

DMR-South Blvd.

Rochester Hills, Michigan



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Client:
Detroit Meeting
Rooms



4 LOCATION MAP
SCALE: N.T.S.

Drawing Schedule

	Permit Revised	Permit Revised	Construct. Documents	Site Plan App. Revis.	Site Plan App. Revis.
SP-1 SITE PLAN & TITLE SHEET PHOTOMETRIC	10-05-17	01-31-18	02-05-18	04-20-18	06-13-18
F-1 FOUNDATION PLAN			02-05-18	04-20-18	06-13-18
A-1 FIRST FLOOR PLAN	10-05-17	01-31-18	02-05-18	04-20-18	06-13-18
A-2 ELEVATIONS	10-05-17		02-05-18	04-20-18	06-13-18
A-3 ENLARGED PLANS, ELEV. & WALL SECT.			02-05-18	04-20-18	06-13-18
M-1 MECHANICAL PLAN			02-05-18	04-20-18	06-13-18
E-1 ELECTRICAL & LIGHTING PLAN			02-05-18	04-20-18	06-13-18
P-1 PLUMBING PLAN			02-05-18	04-20-18	06-13-18
C-1 SURVEY	10-05-17	01-31-18	02-05-18	04-20-18	06-13-18
C-2 SITE PLAN				04-20-18	06-13-18
C-3 SOIL EROSION CONTROL PLAN					06-13-18
LS-1 LANDSCAPE PLAN	10-05-17	01-31-18	02-05-18	04-20-18	06-13-18
LS-2 LANDSCAPE DETAIL	10-05-17	01-31-18	02-05-18	04-20-18	06-13-18

ZONING INFORMATION:

ZONING DISTRICT R-4
SETBACKS:
FRONT 25'
SIDE 15' WHEN ABUTTING A STREET
REAR 35'
HEIGHT 30' MAX - 2 STORIES PROPOSED
LOT COVG 30% MAX
3.6% PROPOSED
OPEN SPACE 66.7%

PARKING INFORMATION:

20 SPACES REQUIRED & SHOWN
1 SPACE REQUIRED PER 3 PERSONS PERMITTED IN MAIN WORKSHOP HALL
60 SEATS PROVIDED / 3 = 20 SPACES
1 BARRIER FREE SPACE PROVIDED

FIRE DEPARTMENT NOTES:

CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON.

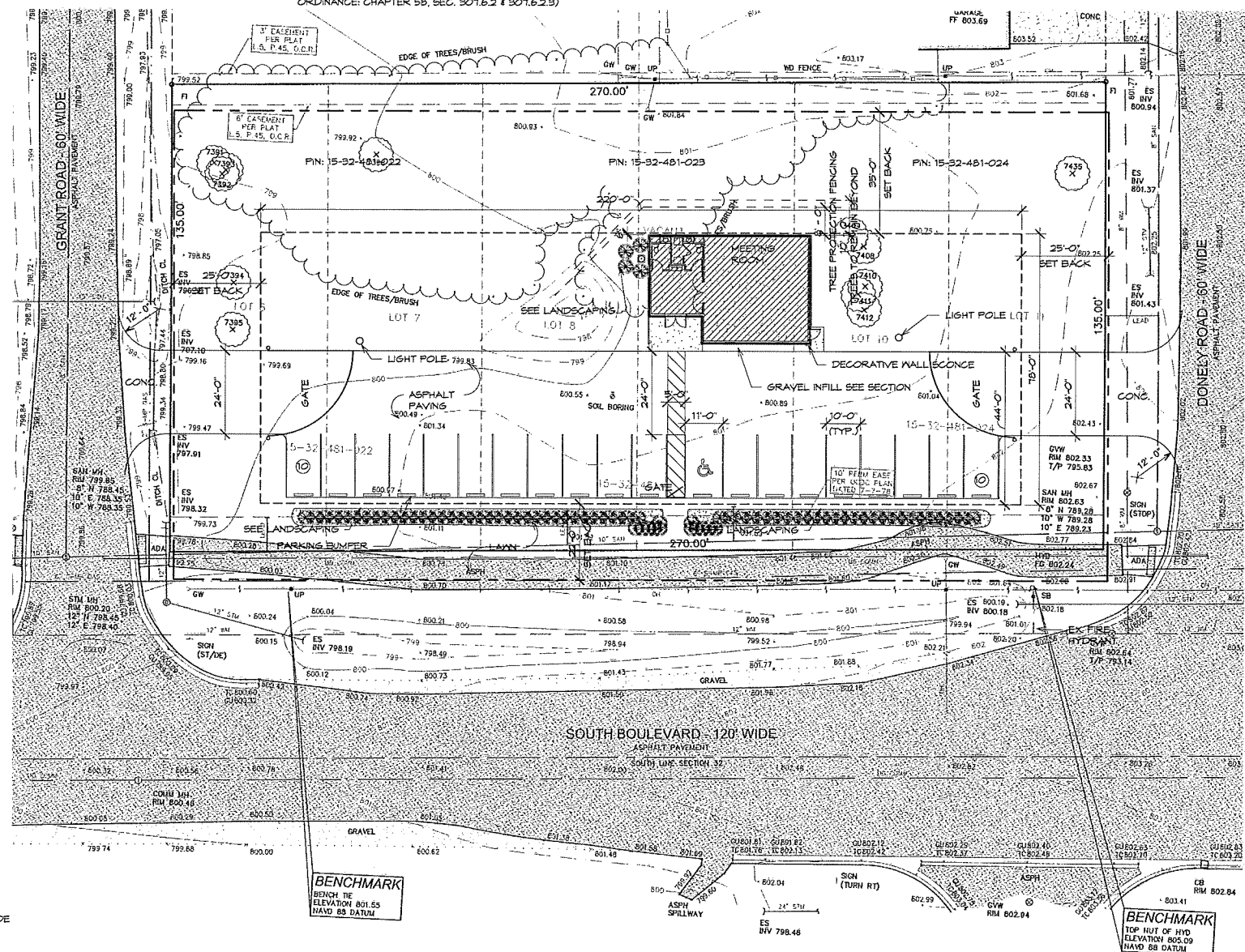
ELECTRIC GATES SHALL BE EQUIPPED WITH A MEANS OF OPENING THE GATE BY FIRE DEPARTMENT PERSONNEL FOR EMERGENCY ACCESS. EMERGENCY OPENING DEVICES SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.
PROVIDE A KNOX BOX KEY SYSTEM FOR THE BUILDING. THE LOCATION SHALL BE APPROVED BY THE FIRE CODE OFFICIAL. ORDERING INFORMATION IS AVAILABLE FROM THE KNOX COMPANY AT KNOXBOX.COM.

MANUAL OPENING GATES SHALL BE PROVIDED WITH A KNOX PADLOCK SYSTEM WHICH ALLOWS FOR FIRE DEPARTMENT ACCESS. PROVIDE ONE KNOX PADLOCK FOR EACH GATE. KNOX PADLOCK ORDERING INFORMATION CAN BE OBTAINED FROM THE KNOX COMPANY. PLEASE VISIT KNOXBOX.COM FOR KNOX PADLOCK ORDERING INFORMATION.

FIRE LANES SHALL BE DESIGNATED BY THE FIRE CODE OFFICIAL, AND SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE, WITH FIRE LANE SIGNS, SPACED NOT MORE THAN 100 FEET APART. FIRE LANE SIGNS SHALL READ "NO STOPPING, STANDING, PARKING, FIRE LANE", AND SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. (FIRE PREVENTION ORDINANCE CHAPTER 59, SEC. 503)

CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC 2006 CHAPTER 14

OPEN BURNING IS NOT PERMITTED INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. OPEN BURNING FOR WARMING OF SAND AND/OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN THE CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES. (FIRE PREVENTION ORDINANCE: CHAPTER 59, SEC. 301.6.2 & 301.6.2.3)



3 SITE PLAN
1" = 20'-0"

UAF 200 FLAT TOP

SPECIFICATIONS COMMERCIAL	
POSTS	4"x4"x125 WALL
HORIZONTAL RAILS SIDE WALLS TOP WALLS	1.625" x 1.625"
PICKETS PICKET SPACING	1"x1"x0.62 WALL 9 3/4"
AVAILABLE HEIGHTS	4, 4 1/2, 5, 6, 7, 8, 9, 10 FT.

DIMENSIONS					
HT	A	B	C	D	E
4'	7 5/8"	50 3/4"	7 5/8"	PER LOCAL CODE	
4 1/2'	7 5/8"	44 3/4"	7 5/8"	PER LOCAL CODE	
5'	7 5/8"	50 3/4"	7 5/8"	PER LOCAL CODE	
6'	7 5/8"	62 3/4"	7 5/8"	PER LOCAL CODE	
7'	10 5/8"	71 3/4"	10 5/8"	PER LOCAL CODE	
8'	10 5/8"	83 3/4"	10 5/8"	PER LOCAL CODE	
9'	13 5/8"	92 3/4"	13 5/8"	PER LOCAL CODE	
10'	13 5/8"	104 3/4"	13 5/8"	PER LOCAL CODE	

BUILDING CODE INFORMATION

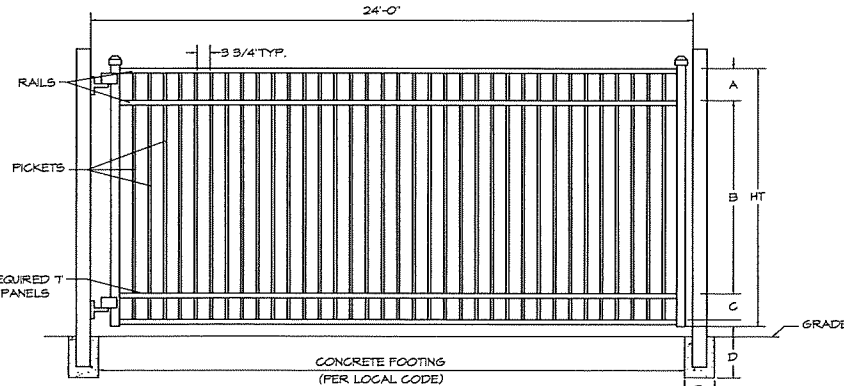
DRAWINGS COMPLY WITH THE FOLLOWING:

2015 MICHIGAN BUILDING CODE
2015 MICHIGAN PLUMBING CODE
2015 MICHIGAN MECHANICAL CODE
2015 INTERNATIONAL FUEL GAS CODE
2014 NATIONAL ELECTRICAL CODE WITH PART 8 AMENDMENTS
2015 INTERNATIONAL FIRE CODE
2013 NFPA
2015 MICHIGAN BUILDING CODE CHAPTER 13
2015 MICHIGAN ENERGY CODE CHAPTER 4 & MICHIGAN ENERGY CODE, PART 10A
RULES (ANSI/ASHRAE IES STANDARD 90.1-2013)

OCCUPANCY CLASSIFICATION: A3-ASSEMBLY
CONSTRUCTION TYPE: VB
ALLOWABLE BUILDING AREA (PER TABLE 503): 6,000 SQ. FT.
BUILDING AREA: 1,370 SQ. FT.
ALLOWABLE BUILDING HEIGHT: 1 STORY
BUILDING HEIGHT: 1 STORY
MAX OCCUPANCY: 60 PEOPLE
EXTS REQUIRED: 2 TABLE 1015.1
EXTS PROVIDED: 2



1/8" ALUMINUM SIGN WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY IN ACCORDANCE WITH ICC A111.1 SECTION 709.6.3.1



1 B.F. PARKING SIGN
1/2" = 1'-0"

2 GATE DETAIL
1/2" = 1'-0"

NOTE: TRASH TO BE STORED INSIDE BUILDING UNTIL TRASH PICKUP

NOTE: ALL SIGNS MUST MEET CHAPTER 134 OF THE CITY CODE OF ORDINANCES AND BE APPROVED BY THE BUILDING DEPARTMENT.

Project Title:
DMR South Blvd.

South Boulevard
Rochester Hills, MI

Sheet Title:
SITE PLAN & TITLE SHEET

Project Number: 15443
Drawn By: AJM, MJN, SLC
Checked By: AJM
Approved By: MJG
Date: 07-11-16

Issued:
Owner Review 8-4-16
Owner Review 10-12-16
Owner Review 11-04-16
Planning Review 02-01-17
Owner Review 02-24-17
Site Plan Approval 04-03-17
Permit Revised 04-24-17
Permit Revised 10-05-17
Permit Revised 01-31-18
Construction Documents 02-05-18

Site Plan App. Revis. 04-20-18
Revised for City Rev. 06-13-18

Sheet Number:

SP-1
PRELIMINARY NOT FOR CONSTRUCTION

WOOD SPECIFICATIONS

- WOOD CONSTRUCTION SHALL BE GOVERNED BY THE LATEST EDITIONS OF THE ATC MANUAL AND NDA (NATIONAL DESIGN STANDARDS AS PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION, 1991 EDITION).
- LAMINATED VENEER LUMBER (SUCH AS MICRO LAM) SHALL BE 1 3/4" WIDE AND HAVE THE FOLLOWING STRUCTURAL PROPERTIES: FB=2850 PSI, FV= 285 PSI, E=2,000,000 PSI, UNLESS OTHERWISE NOTED.
- LAMINATED WOOD BEAMS (GLU-LAMS) SHALL BE VISUALLY GRADED WESTERN SPECIES 24F-V8 ATC DESIGNATION WITH THE FOLLOWING STRUCTURAL PROPERTIES: FB=2400 PSI, FV= 165 PSI, E= 1,800,000 PSI.
- STUDS SHALL BE 6FF/STUD (WAPA) OR BETTER GRADE, U.N.O. AT MC 19% MAXIMUM.
- STRUCTURAL DIMENSION LUMBER AS HEADERS AND JOISTS SHALL BE A MINIMUM OF #2 HEM FIR AT MC 19% MAXIMUM.
- ALL STRUCTURAL LUMBER IN CONTACT WITH CONCRETE OR MASONRY, OR LESS THAN 8" ABOVE GRADE SHALL BE PRESSURE TREATED TO A MINIMUM OF 0.40 POUNDS PER CUBIC FOOT RETENTION WITH AMMONIACAL COPPER ARSENATE (ACA), OR CHROMIATED COPPER ARSENATE (CCA), OR APPROVED EQUAL TREATMENT.
- ALL LUMBER AT OR BELOW GRADE SHALL BE PRESSURE TREATED TO A MINIMUM OF 0.60 POUNDS PER CUBIC FOOT RETENTION WITH AMMONIACAL COPPER ARSENATE (ACA), OR CHROMIATED COPPER ARSENATE (CCA), OR APPROVED EQUAL TREATMENT.
- ALL TREATED LUMBER WHICH IS CUT, DRILLED OR NOTCHED SHALL BE FIELD TREATED (BRUSHED ON EXPOSED SURFACES) BY ONE OF THE PRESERVATIVES LISTED ABOVE.
- AT EACH WALL OPENING ADD ONE HALF THE TOTAL NUMBER OF STUDS DISPLACED TO EACH SIDE OF THE OPENING (FULL HEIGHT) AND ADD 1 JACK STUD BELOW THE HEADER, U.N.O.
- NOTCHING AND DRILLING OF L.V.L. MEMBERS IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER.
- ALL CONNECTIONS NOT NOTED ON THE DRAWINGS SHALL BE MADE WITH PRE-FABRICATED STEEL HANGERS SIZED FOR THE CARRIED LOAD AND MEMBER SIZE (I.E. A DOUBLE 2X10 MUST HAVE A SIMPSON U-210-2 HANGER (OR EQUAL) ETC.)
- MINIMUM HEADER SIZE TO BE (2) 2x10s FOR OPENINGS UP TO SIX FOOT IN LENGTH UNLESS NOTED OTHERWISE

NOTE:
FIRE EXTINGUISHERS WILL BE LOCATED AND INSTALLED PER THE LOCAL FIRE AUTHORITY IN RECESSED CABINETRY.

Door Material Legend

ND/GL - WOOD/GLASS
ND - WOOD

Door Schedule

Dr. No.	Door Size	Door Location	Door		Frame		Hdur Type	Rating	Remarks
			Type	Material	Type	Material			
100	(2) 5'-0" x 7'-0"	RECEPTION	A	ND/GLS	A	ND	A		
101	6'-0" x 7'-0"	RECEPTION	B	ND	A	ND	D		
102	5'-0" x 6'-8"	B.F. WASHRM	C	ND	A	ND	G		
103	5'-0" x 6'-8"	B.F. WASHRM	C	ND	A	ND	G		
104	5'-0" x 6'-8"	MECH.	C	ND	A	ND	D		
105	5'-0" x 6'-8"	MEETING ROOM	C	ND	A	ND	A		

Hardware Schedule

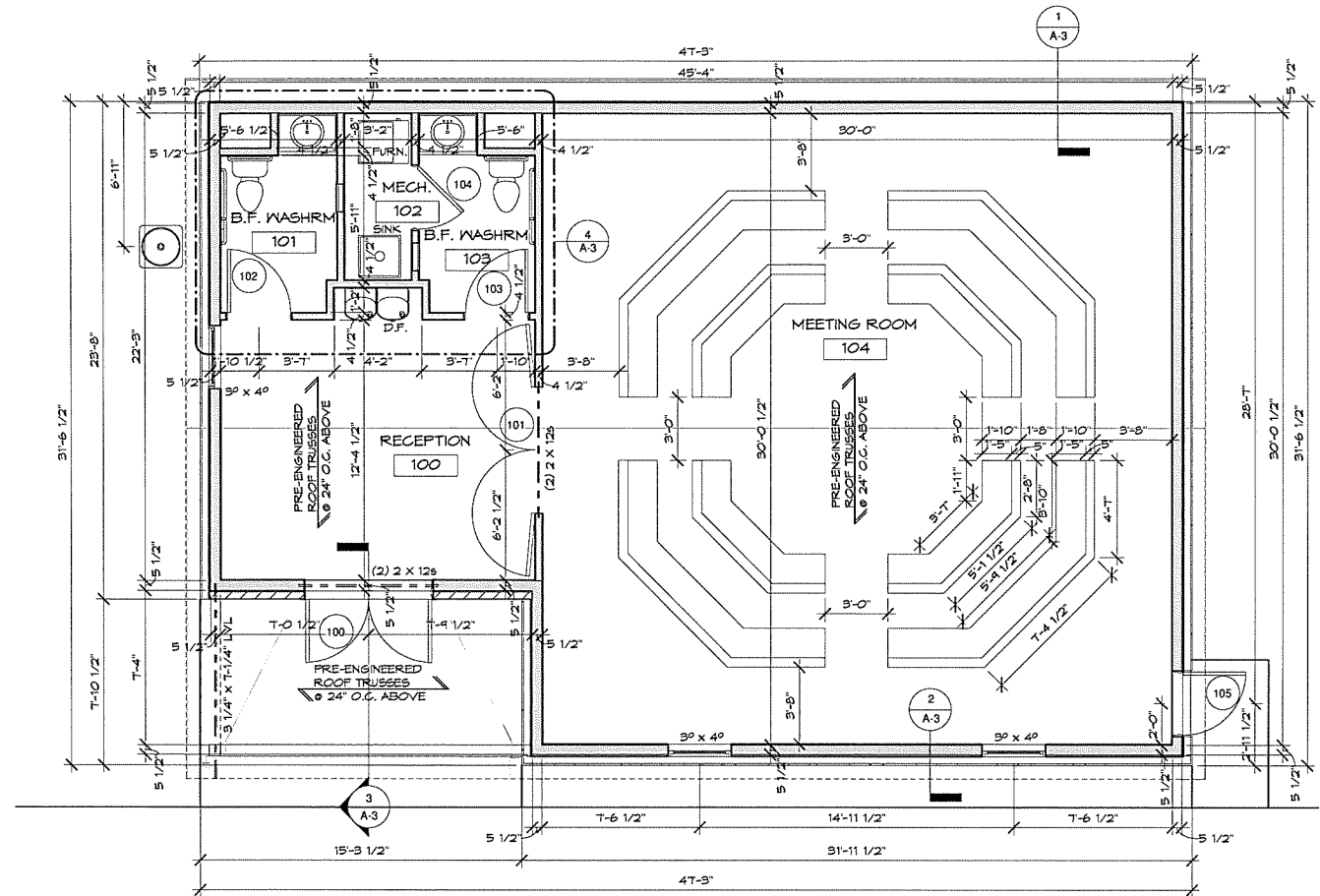
EXTERIOR DOOR - Set A	INTERIOR DOOR - Set B	INTERIOR DOOR - Set C	INTERIOR DOOR - Set D
Butts Lockset Closer Push / Pull Hardware Weather Stripping Aluminum Threshold	NOT USED	NOT USED	Butts Lockset Bumper
INTERIOR DOOR - Set E	INTERIOR DOOR - Set F	INTERIOR DOOR - Set G	INTERIOR DOOR - Set H
NOT USED	NOT USED	Butts Lockset w/ Thumblock In Handle Bumper Closer	NOT USED

ALL DOORS TO HAVE LEVER HANDLE LOCK AND LATCHSETS TO MEET WITH BARRIER FREE REQUIREMENTS. SEE SPECIFICATIONS

ALL DOORS TO BE SOLID CORE WITH A STAIN / POLYURETHANE FINISH TO BE APPROVED BY OWNER. WOOD FRAMES TO BE PAINTED FINISH.

DOOR OPENING FORCE WILL BE AS FOLLOWS:

- INTERIOR HINGED DOORS (OTHER THAN FIRE DOORS): 5.0 LBS OR 22.2 N.
- SLIDING OR HINGED DOORS = RELEASED WITH A FORCE OF 15 LBS OR 67 N SET IN MOTION WITH A FORCE OF 30 LBS OR 133 N

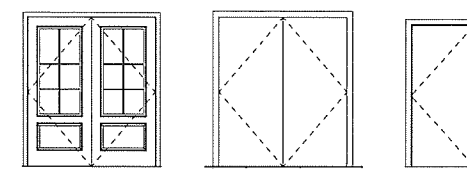


1 FIRST FLOOR PLAN
1/4" = 1'-0" 1,570 GROSS SQFT

Room Finish Schedule

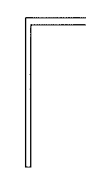
Rm #	Room Name	Wall				Base				Floor	Ceiling	Remarks
		North	South	East	West	North	South	East	West			
100	RECEPTION	GP/P	GP/P	GP/P	GP/P	VB	VB	VB	VB	CPT	GP	
101	B.F. WASHRM	GP/P	GP/P	GP/P	GP/P	VB	VB	VB	VB	VT	GP	
102	MECH.	GP/P	GP/P	GP/P	GP/P	VB	VB	VB	VB	VT	GP	
103	B.F. WASHRM	GP/P	GP/P	GP/P	GP/P	VB	VB	VB	VB	VT	GP	
104	MEETING ROOM	GP/P	GP/P	GP/P	GP/P	VB	VB	VB	VB	CPT	GP	

Door Types

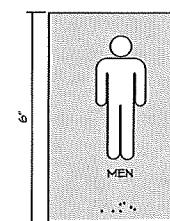


A B C

Frame Types



A

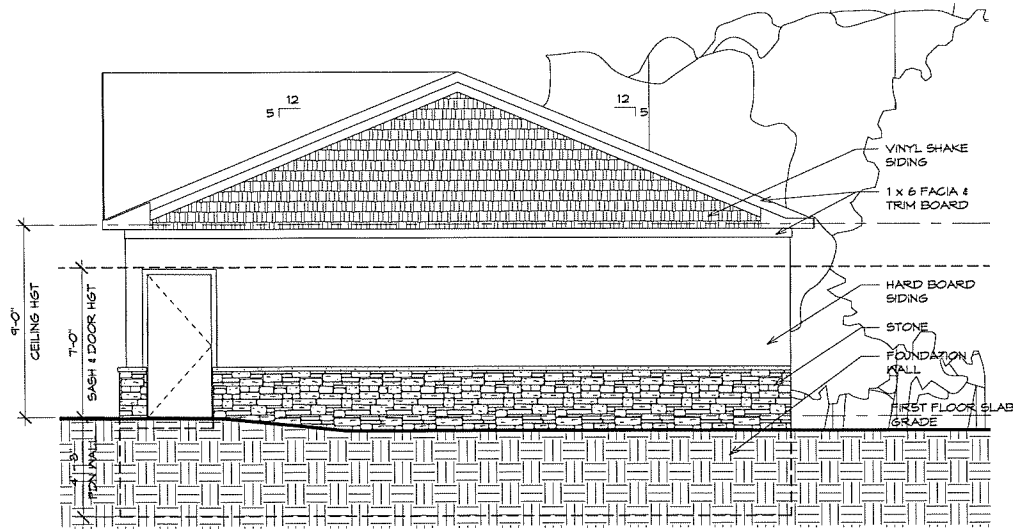


NOTE:
BARRIER FREE WASHROOM
SIGNAGE W/ BRAILLE MOUNTED
MINIMUM 4'-0" ABOVE FLOOR TO
BOTTOM OF SIGN. LOCATE
MINIMUM OF 9" FROM SINK SIDE
OF DOOR

NOTE:
TRUSS DRAWINGS TO BE SUBMITTED TO
ARCHITECT FOR REVIEW PRIOR TO
FABRICATION.

NOTE:
PROVIDE ROOF VENTILATION TOTAL
OF 1/300 OF ROOF IV 50%
IN EAVE TYP.

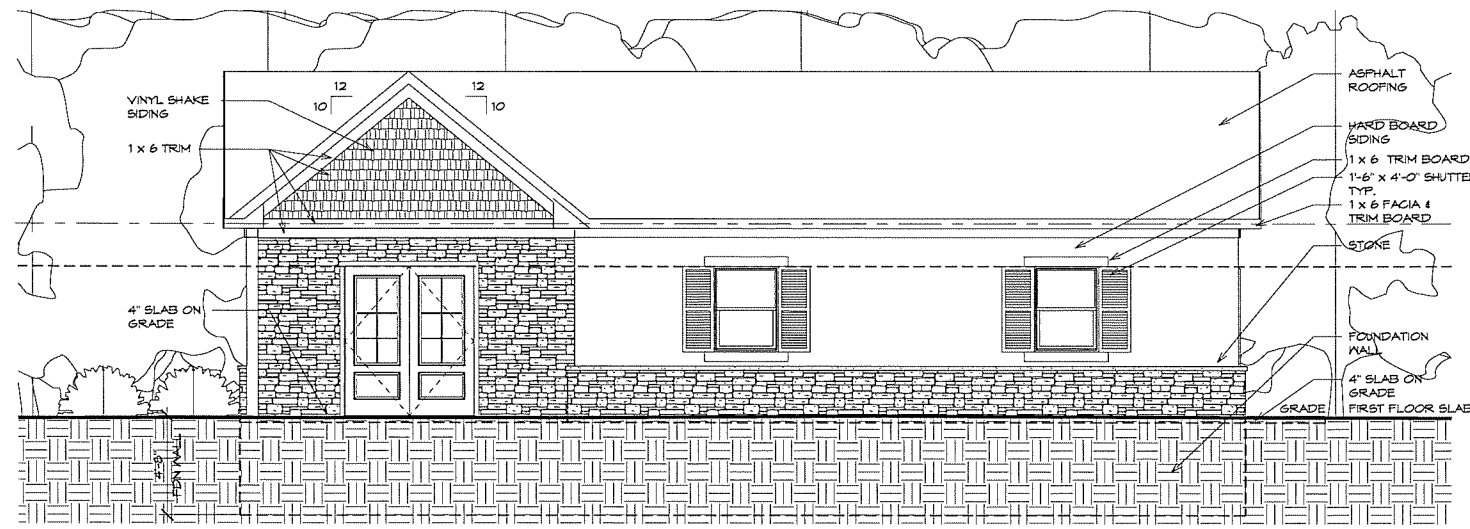
NOTE:
PROVIDE FLASHING WHERE REQUIRED
BY CODE



① EAST ELEVATION
1/4" = 1'-0"

EAST ELEVATION
MATERIAL PERCENTAGES

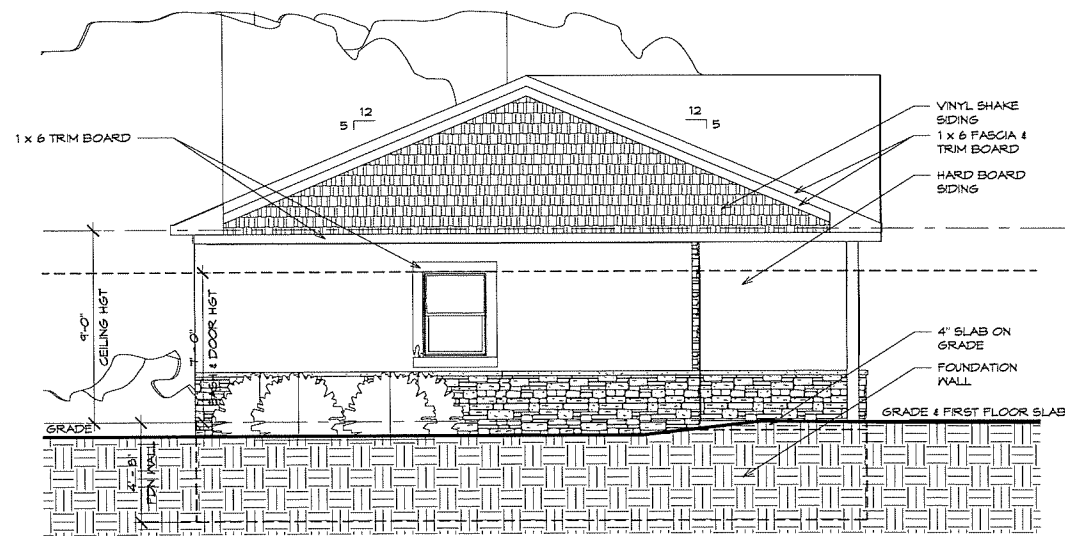
MATERIAL	PERCENT
HARD BOARD SIDING	62%
VINYL SHAKE SIDING	30%
STONE	8%



② SOUTH ELEVATION
1/4" = 1'-0"

SOUTH ELEVATION
MATERIAL PERCENTAGES

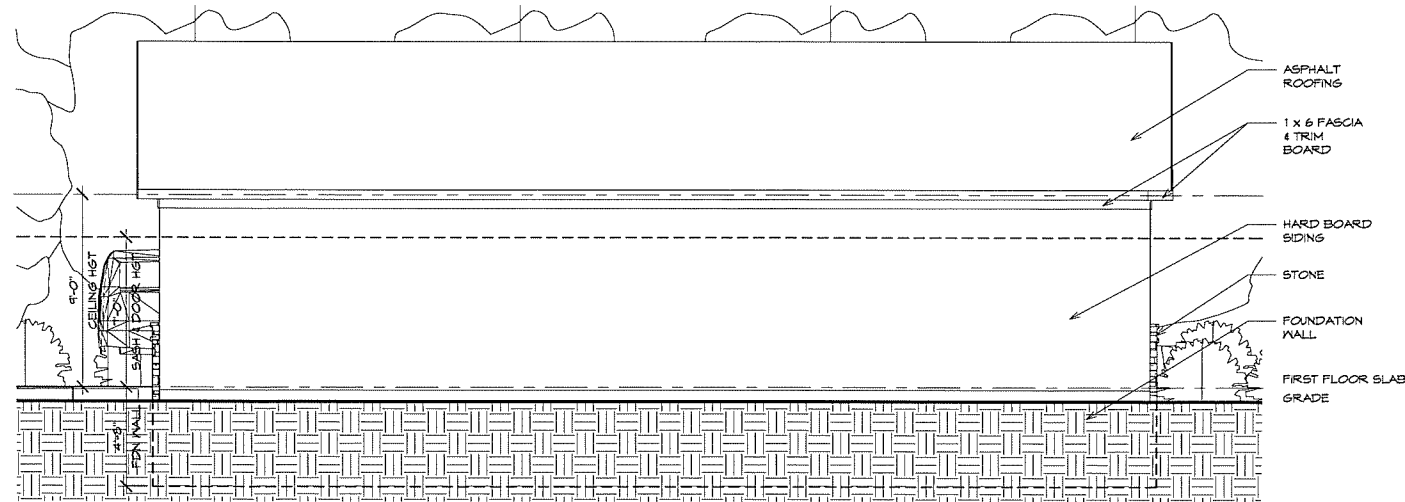
MATERIAL	PERCENT
HARD BOARD SIDING	40%
VINYL SHAKE SIDING	15%
STONE	45%



③ WEST ELEVATION
1/4" = 1'-0"

WEST ELEVATION
MATERIAL PERCENTAGES

MATERIAL	PERCENT
HARD BOARD SIDING	55%
VINYL SHAKE SIDING	30%
STONE	15%



④ NORTH ELEVATION
1/4" = 1'-0"

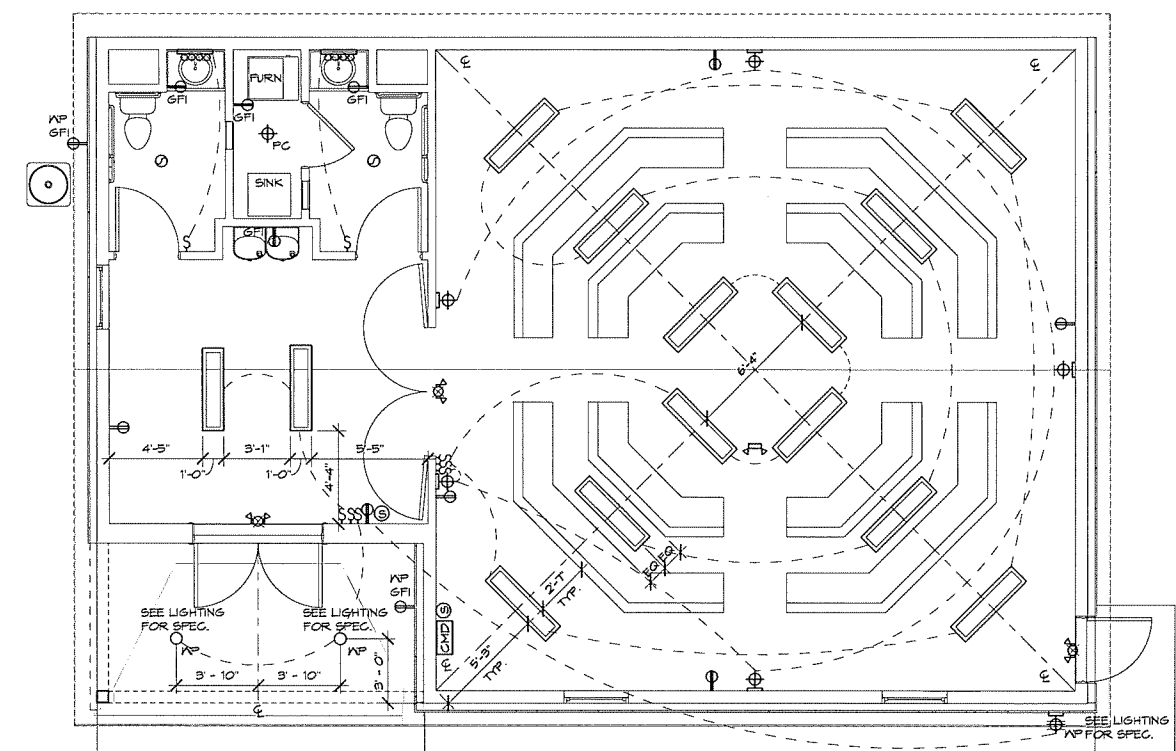
NORTH ELEVATION
MATERIAL PERCENTAGES

MATERIAL	PERCENT
HARD BOARD SIDING	100%
VINYL SHAKE SIDING	0%
STONE	0%

COMMERCIAL NOTES

- ELECTRICAL INSTALLATION NOTES FOR CONTRACTOR:**
1. ALL WIRING TO BE INSTALLED PER THE 2014 N.E.C. ARTICLE 517 AND THE STATE OF MICHIGAN ELECTRICAL CODE RULES Part 8 AS EFFECTIVE 2011
 2. ALL BRANCH CIRCUIT WIRING SHALL BE MINIMUM #12 AWG THINWALL AS SPECIFIED. ALL WIRE TO BE COPPER UNLESS SPECIFIED OTHERWISE
 3. ALL CONDUIT INSTALLED IN FLOORS SHALL
 4. ALL SERVICE EQUIPMENT TO BE PROPERLY BONDED AND GROUNDED WITH CORRECT SIZE WIRE.
 5. EACH SERVICE DISCONNECTING MEANS SHALL BE PERMANENTLY MARKED TO IDENTIFY IT AS A SERVICE DISCONNECTING MEANS AND THE LOAD SERVED. ALL PANELS, LOAD CENTERS, PANEL BOARDS, SWITCHBOARDS SHALL BE LEGIBLY IDENTIFIED BY PAINT, ENGRAVED OR EMBOSSED PLATES. ALL CIRCUITS NEAR EXISTING OR MODIFIED SHALL BE LEGIBLY IDENTIFIED AS TO PURPOSE OR USE ON A CIRCUIT DIRECTORY LOCATED ON THE FACE OR INSIDE OF THE PANEL DOORS
 6. IN CASE OF MORE THAN ONE SERVICE TO A BUILDING, IDENTIFICATION SHALL BE PER N.E.C. 230-2.
 7. ALL WIRING INSTALLED IN A FLEMUM OR ENVIRONMENTAL AIR HANDLING SPACE SHALL BE APPROVED FOR SUCH USE AND COMPLY WITH N.E.C. 300-22.
 8. ALL FLOOR, WALL, CEILING PENETRATIONS TO BE SEALED WITH MATERIAL. FLAME SAFE FIRE STOP SYSTEM TYPE F51900 INSTALL PER INSTRUCTIONS]
 9. LIGHT FIXTURES TO BE INSTALLED IN SUSPENDED CEILING THAT ARE ALSO USED FOR ENVIRONMENTAL AIR SHALL CONFORM TO SEE N.E.C. 500-2, ARTICLE 100 FLEMUM DEFINATION.
 10. A 120 VOLT G.F.C.I. PROTECTED RECEPTACLE OUTLET SHALL BE INSTALLED WITHIN 25 FEET OF ANY HVAC OR REFRIGERATION EQUIPMENT, N.E.C. 210-63
 11. FOR MEDICAL FACILITY'S AND MEDICAL OFFICES ONLY: WIRING IN EXAMINING ROOMS AND OR PATIENT CARE AREAS IS REQUIRED TO COMPLY WITH N.E.C. ARTICLE 517. LIGHT FIXTURES MOUNTED BELOW 7-1/2 FEET ARE REQUIRED TO COMPLY ALSO.
 12. ALL BATTERY BACK UP OPERATED EXIT SIGNS AND EMERGENCY LIGHT UNITS ARE TO BE CONNECTED TO LIGHTING CIRCUITS IN AREAS SERVED AND AHEAD OF ANY SWITCHING DEVICE. N.F.P.A. LIFE SAFETY CODE SECTION 5-8 THRU 5-10, N.E.C. ARTICLE 100
 13. PLACEMENT OF EMERGENCY LIGHTING UNITS AS SHOWN ON FURNISHED DRAWINGS ARE BASED ON THE PHOTOMETRIC LIGHTING CURVES FURNISHED BY THE FIXTURE MANUFACTURER FOR EACH FIXTURE INSTALLED. THESE CURVES ALLOW A REASONABLE PREDICTION OF THE LEVELS THAT MAY BE EXPECTED AT VARIOUS POINTS FROM THE LIGHT SOURCE. ACTUAL LEVELS OF OUTPUT INTENSITY MAY DIFFER BY AS MUCH AS +/- 15% DUE TO NORMAL VARIABLES INHERENT IN THE MANUFACTURING PROCESS, ALSO VARIABLES SUCH AS THE FINAL COLOR OF AREA SERVED AND REFLECTIVITY OF CEILING, WALL AND FLOOR SURFACES.
 14. THE INTENT OF EMERGENCY LIGHTING IS TO PROVIDE A LEVEL OF ILLUMINATION SUFFICIENT TO ALLOW PEOPLE TO SAFELY EXIT A BUILDING IN CASE OF A POWER FAILURE OR OTHER EMERGENCY.
 15. BEFORE FINAL ACCEPTANCE BY LOCAL FIRE MARSHALL OR CITY OFFICIAL RELEGATED TO SUCH TASK AN ON SITE CHECK OF ACTUAL ILLUMINATION LEVELS SHALL BE DONE IN THE FINISHED AREAS SERVED BY THE ELECTRICAL CONTRACTOR TO DETERMINE IF CODE REQUIREMENTS HAVE BEEN MET OR IF ADDITIONAL LIGHTING UNITS ARE REQUIRED TO BE INSTALLED. CONTRACTOR TO FURNISH ALL PAPERS AND INFORMATION FURNISHED WITH UNITS TO TENANT OR OWNER BECAUSE PERIODIC MAINTENANCE AND TESTING IS REQUIRED, AND RECORDS KEPT ON FILE OF SUCH TESTS.
 16. CIRCUIT BREAKERS USED TO SWITCH 120V OR 277V FLUORESCENT LIGHTING CIRCUITS MUST BE LISTED AND MARKED SMD

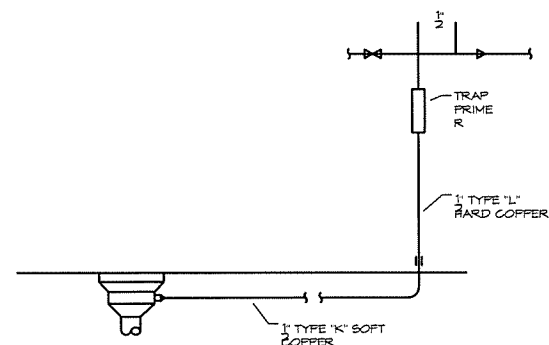
- Water Proof Exterior LED Decorative Wall Sconce (See Lighting Specifications)
- Wall Mounted Incandescent Wall Sconce
- Recessed Water Proof Incandescent Fixture (See Lighting Specifications)
- Surface Mounted Full Chord Incandescent Fixture
- Switch
- 3-Way Switch
- Duplex Receptacle
- Waterproof Receptacle
- Duplex Receptacle With Ground Fault Interrupter Switch
- 1' X 4' Surface Mounted T-5 Fluorescent Fixture (2) T-5 Per Fixture
- Broadway Incandescent Fixture
- 15 Watt Combination Exit Emergency Light with Battery Charger-Tester
- Emergency Lights
- Smoke Detector Hardwired and Interlinked To Other Detectors
- Carbon Monoxide Device May Be Battery-Powered, Plug-in Or Without Battery Backup, Wired Into The Dwelling's Ac Power Line With Secondary Battery Backup, Or Connected To A System By Means Of A Control Panel. Per Code.
- Exhaust Fan



1 ELECTRICAL PLAN
1/4" = 1'-0" 1,370 GROSS SQFT

PLUMBING NOTES

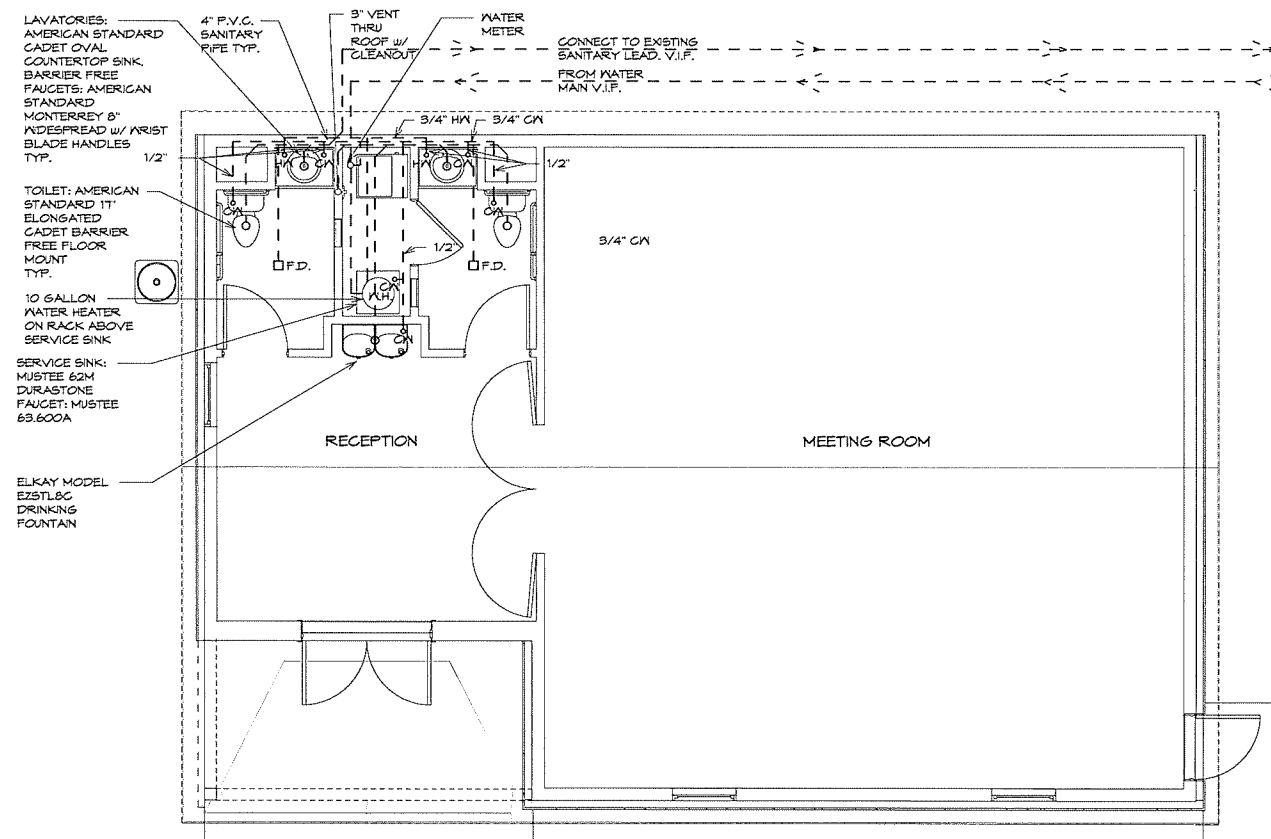
- ALL PLUMBING WORK SHALL BE DONE IN STRICT ACCORDANCE WITH STATE CODES & THE CITY OF DEARBORN, MICHIGAN BUILDING DEPARTMENT.
 - THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF CUTTING AND PATCHING FLOORS, WALLS, & ROOFS NECESSARY TO ACCOMMODATE THE PLUMBING WORK.
 - ALL PLUMBING PIPING SHALL BE CONCEALED WHEREVER POSSIBLE UNLESS NOTED ON THE DRAWINGS OTHERWISE. DOMESTIC WATER PIPING IS SHOWN ABOVE THE CEILING WITH DROPS IN WALLS AND PARTITIONS. THE CONTRACTOR MAY ELECT TO INSTALL THE PIPING BELOW THE FLOOR. ALL PIPING BELOW THE FLOOR SHALL BE TYPE 'K' SOFT COPPER WITH NO JOINTS BELOW THE FLOOR.
 - THE CONTRACTOR SHALL PROVIDE ALL NEW PIPE, VALVES & FITTINGS.
 - MATERIALS:
 - UNDERGROUND WATER PIPING: TYPE 'K' SOFT COPPER
 - ABOVEGROUND WATER PIPING: TYPE 'L' HARD COPPER
 - SOLDER 95-5 TIN-ANTIMONY or SILFOS.
(DO NOT USE LEAD BEARING SOLDER).
 - SANITARY AND WASTE PIPING:
 - ABOVE GROUND LEVEL: SCHEDULE 40 PVC
 - GROUND LEVEL AND BELOW: SCHEDULE 40 PVC
 - VENT PIPING: NO HUB CAST IRON, SCHEDULE 40 GALVANIZED STEEL or DWV-PVC
 - GAS PIPING: 2" AND SMALLER SCHEDULE 40 BLACK STEEL ASTM A-53 WITH WROUGHT IRON FITTINGS. PIPING LARGER THAN 2" SHALL HAVE WELDED JOINTS AND FITTINGS. PIPING LOCATED ON ROOF SHALL BE SET ON TREATED LUMBER, 4x4x18" LONGS AT A MAXIMUM OF 10' APART, AND RETAINED TO THE LUMBER WITH GALVANIZED CLIPS.
 - FLOOR DRAINS: SHALL BE AS MANUFACTURED BY SMITH, JOSAM, ZURN OR MIFAB.
- NOTE: ALL FLOOR DRAINS SHALL BE SERVED BY TRAP PRIMERS OR AS REQUIRED BY THE CITY OF DEARBORN BUILDING DEPARTMENT
- TRAP PRIMER SMITH FIG. 26491 or EQUAL
- FLOOR DRAIN FD
SMITH FIG. NO. 2005-A- CAST IRON BODY WITH NICKEL BRONZE STRAINER AND TRAP PRIMER CONNECTION.
- PIPE INSULATION: INSULATE ALL HOT, COLD DOMESTIC WATER PIPING & NON VERTICAL RAINWATER CONDUCTORS WITH 1" THICK FIBERGLASS INSULATION WITH AN ALL SERVICE JACKET, ASJ. JOHNS MANVILLE, OVENS CORNING FIBERGLAS or EQUAL.



TYPICAL FLOOR DRAIN TRAP PRIMER DETAIL
SCALE: NOT TO SCALE

NOTE:

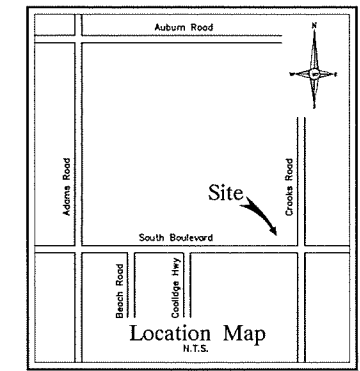
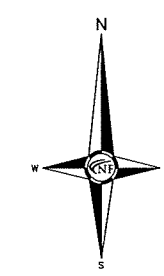
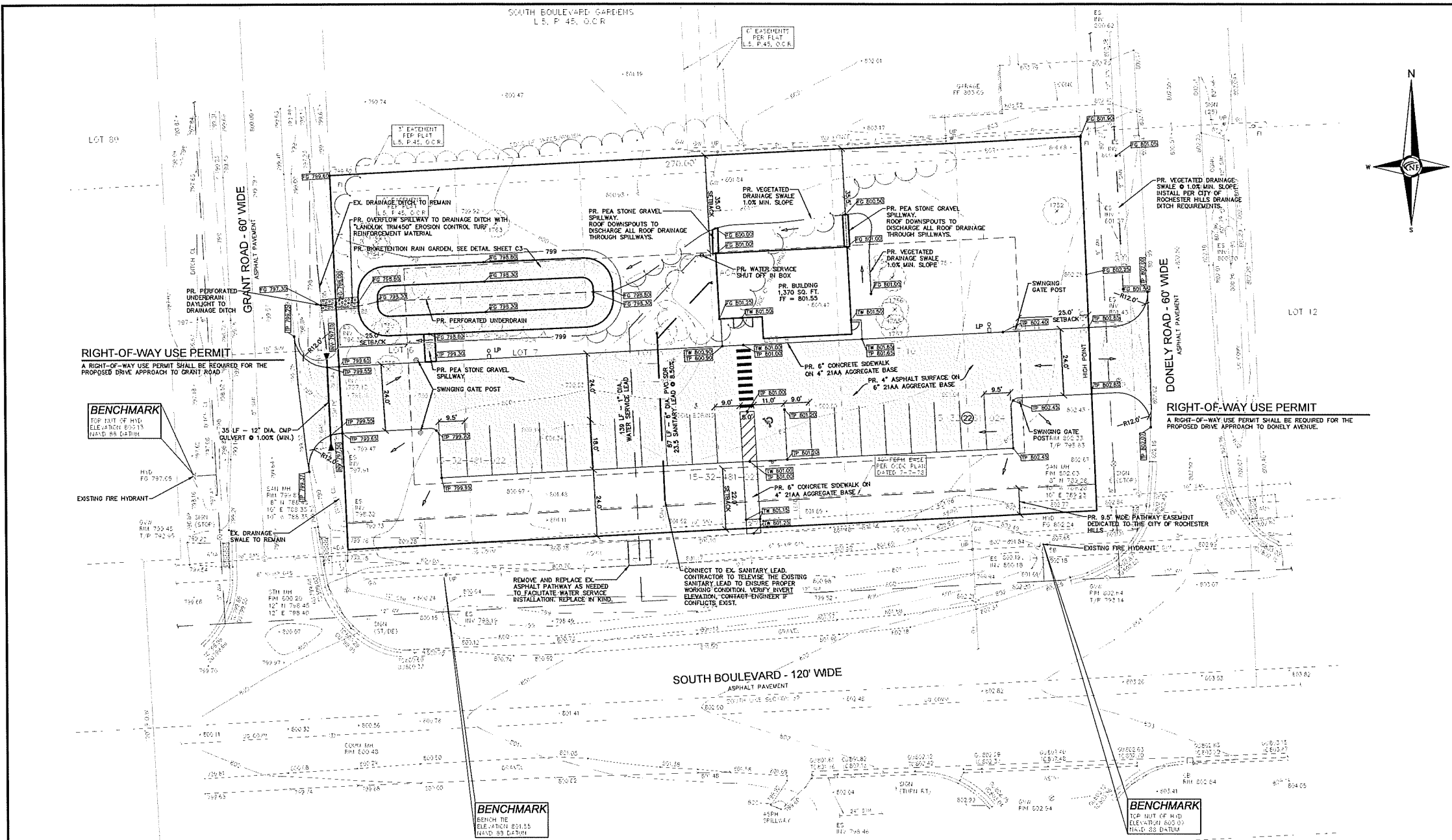
- ALL FLOOR DRAINS SHALL BE SERVED BY TRAP PRIMERS
- TRAP PRIMERS SHALL BE MIFAB MODEL MR-500 WITH VACUUM BREAKER OR EQUAL BY PRECISION PRODUCTS, or SMITH.



WASTE LINE SIZES:
LAVATORIES: 1 1/4"
TOILETS: 3"
FLOOR DRAINS: 2"
DRINKING FOUNTAIN: 1 1/4"
SERVICE SINK: 1 1/2"

NOTE: ALL WATER LINES ARE TO BE ABOVE FINISH CEILING LINE

① PLUMBING PLAN
1/4" = 1'-0" 1,310 GROSS SQFT



NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

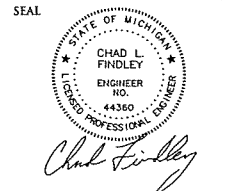
NOWAK & FRAUS ENGINEERS
 28 WEST ADAMS, SUITE 210
 DETROIT, MI 48226
 TEL: (313) 965-2444
 FAX: (248) 332-8257

FIRE DEPARTMENT NOTES

- CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON.
- ELECTRIC GATES SHALL BE EQUIPPED WITH A MEANS OF OPENING THE GATE BY FIRE DEPARTMENT PERSONNEL FOR EMERGENCY ACCESS. EMERGENCY OPENING DEVICES SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.
- MANUAL OPENING GATES SHALL BE PROVIDED WITH A KNOX PADLOCK SYSTEM WHICH ALLOWS FOR FIRE DEPARTMENT ACCESS. PROVIDE ONE KNOX PADLOCK FOR EACH GATE. KNOX PADLOCK ORDERING INFORMATION CAN BE OBTAINED FROM THE KNOX COMPANY, PLEASE VISIT KNOXBOX.COM FOR KNOX PADLOCK ORDERING INFORMATION.
- FIRE LANES SHALL BE DESIGNATED BY THE FIRE CODE OFFICIAL AND SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE, WITH FIRE LANE SIGNS SPACED NO MORE THAN 100 FEET APART.
- FIRE LANE SIGNS SHALL READ "NO STOPPING, STANDING, PARKING, FIRE LANE", AND SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC 2006, CHAPTER 14.

GENERAL PAVING NOTES

- PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:
- CONCRETE:** PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD. MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.
- ASPHALT:** BASE COURSE - MDOT BITUMINOUS MIXTURE 13A; SURFACE COURSE - MDOT BITUMINOUS MIXTURE 36A; ASPHALT CEMENT PENETRATION GRADE 85-100 BOND COAT - MDOT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.
- PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.
- ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-5164.
- ALL CONCRETE DRIVEWAYS, CURBS & GUTTERS, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.
- ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-5164.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.
- ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.
- ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.
- CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.
- FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LICENSES ARRANGE FOR ALL INSPECTION.
- EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.
- EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADIUS.
- SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.
- ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.
- FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 8 INCHES THICK TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.



PROJECT
 South Boulevard
 Meeting Room

CLIENT
 Moiseev / Gordon
 Associates, Inc.
 4351 Delemere Ct.
 Royal Oak, MI 48073

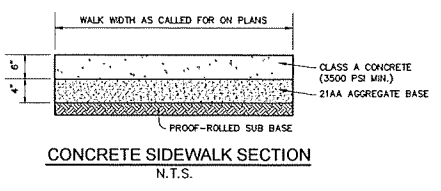
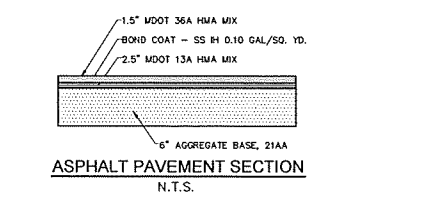
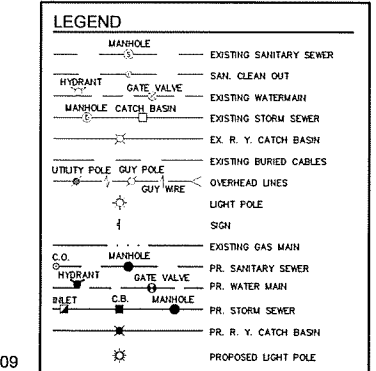
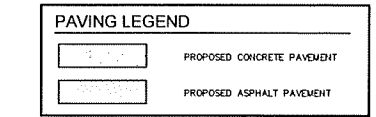
CONTACT
 Mr. Michael J. Gordon, RA
 Tel: 248-549-4500
 Email: michaelg@mga-architects.net

PROJECT LOCATION
 Part of the Southeast 1/4
 of Section 32
 T.3 North, R.11 East
 City of Rochester Hills,
 Oakland County, Michigan

SHEET
 Site Plan



DATE ISSUED/REVISED
 2018-06-13 - REVISED PER CITY REVIEW



FLOOD ZONE NOTE
 THE SUBJECT PROPERTY IS LOCATED IN ZONE X. 0.2% ANNUAL CHANCE FLOOD HAZARD. SUBJECT PROPERTY IS LOCATED WITHIN 100 FEET OF AN AREA DESIGNATED AS ZONE A WITHOUT BASE FLOOD ELEVATION.

SANITARY SEWER CALCULATIONS

Sanitary Sewer Basis of Design

Derrick Meeting Room - South Blvd.
 City of Rochester Hills, Oakland County, Michigan

Proposed Development: 60 Seats

Equivalent Single Family Units: 0.008 UWF / Seats

Population Equivalents: 0.5 Units @ 3.5 people per unit

Total Population: 1.7 People

Average Flow: 0.0093 CFS

Peak Flow: 0.0012 CFS

Pipe Capacity Provided: 6 in. Dia. @ 0.400" = 2.363 CFS

Waste Generated: 0.0093 CFS * 446,272 (Gal/Day)/CFS = 4160 Gal/Day Average
 0.0012 CFS * 446,272 (Gal/Day)/CFS = 536 Gal/Day Peak

Required formulae:

Average Flow = $\frac{\# \text{ of Persons} \times 100 \text{ Gal/Cap/Day}}{7.48 \times 60 \times 24} = 0.0093 \text{ CFS}$

Peaking Factor = $\frac{18 \times (\# \text{ of Persons}/1000)^{0.50}}{4 \times (\# \text{ of Persons}/1000)^{0.50}} = 1.2$

Peak Flow = Average Flow * Peaking Factor = 0.0112 CFS

Job No 1462
 Dated December 8, 2017

STORMWATER MANAGEMENT CALCULATIONS

Existing Site Runoff Coefficients:

Proposed Land Use:	Runoff Coefficient:	Drainage Area:
Building & Pavement	0.95	0.009 Acres
Landscape - Soil Group C, Slope <4%	0.3	0.828 Acres
Total Acreage:		0.837 Acres
Existing Weighted Runoff Coefficient "C" Factor =		0.307

Proposed Site Runoff Coefficients:

Proposed Land Use:	Runoff Coefficient:	Drainage Area:
Building & Pavement	0.95	0.274 Acres
Landscape - Soil Group C, Slope <4%	0.3	0.563 Acres
Total Acreage:		0.837 Acres
Proposed Weighted Runoff Coefficient "C" Factor =		0.513

Difference in Site Runoff Coefficients:

Proposed Weighted Runoff Coefficient "C" Factor =	0.513
Existing Weighted Runoff Coefficient "C" Factor =	0.307
Difference in Weighted Runoff Coefficients "C" Factor =	0.206

Rochester Hills - Stormwater Recharge and Infiltration Calculation
 * Storms up to 1/2" must be captured and infiltrated on site

Total Acreage:	0.837 Acres
Proposed Weighted Runoff Coefficients:	0.513
Recharge Volume to be Detained = 1.8351A/CFS	779.09 Cubic Feet

Detention Calculation - Oakland County Method (25 Year Storm Event)

Contributing Acreage:	0.837 Acres
Allowable Outflow, Q:	0.200 CFS/Acre
Runoff Coefficient, C:	0.206 Imperviousness
Maximum Allowable Outflow, Qo:	0.972 CFS / (Acre * Imperv.)
Ts Storage Time (25 Year):	66.083 Minutes
Vs Storage Volume (25 Year):	6,790.38 CFS / (Acre * Imperv.)
Vt Total Volume (25 Year):	1,169.64 Cubic Feet
Volume Required:	1,169.64 Cubic Feet

Detention Storage Provided

Elevation	Area (ft ²)	Depth (ft)	Volume (CF)	Total Volume (CF)
798.80	2,210.19	0.50	763.17	763.17
798.30	842.50		763.17	1,526.34
Volume Provided - Above Ground:			763.17	1,526.34
Volume Provided - Below Ground:			442.04	1,968.38
Volume Provided - Total:				1,205.21

CITY FILE #: 17-009
 CITY SECTION #: 32

DRAWN BY:
 J. Klenk

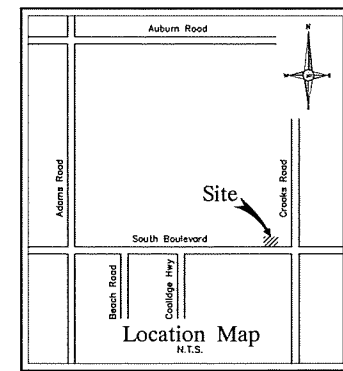
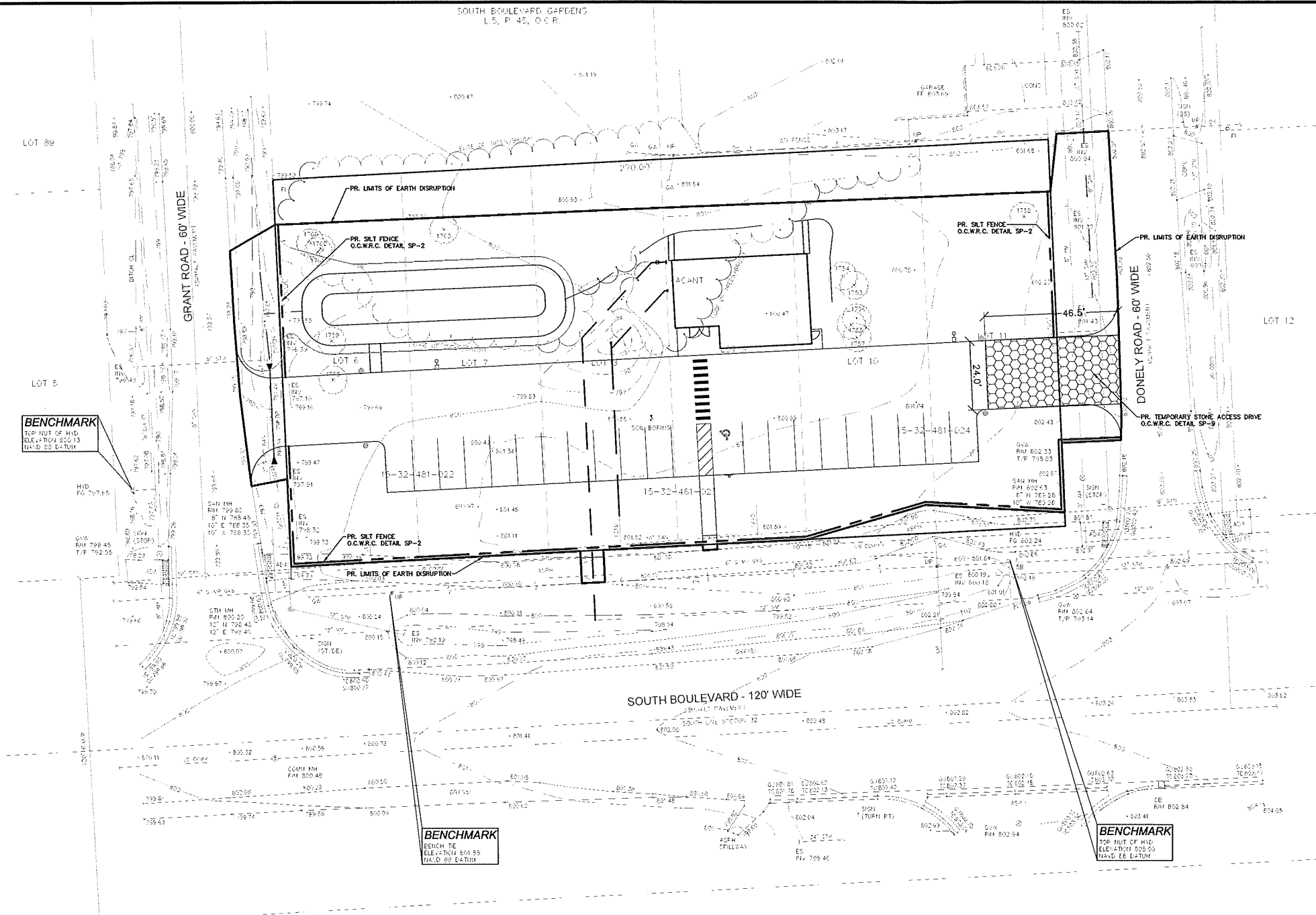
PROJECT MANAGER:
 J. Klinkenberger

APPROVED BY:
 C. Findley

DATE:
 December 18, 2017

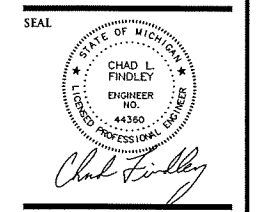
SCALE: 1" = 20'

NFE JOB NO. SHEET NO.
 J462 C2



**CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS**

NOWAK & FRAUS ENGINEERS
28 WEST ADAMS, SUITE 210
DETROIT, MI 48226
TEL. (313) 965-2444
FAX. (248) 332-8257



PROJECT
South Boulevard
Meeting Room

CLIENT
Moiseev / Gordon
Associates, Inc.
4351 Delemere Ct.
Royal Oak, MI 48073

CONTACT
Mr. Michael J. Gordon, RA
Tel: 248-549-4500
Email: michaelg@mga-architects.net

PROJECT LOCATION
Part of the Southeast 1/4
of Section 32
T.3 North, R.11 East
City of Rochester Hills,
Oakland County, Michigan

SHEET
Soil Erosion Control Plan



DATE ISSUED/REVISED
2018-06-11 - REVISED PER CITY REVIEW

REFER TO THE WRIC SOIL EROSION AND SEDIMENTATION CONTROL
DETAIL SHEET FOR ALL ADDITIONAL NOTES & DETAILS (TYP)

A DISTANCE OF 150'± TO THE NEAREST BODY OF WATER, UNNAMED
WETLANDS TO THE SOUTH AND WEST.

THE TOTAL AREA OF EARTH DISRUPTION IS 0.837 ACRES.

THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND
AFTER EVERY STORM EVENT BY THE CONTRACTOR.

A SOIL EROSION PERMIT IS REQUIRED FROM THE OAKLAND COUNTY
WATER RESOURCES COMMISSIONER.

DRAWN BY:
J. Klenk

PROJECT MANAGER:
J. Klinkenberger

APPROVED BY:
C. Findley

DATE:
December 18, 2017

SCALE: 1" = 20'

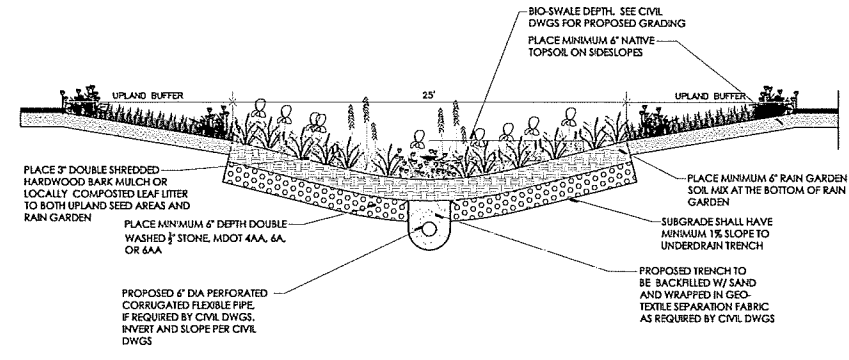
NFE JOB NO. J462 **SHEET NO.** C3

BENCHMARK
TOP HILT OF HILD
ELEVATION: 600.13
NAD 83 E-TM

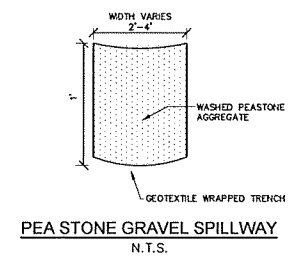
BENCHMARK
BENCH TIC
ELEVATION: 601.55
NAD 83 E-TM

BENCHMARK
TOP HILT OF HILD
ELEVATION: 602.05
NAD 83 E-TM

- RAIN GARDEN SEED MIX**
*CONTAINS 30% WILDFLOWERS, 10% NATIVE GRASSES
AND 60% TEMPORARY GRASSES
- | | |
|------------------------|--------------------------|
| WILDFLOWERS | GRASSES |
| NEW ENGLAND ASTER | BIG BLUESTEM |
| HEATH ASTER | CANADA WILD RYE |
| OX EYE SUNFLOWER | DARK GREEN BULRUSH |
| DENSE BLAZINGSTAR | INDIAN GRASS |
| GREAT BLUE LOBELIA | WETLAND SEDGES |
| CARDINAL FLOWER | FOWL MANNA GRASS |
| BERGAMOT (BEEBALM) | PRAIRIE CORD GRASS |
| SMOOTH PERIWINKLE | DIER TONGUE |
| MOUNTAIN MINT | |
| YELLOW CONEFLOWER | TEMPORARY GRASSES |
| BLACK-EYED SUSAN | SEED OATS |
| PRAIRIE DOCK | ANNUAL RYE |
| LANCE-LEAVED GOLDENROD | WINTER WHEAT |
| OHIO GOLDENROD | AMERICAN SLOUGH GRASS |
| GOLDEN ALEXANDERS | |
- RECOMMENDED SEEDING RATE:** 50-55 LBS/ACRE
SEED MIX AVAILABLE:
NATIVESCAPE, LLC
PO BOX 122
MANCHESTER, MI 48158
1-517-456-9656



BIOSWALE SPECIFICATIONS
ALL BIOSWALE SEED MIXES SHALL BE LOCALLY SOURCED.
SILT FENCING SHALL BE PLACED AROUND THE ENTIRE PERIMETER OF
BIOSWALES. GRASS SEEDING AND ESTABLISHMENT OCCUR.
BIOSWALE SOIL MIX SHALL BE COMPOSED OF A WELL-AERATED
BLEND OF 30% MASONRY SAND, 30% ORGANIC COMPOST AND
40% NATIVE TOPSOIL FROM ON-SITE, SPREAD TO A DEPTH AS
INDICATED ON DETAIL.
INSTALL SEED BETWEEN MAY 1 AND JUNE 15 OR OCTOBER 1 THROUGH
NOVEMBER 30, ON AS CONDITIONS PERMIT. IF SEEDING OCCURS BETWEEN
JUNE 15 AND OCTOBER 1, THE CONTRACTOR SHALL BE RESPONSIBLE FOR
PROVIDING ADEQUATE WATER, AS NEEDED UNTIL SEED GERMINATION AND
ESTABLISHMENT.
THE SPECIFIED SEED SHALL BE UNIFORMLY BROADCAST AT THE RATES SPECIFIED
ON DRAWINGS AND/OR SPECIFICATIONS. A CARBIDE (SLUCA SAND) SHALL BE
USED TO DISPERSE UNIFORM DISTRIBUTION.
DOUBLE PROCESSED HARDWOOD BARK MULCH OR LOCALLY COMPOSTED LEAF
LITTER SHALL BE APPLIED AT A DEPTH OF 3" IMMEDIATELY AFTER SEEDING/PLANTING
OPERATIONS ARE COMPLETE.
CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING AT LEAST 10% COVER OF
SEEDING AREAS IN THE RAIN GARDEN AFTER THE FIRST GROWING SEASON, AND
70% OF THE SEEDING AREAS IN THE UPLAND BUFFERS AFTER THE FIRST GROWING
SEASON.



TYPICAL BIOSWALE CROSS-SECTION

CITY FILE #: 17-009
CITY SECTION #: 32

plant material list

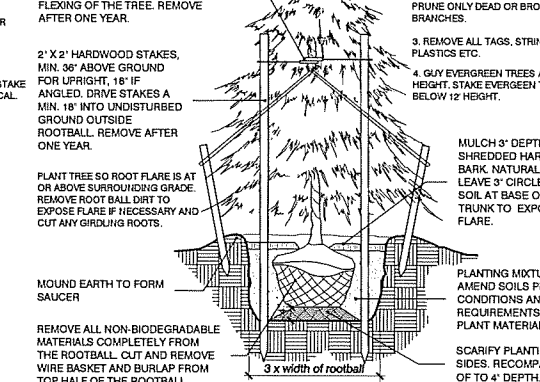
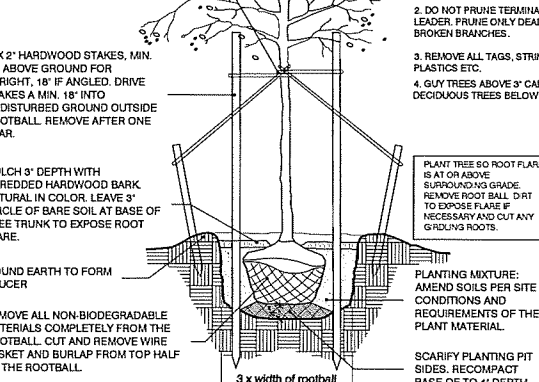
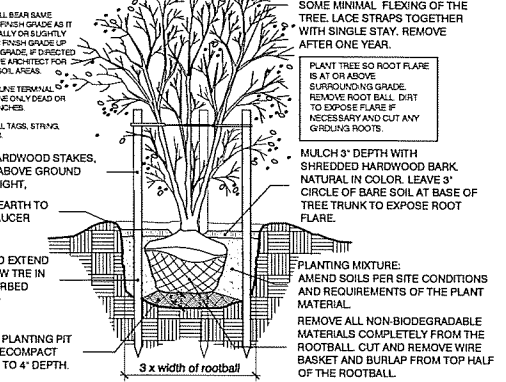
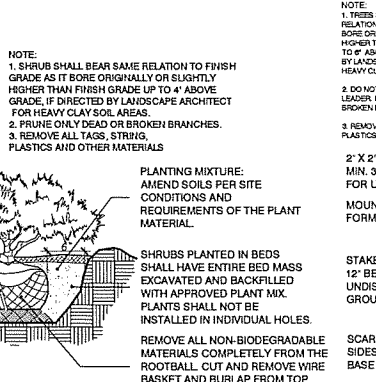
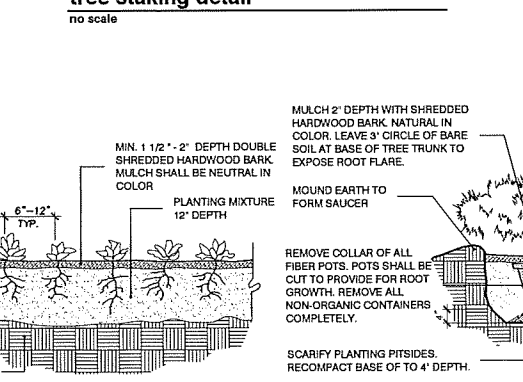
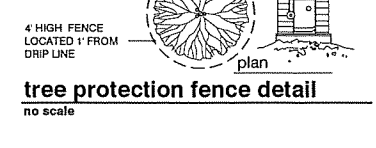
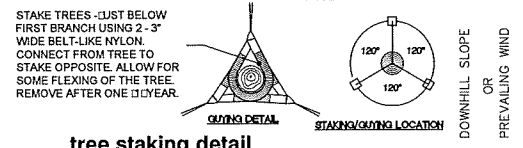
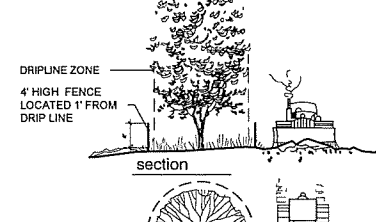
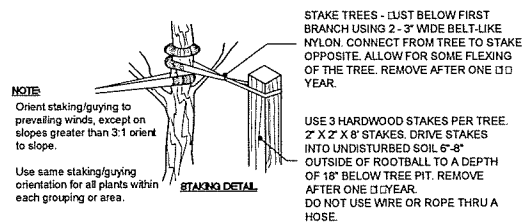
key	quant (LS-1)	botanical name	common name	size	comments	unit cost	cost total
LARGE AND SMALL DECIDUOUS TREES							
AF	6	ACER X FREEMANII 'JEFFERSON'	AUTUMN BLAZE RED MAPLE	2 1/2" BB		1350	8100
TA	4	TILIA AMERICANA 'BOULEVARD'	BOULEVARD LINDEN	2 1/2" BB		1350	5400
GB	5	QUERCUS 'BICOLOR'	SWAMP WHITE OAK	2 1/2" BB		1350	6750
LT	3	LIRIODENDRON TULIPIFERA	TULIPTREE	2 1/2" BB		1350	4050
CC	8	CERCIS CANADENSIS	EASTERN REDBUD	2" BB	(MULTI-STEM)	1750	14000
AC	3	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	6" BB	(MULTI-STEM)	1750	5250
MS	3	MALUS BURGENTII	SARGENT CRABAPPLE	2" BB		1750	5250
MR	3	MALUS ROYALTY	ROYALTY CRABAPPLE	2" BB		1750	5250
SHRUBS							
VFK	1	VIBURNUM X B. MOHAWK	MOHAWK VIBURNUM	3" BB		150	150
LY	55	LYGISTRUM X VIGARII	VACARY PRIVET	3" CONT	36" O.C. SPACING	150	8250
BW	14	BUXUS M. GREEN VELVET	GREEN VELVET BOXWOOD	3" CONT	24" O.C. SPACING	150	2100
TD	6	TAXUS X M. DENSFORTIS	DENSFORTIS SPREADING YEW	36" BB	32" O.C. SPACING	150	900
LARGE AND SMALL EVERGREENS							
AW	6	ABIES CONCOLOR	CONCOLOR WHITE FIR	8" BB		1300	7800
FP	5	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	8" BB		1300	6500
PS	10	PINUS STROBUS	EASTERN WHITE PINE	8" BB		1300	13000
LANDSCAPE MATERIALS							
2300	1	SOD				167.50/YRD.	167.50
1	1	IRRIGATION				13500	13500
						TOTAL COST:	133,450

general landscape notes:

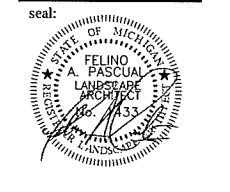
- LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK. CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
- PRIOR TO BEGINNING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES (GAS, ELECTRIC, TELEPHONE, CABLE) TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-TIL ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING.
- NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN/DISCREPANCY WITH LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY.
- ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY ROCHESTER HILLS AND LANDSCAPE ARCHITECT.
- ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAIL SHOWN ON PLAN.
- PLANT BEDS TO BE DRESSED WITH MIN. 4" OF FINELY DOUBLE SHREDDED HARDWOOD BARK MULCH.
- DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
- NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS.
- REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS. 4" THICK BARK MULCH FOR TREES IN 4" DIA. CIRCLE WITH 3" FILLED AWAY FROM TRUNK. 4" THICK BARK MULCH FOR SHRUBS AND 4" THICK BARK MULCH FOR PERENNIALS.
- PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
- PROVIDE PEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
- ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
- PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
 - SHADE TREES: 5 FT.
 - ORNAMENTAL AND EVERGREEN TREES (CRAB, PINE, SPRUCE, ETC.): 10 FT.
 - SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY: 2 FT.
- NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR LOCATION AND DETAILS.
- ALL LAWN AREAS AND LANDSCAPE BEDS TO BE FULLY IRRIGATED WITH A AUTOMATIC UNDERGROUND SYSTEMS. IRRIGATION SYSTEM TO HAVE SEPARATE ZONES FOR LAWN AREAS, PARKING ISLANDS, AND SHRUB BEDS WITH DIFFERENT CONTROL MOISTURE LEVEL ADJUSTMENT PER ZONE AS REQUIRED.
- UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN TO RECEIVE EDGING. EDGING SHALL BE 4" X 1/8" METAL (FINISH BLACK OR GREEN) OR APPROVED EQUAL AND TO BE INSTALLED WITH HORIZONTAL METAL STAKES AT 32" O.C. OR PER MANUFACTURER'S SPECIFICATION.
- ALL NEW PARKING ISLANDS AND LANDSCAPE BEDS ADJACENT AND NEXT TO BUILDING SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS A MIN. OF 16" DEPTH BACK FILL WITH GOOD, MEDIUM TEXTURED PLANTING SOILS. ADD A MIN. 4" OF TOPSOIL OVERFILL TO FINISH GRADE. PROVIDE POSITIVE DRAINAGE.
- WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.
- ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPRIATE DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT DRAIN SUFFICIENTLY.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF TWO YEAR BEGINNING AFTER THE COMPLETION OF LANDSCAPE INSTALLATION DATE APPROVED BY THE CITY OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE TOWNSHIP OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.
- IRRIGATION OF LANDSCAPING TO OCCUR BETWEEN THE HOURS OF MIDNIGHT (12:00) AND 5:00 AM.

Rochester Hills landscape notes:

- SECTION 08-12100 MAINTENANCE
- THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SITE THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
- LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND WEEDS.
 - 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 AFORESAID PROCEDURES. ANY REVISIONS TO OR REMOVAL OF PLANT MATERIALS, OR NON-COMPLIANCE WITH THE MAINTENANCE REQUIREMENTS OF THIS SECTION 08-12100 WILL PLACE THE PARCEL IN NON-COMPLIANCE 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.



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client:
Detroit Meeting Room

project:
DMR South Boulevard

project location:
City of Rochester Hills, Michigan South Blvd.

sheet title:
plant material list, planting details and landscape notes

job no./issue/revision date:
LS17.092.08 SPA 9-5-2017
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JP, CS

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FP

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notice:
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3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171

The location and elevations of existing underground utilities as shown on this drawing are only approximate. No guarantee is either expressed or implied as to the completeness of accuracy. Contractor shall be exclusively responsible for determining the exact location and elevations prior to the start of construction.

project no:
LS18.031.02

sheet no:
LS-2 of 2

Plant Material List, Planting Details and Notes