FOR INSPECTION & DETAIL #9 AND #4 ON THIS SHEET '-0" OF TRAVEL ALONG EXITS FROM

#### ACCESSIBILITY PLAN NOTES:

I. AT LEAST 5% OF ALL FIXED SEATING OT TABLES IN A PUBLIC SPACE SHALL COMPLY WITH BUILDING CODE.

2. AISLE'S SHALL HAVE A MINIMUM CLEAR WIDTH OF 44 INCHES. 3. SERVICE COUNTER SHALL BE ACCESSIBLE.

ACCESSIBILITY PLAN LEGEND:

# 

MIN. 44" WIDE CLEAR ACCESSIBLE PASSAGE WAY.

<u>≁</u> 4' 

TYPICAL CLEAR WHEELCHAIR FLOOR SPACE WHERE REQUIRED.

EG	RESS PATHS
EXIT PATH	EXIT PATH DISTANCE
'A'	TOTAL PATH LENGTH - 103'-3"
'B'	TOTAL PATH LENGTH - 95'-0"
'C'	TOTAL PATH LENGTH - 72'-0"



ADG DESIGN STUDIO 189 E. BIG BEAVER ROAD SUITE 200 TROY, MICHIGAN 48083

P. 248-254-3834 W.ABRODESIGNGROUP.COM

#### PROJECT:

MUG & JUG GAS STATION

- BUILDING SHELL & INTERIORS -

4162 TWELVE MILE ROAD, BERKLEY, MI, 48072

## SHEET TITLE:

LIFE SAFETY AND EGRESS PLAN

#### do not scale drawings USE FIGURED DIMENSIONS ONLY

DATE:	ISSUE:	
03.20.25	SPA	
DESIGN GRO MODIFIED, RE ANY FORM OR	ARE THE EXCLUSIVE PROPERTY O DUP, INC. THESE PLANS ARE NOT PRODUCED, CHANGED OR CO MANNER WHATSOEVER. NOR A ED TO ANY THIRD PARTY WITHOU	TO BE PIED IN RE THEY

OBTAINING THE EXPRESS WRITTEN PERMISSION CONSENT OF ABRO DESIGN GROUP, INC.

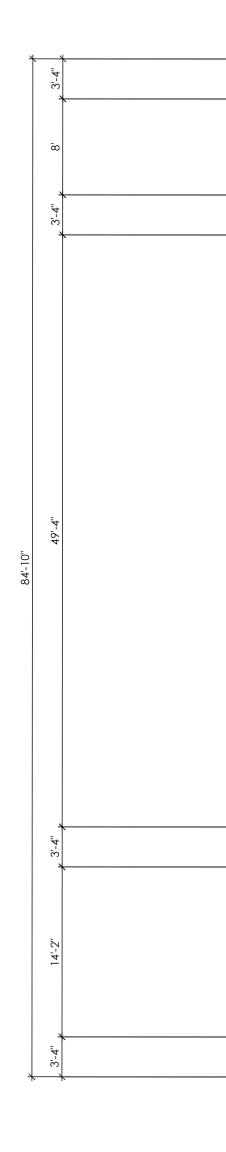
**PROJECT NO:** 

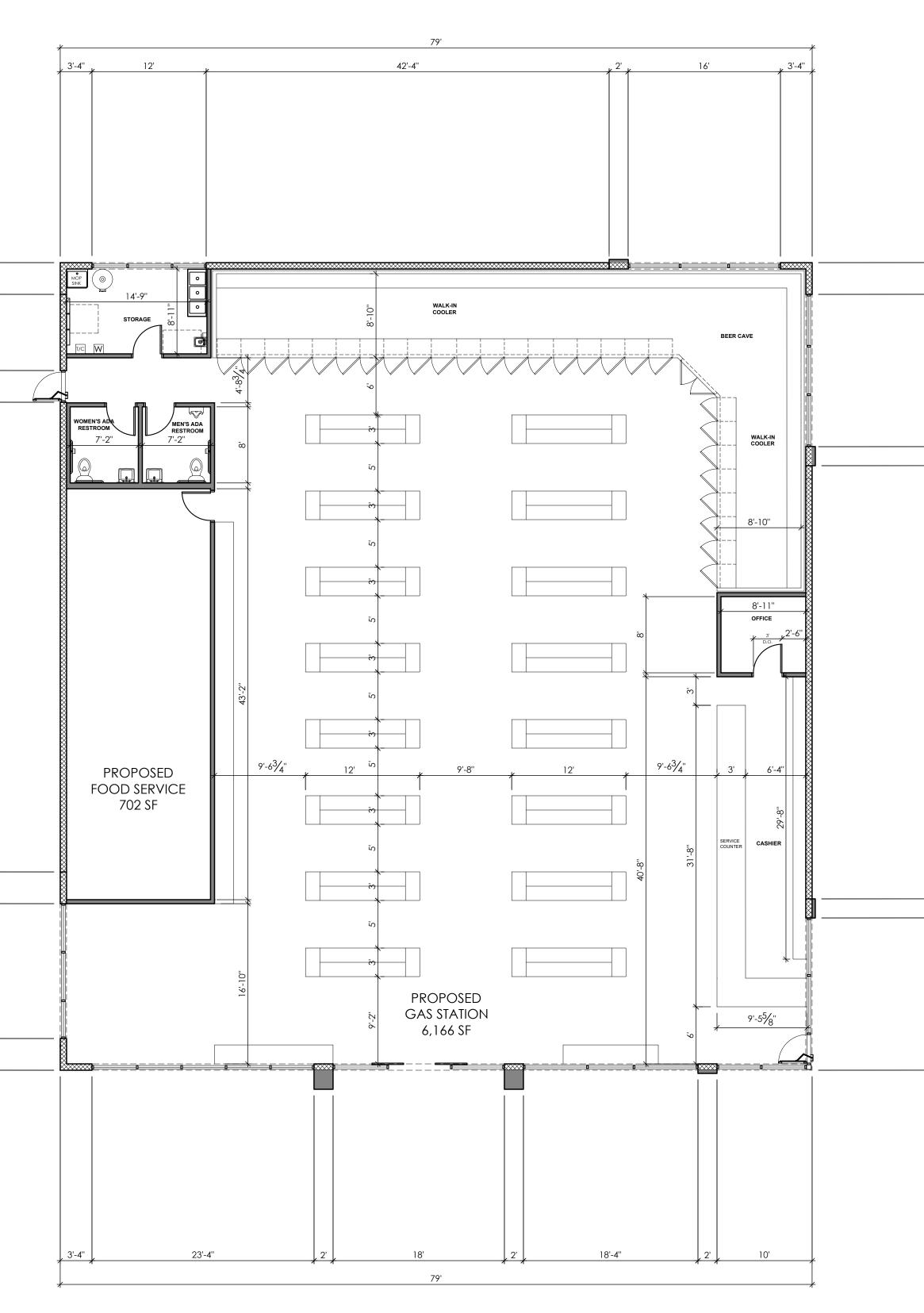
091724

SHEET NO:

1/8'' = 1'-0'' 

A-0.1





north FLOOR PLAN SCALE:

	FLOOR PLAN KEY NOTES:
1	4" H. BURNISHED C-BRICK EXTERIOR STRUCTURAL WALL - 12" D.
2	CLEAR INSULATED GLASS IN BLACK ANODIZED ALUMINUM FRAME ENTRY DOOR.
3	CLEAR INSULATED GLASS IN BLACK ANODIZED ALUMINUM FRAME STOREFRONT/ CURTAIN WALL SYSTEM.
4	NOT USED



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MUG & JUG GAS STATION

- BUILDING SHELL & INTERIORS -

4162 TWELVE MILE ROAD, BERKLEY, MI, 48072

SHEET TITLE:

FLOOR PLAN

# do not scale drawings Use figured dimensions only

DATE:	ISSUE:	
03.20.25	SPA	
DESIGN GRO MODIFIED, RE	ARE THE EXCLUSIVE F DUP, INC. THESE PLAI PRODUCED, CHANG MANNER WHATSOE	NS ARE NOT TO BE GED OR COPIED IN

ANY FORM OR MANNER WHATSOEVER. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION CONSENT OF ABRO DESIGN GROUP, INC.

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091724

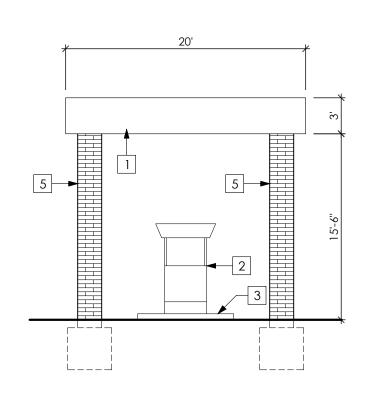
SHEET NO:

A-1.1

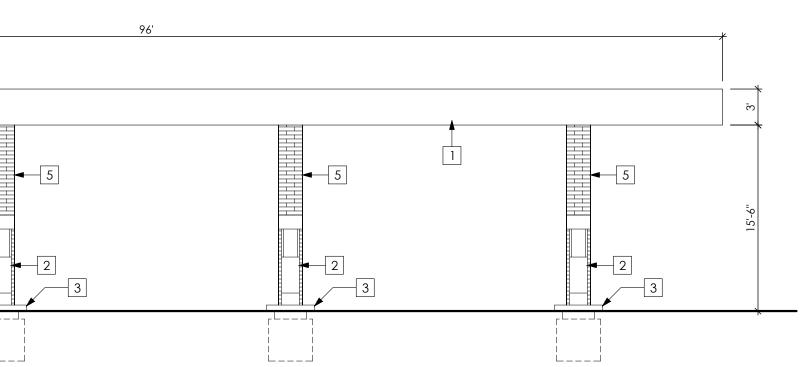
			1/8" :	= 1'-0'
0	2'	4'	8'	1

#### 8" D. X 4" H. X 16" W. BURNISHED C-BRICK — 1 MASONRY UNIT W/ ACME SHIELD IWR; 5 97H STANDARD GREY GROUT) #5 VERTICAL REINFORCEMENT HORIZONTAL MASONRY REINF. TIES- – LADDER TYPE AT 16'' O.C. (TYP.) AT EACH CORNER OF CMU, FULL HEIGHT. CEMENT GROUT SOLID. SINGLE-WYTHE FLASHING SYSTEM - CONT. ----DRAINAGE MAT W/ FLASHING PANS BY ▶ 2 ____3 "BLOCKFLASH" OVER 8" ABOVE GRADE (TYP.) ┌╺──┼┼╵ ┼╺**┝**┥│ VERTICAL REINFORCEMENT -42"W. X 42" MIN. 8" BELOW GRADE TRENCH FOOTING W/ (2) #5 BARS TOP & BOT. (TYP.) 60" - i----#5 DOWEL, MIN. 24" EMBEDMENT INTO FOOTING AT ONE IN EACH CORNER OF CMU.

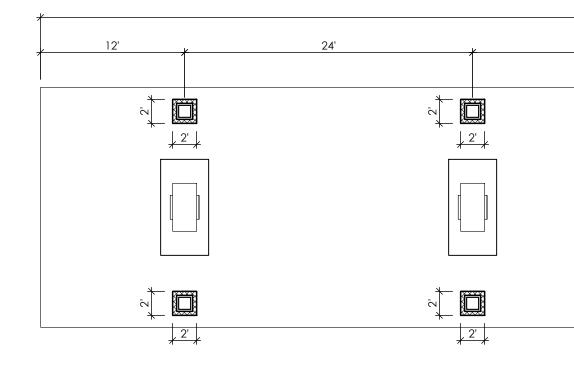
SCALE:

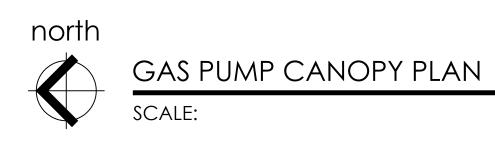


NORTH AND SOUTH ELEVATION AT PUMP CANOPY 1/8" = 1'-0" SCALE:











ADG DESIGN STUDIO 189 E BIG BEAVER ROAD SUITE 200 TROY, MICHIGAN 48083

P. 248-254-3834 W.ABRODESIGNGROUP.COM

## PROJECT:

MUG & JUG GAS STATION

- BUILDING SHELL & INTERIORS -

4162 TWELVE MILE ROAD, BERKLEY, MI, 48072

# SHEET TITLE:

GAS PUMP CANOPY PLAN, ELEVATIONS AND DETAILS

# do not scale drawings USE FIGURED DIMENSIONS ONLY

DATE:	ISSUE:	
3.20.25	SPA	
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**PROJECT NO:** 

091724

SHEET NO:

			1/8" =	= 1'-0''
0	2'	4'	8'	16

PUMP CANOPY KEY NOTES:

STRUCTURAL STEEL BUILDING COLUMN.

OF THESE PLANS.

GAS PUMPS BY OTHERS.

CURB AT PUMP BY OTHERS

CANOPY OVERHANG. ARTWORK/ BRANDING BY OTHERS. OWNER WILL PROVIDE. VENDOR WILL PROVIDE THERE OWN STRUCTURAL COLUMNS AND FOOTINGS AS THIS IS NOT PART

8"D X 4"H X 16"W BURNISHED C-BRICK WALL (BOARDMAN

COLOR W/ ACME SHIELD IWR; 97H SUPER BLACK GROUT)

VENDOR WILL PROVIDE THERE OWN STRUCTURAL COLUMNS AND FOOTINGS AS THIS IS NOT PART OF THESE PLANS. PLAN

WAS DESIGNED TO BE 12" COLUMN AS THIS INFO WAS PROVIDED BY THE OWNER.

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A-0.15

IOP OF PARAPET (HIGH)     ELEV: 22'-0"     TOP OF PARAPET (LOW)     ELEV: 20'-0"		TOP OF PARAPET (HIGH)       ELEV: 22'-0'       TOP OF PARAPET (LOW)       ELEV: 20'-0'	
← TOP OF WINDOW SILL ← ELEV: 12'-0'			
FINISH FLOOR ELEV: 0'-0''  BOTTOM OF TRENCH FOOTING STRUCTURAL PLAN FOR ELEV. HGT.		ELEV: 0'-0"	TRANSPARENCY CALCULATION AT SOUTH ELEVATION:TOTAL SF. OF TRANSPARENT GLAZING SURFACE:158 SF8.9%TOTAL SF. OF TINTED/ SPANDREL GLASS:160 SF9%TOTAL SF. OF BUILDING SURFACE:1,773 SF100%
	SOUTH ELEVATION (12 MILE ROAD VIEW) SCALE: 1/8" = 1'-0"		
TOP OF PARAPET (HIGH)     YELEV: 22'-0"     TOP OF PARAPET (LOW)     ELEV: 20'-0"		TOP OF PARAPET (HIGH) ELEV: 22'-0' TOP OF PARAPET (LOW) ELEV: 20'-0'	
		<u>TOP OF WINDOW SILL</u> ELEV: 12'-0"	
FINISH FLOOR ELEV: 0'-0" BOTTOM OF TRENCH FOOTING STRUCTURAL PLAN FOR ELEV. HGT.		ELEV: 0'-0' BOTTOM OF TRENCH FOOTING STRUCTURAL PLAN FOR ELEV. HGT.	TRANSPARENCY CALCULATION AT WEST ELEVATION:TOTAL SF. OF TRANSPARENT GLAZING SURFACE:689 SF43.7%TOTAL SF. OF TINTED/ SPANDREL GLASS:0 SF0%TOTAL SF. OF BUILDING SURFACE:1,577 SF100%
	WEST ELEVATION (GREENFIELD ROAD VIEW) SCALE: 1/8" = 1'-0"		
TOP OF PARAPET (HIGH)     ELEV: 22'-0"     TOP OF PARAPET (LOW)     ELEV: 20'-0"		TOP OF PARAPET (HIGH) ELEV: 22'-0' TOP OF PARAPET (LOW) ELEV: 20'-0'	
- CP OF WINDOW SILL			
FINISH FLOOR ELEV: 0'-0"		ELEV: 0'-0"	TRANSPARENCY CALCULATION AT NORTH ELEVATION:TOTAL SF. OF TRANSPARENT GLAZING SURFACE:167 SF9.8%TOTAL SF. OF TINTED/ SPANDREL GLASS:0 SF0%TOTAL SF. OF BUILDING SURFACE:1,698 SF100%
	NORTH ELEVATION SCALE: 1/8" = 1'-0"		
TOP OF PARAPET (HIGH)		TOP OF PARAPET (HIGH) ELEV: 22'-0' TOP OF PARAPET (LOW) ELEV: 20'-0'	
		TOP OF WINDOW SILL ELEV: 12'-0"	
FINISH FLOOR     ELEV: 0'-0"     BOTTOM OF TRENCH FOOTING     STRUCTURAL PLAN FOR ELEV. HGT.		ELEV: 0'-0"	TRANSPARENCY CALCULATION AT EAST ELEVATION:TOTAL SF. OF TRANSPARENT GLAZING SURFACE:120 SF7.7%TOTAL SF. OF TINTED/ SPANDREL GLASS:160 SF10.3%TOTAL SF. OF BUILDING SURFACE:1,552 SF100%

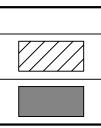
TOP OF PARAPET (HIGH)     ELEV: 22-0"     TOP OF PARAPET (LOW)     ELEV: 20-0"		TOP OF PARAPET (HIGH) ELEV: 22'-0' TOP OF PARAPET (LOW) ELEV: 20'-0'	
PELEV: 20'-0"		ELEV: 20'-0'	
- COP OF WINDOW SILL		<u>TOP OF WINDOW SILL</u> ELEV: 12'-0"	
			TRANSPARENCY CALCULATION AT SOUTH ELEVATION:
		FINISH_FLOOR 	TOTAL SF. OF TRANSPARENT GLAZING SURFACE:158 SF8.9%TOTAL SF. OF TINTED/ SPANDREL GLASS:160 SF9%TOTAL SF. OF BUILDING SURFACE:1,773 SF100%
POTTOM OF TRENCH FOOTING STRUCTURAL PLAN FOR ELEV. HGT.		BOTTOM OF TRENCH FOOTING STRUCTURAL PLAN FOR ELEV. HGT.	
	SOUTH ELEVATION (12 MILE ROAD VIEW)		
	SCALE: 1/8" = 1'-0"		
TOP OF PARAPET (HIGH)		TOP OF PARAPET (HIGH) ELEV: 22'-0' TOP OF PARAPET (LOW) ELEV: 20'-0'	
	S G N A G E SIGNAGE		
		FINISH FLOOR ELEV: 0'-0''	TRANSPARENCY CALCULATION AT WEST ELEVATION:     TOTAL SF. OF TRANSPARENT GLAZING SURFACE:   689 SF   43.7%
BOTTOM OF TRENCH FOOTING STRUCTURAL PLAN FOR ELEV. HGT.		BOTTOM OF TRENCH FOOTING STRUCTURAL PLAN FOR ELEV. HGT.	TOTAL SF. OF TINTED/ SPANDREL GLASS:0 SF0%TOTAL SF. OF BUILDING SURFACE:1,577 SF100%
T SIKUCIUKALI LANTUK ELLY, HGI.		SINCE ON ALL LAINT ON ELLY. HOI. T	
	WEST ELEVATION (GREENFIELD ROAD VIEW)		
	SCALE: 1/8" = 1'-0"		
TOP OF PARAPET (HIGH)		TOP OF PARAPET (LOW) ELEV: 20'-0'	
• TOP OF WINDOW SILL			
			TRANSPARENCY CALCULATION AT NORTH ELEVATION:
- FINISH FLOOR			TOTAL SF. OF TRANSPARENT GLAZING SURFACE:   167 SF   9.8%     TOTAL SF. OF TINTED/ SPANDREL GLASS:   0 SF   0%
BOTTOM OF TRENCH FOOTING STRUCTURAL PLAN FOR ELEV. HGT.		BOTTOM OF TRENCH FOOTING STRUCTURAL PLAN FOR ELEV. HGT.	TOTAL SF. OF BUILDING SURFACE: 1,698 SF 100%
	NORTH ELEVATION SCALE: 1/8'' = 1'-0''		
TOP OF PARAPET (HIGH)       FLEV: 22-0"       TOP OF PARAPET (LOW)       FLEV: 20'-0"		TOP OF PARAPET (HIGH) ELEV: 22'-0" TOP OF PARAPET (LOW) ELEV: 20'-0"	
	SIGNAGE		
TOP OF WINDOW SILL		<u>TOP OF WINDOW SILL</u> ELEV: 12'-0"	
FINISH FLOOR       ELEV: 0'-0''			TRANSPARENCY CALCULATION AT EAST ELEVATION:     TOTAL SF. OF TRANSPARENT GLAZING SURFACE:   120 SF   7.7%     TOTAL SF. OF TINTED/ SPANDREL GLASS:   160 SF   10.3%
		BOTTOM OF TRENCH FOOTING STRUCTURAL PLAN FOR ELEV. HGT.	TOTAL SF. OF BUILDING SURFACE: 1,552 SF 100%

TOP OF PARAPET (HIGH)		
T ELEV: 20-0	SIGNAGE	
◆TOP OF WINDOW SILL		

# EAST ELEVATION scale:

GLAZING SYMBOL KEY:
TRANSPARENT GLAZING:

TINTED/ SPANDREL GLASS:





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# PROJECT:

MUG & JUG GAS STATION

- BUILDING SHELL & INTERIORS -

4162 TWELVE MILE ROAD, BERKLEY, MI, 48072

# SHEET TITLE:

EXTERIOR BUILDING ELEVATIONS -GLAZING CALCULATIONS

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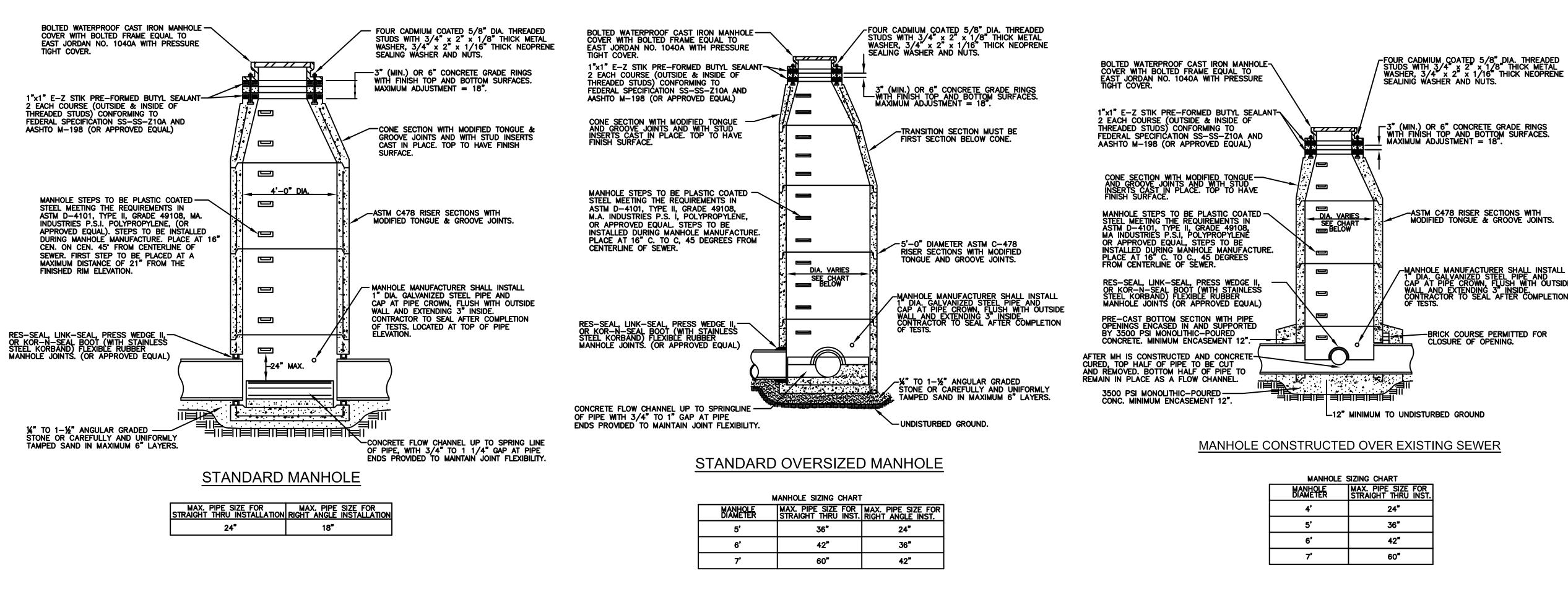
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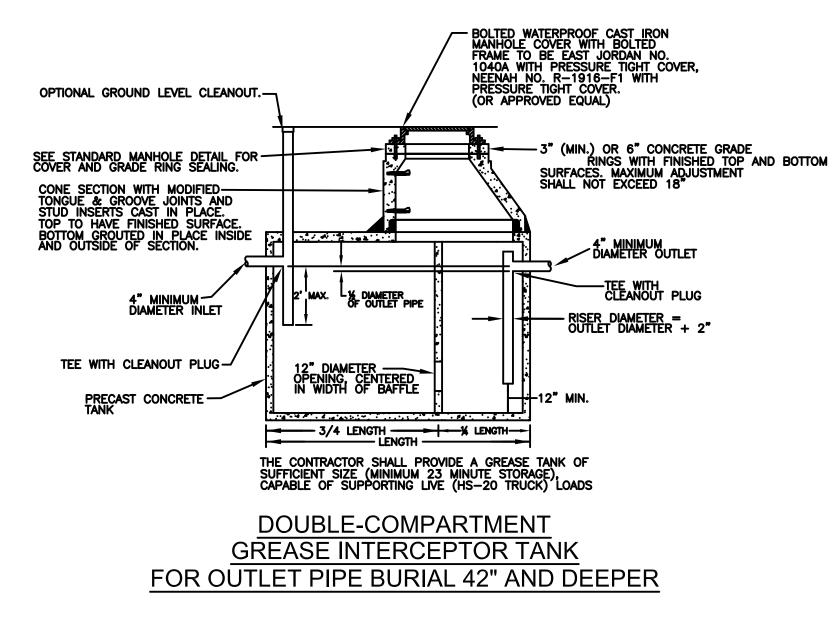
**PROJECT NO:** 

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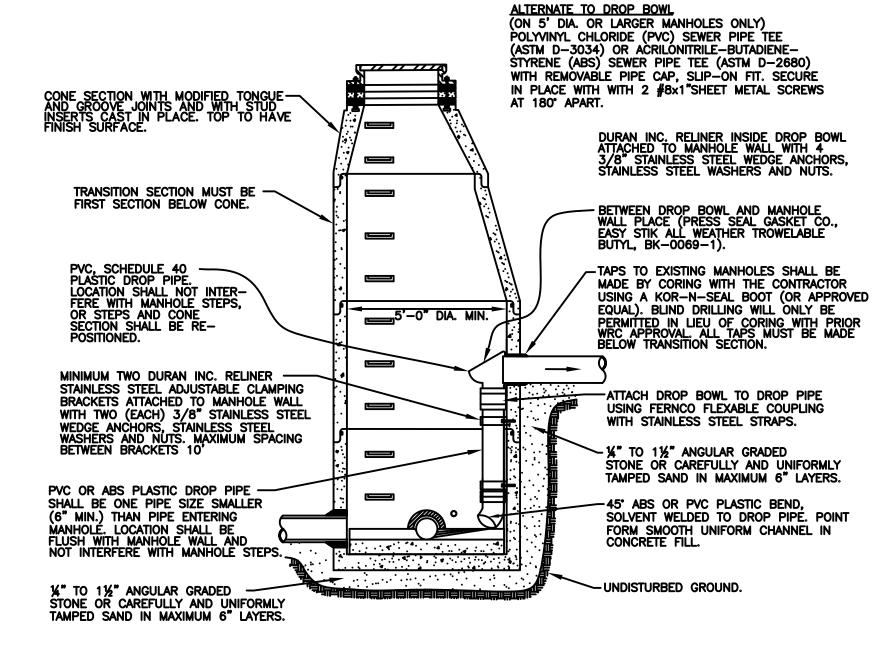




REV	REVISION BLOCK				
Parce	Parcel Base / Source Date: N/A				
Rev.	Rev.	Rev.			
No.:	By:	Date:	Description:		
1	DS	3-23-11	REMOVED STANDARD MONITORING MANHOLE		
2	KB	6-21-16	ADDED NOTE "REQUIRES ADVANCED APPROVAL BY WRC" AND UPDATE PHONE # IN NOTE #2		
3	KB	7-22-20	UPDATED MH STEPS TO ASTM# D-4101		
4	KB	9-27-23	REMOVED EXTERIOR DROP CONNECTION DETAIL		

MANHOLE SIZING CHART				
MANHOLE DIAMETER	MAX. PIPE SIZE FOR STRAIGHT THRU INST.	MAX. PIPE SIZE FOR RIGHT ANGLE INST.		
5'	36"	24"		
6'	42"	36"		
7'	60 <b>"</b>	42"		

MANHOLE SIZING CHART		
MANHOLE DIAMETER	MAX. PIPE SIZE FOR STRAIGHT THRU INST.	
4'	24"	
5'	36"	
6'	42*	
7'	60"	



INTERIOR DROP CONNECTION

SANITARY SEWER DETAILS AND NOTES

## SANITARY SEWER CONSTRUCTION NOTES

- 1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE LOCAL UNIT OF GOVERNMENT AND THE WATER RESOURCES COMMISSIONER (WRC). ALL SANITARY SEWER CONSTRUCTION SHALL HAVE FULL-TIME INSPECTION SUPERVISED BY A STATE OF MICHIGAN LICENSED PROFESSIONAL ENGINEER PROVIDED BY, OR CAUSED TO BE PROVIDED BY, THE LOCAL UNIT OF GOVERNMENT.
- 2. AT ALL CONNECTIONS TO WRC SEWERS OF EXTENSIONS, AND BEFORE START OF CONSTRUCTION, THE CONTRACTOR MUST OBTAIN A SEWER INSPECTION PERMIT ISSUED BY WRC. GRAVITY SEWER PERMIT CHANGES ARE \$250 FOR EACH CONNECTION PLUS \$25 FOR EACH MANHOLE CONSTRUCTED. PRESSURE SEWER PERMIT CHARGES ARE \$250 PER 2,460 L.F. OF FORCE MAIN WITH A MINIMUM PERMIT FEE OF \$250. FAILURE TO PASS ANY TEST SEGMENT WILL RESULT IN AN ADDITIONAL CHARGE TO THE CONTRACTOR FOR EACH RETEST, IN ACCORDANCE WITH THE ABOVE PRICE SCHEDULE. THE CONTRACTOR SHALL ALSO HAVE POSTED WITH WRC A \$5,000 SURETY BOND AND \$500 CASH DEPOSIT. THE CONTRACTOR SHALL NOTIFY THE LOCAL UNIT OF GOVERNMENT AND WRC (248-858-1105) 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. FINAL ACCEPTANCE TESTS MUST BE WITNESSED BY COUNTY PERSONNEL AND MUST BE SCHEDULED BY MUNICIPALITY OR IT'S CONSULTANT IN ADVANCE WITH 24 HOUR NOTICE AT 248-858-1105.
- 3. NO SEWER INSTALLATION SHALL HAVE AN INFILTRATION EXCEEDING 100 GALLONS PER INCH DIAMETER PER MILE OF PIPE IN A 24 HOUR PERIOD, AND NO SINGLE RUN OF SEWER BETWEEN MANHOLES SHALL EXCEED 100 GALLONS PER INCH DIAMETER PER MILE. AIR TESTS IN LIEU OF INFILTRATION TESTS SHALL BE AS SPECIFIED IN THE WATER RESOURCES COMMISSIONER STANDARDS. ONLY PIPE AND PIPE JOINTS APPROVED BY WRC MAY BE USED FOR SANITARY SEWER CONSTRUCTION.
- 4. LOCATED IN THE FIRST MANHOLE UPSTREAM FROM THE POINT OF ALL CONNECTIONS TO AN EXISTING WRC SEWER, OR EXTENSION THERETO, A TEMPORARY 12-INCH DEEP SUMP SHALL BE PROVIDED IN THE FIRST MANHOLE ABOVE THE CONNECTION WHICH WILL BE FILLED IN AFTER SUCCESSFUL COMPLETION OF ANY ACCEPTANCE TEST UP TO THE STANDARD FILLET PROVIDED FOR THE FLOW CHANNEL. A WATERTIGHT BULKHEAD SHALL BE PROVIDED ON THE DOWNSTREAM SIDE OF THE SUMP MANHOLE.
- 5. AT ALL TIMES WHEN LAYING OF NEW PIPE IS NOT ACTUALLY IN PROGRESS, THE UPSTREAM OPEN END OF THE PIPE SHALL BE CLOSED BY TEMPORARY WATERTIGHT PLUGS OR BY OTHER APPROVED MEANS. IF WATER IS IN THE TRENCH WHEN WORK IS RESUMED, THE PLUG SHALL NOT BE REMOVED UNTIL THE DANGER OF WATER ENTERING THE PIPE HAS PASSED.
- 6. ALL BUILDING LEADS AND RISERS SHALL BE SIX INCH SDR 23.5 ABS PIPE WITH CHEMICALLY FUSED JOINTS OR AN APPROVED EQUAL PIPE AND JOINT. BUILDING LEADS TO BE FURNISHED WITH REMOVABLE AIRTIGHT AND WATERTIGHT STOPPERS.
- 7. ALL RIGID SEWER PIPE SHALL BE INSTALLED IN CLASS "B" BEDDING OR BETTER. ALL FLEXIBLE, SEMI-FLEXIBLE, OR COMPOSITE SEWER PIPE SHALL BE INSTALLED IN CONFORMANCE TO WRC SPECIFICATIONS.
- 8. ALL NEW MANHOLES SHALL HAVE WRC APPROVED FLEXIBLE, WATERTIGHT SEALS WHERE PIPES PASS THROUGH WALLS. MANHOLES SHALL BE OF PRE CAST SECTIONS WITH MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS. PRE CAST MANHOLE CONE SECTIONS SHALL BE WRC APPROVED MODIFIED ECCENTRIC CONE TYPE. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS.
- 9. AT ALL CONNECTIONS TO MANHOLES ON WRC SEWERS, OR EXTENSIONS THERETO, DROP CONNECTIONS WILL BE REQUIRED WHEN THE DIFFERENCE IN INVERT ELEVATIONS EXCEEDS 18 INCHES.
- 10. TAPS TO EXISTING MANHOLES SHALL BE MADE BY CORING. THE CONTRACTOR SHALL PLACE A KOR-N-SEAL BOOT (OR WRC APPROVED EQUAL) AFTER CORING IS COMPLETED. BLIND DRILLING WILL ONLY BE PERMITTED IN LIEU OF CORING WITH PRIOR WRC APPROVAL.
- 11. MANHOLES CONSTRUCTED DIRECTLY ON WRC SEWERS SHALL BE PROVIDED WITH COVERS READING "WATER RESOURCES COMMISSIONER-SANITARY" IN RAISED LETTERS.
- 12. NO GROUND WATER, STORM WATER, CONSTRUCTION WATER, DOWN SPOUT DRAINAGE OR WEEP TILE DRAINAGE SHALL BE ALLOWED TO ENTER ANY SANITARY SEWER INSTALLATION.
- 13. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL TELEPHONE MISS DIG (800-482-7171) FOR THE LOCATION OF UNDERGROUND PIPELINE AND CABLE FACILITIES AND SHALL ALSO NOTIFY REPRESENTATIVES OF OTHER UTILITIES LOCATED IN THE VICINITY OF THE WORK.
- 14. AN 18 INCH MINIMUM VERTICAL SEPARATION AND A 10 FOOT MINIMUM HORIZONTAL SEPARATION MUST BE MAINTAINED BETWEEN SANITARY SEWER AND WATER MAIN.
- 15. NEW MANHOLES BUILT OVER AN EXISTING SANITARY SEWER SHALL HAVE MONOLITHIC POURED BOTTOMS.
- 16. IF THE STRUCTURE FALLS WITHIN THE ROADBED OF A GRAVEL ROAD OR WITHIN THE UNPAVED SHOULDER OF A PAVED ROAD, THE COVER SHALL BE SIX (6") INCHES BELOW THE FINISHED GRAVEL SURFACE.

RIG. DATE:	08/21/0
CALE:	NO SCAL
SIGNED BY:	WR
RAWN BY:	WRC Mappin

OF

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ONE PUBLIC WORKS DRIVE, BLDG 95 WEST WATERFORD, MICHIGAN 48328-1907

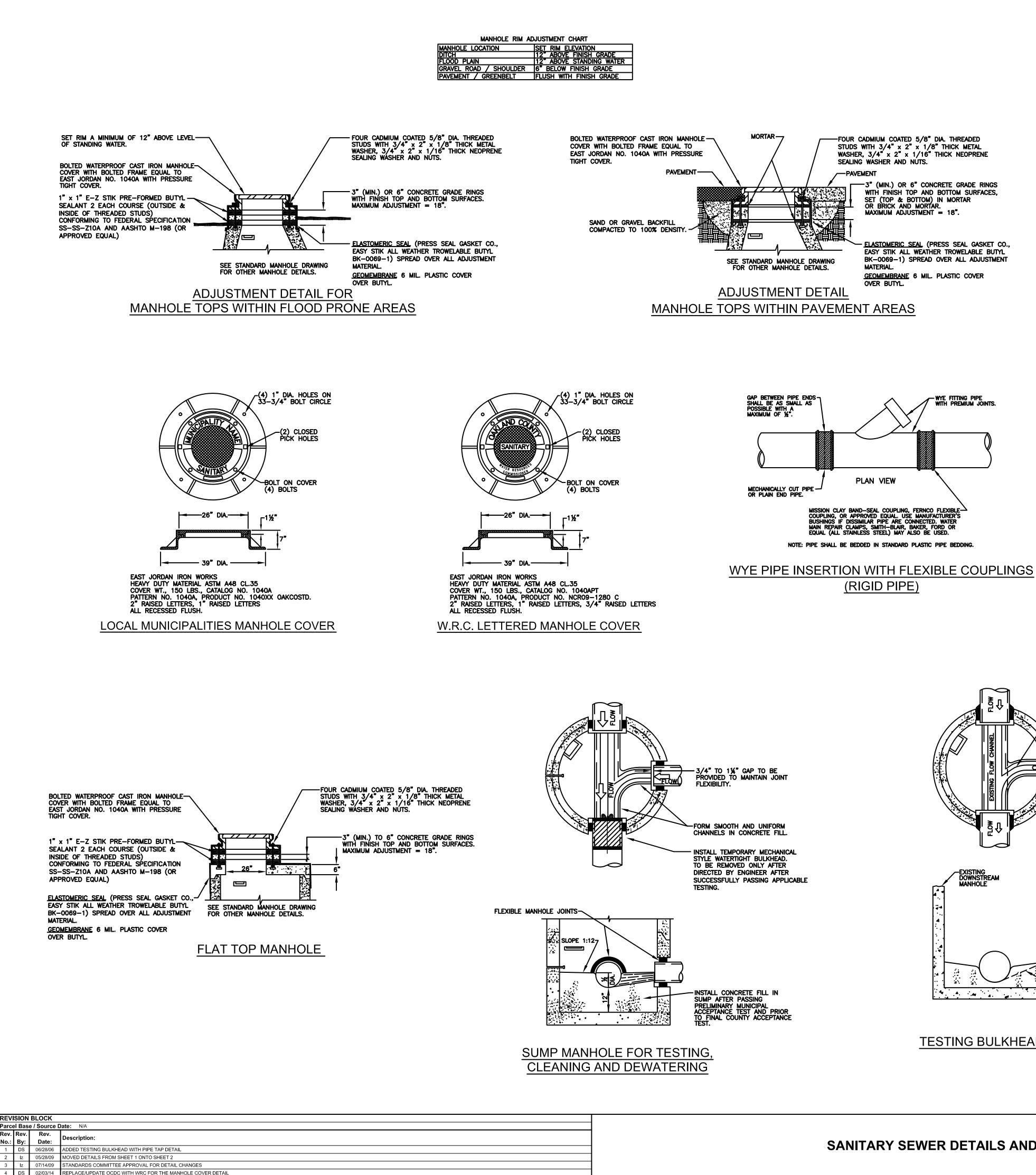
SHEET NO .:

-3" (MIN.) OR 6" CONCRETE GRADE RINGS WITH FINISH TOP AND BOTTOM SURFACES. MAXIMUM ADJUSTMENT = 18".

-ASTM C478 RISER SECTIONS WITH MODIFIED TONGUE & GROOVE JOINTS.

-MANHOLE MANUFACTURER SHALL INSTALL 1" DIA. GALVANIZED STEEL PIPE AND CAP AT PIPE CROWN, FLUSH WITH OUTSIDE WALL AND EXTENDING 3" INSIDE. CONTRACTOR TO SEAL AFTER COMPLETION OF TESTS.

-BRICK COURSE PERMITTED FOR CLOSURE OF OPENING.



# SANITARY SEWER DETAILS AND NOTES

SEALING WASHER AND NUTS.

MATERIAL.

PLAN VIEW

TAINLESS STEEL) MAY

(RIGID PIPE)

BAND-SEAL COUPLING, FERNCO FLEXIBLE APPROVED EQUAL. USE MANUFACTURER'S DISSIMILAR PIPE ARE CONNECTED. WATER CLAMPS, SMITH-BLAIR, BAKER, FORD OR

ALSO BE USED

OVER BUTYL.

SET (TOP & BOTTOM) IN MORTAR OR BRICK AND MORTAR.

MAXIMUM ADJUSTMENT = 18".

WITH FINISH TOP AND BOTTOM SURFACES,

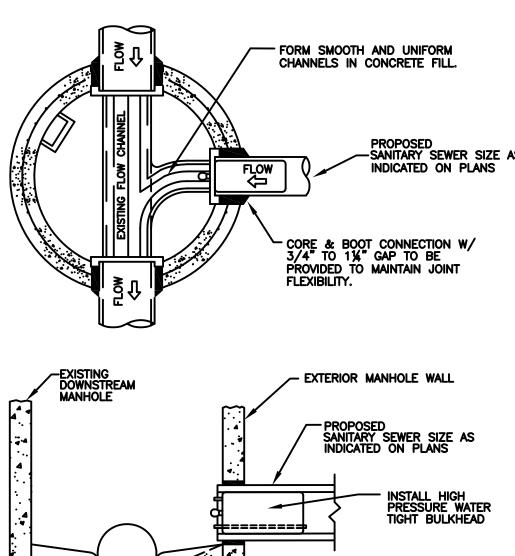
ELASTOMERIC SEAL (PRESS SEAL GASKET CO., EASY STIK ALL WEATHER TROWELABLE BUTYL

BK-0069-1) SPREAD OVER ALL ADJUSTMENT

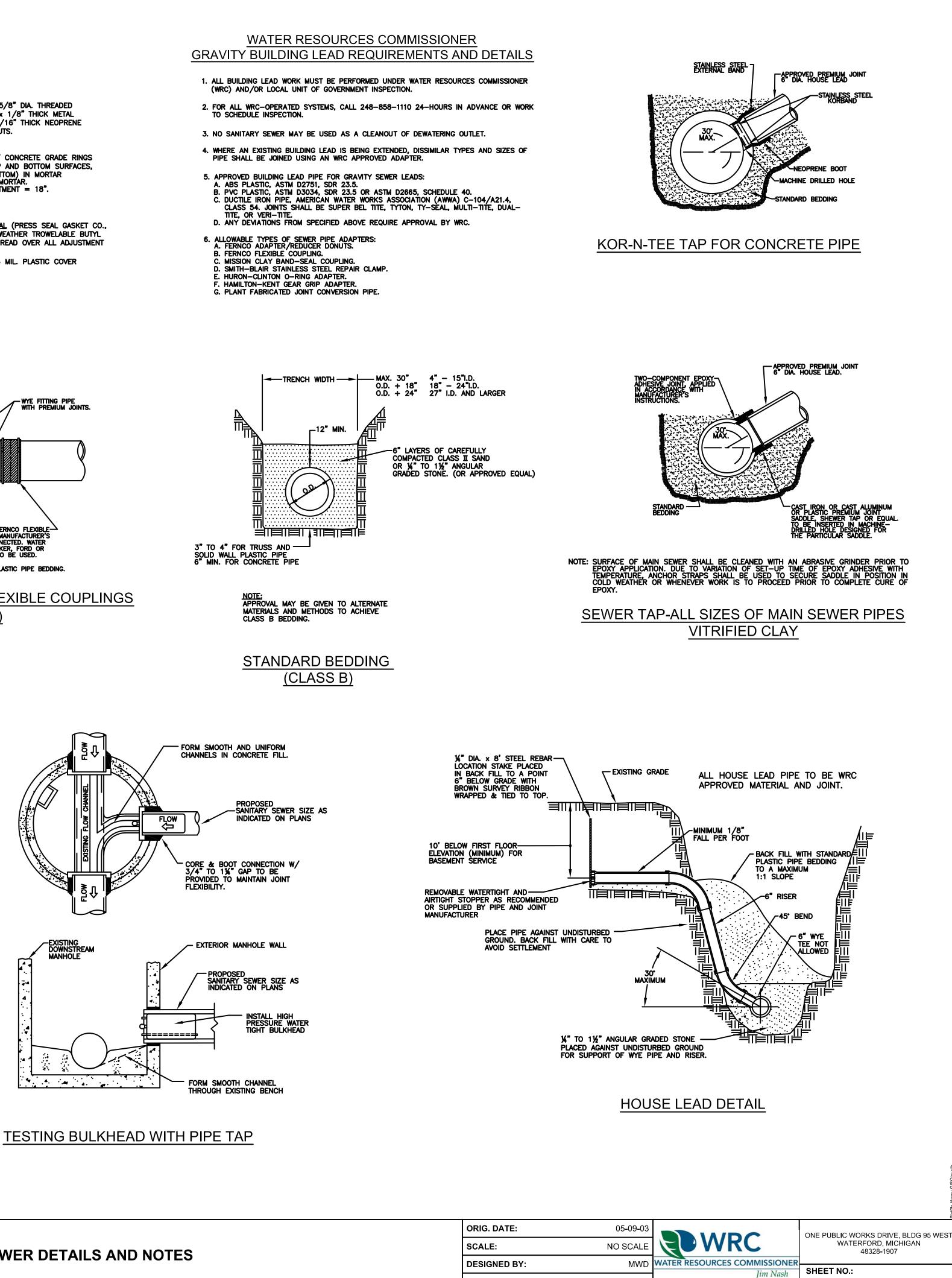
WYE FITTING PIPE WITH PREMIUM JOINTS

GEOMEMBRANE 6 MIL. PLASTIC COVER

PAVEMENT



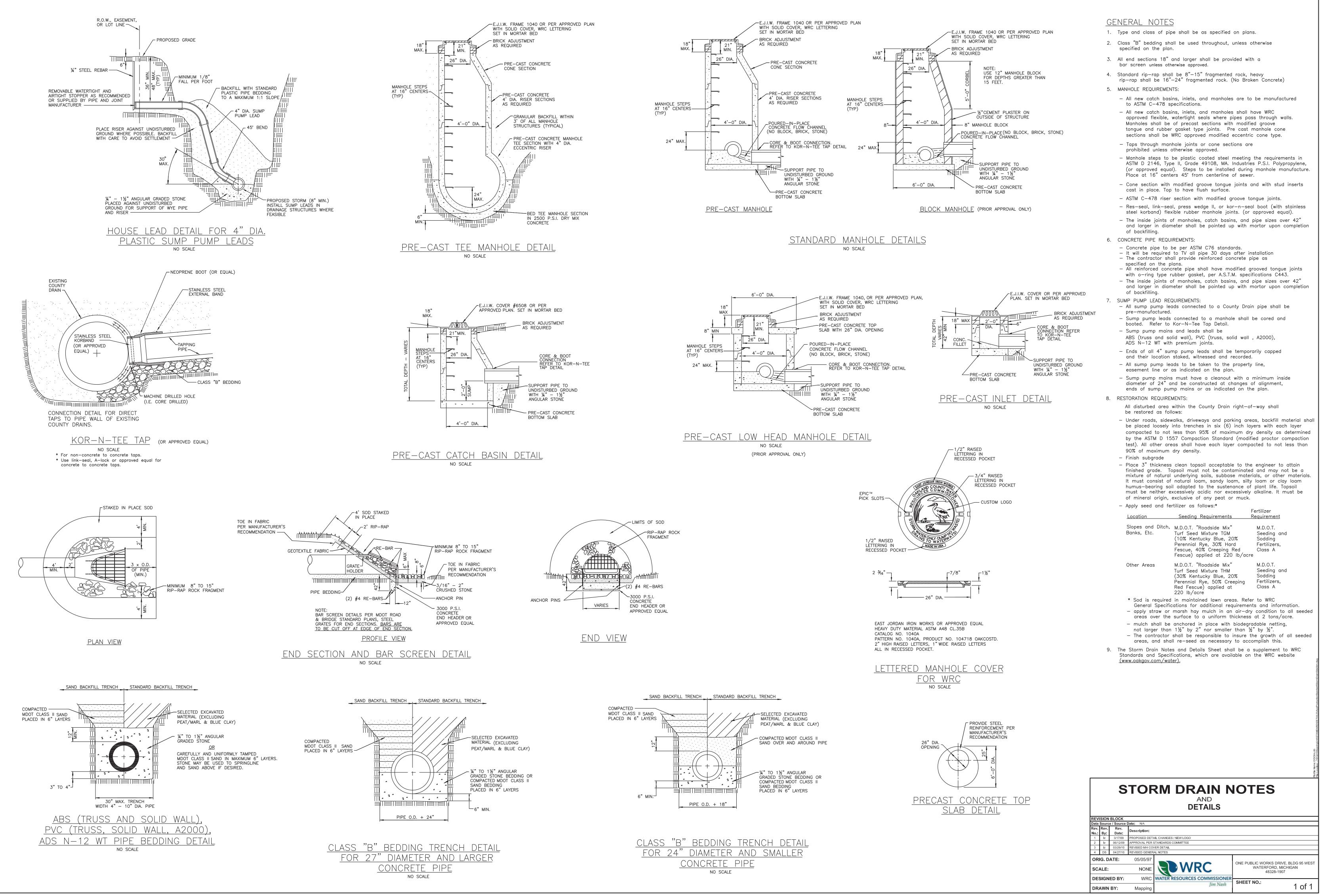
# 3" TO 4" FOR TRUSS AND -SOLID WALL PLASTIC PIPE 6" MIN. FOR CONCRETE PIPE

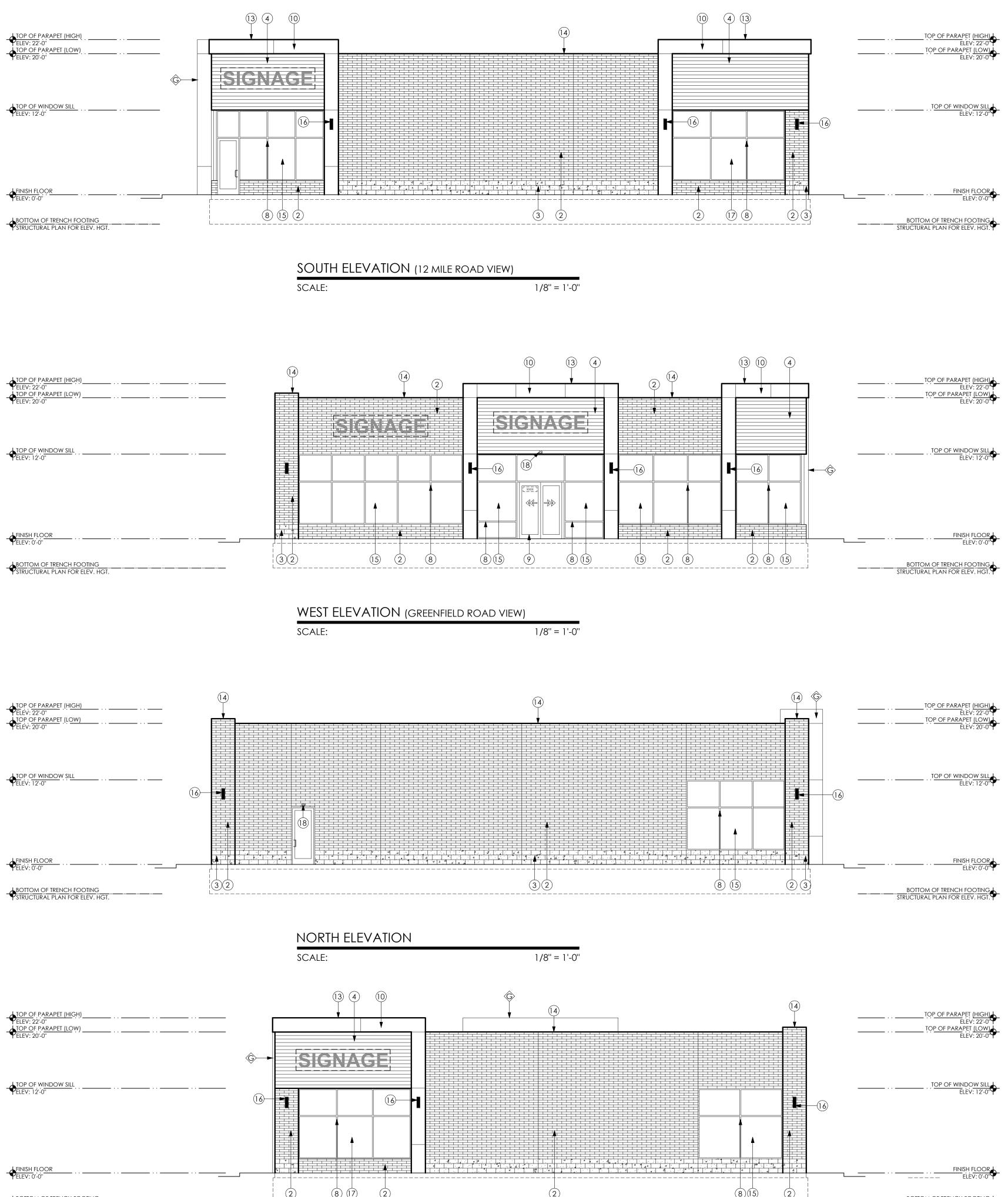


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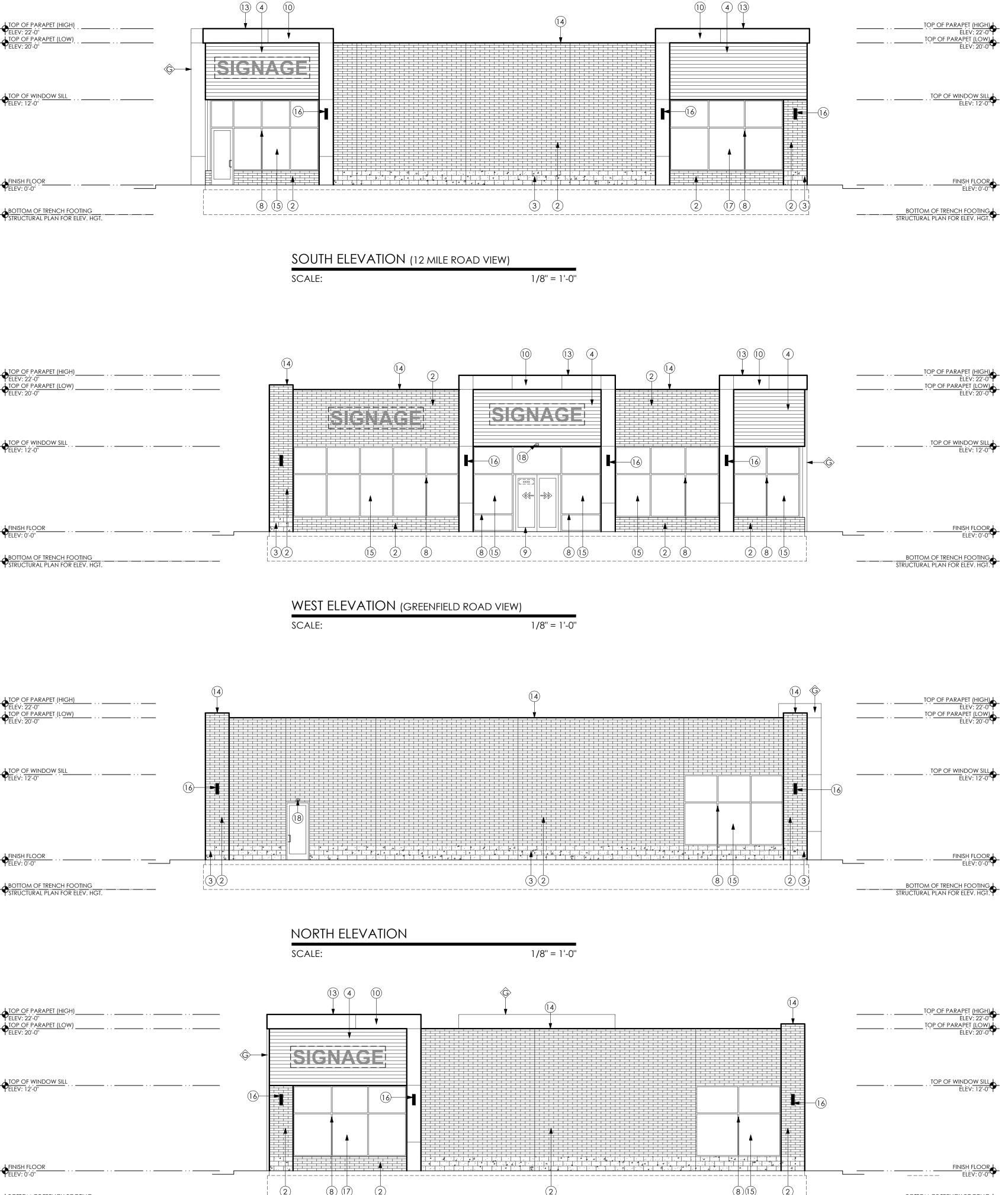
Mapping Staff

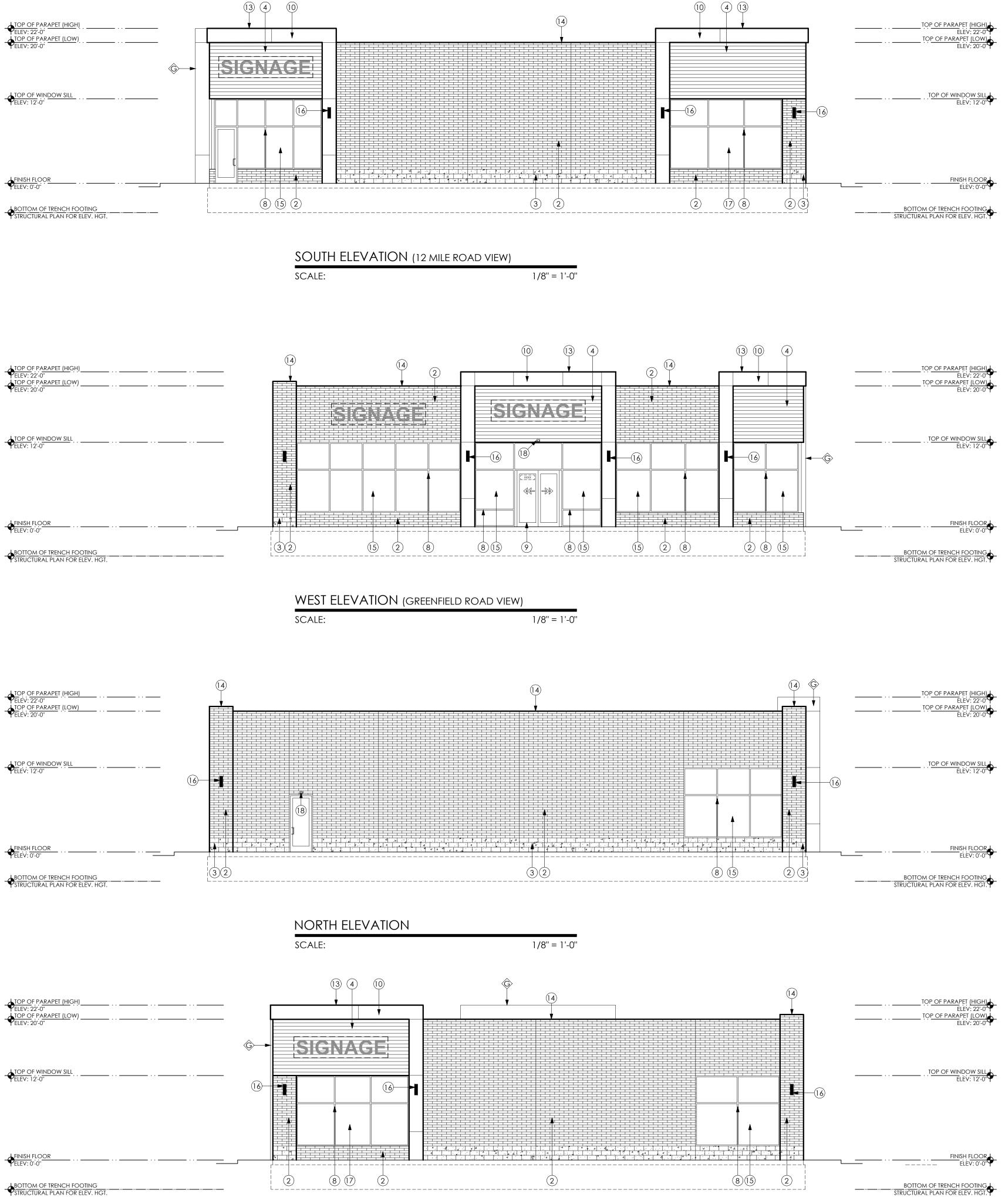












# EAST ELEVATION SCALE:

tag	MATERIAL	MANUFACTURE	COLOR/ MODEL	SIZE	REMARKS/ NOTES
(1)	NOT USED			0122	
(1)					
(2)	BURNISHED C-BRICK MASONRY UNIT - EXTERIOR STRUCTURAL WALL W/ ACME SHIELD IWR	GRAND BLANC CEMENT PRODUCTS	BOARDMAN W/ 97H SUPER BLACK GROUT	12"D X 4"H X 16"W	CONTACT: RALPH (517) 927-3002 SEE MASONRY NOTES BELOW
3	SPLIT-FACE MASONRY UNIT - EXTERIOR STRUCTURAL WALL W/ ACME SHIELD IWR	GRAND BLANC CEMENT PRODUCTS	UNICORN; STANDARD GREY GROUT	12"D X 8"H X 16"W	CONTACT: RALPH (517) 927-3002 SEE MASONRY NOTES BELOW
4	FIBER CEMENT WALL SYSTEM ON MTL. STUD FRAMING SYSTEM	NICHIHA FIBER CEMENT	VINTAGEWOOD; CEDAR	17 7/8" H X 119 5/16" L	CONTACT: NICHIHA (866) 424-4421
5	NOT USED				
6	NOT USED				
7	STOREFRONT TENANT DOOR ENTRY W/ 10'' HIGH BOTTOM RAIL	TUBELITE	CLEAR ANODIZED ALUMINUM	SEE SHEET A-8.1 FOR DETAILS	SEE MFG. SPECIFICATIONS FO DETAILS
8	CLEAR INSULATED GLASS IN ANODIZED ALUMINUM FRAME STOREFRONT SYSTEM	TUBELITE	CLEAR ANODIZED ALUMINUM	SEE SHEET A-8.1 FOR DETAILS	SEE MFG. SPECIFICATIONS FO DETAILS
9	STOREFRONT TENANT DOOR, AUTOMATIC DOORS, SELECTION BY OWNER	TUBELITE	CLEAR ANODIZED ALUMINUM	SEE SHEET A-8.1 FOR DETAILS	SEE MFG. SPECIFICATIONS FO DETAILS
(10)	ALUMINUM COMPOSITE PANEL SYSTEM "CLIP & CAULK" INSTALLATION	OMEGA PANEL PROD. LAMINATORS INC.	SLATE, CAULK JOINT TO MATCH MTL. PANEL	SEE ELEV. AND WALL SECTIONS FOR JOINTS	CONTACT: TOM OLSON (734) 777-6788
(11)	NOT USED				
(12)	NOT USED				
(13)	METAL COPING (TYP.)	PAC-CLAD	COLOR; SLATE		BY OAKLAND METAL SALES 248-37 ADG TO APPROVE COLOR
14	METAL COPING (TYP.)	PAC-CLAD	COLOR; MATTE BLACK		BY OAKLAND METAL SALES 248-37 ADG TO APPROVE COLOR
15	GLASS	VIRACON OR EQUAL	1" CLEAR INSULATED GLAZING		GLASS TO BE TEMPERED PER N WHERE NEEDED.
16	EXTERIOR DECORATIVE WALL MOUNTED SCONCE	MAXIM LIGHTING	LIGHTRAY 6102/86102, ARCHITECTURAL	5"W X 15.75"H X 6.5"D	REFER TO ELECTRICAL PLAN F
17	SPANDREL GLASS	VIRACON OR EQUAL	BRONZE FINISH 1" CLEAR INSULATED GLAZING		GLASS TO BE TEMPERED PER N WHERE NEEDED.
18 maso	WALL MOUNTED STAND ALONE LED EMERGENCY LIGHTING DNRY NOTES: INFORMATION PROVIDED BY SUPPLIER, (	LITHONIA LIGHTING AFFINITY SERIES CONTRACTOR TO COORE	DARK BRONZE METALLIC DINATE INFORMATION W/ S	LOCATE 12" ABOVE DOOR. SEE SPECS UPPLIER.	REFER TO ELECTRICAL PLAN FO DETAILS
MASO 1. FOR AFTER 2. FOR	LIGHTING	AFFINITY SERIES CONTRACTOR TO COORE 1422, SERIESS G20 ACRYL E PAINT SPRAYER, NO AIR- Y UNITS, PROVIDE PRIME-A	METALLIC DINATE INFORMATION W/ S IC, 1 COAT ACRYLIC APPLI LESS SPRAYER. CONTACT R A-PELL PLUS WATER REPELLA	DOOR. SEE SPECS UPPLIER. ED AT PLANT AND 1 COA ON HUNT FOR ADDITION/	DETAILS T ACRYLIC APPLIED AT JOB SITE AL INFO.
MASO 1. FOR AFTER 2. FOR CONTI	LIGHTING ONRY NOTES: INFORMATION PROVIDED BY SUPPLIER, O 2 ALL BURNISHED MASONRY UNITS, PROVIDE PHYLON CLEANING BY THE PAINTING CONTRACTOR AND USI 2 ALL C-BRICK (SMOOTH-FACE)/ SPLITFACE MASONR'	AFFINITY SERIES CONTRACTOR TO COORE 1422, SERIESS G20 ACRYL E PAINT SPRAYER, NO AIR- Y UNITS, PROVIDE PRIME-A	METALLIC DINATE INFORMATION W/ S IC, 1 COAT ACRYLIC APPLI LESS SPRAYER. CONTACT R A-PELL PLUS WATER REPELLA	DOOR. SEE SPECS UPPLIER. ED AT PLANT AND 1 COA ON HUNT FOR ADDITION/	DETAILS T ACRYLIC APPLIED AT JOB SITE AL INFO.
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# ADG **DESIGN STUDIO**

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# PROJECT:

MUG & JUG GAS STATION

- BUILDING SHELL & INTERIORS -

4162 TWELVE MILE ROAD, BERKLEY, MI, 48072

## SHEET TITLE:

EXTERIOR BUILDING ELEVATIONS

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