

SBA STUDIOS PROJECT #: 2023-166

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 A117.1-2009

- BUILDING DATA:**
- BUILDING SQUARE FOOTAGE: 3,676 S.F.
 - ALLOWABLE BUILDING SIZE: 9,000 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

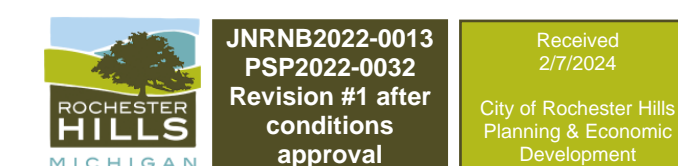
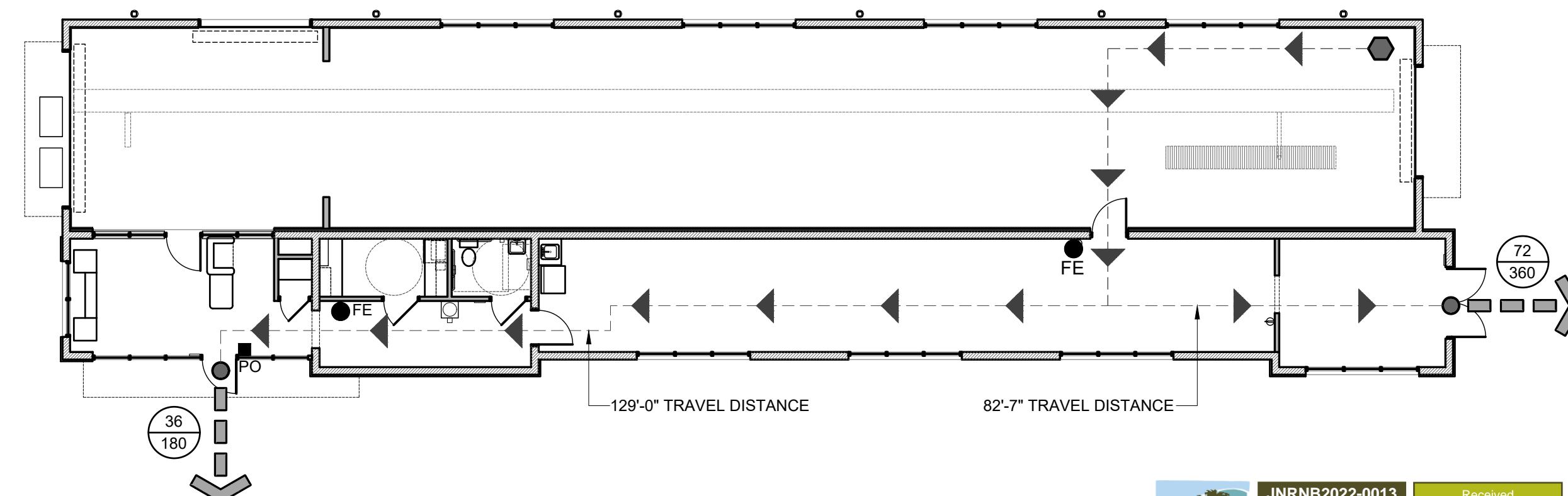
#	DATE	ISSUED WITH: CHANGE DESCRIPTION

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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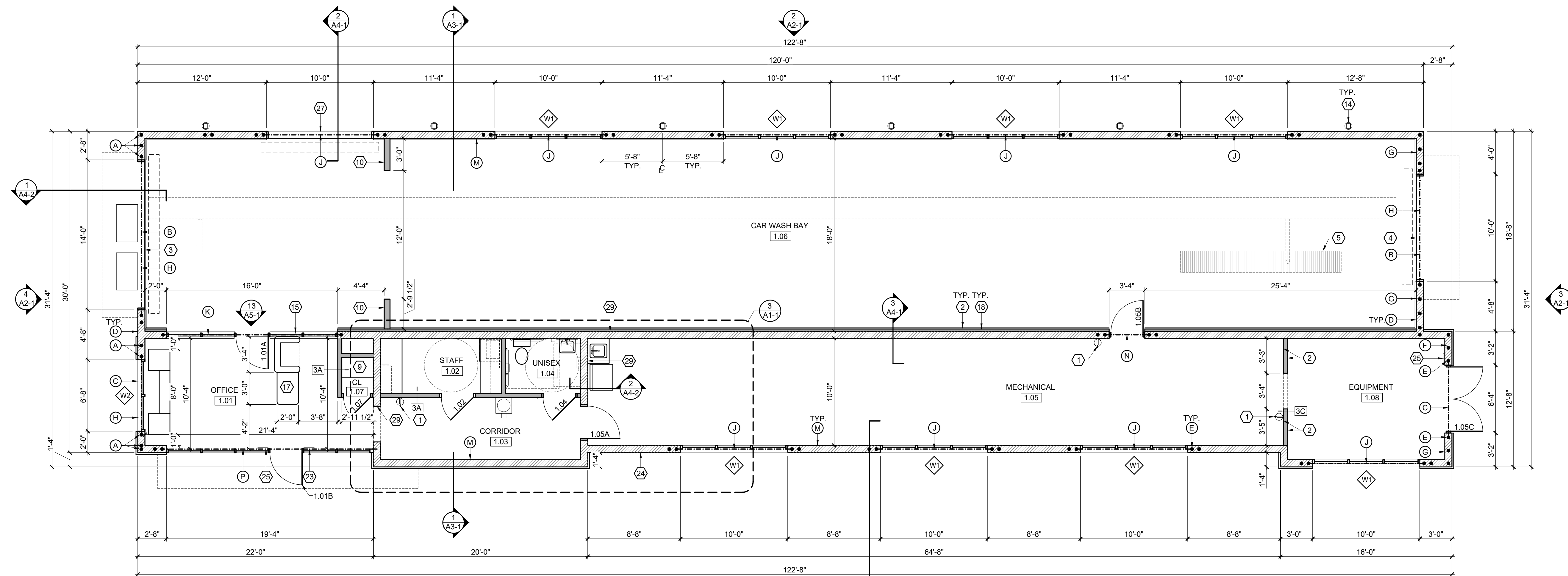
CLEAN

EXPRESS AUTO WASH

SBA STUDIOS

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

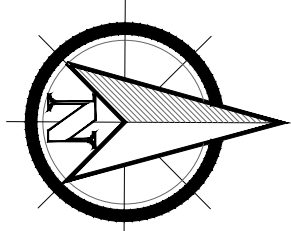


PROVIDE MASONRY CONTROL JOINTS PER MANUFACTURER'S INSTRUCTIONS

PROVIDE HORIZONTAL JOINT REINFORCING AT 16" O.C. MIN. W/ 7 BAR SIZE TYP. LAP MIN. 12", TYP.

ALL EXTERIOR DIMENSIONS ARE TO MASONRY UNITS / MASONRY OPENINGS, TYP.

PROVIDE (2) L4 x 3 1/2 x 5/16" LINTEL OVER 36"x24" LOUVERS AND @ LONG WALL OF BUILDING



WINDOW TYPES SCHEDULE	
W1	10'-0" WIDE BY 10'-0" TALL ALUMINUM STOREFRONT WINDOW HEAD HEIGHT = 10'-8" A.F.F.
W2	6'-8" WIDE BY 10'-8" TALL ALUMINUM STOREFRONT WINDOW HEAD HEIGHT = 10'-8" A.F.F.
ALL GLAZING SHALL HAVE A SHGC OF .40 MIN.	

CAR WASH GENERAL NOTES	
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

PLAN GENERAL NOTES	
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

- ### FLOOR PLAN CODED NOTES
- WALL MOUNTED FIRE EXTINGUISHER. EXTINGUISHER TO BE: RED ENEMELO 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
 - INTERIOR WALL LINER PANEL
 - 14'-0" x 8'-0" OVERHEAD DOOR
 - 10'-0" x 8'-0" OVERHEAD DOOR
 - CAR WASH TRENCH, SEE MANUFACTURER'S DRAWINGS
 - DECORATIVE AWNING W/ BRACKETS, CENTER OVER WINDOWS / DOORS
 - DEDICATED COMMERCIAL GRADE SINK FOR UTILITY SINK
 - ANSI COMPLIANT BOTTLED WATER COOLER WITH CUP DISPENSER
 - 12" DEEP SHELVING W/ STANDARDS AND BRACKETS
 - WIND WALL, P.T. 2x6 WALL W/ 7/16" OSB SHEATHING & LINER PANEL BOTH SIDES
 - NOT USED
 - UNDER COUNTER REFRIGERATOR
 - SERVER RACK, SEE SHEET AS-1
 - DOWNSPOUT
 - ALUMINUM STOREFRONT SYSTEM, WINDOW HEAD HEIGHT = 8'-0", SEE ELEVATION 13/A5-1, PROVIDE 1" INSULATED GLASS
 - NOT USED
 - RECEPTIONIST DESK BY OTHERS. ANSI COMPLIANCE IS THE RESPONSIBILITY OF THE DESK DESIGNER
 - PROVIDE 2 1/2" METAL Z-FURRING STRIPS @ 24" HORIZONTAL W/ MIN R-13 RIGID INSULATION IN FURRING CAVITIES W/ 5 MIL VAPOR BARRIER
 - ANSI COMPLIANT SIGNAGE DESIGNATING UNISEX TOILET ROOM
 - COFFEE MAKER, SEE INTERIOR ELEVATION
 - MICROWAVE, SEE INTERIOR ELEVATION
 - STACKABLE WASHER / DRYER
 - ANSI COMPLIANT SIGNAGE DESIGNATING MAXIMUM OCCUPANCY OF 15 PERSONS
 - QUICK-BRICK MASONRY CONSTRUCTION
 - ANSI COMPLIANT EXIT SIGNAGE, SEE 9/A5-1
 - STORAGE CABINETRY, SEE INTERIOR ELEVATION ON SHEET A5-1
 - 10'-0" x 8'-0" OVERHEAD DOOR
 - HVAC PLATFORM ABOVE, SEE DETAILS ON SHEET A1-3
 - 8" CMU WALL

- ### STRUCTURAL CODED NOTES
- #5 VERTICAL EACH CELL
 - W8x28 W/ 5/16" PLATE, FASTEN TO WALL PER DETAIL 7/A4-2
 - (2) L5x3-1/2x5/16 LLV
 - PROVIDE HORZ. JOINT REINF. @ EACH COURSE IN END WALL
 - (2) #5 VERT. TYP. @ ALL MASONRY OPENINGS
 - PROVIDE HORIZONTAL JOINT REINFORCING @ EACH COURSE IN 18'-4" TALL WALLS
 - #5 @ CORNERS AND 16" O.C. MAX @ END WALL
 - PROVIDE #5 VERT. @ 48" O.C. IN WALL ABOVE OPENINGS
 - NOT USED
 - W8x24 W/ 5/16" PLATE
 - W16x31 W/ 5/16" PLATE, FASTEN TO WALL PER DETAIL 7/A4-2
 - W8x28 LINTEL W/ 5/16" PLATE
 - PROVIDE #5 @ 48" O.C. VERT. & HORIZONTAL JOINT REINFORCING PER PLAN NOTES FOR ENTIRE WALL, TYP.
 - (2) L3 1/2x3 1/2x5/16
 - W12x30 W/ 5/16" PLATE

WALL TYPES SCHEDULE

#	ASSEMBLY DESCRIPTION	HR	NOTES
3A	2x4 WOOD STUDS @ 16" O.C. 5/8" GYP BD		FULL HEIGHT PARTITION, TERMINATE GYPSUM BOARD @ UNDERSIDE OF JOISTS. ASSEMBLY THICKNESS = 4 3/4"
3B	2x4 WOOD STUDS @ 16" O.C. 5/8" GYP BD 3" SOUND BATT		FULL HEIGHT PARTITION, TERMINATE GYPSUM BOARD @ UNDERSIDE OF JOISTS. ASSEMBLY THICKNESS = 4 3/4"
3C	2x4 WOOD STUDS @ 16" O.C. 5/8" GYP BD 3" SOUND BATT		FULL HEIGHT PARTITION, TERMINATE GYPSUM BOARD @ BOTTOM OF DECK. ASSEMBLY THICKNESS = 4 3/4"

4 FLOOR PLAN

NO.	ROOM NAME	SIZE	ELEV.	MAT.	DOOR	RATING	GLASS	HDWR	FRAME	ELEV.	MAT.	REMARKS
1.01A	OFFICE	3070	02	AL/GS	0-HR	TEMP	SET 01	A	AL			CLOSER
1.01B	OFFICE	3070	02	AL/GS	0-HR	TEMP	SET 05	B	AL			CLOSER, ENTRY KEY
1.02	STAFF	3070	03	H.M.	0-HR	TEMP	SET 02	A	H.M.			
1.04	UNISEX	3070	01	H.M.	0-HR	N/A	SET 03	A	H.M.			
1.05A	MECHANICAL	3070	04	H.M.	0-HR	TEMP	SET 04	A	H.M.			
1.05B	MECHANICAL	3070	02	ALUM.	0-HR	N/A	SET 04	B	ALUM.			
1.06	WASH BAY	3070	02	AL/GS	0-HR	TEMP	SET 05	B	ALUM.			
1.07	CLOSET	2670	01	WD	0-HR	N/A	SET 02	N/A	N/A			CUSTOM SLAT WALL DOOR
1.08	MECHANICAL	(2) 3070	05	AL/GS	0-HR	TEMP	SET 05	B	H.M.			

SPACE	FLOOR	BASE	NORTH	EAST	SOUTH	WEST	CLG	REMARKS
1.01	OFFICE	WD	VB	PT-2	PT-2	PT-2	NO	PAINT BAR JOISTS & ROOF DECK
1.02	STAFF	WD	VB	PT-1	PT-1	PT-1	NO	PAINT BAR JOISTS & ROOF DECK
1.03	CORRIDOR	WD	VB	PT-1	PT-1	PT-1	GYP	
1.04	UNISEX	WD	VB	PT-1	PT-1	PT-1	GYP	6" BASE
1.05	MECHANICAL	NO	NO	PT-1	PT-1	PT-1	NO	PAINT BAR JOISTS & ROOF DECK
1.06	WASH BAY	NO	NO	WL	WL	WL	NO	PAINT BAR JOISTS & ROOF DECK
1.07	STORAGE	WD	VB	PT-1	PT-1	PT-1	NO	PAINT BAR JOISTS & ROOF DECK
1.08	EQUIPMENT	NO	NO	PT-1	PT-1	PT-1	NO	PAINT BAR JOISTS & ROOF DECK

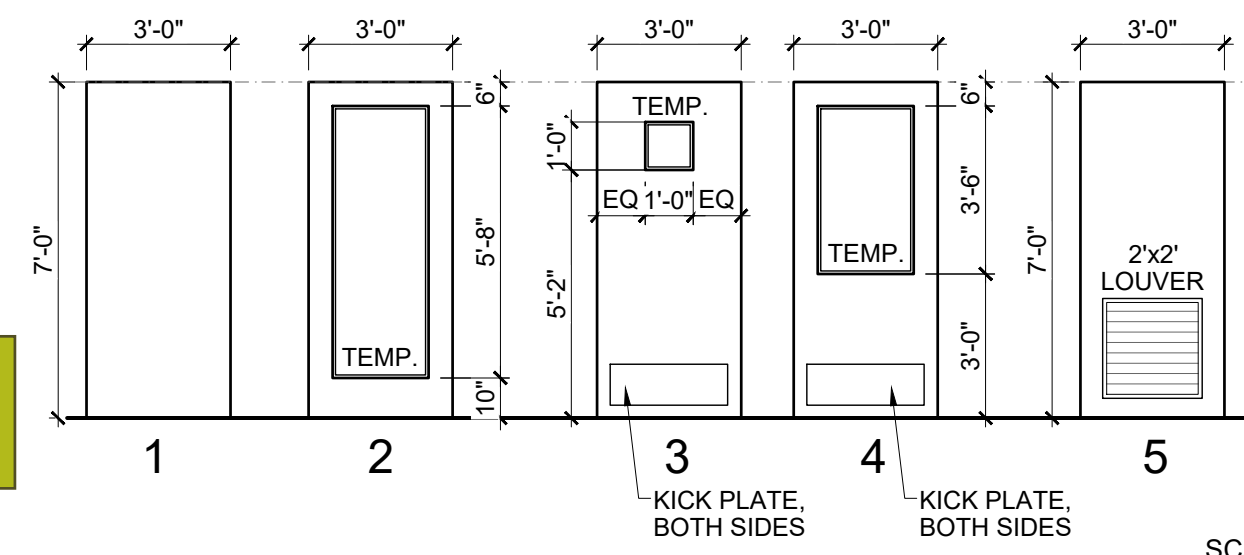
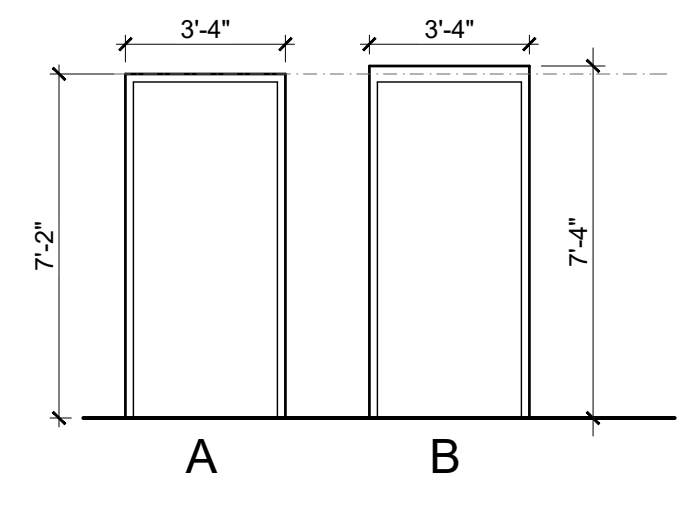
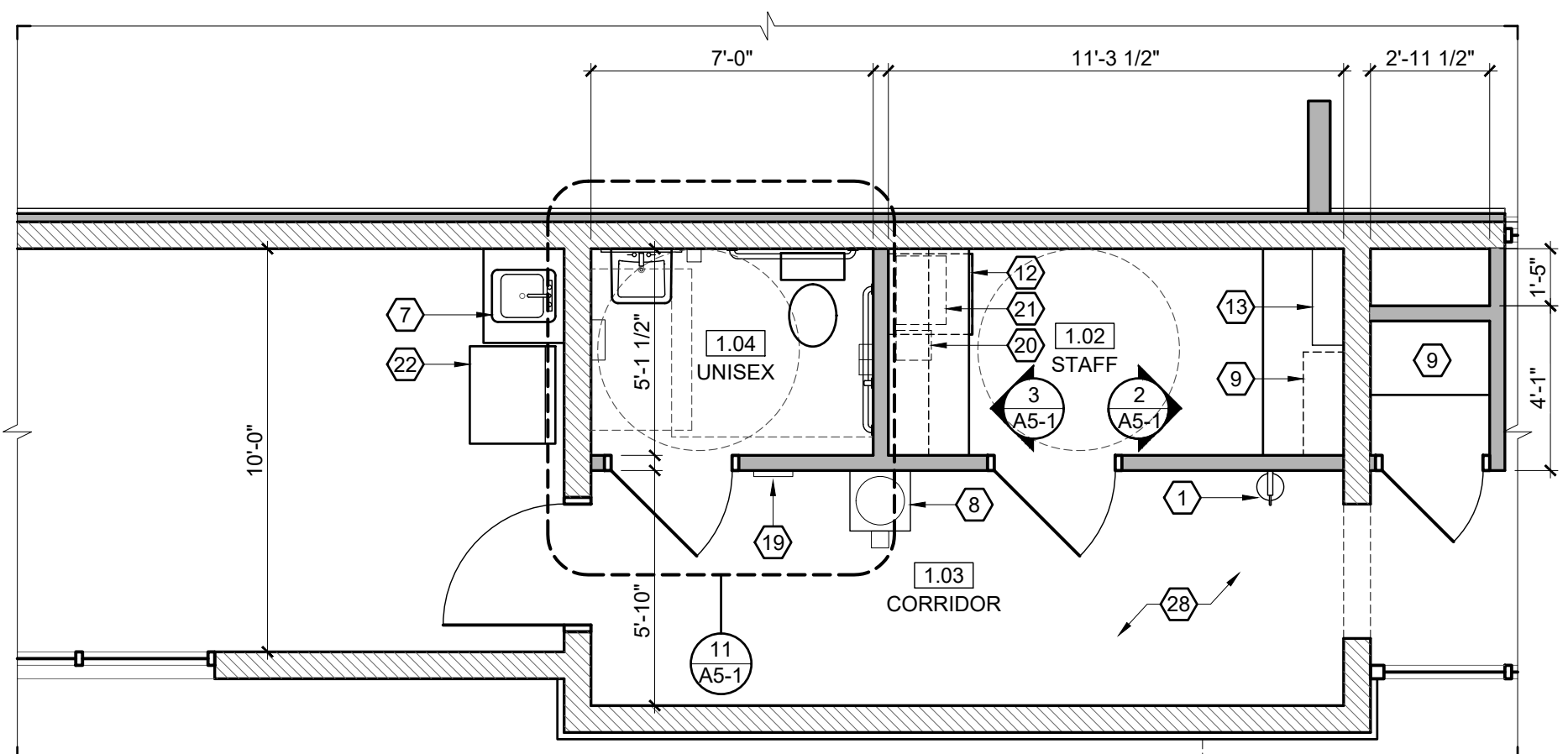
- ### DOOR GENERAL NOTES
- ALL DOOR HARDWARE TO BE ANSI COMPLIANT LEVER STYLE
 - ALL DOOR HARDWARE TO BE MOUNTED BETWEEN 34" - 48" A.F.F.
 - ALL GLAZING IN NEW DOORS TO BE TEMPERED
 - ALL DOORS TO RECEIVE (3) HINGES
 - ALL DOORS TO RECEIVE (3) SILENCERS
 - ALL DOORS TO RECEIVE DOOR STOP
 - ALL EXTERIOR DOORS TO RECEIVE CLOSER
 - ALL EXTERIOR DOORS TO HAVE ANIS COMPLIANT THRESHOLD (1/4" MAX)
 - ALL EGRESS DOORS SHALL UNLATCH WITH ONLY ONE OPERATION OF THE DOOR HARDWARE, READILY OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. 2017 OBC 1010.1.9/1010.1.9.1/1010.1.9.5.

- ### DOOR HARDWARE SETS
- SET 01: OFFICE LOCKSET
 - SET 02: STORAGE LOCKSET
 - SET 03: PRIVACY LOCKSET
 - SET 04: PASSAGE LOCKSET
 - SET 05: EXIT LOCKSET
 - SET 06: PUSH / PULL
- KEY ALL DOORS ALIKE

FLOORING	BASE	WALLS	CEILING
CPT CARPET VCT VINYL COMP TILE WD SIM WOOD FLR NO NO FLOORING SIM WOOD FLOOR = ANISCOR PRO12 12x24 URBAN CONCRETE	VB VINYL BASE CT CERAMIC TILE EXG EXG BASE NO NO BASE	PT-1 WHITE PAINT PT-2 BLONDE PAINT SW 6128 WC WALL COVERING EXG EXG WALL FINISH WL WALL LINER PANEL BB BOARD AND BATTEN NO NO FINISH	ACT ACOUSTICAL CEILING TILE GYP SUSPENDED GYPSUM BOARD CEILING WL WALL LINER NO NO CEILING

5 DOOR SCHEDULE

4 FINISH SCHEDULE



3 ENLARGED FLOOR PLAN

2 FRAME ELEVATIONS

1 DOOR ELEVATIONS

JNRNB2022-0013
PSP2022-0032
Revision #1 after conditions approval

Received 2/7/2024
City of Rochester Hills Planning & Economic Development

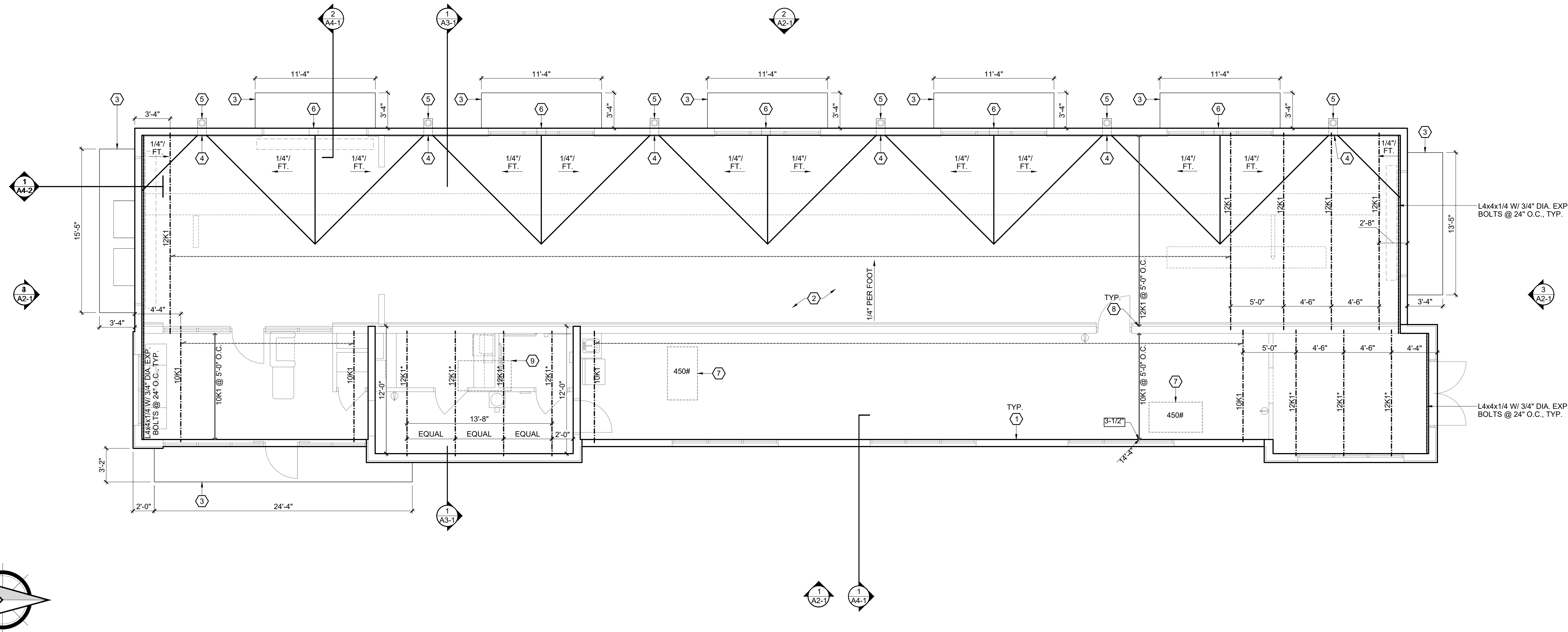
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ROCHESTER HILLS, MI 48307

ACLEAN
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ARCHITECTURAL DESIGN
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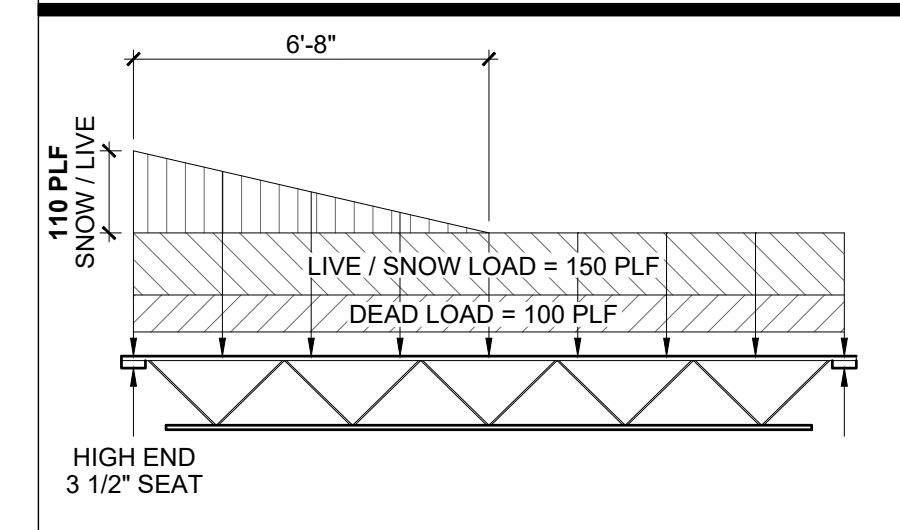
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SHEET # / DESCRIPTION
FLOOR PLAN
A1-1
DATE: 08.28.2023
PRELIMINARY DESIGN
SCO: S. BAKER, LICENSE #14654
EXPIRATION DATE: 12/31/2023
SBA STUDIOS PROJECT # 2023-166



ROOF PLAN CODED NOTES

- MASONRY PARAPET WALL
- STANDARD UL CLASS A FM/1-90 FULLY ADHERED SINGLE PLY MEMBRANE ROOFING ON RIGID INSULATION, SLOPE TOWARDS SCUPPERS
- PREFABRICATED CANOPY INSTALLED PER MANUFACTURER'S INSTRUCTIONS
- DRAINAGE SCUPPER THROUGH PARAPET WALL
- PRE-MANUFACTURED COLLECTION BOXES W/ 5" DOWNSPOUTS EMERGENCY OVERFLOW SCUPPER
- MAKE-UP AIR UNIT BELOW, SEE SUPPORT DETAIL 1/A1-2
- PROVIDE 3-3/4" DEEP BEARING PLATES @ INTERIOR BEARING WALL LOCATIONS
- ROOFTOP CONDENSING UNIT.

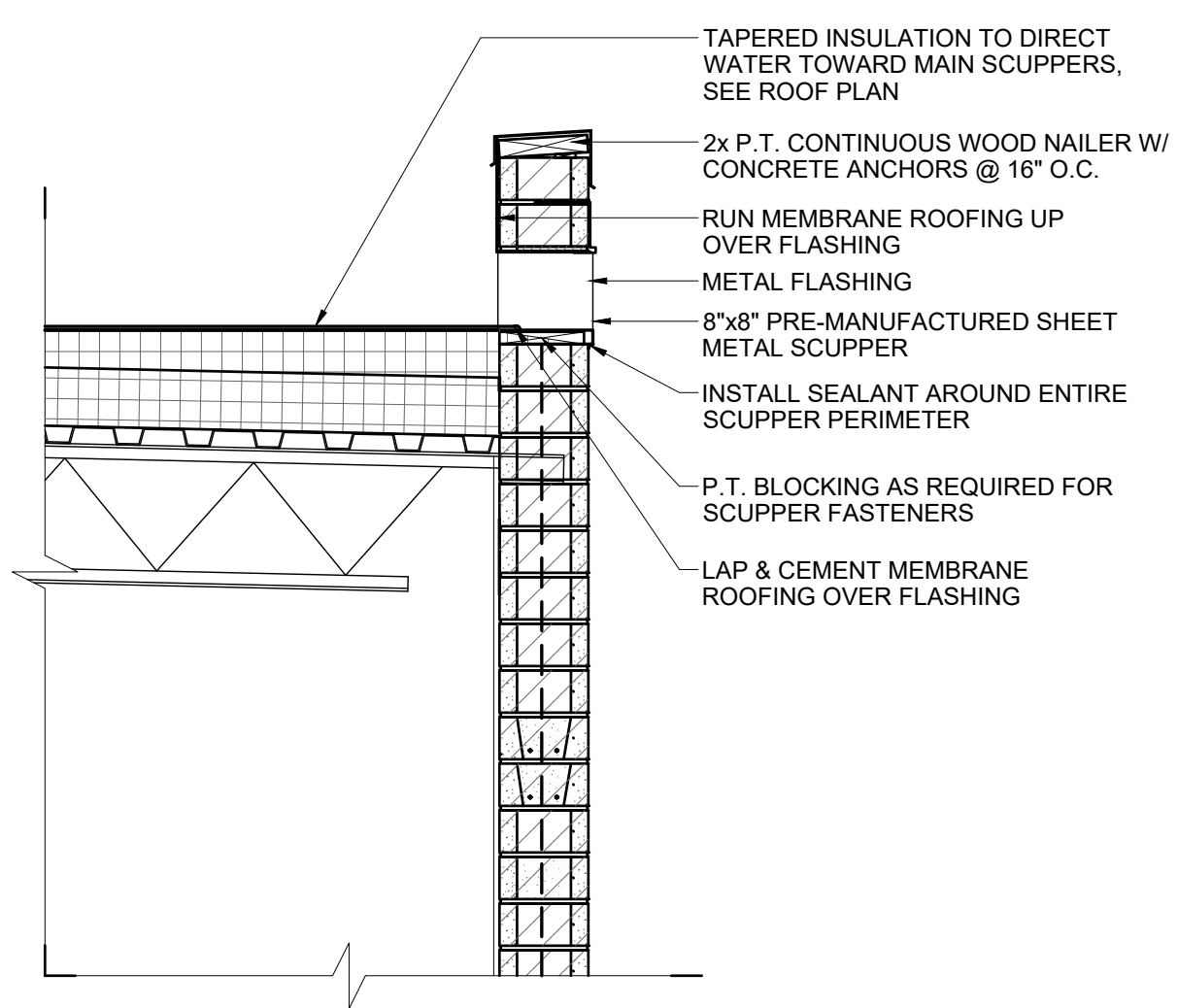
LOAD DIAGRAM @ JOISTS NOTED*



ROOF FRAMING NOTES

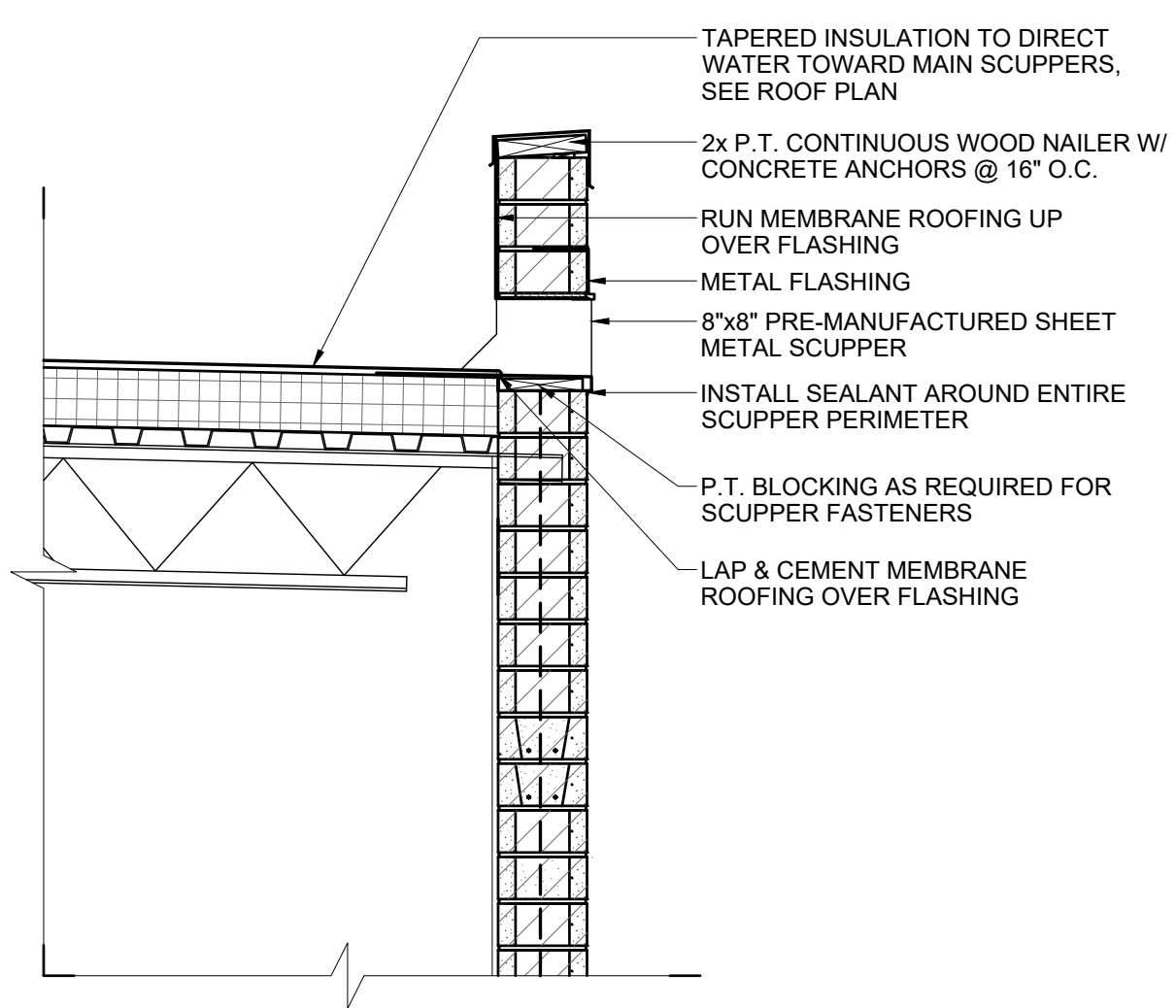
- DESIGN ROOF LIVE LOADS = 25 PSF PLUS THE EFFECTS OF DRIFTING SNOW PER ASCE. 8PSF NET WIND UPLIFT.
- ROOF CONSTRUCTION: 1-1/2" 20 GA, GALVANIZED STEEL ROOF DECK, U.N.O.
- ELEVATIONS SHOWN INDICATE THE FOLLOWING:
 AT JOIST: JOIST BEARING EL. (U.N.O.)
 AT BEAMS: TOP OF BEAM EL. (U.N.O.)
 WORKPOINTS AT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

4 ROOF PLAN



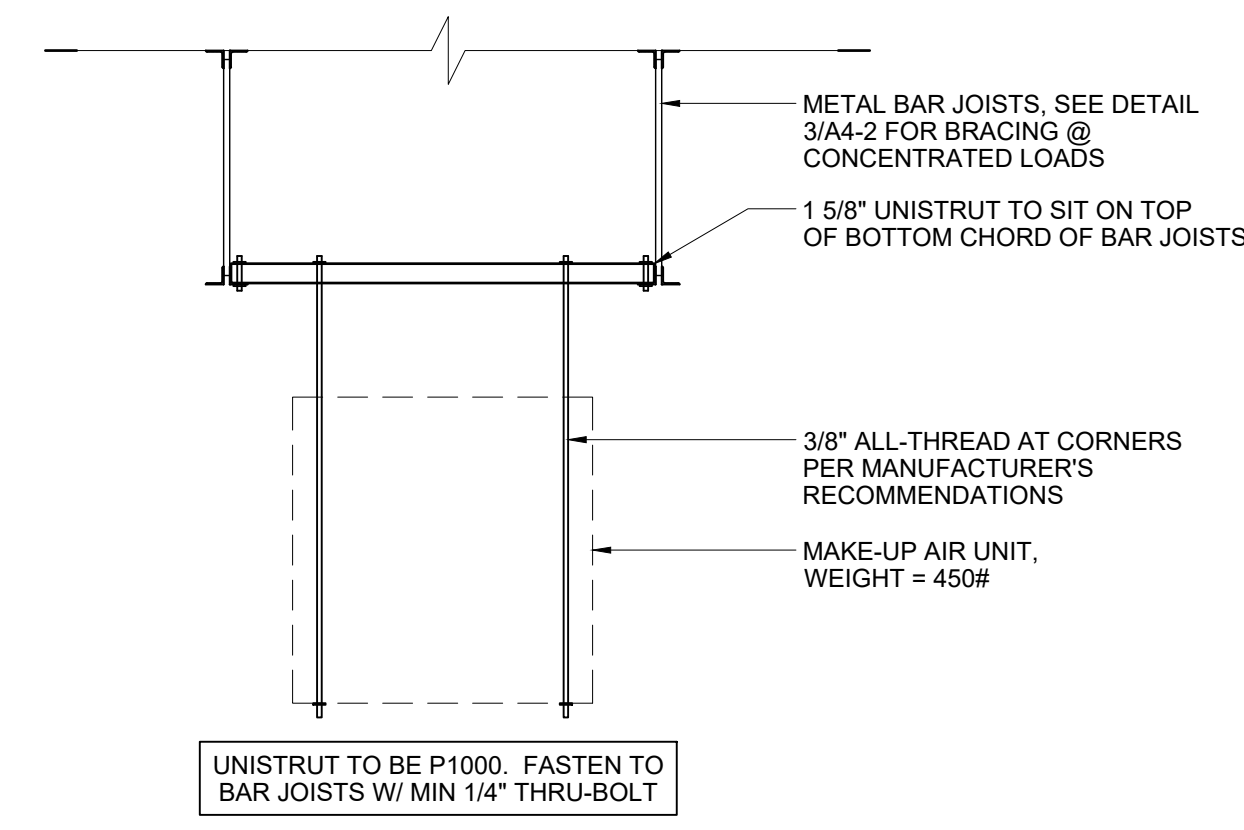
SCALE: 3/4" = 1'-0"

3 OVERFLOW SCUPPER DETAIL



SCALE: 3/4" = 1'-0"

2 SCUPPER DETAIL



SCALE: 3/4" = 1'-0"

1 MAKE-UP AIR UNIT SUPPORT

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 ROCHESTER HILLS, MI 48307

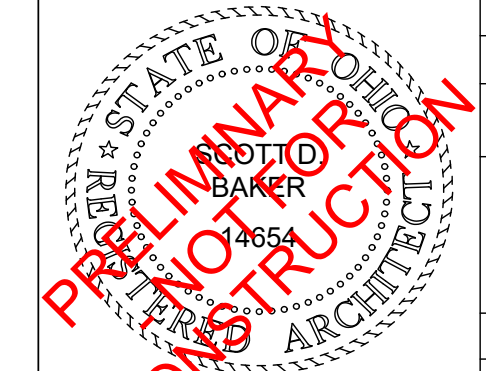
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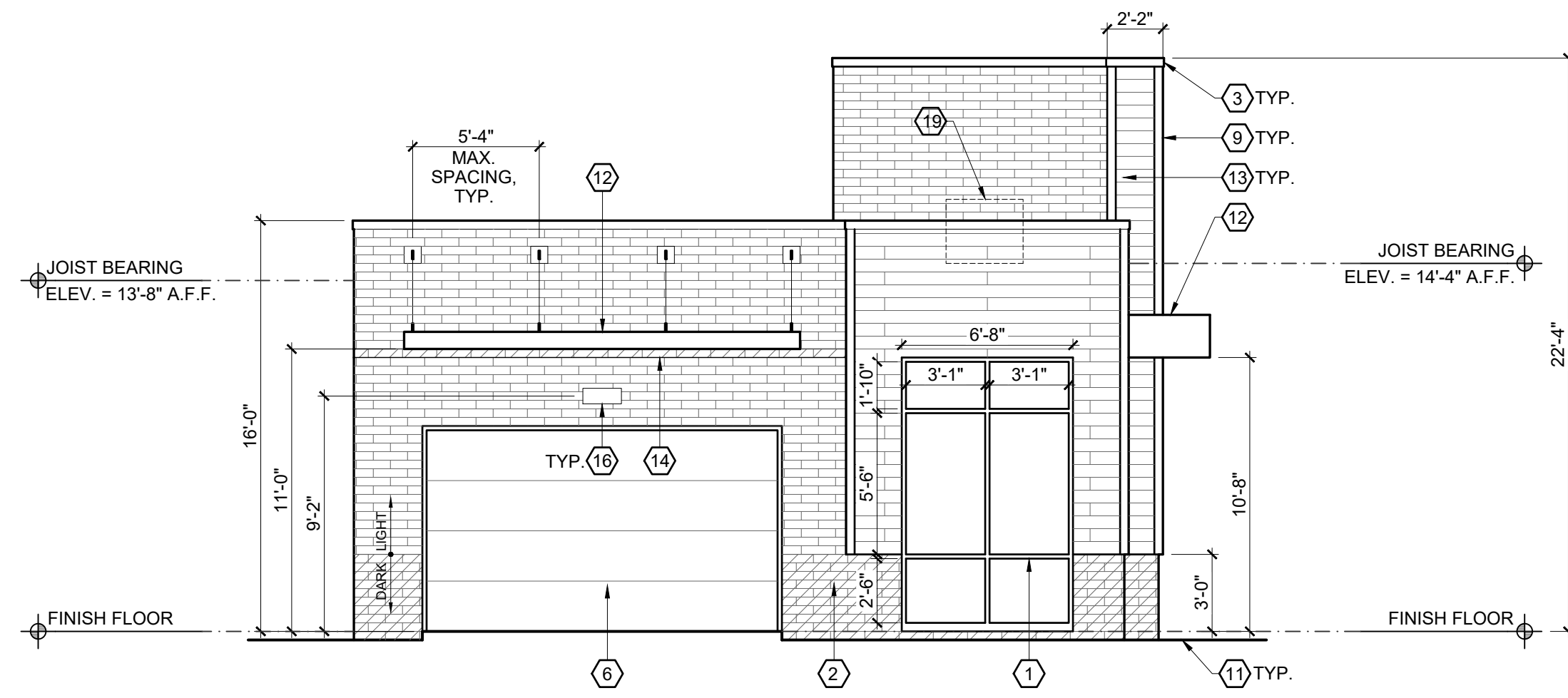
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SCALE: 3/16" = 1'-0" (U.N.O.)
 SHEET # / DESCRIPTION
ROOF PLAN
A1-2
 DATE: 08.28.2023
 PRELIMINARY DESIGN
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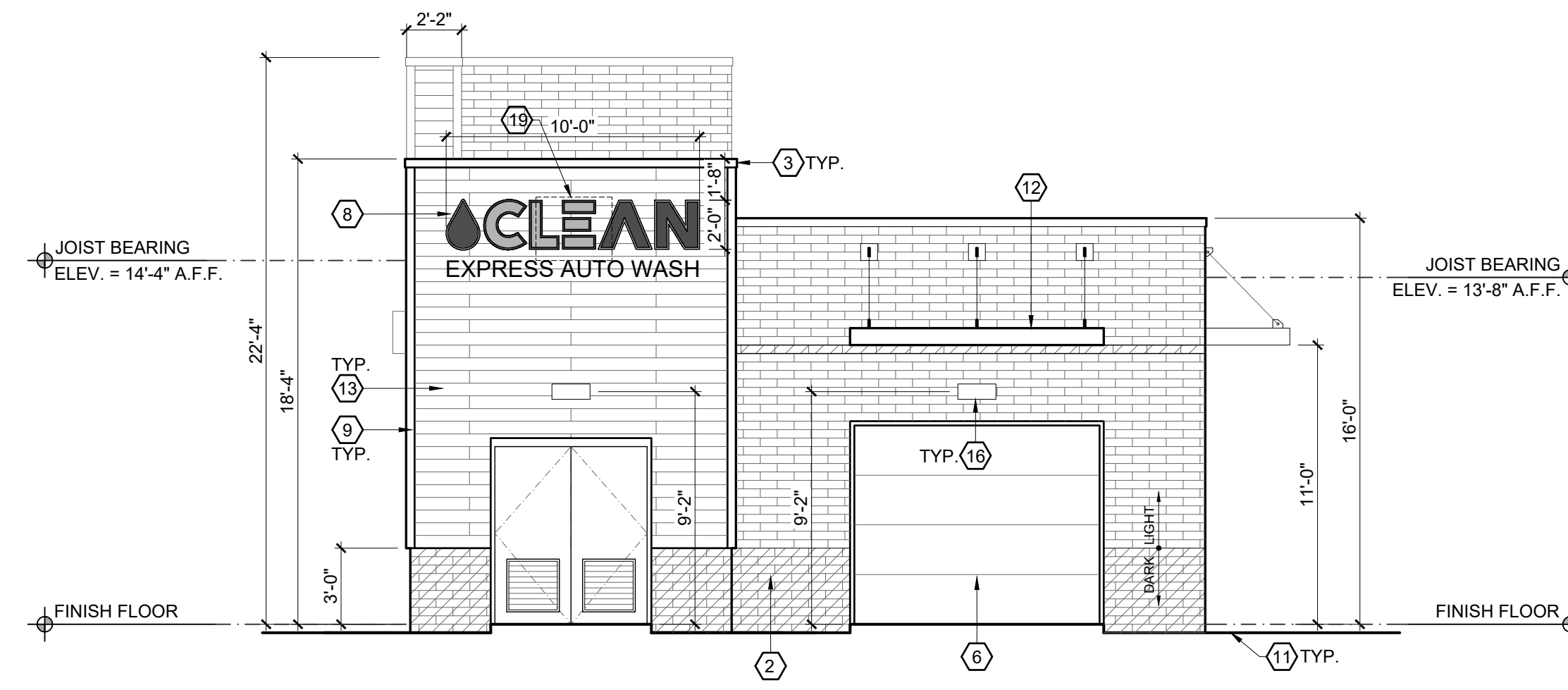
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 Revision #1 after conditions approval

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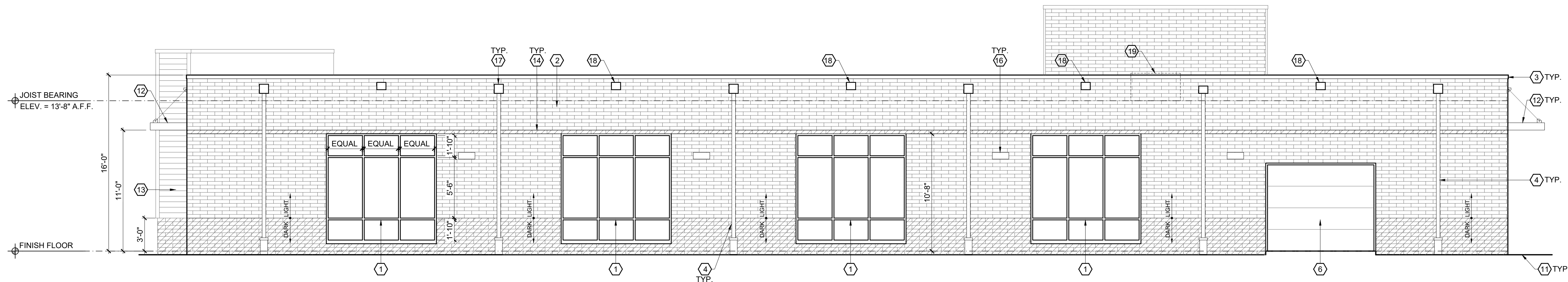




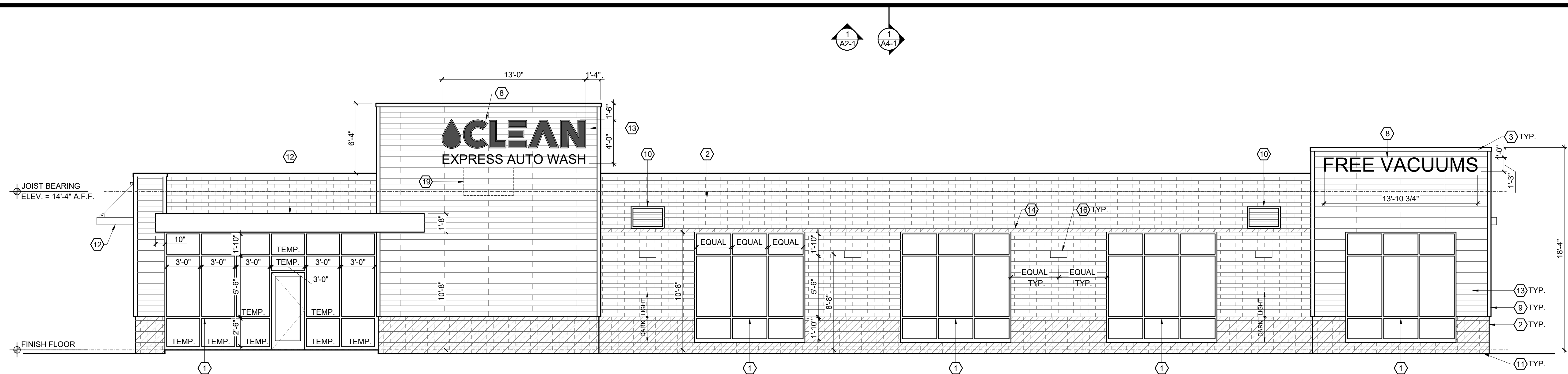
4 SOUTH ELEVATION



3 NORTH ELEVATION



2 WEST ELEVATION

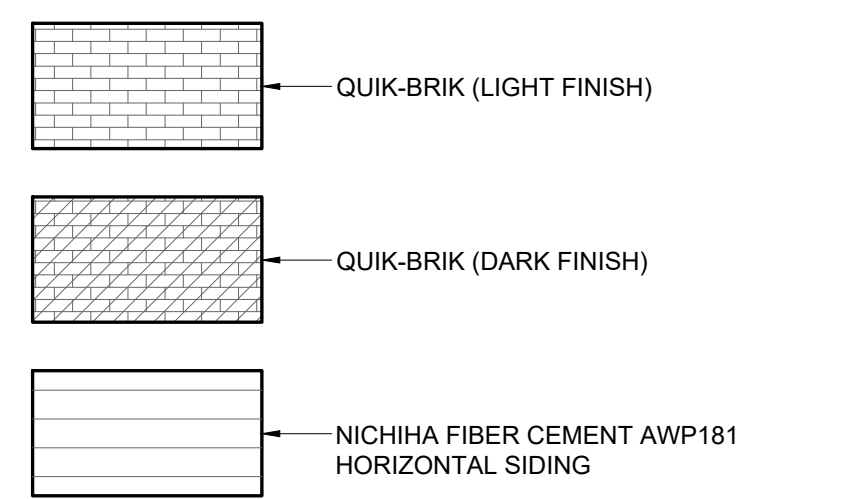


1 EAST ELEVATION

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"x24" 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



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

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ACLEAN
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ARCHITECTURAL DESIGN
614.562.7761 WWW.SBA-STUDIOS.COM

SCALE: 3/16" = 1'-0"
SHEET # / DESCRIPTION
EXTERIOR ELEVATIONS

A2-1

DATE: 08.28.2023
PRELIMINARY DESIGN

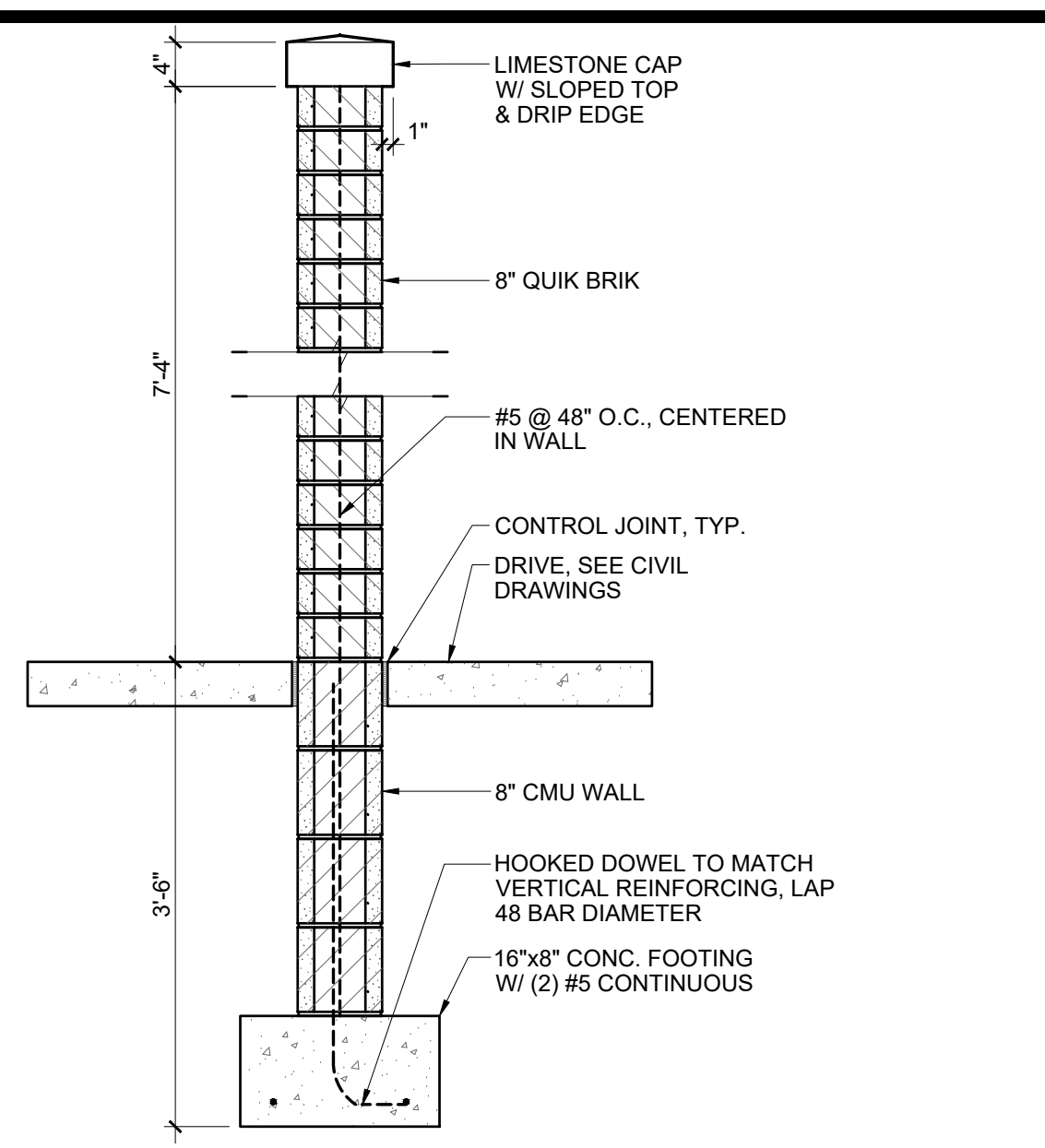
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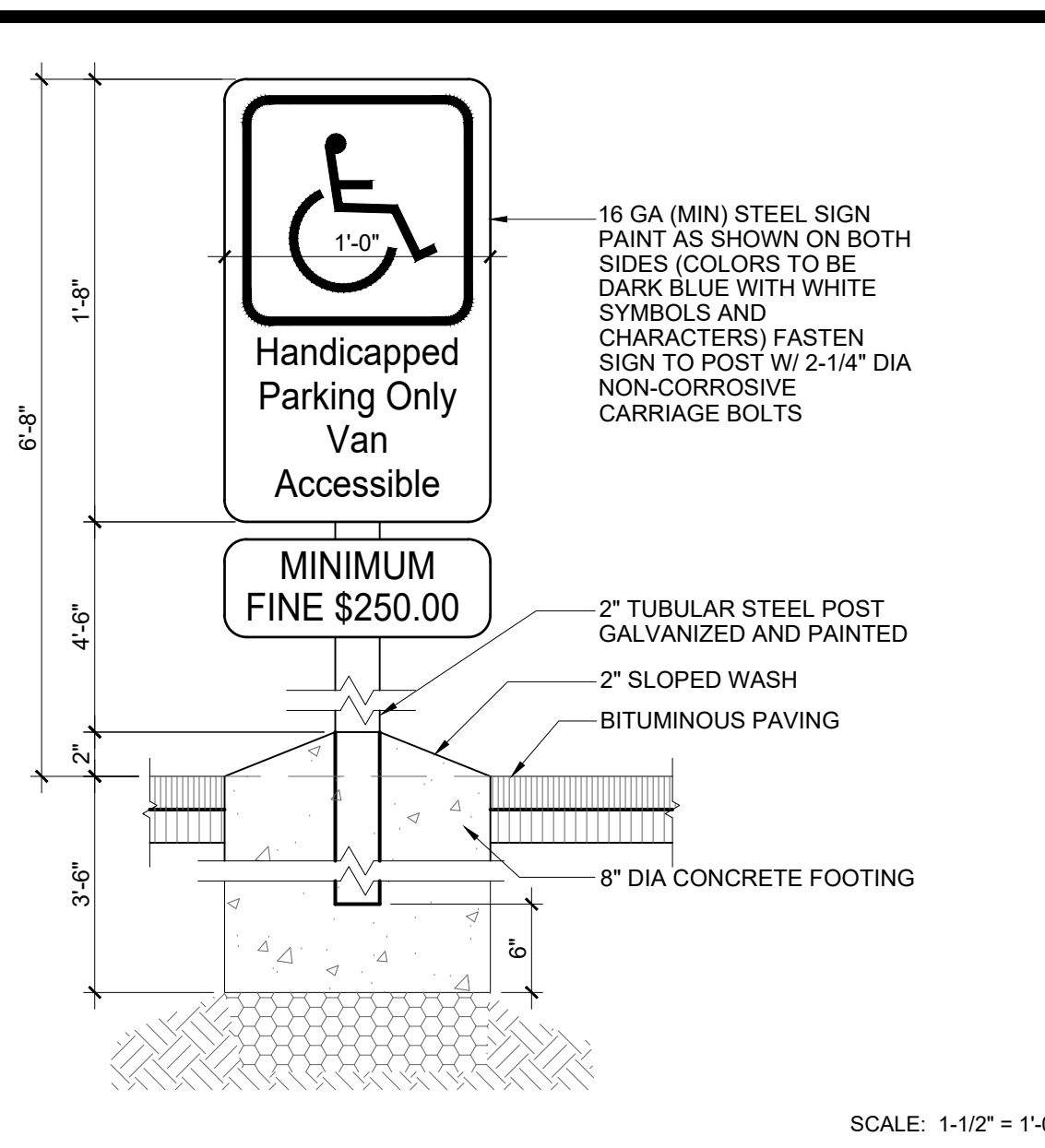
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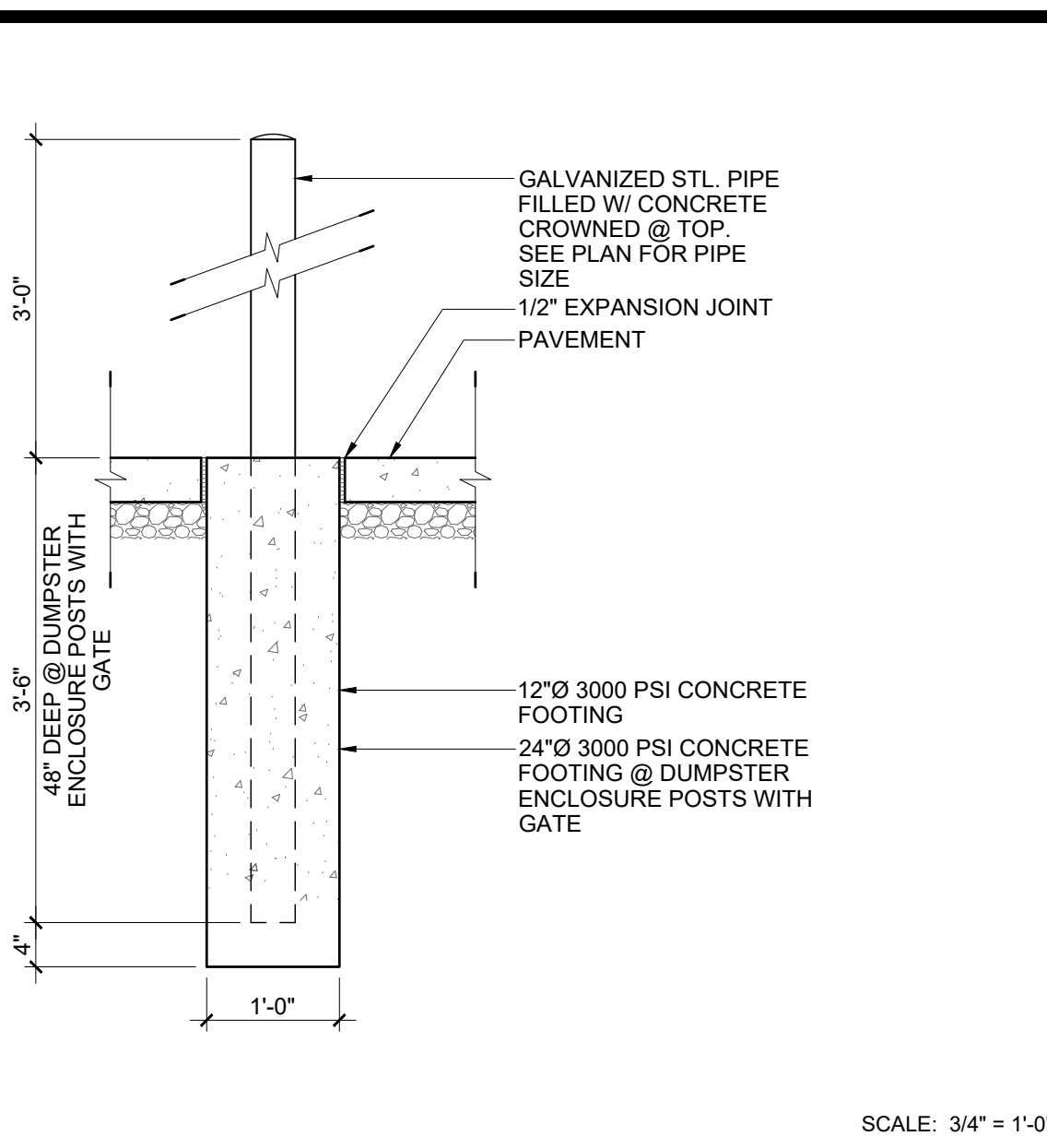




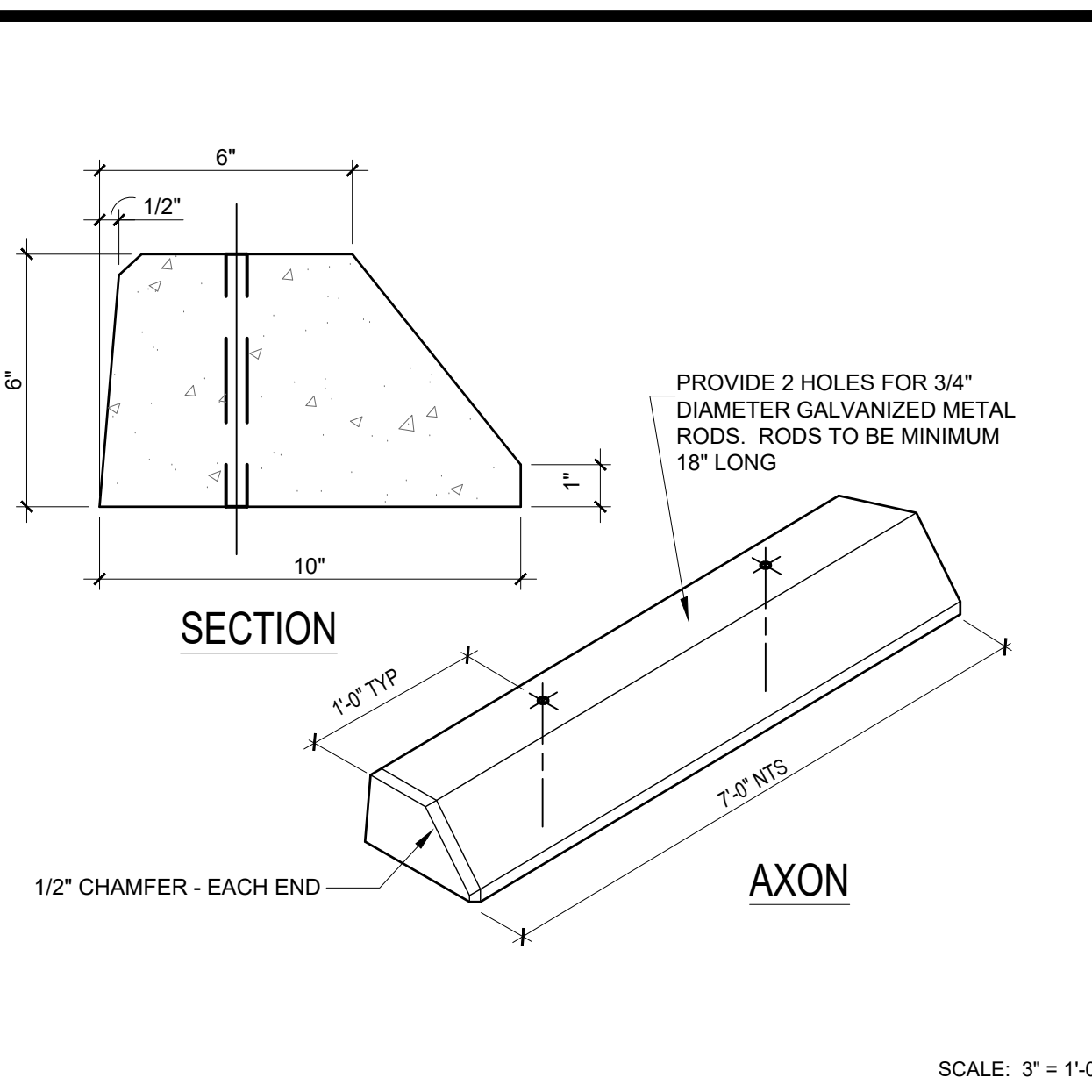
10 DUMPSTER ENCLOSURE SECTION



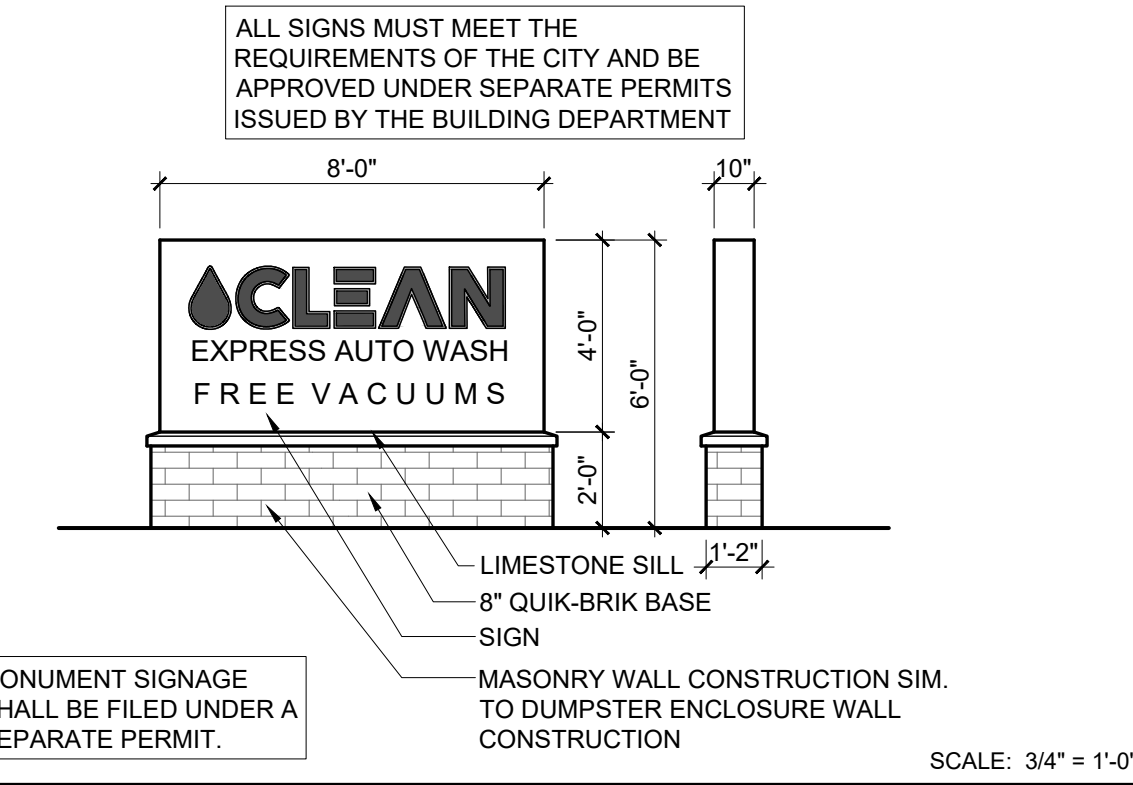
9 ACCESSIBLE PARKING SIGNAGE



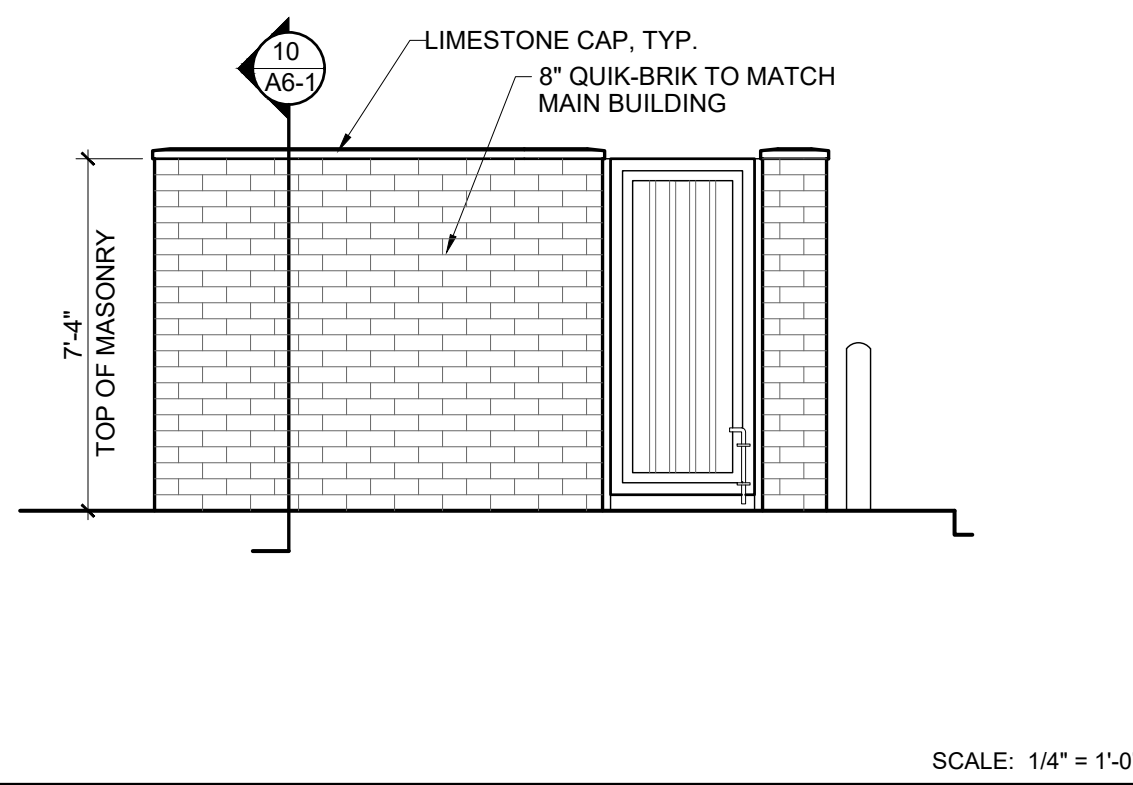
5 PIPE BOLLARD DETAIL



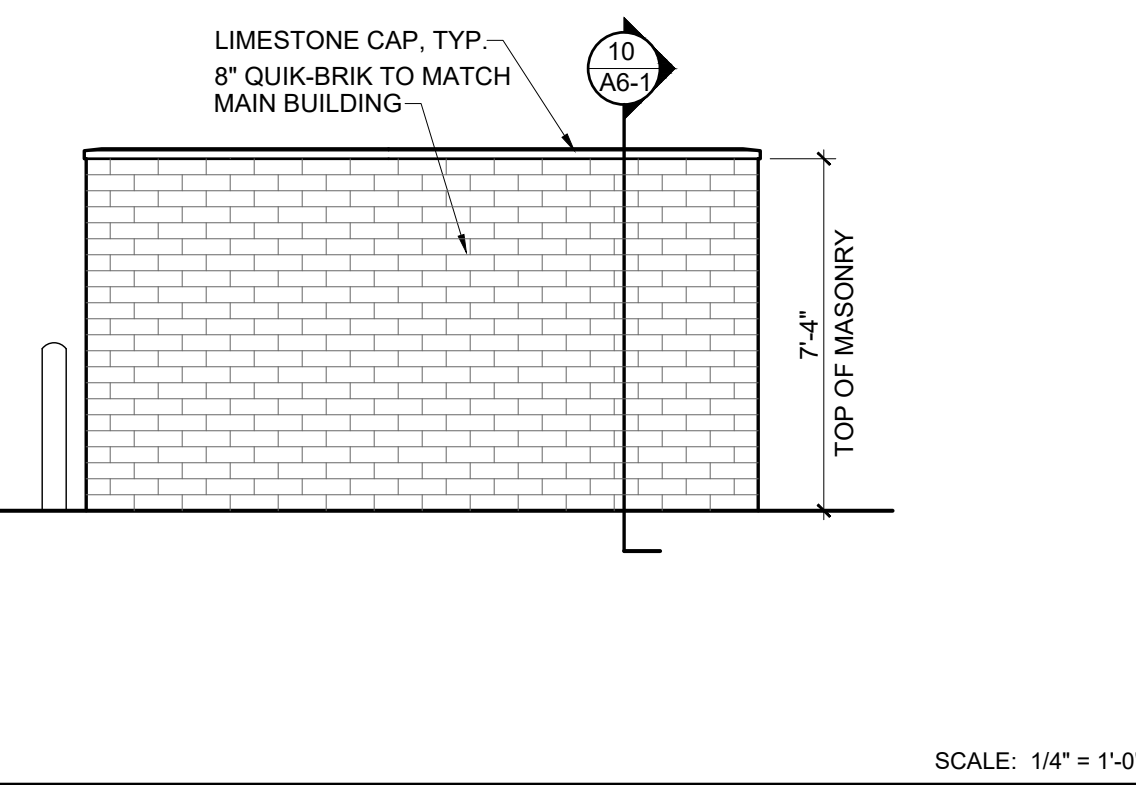
4 PARKING BLOCK DETAIL



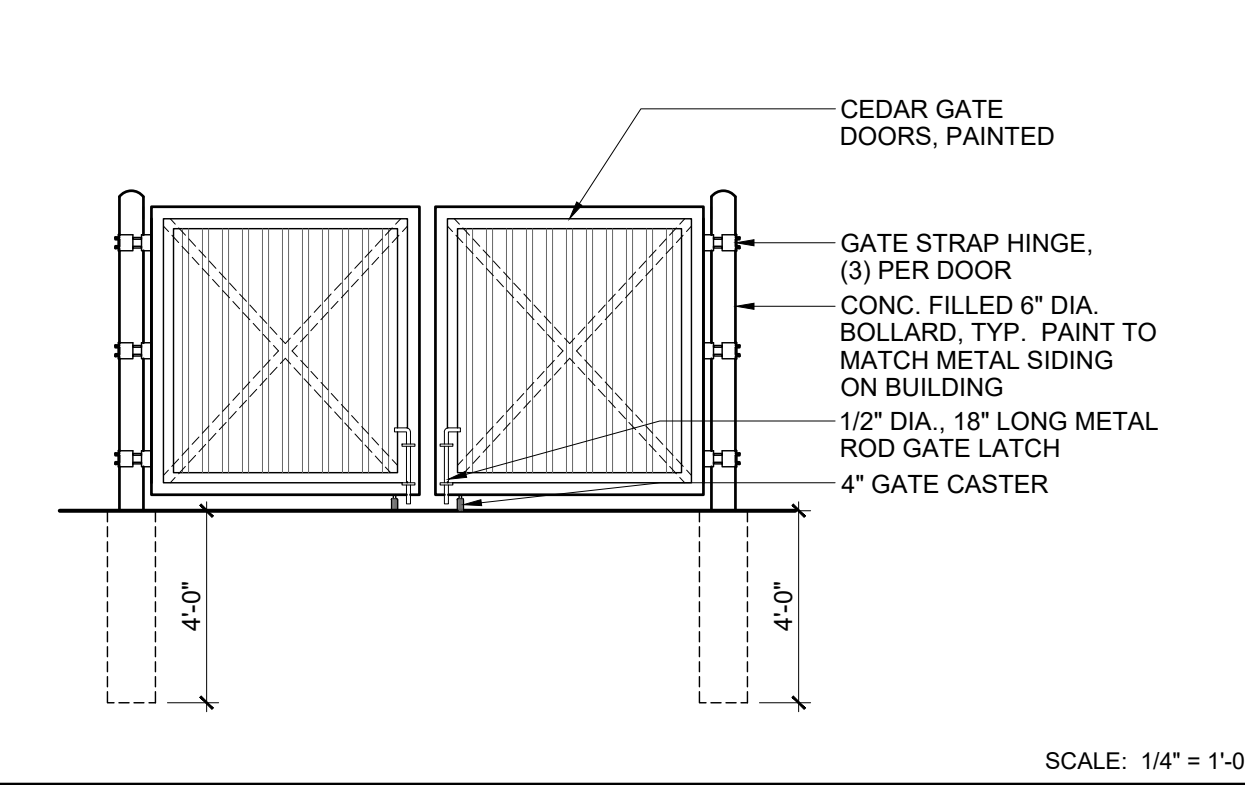
8 EXTERIOR MONUMENT SIGNAGE



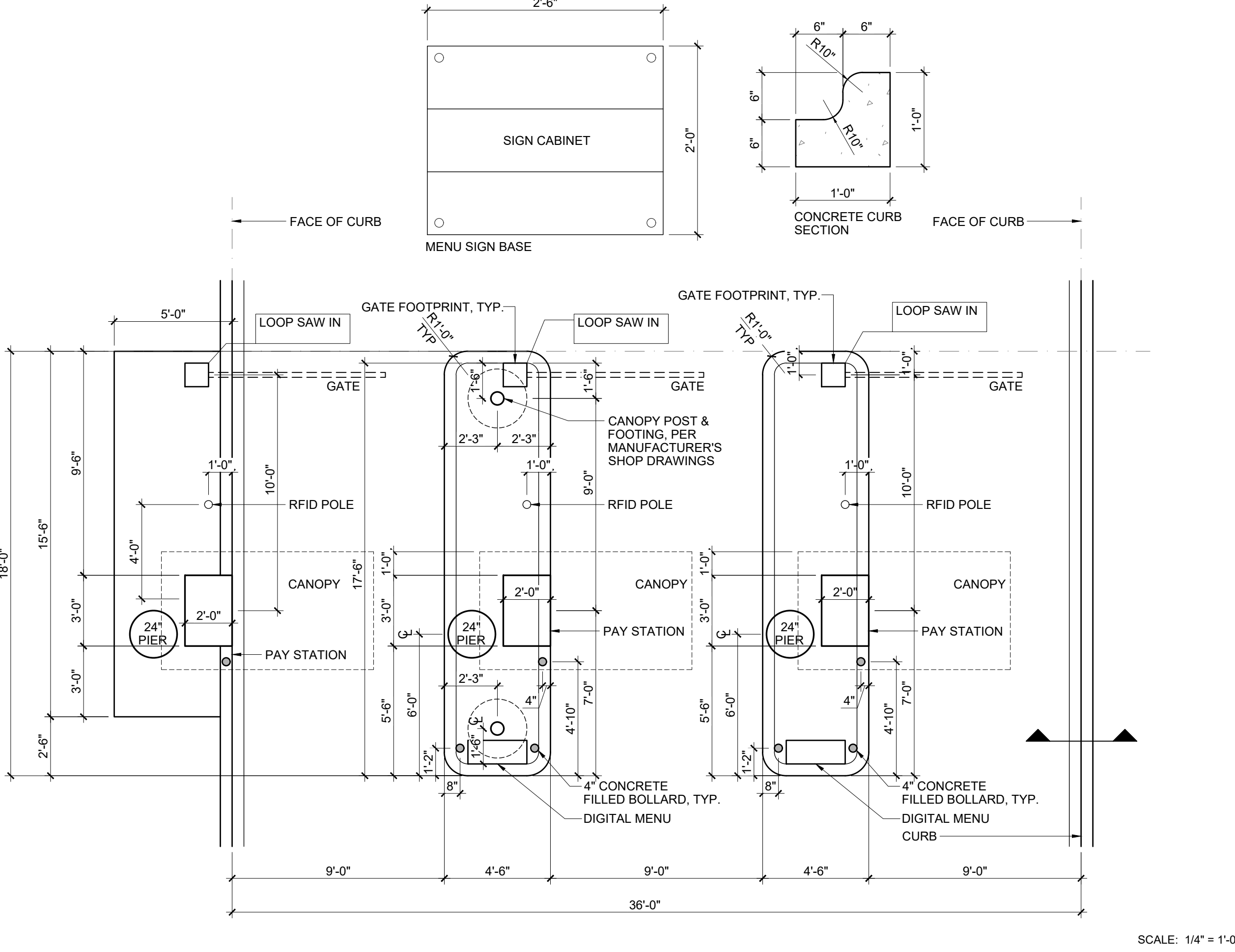
7 DUMPSTER ENCLOSURE - ELEVATIONS



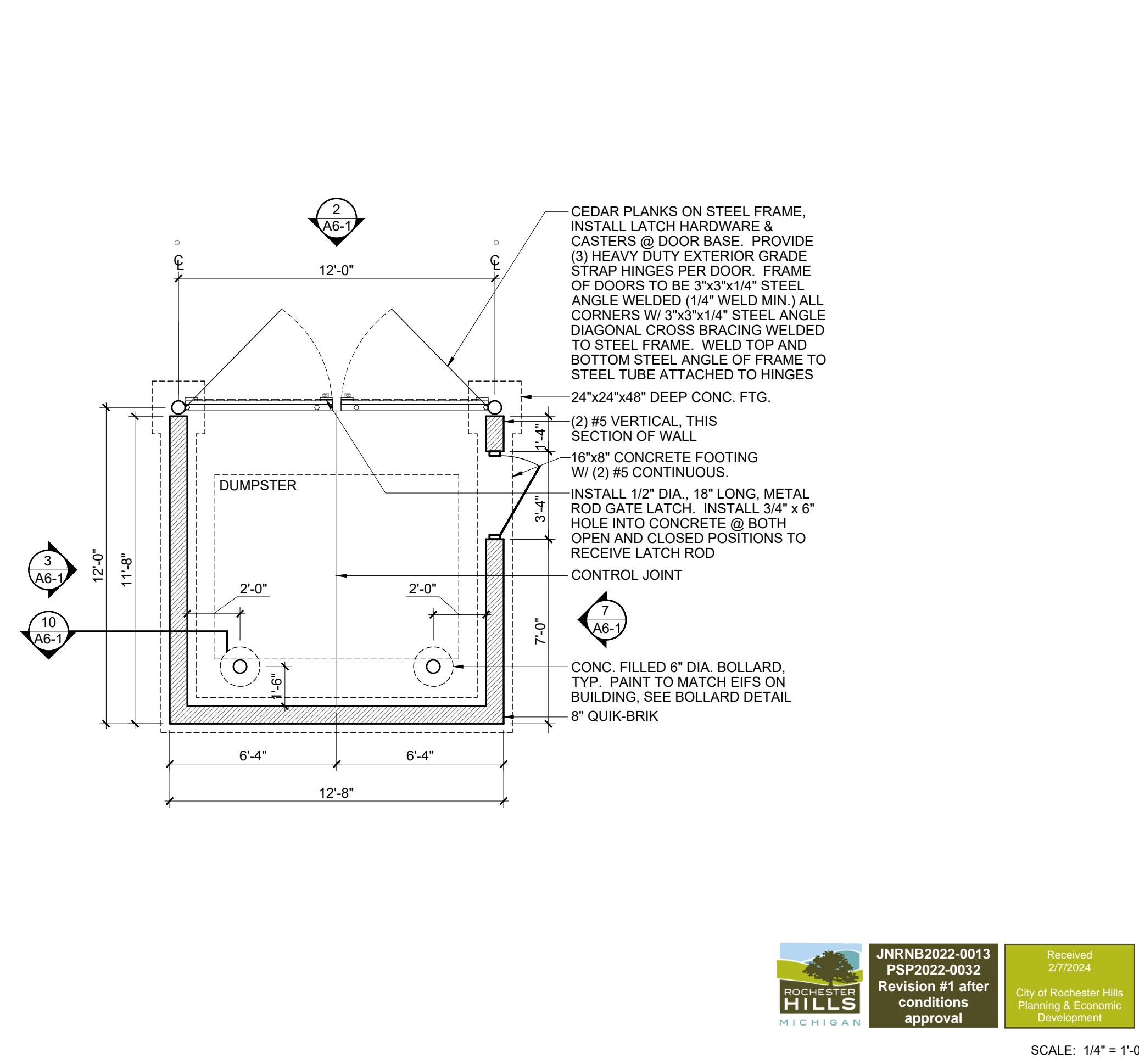
3 DUMPSTER ENCLOSURE - ELEVATIONS



2 DUMPSTER ENCLOSURE - ELEVATIONS



6 PAY STATION LAYOUT



1 DUMPSTER PLAN

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

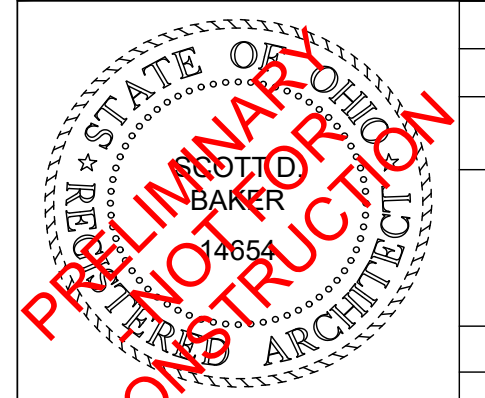
10 E. AUBURN ROAD
ROCHESTER HILLS, MI 48307

614.562.7761 WWW.SBA-STUDIOS.COM

SCALE: VARIES
SHEET # / DESCRIPTION
SITE DETAILS
A6-1
DATE: 07.17.2023
PRELIMINARY DESIGN
SCOTT BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2023
SBA STUDIOS PROJECT # 2023-166

JNRRB2022-0013
PSP2022-0032
Revision #1 after conditions approval

Received 2/7/2024

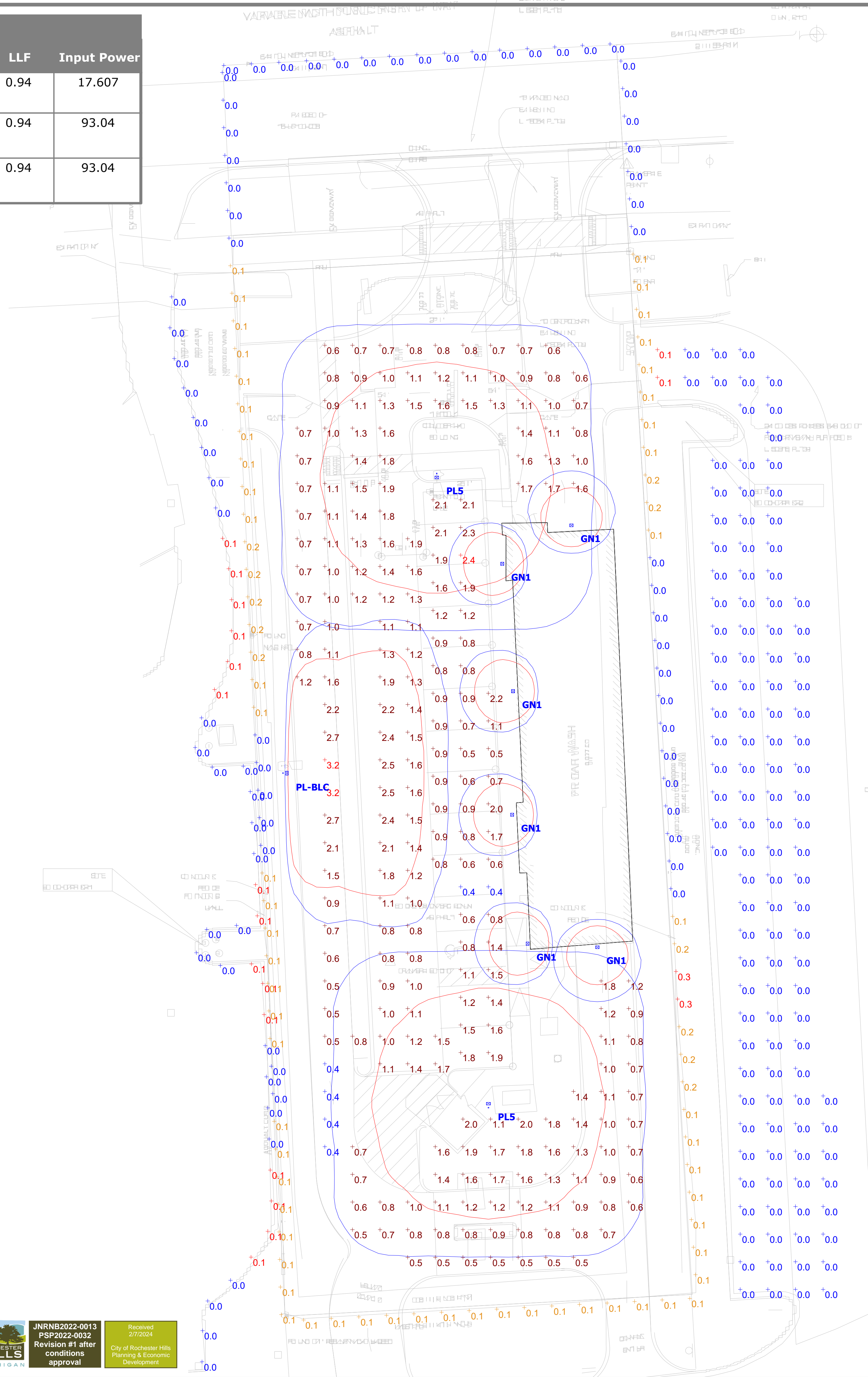


Schedule										
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	
⊗	GN1	6	BOCK LIGHTING	RA12-LED17	LED GOOSENECK FIXTURE	1	900	0.94	17.607	
⊗ □	PL5	2	Lithonia Lighting	DSX0 LED P4 30K 70CRI T5M	D-Series Size 0 Area Luminaire P4 Performance Package 3000K CCT 70 CRI Type 5 Medium	1	11152	0.94	93.04	
⊗ □	PL-BLC	1	Lithonia Lighting	DSX0 LED P4 30K 70CRI BLC3	D-Series Size 0 Area Luminaire P4 Performance Package 3000K CCT 70 CRI Type 3 Extreme Backlight Control	1	7768	0.94	93.04	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE - CULVERS	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
PROPERTY LINE - PENNZOIL	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
PROPERTY LINE - PERIMETER	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A
VACUUM & PARKING SPACES	+	1.2 fc	2.4 fc	0.4 fc	6.0:1	3.0:1
DRIVING LANES	+	1.2 fc	3.2 fc	0.4 fc	8.0:1	3.0:1

Note

1. POLE LIGHTS MOUNTED AT 17' AFG
2. 15' POLE ON A 2' POLE BASE
3. GOOSENECK WALL SCONCES MOUNTED AT 10' AFG



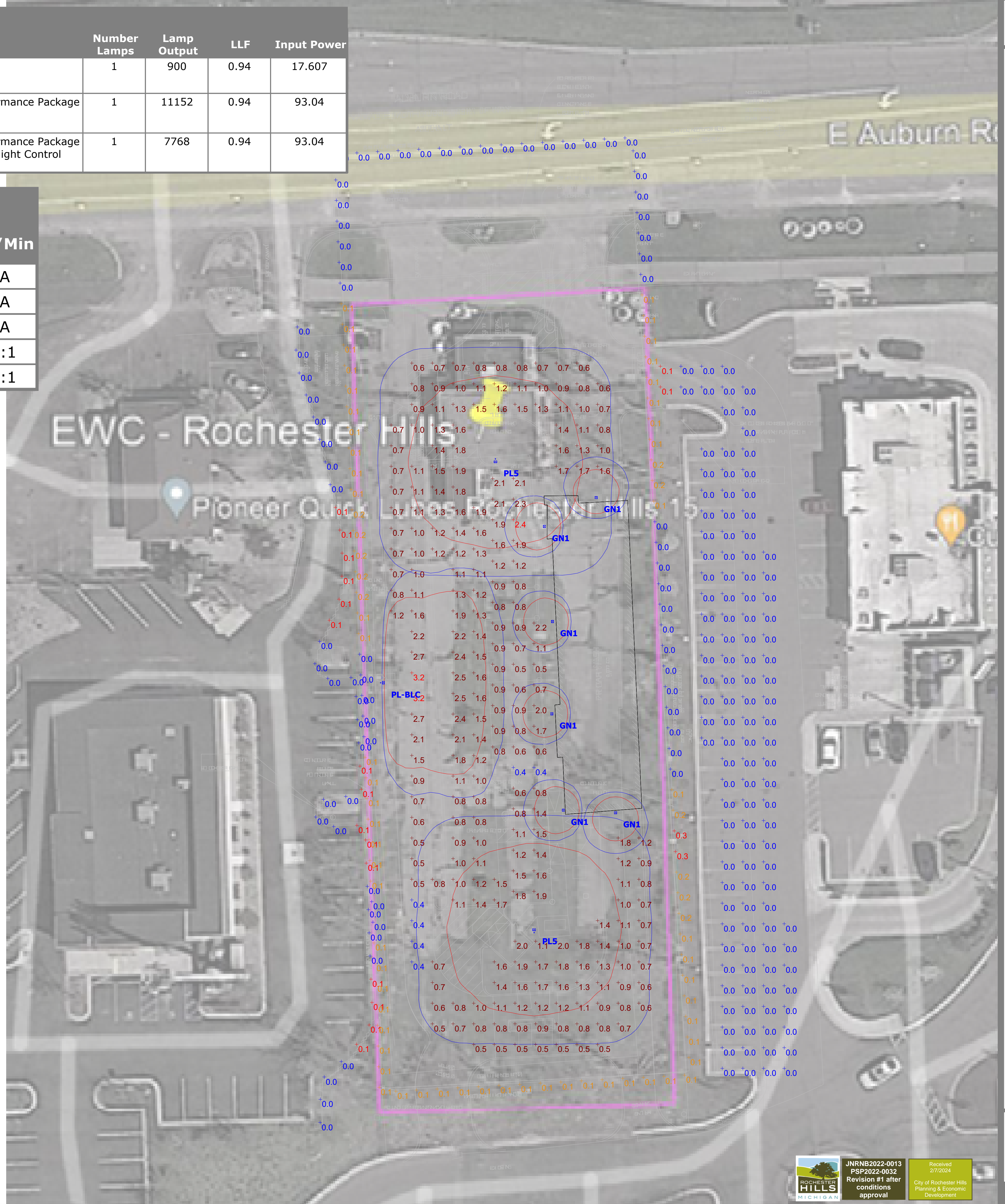
ROCHESTER HILLS MICHIGAN
JNRNB2022-0013
PSP2022-0032
Revision #1 after conditions approval
Received 2/7/2024
City of Rochester Hills
Planning & Economic Development

Schedule						Number Lamps	Lamp Output	LLF	Input Power
Symbol	Label	QTY	Manufacturer	Catalog	Description				
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☒ □	PL5	2	Lithonia Lighting	DSX0 LED P4 30K 70CRI T5M	D-Series Size 0 Area Luminaire P4 Performance Package 3000K CCT 70 CRI Type 5 Medium	1	11152	0.94	93.04
☒ □	PL-BLC	1	Lithonia Lighting	DSX0 LED P4 30K 70CRI BLC3	D-Series Size 0 Area Luminaire P4 Performance Package 3000K CCT 70 CRI Type 3 Extreme Backlight Control	1	7768	0.94	93.04

Statistics						
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PROPERTY LINE - PERIMETER	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A
VACUUM & PARKING SPACES	+	1.2 fc	2.4 fc	0.4 fc	6.0:1	3.0:1
DRIVING LANES	+	1.2 fc	3.2 fc	0.4 fc	8.0:1	3.0:1

Note

1. POLE LIGHTS MOUNTED AT 17' AFG
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3. GOOSENECK WALL SCONCES MOUNTED AT 10' AFG



**CLEAN EXPRESS CAR WASH - ROCHESTER HILLS, MI
SITE LIGHTING LAYOUT**



RSX2 LED Area Luminaire



Catalog Number	
Notes	
Type	

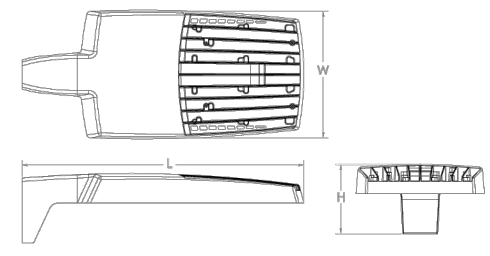
Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral splitter and other mounting configurations are available.

Specifications

EPA (ft²@0°): 0.69 ft² (0.06 m²)
Length: 29.3" (74.4 cm) (SPA mount)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
 7.2" (18.3 cm) Arm
Weight: (SPA mount) 30.0 lbs (13.6 kg)



Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

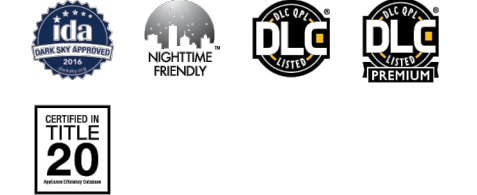
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1	30K 3000K	R2	MVOLT (120V-277V) 1	SPA Square pole mounting (10" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3	MVOLT (120V-480V) 1	RPA Round pole mounting (12.7" min. dia. RH pole for 2, 3, 4 at 90°, 3.0" min. dia. RH pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R3S	MVOLT (120V-480V) 1	MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)
	P4		R4		IS Adjustable splitter (fits 2-3/8" OD tenon) 4
	P5		R4S		WBA Wall bracket 1
	P6		R5		WBASC Wall bracket with surface conduit box
			R5S		AASP Adjustable 90° arm square pole mounting 4
			R5S		AASP Adjustable 90° arm round pole mounting 4
			R5S		AANW Adjustable 90° arm with wall bracket 4
			AFR		AANWC Adjustable 90° arm wall bracket and surface conduit box 4
			AFR90		
			AFR90		

Options	Finish
Shipped Installed	DDBXD Dark Bronze
HS House-side shield 1	DBLXD Black
PE Photocell, button style 4	DNALXD Natural Aluminum
PEX Photocell, external thermostat, adjustable 14	DNWDX White
PER Seven-wire NEMA-3P receptacle only (no control) 14,15	DOBXD Textured Dark Bronze
CE34 Conduit entry 3/4" NPT (Qty 2)	DBLBD Textured Dark Bronze
SF Single fuse (120, 277, 347) 1	DNALXD Textured Natural Aluminum
DF Double fuse (208, 240, 480) 1	DNWDX Textured White
SPODRV 20KV surge packs (10KV standard)	
FAO Field adjustable output 13	
DMG 0-10V dimming (wired out back of housing for external control) (control ordered separate) 13	
DS Dual switching 14	
Shipped Separately (requires some field assembly)	
ES6 External glare shield 4	
ES6V External glare shield (360° around light aperture) 1	
BS Blot spikes 14	

Lithonia RSX2 Area LED Rev. 11/15/21 Page 1 of 9
 One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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ARC2 LED Architectural Wall Luminaire



Catalog Number	
Notes	
Type	

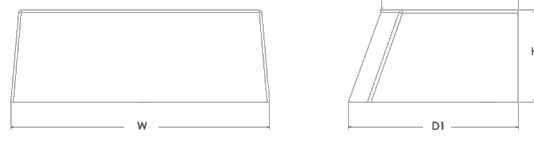
Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC2 delivers up to 6,500 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. It offers integrated emergency battery backup options, including an 8W cold temperature option, making it suitable for pedestrian scale applications in any environment.

Specifications

Depth (D1): 9.25"
Depth (D2): 7.5"
Height: 5"
Width: 14"
Weight: 11 lbs (without options)



ARC LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	4W	—	1,500	2,000	3,000	—	—
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information

EXAMPLE: ARC2 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish
ARC2 LED	P1	30K 3000K	MVOLT	EAWH Emergency battery backup, EEC compliant (4W, 0°C min) 1	DOBXD Dark Bronze
	P2	40K 4000K	347V	EBWC Emergency battery backup, EEC compliant (8W, -20°C min) 1	DBLXD Black
	P3	50K 5000K		PE Button-type photocell for dusk-to-dawn operation	DNALXD Natural Aluminum
	P4			DMG 0-10V dimming (wired outside fixture for use with an external control, ordered separately) 13	DNWDX White
	P5			SPODRV 6KV surge protection 1	DOBXD Textured dark bronze
				FAO Field adjustable light output device. Allow for easy adjustment to the desired light levels, from 20% to 100% 1	DBLBD Textured black
					DNALXD Textured natural aluminum
					DNWDX Textured white

Accessories	
WSBW DDBXD	Surface-mounted back box (per fixture finish)

Lithonia ARC2 LED Rev. 08/31/21
 One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION — Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, 1190), or 50 KSI (0-gauge, 1193). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: A flush non-metallic black top cap is provided for all poles that will receive drilling patterns for side-mount luminaire arm assemblies or when ordered with FT option.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/ Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 1.7") hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc plated carbon steel or stainless steel.

FINISH — Extra durable standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Ferns Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint applications.

BUY AMERICAN — Product with the BAA option is assembled in the USA and meets the Buy American (a) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

INSTALLATION — Do not erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claims for incorrect or poor placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

WARRANTY — 1-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

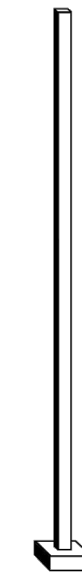
NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Catalog Number	
Notes	
Type	

Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL



See features next page. POLE-SSS

NOT TO BE USED AS CONSTRUCTION DRAWINGS

NO.	DATE	BY	DESCRIPTION

607 SHELBY ST.
 DUBLIN, OHIO 43017
 TEL: 614.961.9500
 FAX: 614.961.9509

PROJECT DATE: 12/02/2022
 PROJECT NO: MSP00020
 DRAWN BY: ESP
 CHECKED BY: MIM

TECHNICAL SKILL. CREATIVE SPIRIT.

www.MannikSmithGroup.com

PREPARED FOR:

EXPRESS WASH CONCEPTS
 13375 NATIONAL ROAD SW
 ETNA, OHIO 43068

SITE PLAN FOR

CLEAN EXPRESS CAR WASH

10 E AUBURN ROAD
 ROCHESTER HILLS, MI 48307

SITE LIGHTING DETAILS

3

MICHIGAN Utility Notification CENTER

811

811 or 1-800-482-7171
 Know What's Below. Call Before You Dig

ROCHESTER HILLS MICHIGAN

JNRNB2022-0013
 PSP2022-0032
 Revision #1 after conditions approval

Received 2/7/2024
 City of Rochester Hills Planning & Economic Development

CLEAN

EXPRESS AUTO WASH

10 E Auburn Rd,
Rochester Hills, MI 48307

New-Build Project
Concept Elevation Package

08.25.2023





EAST

WEST





NORTH



SOUTH



E Auburn Rd

S Rochester Rd



 **CLEAN**
EXPRESS AUTO WASH
FREE VACUUMS

 **CLEAN**
EXPRESS AUTO WASH
FREE VACUUMS

 **CLEAN**
EXPRESS AUTO WASH



CLEAN
EXPRESS AUTO WASH

FREE VACUUMS

CAR WASH



CLEAN
EXPRESS AUTO WASH

FREE VACUUMS

State-of-the-Art Wash Process
For the customer:
• Wash 3 times with
• 100% soap
• Premium Certified Foam soaker
• High-pressure water spray
• Premium water conditioner-soaper
• Wash for safe windshield wipers
• Dry withers gently & 100%
• Soft touch blow-dry
• 100% Satisfaction Guarantee



CLEAN

EXPRESS AUTO WASH





CLEAN EXPRESS
CAR WASH
ROCHESTER HILLS, MI

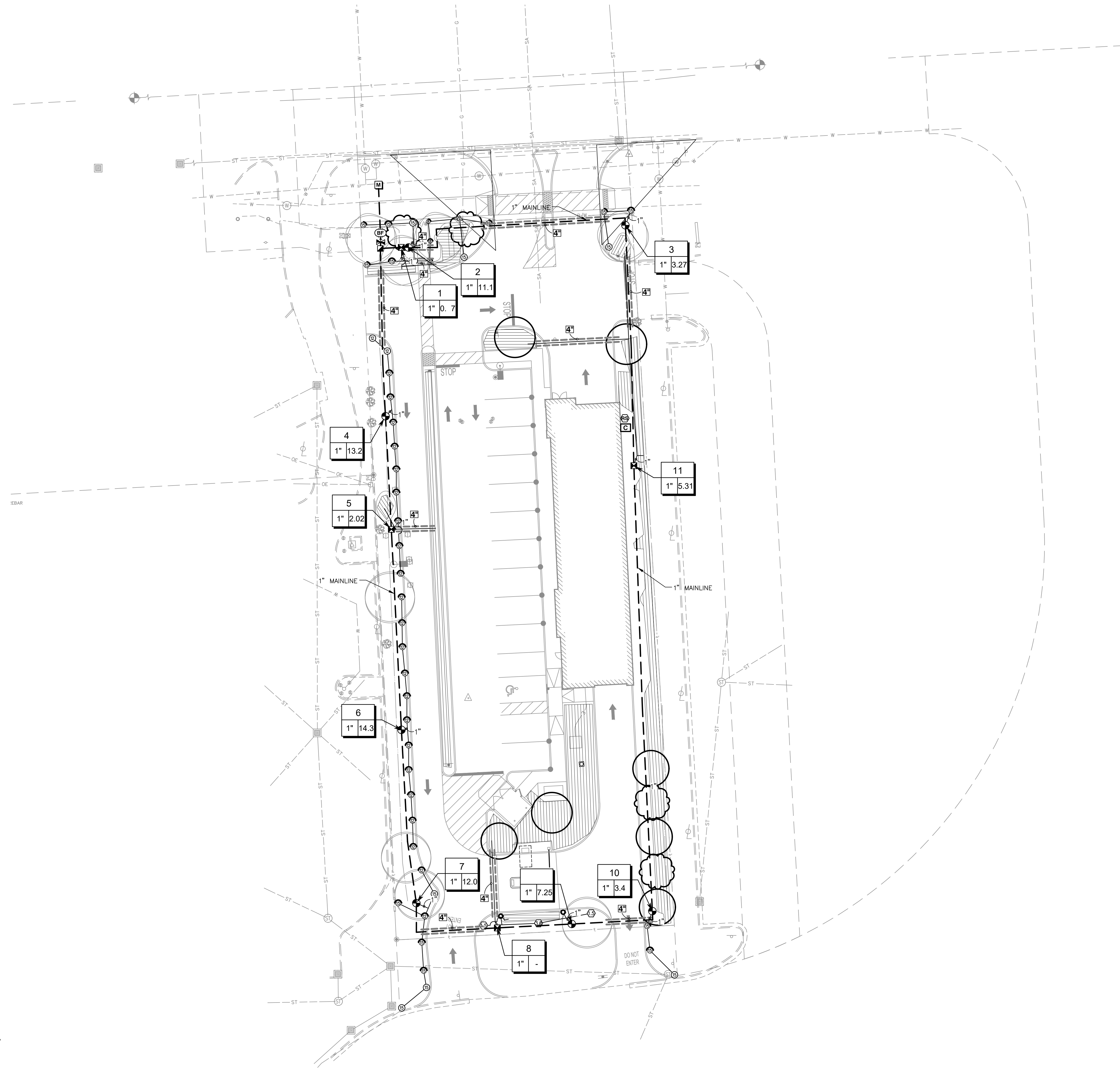
Revisions:

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

IRRIGATION PLAN

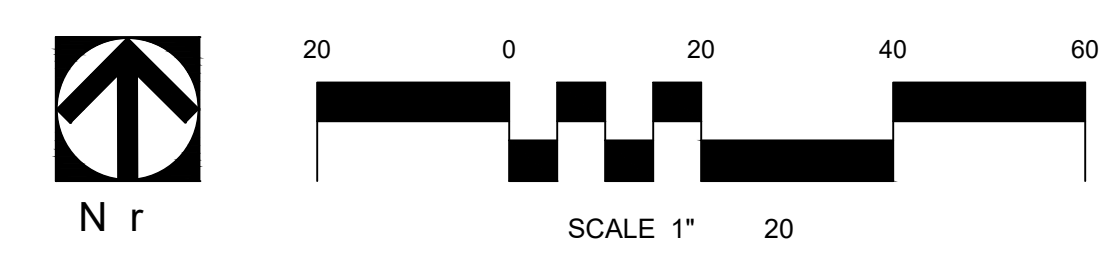
Sheet Name:
Submission:

Sheet Number:
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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 ESP8LXME with (O) ESPLXMSM12
	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
 8/24/2023 10:00 AM
 JMC
 11.1 IRRIGATION PLAN



CLEAN EXPRESS
CAR WASH
ROCHESTER HILLS, MI

Revisions:

Project Number:

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

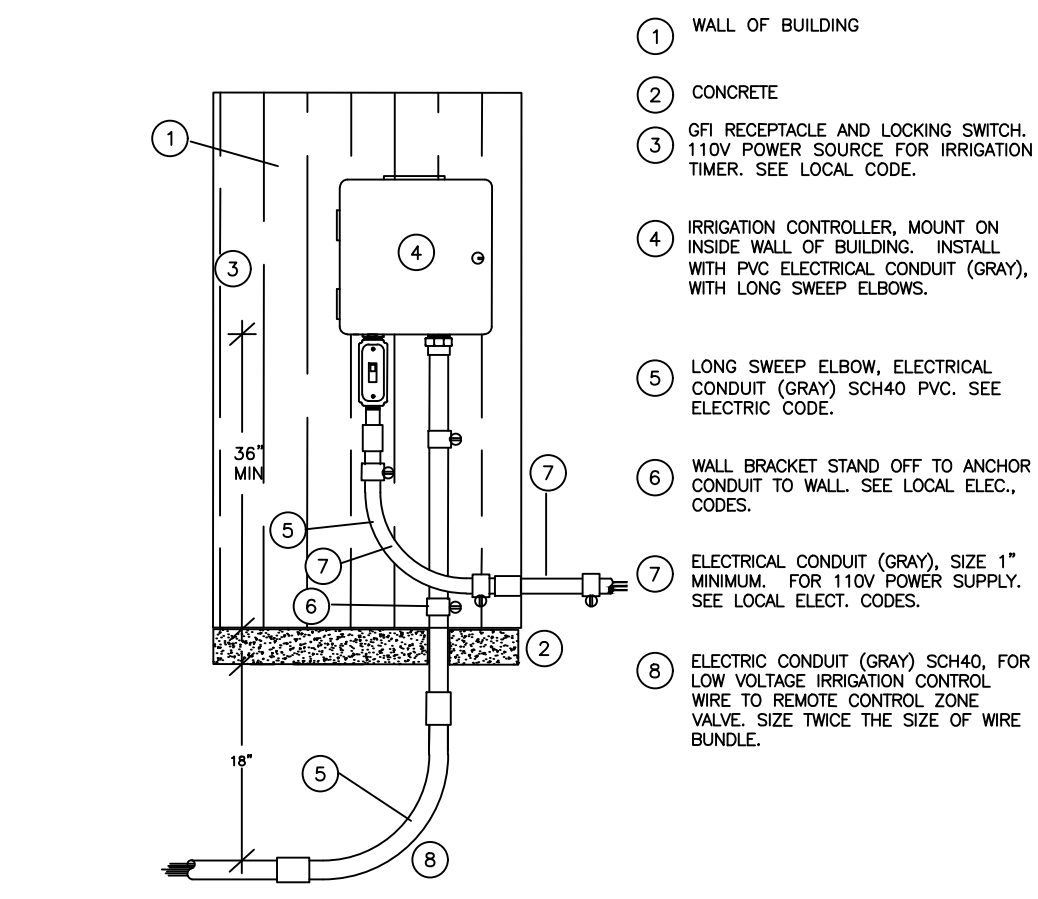
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Submission:

Sheet Number:

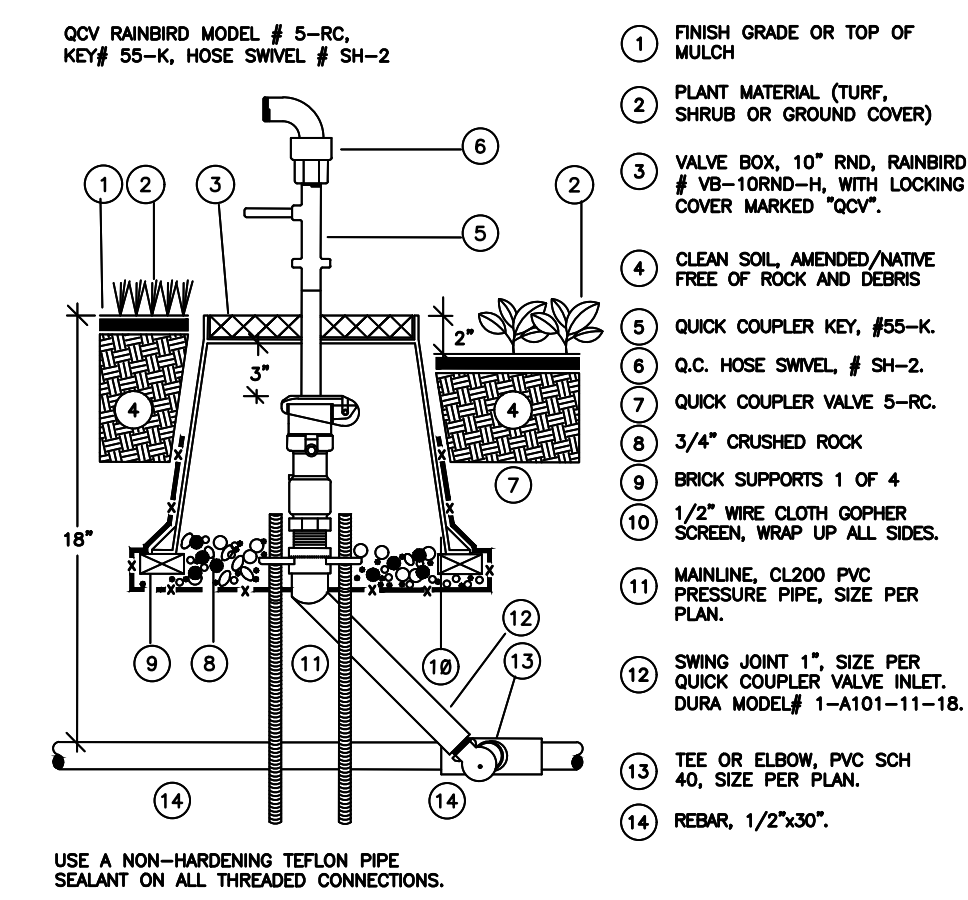
IRRIGATION NOTES
THESE NOTES ARE PRESENTED AS A "SUMMARY" OF THE WRITTEN SPECIFICATIONS ISSUED FOR THE PROJECT. REFER TO THE WRITTEN SPECIFICATIONS, IF INCLUDED, FOR ADDITIONAL DETAIL AND FULL PROJECT REQUIREMENTS.

- 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.

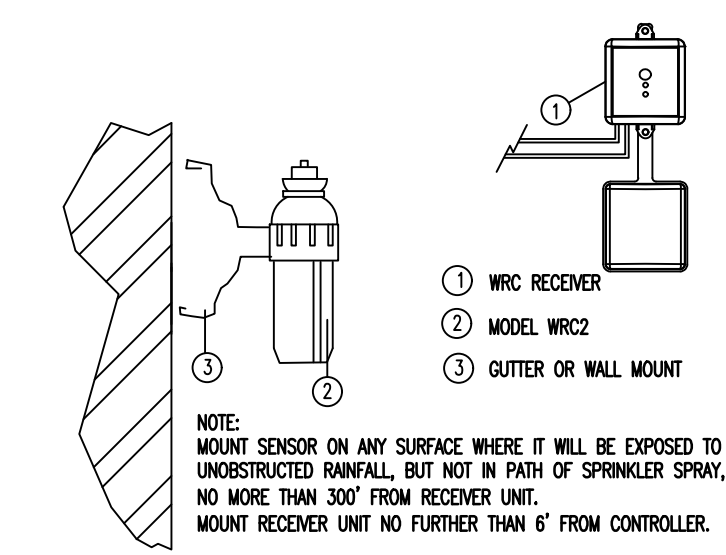
POWER TO THE CONTROLLER SHALL BE THE ELECTRICIAN ON SITE. FINAL HOOK UP FROM THE ELECTRIC TO THE CONTROLLER SHALL BE BY IRRIGATION CONTRACTOR.



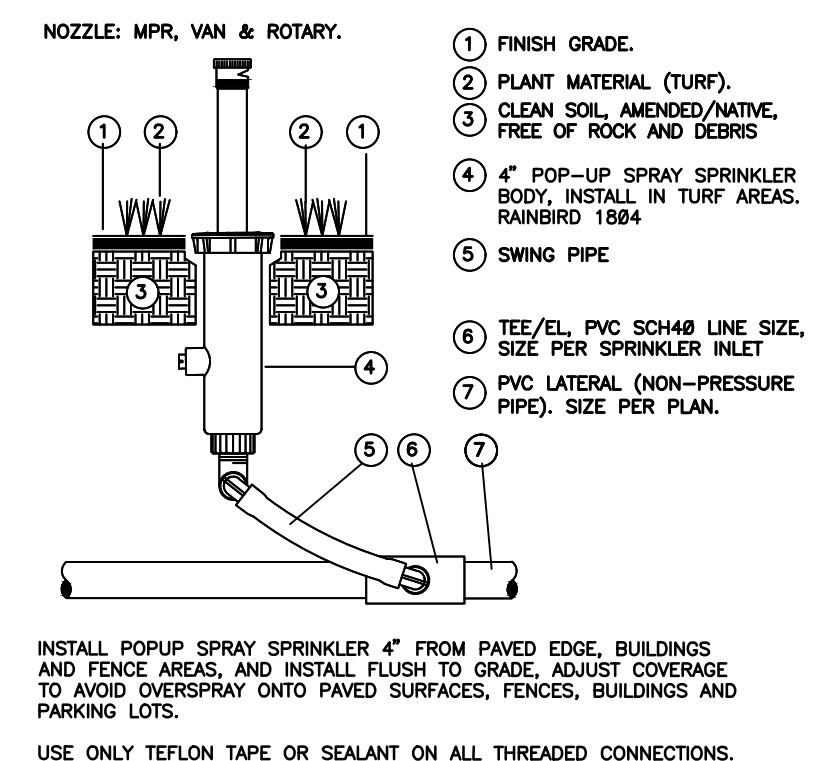
1 RAINBIRD ESP CONTROLLER
NTS SECTION



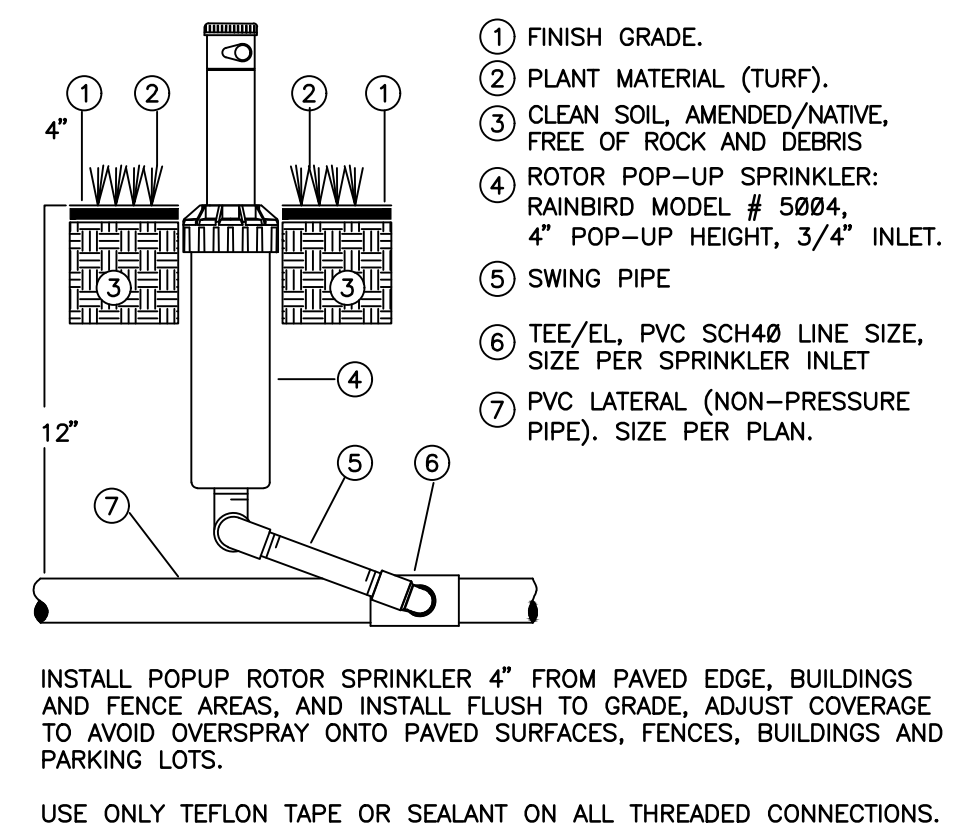
2 RAINBIRD QUICK COUPLER VALVE
NTS SECTION



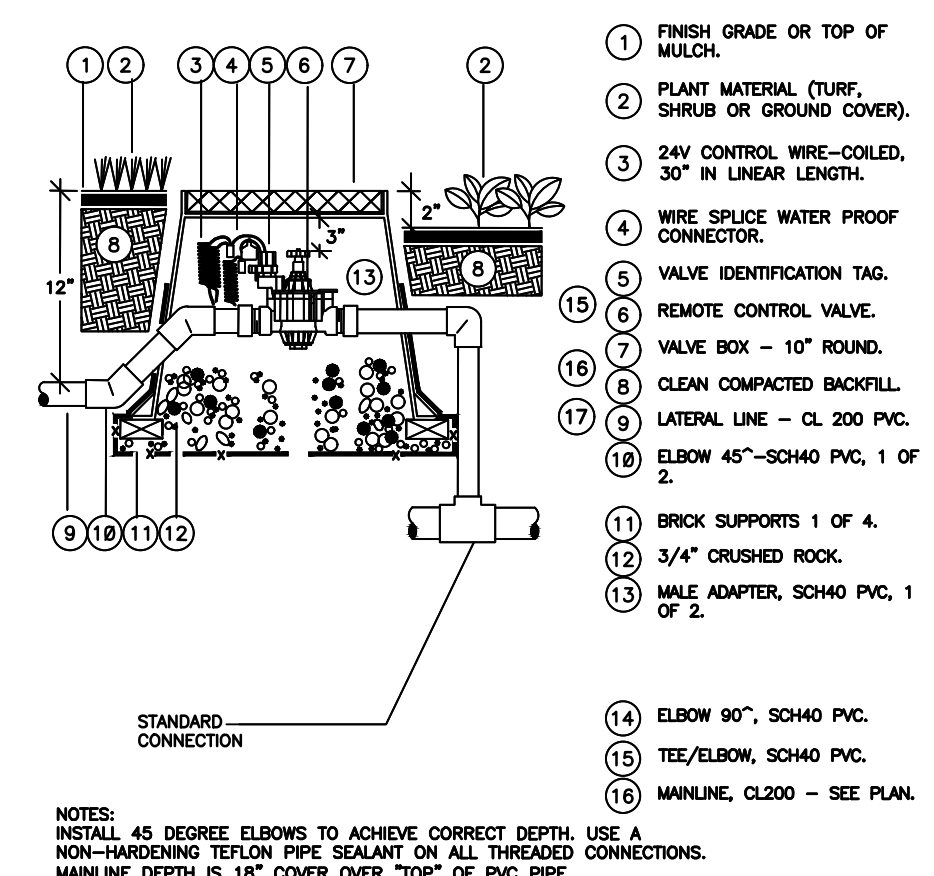
3 RAINBIRD RAIN SENSOR
NTS SECTION



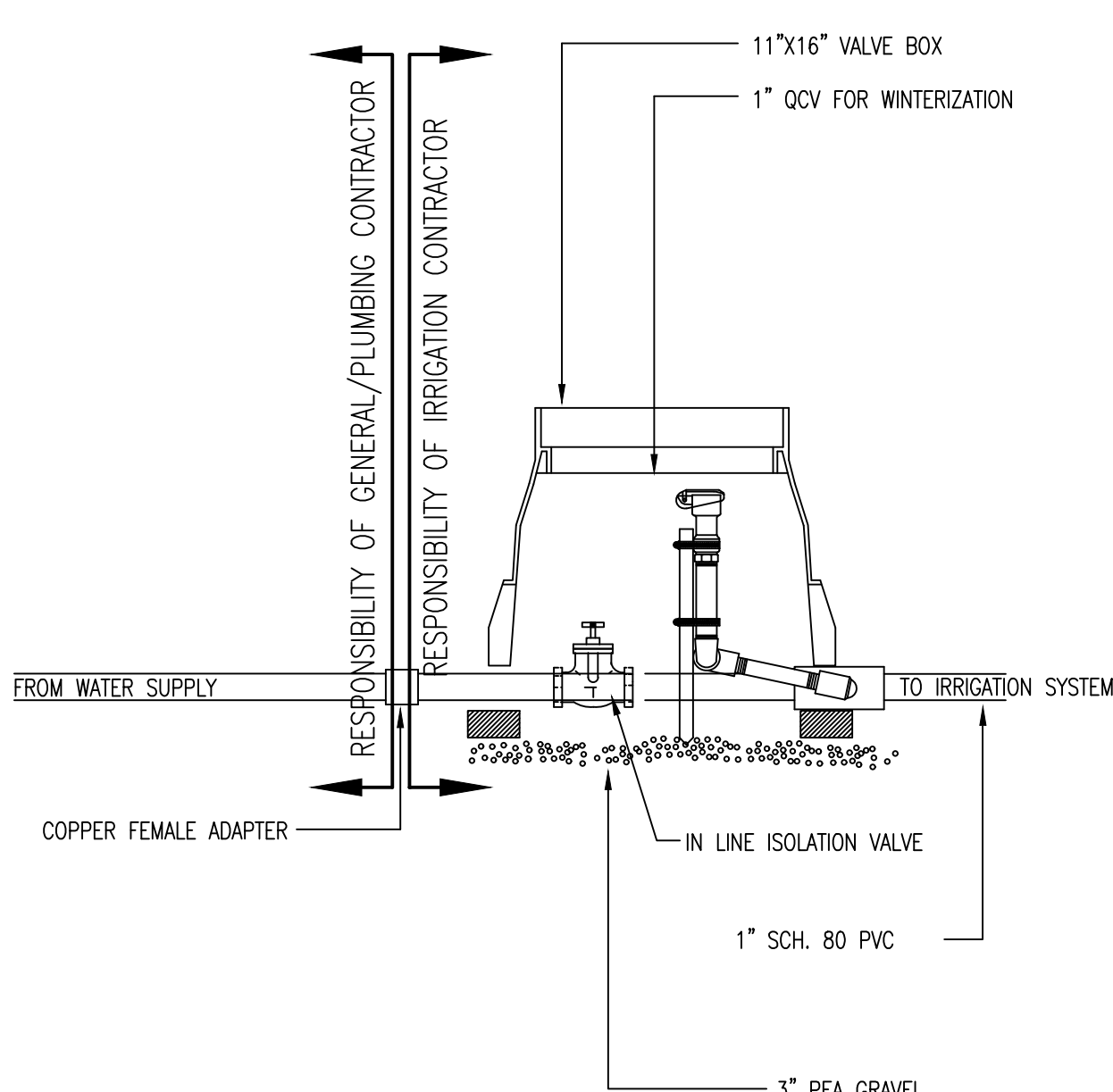
4 RAINBIRD 1804 4" POP UP SPRAY
NTS SECTION



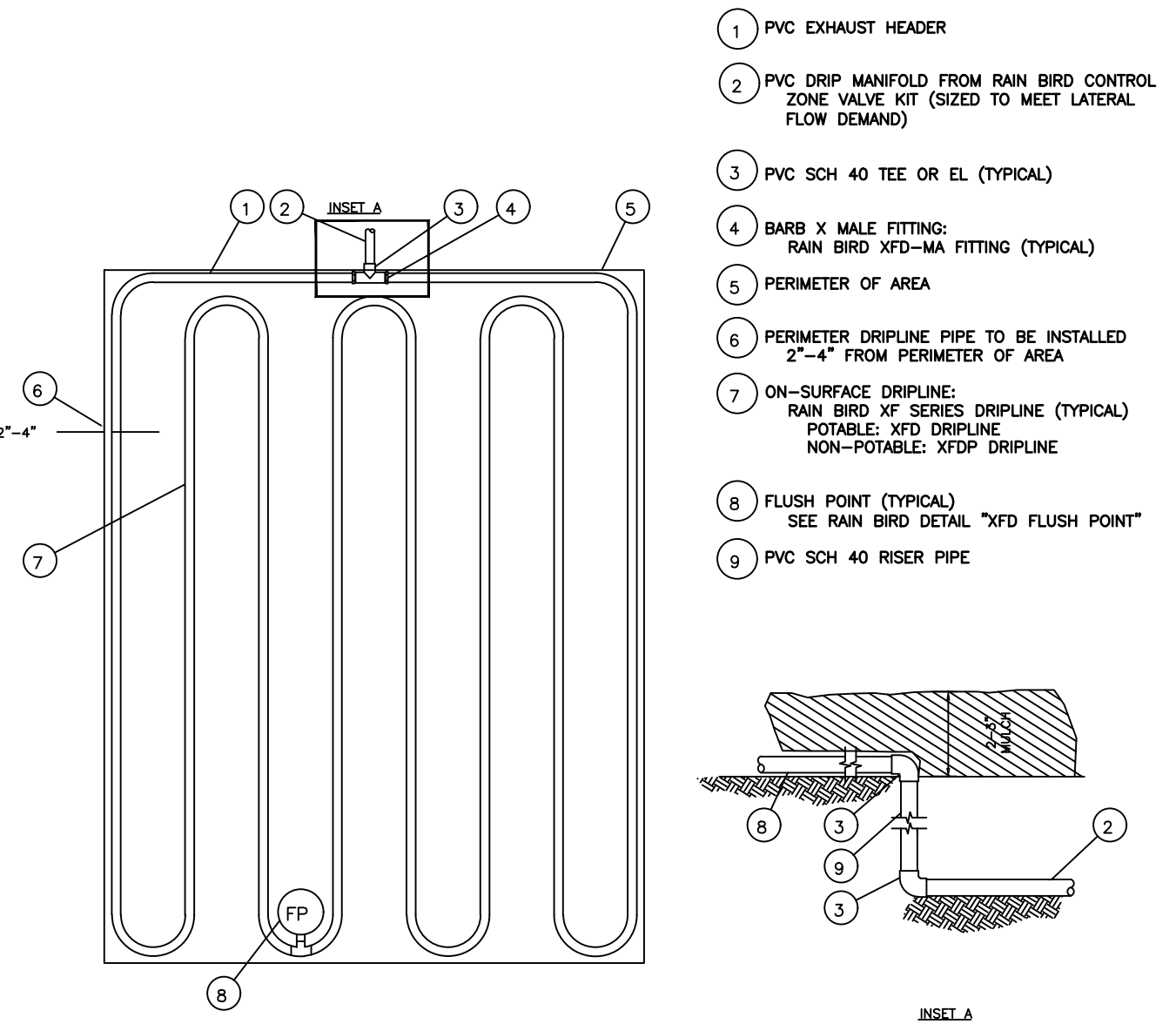
5 RAINBIRD 5004 ROTOR
NTS SECTION



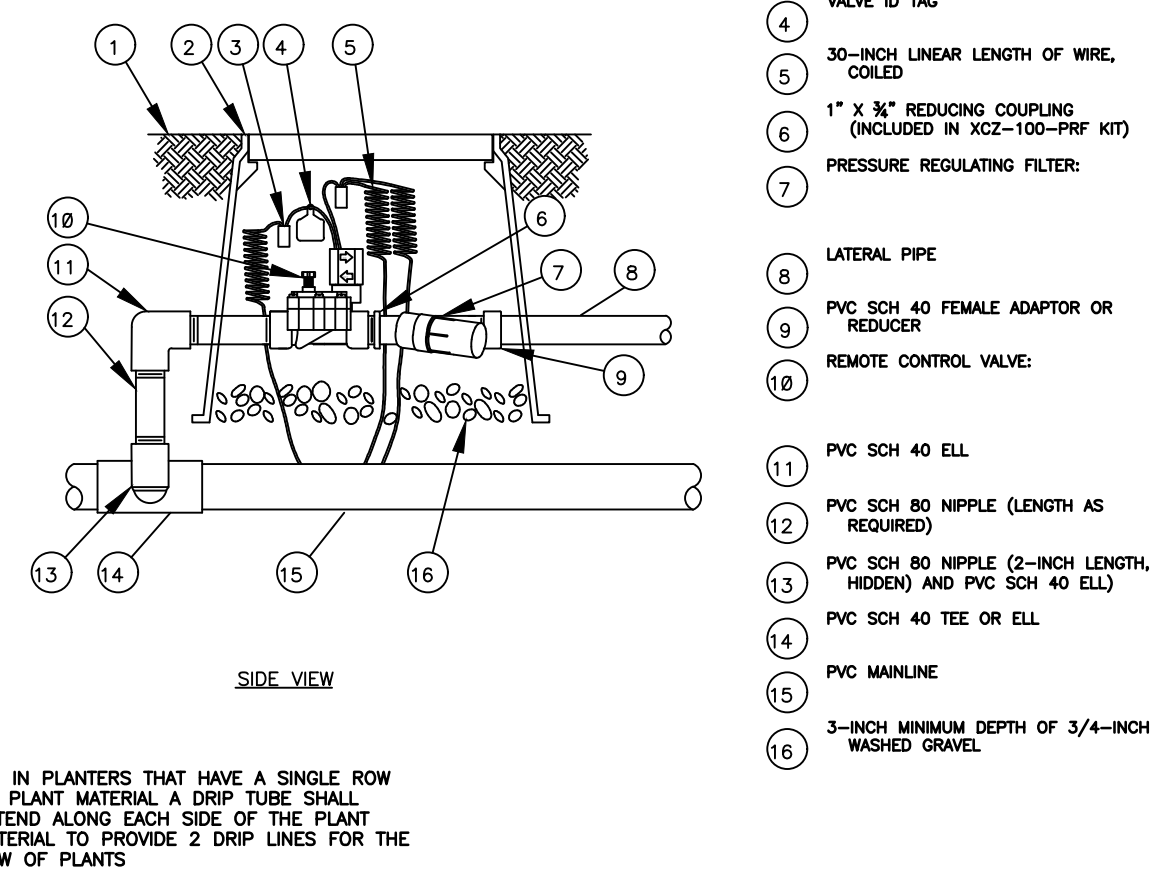
6 RAINBIRD PGA ELECTRIC VALVE
NTS SECTION



7 1" POINT OF CONNECTION
NTS SECTION



8 RAINBIRD XFD-6 X 18" DRIP ZONE
NTS SECTION



NOTE: IN PLANTERS THAT HAVE A SINGLE ROW OF PLANT MATERIAL A DRIP TUBE SHALL EXTEND ALONG EACH SIDE OF THE PLANT MATERIAL TO PROVIDE 2 DRIP LINES FOR THE ROW OF PLANTS

C:\Users\jg2023\Documents\Projects\2023\2023-08-24\CleanExpress\2023-08-24\CleanExpress-2023-08-24.dwg

SITE PLAN RESUBMISSION FOR PLANNING COMMISSION.pdf

Markup Summary

Building Department (2)

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

Subject: Building Department
Author: Mark Artinian
Date: 3/4/2024 10:14:46 AM
Status:

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

Yes

Subject: Building Department
Author: Mark Artinian
Date: 3/4/2024 10:15:04 AM
Status:

Yes

Engineering Department (1)

Jason Boughton 248-841-2400
BoughtonJ@RochesterHills.org

Subject: Engineering Department
Author: Jason Boughton
Date: 2/26/2024 11:26:56 AM
Status:

Fire Department (1)

Lt. Walter Murphy 248-841-2712
MurphyW@RochesterHills.org



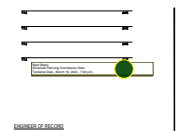
Subject: Fire Department
Author: Lieutenant W. Murphy
Date: 2/21/2024 3:18:06 PM
Status:

Group (34)



Subject: Group
Author: macdonaldj
Date: 2/20/2024 1:17:42 PM
Status:

City of Rochester Hills Planning & Economic
Development



Subject: Group
Author: C.McLeod
Date: 2/22/2024 8:49:26 AM
Status:

PC



Subject: Group
Author: C.McLeod
Date: 2/22/2024 8:50:47 AM
Status:

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2/7/2024

City of Rochester Hills Planning & Economic
Development



Subject: Group
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Date: 2/22/2024 8:50:55 AM
Status:

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2/7/2024

City of Rochester Hills Planning & Economic
Development



Subject: Group
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Date: 2/22/2024 8:51:22 AM
Status:

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2/7/2024

City of Rochester Hills Planning & Economic
Development



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Date: 2/22/2024 8:51:17 AM
Status:

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2/7/2024

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Date: 2/22/2024 8:51:12 AM
Status:

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2/7/2024

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Development



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Date: 2/22/2024 8:51:30 AM
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2/7/2024

City of Rochester Hills Planning & Economic
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Date: 2/22/2024 8:51:38 AM
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2/7/2024

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Development



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Date: 2/22/2024 8:51:43 AM
Status:

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2/7/2024

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Date: 2/22/2024 8:51:47 AM
Status:

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2/7/2024

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Development



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Date: 2/22/2024 8:51:52 AM
Status:

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2/7/2024

City of Rochester Hills Planning & Economic
Development



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Date: 2/22/2024 8:51:55 AM
Status:

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2/7/2024

City of Rochester Hills Planning & Economic
Development



Subject: Group
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Date: 2/22/2024 8:52:10 AM
Status:

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Date: 2/22/2024 8:52:17 AM
Status:

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Author: C.McLeod
Date: 2/22/2024 8:52:21 AM
Status:

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 2/7/2024

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 Development



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Author: C.McLeod
Date: 2/22/2024 8:52:25 AM
Status:

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 Development



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Author: C.McLeod
Date: 2/22/2024 8:52:31 AM
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Date: 2/22/2024 8:52:35 AM
Status:

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 Development



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Date: 2/22/2024 8:52:40 AM
Status:

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Author: C.McLeod
Date: 2/22/2024 8:52:45 AM
Status:

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City of Rochester Hills Planning & Economic
 Development



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Author: C.McLeod
Date: 2/22/2024 8:52:50 AM
Status:

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City of Rochester Hills Planning & Economic
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Author: C.McLeod
Date: 2/22/2024 8:52:55 AM
Status:

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 2/7/2024

City of Rochester Hills Planning & Economic
 Development



Subject: Group
Author: C.McLeod
Date: 2/22/2024 8:53:00 AM
Status:

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2/7/2024

City of Rochester Hills Planning & Economic
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Date: 2/22/2024 8:53:06 AM
Status:

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2/7/2024

City of Rochester Hills Planning & Economic
Development



Subject: Group
Author: C.McLeod
Date: 2/22/2024 8:53:12 AM
Status:

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2/7/2024

City of Rochester Hills Planning & Economic
Development



Subject: Group
Author: C.McLeod
Date: 2/22/2024 8:53:29 AM
Status:

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2/7/2024

City of Rochester Hills Planning & Economic
Development



Subject: Group
Author: C.McLeod
Date: 2/22/2024 8:53:35 AM
Status:

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2/7/2024

City of Rochester Hills Planning & Economic
Development



Subject: Group
Author: C.McLeod
Date: 2/22/2024 8:53:57 AM
Status:

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2/7/2024

City of Rochester Hills Planning & Economic
Development



Subject: Group
Author: C.McLeod
Date: 2/22/2024 8:54:08 AM
Status:

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2/7/2024

City of Rochester Hills Planning & Economic
Development



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Author: C.McLeod
Date: 2/22/2024 8:54:16 AM
Status:

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2/7/2024

City of Rochester Hills Planning & Economic
Development



Subject: Group
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Date: 2/22/2024 8:54:24 AM
Status:

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2/7/2024

City of Rochester Hills Planning & Economic
Development



Subject: Group
Author: C.McLeod
Date: 2/22/2024 8:54:36 AM
Status:

Received
2/7/2024

City of Rochester Hills Planning & Economic
Development

Jenny McGuckin - YES (1)



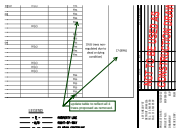
Subject: Jenny McGuckin - YES
Author: Jenny McGuckin
Date: 2/26/2024 7:58:17 AM
Status:

Natural Resouces (1)



Subject: Natural Resouces
Author: Matt Einheuser
Date: 2/29/2024 1:34:18 PM
Status:

Natural Resources (2)



Subject: Natural Resources
Author: Matt Einheuser
Date: 2/29/2024 1:44:19 PM
Status:

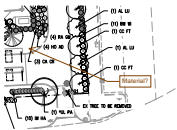
update table to reflect all 4 trees proposed as removed.



Subject: Natural Resources
Author: Matt Einheuser
Date: 2/29/2024 1:40:06 PM
Status:

w/ conditions

Planning Department (4)



Subject: Planning Department
Author: C.McLeod
Date: 2/22/2024 8:47:55 AM
Status:

Material?



Subject: Planning Department
Author: C.McLeod
Date: 3/4/2024 1:27:44 PM
Status:

Assessing

Yes



Subject: Planning Department
Author: C.McLeod
Date: 3/4/2024 1:28:10 PM
Status:



Subject: Planning Department
Author: C.McLeod
Date: 3/4/2024 1:29:44 PM
Status:

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

Traffic (1)



Subject: Traffic
Author: Keith
Date: 2/27/2024 7:45:28 AM
Status:

Traffic, Pathways, Sidewalks (1)



Subject: Traffic, Pathways, Sidewalks
Author: Keith
Date: 2/27/2024 9:05:38 AM
Status:

with note that it is highly discouraged to operate with only one driveway entrance as internal traffic at the cross access has been an issue with Culvers already. The previous plan with another entrance point from the Meijers parking lot is a better plan. Another entrance point should be pursued to ease congestion to Auburn Rd and/or internal traffic between Culvers and Clean Express.

Also, with condition that the cross access to Culvers is closed if traffic issues internally and/or to Auburn Road become problematic.

Underground Utilities (1)



Subject: Underground Utilities
Author: Jason Boughton
Date: 2/26/2024 10:12:36 AM
Status:

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