



PLANNING COMMISSION AGENDA

July 12, 2023

Regular Meeting - 7:00 PM

- 1) **CALL TO ORDER**
- 2) **ROLL CALL**
- 3) **APPROVAL OF AGENDA** - Items can be added or deleted from the Agenda by City Council action.
- 4) **APPROVAL OF MINUTES**
 - A. Minutes of June 14, 2023 Meeting
- 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 Mayor. Members of the public shall be limited to speaking for a maximum of five (5) 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. **SP#23.05- MARSHALL TIRE- 1111 ARMS 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 Mayor. Members of the public shall be limited to speaking for a maximum of five (5) 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 14, 2023
Regular Meeting - 7:00 PM

1) CALL TO ORDER

IN A REGULAR SESSIONS held on Wednesday, June 14, 2023 at 7:00 PM in the Council Chambers of Town Hall, 323 West Michigan Ave, Marshall, MI 49068, the Marshall Planning Commission was called to order by Chair Bansfield

2) ROLL CALL

Roll was called: by E. Zuzga

Present: T. Banfield, J. Burke-Smith, L. McNiff, C. Zuzga, T. Fitzgerald, S. Hall (arrived late)

Also Present: Eric Zuzga, Council Liaison S. Wolfersberger

Absent: J. Zuck, C. Longyear

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

Moved Burke-smith , supported C. Zuzga to approve the agenda as presented. On a voice vote: Motion carries

4) APPROVAL OF MINUTES

Moved by Burke-Smith, supported Fitzgerald to approve the minutes with stipulations to remove the double approval on agenda and minutes approval from April meeting per Banfield. On a roll call vote: Motion carries

Ayes: C. Zuzga, Burke-Smith, Banfield, McNiff, Fitzgerald

Nays: None

Abstain: None

A. Minutes of April 12, 2023 Meeting

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 Mayor. Members of the public shall be limited to speaking for a maximum of five (5) 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

Barry Wayne Adams- 622 W Green Street: Questioned boards authority to approve SLU. Stated board has no constitutional right to zone land. By issuing zoning over land the board is showing lawlessness and military authority is being exercised. Trying to expose corporate fascism in government.

7:12pm public hearing closed

A. SLU# 23.02- 902/1102 West Hanover Street Special Land Use

Moved Tim Fitzgerald, supported Julie Burke Smith to Based on the findings above, staff recommends approval of the Special Land Use for a self-storage facility at 902/1102

West Hanover Street.. On a roll call vote: Motion carries

Ayes: Tim Banfield, Julie Burke Smith, Tim Fitzgerald, Lisa McNiff, Christine Zuzga

Nays: Stephanie Hall

Abstain: None

7) OLD BUSINESS

None

8) REPORTS AND RECOMMENDATIONS/NEW BUSINESS

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

Moved McNiff, supported Fitzgerald to Approve SP# 23.04 with the following conditions: stormwater approval from Public Services is required prior to a building permit being issued, street trees would need to be planted along both Dobbins and Hanover Street with locations approved by City staff, and exterior lighting plan would need to be reviewed at specific locations and the type of light used reviewed.. On a roll call vote: Motion carries

Ayes: C. Zuzga, S. Hall, J. Burke-Smith, T. Banfield, L. McNiff, T. Fitzgerald

Nays: None

Abstain: None

E. Zuzga asked for the board's recommendation, if approved, to be contingent on director Davenport's approval.

T. Fitzgerald asked about alternate plan at top of site plan. Mr. Paulson explained the alternate plans show buildings 3-6 being replaced by climate controlled interior storage building. That market analysis will help discern the need for the interior storage vs current outdoor storage.

Banfield questioned if alternate plans would change the sq footage of the current site plan that is up for approval.

Banfield suggested landscape plan to include 4 trees being added in the ROW.

Banfield stated the lighting plan was initially out of compliance by not directing downward but new plan will be submitted to staff

Banfield some trees not shown in plan

Project Engineer Jeff Paulson states trees will be removed on east side for sidewalk requirement as well as removal of retaining wall. Plan to remove trees that have been cut for overhead lines.

E. Zuzga stated an easement with the City is in the works to make underground utilities. Also stated that gap in buildings on west side is to accommodate the existing easement with water sewer

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 Mayor. Members of the public shall be limited to speaking for a maximum of five (5) 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.

Emily Emmerson-Rich- 616 Union St.: Requests projection of voices due to non-working audio system. Concern over concrete trucks dropping concrete on N Kalamazoo, around fountain, onto W Michigan Ave. States there has been a buildup of material causing safety issues. Requests crosswalks at fountain be repainted for safety of pedestrians as well as motorists. Lastly, requests printed agendas at the meeting as not everyone has access to the online.

Barry Wayne Adams-622 W Green St: does not agree that idea of siteplan being an environmental development of the site. States environmental concern over Hanover St project is hypocritical after approving Megasite plans. Suggests solar be placed on self-storage to make a positive environmental impact.

Lee Rockwell-12380 12 Mile Rd: Concerned with environmental planning for this site plan but feels there was a lack of same concern over site plan for Ford plant. Shared frustration with boards concern for light pollution from the Hanover Street Project but feels a lack of concern was given during the megasite approval. Suggests solar on megasite would reduce the impact and not take up farmland. Also, request written agendas be present at all meetings. Questioned the purpose of the planning commission and JPC boards. Feels they have no say or purpose to make a change.

Maggie Emmerson-Rich- 616 Union Street: State council threw other boards under the bus at the megasite review. No support from city for the boards. Voiced appreciation to staff and board for bringing improvements to the City.

Julie Bryant- Squaw Creek: feels not listened to by the City. Feels the same concern for environmental impact of self-storage should have been show to Megasite review. States home purchased June 2019 in Squaw Creek across from Megasite. Voiced concern of never having an offer for their property by developers.

James- 102 W Michigan Ave- Spoke on LED lights and ways in which to help with light pollution in the neighborhood

10) BOARD REPORTS

Chair Hall addressed the audience and thanked for their participation.

Staff Zuzga- July meeting planned for Site plan for Marshall Tire behind Southern Michigan Bank and Trust

Banfield asked about Master Plan. Staff Zuzga stated hopefully to board by August or September for board.

11) ADJOURNMENT Next meeting is scheduled for July 12, 2023 at 7:00 PM.

The meeting was adjourned at 8:10PM

Respectfully submitted by,
Jennifer Pickford
Deputy Clerk



ITEM 8.A

TO: Planning Commission
FROM: Eric Zuzga, Director of Community Services
DATE: July 12, 2023
SUBJECT: **SP#23.05- MARSHALL TIRE- 1111 ARMS STREET**

Case #: SP#23.05
Address: 1111 Arms Street
Parcel #: Split in process from Parcel 53-004-913-00
Zoning District: Regional Commercial (B-4)
Surrounding Zoning: MFRD to the west and north, B-4 to the south, and R-2 to the east
Surrounding Uses: Commerical (Bank) to the south; multifamily residential to the west and north, and single family residential to the east
Previous Action: Parcel split from the Southern Michigan Bank & Trust main parcel

City staff have been working with Nick Collier on locating Marshall Tire from its current site in the township to a new parcel behind Southern Michigan Bank & Trust. The site is zoned B-4 and the requested use is a permitted use in the zoning district.

Dimensional Requirements (Setback, lot coverage, etc)

The site meets all of the dimensional requirements of the zoning ordinance.

Parking Requirements

All of the parking requirements for the site have been met with the submitted site plan.

Landscape Plan

The applicant has requested that a landscape plan and interior landscaping be waived. Due to the location of the property and surrounding land uses, staff supports this waiver with one exception: the applicant will still be required to plant the required number of trees in the right of way.

Sidewalks

Sidewalk will be added to the entire Arms Street frontage. A pedestrian sidewalk is proposed from the ROW to the front door as required by the ordinance.

Exterior Lighting

The required photometric plan was included with the submitted plans showing compliance across the site.

Development Review Team

On June 29, 2023, the City Development Review Team met to consider the proposed site plan. Their report is included in this packet. All of the items have been addressed and are accepted, with the stormwater approval the only item remaining. The stormwater submission is still under review and will need to be approved by Public Services prior to the site plan being officially approved.

PLANNING COMMISSION CONSIDERATIONS

Staff have reviewed the site plan based on the requirements of the B-4 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. Storm water review is ongoing with the Department of Public Services.

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 is a permitted use in the B-4 Zoning District. It also coordinates the use of the storm water retention area with the Southern Michigan Bank & Trust facility.

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 site plan includes the addition of sidewalk on the entire Arms Street Right-of-Way. This will improve pedestrian access in the area.

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 site plan utilizes both the SMB&T alley and Arms Street to allow for efficient circulation.

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.

Parking is consistent with the requirements of the zoning ordinance.

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

The design and architecture of the building have been submitted and are attached. No concerns.

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.

Required green belts, street tree planting, and parking lot screening meets the requirements in the ordinance.

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

The site meets the standards of the zoning ordinance per the submitted photometric plan. There are no light trespass issues on the site.

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.

BUDGET IMPACT:

The development of Marshall Tire on this vacant lot will provide an increase in the tax base for the community. The exact amount will be determined by the Assessor at the end of the year.

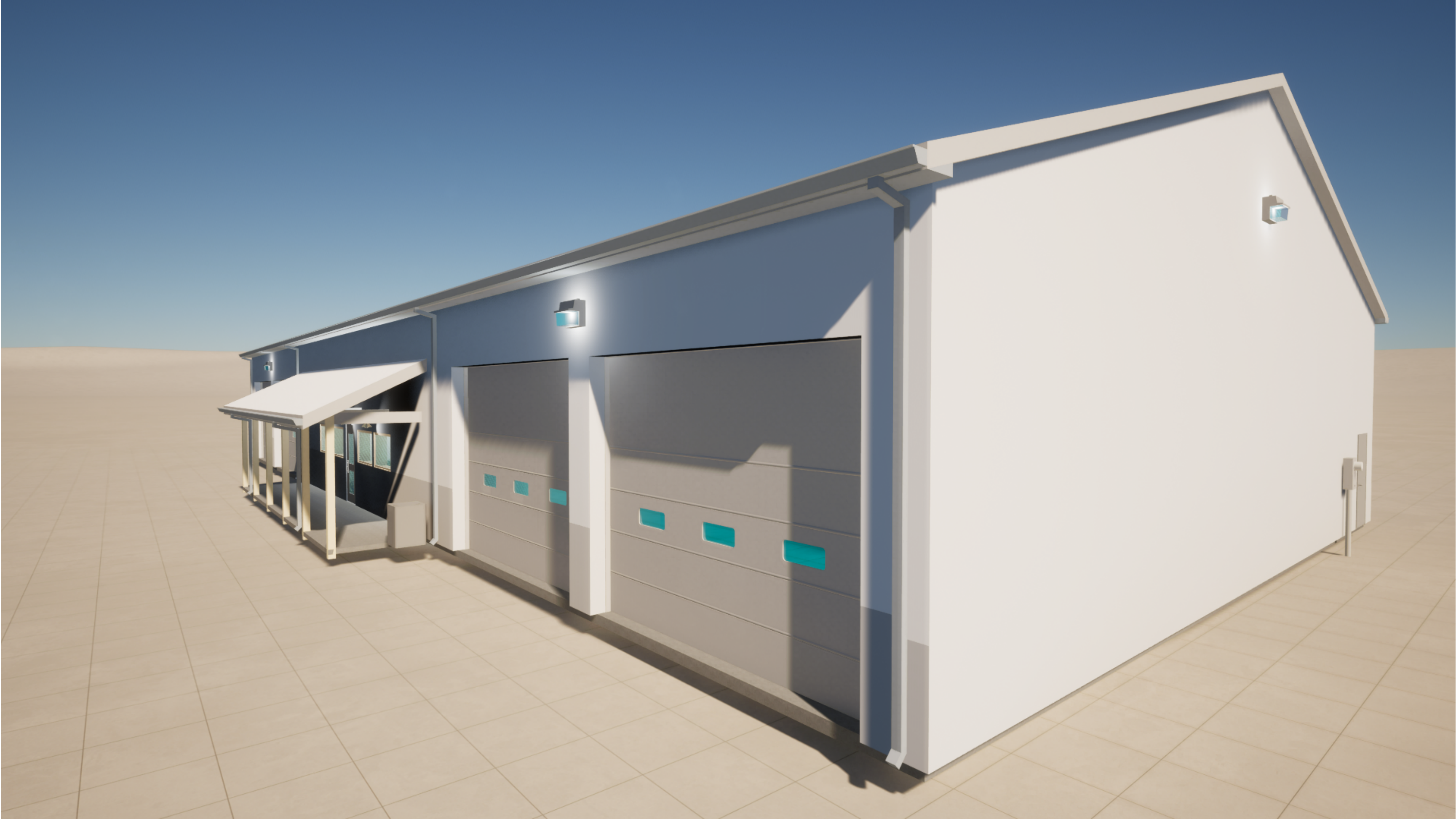
RECOMMENDATION:

Approve SP#23.05 with the following condition: stormwater approval from Public Services is required prior to a building permit being issued.

MARSHALL TIRE

1111 ARMS STREET, 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 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 T001 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

A NEW TIRE SHOP IS BEING ADDED TO A VACANT PIECE OF PROPERTY.

DRAWING LIST

SHEET NUMBER	DRAWING TITLE	4/20/2023 - SITE PLAN REVIEW SET	07/10/2023 - PERMIT SET
00 GENERAL			
T000	TITLE SHEET	X	X
T001	RENDERINGS	X	X
T002	MOUNTING HEIGHTS + ABBREVIATIONS	X	X
T003	MOUNTING HEIGHTS CONTINUED	X	X
T004	CODE COMPLIANCE	X	X
T005	AREA PLANS	X	X
01 CIVIL			
C001	COVER SHEET	X	X
C100	EXISTING CONDITIONS AND DEMOLITION PLAN	X	X
C101	SITE PLAN	X	X
C102	GRADING AND UTILITY PLAN	X	X
C103	EROSION CONTROL PLAN	X	X
C104	EROSION CONTROL DETAILS	X	X
C105	CONSTRUCTION DETAILS	X	X
C200	DUMPSTER ENCLOSURE DETAILS	X	X
L101	LANDSCAPING PLAN	X	X
PH101	PHOTOMETRIC PLAN	X	X
01.1 STRUCTURAL			
S100	FOUNDATION PLAN & GENERAL NOTES	X	X
S101	ROOF FRAMING PLAN AND TYPICAL FRAMING DETAILS	X	X
02 ARCHITECTURAL			
A100	NEW FLOOR PLANS	X	X
A110	FINISH PLAN & SCHEDULE	X	X
A200	REFLECTED CEILING PLANS	X	X
A210	ROOF PLAN AND DETAILS	X	X
A300	ENLARGED PLANS & INTERIOR ELEVATIONS	X	X
A400	DOOR SCHEDULE AND DETAILS	X	X
A500	EXTERIOR ELEVATIONS	X	X
A600	BUILDING SECTIONS	X	X
A700	WALL SECTIONS	X	X
A701	WALL SECTIONS	X	X
04 MECHANICAL			
M100	MECHANICAL PLAN	X	X
05 ELECTRICAL			
E000	ELECTRICAL SYMBOLS AND SPECIFICATIONS		X
E110	FIRST FLOOR POWER PLAN		X
06 PLUMBING			
P100	PLUMBING NOTES	X	X
P101	PLUMBING PLAN & DETAILS	X	X
Grand total: 33			



ARCHITECT
Driven Design Studio PLLC
117 West Michigan Avenue
Battie Creek, MI 49017
(269) 753-8040
cody@drivendesignstudio.com

OWNER
Marshall Tire
1111 Arms St
Marshall, MI

CONSTRUCTION MANAGER/GC
CD & JW Builders
2359 W-Drive South
Athens, MI
Cliff Denney - (269)275-0458
GC Email

ENGINEER
Mitten State Engineering
15 Carlyle St, 2nd Floor
Battie Creek MI

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PROJECT NAME
MARSHALL TIRE
PROJECT ADDRESS
1111 ARMS STREET, MARSHALL, MI
CLIENT
NICK COLLIER

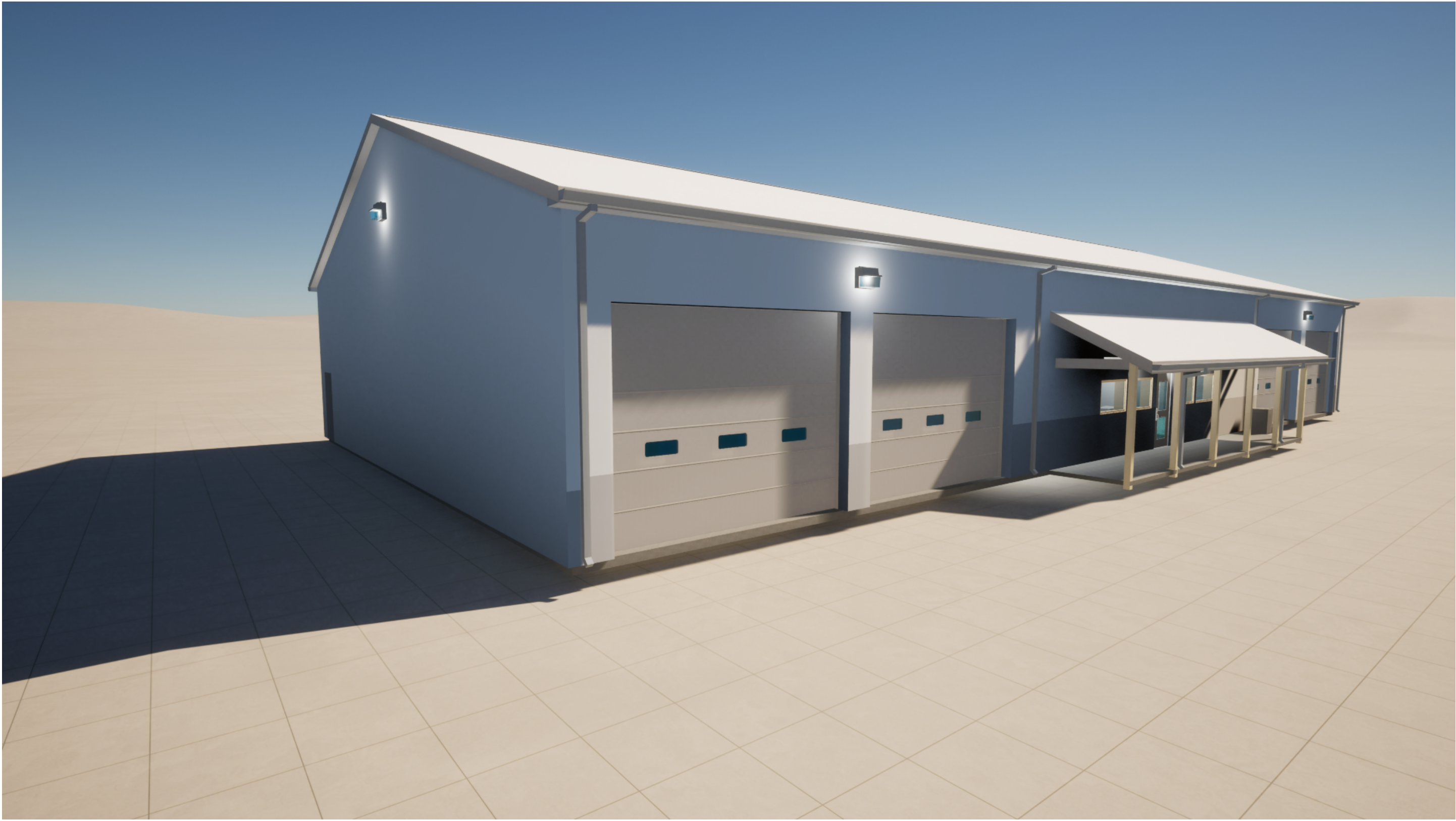
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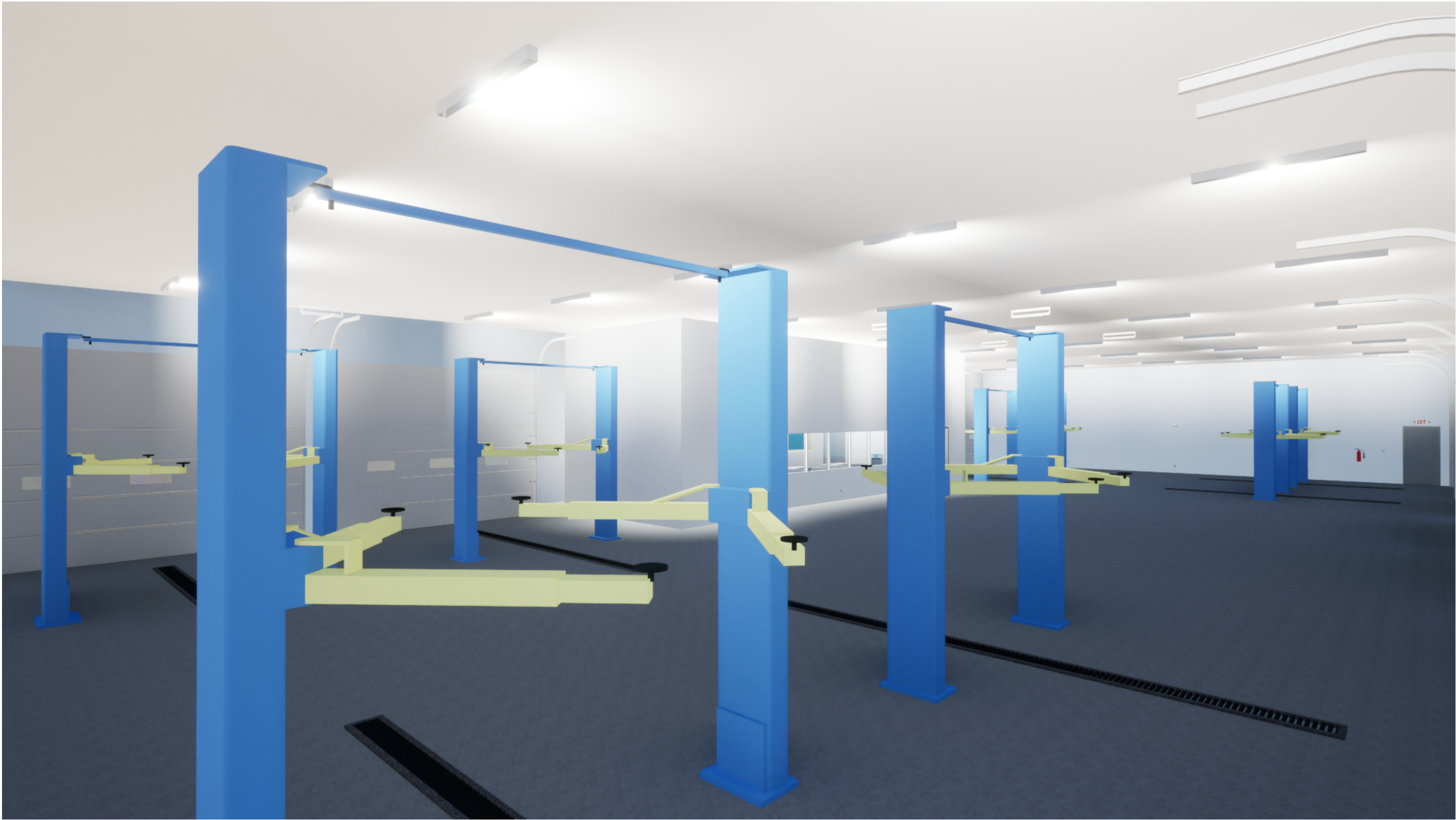
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PROJECT NUMBER
2023.079

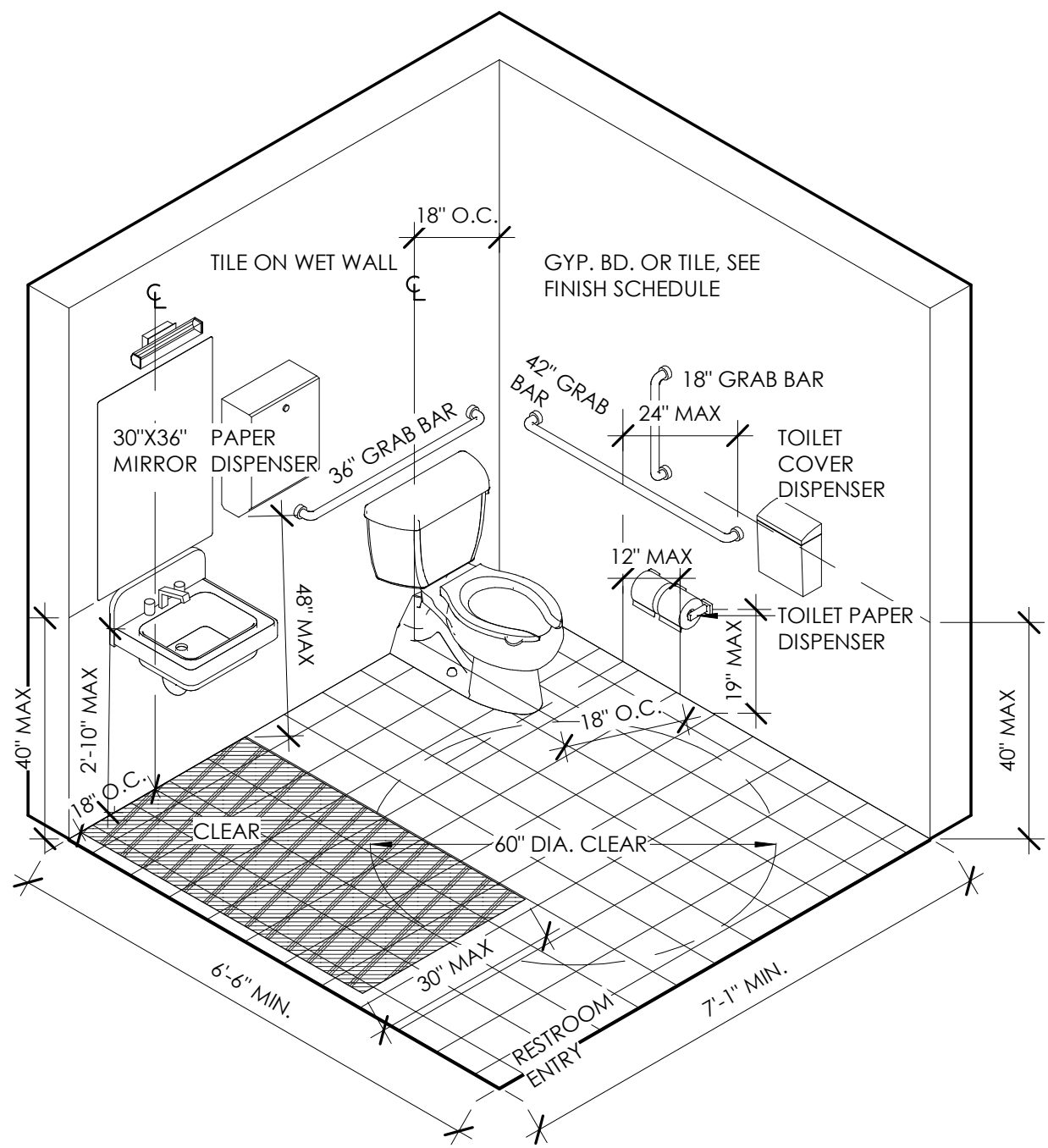
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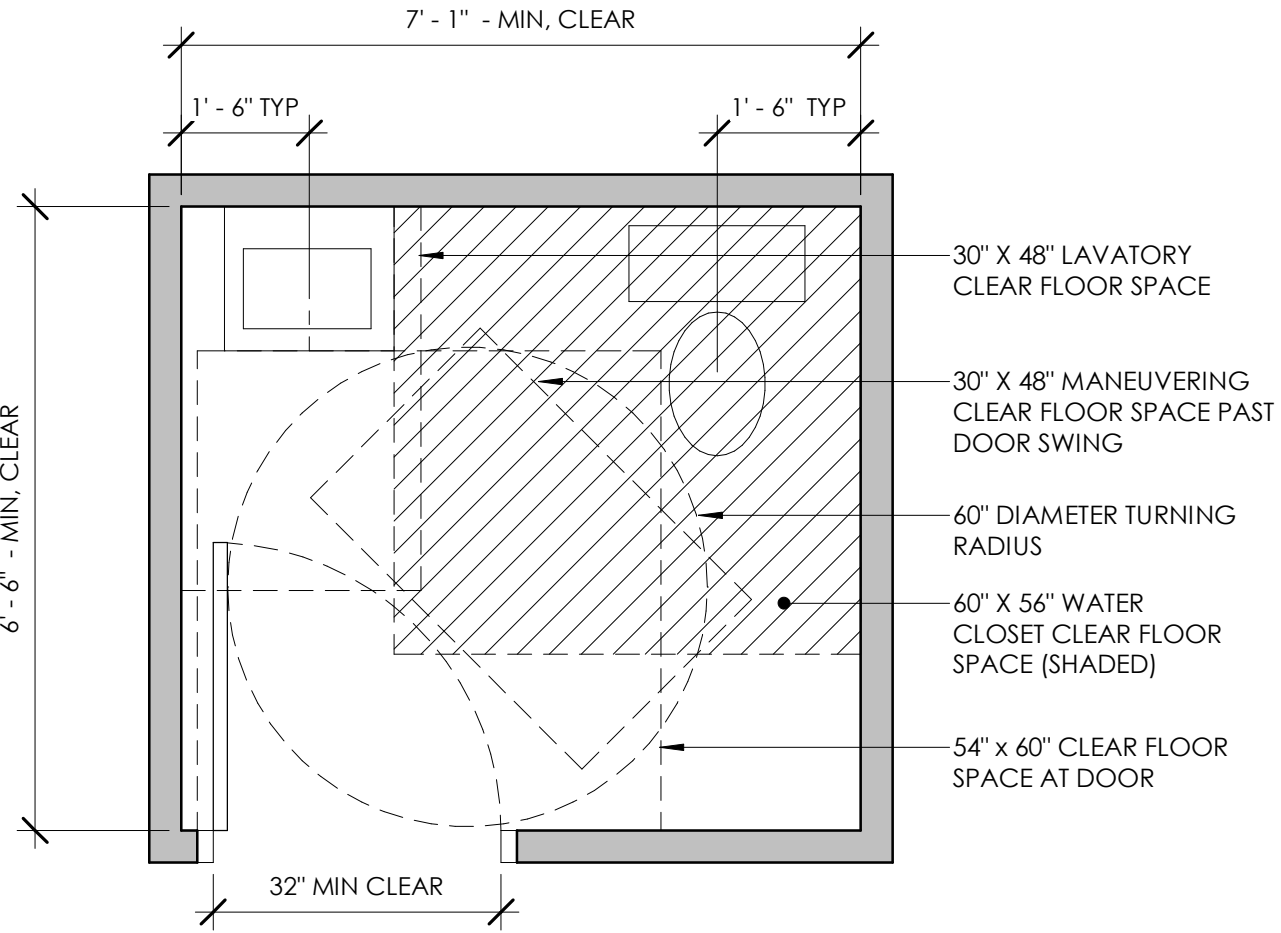
RENDERINGS - FOR REFERENCE ONLY



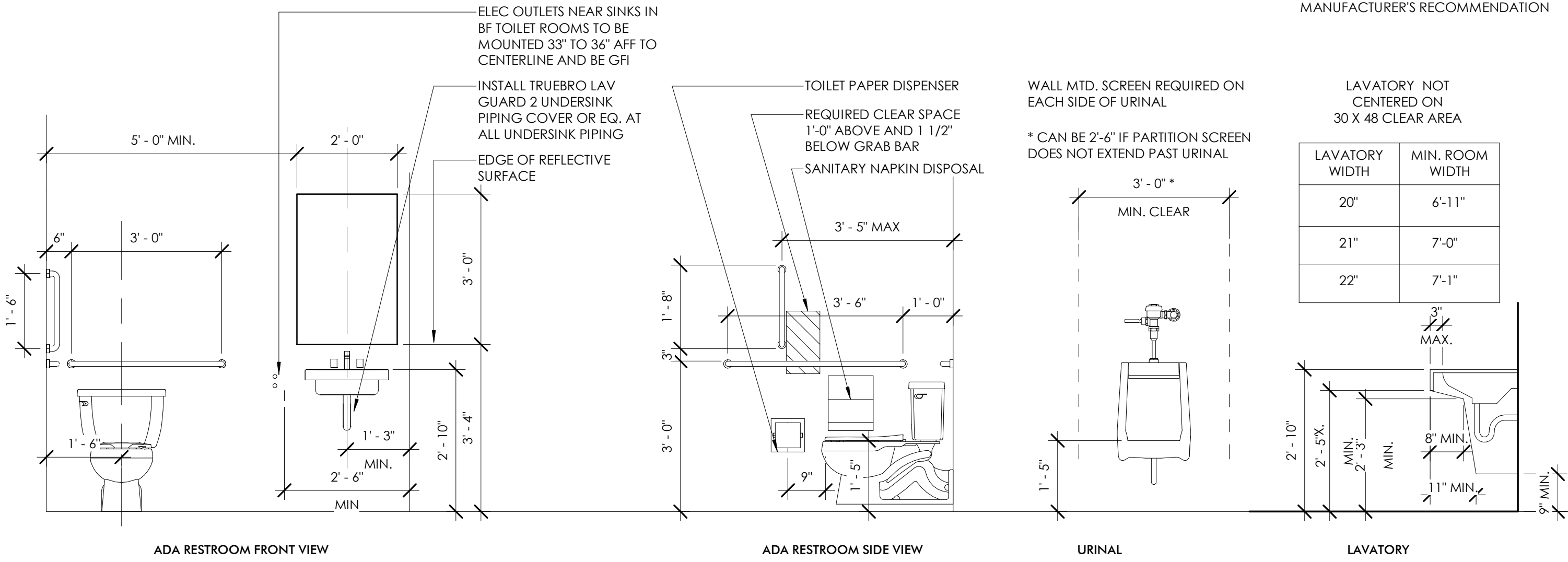
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ADA RESTROOM AXON - NTS

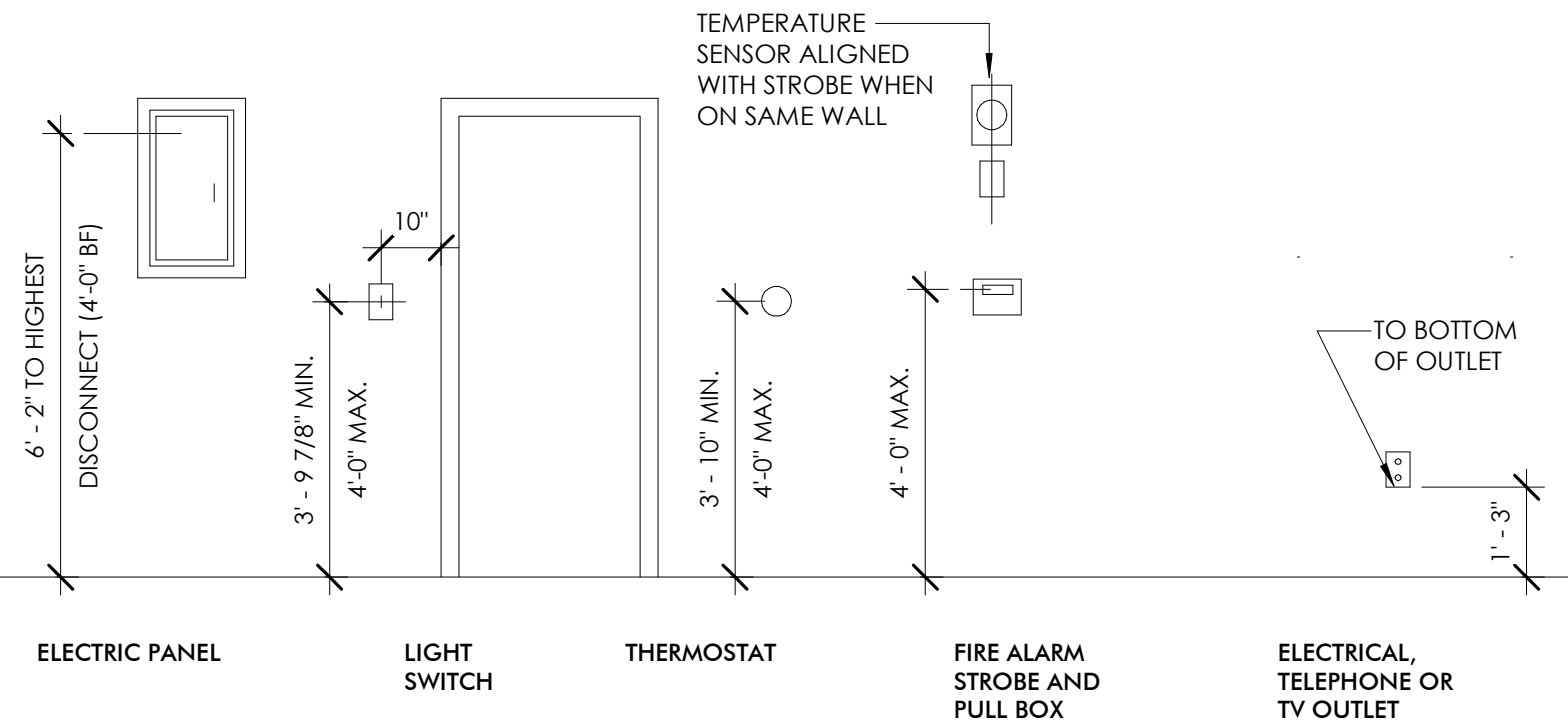


ADA RESTROOM PLAN - NTS



RESTROOM DETAILS - NTS

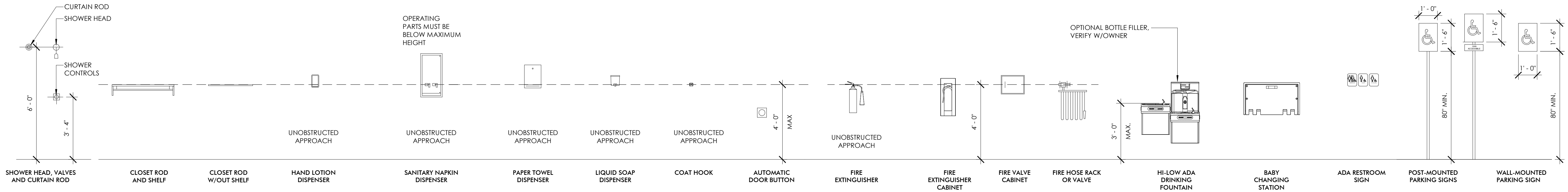
ELECTRICAL DETAILS



ACCESSORIES SCHEDULE

TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
GB-1	18" VERTICAL GRAB BAR	BRADLEY CORP.	812-001-18	
GB-2	36" GRAB BAR	BRADLEY CORP.	812-001-36	
GB-3	42" GRAB BAR	BRADLEY CORP.	812-001-42	
MI-1	MIRROR	BRADLEY CORP.	748-2436	
PTD-1	PAPERTOWEL DISPENSER	BRADLEY CORP.	250-15	
SD-1	SOAP DISPENSER	BRADLEY CORP.	6562	
SND-1	SANITARY NAPKIN DISPOSAL	BRADLEY CORP.	4A10	
TTD-1	TOILET TISSUE DISPENSER	BRADLEY CORP.	5084	

MOUNTING HEIGHTS



PROJECT NAME
MARSHALL TIRE
PROJECT ADDRESS
1111 ARMS STREET, MARSHALL, MI
CLIENT
NICK COLLIER

ISSUE
PERMIT SET

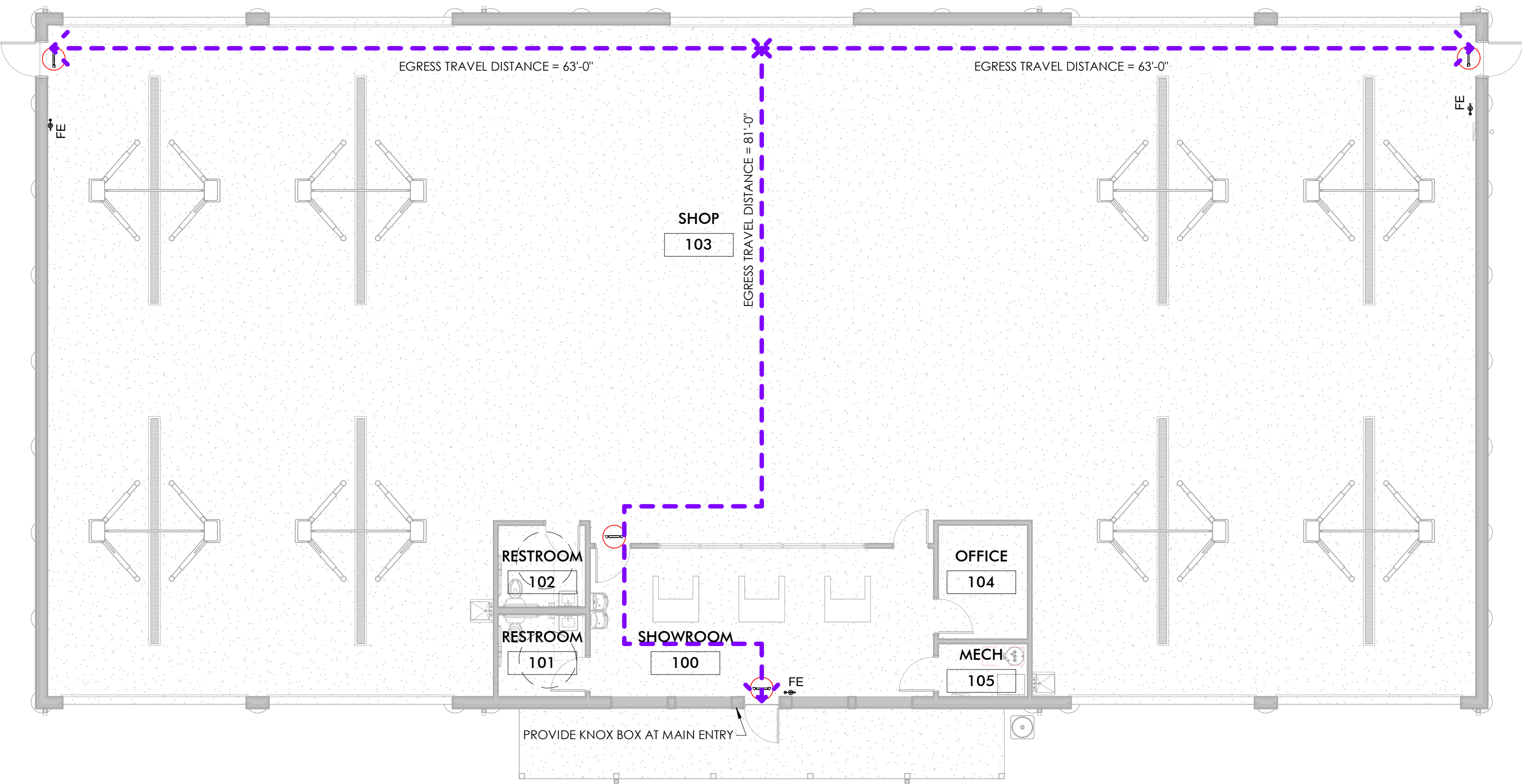
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PROJECT NUMBER
2023.079

MOUNTING HEIGHTS CONTINUED

T003



1 FIRST FLOOR COMPLIANCE PLAN
1004 1/8" = 1'-0"

CODE COMPLIANCE

TOPIC	SECTION	ALLOWED/REQUIRED	ACTUAL
APPLICABLE CODES			
2015 INTERNATIONAL FIRE CODE			
2015 MICHIGAN BUILDING CODE			
2015 MICHIGAN MECHANICAL CODE			
2017 NATIONAL ELECTRICAL CODE			
2018 MICHIGAN PLUMBING CODE			
ANSI/ASHRAE 90.1-2013			
ICC/ANSI 117.1-2009			
NFPA 13 (2013) + NFPA 72 (2013)			
ZONING			
ZONING	MARSHALL TOWNSHIP		HS - HIGHWAY SERVICE 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
3 - USE			
BUILDING USE	311.2		S-1 MODERATE HAZARD STORAGE
3 - AREA BY USE			
BUSINESS			511 SF
TIRE REPAIR			6,776 SF
3 - GROSS BUILDING AREA			
1 - FIRST FLOOR			7,277 SF
5 - GENERAL BUILDING HEIGHTS AND AREAS			
ALLOWABLE BUILDING HEIGHT	TABLE 504.3	40 FEET	20 FEET
BASE STORIES ALLOWED	TABLE 504.4	1 STORY	1 STORY
REQUIRED SEPARATION OF OCCUPANCIES	TABLE 508.4	0 HOURS	0 HOURS
TABULAR AREA	TABLE 506.2	9,000 SF	7,277 SF
6 - TYPE OF CONSTRUCTION			
TYPE OF CONSTRUCTION	TABLE 601		V-B
7 - FIRE AND SMOKE PROTECTION			
			THERE ARE NO SPECIAL REQUIREMENTS
9 - FIRE PROTECTION SYSTEMS			
AUTOMATIC SPRINKLER SYSTEM	903.2.1.3	LESS THAN 12,000 SF, NOT REQUIRED	NOT PROVIDED
FIRE ALARM AND DETECTION SYSTEMS	907	LESS THAN 300 PEOPLE, NOT REQUIRED	NOT PROVIDED
10 - MEANS OF EGRESS			
DOOR EGRESS WIDTH	1005.3.2	36"	108"
EXIT ACCESS TRAVEL DISTANCE	TABLE 1017.2	200 FEET	81 FEET
NUMBER OF EXITS	TABLE 1006.3.1	2 EXITS	3 EXITS
10 - OCCUPANCY			
OCCUPANCY	TABLE 1004.1.2	511 SF / 100	6 PEOPLE
OCCUPANCY	TABLE 1004.1.2	6,776 SF / 300	23 PEOPLE
TOTAL OCCUPANT LOAD			29 PEOPLE
15 - ROOF ASSEMBLY			
	1501.1		NEW POLE BARN METAL ROOF
27 - ELECTRICAL			
EMERGENCY LIGHTING	1008.1	WILL COMPLY	ON COMPLIANCE DRAWINGS
EMERGENCY POWER	1008.3.2.1 008.3.3	WILL COMPLY	ON COMPLIANCE DRAWINGS
EXIT SIGNS	1011.1	WILL COMPLY	ON COMPLIANCE DRAWINGS
28 - PLUMBING			
DRINKING FOUNTAIN REQUIREMENTS	TABLE 403.1	1 REQUIRED	1 PROVIDED
LAVATORY REQUIREMENTS	TABLE 403.1	2 UNISEX	2 UNISEX
SERVICE SINK REQUIREMENTS	TABLE 403.1	1 REQUIRED	1 PROVIDED
WATER CLOSETS REQUIREMENTS	TABLE 403.1	2 UNISEX	2 UNISEX

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

COMPLIANCE LEGEND

- | SYMBOL | ITEM |
|--------|----------------------------|
| FE | FIRE EXTINGUISHER |
| | EXIT SIGN W/ EGRESS LIGHTS |
| | EGRESS LIGHTING |
| | TRAVEL DISTANCE |
| | 1 HOUR WALL |
| | 2 HOUR WALL |
| | SMOKE DETECTOR |
| | CARBON MONOXIDE DETECTOR |



ARCHITECT
Driven Design Studio PLLC
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PROJECT NAME
MARSHALL TIRE
PROJECT ADDRESS
1111 ARMS STREET, MARSHALL, MI
CLIENT
NICK COLLIER

ISSUE
PERMIT SET

REVISION

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DATE 7/6/2023 2:29:00 PM
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PROJECT NUMBER
2023.079

CODE COMPLIANCE
T004

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MARSHALL TIRE
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1111 ARMS STREET, MARSHALL, MI
CLIENT
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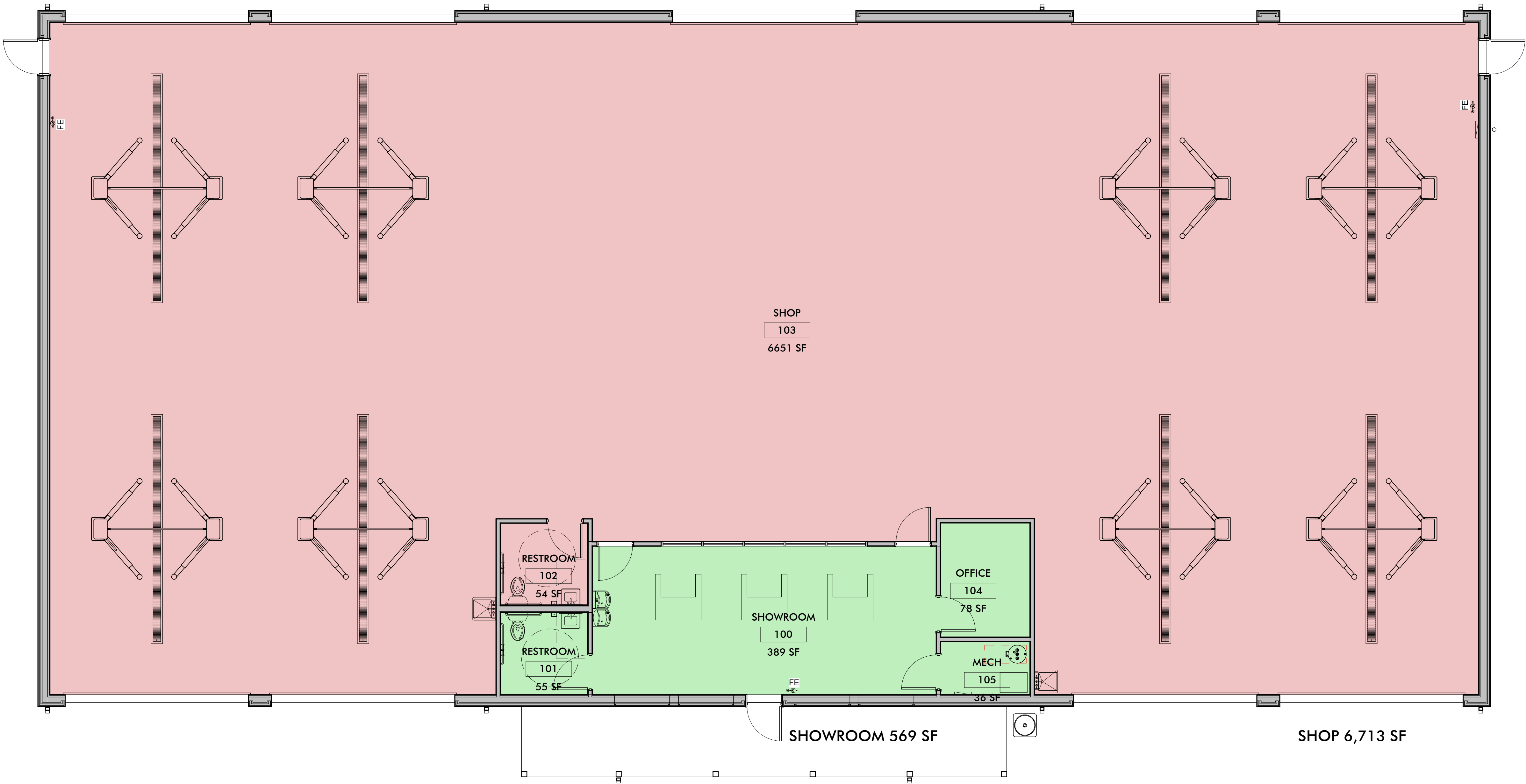
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REVISION

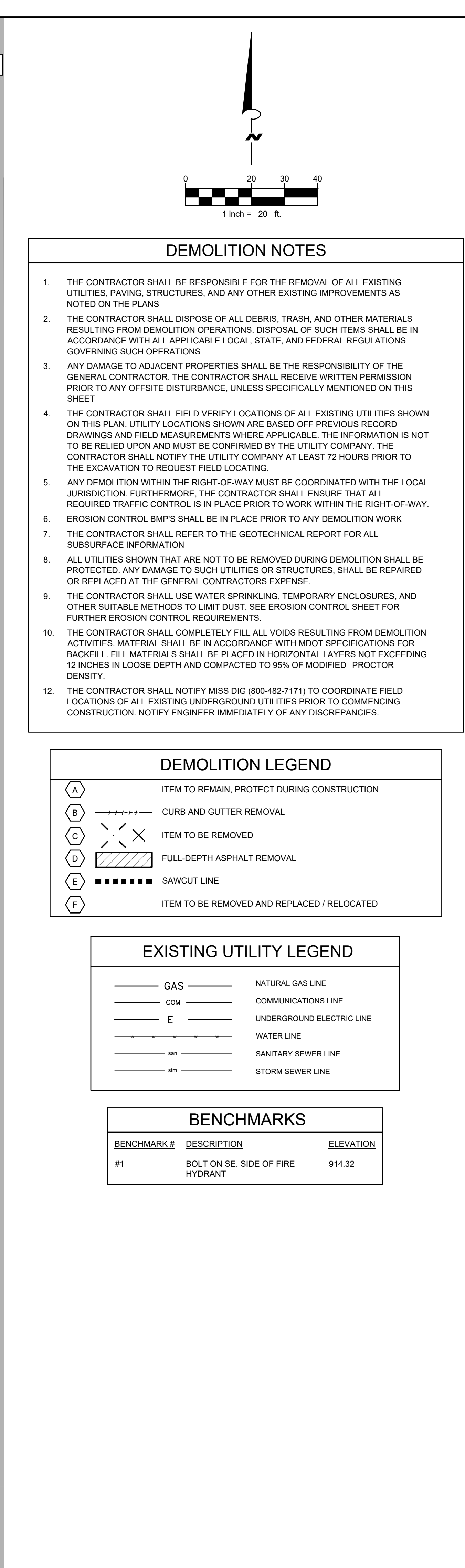
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STAMP

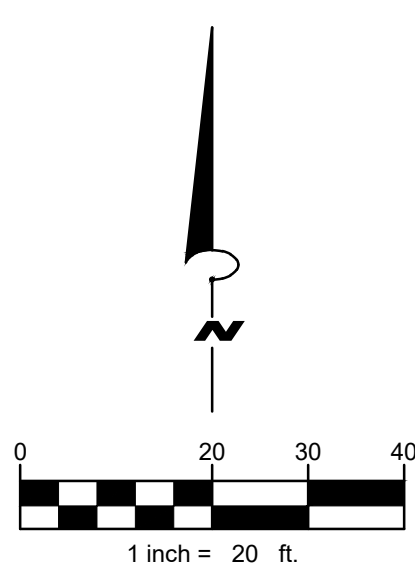
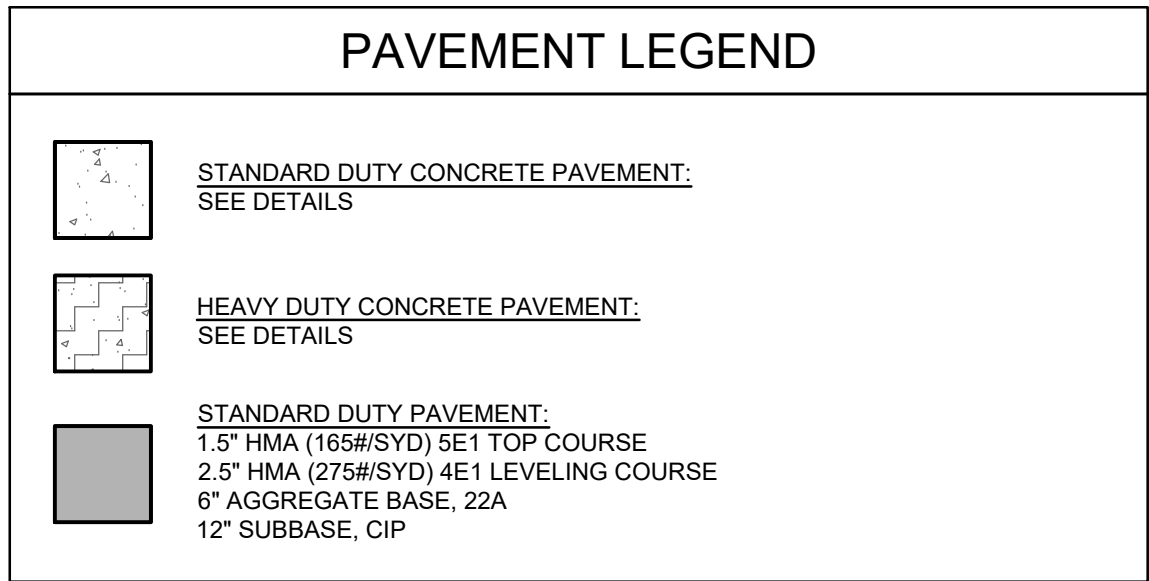
PROJECT NUMBER
2023.079

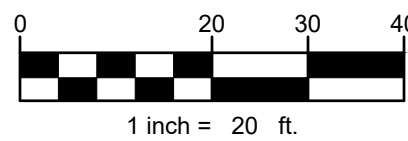
AREA PLANS
T005



1 FIRST FLOOR PROPOSED PLAN
1005 3/16" = 1'-0"

Page 16 of 44

[illegible]



1. CONTRACTOR SHALL COORDINATE WITH EXCAVATOR, LANDSCAPE, AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
2. ALL EARTHEN SLOPES SHALL BE LESS THAN 3:1 UNLESS OTHERWISE NOTED.
3. THE MAXIMUM RUNNING SLOPE FOR ALL SIDEWALK SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2%.
4. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
5. THE CONTRACTOR SHALL MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS UNLESS OTHERWISE NOTED.
6. TOP OF C4 CURB SHALL BE 0.5' HIGHER THAN FLOWLINE ELEVATIONS UNLESS OTHERWISE NOTED.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM THE CURB, THE CONTRACTOR SHALL INSTALL REVERSE GUTTER PITCH.
8. THE CONTRACTOR SHALL NOTIFY MISS DIG (800-482-7171) TO COORDINATE FIELD LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

ME = MATCH ELEVATION
FL = FLOW LINE
TP = TOP OF PAVEMENT

— — — XXX — — — EXISTING CONTOUR
——— XXX ——— PROPOSED CONTOUR
RIDGE
- - - - - RIDGE LINE

1. ALL REINFORCED CONCRETE PIPE SHALL BE CLASS IV
2. ALL WATER LINES GREATER THAN 3 INCHES IN DIAMETER SHALL BE DUCTILE IRON PIPE, CLASS 52
3. SANITARY SEWER LINES SHALL BE PVC MEETING ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER MAINS THAT CROSSES ABOVE WATER MAIN. THIS PIPE SHALL BE AWWA C900 (UNLESS CASING IS UTILIZED), PROVIDE 42" MINIMUM COVER, MINIMUM 18" VERTICAL SEPARATION, AND 10" HORIZONTAL SEPARATION BETWEEN PIPES.
4. ANY DISRUPTIONS TO EXISTING SERVICE LINES FOR ADJACENT PROPERTIES SHALL BE COORDINATED WITH AFFECTED PROPERTY OWNERS
5. THE CONTRACTOR SHALL NOTIFY MISS D (800-482-7717) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITY MAINS PRIOR TO ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
6. SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.

	GAS	PROPOSED NATURAL GAS LINE
	COM	PROPOSED COMMUNICATIONS LINE
	E	PROPOSED UNDERGROUND ELECTRIC LINE
		PROPOSED WATER LINE
		PROPOSED SANITARY SEWER LINE
		PROPOSED STORM SEWER LINE
		PROPOSED OPEN LID STORM MANHOLE
		PROPOSED CLOSED LID STORM MANHOLE
		PROPOSED FLARED END SECTION
		PROPOSED SANITARY SEWER MANHOLE

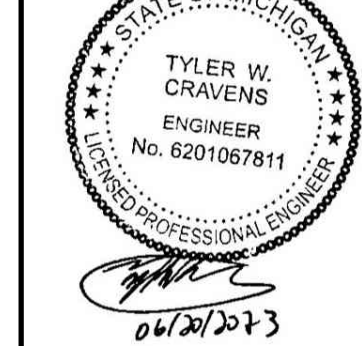
ST1 12" FLARED END SECTION	INV. 905.70 - 12" W	ST6 2" DIA MH EJ 703021, TYPE M2 2.0 FT SUMP	RIM 909.09 INV. 905.54 - 12" W INV. 905.54 - 12" E
ST2 2" DIA MH EJ 703021, TYPE M2 2.0 FT SUMP	RIM 909.04 INV. 906.02 - 12" W INV. 906.02 - 12" E	ST7 2" DIA MH EJ 703021, TYPE M2 2.0 FT SUMP	RIM 910.60 INV. 906.70 - 12" W INV. 906.70 - 12" E
ST3 2" DIA MH EJ 1020, TYPE M1 2.0 FT SUMP	RIM 911.12 INV. 906.99 - 12" W INV. 906.99 - 12" E	ST8 4" DIA MH EJ 703021, TYPE M2 2.0 FT SUMP	RIM 910.60 INV. 907.54 - 12" NW INV. 907.54 - 12" E
ST4 2" DIA MH EJ 1020, TYPE M1 2.0 FT SUMP	RIM 911.03 INV. 908.03 - 12" E	ST9 2" DIA MH EJ 703021, TYPE M2 2.0 FT SUMP	RIM 911.25 INV. 908.25 - 12" SE
ST5 12" FLARED END SECTION	INV. 905.30 - 12" W		



ADDRESS:
10123 S M43, SUITE E
DELTON, MI 49046

PHONE:
(269) 364-5626

SCALE: AS NOTED
DESIGNED BY: TLE
DRAWN BY: DMP
CHECKED BY: TWO

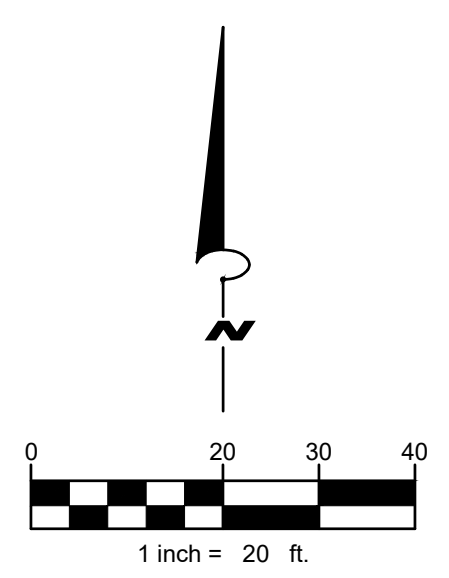


PRELIMINARY -
NOT FOR CONSTRUCTION

GRADING AND UTILITY PLAN

TIRE CITY TIRE PROS
MARSHALL, MI

ORIGINAL ISSUE: 06/20/2023
PROJECT NO. 23060
SHEET NUMBER C102



1. ALL CONSTRUCTION METHODS SHALL BE DONE IN COMPLIANCE WITH THE MICHIGAN SOIL EROSION AND SEDIMENTATION CONTROL ACT. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A "SOIL EROSION PERMIT" FROM THE COUNTY AND A "PERMIT BY RULE/NOTICE OF COVERAGE" FROM THE MDEQ PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS OF THE COUNTY "SOIL EROSION PERMIT" AND FOR ALL CERTIFIED STORM WATER INSPECTION SERVICE REQUIRED BY THE "PERMIT BY RULE". EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS AND SHALL NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR PROVIDING ALL REQUIRED EROSION CONTROL MEASURES.
2. AVOID UNNECESSARY DISTURBING OR REMOVING OF EXISTING VEGETATED TOPSOIL OR EARTH COVER. THESE COVER AREAS ACT AS SEDIMENT FILTERS.
3. ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEAN UP AND APPROVAL.
4. GEOTEXTILE SILT FENCE SHALL BE INSTALLED AS REQUIRED WHEN CROSSING CREEKS OR WHEN ADJACENT TO WETLANDS OR SURFACE WATER BODIES TO PREVENT SILTATION AND ELSEWHERE AS DIRECTED BY THE ENGINEER. SEEDING AND/OR SODDING SHALL BE INSTALLED ON CREEK BANKS IMMEDIATELY AFTER CONSTRUCTION TO PREVENT EROSION.
5. MAINTENANCE, CLEANING, AND REMOVAL OF THE VARIOUS SEDIMENT CONTROL MEASURES SHALL BE INCLUDED IN THE VARIOUS EROSION CONTROL ITEMS.

NUMBER IN CIRCLE REFERS TO NUMBERED DETAILS IN STATE OF MICHIGAN SOIL EROSION AND SEDIMENTATION CONTROL GUIDEBOOK. SOIL EROSION CONTROL PLANS DENOTE MINIMUM EROSION MEASURES REQUIRED AS DESCRIBED BELOW.

- | | |
|-------|---|
| (E8) | <p> DENOTES PERMANENT SEEDING. ALL DISTURBED AREAS NOT PAVED OR GRAVELED SHALL BE RESTORED. SEE DETAIL SHEET. </p> |
| (E9) | <p> DENOTES MULCH BLANKETS. MULCH BLANKET SHALL BE PROVIDED AT LOCATIONS SHOWN ON THE PLANS, AT SLOPES GREATER THAN 1:3. AREAS WITH CONCENTRATED FLOWS, AND AS DIRECTED BY THE ENGINEER IN THE FIELD, TO PREVENT RUNOFF AND EROSION. </p> |
| (E12) | <p> DENOTES RIPRAP. SEE DETAIL SHEET. (PERMANENT EROSION CONTROL MEASURE) </p> |
| (SS3) | <p> DENOTES GRAVEL ACCESS APPROACH. APPROACH SHALL BE INSTALLED TO PROVIDE STABLE ACCESS TO ROADWAYS AND MINIMIZE DUST AND TRACKING OF MATERIALS ONTO PUBLIC STREETS AND HIGHWAYS. SEE DETAIL SHEET. </p> |
| (SS1) | <p> DENOTES TEMPORARY SILT FENCE. SILT FENCE SHALL BE INSTALLED AT CREEK CROSSINGS, ADJACENT TO ALL WETLANDS AND SURFACE WATERS, AND OTHER LOCATIONS AS DIRECTED BY THE ENGINEER. EACH SILT FENCE SHALL BE INSTALLED GENERALLY ALONG THE SAME CONTOUR ELEVATION. SEE DETAIL SHEET. </p> |
| (SS8) | <p> DENOTES INLET PROTECTION FABRIC DROP. SHALL BE INSTALLED AT EXISTING AND PROPOSED STORM SEWER INLETS TO PROVIDE SETTLING AND FILTERING OF SILT LADEN WATER PRIOR TO ENTRY INTO THE DRAINAGE SYSTEM. SEE DETAIL SHEET. </p> |

	PERMANENT SEEDING. INSTALL NICH BLANKET ON ALL SLOPES GREATER THAN 3:1
	TEMPORARY CONSTRUCTION ENTRANCE
	RIP-RAP
	NATIVE SEEDING (POND BOTTOM)
	INLET PROTECTION
	= EXISTING MAJOR CONTOUR
	= EXISTING MINOR CONTOUR
	= PROPOSED MAJOR CONTOUR
	= PROPOSED MINOR CONTOUR
	= SILT FENCE
	= LIMITS OF DISTURBANCE

1. INSTALL SOIL EROSION MEASURES.
2. ESTABLISH STORM WATER MANAGEMENT BASIN.
3. ROUGH GRADING OF THE SITE.
4. BEGIN BUILDING CONSTRUCTION.
5. UTILITY CONNECTIONS AND SERVICES TO BUILDING.
6. FINAL GRADING OF THE SITE.
7. POUR CONCRETE SIDEWALK, HEAVY DUTY CONCRETE. AND CURB AND GUTTER
8. PAVE SITE.
9. REMOVE TEMPORARY SOIL EROSION MEASURES AFTER VEGETATION HAS BEEN ESTABLISHED.

NEAREST COUNTY DRAIN / RIVER / STREAM / LAKE IS SHERMAN COURT
POND. (±1310 FEET TO THE NORTHEAST)

BASED ON USDA INFORMATION, THE SITE CONSISTS OF KALAMAZOO LOAM, SOIL HYDRAULIC GROUP C AND URBAN LAND-KALAMAZOO COMPLEX, SOIL HYDRAULIC GROUP D.

									No.	REVISIONS	DATE	BY
ADDRESS: 10123 S M43, SUITE E DELTON, MI 49046												
PHONE (269) 984-5626												
SCALE: AS NOTED		DESIGNED BY: TLB		DRAWN BY: DMP		CHECKED BY: TWC						
TYLER W. CRAVENS ENGINEER No. 6201067811 <i>[Signature]</i> 06/20/2023												
- PRELIMINARY - NOT FOR CONSTRUCTION												
EROSION CONTROL PLAN												
FIRE CITY TIRE PROS MARSHALL, MI												
ORIGINAL ISSUE: 06/20/2023												
PROJECT NO. 23060												
SHEET NUMBER												

S5.3

STABILIZED CONSTRUCTION ACCESS

* 50' MINIMUM LENGTH
LENGTH OF STABILIZED ROAD

SEDIMENT SUMP

12' MINIMUM
WIDTH

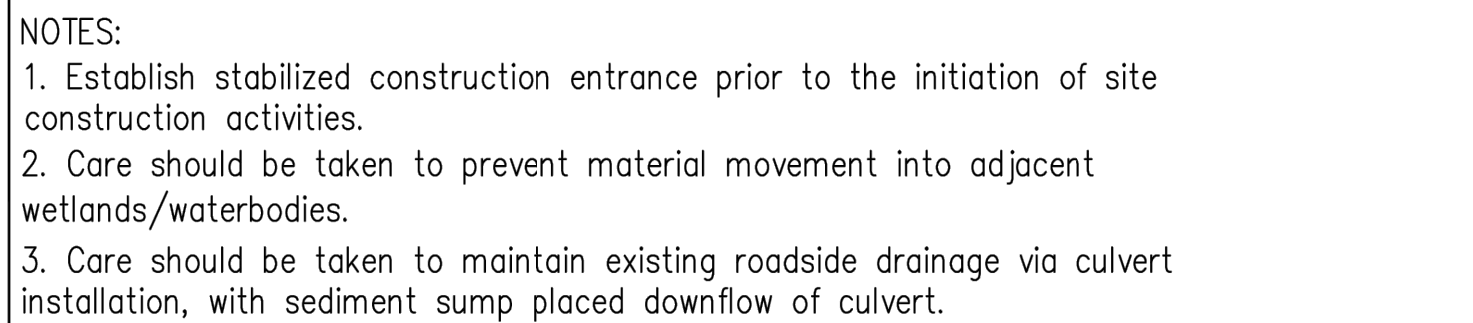
EXISTING PAVEMENT

10' MIN.

10' MIN.

FLOW

PLAN VIEW



STATE OF MICHIGAN
DEPARTMENT OF TECHNOLOGY,
MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION

E12

RIPRAP

STREAM BANK APPLICATION

EXISTING PROFILE

STABILIZE WITH SEED & MULCH, VEGETATIVE PLANTINGS, OR SOD

EXCAVATE AND SHAPE TO DESIGN GRADIENT

3' MIN.

ORDINARY HIGH WATER MARK

GEOTEXTILE (NON-WOVEN)

ROCK RIPRAP (SIZE USING D_{50} SPEC.)

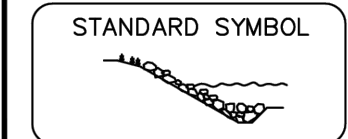
STABLE BED

RIPRAP DEPTH = 1.5 X MAXIMUM STONE DIAMETER OR 12" (WHICHEVER IS GREATER)

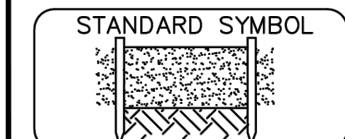
FILL (WITH SUITABLE MATERIAL)

1' 1"

1.5 X MAXIMUM STONE DIAMETER



STATE OF MICHIGAN
DEPARTMENT OF TECHNOLOGY,
MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION



STATE OF MICHIGAN
DEPARTMENT OF TECHNOLOGY,
MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION

E9

MULCH BLANKETS

BURY UPSLOPE END OF BLANKET IN TRENCH 6" WIDE BY 6" DEEP

FLOW

OVERLAP BLANKETS SIDE BY SIDE USING A 4" OVERLAP WITH UPSLOPE BLANKET LAID OVER DOWNSLOPE BLANKET

OVERLAP END OF UPSLOPE BLANKET 12" OVER DOWNSLOPE BLANKET. SECURE WITH STAPLES

12"

BURY TOE OF BLANKET IN TRENCH 6" WIDE BY 6" DEEP

COMPACTED AREA

STAKES/STAPLES

STANDARD SYMBOL



STATE OF MICHIGAN
DEPARTMENT OF TECHNOLOGY,
MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION

	PERMANENT SEEDING		
<u>Planting Zones:</u>	Lower Peninsula (South of T20N) Zone 1	Lower Peninsula (North of T20N) Zone 2	Upper Peninsula Zone 3
<u>Seeding Window</u> Permanent Seeding	4/15 – 10/10	5/1 – 10/1	5/1 – 9/20
<u>Seeding Window</u> Dormant Seeding*	11/15 – Freeze	11/01 – Freeze	11/01 – Freeze

Source: Adapted from USDA NRCS Technical Guide #342 (1999)

* Dormant seeding is for use in the late fall after the soil temperature remains consistently below 50°F, prior to the ground freezing. This practice is appropriate if construction on a site is completed in the fall but the seed was not planted prior to recommended seeding dates. No seed germination will take place until spring. A cool season annual grass may be added in an attempt to have some fall growth.

- Mulch must be used with dormant seed.
- Do not seed when the ground is frozen or snow covered.
- Do not use a dormant seed mix on grassed waterways.



STATE OF MICHIGAN
DEPARTMENT OF TECHNOLOGY,
MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION

S58

INLET PROTECTION – FABRIC DROP

INLET GRATE

2'-0"

3'-0"

1" REBAR FOR BAG REMOVAL FROM INLET

ISOMETRIC VIEW

INSTALLATION DETAIL

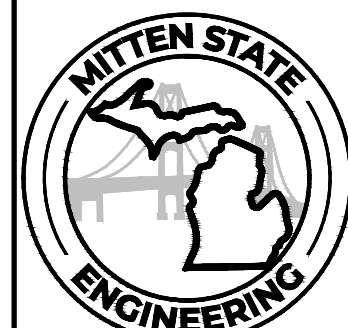
STANDARD SYMBOL



STATE OF MICHIGAN
DEPARTMENT OF TECHNOLOGY,
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STATE FACILITIES ADMINISTRATION

[illegible]

A	KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE	C	SPRING OATS 100 LBS/ACRE	*	WATERING NEEDED DURING JUNE AND JULY
		D	WHEAT OR CEREAL RYE 150 LBS/ACRE	**	WATERING NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD
B	KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE	E	SOD		
		F	STRAW MULCH 2 TONS/ACRE		



ADDRESS:
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DELTON, MI 49046

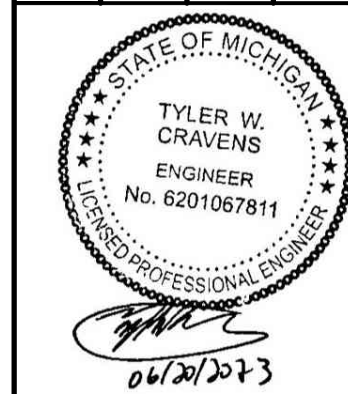
PHONE:
(269) 364-5626

SCALE: AS NOTED

DESIGNED BY: TLB

DRAWN BY: DMP

CHECKED BY: TWC



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EROSION CONTROL DETAILS

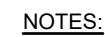
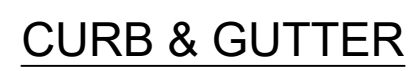
TIRE CITY TIRE PROS
MARSHALL, MI

ORIGINAL ISSUE:

PROJECT NO.
23060

SHEET NUMBER

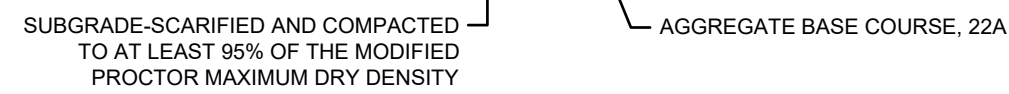
C104



POLE AND SIGN TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.

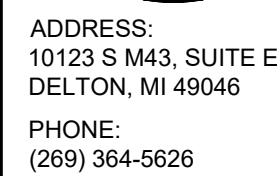
ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

STANDARD SIGN BASE



CONCRETE SIDEWALK
SCALE: NONE

1. ALL SIDEWALK SHALL BE CONSTRUCTED WITH CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 14 DAYS.
2. PROVIDE 2" DEEP EXPANSION JOINTS @ 10' MAXIMUM, SPACING AND FILLED WITH PREMOIDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
3. PROVIDE 3/8" GROOVED CONTROL JOINTS AT 5' CENTERS.
4. WELDED WIRE FABRIC (BX6-BX6) SHALL BE INSTALLED THROUGH DRIVWAYS AT 2' ABOVE SLAB BOTTOM.
5. PROVIDE 1" DEEP BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS DRIVEWAY IMPROVEMENTS.
6. USE #4 REINFORCING BARS, 10' LONG OVER ABUT UTILITY TRENCHES FOR NEW SIDEWALK AND CONNECTIONS TO EXISTING SIDEWALK.
7. AT DRIVE APPROACHES, SIDEWALK THICKNESS SHALL MATCH THAT OF THE DRIVE.

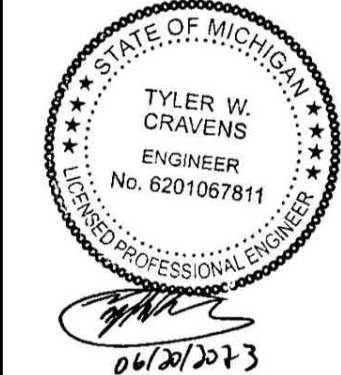
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SCALE: AS NOTED

DESIGNED BY: TLB

DRAWN BY: DMP

CHECKED BY: TWC



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CONSTRUCTION DETAILS

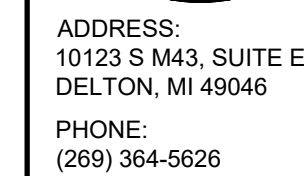
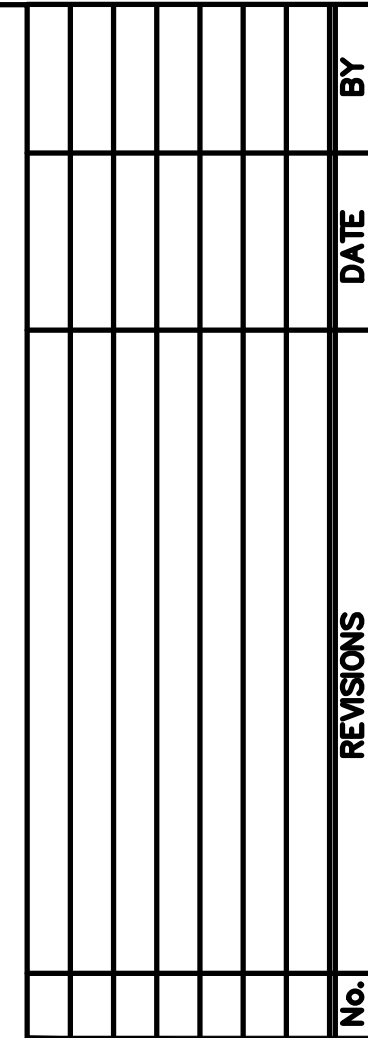
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MARSHALL, MI

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23060

SHEET NUMBER

C105



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PHOTOMETRIC PLAN

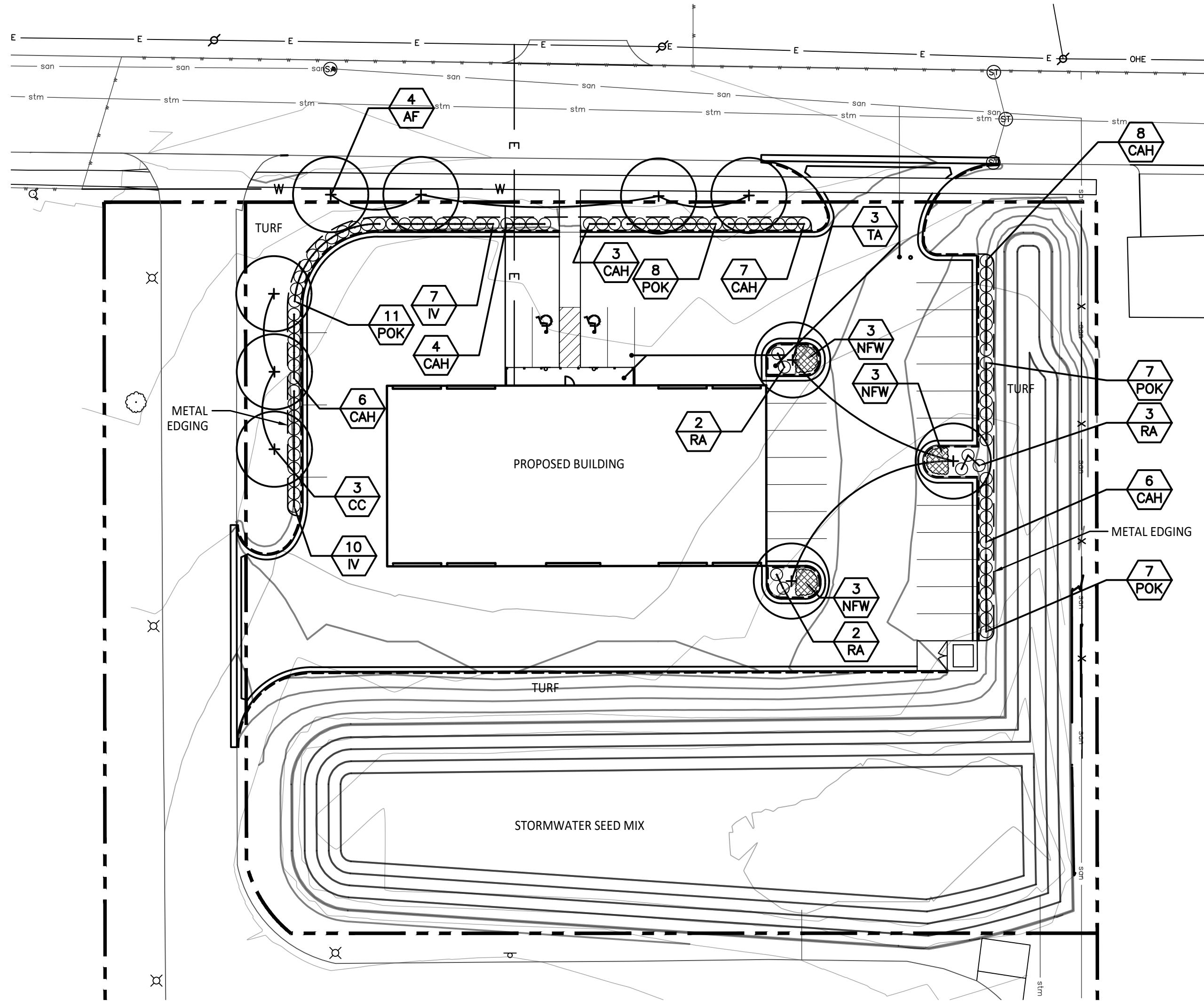
TIRE CITY TIRE PROS
MARSHALL, MI

ORIGINAL ISSUE

PROJECT NO. 23060

SHEET NUMBER

PH101



LANDSCAPE NOTES:

1. SURVEY OF EXISTING CONDITIONS PROVIDED BY MITTEN STATE ENGINEERING.
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. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR IRRIGATION SCHEDULING FOR THE ENTIRE MAINTENANCE PERIOD UNLESS OTHERWISE NOTED.
12. CONTRACTOR RESPONSIBLE TO LOCATE SITE LIGHTING SERVICES. CONTRACTOR RESPONSIBLE TO NOTIFY CONSTRUCTION MANAGER IF DAMAGE TO LIGHTING ELECTRICAL DISTRIBUTION OCCURS.
13. ALL AREAS OF TREE CLEARING SHALL BE STAKED FOR ARCHITECTS APPROVAL PRIOR TO CLEARING.
14. UNLESS OTHERWISE SPECIFIED, ALL PERENNIALS, GRASSES AND GROUNDCOVERS SHALL BE GROWN IN THEIR CONTAINER FOR ONE YEAR PRIOR TO INSTALLATION.

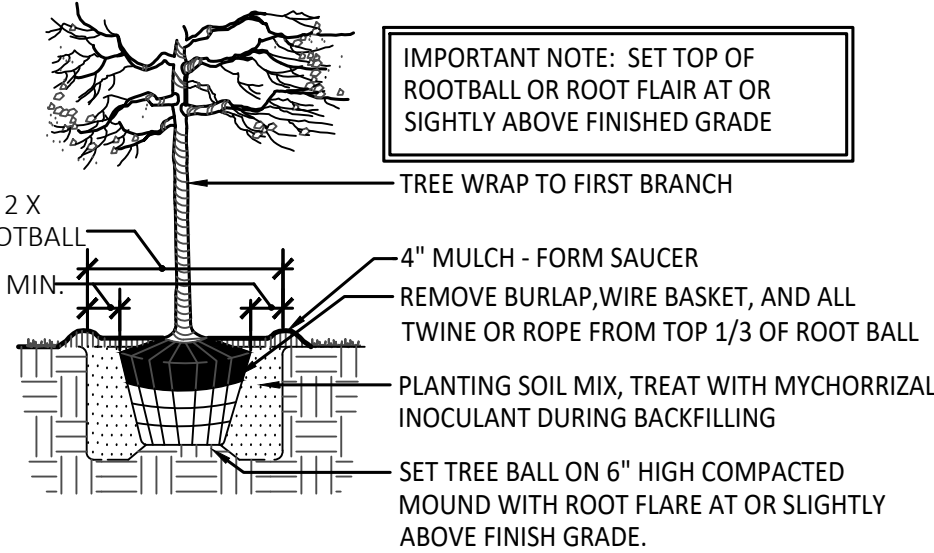
PROPOSED FEATURES LEGEND:

SYMBOL	DESCRIPTION	DETAIL
	PROPOSED DECIDUOUS TREE	1 / L1.0
	PROPOSED SHRUB	2 / L1.0
	PROPOSED GROUNDCOVER AND/OR PERENNIALS	3 / L1.0
	PROPOSED BED LINE/ METAL EDGING	4 / L1.0
	PROPERTY LINE	
	PLANT TAG- REFERS TO TYPE AND NUMBER OF PLANTINGS TO BE PROVIDED AND MAINTAINED BY CONTRACTOR.	

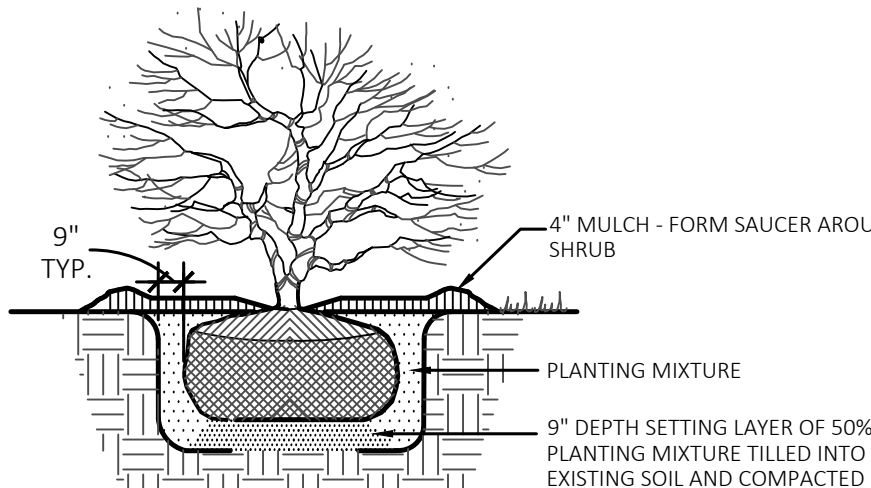
PLANT LIST:

	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	QTY.	NOTES
TREES	AF	Acer x freemanii 'Marmo'	Marmo Freeman Maple	2.5" CAL.	B&B	PER PLANS	4	8" MIN. HT.
	CC	Carpinus caroliniana	Hornbeam	2" CAL.	B&B	PER PLANS	3	8" MIN. HT.
	TA	Tilia Americana 'McSentry'	Sentry American Basswood	2.5" CAL.	B&B	PER PLANS	3	8" MIN. HT.
SHRUBS	CAH	Clethra alnifolia 'Hummingbird'	'Hummingbird' Summersweet	#3	CONT.	5' O.C.	34	30" MIN. HT.
	IV	Itea virginica 'Little Henry'	'Little Henry' Virginia Sweetspire	#3	CONT.	4' O.C.	17	30" MIN. HT.
	PO	Physocarpus opulifolius 'Little Devil'	'Little Devil' Ninebark	#3	CONT.	3' O.C.	33	30" MIN. HT.
	RA	Rhus aromatica 'Gro Low'	Grow Low Sumac	#3	CONT.	5' O.C.	7	
PERENNIALS	NFW	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	#1	CONT.	36" O.C.	9	

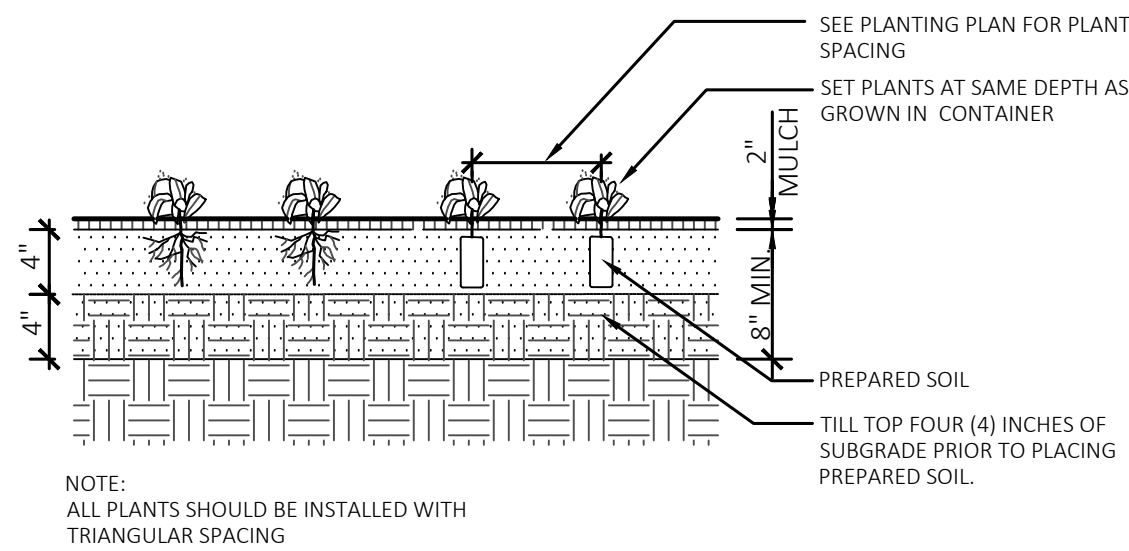
1 Landscape Plan
1" = 30'



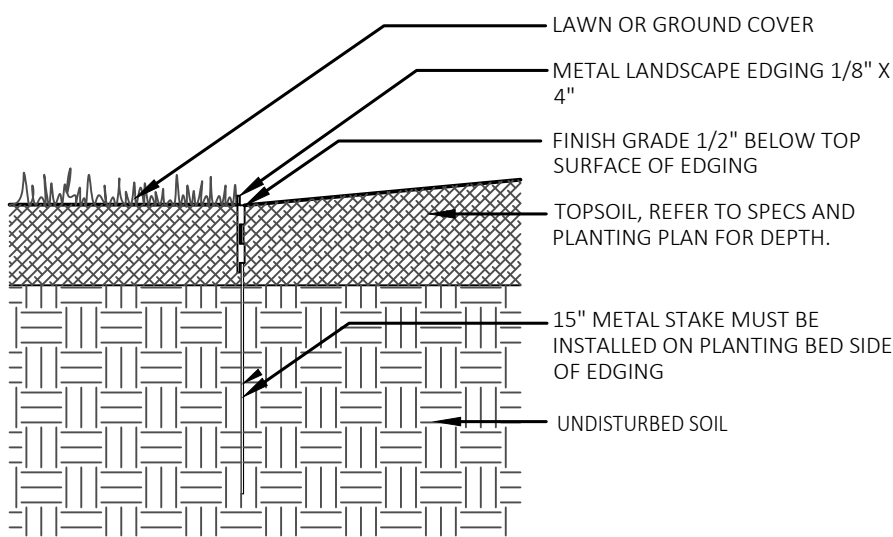
1 Deciduous Tree Planting Detail
Not To Scale



2 Shrub Planting Detail
Not To Scale



3 Perennial Planting Detail
Not To Scale



4 Metal Edging Detail
Not To Scale

For Review Only –
Not For Construction

HARD COPY IS INTENDED TO BE 24"X36" WHEN PLOTTED. SCALE(S) INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZES.

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SITE PLAN REVIEW 6-20-23

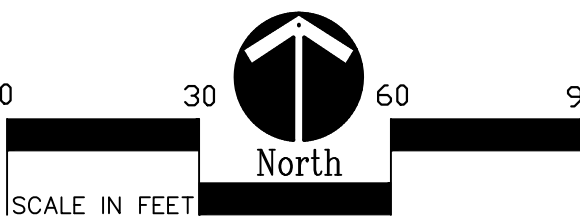
Project:

Marshall Tire
Landscape Plan

Marshall, MI

Sheet Title

Landscape Plan



Job No. _____ Sheet No. _____

022345

L1.0



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PROJECT ADDRESS
1111 ARMS STREET, MARSHALL, MI
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NICK COLLIER

ISSUE
PERMIT SET

REVISION

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PROJECT NUMBER
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FOUNDATION PLAN & GENERAL NOTES

S100

GENERAL NOTES

SOILS

1. FOUNDATIONS HAVE BEEN DESIGNED TO BEAR ON SOIL WITH A MINIMUM ALLOWABLE BEARING OF 2,000 PSF. THE CONTRACTOR SHALL ENGAGE THE SERVICES OF A QUALIFIED GEO-TECHNICAL ENGINEER TO TEST SOILS FOR REQUIRED BEARING PRESSURE AND COMPACTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY UNDESIRABLE SOIL CONDITIONS ARE ENCOUNTERED. FOLLOW ALL RECOMMENDATIONS OF THE SOIL REPORT.

1. CAST IN PLACE CONCRETE AND RELATED WORK SHALL BE MIXED, PLACED, AND CURED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ACI 318 AND ACI 301, LATEST EDITIONS. THE CONTRACTOR SHALL MAKE PROVISIONS FOR COLD AND HOT WEATHER CONCRETING PER THE REQUIREMENTS OF ACI305 AND 306, LATEST EDITIONS.

2. CONCRETE FOR FOOTINGS, WALLS, AND FLOOR SLABS SHALL DEVELOP AN ULTIMATE COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS, WITH A MAXIMUM SLUMP OF 3A AT THE TIME OF PLACEMENT. AIR-ENTRAINED CONCRETE ON ALL EXPOSED SURFACES 6% +/- 1 1/2%.

3. REINFORCING SHALL BE 60,000 PSI PER ASTM A615.

4. WELDED WIRE FABRIC SHALL BE FLAT SHEETS CONFORMING TO ASTM A185.

5. CONCRETE COVER FOR REINFORCING BARS SHALL CONFORM TO THE MINIMUM (1 1/2" MINIMUM REQUIRED) REQUIREMENTS FOUND IN ACI 318, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

6. FABRICATION OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE ACI DETAILING MANUAL, ACI 315, LATEST EDITION.

7. CONSTRUCTION JOINTS IN LOCATIONS OTHER THAN INDICATED ON DRAWINGS REQUIRE APPROVAL OF ARCHITECT OR ENGINEER.

8. CONCRETE CONTRACTOR SHALL OBTAIN A RELEASE FROM THE MECHANICAL AND ELECTRICAL CONTRACTORS PRIOR TO PLACING ANY CONCRETE.

9. LAP SPLICES SHALL BE CLASS B TYPE SPLICES IN ACCORDANCE WITH ACI 318 FOR THE RESPECTIVE STEEL GRADE AND ULTIMATE CONCRETE STRENGTH, UNLESS OTHERWISE NOTED.

10. THE CONTRACTOR SHALL PROVIDE THRU-WALL SLEEVES FOR ALL REQUIRED MECHANICAL, AND ELECTRICAL PIPING AND CONDUIT.

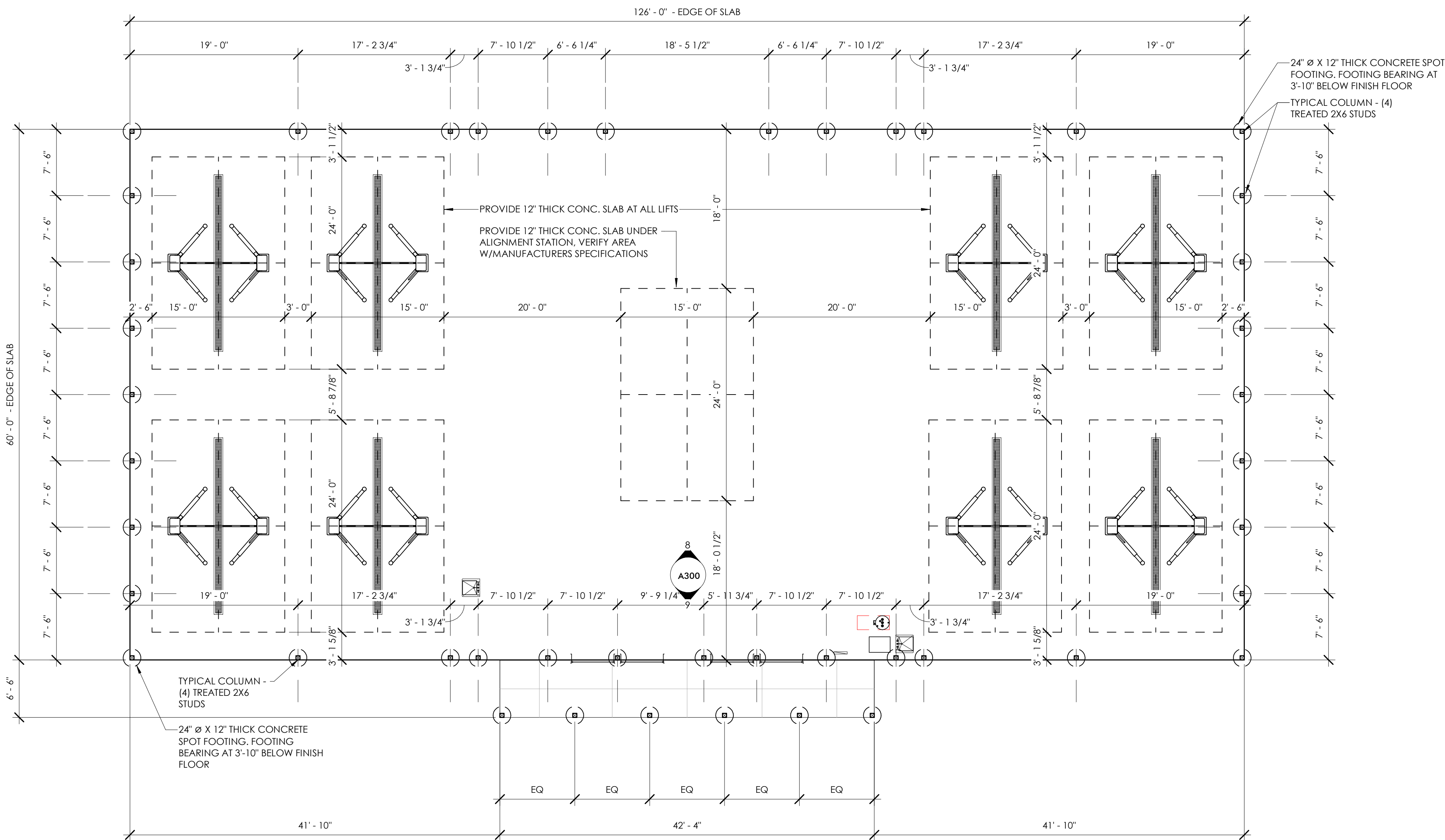
11. FRESHLY PLACED CONCRETE SHALL BE PROTECTED FROM PREMATURE DRYING AND EXCESSIVELY HOT AND COLD TEMPERATURES AS REQUIRED IN THE ACI SPECIFICATION.

12. PROVIDE SMOOTH HARD STEEL TROWEL FINISH ON ALL CONCRETE SURFACES.

13. PROVIDE FOR A MINIMUM OF THREE (3) TEST CYLINDERS FOR EACH POUR, EACH DAY. STORE PROPERLY AND ARRANGE FOR AN OWNER APPROVED TESTING AGENCY TO PICK UP AND TEST. TEST CYLINDERS SHALL BE CURED AND TESTED PER THE REQUIREMENTS OF ACI-318, SECTION 5.6.

14. GROUT - PROVIDE NON-SHRINK, NON-METALLIC GROUT WHERE SPECIFIED ON DRAWINGS.

15. PROVIDE TO THE ARCHITECT/ENGINEER ONE SET OF PRINTS AND ONE REPRODUCIBLE PRINT FOR ALL REINFORCING AND PLACEMENT SHOP DRAWINGS FOR REVIEW AND APPROVAL OF DESIGN COMPLIANCE.



FOUNDATION PLAN
1/8" = 1'-0"

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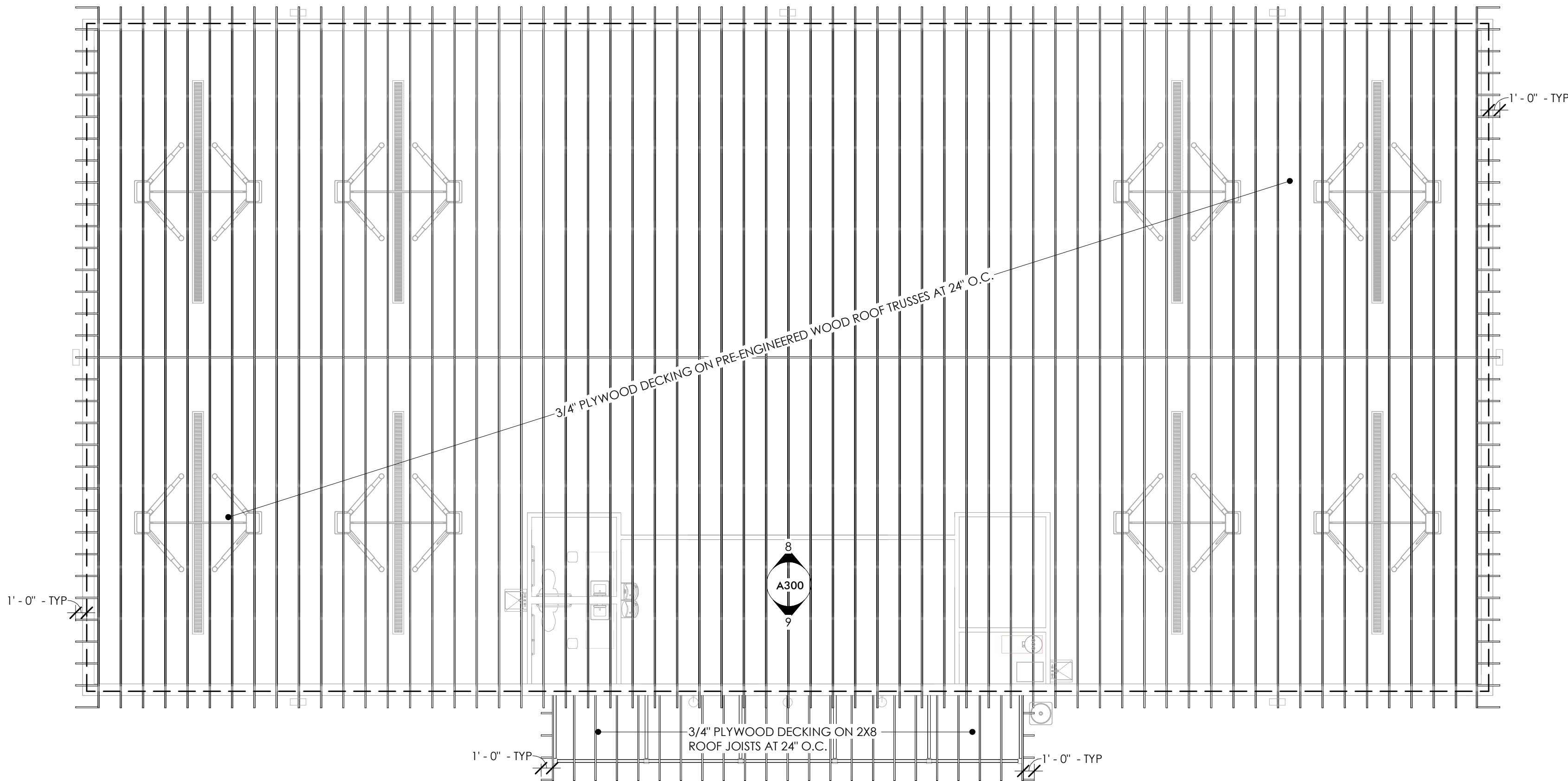
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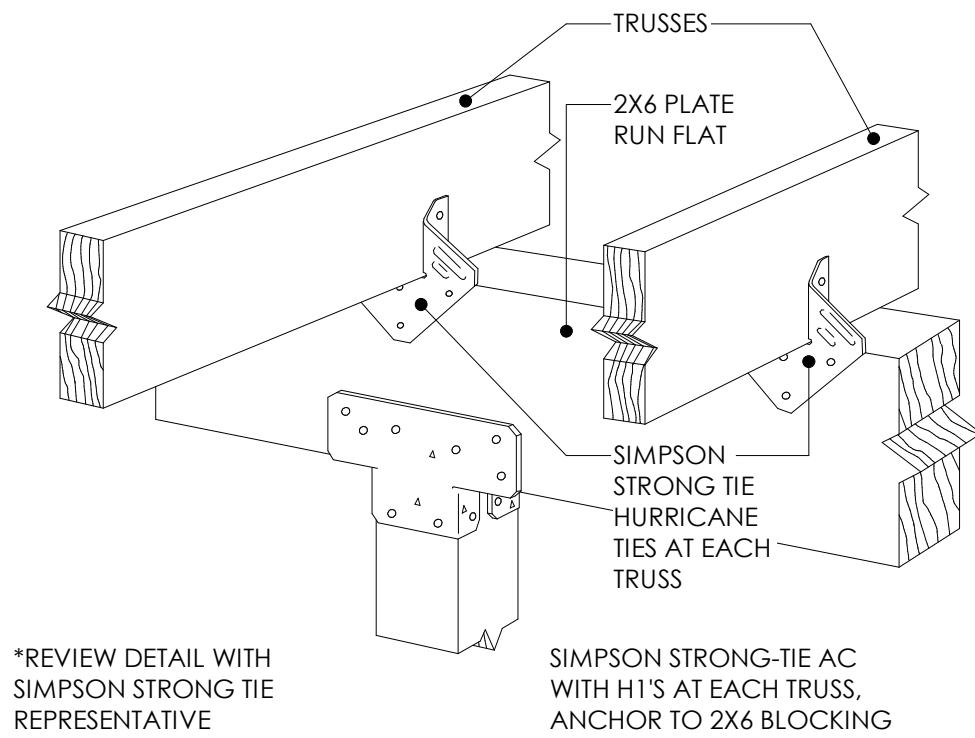
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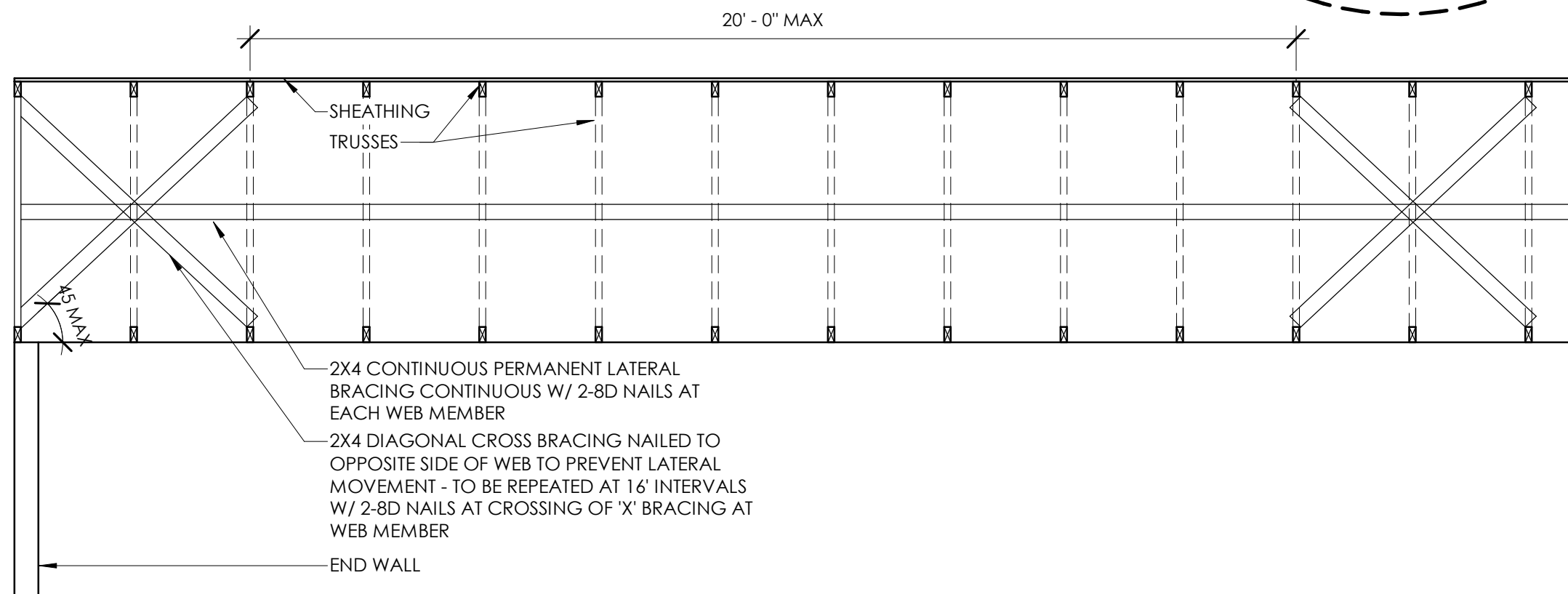
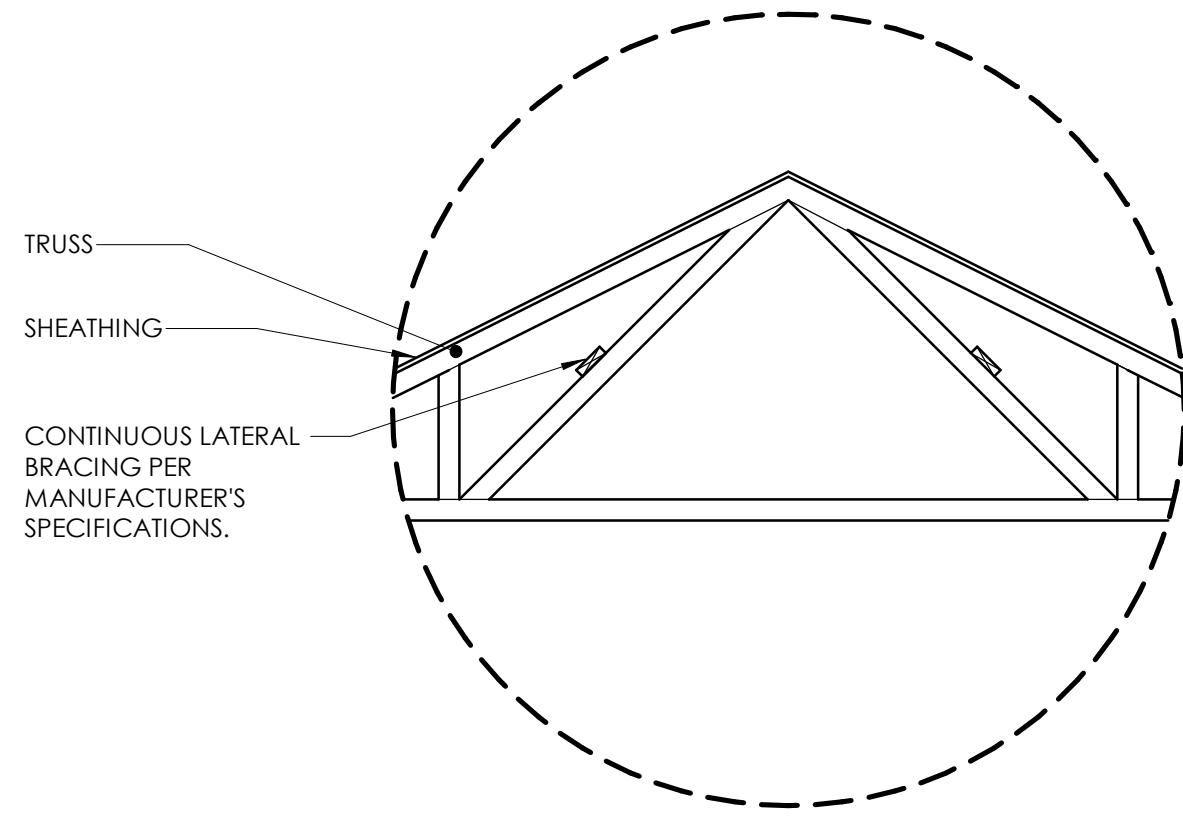
ROOF FRAMING PLAN AND TYPICAL
FRAMING DETAILS
S101



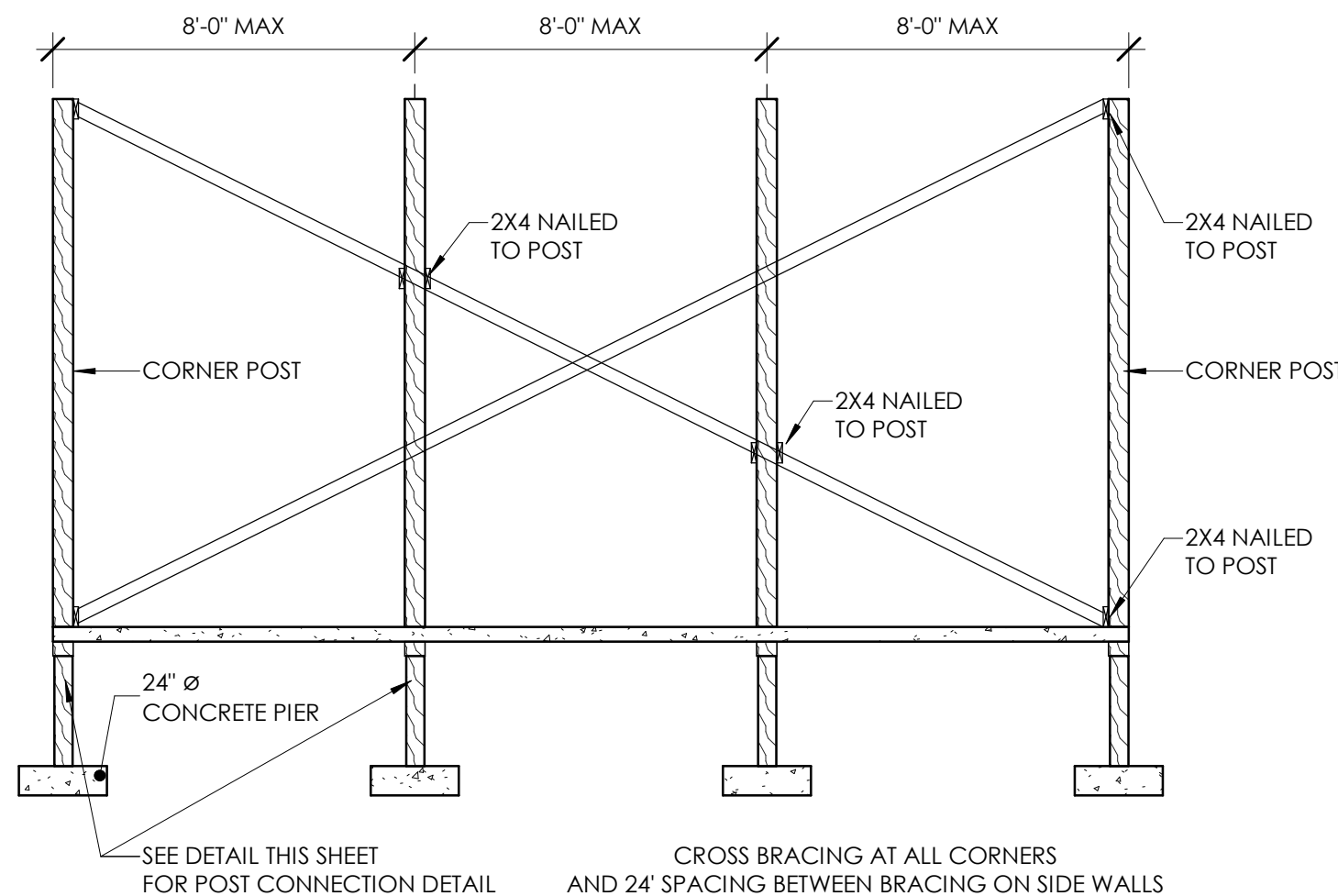
1 ROOF FRAMING PLAN
1/8" = 1'-0"



2 TRUSS TIE DETAIL
1 1/2" = 1'-0"



3 PERMANENT TRUSS BRACING DIAGRAM
3/8" = 1'-0"



4 TYPICAL WALL BRACING
1/4" = 1'-0"

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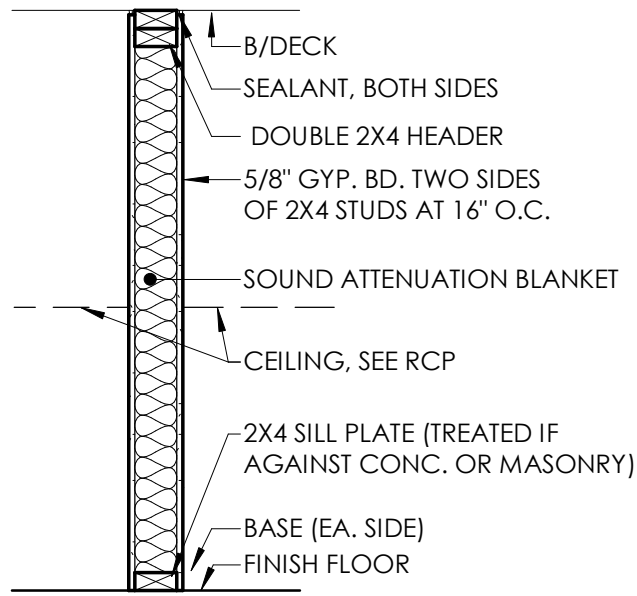
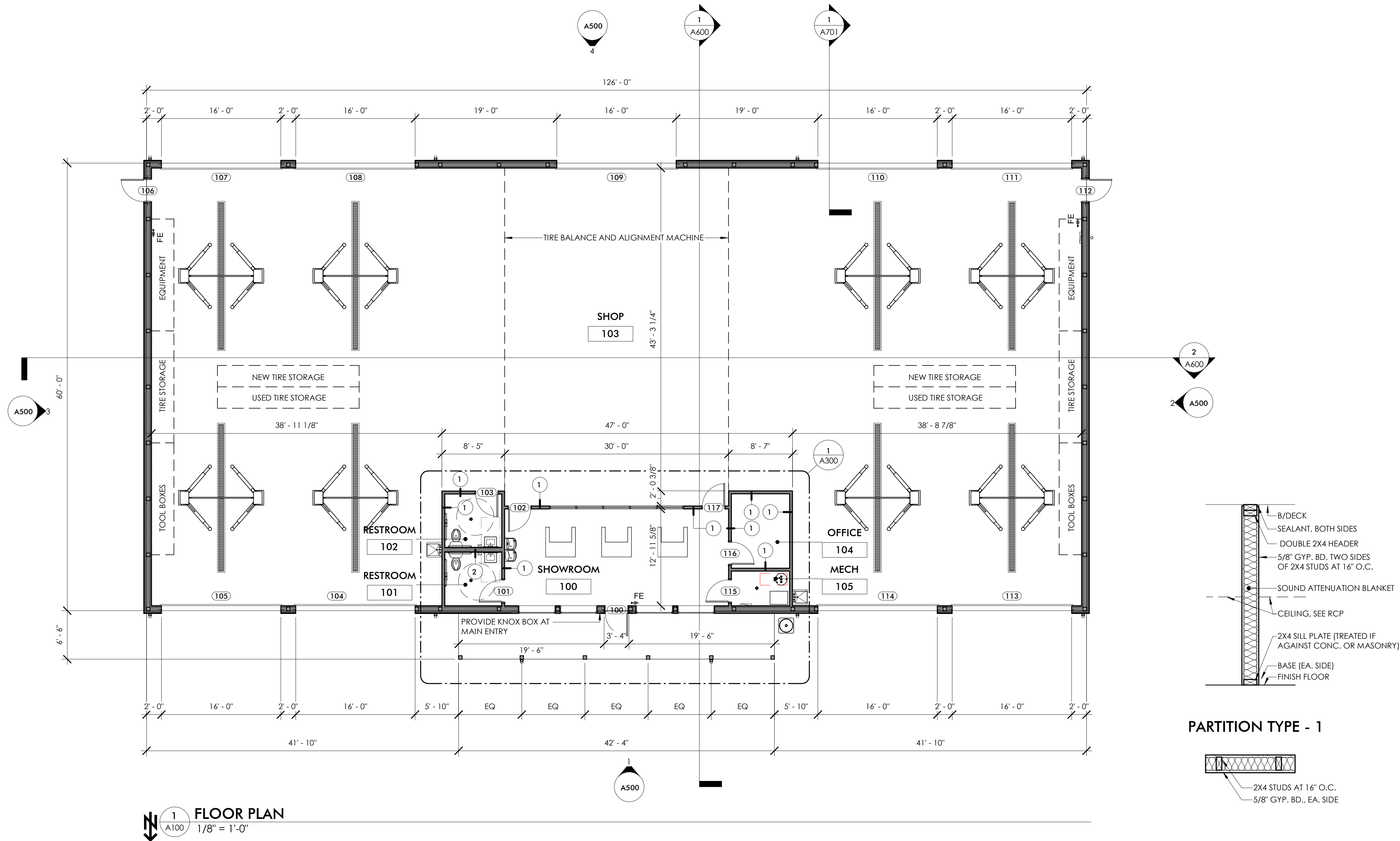
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NEW FLOOR PLANS

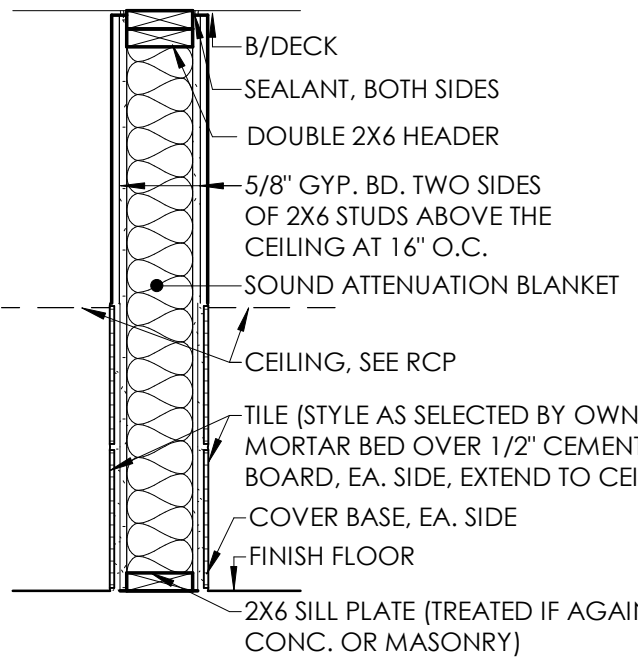
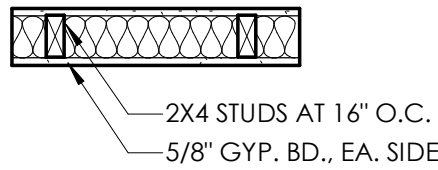
A100

GENERAL NOTES

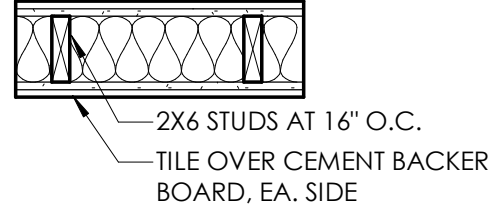
- ALL GYPSUM BOARD THROUGHOUT IS TO BE 5/8" TYPE-X AS A MINIMUM.
- ALL EXISTING INTERIOR WALLS THAT ARE TO REMAIN ARE TO BE PATCHED AS REQUIRED FROM NEW UTILITIES OR GENERAL CONSTRUCTION.
- INFILL OF EXISTING WALL OPENINGS IS TO RESULT IN FLUSH FINISHES ON BOTH SIDES OF THE WALL. UNLESS OTHERWISE NOTED, USE APPROPRIATE STUD FRAMING TO ACHIEVE DESIRED FINISH.
- INSTALL WOOD BLOCKING IN WALLS AS NECESSARY FOR INSTALLATION OF ALL CASEWORK, MIRRORS, TOWEL BARS, SHOWER CURTAIN RODS, TOILET PAPER DISPENSERS, PAPER TOWEL HOLDERS, TOILET PARTITIONS, RAILINGS, AND ANY OTHER ACCESSORIES.
- PROVIDE CEMENT BOARD IN LIEU OF GYPSUM BOARD AT ALL BATHTUB, SHOWER, AND KITCHEN LOCATIONS TO RECEIVE WALL TILE. COORDINATE WITH INTERIORS.
- DRAWINGS ESTABLISH THE DESIGN INTENT OF WORK TO BE PERFORMED. ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL TRADES SHALL CAREFULLY COORDINATE WORK OF ALL OTHER TRADES. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS AND FOR VERIFYING THEM WITH THE CONTRACT DOCUMENTS. ANY DISCREPANCIES OR CONFLICTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND THE OWNER PRIOR TO FABRICATION OR INSTALLATION.
- COORDINATE SIZE AND LOCATION OF ALL EQUIPMENT SUPPORTS INCLUDING BUT NOT RESTRICTED TO CONCRETE HOUSEKEEPING PADS WITH APPROPRIATE EQUIPMENT MANUFACTURER.
- VERIFY QUANTITY, SIZE, AND LOCATION OF ALL FLOOR, ROOF, AND WALL OPENINGS FOR ALL DISCIPLINES INCLUDING BUT NOT RESTRICTED TO MECHANICAL AND ELECTRICAL WORK WITH THE APPROPRIATE TRADE. PROVIDE ALL OPENINGS SHOWN OR REQUIRED FOR THE COMPLETION OF THE WORK. PROVIDE ALL LINTELS REQUIRED FOR THESE OPENINGS PER SPECIFICATIONS.
- VERIFY QUANTITY, SIZE, AND LOCATION OF ALL FLOOR, ROOF, AND WALL OPENINGS FOR ALL DISCIPLINES INCLUDING BUT NOT RESTRICTED TO MECHANICAL AND ELECTRICAL WORK WITH THE APPROPRIATE TRADE.
- DIMENSIONS PRECEDED BY +/- SHOULD BE REVIEWED AND ALL NECESSARY ADJUSTMENTS MADE PRIOR TO FABRICATION AND/OR INSTALLATION OF AFFECTED WORK. NOTIFY ARCHITECT'S REPRESENTATIVE IF DISCREPANCIES ARISE BEFORE PROCEEDING WITH THE WORK.
- BATHROOM MIRRORS AND LIGHT FIXTURES ABOVE VANITIES SHALL BE CENTERED ON THE SINKS.



PARTITION TYPE - 1



PARTITION TYPE - 2



FINISH SCHEDULE KEY								
CODE	MATERIAL	MANUFACTURER	STYLE	SIZE	COLOR	FLAME SPREAD RATING	CONTACT INFO	NOTES
ACP-1	ACOUSTICAL CEILING PANEL							AS SELECTED BY OWNER
IPS-1	PAINT							AS SELECTED BY OWNER
LINO-1	LINOLEUM							AS SELECTED BY OWNER
LVT-1	LUXURY VINYL TILE							AS SELECTED BY OWNER
PL-1	PLASTIC LAMINATE							AS SELECTED BY OWNER
PT-1	PORCELAIN TILE							AS SELECTED BY OWNER
PTB-1	PORCELAIN TILE BASE							AS SELECTED BY OWNER
RB-1	RUBBER BASE							AS SELECTED BY OWNER
SC-1	SEALED CONCRETE							AS SELECTED BY OWNER
SCS-1	SPECIALTY CEILING SYSTEM							AS SELECTED BY OWNER
SS-1	SOLID SURFACE							AS SELECTED BY OWNER
VWC-1	VINYL WALLCOVERING							AS SELECTED BY OWNER
WDB-1	WOOD BASEBOARD							AS SELECTED BY OWNER

FINISH SCHEDULE										
ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALL				CEILING	NOTES	
				NORTH	EAST	SOUTH	WEST			
100	SHOWROOM	SC-1	RB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-2		
101	RESTROOM	SC-1	RB-1	PT-1	IPS-1	PT-1	IPS-1	IPS-2		
102	RESTROOM	SC-1	RB-1	IPS-1	IPS-1	PT-1	IPS-1	IPS-2		
103	SHOP	SC-1	LP-1	LP-1	LP-1	LP-1	LP-1	IPS-2		
104	OFFICE	SC-1	RB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-2		
105	MECH	SC-1	RB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-2		

ON ALL FINISH PLANS, NORTH IS TO BE ASSUMED DIRECTLY STRAIGHT UP ON THE FLOOR PLAN TO CORRELATE WITH WALL FINISH LOCATIONS

- GENERAL NOTES
1. ALL FURNITURE IS SHOWN FOR REFERENCE AND SCALE ONLY. ALL FINAL FURNITURE SELECTION IS TO BE BY OWNER

2. PRIME AND PAINT ALL SURFACES WITH A MINIMUM (2) FINISH COATS.

3. ALL BATHROOM WET WALLS ARE TO BE PORCELAIN TILE FROM FLOOR TO CEILING. PROVIDE CEMENT BACKER BOARD BEHIND ALL PORCELAIN TILE WALLS.

4. ALL LIFTS AND EQUIPMENT IS TO BE PROVIDED BY THE OWNER AND INSTALLED BY THE GENERAL CONTRACTOR.

5. AFTER REMOVING EXISTING FLOORING, GRIND CONCRETE OR REPLACE SUBFLOOR AS REQUIRED TO PROVIDE A LEVEL SURFACE FOR THE NEW FLOORING

6. SEE EXTERIOR ELEVATIONS FOR EXTERIOR MATERIALS

7. CENTER ALL FLOORING TRANSITIONS UNDER DOORS OR AT THE CENTER OF OPENINGS U.N.O.

8. USE LEVELING COMPOUND TO FEATHER FLOOR UP TO APPROPRIATE HEIGHT TO ENSURE THAT TRANSITION STRIP IS FLUSH WITH ADJACENT FLOORING MATERIAL

9. DO NOT PROVIDE METAL CORNER PIECES FOR OUTSIDE OR INSIDE CORNERS OF INTEGRAL COVE BASE. CONTRACTOR TO PROVIDE AND INSTALL METAL CHANNEL CAP FOR EXPOSED EDGE OF SHEET VINYL

10. PROVIDE AND INSTALL ALL NECESSARY TRIM PIECES FOR WALL PROTECTION

11. METAL LOCKER COLOR TO BE SELECTED FROM MANUFACTURER STANDARDS

12. ALL METAL COUNTERTOP SUPPORTS TO BE FIELD PAINTED TO MATCH SURROUNDING WALL FINISH (IN ALKYD, SEMI-GLOSS PAINT FINISH)

13. ALL EXPOSED METAL ELEC./MECH. ITEMS IN OCCUPIED SPACES TO BE FIELD-PAINTED TO MATCH SURROUNDING WALL FINISH

14. BULKHEADS TO BE PAINTED TO MATCH SURROUNDING WALLS ON FACE AND UNDERSIDE U.N.O

15. ALL PLASTIC LAMINATE COUNTERS TO HAVE MITERED SQUARE EDGES WITH MATCHING P.LAM EDGE BANDING (OR PVC EDGE BANDING)

16. ALL SOLID SURFACE COUNTERTOPS AND BACKSPLASHES TO HAVE MITERED, FINISHED EASED EDGES

17. ALL CONCEALED SUPPORT BRACKETS TO BE A&M HARDWARE C/EC FLAT CONCEALED BRACKETS IN APPROPRIATE SIZE - BASIS OF DESIGN

18. PAINT CONDUIT, PIPING, JUNCTION BOXES, DUCTWORK AND OTHER EXPOSED UTILITIES TO MATCH CEILING PAINT, OTHER THAN IN MECHANICAL AND ELECTRICAL ROOMS U.N.O.

19. SUBMIT 9"X9" SAMPLES FOR APPROVAL ON ALL FINISHES PRIOR TO ORDERING

20. REFER TO FINISH PLANS AND ELEVATIONS FOR ACCENT WALL LOCATIONS AND MULTIPLE FINISH LOCATIONS

21. REFER TO ALL INTERIOR FINISH NOTES AND INTERIOR DRAWINGS INCLUDING PLANS, ELEVATIONS AND DETAILS FOR COMPLETE INTERIORS INFORMATION

22. CONDUCT MOISTURE TESTS ON ALL CONCRETE SLABS WHERE FINISH MATERIALS ARE SCHEDULED. RECORD PASSING MOISTURE LEVELS PRIOR TO START OF INSTALLATION. REFERENCE MANUFACTURERS INSTALLATION SPECIFICATIONS FOR EACH FLOOR FINISH TYPE TO VERIFY REQUIREMENTS

23. WHERE SPECIFIED, PROVIDE CONTINUOUS LENGTH OF RUBBER WALL BASE WITH FIELD FORMED CORNERS, U.N.O.

24. PROVIDE A SMOOTH LEVEL 4 DRYWALL FINISH ON ALL GYPSUM WALLS U.N.O.

25. ALL JANITOR CLOSETS OR ROOMS WITH A MOP SINK OR SERVICE SINK TO HAVE FIBER REINFORCED PANEL UP TO A HEIGHT OF 4'-0" A.F.F. WITHIN 4' OF FIXTURE

26. INTERIOR PAINT DESIGNATIONS:

IPS-__-A EGG SHELL FINISH

IPS-__-B SEMI-GLOSS FINISH

IPS-__-C FLAT FINISH

IPS-__-D EPOXY COATING

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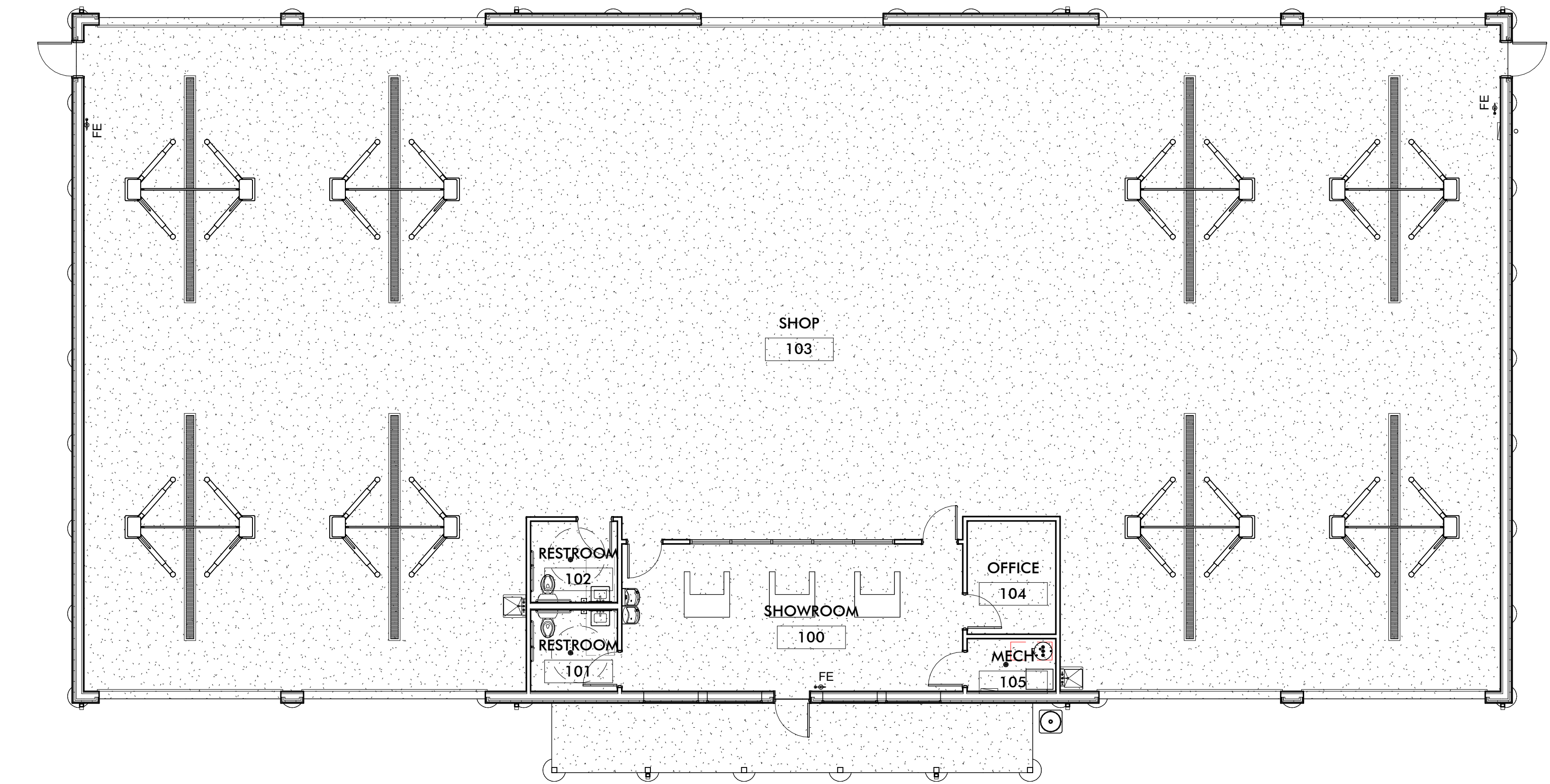
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FINISH PLAN & SCHEDULE

A110



1 FIRST FLOOR FINISH PLAN

A110 1/8" = 1'-0"

- FINISH PLAN LEGEND
- FINISH 1
-
- FINISH 2

- FINISH PLAN KEY NOTES
1. KEY NOTE
2. KEY NOTE

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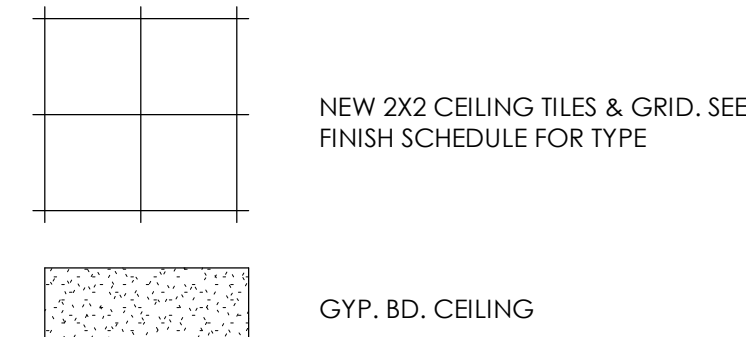
REFLECTED CEILING PLANS

A200

REFLECTED CEILING GENERAL NOTES

- ALL LIGHT SWITCHES SHALL BE SILENT TYPE, 20 AMP, WHITE COLOR WITH WHITE COVER PLATES.
- ALL NEW LIGHT FIXTURES TO BE LED, FIXTURES AND LAYOUT ARE SHOWN SCHEMATICALLY.
- IF CEILING HEIGHTS ARE NOT CALLED OUT, THEN THE CEILING IS EXISTING OR SHALL BE EXPOSED TO THE EXISTING STRUCTURE ABOVE. CONFIRM WITH ARCHITECT
- COORDINATE LIGHT FIXTURE, MECHANICAL, PLUMBING, ALONG WITH ANY OTHER SYSTEMS AS REQUIRED TO NOT INTERFERE WITH ONE ANOTHER.
- ALL LIGHT FIXTURES AND HVAC SHALL BE CENTERED IN ALL ROOMS, 2X2 CELING GRIDS, CLOUDS OR BETWEEN OTHER ELEMENTS OR EQUALLY SPACED UNLESS NOTED OTHERWISE.
- ALL 2X2 CEILING GRIDS TO BE CENTERED IN ROOM UNLESS NOTED OTHERWISE. NO PANEL SHALL BE LESS THAN 4" WIDE
- SEE MEP PLANS FOR ADDITIONAL MECHANICAL, ELECTRICAL, AND PLUMBING NOTES.
- REFER TO INTERIOR ELEVATIONS AND RCP FOR UNDER CABINET LIGHTING LOCATIONS.
- REFER TO ROOM FINISH KEY AND SCHEDULE FOR ACP DESIGNATIONS
- ALL DIMENSIONS ARE FROM CENTER LINE OF FIXTURE TO FINISHED FACE OF WALL
- PATCH AND REPAIR EXISTING CEILING AS REQUIRED THAT WAS DISTURBED DURING DEMOLITION AND/OR NEW CONSTRUCTION ACTIVITIES. PATCH AND REPAIR TO MATCH EXISTING ADJACENT CONSTRUCTION, SUPPORT SYSTEM, CEILING FINISH, PATTERN AND ELEVATION.

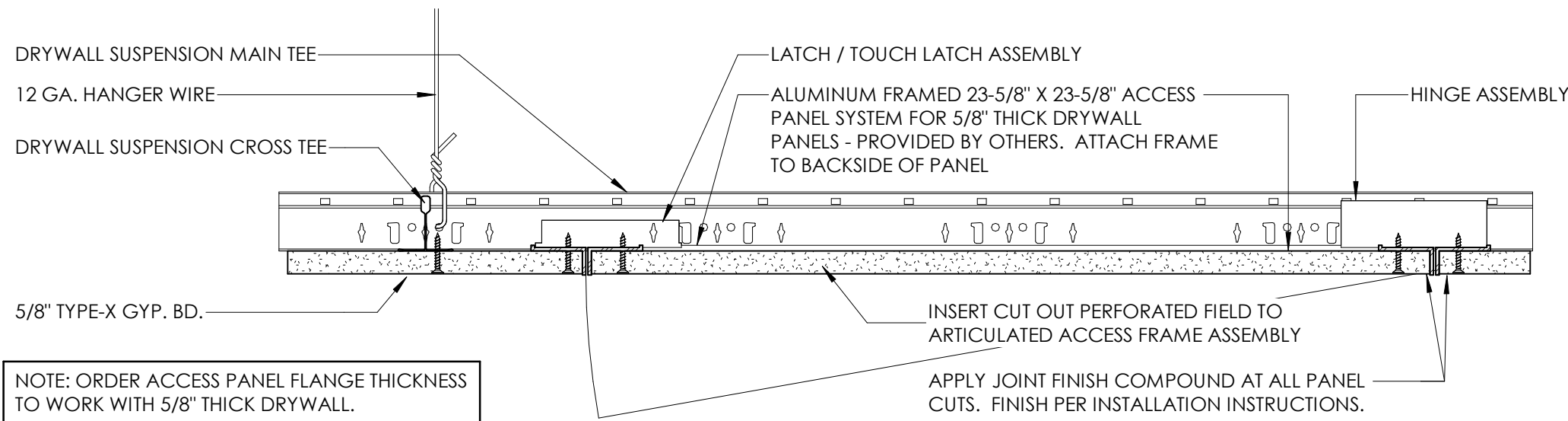
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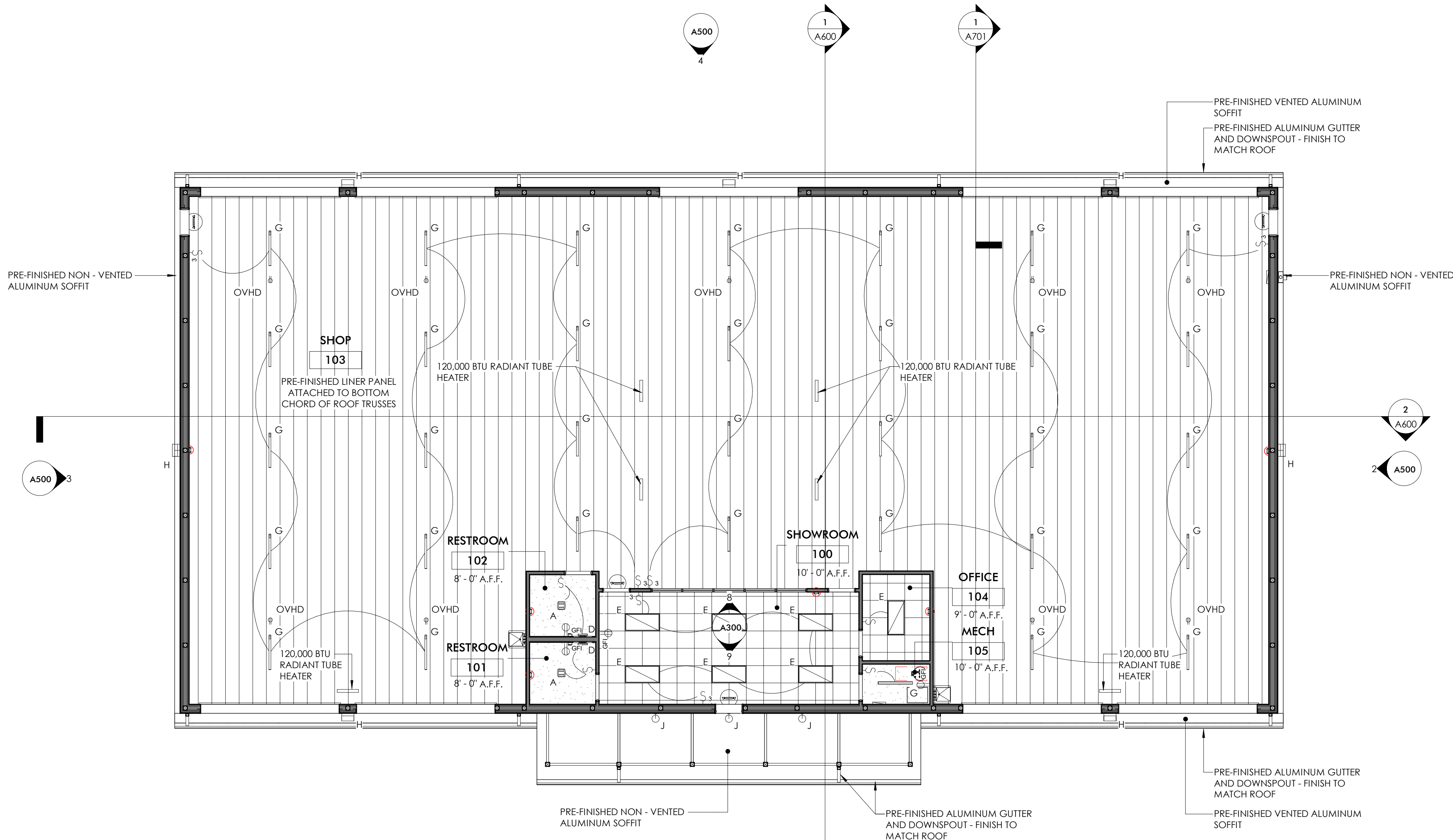
LIGHT FIXTURE LEGEND

*ALL FIXTURES SHOWN ARE TO BE A BASIS OF DESIGN. EQUAL EQUIVALENTS ARE ACCEPTED.

TAG	SYMBOL	MANUFACTURER & DESCRIPTION	MODEL / COLOR
A		BROAN EXHAUST FAN WITH LED LIGHT, 110 CFM	NUTONE FLEX SERIES / WHITE IN COLOR
B		LITHONIA EMERGENCY LIGHT	ELM6L / WHITE IN COLOR
C		LITHONIA EXIT-UNIT COMBO	LHQM LED / WHITE IN COLOR
D		BROWNLEE LIGHTING VANITY LIGHT	FLOW SQ / SILVER IN COLOR
E		LITHONIA LED FLAT PANEL 2'X2' OR 2'X4' LED FIXTURE	CPX / WHITE IN COLOR
G		MARK ARCHITECTURAL LIGHTING, 4' LED RECESSED STRIP LIGHT	SLOT 4 RECESSED / COLOR TO MATCH CEILING
H		LED WALLPACK	LED WALLPACK - TW1 LED ALO SSW2 UVOLT PE DD8TXD (DUSK TO DAWN)
J		JAMES ALLAN MAXIMUS 15" TALL OUTDOOR WALL SCONCE	WALL SCONCE - MODEL: VXWS17988OBRG (DUSK TO DAWN)



2 ACCESS PANEL DETAIL
3" = 1'-0"



1 REFLECTED CEILING PLAN
1/8" = 1'-0"

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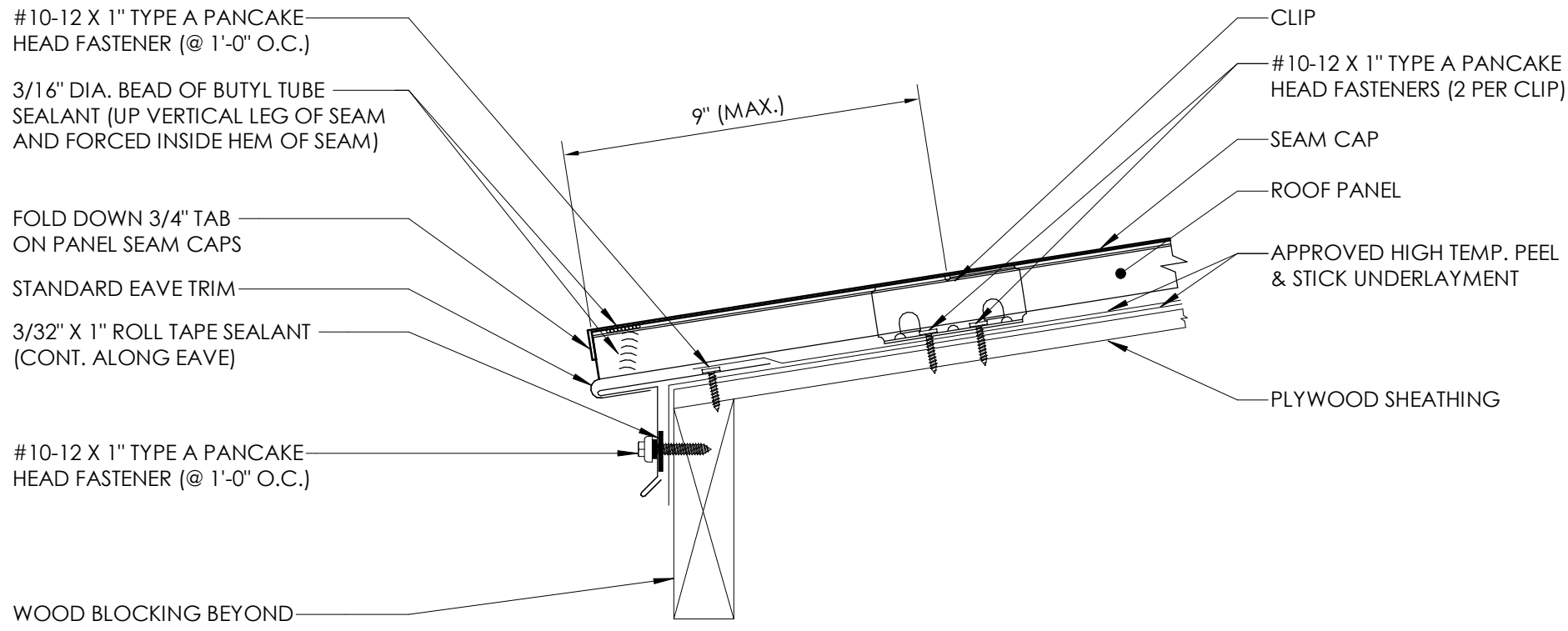
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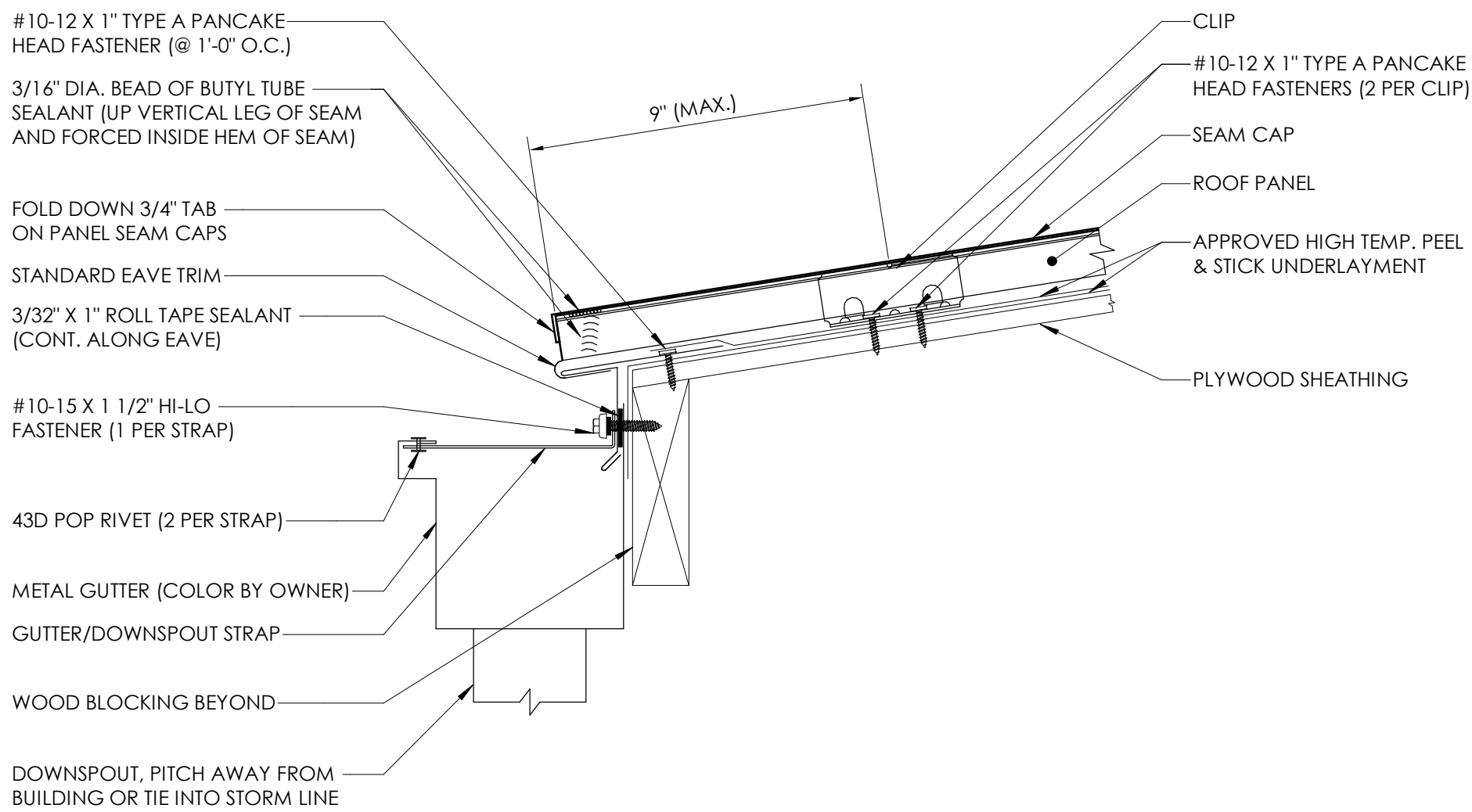
PROJECT NUMBER
2023.079

ROOF PLAN AND DETAILS

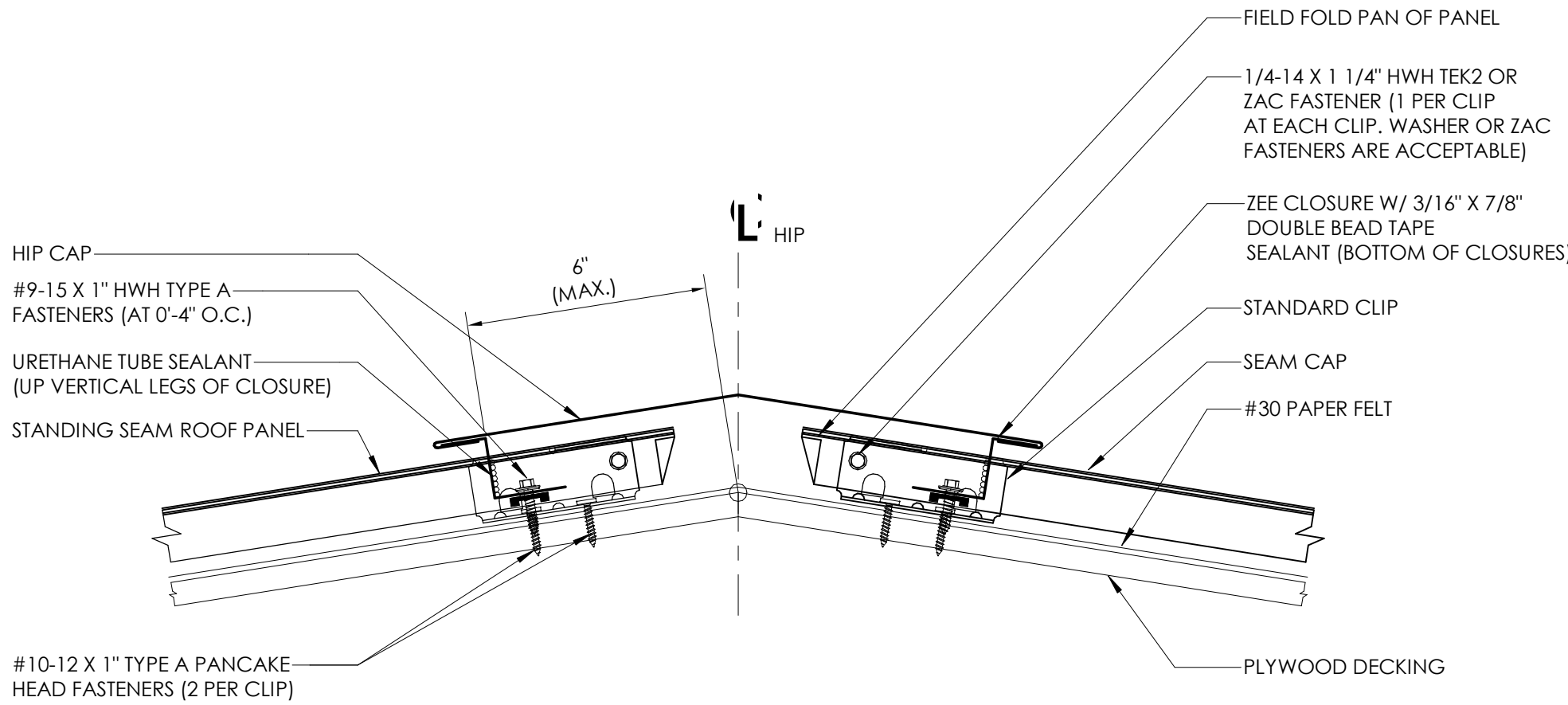
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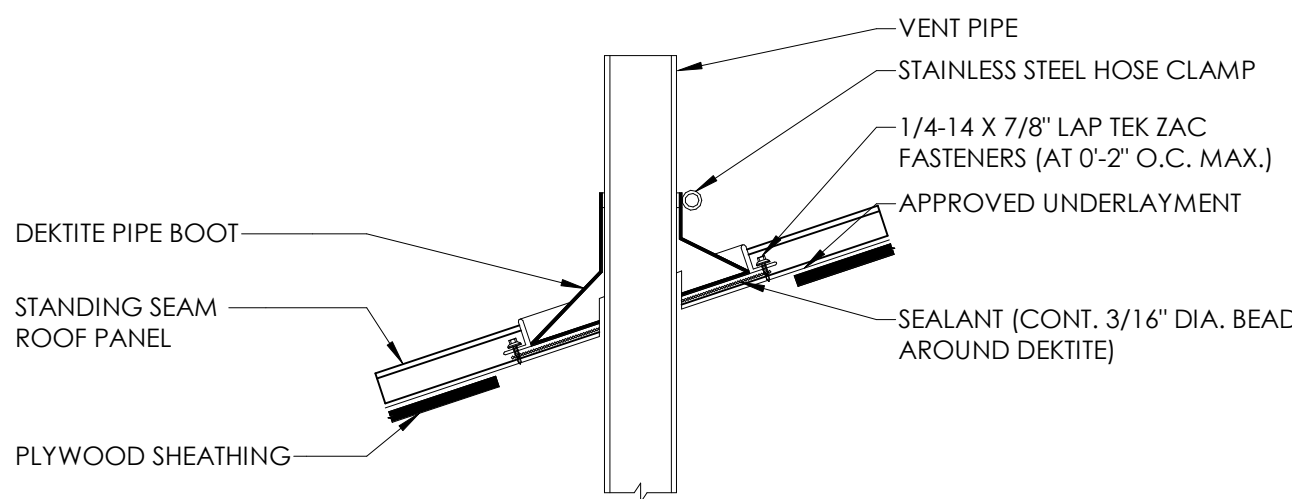
2 EAVE DETAIL
3" = 1'-0"



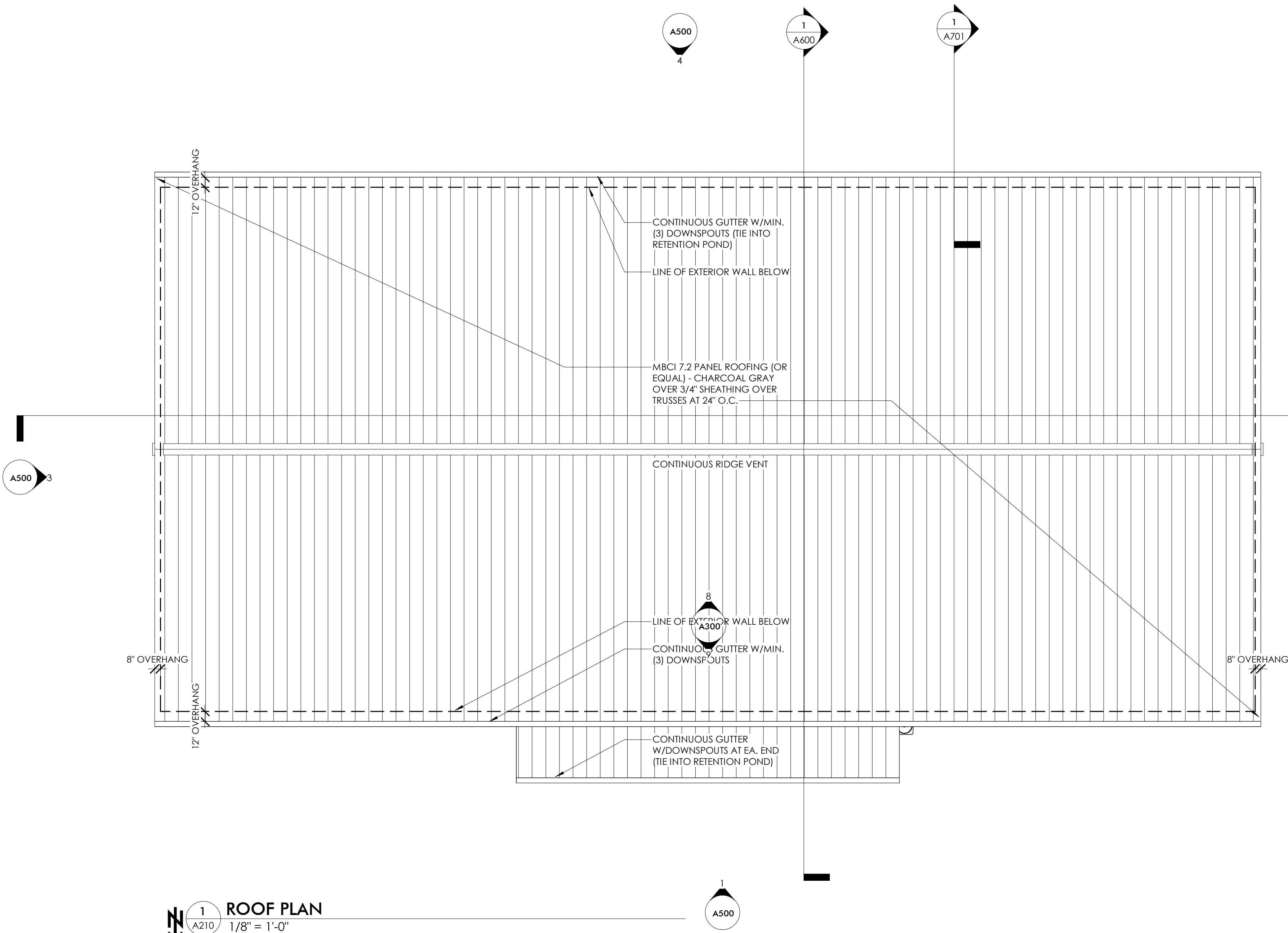
3 EAVE DETAIL GUTTER
3" = 1'-0"

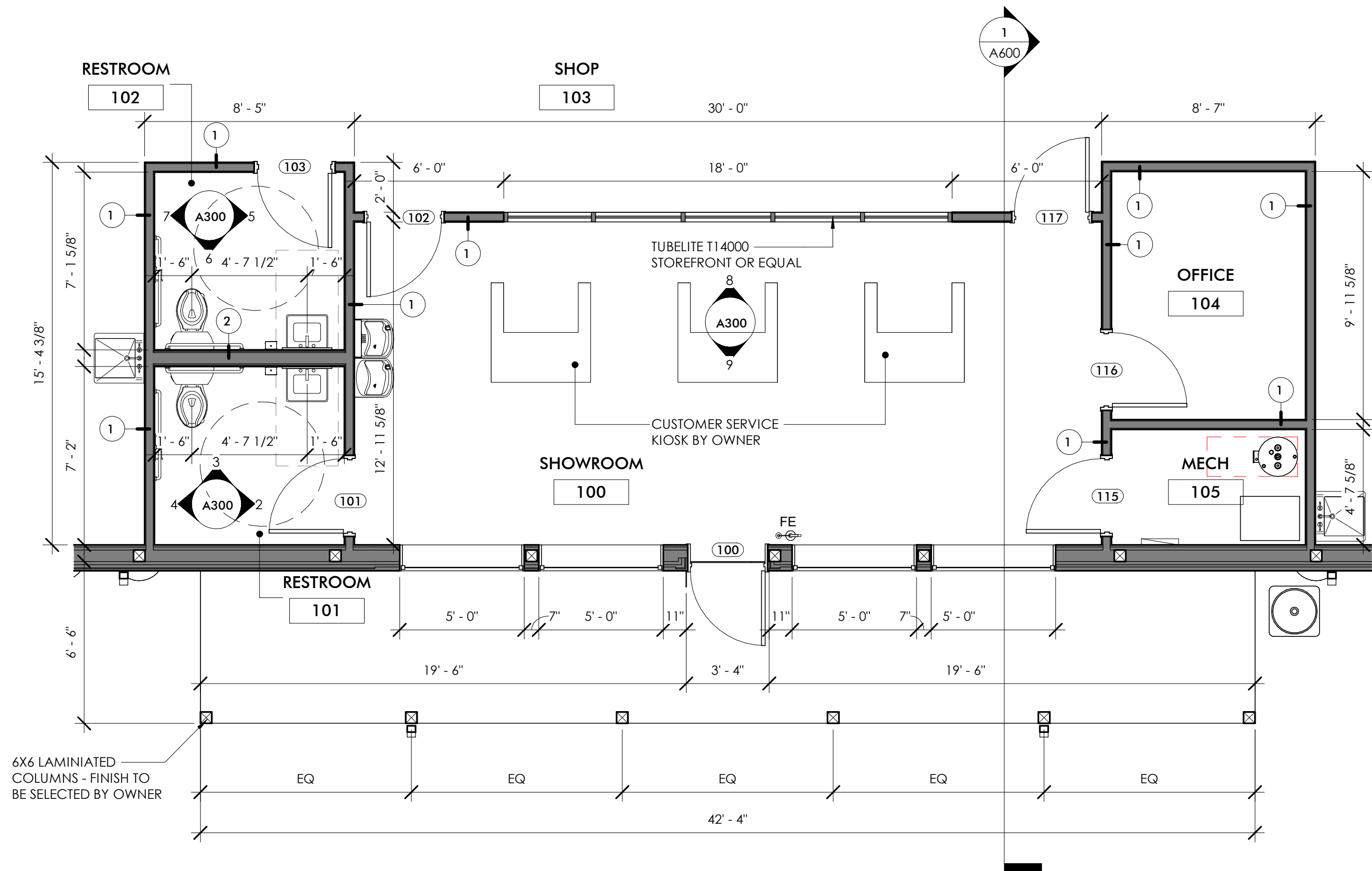


4 HIP DETAIL
3" = 1'-0"

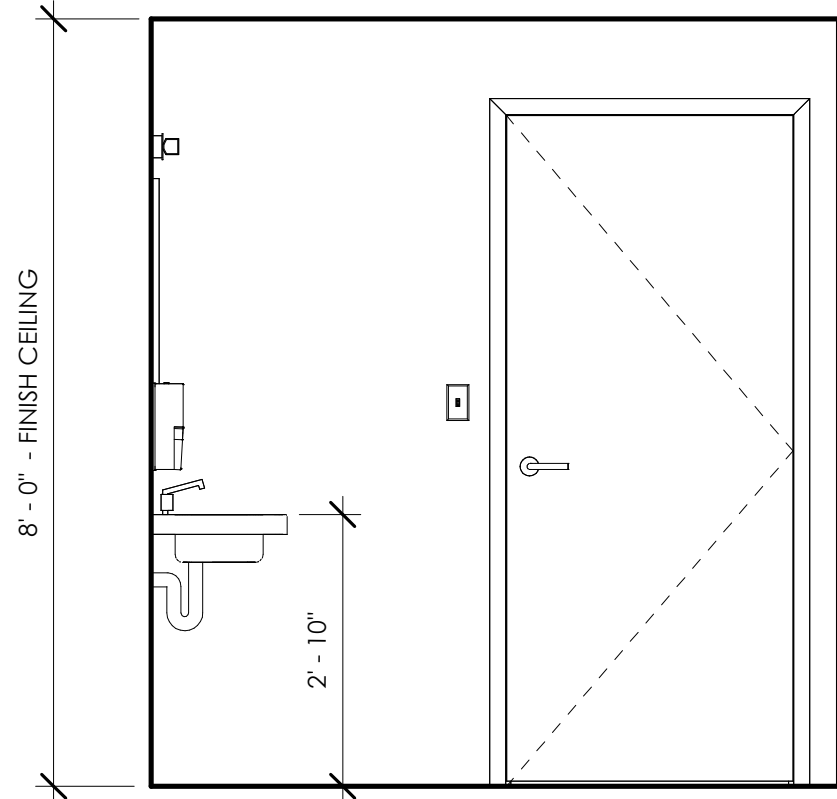


5 PIPE PENETRATION
1 1/2" = 1'-0"

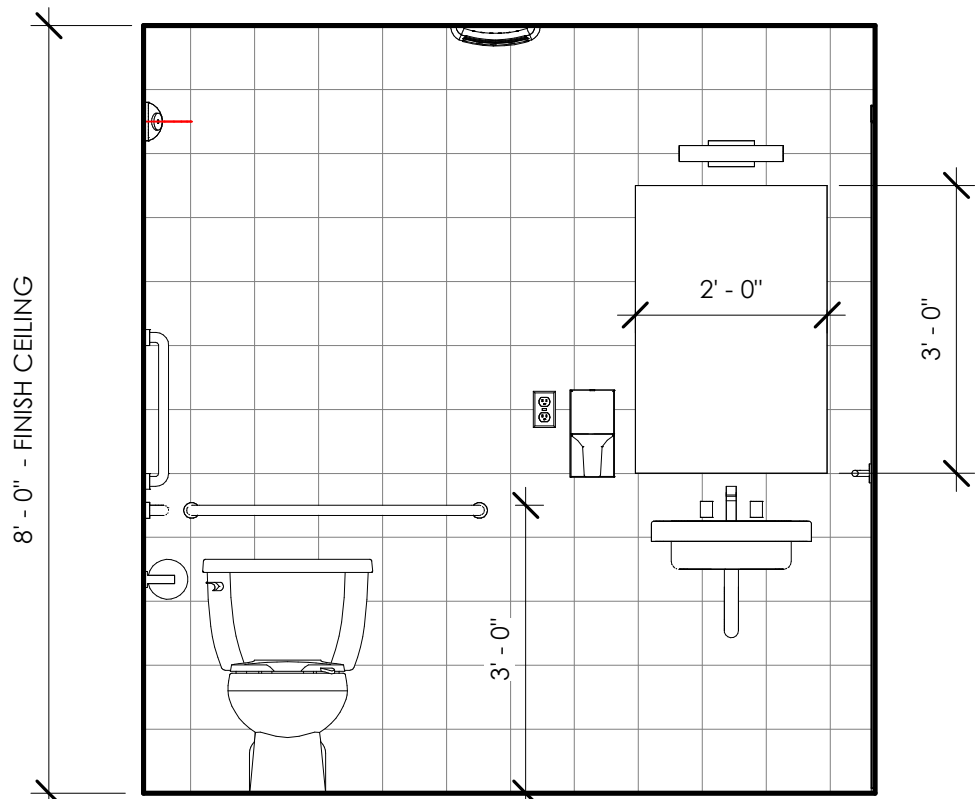




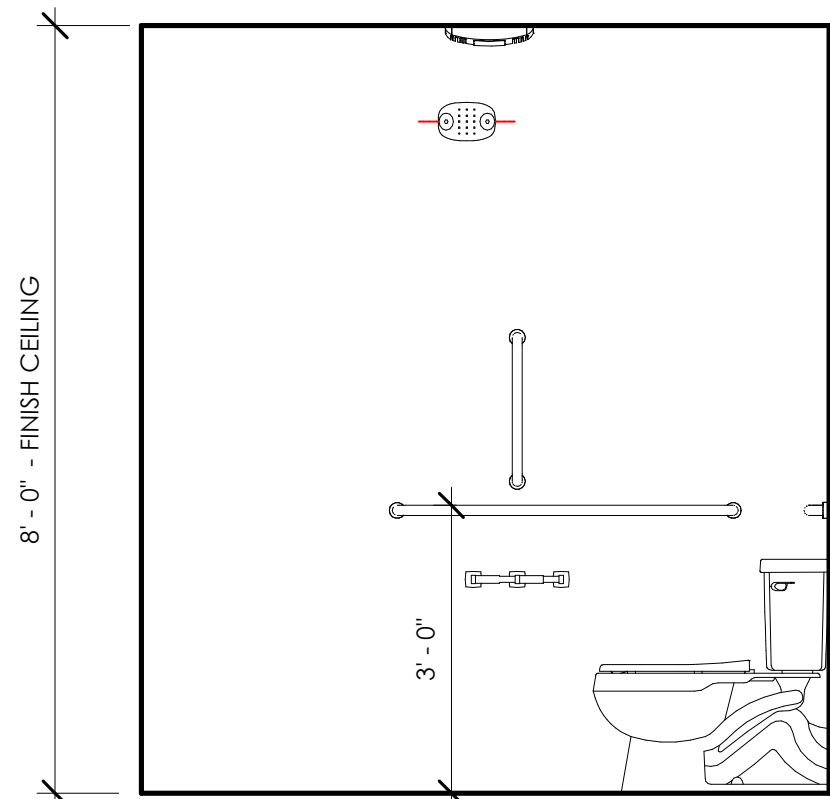
1 ENLARGED FLOOR PLAN
1/4" = 1'-0"



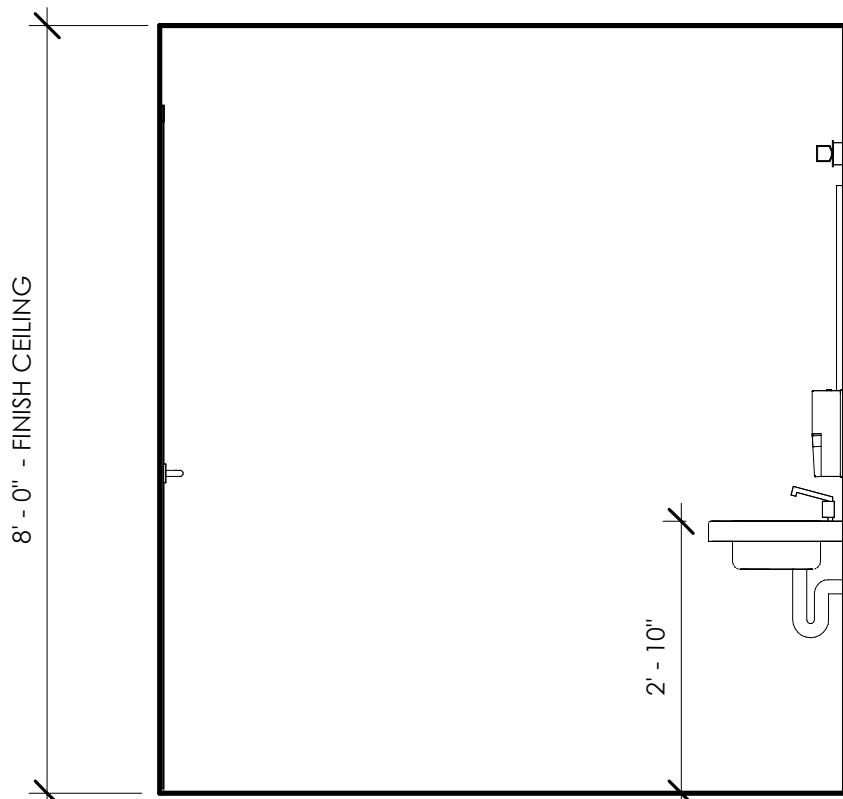
2 RESTROM 101 E ELEVATION
1/2" = 1'-0"



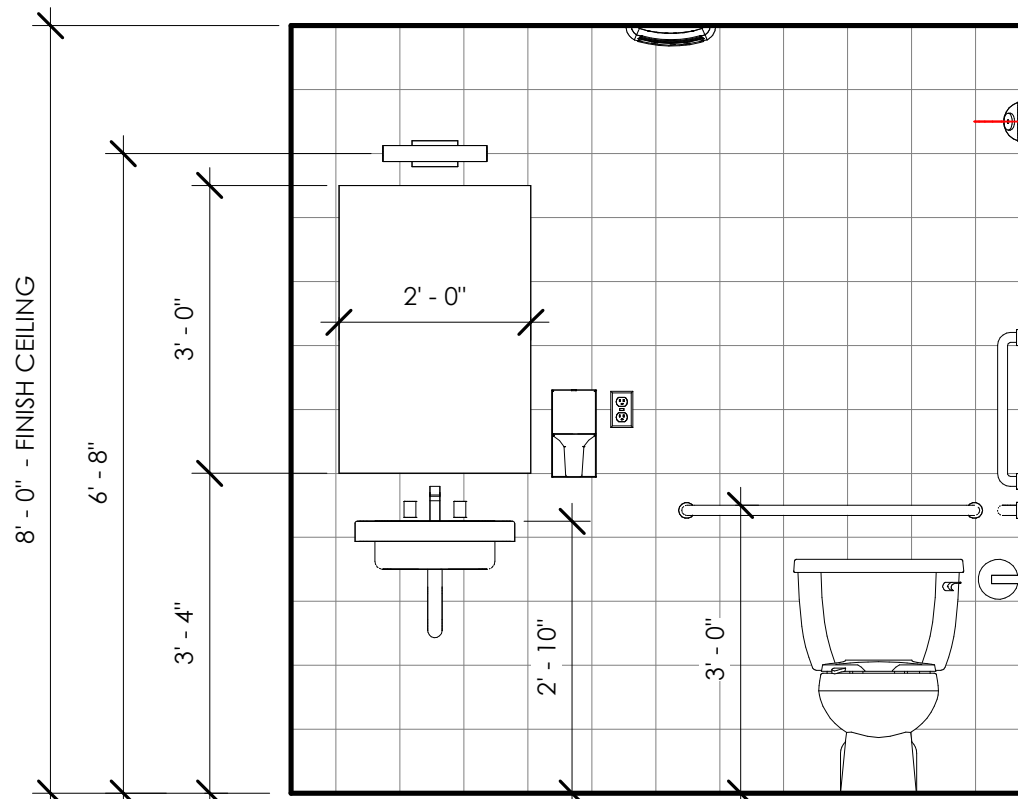
3 RESTROOM 101 N ELEVATION
1/2" = 1'-0"



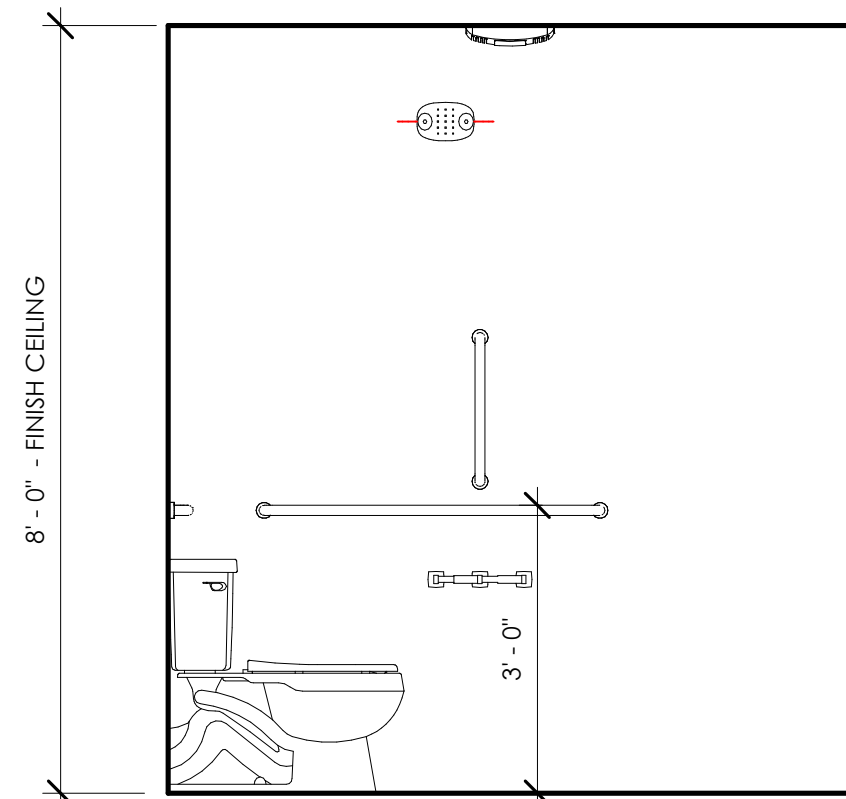
4 RESTROOM 101 W ELEVATION
1/2" = 1'-0"



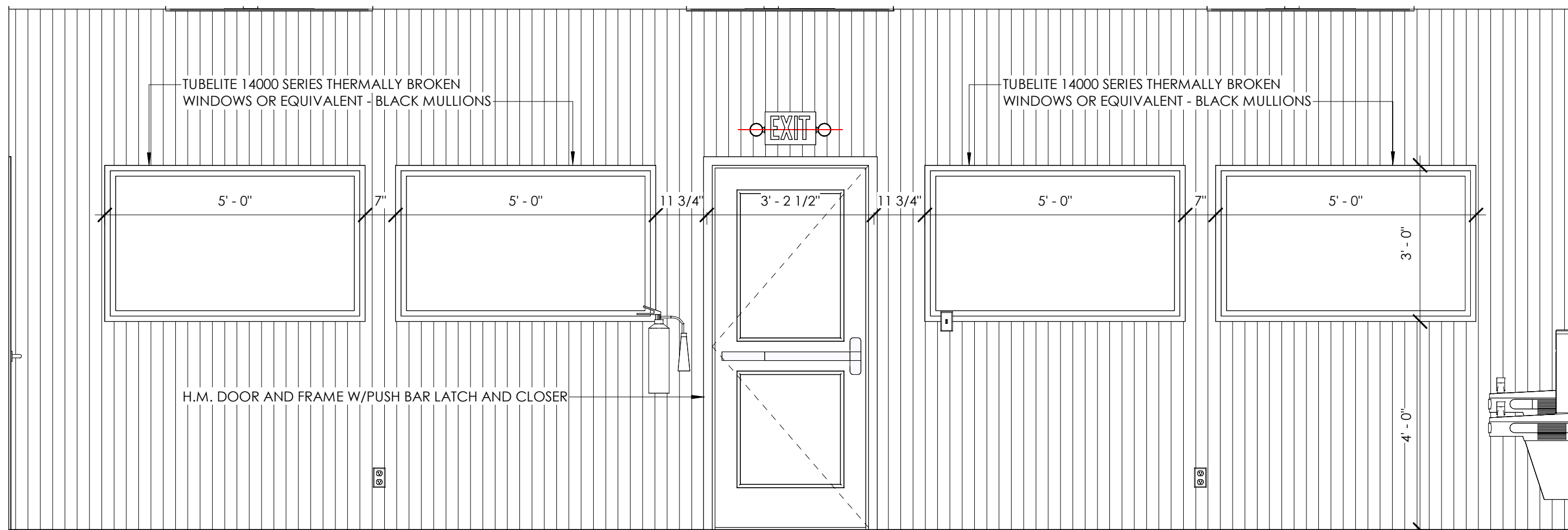
5 RESTROOM 102 E ELEVATION
1/2" = 1'-0"



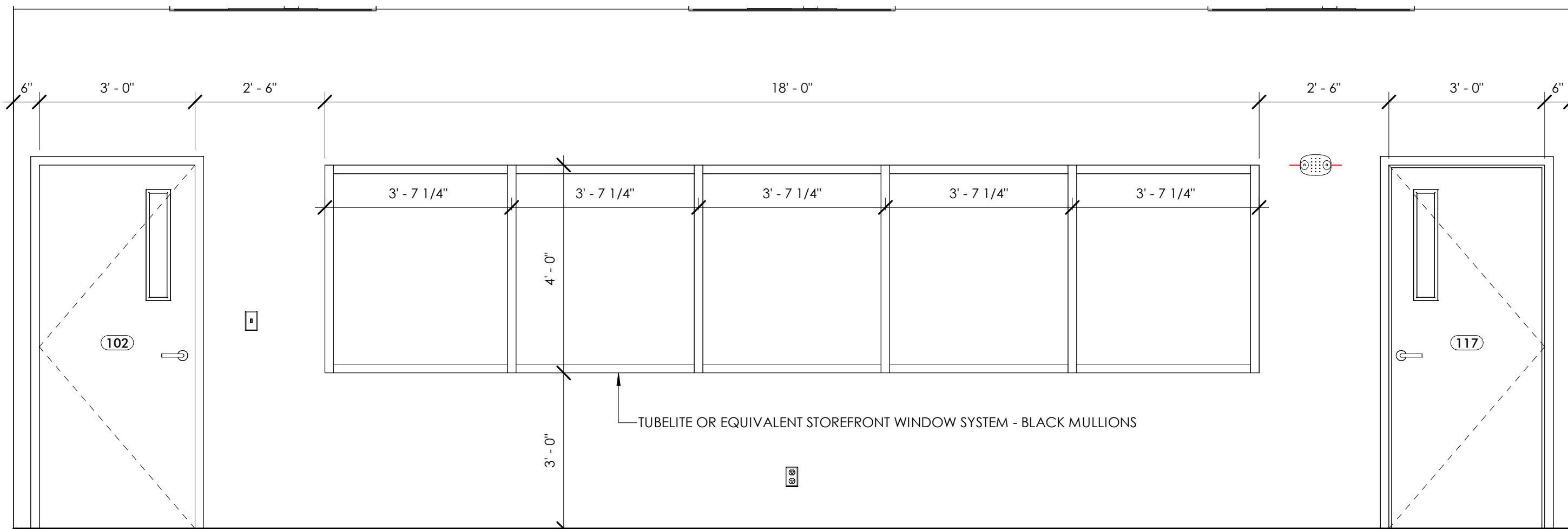
6 RESTROOM 102 S ELEVATION
1/2" = 1'-0"



7 RESTROOM 102 W ELEVATION
1/2" = 1'-0"



9 RECEPTION INTERIOR ELEVATION
1/2" = 1'-0"



8 RECEPTION INTERIOR ELEVATION
1/2" = 1'-0"

GENERAL NOTES

1. REFER TO ROOM FINISH SCHEDULE FOR BASE DESIGNATIONS
2. ACTUAL GROMMET LOCATIONS TO BE DETERMINED BY OWNER. SEE ROOM FINISH SCHEDULE FOR GROMMET COLORS. PROVIDE GROMMETS AT ALL KNEE SPACE LOCATIONS
3. PROVIDE FILLER PIECES AT CASEWORK AS REQUIRED
4. LAMINATE ALL VISIBLE SURFACES OF CASEWORK TYP.
5. DRAWERS LABELED "FILES" ARE TO HAVE STEEL RAILS FOR HANGING FILES, (2) PER DRAWER. FILES SHOULD HANG PERPENDICULAR TO DRAWER FACE IF LESS THAN 15" WIDE AND PARALLEL TO DRAWER IF GREATER THAN 15" WIDE
6. ALL UPPER CABINETS TO BE 15" DEEP UNLESS NOTED OTHERWISE
7. PROVIDE INSULATED PIPE WRAP ON ALL EXPOSED PIPING.
8. SEE SHEET T002 FOR ACCESSORY MOUNTING HEIGHTS UNLESS SHOWN OTHERWISE
9. REFER TO ENLARGED PLANS FOR ADDITIONAL DIMENSIONS
10. WHERE A SPECIFIED BRACKET IS NOT INDICATED PROVIDE METAL BRACKETS AS REQUIRED TO SUPPORT COUNTERS AND SHELVES. BRACKETS SHOULD BE LOCATED AT ANY UNSUPPORTED LENGTH GREATER THAN 36". PAINT BRACKETS TO MATCH ADJACENT WALL
11. PROVIDE BLOCKING IN WALLS WHERE NECESSARY. THESE LOCATIONS CONSIST OF, BUT ARE NOT LIMITED TO THE FOLLOWING: TOILET ACCESSORIES, TACKBOARDS, HANDRAILS, WALL MOUNTED EQUIPMENT AND OWNER DESIGNATED EQUIPMENT LOCATIONS.
12. ALL EXPOSED EXTERIOR SURFACES OF CASEWORK TO BE FINISHED TO MATCH THE CASEWORK
13. PAINT GRILLES AND DIFFUSERS TO MATCH ADJACENT WALL
14. COORDINATE ALL CABINERY SIZES WITH APPLIANCES
15. ALL DIMENSIONS ARE FROM FINISHED FACE TO FINISHED FACE UNLESS INDICATED OTHERWISE

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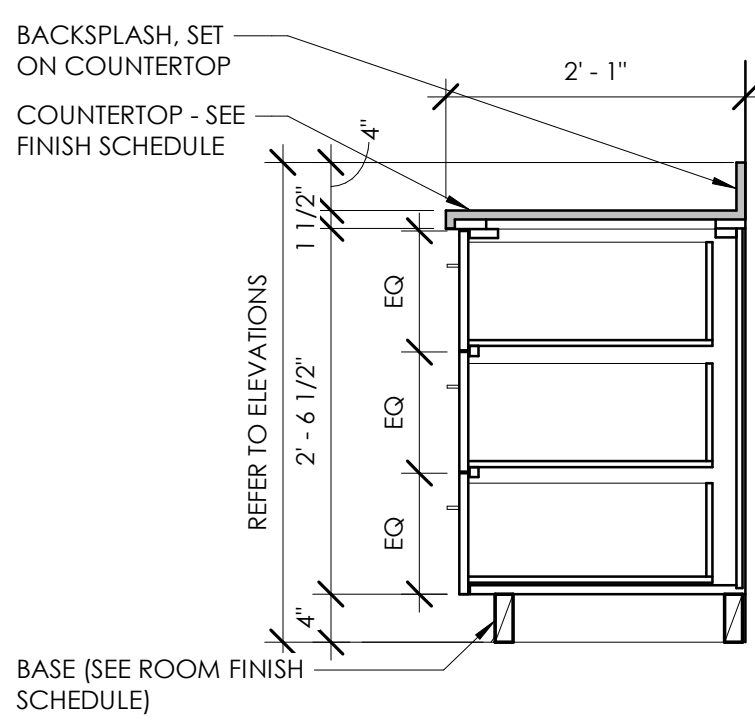
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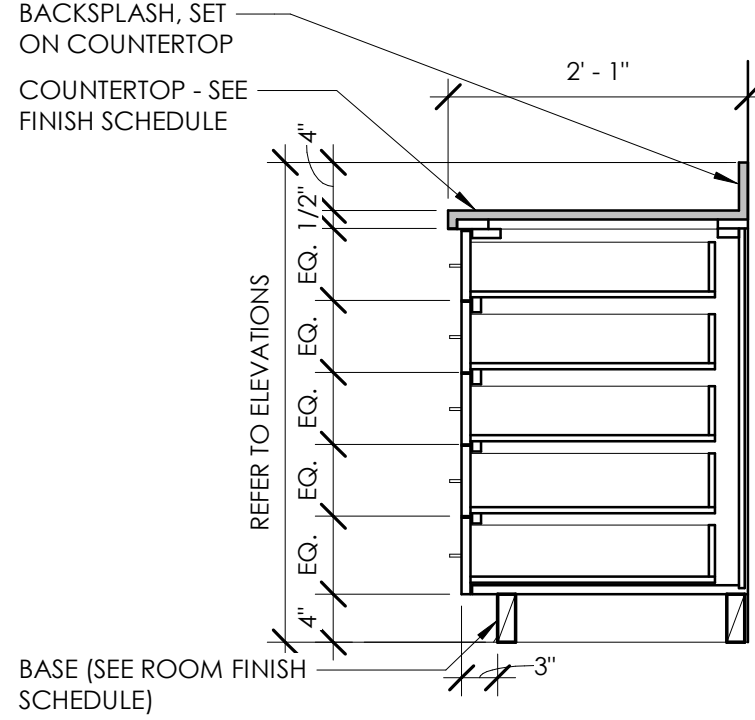
PROJECT NUMBER
2023.079

ENLARGED PLANS & INTERIOR ELEVATIONS

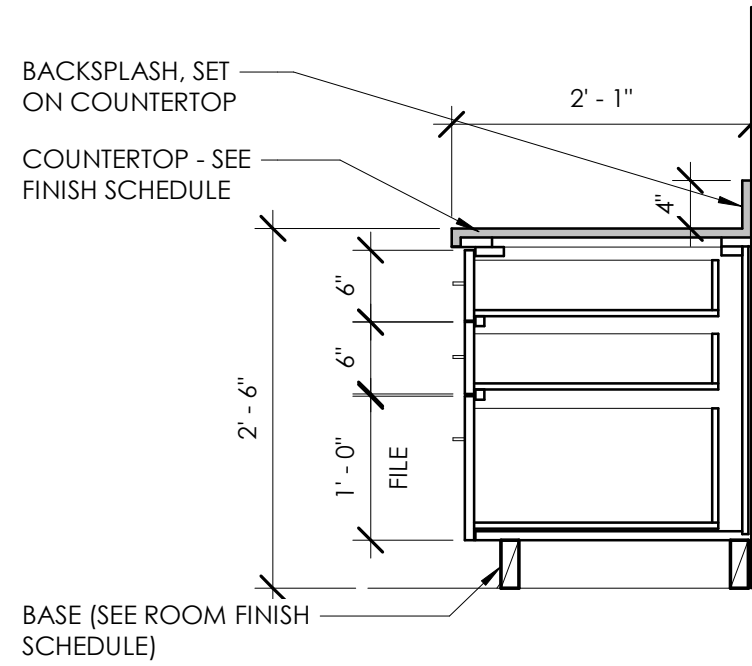
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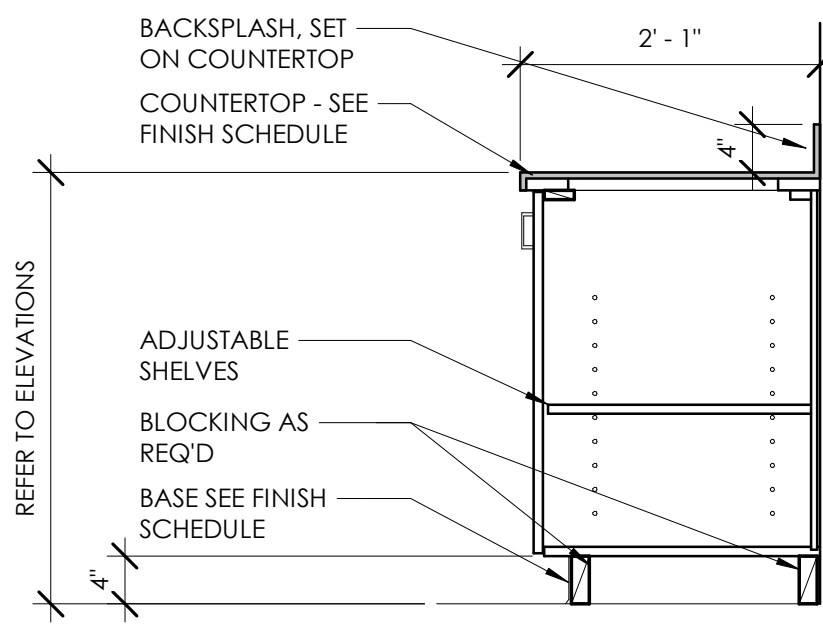
1 BASE - 3 EQ DRAWER
A310 3/4" = 1'-0"



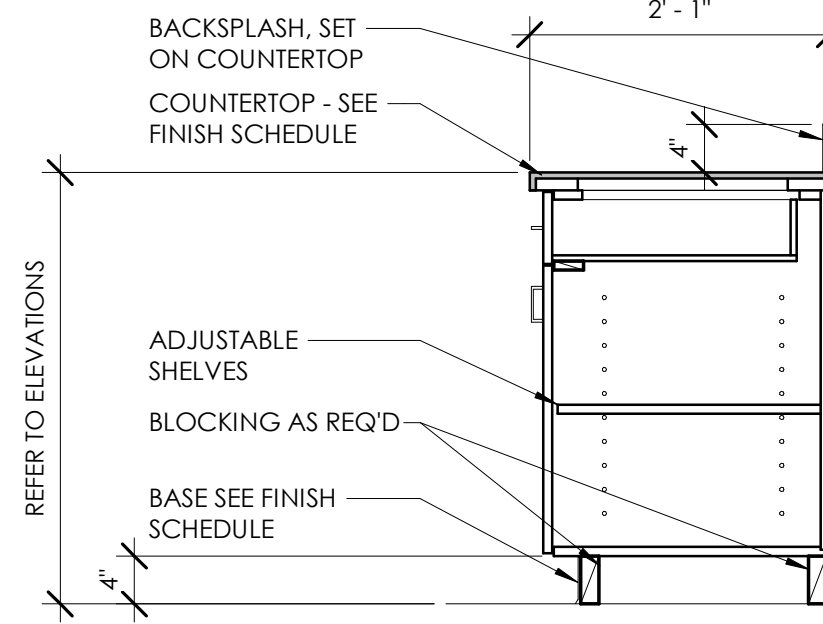
2 BASE - 5 EQ. DRAWER
A310 3/4" = 1'-0"



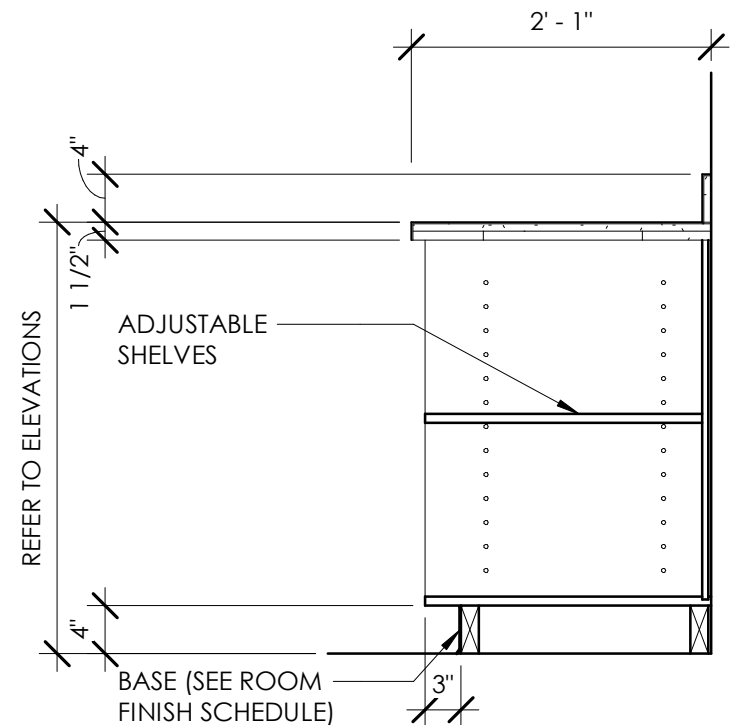
3 BASE - DESK FILE
A310 3/4" = 1'-0"



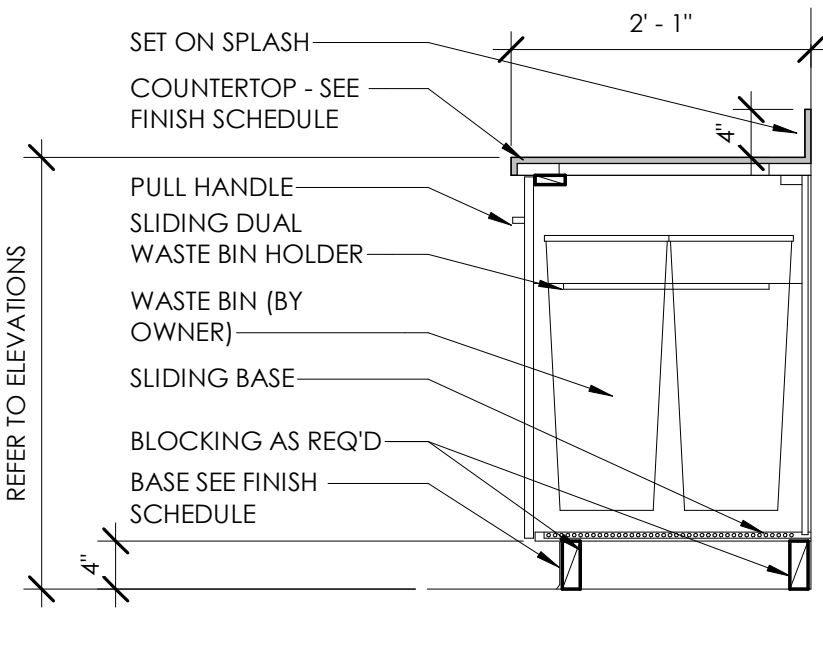
5 BASE - DOOR
A310 3/4" = 1'-0"



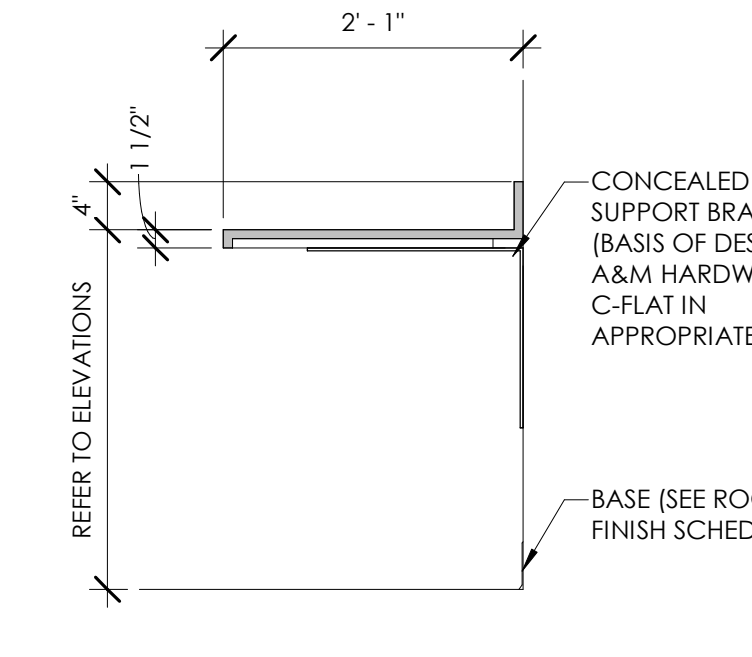
7 BASE - DOOR/DRAWER
A310 3/4" = 1'-0"



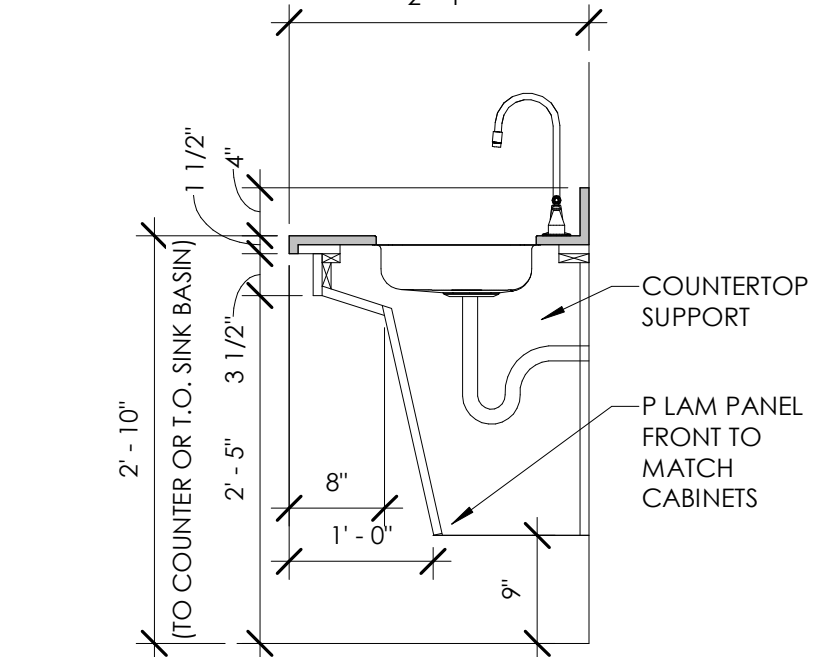
8 BASE CABINET SECTION
A310 3/4" = 1'-0"



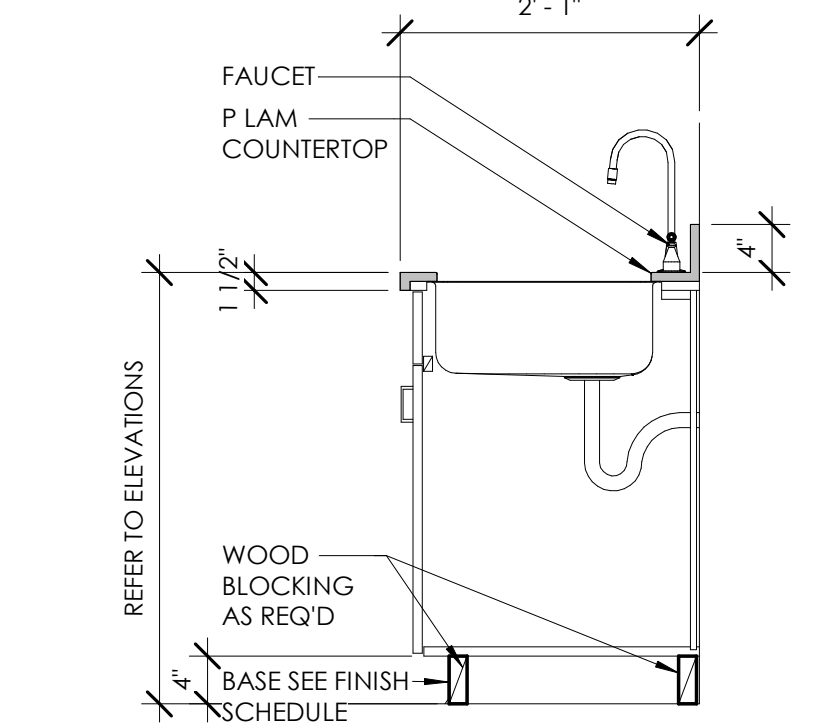
9 BASE - TRASH
A310 3/4" = 1'-0"



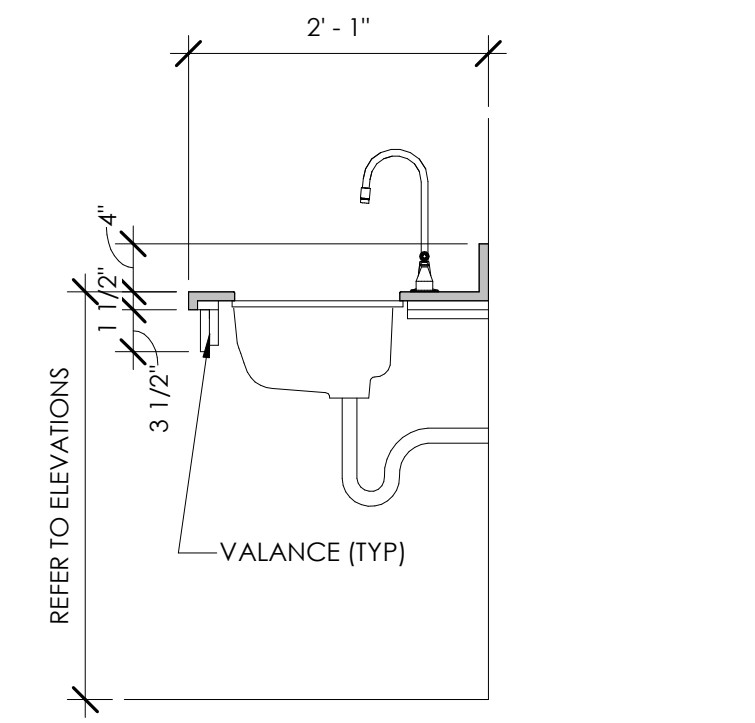
10 COUNTER SECTION
A310 3/4" = 1'-0"



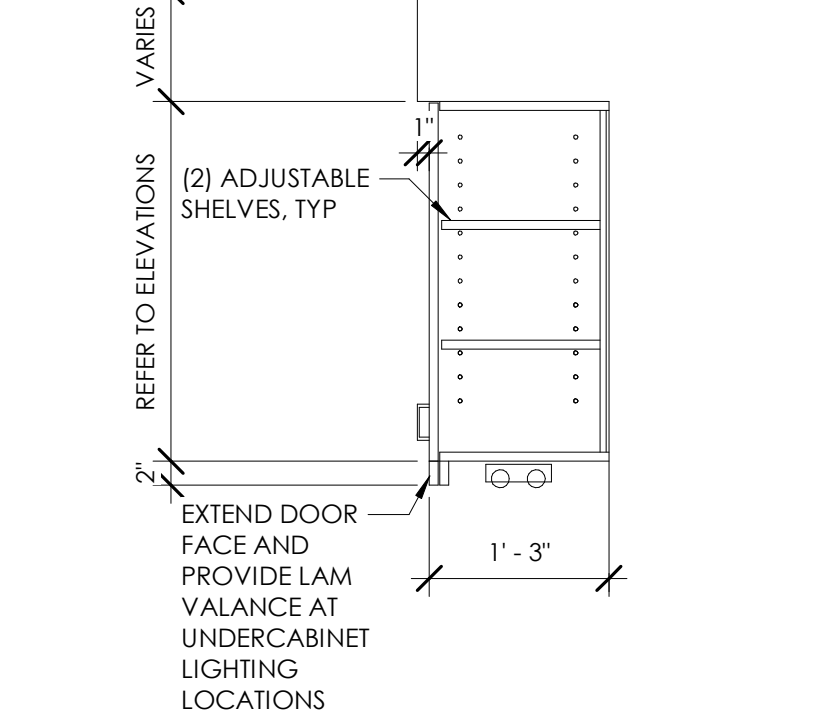
11 COUNTER WITH SINK
A310 3/4" = 1'-0"



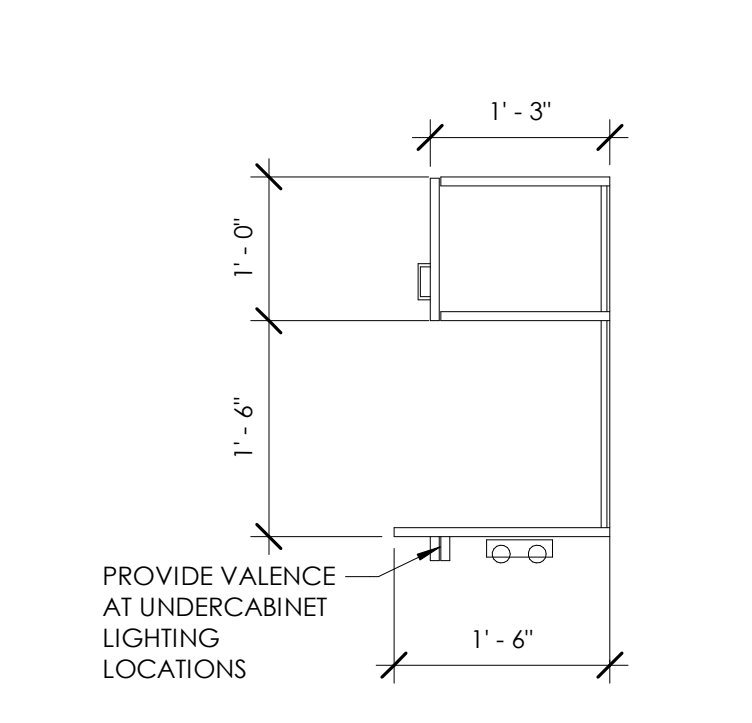
12 SINK - BASE
A310 3/4" = 1'-0"



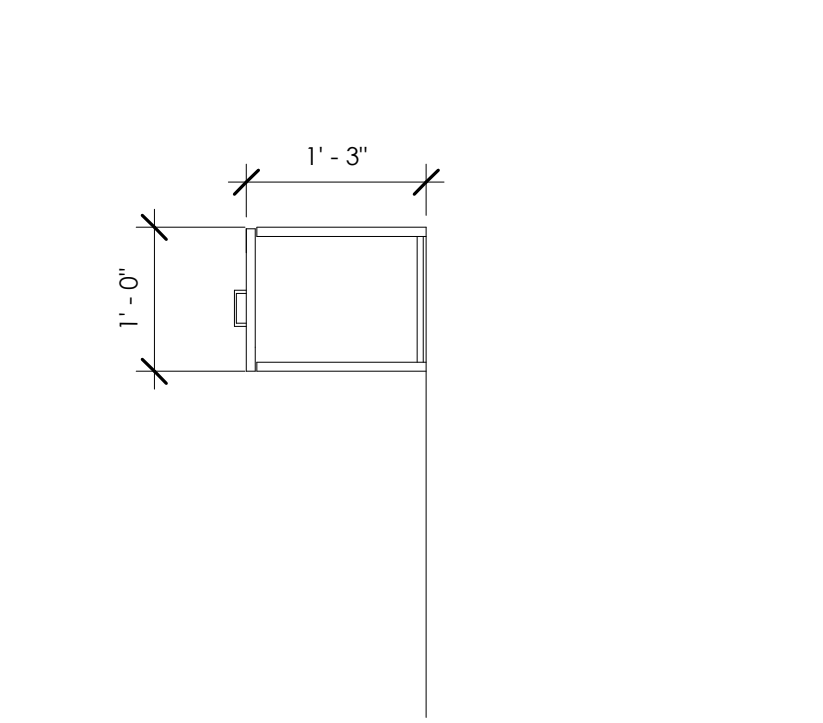
13 SINK - COUNTER VALANCE
A310 3/4" = 1'-0"



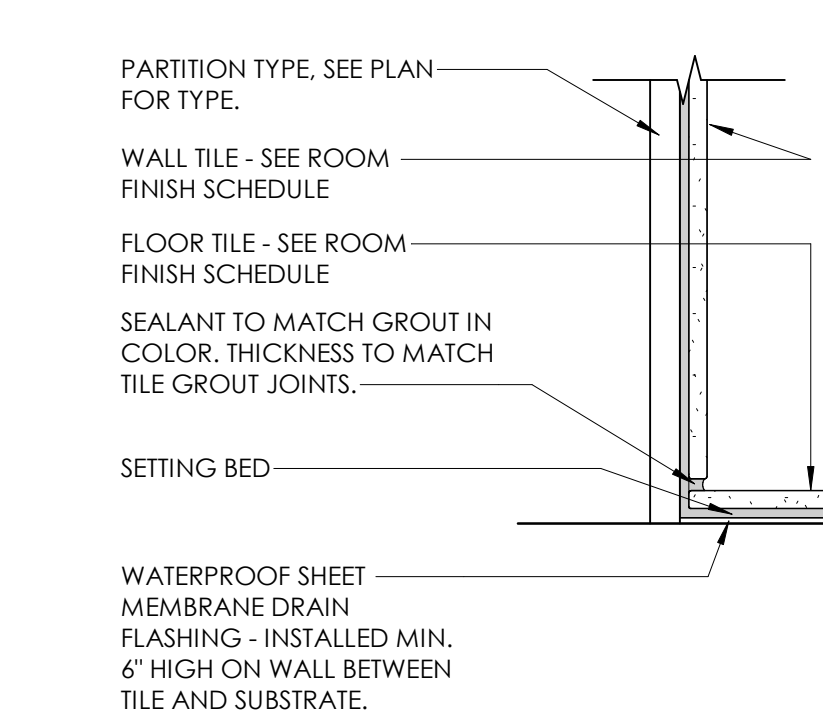
14 UPPER CABINET
A310 3/4" = 1'-0"



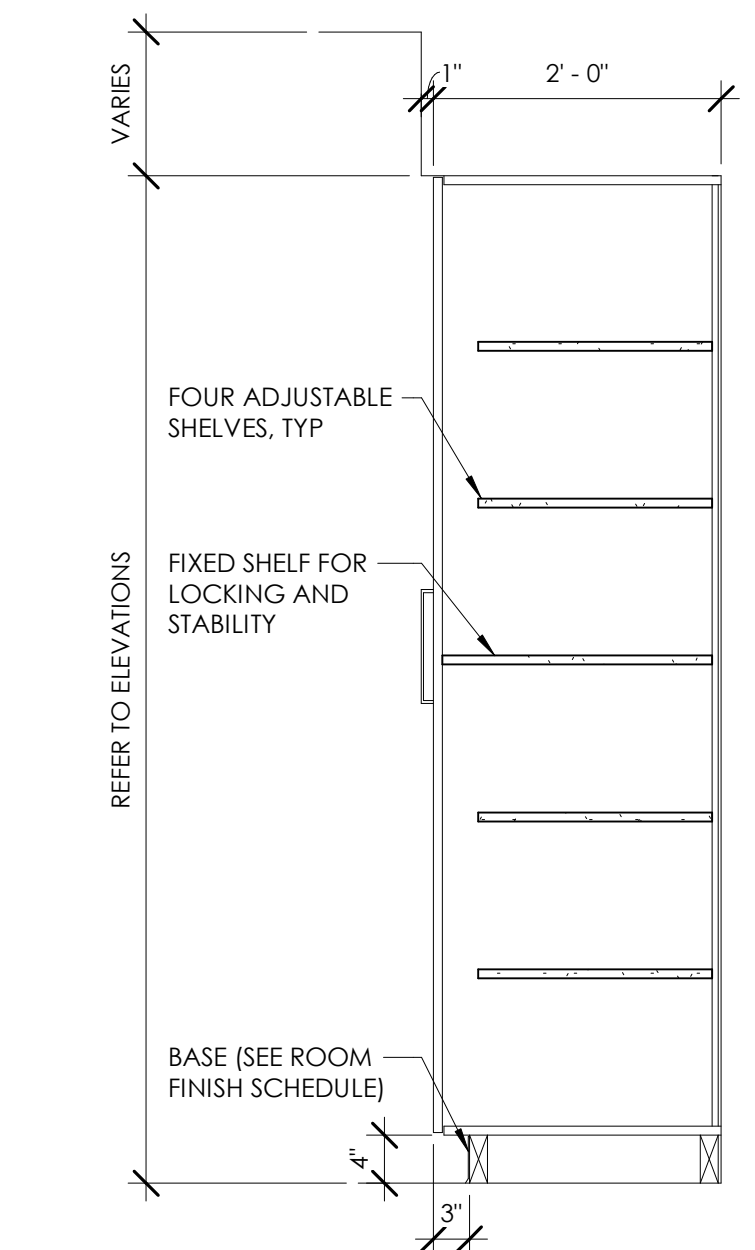
15 UPPER CABINET
A310 3/4" = 1'-0"



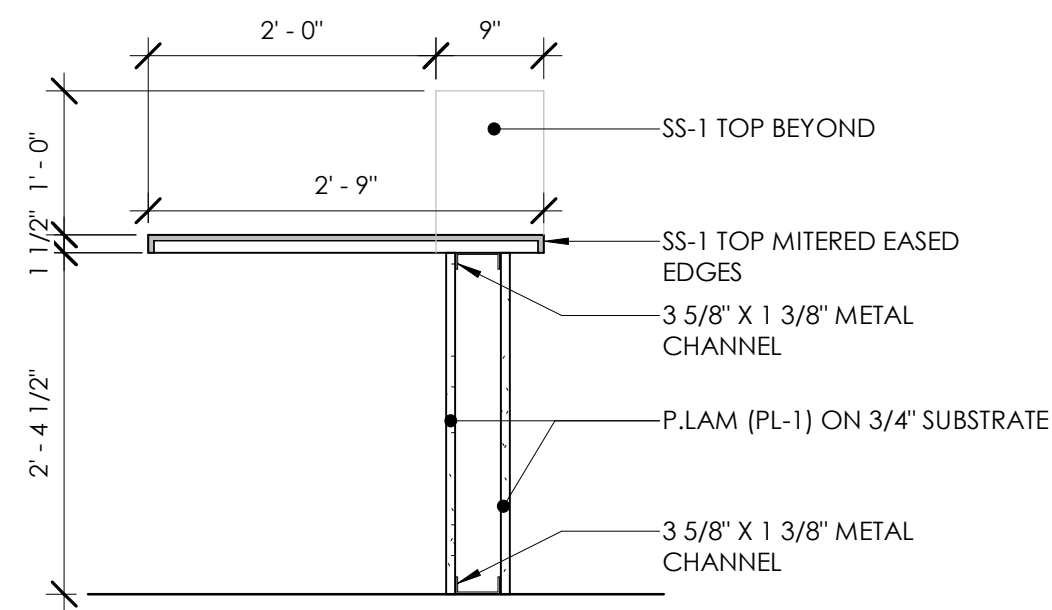
16 UPPER CABINET
A310 3/4" = 1'-0"



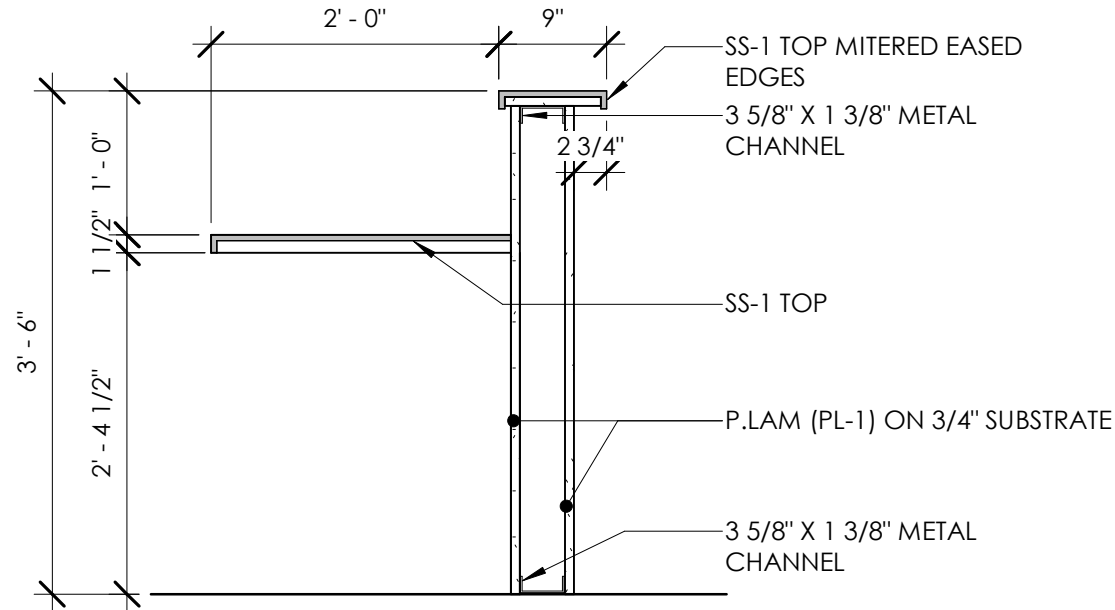
17 CERAMIC TILE BASE
A310 3" = 1'-0"



22 TALL CABINET
A310 3/4" = 1'-0"



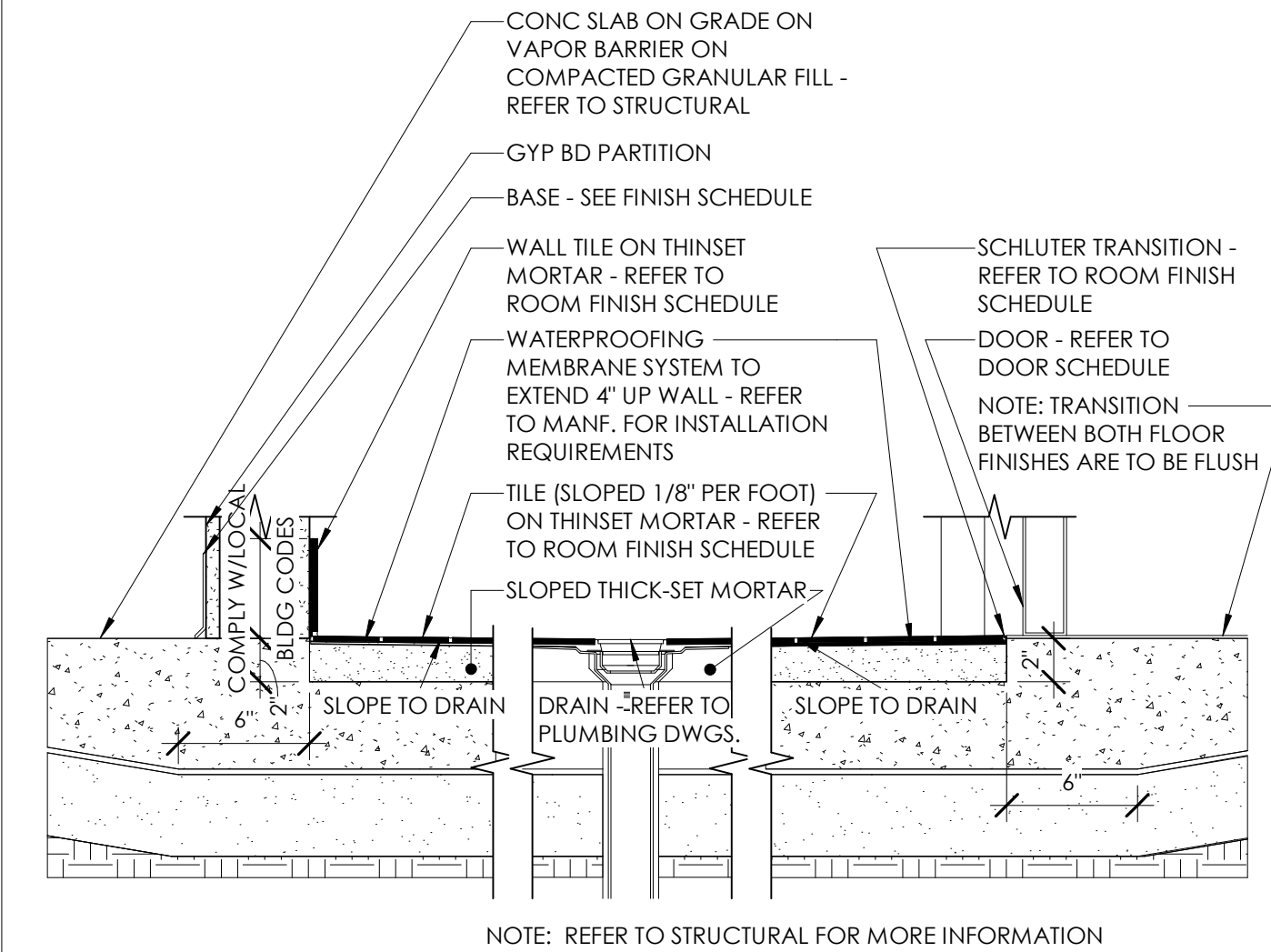
6 RECEPTION DESK DETAIL - METAL 1
A310 3/4" = 1'-0"



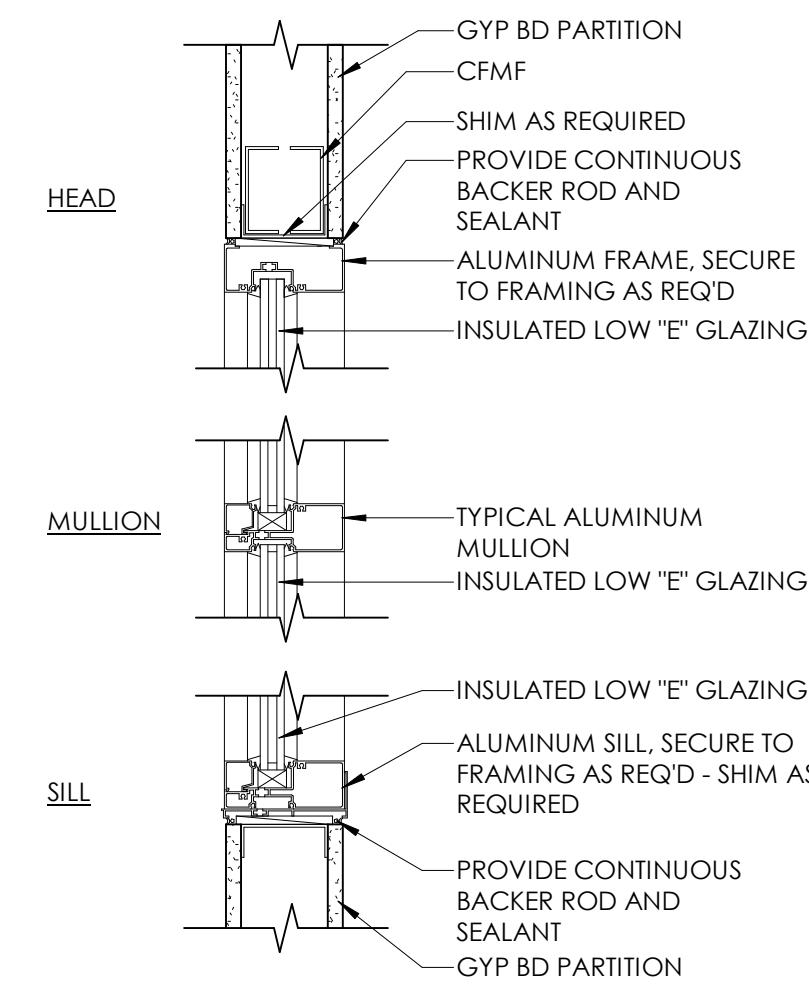
19 RECEPTION DESK DETAIL - METAL 2
A310 3/4" = 1'-0"

GENERAL NOTES

- ALL BASE CABINET DEPTHS TO BE 2'-0" (WALL TO OUTSIDE DOOR FACE) UNLESS NOTED OTHERWISE.
- ALL WALL CABINET DEPTHS TO BE 1'-3" (WALL TO DOOR FACE) UNLESS NOTED OTHERWISE
- ALL COUNTERTOP DEPTHS TO BE 2'-1" UNLESS NOTED OTHERWISE. COUNTERS TO EXTEND 1" BEYOND OPEN END EDGE OF MILLWORK UNLESS NOTED OTHERWISE
- REFER TO INTERIOR ELEVATIONS FOR DIMENSIONS OF ALL CABINETRY
- REFER TO FINISH SCHEDULES FOR MILLWORK FINISH
- REFER TO FINISH SCHEDULES FOR COUNTERTOP MATERIAL AND FINISH
- ALL BASE CABINETS TO HAVE A SINGLE SHELF UNLESS NOTED OTHERWISE
- ALL WALL/VALANCE CABINETS LESS THAN 2'-0" IN HEIGHT TO HAVE A SINGLE SHELF, AND GREATER THAN 2'-0" IN HEIGHT TO HAVE TWO SHELVES, UNLESS NOTED OTHERWISE
- ALL SHELVES TO BE ADJUSTABLE UNLESS NOTED OTHERWISE
- REFER TO INTERIOR ELEVATION FOR INDICATION OF LOCKABLE CABINETS
- REFER TO INTERIOR ELEVATIONS FOR DOOR SWINGS
- ALL WALL CABINETS TO BE MOUNTED 7'-6" AFF TO TOP OF CABINET UNLESS NOTED OTHERWISE
- DOOR HANDLE PULLS ARE SHOWN FOR GRAPHICAL REFERENCE ONLY. REFER TO ROOM FINISH SCHEDULE
- ALL BASE DRAWERS/ APRONS ARE 6" UNLESS NOTED OTHERWISE
- ALL SPLASHES ARE 4" UNLESS NOTED OTHERWISE
- ALL EXPOSED EXTERIOR SURFACES OF CASEWORK TO BE FINISHED TO MATCH THE CASEWORK



18 SHOWER CONCRETE RECESS
A310 1 1/2" = 1'-0"



4 ALUM WINDOW DETAIL - GYP BD
A310 1 1/2" = 1'-0"

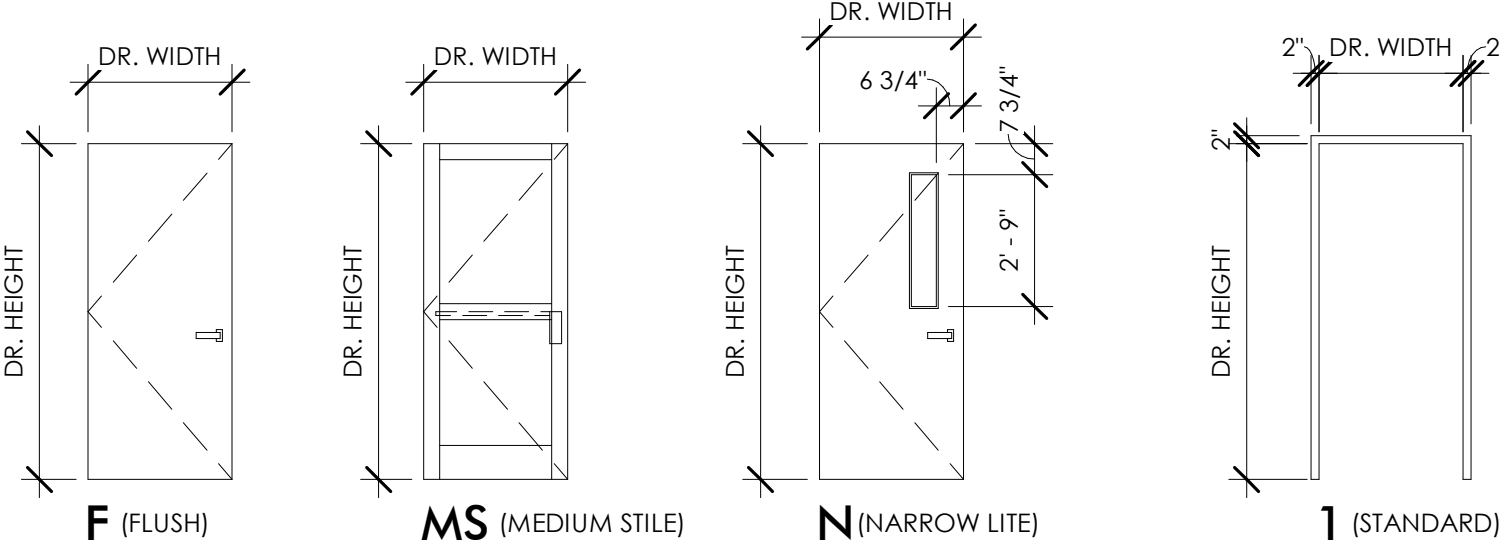
DOOR SCHEDULE														
DOOR NUMBER	ROOM		DOOR TYPE	DOOR				DOOR FRAME		DOOR FRAME			HDWR SET	COMMENTS
	ROOM NUMBER	ROOM NAME		SIZE			DOOR MAT'L	TYPE	FRAME MAT'L	DETAILS				
				WIDTH	HEIGHT	THICKNESS				HEAD	JAMB	SILL		
FINISH FLOOR														
100	100	SHOWROOM	MS	3' - 0"	7' - 0"	1 3/4"	H.M.	1	H.M.	-	-	-		
101	101	RESTROOM	F	3' - 0"	7' - 0"	1 3/4"	H.M.	1	H.M.	1/A400	2/A400	3/A400		
102	100	SHOWROOM	N	3' - 0"	7' - 0"	1 3/4"	H.M.	1	H.M.	1/A400	2/A400	3/A400		
103	102	RESTROOM	F	3' - 0"	7' - 0"	1 3/4"	H.M.	1	H.M.	1/A400	2/A400	3/A400		
104	103	SHOP	OVHD	16' - 0"	12' - 0"	2"	STEEL	-	STEEL	-	-	-		
105	103	SHOP	OVHD	16' - 0"	12' - 0"	2"	STEEL	-	STEEL	-	-	-		
106	103	SHOP	F	3' - 0"	7' - 0"	1 3/4"	H.M.	1	H.M.	-	-	-		
107	103	SHOP	OVHD	16' - 0"	12' - 0"	2"	STEEL	-	STEEL	-	-	-		
108	103	SHOP	OVHD	16' - 0"	12' - 0"	2"	STEEL	-	STEEL	-	-	-		
109	103	SHOP	O	16' - 0"	14' - 0"		STEEL	-	STEEL	-	-	-		
110	103	SHOP	OVHD	16' - 0"	12' - 0"	2"	STEEL	-	STEEL	-	-	-		
111	103	SHOP	OVHD	16' - 0"	12' - 0"	2"	STEEL	-	STEEL	-	-	-		
112	103	SHOP	F	3' - 0"	7' - 0"	1 3/4"	H.M.	1	H.M.	-	-	-		
113	103	SHOP	OVHD	16' - 0"	12' - 0"	2"	STEEL	-	STEEL	-	-	-		
114	103	SHOP	OVHD	16' - 0"	12' - 0"	2"	STEEL	-	STEEL	-	-	-		
115	100	SHOWROOM	F	3' - 0"	7' - 0"	1 3/4"	H.M.	1	H.M.	1/A400	2/A400	3/A400		
116	104	OFFICE	F	3' - 0"	7' - 0"	1 3/4"	H.M.	1	H.M.	1/A400	2/A400	3/A400		
117	103	SHOP	N	3' - 0"	7' - 0"	1 3/4"	H.M.	1	H.M.	1/A400	2/A400	3/A400		

ABBREVIATIONS

WOOD - WOOD VENEER ON SOLID CORE WOOD DOOR
H.M. - HOLLOW METAL
PT - INTERIOR PAINT SYSTEM
EXIST - EXISTING
ALUM - ALUMINUM
FS - ROLLING FIRE SHUTTER
SCD - SOLID CORE DOOR
AE - AUTOMATIC ENTRY DOORS
WD - WOOD VENEER

GENERAL NOTES

- REFER TO DOOR SCHEDULE FOR HEIGHTS, WIDTHS AND GLAZING TYPES.
- ALL HARDWARE TO BE ADA COMPLIANT LEVER HARDWARE.
- ALL EXTERIOR AND RATED DOORS ARE TO HAVE ADA COMPLIANT SILLS WITH MAX THRESHOLDS OF 1/2"



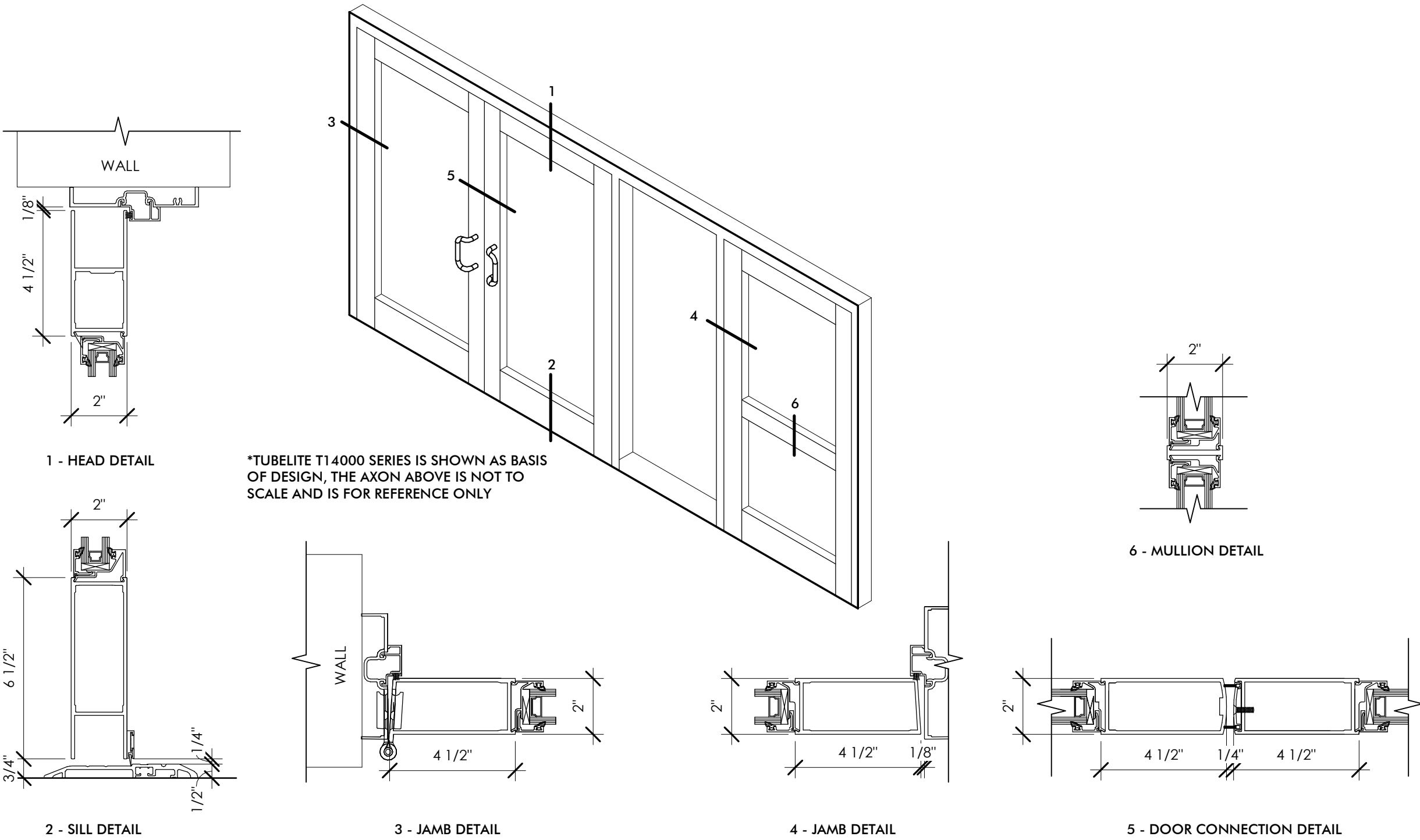
DOOR & FRAME TYPES

NOTE: REFER TO DOOR SCHEDULE FOR HEIGHTS / WIDTHS AND GLAZING TYPE

1 HEAD DETAIL - H.M. GYP BD
1 1/2" = 1'-0"

2 JAMB DETAIL - H.M. GYP. BD.
1 1/2" = 1'-0"

3 SILL DETAIL - H.M. FRAME
1 1/2" = 1'-0"



4 ALUM DOOR DETAILS
3" = 1'-0"

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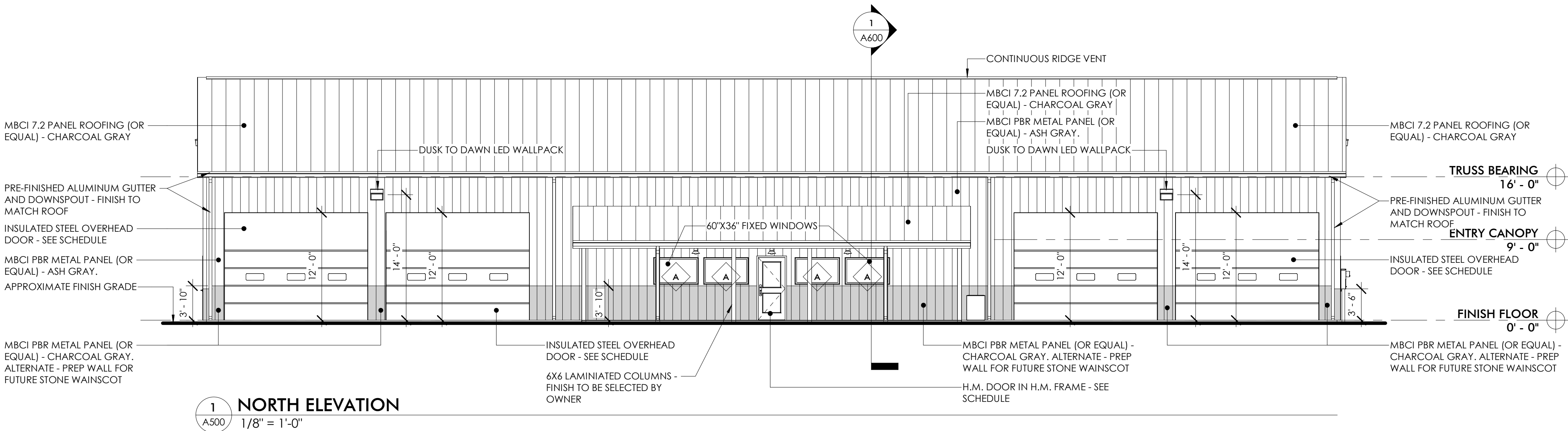
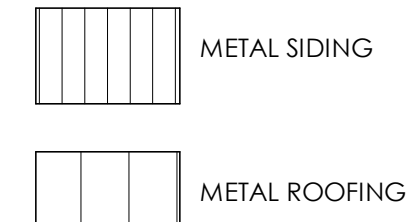
DOOR SCHEDULE AND DETAILS

A400

GENERAL NOTES

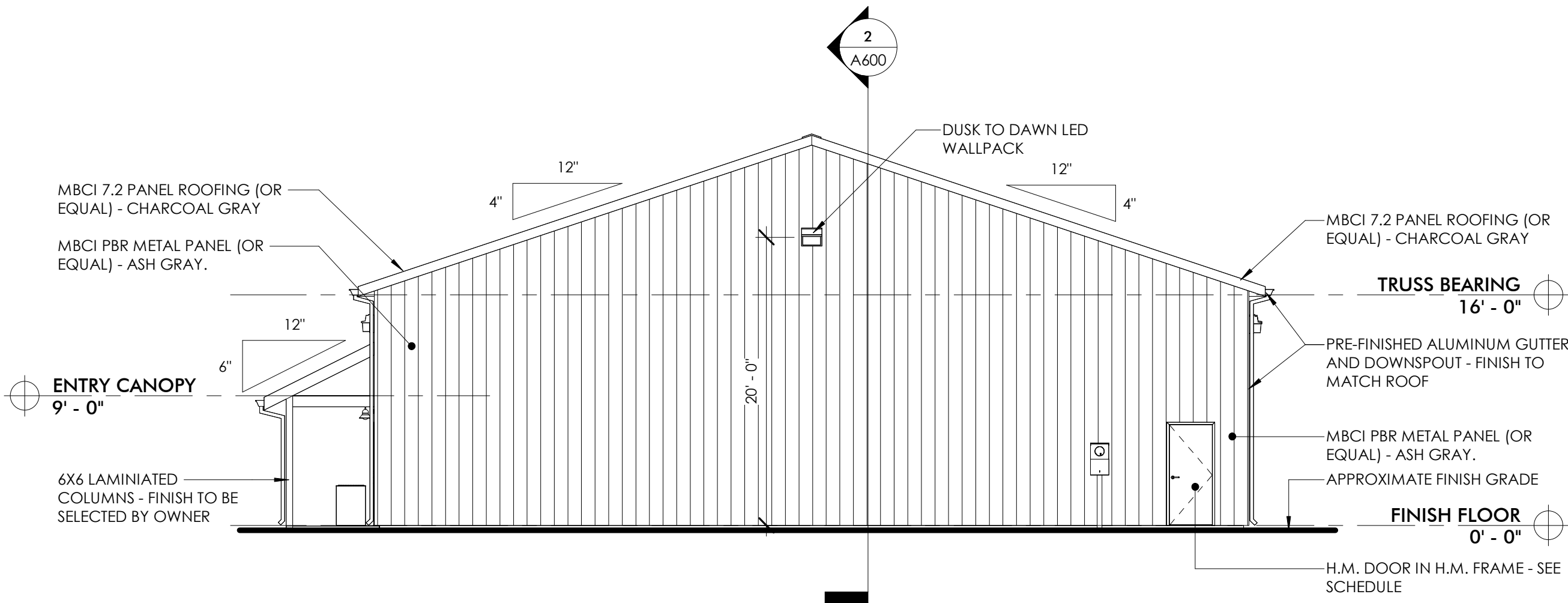
1. REFER TO MATERIAL LEGEND FOR EXTERIOR FINISH PANEL TYPES AND COLOR.
2. REFER TO MATERIAL LEGEND FOR ROOF TYPES AND COLOR.
3. ALL GLAZING SHALL BE LOW-E GLASS. TINT TO BE RECOMMENDED BY MANUFACTURER.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER AND ARCHITECT PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS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

EXTERIOR ELEVATION SYMBOL LEGEND



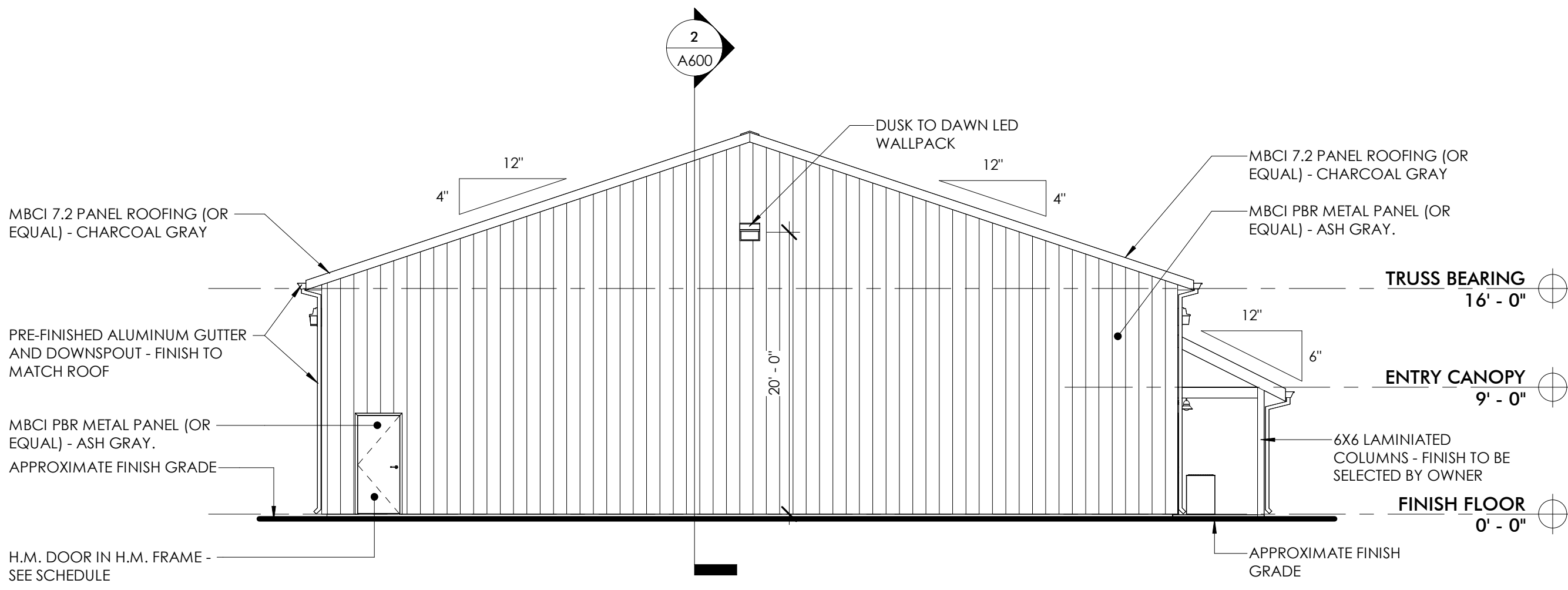
1 NORTH ELEVATION

1/8" = 1'-0"



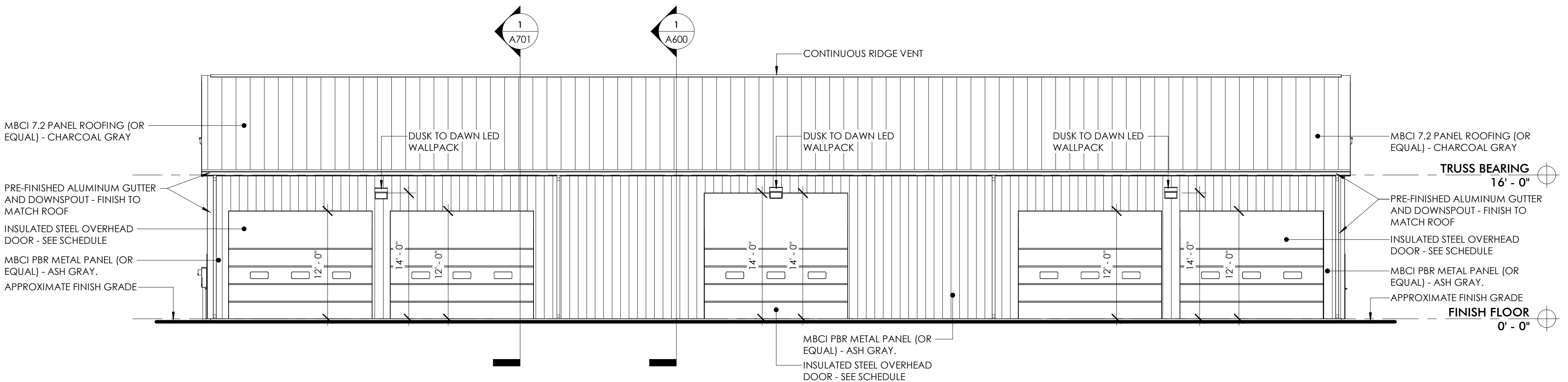
2 WEST ELEVATION

1/8" = 1'-0"



3 EAST ELEVATION

1/8" = 1'-0"



4 SOUTH ELEVATION

1/8" = 1'-0"

PROJECT NAME
MARSHALL TIRE
PROJECT ADDRESS
1111 ARMS STREET, MARSHALL, MI
CLIENT
NICK COLLIER

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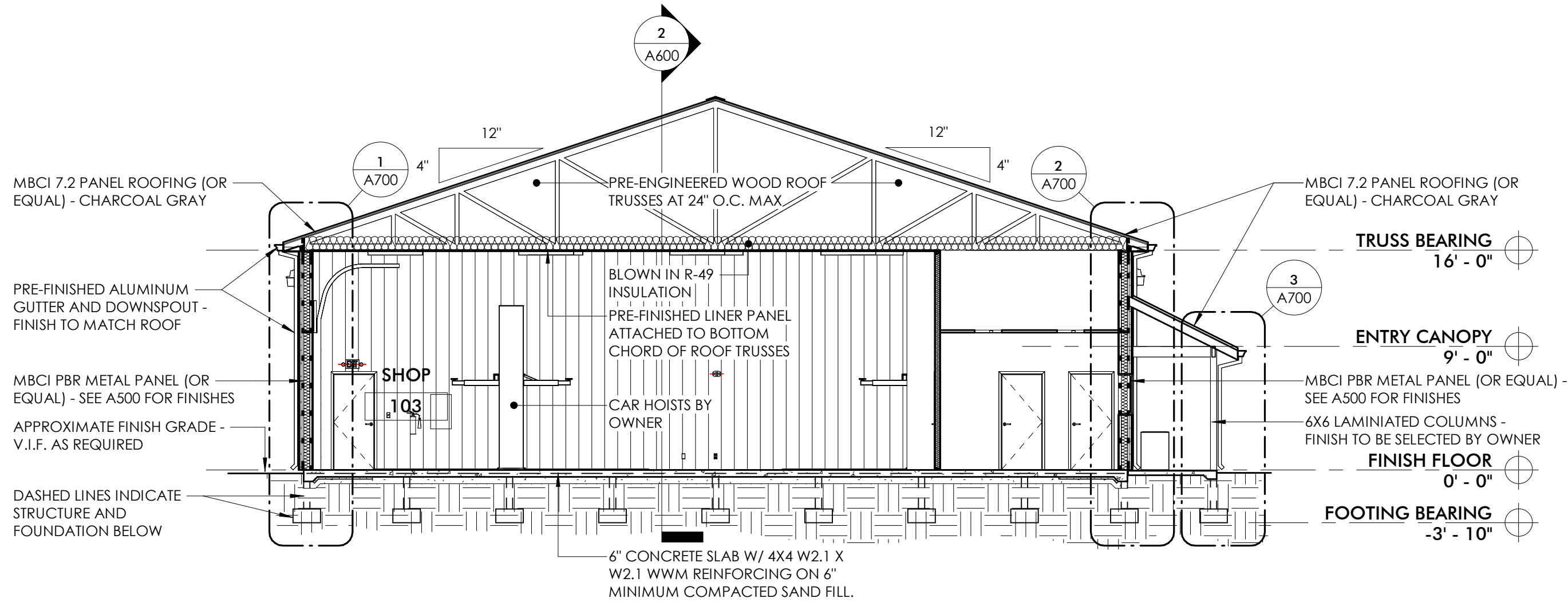
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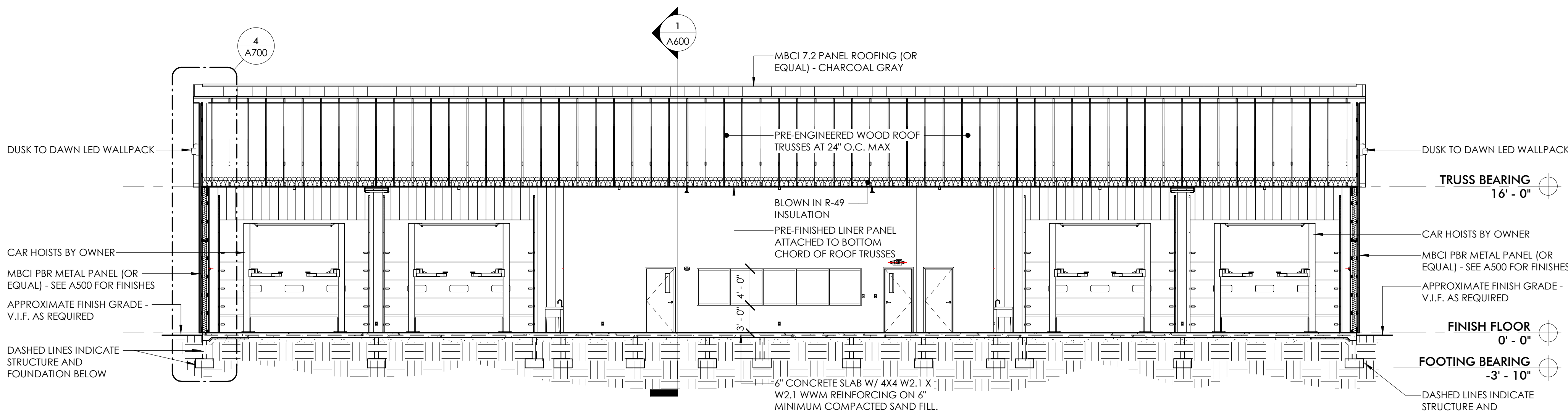
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EXTERIOR ELEVATIONS

A500



1 BUILDING SECTION
1/8" = 1'-0"



2 BUILDING SECTION
1/8" = 1'-0"

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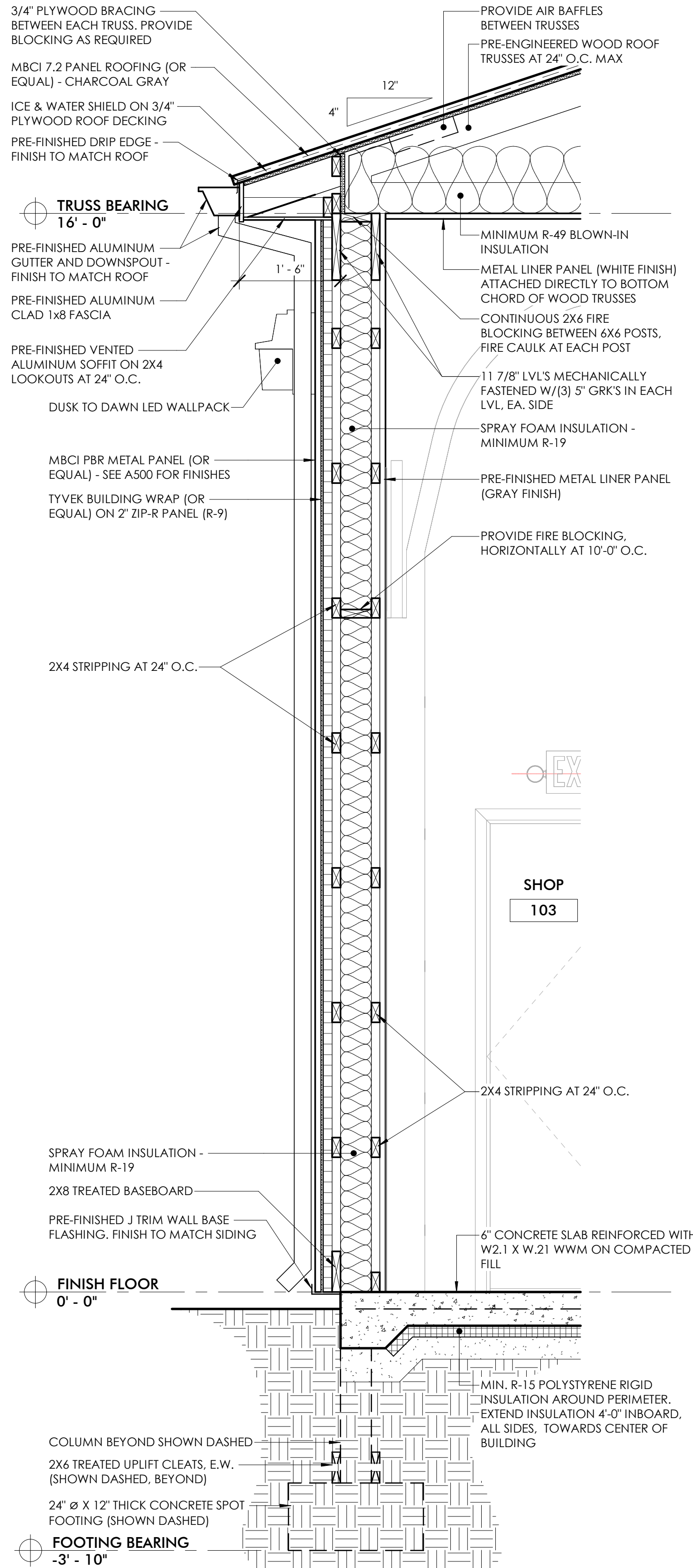
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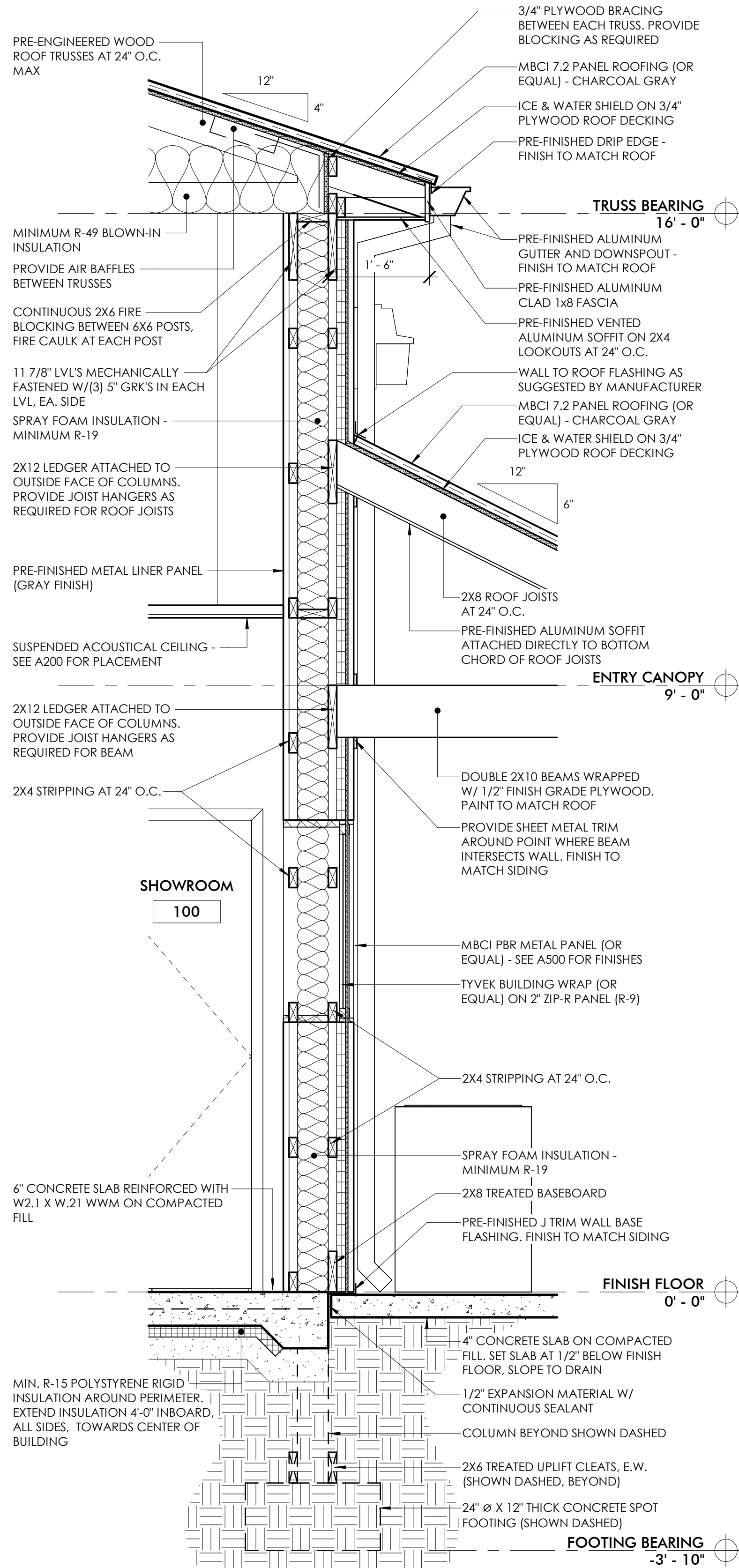
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BUILDING SECTIONS

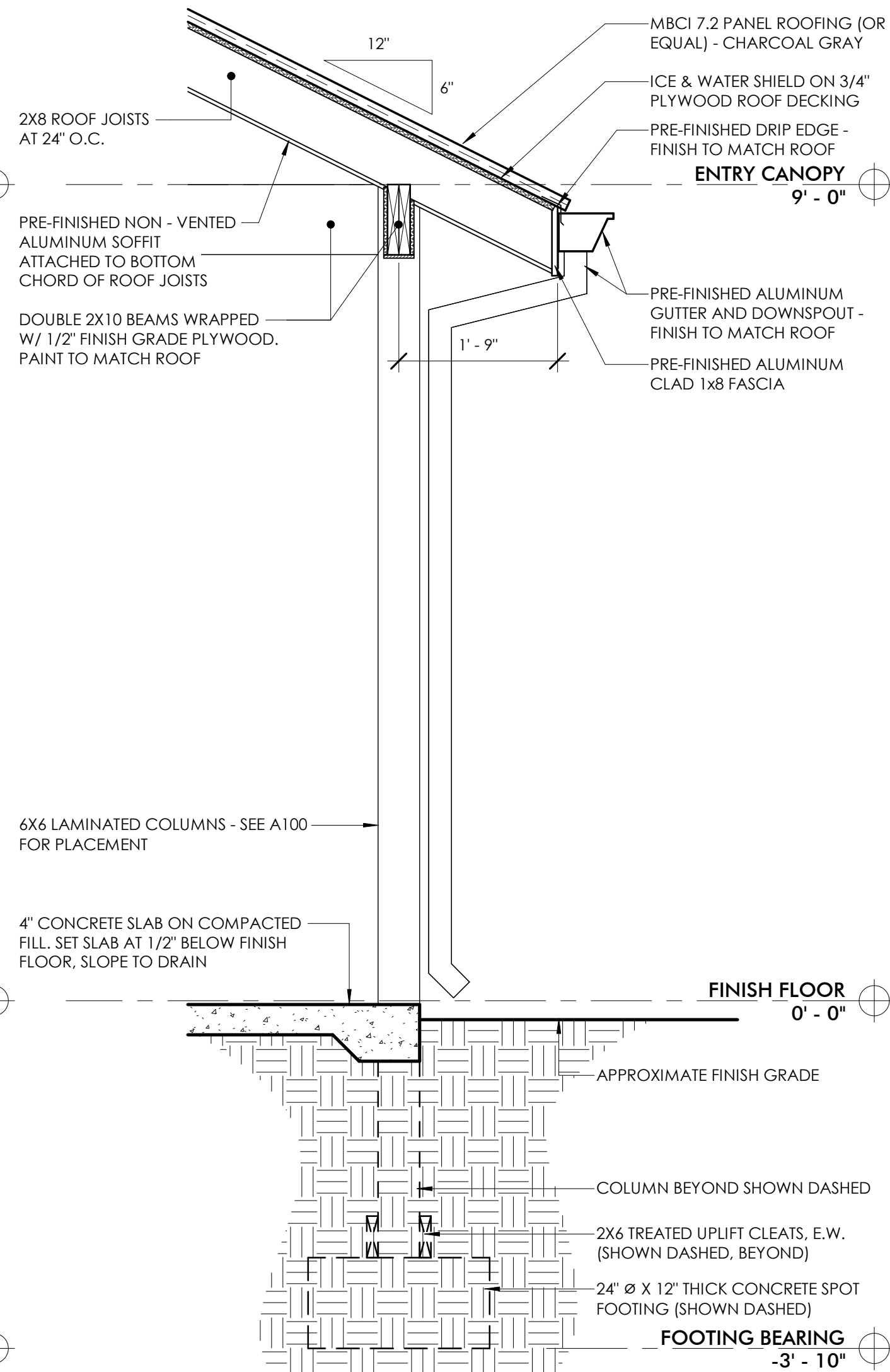
A600



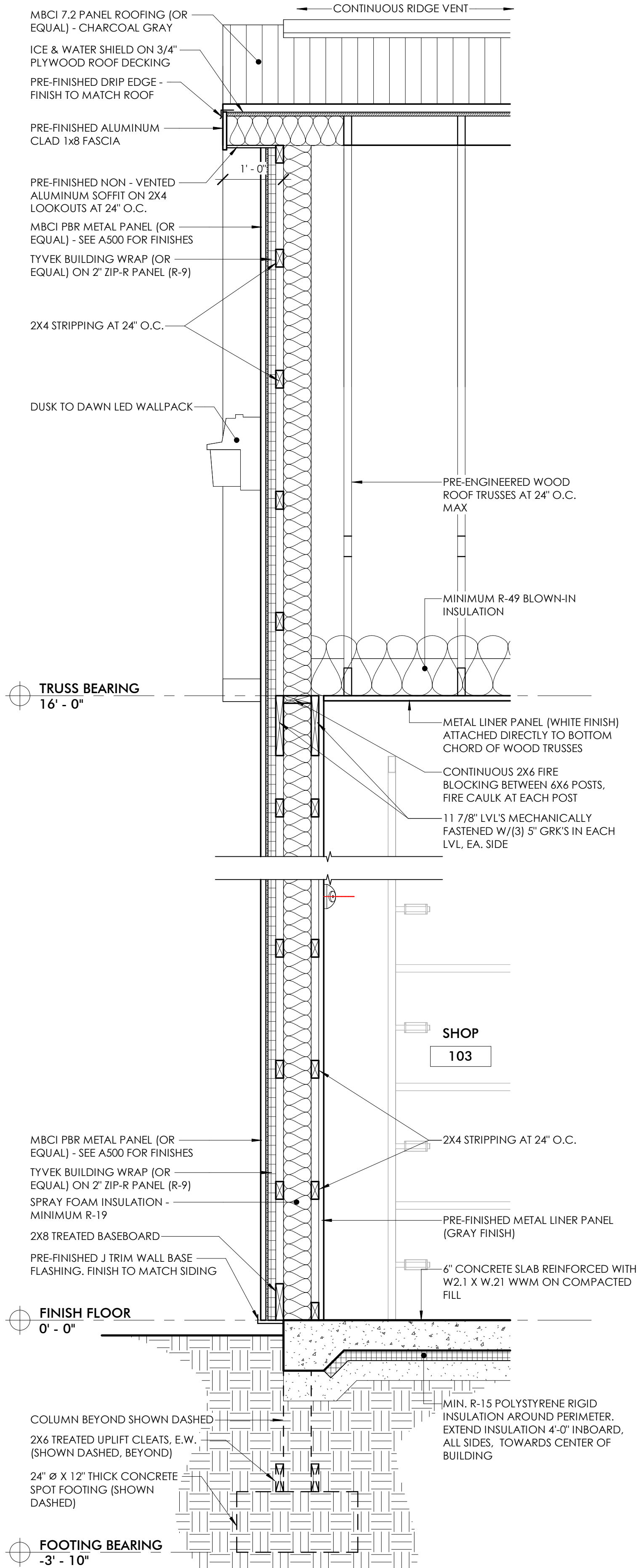
1 WALL SECTION
A700 3/4" = 1'-0"



2 WALL SECTION
A700 3/4" = 1'-0"



3 WALL SECTION
A700 3/4" = 1'-0"



4 WALL SECTION
A700 3/4" = 1'-0"

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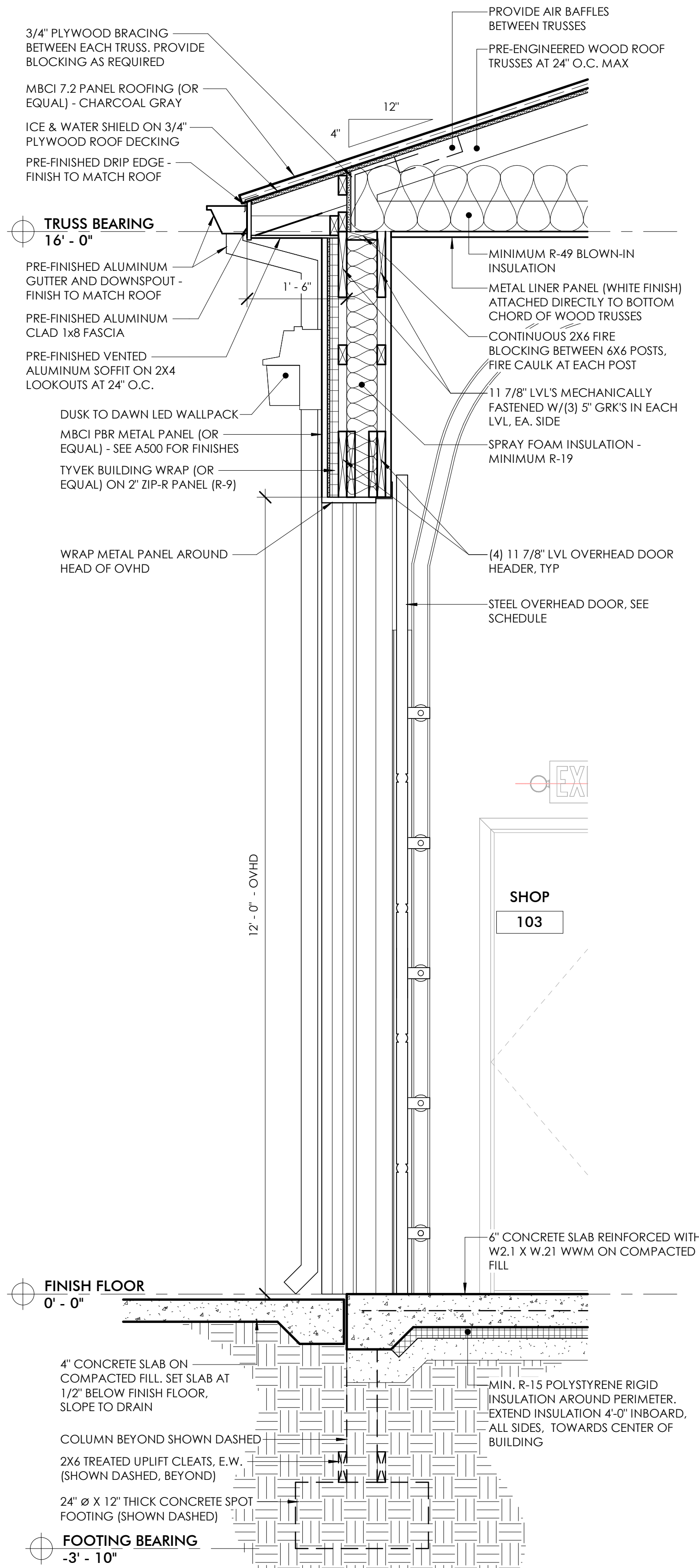
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WALL SECTIONS
A700



1 WALL SECTION
A701 3/4" = 1'-0"

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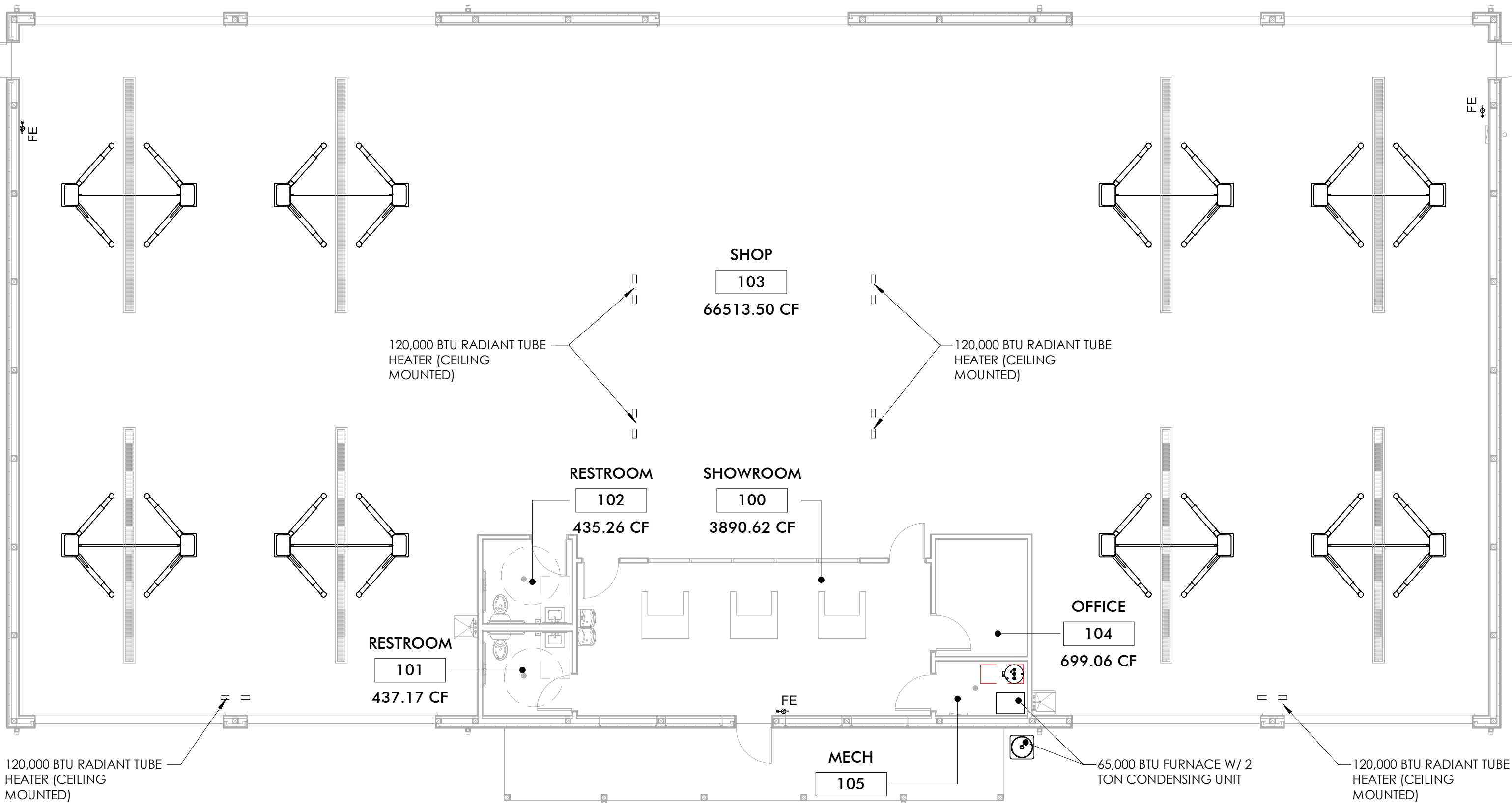
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WALL SECTIONS

A701

MECHANICAL SPECIFICATIONS

1. IT IS UNDERSTOOD AND AGREED BY THE INSTALLER THAT WORK HEREIN DESCRIBED SHALL BE COMPLETE IN EVERY DETAIL, EVEN THOUGH EVERY ITEM INVOLVED IS NOT PARTICULARLY MENTIONED. INSTALLER SHALL BE HELD TO PROVIDE ALL LABOR AND MATERIALS NECESSARY FOR THE WORK INTENDED AND DESCRIBED FOR A COMPLETE AND OPERATIONAL SYSTEM. SUCH MATERIALS SHALL INCLUDE PIPING, VALVES, TRAPS, GAUGES, CONTROLS, ETC. THIS ALSO INCLUDES EQUIPMENT REQUIRED BY STATE AND LOCAL CODES.
2. ALL WORK AND EQUIPMENT PROVIDED AND PERFORMED ON THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE LAWS, CODES, ETC OF ANY AND ALL AUTHORITIES HAVING JURISDICTION INCLUDING, BUT NOT LIMITED TO: MICHIGAN MECHANICAL CODE - 2015, MICHIGAN PLUMBING CODE - 2015, MICHIGAN BUILDING CODE - 2015, MICHIGAN UNIFORM ENERGY CODE (ASHRAE 90.1-2013). THE LOCAL FIRE MARSHAL, UNDERWRITERS LABORATORIES, IRI, FM, NATIONAL ELECTRICAL CODE, LOCAL HEALTH DEPARTMENT, OSHA, MICHIGAN, ANY MODIFICATIONS REQUIRED BY ANY OF THE ABOVE SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. WHERE THE CONTRACT DOCUMENTS EXCEED THE CODE REQUIREMENTS, THE CONTRACT DOCUMENTS SHALL BE FOLLOWED. DEVIATIONS FROM THE CONTRACT DOCUMENTS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW BEFORE INSTALLATION.
3. CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ALL FEES AS REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
4. JOBSITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL HAVE ON SITE A QUALIFIED FOREMAN OVERSEEING ALL ASPECTS OF THE CONSTRUCTION. THE ARCHITECT AND ENGINEER ARE NOT RESPONSIBLE FOR JOBSITE SAFETY.
5. ANY HOISTS, LIFTS, OR SPECIAL EQUIPMENT REQUIRED TO SAFELY COMPLETE THE PROJECT SHALL BE PROVIDED BY THE CONTRACTOR UNLESS SPECIFICALLY NOTED ON THE DRAWINGS.
6. THE BID SHALL INCLUDE ALL LABOR AND MATERIALS ESSENTIAL TO PROVIDE A COMPLETE AND FUNCTIONING SYSTEM AS DESCRIBED IN THE CONTRACT DOCUMENTS, EVEN THOUGH EVERY ITEM INVOLVED IS NOT PARTICULARLY MENTIONED. SUCH MATERIALS SHALL INCLUDE PIPING, VALVES, TRAPS, GAUGES, CONTROLS, ETC. THIS ALSO INCLUDES EQUIPMENT REQUIRED BY STATE AND LOCAL CODES. IN CASES OF DOUBT AS TO WORK INTENDED THE CONTRACTOR SHALL REQUEST SUPPLEMENTARY INFORMATION AT LEAST FIVE(5) DAYS PRIOR TO BIDDING. ONCE CONTRACT IS AWARDED ANY DISPUTES AS TO THE INTENT OF THE DESIGN SHALL BE RESOLVED AS DIRECTED BY THE ENGINEER AND NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL EQUIPMENT AND MATERIALS WITH ALL OTHER TRADES.
8. CONTRACTOR SHALL NOT PROCEED WITH ANY WORK FOR WHICH ADDITIONAL COMPENSATION IS EXPECTED WITHOUT A WRITTEN CHANGE-ORDER SIGNED BY THE ENGINEER. ADDITIONAL COMPENSATION WILL NOT BE GIVEN WITHOUT A SIGNED, WRITTEN, CHANGE-ORDER. CHANGE-ORDER FORMS MAY BE REQUESTED FROM THE ENGINEER OR CONTRACTOR MAY USE THEIR OWN FORM. CHANGE-ORDER MUST INCLUDE DESCRIPTION OF CHANGE, REASON FOR CHANGE, AND COST BREAKDOWN SHOWING ITEMIZED MATERIAL COSTS, LABOR TIME AND RATE AND SEPARATELY LISTED OH&P. OH&P FOR CHANGE ORDERS SHALL NOT EXCEED 10%.
9. A SET OF AS-BUILT DOCUMENTS SHALL BE KEPT ON THE JOB SITE, ACCESSIBLE TO ALL TRADES. CONTRACTOR SHALL MAINTAIN THE AS-BUILT DRAWINGS DAILY INDICATING ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS. CONTRACTOR SHALL MAINTAIN COMMUNICATION WITH ALL OTHER TRADES AND REVIEW AS-BUILT DOCUMENTS OF ALL TRADES ON A REGULAR BASIS. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL TRADES DURING CONSTRUCTION AND FOR NOTIFYING THE ENGINEER OF ANY CHANGES THAT WILL NEED TO BE MADE AS SOON AS THEY ARE IDENTIFIED.
10. ALL PRODUCTS AND MATERIALS USED SHALL BE NEW AND "BEST OF ITS KIND." PRODUCTS AND MATERIALS SHALL BE PROTECTED FROM CONSTRUCTION AND WEATHER DAMAGE. CONTRACTOR SHALL NOT INSTALL ANY COMPONENT THAT IS DAMAGED, DIRTY, OR SHOWS ANY SIGNS OF CORROSION.
11. THE CONTRACTOR IS RESPONSIBLE, AT HIS OWN COST, FOR WAREHOUSING OF MATERIAL AND EQUIPMENT TO BE INSTALLED ON THIS PROJECT. COORDINATE WITH THE BUILDING OWNER AND/OR GENERAL CONTRACTOR FOR SPACE AVAILABLE ON THE JOB SITE FOR MATERIAL STORAGE.
12. SHOP DRAWINGS SHALL BE SUBMITTED FOR THE ITEMS LISTED BELOW WITHIN 2 WEEKS OF AWARD OF CONTRACT AND A MINIMUM OF 2 WEEKS PRIOR TO INSTALLATION. CONTRACTOR SHALL NOT ORDER EQUIPMENT UNTIL SHOP DRAWINGS HAVE BEEN PROCESSED BY THE ENGINEER. SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR AND GENERAL CONTRACTOR PRIOR TO BEING SUBMITTED TO THE ENGINEER. INCLUSION IN SHOP DRAWINGS DOES NOT AUTHORIZE A DEVIATION FROM THE REQUIREMENTS OF THE SPECIFICATIONS. ALL SHOP DRAWINGS SHALL HAVE LISTED ON THE COVER SHEET ANY AND ALL PRODUCTS OR MATERIALS THAT DEVIATE FROM SPECIFICATIONS. DETERMINATION OF "EQUAL" SHALL BE MADE BY ENGINEER. AT A MINIMUM SHOP DRAWINGS SHALL BE SUBMITTED FOR: ALL AIR HANDLING EQUIPMENT, DUCT SEALANTS, MOTORIZED DAMPERS, GRILLES / LOUVERS / DIFFUSERS.
13. AT PROJECT COMPLETION PROVIDE TO THE BUILDING OWNER THREE(3) BOUND SETS TO INCLUDE ALL O&M MANUALS FOR EQUIPMENT INSTALLED, BALANCE REPORTS AND COPIES OF ALL MANUFACTURER WARRANTIES. CONTRACTOR SHALL COMPLETE ANY WARRANTY REGISTRATION CARDS NECESSARY FOR MANUFACTURER WARRANTIES.
14. CONTRACTOR SHALL PROVIDE A ONE (1) YEAR WARRANTY FOR ALL WORK PERFORMED. THIS INSTALLER'S WARRANTY SHALL COVER ALL MATERIAL AND EQUIPMENT NOT COVERED BY A MANUFACTURER WARRANTY AND ALL LABOR. THIS WARRANTY SHALL ALSO COVER INSTALLER ERROR OR DAMAGE.
15. ALL WORK ON THIS PROJECT SHALL BE EXECUTED IN A GOOD, WORKMAN LIKE MANNER USING MECHANICS SKILLED IN THEIR RESPECTIVE TRADES. NO ALLOWANCE WILL BE GIVEN FOR POOR WORKMANSHIP. ANY INSTALLATION THAT IS OF INSUFFICIENT QUALITY SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
16. WORK SITE IS TO BE LEFT IN A NEAT AND ORDERLY CONDITION AT THE END OF EACH WORK SHIFT.
17. CONTRACTOR SHALL COORDINATE WITH THE OWNER ANY OWNER FURNISHED EQUIPMENT. CONTRACTOR SHALL RECEIVE ANY OWNER FURNISHED ITEMS WHEN DELIVERED TO THE JOB SITE AND SHALL BE RESPONSIBLE FOR THE ITEMS ONCE RECEIVED.
18. CONTRACTOR SHALL REVIEW ARCHITECTURAL DRAWINGS FOR LOCATIONS OF SLAB-TO-SLAB PARTITIONS, FIRE RATED PARTITIONS AND FIRE RATED FLOORS. ALL PENETRATION OF SLAB-TO-SLAB PARTITIONS SHALL BE SEALED AIR TIGHT. ALL PENETRATIONS OF FIRE RATED PARTITIONS OR FLOORS SHALL BE PROVIDED WITH A FIRE RATED DAMPER AND ACCESS DOOR. DAMPER SHALL HAVE A RATING APPROPRIATE FOR THE ASSEMBLY PENETRATED.
19. PENETRATIONS OF FIRE RATED ASSEMBLIES SHALL BE SEALED USING CODE APPROVED, LABORATORY TESTED AND LABELED SEALANTS FOR A FIRE RESISTANCE RATING EQUAL TO OR GREATER THAN THE ASSEMBLY PENETRATED.
20. CONTRACTOR SHALL VERIFY LOCATION OF CEILING MOUNTED DIFFUSERS AND GRILLES WITH ARCHITECTURAL CEILING PLAN PRIOR TO INSTALLATION.
21. ALL DUCT SIZES SHOWN ON THE DRAWINGS ARE TO ESTABLISH TOTAL DUCT AREA REQUIRED. IF DUCT SIZES NEED TO BE CHANGED OR DUCTS BE REROUTED TO INSTALL THE DUCTS THROUGH JOISTS, ABOVE CEILINGS, BELOW STEEL, ETC., CHANGES SHALL BE DONE AT NO EXTRA COST TO THE OWNER. THE CONTRACTOR SHALL CHECK WITH THE ARCHITECT/ENGINEER BEFORE CHANGING ANY SIZES.
22. NEW DUCTWORK, PIPING, AND CONDUIT SHALL BE INSTALLED AS HIGH AS POSSIBLE. CONTRACTOR SHALL COORDINATE DUCTWORK, PIPING AND CONDUITS WITH LIGHTING FIXTURES, CEILING CONSTRUCTION, STRUCTURE AIR DISTRIBUTION EQUIPMENT, ETC., AND SHALL BE OFF-SET AS REQUIRED.
23. ALL NEW RECTANGULAR DUCTWORK SHALL BE 1" W.G. CONSTRUCTION OF LOCK FORMING GALVANIZED STEEL IN ACCORDANCE WITH FIGURES 3-1 THRU 3-56 AND TABLE 3-2 OF THE SMACNA GUIDELINES (DUCT MANUAL AND SHEET METAL CONSTRUCTION FOR VENTILATION AND AIR CONDITIONING SYSTEMS' MOST RECENT EDITION.) SNAP LOCK LONGITUDINAL SEAMS AND DRAWBAND JOINT CONNECTIONS ARE NOT ACCEPTABLE. (LOW PRESSURE ROUND RUN-OUT DUCTS MAY BE SNAP LOCK LONGITUDINAL SEAM WITH SCREW/RIVET JOINT CONNECTIONS).
24. DUCTWORK SHALL BE HUNG AS HIGH AS POSSIBLE FROM BUILDING STRUCTURE. CONDUITS, PIPES, CEILING OR ANY OTHER ITEMS SHALL NOT BE HUNG FROM DUCTWORK. PROVIDE ALL FITTINGS ELBOWS, DAMPERS, OFF-SETS, ETC. FOR COMPLETE DUCTWORK INSTALLATION. ALL ELBOWS SHALL BE GORED RADIUS ELBOWS (PLEATED NOT ALLOWED) UNLESS SQUARE ELBOWS ARE SHOWN ON PLANS. ALL SQUARE ELBOWS SHALL HAVE TURNING VANES.
25. VOLUME DAMPERS SHALL BE INSTALLED AS SHOWN ON PLANS, AND AT ALL BRANCH TAKE-OFFS.
26. ALL DUCTWORK SHALL BE SEALED USING IRON GRIP (NO SUBSTITUTIONS) AND SHALL MEET THE MICHIGAN UNIFORM ENERGY CODE (ASHRAE 90.1-2007) DUCT SEAL LEVEL "A" (TABLE 6.4.4.2A). SEAL LEVEL "A" SHALL BE USED FOR ALL DUCT TYPES AND PRESSURE CLASSES.
27. ALL DUCTWORK SHALL BE INSULATED PER ASHRAE 90.1-2013 TABLE 6.8.2B. FOR CONCEALED DUCTWORK, AT A MINIMUM PROVIDE 1½" THICK FLEXIBLE FIBERGLASS BLANKET WITH FIRE/SMOKE RATING OF 25/50 OR BETTER, SECURED TO DUCTWORK WITH BENJAMIN FOSTER NO. 85 20 ADHESIVE AND PUSH PINS EVERY 12" ON-CENTER. FOR DUCTWORK IN MECHANICAL ROOMS USE RIGID, FOIL-FACED, FIBERGLASS INSULATION, 1" THICK. 2LB. EXTERIOR DUCTWORK SHALL BE INSULATED AND HAVE A PVC WRAP.
28. USE PVC COATED GALVANIZED STEEL FOR UNDERGROUND DUCTS AND INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. REPAIR DAMAGE TO PVC COATINGS WITH MANUFACTURER'S RECOMMENDED MATERIALS. DUCTS IN CONCRETE SLABS SHALL BE ROUND AND ENCASED IN AT LEAST 2" OF CONCRETE. USE A VIBRATOR TO FILL VOIDS IN CONCRETE. SLOPE ALL UNDERGROUND DUCT BACK TOWARD UNIT. PROVIDE DUCT ACCESS DOOR.
29. FLEXIBLE DUCT CONNECTIONS SHALL BE MADE BY APPLYING DUCT SEALER TO INSIDE OF FLEXIBLE DUCT AND OUTSIDE OF HARD DUCT COLLAR. ADHESIVE SHALL BE CHEMICALLY COMPATIBLE WITH MATERIALS IN CONTACT WITH IT. THE ENDS OF DUCTS SHALL BE TRIMMED SQUARELY PRIOR TO INSTALLATION. COLLARS AND SLEEVES SHALL BE INSERTED INTO FLEXIBLE DUCT A MINIMUM OF 1" BEFORE FASTENING. SLIDE FLEX DUCT OVER COLLAR AND TAPE WITH THREE WRAPS OF DUCT TAPE AROUND JOINT AND SEAL WITH STAINLESS STEEL CLAMPS OVER OUTSIDE OF TAPE.
- A. HIGH PRESSURE: INSTALL AT INLET CONNECTIONS OF TERMINAL UNITS. MAXIMUM DEVELOPED LENGTH OF FLEX DUCT SHALL BE 3'-0". USE METAL DUCTS AND FITTINGS TO REACH WITHIN 3'-0" OF TERMINAL UNIT.
- B. LOW PRESSURE: INSTALL WHERE INDICATED ON DRAWINGS AND BE A MAXIMUM OF 5'-0" IN LENGTH. USE METAL DUCT AND FITTINGS TO REACH WITHIN 5'-0" OF DIFFUSER.
30. FLEXIBLE DUCTS SHALL BE USED FOR ALIGNMENT PURPOSES ONLY. MAXIMUM OFFSET 1" PER FOOT LENGTH. NO ELBOWS USING FLEXIBLE DUCTS WILL BE ALLOWED. DUCTS SHOULD NOT BE COMPRESSED. THE SPECIFICATIONS HEREIN, SHALL NOT SUPERSEDE THE APPLICATION CONTINGENCIES DICTATED BY THE FLEXIBLE DUCT MANUFACTURER IF THOSE ARE MORE STRINGENT.
31. ALL PIPING TO BE INSTALLED PERPENDICULAR TO STRUCTURE LINES UNLESS OTHERWISE NOTED ON DRAWINGS. ALL PIPING TO BE NEATLY SPACED WITH RISERS AND DROPS PLUMB AND TRUE. MINIMUM SPACING SHALL HAVE 1" CLEAR BETWEEN PIPING (INCLUDING FITTINGS) AFTER INSULATION. PIPING SHALL NOT OBSTRUCT ACCESS TO EQUIPMENT, VALVES, FILTERS, ETC.
32. ALL PIPING TO BE INSTALLED CONCEALED EXCEPT WHERE NOTED ON PLANS. DO NOT INSTALL PIPING BELOW SLABS EXCEPT WHERE NOTED ON PLANS. DO NOT CONCEAL PIPING UNTIL INSPECTED AND TESTED. PNEUMATIC TESTING OF ALL PIPING IS REQUIRED.
33. ALL PIPING THAT PENETRATES SLABS OR MASONRY WALLS SHALL BE PROVIDED WITH A PIPE SLEEVE WITH AN I.D. MINIMUM 1" LARGER THAN O.D. OF PIPE. SLEEVES SHALL PROTRUDE 2" AFF AND FLUSH WITH WALL SURFACE. IF PIPE SLEEVES ARE NOT POURED-IN-PLACE, GROUT SECURELY TO WALL OR SLAB. SEAL SPACE BETWEEN PIPE AND SLEEVE. USE FIRE RATED SEALANT WHERE REQUIRED.
34. PROVIDE ALL PIPING OFF-SETS AS REQUIRED FOR COORDINATION WITH STRUCTURE, DUCTWORK, CONDUITS, ETC.
35. INSTALL PIPE ANCHORS WHERE REQUIRED OR AS SHOWN ON PLANS. INSTALL PIPE ROLLERS WHERE REQUIRED OR SHOWN ON PLANS. INSTALL GUIDES AT ALL EXPANSION JOINTS, EXPANSION LOOPS OR WHERE REQUIRED.
36. FLEXIBLE CONNECTORS, EXPANSION AND VIBRATION CONTROL DEVICES AND FITTING SHALL BE OF AN APPROVED TYPE.
37. ALL PIPING, VALVES AND HYDRONIC EQUIPMENT SHALL BE LABELED WITH ENGRAVED TAGS OR PLACARDS WITH LETTERING ONE INCH(1") TALL (MINIMUM).
38. CLOSE NIPPLES SHALL NOT BE PERMITTED. USE ONLY SHOULDER NIPPLES.
39. REDUCERS FOR PUMPS OR CONTROL VALVES SHALL BE INSTALLED ABUTTING THE INLET/OUTLET OF THE VALVE OR PUMP.
40. USE ECCENTRIC REDUCING FITTINGS OR COUPLINGS WHERE REQUIRED TO PREVENT THE POCKETING OF LIQUIDS.
41. PROVIDE UNION OR FLANGE AT PIPE CONNECTIONS TO COILS, EQUIPMENT, ETC. AND AT LOCATIONS SHOWN ON PLANS OR IN DETAILS. PROVIDE UNION OR FLANGE BETWEEN EQUIPMENT AND CONTROL VALVES.
42. PROVIDE PETT'S PLUGS (PT PLUGS) AT THE INLET AND OUTLET OF ALL HYDRONIC EQUIPMENT WHERE THERMOMETERS ARE NOT SHOWN.
43. PROVIDE DIELECTRIC UNIONS BETWEEN STEEL AND NON-FERROUS PIPE AND FITTINGS.
44. PIPE INSULATION SHALL BE PER ASHRAE 90.1-2013. MINIMUM 1" FIBERGLASS INSULATION (2LB. FIRE/SMOKE 25/50) ON ALL HYDRONIC PIPING. STEAM HEATING PIPING SYSTEM SYSTEMS WITH 1½" THICK FIBERGLASS INSULATION (1½" DIAMETER AND UNDER) OR 2" THICK (OVER 1½" DIAMETER). 251°-350° FLUID TEMPERATURE: INSULATE STEAM HEATING PIPING SYSTEM SYSTEMS WITH 2½" THICK FIBERGLASS INSULATION (1½" DIAMETER AND UNDER) OR 3" THICK (OVER 1½" DIAMETER). 140°-200° FLUID TEMPERATURE: INSULATE CONDENSATE HEATING PIPING SYSTEMS WITH 1" THICK FIBERGLASS INSULATION (4" DIAMETER AND UNDER). 201°-250° FLUID TEMPERATURE: INSULATE CONDENSATE HEATING PIPING SYSTEM WITH 1½" THICK FIBERGLASS INSULATION (1½" DIAMETER AND UNDER) OR 2" THICK (OVER 1½" DIAMETER).
45. THERMOSTATS SHALL BE INSTALLED AS SHOWN ON PLANS. TYPICAL HEIGHT FOR MOUNTING SHALL BE 48" AFF TO BOTTOM OF T-STAT. UNLESS OTHERWISE NOTED, DO NOT INSTALL T-STAT WITHIN TWO(2) FEET OF DIMMING LIGHT SWITCH. INDICATED SHALL BE MEASURED AND BALANCED TO WITHIN 10% OF THE FLOW VALUES INDICATED ON THE DRAWINGS. FAN RPMs, AND VOLUME DAMPERS SHALL BE ADJUSTED AS REQUIRED TO ACHIEVE FLOW BALANCE. NEBB OR AABC CERTIFIED BALANCE REPORTS SHALL BE SUBMITTED TO THE ENGINEER AT THE COMPLETION OF THE PROJECT. THE COST OF THE BALANCING SHALL BE INCLUDED IN THE MECHANICAL CONTRACTOR BID.
46. ALL AUTOMATIC TEMPERATURE CONTROLS ARE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR.
47. CONTRACTOR SHALL NOT CUT, DRILL OR POWDER NAIL INTO ANY EXISTING OR NEW STRUCTURAL MEMBER OR ASSEMBLY WITHOUT PRIOR WRITTEN AUTHORIZATION FROM A LICENSED STRUCTURAL ENGINEER AND THE BUILDING OWNER. THIS INCLUDES CORE DRILLING ANY CONCRETE WALL OR FLOOR SLAB.
48. ALL MECHANICAL EQUIPMENT SHALL BE HUNG OR SUPPORTED WITH VIBRATION ISOLATING HANGERS OR PADS. NO VIBRATION SHALL BE TRANSMITTED TO THE STRUCTURE.
49. COMBUSTION AIR INTAKE AND EXHAUST FLUES SHALL HAVE 10'-0" HORIZONTAL OR 3'-0" VERTICAL SEPARATION.
50. PROVIDE UL LISTED FIRE DAMPERS AT PENETRATIONS OF FIRE RATED WALLS AND CEILINGS.
51. A MANUFACTURER'S AUTHORIZED REPRESENTATIVE SHALL PROVIDE START-UP SUPERVISION AND TRAINING OF OWNER'S PERSONNEL IN THE PROPER OPERATION AND MAINTENANCE OF ALL EQUIPMENT.
52. GAS PIPING SYSTEM SHALL CONFORM TO THE REQUIREMENTS OF NFPA 54 - NATIONAL FUEL GAS CODE AND INTERNATIONAL FUEL GAS CODE.
53. GAS PIPING ABOVE GRADE AND OUTSIDE THE BUILDING GAS PIPING IS TO BE PAINTED BLACK.
54. COORDINATE VOLTAGE AND PHASE OF EACH PIECE OF EQUIPMENT WITH ELECTRICAL CONTRACTOR BEFORE ORDERING.



MECHANICAL PLAN
1/8" = 1'-0"

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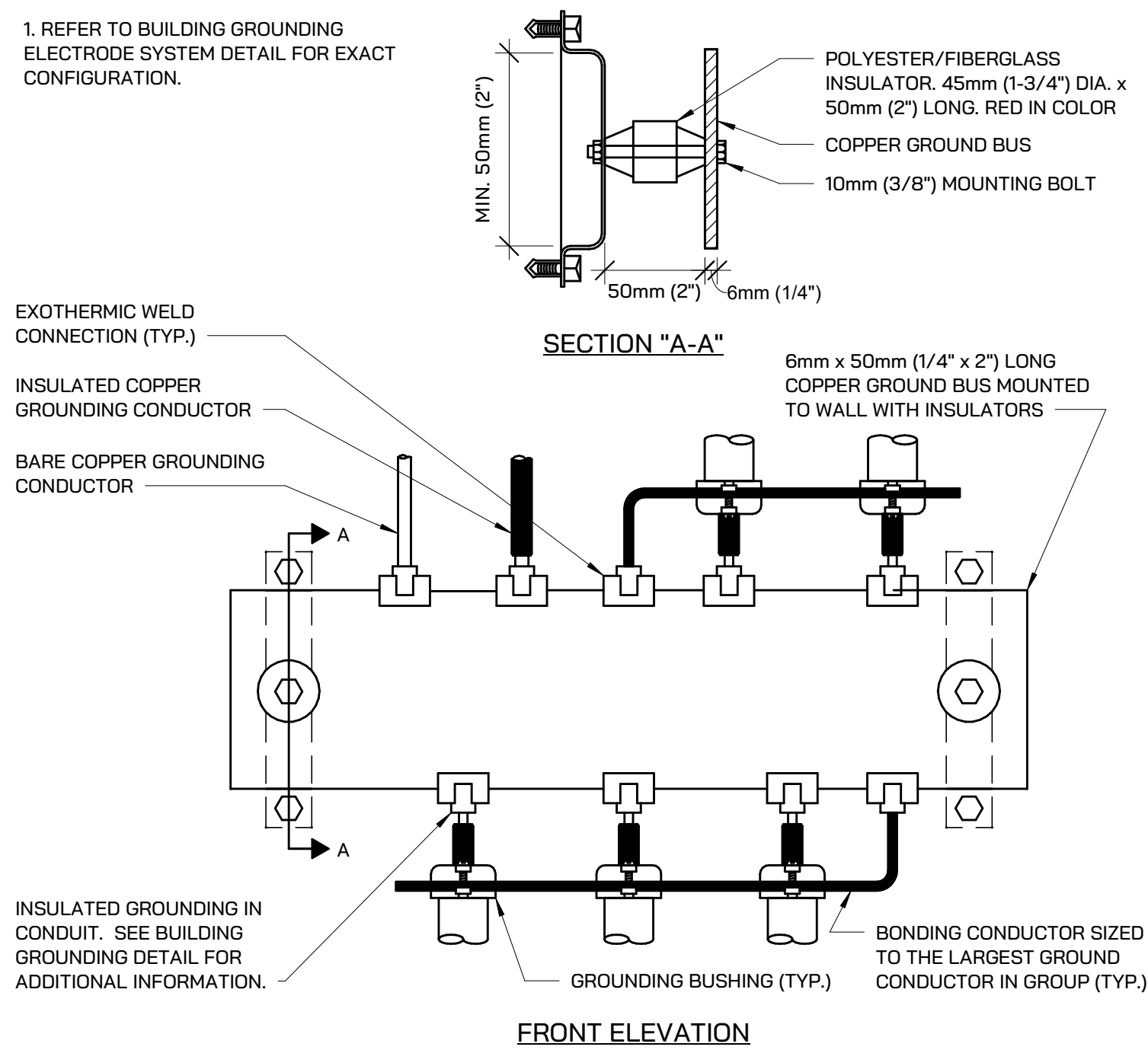
MECHANICAL PLAN
M100

ELECTRICAL SYMBOL LIST

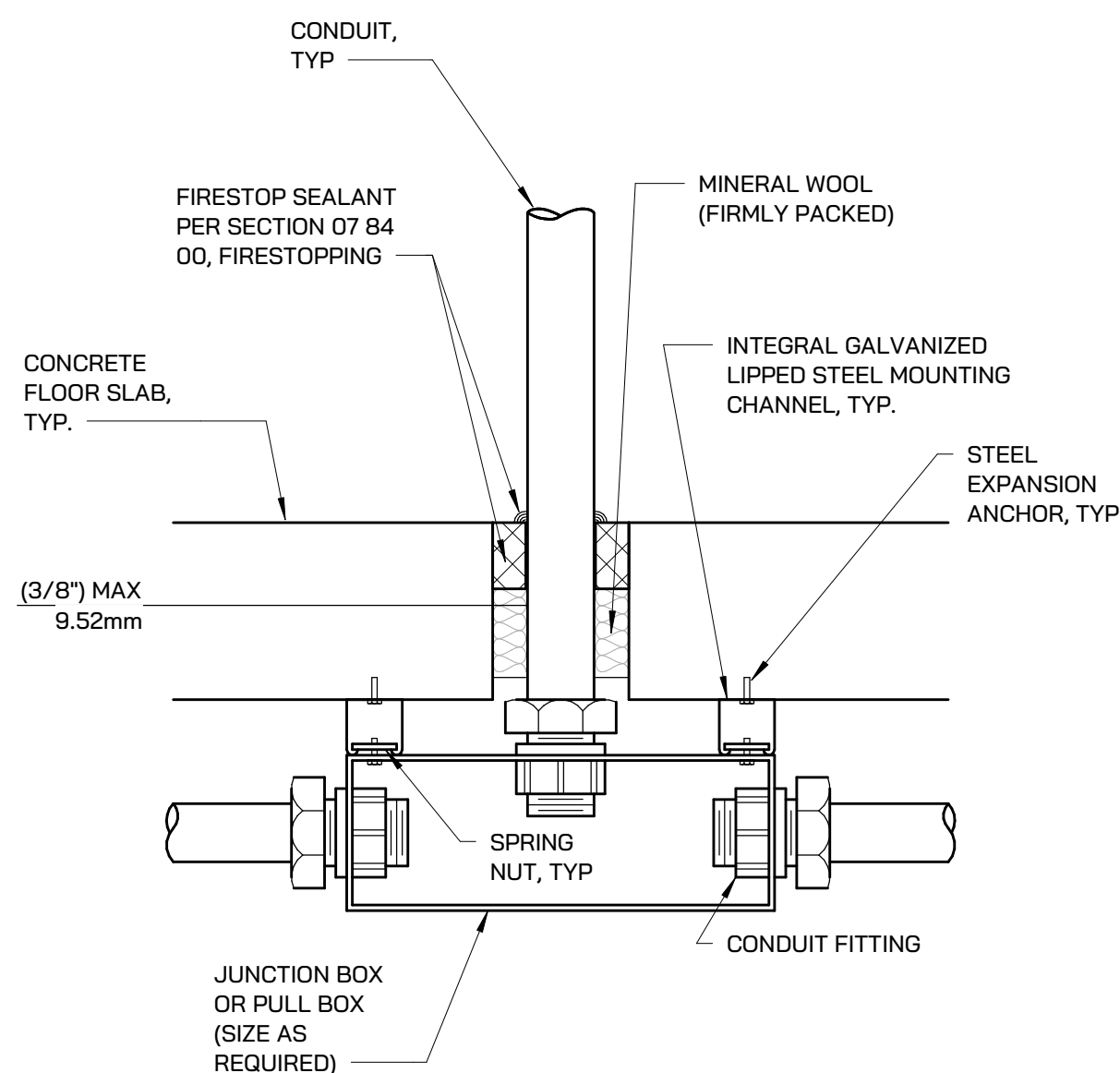
SYMBOL	DESCRIPTION
	LIGHTING FIXTURE - ARCHITECTURAL TROFFER
	EMERGENCY LIGHTING FIXTURE
	LIGHTING FIXTURE - PENDANT
	WALL MOUNTED LIGHTING FIXTURE
	LIGHTING FIXTURE
	EXIT LIGHTING FIXTURE WITH DIRECTIONAL ARROWS (SHADED AREA INDICATES FACE)
	EXIT LIGHTING FIXTURE WITH DIRECTIONAL ARROWS (SHADED AREA INDICATES FACE)
	EXIT LIGHTING FIXTURE - WALL MOUNTED
	SINGLE POLE TOGGLE SWITCH
	DIMMER OCCUPANCY SENSOR SWITCH
	LOW VOLTAGE DIMMER SWITCH
	OCCUPANCY SENSOR DEVICE - CEILING
	OCCUPANCY SENSOR DEVICE - WALL
	SIMPLEX / DUPLEX RECEPTACLE
	QUAD RECEPTACLE
	ABOVE COUNTER DUPLEX RECEPTACLE (SIMILAR FOR TAMPER RESISTANT, QUADS, EMERGENCY AND GFI RECEPTACLES)
	DUPLEX RECEPTACLE-GROUND FAULT CIRCUIT INTERRUPTER
	USB RECEPTACLE
	FLOOR BOX ASSEMBLY - LEGRAND EVOLUTION SERIES OR EQUAL
	EQUIPMENT CONNECTION - REFER TO ELECTRICAL FEEDER AND PANEL SCHEDULE FOR BREAKER AND CONDUCTOR SIZE/QUANTITY
	JUNCTION BOX
	EMPTY BOX FOR FUTURE TELECOMMUNICATION OUTLET
	SPEAKER
	SPEAKER - WALL MOUNTED
	SINGLE FACE CLOCK - CEILING MOUNTED
	SINGLE FACE CLOCK - WALL MOUNTED
	CIRCUIT BREAKER
	AUTOMATIC OR MANUAL TRANSFER SWITCH
	PANELBOARD
	BRANCH CIRCUIT PANEL BOARD

NOTES:

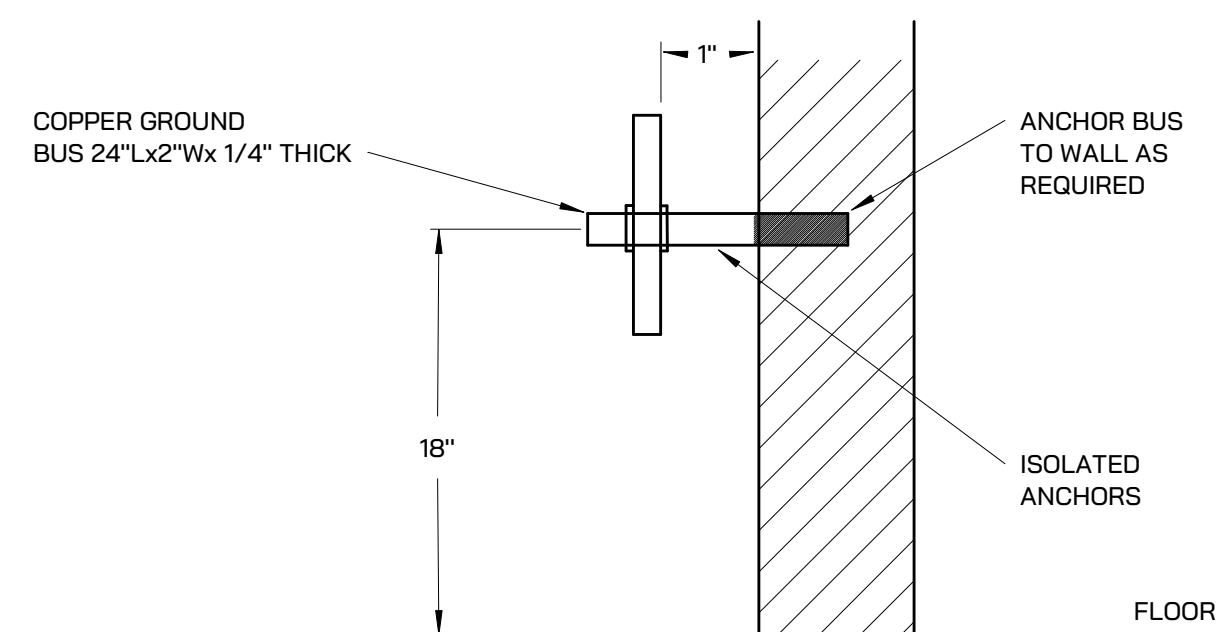
1. REFER TO BUILDING GROUNDING ELECTRODE SYSTEM DETAIL FOR EXACT CONFIGURATION.



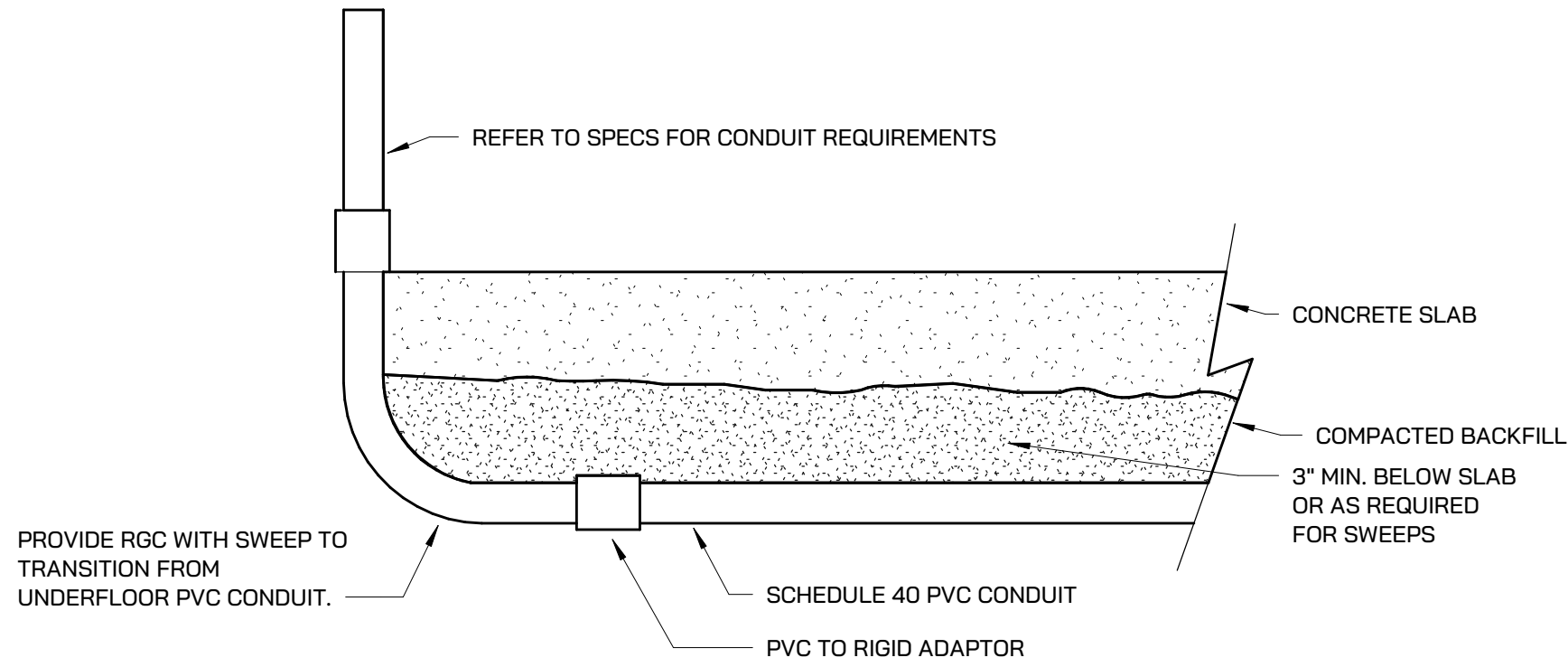
3 BUILDING ELECTRICAL SYSTEM GROUND BUS
SCALE: NONE



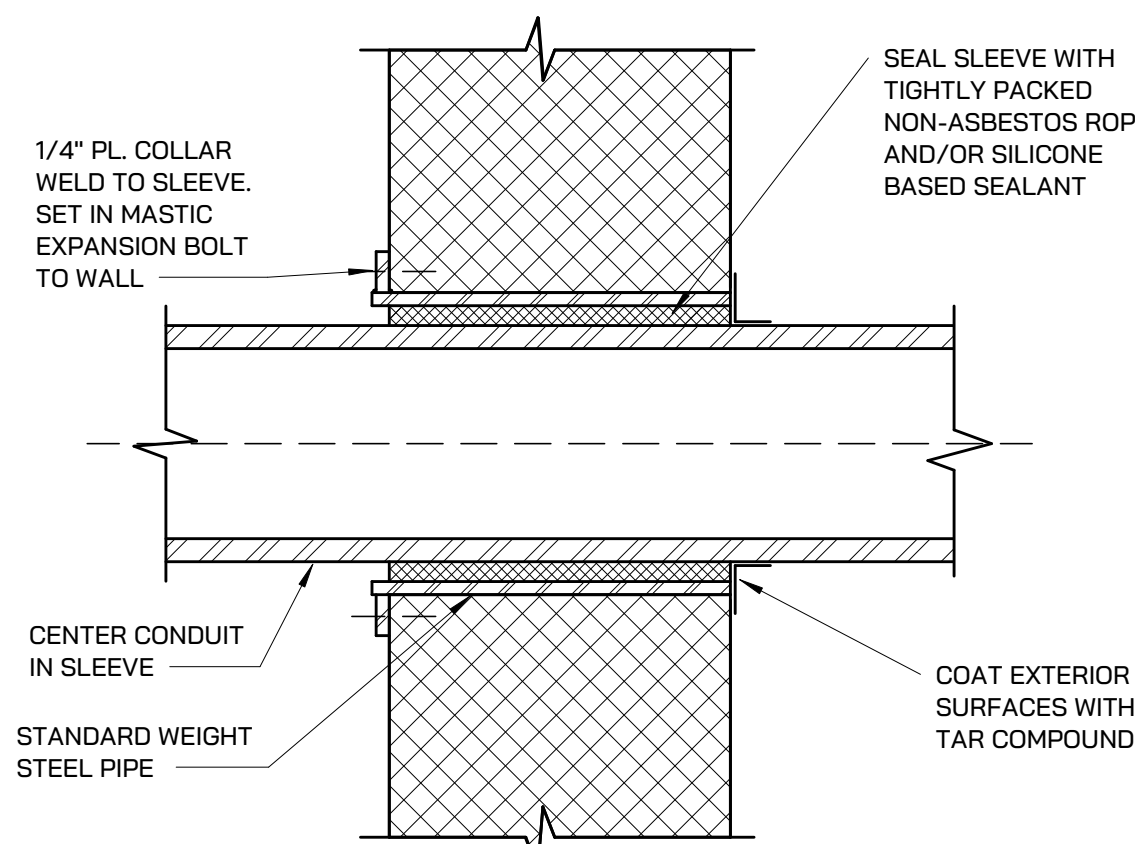
7 FLOOR SLAB PENETRATION DETAIL
SCALE: NONE



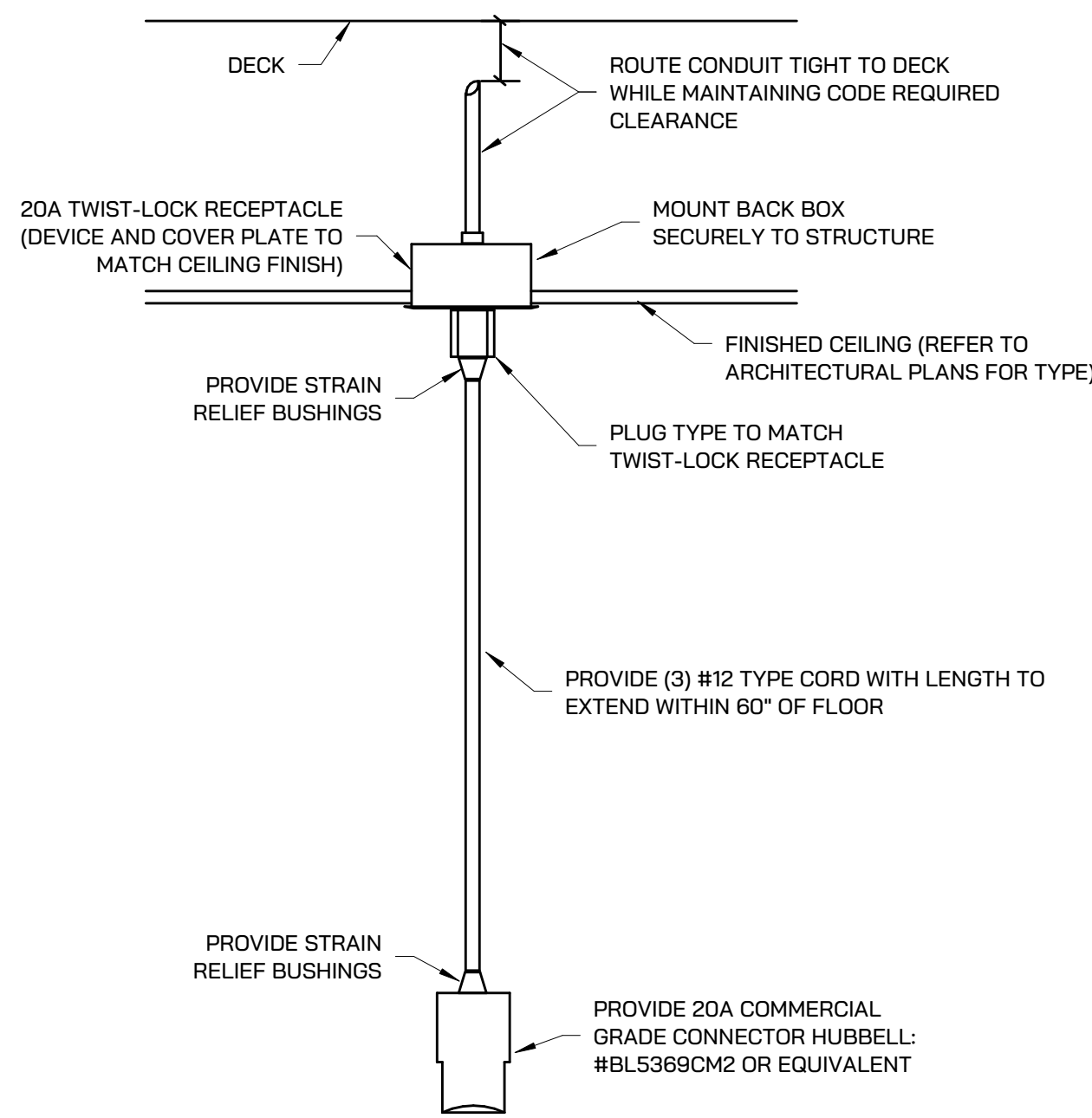
8 GROUND BUS MOUNTING DETAIL
SCALE: NONE



2 UNDERFLOOR CONDUITS IN SLAB ON GRADE INSTALLATION
SCALE: NONE



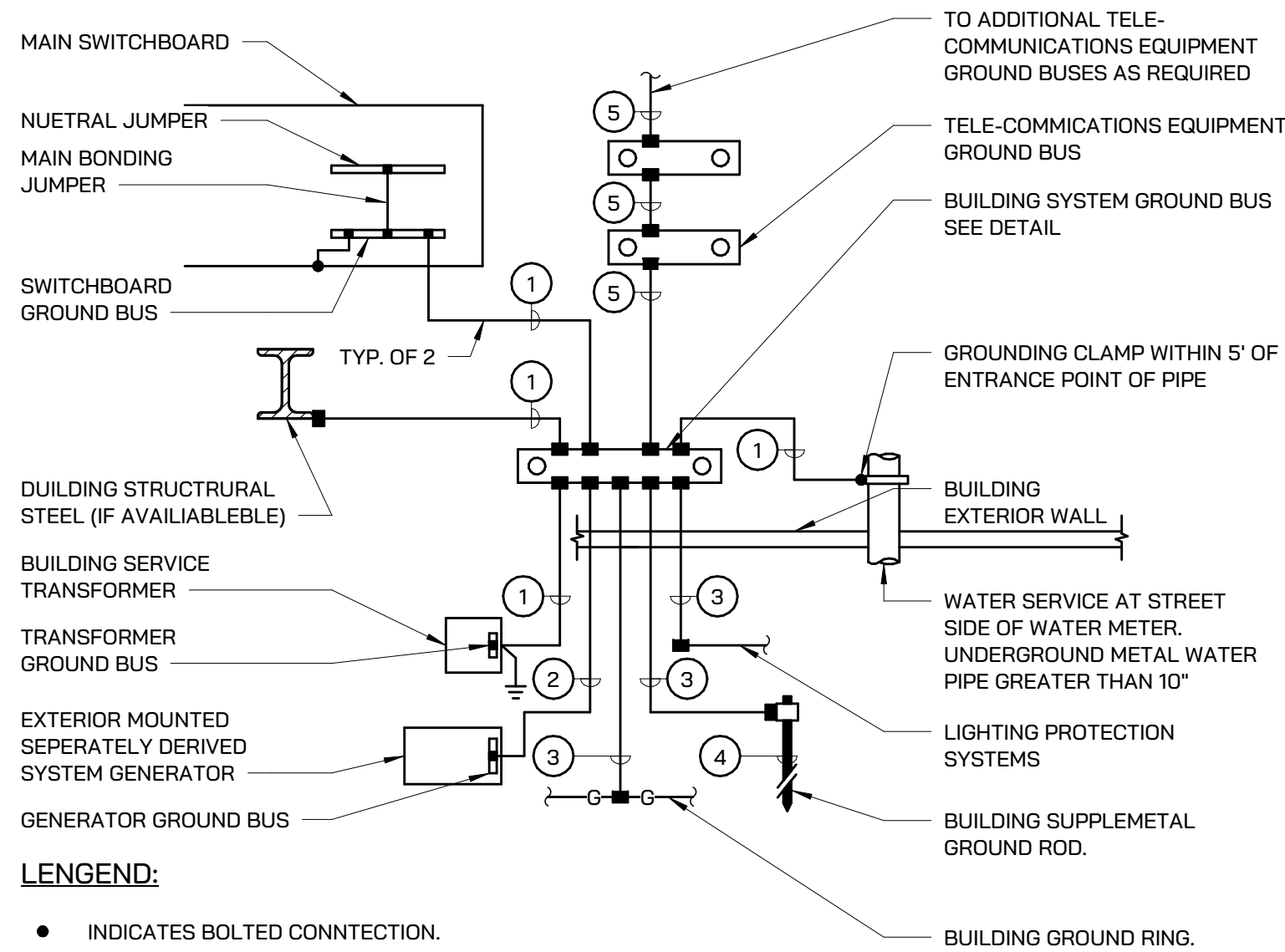
5 CONDUIT THROUGH EXISTING EXTERIOR WALL DETAIL
SCALE: NONE



6 ELECTRICAL CORD DROP DETAIL
SCALE: NONE

ELECTRICAL SPECIFICATION

- CONTRACTOR TO PROCURE ALL REQUIRED BUILDING PERMITS AND INSPECTIONS TO COMPLETE PROJECT.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MICHIGAN ELECTRICAL CODE.
- PROVIDE NEW ELECTRICAL SERVICES FROM CONSUMERS ENERGY AS INDICATED. COORDINATE SCOPE OF WORK AND PROVIDE ALL WORK TO PROVIDE A FULLY FUNCTIONAL ELECTRICAL SERVICE.
- PROVIDE SHOP DRAWINGS FOR THE FOLLOWING:
 - CONDUIT.
 - CONDUCTORS.
 - WIRING DEVICES INCLUDING COVERPLATES.
 - DISCONNECT SWITCHES, ENCLOSED CIRCUIT BREAKERS AND FUSED SWITCHES.
 - PANELBOARDS, AND SWITCHBOARDS
 - SURGE PROTECTION DEVICES
 - INTERIOR LIGHT FIXTURES.
 - EXTERIOR LIGHT FIXTURES INCLUDING SITE POLES.
 - LIGHTING CONTROL SYSTEM AND DEVICES.
- PATCH, REPAIR, AND PAINT ANY OPENINGS THROUGH ROOF, CEILINGS, WALLS, OR FLOORS TO MATCH EXISTING CONDITION.
- PROVIDE LAMACOID LABELS FOR:
 - PANELBOARDS AND SWITCHBOARDS.
 - TRANSFORMERS.
 - DISCONNECT SWITCHES.
 - VARIABLE FREQUENCY DRIVES.
- MINIMUM CONDUIT SIZE SHALL BE 1/2" TRADE SIZE.
- USE THE CONDUIT TYPE SUITABLE FOR THE ENVIRONMENT IN WHICH IS LOCATED:
 - INDOORS: EMT WITH SET SCREW FITTINGS. MC CABLE IS ACCEPTABLE FOR BRANCH CIRCUITS WHERE CONCEALED.
 - OUTDOORS: RIGID GALVANIZED STEEL.
 - UNDERGROUND: RIGID NON METALLIC SCHEDULE 80 PVC.
 - CONDUIT EXITING FROM UNDERGROUND SHALL TRANSITION TO EMT/RGS PRIOR TO BEING EXPOSED.
- PROVIDE CONDUIT SLEEVES FOR LOW VOLTAGE DATA CABLING.
- ALL CABLING SHALL BE IN CONDUIT UNLESS ABOVE AN ACCESSIBLE CEILING WHERE "J" HOOKS ARE ACCEPTABLE.
- USE CONDUIT SWEEPS FOR ALL DATA CABLING CONDUITS.
- DATA BOXES SHALL BE DOUBLE GANG, 3 1/2" DEEP WITH SINGLE GANG MUD RING WITH 1" CONDUIT TO ABOVE ACCESSIBLE CEILING.
- ALL BOXES SHALL BE RECESSED IN WALLS AND CONDUIT CONCEALED WHERE POSSIBLE.
- MINIMUM CONDUCTOR SIZE FOR POWER SHALL BE #12 AWG. ANY BRANCH CIRCUITS OVER 100' IN LENGTH SHALL BE #10 AWG MINIMUM FOR VOLTAGE DROP.
- PROVIDE THHN-2 COPPER INDOORS AND THWN-2 COPPER OUTDOORS, UNLESS NOTED OTHERWISE OR DICTATED OTHERWISE BY THE NEC.
- PROVIDE GROUNDING ELECTRODE SYSTEM AND EQUIPMENT GROUNDING PER THE NATIONAL ELECTRIC CODE. PANELBOARDS SHALL BE FULLY RATED, SERIES RATED PANELS ARE NOT ACCEPTABLE. HAVE HINGED SWING DOOR-IN-DOOR. LOAD CENTERS ARE NOT ACCEPTABLE. SQUARE D NQDD OR EQUAL FOR 208/120V BRANCH PANELBOARDS. SQUARE D NF OR EQUAL FOR 480/277V PANELBOARDS. PROVIDE TYPED PANELBOARD CIRCUIT LABEL CARDS. UPDATE ALL EXISTING LABEL CARDS AS REQUIRED.
- SURGE PROTECTION DEVICES SHALL BE MOUNTED AS CLOSE TO MAIN BUS AS POSSIBLE TO LIMIT FEEDER LENGTH.
- ALL FLOOR MOUNTED EQUIPMENT SHALL BE ON 4" HOUSEKEEPING PAD.
- RECEPTACLES SHALL BE TAMPER-RESISTANT EXTRA HEAVY DUTY GRADE, 20AMP MINIMUM. WHITE IN COLOR UNLESS NOTED OTHERWISE.
- ALL DEVICE COVERS SHALL MATCH DEVICE COLOR UNLESS STAINLESS STEEL COVERS ARE SPECIFIED.
- WEATHERPROOF RECEPTACLE COVERS SHALL BE METAL, WHILE-IN-USE TYPE.
- SWITCHES SHALL BE HEAVY DUTY GRADE, 20 AMP, QUIET TYPE, WHITE UNLESS NOTED OTHERWISE.
- LIGHTING CONTROL DEVICES SHALL BE MANUFACTURED BY N-LIGHT, UNLESS NOTED OTHERWISE.
- ALL LIGHTING CONTROLS SHALL BE MEET ASHRAE 90.1 - 2013 WITH MICHIGAN AMENDMENTS.
- IT IS UNDERSTAND AND AGREED BY THE INSTALLER THAT WORK HEREIN DESCRIBED SHALL BE COMPLETE IN EVERY DETAIL, EVEN THOUGH EVERY ITEM INVOLVED IS NOT PARTICULARLY MENTIONED. INSTALLER SHALL BE HELD TO PROVIDE ALL LABOR AND MATERIALS NECESSARY FOR THE WORK INTENDED AND DESCRIBED FOR A COMPLETE AND OPERATIONAL SYSTEM. SUCH MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO, CONDUIT, FITTINGS, COVERPLATES, WIRING, BREAKERS, CONTROL DEVICES, LIGHTING ACCESSORIES, ETC. THIS ALSO INCLUDES EQUIPMENT REQUIRED BY STATE AND LOCAL CODES.



LEGEND:

- INDICATES BOLTED CONNECTION.
 - INDICATES EXOTHERMIC WELD CONNECTION, COMPATIBLE WITH MATERIALS BEING JOINED.
- 4/0 AWG INSULATED COPPER GROUND CONDUCTOR IN 30mm CONDUIT.
 - 4/0 AWG COPPER GROUND CONDUCTOR ENCASED IN CONCRETE.
 - 4/0 AWG BARE COPPER GROUND CONDUCTOR.
 - 19mm x 3050mm (3/4" x 10'-0") LONG COPPER-CLAD GROUND ROD DRIVEN WITH TOP 300mm (12") BELOW GRADE.
 - 2/0 AWG INSULATED COPPER GROUND CONDUCTOR IN 30mm CONDUIT.

4 BUILDING GROUNDING ELECTRODE SYSTEM
SCALE: NONE

PLUMBING ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	MH	MANHOLE
AFG	ABOVE FINISHED GRADE	MIN	MINIMUM
APD	AIR PRESSURE DROP	MTG	MOUNTING
BD	BALANCING DAMPER	MGV	MANUAL AIR VENT
BF	BARRIER FREE	NC	NORMALLY CLOSED
BOD	BOTTOM OF DUCT VENTILATION	NFWH	NON-FREEZE WALL HYDRANT
BTUH	BRITISH THERMAL UNIT PER HOUR	NIC	NOT IN CONTRACT
BV	BALANCING VALVE	NO	NORMALLY OPEN
CB	CATCH BASIN	OA	OUTSIDE AIR
CBV	CALIBRATED BALANCING VALVE	OAI	OUTSIDE AIR INTAKE
CFH	CUBIC FEET PER HOUR	PD	PRESSURE DROP
CFM	CUBIC FEET PER MINUTE	PIV	POST INDICATOR VALVE
CH	CABINET HEATER	PRV	PRESSURE REDUCING VALVE
CI	CAST IRON	PR	PANEL RADIATION
CM	CEILING MOUNTED	PT	PRESSURE / TEMPERATURE TAPPING
CO	CLEAN OUT	RA	RETURN AIR
CV	CONTROL VALVE	RAV	RELIEF AIR VENT
CW	DOMESTIC COLD WATER	RD	ROOF DRAIN
DF	DRINKING FOUNTAIN	RH	RELATIVE HUMIDITY
DN	DOWN	RPM	REVOLUTIONS PER MINUTE
EA	EXHAUST AIR	RPPBP	REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTER
EAT	ENTERING AIR TEMPERATURE	RV	RELIEF VALVE
EDB	ENTERING DRY BULB	RW	RAW WATER (UNSOFTENED)
EF	EXHAUST FAN	SA	SUPPLY AIR
ESP	EXTERNAL STATIC PRESSURE	SENS	SENSIBLE
EWB	ENTERING WET BULB	SH	SHOWER
EWC	ELECTRIC WATER COOLER	SK	SINK
EWI	ENTERING WATER TEMPERATURE	SOV	SHUT-OFF VALVE
EXIST	EXISTING	SP	STATIC PRESSURE
FD	FLOOR DRAIN	TEMP	TEMPERATURE
FFM	FEET PER MINUTE	TOT	TOTAL
FR	FIN RADIATION	TR	TEMPERATURE RISE
HB	HOSE BIBB	TS	TIP SPEED
GPM	GALLONS PER MINUTE	TSP	TOTAL STATIC PRESSURE
HP	HORSE POWER	UH	UNIT HEATER
HW	DOMESTIC HOT WATER	UR	URINAL
HWR	DOMESTIC HOT WATER RETURN	VAV	VARIABLE AIR VOLUME BOX
IE	INVERT ELEVATION	V	VENT
LAT	LEAVING AIR TEMPERATURE	VEL	VELOCITY
LAV	LAVATORY	VIF	VERIFY IN FIELD
LDB	LEAVING DRY BULB	VTR	VENT THRU ROOF
LVR	LOUVER	W	WASTE
LWB	LEAVING WET BULB	WC	WATER CLOSET
LWT	LEAVING WATER TEMPERATURE	WPD	WATER PRESSURE DROP
MA	MIXED AIR		
MAT	MIXED AIR TEMPERATURE		
MAX	MAXIMUM		
MB	MOP BASIN		
MBH	BRITISH THERMAL UNIT PER HOUR (THOUSANDS)		

SYMBOLS

	AW	ACID WASTE		MVAC	MEDICAL VACUUM
	AWV	ACID WASTE VENT		O2	OXYGEN
		BALANCING VALVE			PRESSURE GAUGE
		BUTTERFLY VALVE			PRESSURE REDUCING VALVE
		CALIBRATED BALANCING VALVE			PRESSURE RELIEF VALVE
		CAP			PRESSURE / TEMPERATURE TAPPING
		CHECK VALVE		PHR	PRIMARY HEATING HOT WATER RETURN
	CR	CHILLER RETURN		PHS	PRIMARY HEATING HOT WATER SUPPLY
	CS	CHILLER SUPPLY		PC	PUMPED CONDENSATE
	CWR	CHILLED WATER RETURN			REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER
	CWS	CHILLED WATER SUPPLY		SAN	SANITARY SEWER (ABOVE FLOOR)
	CA	COMPRESSED AIR		SAN	SANITARY SEWER (BELOW FLOOR)
	COND	CONDENSATE			SHUT-OFF VALVE
	CD	CONDENSATE DRAIN			SMOKE DAMPER
	CTR	CONTROL VALVE		SCW	SOFT COLD WATER
	CTS	COOLING TOWER RETURN		SHW	SOFT HOT WATER
		FIRE DAMPER (HORIZONTAL)		SHWR	SOFT HOT WATER RETURN
		FIRE DAMPER (VERTICAL)			SPRING CHECK VALVE
		FIRE/SMOKE DAMPER		STM (#)	STEAM
		FIRE PROTECTION		ST	STEAM TRAP
		FLOW METER (PROBE TYPE)		ST (OF)	STORM SEWER (ABOVE FLOOR)
		FLOW METER (WAFFER TYPE)		ST	STORM SEWER (OVERFLOW SYSTEM)
		FLOW SWITCH		ST	STORM (BELOW FLOOR)
	FD	FOOTING DRAIN		TS	STRAINER
	FOR	FUEL OIL RETURN		TW	TEMPERATURE SENSOR
	FOS	FUEL OIL SUPPLY		TWR	TEPID WATER
	G	GAS			TEPID WATER RETURN
		GAS COCK			THERMOMETER
	HR	HEATING HOT WATER RETURN			THERMOSTAT
	HS	HEATING HOT WATER SUPPLY			THREE-WAY CONTROL VALVE
	HPR	HEAT PUMP RETURN			THROTTLING VALVE
	HPS	HEAT PUMP SUPPLY			TRIPLE DUTY VALVE (ANGLE)
		HOT WATER RETURN (DOMESTIC)			TRIPLE DUTY VALVE (STRAIGHT)
		HOT WATER SUPPLY (DOMESTIC)			UNION
		HUMIDISTAT		VAC	VACUUM
	MA	MEDICAL AIR			VACUUM BREAKER
				V	VENT

PLUMBING FIXTURES

WATER CLOSET (TANK TYPE) WC-1
WATER CLOSET (FLOOR MOUNTED): KOHLER WELLWORTH CLASSIC, TWO-PIECE ELONGATED 1.6 GPF TOILET, K-3505-SS, VITREOUS CHINA, EQUIPPED WITH SLOAN FLUSHMATE POLISHED CHROME LEFT HANDED LEVER, WITH ANTIMICROBIAL FINISH, WHITE IN COLOR, CONTRACTOR TO SUPPLY OPEN FRONT SEAT, TO MATCH, THE TOILET IS ASME A112.19.2/CSA B45.1 AND ADA COMPLIANT

SK-1
KOHLER SOHO K-2084-0 WHITE 20" X 18" WALL-MOUNT BATHROOM SINK WITH SINGLE FAUCET HOLE KOHLER KUMIN K-98827-4-CP POLISHED CHROME SINGLE-HANDLE BATHROOM SINK FAUCET

DF-1
ELKAY HIGH-LO DRINKING FOUNTAIN EZSTLBC

SS-1
SERVICE SINK: ONE PIECE 23"x23" FLOOR MOUNT SINGLE UTILITY SERVICE SINK WHITE BY FLORESTONE MANUFACTURER PART #FM-1 UD

FLOOR DRAIN FD-1
ASME A112.21.1: LACQUERED CAST IRON TWO PIECE BODY WITH DOUBLE DRAINAGE FLANGE, WEEP HOLES, REVERSIBLE CLAMPING COLLAR, AND 6 INCH DIAMETER, ROUND, ADJUSTABLE NICKEL-BRONZE STRAINER, PROVIDE TRAP PRIMER CONNECTION AND OIL SEPERATOR AT ALL LOCATIONS SHOWN ON PLANS, AND AS REQUIRED BY CODE.

FLOOR TROUGH FT-1
20'-0" x 1'-0" FLOOR TRENCH

WATER HEATER WH-1
RHEEM 40 GALLON ELECTRIC OR GAS WATER HEATER - PROFESSIONAL PRESTIGE MODEL #PROPE4012RH95EC2

OIL INTERCEPTOR (ELEVATOR SHAFT) OI-1
BASED ON HIGHLAND TANK MODEL ESP-INT-50, 50 GPM FLOW RATE, 307 GALLONS TOTAL VOLUME, 41 CUBIC FOOT TOTAL VOLUME, 58" L X 34"W X 42"H, 2" INLET, 4" OUTLET, 45 GALLONS OIL STORAGE CAPACITY, REFER TO DETAIL ON SHEET P101.

PLUMBING NOTES

- FITTINGS, TRIM, AND ACCESSORIES
- TOILET SEATS: ELONGATED, SOLID WHITE PLASTIC WITH MOLDED-IN BUMPERS, CLOSED BACK/OPEN FRONT, LESS COVER, AND HAVING BRASS CHECK HINGE.
 - SUPPLIES AND STOPS FOR LAVATORIES AND SINKS: POLISHED CHROME-PLATED, LOOSE-KEYED ANGLE STOP HAVING 1/2" INLET AND 3/8" O.D. X 12" LONG CHROME-PLATED BRASS TUBING OUTLET, AND WALL FLANGE AND ESCUTCHEON.
 - TRAPS: BRASS, CHROME PLATED ADJUSTABLE "P" TRAP WITH CLEANOUT AND WASTE TO WALL WITH ESCUTCHEON.
 - THERMOSTATIC MIXING VALVE FOR INDIVIDUAL LAVS OR SINKS: CONFORM TO ASSE STANDARD 1070 WITH HIGH LIMIT SET AT 110°F WITH CHECKSTOPS ON INLETS. WATTS SERIES USG-B UNDER SINK GUARDIAN OR EQUAL.
 - BARRIER-FREE LAVATORY TRAP WRAP: PROVIDE ADA-CONFORMING, WHEELCHAIR ACCESSIBLE LAVATORY P-TRAP AND ANGLE VALVE ASSEMBLY PROTECTIVE PIPE COVER. COVER SHALL BE SECURED WITH SNAP-CLIP FLUSH REUSABLE FASTENERS. ANGLE STOP SHALL HAVE LOCK-LID LOCKING ACCESS COVERS. TRUE-BRO LAV GUARD OR EQUAL.
 - IN LOCATIONS WHERE ARCHITECT IS PROVIDING A BELOW COUNTER BARRIER-FREE COUNTERTOP BASIN SHIELD, PROVIDE OFFSET TAILPIECE TO ALLOW FOR INSTALLATION OF ARCHITECTURAL SHIELD / AVOID CONFLICT WITH SINK TAILPIECE. ELKAY LKAD/LKAD18 OR EQUAL.

- INSTALLATION
- INSTALL PLUMBING FIXTURES LEVEL AND PLUMB, IN ACCORDANCE WITH FIXTURE MANUFACTURER'S WRITTEN INSTRUCTIONS, ROUGH-IN DRAWINGS, AND PERTINENT CODES AND REGULATIONS, THE ORIGINAL DESIGN, AND THE REFERENCED STANDARDS.
 - COMPLY WITH THE INSTALLATION REQUIREMENTS OF REQUIRED CODES AND STANDARDS WITH RESPECT TO BARRIER-FREE PLUMBING FIXTURES. COORDINATE WITH GRAB BAR INSTALLATIONS.
 - INSTALL COUNTER TOP MOUNTED SINKS AS FAR FORWARD AS POSSIBLE WITHIN COUNTER TOP.
 - FASTEN PLUMBING FIXTURES SECURELY TO SUPPORTS OR BUILDING STRUCTURE. SECURE SUPPLIES BEHIND OR WITHIN WALL CONSTRUCTION TO PROVIDE RIGID INSTALLATION.
 - INSTALL A STOP VALVE IN AN ACCESSIBLE LOCATION IN THE WATER CONNECTION TO EACH FIXTURE.
 - INSTALL ESCUTCHEONS AT EACH WALL, FLOOR, AND CEILING PENETRATION IN EXPOSED FINISHED LOCATIONS AND WITHIN CABINETS AND MILLWORK.
 - SEAL FIXTURES TO WALLS AND FLOORS USING SILICONE SEALANT, MATCH SEALANT COLOR TO FIXTURE COLOR.
 - INSTALL FLUSH VALVES FOR WATER CLOSETS IN OFF-SET TYPE BARRIER-FREE STALLS WITH HANDLES ON WIDE SIDE OF STALL.
 - INSTALL THERMOSTATIC MIXING VALVE FOR INDIVIDUAL LAVS OR SINKS BENEATH FIXTURE, IN A VISUALLY CONCEALED LOCATION

ROUGH-IN SCHEDULE
LINE SIZES INDICATED BELOW ARE RUN-OUT SIZES, REDUCE SIZE AS REQUIRED AT CONNECTION TO FIXTURE. MAIN LINES SHALL BE INSTALLED AS INDICATED ON DRAWINGS.

FIXTURE	HOT WATER	COLD WATER	WASTE	VENT
LAVATORY	1/2"	1/2"	2"	2"
SINK	1/2"	1/2"	1 1/2"	2"
WATER CLOSET TANK	-	1/2"	4"	2"
MOP BASIN	3/4"	3/4"	3"	1 1/2"
NON-FREEZE HYDRANT	-	3/4"	-	-
HOSE BIBB	-	3/4"	-	-

MOUNTING HEIGHTS SCHEDULE
MOUNT PLUMBING FIXTURES AS SCHEDULED BELOW.

- FIXTURE
- LAVATORY
- SINK
- BARRIER-FREE LAVATORIES AND SINK
- BARRIER FREE WATER CLOSET
- BARRIER FREE FLUSH VALVES
- SHOWER HEAD
- BARRIER FREE SHOWER CONTROLS
- BARRIER FREE SHOWER SPRAY UNIT
- SLIDE BAR
- MOUNTING HEIGHT
- 31" FLOOR TO RIM
- 36" FLOOR TO RIM
- REFER TO ARCH. DRAWINGS FOR EXACT LOCATION AND HEIGHTS (**MAX 34" A.F.F. TO RIM**)
- 17" FLOOR TO TOP OF SEAT
- 27" FLOOR TO BOTTOM EDGE OF FRONT APRON
- 44" MAX HANDLE TO FLOOR
- 72" FLOOR TO HEAD
- MIN. 38" ABOVE FLOOR, MAX 48" ABOVE FLOOR
- BOTTOM MAX 48" ABOVE FLOOR
- TOP MIN. 72" ABOVE FLOOR

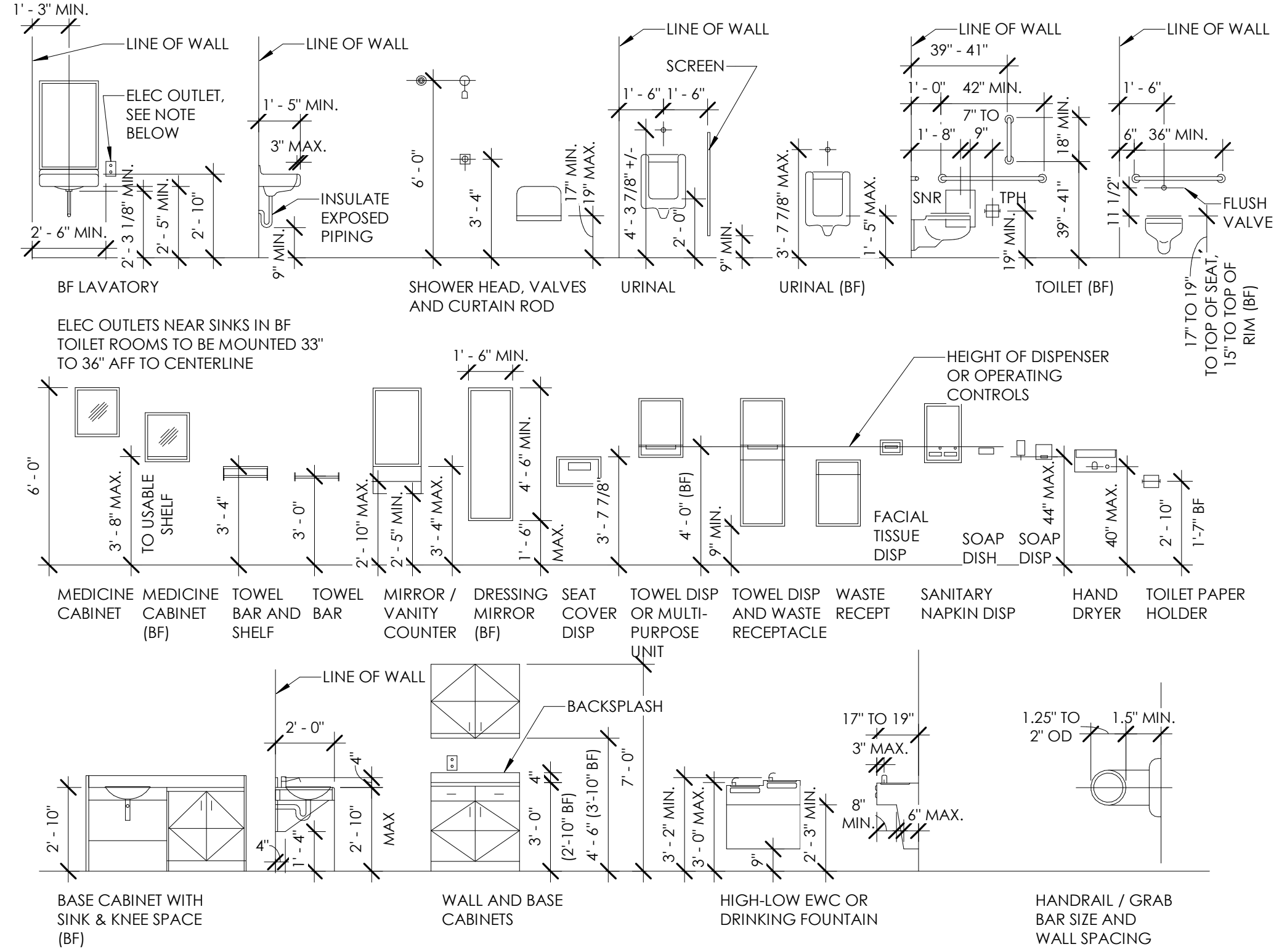
***SEE MOUNTING HEIGHTS + ABBREVIATIONS SHEET FOR VISUALS**

- PLUMBING SPECIALTIES
- PROVIDE AS INDICATED, CALIBRATED BALANCE VALVES EQUIPPED WITH VALVES ON READOUT PORTS TO FACILITATE CONNECTING OF DIFFERENTIAL PRESSURE METER TO BALANCE VALVES. READOUT VALVES SHALL HAVE 1/4" NPT CONNECTION FOR METERS. PROVIDE CALIBRATED NAMEPLATE TO INDICATED DEGREE OF CLOSURE OF ORIFICE. CONSTRUCT BALANCING VALVE WITH INTERNAL SEALS TO PREVENT LEAKAGE AROUND ROTATING ELEMENT. VALVES TO HAVE MEMORY STOP FEATURE TO ALLOW VALVE TO BE CLOSED AND THEN REOPENED TO SET POINT WITHOUT DISTURBING BALANCING POSITION. PROVIDE BALANCE VALVES WITH PERFORMED POLYURETHANE INSULATION SUITABLE FOR USE ON DOMESTIC HOT WATER SYSTEMS, AND TO PROTECT BALANCE VALVES DURING EQUIPMENT. BELL & GOSSETT "CIRCUIT SETTER" APOLLO VALVES OR EQUAL.
 - RECESSED NONFREEZE WALL HYDRANTS: CAST-BRONZE BOX, WITH TEE HANDLE KEY, VACUUM BREAKER, HINGED LOCKING COVER, 3/4" IN INLET, AND HOSE OUTLET. PROVIDE BRONZE CASING OF SUITABLE LENGTH TO HAVE VALVE BODY INSIDE BUILDING, NOT WITHIN EXTERIOR WALL. "WOODFORD" MODEL B67, "CONBRACO" OR EQUAL.
 - BACKFLOW PREVENTER: REDUCED-PRESSURE-PRINCIPLE ASSEMBLY CONSISTING OF SHUTOFF VALVES ON INLET AND OUTLET AND STRAINER ON INLET. ASSEMBLIES SHALL INCLUDE TEST COCKS, AIR GAP DRAIN FITTING AND PRESSURE-DIFFERENTIAL RELIEF VALVE LOCATED BETWEEN 2 POSITIVE SEATING CHECK VALVES AND COMPLY WITH REQUIREMENTS OF ASSE STANDARD 1013. PRESSURE DROP THROUGH ASSEMBLY SHALL NOT EXCEED 12 PSIG. "WATTS" NO. 909 SERIES, FEBCO, APOLLO VALVES.

GENERAL PLUMBING NOTES

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, AND LAWS.
- ARRANGE AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED.
- ALL WORK SHALL BE PERFORMED TO FACILITATE EXPEDITIOUS PROGRESS ON THE WHOLE PROJECT. COORDINATE WORK WITH OTHER TRADES TO MINIMIZE AND RESOLVE POTENTIAL CONFLICTS.
- COMPLETED SYSTEMS SHALL BE TESTED, BALANCED, AND GUARANTEED. PROVIDE REPORT TO A/E.
- THE DRAWINGS ARE DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL PROVIDE FITTINGS, OFFSETS, ETC., AS NECESSARY TO PROVIDE COMPLETE SYSTEMS.
- FURNISH AND INSTALL ALL VALVING FOR THE PROPER SECTIONALIZING AND OPERATION OF PIPING SYSTEMS. PROVIDE ACCESS PANELS AS REQUIRED FOR ACCESS TO VALVES.
- ALL PIPES PASSING THROUGH FINISHED WALLS, PARTITIONS, AND FLOORS SHALL BE FITTED WITH ADJUSTABLE ESCUTCHEONS, AND APPROPRIATE FIRE STOPPING WHERE REQUIRED.
- ATTACH ALL FIXTURES TO SUPPORTING SURFACES PLUMB AND LEVEL. WALL HUNG UNITS SHALL BE SECURELY FASTENED TO WALL BACKING. PROVIDE CHAIR CARRIERS FOR ALL LAVATORIES
- WHERE FIXTURES ARE MOUNTED TO WALLS AND FLOORS, SEAL ALL INTERSECTIONS WITH DOW WHITE SILICONE CAULK.
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY DETAIL OF CONSTRUCTION. CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS NECESSARY FOR A COMPLETE CODE COMPLYING SYSTEM.
- FINAL LOCATION OF ALL CEILING FEATURES NEEDS TO BE COORDINATED WITH ALL TRADES.
- PROVIDE APPROPRIATE FIRE STOPPING MATERIALS WHERE FIRE RATED ASSEMBLIES ARE PENETRATED.
- ALL WORK AND MATERIALS SHALL BE GUARANTEED IN WRITING FOR ONE YEAR FROM PROJECT COMPLETION.
- PROVIDE SHOP DRAWINGS FOR APPROVAL OF PLUMBING FIXTURES, ROOF TOP UNITS, GRILLES AND REGISTERS, FANS, WATER HEATERS, AND THERMOSTATS.
- MECHANICAL CONTRACTOR TO FIELD VERIFY ALL SITE LOCATIONS.
- SLOPE ALL NEW SANITARY PIPING A MIN. OF 1/8" PER FOOT.
- SANITIZE ALL NEW HOT & COLD WATER LINES PER LOCAL WATER DEPARTMENT REQUIREMENTS. FLUSH AND TEST SYSTEM FOR LEAKS. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR PROPER LEAK-FREE OPERATION OF SYSTEM. SOLDER JOINTS WITH NON-LEAD SOLDER.
- PROVIDE DI-ELECTRIC FITTINGS WHERE DISSIMILAR METALS ARE CONNECTED.
- SUPPLY ALL NECESSARY TRIM, P-TRAPS, AND ANGLE STOPS AT EACH PLUMBING FIXTURE.
- DISTRIBUTE HOT & COLD WATER PIPING IN TYPE "L" HARD DRAWN COPPER TUBING, ASTM B 88, TO MEET MINIMUM CONNECTION SIZE REQUIREMENTS AS SHOWN ON THE PLUMBING FIXTURE CONNECTION SCHEDULE.
- INSULATE ALL COLD WATER LINES WITH 1" MINERAL FIBER INSULATION WITH VAPOR BARRIER. INSULATE ALL HOT WATER LINES WITH 1" FIBERGLASS.
- DRAIN, VENT AND WASTE PIPING SHALL BE SCHEDULE DWV PVC. CLEAN OUTS IN FINISHED AREAS SHALL BE RECESSED AND HAVE CHROME OR BRASS COVER PLATES FLUSH WITH THE FINISHED FLOOR.
- PROVIDE SHUTOFF VALVES ON HOT & COLD WATER BRANCH PIPING TO ISOLATE BRANCH.
- PROVIDE CLEAN OUTS INSIDE AND OUTSIDE THE BUILDING 100 FEET APART, AND AT LOCATIONS WHERE A CHANGE IN DIRECTION GREATER THAN 45 DEGREES OCCURS.
- INSTALL EACH FIXTURE WITH TRAP, EASILY REMOVABLE FOR SERVICE AND CLEANING.
- AT EACH BARRIER FREE WATER CLOSET WITH FLUSH VALVE, INSTALL THE HANDLE TOWARD THE "OPEN" SIDE OF THE WATER CLOSET STALL.
- INSTALL POTABLE WATER PROTECTION DEVICES ON PLUMBING LINES WHERE CONTAMINATION OF DOMESTIC WATER MAY OCCUR. ON JANITOR ROOMS, FIRE SPRINKLER SYSTEMS, AND FLUSH VALVES.
- INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT.
- FURNISH AND INSTALL WATER HAMMER ARRESTERS IN ACCORDANCE WITH PDI WH201.
- LAY OUT PLUMBING WORK TO AVOID CONFLICTS WITH OTHER BUILDING COMPONENTS. ESTABLISH ELEVATION OF PUBLIC SEWER SYSTEM.

PLUMBING FIXTURES MOUNTING HEIGHTS



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1111 ARMS STREET, MARSHALL, MI
CLIENT
NICK COLLIER

ISSUE
PERMIT SET

REVISION

DRAWN BY BDF
DATE 7/6/2023 2:29:11 PM
SCALE 1/4" = 1'-0"
STAMP

PROJECT NUMBER
2023.079

PLUMBING NOTES

P100

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OWNER
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GC Email

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Mitten State Engineering
15 Carlyle St, 2nd Floor
Battie Creek MI

ENGINEER

ENGINEER

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PROJECT NAME
MARSHALL TIRE
PROJECT ADDRESS
1111 ARMS STREET, MARSHALL, MI
CLIENT
NICK COLLIER

ISSUE
PERMIT SET

REVISION

DRAWN BY BDF
DATE 7/6/2023 2:29:12 PM
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PROJECT NUMBER
2023.079

PLUMBING PLAN & DETAILS

P101

PLUMBING FIXTURES

WATER CLOSET (TANK TYPE) WC-1
WATER CLOSET (FLOOR MOUNTED): KOHLER WELLWORTH CLASSIC, TWO-PIECE ELONGATED 1.6 GPF TOILET, K-3505-SS, VITEOUS CHINA, EQUIPPED WITH SLOAN FLUSHMATE POLISHED CHROME LEFT HANDED LEVER, WITH ANTIMICROBIAL FINISH, WHITE IN COLOR, CONTRACTOR TO SUPPLY OPEN FRONT SEAT, TO MATCH. THE TOILET IS ASME A112.19.2/CSA B45.1 AND ADA COMPLIANT

SK-1
KOHLER SOHO K-2084-0 WHITE 20" X 18" WALL-MOUNT BATHROOM SINK WITH SINGLE FAUCET HOLE
KOHLER KUMIN K-98827-4-CP POLISHED CHROME SINGLE-HANDLE BATHROOM SINK FAUCET

DF-1
ELKAY HIGH-LO DRINKING FOUNTAIN EZSL8C

SS-1
SERVICE SINK: ONE PIECE 23"X23" FLOOR MOUNT SINGLE UTILITY SERVICE SINK WHITE BY FLORESTONE MANUFACTURER PART #FM-1 UD

FLOOR DRAIN FD-1
ASME A112.21.1: LACQUERED CAST IRON TWO PIECE BODY WITH DOUBLE DRAINAGE FLANGE, WEEP HOLES, REVERSIBLE CLAMPING COLLAR, AND 6 INCH DIAMETER, ROUND, ADJUSTABLE NICKEL-BRONZE STRAINER. PROVIDE TRAP PRIMER CONNECTION AND OIL SEPERATOR AT ALL LOCATIONS SHOWN ON PLANS, AND AS REQUIRED BY CODE.

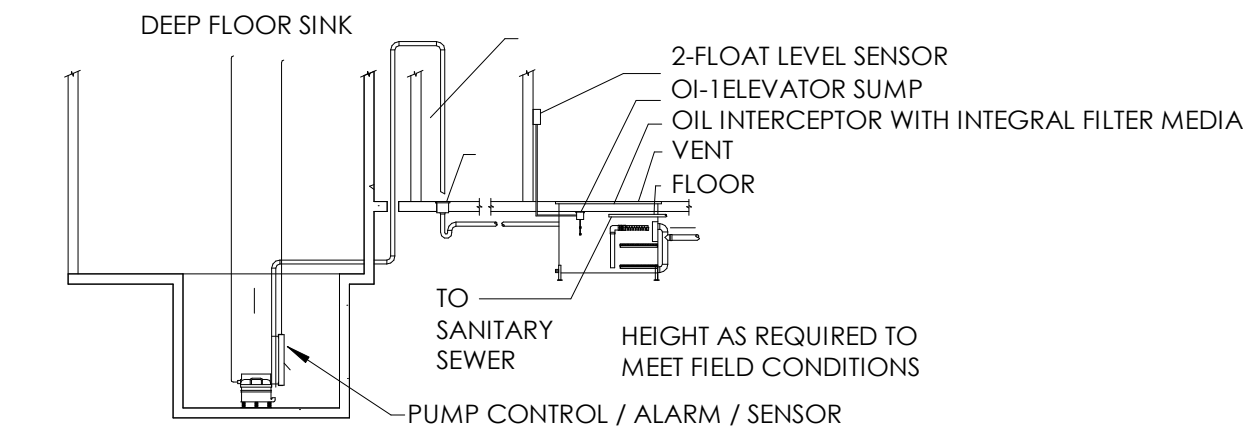
FLOOR TROUGH FT-1
20'-0" x 1'-0" FLOOR TRENCH

WATER HEATER WH-1
RHEEM 40 GALLON ELECTRIC OR GAS WATER HEATER - PROFESSIONAL PRESTIGE MODEL
#PROPE40T2RH9SEC2

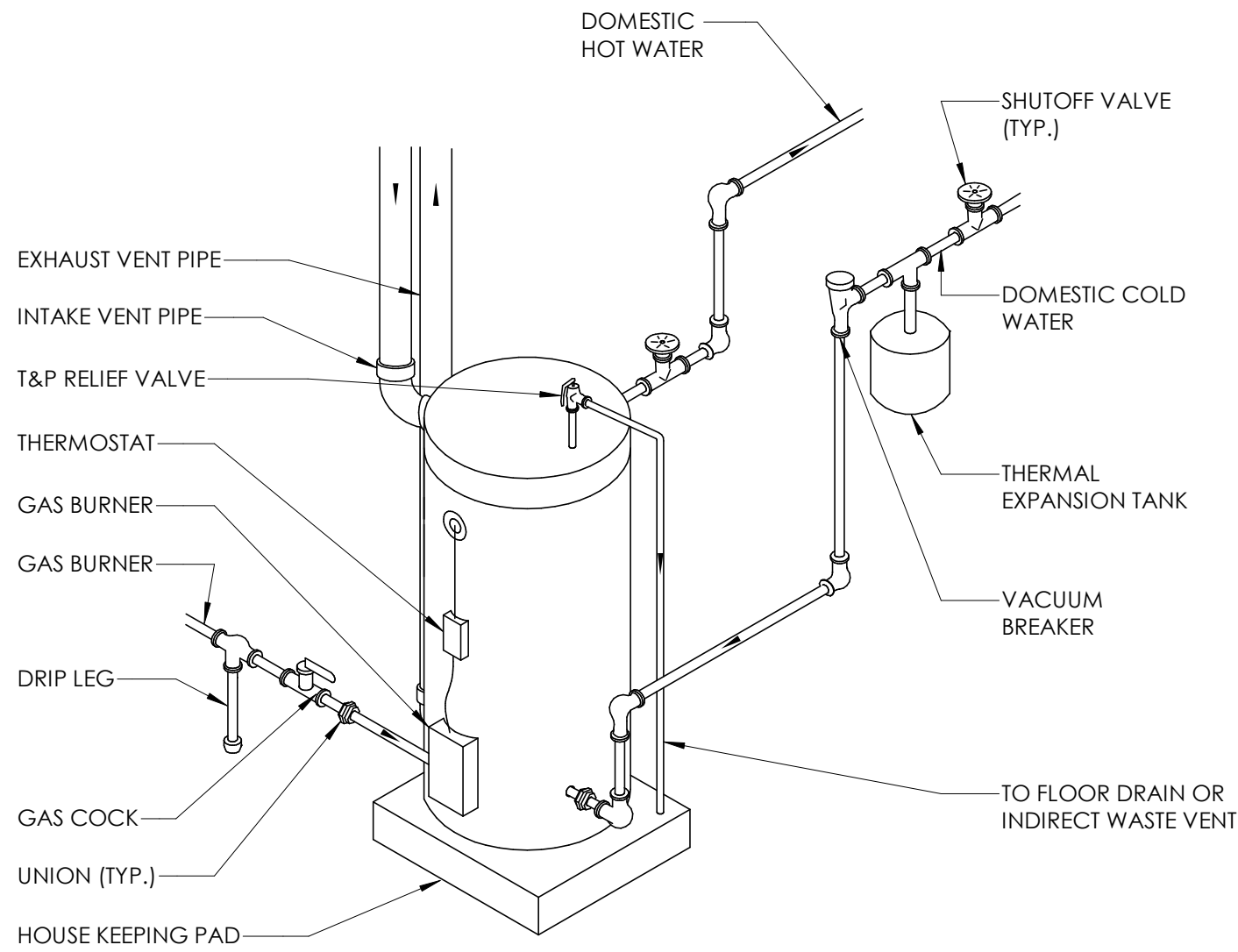
OIL INTERCEPTOR (ELEVATOR SHAFT) OI-1
BASED ON HIGHLAND TANK MODEL ESP-INT-50, 50 GPM FLOW RATE, 307 GALLONS TOTAL VOLUME, 41 CUBIC FOOT TOTAL VOLUME, 58"L X 34"W X 42"H, 2" INLET, 4" OUTLET, 45 GALLONS OIL STORAGE CAPACITY. REFER TO DETAIL ON SHEET P101.

PLUMBING NOTES

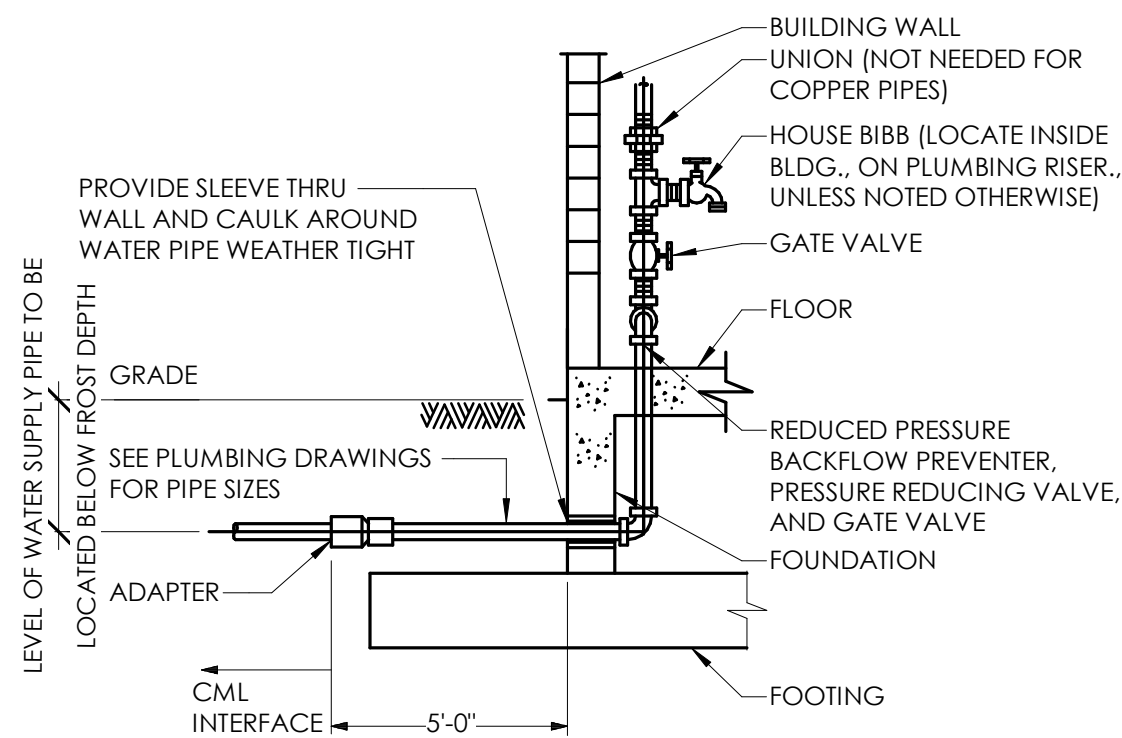
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, AND LAWS.
- ARRANGE AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED.
- ALL WORK SHALL BE PERFORMED TO FACILITATE EXPEDITIOUS PROGRESS ON THE WHOLE PROJECT. COORDINATE WORK WITH OTHER TRADES TO MINIMIZE AND RESOLVE POTENTIAL CONFLICTS.
- COMPLETED SYSTEMS SHALL BE TESTED, BALANCED, AND GUARANTEED. PROVIDE REPORT TO A/E.
- THE DRAWINGS ARE DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL PROVIDE FITTINGS, OFFSETS, ETC., AS NECESSARY TO PROVIDE COMPLETE SYSTEMS.
- FURNISH AND INSTALL ALL VALVING FOR THE PROPER SECTIONALIZING AND OPERATION OF PIPING SYSTEMS. PROVIDE ACCESS PANELS AS REQUIRED FOR ACCESS TO VALVES.
- ALL PIPES PASSING THROUGH FINISHED WALLS, PARTITIONS, AND FLOORS SHALL BE FITTED WITH ADJUSTABLE ESCUTCHEONS, AND APPROPRIATE FIRE STOPPING WHERE REQUIRED.
- ATTACH ALL FIXTURES TO SUPPORTING SURFACES PLUMB AND LEVEL. WALL HUNG UNITS SHALL BE SECURELY FASTENED TO WALL BACKING. PROVIDE CHAIR CARRIERS FOR ALL LAVATORIES
- WHERE FIXTURES ARE MOUNTED TO WALLS AND FLOORS, SEAL ALL INTERSECTIONS WITH DOW WHITE SILICONE CAULK.
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY DETAIL OF CONSTRUCTION. CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS NECESSARY FOR A COMPLETE CODE COMPLYING SYSTEM.
- FINAL LOCATION OF ALL CEILING FEATURES NEEDS TO BE COORDINATED WITH ALL TRADES.
- PROVIDE APPROPRIATE FIRE STOPPING MATERIALS WHERE FIRE RATED ASSEMBLIES ARE PENETRATED.
- ALL WORK AND MATERIALS SHALL BE GUARANTEED IN WRITING FOR ONE YEAR FROM PROJECT COMPLETION.
- PROVIDE SHOP DRAWINGS FOR APPROVAL OF PLUMBING FIXTURES, ROOF TOP UNITS, GRILLES AND REGISTERS, FANS, WATER HEATERS, AND THERMOSTATS.
- MECHANICAL CONTRACTOR TO FIELD VERIFY ALL SITE LOCATIONS.
- SLOPE ALL NEW SANITARY PIPING A MIN. OF 1/8" PER FOOT.
- SANITIZE ALL NEW HOT & COLD WATER LINES PER LOCAL WATER DEPARTMENT REQUIREMENTS. FLUSH AND TEST SYSTEM FOR LEAKS. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR PROPER LEAK-FREE OPERATION OF SYSTEM. SOLDER JOINTS WITH NON-LEAD SOLDER.
- PROVIDE DI-ELECTRIC FITTINGS WHERE DISSIMILAR METALS ARE CONNECTED.
- SUPPLY ALL NECESSARY TRIM, P-TRAPS, AND ANGLE STOPS AT EACH PLUMBING FIXTURE.
- DISTRIBUTE HOT & COLD WATER PIPING IN TYPE "L" HARD DRAWN COPPER TUBING, ASTM B 88, TO MEET MINIMUM CONNECTION SIZE REQUIREMENTS AS SHOWN ON THE PLUMBING FIXTURE CONNECTION SCHEDULE.
- INSULATE ALL COLD WATER LINES WITH 1" MINERAL FIBER INSULATION WITH VAPOR BARRIER. INSULATE ALL HOT WATER LINES WITH 1" FIBERGLASS.
- DRAIN, VENT AND WASTE PIPING SHALL BE SCHEDULE DWV PVC. CLEAN OUTS IN FINISHED AREAS SHALL BE RECESSED AND HAVE CHROME OR BRASS COVER PLATES FLUSH WITH THE FINISHED FLOOR.
- PROVIDE SHUTOFF VALVES ON HOT & COLD WATER BRANCH PIPING TO ISOLATE BRANCH.
- PROVIDE CLEAN OUTS INSIDE AND OUTSIDE THE BUILDING 100 FEET APART, AND AT LOCATIONS WHERE A CHANGE IN DIRECTION GREATER THAN 45 DEGREES OCCURS.
- INSTALL EACH FIXTURE WITH TRAP, EASILY REMOVABLE FOR SERVICE AND CLEANING.
- AT EACH BARRIER FREE WATER CLOSET WITH FLUSH VALVE, INSTALL THE HANDLE TOWARD THE "OPEN" SIDE OF THE WATER CLOSET STALL.
- INSTALL POTABLE WATER PROTECTION DEVICES ON PLUMBING LINES WHERE CONTAMINATION OF DOMESTIC WATER MAY OCCUR, ON JANITOR ROOMS, FIRE SPRINKLER SYSTEMS, AND FLUSH VALVES.
- INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT.
- FURNISH AND INSTALL WATER HAMMER ARRESTERS IN ACCORDANCE WITH PDI WH201.
- LAY OUT PLUMBING WORK TO AVOID CONFLICTS WITH OTHER BUILDING COMPONENTS. ESTABLISH ELEVATION OF PUBLIC SEWER SYSTEM.



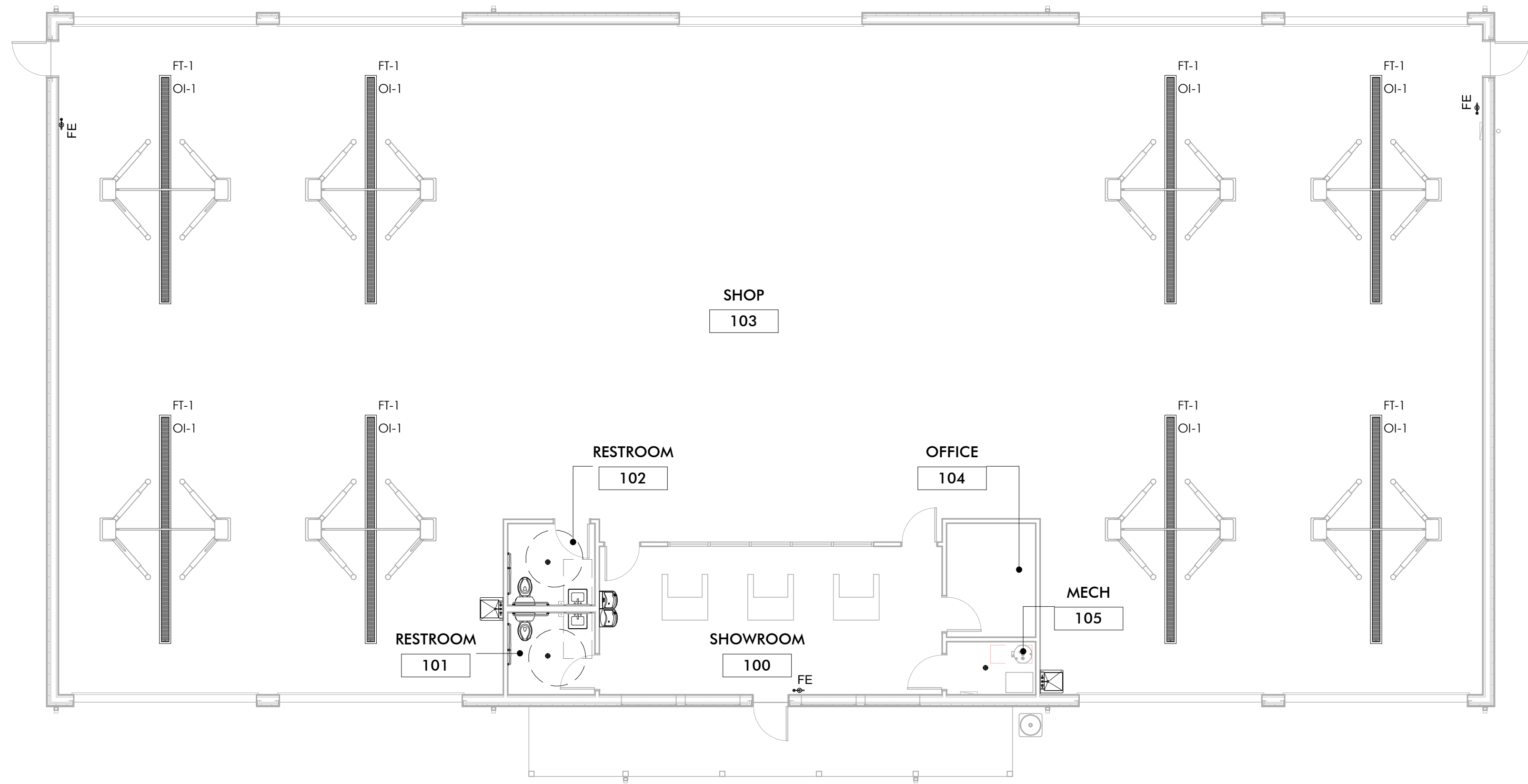
5 OIL INTERCEPTOR DETAIL
NTS



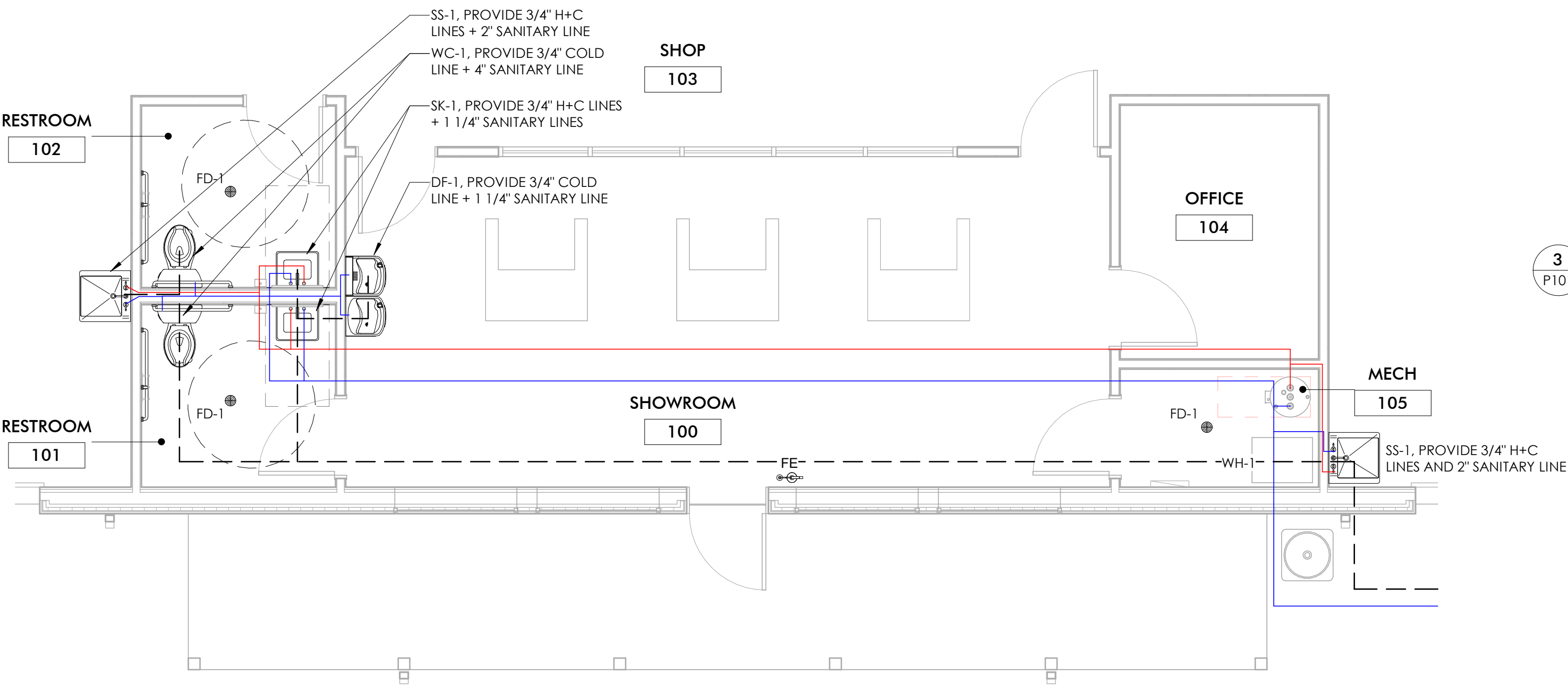
3 GAS WATER HEATER DETAIL
NTS



4 WATER SERVICE DETAIL - 1 METER
NTS



1 PLUMBING PLAN
1/8" = 1'-0"



2 ENLARGED PLUMBING PLAN
1/4" = 1'-0"



TO: Planning Commission

FROM: Eric Zuzga, Director of Community Services

SUBJECT: Development Review Team Report on Marshall Tire Site Plan

DATE: July 5, 2023

The City Development Review Team (DRT) met on June 29, 2023, to review the Marshall Tire Site Plan at 1111 Arms Street.

The following items were identified by the DRT during their review, with the response from the applicant in italics:

1. Where will the used and new tire storage be located?
Very little tire storage is necessary. Tires are ordered, delivered, and old tires removed each day. Storage areas now noted on the plans.
2. Electric Department needs electric load information to correctly size the transformer.
Load Information was provided by the applicant on 7/3/2023 and forwarded to the Electric Dept.
3. The tap for the new water service must be directly across the road. Proposed connection point is not acceptable.
4. Ensure adequate separation between all underground utilities.
5. What size water meter will be requested for the building?
6. The size and location of oil separators in the building is requested.
7. A sewer line on east side of property that runs to City lift station is not in use and should be removed from plan.
8. Which address will the site use? 1110 W Michigan Avenue, or Arms Street? If Michigan Ave, which suite number? (there are 3 existing)



The address for the site is 1111 Arms Street.

9. Address numbers shall be building mounted, facing Arms St.
We will make for sure the numbers are noted on our exterior elevations.
10. A Knox Box and completed Emergency Contact form will be required.
We have added this to our code compliance plan as well as our floor plan. The Knox box will be located at the front door.
11. The Site Plan shows the Showroom on the North Side, facing Arms Street – Elevation detail pages show North at 180° opposite; showroom facing the bank. Will the proposed trees on Arms St be of a size that will impede view of oncoming traffic?
Based on our studies we do not see them as an issue
12. Depending on building orientation, E101 shows Electric Meter is exposed to direct driveway traffic, and will need to be protected from vehicle damage. Gas Meter is not shown, but will also need to be protected from damage. (bollards).
We will add bollards in front of both the electrical and gas meters.