

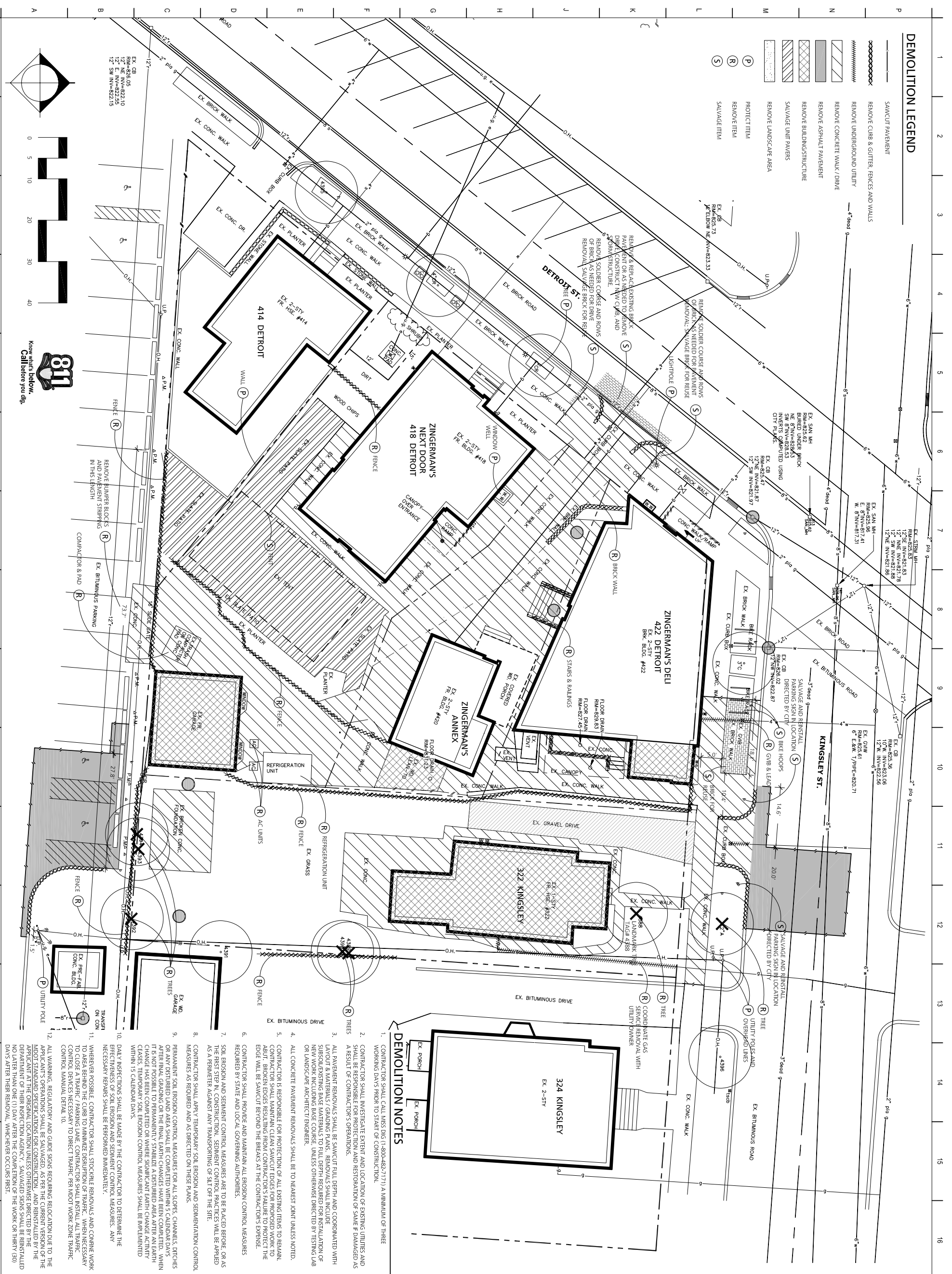
Zingerman's Deli Expansion

06/23/10 Revised Site Plan Drawings:

- C101 Demolition
- L100 Landscape
- C102 Layout

DEMOLITION LEGEND

- SAWCUT PAVEMENT
- REMOVE CURBS & GUTTER, FENCES AND WALLS
- REMOVE UNDERGROUND UTILITY
- REMOVE CONCRETE WALK / DRIVE
- REMOVE ASPHALT PAVEMENT
- REMOVE BUILDING STRUCTURE
- SALVAGE UNIT PAVERS
- REMOVE LANDSCAPE AREA
- PROTECT ITEM
- REMOVE ITEM
- SALVAGE ITEM



DEMOLITION NOTES

1. CONTRACTOR SHALL CALL MISS DIG (1-800-482-2717) A MINIMUM OF THREE WORKING DAYS PRIOR TO START OF CONSTRUCTION.
2. CONTRACTOR SHALL INVESTIGATE EXTENT AND LOCATION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR PROTECTION AND RESTORATION OF SAME IF DAMAGED AS A RESULT OF CONTRACTOR'S OPERATIONS.
3. ALL PAVEMENT REMOVALS SHALL BE SAWCUT FULL DEPTH AND COORDINATED WITH LAYOUT & MATERIALS / GRADING PLANS. REMOVALS SHALL INCLUDE SUBSOIL/EXISTING BASE MATERIALS TO FULL DEPTH REQUIRED FOR INSTALLATION OF NEW WORK INCLUDING BASE COURSE, UNLESS OTHERWISE DIRECTED BY TESTING LAB OR LANDSCAPE ARCHITECT/ENGINEER.
4. ALL CONCRETE PAVEMENT REMOVALS SHALL BE TO NEAREST JOINT UNLESS NOTED.
5. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL MAINTAIN CLEAN SAWCUT EDGES FOR PROPOSED WORK TO ABUT. BROKEN EDGES RESULTING FROM CONTRACTOR'S FAILURE TO PROTECT THE EDGE WILL BE SAWCUT BEYOND THE BREAKS AT THE CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL EROSION CONTROL MEASURES REQUIRED BY STATE AND LOCAL GOVERNING AUTHORITIES.
7. SOIL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED BEFORE, OR AS THE FIRST STEP IN, CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER AGAINST ANY TRANSPORTING OF SILT OFF THE SITE.
8. CONTRACTOR SHALL APPLY TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED AND AS DIRECTED ON THESE PLANS.
9. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 5 CALENDAR DAYS AFTER FINAL GRADING ON THE FINAL EARTH CHANGES HAVE BEEN COMPLETED. WHEN CHANGE HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH CHANGE ACTIVITY CEASES, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED WITHIN 15 CALENDAR DAYS.
10. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF SOIL EROSION AND SEDIMENT CONTROL MEASURES. ANY NECESSARY REPAIRS SHALL BE PERFORMED IMMEDIATELY.
11. WHEREVER POSSIBLE, CONTRACTOR SHALL STAKE-PILE REMOVALS AND CONJURE WORK TO CLOSE A TRAFFIC / PARKING LANE. CONTRACTOR SHALL INSTALL ALL TRAFFIC CONTROL DEVICES NECESSARY TO DIRECT TRAFFIC PER MDOT WORK ZONE TRAFFIC CONTROL MANUAL DETAIL 10.
12. ALL WARNING, REGULATORY AND GUIDE SIGNS REQUIRING RELOCATION DUE TO THE APPLICANT'S OPERATIONS SHALL BE SALVAGED. AS PER THE CURRENT VERSION OF THE MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, AND REINSTALLED BY THE APPLICANT AT THE ORIGINAL LOCATION UNLESS OTHERWISE DIRECTED BY THE DEPARTMENT OF OTHER INSPECTION AGENCY. SALVAGED SIGNS SHALL BE REINSTALLED NO LATER THAN ONE (1) DAY AFTER THE COMPLETION OF THE WORK OR THIRTY (30) DAYS AFTER THEIR REMOVAL, WHICHEVER OCCURS FIRST.



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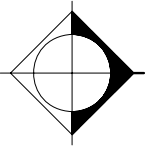
Zingerman's Deli Expansion

Ann Arbor, Michigan
 DEA No. 20900123

DEMOLITION PLAN

NO.	TITLE	DATE
	SITE PLAN REVIEW	3/29/10
	CITY REVIEWS	05/05/10
	CITY REVIEWS	6/11/10
	CITY REVIEWS	08/22/10

ZOE C101 D412MG
C-101

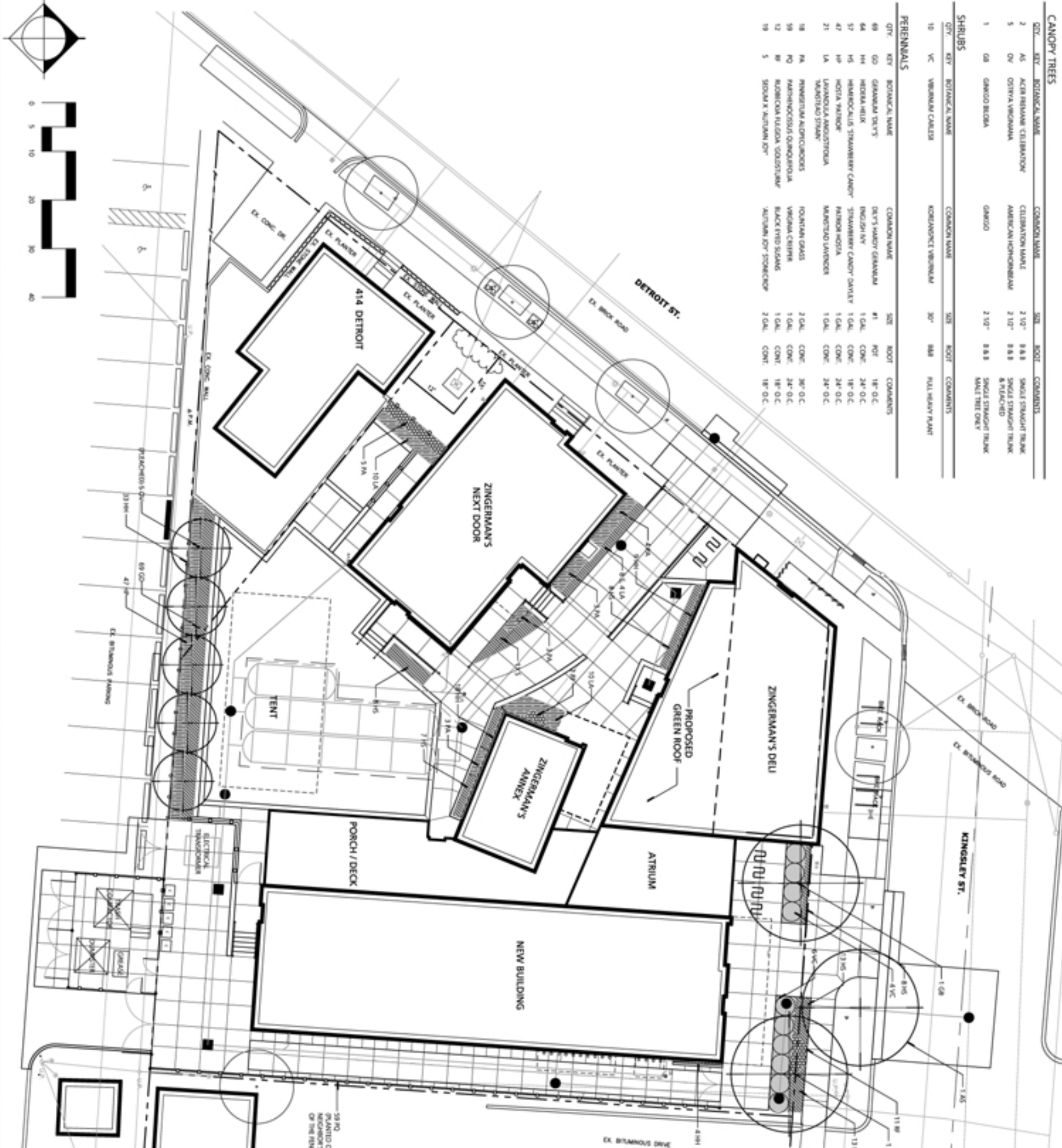


PLANT SCHEDULE

CANOPY TREES		COMMON NAME		DBH	ROOT	COMMENTS
2	AS	ALER FRAXINA	CELEBRATION MAHLE	2 1/2"	8.8	SINGLE STRAIGHT TRUNK
5	OV	OSTYA VIRGINIANA	AMERICAN HONORIBALM	2 1/2"	8.8	SINGLE STRAIGHT TRUNK & RILACHED
1	OB	GARGO BLOBA	GARMOO	2 1/2"	8.8	SINGLE STRAIGHT TRUNK MULT TRIL ONLY

SHRUBS		COMMON NAME		DBH	ROOT	COMMENTS
10	VC	VIRIBANIA CALLESA	KORLANCET VIRIBANIA	30"	8.8	FULL HEAVY PLANT

PERENNIALS		COMMON NAME		DBH	ROOT	COMMENTS
60	GO	GAMMAVA TRITY	DELY SHADY GAMMAVA	1"	18"	18" O.C.
44	H4	HEBIA HELIX	ENGLISH IVY	1 GAL.	CONC.	18" O.C.
57	H5	HEBIOCALLIS STRAMBERY CANOY	STRAMBERY CANOY DANIELY	1 GAL.	CONC.	18" O.C.
47	H6	HOBIA VIBRACA	FALBOD HOBIA	1 GAL.	CONC.	24" O.C.
21	LA	LAVANOLA ANAGISTEOLA	MANOTIAD LAVIBRICA	1 GAL.	CONC.	24" O.C.
18	PA	PHYNDITIAL A.DIOLIBROKS	POULIAD DAVIS	2 GAL.	CONC.	30" O.C.
59	PQ	PHYNDITIALS QANORHOLA	VIRGIA CENTRE	1 GAL.	CONC.	24" O.C.
12	RP	RUBRICAL RULODIA VOLUSTIUM	BLACK EYED SUSANS	1 GAL.	CONC.	18" O.C.
19	S	SIDUAL X. NUTIAD OY	NUTIAD OY STORICKOY	2 GAL.	CONC.	18" O.C.



LANDSCAPE MAINTENANCE PROGRAM

NOTE: All disease, damaged, or dead material shall be removed in accordance with Ann Arbor's Chapter 42 Landscaping and Sitedefined by the end of the following planting season.

MAINTENANCE ACTIVITIES BY SEASON	AVERAGE FREQUENCY
SPRING	
• TREE BARK MATCH TO SHARP AREAS	AS NEEDED
• DIRECT TREES AND SHRUBS, TREAT AS NEEDED	MONTHLY
• PRUNE TREES AND SHRUBS AS NEEDED	TRIMMONTHLY
• DIRECT WEED PLANTING AREAS AND REMOVE WEEDS	MONTHLY
• CLEANUP AND WEED PLANTING AREAS	MONTHLY
• ACTIVATE IRRIGATION SYSTEM	ONCE
• HAND SURFACE SWEEPING	MONTHLY
• CLEAN AND SWEEP PARKING LOT	MONTHLY
SUMMER	
• PRUNE WEED PLANTING AREAS AND REMOVE WEEDS	TRIMMONTHLY
• PRUNE TREE BRANCHES AS NECESSARY	MONTHLY
• HAND SURFACE SWEEPING	MONTHLY
• DIRECT SHRUBS AND TREES, TREAT AS NEEDED	MONTHLY
FALL	
• DIRECT WEED PLANTING AREAS AND REMOVE WEEDS	TRIMMONTHLY
• PRUNE TREE BRANCHES AS NECESSARY	MONTHLY
• HAND SURFACE SWEEPING	MONTHLY
• REMOVE DEAD BRANCHES FROM PLANTING AREAS	MONTHLY
• DEACTIVATE IRRIGATION SYSTEM	ONCE
• APPLY BARK MULCH TO SHRUBS AND TREE BRNCS	ONCE
• CHECK FEMALE TREES FOR WINTER PROTECTION, IF NECESSARY	ONCE
WINTER	
• HAND SURFACE SWEEPING AND SNOW REMOVAL (IF ON ROAD)	AS REQUIRED

LANDSCAPE LEGEND



LANDSCAPE NOTES

1. FINAL PLANT LOCATIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/ENGINEER PRIOR TO PLANTING.
2. CONSTRUCTION SHALL PLACE 12" PLANTING MIX IN ALL PERENNIAL BEDS.
3. CONSTRUCTION SHALL PLACE 4" SHREDDED BARK MULCH UNDER TREES, SHRUBS AND PERENNIAL BEDS.
4. LAWN RESTORATION: ALL DISTURBED AREAS, AND AREAS SHOWN ON PLAN, SHALL BE STRIPPED OF EXISTING SOIL AND 4" OF EXISTING SOIL, PLACE 4" OF NEW TOPSOIL & SEED AS SPECIFIED.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER DATE OF ACCEPTANCE.
6. APPLICATIONS OF FERTILIZER BEYOND ANY INITIAL TOPSOIL AND SEEDING SHALL BE A FERTILIZER WITH NO PHOSPHORUS.

STREET TREE ESCROW CALCULATIONS

200.00 LF HEDGE/ROW
 REDUCTION FOR EXISTING & REPLACEMENT TREES:
 3 EXISTING STREET TREES
 200.00 - (2 x 4.00) = 110.00 LF
 ESCROW AMOUNT:
 110.00 x \$1.20 = \$143.00

LANDMARK TREE REPLACEMENT

(1) 30" LANDMARK TREES TO BE REMOVED - EVALUATION NUMBER IS % REQUIRED REPLACEMENT:
 REPLACEMENT CALCULATION:
 50% OF THE ORIGINAL DBH
 50 x 20" = 10"
 REQUIRED: (6) 2.5" TREES = 15.00"

CONFLICTING LAND USE BUFFER

CONFLICTING LAND USE: 15' BUFFER
 ON EAST SIDE (15' U/L)
 CONFLICTING LAND USE: 15' BUFFER
 ON SOUTHWEST SIDE (25.5' U/L)
 0' BUFFER
 0 TREES
 6" EX. CONC. WALL

811
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 Call before you dig.

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 Ann Arbor, Michigan
 QDA No. 20900123

LANDSCAPE PLAN

NO.	TITLE	DATE
1	SITE PLAN REVIEW	03/29/10
2	CITY REVIEWS	05/05/10
3	CITY REVIEWS	05/19/10
4	CITY REVIEWS	06/11/10

FILE NAME: 001.L100-2090
L-100

LAYOUT & MATERIALS LEGEND

- PROPOSED BARRIER FREE RAMP: W/ ADA COMPLIANT RAMPED DOWN
- PROPOSED BIKE RACK
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PERVIOUS CONCRETE PAVERS
- PROPOSED ASPHALT
- PROPOSED STREET BRICK PAVING PATCH
- PROPOSED SIDEWALK BRICK PAVING (PER CITY DETAIL SP-3)
- PROPOSED PERVIOUS CONCRETE
- PROPOSED WOOD PRIVACY FENCE
- PROPOSED GREEN SCREEN FENCE

LAYOUT & MATERIAL NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB OR EDGE OF MATERIAL UNLESS OTHERWISE NOTED.
2. ALL LINES ARE PARALLEL OR PERPENDICULAR TO THE CURB / PAVEMENT LINE FROM WHICH THEY ARE DIMENSIONED UNLESS OTHERWISE NOTED.
3. WHEREVER POSSIBLE, CONTRACTOR SHALL STOCKPILE NEW MATERIALS TO BE USED IN THE PROJECT TO MINIMIZE DISRUPTION OF TRAFFIC. WHERE NECESSARY TO CLOSE A TRAFFIC LANE, THE CONTRACTOR SHALL INSTALL ALL TRAFFIC CONTROL DEVICES NECESSARY TO DIRECT TRAFFIC PER ADOT WORK ZONE TRAFFIC CONTROL MANUAL DETAIL 10, FOR WORK BEHIND THE CURB.
4. CONTRACTOR SHALL UTILIZE HIGH EARLY CURE CONCRETE AT ALL DRIVE APPROACHES IN ORDER TO MINIMIZE DURATION OF BUSINESS INTERRUPTION.
5. PER CHAPTER 49, SECTION 459 OF THE CITY CODE, ALL SIGNAGE ARE TO BE PERMANENTLY MOUNTED ON A BEARING BY THE OWNER. ALL SIGNAGE ADJACENT TO AND ABUTTING THE SAME, PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIGNAGE IN THE NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

PROPOSED LEGAL DESCRIPTION

Beginning at the NW corner of Lot 139 of Assessor's Plat No. 29 in the City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 9 of Plats, Page 20, Washtenaw County Records.

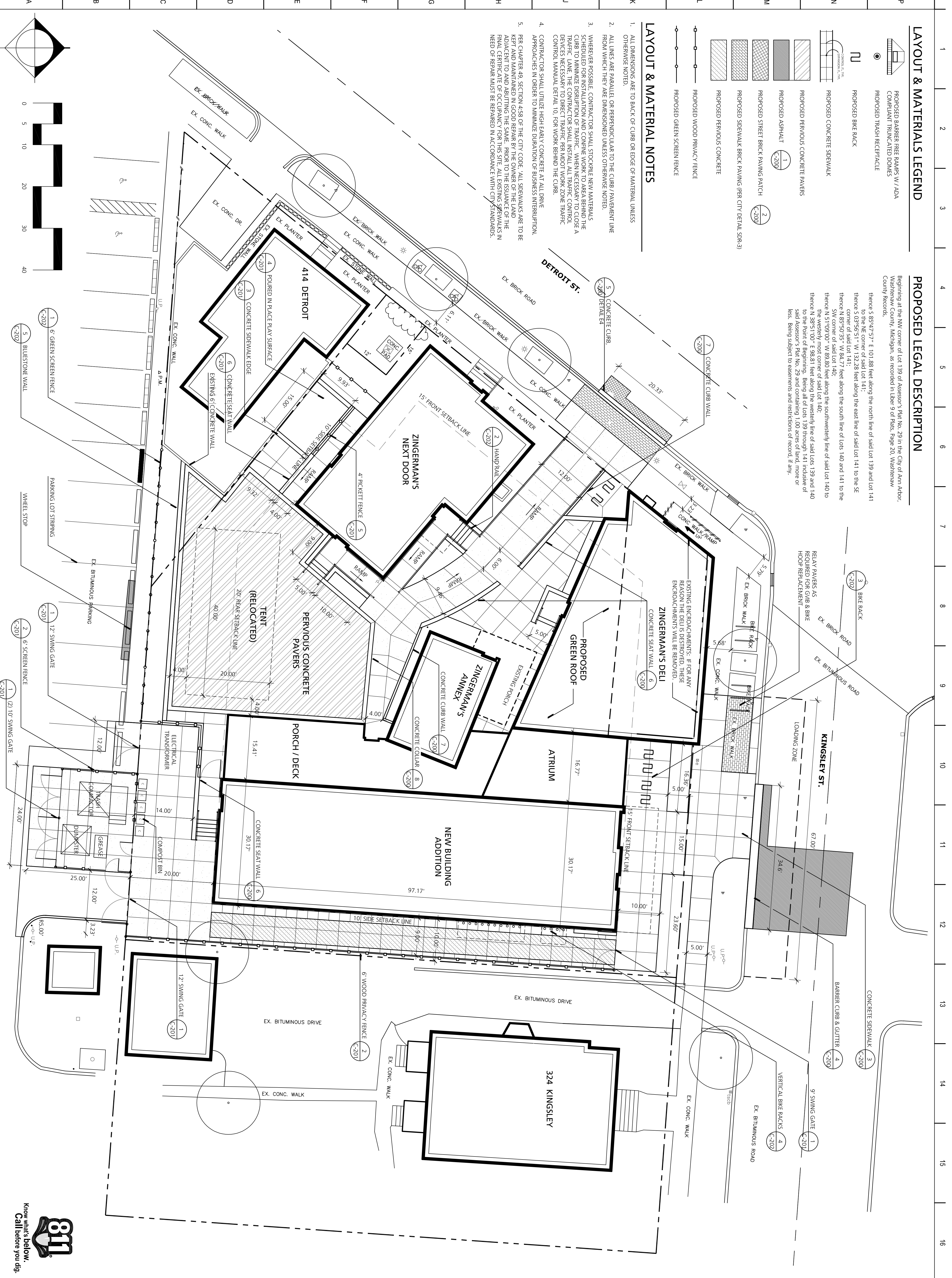
thence S 89°47'57" E 101.881 feet along the north line of said lot 139 and lot 141 to the NE corner of said lot 141;

thence S 0°56'51" W 132.228 feet along the east line of said lot 141 to the SE corner of said lot 141;

thence N 83°50'53" W 84.171 feet along the south line of lots 140 and 141 to the NW corner of said lot 140;

thence N 51°09'00" W 89.80 feet along the southerly line of said lot 140 to the westerly most corner of said lot 140;

thence N 89°11'00" E 98.81 feet along the westerly line of said lots 139 and 140 to the Point of Beginning. Being all of lots 139 through 141 inclusive of said Assessor's Plat No. 29 and containing 1.00 acre of land, more or less. Being subject to easements and restrictions of record, if any.



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LAYOUT PLAN

NO.	TITLE	DATE
1	SITE PLAN REVIEW	3/29/10
2	CITY REVIEW	05/05/10
3	CITY REVIEW	06/11/10
4	CITY REVIEW	06/22/10

C-102
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