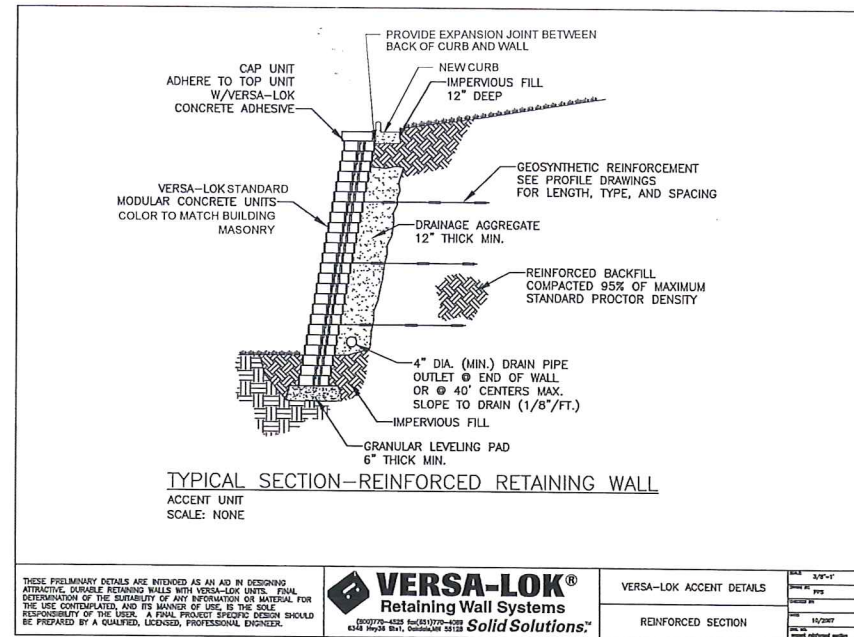


VAN ACCESSIBLE  
SIGN MOUNTING DETAIL  
NOT TO SCALE



SIGNS  
NOT TO SCALE



TYPICAL SECTION-REINFORCED RETAINING WALL  
ACCENT UNIT  
SCALE: NONE

THESE PRELIMINARY DETAILS ARE INTENDED AS AN AID IN DESIGNING ATTRACTIVE, DURABLE RETAINING WALLS WITH VERSA-LOK UNITS. FINAL DETERMINATION OF THE STABILITY OF ANY INFORMATION ON MATERIAL FOR THE USE CONTAINED, AND ITS RANGE OF USE, IS THE SOLE RESPONSIBILITY OF THE USER. A FINAL PROJECT SPECIFIC DESIGN SHOULD BE PREPARED BY A QUALIFIED, LICENSED, PROFESSIONAL ENGINEER.

**VERSA-LOK®**  
Retaining Wall Systems  
Solid Solutions™

VERSALOK ACCENT DETAILS	SCALE: 3/8"=1'
REINFORCED SECTION	SCALE: 1/2"=1'



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Key Plan: No Scale

Client:  
**CITY OF ROCHESTER HILLS**

Project:  
**ROCHESTER HILLS FIRE STATION No.4**

2723 WALTON BLVD.  
ROCHESTER HILLS, MI 48309



Date: 10/25/16 Issued For: 60% REVIEW  
02/03/17 SPA

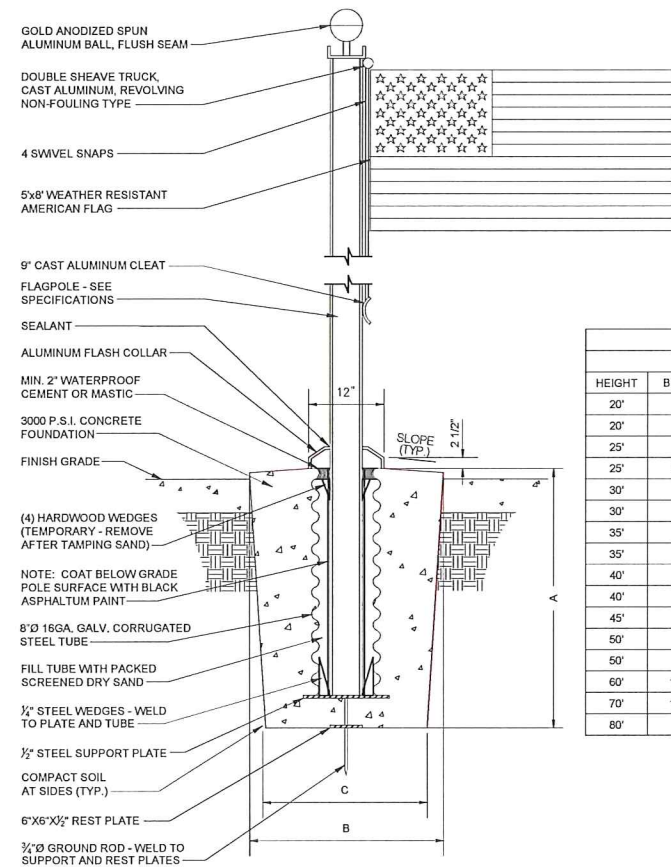
Drawn: MMG  
Checked: CL  
Approved: SEP

Sheet Title:  
**SURFACE DETAILS**

Project Number: 916407

Sheet Number: **C-807**

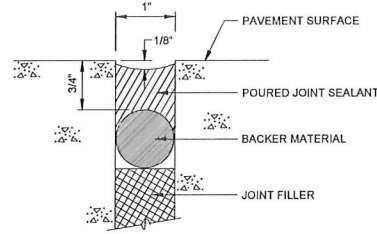
CITY FILE #: 14-020



FLAG POLE & FOUNDATION  
NOT TO SCALE

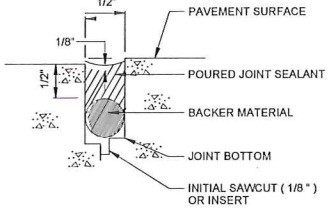
GROUND SLEEVE SPECIFICATIONS					
SHAFT FOUNDATION DIMENSIONS					
HEIGHT	BUTT DIA.	SLEEVE DIA.	DEPTH A	DEPTH B	DEPTH C
20'	4"	6"	36"	30"	24"
20'	5"	8"	36"	30"	24"
25'	5"	8"	36"	30"	24"
25'	5.5'-6"	10"	36"	30"	24"
30'	5"	8"	36"	30"	24"
30'	6"	10"	36"	30"	24"
35'	5"	8"	40"	36"	30"
35'	6'-7"	10"	40"	36"	30"
40'	7"	10"	46"	42"	36"
40'	8"	12"	46"	42"	36"
45'	8"	12"	50"	48"	42"
50'	8"	12"	56"	48"	42"
50'	10"	15"	56"	48"	42"
60'	10'-12"	15"	6'10"	60"	48"
70'	10'-12"	15"	8'10"	60"	48"
80'	12"	15"	9'0"	60"	48"

NOTE: RELIEF GROOVE: SAW CUT, INSERT, OR FORMED GROOVE, 1/8" MAX X 2 1/2" MIN. SAW CUT 1/2" MIN INTO JOINT FILLER.

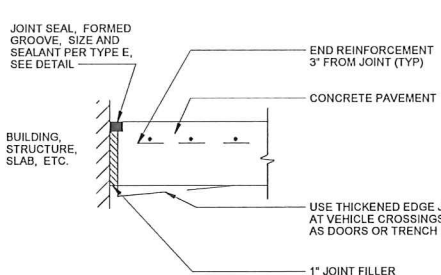


TYPE E JOINT SEAL

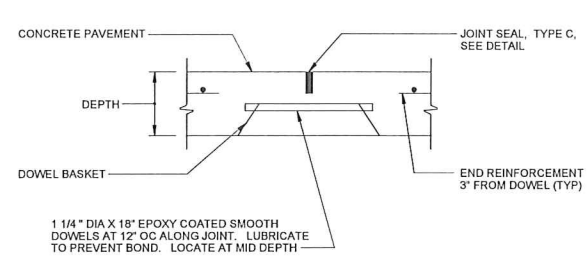
NOTE: RELIEF GROOVE: SAW CUT, INSERT, OR FORMED GROOVE, 1/8" WIDE X 2 1/2" MIN.



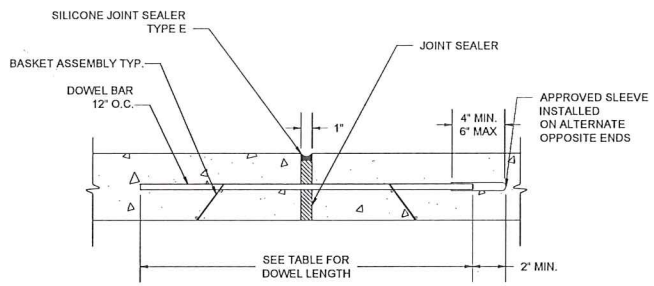
TYPE C JOINT SEAL



EDGE EXPANSION JOINT



CONTRACTION JOINT

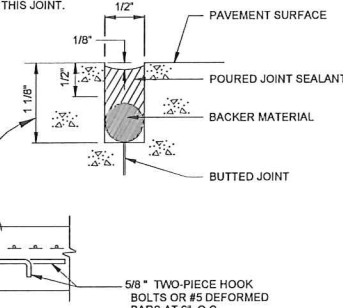


EXPANSION JOINT

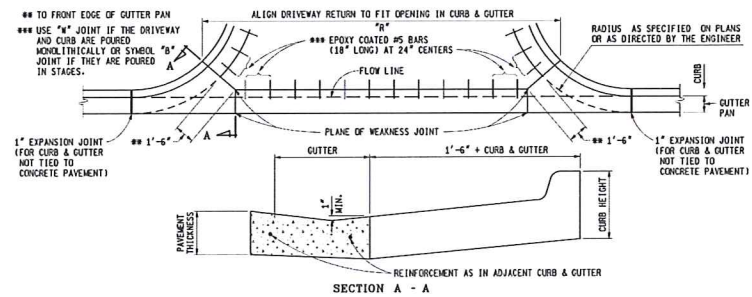
LONGITUDINAL TIE BAR LENGTH		
SLAB THICKNESS	TIE BAR DIA.	TIE BAR LENGTH
8 1/2" OR LESS	1 1/2"	30"
9" OR ABOVE	5/8"	30"

NOTES:

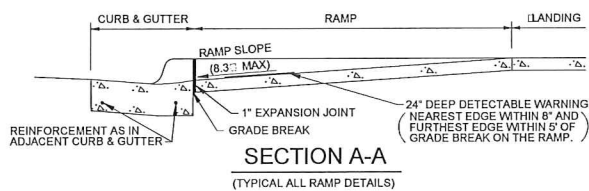
- NORMALLY END PAVING AT PLANNED JOINTS.
- IF PAVING IS UNAVOIDABLY INTERRUPTED MORE THAN 1/2 HOUR BETWEEN PLANNED JOINTS:
  - WITHIN 10' OF JOINT BEHIND, REMOVE CONCRETE, MODIFY TO TYPE "E".
  - WITHIN 10' OF JOINT AHEAD, REMOVE CONCRETE TO 10' FROM JOINT AHEAD AND PLACE THIS JOINT.
  - MORE THAN 10' FROM A JOINT, PLACE THIS JOINT.



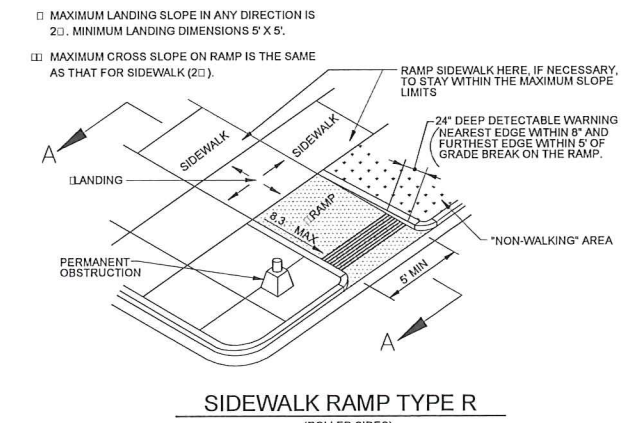
PAVING INTERRUPTION



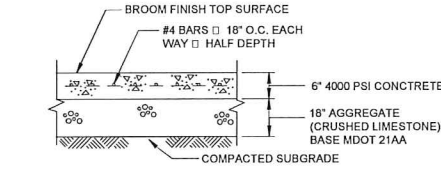
CONCRETE DRIVEWAY OPENING, MDOT DETAIL M



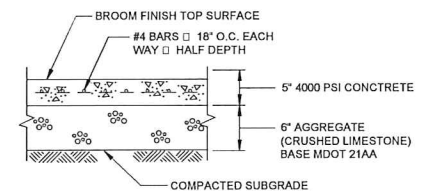
SECTION A-A (TYPICAL ALL RAMP DETAILS)



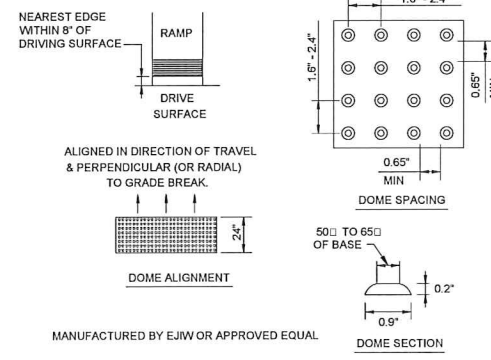
SIDEWALK RAMP TYPE R (ROLLED SIDES)



HEAVY DUTY CONCRETE PAVEMENT



STANDARD DUTY CONCRETE PAVEMENT



DETECTABLE WARNING DETAILS MDOT R-28-J

ALL RAMP SHALL CONFORM TO THE MDOT R-28-J SPECIFICATION.

DETAILS SPECIFIED ON THIS PLAN APPLY TO ALL CONSTRUCTION, RECONSTRUCTION OR ALTERATION OF STREETS, CURBS, OR SIDEWALKS BY ALL PUBLIC AGENCIES AND BY ALL PRIVATE ORGANIZATIONS CONSTRUCTING FACILITIES FOR PUBLIC USE.

SIDEWALK RAMP ARE TO BE LOCATED AS SPECIFIED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

RAMP SHALL BE PROVIDED AT ALL CORNERS OF AN INTERSECTION WHERE THERE IS EXISTING OR PROPOSED SIDEWALK AND CURB. RAMP SHALL ALSO BE PROVIDED AT MARKED AND/OR SIGNALIZED MID-BLOCK-CROSSINGS.

SURFACE TEXTURE OF THE RAMP SHALL BE THAT OBTAINED BY A COARSE BROOMING, TRANSVERSE TO THE RUNNING SLOPE.

SIDEWALK SHALL BE RAMPED WHERE THE DRIVEWAY CURB IS EXTENDED ACROSS THE WALK.

CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE ON THE RAMP, WHERE CONDITIONS PERMIT. IT IS DESIRABLE THAT THE SLOPE OF THE RAMP BE IN ONLY ONE DIRECTION, PARALLEL TO THE DIRECTION OF TRAVEL.

RAMP WIDTH SHALL BE INCREASED, IF NECESSARY, TO ACCOMMODATE SIDEWALK SNOW REMOVAL EQUIPMENT NORMALLY USED BY THE MUNICIPALITY.

PROVIDE TURNING SPACES WHERE PEDESTRIAN TURNING MOVEMENTS ARE REQUIRED.

WHEN 5' MINIMUM WIDTHS ARE NOT FEASIBLE, RAMP WIDTH MAY BE REDUCED TO NOT LESS THAN 4' AND TURNING SPACES TO NOT LESS THAN 4' X 4'.

DETECTABLE WARNING SURFACE COVERAGE IS 24" MINIMUM IN THE DIRECTION OF RAMP/PATH TRAVEL AND THE FULL WIDTH OF THE RAMP/PATH OPENING EXCLUDING CURBED OR FLARED CURB TRANSITION AREAS. A CURB OFFSET NOT GREATER THAN 2" MEASURED ALONG THE EDGES OF THE DETECTABLE WARNING (OR OTHERWISE SHOWN ON THIS STANDARD) IS ALLOWABLE.

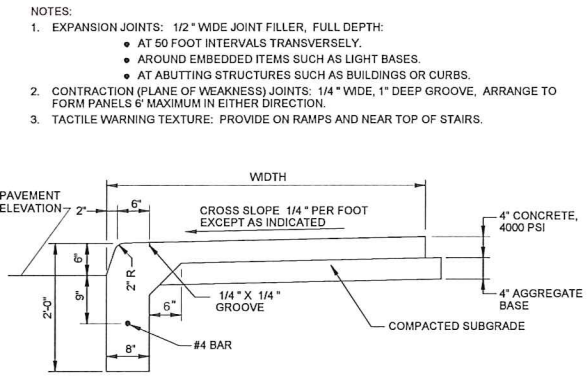
FOR NEW ROADWAY CONSTRUCTION, THE RAMP CROSS SLOPE MAY NOT EXCEED 2%. FOR ALTERATIONS TO EXISTING ROADWAYS, THE CROSS SLOPE MAY BE TRANSITIONED TO MEET AN EXISTING ROADWAY GRADE. THE CROSS SLOPE TRANSITION SHALL BE APPLIED UNIFORMLY OVER THE FULL LENGTH OF THE RAMP.

THE MAXIMUM RUNNING SLOPE OF 8.3% IS RELATIVE TO A FLAT (0%) REFERENCE. HOWEVER, IT SHALL NOT REQUIRE ANY RAMP OR SERIES OF RAMP TO EXCEED 15 FEET IN LENGTH.

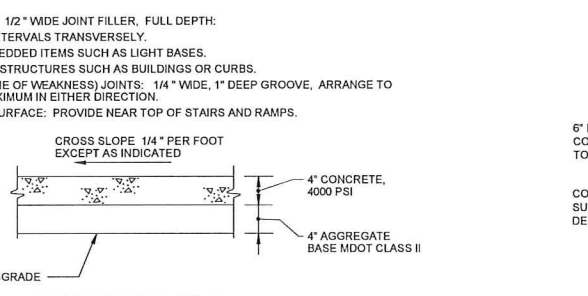
DRAINAGE STRUCTURES SHOULD NOT BE PLACED IN LINE WITH RAMP. THE LOCATION OF THE RAMP SHOULD TAKE PRECEDENCE OVER THE LOCATION OF THE DRAINAGE STRUCTURE. WHERE EXISTING DRAINAGE STRUCTURES ARE LOCATED IN THE RAMP PATH OF TRAVEL, USE A MANUFACTURE'S ADA COMPLIANT GRATE. OPENINGS SHALL NOT BE GREATER THAN 1/2". ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

TRANSITION THE GUTTER PAN CROSS SECTION SUCH THAT THE COUNTER SLOPE IN THE DIRECTION OF RAMP TRAVEL IS NOT GREATER THAN 5%. MAINTAIN THE NORMAL GUTTER PAN CROSS SECTION ACROSS DRAINAGE STRUCTURES.

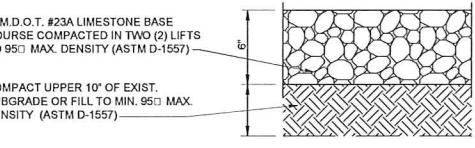
THE TOP OF THE JOINT FILLER FOR ALL RAMP TYPES SHALL BE FLUSH WITH THE ADJACENT CONCRETE.



INTEGRAL CURB & WALK

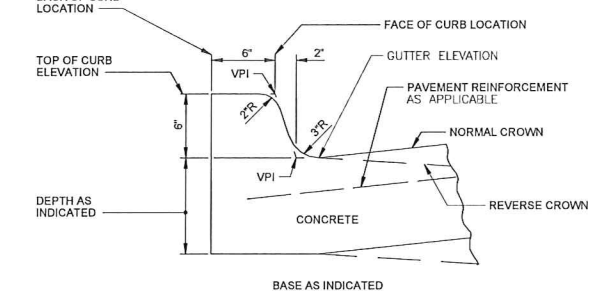


CONCRETE WALK



GRAVEL SHOULDER DETAIL (N.T.S.)

- NOTES:
- EXPANSION JOINTS: 1/2" WIDE JOINT FILLER, FULL DEPTH:
    - AT 50 FOOT INTERVALS TRANSVERSELY.
    - AROUND EMBEDDED ITEMS SUCH AS LIGHT BASES.
    - AT ABUTTING STRUCTURES SUCH AS BUILDINGS OR CURBS.
  - CONTRACTION (PLANE OF WEAKNESS) JOINTS: 1/4" WIDE, 1" DEEP GROOVE, ARRANGE TO FORM PANELS 6' MAXIMUM IN EITHER DIRECTION.
  - TACTILE WARNING TEXTURE: PROVIDE ON RAMPS AND NEAR TOP OF STAIRS.



INTEGRAL CURB

**SG**  
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Key Plan: No Scale

Client:  
**CITY OF ROCHESTER HILLS**

Project:  
**ROCHESTER HILLS FIRE STATION No.4**

2723 WALTON BLVD.  
 ROCHESTER HILLS, MI 48309



Date: 02/03/17 Issued For: SPA

Drawn: XXX  
 Checked: XXX  
 Approved:

Sheet Title:  
**PAVING DETAILS**

Project Number: 916407

Sheet Number: **C-808**

CITY FILE #: 14-020



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Seal:



Date: 10/25/16 Issued For: 60% REVIEW  
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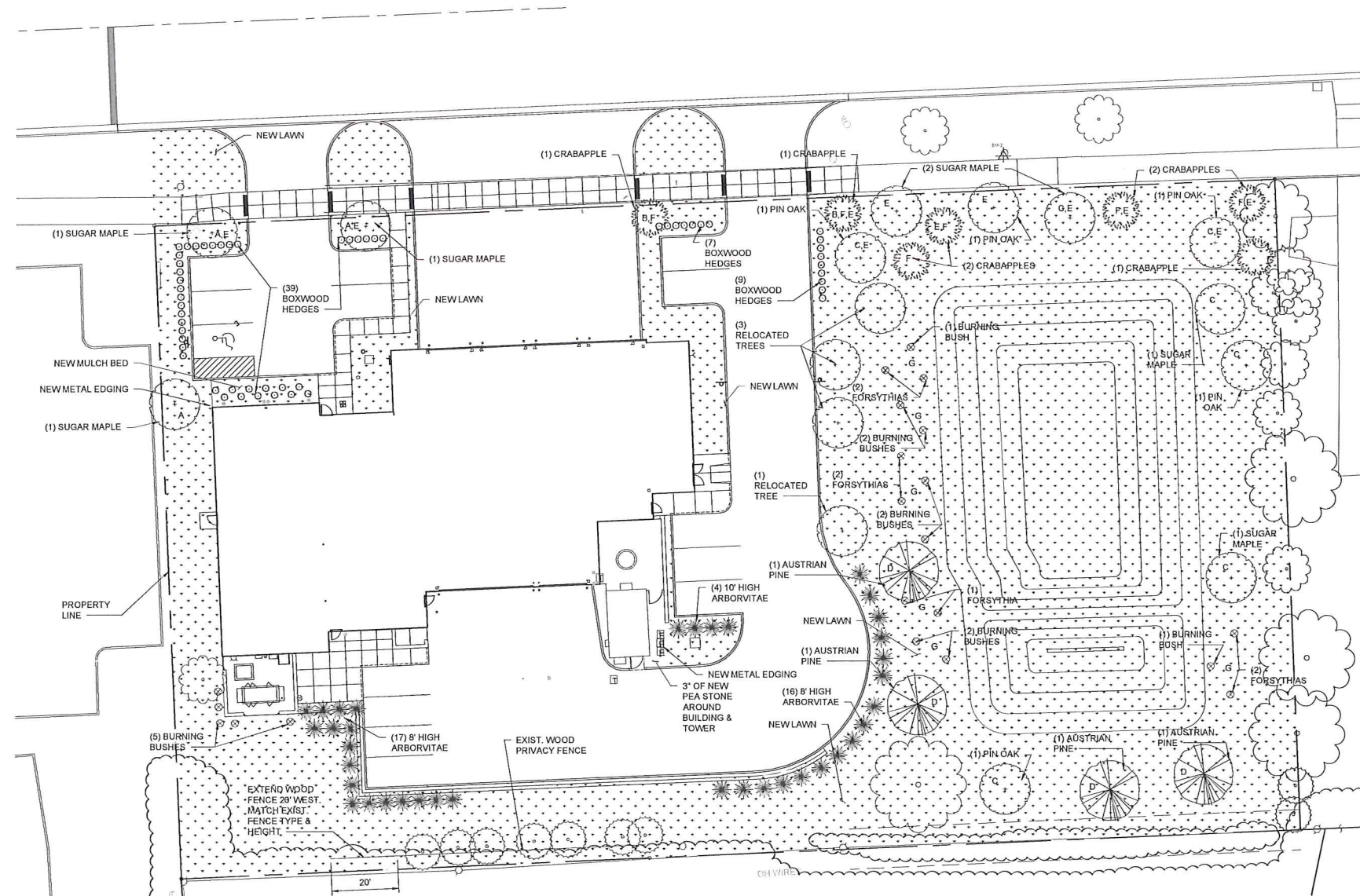
Drawn: SB  
Checked: CL  
Approved: SP

Sheet Title:  
**LANDSCAPE PLAN**

Project Number: 916407

Sheet Number: **L-200**

CITY FILE #: 14-020

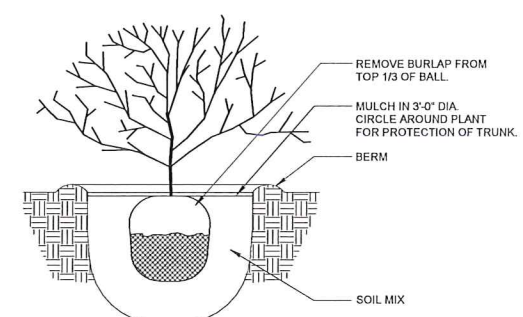


LANDSCAPE PLAN  
SCALE: 1"=20'

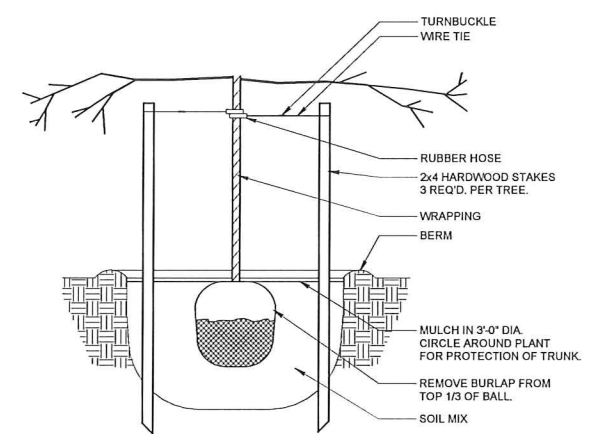
ORDINANCE TABLE			
SITE & ABUTTING PROPERTIES ZONED R-1			
ORDINANCE	REFERENCE	REQUIRED	PROVIDED
SCREENING SHRUB SPACING	SECTION 138-11.203, C	3 FT ON CENTER MIN	30 IN ON CENTER
SCREENING SHRUB SIZE	SECTION 138-11.205, A	HEIGHT - 30 INCHES	HEIGHT - 30 INCHES
	SECTION 138-11.205, A	SPREAD - 24 INCHES	SPREAD - 24 INCHES
BUFFER	SECTION 138-11.300, C	R-1 TO R-1 - NONE REQ'D	NONE PROVIDED
TOPSOIL	SECTION 138-12.200, C	4" MIN IN NEW LAWN AREAS	4"
PARKING LOT LANDSCAPING	SECTION 138-12.301, A, 1	INTERIOR REQ'D FOR 20+ SPACES	14 SPACES - NONE PROVIDED
	SECTION 138-12.301, B	PERIMETER REQ'D WITHIN 100 FT OF R.O.W.	PROVIDED
PERIMETER LANDSCAPING AT PARKING AREAS	SECTION 138-12.301, B, 1	1 DECIDUOUS / 25 LF PARKING	3
	SECTION 138-12.301, B, 2	1 ORNAMENTAL / 35 LF PARKING	2
DETENTION BASIN LANDSCAPING	SECTION 138-12.303, D	TYPE A PERIMETER GREENBELT	TYPE A
	SECTION 138-12.303, D2	DECIDUOUS TREES CLUSTERED AT SOUTH & WEST TO SHADE WATER BUFFER WIDTH - 6 FT	DECIDUOUS TREES CLUSTERED TO SOUTH & WEST
TYPE A BUFFER	SECTION 138-12.300 T19	1.5 DECIDUOUS / 100 LF	6 FT
400 LF POND PERIMETER		1 EVERGREEN / 100 LF	6 DECIDUOUS
		4 SHRUBS / 100 LF	4 EVERGREEN
ROW LANDSCAPING	SECTION 138-12.304	FOR LF OF ROW	16 SHRUBS
STREET TREES	SECTION 138-12.304, A	1 STREET TREE / 35 LF OF ROW	335 LF OF ROW
ORNAMENTAL TREES	SECTION 138-12.304, B	1 ORNAMENTAL / 60 LF OF ROW	10 TREES
			6 ORNAMENTALS

**Section 138-12.109 Maintenance**  
The owner of the property shall be responsible for all maintenance of site landscaping, as follows:

- Landscaping shall be kept in a neat, orderly and healthy growing condition, free from debris and refuse.
- Pruning shall be minimal at the time of installation, only to remove dead or diseased branches. Subsequent pruning shall assure proper maturation of plants to achieve their approved purpose.
- All dead, damaged, or diseased plant material shall be removed immediately and replaced within six (6) months after it dies or in the next planting season, whichever occurs first. For purposes of this section, the planting season for deciduous plants shall be between March 1 and June 1 and from October 1 until the prepared soil becomes frozen. The planting season for evergreen plants shall be between March 1 and June 1. Plant material installed to replace dead or diseased material shall be as close as practical to the size of the material it is intended to replace. The City may notify property owners of the need to replace dead, damaged, or diseased material.
- The approved landscape plan shall be considered a permanent record and integral part of the Site Plan Approval. Unless otherwise approved in accordance with the aforementioned procedures, any revisions to or removal of plant materials, or non-compliance with the maintenance requirements of this Section 138-12.109 will place the parcel in non-conformity with the approved landscape plan and be a violation of this ordinance.
- If protected trees are damaged, a fine shall be issued on an inch-by-inch basis at a monetary rate as defined by the Forestry Department.



SINGLE SHRUB PLANTING



TREE PLANTING

### LANDSCAPING SCHEDULE

SYMBOL	SPECIES	QUANTITY	MATURE SIZE
○	BOXWOOD HEDGE	56	30" HIGH
☼	ARBORVITAE	37	8" OR 10" HIGH PER PLAN
○	DECIDUOUS SUGAR MAPLE	16 TOTAL	15'-20' HIGH
○	PIN OAK	7	15'-20' HIGH
○	RELOCATED TREE	5	EXIST
○		4	
○	AUSTRIAN PINE	4	40'-50' HIGH
○	CRABAPPLE	7	15'-25' HIGH
○	SHRUBS BURNING BUSH	18 TOTAL	8'-10' HIGH
○	FORSYTHIA	13	10' HIGH
○		8	

**NOTES:**  
1. PROVIDE IRRIGATION IN ALL LAWN AREAS PER PERFORMANCE SPECIFICATIONS. WATERING WILL ONLY OCCUR BETWEEN THE HOURS OF 12 AM AND 5 AM.  
2. SEE PLANTING DETAILS, THIS SHEET (LEFT), 3. PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS MUST INSPECT ALL LANDSCAPING PLANTINGS.

**LEGEND:**  
NEW LAWN [Symbol]  
A PERIMETER LANDSCAPING AT PARKING AREAS - DECIDUOUS  
B PERIMETER LANDSCAPING AT PARKING AREAS - EVERGREEN  
C DETENTION BASIN LANDSCAPING - DECIDUOUS  
D DETENTION BASIN LANDSCAPING - EVERGREEN  
E RIGHT-OF-WAY LANDSCAPING  
F RIGHT-OF-WAY LANDSCAPING - ORNAMENTAL  
G DETENTION BASIN LANDSCAPE SHRUBS



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Seal:

Date	Issued For
07/18/16	CM COST ESTIMATE
08/08/16	CITY COUNCIL PRESENTATION
09/13/16	REVIEW MEETING
09/16/16	REVISIONS
10/25/16	60% REVIEW
02/03/17	SPA

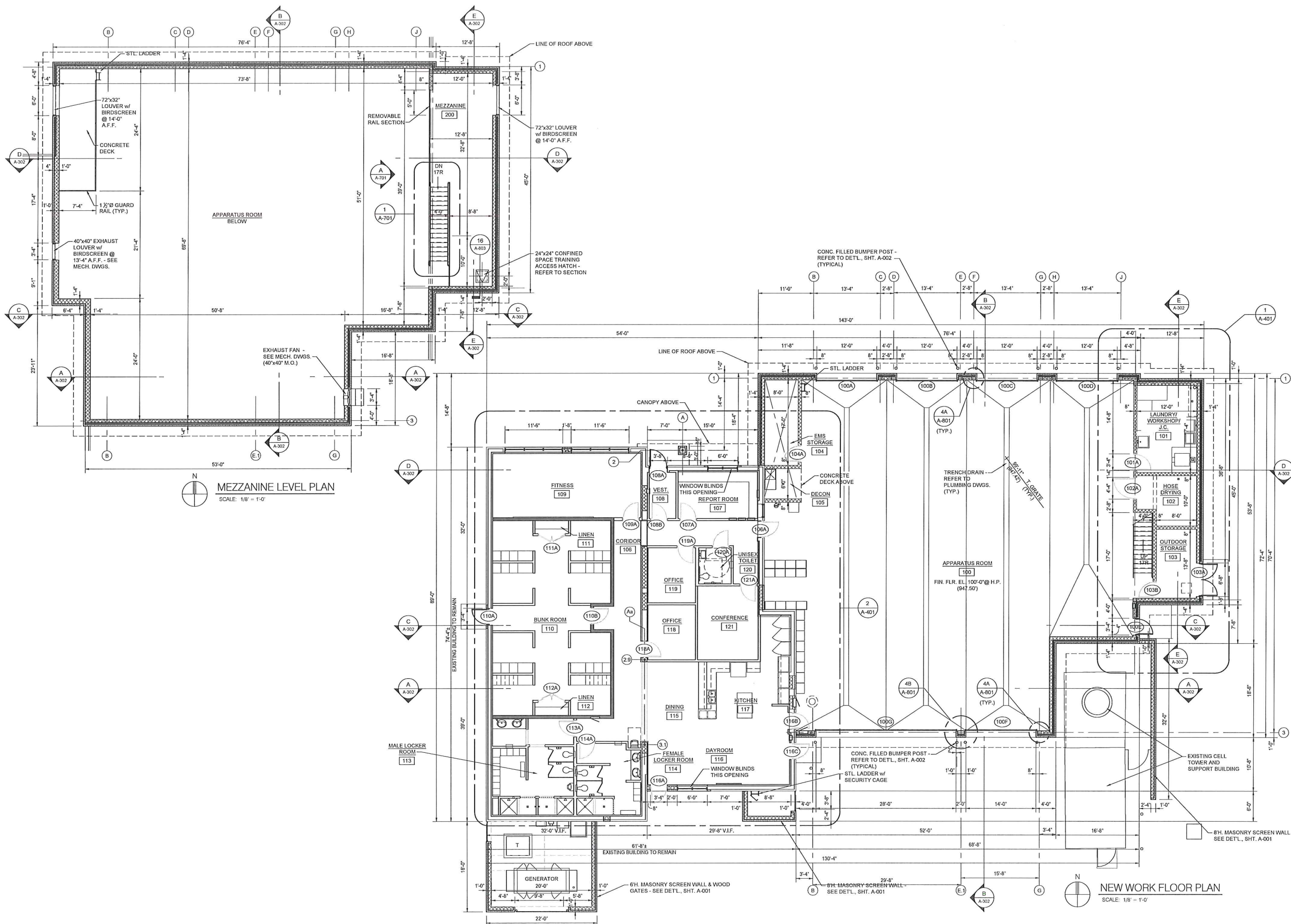
Drawn: K. GILSON  
Checked: K. GILSON  
Approved: S. PETERSON

Sheet Title:  
**NEW WORK  
FLOOR PLAN**

Project Number: 916407

Sheet Number: **A-210**

SCALE: 1/8" = 1'-0"  
CITY FILE #: 14-020



**MEZZANINE LEVEL PLAN**  
SCALE: 1/8" = 1'-0"

**NEW WORK FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



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02/03/17	SPA
02/09/17	BIDS

Drawn: K. GILSON  
Checked: S. PETERSON  
Approved: S. PETERSON

Sheet Title:  
**EXTERIOR ELEVATIONS**

Project Number: 916407

Sheet Number: **A-301**

CITY FILE #: 14-020

