

# CLEAN EXPRESS AUTO WASH

10 E. AUBURN ROAD, ROCHESTER HILLS, MI 48307



## INDEX OF DRAWINGS

- A0-0 COVER SHEET
- A1-1 FLOOR PLAN
- A1-2 ROOF PLAN
- A2-1 EXTERIOR ELEVATIONS
- A6-1 SITE DETAILS

## CODE INFORMATION

- APPLICABLE CODES**
- MICHIGAN BUILDING CODE 2015
  - MICHIGAN MECHANICAL CODE 2015
  - MICHIGAN PLUMBING CODE 2018
  - MICHIGAN ELECTRICAL CODE 2017
  - 2017 NFPA 70 NATIONAL ELECTRICAL CODE
  - MICHIGAN BUILDING CODE 2015, CHAPTER 11 ICC A117.1-200

- BUILDING DATA**
- BUILDING SQUARE FOOTAGE 3,676 S.F.
  - ALLOWABLE BUILDING SIZE .000 S.F.

- HEIGHT TABLE 504.3**
- ALLOWABLE 40'-0"
  - PROPOSED 22'-4"

- STORIES ABOVE GRADE TABLE 504.4**
- ALLOWABLE 2
  - PROPOSED 1

- USE GROUP B
- CONSTRUCTION TYPE VB

MAXIMUM OF OCCUPANTS 15 PERSONS

- MEANS OF EGRESS OBC CHAPTER 10**
- MAXIMUM TRAVEL DISTANCE TABLE 1017.2 200'-0"
  - EGRESS WIDTH 1005.3.2 0.2" PER OCCUPANT
  - CORRIDOR RATING TABLE 1020.1 0 HOUR
  - DEAD END CORRIDOR 1020.4 20'-0" OR GREATER

- FIRE PROTECTION**
- BUILDING IS NOT EQUIPPED WITH A SPRINKLER SYSTEM
  - FIRE EXTINGUISHERS 1 PER 75 LINEAR FEET OF TRAVEL

- INTERIOR WALL AND CEILING REQUIREMENTS OBC TABLE 803.11**
- EXIT ENCLOSURES A
  - CORRIDORS B
  - ROOMS ENCLOSED SPACES C

## GENERAL NOTES

ANY CHANGES TO THESE DRAWINGS MUST BE REPORTED TO SBA STUDIOS, LLC IMMEDIATELY IN WRITING. SBA STUDIOS, LLC ASSUMES NO RESPONSIBILITY FOR CHANGES TO THESE DRAWINGS THAT ARE NOT REPORTED TO THE ARCHITECT.

## LIFE SAFETY LEGEND

- EGRESS EXIT CAPACITY DOOR WIDTH / OCCUPANTS
- FIRE EXTINGUISHER
- POSTED OCCUPANCY SIGN
- EXIT
- START OF EGRESS TRAVEL
- EGRESS PATH OF TRAVEL

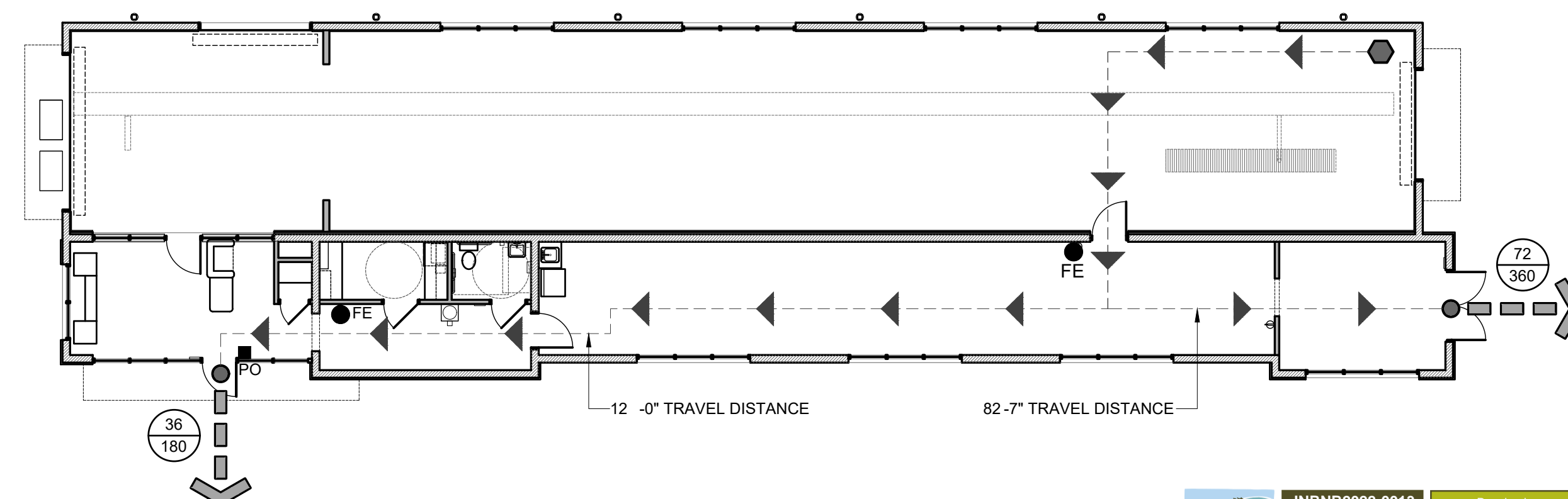
DATE	ISSUED WITH	CHANGE DESCRIPTION

## LOCATION MAP

## GENERAL LEGEND

## LIFE SAFETY PLAN

- |  |                      |  |                   |
|--|----------------------|--|-------------------|
|  | EARTH                |  | ELEVATION MARKER  |
|  | CONCRETE             |  | SECTION CUT       |
|  | GRAVEL               |  | COLUMN LINE       |
|  | CONCRETE BLOCK       |  | DETAIL MARKER     |
|  | BRICK                |  | BREAK LINE        |
|  | WOOD - ROUGH FRAMING |  | WALL TYPE         |
|  | WOOD - FINISHED      |  | REVISION TRIANGLE |
|  | RIGID INSULATION     |  | CODED NOTE        |
|  | PLYWOOD              |  | WINDOW TYPE       |
|  | GYPSUM WALL BOARD    |  | ELEVATION HEIGHT  |
|  | STEEL                |  |                   |
|  | BATT INSULATION      |  |                   |



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ROCHESTER HILLS, MI 48307

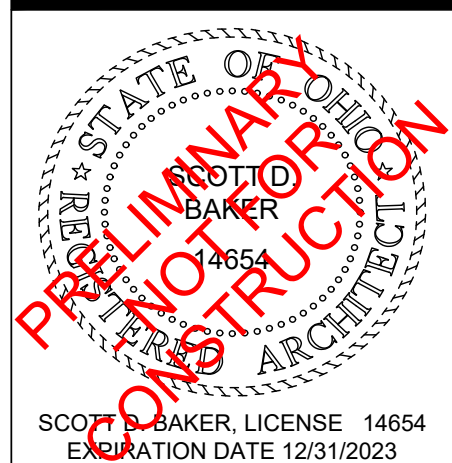
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EXPRESS AUTO WASH

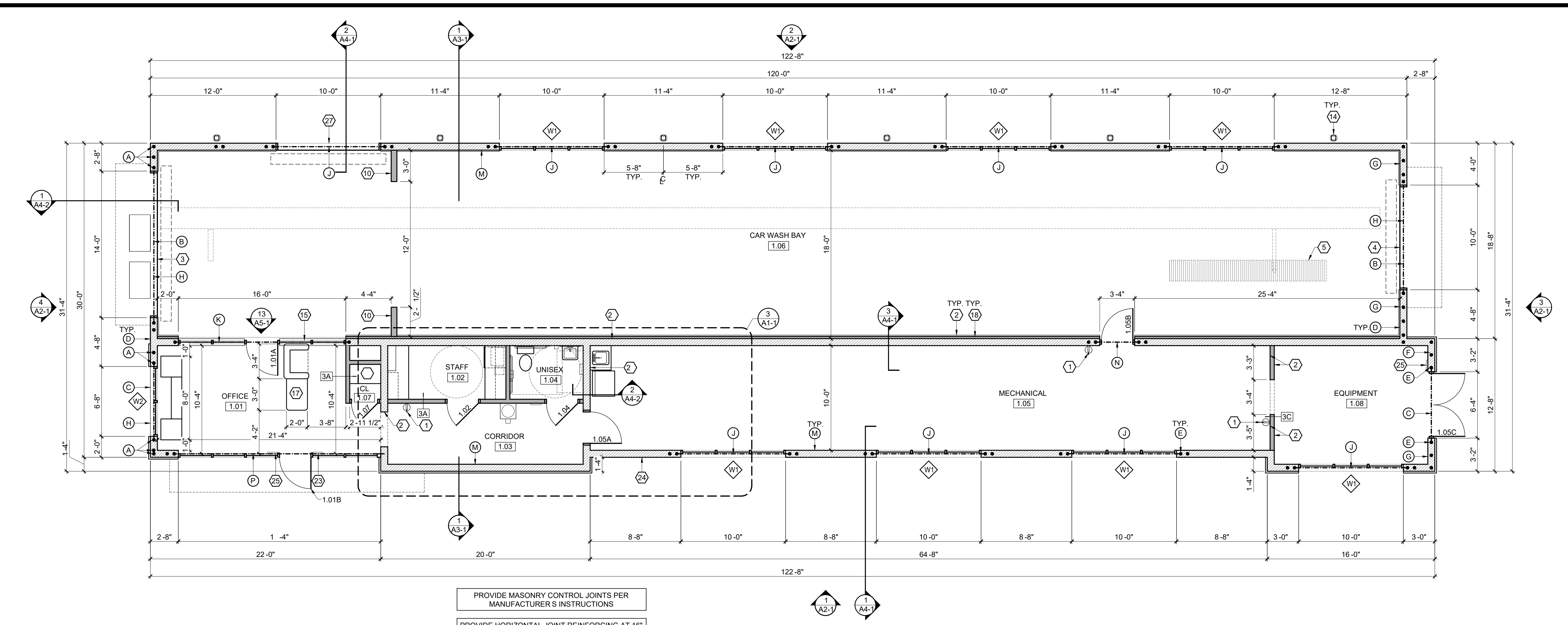
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ARCHITECTURAL DESIGN  
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SCALE	VARIABLES
SHEET / DESCRIPTION	
COVER SHEET	
<b>A0-0</b>	
DATE	08.28.2023
PRELIMINARY DESIGN	
SCOTT S. BAKER, LICENSE 14654	
EXPIRATION DATE 12/31/2023	
SBA STUDIOS PROJECT 2023-166	

JNRNB2022-0013  
PSP2022-0002  
Revision #2 /  
after conditions  
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ALL EXTERIOR DIMENSIONS ARE TO MASONRY UNITS / MASONRY OPENINGS, TYP.

PROVIDE MASONRY CONTROL JOINTS PER MANUFACTURER'S INSTRUCTIONS

PROVIDE HORIZONTAL JOINT REINFORCING AT 16" O.C. MIN. W/ 1.7 BAR SIZE TYP. LAP MIN. 12", TYP.

PROVIDE 2 L4 3 1/2 5/16" LINTEL OVER 36" 24" LOUVERS AND LONG WALL OF BUILDING

FLOOR PLAN CODED NOTES

- 1. WALL MOUNTED FIRE EXTINGUISHER. EXTINGUISHER TO BE RED ENEMELED FINISH HEAVY DUTY STEEL CYLINDER. UL AND FM APPROVED. ABC MULTI PURPOSE DRY CHEMICAL, 10 LB CAPACITY UL RATED 4A 60B C. HOSE TYPE, UPRIGHT, SQUEEZE GRIP OPERATION
2. INTERIOR WALL LINER PANEL
3. 14'-0" 8'-0" OVERHEAD DOOR
4. 10'-0" 8'-0" OVERHEAD DOOR
5. CAR WASH TRENCH, SEE MANUFACTURER'S DRAWINGS
6. DECORATIVE AWNING W/ BRACKETS, CENTER OVER WINDOWS / DOORS
7. DEDICATED COMMERCIAL GRADE SINK FOR UTILITY SINK
8. ANSI COMPLIANT BOTTLED WATER COOLER WITH CUP DISPENSER
12" DEEP SHELVING W/ STANDARDS AND BRACKETS
10. WIND WALL, P.T. 2 6 WALL W/ 7/16" OSB SHEATHING LINER PANEL BOTH SIDES
11. NOT USED
12. UNDER COUNTER REFRIGERATOR
13. SERVER RACK, SEE SHEET A5-1
14. DOWNSPOUT
15. ALUMINUM STOREFRONT SYSTEM, WINDOW HEAD HEIGHT 8'-0". SEE ELEVATION 13/A5-1, PROVIDE 1" INSULATED GLASS
16. NOT USED
17. RECEPTIONIST DESK BY OTHERS. ANSI COMPLIANCE IS THE RESPONSIBILITY OF THE DESK DESIGNER
18. PROVIDE 2 1/2" METAL Z-FURRING STRIPS 24" HORIZONTAL W/ MIN R-13 RIGID INSULATION IN FURRING CAVITIES W/ 5 MIL VAPOR BARRIER
1. ANSI COMPLIANT SIGNAGE DESIGNATING UNISEX TOILET ROOM
20. COFFEE MAKER, SEE INTERIOR ELEVATION
21. MICROWAVE, SEE INTERIOR ELEVATION
22. STACKABLE WASHER / DRYER
23. ANSI COMPLIANT SIGNAGE DESIGNATING MAXIMUM OCCUPANCY OF 15 PERSONS
24. QUIK-BRIK MASONRY CONSTRUCTION
25. ANSI COMPLIANT EXIT SIGNAGE, SEE /A5-1
26. STORAGE CABINETRY, SEE INTERIOR ELEVATION ON SHEET A5-1
27. 10'-0" 8'-0" OVERHEAD DOOR
28. HVAC PLATFORM ABOVE, SEE DETAILS ON SHEET A1-3
2 8" CMU WALL

STRUCTURAL CODED NOTES

- A. 5 VERTICAL EACH CELL
B. W8 28 W/ 5/16" PLATE, FASTEN TO WALL PER DETAIL 7/A4-2
C. 2 L5 3-1/2 5/16 LLV
D. PROVIDE HORZ. JOINT REINF. EACH COURSE IN END WALL
E. 2 5 VERT. TYP. ALL MASONRY OPENINGS
F. PROVIDE HORIZONTAL JOINT REINFORCING EACH COURSE IN 18'-4" TALL WALLS
G. 5 CORNERS AND 16" O.C. MAX. END WALL
H. PROVIDE 5 VERT. 48" O.C. IN WALL ABOVE OPENINGS
I. NOT USED
J. W8 24 W/ 5/16" PLATE
K. W16 31 W/ 5/16" PLATE, FASTEN TO WALL PER DETAIL 7/A4-2
L. W8 28 LINTEL W/ 5/16" PLATE
M. PROVIDE 5 48" O.C. VERT. HORIZONTAL JOINT REINFORCING PER PLAN NOTES FOR ENTIRE WALL, TYP.
N. 2 L3 1/2 3 1/2 5/16
P. W12 30 W/ 5/16" PLATE

WALL TYPES SCHEDULE

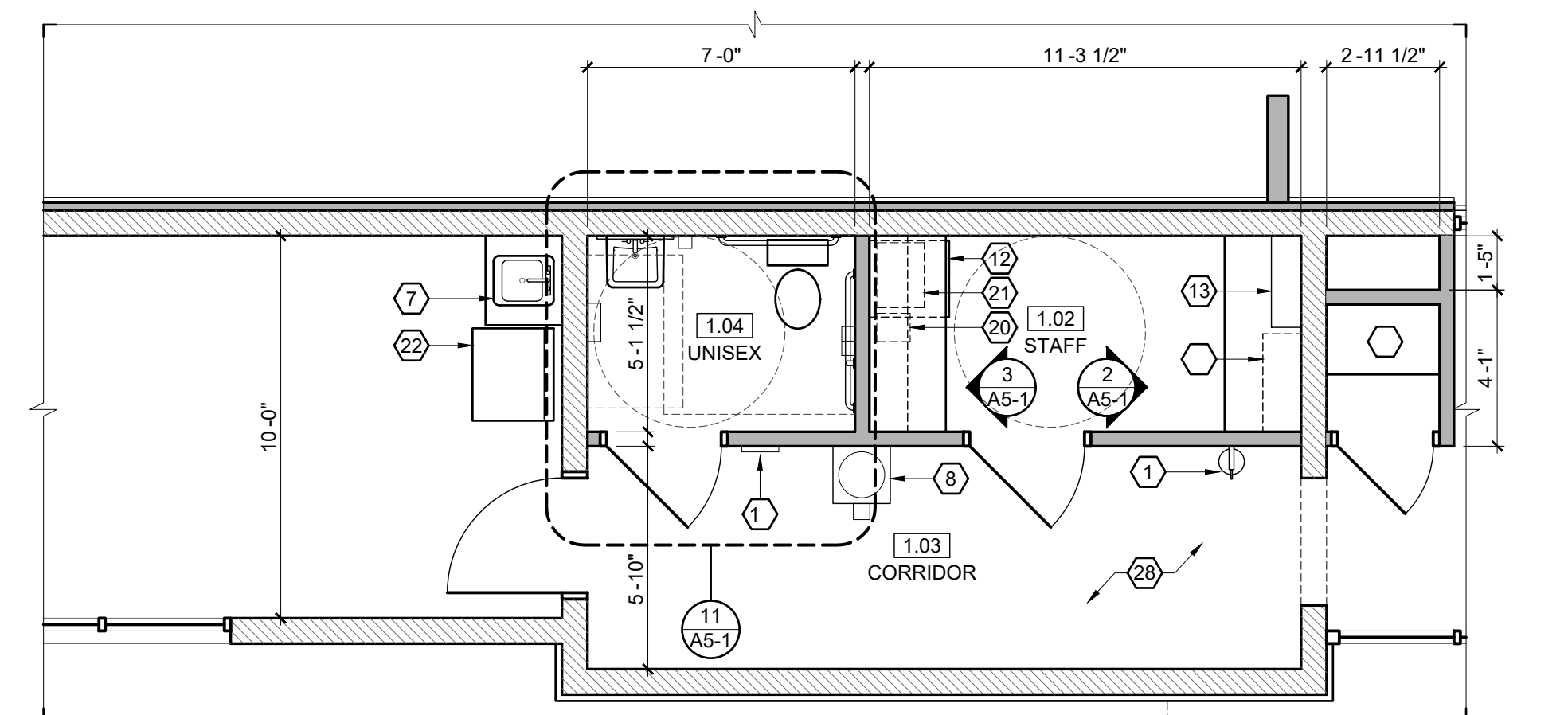
Table with columns: ASSEMBLY DESCRIPTION, HR, NOTES. Includes details for wall assemblies with wood studs, gypsum board, and insulation.

WINDOW TYPES SCHEDULE CAR WASH GENERAL NOTES PLAN GENERAL NOTES

- 10'-0" WIDE BY 10'-0" TALL ALUMINUM STOREFRONT WINDOW HEAD HEIGHT 10'-8" A.F.F.
6'-8" WIDE BY 10'-8" TALL ALUMINUM STOREFRONT WINDOW WINDOW HEAD HEIGHT 10'-8" A.F.F.
ALL GLAZING SHALL HAVE A SHGC OF .40 MIN.
1. CENTERLINE OF EQUIPMENT DOES NOT EQUAL CENTERLINE OF TRENCH
2. CENTERLINE OF EQUIPMENT DOES NOT EQUAL CENTERLINE OF ENTRY DOOR
3. CENTERLINE OF EQUIPMENT DOES EQUAL CENTERLINE OF EXIT DOOR
4. CENTERLINE OF EQUIPMENT DOES EQUAL CENTERLINE OF TUNNEL BAY
5. COORDINATE LOCATION OF TRENCH WITH CAR WASH MANUFACTURER'S DRAWINGS
1. ALL DOORS TO BE 6" FROM ADJACENT WALL U.N.O.
2. ALL SIGNS THAT DESIGNATE PERMANENT ROOMS AND SPACES SHALL HAVE RAISED AND BRAILED CHARACTERS AND PICTORIAL SYMBOL SIGNS, FINISH AND CONTRAST, AND MOUNTED 60 INCHES ABOVE THE FINISH FLOOR TO CENTERLINE OF THE SIGN PER ANSI
3. ALL INTERIOR STUD WALLS TO BE WALL TYPE '3B', U.N.O.
4. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT ALL TOILET ROOMS

4 FLOOR PLAN

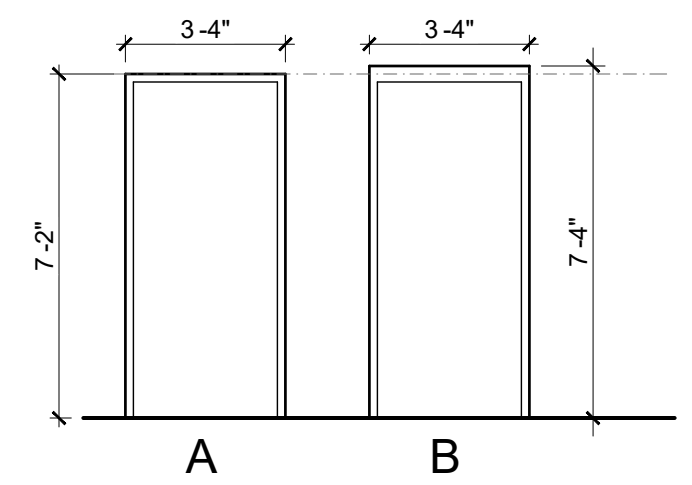
Table with columns: DOOR, FRAME, SPACE, FLOOR, WALLS, CLG, REMARKS. Includes door general notes, door hardware sets, and finish schedule details.



SCALE 1/4" = 1'-0"

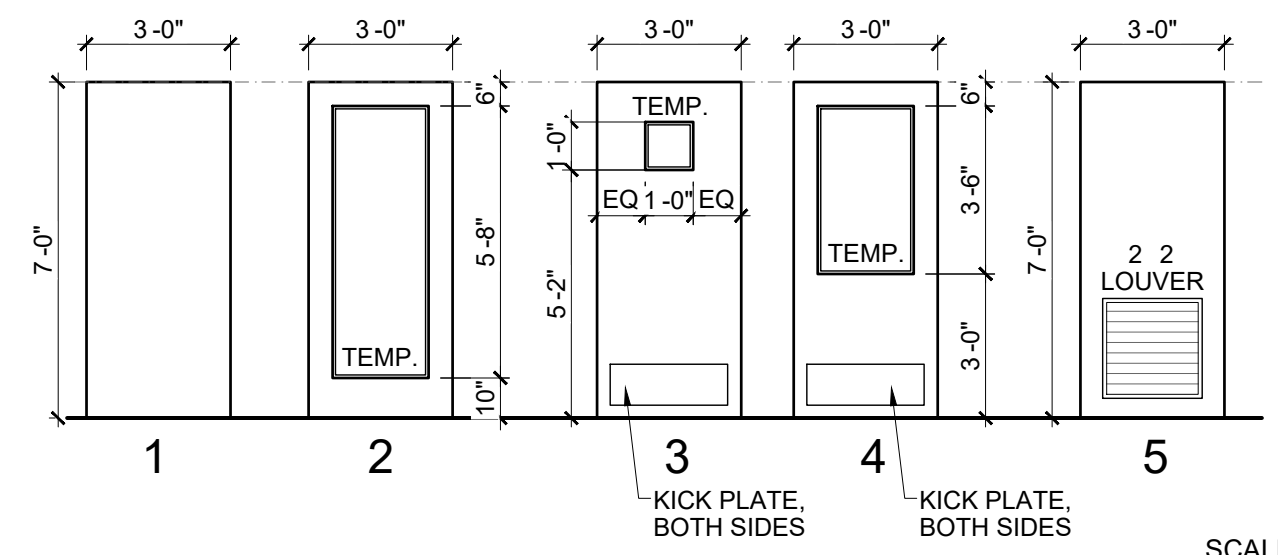
3 ENLARGED FLOOR PLAN

2 FRAME ELEVATIONS



SCALE 1/4" = 1'-0"

1 DOOR ELEVATIONS



SCALE 1/4" = 1'-0"

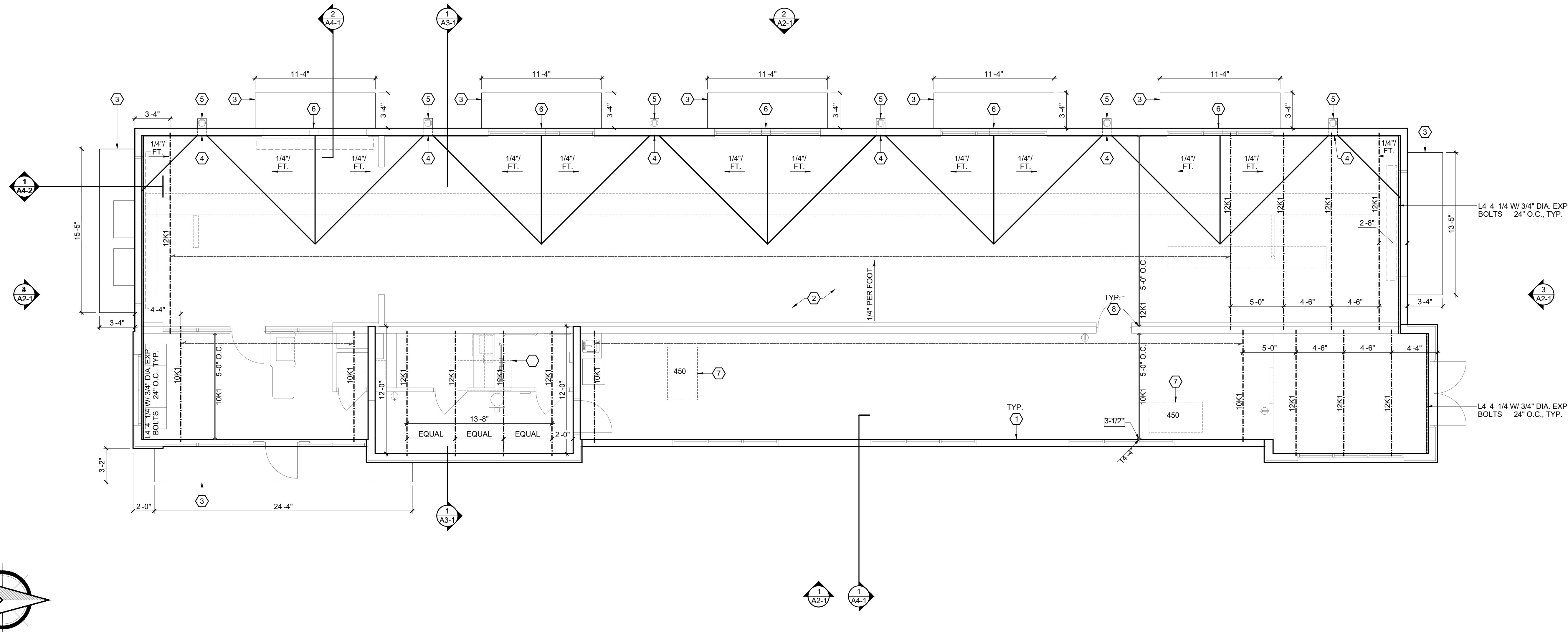
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CLEAN EXPRESS AUTO WASH

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Professional seal and project information including: SCALE 3/16" = 1'-0" U.N.O., SHEET / DESCRIPTION FLOOR PLAN, A1-1, DATE 08.28.2023, PRELIMINARY DESIGN, SBA STUDIOS PROJECT 2023-168.

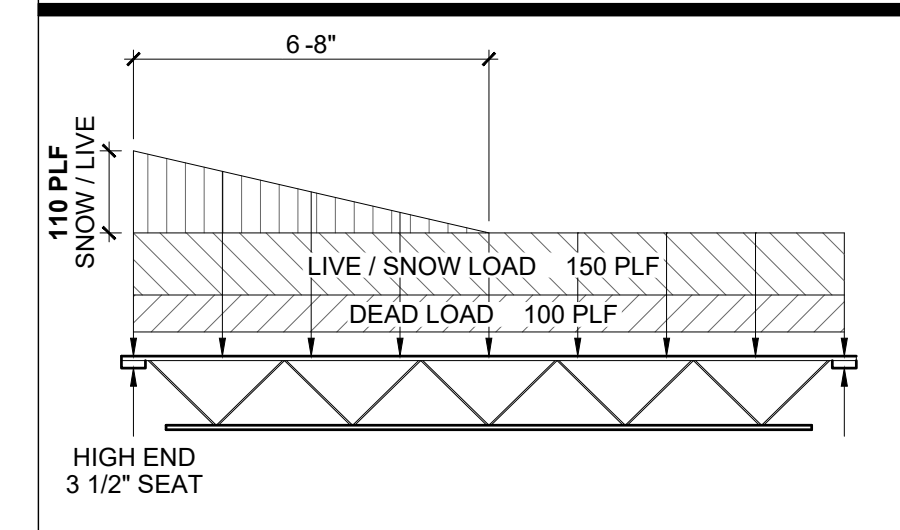
JNRNB2022-0013 PSP2022-0032
ROCHESTER HILLS PLANNING & ECONOMIC DEVELOPMENT
REVISION #2 / after conditions review



ROOF PLAN CODED NOTES

1. MASONRY PARAPET WALL
2. STANDARD UL CLASS A FM/1- 0 FULLY ADHERED SINGLE PLY MEMBRANE ROOFING ON RIGID INSULATION, SLOPE TOWARDS SCUPPERS
3. PREFABRICATED CANOPY INSTALLED PER MANUFACTURER'S INSTRUCTIONS
4. DRAINAGE SCUPPER THROUGH PARAPET WALL
5. PRE-MANUFACTURED COLLECTION BOXES W/ 5" DOWNSPOUTS EMERGENCY OVERFLOW SCUPPER
6. MAKE-UP AIR UNIT BELOW, SEE SUPPORT DETAIL 1/A1-2
7. PROVIDE 3-3/4" DEEP BEARING PLATES INTERIOR BEARING WALL LOCATIONS
8. ROOFTOP CONDENSING UNIT.

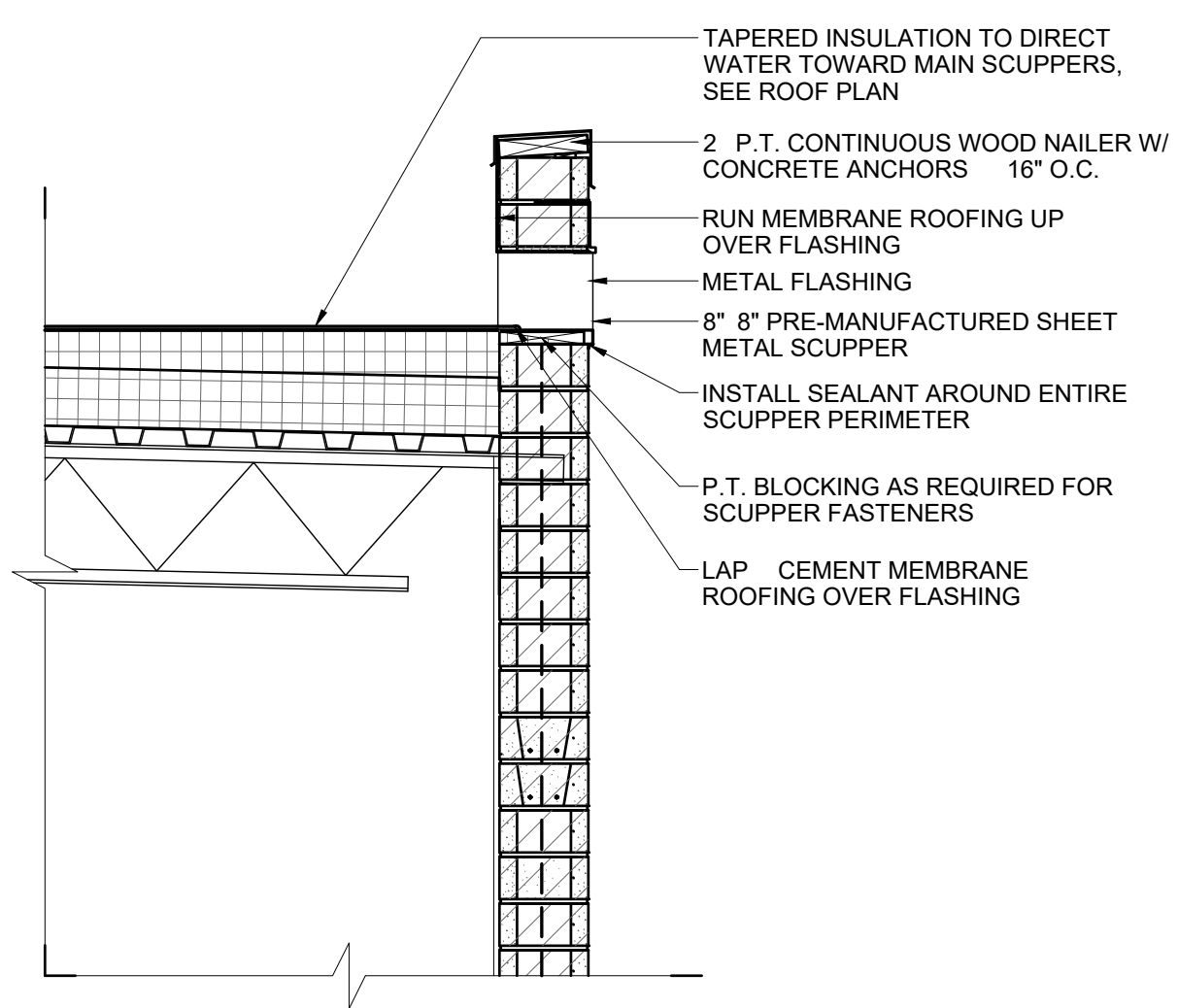
LOAD DIAGRAM JOISTS NOTED



ROOF FRAMING NOTES

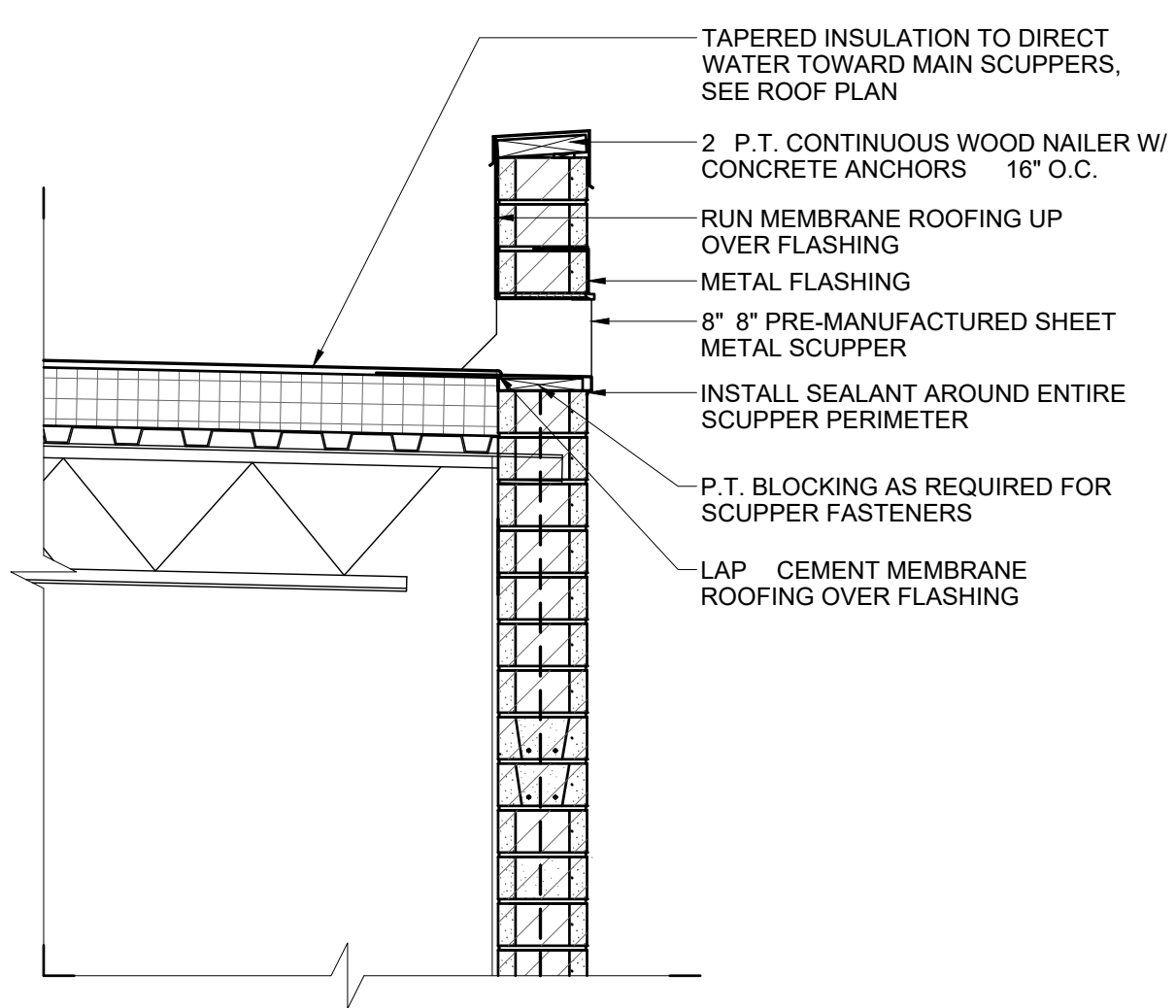
- A. DESIGN ROOF LIVE LOADS 25 PSF PLUS THE EFFECTS OF DRIFTING SNOW PER ASCE. 8PSF NET WIND UPLIFT.
- B. ROOF CONSTRUCTION 1-1/2" 20 GA, GALVANIZED STEEL ROOF DECK, U.N.O.
- C. ELEVATIONS SHOWN INDICATE THE FOLLOWING AT JOIST JOIST BEARING EL. U.N.O. AT BEAMS TOP OF BEAM EL. U.N.O. WORKPOINTS AT SLOPING MEMBERS ARE AT CENTERLINES OF COLUMNS, OR SUPPORTING BEAMS AT INSIDE FACE OF WALLS, U.N.O.
- D. JOISTS TO HAVE STANDARD 2-1/2" DEEP BEARING SEATS EXCEPT WHERE SHOWN THUS 3-1/2"
- E. JOIST MANUFACTURER TO DESIGN JOISTS FOR THE LOADS SHOWN ON ROOF PLAN IN THE JOIST LOAD DIAGRAM ON THIS SHEET.
- F. SEE DETAILS 5/A4-2 FOR TOP SUPPORT OF NON-LOAD BEARING CMU WALLS.
- G. SEE SHEET A8-1 FOR STRUCTURAL NOTES.
- H. SEE SHEET A4-2 FOR TYPICAL JOIST DETAILS.

4 ROOF PLAN



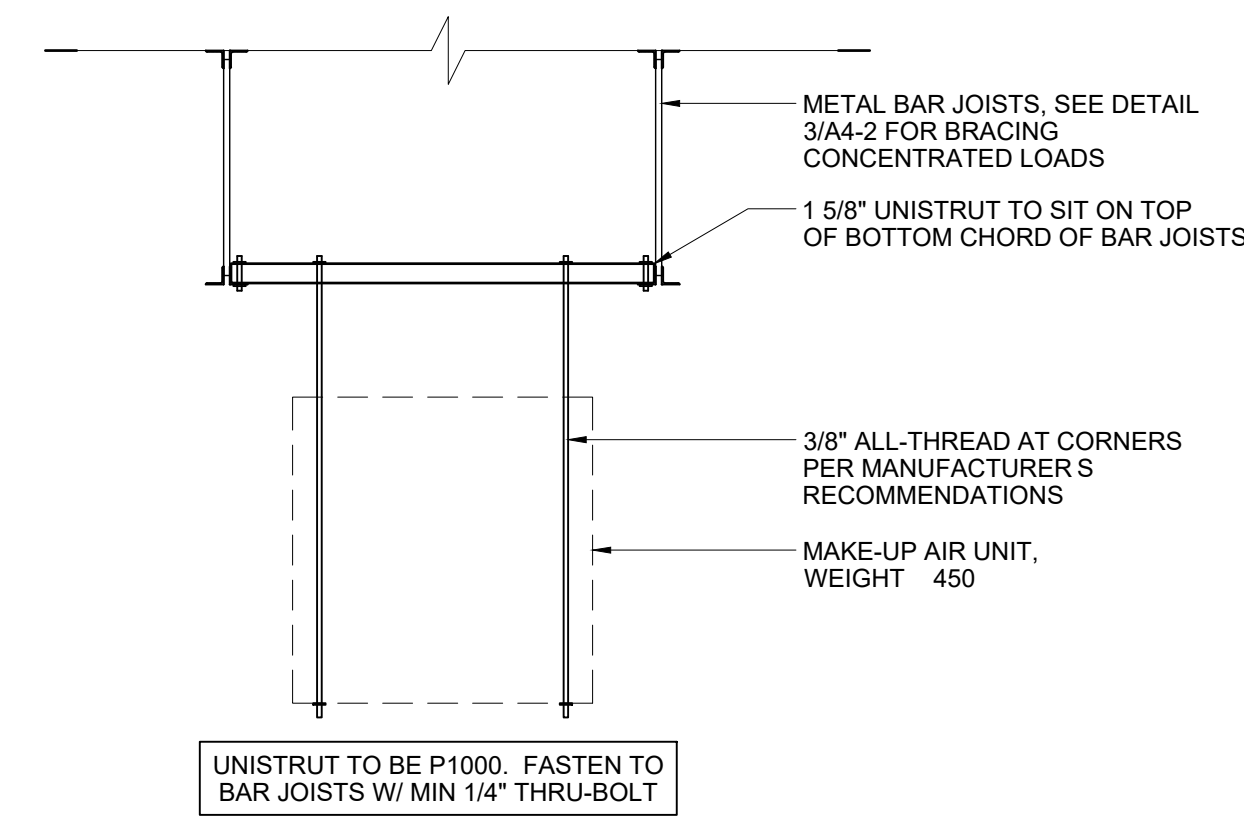
- TAPERED INSULATION TO DIRECT WATER TOWARD MAIN SCUPPERS, SEE ROOF PLAN
- 2 P.T. CONTINUOUS WOOD NAILER W/ CONCRETE ANCHORS 16" O.C.
- RUN MEMBRANE ROOFING UP OVER FLASHING
- METAL FLASHING
- 8" 8" PRE-MANUFACTURED SHEET METAL SCUPPER
- INSTALL SEALANT AROUND ENTIRE SCUPPER PERIMETER
- P.T. BLOCKING AS REQUIRED FOR SCUPPER FASTENERS
- LAP CEMENT MEMBRANE ROOFING OVER FLASHING

SCALE 3/4" 1'-0"



- TAPERED INSULATION TO DIRECT WATER TOWARD MAIN SCUPPERS, SEE ROOF PLAN
- 2 P.T. CONTINUOUS WOOD NAILER W/ CONCRETE ANCHORS 16" O.C.
- RUN MEMBRANE ROOFING UP OVER FLASHING
- METAL FLASHING
- 8" 8" PRE-MANUFACTURED SHEET METAL SCUPPER
- INSTALL SEALANT AROUND ENTIRE SCUPPER PERIMETER
- P.T. BLOCKING AS REQUIRED FOR SCUPPER FASTENERS
- LAP CEMENT MEMBRANE ROOFING OVER FLASHING

SCALE 3/4" 1'-0"



- METAL BAR JOISTS, SEE DETAIL 3/A4-2 FOR BRACING CONCENTRATED LOADS
- 1 5/8" UNISTRUT TO SIT ON TOP OF BOTTOM CHORD OF BAR JOISTS
- 3/8" ALL-THREAD AT CORNERS PER MANUFACTURER'S RECOMMENDATIONS
- MAKE-UP AIR UNIT, WEIGHT 450
- UNISTRUT TO BE P1000. FASTEN TO BAR JOISTS W/ MIN 1/4" THRU-BOLT

SCALE 3/4" 1'-0"

3 OVERFLOW SCUPPER DETAIL

2 SCUPPER DETAIL

1 MAKE-UP AIR UNIT SUPPORT

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SCALE 3/16" 1'-0" U.N.O.

SHEET / DESCRIPTION

ROOF PLAN

**A1-2**

DATE 08.28.2023

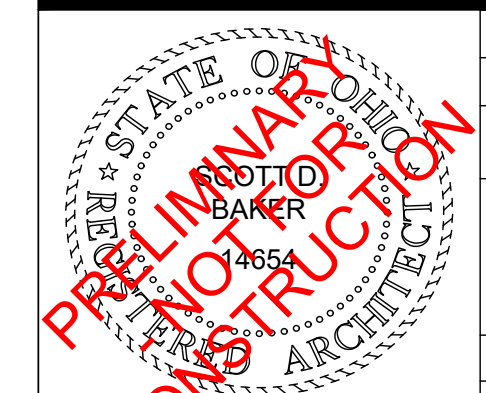
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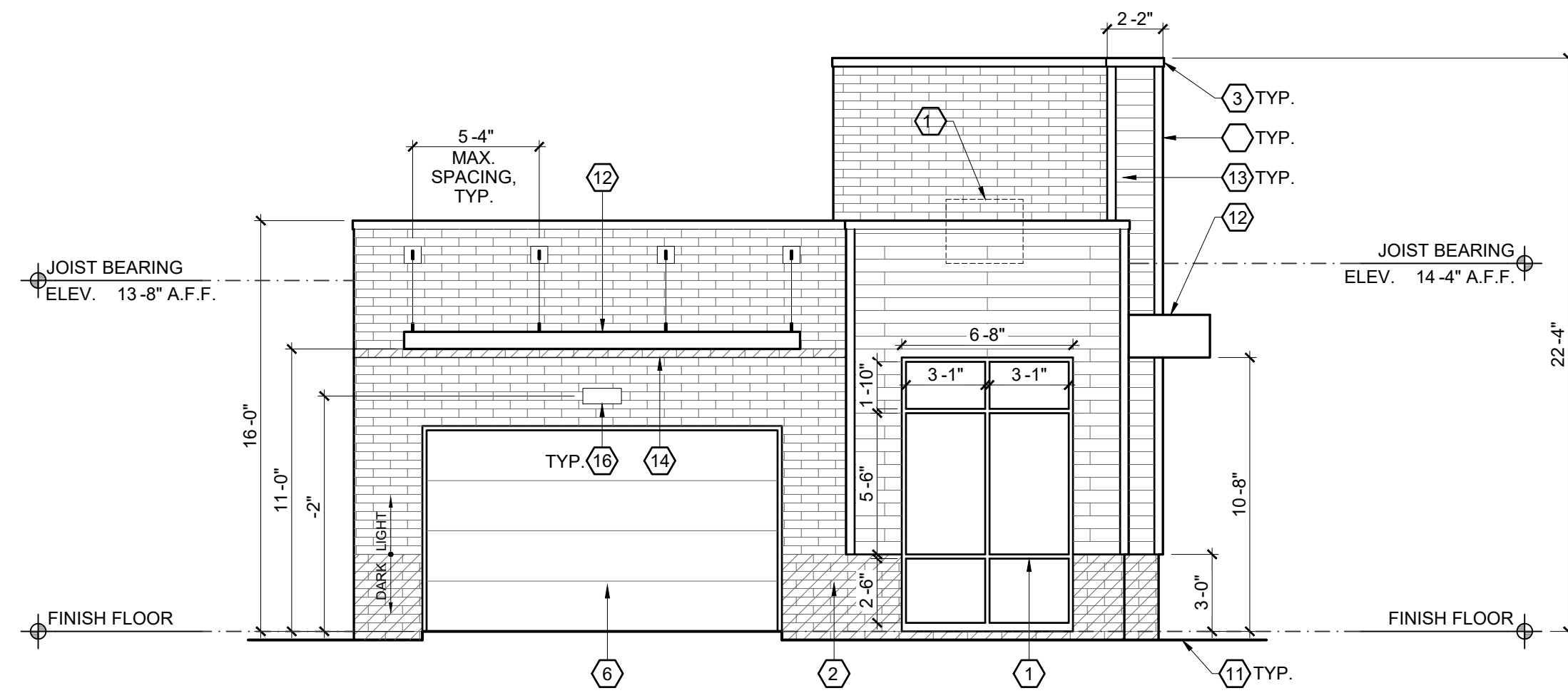
SCOTT S. BAKER, LICENSE 14654  
EXPIRATION DATE 12/31/2023

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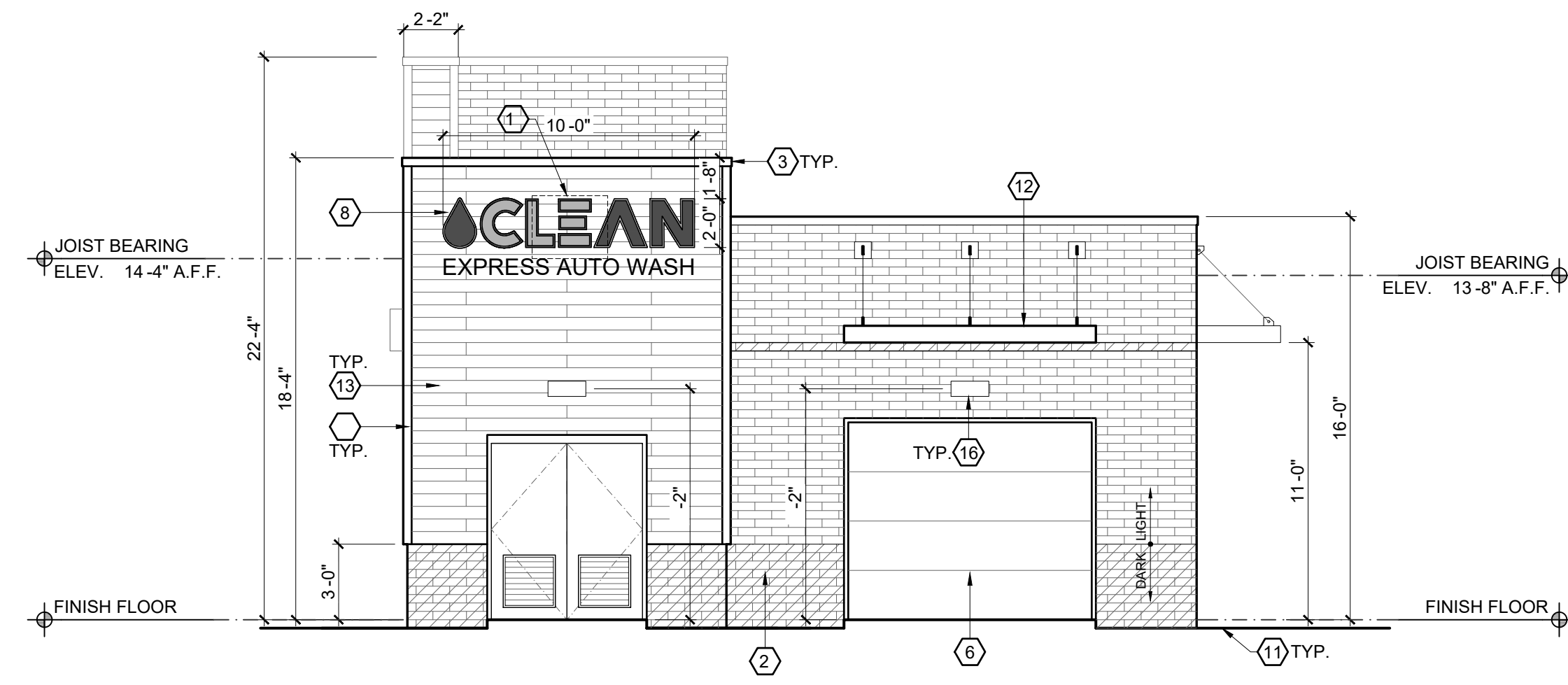
JNRNB2022-0013  
PSP2022-0032  
Revision #2 / after conditions review

Received 4/17/2024  
City of Rochester Hills Planning & Economic Development

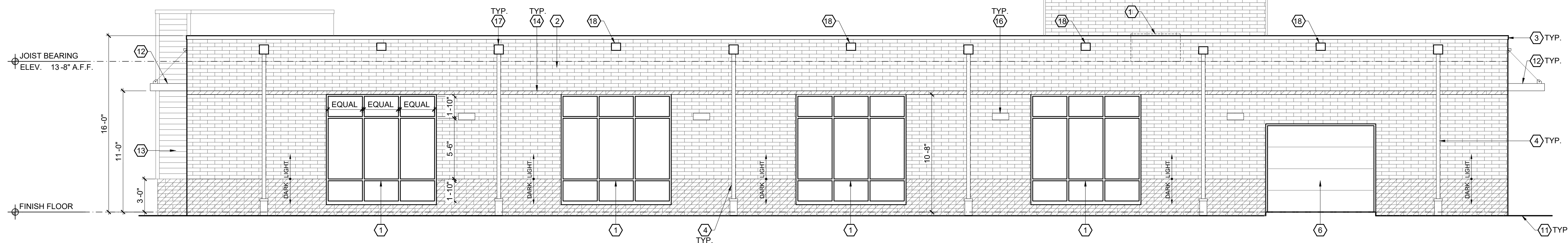




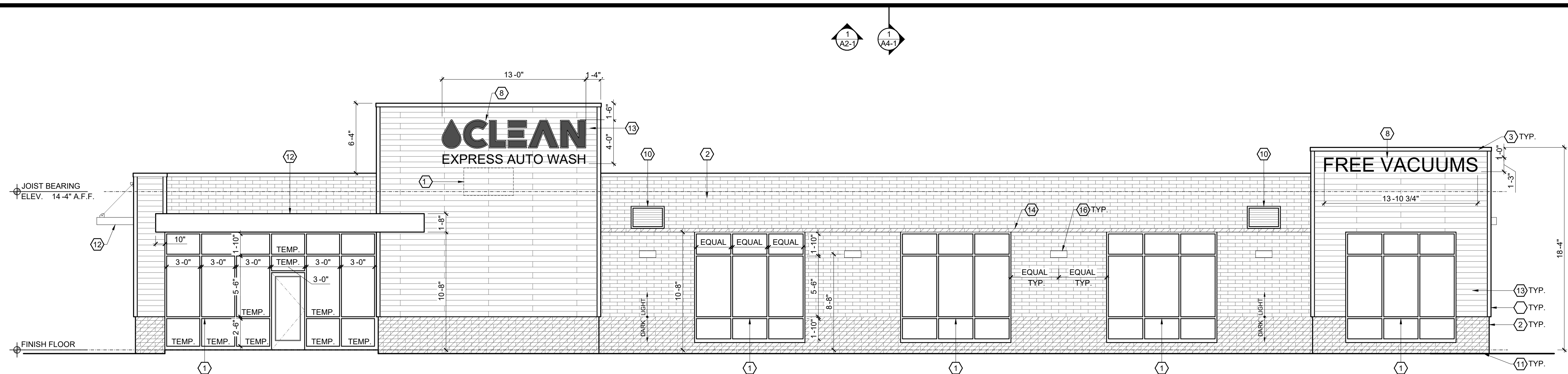
4 SOUTH ELEVATION



3 NORTH ELEVATION



2 WEST ELEVATION



1 EAST ELEVATION

ELEVATION CODED NOTES

1. ALUMINUM STOREFRONT GLAZING SYSTEM. MANUFACTURER TO DESIGN FOR WIND LOAD REQUIREMENTS PER CODE.
2. QUIK-BRIK CMU CONSTRUCTION. SEE MATERIALS LEGEND. INSTALL CONTROL JOINTS PER MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.
3. CONTINUOUS METAL COPING, TYP.
4. 4" METAL DOWNSPOUT
5. NOT USED
6. OVERHEAD DOOR
7. NOT USED
8. SIGNAGE PROVIDED BY OWNER. ALL SIGNS TO BE SUBMITTED AND APPROVED UNDER SEPARATE PERMITS ISSUED BY THE BUILDING DEPARTMENT.
9. 1/4" COMPOSITE CORNER TRIM, TYP.
10. 36" 24" METAL WALL LOUVER W/ 2" FRAME. SEE HVAC DRAWINGS. LOCATE SUCH THAT OPENING IS NOT DIRECTLY BENEATH A ROOF JOIST
11. GRADE, COORDINATE W/ CIVIL DRAWINGS.
12. PRE-MANUFACTURED ALUMINUM AWNING. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
13. NICHHA FIBER CEMENT AWP181 HORIZONTAL SIDING.
14. MASONRY BAND IN DARK FINISH TO MATCH BASE OF WALL
15. NOT USED
16. DECORATIVE LIGHT FIXTURE
17. SCUPPER DOWNSPOUT COLLECTION BOX
18. EMERGENCY OVERFLOW SCUPPER
19. CONDENSING UNIT BEHIND TALL PARAPET WALL.

ELEVATION MATERIAL LEGEND

- QUIK-BRIK LIGHT FINISH
- QUIK-BRIK DARK FINISH
- NICHHA FIBER CEMENT AWP181 HORIZONTAL SIDING

EXTERIOR MATERIAL NOTES  
1. COLOR OF METAL COPING TO MATCH STOREFRONT SYSTEM COLOR

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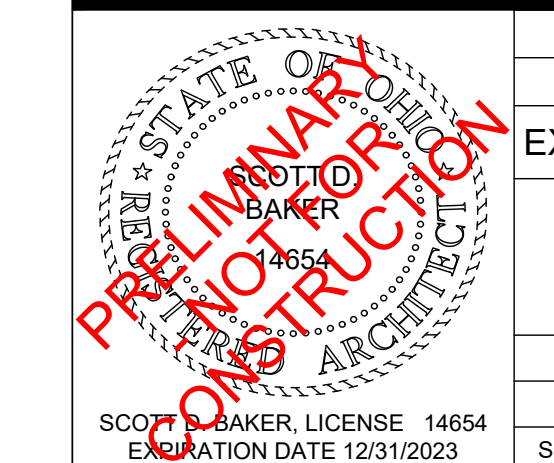
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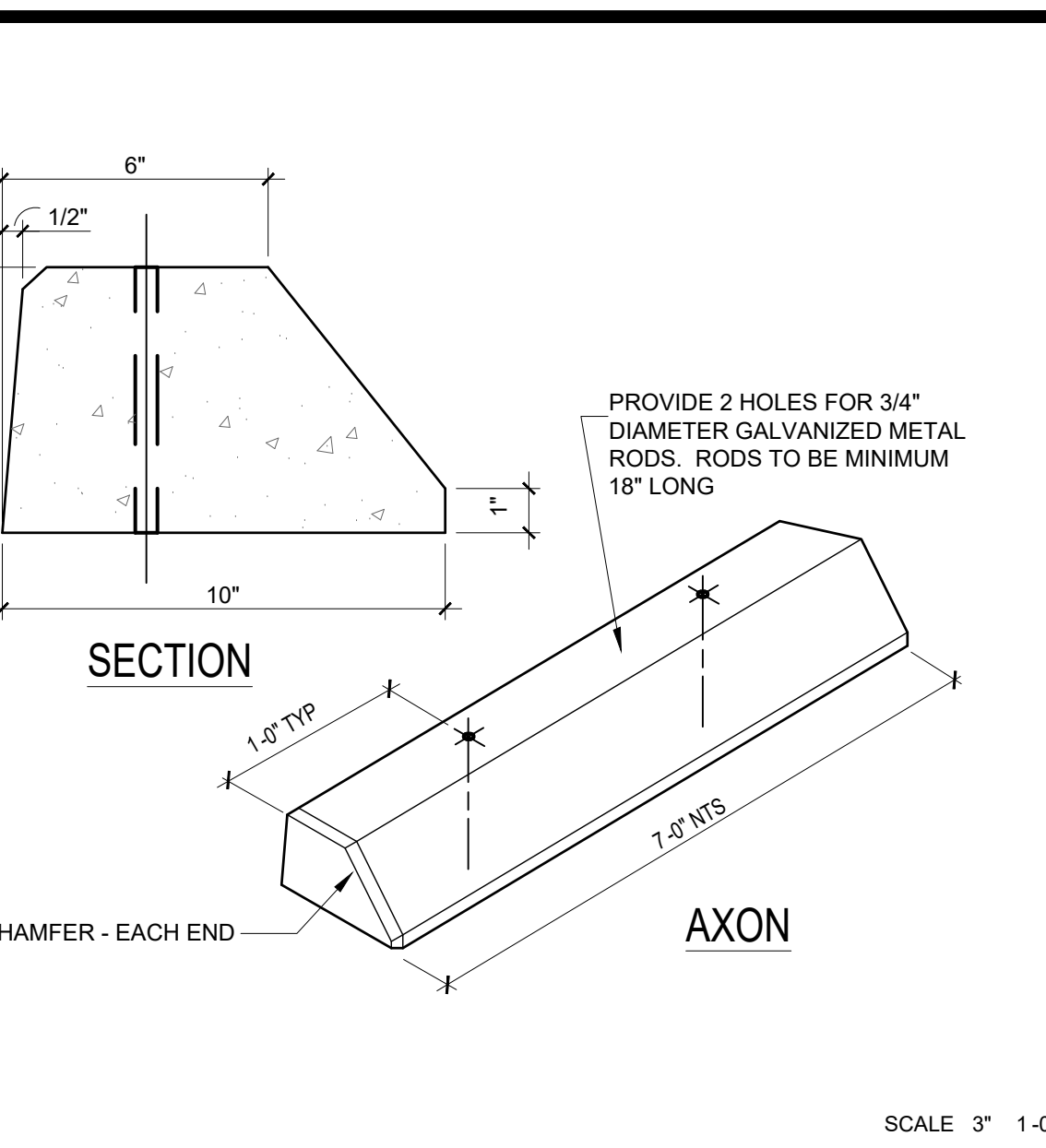
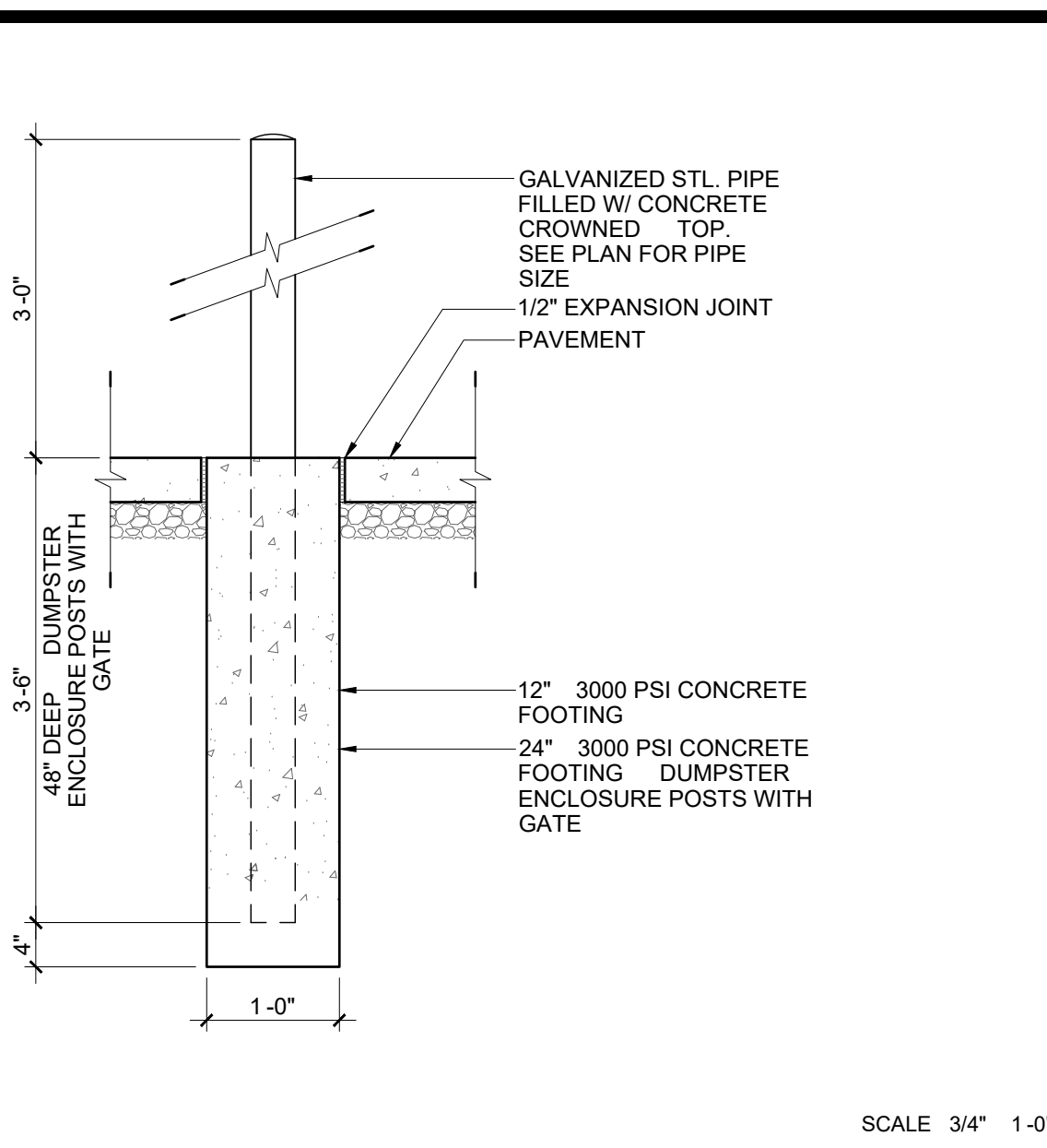
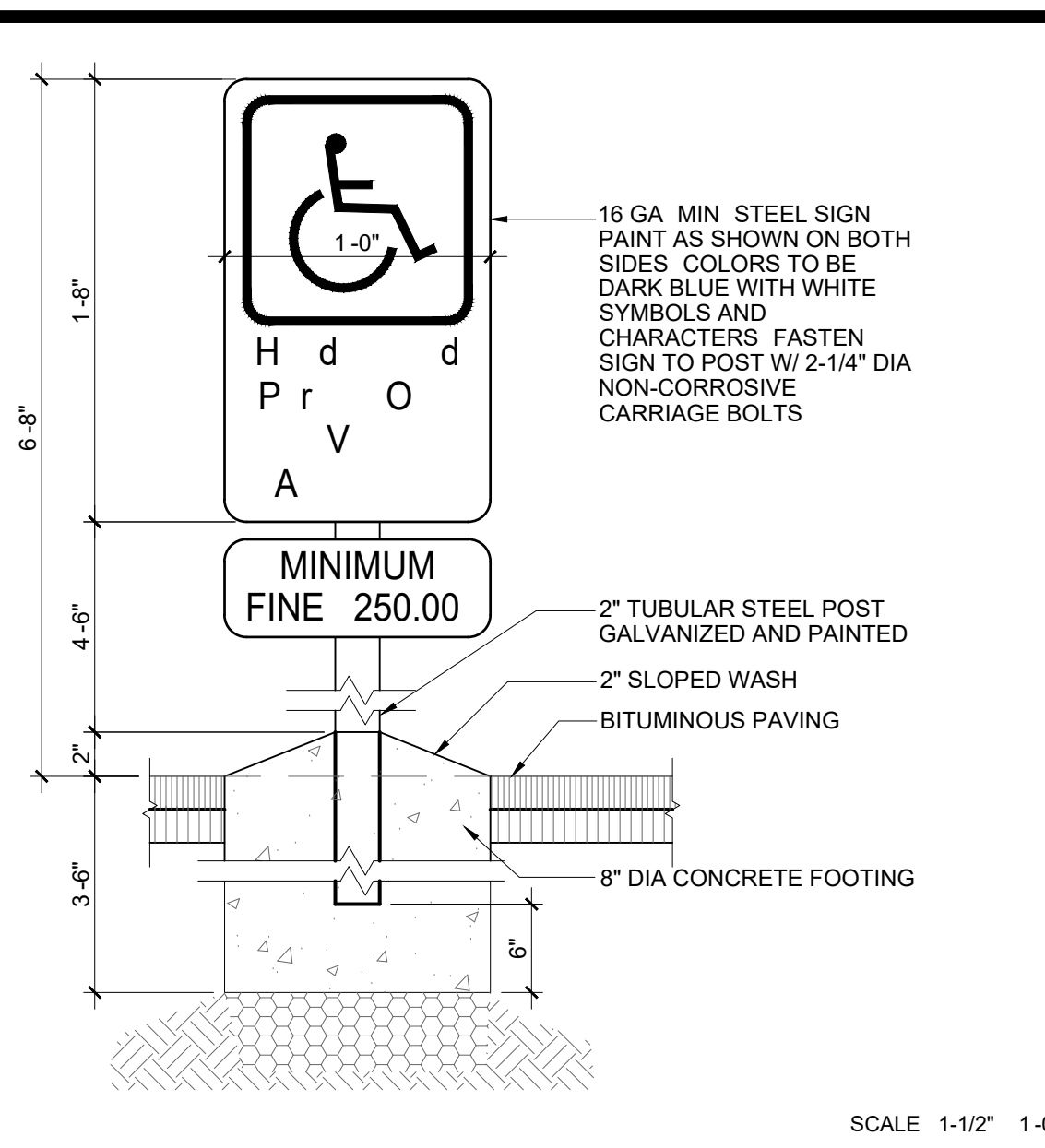
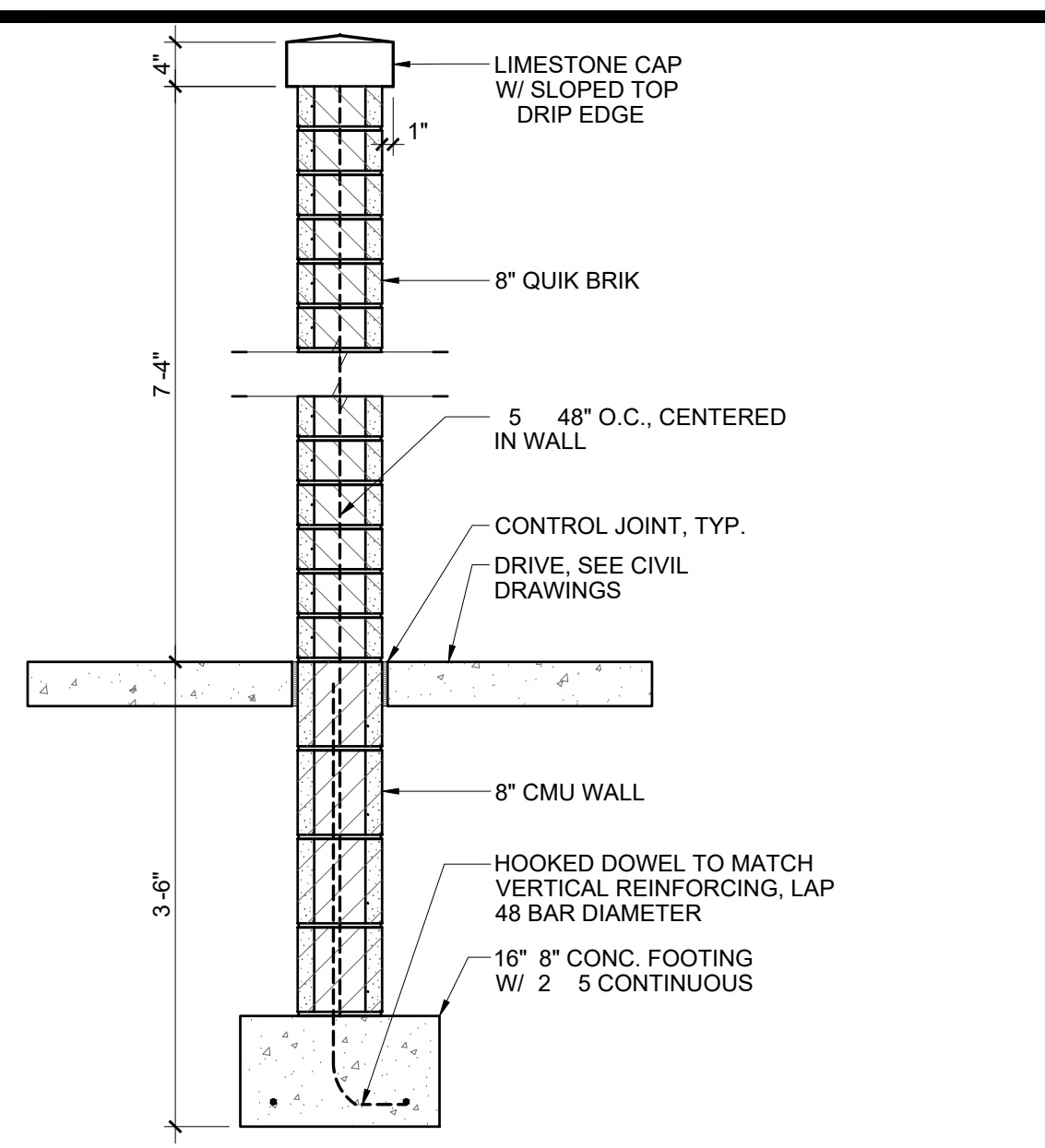
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SCALE 3/16" = 1'-0"  
SHEET / DESCRIPTION  
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**A2-1**  
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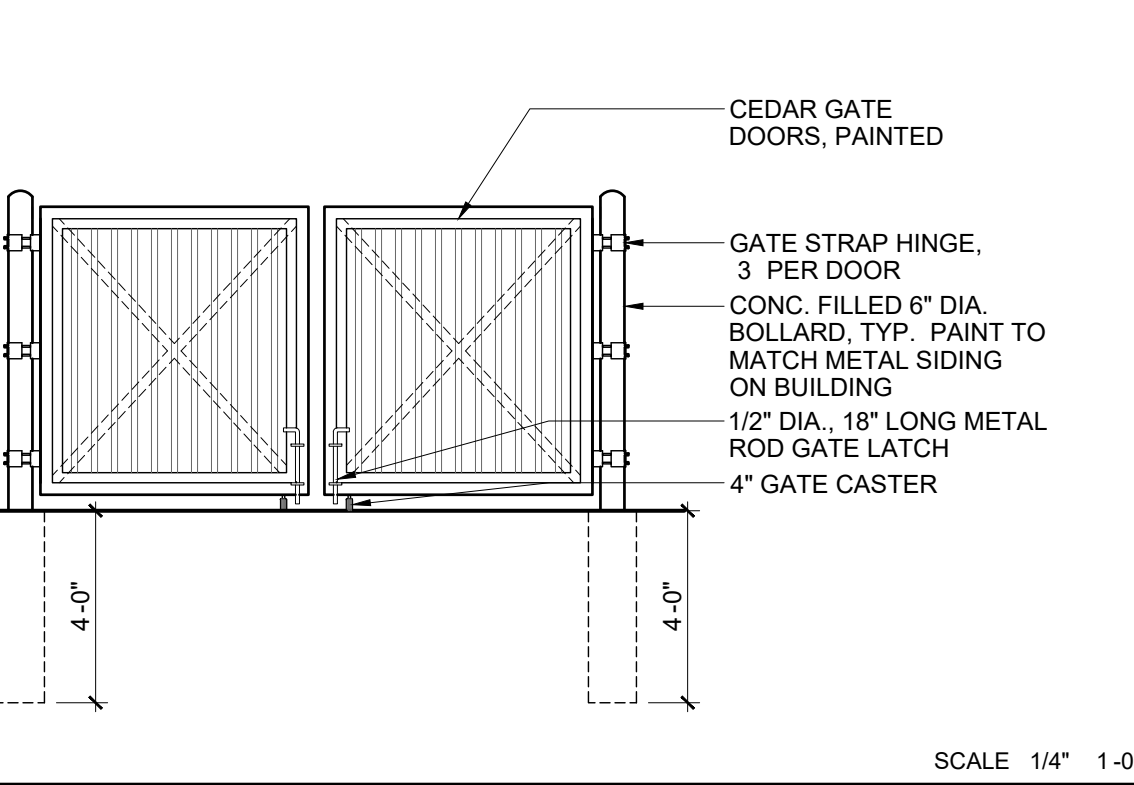
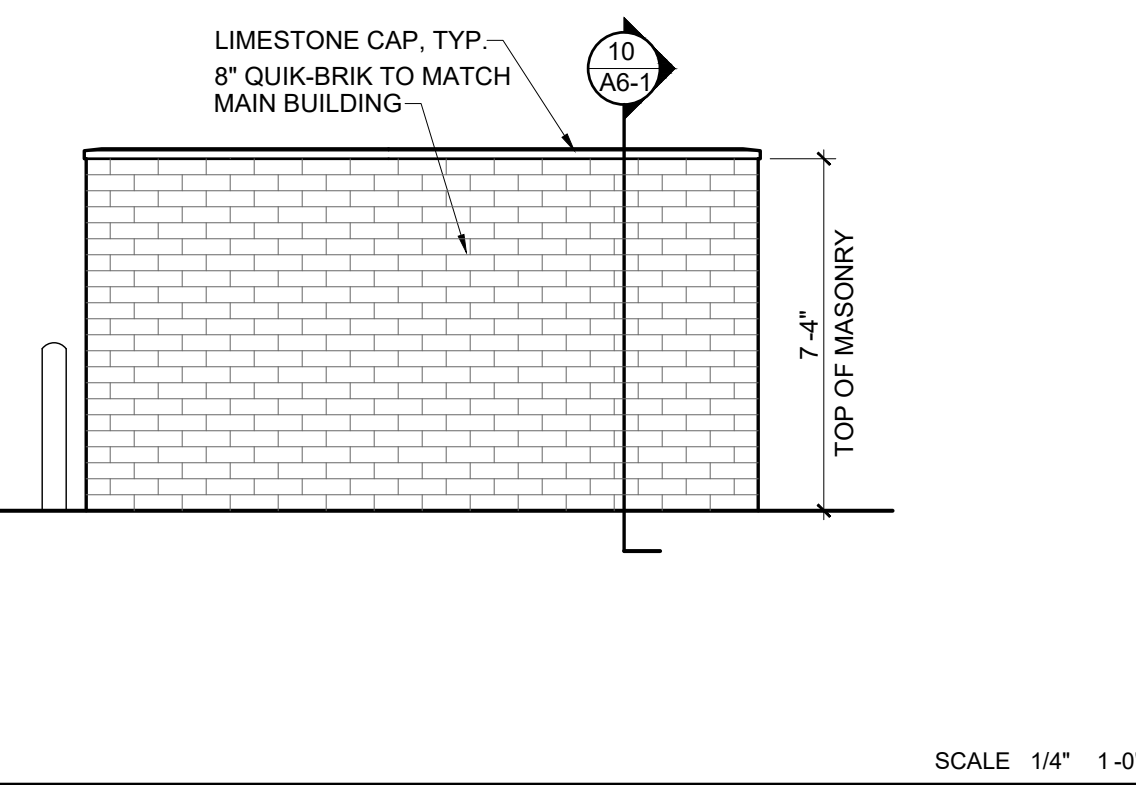
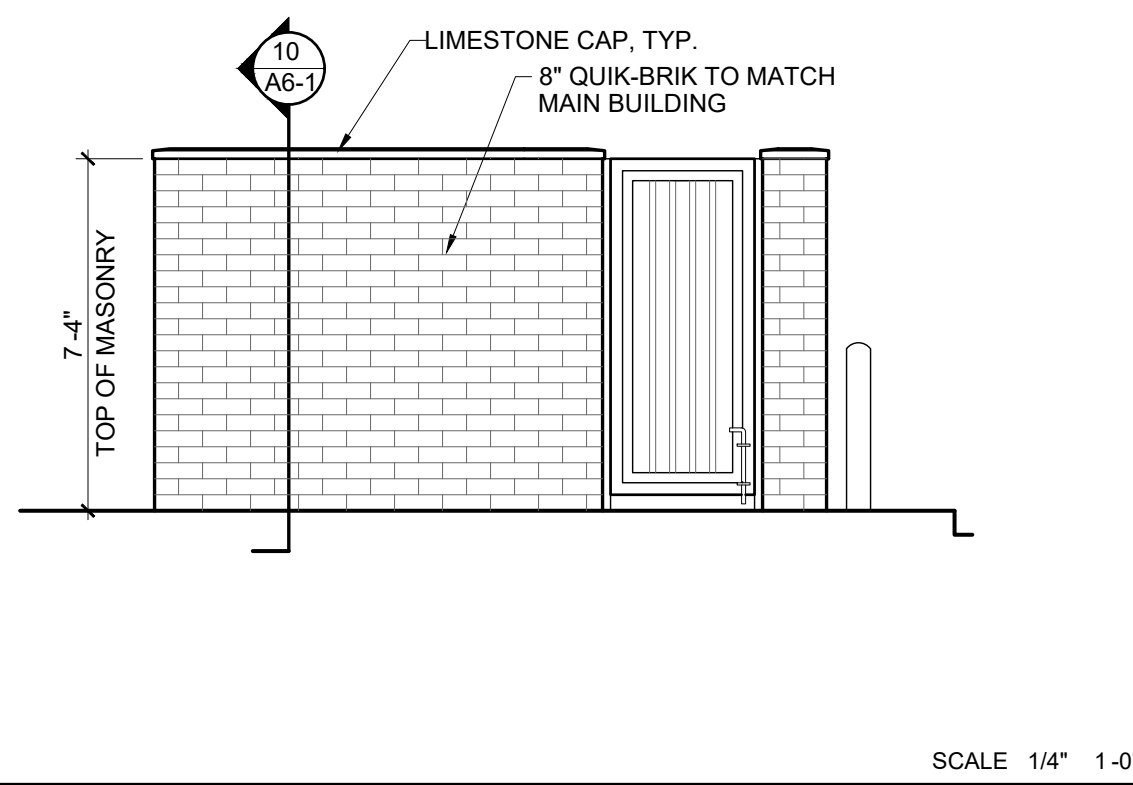
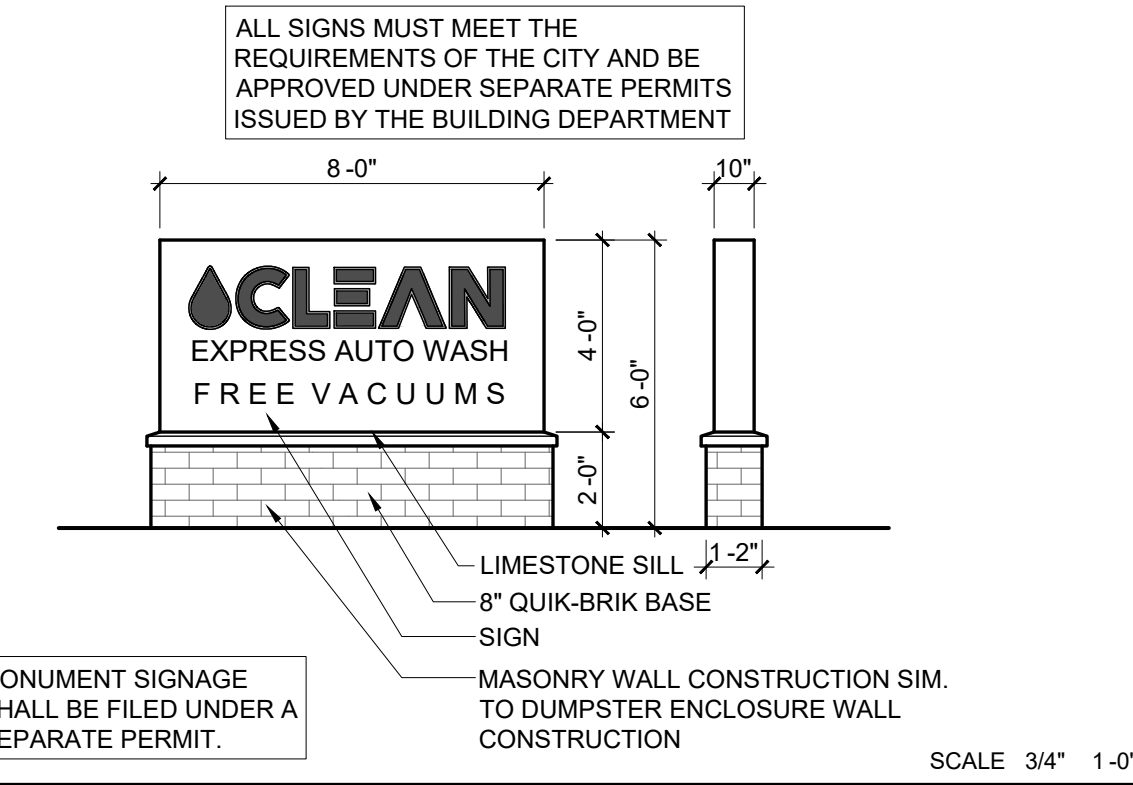


10 DUMPSTER ENCLOSURE SECTION

ACCESSIBLE PARKING SIGNAGE

5 PIPE BOLLARD DETAIL

4 PARKING BLOCK DETAIL

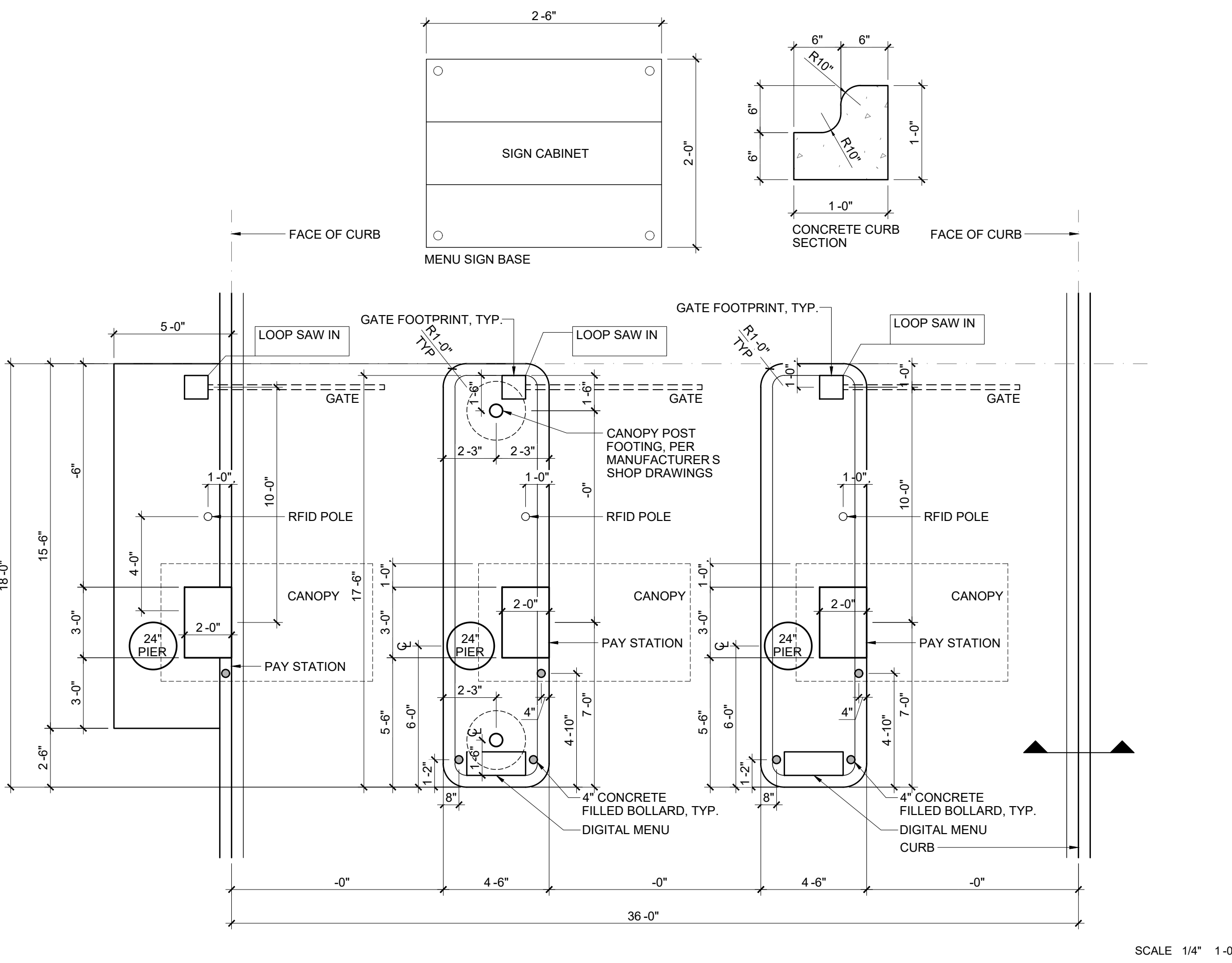


8 EXTERIOR MONUMENT SIGNAGE

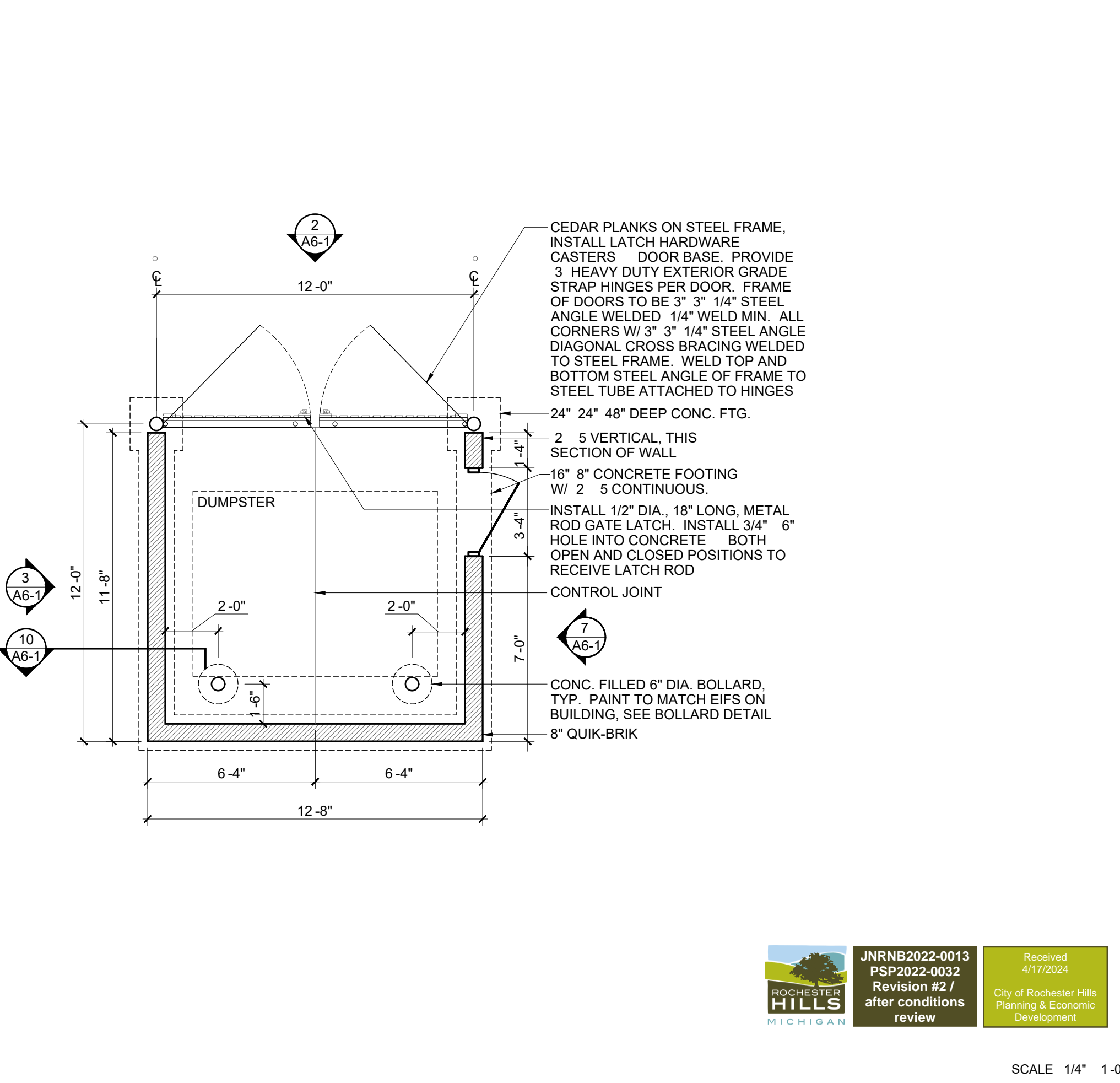
7 DUMPSTER ENCLOSURE - ELEVATIONS

3 DUMPSTER ENCLOSURE - ELEVATIONS

2 DUMPSTER ENCLOSURE - ELEVATIONS



6 PAY STATION LAYOUT



1 DUMPSTER PLAN

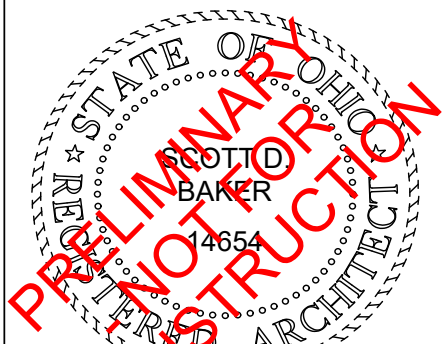
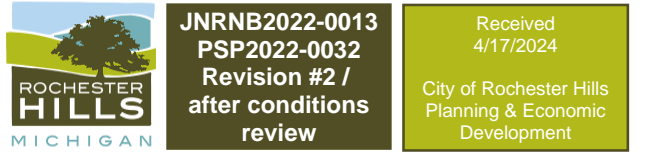
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SCALE VARIES  
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E Auburn Rd

S Rochester Rd



 **CLEAN**  
EXPRESS AUTO WASH  
FREE VACUUMS

 **CLEAN**  
EXPRESS AUTO WASH  
FREE VACUUMS

 **CLEAN**  
EXPRESS AUTO WASH

WASH  
THIS WAY  
Wash & Dry in Wash Tunnel





FREE VACUUMS

 CLEAN  
EXPRESS AUTO WASH

WASH CAR



**CLEAN**  
EXPRESS AUTO WASH

FREE VACUUMS

**CLEAN EXPRESS**  
State-of-the-Art Wash Process

- 100% Soft Water
- 70°F Wash
- Hand-applied Foam Wash
- Hand-applied Wax Wash
- Hand-applied Detail Wash
- Hand-applied Shine Wash
- Hand-applied Sealant
- Hand-applied Protection

**CLEAN EXPRESS**  
CLEAN EXPRESS



# CLEAN

EXPRESS AUTO WASH





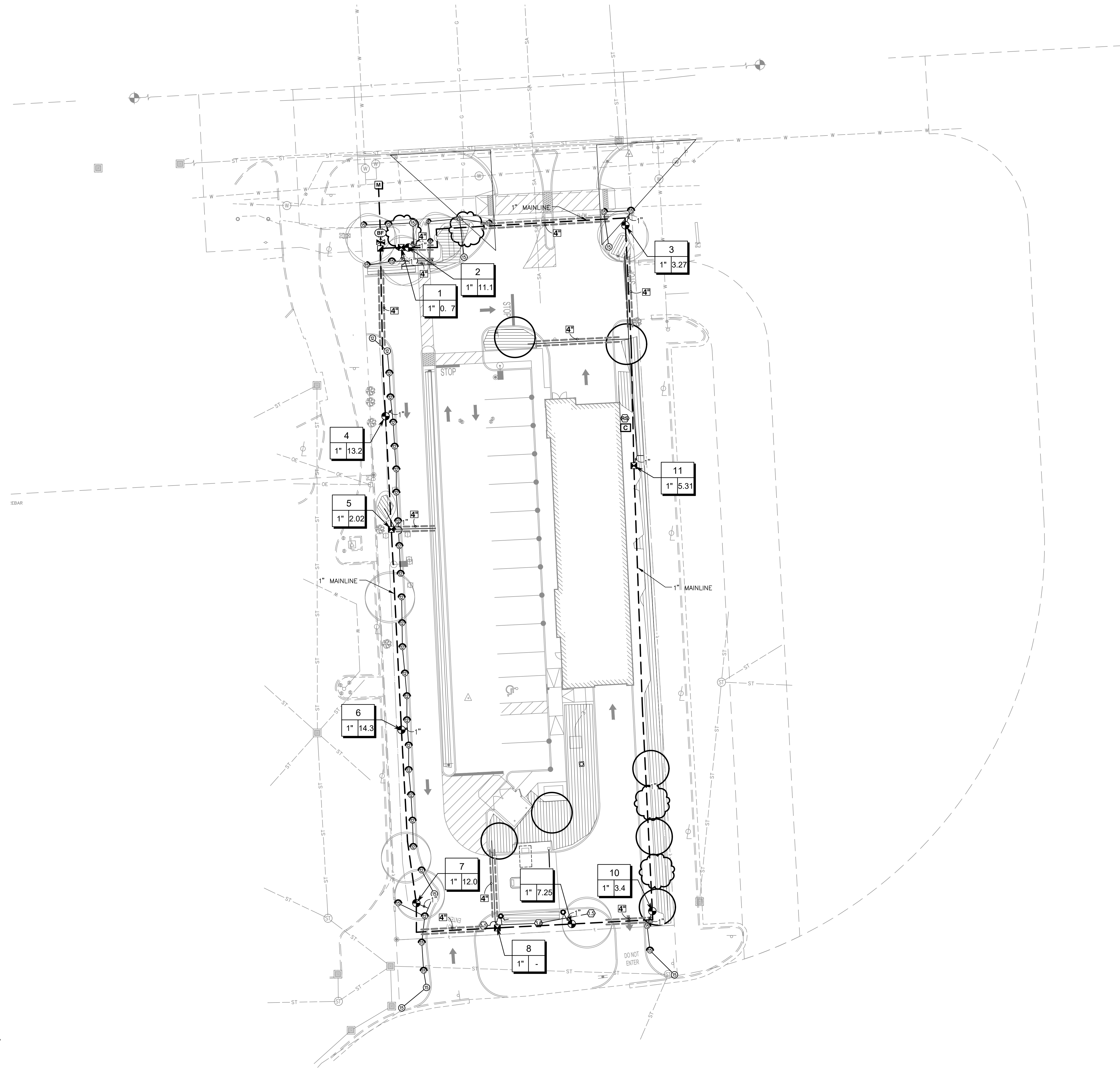
CLEAN EXPRESS  
CAR WASH  
ROCHESTER HILLS, MI

Revisions:


Project Number:  
Drawn by:  
**JM**  
Checked by:  
**DB**  
Date:  
**8/24/2023**

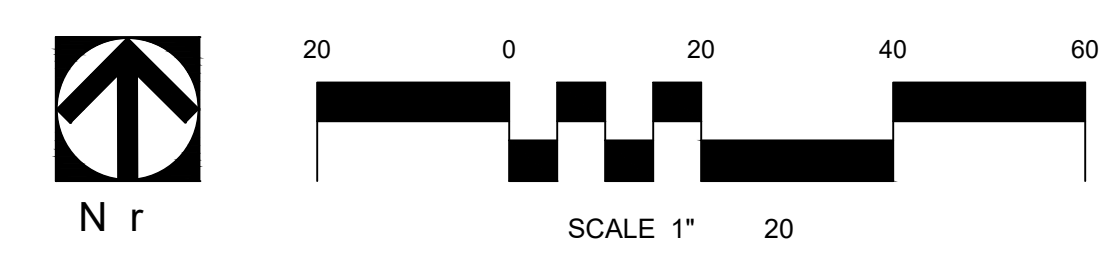
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**IRRIGATION PLAN**  
Submission:

Sheet Number:  
**1.1**  
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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL
	Rain Bird 1804 15 Strip Series
	Rain Bird 1804 8 Series MPR
	Rain Bird 1804 12 Series MPR
	Rain Bird 1804 15 Series MPR
	Rain Bird 1804 HE-VAN Series
	Rain Bird R-VAN18 1804-SAM-P45
SYMBOL	MANUFACTURER/MODEL
	Rain Bird 5004-FC, FC 1.5
	Rain Bird 5004-FC, FC 3.0
SYMBOL	MANUFACTURER/MODEL
	Rain Bird XGZP6A-100-PRF
	Area to Receive Dripline Rain Bird XFD-06-18 (22)
SYMBOL	MANUFACTURER/MODEL
	Rain Bird P6A Globe
	Rain Bird 5-RC
	Nibco T-113-K
	Zurn 375 1"
	Rain Bird ESP&LXME with (O) ESP&LXMSM12
	Rain Bird WR2-RFC
	Water Meter 1"
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Class 200 SDR 21
	Pipe Sleeve: PVC Schedule 40
	Valve Callout
	Valve Number
	Valve Flow
	Valve Size



C:\Users\jmc\OneDrive\Documents\Projects\Clean Express\Drawings\11.1 IRRIGATION PLAN.dwg



CLEAN EXPRESS  
CAR WASH  
ROCHESTER HILLS, MI

Revisions:

Project Number:

Drawn by:  
JM  
Checked by:  
DB  
Date:  
8/24/2023

IRRIGATION PLAN

Sheet Name:

Sheet Number:

1.1.2

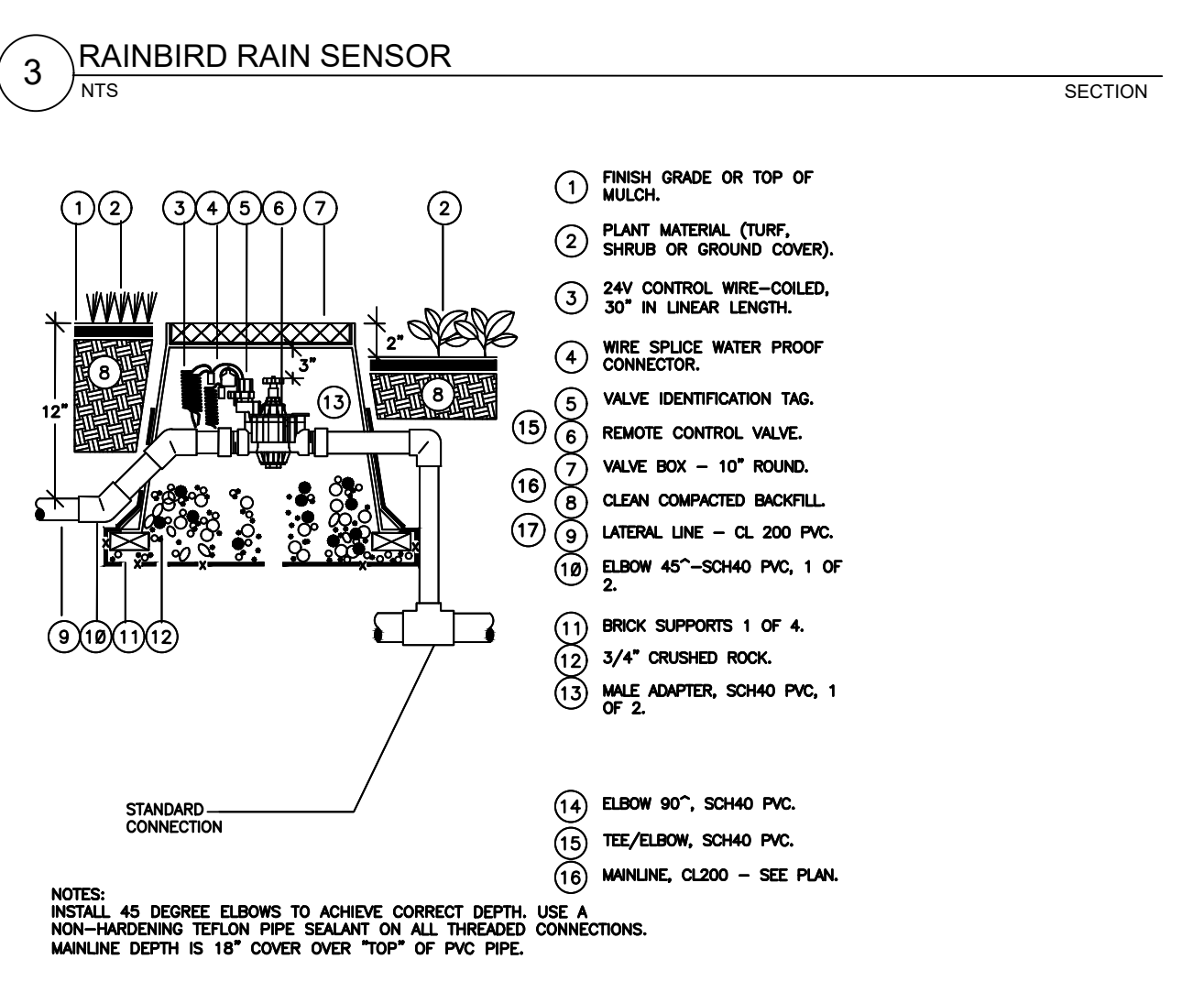
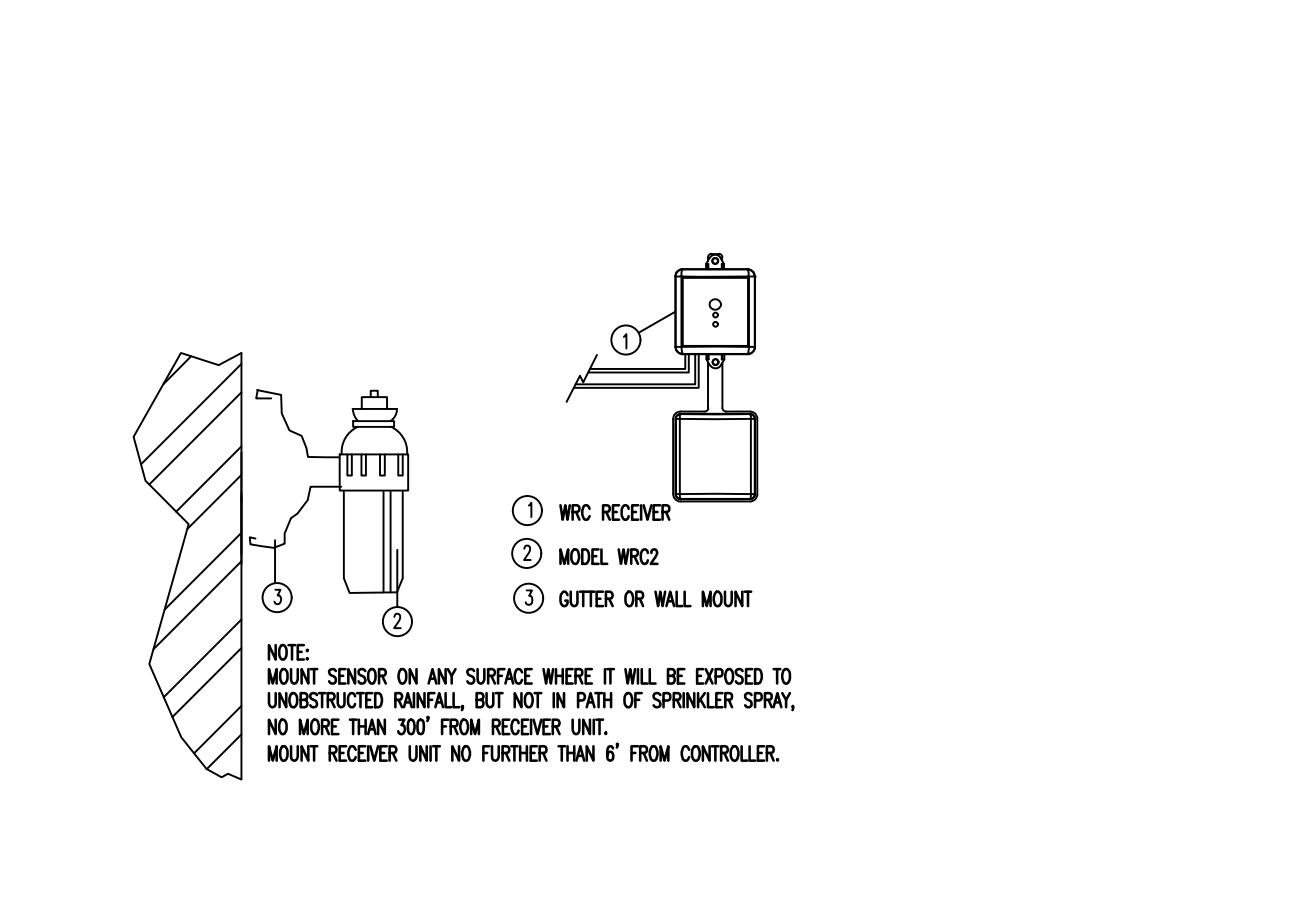
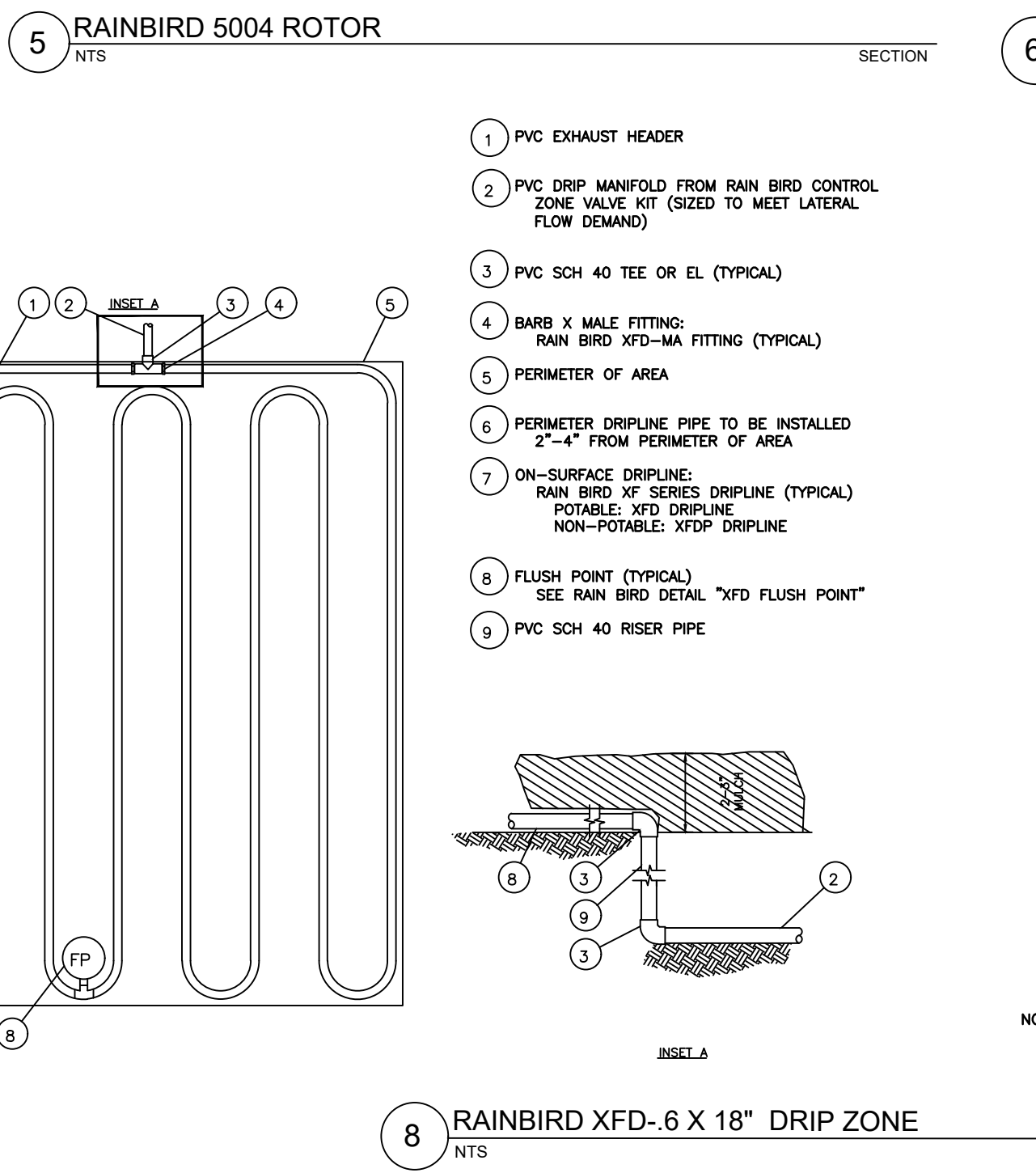
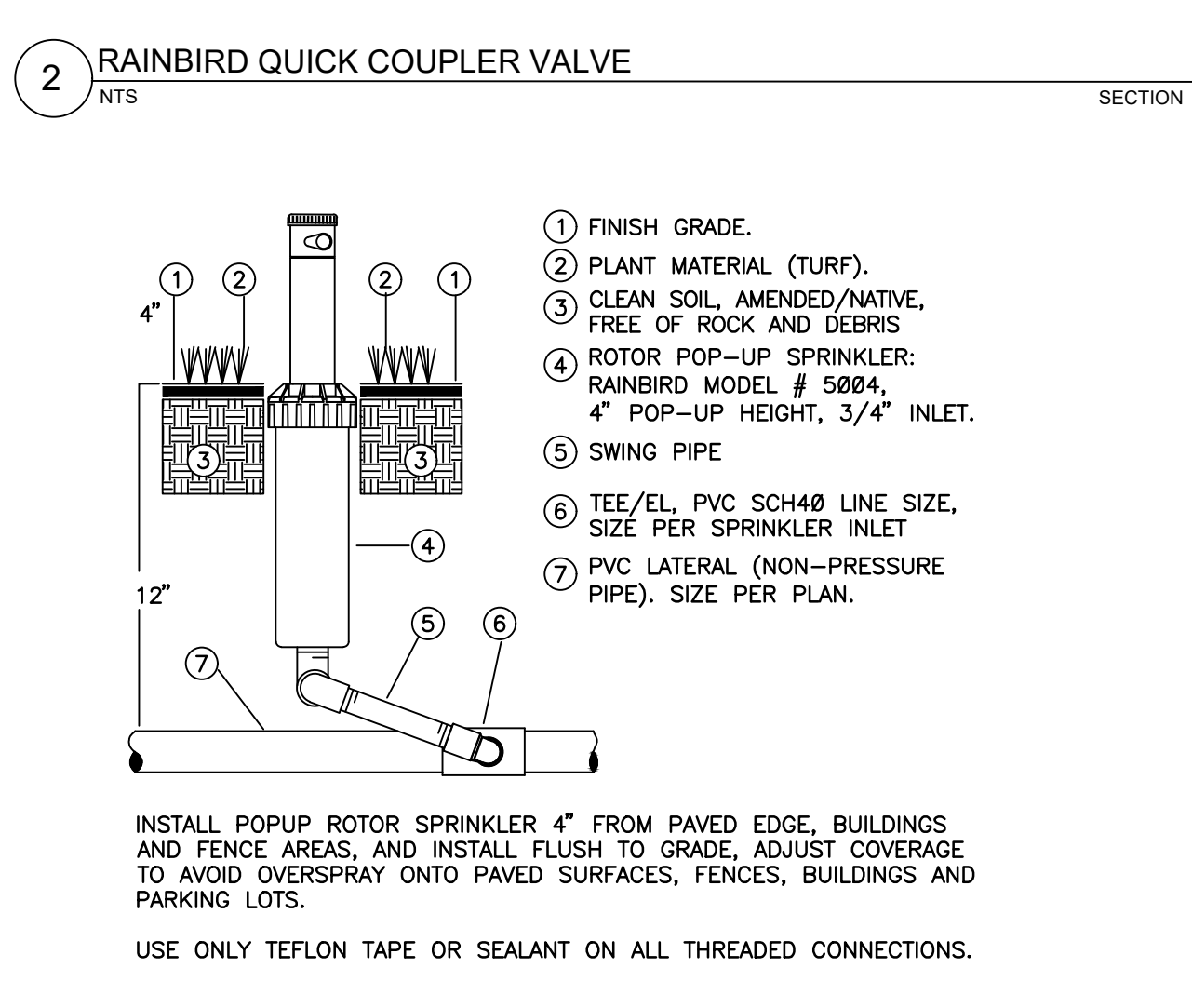
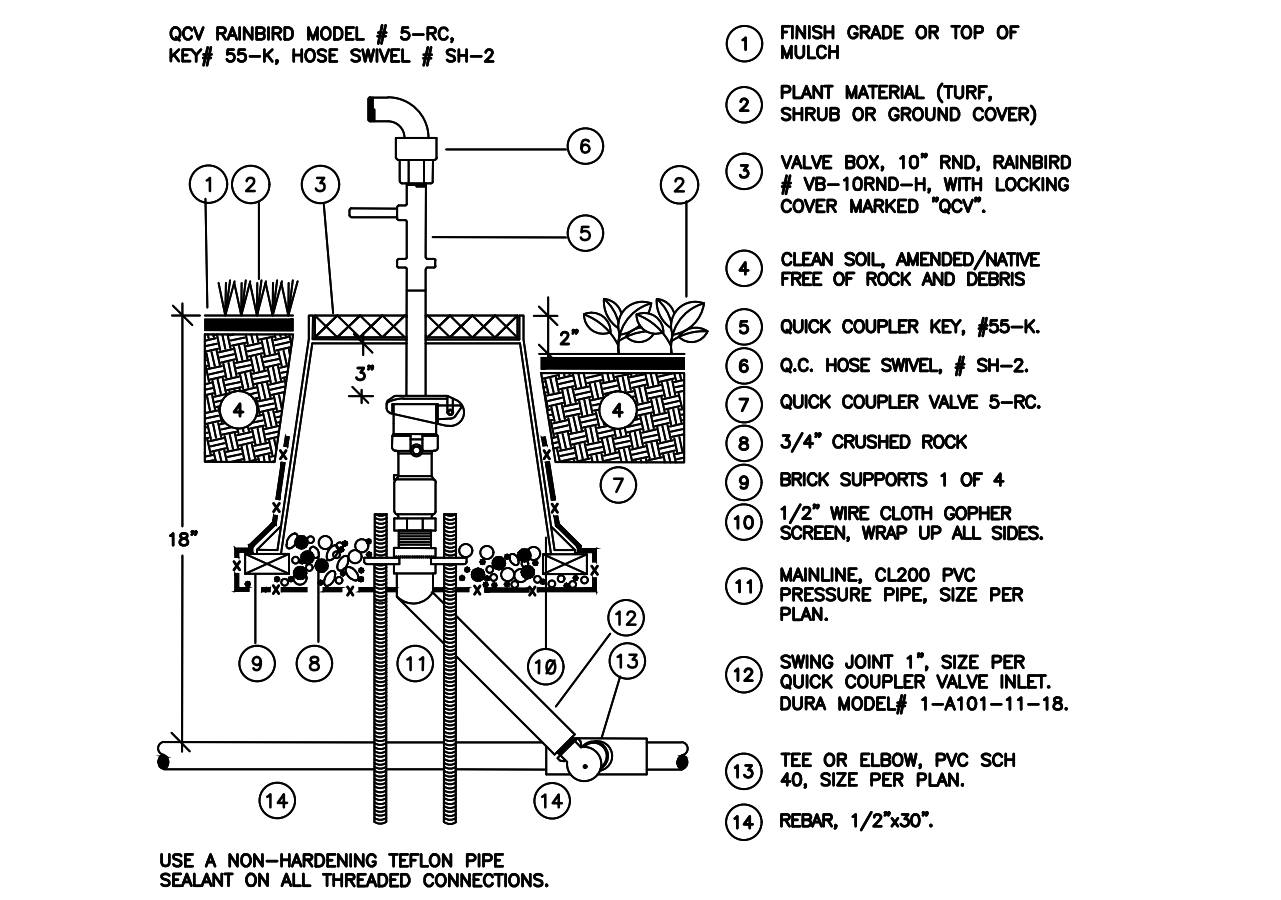
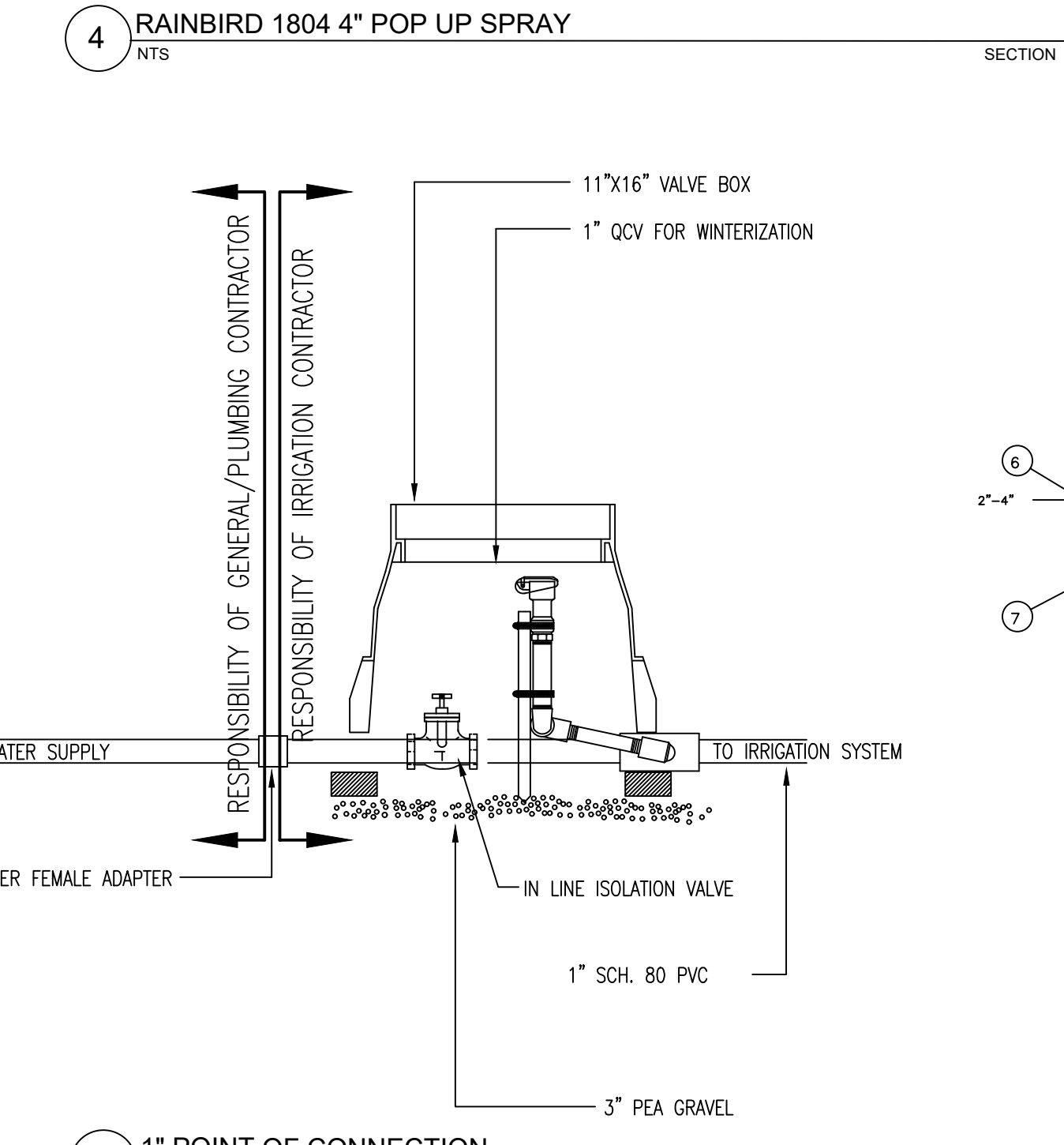
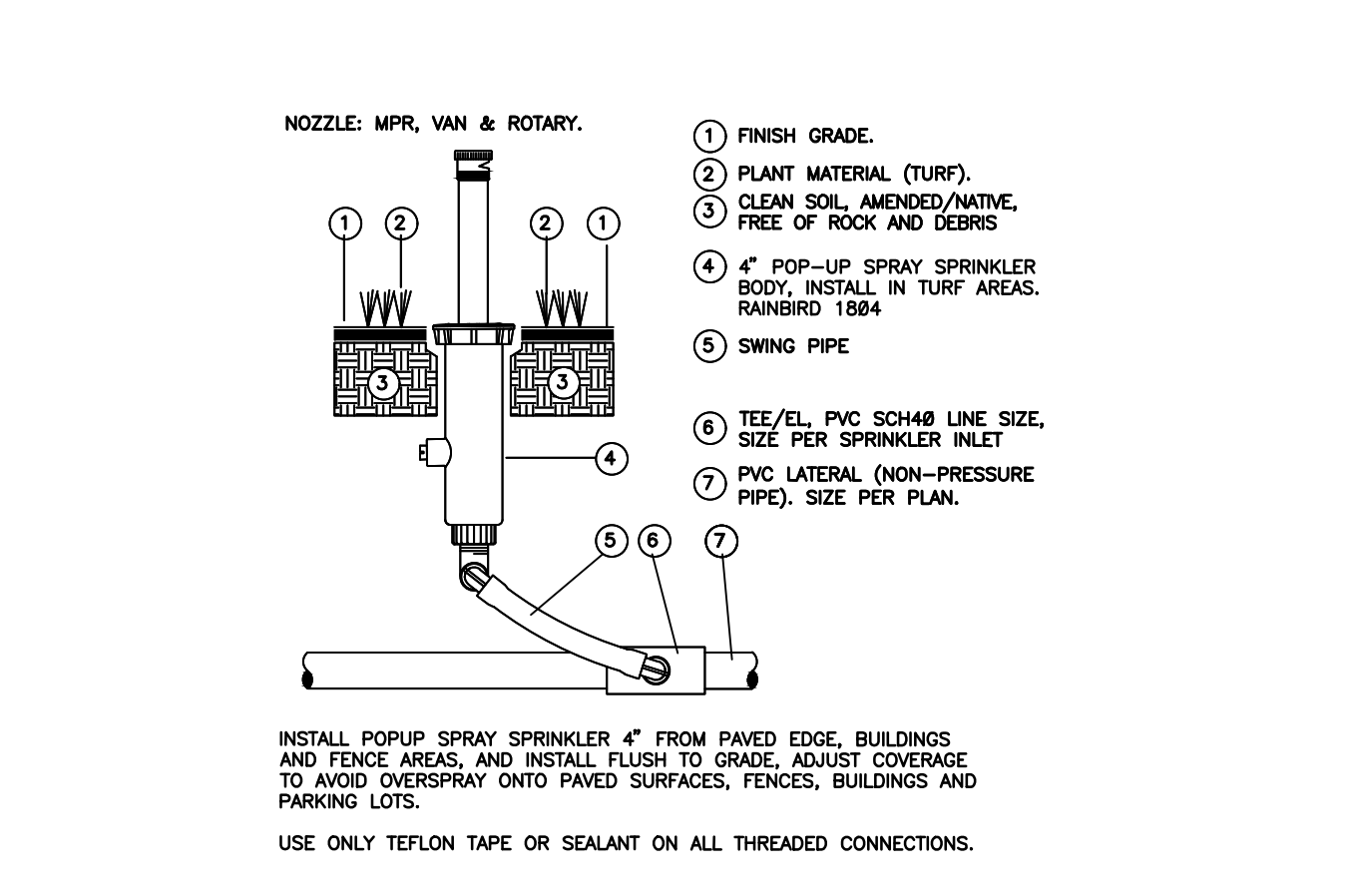
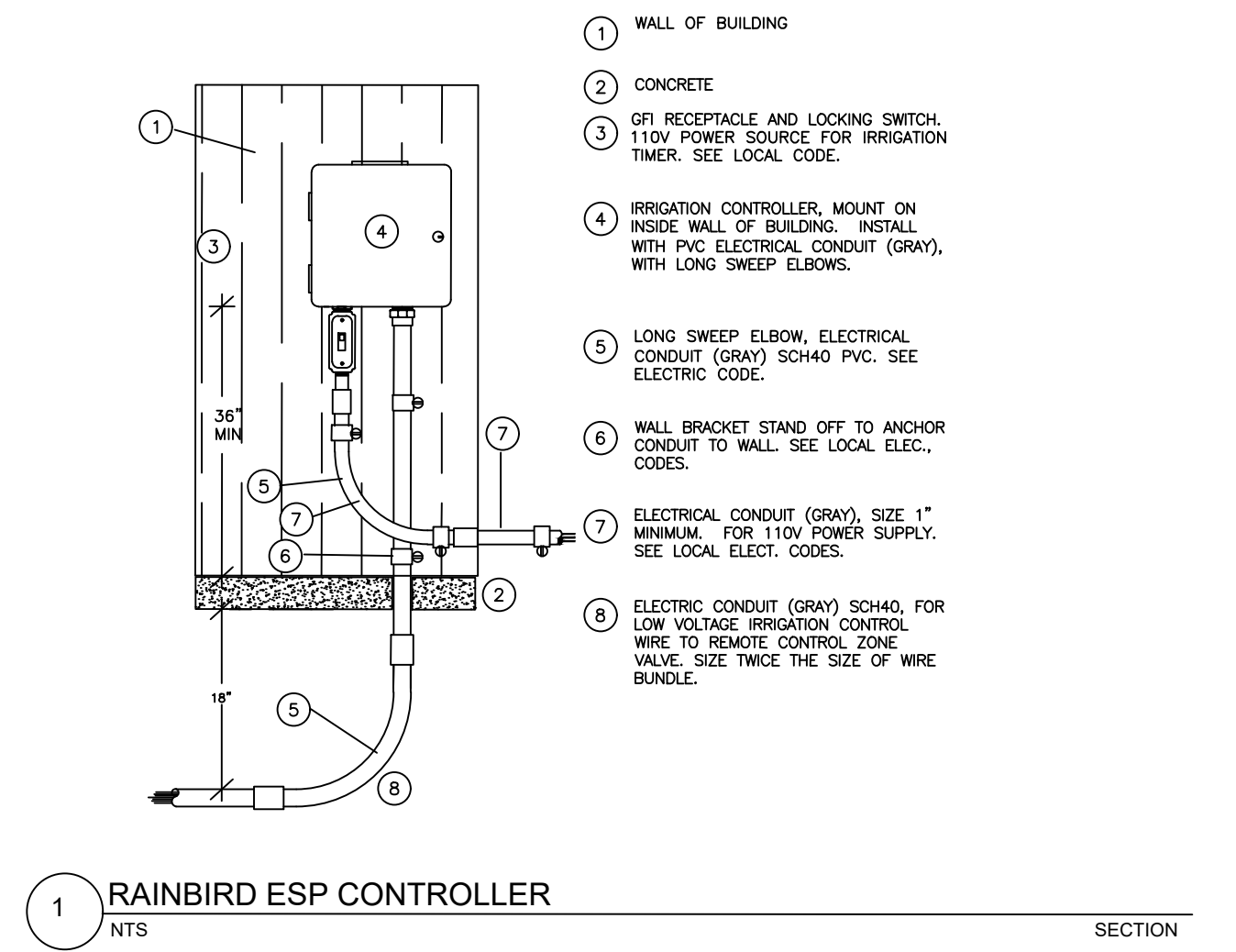
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IRRIGATION NOTES

THESE NOTES ARE PRESENTED AS A "SUMMARY" OF THE WRITTEN SPECIFICATIONS ISSUED FOR THE PROJECT. REFER TO THE WRITTEN SPECIFICATIONS, IF INCLUDED, FOR ADDITIONAL DETAIL AND FULL PROJECT REQUIREMENTS.

- THE IRRIGATION SYSTEM DESIGN IS BASED ON 60 STATIC PRESSURE (PSI) AND MAXIMUM FLOW OF 15 GALLONS PER MINUTE(GPM). THE IRRIGATION CONTRACTOR SHALL VERIFY THE PRESSURE AND FLOW PRIOR TO COMMENCEMENT OF CONSTRUCTION. REPORT TO THE OWNER OR OWNER'S REPRESENTATIVE ANY DIFFERENCES BETWEEN THE PRESSURE INDICATED AND THE ACTUAL PRESSURE READING AT THE POINT OF CONNECTION.
- THE PIPE ROUTING SHOWN IS DIAGRAMMATIC ONLY. ALL PIPING, VALVES, HEADS, ETC SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY. PRESSURE LOSS CALCULATIONS ARE BASED ON THE PIPE ROUTING AS SHOWN. SIGNIFICANT DEVIATIONS FROM THE ROUTING SHOWN SHOULD BE AVOIDED.
- DO NOT WILLINGLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE DIMENSIONS OF THE CONSTRUCTED AREAS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE IRRIGATION DESIGN OR CHANGES HAVE OCCURRED IN THE SITE PLAN. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE IRRIGATION DESIGNER AND THE GENERAL CONTRACTOR IMMEDIATELY. SHOULD THE IRRIGATION CONTRACTOR PROCEED WITH THE INSTALLATION WITHOUT NOTIFYING THE IRRIGATION DESIGNER AND THE GENERAL CONTRACTOR, THE IRRIGATION CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ANY AND ALL REVISIONS / RECONSTRUCTION NECESSARY.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF / HERSELF WITH THE SITE, ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, AND INSTALLED UTILITIES. COORDINATE WORK WITH THE OWNER OR GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES UNDERNEATH PAVEMENT AND THROUGH WALLS.
- DUE TO THE SCALE OF THE DRAWING, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, JOINTS, ETC. WHICH MAY BE REQUIRED. THE IRRIGATION CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS/HER WORK AND PLAN HIS/HER WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC. AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. ALL WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEM COMPONENTS, LANDSCAPE PLANTING, AND ARCHITECTURAL FEATURES.
- FLUSH ALL LINES AND HEADS PRIOR TO INSTALLING NOZZLES. ADJUST NOZZLE SPRAY ARC AND RADIUS FOR OPTIMUM PERFORMANCE TO PREVENT OVERSPRAY ONTO PAVED SURFACES OR FACE OF BUILDING AS MUCH AS POSSIBLE TO FIT THE SITE CONDITIONS. THROTTLE FLOW CONTROL AT EACH VALVE FOR OPTIMUM OPERATING PRESSURE FOR EACH ZONE.
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISHED GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE NOTED.
- WHEN VERTICAL OBSTRUCTIONS (POLES, SIGNS, TREES, HYDRANTS, ETC) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, THE CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER, THIRD, OR HALF CIRCLE HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST.
- USE TEFLON TAPE ON ALL MALE PIPE THREADS ON PVC PIPE, SWING JOINTS, AND VALVE ASSEMBLIES.
- INSTALL VALVE BOXES 18-INCHES FROM AND PERPENDICULAR TO WALKS, CURBS, BUILDING, OR LANDSCAPE FEATURES. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE INSTALLED A MINIMUM OF 12-INCHES APART.
- ALL VALVES SHALL BE PLACED IN VALVE BOXES AS SHOWN IN THE DETAILS AND ALL ELECTRICAL CONNECTIONS SHALL BE SEALED WITH WATERPROOF CONNECTORS.
- 120-VOLT ELECTRICAL POWER AT THE CONTROLLER SHALL BE PROVIDED BY OTHERS. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE POWER PROVIDED TO THE CONTROLLER.
- PROVIDE AS-BUILT DRAWINGS WITHIN 21 DAYS UPON COMPLETION OF THE IRRIGATION INSTALLATION.
- THERE SHALL BE NO SUBSTITUTIONS OR CHANGES TO THE IRRIGATION DESIGN ALLOWED WITHOUT DIRECT, WRITTEN APPROVAL FROM THE IRRIGATION CONSULTANT OR THE LANDSCAPE ARCHITECT. CONTACT WC3 DESIGN FOR INFORMATION.
- ALL SPRINKLERS, VALVES AND VALVE BOXES SHALL BE PLACED 5' AWAY FROM ANY RADIUS OF CURB AS SHOWN IN DETAILS.
- IRRIGATION CONTRACTOR SHALL PROVIDE THE FIRST WINTERIZATION BLOW OUT. IN ADDITION, HE SHALL PROVIDE THE SPRING TURN ON. ALL NECESSARY HEAD ADJUSTMENTS SHALL BE MADE AT THAT TIME AND REPLACE OR REPAIR ANY WARRANTY ITEMS. THESE ITEMS SHALL BE INCLUDED WITH BID.
- PROVIDE GROUNDING ALONG CONTROLLER WIRE RUN PER MANUFACTURES INSTALLATION RECOMMENDATIONS.
- IRRIGATION CONTRACTOR TO REPAIR OR REPLACE ANY EXISTING UTILITY, LOW VOLTAGE WIRE OR OTHER EXISTING EQUIPMENT DAMAGED DURING IRRIGATION INSTALLATION.

POWER TO THE CONTROLLER SHALL BE THE ELECTRICIAN ON SITE. FINAL HOOK UP FROM THE ELECTRIC TO THE CONTROLLER SHALL BE BY IRRIGATION CONTRACTOR.



# Site Plan Set 4-17.pdf Markup Summary

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## Building Department (2)

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ICT

Mark Artinian 248-841-2446  
ArtinianM@RochesterHills.org

**Subject:** Building Department  
**Author:** Mark Artinian  
**Date:** 4/29/2024 8:15:24 AM  
**Status:**

Mark Artinian 248-841-2446  
ArtinianM@RochesterHills.org

Yes

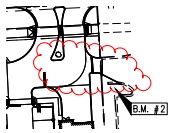
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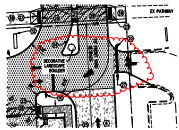
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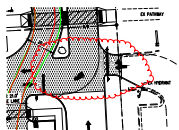
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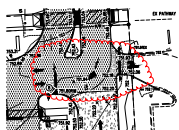
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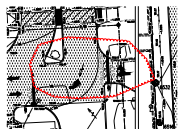
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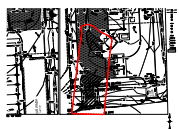
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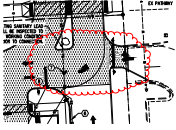
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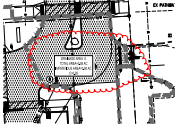
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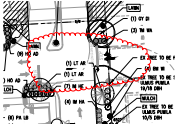
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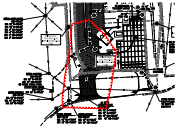
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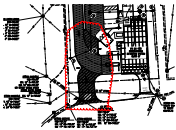
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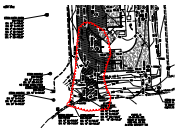
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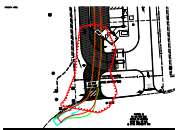
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**Engineering Department (1)**

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**Author:** Jason Boughton  
**Date:** 4/23/2024 11:01:11 AM  
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**Fire Department (1)**

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**Subject:** Fire Department  
**Author:** Lieutenant W. Murphy  
**Date:** 4/22/2024 11:05:53 AM  
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**Group (40)**

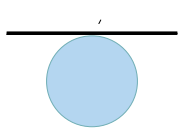
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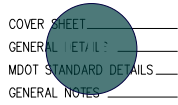
City of Rochester Hills Planning & Economic Development





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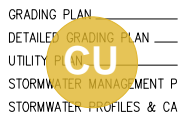


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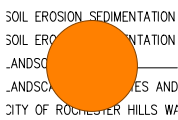
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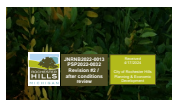
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City of Rochester Hills Planning & Economic  
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City of Rochester Hills Planning & Economic  
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City of Rochester Hills Planning & Economic  
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City of Rochester Hills Planning & Economic  
Development



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City of Rochester Hills Planning & Economic  
Development



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City of Rochester Hills Planning & Economic  
Development



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City of Rochester Hills Planning & Economic  
Development



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**Status:**

Received  
4/17/2024

City of Rochester Hills Planning & Economic  
Development

Jenny McGuckin - YES (1)



**Subject:** Jenny McGuckin - YES  
**Author:** Jenny McGuckin  
**Date:** 4/29/2024 2:43:33 PM  
**Status:**

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## Natural Resouces (1)

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Matt Einheuser 248-641-2551  
einheuser@rochesterhills.org

**Subject:** Natural Resouces  
**Author:** Matt Einheuser  
**Date:** 4/24/2024 8:29:21 AM  
**Status:**

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## Planning Department (5)

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Assessing Yes

**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 4/30/2024 9:12:37 AM  
**Status:**

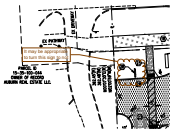
Assessing

Yes



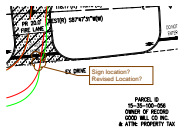
**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 4/30/2024 9:15:10 AM  
**Status:**

Conditioned on mutual agreement with Culver site and/or Planning Commission/City Council acceptance of joint access to the east



**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 4/30/2024 3:42:09 PM  
**Status:**

It may be appropriate to turn this sign to not



**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 4/30/2024 3:43:08 PM  
**Status:**

Sign location? Revised Location?

Chris McLeod 248-641-0272  
mcLeod@rochesterhills.org

**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 4/30/2024 3:44:42 PM  
**Status:**

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## Traffic (1)

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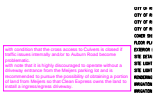
Yoshi Chao 248-641-0222  
chao@rochesterhills.org

**Subject:** Traffic  
**Author:** Keith  
**Date:** 4/29/2024 10:21:19 AM  
**Status:**

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## Traffic, Pathways, Sidewalks (1)

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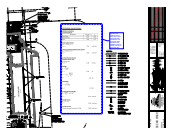
**Subject:** Traffic, Pathways, Sidewalks  
**Author:** Keith  
**Date:** 4/29/2024 12:07:38 PM  
**Status:**

with condition that the cross access to Culvers is closed if traffic issues internally and/or to Auburn Road become problematic.  
with note that it is highly discouraged to operate without a driveway entrance from the Meijers parking lot and is recommended to pursue the possibility of obtaining a portion of land from Meijers so that Clean Express owns the land to install a ingress/egress driveway.

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## Underground Utilities (1)

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**Subject:** Underground Utilities  
**Author:** Jason Boughton  
**Date:** 4/23/2024 11:00:28 AM  
**Status:**

Update to the Oakland County WRC storm sewer design standard calculations. The new storm sewer standards were adopted in Sept. of 2023 by the City of Rochester Hills.