

**Hamilton Anderson Associates**

Architecture  
Landscape Architecture  
Urban Design  
Planning  
1435 Randolph, Suite 200  
Detroit, Michigan 48226  
313.964.0170 FAX  
313.964.0270 www.Hamilton-Anderson.com

Project:  
THIRD AVENUE BOULEVARD  
IMPROVEMENTS - PHASE 2  
CITY OF DETROIT  
Issued For:  
DETROIT CITY ENGINEERING REVIEW  
9/22/99  
BUILDING 10/04/99

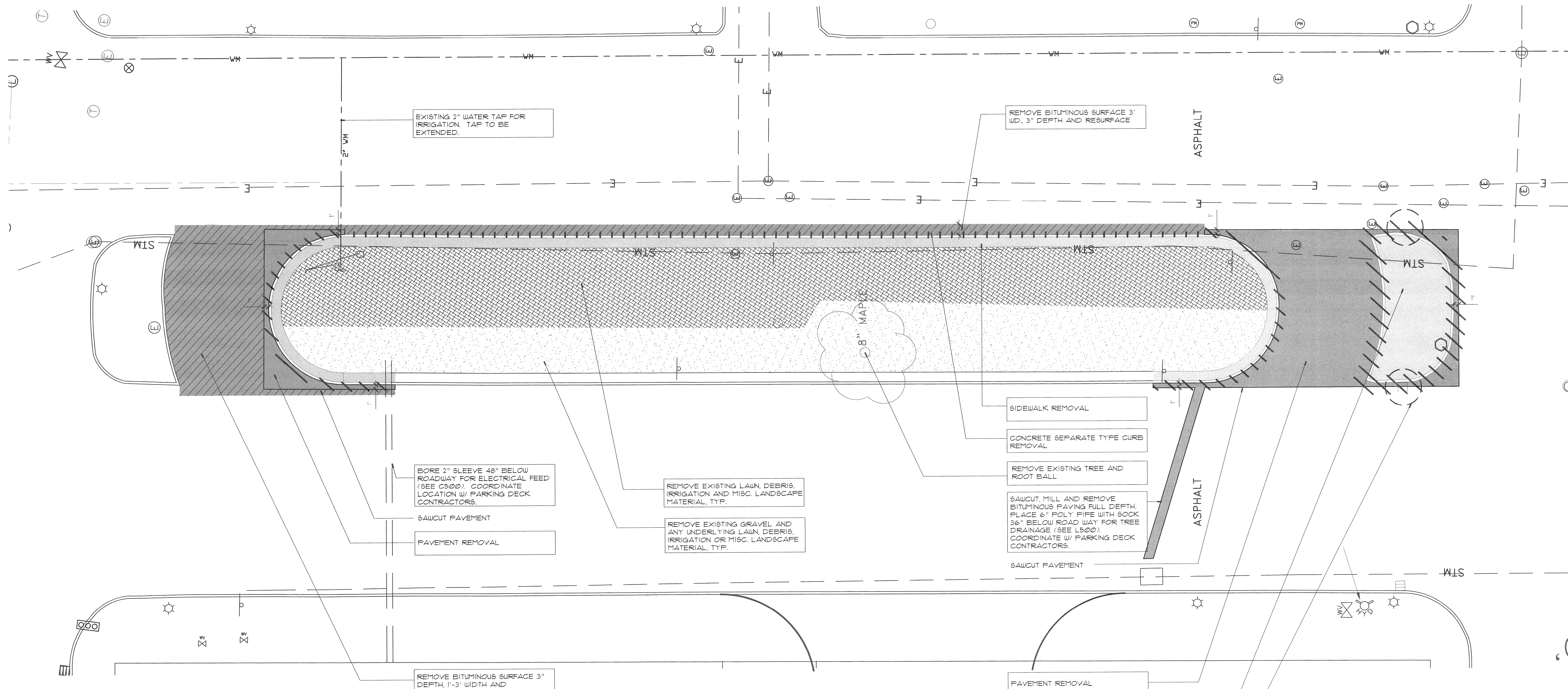
Job No.: 9103001  
Drawn: LAB  
Approved: \_\_\_\_\_  
Date: 8-19-99  
Scale: 1" = 30'-0"

Sheet Description:  
General Development Plan

Sheet Number:  
**C100**







EXISTING 2" WATER TAP FOR IRRIGATION. TAP TO BE EXTENDED.

REMOVE BITUMINOUS SURFACE 3' WD., 3" DEPTH AND RESURFACE

BORE 2" SLEEVE 48" BELOW ROADWAY FOR ELECTRICAL FEED (SEE C300). COORDINATE LOCATION W/ PARKING DECK CONTRACTORS.

REMOVE EXISTING LAWN, DEBRIS, IRRIGATION AND MISC. LANDSCAPE MATERIAL, TYP.

SIDEWALK REMOVAL

CONCRETE SEPARATE TYPE CURB REMOVAL

REMOVE EXISTING TREE AND ROOT BALL

SAWCUT, MILL AND REMOVE BITUMINOUS PAVING FULL DEPTH. PLACE 6" POLY PIPE WITH SOCK 36" BELOW ROADWAY FOR TREE DRAINAGE (SEE L500). COORDINATE W/ PARKING DECK CONTRACTORS.

SAWCUT PAVEMENT

PAVEMENT REMOVAL

REMOVE EXISTING GRAVEL AND ANY UNDERLYING DEBRIS, IRRIGATION OR MISC. LANDSCAPE MATERIAL, TYP.

SAWCUT PAVEMENT

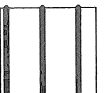

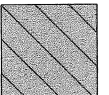

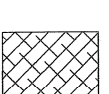
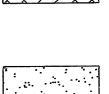
REMOVE BITUMINOUS SURFACE 3' DEPTH, 1'-3' WIDTH AND RESURFACE

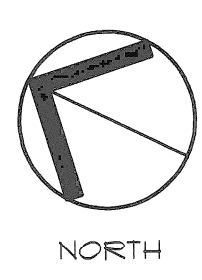
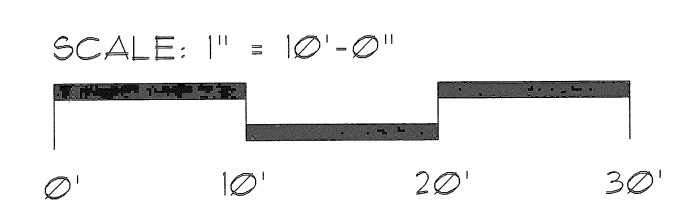
PAVEMENT REMOVAL

SIDEWALK REMOVAL

EXISTING CATCH BASIN, TYP. PROVIDE SOIL EROSION CONTROL

**LEGEND**

-  CONG. SEPARATE TYPE CURB REMOVAL
-  SIDEWALK REMOVAL (THIS ITEM WILL INCLUDE ALL OF SPLASH WALK REMOVAL)
-  REMOVE BITUMINOUS SURFACE 3" DEPTH AND RESURFACE
-  PAVEMENT REMOVAL (THIS ITEM WILL INCLUDE THE CURB REMOVAL AND THE PAVEMENT SAW CUTTING)
-  REMOVE EXISTING LAWN, DEBRIS, IRRIGATION AND MISC. LANDSCAPE MATERIAL (PAY ITEM: EXCAVATION)
-  REMOVE EXISTING GRAVEL AND ANY UNDERLYING DEBRIS, IRRIGATION AND MISC. LANDSCAPE MATERIAL (PAY ITEM: EXCAVATION)



NORTH

Job No.: 9703001  
 Drawn: L.A.B.  
 Approved:  
 Date: 8-19-99  
 Scale: 1" = 10'-0"



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Project:  
 THIRD AVENUE BOULEVARD  
 IMPROVEMENTS - PHASE 2

CITY OF DETROIT  
 Issued For:  
 DETROIT CITY ENGINEERING REVIEW  
 5/22/99  
 BIDDING 10/04/99

Sheet Description:  
 Site Demolition

Sheet Number:  
**C300**





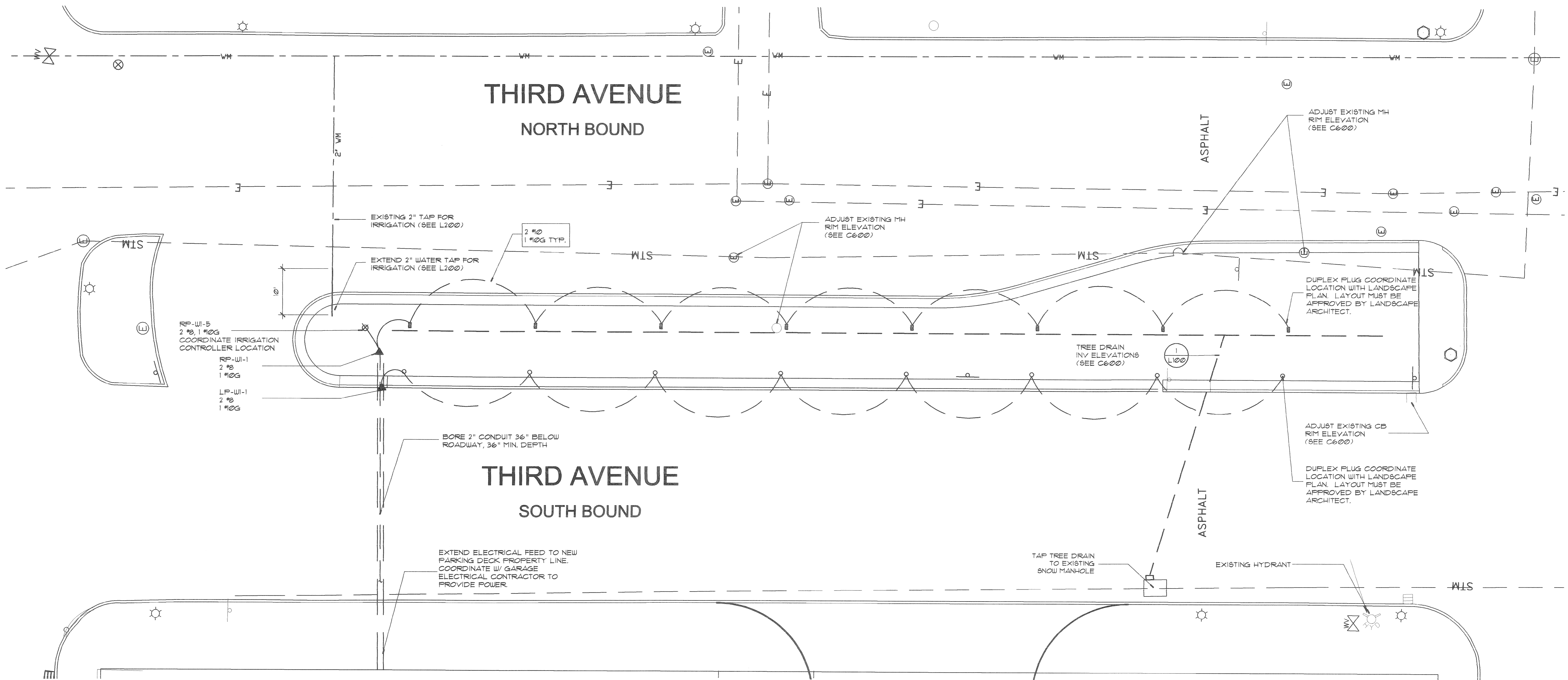






# THIRD AVENUE NORTH BOUND

# THIRD AVENUE SOUTH BOUND



RP-WI-5  
2 #12, 1 #10G  
COORDINATE IRRIGATION  
CONTROLLER LOCATION

RP-WI-1  
2 #12  
1 #10G

LP-WI-1  
2 #12  
1 #10G

BORE 2" CONDUIT 36" BELOW  
ROADWAY, 36" MIN. DEPTH

EXTEND ELECTRICAL FEED TO NEW  
PARKING DECK PROPERTY LINE.  
COORDINATE W/ GARAGE  
ELECTRICAL CONTRACTOR TO  
PROVIDE POWER.



**ELECTRICAL NOTES:**

1. PROVIDE 1 - 2" PVC CONDUIT UNDER ROADWAY FOR RECEPTACLE, UPLIGHT AND IRRIGATION CONTROLLERS.
2. PROVIDE VF CABLE FOR ALL BRANCH CIRCUITS WITHIN ISLANDS.
3. PROVIDE WEATHERPROOF GFCI RECEPTABLES.
4. PROVIDE #8 CONDUCTORS TO FIRST RECEPTACLE, UPLIGHT OR CONTROLLER.

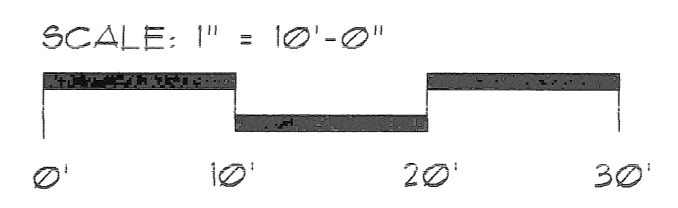
**CIRCUIT LOADING**

LP-WI-1 1400W - UPLIGHTS  
 RP-WI-1 1260W - RECEPTABLES  
 RP-WI-3 1260W - RECEPTABLES  
 RP-WI-5 300W - IRRIGATION CONTROLLERS

### LEGEND

-  DUPLEX PLUG
-  UPLIGHT

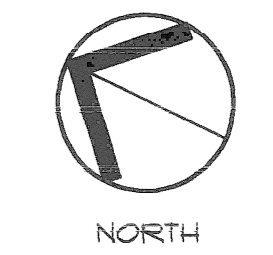
COORDINATE LANDSCAPE  
UPLIGHT LOCATION WITH  
LANDSCAPE PLAN. LAYOUT  
MUST BE APPROVED BY  
LANDSCAPE ARCHITECT.



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Project:  
 THIRD AVENUE BOULEVARD  
 IMPROVEMENTS - PHASE 2

CITY OF DETROIT  
 Issued For:  
 DETROIT CITY ENGINEERING REVIEW  
 9/22/09  
 EXPIRES 10/04/09

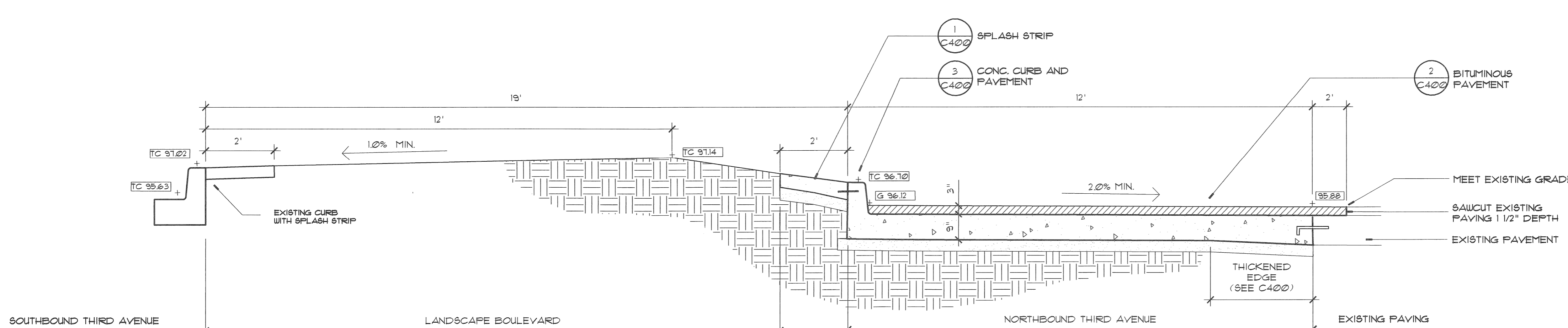
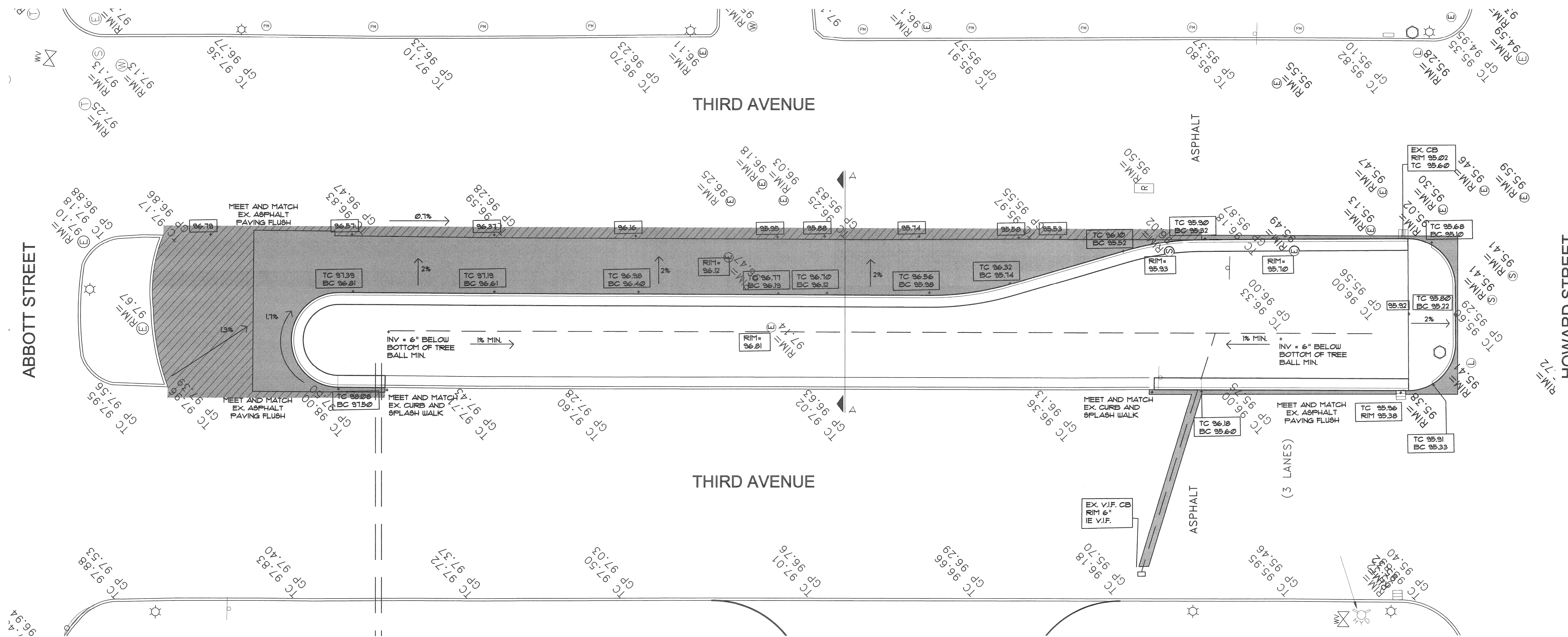


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Scale:	1" = 10'-0"	Scale:	

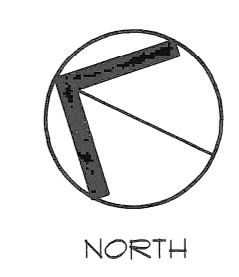
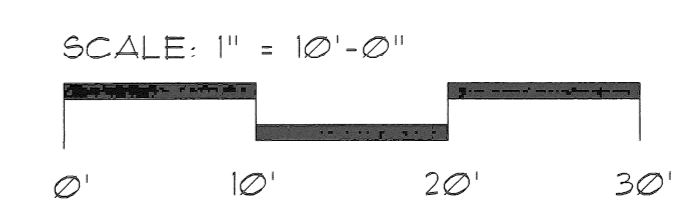


Sheet Number:  
**C500**





SECTION A - A  
NO SCALE



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Planning  
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Project:  
THIRD AVENUE BOULEVARD  
IMPROVEMENTS - PHASE 2

CITY OF DETROIT  
Issued For:  
DETROIT CITY ENGINEERING REVIEW  
9/2/99  
DETROIT CITY ENGINEERING REVIEW  
9/28/99  
BIDDING 10/04/99

Job No.:  
9703007  
Drawn:  
LaB

Approved:  
Date:  
8-19-99

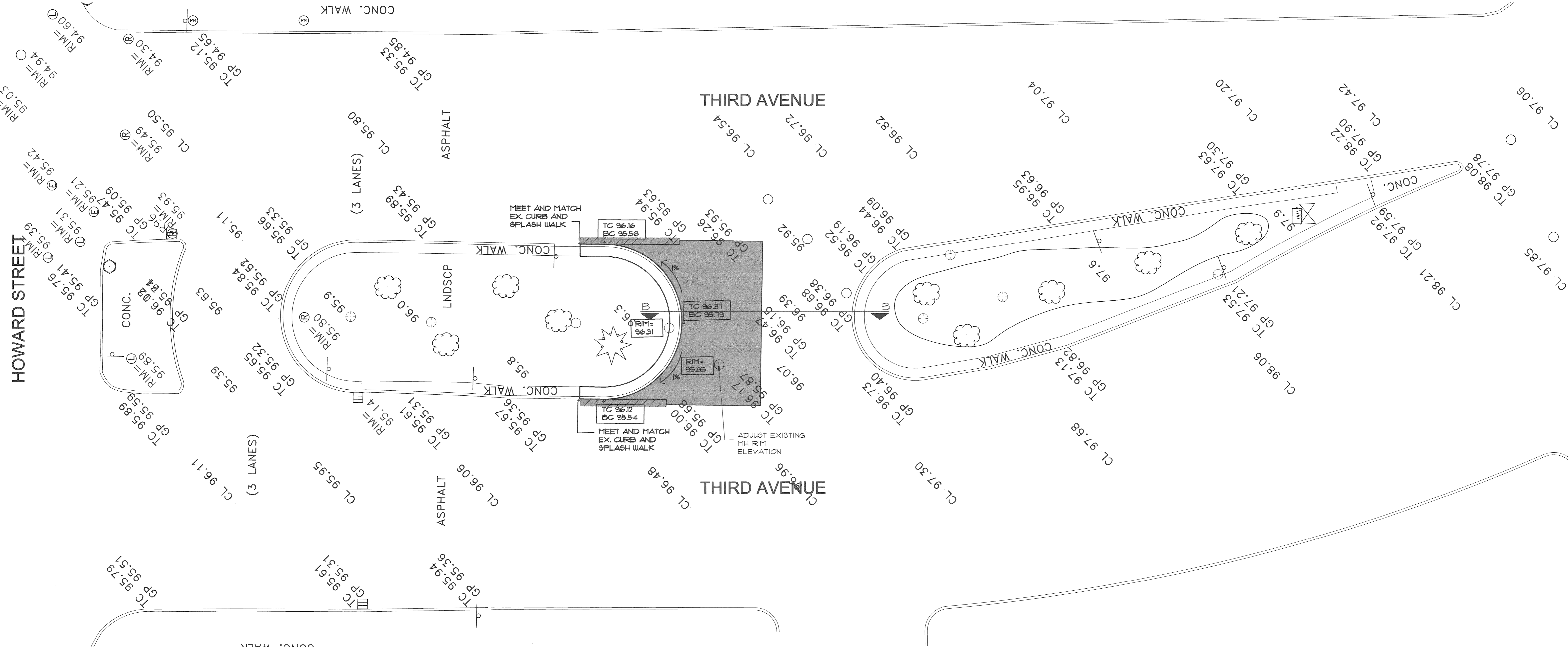
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Sheet Number:

**C600**





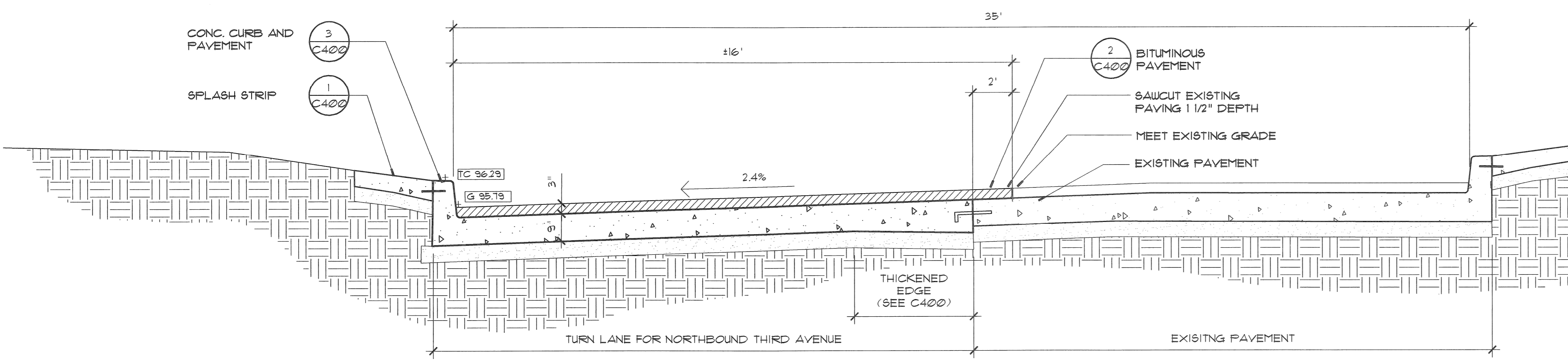


HOWARD STREET

THIRD AVENUE

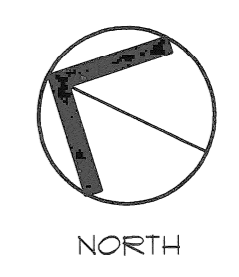
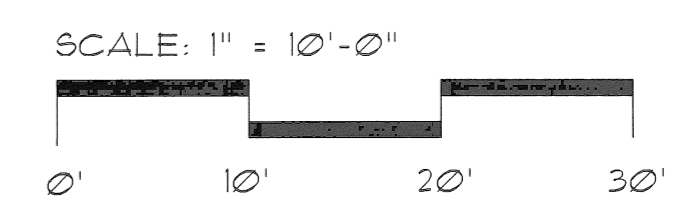
THIRD AVENUE

LAFAYETTE STREET



SECTION B - B

NO SCALE



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THIRD AVENUE BOULEVARD  
IMPROVEMENTS - PHASE 2

CITY OF DETROIT  
Issued For:  
DETROIT CITY ENGINEERING REVIEW  
9/22/99  
BIDDING 10/04/99

Job No.:  
9103001  
Sheet Description:  
SOUTH BOULEVARD  
Site Grading & Drainage

Drawn:  
DIT  
Approved:

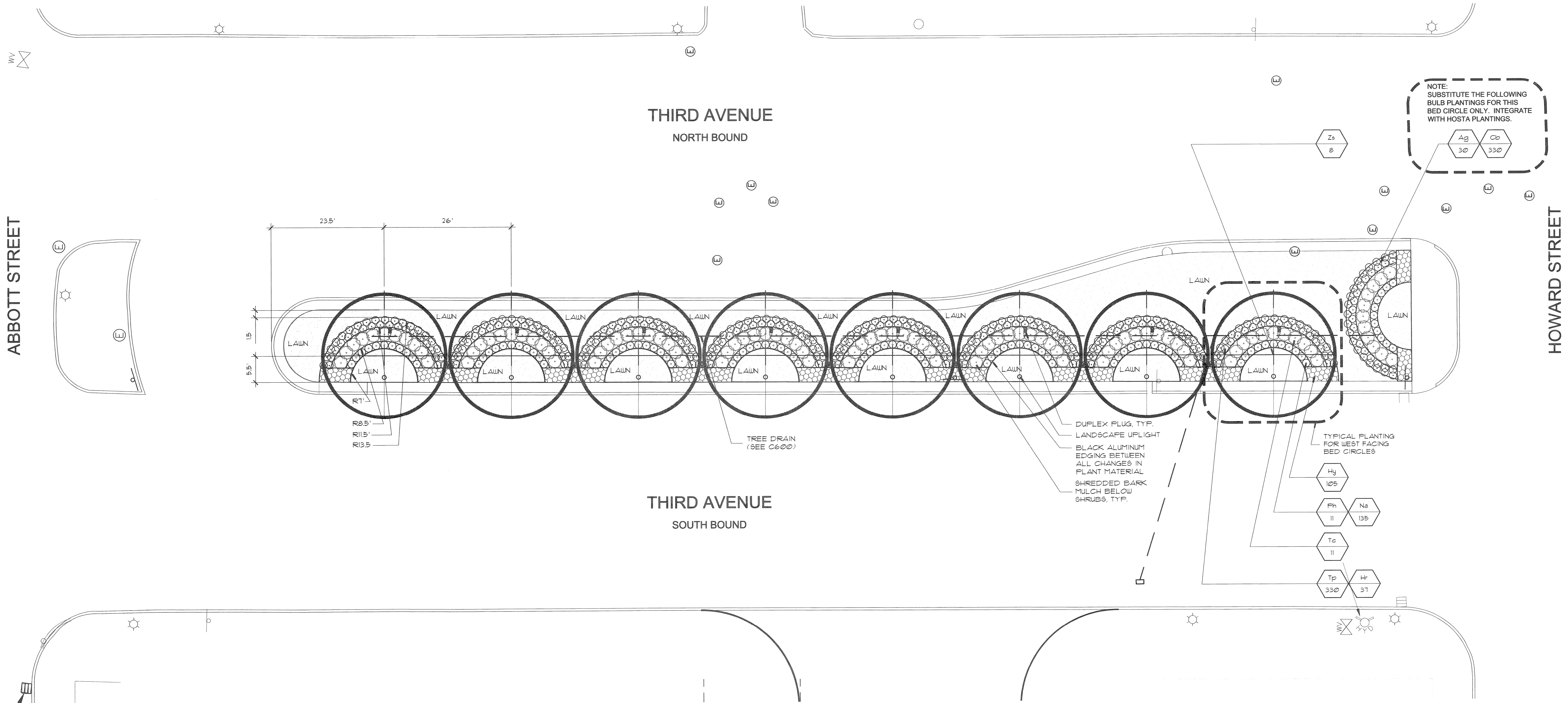
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8-19-99  
Scale:  
1" = 10'-0"

Sheet Number:

**C601**







**PLANT LIST**

KEY	QNTY	SCIENTIFIC NAME	COMMON NAME	NOTES
<b>TREES</b>				
Zs	8	ZELKOVA SERRATA	JAPANESE ZELKOVA	10" CAL., B4B, MATCHING, SPECIMEN, STRAIGHT TRUNK
<b>SHRUBS</b>				
Tc	99	TAXUS CUSPIDATA	JAPANESE YEW	24" SPRD., 18" O.C., B4B, VARIETY TO MATCH NORTH BLVD.
<b>PERENNIALS / GROUNDCOVERS</b>				
Hr	333	HOSTA 'ROYAL STANDARD'	ROYAL STANDARD HOSTA	2 GAL., 18" O.C.
Ph	99	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	2 GAL., 18" O.C.
<b>ANNUALS / BULBS</b>				
Ag	30	ALLIUM GIGANTEUM	GIANT ALLIUM	48" HT., 18" O.C., LATE SPRING BLOOM
Cb	120	CROCUS	BLUE GIANT CROCUS	6" HT., 4" O.C. VIOLET BLUE, EARLY SPRING BLOOM
Na	1215	NARCISSUS 'FORTUNE'	FORTUNE DAFFODIL	18" HT., 6" O.C., YELLOW PETALS, ORANGE CUP, CLUMPS OF 3
Hy	945	HYACINTHUS	OSTARA HYACINTHUS	10" HT., 4" O.C., VIOLET BLUE, MID SPRING BLOOM
Tp	2640	TULIPA PARROT TEXAS FLAME	TEXAS FLAME TULIP	20" HT., 4" O.C., YELLOW PETALS EDGE, RED STRIP PETALS

NOTE:  
 ALL TREES AND SHRUBS TO BE PROVIDED BY OWNER  
 QUANTITIES SHOWN ON PLANS TAKE PRECEDENCE OVER THOSE INDICATED IN THE PLANT LIST. CONTRACTOR SHALL VERIFY QUANTITIES AND ALERT THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BIDDING.  
 PLACE BLACK ALUMINUM EDGING BETWEEN ALL LAWN/PERENNIAL AND ANNUAL BEDS.  
 DAFFODILS TO BE PLACED 1/8" WITHIN FOUNTAIN GRASS BED.  
 TULIPS TO BE IN A DOUBLE ROW AT HOSTA BED.

**BOULEVARD TREE PLANTING**  
 SECTION NO SCALE

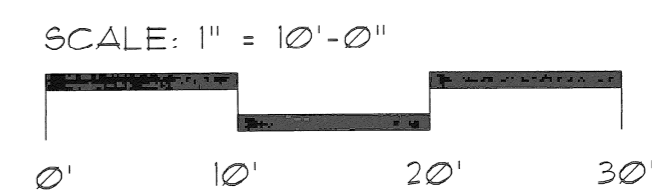
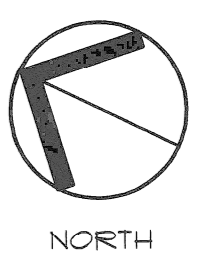
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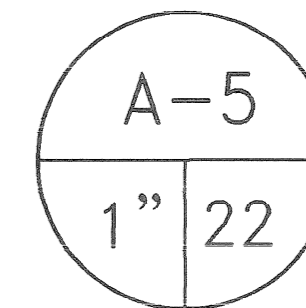
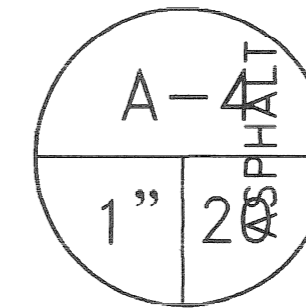
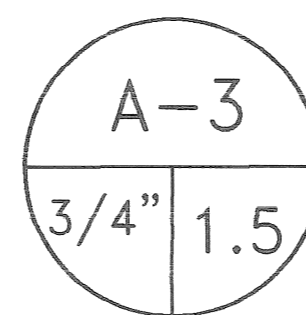
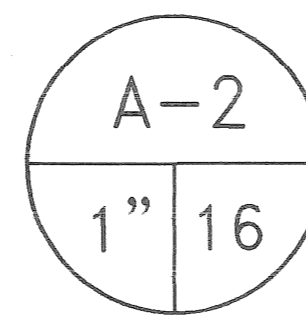
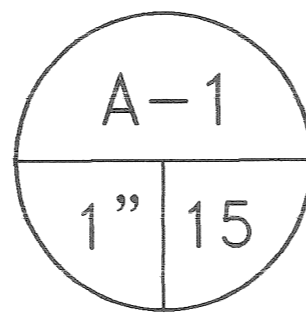
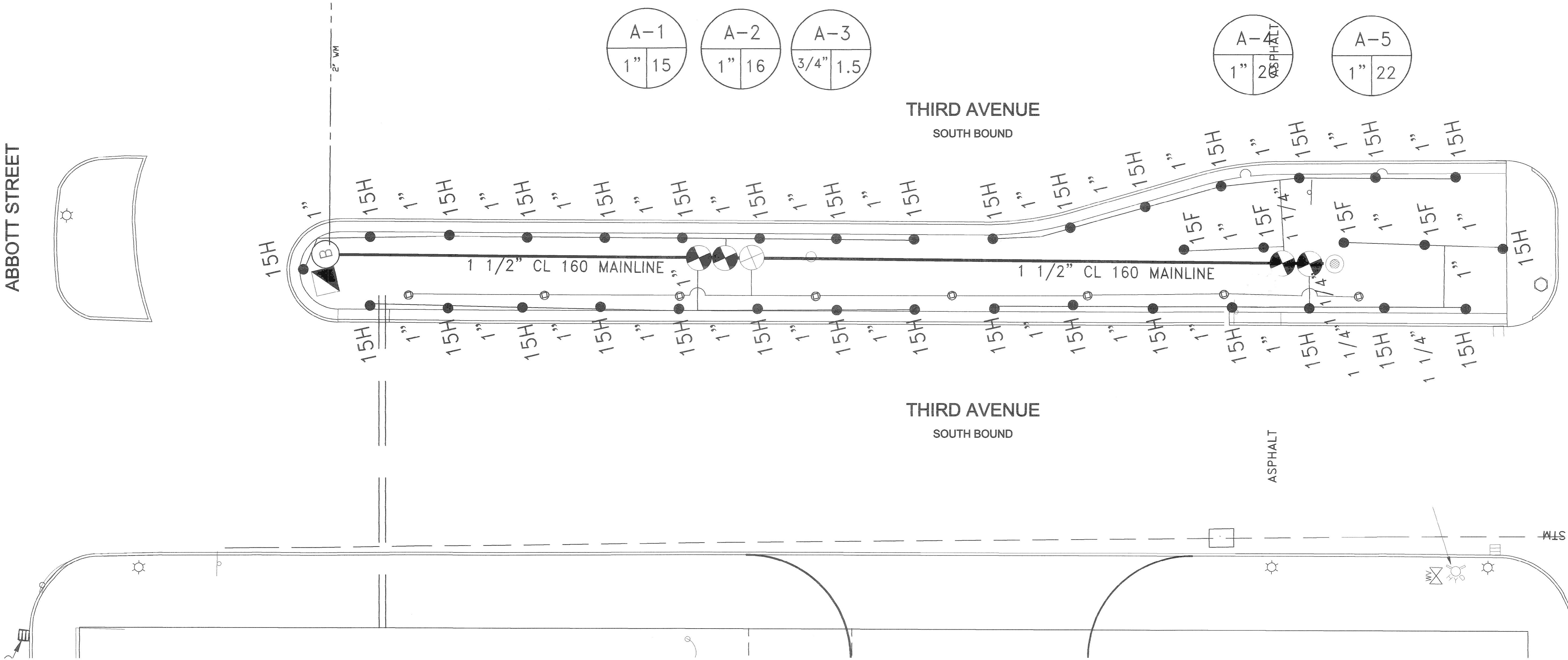
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 Sheet Description: Landscape Plan  
 Drawn: LaB  
 Approved:  
 Date: 8-19-99  
 Scale: 1" = 10'-0"



Sheet Number:  
**L100**

ABBOTT STREET

HOWARD STREET



THIRD AVENUE  
SOUTH BOUND

THIRD AVENUE  
SOUTH BOUND

ASPHALT

STM

GENERAL NOTES:

THE SPRINKLER SYSTEM SHALL BE CONSTRUCTED USING THE SPRINKLERS, VALVES, PIPING, FITTINGS, CONTROLLERS, WIRING OF SIZES AND TYPES AS SHOWN ON THE DRAWINGS AND AS CALLED FOR IN THESE SPECIFICATIONS. THE SYSTEM SHALL BE CONSTRUCTED TO GRADES AND CONFORM TO THE AREAS AND LOCATIONS AS SHOWN ON THE PLANS.

UNLESS OTHERWISE SPECIFIED, THE PLANS AND SPECIFICATIONS ARE INTENDED TO INCLUDE EVERYTHING REQUIRED AND NECESSARY FOR THE PROPER INSTALLATION AND COMPLETION OF THE WORK WHETHER EACH ITEM IS MENTIONED HEREIN OR NOT.

ALL WORK SPECIFIED HEREIN OR CALLED FOR ON THE DRAWINGS WILL BE EXECUTED IN ACCORDANCE WITH ALL GOVERNING ORDINANCES, LAWS AND REGULATIONS THAT MEET ALL LOCAL CONDITIONS. IF THE CONTRACTOR PERFORMS WORK CONTRARY TO SUCH CODES, LAWS OR REGULATIONS, THEY ASSUME FULL RESPONSIBILITY AND BEAR ALL COSTS NECESSARY TO CORRECT THE WORK, WITHOUT ADDITIONAL COST TO THE OWNER.

THE CONTRACTOR SHALL FURNISH THE OWNER WITH A COMPLETE SET OF AS-BUILT DRAWINGS SHOWING THE SPRINKLER SYSTEM AS INSTALLED. ALL VALVE BOX LOCATIONS SHALL BE SHOWN WITH ACTUAL MEASUREMENTS TO REFERENCE POINTS SO THEY MAY BE LOCATED EASILY IN THE FIELD. THE AS-BUILT DRAWINGS WILL BE IN A FORM ACCEPTABLE TO THE OWNER AND DESIGNER.

THE CONTRACTOR SHALL SUBMIT ANY MANUFACTURER'S LITERATURE, MAINTENANCE DATA, AND OPERATION INSTRUCTIONS TO THE OWNER AND DESIGNER AT THE COMPLETION OF THE PROJECT.

AFTER INSPECTION AND ACCEPTANCE, THE CONTRACTOR SHALL REVIEW ALL OPERATING INSTRUCTIONS TO THE OWNER.

FOR THE PURPOSES OF CLEARNESS AND LEGIBILITY, PIPING LINES AND ELECTRICAL LINES ARE DIAGRAMATIC.

PERMITS AND LICENSES NECESSARY FOR THE INSTALLATION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR.

THE CONTRACTOR SHALL MAKE THEMSELVES AWARE OF ALL UTILITY LINE LOCATIONS TYPE AND DEPTH, AND PERFORM THEIR WORK ACCORDINGLY TO AVOID DAMAGING EXISTING UTILITY LINES.

THE CONTRACTOR AT THEIR OWN EXPENSE SHALL STAKE ALL SPRINKLER HEAD LOCATIONS. ALL LOCATIONS OF SPRINKLERS MUST BE APPROVED BY THE DESIGNER BEFORE INSTALLATION.

THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF ALL WORK FROM DAMAGE AND SHALL PROTECT THE OWNER AND ADJACENT PROPERTY FROM INJURY ARISING IN CONNECTION WITH THIS CONTRACT.

THE WORK UNDER THE CONTRACT IN EVERY RESPECT SHALL BE AT THE RISK OF THE CONTRACTOR UNTIL FINISHED AND ACCEPTED BY THE OWNER.

THE CONTRACTOR SHALL THOROUGHLY CLEANUP AND MAINTAIN AREAS ASSOCIATED WITH THIS CONTRACT AND ALL AREAS DISTURBED BY THE CONTRACTOR MUST BE RESTORED TO ITS ORIGINAL CONDITION.

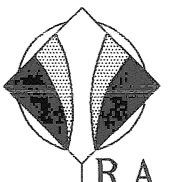
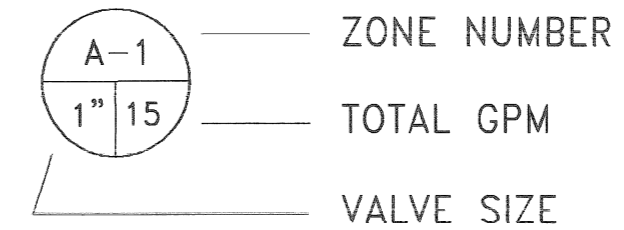
LOCATION OF BACKFLOW DEVICE IS TO BE COORDINATED AND APPROVED BY THE LANDSCAPE ARCHITECT.

PLAN INDICATES GENERAL LOCATION OF THE EXISTING SERVICE LINE (2"). IRRIGATION CONTRACTOR TO VERIFY LOCATION AND SIZE AND PROVIDE METER IF REQUIRED.

120V POWER PROVIDED BY OWNER

LEGEND / APPROVED EQUIPMENT

- RAIN BIRD 1812 12" POP UP SPRAY (nozzle indicated)
- RAIN BIRD (4) 2.0 GPH XERI-BUG, (7") XERI-TUBE 700
- (4) TDS-050 TIE-DOWN STAKES (1) FLUSH CAP
- ⊕ RAIN BIRD XEZ-075 CONTROL ZONE W/EASY RAIN VALVE CONTROLLER
- ⊖ RAIN BIRD 100-DV CONTROL VALVE W/EASY RAIN VALVE CONTROLLER
- ⊠ RAIN BIRD ESP-6LX PLUS IN NEMA ENCLOSURE
- ⊙ RAIN BIRD #3 QUICK COUPLING VALVE W/(1) 3/32" / SH-0 KEY & HOSE SWIVEL
- ⊕ RAIN BIRD 785 SERIES 1" PRESSURE VACUUM BREAKER
- PVC CL 160 MAINLINE (size indicated)
- POLY LATERAL 100 PSI, NSF (size indicated)



**R.A. MANLEY & ASSOCIATES**  
Irrigation Consultants  
Richard A. Manley  
CID, CIM  
Water Management  
Design Consultant

136 Woodward  
Rochester, MI 48307  
248-551-7129  
Fax 248-551-5729

**Hamilton Anderson Associates**

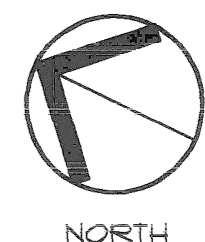
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IMPROVEMENTS

CITY OF DETROIT

Issued For:  
DETROIT CITY ENGINEERING REVIEW  
10/22/09  
REVISIONS: 10/04/09



NORTH

Job No:  
970306

Drawn:

L&B

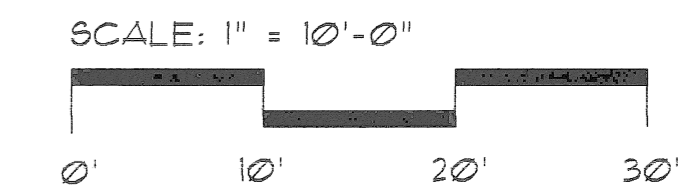
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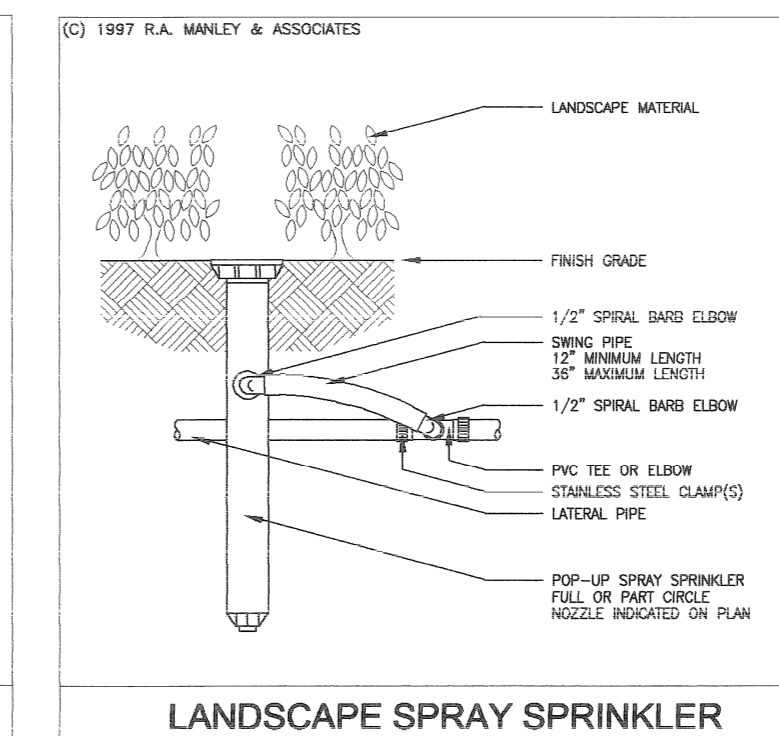
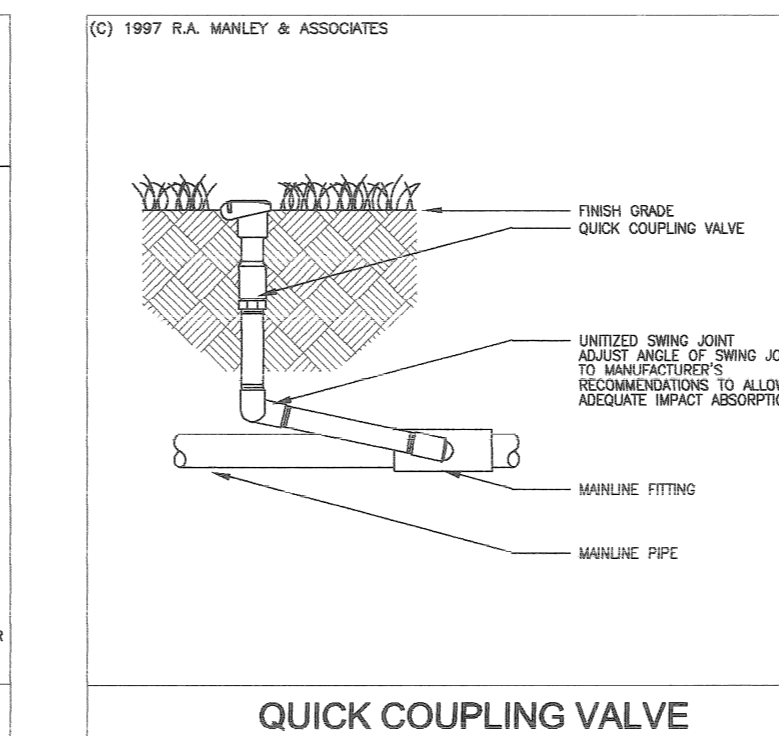
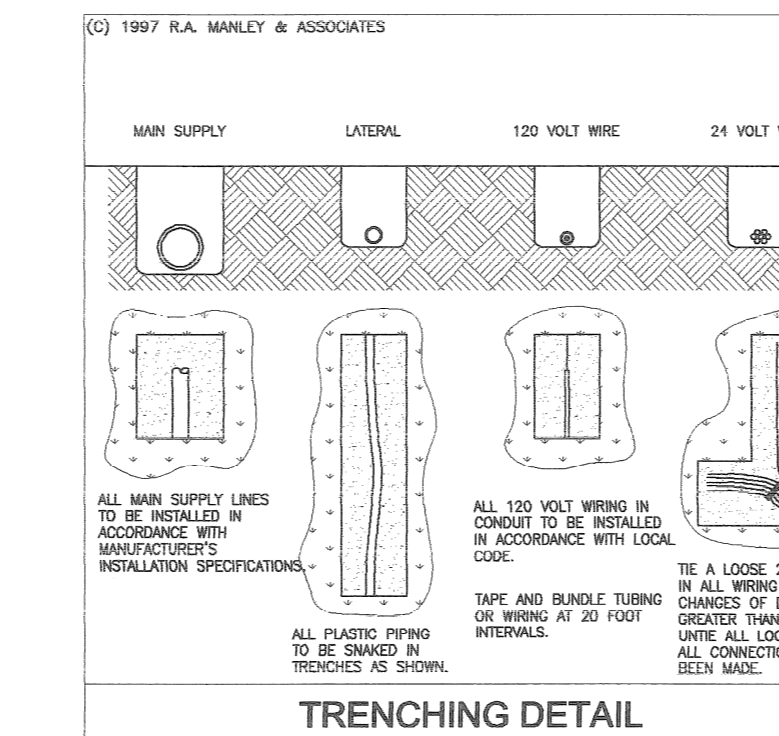
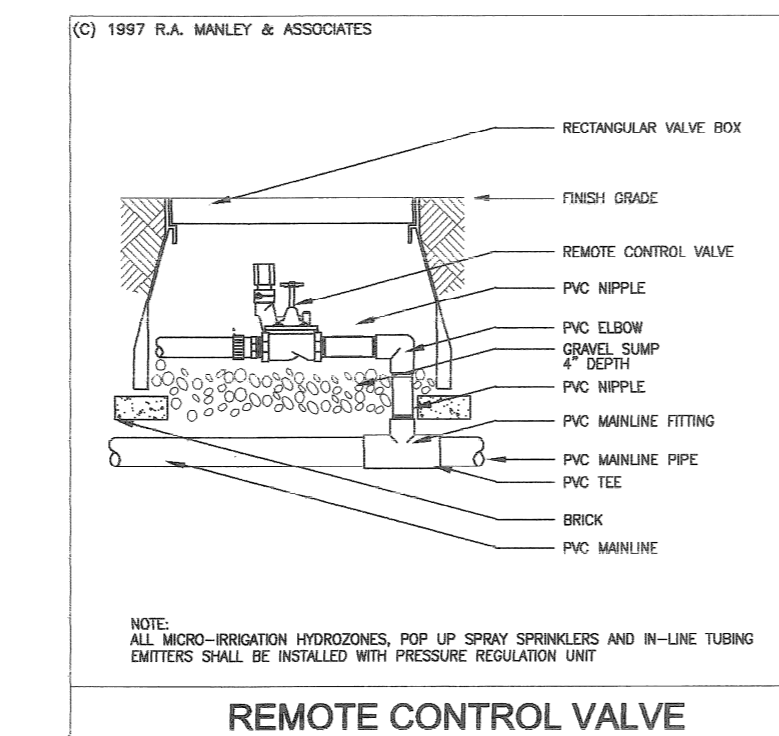
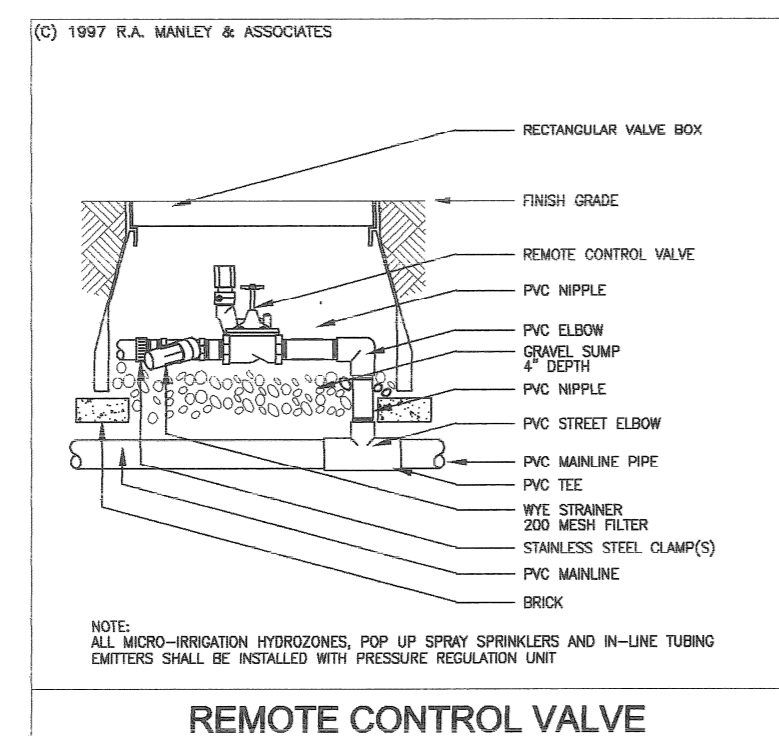
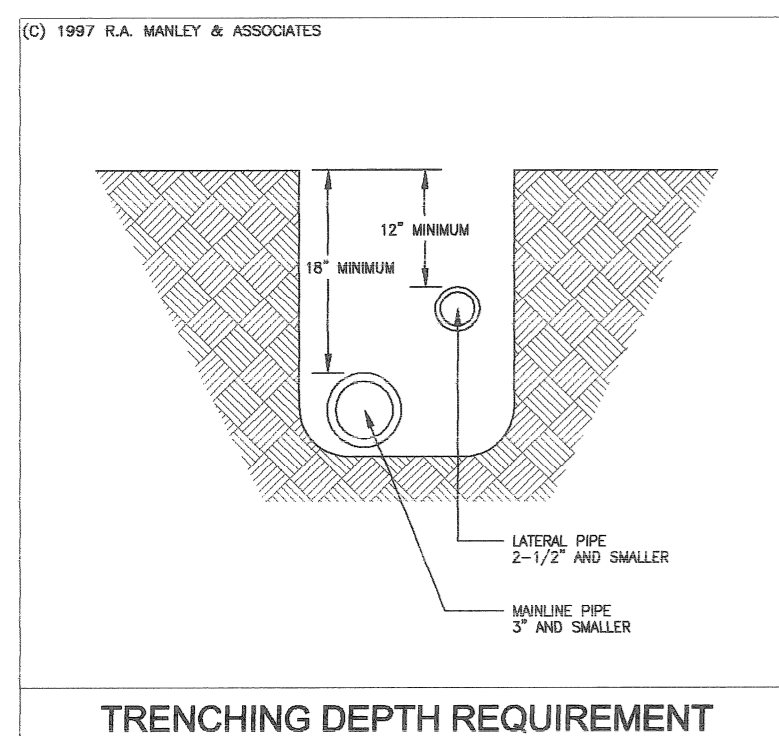
Scale:

1" = 10'-0"



Sheet Number:

**L200**





LODGE EAST SERVICE DRIVE

ABBOTT

HOWARD

THIRD

SECOND

LAFAYETTE

N

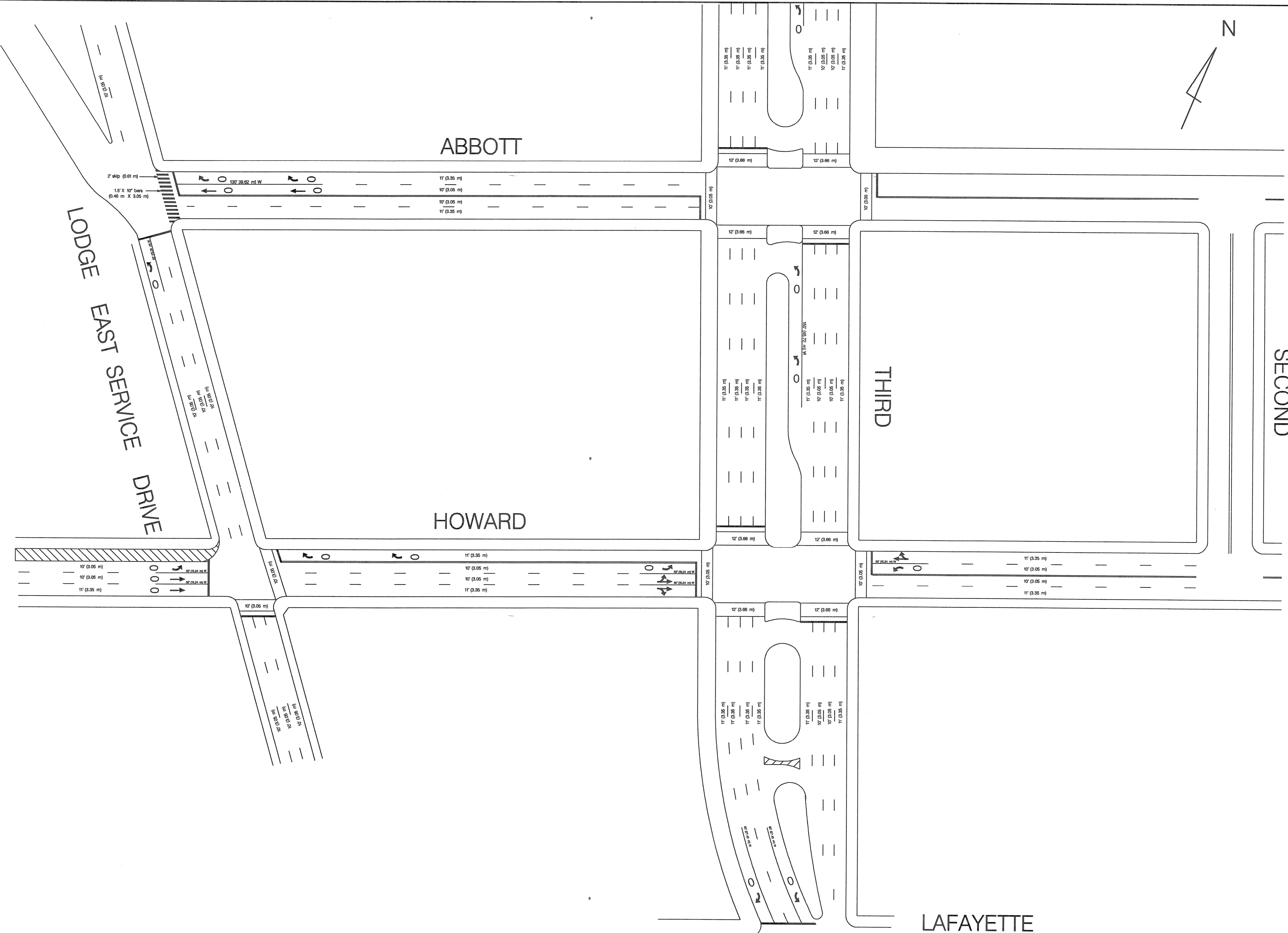
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REVISIONS				

REFERENCE DRAWINGS	DESIGNED BY	E. LOUYA	APPROVED	<i>eh</i>
	DRAWN BY	J. ROOSE		
	CHECKED BY			

CITY OF DETROIT  
 DEPARTMENT OF PUBLIC WORKS  
 TRAFFIC ENGINEERING DIVISION

**THIRD AVE. LANING**

SHEET 1 OF 1 SHEETS
SCALE 1" = 40'
DRWG NO. SP-28
DATE 10-15-99



DESCRIPTION	DTN	CKD	APVD	DATE
REVISIONS				

DESIGNED BY	E. LOUYA
DRAWN BY	J. ROOSE
CHECKED BY	

APPROVED	<i>[Signature]</i>
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CITY OF DETROIT  
 DEPARTMENT OF PUBLIC WORKS  
 TRAFFIC ENGINEERING DIVISON

**THIRD AVE. LANING**

SHEET 1 OF 1 SHEETS
SCALE 1" = 40'
DRWG NO. SP-28
DATE 10-15-99