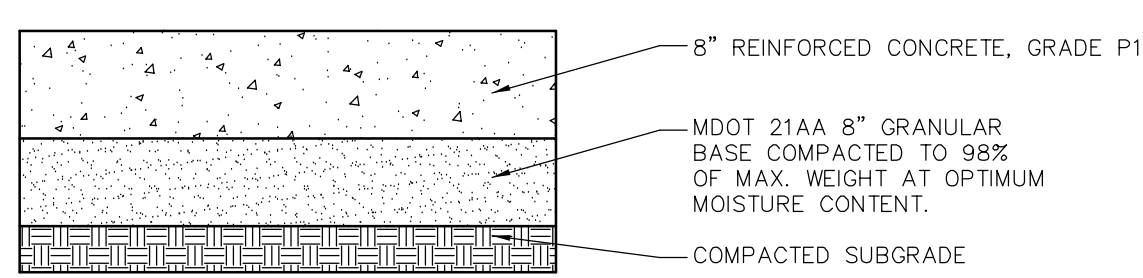
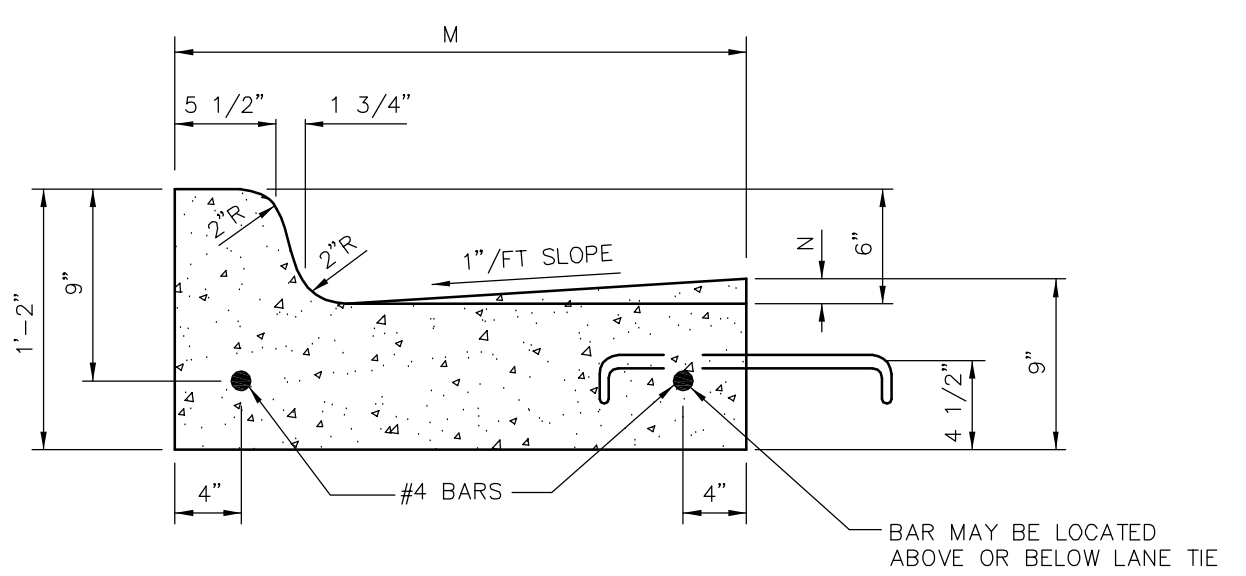


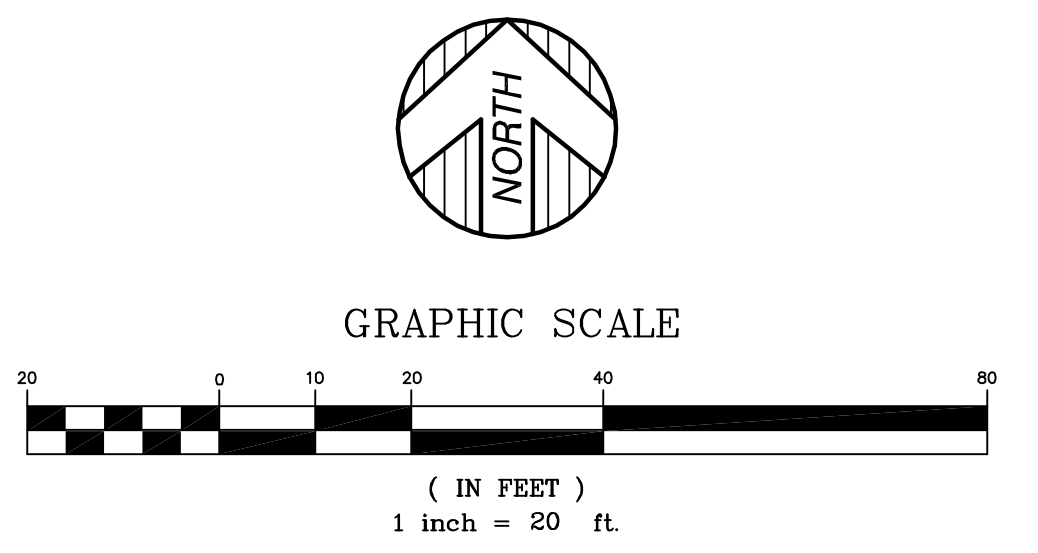
PITCH IN CURB NOT TO SCALE
PITCH OUT CURB NOT TO SCALE



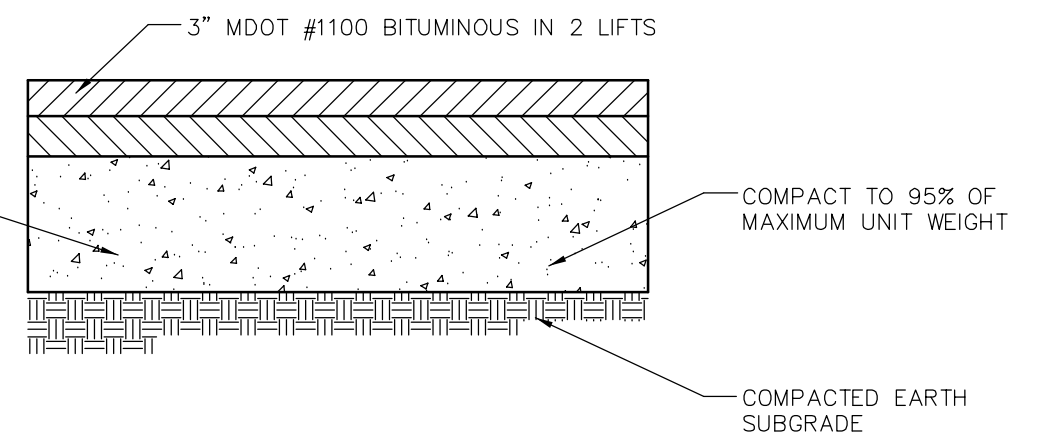
CONCRETE PAVING SECTION NOT TO SCALE



CONCRETE CURB & GUTTER DETAIL F NOT TO SCALE



DETAIL	DIMENSIONS	LANE TIES	CONCRETE CU. YD./LIN. FT.
F1	1'-6"	7/8"	AS SHOWN
F2	1'-6"	7/8"	OMITTED
F3	2'-0"	1 3/8"	AS SHOWN
F4	2'-0"	1 3/8"	OMITTED
F5	2'-6"	1 7/8"	AS SHOWN
F6	2'-6"	1 7/8"	OMITTED



TYPICAL PAVEMENT DETAIL NOT TO SCALE

LAYOUT NOTES:

- SEE ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
- SEE LANDSCAPE PLANS FOR PLANTINGS AND ADDITIONAL LANDSCAPING DETAILS.
- SEE PHOTOMETRIC PLAN FOR LOCATION OF LIGHTING.

LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT, CONCRETE DRIVE, & CONCRETE SIDEWALK

ZONING DATA:

EXISTING ZONING: C3 FRINGE COMMERCIAL DISTRICT
PROPOSED ZONING: C3 FRINGE COMMERCIAL DISTRICT

BUILDING SETBACKS:

REQUIRED	PROVIDED
FRONT 40', 40'	40.1', 110.5'
SIDE 0'	104.4'
REAR 20'	34.1'

PARKING SETBACKS:

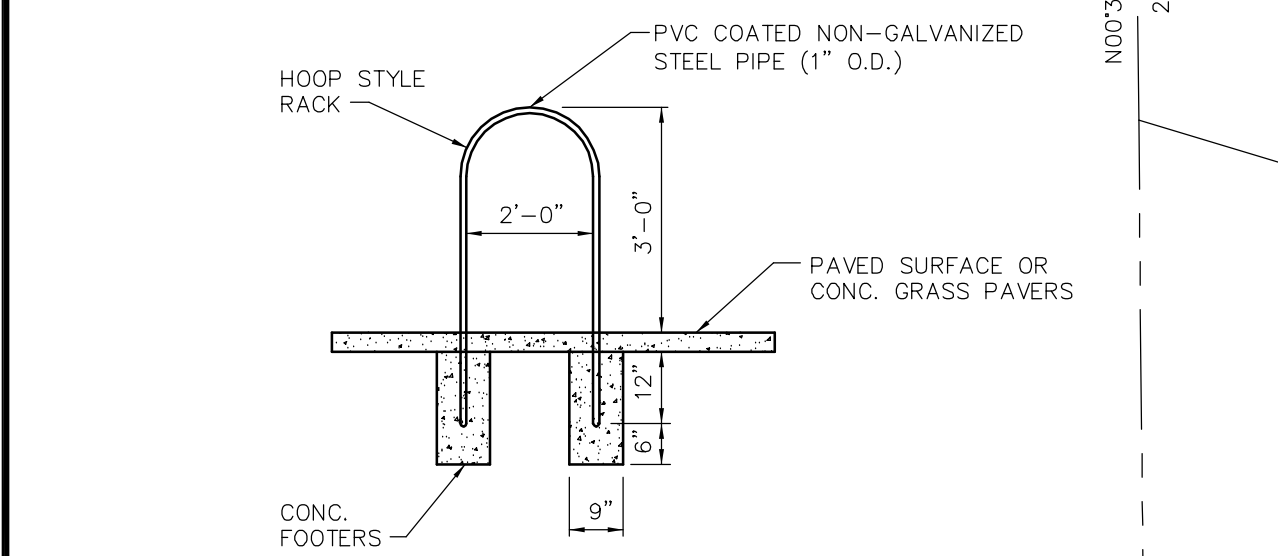
REQUIRED	PROVIDED
FRONT 40', 40'	40', 44.5'

BUILDING DATA:

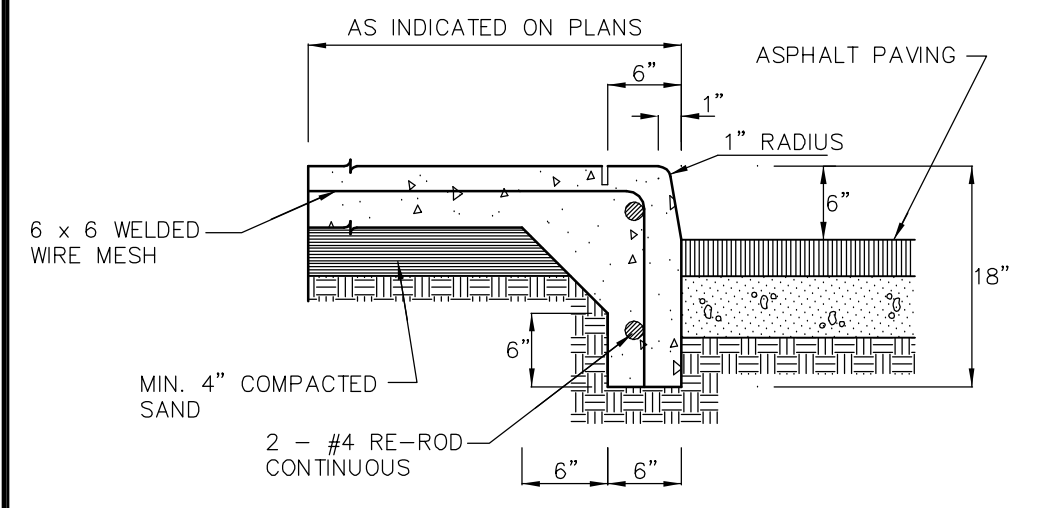
C-STORE = 2,000 SF
TIM HORTONS = 1,500 SF
RETAIL = 1,007 SF

PARKING DATA:

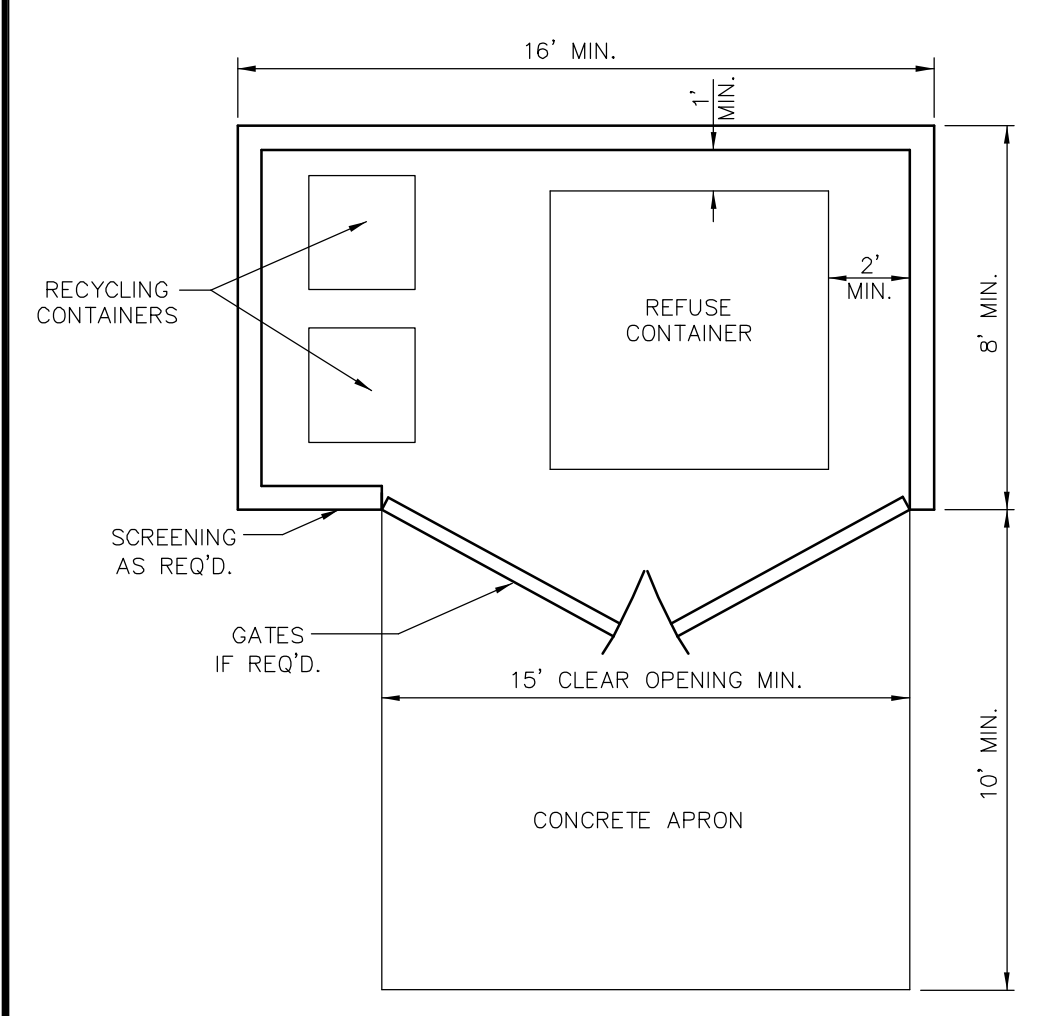
PARKING REQUIRED	RETAIL STORE
1/310 SF OF FLOOR AREA	4507/310 = 15 SPACES
TOTAL PARKING SPACES REQUIRED = 15 SPACES	
TOTAL PARKING PROVIDED = 18 SPACES	
BICYCLE SPACES REQUIRED	
GASOLINE FILLING STATION	1 SPACE
RESTAURANTS	1/750 SF = 3 SPACES REQUIRED
RETAIL	1/3000 SF = 1 SPACE REQUIRED
TOTAL BICYCLE SPACES REQUIRED = 5 SPACES	
TOTAL BICYCLE SPACES PROVIDED = 5 CLASS B SPACES	
BICYCLE CLASS REQUIRED	
GASOLINE FILLING STATION	CLASS C
RESTAURANTS	50% CLASS B, 50% CLASS C
RETAIL	50% CLASS B, 50% CLASS C



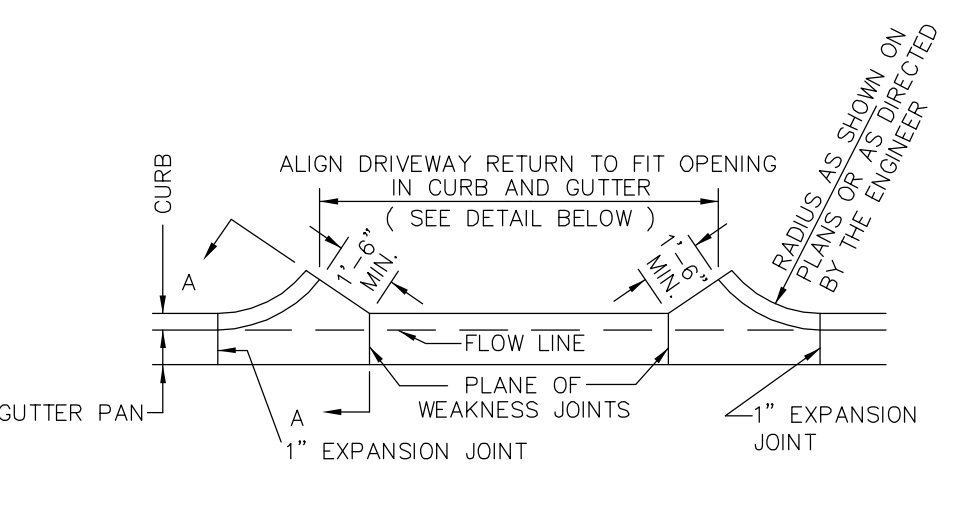
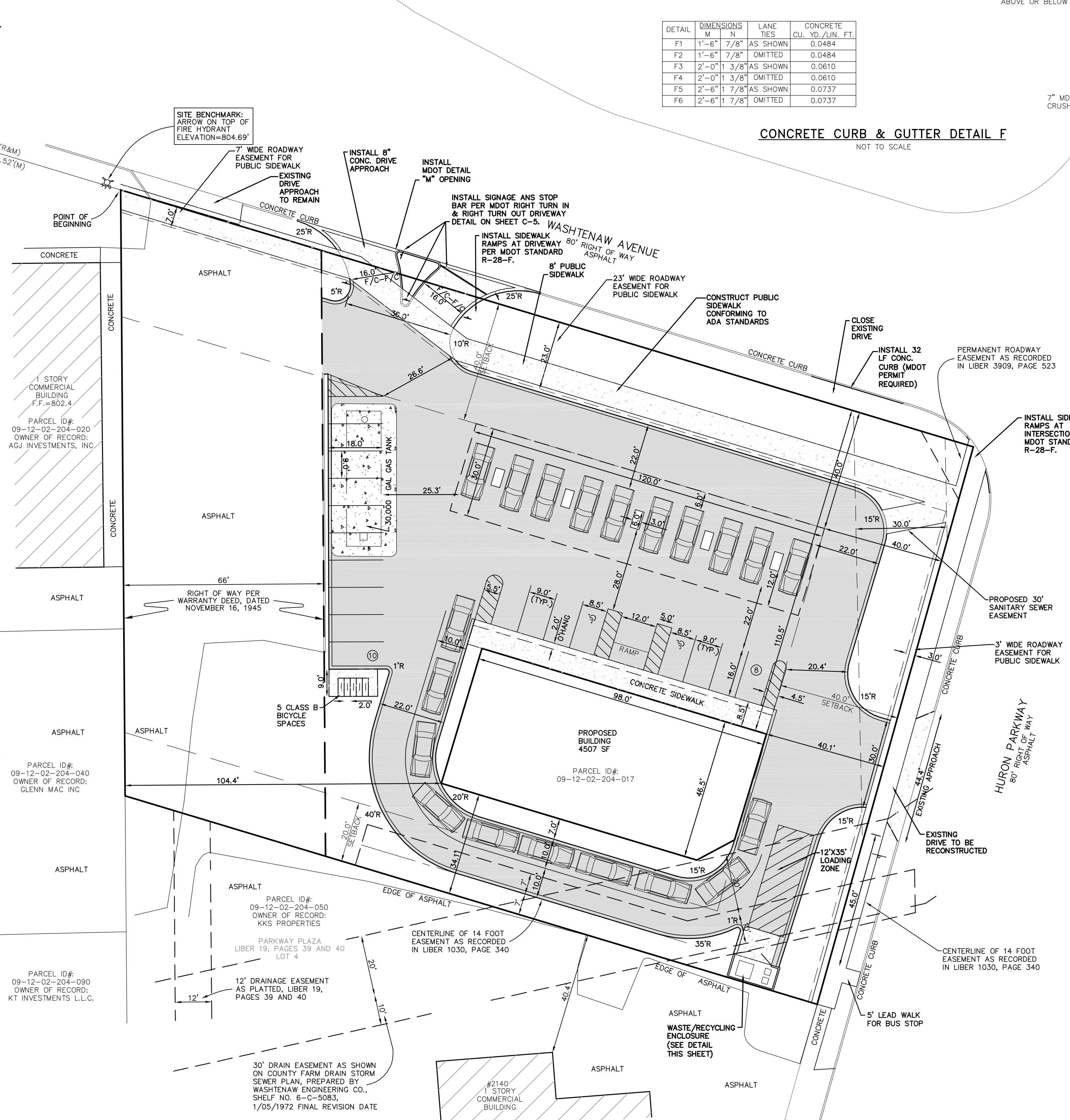
BIKE RACK DETAIL NOT TO SCALE



INTEGRAL CURB AND WALK NOT TO SCALE



WASTE/RECYCLING ENCLOSURE NOT TO SCALE



MDOT DETAIL "M" DRIVE OPENING AND APPROACH NOT TO SCALE

CLIENT: SAFEWAY OIL

DIMENSION & PAVING PLAN

PROPOSED GAS STATION/TIM HORTONS/RETAIL

ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

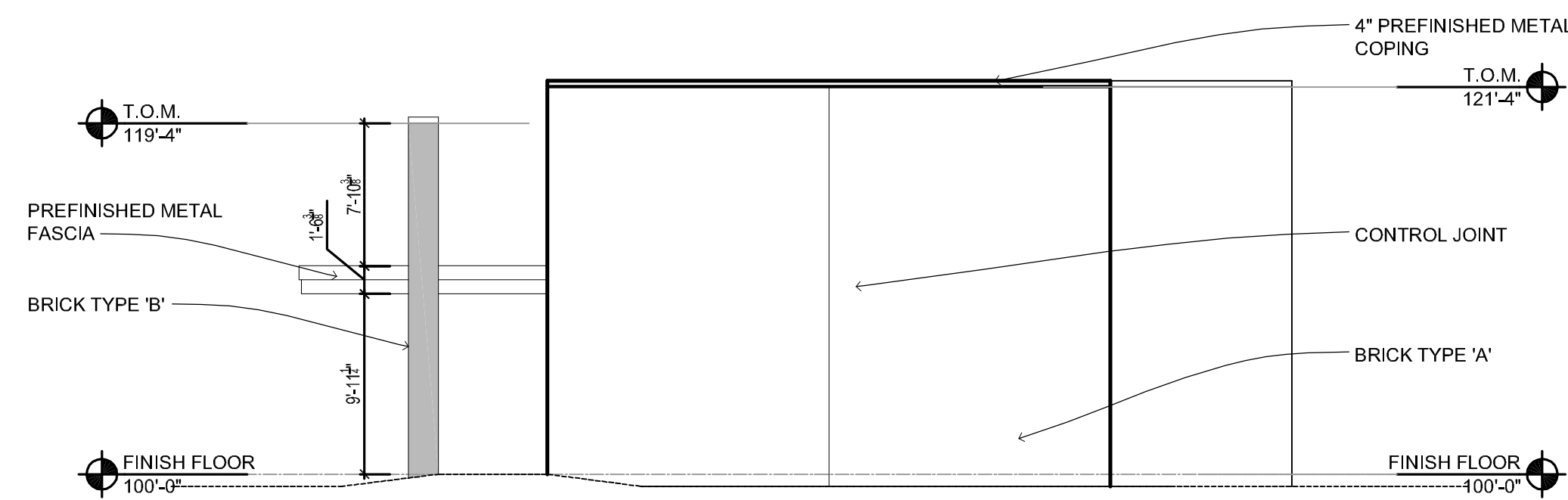
PROFESSIONAL ENGINEERS
PROFESSIONAL SURVEYORS
22556 GRATIOT AVENUE
EASTPOINT, MI 48021
(586)772-2224 PHONE
(586)772-4068 FAX

KEM-TEC & ASSOCIATES

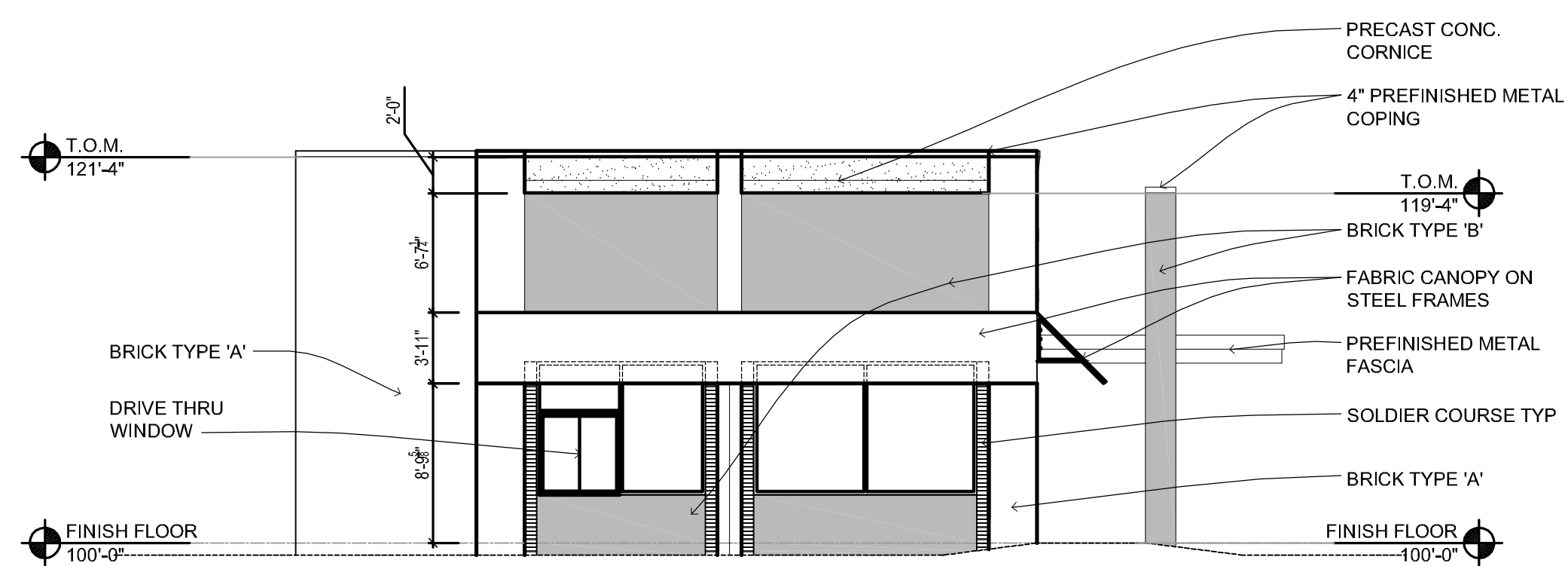
72 HOURS (3 WORKING DAYS)
BEFORE YOU DIG CALL MISS DIG
800-482-7171
(TOLL FREE)

DRAWN BY: 10/31/08
MDK
SCALE: 1"=20'
CHECKED BY: 10/31/08
MDK
PROJECT NO: 08-00008.1D

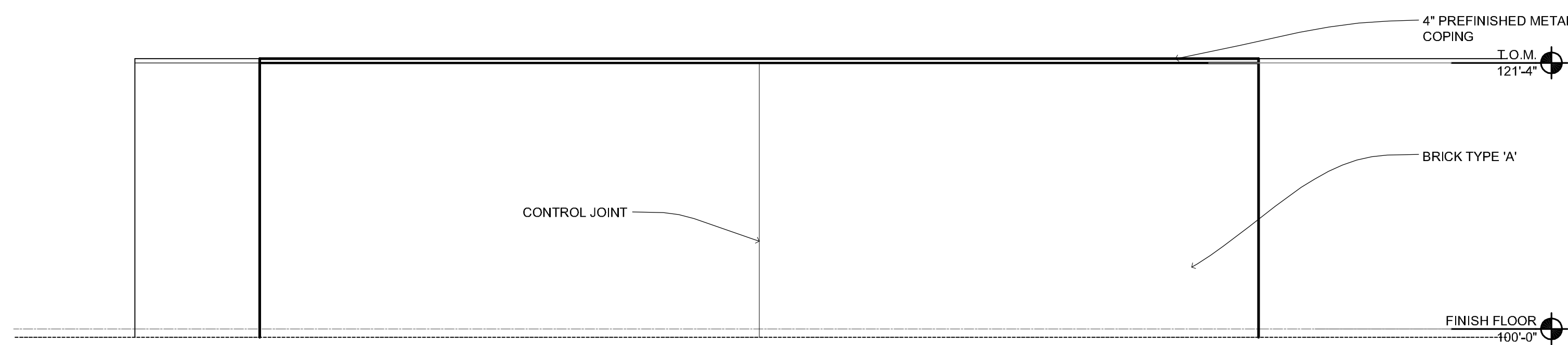
SHEET NO: **C-4**



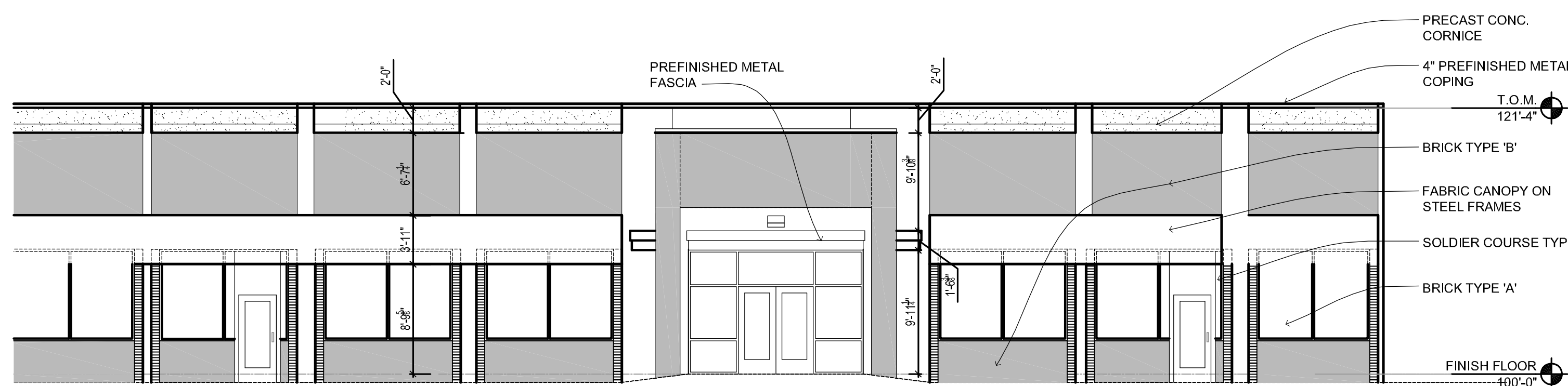
PROPOSED WEST ELEVATION
SCALE: 1/8"=1'-0"



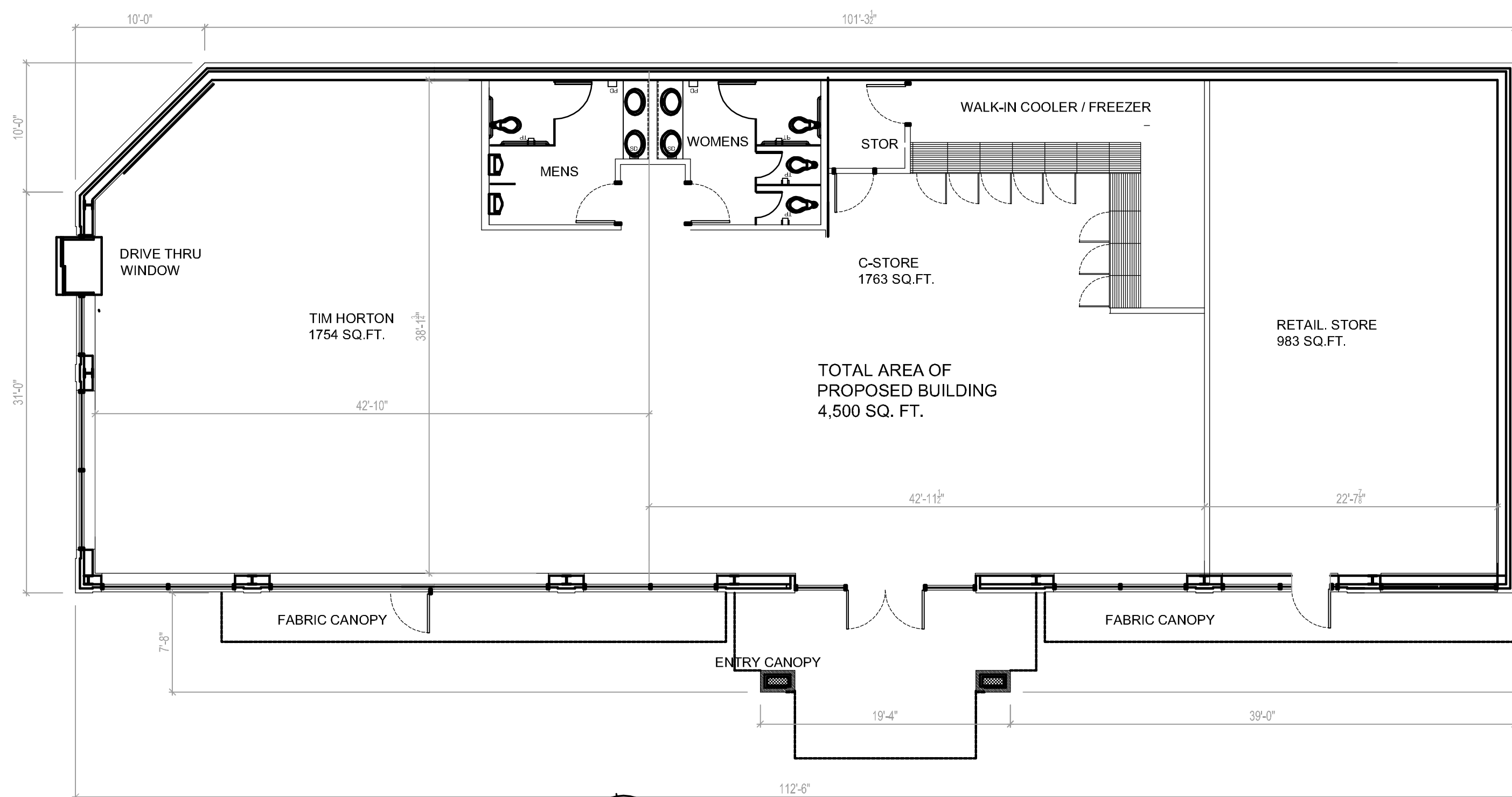
PROPOSED EAST ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED FLOOR PLAN
SCALE: 1/8"=1'-0"

BYBLOS GENERAL CONTRACTING CO.
P.O. BOX 607 DEARBORN HGT. MI 48127
313-995-5400 OFF. EMAIL=BYBLOS@BYBLOS.COM

ARM CONSULTANT INC.

TITLE GAS STATION & TIM HORTON COFFEE SHOP
3240 WASHTENAV BLVD.
ANN ARBOR, WASHTENAV COUNTY, MI

PROJ. NO. SCALE NOTED
DATE 01/23/2008

DRAWN BY NC
APPROVED BY

PROPOSED FLOOR PLAN AND ELEVATIONS

SYN	DATE	DESCRIPTION	BY	APP'D

LANDSCAPE NOTES:

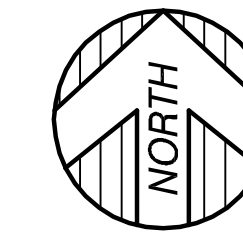
1. ALL PLANTING BEDS TO HAVE 3"-4" SHREDDED BARK, EXCEPT AS NOTED.
2. ALL PLANTING BEDS TO BE EDGED WITH BLACK DIAMOND EDGING.
3. TREES WILL BE PLANTED AT LEAST 15 FEET APART.
4. HOSE BIB TO BE PROVIDED AT EACH END OF BUILDING.
5. NO VEHICULAR USE AREAS VISIBLE FROM PUBLIC RIGHT-OF-WAY.
6. NO ADDITIONAL INTERIOR LANDSCAPING REQUIRED.
7. ALL DISEASED, DAMAGED, OR DEAD MATERIAL SHOWN ON THE PLANS SHALL BE REPLACED BY THE END OF THE FOLLOWING GROWING SEASON.

PLANT MATERIALS LIST:

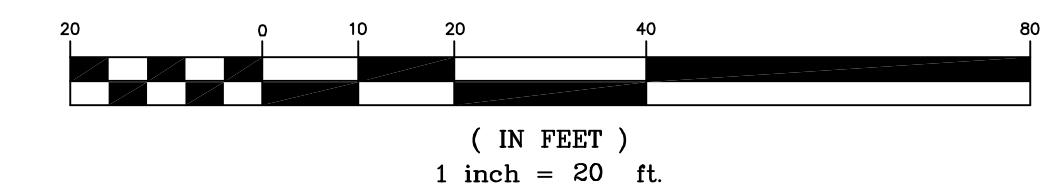
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION
QR	9	QUERCUS RUBRA	RED OAK	3" CAL.	B&B
AS	3	ACER SACCHARIUM	SILVER MAPLE	3" CAL.	B&B
PG	6	PICEA GLAUCA	WHITE SPRUCE	7' HT.	B&B
JV	5	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	7' HT.	B&B

LANDSCAPING LEGEND

- OPEN SPACE
- VEHICULAR USE AREA
- INTERIOR LANDSCAPE TREE
- RIGHT OF WAY SCREENING TREE



GRAPHIC SCALE



INTERIOR LANDSCAPE REQUIREMENTS

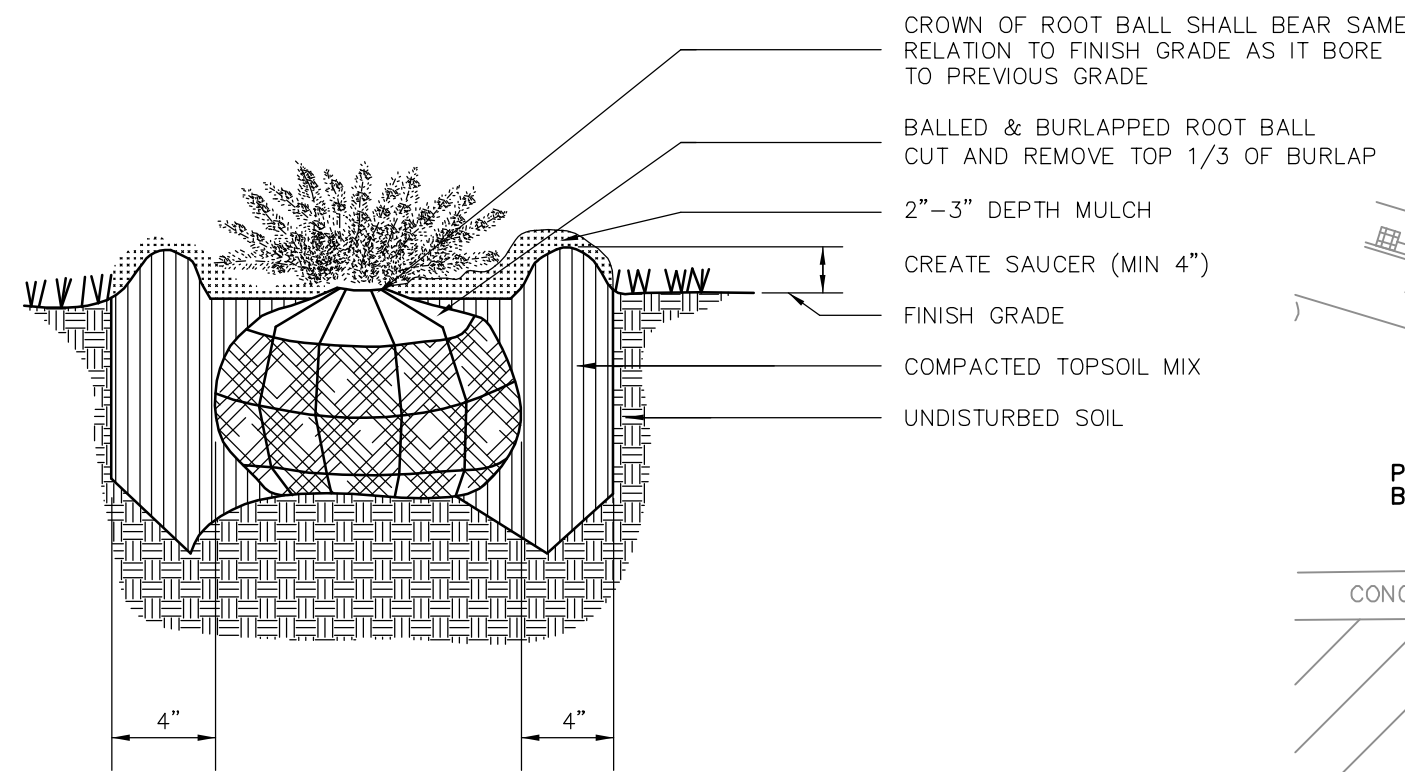
PARKING/INTERIOR	REQUIRED	PROPOSED
VEHICULAR USE AREA	-	27,483 SF
LANDSCAPE AREA	1:20 SF 27,483/20=1,374 SF	3,800 SF
REQUIRED NO. DECIDUOUS TREES	1 TREE/250 SF 1,374/250=5.5 TREES (USE 6 TREES)	6 TREES

RIGHT OF WAY SCREENING REQUIREMENTS

	REQUIRED	PROPOSED
WASHTENAW AVENUE TREES	ONE TREE/30' 294'/30' = 10 TREES	10 TREES
HURON PARKWAY TREES	ONE TREE/30' 191'/30' = 7 TREES	7 TREES
CONTINUOUS SCREENING	30" HEDGE, BERM, WALL, OR COMPOSITE	30" BERM,

OPEN SPACE

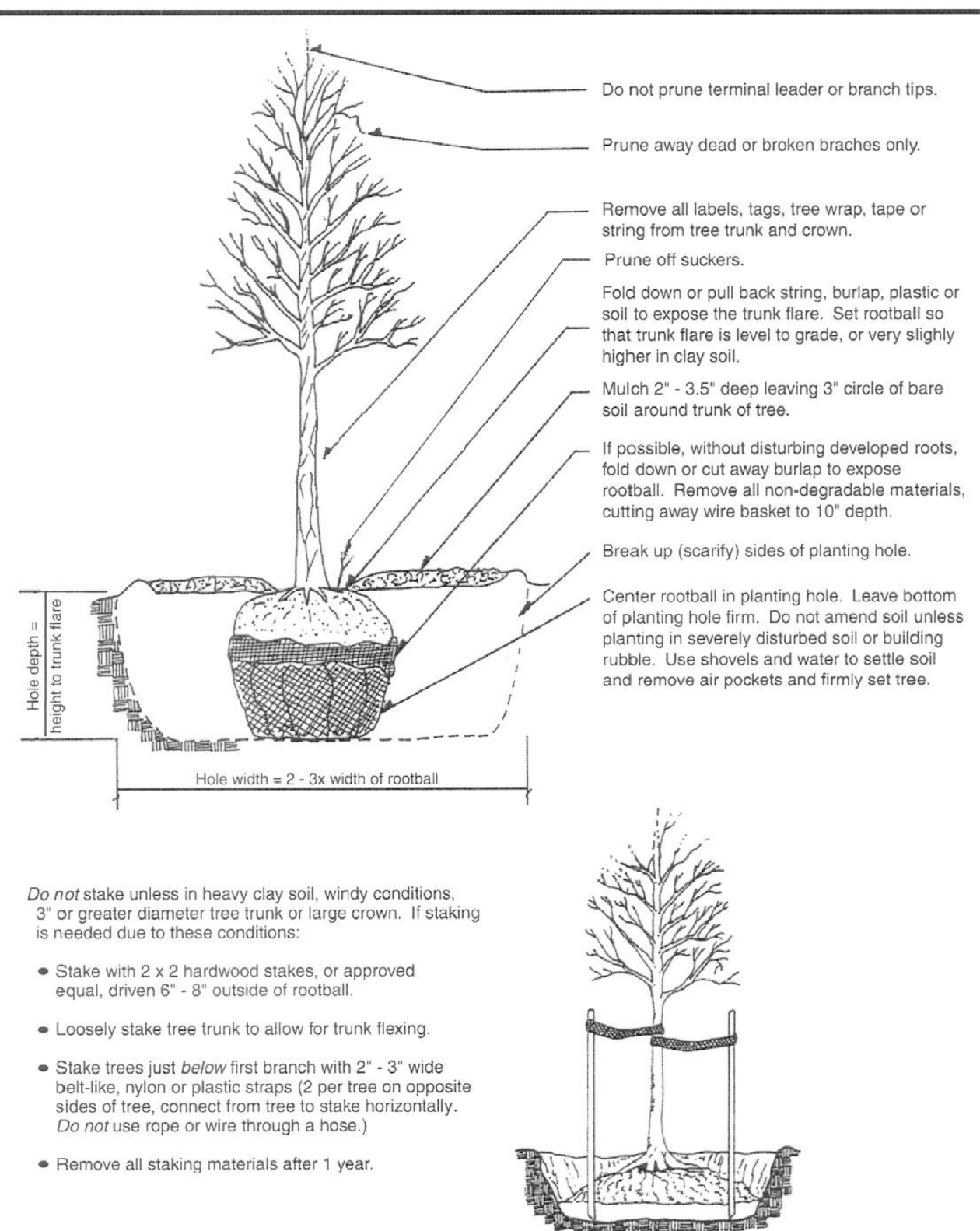
	REQUIRED	PROPOSED
OPEN SPACE	N/A	10,081 SF/50,840 SF =19.8%



- NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
 2. WATER SHRUB THOROUGHLY SUBSEQUENT TO INSTALLATION

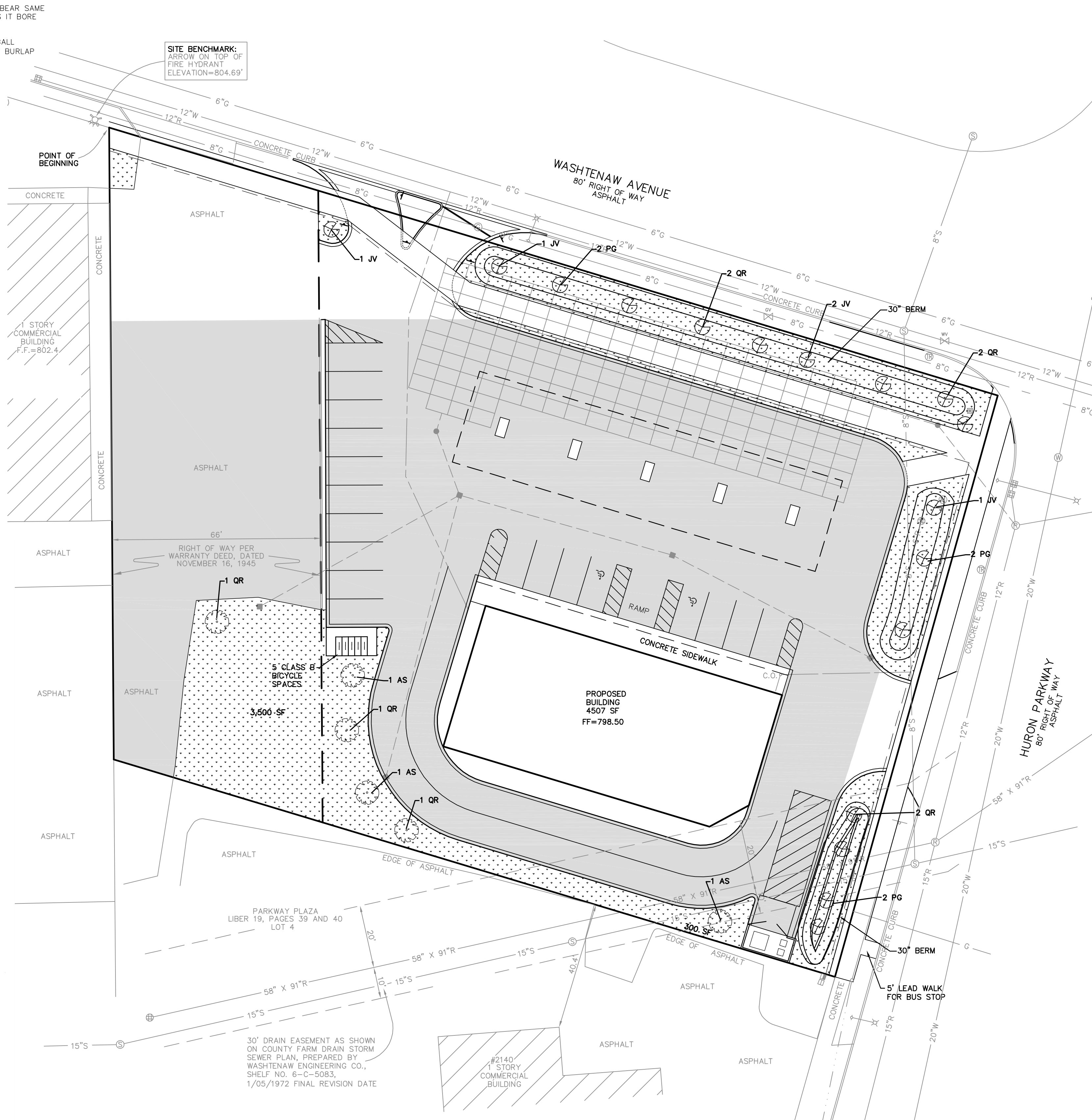
SHRUB PLANTING DETAIL

NOT TO SCALE



TREE PLANTING DETAIL

SCALE: NO SCALE



CLIENT: SAFEWAY OIL
LANDSCAPE PLAN
PROPOSED GAS STATION/TIM HORTONS/RETAIL
ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. FURTHER, CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OR ANY NEARBY STRUCTURES, OR ANY PERSONS ENGAGED IN THE WORK, OR OF ANY OTHER PERSONS.

PROFESSIONAL ENGINEERS
PROFESSIONAL SURVEYORS
22556 GRATIOT AVENUE
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REVISION
 01 09/28/09 DATE BY
 MDK
 08-00008.10

SHEET NO. C-7