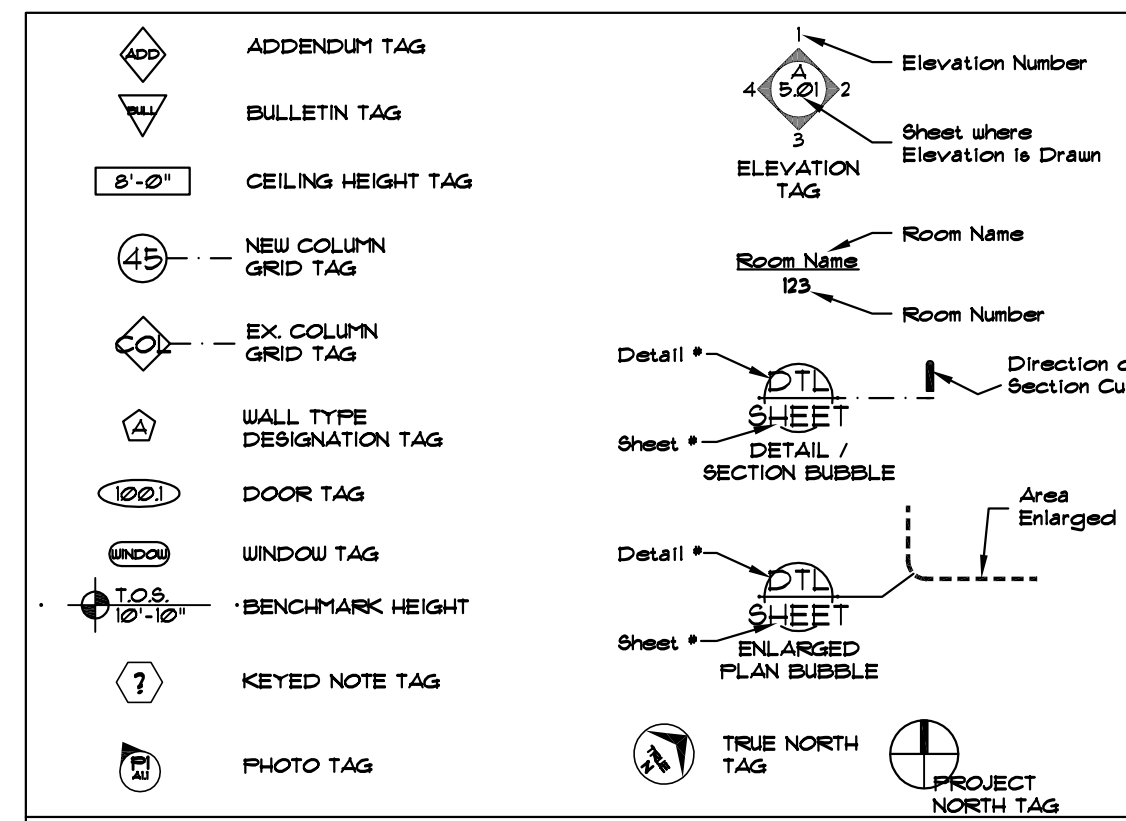


GALLUP CANOE LIVERY BUILDING & SITE

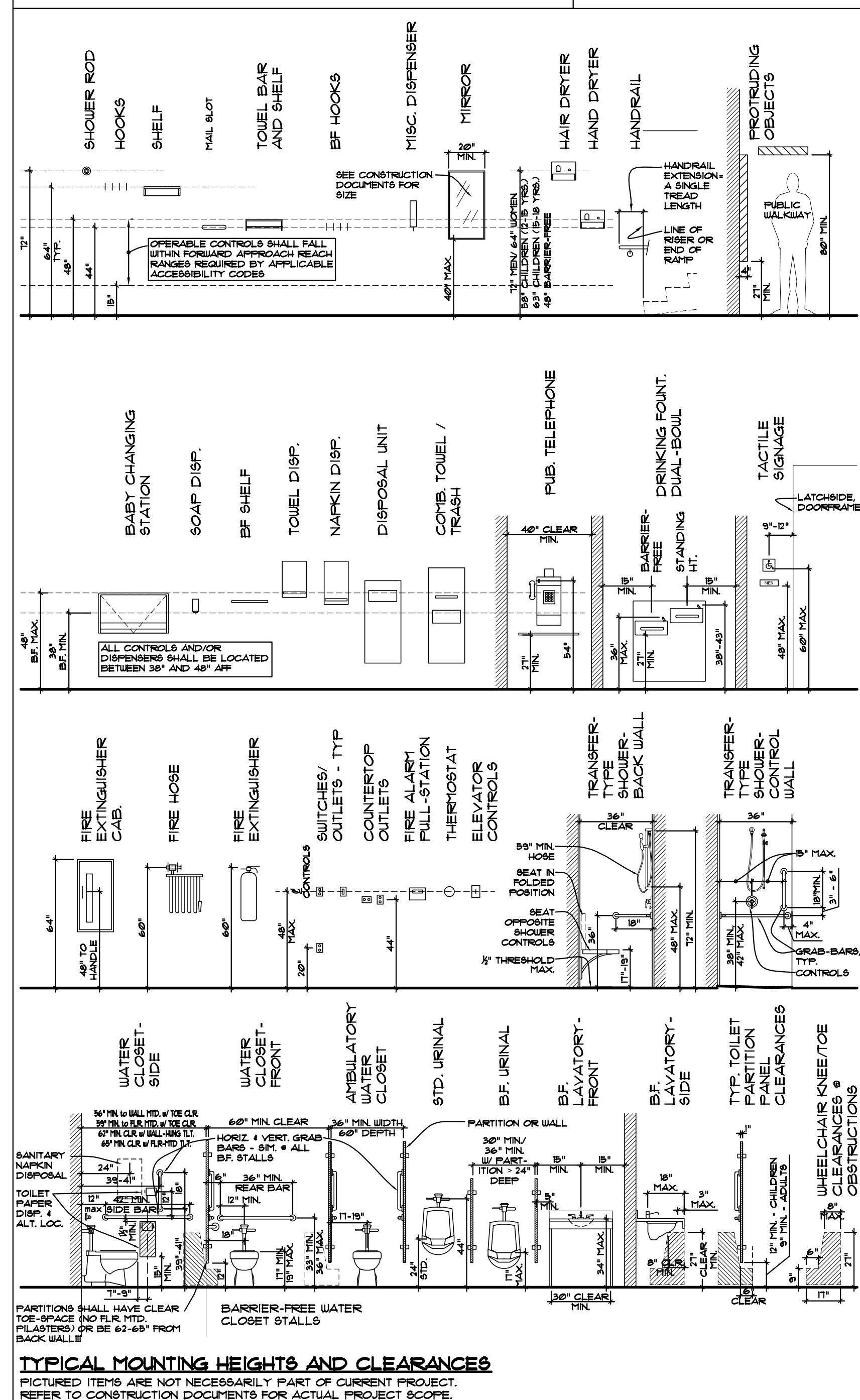


Issued For: CONSTRUCTION

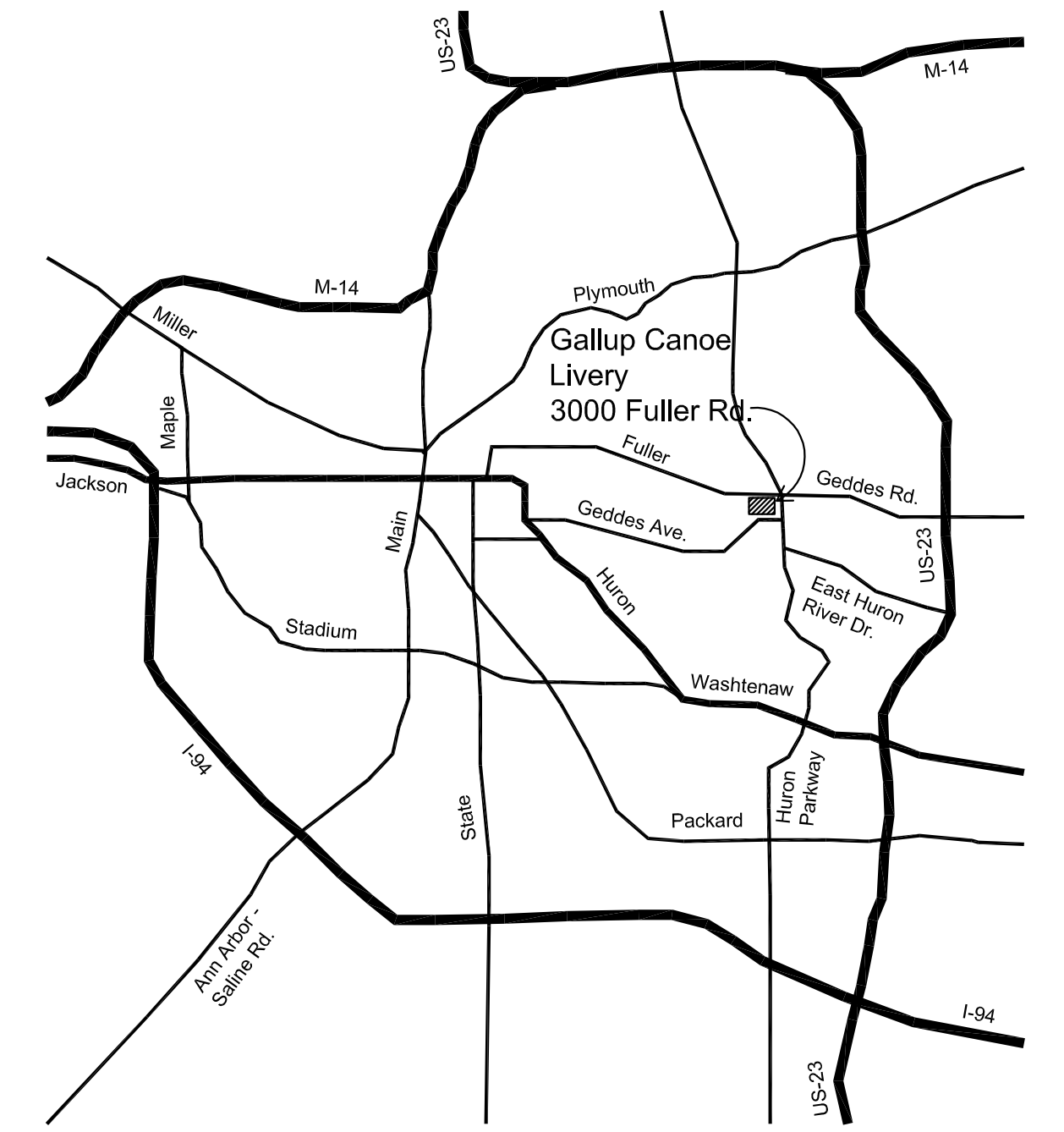
Ann Arbor, Michigan



TYPICAL DOCUMENT TAGS AND LABELS



TYPICAL MOUNTING HEIGHTS AND CLEARANCES
PICTURED ITEMS ARE NOT NECESSARILY PART OF CURRENT PROJECT. REFER TO CONSTRUCTION DOCUMENTS FOR ACTUAL PROJECT SCOPE.



Location Map
SCALE: none

Sheet	Title
T.1	TITLE SHEET
C.1	EXISTING CONDITIONS AND REMOVALS
C.2	DIMENSIONAL SITE PLAN
C.3	GRADING AND UTILITY PLAN
C.4	DETAILED GRADING PLAN
C.5	NON-MOTORIZED PATHWAY PROFILES
C.6	SOIL EROSION AND SEDIMENTATION CONTROL PLAN
C.7	LANDSCAPE PLAN
C.8	DETAILED LANDSCAPE PLAN
C.9	MISCELLANEOUS SITE DETAILS
C.10	MISCELLANEOUS SITE DETAILS
CA.0	SITE DEMOLITION - DOCKS AND PATIO
CA.1	SITE PLAN - DOCKS AND PATIO
CA.2	SITE DETAILS
A.0	DEMO PLAN
A.1	PLAN & ENLARGED PLAN
A.2	DOOR SCHEDULE AND DETAILS
A.3	INTERIOR ELEVATIONS & DETAILS

PROJECT NAME -
Gallup Canoe Livery

Building Summary:
 BUILDING FLOOR AREA: 2865 S.F. EXISTING
 BUILDING FLOOR AREA RENOVATED: Approx. 70 S.F., and misc. door hardware and casework alterations
 (NON-SPRINKLERED BUILDING)

USE GROUP: ASSEMBLY (A-2)
CONSTRUCTION TYPE: (EXISTING 5B)
DESIGN OCCUPANCY - EXISTING & UNAFFECTED

Code References:
 2009 MICHIGAN BUILDING CODE
 2009 REHABILITATION CODE FOR EXISTING BUILDINGS
 2009 MICHIGAN PLUMBING CODE
 2008 NATIONAL ELECTRICAL CODE
 2006 MICHIGAN MECHANICAL CODE
 ICC/ANSI A117.1-2003

Structural Engineer: (734) 213-0001 www.strucdesign.com

Civil Engineer:

Architect:
 113 South Fourth Avenue, Ann Arbor, Michigan 48104
 734-662-6070 FAX 734-662-3802 MaMa@MitchellandMouat.com

Registration Seals:

Mitchell and Mouat Architects
 734-662-6070 FAX 734-662-3802 MaMa@MitchellandMouat.com

Date: 01.07.13
 Issued For: Plan Review

Gallup Canoe Livery
 3000 Fuller Road
 Ann Arbor, Michigan 48105
 Project Number: 1116

Title Sheet

T.1

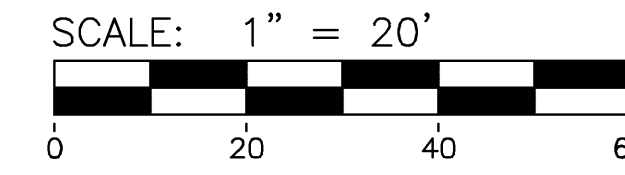
MITCHELL and MOUAT ARCHITECTS, Not Published. All Rights Reserved.

NOTES

1. ALL ITEMS NOT SHOWN FOR REMOVAL SHALL REMAIN IN PLACE AND IF DAMAGED REPLACED AT THE CONTRACTOR'S EXPENSE.
2. EXISTING LIVERY BUILDING AND PERGOLA W/ TIMBER COLUMNS TO REMAIN AND REPLACED IF DAMAGED. FOR ADDITIONAL REMOVALS PERTAINING TO LIVERY BUILDING PATIO AND SURROUNDING WALKS SEE ARCHITECTURAL PLANS.
3. RELOCATE PICNIC TABLES AND BENCHES TO FINAL LOCATION AS DIRECTED BY CITY OF ANN ARBOR STAFF.
4. ALL GRASS PAVERS AND BRICK PAVERS TO BE REMOVED.
5. ALL BUMPER BLOCKS WITHIN THE DISTURBANCE LIMITS SHALL BE STOCKPILED ON SITE IN AN ORDERLY MANNER FOR RE-USE DURING THE CONSTRUCTION PHASE. BUMPER BLOCKS NOT RE-USED SHALL BE MOVED TO A LOCATION AS DESIGNATED BY CITY OF ANN ARBOR STAFF.
6. ALL BOULDERS WITHIN DISTURBANCE LIMIT SHALL BE RELOCATED TO LOCATIONS AS DESIGNATED BY CITY OF ANN ARBOR STAFF.
7. EXISTING LIGHT POLE AND TRANSFORMER RELOCATION WORK TO BE PERFORMED BY OTHERS.
8. LANDSCAPING AREAS NORTH OF LIVERY BUILDING TO BE CLEARED AS NECESSARY FOR REQUIRED PROPOSED LANDSCAPING AS SHOWN ON SHEET C.7 AND C.8.
9. EXISTING HYDRANT TO BE REMOVED BY CITY OF ANN ARBOR UTILITIES DEPARTMENT PERSONNEL. CONTRACTOR TO COORDINATE REMOVAL WITH CITY PERSONNEL.

LEGEND

- 8.38 EXIST. CONTOUR
- +836.2 EXIST. SPOT ELEVATION
- ⊠ ELEC. TRANSFORMER
- ⊛ EXIST. LIGHT POLE
- t EXIST. TELEPHONE LINE
- e EXIST. ELECTRIC LINE
- g EXIST. GAS LINE
- g EXIST. GAS VALVE
- w EXIST. WATER MAIN
- h EXIST. HYDRANT
- v EXIST. GATE VALVE IN WELL
- b EXIST. CURB STOP & BOX
- r EXIST. STORM SEWER
- c EXIST. CATCH BASIN OR INLET
- s EXIST. SANITARY SEWER
- o EXIST. CLEANOUT
- ⊙ SIGN
- ⊞ MAILBOX
- ⊞ TELEPHONE RISER
- ⊞ ELECTRIC METER
- ⊞ GAS METER
- ⊙ POST
- ⊙ SINGLE TREE
- ⊞ FENCE
- ⊞ TREE OR BRUSH LIMIT
- ⊙ EXIST. BOULDER
- ⊙ FOUND IRON PIPE
- ⊙ CONTROL PT.
- ⊙ TIMBER SUPPORT COLUMNS
- ⊞ STONE WALL
- ⊞ AREA TO BE REMOVED
- ⊞ ITEMS TO BE REMOVED
- ⊞ LIMIT OF DISTURBANCE

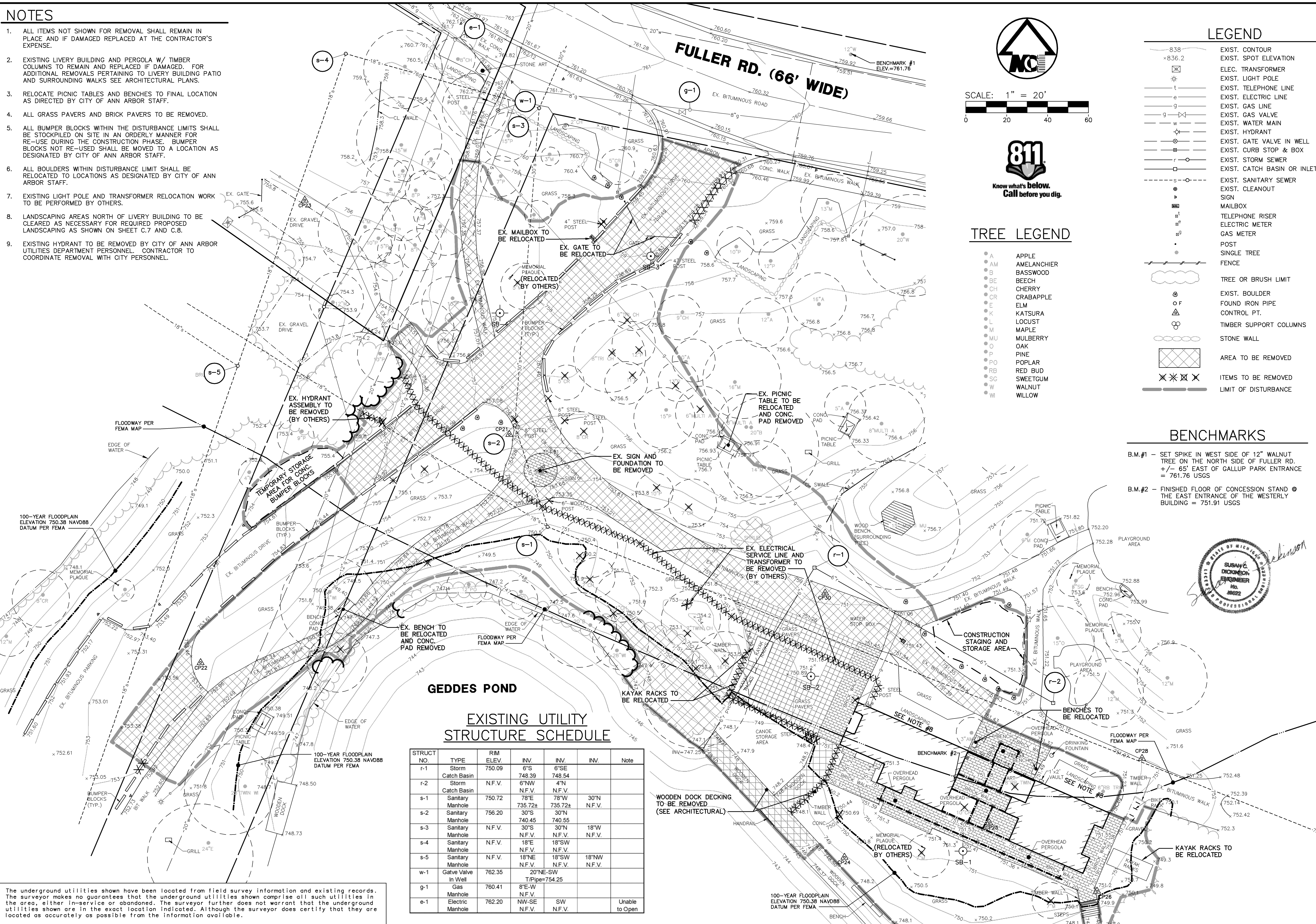
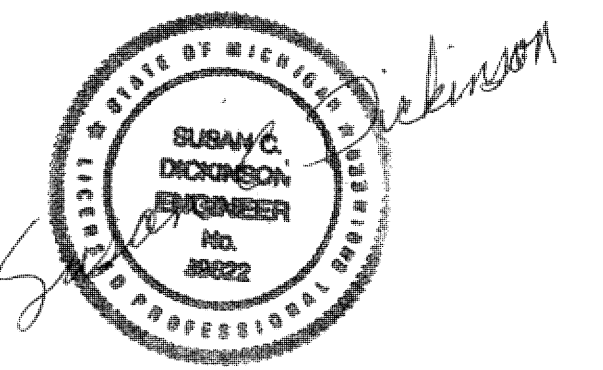


TREE LEGEND

- APPLE
- AM AMELANCHIER
- B BASSWOOD
- BE BEECH
- CH CHERRY
- CR CRABAPPLE
- E ELM
- K KATSURA
- L LOCUST
- M MAPLE
- MU MULBERRY
- O OAK
- P PINE
- PO POPLAR
- RB RED BUD
- SG SWEETGUM
- W WILLOW

BENCHMARKS

- B.M.#1 - SET SPIKE IN WEST SIDE OF 12" WALNUT TREE ON THE NORTH SIDE OF FULLER RD. +/- 65' EAST OF GALLUP PARK ENTRANCE = 761.76 USGS
- B.M.#2 - FINISHED FLOOR OF CONCESSION STAND @ THE EAST ENTRANCE OF THE WESTERLY BUILDING = 751.91 USGS



EXISTING UTILITY STRUCTURE SCHEDULE

STRUCT NO.	TYPE	RIM ELEV.	INV.	INV.	INV.	Note
r-1	Storm Catch Basin	750.09	6'S	6'SE		
r-2	Storm Catch Basin	N.F.V.	6'NW	4'N		
s-1	Sanitary Manhole	750.72	78'E	78'W	30'N	
s-2	Sanitary Manhole	756.20	30'S	30'N	N.F.V.	
s-3	Sanitary Manhole	N.F.V.	30'S	30'N	18'W	
s-4	Sanitary Manhole	N.F.V.	18'E	18'SW	N.F.V.	
s-5	Sanitary Manhole	N.F.V.	18'NE	18'SW	18'NW	
w-1	Gate Valve In Well	762.35	20'NE-SW	N.F.V.	N.F.V.	
g-1	Gas Manhole	760.41	8'E-W	N.F.V.		
e-1	Electric Manhole	762.20	NW-SE	SW		Unable to Open

The underground utilities shown have been located from field survey information and existing records. 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 the surveyor does certify that they are located as accurately as possible from the information available.

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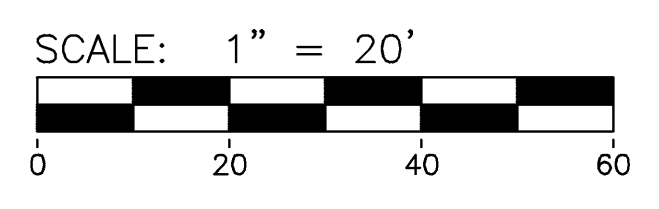
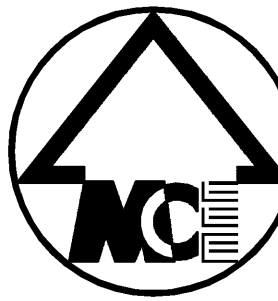
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Ann Arbor, MI 48104
ATTN: Mr. John Mount
734-662-3802

GALLUP PARK LIVERY
CONSTRUCTION DOCUMENTS
EXISTING CONDITIONS AND REMOVALS

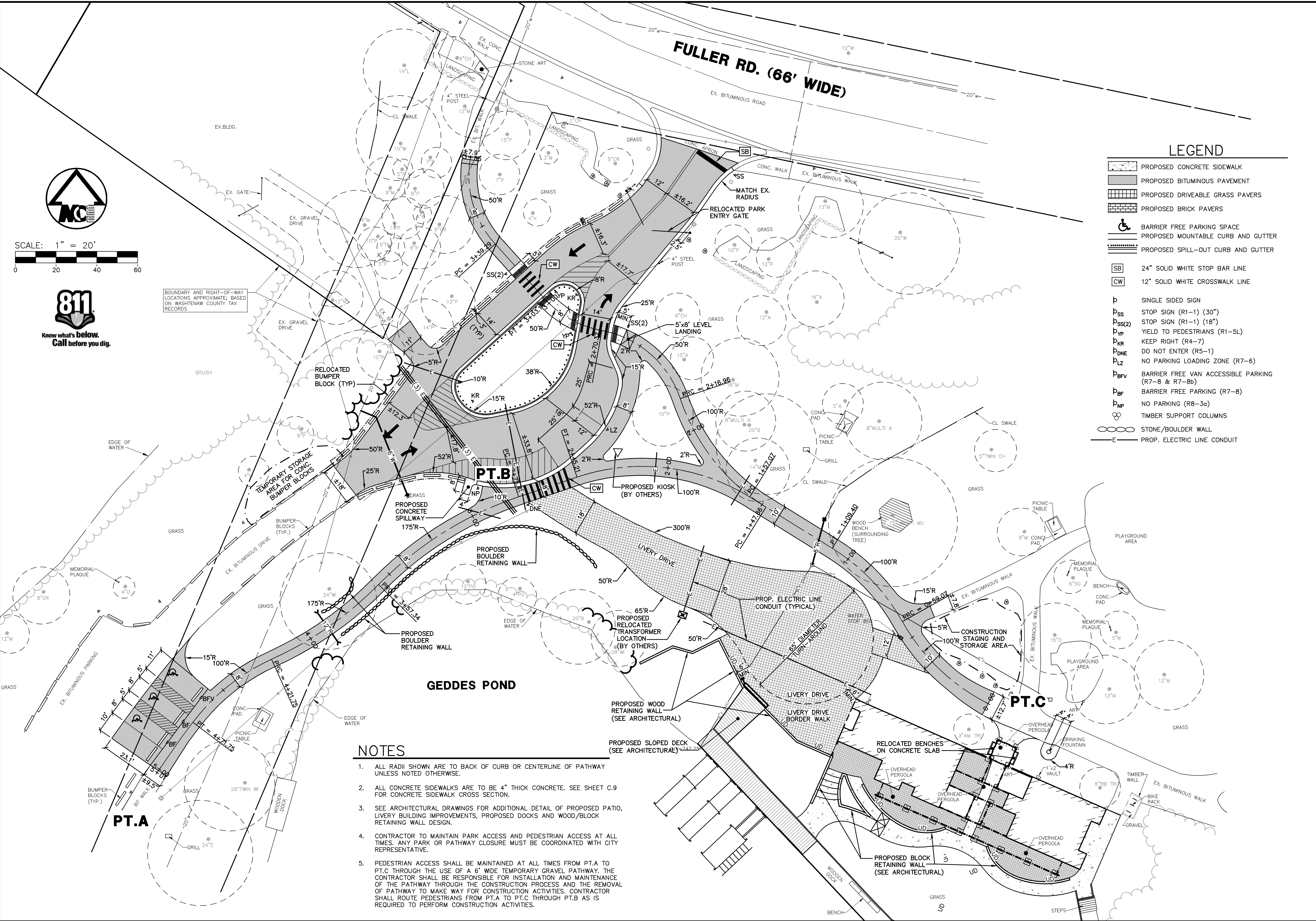
C.1

JOB NO.	11119
DATE	1/23/12
SHEET	1 OF 436
REV. DATE	
1. ADD. NO.	12/19/12 CAD: SBF
2. PLAN REVIEW	1/7/13 ENC: SCD
	TECH: SCD
	CONSULTANT: 11119X1

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BOUNDARY AND RIGHT-OF-WAY LOCATIONS APPROXIMATE; BASED ON WASHTENAW COUNTY TAX RECORDS



LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED DRIVEABLE GRASS PAVERS
- PROPOSED BRICK PAVERS
- BARRIER FREE PARKING SPACE
- PROPOSED MOUNTABLE CURB AND GUTTER
- PROPOSED SPILL-OUT CURB AND GUTTER
- 24" SOLID WHITE STOP BAR LINE
- 12" SOLID WHITE CROSSWALK LINE
- SINGLE SIDED SIGN
- STOP SIGN (R1-1) (30")
- STOP SIGN (R1-1) (18")
- YIELD TO PEDESTRIANS (R1-5L)
- KEEP RIGHT (R4-7)
- DO NOT ENTER (R5-1)
- NO PARKING LOADING ZONE (R7-6)
- BARRIER FREE VAN ACCESSIBLE PARKING (R7-8 & R7-8b)
- BARRIER FREE PARKING (R7-8)
- NO PARKING (R8-3a)
- TIMBER SUPPORT COLUMNS
- STONE/BOULDER WALL
- PROP. ELECTRIC LINE CONDUIT

NOTES

1. ALL RADII SHOWN ARE TO BACK OF CURB OR CENTERLINE OF PATHWAY UNLESS NOTED OTHERWISE.
2. ALL CONCRETE SIDEWALKS ARE TO BE 4" THICK CONCRETE. SEE SHEET C.9 FOR CONCRETE SIDEWALK CROSS SECTION.
3. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL DETAIL OF PROPOSED PATIO, LIVERY BUILDING IMPROVEMENTS, PROPOSED DOCKS AND WOOD/BLOCK RETAINING WALL DESIGN.
4. CONTRACTOR TO MAINTAIN PARK ACCESS AND PEDESTRIAN ACCESS AT ALL TIMES. ANY PARK OR PATHWAY CLOSURE MUST BE COORDINATED WITH CITY REPRESENTATIVE.
5. PEDESTRIAN ACCESS SHALL BE MAINTAINED AT ALL TIMES FROM P.T.A TO P.T.C THROUGH THE USE OF A 6' WIDE TEMPORARY GRAVEL PATHWAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF THE PATHWAY THROUGH THE CONSTRUCTION PROCESS AND THE REMOVAL OF PATHWAY TO MAKE WAY FOR CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL ROUTE PEDESTRIANS FROM P.T.A TO P.T.C THROUGH P.T.B AS IS REQUIRED TO PERFORM CONSTRUCTION ACTIVITIES.

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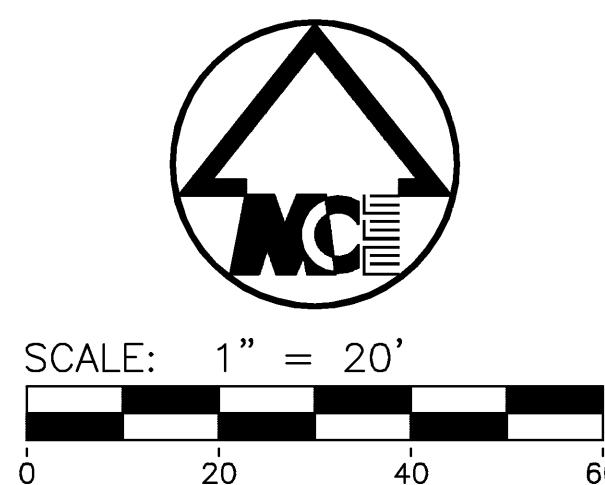
GALLUP PARK LIVERY
 CONSTRUCTION DOCUMENTS
 DIMENSIONAL SITE PLAN

C.2

JOB No.	11119
DATE	1/23/12
SHEET	2 OF 2
REV. DATE	REV. DATE
1. ADD TEMPORARY PATHWAY NOTE	2/27/12
2. ADD MISC. NOTES AND (3)	ENG. SCD
3. CONSULTS ACROSS MAIN DRIVEWAY	12/19/12
3. PLAN REVIEW	1/7/13
CONSULTANT	TECH. SCD
CONSULTANT	348

NOTES

- SEE SHEET C.4 FOR DETAILED GRADING OF LIVERY PATIO AND SURROUNDING AREA.
- ALL GRADING WITHIN 3 FEET OF TREE TRUNK SHALL BE PERFORMED WITH THE USE OF HAND TOOLS.
- ALL SIDEWALKS AND PATHWAYS SHALL BE ADA COMPLIANT. PATHWAY RAMPS AT CROSSWALKS TO MEET THE REQUIREMENTS OF MDOT STANDARD PLAN R-29-G AND THE CITY OF ANN ARBOR.
- SHOWN PROPOSED ELECTRIC LINE CONDUIT SHALL BE 3" PVC SCH 80 CONDUIT. ELECTRICAL LINES TO BE INSTALLED BY OTHERS.
- PROPOSED TRANSFORMER TO BE INSTALLED BY OTHERS. CONTRACTOR SHALL COORDINATE TRANSFORMER AND ELECTRICAL LINE INSTALLATION WITH DTE ENERGY.
- PROPOSED HYDRANT AND LEAD TO BE INSTALLED BY THE CITY OF ANN ARBOR UTILITIES DEPARTMENT. CONTRACTOR SHALL COORDINATE HYDRANT INSTALLATION WITH UTILITIES DEPARTMENT PERSONNEL.
- SEE SHEET C.9 FOR TRENCH DRAIN DETAIL.
- UNDERDRAIN ADJACENT TO WOOD RETAINING WALL SHALL BE 6" PERFORATED PVC PIPE. UNDERDRAIN ADJACENT TO BLOCK RETAINING WALLS IN PATIO AREA SHALL BE 4" PERFORATED PVC PIPE.
- PROPOSED 6" STORM SEWER TO BE PVC SCHD 40 PIPE. PROPOSED 12" CULVERT TO BE ADS N-12 PLASTIC PIPE OR APPROVED EQUIVALENT.
- ALL RETAINING WALLS SHALL HAVE A MAXIMUM HEIGHT OF 42 INCHES.



LEGEND

- 755 EXIST. CONTOUR
- 755.2 EXIST. OVERHEAD UTILITY LINE
- x755.2 EXIST. SPOT ELEVATION
- 755.20 PROP. SPOT ELEVATION
- T/W TOP OF WALL
- EH ELEC. TRANSFORMER
- OH EXIST. OVERHEAD UTILITY LINE
- * EXIST. LIGHT POLE
- EX EXIST. LIGHT POLE
- t EXIST. TELEPHONE LINE
- e EXIST. ELECTRIC LINE
- E PROP. ELECTRIC LINE CONDUIT
- g EXIST. GAS LINE
- g EXIST. GAS VALVE
- w EXIST. WATER MAIN
- H EXIST. HYDRANT
- PROP. HYDRANT
- EXIST. GATE VALVE IN WELL
- EXIST. CURB STOP & BOX
- R EXIST. STORM SEWER
- PROP. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- PROP. CATCH BASIN OR INLET
- UD PROP. UNDERDRAIN
- CULVERT
- EXIST. SANITARY SEWER
- EXIST. CLEANOUT
- C/L OF DITCH
- SIGN
- MAILBOX
- TELEPHONE RISER
- ELECTRIC METER
- GAS METER
- POST
- SINGLE TREE
- FENCE
- TREE OR BRUSH LIMIT
- ⊙ EXIST. BOULDER
- FOUND IRON PIPE
- △ CONTROL PT.
- TIMBER SUPPORT COLUMNS
- STONE/BOULDER WALL
- LIMIT OF DISTURBANCE



FLOODWAY PER FEMA MAP

EDGE OF WATER

100-YEAR FLOODPLAIN ELEVATION 750.38 NAVD88 DATUM PER FEMA

GEDDES POND

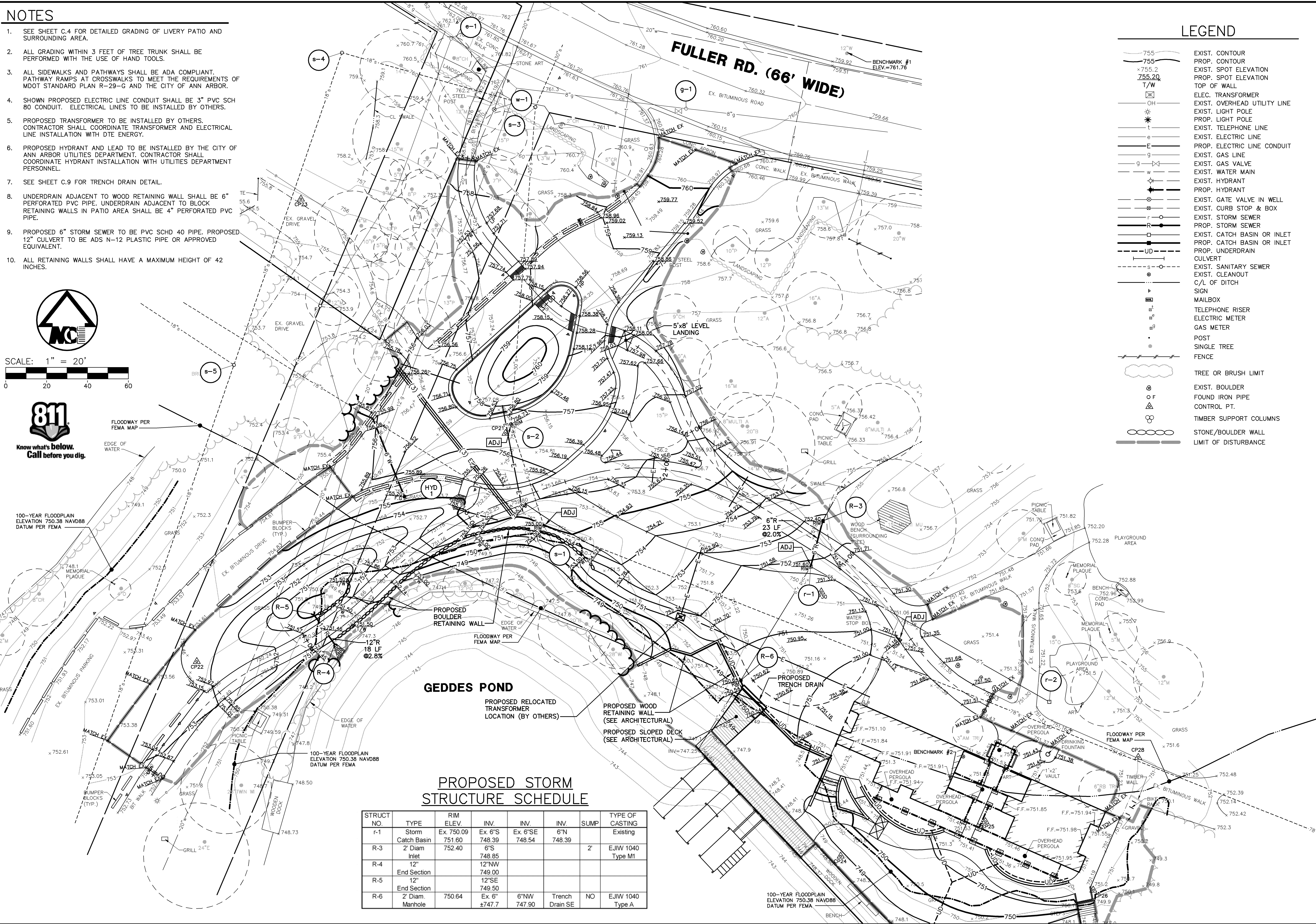
PROPOSED RELOCATED TRANSFORMER LOCATION (BY OTHERS)

PROPOSED WOOD RETAINING WALL (SEE ARCHITECTURAL)

PROPOSED SLOPED DECK (SEE ARCHITECTURAL)

PROPOSED STORM STRUCTURE SCHEDULE

STRUCT NO.	TYPE	RIM ELEV.	INV.	INV. 6°S	INV. 6°SE	INV. 6°N	SUMP	TYPE OF CASTING
r-1	Storm Catch Basin	Ex. 750.09	Ex. 751.80	748.39	748.54	748.39		Existing
R-3	2' Diam Inlet	752.40	6" 748.85				2'	EJIW 1040 Type M1
R-4	12" End Section		12"NW 749.00					
R-5	12" End Section		12"SE 749.50					
R-6	2' Diam Manhole	750.64	Ex. 6" ±747.7	6"NW 747.90			Trench Drain SE	NO EJIW 1040 Type A



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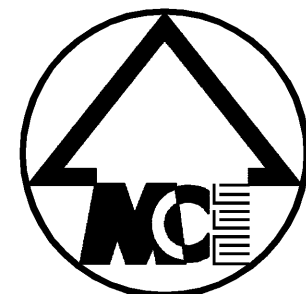
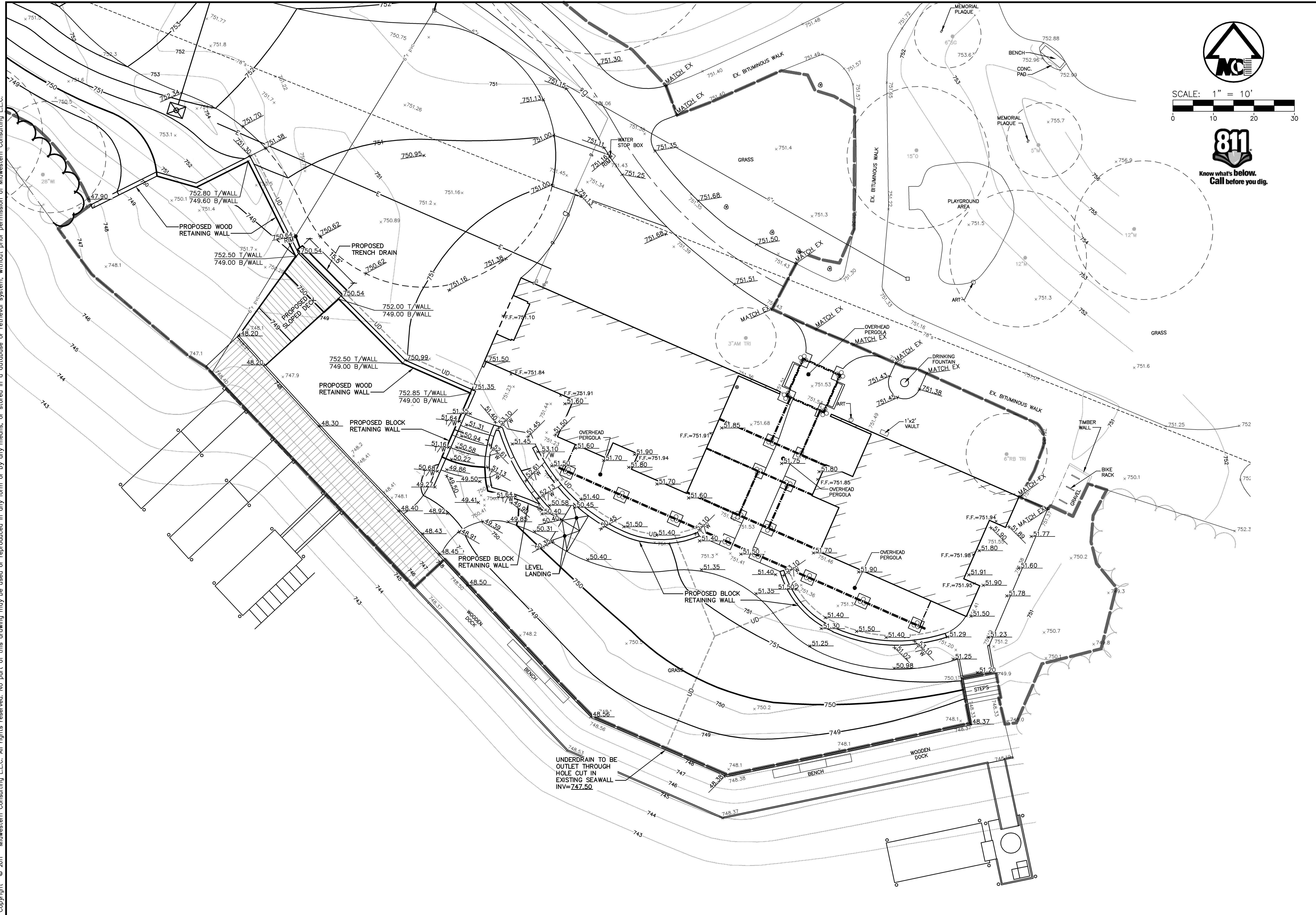
GALLUP PARK LIVERY
 CONSTRUCTION DOCUMENTS
 GRADING AND UTILITY PLAN

C.3

JOB No.	11119
DATE	1/23/12
SHEET	3 OF 3
REV. DATE	
1. REV. DATE	12/19/12
2. AND DISTURBANCE LIMIT	1/7/13
3. PLAN REVIEW	
CONSTRUCTION	

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SCALE: 1" = 10'
0 10 20 30



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Fax: 734.995.0599

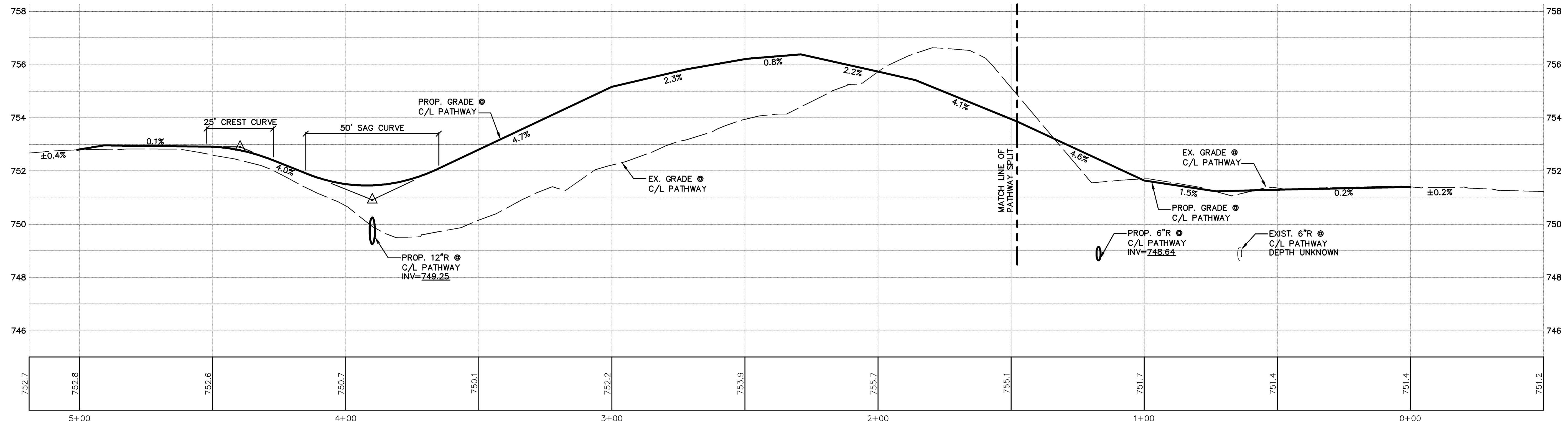
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ATTN: Mr. John Mount
734-662-3802

GALLUP PARK LIVERY
CONSTRUCTION DOCUMENTS
DETAILED GRADING PLAN

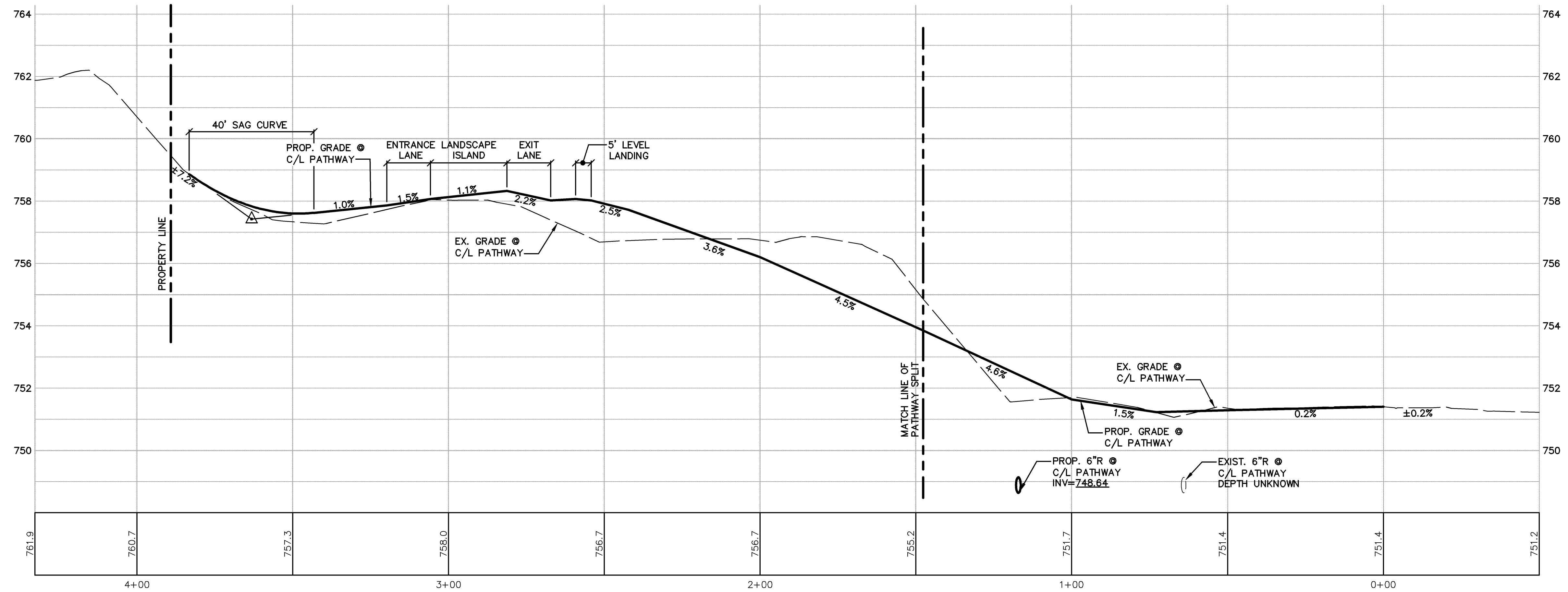
C.4

JOB No.	11119	DATE:	1/23/12
REVISIONS:		SHEET:	4 OF 4
1. REV. DISTURBANCE LIMIT SOUTHWEST		CADD:	S&F
2. PLAN REVIEW		ENG.:	SCD
		TECH.:	SCD
		CONST.:	11119P1
			436

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WEST TO EAST PATHWAY



NORTHWEST TO EAST PATHWAY

DATE: 1/23/12	REV. DATE
SHEET: 5 OF	1/27/13
CADD: SGF	ENG: SCD
TECH: SCD	CONSTR: 111196P1
	436

NOTES

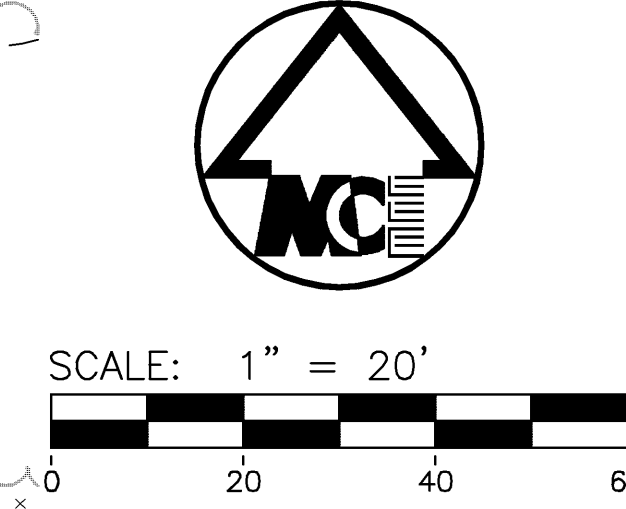
1. ALL DISTURBED LAWN AREAS IN ADDITION TO THOSE SHOWN SHALL BE SEEDED AND MULCHED.
2. FOR SOIL EROSION AND SEDIMENTATION CONTROL DETAILS SEE SHEET C.10.
3. SEE LANDSCAPE PLANS FOR ADDITIONAL DETAIL AS TO SEEDING LIMITS AND OTHER GROUND COVER METHODS.

SOIL EROSION / SEDIMENT CONTROL NOTES

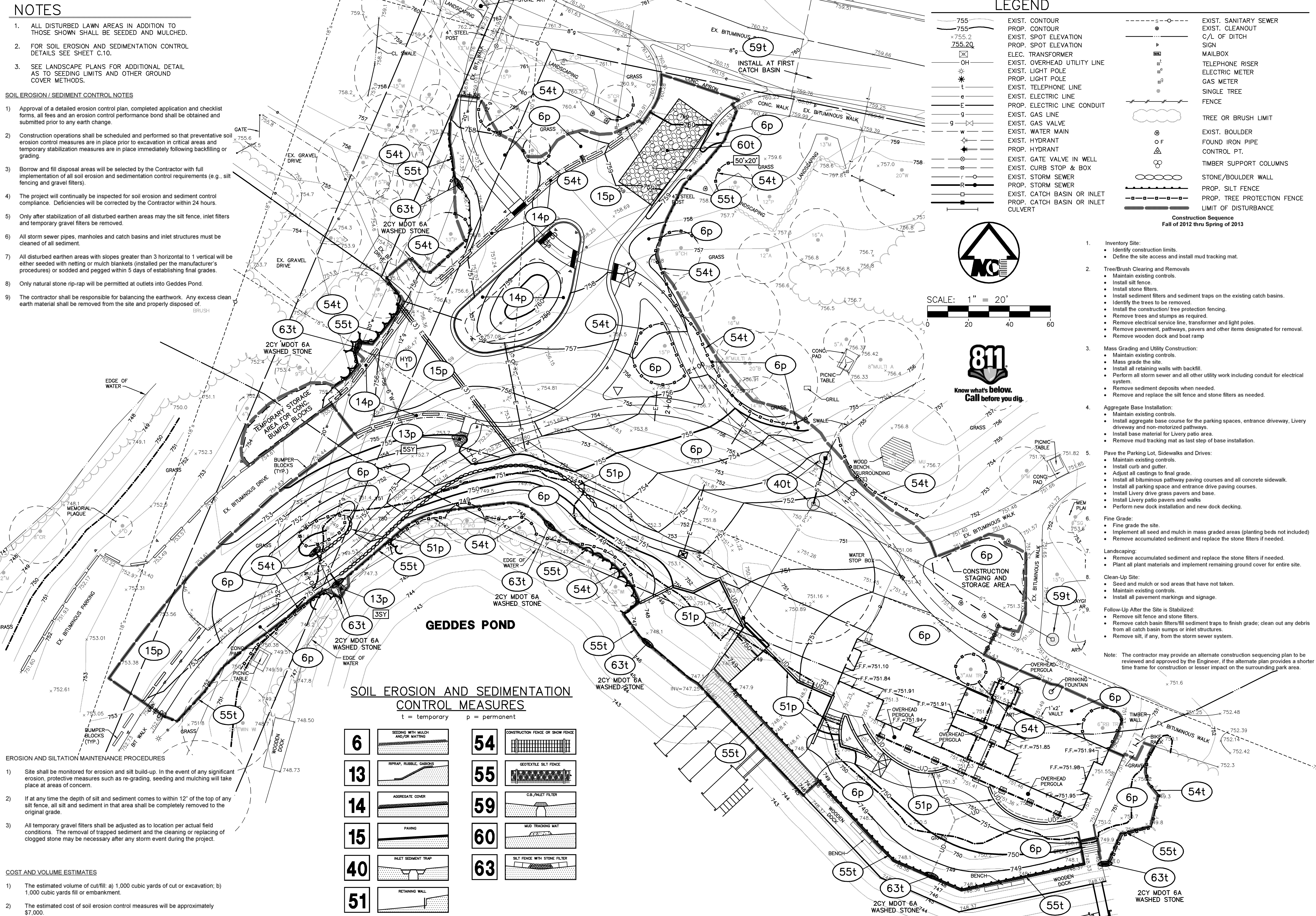
- 1) Approval of a detailed erosion control plan, completed application and checklist forms, all fees and an erosion control performance bond shall be obtained and submitted prior to any earth change.
- 2) Construction operations shall be scheduled and performed so that preventative soil erosion control measures are in place prior to excavation in critical areas and temporary stabilization measures are in place immediately following backfilling or grading.
- 3) Borrow and fill disposal areas will be selected by the Contractor with full implementation of all soil erosion and sedimentation control requirements (e.g., silt fencing and gravel filters).
- 4) The project will continually be inspected for soil erosion and sediment control compliance. Deficiencies will be corrected by the Contractor within 24 hours.
- 5) Only after stabilization of all disturbed earthen areas may the silt fence, inlet filters and temporary gravel filters be removed.
- 6) All storm sewer pipes, manholes and catch basins and inlet structures must be cleaned of all sediment.
- 7) All disturbed earthen areas with slopes greater than 3 horizontal to 1 vertical will be either seeded with netting or mulch blankets (installed per the manufacturer's procedures) or sodded and pegged within 5 days of establishing final grades.
- 8) Only natural stone rip-rap will be permitted at outlets into Geddes Pond.
- 9) The contractor shall be responsible for balancing the earthwork. Any excess clean earth material shall be removed from the site and properly disposed of.

LEGEND

- | | | | |
|--------|------------------------------|-------------|-----------------------------|
| 755 | EXIST. CONTOUR | ---s---o--- | EXIST. SANITARY SEWER |
| 755.2 | PROP. CONTOUR | ---o--- | EXIST. CLEANOUT |
| 755.20 | EXIST. SPOT ELEVATION | ---x--- | C/L OF DITCH |
| OH | PROP. SPOT ELEVATION | ---x--- | SIGN |
| OH | ELEC. TRANSFORMER | ---x--- | MAILBOX |
| OH | EXIST. OVERHEAD UTILITY LINE | ---x--- | TELEPHONE RISER |
| OH | EXIST. LIGHT POLE | ---x--- | ELECTRIC METER |
| OH | PROP. LIGHT POLE | ---x--- | GAS METER |
| OH | EXIST. TELEPHONE LINE | ---x--- | SINGLE TREE |
| OH | EXIST. ELECTRIC LINE | ---x--- | FENCE |
| OH | PROP. ELECTRIC LINE CONDUIT | ---x--- | TREE OR BRUSH LIMIT |
| OH | EXIST. GAS LINE | ---x--- | EXIST. BOULDER |
| OH | EXIST. GAS VALVE | ---x--- | FOUND IRON PIPE |
| OH | EXIST. WATER MAIN | ---x--- | CONTROL PT. |
| OH | EXIST. HYDRANT | ---x--- | TIMBER SUPPORT COLUMNS |
| OH | PROP. HYDRANT | ---x--- | STONE/BOULDER WALL |
| OH | EXIST. GATE VALVE IN WELL | ---x--- | PROP. SILT FENCE |
| OH | EXIST. CURB STOP & BOX | ---x--- | PROP. TREE PROTECTION FENCE |
| OH | EXIST. STORM SEWER | ---x--- | LIMIT OF DISTURBANCE |
| OH | PROP. STORM SEWER | ---x--- | |
| OH | EXIST. CATCH BASIN OR INLET | ---x--- | |
| OH | PROP. CATCH BASIN OR INLET | ---x--- | |
| OH | CULVERT | ---x--- | |



- Construction Sequence**
Fall of 2012 thru Spring of 2013
1. Inventory Site:
 - Identify construction limits.
 - Define the site access and install mud tracking mat.
 2. Tree/Brush Clearing and Removals:
 - Maintain existing controls.
 - Install silt fence.
 - Install stone filters.
 - Install sediment filters and sediment traps on the existing catch basins.
 - Identify the trees to be removed.
 - Install the construction/tree protection fencing.
 - Remove trees and stumps as required.
 - Remove electrical service line, transformer and light poles.
 - Remove pavement, pathways, pavers and other items designated for removal.
 - Remove wooden dock and boat ramp.
 3. Mass Grading and Utility Construction:
 - Maintain existing controls.
 - Mass grade the site.
 - Install all retaining walls with backfill.
 - Perform all storm sewer and all other utility work including conduit for electrical system.
 - Remove sediment deposits when needed.
 - Remove and replace the silt fence and stone filters as needed.
 4. Aggregate Base Installation:
 - Maintain existing controls.
 - Install aggregate base course for the parking spaces, entrance driveway, Livery driveway and non-motorized pathways.
 - Install base material for Livery patio area.
 - Remove mud tracking mat as last step of base installation.
 5. Pave the Parking Lot, Sidewalks and Drives:
 - Maintain existing controls.
 - Install curb and gutter.
 - Adjust all castings to final grade.
 - Install all bituminous pathway paving courses and all concrete sidewalk.
 - Install all parking space and entrance drive paving courses.
 - Install Livery drive grass pavers and base.
 - Install Livery patio pavers and walks.
 - Perform new dock installation and new dock decking.
 6. Fine Grade:
 - Fine grade the site.
 - Implement all seed and mulch in mass graded areas (planting beds not included).
 - Remove accumulated sediment and replace the stone filters if needed.
 7. Landscaping:
 - Remove accumulated sediment and replace the stone filters if needed.
 - Plant all plant materials and implement remaining ground cover for entire site.
 8. Clean-Up Site:
 - Seed and mulch or sod areas that have not taken.
 - Maintain existing controls.
 - Install all pavement markings and signage.
 9. Follow-Up After the Site is Stabilized:
 - Remove silt fence and stone filters.
 - Remove catch basin filters/fill sediment traps to finish grade; clean out any debris from all catch basin sumps or inlet structures.
 - Remove silt, if any, from the storm sewer system.
- Note: The contractor may provide an alternate construction sequencing plan to be reviewed and approved by the Engineer, if the alternate plan provides a shorter time frame for construction or lesser impact on the surrounding park area.



SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

6	SEEDING WITH MULCH AND/OR MATING	54	CONSTRUCTION FENCE OR SNOW FENCE
13	RRAP, RUBBLE, GABIENS	55	GEOTEXTILE SILT FENCE
14	AGGREGATE COVER	59	C/S/INLET FILTER
15	PAVING	60	MUD TRACKING MAT
40	INLET SEDIMENT TRAP	63	SILT FENCE WITH STONE FILTER
51	RETAINING WALL		

EROSION AND SILTATION MAINTENANCE PROCEDURES

- 1) Site shall be monitored for erosion and silt build-up. In the event of any significant erosion, protective measures such as re-grading, seeding and mulching will take place at areas of concern.
- 2) If at any time the depth of silt and sediment comes to within 12" of the top of any silt fence, all silt and sediment in that area shall be completely removed to the original grade.
- 3) All temporary gravel filters shall be adjusted as to location per actual field conditions. The removal of trapped sediment and the cleaning or replacing of clogged stone may be necessary after any storm event during the project.

COST AND VOLUME ESTIMATES

- 1) The estimated volume of cut/fill: a) 1,000 cubic yards of cut or excavation; b) 1,000 cubic yards fill or embankment.
- 2) The estimated cost of soil erosion control measures will be approximately \$7,000.

JOB No.	11119
DATE	1/23/12
REV. DATE	REV. DATE
SHEET 6 OF	SHEET 6 OF
1. REV. DISTURBANCE LIMIT PER MDEQ	12/19/12
2. PLAN REVIEW	1/7/13
ENC. SCD	ENC. SCD
TECH. SCD	TECH. SCD
CONST. ILLUSTR.	CONST. ILLUSTR.
436	436

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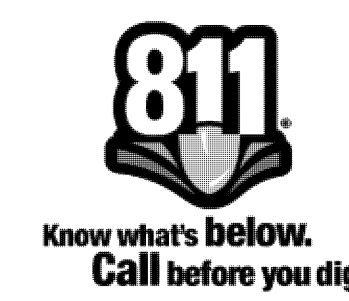
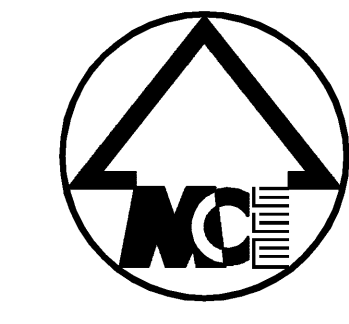
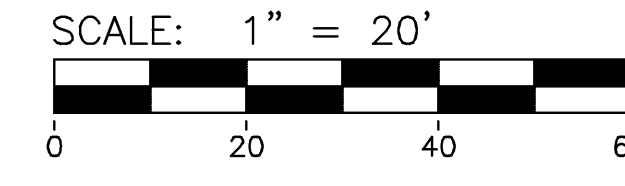
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LANDSCAPE NOTES

- Water outlets will be provided within 150 feet of all required plantings.
- Plant materials shall be selected and installed in accordance with standards established by the City Parks and Recreation Department.
- All diseased, damaged or dead material shown on the site plan as proposed plantings shall be replaced by the end of the following growing season.
- Restore disturbed areas with a minimum of three (3) inches of topsoil and then seed or sod, fertilize, and mulch. Fertilizer for the initial installation of lawns shall provide not less than one (1) pound of actual nitrogen per 1000 sq ft of lawn area and shall contain not less than two percent (2%) potassium and four percent (4%) phosphoric acid. After the first growing season, only fertilizers that contain no phosphorus shall be used on the site. Seed mix shall consist as follows:
 15% Rugby Kentucky Bluegrass
 10% Park Kentucky Bluegrass
 40% Ruby Creeping Red Fescue
 15% Pennine Perennial Ryegrass
 20% Scalds Hard Fescue
 Seed shall be applied at a rate of five pounds (5 lbs) per 1000 sq ft. Mulch within 24 hours with two (2) tons of straw per acre, or 71 bales of excelsior mulch per acre. Anchor straw mulch with spray coating of adhesive material applied at the rate of 150 gals/acre.
- Deciduous plants shall be planted between March 1 and May 15 and from October 1 until the prepared soil becomes frozen. Evergreen plants shall be planted between March 1 and June 1 and from August 15 and September 15.
- All plants except ground cover are to receive three (3) inches of double shredded hardwood bark mulch as shown on the plans.
- All planting areas and stone mulch areas shall receive woven geotextile fabric under the mulch.
- All trees to be located a minimum of 10 feet from public utilities.
- All single trunk, deciduous trees shall have a straight and a symmetrical crown with a central leader. One sided trees or those with thin or open crowns shall not be accepted.
- All evergreen trees shall be branched fully to the ground, symmetrical in shape and have not been sheared in the last three (3) growing seasons.
- Shade trees are to be a minimum of 15 feet on center. Evergreen trees are to be minimum of 12 feet on center.
- All compacted subgrade soils in proposed landscape areas, including the rain garden, shall be tilled to a minimum 12 inch depth prior to placement of topsoil, geotextile fabric, or other planting media as specified.
- Existing ornamental grasses in front of building are to be protected during construction. These will be hand dug, divided, and re-planted in the locations shown on the plans.
- Stone mulch shall be The Rock Shoppe's "Arctic Rainbow", Plymouth, MI, or approved alternate. No smooth or round stone shall be approved. Stone must be small and angular.

LEGEND

- EXIST. CONTOUR
- PROP. CONTOUR
- EXIST. SPOT ELEVATION
- PROP. SPOT ELEVATION
- ELEC. TRANSFORMER
- EXIST. OVERHEAD UTILITY LINE
- EXIST. LIGHT POLE
- PROP. LIGHT POLE
- EXIST. TELEPHONE LINE
- EXIST. ELECTRIC LINE
- EXIST. GAS LINE
- EXIST. GAS VALVE
- EXIST. WATER MAIN
- EXIST. HYDRANT
- EXIST. GATE VALVE IN WELL
- EXIST. CURB STOP & BOX
- EXIST. STORM SEWER
- PROP. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- PROP. CATCH BASIN OR INLET
- EXIST. CULVERT
- EXIST. SANITARY SEWER
- EXIST. CLEANOUT
- C/L OF DITCH
- SIGN
- MAILBOX
- TELEPHONE RISER
- ELECTRIC METER
- GAS METER
- POST
- SINGLE TREE
- FENCE
- TREE OR BRUSH LIMIT
- EXIST. BOULDER
- FOUND IRON PIPE
- CONTROL PT.
- TIMBER SUPPORT COLUMNS
- STONE WALL



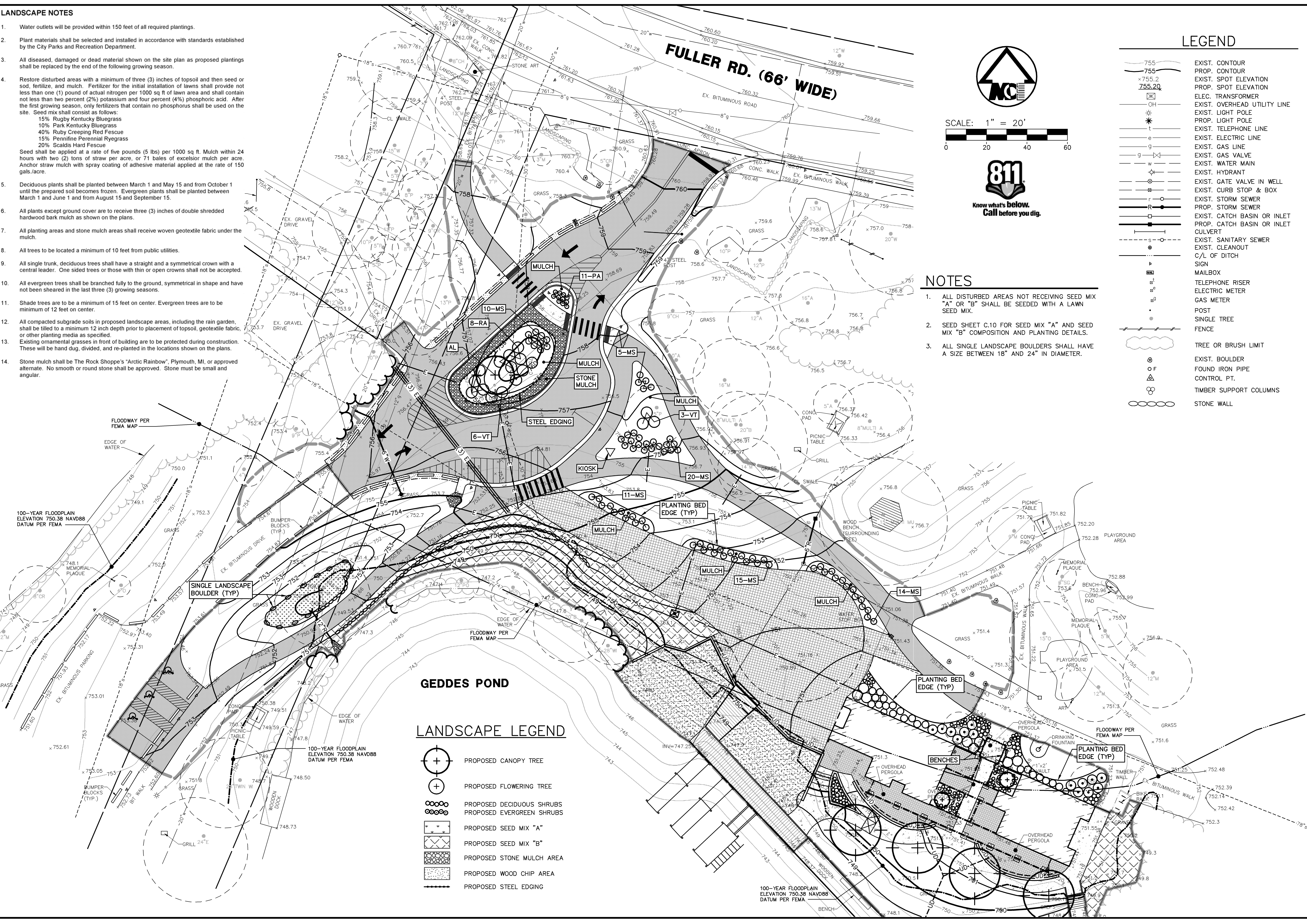
NOTES

- ALL DISTURBED AREAS NOT RECEIVING SEED MIX "A" OR "B" SHALL BE SEEDED WITH A LAWN SEED MIX.
- SEED SHEET C.10 FOR SEED MIX "A" AND SEED MIX "B" COMPOSITION AND PLANTING DETAILS.
- ALL SINGLE LANDSCAPE BOULDERS SHALL HAVE A SIZE BETWEEN 18" AND 24" IN DIAMETER.

GEDDES POND

LANDSCAPE LEGEND

- PROPOSED CANOPY TREE
- PROPOSED FLOWERING TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED EVERGREEN SHRUBS
- PROPOSED SEED MIX "A"
- PROPOSED SEED MIX "B"
- PROPOSED STONE MULCH AREA
- PROPOSED WOOD CHIP AREA
- PROPOSED STEEL EDGING



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 Planners, Surveyors
 Landscape Architects
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 Phone: 734.995.0200
 Fax: 734.995.0599

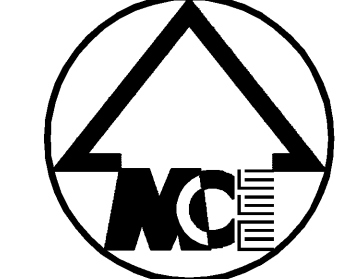
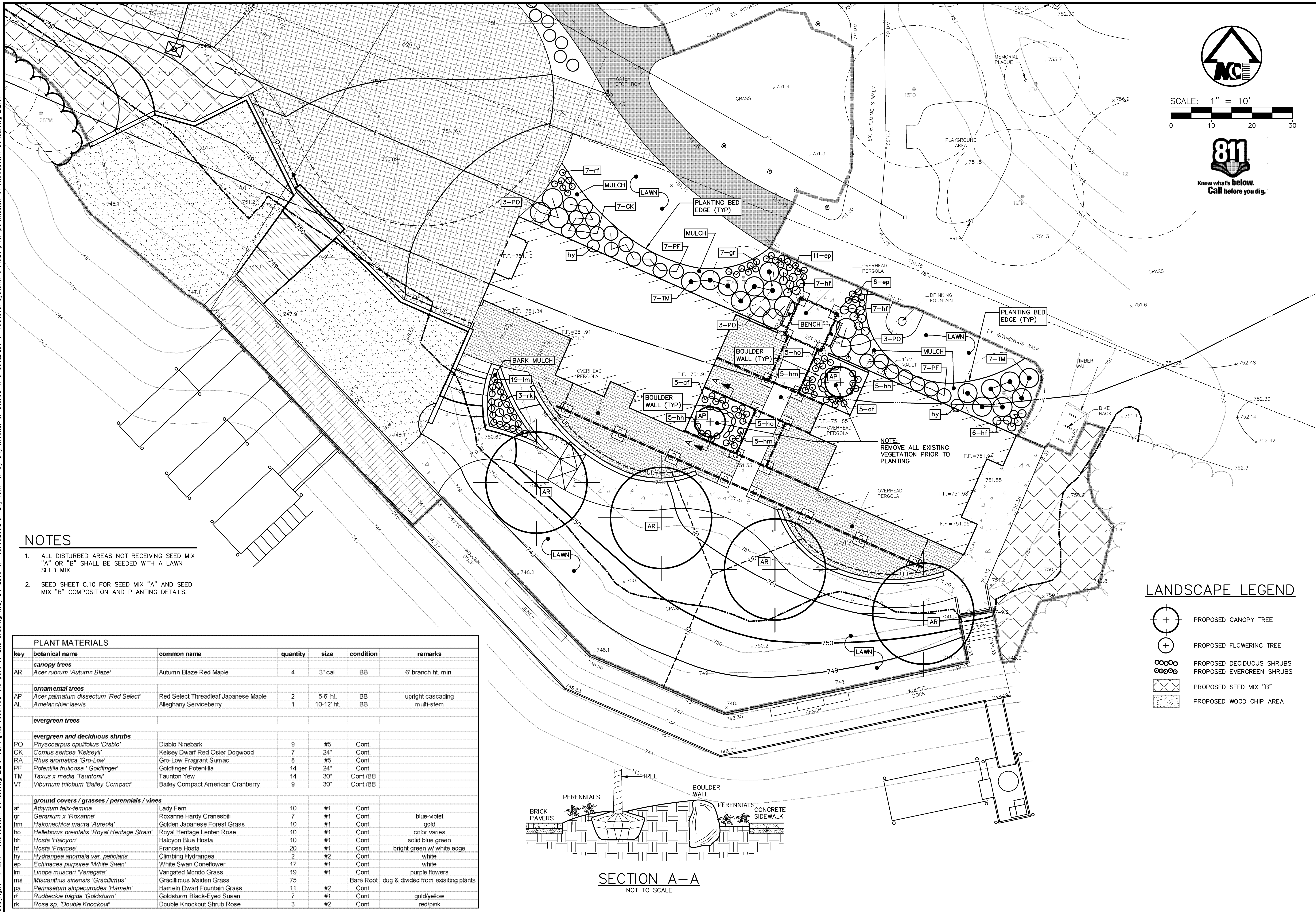
CLIENT
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 113 S. Fourth Ave.
 Ann Arbor, MI 48104
 ATTN: Mr. John Mount
 734-662-3802

GALLUP PARK LIVERY
 CONSTRUCTION DOCUMENTS
 LANDSCAPE PLAN

C.7

JOB No.	11119
DATE	1/23/12
SHEET	7 OF 7
REV. DATE	REV. DATE
1. REV. DISTURBANCE LIMIT PER MDEQ	12/19/12 CAD: SFG/WJ
2. PLAN REVIEW	ENR: SCD 1/7/13 TECH: SCD
	CONST: 11119B1P 436

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SCALE: 1" = 10'



NOTES

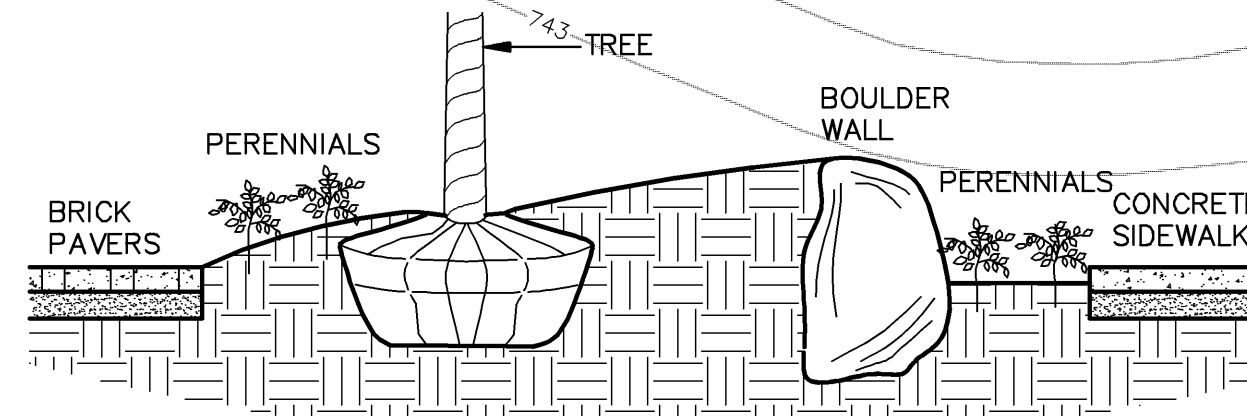
1. ALL DISTURBED AREAS NOT RECEIVING SEED MIX "A" OR "B" SHALL BE SEEDED WITH A LAWN SEED MIX.
2. SEED SHEET C.10 FOR SEED MIX "A" AND SEED MIX "B" COMPOSITION AND PLANTING DETAILS.

PLANT MATERIALS

key	botanical name	common name	quantity	size	condition	remarks
canopy trees						
AR	<i>Acer rubrum</i> 'Autumn Blaze'	Autumn Blaze Red Maple	4	3" cal.	BB	6' branch ht. min.
ornamental trees						
AP	<i>Acer palmatum</i> dissectum 'Red Select'	Red Select Threadleaf Japanese Maple	2	5-6' ht.	BB	upright cascading
AL	<i>Amelanchier laevis</i>	Allegheny Serviceberry	1	10-12' ht.	BB	multi-stem
evergreen trees						
evergreen and deciduous shrubs						
PO	<i>Physocarpus opulifolius</i> 'Diablo'	Diablo Ninebark	9	#5	Cont.	
CK	<i>Cornus sericea</i> 'Kelseyii'	Kelsey Dwarf Red Osier Dogwood	7	24"	Cont.	
RA	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	8	#5	Cont.	
PF	<i>Potentilla fruticosa</i> 'Goldfinger'	Goldfinger Potentilla	14	24"	Cont.	
TM	<i>Taxus x media</i> 'Tauntonii'	Taunton Yew	14	30"	Cont./BB	
VT	<i>Viburnum trilobum</i> 'Bailey Compact'	Bailey Compact American Cranberry	9	30"	Cont./BB	
ground covers / grasses / perennials / vines						
af	<i>Athyrium filix-femina</i>	Lady Fern	10	#1	Cont.	blue-violet
gr	<i>Geranium x 'Roxanne'</i>	Roxanne Hardy Cranesbill	7	#1	Cont.	blue-violet
hm	<i>Hakonechloa macra</i> 'Aureola'	Golden Japanese Forest Grass	10	#1	Cont.	gold
ho	<i>Helleborus orientalis</i> 'Royal Heritage Strain'	Royal Heritage Lenten Rose	10	#1	Cont.	color varies
hh	<i>Hosta 'Halcyon'</i>	Halcyon Blue Hosta	10	#1	Cont.	solid blue green
hf	<i>Hosta 'Francee'</i>	Francee Hosta	20	#1	Cont.	bright green w/ white edge
hy	<i>Hydrangea anomala</i> var. <i>petiolaris</i>	Climbing Hydrangea	2	#2	Cont.	white
ep	<i>Echinacea purpurea</i> 'White Swan'	White Swan Coneflower	17	#1	Cont.	white
lm	<i>Liriope muscari</i> 'Variegata'	Variegated Mondo Grass	19	#1	Cont.	purple flowers
ms	<i>Miscanthus sinensis</i> 'Gracillimus'	Gracillimus Maiden Grass	75		Bare Root	dug & divided from existing plants
pa	<i>Pennisetum alopecuroides</i> 'Hameln'	Hameln Dwarf Fountain Grass	11	#2	Cont.	
rf	<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm Black-Eyed Susan	7	#1	Cont.	gold/yellow
rk	<i>Rosa</i> sp. 'Double Knockout'	Double Knockout Shrub Rose	3	#2	Cont.	red/pink

LANDSCAPE LEGEND

- PROPOSED CANOPY TREE
- PROPOSED FLOWERING TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED EVERGREEN SHRUBS
- PROPOSED SEED MIX "B"
- PROPOSED WOOD CHIP AREA



SECTION A-A
NOT TO SCALE

MIDWESTERN CONSULTING
Civil, Environmental and Transportation Engineers
Planners, Surveyors
Landscape Architects
3815 Plaza Drive
Ann Arbor, Michigan 48108
Phone: 734.995.0200
Fax: 734.995.0599

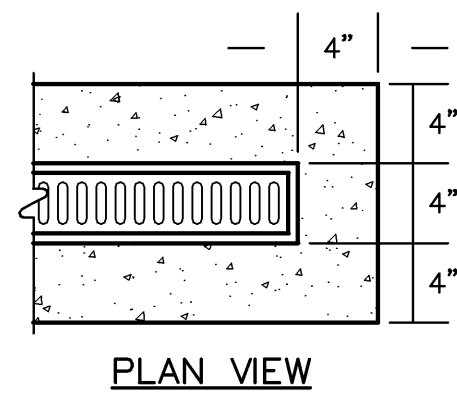
CLIENT
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Ann Arbor, MI 48104
ATTN: Mr. John Mount
734-662-3802

GALLUP PARK LIVERY
CONSTRUCTION DOCUMENTS
DETAILED LANDSCAPE PLAN

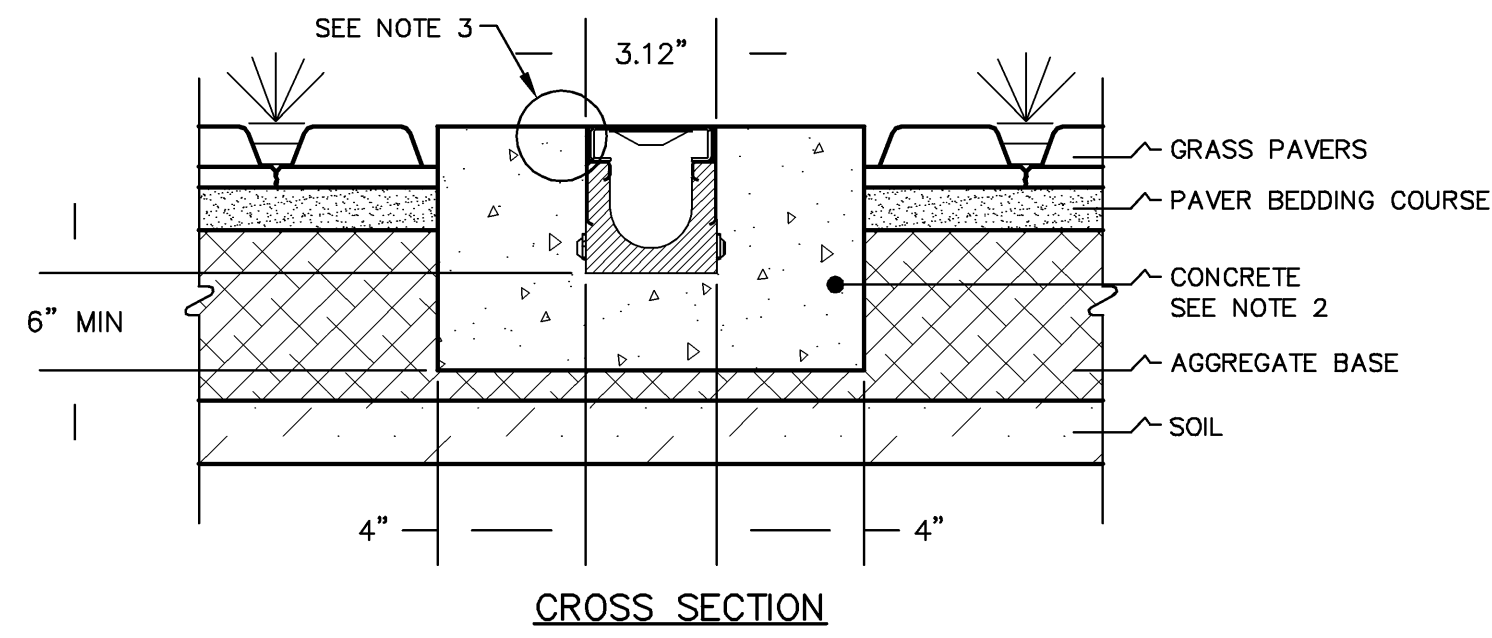
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JOB No.	11119
DATE	1/23/12
REV. DATE	
SHEET	8 OF
1. REV. DISTURBANCE LIMIT PER MDEQ	12/19/12
2. PLAN REVIEW	1/7/13
DESIGNER	SCD
TECH	SCD
CONST	11119LPT
	436

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PLAN VIEW



CROSS SECTION

NOTES:

1. It is necessary to ensure the minimum dimensions shown are suitable for the existing ground conditions. Engineering advice may be required.
2. A minimum concrete strength of 3000 PSI is recommended. The concrete should be vibrated to eliminate air pockets.
3. Concrete pavement must be installed approx. 1/8" above the top of the channel edge.
4. Refer to ACO'S latest installation instructions for complete details.
5. Where used within a suspended slab, engineering advice must be sought.

The surface drainage system shall be polymer concrete K50 Shallow channel system with galvanized steel or stainless steel K-Rails as manufactured by ACO Polymer Products, Inc., Chardon, Oh.

Channels will be manufactured from polyester resin polymer concrete with an integrally cast-in galvanized steel or stainless steel edge rail.

The system shall be 2 inches (50mm) nominal inside width with a 3.12 in. (79mm) overall width and 3.5 inch (89mm) overall depth. All channels shall be interlocking with a male/female joint. Each channel shall have performed 1.5 in. (38mm) round drill-outs on the bottom for vertical connection with underground piping.

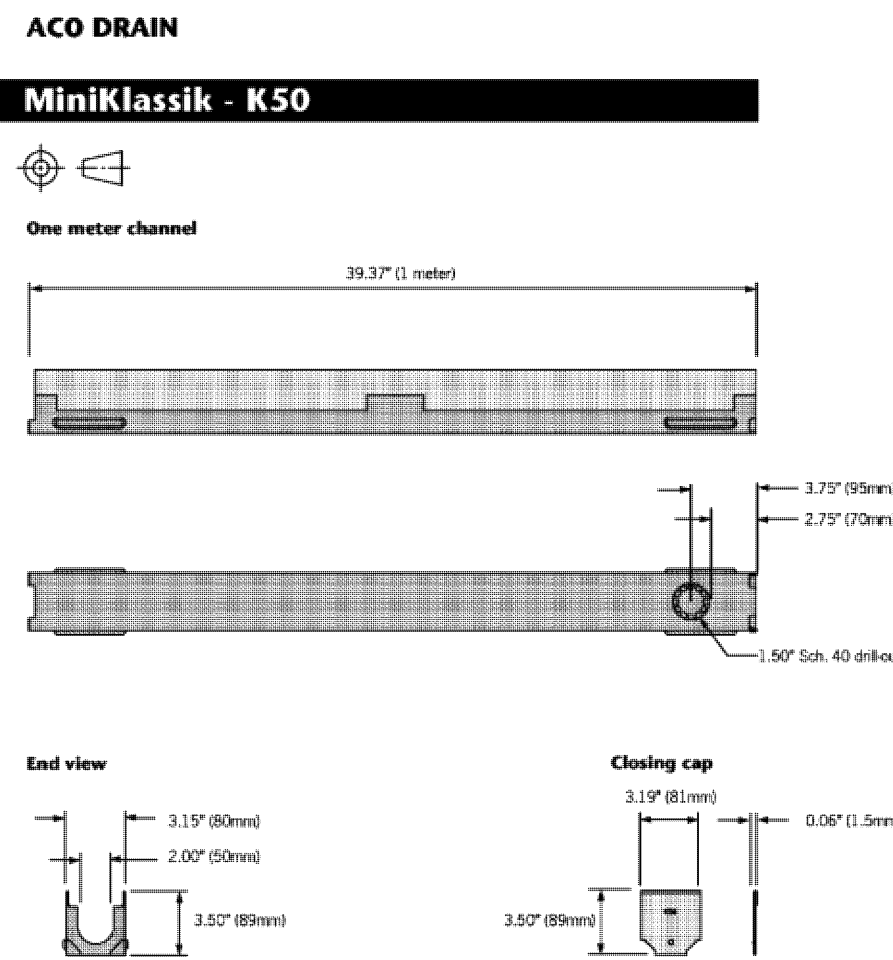
The complete drainage system shall be by ACO Polymer Products, Inc. Any deviation or partial system design and/or improper installation will void any and all warranties provided by ACO Polymer Products, Inc.

Channel shall withstand loading to Load Class *(DIN 19 580). Channel and grate shall be independently certified to meet the specified DIN 19580 load class.

Polymer Concrete shall have material properties of: compressive strength range between 14,000-14,500 psi; flexural strength between 3600-4500 psi; tensile strength of 1500 psi. The material water absorption rate shall not exceed 0.1% by weight and shall be resistant to prolonged salt exposure, repetitive frost cycles and chemically resistant to dilute acids and alkalis.

The system shall be installed in accordance with the manufacturer's instructions and recommendations.
*Fill in as required.

MiniKlassik TRENCH DRAIN DETAIL
NO SCALE



Outlet flow rates

Product	Outlet size (Ch. #)	Invert Depth	CPM	CFS
K50 Neutral channel	1.5" round	2.9	12.7	0.03

Note: These are the pipe flow rates at the specified outlet, NOT channel flow rates.

July 11



ACO Specification Information

ACO DRAIN MiniKlassik - K50 trench drain system

Description	Part No.	Invert Depth (inches)	Weight (lbs)	Length (ft)
MiniKlassik neutral channel galvanized rail	44071	2.9	74	18.0
Galvanized steel closing cap	95395	-	-	0.3

Specifications

General
The surface drainage system shall be ACO Drain MiniKlassik K50 complete with grates, as manufactured by ACO Polymer Products, Inc. or equal approved.

Materials
The trench system bodies shall be manufactured from polyester polymer concrete with minimum properties as follows:
Compressive strength: 14,000 psi
Flexural strength: 4,000 psi
Water absorption: 0.1%
Frost proof
Salt proof
Dilute acid and alkali resistant

The nominal clear opening shall be 2.00" (50mm) with overall width of 3.12" (79mm). The cast units shall be manufactured with neutral invert and have a wall thickness of at least 0.30" (7.6mm). Each unit will feature a full radius in the trench bottom and a male to female interlocking end profile. Units shall have horizontal cast in anchoring features on the outside wall to ensure maximum mechanical bond to the surrounding bedding material and pavement surface. The galvanized steel edge rail will be integrally cast in by the manufacturer to ensure maximum homogeneity between polymer concrete body and edge rail. Each edge rail shall be at least 1/8" (3.18mm) thick.

Grates
Grates should be specified. See separate ACO Spec info grate sheets for details. After removal of grates there shall be uninterrupted access to the trench to aid maintenance.

Installation
The trench drain system shall be installed in accordance with the manufacturer's installation instructions and recommendations.

ACO Polymer Products, Inc.

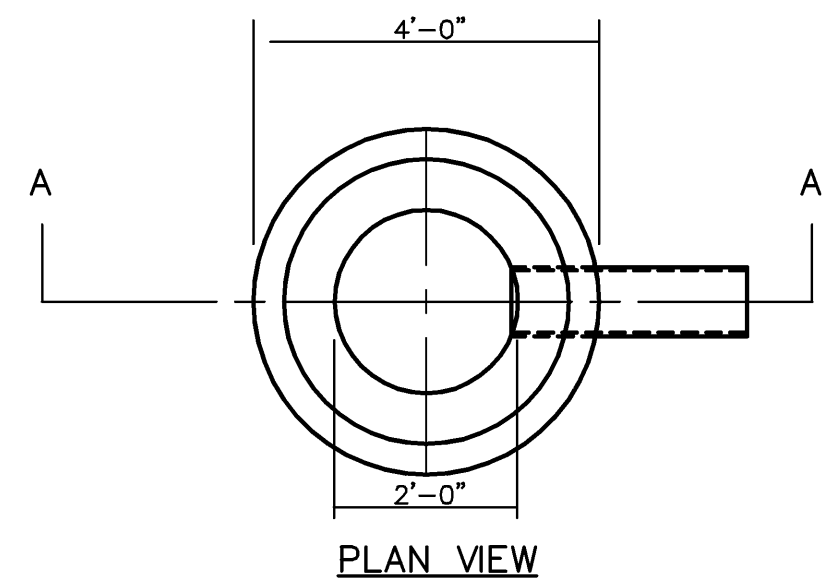
East Sales Office
P.O. Box 240
Chardon, OH 44024
Tel: 440.285.7000
Tel fax: 440.285.4254
Fax: 440.285.7005

West Sales Office
P.O. Box 13061
Casa Grande, AZ 85130
Tel: 520.421.9988
Tel fax: 520.421.9952
Fax: 520.421.9899

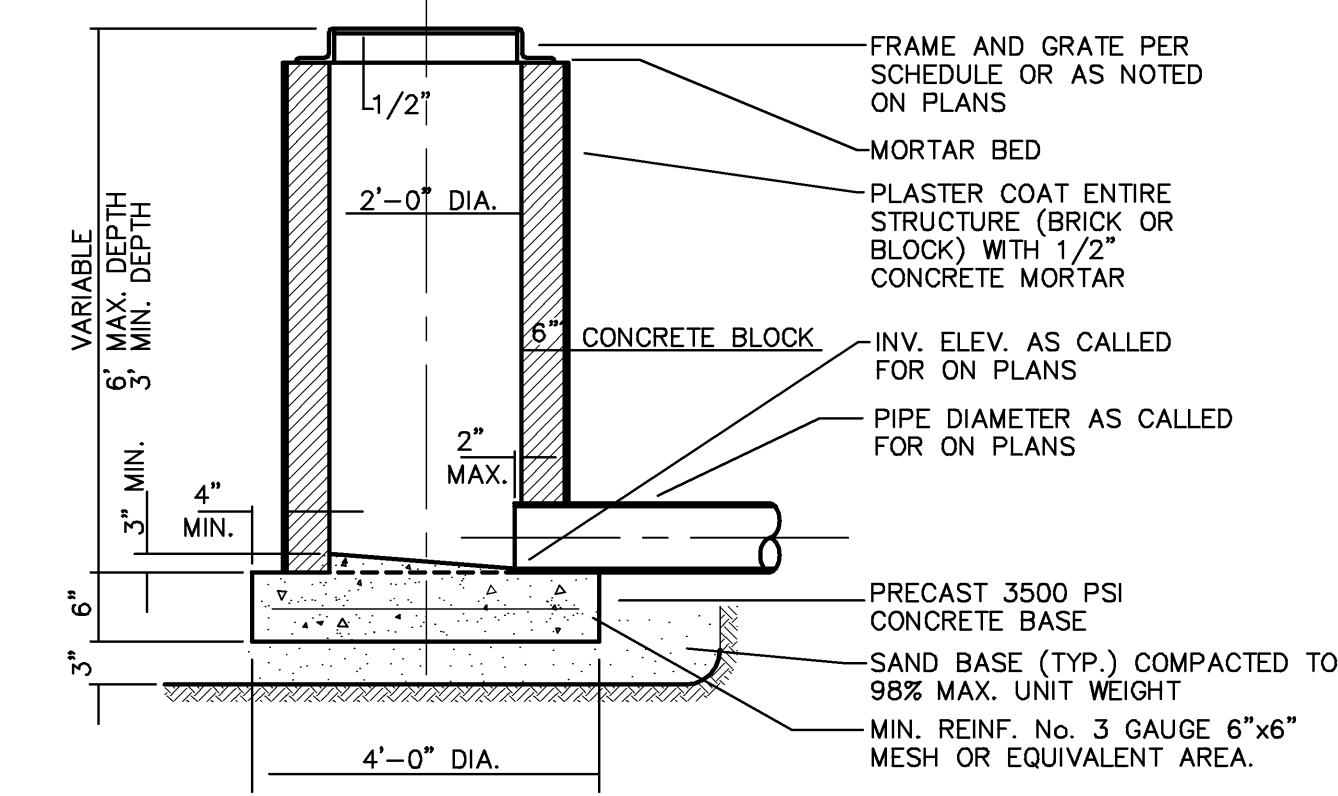
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info@aco-usa.com
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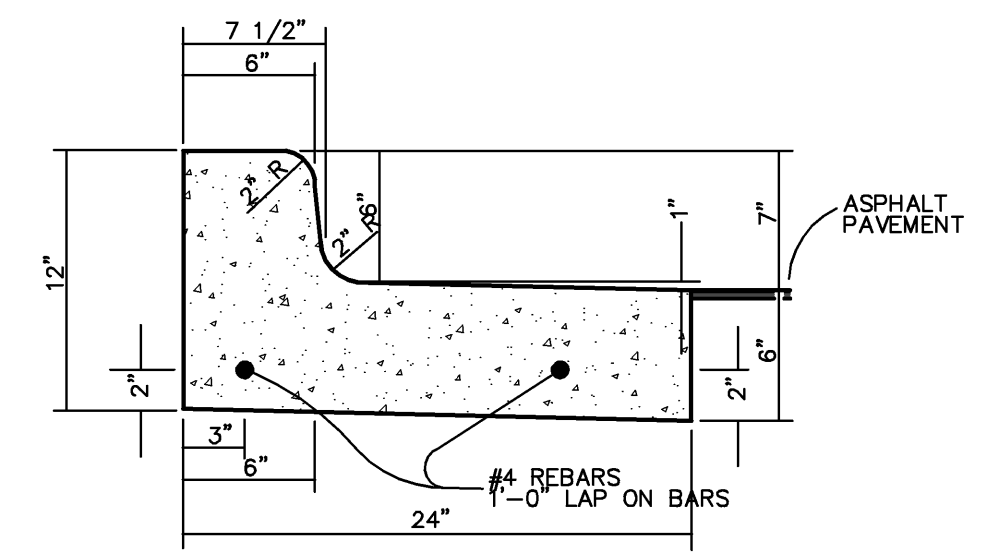
PLAN VIEW



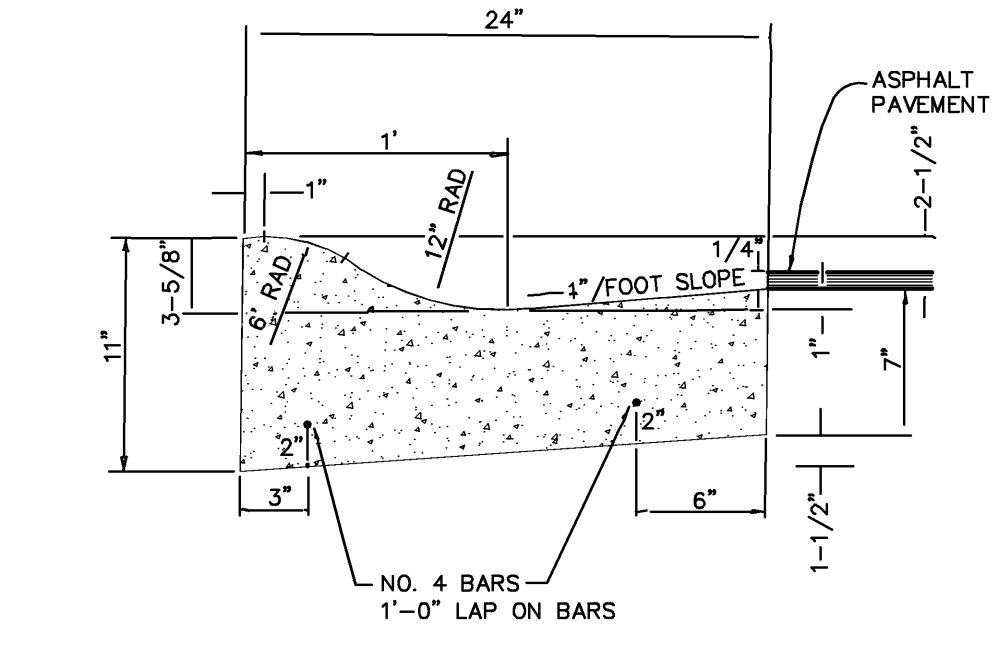
SECTION A-A

STANDARD INLET
NO SCALE

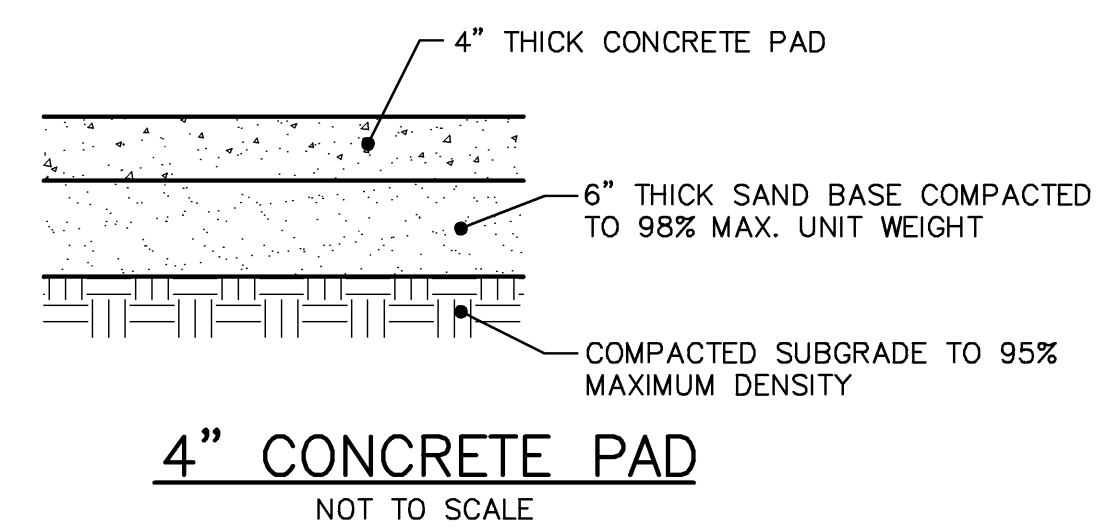
NOTE: STANDARD INLET WILL BE USED ONLY WHEN OUTLETTING TO A STRUCTURE HAVING A SUMP OR WHEN OUTLETTING TO A DITCH.



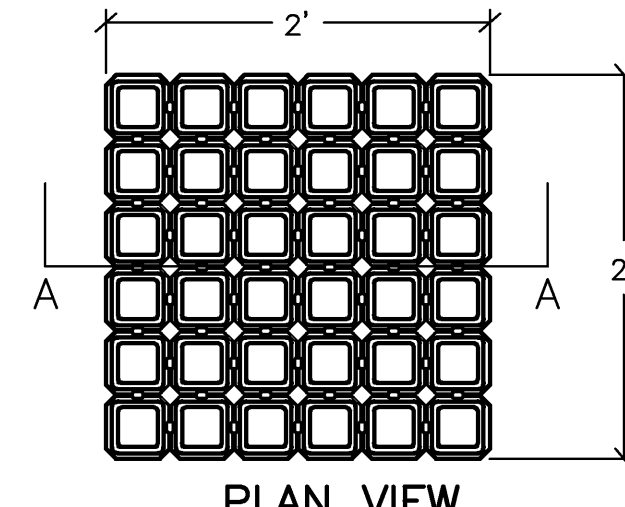
SPILL-OUT BARRIER CURB & GUTTER
NOT TO SCALE SD-R-3



STANDARD MOUNTABLE CURB AND GUTTER
NOT TO SCALE SD-R-2

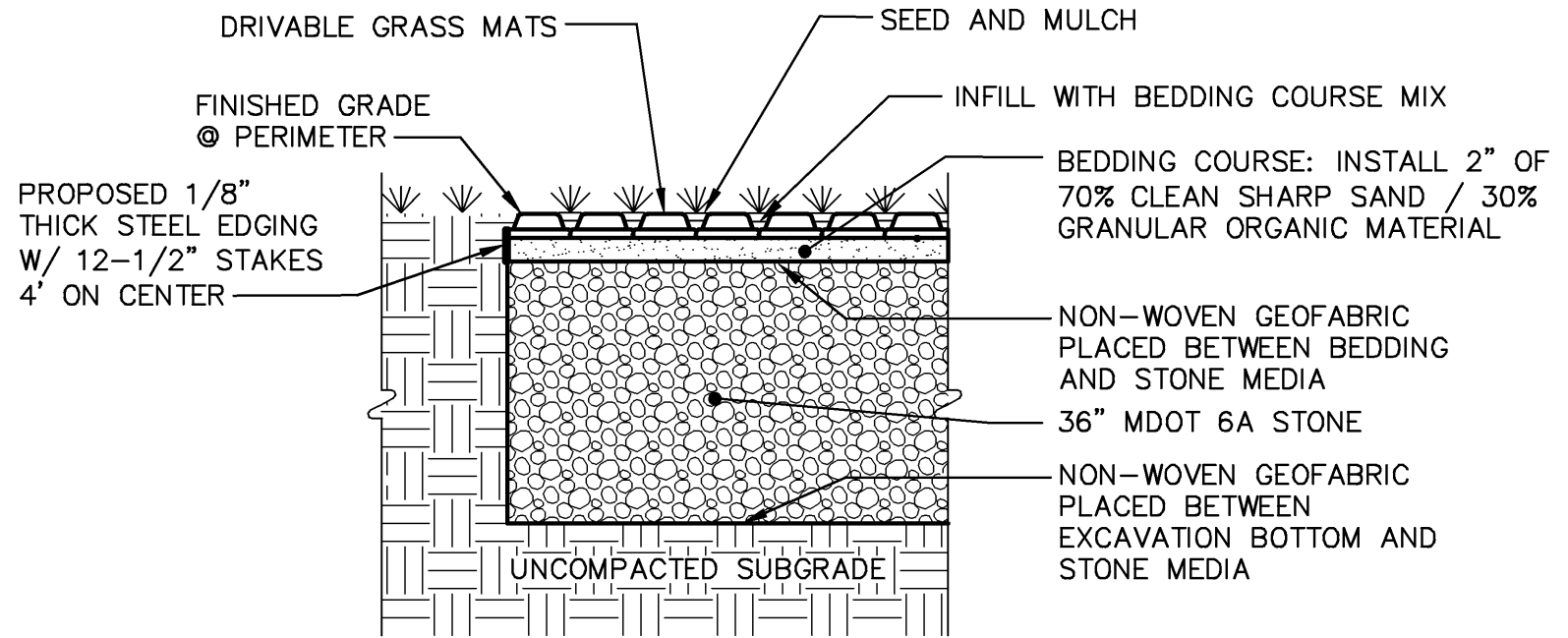


4" CONCRETE PAD
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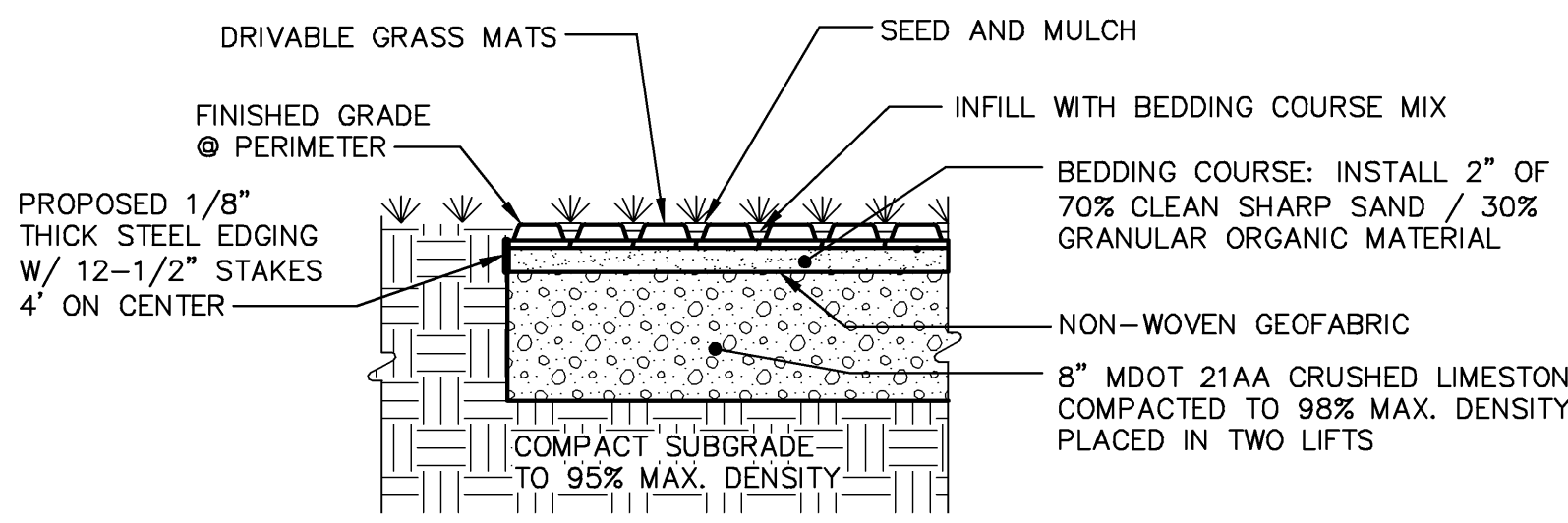
PLAN VIEW

NOTE: DRIVEABLE GRASS MATS TO BE SIMILAR TO "DRIVEABLE GRASS" AS MANUFACTURED BY SOIL RETENTION (800-346-7995)



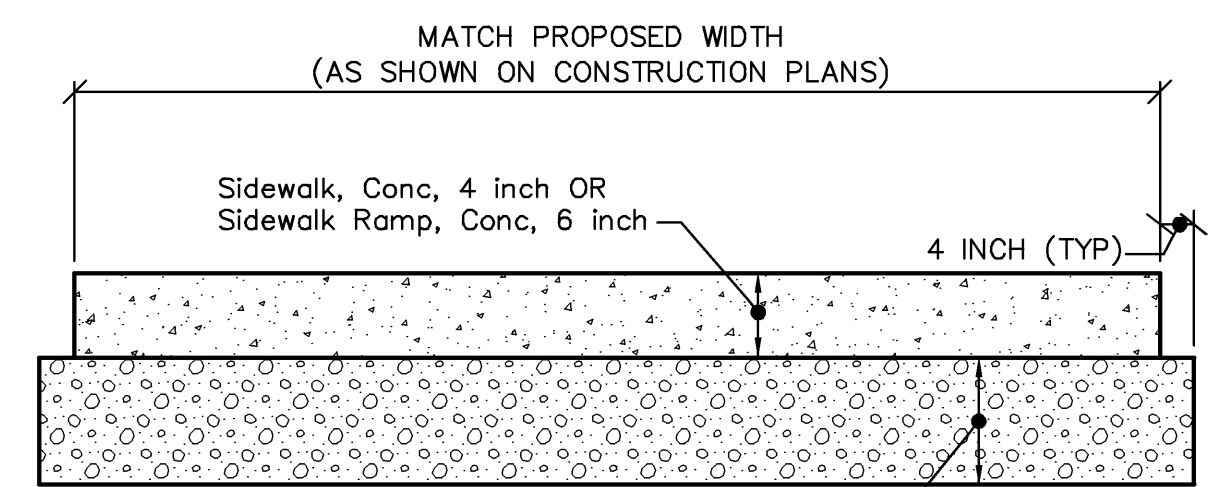
SECTION A-A

COMMERCIAL DRIVABLE GRASS DETAIL
NOT TO SCALE

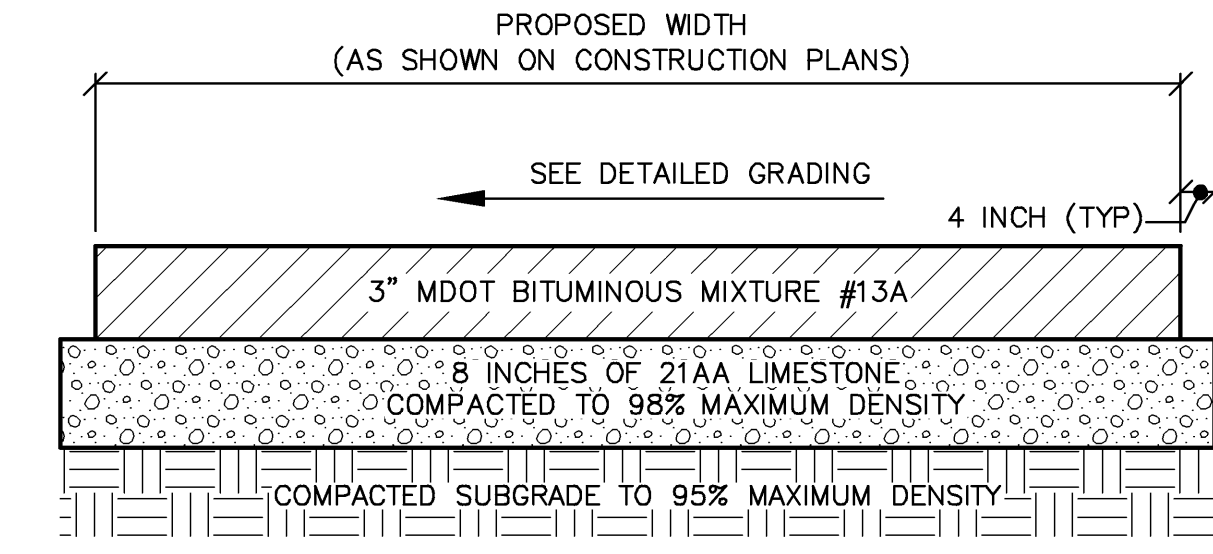


SECTION A-A

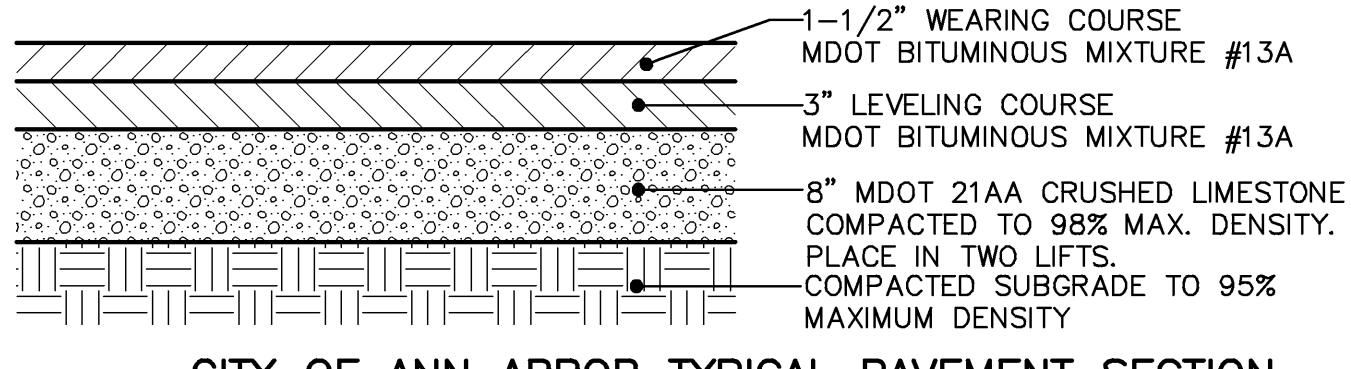
COMMERCIAL DRIVABLE GRASS DETAIL-ALTERNATE
NOT TO SCALE



TYPICAL CONC. SIDEWALK & RAMP SECTION
NOT TO SCALE



NON-MOTORIZED PATHWAY SECTION
NOT TO SCALE



CITY OF ANN ARBOR TYPICAL PAVEMENT SECTION
NOT TO SCALE

MIDWESTERN CONSULTING
Civil, Environmental and Transportation Engineers Planners, Surveyors Landscape Architects
3815 Plaza Drive
Ann Arbor, Michigan 48108
Phone: 734.995.0200
Fax: 734.995.0599

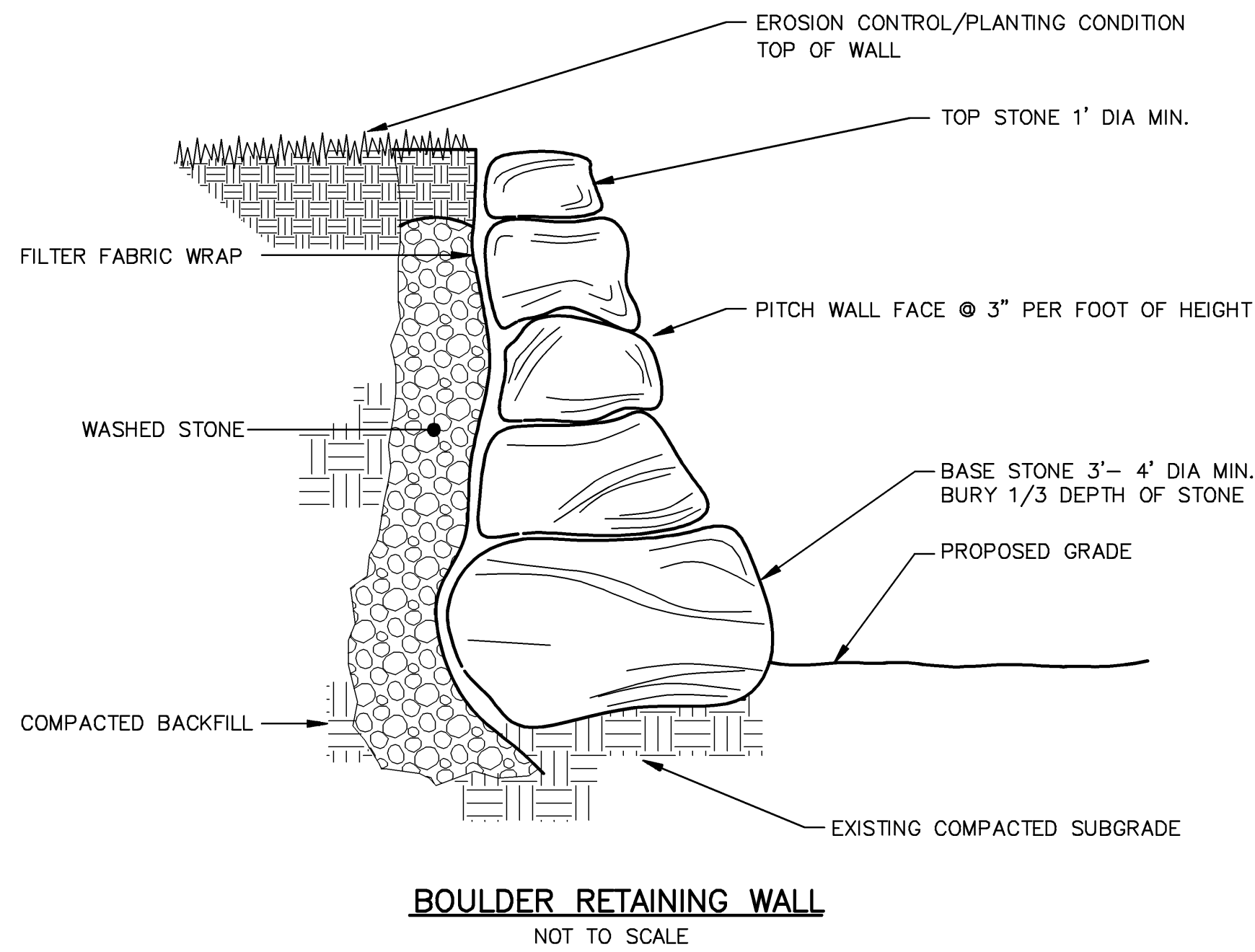
CLIENT
Mitchell & Moutat Architects
113 S. Fourth Ave.
Ann Arbor, MI 48104
ATTN: Mr. John Moutat
734-662-3802

GALLUP PARK LIVERY
CONSTRUCTION DOCUMENTS
MISCELLANEOUS SITE DETAILS

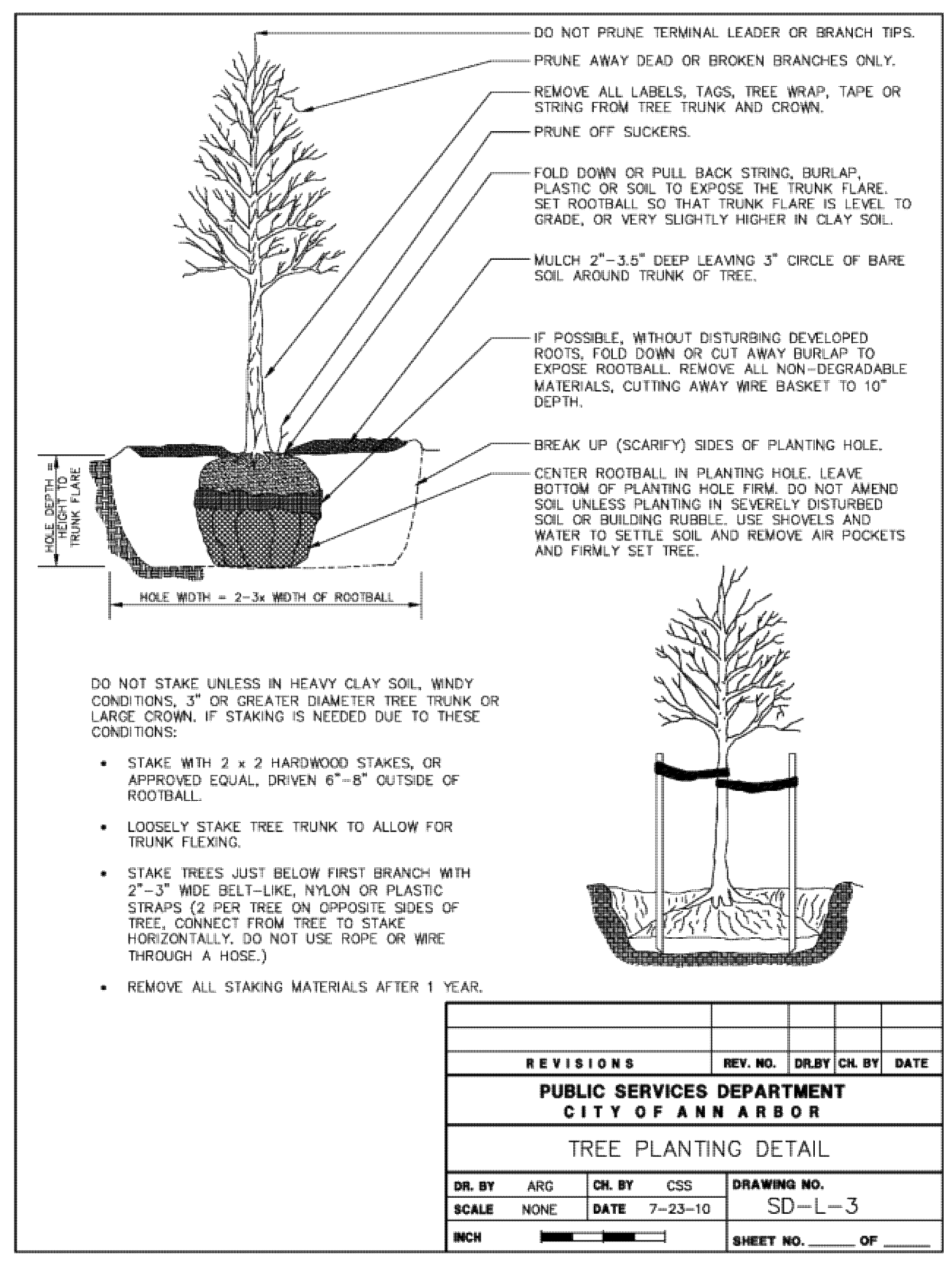
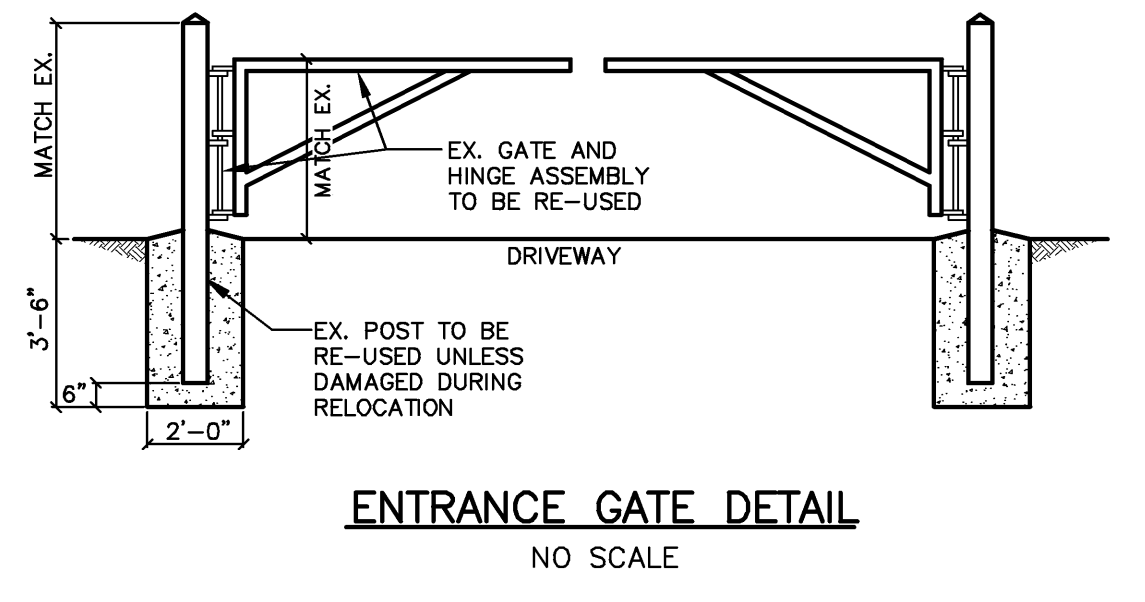
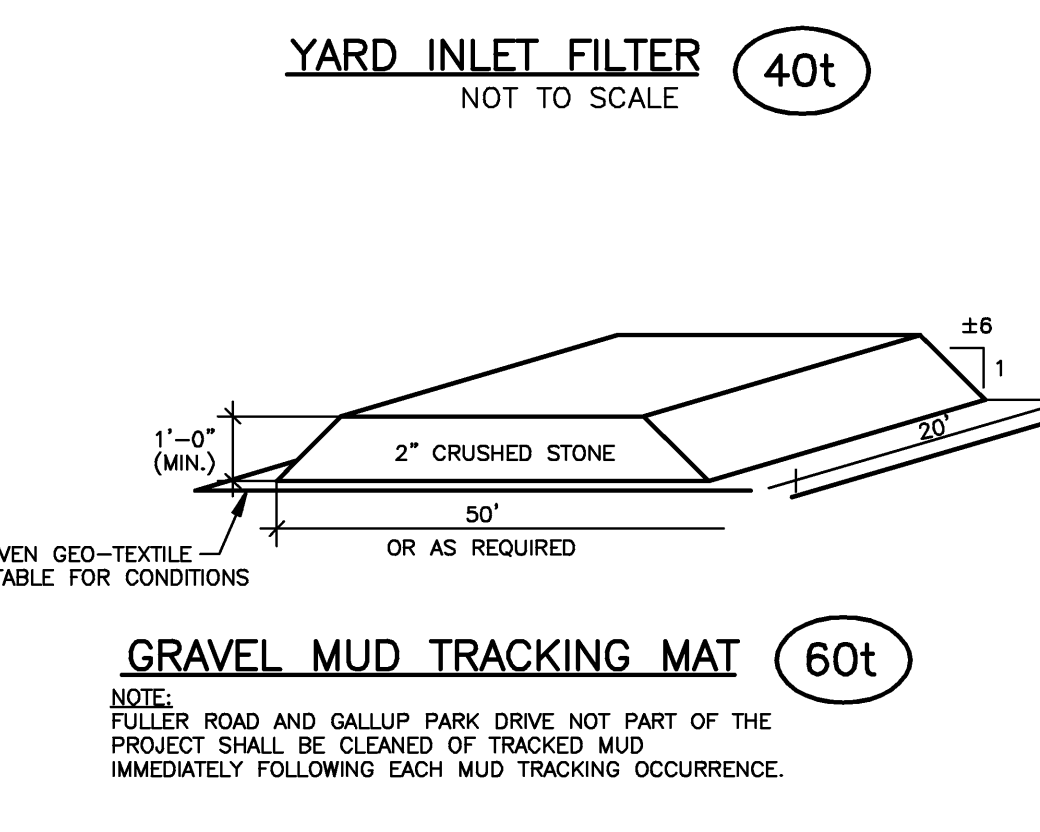
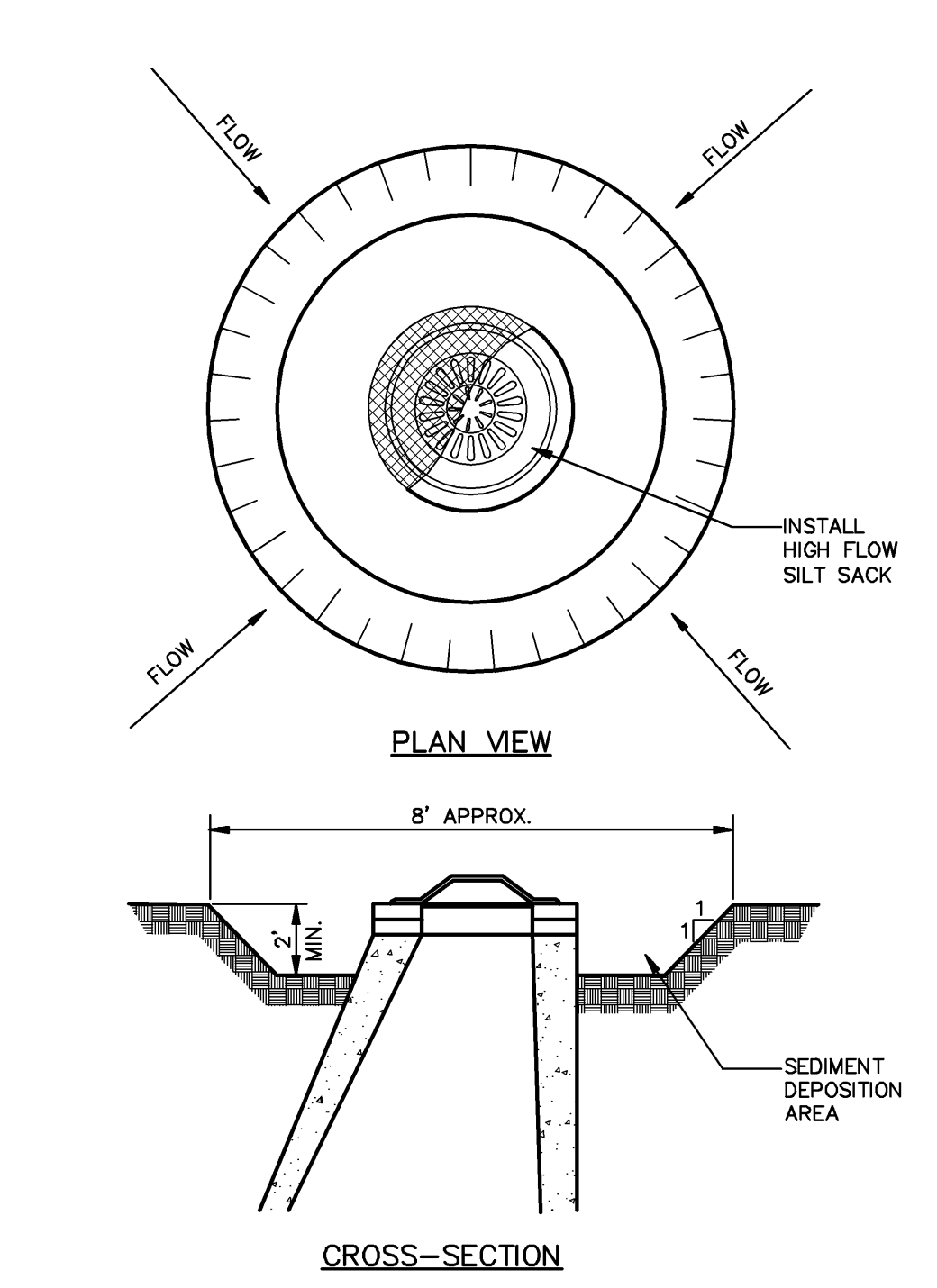
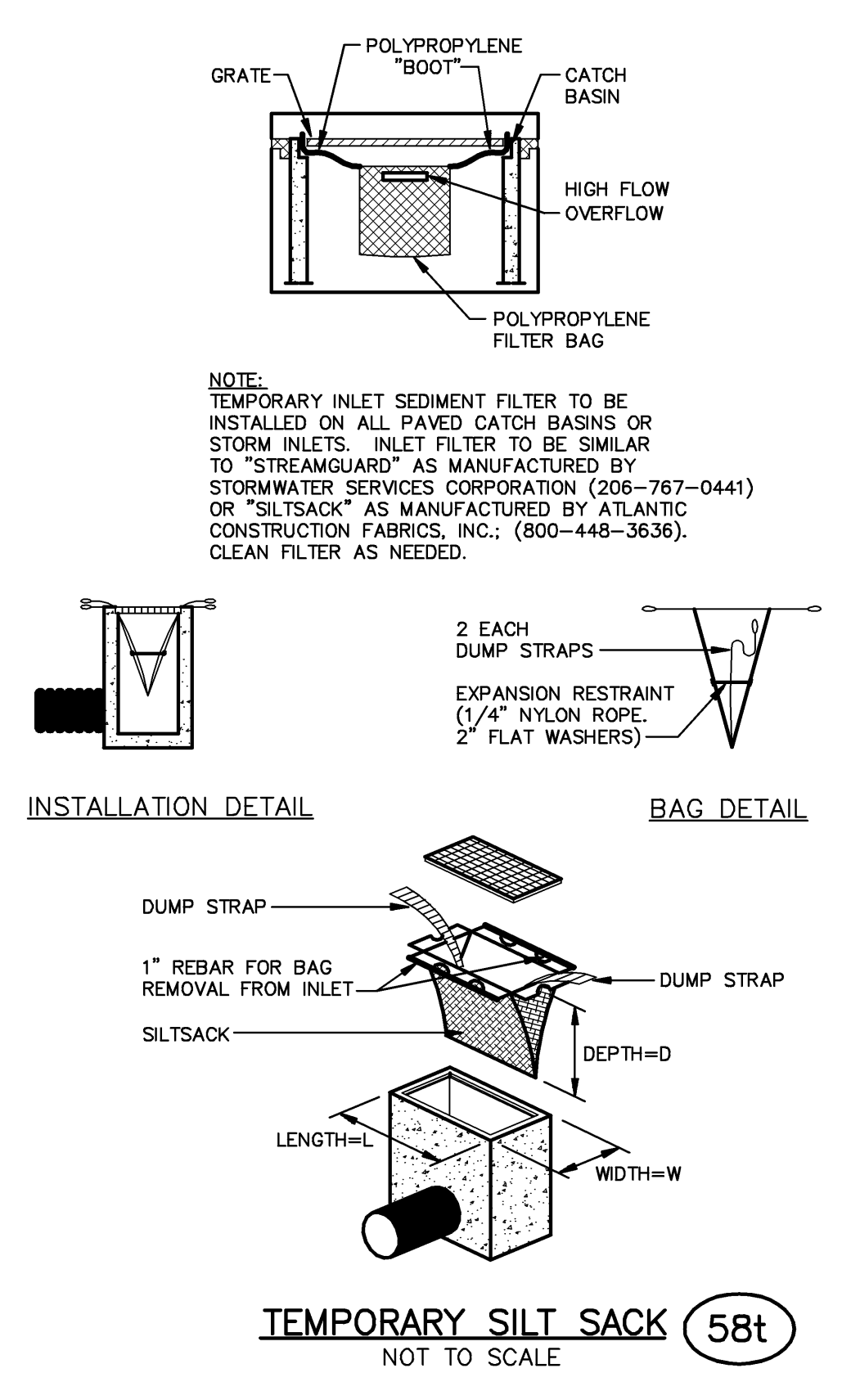
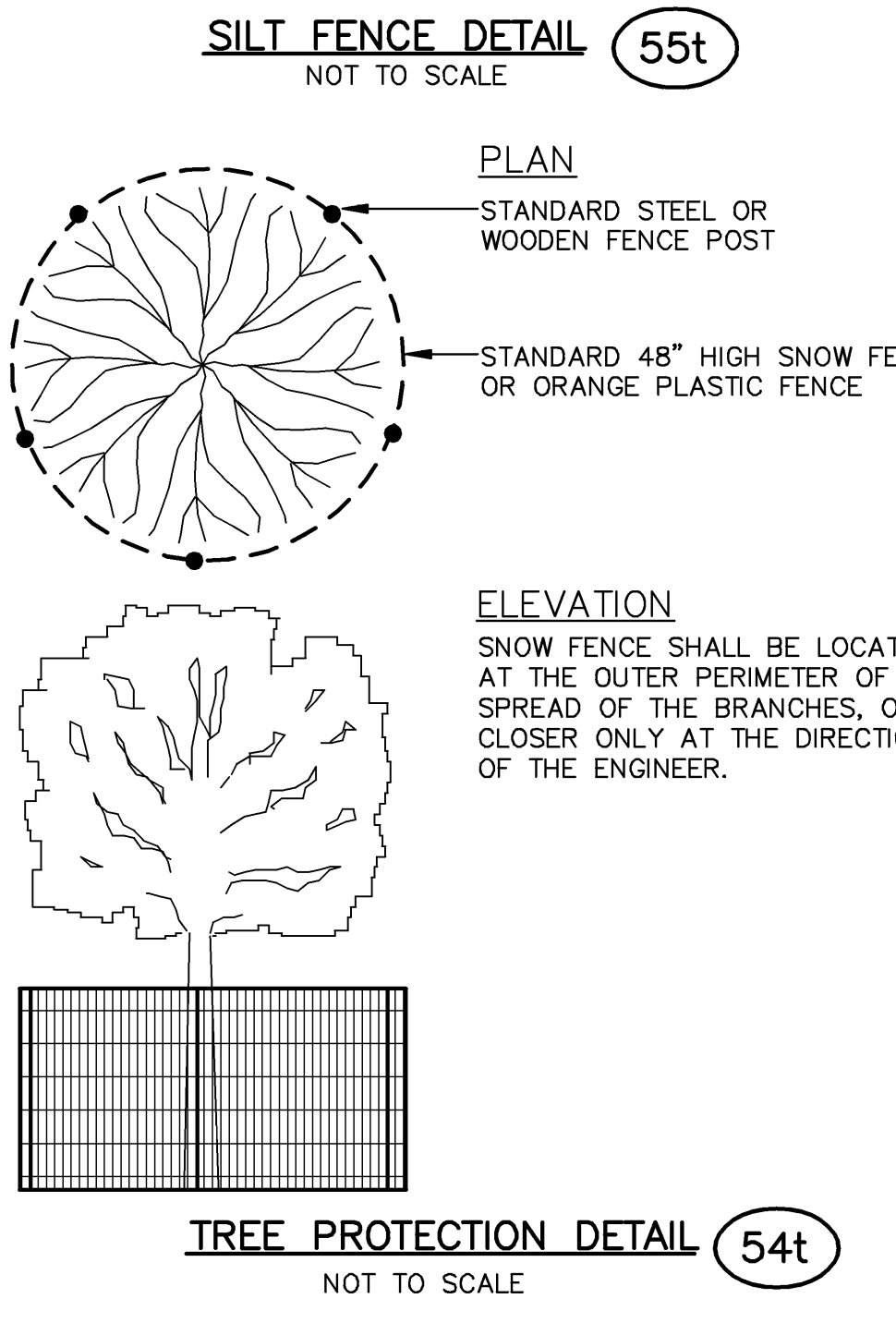
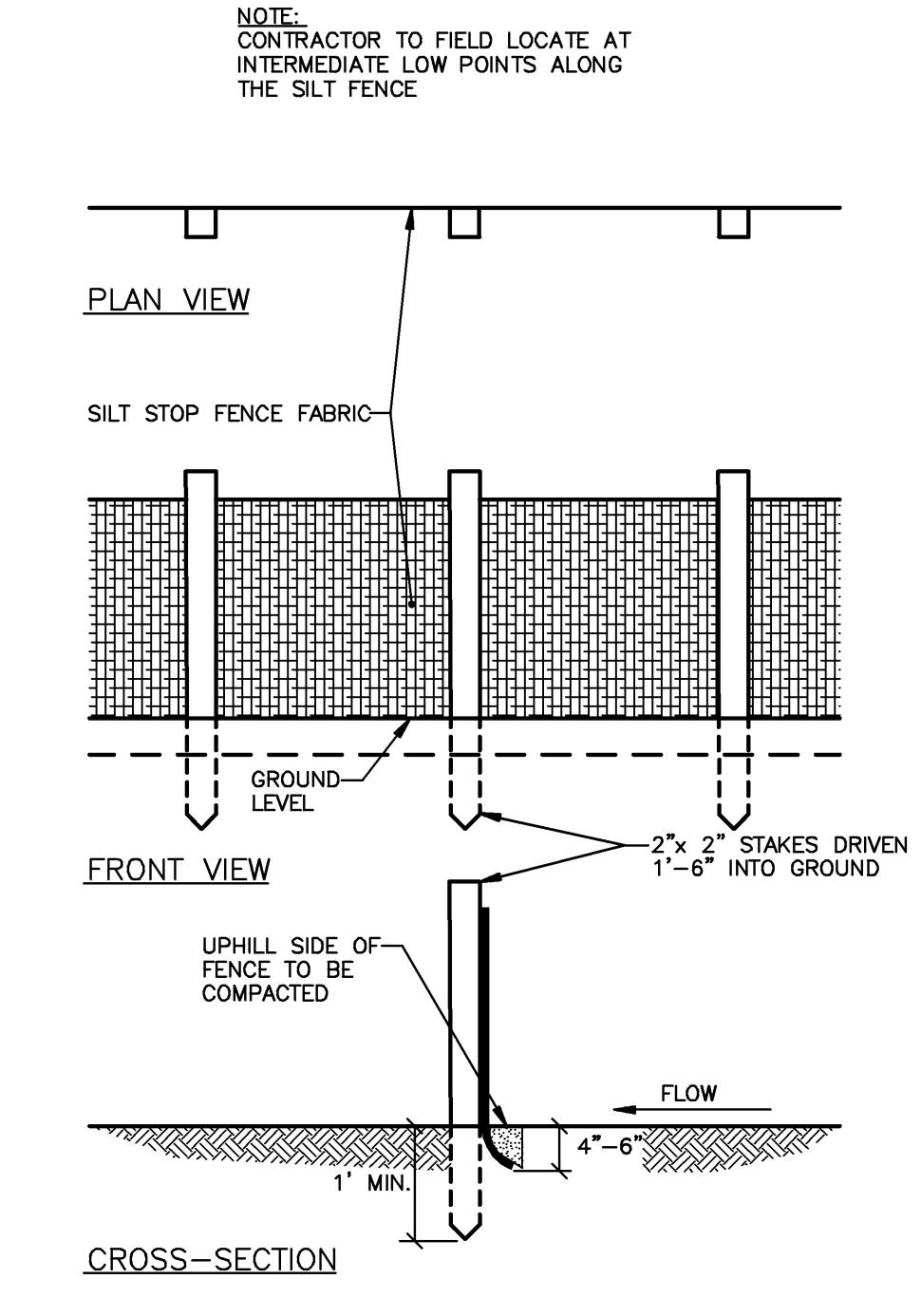
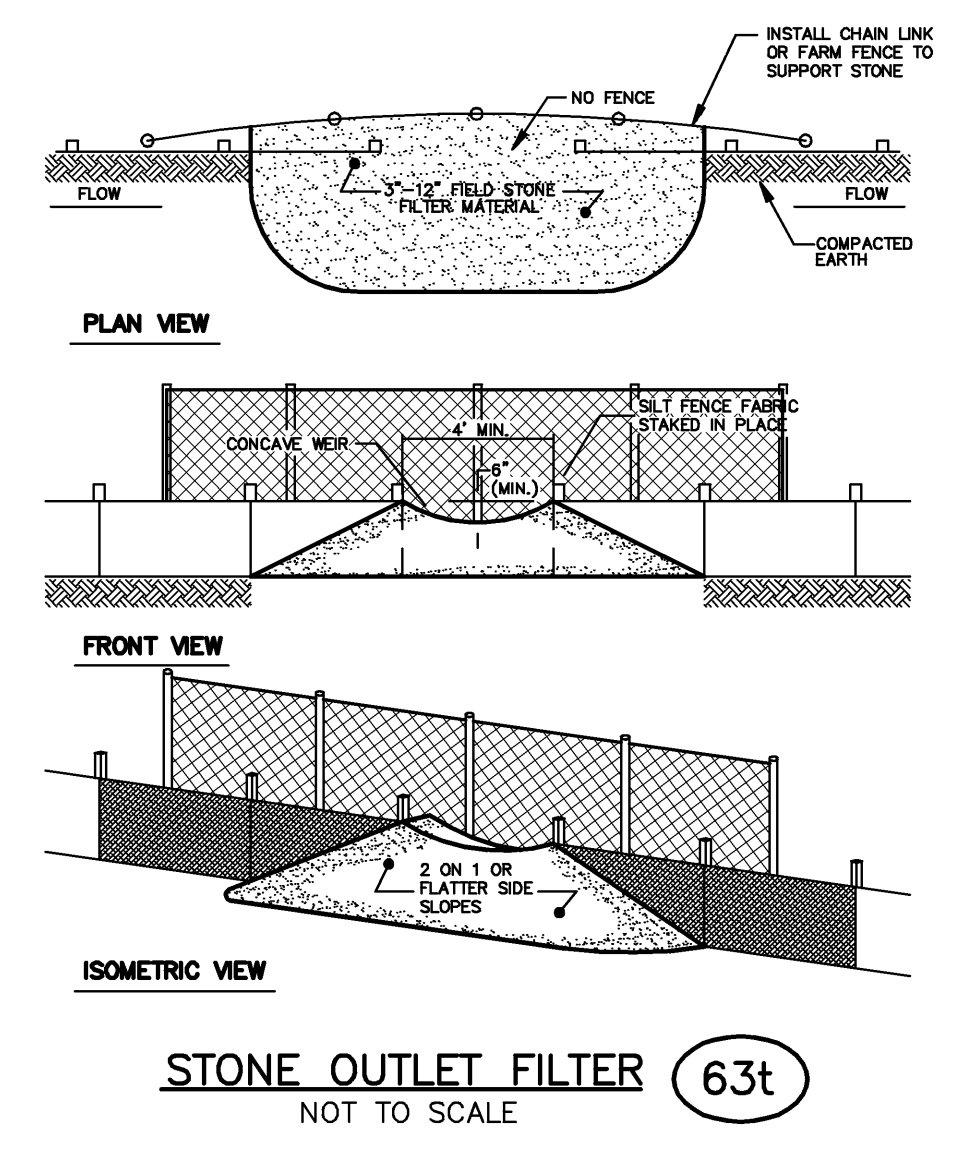
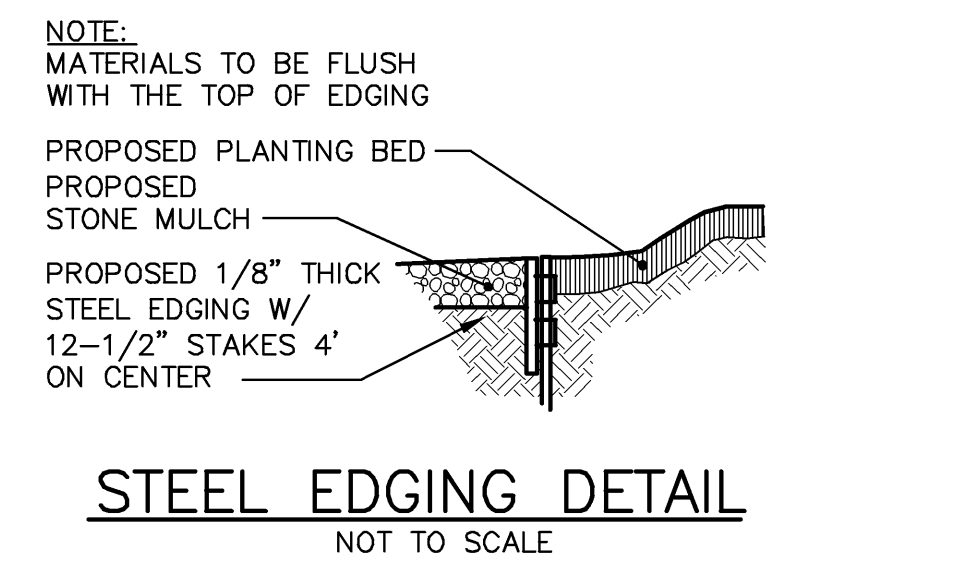
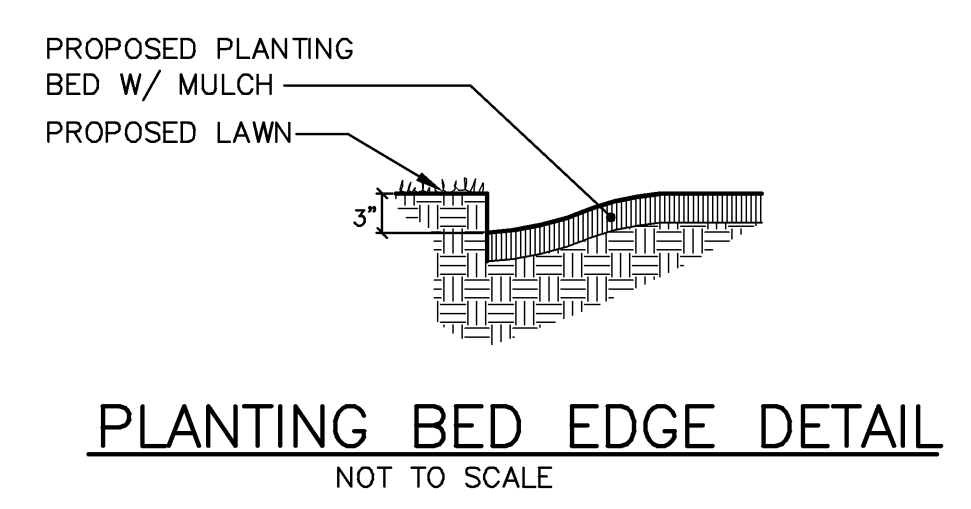
C.9

JOB NO.	11119
DATE:	1/23/12
SHEET:	9 OF
REV. DATE	1/7/13
DESIGNER	SGF
ENGINEER	SGD
TECH	SGD
CONST.	1119D1
	436

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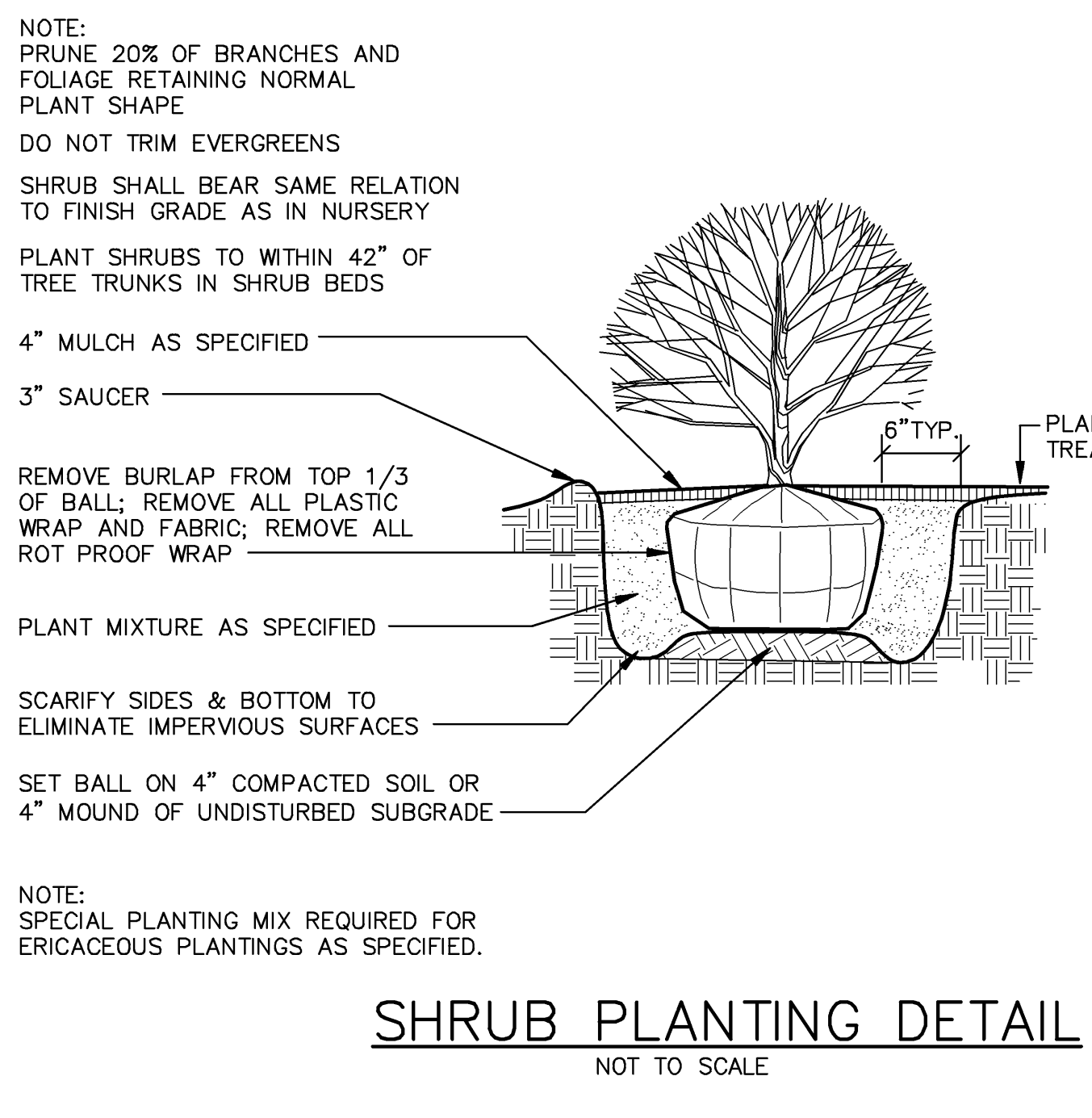
SEED MIX "A" (JF New Shale Seed Mix, or equal)			SEED MIX "B" (JF New Wooded Wetland Establishment Seed Mix, or equal)		
Scientific Name	Common Name	Oz./Acre	Scientific Name	Common Name	Oz./Acre
For Use in Bioswale/Rain Gardens			For Use in Area South of Service Drive and East of Building		
<i>Andropogon gerardii</i>	Big Bluestem	12.00	<i>Calamagrostis canadensis</i>	Bluejoint Grass	1.00
<i>Carex lurida</i>	Bottlebrush Sedge	2.50	<i>Carex crinita</i>	Fringed Sedge	2.00
<i>Carex comosa</i>	Bistly Sedge	2.00	<i>Carex frankii</i>	Bristly Cattail Sedge	3.00
<i>Carex cristatella</i>	Crested Oval Sedge	1.00	<i>Carex lupulina</i>	Common Hop Sedge	4.00
<i>Carex spp.</i>	Prairie Sedge Mix	2.00	<i>Carex lurida</i>	Bottlebrush Sedge	1.50
<i>Carex vulpinoidea</i>	Brown Fox Sedge	4.00	<i>Carex squarosa</i>	Narrow-leaved Cattail Sedge	1.00
<i>Elymus virginicus</i>	Virginia Wild Rye	8.00	<i>Carex typhina</i>	Common Cattail Sedge	1.00
<i>Glyceria striata</i>	Fowl Manna Grass	1.00	<i>Carex vulpinoidea</i>	Brown Fox Sedge	4.00
<i>Panicum virgatum</i>	Switch Grass	2.00	<i>Elymus virginicus</i>	Virginia Wild Rye	20.00
<i>Scirpus atrovirens</i>	Dark Green Rush	2.00	<i>Glyceria striata</i>	Fowl Manna Grass	2.00
<i>Scirpus cyperinus</i>	Wool Grass	0.50	<i>Rice Cut Grass</i>	Dark Green Rush	2.00
<i>Spartina pectinata</i>	Prairie Cord Grass	3.00	<i>Scirpus atrovirens</i>	Dark Green Rush	2.00
<i>Avena sativa</i>	Seed Oats	360.00	<i>Spartina pectinata</i>	Prairie Cord Grass	1.00
<i>Lolium multiflorum</i>	Annual Rye	100.00	<i>Avena sativa</i>	Common Oat	360.00
<i>Alisma subcordatum</i>	Common Water Plantain	1.00	<i>Lolium multiflorum</i>	Annual Rye	100.00
<i>Asclepias incarnata</i>	Swamp Milkweed	2.00	<i>Alisma spp.</i>	Water Plantain	3.00
<i>Aster novae-angliae</i>	New England Aster	0.50	<i>Angelica altropurpurea</i>	Great Angelica	1.00
<i>Coreopsis tripteris</i>	Tall Coreopsis	1.00	<i>Aster purpureus</i>	Bristly Aster	0.75
<i>Eupatorium maculatum</i>	Spotted Joe-Pye Weed	0.25	<i>Aster umbellatus</i>	Flat-top Aster	0.25
<i>Iris virginica shrevei</i>	Blue Flag Iris	4.00	<i>Bidens cernua</i>	Nodding Bur Marigold	2.50
<i>Liatis spicata</i>	Marsh Blazing Star	1.00	<i>Campanula americana</i>	Tail Bellflower	0.25
<i>Lobelia cardinalis</i>	Cardinal Flower	0.25	<i>Cephalanthus occidentalis</i>	Buttombush	0.50
<i>Lobelia siphilitica</i>	Great Blue Lobelia	0.50	<i>Helenium autumnale</i>	Sneezeweed	2.00
<i>Lycopus americanus</i>	Common Water Horehound	0.25	<i>Heracleum lanatum</i>	Cow Parsnip	0.75
<i>Sagittaria latifolia</i>	Common Arrowhead	0.75	<i>Hibiscus moscheutos</i>	Swamp Rose Mallow	2.00
<i>Silphium terebinthaceum</i>	Prairie Dock	1.00	<i>Lobelia siphilitica</i>	Great Blue Lobelia	1.50
<i>Verbena hastata</i>	Blue Vervain	1.50	<i>Lycopus americanus</i>	Common Water Horehound	0.25
<i>Zizia aurea</i>	Golden Alexanders	0.75	<i>Minutus ringens</i>	Monkey Flower	1.25
			<i>Penthorum sedoides</i>	Ditch Stonecrop	0.50
			<i>Polygonum spp.</i>	Smartweed Mix	0.50
			<i>Rudbeckia laciniata</i>	Wild Golden Glow	0.75
			<i>Verbesina alternifolia</i>	Wingstem	2.00



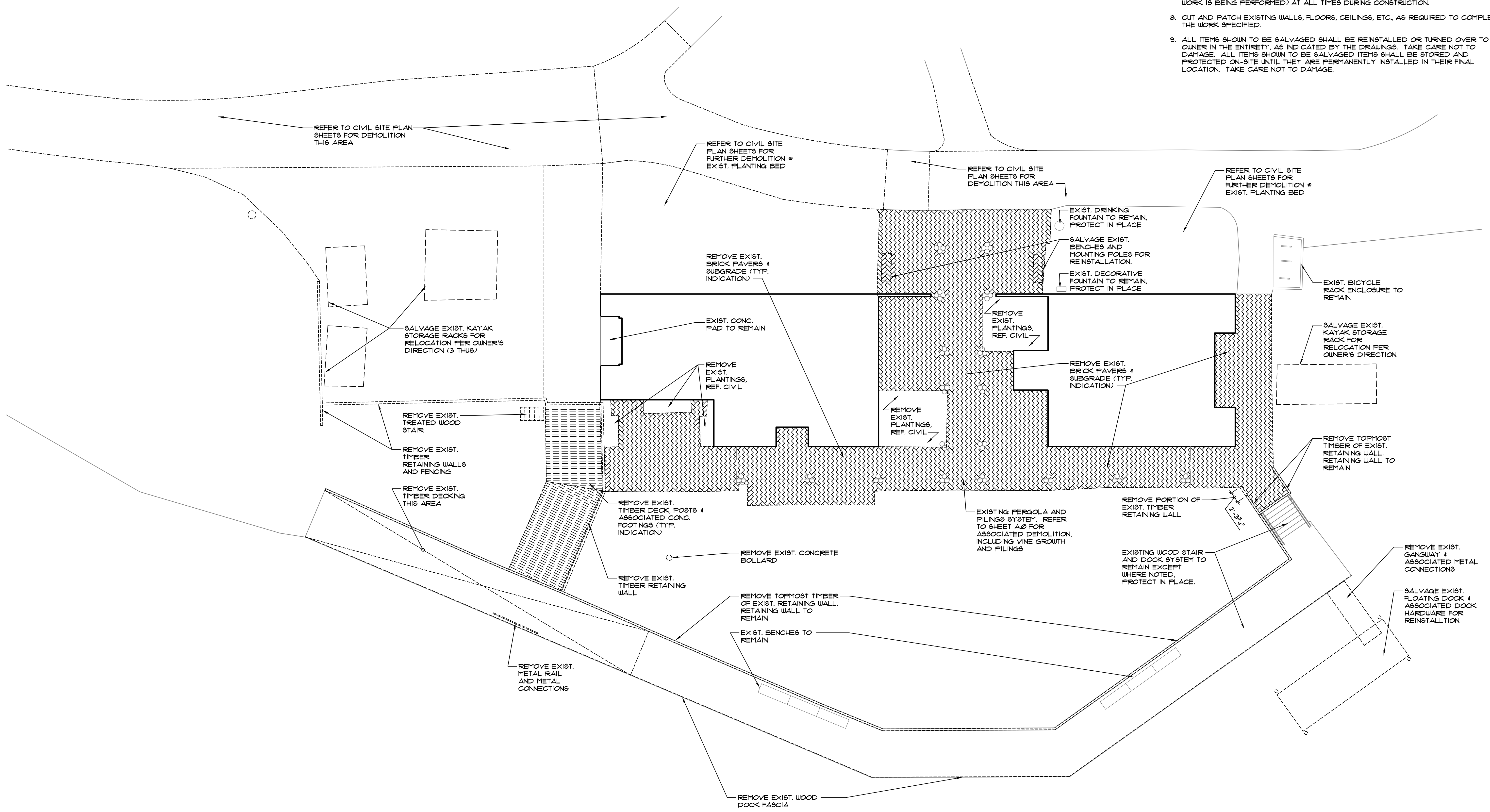
REV. NO.	DATE	BY	CHK BY

PUBLIC SERVICES DEPARTMENT
 CITY OF ANN ARBOR
 TREE PLANTING DETAIL

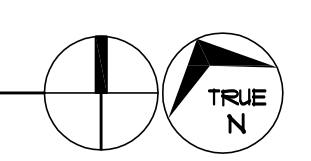
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SCALE	NONE	DATE	7-23-10	SHEET NO.	OF



- SITE DEMOLITION NOTES**
- SEE SHEET C.1 FOR ADDITIONAL DEMOLITION INFORMATION. NOTE THAT SOME ITEMS ARE SHOWN ON BOTH CA.0 AND C.1.
 - SEE SHEET A.0 FOR ADDITIONAL DEMOLITION INFORMATION.
 - ALL DEBRIS SHALL BE LEGALLY DISPOSED OF OFF THE SITE BY THE CONTRACTOR.
 - CONTRACTOR SHALL ARRANGE AND PAY FOR CONSTRUCTION REFUSE CONTAINERS AND ANY "TIP FEES" ASSOCIATED THEREWITH. REFUSE MUST BE PLACED IN SAID CONTAINERS AND NOT LEFT ON SITE OR IN BUILDINGS UNDER CONSTRUCTION. THE CONSTRUCTION AREA SHALL BE CLEANED AT THE END OF EACH WORK DAY AND LEFT BROOM CLEAN.
 - ALL DEMOLITION SHALL BE CARRIED OUT IN A NEAT AND ORDERLY MANNER.
 - CARE SHALL BE TAKEN TO PROTECT ALL EXISTING COMPONENTS OR SYSTEMS TO REMAIN.
 - THE CONTRACTOR SHALL ENSURE THE STABILITY OF THE STRUCTURE (IN AREAS THAT WORK IS BEING PERFORMED) AT ALL TIMES DURING CONSTRUCTION.
 - CUT AND PATCH EXISTING WALLS, FLOORS, CEILING, ETC., AS REQUIRED TO COMPLETE THE WORK SPECIFIED.
 - ALL ITEMS SHOWN TO BE SALVAGED SHALL BE REINSTALLED OR TURNED OVER TO THE OWNER IN THE ENTIRETY, AS INDICATED BY THE DRAWINGS. TAKE CARE NOT TO DAMAGE. ALL ITEMS SHOWN TO BE SALVAGED ITEMS SHALL BE STORED AND PROTECTED ON-SITE UNTIL THEY ARE PERMANENTLY INSTALLED IN THEIR FINAL LOCATION. TAKE CARE NOT TO DAMAGE.

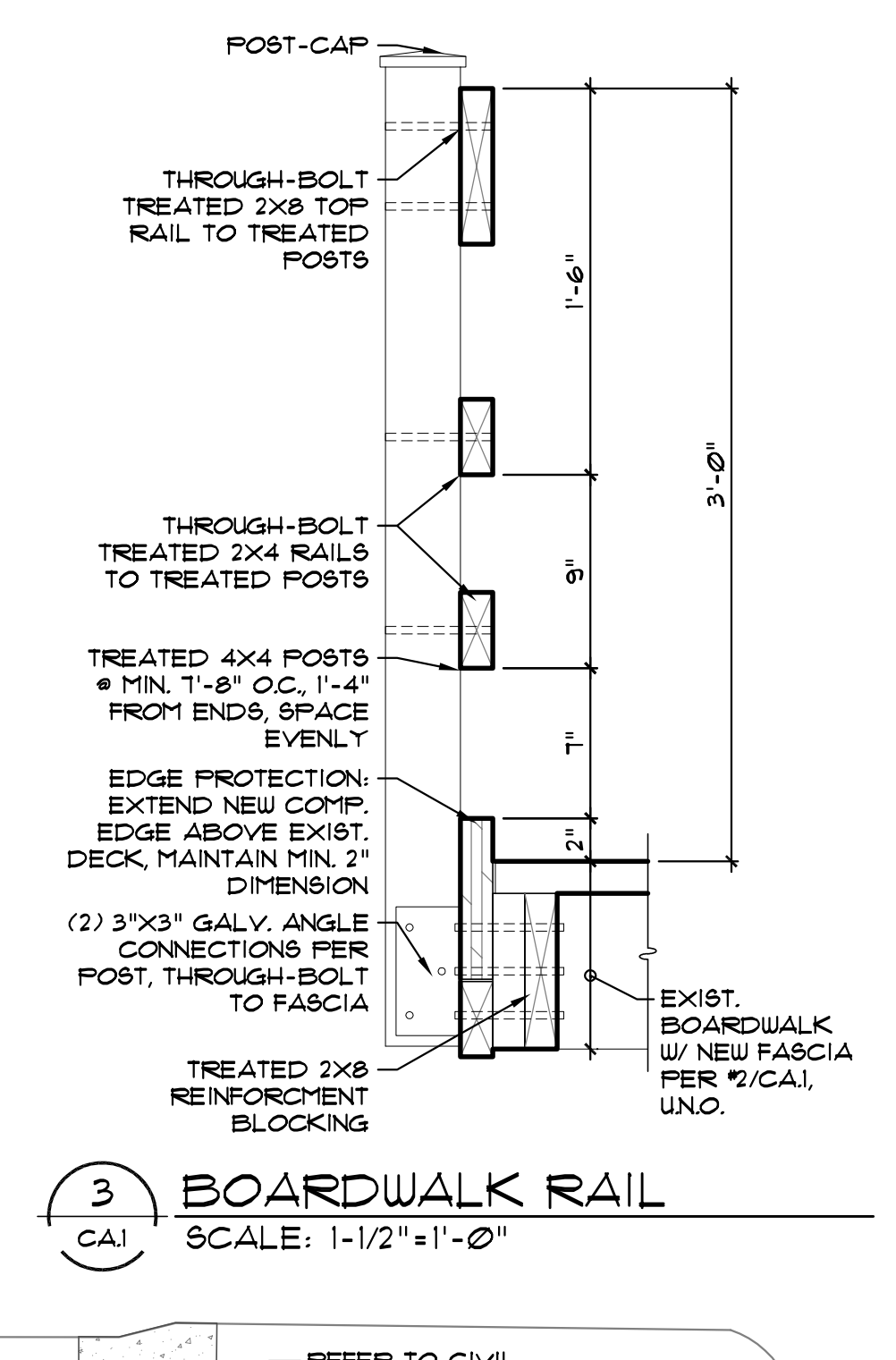
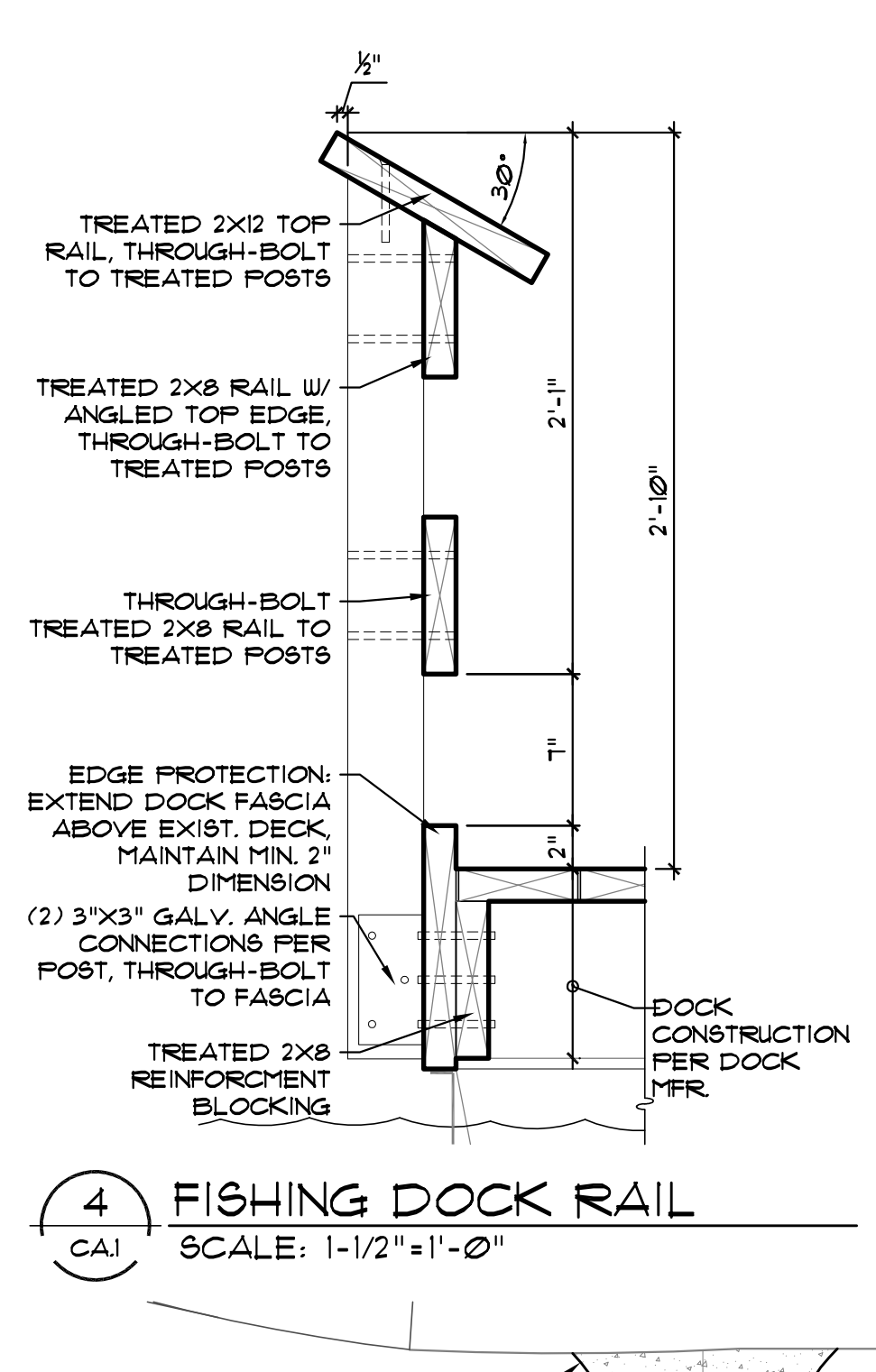
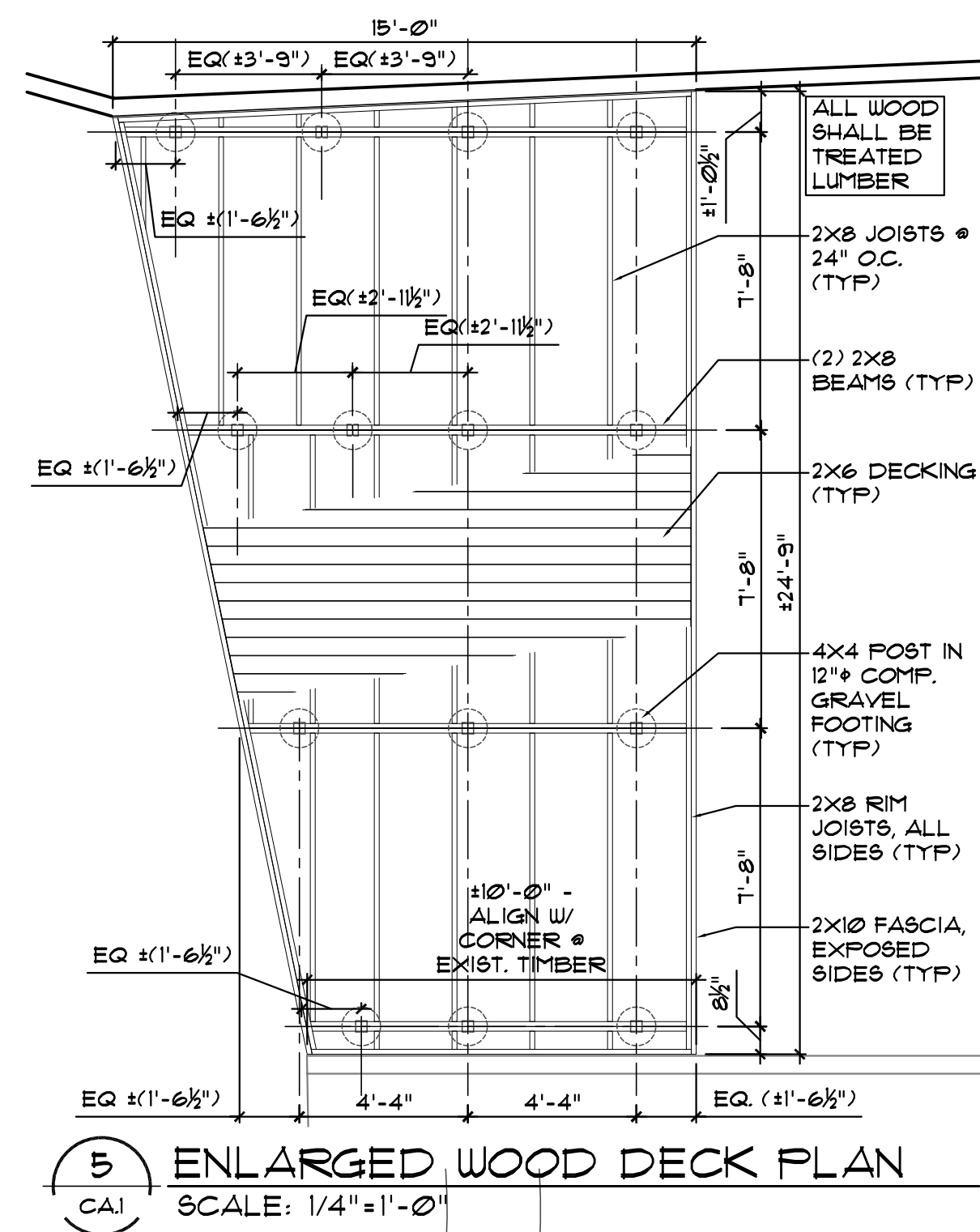
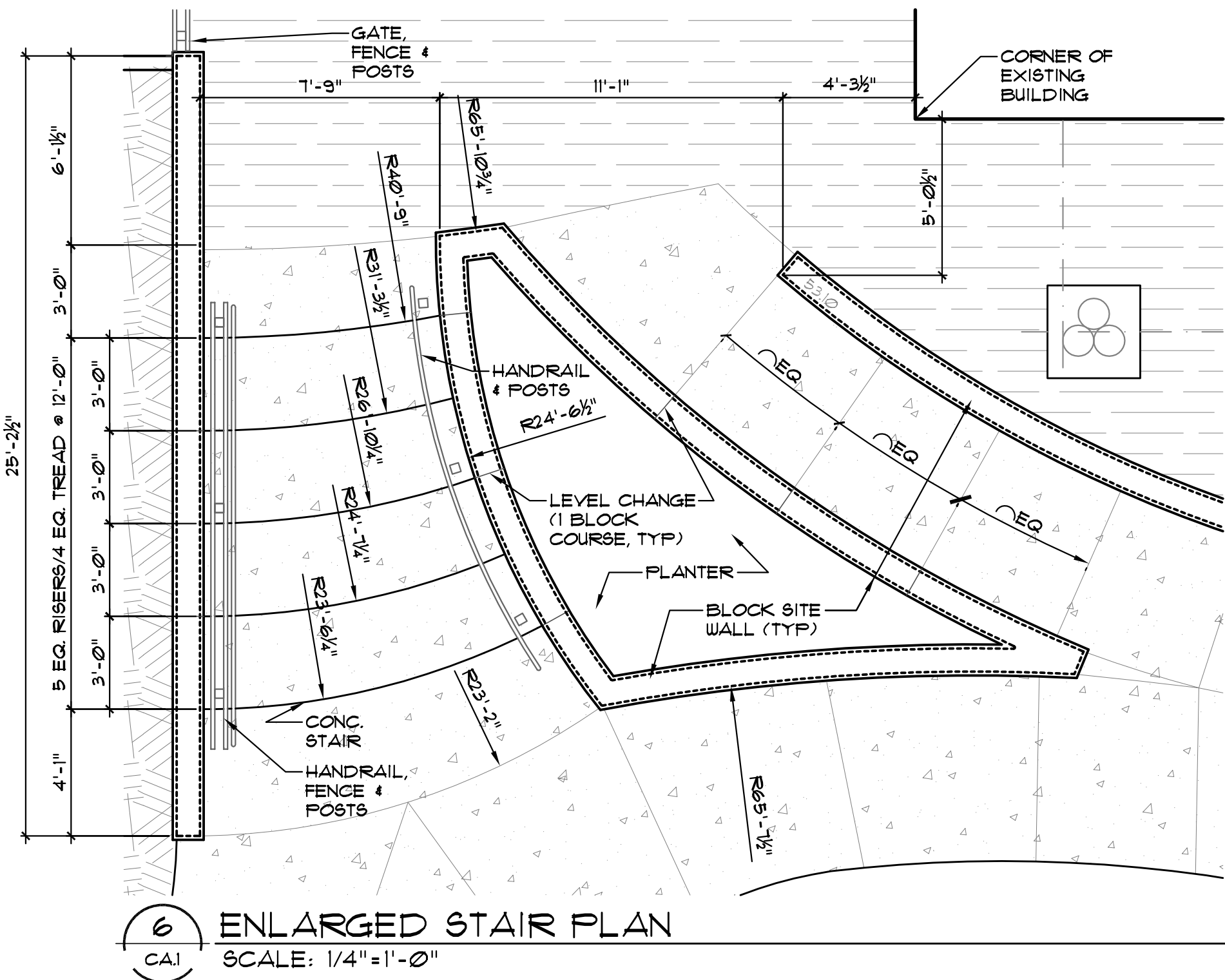


1 ENLARGED SITE DEMO PLAN
 AI SCALE: 1"=10'-0"

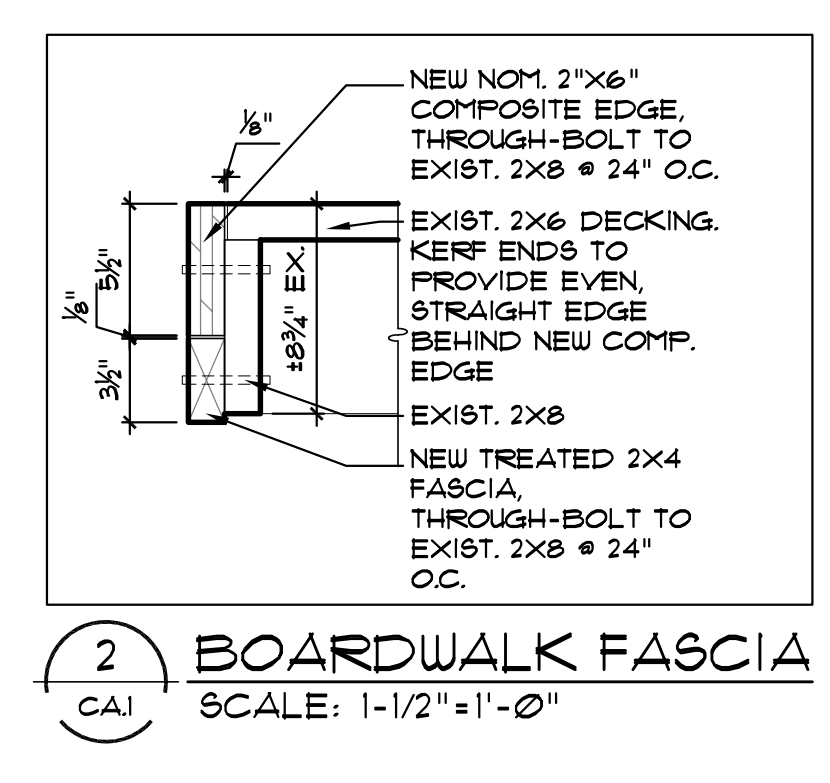
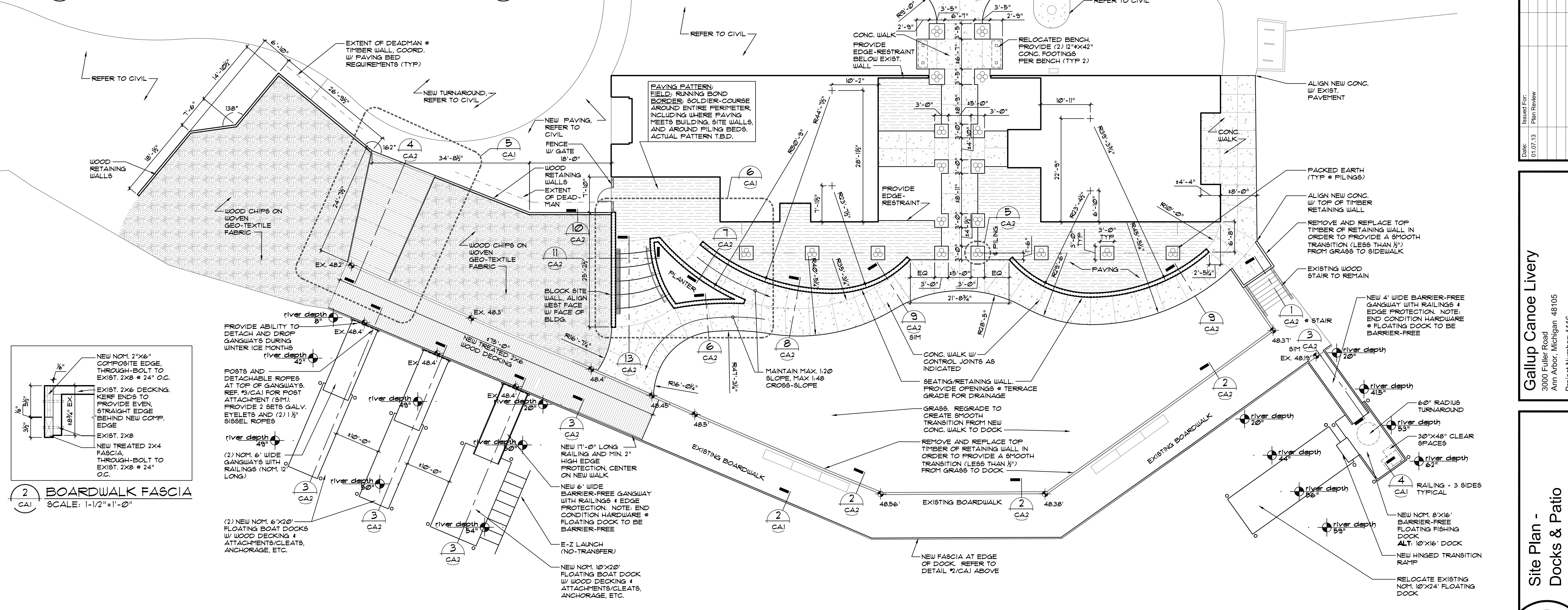


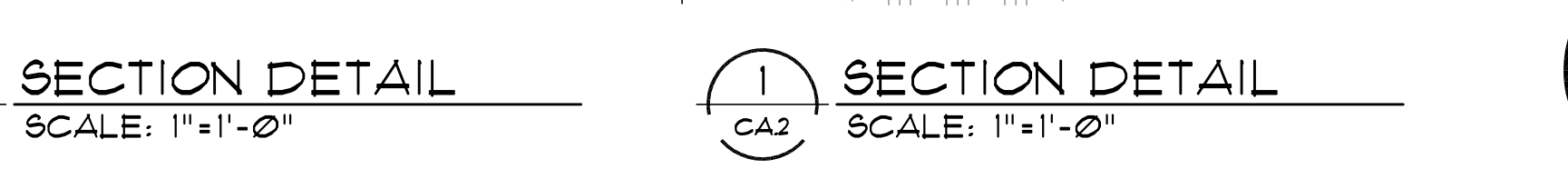
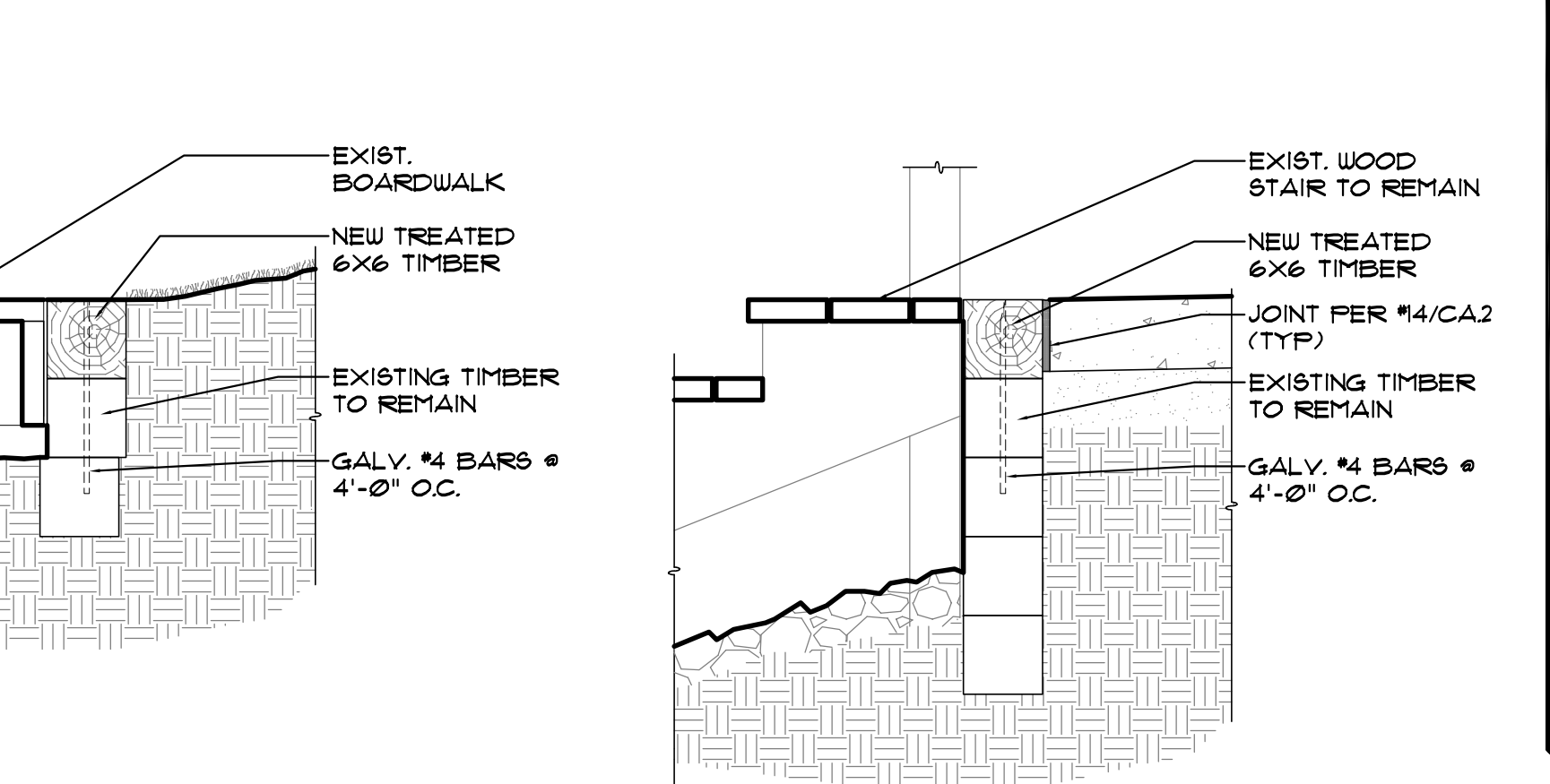
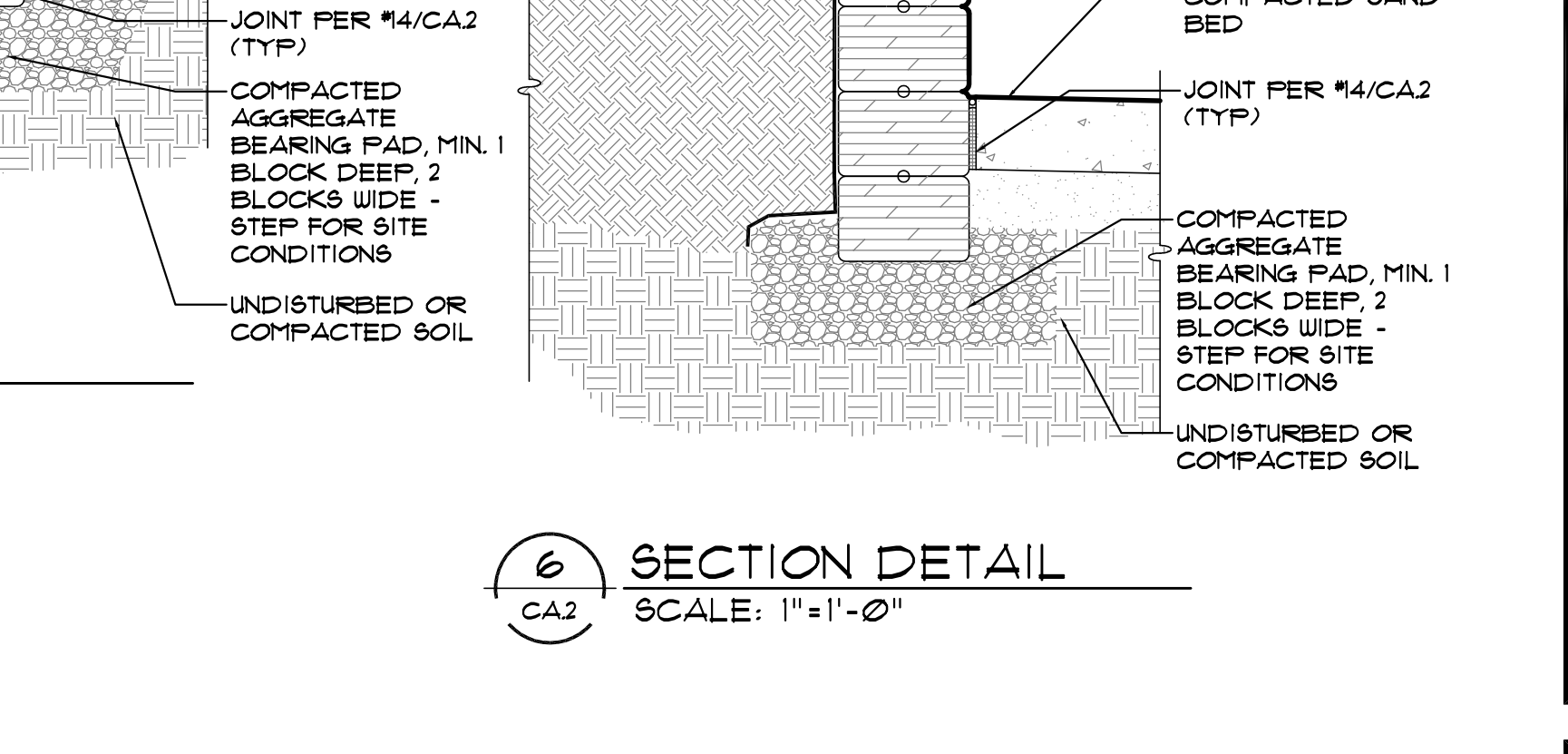
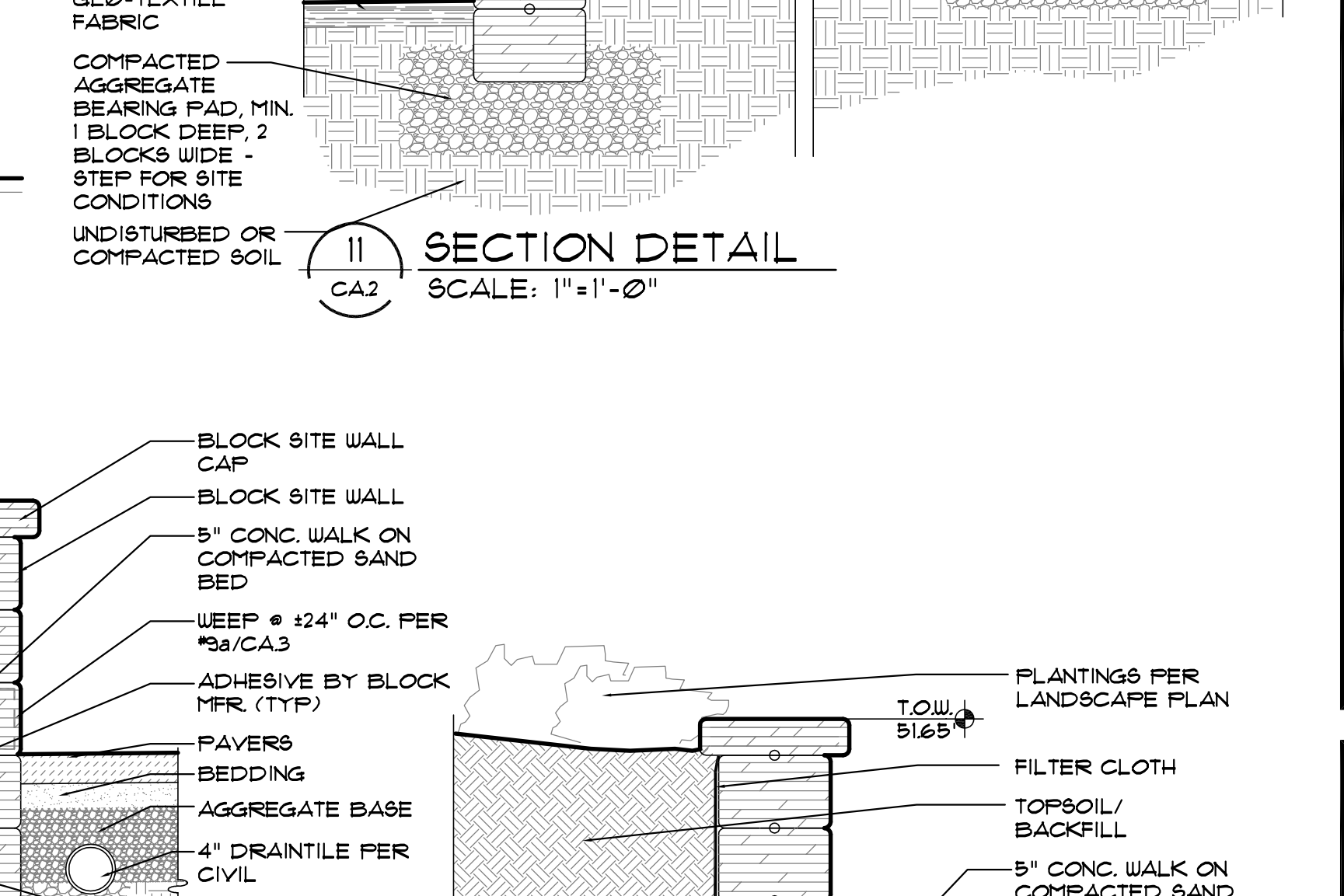
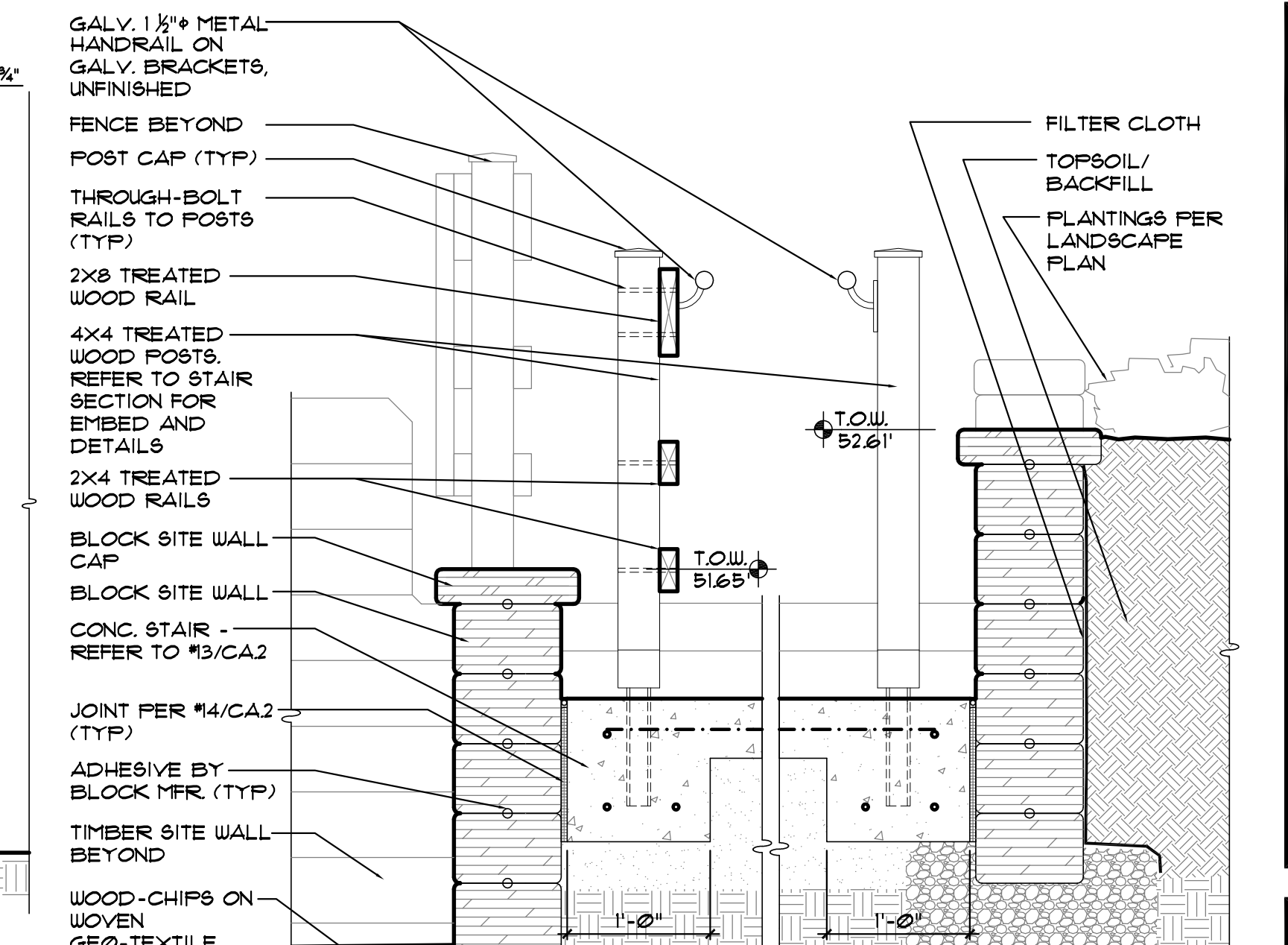
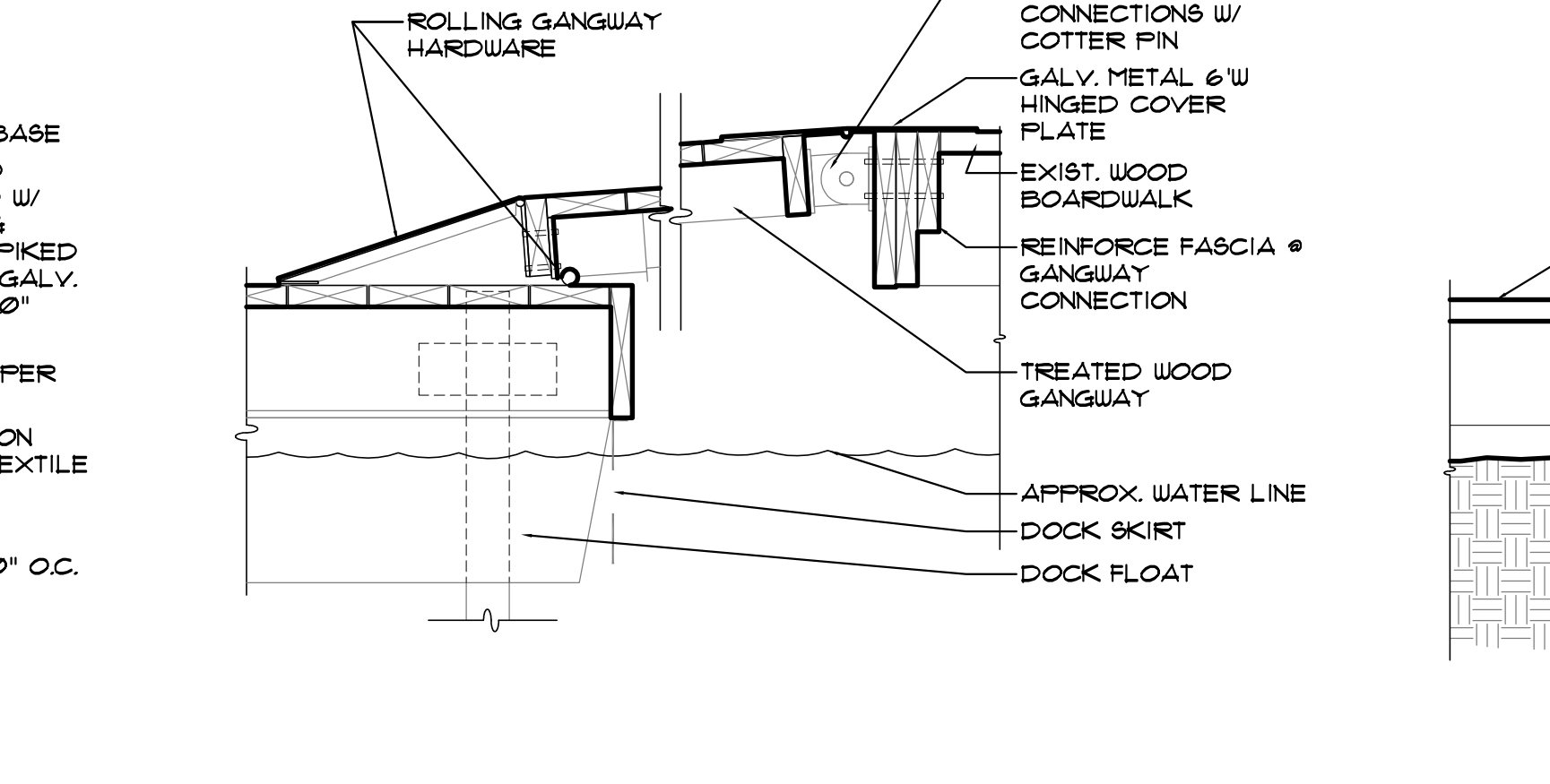
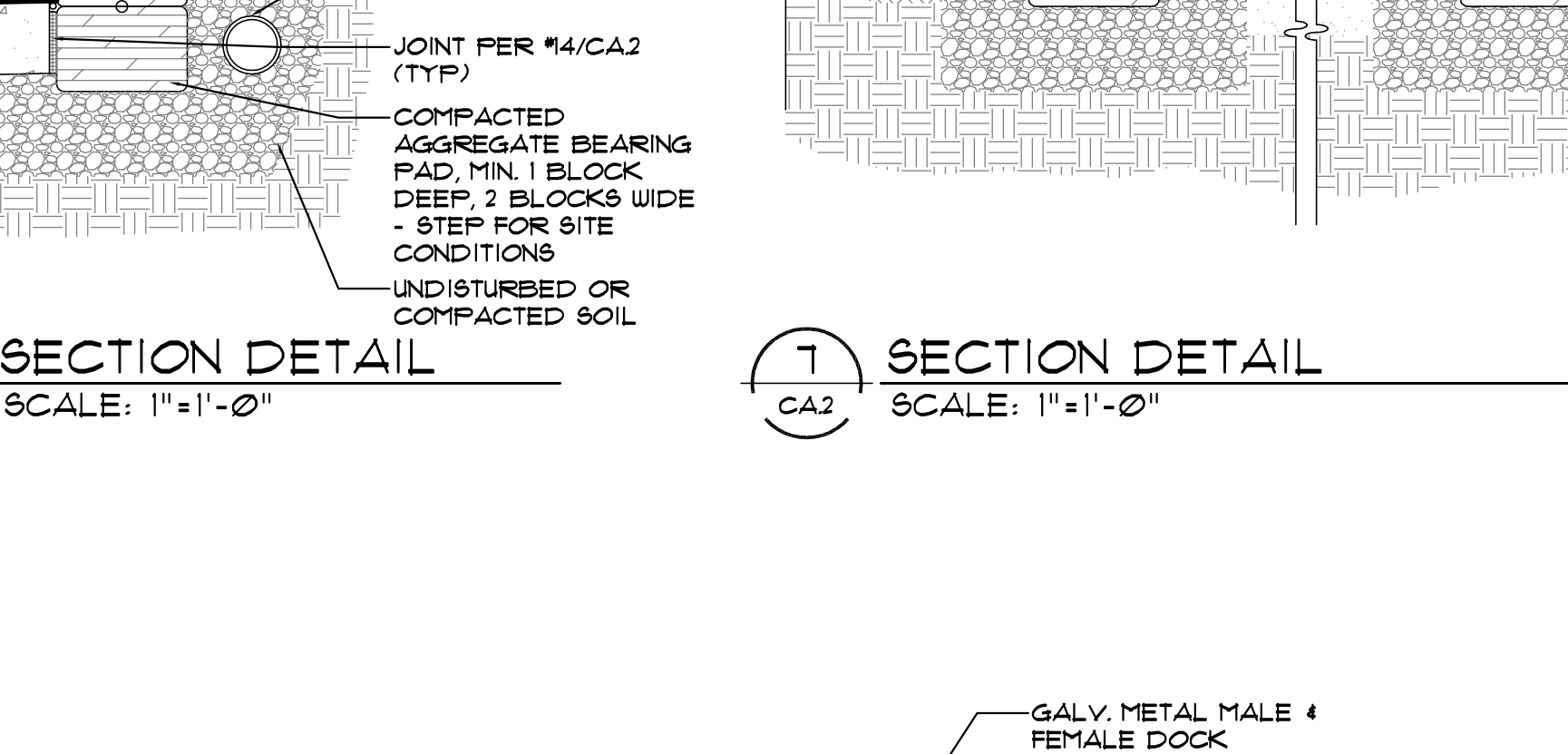
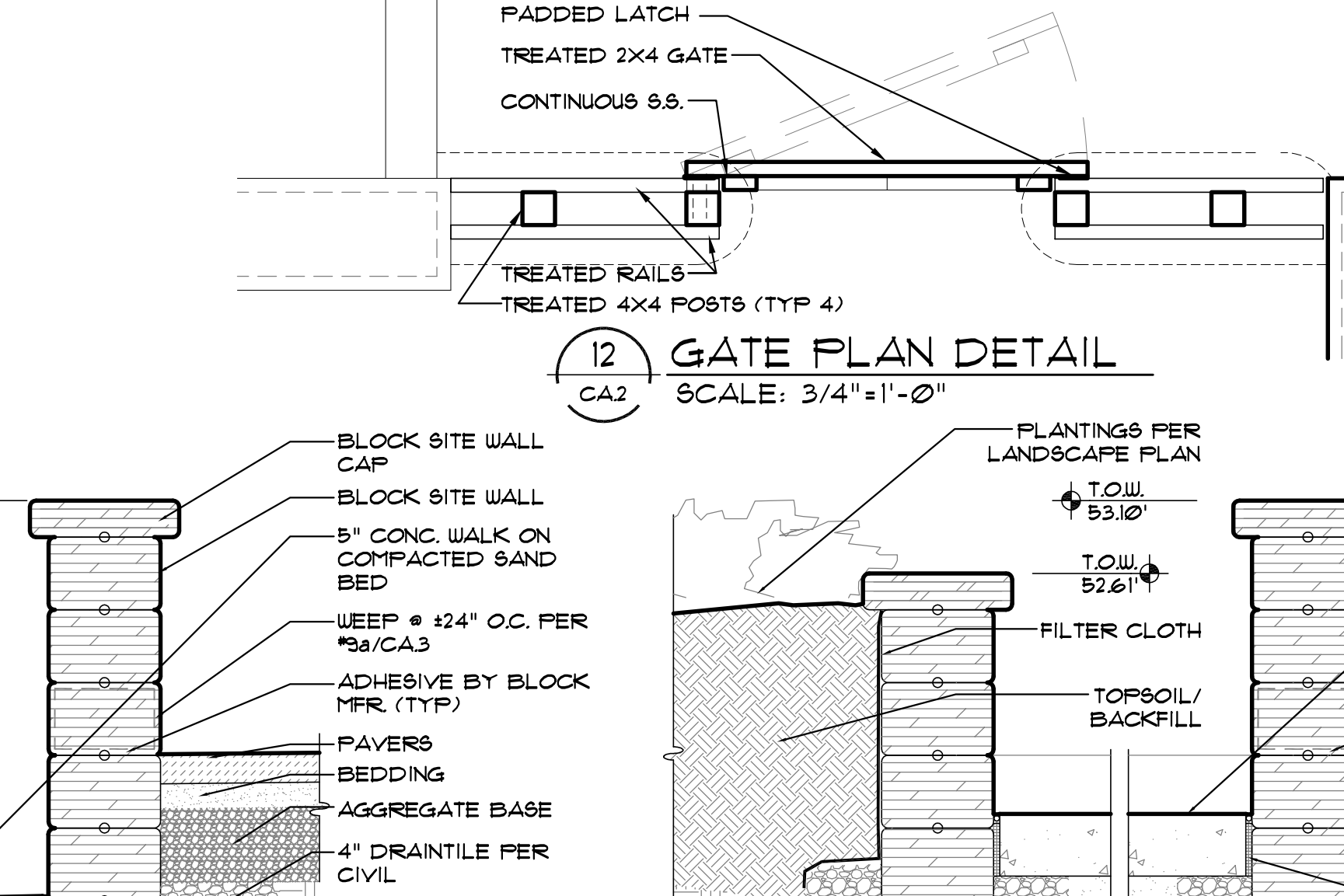
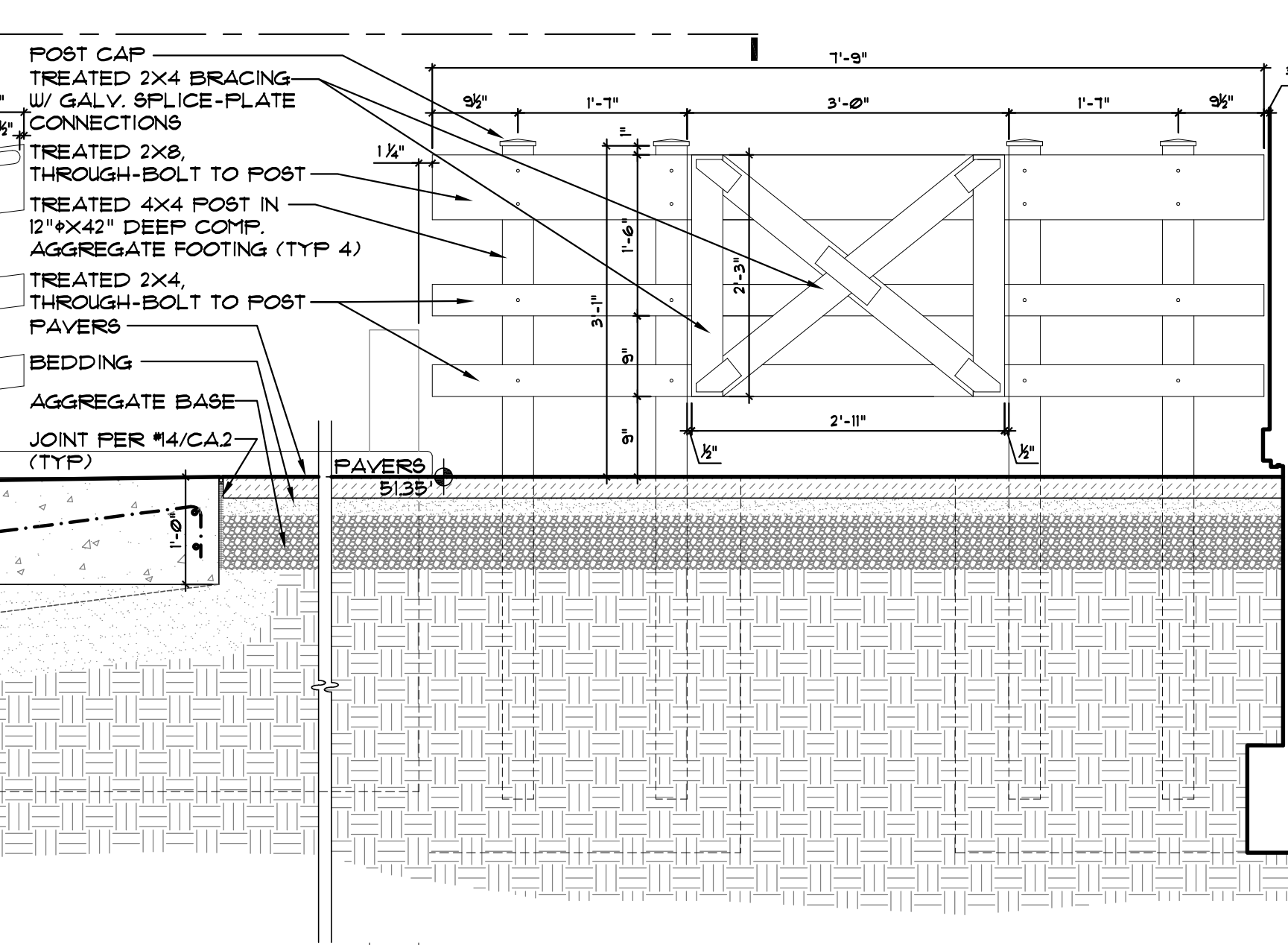
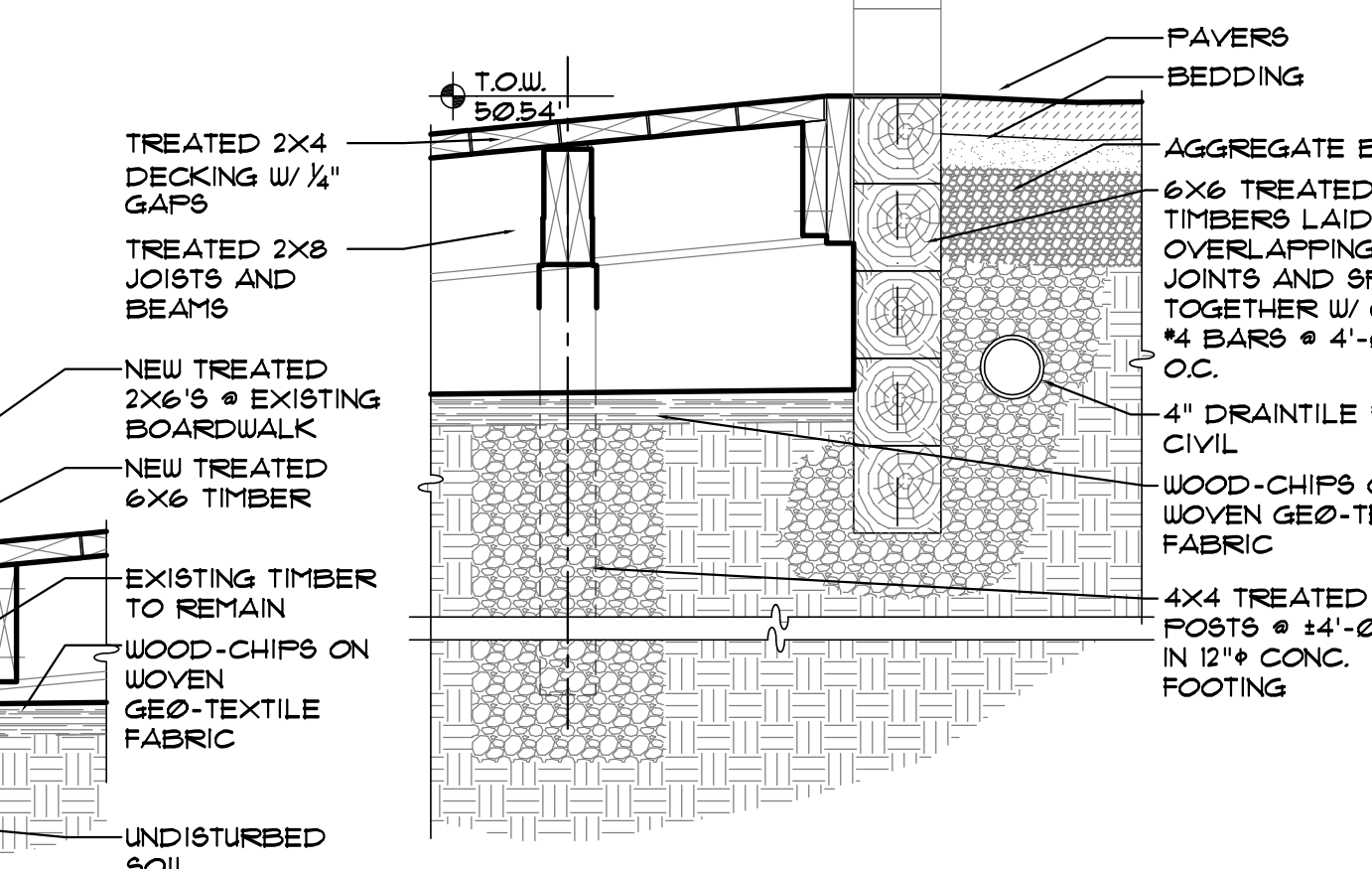
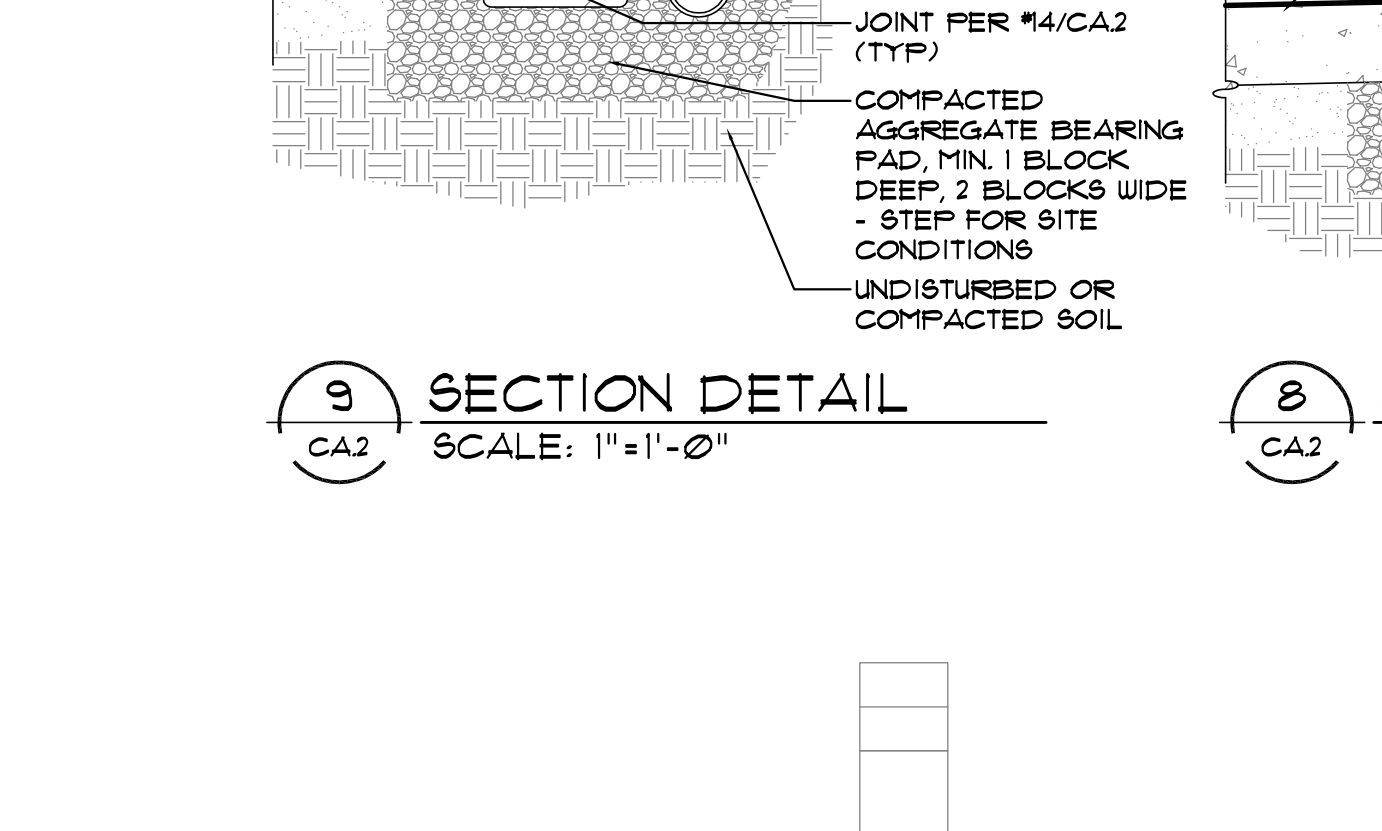
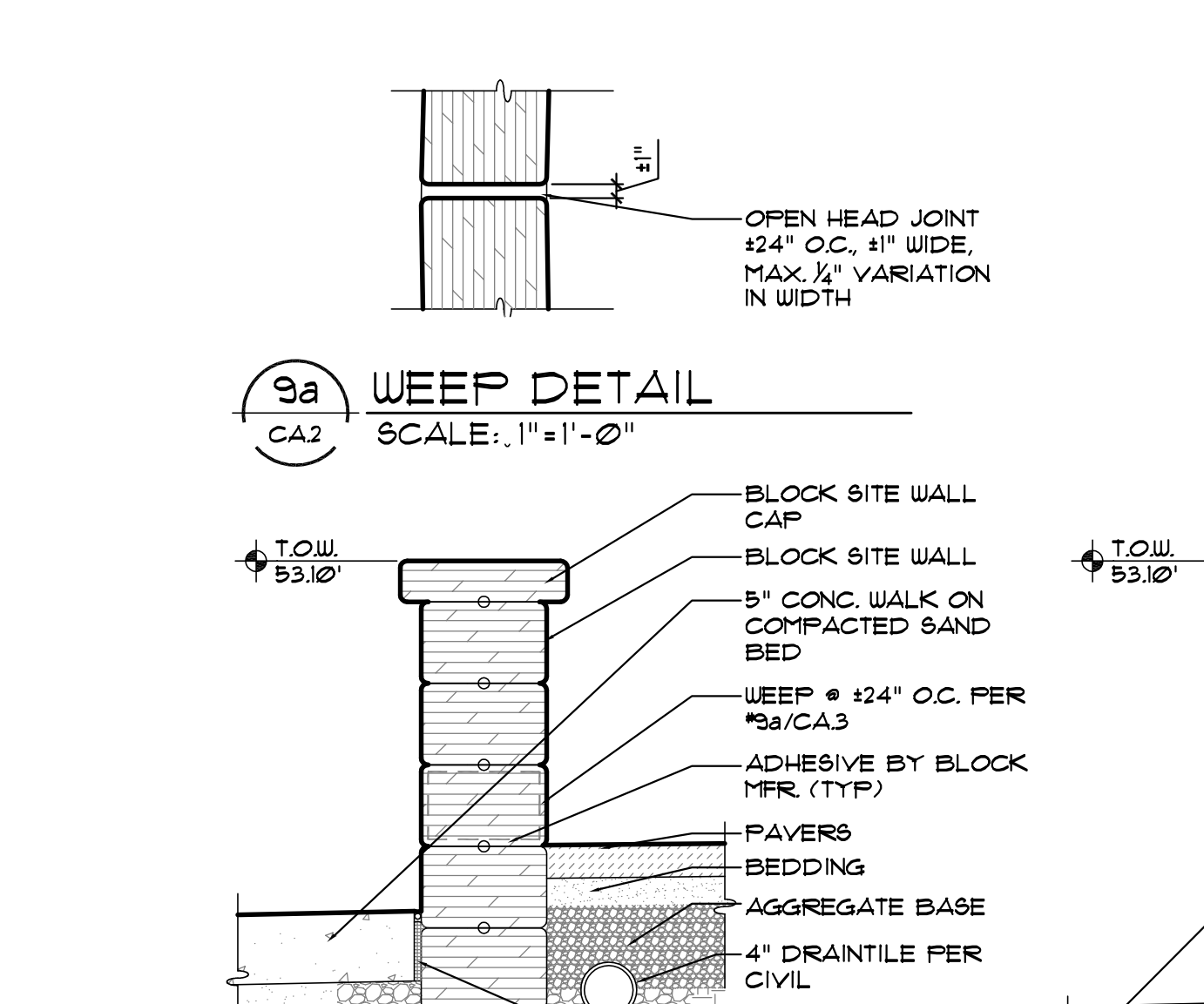
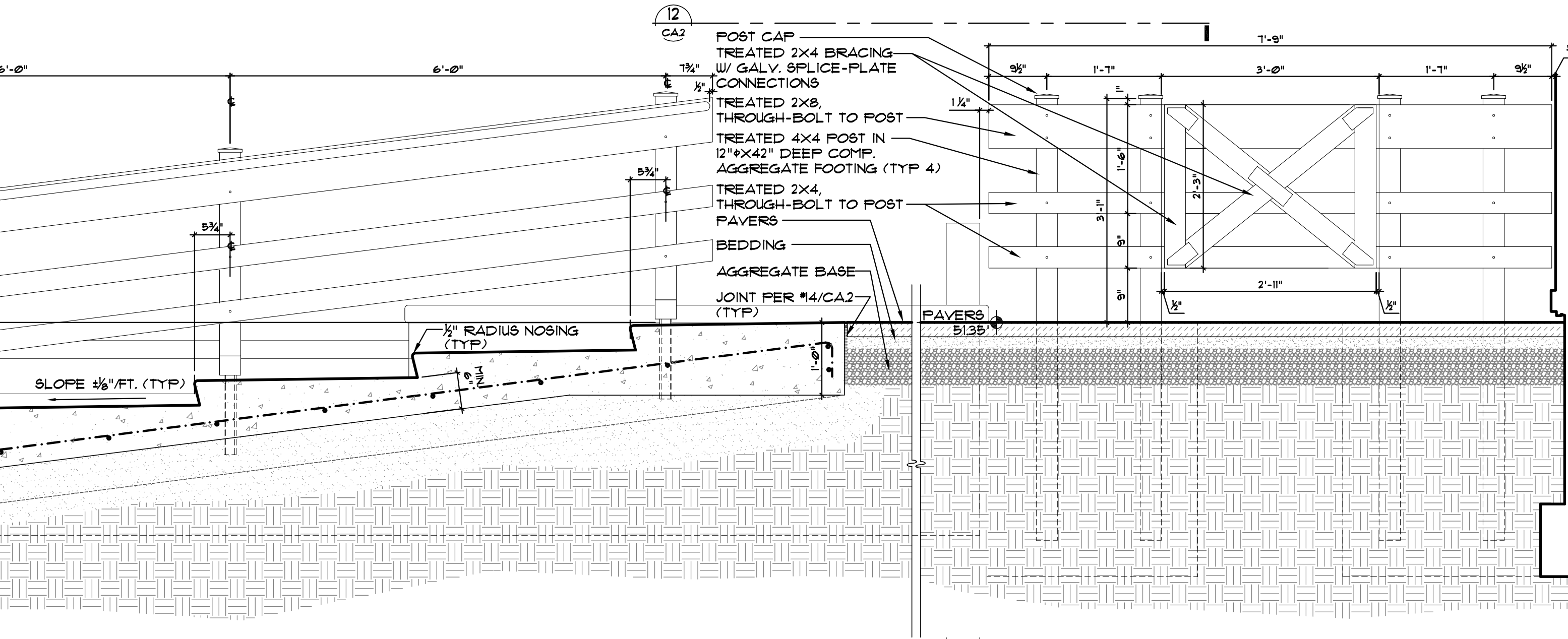
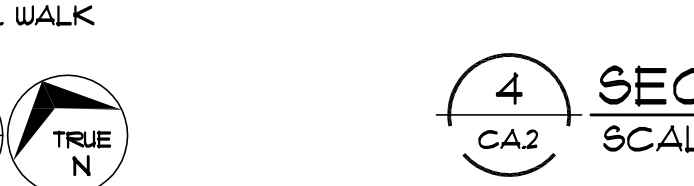
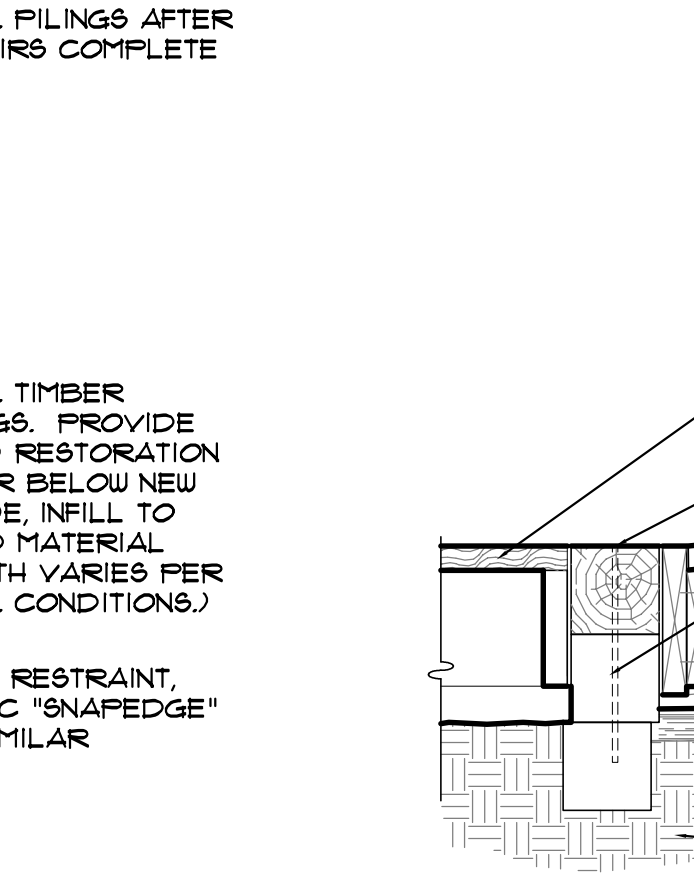
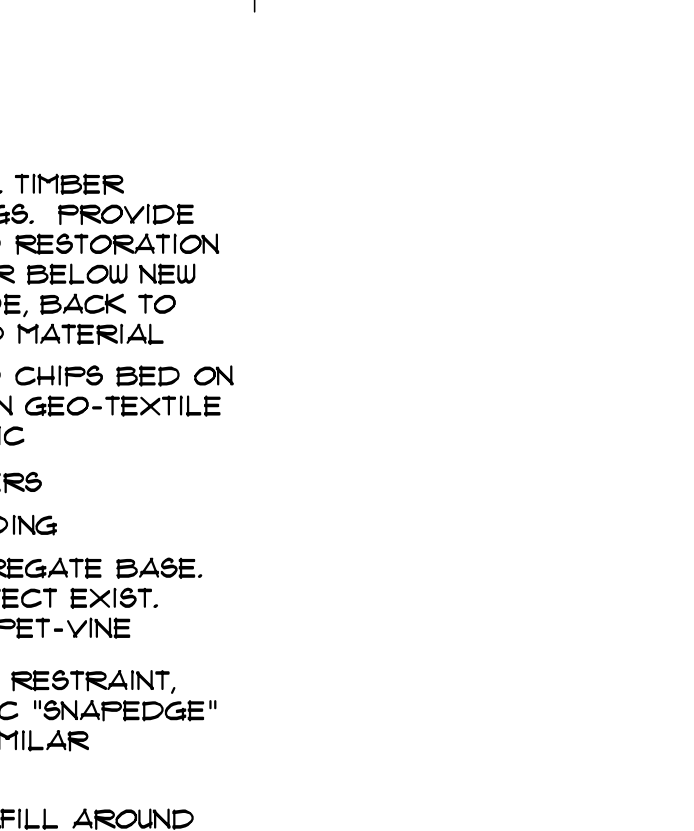
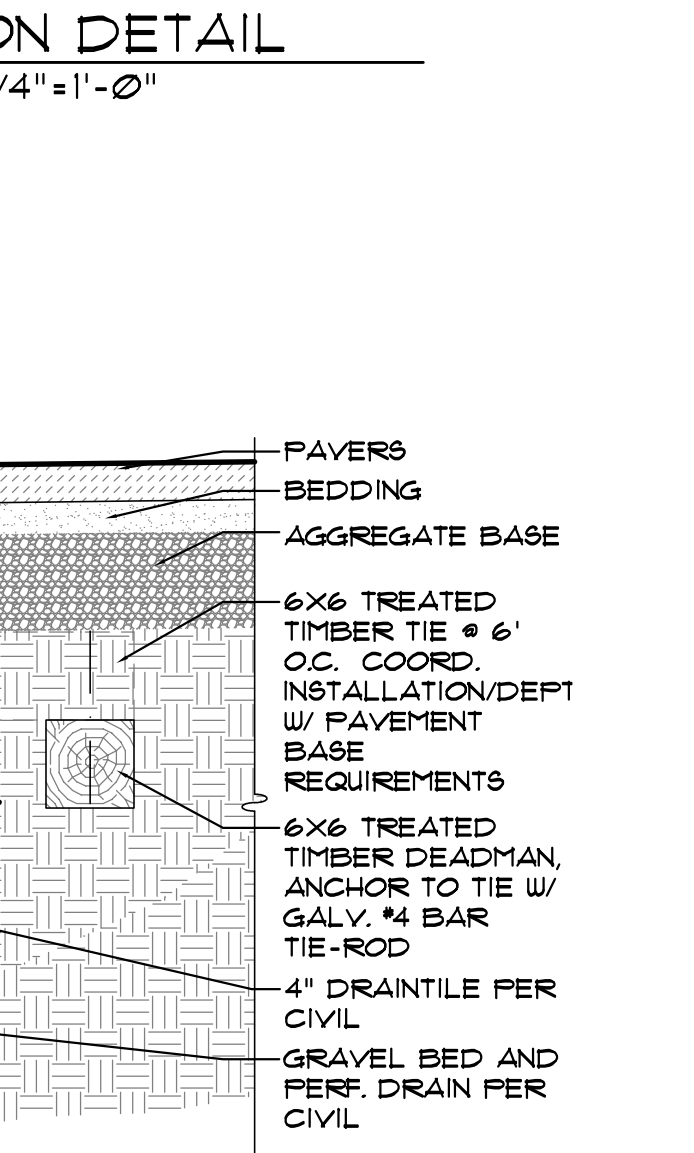
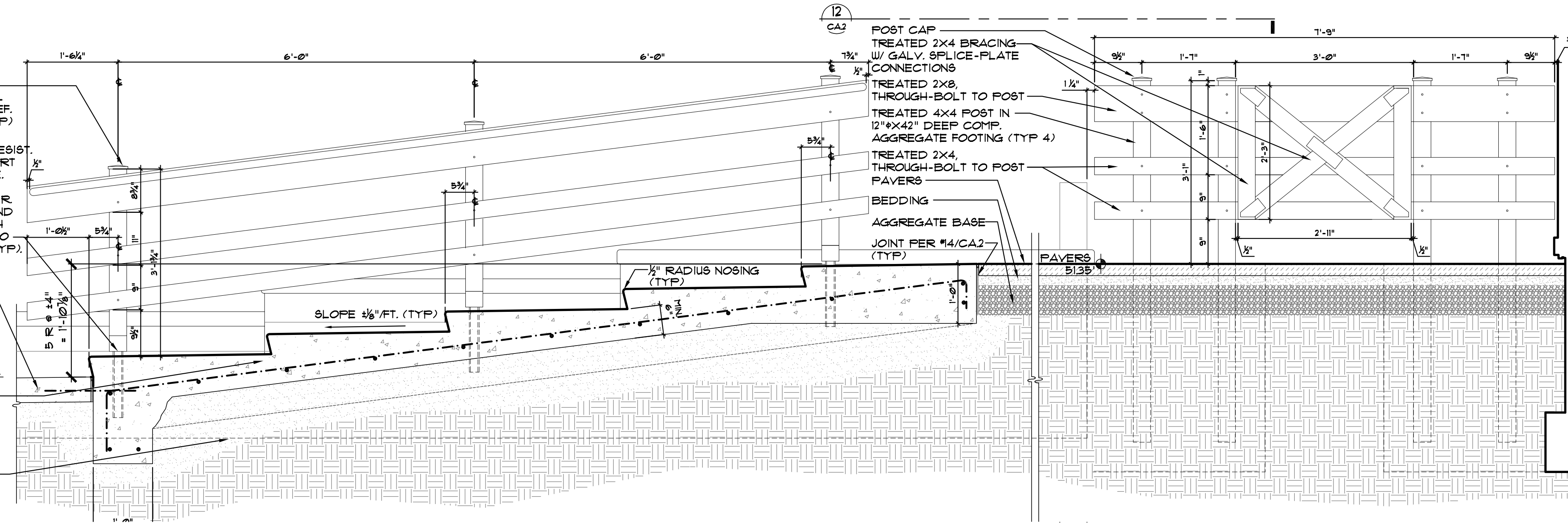
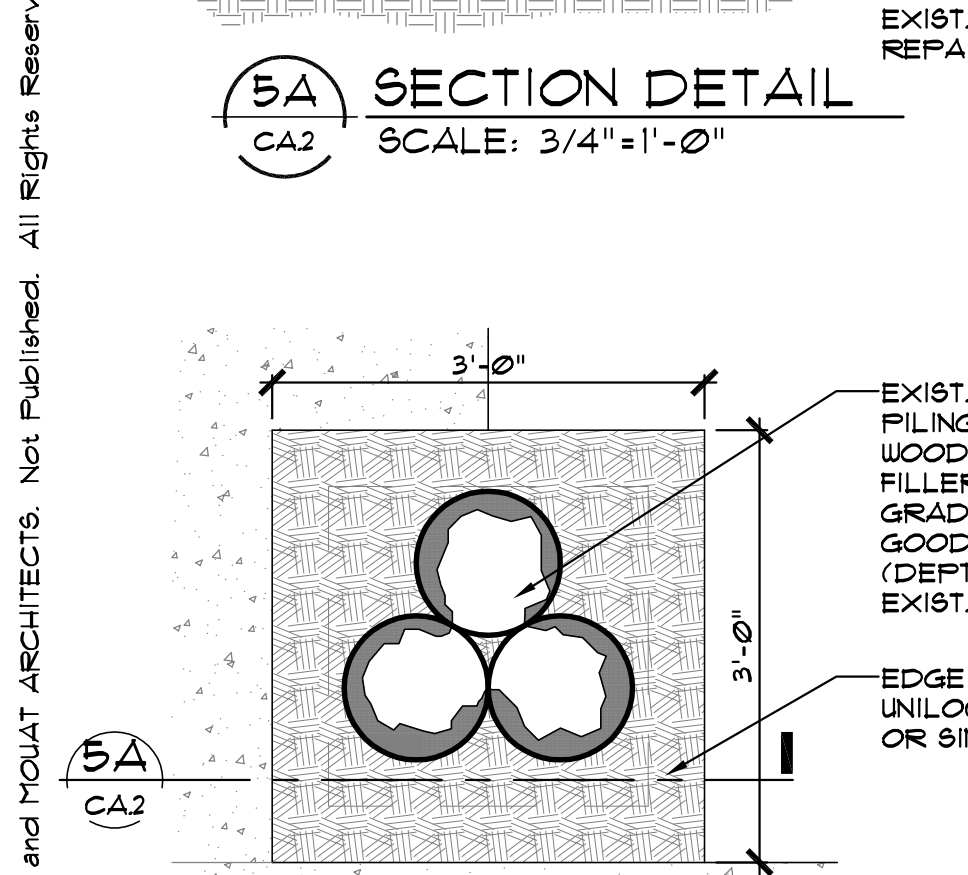
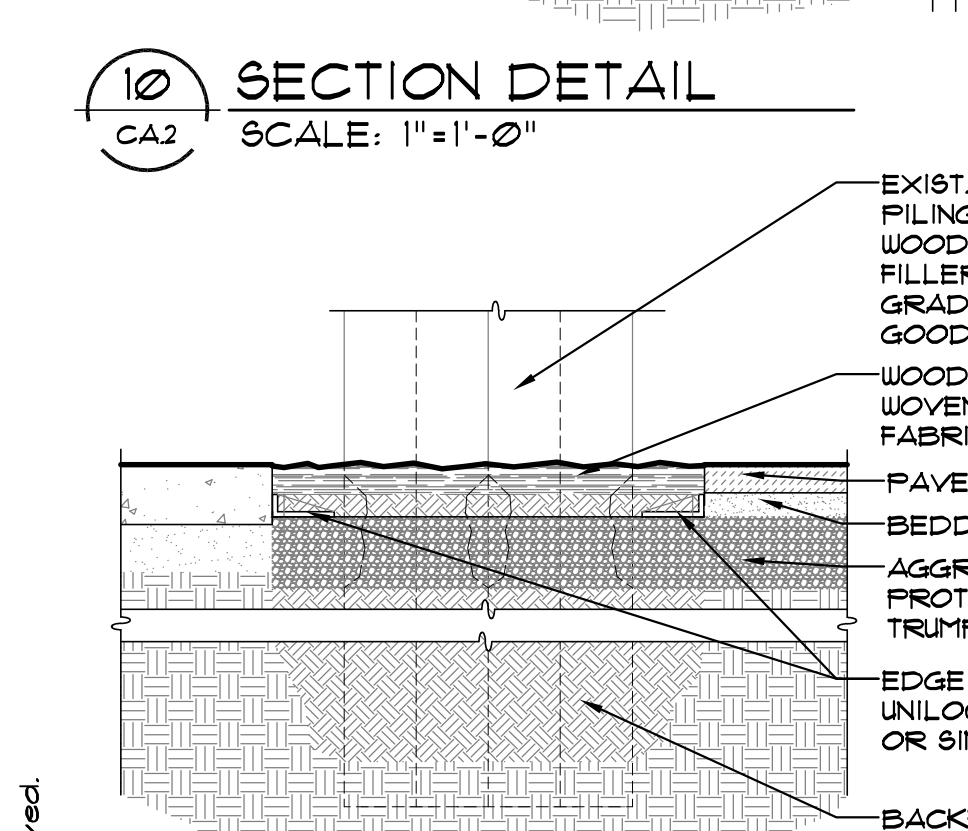
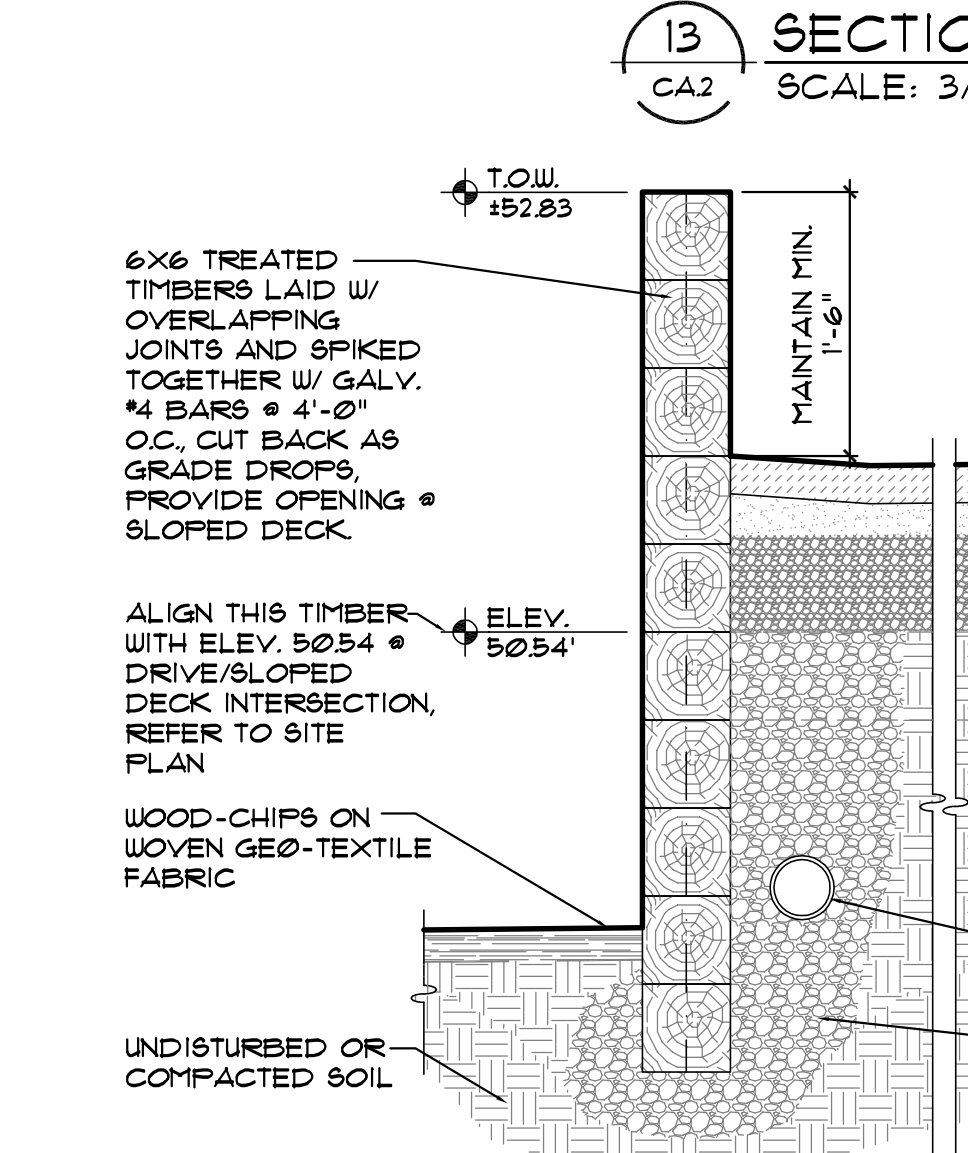
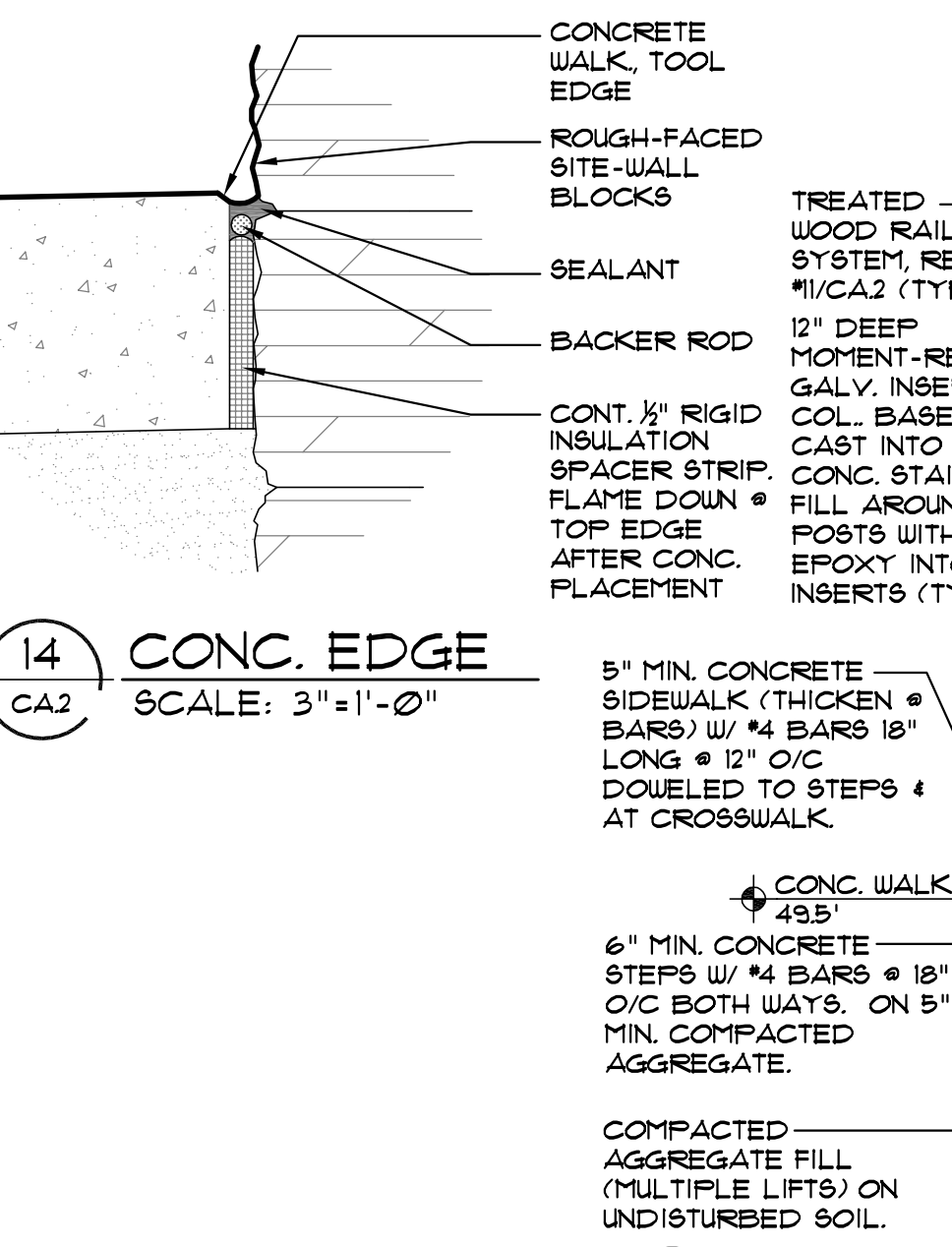
Date:	01/07/13
Issued For:	Plan Review

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- ARCHITECTURAL SITE NOTES**
- REFER TO CIVIL FOR GENERAL SITE NOTES.
 - EXCEPT WHERE NOTED OTHERWISE ON CIVIL DRAWINGS, EXISTING GRADES, UTILITY LOCATIONS, SEWER LEADS, WATER SERVICE AND EXISTING ON SITE STORM SEWER LOCATIONS AND INVERTS ARE AS DETERMINED FROM SURVEY SUPPLIED BY OWNER. CONTRACTOR MUST VERIFY ALL LOCATIONS AND ELEVATIONS PRIOR TO COMMENCING WORK. ARCHITECT MUST BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES EXIST.
 - REFER TO CIVIL DRAWINGS FOR AREAS NORTH OF THE BUILDING, AS NOTED ON THE ARCHITECTURAL SITE PLAN.
 - USE DIMENSIONS PROVIDED. DO NOT SCALE DRAWINGS. VERIFY ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION.
 - ALL WORK SHALL CONFORM TO APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES.
 - OBTAIN SOIL BORING DATA FOR FOOTINGS PRIOR TO CONSTRUCTION TO VERIFY SOIL BEARING CAPACITY.
 - AS PART OF BASE BID, CONTRACTOR SHALL PROVIDE AND PAY FOR ALL TEMPORARY POWER AND HEAT, UP UNTIL FINAL COMPLETION.
 - SPECIAL ATTENTION SHALL BE GIVEN TO PROTECT EXISTING TREES AND VEGETATION OUTSIDE OF CONSTRUCTION AREA. DO NOT ENCRONCH ON AREAS DELINEATED OUTSIDE OF CONSTRUCTION AREAS. REFER TO CIVIL SOIL EROSION CONTROL PLAN FOR PROTECTION OF EXISTING NATURAL FEATURES.







1
A0
PHOTO



TRUMPET VINE TO BE CUT BACK TO ±12" ABOVE FINISHED GRADE (TYP.)

8
A0
Photos
SCALE: NO SCALE



6
A0
Photos
SCALE: NO SCALE



CUT BACK EXISTING TRUMPET VINE VINES TO APPROX. 12" ABOVE GRADE (TYP.)
REMOVE PERGOLA RAFTER BOARD
REMOVE PERGOLA BEAM, REF. PLAN
HARDWARE ATTACHMENT TO REMAIN, PROTECT IN PLACE

4
A0
Photos
SCALE: NO SCALE



2
A0
Photos
SCALE: NO SCALE



EXISTING WOOD FILINGS TO REMAIN
EXISTING METAL BANDS, TOP AND BOTTOM
AREA OF DEGRADED/ROTTED WOOD ± EXISTING FILING

7
A0
Photos
SCALE: NO SCALE



5
A0
Photos
SCALE: NO SCALE



EXIST. 4X12 PERGOLA BEAMS, TYP.
CUT BACK EXISTING TRUMPET VINE VINES TO APPROX. 12" ABOVE GRADE (TYP.)
REMOVE EXISTING POST TOPS.
EXIST. PERGOLA RAFTERS ATTACH TO EXIST. WALL, THIS AREA
EXIST. 4X12 PERGOLA BEAMS, TYP.
EXIST. NOM. 3X12 PERGOLA RAFTERS EXTEND ACROSS 2 EXIST. BEAMS, THIS AREA

3
A0
Photos
SCALE: NO SCALE



1
A0
Photos
SCALE: NO SCALE

9
A0
(not used)
SCALE: NO SCALE

GENERAL DEMOLITION PLAN NOTES

- ITEMS FOR DEMOLITION ARE TYPICAL, INDICATED ON THE DEMOLITION PLANS WITH DASHED LINES, SEE LEGENDS FOR ADDITIONAL INFORMATION. COORDINATE WITH PROPOSED PLANS FOR NEW CONSTRUCTION WHICH MAY REQUIRE THIS DEMOLITION. DEMOLITION CONTRACTOR SHALL BE FULLY AWARE OF ALL NEW CONSTRUCTION AND DETAILS PRIOR TO DEMOLITION.
- SEE DEMOLITION KEY NOTE TAGS (IF APPLICABLE) FOR ADDITIONAL INFORMATION. THEY DO NOT LIMIT BUT DO HELP DEFINE THE DEMOLITION WORK.
- ITEMS INDICATED WITH DASHED LINES ARE TO BE REMOVED AND PROPERLY DISPOSED OF - UNLESS SPECIFICALLY NOTED TO BE SALVAGED FOR THE OWNER OR REUSED IN THIS PROJECT. ALL ITEMS SHOWN TO BE REUSED OR SALVAGED SHALL BE STORED AND PROTECTED ON-SITE.
- STABILIZE AND PROTECT IN PLACE ALL FIXTURES AND SURFACES SCHEDULED TO REMAIN. COORDINATE EXTENT OF ALL DEMOLITION WITH REQUIREMENTS OF NEW CONSTRUCTION, EQUIPMENT AND MILLWORK INSTALLATIONS.
- REVIEW DISPOSITION OF ALL ITEMS TO BE SALVAGED/REMOVED WITH THE OWNER.
- PROCEED WITH CAUTION IN REMOVING WALLS AND ENCLOSURES. OPEN HOLES CAREFULLY TO INVESTIGATE THE PRESENCE OF EXISTING HVAC, ELECTRICAL AND PLUMBING SYSTEMS. NOTIFY ARCHITECT OF ANY CONFLICT THAT IS IDENTIFIED PRIOR TO CONTINUING WORK. SELECTIVELY CUT AND PATCH WALLS AND CEILING(S) LOCATED IN OTHERWISE ARCHITECTURALLY UNALTERED AREAS TO COMPLETE ANY NEW MECHANICAL / ELECTRICAL WORK, WHETHER SHOWN ON THE DEMOLITION DRAWINGS OR NOT. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR RELATED AND ADDITIONAL DEMOLITION AND PATCHING WORK BY MECHANICAL AND ELECTRICAL TRADES THAT MAY BE REQUIRED BY "CUTTING AND PATCHING".
- IN ROOMS WHERE REMOVALS OR MODIFICATIONS ARE SHOWN BUT NEW WALL FINISHES ARE NOT SCHEDULED, PATCH WALL TO MATCH EXISTING FINISHES. PAINT ENTIRE WALL TO NEAREST INTERSECTION.

PENETRATION NOTES

COMPLY WITH ALL APPLICABLE CODES REGARDING PENETRATIONS OF EXISTING CONSTRUCTION WITH NEW CONSTRUCTION. WHERE NEW MECHANICAL AND ELECTRICAL SERVICES (INCLUDING, BUT NOT LIMITED TO, DUCTWORK, PIPING, CONDUIT, CABLE TRAY AND SLEEVES), PENETRATE EXISTING WALLS, FLOORS OR ROOFS, CONTRACTOR TO DAMPER DUCTWORK AND/OR FIRESTOP PIPING, CONDUIT, CABLE TRAY, SLEEVES, ETC. TO ACHIEVE THE FIRE-RESISTANCE RATING INDICATED IN THE SCHEDULE BELOW FOR LIMITS OF AREA BEING AFFECTED BY THIS WORK. PROVIDE A U.L. DESIGNED PENETRATION ASSEMBLY AT EACH POINT. A FIRE RATED PENETRATION SHOULD OCCUR IN EXISTING WALL, FLOOR OR ROOF CONSTRUCTION, REGARDLESS OF WHETHER OR NOT THE EXISTING IS BUILT-OUT IN A CODE-COMPLIANT MANNER.

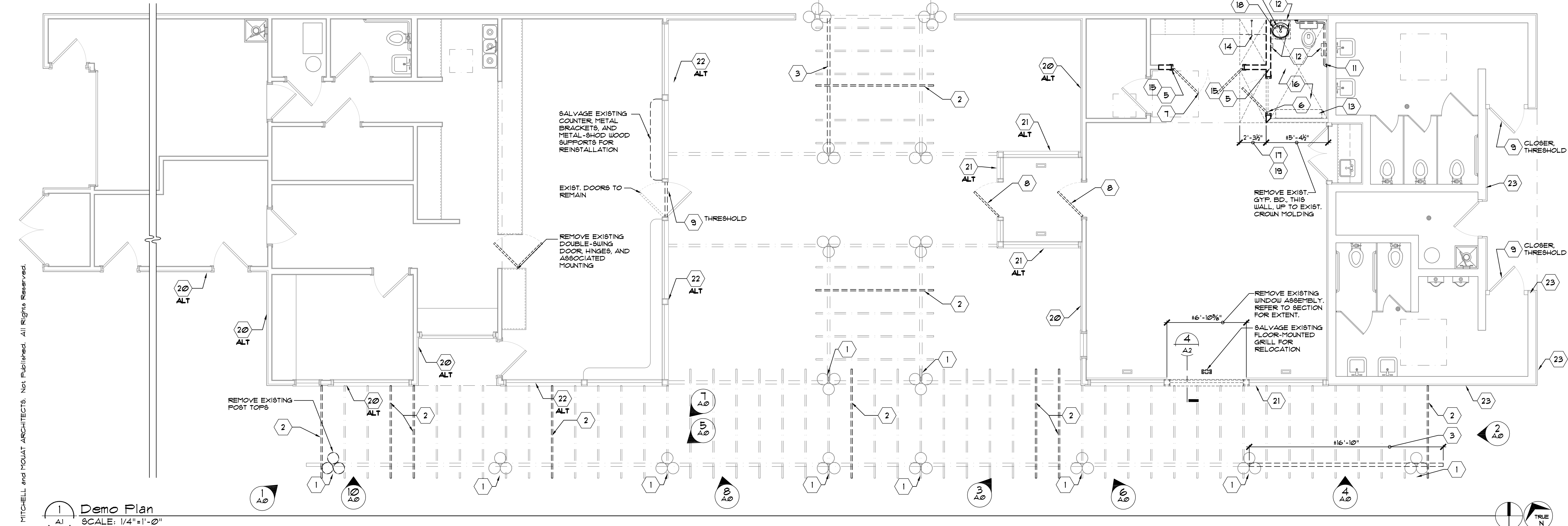
CONSTRUCTION	FIRE RESISTANCE RATING
CORRIDOR WALLS	1 HOUR
STORAGE ROOMS OVER 100 SF.	1 HOUR
STORAGE ROOMS UNDER 100 SF.	0 HOUR
MECHANICAL ROOM WALLS	1 HOUR
SHAFTS	1 HOUR
FLOORS	0 HOUR
ROOFS	0 HOUR
STAIR	2 HOUR

DEMO KEY NOTES:

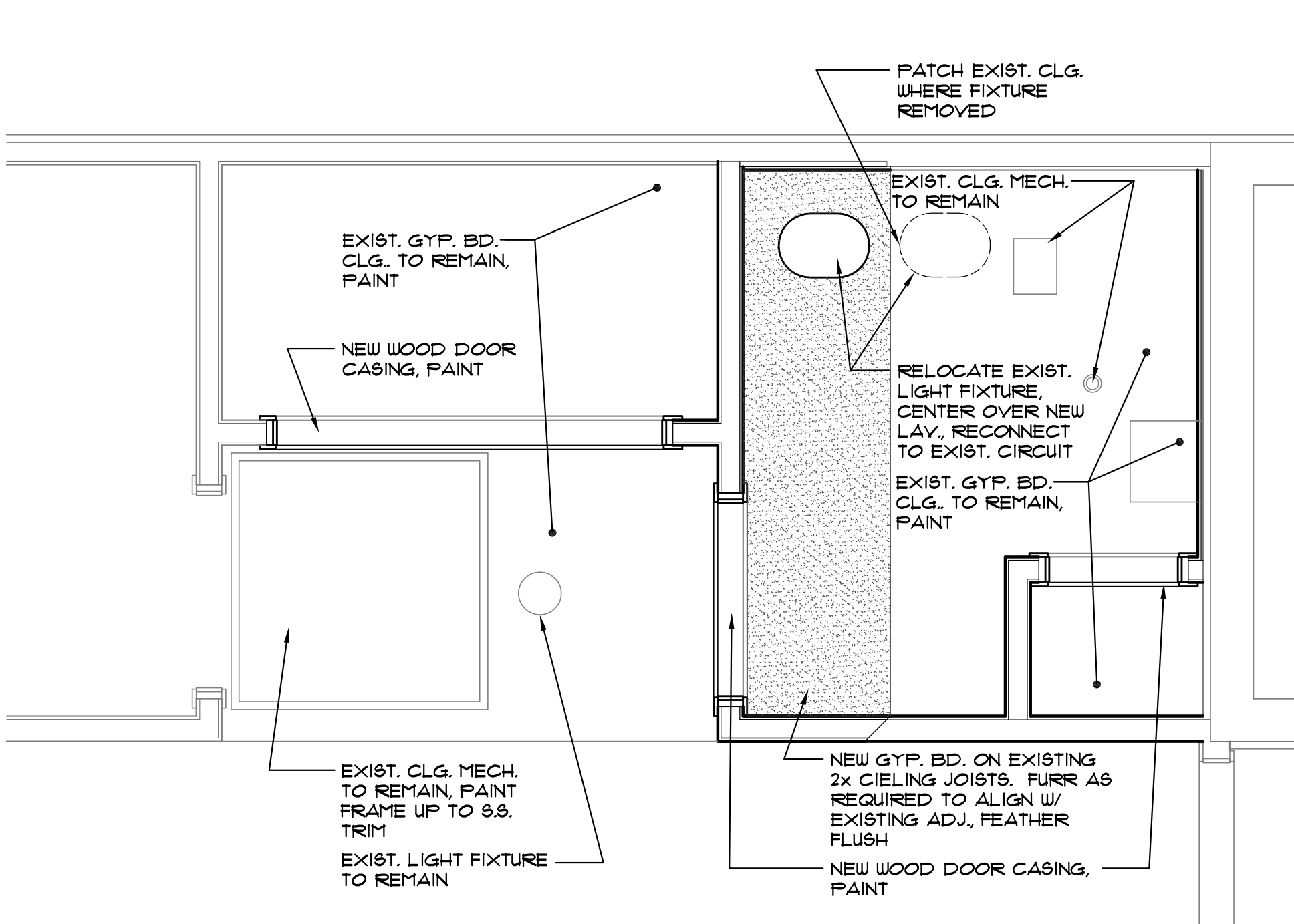
- CUT BACK TRUMPET VINES TO 12" ABOVE GRADE. REMOVE ALL VINES FROM PERGOLA, PILING, AND ROOF STRUCTURES, INCLUDING WITHIN/BETWEEN PILING AND BANDS. KEYNOTE INDICATES LOCATION OF MAIN ROOT.
- REMOVE EXISTING 3X12 PERGOLA RAFTER BOARD, SALVAGE METAL CONNECTIONS FOR REUSE.
- REMOVE PORTION OF EXISTING 4X12 PERGOLA SUPPORT BEAM. PROTECT EXISTING SUPPORTED TRELLIS BOARDS IN PLACE UNTIL BEAM IS REPLACED. SALVAGE ANY CONNECTIONS FOR REUSE.
- (NOT USED)
- REMOVE INDICATED PORTION OF EXISTING GYP. BD./ WOOD STUD WALL AND 1X4 BASE, UP TO EXISTING CEILING JOISTS, ±8'-0" H.
- REMOVE EXISTING DOOR, DOOR FRAME, AND ASSOCIATED HARDWARE.
- SALVAGE EXISTING DOOR, DOOR FRAME, AND HARDWARE FOR REUSE.
- REMOVE EXISTING DOOR(S) AND ASSOCIATED HARDWARE, FRAMES TO REMAIN.
- REMOVE DOOR HARDWARE AS INDICATED
- REMOVE EXISTING LAVATORY AND BASE. CAP EXISTING PLUMBING LINES FOR RECONNECTION
- REMOVE EXISTING GRAB BARS
- SALVAGE ALL EXISTING TOILET ROOM ACCESSORIES (SOAP DISPENSER, TOILET TISSUE DISPENSER, AND MIRROR) FOR REINSTALLATION.
- REMOVE EXISTING SHELF
- CUT BACK EXISTING SHELF AS DIMENSIONED. CUT TO BE STRAIGHT, SMOOTH, AND WITHOUT BURRS.
- SALVAGE EXISTING ELECTRICAL SWITCHES, OUTLETS, AND CONTROLS FOR RECONNECTION. REFER TO INTERIOR ELEVATIONS, SHEET A3 FOR LOCATIONS/EXTENT.
- REMOVE EXISTING RESILIENT FLOORING AND VINYL BASE
- REMOVE EXISTING CEILING GYP. BOARD IN INDICATED AREA.
- SALVAGE EXISTING LIGHT FIXTURE FOR REUSE.
- SALVAGE INDICATED PORTION OF EXISTING CARPET & PAD FOR REUSE.
- CUT BACK PORTION OF EXISTING EXTERIOR SIDING AT BASE. REFER TO SECTION DETAIL #10/A2
- CUT BACK PORTION OF EXISTING EXTERIOR BASEBOARD. REFER TO SECTION DETAIL #11/A2
- CUT BACK PORTION OF EXISTING EXTERIOR BASEBOARD. REFER TO SECTION DETAIL #12/A2
- CUT BACK PORTION OF EXISTING SIDING AT BASE. REFER TO SECTION DETAIL #13/A2

SPECIFIC PATCHING NOTES

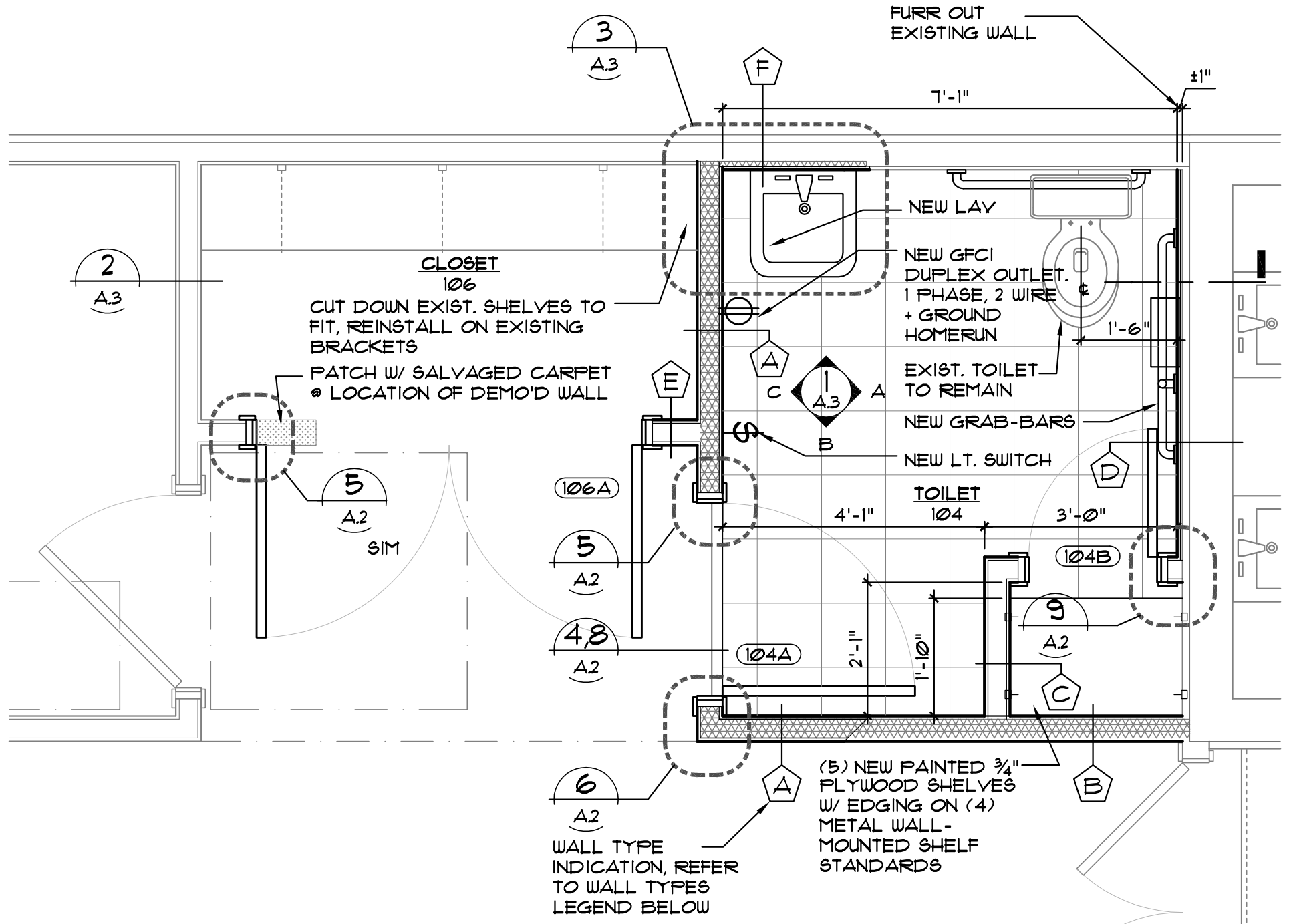
- REFER TO NEW WORK PLANS FOR ADDITIONAL PATCHING NOTES AND REQUIREMENTS.
- FOR ALL FLOOR SURFACES RECEIVING NEW FLOOR FINISHES, PREPARE SUBSTRATE BY PROVIDING LEVELING AND PATCHING COMPOUNDS RECOMMENDED BY FINISH FLOORING MANUFACTURERS.
- PATCH AND REPAIR ALL WALL SURFACES LEFT DAMAGED OR INCOMPLETE FROM REMOVAL OF EXISTING PARTITIONS, MILLWORK, CASEWORK, CHALKBOARDS, TACKBOARDS, DISPLAY CASES OR OTHER FIXED EQUIPMENT WITH MATERIALS TO MATCH EXISTING AS ACCEPTABLE TO ARCHITECT.
- EXISTING CONCRETE FLOORS WILL REQUIRE CUTTING FOR INSTALLATION OF NEW PLUMBING AND DUCTWORK. COORDINATE WITH REQUIREMENTS INDICATED ON MECH. DOCUMENTS. REPLACE CONCRETE SLAB TO MATCH EXISTING AND CREATE APPROPRIATE PITCH TO NEW DRAINS.



1
A1
Demo Plan
SCALE: 1/4" = 1'-0"



3 ENL'D REF. CLG. PLAN
 SCALE: 1/2"=1'-0"



2 ENLARGED PLAN
 SCALE: 1/2"=1'-0"

- GENERAL PLAN NOTES**
- CONTRACTORS SHALL VERIFY ALL EXISTING BUILDING DIMENSIONS, PARTITION AND WALL LOCATIONS, AND FLOOR ELEVATIONS IN THE FIELD AND NOTIFY THE ARCHITECT'S REPRESENTATIVE OF ANY DISCREPANCIES BEFORE START OF WORK.
 - FLOOR PLANS ARE DIMENSIONED TO NOMINAL WALL THICKNESS - U.O.N. DIMENSIONS WITH "I" INDICATED SHOULD BE REVIEWED AND ALL NECESSARY ADJUSTMENTS MADE PRIOR TO FABRICATION AND/OR INSTALLATION OF AFFECTED WORK. VERIFY REQUIRED CLEARANCES WHEN "CLEAR" IS NOTED IN DIMENSIONS. NOTIFY ARCHITECT'S REPRESENTATIVE IF DISCREPANCIES ARISE BEFORE PROCEEDING WITH THE WORK.
 - VERIFY QUANTITY, SIZE, AND LOCATION OF ALL FLOOR, CEILING AND WALL OPENINGS FOR MECHANICAL AND ELECTRICAL WORK WITH THE APPROPRIATE TRADE. PROVIDE ALL OPENINGS SHOWN OR REQUIRED FOR THE COMPLETION OF THE WORK.
 - PROVIDE OR VERIFY EXISTING WOOD BLOCKING WITHIN STUD WALLS FOR WALL MOUNTED ITEMS I&R GRAB BARS, TOILEL DISPENSERS, WALL STOPS, ETC. EXISTING FLOORS ARE SLAB ON GRADE. ALL PENETRATIONS IN CONCRETE FLOOR SLABS SHALL BE SAUCUT TO PROVIDE A NEAT, CONTROL JOINT AT JUNCTURE OF NEW AND EXISTING CONCRETE FLOORS. SEE SPECS. FOR ADDITIONAL INFORMATION.
 - REPAIR ALL EXISTING GYP. BOARD AFTER REMOVAL OF MISC. EQUIPMENT.
 - SEE TYPICAL MOUNTING HEIGHTS AND CLEARANCES' DIAGRAM ABOVE, FOR ALL MOUNTING HEIGHTS AND LOCATIONS - TYP.

- PLUMBING NOTES AND SPECIFICATIONS:**
- NEW LAVATORY: REFER TO SPECIFICATION FOR MAKE AND MANUFACTURER. CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING CONDITIONS RELATED TO THE WORK REQUIRED. PROVIDE A SEPARATE EQUIPMENT CONNECTION TO ALL MOTORS. PROVIDE A SEPARATE EQUIPMENT GROUNDING CONDUCTOR WITH ALL FLEXIBLE METAL CONDUIT. MAXIMUM LENGTH OF FLEXIBLE METAL CONDUIT ALLOWED IS 2FT. RUN ALL NEW CONDUIT CONCEALED WHERE POSSIBLE. WHERE EXISTING DOES NOT PERMIT CONCEALED, RUN EXPOSED. ALL CONDUIT RUN EXPOSED SHALL BE RUN SQUARE TO THE BUILDING AND PAINTED TO MATCH SURFACE ON WHICH IT IS MOUNTED. CONTACT ARCHITECT PRIOR TO RUNNING ANY CONDUIT EXPOSED FOR APPROVAL.
 - ALL CONDUITS SHALL CONTAIN A GREEN-COLORED EQUIPMENT GROUNDING CONDUCTOR TO PROVIDE ELECTRICAL CONTINUITY TO ALL BOXES, DEVICES, FIXTURES, AND NON-CURRENT-CARRYING METAL PARTS OF EQUIPMENT.
 - ALL BRANCH CIRCUITS SHALL BE 20A, 1P, C.B. (2P, 2W, 24VDC UNLESS NOTED OTHERWISE). 1/2" IS PERMITTED FOR SWITCH LEADS AND AMPS EXCEEDS THREE. THE ELECTRICAL CONTRACTOR SHALL APPLY ADJUSTMENT FACTORS PER NEC TABLE 310.15 (B)(2)(a).
 - THE MAXIMUM VOLTAGE DROP ALLOWED FOR BRANCH CIRCUITS SHALL BE 3%. THE MAXIMUM VOLTAGE DROP FOR FEEDERS AND BRANCH CIRCUITS COMBINED SHALL BE 5%.
 - ALL RECEPTACLES SHALL BE 20-AMP 125V, SPECIFICATION-GRADE, GROUNDING TYPE, IVORY COLOR W/ OILED BRASS FINISH COVER PLATES. SUBMIT COLOR SAMPLE TO ARCHITECT FOR APPROVAL. ORIENT RECEPTACLE SO GROUNDING PIN IS ON TOP.
 - ALL LIGHT SWITCHES SHALL BE SLENT-TYPE, SPECIFICATION-GRADE, 20-AMP 277V, IVORY COLOR W/ OILED BRASS FINISH COVER PLATES. SUBMIT COLOR SAMPLE TO ARCHITECT FOR APPROVAL.
 - PROVIDE TEFLOON BUSHINGS ON ALL CONDUIT STUBS THROUGH WALLS AND ABOVE CEILINGS.
 - SEAL AROUND CONDUIT/SLEEVE PENETRATIONS THROUGH FIRE-RATED WALLS, FLOOR, AND CEILINGS WITH UL LISTED FIRE RESISTANT SEALANT.
 - PROVIDE AN UPDATED TYPED PANEL INDEX ON ALL ELECTRICAL PANELS.
 - PROVIDE SHOWN DRAWINGS TO ARCHITECT FOR APPROVAL.
 - PROVIDE ELECTRICAL DEMOLITION AS REQUIRED. FIELD-VERIFY EXTENT OF ELECTRICAL DEMOLITION.

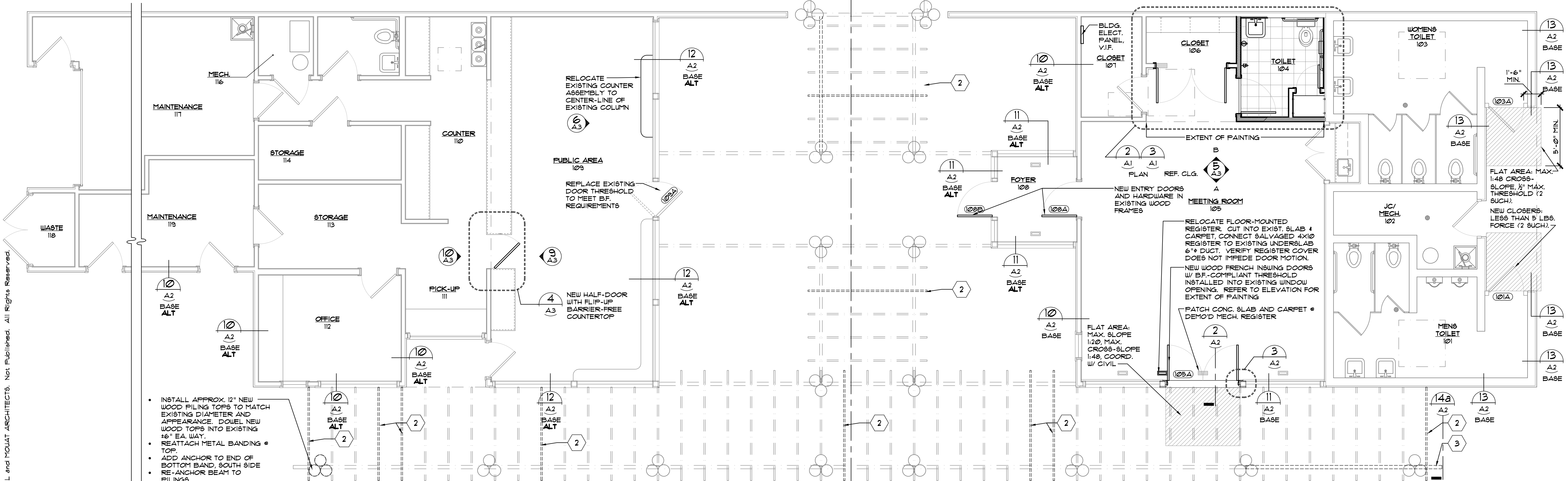
- REFLECTED CEILING NOTES:**
- COORDINATE WITH MECHANICAL AND ELECTRICAL REQUIREMENTS FOR ADDITIONAL AREAS OF WORK.
 - REMOVE EXISTING FIXTURES AND ELECTRICAL DEVICES AND REINSTALL AS NEEDED WHERE CEILING MOUNTED OR IN INTERFERENCE WITH NEW CEILING.
 - CEILINGS SHALL BE REMOVED/REVISED AS REQUIRED FOR NEW CONSTRUCTION AND EQUIPMENT.

- ELECTRICAL NOTES AND SPECIFICATIONS:**
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL AUTHORITIES HAVING JURISDICTION.
 - SECURE AND PAY FOR ALL PERMITS AND FEES.
 - LISTED OR LABELED EQUIPMENT SHALL BE INSTALLED AND USED IN ACCORDANCE WITH ANY INSTRUCTION INCLUDED IN THE LISTING OR LABELING PER NEC 110.3(B). ELECTRICAL CONTRACTOR SHALL VERIFY ALL INSTALLATION REQUIREMENTS.
 - ELECTRICAL CONTRACTOR SHALL COORDINATE AND VERIFY THAT WORKING AND DEDICATED EQUIPMENT SPACE REQUIREMENTS FOR ALL ELECTRICAL EQUIPMENT ARE MET PER NEC 110.26.
 - ELECTRICAL CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES FOR INSTALLATION OF ALL EQUIPMENT. CONTRACTOR SHALL FIELD-VERIFY EXISTING CONDITIONS.
 - ALL WIRING SHALL BE COPPER NO. 2 AWG MINIMUM SIZE, TYPE THIN-WALL INSULATION FOR ALL BRANCH CIRCUITS OVER 100 FEET LONG, CONDUCTOR SIZE SHALL BE NO. 10 AWG MINIMUM SIZE.

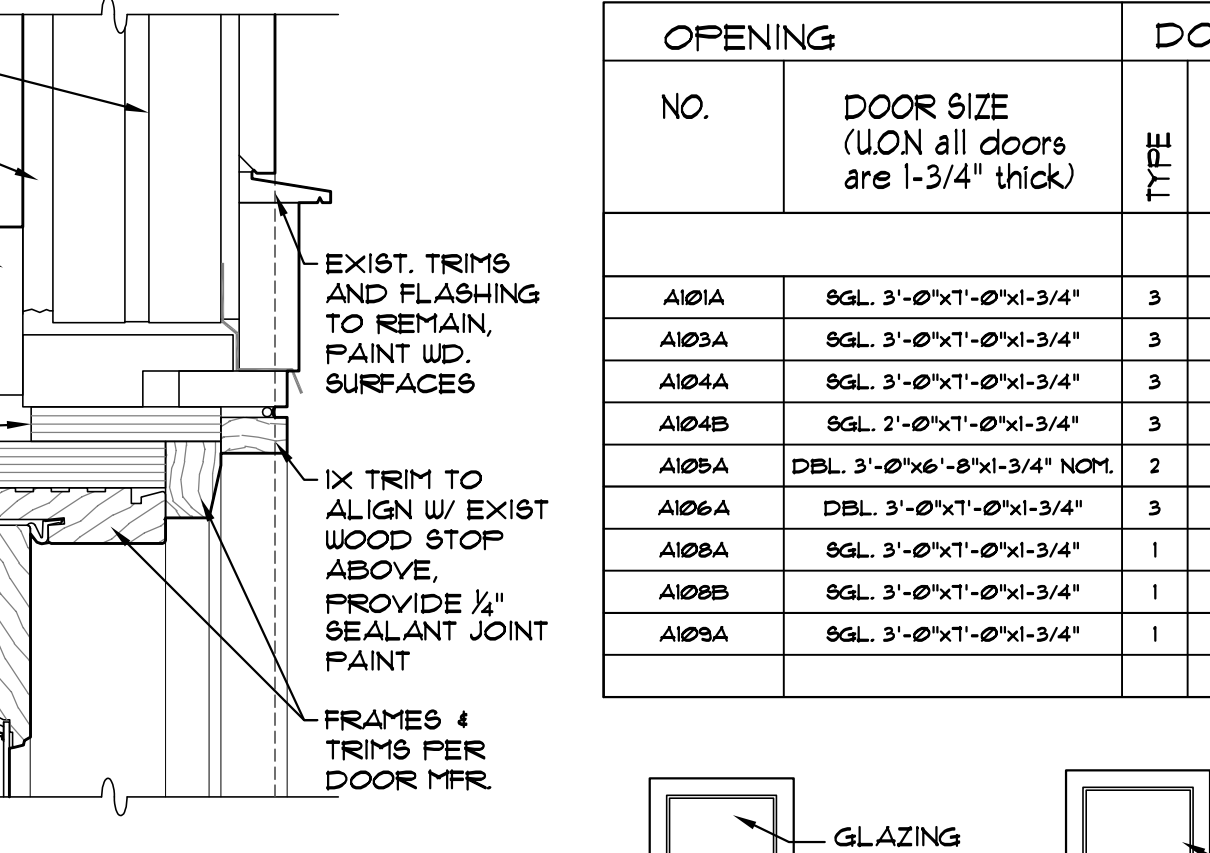
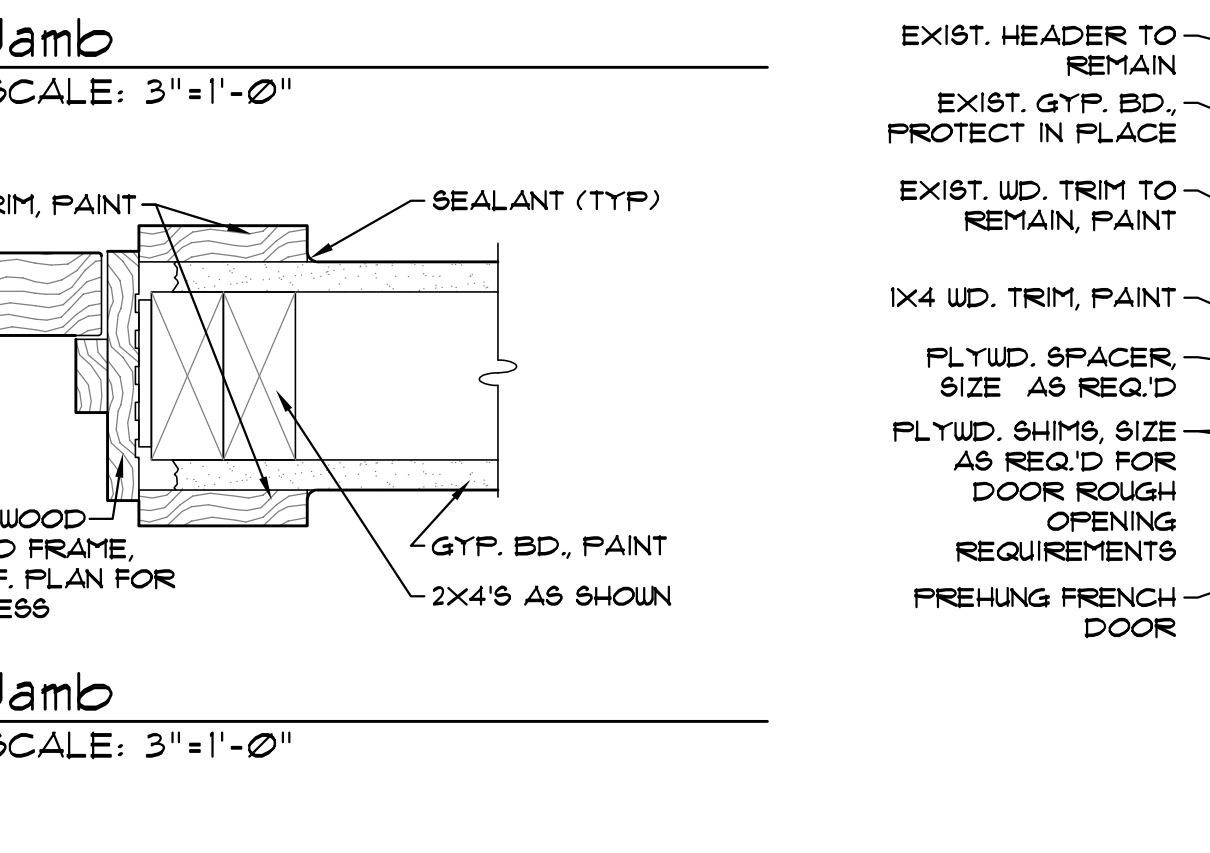
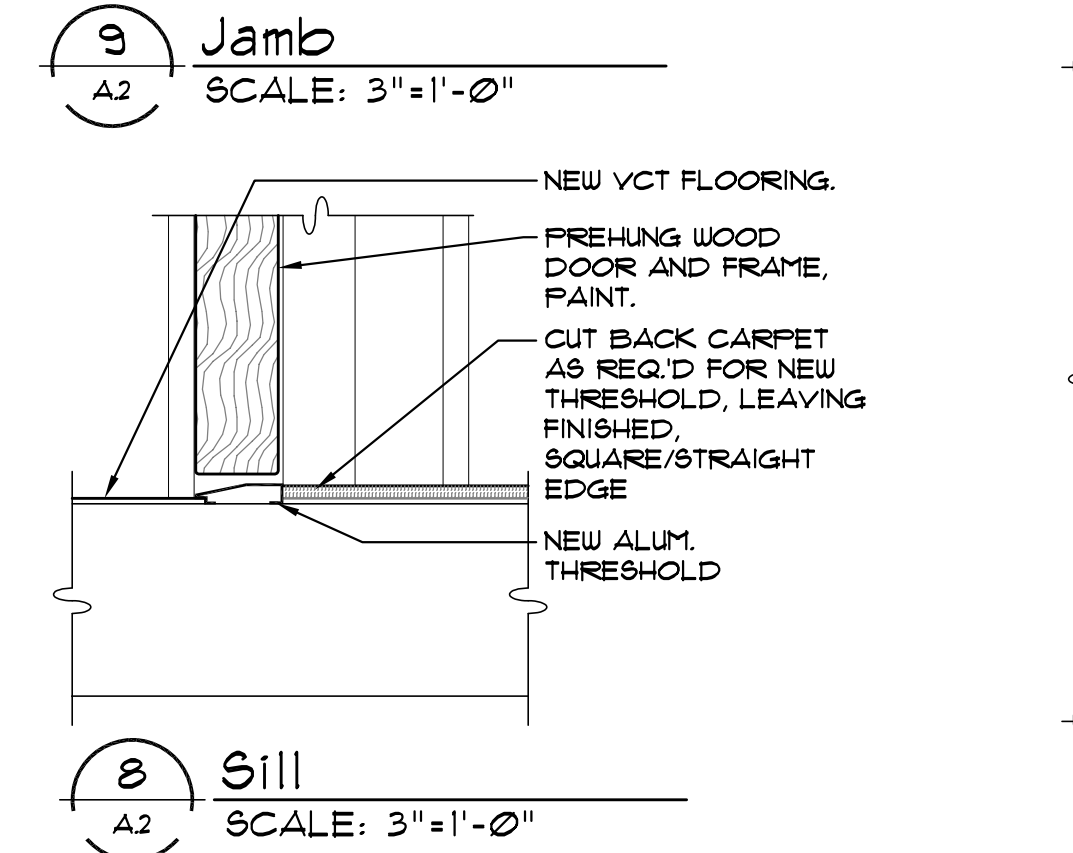
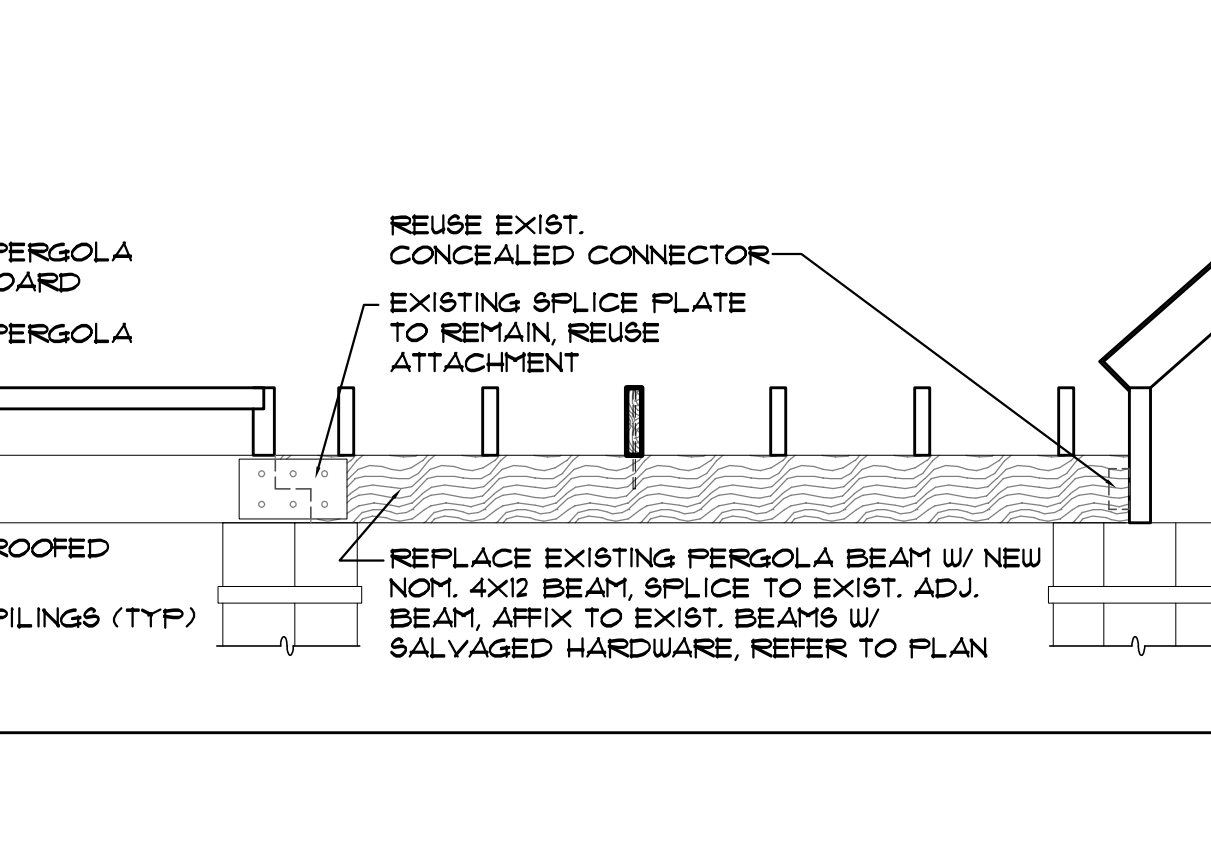
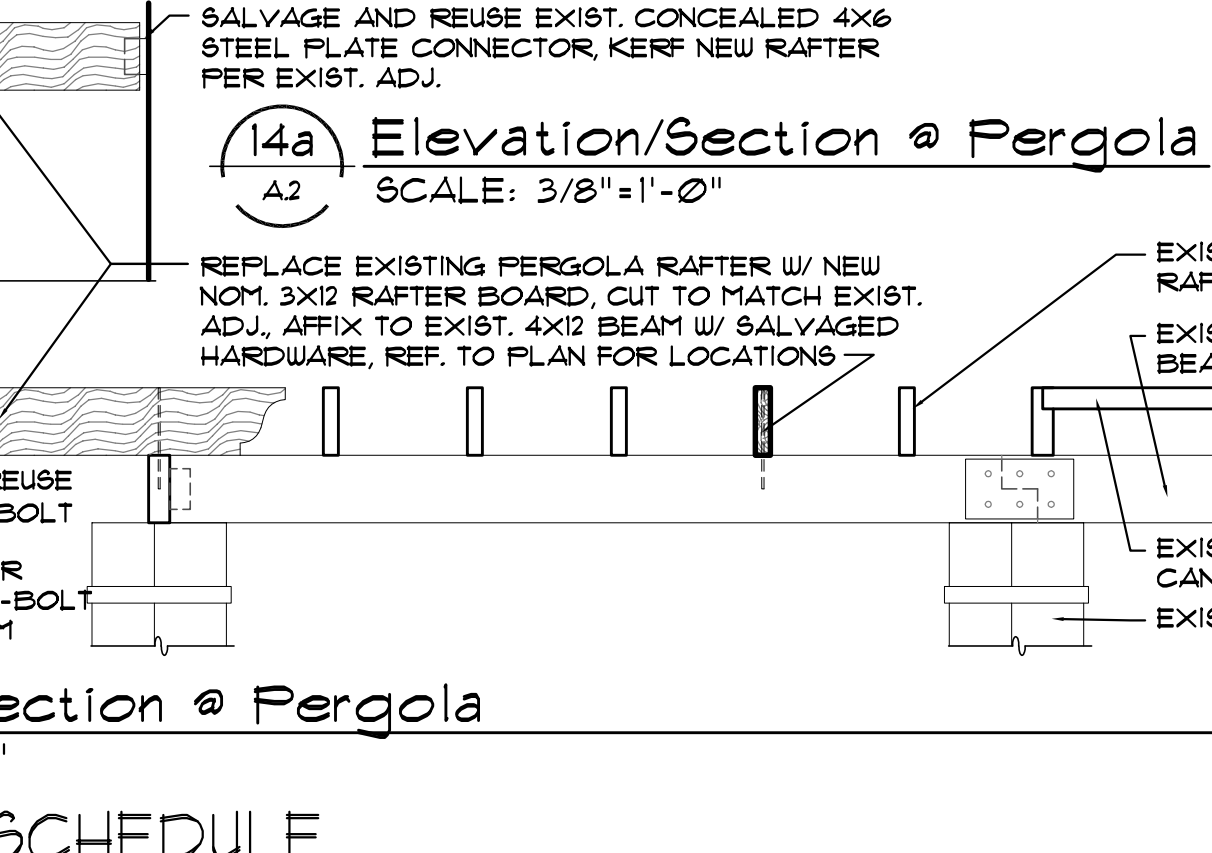
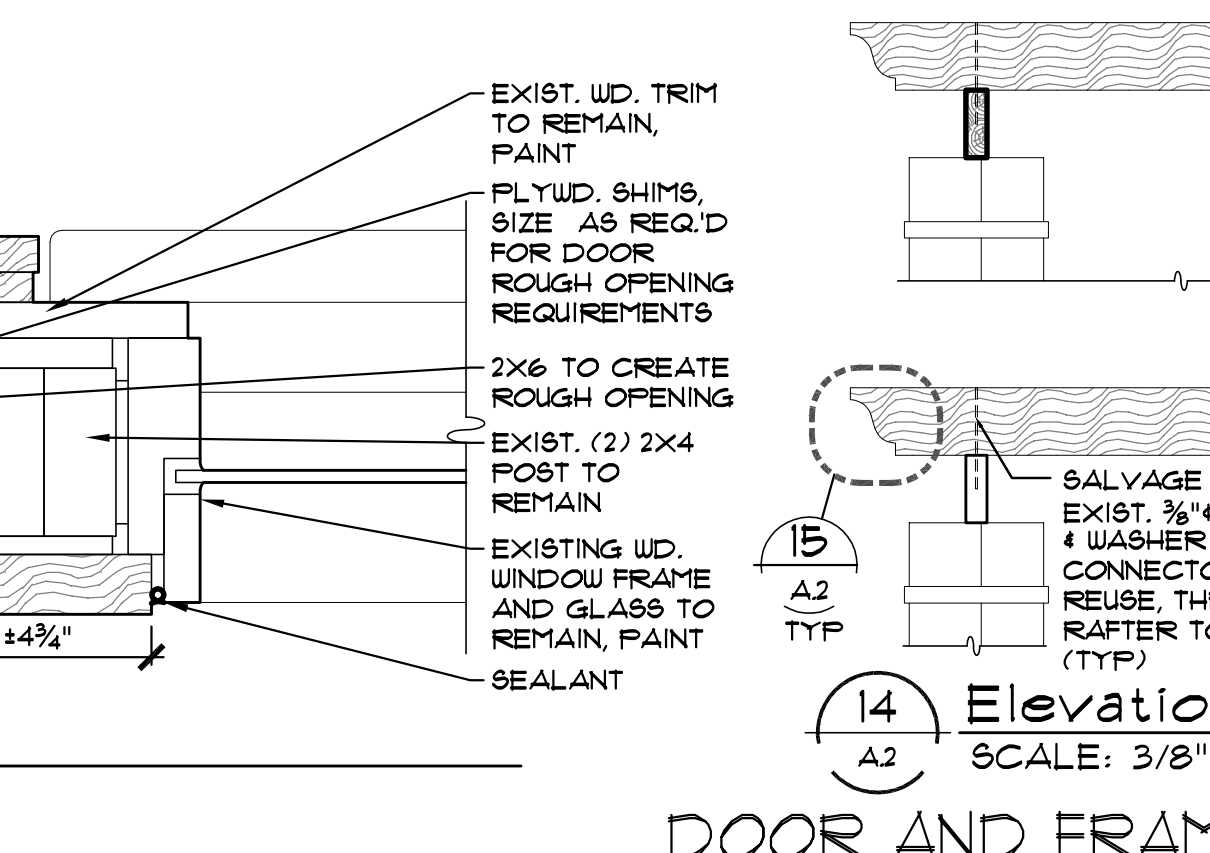
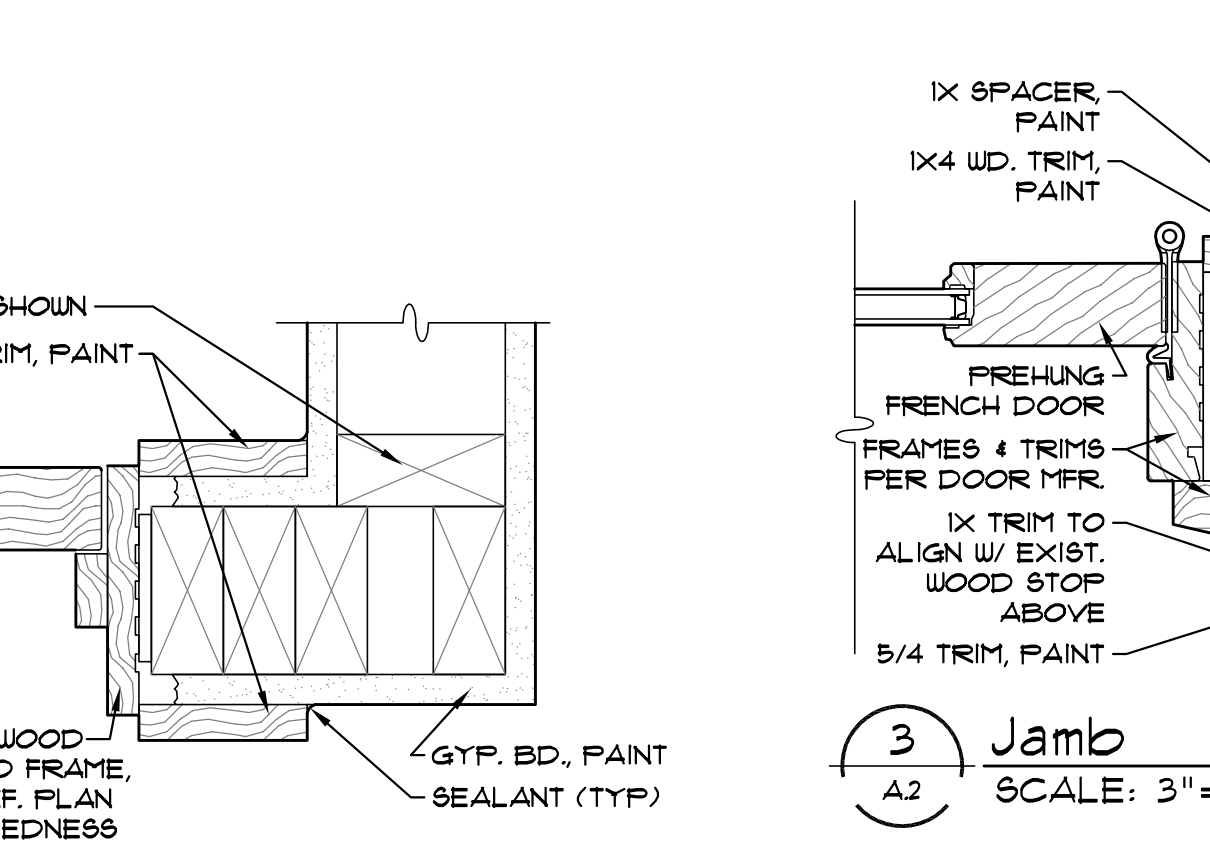
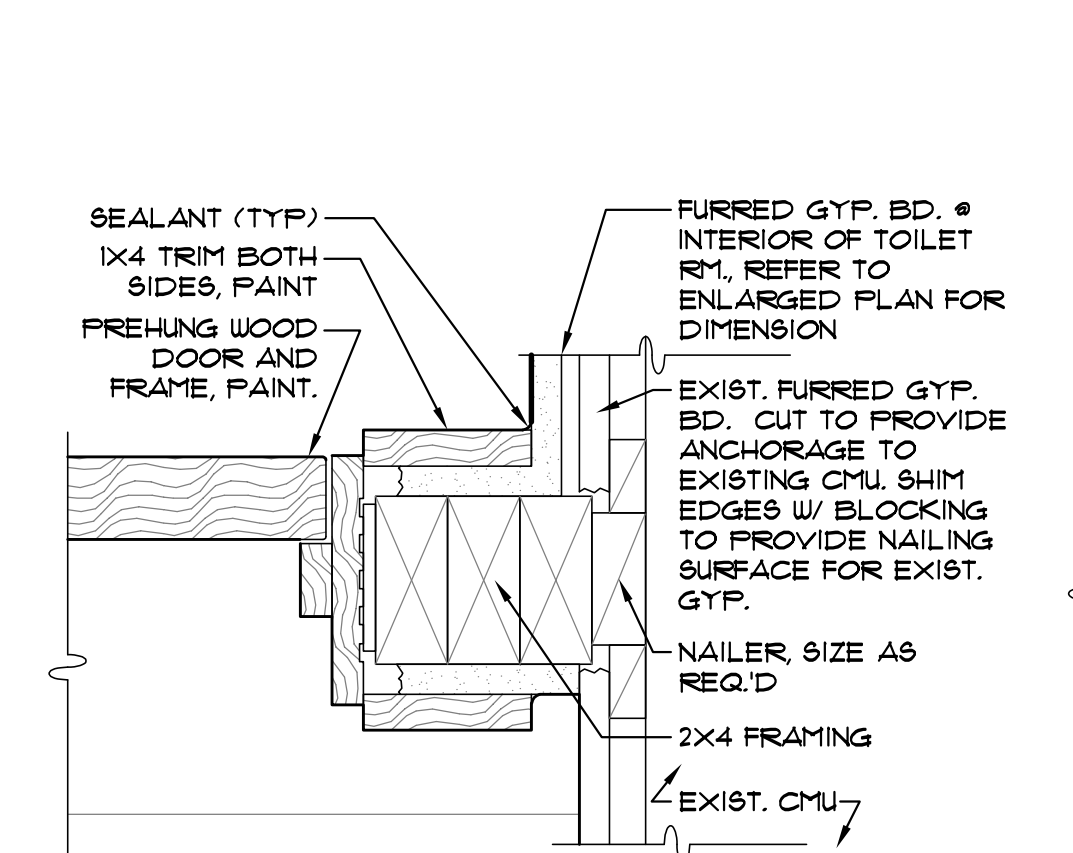
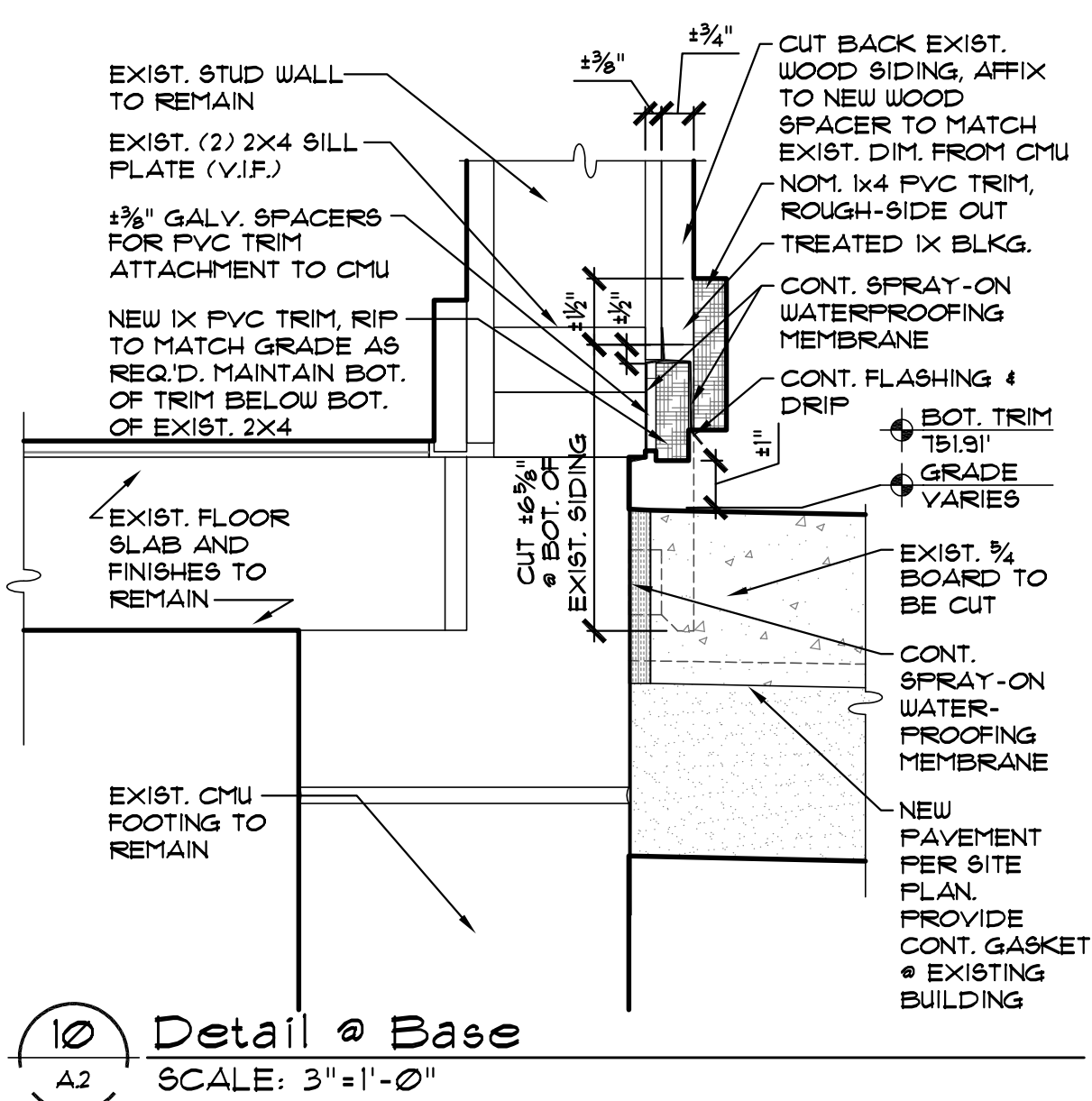
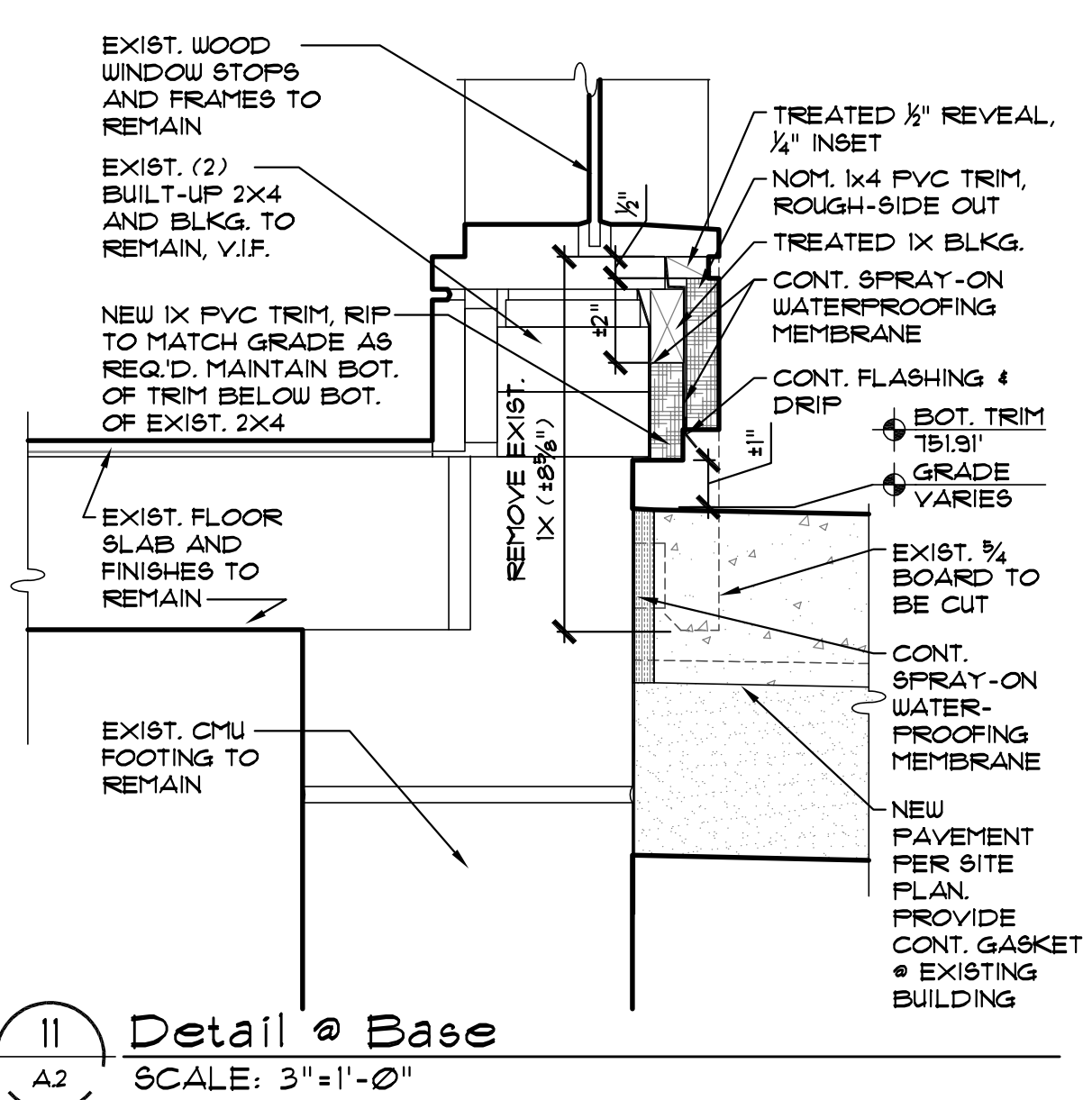
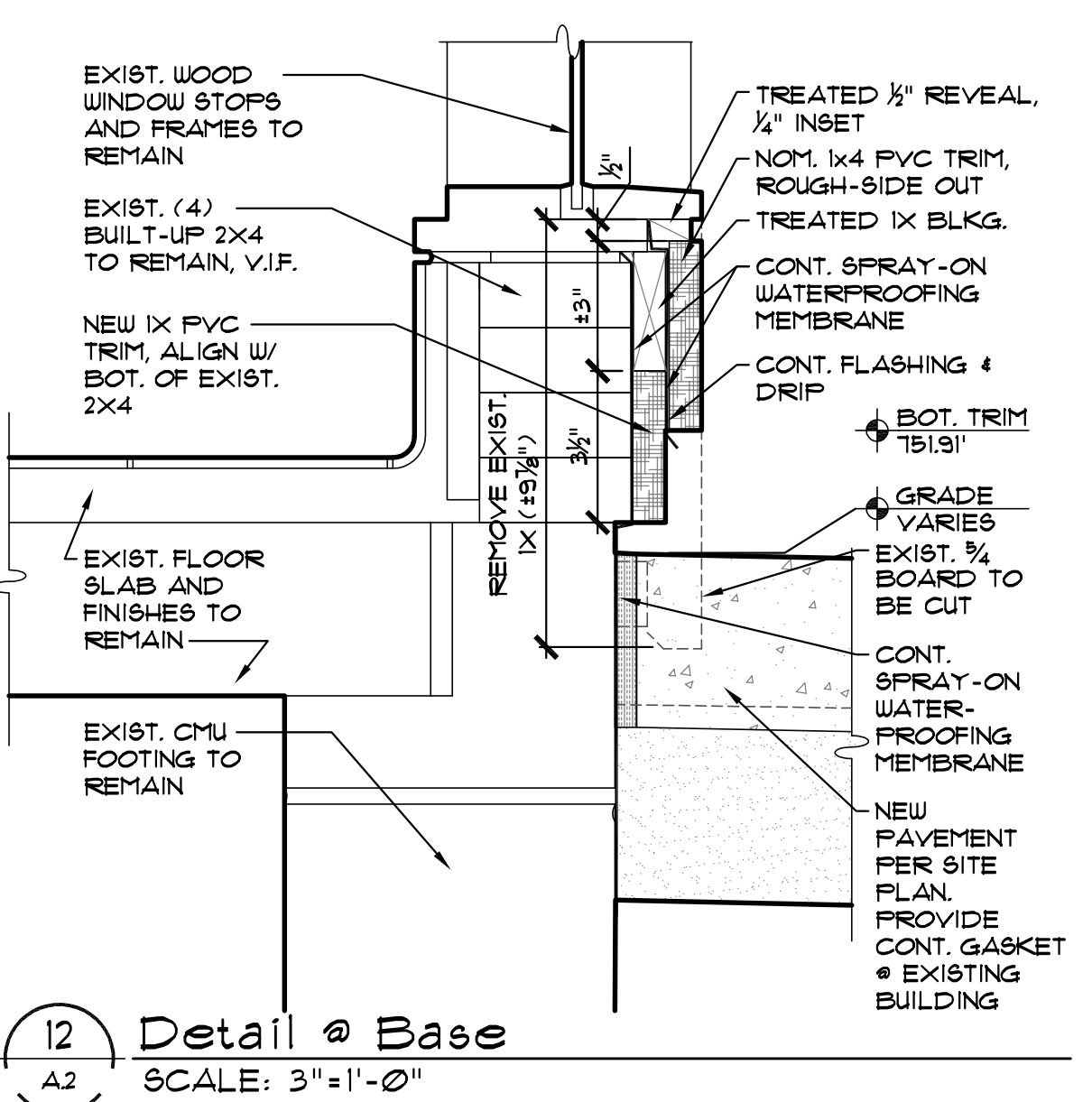
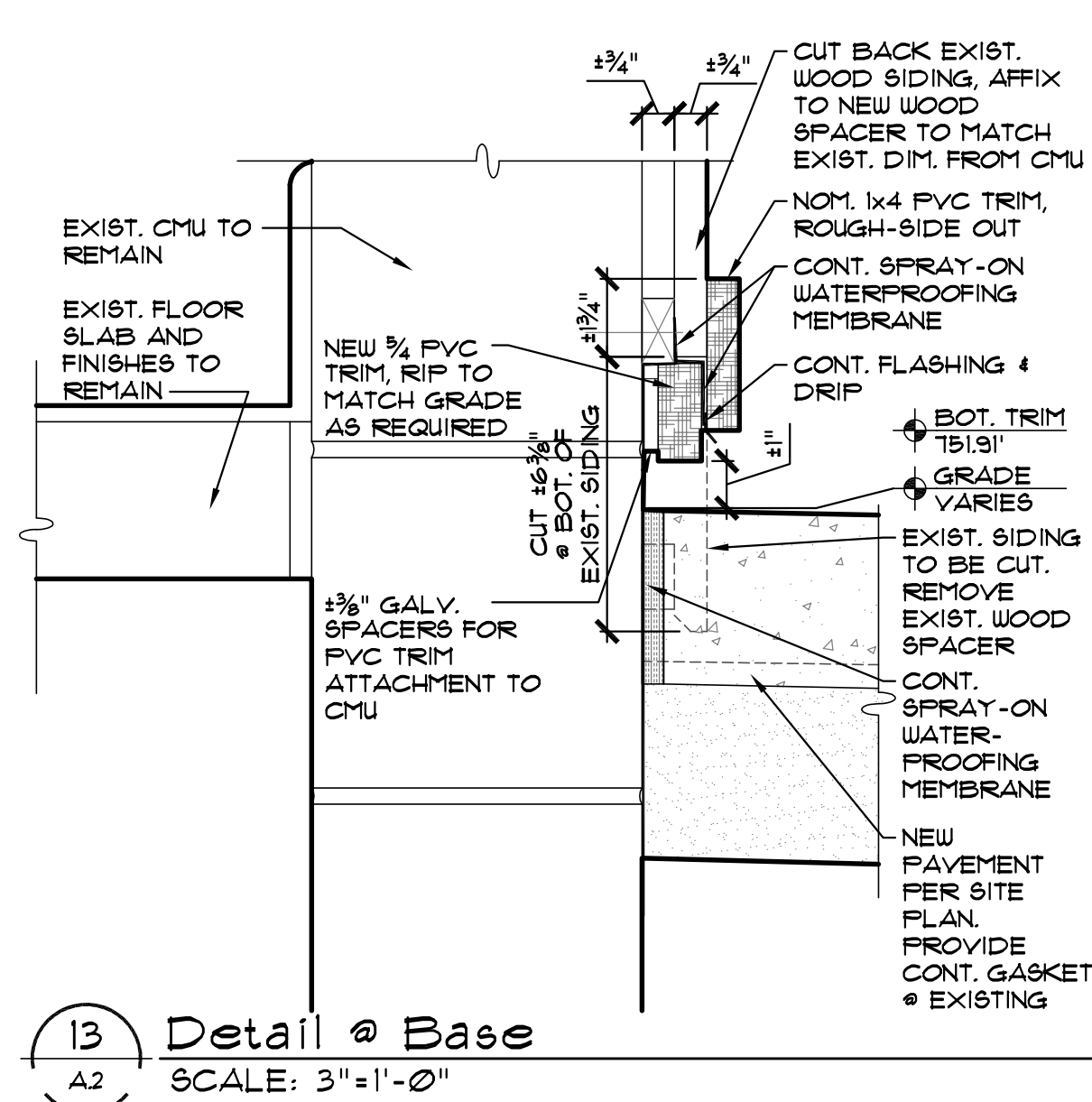
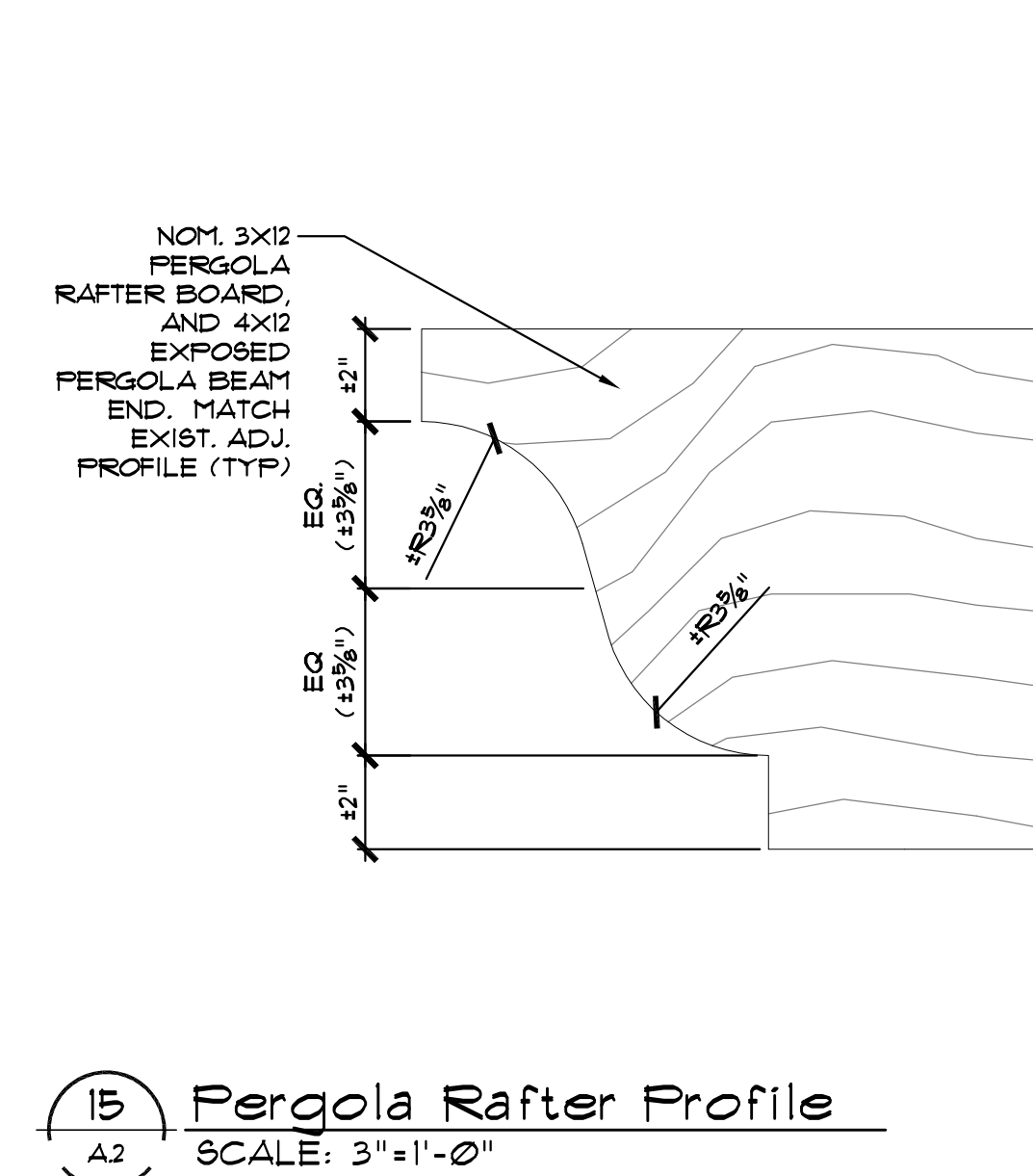
PERGOLA KEY NOTES:
 NOTE: ONCE TRUMPET VINES HAVE BEEN REMOVED, CHECK ALL METAL BANDS TO ENSURE THAT THE PILING'S ARE STABILIZED AND BANDS ARE SECURED PROPERLY INTO PILING'S. ALL ENDS OF BANDS TO BE FLUSH AND NOT PROJECTING OUT.

- REPAIR/REATTACH EXISTING METAL BAND(S) • PILING'S
- INSTALL NEW CEDAR NOM. 3X12 PERGOLA BOARD W/ END CUT TO MATCH EXISTING ADJACENT. THROUGH-BOLT TO EXISTING OR NEW PERGOLA BEAM AS SHOWN ON PLAN. REUSE EXISTING MOUNTING AND HARDWARE. REFER TO DETAIL #14/A2
- INSTALL NEW CEDAR NOM. 4X12 PERGOLA BEAM W/ END CUT TO MATCH EXISTING. SPLICE TO EXISTING BEAMS W/ NEW SPLICE PLATE SIM. TO EXISTING, IF NONE EXISTS AT NEW/EXISTING SPLICE. REUSE EXISTING MOUNTING AND HARDWARE. REFER TO DETAIL #14/A2
- IF NEW METAL CONNECTIONS, CONCEALED ANGLE CONNECTIONS, AND SPLICE PLATES ARE REQUIRED, PROVIDE 3/8" GALV. PLATE UNO, SIZED PER THE EXISTING CONNECTORS TO BE REPLACE. ALL CONNECTORS ARE GALVANIZED STEEL PER SPECIFICATION.

WALL TYPES:
 NOTE: ALL EXISTING GYPSUM BOARD ASSUMED TO BE 5/8" V.I.F. MATCH EXISTING ADJACENT.
 EXISTING 4 NEW WALLS APPROX. 8'-0" HIGH, TYP. V.I.F. REFER TO INTERIOR ELEVATIONS, SHEET A3.
 A: NEW GYP. BD. 2 SIDES, ON 2X4 STUDS • 16" O.C. WITH SOUND BATTS
 B: EXIST. GYP. BD. ONE SIDE • NEW GYP. ONE SIDE ON EXISTING STUDS WITH SOUND BATTS
 C: NEW GYP. BD. 2 SIDES ON NEW 2X4 STUDS • 16" O.C.
 D: EXIST. CMU W/ EXIST. AND NEW GYP. BD. FURRED TO PROVIDE 1'-6" TO CENTERLINE OF TOILET
 E: NEW GYP. BD. BOTH SIDES ON 2X4 STUDS • 16" O.C. INFILL • EXIST. DOOR FRAME
 F: NEW GYP. BD. ON NEW FURRING, PROVIDE INSULATION AND STUDS/FURRING PER 13/A3



1 PLAN
 SCALE: 1/4"=1'-0"



DOOR AND FRAME SCHEDULE

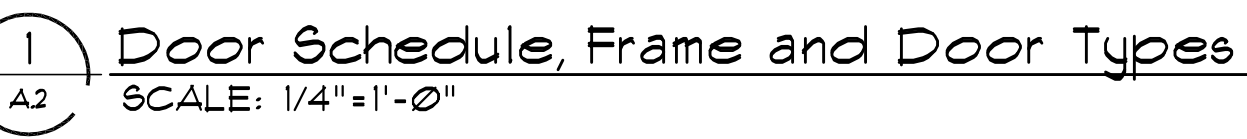
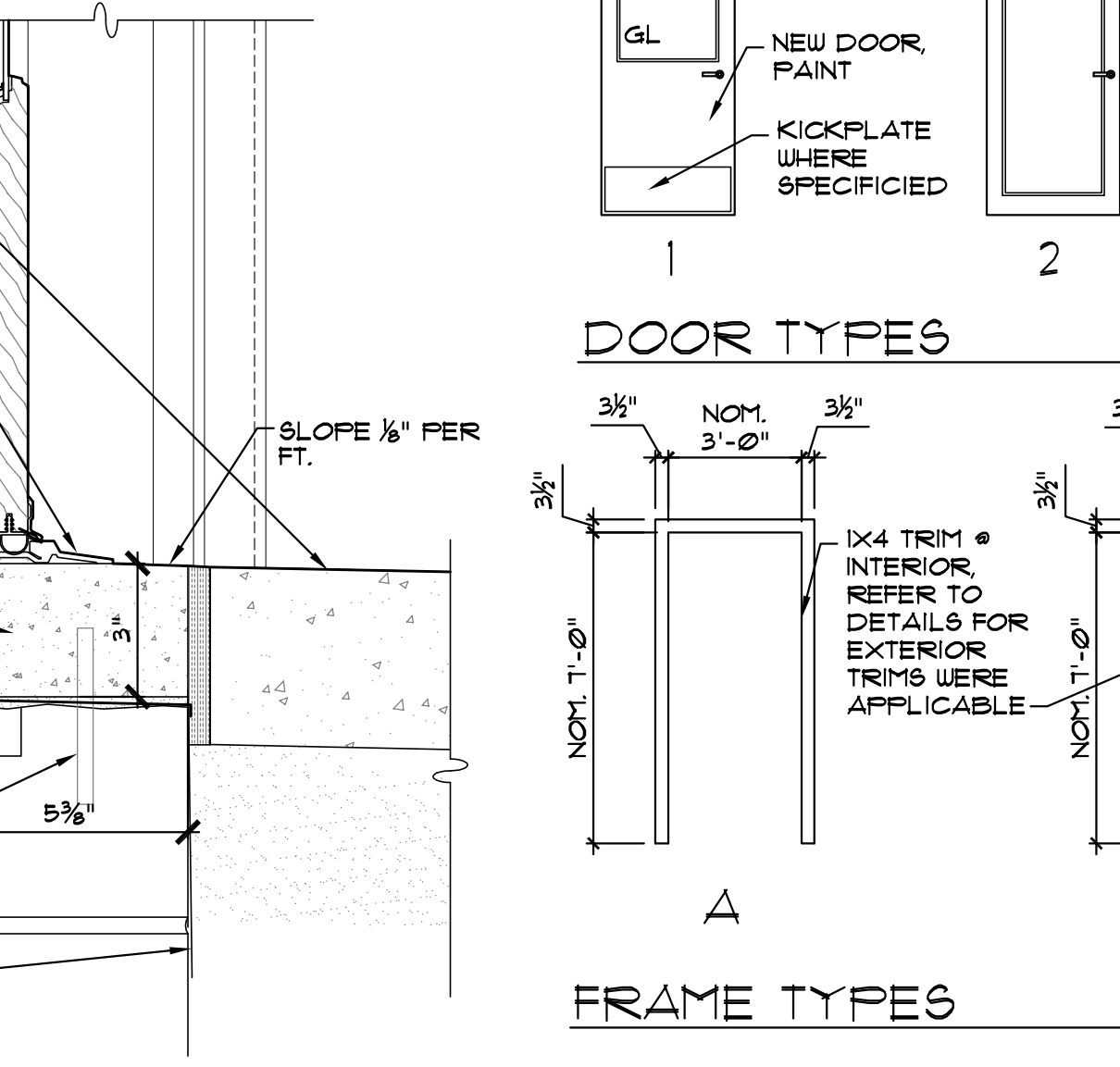
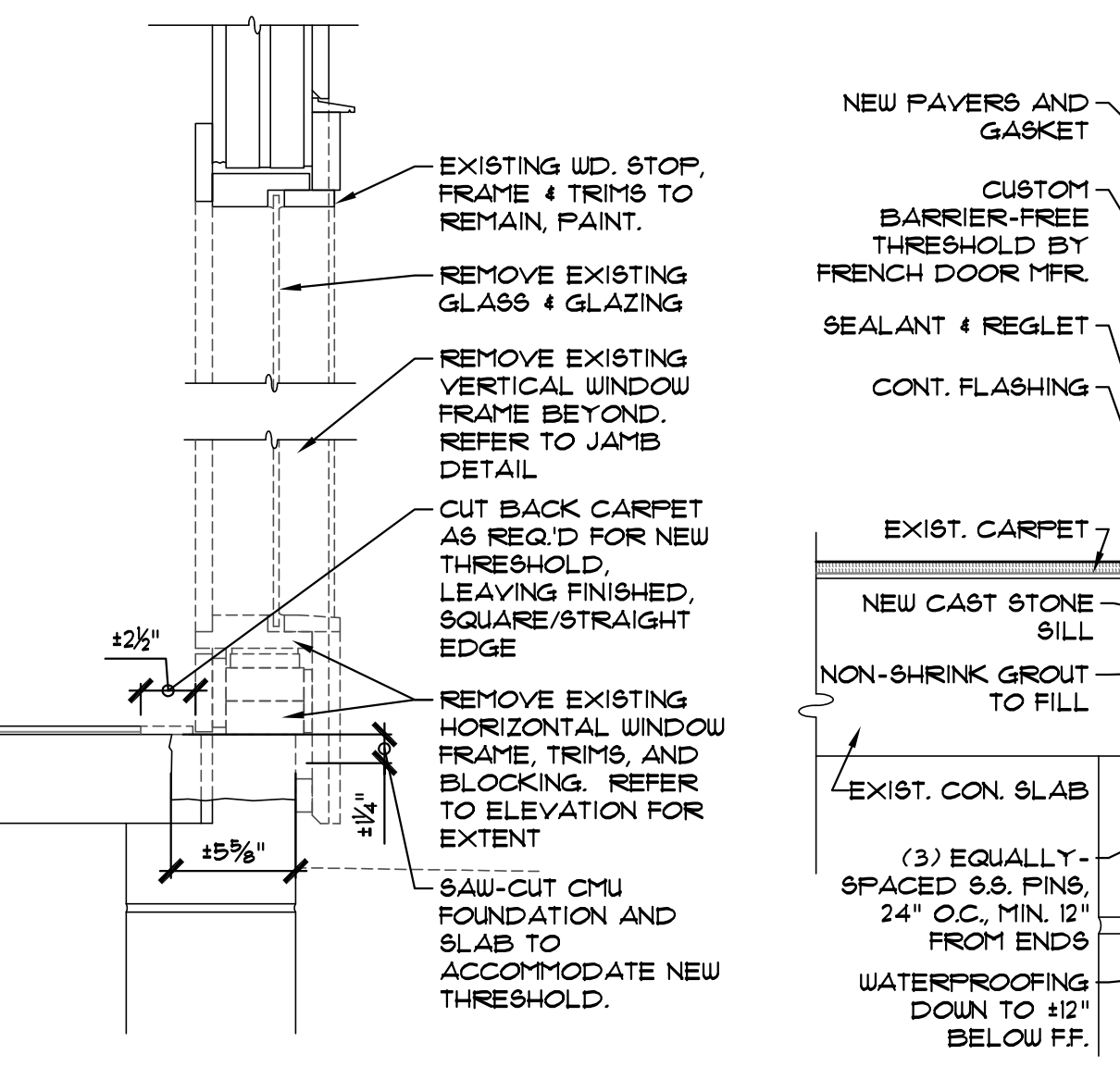
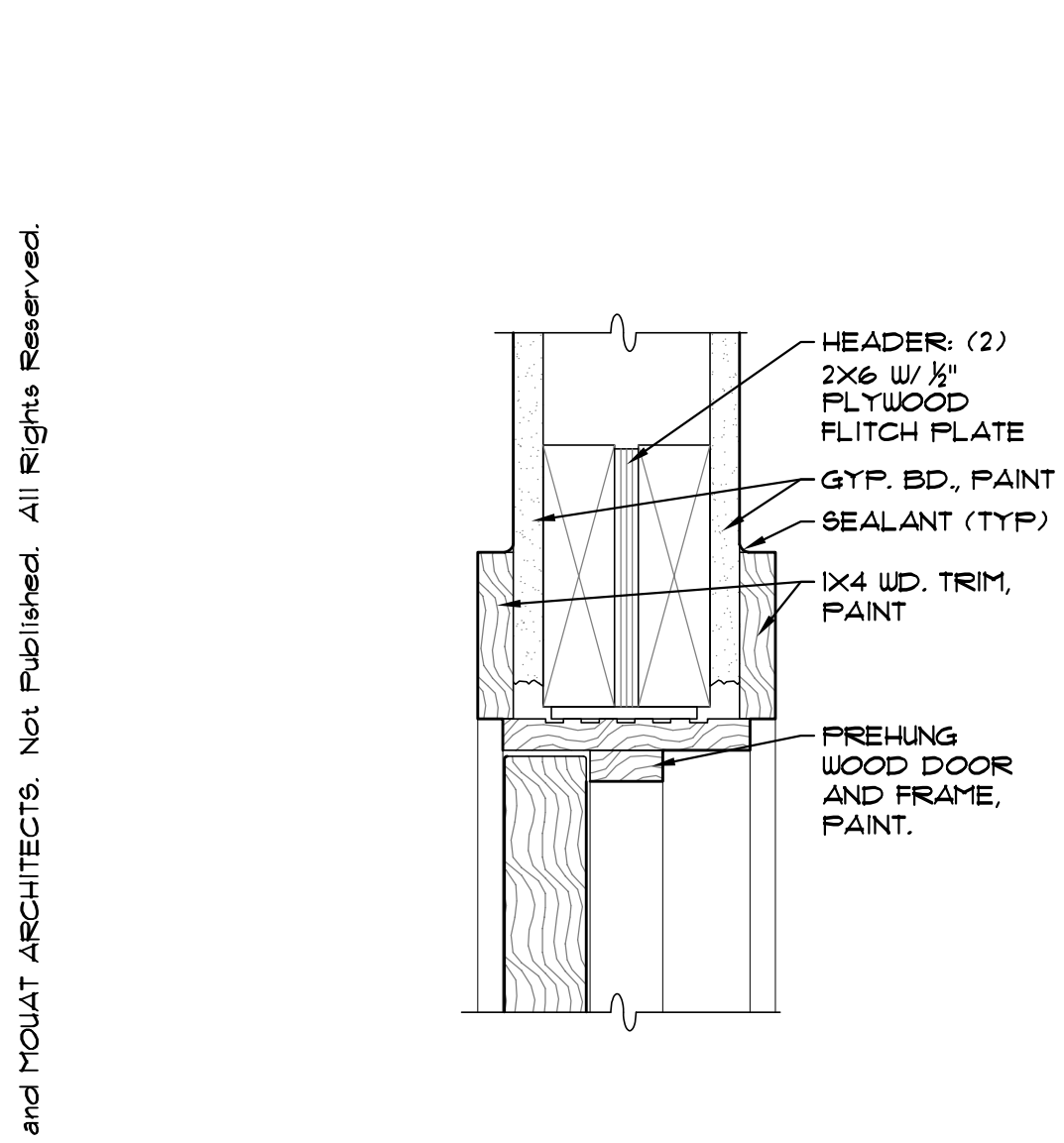
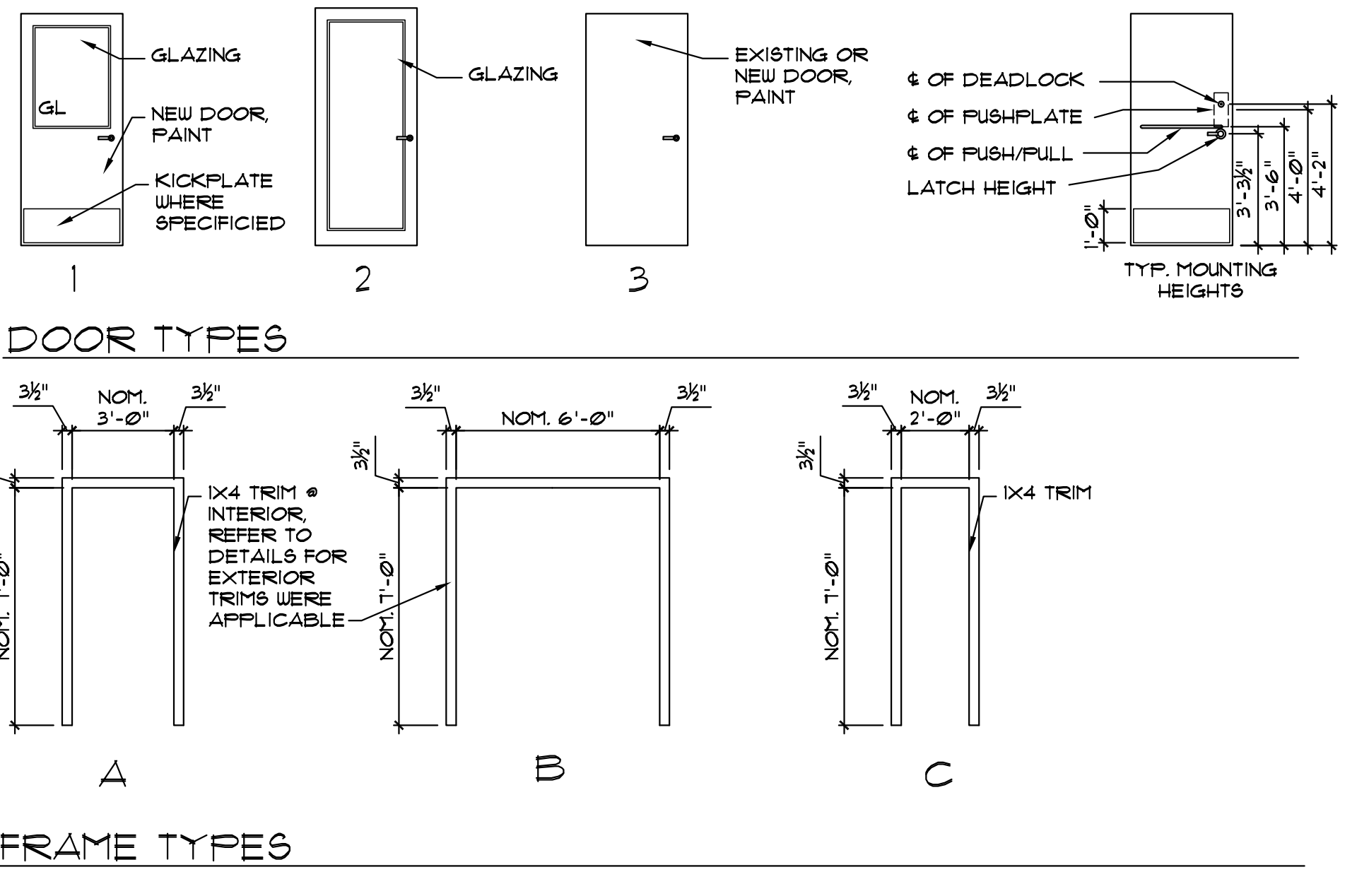
OPENING NO.	DOOR SIZE (UON all doors are 1-3/4" thick)	DOOR			FRAME			DETAILS				THRESHOLD		HOUR SET	REMARKS	
		TYPE	MATERIAL	FINISH	GLASS	TYPE	MATERIAL	FINISH	GLASS	HEAD	JAMB 1	JAMB 2	SILL / THRESH.			
A101A	8GL 3'-0"x7'-0"x1-3/4"	3	EX	PTD	-	EX	HM	PTD	-	-	-	-	AL	-	1	EXISTING DOOR, PROVIDE NEW CLOSERS
A103A	8GL 3'-0"x7'-0"x1-3/4"	3	EX	PTD	-	EX	HM	PTD	-	-	-	-	AL	-	1	EXISTING DOOR, PROVIDE NEW CLOSERS
A104A	8GL 3'-0"x7'-0"x1-3/4"	3	SC	PTD	-	A	WD	PTD	-	1/A2	6/A2	8/A2	AL	-	2	-
A104B	8GL 2'-0"x7'-0"x1-3/4"	3	HC	PTD	-	C	WD	PTD	-	1/A2	6/A2	8/A2	-	-	3	-
A105A	DBL 3'-0"x6'-8"x1-3/4" NOM.	2	WD	PTD	-	B	WD	PTD	-	2/A2 (4/A2)	3/A2	2/A2 (4/A2)	AL	-	4	FACTORY-INSTALLED GLASS IN DOOR
A106A	DBL 3'-0"x7'-0"x1-3/4"	3	EX	PTD	-	B	EX	PTD	-	1/A2	5/A2	-	-	-	5	RELOCATE EXISTING DOOR FRAME, 4 HDUR.
A108A	8GL 3'-0"x7'-0"x1-3/4"	1	SC	PTD	GL	EX	EX	PTD	-	-	-	-	AL	-	6	NEW DOOR 4 HDUR IN EXIST. FRAME
A108B	8GL 3'-0"x7'-0"x1-3/4"	1	SC	PTD	GL	EX	EX	PTD	-	-	-	-	AL	-	7	NEW DOOR 4 HDUR IN EXIST. FRAME
A109A	8GL 3'-0"x7'-0"x1-3/4"	1	EX	PTD	-	EX	EX	PTD	-	-	-	-	AL	-	8	EXISTING DOOR, NEW THRESHOLD

DOOR SCHEDULE ABBREVIATIONS

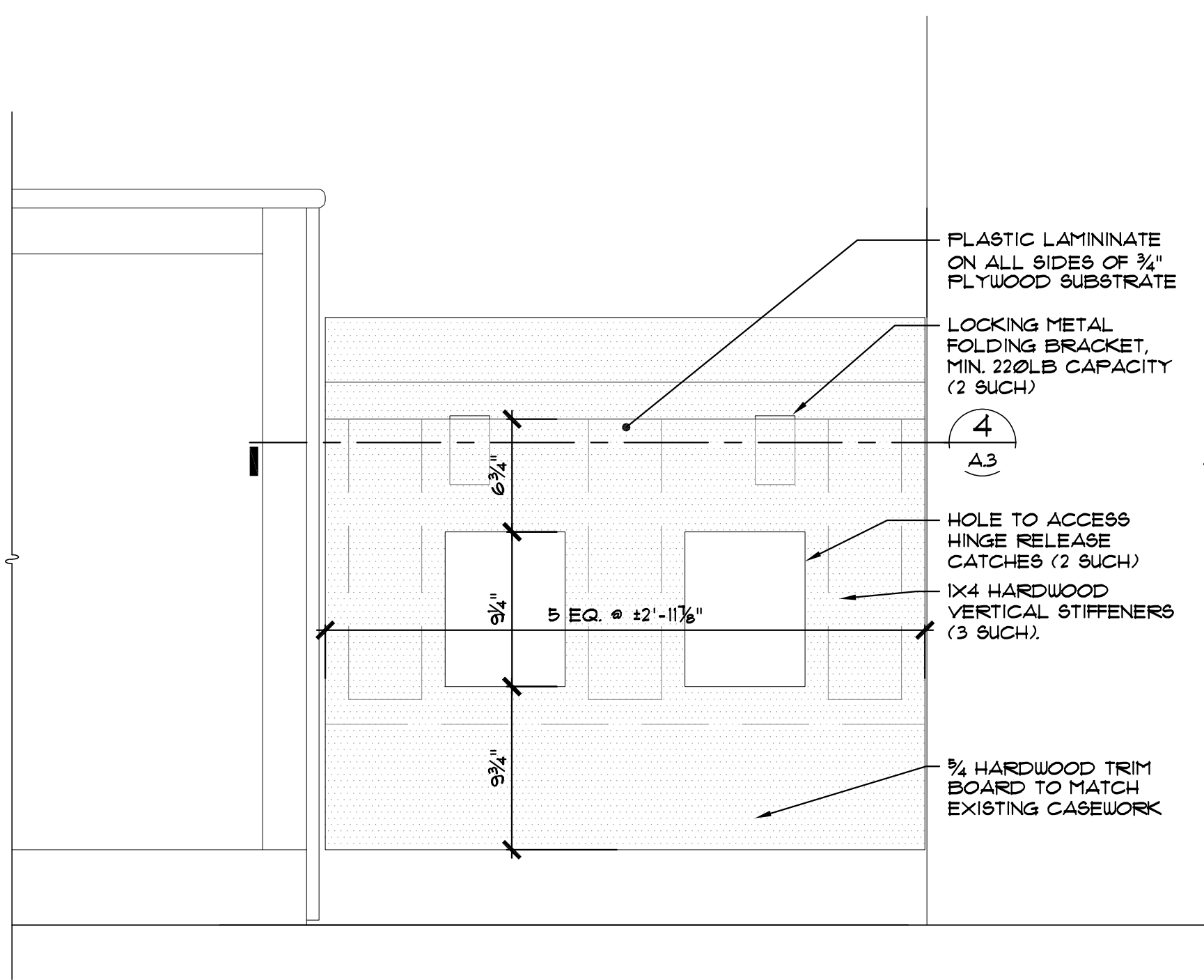
- AL = ALUMINUM
- AL GL = ALUMINUM AND GLASS
- EX = EXISTING
- FF = FACTORY FINISH
- GL = TEMPERED GLASS
- GS = GALVANIZED STEEL
- GYP = GYPSUM BOARD
- HCUW = HOLLOW CORE - HARDWOOD
- HM = HOLLOW METAL
- IHM = INSULATED HOLLOW METAL
- MTL = METAL
- NAT = NATURAL FINISHED WOODWORK
- PTD = PAINTED
- SC = SOLID CORE
- SCWD = SOLID CORE - HARDWOOD
- STL = STEEL
- WD = HARDWOOD

DOOR SCHEDULE NOTES

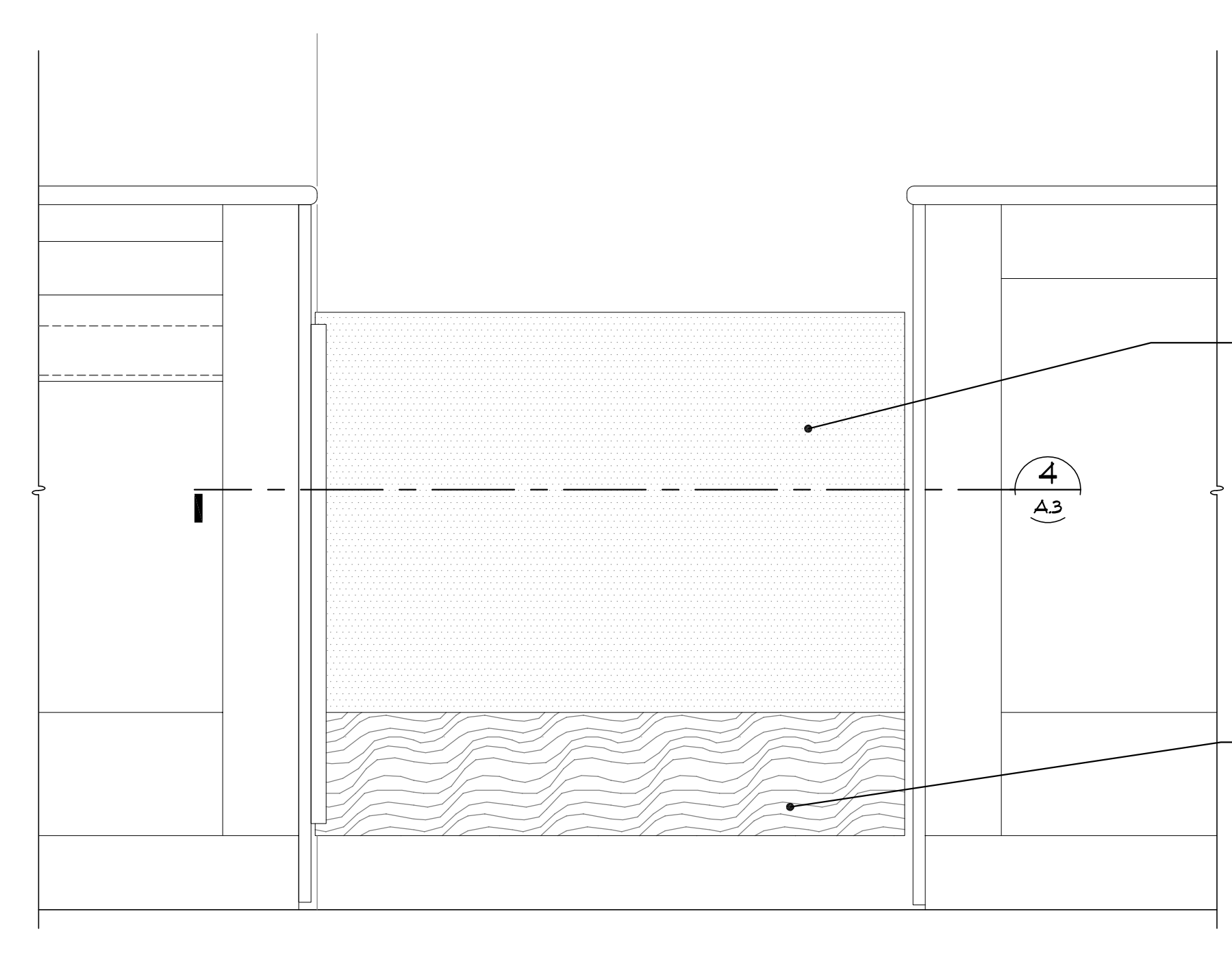
- DOORS ARE 1-3/4" THICK UNLESS OTHERWISE NOTED.
- FIELD VERIFY ALL DOOR OPENING HEIGHTS AND WIDTHS FOR EXISTING OPENINGS.
- ALL ACTUAL DOOR AND FRAME HEIGHTS ARE TO ACCOUNT FOR A 3/8" SHIM AND CAULK JOINT AT BOTH JAMBS AND THE HEAD, 1/16" ±.
- PROVIDE TRANSITION STRIPS AS SELECTED BY ARCHITECT FOR FLOORING CONDITIONS.
- DETAIL NUMBERS NOTED SIM. REFER TO DETAILS SHOWING HEAD, JAMB, AND/OR SILL DETAILS THAT REPRESENT CONDITIONS SIMILAR TO THOSE NOTED.
- ALL DOORS TO BE PLACED IN EXISTING OPENING SHALL BE FIELD VERIFIED TO ASSURE PROPER SIZE AND FRAME TYPE. PROPER SIZING AND FIX OF THESE DOORS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL GLAZING TO BE SAFETY GLASS



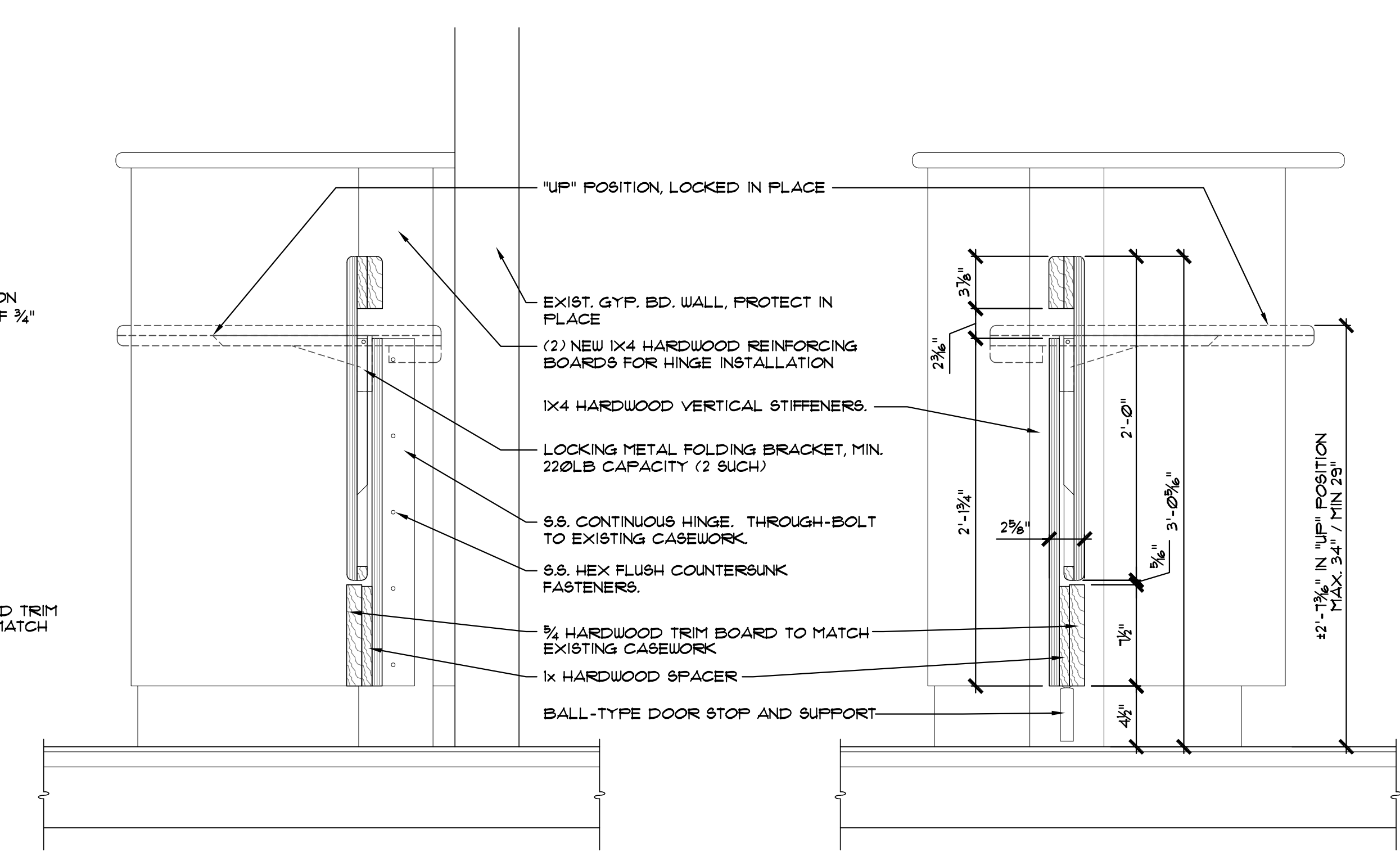
MITCHELL and MOUAT ARCHITECTS, Not Published. All Rights Reserved.



10 Elevation Detail (Back Side)
SCALE: 1-1/2"=1'-0"



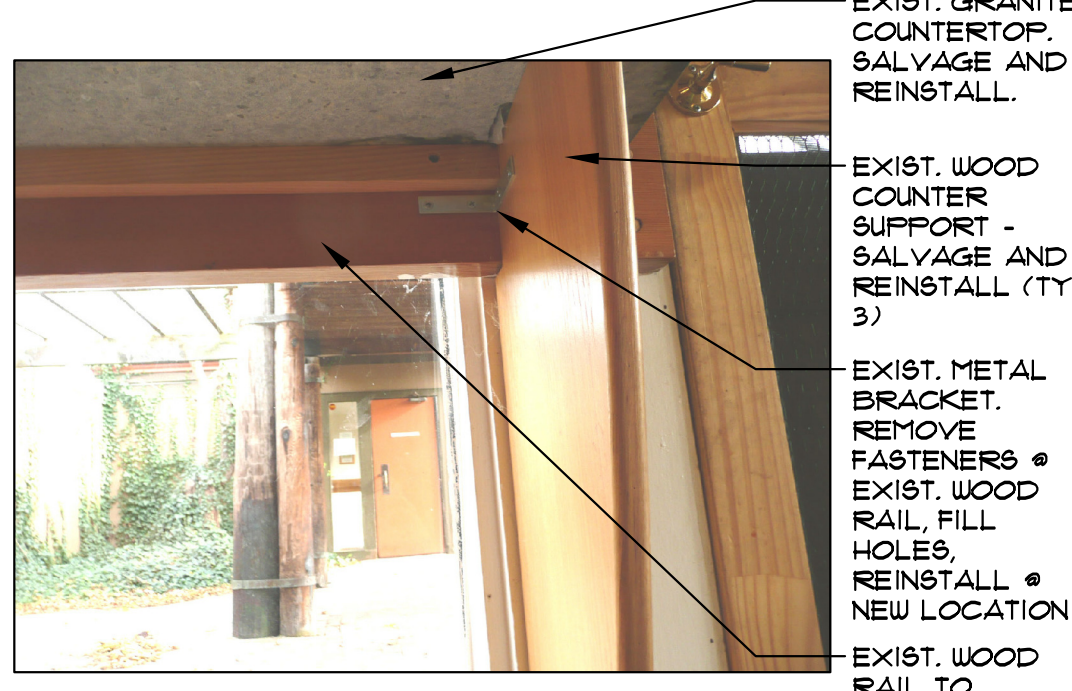
9 Elevation Detail (Front Side)
SCALE: 1-1/2"=1'-0"



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

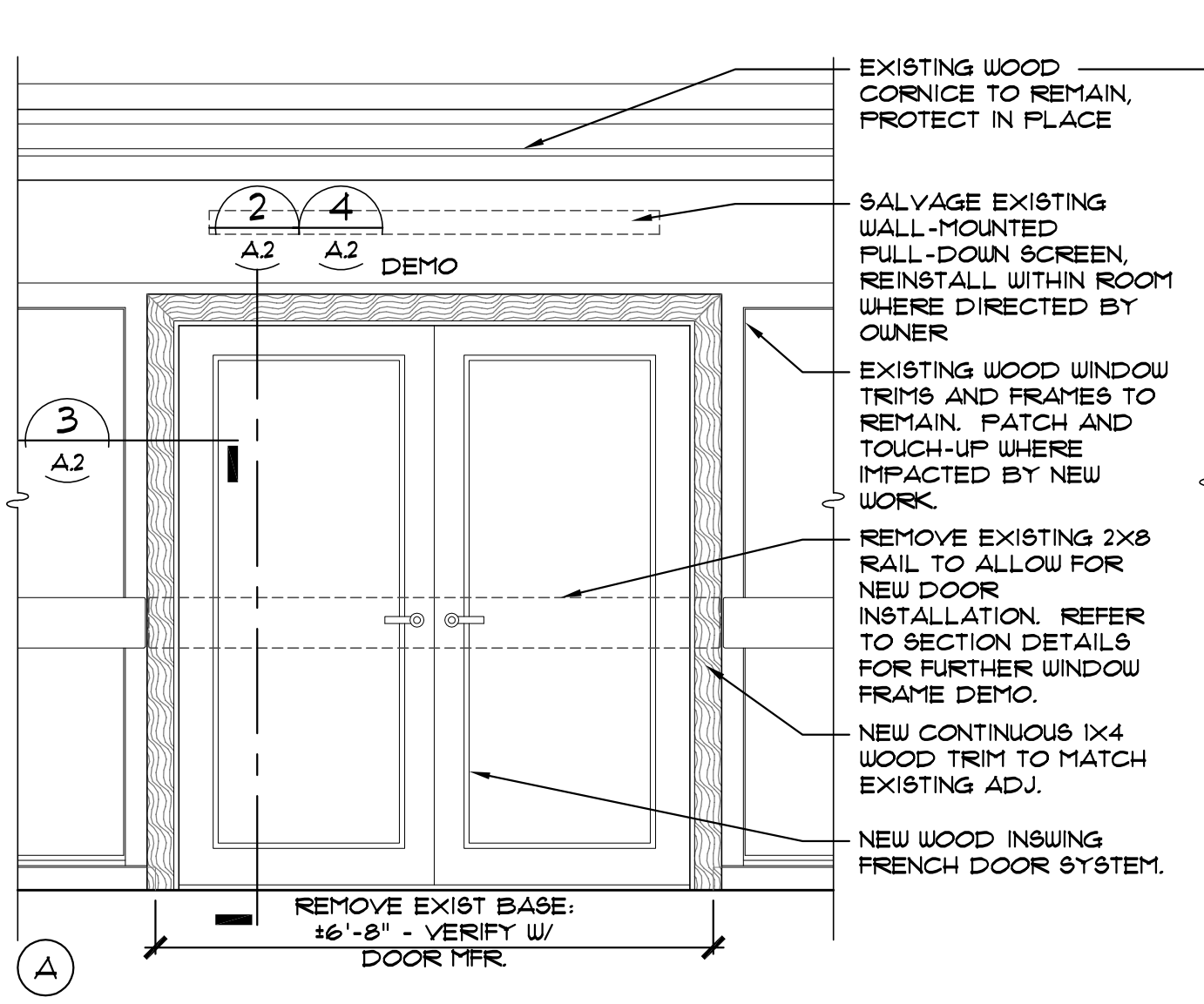
7 Section Detail
SCALE: 1-1/2"=1'-0"

PHOTO INDICATES UNDERSIDE OF EXISTING COUNTER TO BE RELOCATED. CONTRACTOR SHALL ENDEAVOR TO REMOVE COUNTER ASSEMBLY INTACT FROM CURRENT LOCATION AND REINSTALL IN NEW LOCATION. IF COUNTER ASSEMBLY IS DAMAGED DURING RELOCATION, CONTRACTOR SHALL REPAIR AS REQ'D

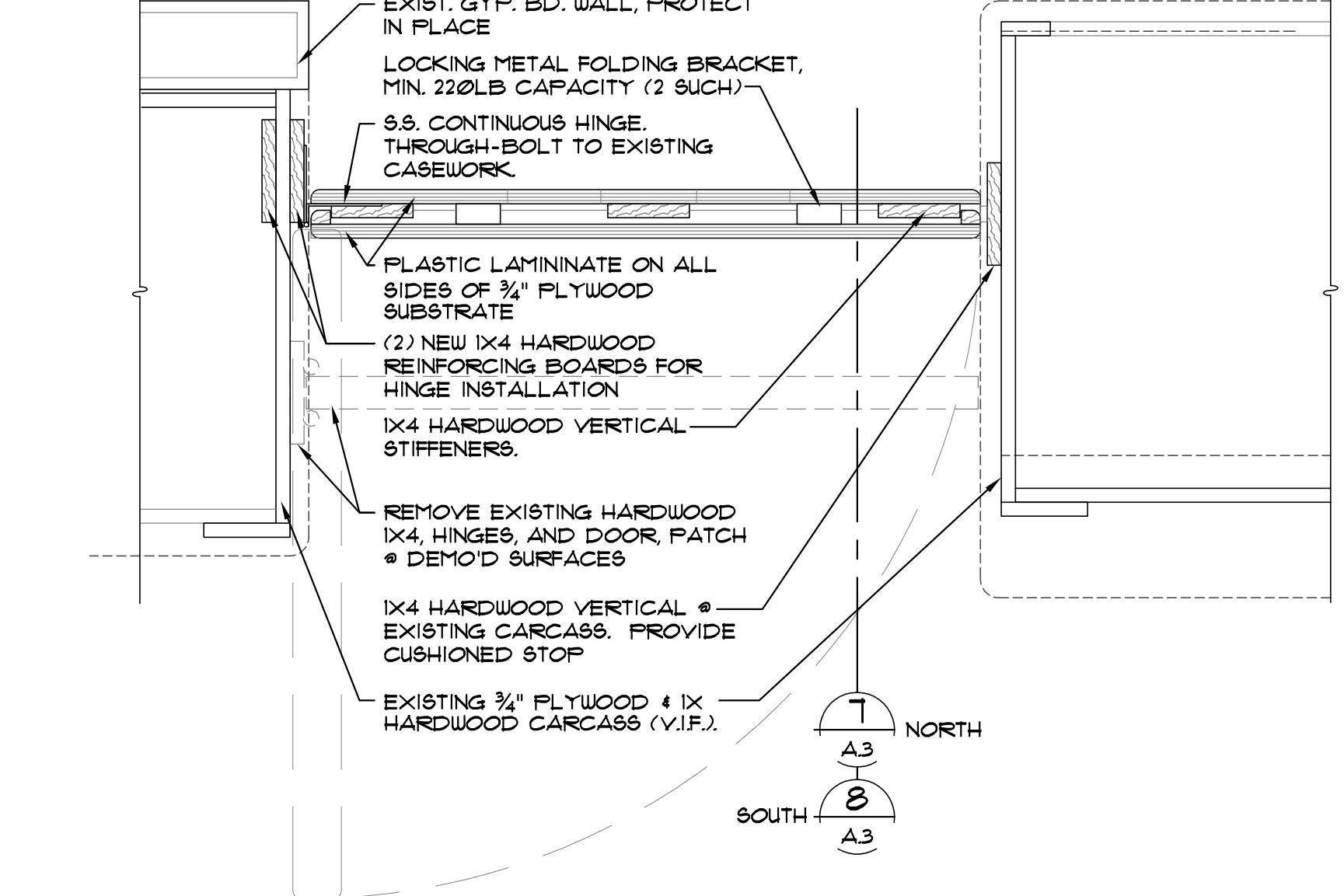
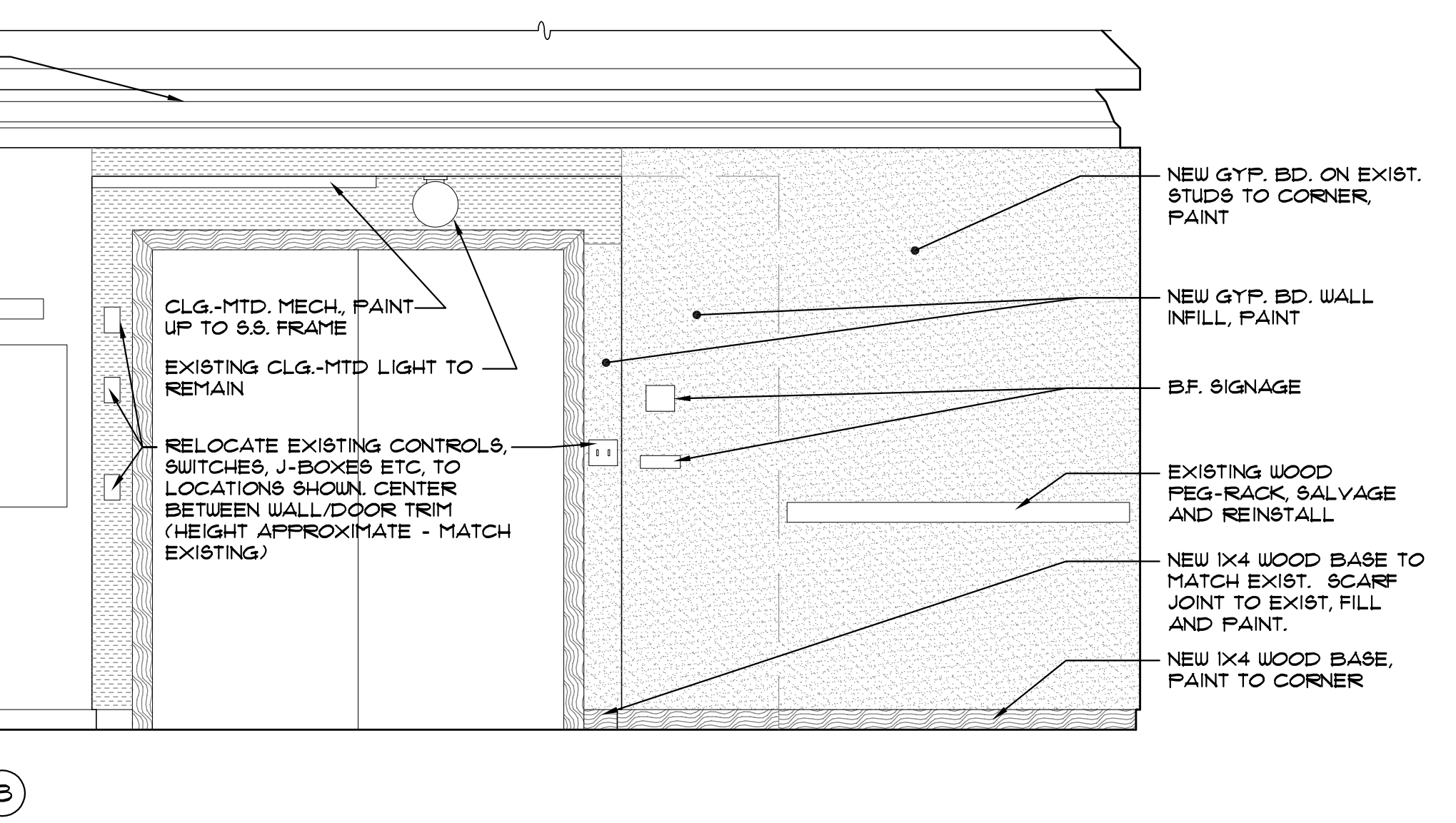


EXIST. GRANITE COUNTERTOP, SALVAGE AND REINSTALL.
EXIST. WOOD COUNTER SUPPORT - SALVAGE AND REINSTALL (TYP 3)
EXIST. METAL BRACKET, REMOVE FASTENERS * EXIST. WOOD RAIL, FILL HOLES, REINSTALL * NEW WOOD RAIL TO REMAIN, PATCH
BASE OF COUNTER SUPPORT: REMOVE EXIST. S.S. CUFF, REMOVE EXIST. FLOOR ATTACHMENT, REINSTALL IN NEW LOCATION, REINSTALL S.S. CUFF (NOT SHOWN)

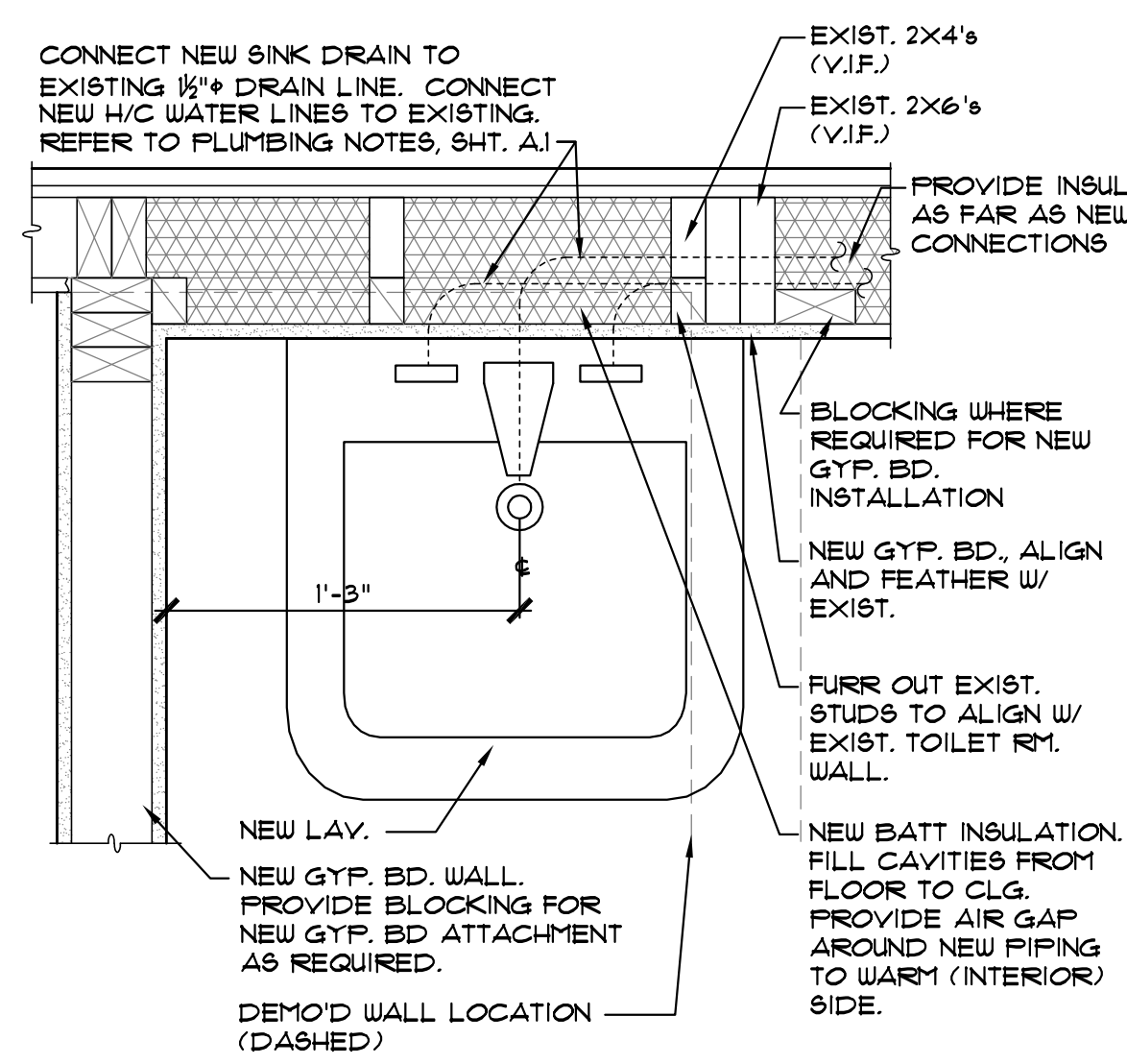
6 Detail @ Counter
SCALE: 1-1/2"=1'-0"



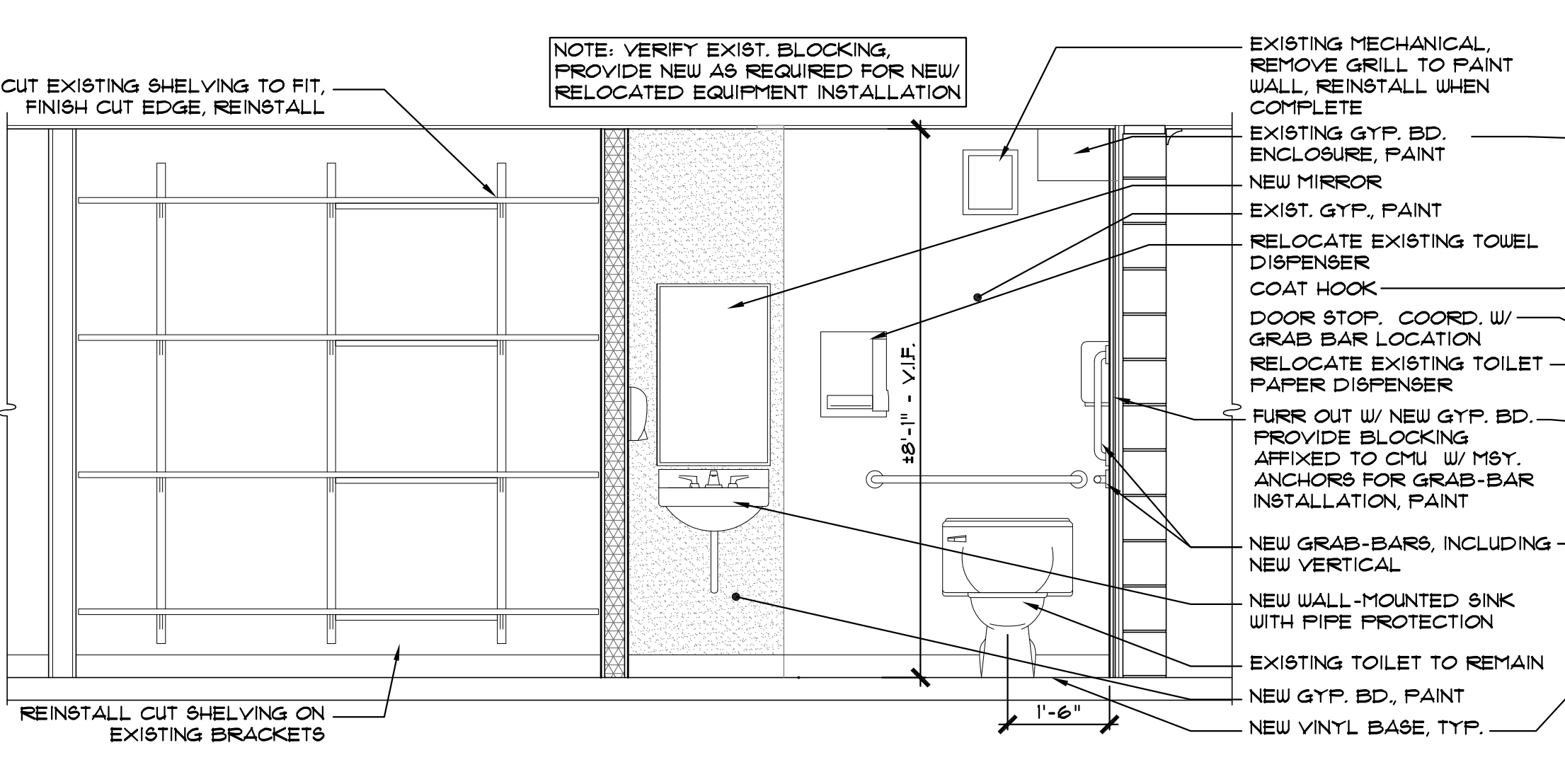
5 Interior Elevations - Meeting Room 105
SCALE: 1/2"=1'-0"



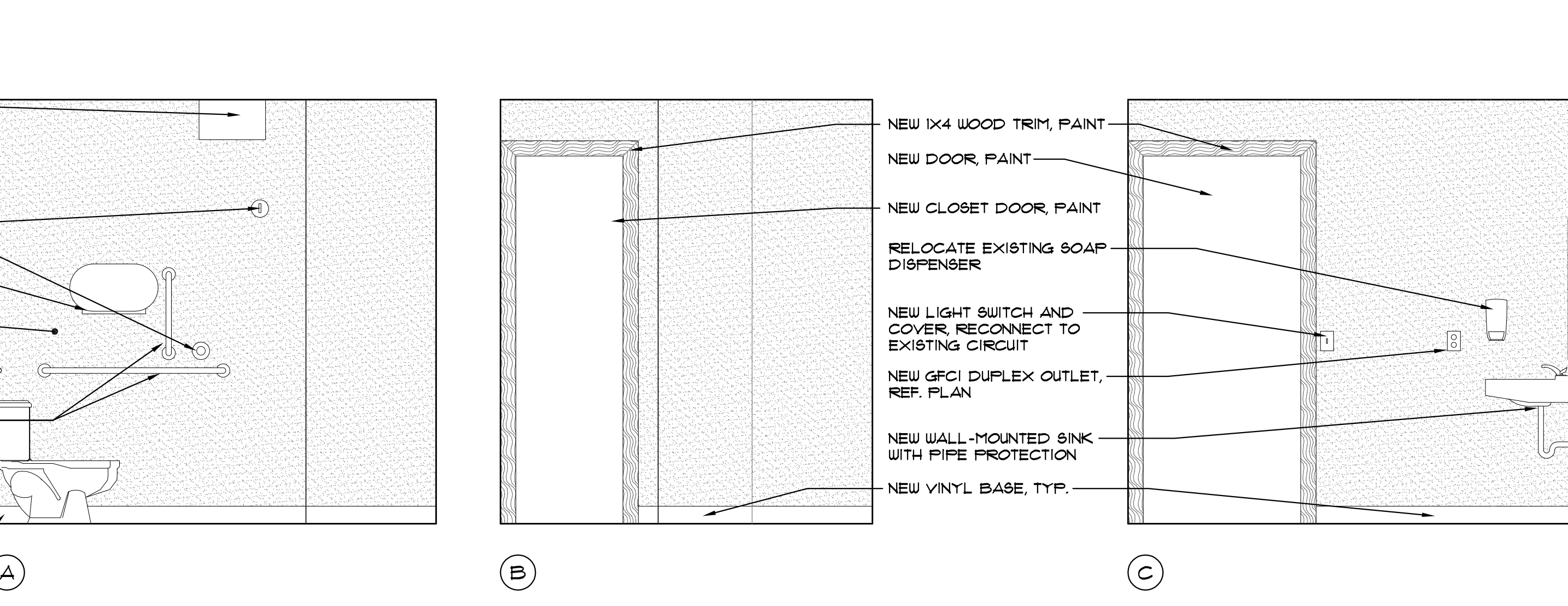
4 Plan Detail
SCALE: 1-1/2"=1'-0"



3 Plan Detail
SCALE: 1-1/2"=1'-0"



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



1 Interior Elevations - Toilet Room 104
SCALE: 1/2"=1'-0"