



NO MARKED PARKING ON SITE.

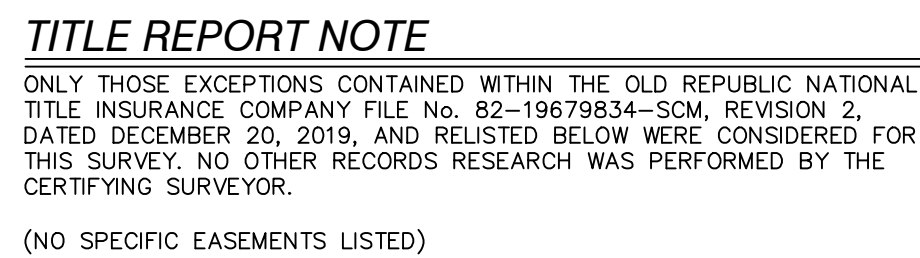
ARROW ON FIRE HYDRANT AT SE CORNER OF GILBERT AND CLAYTON.
ELEVATION = 595.83' (NAVD 88)

LOT 199:
6,300± SQUARE FEET = 0.14± ACRES
LOTS 229-231:
13,230± SQUARE FEET = 0.30± ACRES
TOTAL:
19,530± SQUARE FEET = 0.44± ACRES

NORTH 28°00'00" WEST, BEING THE SOUTHWESTERLY
RIGHT OF WAY LINE OF LIVERNOIS AVENUE, AS PLATTED.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

●	SET 1/2" REBAR WITH CAP P.S. 47976
×	SET X-CUT
⊙	FOUND MONUMENT (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
⊠	ELECTRIC METER
⊠	ELECTRIC PANEL
○	UTILITY POLE
⊠	GAS METER
⊠	LIGHT POLE WITH STREET LAMP
⊙	COMBINATION SANITARY/STORM MANHOLE
⊠	SQUARE CATCH BASIN
⊠	FIRE HYDRANT
⊠	WATER VALVE
⊠	AIR CONDITIONING UNIT
⊠	SINGLE POST SIGN
—	PARCEL BOUNDARY LINE
—	PLATTED LOT LINE
—	BUILDING
—	CONCRETE CURB
—	EDGE OF CONCRETE (CONC.)
—	EDGE OF ASPHALT (ASPH.)
—	FENCE (AS NOTED)
—	OVERHEAD UTILITY LINE
—	BUILDING AREA
—	ASPHALT
—	CONCRETE



TO VERA & JOSEPH DRESNER FOUNDATION, INC., A MICHIGAN NON-PROFIT CORPORATION, ON BEHALF OF AN ENTITY TO BE FORMED; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; AND ATA NATIONAL TITLE GROUP, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 2, 4, 7A, 8, AND 9 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 01/06/2020.

DATE OF PLAT OR MAP: 01/07/2020

ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22556 GRATIOT AVE., EASTPOINTE, MI 48021
TSycko@kemttec-survey.com

[illegible]



EXISTING HYDRANT

NEW ENTRY STEPS
NEW CONCRETE
SIDWALKS TO BE
INSTALLED AFTER NEW
STAIR IS BUILT TO
ENTEXT REQUIRED.
ALIGN NEW CONCRETE
WITH EXISTING
SIDEWALK JOINTS

GILBERT AVE
66' PUBLIC RIGHT-OF-WAY

ST. PETER & PAUL CHURCH

EXISTING LOADING

EXISTING SPEED BUMP

POSSIBLE NEW
DUMPSTER
LOCATION IF
NEEDED

20' PUBLIC ALLEYWAY

SITE PLAN

$$1/16'' = 1'-0''$$

1

ZONING SUMMARY - CITY OF DETROIT

PARCEL ID: 18010278.

ZONE: B2 - LOCAL BUSINESS AND RESIDENTIAL DISTRICT

BY-RIGHT USE: NEIGHBORHOOD CENTER (EXISTING)

SITE PLAN REVIEW: NOT REQUIRED BASED ON SECTION 50-3-113 - APPLICABILITY. THE PROJECT DOES NOT MEET THE APPLICABILITY CRITERIA OF NEW CONSTRUCTION, ADDITIONS / MAJOR STRUCTURAL ALTERNATIONS, A LOT MORE THAN 1 ACRE, SUBSTANTIAL CHANGES IN USE, CONDITIONAL, REGULATED, OR CONTROLLED LAND USE, OR DRIVE THROUGH-FACILITIES, ETC.

PARKING: NOT REQUIRED BASED ON SECTION 50-14-2 - APPLICABILITY. THE PROJECT DOES NOT MEET THE APPLICABILITY CRITERIA OF NEW DEVELOPMENT, EXPANSIONS AND INCREASES IN INTENSITY, OR CHANGE OF USE.

3700
RENC



Date: 07/25/2021

Permit Number: BLD2022-03477

**3700 Gilbert St
Detroit, MI 48210**

INTOTO
STUDIO

OWNER

Vera and Joseph Dresner Foundation
6960 Orchard Lake Road, Suite 149
West Bloomfield, MI 48322
248-785-0299 phone
www.dresnerfoundation.org

ARCHITECT

INTOTO STUDIO LLC
6505 Woodward, Suite 200
Detroit, MI 48202
313-474-2754 phone
www.intotostudio.com

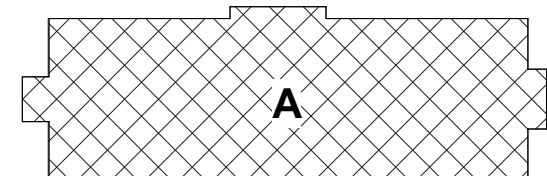
MECH / ELEC / PLUMBING ENGINEERS

Strategic Energy Solutions
4000 W. Eleven Mile Rd.
Berkley, MI 48072
248-399-1900 phone
www.sesnet.com

STRUCTURAL ENGINEER

RESURGET ENGINEERING PLC
4219 Woodward Ave., Suite 306
Detroit, MI 48201
313-315-3290 phone
www.resurget.engineering

Key Plan



Registration Seal

[illegible]

Project Number: 21.001.00

Drawn By: Author Approved By: Checke

Scale: As indicated

Drawing Title

SITE PLAN

Drawing No:

A0.1



NO MARKED PARKING ON SITE.

ARROW ON FIRE HYDRANT AT SE CORNER OF GILBERT AND CLAYTON.
ELEVATION = 595.83' (NAVD 88)

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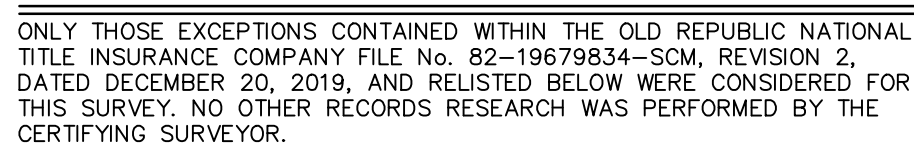
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●	SET 1/2" REBAR WITH CAP P.S. 47962
⊗	SET X-CUT
⊙	FOUND MONUMENT (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
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—	CONCRETE CURB
—	EDGE OF CONCRETE (CONC.)
—	EDGE OF ASPHALT (ASPH.)
—	FENCE (AS NOTED)
—	OVERHEAD UTILITY LINE
—	BUILDING AREA
—	ASPHALT
—	CONCRETE



LAND SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, DESCRIBED AS:

LOTS 199, 229, 230, AND 231, CICOTT, GILBERT AND BARKUM'S
SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN LIBER 3, PAGE 19,
WAYNE COUNTY RECORDS.



(NO SPECIFIC EASEMENTS LISTED)

TO VERA & JOSEPH DRESNER FOUNDATION, INC., A MICHIGAN NON-PROFIT CORPORATION, ON BEHALF OF AN ENTITY TO BE FORMED; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; AND ATA NATIONAL TITLE GROUP, LLC:

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DATE OF PLAT OR MAP: 01/07/2020

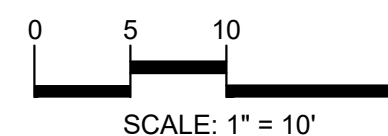
DRAFT

ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22556 GRATIOT AVE., EASTPOINTE, MI 48021
TSycko@kemtec-survey.com

ALTA / NSPS LAND TITLE SURVEY

PREPARED FOR: VERA & JOSEPH DRESNER FOUNDATION
3800 GILBERT & 3679-3693 LIVERNOIS, DETROIT, MICHIGAN,
PART OF PRIVATE CLAIM 266,
TOWN 2 SOUTH, RANGE 11 EAST

[illegible]



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
INTOTO STUDIO
6505 WOODWARD AVE., SUITE 207
DETROIT, MI

PROJECT TITLE
**3700 GILBERT
RENOVATION**
3700 GILBERT ST.
DETROIT, WAYNE COUNTY, MI

[illegible]

ORIGINAL ISSUE DATE:
MAY 24, 2024

DRAWING TITLE
**DEMOLITION
PLAN**

PEA JOB NO.	24-0
P.M.	
DN.	
DES.	F

DRAWING NUMBER:

C-1.0


THESE NOTES APPLY TO ALL
CONSTRUCTION ACTIVITIES ON THIS PROJECT

1. ALL MATERIAL TO BE REMOVED, WHETHER SPECIFICALLY NOTED IN THE PLANS OR NOT, SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OFF-SITE IN A LEGAL MANNER. NO ON-SITE BURY OR BURN PITS SHALL BE ALLOWED.
2. ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES.
3. STAGING/PHASING OF DEMOLITION AND CONSTRUCTION IS TO BE APPROVED BY THE OWNER AND THE CONTRACTOR PRIOR TO CONSTRUCTION.
4. SPECIFIC DEMOLITION ITEMS HAVE BEEN INDICATED ON THE PLANS AS A GUIDE TO THE GENERAL SCOPE OF THE WORK. IT IS THE INTENT THAT THESE ITEMS SHALL BE COMPLETELY REMOVED BY THE CONTRACTOR ABOVE AND BELOW GROUND, UNLESS SPECIFICALLY NOTED OTHERWISE, AND THAT DEMOLITION WILL INCLUDE BUT WILL NOT NECESSARILY BE LIMITED TO THESE ITEMS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CONDITIONS AND EXTENTS OF THE DEMOLITION THAT WILL BE REQUIRED PRIOR TO SUBMITTING A BID.
5. REMOVE ALL STRUCTURES DESIGNATED FOR REMOVAL ACCORDING TO THE DEMOLITION PLAN, THIS INCLUDES FOUNDATIONS, FOOTINGS, FOUNDATION WALLS, FLOOR SLABS, UNDERGROUND UTILITIES, CONCRETE, ASPHALT, TREES, ETC.
6. THE CONTRACTOR SHALL, AS A MINIMUM, PROVIDE TREE PROTECTION FENCING AROUND EXISTING TREES TO BE SAVED THAT ARE WITHIN 15 FEET OF CONSTRUCTION ACTIVITIES AND AS INDICATED IN THE PLANS OR PER LOCAL AGENCY REQUIREMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP, NORMAL STREET CONTROL, STREET SWEEPING AND HOURS OF OPERATION IN ACCORDANCE WITH THE LOCAL CODES.
8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SIGNAGE, MARKINGS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND THE SAFETY OF THE PUBLIC. ALL DEMOLITION REQUIREMENTS AND IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
9. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO CONFIRM THAT UTILITY LEADS HAVE BEEN TAKEN OUT OF SERVICE PRIOR TO DEMOLITION.
10. ALL BUILDING GAS LEADS, METERS AND ASSOCIATED EQUIPMENT SHALL BE REMOVED AS SHOWN ON THE PLANS. COORDINATE ALL ASSOCIATED WORK WITH THE APPROPRIATE UTILITY COMPANY.
11. REMOVE ALL OVERHEAD AND UNDERGROUND ELECTRICAL LINES WITHIN THE AREA OF CONSTRUCTION AS SHOWN ON THE PLANS. DISCONNECT SHUT OFF ALL ELECTRICAL SERVICE WITH ELECTRICAL SERVICE PROVIDER OR THE APPROPRIATE UTILITY COMPANY. (NOTE: PHONE AND CABLE T.V. SERVICES MAY ALSO BE LOCATED ON OVERHEAD LINES.)
12. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF SIGNS AND SUPPORTS WITHIN THE STREET AREA AS NECESSARY TO FACILITATE CONSTRUCTION. SIGNS SHALL BE PROTECTED OR STOCKPILED FOR REUSE AS SPECIFIED IN THE PLANS. THEREAFTER, THE CONTRACTOR SHALL REPLACE ANY DAMAGED SIGNS AND SUPPORTS AT NO ADDITIONAL COST TO THE OWNER.
13. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE 811/ONE CALL UTILITY LOCATING CENTER, THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.

ITEM TO BE PROTECTED

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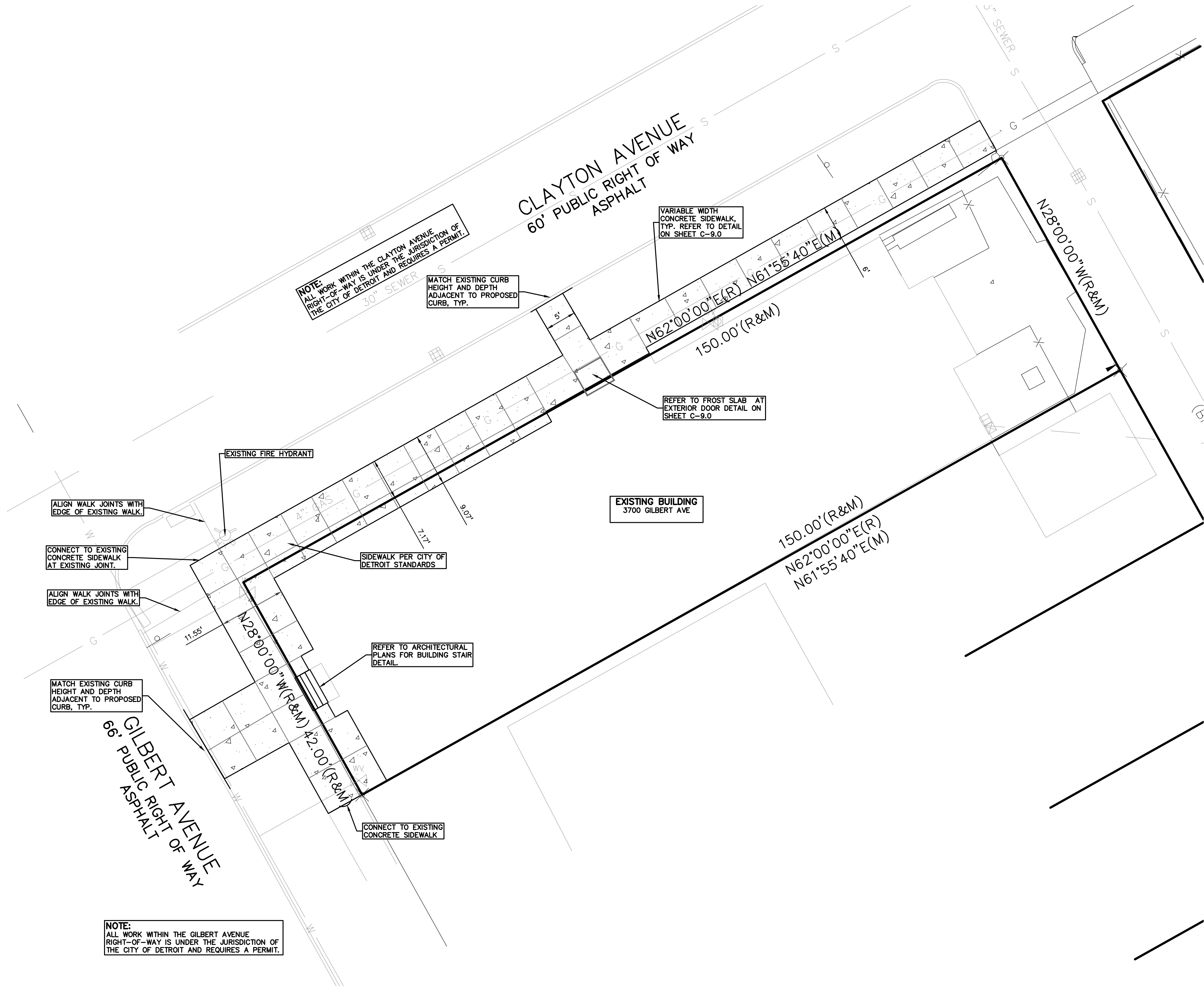
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S:\PROJECTS\2024\24-0720 DESIGN\DWG\CONSTRUCTION\CONSTRUCTION-03024-24-0720.dwg PLOT DATE: 5/24/2024 11:51 AM



LEGEND:

STD DUTY	HEAVY DUTY	R.O.W. ONLY	CONCRETE PAVEMENT
STD DUTY	HEAVY DUTY	DEEP STRENGTH	ASPHALT PAVEMENT
CONCRETE CURB AND GUTTER			
REVERSE GUTTER PAN			
SETBACK LINE			
SIGN			
LIGHTPOLE			
FENCE			

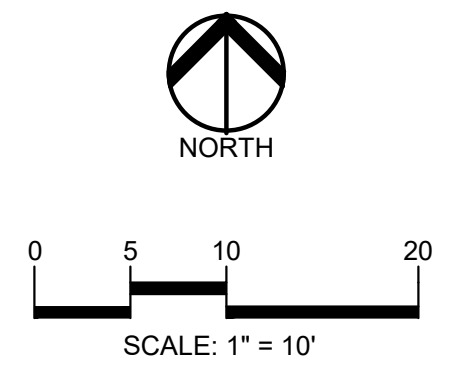
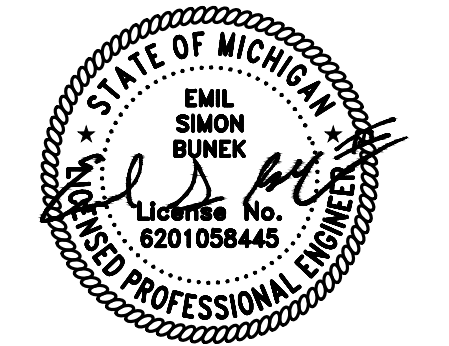
- GENERAL NOTES:**
- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
 - REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.

PREMIUM TRENCH BACKFILL NOTE:

ALL UTILITIES UNDER PAVEMENT OR WITHIN 3' OF THE EDGE OF PAVEMENT (OR WITHIN THE 45' LINE OF INFLUENCE OF PAVEMENT) SHALL HAVE M.D.O.T. CLASS II GRANULAR BACKFILL COMPACTED TO 95% MAX. DRY DENSITY (ASTM D-1557).

DWSD NOTE:

ALL WORK MUST BE DONE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF DETROIT WATER & SEWERAGE DEPARTMENT STANDARD SPECIFICATIONS AND DETAILS.



CAUTION!!

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CLIENT

INTOTO STUDIO
8505 WOODWARD AVE., SUITE 201
DETROIT, MI

PROJECT TITLE

3700 GILBERT RENOVATION
3700 GILBERT ST.
DETROIT, WAYNE COUNTY, MI

REVISIONS	

ORIGINAL ISSUE DATE:
MAY 24, 2024

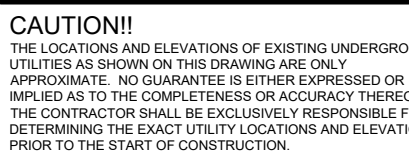
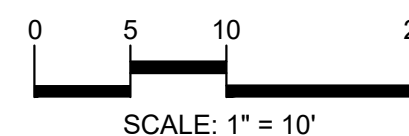
DRAWING TITLE

DIMENSION AND PAVING PLAN

PEA JOB NO.	24-0720
P.M.	ESB
DN.	XXX
DES.	RDW

DRAWING NUMBER:

C-3.0



PROJECT TITLE

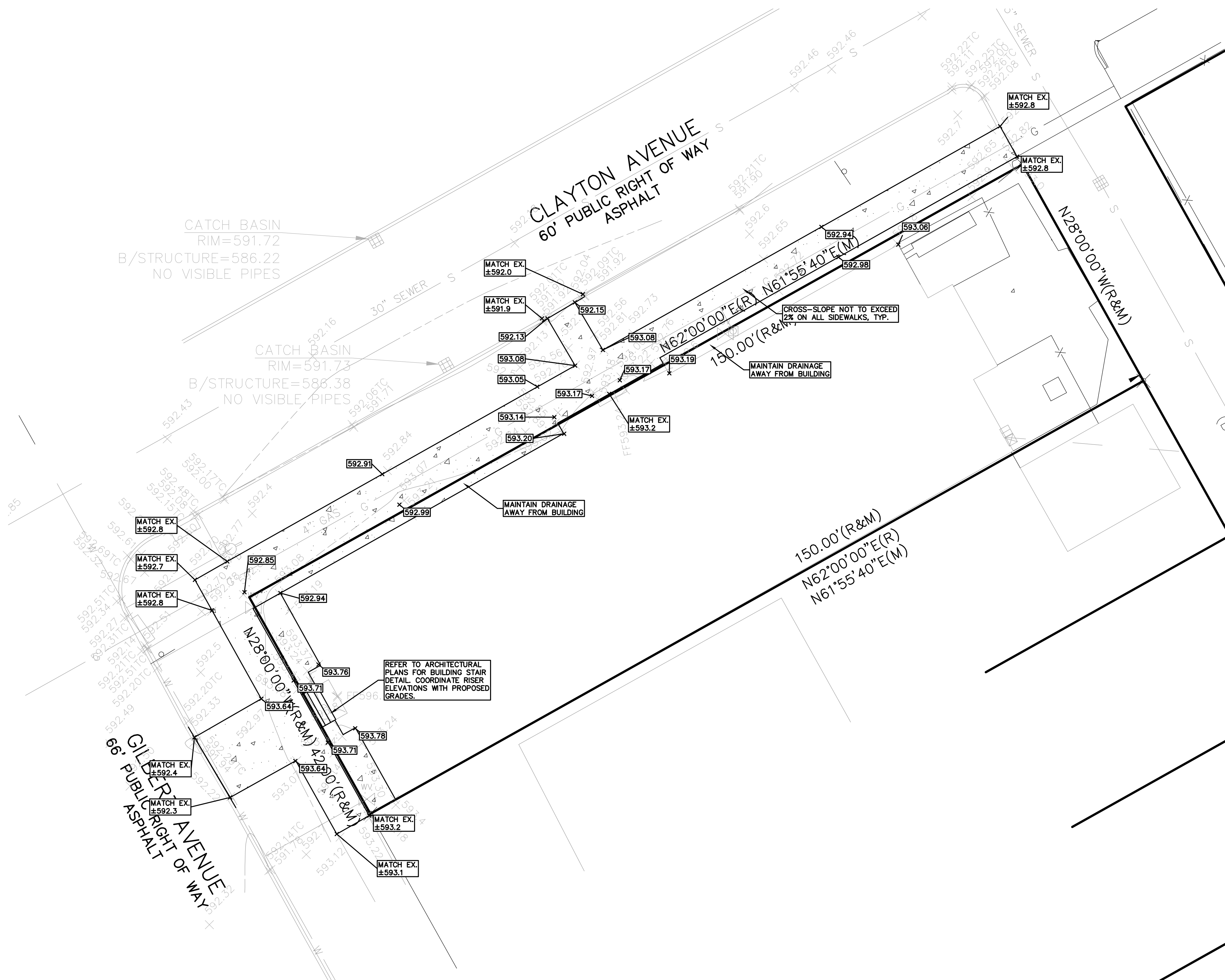
**3700 GILBERT
RENOVATION**

3700 GILBERT ST.
DETROIT, WAYNE COUNTY, MI

[illegible]

PEA JOB NO.	24-07
P.M.	E
DN.	X
DES.	RD
DRAWING NUMBER:	

C-4.0



C:\PROGECTS\2024\24_07300 RECEIVED\DMC\1 COMPLETION\CO-6\GRADE 24_07300.dwg EXOT DATE: 5/24/2024 DWG Desc: Bussell

- GENERAL NOTES:**
- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
1. ALL CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT OSHA, MDOT AND MUNICIPALITY STANDARDS AND REGULATIONS.
 2. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
 3. THE CONTRACTOR SHALL CONTACT THE ENGINEER SHOULD THEY ENCOUNTER ANY DESIGN ISSUES DURING CONSTRUCTION. IF THE CONTRACTOR MAKES DESIGN MODIFICATIONS WITHOUT THE WRITTEN DIRECTION OF THE DESIGN ENGINEER, THE CONTRACTOR DOES SO AT HIS OWN RISK.
 4. ALL NECESSARY PERMITS, FEES, BONDS AND INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL CITY INSPECTION FEES.
 5. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE 811/ONE CALL UTILITY LOCATING CENTER, THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. IF NO NOTIFICATION IS GIVEN AND DAMAGE RESULTS, SAID DAMAGE WILL BE REPAIRED AT SOLE EXPENSE OF THE CONTRACTOR. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
 6. CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHERMORE, VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR PRIOR TO RECEIVING FINAL APPROVAL, HAVING TO BE ADJUSTED OR RE-DONE, SHALL BE AT THE CONTRACTORS EXPENSE. SHOULD THE CONTRACTOR ENCOUNTER A CONFLICT BETWEEN THESE PLANS AND/OR SPECIFICATIONS, THEY SHALL SEEK CLARIFICATION IN WRITING FROM THE ENGINEER BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
 7. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHTS-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
 8. ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
 9. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADING, SIGNAGE, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY MAINTAIN TRAFFIC IN ACCORDANCE WITH LOCAL REQUIREMENTS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION). THE DESIGN ENGINEER, OWNER, CITY AND STATE SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
 10. THE USE OF CRUSHED CONCRETE IS PROHIBITED ON THE PROJECT WITHIN 100 FEET OF ANY WATER COURSE (STREAM, RIVER, COUNTY DRAIN, ETC.) AND LAKE, REGARDLESS OF THE APPLICATION OR LOCATION OF THE WATER COURSE OR LAKE RELATIVE TO THE PROJECT LIMITS.
 11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND /OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.

CONSTRUCTION MATERIAL SUBMITTALS

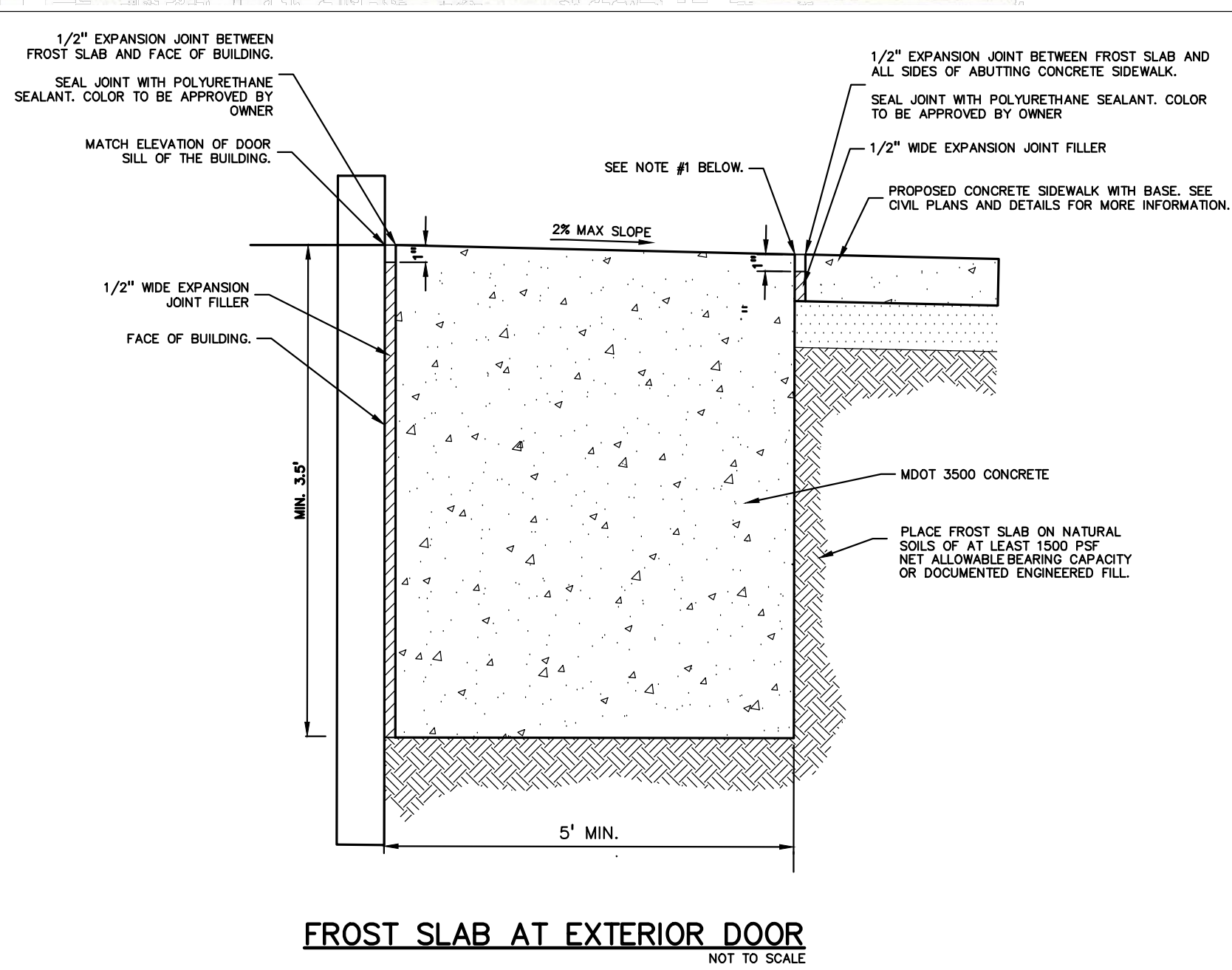
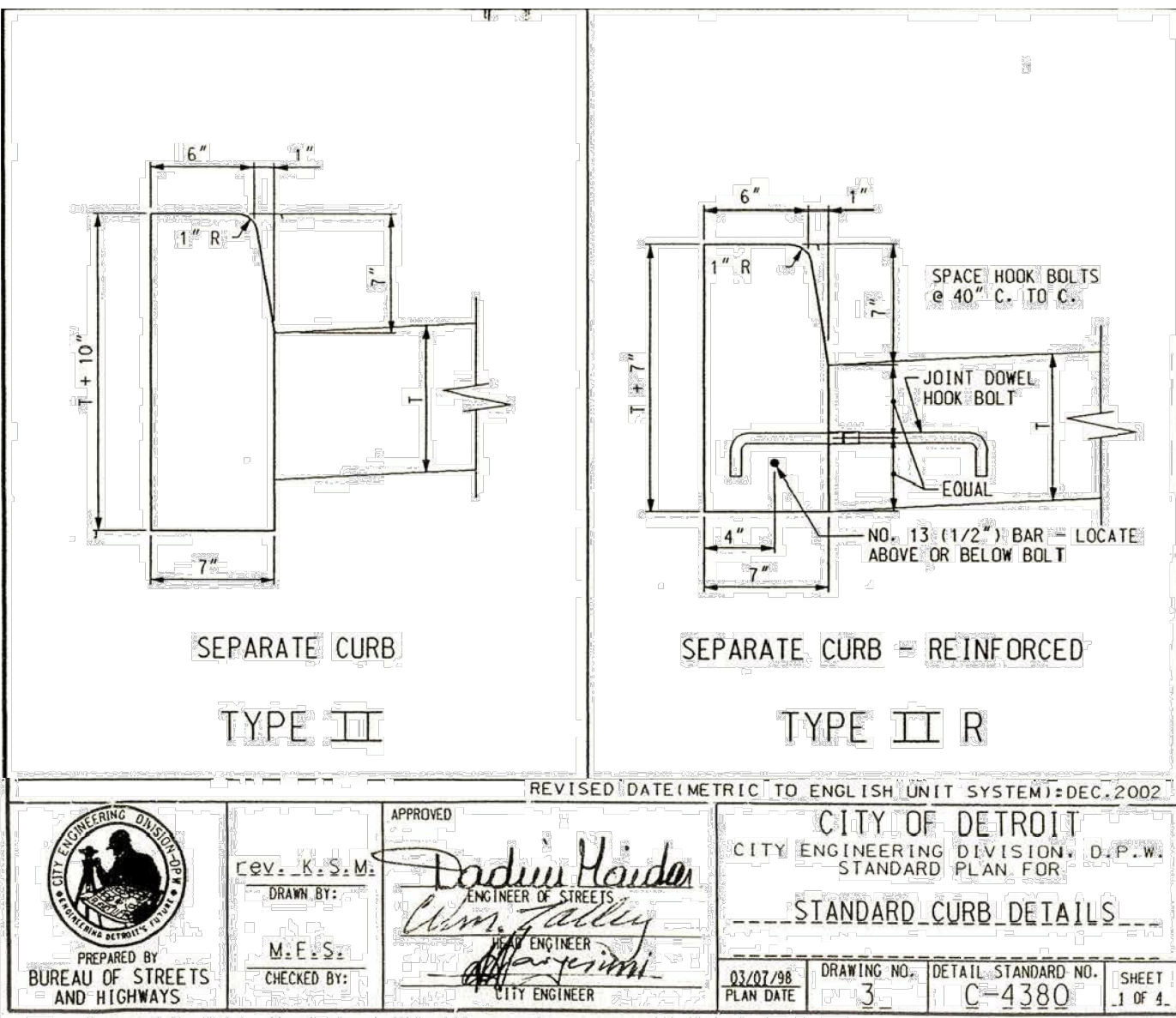
- UNLESS REQUIRED OTHERWISE IN THE PROJECT SPECIFICATIONS, THE CONTRACTOR SHALL ONLY SUBMIT THE FOLLOWING CONSTRUCTION MATERIAL SUBMITTALS, AS APPLICABLE TO THE PLANS, FOR REVIEW BY THE ENGINEER, UNLESS APPROVED IN ADVANCE AND IN WRITING BY THE ENGINEER, ANY MATERIAL SUBMITTALS PROVIDED TO THE ENGINEER FOR REVIEW IN ADDITION TO THIS LIST SHALL BE RETURNED TO THE CONTRACTOR WITHOUT A REVIEW BEING PERFORMED.
1. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES
 2. UTILITY TRENCH BACKFILL MATERIAL WITH ALL MATERIAL DATA INCLUDED IN THE SUBMITTAL BEING DATED WITHIN 60 DAYS OF THE SUBMITTAL UNLESS APPROVED OTHERWISE BY THE ENGINEER
 3. PAVEMENT AGGREGATE BASE MATERIAL WITH ALL MATERIAL DATA INCLUDED IN THE SUBMITTAL BEING DATED WITHIN 60 DAYS OF THE SUBMITTAL UNLESS APPROVED OTHERWISE BY THE ENGINEER
 4. PAVEMENT UNDERDRAIN MATERIAL AND BACKFILL WITH ALL BACKFILL MATERIAL DATA INCLUDED IN THE SUBMITTAL BEING DATED WITHIN 60 DAYS OF THE SUBMITTAL UNLESS APPROVED OTHERWISE BY THE ENGINEER
 5. PAVEMENT MIX DESIGNS SUBMITTED FOR REVIEW BY THE ENGINEER MUST FOLLOW THE CURRENT MDOT REVIEW CHECKLISTS AS SUMMARIZED BELOW AND ALL MATERIAL DATA INCLUDED IN THE SUBMITTAL BEING DATED WITHIN 60 DAYS OF THE SUBMITTAL UNLESS APPROVED OTHERWISE BY THE ENGINEER:
 - 8.1. CONCRETE MIX DESIGN REVIEW CHECKLIST (FORM 2000)
 - 8.2. SUPERPAVE MIX DESIGN CHECKLIST (FORM 1862)
 - 8.3. MARSHALL MIX DESIGN CHECKLIST (FORM 1849)
 6. SITE RAILINGS INCLUDING FOOTING OR EMBEDMENTS
 7. ANY ITEMS SHOWN IN THE PLANS OR DETAIL SHEETS THAT SPECIFICALLY STATE FOR THE CONTRACTOR TO SUBMIT A SHOP DRAWING TO THE ENGINEER FOR REVIEW. THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO:
 - RETAINING WALL MATERIAL AND STRUCTURAL CALCULATIONS
 - TRENCH DRAIN MATERIAL AND SHOP DRAWING DEPICTING THE LAYOUT OF THE SYSTEM
 - ANY SPECIALTY ITEMS SHOWN IN THE PLANS OR DETAIL SHEETS THAT SPECIFICALLY DO NOT STATE FOR THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING TO THE ENGINEER FOR REVIEW BUT THE CONTRACTOR REQUESTS TO BE REVIEWED. THE CONTRACTOR'S REQUEST FOR REVIEW MUST BE IN WRITING AND APPROVED BY THE ENGINEER PRIOR TO SUBMITTING THE INFORMATION.

PAVING NOTES:

1. IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
2. REFER TO ARCHITECTURAL PLANS FOR DETAILS OF FROST SLAB AT EXTERIOR BUILDING DOORS.
3. CONSTRUCTION TRAFFIC SHOULD BE MINIMIZED ON THE NEW PAVEMENT. IF CONSTRUCTION TRAFFIC IS ANTICIPATED ON THE PAVEMENT STRUCTURE, THE INITIAL CURE PERIOD SHOULD BE INCREASED AND PLACEMENT OF THE FINAL LIFT CURE PERIOD SHOULD BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. THIS ACTION WILL ALLOW REPAIR OF LOCALIZED FAILURE, IF ANY DOES OCCUR, AS WELL AS REDUCE LOAD DAMAGE ON THE PAVEMENT SYSTEM.
4. ALL EXPANSION JOINTS AND CONCRETE PAVEMENT JOINTS TO BE SEALED.
5. CONCRETE PAVEMENT JOINTING - UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION:
 - 5.1. WHERE PROPOSED CONCRETE ADJUTS A STRUCTURE, PROVIDE A MINIMUM 1/2" EXPANSION JOINT. THE JOINT FILLER BOARD MUST BE AT LEAST THE FULL DEPTH OF THE CONCRETE AND HELD DOWN A 1/2" TO ALLOW FOR SEALING.
 - 5.2. WHERE PROPOSED CONCRETE ADJUTS EXISTING CONCRETE OR IN BETWEEN POURS OF PROPOSED CONCRETE (CONSTRUCTION JOINT), PROVIDE 5/8" DOWELS EVERY 30" CENTER TO CENTER HALF WAY ALONG THE THICKNESS OF THE PROPOSED PAVEMENT. ALTERNATE DOWELS SIZES AND SPACING MUST BE APPROVED THE ENGINEER PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS.
 - 5.3. WHERE PROPOSED CONCRETE ADJUTS EXISTING OR PROPOSED SIDEWALK OR CURBING, PROVIDE A MINIMUM 1/2" EXPANSION JOINT.
 - 5.4. CONTROL, LONGITUDINAL AND/OR TRANSVERSE JOINTS SHALL BE PLACED TO PROVIDE PANELS WITHIN THE PAVEMENT AS SQUARE AS POSSIBLE WITH THE FOLLOWING MAXIMUM SPACING PARAMETERS:
 - 5.4.1. 6-INCH THICK CONCRETE PAVEMENT: 12' X 12'
 - 5.4.2. 8-INCH THICK CONCRETE PAVEMENT: 15' X 15'
 - 5.5. IRREGULAR-SHAPED PANELS MAY REQUIRE THE USE OF REINFORCING MESH OR FIBER MESH AS DETERMINED BY THE ENGINEER. THE USE OF MESH MUST BE APPROVED THE ENGINEER PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS.
 - 5.6. IF A JOINT PLAN IS NOT PROVIDED IN THE PLANS, THE CONTRACTOR SHALL SUBMIT ONE TO THE ENGINEER FOR REVIEW PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS.
6. CONCRETE CURBING JOINTING - UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION
 - 6.1. JOINTS WHEN ADJACENT TO ASPHALT PAVEMENT
 - 6.1.1. PLACE CONTRACTION JOINTS AT 10' INTERVALS
 - 6.1.2. PLACE 1/2" EXPANSION JOINT AT CATCH BASINS, EXISTING AND PROPOSED SIDEWALK OR EXISTING CURBING.
 - 6.1.3. PLACE 1" EXPANSION JOINT:
 - 6.1.3.1. AT SPRING POINTS OF INTERSECTIONS OR ONE OF THE END OF RADIUS LOCATIONS IN A CURVE
 - 6.1.3.2. AT 400' MAXIMUM INTERVALS ON STRAIGHT RUNS
 - 6.1.3.3. AT THE END OF RADIUS AT OPPOSITE ENDS IN A CURBED LANDSCAPE ISLAND
 - 6.2. JOINTS WHEN TIED TO CONCRETE PAVEMENT
 - 6.2.1. PLACE CONTRACTION JOINTS OPPOSITE ALL TRANSVERSE CONTRACTION JOINTS IN PAVEMENT
 - 6.2.2. PLACE 1/2" EXPANSION JOINT AT CATCH BASINS, EXISTING AND PROPOSED SIDEWALK OR EXISTING CURBING.
 - 6.2.3. PLACE 1" EXPANSION JOINT OPPOSITE ALL TRANSVERSE EXPANSION JOINTS IN PAVEMENT
 - 6.2.4. CURB AND GUTTER AND CONCRETE SHALL BE TIED TOGETHER SIMILAR TO A LONGITUDINAL LANE TIE JOINT (MDOT B1 JOINT)
 - 6.3. IN BETWEEN POURS OF PROPOSED CONCRETE CURBING (CONSTRUCTION JOINT):
 - 6.3.1. CARRY THE REBAR CONTINUOUSLY BETWEEN POURS
 - 6.3.2. IF THE REBAR IS NOT LONG ENOUGH TO CARRY CONTINUOUSLY, THEN TIE TWO PIECES OF REBAR PER THE LATEST MDOT SPECIFICATIONS
7. CONCRETE SIDEWALK JOINTING - UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION
 - 7.1. PLACE TRANSVERSE CONTRACTION JOINTS EQUAL TO THE WIDTH OF THE WALK WHEN WIDTH IS LESS THAN 8'
 - 7.2. PLACE TRANSVERSE AND LONGITUDINAL CONTRACTION JOINTS EQUAL TO 1/2 THE WIDTH OF THE WALK WHEN WIDTH IS EQUAL TO OR GREATER THAN 8'
 - 7.3. PLACE 1" EXPANSION JOINT WHERE ABUTTING SIDEWALK RAMP AND/OR RADIUS IN INTERSECTION
 - 7.4. PLACE TRANSVERSE 1/2" EXPANSION JOINT AT MAXIMUM OF 100' SPACING
 - 7.5. PLACE 1/2" EXPANSION JOINT WHEN ABUTTING A FIXED STRUCTURE, OTHER PAVEMENT (CONCRETE PAVEMENT AND DRIVE APPROACHES), UTILITY STRUCTURES, LIGHT POLE BASES AND COLUMNS

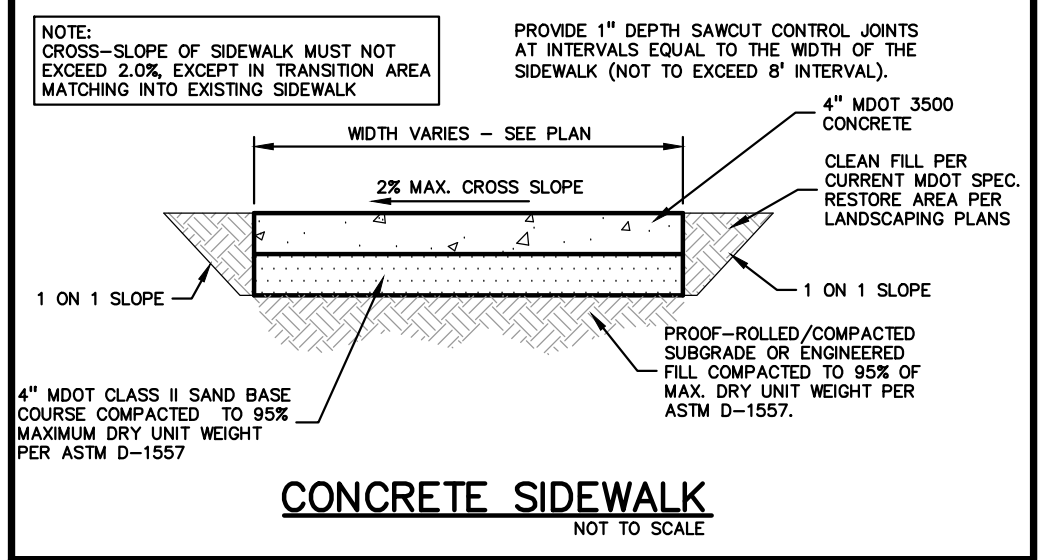
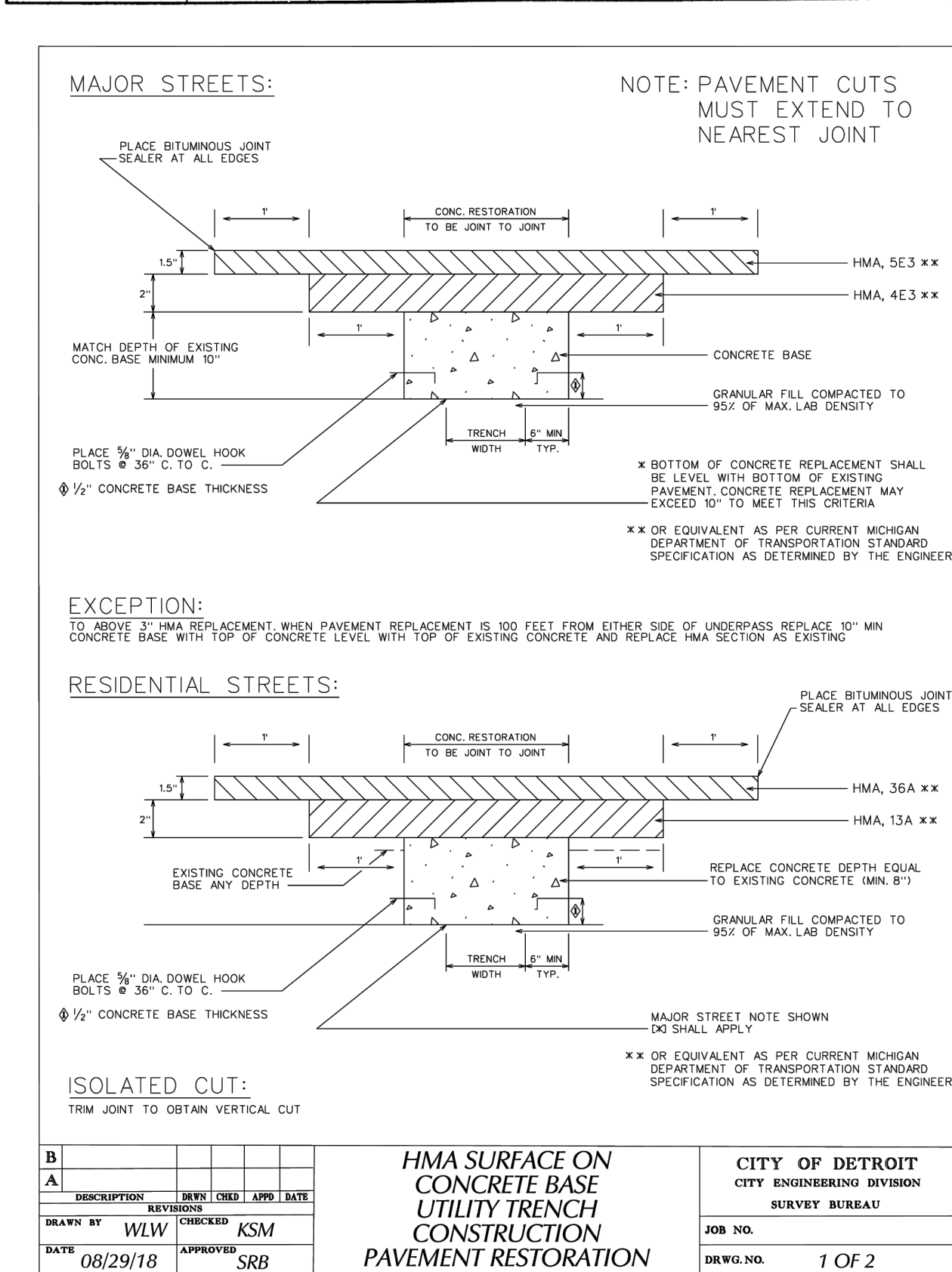
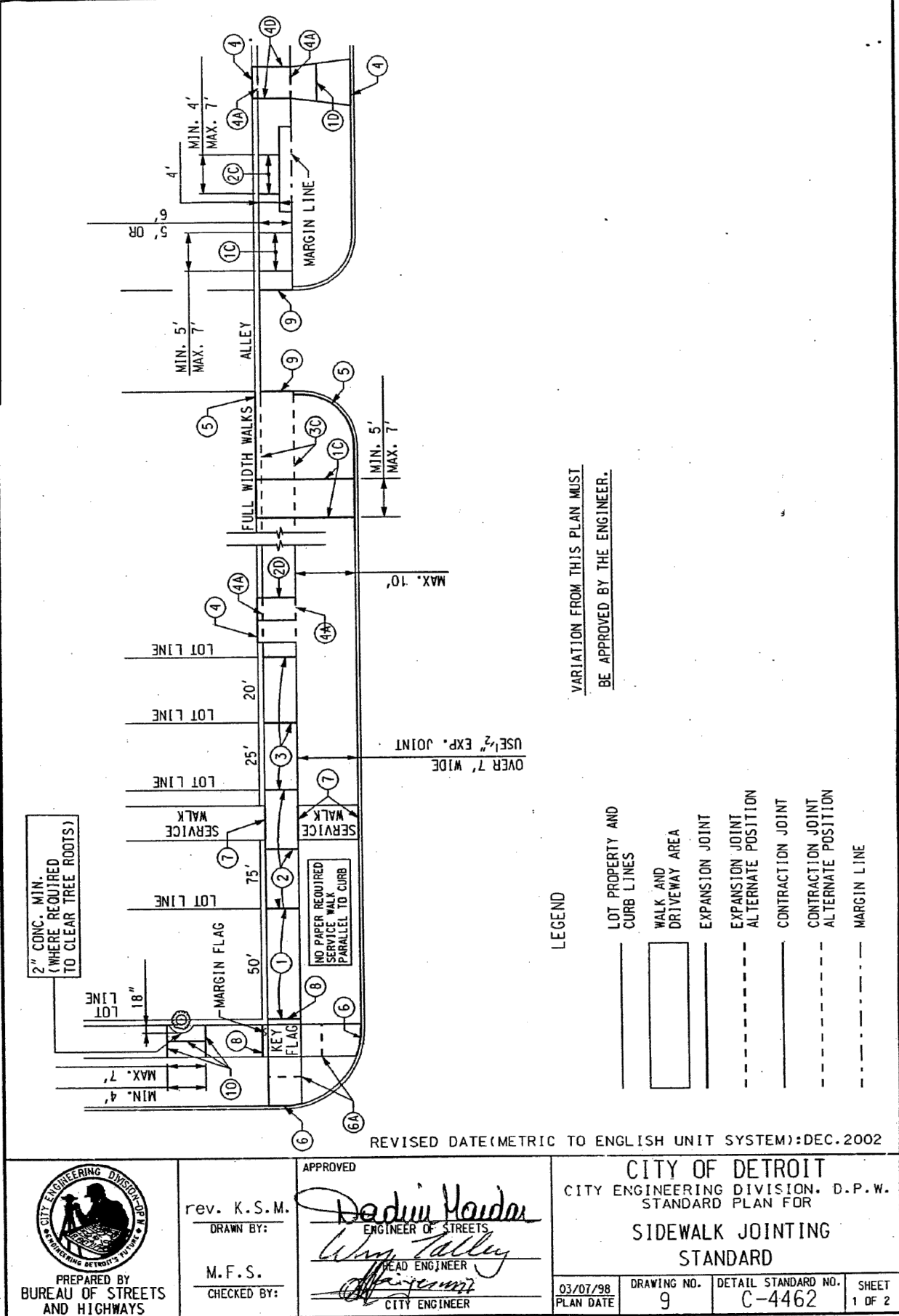
GENERAL GRADING AND EARTHWORK NOTES:

- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT
1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.
 2. ALL GRADES ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
 3. THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THE SITE BOUNDARIES SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.
 4. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF THE AUTHORIZED PUBLIC AGENCY OF JURISDICTION. AN EROSION CONTROL PERMIT MUST BE SECURED FROM THE CITY PRIOR TO CONSTRUCTION.
 5. ALL EARTHWORK AND GRADING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS INVESTIGATION AND REPORT.
 6. REFER TO SOIL EROSION CONTROL PLAN FOR ADDITIONAL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND NOTES.
 7. THE DETENTION BASIN SIDE SLOPES AND ALL SLOPE EXCEEDING 1:6 MUST BE STABILIZED BY SODDING OR BY PLACING A MULCH BLANKET PEGGED IN PLACE OVER SEED.
 8. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLANS. PROVIDE A MINIMUM OF 3" OF TOPSOIL IN THESE AREAS UNLESS OTHERWISE NOTED.
 9. THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY. ANY TRENCHES FOUND TO HAVE SOFT, UNSTABLE OR UNSUITABLE BACKFILL MATERIAL, IN THE OPINION OF THE THIRD PARTY TESTING COMPANY, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.
 10. ON-SITE FILL CAN BE USED IF THE SPECIFIED COMPACTION REQUIREMENTS CAN BE ACHIEVED. IF ON-SITE SOIL IS USED, IT SHOULD BE CLEAN AND FREE OF FROZEN SOIL, ORGANICS, OR OTHER DELETERIOUS MATERIALS.
 11. THE FINAL SUBGRADE/EXISTING AGGREGATE BASE SHOULD BE THOROUGHLY PROOFROLLED USING A FULLY LOADED TANDEM AXLE TRUCK OR FRONT END LOADER UNDER THE OBSERVATION OF A GEOTECHNICAL/PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHOULD BE REINFORCED USING GEOGRIDS OR REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.
 12. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL AREAS OR BELOW SUBGRADE IN CUT AREAS WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
 13. SUBGRADE UNDERCUTTING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED AS RECOMMENDED IN THE GEOTECHNICAL ENGINEERING REPORT FOR THE PROJECT.
 14. ANY SUB-GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.



NOTES:

1. WHEN FROST SLAB IS ABUTTING PAVEMENT WITH A VERTICAL FACE EXPOSED, THE EXPOSED VERTICAL FACE OF THE FROST SLAB SHALL HAVE A BROOM FINISH AND A 1" RADIUS AT THE EXPOSED CORNER SIMILAR TO THE INTEGRAL CURB AND WALK DETAIL.
2. UNLESS OTHERWISE NOTED, BIDDERS ARE TO ASSUME THAT ALL EXISTING STOOPS IN THE WORK AREA WILL BE REMOVED AND REPLACED WITH A FROST SLAB PER THIS DETAIL.
3. IF THE EXISTING STOOP IS FOUND TO BE A CONCRETE CAP ON TOP OF A FOOTING, REMOVE AND REPLACE CAP, PROTECT AND THE NEW CAP INTO BUILDING FOOTING. PROVIDE CREDIT TO OWNER FOR CHANGE. SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.



EXPANSION JOINTS

- ALL EXPANSION JOINT PAPER SHALL EXTEND 1" BELOW THE BOTTOM OF THE THINNER OF ADJOINING PAVEMENT SECTIONS.
1. PLACE 1/2" PAPER EXPANSION JOINTS AT LOT LINES WHEN LOT LINES ARE BETWEEN 25' AND 50' APART.
 2. PLACE ADDITIONAL 1/2" PAPER EXPANSION JOINTS SO THAT THE DISTANCE BETWEEN JOINTS DOES NOT EXCEED 50' WHEN LOT LINES ARE OVER 50' APART.
 3. PLACE 1/2" PAPER EXPANSION JOINTS AT EVERY SECOND LOT LINE AND CONTRACTION JOINT AT INTERVENING LOT LINE WHEN LOT LINES ARE LESS THAN 25' APART.
 4. PLACE 1" PAPER EXPANSION JOINTS AT CURB AND BUILDING OR PROPERTY LINE OR AT ALTERNATE POSITION (A) AS SHOWN FOR DRIVEWAY.
 5. PLACE 1" PAPER EXPANSION JOINTS AT CURB AND BUILDING OR PROPERTY LINE FOR FULL WIDTH SIDEWALK EXCEEDING 7' IN WIDTH.
 6. PLACE 1" PAPER EXPANSION JOINTS AT CURB CIRCLES OR AT ALTERNATE POSITION (A) AS SHOWN.
 7. PLACE 1" PAPER EXPANSION JOINTS AT INTERSECTIONS OF SERVICE WALKS AND SIDEWALKS AND SERVICE WALKS AND CURBS.
 8. PLACE 1" PAPER EXPANSION JOINTS AT MARGIN FLAGS AT CROSSWALKS.
 9. PLACE 1" PAPER EXPANSION JOINTS AT ALLEY APRONS.
 10. PLACE 1/2" PAPER EXPANSION JOINT BOTH SIDES OF SIDEWALK FLAG ABUTTING TREE AND ON CENTERLINE JOINT.

CONTRACTION JOINTS

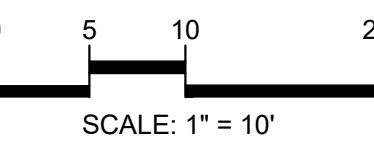
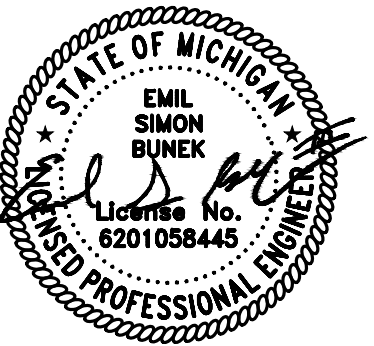
10. PLACE CONTRACTION JOINTS AT INTERVALS OF NOT LESS THAN 5' NOR MORE THAN 7' ON WALKS 5' WIDE OR WIDER, INCLUDING FULL WIDTH WALKS.
20. PLACE CONTRACTION JOINTS AT INTERVALS OF NOT LESS THAN 4' NOR MORE THAN 7' ON WALKS 4' WIDE.
30. PLACE CONTRACTION JOINTS AT THE MARGIN LINE ON FULL WIDTH WALKS (OPTIONAL).

DRIVEWAYS

10. PLACE CONTRACTION JOINTS IN DRIVEWAYS SO THAT NO SLAB WILL EXCEED THE DIMENSIONS OF 15' BY 15'.
20. PLACE 1" PAPER EXPANSION JOINTS ON ALL SIDES OF COMMERCIAL DRIVES.
30. PLACE CONTRACTION OR CONTRACTION JOINT ON CENTERLINE WHEN WIDTH OF DRIVEWAY EXCEEDS 15'.
40. PLACE 1/2" PAPER EXPANSION JOINTS ON BOTH SIDES OF RESIDENTIAL DRIVEWAYS. IF DRIVEWAY EDGE IS WITHIN 15 FEET OF LOT LINE, PLACE THIS EXPANSION PAPER AT PROPERTY LINE.

CITY OF DETROIT NOTES

1. MILL (REMOVE) HMA PAVEMENT WITHIN AND BEYOND THE AREA OF TRENCH PAVEMENT REMOVAL IN ORDER TO DETERMINE LOCATION OF UNDERLYING CONCRETE BASE PAVEMENT JOINTS. MILL MINIMUM TO 1' BEYOND NEAREST CONCRETE JOINTS.
2. EXTEND UTILITY TRENCH CONCRETE PAVEMENT REMOVAL TO ALL CONCRETE PAVEMENT JOINTS AND / OR CURBS ADJACENT TO THE TRENCH AREA. REMOVAL SHALL BE "JOINT TO JOINT".
3. CONCRETE PAVEMENT CUTS SHALL BE MINIMUM 3' WIDE.
4. ALL PAVEMENT CUTS SHALL BE MINIMUM 1' WIDER THAN TRENCH WIDTH.
5. ALL REMOVALS SHALL BE SAWCUT STRAIGHT AND SQUARE (90 DEGREES).
6. CONCRETE RESTORATION PAVEMENT SHALL BE MDOT P1MX (3,500 PSI).
7. RESTORED CONCRETE PAVEMENT SHALL MATCH THICKNESS OF EXISTING CONCRETE PAVEMENT IN CONFORMANCE WITH MDOT STANDARDS DETAIL R-44-F.
8. RESTORED CONCRETE SHALL BE ANCHORED TO EXISTING CONCRETE PAVEMENT IN CONFORMANCE WITH MDOT STANDARD DETAIL R-44-F.
9. APPLY HMA TACK COAT PER MDOT STANDARD SPECIFICATIONS SECTION 904.
10. RESTORE HMA PAVEMENT 3 1/2" TO MATCH EXISTING, IN 2 LIFTS:
 - 1ST LIFT - 2" MDOT HMA 4E3 (13A RESIDENTIAL), COMPACTED, EXTENDED 1' BEYOND BASE CONCRETE REPAIR.
 - 2ND LIFT - 1 1/2" MDOT HMA 5E3 (36A RESIDENTIAL), COMPACTED, EXTENDED 1' BEYOND 1ST LIFT.
11. BITUMINOUS JOINT SEALER SHALL BE PLACED AT ALL FINISHED HMA JOINTS.
12. ALL DISTURBED PAVEMENT MARKINGS AND OTHER ASSETS, INCLUDING BIKE LANE DELINEATORS, WILL HAVE TO BE REPLACED AT THE COST OF THE PERMIT HOLDER, AND SHALL CONFORM TO THE LATEST CED / TED STANDARDS.
13. FOR OTHER RELATED SPECIFICATIONS (BACKFILL COMPACTION, MATERIALS, ETC...), REFER TO DIVISION 15 OF THE STANDARD SPECIFICATIONS FOR PAVING AND RELATED CONSTRUCTION.
14. NOTIFY THE CITY OF DETROIT ENGINEERING DEPARTMENT 24 HOURS PRIOR TO STARTING CONSTRUCTION.
15. ANY OPEN EXCAVATIONS ARE TO BE STEEL PLATED. IF EXCAVATIONS ARE IN THE PAVEMENT, THE PLATES ARE TO BE SPIKED AND RAMPED WITH COLD PATCH. CONTACT THE CITY WITH LOCATION OF THE STEEL PLATE.
16. THE CITY OF DETROIT REQUIRES ALL CONCRETE WORK TO BE STAMPED WITH A CONTRACTORS IDENTIFICATION STAMP.



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY INFORMATION. NO GUARANTEE OR OTHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
INTOTO STUDIO
8505 WOODWARD AVE., SUITE 201
DETROIT, MI

PROJECT TITLE
3700 GILBERT RENOVATION
3700 GILBERT ST.
DETROIT, WAYNE COUNTY, MI

REVISIONS

NO.	DESCRIPTION	DATE

ORIGINAL ISSUE DATE:
MAY 24, 2024

DRAWING TITLE

NOTES AND DETAILS

PEA JOB NO. 24-0720

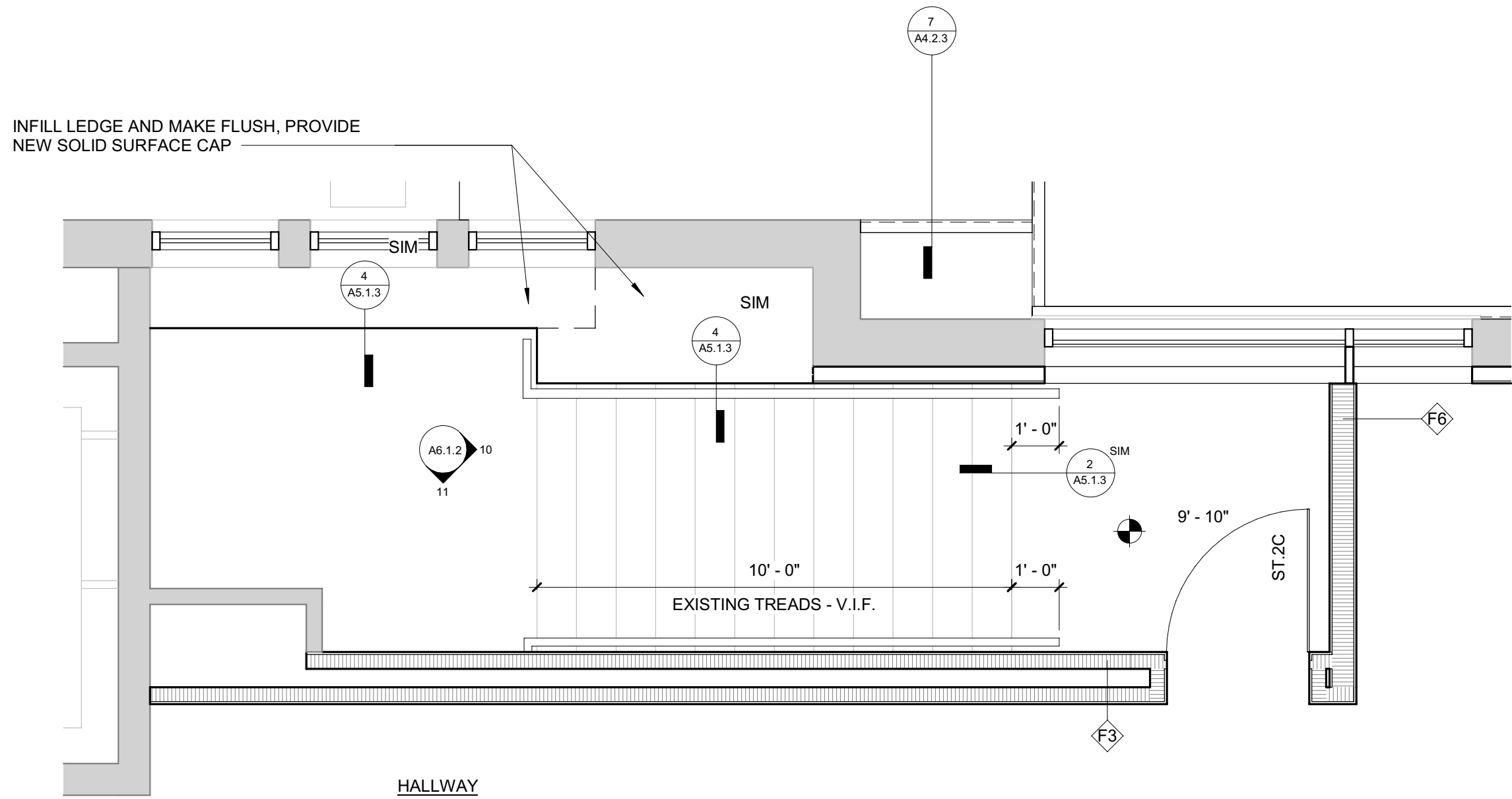
P.M. ESB

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DES. RDW

DRAWING NUMBER:

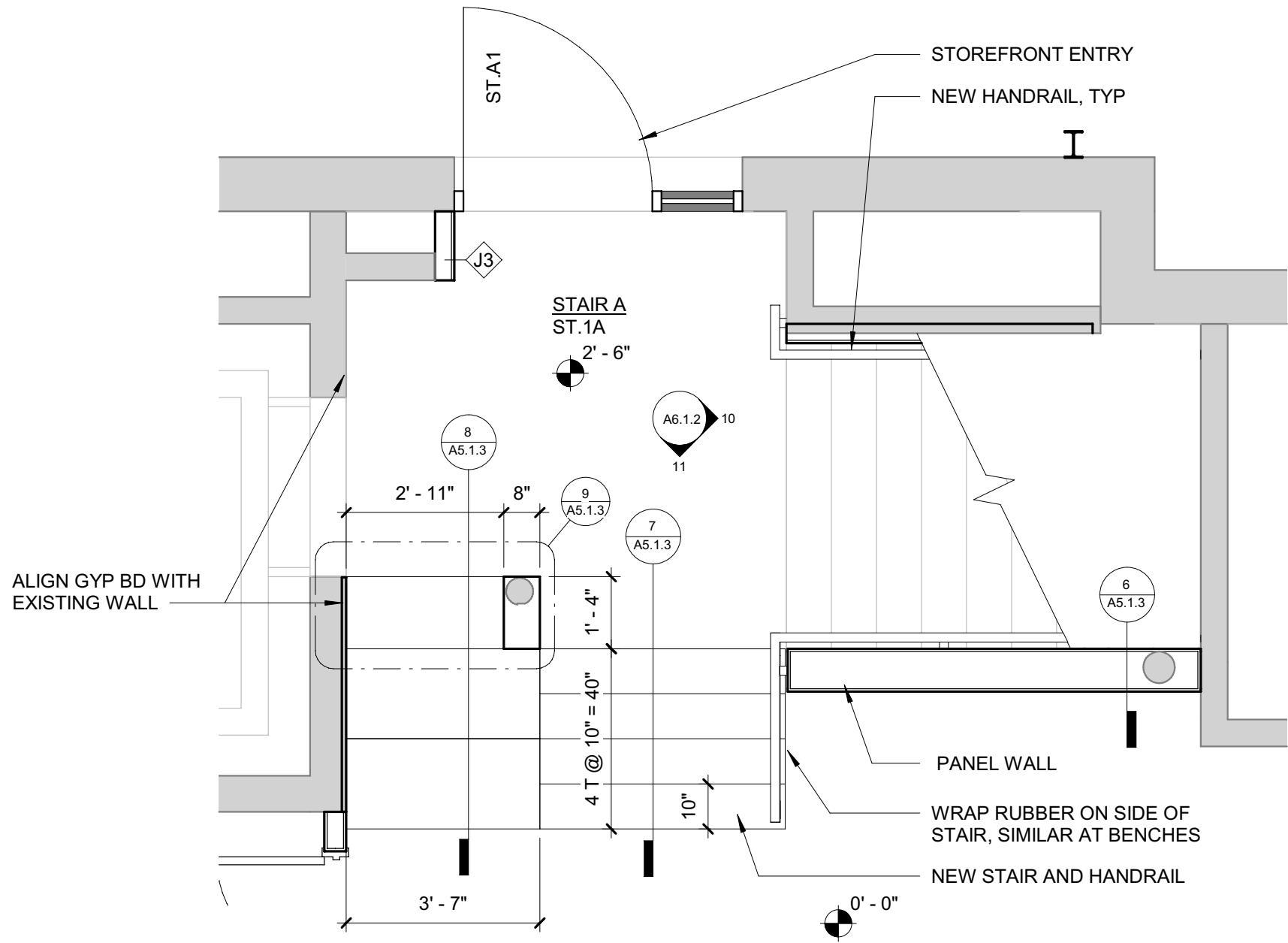
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CLAYTON ENTRY STAIRS - LEVEL 02

3/8" = 1'-0"

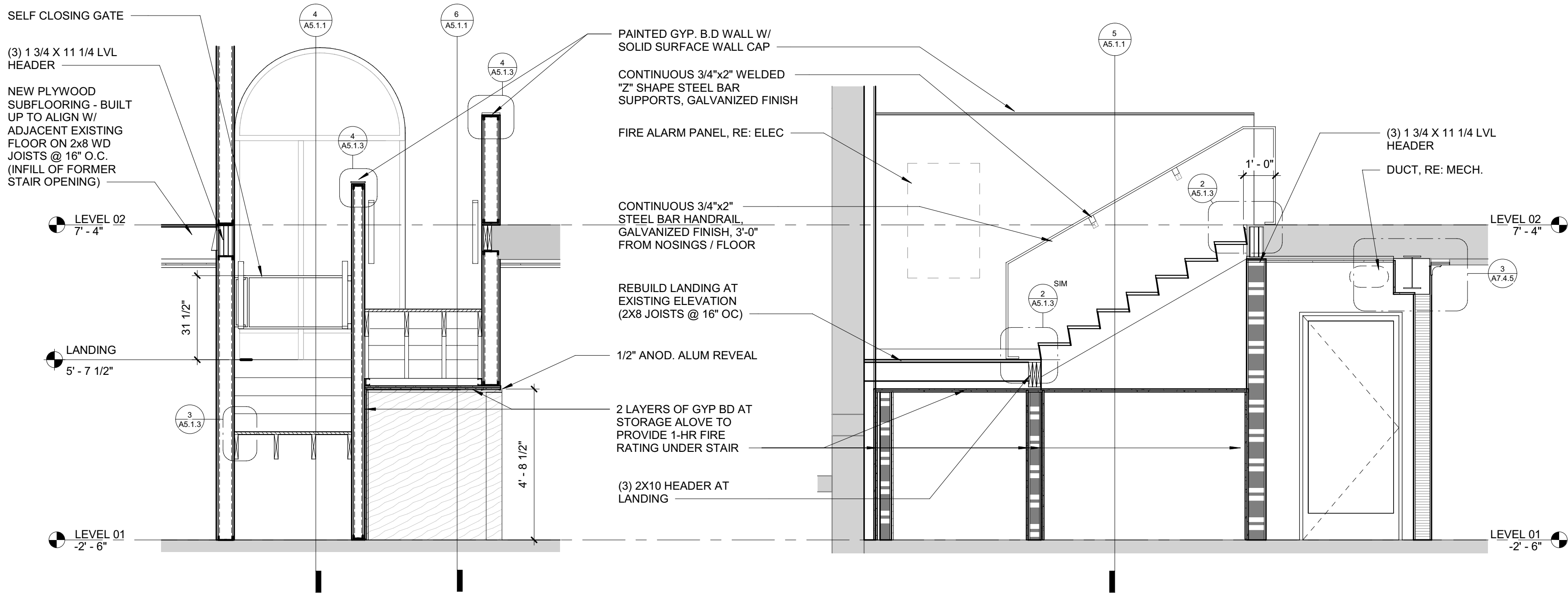
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CLAYTON ENTRY STAIRS - LEVEL 01

3/8" = 1'-0"

3



SECTION AT STAIR B

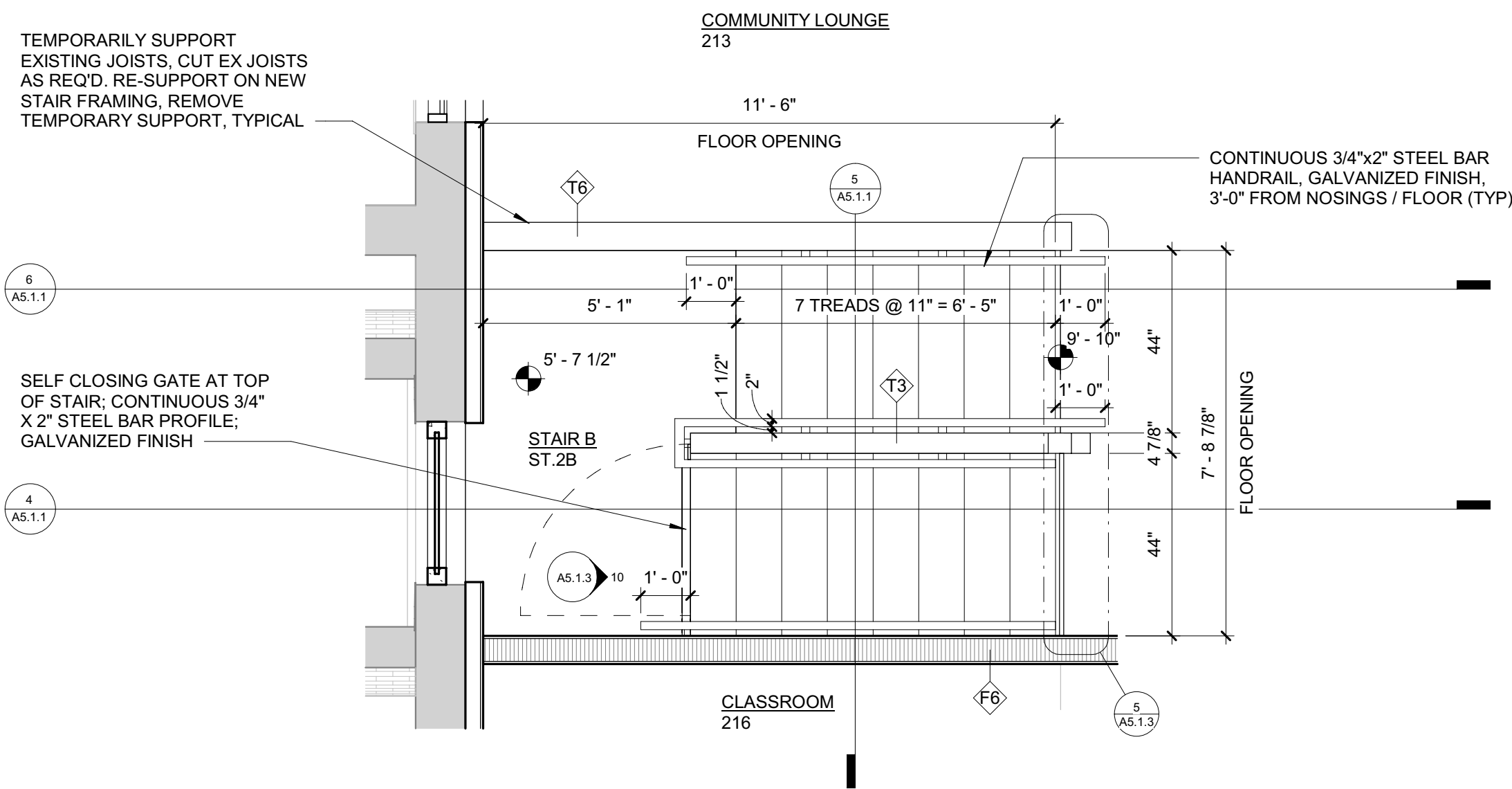
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SECTION AT STAIR B - TO LEVEL 02

3/8" = 1'-0"

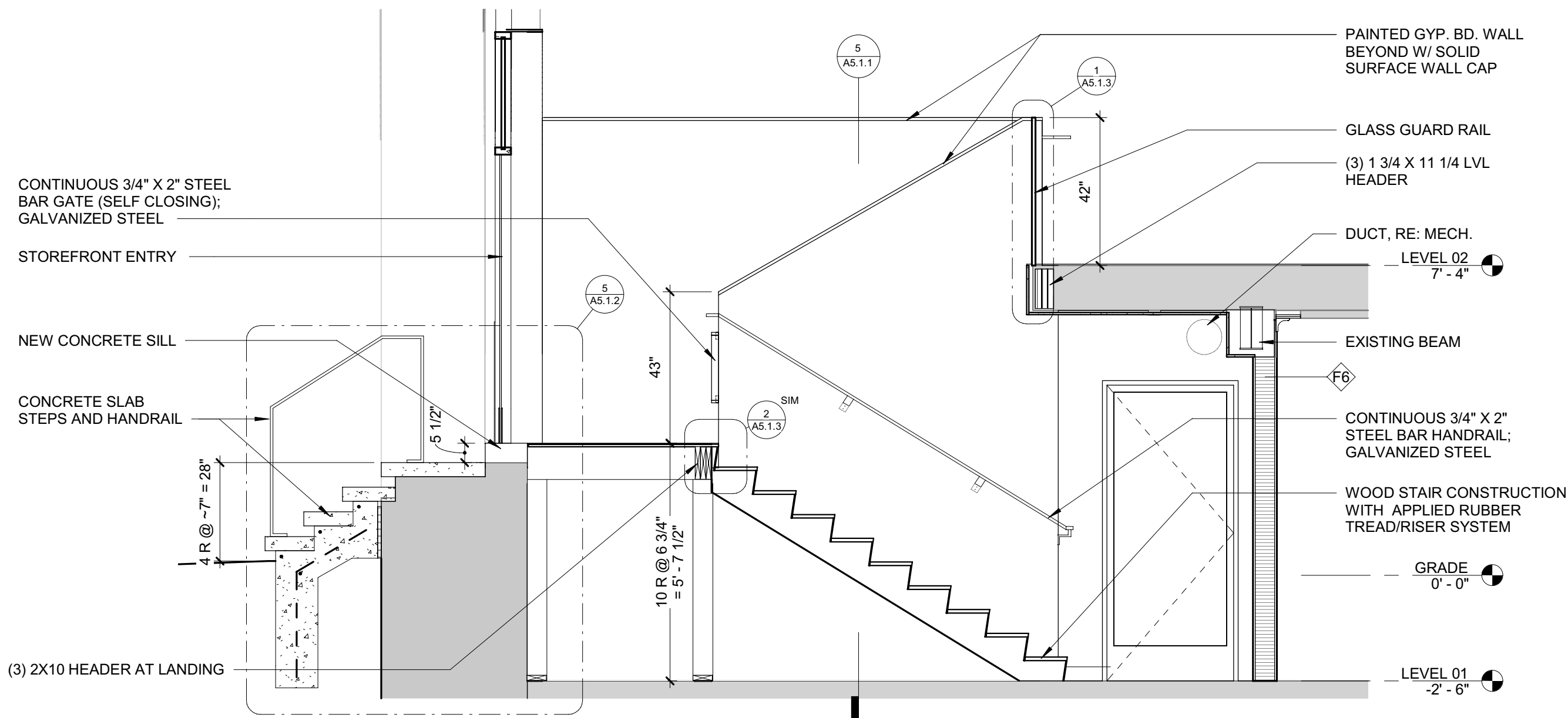
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GILBERT ENTRY STAIRS - LEVEL 02

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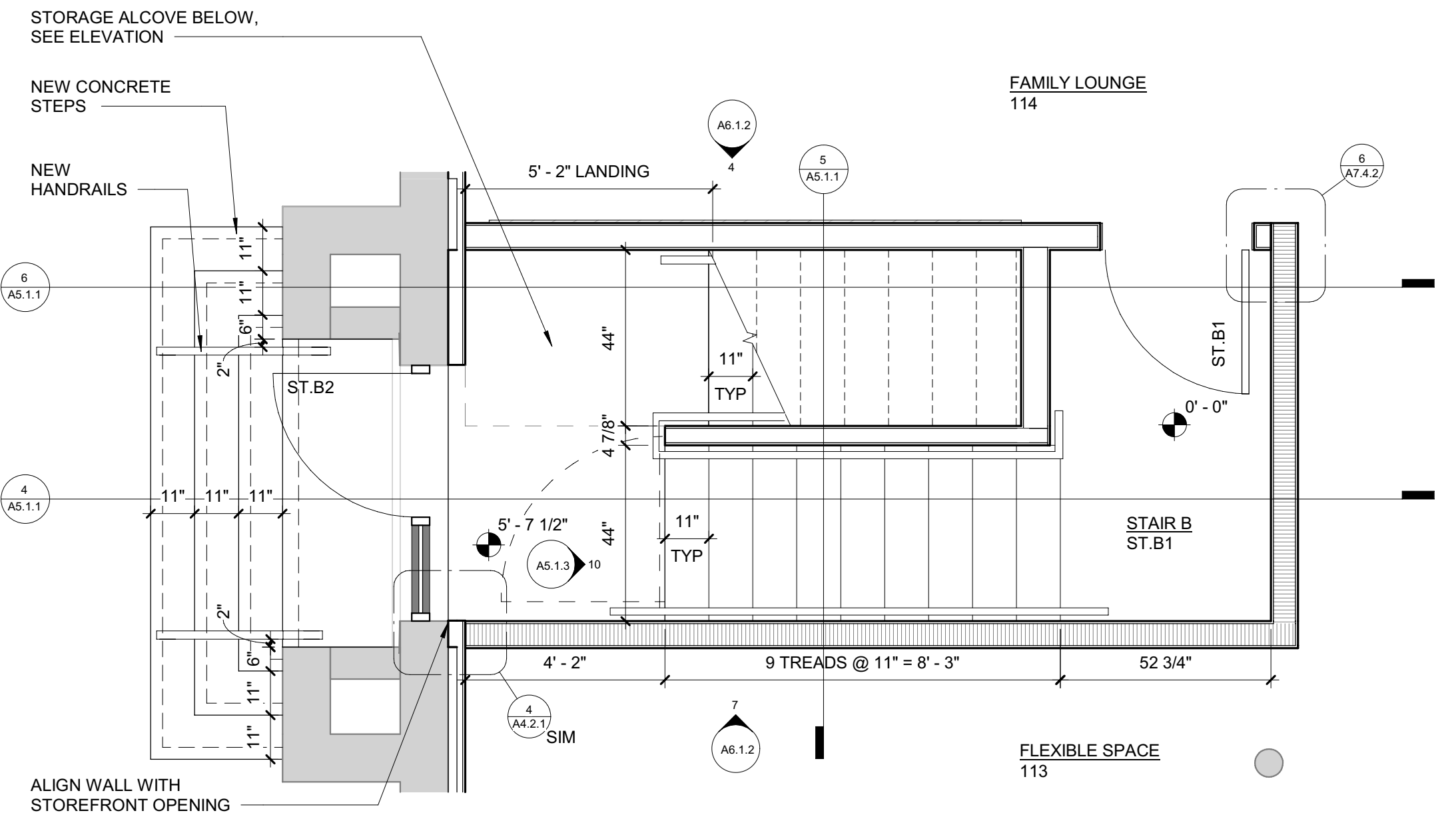
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SECTION AT STAIR B - TO LEVEL 01

3/8" = 1'-0"

4



GILBERT ENTRY STAIRS - LEVEL 01

3/8" = 1'-0"

1

3700 RENC



3700 Gilbert St
Detroit, MI 48210

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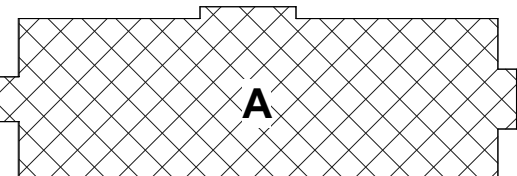
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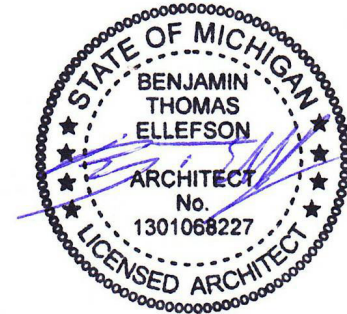
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Key Plan



Registration Seal



No.	Date	Description
2	01/14/2022	Design Development
3	03/18/2022	60% CONSTRUCTION DOCUMENTS
4	05/02/2022	CONSTRUCTION DOCUMENTS
5	06/20/2022	PERMIT

Project Number: 21.001.00

Drawn By: Author Approved By: Checker

Scale: 3/8" = 1'-0"

Drawing Title
STAIR PLANS AND
DETAILS

Drawing No:

A5.1.1