



2022 BOND PROGRAM - BID PACKAGE NO 01B

PROJECT NUMBER 22091B

CONSTRUCTION DOCUMENTS

CONSULTING ENGINEERS
141 E. MICHIGAN AVE., SUITE 500
KALAMAZOO, MICHIGAN 49007
PHONE: (269) 381-3357

TS.1	COVER SHEET
TG.1	GENERAL INFORMATION (NOT ISSUED)

C1.0	DEMOLITION PLAN
C2.0	OVERALL PLAYGROUND LAYOUT PLAN
C2.1	PLAYGROUND LAYOUT ENLARGEMENT PLANS
C2.2	PLAYGROUND LAYOUT ENLARGEMENT PLANS
C2.3	PLAYGROUND LAYOUT ENLARGEMENT PLANS
C3.0	OVERALL PLAYGROUND DRAINAGE PLAN
C3.1	PLAYGROUND DRAINAGE ENLARGEMENTS PLAN
C3.2	PLAYGROUND DRAINAGE ENLARGEMENTS PLAN
C4.0	DETAILS

CE-3.1.0 TOPOGRAPHIC SURVEY
CE-3.2.0 DIMENSION & PAVING PLAN
CE-3.3.0 GRADING, UTILITY & SOIL EROSION CONTROL PLAN
CE-3.4.0 NOTES & DETAILS

L1.0 SITE LANDSCAPE PLAN

BUILDING AREA(S) = NOT APPLICABLE

GOVERNING CODES:

- 2016 SCHOOL FIRE SAFETY RULES
 - (2012 Life Safety Code, plus amendments)
- 2015 MICHIGAN BUILDING CODE
- 2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS
- 2015 MICHIGAN PLUMBING CODE
- 2015 MICHIGAN MECHANICAL CODE
- 2015 MICHIGAN UNDER FURNACE CODE
 - (ANSI/ASHRAE 90.1-2013)
- 2017 MICHIGAN ELECTRICAL CODE (2017 NEC, plus Part 8 Rules)
- 2015 MICHIGAN ELEVATOR RULES
 - (ASME A17.1-2010, ASME A18.1-2011)
- MICHIGAN BARRIER FREE CODE
 - (Michigan Building Code and ICC A117.1-2009)
- 2015 MICHIGAN BOILER CODE RULES
 - (ASME Boiler and Pressure Vessel Code, 2019 edition)
 - (National Board Inspection Code [NBIC], 2019 edition)

CONSTRUCTION CLASSIFICATION: II-B(MBC)/11(OO)NF

USE GROUP CLASSIFICATION: E-EDUCATION

This Document has been prepared under the supervision of the Architect, as the person in Responsible Charge with the firm of **TMP ARCHITECTURE, INC.** An original embossed or rubber stamp seal and original signature of the Architect is required and shall be affixed to any copy of this Document submitted to a governmental agency for approval or record. This is in conformance with the State of Michigan's PA 299, Article 20 and the General Rules of the Board of Architects.

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PROJECT TITLE

**Leonard
Elementary School**

PROJECT NO.

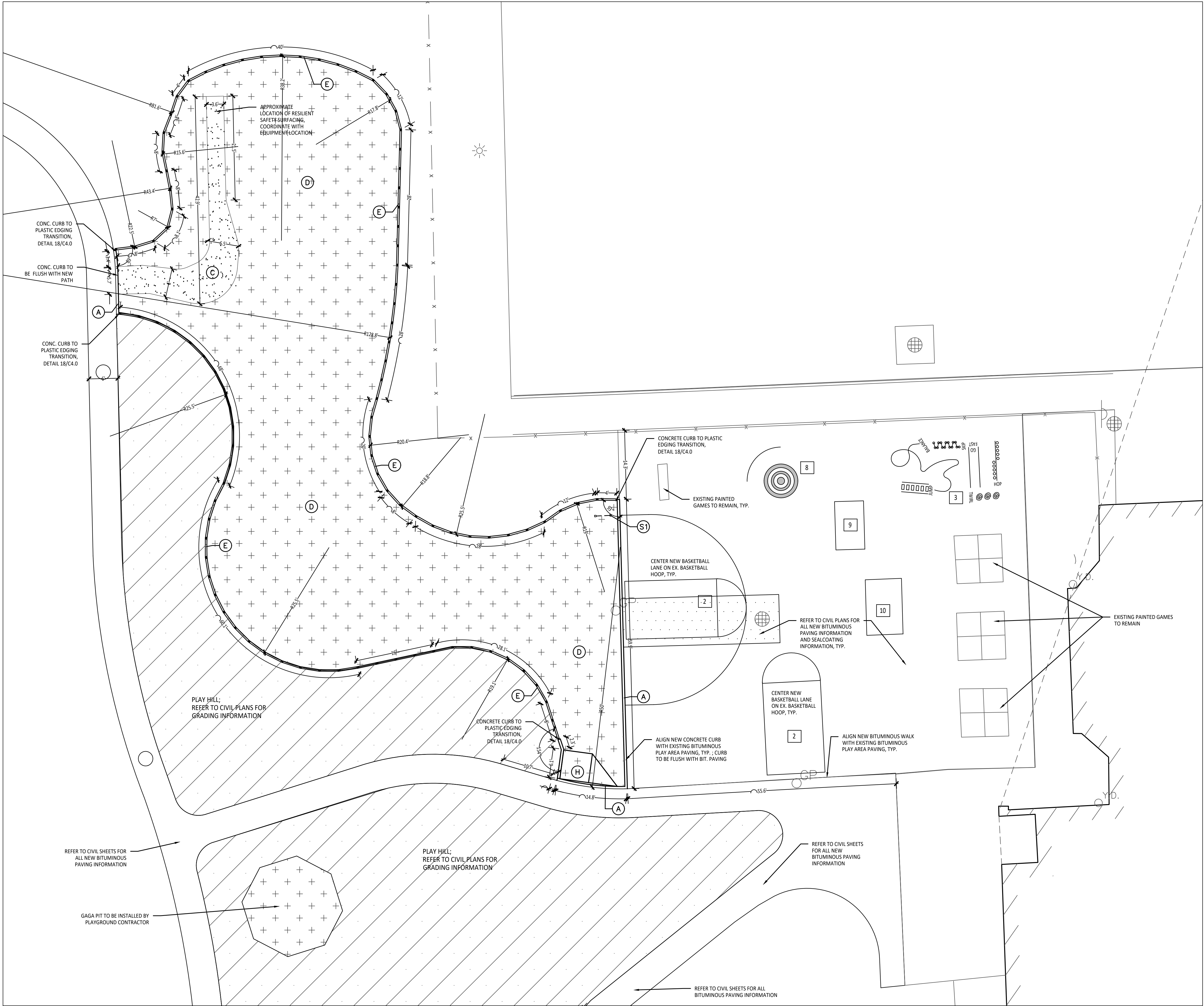
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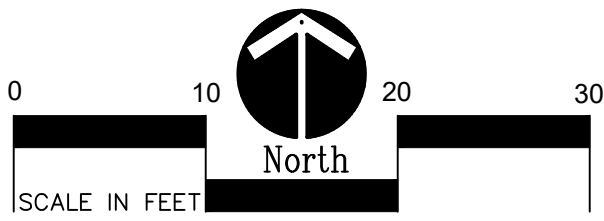
TS.1



C2.0



1 Playground Layout Enlargement Plan - Lower Elementary
Scale: 1" = 10'-0"



PAINTED GAMES SCHEDULE:

SYMBOL	DESCRIPTION	DETAIL
1	FOUR SQUARE	3/ C2.1
2	BASKETBALL LANE LAYOUT	2/ C2.0
3	SILLY TRACK	3/ C2.0
4	N/A	
5	N/A	
6	N/A	
7	BASKETBALL LANE W/ 3 POINT LINE	4/ C2.1
8	BULLSEYE GAME	
9	ROBOT HOPSCOTCH	
10	ALPHABET SNAKE	
11	SKELLY BOARD	

LAYOUT NOTES:

1. SURVEY OF EXISTING CONDITIONS PROVIDED BY PEA GROUP, 1849 POND RUN, AUBURN HILLS, MICHIGAN 48326, (248)689-9090.
2. PAVEMENT DIMENSIONS AND RADII ARE TO EDGE OF PAVEMENT OR BACK OF CURB. PLASTIC EDGING MEASURED TO/FROM CENTER OF PIN.
3. DISCREPANCIES BETWEEN SITE AND PLANS SHOULD BE REPORTED TO THE PROJECT MANAGER IMMEDIATELY.
4. VERIFY LOCATIONS OF ALL BELOW GRADE UTILITIES PRIOR TO BEGINNING WORK. 72 HOURS BEFORE YOU DIG CALL "MISS DIG" AT 1-800-482-7171.
5. PROVIDE BARRIER FREE PARKING SIGNS FOR ALL BARRIER FREE PARKING SPACES. ALL SIGNS TO COMPLY WITH THE MDOT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
6. SITE LAYOUT POINTS SHOULD BE ESTABLISHED AND PROTECTED FOR FUTURE SITE WORK.

BARRIER-FREE NOTES

BARRIER-FREE PARKING AND ACCESSIBLE ROUTE(S) MUST COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND MICHIGAN BARRIER-FREE CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- 1.50 (2%) MAXIMUM CROSS-SLOPE ON ACCESSIBLE ROUTE.
- NO CHANGES IN LEVEL GREATER THAN 1/2" ALONG ACCESSIBLE ROUTE.
- 1.20 (5%) MAXIMUM LONGITUDINAL SLOPE ON ACCESSIBLE ROUTE (EXCEPT WHERE RAMPS ARE PROVIDED).
- 1.50 (2%) MAXIMUM SLOPE (IN ANY DIRECTION) IN B.F. PARKING AND ACCESS AISLES.

NOTE: VERIFY LOCATION OF NEW PLAYGROUND EQUIPMENT PRIOR TO INSTALLATION OF ANY CONCRETE CURB. CONCRETE CURB TO BE INSTALLED OUTSIDE OF FALL SAFETY ZONE OF EACH PIECE OF EQUIPMENT PER ASTM 1487-05 AND MANUFACTURER'S WRITTEN RECOMMENDATIONS.

NOTE: PLAYGROUND EQUIPMENT AND SURFACING PURCHASE AND INSTALLATION IS UNDER SEPARATE CONTRACT AND IS NOT INCLUDED IN THIS BID PACKAGE. CONTRACTOR IS REQUIRED TO COORDINATE INSTALLATION OF PLAYGROUND EQUIPMENT AND SURFACING WITH PLAYGROUND INSTALLER PRIOR TO ANY EXCAVATION AND CONCRETE CURBING OR PAVING INSTALLATION.

PROPOSED FEATURES LEGEND:

SYMBOL	DESCRIPTION
	RESILIENT SURFACING (BY OTHERS)
	LOOSE FILL SAFETY SURFACING (BY OTHERS)
	N/A
	N/A
	N/A
	PLAY HILL, REFER TO CIVIL DRAWINGS
	PLASTIC PLAY EDGING, BY OTHERS REFER TO PLAYGROUND CONTRACTOR'S DRAWINGS AND SPECS
	STRAIGHT FACE CONCRETE CURB
	THICKENED EDGE CONCRETE
	INTEGRAL WALK AND CURB
	BARRIER-FREE PLAY AREA ENTRANCE RAMP
	CHAIN LINK FENCE, REFER TO CIVIL PLANS
	ENLARGEMENT LIMIT LINE

KEY	DESCRIPTION	DETAIL
A	STRAIGHT FACE CONCRETE CURB	6 / C4.0
B	THICKENED EDGE CONCRETE	11 / C4.0
C	RESILIENT SURFACING (BY OTHERS)	7 / C4.0
D	LOOSE FILL SAFETY SURFACING (BY OTHERS)	3 & 9 / C4.0
E	PLASTIC PLAY EDGING (BY OTHERS)	12, 13, & 18 / C4.0
F	SYNTHETIC TURF (BY OTHERS)	4, 5, & 8 / C4.0
G	CONCRETE WALK	2 / C4.0
H	PLAY AREA ENTRANCE RAMP	16 / C4.0
J	CONCRETE SAND BOX	15 / C4.0
K	BASKETBALL HOOP POLE (BY OTHERS)	17 / C4.0
L	N/A	
M	N/A	
N	N/A	
P	N/A	

SIGNS	DESCRIPTION	DETAIL
S1	COMMUNICATION BOARD; PURCHASED BY OWNER, INSTALLED BY SITE CONTRACTOR	SEE SPECS.

CONTRACTOR COORDINATION NOTES:

SITE CONTRACTOR AND PLAYGROUND CONTRACTOR ARE REQUIRED TO COORDINATE BOTH WITH EACH OTHER AND WITH CONSTRUCTION MANAGER. THE INSTALLATION PROCESS FOR THE PLAYGROUND SAFETY SURFACING SHOULD BE AS FOLLOWS:

- * SITE CONTRACTOR TO EXCAVATE AREA AS SHOWN ON CONSTRUCTION DOCUMENTS.
- * SITE CONTRACTOR TO INSTALL UNDERDRAINS AS SHOWN ON CONSTRUCTION DOCUMENTS. SITE CONTRACTOR TO USE LAYOUT SERVICES FROM CADD FILES FOR INSTALLATION TO ENSURE THAT THE UNDERDRAINS ARE INSTALLED IN THE CORRECT LOCATIONS.
- * THE PLAYGROUND CONTRACTOR WILL THEN INSTALL THE POSTS AND FOOTINGS FOR ALL EQUIPMENT.
- * THE SITE CONTRACTOR WILL THEN INSTALL THE DRAINAGE AGGREGATE, TAKING CARE TO NOT DAMAGE THE POSTS OR POWDERCOATING OF THE PLAY EQUIPMENT. THE SITE CONTRACTOR WILL ALSO INSTALL THE ADDITIONAL ENGINEERED FILL FOR THE RESILIENT SURFACING AREAS. THE SITE CONTRACTOR MUST COORDINATE THE DEPTHS WITH THE PLAYGROUND CONTRACTOR PRIOR TO INSTALLATION AS THE DEPTHS VARY BETWEEN PLAYGROUND CONTRACTORS.
- * THE PLAYGROUND CONTRACTOR WILL INSTALL THE GEOTEXTILE FABRIC, PLAYGROUND EQUIPMENT, AND SAFETY SURFACING.



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Landscape Architecture
Urban Planning
Parks & Recreation
Campus & Institutional Planning
Camp Planning & Design

PROJECT TITLE

**Leonard
Elementary School
Playground Remodel
Bld Package No.01B**

**Troy School District
Troy, Michigan**

DRAWING TITLE

**Playground Layout
Enlargement Plans**

ISSUE DATES

10-03-2024	CONSTRUCTION DOCUMENTS
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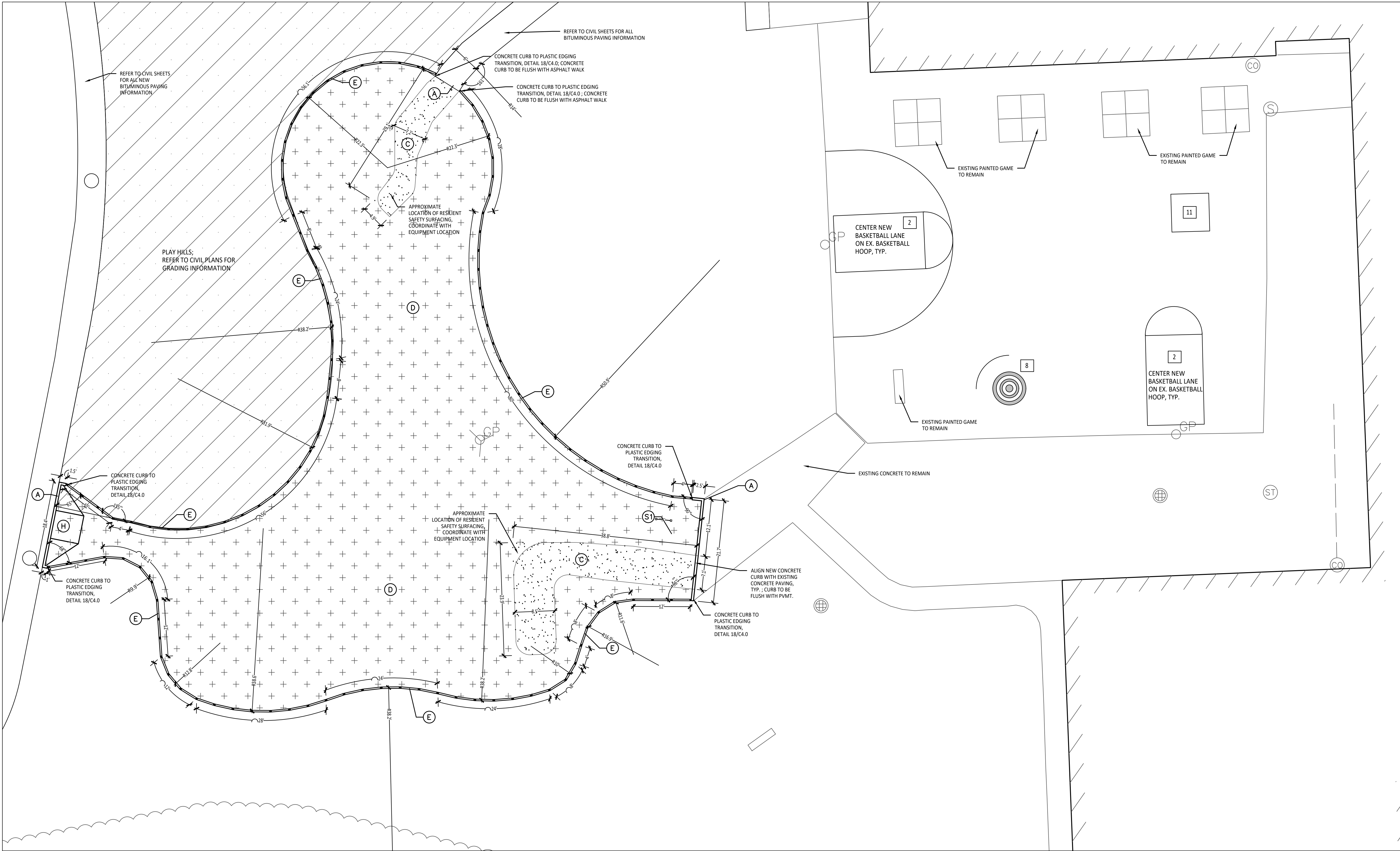
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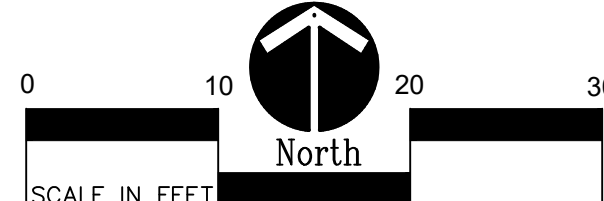
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C2.2



1 Playground Layout Enlargement Plan - Upper Elementary
Scale: 1" = 10'-0"



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PAINTED GAMES SCHEDULE:

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3	SILLY TRACK	3 / C2.0
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PROPOSED FEATURES LEGEND:

SYMBOL	DESCRIPTION	KEY	DESCRIPTION	DETAIL
	RESILIENT SURFACING (BY OTHERS)	(A)	STRAIGHT FACE CONCRETE CURB	6 / C4.0
	LOOSE FILL SAFETY SURFACING (BY OTHERS)	(B)	THICKENED EDGE CONCRETE	11 / C4.0
	N/A	(C)	RESILIENT SURFACING (BY OTHERS)	7 / C4.0
	N/A	(D)	LOOSE FILL SAFETY SURFACING (BY OTHERS)	3 & 9 / C4.0
	N/A	(E)	PLASTIC PLAY EDGING (BY OTHERS)	12, 13, & 18 / C4.0
	PLAY HILL, REFER TO CIVIL DRAWINGS	(F)	N/A	
	PLASTIC PLAY EDGING, BY OTHERS REFER TO PLAYGROUND CONTRACTOR'S DRAWINGS AND SPECS	(G)	CONCRETE WALK	2 / C4.0
	STRAIGHT FACE CONCRETE CURB	(H)	PLAY AREA ENTRANCE RAMP	16 / C4.0
	THICKENED EDGE CONCRETE	(J)	CONCRETE SAND BOX	15 / C4.0
	INTEGRAL WALK AND CURB	(K)	BASKETBALL HOOP POLE (BY OTHERS)	17 / C4.0
	BARRIER-FREE PLAY AREA ENTRANCE RAMP	(L)	N/A	
	CHAIN LINK FENCE, REFER TO CIVIL PLANS	(M)	N/A	
	ENLARGEMENT LIMIT LINE	(N)	N/A	
		(P)	N/A	
			SIGNS	
		(S)	COMMUNICATION BOARD; PURCHASED BY OWNER, INSTALLED BY SITE CONTRACTOR	SEE SPECS.



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Landscape Architecture
Urban Planning
Parks & Recreation
Campus & Institutional Planning
Camp Planning & Design

PROJECT TITLE

Leonard
Elementary School
Playground Remodel
Bld Package No.01B

Troy School District
Troy, Michigan

DRAWING TITLE

Playground Layout
Enlargement Plans

ISSUE DATES

10-03-2024	CONSTRUCTION DOCUMENTS
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DATE: ISSUED FOR:

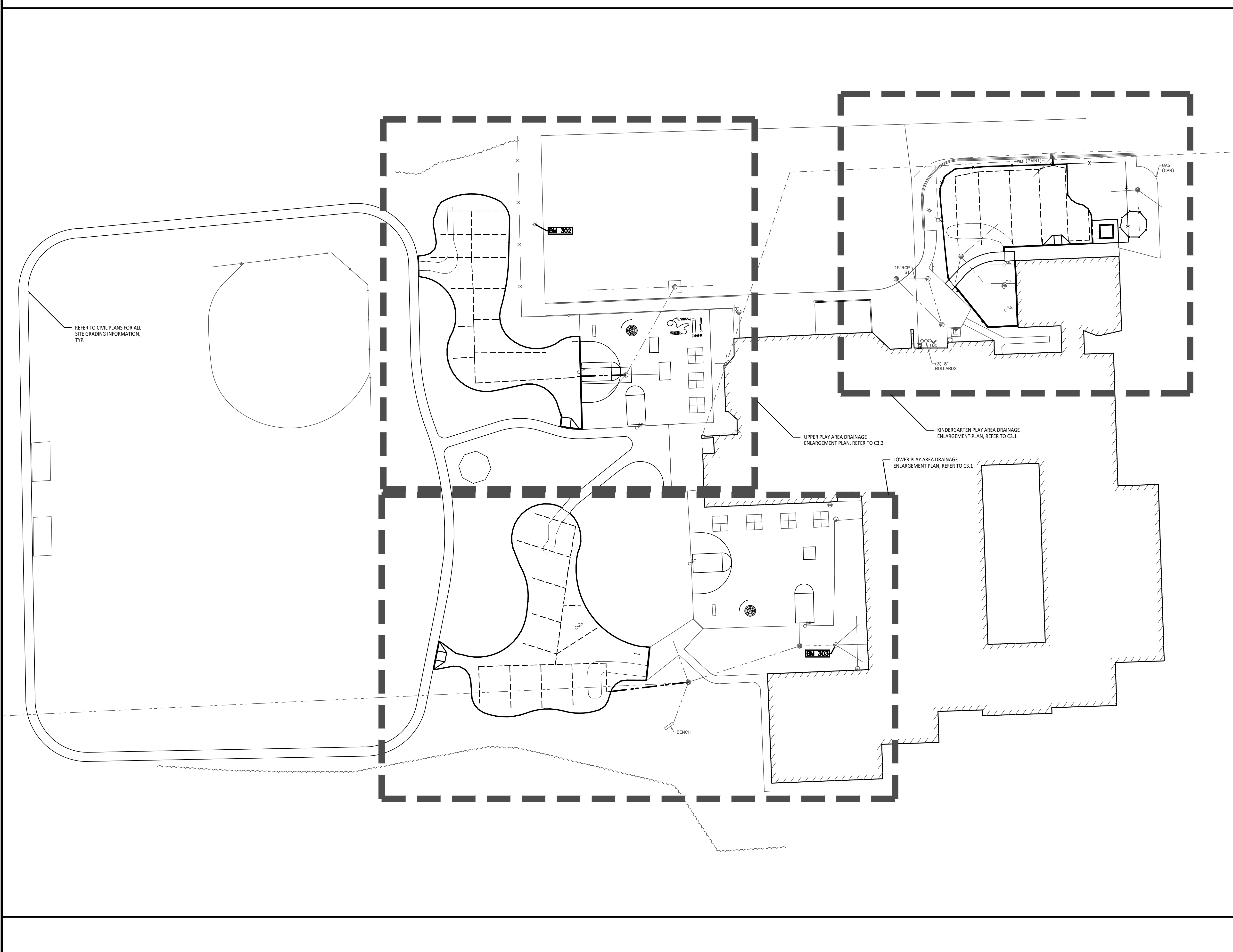
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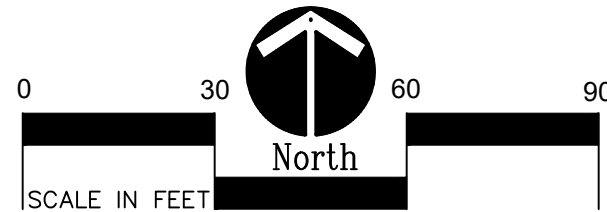
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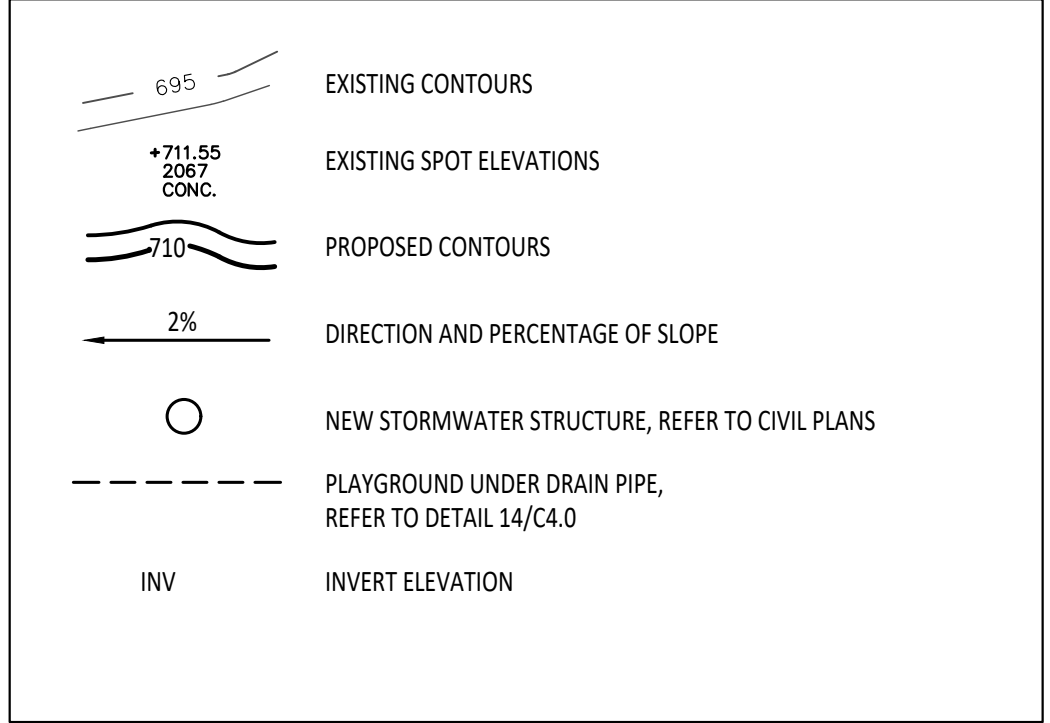
1 Overall Playground Grading Plan
1" = 30'-0"



GRADING NOTES:

1. SURVEY OF EXISTING CONDITIONS PROVIDED BY PEA GROUP, 1849 POND RUN, AUBURN HILLS, MICHIGAN, 48326, (248)689-9090.
2. VERIFY LOCATIONS OF ALL BELOW GRADE UTILITIES PRIOR TO BEGINNING WORK. 72 HOURS BEFORE YOU DIG CALL "MISS DIG" AT 1-800-482-7171.
3. ALL NEW PAVEMENTS AND TURF AREAS ARE INTENDED TO DRAIN FREELY WITH NO PONDING. IF THIS CANNOT BE ACHIEVED USING THE PROPOSED GRADES, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY FOR RESOLUTION.
4. ALL NEW PAVEMENT ELEVATIONS AT EXTERIOR DOORS SHALL MATCH EXISTING FINISH FLOOR ELEVATIONS, TYPICAL.
5. ADJUST TOP OF EXISTING MANHOLES, CATCH BASINS, VAULT COVERS, ETC. TO NEW FINISH GRADE AS REQUIRED.
6. SEE SITE CIVIL PLANS FOR ALL ADDITIONAL SITE UTILITY DEMOLITION AND CONSTRUCTION.
7. ALL TOPSOIL AND EXCESS FILL MATERIAL SHALL BE STOCKPILED ON SITE SEPARATELY FOR LATER RE-USE. LOCATE STOCKPILES IN AREAS AS DIRECTED BY CONSTRUCTION MANAGER AND PROTECT FROM EFFECTS OF EROSION.

PROPOSED FEATURES LEGEND:



BARRIER-FREE NOTES

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CONTRACTOR COORDINATION NOTES:

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 - * THE PLAYGROUND CONTRACTOR WILL INSTALL THE GEOTEXTILE FABRIC, PLAYGROUND EQUIPMENT, AND SAFETY SURFACING.

GENERAL EARTHWORK NOTE:

CUTS AND FILLS AT THIS SITE MAY OR MAY NOT BALANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE REQUIRED EARTHWORK VOLUMES BASED ON THE GRADING PLAN SHOWN. IF FILL IS REQUIRED, THE CONTRACTOR SHALL INCLUDE THE REQUIRED VOLUME OF IMPORTED CLASS II SAND IN THE BASE BID PROPOSAL. IF EXCESS SOILS NEED TO BE SOILED, THE CONTRACTOR SHALL INCLUDE HAULING AND SPOILING SOILS OFF SITE IN THE BASE BID PROPOSAL. NO CONTRACT COST ADJUSTMENTS WILL BE CONSIDERED FOR EARTHWORK REQUIRED TO BALANCE THE SITE.



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PROJECT TITLE

**Leonard
Elementary School
Playground Remodel
Bld Package No.01B**

**Troy School District
Troy, Michigan**

**DRAWING TITLE
Overall Playground
Drainage Plan**

ISSUE DATES

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10-03-2024 CONSTRUCTION DOCUMENTS

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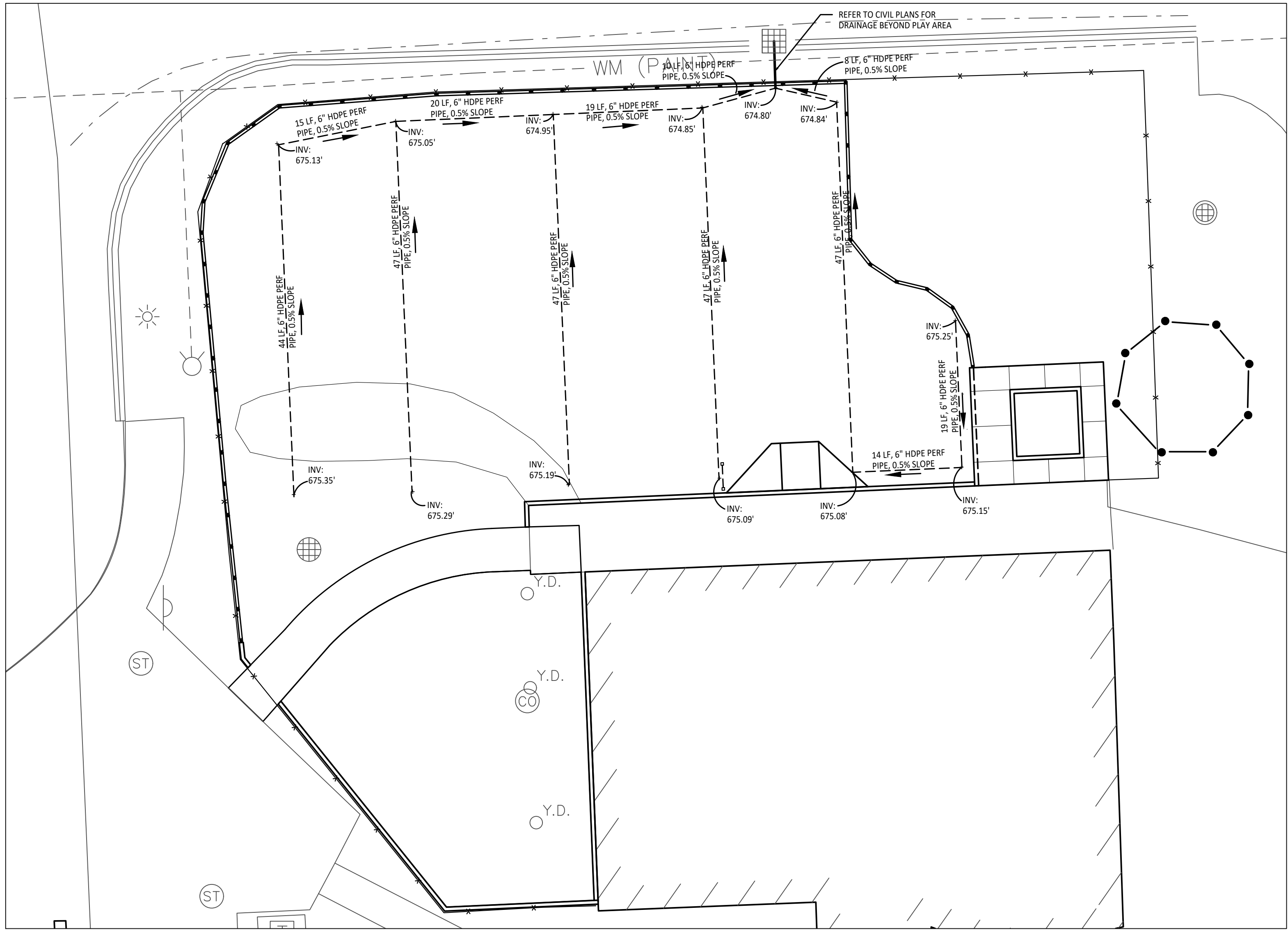
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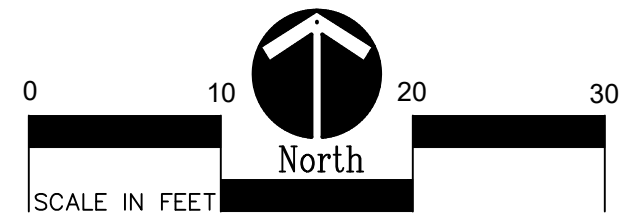
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DRAWING NO.

C3.0



1 Playground Drainage Enlargement Plan - Kindergarten Play Area
1" = 10'-0"



CONTRACTOR COORDINATION NOTES:

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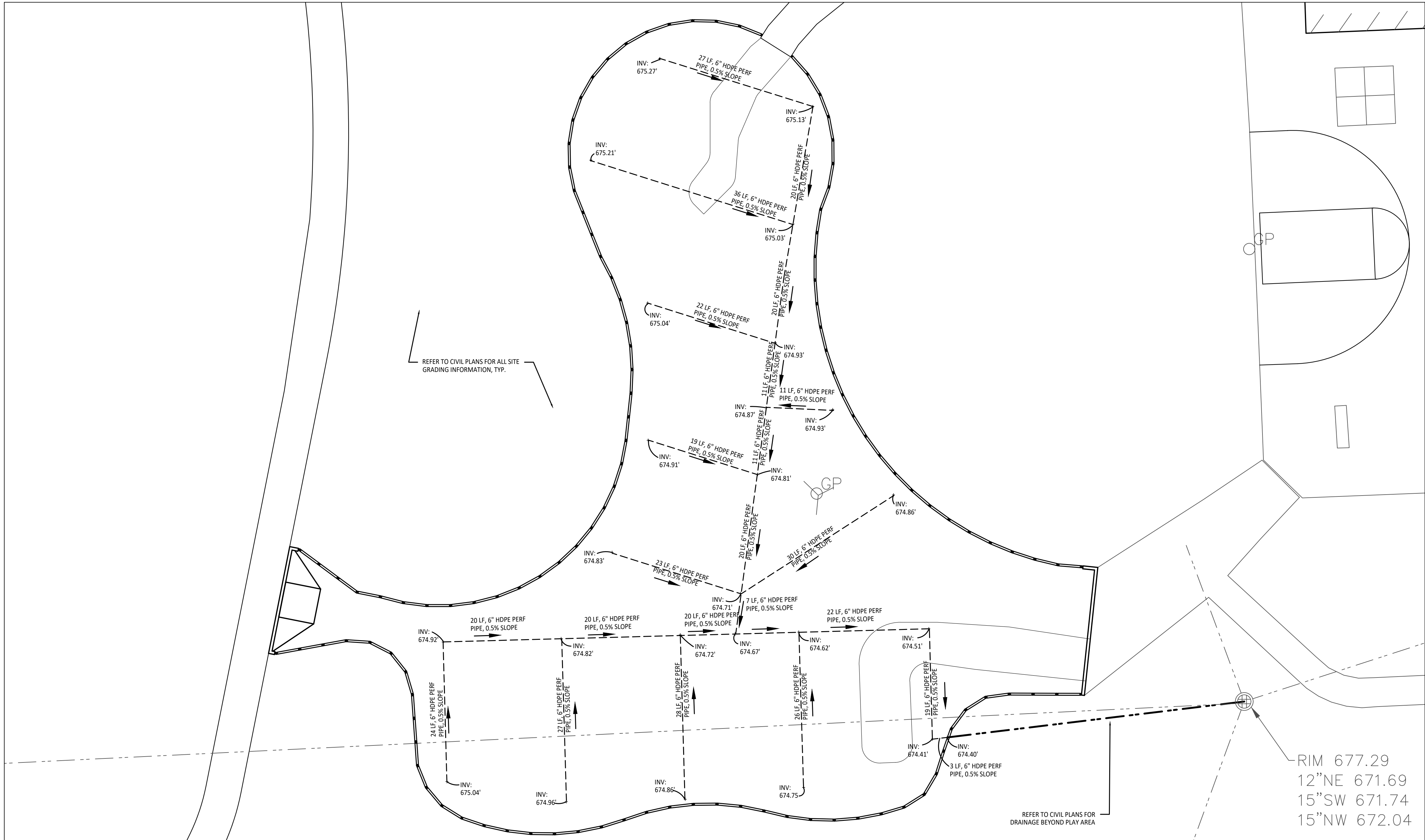
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- * THE PLAYGROUND CONTRACTOR WILL INSTALL THE GEOTEXTILE FABRIC, PLAYGROUND EQUIPMENT, AND SAFETY SURFACING.

IMPORTANT NOTE

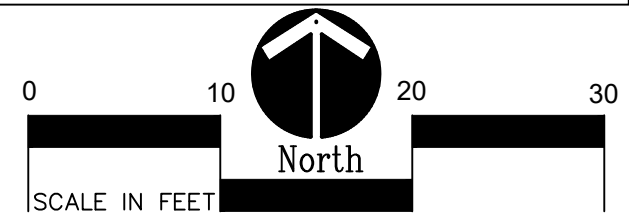
GENERAL EARTHWORK NOTE:

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IMPORTANT NOTE



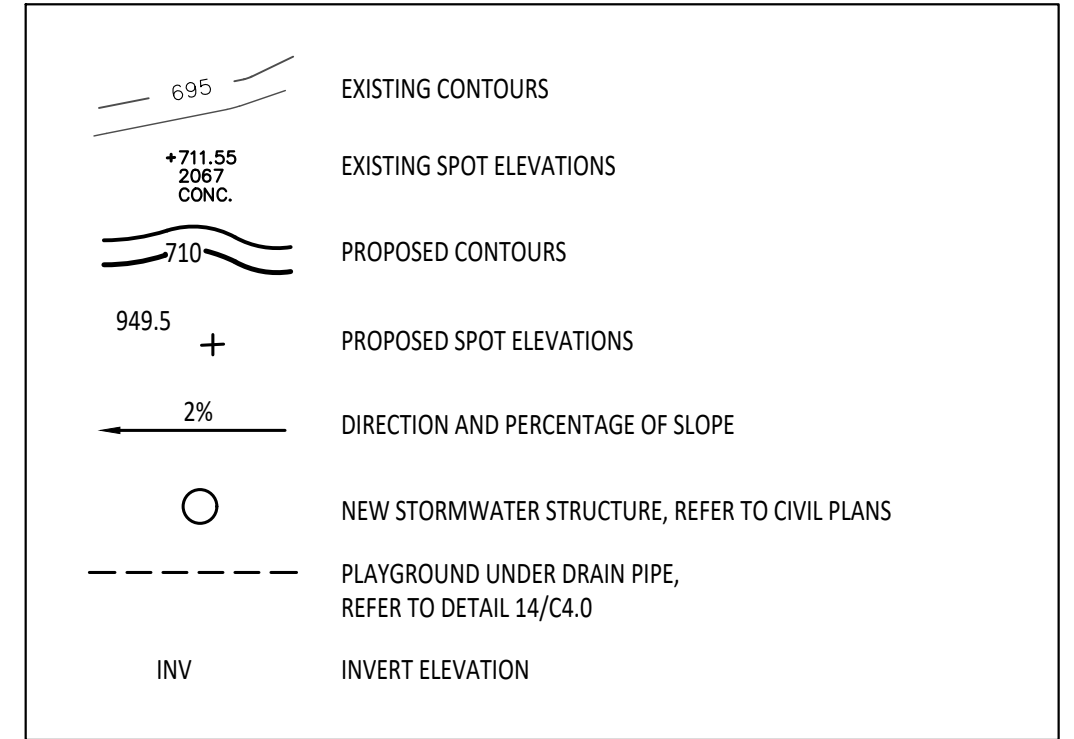
2 Playground Drainage Enlargement Plan - Lower Elementary Play Area
1" = 10'-0"



GRADING NOTES:

1. SURVEY OF EXISTING CONDITIONS PROVIDED BY PEA GROUP, 1849 POND RUN, AUBURN HILLS, MICHIGAN, 48326, (248)689-9090.
2. VERIFY LOCATIONS OF ALL BELOW GRADE UTILITIES PRIOR TO BEGINNING WORK. 72 HOURS BEFORE YOU DIG CALL "MISS DIG" AT 1-800-482-7171.
3. ALL NEW PAVEMENTS AND TURF AREAS ARE INTENDED TO DRAIN FREELY WITH NO PONDING. IF THIS CANNOT BE ACHIEVED USING THE PROPOSED GRADES, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY FOR RESOLUTION.
4. ALL NEW PAVEMENT ELEVATIONS AT EXTERIOR DOORS SHALL MATCH EXISTING FINISH FLOOR ELEVATIONS, TYPICAL.
5. ADJUST TOP OF EXISTING MANHOLES, CATCH BASINS, VAULT COVERS, ETC. TO NEW FINISH GRADE AS REQUIRED.
6. SEE SITE CIVIL PLANS FOR ALL ADDITIONAL SITE UTILITY DEMOLITION AND CONSTRUCTION.
7. ALL TOPSOIL AND EXCESS FILL MATERIAL SHALL BE STOCKPILED ON SITE SEPARATELY FOR LATER RE-USE. LOCATE STOCKPILES IN AREAS AS DIRECTED BY CONSTRUCTION MANAGER AND PROTECT FROM EFFECTS OF EROSION.

PROPOSED FEATURES LEGEND:



BARRIER-FREE NOTES

BARRIER-FREE PARKING AND ACCESSIBLE ROUTES MUST COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND MICHIGAN BARRIER-FREE CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- 1.50 (2%) MAXIMUM CROSS-SLOPE ON ACCESSIBLE ROUTE.
- NO CHANGES IN LEVEL GREATER THAN 1/2" ALONG ACCESSIBLE ROUTE.
- 1.20 (5%) MAXIMUM LONGITUDINAL SLOPE ON ACCESSIBLE ROUTE (EXCEPT WHERE RAMPS ARE PROVIDED).
- 1.50 (2%) MAXIMUM SLOPE (IN ANY DIRECTION) IN B.F. PARKING AND ACCESS AISLES.



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REGISTRATION SEAL

CONSULTANT



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Landscape Architecture
Urban Planning
Parks & Recreation
Campus & Institutional Planning
Camp Planning & Design

PROJECT TITLE

**Leonard
Elementary School
Playground Remodel
Bld Package No.01B**

**Troy School District
Troy, Michigan**

DRAWING TITLE

**Playground Drainage
Enlargements Plan**

ISSUE DATES

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10-03-2024 CONSTRUCTION DOCUMENTS

DATE ISSUED FOR:

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PROJECT NO.

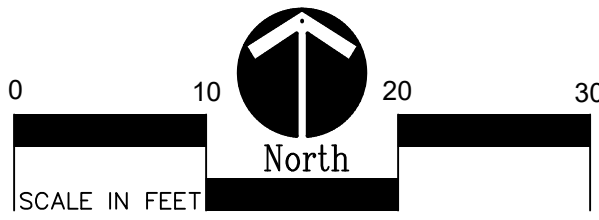
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DRAWING NO.

C3.1



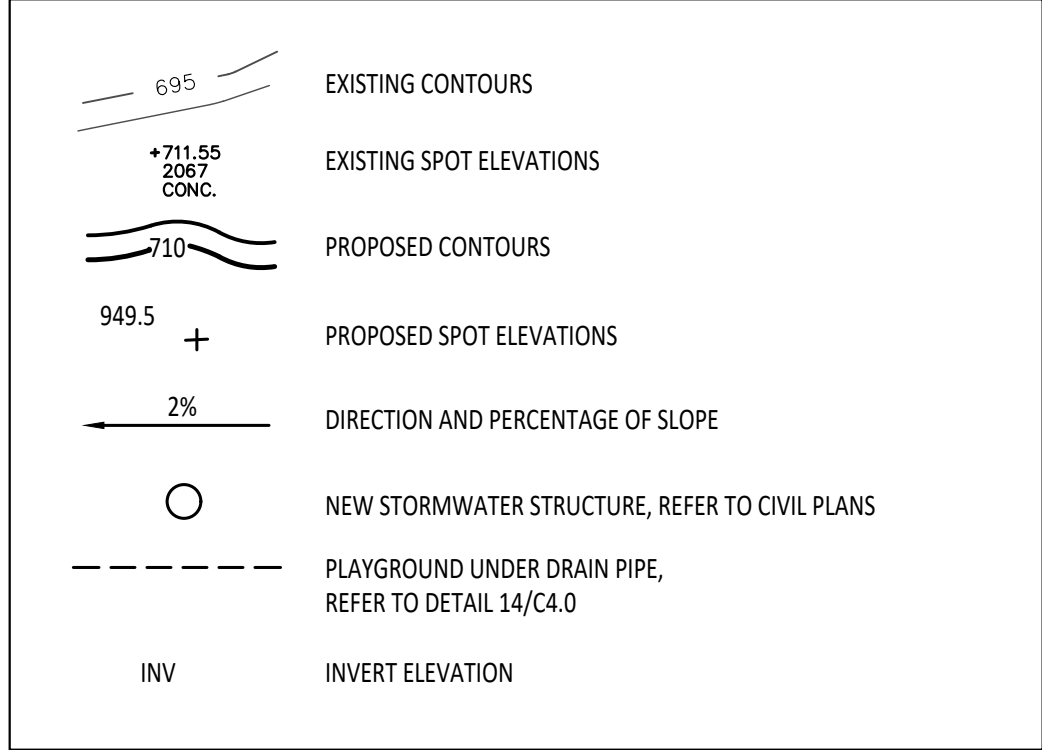
1 Playground Drainage Enlargement Plan - Upper Elementary Play Area
1" = 10'-0"



GRADING NOTES:

1. SURVEY OF EXISTING CONDITIONS PROVIDED BY PEA GROUP, 1849 POND RUN, AUBURN HILLS, MICHIGAN, 48326, (248)689-9090.
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- NO CHANGES IN LEVEL GREATER THAN 1/2" ALONG ACCESSIBLE ROUTE.
- 1:20 (5%) MAXIMUM LONGITUDINAL SLOPE ON ACCESSIBLE ROUTE (EXCEPT WHERE RAMPS ARE PROVIDED).
- 1:50 (2%) MAXIMUM SLOPE (IN ANY DIRECTION) IN B.F. PARKING AND ACCESS AISLES.

CONTRACTOR COORDINATION NOTES:

SITE CONTRACTOR AND PLAYGROUND CONTRACTOR ARE REQUIRED TO COORDINATE BOTH WITH EACH OTHER AND WITH CONSTRUCTION MANAGER. THE INSTALLATION PROCESS FOR THE PLAYGROUND SAFETY SURFACING SHOULD BE AS FOLLOWS:

- * SITE CONTRACTOR TO EXCAVATE AREA AS SHOWN ON CONSTRUCTION DOCUMENTS.
- * SITE CONTRACTOR TO INSTALL UNDERDRAINS AS SHOWN ON CONSTRUCTION DOCUMENTS. SITE CONTRACTOR TO USE LAYOUT SERVICES FROM CADD FILES FOR INSTALLATION TO ENSURE THAT THE UNDERDRAINS ARE INSTALLED IN THE CORRECT LOCATIONS.
- * THE PLAYGROUND CONTRACTOR WILL THEN INSTALL THE POSTS AND FOOTINGS FOR ALL EQUIPMENT.
- * THE SITE CONTRACTOR WILL THEN INSTALL THE DRAINAGE AGGREGATE, TAKING CARE TO NOT DAMAGE THE POSTS OR PONDING/CORRECTING OF THE PLAY EQUIPMENT. THE SITE CONTRACTOR WILL ALSO INSTALL THE ADDITIONAL ENGINEERED FILL FOR THE RESILIENT SURFACING AREAS. THE SITE CONTRACTOR MUST COORDINATE THE DEPTHS WITH THE PLAYGROUND CONTRACTOR PRIOR TO INSTALLATION AS THE DEPTHS VARY BETWEEN PLAYGROUND CONTRACTORS.
- * THE PLAYGROUND CONTRACTOR WILL INSTALL THE GEOTEXTILE FABRIC, PLAYGROUND EQUIPMENT, AND SAFETY SURFACING.

IMPORTANT NOTE

GENERAL EARTHWORK NOTE:

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IMPORTANT NOTE



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PROJECT TITLE

**Leonard
Elementary School
Playground Remodel
Bld Package No.01B**

**Troy School District
Troy, Michigan**

DRAWING TITLE

**Playground Drainage
Enlargements Plan**

ISSUE DATES

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10-03-2024 CONSTRUCTION DOCUMENTS

DATE: **ISSUED FOR:**

DRAWN: DID

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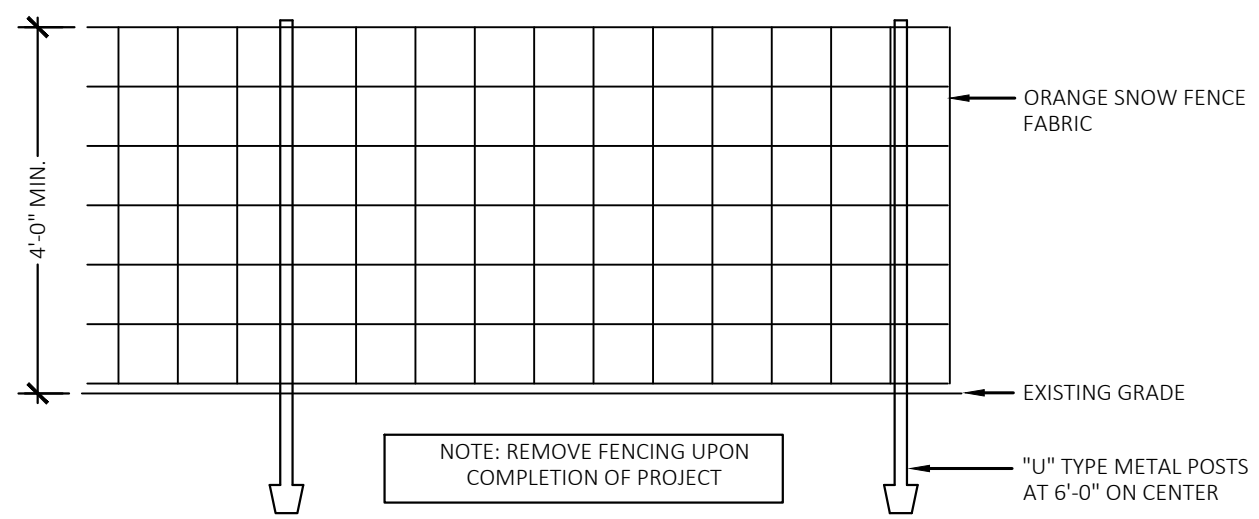
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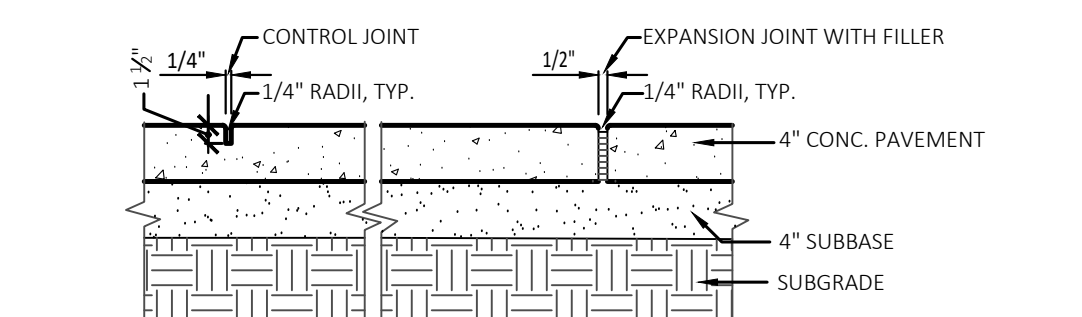
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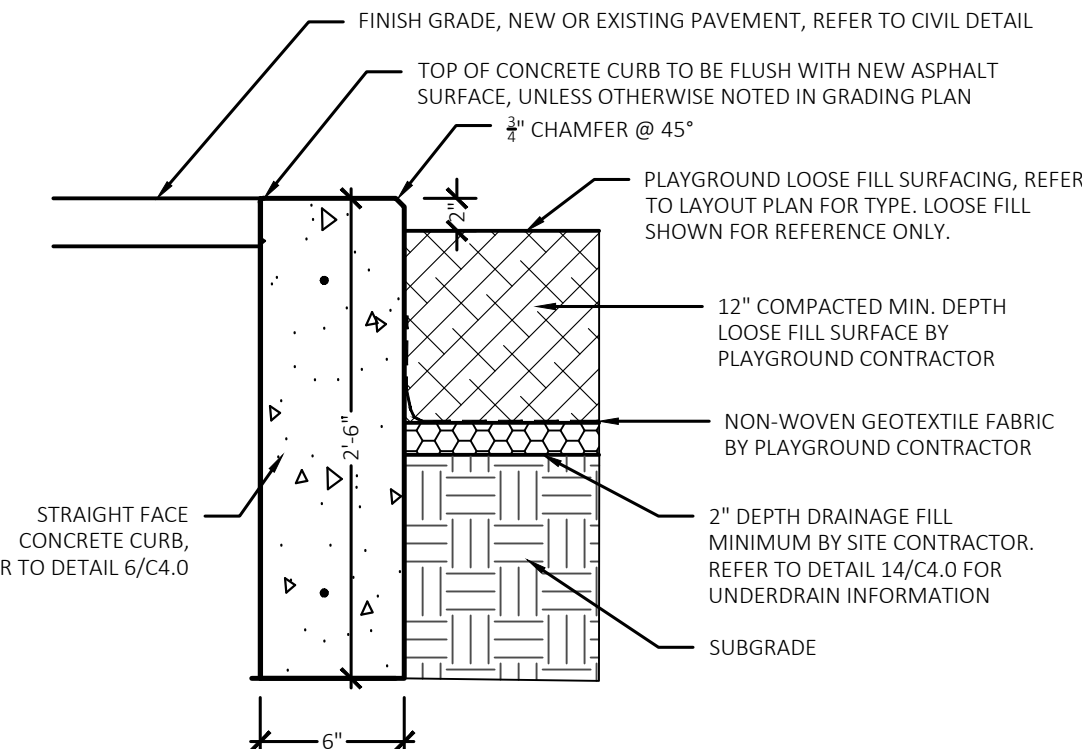
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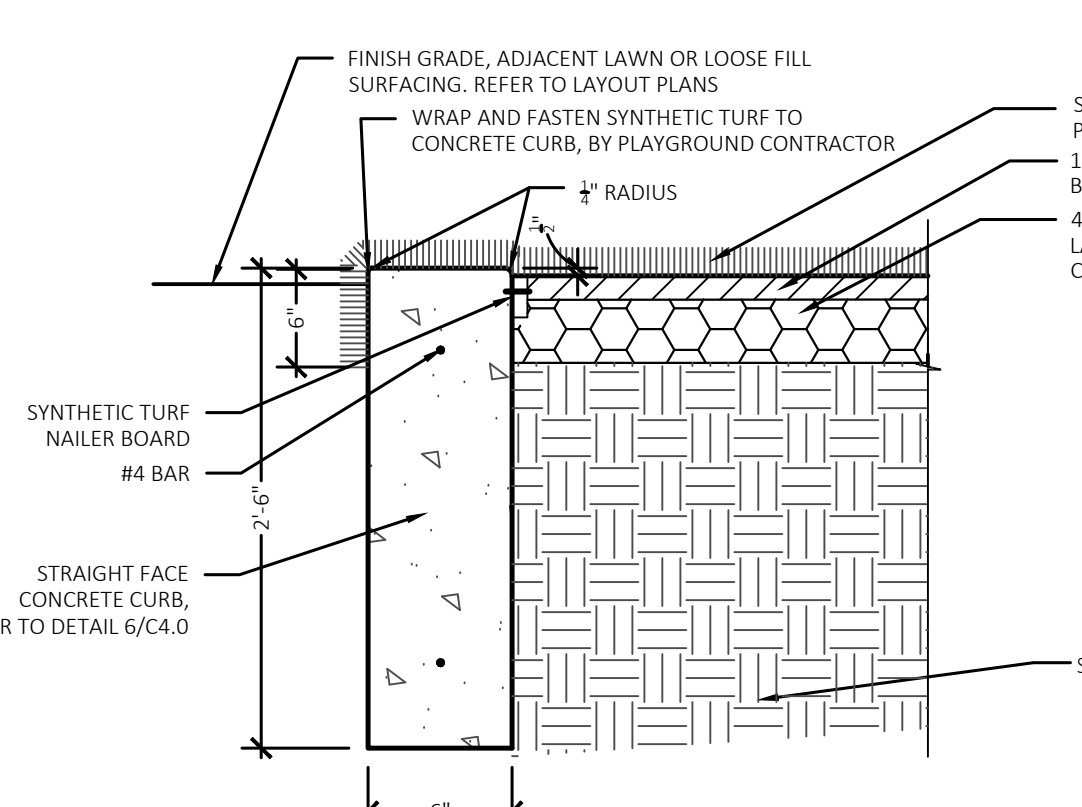
1 Tree Protection Fencing Detail
NOT TO SCALE



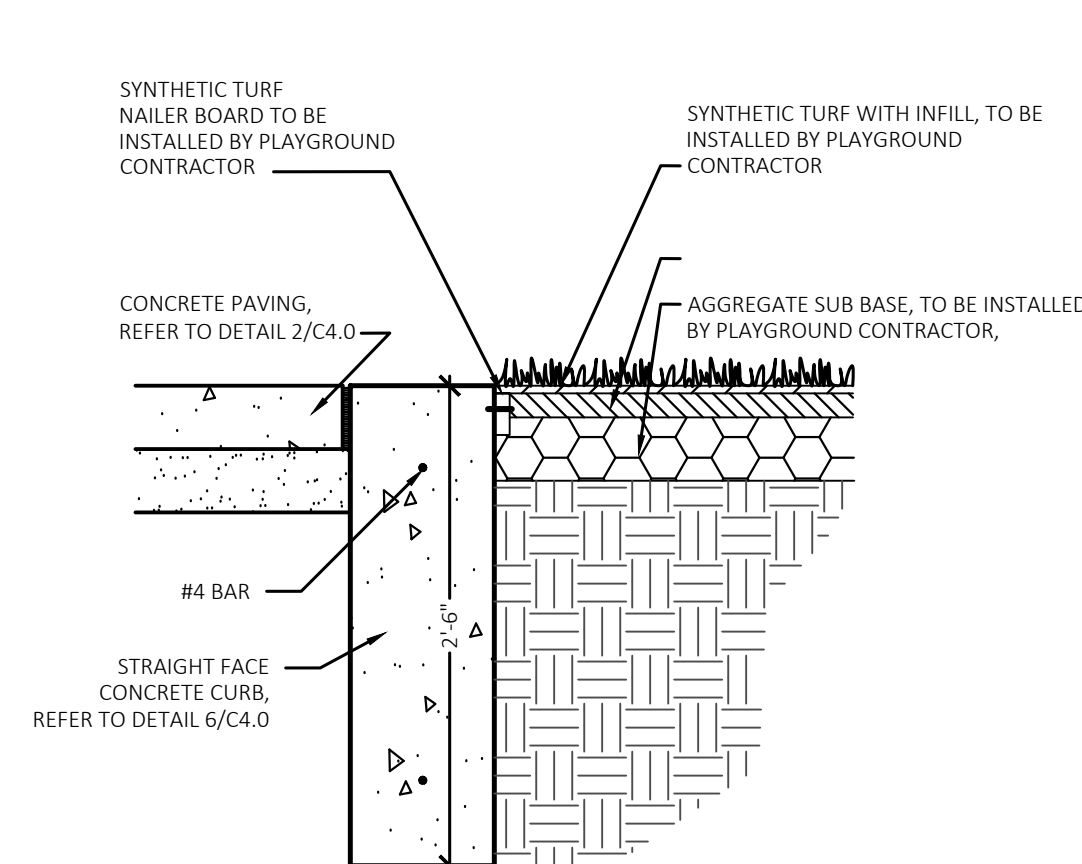
2 Section-Conc. Paving + Jointing
NOT TO SCALE



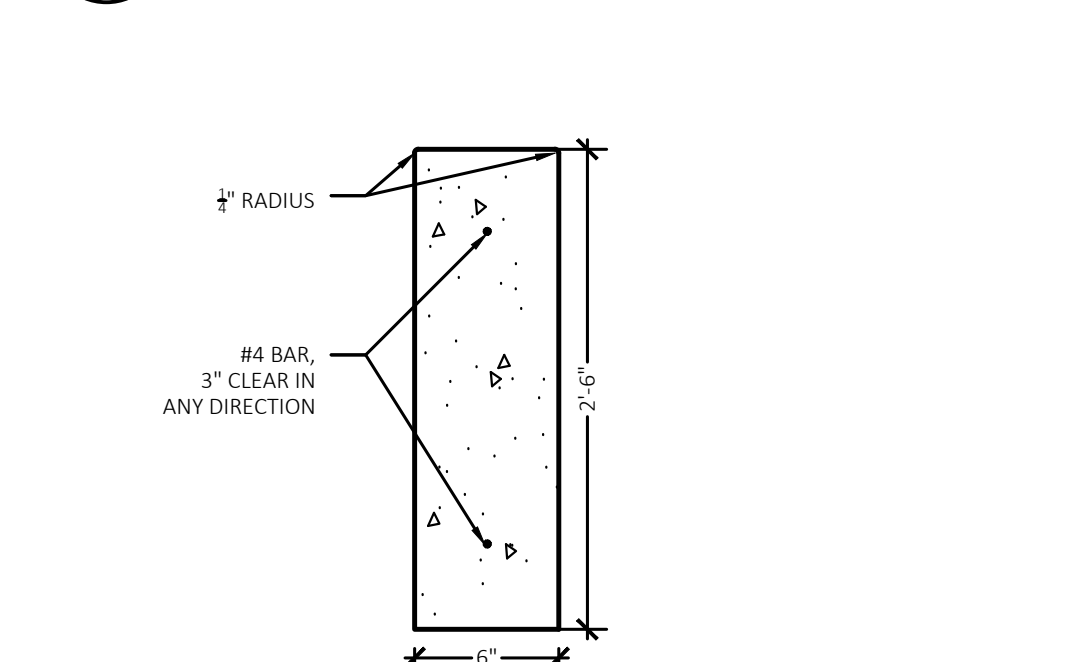
3 New Concrete Curb to Paving Loose Fill Play Surfacing Detail
Not to Scale



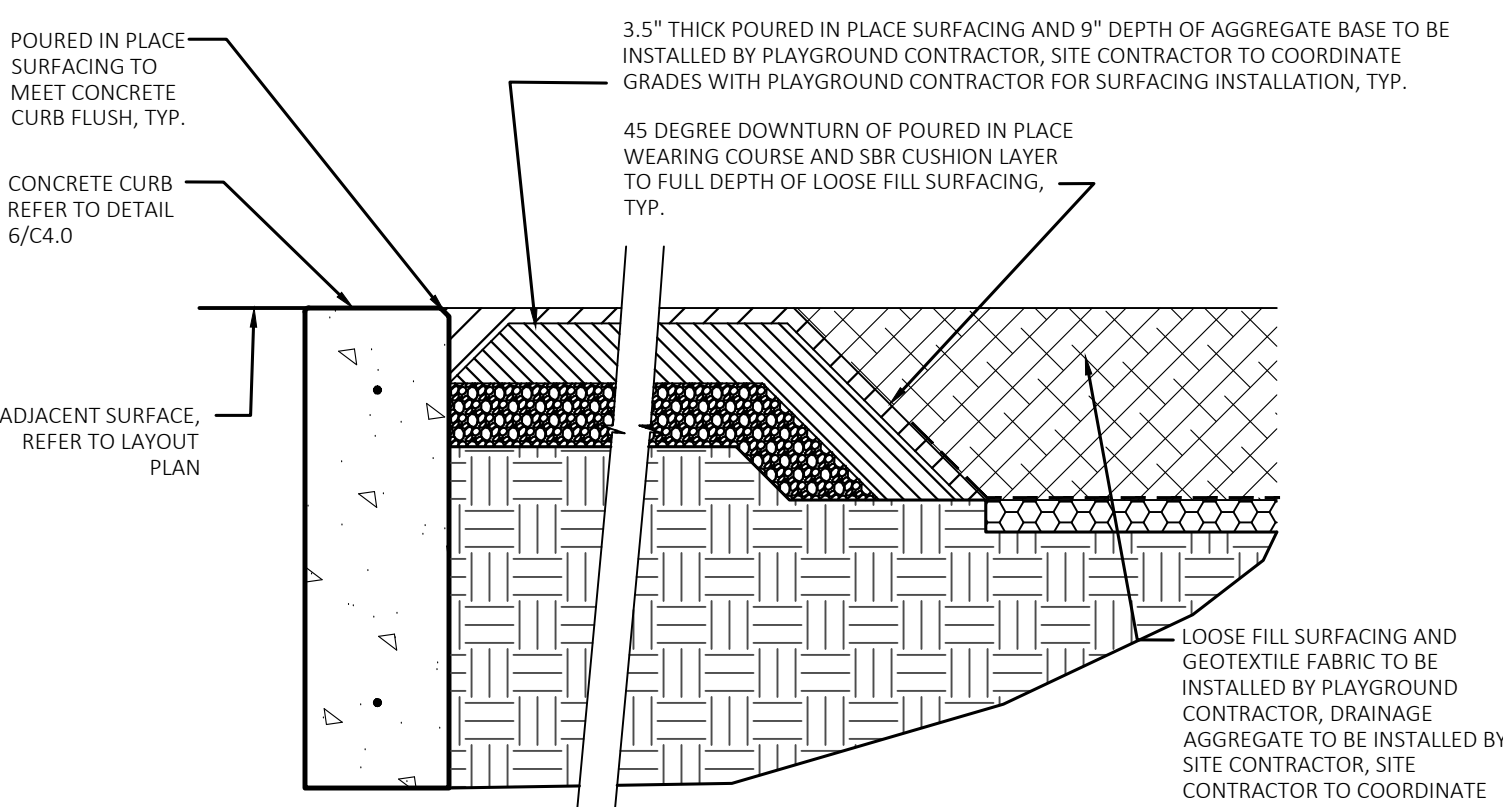
4 Synthetic Turf Wrap Over Concrete Curb Detail
Not to Scale



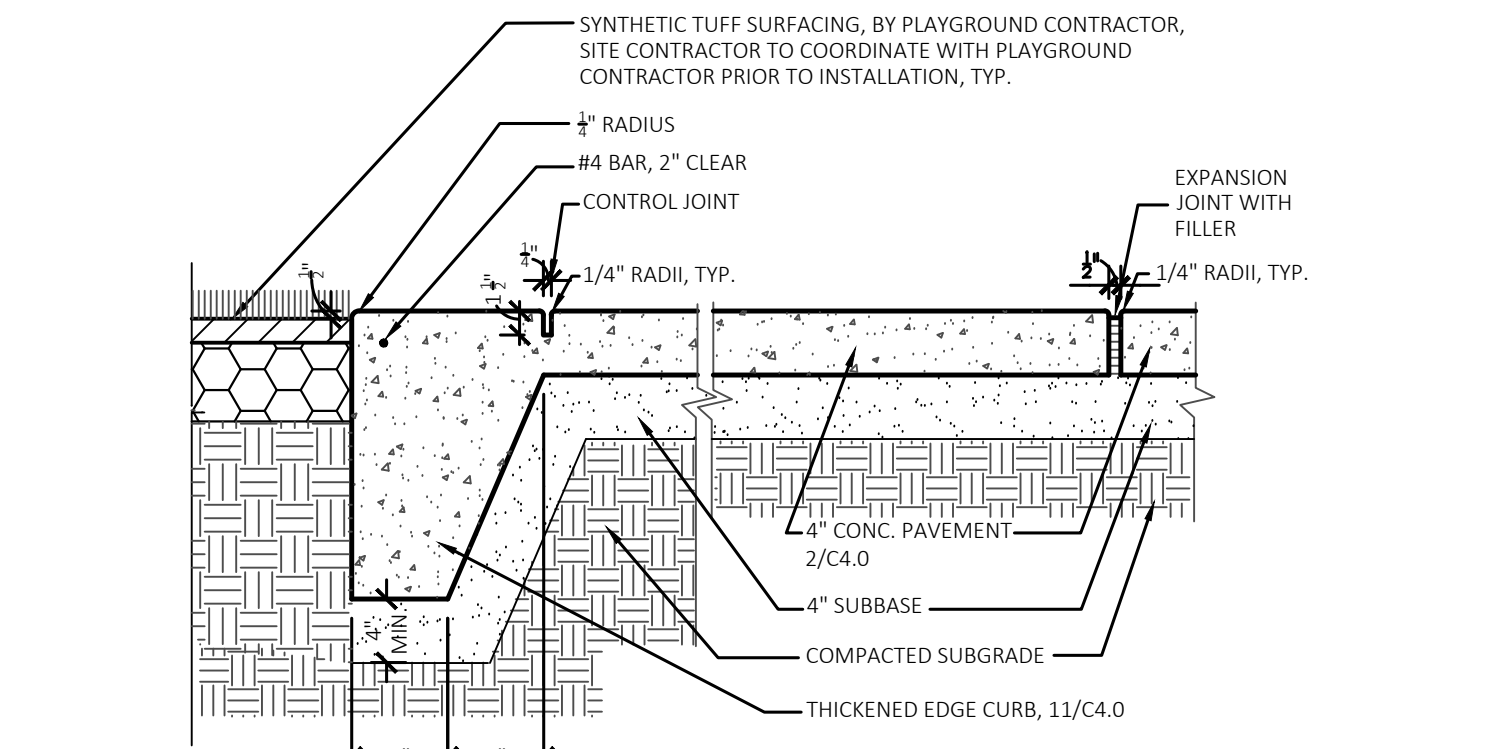
5 Synthetic Turf Transition to Concrete Curb Detail
NOT TO SCALE



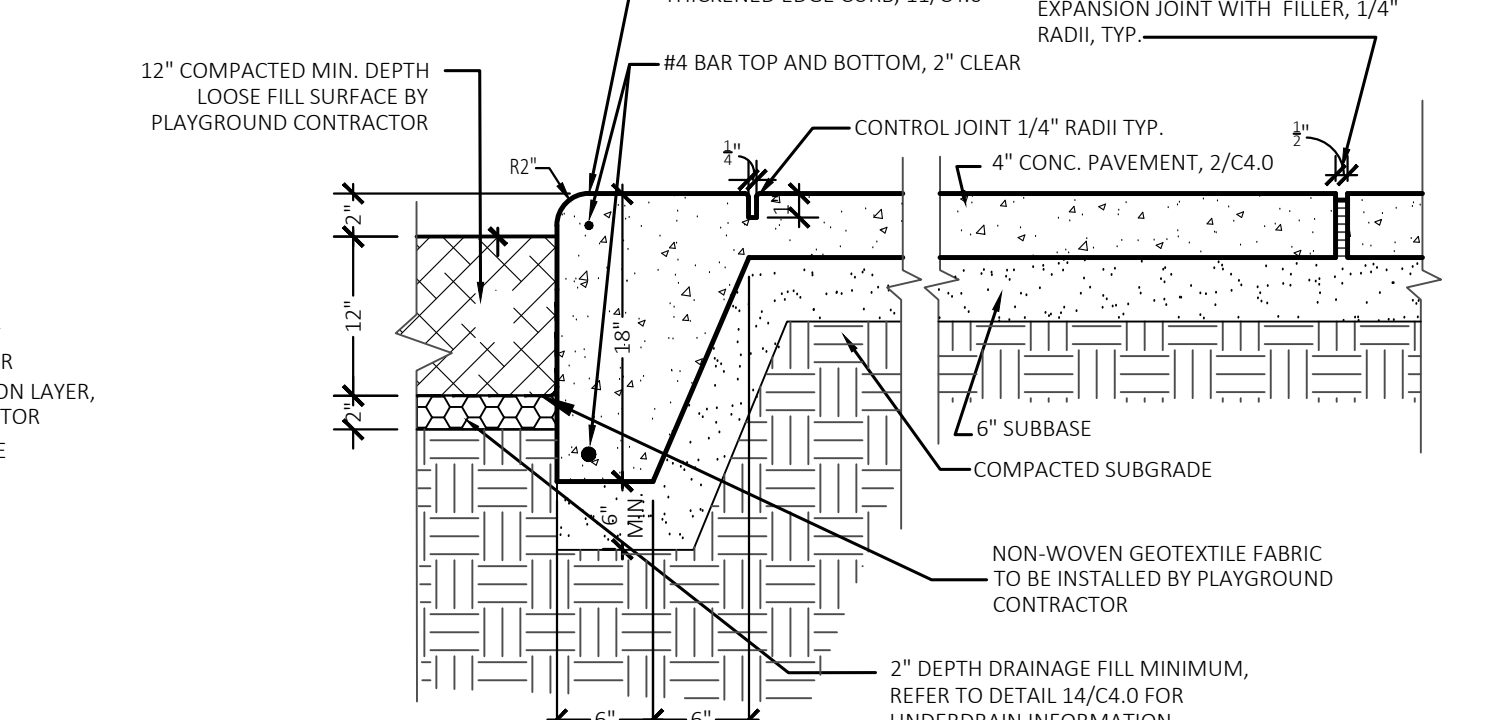
6 Straight Face Concrete Curb Detail
NOT TO SCALE



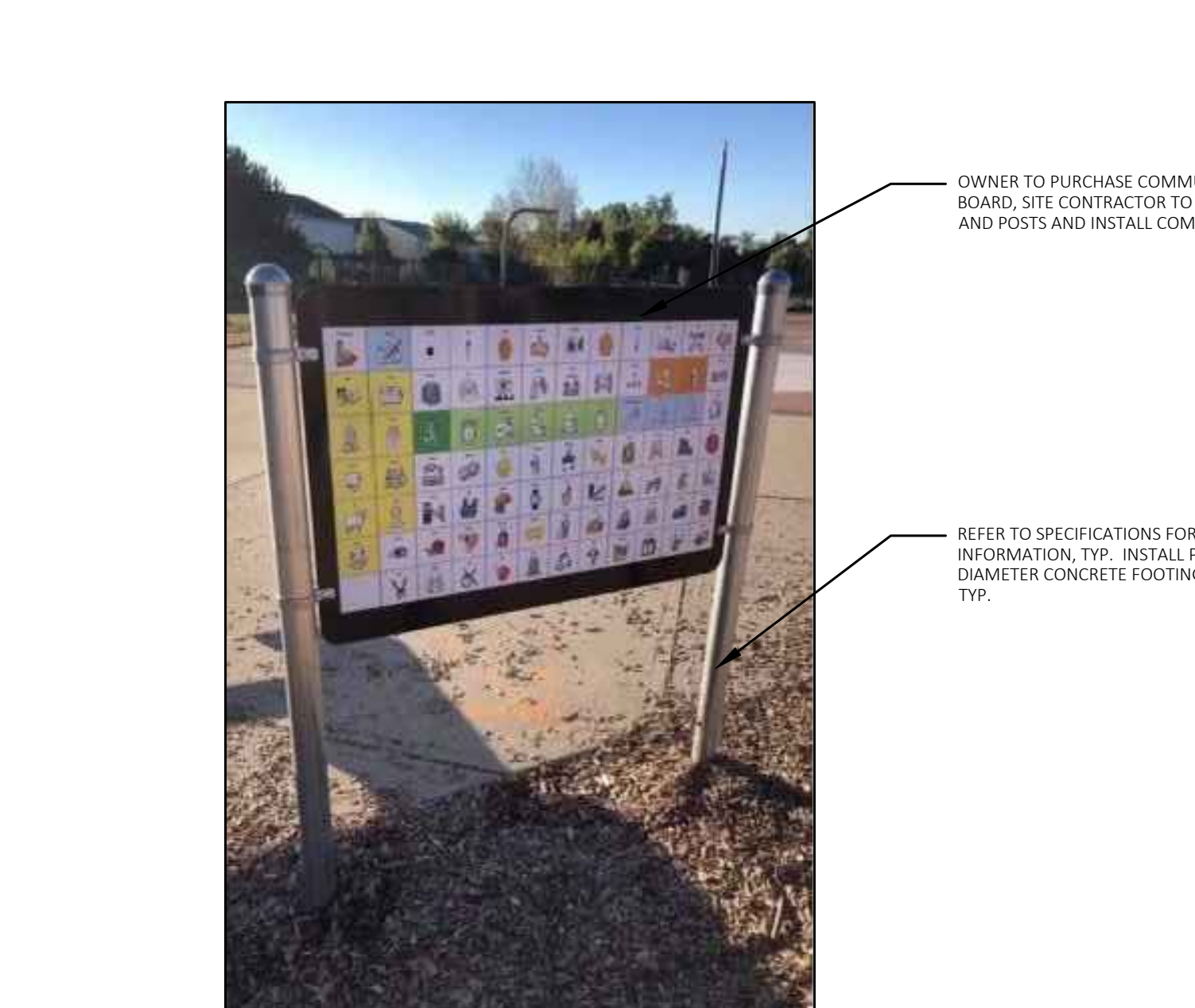
7 Poured in Place Surfacing Transition to Loose Fill Surfacing and Concrete Curb Detail
NOT TO SCALE



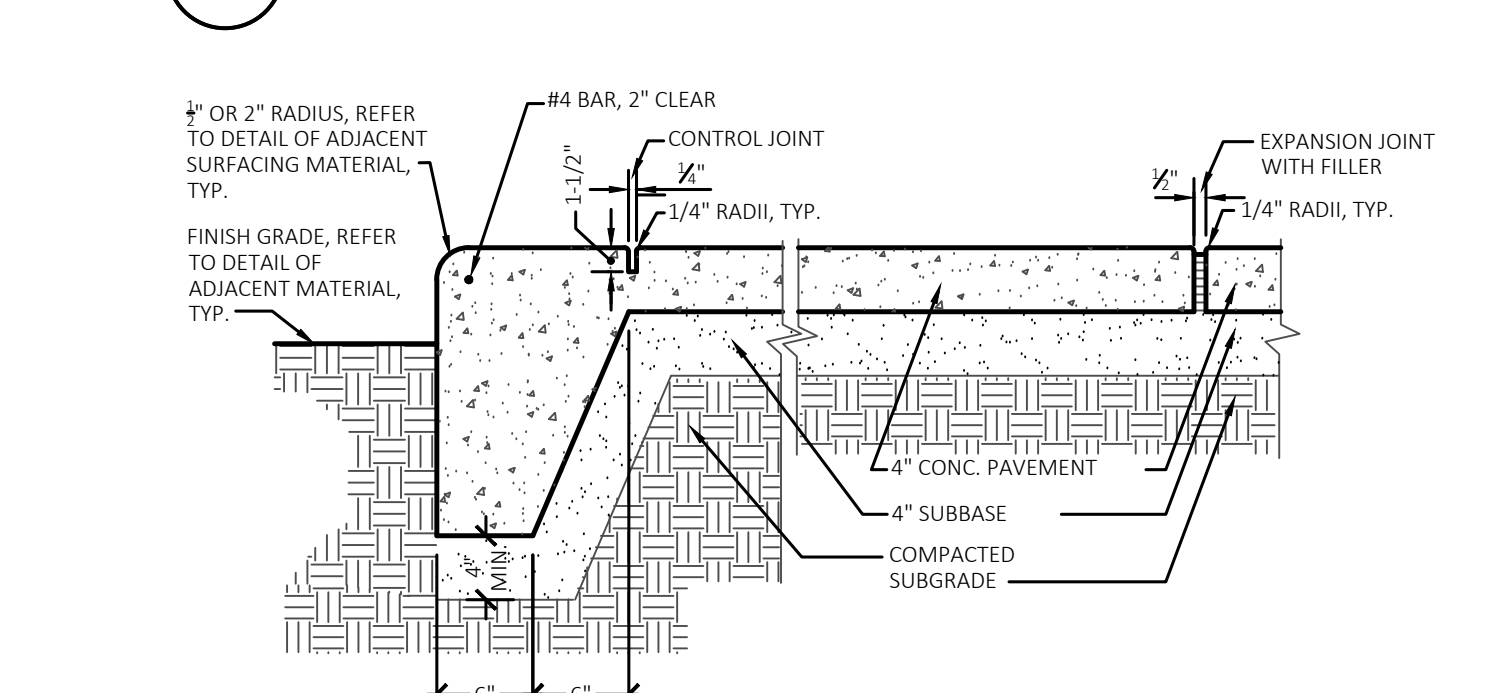
8 Synthetic Turf Transition to Thickened Edge Concrete
Not To Scale



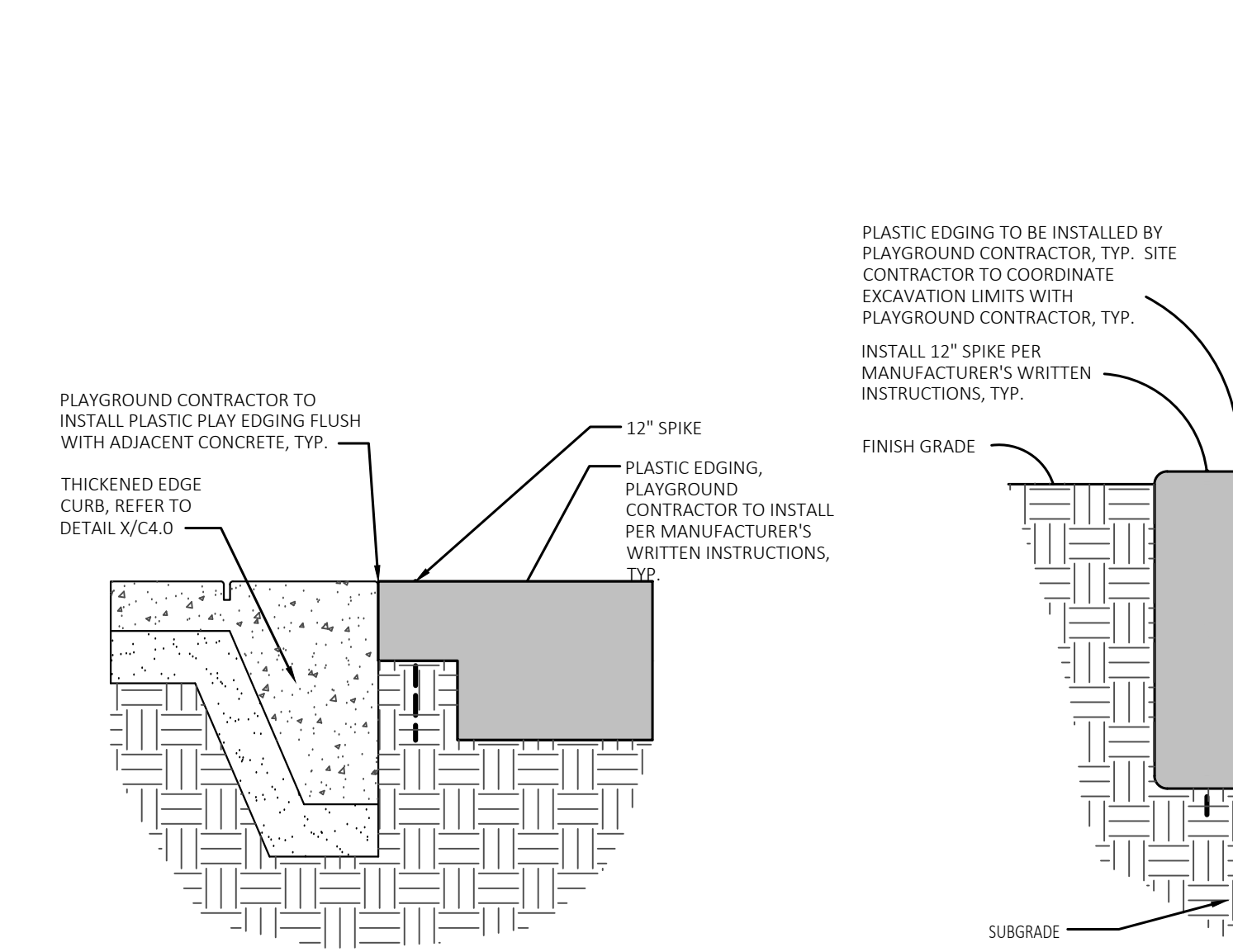
9 Loose Fill Surfacing to Thickened Edge Concrete Detail
NOT TO SCALE



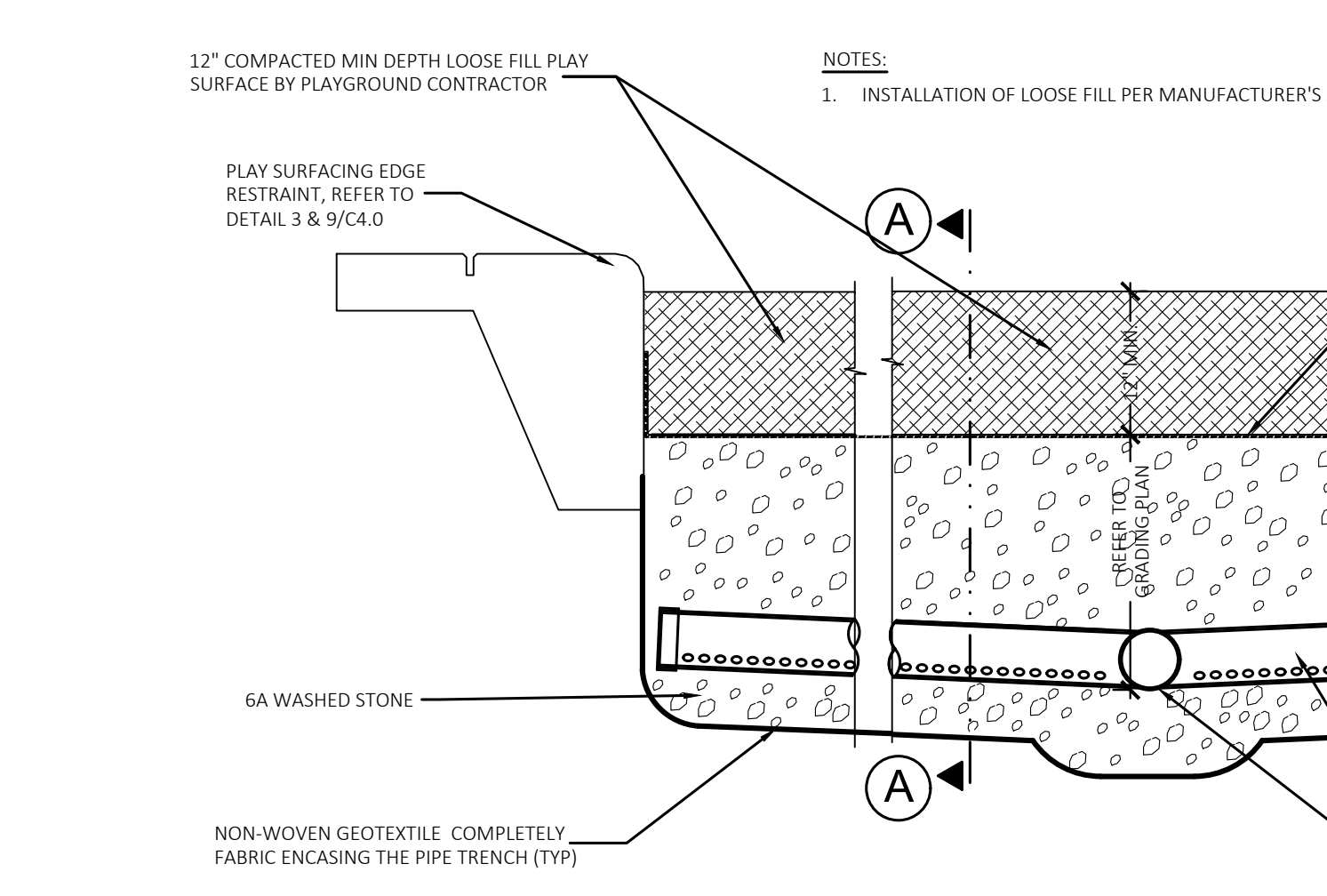
10 Communication Board Detail
Not To Scale



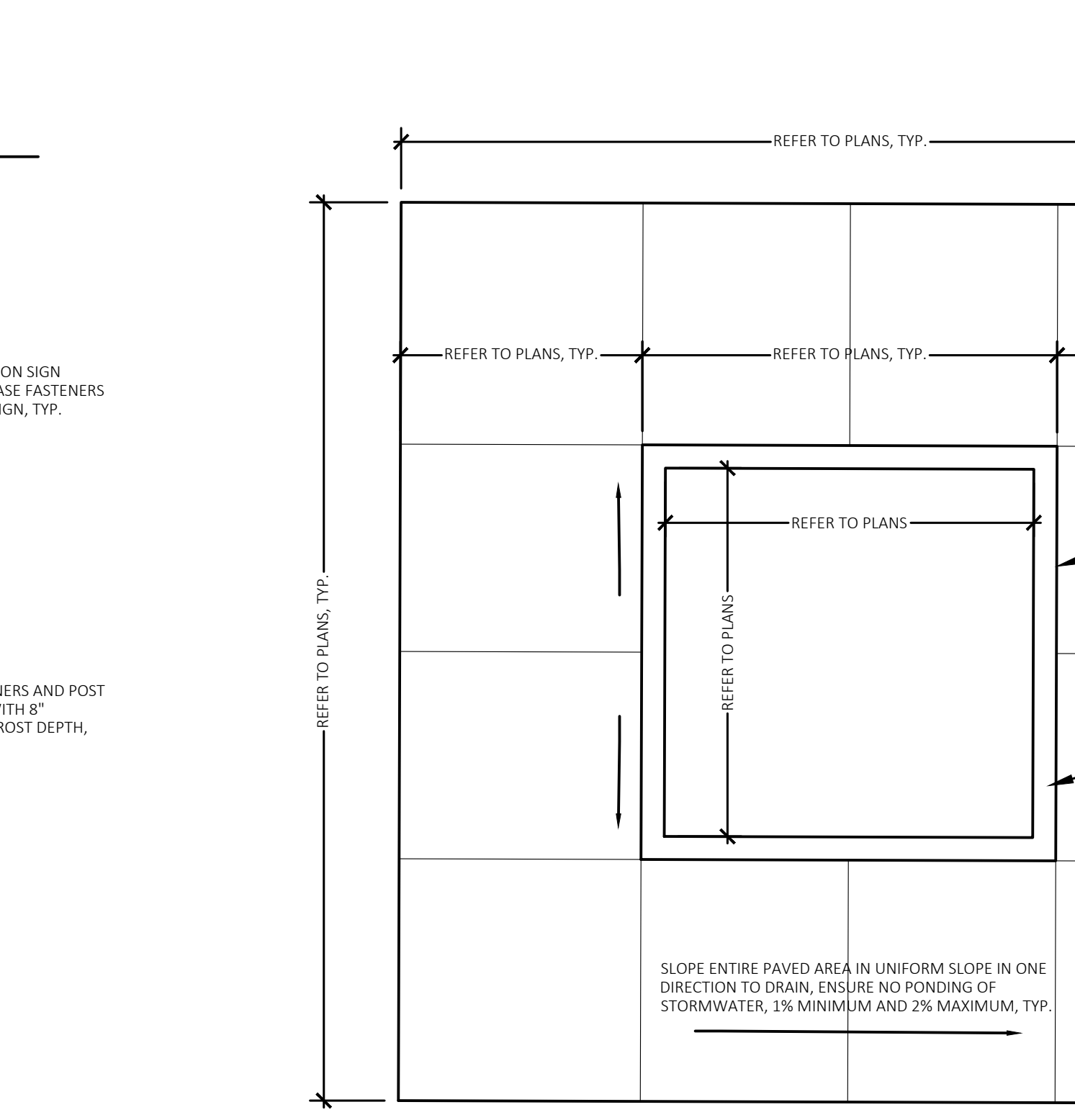
11 Thickened Edge Curb Detail
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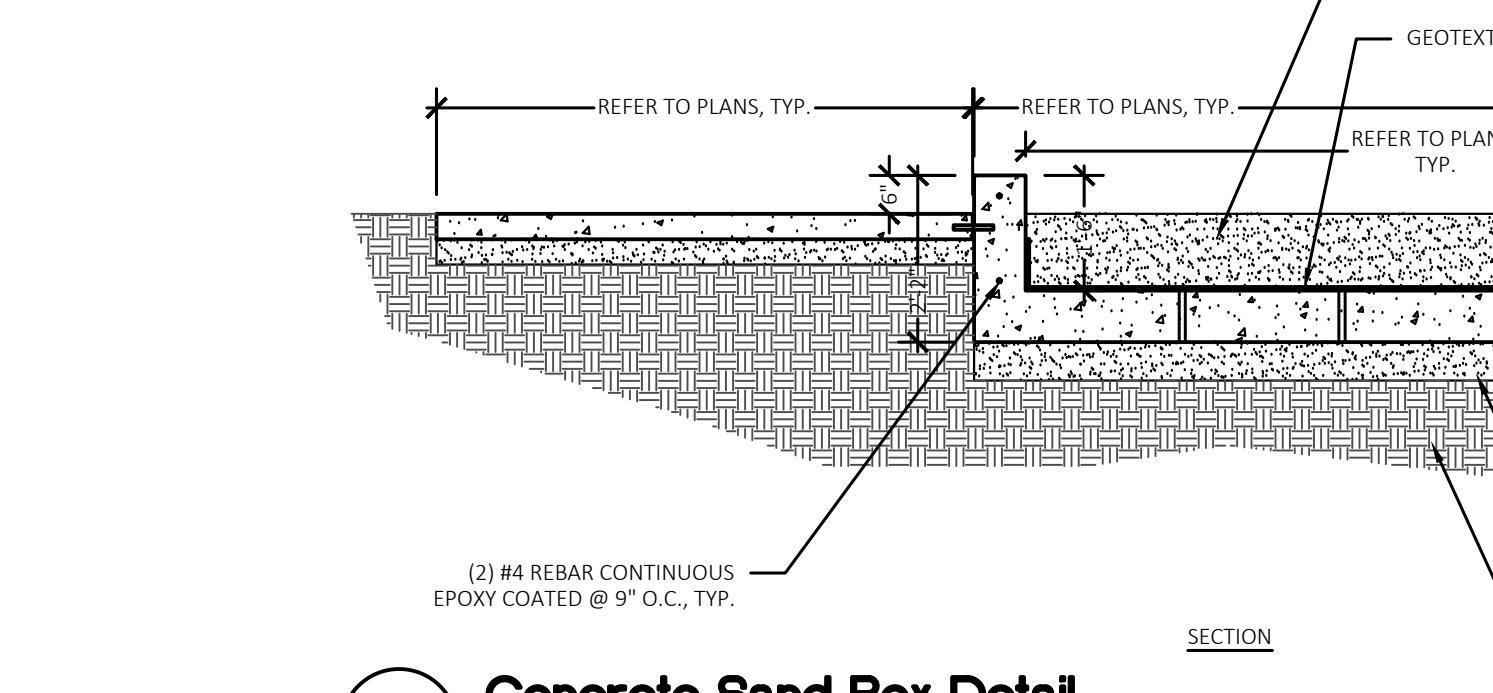
12 Thickened Edge Curb to Plastic Edging Transition Detail
Not to Scale



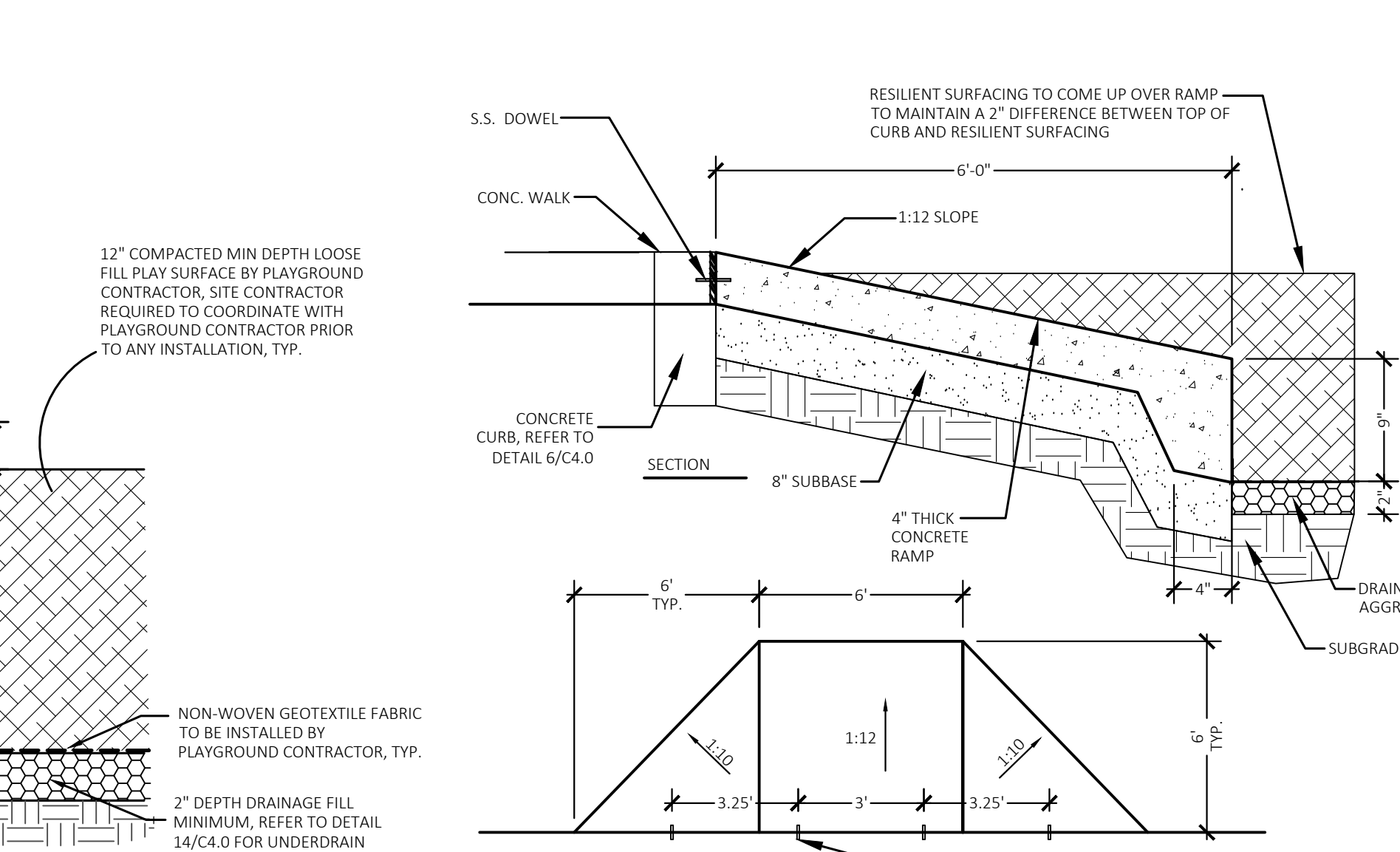
14 Playground Drainage Detail
NOT TO SCALE



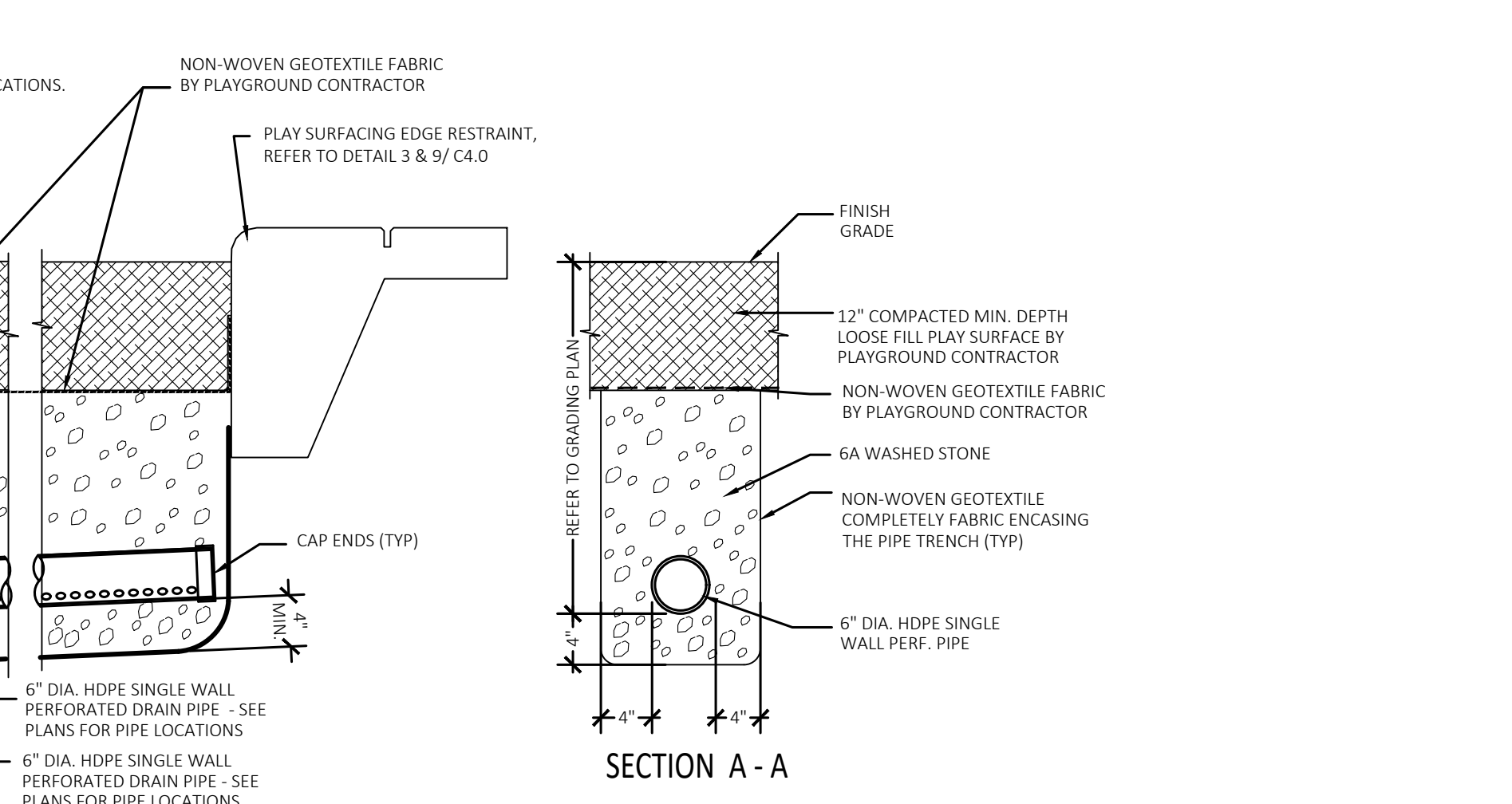
15 Concrete Sand Box Detail
Not to Scale



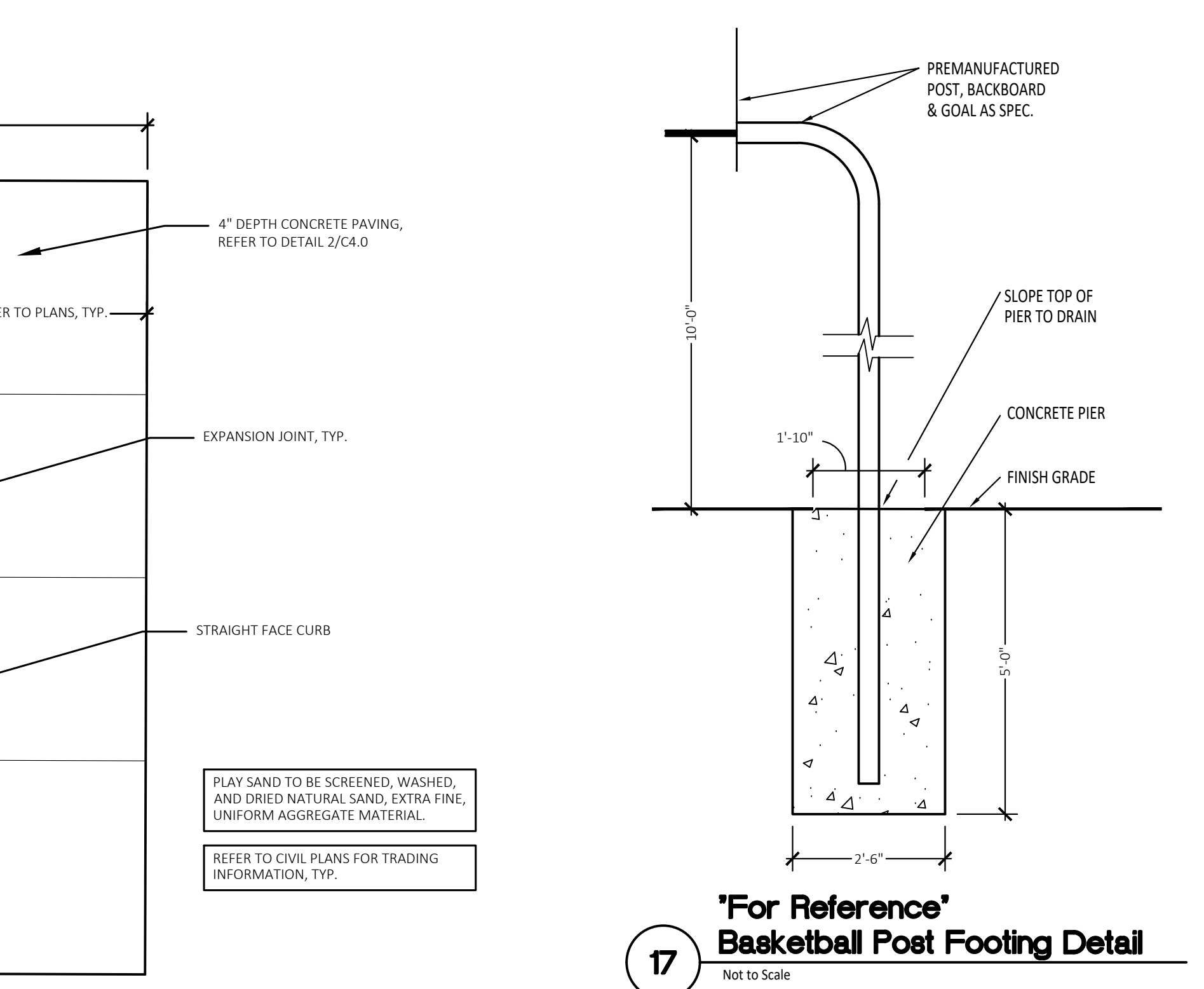
16 Access Ramp to Play Areas Detail
NOT TO SCALE



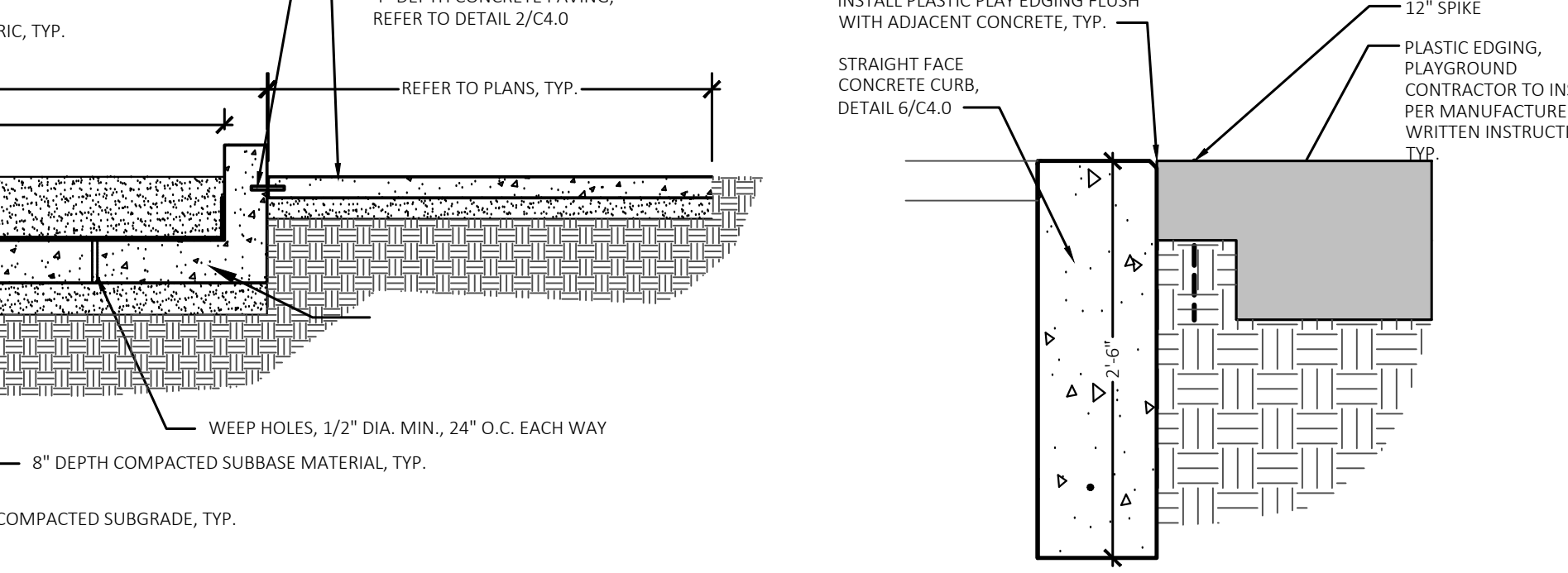
13 Plastic Edging Detail
Not to Scale



16 Access Ramp to Play Areas Detail
NOT TO SCALE



17 Basketball Post Footing Detail
Not to Scale



18 Concrete Curb to Plastic Edging Transition Detail
Not to Scale



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Camp Planning & Design

PROJECT TITLE
**Leonard Elementary School
Playground Remodel
Bld Package No.01B**

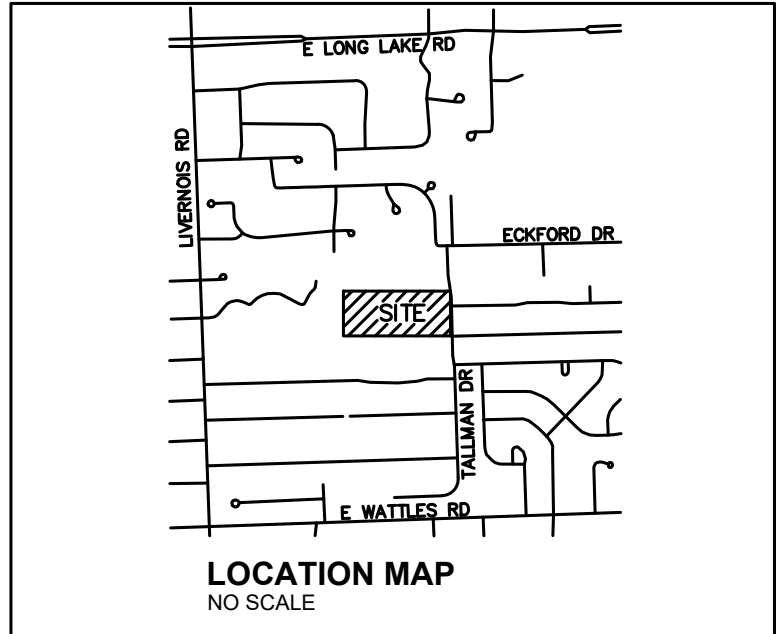
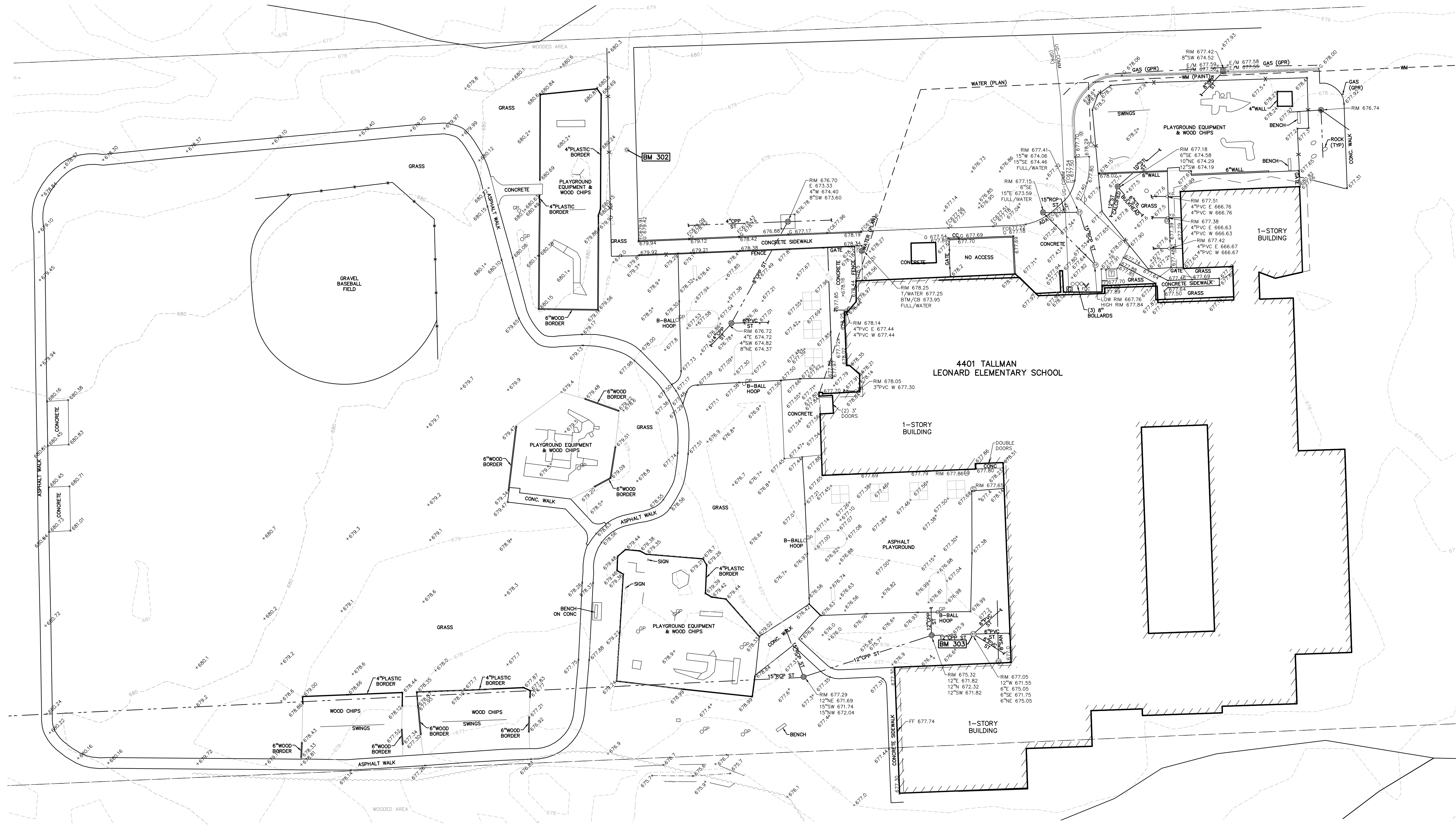
Troy School District
Troy, Michigan

DRAWING TITLE
Details

ISSUE DATES

DATE	ISSUED FOR
10-03-2024	CONSTRUCTION DOCUMENTS
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APPROVED	DID

PROJECT NO.
22091B
DRAWING NO.
C4.0



FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X'. AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP NUMBER 26125C0534F, DATED SEPTEMBER 29, 2006.



0 15 30 60
SCALE: 1" = 30'

- LEGEND:**
- OH-ELEC-+H-O- EX. OH. ELEC. POLE & GUY WIRE
 - UG-CATV- EX. U.G. CABLE TV & PEDESTAL
 - UG-COM- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
 - UG-ELEC- EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
 - EX. GAS LINE
 - EX. GAS VALVE & GAS LINE MARKER
 - EX. TRANSFORMER & IRRIGATION VALVE
 - EX. WATER MAIN
 - EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
 - EX. WATER VALVE BOX & SHUTOFF
 - EX. SANITARY SEWER
 - EX. SANITARY CLEANOUT & MANHOLE
 - EX. COMBINED SEWER MANHOLE
 - EX. STORM SEWER
 - EX. CLEANOUT & MANHOLE
 - EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
 - EX. YARD DRAIN & ROOF DRAIN
 - EX. UNIDENTIFIED STRUCTURE
 - EX. MAILBOX, SIGN & LIGHTPOLE
 - EX. FENCE
 - EX. GUARD RAIL
 - EX. SPOT ELEVATION
 - EX. CONTOUR
 - EX. WETLAND
 - IRON FOUND / SET
 - NAIL FOUND / NAIL & CAP SET
 - BRASS PLUG SET
 - MONUMENT FOUND / SET
 - SECTION CORNER FOUND
 - RECORDED / MEASURED / CALCULATED

- UTILITY INFORMATION**
- CABLE - COMCAST
 - CABLE - WOW
 - ELECTRIC - DTE ENERGY
 - FIBER OPTICS - COMCAST
 - FIBER OPTICS - TROY SCHOOL DISTRICT
 - FIBER OPTICS - WOW
 - FIBER OPTICS - WINDSTREAM COMMUNICATION
 - GAS - CONSUMERS
 - TELEPHONE - AT&T
 - SANITARY SEWER - CITY OF TROY
 - STORM - CITY OF TROY
 - WATER - CITY OF TROY
- REFERENCE DRAWINGS:**
- CABLE - COMCAST
 - COMMUNICATION - WOW
 - FIBER OPTICS - EARTHLINK FIBER, DATED 4-11-23
 - FIBER OPTICS - FIBER LINK
 - SANITARY - CITY OF TROY GIS ONLINE, DATED 4-11-23
 - STORM - CITY OF TROY GIS ONLINE, DATED 4-11-23
 - TELEPHONE - AT&T, DATED 4-14-23
 - WATER MAIN - CITY OF TROY GIS ONLINE, DATED 4-11-23

- BENCHMARKS:**
(GPS DERIVED - NAVD83)
- BM 302 - SET MAG NAIL IN THE EAST SIDE CONCRETE BASE OF LIGHT POLE ALONG THE WEST LINE OF THE NORTH PARKING LOT. ELEVATION: 662.58
 - BM 303 - SET CHISELED "X" IN THE RIM OF STORM MAN ALONG THE WEST SIDE OF THE BUILDING. ELEVATION: 677.02

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REGISTRATION SEAL

PEA GROUP
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www.peagroup.com

CONSULTANT

PROJECT TITLE
Leonard Elementary School
4401 TALLAM DRIVE

Playground Remodel Bid Package No.01B

Troy School District
Troy, Michigan

DRAWING TITLE
Topographic Survey

ISSUE DATES

10-03-2024	CONSTRUCTION DOCUMENTS
09-10-2024	OWNER REVIEW
08-21-2024	INTERNAL COORDINATION
07-24-2024	DESIGN DEVELOPMENT

DATE:	ISSUED FOR:
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CHECKED	JW
APPROVED	TD

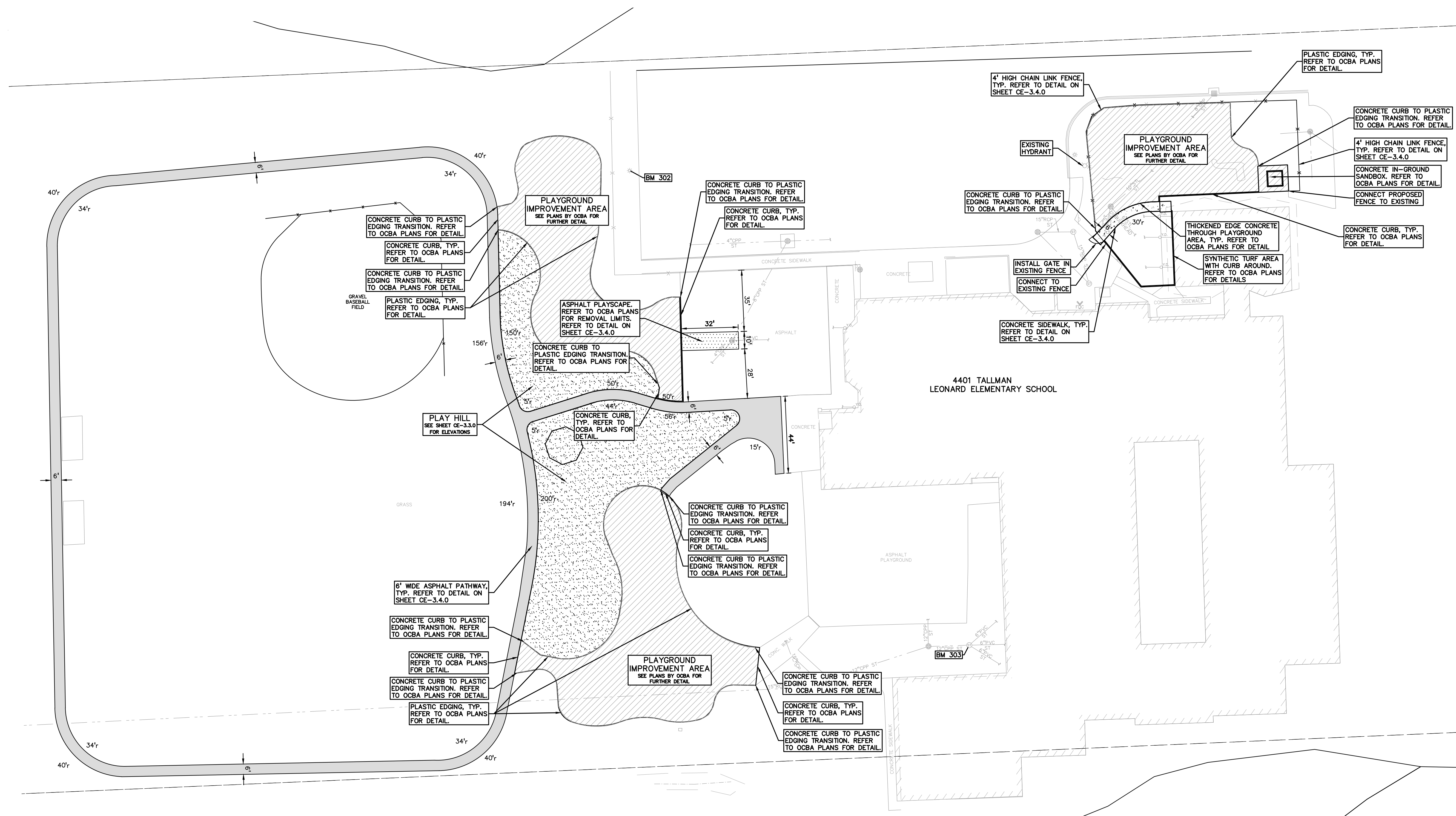
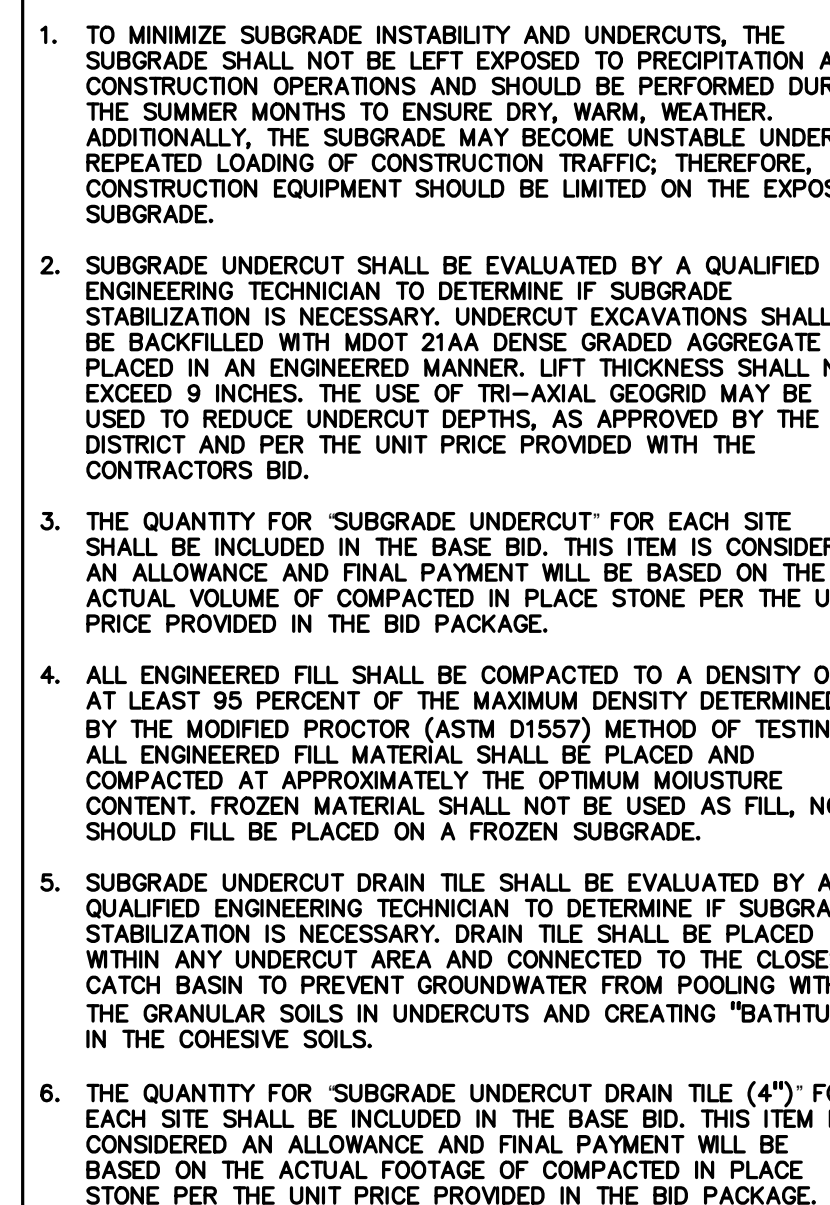
PROJECT NO.
22091B

DRAWING NO.
CE-3.1.0



t: 844.813.2949
www.peagroup.com

CE-3.2.0

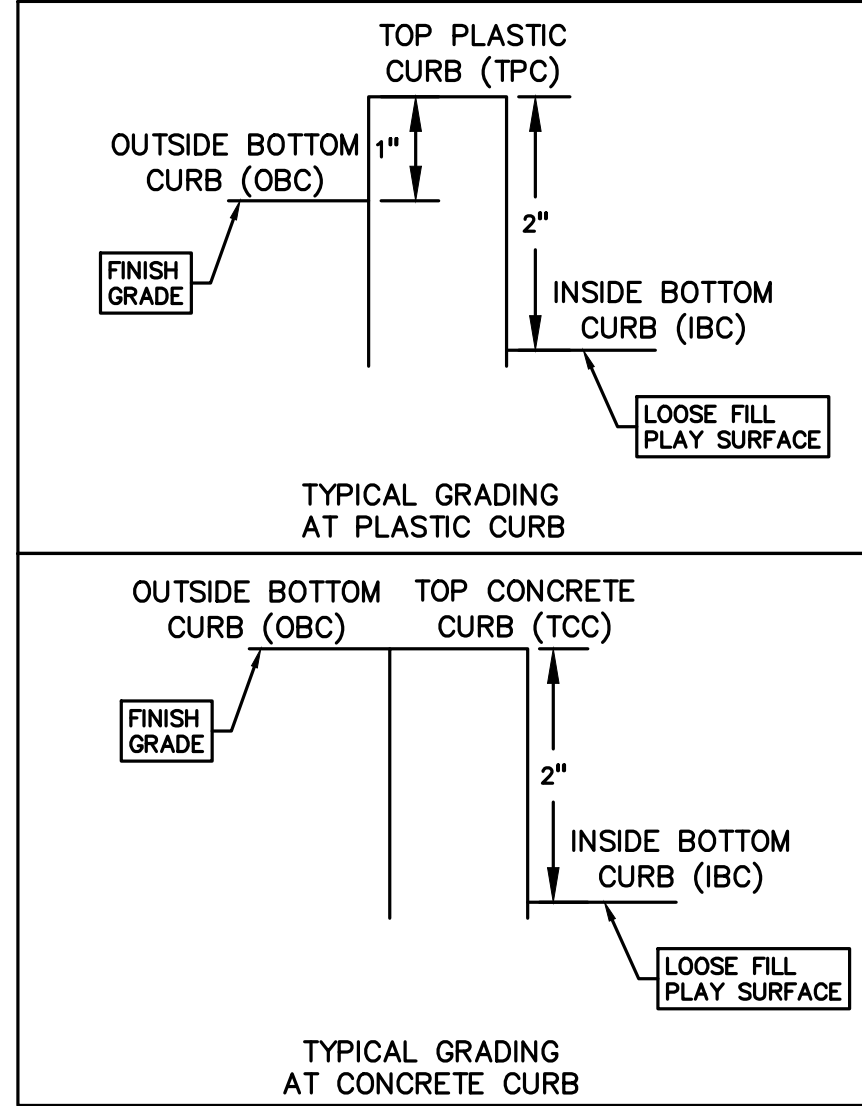


SEQUENCE OF CONSTRUCTION:

START DAY	END DAY	DESCRIPTION
1	2	INSTALL TEMPORARY SOIL EROSION CONTROL MEASURES, SILT FENCES, INLET PROTECTION, ETC. AS NECESSARY.
1	90	MAINTAIN A 25' BUFFER OF VEGETATION AROUND PERIMETER OF SITE WHERE POSSIBLE.
5	15	STRIP AND STOCKPILE TOPSOIL AS REQUIRED RESTORATION. ALL STOCKPILES MUST BE GRADED AND SEEDED.
15	15	REMOVE ALL PAVEMENT, CURB, UTILITIES, ETC. AS REQUIRED TO INSTALL THE PROPOSED WORK AS SHOWN ON THE TOPOGRAPHIC SURVEY AND DEMOLITION PLAN.
10	15	DISPOSE OF ALL EXCESS/UNSUITABLE MATERIALS OFF SITE IN A LEGAL MANNER. NO ON-SITE BURN OR BURY PITS ALLOWED.
30	40	ROUGH GRADE SITE. SEED AND MULCH BLANKETS MUST BE INSTALLED AS SHOWN WITHIN 5 DAYS OF FINAL GRADE. REPAIR AND/OR RE-INSTALL ANY TEMPORARY SOIL EROSION CONTROL MEASURES THAT WERE DAMAGED DURING GRADING OPERATIONS.
15	90	TEMPORARY SEEDING MUST BE PROVIDED IN AREAS NOT TO BE WORKED ON FOR 15 DAYS OR LONGER.
40	50	FINE GRADE SITE AND PREPARE FOR SITE PAVING OPERATIONS.
50	80	INSTALL ALL PAVEMENT, SIDEWALKS, CURBING AS PROPOSED, IF PERMANENT LANDSCAPING IS NOT TO BE INSTALLED SOON AFTER PAVING IS COMPLETE, ALL AREAS WITHIN 20 FEET OF BACK OF CURB MUST BE TEMPORARILY SEEDED. REPAIR INLET PROTECTION, SILT FENCE AND ANY OTHER DAMAGED SOIL EROSION CONTROL MEASURES AS NECESSARY.
80	89	FINAL GRADE, REDISTRIBUTE STOCKPILED TOPSOIL, ESTABLISH VEGETATION AND INSTALL ALL PERMANENT LANDSCAPING IN ALL DISTURBED AREAS NOT BUILT.
88	90	CLEAN PAVEMENT AND REMOVE ALL TEMPORARY SOIL EROSION CONTROL MEASURES. RE-ESTABLISH VEGETATION AS REQUIRED.
90	90	REMOVE SEDIMENTATION CONTROLS ONCE ENTIRE SITE HAS BEEN PERMANENTLY STABILIZED.

NOTE:

- PER THE 'SOIL EROSION AND SEDIMENTATION CONTROL SEQUENCE OF CONSTRUCTION' NOTES THE SUCCESSFUL BIDDER TO THE CLEAN THE STORM SEWER, THIS CLEANING SHALL INCLUDE CLEANING OUT THE STRUCTURES AND ENTIRE SEWER RUNS BETWEEN STRUCTURES USING HYDRAULICALLY PROPELLED, HIGH-VELOCITY JET, OR MECHANICALLY POWERED EQUIPMENT. SELECTION OF THE EQUIPMENT USED SHALL BE BASED ON THE CONDITIONS OF LINES AT THE TIME THE WORK COMMENCES. THE EQUIPMENT AND METHODS SELECTED SHALL BE SATISFACTORY TO THE SCHOOL DISTRICTS REPRESENTATIVE. THE EQUIPMENT SHALL BE CAPABLE OF REMOVING DIRT, GREASE, ROCKS, SAND, AND OTHER MATERIALS AND OBSTRUCTIONS FROM THE SEWER LINES AND MANHOLES. IF CLEANING OF AN ENTIRE SECTION CANNOT BE SUCCESSFULLY PERFORMED FROM ONE MANHOLE, THE EQUIPMENT SHALL BE SET UP ON THE OTHER MANHOLE AND CLEANING AGAIN ATTEMPTED. IF, AGAIN, SUCCESSFUL CLEANING CANNOT BE PERFORMED OR THE EQUIPMENT FAILS TO TRAVERSE THE ENTIRE MANHOLE SECTION, IT WILL BE ASSUMED THAT A MAJOR BLOCKAGE EXISTS AND THE CLEANING EFFORT SHALL BE ABANDONED.
- PER THE PROJECT SPECIFICATIONS: PRIOR TO THE PLACEMENT OF TOPSOIL, THE SUCCESSFUL BIDDER TO SCHEDULE AN INSPECTION BY THE SCHOOL DISTRICT OR PEA GROUP TO CONFIRM THAT THE GRADE IS AT THE PROPER ELEVATION WHERE THE MINIMUM DEPTH OF TOPSOIL CAN BE PLACED THROUGHOUT THE AREA.
- CONTRACTOR TO FIELD VERIFY ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION INCLUDING BUT NOT LIMITED TO: SITE LIGHTING, FIBER LINES, ETC.



REFER TO OCB4 SHEET C4.0 FOR DETAILS OF CURB SECTIONS

- SYMBOLS: EROSION CONTROL:**
- (SP-2) SILT FENCE
 - (SI-2A) LOW POINT INLET FILTER
 - (SI-3) RYOB INLET FILTER
 - (E-9) EROSION CONTROL BLANKET
 - LAWN RESTORATION
 - LIMITS OF DISRUPTION
- REFER TO CITY OF TROY SOIL EROSION AND SEDIMENTATION CONTROL DETAILS SHEET FOR ALL DEVICE DETAILS.

- GRADING LEGEND:**
- EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED RIDGE LINE
 - PROPOSED SWALE/DITCH
- ABBREVIATIONS:**
- TIC = TOP OF CURB
 - T/P = TOP OF PAVEMENT
 - T/S = TOP OF SIDEWALK
 - T/W = TOP OF WALL
 - TCC = TOP OF CONCRETE CURB
 - IBC = INSIDE OF BOTTOM OF CURB
 - OBC = OUTSIDE BOTTOM OF CURB
 - G = GUTTER GRADE
 - F.G. = FINISH GRADE
 - RM = RM ELEVATION
 - B.W. = BOTTOM OF WALL
 - TPC = TOP OF PLASTIC CURB
 - IBC = INSIDE OF BOTTOM OF CURB
 - OBC = OUTSIDE BOTTOM OF CURB
- REFER TO GRADING NOTES ON SHEET CE-3.4.0

- UTILITY LEGEND:**
- EX. OH. ELEC. POLE & GUY WIRE
 - EX. U.G. CABLE TV & PEDESTAL
 - EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
 - EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
 - EX. GAS LINE
 - EX. GAS VALVE & GAS LINE MARKER
 - EX. TRANSFORMER & IRRIGATION VALVE
 - EX. WATER MAIN
 - EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
 - EX. WATER VALVE BOX & SHUTOFF
 - EX. SANITARY SEWER
 - EX. SANITARY CLEANOUT & MANHOLE
 - EX. COMBINED SEWER MANHOLE
 - EX. STORM SEWER
 - EX. CLEANOUT & MANHOLE
 - EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
 - EX. YARD DRAIN & ROOF DRAIN
 - EX. UNIDENTIFIED STRUCTURE
 - PROPOSED WATER MAIN
 - PROPOSED HYDRANT AND GATE VALVE
 - PROPOSED TAPPING SLEEVE, VALVE & WELL
 - PROPOSED POST INDICATOR VALVE
 - PROPOSED SANITARY SEWER
 - PROPOSED SANITARY CLEANOUT & MANHOLE
 - PROPOSED STORM SEWER
 - PROPOSED STORM SEWER CLEANOUT & MANHOLE
 - PROPOSED CATCH BASIN, INLET & YARD DRAIN

- BENCHMARKS:**
- (GPS DERIVED - NAVD88)
 - BM 302 - SET MAG NAIL IN THE EAST SIDE CONCRETE BASE OF LIGHT POLE ALONG THE WEST LINE OF THE NORTH PARKING LOT. ELEVATION: 682.58
 - BM 303 - SET CHISELED "X" IN THE RIM OF STORM MAN ALONG THE WEST SIDE OF THE BUILDING. ELEVATION: 677.02

EARTHWORK BALANCING NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

NOTE: CONTRACTOR TO VERIFY ALL QUANTITIES. ANY DEVIATIONS OF THE PLAN QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF PEA GROUP FOR VERIFICATION PRIOR TO BIDDING.

STORM SEWER QUANTITIES:

6" PVC	84 LF
CONNECT TO EXISTING MANHOLE	3 EA.

EROSION CONTROL QUANTITIES:

SILT FENCE	1,148 LF
INLET FILTERS	9 EA.

CONSULTANT

PEA GROUP

t: 844.813.2949
www.peagroup.com

PROJECT TITLE

Leonard Elementary School
4401 TALLMAN DRIVE

Playground Remodel Bid Package No.01B

Troy School District
Troy, Michigan

DRAWING TITLE

Grading, Utility & Soil Erosion Control Plan

ISSUE DATES

10-03-2024	CONSTRUCTION DOCUMENTS
09-10-2024	OWNER REVIEW
08-21-2024	INTERNAL COORDINATION
07-24-2024	DESIGN DEVELOPMENT

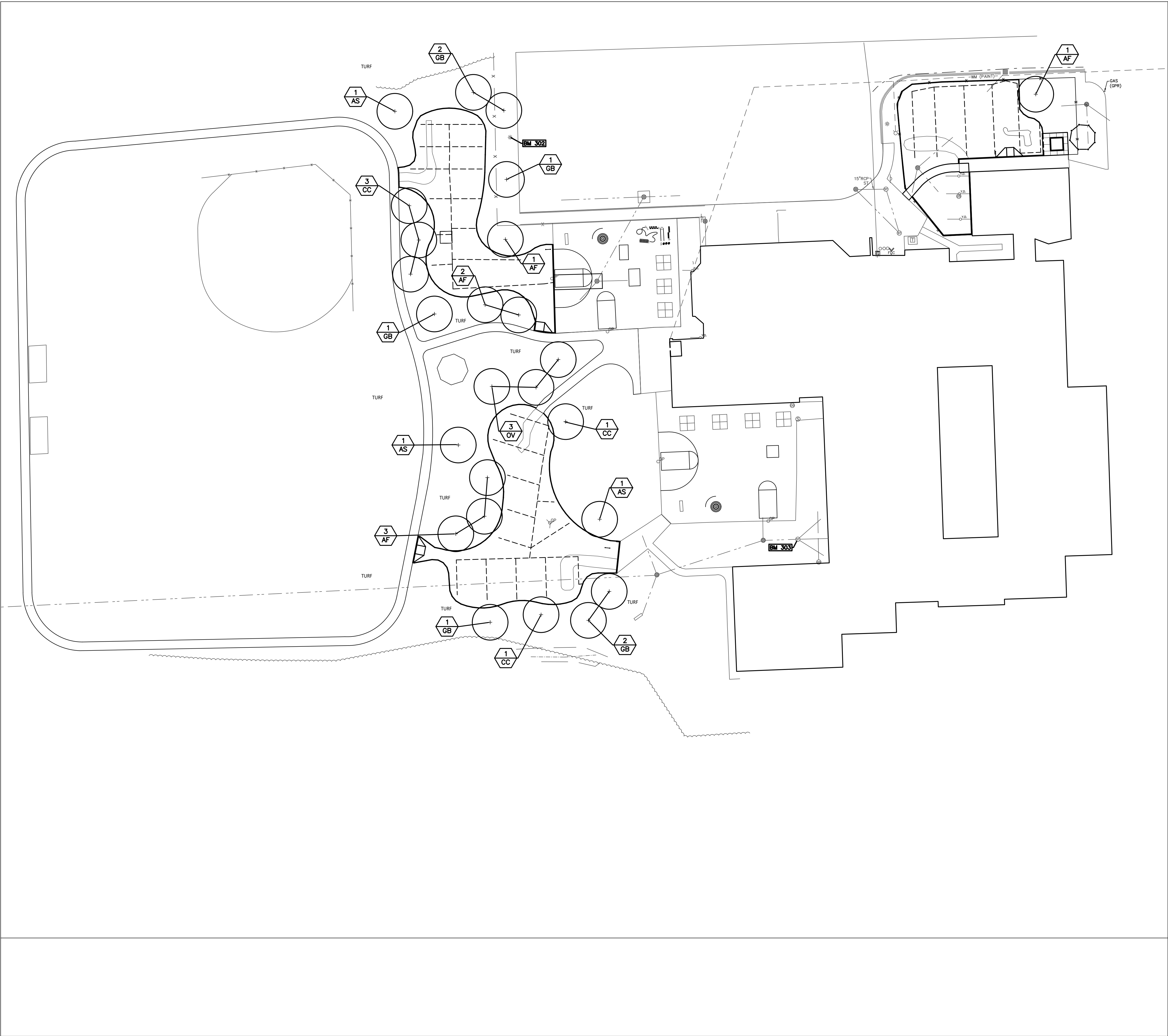
DATE	ISSUED FOR:
DRAWN	JG
CHECKED	JW
APPROVED	TD

PROJECT NO.

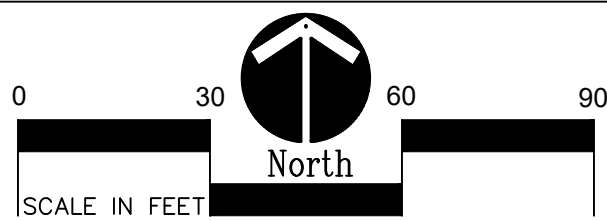
22091B

DRAWING NO.

CE-3.3.0



1 Site Landscape Plan
1" = 30'-0"



PLANT LIST:

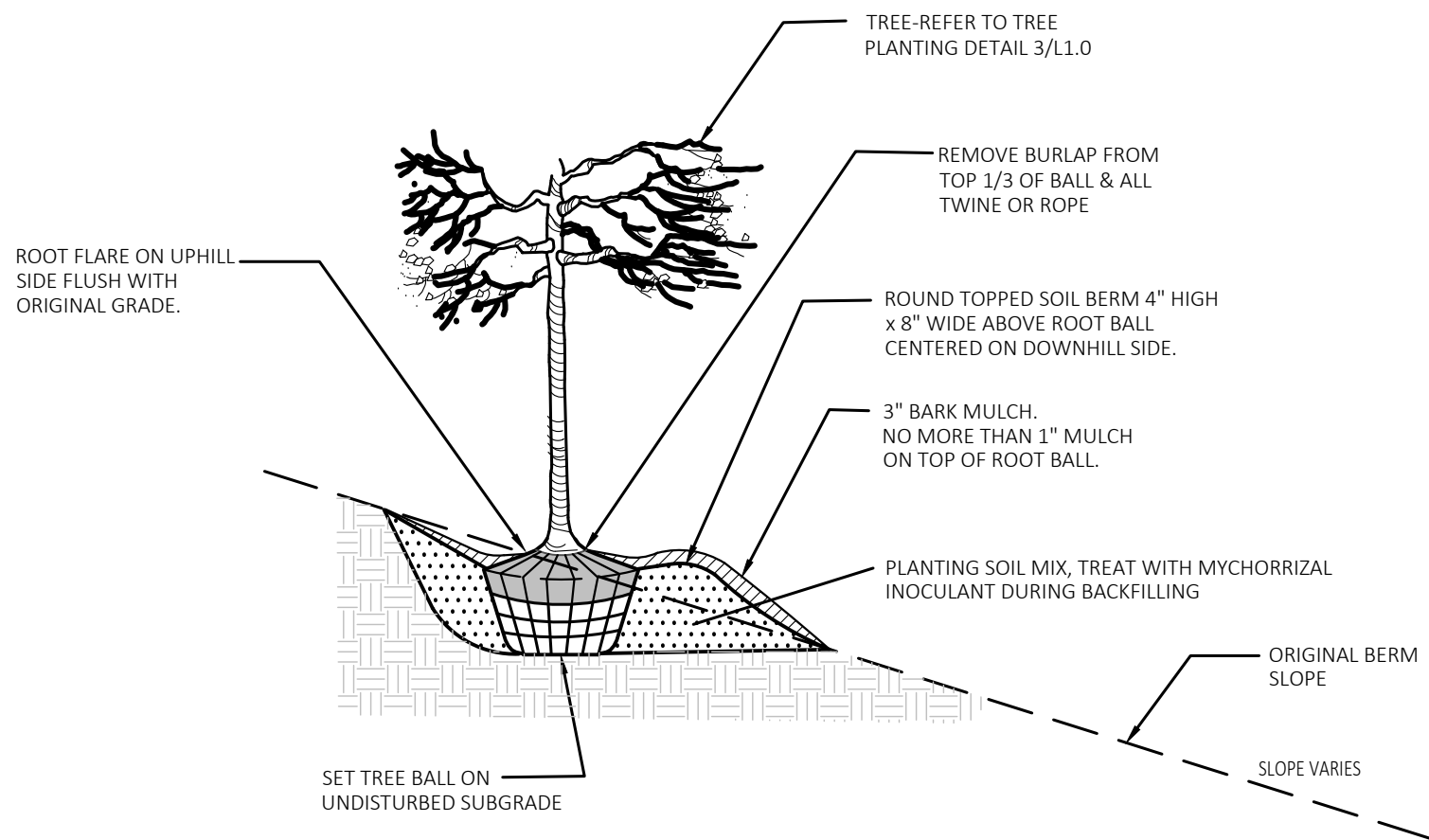
	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	STATUS
TREES	AF	Acer x freemanii 'Marmo'	Marmo Freeman Maple	2" CAL	B&B	PER PLANS	NATIVE
	AS	Acer saccharum 'Commemoration'	Commemoration Sugar Maple	2" CAL	B&B	PER PLANS	NATIVE
	CC	Carpinus caroliniana	Hornbeam	2" CAL	B&B	PER PLANS	NATIVE
	GB	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo Tree (no female)	2" CAL	B&B	PER PLANS	NON-NATIVE
	OV	Ostrya virginiana	Hophornbeam	2" CAL	B&B	PER PLANS	NATIVE

LANDSCAPE NOTES:

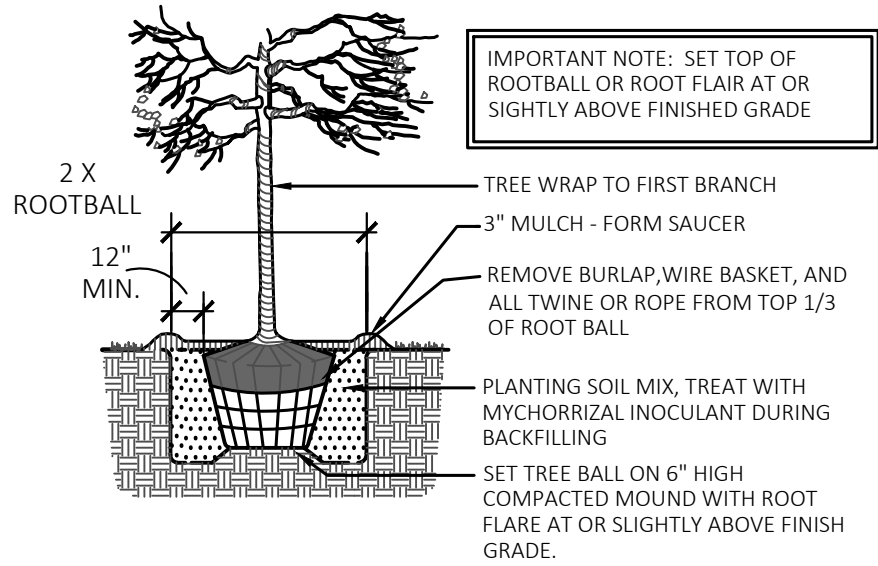
1. SURVEY OF EXISTING CONDITIONS PROVIDED BY PEA GROUP, 1849 POND RUN, AUBURN HILLS, MICHIGAN, 48326, (248)689-9090.
2. CALL "MISS DIG" AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. 72 HOURS BEFORE YOU DIG CALL "MISS DIG" AT 1-800-482-7171. ANY UTILITIES DISTURBED BY CONSTRUCTION SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
3. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHOULD BE REPORTED TO THE CONSTRUCTION MANAGER IMMEDIATELY FOR RESOLUTION.
4. IN AREAS OF NEW TURF PLACE 4" MINIMUM TOPSOIL, FINE GRADE & ESTABLISH TURF WITHIN SEED LIMIT LINES.
5. PLACE SHREDDED HARDWOOD MULCH TO A 3" DEPTH IN ALL TREE & SHRUB BEDS & TO A 2" DEPTH IN ALL GROUND COVER BEDS.
6. UNLESS OTHERWISE NOTED, TOPSOIL, FINE GRADE AND SEED ALL DISTURBED AREAS WITHIN THE SEEDING LIMIT SHOWN AND AREAS DISTURBED BY CONSTRUCTION.
7. REPAIR AND RESTORE ANY DAMAGE OUTSIDE OF LIMIT OF WORK LINE TO ORIGINAL CONDITION.
8. PROTECT ALL TREES AND EXISTING FEATURES TO REMAIN AS SPECIFIED.
9. ALL TOPSOIL AND EXCESS FILL MATERIAL SHALL BE STOCKPILED ON SITE SEPARATELY FOR LATER RE-USE. LOCATE STOCKPILES IN AREAS AS DIRECTED BY CONSTRUCTION MANAGER AND PROTECT FROM EFFECTS OF EROSION.
10. ALL NURSERY STOCK SHALL BE TRUE TO TYPE AND NAME. ALL STOCK SHALL BE FIRST CLASS QUALITY WITH WELL DEVELOPED BRANCH SYSTEMS AND VIGOROUS HEALTHY ROOT SYSTEMS. ALL STOCK SHALL BE WELL FORMED AND THE TRUNKS OF TREES SHALL BE UNIFORM AND STRAIGHT.
11. CONTRACTOR RESPONSIBLE TO LOCATE SITE LIGHTING SERVICES. CONTRACTOR RESPONSIBLE TO NOTIFY CONSTRUCTION MANAGER IF DAMAGE TO LIGHTING ELECTRICAL DISTRIBUTION OCCURS.
12. ALL AREAS OF TREE CLEARING SHALL BE STAKED FOR ARCHITECTS APPROVAL PRIOR TO CLEARING.
13. UNLESS OTHERWISE SPECIFIED, ALL PERENNIALS, GRASSES AND GROUNDCOVERS SHALL BE GROWN IN THEIR CONTAINER FOR ONE YEAR PRIOR TO INSTALLATION.

PROPOSED FEATURES LEGEND:

SYMBOL	DESCRIPTION	DETAIL
	DECIDUOUS TREE	2 & 3/L1.0
	PLANT TAG- REFERS TO TYPE AND NUMBER OF PLANTINGS TO BE PROVIDED AND MAINTAINED BY CONTRACTOR.	



2 Tree On Berm Detail 1/4 Slope or Greater
NOT TO SCALE



3 Tree Planting Detail
NOT TO SCALE



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REGISTRATION SEAL

CONSULTANT



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Fax (269) 381-2944

Landscape Architecture
Urban Planning
Parks & Recreation
Campus & Institutional Planning
Camp Planning & Design

PROJECT TITLE

**Leonard
Elementary School
Playground Remodel
Bld Package No.01B**

**Troy School District
Troy, Michigan**

DRAWING TITLE

Site Landscape Plan

ISSUE DATES

10-03-2024	CONSTRUCTION DOCUMENTS
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DATE: ISSUED FOR:

DRAWN DID

CHECKED DID

APPROVED DID

PROJECT NO.

22091B

DRAWING NO.

L1.0