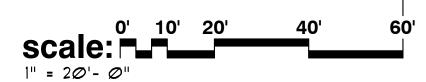
landscape improvement plan for:

Galavant Spirits City of Detroit, Michigan



unless noted otherwise, numerical value on landscape quantities specified on plan take precedence over graphic

general landscape notes:

1. LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK. CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.

2. PRIOR TO BEGINNING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES. GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING

3. NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN-DISCREPANCY WITH LANDSCAPE ARCHITECT.

4. ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF

5. ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY CITY OF DETROIT AND LANDSCAPE ARCHITECT

6. ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAIL SHOWN ON PLAN.

7. PLANT BEDS TO BE DRESSED WITH MIN. 4" OF FINELY DOUBLE SHREDDED HARDBARK MULCH.

8. DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM

9. NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS.

10. REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS. 4" THICK BARK MULCH FOR TREES IN 4' DIA. CIRCLE WITH 3" PULLED AWAY FROM TRUNK . 4" THICK BARK MULCH FOR SHRUBS AND 4" THICK BARK MULCH FOR PERENNIALS.

11. PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.

12. PROVIDE PEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED

13. ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.

14. PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS: a). SHADE TREES_ b). ORNAMENTAL AND EVERGREEN TREES (CRAB, PINE, SPRUCE, ETC.)_ c). SHRUBS THAT ARE LESS THAN I FOOT TALL

15. NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR LOCATION AND DETAILS.

AND WIDE AT MATURITY

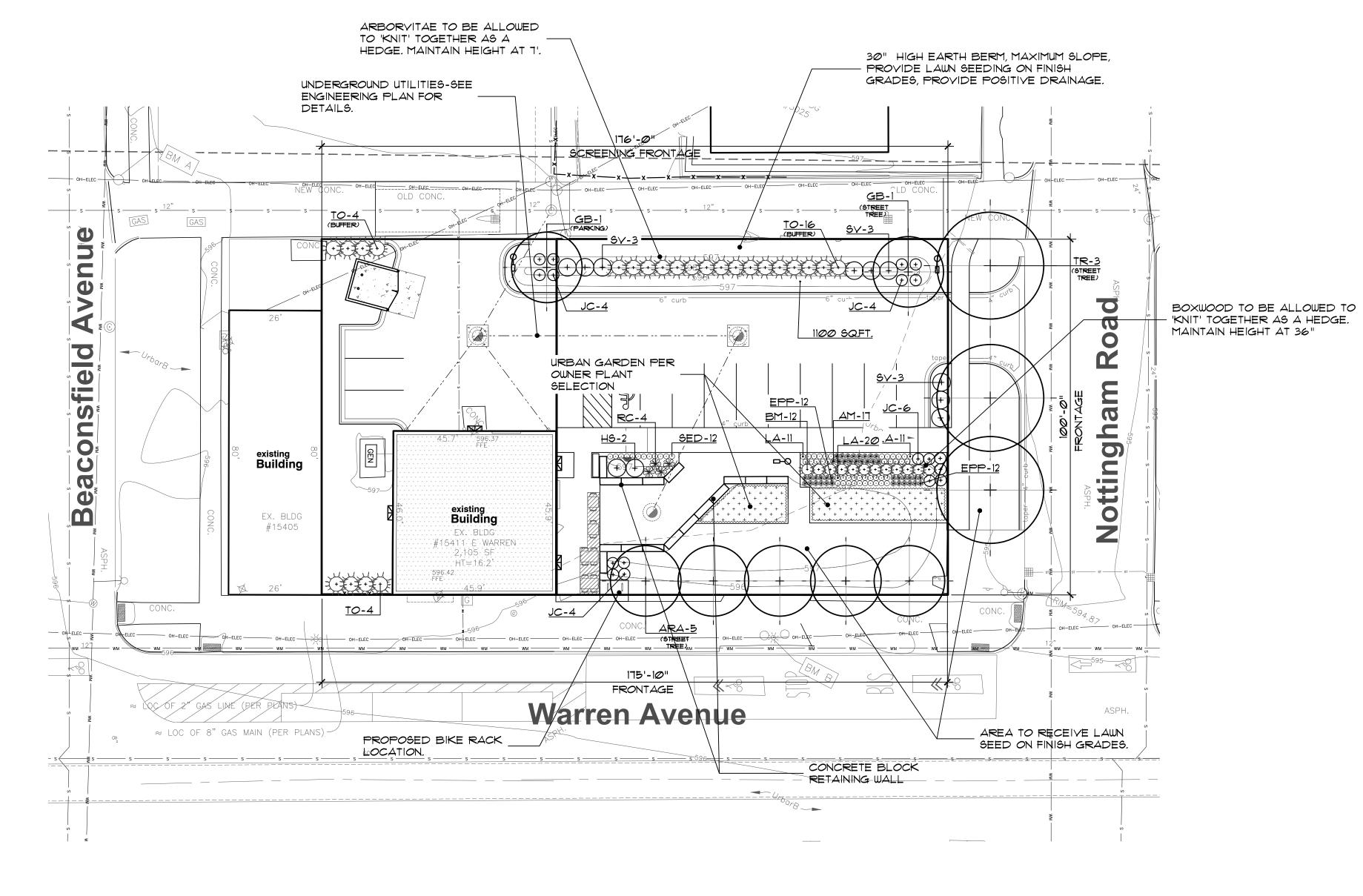
16. UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN TO RECEIVE EDGING. EDGING SHALL BE 4" X 1/8" METAL (FINISH BLACK OR GREEN) OR APPROVED EQUAL AND TO BE INSTALLED WITH HORIZONTAL METAL STAKES AT 32" O.C. OR PER MANUFACTURER'S SPECIFICATION.

17. ALL NEW PARKING ISLANDS AND LANDSCAPE BEDS ADJACENT AND NEXT TO BUILDING SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS A MIN. OF 16"-18" DEPTH. BACK FILL WITH GOOD, MEDIUM TEXTURED PLANTING SOILS. ADD A MIN. 4" OF TOPSOIL OVERFILL TO FINISH GRADE, PROVIDE POSITIVE DRAINAGE.

18. WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.

19. ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPRIATE DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT

20. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF TWO YEAR BEGINNING AFTER THE COMPLETION OF LANDSCAPE INSTALLATION DATE APPROVED BY THE CITY OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE TOWNSHIP OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE



plant material list

key	quant. LS-1	botanical name	common name	size	comments
		LARGE AND SMALL DECIDUOUS TREES			
ARA	5	ACER R. 'ARMSTRONG'	ARMSTRONG RED MAPLE	2 1/2" BB	
TR	3	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	2 1/2" BB	
GB	2	GINGKO BILOBA	MAIDENHAIR TREE	2 1/2" BB	
		SHRUB6			
JC	18	JUNIPERUS COMMUNIS	COMMON JUNIPER	18" BB	36" O.C. SPACIN
BW	12	BUXUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	24" BB	36" O.C. SPACIN
HS	2	HIBISCUS SYRIACUS	ROSE OF SHARON	30" HIGH CONT.	60" O.C. SPACIN
RC	4	ROSA CANINA	DOG ROSA	18" HIGH CONT.	36" O.C. SPACINO
SY	9	SYRINGA VULGARIS	COMMON PURPLE LILAC	30" HIGH CONT.	48" O.C. SPACINO
TO	20	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6' BB	48" O.C. SPACINO
		PERENNIALS AND GRASSES			
EPP	24	ECHINACEA PURPUREA	PURPLE CONEFLOWER	#I CONT.	18" O.C. SPACING
LA	46	LAYANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#I CONT.	18" O.C. SPACING
AM	17	ACHILLEA MILLEFOLIUM	YARROW	#I CONT.	18" O.C. SPACING
SED	12	SEDUM X 'NEON'	NEON SEDUM	#I CONT.	18" O.C. SPACING

landscape requirement summary

TOTAL LNFT. OF NOTTINGHAM ROAD FRONTAGE 1000'± (1000' - 20' (ACCESS DRIVE) = 80') ONE (1) 3"DECIDUOUS OR EVERGREEN TREE PER 30 LN.FT. 3 3 (80' / 30 LNFT. = 2.66 TREES) Street tree REQUIRED PROVIDED TOTAL LNFT. OF WARREN AVENUE FRONTAGE 176'± (176' / 30 LN.FT. = 5.8 TREES) PROVIDED TOTAL LNFT. OF SCREENING FRONTAGE 176'± (176' - 31' (ACCESS DRIVE) = 145') ONE (1) SHRUB PER 5 LN.FT. 27 28 (145 LN.FT. / 5 LN.FT. = 29 SHRUBS) parking REQUIRED PROVIDED 13 234 1,100 TOTAL NO. OF PARKING PROVIDED 13 234 30.FT. (18 SQ.FT PER SPACE × 13-SPACES = 234 SQ.FT.) INTERIOR PARKING TREES 1 1 1 INTERIOR PARKING TREES 1 1 1 I-TREE PER 250 SQ.FT. OF INTERIOR LANDSCAPE AREA (234 SQ.FT. OF INTERIOR LANDSCAPE AREA (234 SQ.FT. AREA (254 SQ.FT. PER TREE = 94 TREES)	street tree	REQUIRED	PROVIDED
(80' / 30 LNFT. = 266 TREES) street tree REQUIRED PROVIDED TOTAL LNFT. OF WARREN AVENUE FRONTAGE 116'± ONE (1) 3"DECIDUOUS OR EVERGREEN TREE PER 30 LNFT. 6 7 7 7 7 7 7 7 7 7 7 7 7 <td></td> <td></td> <td></td>			
TOTAL LNFT. OF WARREN AVENUE FRONTAGE 176'± ONE (1) 3"DECIDUOUS OR EVERGREEN TREE PER 30 LNFT. 6 6 (176' / 30 LNFT. = 5.8 TREES) buffer REQUIRED PROVIDED TOTAL LNFT. OF SCREENING FRONTAGE 176'± (176' - 31' (ACCESS DRIVE) = 145') ONE (1) SHRUB PER 5 LNFT. 27 28 ONE (1) SHRUB PER 5 LNFT. 27 SHRUBS) parking REQUIRED PROVIDED 13 234 INTERIOR PARKING PROVIDED 13 234 INTERIOR PARKING LANDSCAPE AREA 5Q.FT. (18 SQ.FT PER SPACE X 13-SPACES = 234 SQ.FT.) INTERIOR PARKING TREES 1 1 I-TREE PER 250 SQ.FT. OF INTERIOR LANDSCAPE AREA		3	3
ONE (1) 3"DECIDUOUS OR EVERGREEN TREE PER 30 LNFT. (176' / 30 LNFT. = 5.8 TREES) buffer REQUIRED PROVIDED TOTAL LNFT. OF SCREENING FRONTAGE (176' - 31' (ACCESS DRIVE) = 145') ONE (1) SHRUB PER 5 LNFT. (145 LNFT. / 5 LNFT. = 29 SHRUBS) parking TOTAL NO. OF PARKING PROVIDED I3 INTERIOR PARKING LANDSCAPE AREA (18 SQFT PER SPACE × 13-SPACES = 234 SQFT.) INTERIOR PARKING TREES 1-TREE PER 250 SQFT. OF INTERIOR LANDSCAPE AREA	street tree	REQUIRED	PROVIDED
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(176' - 31' (ACCESS DRIVE) = 145') ONE (1) SHRUB PER 5 LN.FT	buffer	REQUIRED	PROVIDED
(145 LN.FT. / 5 LN.FT. = 29 SHRUBS) parking TOTAL NO. OF PARKING PROVIDED INTERIOR PARKING LANDSCAPE AREA (18 SQ.FT PER SPACE X 13-SPACES = 234 SQ.FT.) INTERIOR PARKING TREES 1-TREE PER 250 SQ.FT. OF INTERIOR LANDSCAPE AREA			
PROVIDED TOTAL NO. OF PARKING PROVIDED INTERIOR PARKING LANDSCAPE AREA (18 SQ.FT PER SPACE X 13-SPACES = 234 SQ.FT.) INTERIOR PARKING TREES 1-TREE PER 250 SQ.FT. OF INTERIOR LANDSCAPE AREA	ONE (1) SHRUB PER 5 LN.FT	27	28
TOTAL NO. OF PARKING PROVIDED 13 234 1,100 INTERIOR PARKING LANDSCAPE AREA 5Q.FT. (18 SQ.FT PER SPACE X 13-SPACES = 234 SQ.FT.) INTERIOR PARKING TREES 1-1 1-TREE PER 250 SQ.FT. OF INTERIOR LANDSCAPE AREA	(145 LN.FT. / 5 LN.FT. = 29 SHRUBS)		l
INTERIOR PARKING LANDSCAPE AREA SQ.FT. SQ.FT. (18 SQ.FT PER SPACE X 13-SPACES = 234 SQ.FT.) INTERIOR PARKING TREES 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	parking	REQUIRED	PROVIDED
(18 SQ.FT PER SPACE X 13-SPACES = 234 SQ.FT.) INTERIOR PARKING TREES 1-TREE PER 250 SQ.FT. OF INTERIOR LANDSCAPE AREA	TOTAL NO. OF PARKING PROVIDED13	234	1,100
INTERIOR PARKING TREES 1 1 1-TREE PER 250 SQ.FT. OF INTERIOR LANDSCAPE AREA	INTERIOR PARKING LANDSCAPE AREA	SQ.FT.	SQ.FT.
1-TREE PER 250 SQ.FT. OF INTERIOR LANDSCAPE AREA	(18 SQFT PER SPACE \times 13-SPACES = 234 SQFT.)		
	INTERIOR PARKING TREES	1	1
(2) 1 0 0 1 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1-TREE PER 250 SQ.FT. OF INTERIOR LANDSCAPE AREA (234 SQ.FT. AREA / 250 SQFT PER TREE = .94 TREES)		

urban garden plant list selection

HIBISCUS ASSORTED HERBS ROSA CANINA (VINES FOR FENCING) BACHELOR BUTTONS SCHISANDRA (ALSO VINES) MARIGOLDS CHAMOMILE ANISE HYSSOP YARROW NASTURTIUM LEMON VERBENA SHISO, SORRE, BORAGE VIOLAS BERGAMOT

FINAL PLANT MATERIAL PER OWNER SELECTION AND LOCATION. NO FRUIT TREE TO BE INSTALLED PER CITY OF DETROIT REQUIREMENT





project sponsor: **GALAVANT SPIRITS**

15411 Warren Avenue, Detroit, Michigan

Galavant **Spirits**

project location:

City of Detroit, Michigan

15411 W Warren Avenue

sheet title:

LANDSCAPE PLAN

job no. / issue / revision date: LS24.052.04 SPA 4-30-2024

checked by:

4-18-2024

Associates

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Do Not scale drawings. Use figured dimensions only



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project no: LS24.052.04

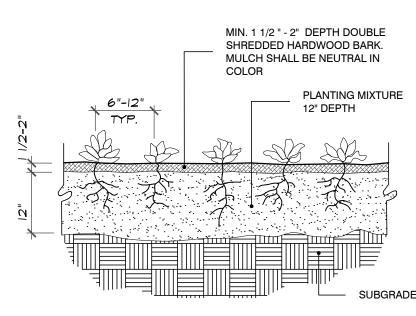
sheet no:

planting landscape notes:

- 1) PLANT MATERIALS TO BE INSTALLED ACCORDING TO THE CITY OF DETROIT AND CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS.
- 2) PLANT MATERIALS TO BE GUARANTEED FOR 2 YEARS, REPLACE FALLING MATERIAL WITHIN I YEAR, OR THE NEXT APPROPRIATE PLANTING PERIOD.
- 3) PLANT MATERIALS TO BE OF PREMIUM QUALITY, NO. I GRADE NORTHERN NURSURY GROWN, IN HEALTHY CONDITION, FREE OF PESTS AND DISEASES.
- 4) MULCH IS TO BE NATURAL COLORED, FINELY SHREDDED HARDWOOD BARK OF 4" THICK BARK MULCH FOR TREES IN 4' DIA. CIRCLE W/3" PULLED AWAY FROM TRUNK, 3" THICK BARK MULCH FOR SHRUBS AND 2" THICK BARK MULCH FOR PERRENIALS.
- 5) CALL MISS DIG AT 1-800-482-1111 PRIOR TO ANY CONSTRUCTION.

DECIDUOUS & EVERGREEN TREE:

- TREE SHALL BE INSTALLED SAME RELATIONSHIP TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOYE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
- 2) DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN
- REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSLIGHTLY AND COULD CAUSE GIRDLING. 4) REMOVE TREE STAKES, GUY WIRES AND TREE WRAP AFTER ONE WINTER
- SHRUB: SHRUB SHALL BE INSTALLED SAME RELATIONSHIP TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY
- SOIL AREAS. 2) DO NOT PRUNE TERMINAL LEADER, PRUNE ONLY DEAD OR BROKEN
- BRANCHES. 3) REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSLIGHTLY AND COULD CAUSE GIRDLING.



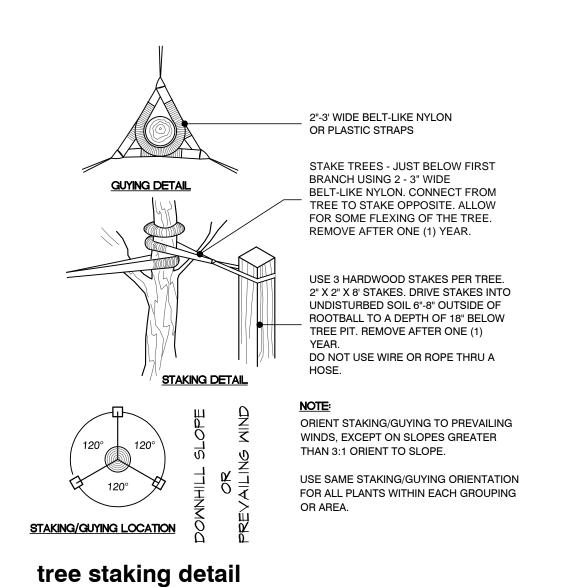
perennial planting detail

lawn area:

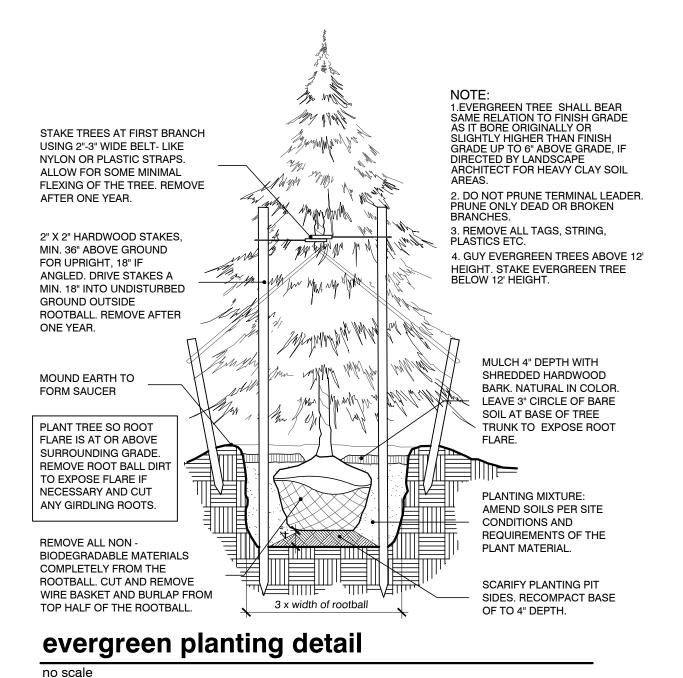
SEEDED LAWN AREAS SHALL CONSIST OF THE FOLLOWING TYPES AND PROPORTIONS:

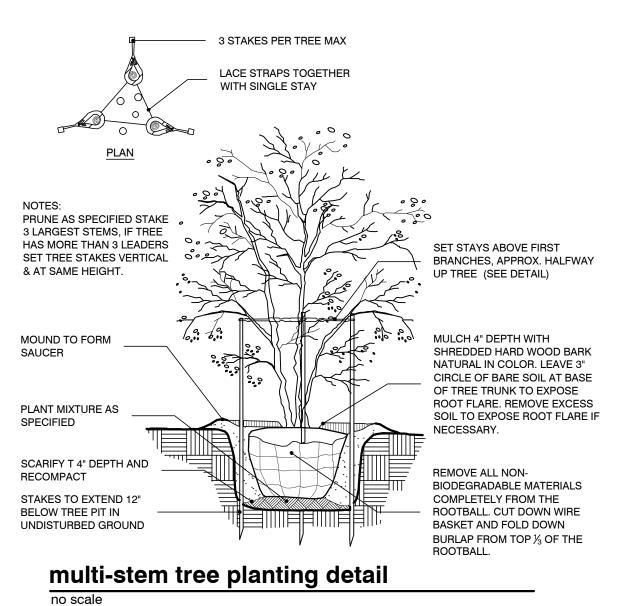
- 5% PERENNIAL RYE GRASS 10% RED FESCUE
- 25% CHEWING FESCUE 60% KENTUCKY BLUE GRASS

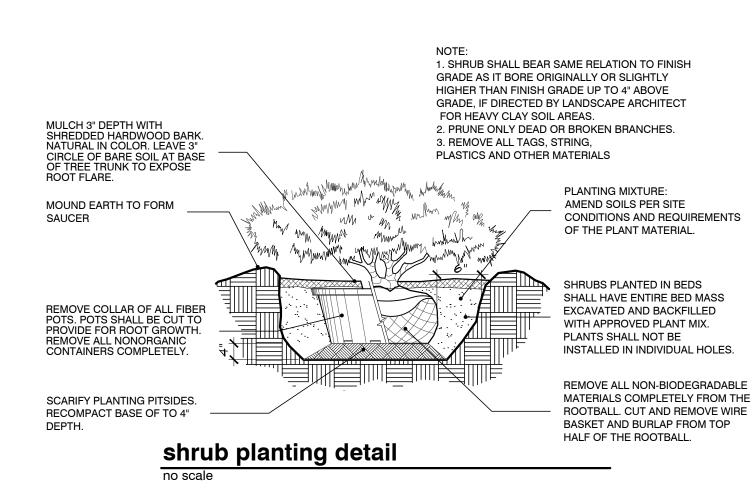
SEED MIX SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE AND WEED CONTENT SHALL NOT EXCEED 1%, SEED, PROVIDE A MINIMUM 4" TOP SOIL ON ALL SEEDED LAWN AREA



I. TREES SHALL BEAR SAME RELATION TO FINISH GRADE AS IT STAKE TREES AT FIRST BRANCH BORE ORIGINALLY OR SLIGHTLY USING 2"-3" WIDE BELT-LIKE NYLON HIGHER THAN FINISH GRADE UP TO 6" OR PLASTIC STRAPS. ALLOW FOR ABOVE GRADE, IF DIRECTED BY SOME MINIMAL FLEXING OF THE LANDSCAPE ARCHITECT FOR HEAVY TREE. REMOVE AFTER ONE YEAR. CLAY SOIL AREAS. 2. DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES. 3. REMOVE ALL TAGS, STRING, 2" X 2" HARDWOOD STAKES, MIN. 36" ABOVE GROUND FOR UPRIGHT, 18" IF PLASTICS ETC. ANGLED. DRIVE STAKES A MIN. 18" INTO 4. GUY TREES ABOVE 3" CAL.. STAKE UNDISTURBED GROUND OUTSIDE DECIDUOUS TREES BELOW 3" CAL. ROOTBALL. REMOVE AFTER ONE YEAR. MULCH 4" DEPTH WITH SHREDDED PLANT TREE SO ROOT FLARE HARDWOOD BARK. NATURAL IN COLOR. IS AT OR ABOVE LEAVE 3" CIRCLE OF BARE SOIL AT BASE SURROUNDING GRADE. OF TREE TRUNK TO EXPOSE ROOT REMOVE ROOT BALL DIRT TO EXPOSE FLARE IF NECESSARY AND CUT ANY GIRDLING ROOTS. MOUND EARTH TO FORM REMOVE ALL NON-BIODEGRADABLE PLANTING MIXTURE: MATERIALS COMPLETELY FROM THE AMEND SOILS PER SITE ROOTBALL. CUT AND REMOVE WIRE BASKET CONDITIONS AND AND BURLAP FROM TOP HALF OF THE REQUIREMENTS OF THE PLANT ROOTBALL. SCARIFY PLANTING PIT SIDES. RECOMPACT BASE OF TO 4" 3 x width of rootball tree planting detail







project sponsor: **GALAVANT SPIRITS** 15411 Warren Avenue, Detroit, Michigan

FELINO A. PASCUAI and **ASSOCIATES** Community Land Planner and registered Landscape Architect 24333 Orchard Lake Rd, Suite G Farmington Hills, Michigan 48336

phone: (248) 557-5588

Galavant **Spirits**

project location:

City of Detroit, Michigan

15411 W Warren Avenue

sheet title:

PLANTING DETAILS AND LANDSCAPE **NOTES**

job no. / issue / revision date: LS24.052.04 SPA 4-30-2024

checked by:

4-18-2024

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project no: LS24.052.04

construction

sheet no:

CONSTRUCTION PLANS FOR

GALAVANT SPIRITS

15411 WARREN AVE DETROIT, MICHIGAN

LEGAL DESCRIPTION (AS PROVIDED)

(PER: WARRANTY DEED AS RECORDED IN L.56526-P.376 OF WAYNE COUNTY RECORDS)

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, AND STATE OF MICHIGAN, PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

LOTS 268 THROUGH 272, BOTH INCLUSIVE, AND THE WEST 5 FEET OF LOT 273, NOTTINGHAM SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 38, PAGE 26 OF PLATS, WAYNE COUNTY RECORDS.

PARCEL B:

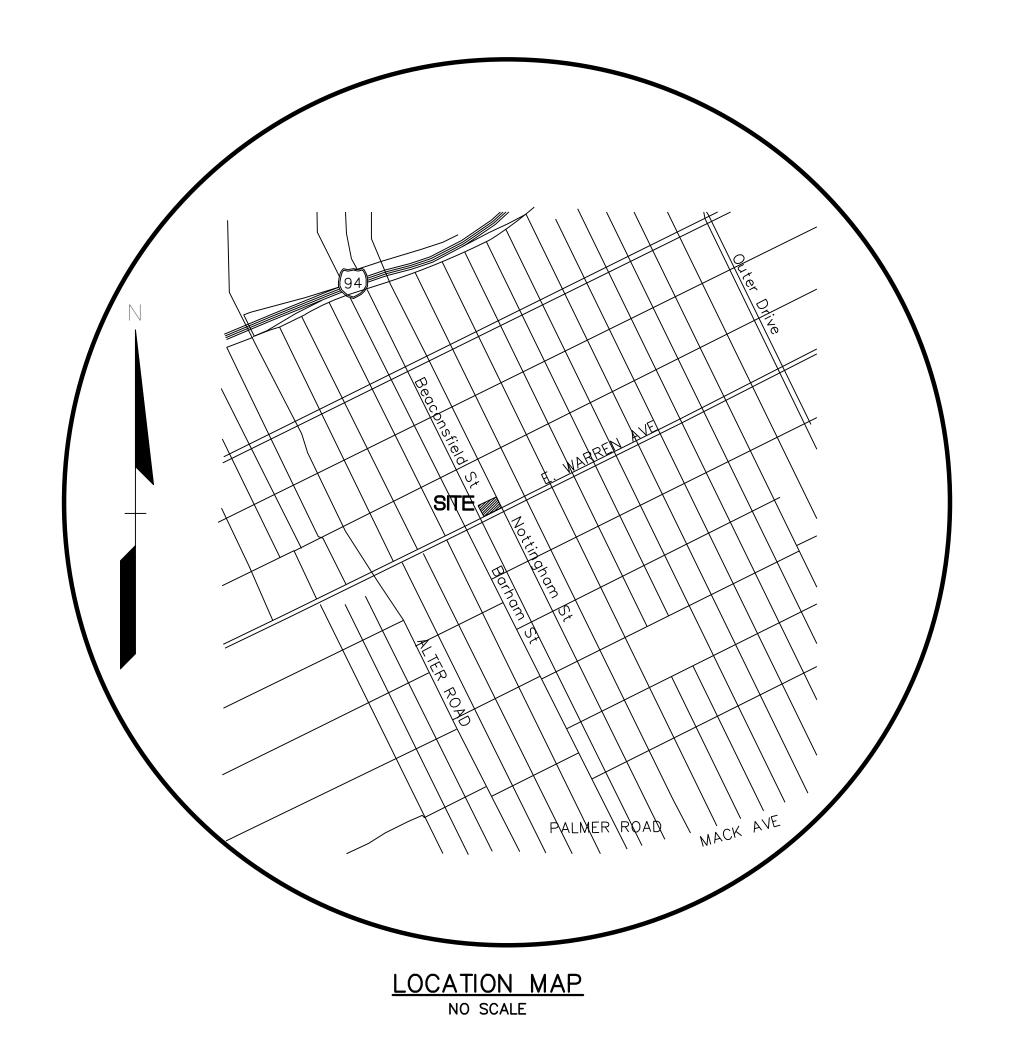
EAST 20 FEET OF LOT 104, AND ALL OF LOTS 105, AND 106.MOORE AND MOESTA'S SUBDIVISION AS RECORDED IN LIBER 38, PAGE 29, OF PLATS, WAYNE COUNTY RECORDS.

TAX PARCEL NO.: 1021002804-5 & 1021002806-9 COMMONLY KNOWN AS: 15411 & 15435 EAST WARREN AVENUE, DETROIT, MI 48224

SUBJECT TO EASEMENTS, RESERVATIONS, USE, BUILDING AND OTHER RESTRICTIONS OF RECORD, IF ANY

BEARING REFERENCE

BEARINGS ARE BASED ON PROJECT COORDINATE SYSTEM: MICHIGAN STATE PLANE COORDINATE SYSTEM, NAD83 (CONUS) (MOL) (GRS80), SOUTH ZONE 2113, INTERNATIONAL FEET, GROUND (LAT: 42°23'57.03", LON: 82°56'58.33"W, ELEV: 597, SCALE FACTOR: 1.00008589).



INDEX OF DRAWINGS:

C-0.0 COVER SHEET

C-1.0 TOPOGRAPHIC SURVEY

C-2.0 SITE DEMOLITION PLAN

C-3.0 SITE DIMENSION + PAVING PLAN

C-3.1 TRUCK ACCESS PLAN

C-4.0 GRADING PLAN

C-5.0 UTILITY PLAN

C-6.0 SESC PLAN

C-7.1 NOTES + DETAILS

C-7.2 DETAILS

C-7.3 CITY OF DETROIT DETAILS

LS-1 LANDSCAPE PLANTING DETAILS
LS-2 PLANT DETAILS AND LANDSCAPE NOTES

PH-1 SITE PHOTOMETRIC PLAN

CONSTRUCTION PERMITS REQUIRED:

CITY OF DETROIT - ENGINEERING/PLANNING APPROVAL

CITY OF DETROIT - RIGHT OF WAY PERMIT (ALLEY & NOTTINGHAM & E WARREN AVE)

DEVELOPER

GALAVANT SPIRITS
2285 ATKINSON
DETROIT, MI 48206
PHONE: (313) XXX-XXX
CONTACT: IAN REDMOND
EMAIL: ian.p.redmond@gmail.com

ARCHITECT:

DESIGN TEAM PLUS
975 EAST MAPLE RD
SUITE 210
BIRMINGHAM, MI 48009
PHONE: (248) 559-1000
CONTACT: HAROLD REMLINGER, AIA
EMAIL: harold@designteamplus.com

ENGINEER:

STOREY ENGINEERING GROUP, LLC 48264 MANCHESTER MACOMB, MI 48044 PHONE: (586) 216—1043 CONTACT: TIM S. STOREY, P.E. EMAIL: timsstorey@gmail.com

LANDSCAPE ARCHITECT

FELINO PASCUAL ASSOC.
24333 ORCHARD LAKE RD
SUITE G
FARMINGTON HILLS, MI 48336
PHONE: (248) 557-5588
CONTACT: FELINO PASCUAL (JOEL)
EMAIL: felino@fpa.la

No. DATE BY DESCRIPTION



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.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL





STOREY ENGINEERING GROUP, LLC 48264 MANCHESTER MACOMB, MI 48044 (586) 216-1043

COVER SHEET

GALAVANT SPIRITS

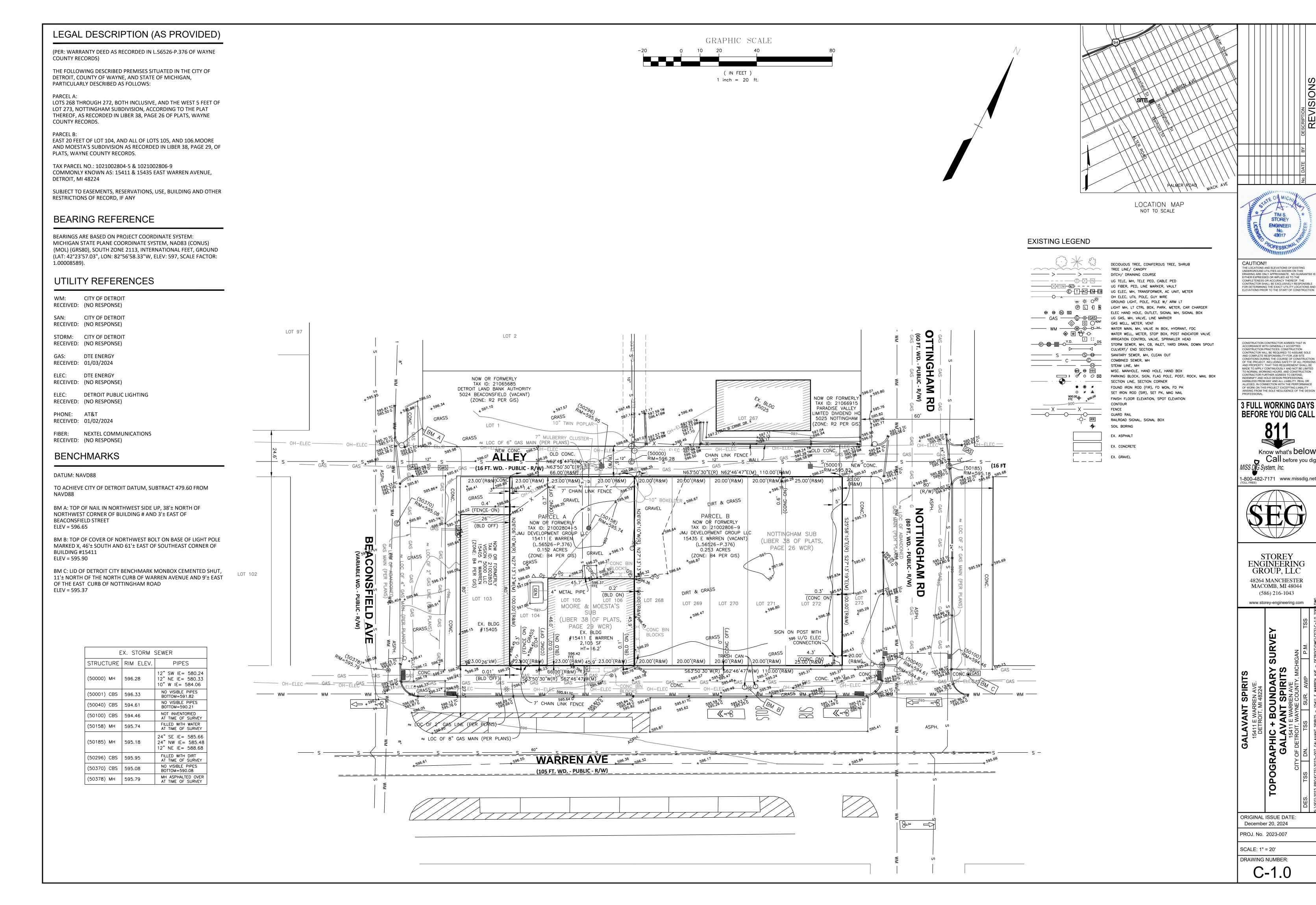
15411 E WARREN AVE.

COVER SHEET

15411 E WARREN AVE

ORIGINAL ISSUE DATE:
December 20, 2024
PROJ. No. 2023-007

DRAWING NUMBER:



LEGAL DESCRIPTION (AS PROVIDED)

(PER: WARRANTY DEED AS RECORDED IN L.56526-P.376 OF WAYNE COUNTY RECORDS)

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SUBJECT TO EASEMENTS, RESERVATIONS, USE, BUILDING AND OTHER RESTRICTIONS OF RECORD, IF ANY

BEARING REFERENCE

BEARINGS ARE BASED ON PROJECT COORDINATE SYSTEM: MICHIGAN STATE PLANE COORDINATE SYSTEM, NAD83 (CONUS) (MOL) (GRS80), SOUTH ZONE 2113, INTERNATIONAL FEET, GROUND (LAT: 42°23'57.03", LON: 82°56'58.33"W, ELEV: 597, SCALE FACTOR: 1.00008589).

UTILITY REFERENCES

WM: CITY OF DETROIT RECEIVED: (NO RESPONSE) CITY OF DETROIT RECEIVED: (NO RESPONSE) STORM: CITY OF DETROIT RECEIVED: (NO RESPONSE) DTE ENERGY RECEIVED: 01/03/2024

DTE ENERGY RECEIVED: (NO RESPONSE) DETROIT PUBLIC LIGHTING

RECEIVED: (NO RESPONSE)

PHONE: AT&T RECEIVED: 01/02/2024

NEXTEL COMMUNICATIONS RECEIVED: (NO RESPONSE)

BENCHMARKS

DATUM: NAVD88

TO ACHIEVE CITY OF DETROIT DATUM, SUBTRACT 479.60 FROM NAVD88

BM A: TOP OF NAIL IN NORTHWEST SIDE UP, 38'± NORTH OF NORTHWEST CORNER OF BUILDING # AND 3'± EAST OF BEACONSFIELD STREET ELEV = 596.65

BM B: TOP OF COVER OF NORTHWEST BOLT ON BASE OF LIGHT POLE MARKED X, 46'± SOUTH AND 61'± EAST OF SOUTHEAST CORNER OF **BUILDING #15411** ELEV = 595.90

BM C: LID OF DETROIT CITY BENCHMARK MONBOX CEMENTED SHUT, 11'± NORTH OF THE NORTH CURB OF WARREN AVENUE AND 9'± EAST OF THE EAST CURB OF NOTTINGHAM ROAD ELEV = 595.37

EX. STORM SEWER						
STRUCTURE	RIM ELEV.	PIPES				
(50000) MH	596.28	12" SW IE= 580.24 12" NE IE= 580.33 10" W IE= 584.06				
(50001) CBS	596.33	NO VISIBLE PIPES BOTTOM=591.82				
(50040) CBS	594.61	NO VISIBLE PIPES BOTTOM=590.21				
(50100) CBS	594.46	NOT INVENTORIED AT TIME OF SURVEY				
(50158) MH	595.74	FILLED WITH WATER AT TIME OF SURVEY				
(50185) MH	595.18	24" SE IE= 585.66 24" NW IE= 585.48 12" NE IE= 588.68				
(50296) CBS	595.95	FILLED WITH DIRT AT TIME OF SURVEY				
(50370) CBS	595.08	NO VISIBLE PIPES BOTTOM=590.08				
(50378) MH	595.79	MH ASPHALTED OVER AT TIME OF SURVEY				

GENERAL DEMOLITION NOTES:

LOT 97

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 OF OFF-SITE IN A LEGAL MANNER. NO ON-SITE BURY OR BURN PITS SHALL BE
- 2. ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES.
- STAGING/PHASING OF DEMOLITION AND CONSTRUCTION IS TO BE COORDINATED WITH THE OWNER AND THE CONTRACTOR AT THE PRE-CONSTRUCTION MEETING.
- 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 NOT NECESSARILY BE LIMITED TO THESE ITEMS. CONTRACTOR SHALL VISIT SITE TO VERIFY EXISTING CONDITIONS AND EXTENTS OF THE DEMOLITION THAT
- REMOVE ALL STRUCTURES DESIGNATED FOR REMOVAL ACCORDING TO THE DEMOLITION PLAN. THIS INCLUDES UNDERGROUND UTILITIES, CONCRETE, ASPHALT,
- THE CONTRACTOR SHALL, AS A MINIMUM, PROVIDE TREE PROTECTION FENCING AROUND EXISTING TREES TO BE SAVED THAT ARE WITHIN 15' OF CONSTRUCTION ACTIVITIES AND AS INDICATED IN THE PLANS OR PER LOCAL AGENCY
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP, NOISE, DUST CONTROL, STREET SWEEPING AND HOURS OF OPERATION IN ACCORDANCE WITH
- 8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SIGNAGE, MARKINGS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES TO PROTECT THE WORK ZONE AND SAFELY MAINTAIN TRAFFIC PER AGENCY REQUIREMENTS AND THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION).
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF SIGNS AND SUPPORTS WITHIN THE WORK AREA, AS NECESSARY TO FACILITATE CONSTRUCTION. SIGNS SHALL BE PROTECTED AND STOCKPILED FOR REUSE AS SPECIFIED IN THE PLANS OR AS REQUIRED BY THE AGENCY OF JURISDICTION. THE CONTRACTOR SHALL REPLACE ANY DAMAGED SIGNS AND SUPPORTS AT NO ADDITIONAL COST TO THE OWNER.
- 10. THE CONTRACTOR SHALL NOTIFY THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.

GRAPHIC SCALE (IN FEET) 1 inch = 20 ft.

2. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS AND TRENCHES WITH APPROVED

3. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES TO BE INSTALLED PRIOR TO

MATERIAL PRIOR TO THE END OF THE WORKING DAY.

THE START OF DEMOLITION WORK.

DEMOLITION LEGEND: ITEM TO BE REMOVED ITEM TO BE SALVAGED CURB/WALL REMOVAL CONCRETE PAVEMENT AND SIDEWALK REMOVAL ASPHALT PAVEMENT REMOVAL ###### UTILITY REMOVAL AREA OR ITEMS TO BE

ADDITIONAL NOTES: 1. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE ON SITE DURING ALL DEMOLITION

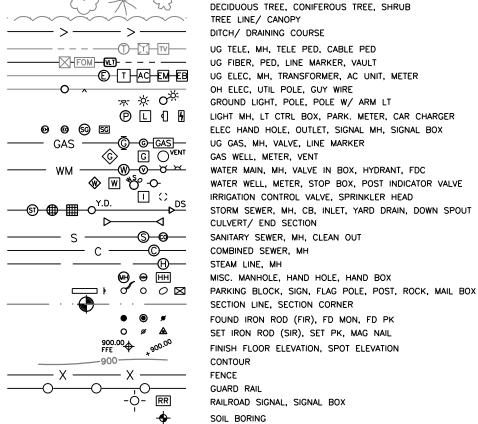
REMOVED SAWCUT -----LINE TREE REMOVAL





LOCATION MAP NOT TO SCALE

EXISTING LEGEND



EX. ASPHALT

EX. CONCRETE

EX. GRAVEL

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ENGINEER

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

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

3 FULL WORKING DAYS

BEFORE YOU DIG CALL

NSTRUCTION CONTRACTOR AGREES THAT IN

CAUTION!!

ENGINEERING GROUP, LLC 48264 MANCHESTER MACOMB, MI 48044 (586) 216-1043

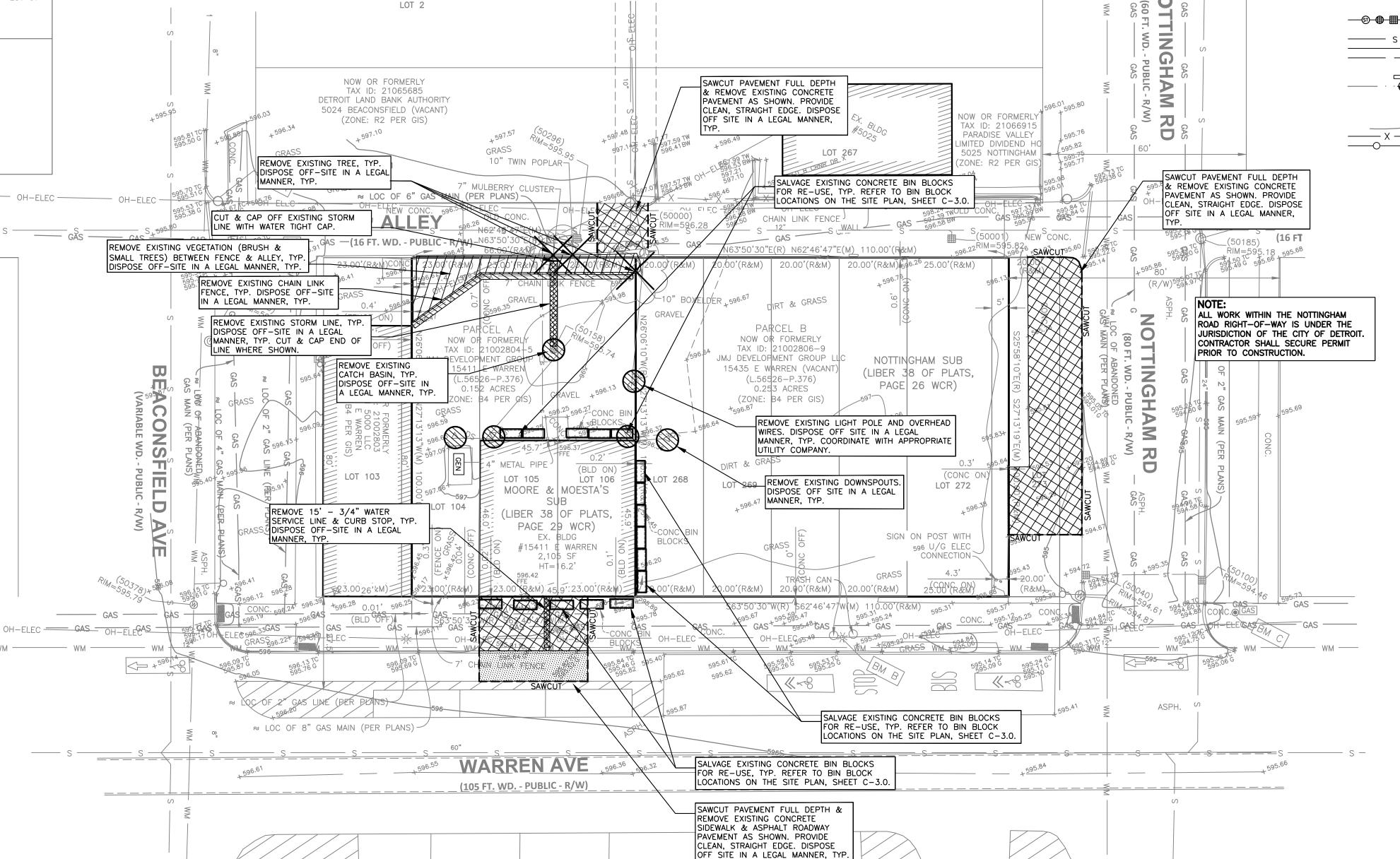
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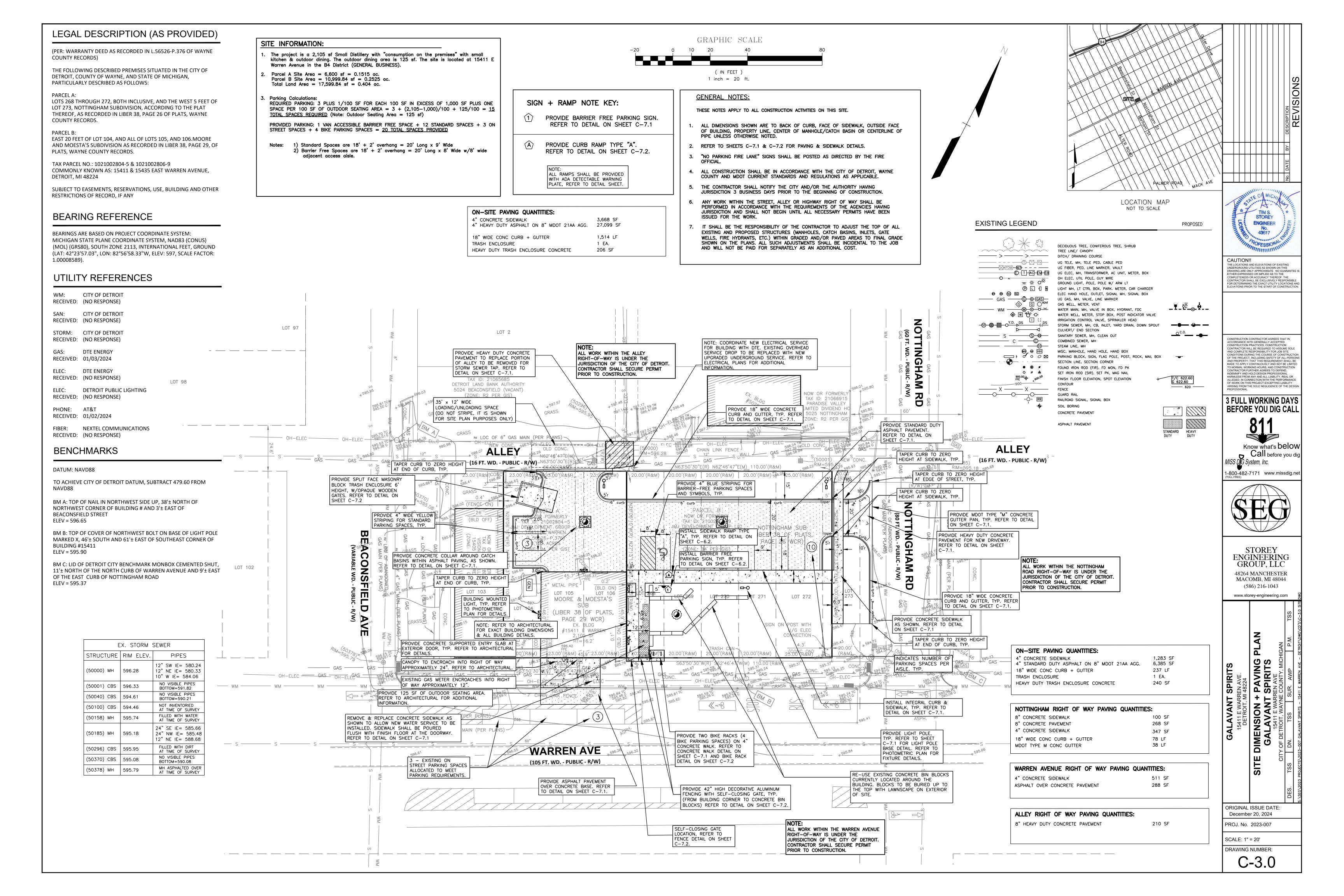
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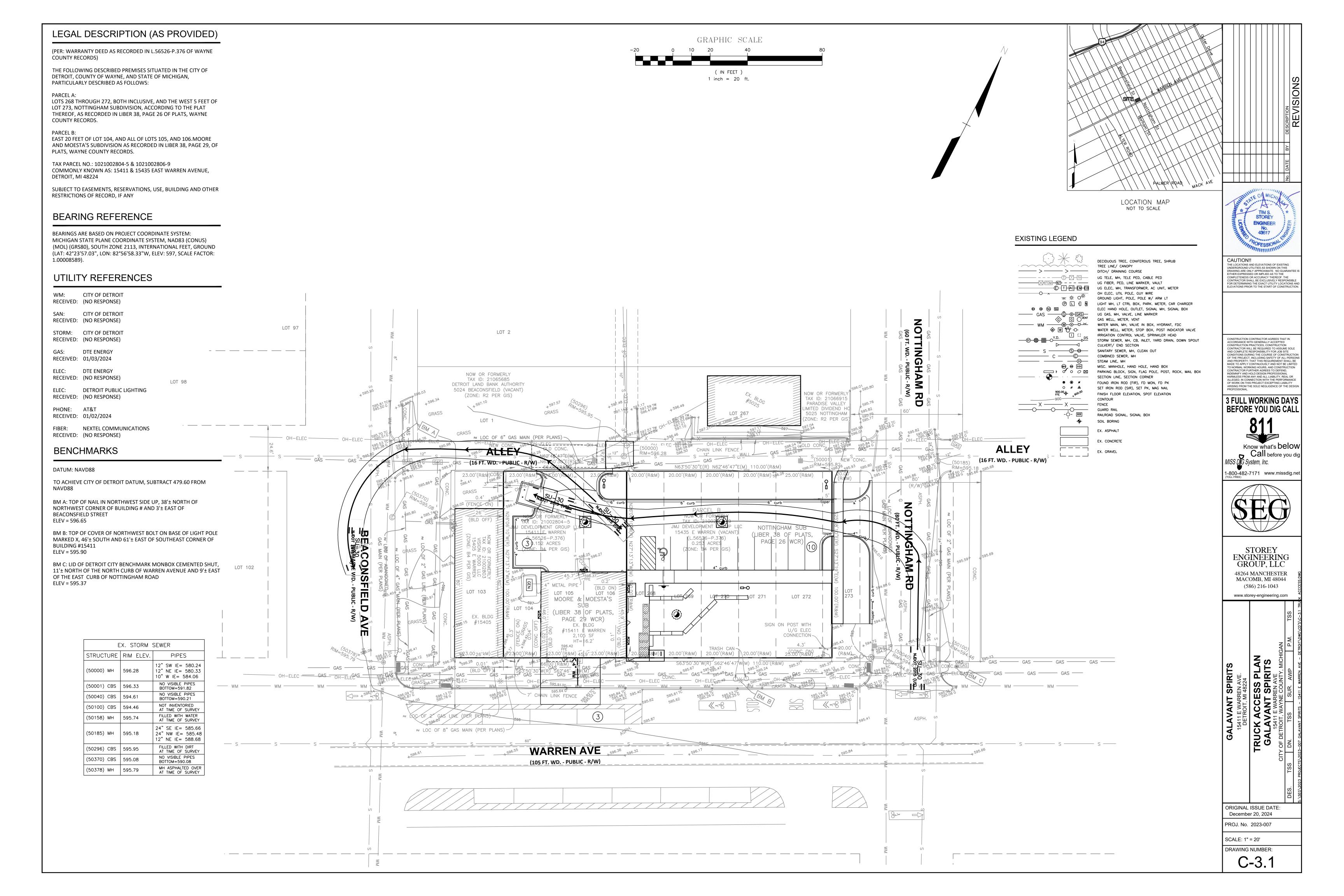
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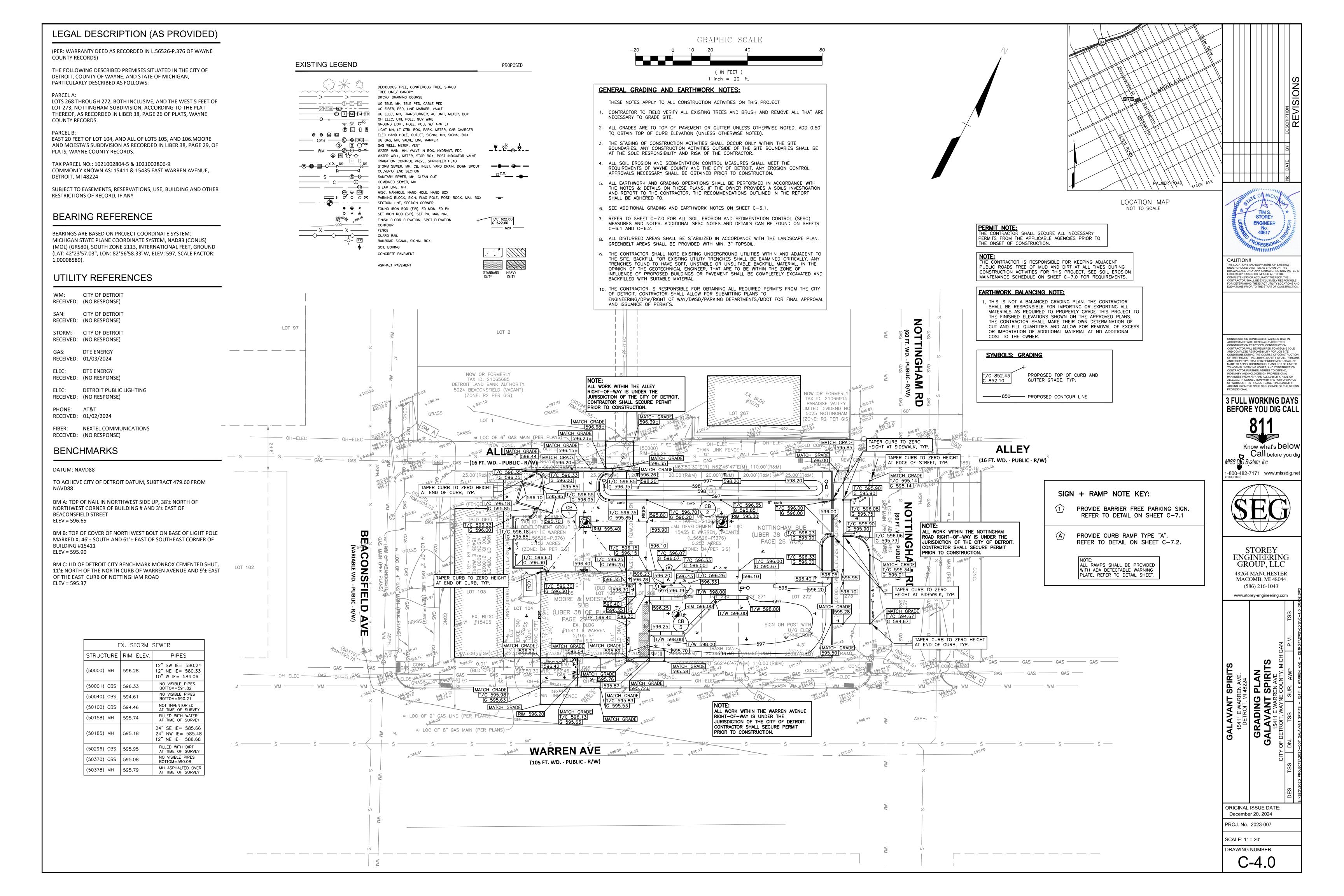
SCALE: 1" = 20' DRAWING NUMBER:

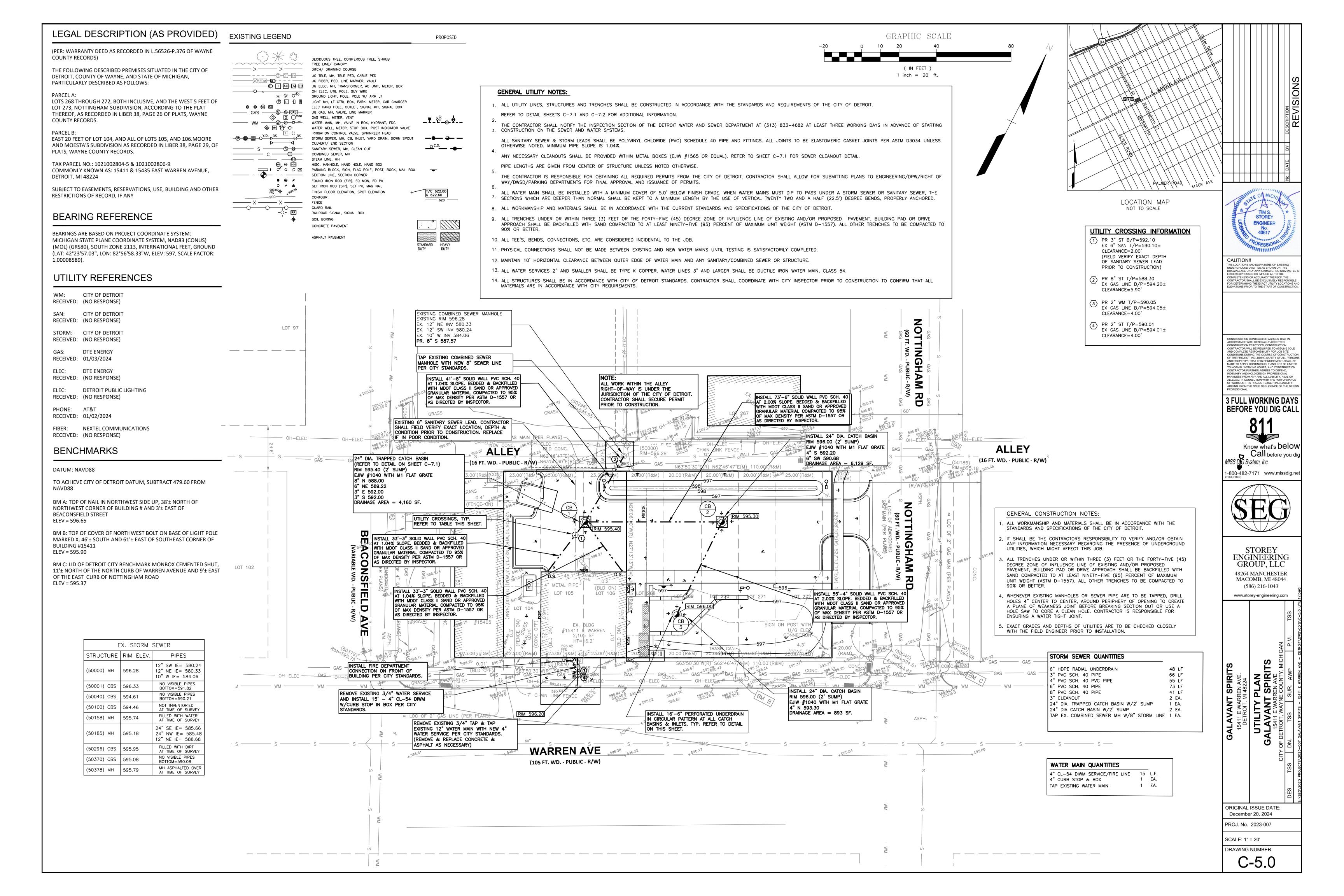
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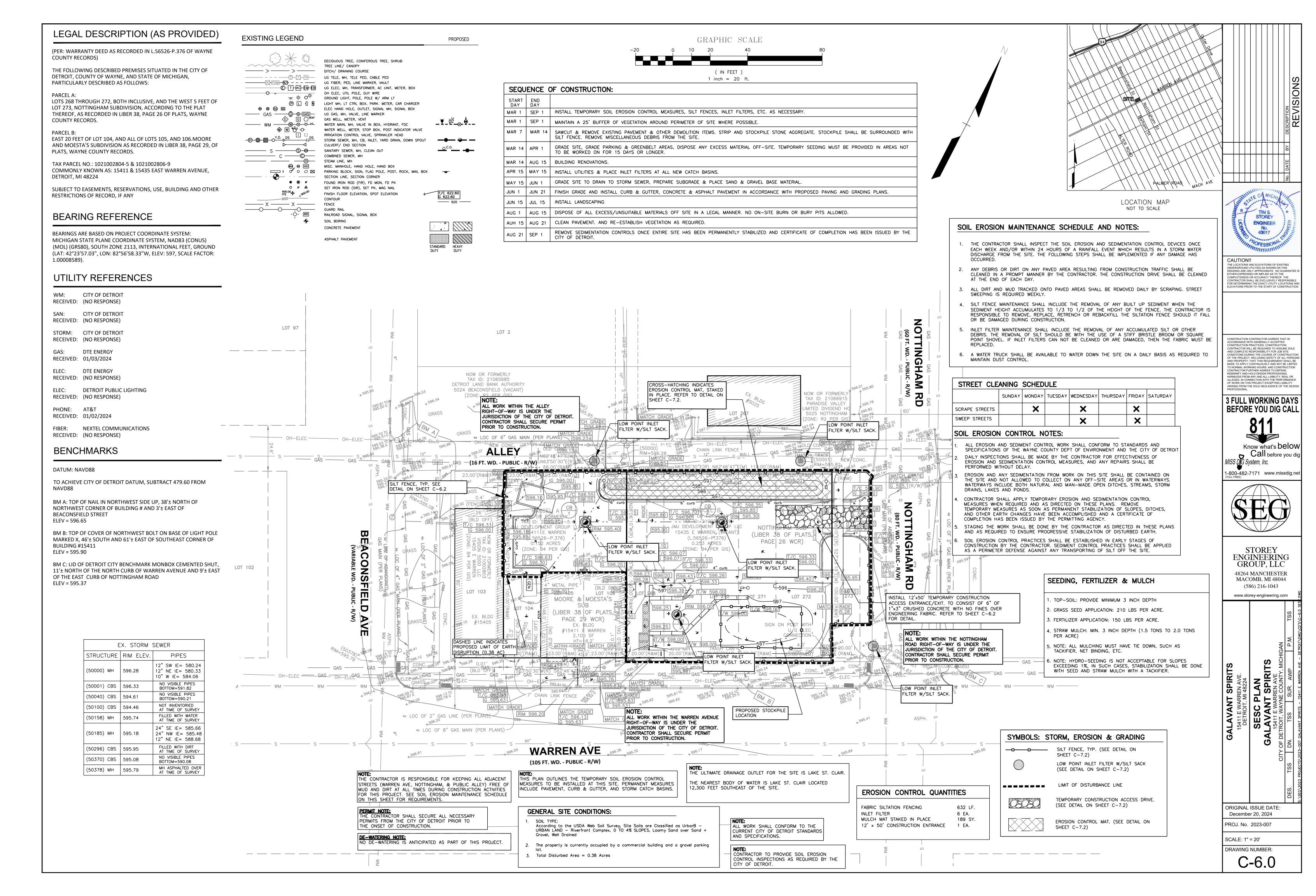












GENERAL NOTES PROVIDE BARRIER FREE PARKING SIGN R7-8 (12" x 18") MATCH EXISTING COLORS, SIGN CONSTRUCTION & MATERIALS 1. All construction and materials shall be in accordance with the current ALIGN DRIVEWAY RETURN TO FIT OPENING GUTTER standards and specifications of The City of Detriot. IN CURB AND GUTTER - SLOPE TO PROVIDE POSITIVE DRAINAGE FOR CATCH BASIN, - TOP OF CONCRETE 2. The contractor shall be responsible for dust control during the periods COLLAR TO MATCH PAVEMENT ELEVATION (CONSTRUCT FLUSH W/PAVEMENT of construction. AT VAN ACCESSIBLE STALLS PROVIDE PAVEMENT FOR MANHOLE STRUCTURE) ADDITIONAL R7-8A "VAN ACCESSIBLE" SIGN. Prior to any excavation, the Contractor shall contact MISS DIG **THICKNESS** FLOW LINE · (1-800-482-7171) to verify the location of any existing underground RESERVOIR AROUND EDGES. POUR HOT RUBBER NON-SILICONE BASED SEALANT ALONG ALL EDGES OF CONCRETE COLLAR utilities and shall notify representatives of other utilities in the vicinity ASPHALT PAVEMENT-2"x2"x.188 STEEL TUBE. EXTEND INTO CONCRETE FILLED PIPE 2'-0". PROVIDE WELDED WATERTIGHT CAP. PAINT BLACK. " CONCRETE COLLAR 4. All properties or facilities in the surrounding areas, public or private, PLANE OF WEAKNESS JOINTS destroyed or otherwise disturbed due to construction, shall be - REINFORCEMENT AS IN AGGREGATE BASE **GUTTER PAN** 1" EXPANSION JOINT replaced and/or restored to the original condition by the Contractor. ADJACENT CURB & GUTTER PER PROPOSEI CONCRETE STRENGTH OF 3500 PSI AT 28 DAYS WITH AIR ENTRAINMENT OF 5-7% AVEMENT DETAILS SECTION A-A — PAINT PIPE BASE - WITH REFLECTIVE YELLOW PAINT 5. All necessary permits, bonds, insurances, etc., shall be paid by the 1" EXPANSION JOIN Contractor. The Owner shall pay for all inspection fees. NOTE: DETAIL 'M' TO BE POURED INTEGRALLY WITH CONCRETE PAVEMENT OR HOOK BOLTED USING 1/2"Ø HOOKS AT 30" O.C. 6. All pavement elevations are for finish pavement grade, unless otherwise noted. - PAVEMENT SURFACE DRIVEWAY OPENING-DETAIL M SECTION "A-A" 7. Manhole, catch basin, gate well rims and hydrant finish grade elevations must be checked closely and approved by the Engineer - 4" DIA. STANDARD STEEL PIPE FILLED WITH CONCRETE. before the Contractor's work is considered complete. 8. Contractor shall remove and dispose of off-site any trees, brush, 6" DIA. PERFORATED stumps, trash or other unwanted debris, at the Owner's direction, HDPE (SINGLE WALL) including old building foundations and floors. Burning of trash, stumps WITH SOCK, OR EQUAL. NOTE: SLOPE PIPE @ MIN 1% SLOPE --- TOP OF PAVEMENT OR LANDSCAPE ELEV. - #6-14" LONG BARS EACH WAY THROUGH PIPE. JOINTS IN CONCRETE COLLAR or other debris will not be allowed. 1/3 DEPTH OF SLAB 9. The Contractor shall provide all necessary barricades, lights and traffic control devices to protect the work and safely maintain traffic -12" DIA. CONCRETE BASE GEOTEXTILE FILTER in accordance with "MMUTCD". -NOTE: ROUT A 1" X 3/4" OR APPROVED EQUAL RESERVOIR AROUND EDGES. POUR HOT RUBBER NON-SILICONE BASED 10. All excavations shall be sloped, shored or braced in accordance with 1. SHALL CONFORM WITH CURRENT STATE MI-OSHA requirements. The contractor shall provide an adequately SEALANT ALONG ALL EDGES OF CONCRETE COLLAR ADJACENT TO ASPHALT PAVEMENT. constructed and braced shoring system for employees working in 2. WHERE INSTALLED IN EXIST. PVMT. MDOT 34R AGGREGATE any excavation that may expose employees to the danger of moving PROP. STM. SWR. -6" DIA. PERFORATED SAW CUT AND REPAIR TO MATCH EXIST (OPEN GRADED) HDPE (SINGLE WALL) 6" PERFORATED 11. All references to M.D.O.T. Specifications are to be in accordance with HDPE SINGLE WALL the 1990 Standard Specifications for Construction. HIGH POINT, TYP. W/SOCK (CIRCULAR UNDERDRAIN) CONCRETE COLLAR AT CATCH BASIN DETAIL UNDERDRAIN NOTES MATCH TOPS WHEN POSSIBLE SIGN AND POST INSTALLATION OTHERWISE MAINTAIN 4" PIPE 1. Allowable materials for underdrain are as follows: CLEARANCE AND 1% MIN. SLOPE IN PAVED AREAS a. P.V.C. Plastic Pipe (Polyvinyl Chloride)(perforated w/sock) PROPOSED STORM SEWER b. A.B.S. Plastic Pipe (Acrylonitrile Butadiene Styrene)(perforated w/sock) c. A.B.S. Truss Pipe (Acrylonitrile Butadiene Styrene)(perforated w/sock) **SECTION** d. H.D.P.E. corrugated & perforated w/sock <u>PLAN VIEW</u> 2. Perforated pipe shall be provided within a sock or geotextile fabric wrap. 3. Underdrain shall be installed as shown on the plan. RADIAL UNDERDRAIN DETAIL **PAVEMENT NOTES** ALL EXCAVATED SPACE BELOW PIPE TO BE FILLED 1. All workmanship and materials shall be in accordance with the WITH GRADE "C" CONCRETE TO G OF PIPE. current standards and specifications of the City of Detroit. BACKFILL AROUND STRUCTURE SHALL BE TAMPED IN 2. In areas where new pavements are being constructed, the topsoil 8" LAYERS. WHERE STANDARD LENGTH VIT. and soil containing organic matter shall be removed prior to CLAY PIPE IS USED, ENCASE IN 6" OF GRADE pavement construction. SIGN ALUMINUM .08" THICK MIN. "A" CONCRETE. 10" DIA. CIRCLE -3. Subgrade undercutting, including backfilling, shall be performed to WALL THICKNESS OF BLOCK STRUCTURES SHALL BE: replace material susceptible to frost heaving and unstable soil conditions. Any excavation that may be required below the topsoil DEPTH THICKNESS in fill sections or below subgrade in cut sections, will be classified 5/16" BOLTS IN——— 3/8" DRILLED HOLES as subgrade undercutting. FILL TO & OF PIPE WITH GRADE "C" CONCRETE 8'-15' OVER 15' 4. Subgrade undercutting shall be performed where necessary and PARKING the excavated material shall become the property of the contractor. MANHOLE SECTION "A-A" Any subgrade undercutting shall be backfilled with sand or other FRAME & COVER E.J.I.W. similar approved material. Backfill shall be compacted to 95% of the SIGN POST NO. 1040 WITH 'M1' GRATE 3 FULL WORKING DAYS maximum unit weight, unless otherwise specified. **BEFORE YOU DIG CALL** 5. Backfill under paved areas shall be as specified on details. BRICK ADJUSTMENT 6" MIN. - 24" MAX. (INCLUDING CASTING) **EROSION CONTROL STANDARDS** 1. All erosion and sediment control work shall conform to standards and MANHOLE STEPS AT 16" O.C. 27" MAX specifications of the Wayne County Department of Environment BOTTOM STEP SHALL BE MAXIMUM OF and the City of Detroit. 24" ABOVE BASE COLD MASTIC JOINT FOR (STEPS SHALL BE M.A. INDUSTRIES PSI 2. Daily inspections shall be made by the contractor for effectiveness of STORM SEWER. ALL JOINTS erosion and sedimentation control measures, and any necessary POLYPROPYLENE OR APPROVED EQUAL) TO BE POINTED W/MORTAR MISS DIG System, Inc. repairs shall be performed without delay. Erosion and any sedimentation from work on this site shall be contained 24" I.D. SEE UTIL. PLAN FOR PIPE DIA. LEGEND & BORDER - GREEN on the site and not allowed to collect on any off-site areas or in (MAY BE CUT PIPE) WHITE SYMBOL ON BLUE BACKGROUND waterways. Waterways include both natural and man-made open BACKGROUND - WHITE ditches, streams, storm drains, lakes, and ponds. R7-8 (12"x18") PARKING SPACE PLASTER EXTERIOR MASONRY 4. Contractor shall apply temporary erosion and sedimentation control WITH 1:3 CEMENT MORTAR 1/2 -INVERT GIVEN ON BARRIER FREE PARKING measures when required and as directed on these plans. He shall THICK. (IF BLOCK STRUCTURE) UTILITY PLAN NOTE: SYMBOL SHALL BE PAINTED WITH remove temporary measures as soon as permanent stabilization of SIGN AND POST INSTALLATION BLUE TRAFFIC PAINT. WITHIN OUTLINE SHOWN slopes, ditches, and other changes have been accomplished. SIGN DETAIL (IN GREENBELT AREAS) STANDARD BARRIER FREE SYMBOL 5. Staging the work will be done by the contractor as directed in these TO SEWER plans and as required to ensure progressive stabilization of disturbed TOP OF 'TRAP' PIPE MUST BE AT OR FOR PARKING SPACE BELOW INVERT OF OUTLET PIPE, TYP. 6. Soil erosion control practices will be established in early stages of construction by the Contractor. Sediment control practices will be applied as a perimeter defense against any transporting of silt off the STORM SEWER NOTES NOTES: 1. FOR USE IN PUBLIC RIGHT OF AS INDICATED ON PLANS 1. All workmanship and materials shall be in accordance with the COMPRESSIBLE FILLER WHEN ADJACENT TO BUILDING. CUT BACK AND WAY OF WARREN AVENUE. 2. CONTRACTOR SHALL INSTALL AS DIRECTED BY CITY OF DETROIT current standards and specifications of the City of Detroit. IRON HOUSING W/ 4" M.D.O.T. 35P, 6A MIX IF INDICATED SECURED COVER PROVIDE SEALANT AT ALL JOINTS WITH FILLER, TYP.-2. It shall be the Contractor's responsibility to verify the E.J.I.W. #1565 OR - PAVIN APPROVED EQUAL-JOINT CONT. existence and location of all underground utilities. All sewer trenches under or within three (3) feet of the 45° zone of 1.5% MIN. SLOPE TOP SHOWN influence line of existing or proposed pavement or gravel shall be 1.5" HMA 5E3 BITUMINOUS —— TOP COURSE 2'-0" + 4x WALL THICKNESS FOR CONC. PVM backfilled with sand compacted to at least 95% of maximum unit weight. 4. All storm sewers shall be installed on a minimum of 6" MDOT BOND COAT -21AA aggregate placed to the top of the pipe, compacted to 95% of maximum density (ASTM D-1557). CATCH BASIN BASE SHALL BE CONSTRUCTED ON -18" DIA. CONC. COLLAR W1.4 W.W.F LEVELING COURSE - UNDISTURBED SOIL. GRADE "A" CONCRETE OR 5. All storm sewers shall be PVC Schedule 40 unless otherwise noted. PRECAST REINFORCED CONCRETE SLAB MAY RECESSED CLEANOUT 6. Joints for PVC storm sewers shall be glued and meet ASTM D-2564 BE USED. SLAB SHALL BE LEVELED W/ A 4" M.D.O.T. CLASS II SAND BASE unless specified otherwise. MINUMUM AMOUNT OF SAND-CEMENT OR STONE. COURSE COMPACTED TO 95% MAXIMUM DRY DENSITY ASTM 10" MIN. MDOT 35P UNREINFORCED CONCRETE Whenever existing manholes or sewer pipe are to be tapped, drill holes D-1557 (MODIFIED PROCTOR) TRAPPED CATCH BASIN DETAIL BASE (MATCH EXISTING 4" center to center, around the periphery of openings to create a CONCRETE THICKNESS) plane of weakness joint before breaking the section out. 4"-45" BEND-N.T.S. 2 - #4 RE-ROD -WATER MAIN NOTES: SAME MATERIAL AS ADJACENT SEWER-1. ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM COVER OF 5.0' BELOW COMPACT UPPER 10" OF EXIST. SUBGRADE OR FILL TO MIN. 95% -UNDISTURBED SOIL FINISH GRADE. WHEN WATER MAINS MUST DIP TO PASS UNDER A STORM JOINTING SHALL MEET CITY OF DETROIT AND ACI STANDARDS. PROVIDE CONTRACTION JOINTS AT NO GREATER THAN 12 FEET INTERVALS AND CONSTRUCTION JOINTS AT NO GREATER THAN 48 FEET INTERVALS OR SEWER OR SANITARY SEWER, THE SECTIONS WHICH ARE DEEPER THAN NORMAL MAX. DENSITY (ASTM D-1557) 8" M.D.O.T. 35P. 6AA SHALL BE KEPT TO A MINIMUM LENGTH BY THE USE OF VERTICAL TWENTY TWO

5' INTERVALS (TOOLED). EXPANSION JOINTS TO BE 1/2"

INTEGRAL CURB AND SIDEWALK

FACE

12"

18" WIDE STANDARD CONCRETE CURB AND GUTTER

(MDOT F-2 CONCRETE CURB & GUTTER)

NOTE: ALTERNATE

TO BE USED ONLY

FROM CURB.

WHEN DRAINING AWAY

REVERSE CURB SECTION

- STANDARD SECTION

HALT. REVERSE CURB SECTION

-M.D.O.T. 35P, 6AA

CONCRETE MIX.

ASPHALT PAVEMENT OVER CONCRETE BASE DETAIL

1.5" M.D.O.T. 1100T, 20AA BITUMINOUS TOP COURSE —

2.5" M.D.O.T. 1100L, 20AA BITUMINOUS BASE COURSE -

BOND COAT -

8" MDOT 21AA AGGREGATE COMPACTED TO 95% OF MAX

SUBGRADE OR FILL TO MIN. 95% -

STANDARD DUTY ASPHALT

PAVEMENT DETAIL

MAX. DENSITY (ASTM D-1557)

PREMOLDED FILLER, SPACED A MAXIMUM OF 30' APART.

FOR S

NOTE: PROVIDE GRAY CONCRETE COLORANT ON ALL

COLOR-CRETE BY INCRETE AS MANUFACTURED BY

THE EUCLID CHEMICAL COMPANY, OR APPROVED

EQUAL. CONTRACTOR SHALL SUBMIT APPLIED SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION

SUBGRADE OR ENGINEERED

FILL COMPACTED TO 95% OF

MAX. DENSITY ASTM D-1557.

EXTERIOR CONCRETE - "BLACK OXIDE-LIGHT

SEWER CLEANOUT

AND A HALF (22.5°) DEGREE BENDS, PROPERLY ANCHORED.

2. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE

CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF DETROIT.

3. ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY-FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND

COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF MAXIMUM UNIT

4. ALL TEE'S, BENDS, CONNECTIONS, ETC. ARE CONSIDERED INCIDENTAL TO THE

5. PHYSICAL CONNECTIONS SHALL NOT BE MADE BETWEEN EXISTING AND NEW

7. ALL WATER MAIN SHALL BE DUCTILE IRON CLASS 54 WITH POLYETHYLENE

8 ALL STRUCTURES SHALL BE IN ACCORDANCE WITH CITY OF DETROIT

6. MAINTAIN 10' HORIZONTAL CLEARANCE BETWEEN OUTER EDGE OF WATER MAIN

STANDARDS. CONTRACTOR SHALL COORDINATE WITH CITY INSPECTOR PRIOR TO

CONSTRUCTION TO CONFIRM THAT ALL MATERIALS ARE IN ACCORDANCE WITH

WATER MAINS UNTIL TESTING IS SATISFACTORILY COMPLETED.

AND ANY SANITARY/COMBINED SEWER OR STRUCTURE.

CITY REQUIREMENTS.

WEIGHT (ASTM D-1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR

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CAUTIONS:

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

ISTRUCTION CONTRACTOR AGREES THAT IN

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STOREY ENGINEERING

GROUP, LLC

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(586) 216-1043

www.storey-engineering.com

ORIGINAL ISSUE DATE:

December 20, 2024

PROJ. No. 2023-007

DRAWING NUMBER:

C-7.1

(3500 PSI) CONCRETE -

HEAVY DUTY CONCRETE

PAVEMENT DETAIL

AT END OF EACH DAYS POUR, CONTRACTION JOINTS TO

EXPANSION JOINTS TO BE 1/2" PREMOLDED FILLER WITH HOT POURED RUBBER SEALANT.

6" MDOT 21AA AGGREGATE COMPACTED TO 95% OF MAX —

COMPACT UPPER 10" OF EXIST.
SUBGRADE OR FILL TO MIN. 95% —

DENSITY (ASTM D-1557)

BE 2 1/2" DEEP WITH HOT POURED RUBBER SEALANT.

4" CONCRETE

4" MIN. COMPACTED -

5' INTERVALS

40' INTERVALS (MAX.)

VARIES - SEE PLAN

. 4

PLACE 1/4" CONTRACTION JOINTS AT

CONCRETE SIDEWALK

PLACE 1/2" EXPANSION JOINTS AT

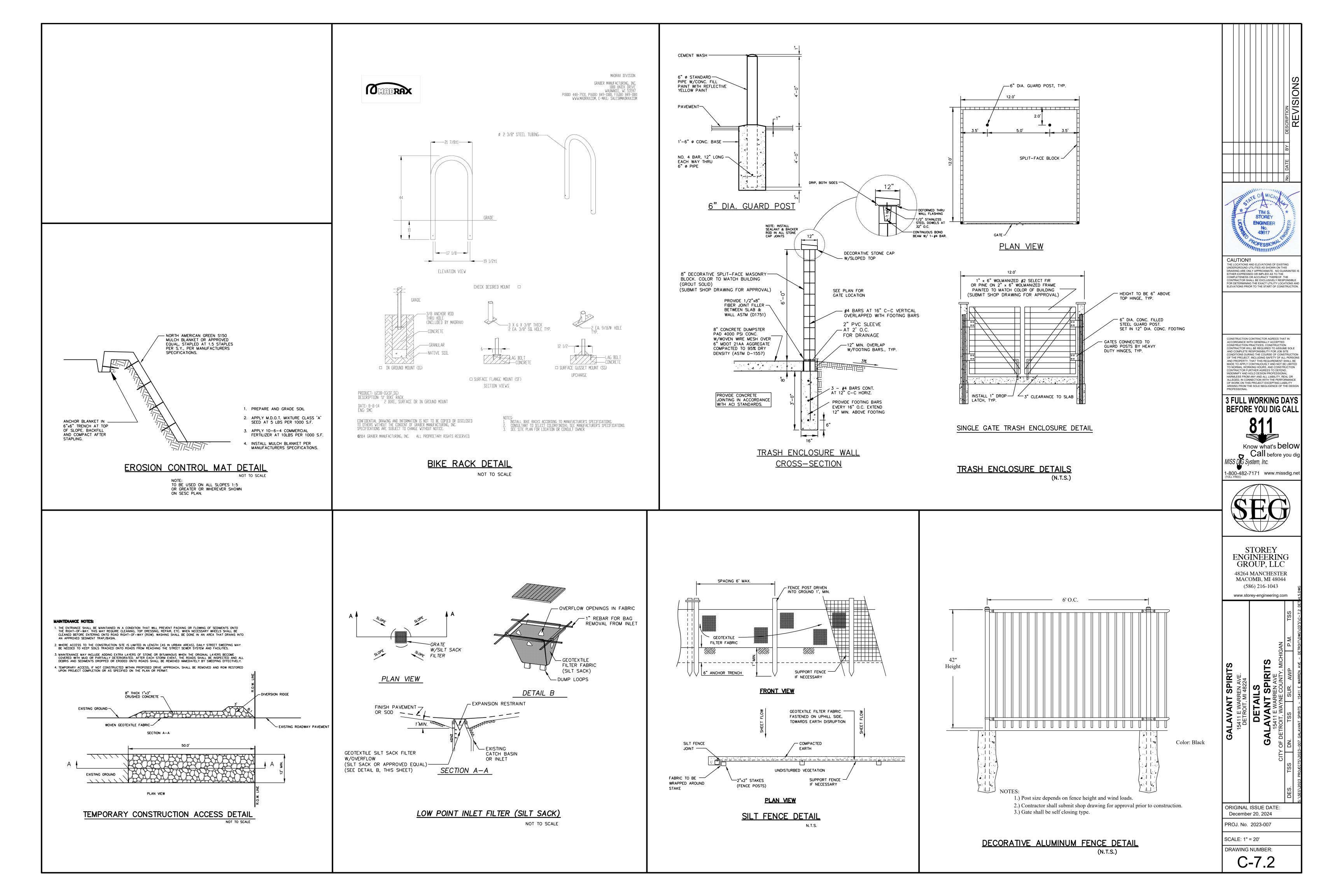
-SUBGRADE COMPACTED TO

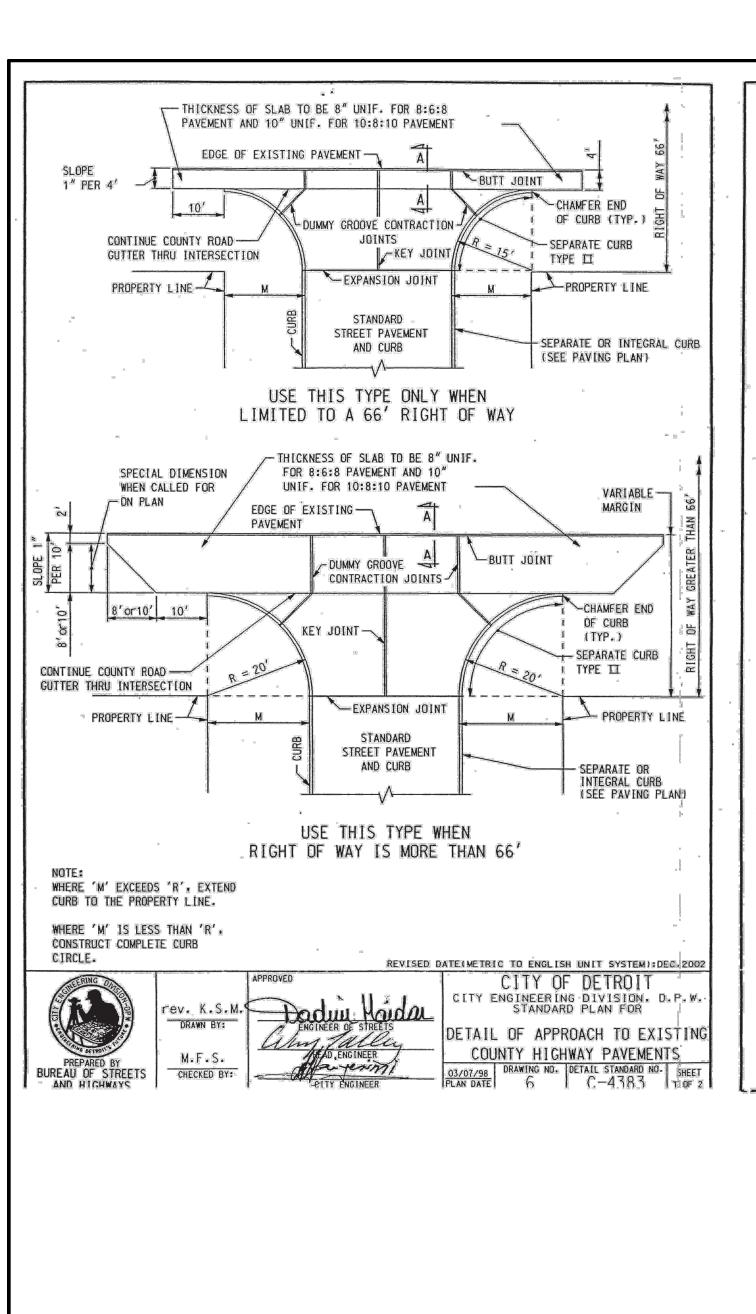
95% MAXIMUM DENSITY

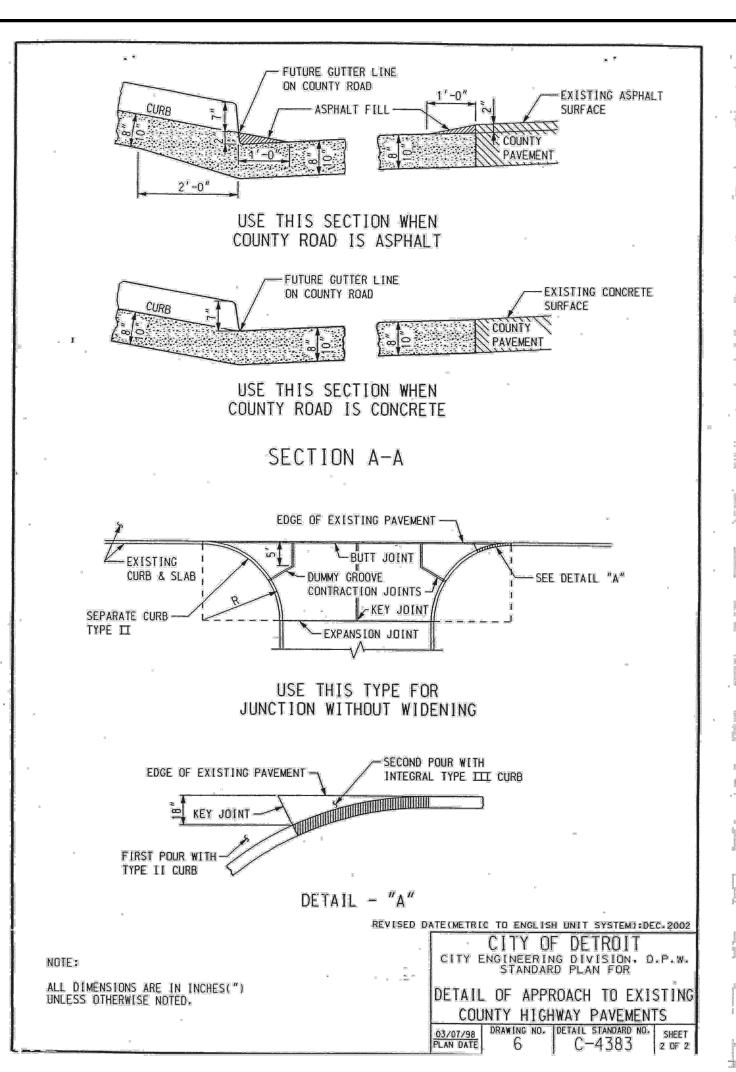
MIN. 2% CROSS SLOPE

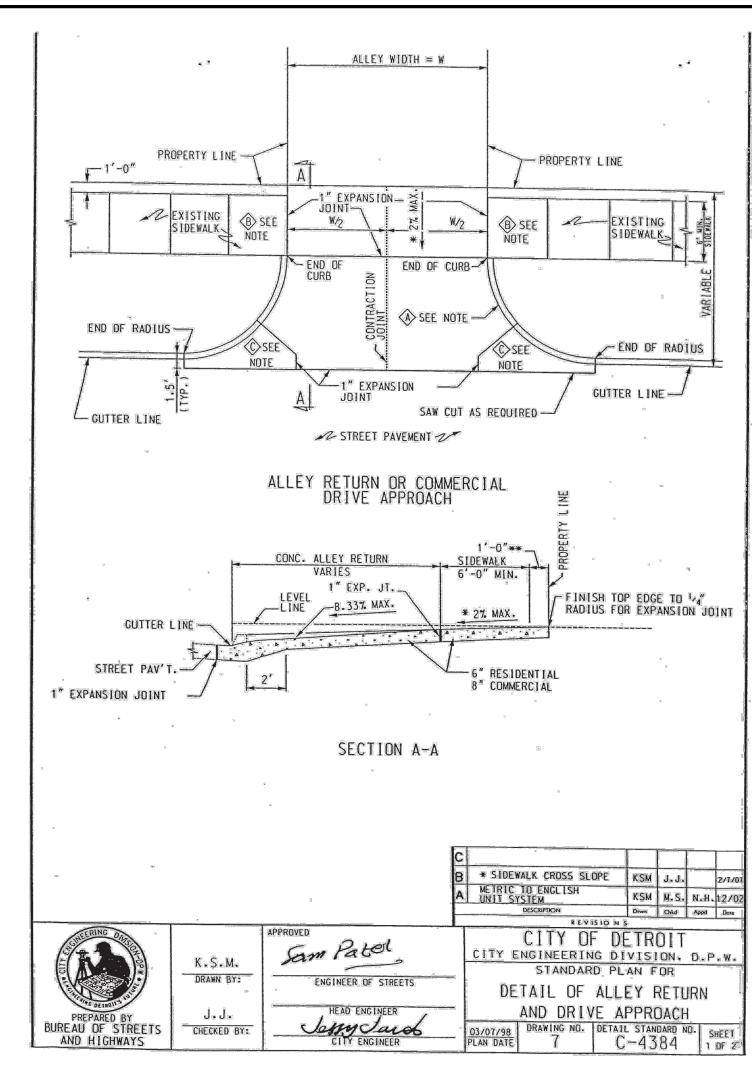
Call before you dig

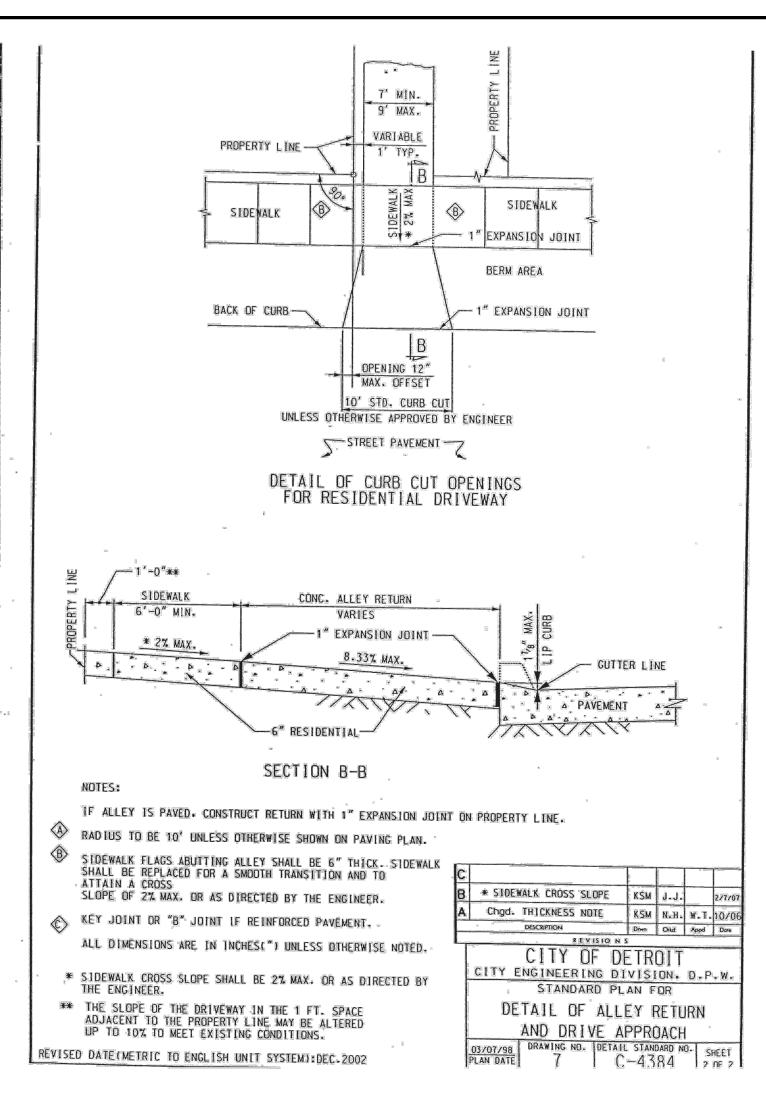
CAUTION!!













Know what's below call before you dig

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Y OF DETROIT DETAILS
GALAVANT SPIRITS
15411 E WARREN AVE

ORIGINAL ISSUE DATE: December 20, 2024

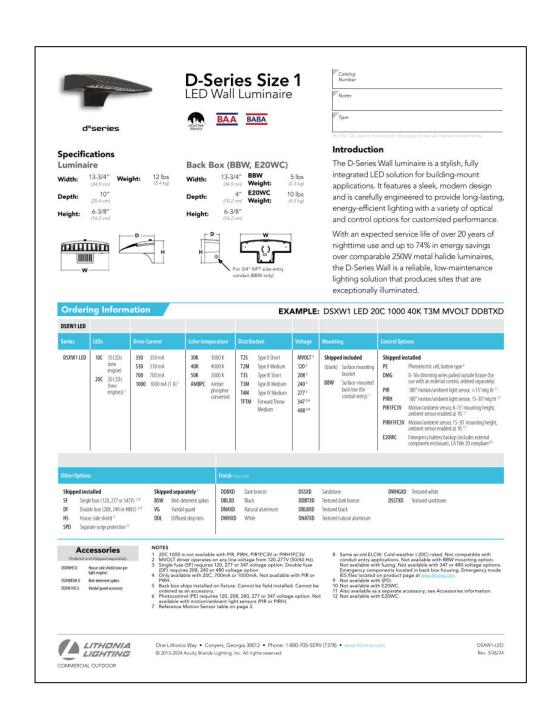
PROJ. No. 2023-007

DRAWING NUMBER:

C-7.3

SCALE: 1" = 20'

MISS DIG System, Inc.



ONSFIEL

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot @ 5'	ж	2.2 fc	4.7 fc	0.5 fc	9.4:1	4.4:1
Property Line @ 5'	+	0.3 fc	2.2 fc	0.0 fc	N/A	N/A
Overall @ 5'	+	0.7 fc	5.2 fc	0.0 fc	N/A	N/A



General Note

- 1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
- 2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR. 3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 5' - 0"

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

Alternates Note

THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Drawing Note

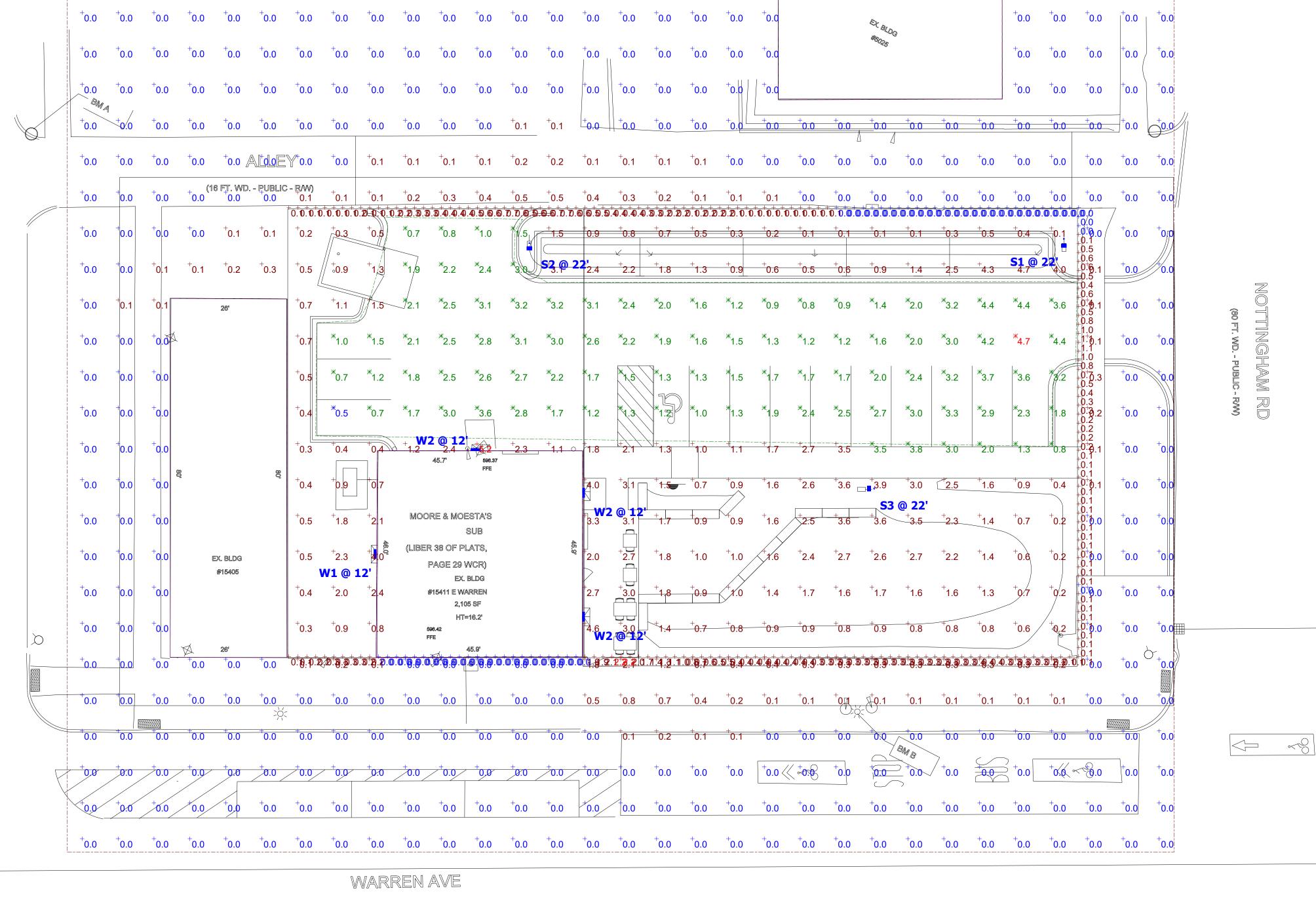
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY, LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Ordering Note

FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Mounting Height Note

MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.



(105 FT. WD. - PUBLIC - R/W)

<u>Plan View</u> Scale - 1" = 14ft

Schedule							
Symbol	Label	QTY	Manufacturer	Catalog	Description	LLF	Mounting Height
	W1	1	Lithonia Lighting	DSXW1 LED 40K	DSXW1 LED 4000K	0.9	12'
	W2	3	Lithonia Lighting	DSXW1 LED 40K	DSXW1 LED 4000K	0.9	12'
	S1	1	Lithonia Lighting	DSX0 LED 40K 70CRI	D-Series Size 0 Area Luminaire 4000K CCT 70 CRI	0.9	22'
	S2	1	Lithonia Lighting	DSX0 LED 40K 70CRI	D-Series Size 0 Area Luminaire 4000K CCT 70 CRI	0.9	22'
	S3	1	Lithonia Lighting	DSX0 LED 40K 70CRI	D-Series Size 0 Area Luminaire 4000K CCT 70 CRI	0.9	22'

Designer Date 04/24/2024 Scale Not to Scale Drawing No. #24-28575_V4