

PLANNING COMMISSION AGENDA

Regular Meeting

July 8, 2026 at 7:00 PM



- 1) **CALL TO ORDER**
- 2) **ROLL CALL**
- 3) **APPROVAL OF MINUTES** - Items can be added or deleted from the Agenda by board action.
 - A. Approve June 10, 2026 Planning Commission Meeting Minutes
- 4) **APPROVAL OF AGENDA** - Items can be added or deleted from the Agenda by board action.
- 5) **PUBLIC COMMENT ON AGENDA ITEMS** Persons addressing the board are required to give their name and address for the record when called upon by the Chair. Members of the public shall be limited to speaking for a maximum of three (3) minutes. Comments should address AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion of the meeting agenda. Non-Agenda items should be addressed during the PUBLIC COMMENT-NON-AGENDA ITEMS portion of the meeting agenda.
- 6) **PUBLIC HEARINGS & SUBSEQUENT BOARD ACTION**
- 7) **OLD BUSINESS**
- 8) **REPORTS AND RECOMMENDATIONS/NEW BUSINESS**
 - A. SP26-0003 115 EAST GREEN STREET
- 9) **PUBLIC COMMENT ON NON-AGENDA ITEMS** Persons addressing the board are required to give their name and address for the record when called upon by the Chair. Members of the public shall be limited to speaking for a maximum of three (3) minutes. Comments should address NON-AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion of the meeting agenda. Agenda items should be addressed during the PUBLIC COMMENT-AGENDA ITEMS portion of the meeting agenda.
- 10) **BOARD REPORTS**
- 11) **ADJOURNMENT**

PLANNING COMMISSION MINUTES

June 10, 2026

Regular Meeting - 7:00 PM

[IGNORE_INDENT]

1) CALL TO ORDER

IN A REGULAR SESSION held on Wednesday, June 10, 2026 at 7:00 PM in the Council Chambers of City Hall, 323 West Michigan Ave, Marshall, MI 49068, the Marshall Planning Commission was called to order by Chair Banfield.

2) ROLL CALL

Roll was called:

Present: Chair Tim Banfield, Carter Bright, Tim Fitzgerald, Aron Hodo, Lisa McNiff, and Karl Sievertsen

Also Present: Director Strange and Deputy Clerk Cary

Absent: Ian Stewart, Ryan Underhill, and Jim Zuck

Moved by Tim Fitzgerald, supported by Aron Hodo to excuse members Stewart, Underhill and Zuck. On a voice vote: **Motion carried.**

3) APPROVAL OF MINUTES - Items can be added or deleted from the Agenda by board action.

Moved by Lisa McNiff, supported by Aron Hodo to approve the meeting minutes. On a voice vote: **Motion carried.**

A. Approve May 13, 2026, Planning Commission Work Session Meeting Minutes

B. Approve May 13, 2026, Planning Commission Meeting Minutes

4) APPROVAL OF AGENDA - Items can be added or deleted from the Agenda by board action.

Moved by Lisa McNiff, supported by Aron Hodo to approve the agenda. On a voice vote: **Motion carried.**

5) PUBLIC COMMENT ON AGENDA ITEMS Persons addressing the board are required to give their name and address for the record when called upon by the Chair. Members of the public shall be limited to speaking for a maximum of three (3) minutes. Comments should address AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion of the meeting agenda. Non-Agenda items should be addressed during the PUBLIC COMMENT-NON-AGENDA ITEMS portion of the meeting agenda.

none

6) PUBLIC HEARINGS & SUBSEQUENT BOARD ACTION

A. SPLU26-0001 - 902/1102 West Hanover Street Special Land Use

Chair Banfield opened the public hearing at 7:03 P.M.

Director Strange discussed the staff report on the Special Land use of 902/1102 West Hanover Street.

City staff have been working with the property owners of Hanover Street Storage, Adam and Kelly Rickert, and their engineer, Hurley & Stewart, on a revision to this project which

would see the addition of outdoor storage to the self-storage facility at 902 and 1102 West Hanover Street. The owners have proposed an outdoor storage area that may be built in two phases which is fully enclosed by chain link fence and screened with evergreens per our screening requirements. The proposed outdoor storage lots will be maintained as gravel. The sidewalk and street trees that were required on the original site plan should be maintained as a requirement.

A. The proposed use shall be in accordance with the City Master Plan and the intent and purpose of the subchapter.

The proposed use meets the intent of the subchapter and the city master plan and current zoning ordinance. Storage of RV's in front yards has been a concern and this would provide a location for that type of storage.

B. A documented and immediate need exists for the proposed use within the community.

While there are self-storage facilities in the surrounding area, few have outdoor storage areas and there is still a demand in the community. Currently the un-built area of the site is an empty parking lot.

C. The use is compatible with adjacent uses and the existing or intended character of the surrounding neighborhood, and will not have an adverse impact upon or interfere with the development, use or enjoyment of adjacent properties, or the orderly development of the neighborhood.

The use is compatible with the character of the neighborhood and will improve the appearance of the two parcels. The added landscaping for screening is a benefit. No adverse impact on the enjoyment of neighboring parcels or development of the neighborhood is expected.

D. The proposed use shall be designed, constructed, operated and maintained so as to be compatible with the use of adjacent lands.

The proposed project is an improvement on the current vacant portion of the site and the proposed site plan is compatible with adjacent properties. The fence provided around the outdoor storage is chain-link, but this will be screened entirely. Screening will be provided with plantings for all adjacent properties and Right-Of-Way as required for outdoor storage.

E. The proposed use shall be compatible with the natural environment.

There is no expectation that there will be a negative impact on the environment. The addition of plantings for screening is beyond what was anticipated for the originally approved site plan.

F. The proposed use shall be adequately served by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewage facilities and schools.

There is no expectation that the use will have an impact on the items in this section. Traffic will increase over the current use of the property, but is not anticipated to be more than the originally approved site plan. The surrounding streets have the capacity to serve the site, as was discussed during the initial site plan approval process. The proposed use will not have any impact on water, sewer, schools, or refuse. The impact on police and fire is expected to be minimal. The added lighting is

proposed to coordinate with the storage layout and will improve this otherwise dark corner.

G. The proposed use shall not involve activities, processes, materials and equipment or conditions of operation that will be detrimental to public health, safety and welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or unreasonable or offensive odors.

There is no expectation that the site will cause unreasonable traffic or other conditions beyond what was expected for self-storage.

Adam Rickert discussed the use of this property for outdoor storage.

Corrie Rozell 839 W Green St, gave public comment.

Chair Banfield closed the public hearing at 7:15 P.M.

Moved by Lisa McNiff, supported by Tim Fitzgerald to approve of the Special Land Use #SPLU26-0001 for Outdoor Storage at the self-storage facility at 902/1102 West Hanover Street and recommendation for approval to City Council. On a voice vote: **Motion carried.**

7) OLD BUSINESS

8) REPORTS AND RECOMMENDATIONS/NEW BUSINESS

A. SP# 23.04- 902/1102 West Hanover Street Site Plan

Moved by Lisa McNiff, supported by Aron Hodo to receive Site Plan SP# 23.04 902/1102 West Hanover St.

Adam Rickert discussed the concerns that Marshall Community Credit Union has about construction.

Hodo discussed the concerns about having a sidewalk on Dobbins.

Banfield discussed with the board the varieties of trees/ scrubs, height, location and distance between trees.

Moved by Lisa McNiff, supported by Aron Hodo to allow a three-year time allowance to put in sidewalk on Dobbins. On a voice vote: **Motion carried.**

Moved by Lisa McNiff, supported by Aron Hodo to Approve Revised Site Plan SP# 23.04 with the following conditions: revised plans must be submitted with tree that must be at least 6' tall can be reviewed by the zoning administrator, and a sidewalk to be installed within the next three years. On a voice vote: **Motion carried.**

9) PUBLIC COMMENT ON NON-AGENDA ITEMS

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Lynn Sleight, 507 Fair St, gave public comment.

10) BOARD REPORTS

11) ADJOURNMENT

The meeting was adjourned at 7:12 P.M.

Respectfully submitted by,

Brandie Cary
Deputy Clerk

ITEM: 8.A

ADMINISTRATIVE REPORT



TO: HONORABLE COMMISSION MEMBERS
FROM: Marcia Strange, Director of Community Development
DATE: July 8, 2026
SUBJECT: SP26-0003 115 EAST GREEN STREET

City Staff has been working with Dan Saber as he works towards redeveloping 115 East Green Street. The property received a Variance to allow Residential below Commercial and this proposed project does just that. There is residential on the lower 'garden' level and commercial on the elevated main floor of the building. The property is located at 115 East Green Street, on the corner of East Green and South Madison in the B-3, Neighborhood Commercial district. This building is located within the National Historic Landmark District. Mixed Use Developments are a Principal Permitted Use. The site on parcel 53-001-226-00 is 0.2 acres and does not require a sealed landscape plan for site plan approval.

Case #: SP#26.0003
Address: 115 East Green Street
Parcel #: 53-001-226-00
Zoning District: Neighborhood Commercial District (B-3)
Surrounding Zoning: **B-3** to the east, west and north. to the South and West is **PSP** zoned.
Surrounding Uses: Dentist and Public Parking to the west, Retail to the north, US Post Office to the East, and the Middle School to the south.
Previous Action: **The site received a Variance to allow Residential below Commercial. (PVA26-0001)**

Dimensional Requirements (Setback, lot coverage, etc.)

There is no setback requirement in the B-3 District (100% lot coverage is allowed). The canopy and dumpster enclosure extend beyond the property line and will require a Use Permit and Agreement with the City prior to building permits being issued.

Parking Requirements

B-3 District does not require onsite parking. The City will assess overnight parking needs in the adjacent parking lot.

Landscape Plan

The landscape plan does not have to be stamped by a Landscape Architect due to the size of the parcel (<1 acre). There is no requirement for additional landscaping in the B-3 District because 100% lot coverage is allowed. The shown trees are considered a replacement for street trees.

Sidewalks

The site is located in a high-traffic area with a high volume of pedestrian traffic Existing sidewalks

are being maintained.

Exterior Lighting

The required photometric plan was included with the submitted plans showing that the proposed development meets the ordinance standard of no more than 1 foot candle at a residential property line. The under-canopy light extends over the property line onto City property. The City is not concerned with this condition, but it will be incorporated into the use agreement with the applicant.

Development Review Team

The site remains mostly as existing but City staff met with the applicant to consider the proposed site plan.

The following items were provided during the review:

1. The elevator will require an agreement with the City if the canopy or dumpster enclosure extends beyond the property line.
2. A dumpster was requested by the City to be placed on the property in lieu of adding more to the existing dumpster enclosure in the adjacent parking lot.
3. Street trees are required. There was some discussion about a future project to add angled parking along the two streets, but that timeline is unknown (no planning has been undertaken at this time). The applicant would like to locate the trees outside the ROW to avoid future construction. The City recommends allowing this along Madison due to overhead power lines. But the Director of Public Services recommends requiring street trees between the sidewalk and the curb along Green Street.
4. The owner has been approved to tie their downspouts into the City stormwater system located in Madison.
5. The renovation will be over 50% and the Fire Department will require the FDC connection to be changed to the City's standard 5 inch Storz fitting.
6. The dumpster enclosure's proximity to the building and material should be reviewed against the International Fire Code and Michigan Building Code requirements before the project is submitted for building permits. There is concern about dumpster fires and proximity to window openings. The height of the dumpster enclosure should be tall enough to hide the dumpster from view.

PLANNING COMMISSION CONSIDERATIONS

Staff has reviewed the site plan based on the requirements of the B-3 Zoning District and related sections of the zoning ordinance. As part of our review, we evaluated the proposed facility through the following standards that the Planning Commission will use in the process of reviewing any site plan for approval:

1. Adequacy of information. The site plan information is complete, accurate, and in an understandable form that accurately depicts and describes the proposed development.

The site plan submitted was complete and accurate based on the proposed project. Information about the proposed use and internal renovation is provided as well.

2. Site appearance and preservation. The site layout promotes the normal and orderly development of surrounding lots, and the development layout preserves, to the extent feasible, the site's natural, cultural, and historical features, such as but not limited to significant buildings, wetlands, topography, and woodlands.

The proposed project maintains an existing site and improves the streetscape with additional trees. The addition to the building is located to have the least amount of impact on neighboring properties

and building aesthetics. No detrimental impact is expected on the site's natural, cultural, or historical features.

3. Pedestrian access. Existing and proposed sidewalks or pedestrian pathways connect to existing and planned public sidewalks and pathways in the area, and comply with applicable barrier-free access standards.

The proposed use is situated on a B-3 zoned lot and existing sidewalks manage pedestrian traffic as required.

4. Vehicular circulation. Drives, streets, parking, site access and other vehicle-related elements are designed to minimize traffic conflicts on adjacent streets, and to promote safe and efficient traffic circulation.

The plans have been reviewed and approved by the Department of Public Services. The number of drives onto the site has not changed, and alley access is being maintained although not a requirement. Pedestrian safety onsite is managed well and, with the addition of access from the public parking lot, we anticipate safe access to the building.

5. Parking and loading. Off-street parking lots and loading areas are arranged and located to accommodate the intensity of proposed uses, minimize conflicts with adjacent uses, and promote shared-use of common facilities where feasible.

There is no requirement for onsite parking, nor onsite loading. On-street parking may be utilized between the hours of 6am and 2am, but it is not considered part of the required parking. The alley will be converted to one-way in lieu of closing.

6. Building composition. Building design and architecture are harmonious with the surrounding neighborhood with regard to scale, mass, proportion, and materials.

The design and exterior architecture of the existing building remain with the addition of a contrasting elevator addition. It is generally recommended on historic structures to ensure additions are easily identified, which this will be. The color for the cladding of the elevator enclosure is green to coordinate with the existing green color on the building. There is some modification to the existing roof overhang to accommodate the new elevator location, but the impact appears to be minimized. Although it is not required, it is recommended the existing structure is documented (photographed) prior to renovation and the project be designed to the Secretary of the Interior Guidelines for Historic Renovations and submitted to the State Historic Preservation Office for review.

7. Screening. Adequate screening elements have been provided to buffer or separate unlike or conflicting land uses, and to screen off-street parking, mechanical appurtenances, loading and unloading areas and storage areas from abutting residential districts and street rights-of-way.

There is no requirement to screen from adjacent property. There is a small area that has a 4' tall fence to screen an outdoor seating area from the right-of-way. A fence permit can be requested at a later date for this.

8. Exterior lighting. All exterior lighting fixtures are designed and arranged to minimize glare and light trespass, prevent vision impairments, and maximize security.

As mentioned above, the site meets the lighting requirements for downward lighting and light trespass. No lighting is shown adjacent to the outdoor seating area and this should not be added

without further review.

9. Impact upon public services. The impact upon public services (including utilities, streets, police and fire protection, emergency access, and public sidewalks and pathways) will not exceed the existing or planned capacity of such services

The Development Review Team did not find any issues with the proposed development that would exceed the city's ability to provide services to the site.

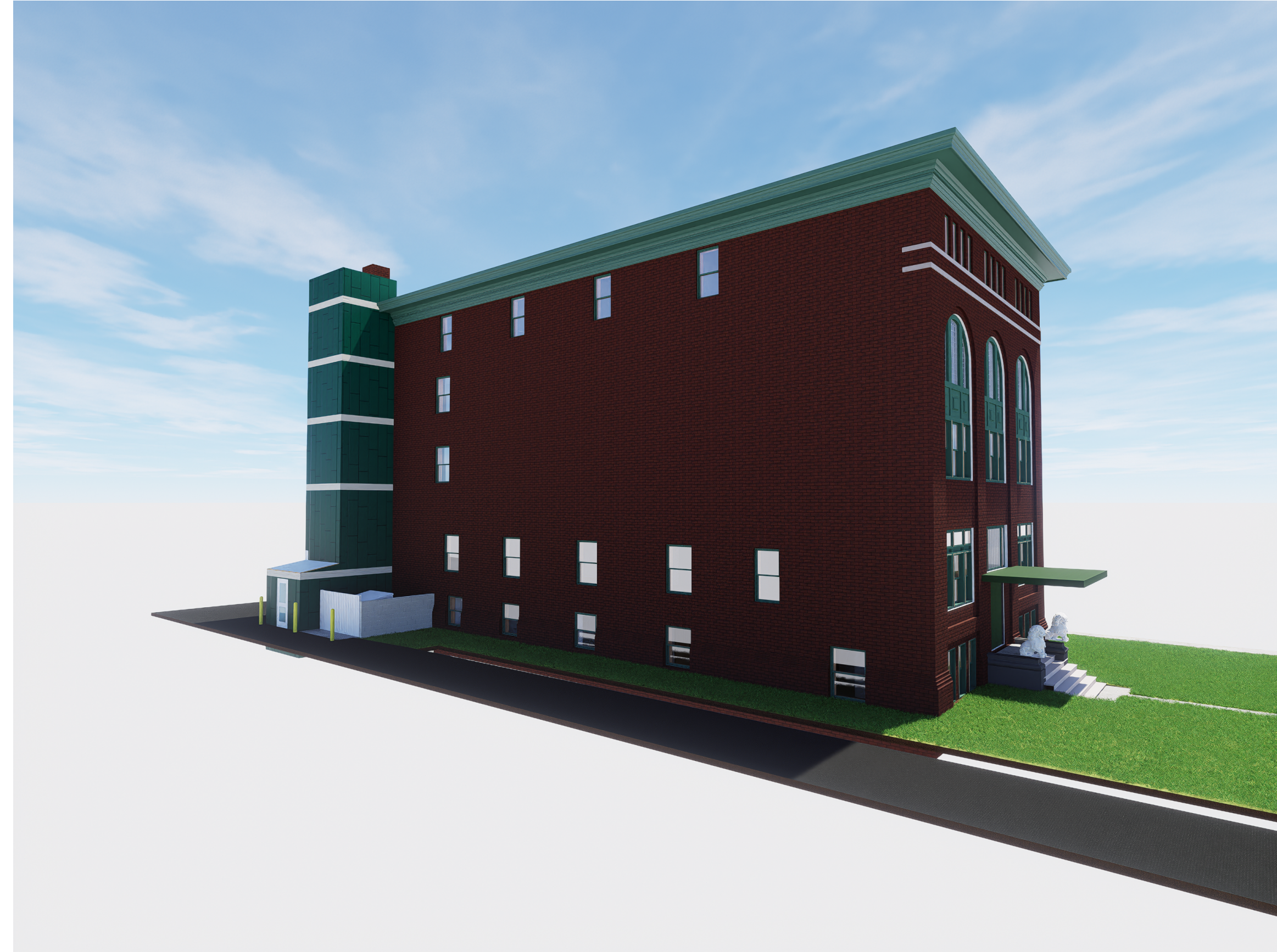
RECOMMENDATION:

Approve Site Plan SP#26-0003 for a mixed use development at 115 East Green Street with a contingency requiring an agreement between the Applicant and the City regarding the canopy and lighting extending onto the adjacent parking lot parcel (#53-001-013-02).

MARSHALL MASONIC TEMPLE 2.0

115 E. GREEN ST., MARSHALL, MI

RENDERING - FOR REFERENCE ONLY



EXISTING PHOTOS - FOR REFERENCE ONLY



PROJECT NOTES

- CONSTRUCTION MUST COMPLY WITH ALL NATIONAL, STATE, AND LOCAL BUILDING CODES, AS WELL AS ALL LOCAL ORDINANCES.
- DO NOT SCALE DRAWINGS. NOMINAL DIMENSIONS ARE SHOWN. REFER TO DETAILS, NOTES, SPECIFICATIONS AND PARTITION KEY FOR INFORMATION. CONTACT ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED.
- EXISTING BUILDING AND SITE INFORMATION WAS OBTAINED FROM THE OWNER AND ADDITIONAL FIELD MEASUREMENTS BY THE ARCHITECT. THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK. DRAWINGS MAY CONTAIN DISCREPANCIES DUE TO CONCEALED CONDITIONS, INACCURACIES IN THE ORIGINAL DRAWINGS, INACCESSIBLE LOCATIONS, UNRECORDED BUILDING ALTERATIONS AND OTHER CONFLICTING INFORMATION. INFORMATION OUTSIDE OF CONTRACT AREA IS RELATIVE AND FOR REFERENCE ONLY. ALWAYS VERIFY FIELD CONDITIONS BEFORE COMMENCING WORK. NOTIFY ARCHITECT IF FIELD CONDITIONS CONFLICT SUBSTANTIALLY WITH PROPOSED WORK.
- INSTRUCTIONS FOR BUILDING CONSTRUCTION MAY BE LOCATED IN ANY PART OF THE CONSTRUCTION DRAWINGS. FAILURE OF THE GENERAL CONTRACTOR OR HIS SUB CONTRACTORS AND SUPPLIERS TO SEE INFORMATION IN ANY PART OF THE CONTRACT DOCUMENTS WILL NOT BE A VALID REASON FOR ISSUING A CHANGE ORDER.
- ALL HOLES CREATED FROM ABANDONED DUCT, CONDUIT, ELEC. DEVICES, ETC., WHICH ARE IN VIEW AND ARE NOT SCHEDULED TO BE BOARDED OVER, OR ON A WALL TO BE DEMOLISHED, ARE TO BE FILLED AND PATCHED TO MATCH EXISTING.
- PATCH AND REPAIR ALL EXISTING WALL SURFACES ADJACENT TO NEW WORK AS REQUIRED TO ACHIEVE AN UNINTERRUPTED SURFACE APPEARANCE. PATCH AND REPAIR ALL FLOORING FOR EXISTING BUILDINGS TO ACHIEVE A CONTINUOUS, SMOOTH, AND FLUSH FLOOR SURFACE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING REQUIRED TO EXECUTE WORK. THE CONTRACTOR SHALL COORDINATE ALL TEMPORARY CONSTRUCTION WITH THE ARCHITECT AND OWNER TO ASSURE A MINIMUM AMOUNT OF INTERRUPTION WITH THE OWNER'S ACTIVITIES.
- IF THE PROJECT IS A REMODEL, THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL SURFACES NOT BEING REMODELED IN THE PROJECT AND IN THE PATH OF THE CONTRACTORS TRAVEL, SETUP AND/OR PROJECT MATERIAL STORAGE. THE CONTRACTOR MUST RETURN THE AREAS DISTURBED AS REQUIRED FOR ACCESS TO ITS PRE-EXISTING CONDITION.
- THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL LOCAL/REQUIRED PERMITS AND INSPECTIONS.
- ALL SAFETY ISSUES RELATED TO CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST COMPLY WITH ALL STATE, LOCAL, ENVIRONMENTAL AND LABOR LAWS DURING THE CONSTRUCTION OF THIS PROJECT.
- ALL WORK TO BE GUARANTEED A MINIMUM OF ONE YEAR FROM THE DATE OF OWNER ACCEPTANCE OF WORK, EXCEPT WHERE MANUFACTURER'S GUARANTEE IS LONGER.
- IF DISCREPANCIES OCCUR BETWEEN DRAWINGS AND FIELD CONDITIONS CONTACT THE ARCHITECT TO VERIFY HOW TO PROCEED BEFORE DOING SO.
- SEE T002 AND T003 FOR ADDITIONAL PROJECT NOTES, MOUNTING HEIGHTS, AND SYMBOLS
- 3D VIEWS AND RENDERINGS ON THIS PAGE AND THROUGHOUT THE SET ARE FOR REFERENCE ONLY. VERIFY ALL CONSTRUCTION DETAILS THROUGHOUT THE ENTIRE SET OF DOCUMENTS
- THE PROJECT SHALL CONFORM TO UNDERWRITERS LABORATORY FIRE RESISTANCE DIRECTORY AND BUILDING MATERIALS DIRECTORY.
- ANY MATERIAL SUBSTITUTIONS TO A LISTED UL DESIGN NUMBER SHALL BE COORDINATED BY THE CONSTRUCTION MANAGER, CONTRACTOR, SUBCONTRACTOR AND/OR MATERIAL SUPPLIER FOR COMPLIANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPROVALS - FOR ANY MATERIALS SUBSTITUTION IN THE REQUIRED UL DESIGN ASSEMBLY - BY THE FIRE MARSHAL AND BUILDING INSPECTOR HAVING JURISDICTION PRIOR TO ACCEPTANCE.
- FOR ANY CHANGE OF UL DESIGN NUMBER, OR ANY CHANGE IN MATERIAL(S) IN A UL DESIGN ASSEMBLY, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL OTHER RELATED MATERIALS OR ASSEMBLIES AFFECTED BY THE CHANGE OF MATERIAL OR UL DESIGN NUMBER ASSEMBLY.
- PROVIDE COMPLETE UL APPROVED THROUGH-PENETRATION FIRESTOP SYSTEMS AT ALL RATED WALL PENETRATIONS.
- PROVIDE FIRESTOPPING AS REQUIRED AT ALL OPENINGS FOR PLUMBING, CONDUIT, DUCTWORK, ETC. AT FIRE RATED ASSEMBLIES.
- REFER TO THE FLOOR PLANS FOR IDENTIFICATION OF ALL FIRE AND SMOKE-RATED PARTITIONS.

PROJECT DESCRIPTION

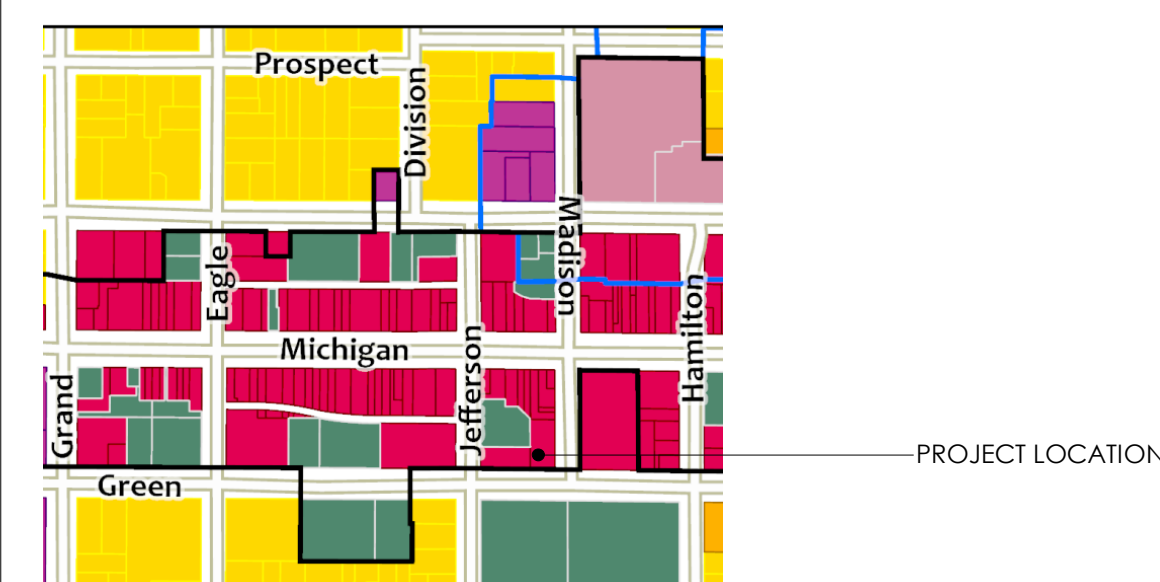
THE HISTORIC MARSHALL MASONIC TEMPLE IS BEING CONVERTED

ZONING MAP

ZONING - B-3 NEIGHBORHOOD COMMERCIAL



CONTEXT MAP



DRAWING LIST

SHEET NUMBER	DRAWING TITLE	
GENERAL		
T000	TITLE SHEET	X
T001	RENDERINGS	X
T002	GENERAL MOUNTING HEIGHTS + ABBREVIATIONS	X
T003	PLUMBING MOUNTING HEIGHTS	X
T004	CODE COMPLIANCE	X
T005	CODE COMPLIANCE	X
T006	CODE COMPLIANCE - REHAB CODE	X
T007	AREA PLANS	X
T008	AREA PLANS	X
CIVIL		
C100	ARCHITECTURAL SITE PLAN	X
C101	CMU DUMPSTER ENCLOSURE DETAILS	X
L000	LANDSCAPE PLAN	X
PH000	PHOTOMETRIC PLAN	X
ARCHITECTURAL		
A500	EXTERIOR ELEVATIONS	X
A501	EXTERIOR ELEVATIONS	X
Grand total: 15		



ARCHITECTURE/INTERIOR DESIGN
Driven Design Studio PLLC
117 West Michigan Avenue
BATTLE CREEK, MI 49017
(269) 753-8040
cody@drivendesignstudio.com

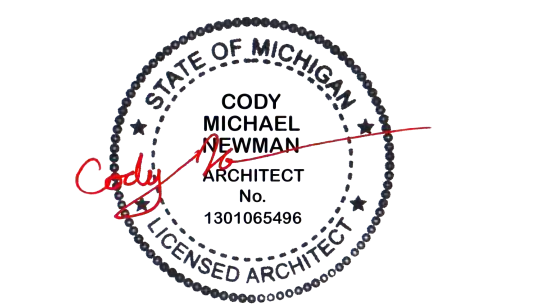
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NOT FOR CONSTRUCTION

PROJECT NAME
MARSHALL MASONIC TEMPLE 2.0
PROJECT ADDRESS
115 E. GREEN ST., MARSHALL, MI

ISSUE/REVISION
DD Set - 06/30/2026

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PROJECT NUMBER
2025.129

TITLE SHEET
T000



RENDERINGS - FOR REFERENCE ONLY



RENDERINGS - FOR REFERENCE ONLY

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PROJECT NAME
 MARSHALL MASONIC TEMPLE 2.0
 PROJECT ADDRESS
 115 E. GREEN ST., MARSHALL, MI

ISSUE/REVISION
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 2025.129

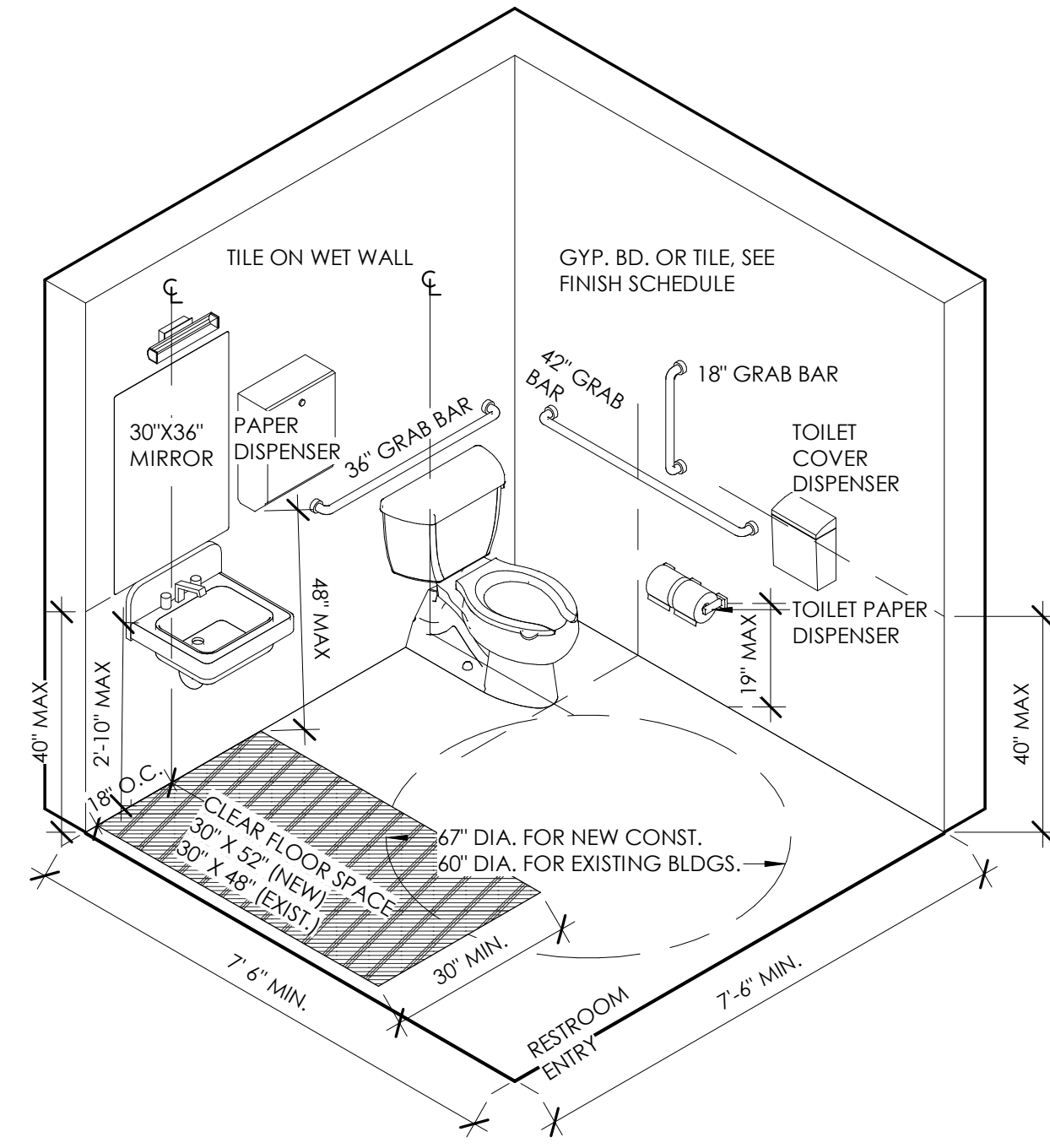
RENDERINGS
T001

ABBREVIATION LIST

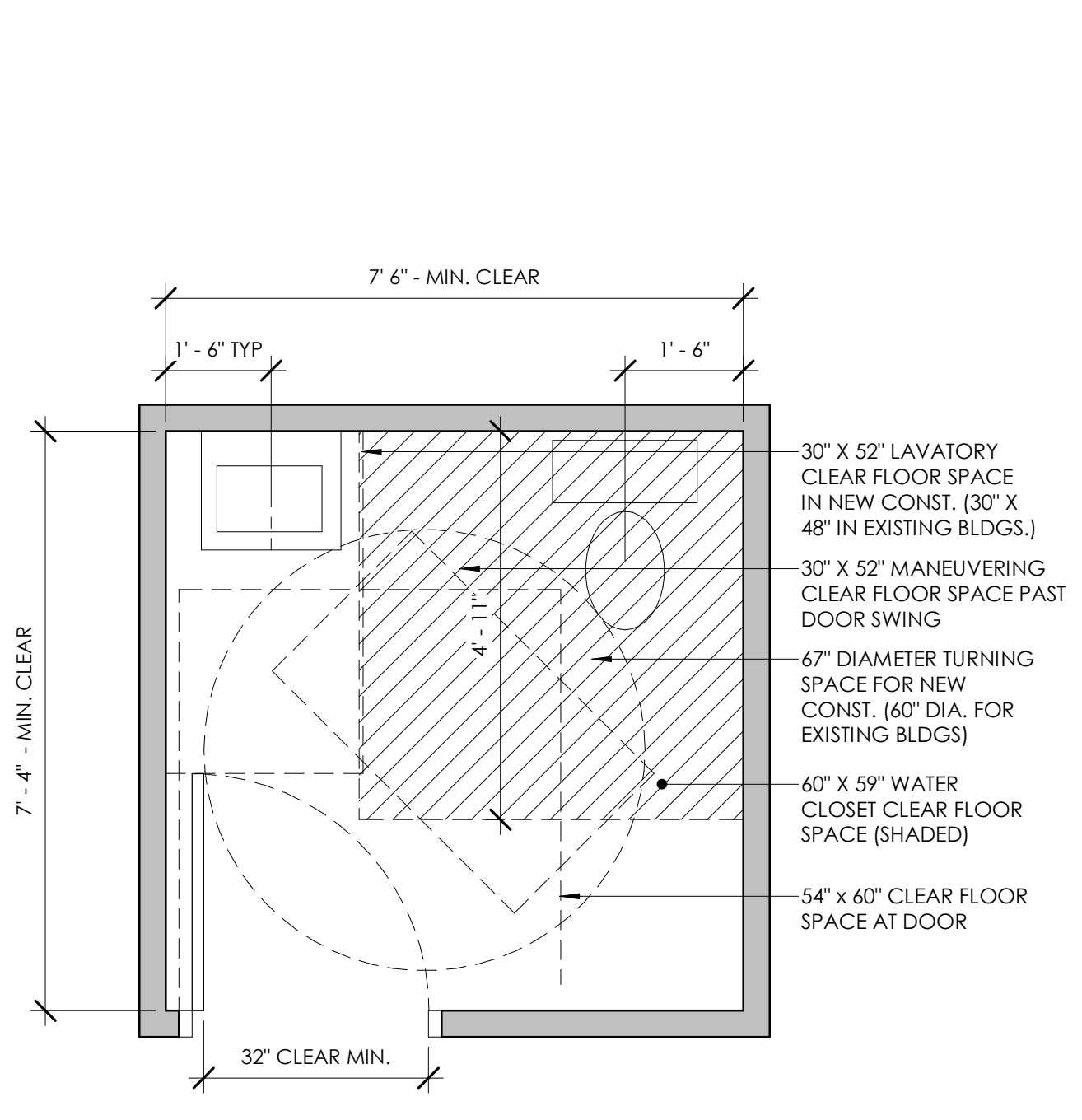
A/C	AIR CONDITIONING
A/V	AUDIO/VISUAL
ACP	ACOUSTICAL CEILING PANEL
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ALUM	ALUMINIUM
APPROX	APPROXIMATELY
ARCH	ARCHITECT (URAL, URE)
ASSOC	ASSOCIATED
AUTO	AUTOMATIC
AWP	ACOUSTICAL WALL PANEL
BD	BOARD
BF	BARRIER FREE
BIT	BITUMINOUS, BITUMEN
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
CAB	CABINET
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR(ANCE)
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COM	COMMUNICATIONS
CONC	CONCRETE
CONFG	CONFIGURATION
CONST	CONSTRUCTION
CONT	CONTINUOUS
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
DEG	DEGREE
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIV	DIVISION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DWG(S)	DRAWING(S)
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATION
EMER	EMERGENCY
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE(D)
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FA	FIRE ALARM
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FACE
FGL	FIBERGLASS
FHC	FIRE HOSE CABINET
FIXT	FIXTURE
FL	FLOOR(ING)
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOS	FACE OF STUDS
FP	FIREPROOF(ING)
FT	FEET
FTG	FOOTING
FUR	FUR(ED)ING
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACT(OR)
GL	GLASS, GLAZING
GOVT	GOVERNMENT
GT	GROUT
GYP BD	GYP(SUM) WALLBOARD
HC	HOLLOW CORE
HDR	HEADER
HDWD	HARDWOOD
HDWR	HARDWARE
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTILATION & AIR CONDITIONING
ID	INSIDE DIAMETER
IN	INCH(ES)
INCAN	INCANDESCENT
INCL	INCLUDE(D)ING
INSUL	INSULATION, INSULATED
INT	INTERIOR
JAN	JANITOR
JT(S)	JOINT(S)
KIT	KITCHEN
LAM	LAMINATE(D)
LAV	LAVATORY
LBL	LABEL
LH	LEFT HAND
LL	LIVE LOAD
LP	LOW POINT
LTG	LIGHTING
LTL	LINTEL
MANF	MANUFACTURE(R)
MAS	MASONRY
MATL	MATERIAL(S)
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTG	MOUNTING
MTL	METAL
N	NORTH
N/A	NOT APPLICABLE
NAT	NATURAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
OPP HD	OPPOSITE HAND
PART	PARTITION
PC	PRECAST
PERF	PERFORATE(D)
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLWD	PLYWOOD
PNL	PANEL(ED)
PR	PAIR
PREP	PREPARE (SURFACE)
PROV	PROVIDE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PAINT
PVMT	PAVEMENT
QTY	QUANTITY
R	RISER
RAD	RADIUS
RB	RUBBER BASE
REF	REFRIDGERATOR
REINF	REINFORCED
REQD / REQ'D	REQUIRED
RES	RESILIENT
RET	RETAINING
REV	REVISION(S) / REVISE(D)
RFG	ROOFING
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
S	SOUTH
SC	SOLID CORE
SCHED	SCHEDULE
SECT	SECTION
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SPEC(S)	SPECIFICATION(S)
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STN	STAIN
STO	STORAGE
STRUC	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
SYS	SYSTEM
T	TREAD
T&G	TONGUE AND GROOVE
T.O.	TOP OF
TECH	TECHNOLOGY
TEL	TELEPHONE
TEMP	TEMPERED
THK	THICK(NESS)

ABBREVIATION LIST

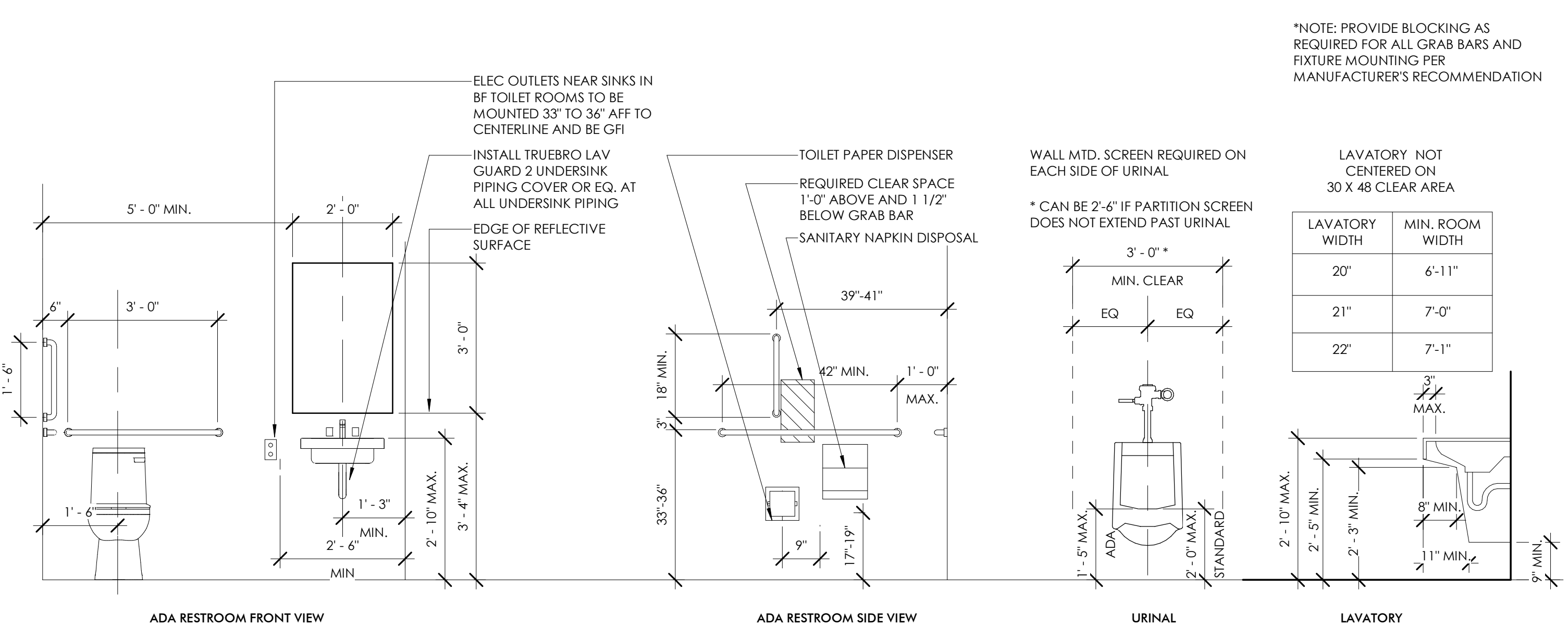
THRESH	THRESHOLD
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TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOW	TOP OF WALL
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TV	TELEVISION
TYP	TYPICAL
UL	UNDERWRITER'S LABORATORY
UNFIN	UNFINISHED
UNO	UNLESS OTHERWISE NOTED
VAR	VARIES
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VU	VENTILATION UNIT
VWC	VINYL WALLCOVERING
W	WATER RESISTANT
WJ	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WH	WALL HUNG
WP	WORK POINT
WR	PAINT(ED)
WT	WEIGHT
WTF	WELDED WIRE FABRIC
#	NUMBER
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ACCESSIBLE RESTROOM AXON - NTS



ACCESSIBLE RESTROOM PLAN - NTS

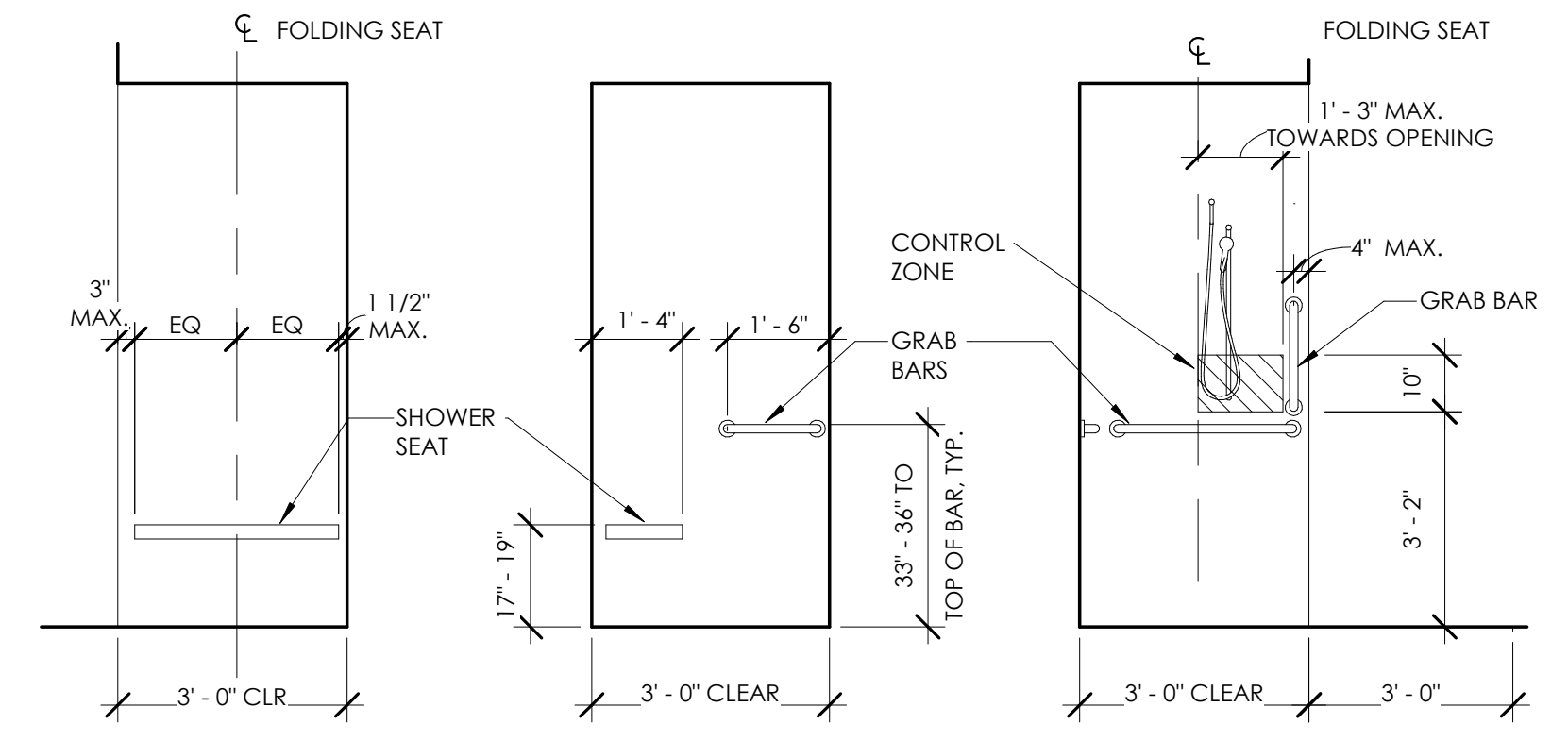


RESTROOM DETAILS - NTS

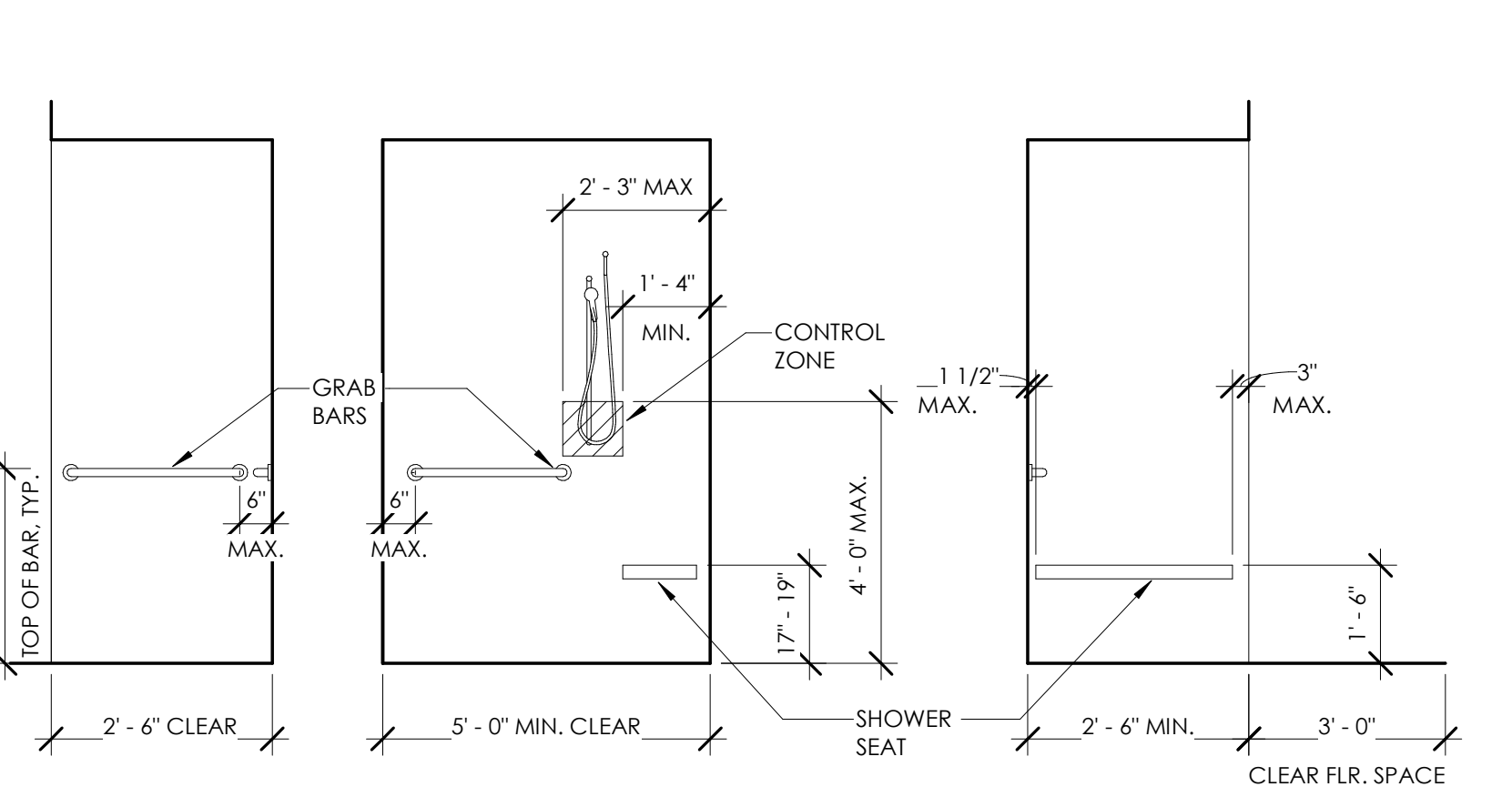
*NOTE: PROVIDE BLOCKING AS REQUIRED FOR ALL GRAB BARS AND FIXTURE MOUNTING PER MANUFACTURER'S RECOMMENDATION

LAVATORY WIDTH	MIN. ROOM WIDTH
20"	6'-11"
21"	7'-0"
22"	7'-1"

SHOWER DETAILS

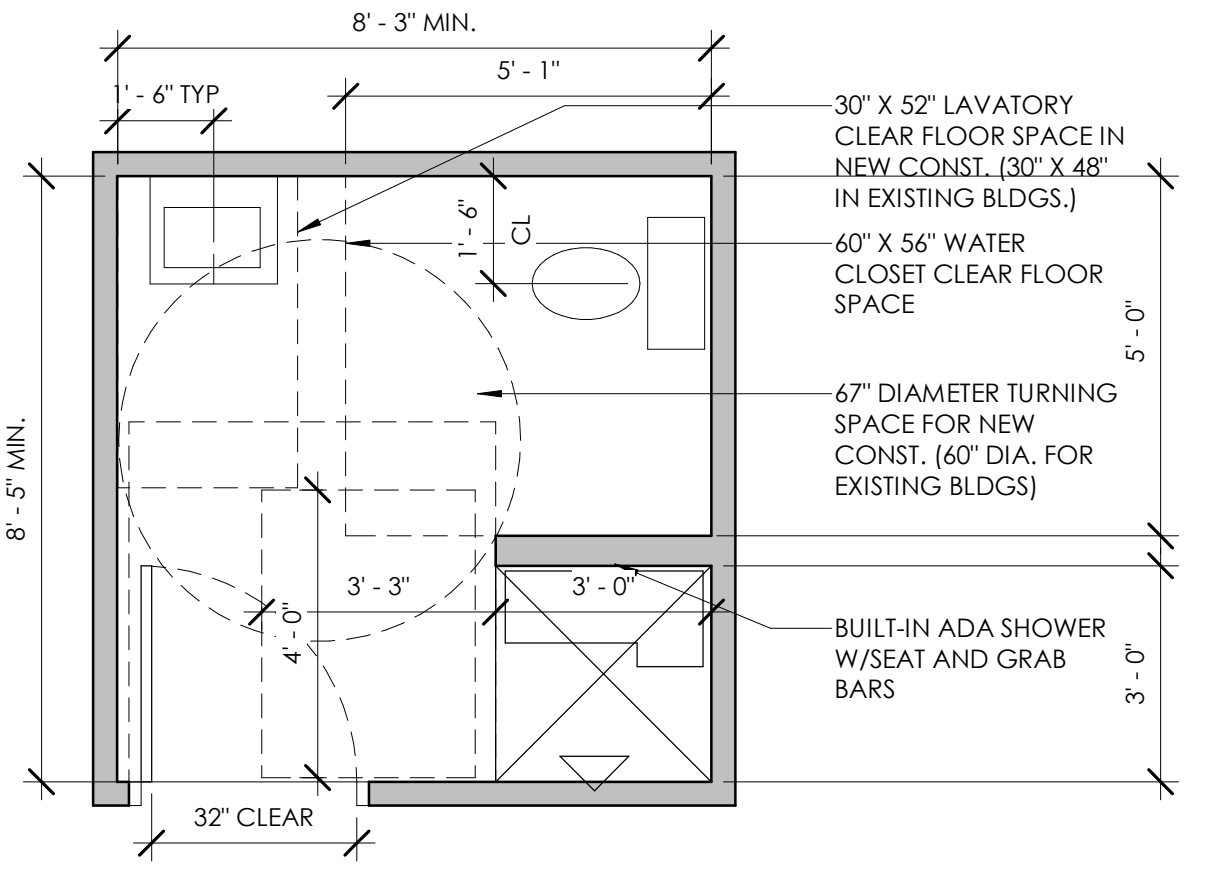
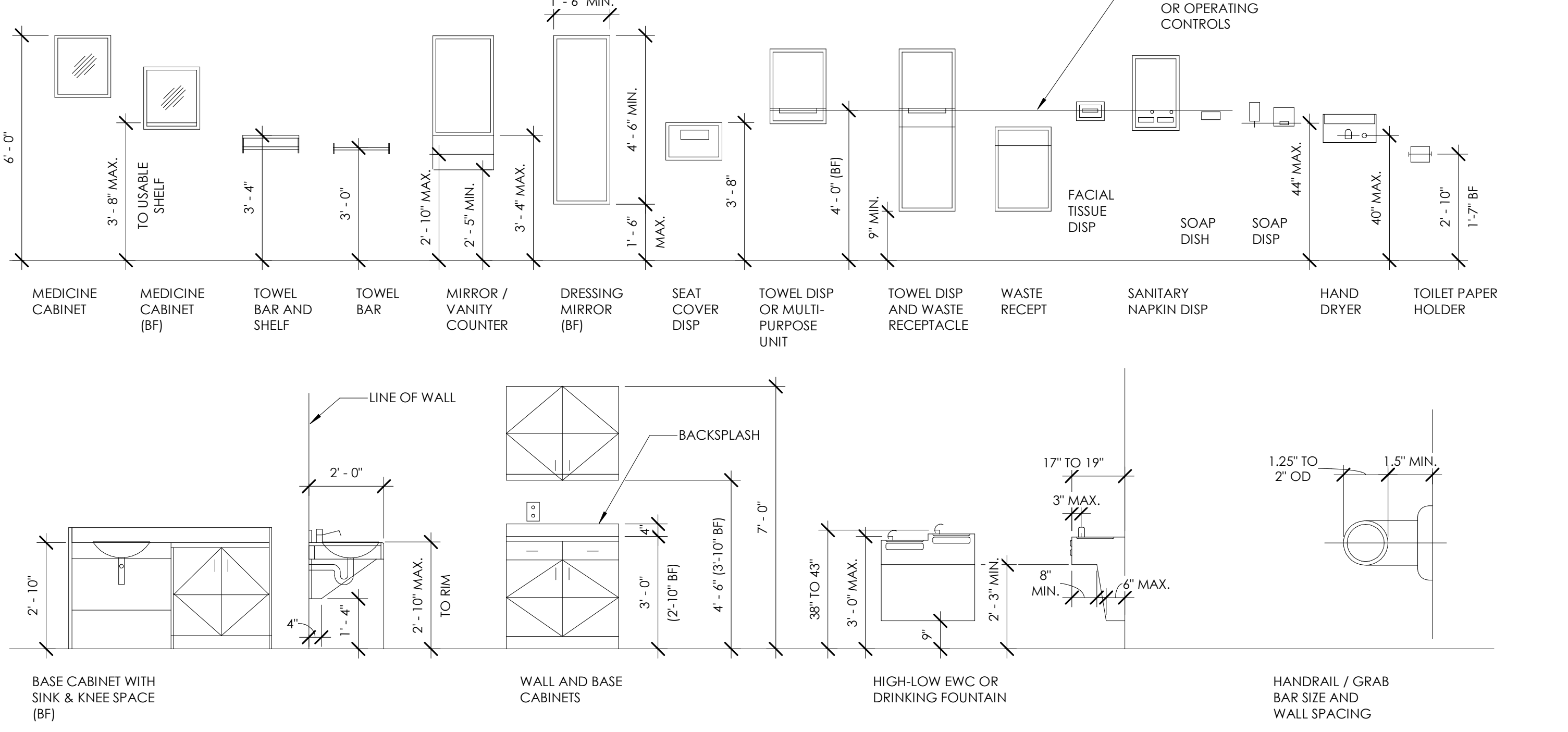


TRANSFER SHOWER WITH SEAT DETAIL

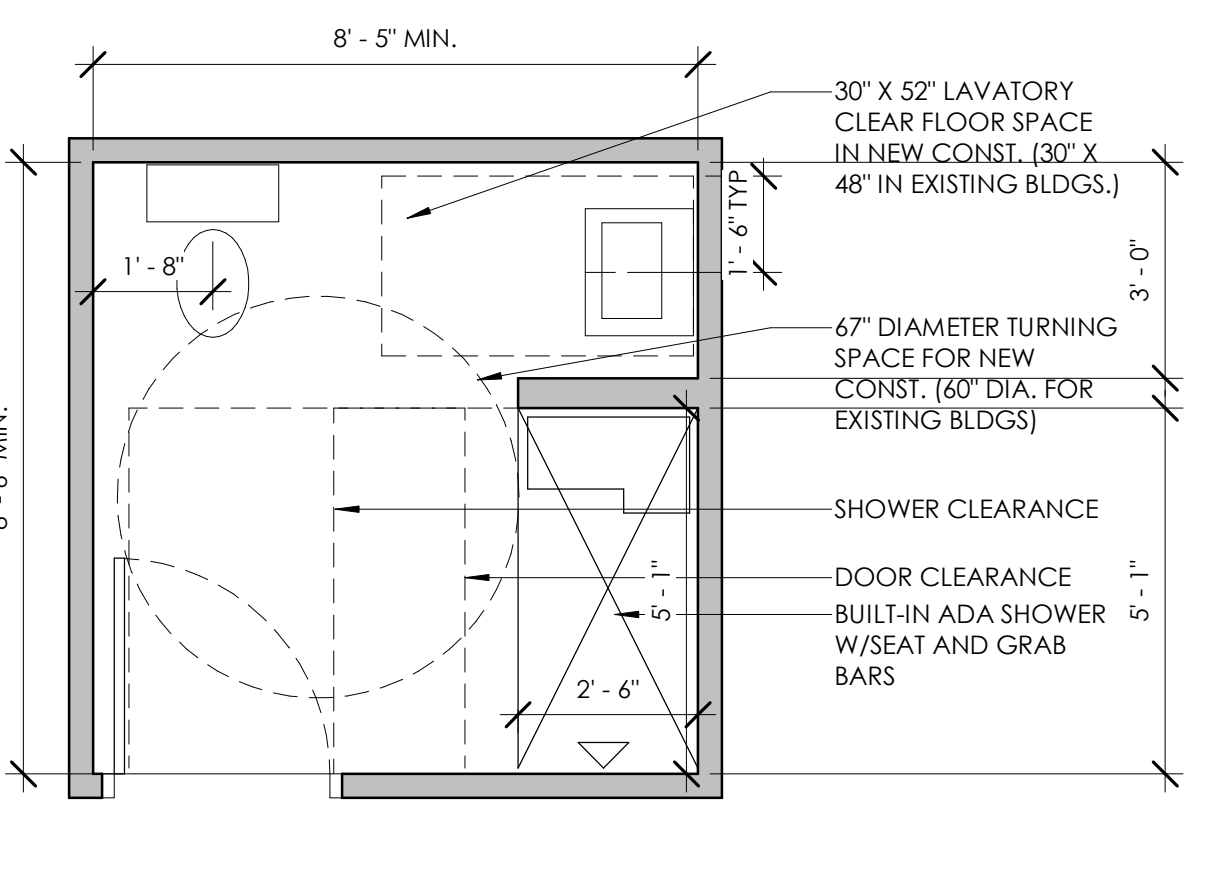


ACCESSIBLE ROLL-IN SHOWER WITH SEAT DETAIL

RESTROOM MOUNTING HEIGHTS



ACCESSIBLE TRANSFER SHOWER PLAN - NTS



ACCESSIBLE ROLL-IN SHOWER PLAN - NTS

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PROJECT NAME: MARSHALL MASONIC TEMPLE 2.0
 PROJECT ADDRESS: 115 E. GREEN ST., MARSHALL, MI

ISSUE/REVISION: DD Set - 06/16/2026

DRAWN BY: CMN
 DATE: 6/16/2026 16:23:41
 SCALE: As indicated
 STAMP:

PROJECT NUMBER: 2025.129

PLUMBING MOUNTING HEIGHTS

T003

CODE COMPLIANCE GENERAL NOTES

- ENSURE EXIT SIGNS ARE MOUNTED ABOVE THE DOORS AND VISIBLE FROM 75 FEET AWAY. ALL EGRESS LIGHTING IS TO POINT DOWN TO ILLUMINATE THE EGRESS PATH OF TRAVEL.
- ALL FIRE EXTINGUISHERS ARE TO BE ABC EXTINGUISHERS, UNLESS NOTED OTHERWISE. ALL EXTINGUISHERS ARE TO BE TAGGED WITH THE CURRENT YEAR'S INSPECTION ON IT. ANNUAL INSPECTIONS ARE TO OCCUR FOR ALL FIRE EXTINGUISHERS.
- PROVIDE ADA RESTROOM SIGNS AT ALL RESTROOMS, CORRESPONDING TO THE CORRECT SEX.
- SEE 1002 FOR MOUNTING HEIGHTS AND LOCATIONS.
- SEE 1003 FOR ADDITIONAL CODE COMPLIANCE INFORMATION.
- FURNITURE AND EQUIPMENT SHOWN ON COMPLIANCE DRAWINGS ARE FOR REFERENCE ONLY.

CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

SECTION 420.2 WALLS SEPARATING DWELLING UNITS SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.

SECTION 420.3 FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDING AND SEPARATING DWELLING UNITS FROM OTHER OCCUPANCIES SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.

SECTION 420.5 GROUP R OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.8. QUICK RESPONSE OR RESIDENTIAL AUTOMATIC SPRINKLER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 903.3.2.

SECTION 420.6 FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN GROUP R-2 OCCUPANCIES IN ACCORDANCE WITH SECTION 907.2.9 SINGLE OR MULTIPLE STATION SMOKE ALARMS SHALL BE PROVIDED IN GROUPS R-2 IN ACCORDANCE WITH SECTION 907.2.11.

CHAPTER 7: FIRE AND SMOKE PROTECTION

SECTION 708.3 EXCEPTION 1: CORRIDOR WALLS PERMITTED TO HAVE A 1/2 HOUR FIRE RESISTANCE RATING BY TABLE 1020.1.

SECTION 711.2.3 THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE RESISTANCE RATING OF THE HORIZONTAL ASSEMBLY SUPPORTED. EXCEPTION: IN TYPE III-B BUILDINGS THE CONSTRUCTION SUPPORTING HORIZONTAL ASSEMBLIES AT THE SEPARATIONS OF THE DWELLING UNITS IS NOT REQUIRED TO BE FIRE RESISTANCE RATED.

SECTION 711.2.4.1 WHERE THE HORIZONTAL ASSEMBLY SEPARATED MIXED OCCUPANCIES, THE ASSEMBLY SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED BY SECTION 508.4. HALF HOUR FIRE RESISTANCE IS REQUIRED IN TYPE III-B BUILDINGS CORRIDORS.

SECTION 713.13.4 SHAFT ENCLOSURES SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN ONE HOUR WHERE CONNECTING THREE STORIES OR LESS.

SECTION 713.14.1 EXCEPTION 4: ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED WHERE THE BUILDING IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.2.

TABLE 714.5 OPENINGS IN ONE HOUR FIRE BARRIERS FOR SHAFTS, EXIT ACCESS STAIRWAYS, AND INTERIOR EXIT STAIRWAYS ARE TO HAVE ONE HOUR FIRE DOORS.

CHAPTER 11: ACCESSIBILITY

SECTION 1108.6.2.2.1 IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS, AT LEAST 2 PERCENT BUT NOT LESS THAN ONE OF THE UNITS SHALL BE A TYPE A UNIT.

SECTION 1108.6.2.2.2 WHERE THERE ARE FOUR OR MORE DWELLING UNITS OR SLEEPING UNITS IN A SINGLE STRUCTURE, EVERY DWELLING UNIT AND SLEEPING UNIT SHALL BE A TYPE B UNIT. NOTE THAT THERE IS AN EXCEPTION TO THIS IN THE MICHIGAN REHABILITATION CODE IF THE WORK AREA IS 50% OR LESS OF THE AGGREGATE BUILDING AREA (306.7.4). THERE IS ALSO AN EXCEPTION IN THE REHABILITATION CODE FOR HISTORIC BUILDINGS (306.7.4).

CHAPTER 12: INTERIOR ENVIRONMENT

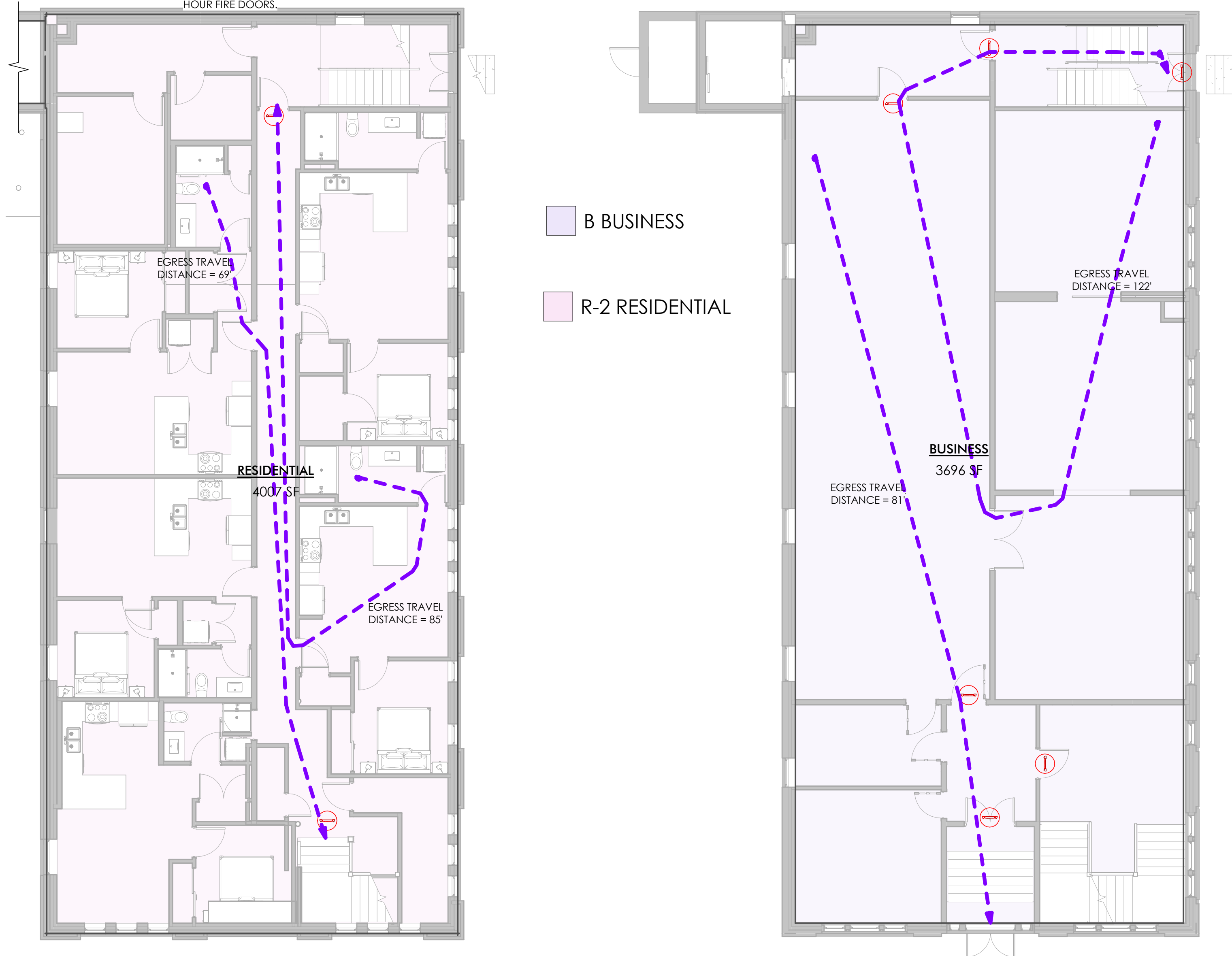
SECTION 1206.2 WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS OF NOT LESS THAN 50 FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90. PROVIDED STC = 50.

SECTION 1206.3 FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS OR BETWEEN A DWELLING UNIT AND A PUBLIC OR SERVICE AREA WITHIN THE STRUCTURE SHALL HAVE AN IMPACT INSULATION CLASS RATING OF NOT LESS THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E492. PROVIDED IIC = 57.

SECTION 1208.2 OCCUPIABLE SPACES, HABITABLE SPACES, AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6". BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS, AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0". EXCEPTION 4: CORRIDORS CONTAINED WITHIN A DWELLING UNIT OR SLEEPING UNIT IN A GROUP R OCCUPANCY SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0".

CHAPTER 30: ELEVATORS AND CONVEYING SYSTEMS

SECTION 3002.1 ELEVATOR HOISTWAY ENCLOSURES SHALL BE SHAFT ENCLOSURES COMPLYING WITH SECTIONS 712 AND 713.



1 LEVEL 01
1/8" = 1'-0"

2 SECOND FLOOR COMPLIANCE PLAN
1/8" = 1'-0"

CODE COMPLIANCE

TOPIC	SECTION	ALLOWED/REQUIRED	ACTUAL								
APPLICABLE CODES											
2021 MICHIGAN BUILDING CODE											
2021 MICHIGAN MECHANICAL CODE											
2021 MICHIGAN PLUMBING CODE											
2021 MICHIGAN REHABILITATION CODE											
2021 INTERNATIONAL FIRE CODE											
2023 MICHIGAN ELECTRICAL CODE											
ANSI/ASHRAE 90.1-2019											
ICC/ANSI 117.1-2017											
NFPA 101 (2021) / NFPA 13 (2019)											
ZONING											
ZONING	CITY OF MARSHALL	B-3 NEIGHBORHOOD COMMERCIAL									
1 - SCOPE AND ADMIN											
DEFERRED SUBMITTALS	107.3.4.1		THERE ARE NO DEFERRED SUBMITTALS FOR THIS PROJECT								
DESIGN PROFESSIONAL IN CHARGE	107.3.4		CODY NEWMAN IS TO BE THE DESIGN PROFESSIONAL IN CHARGE								
SPECIAL INSPECTIONS	110		THERE ARE NO SPECIAL INSPECTIONS FOR THIS PROJECT								
5 - GENERAL BUILDING HEIGHTS AND AREAS											
ALLOWABLE BUILDING HEIGHT	TABLE 504.3										
BASE STORIES ALLOWED	TABLE 504.4										
REQUIRED SEPARATION OF OCCUPANCIES	TABLE 508.4										
TABULAR AREA	TABLE 506.2										
6 - TYPE OF CONSTRUCTION											
TYPE OF CONSTRUCTION	TABLE 601										
7 - FIRE AND SMOKE PROTECTION											
LABEL ANY SPECIAL REQUIREMENTS											
9 - FIRE PROTECTION SYSTEMS											
AUTOMATIC SPRINKLER SYSTEM	903.2.1.3	LESS THAN 12,000 SF, NOT REQUIRED									
FIRE ALARM AND DETECTION SYSTEMS	907	SEE REQUIREMENTS									
27 - ELECTRICAL											
EMERGENCY LIGHTING	1008.1	WILL COMPLY	ON COMPLIANCE DRAWINGS								
EMERGENCY POWER	1008.3.2, 1008.3.3	WILL COMPLY	ON COMPLIANCE DRAWINGS								
EXIT SIGNS	1011.1	WILL COMPLY	ON COMPLIANCE DRAWINGS								
3 - BUILDING AREA BY USE											
OCCUPANCY TYPE	PERCENTAGE OF PROJECT	AREA									
LEVEL 01											
R-2 RESIDENTIAL	21%	4007 SF									
	21%	4007 SF									
LEVEL 02											
B BUSINESS	20%	3696 SF									
	20%	3696 SF									
LEVEL 03											
R-2 RESIDENTIAL	20%	3716 SF									
	20%	3716 SF									
LEVEL 04											
R-2 RESIDENTIAL	20%	3716 SF									
	20%	3716 SF									
LEVEL 05											
R-2 RESIDENTIAL	20%	3730 SF									
	20%	3730 SF									
Grand total	100%	18864 SF									
10 - OCCUPANCY AREAS											
OCCUPANCY TYPE	AREA	OCCUPANCY									
B BUSINESS											
BUSINESS	3696 SF	25									
R-2 RESIDENTIAL											
RESIDENTIAL	15168 SF	78									
	18864 SF	103									
10 - MEANS OF EGRESS											
LEVEL	OCCUPANCY PER LEVEL	DOOR EGRESS WIDTH 1005.3.2	EXIT ACCESS TRAVEL DISTANCE TABLE 1017.2	NUMBER OF EXITS TABLE 1006.3.3	STAIR EGRESS WIDTH 1005.3.1						
		REQUIRED	ALLOWED	REQUIRED	REQUIRED						
LEVEL 01	26	36"	108"	250 FEET	105 FEET	2 EXITS	2 EXITS	44"	105"		
LEVEL 02	25	36"	108"	300 FEET	108"	2 EXITS	2 EXITS	44"	108"		
LEVEL 03	26	36"	72"	250 FEET	145 FEET	2 EXITS	2 EXITS	44"	105"		
LEVEL 04	26	36"	72"	250 FEET	203 FEET	2 EXITS	2 EXITS	44"	105"		
LEVEL 05	26	36"	72"	250 FEET	249 FEET	2 EXITS	2 EXITS	44"	105"		
29 - PLUMBING											
TABLE 403.1 PLUMBING CLASS	OCCUPANCY	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS		SINK REQUIREMENTS		CLOTHES WASHER CONNECTIONS	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
B	25	1 MALE / 1 FEMALE		1 MALE / 1 FEMALE		1 REQUIRED		1 SERVICE SINK		NONE	
R-2 APART. UNITS	18	18 UNISEX	18 UNISEX	18 UNISEX	18 UNISEX	0 REQUIRED	0 PROVIDED	18 KITCHEN SINKS	18 KITCHEN SINKS	1 REQUIRED	18 PROVIDED

COMPLIANCE LEGEND

- SYMBOL ITEM
- FIRE EXTINGUISHER
 - EXIT SIGN W/ EGRESS LIGHTS
 - EGRESS LIGHTING
 - TRAVEL DISTANCE
 - 1 HOUR WALL
 - 2 HOUR WALL

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PROJECT NAME
MARSHALL MASONIC TEMPLE 2.0
PROJECT ADDRESS
115 E. GREEN ST., MARSHALL, MI

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CODE COMPLIANCE

T004

CODE COMPLIANCE GENERAL NOTES

- ENSURE EXIT SIGNS ARE MOUNTED ABOVE THE DOORS AND VISIBLE FROM 75 FEET AWAY. ALL EGRESS LIGHTING IS TO POINT DOWN TO ILLUMINATE THE EGRESS PATH OF TRAVEL.
- ALL FIRE EXTINGUISHERS ARE TO BE ABC EXTINGUISHERS, UNLESS NOTED OTHERWISE. ALL EXTINGUISHERS ARE TO BE TAGGED WITH THE CURRENT YEAR'S INSPECTION ON IT. ANNUAL INSPECTIONS ARE TO OCCUR FOR ALL FIRE EXTINGUISHERS.
- PROVIDE ADA RESTROOM SIGNS AT ALL RESTROOMS, CORRESPONDING TO THE CORRECT SEX.
- SEE T002 FOR MOUNTING HEIGHTS AND LOCATIONS.
- SEE T003 FOR ADDITIONAL CODE COMPLIANCE INFORMATION.
- FURNITURE AND EQUIPMENT SHOWN ON COMPLIANCE DRAWINGS ARE FOR REFERENCE ONLY.

CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

SECTION 420.2 WALLS SEPARATING DWELLING UNITS SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.

SECTION 420.3 FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDING AND SEPARATING DWELLING UNITS FROM OTHER OCCUPANCIES SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.

SECTION 420.5 GROUP R OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.8. QUICK RESPONSE OR RESIDENTIAL AUTOMATIC SPRINKLER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 903.3.2.

SECTION 420.6 FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN GROUP R-2 OCCUPANCIES IN ACCORDANCE WITH SECTION 907.2.9 SINGLE OR MULTIPLE STATION SMOKE ALARMS SHALL BE PROVIDED IN GROUPS R-2 IN ACCORDANCE WITH SECTION 907.2.11.

CHAPTER 7: FIRE AND SMOKE PROTECTION

SECTION 708.3 EXCEPTION 1: CORRIDOR WALLS PERMITTED TO HAVE A 1/2 HOUR FIRE RESISTANCE RATING BY TABLE 1020.1.

SECTION 711.2.3 THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE RESISTANCE RATING OF THE HORIZONTAL ASSEMBLY SUPPORTED. EXCEPTION: IN TYPE III-B BUILDINGS THE CONSTRUCTION SUPPORTING HORIZONTAL ASSEMBLIES AT THE SEPARATIONS OF THE DWELLING UNITS IS NOT REQUIRED TO BE FIRE RESISTANCE RATED.

SECTION 711.2.4.1 WHERE THE HORIZONTAL ASSEMBLY SEPARATED MIXED OCCUPANCIES, THE ASSEMBLY SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED BY SECTION 508.4. HALF HOUR FIRE RESISTANCE IS REQUIRED IN TYPE III-B BUILDINGS CORRIDORS.

SECTION 713.13.4 SHAFT ENCLOSURES SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN ONE HOUR WHERE CONNECTING THREE STORIES OR LESS.

SECTION 713.14.1 EXCEPTION 4: ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED WHERE THE BUILDING IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.2.

TABLE 716.5 OPENINGS IN ONE HOUR FIRE BARRIERS FOR SHAFTS, EXIT ACCESS STAIRWAYS, AND INTERIOR EXIT STAIRWAYS ARE TO HAVE ONE HOUR FIRE DOORS.

CHAPTER 11: ACCESSIBILITY

SECTION 1108.6.2.2.1 IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS, AT LEAST 2 PERCENT BUT NOT LESS THAN ONE OF THE UNITS SHALL BE A TYPE A UNIT.

SECTION 1108.6.2.2.2 WHERE THERE ARE FOUR OR MORE DWELLING UNITS OR SLEEPING UNITS IN A SINGLE STRUCTURE, EVERY DWELLING UNIT AND SLEEPING UNIT SHALL BE A TYPE B UNIT. NOTE THAT THERE IS AN EXCEPTION TO THIS IN THE MICHIGAN REHABILITATION CODE IF THE WORK AREA IS 50% OR LESS OF THE AGGREGATE BUILDING AREA (306.7.4). THERE IS ALSO AN EXCEPTION IN THE REHABILITATION CODE FOR HISTORIC BUILDINGS (306.7.4).

CHAPTER 12: INTERIOR ENVIRONMENT

SECTION 1206.2 WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS OF NOT LESS THAN 50 FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90. PROVIDED STC = 50.

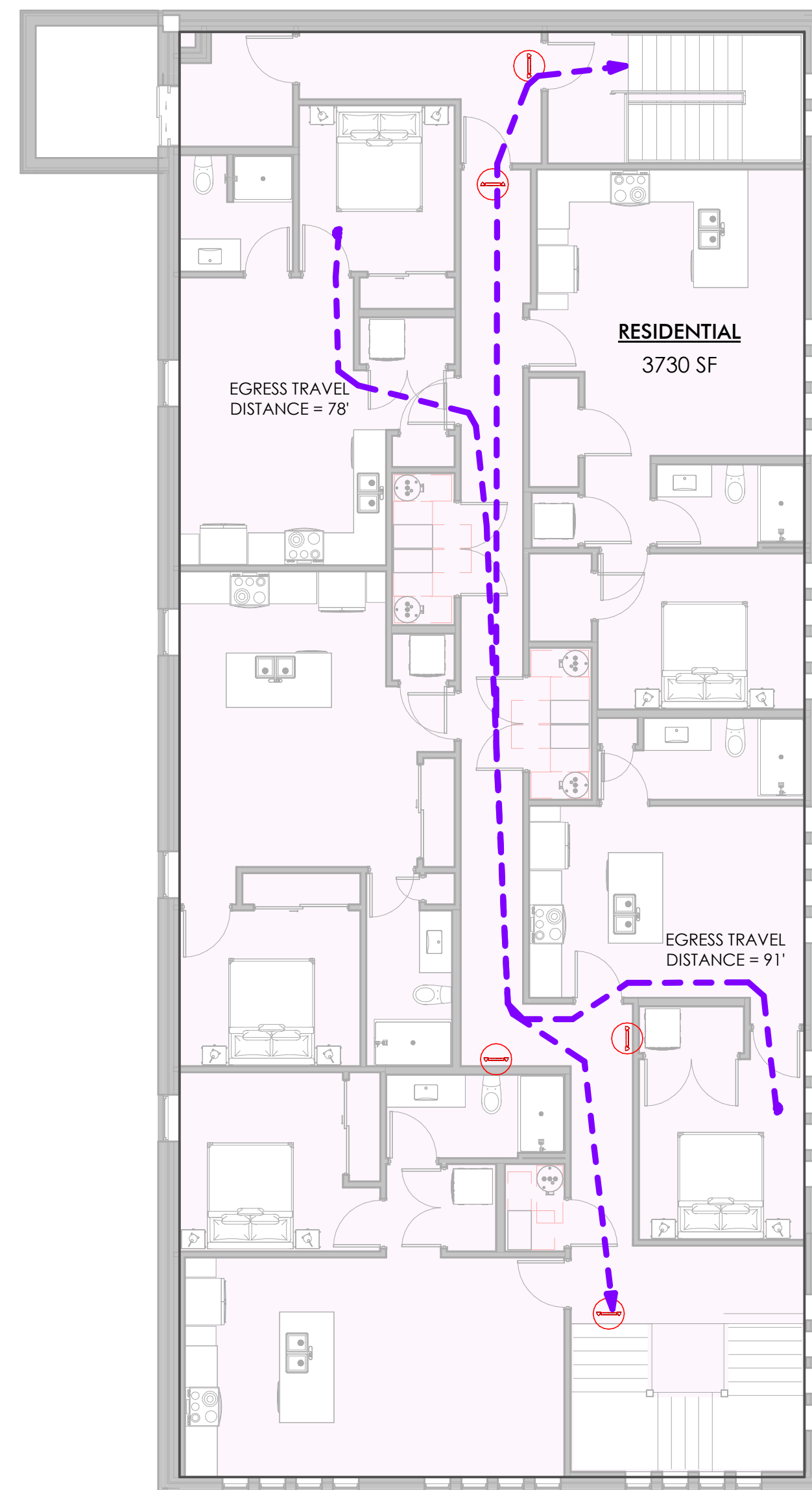
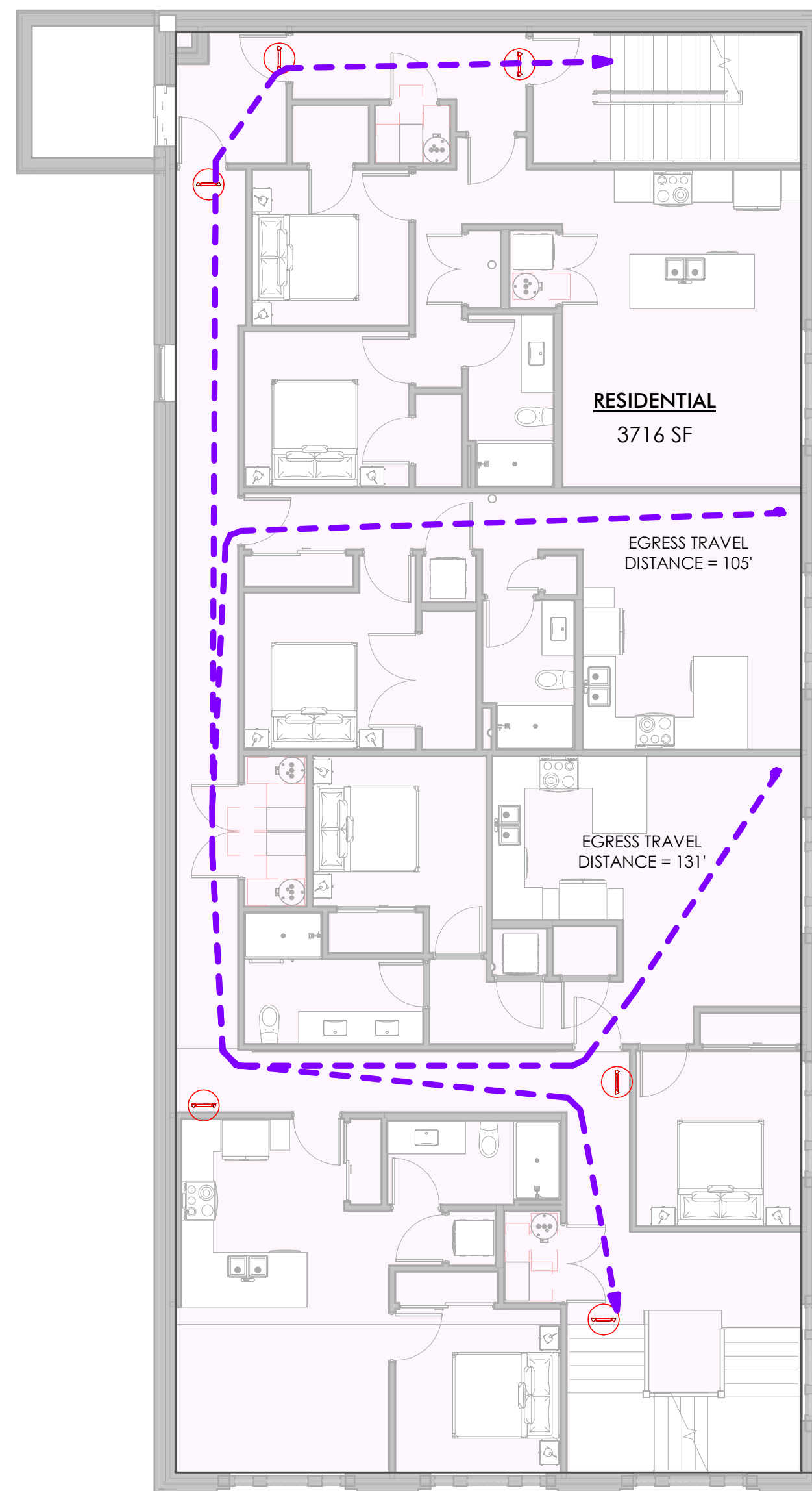
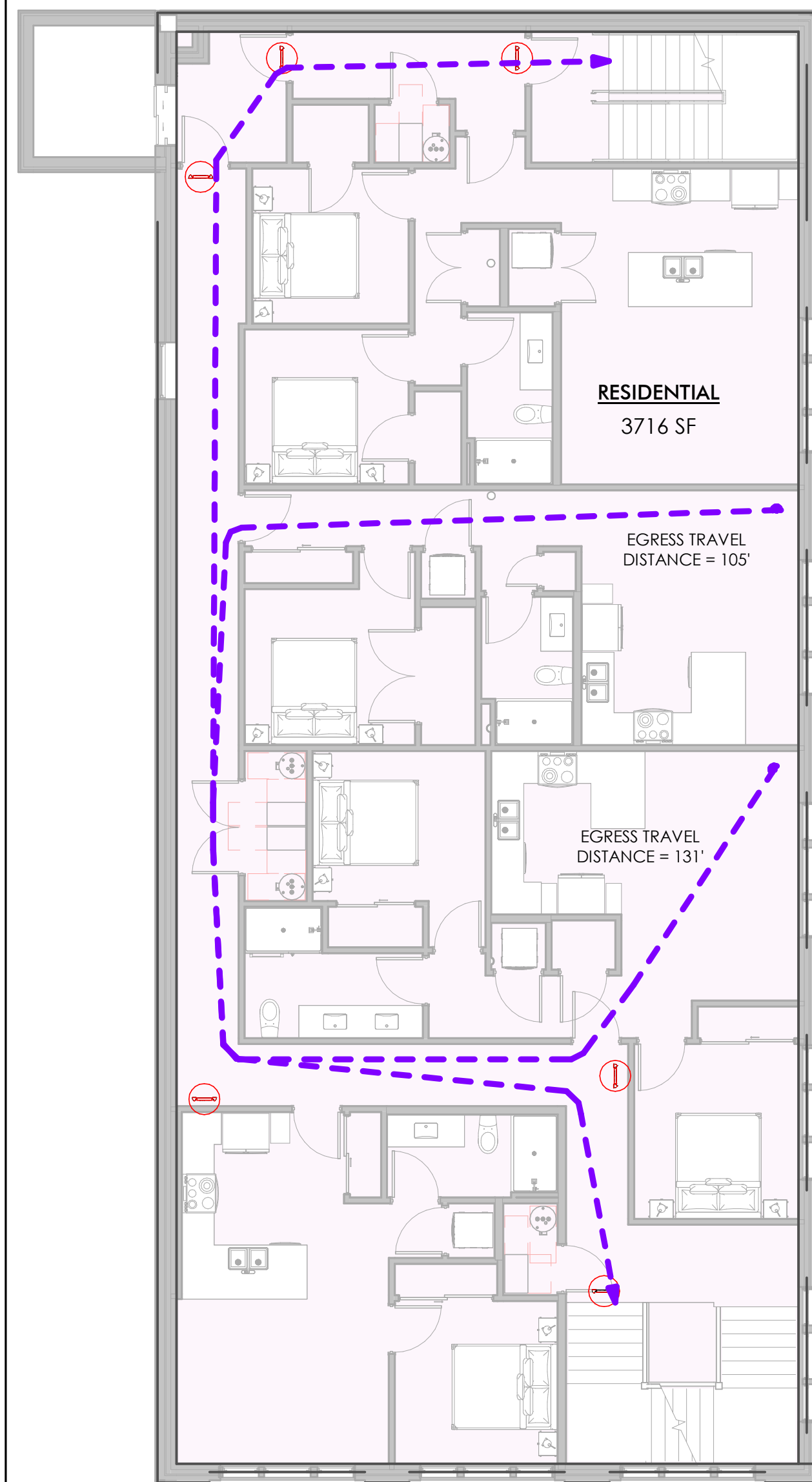
SECTION 1206.3 FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS OR BETWEEN A DWELLING UNIT AND A PUBLIC OR SERVICE AREA WITHIN THE STRUCTURE SHALL HAVE AN IMPACT INSULATION CLASS RATING OF NOT LESS THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E492. PROVIDED IIC = 57.

SECTION 1208.2 OCCUPIABLE SPACES, HABITABLE SPACES, AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6". BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS, AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0". EXCEPTION 4: CORRIDORS CONTAINED WITHIN A DWELLING UNIT OR SLEEPING UNIT IN A GROUP R OCCUPANCY SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0".

CHAPTER 30: ELEVATORS AND CONVEYING SYSTEMS

SECTION 3002.1 ELEVATOR HOISTWAY ENCLOSURES SHALL BE SHAFT ENCLOSURES COMPLYING WITH SECTIONS 712 AND 713.

R-2 RESIDENTIAL



1 THIRD FLOOR COMPLIANCE PLAN
1/8" = 1'-0"

2 FOURTH FLOOR COMPLIANCE PLAN
1/8" = 1'-0"

3 FIFTH FLOOR COMPLIANCE PLAN
1/8" = 1'-0"

CODE COMPLIANCE

TOPIC	SECTION	ALLOWED/REQUIRED	ACTUAL			
APPLICABLE CODES						
2021 MICHIGAN BUILDING CODE						
2021 MICHIGAN MECHANICAL CODE						
2021 MICHIGAN PLUMBING CODE						
2021 MICHIGAN REHABILITATION CODE						
2021 INTERNATIONAL FIRE CODE						
2023 MICHIGAN ELECTRICAL CODE						
ANSI/ASHRAE 90.1-2019						
ICC/ANSI 117.1-2017						
NFPA 101 (2021) / NFPA 13 (2019)						
ZONING	CITY OF MARSHALL	B-3 NEIGHBORHOOD COMMERCIAL				
1 - SCOPE AND ADMIN						
DEFERRED SUBMITTALS	107.3.4.1		THERE ARE NO DEFERRED SUBMITTALS FOR THIS PROJECT			
DESIGN PROFESSIONAL IN CHARGE	107.3.4		CODY NEWMAN IS TO BE THE DESIGN PROFESSIONAL IN CHARGE			
SPECIAL INSPECTIONS	110		THERE ARE NO SPECIAL INSPECTIONS FOR THIS PROJECT			
5 - GENERAL BUILDING HEIGHTS AND AREAS						
ALLOWABLE BUILDING HEIGHT	TABLE 504.3					
BASE STORIES ALLOWED	TABLE 504.4					
REQUIRED SEPARATION OF OCCUPANCIES	TABLE 508.4					
TABULAR AREA	TABLE 506.2					
6 - TYPE OF CONSTRUCTION						
TYPE OF CONSTRUCTION	TABLE 601					
7 - FIRE AND SMOKE PROTECTION						
LABEL ANY SPECIAL REQUIREMENTS						
9 - FIRE PROTECTION SYSTEMS						
AUTOMATIC SPRINKLER SYSTEM	903.2.1.3	LESS THAN 12,000 SF, NOT REQUIRED				
FIRE ALARM AND DETECTION SYSTEMS	907	SEE REQUIREMENTS				
27 - ELECTRICAL						
EMERGENCY LIGHTING	1008.1	WILL COMPLY	ON COMPLIANCE DRAWINGS			
EMERGENCY POWER	1008.3.2, 1008.3.3	WILL COMPLY	ON COMPLIANCE DRAWINGS			
EXIT SIGNS	1011.1	WILL COMPLY	ON COMPLIANCE DRAWINGS			
3 - BUILDING AREA BY USE						
OCCUPANCY TYPE	PERCENTAGE OF PROJECT	AREA				
LEVEL 01						
R-2 RESIDENTIAL	21%	4007 SF				
	21%	4007 SF				
LEVEL 02						
B BUSINESS	20%	3696 SF				
	20%	3696 SF				
LEVEL 03						
R-2 RESIDENTIAL	20%	3716 SF				
	20%	3716 SF				
LEVEL 04						
R-2 RESIDENTIAL	20%	3716 SF				
	20%	3716 SF				
LEVEL 05						
R-2 RESIDENTIAL	20%	3730 SF				
	20%	3730 SF				
Grand total	100%	18864 SF				
10 - OCCUPANCY AREAS						
OCCUPANCY TYPE	AREA	OCCUPANCY				
B BUSINESS						
BUSINESS	3696 SF	25				
R-2 RESIDENTIAL						
RESIDENTIAL	15168 SF	78				
	18864 SF	103				
10 - MEANS OF EGRESS						
LEVEL	OCCUPANCY PER LEVEL	DOOR EGRESS WIDTH 1005.3.2 REQUIRED PROVIDED	EXIT ACCESS TRAVEL DISTANCE TABLE 1017.2 ALLOWED PROVIDED	NUMBER OF EXITS TABLE 1006.3.3 REQUIRED PROVIDED	STAIR EGRESS WIDTH 1005.3.1 REQUIRED PROVIDED	
LEVEL 01	26	36" 108"	250 FEET 105 FEET	2 EXITS 2 EXITS	44" 105"	
LEVEL 02	25	36" 108"	300 FEET	2 EXITS 2 EXITS	44" 108"	
LEVEL 03	26	36" 72"	250 FEET 165 FEET	2 EXITS 2 EXITS	44" 105"	
LEVEL 04	26	36" 72"	250 FEET 203 FEET	2 EXITS 2 EXITS	44" 105"	
LEVEL 05	26	36" 72"	250 FEET 249 FEET	2 EXITS 2 EXITS	44" 105"	
29 - PLUMBING						
TABLE 403.1 PLUMBING CLASS	OCCUPANCY	WATER CLOSETS REQUIRED PROVIDED	LAVATORIES REQUIRED PROVIDED	DRINKING FOUNTAINS REQUIRED PROVIDED	SINK REQUIREMENTS REQUIRED PROVIDED	CLOTHES WASHER CONNECTIONS REQUIRED PROVIDED
B	25	1 MALE / 1 FEMALE	1 MALE / 1 FEMALE	1 REQUIRED	1 SERVICE SINK	1 NONE
R-2 APART. UNITS	18	18 UNISEX	18 UNISEX	0 PROVIDED	18 KITCHEN SINKS	18 KITCHEN SINKS

DRIVEN DESIGN
ARCHITECTURE/INTERIOR DESIGN
Driven Design Studio PLLC
117 West Michigan Avenue
BATTLE CREEK, MI 49017
(269) 753-8040
cody@drivendesignstudio.com

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COMPLIANCE LEGEND

- SYMBOL ITEM
- FIRE EXTINGUISHER
- EXIT SIGN W/ EGRESS LIGHTS
- EGRESS LIGHTING
- TRAVEL DISTANCE
- 1 HOUR WALL
- 2 HOUR WALL

2021 MICHIGAN REHABILITATION CODE

CHAPTER 6: CLASSIFICATION OF WORK SECTION 604

AREA OF RENOVATION = 18,864 SQUARE FEET, WHICH IS 100% OF THE TOTAL BUILDING AREA.
THE WORK IS GREATER THAN 50% AND THEREFORE IS CONSIDERED A LEVEL 3 ALTERATION.

SECTION 607.2 EXCEPT AS SPECIFICALLY PROVIDED FOR IN CHAPTER 12, HISTORIC BUILDINGS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THIS CODE FOR THE TYPE OF WORK BEING PERFORMED.

CHAPTER 7: ALTERATIONS - LEVEL 1

SECTION 702.5 REPLACEMENT WINDOWS FOR EMERGENCY ESCAPE AND RESCUE OPENINGS, WHERE WINDOWS ARE REQUIRED TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS IN GROUP R-2 AND R-3 OCCUPANCIES AND ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES REGULATED BY THE MICHIGAN RESIDENTIAL CODE. REPLACEMENT WINDOWS SHALL BE EXEMPT FROM THE REQUIREMENTS OF SECTION 1031.3 OF THE MICHIGAN BUILDING CODE AND SECTION R310.2 OF THE MICHIGAN RESIDENTIAL CODE. PROVIDED THE REPLACEMENT WINDOW IS THE MANUFACTURER'S LARGEST STANDARD SIZE WINDOW THAT WILL FIT WITHIN THE EXISTING FRAME OR EXISTING ROUGH OPENING. THE REPLACEMENT WINDOW SHALL BE PERMITTED TO BE OF THE SAME OPERATING STYLE AS THE EXISTING WINDOW OR A STYLE THAT PROVIDES FOR AN EQUAL OR GREATER WINDOW OPENING AREA THAN THE EXISTING WINDOW. WHERE THE REPLACEMENT WINDOW IS PART OF A CHANGE OF OCCUPANCY IT SHALL COMPLY WITH SECTION 1011.5.6.

SECTION 702.7 MATERIALS AND METHODS. ALL NEW WORK SHALL COMPLY WITH THE MATERIALS AND METHOD REQUIREMENTS IN THE MICHIGAN BUILDING CODE, INTERNATIONAL ENERGY CONSERVATION CODE, MICHIGAN MECHANICAL CODE, AND MICHIGAN PLUMBING CODE, AS APPLICABLE. THAT SPECIFY MATERIAL STANDARDS, DETAIL OF INSTALLATION AND CONNECTION, JOINTS, PENETRATIONS, AND CONTINUITY OF ANY ELEMENT, COMPONENT, OR SYSTEM IN THE BUILDING.

SECTION 704.1 GENERAL. ALTERATIONS SHOWS BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS.

SECTION 708.1 MINIMUM REQUIREMENTS. LEVEL 1 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES ARE PERMITTED WITHOUT REQUIRING THE ENTIRE BUILDING OR STRUCTURE TO COMPLY WITH THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR MICHIGAN RESIDENTIAL CODE. THE ALTERATIONS SHALL CONFIRM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR MICHIGAN RESIDENTIAL CODE AS THEY RELATE TO NEW CONSTRUCTION ONLY.

CHAPTER 8: ALTERATIONS - LEVEL 2

SECTION 801.4 COMPLIANCE. NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE MICHIGAN BUILDING CODE. **EXCEPTIONS:** **1.** NEW WINDOWS ARE NOT REQUIRED TO COMPLY WITH THE LIGHT AND VENTILATION REQUIREMENTS OF THE MICHIGAN BUILDING CODE. **2.** NEWLY INSTALLED ELECTRICAL EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 806. **3.** THE LENGTH OF DEAD-END CORRIDORS IN NEWLY CONSTRUCTED SPACES SHALL ONLY BE REQUIRED TO COMPLY WITH THE PROVISIONS OF SECTION 804.7. **4.** THE MINIMUM CEILING HEIGHT OF THE NEWLY CREATED HABITABLE AND OCCUPIABLE SPACES AND CORRIDORS SHALL BE 7 FEET. **5.** WHERE PROVIDED IN BELOW-GRADE TRANSPORTATION STATIONS, EXISTING AND NEW ESCALATORS SHALL BE PERMITTED TO HAVE A CLEAR WIDTH OF LESS THAN 32 INCHES. **6.** NEW STRUCTURAL MEMBERS AND CONNECTIONS SHALL BE PERMITTED TO COMPLY WITH ALTERNATIVE DESIGN CRITERIA IN ACCORDANCE WITH SECTION 302.

SECTION 802.2 VERTICAL OPENINGS. EXISTING VERTICAL OPENINGS SHALL COMPLY WITH THE PROVISIONS OF SECTION 802.2.1, 802.2.2 AND 802.2.3.

SECTION 802.2.1 EXISTING VERTICAL OPENINGS. EXISTING INTERIOR VERTICAL OPENINGS CONNECTING TWO OR MORE FLOORS SHALL BE ENCLOSED WITH APPROVED ASSEMBLIES HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR WITH APPROVED OPENING PROTECTIVES. **EXCEPTIONS:** **1.** WHERE VERTICAL OPENING ENCLOSURE IS NOT REQUIRED BY THE INTERNATIONAL BUILDING OR INTERNATIONAL FIRE CODE. **2.** INTERIOR VERTICAL OPENINGS OTHER THAN STAIRWELLS MAY BE BLOCKED AT THE FLOOR AND CEILING OF THE WORK AREA BY INSTALLATION OF NEW LESS THAN 2" OF SOLID WOOD OR EQUIVALENT CONSTRUCTION. **3.** THE ENCLOSURE SHALL NOT BE REQUIRED WHERE: 3.1 CONNECTING THE MAIN FLOOR AND MEZZANINES; OR 3.2 ALL OF THE FOLLOWING REQUIREMENTS ARE MET: 3.2.1 THE COMMUNICATING AREA HAS A LOW-HAZARD OCCUPANCY OR HAS A MODERATE-HAZARD OCCUPANCY THAT IS PROTECTED THROUGHOUT BY AN AUTOMATIC SPRINKLER SYSTEM. 3.2.2 THE LOWEST OR NEXT TO THE LOWEST LEVEL IS THE STREET LEVEL. 3.2.3 THE ENTIRE AREA IS OPEN AND UNOBSTRUCTED IN A MANNER SUCH THAT IT MAY BE ASSUMED THAT A FIRE IN ANY PART OF THE INTERCONNECTED SPACES WILL BE READILY OBVIOUS TO ALL OF THE OCCUPANTS. 3.2.4 EXIT CAPACITY IS SUFFICIENT TO PROVIDE EGRESS SIMULTANEOUSLY FOR ALL OCCUPANTS OF ALL LEVELS BY CONSIDERING ALL AREAS TO BE A SINGLE FLOOR AREA FOR THE DETERMINATION OF REQUIRED EXIT CAPACITY. 3.2.5 EACH FLOOR LEVEL, CONSIDERED SEPARATELY, HAS AT LEAST ONE-HALF OF ITS INDIVIDUAL REQUIRED EXIT CAPACITY PROVIDED BY AN EXIT OR EXITS LEADING DIRECTLY OUT OF THAT LEVEL WITHOUT HAVING TO TRAVERSE ANOTHER COMMUNICATING FLOOR LEVEL OR BE EXPOSED TO THE SMOKE OR FIRE SPREADING FROM ANOTHER COMMUNICATING FLOOR LEVEL.

SECTION 802.2.1.1.1. IN GROUP R-2 OCCUPANCIES, A MINIMUM 30-MINUTE ENCLOSURE SHALL BE PROVIDED TO PROTECT ALL VERTICAL OPENINGS NOT EXCEEDING THREE STORIES. THIS ENCLOSURE, OR THE ENCLOSURE SPECIFIED IN SECTION 802.2.1, SHALL NOT BE REQUIRED IN THE FOLLOWING LOCATIONS: 1.1.1 VERTICAL OPENINGS NOT EXCEEDING TWO STORIES WITH NOT MORE THAN FOUR DWELLING UNITS PER FLOOR. 1.1.2 BUILDINGS PROTECT THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM. 1.1.3 BUILDINGS WITH NOT MORE THAN FOUR DWELLING UNITS PER FLOOR WHERE EVERY SLEEPING ROOM ABOVE THE SECOND FLOOR IS PROVIDED WITH DIRECT ACCESS TO A FIRE ESCAPE OR OTHER APPROVED EXTERIOR DOOR OR WINDOW HAVING A SILL HEIGHT OR NOT GREAT THAN 44 INCHES AND THE BUILDING IS PROTECTED THROUGHOUT BY AN AUTOMATIC FIRE ALARM SYSTEM COMPLYING WITH SECTION 803.4.

SECTION 803.2.2.1 MIXED USES. IN WORK AREAS CONTAINING MIXED USES, ONE OR MORE OF WHICH REQUIRES AUTOMATIC SPRINKLER PROTECTION IN ACCORDANCE WITH SECTION 803.2.2, SUCH PROTECTION SHALL NOT BE REQUIRED THROUGHOUT THE WORK AREA PROVIDED THAT THE USES REQUIRING SUCH PROTECTION ARE SEPARATED FROM THOSE NOT REQUIRING PROTECTION BY FIRE RESISTANCE RATED CONSTRUCTION HAVING A MINIMUM 2-HOUR RATING FOR GROUP H AND A MINIMUM 1-HOUR RATING FOR ALL OTHER OCCUPANCY GROUPS.

SECTION 803.4.1.6 A FIRE ALARM SYSTEM SHALL BE INSTALLED IN WORK AREAS OF GROUP R-2 APARTMENT BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE FOR EXISTING GROUP R-2 OCCUPANCIES.

SECTION 804.4.1 EVERY STORY UTILIZED FOR HUMAN OCCUPANCY ON WHICH THERE IS A WORK AREA THAT INCLUDES EXIT OR CORRIDORS SHARED BY MORE THAN ONE TENANT WITHIN THE WORK AREA SHALL BE PROVIDED WITH THE MINIMUM NUMBER OF EXITS BASED ON THE OCCUPANCY AND THE OCCUPANT LOAD IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE.

SECTION 804.4.1.1 SINGLE-EXIT BUILDINGS. A SINGLE EXIT OR ACCESS TO A SINGLE EXIST SHALL BE PERMITTED FROM SPACES, ANY STORY OR ANY OCCUPIED ROOF WHERE ONE OF THE FOLLOWING CONDITIONS EXIST: **1.** THE OCCUPANT LOAD, NUMBER OF DWELLING UNITS AND EXIT TRAVEL DISTANCE DO NOT EXCEED THE VALUES IN TABLE 804.4.1.1(1) OR TABLE 804.4.1.1(2). **2.** 2. IN GROUP R-1 OR R-2, BUILDINGS WITHOUT AN APPROVED AUTOMATIC SPRINKLER SYSTEM, INDIVIDUAL SINGLE-STORY OR MULTIPLE-STORY DWELLING OR SLEEPING UNITS SHALL BE PERMITTED TO HAVE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT FROM THE DWELLING OR SLEEPING UNIT PROVIDED ONE OF THE FOLLOWING CRITERIA ARE MET: 2.1. THE OCCUPANT LOAD IS NOT GREATER THAN 10 AND THE EXIT ACCESS TRAVEL DISTANCE WITHIN THE UNIT DOES NOT EXCEED 75 FEET. 2.2. THE BUILDING IS NOT MORE THAN THREE STORIES IN HEIGHT; ALL THIRD-STORY SPACE IS PART OF DWELLING WITH AN EXIT ACCESS DOORWAY ON THE SECOND STORY; AND THE PORTION OF THE EXIT ACCESS TRAVEL DISTANCE FROM THE DOOR TO ANY HABITABLE ROOM WITHIN ANY SUCH UNIT TO THE UNIT ENTRANCE DOORS DOES NOT EXCEED 50 FEET. 3. IN BUILDINGS OF GROUP R-2 OCCUPANCY OF ANY NUMBER OF STORIES WITH NOT MORE THAN FOUR DWELLING UNITS PER FLOOR SERVED BY AN INTERIOR EXIT STAIRWAY; WITH A SMOKEPROOF ENCLOSURE IN ACCORDANCE WITH SECTIONS 909.20 AND 1023.12 OF THE INTERNATIONAL BUILDING CODE OR AN EXTERIOR STAIRWAY AS AN EXIT; AND WHERE THE PORTION OF THE EXIT ACCESS TRAVEL DISTANCE FROM THE DWELLING UNIT ENTRANCE DOOR TO THE EXIT IS NOT GREATER THAN 20 FEET.

SECTION 804.5.2 IN ANY WORK AREA AND IN THE EGRESS PATH FROM ANY WORK AREA TO THE EXIT DISCHARGE, ALL EGRESS DOORS SERVING AN OCCUPANT LOAD GREATER THAN 50 SHALL SWING IN THE DIRECTION OF EXIT TRAVEL.

SECTION 804.5.3 IN ANY WORK AREA, ALL DOORS OPENING ONTO AN EXIT PASSAGEWAY AT GRADE OR AN EXIT STAIRWAY SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING BY LISTED CLOSING DEVICES.

SECTION 804.6.1 DWELLING UNIT OR SLEEPING UNIT CORRIDOR DOORS IN WORK AREAS IN BUILDINGS OF GROUPS R-2 SHALL BE NOT LESS THAN 1 3/8" SOLID CORE WOOD OR APPROVED EQUIVALENT AND SHALL NOT HAVE ANY GLASS PANELS, OTHER THAN APPROVED WIRED GLASS OR OTHER APPROVED GLAZING MATERIAL IN METAL FRAMES. DWELLING UNIT OR SLEEPING UNIT CORRIDOR DOORS IN WORK AREAS IN BUILDINGS OF GROUPS R-2 SHALL BE EQUIPPED WITH APPROVED DOOR CLOSERS. **EXCEPTION 5:** DOOR ASSEMBLIES HAVING A FIRE PROTECTION RATING OF AT LEAST 20 MINUTES.

SECTION 804.6.2 TRANSOMS. IN ALL BUILDINGS OF GROUP I-1, I-2, R-1, AND R-2 OCCUPANCIES, ALL TRANSOMS IN CORRIDOR WALLS IN WORK AREAS SHALL BE EITHER GLAZED WITH 1/4" WIRED GLASS SET IN METAL FRAMES OR OTHER GLAZING ASSEMBLIES HAVING A FIRE PROTECTION RATING AS REQUIRED FOR THE DOOR AND PERMANENTLY SECURED IN THE CLOSED POSITION OR SEALED WITH MATERIAL CONSISTENT WITH THE CORRIDOR CONSTRUCTION.

SECTION 804.7 DEAD-END CORRIDORS IN ANY WORK AREA SHALL NOT EXCEED 35 FEET. IN GROUP I-2 OCCUPANCIES, DEAD-END CORRIDORS SHALL NOT EXCEED 30 FEET.

SECTION 804.8.1 MEANS OF EGRESS IN ALL WORK AREAS SHALL BE PROVIDED WITH ARTIFICIAL LIGHTING IN ACCORDANCE WITH THE REQUIREMENTS OF THE MICHIGAN BUILDING CODE.

SECTION 804.9.1 MEANS OF EGRESS IN ALL WORK AREAS SHALL BE PROVIDED WITH EXIT SIGNS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MICHIGAN BUILDING CODE.

SECTION 805.1 STRUCTURAL ELEMENTS AND SYSTEMS WITHIN BUILDINGS UNDERGOING LEVEL 2 ALTERATIONS SHALL COMPLY WITH SECTION 805.

SECTION 805.2 ANY EXISTING GRAVITY LOAD-CARRYING STRUCTURAL ELEMENT FOR WHICH AN ALTERATION CAUSES AN INCREASE IN DESIGN DEAD, LIVE OR SNOW LOAD, INCLUDING SNOW DRIFT EFFECTS, OF MORE THAN 5 PERCENT SHALL BE REPLACED OR ALTERED AS NEEDED TO CARRY THE GRAVITY LOADS REQUIRED BY THE MICHIGAN BUILDING CODE FOR NEW STRUCTURES.

SECTION 807.1 RECONFIGURED SPACES INTENDED FOR OCCUPANCY AND SPACES CONVERTED TO HABITABLE OR OCCUPIABLE SPACE IN ANY WORK AREA SHALL BE PROVIDED WITH NATURAL OR MECHANICAL VENTILATION IN ACCORDANCE WITH THE MICHIGAN MECHANICAL CODE.

SECTION 809.1 LEVEL 2 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES ARE PERMITTED WITHOUT REQUIRING THE ENTIRE BUILDING OR STRUCTURE TO COMPLY WITH THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR MICHIGAN RESIDENTIAL CODE. THE ALTERATIONS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR MICHIGAN RESIDENTIAL CODE AS THEY RELATE TO NEW CONSTRUCTION ONLY.

CHAPTER 9: ALTERATIONS - LEVEL 3

SECTION 901.1 LEVEL 3 ALTERATIONS AS DESCRIBED IN SECTION 604 SHALL COMPLY WITH THE REQUIREMENTS OF THIS CHAPTER.

SECTION 903.1 EXISTING STAIRWAYS THAT ARE PART OF THE MEANS OF EGRESS SHALL BE ENCLOSED IN ACCORDANCE WITH SECTION 802.2.1 FROM THE HIGHEST WORK AREA FLOOR TO, AND INCLUDING, THE LEVEL OF EXIT DISCHARGE AND ALL FLOORS BELOW.

SECTION 903.3 INTERIOR FINISH IN EXITS SERVING THE WORK AREA SHALL COMPLY WITH SECTION 802.4 BETWEEN THE HIGHEST FLOOR ON WHICH THERE IS A WORK AREA TO THE FLOOR OF EXIT DISCHARGE.

SECTION 904.1 AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED IN A WORK AREA WHERE REQUIRED BY SECTION 803.2 OR THIS SECTION.

SECTION 904.2 FIRE ALARM AND DETECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907 OF THE MICHIGAN BUILDING CODE AS REQUIRED FOR NEW CONSTRUCTION.

SECTION 907.1 LEVEL 3 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES ARE PERMITTED WITHOUT REQUIRING THE ENTIRE BUILDING OR STRUCTURE TO COMPLY WITH THE ENERGY REQUIREMENTS OF THE MICHIGAN ENERGY CONSERVATION CODE OR MICHIGAN RESIDENTIAL CODE. THE ALTERATIONS SHALL CONFIRM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR MICHIGAN RESIDENTIAL CODE AS THEY RELATE TO NEW CONSTRUCTION ONLY.

CHAPTER 10: CHANGE OF OCCUPANCY

SECTION 1007.1 WHERE THE OCCUPANCY OF PART OF AN EXISTING BUILDING IS CHANGED TO ONE OF THE SPECIAL OCCUPANCIES LISTED IN NFPA 70, THE ELECTRICAL WIRING AND EQUIPMENT OF THE BUILDING OR PORTION THEREOF THAT CONTAINS THE PROPOSED OCCUPANCY SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF NFPA 70.

TABLE 1011.5 OCCUPANCY CLASSIFICATIONS R-1 AND R-2 ARE BOTH CONSIDERED RELATIVE HAZARD LEVEL 3.

SECTION 1011.5.2 WHEN THE CHANGE OF OCCUPANCY CLASSIFICATION IS MADE TO AN EQUAL OR LESSER HAZARD CATEGORY AS SHOWN IN TABLE 1011.5, EXISTING ELEMENTS OF THE MEANS OF EGRESS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 905 FOR THE NEW OCCUPANCY CLASSIFICATION. NEWLY CONSTRUCTED OR CONFIGURED MEANS OF EGRESS SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 10 OF THE MICHIGAN BUILDING CODE.

TABLE 1011.6 OCCUPANCY CLASSIFICATIONS R-1 AND R-2 ARE BOTH CONSIDERED RELATIVE HAZARD LEVEL 2.

SECTION 1011.6.2 WHEN A CHANGE OF OCCUPANCY CLASSIFICATION IS MADE TO AN EQUAL OR LESSER HAZARD CATEGORY AS SHOWN IN TABLE 1011.6, THE HEIGHT AND AREA OF THE EXISTING BUILDING SHALL BE DEEMED ACCEPTABLE.

TABLE 1012.6 OCCUPANCY CLASSIFICATIONS R-1 AND R-2 ARE BOTH CONSIDERED RELATIVE HAZARD LEVEL 3.

SECTION 1012.6.2 WHEN A CHANGE OF OCCUPANCY CLASSIFICATION IS MADE TO AN EQUAL OR LESSER HAZARD CATEGORY AS SHOWN IN TABLE 1012.6, EXISTING EXTERIOR WALLS, INCLUDING OPENINGS SHALL BE ACCEPTED.

SECTION 1011.7.3 OPENINGS IN EXTERIOR WALLS SHALL BE PROTECTED AS REQUIRED BY THE MICHIGAN BUILDING CODE. **EXCEPTION 3:** EXTERIOR OPENING PROTECTIVES ARE NOT REQUIRED WHERE AN AUTOMATIC SPRINKLER SYSTEM HAS BEEN INSTALLED THROUGHOUT. **EXCEPTION 4:** EXTERIOR OPENING PROTECTIVES ARE NOT REQUIRED WHEN THE CHANGE OF OCCUPANCY GROUP IS TO AN EQUAL OR LOWER HAZARD CLASSIFICATION IN ACCORDANCE WITH TABLE 1011.7.

CHAPTER 11: ADDITIONS

SECTION 1102.1 AN ADDITION SHALL NOT INCREASE THE HEIGHT OF AN EXISTING BUILDING BEYOND THAT PERMITTED UNDER THE APPLICABLE PROVISIONS OF CHAPTER 5 OF THE MICHIGAN BUILDING CODE FOR NEW BUILDINGS.

SECTION 1102.2 AN ADDITION SHALL NOT INCREASE THE AREA OF AN EXISTING BUILDING BEYOND THAT PERMITTED UNDER THE APPLICABLE PROVISIONS OF CHAPTER 5 OF THE MICHIGAN BUILDING CODE FOR NEW BUILDINGS UNLESS FIRE SEPARATION AS REQUIRED BY THE INTERNATIONAL BUILDING CODE IS PROVIDED.

SECTION 1104.1 ADDITIONS TO EXISTING BUILDINGS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR MICHIGAN RESIDENTIAL CODE AS THEY RELATE TO NEW CONSTRUCTION.

CHAPTER 12: HISTORIC BUILDINGS

SECTION 1203.6 IN BUILDINGS OF THREE STORIES OR LESS, EXIT ENCLOSURE CONSTRUCTION SHALL LIMIT THE SPREAD OF SMOKE BY THE USE OF TIGHT-FITTING DOORS AND SOLID ELEMENTS. SUCH ELEMENTS ARE NOT REQUIRED TO HAVE A FIRE-RESISTANCE RATING.

SECTION 1204.2 THE ALLOWABLE FLOOR AREA FOR HISTORIC BUILDINGS UNDERGOING A CHANGE OF OCCUPANCY SHALL BE PERMITTED TO EXCEED BY 20 PERCENT THE ALLOWABLE AREAS SPECIFIED IN CHAPTER 5 OF THE INTERNATIONAL BUILDING CODE

SECTION 1204.4 REQUIRED OCCUPANCY SEPARATIONS OF 1 HOUR MAY BE OMITTED WHEN THE BUILDING IS PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.

SECTION 1204.6 EXISTING DOOR OPENINGS AND CORRIDOR AND STAIRWAY WIDTHS LESS THAN THOSE THAT WOULD BE ACCEPTABLE FOR NONHISTORIC BUILDINGS UNDER THESE PROVISIONS SHALL BE APPROVED, PROVIDED THAT, IN THE OPINION OF THE CODE OFFICIAL, THERE IS SUFFICIENT WIDTH AND HEIGHT FOR A PERSON TO PASS THROUGH THE OPENING OR TRAVERSE THE EXIT AND THAT THE CAPACITY OF THE EXIT SYSTEM IS ADEQUATE FOR THE OCCUPANT LOAD, OR WHERE OTHER OPERATIONAL CONTROLS TO LIMIT OCCUPANCY ARE APPROVED BY THE CODE OFFICIAL.

SECTION 1204.10 WHERE 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION IS REQUIRED BY THESE PROVISIONS, IT NEED NOT BE PROVIDED, REGARDLESS OF CONSTRUCTION OR OCCUPANCY, WHERE THE EXISTING WALL AND CEILING FINISH IS WOOD LATH AND PLASTER.

SECTION 1204.11 EXISTING STAIRWAYS SHALL COMPLY WITH THE REQUIREMENTS OF THESE PROVISIONS. THE CODE OFFICIAL SHALL GRANT ALTERNATIVES FOR STAIRWAYS AND GUARDS IF ALTERNATIVE STAIRWAYS ARE FOUND TO BE ACCEPTABLE OR ARE JUDGED TO MEET THE INTENT OF THESE PROVISIONS. EXISTING STAIRWAYS SHALL COMPLY WITH SECTION 1203.



ARCHITECTURE/INTERIOR DESIGN
Driven Design Studio PLLC
117 West Michigan Avenue
Baffle Creek, MI 49017
(269) 753-8040
cody@drivendesignstudio.com

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MARSHALL MASONIC TEMPLE 2.0
PROJECT ADDRESS
115 E. GREEN ST., MARSHALL, MI

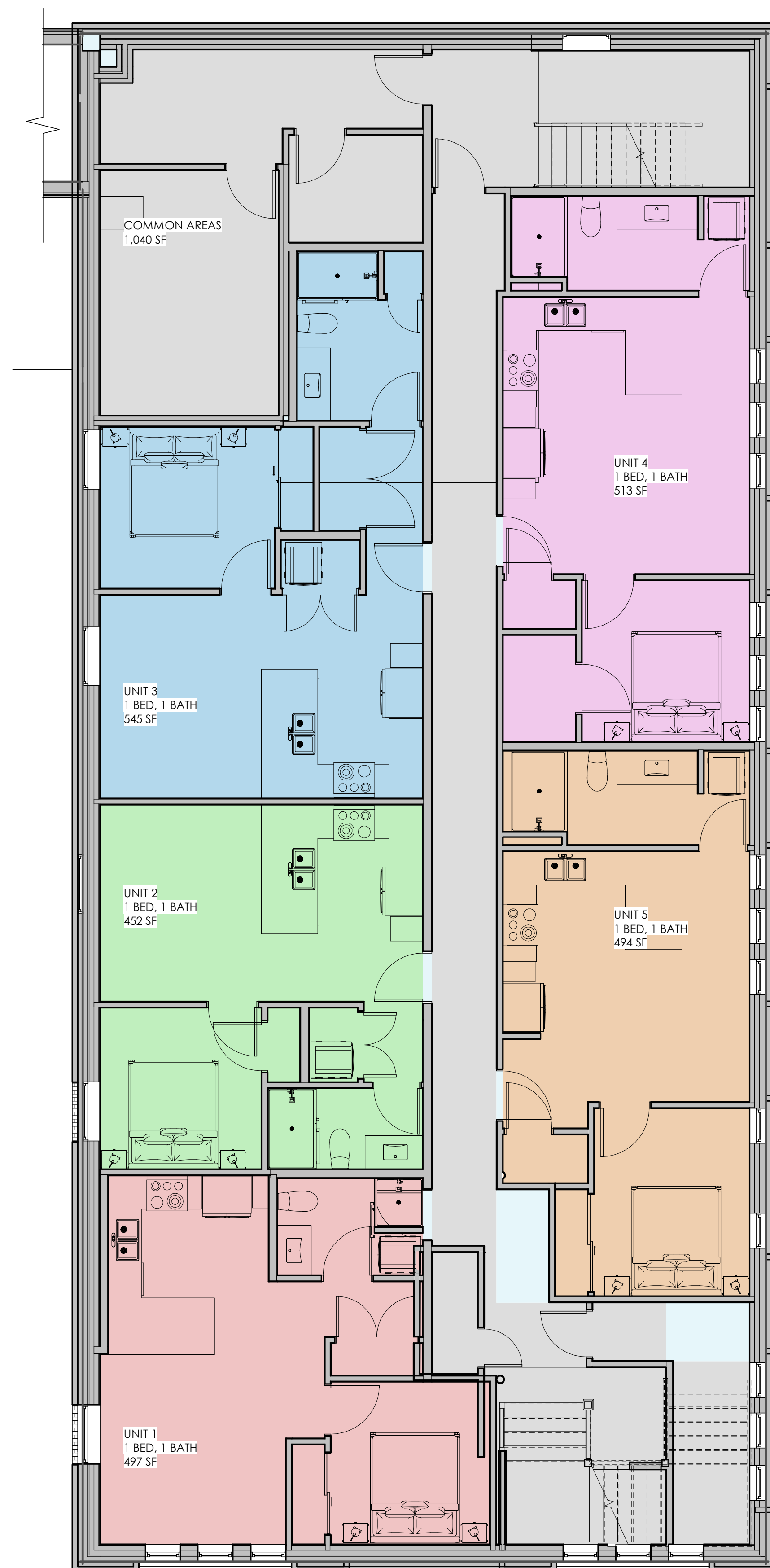
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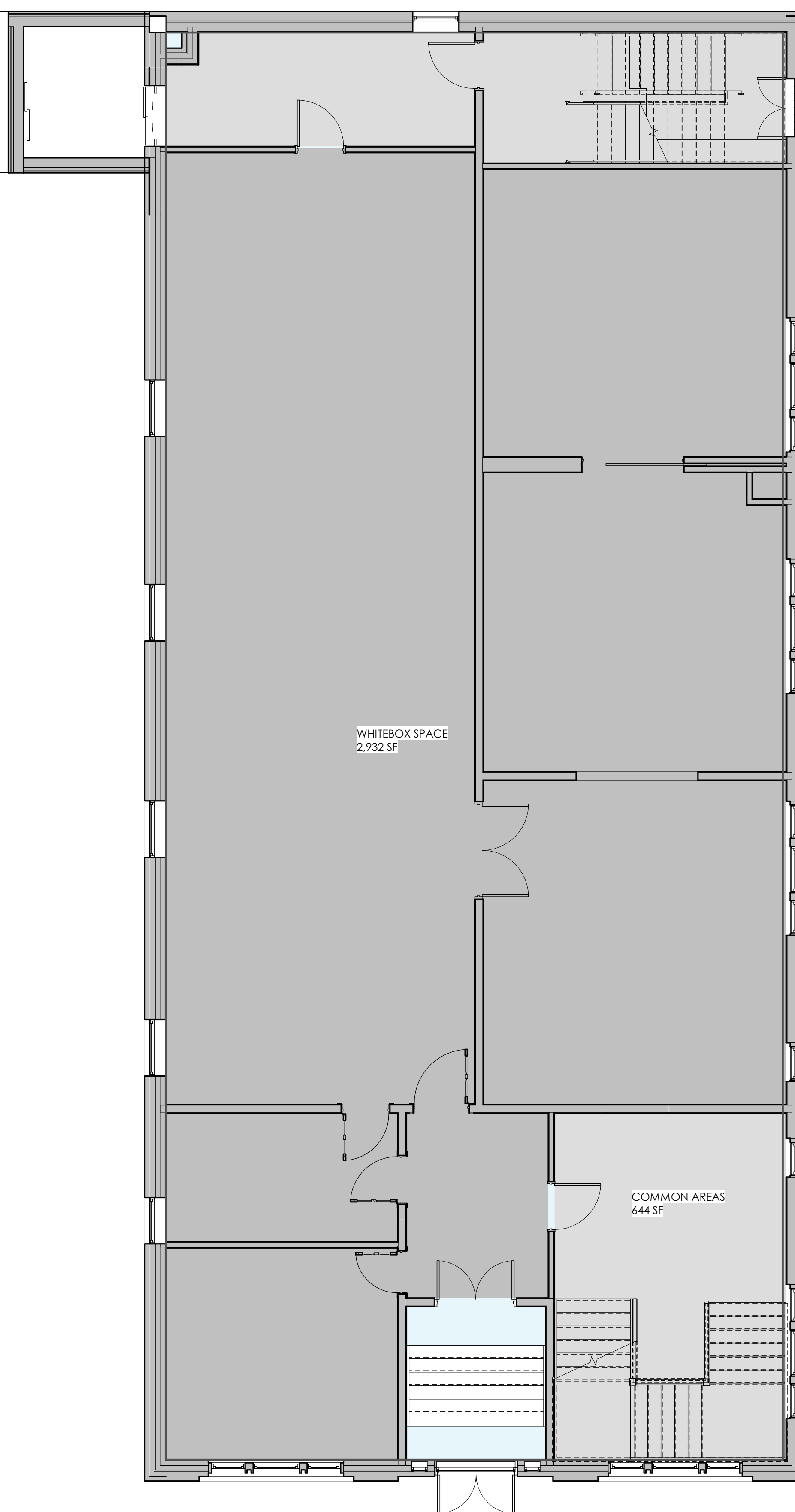
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CODE COMPLIANCE - REHAB CODE

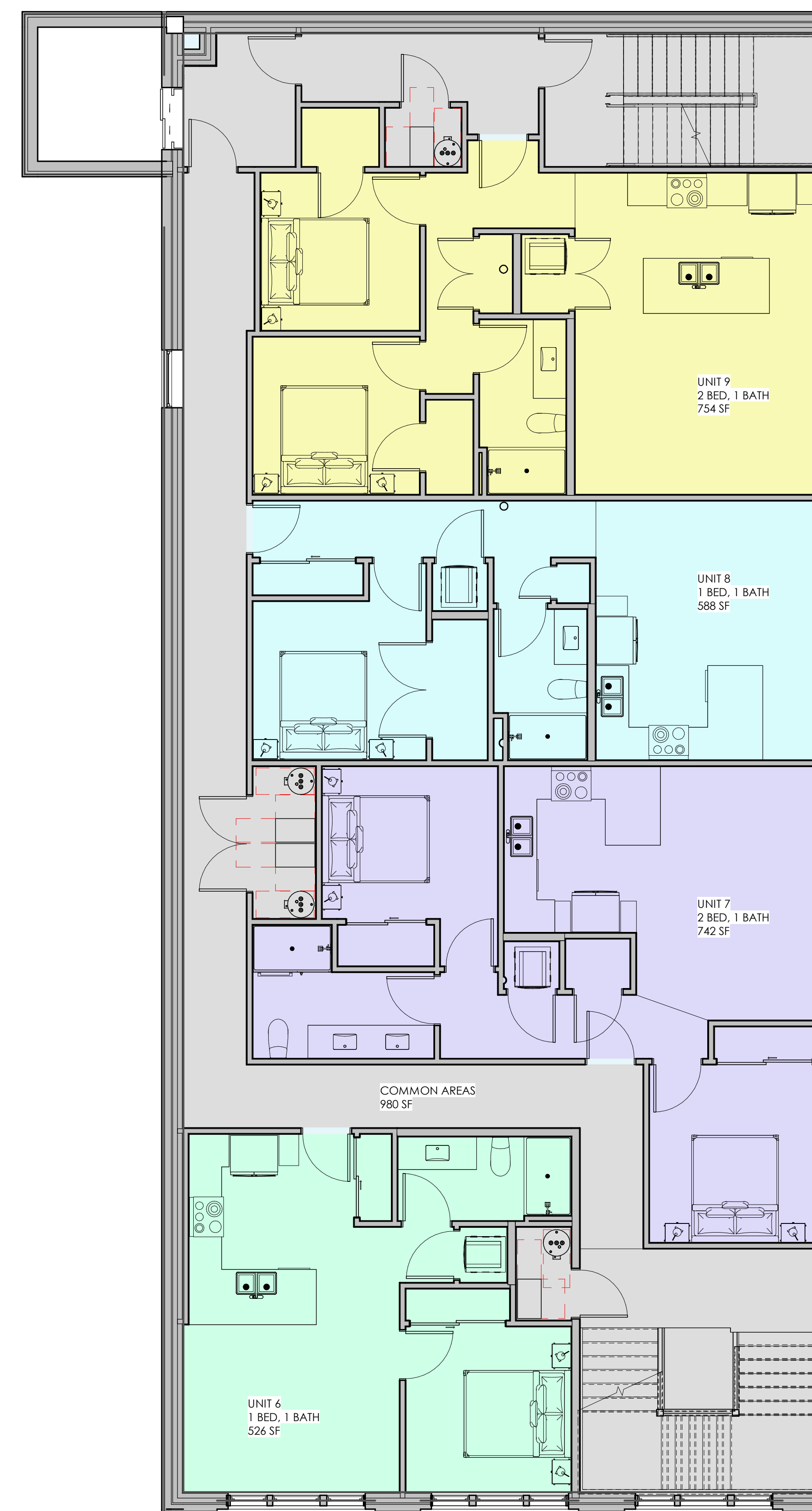
T006



2 FIRST FLOOR AREA PLAN A
 3/16" = 1'-0"



1 SECOND FLOOR AREA PLAN A
 3/16" = 1'-0"



3 THIRD FLOOR AREA PLAN A
 3/16" = 1'-0"

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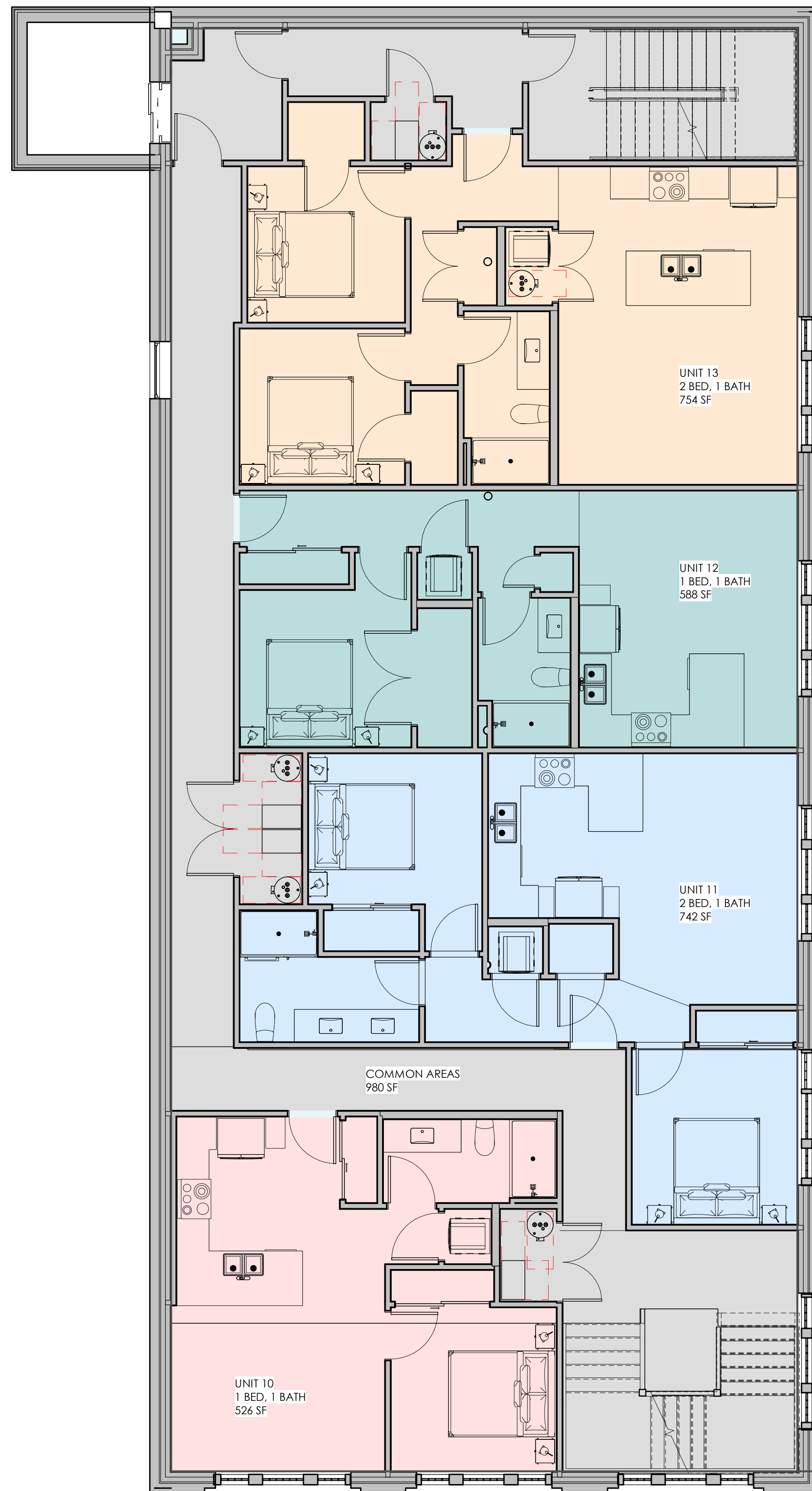
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 2025.129

AREA PLANS

T007



1 FOURTH FLOOR AREA PLAN A
 3/16" = 1'-0"



2 FIFTH FLOOR AREA PLAN A
 3/16" = 1'-0"

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 2025.129

AREA PLANS
T008



GENERAL NOTES

- EXISTING BUILDING TO REMAIN ON THE EXISTING SITE
- THE UTILITIES THAT ARE CURRENTLY CONNECTED TO THE BUILDING ARE TO REMAIN
- CONTACT MISS DIG TO LOCATE ALL EXISTING UTILITIES BEFORE DOING ANY SITE WORK
- PATCH EXISTING ASPHALT PARKING LOT AS REQUIRED, RESTRIPE PARKING LOT IF REQUIRED
- EXISTING VEGETATION TO REMAIN ON THE SITE, TRIM AS REQUIRED
- PROVIDE A KNOX BOX AT THE MAIN ENTRY TO THE BUILDING, COORDINATE WITH LOCAL FIRE DEPARTMENT ON KEYING AND INSTALLATION
- WORK WITHIN THE STREET TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION.
- PERMITS, TESTING, BONDS & INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR, CITY INSPECTION FEES SHALL BE PAID FOR BY THE OWNER.

PROJECT ZONING

B-3 NEIGHBORHOOD COMMERCIAL

PARKING REQUIREMENTS

DWELLINGS, MULTIPLE-FAMILY RESIDENTIAL DWELLINGS
 - TWO (2) SPACES PER DWELLING UNIT, PLUS ONE (1) GUEST PARKING SPACE FOR EVERY FOUR (4) UNITS.
 DWELLINGS, MULTI-FAMILY
 - ONE AND A HALF (1 1/2) SPACES PER UNIT, AND ONE (1) SPACE PER EMPLOYEE.
 ALL PARKING IS TO BE HANDLED OFF SITE ON FREE OR PERMITTED CITY LOTS OR STREETS

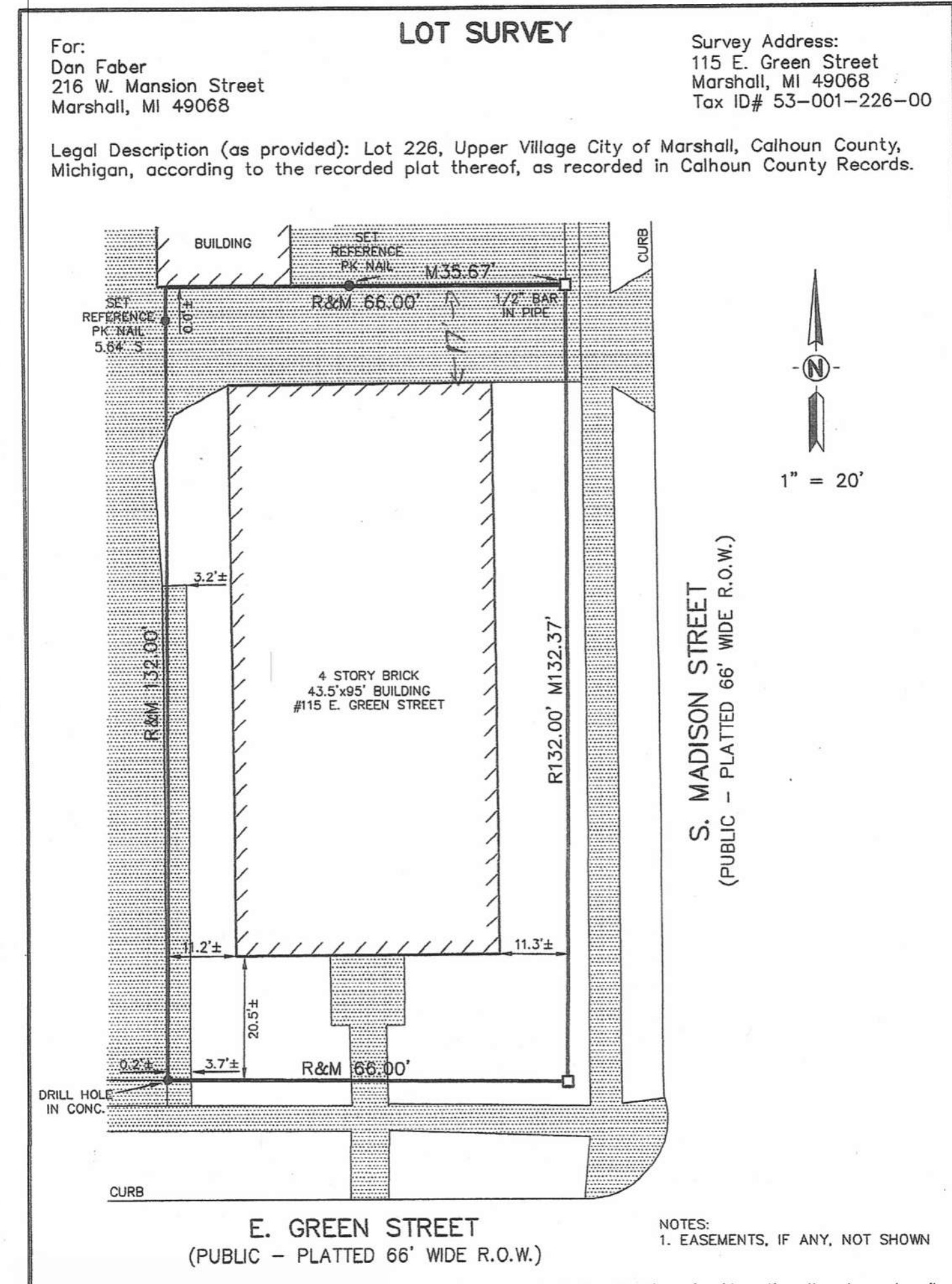
LANDSCAPE REQUIREMENTS

SEE LANDSCAPING PLAN

LEGAL DESCRIPTION

MARSHALL CITY, UPPER VILLAGE LOT 226.

LOT SURVEY



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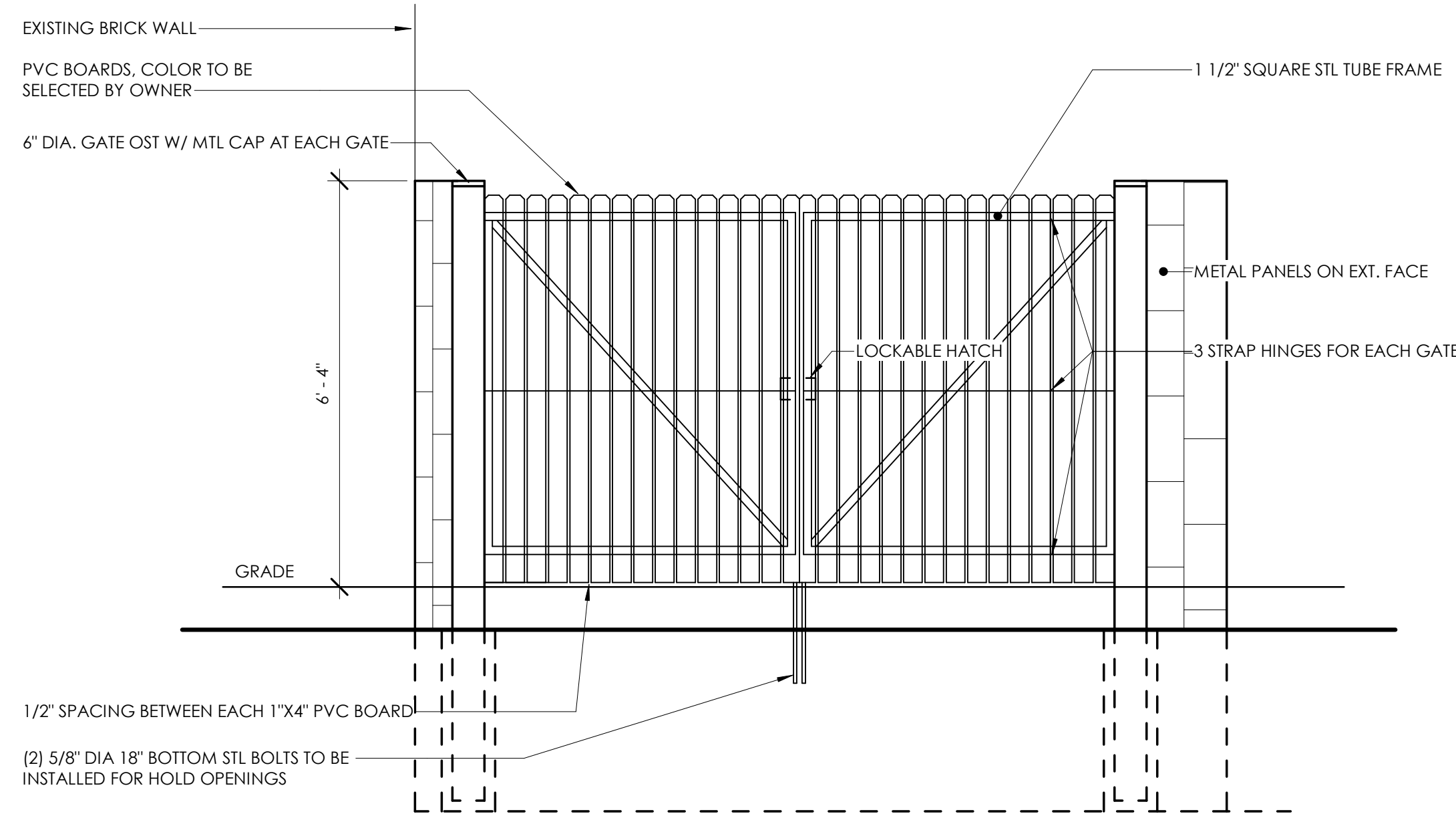
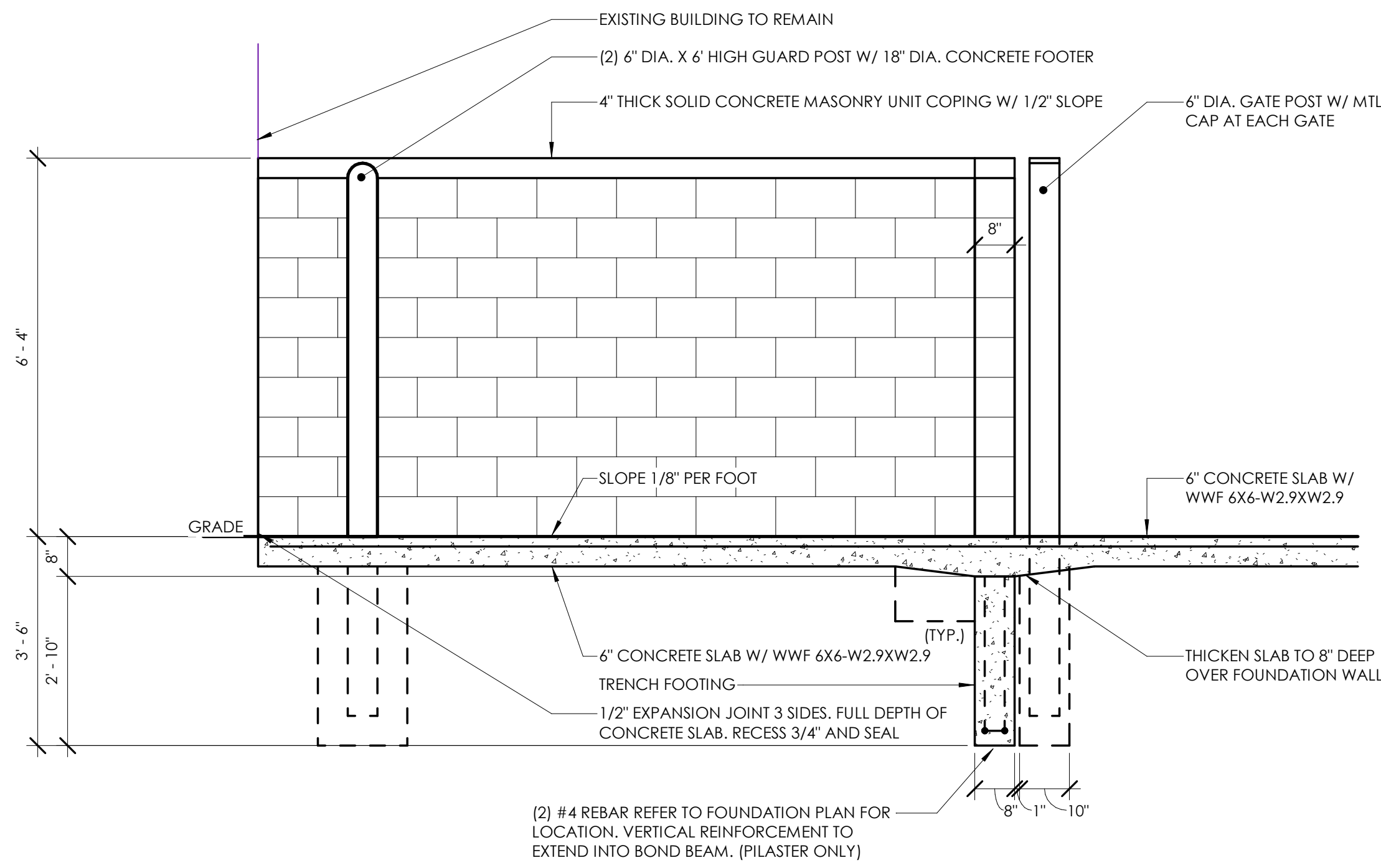
PROJECT NAME
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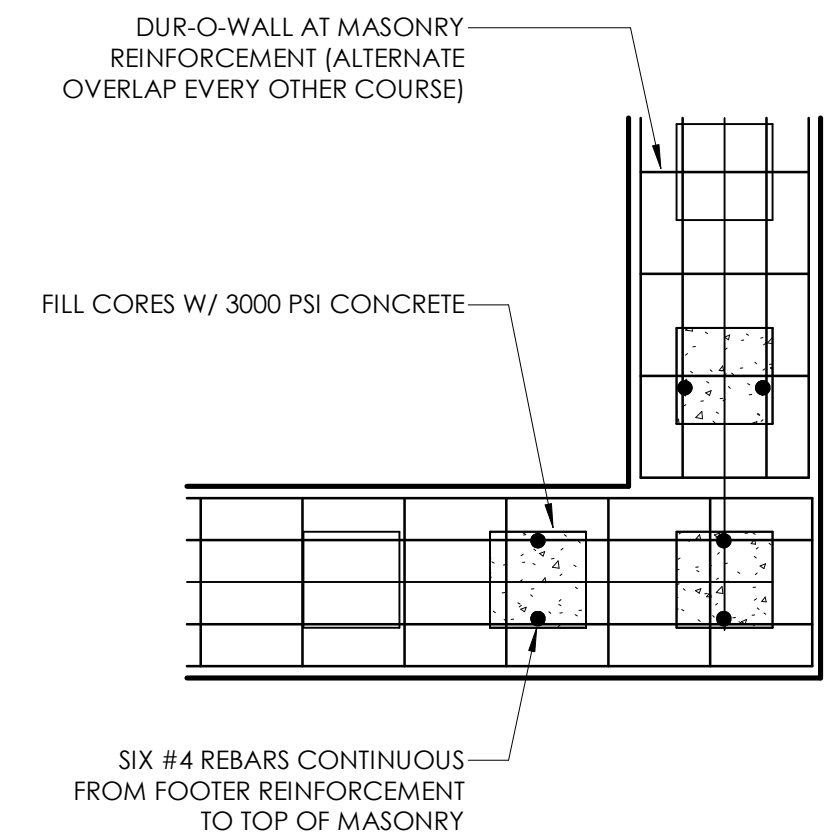
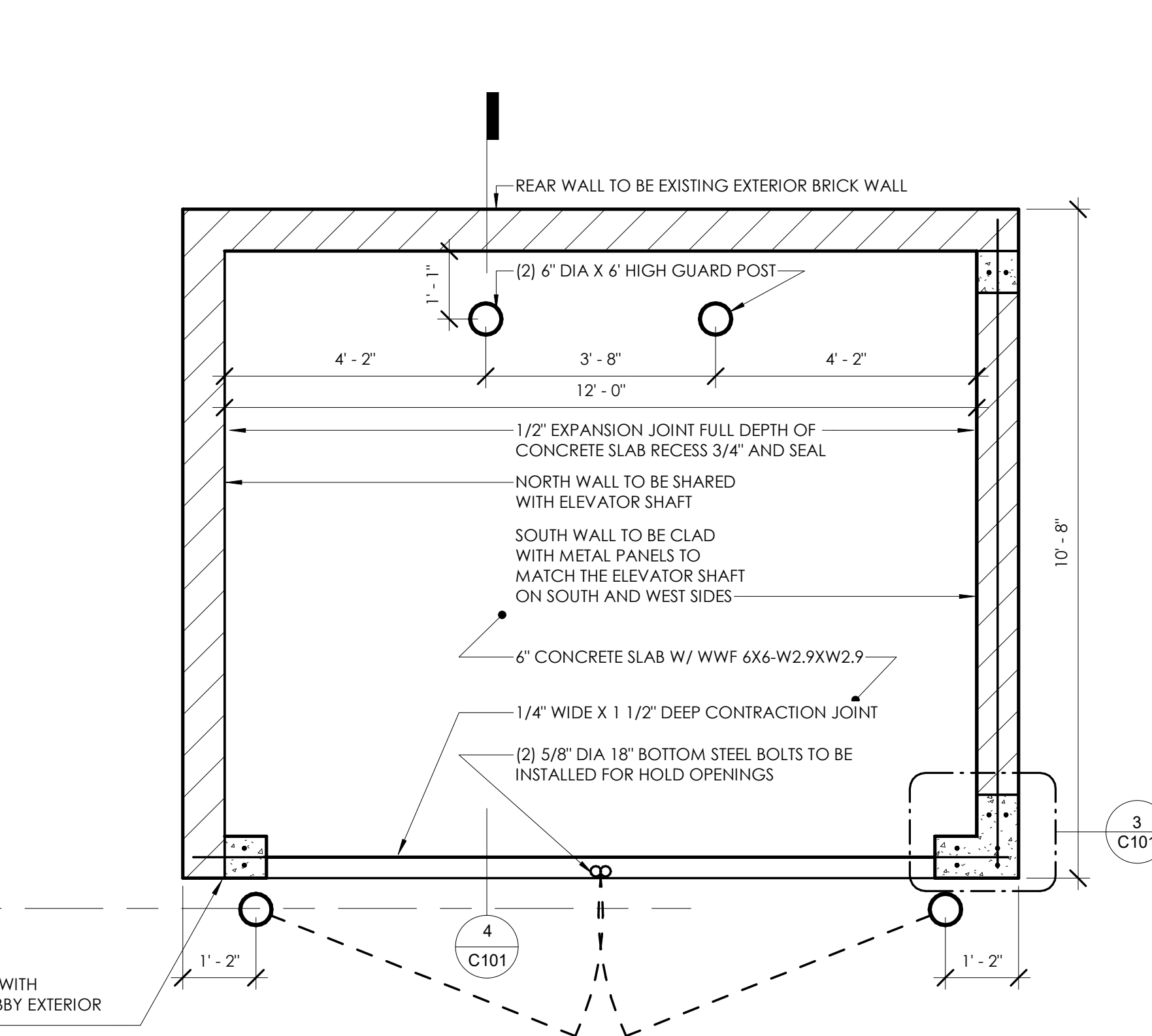
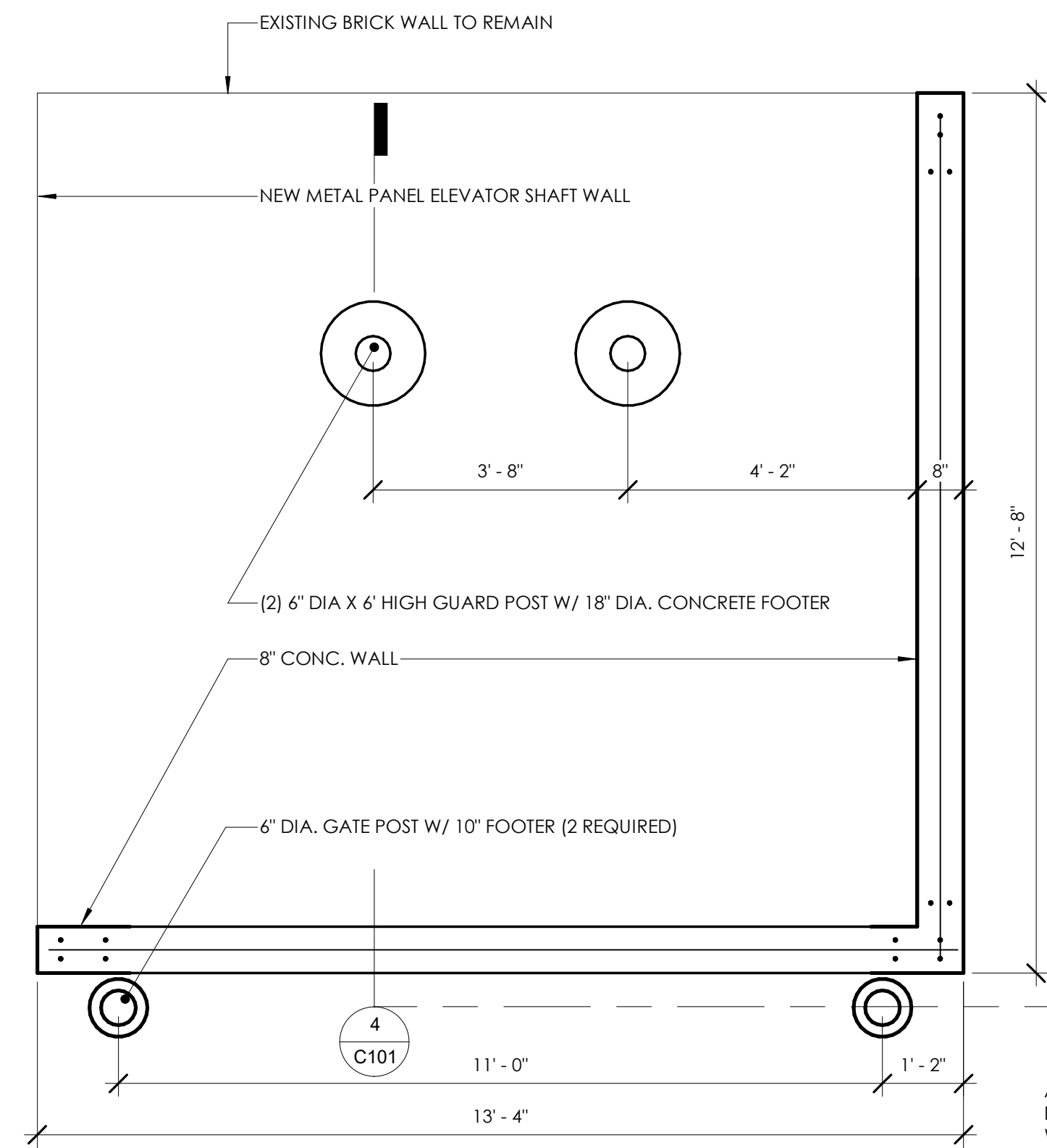
PROJECT NUMBER
 2025.129

ARCHITECTURAL SITE PLAN
C100



4 DUMPSTER SECTION
 1/2" = 1'-0"

5 DUMPSTER FRONT ELEVATION
 1/2" = 1'-0"



1 DUMPSTER FOUNDATION PLAN
 1/2" = 1'-0"

2 DUMPSTER PLAN
 1/2" = 1'-0"

3 DUMPSTER ENCLOSURE CORNER
 1 1/2" = 1'-0"

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PROJECT NUMBER
 2025.129
 CMU DUMPSTER ENCLOSURE DETAILS

C101

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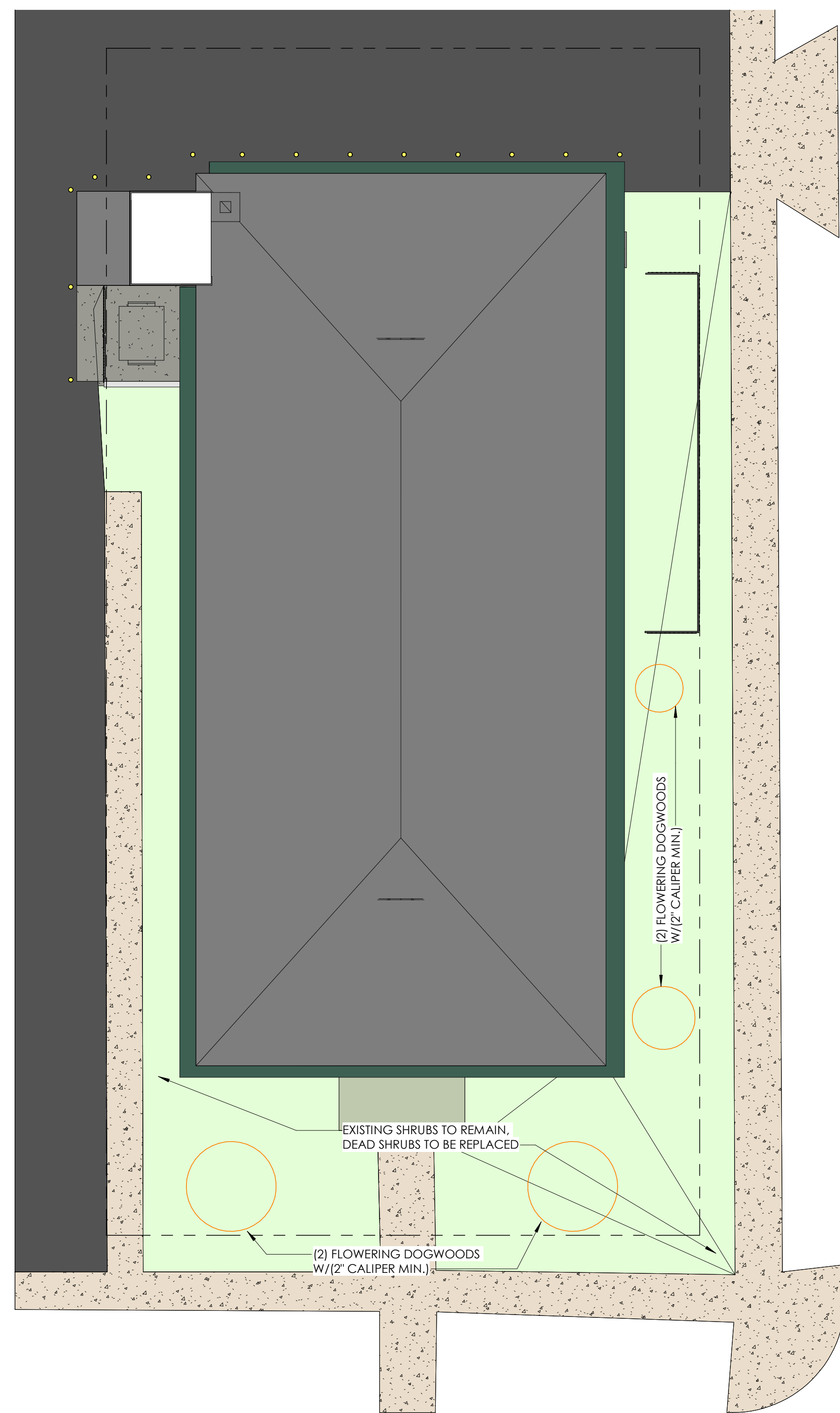
LANDSCAPE PLAN
L000

GENERAL NOTES

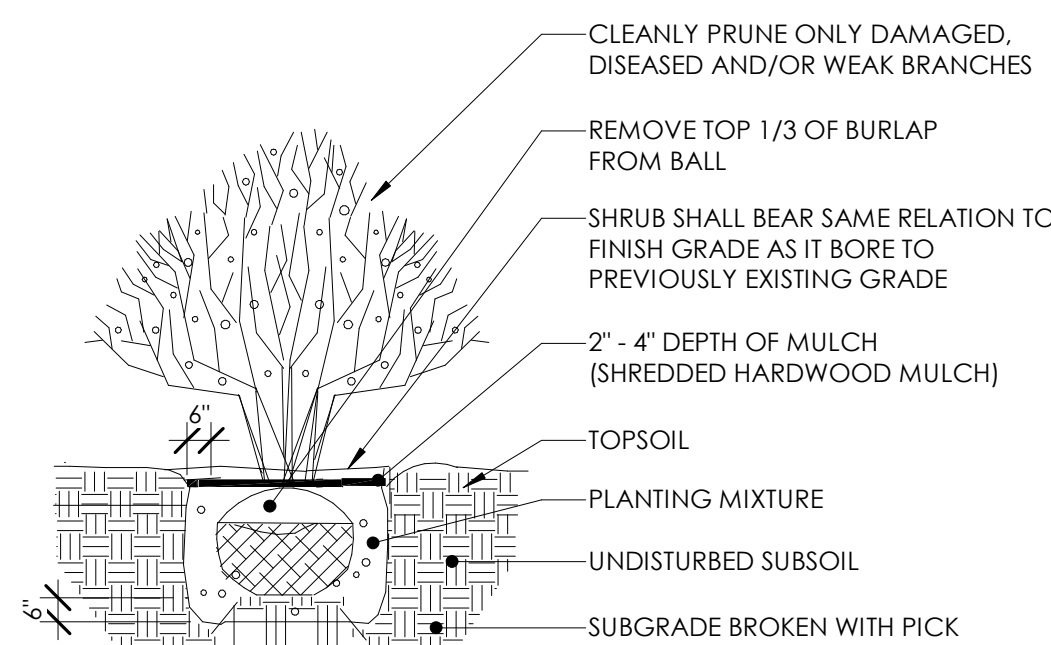
- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK PRIOR TO COMMENCING WORK. IF DISCREPANCIES OCCUR BETWEEN PLAN AND PLANT LIST, REVIEW WITH ARCHITECT BEFORE PROCEEDING
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL SITE UTILITIES PRIOR TO COMMENCING WORK. CONTACT MISS DIG AT 1-800-482-7171 TO LOCATE SITE UTILITIES.
- ALL PLANT MATERIAL IS TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STAND FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1 GRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPING PLAN PRIOR TO PRICING THE PROJECT.
- THE OWNER HAS THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING THE SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES ARE TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES ARE TO HAVE CENTRAL LEADER, TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING CYCLES.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WITH BE REJECTED.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES, HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF THE EXISTING TREES.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL LANDSCAPED AREAS SHALL RECEIVE 3" OF COMPACTED TOPSOIL.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT. SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MUGH WILL NOT BE ACCEPTED.
- THREES SHALL NOT CONFLICT/BLOCK PROPOSED REGULARITY/DIRECTIONAL SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES, MODIFY TREE LOCATION IN THE FIELD AS REQUIRED TO AVOID BLOCKAGE.
- CONTRACTOR SHALL NOT INSTALL PLANS UNDER BUILDING OVERHAND AND SHALL NOTIFY ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
- FOR NON-LAWN SEED MIX AREAS, AS NOTED ON THE PLAN, BURCH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.

LANDSCAPE REQUIREMENTS

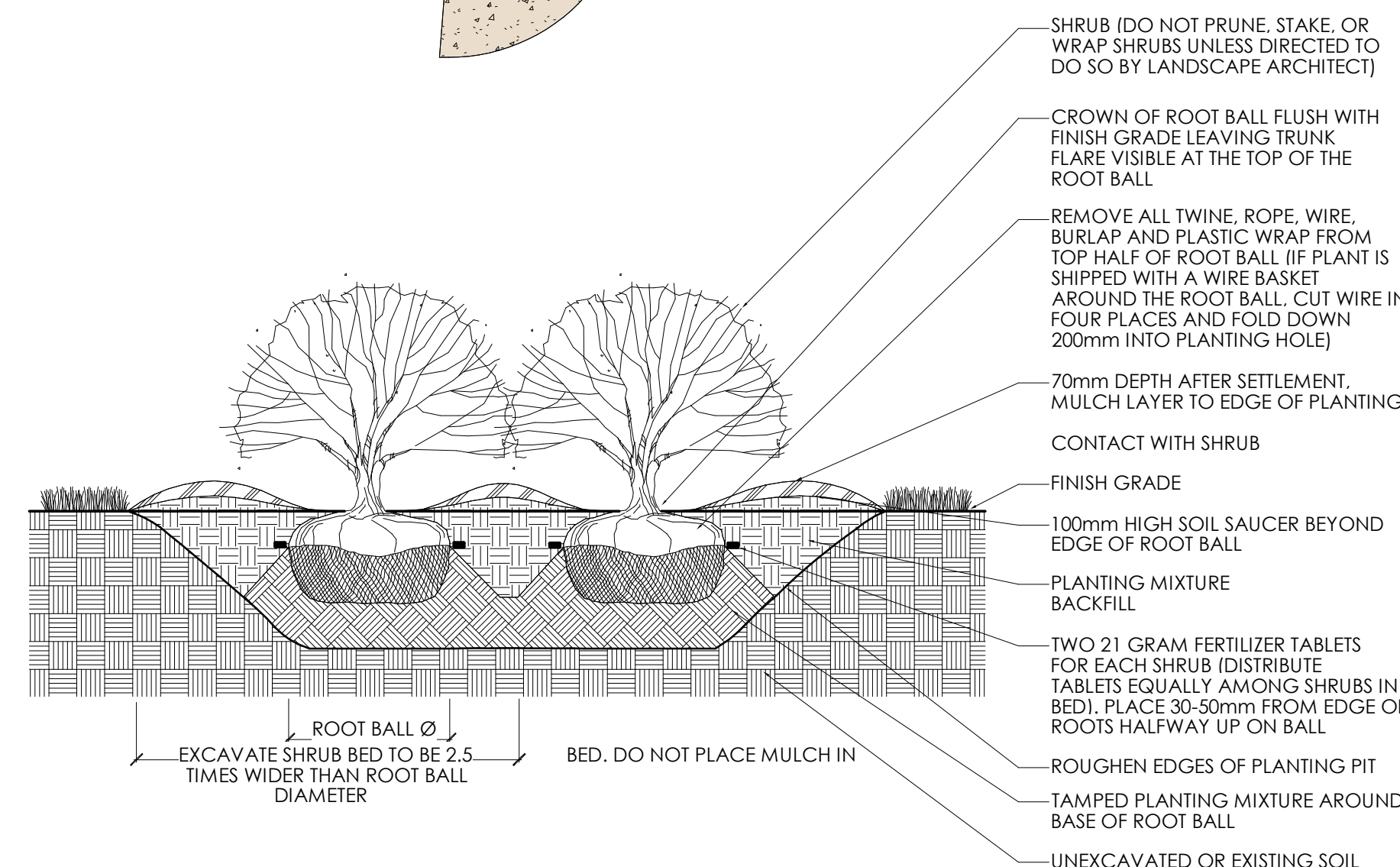
- DECIDUOUS TREE REQUIRED IN FRONT YARD, 2 PROVIDED
- DECIDUOUS TREES REQUIRED IN SIDE YARD, 2 PROVIDED



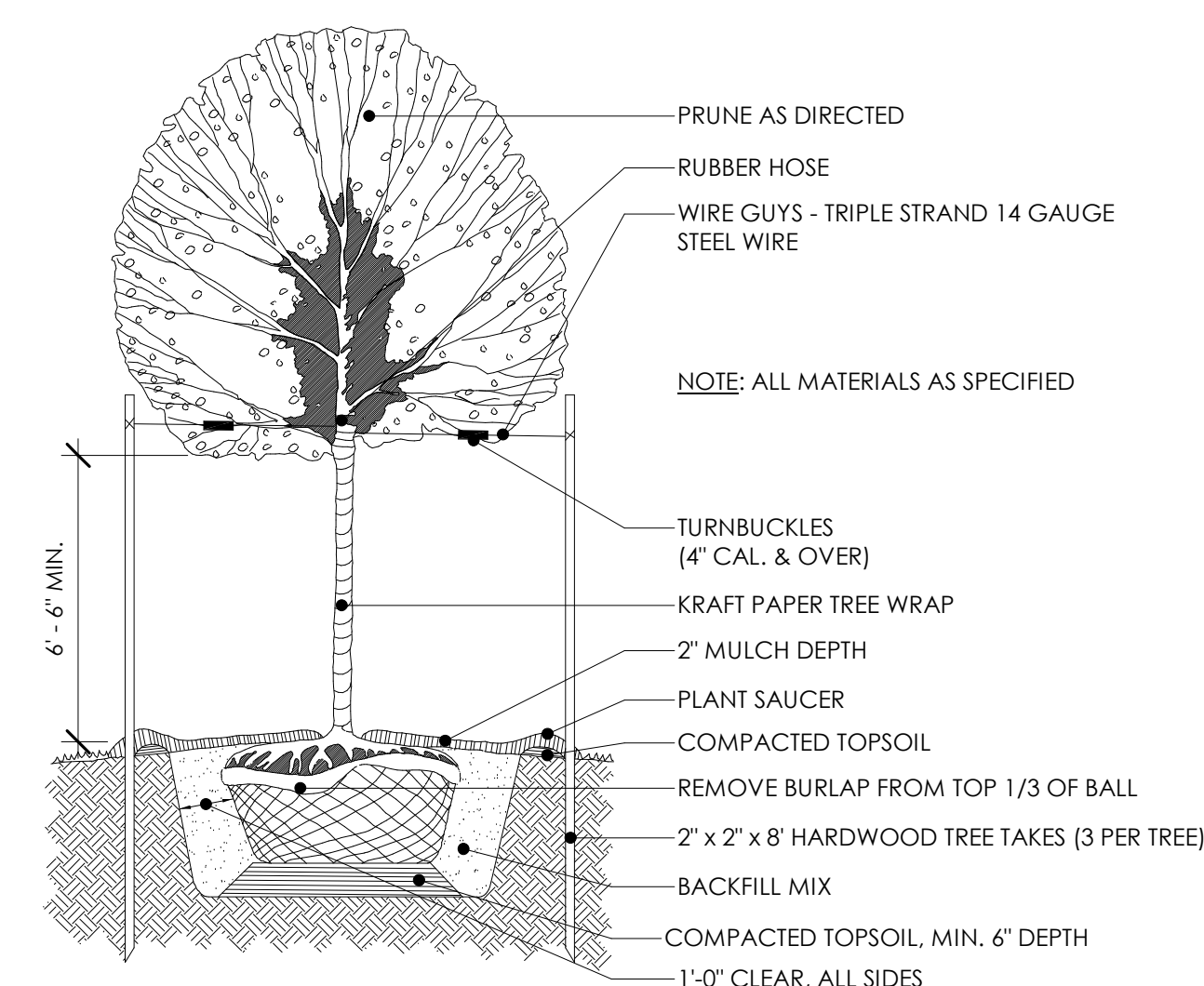
1 LANDSCAPING PLAN
 1" = 10'-0"




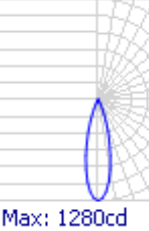

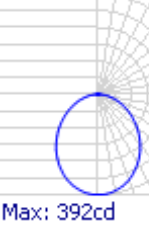
2 SHRUB PLANTING DETAIL
 1/4" = 1'-0"



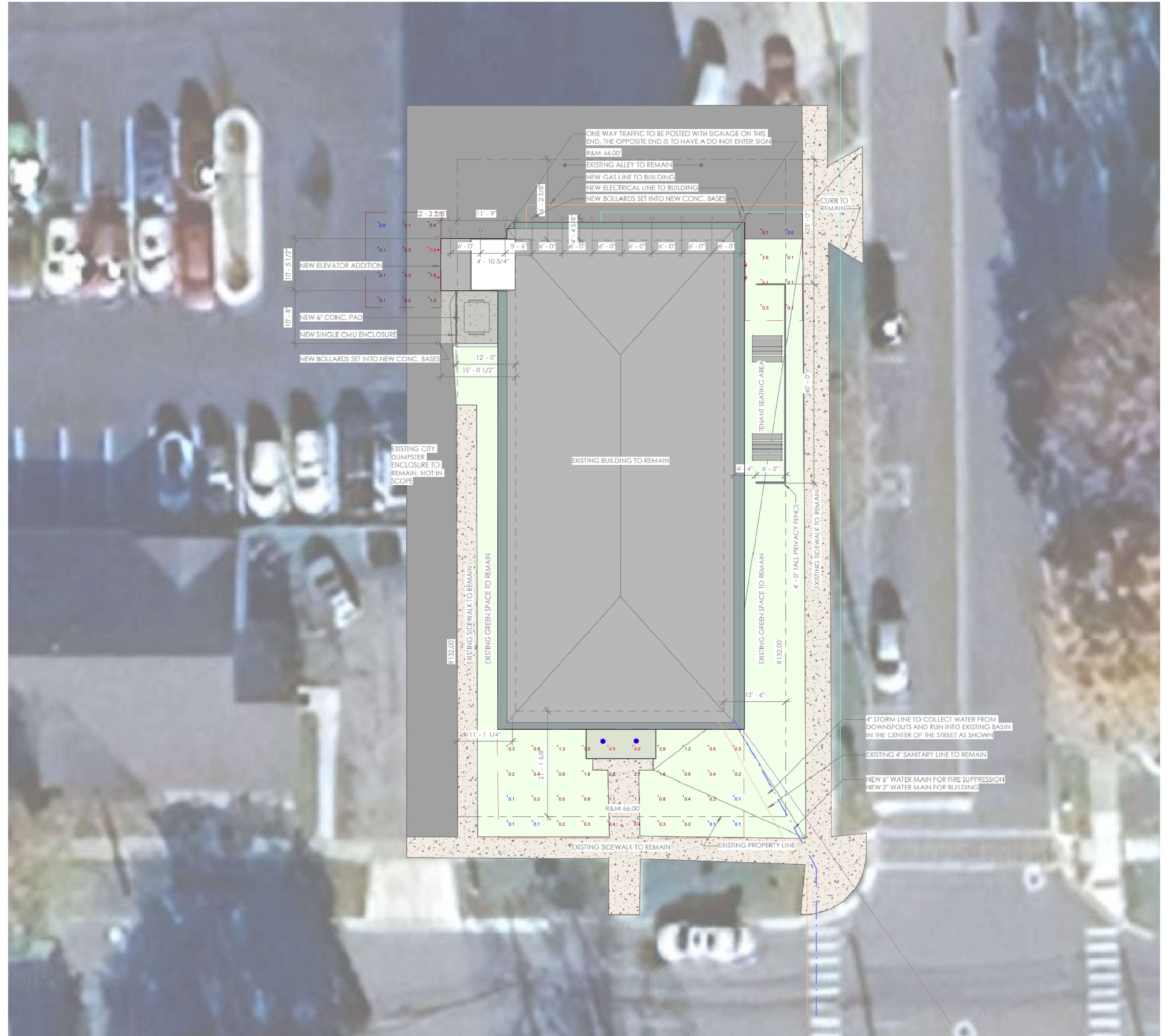
3 SHRUBS PLANTING DETAIL
 1/2" = 1'-0"



4 DECIDUOUS TREE PLANTING DETAIL
 1/4" = 1'-0"

Schedule										
Symbol	Label	Image	QTY	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
○	C		4	SQP402 L1RGBW 40K FLD	SQP402	1	337	1	22	
○	A		2	OLCFM 15 DDB	GENERAL PURPOSE LED CAST FLUSH MOUNT WITH DARK BRONZE FINISH	1	1043	1	16.6	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
East Calcs	+	1.0 fc	5.1 fc	0.0 fc	N/A	N/A
South Calcs	+	1.0 fc	4.9 fc	0.1 fc	49.0:1	10.0:1
West Calcs	+	1.6 fc	7.9 fc	0.0 fc	N/A	N/A



Plan View
Scale - 1" = 10'

GENERAL NOTES

1. REFER TO MATERIAL LEGEND FOR EXTERIOR FINISH PANEL TYPES AND COLOR.
 2. REFER TO MATERIAL LEGEND FOR ROOF TYPES AND COLOR.
 3. ALL GLAZING SHALL BE LOW-E GLASS. TINT TO BE RECOMMENDED BY MANUFACTURER.
 4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER AND ARCHITECT PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS NEED TO BE APPROVED IN WRITING.
- EXISTING MASONRY REPAIRS/CLEANING:**
- **BRICK CLEANING SPECIFICATIONS:** ALL BRICK WILL BE CLEANED UTILIZING A PREWASH, ACID CLEANING WITH PROSOCCO HEAVY DUTY RESTORATION CLEANER OR APPROVED EQUAL, FOLLOWED WITH A SECOND POWER WASHING, POWER WASH WITH NO GREATER THAN 700 PSI TIP (POINT OF IMPACT) STRENGTH. ALL POWER WASHING WANDS WILL HAVE STAND OFFS PROVIDED TO PREVENT DAMAGE. SAMPLE CLEANING WILL BE PROVIDED WITH THE STAND OFFS FOR THE OWNER'S AND ARCHITECT'S INSPECTION AND ACCEPTANCE.
 - **REPOINTING:** ALL MORTAR JOINTS THAT HAVE ERODED GREATER THAN 1/4" PAST THEIR ORIGINAL FACE SHALL REQUIRE REPOINTING. ALL MORTAR JOINTS WITH MINOR HOLES OR VOIDS THAT CAN BE PENETRATED WITH A 1/16" DIAMETER WIRE GREATER THAN ONE HALF OF THE BLOCK THICKNESS SHALL BE REPOINTED. THE FOLLOWING 16 STEPS TO PROPER REPOINTING SHALL BE FOLLOWED:
 1. MORTAR MATCHING SHALL BE ACHIEVED VIA MATCHING PRE-MADE BISCUITS, FOLLOWED BY AN ONSITE MATCH TO BE VERIFIED BY THE OWNERS REPRESENTATIVE PRIOR TO REPOINTING.
 2. MIX DESIGN SHALL BE A LIME PUTTY-BASED TYPE K MORTAR WITH MATCHING AGGREGATE TO ACHIEVE NATIONAL PARK STANDARDS OF PROPER BOND AND SAME OR LOWER COMPRESSIVE STRENGTH AS THE MATCHING MORTAR AT 365 DAYS.
 3. REMOVE DETERIORATED MORTAR (A MINIMUM DEPTH OF TWO TIMES THE WIDTH OF MORTAR JOINT). ALL PROCEDURES WILL FOLLOW THE CURRENT OSHA STANDARD FOR SILICA DUST CONTROL WHEN PERFORMING THIS WORK.
 4. BRUSH, VACUUM, OR WATER FLUSH TO REMOVE DEBRIS IN THE JOINT.
 5. THROUGH CLOSE EXAMINATION DETERMINE THE EXTENT OF DETERIORATION IN THE JOINT AND SURROUNDING AREA.
 6. REWORK THE JOINT, AS NECESSARY.
 7. AIR BLAST TO REMOVE DEBRIS IN THE JOINT.
 8. WATER-SOAK THE BLOCK (TO SATISFY THE POROSITY OR THIRST OF THE BRICK).
 9. PRE-WET TO REDUCE THE AMOUNT OF INITIAL DEHYDRATION OF THE MORTAR THAT IS ABOUT TO BE REPLACED.
 10. DELIVER MORTAR TO THE PREPARED JOINT. SEVERAL LAYERS MAY BE REQUIRED TO FILL THE JOINT FLUSH WITH THE OUTER SURFACE OF THE MASONRY.
 11. STRIKE BACK (TOOLING THE JOINT TO MATCH THE EXISTING HISTORIC JOINT).
 12. CUT BACK THE JOINT TO RECESS THE FINAL MORTAR SLIGHTLY FROM THE FACE OF THE MASONRY.
 13. WAIT FOR THE MORTAR TO SET UNTIL IT IS READY TO BE COMPACTED.
 14. DRY BRUSH COMPACT THE JOINTS TO ALLOW FOR FURTHER DEVELOPMENT OF A BOND BETWEEN OLD MORTAR AND BLOCK.
 15. PRE-WET TO SATURATE THE BRICK IN PREPARATION FOR THE LAST STEP.
 16. WEATHERING WASH TO MATCH THE OLD AND NEW MASONRY.
 17. USE LIN SEED OIL PAINT TO PAINT OVER EXISTING MASONRY

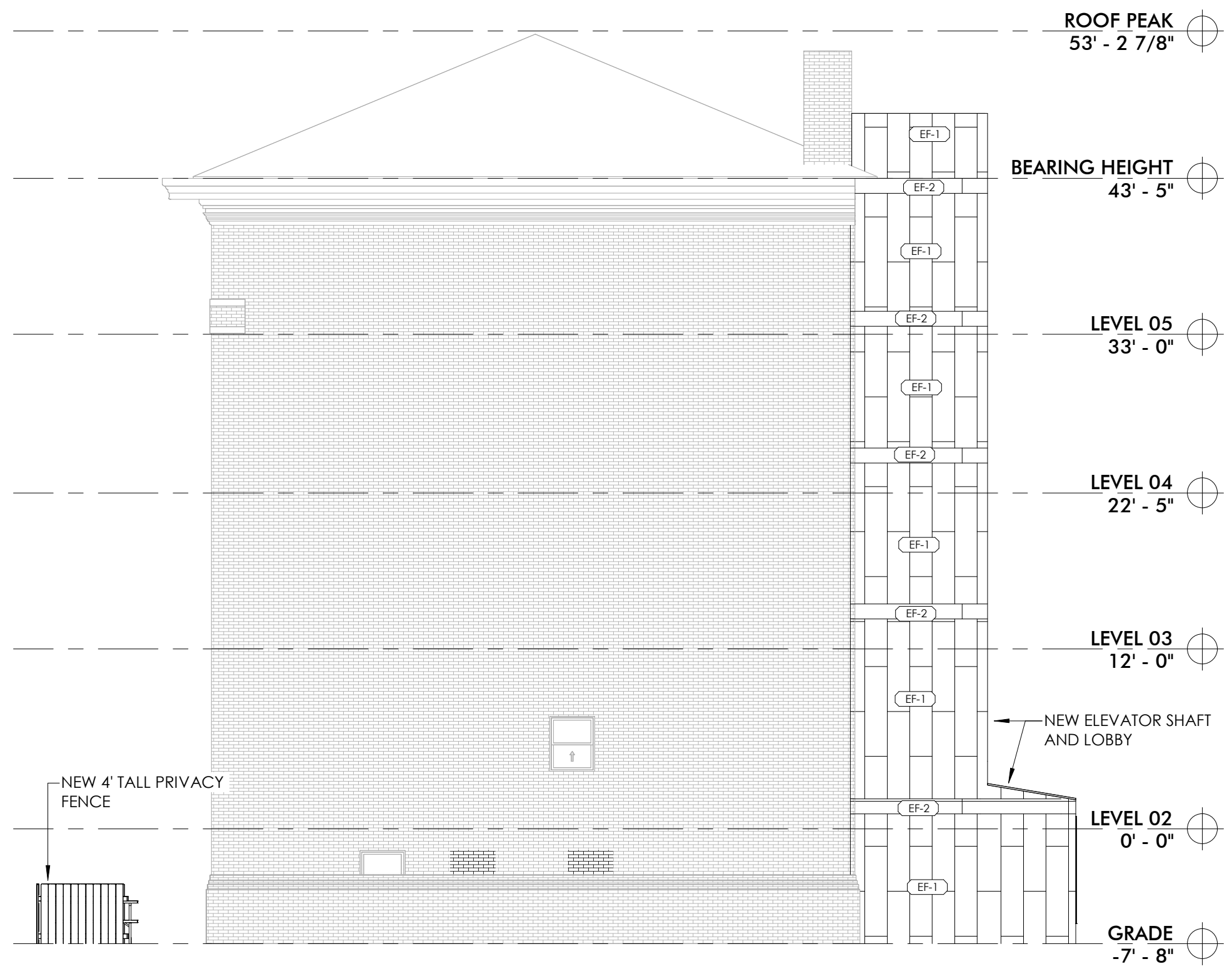
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DD Set - 06/30/2026

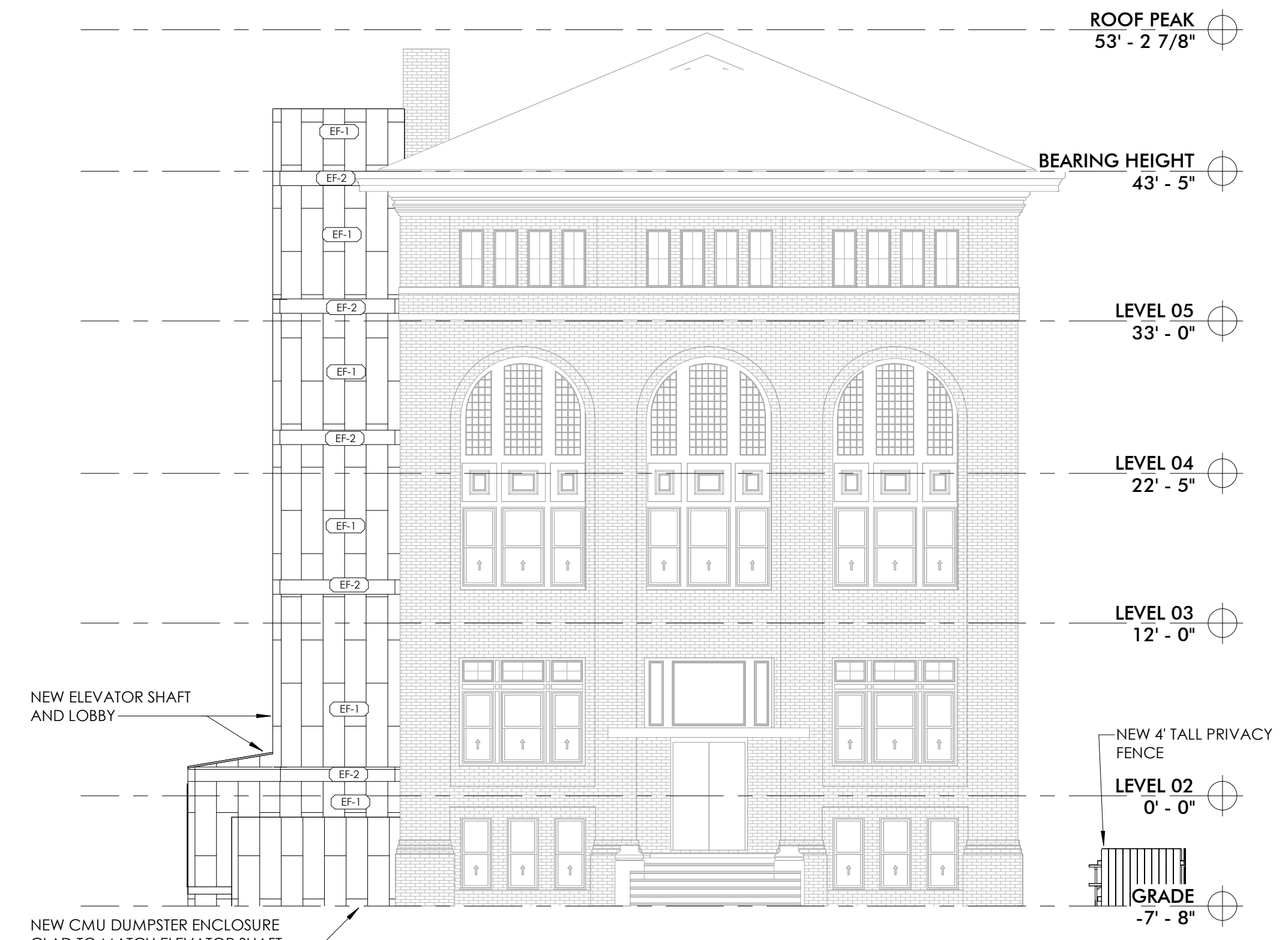
EXTERIOR FINISH KEY					
CODE	MATERIAL	MANUFACTURER	STYLE	COLOR	NOTES
EF-1	METAL SIDING	ATAS OMAWALL	VERTICAL	FOREST GREEN	
EF-2	METAL SIDING	ATAS OMAWALL	HORIZONTAL	SANDSTONE	

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PROJECT NUMBER
2025.129
EXTERIOR ELEVATIONS
A500



1 NORTH ELEVATION
 A500 1/8" = 1'-0"



2 SOUTH ELEVATION
 A500 1/8" = 1'-0"

GENERAL NOTES

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2. REFER TO MATERIAL LEGEND FOR ROOF TYPES AND COLOR.
3. ALL GLAZING SHALL BE LOW-E GLASS. TINT TO BE RECOMMENDED BY MANUFACTURER.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER AND ARCHITECT PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS NEED TO BE APPROVED IN WRITING.

EXISTING MASONRY REPAIRS/CLEANING:

- **BRICK CLEANING SPECIFICATIONS:** ALL BRICK WILL BE CLEANED UTILIZING A PREWASH, ACID CLEANING WITH PROSOCCO HEAVY DUTY RESTORATION CLEANER OR APPROVED EQUAL, FOLLOWED WITH A SECOND POWER WASHING, POWER WASH WITH NO GREATER THAN 700 PSI TIP (POINT OF IMPACT) STRENGTH. ALL POWER WASHING WANDS WILL HAVE STAND OFFS PROVIDED TO PREVENT DAMAGE. SAMPLE CLEANING WILL BE PROVIDED WITH THE STAND OFFS FOR THE OWNER'S AND ARCHITECT'S INSPECTION AND ACCEPTANCE.
- **REPOINTING:** ALL MORTAR JOINTS THAT HAVE ERODED GREATER THAN 1/4" PAST THEIR ORIGINAL FACE SHALL REQUIRE REPOINTING. ALL MORTAR JOINTS WITH MINOR HOLES OR VOIDS THAT CAN BE PENETRATED WITH A 1/16" DIAMETER WIRE GREATER THAN ONE HALF OF THE BLOCK THICKNESS SHALL BE REPOINTED. THE FOLLOWING 16 STEPS TO PROPER RE-POINTING SHALL BE FOLLOWED:
 1. MORTAR MATCHING SHALL BE ACHIEVED VIA MATCHING PRE-MADE BISCUITS, FOLLOWED BY AN ONSITE MATCH TO BE VERIFIED BY THE OWNERS REPRESENTATIVE PRIOR TO REPOINTING.
 2. MIX DESIGN SHALL BE A LIME PUTTY-BASED TYPE K MORTAR WITH MATCHING AGGREGATE TO ACHIEVE NATIONAL PARK STANDARDS OF PROPER BOND AND SAME OR LOWER COMPRESSIVE STRENGTH AS THE MATCHING MORTAR AT 365 DAYS.
 3. REMOVE DETERIORATED MORTAR (A MINIMUM DEPTH OF TWO TIMES THE WIDTH OF MORTAR JOINT). ALL PROCEDURES WILL FOLLOW THE CURRENT OSHA STANDARD FOR SILICA DUST CONTROL WHEN PERFORMING THIS WORK.
 4. BRUSH, VACUUM, OR WATER FLUSH TO REMOVE DEBRIS IN THE JOINT.
 5. THROUGH CLOSE EXAMINATION DETERMINE THE EXTENT OF DETERIORATION IN THE JOINT AND SURROUNDING AREA.
 6. REWORK THE JOINT, AS NECESSARY.
 7. AIR BLAST TO REMOVE DEBRIS IN THE JOINT.
 8. WATER-SOAK THE BLOCK (TO SATISFY THE POROSITY OR THIRST OF THE BRICK).
 9. PRE-WET TO REDUCE THE AMOUNT OF INITIAL DEHYDRATION OF THE MORTAR THAT IS ABOUT TO BE REPLACED.
 10. DELIVER MORTAR TO THE PREPARED JOINT. SEVERAL LAYERS MAY BE REQUIRED TO FILL THE JOINT FLUSH WITH THE OUTER SURFACE OF THE MASONRY.
 11. STRIKE BACK (TOOLING THE JOINT TO MATCH THE EXISTING HISTORIC JOINT).
 12. CUT BACK THE JOINT TO RECESS THE FINAL MORTAR SLIGHTLY FROM THE FACE OF THE MASONRY.
 13. WAIT FOR THE MORTAR TO SET UNTIL IT IS READY TO BE COMPACTED.
 14. DRY BRUSH COMPACT THE JOINTS TO ALLOW FOR FURTHER DEVELOPMENT OF A BOND BETWEEN OLD MORTAR AND BLOCK.
 15. PRE-WET TO SATURATE THE BRICK IN PREPARATION FOR THE LAST STEP.
 16. WEATHERING WASH TO MATCH THE OLD AND NEW MASONRY.
 17. USE LIN SEED OIL PAINT TO PAINT OVER EXISTING MASONRY

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PROJECT NAME
 MARSHALL MASONIC TEMPLE 2.0
 PROJECT ADDRESS
 115 E. GREEN ST., MARSHALL, MI

ISSUE/REVISION
 DD Set - 06/16/2026

DRAWN BY CMN
 DATE 6/16/2026 16:23:55
 SCALE 1/8" = 1'-0"
 STAMP

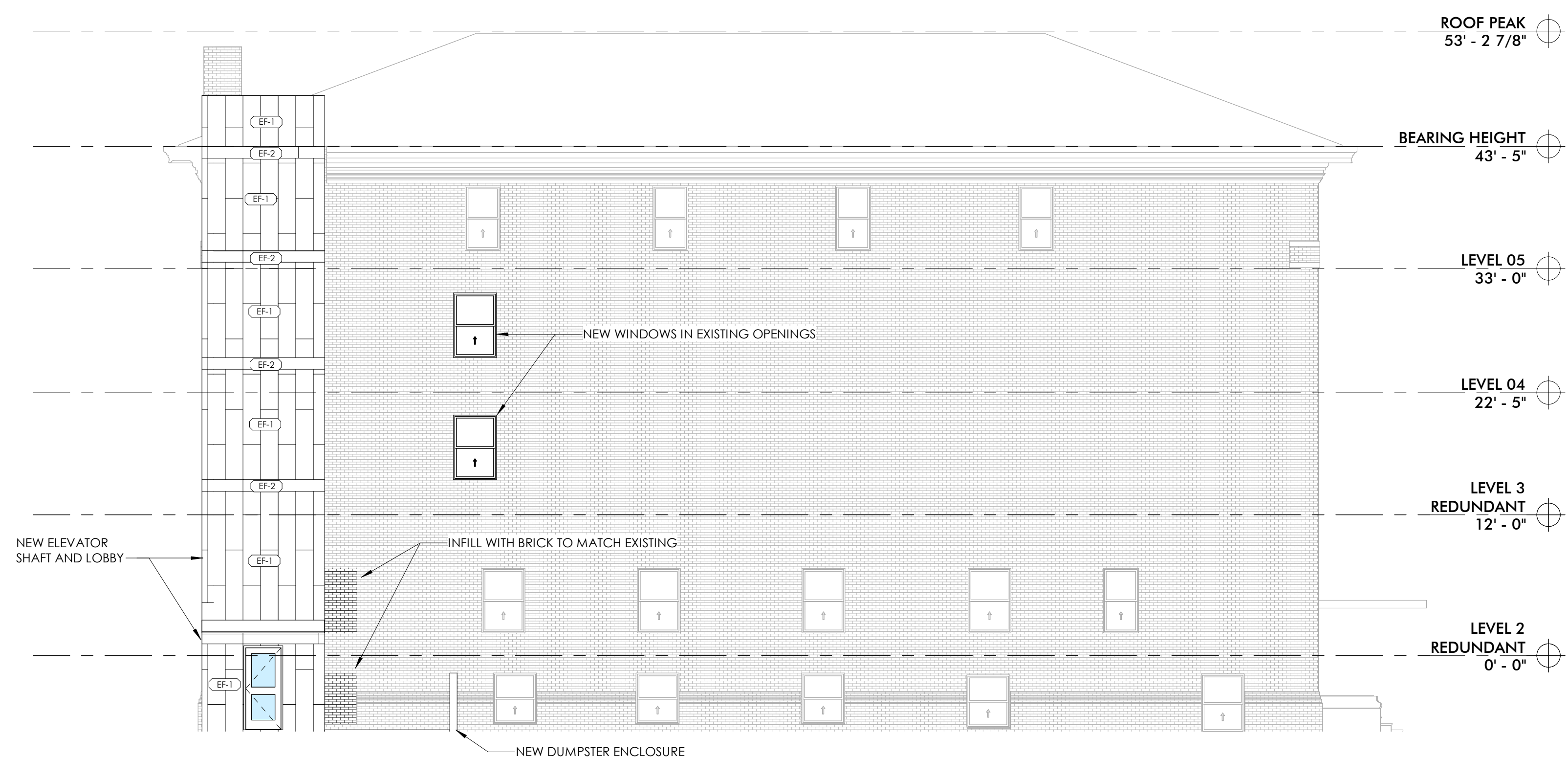
PROJECT NUMBER
 2025.129

EXTERIOR ELEVATIONS

A501



1 EAST ELEVATION
 A501 / 1/8" = 1'-0"



2 WEST ELEVATION
 A501 / 1/8" = 1'-0"

EXTERIOR FINISH KEY					
CODE	MATERIAL	MANUFACTURER	STYLE	COLOR	NOTES
EF-1	METAL SIDING	ATAS OMAWALL	VERTICAL	FOREST GREEN	
EF-2	METAL SIDING	ATAS OMAWALL	HORIZONTAL	SANDSTONE	