

City of Detroit
City Engineering Division, Department of Public Works
Maps and Records Bureau

NOTICE OF PROPOSED CHANGE IN PROPERTY

Date: _____

Petition: _____

- | | |
|---|---|
| <input type="checkbox"/> AT&T Telecommunication | <input type="checkbox"/> Berm Use |
| <input type="checkbox"/> Comcast Television (CATV) | <input type="checkbox"/> Conversion to Easement |
| <input type="checkbox"/> Detroit Edison (DTE) | <input type="checkbox"/> Dedication |
| <input type="checkbox"/> Fire Department | <input type="checkbox"/> Encroachment |
| <input type="checkbox"/> Great Lakes Water Authority | <input type="checkbox"/> Outright Vacation |
| <input type="checkbox"/> Land Bank Authority | <input type="checkbox"/> Temporary Closing |
| <input type="checkbox"/> Michcon (DTE) | |
| <input type="checkbox"/> Planning & Development Department | |
| <input type="checkbox"/> Public Lighting Authority | |
| <input type="checkbox"/> Public Lighting Department | |
| <input type="checkbox"/> Police Department | |
| <input type="checkbox"/> Solid Waste Division, DPW | |
| <input type="checkbox"/> Street Design Bureau, DPW | |
| <input type="checkbox"/> Street Maintenance Division, DPW | |
| <input type="checkbox"/> Traffic Engineering Division, DPW | |
| <input type="checkbox"/> Water and Sewerage Department | |
| <input type="checkbox"/> Detroit Thermal | |
| <input type="checkbox"/> International Transmission Company (ITC) | |

A petition drawing is attached. Property shown on the attached print is proposed to be changed as indicated. Kindly report (using the back of this sheet) the nature of your services, if any affected by the proposed change and the estimated costs of removing and rerouting such services (if necessary). If a response is not received after a second notice of proposed change has been issued DPW will make the determination to move forward with the petition.

Please return one copy to City Engineering Division, DPW within two weeks of the submittal date. Retain one copy and print for you file.

Ron Brundidge, Director, Department of Public Works

By: Richard Doherty, CED DPW
City Engineer

**TO: City Engineering Division, DPW
2 Woodward Ave., Suite 642
Detroit, Michigan 48226-3462
Survey Bureau: 313-224-3970**

Petition: _____

The proposed change in property (referred to on the other side of this sheet) would affect our services as follows:

- Not Involved
- Involved; but no objections to the property change.
- Involved; objection to the property change.
- Involved; the nature of our services and the estimated costs of removing and/or rerouting such services are:

Objections, Please leave a brief explanation for any objection or the nature of an estimated cost:

(Utility or City Department)

By

Title

Date

Area code – Telephone number

Janice M. Winfrey
City Clerk

City of Detroit
OFFICE OF THE CITY CLERK

Andre P. Gilbert II
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Tuesday, January 19, 2021

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

LEGISLATIVE POLICY DIVISION PLANNING AND DEVELOPMENT DEPARTMENT
LAW DEPARTMENT FINANCE DEPT/ASSESSMENTS DIVISION

1369 *Woodward Mack 22, LLC request to encroach into the north part Erskine Street, between Woodward Avenue and John R Road, for the purpose of installing non-standard paving, landscaping and an irrigation system.*



CITY OF DETROIT
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEERING DIVISION

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE. SUITE 601
DETROIT, MICHIGAN 48226
PHONE: (313) 224-3949 TTY: 711
WWW.DETROITMI.GOV

To: Clerk's Office
From: The Department of Public Works
City Engineering Division
MapsandRecordsBureau@DetroitMI.Gov
(313) 224-3970

Petitioner:
Woodward Mack 22, LLC
Represented by Neumann Smith
400 Galleria Officentre, Suite 555
Southfield, MI 48034
248-352-8310

On behalf of the above mentioned petitioner the Department of Public Works: City Engineering Division is submitting a petition request for the below mentioned action. The petitioner has received a project consultation from the Department of Public Works: City Engineering Division and has been advised the following:

Type of action recommended:

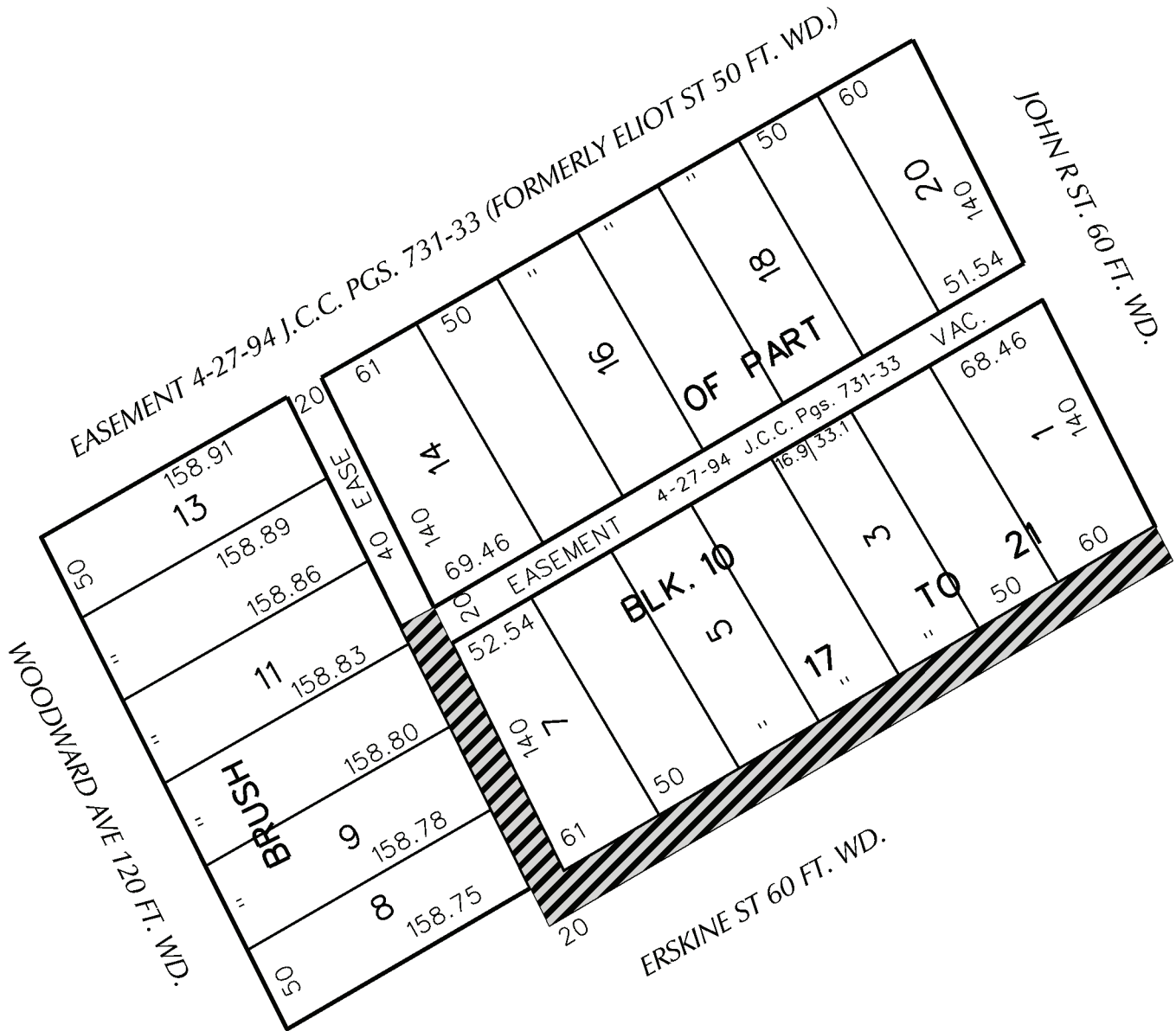
Petition for encroachment into the north part Erskine Street, between Woodward Avenue and John R Road, for the purpose of installing non-standard paving, landscaping, and an irrigation system.

Reviewed by:

Jered Dean
Manager II

Maps and Records Bureau
MapsandRecordBureau@Detroitmi.gov
313-224-3970

PETITION NO. 1369
 REPRESENTING NEUMANN SMITH 400
 GALLERIA OFFICENTRE, SUITE 555
 SOUTHFIELD, MICHIGAN 48034
 248-352-8310



- ENCROACHMENT

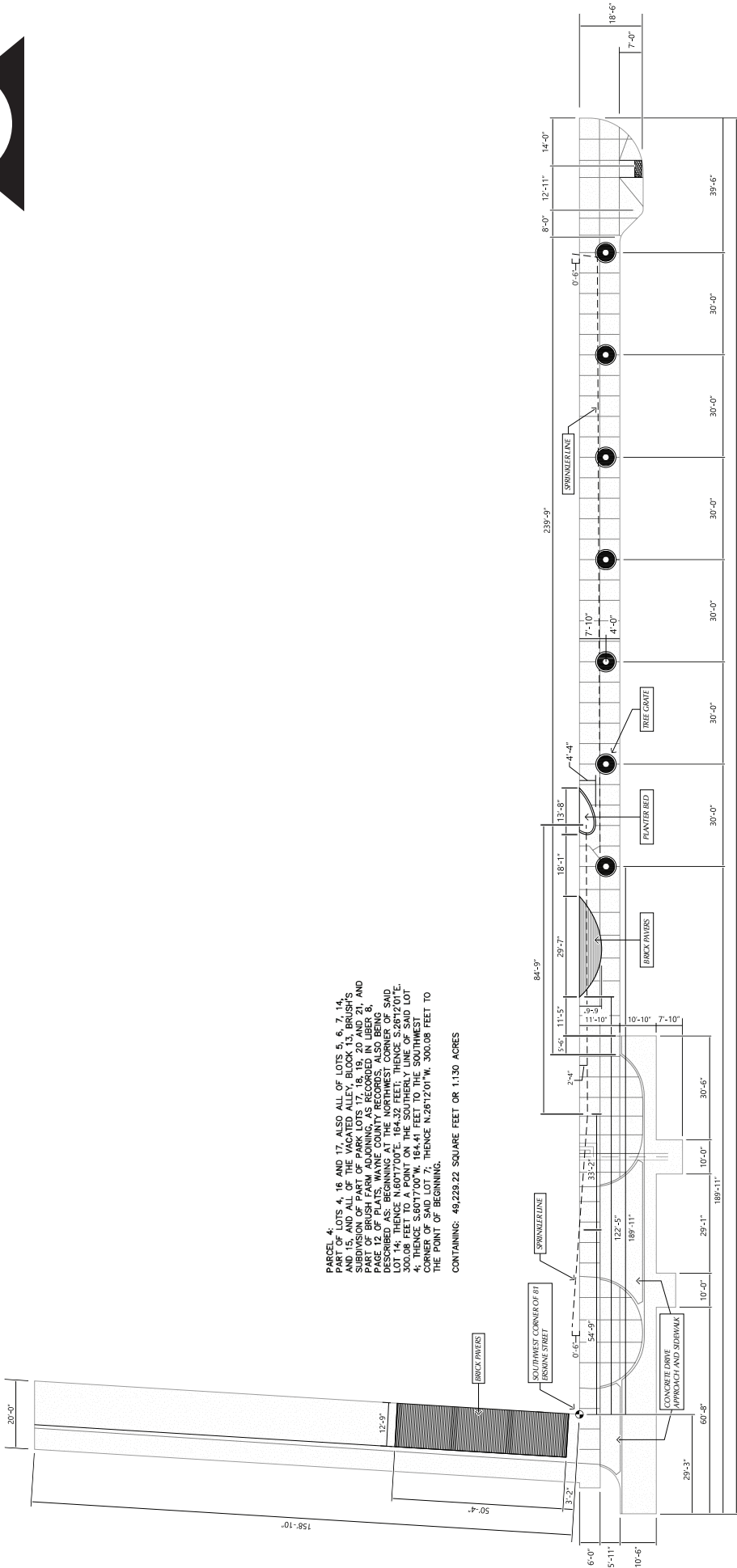
(FOR OFFICE USE ONLY)

CARTO 29 A

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	KJ		CHECKED		
DATE	12-08-20		APPROVED BY	JD	

MULTIPLE ENCROACHMENTS IN THE PUBLIC ALLEY AND R.O.W., IN THE BLOCK BOUND BY JOHN R ST, ERSKINE ST, WOODWARD AVE, AND THE EASEMENT FORMERLY KNOWN AS ELIOT ST.

CITY OF DETROIT	
CITY ENGINEERING DIVISION	
SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	X



PARCEL 4, PART OF LOTS 4, 16 AND 17, ALSO ALL OF LOTS 5, 6, 7, 14, AND 15, AND ALL OF THE VACATED ALLEY, BLOCK 13, BRUSH'S SUBDIVISION OF PART OF PARK LOTS 5, 6, 7, 14, 15, 20 AND 21, AND PART OF LOTS 4, 16 AND 17, ALSO ALL OF THE VACATED ALLEY, BLOCK 12 OF PLATS, WAYNE COUNTY RECORDS, ALSO BEING DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE N60°17'00" W, 164.41 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE N26°12'01" W, 300.08 FEET TO THE POINT OF BEGINNING.

CONTAINING: 49,229.22 SQUARE FEET OR 1.130 ACRES

CARTO 29 A

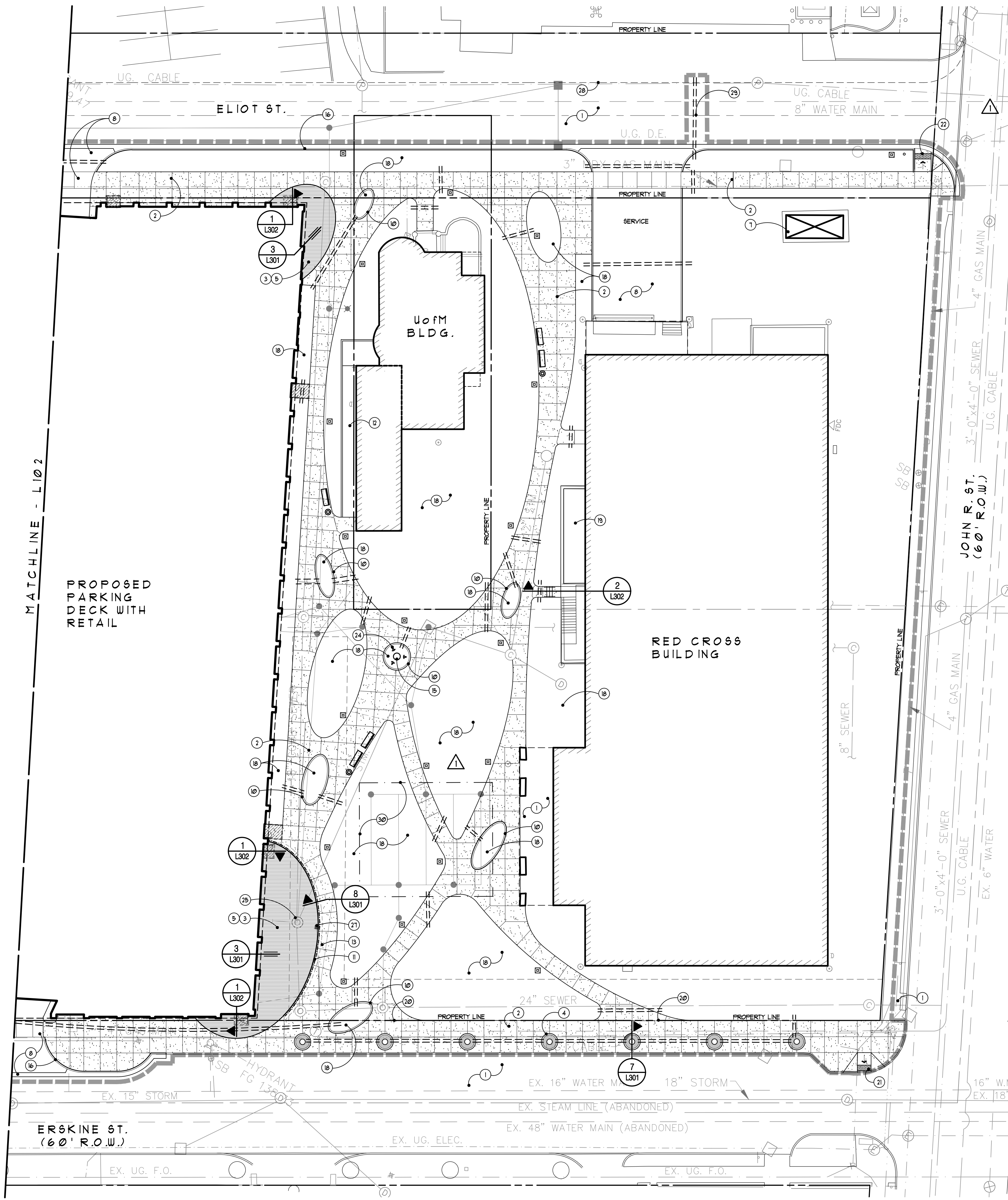
(FOR OFFICE USE ONLY)

MULTIPLE ENCROACHMENTS IN THE PUBLIC ALLEY AND R.O.W., IN THE BLOCK BOUND BY JOHN R ST, ERSKINE ST, WOODWARD AVE, AND THE EASEMENT FORMERLY KNOWN AS ELIOT ST.

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CITY ENGINEERING DIVISION
SURVEY BUREAU

JOB NO. **01-01**
DRWG. NO. **X**

DESCRIPTION	DRWN	CHKD	APPD	DATE
REVISIONS				
DRAWN BY	KJ			
DATE	12-08-20			
CHECKED				
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- Legend:**
- LIMIT OF WORK
 - EX. LIGHT POLE TO REMAIN
 - NEW LIGHT POLE - REFER TO ELEC. PLANS
 - EXISTING FIRE HYDRANT TO REMAIN
 - EXISTING UTILITY STRUCTURE AND PIPING - REFER TO CIVIL PLANS
 - PROPOSED UTILITY STRUCTURE - REFER TO CIVIL PLANS
 - SUPPORTED SLABS - REFER TO ARCHITECTURAL AND STRUCTURAL DOCUMENTS
 - AT PAVEMENT AREAS - HOLD TOP OF SLAB BELOW FINISH GRADE TO ACCEPT PAVEMENT AND SAND BED PROFILE, TYP. (1:3/4") - REFER TO TYPICAL DETAIL.
 - AT CONCRETE AREAS - BRING TOP OF SLAB FLUSH WITH FINISH GRADE AND MATCH FINISH TO SURROUNDING CONCRETE. PROVIDE FULL DEPTH EXPANSION JOINTS WITH BACKER ROD AND SEALANT AROUND THE PERIMETER OF SUPPORTED SLABS
 - IRRIGATION SLEEVE - REFER TO IRRIGATION PLAN AND DETAILS
 - BENCH AND LITTER RECEPTACLE - REFER TO SPECIFICATIONS

- Note Key:**
- 1 EXISTING PAVING TO REMAIN
 - 2 CONCRETE PAVING WITH TOOLED JOINTS - REFER TO DETAIL, TYP.
 - 3 CLAY PAVERS ON AGGREGATE BASE - REFER TO DETAIL, TYP.
 - 4 TREE GRATE IN PLANTER CURB - REFER TO DETAIL, TYP.
 - 5 CLAY PAVEMENT COLOR 'A'
 - 6 CLAY PAVEMENT COLOR 'B'
 - 7 EXISTING GENERATOR ON CONCRETE PAD TO REMAIN
 - 8 REFER TO CIVIL PLANS FOR PAVEMENT, TYP.
 - 9 CLAY PAVERS ON CONCRETE SLAB - REFER TO DETAIL
 - 10 CONCRETE PLANTER CURB - REFER TO DETAIL
 - 11 INTEGRAL RETAINING CURB AND WALK WITH 36" HEIGHT DECORATIVE ALUMINUM FENCE - REFER TO DETAIL AND SPECS.
 - 12 BARRIER FREE RAMP WITH RAILING - REFER TO ARCHITECTURAL PLANS
 - 13 LINE OF THICKENED SLAB BELOW
 - 14 POLE MOUNTED OVERHEAD LIGHTING FEATURE, TYP. - REFER TO SITE ELECTRICAL PLAN
 - 15 IDENTITY ICON / SCULPTURE BY OWNER
 - 16 CONCRETE CURB AND GUTTER - REFER TO CIVIL PLANS
 - 17 ELECTRICAL EQUIPMENT - REFER TO ELECTRICAL DOCUMENTS
 - 18 LANDSCAPE AREA, TYP. - REFER TO LANDSCAPE PLAN
 - 19 EXISTING AREAWAY
 - 20 PROPERTY LINE OVERLAPS JOINT LOCATION
 - 21 MDOT TYPE 'P' CURB RAMP - REFER TO TYP. DETAIL
 - 22 MDOT TYPE 'R' CURB RAMP - REFER TO TYP. DETAIL
 - 23 DETECTABLE WARNING SURFACE AT FLUSH CROSSWALK
 - 24 SCULPTURE UPLIGHTS BY OWNER. STUD ELEC. CONDUIT TO THIS LOCATION FOR FUTURE CONNECTION - REFER TO ELEC. DOCUMENTS
 - 25 EXISTING MANHOLE - ADJUST RIM ELEVATION TO SET BELOW PAVING. WRAP COVER WITH NON-WOVEN FILTER FABRIC. ETC. PAVERS ABOVE WITH THE INITIALS 'MSH' TO IDENTIFY MANHOLE LOCATION.
 - 26 OMITTED
 - 27 DECK DRAIN AT RETAINING CURB, TYP. - REFER TO DETAIL
 - 28 LINE OF FUTURE CURB FACE
 - 29 COORDINATE INSTALLATION OF IRRIGATION SLEEVE UNDER ELIOT ST. WITH THE BASE PREP. FOR FUTURE ROAD CONSTRUCTION.
 - 30 LIMITS OF UNDERGROUND STORM WATER DETENTION SYSTEM BELOW - REFER TO CIVIL DOCUMENTS

General Notes:

- 1 REFER TO TYPICAL SITE DETAILS, SHEET L301
- 2 REFER TO CIVIL DRAWINGS FOR GRADING AND DRAINAGE



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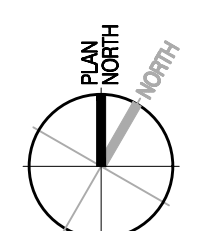
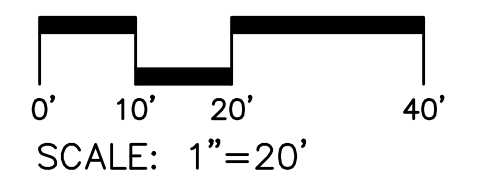
Revisions

08.12.2019 Issued for Construction
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 01.04.2019 100% Bidding & Permitting

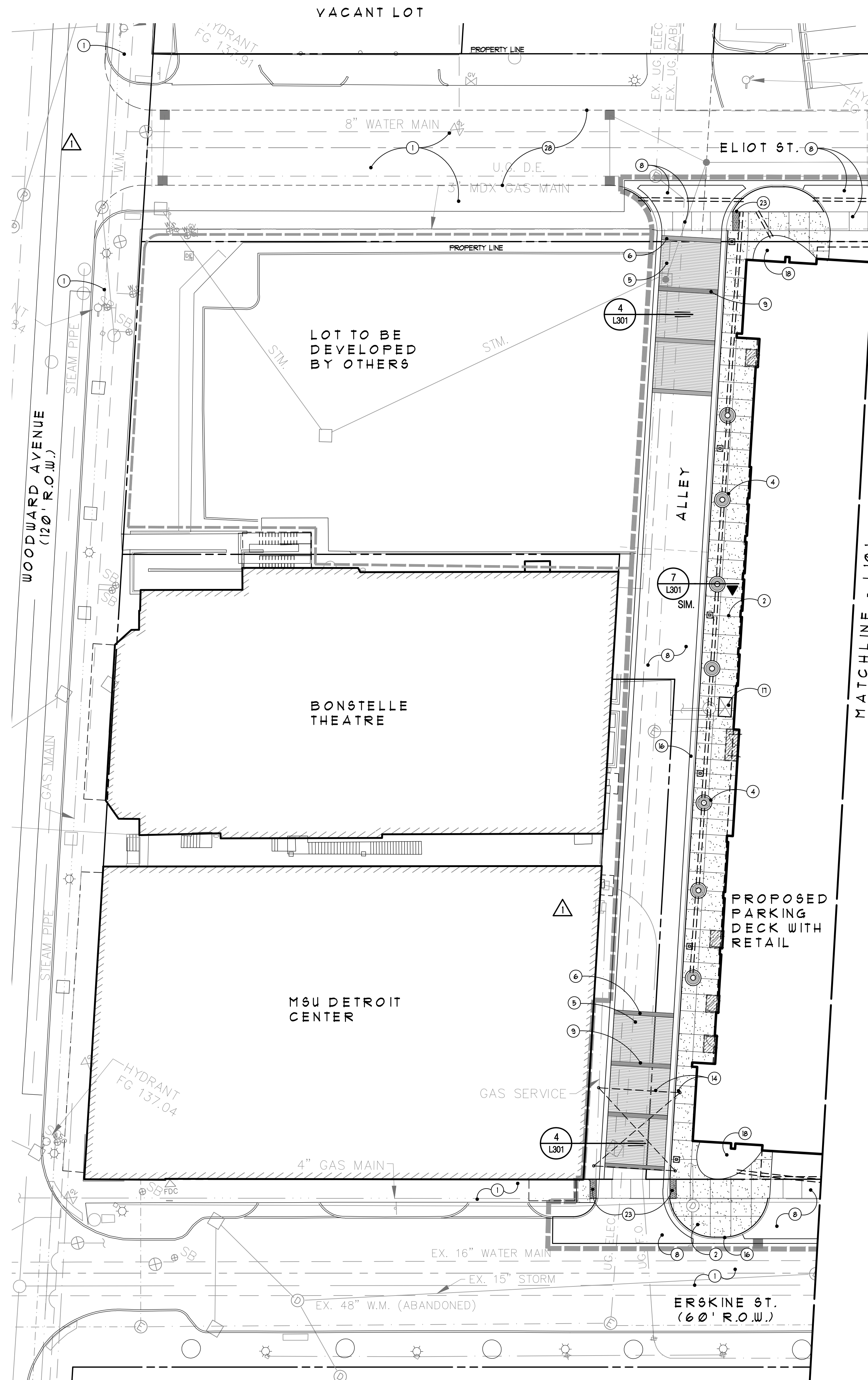
Date: Preliminary Construction
 Drawn: Record
MS / SE
 Checked: Do not scale
SE Use figured dimensions only
 Approved: _____
PA
 Bidpak Number _____

Job Number
N10-174
 Title
Paving Plan

Sheet
L101



H:\N10-174 SOMA Bush Park\dwg\SIN10-174_L101-102_Paving Plan.dwg, L101, 8/6/2019 8:48:07 AM



- Legend:**
- △ LIMIT OF WORK
 - ☼ EX. LIGHT POLE TO REMAIN
 - ☼ NEW LIGHT POLE - REFER TO ELEC. PLANS
 - ⊕ EXISTING FIRE HYDRANT TO REMAIN
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 - ⑤ CLAY PAVEMENT COLOR 'A'
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 - ⑩ CONCRETE PLANTER CURB - REFER TO DETAIL
 - ⑪ INTEGRAL RETAINING CURB AND WALK WITH 36" HEIGHT DECORATIVE ALUMINUM FENCE - REFER TO DETAIL AND SPECS.
 - ⑫ BARRIER FREE RAMP WITH RAILING - REFER TO ARCHITECTURAL PLANS
 - ⑬ LINE OF THICKENED SLAB BELOW
 - ⑭ ROLE MOUNTED OVERHEAD LIGHTING FEATURE, TYP. - REFER TO SITE ELECTRICAL PLAN
 - ⑮ IDENTITY ICON / SCULPTURE BY OWNER
 - ⑯ CONCRETE CURB AND GUTTER - REFER TO CIVIL PLANS
 - ⑰ ELECTRICAL EQUIPMENT - REFER TO ELECTRICAL DOCUMENTS
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 - △ ㉘ LINE OF FUTURE CURB FACE
 - △ ㉙ COORDINATE INSTALLATION OF IRRIGATION SLEEVE UNDER ELIOT ST. WITH THE BASE PREP. FOR FUTURE ROAD CONSTRUCTION.
 - ⊕ ㉚ LIMITS OF UNDERGROUND STORM WATER DETENTION SYSTEM BELOW - REFER TO CIVIL DOCUMENTS

General Notes:

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DETROIT
MIXED-USE BUILDING
SOUTH OF MACK AVENUE **DETROIT MICHIGAN USA 48201**

GRISSIM METZ ANDRIESE ASSOCIATES
 Landscape Architecture
 300 East Cody Street
 Northville, MI 48167
 Ph: 248-347-7010
 Fax: 248-347-7005
 Email: mail@grissim-metz-andriese.com

Revisions

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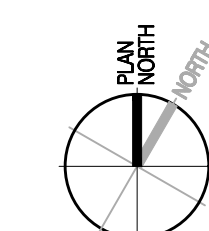
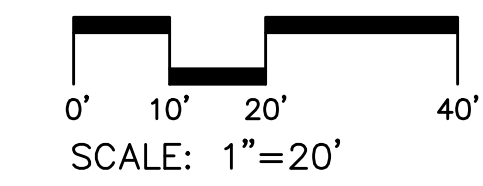
Date Preliminary
 Drawn Construction
 MS / SE Record

Checked Do not scale
 SE Use figured dimensions only
 Approved

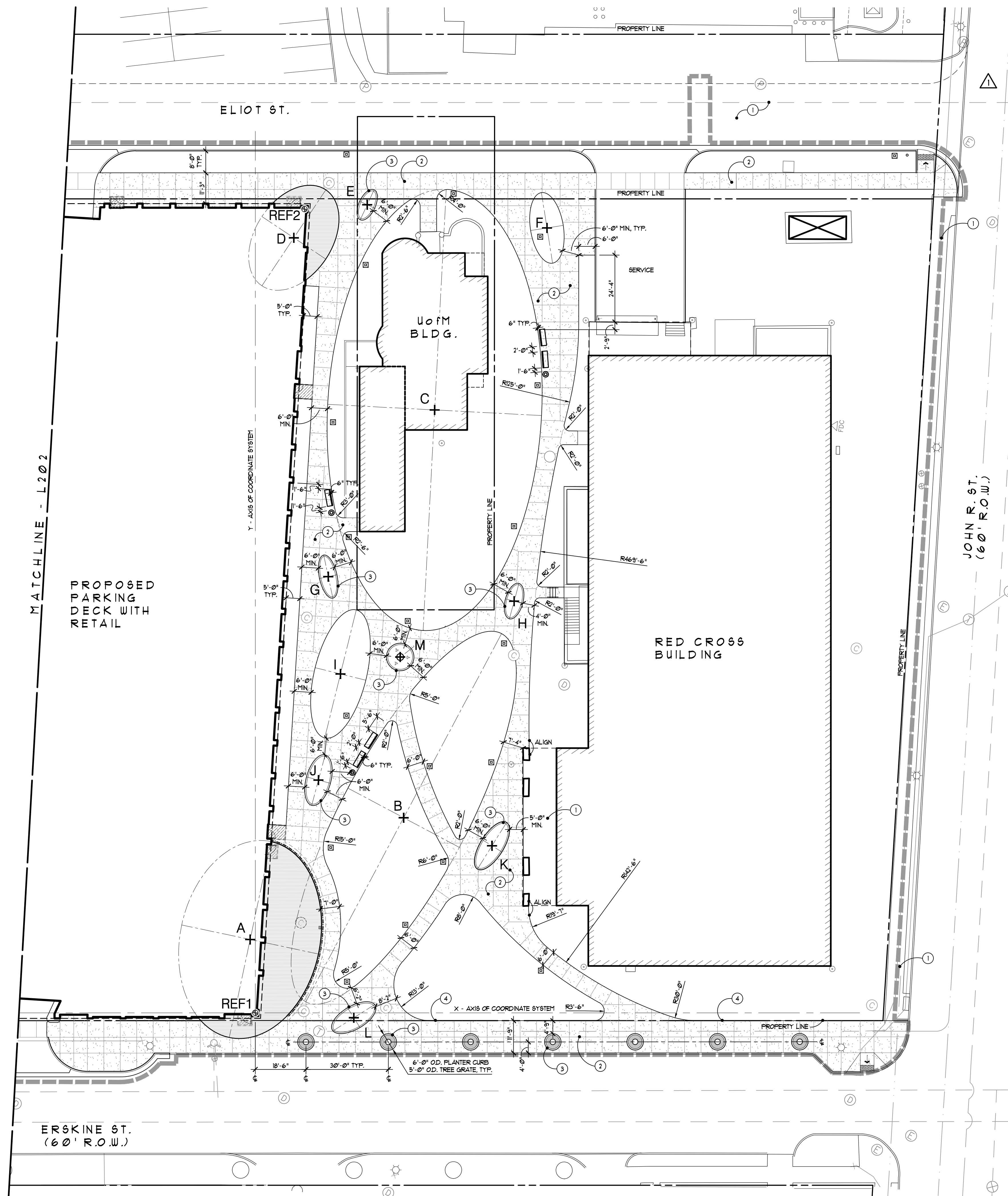
PA
 Bidpak Number

Job Number
N10-174
 Title
Paving Plan

Sheet
L102



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Note Key:

- ① EXISTING PAVEMENT TO REMAIN, TYP.
- ② CONCRETE PAVING - REFER TO DETAIL, TYP.
- ③ CONCRETE PLANTER CURB - REFER TO DETAIL, TYP.
- ④ ALIGN EDGE OF WALK TO PROPERTY LINE

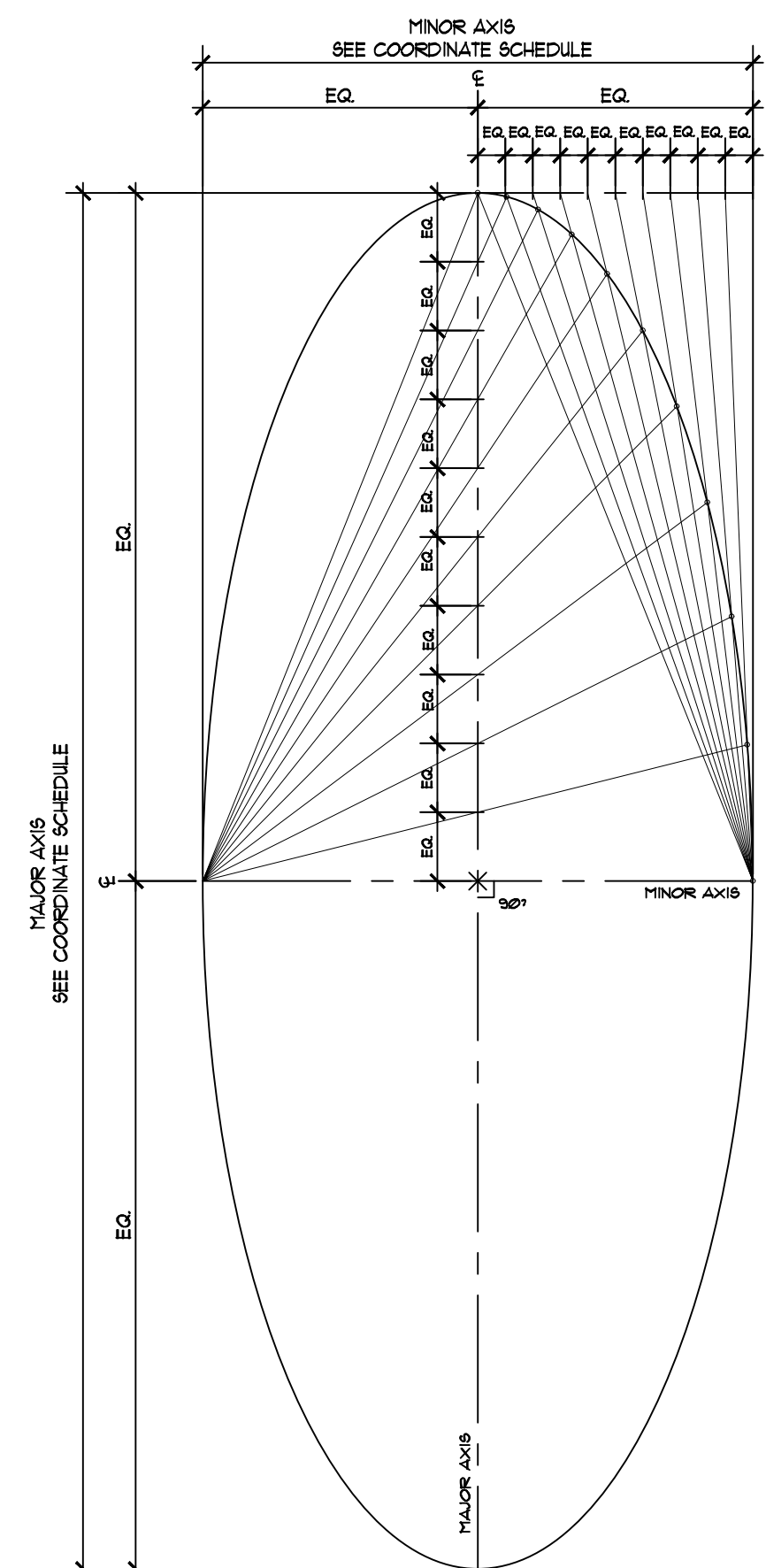
General Notes:

- 1. REFER TO TYPICAL SITE DETAILS, SHEET L201
- 2. REFER TO TYPICAL ELLIPSE LAYOUT DETAIL, SHEET L201
- 3. ALL DIMENSIONS SHOWN TO BACK OF CURB UNLESS NOTED

Layout Coordinates Schedule

STATION	DESCRIPTION	RELATIVE CENTER POINT COORDINATES (X,Y)	MAJOR AXIS ROTATION CCW NORTH OF EAST	MAJOR AXIS	MINOR AXIS
REF 1	POINT OF ORIGIN: ARCHITECTURAL REFERENCE POINT, INTERSECTION OF COLUMN LINES "9.9", "9.8", AND "10"	0,0	N/A	N/A	N/A
REF 2	ARCHITECTURAL REFERENCE POINT, INTERSECTION OF COLUMN LINES "9.9", "9.8", AND "10"	17.92 E, 292.95 N	N/A	N/A	N/A
A	PAVING ELLIPSE AND EDGE OF RETAINING WALL AT SE CORNER OF BUILDING	1.90 W, 26.75 N	78°	73'-0"	51'-0"
B	PAVING ELLIPSE AT PARK	54.08 E, 71.12 N	62°	152'-0"	46'-0"
C	PAVING ELLIPSE AROUND U OF M BUILDING	65.37 E, 219.76 N	87°	161'-0"	78'-0"
D	PAVING ELLIPSE AT NE CORNER OF BUILDING	14.04 E, 282.50 N	56.34°	42'-0"	28'-0"
E	PLANTER CURB ELLIPSE (FACE OF CURB)	40.78 E, 294.54 N	65.33°	12'-0"	6'-0"
F	PAVING ELLIPSE (LAWN AREA)	106.33 E, 286.10 N	99°	26'-0"	12'-0"
G	PLANTER CURB ELLIPSE (FACE OF CURB)	26.59 E, 159.00 N	102°	16'-0"	6'-6"
H	PLANTER CURB ELLIPSE (FACE OF CURB)	94.35 E, 150.06 N	75°	13'-4"	6'-6"
I	PAVING ELLIPSE (LAWN AREA)	31.04 E, 123.54 N	76°	48'-0"	19'-0"
J	PLANTER CURB ELLIPSE (FACE OF CURB)	23.02 E, 84.85 N	75°	19'-0"	9'-0"
K	PLANTER CURB ELLIPSE (FACE OF CURB)	86.27 E, 60.91 N	58°	20'-0"	8'-6"
L	PLANTER CURB ELLIPSE (FACE OF CURB)	35.90 E, 1.77 S	32.24°	18'-0"	8'-6"
M	PLANTER CURB CIRCLE (FACE OF CURB)	52.81 E, 129.72 N	N/A	10'-0" DIA.	N/A
N	PAVING ELLIPSE, LANDSCAPE BED	113.68 W, 9.11 N	46.50°	26'-0"	18'-0"
O	PAVING ELLIPSE, LANDSCAPE BED	93.27 W, 281.29 N	123.76°	39'-0"	22'-0"

NOTE - ESTABLISH THE LAYOUT COORDINATE SYSTEM BY SETTING REF 1 AS THE POINT OF ORIGIN AND THE X-AXIS SET PARALLEL TO THE PROPERTY LINE AND BUILDING FACE ALONG ERSKINE RD. REF 2 HAS BEEN PROVIDED TO CONFIRM GRID ALIGNMENT. CONTACT THE LANDSCAPE ARCHITECT IF ANY DISCREPANCIES SHOULD OCCUR. ELECTRONIC FILES ARE AVAILABLE UPON REQUEST.



① Typical Ellipse Layout
NOT TO SCALE

811 Know what's below. Call before you dig.

0' 10' 20' 40'
SCALE: 1"=20'

PLAN NORTH



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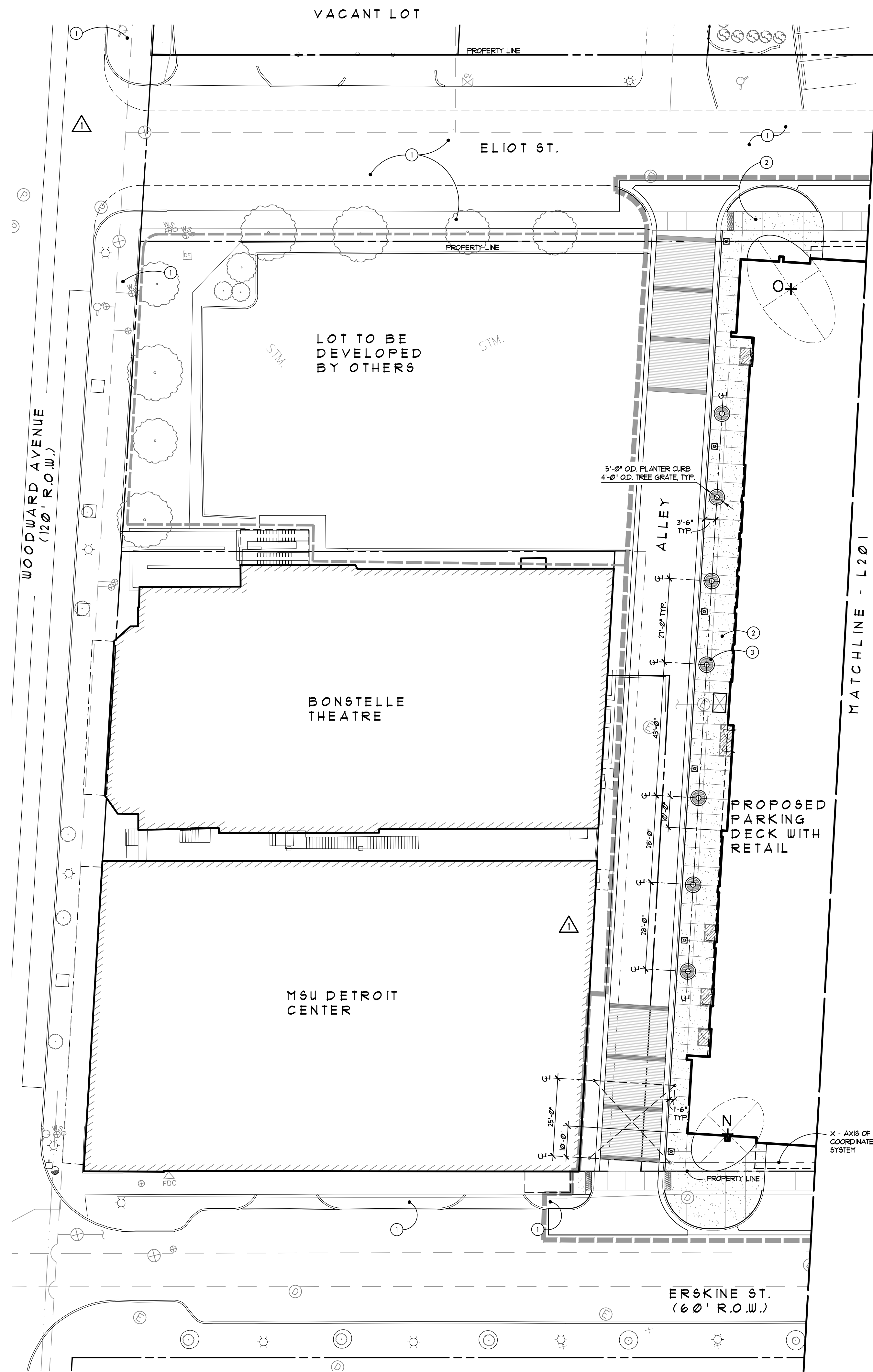
MS / SE
Checked Do not scale
SE Use figured dimensions only
Approved

PA
Bidpak Number

Job Number
N10-174
Title
Layout Plan

Sheet
L201

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Note Key:

- ① EXISTING PAVEMENT TO REMAIN, TYP.
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General Notes:

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- 2. REFER TO TYPICAL ELLIPSE LAYOUT DETAIL, SHEET L201
- 3. ALL DIMENSIONS SHOWN TO BACK OF CURB UNLESS NOTED



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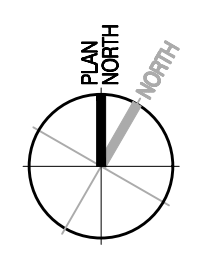
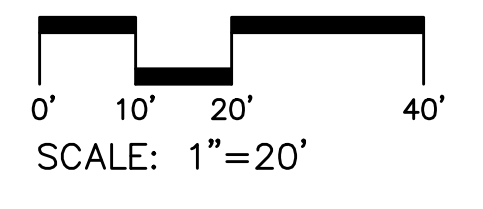
Date: 09.19.2017
 Drawn: MS / SE
 Checked: SE
 Approved: PA
 Bidpak Number: _____

Preliminary
 Construction
 Record

Do not scale
 Use figured dimensions only

Job Number: **N10-174**
 Title: **Layout Plan**

Sheet: **L202**



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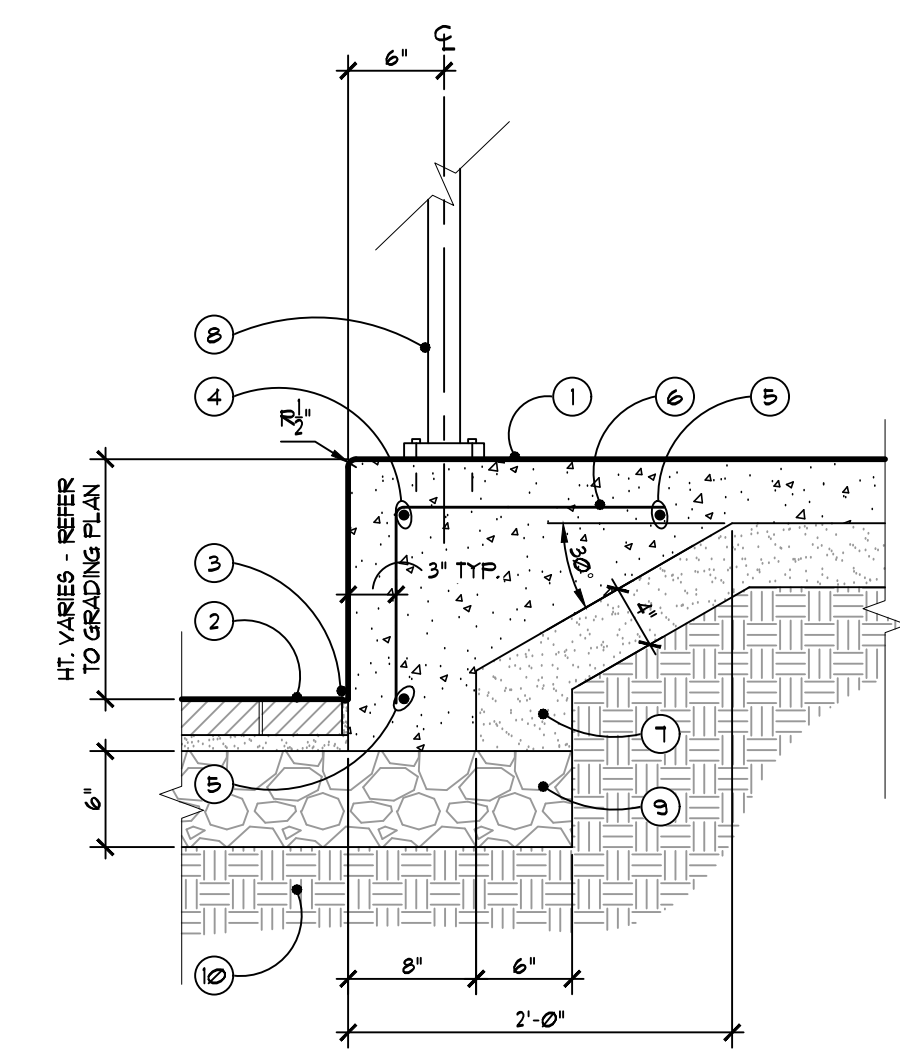
MIXED-USE BUILDING

SOUTH OF MACK AVENUE **DETROIT MICHIGAN USA 48201**

GRISSIM METZ ANDRIESE ASSOCIATES

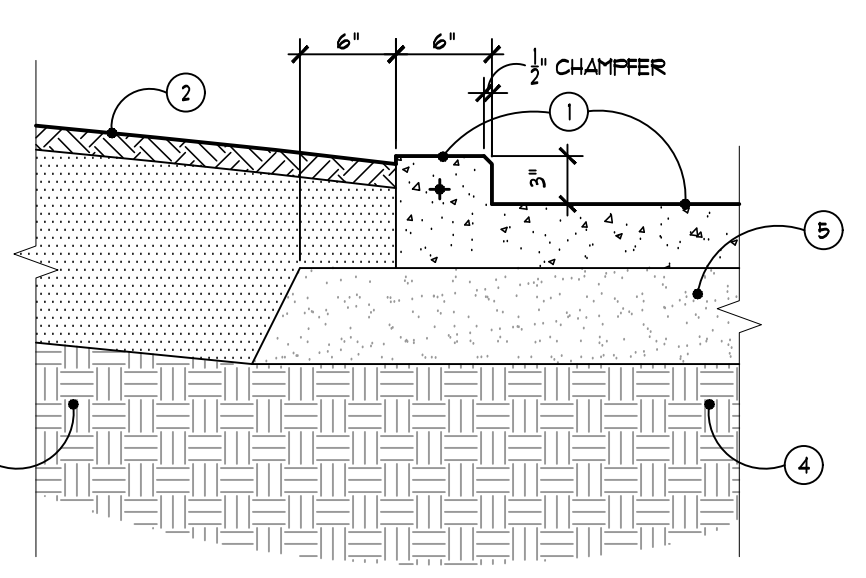
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Ph: 248-347-7010
Fax: 248-347-7005
Email: mailbox@gma-la.com

Revisions



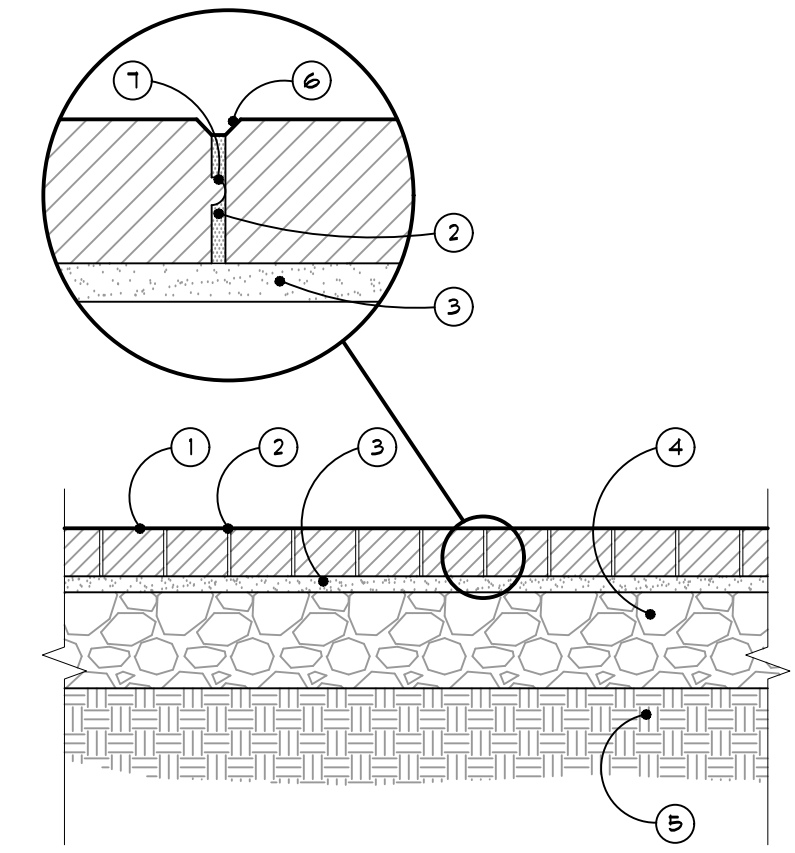
- 1 TYPICAL CONCRETE PAVEMENT - REFER TO DETAIL. THICKEN EDGE TO FORM VARIABLE HT. CURB ADJACENT TO PAVERS
- 2 TYPICAL CLAY PAVERS ON GRANULAR BASE - REFER TO DETAIL
- 3 3/8" SAND JOINT - SEE SPECS
- 4 #4 BAR, CONTINUOUS
- 5 #4 BARS, CONTINUOUS WHERE CURB HEIGHT EXCEEDS 12"
- 6 #4 BARS AT 12" O.C. WHERE CURB HEIGHT EXCEEDS 12"
- 7 4" MIN. DEPTH SAND BASE, COMPACTED TO 95% MODIFIED PROCTOR
- 8 ORNAMENTAL FENCE POST SURFACE MOUNTED TO INTEGRAL CURB AND WALK WITH STAINLESS STEEL CONCRETE ANCHORS REFER TO SPECS
- 9 EXTEND GRANULAR BASE OF PAVERS BEYOND THICKENED EDGE OF INTEGRAL CURB AND WALK, COMPACT TO 95% MODIFIED PROCTOR
- 10 COMPACTED SUBGRADE TO 95% MODIFIED PROCTOR

8 Fence Post At Integral Curb and Walk Detail
SCALE: 1" = 1'-0"



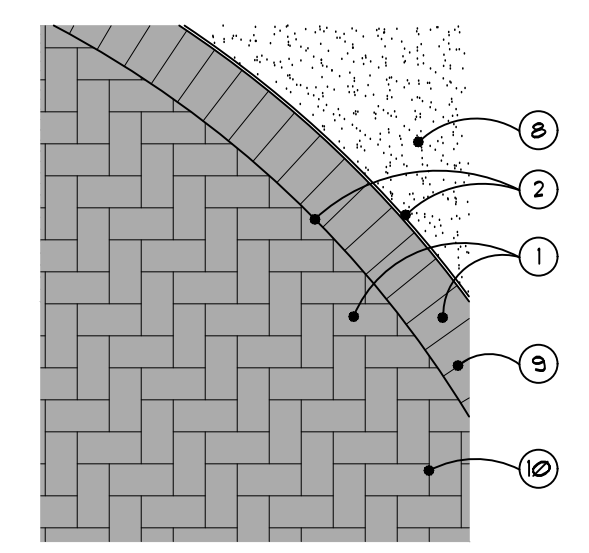
- 1 TYPICAL CONCRETE SIDEWALK WITH INTEGRALLY FORMED PLANTER CURB WITH (1) #4 REBAR CONTINUOUS. PROVIDE MEDIUM BROOM FINISH AND SAUCUT VERTICAL CONTROL SCORE JOINTS EVERY 4' O.C.
- 2 LANDSCAPE AREA
- 3 COMPACTED SUBGRADE TO 95% MODIFIED PROCTOR UNDER PLANT BED
- 4 COMPACTED SUBGRADE TO 95% MODIFIED PROCTOR UNDER PAVING AND CURBS
- 5 4" DEPTH SAND BASE COMPACTED TO 95% MODIFIED PROCTOR

6 Typical Concrete Planter Curb Detail
SCALE: 1" = 1'-0"



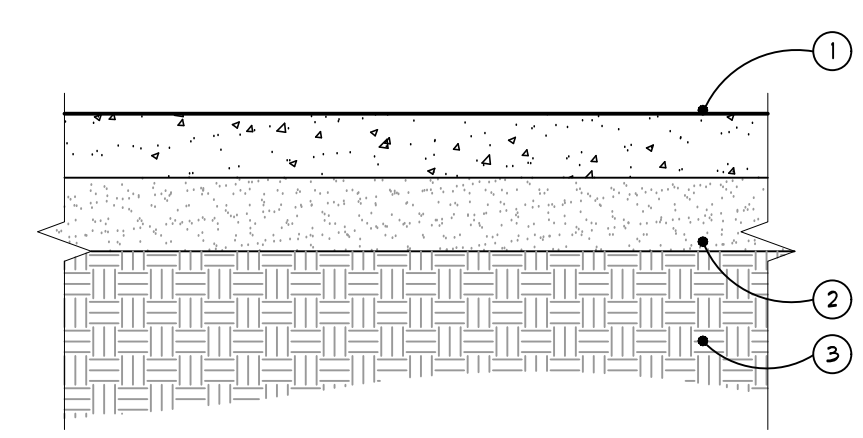
- 1 STANDARD CLAY PAVERS, COLOR 'A' - SEE SPECIFICATIONS
- 2 POLYMERIC SAND JOINT, TYP. - SEE SPECIFICATIONS
- 3 COMPACTED 1" MIN. SAND SETTING BED, SCAFFOLD LEVEL
- 4 6" DEPTH 21AA CRUSHED LIMESTONE GRANULAR BASE COMPACTED TO 95% MODIFIED PROCTOR
- 5 COMPACTED SUBGRADE TO 95% MODIFIED PROCTOR
- 6 BEVEL EDGE
- 7 SPACING LUGS ON PAVES EDGE - SEE SPECIFICATIONS
- 8 ADJACENT CONCRETE PAVING
- 9 CONTINUOUS SOLDIER COURSE BORDER
- 10 HERRINGBONE FIELD

Section
SCALE: 1" = 1'-0"



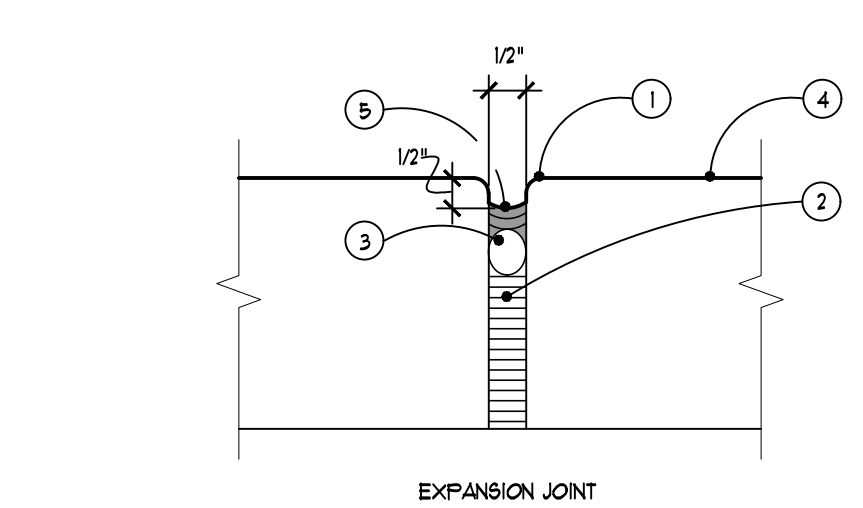
Pattern Enlargement
SCALE: 1/2" = 1'-0"

3 Typical Clay Pavers on Granular Base Detail (Pedestrian)
AS NOTED



- 1 4" TH. POURED CONCRETE PAVEMENT WITH MEDIUM BROOM FINISH (SEE PLAN FOR LOCATIONS)
- 2 4" MIN. DEPTH SAND BASE, COMPACTED TO 95% MODIFIED PROCTOR
- 3 COMPACTED SUBGRADE TO 95% MODIFIED PROCTOR

2 Typical Concrete Pavement Detail (Pedestrian)
SCALE: 1" = 1'-0"



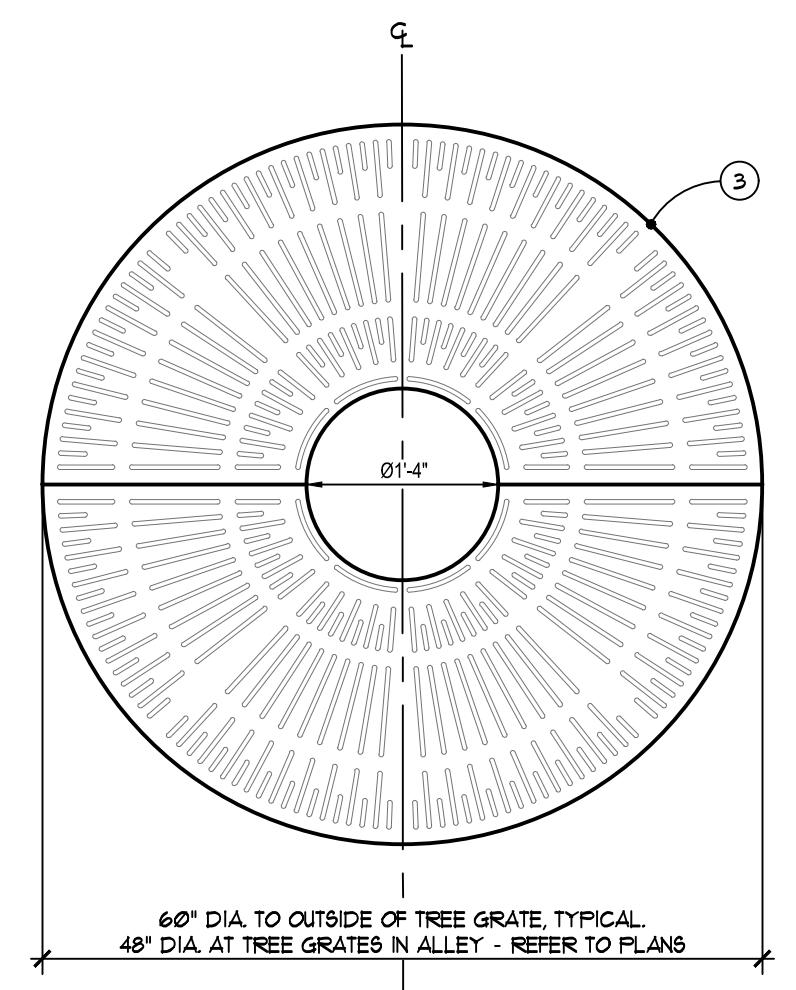
- 1 1/2" TOOLED RADIUS (8"SMOOTH)
- 2 EXPANSION JOINT FILLER - HOLD 1/2" BELOW SURFACE
- 3 BACKER ROD - REFER TO SPECIFICATIONS
- 4 TYPICAL CONCRETE PAVEMENT
- 5 SEALANT COLOR TO MATCH ADJACENT PAVEMENT. HOLD 1/2" BELOW SURFACE. SUBMIT SAMPLES AND PRODUCT INFO FOR APPROVAL - REFER TO SPECIFICATIONS

NOTES
1. EXPANSION JOINTS SHALL BE LOCATED WITHIN CONCRETE PAVEMENT AS SHOWN ON PLANS. ABUTTING EXISTING CONCRETE PAVERS, EXISTING AND NEW CURBS OR PLANTERS, BETWEEN NEW CONCRETE POURS, BETWEEN NEW CONCRETE AND EXISTING FIXED OBJECTS, OR AS NOTED OTHERWISE.
2. PROVIDE FULL DEPTH EXPANSION JOINT FABRIC WITH BACKER ROD AND SEALANT BETWEEN ALL PAVING SYSTEMS AND BUILDING FACADES.
3. CONTROL JOINT TYPE TO MATCH EXISTING ABUTTING PAVING UNLESS OTHERWISE NOTED

1 Typical Expansion and Control Joint Details
NOT TO SCALE

Note Key:

- 1 DECIDUOUS TREE - SET TREE PLUMB IN PLANTING PIT
- 2 ROUND CONCRETE TREE GRATE CURB WITH #4 REBAR (CONT.). COORDINATE INSIDE DIAMETER OF CURB WITH OUTSIDE DIAMETER OF TREE GRATE FRAME PER MANUFACTURER'S SHOP DRAWINGS.
- 3 TREE GRATE AND FRAME. PROVIDE COMPLETE SHOP DRAWINGS FOR REVIEW AND APPROVAL.
MANUFACTURED BY: IRONSMITH
MATERIAL: CAST IRON
FINISH: UNFINISHED
60" ROUND GRATE, 16" TREE OPENING, 2 HALVES, STARBURST 2 SERIES, PRODUCT #60T1-2 WITH FRAME #60DF-2
48" ROUND GRATE, 16" TREE OPENING, 2 HALVES, STARBURST 2 SERIES, PRODUCT #48T1-2 WITH FRAME #48DF-2
- 4 FLANT MIX (SEE SPECS)
- 5 2" DEPTH 3/4" CLEAR CRUSHED STONE MULCH, HOLD 1/2" BELOW GRADE AND OFF OF TRUNK
- 6 COMPACT SUBGRADE BENEATH TREE PIT TO 95% MODIFIED PROCTOR
- 7 CONCRETE ROAD CURB - REFER TO CIVIL
- 8 CONCRETE WALK, TYP. - REFER TO TYP. DETAILS
- 9 EXPANSION JOINT WITH BACKER TOD, TYP. - REFER TO TYP. DETAIL
- 10 IRRIGATION MAIN AND SUPPLY LINE WITH BUBBLER AT TREE. FASTEN TO TOP OF TREE BALL AFTER TREE INSTALLATION - REFER TO IRRIGATION PLAN
- 11 4" PERFORATED DRANTILE IN 8" DEPTH PEASTONE FILL. WRAP TOP WITH TYPAR 520L FILTER FABRIC
- 12 4" NON-PERFORATED DRAINLINE BACK TO CATCH BASIN - REFER TO PLAN
- 13 8" PEA STONE EXTENDS OVER ENTIRE TREE WELL AREA. SLOPE SUBGRADE TO DRAINLINE

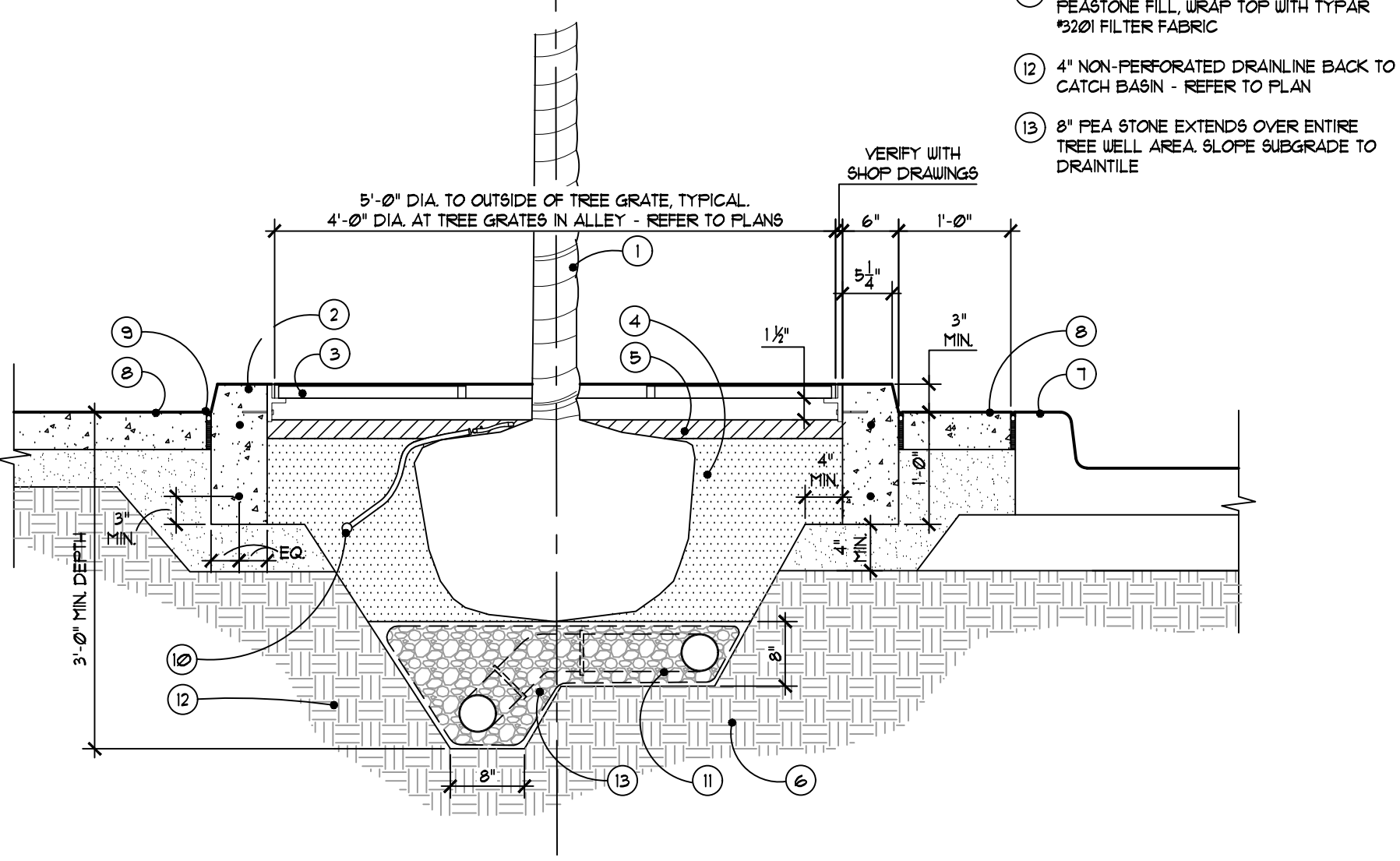


1/2" x 1/4" THICK GRINDING PADS FOR LEVELING - TYP. 4 OR MORE PLACES.

60" DIA. TO OUTSIDE OF TREE GRATE, TYPICAL. 48" DIA. AT TREE GRATES IN ALLEY - REFER TO PLANS

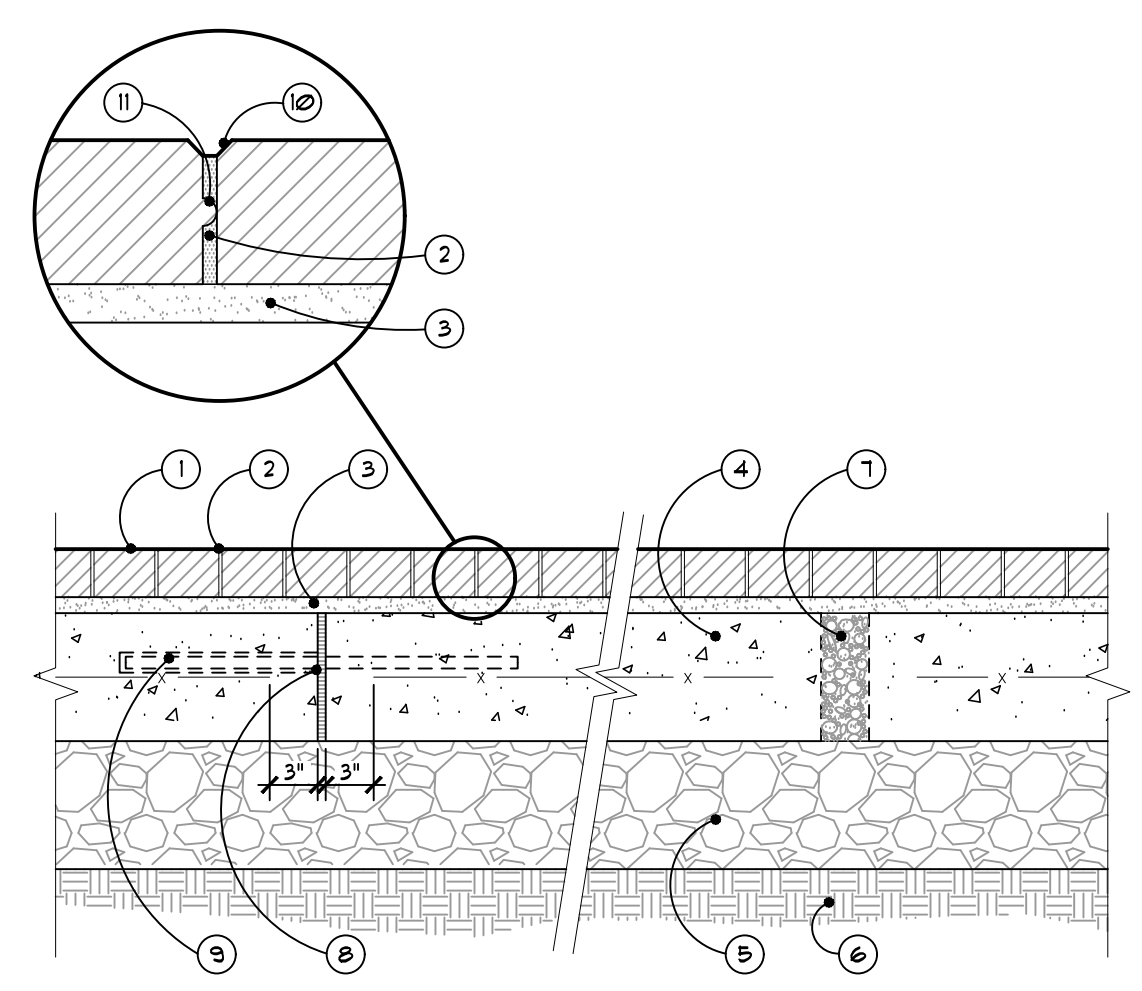
5'-0" DIA. TO OUTSIDE OF TREE GRATE, TYPICAL. 4'-0" DIA. AT TREE GRATES IN ALLEY - REFER TO PLANS

VERIFY WITH SHOP DRAWINGS



Section
SCALE: 1" = 1'-0"

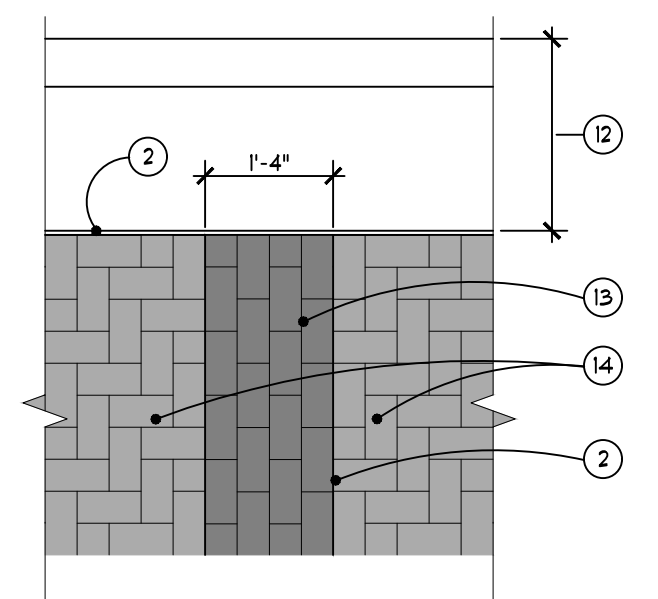
7 Typical Tree Grate in Planter Curb Detail
SCALE: 3/4" = 1'-0"



Section
SCALE: 1/2" = 1'-0"

4 Typical Clay Pavers on Concrete Base Detail (Vehicular)
SCALE: 1" = 1'-0"

- 1 JUMBO CLAY PAVERS - SEE SPECIFICATIONS
- 2 POLYMERIC SAND JOINT, TYP. - SEE SPECIFICATIONS
- 3 COMPACTED 1" MIN. SAND SETTING BED, SCAFFOLD LEVEL
- 4 8" REINFORCED CONCRETE SLAB BASE WITH 6x6 W3x10.5 IUF
- 5 8" DEPTH 21AA CRUSHED LIMESTONE GRANULAR BASE COMPACTED TO 95% MODIFIED PROCTOR
- 6 COMPACTED SUBGRADE TO 95% MODIFIED PROCTOR
- 7 DRAIN WEEPS - INSTALL 3/4" PVC DRAIN WEEPS @ 5'-0" O.C. CAST INTO CONCRETE AT TIME OF POUR. FILL W/ PEASTONE
- 8 TYPICAL EXPANSION JOINT, W/ EXPANSION JOINT FILLER. LOCATIONS PER SPECIFICATIONS
- 9 24" L. 3/4" REINF. DOUELS (6 SLEEVE ONE SIDE) @ 24" O.C.
- 10 BEVEL EDGE
- 11 SPACING LUGS ON PAVES EDGE
- 12 CONCRETE CURB AND GUTTER - REFER TO CIVIL DOCUMENTS
- 13 PAVES ACCENT BAND, COLOR 'B', IN A RUNNING BOND PATTERN PERPENDICULAR TO THE FLOW OF TRAFFIC
- 14 PAVES FIELD, COLOR 'A', IN A HERRINGBONE PATTERN



Pattern Enlargement
SCALE: 1/2" = 1'-0"

08.12.2019 Issued for Construction
06.28.2019 Issued for Bulletin #1
01.04.2019 100% Bidding & Permitting

Date: 09.19.2017
Drawn: MS / SE
Checked: SE
Approved: PA
Bidpak Number: N10-174

Job Number: N10-174
Title: Site Details

SOUTHFIELD • DETROIT

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Suite 555
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DETROIT

MIXED-USE BUILDING

SOUTH OF MACK AVENUE **DETROIT MICHIGAN USA 48201**

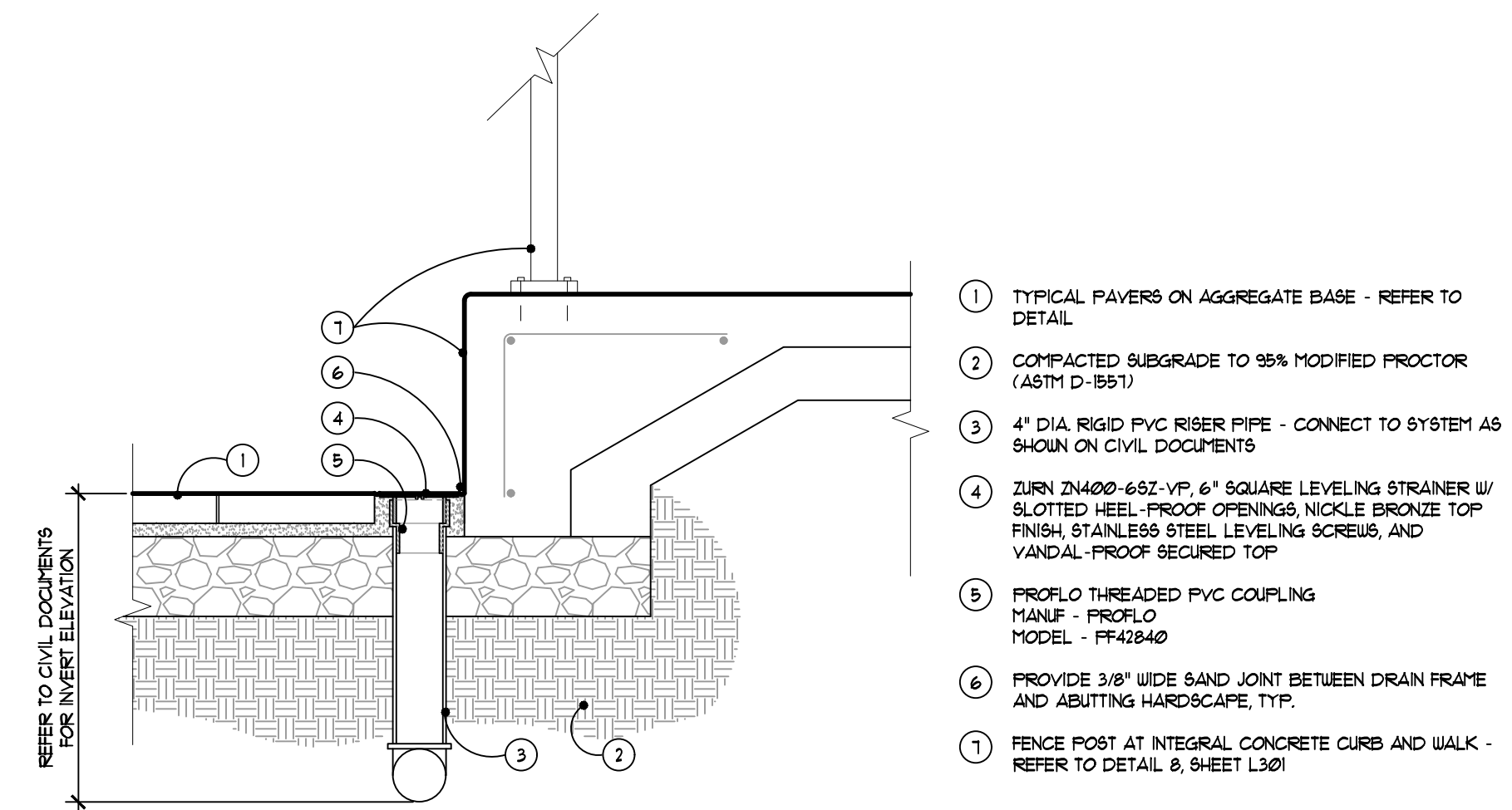
GRISSIM METZ ANDRIESE ASSOCIATES

Landscape Architecture

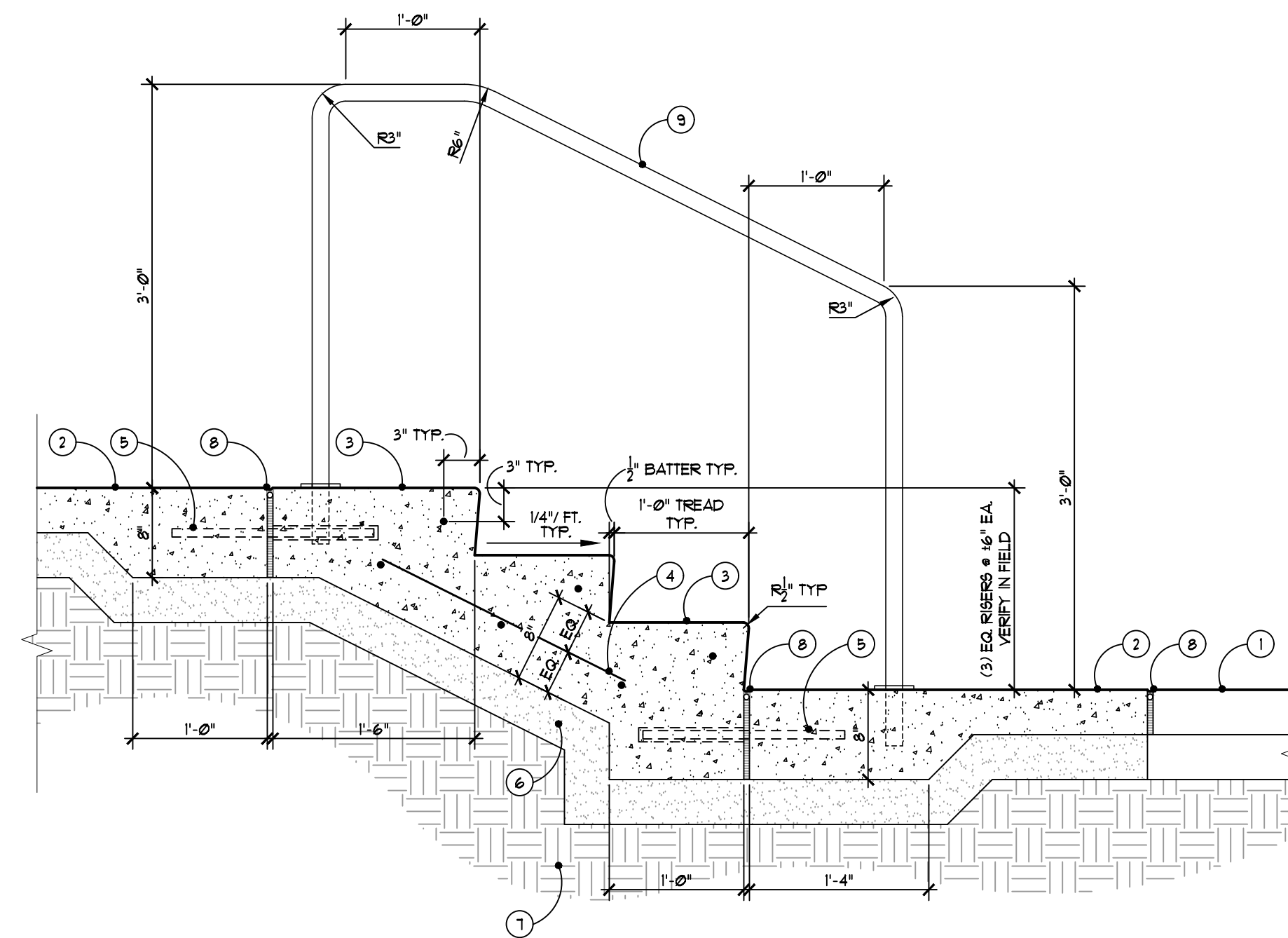
300 East Cady Street
Northville, MI 48167

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Email: mail@grm-la.com

Revisions



3 Typical Storm Deck Drain In Pavers
SCALE: 1" = 1'-0"



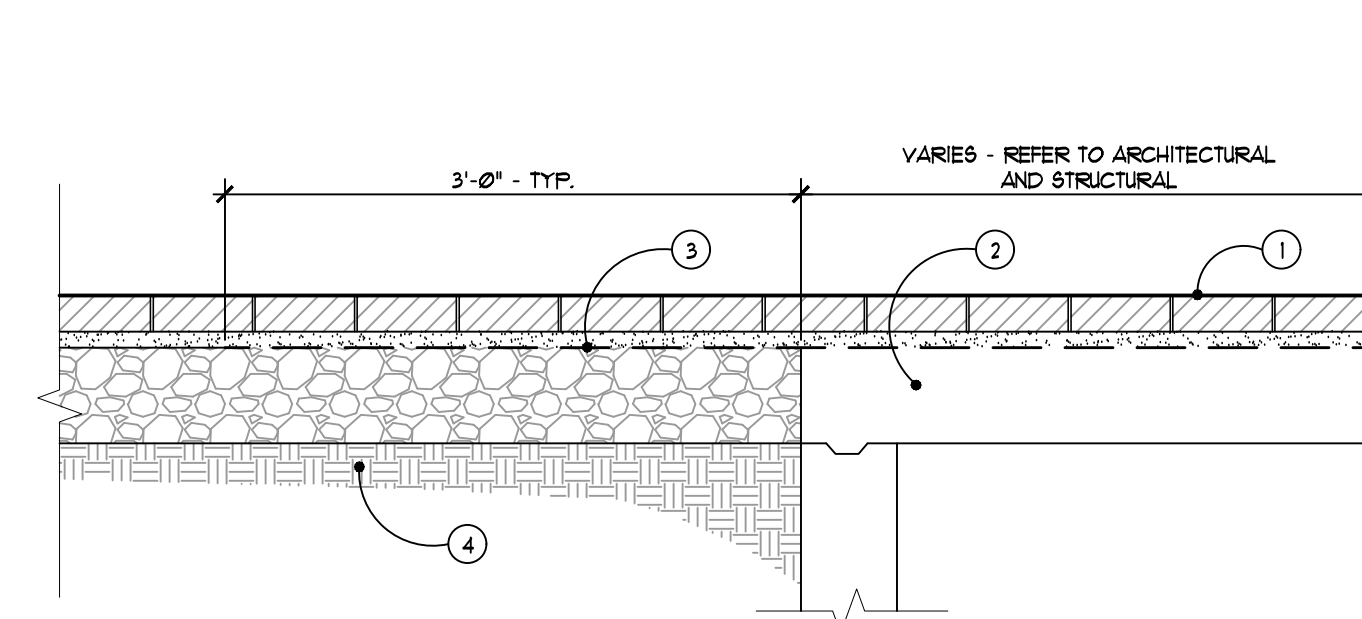
Note Key:

- 1 EXISTING CONCRETE SLAB
- 2 CONCRETE PAVING - REFER TO TYPICAL DETAIL. THICKEN SLAB AS SHOWN AND DOUEL TO CONCRETE STEPS
- 3 REINFORCED CONCRETE STEPS WITH #3 BAR NOSING, BROOM FINISH PERPENDICULAR TO PATH OF TRAVEL
- 4 #4 REBAR AT 12" O.C. BOTH WAYS
- 5 1/2" DIA. X 18" LONG EPOXY COATED STEEL DOUEL WITH CAP, 18" O.C. TYP.
- 6 4" MIN. SAND BASE COMPACTED TO 95% MODIFIED PROCTOR
- 7 EXISTING SUBGRADE, COMPACT TO 95% MODIFIED PROCTOR
- 8 1/2" EXPANSION JOINT WITH BACKER ROD AND SEALANT - REFER TO TYPICAL DETAIL
- 9 1 1/2" DIA. STAINLESS STEEL HANDRAIL, CORE DRILL CONCRETE STEP 5" DEEP AND SET POST WITH NON-SHRINK EPOXY GROUT.

General Notes:

- 1. CONTRACTOR SHALL SUBMIT COMPLETE SHOP DRAWINGS OF FABRICATION AND INSTALLATION FOR REVIEW AND APPROVAL. INCLUDE IN SUBMITTAL STRUCTURAL COMPUTATIONS EVIDENCING COMPLIANCE OF HANDRAILS W/DESIGN LOADS INDICATED. HANDRAILS SHALL BE CAPABLE OF WITHSTANDING CONCENTRATED LOAD OF 200 LBS. AND UNIFORM LOAD OF 50 LBS. PER LINEAR FT. APPLIED AT ANY POINT NON CONCURRENTLY VERTICALLY DOWNWARD OR HORIZONTALLY.
- 2. STAINLESS STEEL HANDRAIL COVER PLATES AND SUPPORTS TO BE TYPE 304, SCHEDULE 5, 1/4" FINISH (BRUSHED), ASTM A312, ALL WELDS SHALL BE GRIND TO SMOOTH FINISH. SUBMIT A 6" LONG SAMPLE FOR REVIEW AND APPROVAL.

2 Concrete Steps with Handrail
SCALE: 1" = 1'-0"



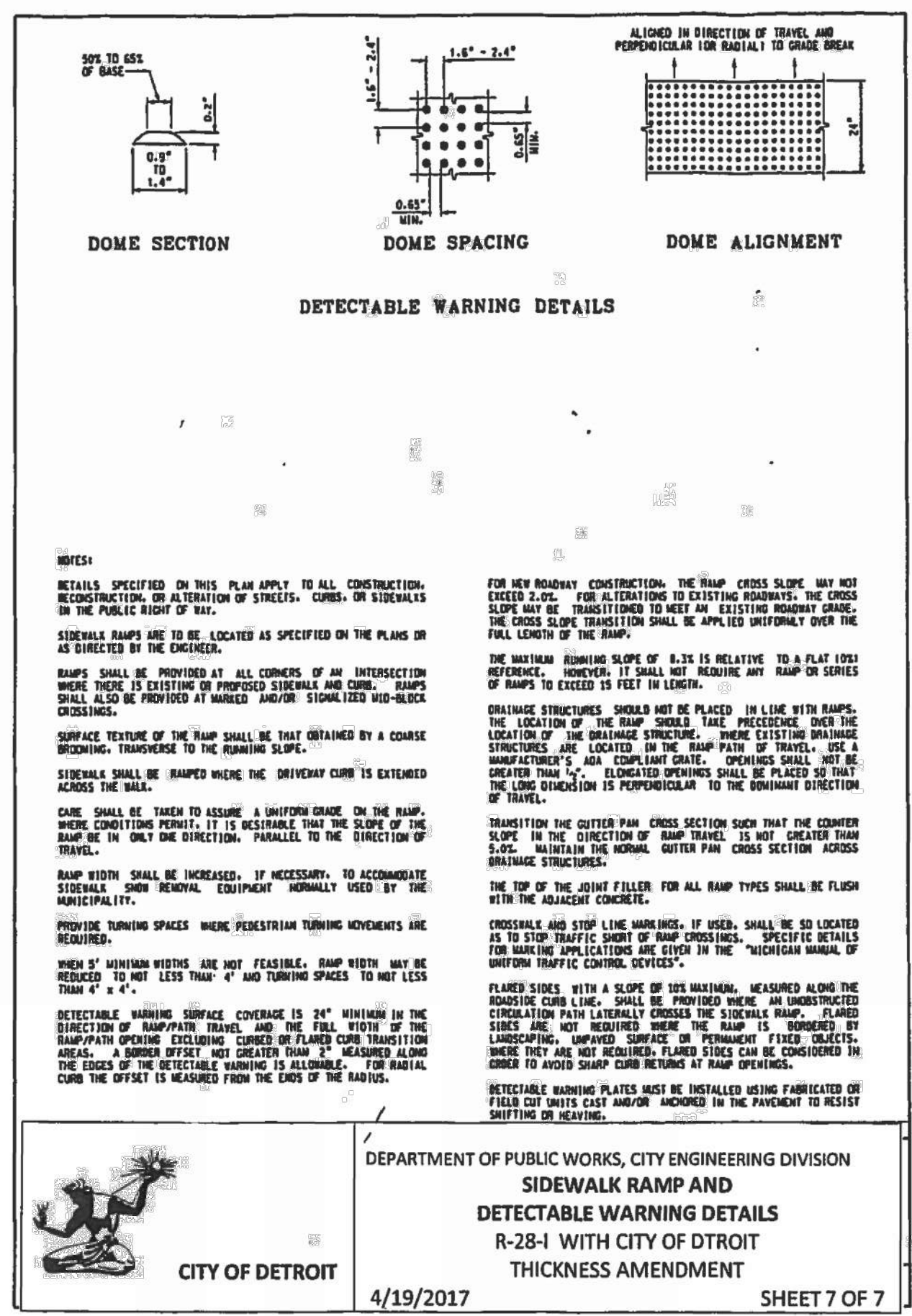
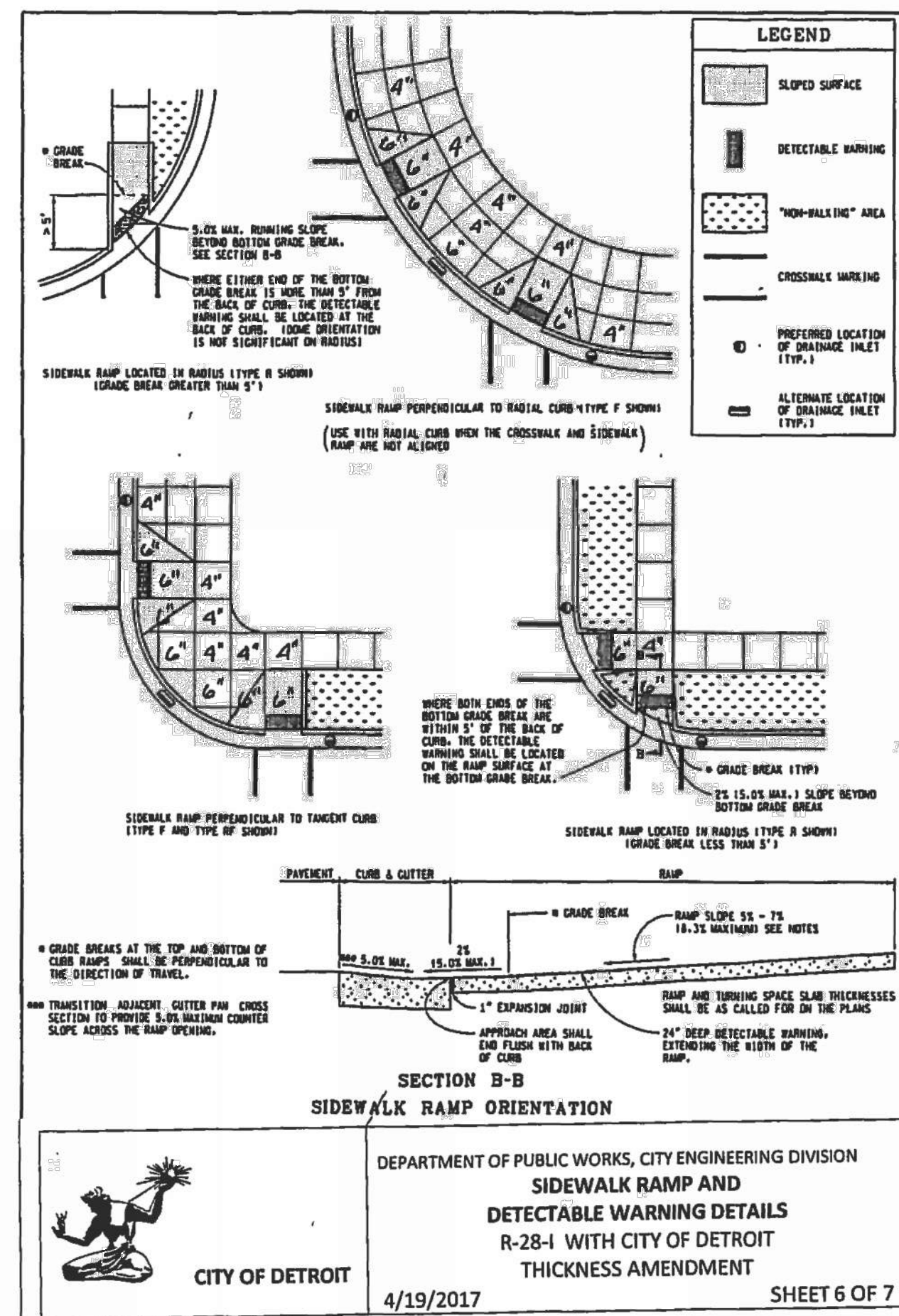
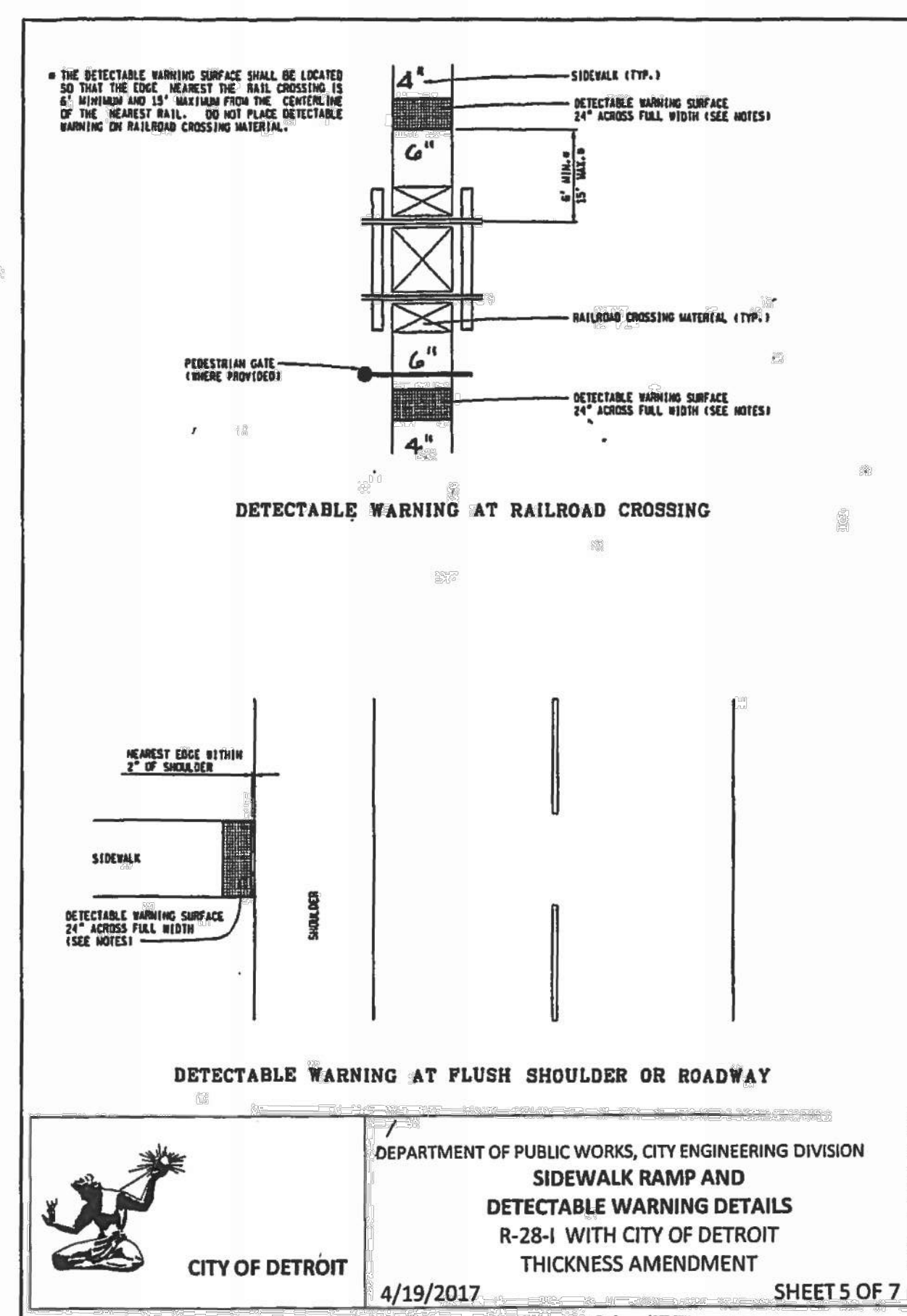
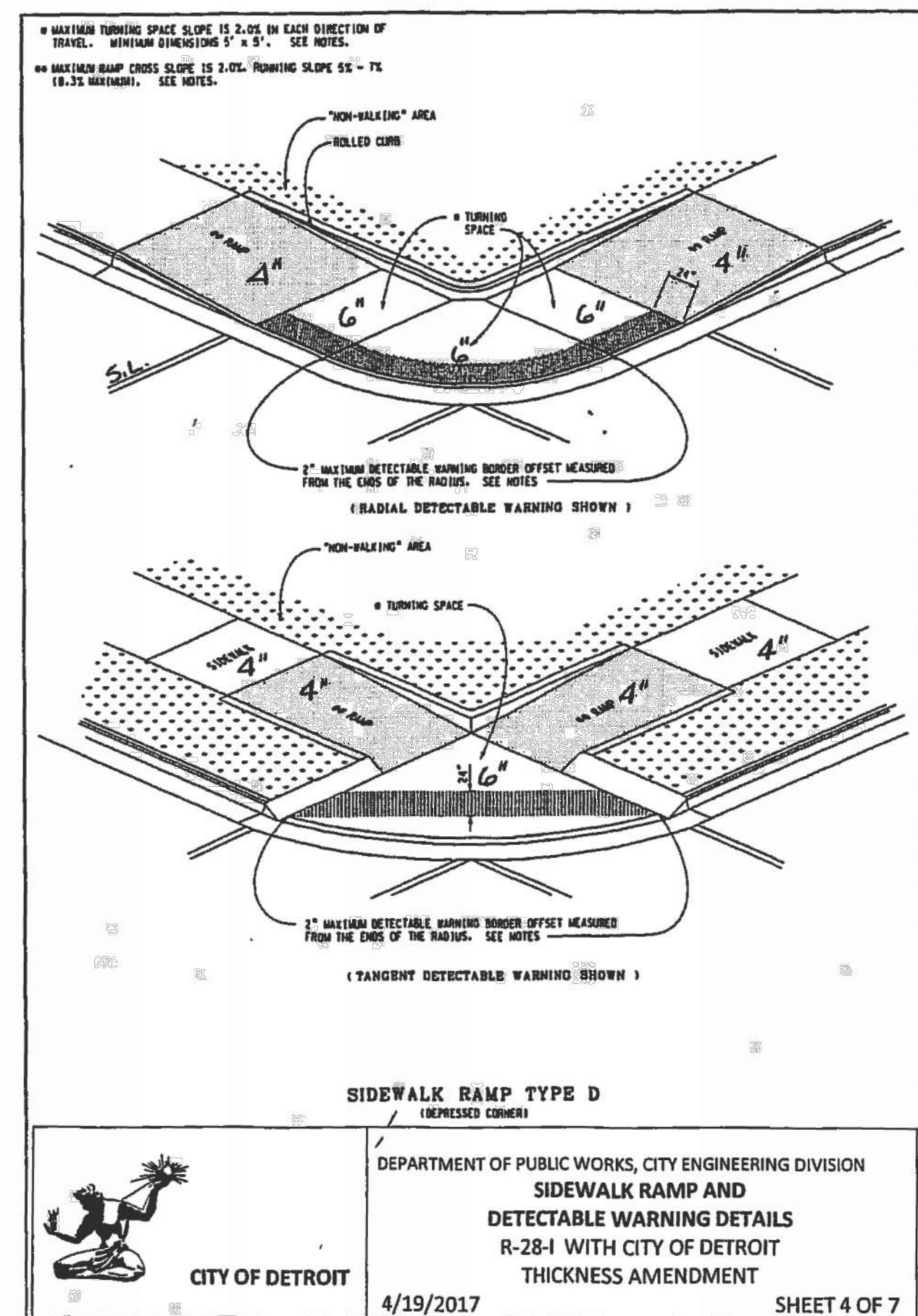
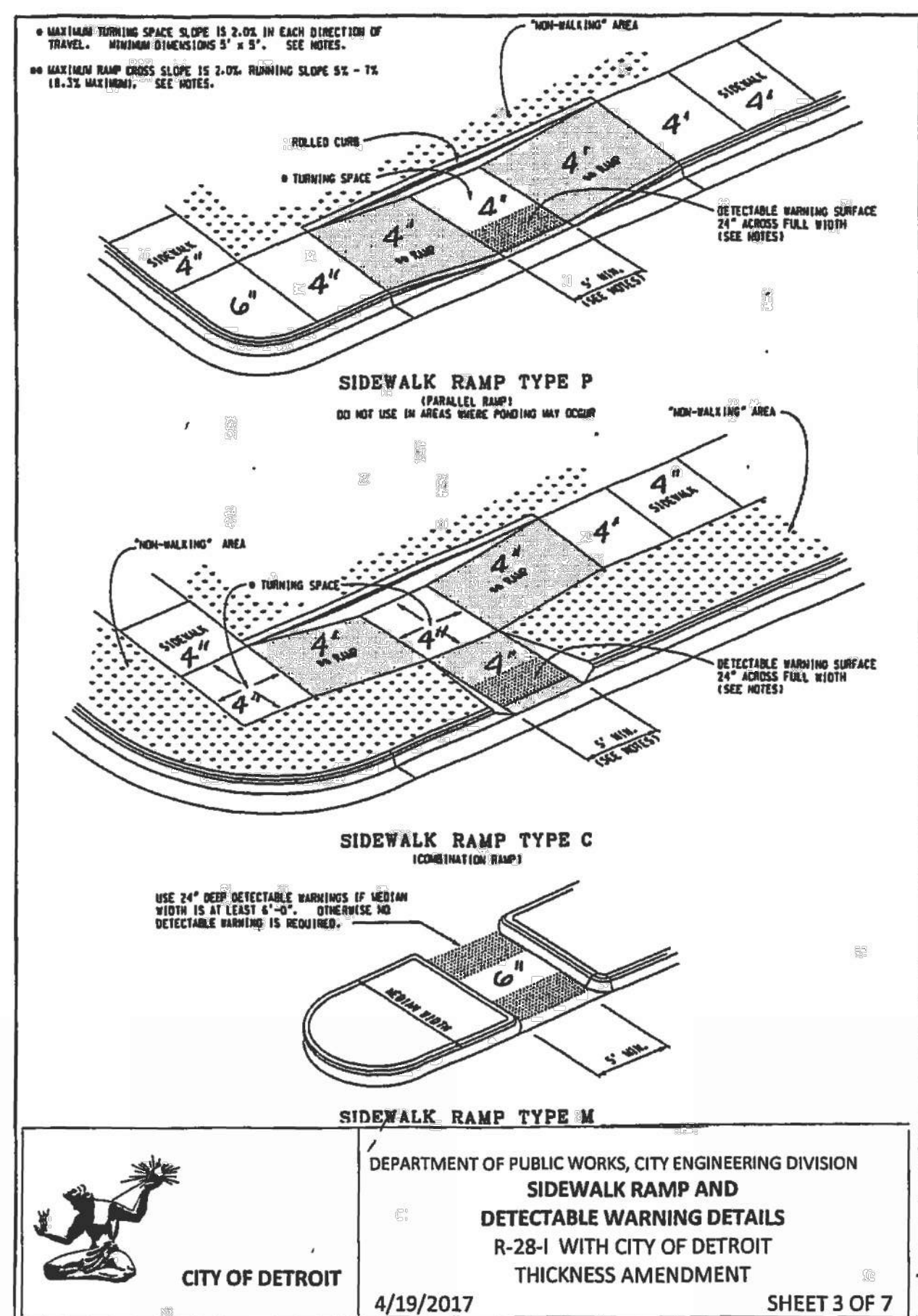
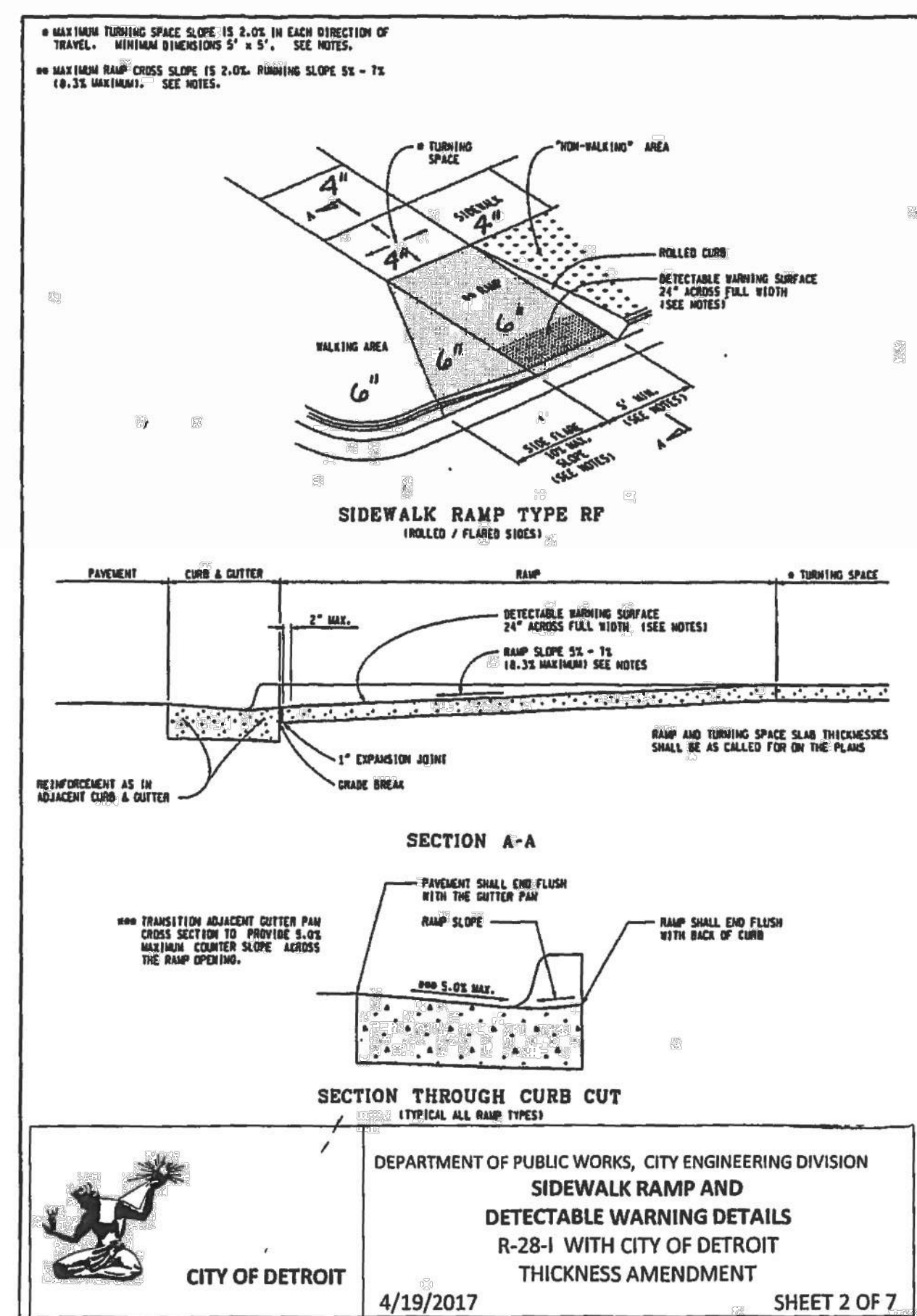
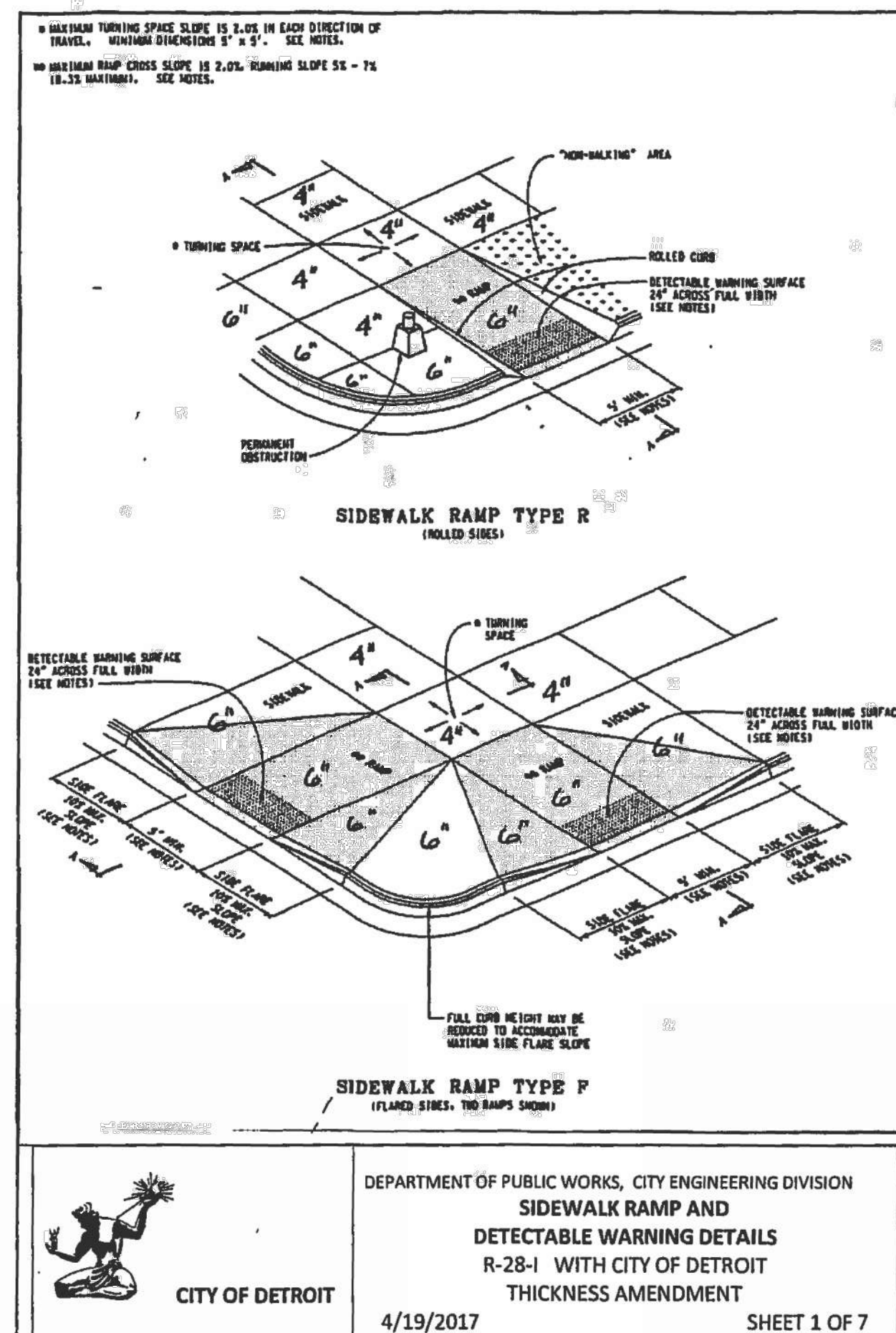
1 Typical Clay Brick Pavers Over Supported Slabs
SCALE: 1" = 1'-0"

08.12.2019 Issued for Construction
06.28.2019 Issued for Bulletin #1
01.04.2019 100% Bidding & Permitting

Date **09.19.2017** Preliminary Construction
Drawn **MS / SE** Record
Checked **SE** Do not scale Use figured dimensions only
Approved **PA**
Bidpak Number

Job Number
N10-174
Title
Site Details

Sheet
L302



architecture
NEUMANN SMITH
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 Southfield, Michigan 48034
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MIXED-USE BUILDING
 SOUTH OF MACK AVENUE
 DETROIT MICHIGAN USA 48201

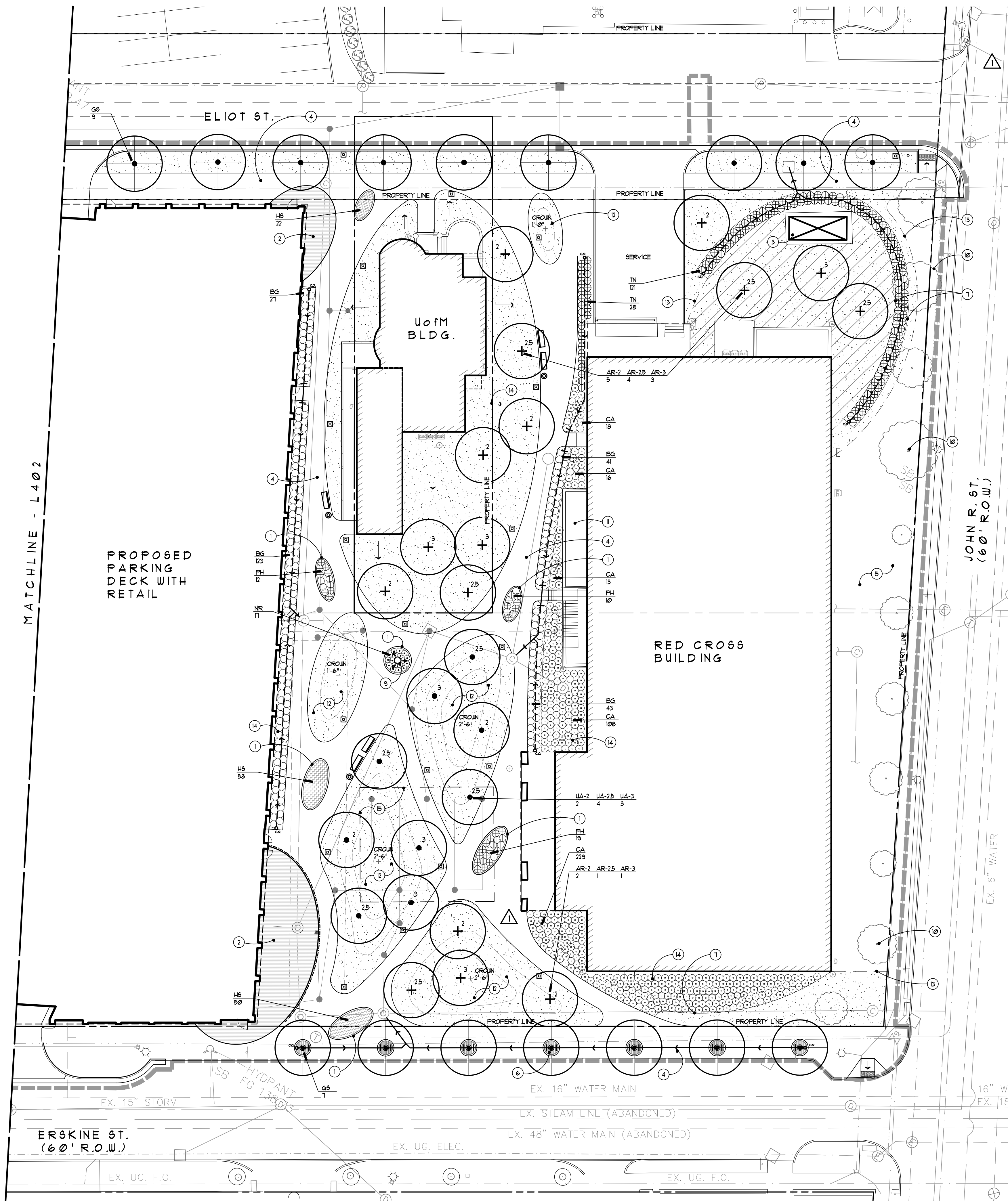
GRISSIM METZ ANDRIESE
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 Northville, MI 48167
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Revisions

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01.04.2019	100% Bidding & Permitting	<input type="checkbox"/>
Date		<input type="checkbox"/> Preliminary
09.19.2017		<input checked="" type="checkbox"/> Construction
Drawn		<input type="checkbox"/> Record
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SE		<input type="checkbox"/>
Approved		<input type="checkbox"/>
PA		<input type="checkbox"/>
Bidpak Number		
Job Number	N10-174	
Title	Site Details	

Sheet
L303

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- Legend:**
- △ LIMIT OF WORK
 - ⊙ EX. LIGHT POLE TO REMAIN
 - ⊠ NEW LIGHT POLE - REFER TO ELEC. PLANS
 - ⊕ EXISTING FIRE HYDRANT TO REMAIN
 - ▨ IRRIGATED SOODED LAWN
 - ▩ IRRIGATED SEEDED LAWN
 - AA PLANT CODE AND QUANTITY - REFER TO PLANT LIST
 - DIRECTION OF SLOPE
 - TRANSITION FROM PERFORATED DRAIN TILE TO SOLID DRAIN PIPE
 - PROPOSED 4" PERFORATED OR SOLID DRAIN PIPE, SLOPE AT 1/8" MIN. CONNECT TO SYSTEM AS SHOWN. CLEAN OUT SHALL BE 4" DIA. PVC FLUSH TO GRADE WITH BLACK PLASTIC CAP. REFER TO SPECS

- Note Key:**
- ① CONCRETE PLANTER CURB, TYP.
 - ② BRICK PAVING - REFER TO PAVING PLAN, TYP.
 - ③ EXISTING GENERATOR, TYP.
 - ④ NEW CONCRETE SIDEWALK
 - ⑤ RESTORE DISTURBED AREAS WITH SEEDED LAWN
 - ⑥ TREE GRATE IN PLANTER CURB - REFER TO DETAIL, TYP.
 - ⑦ ALUMINUM EDGING, TYP.
 - ⑧ OVERHEAD LIGHTING FEATURE, TYP.
 - ⑨ IDENTITY ICON / SCULPTURE
 - ⑩ EXISTING TREES TO REMAIN, TYP.
 - ⑪ EXISTING AREAWAY
 - ⑫ CROWN LAWN AREAS WITH TOPSOIL, AS NOTED
 - ⑬ LIMIT OF SOD, TYP.
 - ⑭ SLOPE AWAY FROM BUILDING, TYP.
 - ⑮ LIMITS OF UNDERGROUND STORY WATER DETENTION SYSTEM BELOW - REFER TO CIVIL DOCUMENTS

- General Notes:**
1. PROVIDE 4" DEPTH TOPSOIL IN ALL SEEDED AND SOODED LAWN AREAS
 2. PROVIDE SHREDDED BARK MULCH AT ALL PLANT BEDS AT DEPTHS PROVIDED IN DETAILS
 3. REFER TO TYPICAL PLANTING DETAILS, SHEET L501
 4. ALL LAWN AREAS, PLANT BEDS AND TREES WITHIN PROJECT LIMITS TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. REFER TO IRRIGATION PLANS.

Plant List

Shrubs, Annuals, and Grasses

CODE	QTY	DESCRIPTION	SIZE	COMMENTS
BG	234	Buxus s. 'Green Mountain'	24" H.	Plant 30' o.c.
		Green Mountain Boxwood		Cont.
CA	384	Calamagrostis s. 'Karl Foerster'	3 gal.	Plant 30' o.c.
		Foerster's Reed Grass		
HS	130	Hemerocallis 'Stella D'Oro'	1 gal.	Plant 18' o.c.
		Stella D'Oro Daylily		
NR	17	Nepeta racemosa 'Walker's Low'	1 gal.	Plant 24' o.c.
		Walker's Low Catmint		
PH	88	Pennisetum s. 'Hameln'	3 gal.	Plant 30' o.c.
		Dwarf Fountain Grass		
TN	149	Thuja s. 'Nigra'	8" H.	B&B, 30' o.c.
		Dark Green Arborvitae		
Trees				
CODE	QTY	DESCRIPTION	SIZE	COMMENTS
AR-2	7	Acer f. 'October Glory'	2" cal.	B&B
		October Glory Red Maple		
AR-2.5	5	Acer f. 'October Glory'	2 1/2" cal.	B&B
		October Glory Red Maple		
AR-3	4	Acer f. 'October Glory'	3" cal.	B&B
		October Glory Red Maple		
GS	17	Gleditsia t. 'Skyline'	3" cal.	B&B, matched
		Skyline Honeylocust		
PC	7	Pyrus c. 'Chanticleer'	3" cal.	B&B, matched
		Chanticleer Pear		
UA-2	2	Ulmus s. 'Accolade'	2" cal.	B&B
		Accolade Elm		
UA-2.5	4	Ulmus s. 'Accolade'	2 1/2" cal.	B&B
		Accolade Elm		
UA-3	3	Ulmus s. 'Accolade'	3" cal.	B&B
		Accolade Elm		



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Revisions

NO.	DATE	DESCRIPTION
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06.28.2019	Issued for Bulletin #1	
01.04.2019	100% Bidding & Permitting	

Date: **09.19.2017**

Drawn: Preliminary Construction Record

MS / SE: Do not scale Use figured dimensions only

Checked: Approved

PA: Bidpak Number

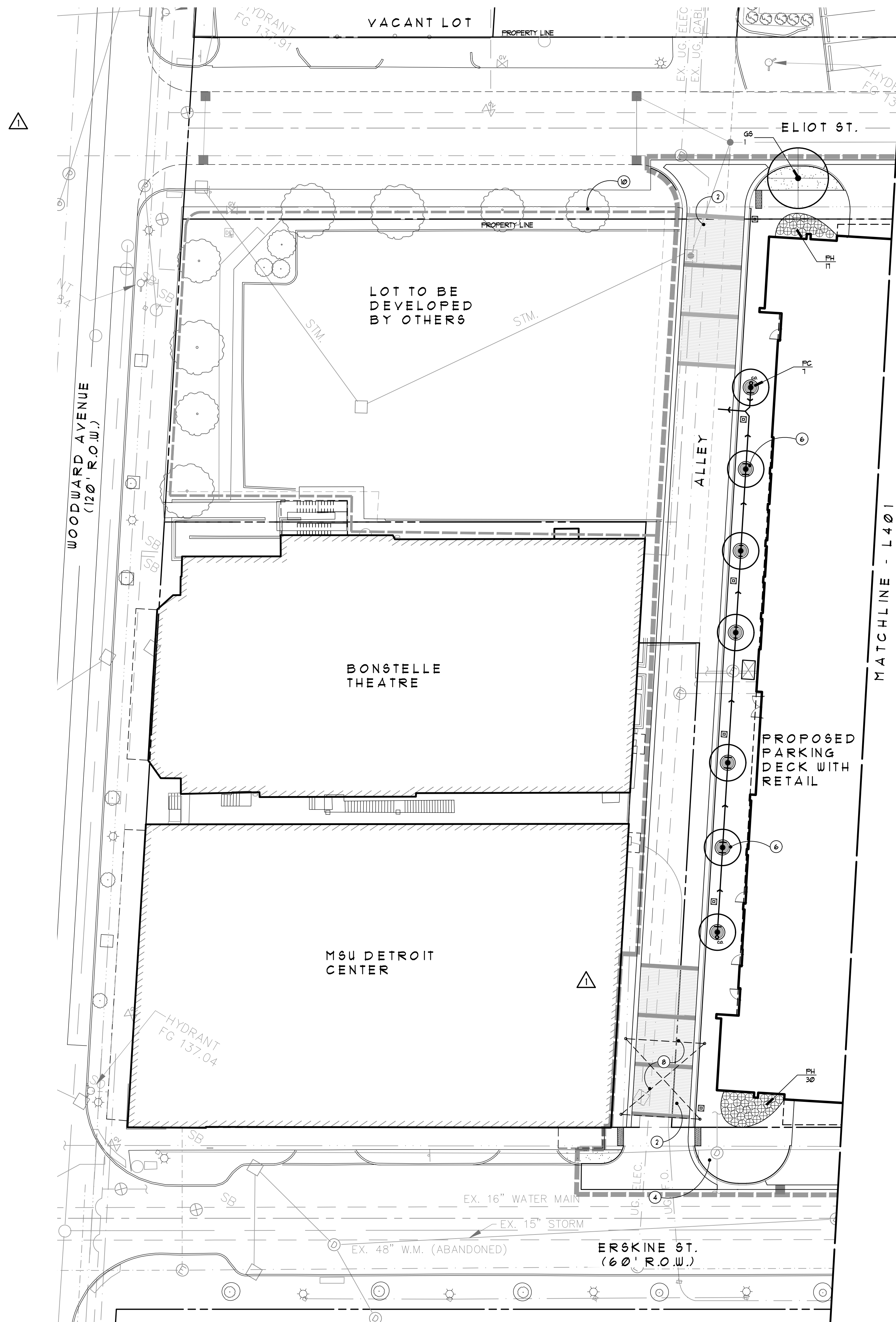
Job Number: **N10-174**
 Title: **Landscape Plan**

811 Know what's below. Call before you dig.

0' 10' 20' 40'

SCALE: 1"=20'

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- Legend:**
- LIMIT OF WORK
 - EX. LIGHT POLE TO REMAIN
 - NEW LIGHT POLE - REFER TO ELEC. PLANS
 - EXISTING FIRE HYDRANT TO REMAIN
 - IRRIGATED SODDED LAWN
 - ▨ IRRIGATED SEEDED LAWN
 - AA PLANT CODE AND QUANTITY - REFER TO PLANT LIST
 - DIRECTION OF SLOPE
 - G6 PROPOSED 4" PERF. OR SOLID DRAIN PIPE, SLOPE AT 1/8" MIN. CONNECT TO SYSTEM AS SHOWN. CLEAN OUT SHALL BE 4" DIA. PVC FLUSH TO GRADE WITH BLACK PLASTIC CAP. REFER TO SPECS
 - TRANSITION FROM PERFORATED DRAIN TILE TO SOLID DRAIN PIPE

- Note Key:**
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 - ② BRICK PAVING - REFER TO PAVING PLAN, TYP.
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 - ⑩ EXISTING TREES TO REMAIN, TYP.
 - ⑪ EXISTING AREAWAY
 - ⑫ CROWN LAWN AREAS WITH TOPSOIL AS NOTED
 - ⑬ LIMIT OF SOD, TYP.
 - ⑭ SLOPE AWAY FROM BUILDING, TYP.
 - △ LIMITS OF UNDERGROUND STORM WATER DETENTION SYSTEM BELOW - REFER TO CIVIL DOCUMENTS

- General Notes:**
1. PROVIDE 4" DEPTH TOPSOIL IN ALL SEEDED AND SODDED LAWN AREAS
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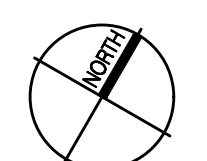
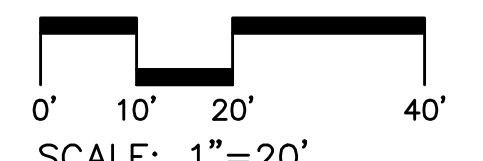
Date: 09.19.2017
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 Checked: SE
 Approved: PA
 Bidpak Number: N10-174

Preliminary
 Construction
 Record

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Job Number: **N10-174**
 Title: **Landscape Plan**

Sheet: **L402**



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DETROIT

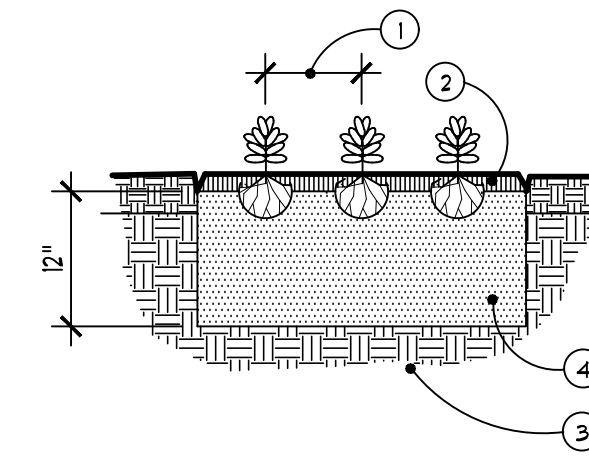
MIXED-USE BUILDING

SOUTH OF MACK AVENUE **DETROIT MICHIGAN USA 48201**

GRISSIM METZ ANDRIESE
ASSOCIATES
Landscape Architecture

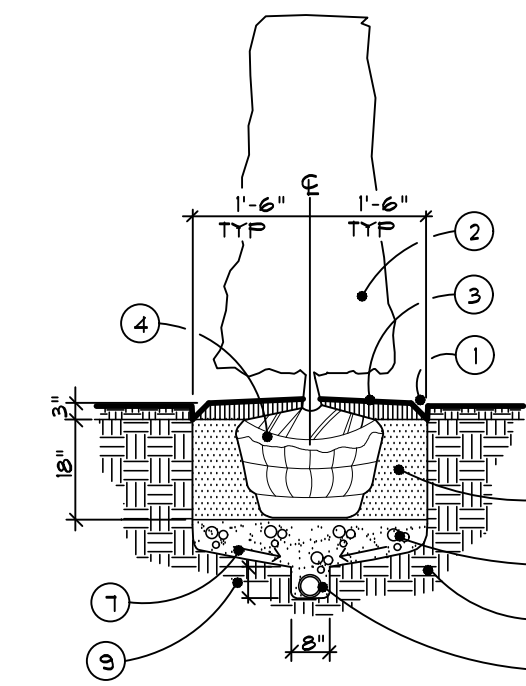
300 East Cody Street
Northville, MI 48167
Ph: 248-347-7010
Fax: 248-347-7005
Email: mailbox@gma-la.com

Revisions



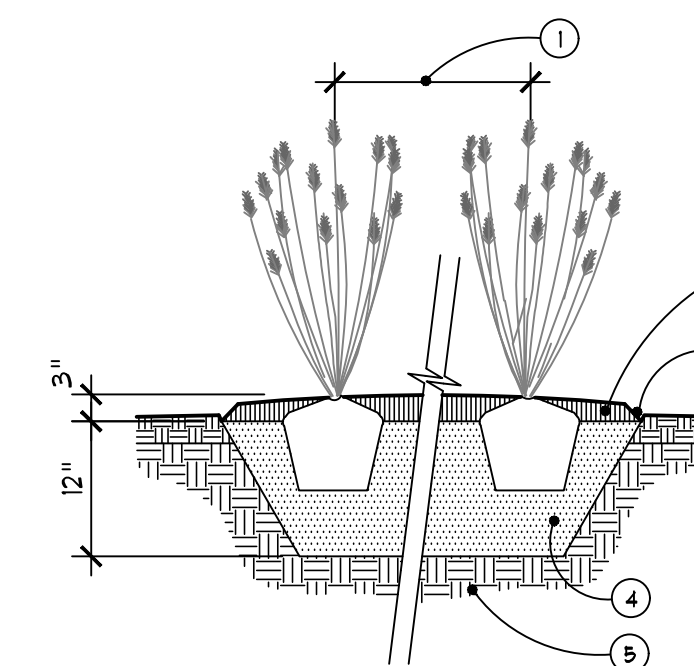
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION
- 1 SEE PLANT LIST FOR SPACING
 - 2 1 1/2" DEPTH DOUBLE PROCESSED SHREDDED BARK MULCH
 - 3 UNDISTURBED SUBGRADE
 - 4 EXCAVATE EXISTING SOIL AND REMOVE FROM SITE TO INSTALL NEW 12" DEPTH PLANT MIX (SEE SPECS.)

4 Perennial / Groundcover Planting Detail
NOT TO SCALE



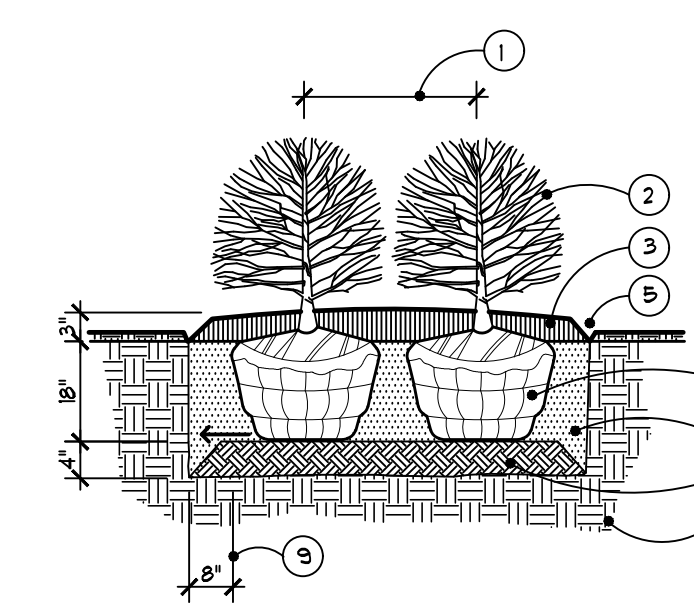
- NOTE: CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION
- 1 STEEL EDGE, SEE PLAN
 - 2 SHRUB PLANTS
 - 3 SHREDDED BARK MULCH 4" DEPTH TYPICAL
 - 4 REMOVE BURLAP & CUT TUINE FROM TOP 1/3 OF BALL
 - 5 EXCAVATE EXISTING SOIL 18" DEEP FILL WITH PLANT MIX (SEE SPECS.)
 - 6 6" DEPTH MIN. PEA GRAVEL
 - 7 PITCH SUBGRADE TO DRAIN
 - 8 4" DIA. PERF. DRAINTILE, SEE SPECS.
 - 9 DEPTH VARIES, SEE PLAN
 - 10 UNDISTURBED SUBGRADE

3 Hedge Planting with Drain Tile
NOT TO SCALE



- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION
- 1 SEE PLANT LIST FOR SPACING
 - 2 4" DEPTH MULCH PER SPECIFICATIONS
 - 3 SHOVEL CUT EDGE
 - 4 EXCAVATE EXISTING SOIL 12" DEEP FILL WITH PLANT MIX (SEE SPECS.)
 - 5 UNDISTURBED SUBGRADE

2 Ornamental Grass Planting Detail
NOT TO SCALE

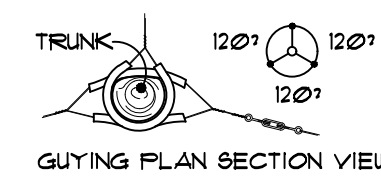
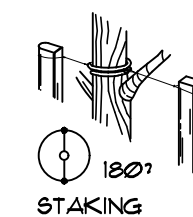


- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- 1 SEE PLAN FOR SPACING
 - 2 SHRUB PLANTS
 - 3 SHREDDED BARK MULCH 4" DEPTH TYPICAL
 - 4 REMOVE BURLAP & CUT TUINE FROM TOP 1/3 OF BALL
 - 5 SHOVEL CUT EDGE OR STEEL EDGE, SEE PLAN
 - 6 EXCAVATE EXISTING SOIL 18" DEEP, FILL WITH PLANT MIX (SEE SPECS.)
 - 7 4" SCARIFY AND RECOMPACT
 - 8 UNDISTURBED SUBGRADE
 - 9 8" MIN. BETWEEN ROOTBALL AND EDGE OF PLANT
 - 10 PIT PITCH SUBGRADE TO DRAIN

1 Shrub Planting Detail
NOT TO SCALE

NOTES:

- STAKE TREES 4" CALIPER AND UNDER 2 PER TREE
- GUY TREES OVER 4" CALIPER 3 PER TREE
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION
- SET STAKES VERTICAL AND EVENLY SPACED
- STAYS OR GUYS TO BE SET ABOVE FIRST BRANCH
- SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION



- 1 3/4" DIA. BLACK RUBBER HOSE AROUND GUY CABLE.
- 2 6' LONG 2" x 2" HARDWOOD STAKES. STAKES TO EXTEND 18" BELOW TREE PIT IN UNDISTURBED SOIL.
- 3 TREE WRAP - REMOVE AFTER FIRST YEAR
- 4 AREA OF "RAPID TAPER" (REMOVE ALL SOILS ABOVE THIS LINE AND SET TREE TO THIS FINISH GRADE.)
- 5 TREE PIT, 2X BALL DIAMETER BACKFILL WITH EXCAVATED NATIVE SOIL AND FERTILIZER PER SPECS. FULVERIZE SOIL PRIOR TO BACKFILL TO 1" OR SMALLER. ELIMINATE ALL VOIDS. PROVIDE SOIL SAUCER RING AROUND TREE PIT.
- 6 STAKING AND GUY CABLE - NEW GALV. STEEL WIRE FREE OF KINKS OR BENDS. USE #1 GA. FOR 4" CALIPER TREE AND UNDER, OR #3 GA. FOR TREES OVER 4" CALIPER.
- 7 FINISH GRADE WITH LAWN SLOPED AWAY FROM TREE
- 8 REMOVE BURLAP BACK TO 6" BELOW GRADE, CUT WIRE BASKET
- 9 3" DEPTH SHREDDED BARK MULCH. MULCH SHALL NOT COVER TREE TAPER.
- 10 12" MINIMUM BETWEEN ROOT BALL AND EDGE OF PLANT PIT AND CUT PIT SIDES • APPROX. 60° ANGLE
- 11 2' LONG 2X4 HARDWOOD STAKE WITH POINTED END

5 Deciduous Tree Planting Detail
NOT TO SCALE

08.12.2019 Issued for Construction
01.04.2019 100% Bidding & Permitting

Date Preliminary
09.19.2017 Construction
Drawn Record
MS / SE
Checked Do not scale
SE Use figured dimensions only
Approved _____
PA
Bidpak Number _____

Job Number
N10-174

Title
Landscape Details

Sheet
L501