NOTICE OF PUBLIC HEARING

BIRMINGHAM CITY COMMISSION
SPECIAL LAND USE PERMIT AMENDMENT

Meeting Date, Time, Location:	Monday, February 23, 2015, 7:30 PM Municipal Building, 151 Martin Birmingham, MI
Location of Request:	Eton Academy 1755 & 1775 East Melton
Nature of Hearing:	To consider an amendment to the Special Land Use Permit and Final Site Plan for the expansion of the existing school into the neighboring former church building, with new construction to connect buildings.
City Staff Contact:	Jana Ecker 248.530.1841 jecker@bhamgov.org
Notice Requirements:	Mailed to all property owners and occupants within 300 feet of subject address. Publish February 1, 2015
Approved minutes may be reviewed at:	City Clerk's Office

Persons wishing to express their views may do so in person at the hearing or in writing addressed to City Clerk, City of Birmingham, 151 Martin, Birmingham, MI 48009.
Persons with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk's Office at 248.530.1880 (voice) or 248.644.5115 (TDD) at least one day in advance to request mobility, visual, hearing or other assistance.

City of Birmingham
A Walkable Community

MEMORANDUM

Community Development Department

DATE: **February 12, 2015**

TO: **Joseph A. Valentine, City Manager**

CC: **Jana Ecker, Planning Director**

FROM: **Matthew Baka, Senior Planner**

SUBJECT: **Public Hearing for Final Site Plan & Special Land Use Permit Amendment at 1755 & 1775 Melton – Eton Academy**

On January 14, 2015, the Planning Board conducted a public hearing to discuss a request by the applicant to renovate the former St. Columban Church at 1775 Melton in order to expanding the existing school facilities and construct a one-story addition to connect the school and former church building. In addition, the applicant proposes to make minor changes to the site plan to improve circulation and student safety. The Planning Board voted unanimously to recommend approval of the Final Site Plan and Design and the Special Land Use Permit Amendment to the City Commission.

On January 26, 2015 the City Commission set a public hearing date for February 23, 2015 to consider approval of the Final Site Plan and Special Land Use Permit amendment to allow the expansion of the Eton Academy into the former St. Columban Church building. Please find attached the staff report presented to the Planning Board, along with the relevant meeting minutes for your review.

SUGGESTED ACTION:
To APPROVE the Final Site Plan and Special Land Use Permit Amendment at 1755 & 1775 Melton to allow the expansion of the Eton Academy into the former St. Columban Church building.

ETON ACADEMY
1755 & 1775 MELTON
SPECIAL LAND USE PERMIT AMENDMENT
2015

WHEREAS, Eton Academy filed an application pursuant to Article 7, section 7.34 of Chapter 126, Zoning, of the City Code to expand the Eton Academy by renovating the former St. Columban Church for use as additional classrooms and offices and adding an addition to connect the school and former Church as well as modify the parking lot to improve student safety in a R-2 (Single Family Residential) zoning district in accordance Article 2, Section 2.01 and 2.21 of Chapter 126, Zoning, of the City Code;

WHEREAS, The land for which the Special Land Use Permit Amendment and Revised Final Site Plan being sought is located on the south side of the existing Eton Academy;

WHEREAS, The land is zoned R-2, which permits the use of a school with a Special Land Use Permit;

WHEREAS, Article 7, section 7.34 of Chapter 126, Zoning requires a Special Land Use Permit Amendment to be considered and acted upon by the Birmingham City Commission, after receiving recommendations on the site plan and design from the Planning Board for the proposed Special Land Use;

WHEREAS, The applicant submitted an application for a Special Land Use Permit Amendment and Revised Final Site Plan for Eton Academy;

WHEREAS, The Planning Board on January 14, 2015 reviewed the application for a Special Land Use Permit Amendment and Revised Final Site Plan and recommended approval of the application;

WHEREAS, The Birmingham City Commission has reviewed Eton Academy's Special Land Use Permit Amendment and Revised Final Site Plan application and the standards for such review as set forth in Article 7, section 7.36 of Chapter 126, Zoning, of the City Code;

NOW, THEREFORE, BE IT RESOLVED,The Birmingham City Commission finds the standards imposed under the City Code have been met, subject to the conditions below, and Eton Academy's application for a Special Land Use Permit Amendment and Revised Final Site Plan at 1755 and 1775 Melton is hereby approved;

BE IT FURTHER RESOLVED, That the City Commission determines that to assure continued compliance with Code standards and to protect public health, safety, and welfare, this Special Land Use Permit Amendment and Revised Final Site Plan is granted subject to the following conditions:

1. Eton Academy shall abide by all provisions of the Birmingham City Code; and

2. The Special Land Use Permit may be canceled by the City Commission upon finding that the continued use is not in the public interest.

BE IT FURTHER RESOLVED, That failure to comply with any of the above conditions shall result in termination of the Special Land Use Permit.

BE IT FURTHER RESOLVED, Except as herein specifically provided, Eton Academy and its heirs, successors, and assigns shall be bound by all ordinances of the City of Birmingham in effect at the time of the issuance of this permit, and as they may be subsequently amended. Failure of Eton Academy to comply with all the ordinances of the City may result in the Commission revoking this Special Land Use Permit Amendment.

MAY IT BE FURTHER RESOLVED that Eton Academy is recommended for Special Land Use Permit Amendment and Revised Final Site Plan to expand the Eton Academy by renovating the former St. Columban Church for use as additional classrooms and offices and adding an addition to connect the school and former Church as well as modify the parking lot to improve student safety at 1755 & 1775 Melton, subject to final inspection.

I, Laura M. Pierce, City Clerk of the City of Birmingham, Michigan, do hereby certify that the foregoing is a true and correct copy of the resolution adopted by the Birmingham City Commission at its regular meeting held on February 23, 2015.

_____

Laura M. Pierce, City Clerk

City of Birmingham
A Walkable Community

MEMORANDUM

Community Development

DATE: **January 6, 2015**

TO: **Planning Board**

FROM: **Matthew Baka, Senior Planner**

SUBJECT: **1755 & 1775 Melton – Preliminary & Final Site Plan Review and Special Land Use Permit - Eton Academy expansion into the former St. Columban Church**

Executive Summary

The Eton Academy site is located at 1755 Melton, just north of Fourteen Mile Road. The former St. Columban Church is located immediately south of the Academy at 1775 Melton. Both properties are currently zoned R-2 (Single Family Residential). Eton Academy operates under a SLUP at their location, as did the former St. Columban Church. As this is a Special Land Use Permit, the Planning Board will review the plans and make a recommendation to the City Commission. The City Commission's approval of the Special Land Use Permit application or amendment shall constitute approval of the site plan and design.

On November 11, 2013, Eton Academy was approved for a Special Land Use Permit Amendment to purchase the existing St. Columban Church building, parking lot and property at 1775 Melton. At this time, the applicant is seeking approval to convert the existing Church for office and tutoring space. The applicant has submitted plans that illustrate their proposal to convert the former Church into classroom and office space. The plans also show the proposal to establish connections between the existing school building and Church through a covered walkway at the front of the buildings and a newly constructed learning center, lobby and hallway system connecting the rear of the Church building and the existing Eton Academy. These changes also include the creation of a new courtyard between the buildings, revised pedestrian circulation and minor changes to the vehicle circulation.

On November 19, 2014, the Planning Board reviewed the Preliminary Site Plan review and SLUP amendment application. At that time, the application was postponed to January 14, 2015 to allow the applicant time to provide additional information on the potential impact the proposal would have on parking, flows, and circulation. In addition, the Board requested that information be provided on pick up and drop times and location at the site. It was agreed by the Board that they would review the Preliminary and Final site plans at that time in order to minimize any delays in the review process.

1.0 Land Use and Zoning

1.1 Existing Land Use - The existing site contains the existing Eton Academy, and the former St. Columban Church. The Church was purchased by the Eton Academy and added to the SLUP by the City Commission on Sep. 25, 2013 with the understanding that the applicant would be required to return to the City for approval of any site changes. Land uses surrounding Eton Academy and the Church are single family residential, with the exception of Our Sheppard Lutheran Church to the south.

1.2 Existing Zoning - Currently zoned R-2, Single-Family Residential. The surrounding uses appear to conform to the permitted uses of each particular Zoning District.

1.3 2016 Regulating Plan - The subject site is located outside of the Downtown Birmingham Overlay District.

1.4 Birmingham Future Land Use Plan- Policy #4 outlined in the Residential Development Policies section of the Birmingham Future Land Use Plan states that stringent site design standards should be required for community facilities which are located within residential neighborhoods. Particular emphasis should be placed on provision of adequate off-street parking, landscaping and screening.

1.5 Summary of Land Use and Zoning - The following chart summarizes existing land use and zoning adjacent to and/or in the vicinity of the subject site.

	North	**South**	**East**	**West**
Existing Land Use	Single-Family Residential	Our Sheppard Lutheran Church	Single-Family Residential	Single-Family Residential
Existing Zoning District	R-2, Single-Family Residential	R-2, Single-Family Residential	R-2, Single-Family Residential	R-2, Single-Family Residential

2.0 Use of Site

The use of a private school is a permitted use with a Special Land Use Permit in the R2 zoning district. Both Eton Academy and the St. Columban Church were originally approved for operation independently with their respective Special Land Use Permits on March 14, 1988. As a result of the Eton Academy's purchase, the SLUP for St. Columban Church was revoked, and the SLUP for Eton Academy was amended to include the Church property.

3.0 Setback and Height Requirements

The applicant proposes to construct a covered walkway along the front elevation of the site that will connect the two buildings. The applicant is also proposing to build an addition on the rear elevation of the site that will add 2,090 sq. ft. Neither of these changes will increase the height of the structures nor will they decrease the required setbacks.

4.0 Screening and Landscaping

4.1 Mechanical Screening – No new mechanical equipment is currently proposed for either property.

4.2 Parking Lot Screening – No changes are proposed for the existing parking lot screening.

4.3 Dumpster Screening – No changes proposed.

4.4 Landscaping – The applicant has indicated that the landscape plan was not ready in time to include in this report. However, the have contracted Michael Dul and Associates to complete the plan and will submit it for review prior to the meeting.

5.0 Parking and Circulation

5.1 Parking –No changes to the parking area for the Academy or the Church property are proposed. However, the previous SLUP approval was granted with the condition the Eton Academy and St. Columban Church entered into a shared parking agreement that stipulated simultaneous events would not be held between the two sites and that use of the auditorium and dining area would not coincide with concentrated usage of the gymnasium. Since the Eton Academy has acquired the St. Columban Church building the shared parking agreement is no longer valid. Therefore, the applicant must provide the required on-site parking for both buildings.

The parking requirement is determined by calculating a combination of office space (1/300 sq. ft.), classrooms, and assembly area (1 space for each six person capacity or seats). The plans as submitted indicate that 141 parking spaces will be provided on site. The information submitted by the applicant indicates 7,888 sq. ft. of office space (7,888/300 = 26 spaces), 421 classroom/study area seats (421/6 = 70 spaces), and 13,741 sq. ft. of additional space that includes the library, gymnasium, auditorium and various computer and reading labs (137 occupancy per Building Code/6 = 23 spaces).This parking analysis shows that the applicant will be required to provide 121 parking spaces with 141 on site. **Accordingly, the proposal meets the parking requirement.**

5.2 Loading - No loading zone is designated and none is required.

5.3 Pedestrian Access and Circulation - Pedestrian access to the site is provided directly from the public sidewalk on Melton. The applicant is proposing to expand and slightly modify the existing walk configuration. However, the access points will remain generally the same.

5.4 Vehicle Access and Circulation – Per the request of the Planning Board the applicant has provided a written description of the circulation plan for vehicles during the drop-off and pick-up time for students as well as after school activities. **Please see the attached letter from the applicant for details.**

6.0 Lighting

No new lighting is proposed at this time.

7.0 Departmental Reports

7.1 Engineering Division – The Engineering Dept. has completed its review of the above referenced plan dated December 19, 2014. The following comments are offered:

1. It appears that both the parking lot and the existing building will be larger than the existing. The engineer designing the project shall calculate the increased impervious surface proposed over the existing. If the increased area is greater than 3,500 sq. ft., a Storm Water Runoff Permit will be required. The permit will require that storm water be detained on site before entering the sewer system.

   Other than the Storm Water Runoff Permit noted above, no other permits are required from the Engineering Dept.

7.2 Department of Public Services – No concerns were reported from the Department of Public Services at this time.

7.3 Fire Department - No concerns were reported from the Fire Department at this time.

7.4 Police Department - No concerns were reported from the Police Department.

7.5 Building Department –The Building Department provided their standard comments.

8.0 Design Review

The applicant proposes to make exterior changes to the buildings that will establish connections between the current school building and Church through a concrete walkway and screenwall at the front of the buildings and a newly constructed learning center, lobby and hallway system connecting the rear of the Church building and the existing Eton Academy. Also the gymnasium is proposed to be newly clad in cedar

siding. **The applicant will provide material samples at the time of the Final site plan review.**

Pedestrian screen wall

The applicant is proposing to create a decorative wood screenwall along the front elevation of the former Church building. The wall begins at the southwest corner of the building and extends north towards the existing school. The wall will connect to the southwest corner of the school. At that location there will be an opening for access into the courtyard.

Rear addition of Learning Center, Lobby and Hallway

The proposed addition at the rear of the buildings will be constructed of brick and aluminum framed glazing in a wood structure. The proposal shows a brick sill wall along the lower portion of the addition with the two tiered aluminum glazing system stacked above. The roof line will be finished with a new break metal fascia. Between the two buildings the applicant is proposed a new timber framed lobby that will create a covered connection which will act as the main entrance for the students.

9.0 Approval Criteria

In accordance with Article 7, section 7.27(B) of the Zoning Ordinance, the proposed plans for development must meet the following conditions:

(1) The location, size, and height of the building, walls, and fences shall be such that there is adequate landscaped open space so as to provide light, air and access to the persons occupying the structure.

(2) The location, size, and height of the building, walls, and fences shall be such that there will be no interference with adequate light, air and access to adjacent lands and buildings.

(3) The location, size, and height of the building, walls, and fences shall be such that they will not hinder the reasonable development of adjoining property and not diminish the value thereof.

(4) The site plan, and its relation to streets, driveways and sidewalks, shall be such as to not interfere with or be hazardous to vehicular and pedestrian traffic.

(5) The proposed development will be compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this chapter.

(6) The location, shape, and size of required landscaped open space is such as to provide adequate open space for the benefit of the inhabitants of the building and the surrounding neighborhood.

10.0 Approval Criteria for Special Land Use Permits

Article 07, section 7.34 of the Zoning Ordinance specifies the procedures and approval criteria for Special Land Use Permits. Use approval, site plan approval, and design review are the responsibilities of the City Commission. This section reads, in part:

> Prior to its consideration of a special land use application (SLUP) for an initial permit or an amendment to a permit, the **City Commission shall refer the site plan and the design to the Planning Board for its review and recommendation. After receiving the recommendation, the City Commission shall review the site plan and design of the buildings and uses proposed** for the site described in the application of amendment.

The City Commission's approval of any special land use application or amendment pursuant to this section shall constitute approval of the site plan and design.

11.0 Recommendation

Based on a review of the Site Plan submitted, the Planning Department recommends APPROVAL for the Preliminary & Final Site Plan Review and Special Land Use Permit Amendment for 1755 and 1775 Melton to the City Commission with the following conditions;

1. Provide a complete landscape plan for review and approval.

12.0 Sample Motion Language

Motion to recommend APPROVAL of the Preliminary & Final Site Plan Review and Special Land Use Permit Amendment for 1755 and 1775 Melton to the City Commission with the following conditions;

1. Provide a complete landscape plan for review and approval.

OR

Motion to recommend Denial of the Special Land Use Plan Amendment for 1755 and 1775 Melton.

OR

Motion to recommend Postponement of the Special Land Use Plan Amendment for 1755 and 1775 Melton.

CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, JANUARY 14, 2015
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on January 14, 2015. Chairman Scott Clein convened the meeting at 7:30 p.m.

Present: Chairman Scott Clein; Board Members Carroll DeWeese, Bert Koseck, Gillian Lazar, Janelle Whipple-Boyce, Bryan Williams; Alternate Board Member Daniel Share; Student Representative Shelby Wilson (left at 9:15 p.m.)

Absent: Board Member Robin Boyle; Alternate Board Member Stuart Jeffares; Student Representative Jack Moore

Administration: Matthew Baka, Senior Planner
Jana Ecker, Planning Director
Carole Salutes, Recording Secretary

Chairman Clein introduced and welcomed the new alternate member, Daniel Share.

01-05-15

SPECIAL LAND USE PERMIT ("SLUP")
PRELIMINARY AND FINAL SITE PLAN REVIEW
1755 and 1775 E. Melton (postponed from November 19, 2014)
Eton Academy
Construction of a one-story addition to connect the school and former church building

Mr. Baka advised the former St. Columban Church is located immediately south of the Eton Academy at 1775 Melton. Both properties are currently zoned R-2 (Single Family Residential). Eton Academy operates under a SLUP at their location, as did the former St. Columban Church.

On November 11, 2013, Eton Academy was approved for a SLUP Amendment to purchase the existing St. Columban Church building, parking lot and property at 1775 Melton. At this time, the applicant is seeking approval to convert the existing church for office and tutoring space.

On November 19, 2014, the Planning Board postponed the application to January 14, 2015 to allow the applicant time to provide additional information. The board agreed to review the Preliminary and Final Site Plans at that time.

As this is a SLUP, the Planning Board will review the plans and make a recommendation to the City Commission. The City Commission's approval of the SLUP application or amendment shall constitute approval of the site plan and design.

Design Review

The plans show the proposal to establish connections between the existing school building and church through a concrete walkway and decorative wood screenwall at the front of the buildings and a newly constructed learning center, lobby and hallway system connecting the rear of the church building and the existing Eton Academy. Also, the existing gymnasium is proposed to be newly clad in cedar siding.

Chairman Clein received confirmation that the addition is 2,090 sq. ft.

Mr. Robert Hewer with Lord-Aeck-Sargent Architecture explained the link between the two buildings is not a covered walkway because they would have to move a transformer to a different location. The fence protects the interior area that they envision as a play area for the lower school. Also, it masks what is currently the main entry. Holes in the fence allow people to peak through. They have taken the paving away from the front of the building and it will all be landscaped. Mr. Hewer went on to describe the circulation plan. They have significantly increased the queuing available in the parking lot as opposed to out on Melton.

Motion by Mr. DeWeese
Seconded by Mr. Williams to recommend approval of the Preliminary and Final Site Plan Review and SLUP Amendment for 1755 and 1775 Melton, Eton Academy, to the City Commission.

Mr. Koseck commented the applicant has done a lot to improve the site and he thinks they have done it beautifully. Chairman Clein appreciates their efforts in highlighting the transportation and circulation.

There were no final public comments on the motion at 7:48 p.m.

Motion carried, 7-0.

VOICE VOTE
Yeas: DeWeese, Williams, Clein, Koseck, Lazar, Share, Whipple-Boyce
Nays: None
Absent: Boyle

CITY OF BIRMINGHAM
SPECIAL MEETING OF THE PLANNING BOARD
WEDNESDAY, NOVEMBER 19, 2014
City Commission Room

151 Martin Street, Birmingham, Michigan

Minutes of the special meeting of the City of Birmingham Planning Board held on November 19, 2014. Chairman Scott Clein convened the meeting at 7:30 p.m.

Present: Chairman Scott Clein; Board Members Bert Koseck, Gillian Lazar, Janelle Whipple-Boyce

Absent: Board Members Robin Boyle, Carroll DeWeese, Bryan Williams; Student Representatives Jack Moore, Shelby Wilson

Administration: Matthew Baka, Senior Planner
Ken Cooper, Asst. Building Official
Jana Ecker, Planning Director
Bruce Johnson, Building Official
Scott Lenhart, Building Dept.
Shalaka Puranik. Asst. Planner
Carole Salutes, Recording Secretary

Ms. Ecker introduced part-time planner Shalaka Puranik.

11-172-14

SPECIAL LAND USE PERMIT AMENDMENT ("SLUP")
PRELIMINARY SITE PLAN REVIEW
1755 and 1775 Melton
Eton Academy
SLUP Amendment and Revised Final Site Plan Review for the expansion of the existing school into the neighboring former St. Columban Church building, with new construction to connect buildings

Mr. Baka advised the former St. Columban Church is located immediately south of the Eton Academy at 1775 Melton. Both properties are currently zoned R-2 (Single Family Residential). Eton Academy operates under a SLUP at their location, as did the former St. Columban Church.

On November 11, 2013, Eton Academy was approved for a SLUP Amendment to purchase the existing St. Columban Church building, parking lot and property at 1775 Melton. At this time, the applicant is seeking approval to convert the existing church for office and tutoring space. Since the Eton Academy has acquired the St. Columban Church building their shared parking agreement is no longer valid. Therefore the applicant must provide the number of seats for each classroom and the auditorium in order to determine the exact number of parking spaces required.

As this is a SLUP, the Planning Board will review the plans and make a recommendation to the City Commission. The City Commission's approval of the SLUP application or amendment shall constitute approval of the site plan and design.

Design Review
Mr. Baka advised that the plans show the proposal to establish connections between the existing school building and church through a covered walkway at the front of the buildings and a newly constructed learning center, lobby and hallway system connecting the rear of the church building and the existing Eton Academy. These changes also include the creation of a new courtyard between the buildings and revised pedestrian circulation. A full design review of these changes will be done at Final Site Plan Review.

Mr. Robert Huer with Lord-Aeck-Sargent Architecture explained that in the design of the new facility they tried to better the condition for the neighborhood with their proposed daily pick-up and drop-off traffic pattern that will reduce congestion and safety concerns.
In response to Ms. Lazar, he said the parking area and lighting will remain as existing.

Mr. Pete Pullen, Head of School, explained how arrivals and departures of students work now. At the end of the day there are three different times that students leave the school, just to relieve congestion. For whole school special events they share parking with the Lutheran Church. Ms. Whipple-Boyce asked to see those numbers at Final Site Plan Review. Mr. Pullen said they have 213 students in grades 1 through 12 that attend the school. When the addition is in place, they will have capacity for 300 students.

Chairman Clein stated he needs to understand the parking, flows, and circulation before he can approve the Preliminary Site Plan. He is concerned with the number of vehicles, along with the number of vehicles coming in and out of one driveway with headlights pointing at the residences. Also with how the changes to the site will impact the surrounding residences.

Mr. Pullen replied they will put together a more complete plan for the site. Their growth plan is based on a financial plan that will add five to ten students per year. They don't sense that will be a major problem for their neighbors. Their biggest challenge is the time between 3 and 3:30 p.m.

The board members concluded they want to analyze additional factual information.

Chairman Clein thought it would be good for the board to hold a study session to consider what details applicants should provide for Preliminary Site Plan Review in the future.

Motion by Ms. Whipple-Boyce
Seconded by Mr. Koseck to continue the Special Land Use Permit Amendment ("SLUP") and Preliminary Site Plan Review for 1755 and 1775 Melton, Eton Academy to the meeting of January 14, 2015.

Consensus was that the Final Site Plan could also be reviewed at that time.

There was no discussion from members of the public at 9:43 p.m.

Motion carried, 4-0.

VOICE VOTE

Yeas: Whipple-Boyce, Koseck, Clein, Lazar
Nays: None
Absent: Boyle, DeWeese, Williams

PLANNING BOARD MINUTES
SEPTEMBER 25, 2013

SPECIAL LAND USE PERMIT ("SLUP") REVIEW
1755 Melton
Eton Academy
Purchase of St. Columban Church for Eton Academy administrative offices and tutoring

FINAL SITE PLAN REVIEW
1755 Melton
Eton Academy
Purchase of St. Columban Church for Eton Academy administrative offices and tutoring

Ms. Ecker explained the Eton Academy site is located at 1755 Melton, just north of Fourteen Mile Rd. The former St. Columban Church is located immediately south of the Academy at 1775 Melton. Both properties are currently zoned R-2 (Single Family Residential). Eton Academy operates under a SLUP at their location, as did the former St. Columban Church.

Ms. Ecker advised that at this time, Eton Academy is requesting a SLUP Amendment to purchase the existing St. Columban Church building, parking lot and property at 1775 Melton. They wish to revoke the former SLUP for St. Columban Church and then expand the SLUP for Eton Academy to include the church property with no exterior changes at this time. Currently the applicant intends to use the existing church for office and tutoring space. The applicant has advised that no exterior renovations are presently proposed. Eton Academy has plans to expand classroom space into the Church in the future, and will apply for a subsequent SLUP Amendment at that time. They have taken down the St. Columban sign and put up a new Eton Academy sign. All signage has to be reviewed and approved through the SLUP process. It would appear that signage that was put up does not comply because it is a pole sign.

As this is a SLUP, the Planning Board will review the plans and make a recommendation to the City Commission. The City Commission's approval of the
SLUP application or amendment shall constitute approval of the site plan and design.

Mr. Robert Huer, Lord-Aeck-Sargent Architecture, spoke to represent Eton Academy. Originally the school and the church were one parcel. The school purchased the bigger part of the property and continued it as a school. The arrangement was always that if the church came up for sale Eton Academy would have the right of first refusal. The school plans to move some office space into the newly acquired building in order to have room for more classrooms.

With regard to parking, Mr. Huer explained right now there are 142 spaces and Eton utilizes 70% of those. The enrollment numbers won't change significantly; therefore the parking will be sufficient.

Ms. Ecker read an e-mail which stated the need for a second entrance/exit to or from the parking lot so the students may be dropped off and picked up in the parking lot. Driving on Melton is difficult when school is dismissed for the day because cars are lined up on one side to pick up students and there is parking on the other side.

Mr. Pete Pullen, 1102 Cedar Hill, Royal Oak, said he is head of the school. He noted that on occasion they hire busses for field trips.

There were no comments from the public at 9:20 p.m.

Motion by Mr. Koseck
Seconded by Ms. Whipple-Boyce to recommend approval of the SLUP Amendment for 1755 and 1775 Melton to the City Commission with the condition that the applicant submit all signage details for review prior to going before the City Commission for review and approval of the SLUP Amendment.

No one from the audience wished to comment on the motion at 9:22 p.m.

Motion carried, 7-0.

VOICE VOTE
Yeas: Koseck, Whipple-Boyce, Boyle, Clein, DeWeese, Lazar, Williams
Nays: None
Absent: None

PROJECT KEYNOTE LIST

01 0000	DIVISION 1 - GENERAL
03 3000.CIP	Cast-In-Place Concrete
03 3000.EJS	Expansion Joint Filler with Joint Sealant
03 3000.SOG	Concrete Slab on Grade
04 2000.CM	Concrete Masonry Units
04 2000.FB	Face Brick
04 2000.G	Grout
04 2000.SS	Special Shape
04 2000.W	Weeps
04 7200.CS	Cast Stone
05 1200.L	Angle
05 1200.S	Structural Steel Framing
05 7000	Decorative Metal
05 7000.SM	Waxed Steel Sheet Metal
06 1000.B	Blocking
06 1000.F	Framing
06 1000.LN	Nailer, Continuous
06 1000.PW12	1/2" Plywood
06 1000.PW34	3/4" Plywood
06 1500.WD	Wood Decking
06 1800.GL	Glulam Timber
06 1800.SST	Solid Sawn Timber
06 2000.WT1	Painted Wood Base
06 4100.CS	Counter Support Leg
06 4100.G	Grommet
06 4100.PL1	Plastic Laminate 1
06 4100.PL2	Plastic Laminate 2
06 4100.PL3	Plastic Laminate 3
06 4100.PL4	Plastic Laminate 4
06 4100.WD1	Solid Wood Counter
07 0000	DIVISION 7 - THERMAL AND MOISTURE PROTECTION
07 1000.W	Waterproofing Membrane
07 2100.FIP	Foamed In-Place Insulation
07 2100.XP2	2" Extruded Polystyrene Insulation
07 2510.WRB	Weather-Resistant Barrier
07 2616.VR	Vapor Retarder
07 5000.IT	Tapered isocyanurate insulation
07 5000.SPM	Single ply roof membrane
07 5000.VBS	Single-ply vapor retarder
07 6500.F	Flashing
07 6500.SC	Sheet Metal Scupper
07 6500.SF	Sheet Flashing
07 6500.TB	Termination Bar
07 7100.F	Roof Edge/Fascia
07 7100.OD	Overflow Roof Drain
07 7100.RD	Roof Drain
07 7200.RD	
07 9000.JS	Joint Sealant
08 1100.SF	Steel Frame
08 4000.SF	Storefront
08 5000.AW	Aluminum Window
08 5000.W	Window
08 6300.S	Metal Framed Skylight
08 8800.G	Glazing
09 2116.B	Blocking
09 2116.F	Framing
09 2116.GW	Gypsum Wallboard
09 2116.SAB	Sound Attenuation Batt
09 2116.TCJ	Control Joint
09 3000.T1	Tile 1- Floor Tile
09 3000.T2	Tile 2- Cove Base
09 3000.T3	Tile 3- Wall Tile
09 3000.T4	Tile 4- Wall Trim
09 5100.ACT1	Acoustical Ceiling System 1
09 6500.CR1	Cork Rubber Color 1
09 6500.CR2	Cork Rubber Color 2
09 6500.CR3	Cork Rubber Color 3
09 6500.RB	
09 6500.RB1	Resilient Base
09 6500.VCT1	Resilient Tile Composition
09 6800.CT1	Carpet Tile 1
09 6800.CT2	Carpet Tile 2
09 6800.CT3	Carpet Tile 3
09 6800.CT4	Carpet Tile 4
09 7200.WC1	Wal Covering 1
09 7200.WC2	Wal Covering 1
09 7200.WS	Window Stool
09 9100.PC1	Paint Color 1
09 9100.PC4	Paint Color 4
10 2113.TP	Stainless Toilet Partition
10 2113.US	Stainless Urinal Screen
10 2800.GB2	Grab Bar 42"
10 2800.GB3	Grab Bar 18"
10 2800.MR	Framed Mirror
10 2800.PTD	Paper Towel Dispenser
10 2800.SPD	Soap Dispenser
10 2800.TPD	Toilet Paper Dispenser
10 5100.L	Lockers
12 3600.QS1	Quartz Countertop
23 8236.FT	Finned-Tube Radiation Heaters
23 33713.AR	Air Register
26 0533.R	Raceway

ABBREVIATIONS

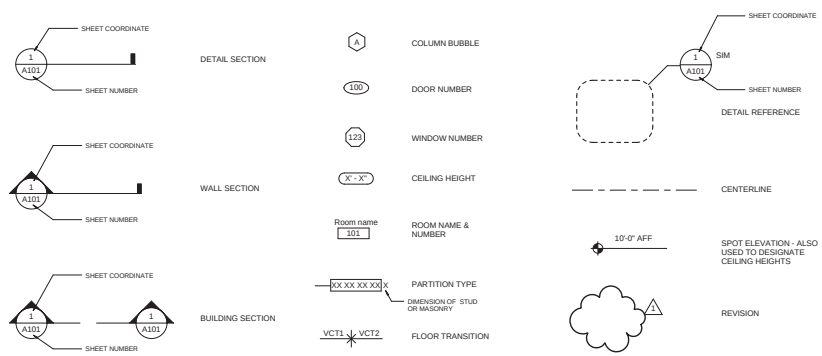
A	
@	AT
&	AND
AB	ANCHOR BOLT
ACOUST	ACOUSTICAL
A/C	AIR CONDITIONING
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AV	AUDIO VISUAL
AVG	AVERAGE
B	
BD	BOARD
BEJ	BRICK EXPANSION JOINT
BLDG	BUILDING
BLKG	BLOCKING
BOT	BOTTOM
BO	BOTTOM OF
BRG	BEARING
BRK	BRICK
BSMT	BASEMENT
BUR	BUILT-UP ROOF
C	
CAB	CABINET
CB	CATCH BASIN
CFM	CUBIC FEET PER MINUTE
CF	CUBIC FEET
CFMF	COLD-FORMED METAL FRAMING
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLOS	CLOSET
CM	CENTIMETER
CMU	CONCRETE MASONRY UNIT
CO	CLEAR OPENING, CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONF	CONFERENCE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CPT	CARPET
CT	CERAMIC TILE
CW	CHILLER WATER
CY	CUBIC YARD
D	
D	DEEP
DBL	DOUBLE
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DWG(S)	DRAWING(S)
E	
E	EAST
EA	EACH
EF	EACH FACE
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
EL	ELEVATION
ELEV	ELEVATION
EQUIP	EQUIPMENT
EQ	EQUAL
EW	EYE WASH, EACH WAY
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EXIST	EXISTING
EXP	EXPANSION, EXPOSED
EXT	EXTERIOR
F	
FA	FIRE ALARM
FB	FACE BRICK
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER IN CABINET
FEX	FIRE EXTINGUISHER ON BRACKET
FF	FINISHED FLOOR
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FIN	FINISH

F (CONT.)	
FL	FLOOR, FLOORING
FO	FACE OF
FOC	FACE OF CONCRETE
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FP	FIREPROOF
FR	FIRE RATED
FRP	FIBERGLASS REINFORCED PLASTIC
FRT	FIRE RETARDANT TREATED
FS	FULL SIZE
FT	FOOT, FEET
FTG	FOOTING
FURN	FURNISH
FUT	FUTURE
FV	FIELD VERIFY
G	
G	GAS
GA	GAGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GCMU	GLAZED CONCRETE MASONRY UNIT
GD	GRADE
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GL	GLASS
GYP	GYPSUM
GWB	GYPSUM WALL BOARD
H	
HB	HOSE BIB
HC	HANDICAPPED, HOLLOW CORE
HD	HAND
HDR	HEADER
HDWD	HARDWOOD
HDW	HARDWARE
HK	HOOK(S)
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT, HORSE POWER
HR	HOUR
HS	HEAT STRENGTHENED
HT	HEIGHT
HVAC	HEATING VENTILATING AIR CONDITIONING
HW	HOT WATER
I	
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
J	
JAN	JANITOR
JC	JANITOR CLOSET
JST	JOIST
JT	JOINT
K	
KD	KNOCKDOWN
KG	KILOGRAM
KIT	KITCHEN
KO	KNOCKOUT, KNEE OPENING
KS	KNEE SPACE
L	
L	LONG, LENGTH
LAB	LABORATORY
LAV	LAVATORY
LB	LOAD BEARING
LBS	POUNDS
LEV	LEVEL
LH	LEFT HAND
LHR	LEFT HAND REVERSE
LIN	LINOLEUM
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LOW POINT
LT	LIGHT
LTL	LINTEL
LVR	LOUVER
LW	LIGHTWEIGHT
M	
M	METER
MAINT	MAINTENANCE
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MET	METAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MFG	MANUFACTURING

M (CONT.)	
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MM	MILLIMETER
MNT	MOUNT
MO	MASONRY OPENING
MTG	MOUNTING
MTL	METAL
MULL	MULLION
N	
N	NORTH
NE	NORTHEAST
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NPS	NOMINAL PIPE SIZE
NTS	NOT TO SCALE
NW	NORTHWEST
O	
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OH	OVERHEAD, OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OTO	OUT-TO-OUT
P	
PBD	PARTICLE BOARD
PC	PRECAST
PERF	PERFORATED
PNT(D)	PAINT(ED)
PL	PLATE, PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLWD	PLYWOOD
PLYWD	PLYWOOD
PNL	PANEL
POL	POLISHED
PR	PAIR
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
PVG	PAVING
PWD	PLYWOOD
Q	
QT	QUARRY TILE
R	
R	RADIUS, RISER
R/A	RETURN AIR
RB	RESILIENT BASE
RD	ROOF DRAIN
REF	REFERENCE
REINF	REINFORCED, REINFORCING
REQ'D	REQUIRED
RES	RESILIENT
REV	REVISION
RH	RIGHT HAND
RHR	RIGHT HAND REVERSE
RL	RAIN LEADER
RM	ROOM
RTU	ROOFTOP UNIT
RUB	RUBBER
ROW	RIGHT OF WAY
S	
S	SOUTH
SE	SOUTHEAST
S/A	SUPPLY AIR
SCHED	SCHEDULE
SECT	SECTION
SIM	SIMILAR
SF	SQUARE FOOT
SPECS	SPECIFICATIONS
SS	SERVICE SINK
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STND	STAINED
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
S/CONC	SEALED CONCRETE

S (CONT.)	
STL	STEEL
STND	STAINED
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
S/CONC	SEALED CONCRETE
STD	STANDARD
SQ	SQUARE
SW	SOUTHWEST
SYM	SYMMETRICAL
SYS	SYSTEM
T	
T	TREAD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TC	TOP OF CURB
TEL	TELEPHONE
TEMP	TEMPORARY
THK	THICK, THICKNESS
TO	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TOW	TOP OF WALL
TS	TRANSPARENT
TYP	TYPICAL
U	
UC	UNDERCUT
UH	UNIT HEATER
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UTIL	UTILITY
V	
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VTR	VENT THROUGH ROOF
VWC	VINYL WALL COVERING
W	
W	WIDTH, WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET, WALL COVERING
WD	WOOD
WGL	WIRE GLASS
WH	WATER HEATER
WP	WATERPROOFING
WT	WEIGHT
WWM	WELDED WIRE MESH

SYMBOLS



GENERAL PROJECT NOTES

DIMENSIONING

1. DIMENSIONS ON PLANS ARE TO FACE OF CMU OR FACE OF GWB UNLESS NOTED OTHERWISE.
2. MASONRY DIMENSIONS SHOWN ARE ACTUAL DIMENSIONS.
3. DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY.
4. DIMENSIONS RELATED TO THE EXISTING BUILDING SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
5. EXTERIOR DIMENSIONS ARE GIVEN TYPICALLY TO THE OUTSIDE FACE OF GLAZING, MASONRY OR EIFS.

PARTITIONS/FINISHES/GENERAL

6. SEE LIFE SAFETY PLANS, FLOOR PLANS & PARTITION TYPES FOR LOCATION OF FIRE RATED WALLS.
7. PROVIDE CONTINUOUS HORIZONTAL BLOCKING IN ALL PARTITIONS WHERE INDICATED AND WHERE REQUIRED FOR EQUIPMENT AND CASEWORK ATTACHMENT.
8. ALL INTERIOR AND EXTERIOR WOOD BLOCKING SHALL BE TREATED AS CALLED FOR IN SPECIFICATIONS.
9. IN GENERAL, THERE SHALL BE NO BACK-TO-BACK ELECTRICAL, TELEPHONE OR OTHER OUTLETS. OUTLET HOLES SHALL BE PACKED WITH ACOUSTICAL SEALANT.
10. WHEN OUTLETS ARE INDICATED AS OCCURRING BACK-TO-BACK THEY SHOULD BE SEPARATED BY 16 INCHES HORIZONTALLY. WHERE DIMENSIONS ARE SHOWN WHICH CONFLICT WITH THIS, OBTAIN DIRECTION FROM ARCHITECT.
11. PROVIDE A SEALANT JOINT AT ALL INTERSECTIONS OF GWB WALLS OR GWB CEILINGS WITH CMU PARTITIONS.
12. MAINTAIN INTEGRITY OF ALL RATED PARTITIONS AT INSTALLATION OF RECESSED FIRE EXTINGUISHER CABINETS, CABINETS, TOWEL DISPENSERS, RECEPTACLES, ELECTRICAL PANELS AND OTHER RECESSED ITEMS. AT GWB WALLS, OBTAIN THIS INTEGRITY BY INSTALLING AN ADDITIONAL LAYER OF GYPSUM BOARD WITHIN WALL AROUND ALL SIDES OF ITEM AND AN ADDITIONAL LAYER BEHIND ITEM.
13. WHERE HVAC OR OTHER MECHANICAL, ELECTRICAL AND PLUMBING ITEMS PENETRATE PARTITIONS, STUDS SHALL BE BRACED AND FRAMED TO STRUCTURE AS REQUIRED TO PROVIDE ADEQUATE SUPPORT. ALL PENETRATIONS THROUGH WALLS SHALL BE SEAED TO PROVIDE FIRE, SMOKE AND/OR ACOUSTIC ISOLATION SPACES.
14. BEFORE PATCHING ANY FIRE-RATED CMU PARTITION, FILL ANY EXPOSED CELLS SOLID WITH GROUT.
15. PROVIDE FINISHED WALL UNDER AND BEHIND WALL EQUIPMENT AND CASEWORK.

COORDINATION/INDICATION OF ENGINEERING WORK ON ARCHITECTURAL DRAWINGS:

16. WORK OF ENGINEERING DISCIPLINES IS SHOWN ON ARCHITECTURAL DRAWINGS FOR COORDINATION AND CONVENIENCE PURPOSES ONLY. REFER TO APPROPRIATE DISCIPLINE DRAWINGS FOR COMPLETE AND GOVERNING INFORMATION REGARDING THEIR WORK.
17. SEE ARCHITECTURAL REFLECTED CEILING PLANS FOR LOCATION OF CEILING MOUNTED MECHANICAL, ELECTRICAL AND PLUMBING FIXTURES.
18. WHERE EXPOSED STRUCTURE CEILING AREAS OCCUR IN ARCHITECTURAL REFLECTED CEILING PLANS, FULL DELINEATION OF STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMPING, AND FIRE PROTETCTION SYSTEMS IS NOT PROVIDED, SELECTED ELEMENTS AND DEVICES MAY BE SHOWN FOR LOCATION OR COORDINATION (E.G. LIGHT AND SPRINKLER SPACING)

DRAWING KEYNOTING SYSTEM

A KEYNOTING SYSTEM IS USED ON THE DRAWINGS FOR MATERIAL REFERENCES AND NOTES. REFER TO THE KEY LEGEND ON THE DRAWING FOR THE INFORMATION WHICH RELATES TO EACH KEYNOTE SYMBOL ON THE RESPECTIVE DRAWING.

EACH KEYNOTE SYMBOL CONSISTS OF A 5-DIGIT NUMBER FOLLOWED BY AN ALPHA-NUMERIC SUFFIX. THE 5-DIGIT NUMBER RELATES TO THE SPECIFICATION SECTION WHICH GENERALLY COVERS THE ITEM THAT IS REFERENCED AND THE SUFFIX COMBINED WITH THE 5-DIGIT NUMBER CREATES A KEYNOTE SYMBOL WHICH IDENTIFIES THE SPECIFIC REFERENCE NOTATION USED ON THE DRAWING. THE SUFFIX DOES NOT RELATE TO ANY CORRESPONDING REFERENCE LETTER OR NUMBER IN THE SPECIFICATION.

THE ORGANIZATION OF THE KEYNOTING SYSTEM ON THE DRAWINGS, WITH THE KEYNOTING SYSTEM REFERENCE NUMBER RELATED TO THE SPECIFICATIONS SECTIONS NUMBERING SYSTEM, SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY ANY TRADE.

THE KEYNOTE LIST IS NOT A COMPLETE LIST OF THE CONTRACT SPECIFICATIONS NOR IS IT A COMPLETE LIST OF ALL MATERIALS CALLED FOR.

LORD AECK SARGENT

© 2013 Lord Aeck Sargent
LordAeckSargent.com

Unless otherwise agreed to in writing,this document is the sole property of Lord Aeck Sargent and is to be returned upon demand. The information herein is confidential and may not be used nor divulged without the written permission of Lord Aeck Sargent

REVISION

SHEET TITLE: KEYNOTE LIST / SYMBOLS / LEGEND / GENERAL NOTES

SCALE (UNO.)

JOB NAME: Eton Academy

ETON ACADEMY ADDITION AND RENOVATION

PROJECT ADDRESS: 1755 Melton Rd. Birmingham, MI 48009

SEAL

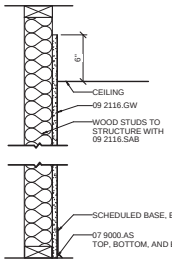
ISSUE DATE: 12/19/14

JOB. NO. 10146-01

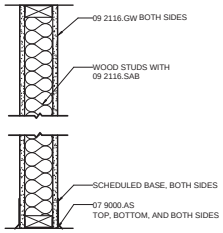
DWG. NO. G002

FOR BIDS

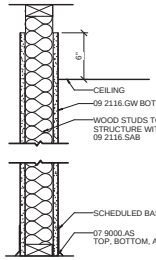
C:\AS_CADD\Central_10146-01_v14_kgavinski.rvt
12/21/2014 3:11:29 PM



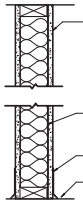
H1 WALL TYPE WA A 1 G



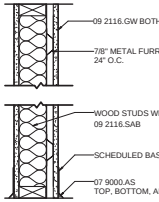
F1 WALL TYPE 1 W 49 G - UL 305



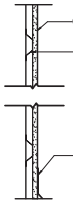
C1 WALL TYPE 0 WA 2 G



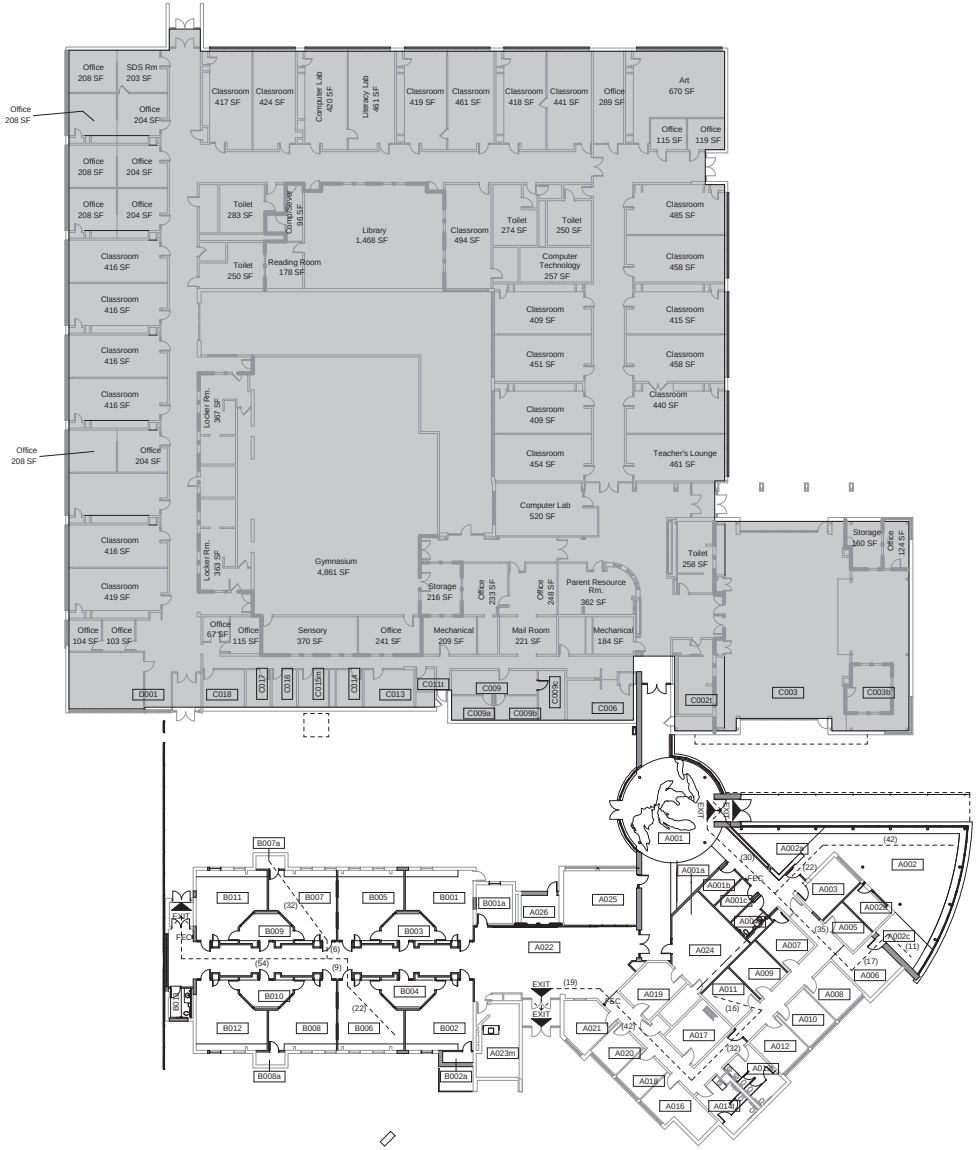
C3 WALL TYPE 0 W 34 G



A1 WALL TYPE 0 W 48 G



A3 WALL TYPE 0 F 1 G



A6 FIRST FLOOR LIFE SAFETY PLAN

MATERIAL KEYNOTES

09 2116.GW	Gypsum Wallboard
09 2116.SAB	Sound Attenuation Batt

GENERAL NOTES

LIFE SAFETY LEGEND

	NOT IN SCOPE
EXIT	BUILDING EXIT AT GRADE
	EXISTING 1-HOUR RATED WALL
	1-HOUR RATED WALL
(X)	GREATEST MINIMUM EGRESS TRAVEL DISTANCE AND PATH TO EXIT/ EXIT ENCLOSURE
FEC	FIRE EXTINGUISHER CABINET

SHEET SPECIFIC NOTES

1. SEE SPECIFICATION 09 0610 FOR ADDITIONAL PARTITION SCHEDULE.

KEY PLAN

SEAL

PROJECT NORTH

LORD AECK SARGENT

© 2013 Lord Aeck Sargent
LordAeckSargent.com

Unless otherwise agreed to in writing,this document is the sole property of Lord Aeck Sargent and is to be returned upon demand. The information herein is confidential and may not be used nor divulged without the written permission of Lord Aeck Sargent

REVISION

SHEET TITLE
LIFE SAFETY PLAN AND TYPICAL WALL TYPES

SCALE (UNO.)

JOB NAME
Eton Academy
ETON ACADEMY ADDITION AND RENOVATION
PROJECT ADDRESS
1755 Melton Rd.
Birmingham, MI 48009

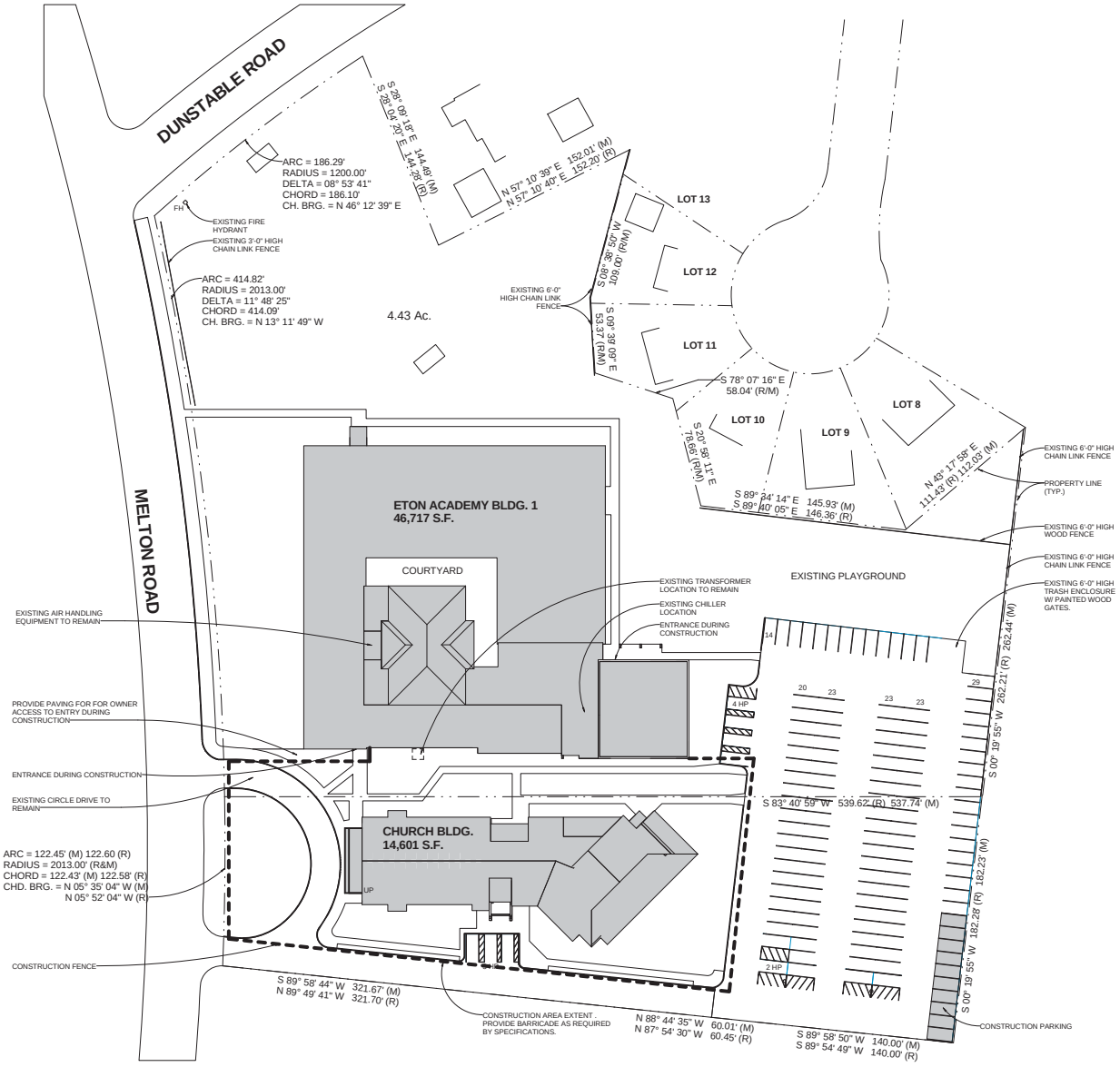
ISSUE DATE
12/19/14

JOB. NO.
10146-01

DWG. NO.
G003

FOR BIDS

C:\LAS_CADD\Central_10146-01_v14_kgauvin.rvt
12/21/2014 3:45:41 PM



A1 EXISTING SITE PLAN

C:\AS_CADD\Central_10146-01_v14_kgauvin#c.rvt
12/21/2014 4:02:57 PM

MATERIAL KEYNOTES

GENERAL NOTES

SHEET SPECIFIC NOTES

KEY PLAN

PROJECT NORTH

SEAL

LORD AECK SARGENT

© 2013 Lord Aeck Sargent
LordAeckSargent.com

Unless otherwise agreed to in writing,this document is the sole property of Lord Aeck Sargent and is to be returned upon demand. The information herein is confidential and may not be used nor divulged without the written permission of Lord Aeck Sargent

REVISION

SHEET TITLE: CONSTRUCTION LOGISTICS PLANS

SCALE (UNO.):

JOB NAME: Eton Academy

ETON ACADEMY ADDITION AND RENOVATION

PROJECT ADDRESS: 1755 Melton Rd. Birmingham, MI 48009

ISSUE DATE: 12/19/14

JOB. NO. 10146-01

DWG. NO. G004

FOR BIDS

Eton Academy
1755 Melton Rd. Birmingham, Michigan 48009

ETON ACADEMY ADDITION AND RENOVATION

Construction Documents

12/19/14

LAS Project No. 10146-01

Lord, Aeck & Sargent, Inc.
Architect

213 South Ashley Street
Suite 200
Ann Arbor, MI 48104
(404) 253-1400
(404) 253-1401 - Fax

Robert Darvas Associates
Structural

440 South Main Street
Ann Arbor, MI 4104
(734)761-8713
(734)761-5326 - Fax

Peter Basso Associates
Mechanical & Electrical

5145 Livernois
Suite 100
Troy, MI 48098
(248)879-5666
(248)879-0007 - Fax

Stonefield Engineering & Design, LLC
Civil

2350 Franklin Rd.
Suite 210
Bloomfield Hills, MI 48302
(248)309-3807

DRAWING INDEX - GENERAL

GENERAL
G001 COVER SHEET
G002 KEYNOTE LIST / SYMBOLS / LEGEND / GENERAL NOTES
G003 LIFE SAFETY PLAN AND TYPICAL WALL TYPES
G004 CONSTRUCTION LOGISTICS PLANS

CIVIL
C-1 COVER SHEET
C-2 DEMOLITION PLAN
C-3 SITE PLAN
C-4 GRADING PLAN
C-5 SOIL EROSION & SEDIMENT CONTROL PLAN
C-6 CONSTRUCTION DETAILS

ARCHITECTURAL DEMOLITION
AD101a FIRST FLOOR DEMOLITION PLAN a
AD101b FIRST FLOOR DEMOLITION PLAN b

ARCHITECTURAL
A100 OVERALL FIRST FLOOR PLAN
A101a FIRST FLOOR PLAN a
A101b FIRST FLOOR PLAN b
A120 OVERALL ROOF PLAN
A121 ENLARGED ROOF PLAN
A201 EXTERIOR ELEVATIONS
A202 EXTERIOR ELEVATIONS
A211 BUILDING SECTIONS
A212 CLASSROOM BUILDING SECTION
A221 BUILDING WALL SECTIONS
A401a FIRST FLOOR REFLECTED CEILING PLAN a
A401b FIRST FLOOR REFLECTED CEILING PLAN b
A501 EXTERIOR PLAN DETAILS
A502 EXTERIOR PLAN DETAILS
A511 EXTERIOR SECTION DETAILS
A512 EXTERIOR SECTION DETAILS
A513 EXTERIOR SECTION DETAILS
A514 EXTERIOR SECTION DETAILS
A600 DOOR ELEVATIONS, DETAILS, & SCHEDULE
A611 TYPICAL ADA STANDARDS, ENLARGED TOILET ROOM PLAN AND ELEVATION
A612 ENLARGED RESTROOM PLAN AND INTERIOR ELEVATION
A613 INTERIOR ELEVATIONS CLASSROOM HALL AND COMMONS
A621 MILLWORK DETAILS - RECEPTION DESK
A700 FINISH KEY PLAN, LEGEND AND SCHEDULES
A701 FIRST FLOOR FINISH FINISH PLAN AT CLASSROOMS
A702 FIRST FLOOR FINISH PLAN AT ADMIN, LOBBY & LEARNING CENTER
A801 FURNITURE PLAN AT CLASSROOMS
A802 FURNITURE PLAN AT ADMIN, LOBBY & LEARNING CENTER

STRUCTURAL
S100a STRUCTURAL NOTES
S100b TYPICAL DETAILS
S100c TYPICAL DETAILS
S101 FOUNDATION PLAN
S102 ROOF FRAMING PLAN
S103 MECHANICAL MEZZANINE FRAMING PLAN AND DETAIL
S200 STRUCTURAL NOTES
S201 TYPICAL DETAILS
S202 STRUCTURAL DETAILS
S203 TYPICAL DETAILS

MECHANICAL
M001 MECHANICAL STANDARDS AND DRAWING INDEX
MD201A FIRST FLOOR PLUMBING DEMOLITION PLAN - AREA A
MD201B FIRST FLOOR PLUMBING DEMOLITION PLAN - AREA B
MD301A FIRST FLOOR HVAC PIPING DEMOLITION PLAN - AREA A
MD301B FIRST FLOOR HVAC PIPING DEMOLITION PLAN - AREA B
MD401B FIRST FLOOR SHEET METAL DEMOLITION PLAN - AREA B
MD402 PENTHOUSE MECHANICAL DEMOLITION PLAN
M201A FIRST FLOOR PLUMBING PLAN - AREA A
M201B FIRST FLOOR PLUMBING PLAN - AREA B
M201C EXISTING FIRE PROTECTION PLAN - AREA C
M201D EXISTING FIRE PROTECTION PLAN - AREA D
M301A FIRST FLOOR HVAC PIPING PLAN - AREA A
M301B FIRST FLOOR HVAC PIPING PLAN - AREA B
M302 PENTHOUSE HVAC PIPING PLAN
M401A FIRST FLOOR SHEET METAL PLAN - AREA A
M401B FIRST FLOOR SHEET METAL PLAN - AREA B
M402 PENTHOUSE SHEET METAL PLAN
M601 MECHANICAL DETAILS
M602 MECHANICAL DETAILS
M603 MECHANICAL DETAILS
M604 MECHANICAL DETAILS
M605 MECHANICAL DETAILS
M701 MECHANICAL SCHEDULES
M702 MECHANICAL SCHEDULES
M703 MECHANICAL SCHEDULES
M704 MECHANICAL SCHEDULES
M705 MECHANICAL SCHEDULES
M801 TEMPERATURE CONTROLS
M802 TEMPERATURE CONTROLS
M803 TEMPERATURE CONTROLS
M804 TEMPERATURE CONTROLS

ELECTRICAL
E001 ELECTRICAL STANDARDS AND DRAWING INDEX
E002 ELECTRICAL STANDARD SCHEDULES
ED101A FIRST FLOOR ELECTRICAL DEMOLITION PLAN - AREA A
ED101B FIRST FLOOR ELECTRICAL DEMOLITION PLAN - AREA B
ED102 PENTHOUSE ELECTRICAL DEMOLITION PLAN
E201A FIRST FLOOR LIGHTING PLAN - AREA A
E201B FIRST FLOOR LIGHTING PLAN - AREA B
E301A FIRST FLOOR POWER AND AUXILIARY SYSTEMS PLAN - AREA A
E301B FIRST FLOOR POWER AND AUXILIARY SYSTEMS PLAN - AREA B
E302 PENTHOUSE ELECTRICAL NEW WORK PLAN
E501 ONE LINE DIAGRAM
E502 PANEL SCHEDULES
E701 ELECTRICAL DETAILS AND DIAGRAMS
E702 ELECTRICAL DETAILS AND DIAGRAMS

VICINITY MAP

SEAL

LORD AECK SARGENT

© 2013 Lord Aeck Sargent
LordAeckSargent.com

Unless otherwise agreed to in writing,this document is the sole property of Lord Aeck Sargent and is to be returned upon demand. The information herein is confidential and may not be used nor divulged without the written permission of Lord Aeck Sargent

REVISION

SHEET TITLE COVER SHEET

SCALE (UNO.)

JOB NAME Eton Academy

ETON ACADEMY ADDITION AND RENOVATION

ADDRESS 1755 Melton Rd. Birmingham, MI 48009

ISSUE DATE 12/19/14

JOB. NO. 10146-01

DWG. NO. G001

FOR BIDS

C:\LAS_CADD\Central_10146-01_v14_kgauvin.rvt
12/21/2014 3:45:27 PM

PRELIMINARY SITE PLANS
FOR
ETON ACADEMY
PROPOSED ADDITION & RENOVATION

PARCEL ID: 20-31-456-026 & 20-31-456-026
1755 MELTON ROAD
CITY OF BIRMINGHAM
OAKLAND COUNTY, MICHIGAN

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

OWNER
ETON ACADEMY 1755 MELTON ROAD BIRMINGHAM, MICHIGAN 48009
APPLICANT
LORD AECK SARGENT 213 SOUTH ASHLEY STREET, SUITE 200 ANN ARBOR, MICHIGAN 48104
SURVEYOR
KEM-TEC & ASSOCIATES 22556 GRATIOT EASTPOINTE, MICHIGAN 48021

SOURCE: USGS © 2014

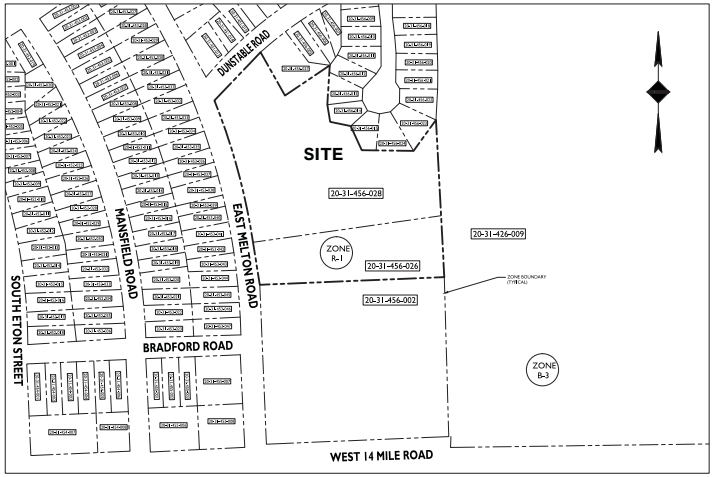
LOCATION MAP

SCALE: 1" = 2000'±

SOURCE: GOOGLE EARTH PRO © 2014

AERIAL MAP

SCALE: 1" = 150'±



SOURCE: OAKLAND COUNTY GIS © 2014

TAX & ZONING MAP

SCALE: 1" = 150'±

PLANS PREPARED BY:

STONEFIELD
engineering & design, llc.

Rutherford, NJ · New York, NY · Islandia, NY · Bloomfield Hills, MI
www.stonefieldeng.com

2350 Franklin Road, Suite 210, Bloomfield Hills, MI 48302
Phone 248.309.3807

PLAN REFERENCE MATERIALS:

1. THE PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
   - SURVEY ENTITLED "BOUNDARY / TOPOGRAPHIC", PREPARED BY KEM-TEC & ASSOCIATES, DATED 12/15/2014.
   - SITE DEVELOPMENT PLAN ENTITLED "PROPOSED ADDITION & RENOVATIONS", PREPARED BY STONEFIELD ENGINEERING & DESIGN, LLC., LAST REVISED 12/18/2014.
   - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO © 2014.
   - LOCATION MAP OBTAINED FROM USGS MAPS © 2014.
   - TAX MAP OBTAINED FROM OAKLAND COUNTY GIS.
2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

PLAN SHEET INDEX

DRAWING TITLE	SHEET #
COVER SHEET	C-1
DEMOLITION PLAN	C-2
SITE PLAN	C-3
GRADING PLAN	C-4
SOIL EROSION & SEDIMENT CONTROL PLAN	C-5
CONSTRUCTION DETAILS	C-6

REV.	DATE	COMMENT

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design, llc.
Rutherford, NJ · New York, NY · Islandia, NY · Bloomfield Hills, MI
www.stonefieldeng.com
2350 Franklin Road, Suite 210, Bloomfield Hills, MI 48302
Phone 248.309.3807

PRELIMINARY SITE PLANS
ETON ACADEMY
PROPOSED ADDITION & RENOVATION
PARCEL ID: 20-31-456-026 & 20-31-456-026
1755 MELTON ROAD
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

MICHIGAN LICENSE No. 6201061061
LICENSED PROFESSIONAL ENGINEER

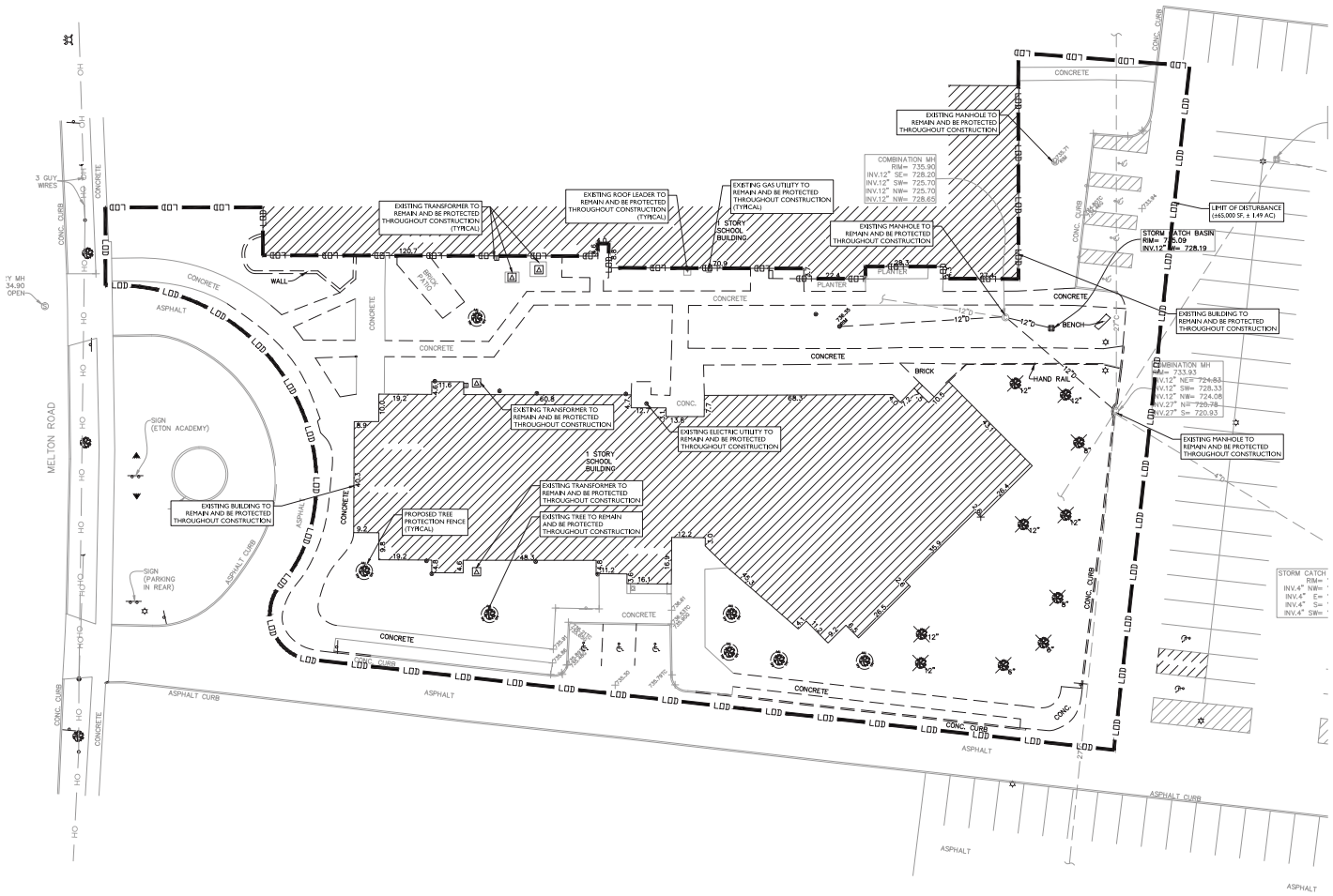
MTP	TP
DRAWN BY	CHECKED BY

STONEFIELD engineering & design, llc.

DATE: 12/19/2014	PROJECT ID: T-14554
SCALE: AS SHOWN	SHEET: 01 OF 06

TITLE: COVER SHEET

DRAWING: C-1



SYMBOL	DESCRIPTION
LDD	PROPOSED LIMITS OF DISTURBANCE
	EXISTING OBJECTS TO BE REMOVED
TPF TPF	PROPOSED TREE PROTECTION FENCE

DEMOLITION LIMIT NOTE:

ALL EXISTING FEATURES WITHIN LIMIT OF DISTURBANCE TO BE REMOVED UNLESS OTHERWISE NOTED

DEMOLITION NOTES

1. ALL ONSITE STRUCTURES AND IMPROVEMENTS ON SITE ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
3. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE OTHER SITE PLAN AND GEOTECHNICAL DOCUMENTS AND ASSOCIATED REPORTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
4. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
5. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
6. UNLESS AT THE WRITTEN CONSENT OF BOTH THE OWNER AND GOVERNING AGENCIES, EXPLOSIVES SHALL NOT BE USED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
7. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
8. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON-SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.
9. CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING THE SITE PLAN IMPROVEMENTS.
10. CONTRACTOR IS RESPONSIBLE TO PROVIDE SIDEWALK CLOSURE SIGNS AND PEDESTRIAN TRAFFIC CONTROL MEASURES. SIDEWALK IN RIGHT-OF-WAY IS NOT TO BE REMOVED UNTIL THE TIME IMMEDIATELY PRECEDING NEW SIDEWALK CONSTRUCTION IN RIGHT-OF-WAY.

PROPERTY DESCRIPTION:

PARCEL 20-31-456-028 DESCRIPTION: T2N, R11E, SEC 31 SHEFFIELD ESTATES NO 1 LOTS 765 TO 774 INCL. ALSO PART OF LOTS 775 TO 780ALSO ALL OF LOTS 781 TO 783 INCL. ALSO PART OF LOT 882 & ALL OF LOTS 883 TO 885 INCL & PART OF LOTS 886 & 887. ALSO VAC HEREFORD RD & VAC WATERFORD RD ADJ TO SD LOTS ALL DESC AS BEG AT NW COR OF LOT 766, TH ALG CURVE TO RIGHT, RAD 1200 FT, CHORD BEARS N 46-18-10 E 186.10 FT, DIST OF 186.29 FT, TH S 28-04-20 E 144.28 FT, TH N 57-10-46 E 152.20 FT, TH S 08-38-50 W 109 FT, TH S 09-39-09 E 53.37 FT, TH S 78-07-16 E 58.04 FT, TH S 20-58-11 E 78.68 FT, TH S 89-40-05 E 146.36 FT, TH N 43-17-58 E 111.43 FT, TH S 00-19-55 W 262.23 FT, TH S 83-40-59 W 539.62 FT, TH ALG CURVE TO LEFT, RAD 2013 FT, CHORD BEARS N 13-08-37 W 413.76 FT, DIST OF 414.49 FT TO BEG 3-28-08 FR 025

PARCEL 20-31-456-026 DESCRIPTION: T2N, R11E, SEC 31 SHEFFIELD ESTATES NO 1 PART OF LOTS 784 TO 789 & PART OF LOT 882. ALSO ALL OF LOTS 790 TO 795 & ALL OF LOTS 879 TO 881 INCL & PART OF LOT 878. ALSO VAC HEREFORD RD ADJ TO SD LOTS DESC AS BEG AT SW COR OF LOT 795 TH ALG CURVE TO LEFT RAD 2013 FT, CHORD BEARS N 05-52-04 W 122.58 FT DIST OF 122.60 FT, TH N 83-40-59 E 539.62 FT, TH S 00-19-55 W 182.28 FT, TH S 89-54-49 W 140 FT, TH N 87-54-30 W 60.45 FT, TH N 89-40-41 W 321.70 FT TO BEG1.85 A 4-18-88 FROM 003

GRAPHIC SCALE IN FEET
1" = 20'

REV.	DATE	COMMENT

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design, llc.
Rutherford, NJ - New York, NY - Islandia, NY - Bloomfield Hills, MI
www.stonefieldeng.com
2350 Franklin Road, Suite 210, Bloomfield Hills, MI 48302
Phone 248.309.3807

PRELIMINARY SITE PLANS

ETON ACADEMY

PROPOSED ADDITION & RENOVATION

PARCEL ID: 20-31-456-026 & 20-31-456-026
1765 MELTON ROAD
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

MICHIGAN LICENSE No. 62010(061
LICENSED PROFESSIONAL ENGINEER

DRAWN BY	CHECKED BY
MTP	TP

STONEFIELD engineering & design, llc.

DATE: 12/19/2014	PROJECT ID: T-14554
SCALE: 1" = 20'	SHEET: 02 OF 06

TITLE:

DEMOLITION PLAN

DRAWING:

C-2

T:\SURVEY\T-14554-026 - TC - 1765 MELTON - BIRMINGHAM - MICHIGAN\CAD\PLAN SET\C-02 DEMOLITION.DWG

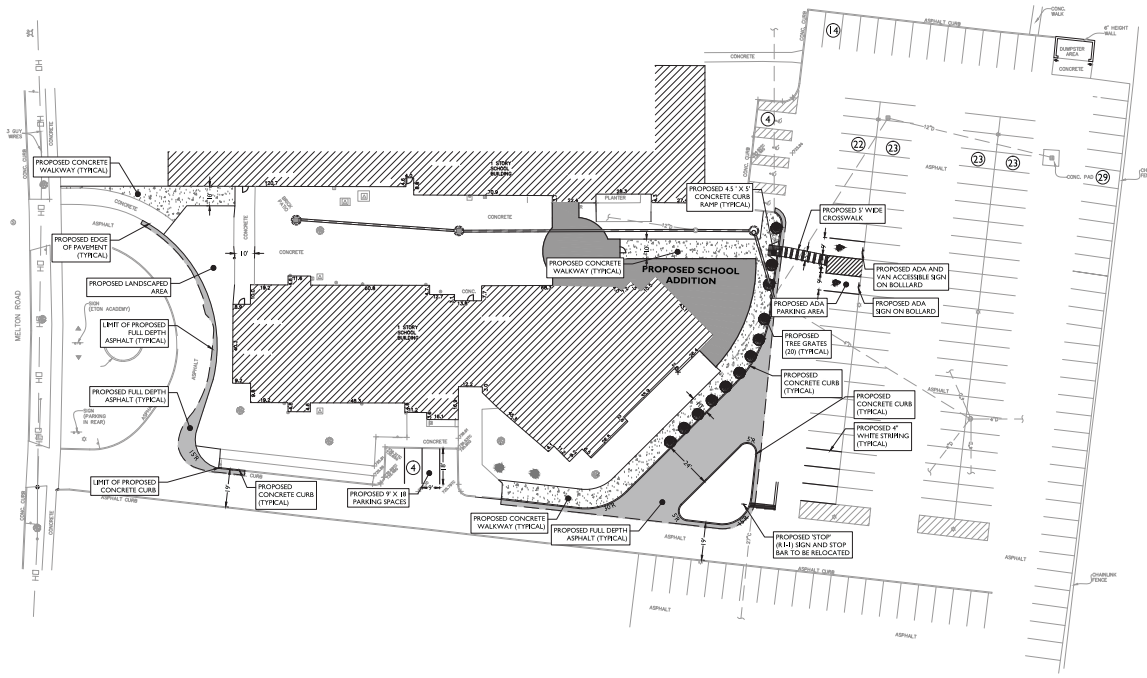
TABLE OF LAND USE AND ZONING			
PARCEL ID: 20-31-456-028 & 20-31-456-026			
SINGLE FAMILY RESIDENTIAL DISTRICT (R-2)			
PROPOSED USE			
SCHOOL	SPECIAL LAND USE		
ZONING REQUIREMENTS	**REQUIRED**	**EXISTING**	**PROPOSED**
MINIMUM LOT AREA	6,000 SF	271,849 SF (6.24 AC)	271,849 SF (6.24 AC)
MINIMUM OPEN SPACE	40% (108,739 SF)	49.7% (135,304 SF)	46.6% (132,169 SF)
MAXIMUM LOT COVERAGE	30% (81,555 SF)	22.6% (61,545 SF)	23.8% (64,680 SF)
MINIMUM FRONT YARD SETBACK	25 FT	60 FT	60 FT
MINIMUM SIDE YARD SETBACK	10% OF WIDTH: 41.5 FT	44 FT	44 FT
MINIMUM REAR YARD SETBACK	30 FT	49 FT	49 FT
MAXIMUM BUILDING HEIGHT	2.5 STORIES (26 FT)	26 FT	26 FT

(V) VARIANCE
(EN) EXISTING NON-CONFORMITY
(NA) NOT APPLICABLE

PARKING REQUIREMENT			
ORDINANCE SECTION	**REQUIRED**	**EXISTING**	**PROPOSED**
§SECTION 4.52.TABLE A	1 SPACE PER 6 SEATS (800 SEATS)(1 / 6 SEATS) = 133 SEATS	139 SPACES	141 SPACES

(V) VARIANCE
(EN) EXISTING NON-CONFORMITY
(NA) NOT APPLICABLE

SYMBOL	DESCRIPTION
	PROPOSED CURB
	PROPOSED BUILDING
	PROPOSED CONCRETE AREA
	PROPOSED FULL DEPTH ASPHALT
	PROPOSED SIGN
	PROPOSED TREE GRATE



GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO REFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO OVERSEE CONSTRUCTION & DEMOLITION ACTIVITIES.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.
13. CROSSWALKS, LETTERED MARKINGS AND STOP BARS SHALL BE THERMOPLASTIC STRIPING.

30' 0' 30' 60'
GRAPHIC SCALE IN FEET
1" = 30'

REV.	DATE	COMMENT

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design, llc.
Rutherford, NJ · New York, NY · Islandia, NY · Bloomfield Hills, MI
www.stonefieldeng.com
2350 Franklin Road, Suite 210, Bloomfield Hills, MI 48302
Phone 248.309.3807

PRELIMINARY SITE PLANS

ETON ACADEMY

PROPOSED ADDITION & RENOVATION

PARCEL ID: 20-31-456-028 & 20-31-456-026
1755 MELTON ROAD
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

MICHIGAN LICENSE No. 620106106
LICENSED PROFESSIONAL ENGINEER

MTP	TP
DRAWN BY	CHECKED BY

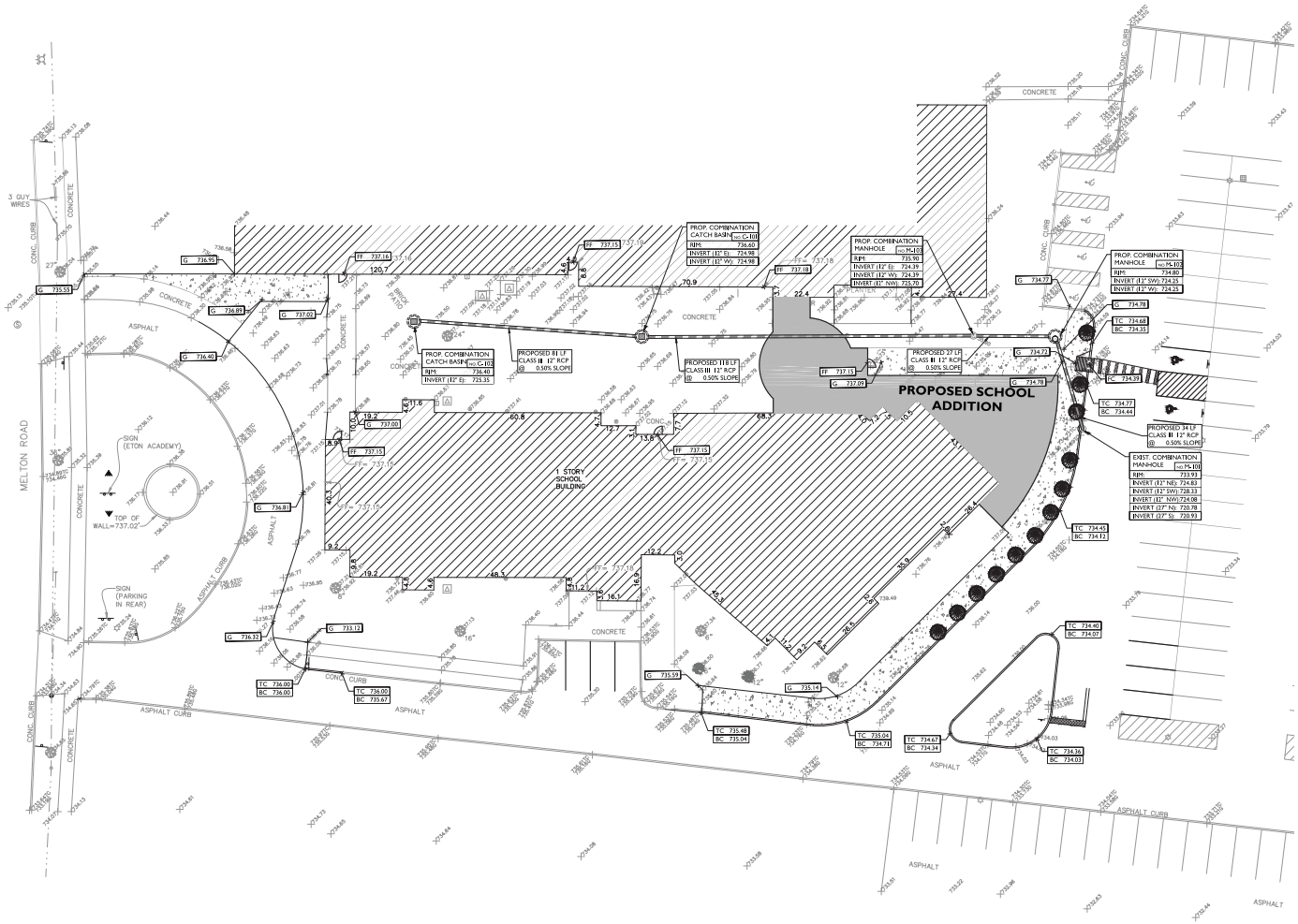
STONEFIELD engineering & design, llc.

DATE: 12/19/2014	PROJECT ID: T-14554
SCALE: 1" = 30'	SHEET: 03 OF 06

TITLE: SITE PLAN

DRAWING: C-3

T:\2014\14554-000 TEC (TB MELTON) BIRMINGHAM, MI\CADD\LAYOUT\P-03-SITE.DWG



SYMBOL	DESCRIPTION
G 16.62	PROPOSED GRADE SPOT
FC 22.00	PROPOSED FLUSH CURB SHOT
TC 17.00 / BC 16.50	PROPOSED TOP OF CURB / BOTTOM OF CURB SHOT

GRADING NOTES

1. ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
2. IF DEWATERING IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION A DEWATERING PLAN MUST BE SUBMITTED TO THE ENGINEERING DEPARTMENT FOR REVIEW.
3. THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
4. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
5. THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
6. A MINIMUM SLOPE OF 5.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS FOR A MINIMUM OF 10 FEET AROUND THE PERIMETER OF THE BUILDING. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF THIS CONDITION CANNOT BE MET.
7. FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.
8. THE CONTRACTOR IS TO ENSURE THAT THE PROPOSED RIGHT-OF-WAY PATHWAY MATCHES THE EXISTING GRADES AT BOTH ENDS.

ADA NOTES

1. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
2. THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
3. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
4. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP, AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, A CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
6. ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA (IN BETWEEN RAMP RUNS). LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
7. A SLIP RESISTANT SURFACE ALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
8. THE CONTRACTOR SHALL ENSURE A MAXIMUM OF ¼ INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN ¼ INCHES AND ½ INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP ½ INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
9. THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN ½ INCH.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

REV.	DATE	COMMENT

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design, llc.
Rutherford, NJ · New York, NY · Islandia, NY · Bloomfield Hills, MI
www.stonefieldeng.com
2350 Franklin Road, Suite 210, Bloomfield Hills, MI 48302
Phone 248.309.3907

PRELIMINARY SITE PLANS

ETON ACADEMY

PROPOSED ADDITION & RENOVATION

PARCEL ID: 20-31-456-028 & 20-31-456-026
2350 & 2360 MELTON ROAD
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

MICHIGAN LICENSE No. 6201061061
LICENSED PROFESSIONAL ENGINEER

DRAWN BY	CHECKED BY
MTP	TP

STONEFIELD engineering & design, llc.

DATE: 12/19/2014	PROJECT ID: T-14554
SCALE: (H) 1"=20'	SHEET: 04 OF 06

TITLE: GRADING PLAN

DRAWING: C-4

T:\SURF-2014\T-554-TC_TS\14554_TCNA_BIRMINGHAM MI CHURCH\CT SDP\14-554-GRAD.DWG

SOIL STOCKPILE DETAIL

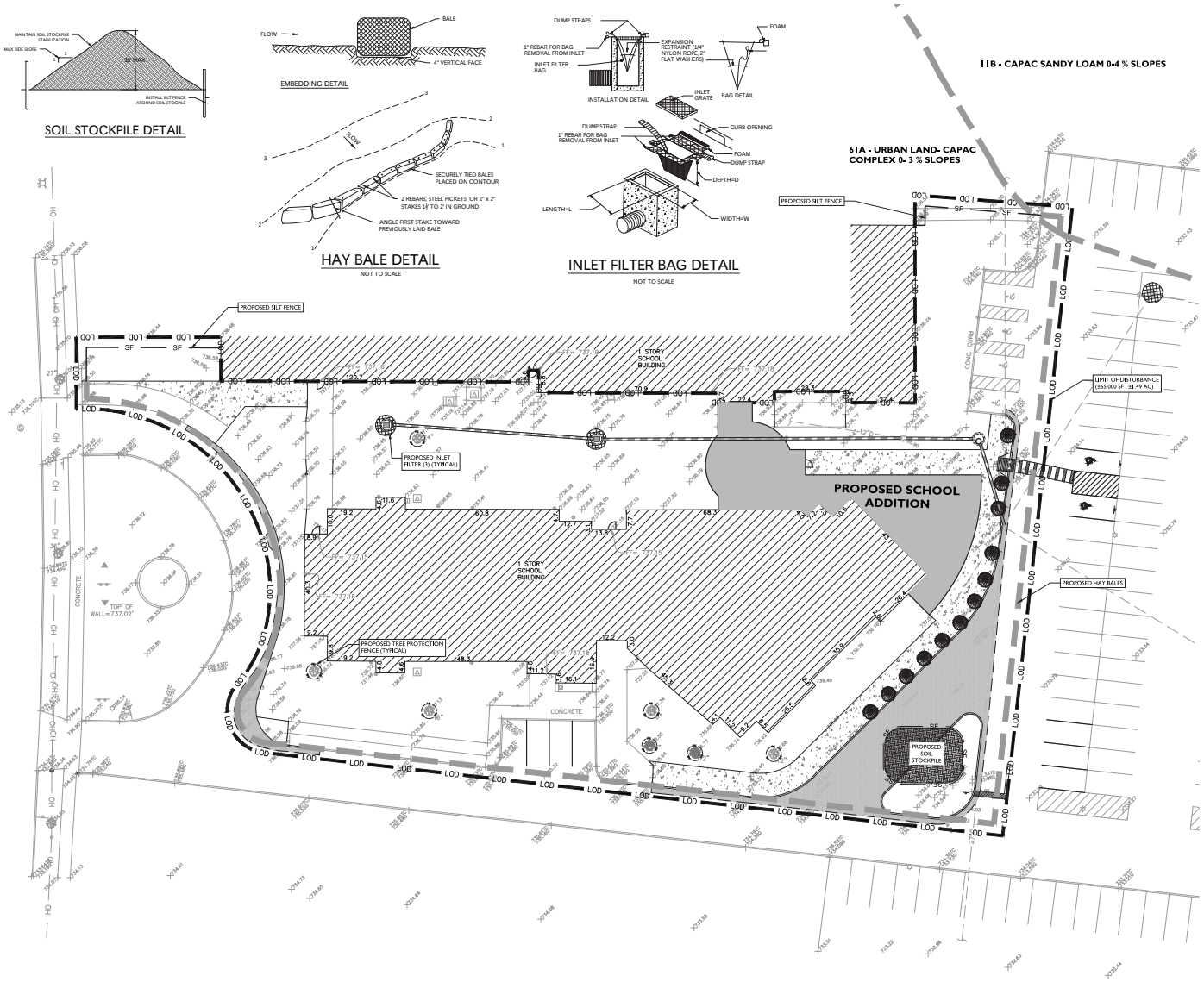
EMBEDDING DETAIL

HAY BALE DETAIL

NOT TO SCALE

INLET FILTER BAG DETAIL

NOT TO SCALE



SYMBOL	DESCRIPTION
	PROPOSED SOIL STOCKPILE
	EXISTING SOIL BOUNDARY
LOD	LIMIT OF DISTURBANCE
SF	SILT FENCE
	PROPOSED HAY BALES
	PROPOSED TREE PROTECTION FENCE
	PROPOSE INLET FILTER

EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION AS REQUIRED TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION.

11B - CAPAC SANDY LOAM	
SOIL CHARACTERISTICS	
HYDROLOGIC SOIL GROUP	C/D
DEPTH TO RESTRICTIVE LAYER	MORE THAN 80"
SOIL PERMEABILITY	0.20 - 0.57 INCHES / HR.
DEPTH TO WATER TABLE	ABOUT 12 -24 INCHES

SOURCE: INFORMATION OBTAINED FROM COUNTY SOIL SURVEY AND GEOTECHNICAL REPORT

61A- URBAN LAND - CAPAC COMPLEX	
SOIL CHARACTERISTICS	
HYDROLOGIC SOIL GROUP	C/D
DEPTH TO RESTRICTIVE LAYER	MORE THAN 80"
SOIL PERMEABILITY	0.20 - 0.57 INCHES/HR
DEPTH TO WATER TABLE	ABOUT 12 - 24 INCHES

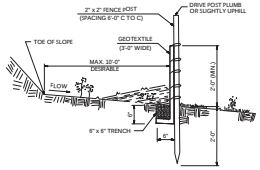
SOURCE: INFORMATION OBTAINED FROM COUNTY SOIL SURVEY AND GEOTECHNICAL REPORT

FLOOD HAZARD AREA NOTES:

1. THERE ARE NO RIPARIAN ZONES ON SITE.
2. THERE ARE NO FLOODWAYS ON SITE.
3. NO PORTION OF THE SITE IS WITHIN THE 100-YR FLOOD AREA
4. ALL ELEVATIONS SHOWN ARE BASED ON NGVD 1927 DATUM.

ENVIRONMENTAL NOTES:

1. THERE ARE NO WETLANDS ON SITE.
2. THERE ARE NO STREAMS OR WATERWAYS ON SITE.



NOTES:
1. SECURELY FASTEN GEOTEXTILE TO FENCE POST BY USE OF WIRE TIES, HOG RINGS, STAPLES OR POCKETS. FOUR TO SIX FASTENERS PER POST.
2. BURY BOTTOM 1'-0" OF GEOTEXTILE AND TAMP IN PLACE.
3. SECURELY FASTEN ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE TO A POST BY WRAPPING EACH END OF THE GEOTEXTILE AROUND THE POST TWICE AND ATTACHING AS SPECIFIED IN NOTE 1 ABOVE. SPLICING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.
4. SET SILT FENCE WITHIN PROJECT LIMITS. 10'-0" IS DESIRABLE.

SILT FENCE DETAIL

NOT TO SCALE

20' 0' 20' 40'

GRAPHIC SCALE IN FEET

1" = 20'

REV.	DATE	COMMENT

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design, llc.
Rutherford, NJ - New York, NY - Islandia, NY - Bloomfield Hills, MI
www.stonefieldeng.com
2350 Franklin Road, Suite 210, Bloomfield Hills, MI 48302
Phone 248.309.3807

PRELIMINARY SITE PLANS

ETON ACADEMY

PROPOSED ADDITION & RENOVATION

PARCEL ID: 20-31-456-026 & 20-31-456-026
1765 MELTON ROAD
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

MICHIGAN LICENSE No. 62010061061
LICENSED PROFESSIONAL ENGINEER

MTP	TP
DRAWN BY	CHECKED BY

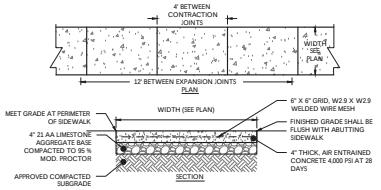
STONEFIELD engineering & design, llc.

DATE: 12/19/2014	PROJECT ID: T-14554
SCALE: 1" = 20'	SHEET: 05 OF 06

TITLE: **SOIL EROSION & SEDIMENT CONTROL PLAN**

DRAWING: **C-5**

T:\SITE\T-14554-000 TC-1765 MELTON\DRAWING\MC-LEO\CLD\TCP-SESC.DWG

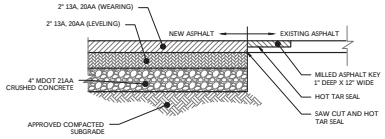


REINFORCED CONCRETE WALKWAY DETAIL

NOT TO SCALE

NOTES:
1. MAXIMUM CROSS SLOPE SHALL BE ¼" PER FOOT.
2. ½" EXPANSION JOINTS SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ½" FROM THE SURFACE
3. 1" DEEP BY ¼" WIDE TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT 4' INTERVALS
4. EXPANSON JOIN SHALL BE PROVIDED WHERE ADJACENT TO A BUILDING.

1

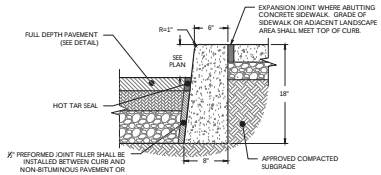


FULL DEPTH ASPHALT PAVEMENT DETAIL

NOT TO SCALE

NOTE:
HMA MIX AND DENSE GRADED AGGREGATE SHALL CONFORM TO STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

2

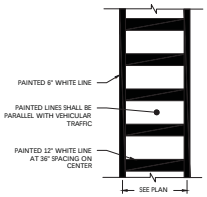


CONCRETE CURB DETAIL

NOT TO SCALE

NOTES:
1. CONCRETE SHALL BE 3500 PSI AT 28 DAYS, AIR-ENTRAINED.
2. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT 20 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ½" FROM SURFACE.
3. HALF DEPTH CONTRACTION JOINTS SHALL BE PROVIDED AT 10 FOOT INTERVALS.
4. 18" CURB DEPTH SHALL BE MAINTAINED AT DEPRESSED OR FLUSH CURBED AREAS.

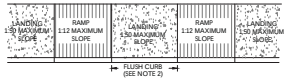
3



CROSSWALK DETAIL

NOT TO SCALE

4

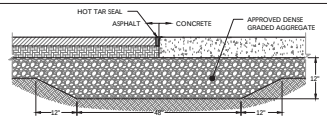


TRANSITION RAMP DETAIL

NOT TO SCALE

NOTES:
1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 2%
2. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
3. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL

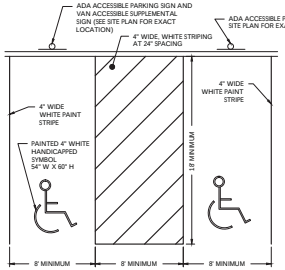
5



CONCRETE TO ASPHALT TRANSITION DETAIL

NOT TO SCALE

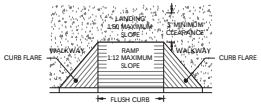
6



ACCESSIBLE PARKING STALL MARKINGS

NOT TO SCALE

7



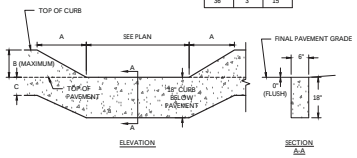
CURB RAMP WITH FLARES DETAIL

NOT TO SCALE

NOTES:
1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 1:50 SLOPE.
2. WHERE A 60" X 60" LANDING EXISTS AT THE TOP OF RAMP, RAMP FLARE SHALL NOT EXCEED 1:10 SLOPE. WHERE LANDING IS NOT PROVIDED RAMP FLARE SHALL NOT EXCEED 1:12 SLOPE.
3. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
4. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL.

8

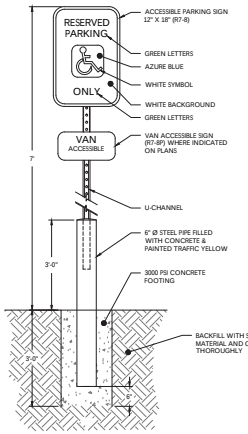
FLUSH CURB DIMENSIONS		
A	B	C
72"	6"	12"
60"	5"	13"
48"	4"	14"
36"	3"	15"



FLUSH CURB DETAIL

NOT TO SCALE

9



ACCESSIBLE PARKING SIGN WITH BOLLARD DETAIL

NOT TO SCALE

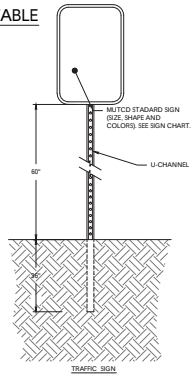
10

M.U.T.C.D. NUMBER	TEXT	COLOR		SIZE OF SIGN (WIDTH X HEIGHT)	TYPE OF MOUNT
		LEGEND	BACKGROUND		
R1-1	STOP	RED	WHITE	36"x36"	GROUND
R5-1		RED	WHITE	30"x30"	GROUND

NOTE:
1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), EXCEPT AS NOTED.
2. ALL SIGNS SHALL BE MOUNTED AS TO NOT OBSTRUCT THE SHAPE OF "STOP" (R1-1) AND "YIELD" (R1-2) SIGNS.

SIGN DATA TABLE

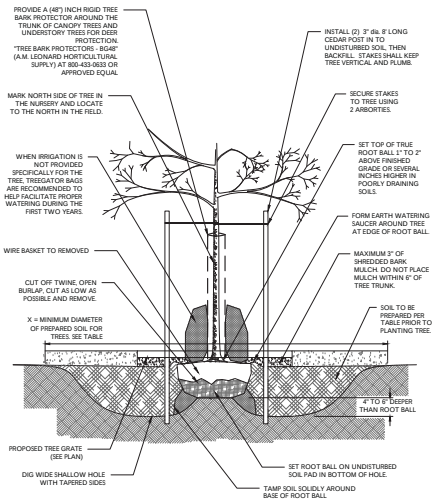
NOT TO SCALE



SIGN DETAILS

NOT TO SCALE

11

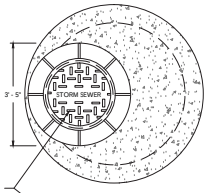


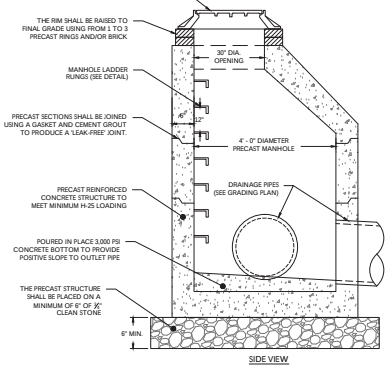
DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

12

NOTES:
1. STRUCTURE TO BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE (4,500 PSI @ 28 DAYS).
2. FRAME AND COVER TO BE CAST-IRON AND SUPPORT MINIMUM H-25 LOADING.
3. ALL JOINTS TO BE WATER-TIGHT.
4. SUBGRADE BENEATH STRUCTURE SHALL BE LEVELED AND COMPACTED AS NECESSARY PRIOR TO INSTALLING STRUCTURE.





PRECAST STORM MANHOLE DETAIL

NOT TO SCALE

13

REV.	DATE	COMMENT

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design, llc.
Rutherford, NJ - New York, NY - Islandia, NY - Bloomfield Hills, MI
www.stonefieldeng.com
2350 Franklin Road, Suite 210, Bloomfield Hills, MI 48302
Phone 248.309.3807

PRELIMINARY SITE PLANS

ETON ACADEMY

PROPOSED ADDITION & RENOVATION

PARCEL ID.: 20-31-456-026 & 20-31-456-026
1765 MELTON ROAD
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

MICHIGAN LICENSE No. 62010061
LICENSED PROFESSIONAL ENGINEER

DRAWN BY	CHECKED BY
MTP	TP

STONEFIELD engineering & design, llc.

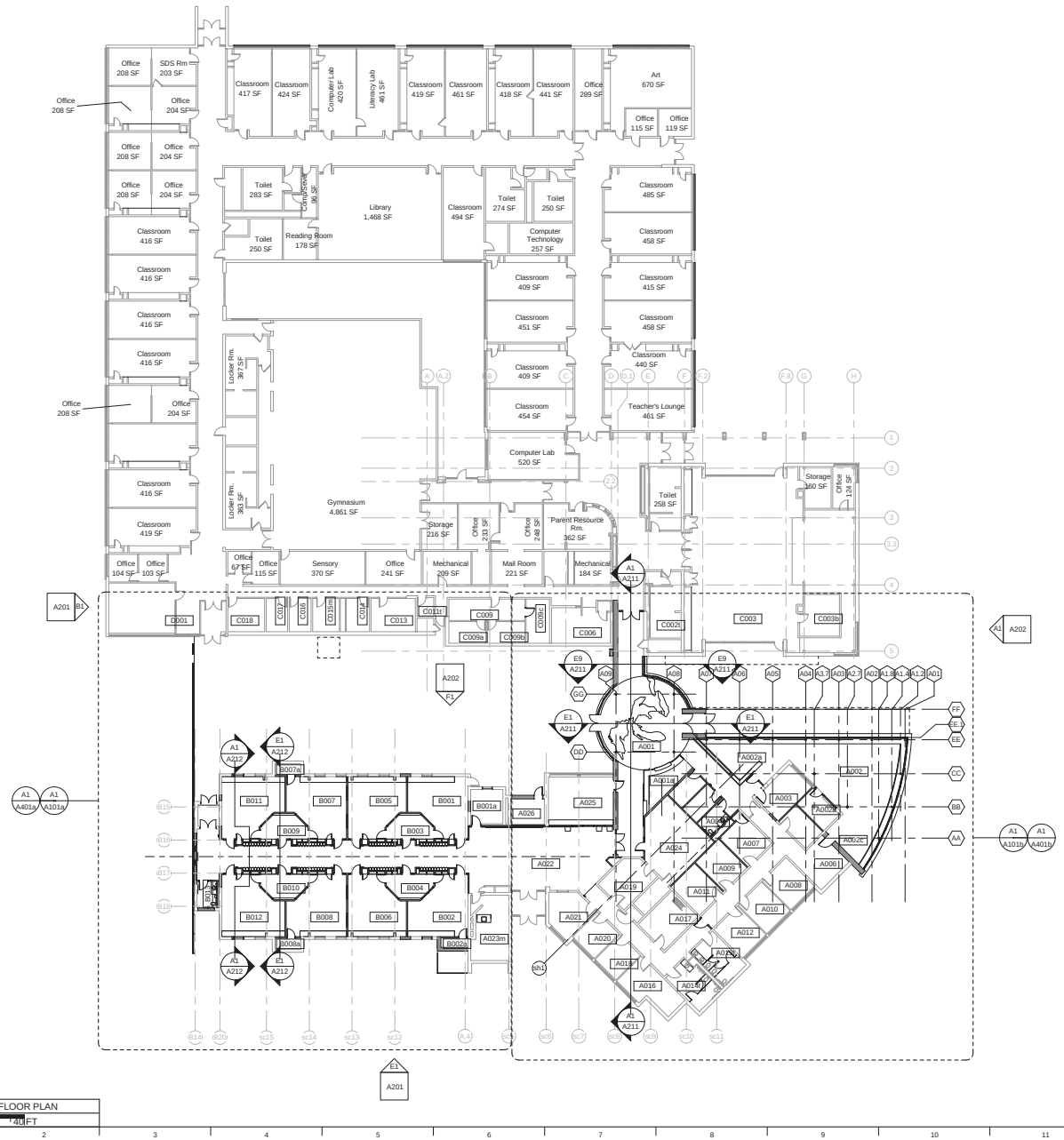
DATE: 12/19/2014 PROJECT ID: T-14554

SCALE: AS SHOWN SHEET: 06 OF 06

TITLE: DETAILS

DRAWING: C-6

T:\SITE\T-14554-026 TC-1765 MELTON\BIRMINGHAM_MEADOW\STUDY\C-6(DETAILS).DWG



A1 OVERALL FIRST FLOOR PLAN

0 20 40 FT

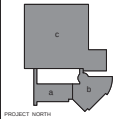
C:\AS_CADD\Central_10146-01_v14_kgauvin.rvt
12/21/2014 3:04:55 PM

MATERIAL KEYNOTES

GENERAL NOTES

SHEET SPECIFIC NOTES

KEY PLAN



PROJECT NORTH

SEAL

LORD AECK SARGENT

© 2013 Lord Aeck Sargent
LordAeckSargent.com

Unless otherwise agreed to in writing,this document is the sole property of Lord Aeck Sargent and is to be returned upon demand. The information herein is confidential and may not be used nor divulged without the written permission of Lord Aeck Sargent

REVISION

SHEET TITLE
OVERALL FIRST FLOOR PLAN

SCALE (UNO.)

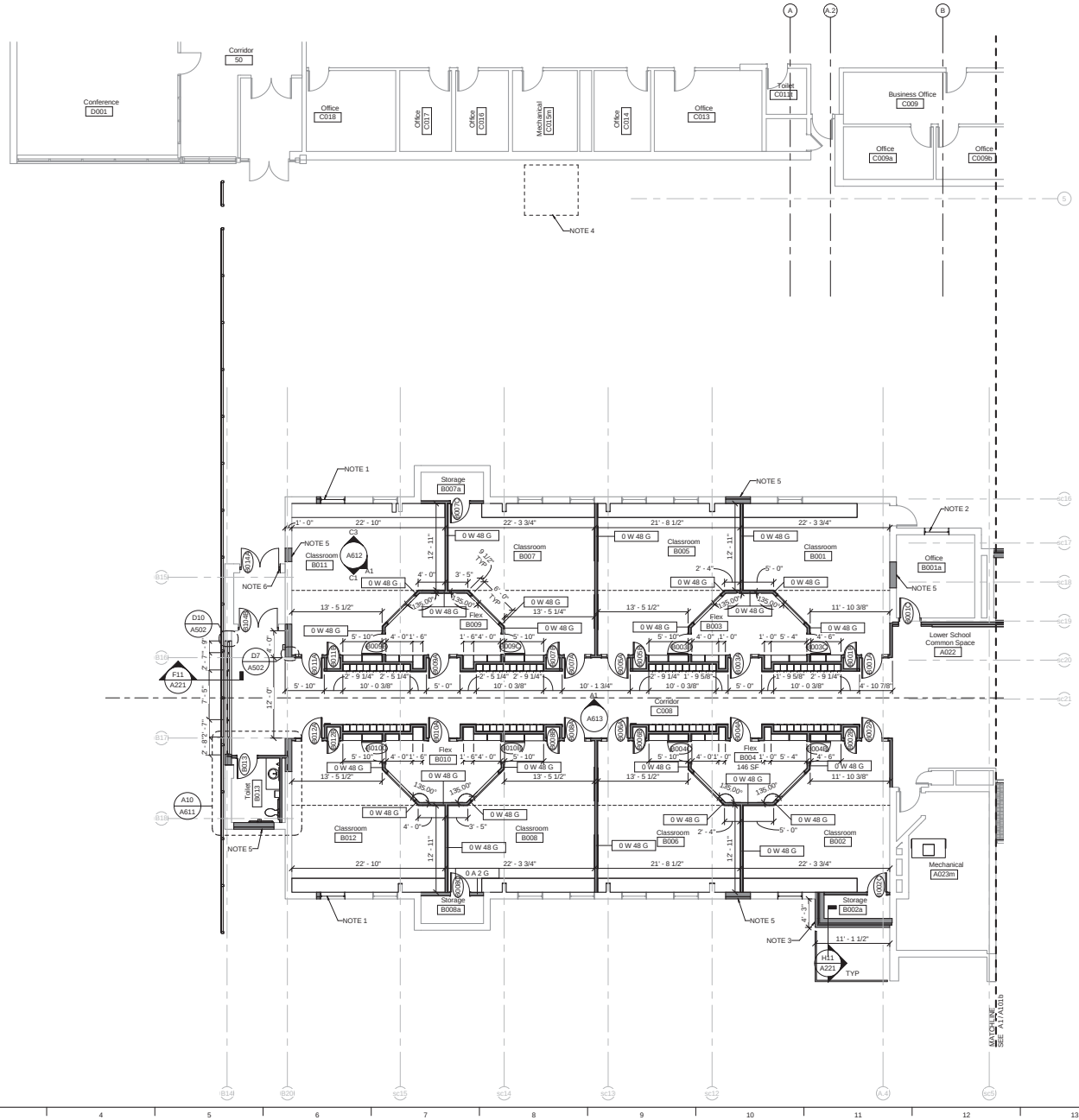
JOB NAME
Eton Academy
ETON ACADEMY ADDITION AND RENOVATION
PROJECT ADDRESS
1755 Melton Rd.
Birmingham, MI 48009

ISSUE DATE
12/19/14

JOB. NO.
10146-01

DWG. NO.
A100

FOR BIDS



MATERIAL KEYNOTES

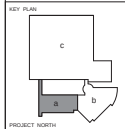
GENERAL NOTES

A. ALL NEW PARTITIONS ARE TYPE 0 W 34 G UNLESS NOTED OTHERWISE. REFER TO G003 FOR PARTITION TYPES.
B. REFER TO DRAWING G003 FOR LOCATIONS OF FIRE RATED PARTITIONS.
C. REPAIR EXISTING TO REMAIN WALLS WHERE WALL HAS BEEN REMOVED.
D. INFILL EXISTING WALL WHERE HVAC AND ELECTRICAL DEVICES HAVE BEEN REMOVED. COORDINATE WITH MEP DEMOLITION.
E. ALL INTERIOR DOORS AND FRAMES TO BE LOCATED 4" FROM PERPENDICULAR INTERSECTING WALLS TO OUTSIDE FACE OF DOOR FRAME UNO.

SHEET SPECIFIC NOTES

1. ENLARGE OPENING OF EXISTING WINDOW TO MATCH ADJACENT WINDOW.
2. CUT NEW WINDOW OPENING SIZE TO MATCH ADJACENT EXISTING WINDOWS TO THE WEST.
3. REFER TO F8/A221 FOR NEW MASONRY WALL.
4. EXISTING TRANSFORMER TO REMAIN.
5. INFILL WALL TO MATCH EXISTING ADJACENT WALL.
6. INSTALL NEW ALUMINUM DOORS IN EXISTING STEEL FRAME.

KEY PLAN



SEAL

LORD AECK SARGENT

© 2013 Lord Aeck Sargent
LordAeckSargent.com

Unless otherwise agreed to in writing,this document is the sole property of Lord Aeck Sargent and is to be returned upon demand. The information herein is confidential and may not be used nor divulged without the written permission of Lord Aeck Sargent

REVISION

SHEET TITLE: FIRST FLOOR PLAN a

SCALE (UNO.):

JOB NAME: Eton Academy

ETON ACADEMY ADDITION AND RENOVATION

PROJECT ADDRESS: 1755 Melton Rd. Birmingham, MI 48009

ISSUE DATE: 12/19/14

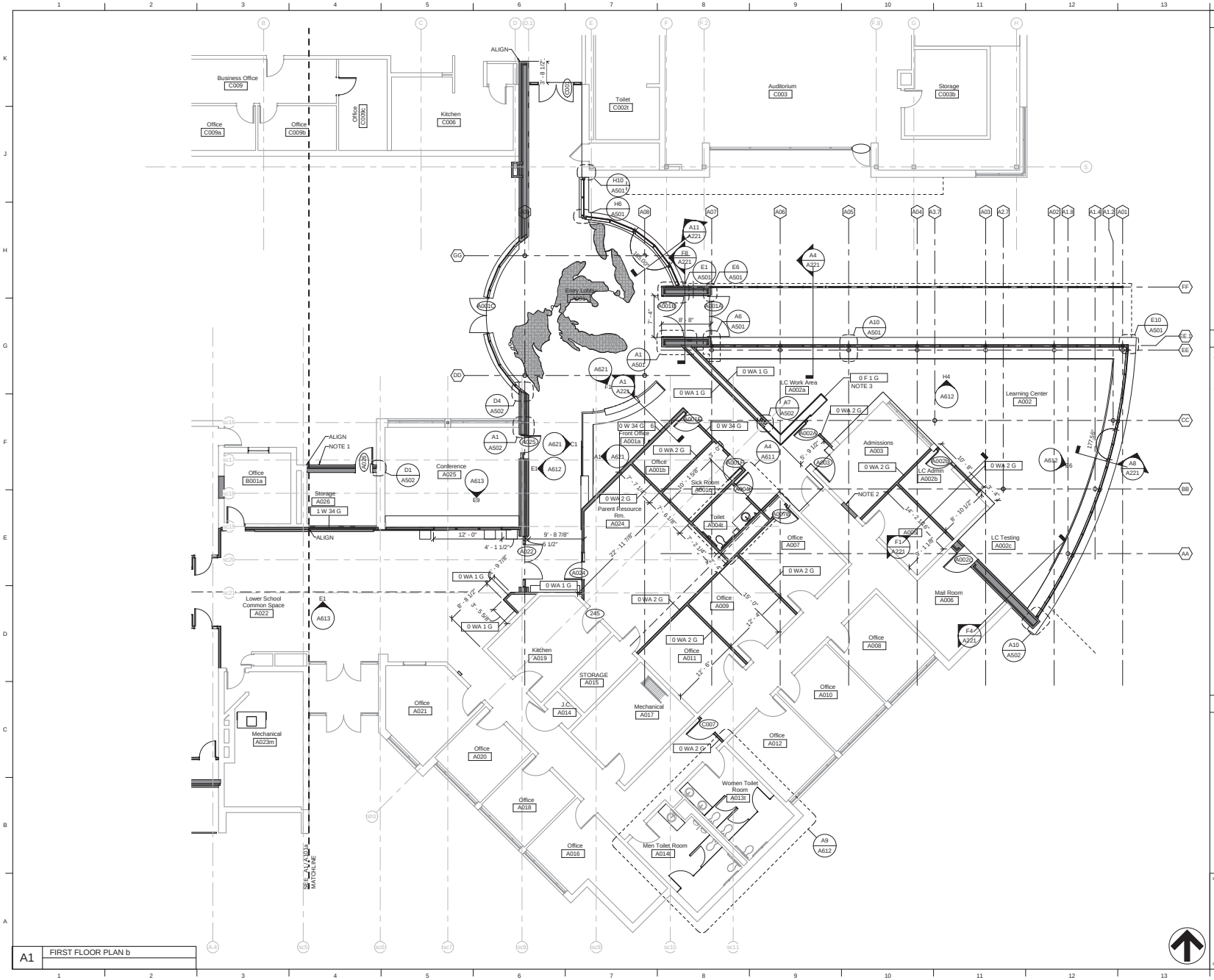
JOB. NO. 10146-01

DWG. NO. A101a

FOR BIDS

A1 | FIRST FLOOR PLAN a

C:\AS_CADD\Central_10146-01_v14_kgiawinski.rvt
12/21/2014 3:05:07 PM



A1 FIRST FLOOR PLAN b

C:\AS_CADD\Central_10146-01_v14_kgawinski.rvt
12/21/2014 3:05:17 PM

MATERIAL KEYNOTES

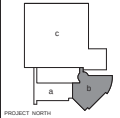
GENERAL NOTES

A. ALL NEW PARTITIONS ARE TYPE 0 W 34 G UNLESS NOTED OTHERWISE. REFER TO G003 FOR PARTITION TYPES.
B. REFER TO DRAWING G003 FOR LOCATIONS OF FIRE RATED PARTITIONS.
C. REPAIR EXISTING TO REMAIN WALLS WHERE WALL HAS BEEN REMOVED.
D. INFILL EXISTING WALL WHERE HVAC AND ELECTRICAL DEVICES HAVE BEEN REMOVED. COORDINATE WITH MEP DEMOLITION.
E. ALL INTERIOR DOORS AND FRAMES TO BE LOCATED 4" FROM PERPENDICULAR INTERSECTING WALLS TO OUTSIDE FACE OF DOOR FRAME UNO.

SHEET SPECIFIC NOTES

1. REFER TO DETAIL F8/A221 FOR NEW MASONRY WALL.
2. INFILL WALL TO MATCH EXISTING ADJACENT WALL.
3. PARTITION TYPE ON ALL SIDES OF EXISTING MASONRY WALL.

KEY PLAN



PROJECT NORTH

SEAL

LORD AECK SARGENT

© 2013 Lord Aeck Sargent
LordAeckSargent.com

Unless otherwise agreed to in writing,this document is the sole property of Lord Aeck Sargent and is to be returned upon demand. The information herein is confidential and may not be used nor divulged without the written permission of Lord Aeck Sargent

REVISION

SHEET TITLE
FIRST FLOOR PLAN b

SCALE (UNO.)

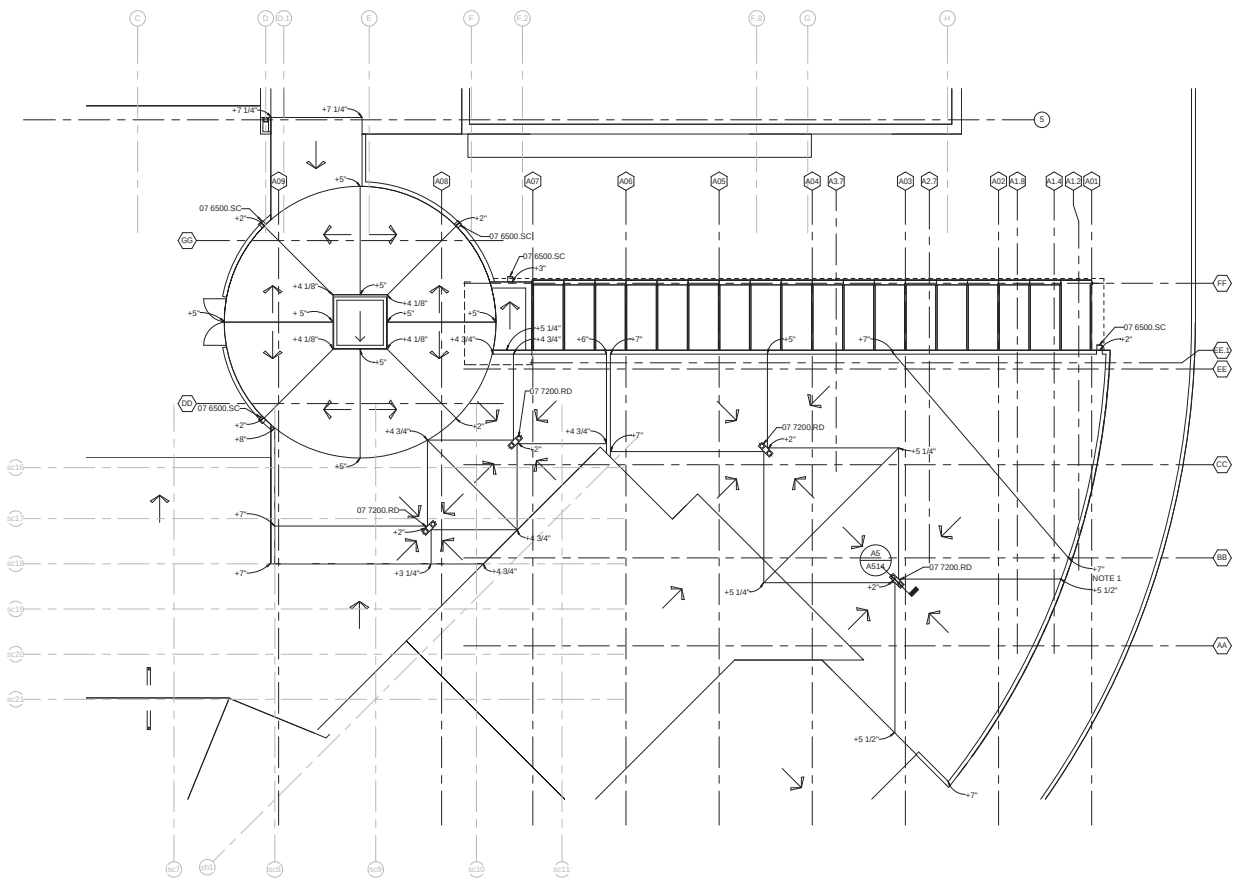
JOB NAME
Eton Academy
ETON ACADEMY ADDITION AND RENOVATION
PROJECT ADDRESS
1755 Melton Rd.
Birmingham, MI 48009

ISSUE DATE
12/19/14

JOB. NO.
10146-01

DWG. NO.
A101b

FOR BIDS



A1 ENLARGED ROOF PLAN

0 8 16 FT

C:\AS_CADD\Central_10146-01_v14_kgauvin8.rvt
12/21/2014 3:05:38 PM

MATERIAL KEYNOTES

07 6500.SC	Sheet Metal Scupper
07 7200.RD	

GENERAL NOTES

SHEET SPECIFIC NOTES

1. ROOF SLOPE ELEVATIONS ARE DESIGNATED SHOWING THE DISTANCE ABOVE THE LOW POINT (2"). THE LOWER POINT, 2", IS THE ELEVATION OF THE MINIMUM INSULATION THICKNESS.

KEY PLAN

SEAL

PROJECT NORTH

LORD AECK SARGENT

© 2013 Lord Aeck Sargent
LordAeckSargent.com

Unless otherwise agreed to in writing,this document is the sole property of Lord Aeck Sargent and is to be returned upon demand. The information herein is confidential and may not be used nor divulged without the written permission of Lord Aeck Sargent

REVISION

SHEET TITLE: ENLARGED ROOF PLAN

SCALE (UNO.):

JOB NAME: Eton Academy

ETON ACADEMY ADDITION AND RENOVATION

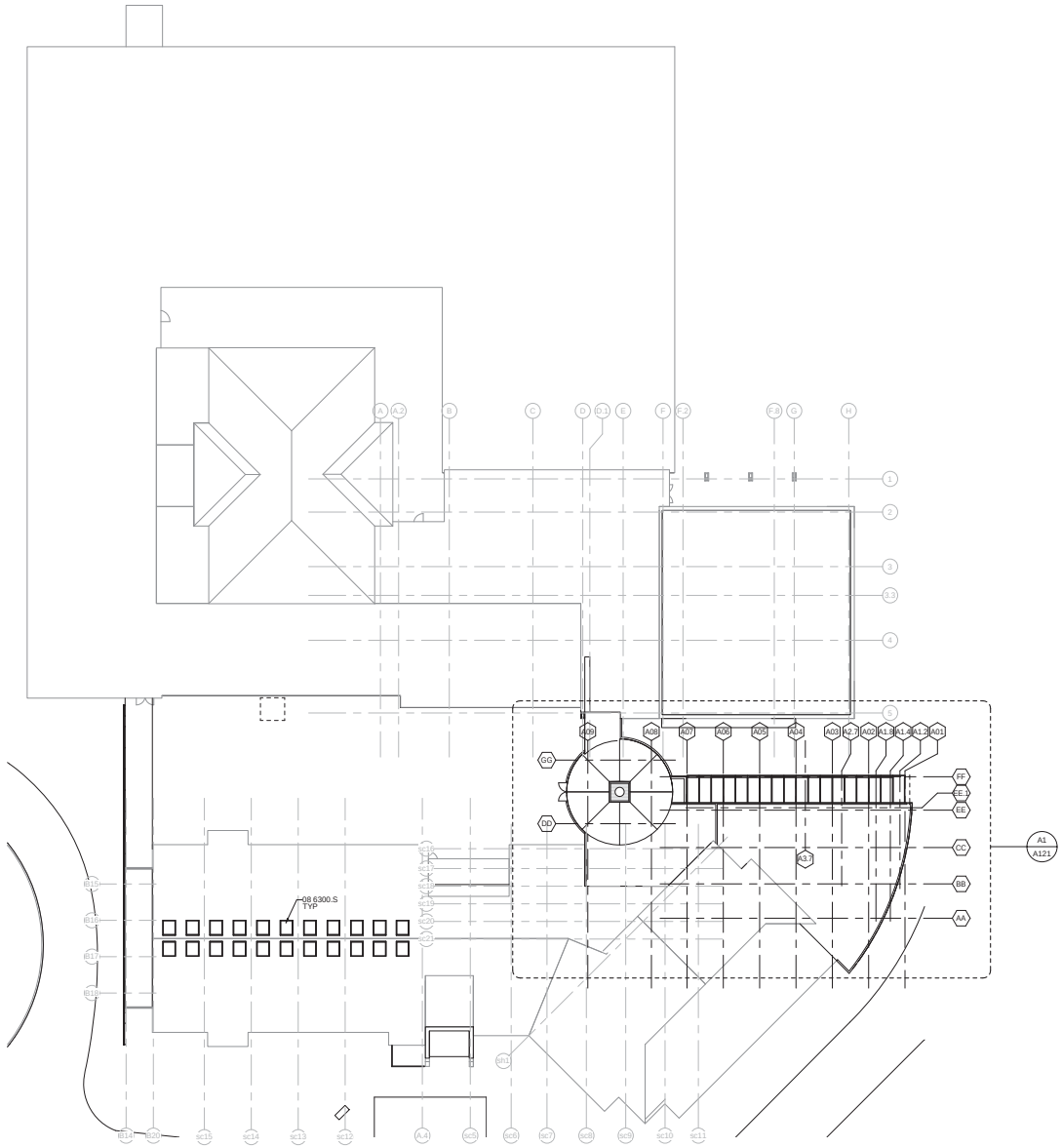
PROJECT ADDRESS: 1755 Melton Rd. Birmingham, MI 48009

ISSUE DATE: 12/19/14

JOB. NO. 10146-01

DWG. NO. A121

FOR BIDS



A1 OVERALL ROOF PLAN

0 20 40 FT

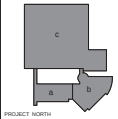
MATERIAL KEYNOTES

08 6300.S	Metal Framed Skylight

GENERAL NOTES

SHEET SPECIFIC NOTES

KEY PLAN



PROJECT NORTH

SEAL

LORD AECK SARGENT

© 2013 Lord Aeck Sargent
LordAeckSargent.com

Unless otherwise agreed to in writing,this document is the sole property of Lord Aeck Sargent and is to be returned upon demand. The information herein is confidential and may not be used nor divulged without the written permission of Lord Aeck Sargent

REVISION

SHEET TITLE
OVERALL ROOF PLAN

SCALE (UNO.)

JOB NAME
Eton Academy
ETON ACADEMY ADDITION AND RENOVATION

ADDRESS
1755 Melton Rd.
Birmingham, MI 48009

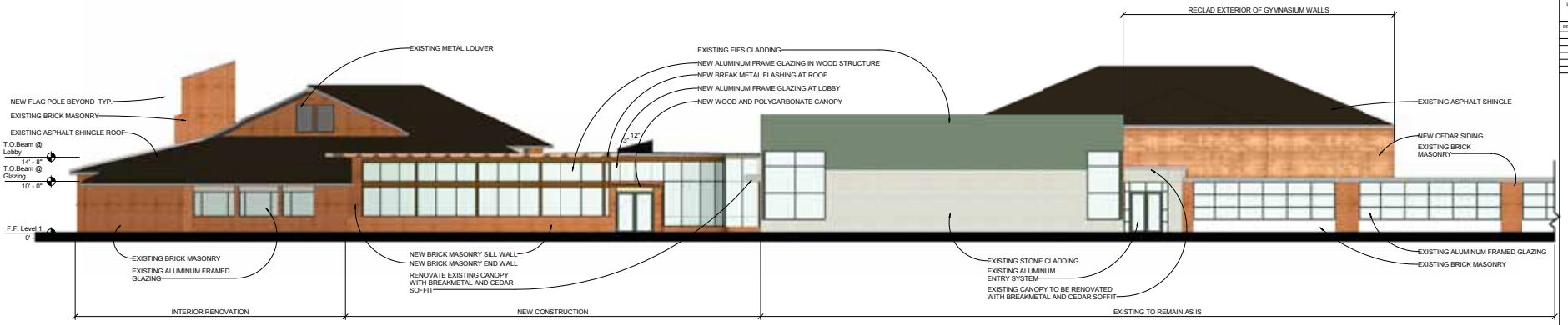
ISSUE DATE
12/19/14

JOB. NO.
10146-01

DWG. NO.
A120

FOR BIDS

C:\AAS_CADD\Central_10146-01_v14_kgauvin&ck.rvt
12/21/2014 3:05:28 PM



F1 EAST ELEVATION

C1 NORTH ELEVATION AT ADDITION

MATERIAL KEYNOTES

GENERAL NOTES

SHEET SPECIFIC NOTES

KEY PLAN

PROJECT NORTH

SEAL

LORD AECK SARGENT

© 2013 Lord Aeck Sargent
LordAeckSargent.com

Unless otherwise agreed to in writing,this document is the sole property of Lord Aeck Sargent and is to be returned upon demand. The information herein is confidential and may not be used nor divulged without the written permission of Lord Aeck Sargent

REVISION:

SHEET TITLE: Exterior Elevations

SCALE (UNO):

JOB NAME: Eton Academy

ETON ACADEMY ADDITION AND RENOVATION

PROJECT ADDRESS: 1755 Melton Rd. Birmingham, MI 48009

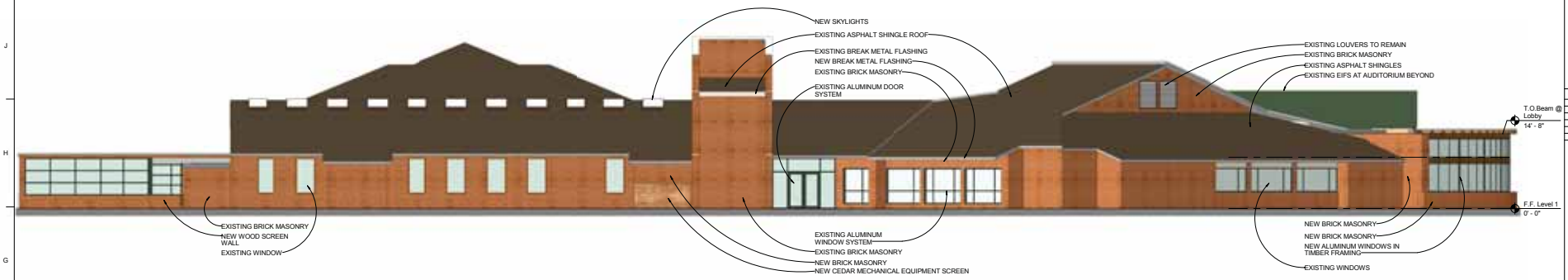
ISSUE DATE: 12/19/14

JOB. NO. 10146-01

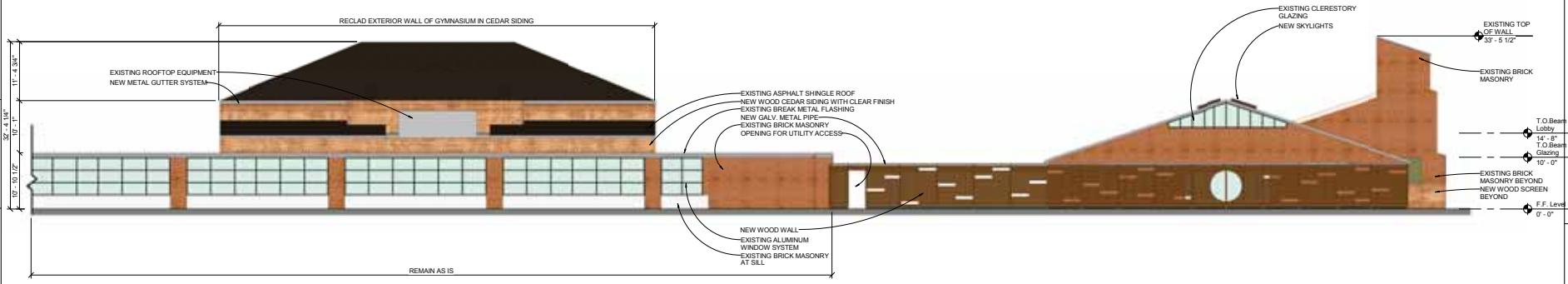
DWG. NO. A202C

FOR BIDS

C:\LAS_CADD\Central_10146-01_v14_zhewer.rvt
1/5/2015 4:06:24 PM



G1 SOUTH ELEVATION



C1 WEST ELEVATION

MATERIAL KEYNOTES

GENERAL NOTES

SHEET SPECIFIC NOTES

KEY PLAN

PROJECT NORTH

SEAL

LORD AECK SARGENT

© 2013 Lord Aeck Sargent
LordAeckSargent.com

Unless otherwise agreed to in writing,this document is the sole property of Lord Aeck Sargent and is to be returned upon demand. The information herein is confidential and may not be used nor divulged without the written permission of Lord Aeck Sargent

REVISION

SHEET TITLE: Exterior Elevations

SCALE (UNO)

JOB NAME: Eton Academy

PROJECT: ETON ACADEMY ADDITION AND RENOVATION

PROJECT ADDRESS: 1755 Melton Rd. Birmingham, MI 48009

ISSUE DATE: 12/19/14

JOB. NO. 10146-01

DWG. NO. A201C

FOR BIDS

C:\AS_CADD\Central_10146-01_v14_zhewer.rvt
1/5/2015 4:04:50 PM

LORD AECK SARGENT

© 2013 Lord Aeck Sargent
LordAeckSargent.com

Unless otherwise agreed to in writing,this document is the sole property of Lord Aeck Sargent and is to be returned upon demand. The information herein is confidential and may not be used nor divulged without the written permission of Lord Aeck Sargent

REVISION:

SHEET TITLE: Perspectives Renderings

ISSUE (UNIT)

JOB NAME: Eton Academy

PROJECT: ETON ACADEMY ADDITION AND RENOVATION

LOCATION: 1755 Melton Rd. Birmingham, MI 48009

SEAL

ISSUE DATE: 12/19/14

JOB. NO. 10146-01

DWG. NO. A210a

FOR BIDS

C:\AS_CADD\Central_10146-01_v14_zhaver.rvt
1/5/2015 4:07:33 PM