

NO.	DATE	REVISIONS	BY
10	07/17/2020	ISSUE REVISIONS	
09	06/03/2020	ISSUE REVISIONS	
08	05/05/2020	BULLETIN #2	
07	03/06/2020	BULLETIN #1	
06	01/13/2020	PERMIT SET REVISIONS	
05	01/14/2020	PERMIT SET REVISIONS	
04	12/12/2019	PERMIT SET REVISIONS	
03	09/24/2019	TRUCKER TOURNEY SET	
02	08/29/2019	TRUCK DOCUMENTS	
01	06/05/2019	100% DESIGN DEVELOPMENT	

Job Number 830489.000

Drawn KL

Checked EW

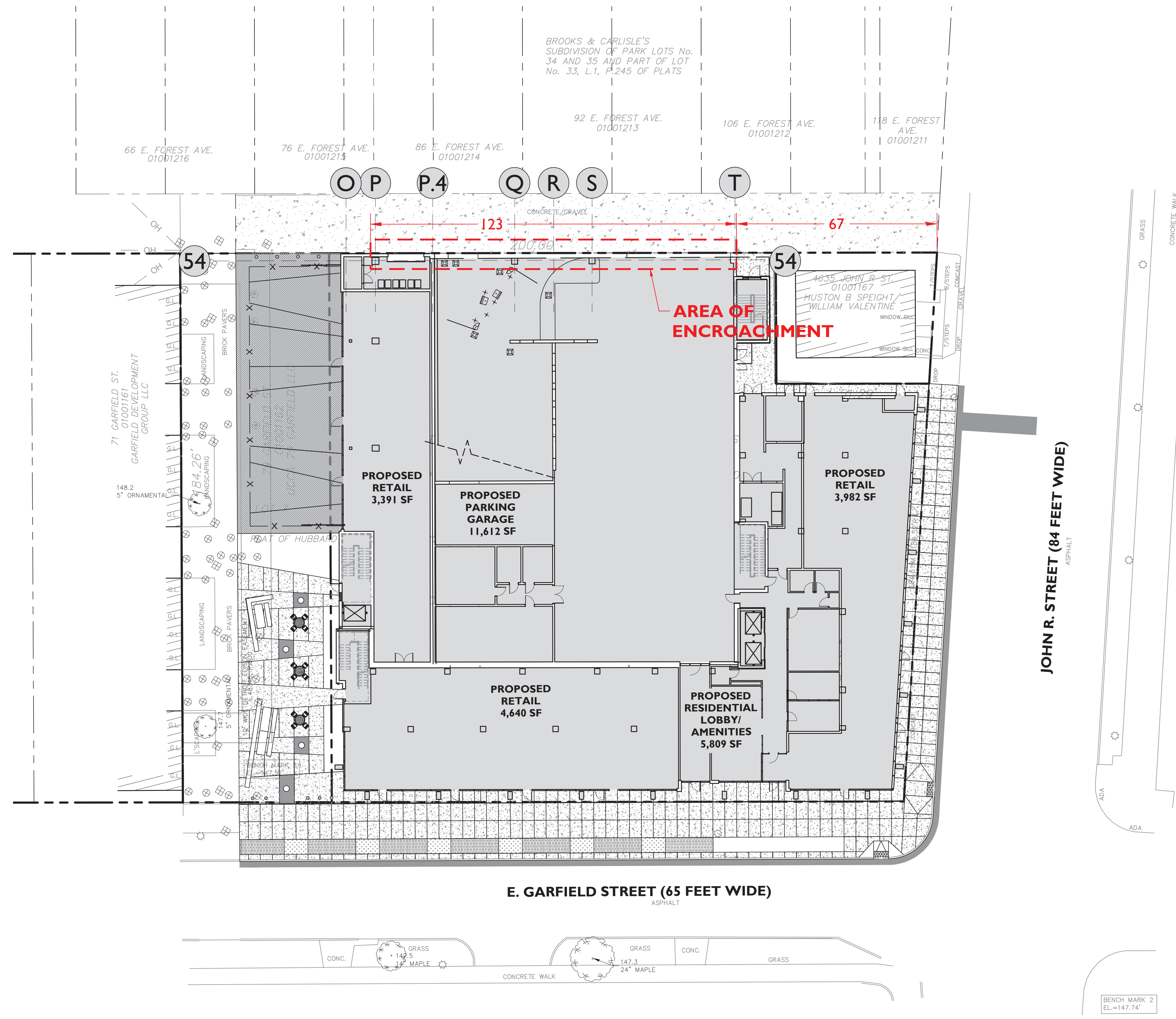
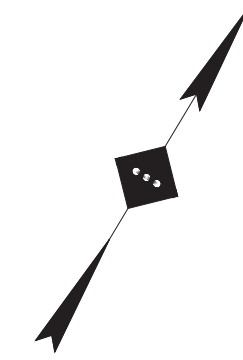
Approved JM

TITLE

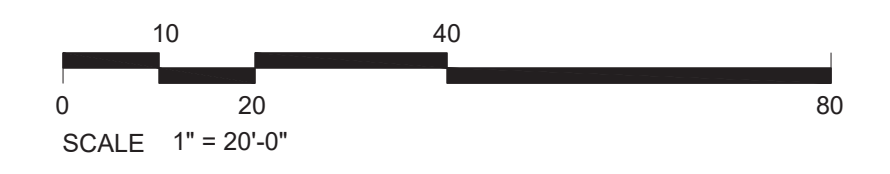
CIVIL SITE PLAN

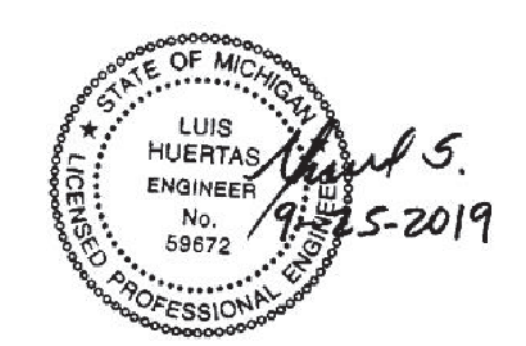
SHEET NUMBER

C01-03



3 CIVIL SITE PLAN





PROJECT

SUGAR HILL MIXED
USE DEVELOPMENT
119 GARFIELD STREET
DETROIT, MI 48201

DEVELOP DETROIT
535 Griswold St., Suite 1600
Detroit, MI 48226
KEYPLAN

ISSUE CHART

3	BID/CD 100% PERMIT SET	09-25-2019
2	50% Construction Documents	07-26-2019
1	100% Design Development	06-05-2019
ISSUE	ISSUE	DATE
Job Number	830489.000	
Drawn	RM	
Checked	RM	
Approved	LH	
	TITLE	

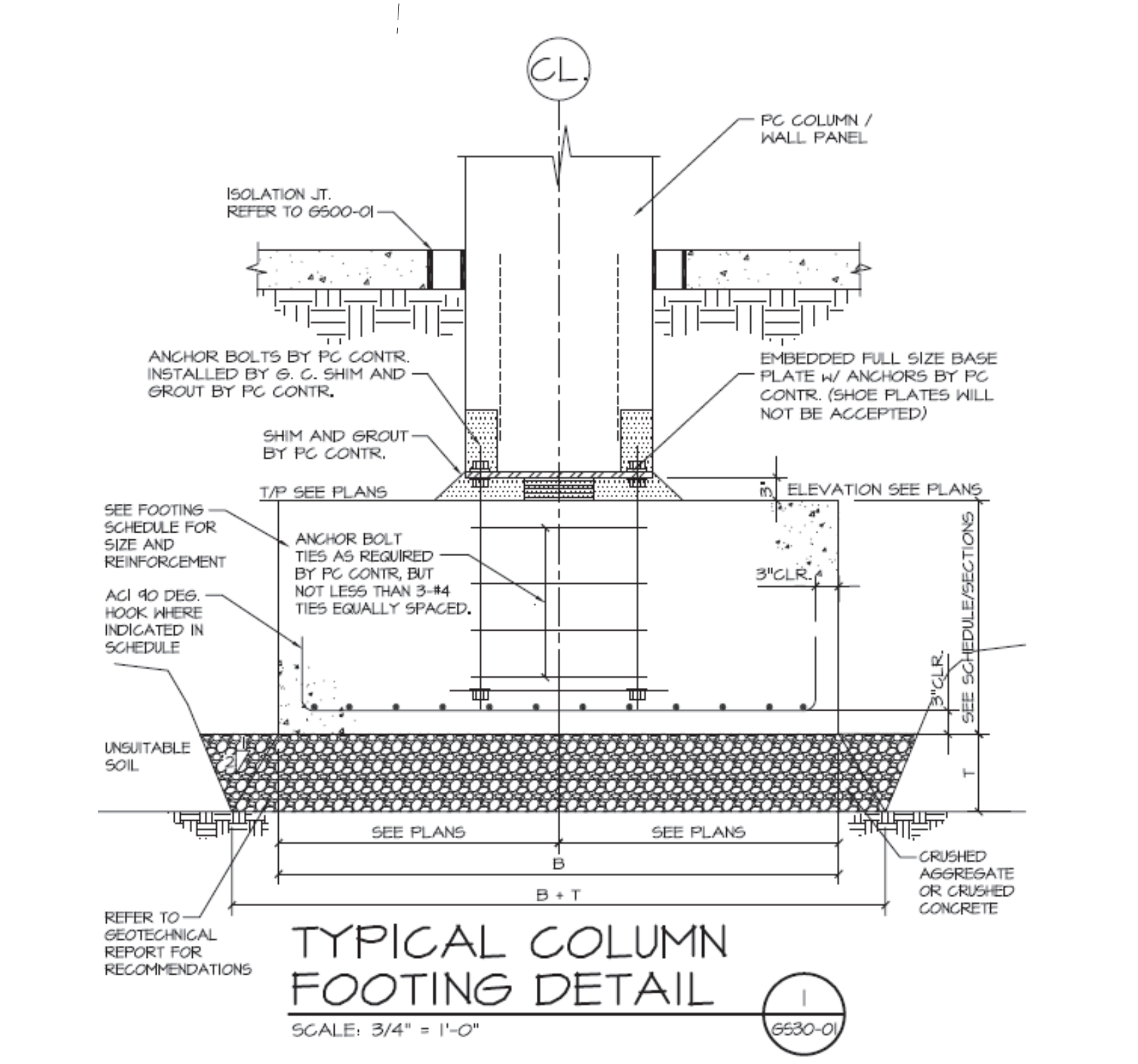
FOUNDATION
PLAN

SHEET NUMBER

GS01-01

- NOTES:
- THE FOUNDATIONS ARE DESIGNED BASED ON RECOMMENDATIONS BY TESTING ENGINEERS & CONSULTANTS, INC. IN THEIR GEOTECHNICAL INVESTIGATION, TEC REPORT 58914 ON MARCH 21, 2018.
 - THE SPREAD FOOTINGS SHOULD BEAR ON THE STIFF TO EXTREMELY STIFF DEPOSITS FOUND AT DEPTHS OF 4 1/2 FEET TO 6 1/2 FEET EXCEPT IN THE AREA OF BORING NO. 4 WHERE THE UNSUITABLE SOILS EXTEND TO DEPTH OF ABOUT 8 FEET. A NET ALLOWABLE SOIL BEARING CAPACITY OF 6,000 PSF.
 - ALL FOOTING BEARINGS SHALL BE APPROVED AND ALL BEARINGS PRESSURE VERIFIED BY TESTING BY A QUALIFIED GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF MICHIGAN.
 - IF UNSUITABLE BEARING MATERIALS ARE PRESENT, EXCAVATE UNTIL SUITABLE SOIL IS REACHED AND BACKFILL WITH ENGINEERED FILL, FOLLOWING THE RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION.
 - CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4500 PSI FOR ALL FOUNDATION ELEMENTS.
 - BACKFILL BOTH SIDES OF RETAINING WALLS SIMULTANEOUSLY. WALLS THAT ARE BACKFILLED ARE TO BE ADEQUATELY BRACED UNTIL SLABS ARE IN PLACE AND CURED.
 - FOUNDATION IS DESIGNED FOR 4 SUPPORTED FLOORS WITHOUT FUTURE VERTICAL OR HORIZONTAL EXPANSION.
 - CONTRACTOR SHALL PROTECT ALL FOUNDATIONS DURING CONSTRUCTION TO PREVENT SUPPORTING SOIL FROM FREEZING.
 - PROVIDE 3" OF GROUT UNDER PRECAST COLUMNS AND 1" MIN. CONTINUOUS UNDER PRECAST WALLS.
 - REFER TO 6/8530-01 FOR WALL HORIZONTAL REINFORCEMENT DETAIL.
 - ALL ISOLATED FOOTINGS ARE CENTERED UNDER COLUMNS UNLESS OTHERWISE NOTED.
 - FF = FINISH FLOOR
T/F = TOP OF FOOTING
B/F = BOTTOM OF FOOTING
T/H = TOP OF HALL
T/P = TOP OF PILASTER

FOOTING SCHEDULE			ALLOWABLE SOIL BEARING PRESSURE = 6,000 PSF	
MARK	SIZE	REINFORCEMENT (BOTTOM)	f _y = 60,000 PSI	f' _c = 4,500 PSI
F-1	4'-0" x 4'-0" x 2'-0"	5-#6 EACH WAY BOT.		HOOK BARS EACH END
F-2	7'-0" x 7'-0" x 2'-6"	8-#7 EACH WAY BOT.		HOOK BARS EACH END
F-3	4'-0" x 4'-0" x 3'-6"	10-#8 EACH WAY BOT.		HOOK BARS EACH END
F-4	9'-0" x 7'-6" x 4'-0"	8-#8 LONG DIRECT TOP & BOT. 10-#8 SHORT DIRECT TOP & BOT.		HOOK BARS EACH END
F-5	10'-0" x 10'-0" x 3'-6"	11-#8 EACH WAY BOT.		HOOK BARS EACH END
F-6	9'-6" x 9'-0" x 4'-0"	10-#8 EACH WAY TOP & BOT.		HOOK BARS EACH END
F-7	11'-0" x 11'-0" x 4'-0"	12-#8 EACH WAY BOT.		HOOK BARS EACH END
F-8	12'-0" x 9'-0" x 4'-0"	10-#8 LONG DIRECT TOP & BOT. 13-#8 SHORT DIRECT TOP & BOT.		HOOK BARS EACH END
F-9	9'-0" x 9'-0" x 4'-0"	10-#8 EACH WAY TOP & BOT.		HOOK BARS EACH END



FOUNDATION PLUMBING NOTE:
COORDINATE RELOCATION OF REBAR TO INSURE PROPER COVERAGE WHERE PLUMBING RUNS PENETRATE INTO AND ACROSS THE TOP OF THE C.I.P. CONCRETE FOUNDATIONS. COORDINATE REQUIRED PENETRATIONS THROUGH THE BOTTOM OF THE PRECAST TOWER PANELS AND THE PRECAST TO C.I.P. PANEL CONNECTIONS WITH THE TOWER PLUMBING RUNS.

FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

REFER TO 'S' SERIES FOR RESIDENTIAL PLANS

