

CITY COUNCIL AGENDA

Regular Meeting

June 17, 2024 at 7:00 PM



- 1) **CALL TO ORDER**
- 2) **ROLL CALL**
- 3) **INVOCATION**
- 4) **PLEDGE OF ALLEGIANCE**
- 5) **APPROVAL OF AGENDA** - Items can be added or deleted from the Agenda by City Council action.
- 6) **PUBLIC COMMENT ON AGENDA ITEMS** Persons addressing City Council 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 three (3) minutes. Comments shall address AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion (Item 10) of the meeting agenda. Non-Agenda items shall be addressed during the PUBLIC COMMENT-NON-AGENDA ITEMS (Item 14) portion of the meeting agenda.
- 7) **CONSENT AGENDA**
 - A. **City Council Minutes**
Regular Session - June 3, 2024
 - B. **City Bills**

Purchases 5/31/24	\$16,771.16
Purchases 6/4/24	\$92,575.59
Purchases 6/7/24	\$158,594.55
Purchases 6/18/24	\$335,017.83
May Power Purchase	\$780,879.40
TOTAL	\$1,383,838.53
 - C. **MARSHALL HOUSE PSA ELEVENTH AMENDMENT**
 - D. **THIRD QUARTER FY2024 FINANCIAL REPORT**
 - E. **THIRD QUARTER FY2024 CASH POSITION REPORT**
 - F. **THIRD AND FOURTH QUARTER FY2024 BUDGET AMENDMENTS**
- 8) **PRESENTATIONS AND RECOGNITIONS**
- 9) **INFORMATIONAL ITEMS**
- 10) **PUBLIC HEARINGS & SUBSEQUENT COUNCIL ACTION** Persons addressing City Council 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 three (3) minutes per public hearing.
 - A. **OPRA DISTRICT ESTABLISHMENT - 117 E. MICHIGAN AVE.**
- 11) **OLD BUSINESS**
- 12) **REPORTS AND RECOMMENDATIONS**
 - A. **117 E MICHIGAN AVENUE OPRA EXEMPTION - SET PUBLIC HEARING**

MAYOR: Jim Schwartz CITY MANAGER: Derek N. Perry
COUNCIL MEMBERS: Joe Caron, Theresa Chaney-Huggett, Jacob Gates,
Ryan Traver, Ryan Underhill, Scott Wolfersberger
Council Chambers, 323 W Michigan Ave, Marshall, MI 49068

- B. SECTION 3.1.10 B-4 REGIONAL COMMERCIAL DISTRICT & SECTION 3.1.11 FREEWAY SERVICES DISTRICT ZONING ORDINANCE AMENDMENTS - INTRODUCTION & SET PUBLIC HEARING
- C. 16500 DIVISION DRIVE CONDITIONAL REZONING - INTRODUCTION & SET PUBLIC HEARING
- D. 123 EXCHANGE ST. CONDITIONAL REZONING - INTRODUCTION & SET PUBLIC HEARING
- E. ASSESSING SERVICES CONTRACT RENEWAL
- F. MARSHALL LAW ENFORCEMENT CENTER (MRLEC) - ACCESS CONTROL PURCHASE
- G. 2024 - 2027 PUBLIC SERVICES COLLECTIVE BARGAINING AGREEMENT
- H. CITY ATTORNEY - LEGAL SERVICES AGREEMENT

13) APPOINTMENTS / ELECTIONS

- 14) PUBLIC COMMENT ON NON-AGENDA ITEMS** Persons addressing City Council 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 two (2) minutes. Comments shall address NON-AGENDA ITEM topics. Public Hearing items shall be addressed during the PUBLIC HEARING portion (Item 10) of the meeting agenda. Agenda items should be addressed during the PUBLIC COMMENT-AGENDA ITEMS (Item 6) portion of the meeting agenda.

15) COUNCIL AND MANAGER COMMUNICATIONS

16) ADJOURNMENT

CITY COUNCIL MINUTES

June 3, 2024

Regular Meeting - 7:00 PM

1) CALL TO ORDER

IN A REGULAR SESSION held on Monday, June 3, 2024 at 7:00 PM in the Council Chambers of City Hall, 323 West Michigan Ave, Marshall, MI 49068, the Marshall City Council was called to order by Mayor Schwartz.

2) ROLL CALL

Roll was called:

Present: Mayor Schwartz, Caron, Chaney-Huggett, Gates, Traver, Underhill, and Wolfersberger

Also Present: Manager Perry and Clerk Eubank

Absent: None

3) INVOCATION

Bill Cole of Maple Grove Bible Church led the invocation.

4) PLEDGE OF ALLEGIANCE

5) APPROVAL OF AGENDA - Items can be added or deleted from the Agenda by City Council action.

Moved by Scott Wolfersberger, supported by Joe Caron to approve the agenda as presented. On a voice vote: **Motion carried.**

6) PUBLIC COMMENT ON AGENDA ITEMS Persons addressing City Council 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 three (3) minutes. Comments shall address AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion (Item 10) of the meeting agenda. Non-Agenda items shall be addressed during the PUBLIC COMMENT-NON-AGENDA ITEMS (Item 14) portion of the meeting agenda.

Kelly Isaac of N Liberty St and Barry Wayne Adams of 622 W Green St gave public comment.

7) CONSENT AGENDA

Moved by Jacob Gates, supported by Theresa Chaney-Huggett to On a roll call vote:

Ayes: Joe Caron, Theresa Chaney-Huggett, Jacob Gates, Ryan Traver, Ryan Underhill, Scott Wolfersberger, James Schwartz,

Nays: None

Abstain: None

Motion carried.

A. City Council Minutes

Regular Session - May 20, 2024

B. City Bills

Purchases 5/17/2024

\$78,105.63

Purchases 5/21/2024

\$5,048.28

Purchases 5/24/2024

\$272,766.29

Purchases 6/4/2024
Total

\$30,048.77
\$385,968.97

C. CRONIN GRANT APPLICATION- ATHLETIC FIELDS EXPANSION

D. SPECIAL EVENT REQUEST- MANDY RUNS MICHIGAN 5K RUN

E. SPECIAL EVENT REQUEST - CHICKEN BBQ

F. SPECIAL EVENT REQUEST - FOUNTAIN STORYTIME SERIES

G. SPECIAL EVENT REQUEST - BEHIND THE ILLUSIONS

8) PRESENTATIONS AND RECOGNITIONS

9) INFORMATIONAL ITEMS

10) PUBLIC HEARINGS & SUBSEQUENT COUNCIL ACTION Persons addressing City Council 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 three (3) minutes per public hearing.

A. SHARED SPACES GRANT PROGRAM APPLICATION

Mayor Schwartz opened the public hearing on the shared spaces grant application at 7:17 pm.

Barry Wayne Adams of 622 W Green St spoke during the public hearing.

Mayor Schwartz closed the public hearing on the shared spaces grant application at 7:17 pm.

Moved by Joe Caron, supported by Scott Wolfersberger to approve Resolution 2024-15, A Resolution to Authorize an Application and Implementation of Michigan Shared Streets and Space Grant, and authorize the City Manager and City Clerk to sign all necessary documents on behalf of the City. On a voice vote: **Motion carried.**

**CITY OF MARSHALL, MICHIGAN
RESOLUTION NO. 2024-15**

**A RESOLUTION TO AUTHORIZE AN APPLICATION AND IMPLEMENTATION
OF
MICHIGAN SHARED STREETS AND SPACED GRANT**

Minutes of a regular meeting of the Council of the City of Marshall, held on June 3, 2024, at 7:00 PM.

PRESENT:

ABSENT:

The following preamble and resolution were offered by _____, and supported by _____.

WHEREAS, the City of Marshall is an incorporated municipality of the State of Michigan and therefore an eligible applicant to apply for the one-time appropriation of Shared Streets and Spaces Grant (SSSG) funding through the Michigan Department of Transportation; and

WHEREAS, the City of Marshall strives for a more walkable, bikeable, and transit-friendly community, and is submitting an application for funding for South Kalamazoo Non-Motorized Connector; and

WHEREAS, the City of Marshall finds that this project uses *innovation* and forward-thinking project planning, design, and construction, considers *equity and accessibility* in the selection of the project, and meets program goals; and

WHEREAS, the City of Marshall has worked across municipal departments to gain broader agency support and *coordination for ease of implementation* as desired by the program goals; and

WHEREAS, the City of Marshall has presented the project in a public forum and notified the community at large about this application and exciting opportunity; and

WHEREAS, the City of Marshall authorizes the City Manager, Derek Perry, as representative on behalf of the city to sign a contract upon receipt of a grant funding award; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARSHALL hereby submits to the State of Michigan an application for the Shared Streets and Spaces Grant program for the project described herein, and commits to additional funding that may be required over and beyond the grant amount; and

FURTHER RESOLVES, That the City of Marshall hereby agrees to the implementation and continued maintenance of the resulting Shared Streets and Spaces Grant project.

Resolution declared adopted this 3rd day of June 2024.

Michelle Eubank, City Clerk

I, Michelle Eubank, being duly sworn as the City Clerk for the City of Marshall, hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City Council, City of Marshall, County of Calhoun, State of Michigan, at a regular

meeting held on June 3, 2024 and that the said meeting was conducted and that the minutes of the meeting were kept and will be or have been made available.

Michelle Eubank, City Clerk

11) OLD BUSINESS

12) REPORTS AND RECOMMENDATIONS

A. 117 EAST MICHIGAN AVENUE OPRA - SET PUBLIC HEARING

Moved by Joe Caron, supported by Theresa Chaney-Huggett to set a public hearing for June 17, 2024, at 7 PM to consider the creation of an OPRA district for 117 East Michigan Avenue. On a voice vote: **Motion carried.**

B. NORTHEAST NEIGHBORHOOD IMPROVEMENT AUTHORITY - NOTICE OF INTENT TO SELL BONDS

Moved by Scott Wolfersberger, supported by Jacob Gates to Approve Resolution 2024-18, A Notice of Intent Resolution for Capital Improvement Bonds for Northeast Neighborhood Improvement Authority Infrastructure Improvements, and authorize the City Manager and City Clerk to sign and publish the necessary documents. On a roll call vote:

Ayes: Theresa Chaney-Huggett, Jacob Gates, Ryan Traver, Ryan Underhill, Scott Wolfersberger, James Schwartz, Joe Caron

Nays: None

Abstain: None

Motion carried.

**City of Marshall
County of Calhoun, State of Michigan**

Resolution 2024-18

**A NOTICE OF INTENT RESOLUTION
CAPITAL IMPROVEMENT BONDS FOR
NORTHEAST NEIGHBORHOOD IMPROVEMENT AUTHORITY
INFRASTRUCTURE IMPROVEMENTS**

A RESOLUTION TO PROVIDE FOR:

- Publication of a Notice of Intent to Issue Bonds and Right of Referendum for up to \$2,750,000 of bonds to construct infrastructure improvements in the Northeast Neighborhood Development Authority development area.
- When the Notice is published in *The Marshall Advisor/Chronicle*, voters will have a 45-day referendum period during which they could petition for referendum.

PREAMBLE

WHEREAS, the City of Marshall, County of Calhoun, State of Michigan (the “City”) determines it to be necessary for the best interests of the public and the welfare of the City and its residents to increase the supply of affordable housing in the City; and

WHEREAS, under the provisions of Part 8 of the Recodified Tax Increment Financing Act, Act No. 57, Public Acts of Michigan, 2018, a city may create a neighborhood improvement authority to promote residential and economic growth, and under these statutory provisions the City created the City of Marshall Northeast Neighborhood Improvement Authority (the “Authority”) in order to develop infrastructure necessary to attract housing developers to the Authority’s development area; and

WHEREAS, the Authority plans to acquire and construct infrastructure for housing in the Authority’s development area, including streets and roads and related signage, streetlights, sidewalks, underground infrastructure including a water supply system and stormwater and sanitary sewer systems, and electric and fiber optic service together with any appurtenances and attachments thereto, and any related easement or site improvements (collectively, the “Capital Improvements”), and to pay for the Capital Improvements from tax increment revenues collected under the Northeast Neighborhood Improvement Authority’s tax increment financing plan (the “Tax Increment Revenues”); and

WHEREAS, Bendzinski & Co., Registered Municipal Advisors with the Municipal Securities Rulemaking Council (the “Municipal Advisor”) has recommended that the City sell bonds to finance the Capital Improvements, and the Authority has agreed to forward the Tax Increment Revenues to the City to pay debt service on the City’s bonds; and

WHEREAS, under the provisions of Section 517 of Act No. 34, Public Acts of Michigan, 2001, as amended (“Act 34”), a City may issue municipal securities to pay the cost of any capital improvement items within the limitations provided by law; and

WHEREAS, the issuance by the City of bonds under Section 517 of Act 34 in an amount not to exceed Two Million Seven Hundred Fifty Thousand Dollars (\$2,750,000) (the “Bonds”) for the purposes of financing costs of acquisition and construction of the Capital Improvements appears to be the most practical means to that end; and

WHEREAS, Act 34 requires that the aggregate outstanding balance of municipal securities issued under Section 517 of Act 34 by a City shall not exceed 5% of the state equalized valuation of the property assessed in that City, and after the issuance of the Bonds the outstanding balance of all municipal securities issued under Section 517 of Act 34 by the City will not exceed this limit; and

WHEREAS, a notice of intent to issue the Bonds must be published in order to comply with the requirements of Section 517 of Act 34 and Section 5(g) of the Home Rule Cities Act, Act 279, Public Acts of Michigan, 1909, as amended.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Clerk is hereby authorized and directed to publish a notice of intent to issue the Bonds in *The Marshall Advisor/Chronicle*, a newspaper of general circulation in the City.

2. The notice of intent shall be published as a one-quarter (1/4) page display advertisement as required by Section 517 of Act 34, and shall be in substantially the following form:

NOTICE TO ELECTORS AND TAXPAYERS
OF THE CITY OF MARSHALL
OF INTENT TO ISSUE BONDS SECURED BY THE
TAXING POWER OF THE CITY AND RIGHT OF REFERENDUM THEREON

PLEASE TAKE NOTICE that the City Council of the City of Marshall, County of Calhoun, State of Michigan, intends to issue and sell general obligation capital improvement bonds pursuant to Act 34, Public Acts of Michigan, 2001, as amended, in the maximum aggregate principal amount not to exceed Two Million Seven Hundred Fifty Thousand Dollars (\$2,750,000) for the purposes of paying costs to acquire and construct infrastructure for housing in the development area of the Northeast Neighborhood Improvement Authority, including streets and roads and related signage, streetlights, sidewalks, underground infrastructure including a water supply system and stormwater and sanitary sewer systems, and electric and fiber optic service, together with any appurtenances and attachments thereto, and any related easement or site improvements. The bonds may be issued in one or more series and may be combined with bonds issued for other purposes as shall be determined by the City Council. The bonds will mature in annual installments not to exceed the maximum permitted by law, with interest on the unpaid balance from time to time remaining outstanding on said bonds to be payable at rates to be determined at sale of the bonds but in no event to exceed such rates as may be permitted by law. Bond proceeds may be used for capitalized interest to the extent permitted by law.

SOURCE OF PAYMENT OF BONDS

The City intends to pay all or part of the principal of and interest on the bonds from the tax increment revenues collected under the Northeast Neighborhood Improvement Authority's tax increment financing plan. In case of the insufficiency of these revenues, the principal of and interest on the bonds shall be payable from the general funds of the City lawfully available for such purposes including property taxes levied within existing charter, statutory and constitutional limitations.

RIGHT OF REFERENDUM

THE BONDS WILL BE ISSUED WITHOUT A VOTE OF THE ELECTORS UNLESS A VALID PETITION REQUESTING SUCH A VOTE SIGNED BY NOT LESS THAN 10% OF THE REGISTERED ELECTORS RESIDING WITHIN THE CITY IS FILED WITH THE CITY CLERK WITHIN FORTY-FIVE (45) DAYS AFTER PUBLICATION OF THIS NOTICE. If such petition is filed, the bonds may not be issued without an approving vote of a majority of the qualified electors of the City voting thereon.

THIS NOTICE is given pursuant to the requirements of Section 517 of Act 34, Public Acts of Michigan, 2001, as amended, and Section 5(g), Act 279, Public Acts of

Michigan, 1909, as amended. Further information concerning the matters set out in this notice may be secured from the City Clerk's office.

Michelle Eubank
City Clerk, City of Marshall

3. The City Council does hereby determine that the foregoing form of notice of intent to issue the Bonds, and the manner of publication directed, is adequate notice to the electors of the City and is the method best calculated to give them notice of the City's intent to issue the Bonds, the purpose of the Bonds, the source of payment of the Bonds, the security for the Bonds, and the right of referendum of the electors with respect thereto. The City Council does hereby determine that the newspaper named for publication will reach the largest number of persons to whom the notice is directed.

4. The City hereby requests that Bendzinski & Co., Registered Municipal Advisors with the Municipal Securities Rulemaking Board, continue to serve the City as Municipal Advisor for the Bonds to advise the City on the marketing and sale of the Bonds.

5. The City hereby requests Miller, Canfield, Paddock and Stone, P.L.C. to continue as bond counsel to the City for the Bonds. The City Council acknowledges that Miller, Canfield, Paddock and Stone, P.L.C., represents many municipal bond underwriters, banks, and financial institutions in connection with matters unrelated to issuance of the Bonds by the City.

6. The officers, administrators, agents and attorneys of the City are authorized and directed to take all other actions necessary and convenient to facilitate sale of the Bonds.

7. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.

I hereby certify that the foregoing is a true and complete copy of a resolution duly adopted by the City Council of the City of Marshall, County of Calhoun, State of Michigan, at a Regular meeting held on _____, 2024 at ____:____ o'clock __.m., Eastern Time, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act 267.

I further certify that the following Members were present at said meeting: Members _____ and that the following Members were absent: _____.

I further certify that Members _____ moved for adoption of said Resolution and that Members _____ supported said motion.

I further certify that the following Members voted for adoption of said Resolution: Members _____. The following Members voted against adoption of said Resolution: _____.

City Clerk

C. MICHIGAN PA 152 HARD CAP EXEMPTION

Moved by Theresa Chaney-Huggett, supported by Ryan Underhill to approve Resolution #2024-17, A Resolution to Adopt the Annual Exemption Option as set forth in Public Act 152, the Publicly Funded Health Insurance Contribution Act and authorize the City Manager and City Clerk to sign the necessary documents. On a voice vote: **Motion carried.**

**CITY OF MARSHALL, MICHIGAN
RESOLUTION NO. 2024-17**

**A RESOLUTION TO ADOPT THE ANNUAL EXEMPTION OPTION AS SET FORTH IN
PUBLIC ACT 152, THE PUBLICLY FUNDED HEALTH INSURANCE CONTRIBUTION ACT**

Minutes of a regular meeting of the Council of the City of Marshall, held on June 3, 2024, at 7:00 PM.

PRESENT:

ABSENT:

The following preamble and resolution were offered by _____, and supported by _____.

WHEREAS, 2011 Public Act 152 (the "Act") was passed by the State Legislature and signed by the Governor on September 24, 2011; and

WHEREAS, the Act contains three options for complying with the requirements of the Act; and

WHEREAS, the three options are as follows:

1. Section 3 - "Hard Caps" Option - limits a public employer's total annual health care costs for employees based on coverage levels, as defined in the Act;
1. Section 4 - "80%/20%" Option - limits a public employer's share of total annual health care costs to not more than 80%. This option requires an annual majority vote of the governing body;
1. Section 8 - "Exemption" Option - a local unit of government, as defined in the Act, may exempt itself from the requirements of the Act by an annual 2/3 vote of the governing body; and

WHEREAS, the Marshall City Council has decided to adopt the annual exemption option as its choice of compliance under the Act; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARSHALL elects to comply with the requirements of 2011 Public Act 152, the Publicly Funded Health Insurance Contribution Act, by adopting the annual Exemption option for the medical benefit plan coverage year July 1, 2024, through June 30, 2025.

Resolution declared adopted this 3rd day of June 2024.

Michelle Eubank, City Clerk

I, Michelle Eubank, being duly sworn as the City Clerk for the City of Marshall, hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City Council, City of Marshall, County of Calhoun, State of Michigan, at a regular meeting held on June 3, 2024 and that the said meeting was conducted and that the minutes of the meeting were kept and will be or have been made available.

Michelle Eubank, City Clerk

D. LIQUOR CONTROL COMMISSION BANQUET FACILITY PERMIT APPLICATION- SCHULER'S RESTAURANT INC.

Joe Caron asked to be recused from the vote as it involved his employer.

Motion by Scott Wolfersberder, supported by Jacob Gates to recuse member Caron from item 12D. On a voice vote: **Motion carried.**

Moved by Scott Wolfersberger, supported by Ryan Traver to approve Resolution 2024-16 authorizing the MLCC Banquet Facility Permt application for a Banquet Facility Permit for Schuler's Restaurant Inc. at their 19 Zero 9 event venue located at 112 N. Eagle St. On a roll call vote:

Ayes: James Schwartz, Theresa Chaney-Huggett, Jacob Gates, Ryan Traver, Ryan Underhill, Scott Wolfersberger

Nays: None

Abstain: Joe Caron

Motion Carried.

E. DIRECTIONAL BORING FOR MAJOR SITE ELECTRIC DISTRIBUTION EXTENSION

Moved by Jacob Gates, supported by Ryan Traver to approve the MAJOR Electric Distribution Extension directional boring bid to J. Ranck Electric, of Mount Pleasant, Michigan in the amount of \$486,415.00 and authorize the City Manager and City Clerk

to sign the necessary documents. On a roll call vote:

Ayes: Ryan Traver, Ryan Underhill, Scott Wolfersberger, James Schwartz, Joe Caron, Theresa Chaney-Huggett, Jacob Gates

Nays: None

Abstain: None

Motion carried.

13) APPOINTMENTS / ELECTIONS

14) PUBLIC COMMENT ON NON-AGENDA ITEMS Persons addressing City Council 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 two (2) minutes. Comments shall address NON-AGENDA ITEM topics. Public Hearing items shall be addressed during the PUBLIC HEARING portion (Item 10) of the meeting agenda. Agenda items should be addressed during the PUBLIC COMMENT-AGENDA ITEMS (Item 6) portion of the meeting agenda.

Rebekah Sebring of Fredonia Township, Bob Overly of Old US 27 S, Kelly Isaac of N Liberty St, Angela Whitesell of W Michigan Ave, Barry Wayne Adams of 622 W Green St, and Matt Saxton of Forest St gave public comment.

15) COUNCIL AND MANAGER COMMUNICATIONS

16) CLOSED SESSION Pursuant to section 8(a) of the Open Meetings Act, to consider a periodic personnel evaluation of an employee, if the named individual requests a closed hearing.

A. CITY MANAGER REVIEW

Moved by Scott Wolfersberger, supported by Joe Caron to meet in closed session under section 8(a) of the Open Meetings Act, to consider a periodic personnel evaluation of an employee, as requested by the City Manager. On a roll call vote:

Ayes: Ryan Underhill, Scott Wolfersberger, James Schwartz, Joe Caron, Theresa Chaney-Huggett, Jacob Gates, Ryan Traver

Nays: None

Abstain: None

Motion carried.

Council moved to close session at 8 pm

17) POST CLOSED SESSION ACTION To consider potential action items following the closed session.

A. CITY MANAGER EMPLOYMENT AGREEMENT

Motion by Joe Caron, supported by Scott Wolfersberger to return to open session. On a voice vote: **Motion carried.**

City Council returned to open session at 8:34 pm.

Moved by Scott Wolfersberger, supported by Joe Caron to approve the amended contract for the City Manager with the addition that the pay raise to be retroactive to his anniversary with the city and he receive his bonus of \$2,500. On a roll call vote:

Ayes: Ryan Underhill, Scott Wolfersberger, James Schwartz, Joe Caron, Theresa Chaney-Huggett, Jacob Gates, Ryan Traver

Nays: None
Abstain: None
Motion carried.

18) ADJOURNMENT

The meeting was adjourned at 8:37 pm.

Respectfully submitted by,

Michelle Eubank
City Clerk

06/07/2024 08:26 AM
User: KWAGNER
DB: Marshall

APPROVAL LIST FOR CITY OF MARSHALL
EXP CHECK RUN DATES 05/31/2024 - 05/31/2024
JOURNALIZED
PAID

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INVOICE NUMBER	VENDOR NAME	DESCRIPTION	PO NUMBER	AMOUNT
05172024	AT&T	ACCT NO. 145970911 MRLEC INTERNET MAY 20		105.69
134863	CARR BROTHERS & SONS,	28 YDS TOPSOIL		1,122.40
134941	CARR BROTHERS & SONS,	7 TONS CRUSHED STONE		133.00
1904751613	CINTAS CORP	NITRILE GLOVES		176.00
05312024	CITY OF MARSHALL	REPLENISH FARMER'S MARKET PETTY CASH		493.00
05/30/2024	ELIZA SAMRA	UB refund for account: 3424		28.00
05282024	LUIB, EARL	REIMBURSEMENT FOR METER TABLET CARRYING		20.13
05102024CR	MARSHALL COMMUNITY	CRE CREDIT CARD - CHRISTY RAMEY 0619		535.31
05102024COM	MARSHALL COMMUNITY	CRE CREDIT CARD - CITY OF MARSHALL 0668		1,355.78
05102024DP	MARSHALL COMMUNITY	CRE CREDIT CARD - DEREK PERRY 0601		6.25
05102024EZ	MARSHALL COMMUNITY	CRE CREDIT CARD - ERIC ZUZGA 0627		437.15
05102024MF	MARSHALL COMMUNITY	CRE CREDIT CARD - MARSHALL FIBERNET 0569		719.11
05102024JL	MARSHALL COMMUNITY	CRE CREDIT CARD - JOSHUA LANKERD 0577		1,255.13
05102024JM	MARSHALL COMMUNITY	CRE CREDIT CARD - JUSTIN MILLER 0593		1,263.03
05102024KA	MARSHALL COMMUNITY	CRE CREDIT CARD - KRISTOPHER AMBROSE 0635		504.20
05102024MD	MARSHALL COMMUNITY	CRE CREDIT CARD - MARGUERITE DAVENPORT 0018		1,004.17
05102024ME	MARSHALL COMMUNITY	CRE CREDIT CARD - MARTIN ERSKINE 0551		1,889.00
05102024WD	MARSHALL COMMUNITY	CRE CREDIT CARD - WILLIAM DOPP 0536		379.00
05/30/2024	MINTON, CHRISTINA	UB refund for account: 3204380036		10.01
05242024	STATE OF MICHIGAN	MUNICIPAL LICENSE PLATES (QTY 10)		130.00
217-A	TOP TO BOTTOM TREE	SER'ELECTRIC LINE CLEARANCE 5/20/24 - 5/26/2024.191		4,585.00
217-B	TOP TO BOTTOM TREE	SER'TREE REMOVAL FOR STREET DEPT (MONROE STR		414.00
192007881	TRUGREEN	LAWN SERVICE AT CITY HALL		205.80
GRAND TOTAL:				16,771.16

06/04/2024 05:51 PM
User: KWAGNER
DB: Marshall

APPROVAL LIST FOR CITY OF MARSHALL
EXP CHECK RUN DATES 06/04/2024 - 06/04/2024
JOURNALIZED PAID
VENDOR CODE: 2179552

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INVOICE NUMBER	VENDOR NAME	DESCRIPTION	PO NUMBER	AMOUNT
06052024	GUTSUE CONSTRUCTION, L	CAHILL PAYMENT REQUEST - CONSTRUCTION IN		92,575.59
GRAND TOTAL:				92,575.59

06/07/2024 08:27 AM
User: KWAGNER
DB: Marshall

APPROVAL LIST FOR CITY OF MARSHALL
EXP CHECK RUN DATES 06/07/2024 - 06/07/2024
JOURNALIZED
PAID

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INVOICE NUMBER	VENDOR NAME	DESCRIPTION	PO NUMBER	AMOUNT
06042024	CB HALL ELECTRIC COMPAIN	INSPECTION SERVICES 5/1/24 - 5/31/24		650.00
06072024	CITY OF MARSHALL	REPLENISH FARMER'S MARKET PETTY CASH		750.00
I130212	ERIC DALE HEATING & AI	AIR CONDITIONER TUNE-UP & MAINTENANCE AT		419.00
I130620	ERIC DALE HEATING & AI	SERVICE CALL AT PSB FOR AC 5/20/24		192.00
19476	HOEKSTRA ROOFING COMPA	SERVICE CALL FOR LEAK AT MARSHALL HOUSE		745.00
06042024	HOELTZEL, ELLEN	MARSHALL HOUSE RESIDENT DEPOSIT REFUND		198.00
4242107	IIX INSURANCE INFORMAT	ACCT NO. 888907 MOTOR VEHICLE REPORTS/AC		26.15
06/06/2024	LASH'D	UB refund for account: 301740001		1,000.00
05302024	MACK, JEFF	REIMBURSEMENT FOR LINE DEPT MEALS DURING		73.57
06/06/2024	MARISSA LOUGHRIGE	UB refund for account: 2199		52.84
48936	MARSHALL CUSTOM EMBROI	YARD SIGNS FOR FARMERS MARKET		50.00
3498207	MML WORKERS COMPENSATI	ANNUAL POLICY PREMIUM #5550390-24 7/1/20 2024.329		72,099.00
06/06/2024	MOHN, ERMA	UB refund for account: 2200320000		560.98
06/06/2024	ORTIZ, KATILYNN	UB refund for account: 1801680020		43.40
05222024	PHILPOTT, ANTHONY	TRAVEL REIMBURSEMENT FOR OUT OF TOWN FUE		48.02
31624	PRO SERVICES, INC.	WORK ORDER 33791 PLUMBING SERVICE 4/5/24		318.16
31626	PRO SERVICES, INC.	WORK ORDER 33770 PLUMBING SERVICE 4/3/24		135.00
31627	PRO SERVICES, INC.	WORK ORDER 33772 PLUMBING SERVICE 4/3/24		372.55
31628	PRO SERVICES, INC.	WORK ORDER 33773 PLUMBING SERVICE 4/3/24		738.25
31654	PRO SERVICES, INC.	WORK ORDER 33518 PLUMBING SERVICE 3/6/24		3,168.19
16030	PROSHRED SECURITY	MRLEC SHRED SERVICES THROUGH 4/29/24		105.00
218-A	TOP TO BOTTOM TREE SER	ELECTRIC LINE CLEARANCE 5/27/24 - 6/2/24 2024.191		3,243.00
218-B	TOP TO BOTTOM TREE SER	TREE REMOVAL FOR STREET DEPT (MONROE/HAN		1,173.00
08511	TRITERRA, LLC	MARSHALL HOUSE ENVIRONMENTAL PLAN AND RE 2023.222		19,145.93
08678	TRITERRA, LLC	MARSHALL HOUSE ENVIRONMENTAL PLAN AND RE 2023.222		48,550.66
06072024	V & V ASSESSING LLC	ASSESSING SERVICES JUNE 2024 2024.104		4,700.00
06062024	ZUZGA, ERIC	TRAVEL REIMBURSEMENT FOR MILEAGE TO ATTA		36.85
GRAND TOTAL:				158,594.55

APPROVAL LIST FOR CITY OF MARSHALL
EXP CHECK RUN DATES 06/18/2024 - 06/18/2024
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INVOICE NUMBER	VENDOR NAME	DESCRIPTION	PO NUMBER	AMOUNT
494062	AD-VISOR & CHRONICLE	AD NO. 6100458 ADS 5/4, 5/11, 5/18, 5/25		2,021.75
1N3J-H3JN-KFNR	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 HOSE THREAD CLEA		27.78
1VW6-DGDH-YNNH	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 WINDOW A/C		249.00
1WWW-JQRV-LHRG	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 LATCH, BRACKET		41.83
1MGD-7VXJ-6WG1	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 ETHERNET CABLE		25.67
1VKV-NRRR-4F4D	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 CEC INDUSTRIES #		26.12
1MY7-NVWQ-FDPF	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 AMERICAN FLAGS		149.98
1G1Y-DR1Y-MH9F	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 NOTE PADS, HARD		76.97
1KY9-CYCV-GGFR	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 WHIRLPOOL DOOR,		204.28
1KNC-VHX4-7N4R	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 WATER SLIDES, LE		74.07
1R43-MJ7H-RCV6	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 T-SHIRTS, DODGEB		98.96
6410	AUGUST ENVIRONMENTAL S	CONTRACT QUARTERLY LAB ANALYSIS		1,496.00
225-519516	AUTO VALUE MARSHALL	TIRE FOAM, 4-WIRE FLAT SET, 1/4 QUICK LI		16.67
225-519597	AUTO VALUE MARSHALL	OIL FILTER, LED RED/YELLOW MKER LAMPS,		134.95
225-519609	AUTO VALUE MARSHALL	REFLEX SHOCKS		240.56
225-519667	AUTO VALUE MARSHALL	A/V OIL STICKERS		24.40
225-519714	AUTO VALUE MARSHALL	FLAP DISCS, CUT-OFF WHEELS		52.70
225-519723	AUTO VALUE MARSHALL	METAL CAST, ETCH & FILL PRIMER		47.87
225-519735	AUTO VALUE MARSHALL	ELECTRICAL TAPE, VEHICLE WIRING KIT		63.68
225-519758	AUTO VALUE MARSHALL	TURN INDICATOR		45.09
225-519819	AUTO VALUE MARSHALL	GLOSS BLACK		26.98
225-519937	AUTO VALUE MARSHALL	ARCTIC FREEZE CAR AIR CONDITIONER		57.19
25	BOSSERD FAMILY FARM	FLOWERS FOR FOUNTAIN BEDS & DOWNTOWN PLA		1,778.82
180623	BRUTSCHE CONCRETE PROD	CUSTOM FOUNDATION W/ LIFTING CABLES		250.00
180624	BRUTSCHE CONCRETE PROD	CUSTOM FOUNDATION W/ STEEL AND TABS		354.00
4193945608	CINTAS CORP	UNIFORM SERVICES - ELECTRIC & FIBER 5/28		56.85
4193945595	CINTAS CORP	UNIFORM SERVICES - POWER HOUSE 5/28/24		101.37
4193945596	CINTAS CORP	UNIFORM SERVICES - WASTE WATER 5/28/24		61.33
4193945589	CINTAS CORP	UNIFORM SERVICES - WATER 5/28/24		59.08
06282024	CITY OF MARSHALL	ST. MARY'S UB MAY 2024 FOR ELECTIONS		187.38
10056	COURTNEY & ASSOCIATES	MONTHLY RETAINER SERVICE MAY 2024		250.00
635743	DARLING ACE HARDWARE	I-BEAM LEVEL, MAGNETIC LEVEL, MARKER, NU		45.93
635946	DARLING ACE HARDWARE	CHLORINE TABLETS		139.99
636064	DARLING ACE HARDWARE	PAINT BRUSHES		73.92
636044	DARLING ACE HARDWARE	MOLD CLEANER, DUCT TAPE, PAINT BRUSHES,		113.32
636060	DARLING ACE HARDWARE	PAINT BRUSHES, SCREWS		34.96
636018	DARLING ACE HARDWARE	GROUND CLEAR, GRASS SEED		102.98
636143	DARLING ACE HARDWARE	DRILL BIT, NUTS, BOLTS		39.38
636140	DARLING ACE HARDWARE	MURIATIC ACID		9.99
636170	DARLING ACE HARDWARE	M18 STRING TRIMMER KIT		249.99
636218	DARLING ACE HARDWARE	SPRAY PAINT, INDOOR PAINT, PAINT BRUSHES		180.26
636472	DARLING ACE HARDWARE	SPRAY PAINT		18.97
636470	DARLING ACE HARDWARE	KEY		2.39
636444	DARLING ACE HARDWARE	CAM LOCK, PLASTER PATCH		32.97
636526	DARLING ACE HARDWARE	NUTS, BOLTS		5.98
636510	DARLING ACE HARDWARE	SWITCHES, OUTLETS, TOP SOIL		62.62
636502	DARLING ACE HARDWARE	CONCRETE SEALANT, CAM LOCK		33.16
636504	DARLING ACE HARDWARE	MASKING TAPE, MASKING PAPER		11.58
636656	DARLING ACE HARDWARE	LED LIGHT BULBS		29.98
636655	DARLING ACE HARDWARE	WD-40, SAW BLADE		55.96
636759	DARLING ACE HARDWARE	TAP PLUG, SUPER GLUE, NUTS, BOLTS		17.62
636783	DARLING ACE HARDWARE	FUSES		23.99
636734	DARLING ACE HARDWARE	KEY		2.39
636737	DARLING ACE HARDWARE	PAPER RAGS, MICROFIBER CLOTHS		30.98
636273	DARLING ACE HARDWARE	DRYWALL, SCREWS, TOGGLE BOLT		35.97
636339	DARLING ACE HARDWARE	PLASTER PATCH, SEALANT		38.97
636177	DARLING ACE HARDWARE	V BELT		17.99
82637188	DEFOREST BROTHERS CONC	SIDEWALK REPAIR AT 328 N. DIVISION STREE	2024.286	1,380.00
82637189	DEFOREST BROTHERS CONC	REPAIRED SIDEWALK FROM TREE REMOVAL AT 7		2,200.00
3403450	EDWARDS INDUSTRIAL SAL	COUPLERS		153.07
3403646	EDWARDS INDUSTRIAL SAL	COUPLER		78.70
S105696250.001	ETNA SUPPLY	CUST NO. 5277 SNAP CLAMPS		1,342.00
16482	FREDRICKSON SUPPLY, LL	PART #43049-00-X RIGHT HAND		134.29
26949353	GRANGER WASTE SERVICES	ACCT NO. 2782490 CITY BUILDINGS WASTE JU		1,165.94
26941327	GRANGER WASTE SERVICES	ACCT NO. 18400290 RESIDENTIAL JUNE 2024		33,468.19
26910916	GRANGER WASTE SERVICES	ACCT NO. 18422860 CITY BUILDINGS RECYCLI		129.88
26852129	GRANGER WASTE SERVICES	ACCT NO. 18463670 2024 CITY WIDE BULK CL	2024.333	17,315.46
220014-009	HYDAKER-WHEATLAKE	CONSTRUCTION OF THE BROOKS SUBSTATION	2023.029	233,401.82
CI-00585	HYDROCOP	CUST NO. C000161 INSPECTION & REPORTING		1,350.00
35836	J AND K PLUMBING SUPPL	BALL VALVE		28.80
0008283	JUSTICE FENCE ACQUISIT	SERVICE CALL AT MRLEC FOR SOUTH ENTRY GA		350.00
8436-01	K DRIVE GREENHOUSE CO.	HANGING FLOWER BASKETS		1,698.50
102286522	KIMBALL MIDWEST	FUSES, CONNECTORS		140.50
INV054466	KNIGHT WATCH INC.	MARSHALL HOUSE 3 MONTH FIRE MONITORING		240.00
44271	LAKELAND ASPHALT CORPO	2.07 TONS BITUMINOUS AGGREGATES		146.97
019539	LEWEY'S SHOE REPAIR	BOOT ALLOWANCE - LUIB, EARL		162.99
4340216	MARSHALL ROTARY CLUB	2024-2025 ANNUAL DUES		250.00
S5377615.001	MEDLER ELECTRIC COMPAN	SATCO S49947 8W LED LAMPS		446.80
INV-0000004933	METRO WIRELESS	BUSINESS DATA SERVICES - 10 GBPS INTERNE		2,500.00

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APPROVAL LIST FOR CITY OF MARSHALL
EXP CHECK RUN DATES 06/18/2024 - 06/18/2024
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INVOICE NUMBER	VENDOR NAME	DESCRIPTION	PO NUMBER	AMOUNT
78022738	MSC INDUSTRIAL SUPPLY	(MARKING PAINT (GREEN/BLUE/RED)		782.16
2898378	OFFICE THREE SIXTY INC	COPY PAPER		251.94
2900862	OFFICE THREE SIXTY INC	COPY PAPER, PERMANENT MARKERS		59.00
56822670	POWER LINE SUPPLY	HAND TOOLS - BURGHDOFF		1,051.75
56822669	POWER LINE SUPPLY	MICROMETER, GLOVES		71.75
56822899	POWER LINE SUPPLY	STAND OFF BRACKET		530.17
56822901	POWER LINE SUPPLY	MATERIALS FOR VOLTAGE CONVERSION PEARL S		581.73
56822902	POWER LINE SUPPLY	CHARGER		140.00
56822903	POWER LINE SUPPLY	GROUND ROD COUPLING		254.10
56824025	POWER LINE SUPPLY	WRENCH 4 IN 1		43.50
56824057	POWER LINE SUPPLY	METER RINGS		847.19
56824059	POWER LINE SUPPLY	CABLE PREP CLEANER		63.00
56824061	POWER LINE SUPPLY	100AMP FUSE		333.20
06032024	QUADIENT FINANCE USA,	ACCT NO. 7900 0440 5582 9307 POSTAGE MAY		3,000.00
Q1358173	QUADIENT LEASING USA,	CUST NO. 01041574 POSTAGE MACHINE LEASE		667.86
68228	R&R FIRE TRUCK REPAIR,	SERVICE CALL TO REPAIR AIR COMPRESSOR 5/		919.78
255710	R.W. MERCER CO. INC.	SERVICED (2) COVERS MOR318L-4412-ACC		1,827.96
440	SEALCOATING PROS LLC	DPW PARKING LOT & GARAGE RE-STRIPE		925.00
06012024	SPARTAN STORES, LLC	CUST NO. 021063 REC SUPPLIES/FIRE LAUNDR		117.06
2238976	STANTEC CONSULTING MIC	BOBP SITE PLAN AND NOISE STUDY THROUGH 4 2024.174		935.00
96042	THE KALBLUE GROUP, INC	2024 TREE TAGS FOR BROOKS NATURE AREA		303.96
P-1050	TORISHIMA SERVICE SOLU	RAS PUMP IMPELLER REPAIR		1,450.00
INV8497VC3	VC3 INC	ACCT NO. 44996 ETHERNET NETWORK ADAPTERS		80.00
INV8558VC3	VC3 INC	ACCT NO. 44996 CISCO SMARTNET TOTAL CARE		758.00
97624068	WEX BANK	ACCT NO. 0470-00-462076-1 FUEL PURCHASES		11,226.24
GRAND TOTAL:				335,017.83



MICHIGAN SOUTH CENTRAL POWER AGENCY

168 DIVISION STREET
COLDWATER, MICHIGAN 49036
PHONE (517) 279-6961
FAX (517) 279-6969

INVOICE MONTH: May, 2024
INVOICE DATE: 6/12/2024
DUE DATE: 6/26/2024
TOTAL AMOUNT DUE: \$780,879.40

MARSHALL CITY ELECTRIC DEPARTMENT
323 WEST MICHIGAN AVENUE
MARSHALL, MICHIGAN 49068
ATTN: KEVIN MAYNARD

MSCPA Member Power Billing - May, 2024

Total Power Charges:	\$630,174.04
Transmission / Capacity / Ancillary Services:	\$114,350.11
Total Other Charges:	\$10,335.64
Total Miscellaneous Charges:	\$26,019.61

TOTAL CHARGES \$780,879.40

NOTE: PLEASE SEE ENCLOSED BACKUP FOR ADDITIONAL DETAIL

* Any amounts due and not paid by the due date shall bear interest at the rate of 1% per month until paid

Notes:

ITEM: 7.C

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
DATE: June 17, 2024
SUBJECT: **MARSHALL HOUSE PSA ELEVENTH AMENDMENT**

On April 17, 2023, City Council approved the Purchase and Sale Contract with the Gene B. Glick Family Housing Foundation, Inc. for the sale of the Marshall House property. As part of that sale agreement, a feasibility period was included under Article III of the contract to allow the purchaser and its agents to enter the property and perform studies, examinations, inspections and investigations. While significant progress has been made towards that effort, there still remains certain matters that require more time beyond the allowed period to investigate to the satisfaction of the buyer.

As both parties strongly wish to continue with the sale and the related due diligence, the Eleventh Amendment to the Purchase and Sale Contract is being presented for consideration and approval. The proposed Purchase and Sale Contract has an extension of the due diligence period and closing date until September 30, 2024.

BUDGET IMPACT:

The purchase price is \$9.5 million. Upon finalization of the sale, a recommendation on the use of the proceeds will be provided to the City Council for your approval.

RECOMMENDATION:

Approve the Eleventh Amendment to Purchase and Sale Contract with the Gene B. Glick Family Housing Foundation, Inc. in substantial form, and authorize the City Manager and City Clerk to sign the necessary documents.

**ELEVENTH AMENDMENT TO
PURCHASE AND SALE CONTRACT**

This **ELEVENTH AMENDMENT TO PURCHASE AND SALE CONTRACT** (this "Amendment") is entered into as of this 30th day of June, 2024 (the "Effective Date") by and between the **CITY OF MARSHALL**, a Michigan municipal corporation ("Seller"), and **GENE B. GLICK FAMILY HOUSING FOUNDATION, INC.**, an Indiana nonprofit corporation ("Purchaser").

WHEREAS, Seller and Purchaser entered into a certain Purchase and Sale Contract dated April 18, 2023 as amended (the "Agreement"); and

WHEREAS, the parties now desire to amend the Agreement on the terms and conditions below.

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by this reference, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, Seller and Purchaser agree as follows:

1. Defined Terms. Any capitalized terms not otherwise defined herein shall have the same meaning in this Amendment as defined in the Agreement.
2. Eleventh Extension of Due Diligence for Certain Matters. The Feasibility Period shall be extended through and including September 30, 2024; provided, however that Purchaser shall only be allowed to terminate in its discretion under Section 3.2 of the Agreement and receive a return of the Deposit for a termination concerning the environmental condition of the Property. Purchaser otherwise waives its right to terminate the Agreement under Section 3.2 of the Agreement.
3. Extension of the Closing Date. The Outside Closing Date shall be extended through and including September 30, 2024. The parties acknowledge that (i) such extension shall not require Purchaser to deposit any additional Earnest Money, and (ii) that the Deposit, along with the Additional Earnest Money Purchaser deposited with the Title Company pursuant to the Fifth Amendment to Purchase and Sale Contract, shall be refundable in the event of a termination by Purchaser under Section 2 above or as otherwise allowed in the Agreement.
4. Facsimile Signatures; Execution of Counterparts. This Amendment may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Amendment. Any or all parties may execute this Amendment by facsimile signature, and any such facsimile signature shall be deemed an original signature.
5. Effect of Amendment. Except as provided for herein, all other terms and conditions of the Agreement shall remain unchanged. This Amendment may only be varied by a document, in writing, of even or subsequent date hereof, executed by the parties hereto.

[Signature Page to Follow]

IN WITNESS WHEREOF, the undersigned parties have executed this Eleventh Amendment as of the Effective Date.

Seller:

CITY OF MARSHALL,

a municipal public corporation

By: _____

Derek N. Perry, City Manager, City of Marshall

Purchaser:

**GENE B. GLICK FAMILY HOUSING
FOUNDATION, INC.,** an Indiana non-profit
corporation

By:  _____

David O. Barrett, President and CEO

**Purchaser's Tax Identification Number/Social
Security Number:**

20-1698926

ITEM: 7.D

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
William Dopp, Finance Director/ City Treasurer
DATE: June 17, 2024
SUBJECT: **THIRD QUARTER FY2024 FINANCIAL REPORT**

In accordance with Section 9.07 of the City Charter, the following financial statements are submitted to the Council for the 3rd quarter ending April 30, 2024. The statements cover the period beginning July 1, 2023, and ending April 30, 2024. Highlights of the financial statements follow.

Note: *References to funds being over or below budget are based upon one quarter of the fiscal year being completed; hence an assumption is made that 75% of the line item should be realized. This assumption does not apply in all cases, as revenues and expenditures may be seasonal. A 10% variance is considered acceptable.*

The Revenue and Expenditure Report is designed to show the status of the current year's sources and uses of revenue, including a comparison to the annual budget. The difference between the revenues and expenditures is reflected as the net effect; a positive would reflect a net income/surplus for the year, and a negative would reflect an over budget for the year.

General Fund

- As of April 30, 2024, the general ledger shows that the City had collected approximately 92% of its anticipated General Fund revenue. That is to be expected since taxes have been fully collected.

- As of April 30, 2024, overall General Fund expenditures are at 83%. Specific General Fund expenditure highlights are below:
 - City Attorney fees are at 97% due to the BlueOval lawsuit. An amendment will be needed.
 - Clerk is at 99% due to election costs. A budget amendment is included as a separate item.
 - City Hall is at 108% due to unexpected AC maintenance.
 - The Human Resources fund is running at 95% due to higher retirement expenses.

Non-General Funds

MVH Local Fund: Capital Outlay is at 223% due to prior year projects rolling into this FY. An amendment will be made to carry that budget forward.

Municipal Street Fund: Expenditures are at 177% due to prior year projects rolling into FY24, as well as the timing of the construction season. A budget amendment will be needed.

Recreation: Expenditures are at 88%, due to increased payroll approved in FY23.

Leaf, Brush, and Trash: Expenditures are at 102%. Compost scheduled contribution will be removed, and Motor Pool Vehicle Rental will be increased.

NE NIA: Expenditures budget needs to be created for capital outlay.

Building Inspection: Revenues are at 253%, expenditures are at 255% due to income reimbursements and expenses associated with the BlueOval project. These were previously approved by the Council. A budget amendment will be needed.

LDFA: Expenditures are at 132%, due to the Brooks Substation project being carried over from FY23.

Airport: Expenses are at 99% due to the timing of fuel purchase.

Federal Grant Funds CDBG – Cahill: This is a new fund associated with CDBG funds for the Cahill project. A budget amendment will be required.

Federal Grant Funds RAP Grant: This is a new fund associated with the RAP grant and the Activation Zone. A budget amendment will be required.

Water: Expenditures are at 8%, due to Watermain project for Industrial being carried over from FY23. A budget amendment will be required.

Information Technology: Expenditures are at 98% due to server replacement. A budget amendment will be required.

BUDGET IMPACT:

Staff has prepared the necessary budget amendments in order to be compliant with State law. This is a separate item for Council consideration.

RECOMMENDATION:

Receive the Third Quarter FY2024 Financial Report.



ADMINISTRATIVE REPORT
June 17, 2024 - CITY COUNCIL MEETING

REPORT TO: Honorable Mayor and City Council Members

FROM: William Dopp, Finance Director/Treasurer

SUBJECT: Third Quarter FY 2024 Financial Report

BACKGROUND: In accordance with Section 9.07 of the City Charter, the following financial statements are submitted to Council for the 3rd quarter ending April 30, 2024. The statements cover the period beginning July 1, 2023 and ending April 30, 2024. Highlights of the financial statements follow.

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General Fund

- As of April 30, 2024, the general ledger shows that the City had collected approximately 92% of its anticipated General Fund revenue. That is to be expected since taxes have been fully collected.
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Non-General Funds

MVH Local Fund: Capital Outlay is at 223% due to prior year projects rolling into this FY. An amendment will be made to carry that budget forward.

323 W. Michigan Ave.

Marshall, MI 49068

p 269.781.5183

f 269.781.3835

cityofmarshall.com

Municipal Street Fund: Expenditures are at 177% due to prior year projects rolling into FY24, as well as the timing of construction season. A budget amendment will be needed.

Recreation: Expenditures are at 88%, due to increased payroll approved in FY23.

Leaf, Brush, and Trash: Expenditures are at 102%. Compost scheduled contribution will be removed, and Motor Pool Vehicle Rental will be increased.

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Federal Grant Funds RAP Grant: This is a new fund associated with the RAP grant and the Activation Zone. A budget amendment will be required.

Water: Expenditures are at 8%, due to Watermain project for Industrial being carried over from FY23. A budget amendment will be required.

Information Technology: Expenditures are at 98% due to the server replacement. A budget amendment will be required.

RECOMMENDATION: Receive the Third Quarter FY2024 Financial Report.

Fiscal Effects: Staff has prepared the necessary budget amendments in order to be compliant with State law. This is a separate item for Council consideration.

Respectfully Submitted,

William Dopp
Finance Director/Treasurer

ITEM: 7.E

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
William Dopp, Finance Director/ City Treasurer
DATE: June 17, 2024
SUBJECT: **THIRD QUARTER FY2024 CASH POSITION REPORT**

The Finance Department has developed a Cash Position Summary Report that reflects cash balances as of April 30, 2024. Please note cash and investment balances reflect the balance as of that day and are not necessarily indicative of financial health given the complexity of operations.

Cash amounts that are in parentheses reflect a negative cash amount. Often, these are due to timing of the reimbursement process. Such is the case with BlueOval reimbursements, the SAFER Grant, the Building Inspection fund, and the Federal Grant funds.

BUDGET IMPACT:
None.

RECOMMENDATION:
Receive the Third Quarter FY2024 Cash Position Report.

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ACCOUNT BALANCE REPORT FOR CITY OF MARSHALL
PERIOD ENDING 04/30/2024

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GL NUMBER	DESCRIPTION	END BALANCE 04/30/2024
Fund 101 - General Fund		
Dept 000		
101-000-002.00	CASH - CHEMICAL BANK	(931,939.97)
101-000-002.05	CASH - REQUIRED ESCROW	15,589.38
101-000-002.06	Cash - MCCU	179.24
101-000-002.09	Cash - Internet Payments	1,570.20
101-000-002.16	CREDIT CARD PAYMENTS	3,546.83
101-000-002.18	Cash - Fire Truck Replacement	184,000.00
101-000-004.00	Petty Cash	250.00
101-000-004.01	Petty Cash-USB	200.00
101-000-008.05	MBIA Class Account	746,864.99
Net - Dept 000		20,260.67
Fund 151 - CEMETERY TRUST FUND		
Dept 000		
151-000-002.00	CASH - CHEMICAL BANK	(16.08)
151-000-002.11	Cash - Cemetery Savings	113,265.46
151-000-002.16	CREDIT CARD PAYMENTS	0.56
Net - Dept 000		113,249.94
Fund 202 - MVH Major & Trunkline Fund		
Dept 000		
202-000-002.00	CASH - CHEMICAL BANK	(47,898.07)
202-000-008.05	MBIA Class Account	1,210,051.61
Net - Dept 000		1,162,153.54
Fund 203 - MVH Local Fund		
Dept 000		
203-000-002.00	CASH - CHEMICAL BANK	(2,832.03)
203-000-008.05	MBIA Class Account	181,012.17
Net - Dept 000		178,180.14
Fund 204 - MUNICIPAL STREET FUND		
Dept 000		
204-000-002.00	CASH - CHEMICAL BANK	(337.60)
204-000-008.05	MBIA Class Account	154,690.03
Net - Dept 000		154,352.43
Fund 207 - MARSHALL REGIONAL LAW ENFORCEMENT CENTER		
Dept 000		
207-000-002.00	CASH - CHEMICAL BANK	386,061.14
207-000-008.05	MBIA Class Account	197,263.29
Net - Dept 000		583,324.43
Fund 208 - Recreation Fund		
Dept 000		
208-000-002.00	CASH - CHEMICAL BANK	160,422.16
208-000-002.16	CREDIT CARD PAYMENTS	39,578.39
208-000-004.02	Petty Cash - Rec	50.00
208-000-008.05	MBIA Class Account	136.26
Net - Dept 000		200,186.81
Fund 211 - FARMERS MARKET		
Dept 000		
211-000-002.00	CASH - CHEMICAL BANK	31,421.18
211-000-004.00	Petty Cash	398.00
211-000-008.05	MBIA Class Account	3,725.23
Net - Dept 000		35,544.41
Fund 226 - Leaf, Brush and Trash Removal		
Dept 000		
226-000-002.00	CASH - CHEMICAL BANK	48,560.62
Net - Dept 000		48,560.62

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ACCOUNT BALANCE REPORT FOR CITY OF MARSHALL
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GL NUMBER	DESCRIPTION	END BALANCE 04/30/2024
Fund 244 - ECONOMIC DEVELOPMENT FUND		
Dept 000		
244-000-002.00	CASH - CHEMICAL BANK	9,309.75
Net - Dept 000		9,309.75
Fund 246 - FEDERAL GRANT FUND-SAFER GRANT		
Dept 000		
246-000-002.00	CASH - CHEMICAL BANK	(67,486.83)
Net - Dept 000		(67,486.83)
Fund 247 - NORTHEAST NEIGHBORHOOD IMPROVEMENT AUTH		
Dept 000		
247-000-002.00	CASH - CHEMICAL BANK	145,679.61
Net - Dept 000		145,679.61
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY		
Dept 000		
248-000-002.00	CASH - CHEMICAL BANK	208,250.99
248-000-008.05	MBIA Class Account	3,739.04
Net - Dept 000		211,990.03
Fund 249 - BUILDING INSPECTION FUND		
Dept 000		
249-000-002.00	CASH - CHEMICAL BANK	(180,601.24)
249-000-002.16	CREDIT CARD PAYMENTS	6,850.69
Net - Dept 000		(173,750.55)
Fund 250 - LOCAL DEVELOPMENT FINANCE AUTHORITY FUND		
Dept 000		
250-000-002.00	CASH - CHEMICAL BANK	897,800.27
250-000-002.07	CASH - BOND CONST. SERIES 2022	404,903.96
250-000-008.37	Pool-Debt Retirement & O&M Res	302.42
Net - Dept 000		1,303,006.65
Fund 251 - SOUTH NEIGHBORHOOD IMPROVEMENT AUTHORITY		
Dept 000		
251-000-002.00	CASH - CHEMICAL BANK	8,579.28
251-000-008.05	MBIA Class Account	48,546.90
Net - Dept 000		57,126.18
Fund 265 - Drug Forfeiture Fund		
Dept 000		
265-000-002.00	CASH - CHEMICAL BANK	1,745.50
265-000-004.00	Petty Cash	100.00
Net - Dept 000		1,845.50
Fund 287 - AMERICAN RESCUE PLAN ACT		
Dept 000		
287-000-002.00	CASH - ARPA	(1,318.80)
287-000-008.05	MBIA Class Account	208,541.41
Net - Dept 000		207,222.61
Fund 295 - Airport		
Dept 000		
295-000-002.00	CASH - CHEMICAL BANK	(65,482.62)
295-000-002.09	Cash - Internet Payments	325.00
Net - Dept 000		(65,157.62)
Fund 297 - FEDERAL GRANT FUNDS-CDBG CAHILL		
Dept 000		
297-000-002.00	CASH - CHEMICAL BANK	(1,410.25)

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GL NUMBER	DESCRIPTION	END BALANCE 04/30/2024
Fund 297 - FEDERAL GRANT FUNDS-CDBG CAHILL		
297-000-008.05	MBIA Class Account	1,410.25
Net - Dept 000		0.00
Fund 298 - FEDERAL GRANT FUNDS- RAP PROGRAM		
Dept 000		
298-000-002.00	CASH - CHEMICAL BANK	(66,890.98)
Net - Dept 000		(66,890.98)
Fund 301 - Capital Improvement Bond Fund		
Dept 000		
301-000-002.00	CASH - CHEMICAL BANK	231,187.63
Net - Dept 000		231,187.63
Fund 369 - Building Authority		
Dept 000		
369-000-002.00	CASH - CHEMICAL BANK	1,145.00
Net - Dept 000		1,145.00
Fund 404 - Special Projects Fund		
Dept 000		
404-000-002.00	CASH - CHEMICAL BANK	436,017.52
404-000-008.05	MBIA Class Account	99,907.50
Net - Dept 000		535,925.02
Fund 469 - Building Authority Const. Fund		
Dept 000		
469-000-002.00	CASH - CHEMICAL BANK	50.47
Net - Dept 000		50.47
Fund 536 - Marshall House Fund		
Dept 000		
536-000-002.00	CASH - CHEMICAL BANK	1,033,720.41
536-000-002.19	Cash - HUD Replacement Reserve	1,073,266.34
536-000-004.00	Petty Cash	100.00
536-000-008.05	MBIA Class Account	241.37
536-000-012.00	Cash - Security Deposits	51,143.40
Net - Dept 000		2,158,471.52
Fund 570 - FIBER TO THE PREMISE		
Dept 000		
570-000-002.00	CASH - CHEMICAL BANK	558,561.11
570-000-002.09	Cash - Internet Payments	186,347.57
570-000-008.05	MBIA Class Account	379,726.20
Net - Dept 000		1,124,634.88
Fund 582 - Electric Fund		
Dept 000		
582-000-002.00	CASH - CHEMICAL BANK	594,787.81
582-000-002.05	CASH - REQUIRED ESCROW	126,913.72
582-000-002.09	Cash - Internet Payments	366,404.57
582-000-002.16	CREDIT CARD PAYMENTS	238.77
582-000-004.00	Petty Cash	250.00
582-000-005.00	Cash - MSCPA	508,365.15
582-000-008.02	Pool - Bond & Int. Redemption	551,760.28
582-000-008.05	MBIA CLASS ACCOUNT	1,826,564.69
Net - Dept 000		3,975,284.99
Fund 588 - DART Fund		
Dept 000		
588-000-002.00	CASH - CHEMICAL BANK	13,545.56
588-000-002.09	Cash - Internet Payments	835.87
588-000-002.16	CREDIT CARD PAYMENTS	826.34

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GL NUMBER	DESCRIPTION	END BALANCE 04/30/2024
Fund 588 - DART Fund		
588-000-004.00	Petty Cash	20.00
588-000-008.05	MBIA Class Account	1,340,137.35
Net - Dept 000		1,355,365.12
Fund 590 - Wastewater Fund		
Dept 000		
590-000-002.00	CASH - CHEMICAL BANK	171,603.55
590-000-002.09	Cash - Internet Payments	66,161.80
590-000-002.16	CREDIT CARD PAYMENTS	3,147.94
590-000-002.33	Cash - O & M RESERVE	32,494.89
590-000-008.02	Pool - Bond & Int. Redemption	17,253.00
590-000-008.05	MBIA Class Account	405,824.57
Net - Dept 000		696,485.75
Fund 591 - Water Fund		
Dept 000		
591-000-002.00	CASH - CHEMICAL BANK	41,151.92
591-000-002.09	Cash - Internet Payments	70,564.90
591-000-002.16	CREDIT CARD PAYMENTS	5,514.81
591-000-008.02	Pool - Bond & Int. Redemption	252,213.12
591-000-008.05	MBIA Class Account	1,398,000.00
Net - Dept 000		1,767,444.75
Fund 596 - SOLID WASTE FUND		
Dept 000		
596-000-002.00	CASH - CHEMICAL BANK	27,926.21
596-000-002.09	Cash - Internet Payments	46,732.84
596-000-008.05	MBIA Class Account	76,729.10
Net - Dept 000		151,388.15
Fund 636 - INFORMATION TECHNOLOGY		
Dept 000		
636-000-002.00	CASH - CHEMICAL BANK	76,420.67
636-000-008.05	MBIA Class Account	3,953.14
Net - Dept 000		80,373.81
Fund 661 - Motor Pool Fund		
Dept 000		
661-000-002.00	CASH - CHEMICAL BANK	410,633.82
661-000-008.05	MBIA Class Account	7,495.59
Net - Dept 000		418,129.41
Fund 678 - Safety		
Dept 000		
678-000-002.00	CASH - CHEMICAL BANK	7,781.10
678-000-008.05	MBIA Class Account	1,750.48
Net - Dept 000		9,531.58
Fund 703 - Current Tax Collections Fund		
Dept 000		
703-000-002.00	CASH - CHEMICAL BANK	3,259.02
703-000-002.08	Cash - Current Year Taxes	4,398.85
703-000-002.09	Cash - Internet Payments	923.45
Net - Dept 000		8,581.32
Fund 704 - IMPREST PAYROLL FUND		
Dept 000		
704-000-002.00	CASH - CHEMICAL BANK	51,293.31
Net - Dept 000		51,293.31
Fund 736 - Retiree Health Care Fund		
Dept 000		

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GL NUMBER	DESCRIPTION	END BALANCE 04/30/2024
Fund 736 - Retiree Health Care Fund		
736-000-008.40	MERS RHVF Account	2,145,799.49
Net - Dept 000		2,145,799.49
Fund 751 - LOCAL UNIT INVESTMENT TRUST FUND		
Dept 000		
751-000-002.00	CASH - CHEMICAL BANK	20,477.40
751-000-008.05	MBIA Class Account	652,787.35
Net - Dept 000		673,264.75

ITEM: 7.F

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
William Dopp, Finance Director/ City Treasurer
DATE: June 17, 2024
SUBJECT: **THIRD AND FOURTH QUARTER FY2024 BUDGET AMENDMENTS**

Public Act 2 of 1968, better known as the Uniform Budgeting and Accounting Act, requires an amendment to the adopted budget when it can be determined that the budget projections will be different than originally anticipated. Each quarter, staff reviews the revenues and expenditures to develop an amended budget resolution to more closely reflect the actual operational costs and the associated revenues. All numbers in the “change column” in parentheses, reflect a negative direction in terms of the budget. For example, if the “change column” for revenue has a parenthesis, then revenues are expected to be lower than originally budgeted.

The following is a summary of the recommended budget amendments:

General Fund (Fund 101): Miscellaneous Revenue requires an increase of \$190,000 for BlueOval project reimbursements. MMFP will need a decrease in revenues of \$85,000 due to facilities transitioning to Medical Licenses. There is also a decrease of \$30,000 in Transfers from Other Funds to remove Leaf & Brush’s revenue contribution to Compost. City Council needs a \$700 increase to cover Chamber supplies. City Manager will have a payroll expense increase of \$10,000 following his review. Clerk will have various increases due to election expenses. Multiple departments will show Payroll increases approved in FY23, but originally budgeted as Contingency. An offsetting Contingency decrease of \$68,000 is included. Non-Departmental needed to create a budget for city events, as well as an increase in the Airport contribution. City Hall has Equipment Maintenance increase of \$7,000, and maintenance of building by \$19,000. These costs are associated with AC units, chamber countertops, and the bell tower. City Attorney Fees requires an expenditure increase of \$185,000, \$160,000 of that due to BlueOval lawsuit expenses. Human Resources has an increase in retirement expenses of \$8,500, and IT of \$1,500. Police needs payroll expense increases to account for the updated union contract, and payout for a retiree. There is also increased overtime expenses of \$23,000. Dispatch Operations requires a \$3,000 increase associated with the siren inspection. Engineering originally had vehicle rental credit budgeted, but has failed to see any such credit so we will remove that \$3,456. Cemetery requires payroll increases of \$9,000, and Motor Pool Vehicle Rental of \$15,000. PSB Operations has an expense increase of \$21,000 associated with part-time salaries, defibrillator replacements, and increased gas utilities. Planning and Zoning increases their expenses by \$50,000 for the contracted BlueOval site plan review. Parks requires a \$27,000 expense increase for supplies, Kid’s Kingdom repairs and new slide, and the Allcott Park fence. Capital Outlay Control needs an increase of \$77,000 for the Police Dodge Chargers that were carried over from FY2023 since they arrived later than expected.

MHV Local Fund (Fund 203): This budget amendment is to carry over \$251,000 for the new sweeper and street project expenses that weren't finished in the prior FY.

Municipal Street Fund (Fund 204): Budget amendment to account for interest revenue, and expenses for Leggitt, Prospect, and S. Kalamazoo projects. This fund will be closed out at the end of this FY.

Recreation Fund (Fund 208): Move Payroll increases originally budgeted as a contingency. Increased operating supplies, labor attorney fees, and the removal of budgeted vehicle rental credit. Increases total \$43,500.

Farmer's Market Fund (Fund 211): \$1,400 for winter building rental, and \$4,100 increase due to expenses associated with projects and fundraisers.

Leaf, Brush, & Trash Fund (Fund 226): Increase Motor Pool Vehicle Rental by \$65,000. This will be partially offset by a decrease of \$30,000 in expenses by not transferring funds to Compost.

North East NIA Fund (Fund 247): This is to increase Capital Outlay associated with streets and FiberNet expansion by \$63,000.

Building Inspection Fund (Fund 249): Offsetting expense and revenue budget amendments of \$1,050,000 are needed for BlueOval building inspection services, and the associated reimbursements.

Local Development Finance Authority Fund (Fund 250): Increase expense budget by \$360,000 for completion of Brooks Substation, road paving, and survey work done in the district.

American Rescue Plan Act (Fund 287): Offsetting expense and revenue budget amendments of \$130,000 for Riverwalk Design and Engineering.

Airport Fund (Fund 295): This is to increase both revenues and expenses by \$25,000.

Federal Grant Fund – CDBG Schuler's (Fund 296): Establish budget for final admin fees of \$1,243. The fund will be closed at the end of this FY.

Federal Grant Fund – CDBG Cahill (Fund 297): Offsetting revenue and expense budgets of \$200,000.

Federal Grant Fund – RAP Program (Fund 298): Offsetting revenue and expense budgets of \$600,000.

Capital Improvement Bond Fund (Fund 301): Establish admin cost of \$1,300.

Special Projects Fund (Fund 404): Establish revenue budget of \$500,000, and expense budget of \$105,000. Mostly these are related to the Athletic Field Expansion efforts.

Marshall House Fund (Fund 536): Increase expenses by \$307,000 due to environmental activities performed by Triterra in support of the sale of the property.

Fiber to the Premise (Fund 570): Increase contracted services by \$150,000 for operational

assessment contract.

Water Fund (Fund 591): Increase expenditures of \$573,000 for Industrial St. Watermain carried over from FY23.

Solid Waste Fund (Fund 596): This is to increase contracted services line item by \$28,000.

Information Technology (Fund 636): Increased expenses of \$65,000 for server replacements and contracted services.

BUDGET IMPACT:

As detailed by the information included in this Administrative Report.

RECOMMENDATION:

Approve Resolution 2024-20, A Resolution to Amend the City of Marshall General Appropriation Act for July 1, 2023 - June 30, 2024.

CITY OF MARSHALL, MICHIGAN
RESOLUTION #2024-20
THE CITY OF MARSHALL
AMENDED GENERAL APPROPRIATION ACT RESOLUTION
July 1, 2023 – June 30, 2024

THE CITY OF MARSHALL RESOLVES that the revenues and expenditures for the fiscal year, commencing July 1, 2023, and ending June 30, 2024, are hereby amended on a departmental and fund total basis per the attachment, summarized as follows:

	Revenues	Expenditures
General (Fund 101)	75,000	516,653
Miscellaneous Revenue	75,000	-
City Council		700
City Manager		10,000
Clerk		23,899
Treasurer		28,209
Non-Departmental		(46,611)
City Hall		26,000
City Attorney		185,000
Human Resources		10,000
Police		74,000
Dispatch Operations		3,000
Engineering		3,456
Cemetery		24,000
PSB Operations		21,000
Planning and Zoning		50,000
Parks		27,000
Capital Outlay Control		77,000
MVH Local (Fund 203)		251,000
Municipal Street (Fund 204)	16,695	826,000
Recreation (Fund 208)		43,500
Farmer's Market (Fund 211)		5,500
Leaf, Brush, & Trash (Fund 226)		35,000
North East NIA (Fund 247)		63,000
Building Inspection Fund (Fund 249)	1,050,000	1,050,000
Local Development Finance Authority (Fund250)		360,000
American Rescue Plan Act (Fund 287)	130,000	130,000
Airport Fund (Fund 295)	25,000	25,000

Federal Grant Fund - CDBG Schuler's (Fund 296)	1,243	1,243
Federal Grant Fund - CDBG Cahill (Fund 297)	200,000	200,000
Federal Grant Fund - CDBG RAP Program (Fund 298)	600,000	600,000
Capital Improvement Bond (Fund 301)		1,300
Special Projects Fund (Fund 404)	500,000	105,000
Marshall House Fund (Fund 536)		307,000
Fiber to the Premise (Fund 570)		150,000
Water Fund (Fund 591)		573,000
Solid Waste Fund (Fund 596)		28,000
Information Technology (Fund 636)		65,000

RESOLVED, the use of prior year's fund balance/net position reserves is not reflected in a Fund's revenue figure above, and that the source of funding for a Fund's Net Loss/(Deficit) shall be the use of prior year's fund balance/net position reserves.

This Resolution shall take effect upon adoption.

Dated: June 17, 2024

Michelle Eubank, City Clerk

I, Michelle Eubank, being duly sworn as the City Clerk for the City of Marshall, hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council, City of Marshall, County of Calhoun, State of Michigan, at a regular meeting held on June 17, 2024, and that said meeting was conducted and that the minutes of said meeting were kept and will be or have been made available.

Michelle Eubank, City Clerk

ITEM: 10.A

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Eric Zuzga, Director of Community Services
DATE: June 17, 2024
SUBJECT: OPRA DISTRICT ESTABLISHMENT - 117 E. MICHIGAN AVE.

The City has received a request from John and Jessica Gutsue to consider granting an Obsolete Property Rehabilitation (OPRA) exemption for 117 East Michigan Avenue. The Gutsues are planning to renovate this property into 2 apartments on the upper floors and the basement in to commercial space. The property is in need of improvements to make it a viable facility.

OPRA is a tool created by the legislature in 2000, to encourage the redevelopment of blighted structures. It works by freezing the taxable value of a property for a period of up to twelve (12) years. Freezing the taxable value of a property provides an incentive for a property owner to make significant improvements to a building without incurring an increase in property taxes for the period approved by the City.

The first step in considering this request is the creation of an OPRA District which requires a public hearing.

BUDGET IMPACT:
No impact for the creation of the district.

RECOMMENDATION:
Approve Resolution 2024-14, A Resolution To Establish An Obsolete Property Rehabilitation District for 117 E. Michigan Avenue under PA 146 of 2000 and authorize the City Manager and City Clerk to sign the necessary documents.

**NOTICE OF PUBLIC HEARING
APPLICATION FOR OBSOLETE PROPERTY REHABILITATION EXEMPTION DISTRICT
FOR 117 EAST MICHIGAN AVENUE**

The City Council of the City of Marshall will conduct a public hearing at 7:00 p.m. on Monday, June 17, 2024, to hear public comment on the application for the establishment of an Obsolete Property Rehabilitation District for the property at 117 East Michigan Avenue for a specified period to be determined by resolution of the City Council.

Following public comment, the City Council will consider an authorizing resolution for the creation of the district. As a part of their deliberations, the City Council will evaluate if the tax exemption is necessary to reduce unemployment, promote economic growth and increase capital investment.

The public is encouraged to make their viewpoint on the matter known at the public hearing or beforehand through letter mailed to the City Clerk's Office, 323 West Michigan Street, Marshall, MI 49068 or electronic mail to meubank@cityofmarshall.com. All communications should be addressed to the City Council. Information on the application and its purpose may be viewed in the City Clerk's Office, Monday-Thursday 9 AM-5 PM and Friday 9AM-Noon. Questions regarding the requested exemption should be directed to: Eric Zuzga, Director of Community Services, 269-558-0354 or ezuzga@cityofmarshall.com.

Michelle Eubank
City Clerk

RESOLUTION 2024-14
RESOLUTION TO ESTABLISH AN OBSOLETE PROPERTY
REHABILITATION DISTRICT

Minutes of a regular meeting of the Council of the City of Marshall, held on June 17, 2024 at 7:00 PM.

PRESENT:

ABSENT:

The following preamble and resolution were offered by _____, and supported by _____.

Resolution 2024-14 Establishing an Obsolete Property Rehabilitation (OPRA)
District for 117 East Michigan Avenue

WHEREAS, pursuant to PA 146 of 2000, the City of Marshall has the authority to establish "Obsolete Property Rehabilitation Districts" within the City of Marshall; and

WHEREAS, 117 W Michigan Ave LLC has filed a written request with the clerk of the City of Marshall requesting the establishment of the Obsolete Property Rehabilitation District for an area in the vicinity of 117 East Michigan Avenue located in the City of Marshall hereinafter described; and

WHEREAS, the City Council of the City of Marshall determined that the district meets the requirements set forth in section 3(1) of PA 146 of 2000; and

WHEREAS, written notice has been given by mail to all owners of real property located within the proposed district and to the public by newspaper advertisement in the Marshall Advisor and/or by public posting of the hearing on the establishment of the proposed district; and

WHEREAS, on June 17, 2024 a public hearing was held and all residents and taxpayers of the City of Marshall were afforded an opportunity to be heard thereon; and

WHEREAS, the City Council deems it to be in the public interest of the City of Marshall to establish the Obsolete Property Rehabilitation District as proposed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Marshall that the following described parcel(s) of land situated in the City of Marshall, Calhoun County, and State of Michigan, to wit:

MARSHALL CITY, UPPER VILLAGE E 22 FT OF S 88 FT OF LOT 12.

be and here is established as an Obsolete Property Rehabilitation District pursuant to the provisions of PA 146 of 2000 to be known as 117 Esat Michigan Avenue Obsolete Property Rehabilitation District No. 1.

AYES:

NAYS:

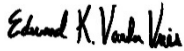
RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Council of the City of Marshall, County of Calhoun, Michigan at a regular meeting held on June 17, 2024.

Michelle Eubank
Clerk

Statement of Obsolescence from Assessor

The building located at 117 E Michigan Ave, Marshall MI that is the subject of this request is a typical, three-story, downtown building constructed around 1900. The first floor of the building is being used as commercial retail space. The second and third floors have been apartments but are currently unusable. After a review of the property on March 15, 2024, the obsolescence is evident in the lack of modern electrical, plumbing, and mechanical systems as well as the poor condition of the walls, floors, and ceilings. The windows and doors are also very old and inefficient by today's standards. Complete rehabilitation would be required of the second and third floors to make them habitable.



Edward VanderVries, MMAO IV
Assessor, City of Marshall

March 17, 2024

Date

**RESOLUTION TO APPROVE AN OBSOLETE PROPERTY REHABILITATION
EXEMPTION CERTIFICATE APPLICATION
PA 146 OF 2000 AS AMENDED**

Minutes of a regular meeting of the Council of the City of Marshall, held on July 15, 2024 at 7:00 PM.

PRESENT:

ABSENT:

The following preamble and resolution were offered by _____, and supported by _____.

**Resolution 2024-19 Approving Obsolete Property Rehabilitation Exemption
Certificate Application for 117 East Michigan Avenue**

WHEREAS, pursuant to PA 146 of 2000, as amended, the City of Marshall is a Qualified Local Governmental Unit eligible to establish one or more Obsolete Property Rehabilitation Districts (OPRA); and

WHEREAS, the City of Marshall legally established the Obsolete Property Rehabilitation District 117 East Michigan Avenue Obsolete Property Rehabilitation District No. 1 on June 17, 2024, after a public hearing held on June 17, 2024; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the City of Marshall; and

WHEREAS, the application was approved at a public hearing as provided by section 4(2) of Public Act 146 of 2000, as amended, on July 15, 2024; and

WHEREAS, the owner is not delinquent in any taxes related to the facility; and

WHEREAS, the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000, as amended; and

WHEREAS, the applicant has provided answers to all required questions under the application instructions to the City of Marshall; and

WHEREAS, the City of Marshall requires that rehabilitation of the facility shall be completed by December 31, 2025; and

WHEREAS, the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

WHEREAS, the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000, as amended, and that is situated within an Obsolete Property Rehabilitation District established in the City of Marshall eligible under Public Act 146 of 2000, as amended, to establish such a district; and

WHEREAS, completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to create employment, revitalize urban areas, and increase the number of residents in the community in which the facility is situated; and

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Marshall and hereby is granted an Obsolete Property Rehabilitation Exemption for the real property of 117 East Michigan Avenue, excluding land, located in 117 East Michigan Avenue Obsolete Property Rehabilitation District No. 1 at 117 East Michigan Avenue for a period of 8 years, beginning December 31, 2025, and ending December 31, 2033, pursuant to the provisions of PA 146 of 2000, as amended.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Council of the City of Marshall, County of Calhoun, Michigan at a regular meeting held on July 15, 2024.

Michelle Eubank
Clerk

Gutsue Construction

8213 d drive north, battle creek 49014

OWNER'S SWORN STATEMENT

DATED: 05/01/24

LENDER: Jessica Gutsue
MCCU

State of: Michigan)
County of: Calhoun)

COMPANY NAME: Gutsue Construction
PERSON SUBMITTING: John Gutsue

ADDRESS OF IMPROVEMENTS: 117 east michigan ave

TELEPHONE:
CELL/PHONE: 269-420-5960
FAX:

The undersigned President or Owner of the company identified above (the "Contractor", the builder or general contractor for the construction of certain improvements at the property described herein, hereby swears and affirms that the following is a list of each professional, subcontractor, supplier and laborer that Contractor has retained in connection with such improvements and that opposite each such name is a correct and full description of the work or material to be provided by such party, the amount of the original contractor or bid, the revised contract amount, if any, the aggregate amount of previous payments to such party, the current amount due such party as of the date set forth above, and the remaining amount required to complete the particular item of work, as follows:

SUBCONTRACTOR/SUPPLIER OR LABORER	DESCRIPTION OF WORK OR MATERIAL		ORIGINAL CONTRACT AMOUNT	CHANGE ORDERS (IF ANY)	ADJUSTED CONTRACT AMOUNT	PREVIOUS PAYMENTS AND/OR DRAWS	AMOUNT OF THIS REQUEST	RETAINAGE (IF ANY)	BALANCE TO COMPLETE
					-				-
	Gutsue Construction	permits	3,450.00		3,450.00				3,450.00
	Gutsue Construction	demo	20,000.00		20,000.00				20,000.00
	Us lumber	framing material	15,000.00		15,000.00				15,000.00
	Gutsue Construction	framing labor	25,000.00		25,000.00				25,000.00
	Us lumber	window material	25,000.00		25,000.00				25,000.00
4	Gutsue Construction	window labor	12,500.00		12,500.00			-	12,500.00
	KT Masonary	stairway enclosure	67,000.00		67,000.00				67,000.00
6	Eric dale HVAC	hvac material	21,200.00		21,200.00			-	21,200.00
	Eric dale HVAC	mechanical labor	15,000.00		15,000.00				15,000.00
7	the plumbing company	plumbing material	18,500.00		18,500.00			-	18,500.00
	the plumbing company	plumbing labor	20,000.00		20,000.00				20,000.00
8	bucks electric	electrical material	15,000.00		15,000.00			-	15,000.00
	bucks electric	electrical fixture allowance	10,000.00		10,000.00				10,000.00
	bucks electric	electrical labor	20,000.00		20,000.00				20,000.00
	jackson automatic	sprinkler material	35,000.00		35,000.00				35,000.00
	jackson automatic	sprinkler labor to install	26,000.00		26,000.00				26,000.00
	tichenor roofing	roofing material	15,000.00		15,000.00				15,000.00
	tichenor roofing	roofing labor	12,000.00		12,000.00				12,000.00
	wbi insualtion	insulation material	5,500.00		5,500.00				5,500.00
	wbi insualtion	insulation labor	5,200.00		5,200.00				5,200.00
9	stanton interior	drywall	47,000.00		47,000.00			-	47,000.00
	smith painting	paint	22,000.00		22,000.00				22,000.00
	Us lumber	trim material	10,000.00		10,000.00				10,000.00
	Gutsue Construction	trim labor	18,700.00		18,700.00				18,700.00
11	Us lumber	flooring material	10,000.00		10,000.00	-		-	10,000.00
12	Gutsue Construction	flooring labor	11,000.00		11,000.00	-		-	11,000.00
	Gutsue Construction	hardware allowance	8,100.00		8,100.00				8,100.00
	lowes	appliances	10,000.00		10,000.00				10,000.00
14	Gutsue Construction	on site services	6,000.00		6,000.00	-		-	6,000.00
	Us lumber	cabinets and countertops	25,000.00		25,000.00				25,000.00
					-				-
16					-	-		-	-
					-				-
17					-	-		-	-
21					-	-	-	-	-
24					-	-	-	-	-
					-				-
25					-	-	-	-	-
27					-	-	-	-	-
28					-			-	-
29			-		-	-	-	-	-
30			-		-	-	-	-	-
31				-	-	-	-		-
33				-	-	-	-	-	-
TOTAL PAGE 1:			\$ 554,150.00	\$ -	\$ 554,150.00	\$ -	\$ -	\$ -	\$ 554,150.00

SWORN STATEMENT (PAGE 2)

SUBCONTRACTOR SUPPLIER OR LABORER	DESCRIPTION OF WORK OR MATERIAL		ORIGINAL CONTRACT AMOUNT	CHANGE ORDERS (IF ANY)	ADJUSTED CONTRACT AMOUNT	PREVIOUS PAYMENTS AND/OR DRAWS	AMOUNT OF THIS REQUEST	RETAINAGE (IF ANY)	BALANCE TO COMPLETE
34			-	-	-	-	-	-	-
35			-	-	-	-	-	-	-
36			-	-	-	-	-	-	-
37			-	-	-	-	-	-	-
38			-	-	-	-	-	-	-
39			-	-	-	-	-	-	-
40			-	-	-	-	-	-	-
41			-	-	-	-	-	-	-
42			-	-	-	-	-	-	-
43			-	-	-	-	-	-	-
44			-	-	-	-	-	-	-
45			-	-	-	-	-	-	-
46			-	-	-	-	-	-	-
47			-	-	-	-	-	-	-
48			-	-	-	-	-	-	-
49			-	-	-	-	-	-	-
50			-	-	-	-	-	-	-
51			-	-	-	-	-	-	-
52			-	-	-	-	-	-	-
53			-	-	-	-	-	-	-
54			-	-	-	-	-	-	-
55			-	-	-	-	-	-	-
56			-	-	-	-	-	-	-
57			-	-	-	-	-	-	-
58			-	-	-	-	-	-	-
TOTAL PAGE 2:			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRAND TOTAL			\$ 554,150.00	\$ -	\$ 554,150.00	\$ -	\$ -	\$ -	\$ 554,150.00

WARNING TO DEPONENT: A PERSON, WHO WITH INTENT TO DEFRAUD, GIVES A FALSE SWORN STATEMENT IS SUBJECT TO CRIMINAL PENALTIES AS PROVIDED IN SECTION 110 OF THE THE CONSTRUCTION LIEN ACT, ACT NO. 497 OF THE PUBLIC ACTS OF 1980, AS AMENDED, BEING SECTION 570.1110 OF THE MICHIGAN COMPLIED LAWS.

ON RECEIPT OF THIS SWORN STATEMENT, THE OWNER OR LESSEE, OR THE OWNER'S OR LESSEE'S DESIGNEE, MUST GIVE NOTICE OF ITS RECEIPT, EITHER IN WRITING, OR TELEPHONE, OR PERSONALLY, TO EACH SUBCONTRACTOR, SUPPLIER, AND LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING UNDER SECTION 109 OR, IF A NOTICE OF FURNISHING IS EXCUSED UNDER SECTION 108 OR 108A, TO EACH SUBCONTRACTOR, SUPPLIER, AND LABORER NAMED IN THE SWORN STATEMENT, IF A SUBCONTRACTOR, SUPPLIER, OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING OR WHO IS NAMED IN THE SWORN STATEMENT MAKES A REQUEST, THE OWNER, LESSEE, OR DESIGNEE SHALL PROVIDE THE REQUESTER A COPY OF THE SWORN STATEMENT WITHIN 10 BUSINESS DAYS AFTER RECEIVING THE REQUEST.

DATED

DEPONENT - John Gutsue, PRESIDENT

Subscribed and sworn to before me this

day of

20

County,

Acting in

County,

My commission expires:

For a Valuable Consideration, paid to the undersigned, the receipt whereof is hereby confessed and acknowledged, the undersigned hereby waiver, release and relinquish any and all claim of right of lien which the undersigned now have or may have hereafter upon the premises described in the above sworn statement, for labor and material, general supervision of construction, or otherwise.

Date:

By:

Application for Obsolete Property Rehabilitation Exemption Certificate

Issued under authority of Public Act 146 of 2000, as amended.

This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the completed application and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) See State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

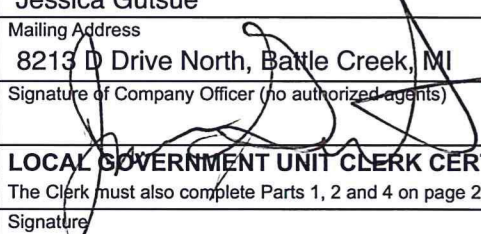
Applicant (Company) Name (applicant must be the OWNER of the facility) 117 W Michigan Ave, LLC			
Company Mailing Address (Number and Street, P.O. Box, City, State, ZIP Code) 8213 D Drive North			
Location of obsolete facility (Number and Street, City, State, ZIP Code) 117 E Michigan Avenue, Marshall, MI 49068			
City, Township, Village (indicate which) City		County Calhoun	
Date of Commencement of Rehabilitation (mm/dd/yyyy) 7/1/2024	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 12/31/2024	School District where facility is located (include school code) Marshall-13110	
Estimated Cost of Rehabilitation \$500,000.00		Number of years exemption requested 10	
Attach legal description of obsolete property on separate sheet.			
Expected Project Outcomes (Check all that apply) ☐ Increase commercial activity ☐ Create employment ☐ Retain employment ☐ Prevent a loss of employment ☒ Revitalize urban areas ☒ Increase number of residents in the community in which the facility is situated Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment. _____			
☐ Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the box at left if you wish to be considered for this exclusion.			

APPLICANT CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (No authorized agents) Jessica Gutsue	Telephone Number (269) 420-5960	Fax Number
Mailing Address 8213 D Drive North, Battle Creek, MI	E-mail Address john@gutsueconstruction.com	
Signature of Company Officer (no authorized agents) 	Title Owner	

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on page 2. Part 3 is to be completed by the Assessor.

Signature 	Date Application Received
---	---------------------------

FOR STATE TAX COMMISSION USE

Application Number	Date Received	LUCI Code
--------------------	---------------	-----------

LOCAL GOVERNMENT ACTION		
This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and Instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.		
PART 1: ACTION TAKEN		
Action Date _____		
☐ Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years) ☐ Denied		
Date District Established _____	LUCI Code _____	School Code _____
PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)		
A statement that the local unit is a Qualified Local Governmental Unit. A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000. A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit. A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years. A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing. A statement that the applicant is not delinquent in any taxes related to the facility. If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit. A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.	A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000. A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District. A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district. A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in. A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000. A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.	
PART 3: ASSESSOR RECOMMENDATIONS		
Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC)		
Building Taxable Value	Building State Equalized Value	
\$	\$	
Name of Government Unit _____	Date of Action Application _____	Date of Statement of Obsolescence _____
PART 4: CLERK CERTIFICATION		
The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act of 2000 may be in jeopardy.		
Name of Clerk _____	Telephone Number _____	
Clerk Mailing Address _____		
Mailing Address _____		
Telephone Number _____	Fax Number _____	E-mail Address _____
Clerk Signature _____		Date _____

For faster service, email completed application and attachments to PTE@michigan.gov. An additional submission option is to mail the completed application and attachments to Michigan Department of Treasury, State Tax Commission, PO Box 30471, Lansing, MI 48909. If you have any questions, call 517-335-7491.

117 EAST MICHIGAN AVE

117 E MICHIGAN AVE, 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

THE EXISTING UPPER LEVEL CONDO IS BEING CONVERTED INTO TWO RESIDENTIAL UNITS.

DRAWING LIST

SHEET NUMBER	DRAWING TITLE	2/19/2024 - PERMIT SET
00 GENERAL		
T000	TITLE SHEET	X
T001	RENDERINGS	X
T002	MOUNTING HEIGHTS + ABBREVIATIONS	X
T003	MOUNTING HEIGHTS CONTINUED	X
T004	CODE COMPLIANCE	X
T005	CODE COMPLIANCE	X
T006	CODE COMPLIANCE	X
T007	AREA PLANS	X
01 CIVIL		
C100	ARCHITECTURAL SITE PLAN	X
02 ARCHITECTURAL		
A000	EXISTING FLOOR PLANS	X
A001	EXISTING FLOOR PLANS	X
A110	DEMOLITION PLANS	X
A111	DEMOLITION PLANS	X
A120	PARTITION TYPES	X
A121	NEW FLOOR PLANS	X
A122	NEW FLOOR PLANS	X
A130	FINISH PLAN & SCHEDULE	X
A200	REFLECTED CEILING PLANS	X
A201	REFLECTED CEILING PLANS	X
A210	CEILING DETAILS	X
A220	ROOF PLAN	X
A221	RUBBER ROOF DETAILS	X
A300	INTERIOR ELEVATIONS	X
A310	INTERIOR DETAILS	X
A400	DOOR & WINDOW SCHEDULE AND DETAILS	X
A500	EXTERIOR ELEVATIONS	X
A600	STAIR PLANS	X
A601	STAIRWELL SECTIONS	X
A602	STAIRWELL SECTIONS	X
04 MECHANICAL		
M100	MECHANICAL SPECIFICATIONS AND DETAILS	X
M101	MECHANICAL PLANS	X
05 ELECTRICAL		
E100	ELECTRICAL NOTES AND SPECIFICATIONS	X
E101	ELECTRICAL PLANS	X
06 PLUMBING		
P100	PLUMBING NOTES	X
P101	PLUMBING DETAILS	X
P102	PLUMBING PLANS	X
07 FIRE SUPPRESSION		
FP101	FIRE SUPPRESSION AND ALARM PLAN AND NOTES	X
Grand total: 37		



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

OWNER
117 W. Michigan LLC
117 E. Michigan Avenue
Marshall, MI

CONSTRUCTION MANAGER/GC
Outsue Construction
8123 B DR N
Battle Creek, MI

ENGINEER

ENGINEER

ENGINEER

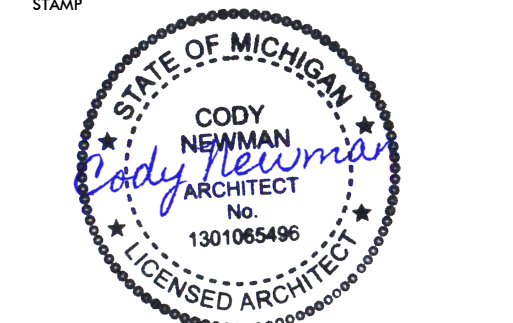
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PROJECT NAME
117 EAST MICHIGAN AVE
PROJECT ADDRESS
117 E MICHIGAN AVE, MARSHALL, MI
CLIENT
117 W MICHIGAN LLC

ISSUE
CONSTRUCTION DOCUMENTS

REVISION

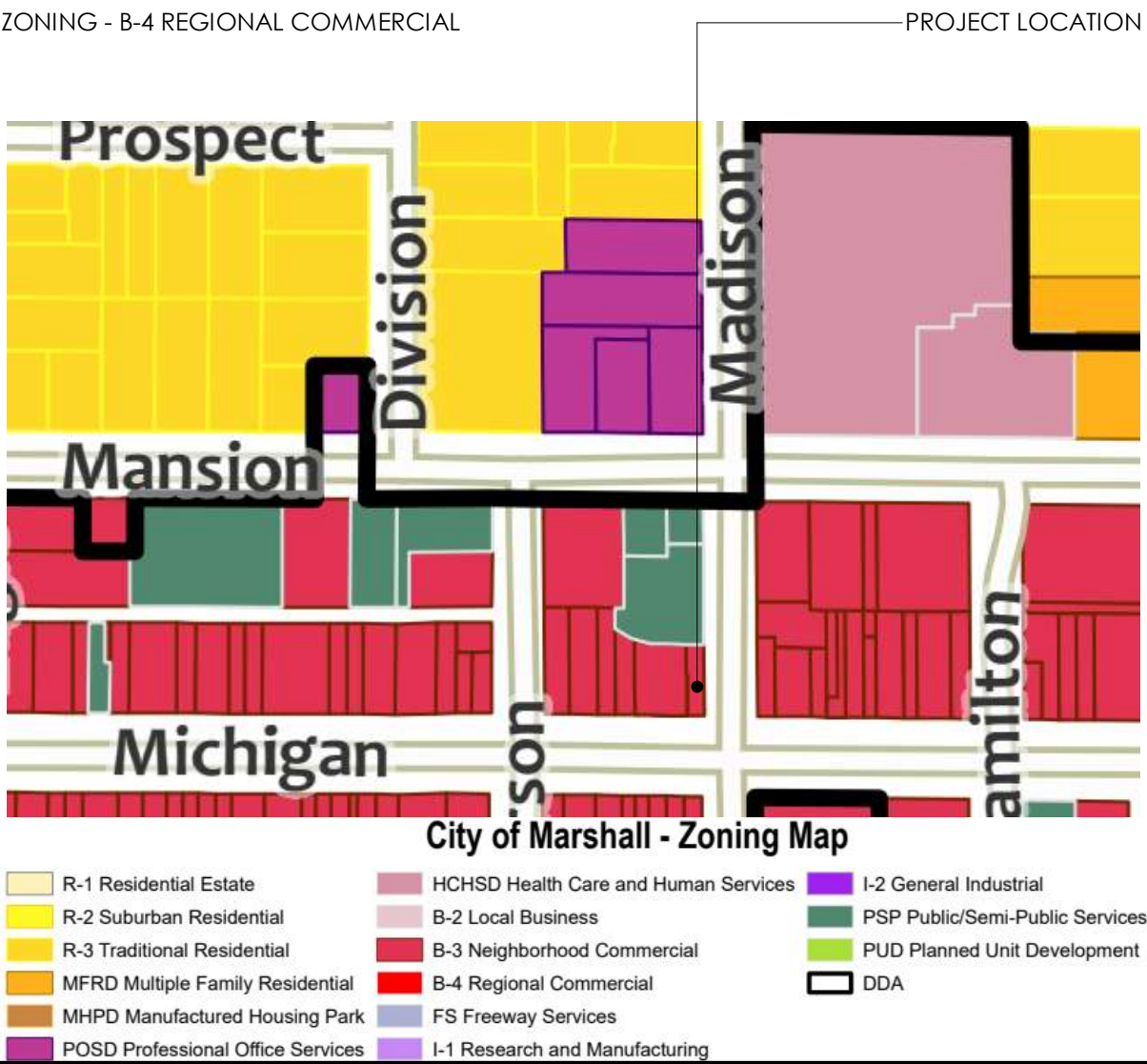
DRAWN BY CMN
DATE 2/18/2024 8:10:03 PM
SCALE
STAMP



PROJECT NUMBER
2023.171

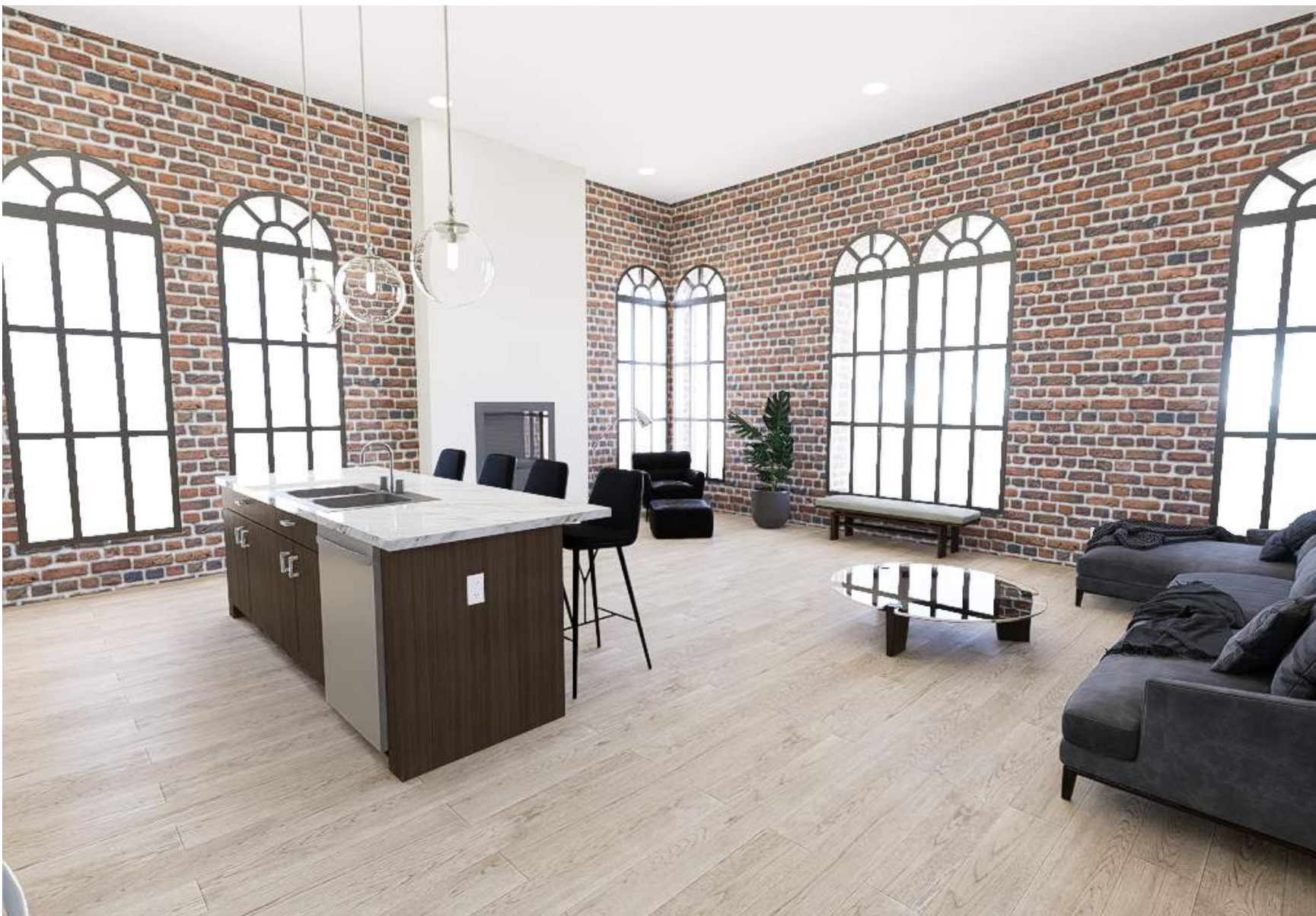
TITLE SHEET
T000

ZONING MAP



AREA MAP





RENDERINGS - FOR REFERENCE ONLY



RENDERINGS - FOR REFERENCE ONLY



RENDERINGS - FOR REFERENCE ONLY

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PROJECT NAME
117 EAST MICHIGAN AVE
PROJECT ADDRESS
117 E MICHIGAN AVE, MARSHALL, MI
CLIENT
117 W MICHIGAN LLC

ISSUE
CONSTRUCTION DOCUMENTS

REVISION

DRAWN BY CMN
DATE 2/18/2024 8:10:03 PM
SCALE
STAMP

PROJECT NUMBER
2023.171

RENDERINGS

T001

ABBREVIATION LIST

A/C

AIR CONDITIONING

A/V

AUDIO/VISUAL

ACP

ACOUSTICAL CEILING PANEL

AD

AREA DRAIN

ADA

AMERICANS WITH DISABILITIES ACT

ADJ

ADJUSTABLE

AFF

ABOVE FINISHED FLOOR

ALT

ALTERNATE

ALUM

ALUMINIUM

APPROX

APPROXIMATELY

ARCH

ARCHITECT[URAL, URE]

ASSOC

ASSOCIATED

AUTO

AUTOMATIC

AWP

ACOUSTICAL WALL PANEL

BD

BOARD

BF

BARRIER FREE

BIT

BITUMINOUS, BITUMEN

BLDG

BUILDING

BLKG

BLOCKING

BM

BEAM

BOT

BOTTOM

CAB

CABINET

CJ

CONTROL JOINT

CLG

CEILING

CLR

CLEAR[ANCE]

CMU

CONCRETE MASONRY UNIT

COL

COLUMN

COM

COMMUNICATIONS

CONC

CONCRETE

CONFIG

CONFIGURATION

CONST

CONSTRUCTION

CONT

CONTINUOUS

COORD

COORDINATE

CORR

CORRIDOR

CPT

CARPET

CT

CERAMIC TILE

CTR

CENTER

DEG

DEGREE

DF

DRINKING FOUNTAIN

DIA

DIAMETER

DIAG

DIAGONAL

DIM

DIMENSION

DIV

DIVISION

DN

DOWN

DR

DOOR

DS

DOWNSPOUT

DTL

DETAIL

DWG(S)

DRAWING(S)

E

EAST

EA

EACH

EJ

EXPANSION JOINT

EL

ELEVATION

ELEC

ELECTRICAL

ELEV

ELEVATION

EMER

EMERGENCY

ENCL

ENCLOS[E,URE]

EQ

EQUAL

EQUIP

EQUIPMENT

EST

ESTIMATE[D]

EXIST

EXISTING

EXP

EXPANSION

EXT

EXTERIOR

FA

FIRE ALARM

FD

FLOOR DRAIN

FDN

FOUNDATION

FE

FIRE EXTINGUISHER

FEC

FIRE EXTINGUISHER CABINET

FF

FINISHED FACE

FGL

FIBERGLASS

FHC

FIRE HOSE CABINET

FIXT

FIXTURE

FL

FLOOR[ING]

FLUOR

FLUORESCENT

FOC

FACE OF CONCRETE

FOS

FACE OF STUDS

FP

FIREPROOF[ING]

FT

FEET

FTG

FOOTING

FUR

FURR[ED,ING]

GA

GAUGE

GALV

GALVANIZED

GB

GRAB BAR

GC

GENERAL CONTRACT[OR]

GL

GLASS, GLAZING

GOVT

GOVERNMENT

GT

GROUT

GYP BD

GYP SUM WALLBOARD

HC

HOLLOW CORE

HDR

HEADER

HDWD

HARDWOOD

HDWR

HARDWARE

HGT

HEIGHT

HM

HOLLOW METAL

HORIZ

HORIZONTAL

HP

HIGH POINT

HR

HOUR

HT

HEIGHT

HVAC

HEATING, VENTILATION & AIR CONDITIONING

ID

INSIDE DIAMETER

IN

INCH[ES]

INCAN

INCANDESCENT

INCL

INCLUDE[D,ING]

INSUL

INSULATION, INSULATED

INT

INTERIOR

JAN

JANITOR

JT(S)

JOINT(S)

KIT

KITCHEN

ABBREVIATION LIST

LAM

LAMINATE[D]

LAV

LAVATORY

LBL

LABEL

LH

LEFT HAND

LL

LIVE LOAD

LP

LOW POINT

LTG

LIGHTING

LTL

LINTEL

MANF

MANUFACTURE[R]

MAS

MASONRY

MATL

MATERIAL[S]

MAX

MAXIMUM

MECH

MECHANICAL

MEMB

MEMBRANE

MIN

MINIMUM

MISC

MISCELLANEOUS

MO

MASONRY OPENING

MTD

MOUNTED

MTG

MOUNTING

MTL

METAL

N

NORTH

N/A

NOT APPLICABLE

NAT

NATURAL

NIC

NOT IN CONTRACT

NO

NUMBER

NOM

NOMINAL

NTS

NOT TO SCALE

OC

ON CENTER

OD

OUTSIDE DIAMETER

OH

OVERHEAD

OPNG

OPENING

OPP

OPPOSITE

OPP HD

OPPOSITE HAND

PART

PARTITION

PC

PRECAST

PERF

PERFORATE[D]

PL

PLATE

PLAM

PLASTIC LAMINATE

PLAS

PLASTER

PLWD

PLYWOOD

PNL

PANEL[ED]

PR

PAIR

PREP

PREPARE [SURFACE]

PROV

PROVIDE

PSF

POUNDS PER SQUARE FOOT

PSI

POUNDS PER SQUARE INCH

PT

PAINT

PVMT

PAVEMENT

QTY

QUANTITY

R

RISER

RAD

RADIUS

RB

RUBBER BASE

REF

REFRIGERATOR

REINF

REINFORCED

REQD / REQ'D

REQUIRED

RES

RESILIENT

RET

RETAINING

REV

REVISION[S] / REVISE[D]

RFG

ROOFING

RH

RIGHT HAND

RM

ROOM

RO

ROUGH OPENING

S

SOUTH

SC

SOLID CORE

SCHED

SCHEDULE

SECT

SECTION

SF

SQUARE FEET

SHT

SHEET

SIM

SIMILAR

SPEC(S)

SPECIFICATION(S)

SQ

SQUARE

SS

STAINLESS STEEL

STD

STANDARD

STL

STEEL

STN

STAIN

STO

STORAGE

STRUC

STRUCTURAL

SUSP

SUSPENDED

SYM

SYMMETRICAL

SYS

SYSTEM

T

TREAD

T&G

TONGUE AND GROOVE

T.O.

TOP OF

TECH

TECHNOLOGY

TEL

TELEPHONE

TEMP

TEMPERED

THK

THICK[NESS]

THRESH

THRESHOLD

TOC

TOP OF CURB

TOM

TOP OF MASONRY

TOS

TOP OF STEEL

TOW

TOP OF WALL

TRANS

TRANSPARENT

TV

TELEVISION

TYP

TYPICAL

UL

UNDERWRITER'S LABORATORY

UNFIN

UNFINISHED

UNO

UNLESS OTHERWISE NOTED

VAR

VARIES

VCT

VINYL COMPOSITION TILE

VERT

VERTICAL

VEST

VESTIBULE

VIF

VERIFY IN FIELD

VU

VENTILATION UNIT

VWC

VINYL WALLCOVERING

ABBREVIATION LIST

W

WATER RESISTANT

W/

WITH

W/O

WITHOUT

WC

WATER CLOSET

WD

WOOD

WDW

WINDOW

WH

WALL HUNG

WP

WORK POINT

WR

PAINT[ED]

WT

WEIGHT

WWF

WELDED WIRE FABRIC

#

NUMBER

&

AND

+/-

EXIST [OR APPROX] DIM - VIF

CL

CENTER LINE

L

ANGLE

INTERIOR STEEL STUD FRAMING

THE INTERIOR STUD FRAMING GUIDE DESIGNATES THE DESIGN INTENT OF THE ARCHITECT. THE GUIDE IS FOR THE CONTRACTORS REFERENCE WHEN INSTALLING INTERIOR STUD FRAMED WALLS. IT IS THE CONTRACTORS RESPONSIBILITY TO FOLLOW ALL INFORMATION PORTRAYED WITHIN THIS GUIDE AND THE CONTRACT DOCUMENTS.

NOTE: VERIFY MIN. STEEL STUD FRAMING GAUGE REQUIREMENTS /MAXIMUM ALLOWABLE HEIGHTS WITH STEEL STUD FRAMING SUPPLIER.

*FIRE BLOCKING TO BE PROVIDED HORIZONTALLY AT 10'-0" O.C. MAX, FIRE CAULK AROUND BLOCKING, IF METAL STUDS ARE USED A MINIMUM OF 20 GA. STUDS MUST BE UTILIZED.

MAXIMUM ALLOWABLE HEIGHTS
(NON-LOAD BEARING - METAL STUDS)

STEEL STUD FRAMING SECTION 092216	COLD-FORMED MTL FRAMING SECTION 054000						* DEFLECTION = L/360 * SPACING = 16" O.C.
SIZE	GA.	25	20	18	16	14	12
2 1/2"		9'-10"	11'-2"	12'-7"	13'-5"	14'-4"	--
3 5/8"		12'-4"	14'-3"	16'-8"	17'-11"	19'-2"	21'-2"
6"		17'-11"	21'-4"	24'-9"	26'-7"	28'-4"	31'-8"
2 1/2" CH STUD		10'-7"	13'-4"	--	--	--	--

MATERIAL DESIGNATIONS & SYMBOLS

EXISTING WALL TO REMAIN

NEW WALL

1 HOUR PARTITION

2 HOUR PARTITION

3 HOUR PARTITION

ELEMENTS TO BE REMOVED

EXTENT OF WORK

CMU

CONCRETE

WOOD BLOCKING

STEEL (LARGE SCALE)

PLASTER

RIGID INSULATION

PLYWOOD

MILLWORK

Room name

101

ROOM NUMBER

FINISH TYPE

11

DOOR NUMBER

11

WALL TYPES

11

WINDOW NUMBER

EXISTING ELEVATION

NEW ELEVATION

1

BATT INSULATION

1

COLUMN CENTER LINE / IDENTIFIER

1

REVISION INDICATION

DETAIL / PLAN / ELEVATION

DRAWING REFERENCE

1

A101

SIM

SHEET REFERENCE

BLDG SECTION CUT

DRAWING REFERENCE

1

A101

SIM

SHEET REFERENCE

WALL SECTION

DRAWING REFERENCE

1

A101

SIM

SHEET REFERENCE

REQUIRED CLEARANCES

CLEAR FLOOR SPACE

FORWARD APPROACH

PARALLEL APPROACH

ALCOVE, FORWARD APPROACH

ALCOVE, SIDE APPROACH

60° TURNING DIAMETER

T - SHAPED TURNING SPACE

REQUIRED PUSH/PULL CLEARANCES

FRONT APPROACH - PULL SIDE

FRONT APPROACH - PUSH SIDE

FRONT APPROACH - PUSH SIDE

HINGE APPROACH - PULL SIDE

HINGE APPROACH - PUSH SIDE

TYPICAL MOUNTING HEIGHTS

1. MOUNTING HEIGHTS SHOWN ARE BASED UPON RECOGNIZED DESIGN STANDARDS AND/OR BARRIER FREE CODE REQUIREMENTS. IT IS INTENDED THAT LIKE DEVICES ALL BE MOUNTED AT THE SAME HEIGHT THROUGHOUT THE ENTIRE PROJECT. RECESSED DEVICES IN MASONRY WALLS MAY DICTATE A DEVIATION (+/- 2") FROM THESE HEIGHTS (WHEN PERMITTED BY CODE) SO AS TO ALLOW THE BOTTOM OR THE TOP OF THE DEVICE RECESS TO ALIGN WITH MASONRY COURSING. COORDINATE THESE DEVIATIONS WITH THE ARCHITECTS/OWNER'S REPRESENTATIVE. MOUNTING HEIGHTS ARE TYPICAL UNLESS NOTED OTHERWISE ON DRAWINGS.

DIMENSIONING

1. DIMENSIONS ARE FROM FINISHED FACE TO FINISHED FACE, UNLESS NOTED OTHERWISE. SEE DIMENSIONING KEY ON THIS PAGE FOR REFERENCE

FRAMING LEGEND

PROVIDE FULL HEIGHT STUDS AT ALL CORNERS AS SHOWN TO ALLOW FOR PROPER GYP. BD. INSTALLATION

16" OR 24" O.C. AS NOTED

COMMON STUD

KING STUD

JACK STUD

TOP PLATE

TOP CRIPPLE

HEADER

KING STUD

JACK STUD

COMMON STUD

BOTTOM PLATE

*PROVIDE TREATED WOOD OR METAL TRACK AGAINST ANY CONC. OR MASONRY SURFACE

DIMENSIONING KEY

PARTITION AT RIGHT ANGLE

*IF THE DOOR IS NOT AGAINST A RIGHT ANGLE PARTITION OR EXISTING, IT IS TO BE CENTERED IN THE ROOM, U.N.O.

DIMENSIONING SYSTEM (UNLESS NOTED OTHERWISE)

FINISH FACE OF NEW CONSTRUCTION

2'-6"

COLUMN LINE

FINISH FACE OF NEW CONSTRUCTION

2'-0"

FINISH FACE OF EXISTING CONSTRUCTION

FINISH FACE OF NEW CONSTRUCTION

ALIGN

FINISH FACE OF EXISTING CONSTRUCTION

DRIVEN DESIGN

ARCHITECT

Driven Design Studio PLLC

117 West Michigan Avenue

Battle Creek, MI 49017

(269) 753-8040

cody@drivendesignstudio.com

PROJECT NAME

117 EAST MICHIGAN AVE

PROJECT ADDRESS

117 E MICHIGAN AVE, MARSHALL, MI

CLIENT

117 W MICHIGAN LLC

ISSUE

CONSTRUCTION DOCUMENTS

REVISION

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As indicated

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PROJECT NUMBER

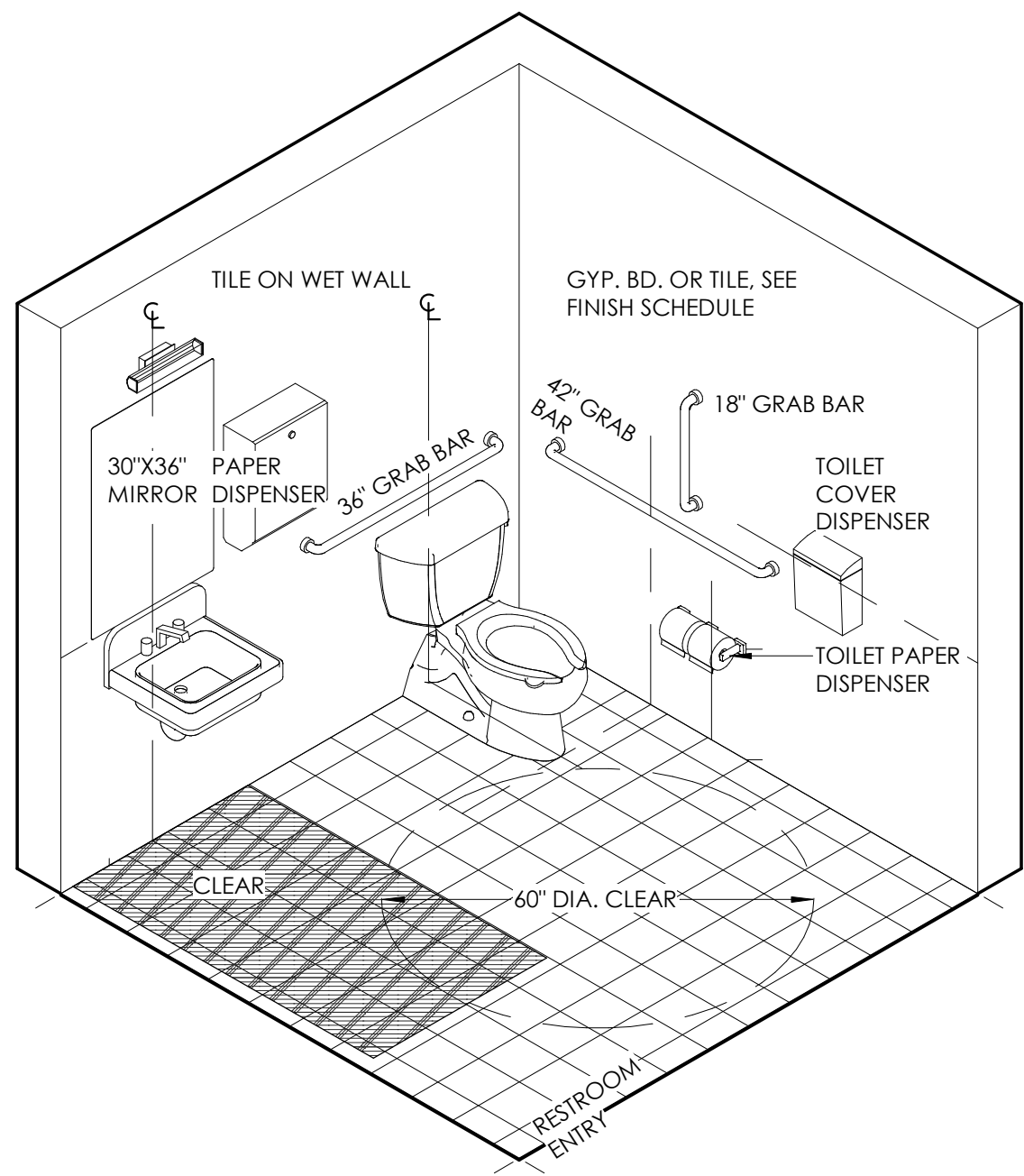
2023.171

MOUNTING HEIGHTS + ABBREVIATIONS

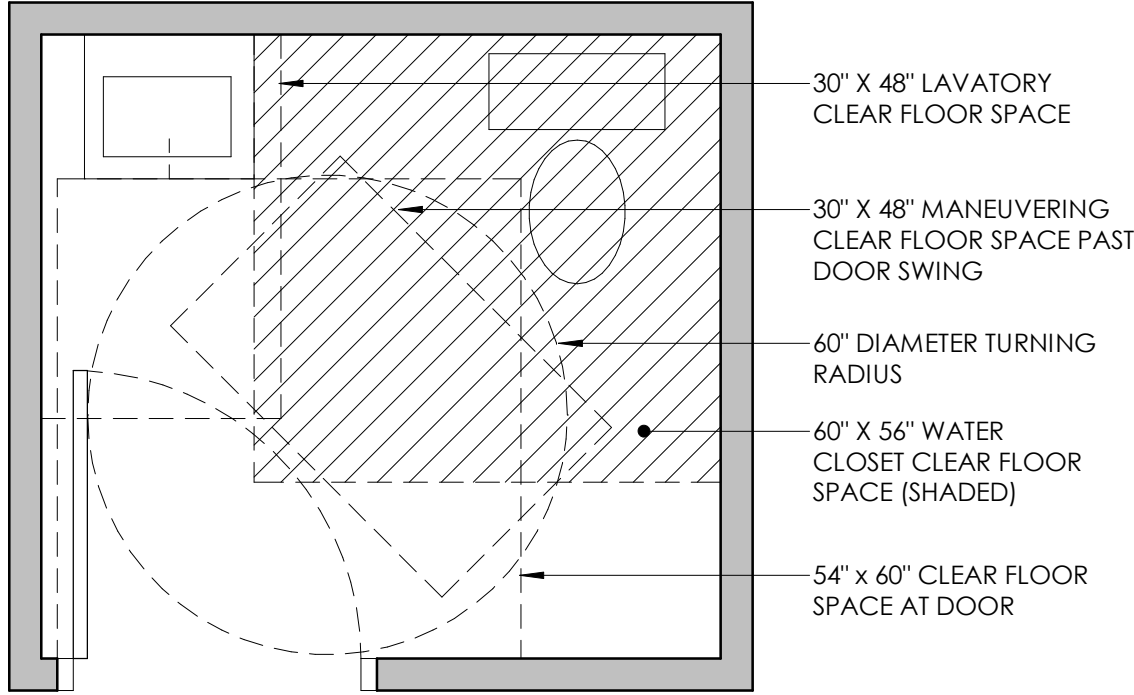
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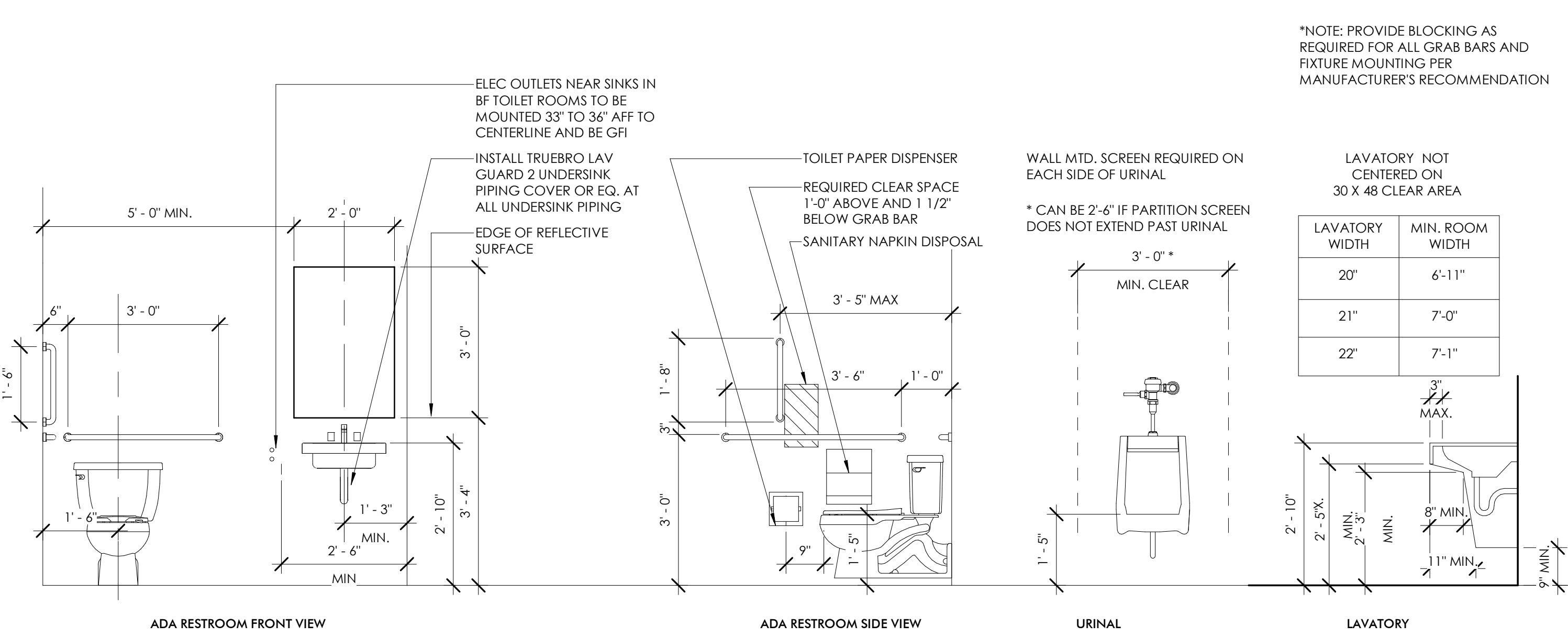
Page 51 of 165



ADA RESTROOM AXON - NTS

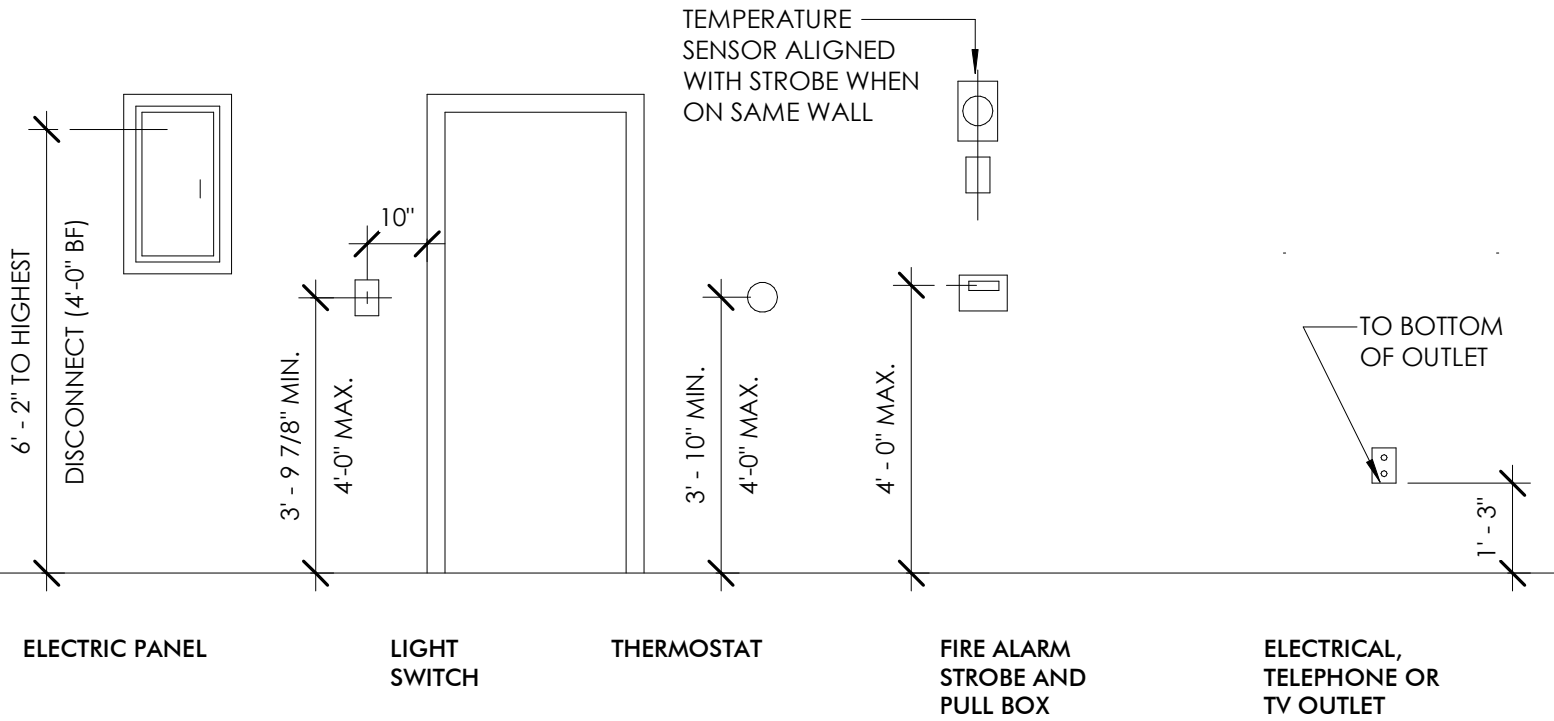


ADA RESTROOM PLAN - NTS

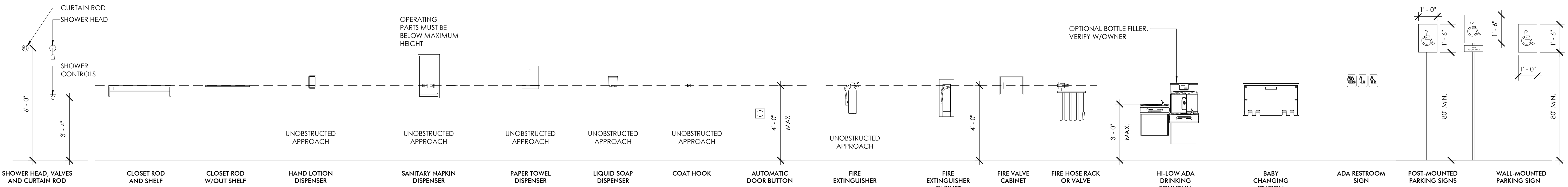


RESTROOM DETAILS - NTS

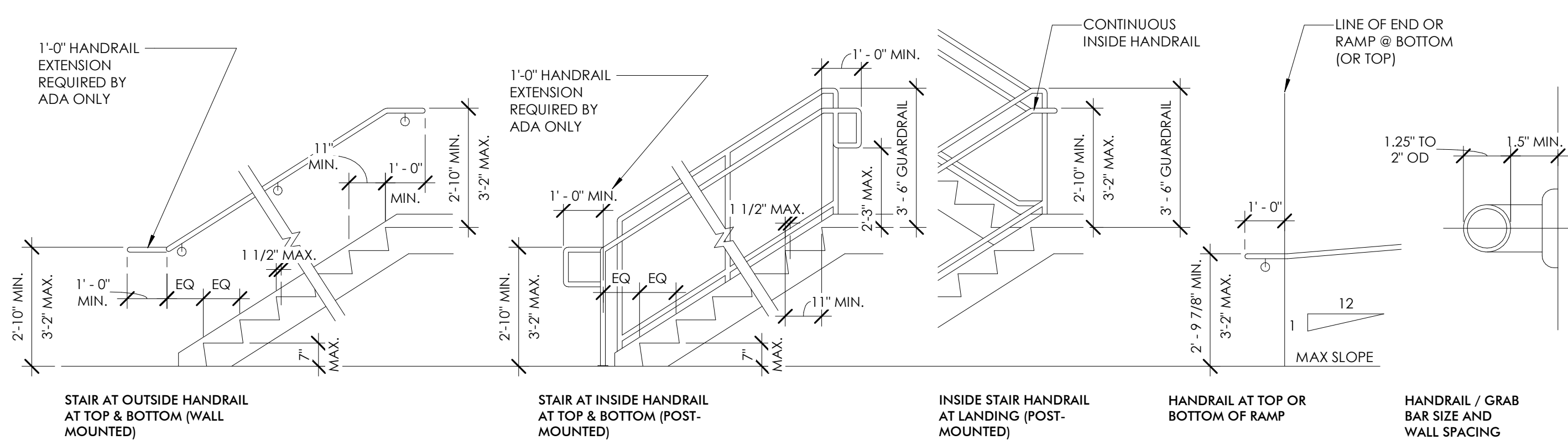
ELECTRICAL DETAILS



MOUNTING HEIGHTS



RAILING DETAILS



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117 EAST MICHIGAN AVE
PROJECT ADDRESS
117 E MICHIGAN AVE, MARSHALL, MI
CLIENT
117 W MICHIGAN LLC

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MOUNTING HEIGHTS CONTINUED

T003

2015 MICHIGAN REHABILITATION CODE

CHAPTER 5: CLASSIFICATION OF WORK
SECTION 505

AREA OF RENOVATION = 4,236 SQUARE FEET, WHICH IS 75% OF THE TOTAL BUILDING AREA. SINCE THE WORK AREA IS OVER 50% OF THE BUILDING AREA, THE WORK IS CONSIDERED A LEVEL 3 ALTERATION.

SECTION 508.2 EXCEPT AS SPECIFICALLY PROVIDED FOR IN CHAPTER 12, HISTORIC BUILDINGS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THIS CODE FOR THE TYPE OF WORK BEING PERFORMED. THE BUILDING IS CURRENTLY LISTED ON THE STATE REGISTRY OF HISTORIC PROPERTIES.

CHAPTER 8: ALTERATIONS - LEVEL 2
SECTION 801.3 ALL NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.

SECTION 803.2.1 ALL EXISTING INTERIOR VERTICAL OPENINGS CONNECTING TWO OR MORE FLOORS SHALL BE ENCLOSED WITH APPROVED ASSEMBLIES HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR WITH APPROVED OPENING PROTECTIVES. **EXCEPTION 11:** IN GROUP R-2 OCCUPANCIES, A MINIMUM 30-MINUTE ENCLOSURE SHALL BE PROVIDED TO PROTECT ALL VERTICAL OPENINGS NOT EXCEEDING THREE STORIES. THIS ENCLOSURE, OR THE ENCLOSURE SPECIFIED IN SECTION 803.2.1, SHALL NOT BE REQUIRED IN BUILDINGS PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM. THE BUILDING IS PROTECTED THROUGHOUT BY AN AUTOMATIC SPRINKLER SYSTEM.

SECTION 804.2.2 IN BUILDINGS WITH OCCUPANCIES IN GROUP R-2, WORK AREAS THAT HAVE EXITS OR CORRIDORS SHARED BY MORE THAN ONE TENANT OR THAT HAVE EXITS OR CORRIDORS SERVING AN OCCUPANT LOAD GREATER THAN 30 SHALL BE PROVIDED WITH AUTOMATIC SPRINKLER PROTECTION WHERE THE WORK AREA IS REQUIRED TO BE PROVIDED WITH AUTOMATIC SPRINKLER PROTECTION IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE AS APPLICABLE TO NEW CONSTRUCTION AND THE WORK AREA EXCEEDS 50 PERCENT OF THE FLOOR AREA.

SECTION 804.4.1.6 A FIRE ALARM SYSTEM SHALL BE INSTALLED IN WORK AREAS OF GROUP R-2 APARTMENT BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE FOR EXISTING GROUP R-2 OCCUPANCIES.

SECTION 804.4.3 INDIVIDUAL SLEEPING UNITS AND INDIVIDUAL DWELLING UNITS IN ANY WORK AREA IN GROUP R OCCUPANCIES SHALL BE PROVIDED WITH SMOKE ALARMS IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE.

SECTION 805.3.1 EVERY STORY UTILIZED FOR HUMAN OCCUPANCY ON WHICH THERE IS A WORK AREA THAT INCLUDES EXIT OR CORRIDORS SHARED BY MORE THAN ONE TENANT WITHIN THE WORK AREA SHALL BE PROVIDED WITH THE MINIMUM NUMBER OF EXITS BASED ON THE OCCUPANCY AND THE OCCUPANT LOAD IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.

SECTION 805.4.1.1 IN ANY WORK AREA, ALL ROOMS AND SPACES IN WHICH THE TRAVEL DISTANCE TO AN EXIT EXCEEDS 75 FEET SHALL HAVE A MINIMUM OF TWO EGRESS DOORWAYS.

SECTION 805.4.3 IN ANY WORK AREA, ALL DOORS OPENING ONTO AN EXIT PASSAGEWAY AT GRADE OR AN EXIT STAIRWAY SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING BY LISTED CLOSING DEVICES.

SECTION 805.5.1 ALL DWELLING UNIT OR SLEEPING UNIT CORRIDOR DOORS IN WORK AREAS IN BUILDINGS OF GROUPS R-2 SHALL BE AT LEAST 1 3/8" SOLID CORE WOOD OR APPROVED EQUIVALENT AND SHALL BE EQUIPPED WITH APPROVED DOOR CLOSERS. **EXCEPTION 5:** DOOR ASSEMBLIES HAVING A FIRE PROTECTION RATING OF AT LEAST 20 MINUTES.

SECTION 805.6 DEAD-END CORRIDORS IN ANY WORK AREA SHALL NOT EXCEED 35 FEET.

SECTION 805.8.1 MEANS OF EGRESS IN ALL WORK AREAS SHALL BE PROVIDED WITH EXIT SIGNS IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.

SECTION 807.2 NEW STRUCTURAL ELEMENTS IN ALTERATIONS SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE.

SECTION 807.4 ALTERATIONS SHALL NOT REDUCE THE CAPACITY OF EXISTING GRAVITY LOAD-CARRYING STRUCTURAL ELEMENTS UNLESS IT IS DEMONSTRATED THAT THE ELEMENTS HAVE THE CAPACITY TO CARRY THE APPLICABLE DESIGN GRAVITY LOADS REQUIRED BY THE INTERNATIONAL BUILDING CODE.

SECTION 808.1 ALL NEWLY INSTALLED ELECTRICAL EQUIPMENT AND WIRING RELATING TO WORK DONE IN ANY WORK AREA SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF NFPA 70.

SECTION 809.1 ALL RECONFIGURED SPACES INTENDED FOR OCCUPANCY AND ALL SPACES CONVERTED TO HABITABLE SPACE IN ANY WORK AREA SHALL BE PROVIDED WITH NATURAL OR MECHANICAL VENTILATION IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE.

SECTION 811.1 LEVEL 2 ALTERATIONS TO EXISTING BUILDINGS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE AS THEY RELATE TO NEW CONSTRUCTION ONLY.

CHAPTER 10: CHANGE OF OCCUPANCY
SECTION 1008.3 WHERE THE OCCUPANCY OF PART OF AN EXISTING BUILDING IS CHANGED, ELECTRICAL SERVICE SHALL BE UPGRADED TO MEET THE REQUIREMENTS OF NFPA 70 FOR THE NEW OCCUPANCY.

SECTION 1012.1.1.2 WHERE A PORTION OF AN EXISTING BUILDING IS CHANGED TO A NEW OCCUPANCY CLASSIFICATION, AND THAT PORTION IS SEPARATED FROM THE REMAINDER OF THE BUILDING WITH FIRE BARRIERS HAVING A FIRE-RESISTANCE RATING AS REQUIRED IN THE INTERNATIONAL BUILDING CODE FOR THE SEPARATE OCCUPANCY, THAT PORTION SHALL COMPLY WITH ALL OF THE REQUIREMENTS OF CHAPTER 9 FOR THE NEW OCCUPANCY CLASSIFICATION.

TABLE 1012.4 OCCUPANCY CLASSIFICATIONS R-1 AND R-2 ARE BOTH CONSIDERED RELATIVE HAZARD LEVEL 3.

SECTION 1012.4.2 WHEN THE CHANGE OF OCCUPANCY CLASSIFICATION IS MADE TO AN EQUAL OR LESSER HAZARD CATEGORY AS SHOWN IN TABLE 1012.4, EXISTING ELEMENTS OF THE MEANS OF EGRESS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 905 FOR THE NEW OCCUPANCY CLASSIFICATION. NEWLY CONSTRUCTED OR CONFIGURED MEANS OF EGRESS SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 10 OF THE INTERNATIONAL BUILDING CODE. THE ORIGINAL USE OF THE SECOND AND THIRD FLOORS WAS R-1. THE PROPOSED USE IS R-2.

TABLE 1012.5 OCCUPANCY CLASSIFICATIONS R-1 AND R-2 ARE BOTH CONSIDERED RELATIVE HAZARD LEVEL 2.

SECTION 1012.5.2 WHEN A CHANGE OF OCCUPANCY CLASSIFICATION IS MADE TO AN EQUAL OR LESSER HAZARD CATEGORY AS SHOWN IN TABLE 1012.5, THE HEIGHT AND AREA OF THE EXISTING BUILDING SHALL BE DEEMED ACCEPTABLE.

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

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

SECTION 1012.6.3 OPENINGS IN EXTERIOR WALLS SHALL BE PROTECTED AS REQUIRED BY THE INTERNATIONAL BUILDING CODE. **EXCEPTION 4:** EXTERIOR OPENING PROTECTIVES ARE NOT REQUIRED WHEN THE CHANGE OF OCCUPANCY GROUP IS TO AN EQUAL OR LOWER HAZARD CLASSIFICATION IN ACCORDANCE WITH TABLE 1012.6.

CHAPTER 11: ADDITIONS
SECTION 1102.1 NO ADDITION SHALL INCREASE THE HEIGHT OF AN EXISTING BUILDING BEYOND THAT PERMITTED UNDER THE APPLICABLE PROVISIONS OF CHAPTER 5 OF THE INTERNATIONAL BUILDING CODE FOR NEW BUILDINGS.

SECTION 1102.2 NO ADDITION SHALL INCREASE THE AREA OF AN EXISTING BUILDING BEYOND THAT PERMITTED UNDER THE APPLICABLE PROVISIONS OF CHAPTER 5 OF THE INTERNATIONAL BUILDING CODE FOR NEW BUILDINGS UNLESS FIRE SEPARATION AS REQUIRED BY THE INTERNATIONAL BUILDING CODE IS PROVIDED.

SECTION 1103.4 ANY STRUCTURAL ELEMENT OF AN EXISTING BUILDING SUBJECTED TO ADDITIONAL LOADS FROM THE EFFECTS OF SNOW DRIFT AS A RESULT OF AN ADDITION SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE.

SECTION 1106.1 ADDITIONS TO EXISTING BUILDINGS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE AS THEY RELATE TO NEW CONSTRUCTION.

CHAPTER 12: HISTORIC BUILDINGS
SECTION 1204.1 EXCEPTION: TYPE B DWELLING OR SLEEPING UNITS REQUIRED BY SECTION 1107 OF THE INTERNATIONAL BUILDING CODE ARE NOT REQUIRED TO BE PROVIDED IN HISTORICAL BUILDINGS.

SECTION 1205.2 THE ALLOWABLE FLOOR AREA FOR HISTORIC BUILDINGS UNDERGOING A CHANGE OF OCCUPANCY SHALL BE PERMITTED TO EXCEED BY 20 PERCENT THE ALLOWABLE AREAS SPECIFIED IN CHAPTER 5 OF THE INTERNATIONAL BUILDING CODE

SECTION 1205.4 REQUIRED OCCUPANCY SEPARATIONS OF 1 HOUR MAY BE OMITTED WHEN THE BUILDING IS PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.

SECTION 1205.10 WHERE 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION IS REQUIRED BY THESE PROVISIONS, IT NEED NOT BE PROVIDED,REGARDLESS OF CONSTRUCTION OR OCCUPANCY, WHERE THE EXISTING WALL AND CEILING FINISH IS WOOD LATH AND PLASTER.

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

SECTION 1205.6 EXISTING DOOR OPENINGS AND CORRIDOR AND STAIRWAY WIDTHS LESS THAN THOSE THAT WOULD BE ACCEPTABLE FOR NONHISTORIC BUILDINGS UNDER THESE PROVISIONS SHALL BE APPROVED. PROVIDED THAT, IN THE OPINION OF THE CODE OFFICIAL, THERE IS SUFFICIENT WIDTH AND HEIGHT FOR A PERSON TO PASS THROUGH THE OPENING OR TRAVERSE THE EXIT AND THAT THE CAPACITY OF THE EXIT SYSTEM IS ADEQUATE FOR THE OCCUPANT LOAD, OR WHERE OTHER OPERATIONAL CONTROLS TO LIMIT OCCUPANCY ARE APPROVED BY THE CODE OFFICIAL.

SECTION 1205.11 EXISTING STAIRWAYS SHALL COMPLY WITH THE REQUIREMENTS OF THESE PROVISIONS. THE CODE OFFICIAL SHALL GRANT ALTERNATIVES FOR STAIRWAYS AND GUARDS IF ALTERNATIVE STAIRWAYS ARE FOUND TO BE ACCEPTABLE OR ARE JUDGED TO MEET THE INTENT OF THESE PROVISIONS. EXISTING STAIRWAYS SHALL COMPLY WITH SECTION 1203.

2015 MICHIGAN BUILDING CODE

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION
SECTION 304.1 + 310.4

CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY
SECTION 420.4 WALLS SEPARATING DWELLING UNITS SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708

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

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

SECTION 420.4 FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN GROUP R-2 OCCUPANCIES IN ACCORDANCE WITH SECTION 907.2.9 SINGLE OR MULTIPLE STATION SMOKE ALARMS SHALL BE PROVIDED IN GROUPS R-2 IN ACCORDANCE WITH SECTION 907.2.11.

CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS
SEE CODE COMPLIANCE TABLE TO BUILDING HEIGHTS/AREAS/SEPARATION REQUIREMENTS
PER THE 2015 MICHIGAN REHABILITATION CODE SECTIONS 1205.4 AND 1205.10 THERE ARE NO REQUIRED SEPARATIONS BETWEEN THE STORAGE IN THE BASEMENT AND THE RESTAURANT AS WELL AS BETWEEN THE RESTAURANT AND THE RESIDENTIAL UNITS. THE BUILDING WILL BE COMPLETELY FIRE SUPPRESSED THROUGHOUT.

CHAPTER 6: TYPES OF CONSTRUCTION
SECTION 602 CONSTRUCTION CLASSIFICATION TYPE III-B, SEE CODE COMPLIANCE TABLE FOR ADDITIONAL INFORMATION

CHAPTER 7: FIRE AND SMOKE PROTECTION
SECTION 708.3 EXCEPTION 1: CORRIDOR WALLS PERMITTED TO HAVE A 1/2 HOUR FIRE RESISTANCE RATING BY TABLE 1020.1.

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

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

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

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

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

CHAPTER 8: INTERIOR FINISHES
TABLE 803.1.1 INTERIOR WALL AND CEILING FINISH REQUIREMENTS
INTERIOR WALL & CEILING FINISHES
EXIT ENCLOSURE AND PASSAGEWAY CLASS B / SMOKE-DEVELOPED INDEX 0-450 / FLAME SPREAD 26-75
CORRIDORS CLASS C / SMOKE-DEVELOPED INDEX 0-450 / FLAME SPREAD 76-200
ROOMS AND ENCLOSED SPACES C / SMOKE-DEVELOPED INDEX 0-450 / FLAME SPREAD 76-200

INTERIOR FINISH FLOOR REQUIREMENTS
INTERIOR WALL & CEILING FINISHES
EXIT ENCLOSURE AND PASSAGEWAY CLASS II / WATTS / CM2 .22 OR GREATER
CORRIDORS CLASS II / WATTS / CM2 .22 OR GREATER
ROOMS AND ENCLOSED SPACES CLASS II / WATTS / CM2 .22 OR GREATER

CHAPTER 9: FIRE PROTECTION SYSTEMS
SECTION 903.2.1.2 AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS CONTAINING A GROUP A-2 OCCUPANCY WHERE A FIRE AREA EXCEEDS 5,000 SQUARE FEET. AN NFPA 13 COMPLIANT AUTOMATIC SPRINKLER SYSTEM EXISTS IN THE EXISTING A-2 RESTAURANT ON THE FIRST FLOOR

SECTION 903.2.8 AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

SECTION 906.1.1 EXCEPTION: IN GROUP R-2 OCCUPANCIES, PORTABLE FIRE EXTINGUISHERS SHALL BE REQUIRED ONLY IN LOCATIONS SPECIFIED IN ITEMS 2 THROUGH 6 WHERE EACH DWELLING UNIT IS PROVIDED WITH A PORTABLE FIRE EXTINGUISHER HAVING A MINIMUM RATING OF 1-A:10-B:C.

CHAPTER 10: MEAN OF EGRESS
SEE CODE COMPLIANCE TABLE FOR SIZING BREAKDOWN

SECTION 1005 MEANS OF EGRESS SIZING
SECTION 1005.3.1 STAIRWAYS .3" PER OCCUPANT; MINIMUM WIDTH 44" (36" IF < 50 OCCUPANTS [SECTION 1011.2])
SECTION 1005.3.2 OTHER ELEMENTS .2" PER OCCUPANT
SECTION 1010.1.1 DOORS 32" MINIMUM CLEAR WIDTH, CORRIDORS 44" MINIMUM CLEAR WIDTH
SECTION 1011.11 EXCEPTION 4: CHANGES IN ROOM ELEVATIONS OF THREE OR FEWER RISERS WITHIN DWELLING UNITS IN GROUP R-2 DO NOT REQUIRE HANDRAILS

TABLE 1017.2 MAXIMUM EXIT ACCESS TRAVEL DISTANCE
R USE GROUP AREAS 250'-0" WITH FIRE SUPPRESSION THROUGHOUT

SECTION 1020.4 EXCEPTION 2: IN OCCUPANCIES IN GROUP R-2, WHERE THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, THE LENGTH OF THE DEAD-END CORRIDORS SHALL NOT EXCEED 50'.

SECTION 1023.1 INTERIOR EXIT STAIRWAYS SHALL BE ENCLOSED AND LEAD DIRECTLY TO THE EXTERIOR OF THE BUILDING OR SHALL BE EXTENDED TO THE EXTERIOR OF THE BUILDING WITH AN EXIT PASSAGEWAY CONFORMING TO THE REQUIREMENTS OF SECTION 1024.

SECTION 1023.2 ENCLOSURES FOR INTERIOR EXIT STAIRWAYS SHALL BE CONSTRUCTION AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707. INTERIOR EXIT STAIRWAY ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOURS WHERE CONNECTING THREE STORIES OR LESS.

SECTION 1024.2 EXIT PASSAGEWAY ENCLOSURES SHALL HAVE WALLS, FLOORS, AND CEILINGS OF NOT LESS THAN A 1-HOUR FIRE-RESISTANCE RATING, AND NOT LESS THAN THAT REQUIRED FOR ANY CONNECTING INTERIOR EXIT STAIRWAY. EXIT PASSAGEWAYS SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707.

CHAPTER 11: ACCESSIBILITY
SECTION 1107.6.2.2.1 IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS, AT LEAST 2 PERCENT BUT NOT LESS THAN ONE OF THE UNITS SHALL BE A TYPE A UNIT. THIS PROJECT CONTAINS 7 DWELLING UNITS, AND THEREFORE IS NOT REQUIRED TO HAVE ANY TYPE A UNITS.

SECTION 1107.6.2.2.2 WHERE THERE ARE FOUR OR MORE DWELLING UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE IN A SINGLE STRUCTURE, EVERY DWELLING UNIT INTENDED TO BE OCCUPIED AS A RESIDENCE SHALL BE A TYPE B UNIT. NOTE THAT THE 2015 MICHIGAN REHABILITATION CODE 1204.1 STATES THAT TYPE B UNITS ARE NOT REQUIRED IN HISTORICAL BUILDINGS.

CHAPTER 12: INTERIOR ENVIRONMENT
SECTION 1207.2 WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS OF NOT LESS THAN 50 FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90. **PROVIDED STC = 50.**

SECTION 1207.3 FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS OR BETWEEN A DWELLING UNIT AND A PUBLIC OR SERVICE AREA WITHIN THE STRUCTURE SHALL HAVE AN IMPACT INSULATION CLASS RATING OF NOT LESS THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E492. **PROVIDED IIC = 57.**

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

CHAPTER 30: ELEVATORS AND CONVEYING SYSTEMS
SECTION 3002.1 ELEVATOR HOISTWAY ENCLOSURES SHALL BE SHAFT ENCLOSURES COMPLYING WITH SECTION 713.

CODE COMPLIANCE			
TOPIC	SECTION	ALLOWED/REQUIRED	ACTUAL
APPLICABLE CODES			
2015 INTERNATIONAL FIRE CODE			
2015 MICHIGAN BUILDING CODE			
2015 MICHIGAN MECHANICAL CODE			
2015 MICHIGAN REHABILITATION CODE	505	LEVEL 3 ALTERATION	INTERIOR RENOVATION GREATER THAN 50%
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	CITY OF MARSHALL		B-4 REGIONAL 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	304.1 & 310.4	BEFORE - B (BUSINESS) & R-2 (RESIDENTIAL)	AFTER - B (BUSINESS) & R-2 (RESIDENTIAL)
3 - AREA BY USE			
ASSEMBLY			1,224 SF
BUSINESS			1,384 SF
RESIDENTIAL			2,768 SF
3 - GROSS BUILDING AREA			
0 - BASEMENT			1,468 SF
1 - FIRST FLOOR			1,384 SF
2 - SECOND FLOOR			1,384 SF
3 - THIRD FLOOR			1,384 SF
TOTAL			5,620 SF
5 - GENERAL BUILDING HEIGHTS AND AREAS			
ALLOWABLE BUILDING HEIGHT	TABLE 504.3	75 FEET	50 FEET
BASE STORIES ALLOWED	TABLE 504.4	3 STORIES	3 STORIES
REQUIRED SEPARATION OF OCCUPANCIES	TABLE 508.4	1 HOUR	PROVIDED
TABULAR AREA	TABLE 506.2		5,620 SF
6 - TYPE OF CONSTRUCTION			
TYPE OF CONSTRUCTION	TABLE 601		III-B
7 - FIRE AND SMOKE PROTECTION			
			SMOKE DETECTOR AND CARBON MONOXIDE DETECTORS REQUIRED IN ALL RESIDENTIAL UNITS
9 - FIRE PROTECTION SYSTEMS			
AUTOMATIC SPRINKLER SYSTEM	903.2.1.3	REQUIRED	PROVIDED
FIRE ALARM AND DETECTION SYSTEMS	907	REQUIRED	PROVIDED
10 - MEANS OF EGRESS			
DOOR EGRESS WIDTH	1005.3.2	36" PER UNIT	PROVIDED
EXIT ACCESS TRAVEL DISTANCE	TABLE 1017.2	250 FEET	75 FEET
NUMBER OF EXITS	TABLE 1006.3.1	2 EXITS	PROVIDED
STAIR EGRESS WIDTH	1005.3.1	36"	36"
10 - OCCUPANCY			
OCCUPANCY	TABLE 1004.1.2	1,000 SF / 15	67 PEOPLE
OCCUPANCY	TABLE 1004.1.2	2,768 SF / 200	14 PEOPLE
OCCUPANCY	TABLE 1004.1.2	1,384 SF / 100	14 PEOPLE
TOTAL OCCUPANT LOAD			95 PEOPLE
15 - ROOF ASSEMBLY			
	1501.1		NEW 60 MIL WHITE TPO ROOF
27 - ELECTRICAL			
EMERGENCY LIGHTING	1008.1	WILL COMPLY	ON COMPLIANCE DRAWINGS
EMERGENCY POWER	1008.3.2,10 08.3.3	WILL COMPLY	ON COMPLIANCE DRAWINGS
EXIT SIGNS	1011.1	WILL COMPLY	ON COMPLIANCE DRAWINGS



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117 E MICHIGAN AVE, MARSHALL, MI
CLIENT
117 W MICHIGAN LLC

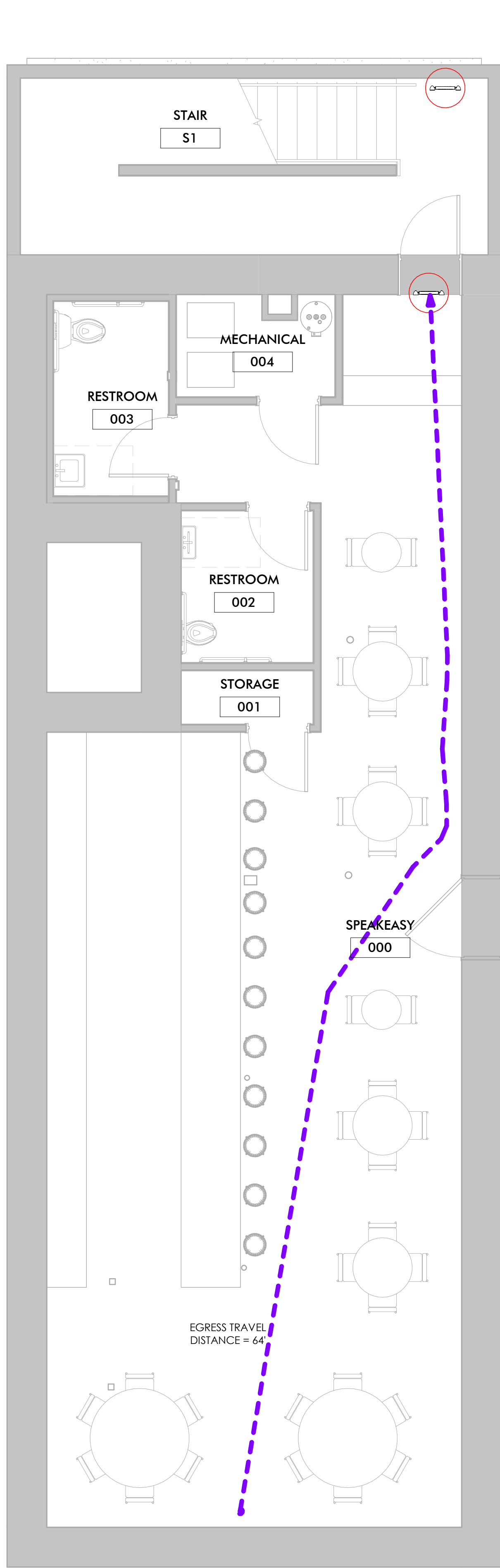
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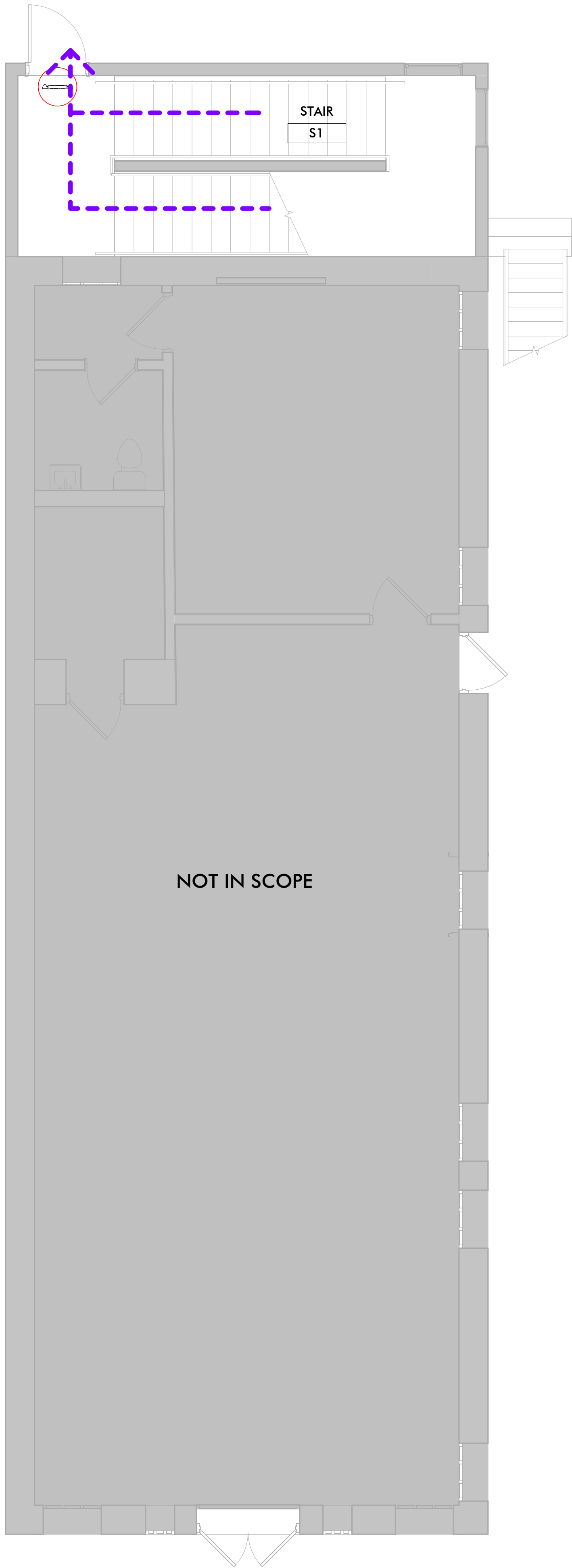
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PROJECT NUMBER
2023.171

CODE COMPLIANCE
T004



0 BASEMENT COMPLIANCE PLAN
1/4" = 1'-0"



1 FIRST FLOOR COMPLIANCE PLAN
1/4" = 1'-0"

CODE COMPLIANCE

TOPIC	SECTION	ALLOWED/REQUIRED	ACTUAL
APPLICABLE CODES			
2015 INTERNATIONAL FIRE CODE			
2015 MICHIGAN BUILDING CODE			
2015 MICHIGAN MECHANICAL CODE			
2015 MICHIGAN REHABILITATION CODE	505	LEVEL 3 ALTERATION	INTERIOR RENOVATION GREATER THAN 50%
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2018 MICHIGAN PLUMBING CODE			
ANSI/ASHRAE 90.1-2013			
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ZONING			
ZONING	CITY OF MARSHALL		B-4 REGIONAL COMMERCIAL
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	1501.1		NEW 60 MIL WHITE TPO ROOF
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EMERGENCY POWER	1008.3.2,10 08.3.3	WILL COMPLY	ON COMPLIANCE DRAWINGS
EXIT SIGNS	1011.1	WILL COMPLY	ON COMPLIANCE DRAWINGS

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.
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- SEE T003 FOR ADDITIONAL CODE COMPLIANCE INFORMATION
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COMPLIANCE LEGEND

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



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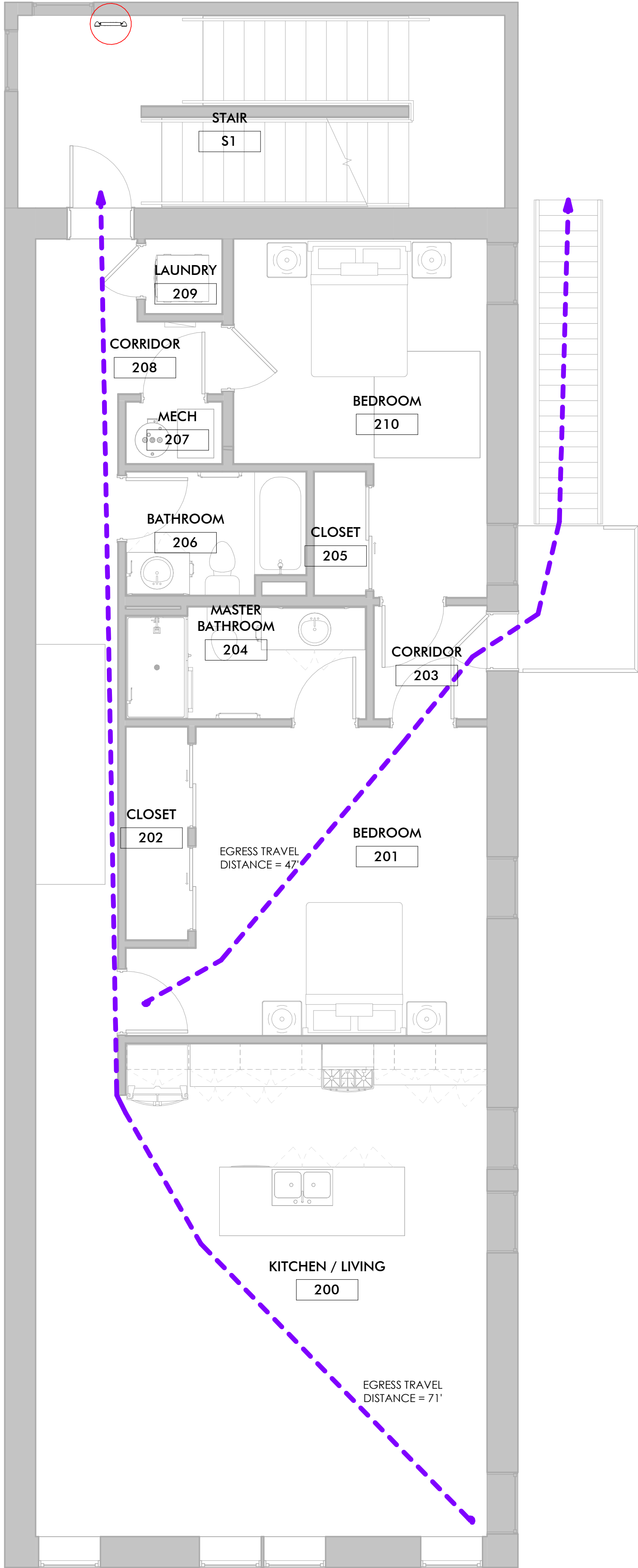
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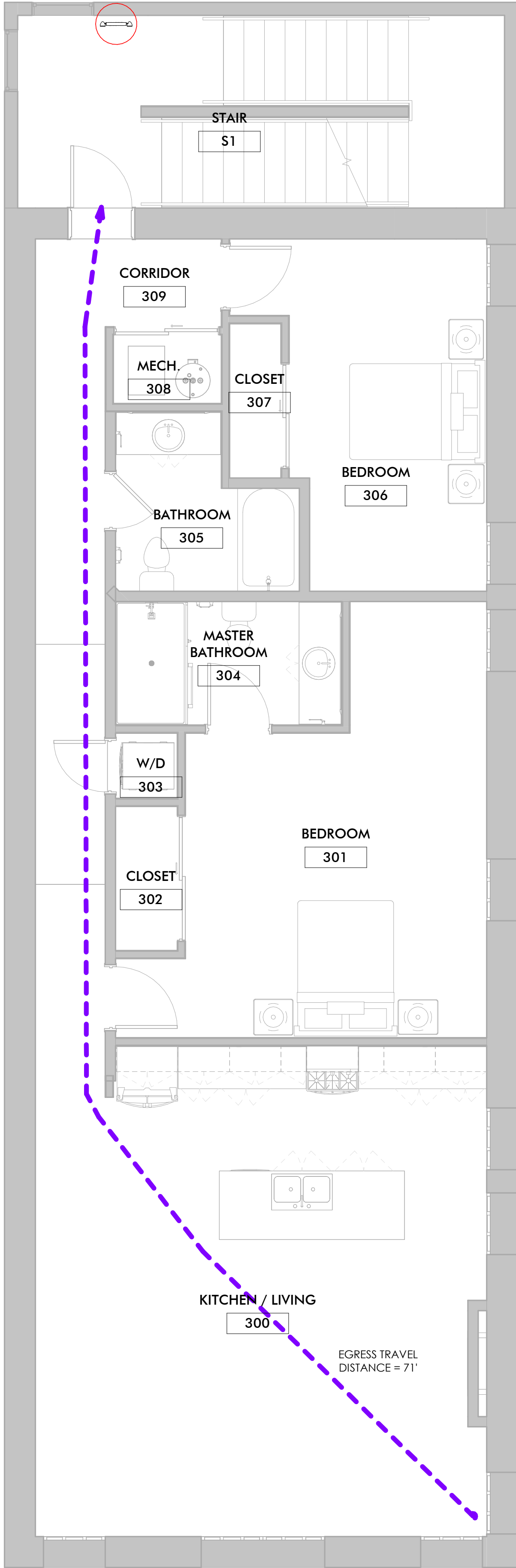
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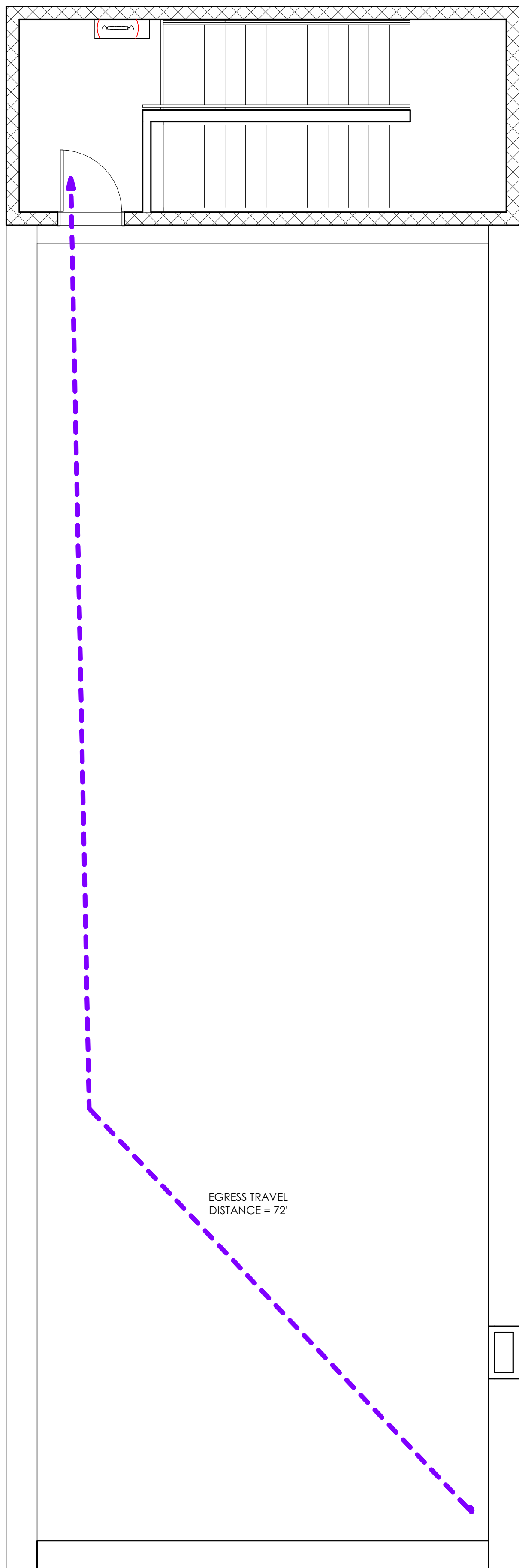
T005



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



2 THIRD FLOOR COMPLIANCE PLAN
1/4" = 1'-0"



3 ROOF PLAN
1/4" = 1'-0"

CODE COMPLIANCE

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	1501.1		NEW 60 MIL WHITE TPO ROOF
27 - ELECTRICAL			
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EMERGENCY POWER	1008.3.2, 1008.3.3	WILL COMPLY	ON COMPLIANCE DRAWINGS
EXIT SIGNS	1011.1	WILL COMPLY	ON COMPLIANCE DRAWINGS

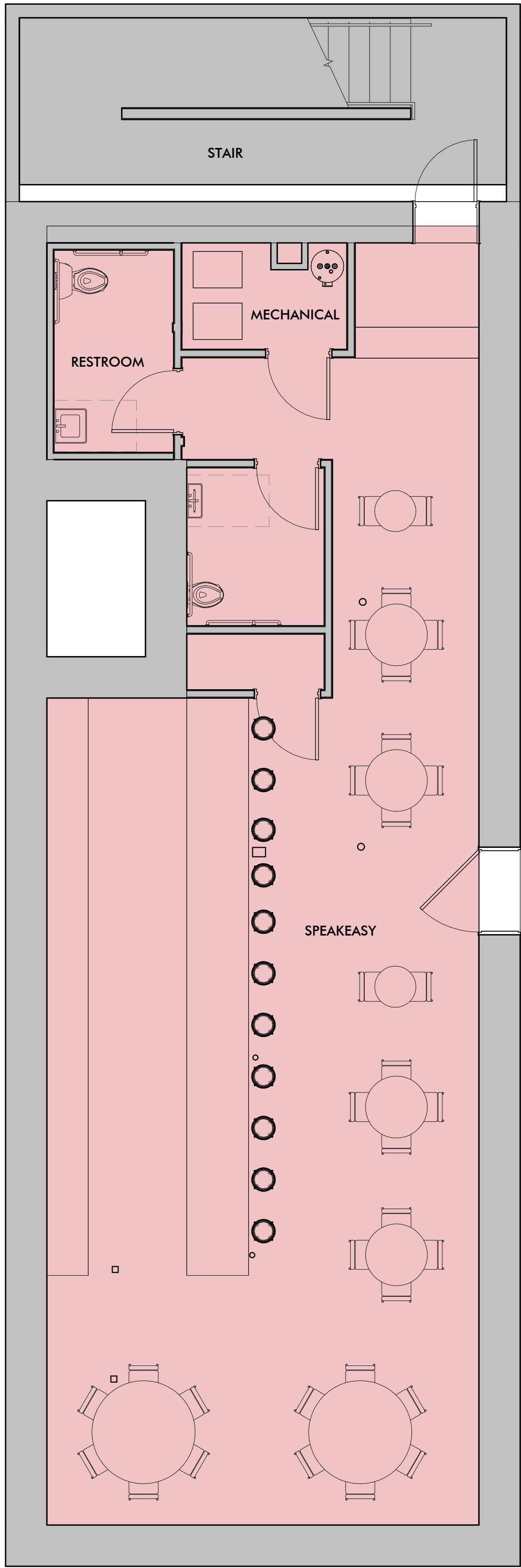
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COMPLIANCE LEGEND

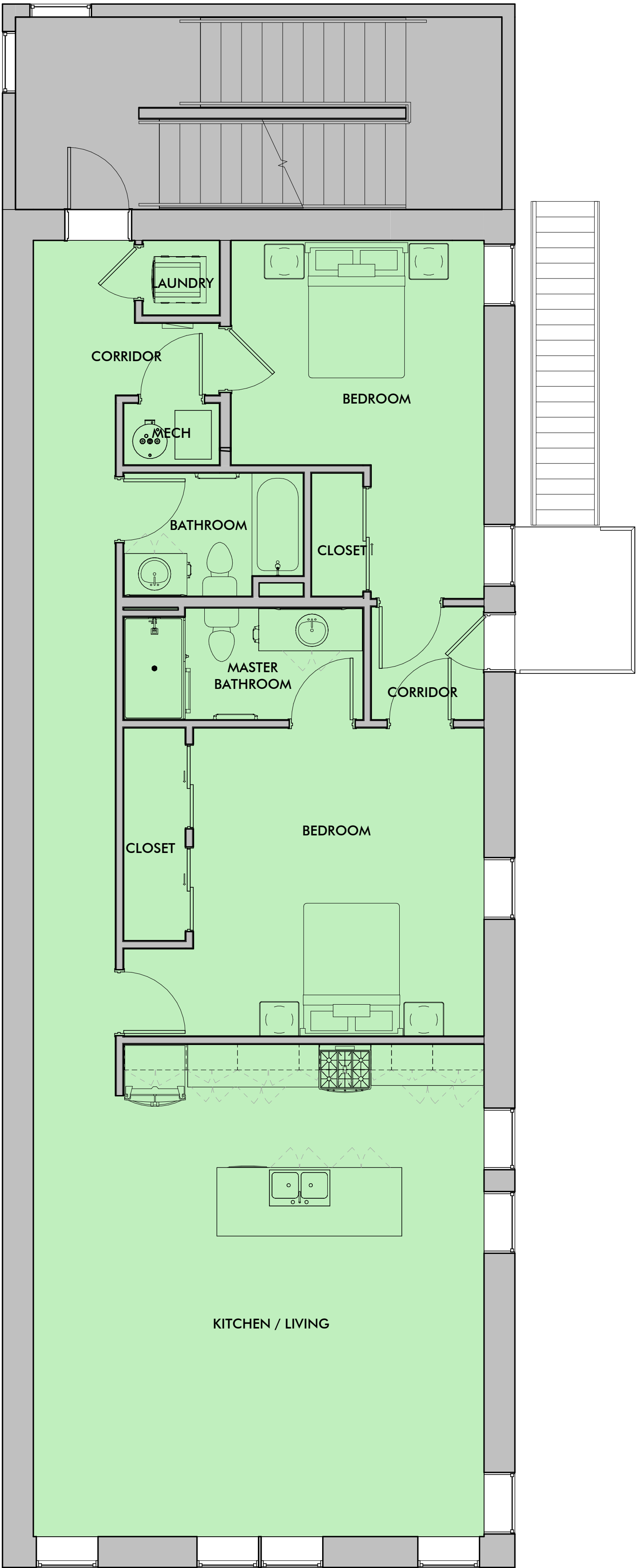
SYMBOL	ITEM
FE	FIRE EXTINGUISHER
EXIT SIGN W/ EGRESS LIGHTS	EXIT SIGN W/ EGRESS LIGHTS
EGRESS LIGHTING	EGRESS LIGHTING
TRAVEL DISTANCE	TRAVEL DISTANCE
1 HOUR WALL	1 HOUR WALL
2 HOUR WALL	2 HOUR WALL
SD	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR

SPEAK EASY 1,224 SF



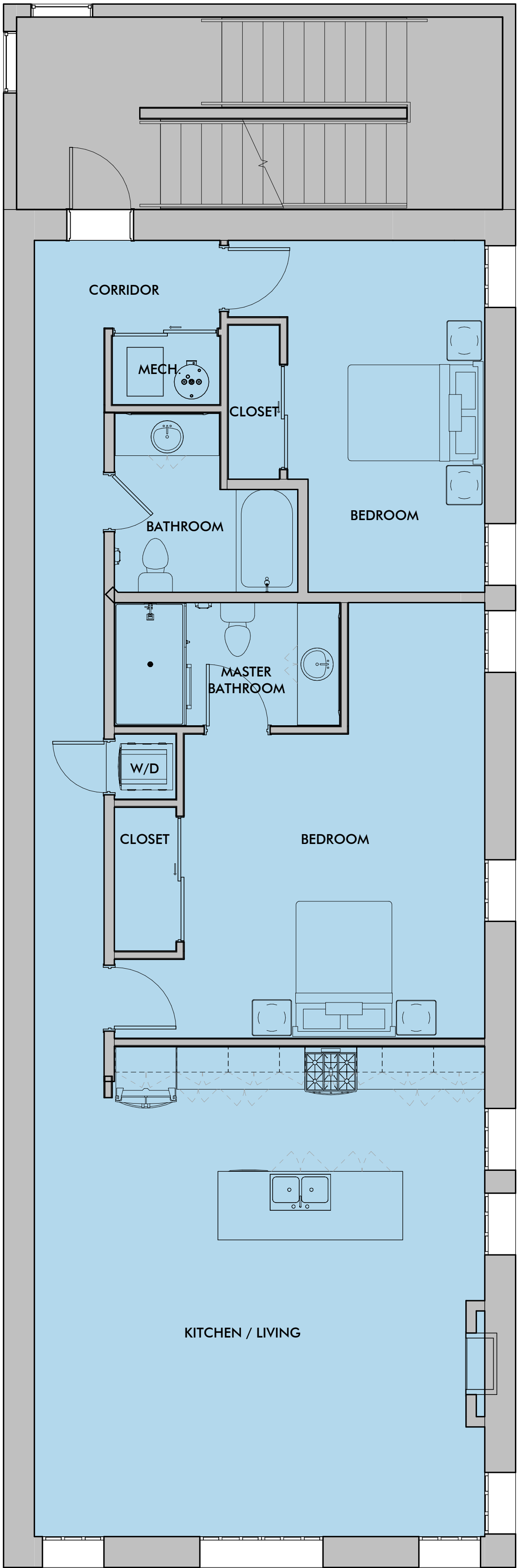
0 BASEMENT AREA PLAN
1/4" = 1'-0"

UNIT A - 1,384 SF

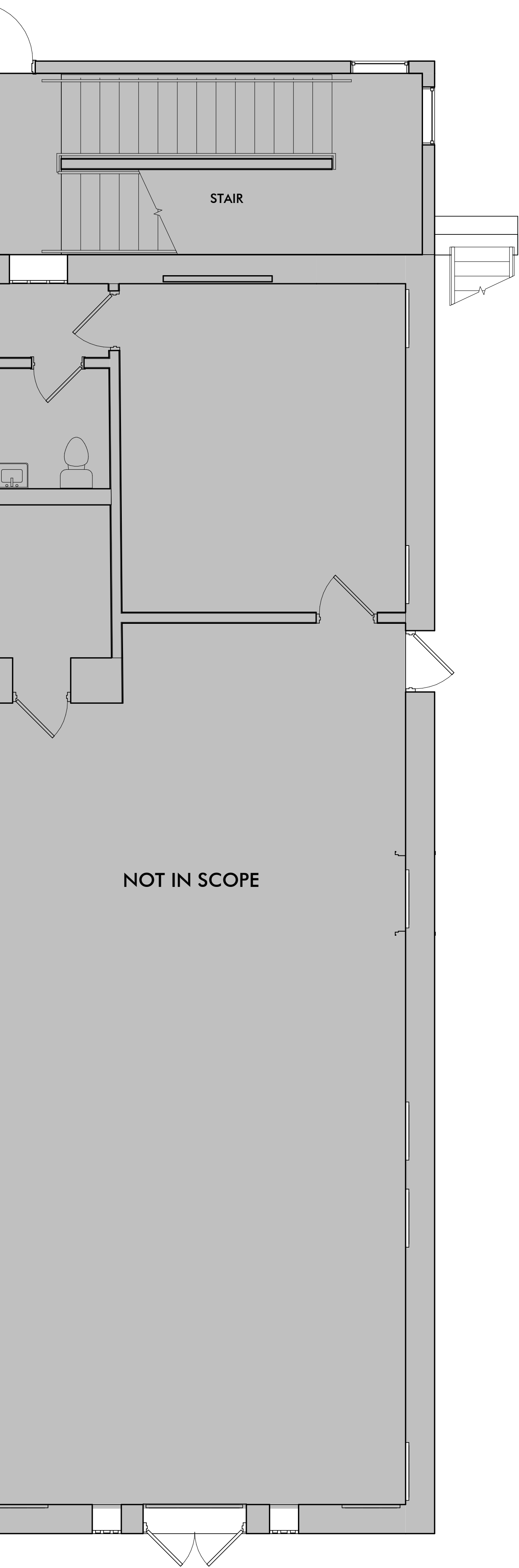


2 SECOND FLOOR AREA PLAN
1/4" = 1'-0"

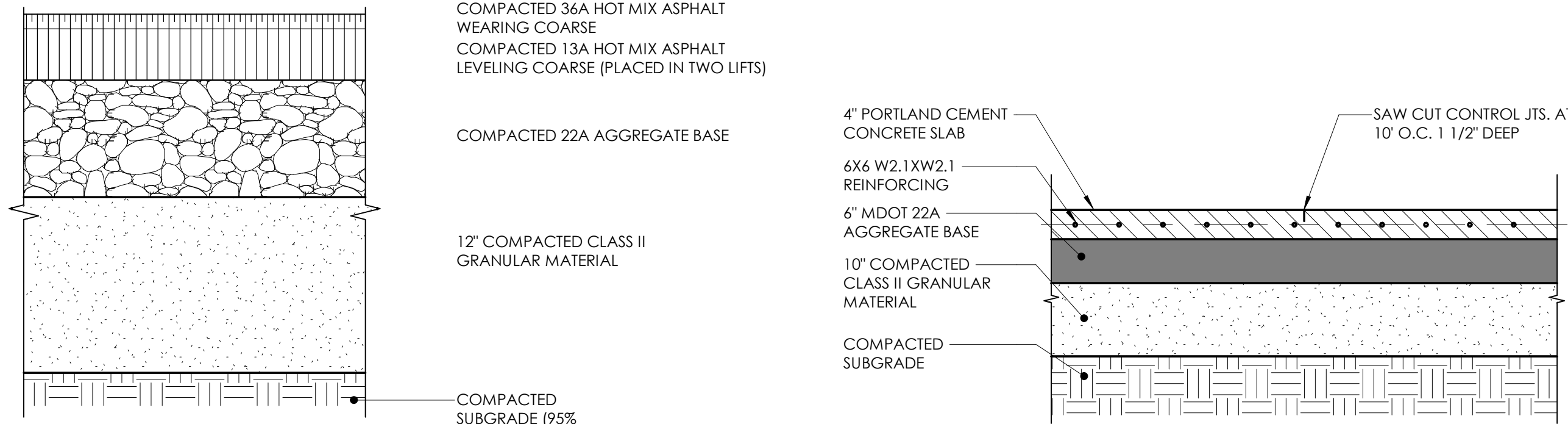
UNIT B - 1,384 SF



3 THIRD FLOOR AREA PLAN
1/4" = 1'-0"



1 FIRST FLOOR AREA PLAN
1/4" = 1'-0"



2 BITUMOUS PAVING DETAIL
1 1/2" = 1'-0"

3 CONCRETE SECTION
3/4" = 1'-0"



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

GENERAL NOTES

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

PARKING REQUIREMENTS

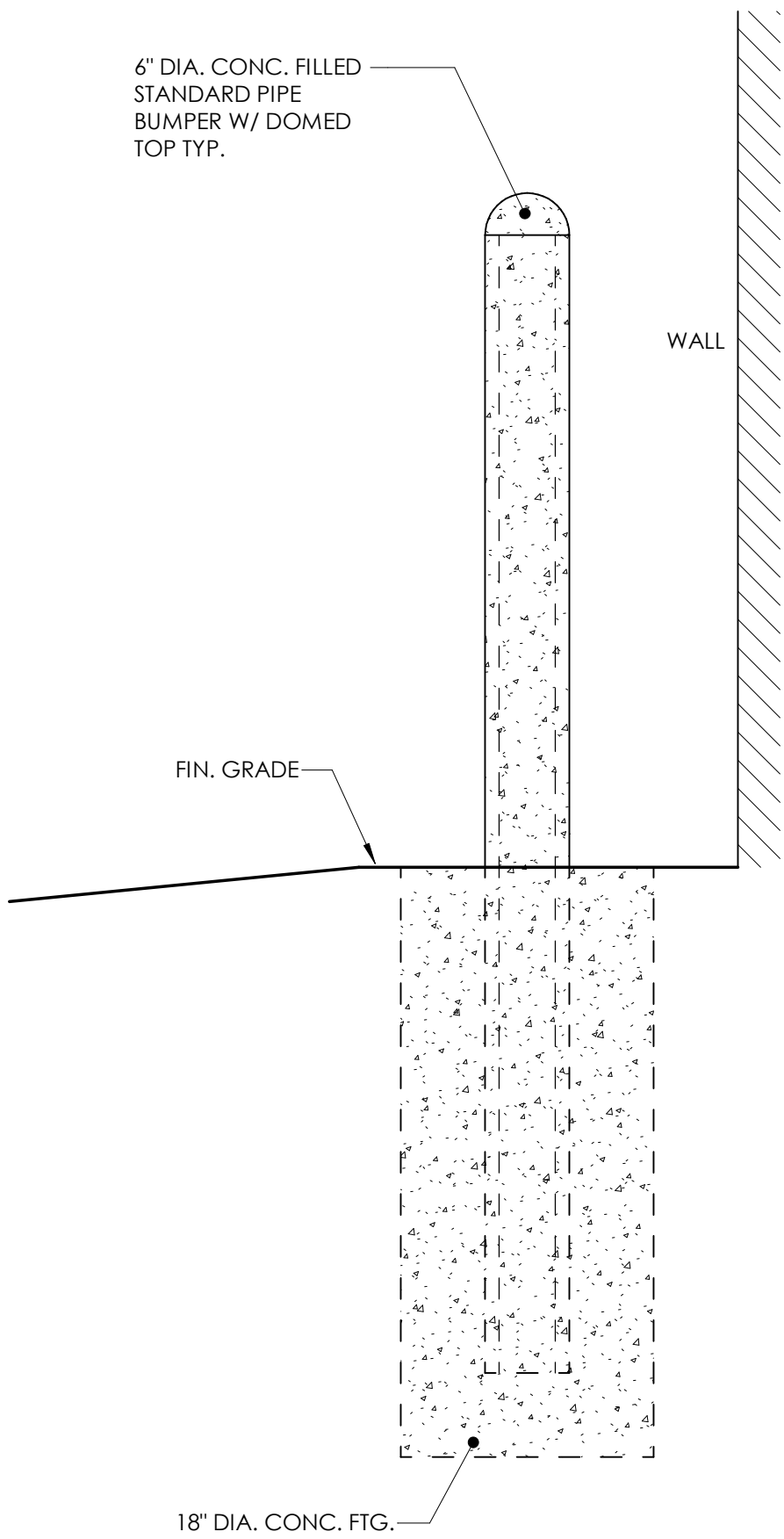
THERE ARE NO PARKING REQUIREMENTS IN THE B-4 REGIONAL COMMERCIAL DISTRICT. ALL PARKING IS TO BE ON STREET OR IN PUBLIC LOTS.

LANDSCAPE REQUIREMENTS

THERE ARE NO LANDSCAPING REQUIREMENTS IN THE B-4 REGIONAL COMMERCIAL DISTRICT.

LEGAL DESCRIPTION

MARSHALL CITY, UPPER VILLAGE E 22 FT OF S 88 FT OF LOT 12.



4 BUMPER POST/BOLLARD DETAIL
1" = 1'-0"

GENERAL NOTES

EXISTING PLANS AND DIMENSIONS ARE SHOWN FOR REFERENCE ONLY



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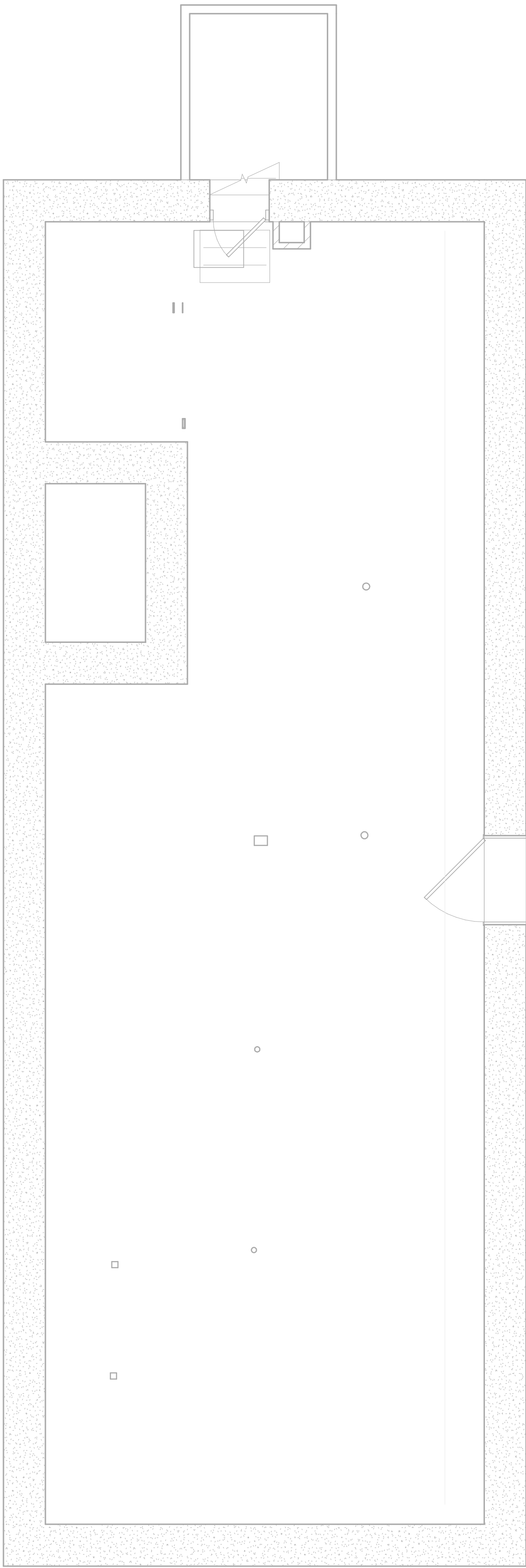
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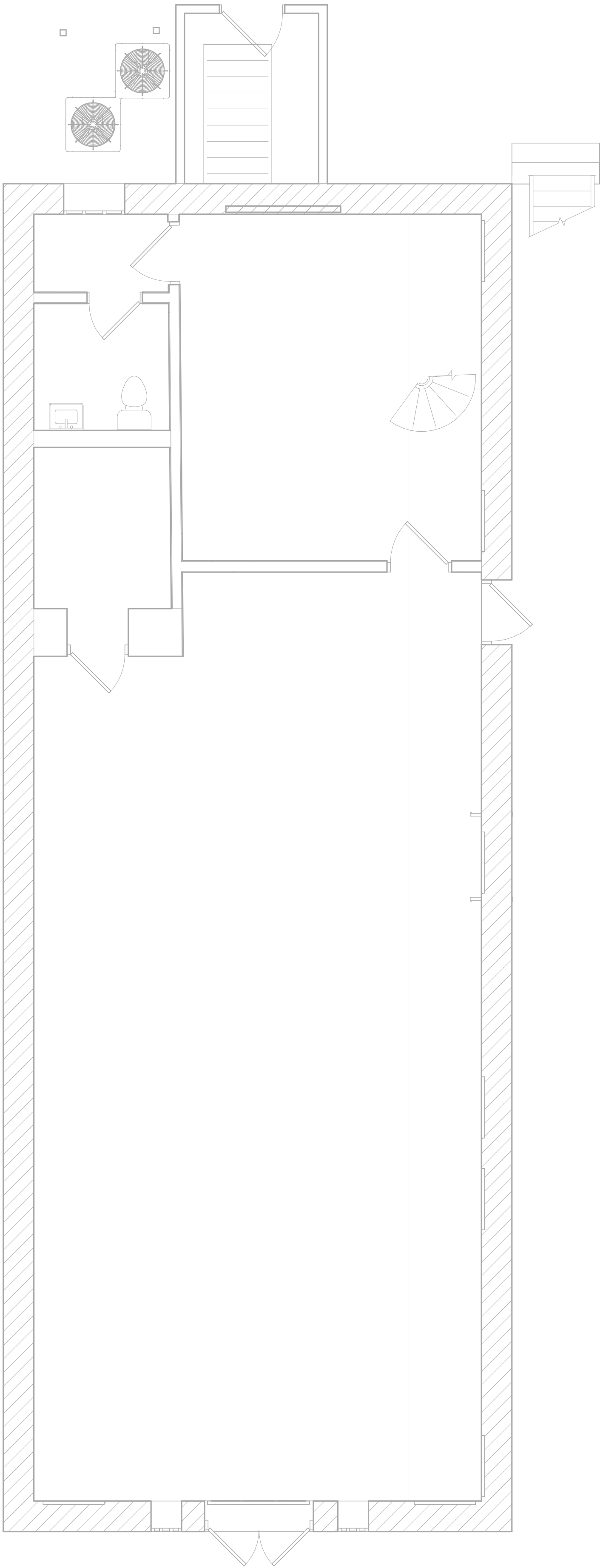
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EXISTING FLOOR PLANS

A000



0 BASEMENT EXISTING PLAN
A000 1/4" = 1'-0"



1 FIRST FLOOR EXISTING PLAN
A000 1/4" = 1'-0"

GENERAL NOTES



ARCHITECT
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PROJECT NAME
117 EAST MICHIGAN AVE
PROJECT ADDRESS
117 E MICHIGAN AVE, MARSHALL, MI
CLIENT
117 W MICHIGAN LLC

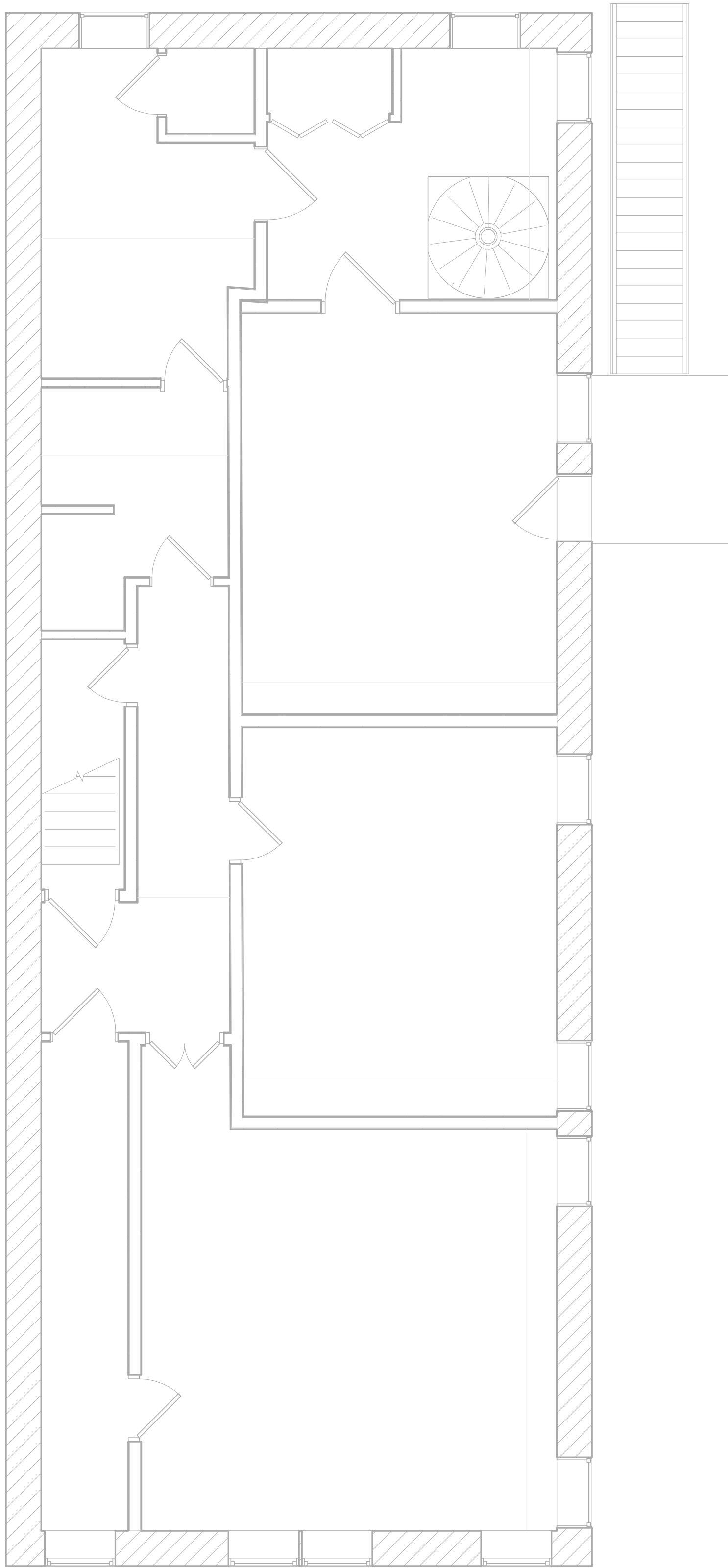
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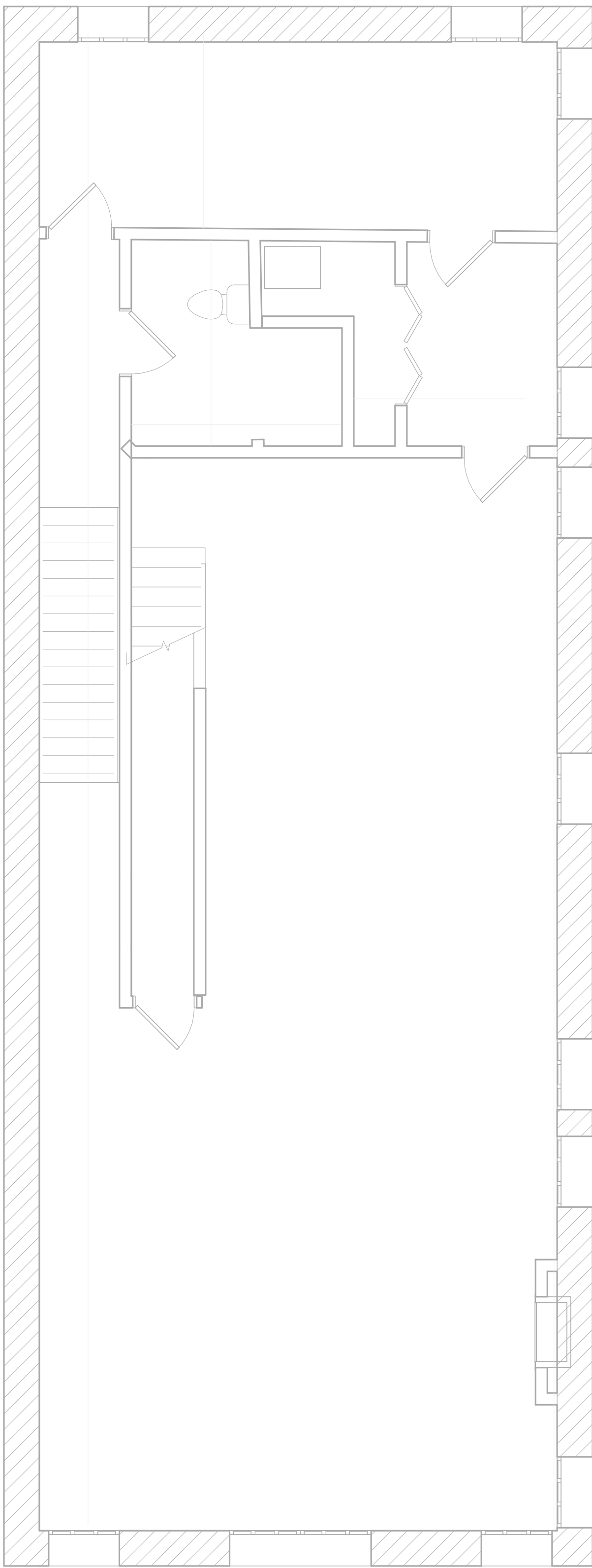
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STAMP

PROJECT NUMBER
2023.171
EXISTING FLOOR PLANS

A001



1 SECOND FLOOR EXISTING PLAN
A001 1/4" = 1'-0"



2 THIRD FLOOR EXISTING PLAN
A001 1/4" = 1'-0"

DEMOLITION NOTES

1. REMOVE ALL DASHED WALLS, WINDOWS, AND DOORS COMPLETELY.
2. OWNER TO REMOVE ALL FURNISHINGS/ EQUIPMENT THAT THEY WISH TO RETAIN FROM THE AREAS OF DEMOLITION/ CONSTRUCTION PRIOR TO THE START OF CONSTRUCTION WORK IN EACH AREA. OWNER TO COORDINATE WITH CONTRACTOR REGARDING THE TIME SCHEDULE FOR THIS TO BE COMPLETED.
3. PATCH AND FILL ANY HOLES IN THE WALL CAUSED BY THE REMOVAL OF DOORS, WINDOWS, OR WALLS TO MATCH SURROUNDINGS.
4. 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.
5. ANY HAZARDOUS MATERIALS ARE TO BE REMOVED BY A LICENSED PROFESSIONAL IN THE STATE OF MICHIGAN.
6. ALL SAFETY ISSUES RELATED TO DEMOLITION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST COMPLY WITH ALL STATE, LOCAL, ENVIRONMENTAL AND LABOR LAWS DURING THE CONSTRUCTION OF THIS PROJECT.
7. SEQUENCE DEMOLITION WITH STRUCTURAL WORK TO ASSURE SAFETY, PROVIDE SHORING AS REQ'D TO ENSURE SAFE CONDITIONS EXIST. SHORING IS NOT SHOWN ON PLANS. STRUCTURAL ELEMENTS ARE TO REMAIN, UNLESS NOTED OTHERWISE, COORDINATE WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
8. ALL TRADES TO COORDINATE BETWEEN ONE ANOTHER TO AVOID CONFLICTS.
9. NOTATIONS ARE MADE IN VARIOUS PLACES ON THE DRAWINGS TO CALL ATTENTION TO DEMOLITION WHICH IS REQUIRED. THESE DRAWINGS ARE NOT INTENDED TO SHOW EACH AND EVERY ITEM TO BE REMOVED. CONTRACTOR SHALL REMOVE ALL MATERIALS RELATED TO THEIR RESPECTIVE TRADES AS REQUIRED TO PERMIT THE CONSTRUCTION OF THE NEW WORK AS SHOWN.
10. THE CONTRACTOR SHOULD TAKE CARE DURING THE PROJECT TO NOT INTERRUPT THE USE IN AREAS NOT IN SCOPE.
11. PRIOR TO ANY DIGGING ON OR AROUND THE SITE UTILITIES ARE TO BE LOCATED USING MISS DIG.
12. ALL RUBBISH AND DEBRIS FROM DEMOLITION IS TO BE REMOVED IMMEDIATELY FROM THE SITE AFTER DEMOLITION. COORDINATE ALL DEMOLITION, DUMPSTER LOCATIONS, BARRICADING, PEDESTRIAN PROTECTION MEASURES, ETC. WITH THE OWNER AND LOCAL MUNICIPALITY PRIOR TO COMMENCEMENT.
13. REMOVE ALL LIGHTING, WIRING, FIRE ALARM DEVICES, RECEPTACLES, AND SPEAKERS FROM WALLS AND CEILINGS BEING REMOVED. COORDINATE WITH ARCHITECT AS REQUIRED. REMOVE ALL ABANDONED EXPOSED CONDUIT AND WIRING BACK TO SOURCE. REMOVE WIRING BACK TO PANEL OR NEAREST JUNCTION BOX. RE-LABEL CIRCUIT BREAKER AS SPARE. IN SCOPE OF WORK.
14. PROVIDE BLANK COVERPLATE OVER EMPTY OUTLET BOXES IF DEVICE IS REMOVED AND NOT REPLACED.
15. REMOVE ALL EXISTING HVAC, FIRE PROTECTION AND PLUMBING EQUIPMENT, PIPING BACK TO MAIN AND ALL ASSOCIATED ACCESSORIES. SANITARY, STORM, AND VENT STACKS TO REMAIN, CAP ANY UNUSED AREAS.
16. SALVAGE MATERIALS AS REQUIRED IF PART OF THE SCOPE IS MATCHING MATERIALS OR INFILL MATERIALS AS PART OF A RENOVATION PROJECT.
17. REMOVE ALL CEILINGS AND FLOOR FINISHES IN AREAS OF DEMOLITION U.N.O.
18. ALL EXISTING COLUMNS AND STRUCTURAL ELEMENTS TO REMAIN. ANY DISCREPANCIES THAT OCCUR IN THE FIELD DURING DEMOLITION SHOULD BE BROUGHT TO THE ARCHITECTS ATTENTION.
19. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE TO BROOM CLEAN AT ALL TIMES.
20. THE OWNER WILL MAINTAIN OCCUPANCY OF SPACES ADJACENT TO AREAS OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL POTENTIALLY DISRUPTIVE ACTIVITIES WITH THE OWNER.



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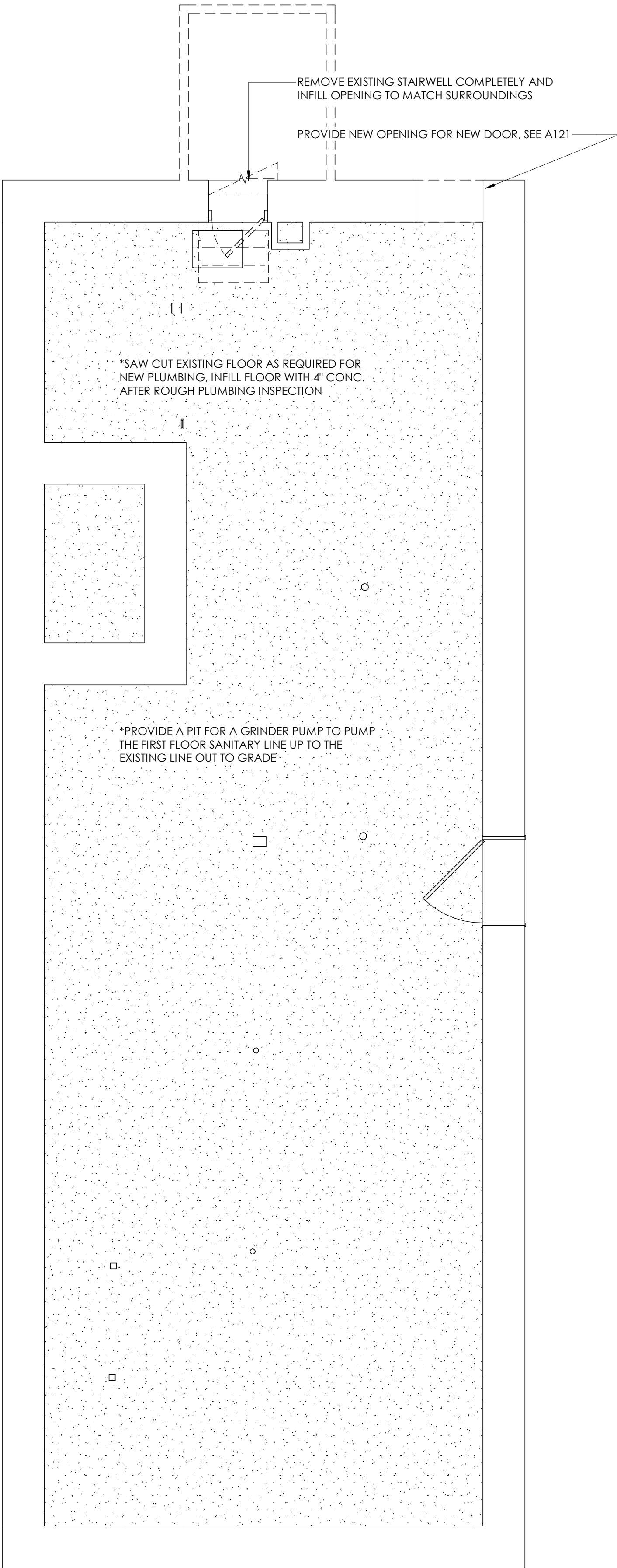
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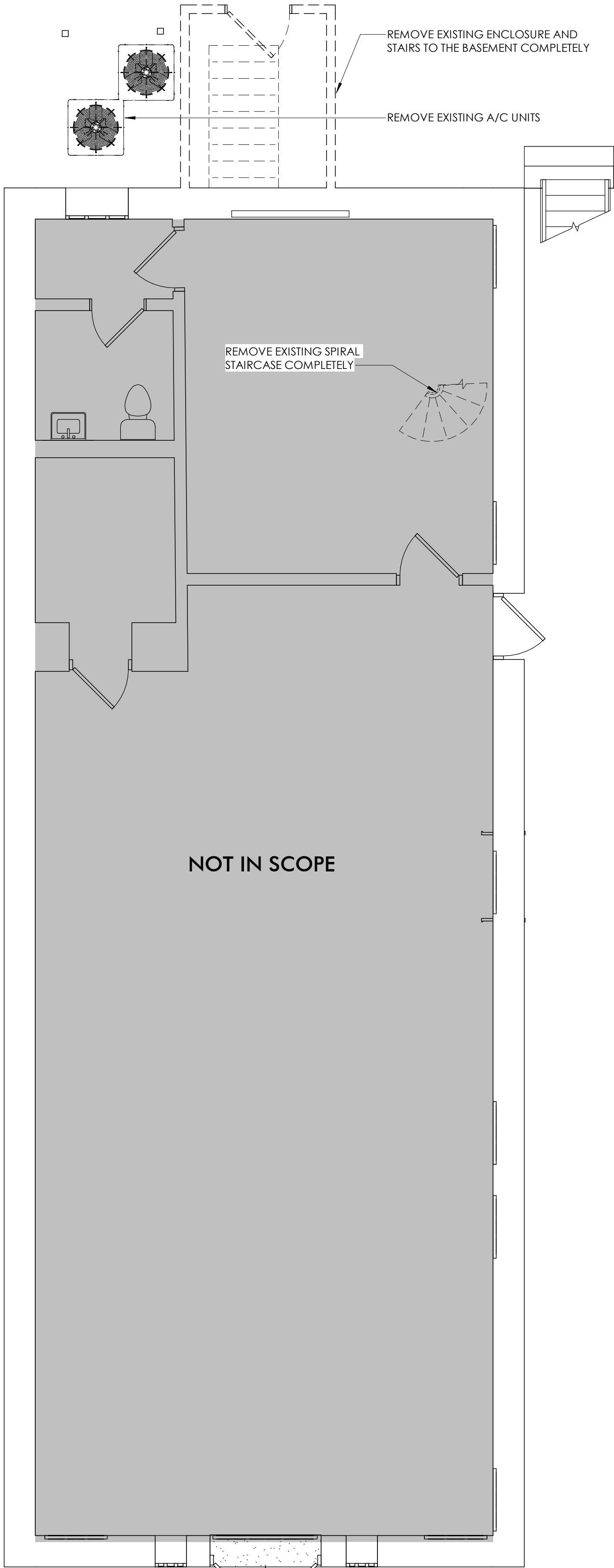
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DEMOLITION PLANS

A110



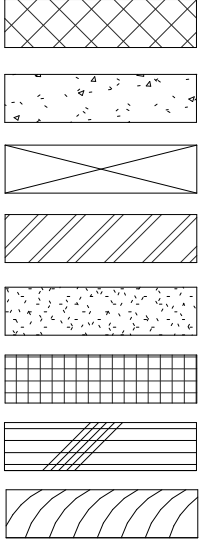
0 BASEMENT DEMOLITION PLAN
1/4" = 1'-0"



1 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

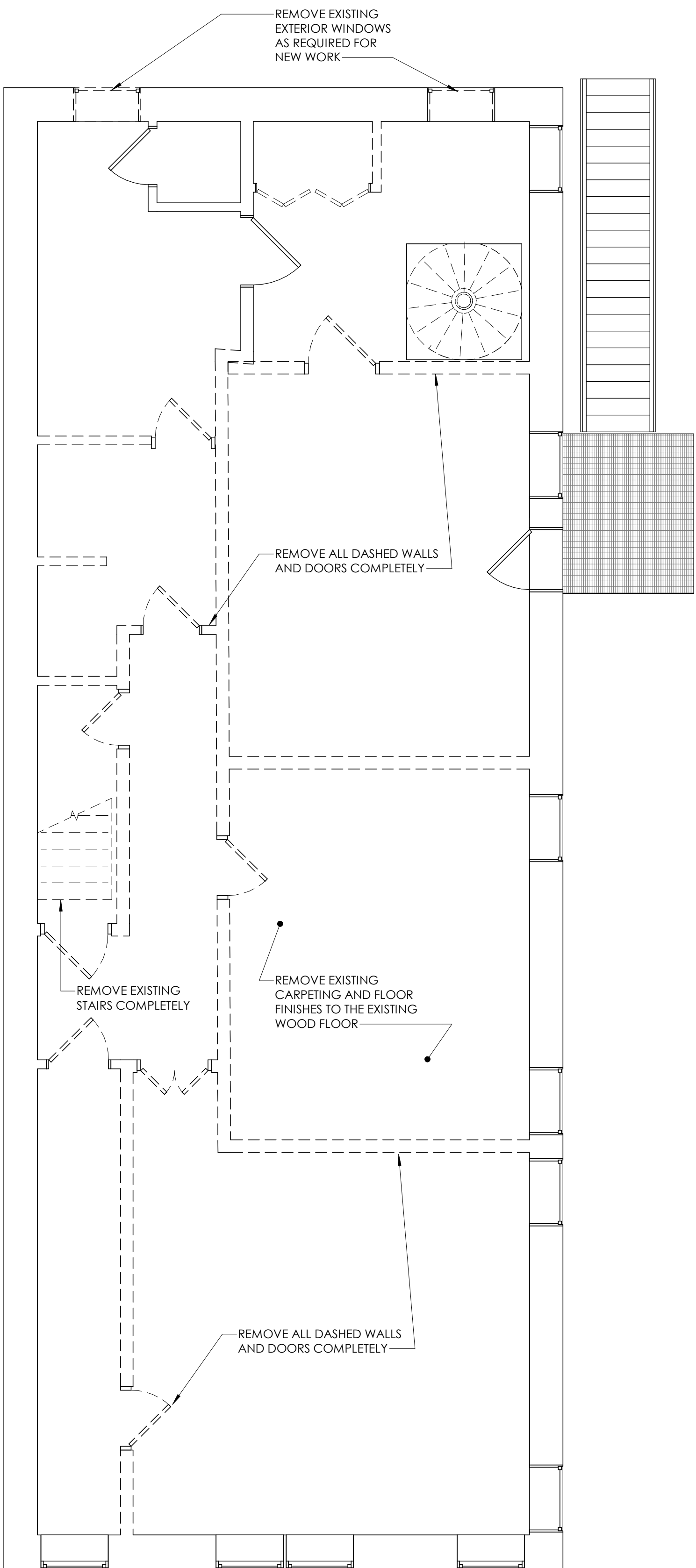
WALL LEGEND

- EXISTING WALL TO REMAIN
- ELEMENTS TO BE REMOVED
- 1 HOUR PARTITION
- 2 HOUR PARTITION
- EXTENT OF WORK

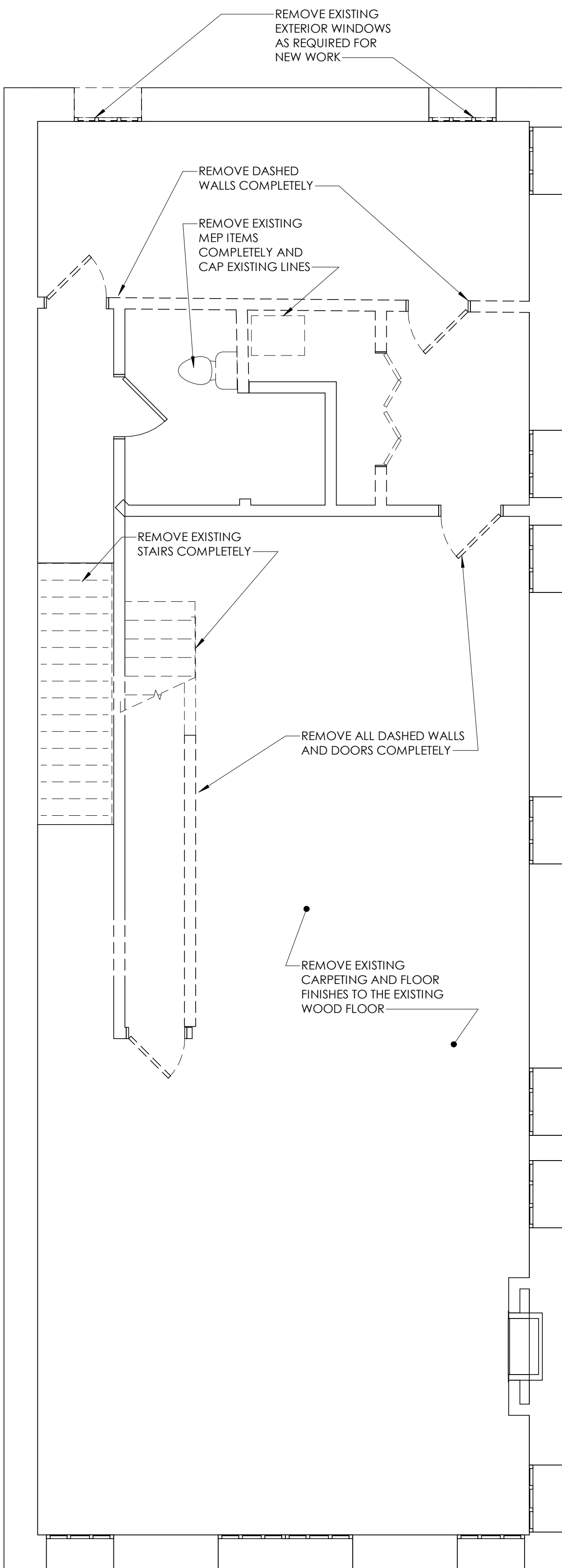


MATERIAL LEGEND

- CMU
- CONCRETE
- WOOD BLOCKING
- STEEL (LARGE SCALE)
- PLASTER
- RIGID INSULATION
- PLYWOOD
- MILLWORK



1
A111
SECOND FLOOR DEMOLITION PLAN
1/4" = 1'-0"



2
A111
THIRD FLOOR DEMOLITION PLAN
1/4" = 1'-0"

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WALL LEGEND		MATERIAL LEGEND	
	EXISTING WALL TO REMAIN		CMU
	ELEMENTS TO BE REMOVED		CONCRETE
	1 HOUR PARTITION		WOOD BLOCKING
	2 HOUR PARTITION		STEEL (LARGE SCALE)
	EXTENT OF WORK		PLASTER
			RIGID INSULATION
			PLYWOOD
			MILLWORK

DRIVEN DESIGN

ARCHITECT

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CONSTRUCTION DOCUMENTS

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DEMOLITION PLANS

A111

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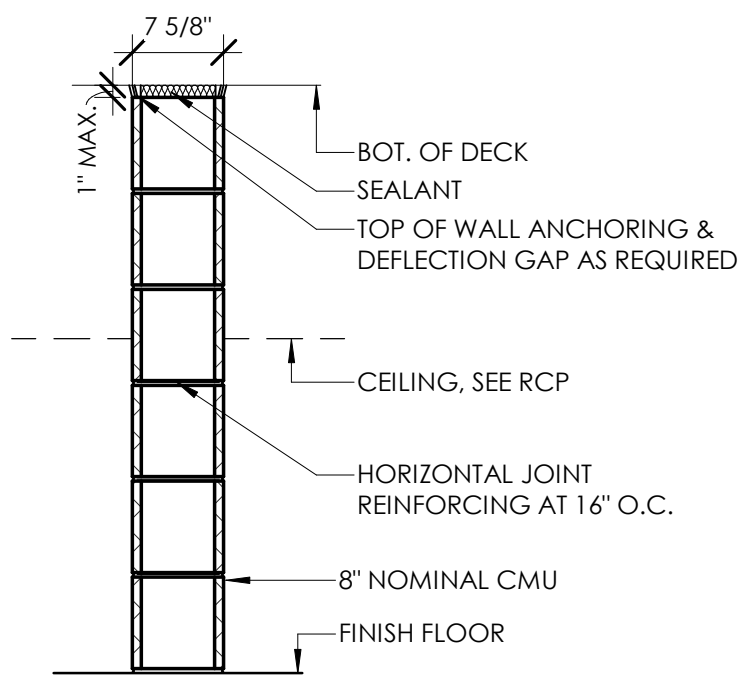
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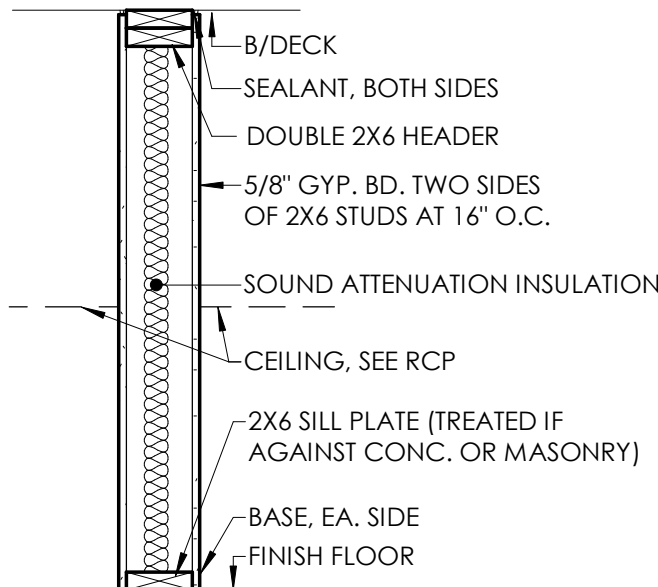
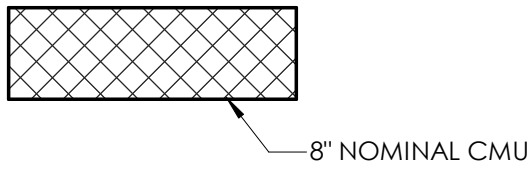
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PARTITION TYPES

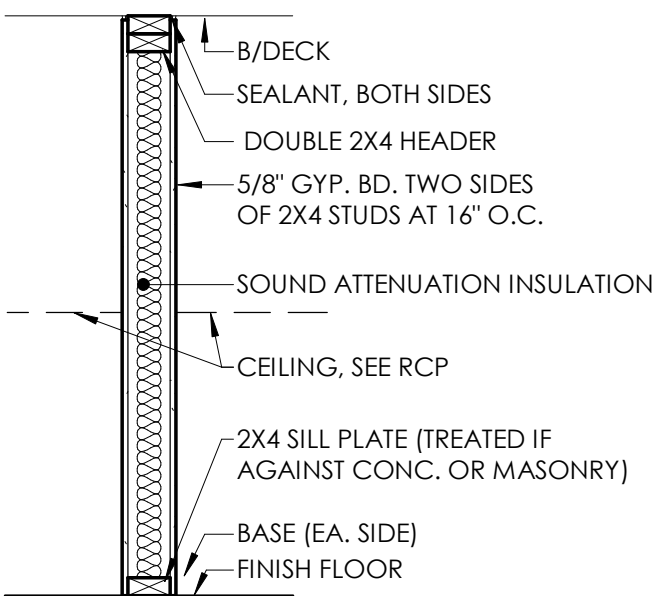
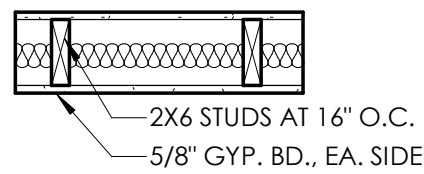
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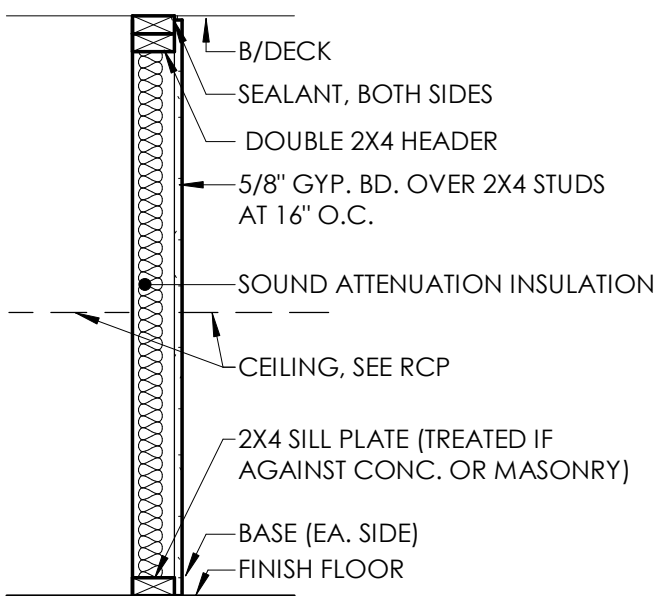
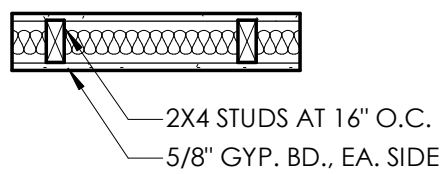
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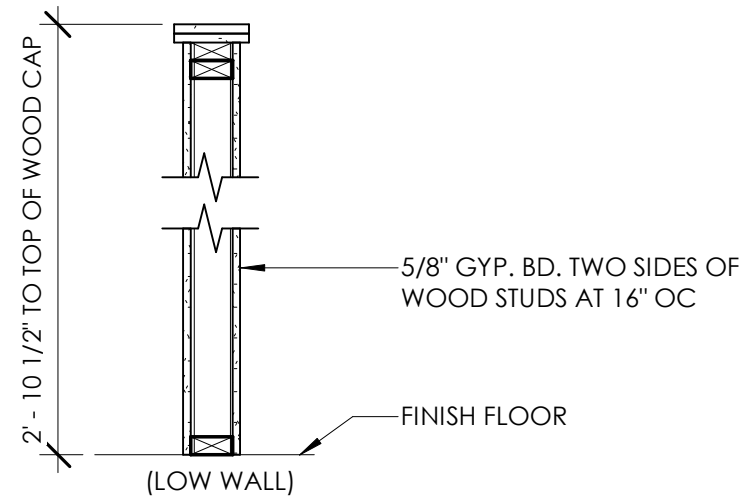
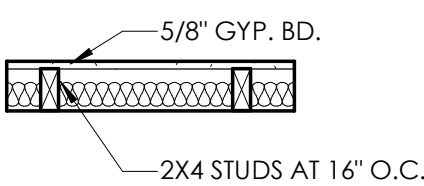
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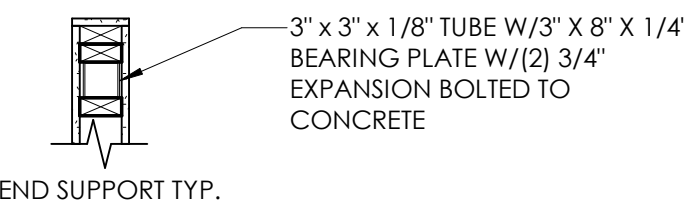
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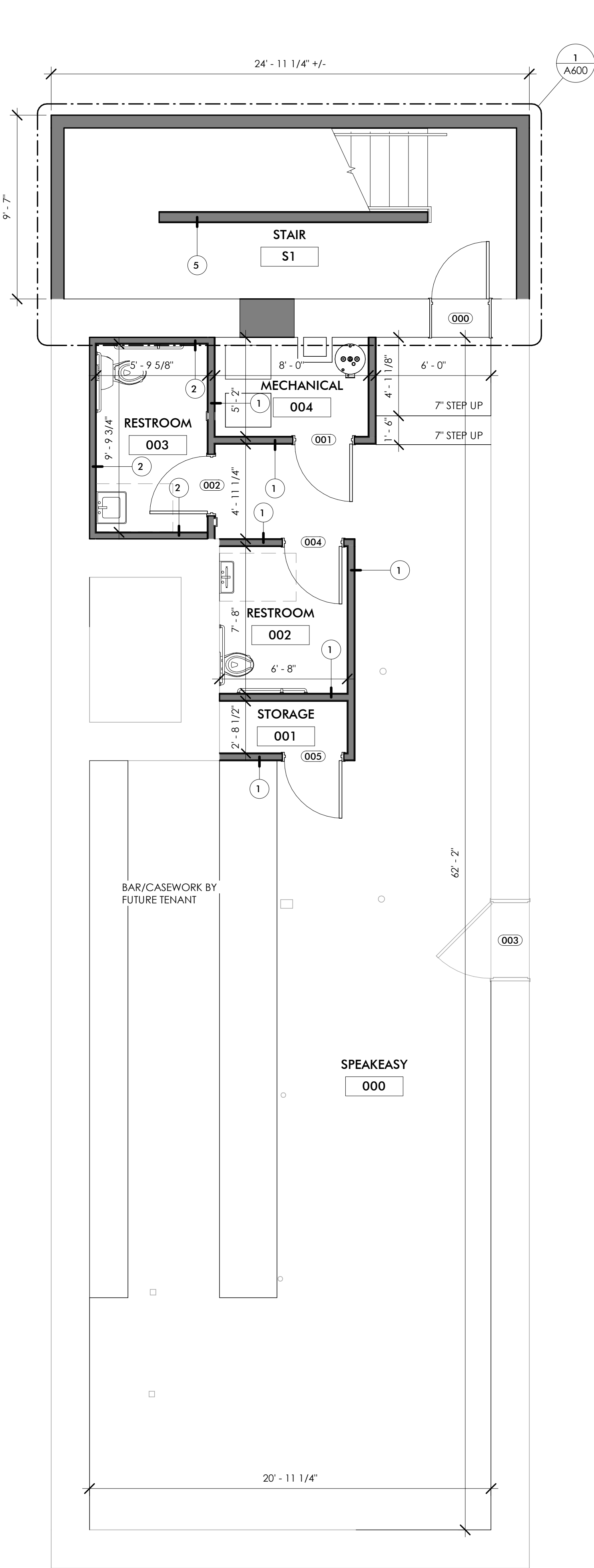


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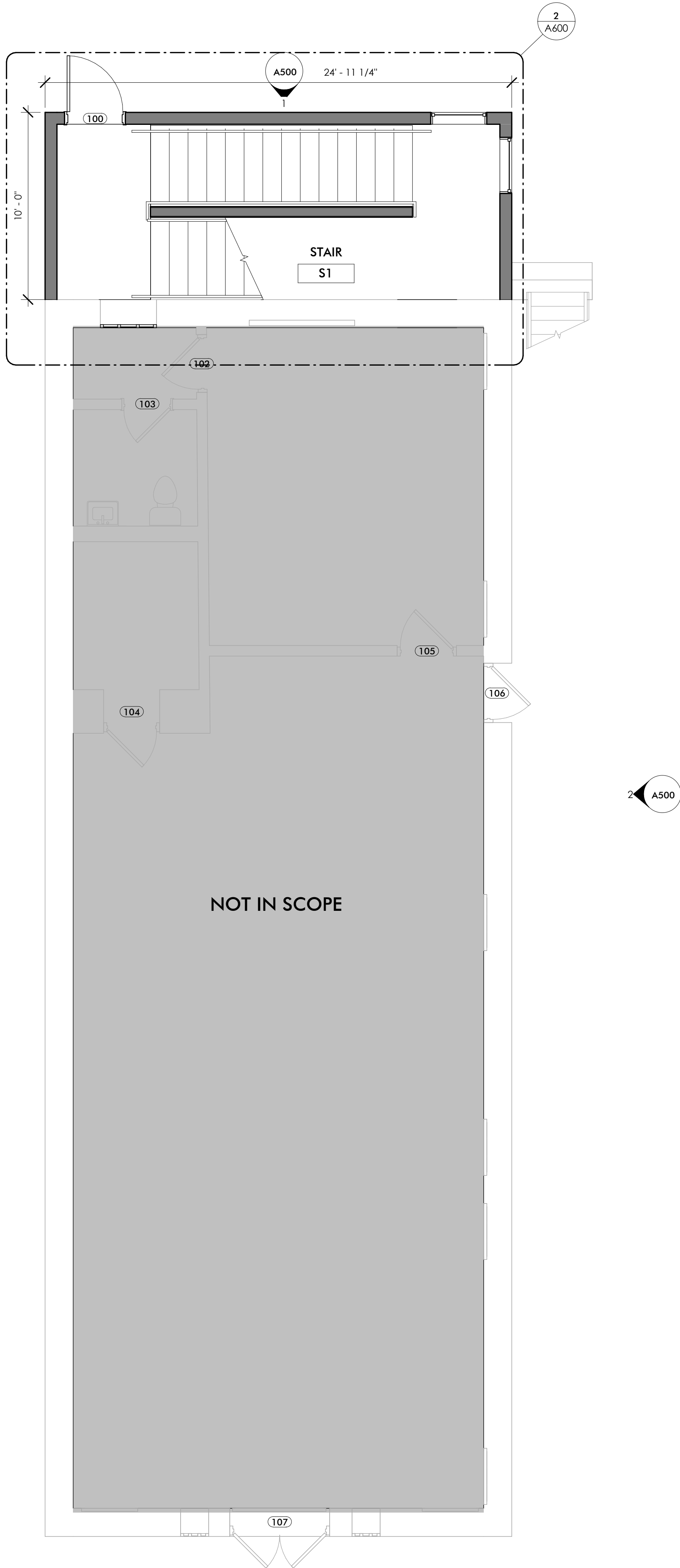


PARTITION TYPE - 3





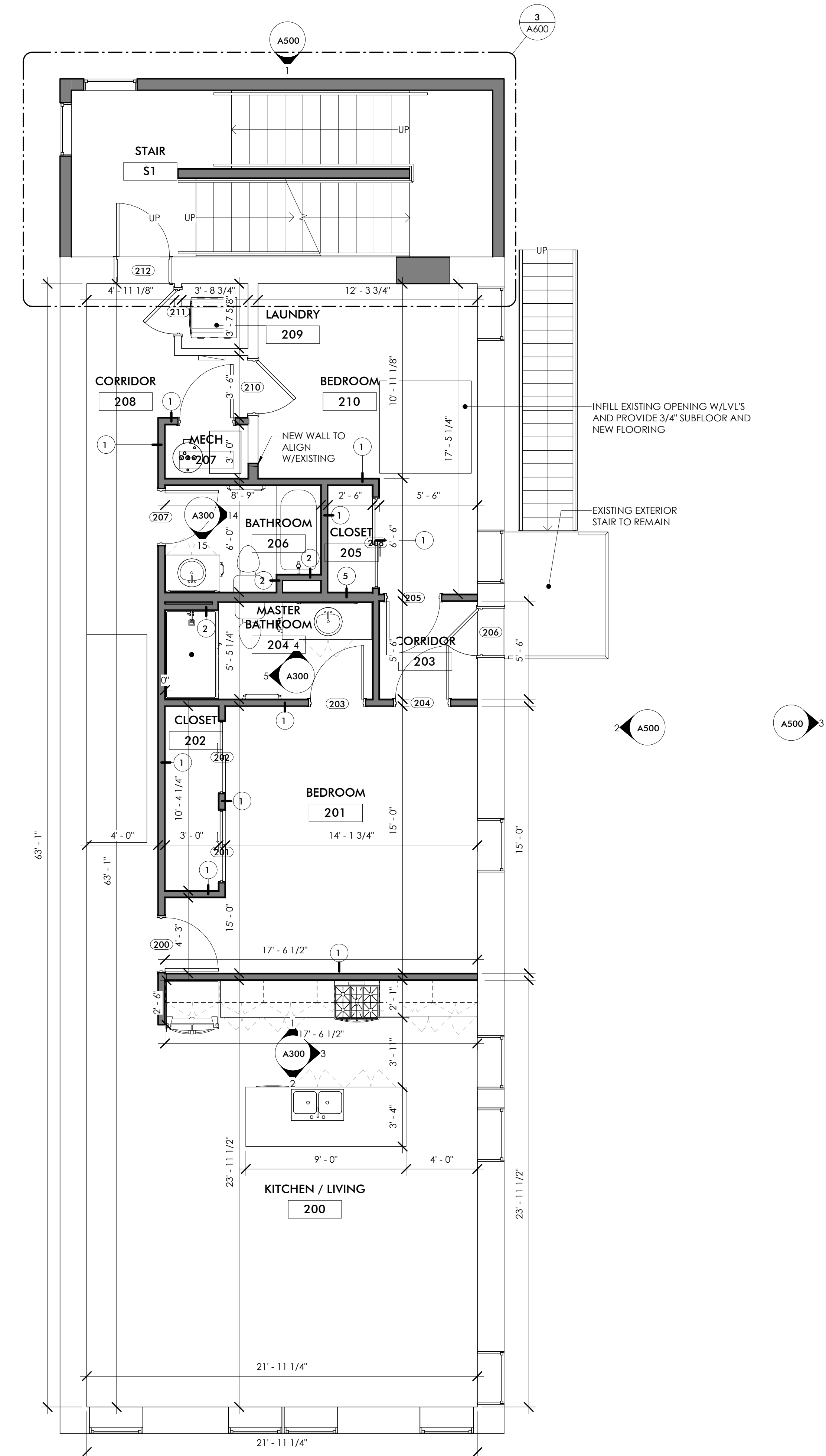
0 BASEMENT FLOOR PLAN
A121 1/4" = 1'-0"



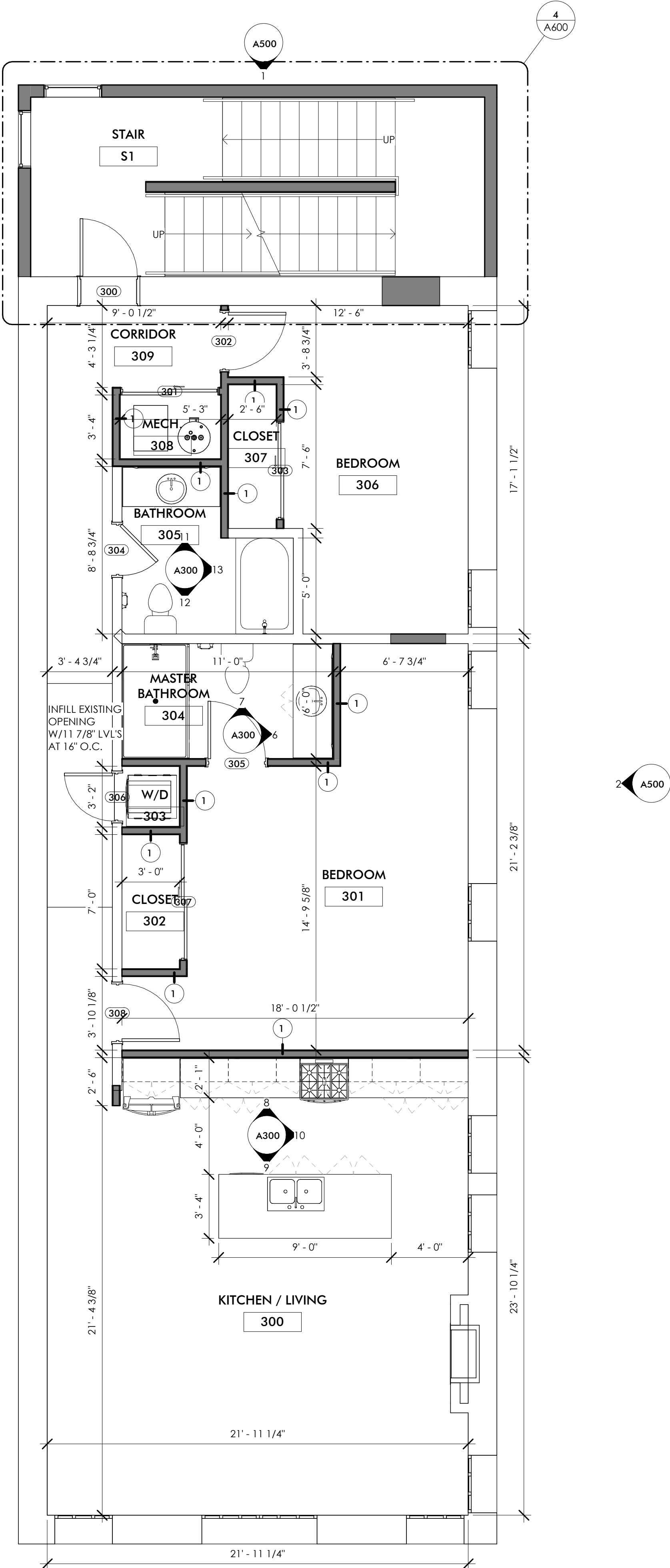
1 FIRST FLOOR PLAN
A121 1/4" = 1'-0"

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.



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



2 THIRD FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

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2023.171

NEW FLOOR PLANS

A122

FINISH SCHEDULE KEY							
CODE	MATERIAL	MANUFACTURER	STYLE	SIZE	COLOR	CONTACT INFO	NOTES
CT-1	CERAMIC TILE	VIRGINIATILE	MARAZZI USA - ARTEZEN	2X4 HERRINGBONE	ELEGANT WHITE		KITCHEN BACKSPLASH
CT-2	CERAMIC TILE	VIRGINIATILE	MARAZZI USA - ARTEZEN	2X4 SUBWAY	ELEGANT WHITE		SHOWER WALLS
IPS-1	PAINT (TO MATCH)	SHERWIN WILLIAMS	EGGSHELL FINISH		SW7008 ALABASTER		ALL DRYWALL WALLS
IPS-2	PAINT (TO MATCH)	SHERWIN WILLIAMS	EGGSHELL FINISH		SW7067 CITYSCAPE		DOORS
IPS-3	PAINT (TO MATCH)	SHERWIN WILLIAMS	FLAT FINISH		SW7006 EXTRA WHITE		CEILING
LVT-1	LUXURY VINYL TILE	SAHWCONTRACT	UNCOMMON GROUND 4"	4" X 36"	PROVENCE		STAGGER INSTALLATION
PL-1	PLASTIC LAMINATE	WILSONART	SOFTGRAIN FINISH		FLORENCE WALNUT 7993		
PT-1	PORCELAIN TILE	VIRGINIATILE	AMERICAN OLEAN - HISTORIC LIMESTONE	12X24	LEGACY		BATHROOM FLOORS
QZ-1	QUARTZ	CORIAN			BIANCO MARMOR		
WDB-1	WOOD BASEBOARD			1X4			TO BE PAINTED IPS-1
WDT-1	WOOD TRIM						TO BE PAINTED IPS-1

FINISH SCHEDULE													
ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALL				CEILING	MILLWORK		NOTES		
				NORTH	EAST	SOUTH	WEST		CABINET	TOP			
000	SPEAKEASY	-	-	-	-	-	-	-	-	-			
001	STORAGE	-	-	-	-	-	-	-	-	-			
002	RESTROOM	-	-	-	-	-	-	-	-	-			
003	RESTROOM	-	-	-	-	-	-	-	-	-			
004	MECHANICAL	-	-	-	-	-	-	-	-	-			
200	KITCHEN / LIVING	LVT-1	WDB-1	IPS-1, CT-1	IPS-1	-	IPS-1	IPS-3	PL-1	QZ-1			
201	BEDROOM	LVT-1	WDB-1	IPS-1	-	IPS-1	IPS-1	IPS-3	-	-			
202	CLOSET	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-			
203	CORRIDOR	LVT-1	WDB-1	IPS-1	-	IPS-1	IPS-1	IPS-3	-	-			
204	MASTER BATHROOM	PT-1	WDB-1	IPS-1, CT-2	IPS-1	IPS-1, CT-2	IPS-1, CT-2	IPS-3	PL-1	QZ-1			
205	CLOSET	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-			
206	BATHROOM	LVT-1	WDB-1	IPS-1, CT-2	IPS-1, CT-2	IPS-1, CT-2	IPS-1	IPS-3	PL-1	QZ-1			
207	MECH	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-			
208	CORRIDOR	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	-	IPS-3	-	-			
209	LAUNDRY	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-			
210	BEDROOM	LVT-1	WDB-1	-	-	IPS-1	IPS-1	IPS-3	-	-			
300	KITCHEN / LIVING	LVT-1	WDB-1	IPS-1, CT-1	IPS-1	IPS-1	IPS-1	IPS-3	PL-1	QZ-1			
301	BEDROOM	LVT-1	WDB-1	IPS-1	-	IPS-1	IPS-1	IPS-3	-	-			
302	CLOSET	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-			
303	W/D	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-			
304	MASTER BATHROOM	PT-1	WDB-1	IPS-1, CT-2	IPS-1	IPS-1, CT-2	CT-2	IPS-3	PL-1	QZ-1			
305	BATHROOM	PT-1	WDB-1	IPS-1, CT-2	IPS-1, CT-2	IPS-1, CT-2	IPS-1	IPS-3	PL-1	QZ-1			
306	BEDROOM	LVT-1	WDB-1	-	-	IPS-1	IPS-1	IPS-3	-	-			
307	CLOSET	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-			
308	MECH.	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-			
309	CORRIDOR	LVT-1	WDB-1	-	IPS-1	IPS-1	IPS-1	IPS-3	-	-			
S1	STAIR	-	-	-	-	-	-	-	-	-			

- 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.

AFTER REMOVING EXISTING FLOORING, GRIND CONCRETE OR REPLACE SUBFLOOR AS REQUIRED TO PROVIDE A LEVEL SURFACE FOR THE NEW FLOORING
4.

SEE EXTERIOR ELEVATIONS FOR EXTERIOR MATERIALS
5.

TRANSITIONS TO BE MANUFACTURED FROM SCHLUTER SYSTEMS U.N.O. IN IVORY FINISH IN THE APPROPRIATE THICKNESS FOR THE ADJACENT MATERIALS
6.

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

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

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
9.

GROUT FOR CT-1, CT-2, PT-1 TO BE TEC 934 SLATE GRAY
10.

PROVIDE AND INSTALL ALL NECESSARY TRIM PIECES FOR WALL PROTECTION
11.

CABINET PULLS TO BE RICHELIEU - MODERN METAL PULL 7470 - CHROME - BASIS OF DESIGN. ALL PULLS TO BE VERTICAL FOR DIRECTIONAL PLACEMENT MOUNTED TO THE LATCH SIDE OF CABINET DOORS AND CENTER OF DRAWERS (U.N.O.) ALL DRAWER PULLS ARE SHOWN FOR REFERENCE ONLY AND NOT INDICATION OF MOUNTING LOCATION
12.

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

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

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

ALL CONCEALED SUPPORT BRACKETS TO BE A&M HARDWARE C/EC FLAT CONCEALED BRACKETS IN APPROPRIATE SIZE - BASIS OF DESIGN
16.

WINDOW SILLS TO BE PAINTED IPS-1
17.

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

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

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

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

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
22.

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

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

SPEAKEASY FINISHES TO BE SELECTED BY FUTURE TENANT.

DRIVEN DESIGN

ARCHITECT

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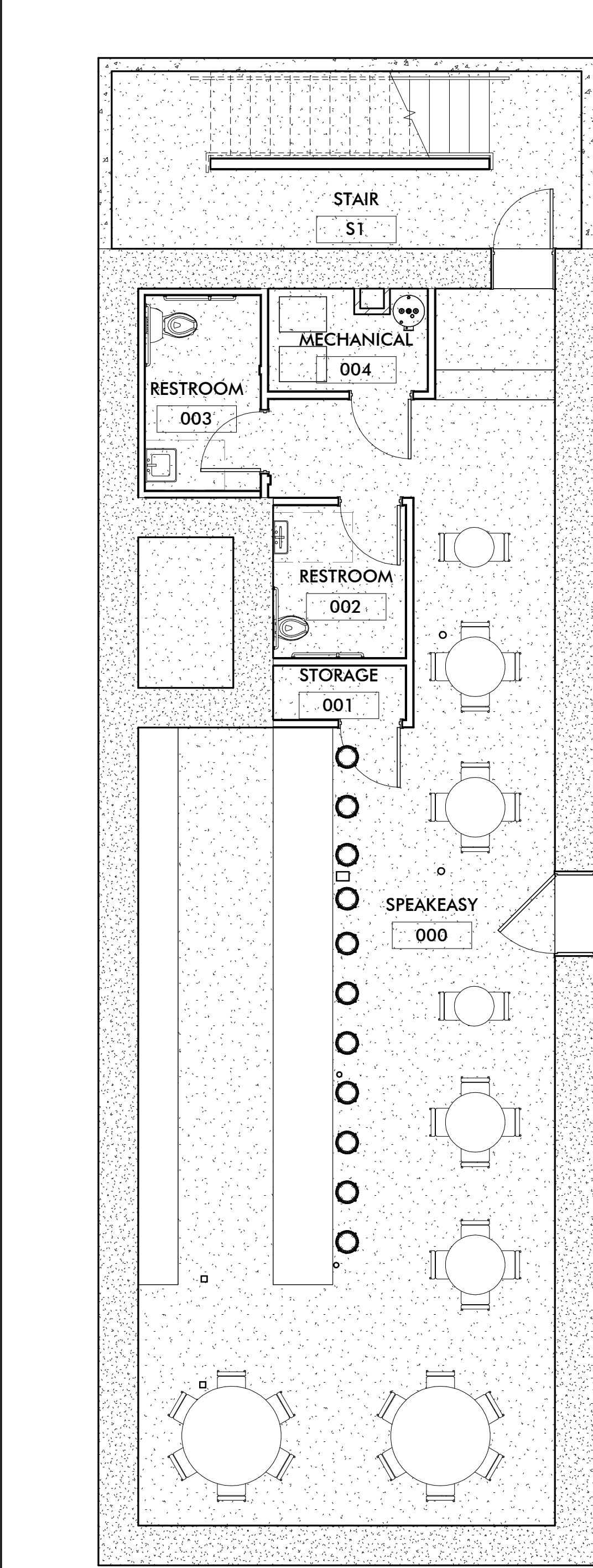
PROJECT NUMBER

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FINISH PLAN & SCHEDULE

A130

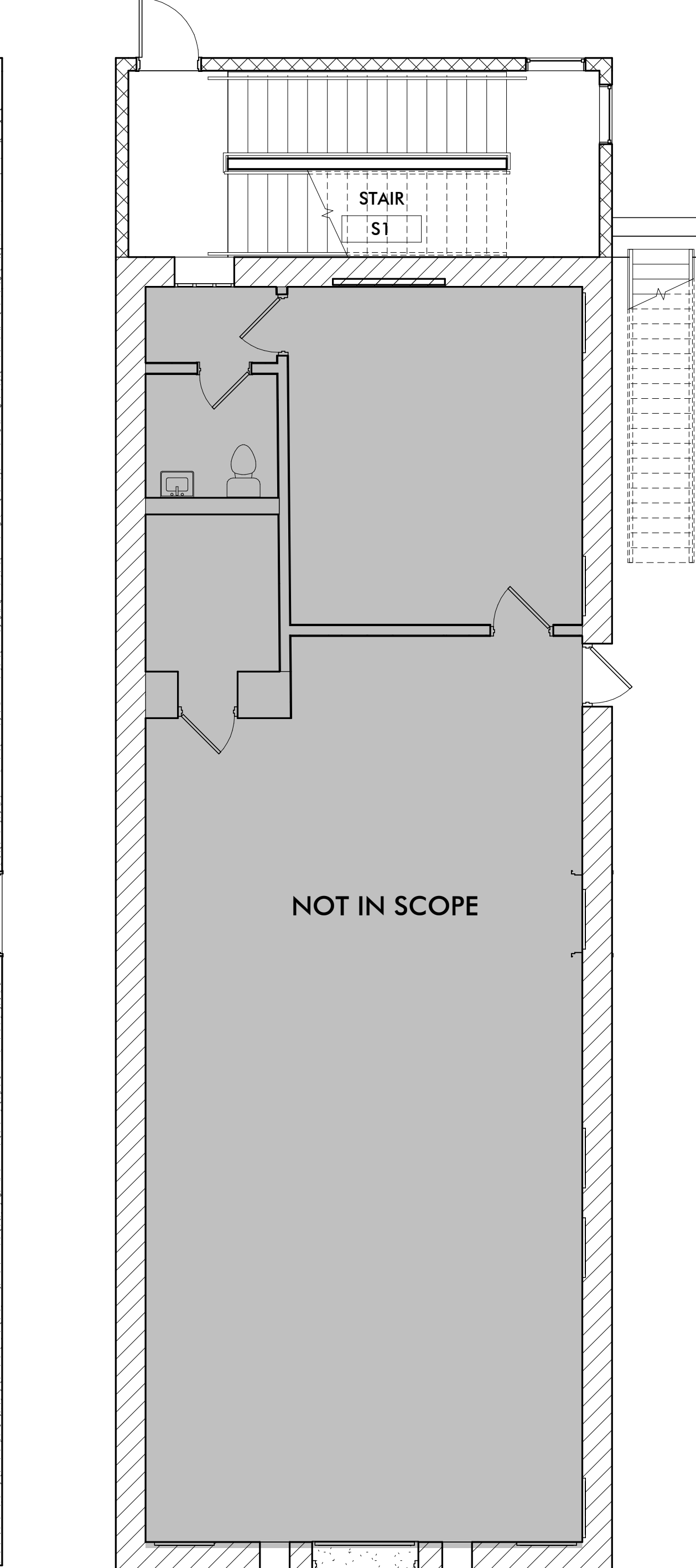
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4

BASEMENT FINISH PLAN

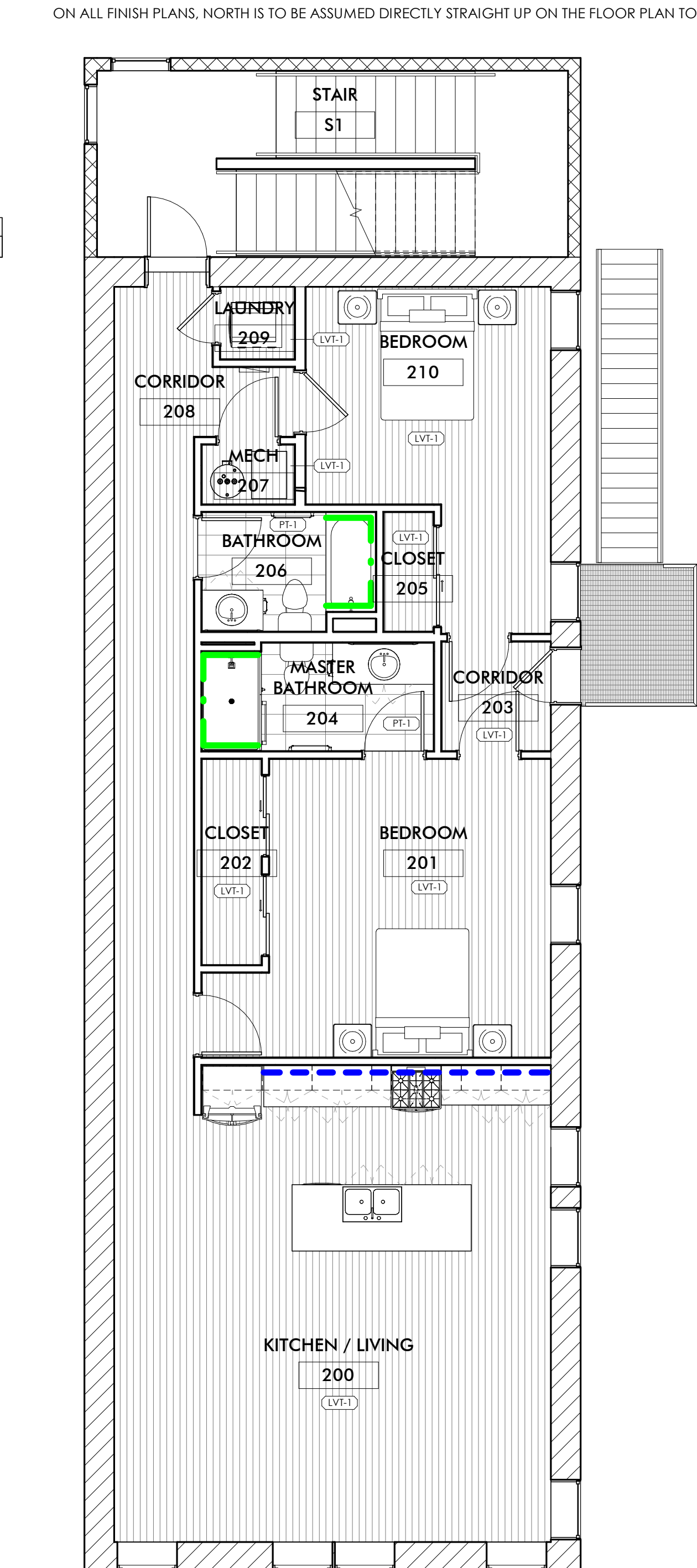
3/16" = 1'-0"



1

FIRST FLOOR FINISH PLAN

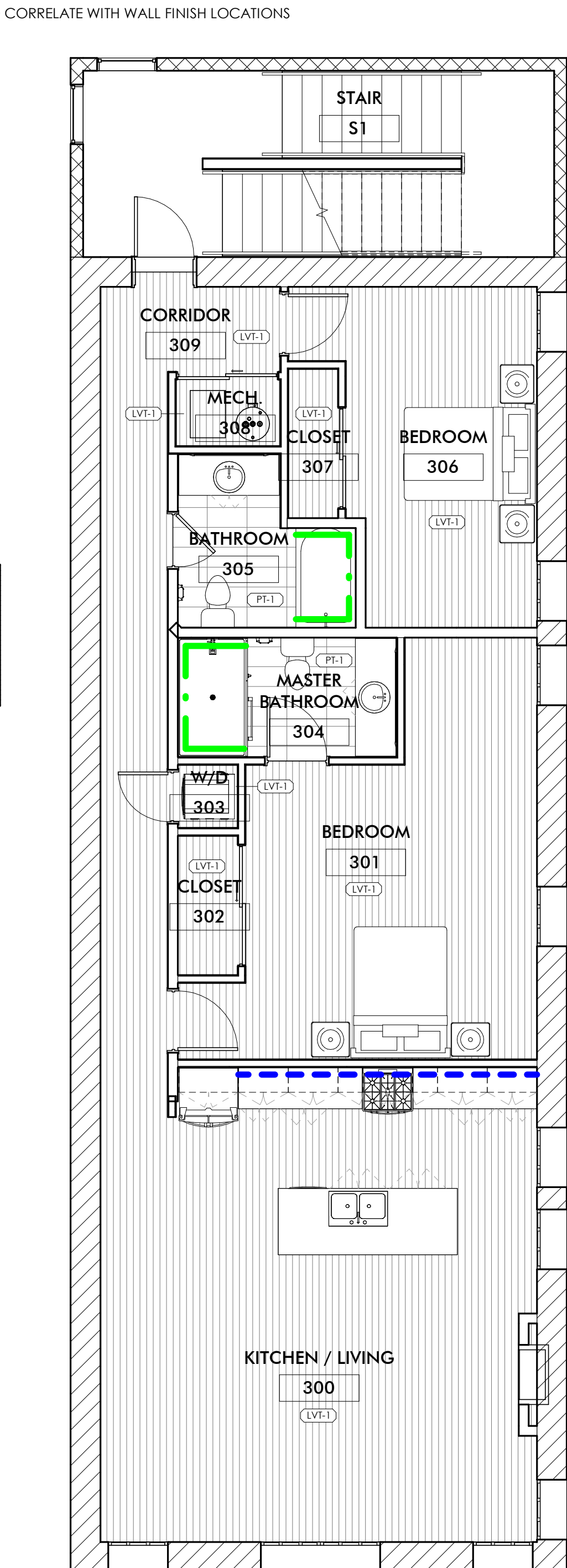
3/16" = 1'-0"



2

SECOND FLOOR FINISH PLAN

3/16" = 1'-0"

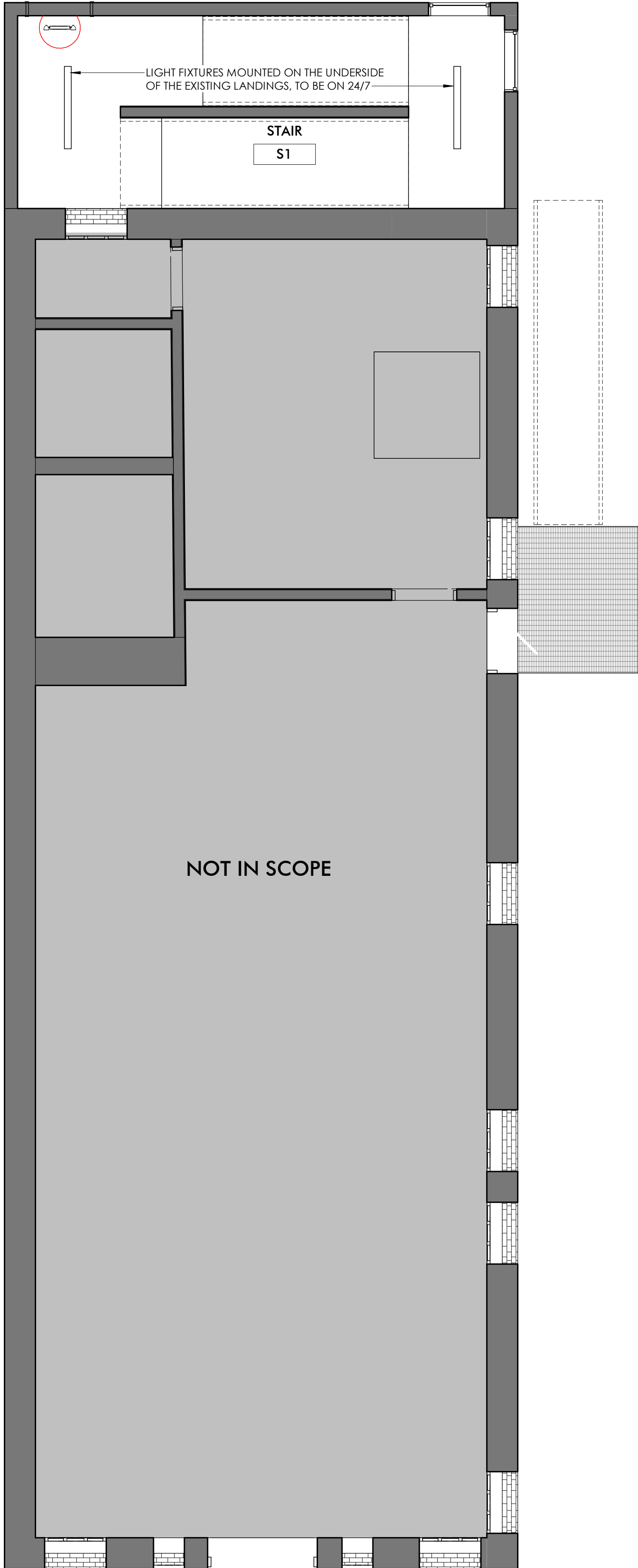
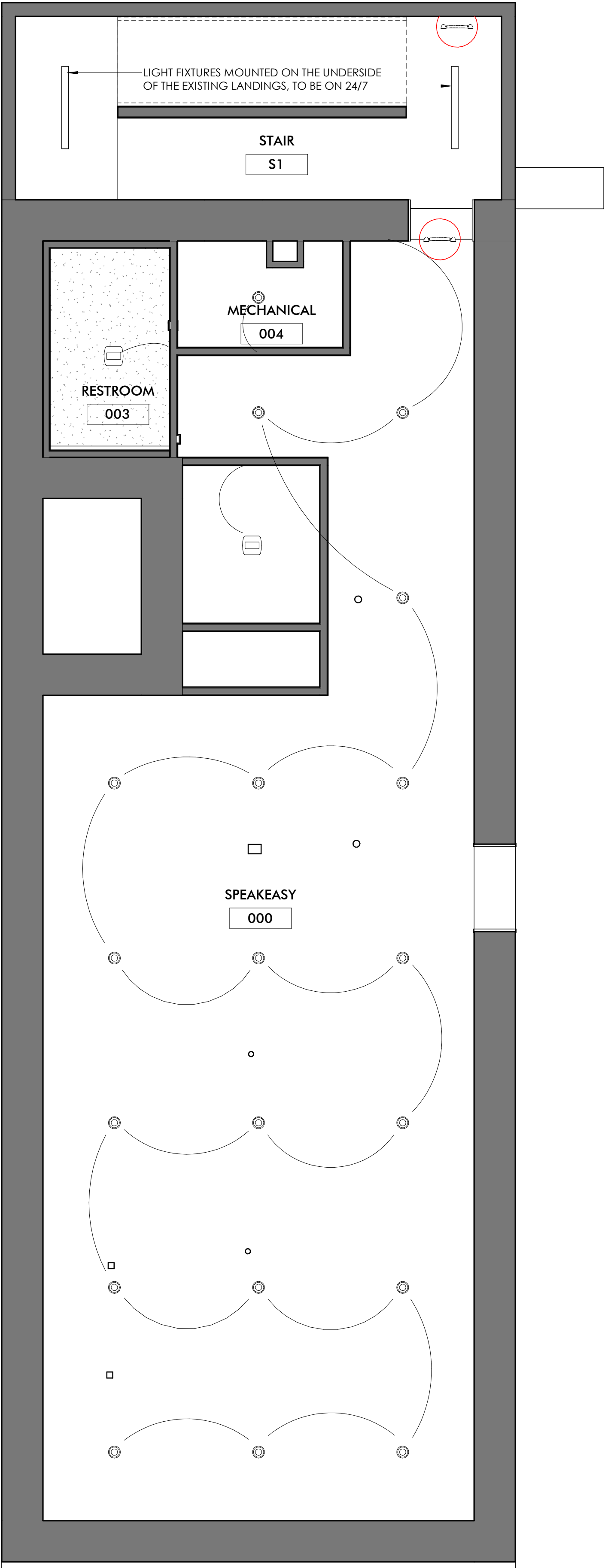


3

THIRD FLOOR FINISH PLAN

3/16" = 1'-0"

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REFLECTED CEILING GENERAL NOTES

- 1. ALL LIGHT SWITCHES SHALL BE SILENT TYPE, 20 AMP, WHITE COLOR WITH WHITE COVER PLATES.
- 2. ALL NEW LIGHT FIXTURES TO BE LED, FIXTURES AND LAYOUT ARE SHOWN SCHEMATICALLY.
- 3. IF CEILING HEIGHTS ARE NOT CALLED OUT, THEN THE CEILING IS EXISTING OR SHALL BE EXPOSED TO THE EXISTING STRUCTURE ABOVE. CONFIRM WITH ARCHITECT
- 4. COORDINATE LIGHT FIXTURE, MECHANICAL, PLUMBING, ALONG WITH ANY OTHER SYSTEMS AS REQUIRED TO NOT INTERFERE WITH ONE ANOTHER.
- 5. ALL LIGHT FIXTURES AND HVAC SHALL BE CENTERED IN ALL ROOMS, 2x2 CEILING GRIDS, CLOUDS OR BETWEEN OTHER ELEMENTS OR EQUALLY SPACED UNLESS NOTED OTHERWISE.
- 6. ALL 2X2 CEILING GRIDS TO BE CENTERED IN ROOM UNLESS NOTED OTHERWISE. NO PANEL SHALL BE LESS THAN 4" WIDE
- 7. SEE MEP PLANS FOR ADDITIONAL MECHANICAL, ELECTRICAL, AND PLUMBING NOTES.
- 8. REFER TO INTERIOR ELEVATIONS AND RCP FOR UNDER CABINET LIGHTING LOCATIONS.
- 9. REFER TO ROOM FINISH KEY AND SCHEDULE FOR ACP DESIGNATIONS
- 10. ALL DIMENSIONS ARE FROM CENTER LINE OF FIXTURE TO FINISHED FACE OF WALL
- 11. 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.

REFLECTED CEILING LEGEND

EXISTING 2X2 CEILING TILES & GRID. SEE FINISH SCHEDULE FOR TYPE

NEW 2X2 CEILING TILES & GRID. SEE FINISH SCHEDULE FOR TYPE

GYP. BD. CEILING

EXPOSED CEILING TO STRUCTURE

LINES OF CASEWORK BELOW

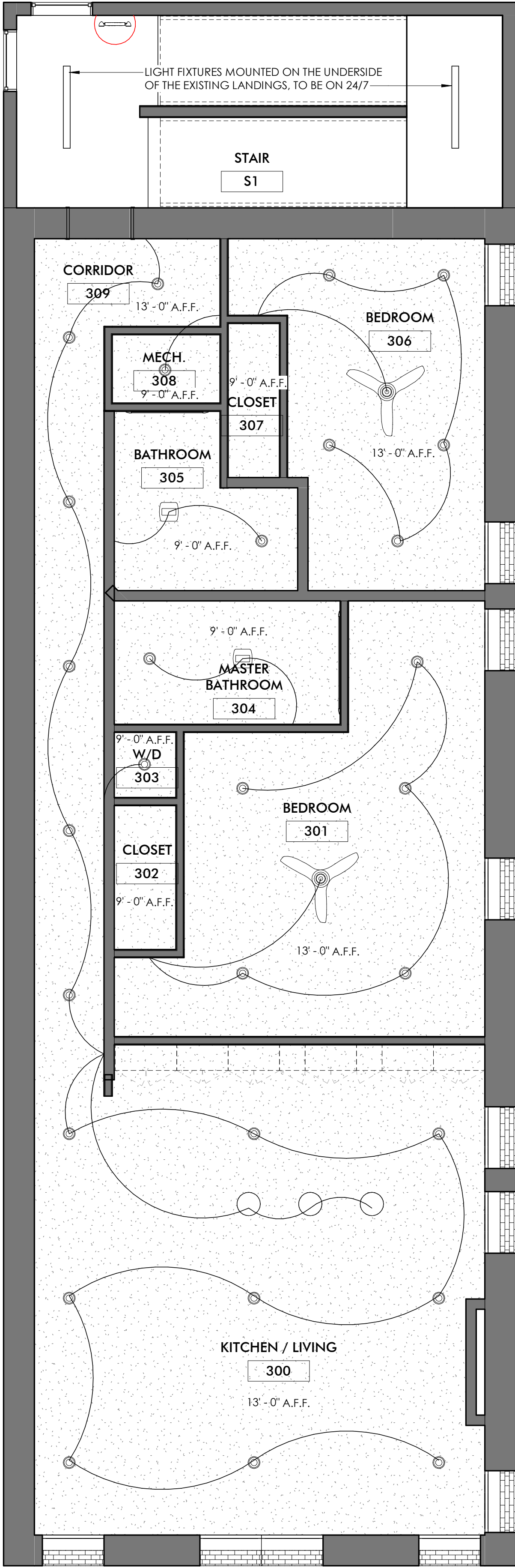
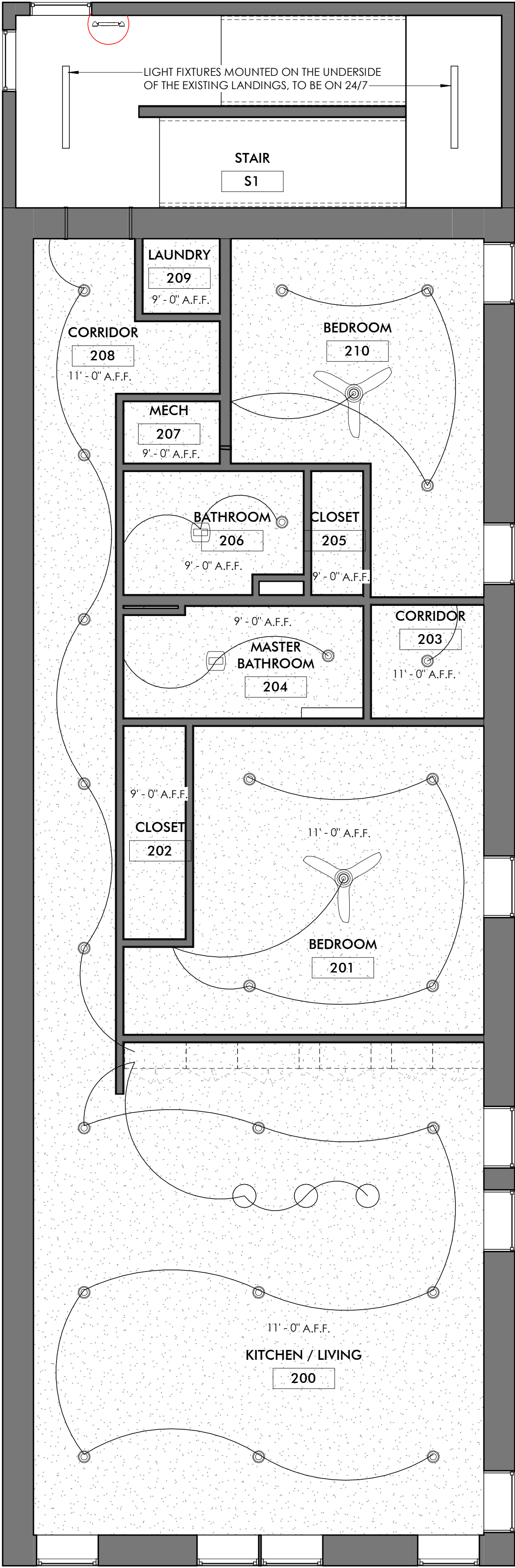
LIGHT FIXTURE LEGEND

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

TAG	SYMBOL	MANUFACTURER & DESCRIPTION	MODEL / COLOR
A		LITHONIA 6" RECESSED CAN LIGHT OR WALL WASH	LDN6 / COLOR TO MATCH CEILING
B		BEACH LIGHTING ULTRA SLIM LED UNDERCABINET LIGHT	BEA380917 / BLACK IN COLOR
C		KOHLER BELLERA 14" PENDANT	K-31765-PE01-SNL / SILVER IN COLOR
D		BROAN EXHAUST FAN WITH LED LIGHT, 110 CFM	NUTONE FLEX SERIES / WHITE IN COLOR
E		LITHONIA EMERGENCY LIGHT	ELM6L / WHITE IN COLOR
F		LITHONIA EXIT-UNIT COMBO	LHQM LED / WHITE IN COLOR
G		BROWNLEE LIGHTING VANITY LIGHT	FLOW SQ / SILVER IN COLOR
H		BIG ASS FANS FAN WITH LIGHT	HAIKU L / BLACK IN COLOR

0 BASEMENT REFLECTED CEILING PLAN
A200 1/4" = 1'-0"

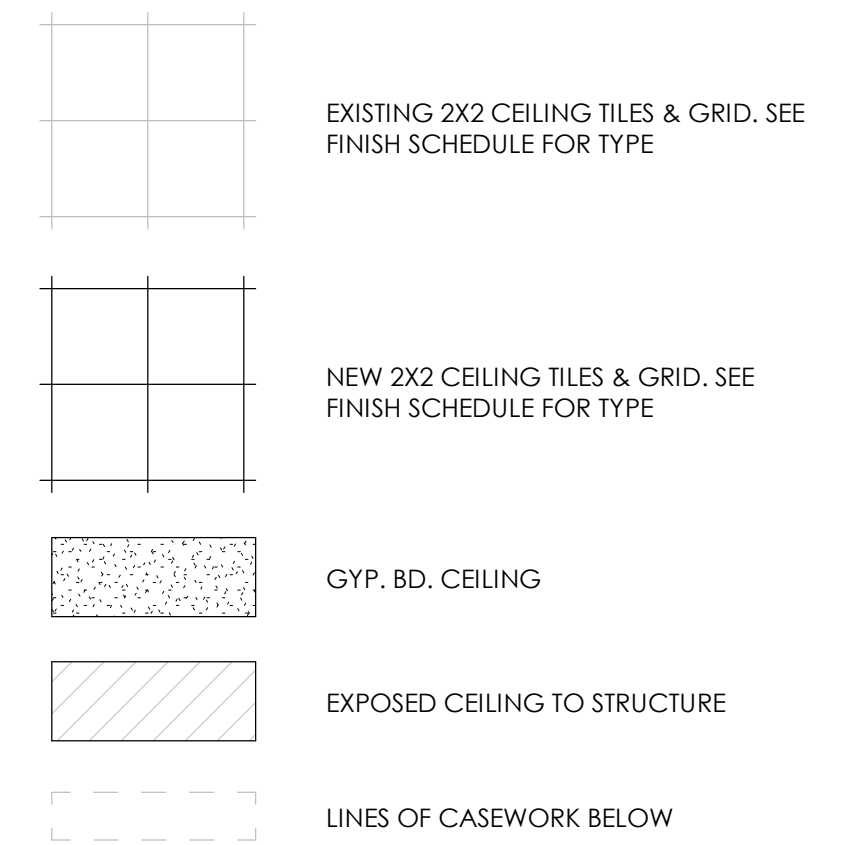
1 FIRST FLOOR REFLECTED CEILING PLAN
A200 1/4" = 1'-0"



REFLECTED CEILING GENERAL NOTES

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REFLECTED CEILING LEGEND



LIGHT FIXTURE LEGEND

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

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H		BIG ASS FANS FAN WITH LIGHT	HAIKU L / BLACK IN COLOR



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PROJECT ADDRESS
117 E MICHIGAN AVE, MARSHALL, MI
CLIENT
117 W MICHIGAN LLC

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A201

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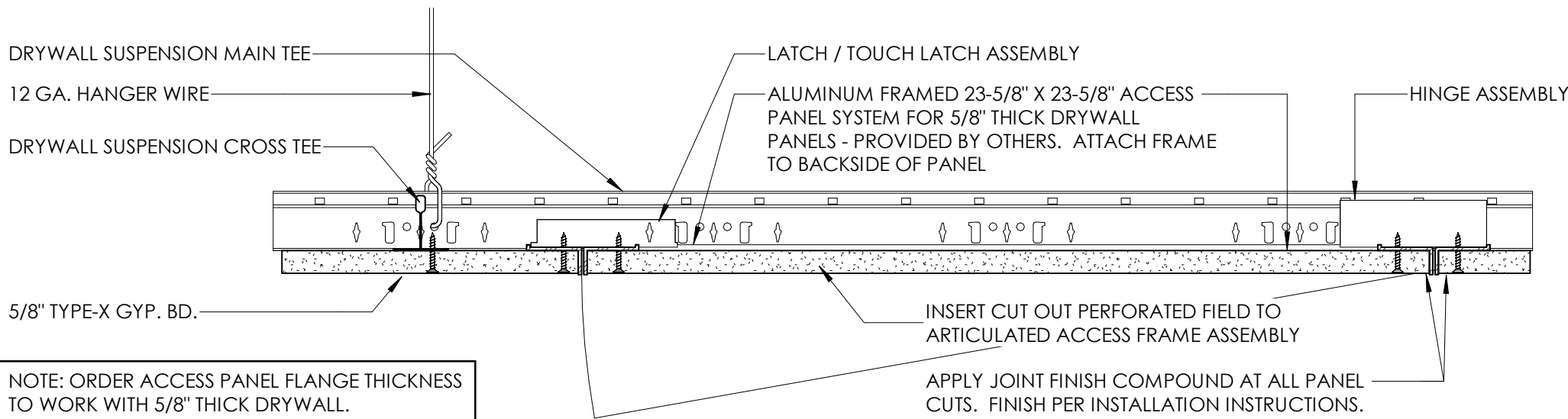
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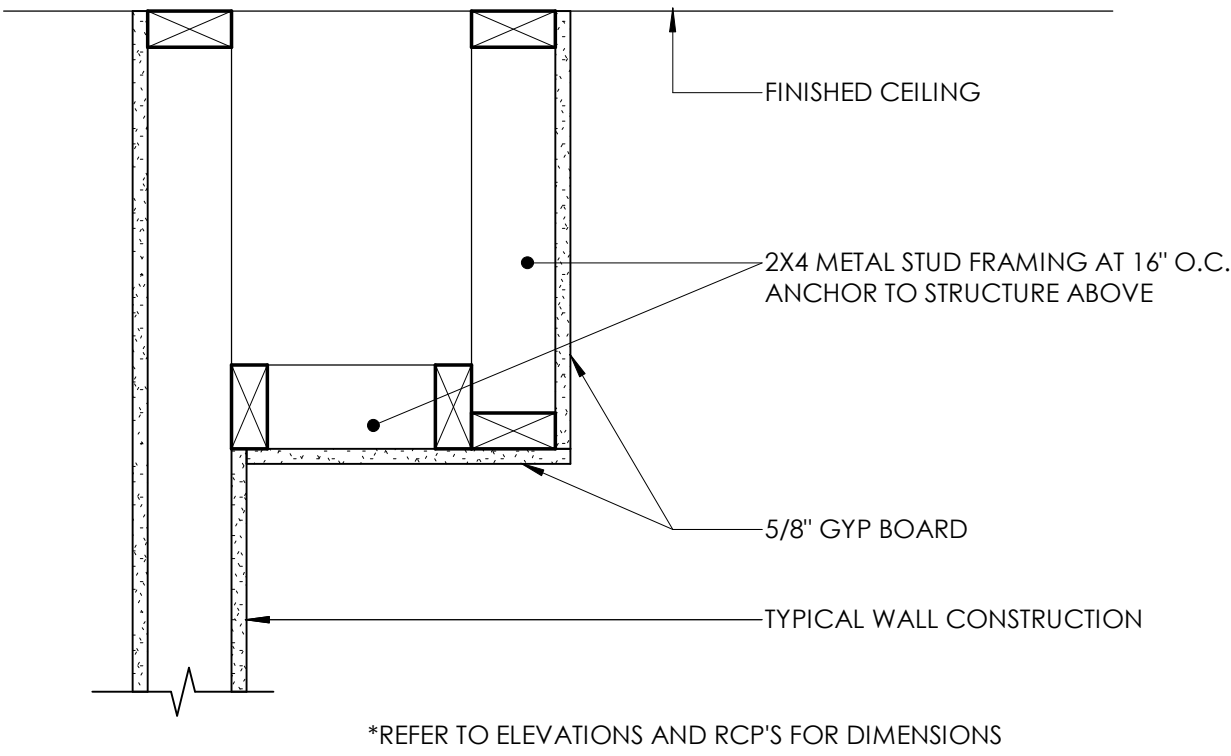
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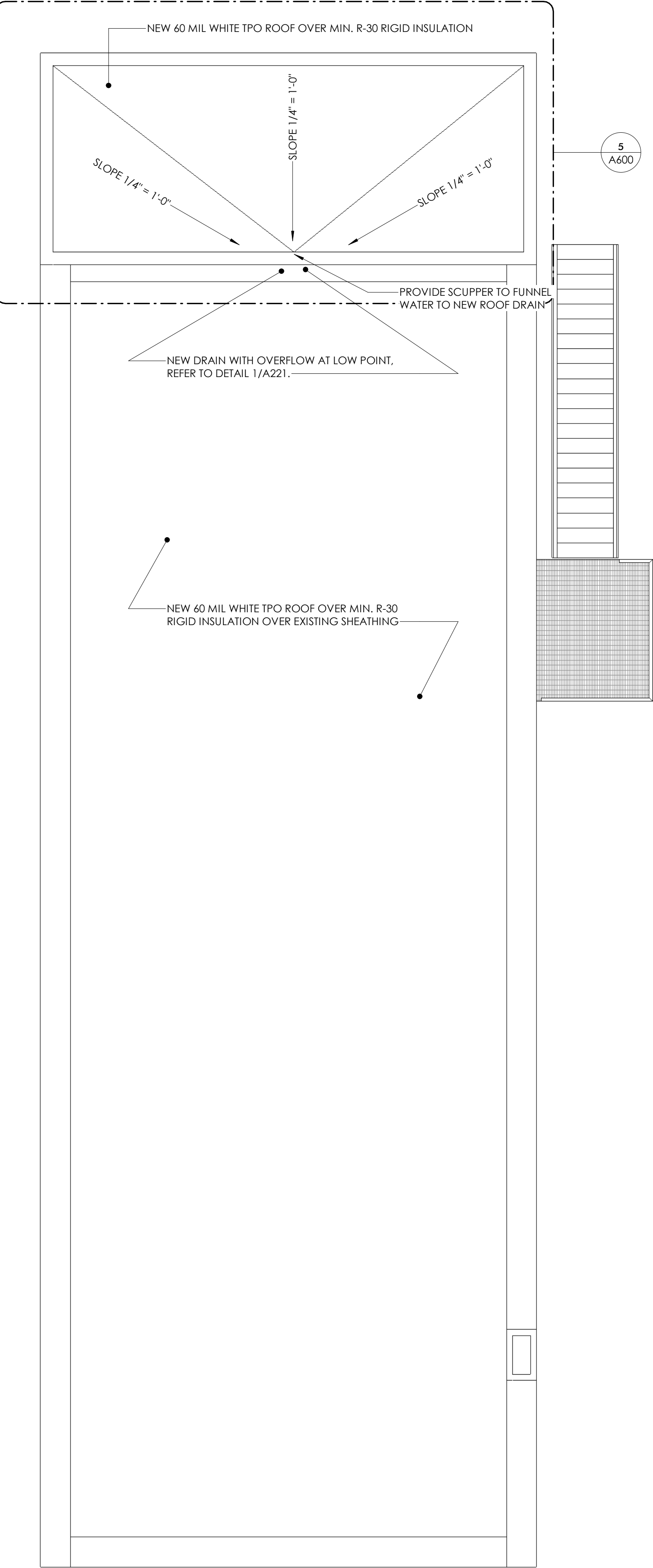
A210



1 ACCESS PANEL DETAIL
A210 3\"/>



2 BULKHEAD - WOOD STUD
A210 1 1/2\"/>



1 ROOF PLAN
A220 1/4" = 1'-0"

GENERAL NOTES

- SEE MECHANICAL DRAWINGS FOR LOCATIONS OF PLUMBING VENTS; FLASH AS DETAILED.
- SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL OPENINGS AND EQUIPMENT ON ROOF(S).
- TYPICAL ROOF IS (FULLY ADHERED OR MECHANICALLY FASTENED) SINGLE PLY MEMBRANE ROOFING ON RIGID INSULATION ON METAL OR CONCRETE DECK.
- PROVIDE TAPERED INSULATION TO CREATE SLOPES TO DRAINS. TAPERED INSULATION LAYOUTS ARE SCHEMATIC ONLY. FINAL LAYOUT FOR THE PROPOSED AREAS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- MINIMUM 1/4" PER 1'-0" SLOPE AT ALL NEW LOW SLOPE ROOF AREAS.
- REFER TO SHEET A221 FOR ROOF DETAILS.



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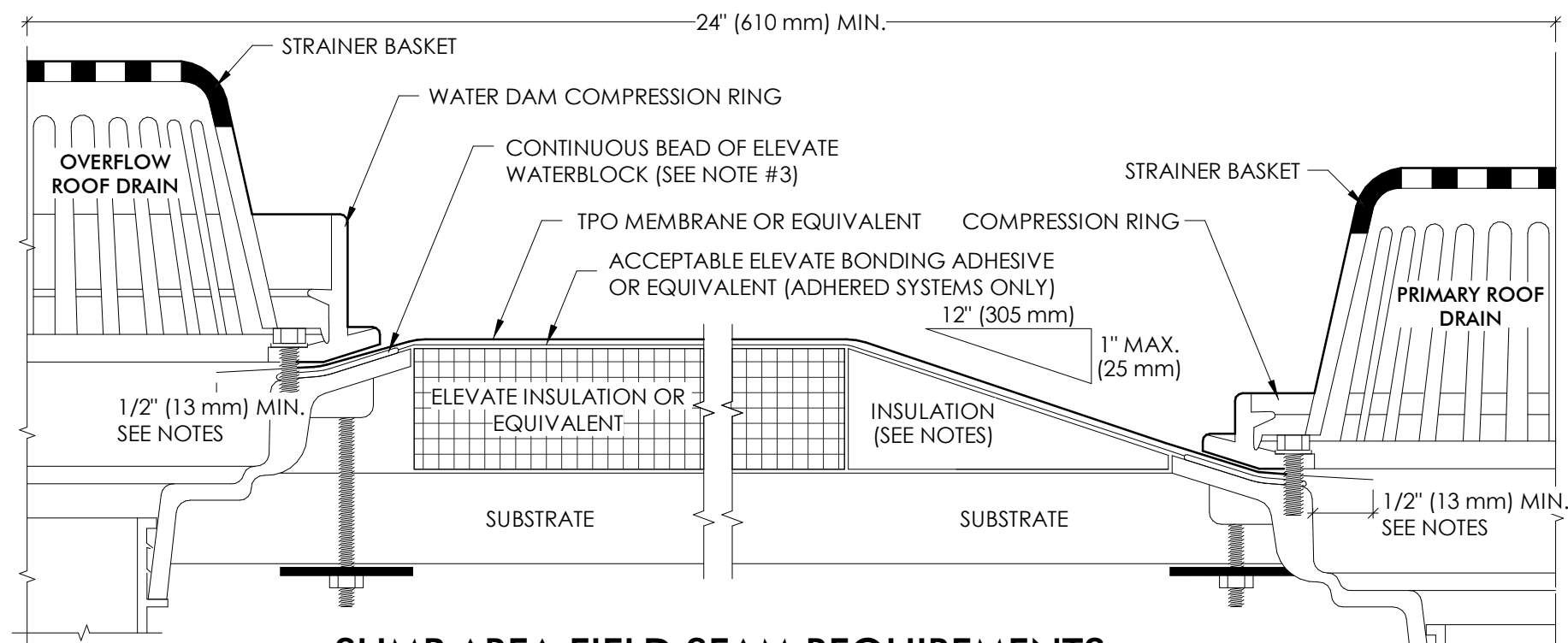
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ROOF PLAN
A220

GENERAL NOTES:

1. HOLE IN MEMBRANE SHOULD EXTEND A MINIMUM OF 1/2" (13 mm) BEYOND CLAMPING RING AND SHOULD BE LARGER THAN THE DIAMETER OF THE LEADER PIPE.
2. INSULATION ADJACENT TO THE DRAIN TO BE ELEVATE INSULATION OR EQUIVALENT WITH MANF. PROVIDED BONDING AND ADEQUATE BONDING SURFACE
3. ELEVATE WATERBLOCK OR EQUIVALENT MIN 1/2 OF 10 OZ. (295 ML) TUBE PER 4" DRAIN. USE ADDITIONAL WATERBLOCK FOR LARGER DRAINS.



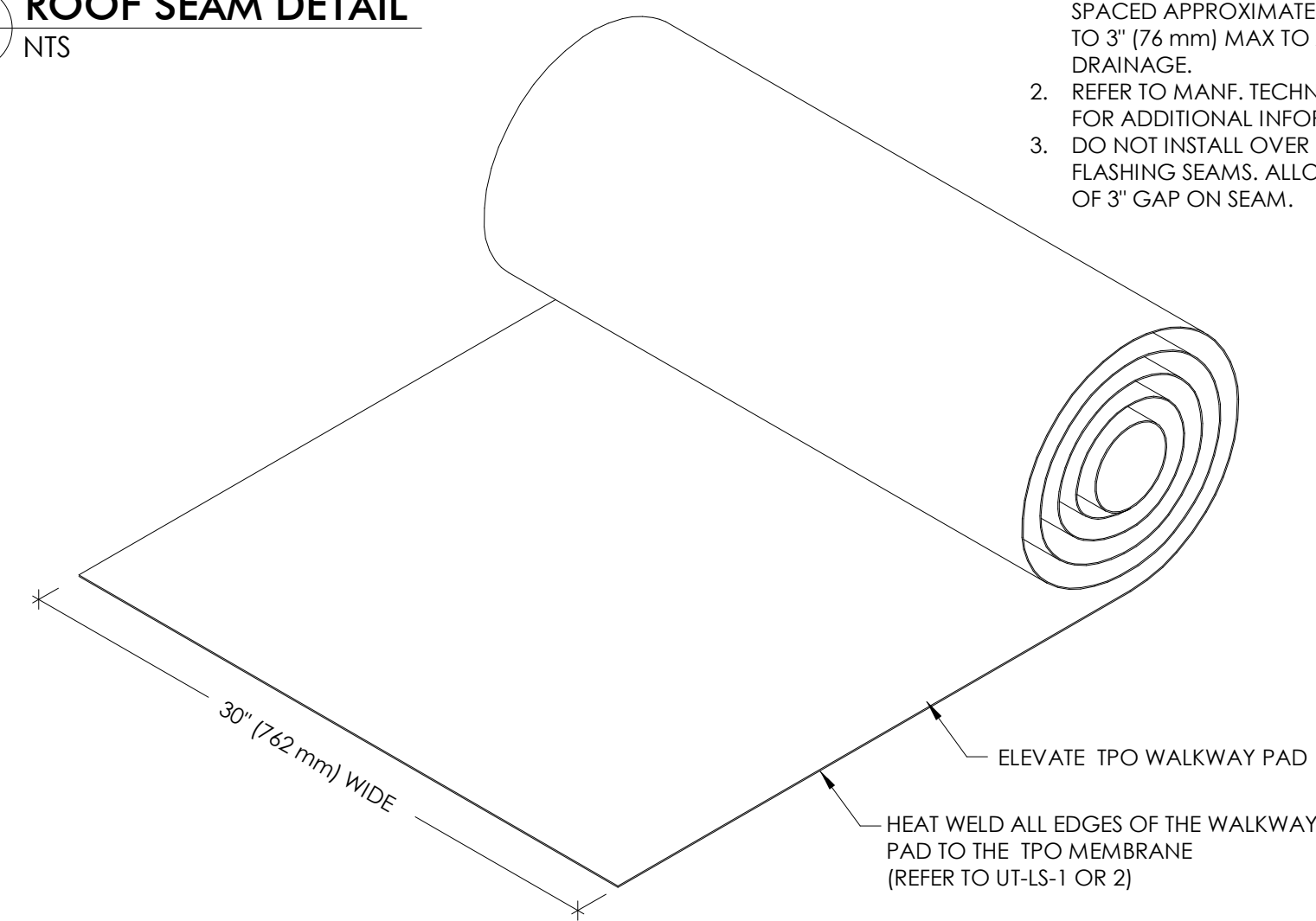
SUMP AREA FIELD SEAM REQUIREMENTS

- A. IF FIELD SEAM EDGE IS WITHIN 9" (229 mm) OF DRAIN COMPRESSION RING, TPO TARGET PATCH REQUIRED.
- B. IF FIELD SEAM EDGE IS WITHIN 9" (229 mm) TO 18" (457 mm) OF DRAIN COMPRESSION RING, HEAT WELD A LAYER OF TPO FLASHING (UNSUPPORTED) CENTERED OVER SEAM EDGE. FLASHING MUST EXTEND 3" (76 mm) MIN. BEYOND EDGE OF SUMP.

SLOPE

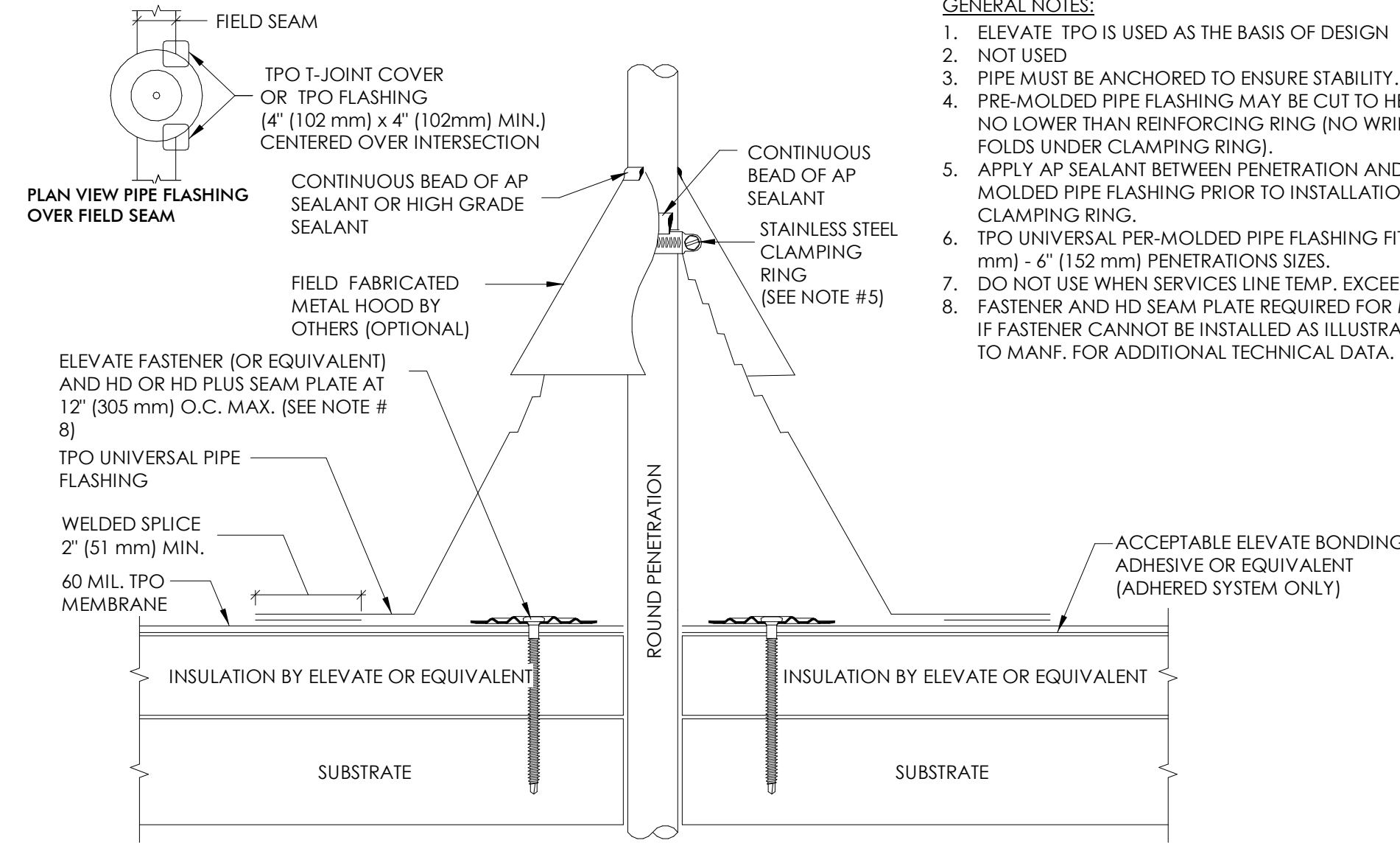
WHEN POLYESTER REINFORCEMENT OF TPO IS EXPOSED, APPLY CUT EDGE TREATMENT TO ENTIRE EXPOSED EDGE.

3 ROOF SEAM DETAIL
A221 NTS



GENERAL NOTES:

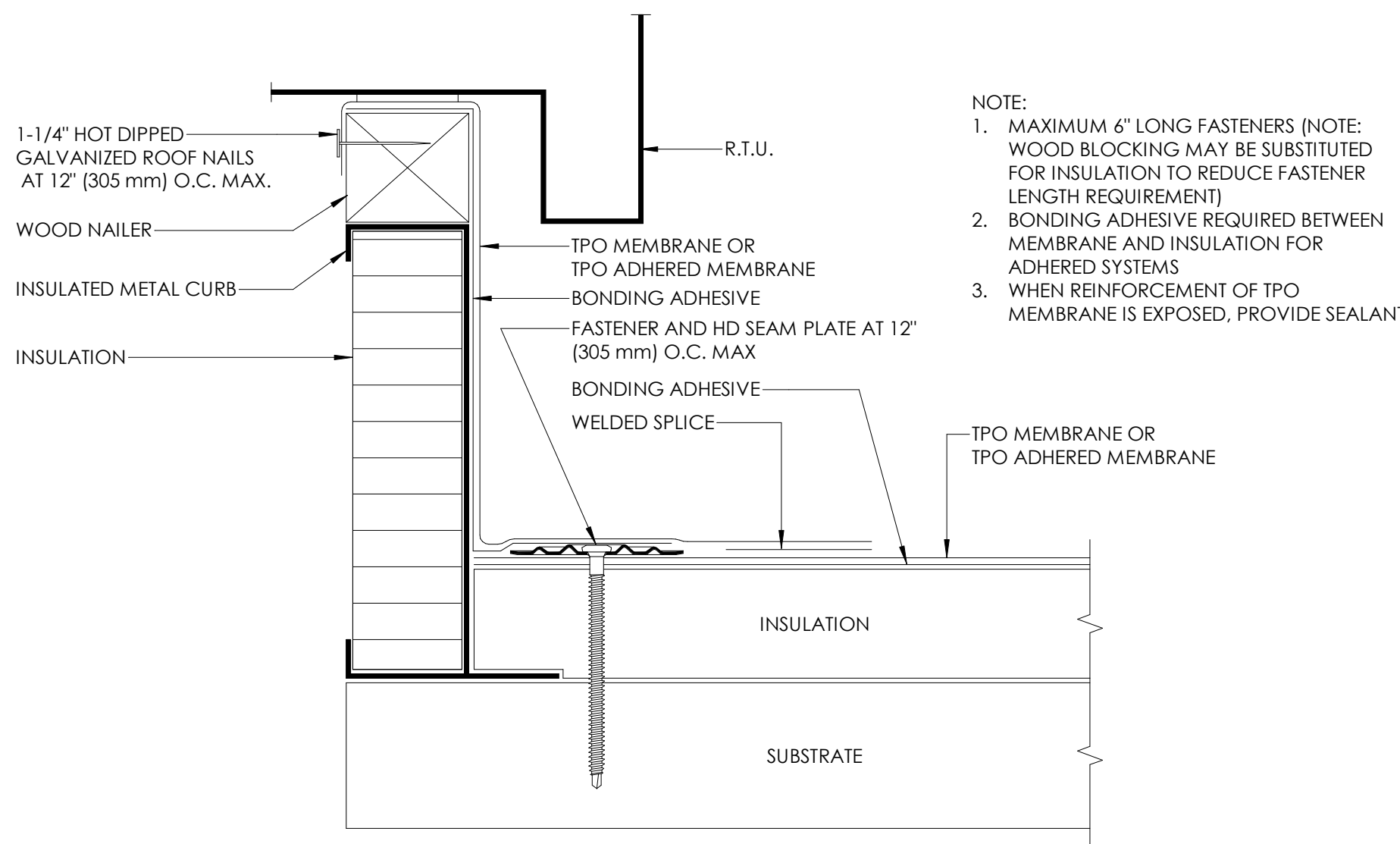
1. 10' MAXIMUM LENGTH WALKWAY SECTIONS. SPACED APPROXIMATELY 1" (25 mm) MIN. TO 3" (76 mm) MAX TO ALLOW FOR DRAINAGE.
2. REFER TO MANF. TECHNICAL INFORMATION FOR ADDITIONAL INFORMATION
3. DO NOT INSTALL OVER MEMBRANE OR FLASHING SEAMS. ALLOW FOR A MINIMUM OF 3" GAP ON SEAM.



GENERAL NOTES:

1. ELEVATE TPO IS USED AS THE BASIS OF DESIGN
2. NOT USED
3. PIPE MUST BE ANCHORED TO ENSURE STABILITY.
4. PRE-MOLDED PIPE FLASHING MAY BE CUT TO HEIGHT, BUT NO LOWER THAN REINFORCING RING (NO WRINKLES OR FOLDS UNDER CLAMPING RING).
5. APPLY AP SEALANT BETWEEN PENETRATION AND PRE-MOLDED PIPE FLASHING PRIOR TO INSTALLATION OF CLAMPING RING.
6. TPO UNIVERSAL PER-MOLDED PIPE FLASHING FITS 1" (25 mm) - 6" (152 mm) PENETRATIONS SIZES.
7. DO NOT USE WHEN SERVICES LINE TEMP. EXCEEDS 140 °F
8. FASTENER AND HD SEAM PLATE REQUIRED FOR MAS ONLY. IF FASTENER CANNOT BE INSTALLED AS ILLUSTRATED, REFER TO MANF. FOR ADDITIONAL TECHNICAL DATA.

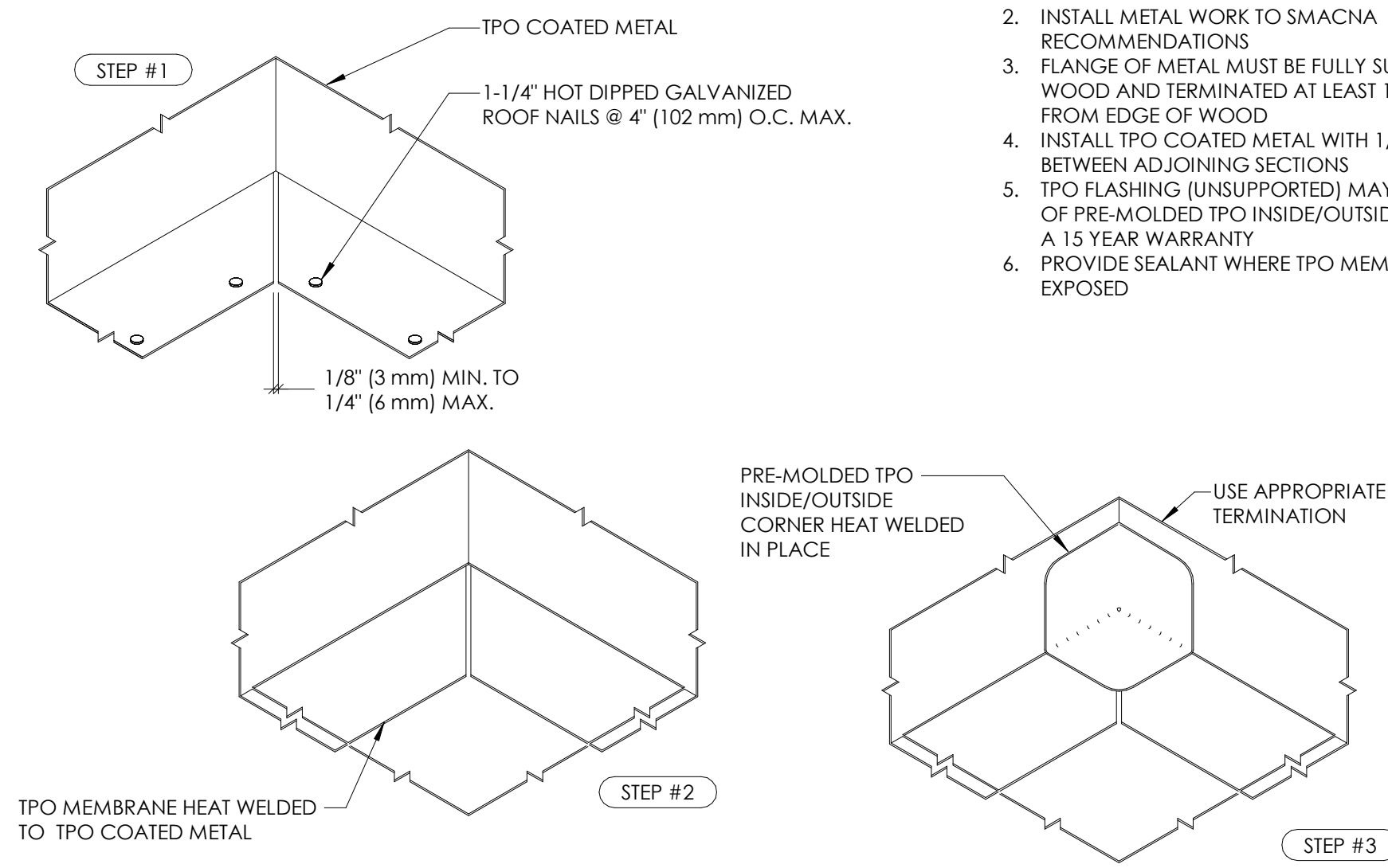
1 ROOF DRAIN WITH OVERFLOW DETAIL
A221 NTS



NOTE:

1. MAXIMUM 6" LONG FASTENERS (NOTE: WOOD BLOCKING MAY BE SUBSTITUTED FOR INSULATION TO REDUCE FASTENER LENGTH REQUIREMENT)
2. BONDING ADHESIVE REQUIRED BETWEEN MEMBRANE AND INSULATION FOR ADHERED SYSTEMS
3. WHEN REINFORCEMENT OF TPO MEMBRANE IS EXPOSED, PROVIDE SEALANT

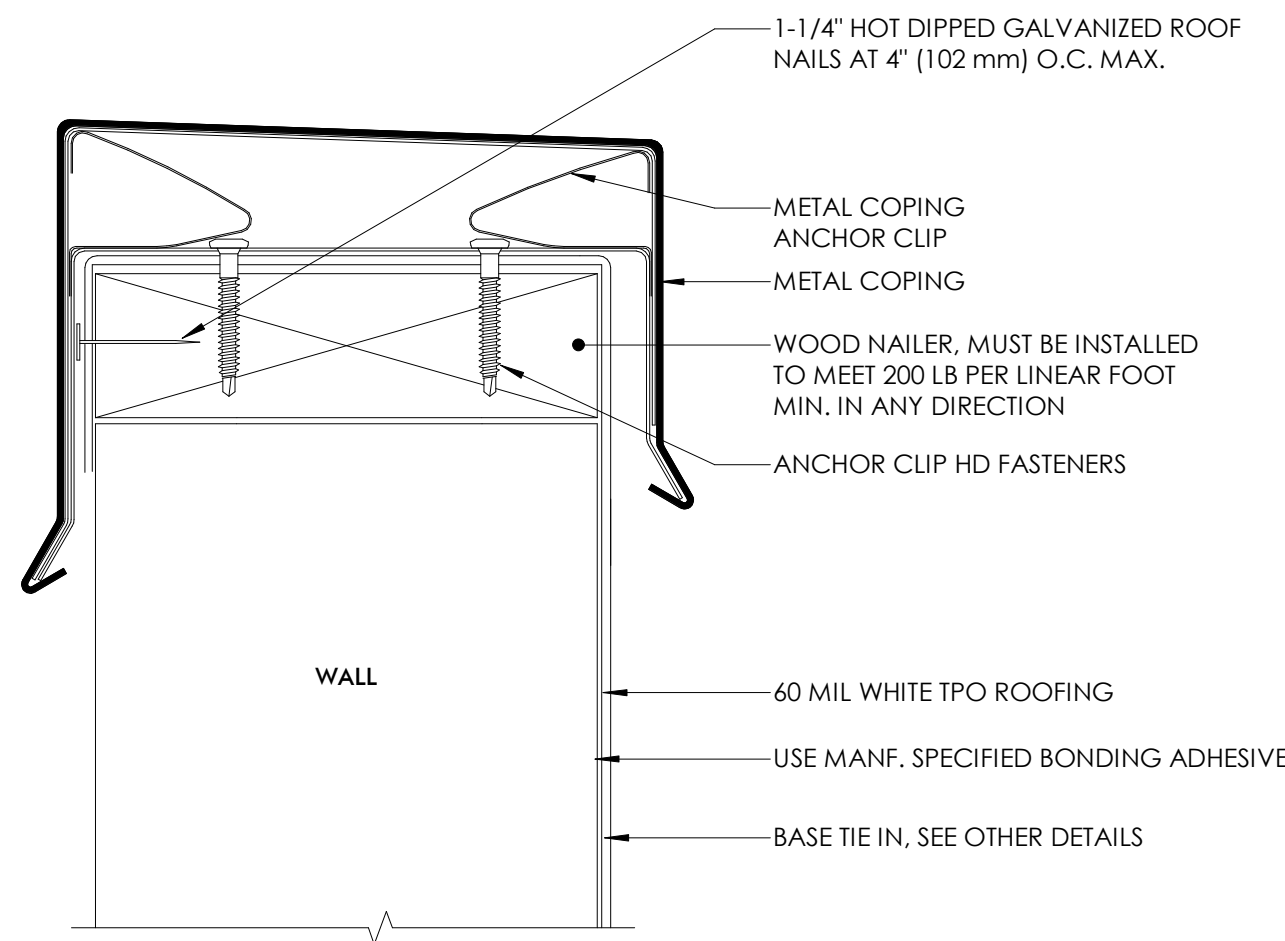
2 WALKWAY PAD
A221 NTS



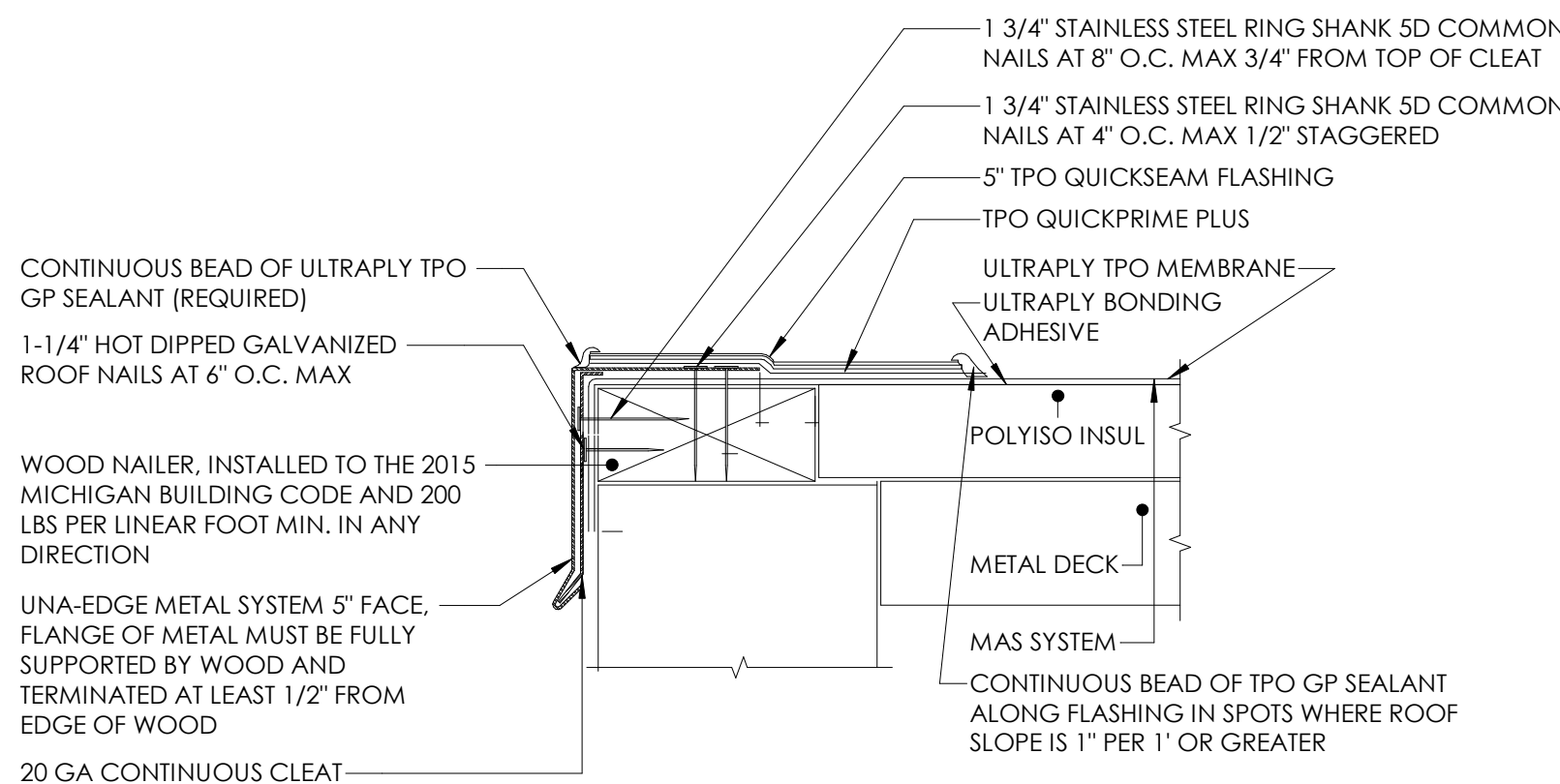
NOTE:

1. VERIFY WELD WIDTH WITH MANUFACTURER
2. INSTALL METAL WORK TO SMACNA RECOMMENDATIONS
3. FLANGE OF METAL MUST BE FULLY SUPPORTED BY WOOD AND TERMINATED AT LEAST 1/2" (13mm) FROM EDGE OF WOOD
4. INSTALL TPO COATED METAL WITH 1/8" TO 1/4" MAX BETWEEN ADJOINING SECTIONS
5. TPO FLASHING (UNSUPPORTED) MAY BE USED IN LIEU OF PRE-MOLDED TPO INSIDE/OUTSIDE CORNER FOR A 15 YEAR WARRANTY
6. PROVIDE SEALANT WHERE TPO MEMBRANE IS EXPOSED

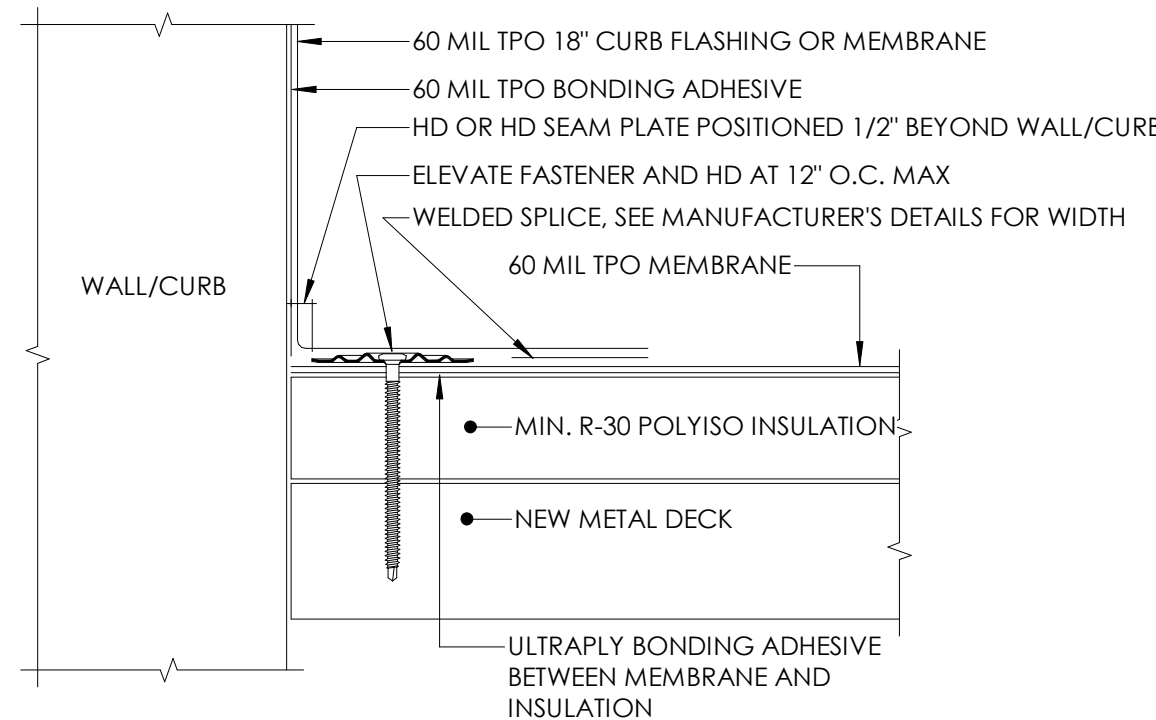
4 PIPE PENETRATION FLASHING DETAIL
A221 NTS



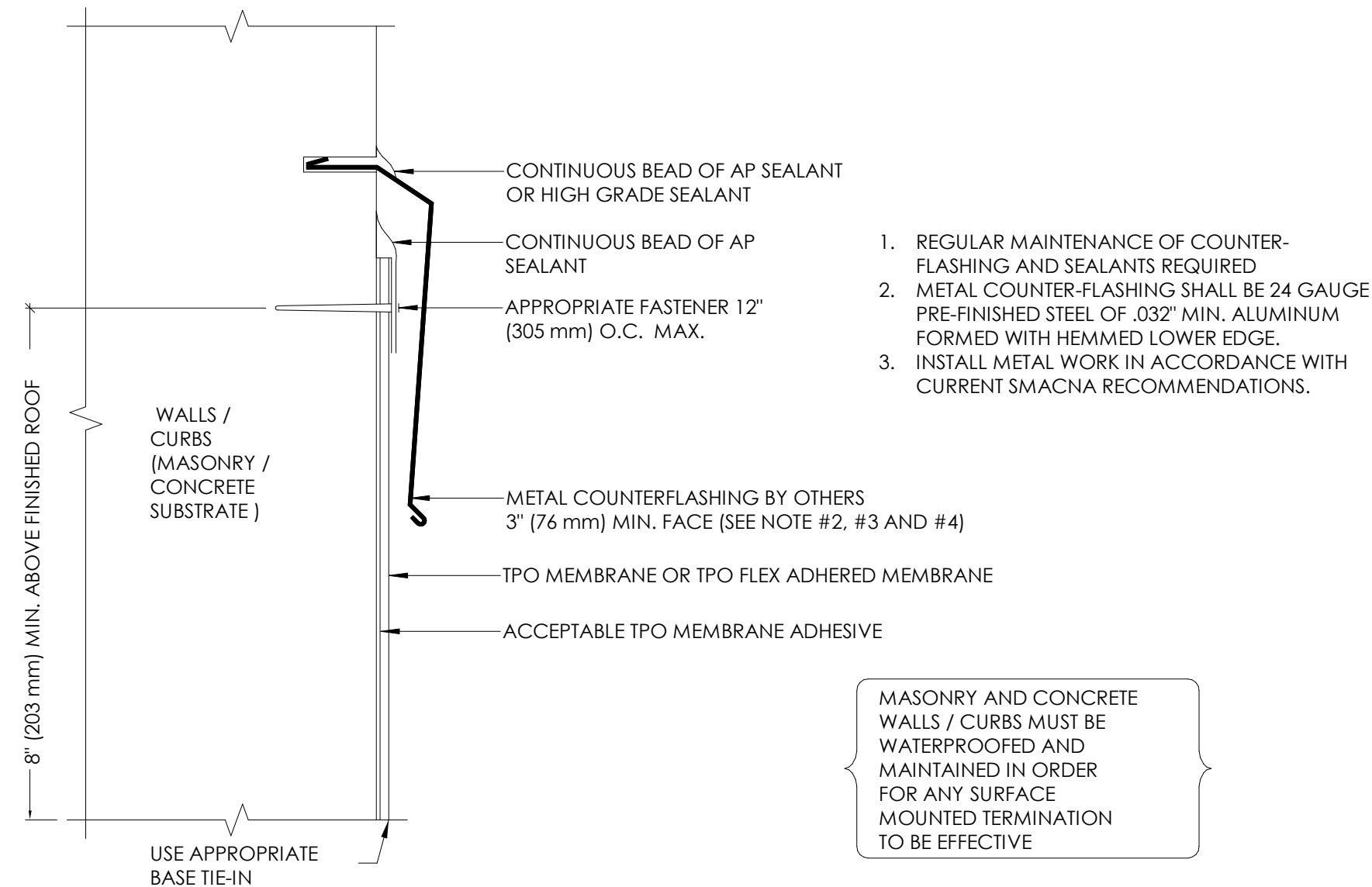
5 RUBBER ROOF CURB DETAIL
A221 NTS



6 TPO CORNER
A221 NTS



7 TERMINATION AT TOP OF WALL W/COPING
A221 NTS



1. REGULAR MAINTENANCE OF COUNTER-FLASHING AND SEALANTS REQUIRED
2. METAL COUNTER-FLASHING SHALL BE 24 GAUGE PRE-FINISHED STEEL OF .032" MIN. ALUMINUM FORMED WITH HEMMED LOWER EDGE.
3. INSTALL METAL WORK IN ACCORDANCE WITH CURRENT SMACNA RECOMMENDATIONS.

8 ROOF EDGE DETAIL
A221 NTS

9 ROOF BASE DETAIL
A221 NTS

10 ROOF BASE REGLET
A221 NTS

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PROJECT NAME
117 EAST MICHIGAN AVE
PROJECT ADDRESS
117 E MICHIGAN AVE, MARSHALL, MI
CLIENT
117 W MICHIGAN LLC

ISSUE
CONSTRUCTION DOCUMENTS

REVISION

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PROJECT NUMBER
2023.171

RUBBER ROOF DETAILS

A221

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. REFER TO SHEET ___ FOR TOILET ROOM ACCESSORIES AND THEIR DESIGNATIONS
12. 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.
13. ALL EXPOSED EXTERIOR SURFACES OF CASEWORK TO BE FINISHED TO MATCH THE CASEWORK
14. PAINT GRILLES AND DIFFUSERS TO MATCH ADJACENT WALL
15. COORDINATE ALL CABINETRY SIZES WITH APPLIANCES
16. ALL DIMENSIONS ARE FROM FINISHED FACE TO FINISHED FACE UNLESS INDICATED OTHERWISE

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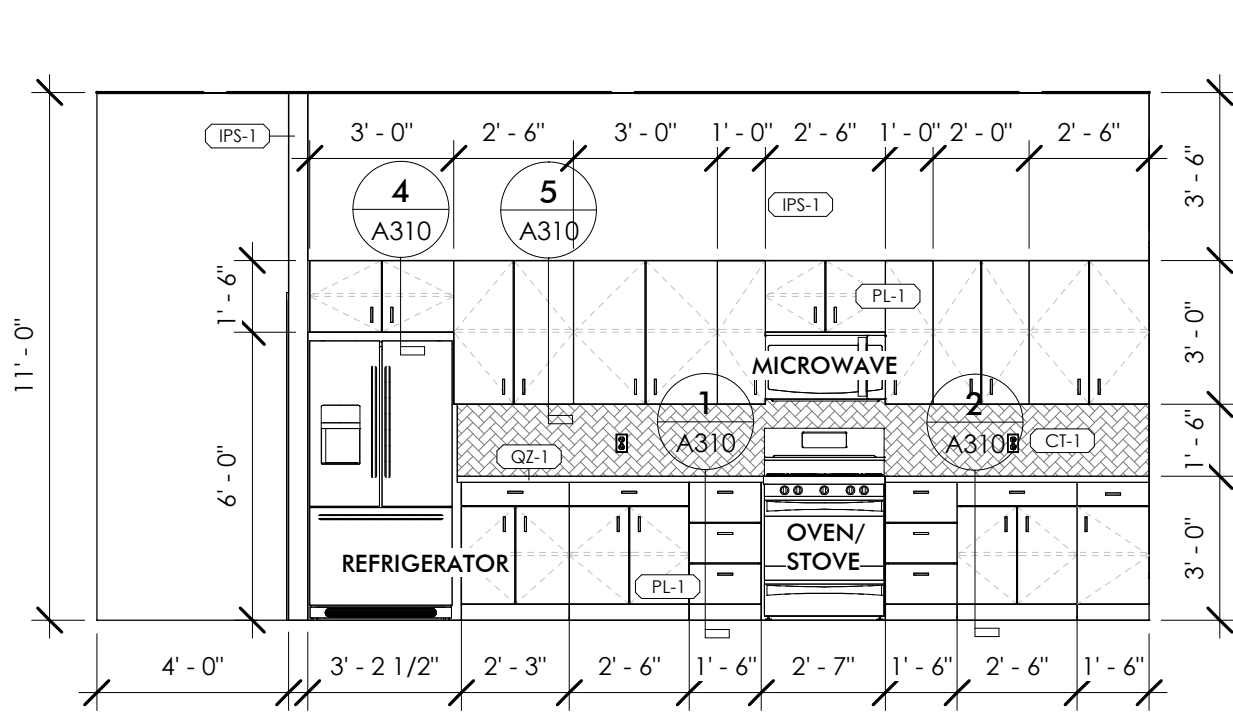
REVISION

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SCALE 1/4" = 1'-0"
STAMP

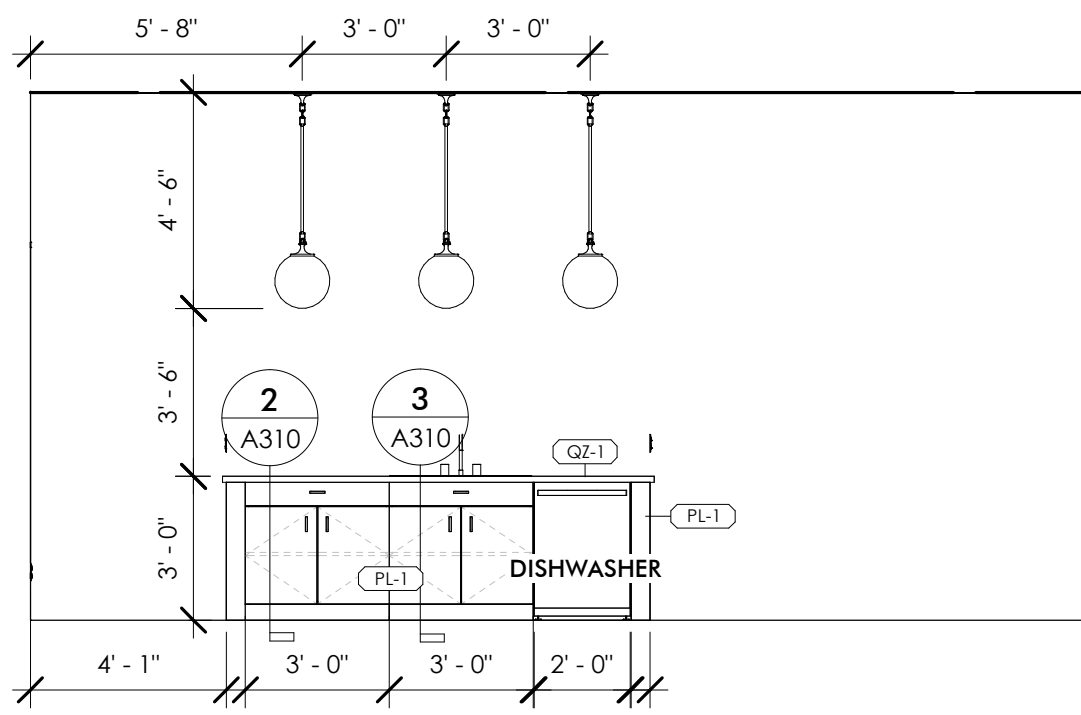
PROJECT NUMBER
2023.171

INTERIOR ELEVATIONS

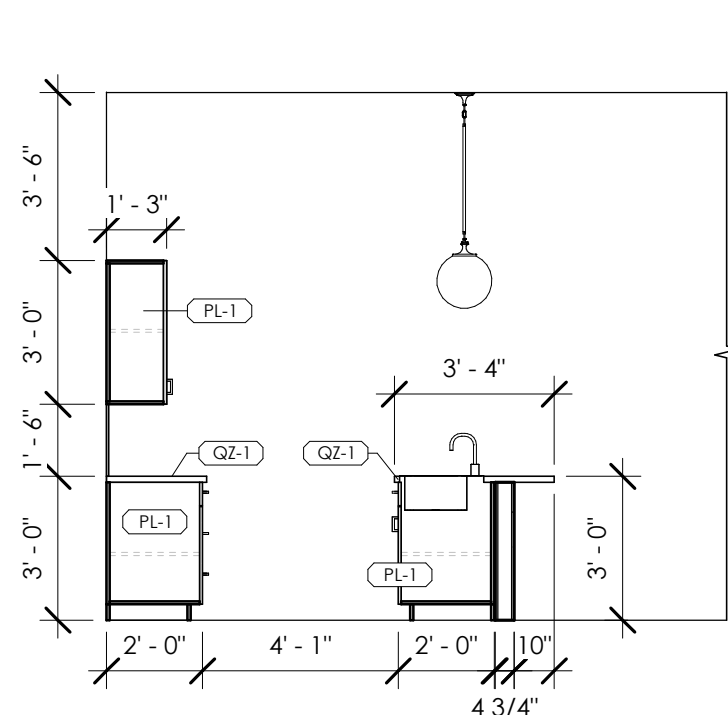
A300



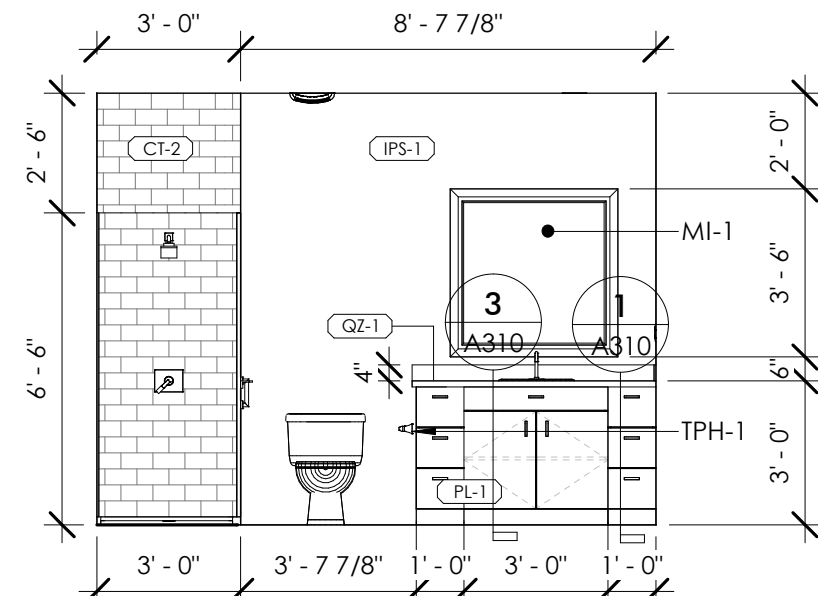
1 200 KITCHEN - N
A300 1/4" = 1'-0"



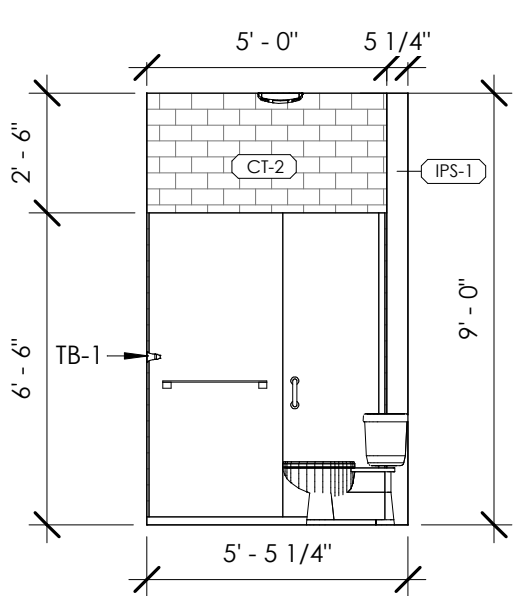
2 200 KITCHEN - S
A300 1/4" = 1'-0"



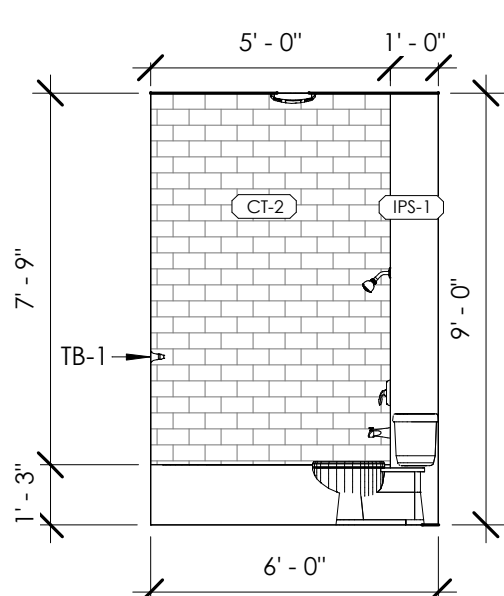
3 200 KITCHEN - E
A300 1/4" = 1'-0"



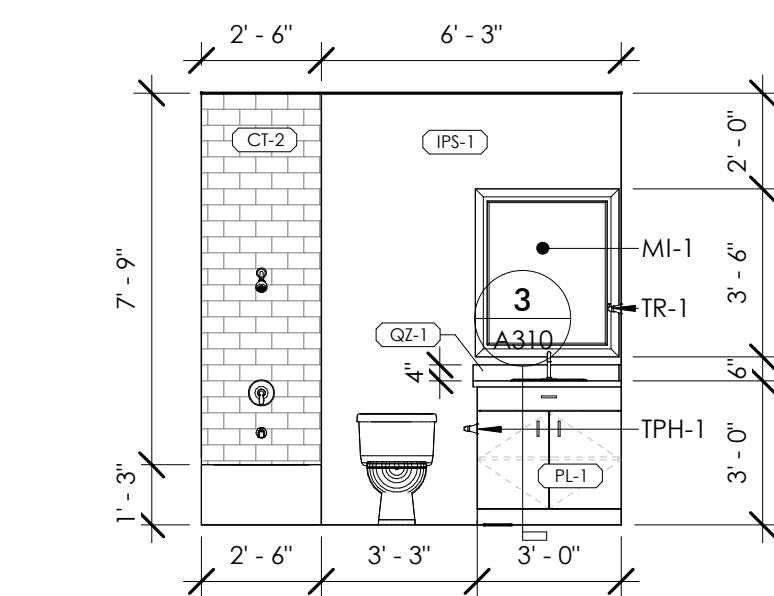
4 204 MASTER BATHROOM - N
A300 1/4" = 1'-0"



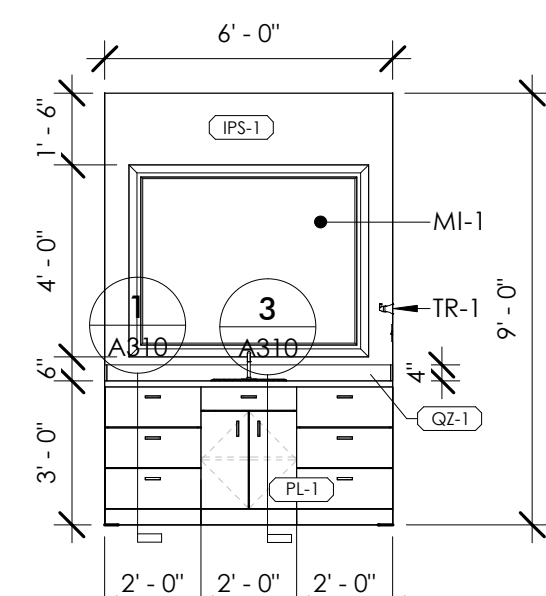
5 204 MASTER BATHROOM - W
A300 1/4" = 1'-0"



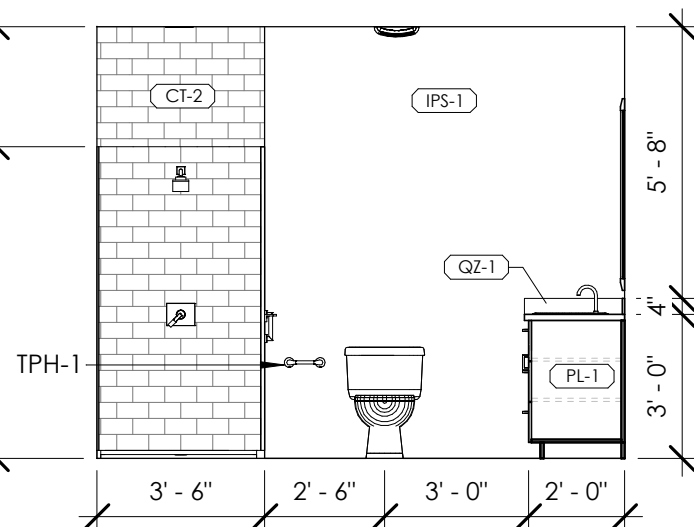
14 206 BATHROOM - E
A300 1/4" = 1'-0"



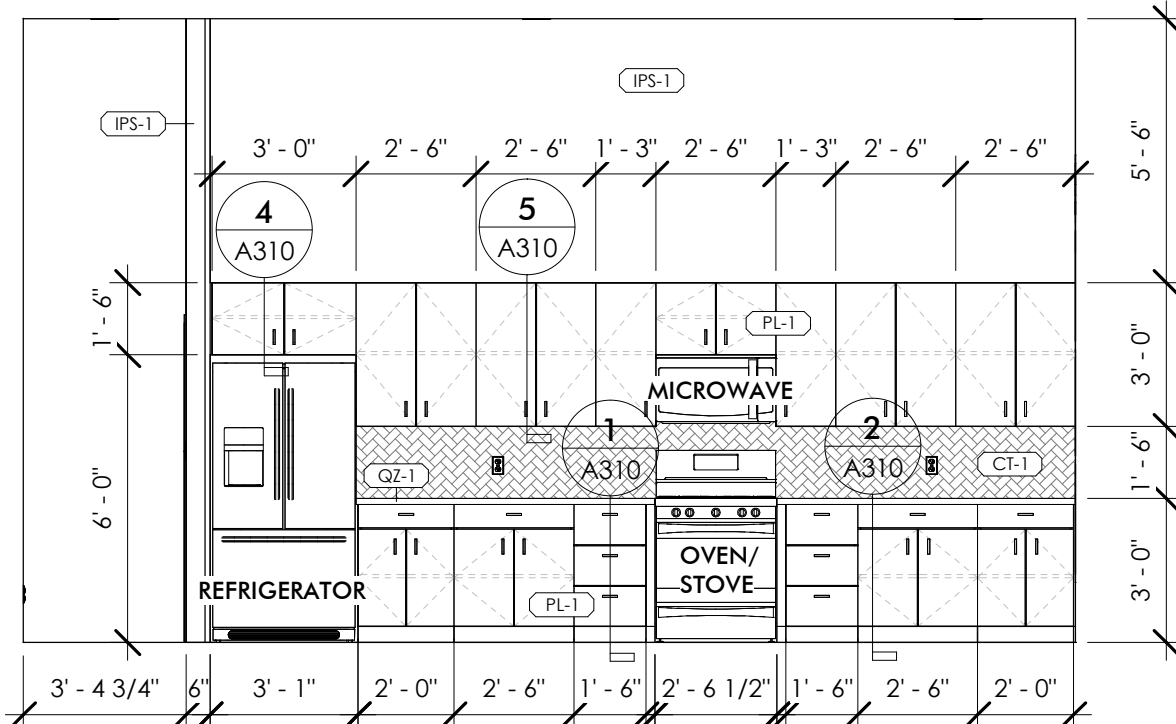
15 206 BATHROOM - S
A300 1/4" = 1'-0"



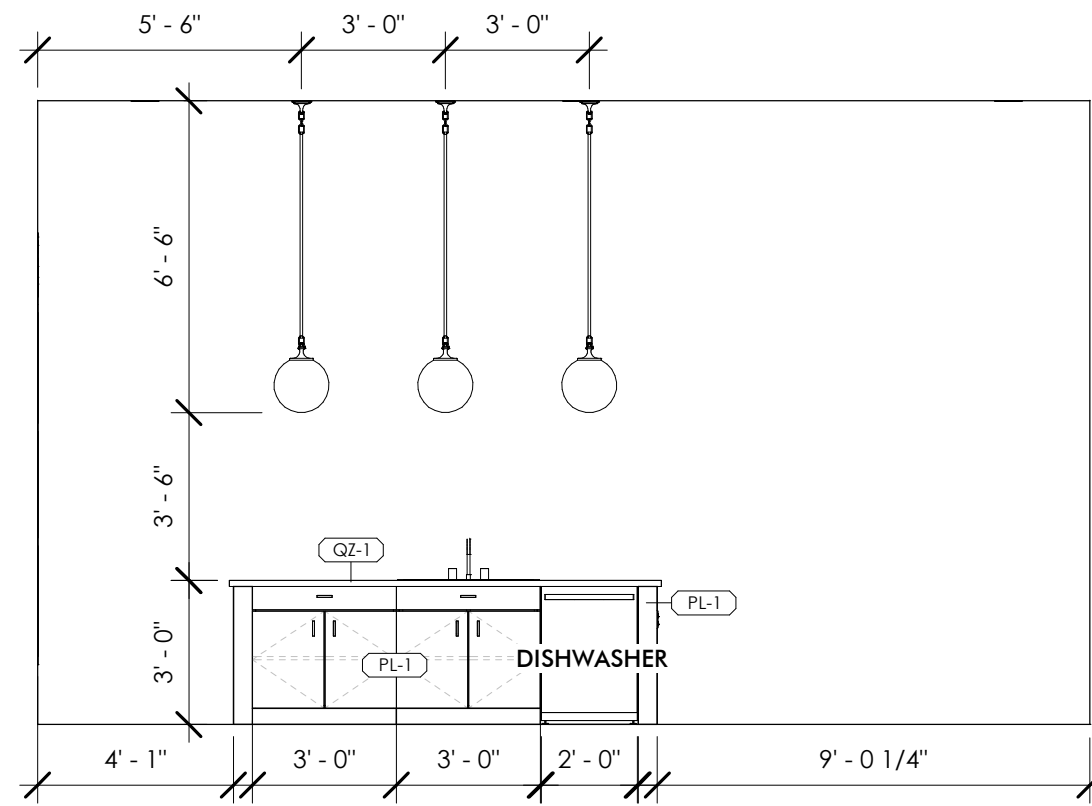
6 304 MASTER BATHROOM - E
A300 1/4" = 1'-0"



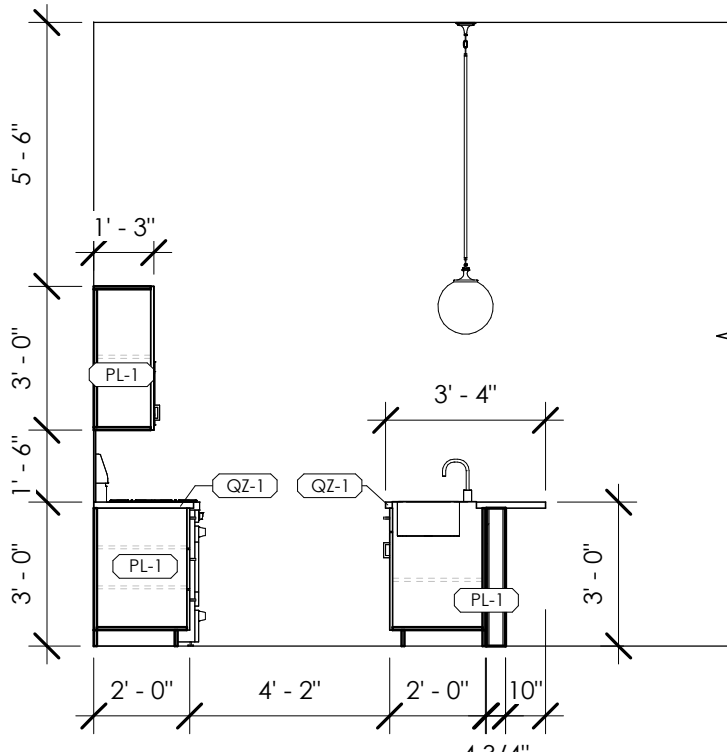
7 304 MASTER BATHROOM - N
A300 1/4" = 1'-0"



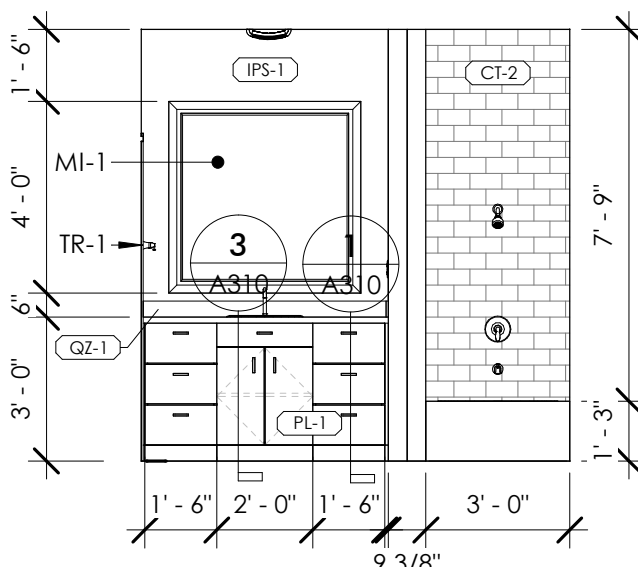
8 300 KITCHEN - N
A300 1/4" = 1'-0"



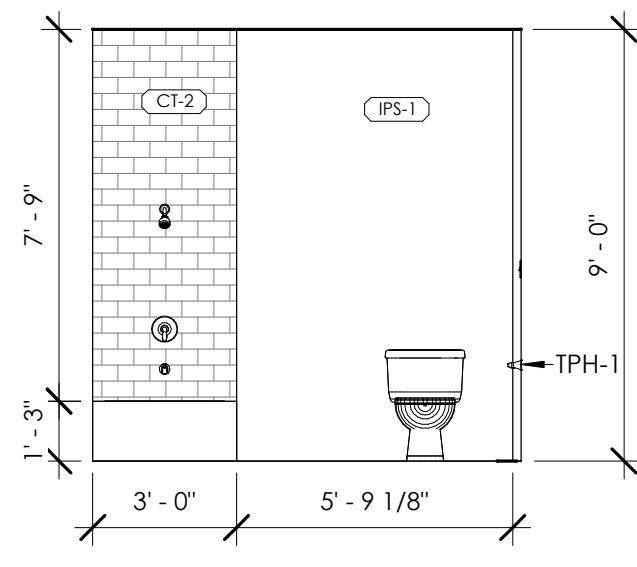
9 300 KITCHEN - S
A300 1/4" = 1'-0"



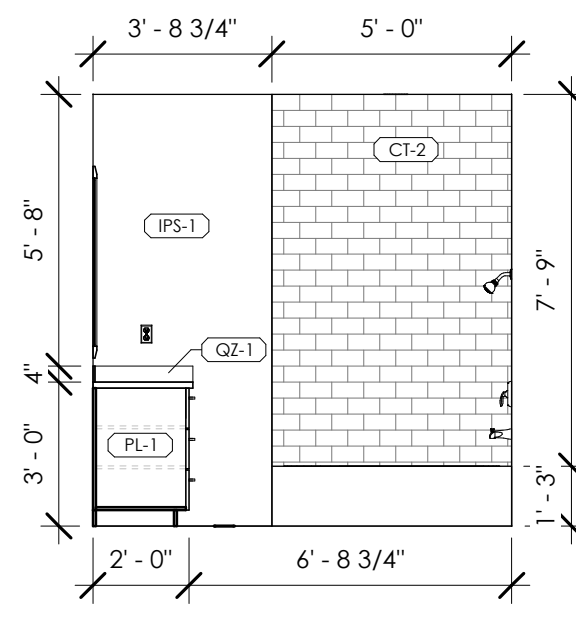
10 300 KITCHEN - E
A300 1/4" = 1'-0"



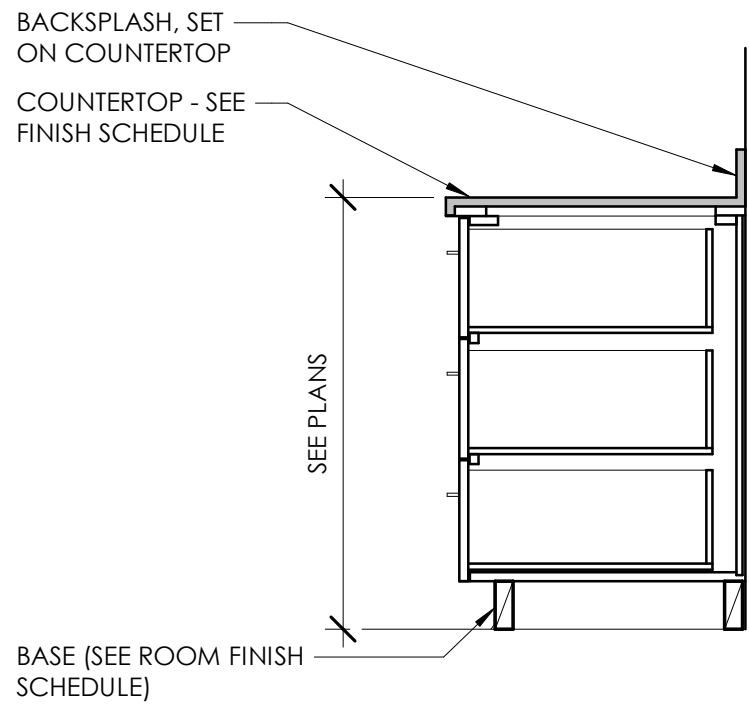
11 305 BATHROOM - N
A300 1/4" = 1'-0"



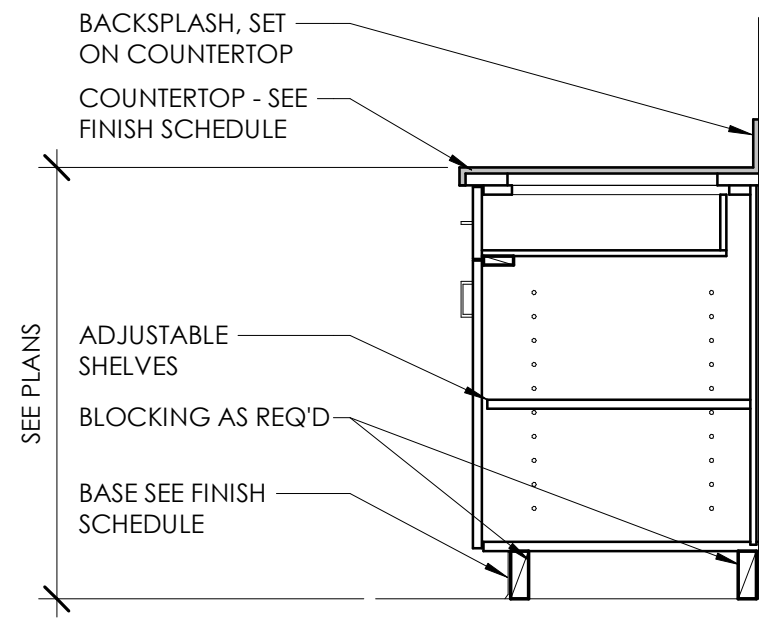
12 305 BATHROOM - S
A300 1/4" = 1'-0"



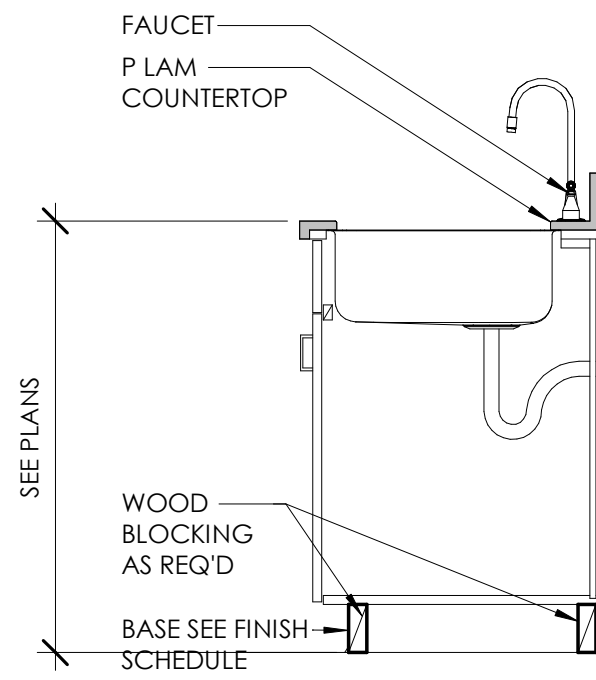
13 305 BATHROOM - E
A300 1/4" = 1'-0"



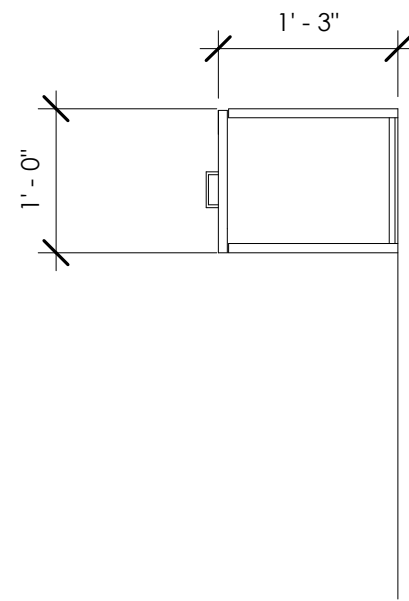
1 BASE - 3 EQ DRAWER
A310 3/4" = 1'-0"



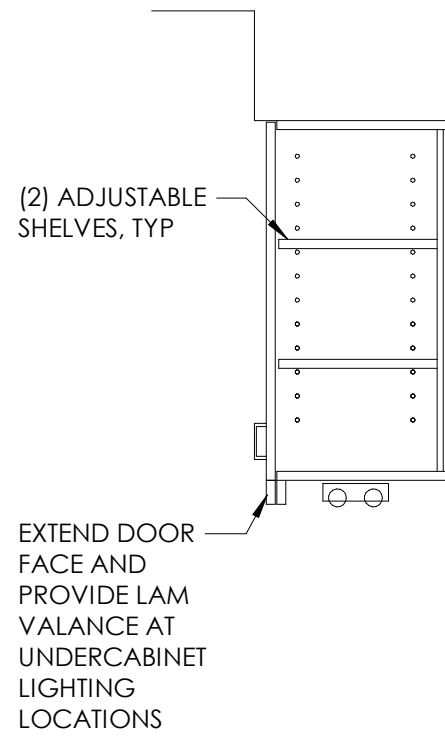
2 BASE - DOOR/DRAWER
A310 3/4" = 1'-0"



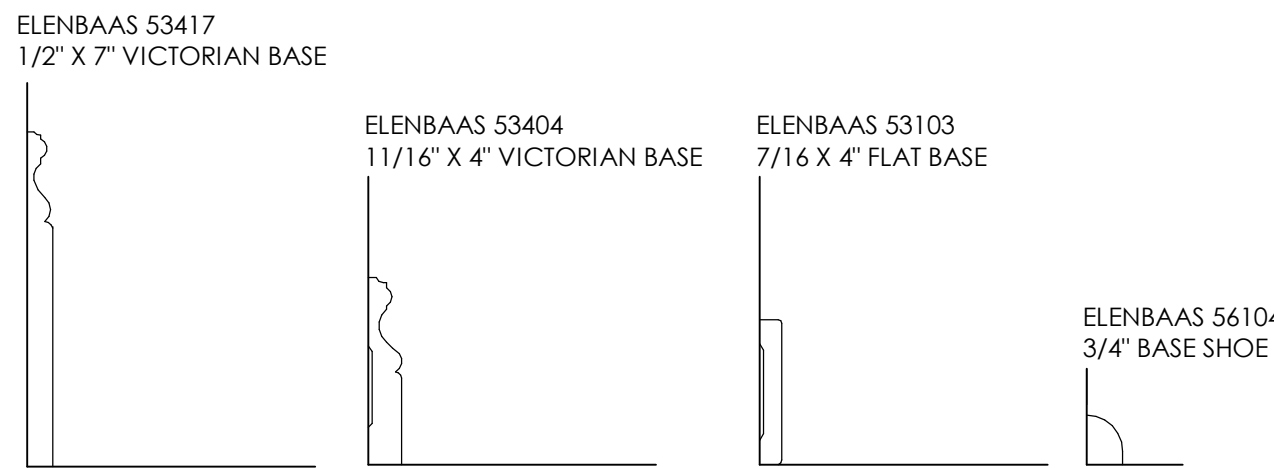
3 SINK - BASE
A310 3/4" = 1'-0"



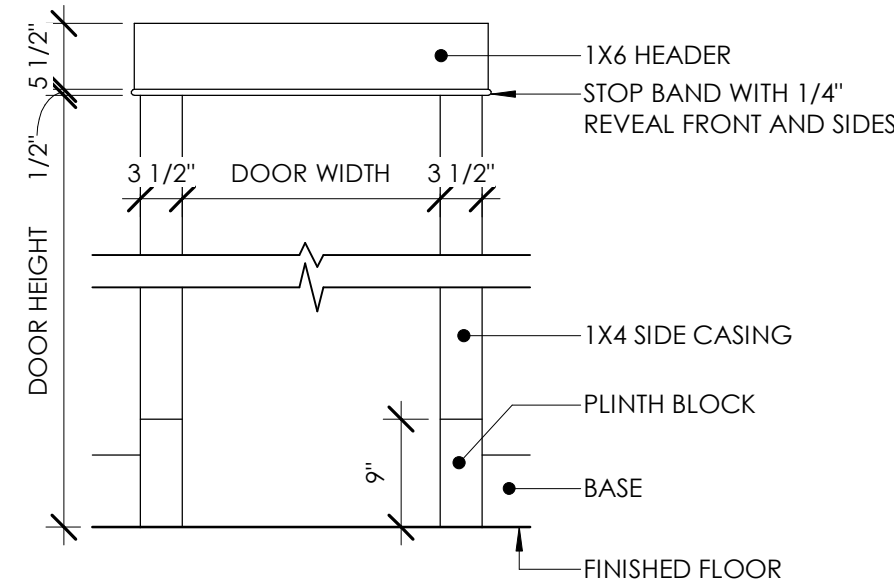
4 UPPER CABINET
A310 3/4" = 1'-0"



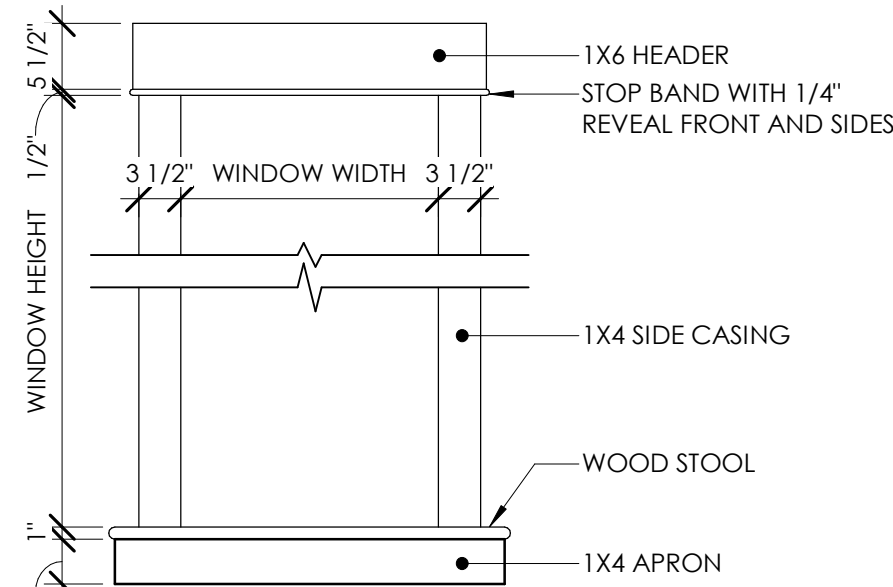
5 UPPER CABINET
A310 3/4" = 1'-0"



6 BASEBOARDS
A310 3" = 1'-0"



WOOD DOOR FRAME



WOOD INTERIOR WINDOW FRAME

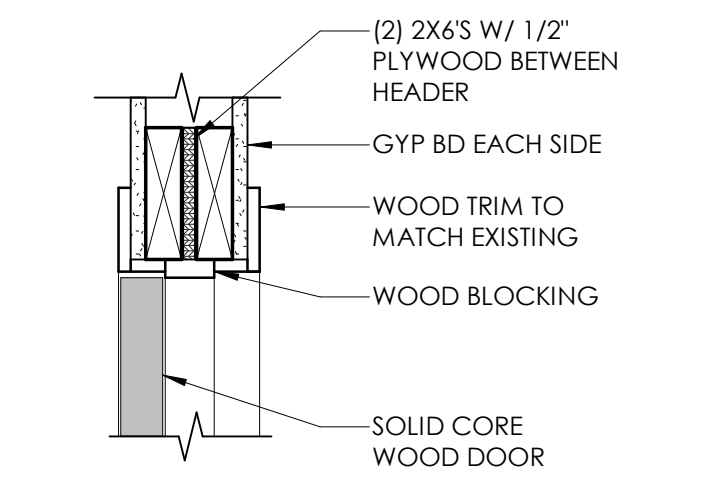
DOOR AND WINDOW FRAME DETAILS
SCALE: 3/4" = 1'-0"

GENERAL NOTES

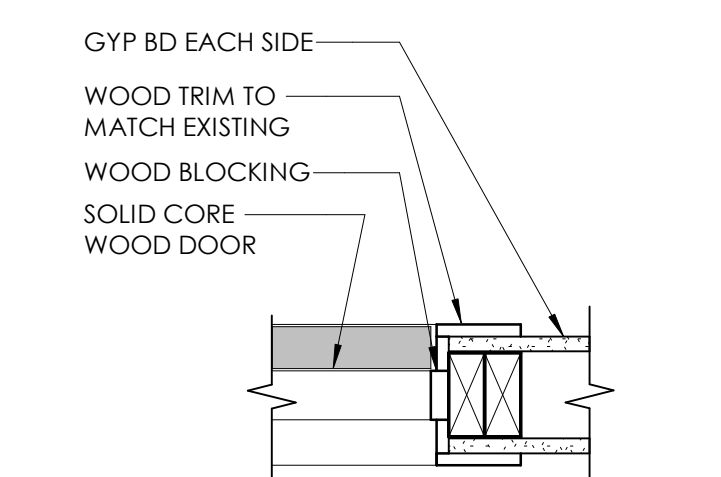
- ALL BASE CABINET DEPTHS TO BE 2'-0" (WALL TO OUTSIDE DOOR FACE) UNLESS NOTED OTHERWISE.
- ALL WALL CABINET DEPTHS TO BE 1'-3" (WALL TO DOOR FACE) UNLESS NOTED OTHERWISE
- ALL COUNTERTOP DEPTHS TO BE 2'-1" UNLESS NOTED OTHERWISE. COUNTERS TO EXTEND 1" BEYOND OPEN END EDGE OF MILLWORK UNLESS NOTED OTHERWISE
- 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

DOOR SCHEDULE																				
DOOR NUMBER	ROOM		NEW OR EXIST	DOOR TYPE	FIRE RATING	DOOR				DOOR FRAME			DOOR FRAME DETAILS			HDWR SET	CARD READER	LOCK TYPE	COMMENTS	
	ROOM NUMBER	ROOM NAME				WIDTH	HEIGHT	THICKNESS	DOOR MAT'L	DOOR FINISH	TYPE	FRAME MAT'L	FRAME FINISH	HEAD	JAMB					SILL
BASEMENT																				
000	S1	STAIR	NEW	M	90 MIN	3'-0"	7'-0"	1 3/4"	H.M.	PRIME	2	H.M.	PRIME	4/A400	5/A400	3/A400				
001	000	SPEAKEASY	NEW	F		3'-0"	6'-8"	1 3/4"	WD	PRIME	1	WD	PRIME	1/A400	2/A400	-				
002	003	RESTROOM	NEW	F		3'-0"	6'-8"	1 3/4"	WD	PRIME	1	WD	PRIME	1/A400	2/A400	-				
003	000	SPEAKEASY	EXIST	F		4'-0"	6'-0"	1 3/4"	H.M.	PRIME	2	H.M.	PRIME	1/A400	2/A400	3/A400				
004	002	RESTROOM	NEW	F		3'-0"	6'-8"	1 3/4"	WD	PRIME	1	WD	PRIME	1/A400	2/A400					
005	000	SPEAKEASY	NEW	F		3'-0"	6'-8"	1 3/4"	WD	PRIME	1	WD	PRIME	1/A400	2/A400					
FIRST FLOOR																				
100	S1	STAIR	NEW	F	90 MIN	3'-0"	7'-0"	1 3/4"	H.M.	PRIME	2	H.M.	PRIME	6/A400	7/A400	3/A400				
102			EXIST	F		2'-9"	7'-0"	1 3/4"	WD	EXIST	1	H.M.	EXIST	EXIST	EXIST	-				
103			EXIST	F		2'-6"	6'-8"	1 3/4"	WD	EXIST	1	WD	EXIST	EXIST	EXIST	-				
104			EXIST	F		2'-8"	6'-8"	1 3/4"	WD	EXIST	1	WD	EXIST	EXIST	EXIST	-				
105			EXIST	F		2'-10"	7'-0"	1 3/4"	WD	EXIST	1	H.M.	EXIST	EXIST	EXIST	-				
106			EXIST	F		2'-10"	7'-0"	1 3/4"	WD	EXIST	1	H.M.	EXIST	EXIST	EXIST	-				
107			EXIST	SL		5'-0"	7'-0"	1 3/4"	H.M.	EXIST	3	H.M.	EXIST	EXIST	EXIST	EXIST				
SECOND FLOOR																				
200	201	BEDROOM	NEW	F		3'-0"	6'-8"	1 3/4"	WD	IPS-2	1	WD	IPS-1	1/A400	2/A400	-				
201	201	BEDROOM	NEW	BYF		4'-0"	6'-8"	0"	WD	IPS-2	3	WD	IPS-1	1/A400	2/A400	-				
202	201	BEDROOM	NEW	BYF		4'-0"	6'-8"	0"	WD	IPS-2	3	WD	IPS-1	1/A400	2/A400	-				
203	201	BEDROOM	NEW	F		3'-0"	6'-8"	1 3/4"	WD	IPS-2	1	WD	IPS-1	1/A400	2/A400	-				
204	203	CORRIDOR	NEW	F		3'-0"	6'-8"	1 3/4"	WD	IPS-2	1	WD	IPS-1	1/A400	2/A400	-				
205	203	CORRIDOR	NEW	F		3'-0"	6'-8"	1 3/4"	WD	IPS-2	1	WD	IPS-1	1/A400	2/A400	-				
206	203	CORRIDOR	EXIST	F		2'-8"	6'-8"	1 3/4"	WD	IPS-2	2	H.M.	IPS-1	4/A400	5/A400	3/A400				
207	206	BATHROOM	NEW	F		3'-0"	6'-8"	1 3/4"	WD	IPS-2	1	WD	IPS-1	1/A400	2/A400	-				
208	205	CLOSET	NEW	BYF		5'-0"	6'-8"	0"	WD	IPS-2	3	WD	IPS-1	1/A400	2/A400	-				
209	208	CORRIDOR	NEW	F		3'-0"	6'-8"	1 3/4"	WD	IPS-2	1	WD	IPS-1	1/A400	2/A400	-				
210	210	BEDROOM	EXIST	F		3'-0"	6'-8"	1 3/4"	WD	IPS-2	1	WD	IPS-1	1/A400	2/A400	-				
211	208	CORRIDOR	EXIST	F		2'-6"	6'-8"	1 3/4"	WD	IPS-2	1	WD	IPS-1	1/A400	2/A400	-				
212	S1	STAIR	NEW	F	90 MIN	3'-0"	7'-0"	1 3/4"	H.M.	IPS-2	2	H.M.	IPS-1	4/A400	5/A400	3/A400				
THIRD FLOOR																				
300	S1	STAIR	NEW	F	90 MIN	3'-0"	7'-0"	1 3/4"	H.M.	IPS-2	2	H.M.	IPS-1	4/A400	5/A400	3/A400				
301	308	MECH.	NEW	BYF		5'-0"	6'-8"	0"	WD	IPS-2	3	WD	IPS-1	1/A400	2/A400	-				
302	306	BEDROOM	NEW	F		3'-0"	6'-8"	1 3/4"	WD	IPS-2	1	WD	IPS-1	1/A400	2/A400	-				
303	306	BEDROOM	NEW	BYF		5'-0"	6'-8"	0"	WD	IPS-2	3	WD	IPS-1	1/A400	2/A400	-				
304	305	BATHROOM	EXIST	F		2'-8"	6'-8"	1 3/4"	WD	IPS-2	1	WD	IPS-1	1/A400	2/A400	-				
305	304	MASTER BATHROOM	NEW	F		3'-0"	6'-8"	1 3/4"	WD	IPS-2	1	WD	IPS-1	1/A400	2/A400	-				
306	309	CORRIDOR	NEW	F		2'-6"	6'-8"	1 3/4"	WD	IPS-2	1	WD	IPS-1	1/A400	2/A400	-				
307	301	BEDROOM	NEW	BYF		6'-0"	6'-8"	0"	WD	IPS-2	3	WD	IPS-1	1/A400	2/A400	-				
308	301	BEDROOM	NEW	F		3'-0"	6'-8"	1 3/4"	WD	IPS-2	1	WD	IPS-1	1/A400	2/A400	-				
MAIN ROOF																				
400	S1	STAIR		F	90 MIN	3'-0"	7'-0"	1 3/4"	H.M.	PRIME	2	H.M.	PRIME	4/A400	5/A400	3/A400				

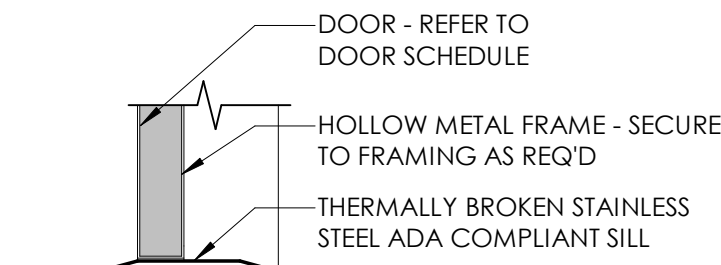
WINDOW SCHEDULE										
MARK	ROOM NUMBER	SIZE		MAT'L	GLAZING	DETAILS			FIRE RATING	COMMENTS
		WIDTH	HEIGHT			HEAD	JAMB	SILL		
FIRST FLOOR										
A	S1	3' - 0"	5' - 0"							
A	S1	3' - 0"	5' - 0"							
A	S1	3' - 0"	5' - 0"							
A	S1	3' - 0"	5' - 0"							
SECOND FLOOR										
A	S1	3' - 0"	5' - 0"							
A	S1	3' - 0"	5' - 0"							
A	S1	3' - 0"	5' - 0"							
A	S1	3' - 0"	5' - 0"							
THIRD FLOOR										
A	S1	3' - 0"	5' - 0"							
A	S1	3' - 0"	5' - 0"							
A	S1	3' - 0"	5' - 0"							
A	S1	3' - 0"	5' - 0"							
A	S1	3' - 0"	5' - 0"							
MAIN ROOF										
A	S1	3' - 0"	5' - 0"							



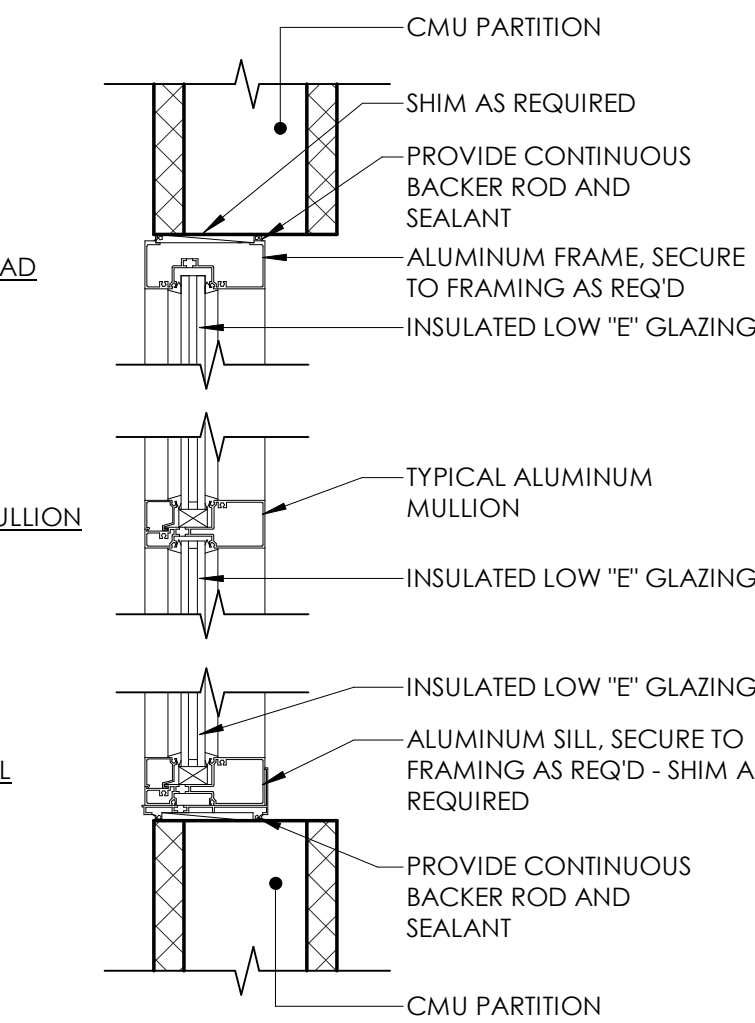
1 HEAD DETAIL - WD GYP BD
1 1/2" = 1'-0"



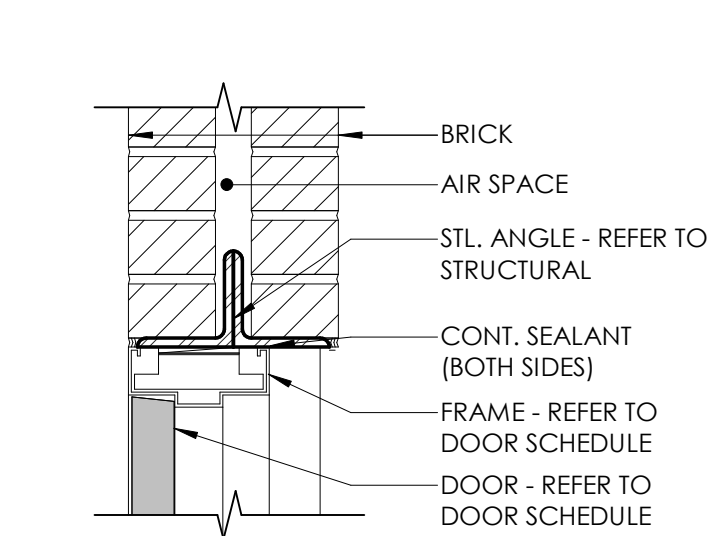
2 JAMB DETAIL - WD GYP. BD.
1 1/2" = 1'-0"



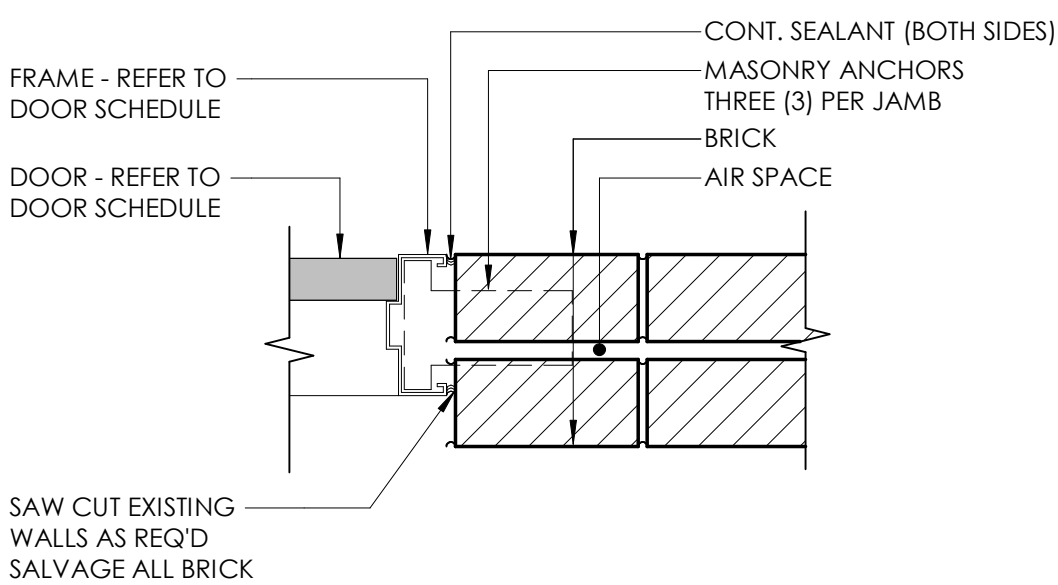
3 SILL DETAIL - H.M. FRAME
1 1/2" = 1'-0"



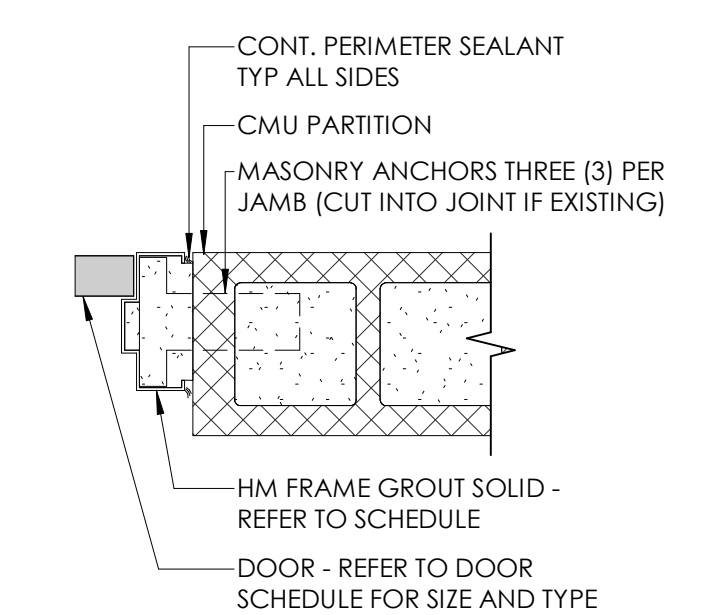
9 ALUM WINDOW DETAIL - CMU
1 1/2" = 1'-0"



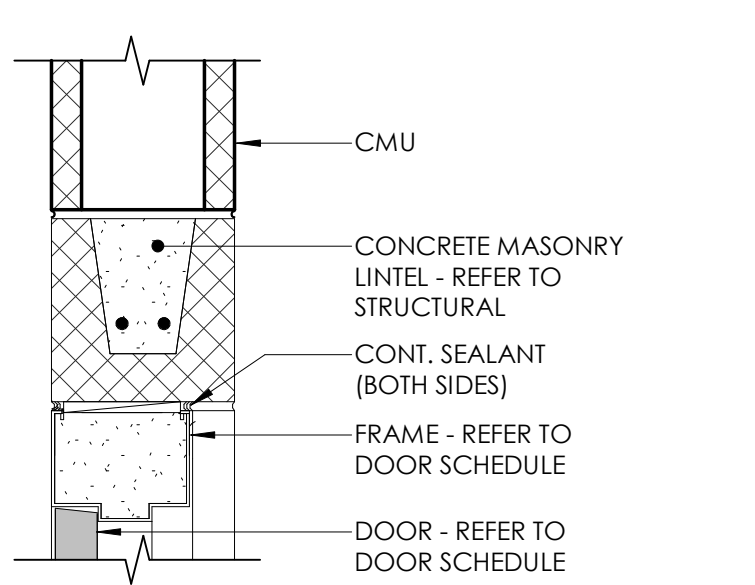
4 HEAD DETAIL - BRICK WALL
1 1/2" = 1'-0"



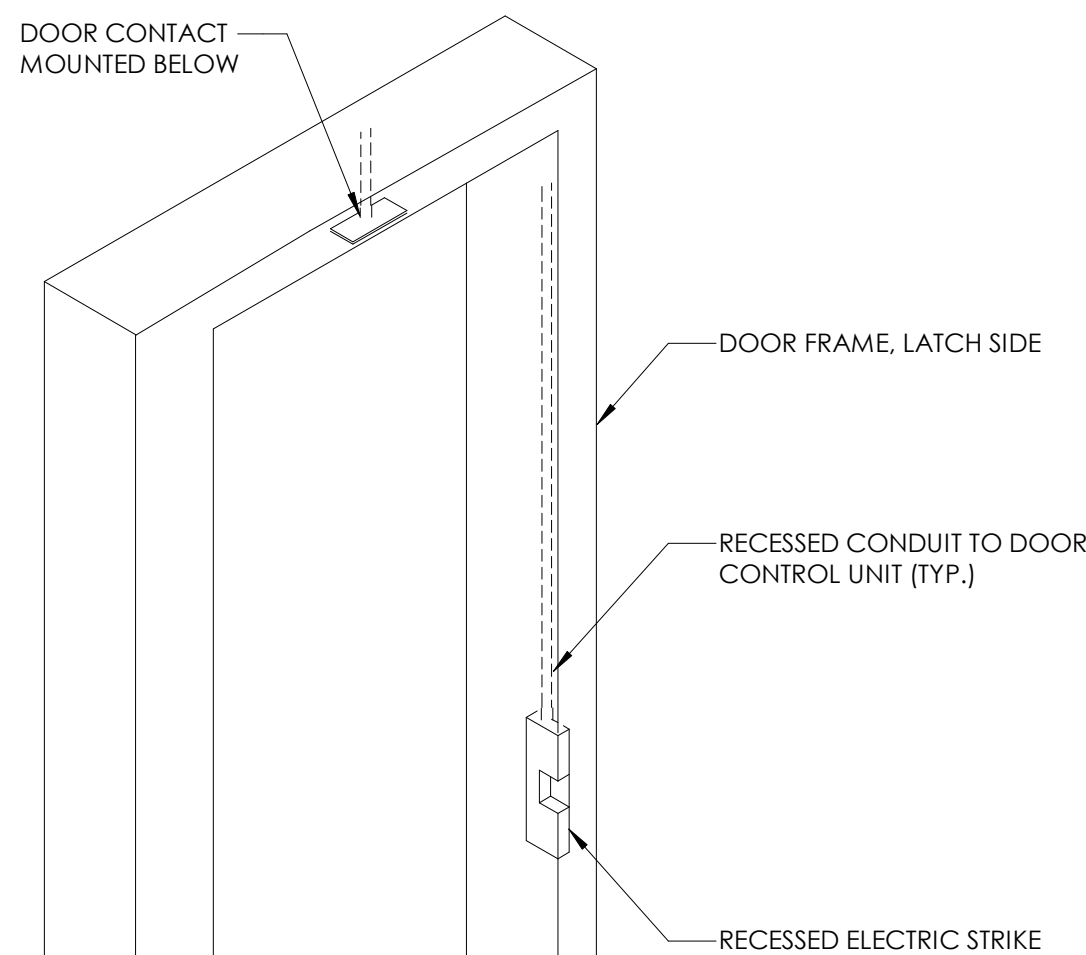
5 JAMB DETAIL - BRICK
1 1/2" = 1'-0"



6 JAMB DETAIL - CMU
1 1/2" = 1'-0"



7 HEAD DETAIL - NEW CMU
1 1/2" = 1'-0"



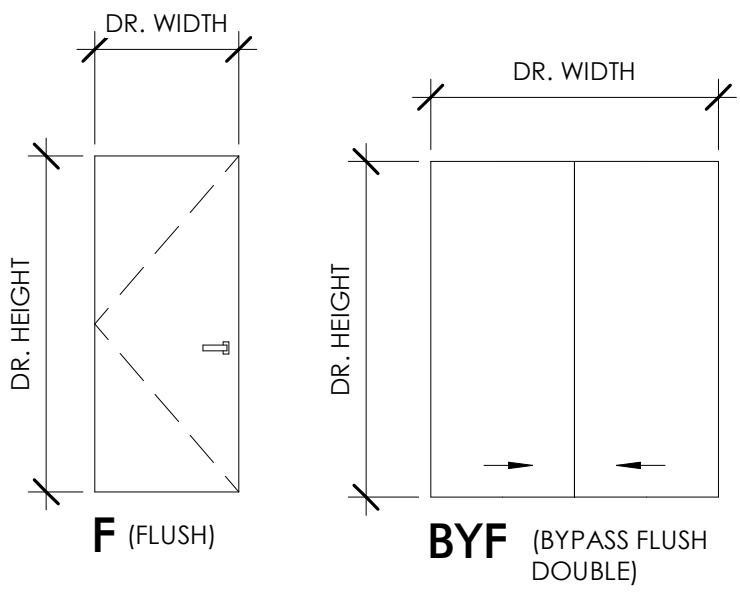
8 DOOR ACCESS CONTROL INSTALL
12" = 1'-0"

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

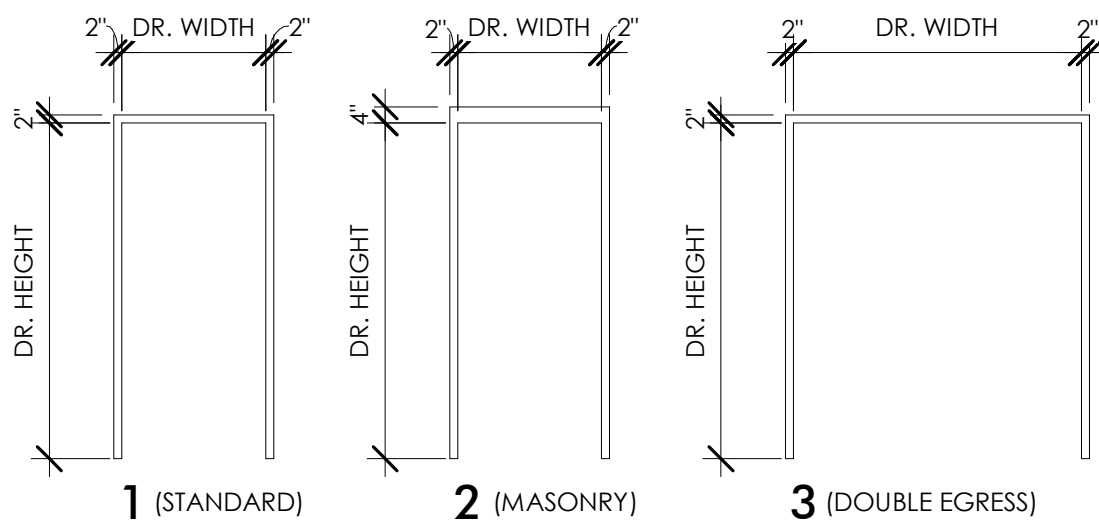
GENERAL NOTES

- 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"
- FINAL HARDWARE SELECTION TO BE BY OWNER**



DOOR TYPES

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



FRAME TYPES

NOTE: REFER TO DOOR SCHEDULE FOR HEAD, JAMB, AND SILL DETAILS

ARCHITECT

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117 EAST MICHIGAN AVE
PROJECT ADDRESS
117 E MICHIGAN AVE, MARSHALL, MI
CLIENT
117 W MICHIGAN LLC

ISSUE
CONSTRUCTION DOCUMENTS

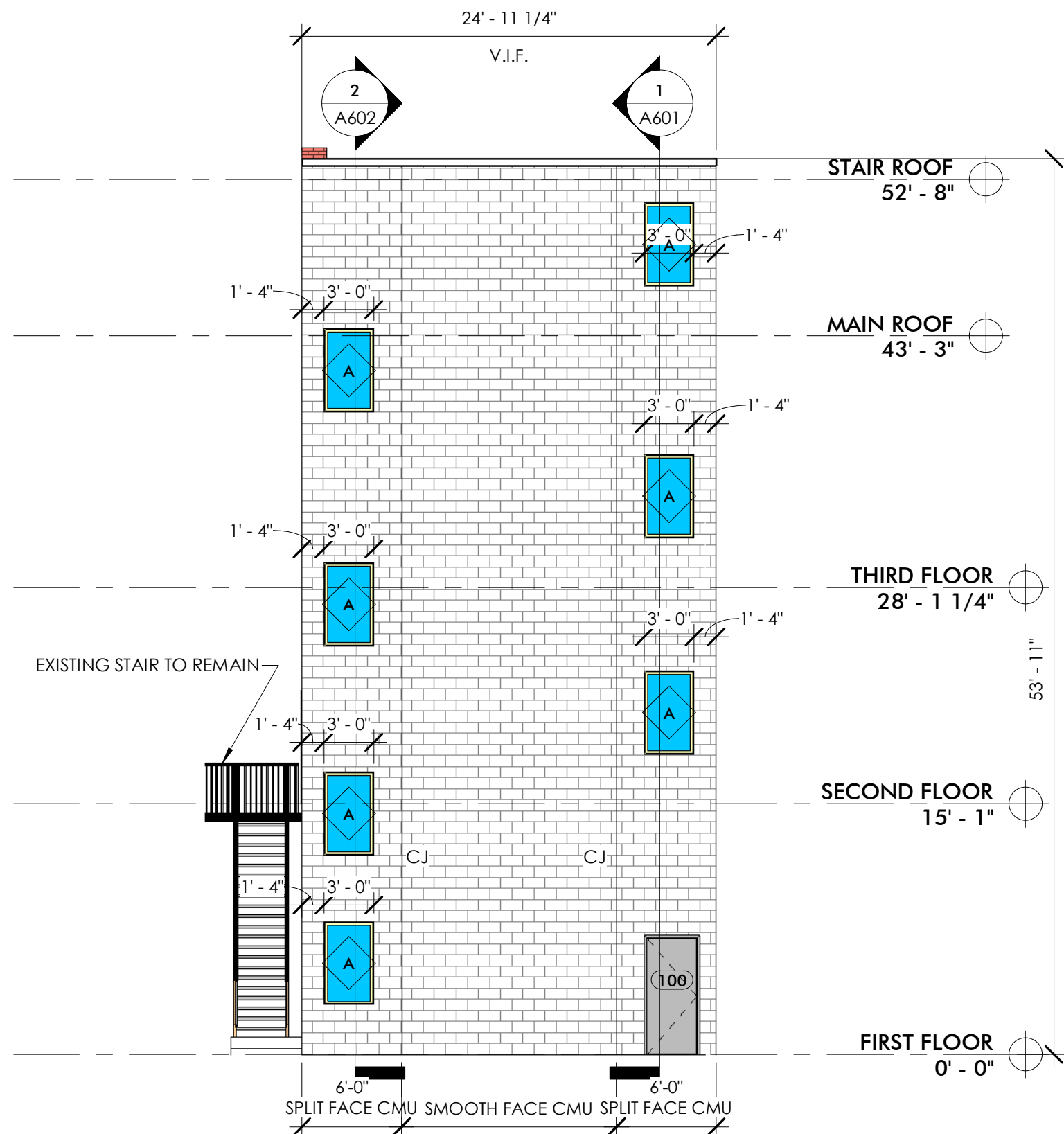
REVISION

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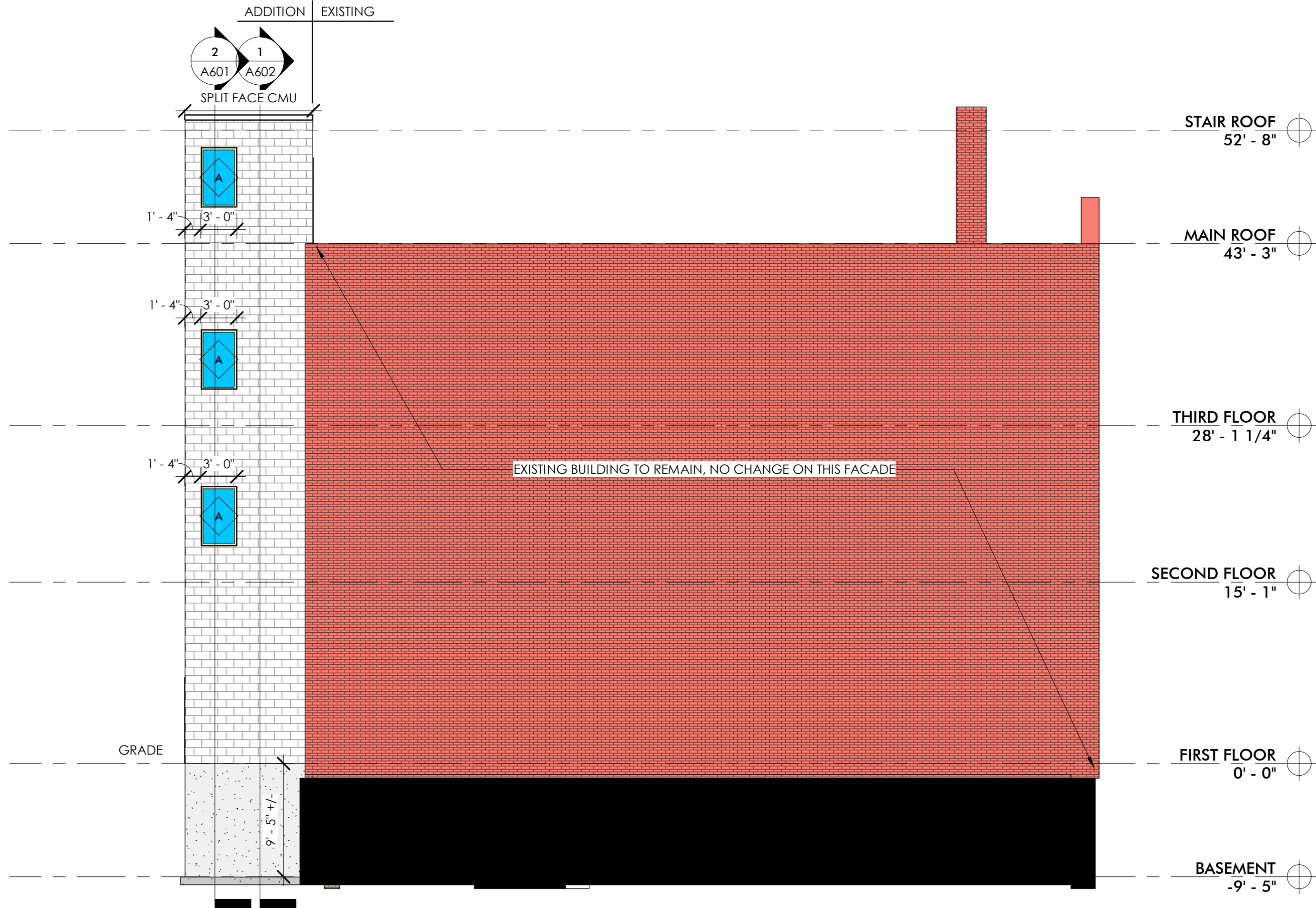
PROJECT NUMBER
2023.171

DOOR & WINDOW SCHEDULE AND DETAILS

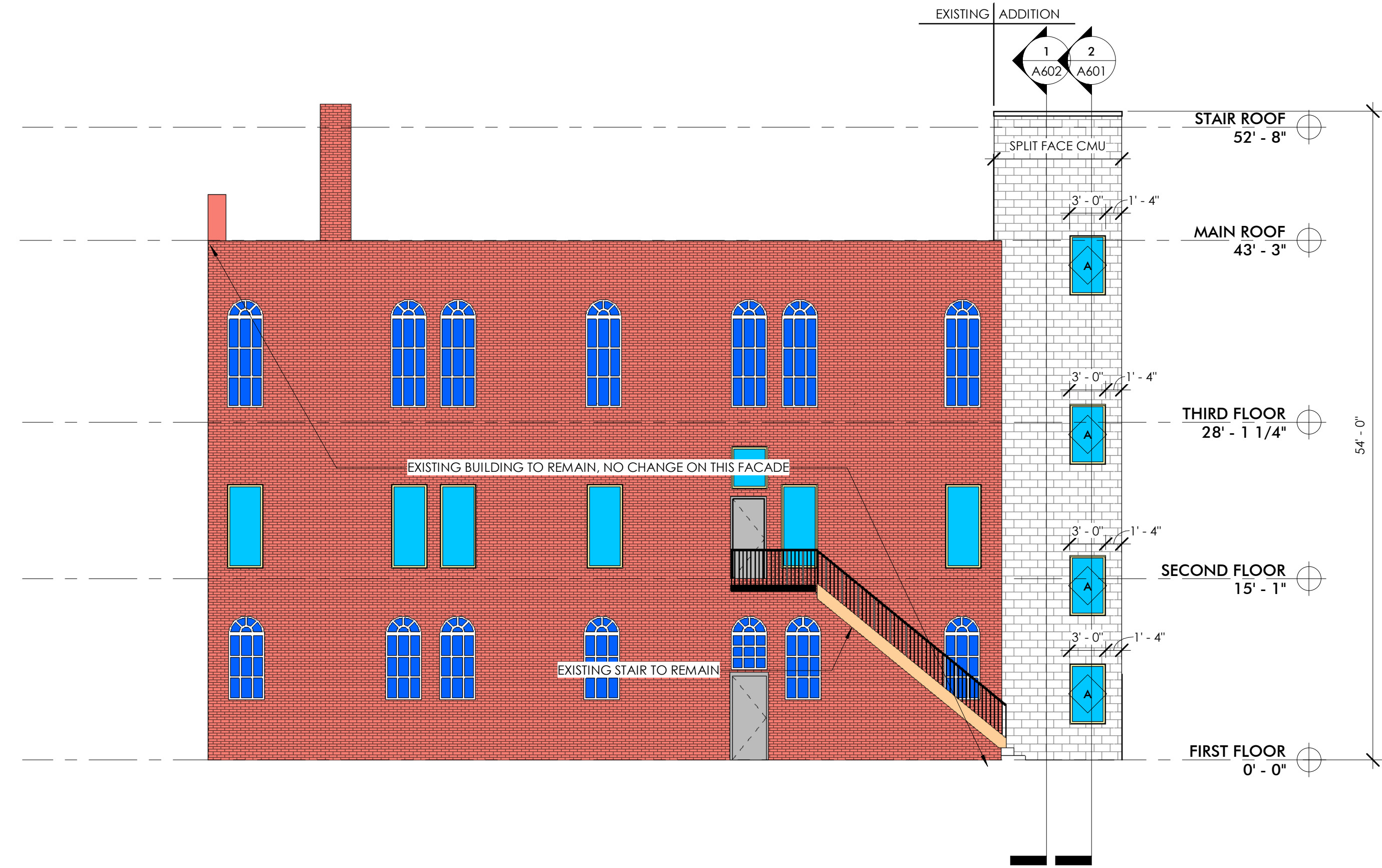
A400



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



3 WEST ELEVATION
1/8" = 1'-0"



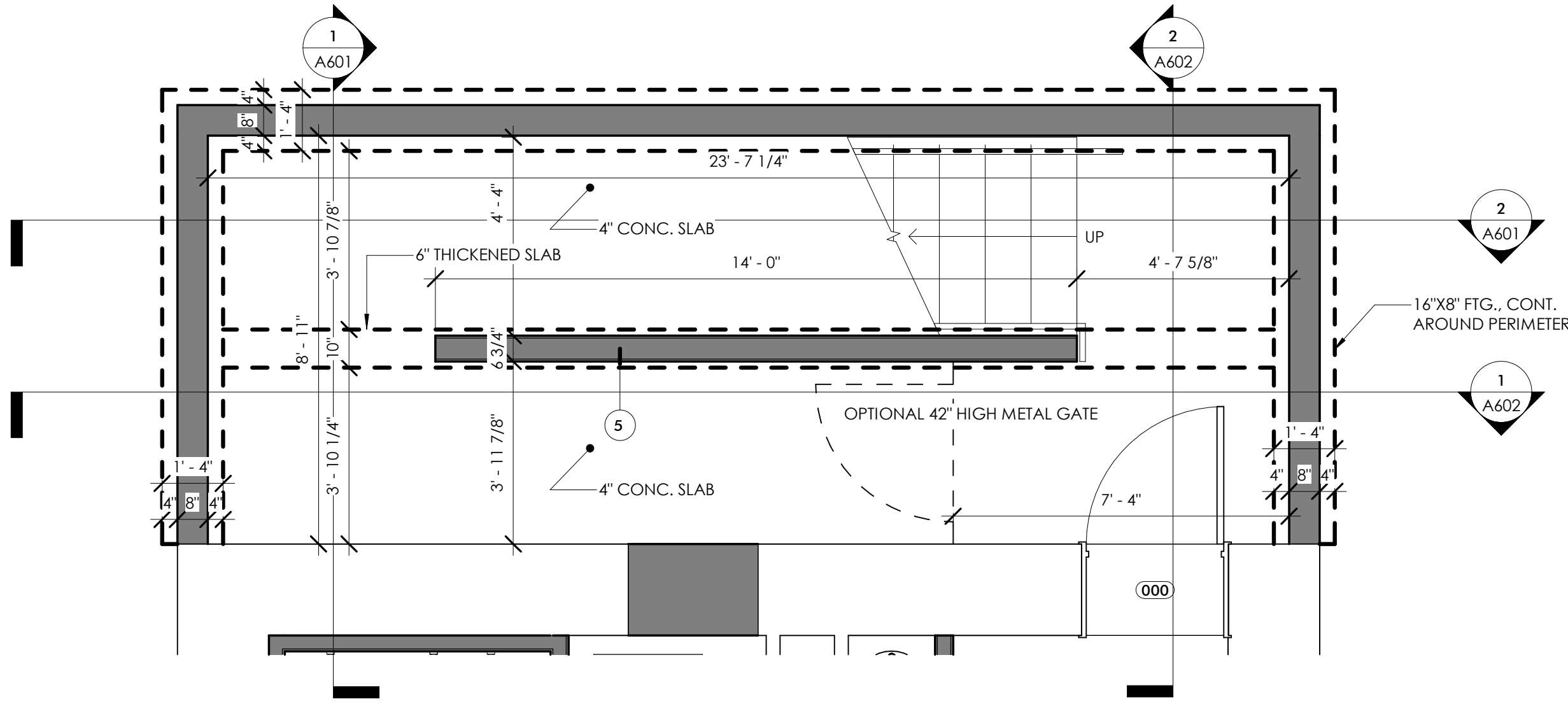
2 EAST ELEVATION
1/8" = 1'-0"

GENERAL NOTES

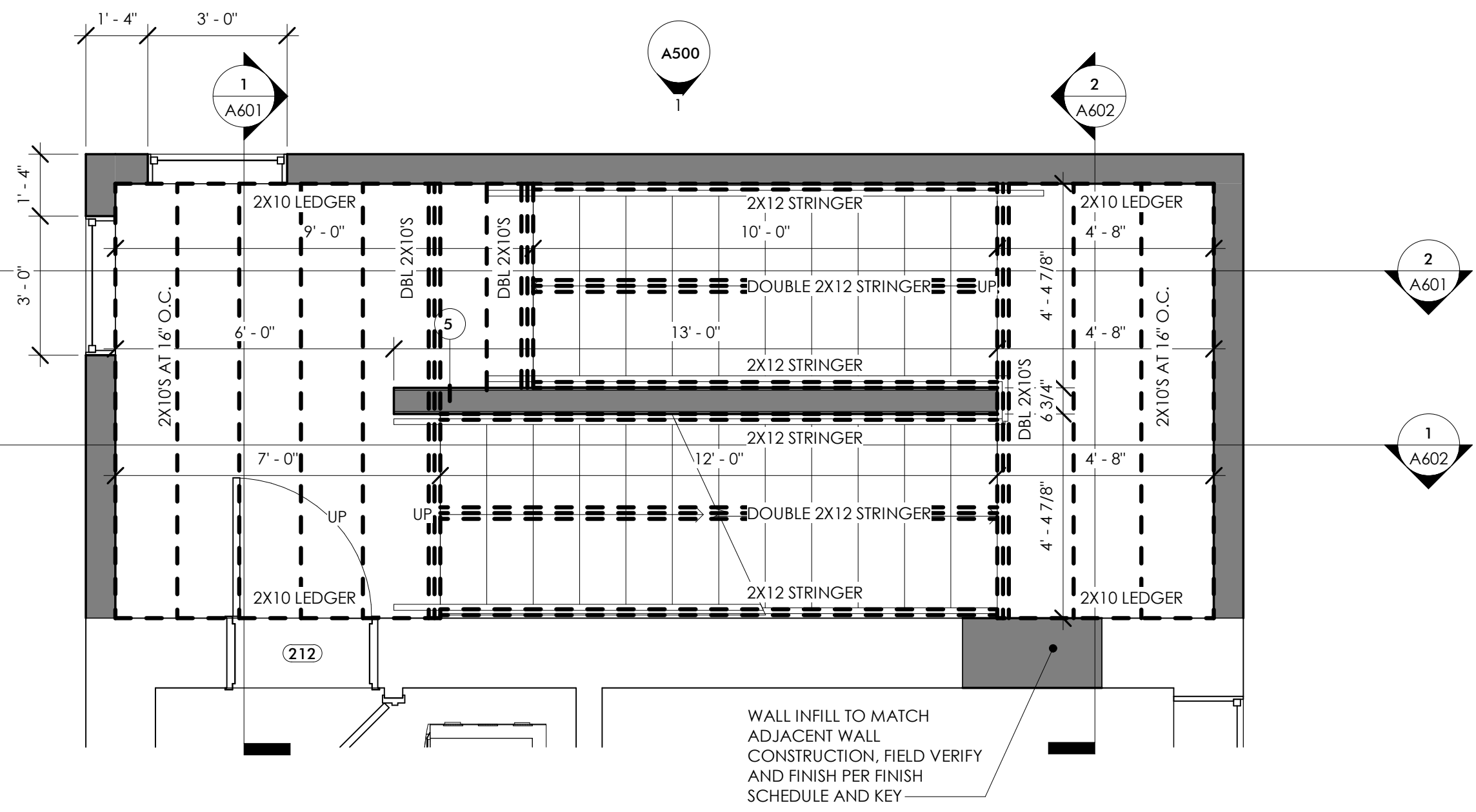
- REFER TO MATERIAL LEGEND FOR EXTERIOR FINISH PANEL TYPES AND COLOR.
- REFER TO MATERIAL LEGEND FOR ROOF TYPES AND COLOR.
- ALL GLAZING SHALL BE LOW-E GLASS. TINT TO BE RECOMMENDED BY MANUFACTURER.
- ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER AND ARCHITECT PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS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

EXTERIOR ELEVATION SYMBOL LEGEND

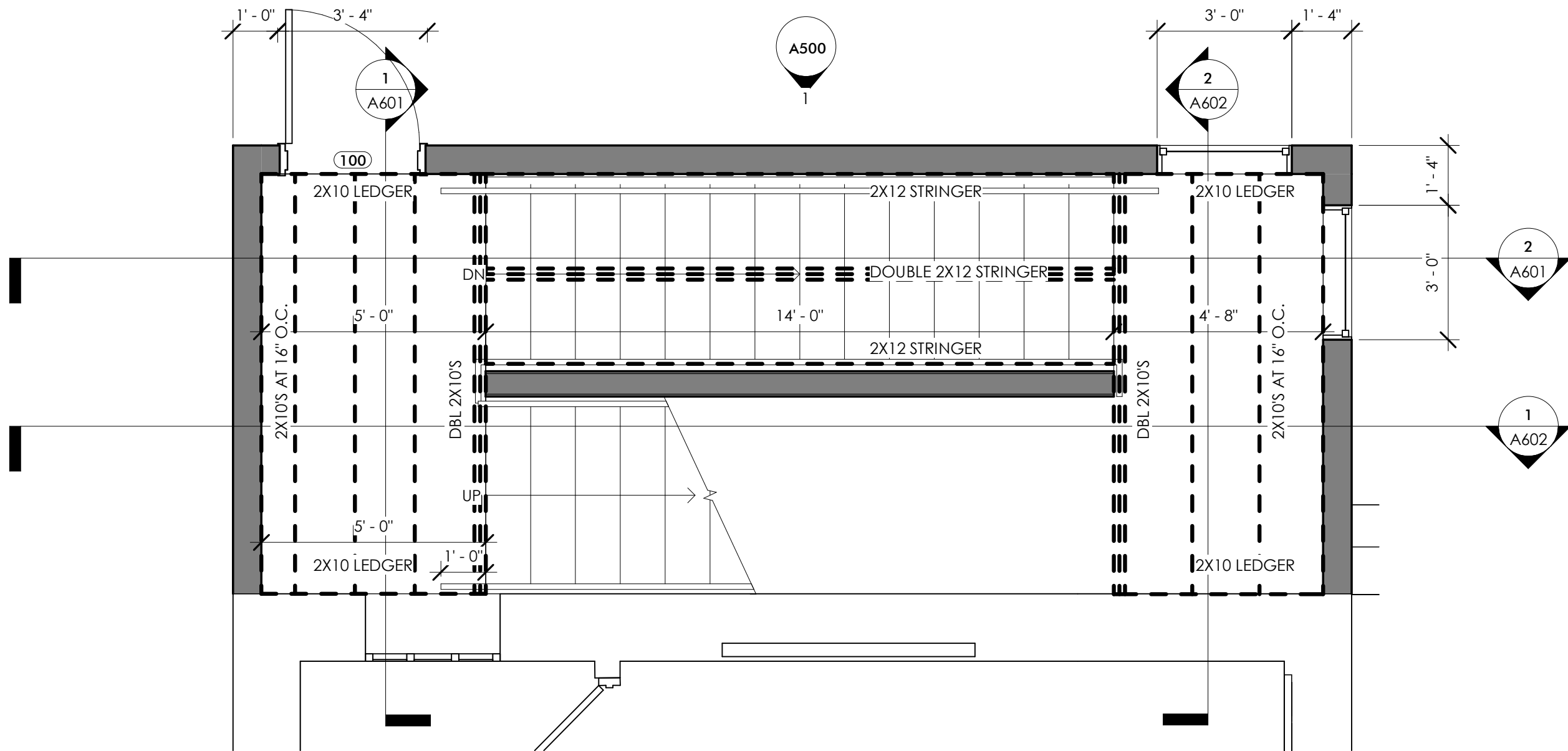
	CMU		METAL ROOFING
	BRICK		ASPHALT ROOFING
	STONE		KNOT WOOD
	SIDING / METAL SIDING		



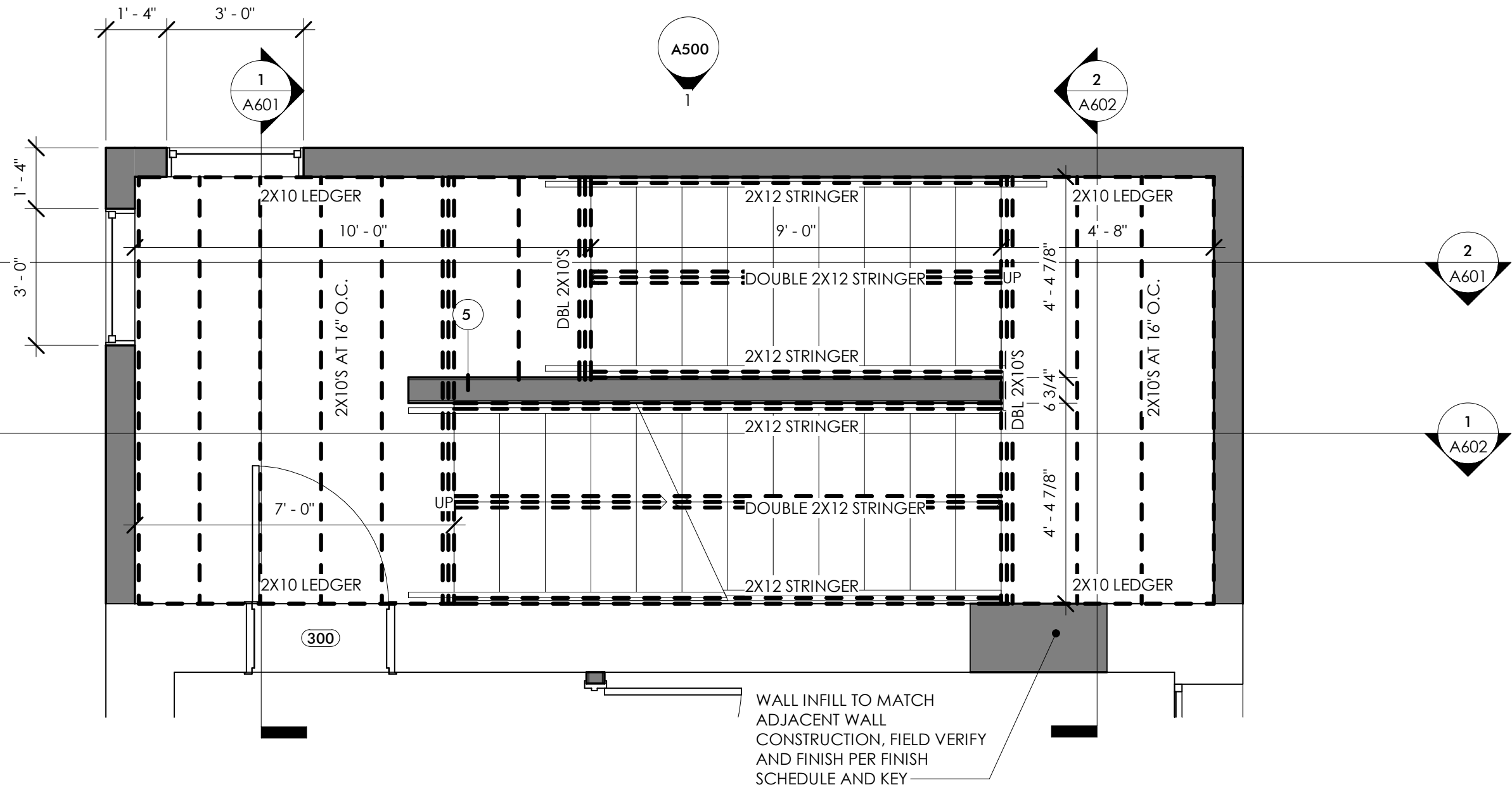
1 BASEMENT STAIR PLAN
3/8" = 1'-0"



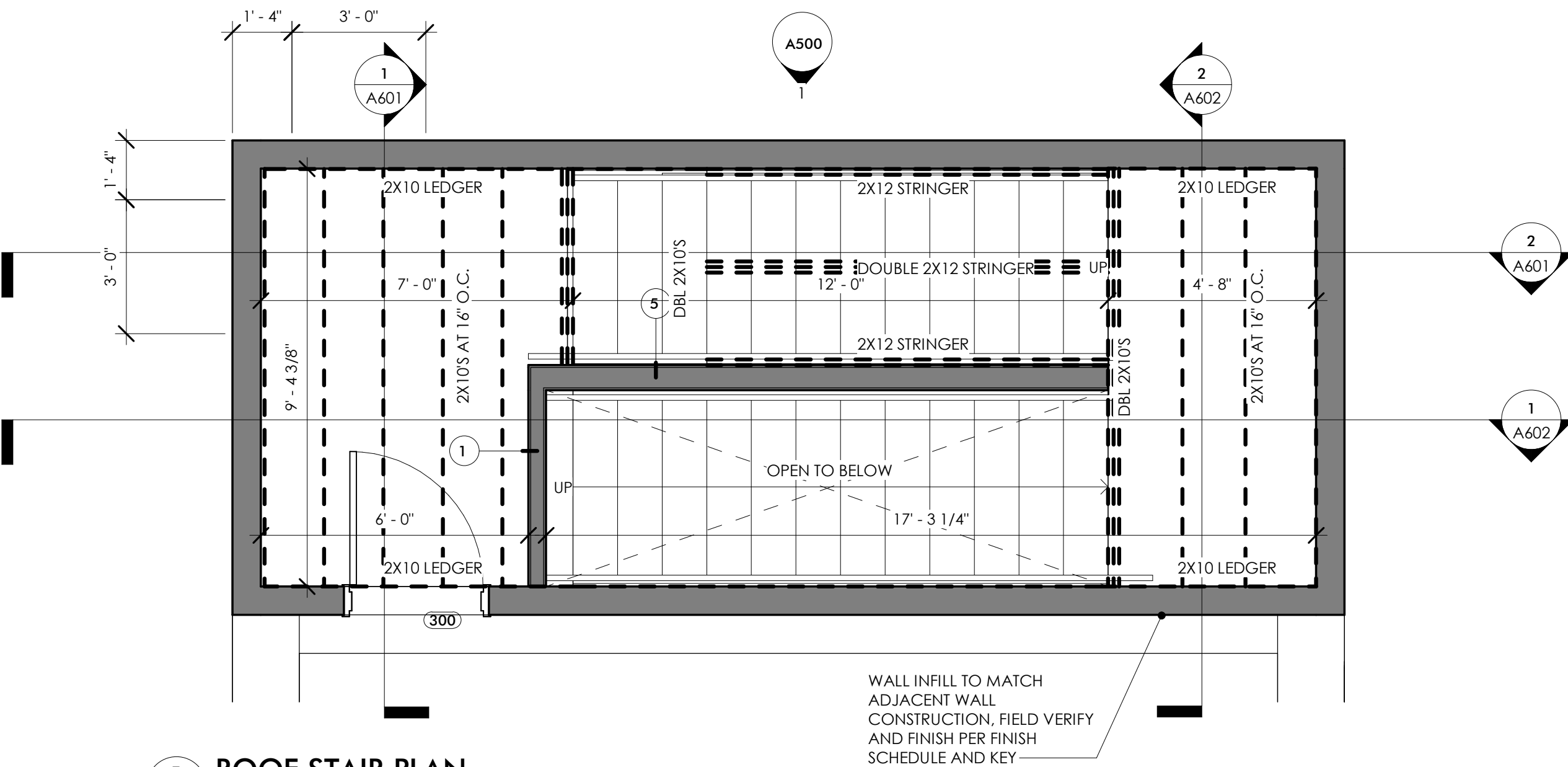
3 SECOND FLOOR AREA PLAN
3/8" = 1'-0"



2 FIRST FLOOR STAIR PLAN
3/8" = 1'-0"

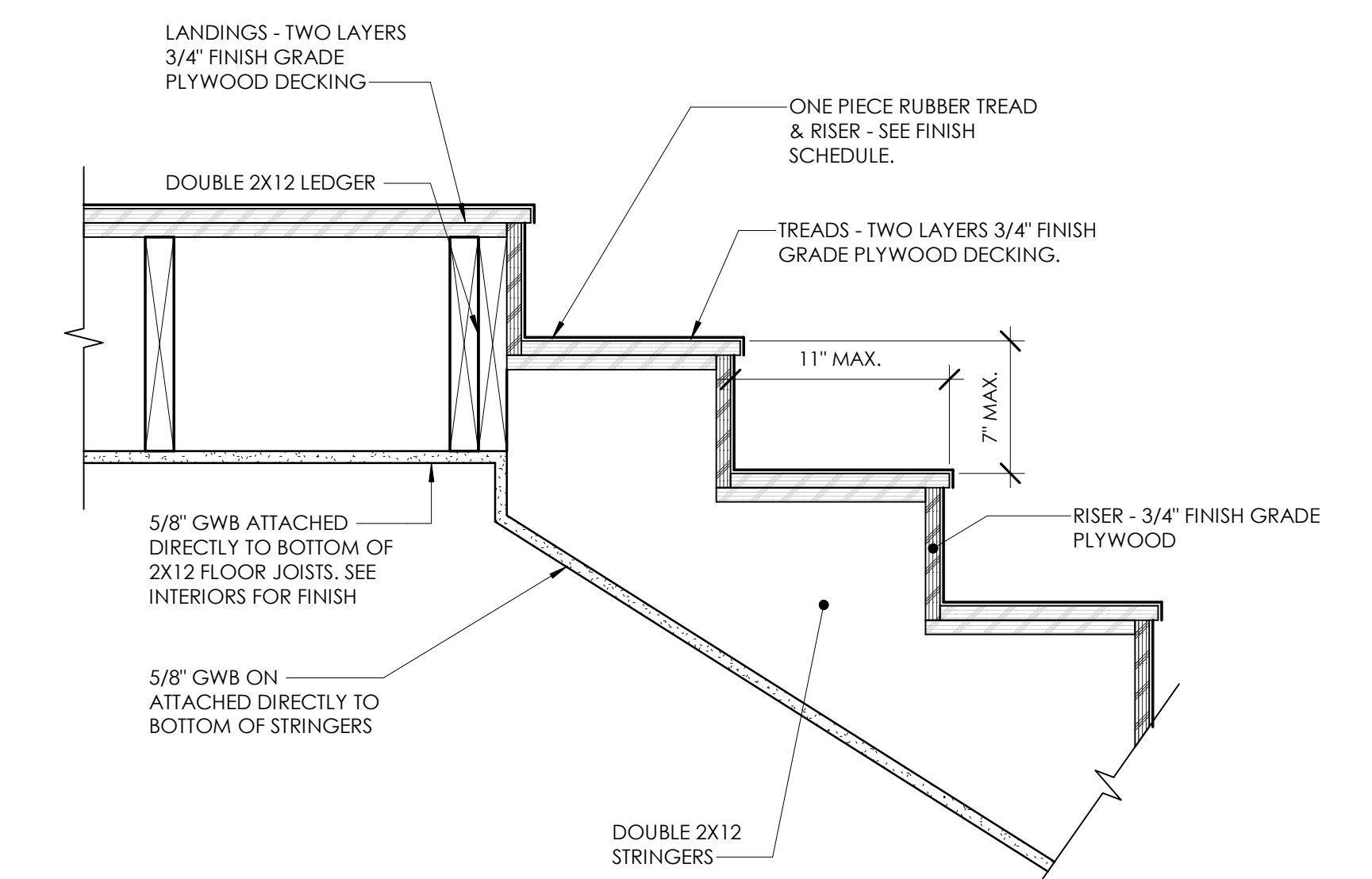


4 THIRD FLOOR STAIR PLAN
3/8" = 1'-0"

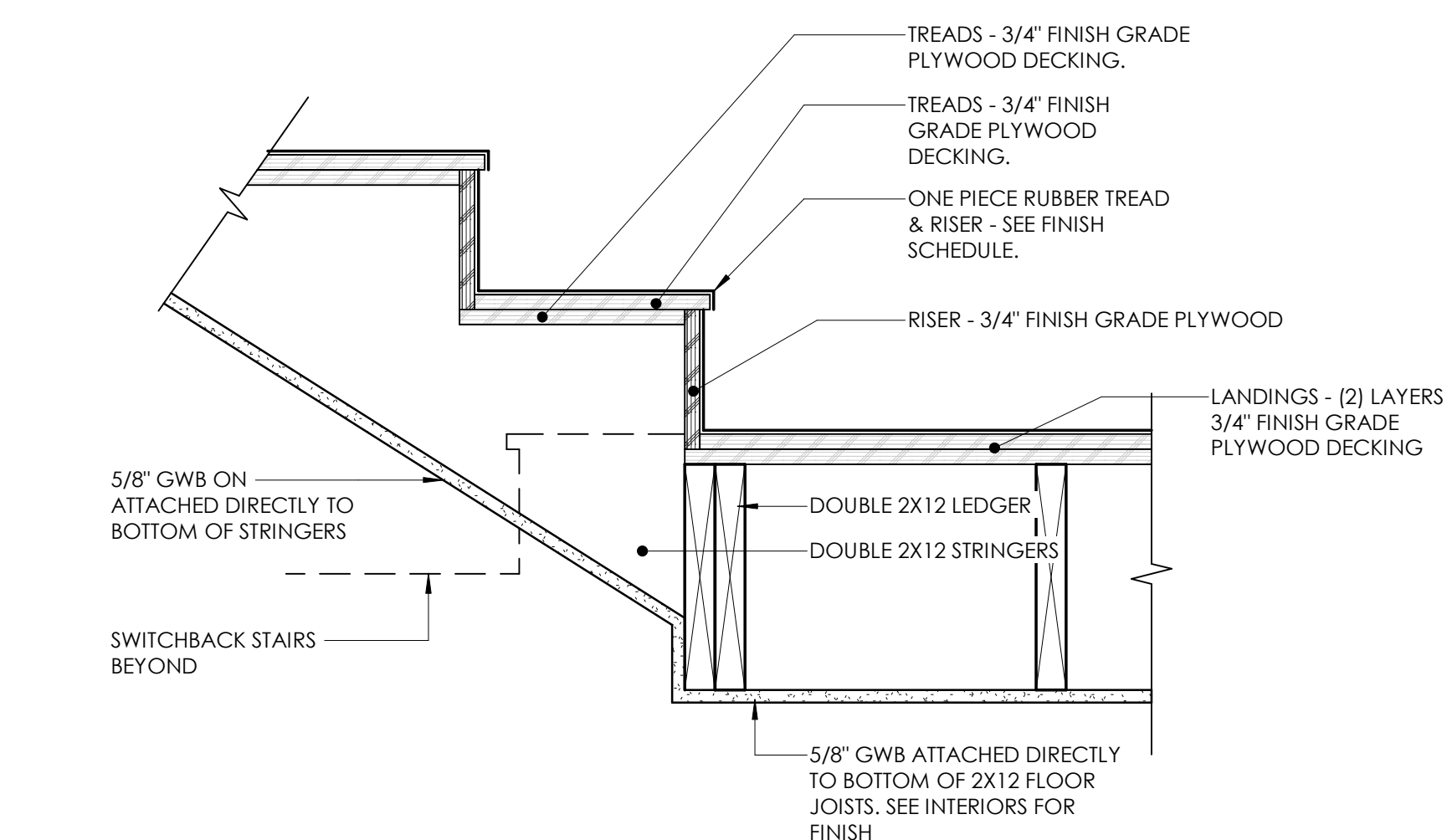


5 ROOF STAIR PLAN
3/8" = 1'-0"

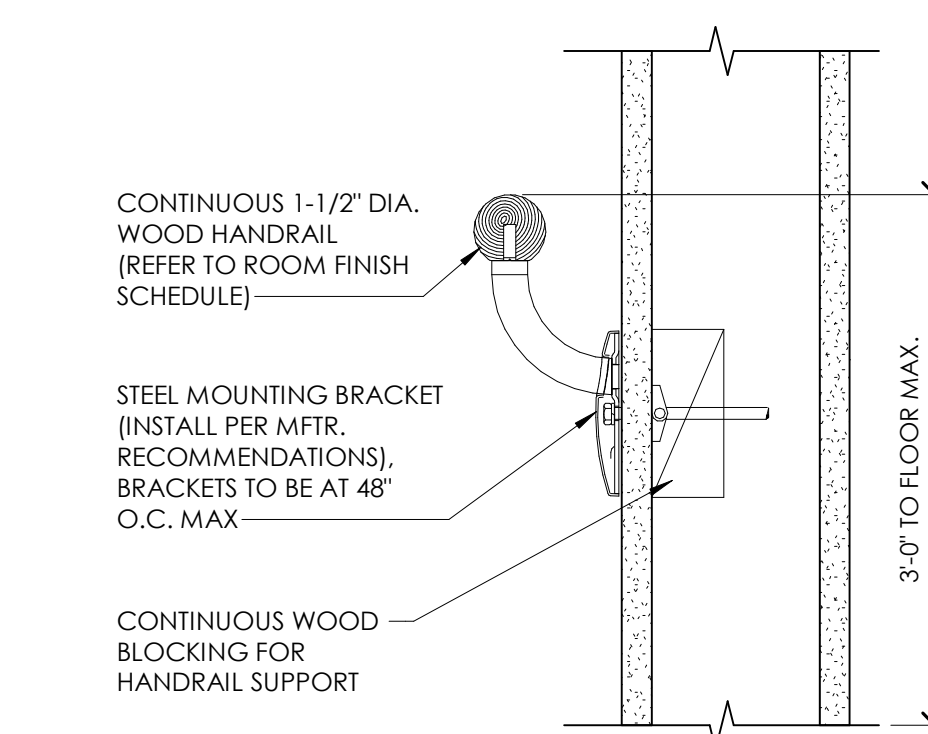
- SOILS
- FOUNDATIONS HAVE BEEN DESIGNED TO BEAR ON SOIL WITH A MINIMUM ALLOWABLE BEARING OF 2,000 PSF. THE CONTRACTOR SHALL ENGAGE THE SERVICES OF A QUALIFIED GEO-TECHNICAL ENGINEER TO TEST SOILS FOR REQUIRED BEARING PRESSURE AND COMPACTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY UNDESIRABLE SOIL CONDITIONS ARE ENCOUNTERED. FOLLOW ALL RECOMMENDATIONS OF THE SOIL REPORT.
 - 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 ACI 305 AND 306, LATEST EDITIONS.
 - 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%.
 - REINFORCING SHALL BE 60,000 PSI PER ASTM A615.
 - WELDED WIRE FABRIC SHALL BE FLAT SHEETS CONFORMING TO ASTM A185.
 - 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.
 - FABRICATION OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE ACI DETAILING MANUAL, ACI 315, LATEST EDITION.
 - CONSTRUCTION JOINTS IN LOCATIONS OTHER THAN INDICATED ON DRAWINGS REQUIRE APPROVAL OF ARCHITECT OR ENGINEER.
 - CONCRETE CONTRACTOR SHALL OBTAIN A RELEASE FROM THE MECHANICAL AND ELECTRICAL CONTRACTORS PRIOR TO PLACING ANY CONCRETE.
 - 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.
 - THE CONTRACTOR SHALL PROVIDE THRU-WALL SLEEVES FOR ALL REQUIRED MECHANICAL, AND ELECTRICAL PIPING AND CONDUIT.
 - FRESHLY PLACED CONCRETE SHALL BE PROTECTED FROM PREMATURE DRYING AND EXCESSIVELY HOT AND COLD TEMPERATURES AS REQUIRED IN THE ACI SPECIFICATION.
 - PROVIDE SMOOTH HARD STEEL TROWEL FINISH ON ALL CONCRETE SURFACES.
 - 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.
 - GROUT - PROVIDE NON-SHRINK, NON-METALLIC GROUT WHERE SPECIFIED ON DRAWINGS.
 - 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.



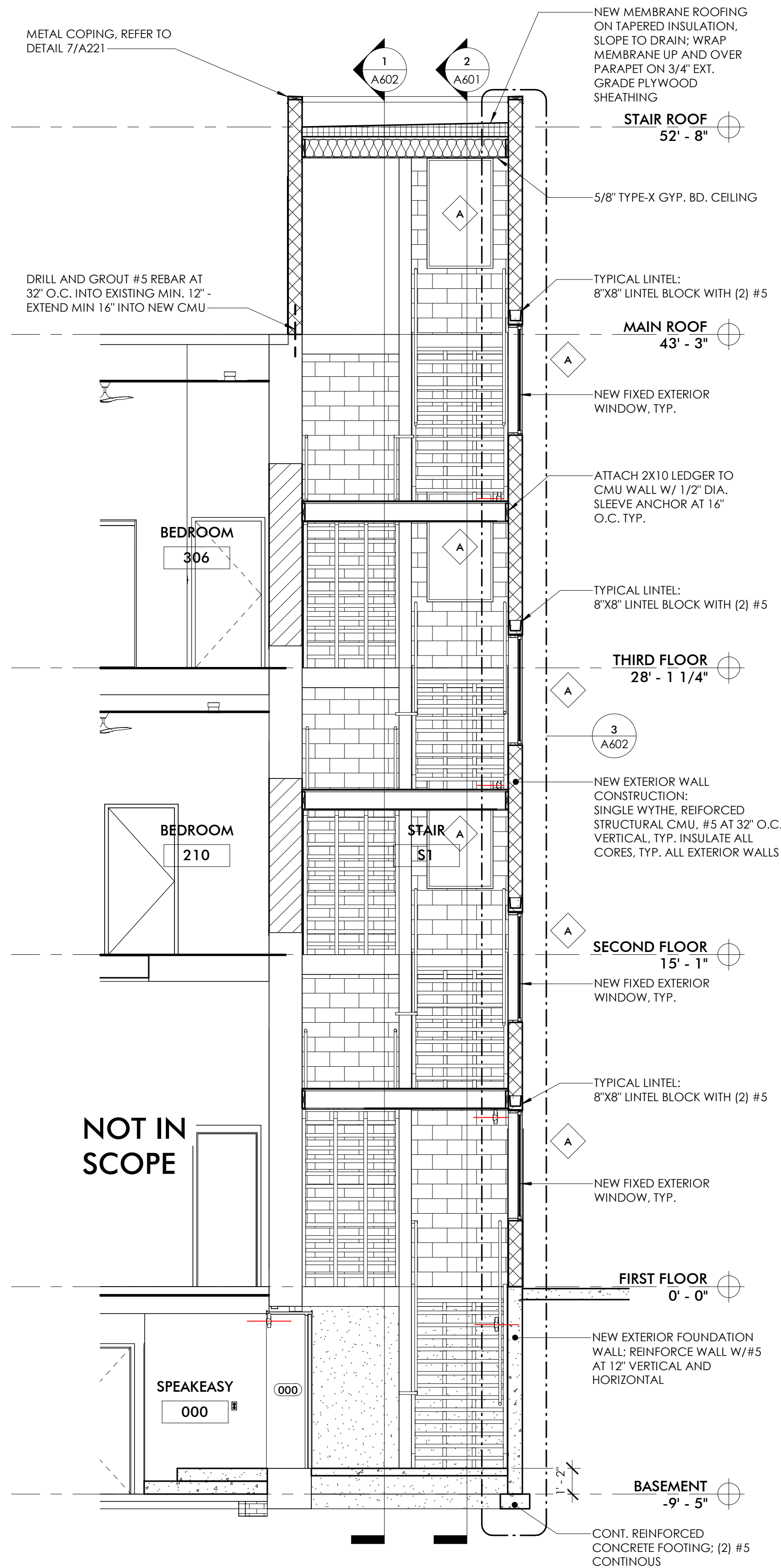
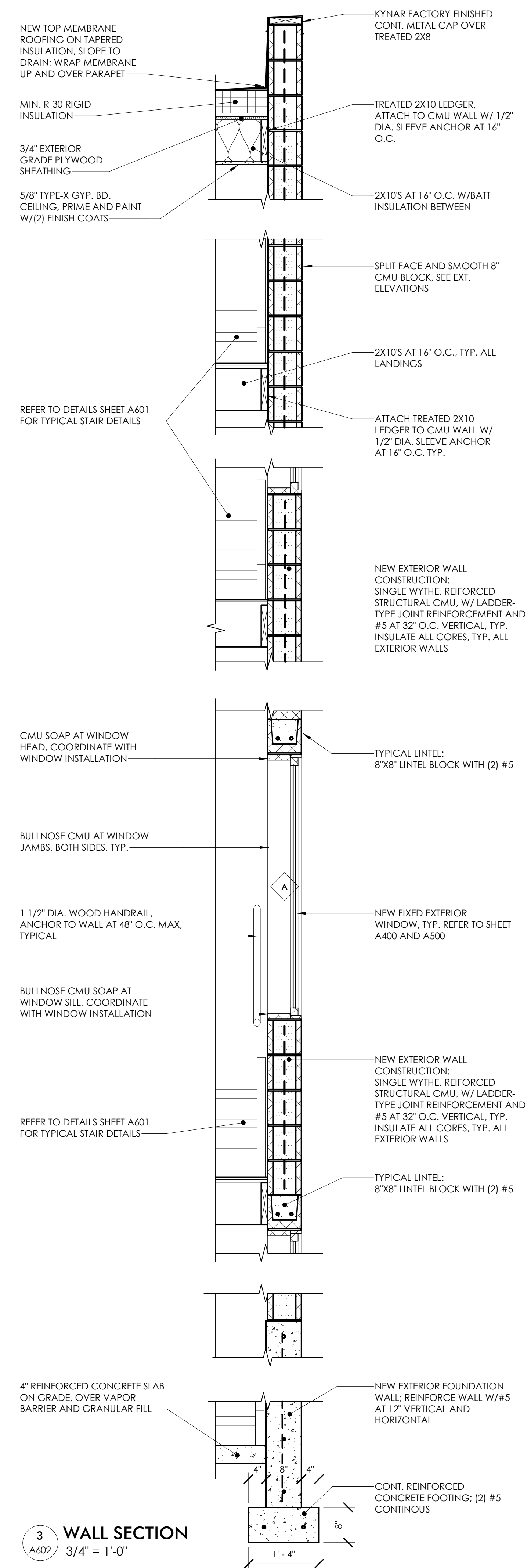
5 TOP OF STAIR DETAIL - WOOD - RUBBER STAIR
A601 1 1/2" = 1'-0"



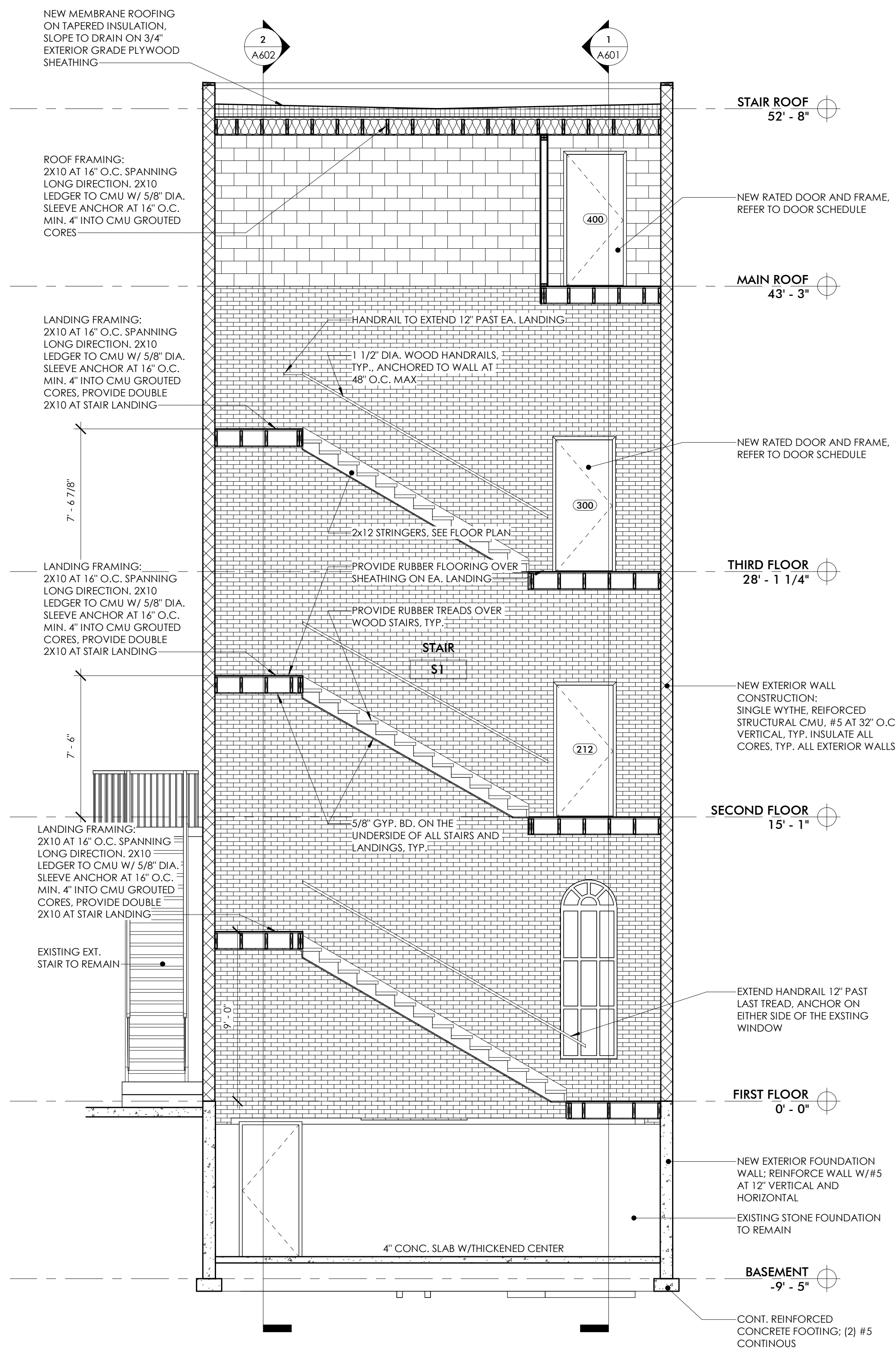
4 BOTTOM OF STAIR DETAIL - WOOD - RUBBER STAIR
A601 1 1/2" = 1'-0"



3 HANDRAIL DETAIL
A601 3" = 1'-0"



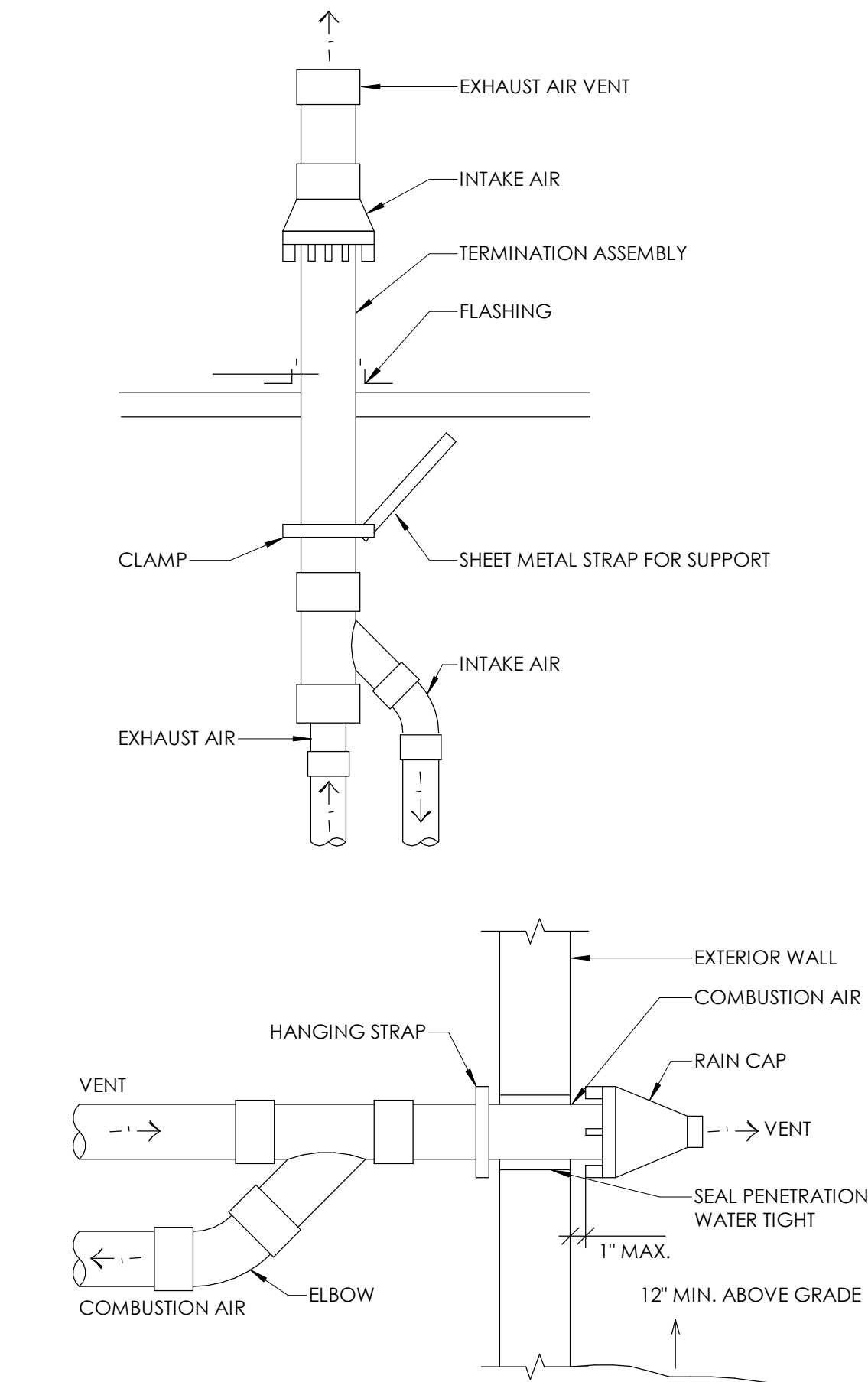
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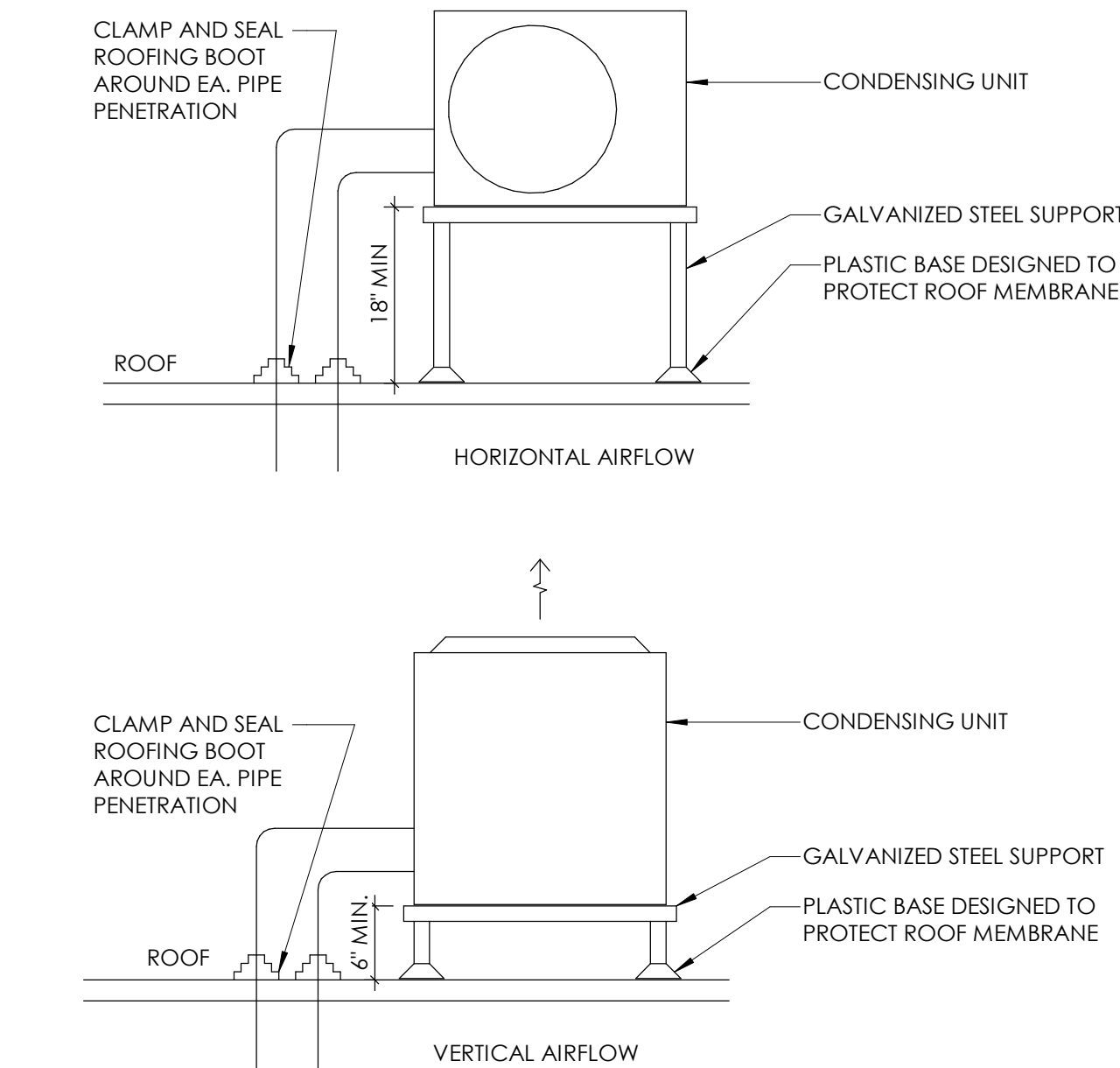
MECHANICAL SPECIFICATIONS AND GENERAL REQUIREMENTS

- 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.
- 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, AND 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.
- CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ALL FEES AS REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
- JOB SITE 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 JOB SITE SAFETY.
- ANY HOISTS, LIFTS, OR SPECIAL EQUIPMENT REQUIRED TO SAFELY COMPLETE THE PROJECT SHALL BE PROVIDED BY THE CONTRACTOR UNLESS SPECIFICALLY NOTED ON THE DRAWINGS.
- 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.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL EQUIPMENT AND MATERIALS WITH ALL OTHER TRADES.
- 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%.
- 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.
- 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.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL PROVIDE A ONE (1) YEAR WARRANTY FOR ALL WORK PERFORMED. THIS INSTALLER WARRANTY SHALL COVER ALL MATERIAL AND EQUIPMENT NOT COVERED BY A MANUFACTURER WARRANTY AND ALL LABOR. THIS WARRANTY SHALL ALSO COVER THE INSTALLER ERROR OR DESIGN ERROR.
- 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.
- WORK SITE IS TO BE LEFT IN A NEAT AND ORDERLY CONDITION AT THE END OF EACH WORK SHIFT.
- CONTRACTOR SHALL COORDINATE WITH THE OWNER ANY OWNER FURNISHED EQUIPMENT. CONTRACTOR SHALL RECEIVE ANY OWNER FURNISHED ITEMS WHEN DELIVERED TO THE JOB SITE AND BE RESPONSIBLE FOR THE ITEMS ONCE RECEIVED.
- CONTRACTOR SHALL REVIEW ARCHITECTURAL DRAWINGS FOR LOCATIONS OF SLAB-TO-SLAB PARTITIONS, FIRE RATED PARTITIONS AND FIRE RATED FLOORS. ALL PENETRATIONS 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.
- 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.
- CONTRACTOR SHALL VERIFY LOCATION OF CEILING MOUNTED DIFFUSERS AND GRILLES WITH ARCHITECTURAL CEILING PLAN PRIOR TO INSTALLATION.
- 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.
- 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.
- 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).
- DUCTWORK SHALL BE HUNG AS HIGH AS POSSIBLE. BUILDING STRUCTURE, CONDUITS, PIPES, CEILINGS 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.
- VOLUME DAMPERS SHALL BE INSTALLED AS SHOWN ON PLANS, AND AT ALL BRANCH TAKE-OFFS.
- 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.
- ALL DUCTWORK SHALL BE INSULATED PER ASHRAE 90.1-2013 TABLE 6.8.2B. FOR CONCEALED DUCTWORK, AT A MINIMUM PROVIDE 1 1/2" THICK FLEXIBLE FIBERGLASS BLANKET WITH FIRE RATED SPREAD RATING OF 25/50 OR BETTER, SECURED TO DUCTWORK WITH BENJAMIN FOSTER 18, 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.
- 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.
- 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.
 - 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.
 - 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.
- 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.
- 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.
- 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.
- ALL PIPINGS THAT PENETRATE CONCRETE 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.
- PROVIDE ALL PIPING OFF-SETS AS REQUIRED FOR COORDINATION WITH STRUCTURE, DUCTWORK, CONDUITS, ETC.
- 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.
- FLEXIBLE CONNECTORS, EXPANSION AND VIBRATION CONTROL DEVICES AND FITTING SHALL BE OF AN APPROVED TYPE.
- ALL PIPINGS, VALVES AND HYDRONIC EQUIPMENT SHALL BE LABELED WITH ENGRAVED TAGS OR PLACARDS WITH LETTERING ONE INCH(1") TALL (MINIMUM).
- CLOSE NIPPLES SHALL NOT BE PERMITTED. USE ONLY SHOULDER NIPPLES.
- REDUCERS FOR PUMPS OR CONTROL VALVES SHALL BE INSTALLED ABUTTING THE INLET/OUTLET OF THE VALVE OR PUMP.
- USE ECCENTRIC REDUCING FITTINGS OR COUPLINGS WHERE REQUIRED TO PREVENT THE POCKETING OF LIQUIDS.
- 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.
- PROVIDE PEETS PLUGS (PT PLUGS) AT THE INLET AND OUTLET OF ALL HYDRONIC EQUIPMENT WHERE THERMOMETERS ARE NOT SHOWN.
- PROVIDE DIELECTRIC UNIONS FOR FERROUS AND NON FERROUS PIPE AND FITTINGS.
- 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 1 1/2" THICK FIBERGLASS INSULATION (1 1/2" DIAMETER AND UNDER) OR 2" THICK (OVER 1 1/2" DIAMETER). 251°-350° FLUID TEMPERATURE: INSULATE STEAM HEATING PIPING SYSTEM SYSTEMS WITH 2 1/2" THICK FIBERGLASS INSULATION (1 1/2" DIAMETER AND UNDER) OR 3" THICK (OVER 1 1/2" 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 1 1/2" THICK FIBERGLASS INSULATION (1 1/2" DIAMETER AND UNDER) OR 2" THICK (OVER 1 1/2" DIAMETER).
- 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.
- ALL AUTOMATIC TEMPERATURE CONTROLS ARE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR.
- 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.
- ALL MECHANICAL EQUIPMENT SHALL BE HUNG OR SUPPORTED WITH VIBRATION ISOLATING HANGERS OR PADS. NO VIBRATION SHALL BE TRANSMITTED TO THE STRUCTURE.
- COMBUSTION AIR INTAKE AND EXHAUST FLUES SHALL HAVE 10'-0" HORIZONTAL OR 3'-0" VERTICAL SEPARATION.
- PROVIDE UL LISTED FIRE DAMPERS AT PENETRATIONS OF FIRE RATED WALLS AND CEILINGS.
- 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.
- GAS PIPING SYSTEM SHALL CONFORM TO THE REQUIREMENTS OF NFPA 54 - NATIONAL FUEL GAS CODE AND INTERNATIONAL FUEL GAS CODE.
- GAS PIPING ABOVE GRADE AND OUTSIDE THE BUILDING GAS PIPING IS TO BE PAINTED BLACK.
- COORDINATE VOLTAGE AND PHASE OF EACH PIECE OF EQUIPMENT WITH ELECTRICAL CONTRACTOR BEFORE ORDERING.

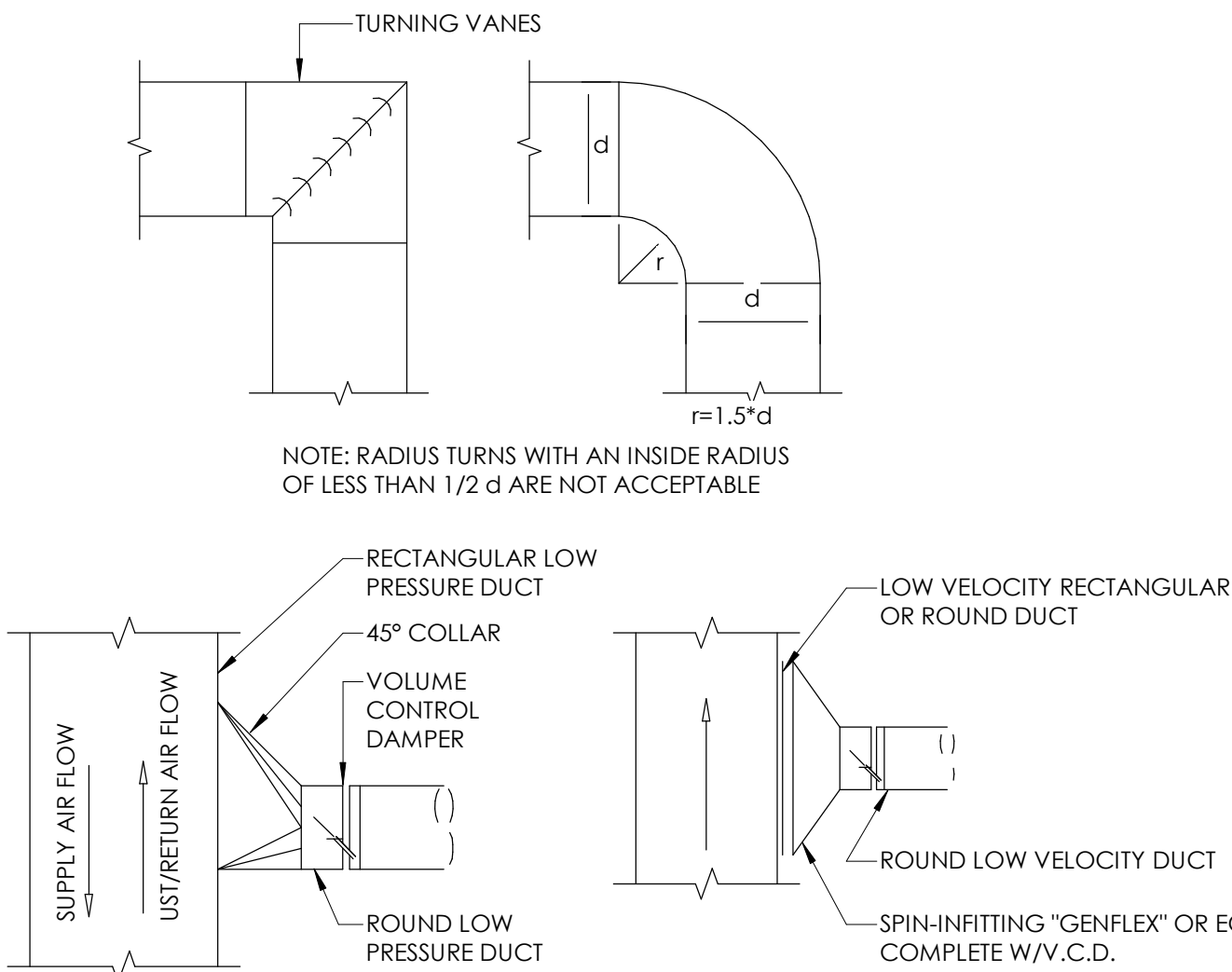
MECHANICAL DETAILS



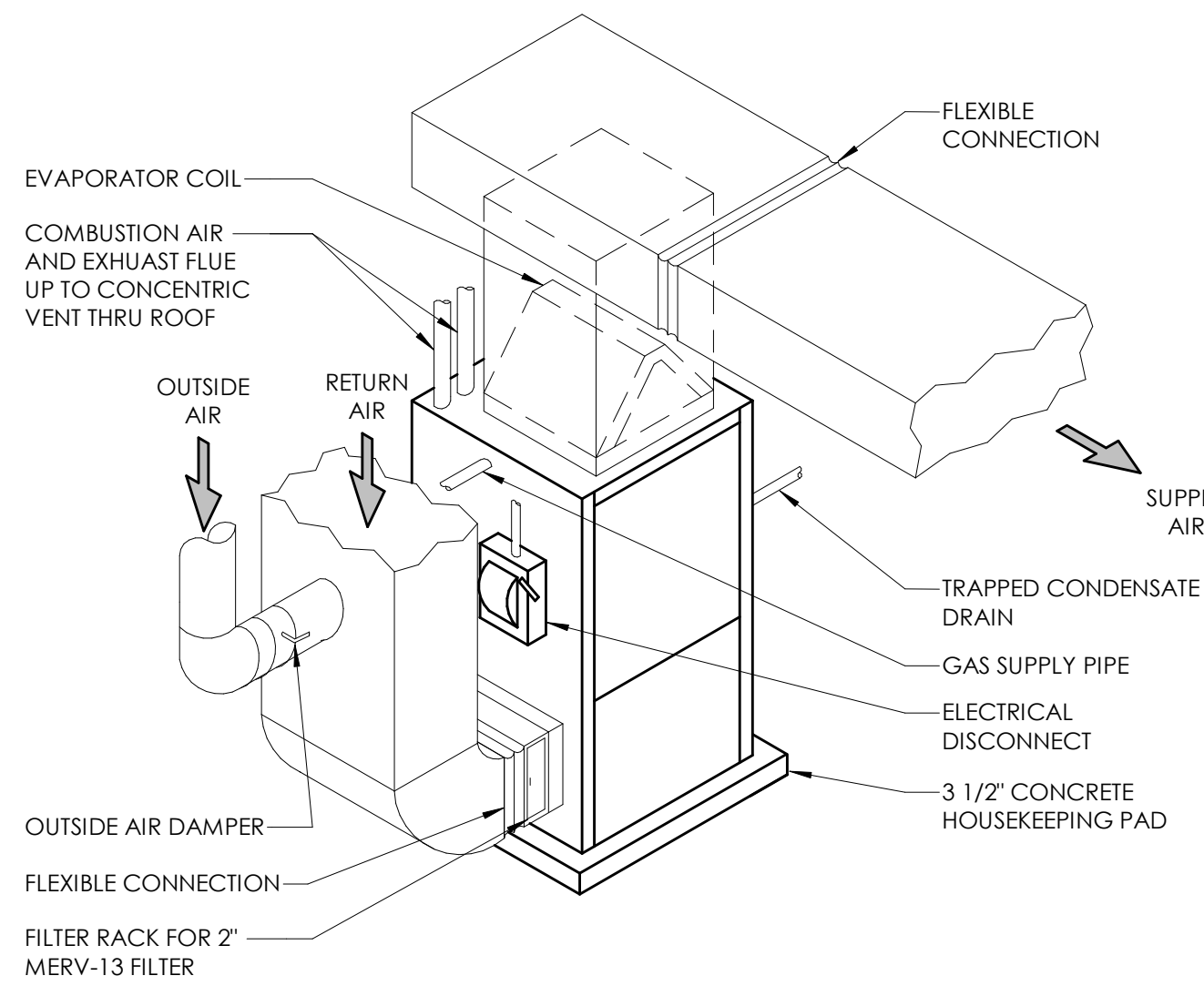
4 M100 NTS CONCENTRIC VENT DETAIL



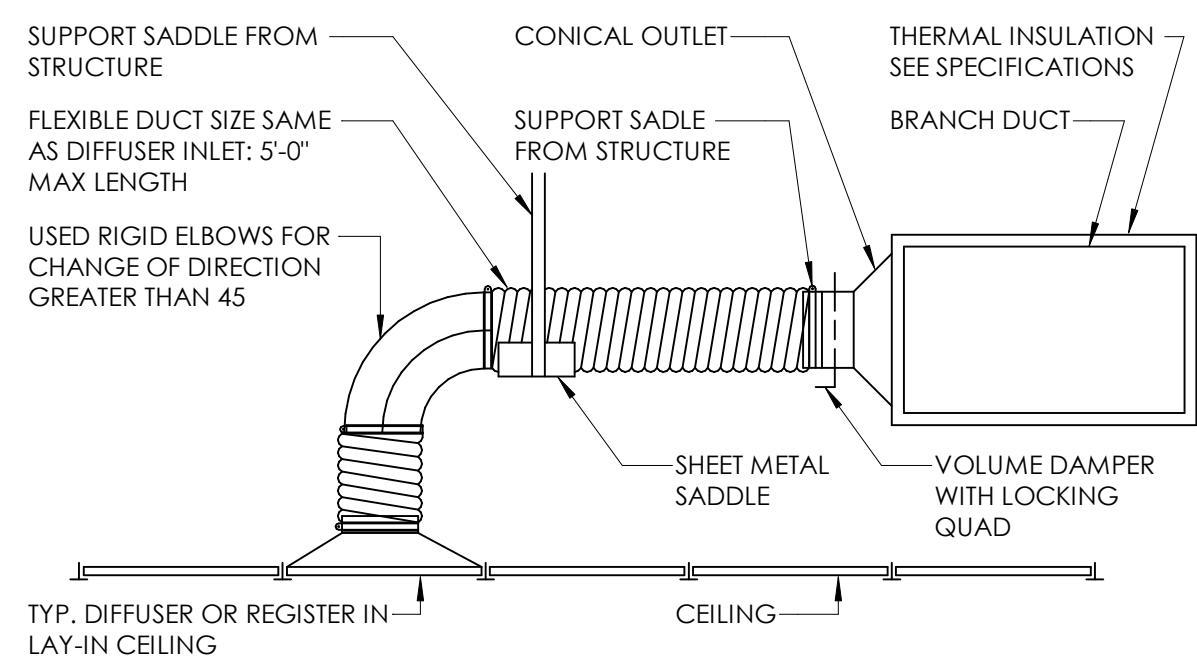
1 M100 NTS CONDENSING UNIT SUPPORT



5 M100 NTS DUCT TURNS AND TAKE OFFS



2 M100 NTS FURNACE DETAIL



3 M100 NTS FLEXIBLE AIR DUCT CONNECTOR



ARCHITECT
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PROJECT NAME
117 EAST MICHIGAN AVE
PROJECT ADDRESS
117 E MICHIGAN AVE, MARSHALL, MI
CLIENT
117 W MICHIGAN LLC

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MECHANICAL SPECIFICATIONS AND DETAILS

M100

ST	STORM	CONTROL VALVE	THROUGH WALL SLEEVE
CA	COMPRESSED AIR	GLOBE VALVE	POINT OF NEW CONNECTION TO EXISTING
CCA	DRY COMPRESSED AIR	BALL VALVE	VOLUME CONTROL DAMPER IN DUCT
G	GAS	CHECK VALVE	FIRE DAMPER IN HORIZONTAL DUCT
HS	HEATING WATER SUPPLY	CALIBRATED BALANCING VALVE	FIRE DAMPER IN VERTICAL DUCT
HR	HEATING WATER RETURN	BUTTERFLY VALVE	MOTORIZED DAMPER
CS	CHILLED WATER SUPPLY	PLUG VALVE, GAS COCK	THERMOSTAT
CR	CHILLED WATER RETURN	PRESSURE REDUCING VALVE	SENSOR
RS	REFRIGERANT SUCTION	RELIEF VALVE	SUPPLY AIR (SECTION)
RL	REFRIGERANT LIQUID	STRAINER WITH FULL SIZE BLOWDOWN VALVE WITH HOSE END AND CAP	RETURN / EXHAUST AIR(SECTION)
	DIRECTION OF FLOW	MANUAL AIR VENT	AIR FLOW DIRECTION
	DROP TEE IN-LINE	PUMP	DUCT TRANSITION
			FLEXIBLE DUCT

5. INSTALL DIFFUSERS WITH AIR TIGHT CONNECTIONS.
6. FIELD VERIFY CONDITIONS OF EXHAUST FANS, MODIFY OR CHANGE AS NECESSARY TO PROVIDE REQUIRED CFM'S.
7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, AND LAWS.
8. ARRANGE AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED.
9. ALL WORK SHALL BE TESTED, BALANCED, AND GUARANTEED. PROVIDE REPORT TO ARCHITECT AND OWNER FOR THEIR RECORDS.
10. ANY MECHANICAL UNITS OR SYSTEMS SHOWN ARE DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL PROVIDE FITTINGS, OFFSETS, ETC. AS NECESSARY TO PROVIDE COMPLETE SYSTEMS.
11. FINAL LOCATION OF ALL CEILING FEATURES TO BE COORDINATED WITH ALL TRADES.
12. MECHANICAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.
13. PROVIDE APPROPRIATE FIRE STOPPING MATERIALS WHERE FIRE RATED ASSEMBLIES ARE PENETRATED.
14. ALL WORK AND MATERIALS SHALL BE GUARANTEED IN WRITING FOR ONE YEAR FROM THE PROJECT COMPLETION.
15. ANY MODEL NUMBERS OR MANUFACTURERS LISTED THROUGHOUT THE DRAWINGS ARE A BASIS OF DESIGN. THE CONTRACTOR MAY AT HIS OPTION PROVIDE AN "OR EQUAL" MANUFACTURER OR PRODUCT. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL COST ADDITIONS REQUIRED TO THE SYSTEM SHOULD AN "OR EQUAL" MANUFACTURER BE SELECTED.
16. ALL GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL. RUN IN BULKHEADS OR EMBEDDED IN WALL WHERE APPLICABLE. PAINT TO MATCH WHEN EXPOSED.
17. PROVIDE A GAS SHUTOFF VALVE, COMPLETE WITH DIRT LEG AT EACH PIECE OF GAS FIELD EQUIPMENT.
18. THE HEATING AND COOLING SYSTEMS ARE TO BE A DESIGN BUILD SYSTEM. IT IS TO BE DESIGNED, PROVIDED AND INSTALLED BY A LICENSED MECHANICAL CONTRACTOR OR ENGINEER IN THE STATE OF MICHIGAN. THE SYSTEM IS TO BE DESIGNED TO ALL APPLICABLE MICHIGAN MECHANICAL CODES IN FORCE AT THE TIME OF INSTALLATION AND INSPECTION. ANY MECHANICAL SHOWN ON THE PLANS ARE FOR REFERENCE ONLY AND HAVE BEEN PROVIDED BY A LICENSED CONTRACTOR. THE ARCHITECT DOES NOT TAKE ANY LIABILITY FOR THESE SYSTEMS.
19. A CFM SCHEDULE IS TO BE PROVIDED WITH A LAYOUT OF DUCTWORK WHEN APPLYING FOR MECHANICAL PERMIT.

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MECHANICAL PLANS

M101

0 BASEMENT MECHANICAL PLAN
3/16" = 1'-0"

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

2 SECOND FLOOR MECHANICAL PLAN
3/16" = 1'-0"

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

ELECTRICAL SPECIFICATIONS

1. PROVIDE COMPLETE AND ADEQUATE TEMPORARY POWER AND LIGHTS DURING CONSTRUCTION USING APPROVED LAMPHOLDERS AND GFCI CIRCUITING. MAINTAIN ALL LAMPS AS REQUIRED. REMOVE TEMPORARY AT PROJECT COMPLETION.
2. ELECTRICAL SERVICE COORDINATION WITH THE LOCAL UTILITY COMPANY IS TO BE BY THE ELECTRICAL CONTRACTOR. THIS INCLUDES, PERMITS, LOAD CALCULATION INFORMATION, RACEWAY, TRANSFORMER AND METER LOCATIONS AND REQUIREMENTS.
3. CUTTING AND PATCHING FOR ELECTRICAL ITEMS BY ELECTRICAL CONTRACTOR.
4. TRENCHING UNDER PAVED AREAS TO BE BACKFILLED WITH SAND AND COMPACTED.
5. ALL WIRING TO BE COPPER. ALL WIRING ABOVE 50 VOLTS TO BE IN CONDUIT UNLESS NOTED OTHERWISE. PROPER WIRE TYPE AND SIZE AND CONDUIT SIZE IS REQUIRED FOR BRANCH CIRCUITS, EMT CONDUIT.
6. ALL BRANCH CIRCUITS, FEEDERS AND HOMERUNS TO BE IN CONDUIT. LOCATE ABOVE CEILINGS WHEREVER POSSIBLE. MAKE SURE THAT EXPOSED CABLE IS RATED FOR THE ENVIRONMENT THAT IT IS IN.
7. PROVIDE UPDATED TYPEWRITTEN DIRECTORIES ON ALL PANELS. LABEL ALL DISCONNECTS AND PANELS.
8. ANY ELECTRICAL EQUIPMENT THAT GETS MOUNTED TO THE FLOOR OR ON GRADE OUTSIDE, INCLUDING BUT NOT LIMITED TO: UTILITY TRANSFORMERS, ARE TO BE INSTALLED ON A 4" THICK CONCRETE HOUSEKEEPING PAD.
9. OUTDOOR PADS, PROVIDE PROPER SLOPE FOR DRAINAGE.
10. EXPOSED CONDUIT TO RUN PARALLEL WITH STRUCTURE AND SECURELY ATTACHED TO BUILDING STRUCTURE.
11. ELECTRICAL CONTRACTOR TO PROVIDE SUBMITTALS PRIOR TO ORDERING EQUIPMENT FOR LIGHTING, SWITCHGEAR, SPECIAL EQUIPMENT, RECEP.TS, LIGHTING CONTROLS, ETC.
12. UNLESS NOTED OTHERWISE, ALL DEVICE ELEVATIONS REFER TO CENTER OF OUTLET BOX. ELECTRICAL CONTRACTOR SHALL VERIFY ALL OUTLET LOCATIONS WITH OTHER TRADES. MINIMUM OF 18" ABOVE FINISHED FLOOR TO MEET ADA BARRIER FREE REQUIREMENTS.
13. SHARING NEUTRALS BETWEEN CIRCUITS IS NOT PERMITTED.
14. LOW VOLTAGE TEMPERATURE CONTROL BY OTHERS.
15. PROVIDE GFI ELECTRICAL CONNECTION TO ALL DRINKING FOUNTAINS.
16. REFER TO MECHANICAL DRAWINGS FOR ELECTRICAL DATA PERTAINING TO ALL MECHANICAL EQUIPMENT. VERIFY ACTUAL REQUIREMENTS WITH EQUIPMENT ORDERED AND MAKE ADJUSTMENTS ACCORDINGLY. LOCATIONS SHOWN ARE APPROXIMATE. FIELD VERIFY.
17. ELECTRICAL CONTRACTOR SHALL REFER TO ALL MECHANICAL DIVISION SPECIFICATIONS, HVAC PLANS AND PLUMBING PLANS FOR ADDITIONAL ELECTRICAL WORK AND REQUIREMENTS.
18. PROVIDE A DUCT DETECTOR FOR THE RETURN AND SUPPLY OF AIR HANDLING UNITS. CONNECT TO SHUT DOWN THE UNIT UPON ALARM. INSTALLATION MUST COMPLY WITH N.F.P.A. -90A IF >=2,500 SCFM.
19. FIRE ALARM SYSTEM TO BE INSTALLED BY QUALIFIED INSTALLER. ALL NECESSARY CERTIFICATIONS TO BE TAKEN CARE OF BY ELECTRICAL CONTRACTOR. E.C. TO COORDINATE LOCATIONS OF ALL FIRE ALARM DEVICES, WITH OWNER AND OTHER TRADES, PRIOR TO ROUGH-IN. DEVICES TO BE LOCATED AND MEET NFPA 72 REQUIREMENTS.
20. PROVIDE A CONNECTION FOR ALL EQUIPMENT IN KITCHEN AND BREWERY. COORDINATE WITH SUPPLIERS.
21. ALL EMERGENCY SYSTEM WIRING SHALL BE IN A SEPARATE RACEWAY IN ACCORDANCE WITH ARTICLE 700 OF N.E.C.
22. WIRING IN AREA SEPARATION WALLS TO COMPLY WITH ARTICLE 300-22 OF THE N.E.C.
23. PROVIDE FIRESTOPPING AT ALL REQUIRED PENETRATIONS.
24. BACK-TO-BACK OUTLETS CANNOT BE IN THE SAME STUD CAVITY IN RATED WALLS. 8" MINIMUM SPACING REQUIRED.
25. SLEEVE ELECTRICAL PENETRATIONS FROM FERROUS SLEEVES AND ALL AREA SEPARATION WALLS.
26. AN ELECTRICAL PERMIT SHALL BE ACQUIRED BY A STATE LICENSED ELECTRICAL CONTRACTOR.
27. PROVIDE GROUNDING AS PER N.E.C. SECTION 250.
28. ALL ELECTRICAL WORK IS SUBJECT TO FIELD REVIEW BY THE ELECTRICAL INSPECTOR AND THE PROJECT ENGINEER.
29. PROVIDE PROPER WORKING CLEARANCES AT ALL ELECTRICAL EQUIPMENT.
30. MAXIMUM OF SIX (6) DUPLEX OUTLETS PER 20 AMP CIRCUIT UNLESS NOTED OTHERWISE.
31. ALL WORK TO COMPLY WITH THE LATEST ADOPTED VERSION OF NFPA 70, NFPA 70E, NFPA 72, NFPA 101, INCLUDING ANY SUPPLEMENTAL STATE AND LOCAL CODES.
32. PROVIDE ACCESS PANELS, AS REQUIRED, TO MAINTAIN ACCESS TO NEW OR EXISTING JUNCTION BOXES, CONDUIT BODIES (OR SIMILAR ENCLOSURES) BEHIND WALLS, FLOORS OR CEILINGS THAT ARE NOT ACCESSIBLE.
33. DO NOT LAY WIRES, FLEX, ETC. ON CEILING TILE.
34. WHERE A FLOOR COVERING OR FINAL FLOOR FINISH IS OTHER THAN CARPET OR VINYL TILE, CONDUIT SHALL NOT BE RUN WITHIN CONCRETE SLABS. 1" OF CONCRETE OVER THE TOP OF CONDUITS AND SLABS MUST BE MAINTAINED. 1-1/2" OVER IS PREFERRED.
35. DIMMER SWITCHES RATED 1,000W OR HIGHER ARE TO BE MOUNTED IN A SEPARATE BACKBOX AND NOT GANGED TOGETHER WITH OTHER DIMMER SWITCHES.
36. PROVIDE SEAL-OFFS WHEN PIPING PASSES THROUGH AREAS OF DIFFERENT AMBIENT TEMPERATURES AND/OR HAZARDOUS AREAS.
37. PROPER PROTECTION AGAINST CORROSION REQUIRED FOR ALL ELECTRICAL EQUIPMENT. IT SHALL BE SUITABLE FOR THE ENVIRONMENT IN WHICH THEY ARE TO BE INSTALLED.
38. BRANCH CIRCUIT CONDUCTORS SUPPLYING A SINGLE MOTOR SHALL HAVE AN AMPACITY NOT LESS THAN 125% OF THE MOTOR FULL LOAD CURRENT RATING.
39. PROPER THERMAL OVERLOAD PROTECTION SHALL BE REQUIRED FOR ALL MOTORS.
40. ALL ELECTRICAL DEVICES IN THE PIT OF AN ELEVATOR SHAFT SHALL BE NEMA 4 RATED. THIS INCLUDES LIGHTING, RECEPTACLES, SWITCHES, CONDUIT AND CONNECTIONS. CONNECTIONS ARE TO BE THREADED OR COMPRESSION AND COVERS PROVIDED FOR RECEPTACLES AND SWITCHES.
41. DO NOT ROUGH IN ANY CIRCUITS UNTIL ALL MECHANICAL & OTHER EQUIPMENT SUBMITTALS ARE THOROUGHLY REVIEWED FOR CHANGES IN CIRCUIT SIZES. NOTIFY ENGINEER OF ANY DISCREPANCIES.
42. PROVIDE OPERATION AND MAINTENANCE MANUALS AT PROJECT COMPLETION.
43. PROVIDE NECESSARY TRAINING ON ELECTRICAL SYSTEMS TO OWNER.
44. PROPER TIME IS TO BE GIVEN TO PRE-CONSTRUCTION COORDINATION OF ALL OTHER SYSTEMS. ELECTRICAL CONTRACTOR TO VERIFY MOUNTING HEIGHTS OF DEVICES WITH FINAL FURNITURE AND CABINET PLANS. FLOOR OUTLETS TO BE FIELD VERIFIED FOR EXACT PLACEMENT.
45. FEEDERS ARE TO BE KEPT AWAY FROM OCCUPIED SPACES.
46. ALL RECEPTACLES ARE TO BE NEMA 5-20R AND SPECIFICATION GRADE UNLESS NOTED OTHERWISE. ALL CIRCUITS TO RECEPTACLES TO HAVE SEPARATE EQUIPMENT GROUNDING CONDUCTORS INDEPENDENT OF RACEWAYS. DEVICE COLOR TO BE WHITE, COVER TO BE STAINLESS STEEL.
47. PROVIDE PROPER SEPARATION BETWEEN LOW VOLTAGE CONDUCTORS AND HIGHER VOLTAGE CONDUCTORS.
48. MAKE SURE THERE ARE WP, GFCI, WR RECEPTACLES WITHIN 25 FEET OF HVAC EQUIPMENT FOR SERVICEABILITY.
49. ALL RECEPTACLES OUTDOORS ARE TO BE WR LISTED, AND GFCI PROTECTED. THE RECEPTACLE IS TO BE MOUNTED INSIDE A WP METAL BOX THAT IS LISTED WITH THE COVER CLOSED.
50. ALL RECEPTACLES WITHIN 6'-0" OF A SINK EDGE IS TO BE GFCI TYPE WHETHER LOCATED ABOVE THE COUNTER OR NOT.
51. PROVIDE BLANK COVERPLATES FOR ALL UNUSED JUNCTION-BOXES AND BACK-BOXES AT JOB COMPLETION.
52. E.C IS TO REVIEW ALL OTHER TRADES CONSTRUCTION DRAWINGS AND SHOP DRAWINGS FOR ANY ELECTRICAL ROUGH-IN REQUIREMENTS NOT SHOWN IN ELECTRICAL CONSTRUCTION DOCUMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, ARCHITECTURAL, INTERIOR DESIGN, MECHANICAL, PLUMBING, FOOD SERVICE, BREWING, FIRE ALARM AND ANY OTHER SPECIALTY SYSTEM DOCUMENTS.
53. OWNER AND/OR OWNER'S REPRESENTATIVE IS RESPONSIBLE FOR CONTACTING AND COORDINATING SERVICES AND EQUIPMENT CONTRACTS FOR PHONE, INTERNET, CABLE TV, SECURITY, ACCESS CONTROL, PAGING, SOUND, ETC., ALONG WITH SERVICE ENTRANCE RACEWAY SIZES AND LOCATIONS. INTERIOR RACEWAYS AND BACK-BOXES FOR SUCH SYSTEMS WILL BE INSTALLED PER PART OF THE BASE CONTRACT DOCUMENTS BY THE ELECTRICAL CONTRACTOR. REFER TO TELE/DATA NOTES FOR CABLING, JACK AND CABLE TERMINATION REQUIREMENTS, IF ANY, AS PART OF THIS PROJECT'S CONTRACT.
54. PROVIDE FLUSH FLOOR BOXES AT LOCATIONS SHOWN. FLOOR BOXES TO BE FSR INC. #FL-500P-4 WITH #FL-500P-SSQ-C FLUSH ALUMINUM CARPET/TILE COVER WIT LIFT-OFF DOOR. PROVIDE POWER AND I.T. RACEWAYS TO BOXES. COORDINATE EXACT LOCATIONS OF OPENINGS WITH ARCHITECTURAL AND OWNER PRIOR TO ROUGH-IN.

MOUNTING HEIGHTS

SWITCHES	48"
RECEPTACLES - STANDARD	18"
RECEPTACLES - ABOVE COUNTERS	44"
RECEPTACLES - MECHANICAL ROOMS	48"
RECEPTACLES - PLANT AREAS & GARAGE	48"
RECEPTACLES - EXTERIOR	24" (ABOVE FINISH GRADE)
TELEVISION RECEPTACLE	90"
LOW VOLTAGE OUTLETS	SAME AS RECEPTACLES
DISCONNECT SWITCHES	60" (TO CENTER OF HANDLE)
MOTOR STARTERS	60" (TO CENTER OF HANDLE)
PANELS	72" TO 78" (TO TOP OF PANEL AS LONG AS BOTTOM IS AT LEAST 12" AFF)
FIRE ALARM PULL STATIONS	48" (TO TOP OF PULL HANDLE)
FIRE ALARM INDICATING DEVICES	6' 8" (TO BOTTOM OF DEVICE OR 6' FROM CEILING TO CENTER)
CONTROL BUTTONS - FINISHED AREAS	48"
CONTROL BUTTONS - UNFINISHED AREAS	60"
CARD READERS, ETC.	48"
WALL MOUNTED CLOCKS, SPEAKERS, EXIT SIGNS, EMERGENCY LIGHTING	92"
EXTERIOR BUILDING MOUNTED LIGHT FIXTURES (SEE ARCHITECTURAL ELEVATIONS OR COORDINATE WITH ARCHITECTURAL FEATURES)	
UNLESS NOTED OTHERWISE, MEASUREMENTS INDICATE TO CENTER OF BOX. IF DEVICE IS MARKED ON DRAWINGS DIFFERENTLY THAN THIS SCHEDULE, USE DRAWINGS AS A GUIDE. CERTAIN PROJECT CONDITIONS MAY WARRANT VARYING THE HEIGHTS. ELECTRICAL CONTRACTOR'S FIELD FOREMAN IS TO STUDY FINAL DOCUMENTS WITH SUBMITTALS FROM ALL TRADES BEFORE ROUGHING IN (IF POSSIBLE), RAISED FLOORS IN COMPUTER ROOMS OR SIMILAR ROOMS TO BECOME FINISHED FLOOR HEIGHT. REFER TO INTERIOR ELEVATIONS FOR HEIGHTS AND LOCATIONS OF EQUIPMENT AND FURNITURE.	
SEE MOUNTING HEIGHTS AND ABBREVIATIONS FOR VISUALS	

POWER/COMMUNICATION LEGEND

SYM	DESCRIPTION	HGT
A	CIRCUIT BREAKER	
⎓	FUSED SWITCH	
C	CONTRACTOR	
DATA	DATA/TELEPHONE OUTLET	18"
DISC	DISCONNECT	
DUPLEX	DUPLEX RECEPTACLE (NON-SWITCHED)	18"
44"/GFC	44"/GFC COUNTER HEIGHT DUPLEX RECEPTACLE, GROUND FAULT INTERRUPTER	44"
GFI	DUPLEX RECEPTACLE, GROUND FAULT INTERRUPTER	18"
WP/GFI	DUPLEX RECEPTACLE, WATER PROOF, GROUND FAULT INTERRUPTER	18"
DD	DOUBLE DUPLEX RECEPTACLE (NON-SWITCHED)	18"
•	EQUIPMENT CONNECTION POINT	
⊕	GROUND	
J	JUNCTION BOX	
⚡	MOTOR, ELECTRIC	
■	PANEL, BRANCH	
□	PANEL, DISTRIBUTION	
P	PUSH BUTTON SWITCH, SINGLE	48"
⚡	RECEPTACLE, SPECIAL	
SP	SPEAKER	
TV	TELEVISION	18"
M	UTILITY METER	

MOUNTING HEIGHTS ARE AS GIVEN UNLESS NOTED OTHERWISE ON THE PLANS

FIRE ALARM LEGEND

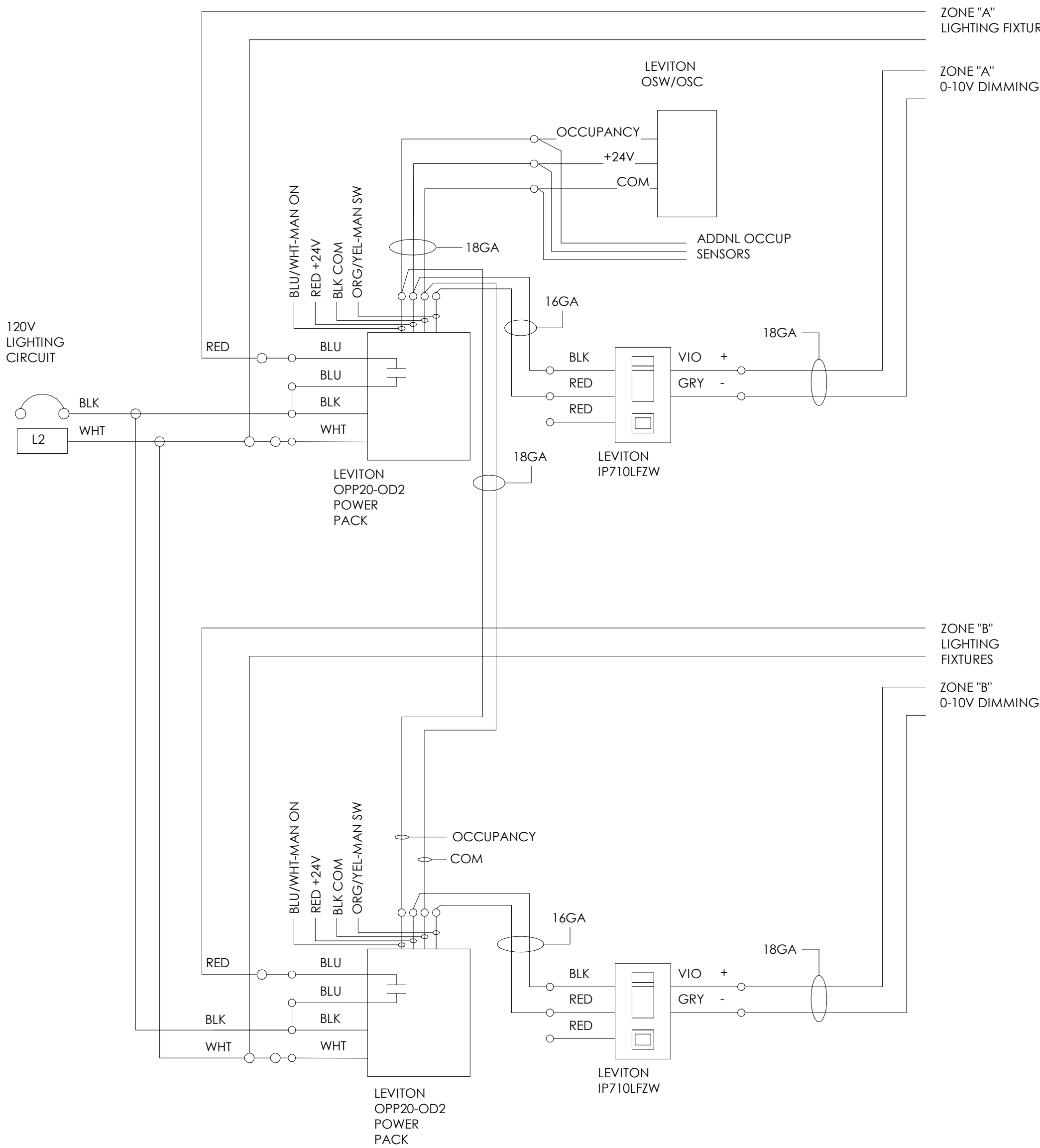
SYM	DESCRIPTION	HGT
DD	DUCT TYPE SMOKE DETECTOR	
T	DUCT DETECTOR TEST STATION	48"
V	FIRE ALARM AUDIO/VISUAL	84"
F	FIRE ALARM BELL	84"
P	FIRE ALARM PULL STATION	48"
V	FIRE ALARM VISUAL DEVICE	84"
FS	FLOW SWITCH	
HD	HEAT DETECTOR	
SD	SMOKE DETECTOR	
TS	TAMPER SWITCH	
◇	SMOKE DAMPER	

MOUNTING HEIGHTS ARE AS GIVEN UNLESS NOTED OTHERWISE ON THE PLANS.

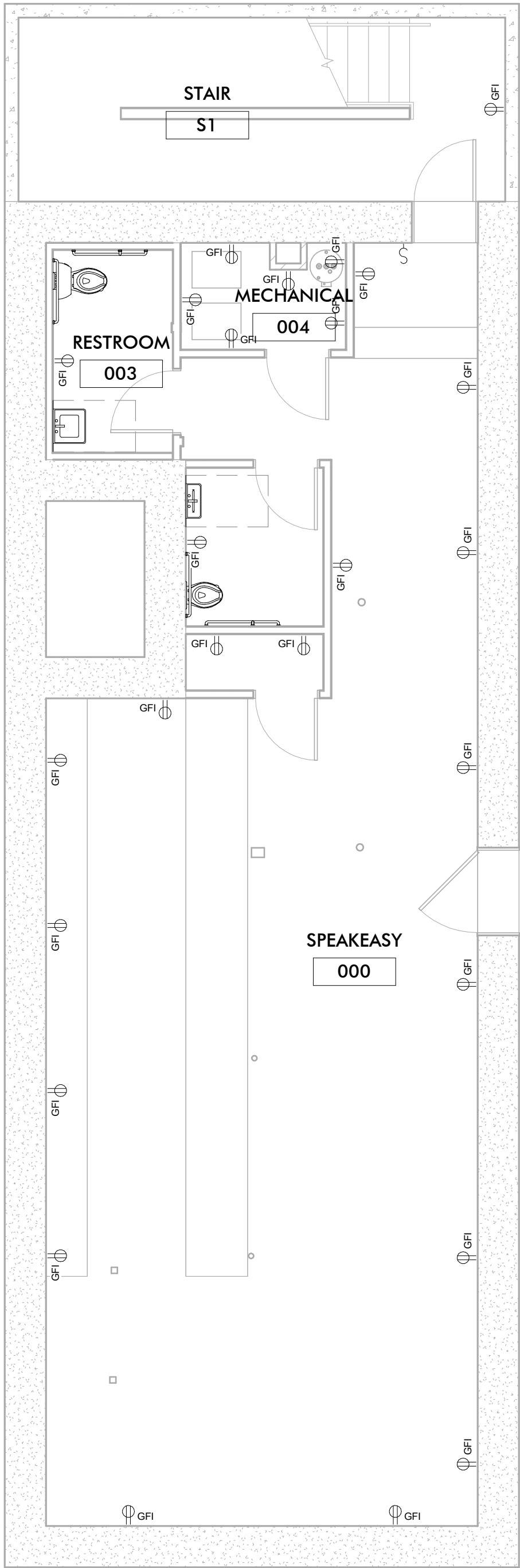
LIGHTING LEGEND

SYM	DESCRIPTION	HGT
1x4	1x4' CEILING LIGHTING FIXTURE	
EM	WALL MOUNTED EMERGENCY LIGHT	
○	CAN LIGHT	
HL	WALL MOUNTED LIGHT	
EXIT 1	EXIT, 1-WAY	
EXIT 2	EXIT, 2-WAY	
S	SWITCH, SINGLE POLE	48"
S3	SWITCH, 3-WAY	48"
S4	SWITCH, 4-WAY	48"
SOP	SWITCH, OCCUPANCY SENSOR	48"
SD	SWITCH, DIMMER	48"

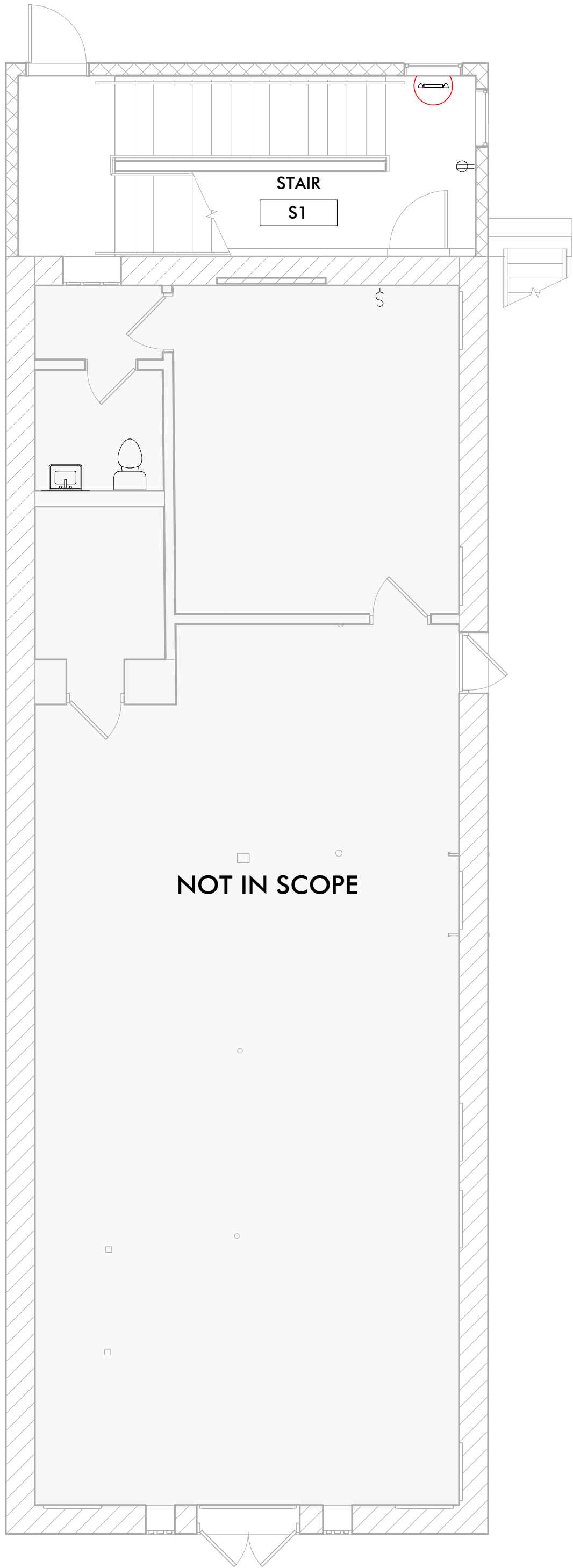
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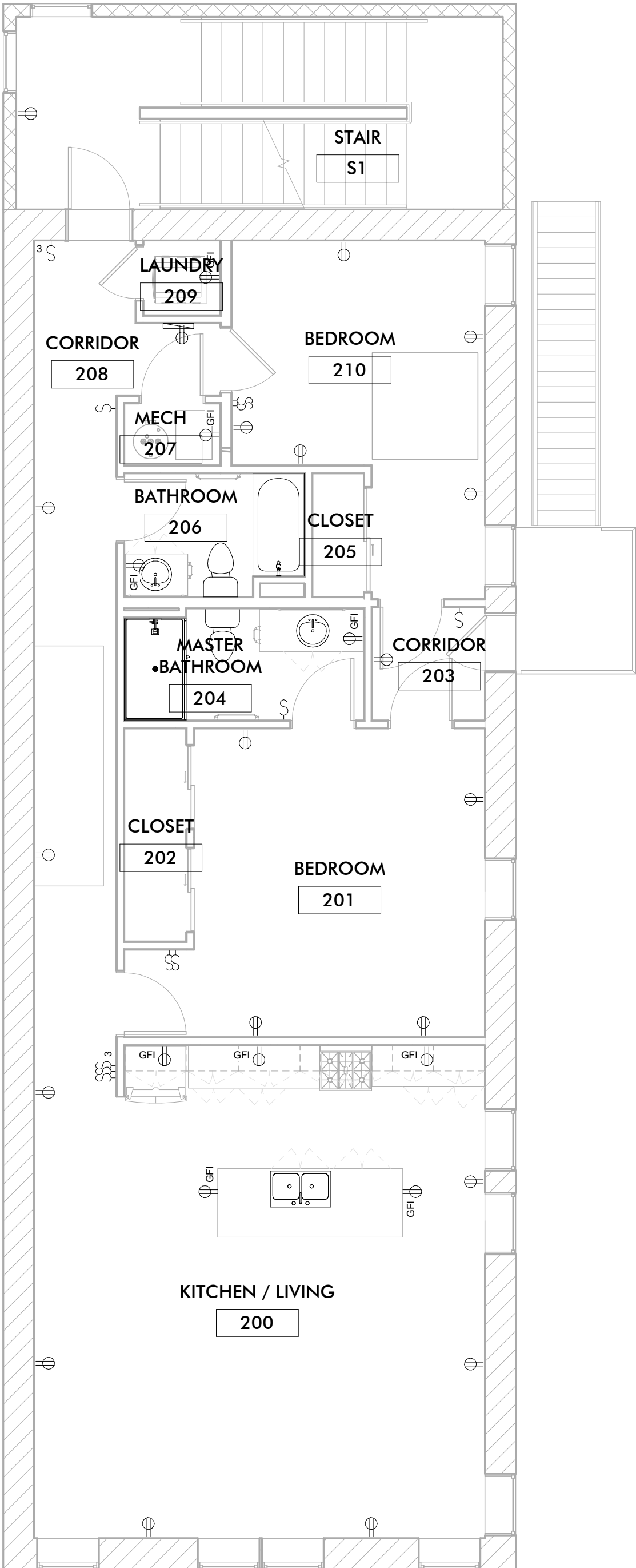
0 BASEMENT ELECTRICAL PLAN
3/16" = 1'-0"



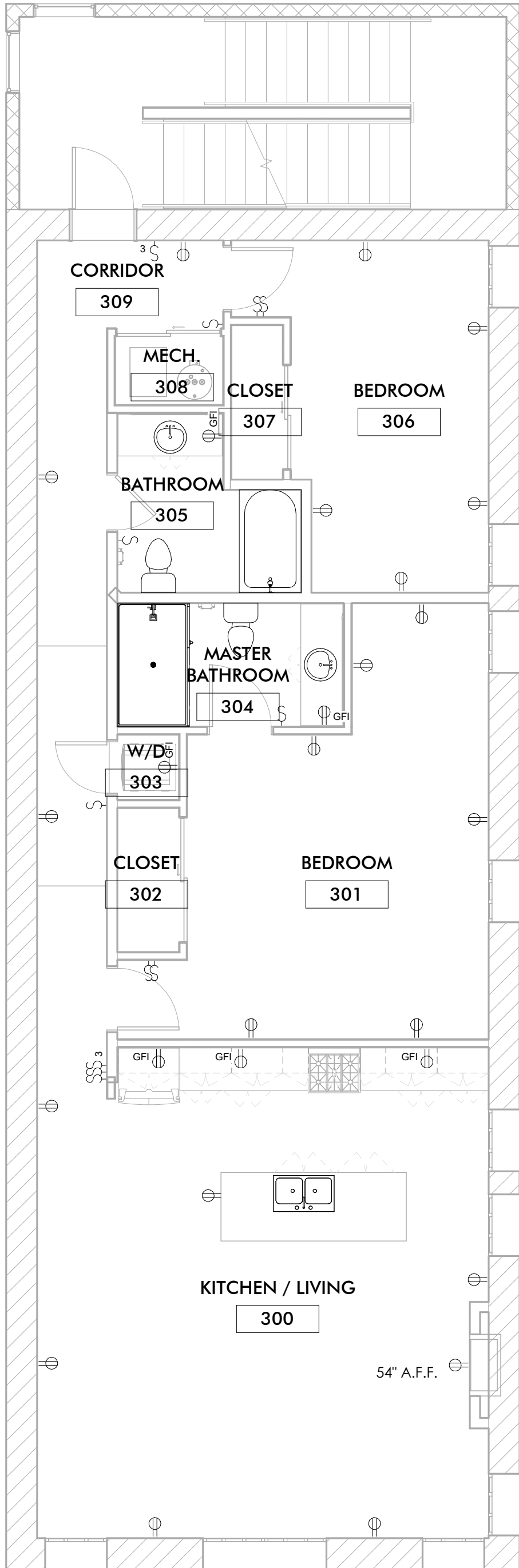
1 FIRST FLOOR ELECTRICAL PLAN
3/16" = 1'-0"



2 SECOND FLOOR ELECTRICAL PLAN
3/16" = 1'-0"



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



ELECTRICAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRIC CODE AND ALL AUTHORITIES HAVING JURISDICTION.
- ELECTRICAL CONTRACTOR TO SECURE AND PAY FOR ALL PERMITS AND FEES.
- ELECTRICAL CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES FOR INSTALLATION OF ALL EQUIPMENT. INSTALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS.
- ALL WIRING SHALL BE COPPER NO. 12 AWG MINIMUM SIZE, TYPE THNN/THXX INSULATION.
- ALL WIRING SHALL BE INSTALLED IN A METALLIC CONDUIT SYSTEM. RUN ALL NEW CONDUIT CONCEALED IN FINISHED AREAS.
- ALL RECEPTACLES SHALL BE 20 AMP, GROUNDING TYPE TO BE BLACK WITH STAINLESS COVER PLATES. PROVIDE GFCI TYPES WHERE SHOWN AND ANYWHERE WITHIN SIX FEET OF A PLUMBING FIXTURE. VERIFY AND COORDINATE ALL POWER OUTLETS TYPES AND LOCATIONS WITH OWNER PRIOR TO INSTALLATIONS.
- ALL LIGHT SWITCHES SHALL BE SILENT TYPE, 20 AMP., TO BE BLACK WITH STAINLESS COVER PLATES.
- MAXIMUM LOAD FOR A 20 AMP BREAKER SHALL BE 15 AMPS OR 1800 WATTS AT 120 V AC.
- PROVIDE NEW TYPED PANEL INDEXES ON ALL ELECTRICAL PANELS THAT WERE REVISED.
- LIGHTING SHOWN SCHEMATICALLY ON REFLECTED CEILING PLAN, CENTER LIGHTINGS IN ROOM UNLESS NOTED OTHERWISE.
- ELECTRICAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.
- GUARANTEE ELECTRICAL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE.
- 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.
- ELECTRICAL AND DATA OUTLETS ARE SHOWN SCHEMATICALLY IN NATURE. REVIEW FINAL PLACEMENT WITH OWNER BEFORE INSTALL.
- THE ELECTRICAL SYSTEM IS TO BE A DESIGN BUILD SYSTEM. IT IS TO BE DESIGNED, PROVIDED, AND INSTALLED BY A LICENSED ELECTRICAL CONTRACTOR OR ENGINEER IN THE STATE OF MICHIGAN. THE SYSTEM IS TO BE DESIGNED TO MEET ALL APPLICABLE MICHIGAN ELECTRICAL CODES IN FORCE AT THE TIME OF INSTALLATION AND INSPECTION. ANY ELECTRICAL SHOWN IS FOR REFERENCE ONLY AND HAS BEEN DESIGNED BY A LICENSED CONTRACTOR. THE ARCHITECT DOES NOT TAKE ANY LIABILITY FOR THESE SYSTEMS.

ELECTRICAL FIXTURES

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

TAG	SYMBOL	MANUFACTURER & DESCRIPTION	MODEL / COLOR
A			
B			
C			
D			
E			
F			
G			
H			

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ELECTRICAL PLANS

E101

PLUMBING ABBREVIATIONS

AFB	ABOVE FINISHED FLOOR	MH	MANHOLE
AFG	ABOVE FINISHED GRADE	MIN	MINIMUM
APD	AIR PRESSURE DROP	MTG	MOUNTING
BD	BALANCING DAMPER	MV	MANUAL AIR VENT
BF	BARRIER FREE	NC	NORMALLY CLOSED
BOD	BOTTOM OF DUCT ELEVATION	NFHW	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
EW	ELECTRIC WATER COOLER	SK	SINK
EWT	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	OUTSIDE STEM AND YOKE VALVE	
BALANCING VALVE		O2	OXYGEN
BUTTERFLY VALVE		PRESSURE GAUGE	
CALIBRATED BALANCING VALVE		PRESSURE REDUCING VALVE	
CAP		PRESSURE RELIEF VALVE	
CHECK VALVE		PRESSURE / TEMPERATURE TAPPING	
CHILLER RETURN		PHR	PRIMARY HEATING HOT WATER RETURN
CHILLER SUPPLY		PHS	PRIMARY HEATING HOT WATER SUPPLY
CHILLED WATER RETURN		PC	PUMPED CONDENSATE
CHILLED WATER SUPPLY		REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER	
COLD WATER (DOMESTIC)		SAN	SANITARY SEWER (ABOVE FLOOR)
COMPRESSED AIR		SAN	SANITARY SEWER (BELOW FLOOR)
CONDENSATE		SHUT-OFF VALVE	
CONDENSATE DRAIN		SMOKE DAMPER	
CONTROL VALVE		SOFT COLD WATER	
COOLING TOWER RETURN		SOFT HOT WATER	
COOLING TOWER SUPPLY		SOFT HOT WATER RETURN	
FIRE DAMPER (HORIZONTAL)		SPRING CHECK VALVE	
FIRE DAMPER (VERTICAL)		STEAM	
FIRE/SMOKE DAMPER		STEAM TRAP	
FIRE PROTECTION		STORM SEWER (ABOVE FLOOR)	
FLOW METER (PROBE TYPE)		STORM SEWER (OVERFLOW SYSTEM)	
FLOW METER (WAFFER TYPE)		ST	STORM (BELOW FLOOR)
FLOW SWITCH		STRAINER	
FOOTING DRAIN		TEMPERATURE SENSOR	
FUEL OIL RETURN		TEPID WATER	
FUEL OIL SUPPLY		TEPID WATER RETURN	
GAS		THERMOMETER	
GAS COCK		THERMOSTAT	
HEATING HOT WATER RETURN		THREE-WAY CONTROL VALVE	
HEATING HOT WATER SUPPLY		THROTTLING VALVE	
HEAT PUMP RETURN		TRIPLE DUTY VALVE (ANGLE)	
HEAT PUMP SUPPLY		TRIPLE DUTY VALVE (STRAIGHT)	
HOT WATER RETURN (DOMESTIC)		UNION	
HOT WATER SUPPLY (DOMESTIC)		VAC	VACUUM
HUMIDISTAT		VACUUM BREAKER	
MEDICAL AIR		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, 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

SK-2
KOHLER PROLOGUE K-31465-1-NA UNDERMOUNT DOUBLE-EQUAL KITCHEN SINK: 33" X 22" X 9". PROVIDE WITH KOHLER SIMPLACE SINGLE-HOLE KITCHEN SINK FAUCET WITH 1-6-5/8" PULL-DOWN SPOUT, DOCKNETIK MAGNETIC DOCKING SYSTEM, AND A 3-FUNCTION SPRAYHEAD; POOLISHED CHROME FINISH

SK-3
KOHLER KATHRYN K-2297-0 UNDERMOUNT BATHROOM SINK: 23-7/8" X 15-5/8" X 6-1/4" WHITE. PROVIDE WITH KOHLER KUMIN K-98827-4-CP POLISHED CHROME SINGLE-HANDLE BATHROOM SINK FAUCET

MB-1
MOP BASIN: ONE PIECE MOLDED IN STONE 10" HIGH 24" X 24" BASIN WITH 1" SHOULDERS AND TILING FLANGES AS REQUIRED. FURNISH WITH FACTORY INSTALLED STAINLESS STEEL 3" DRAIN BODY WITH REMOVABLE STAINLESS STEEL STRAINER; MUSTEE MODEL 63M DURASTONE OR EQUAL. FAUCET SHALL BE CHICAGO FAUCET MODEL 897-CRCF WITH INTEGRAL CHECK VALVES, ROUGH CHROME PLATED CAST BRASS COMBINATION SERVICE SINK FITTING WITH VACUUM BREAKER, 3/4" THREADED HOSE SPOUT, WALL BRACE, PAIL HOOK, ADJUSTABLE FLANGED FEMALE SUPPLY ARMS AND INTEGRAL STOPS. PROVIDE WITH MUSTEE MODEL 65.600 MOP HOLDER OR EQUAL AND WITH MUSTEE MODEL 65.700 HOSE AND SS HOSE HANGER BRACKET OR EQUAL

WATER HEATER WH-1
RHEEM 40 GALLON ELECTRIC OR GAS WATER HEATER - PROFESSIONAL PRESTIGE MODEL #PROPE40T2RH95EC2

WATER HEATER WH-2
RHEEM 20 GALLON ELECTRIC PROFESSIONAL CLASSIC SERIES; POINT-OF-USE MODEL #PROE201RHPOU

PLUMBING NOTES

- FITTINGS, TRIM, AND ACCESSORIES
- A. TOILET SEATS: ELONGATED, SOLID WHITE PLASTIC WITH MOLDED-IN BUMPERS, CLOSED BACK/OPEN FRONT, LESS COVER, AND HAVING BRASS CHECK HINGE.
 - B. 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.
 - C. TRAPS: BRASS, CHROME PLATED ADJUSTABLE "P" TRAP WITH CLEANOUT AND WASTE TO WALL WITH ESCUTCHEON.
 - D. 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.
 - E. 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.
 - F. 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
- A. 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.
 - B. COMPLY WITH THE INSTALLATION REQUIREMENTS OF REQUIRED CODES AND STANDARDS WITH RESPECT TO BARRIER-FREE PLUMBING FIXTURES. COORDINATE WITH GRAB BAR INSTALLATIONS.
 - C. INSTALL COUNTER TOP MOUNTED SINKS AS FAR FORWARD AS POSSIBLE WITHIN COUNTER TOP.
 - D. FASTEN PLUMBING FIXTURES SECURELY TO SUPPORTS OR BUILDING STRUCTURE. SECURE SUPPLIES BEHIND OR WITHIN WALL CONSTRUCTION TO PROVIDE RIGID INSTALLATION.
 - E. INSTALL A STOP VALVE IN AN ACCESSIBLE LOCATION IN THE WATER CONNECTION TO EACH FIXTURE.
 - F. INSTALL ESCUTCHEONS AT EACH WALL, FLOOR, AND CEILING PENETRATION IN EXPOSED FINISHED LOCATIONS AND WITHIN CABINETS AND MILLWORK.
 - G. SEAL FIXTURES TO WALLS AND FLOORS USING SILICONE SEALANT, MATCH SEALANT COLOR TO FIXTURE COLOR.
 - H. INSTALL FLUSH VALVES FOR WATER CLOSETS IN OFF-SET TYPE BARRIER-FREE STALLS WITH HANDLES ON WIDE SIDE OF STALL.
 - I. 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	MOUNTING HEIGHT
LAVATORY	31" FLOOR TO RIM
SINK	36" FLOOR TO RIM
BARRIER-FREE LAVATORIES AND SINK	REFER TO ARCH. DRAWINGS FOR EXACT LOCATION AND HEIGHTS (MAX 34" A.F.F. TO RIM)
BARRIER FREE WATER CLOSET	17" FLOOR TO TOP OF SEAT 27" FLOOR TO BOTTOM EDGE OF FRONT APRON
BARRIER FREE FLUSH VALVES	44" MAX HANDLE TO FLOOR
SHOWER HEAD	72" FLOOR TO HEAD
BARRIER FREE SHOWER CONTROLS	MIN. 38" ABOVE FLOOR, MAX 48" ABOVE FLOOR
BARRIER FREE SHOWER SPRAY UNIT	BOTTOM MAX 48" ABOVE FLOOR TOP MIN. 72" ABOVE FLOOR
SLIDE BAR	

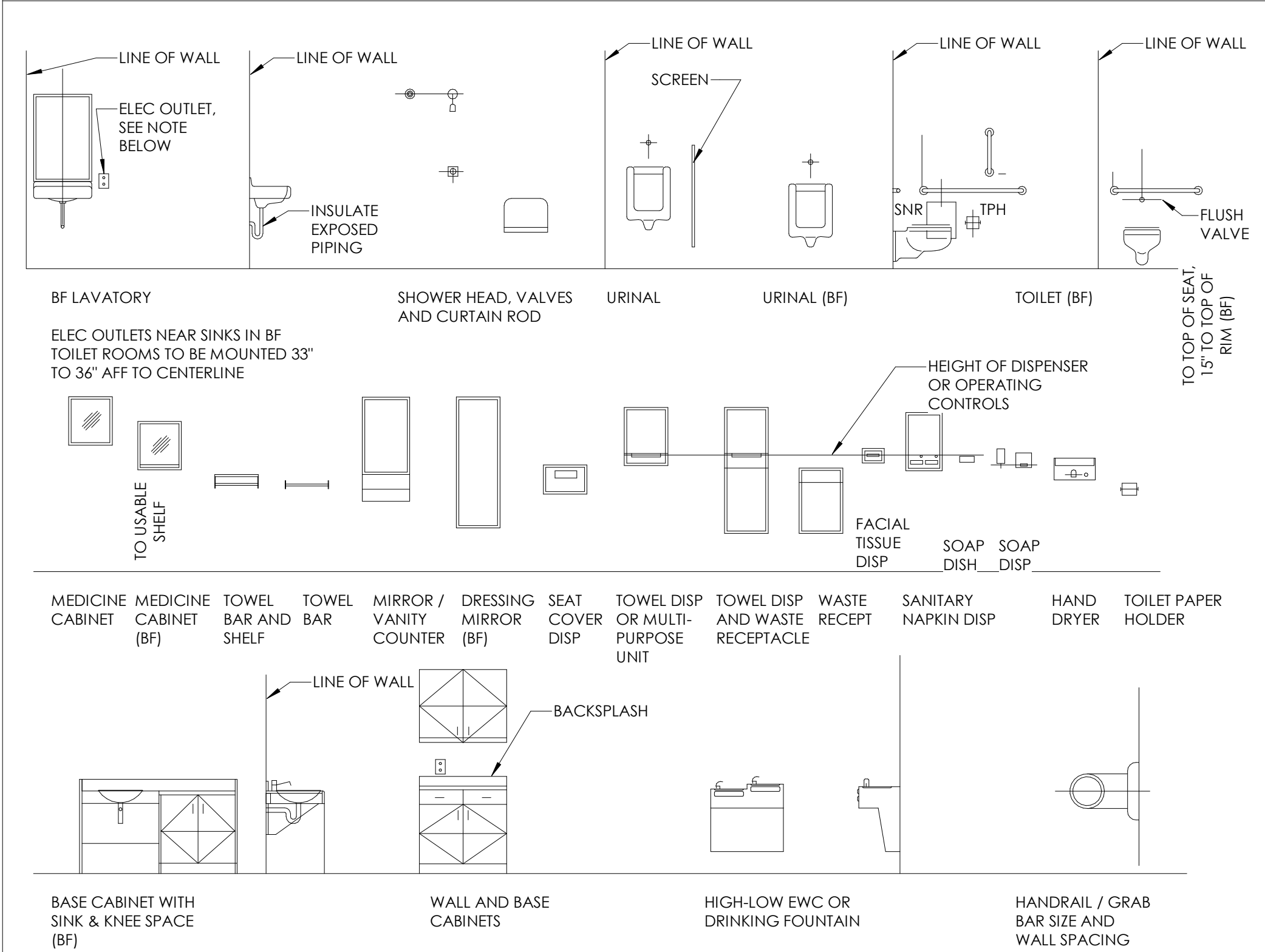
***SEE MOUNTING HEIGHTS + ABBREVIATIONS SHEET FOR VISUALS**

- PLUMBING SPECIALTIES
- A. CALIBRATED BALANCING VALVES: 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.
 - B. 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.
 - C. 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

- 1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, AND LAWS.
- 2. ARRANGE AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED.
- 3. ALL WORK SHALL BE PERFORMED TO FACILITATE EXPEDITIOUS PROGRESS ON THE WHOLE PROJECT. COORDINATE WORK WITH OTHER TRADES TO MINIMIZE AND RESOLVE POTENTIAL CONFLICTS.
- 4. COMPLETED SYSTEMS SHALL BE TESTED, BALANCED, AND GUARANTEED. PROVIDE REPORT TO A/E.
- 5. THE DRAWINGS ARE DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL PROVIDE FITTINGS, OFFSETS, ETC., AS NECESSARY TO PROVIDE COMPLETE SYSTEMS.
- 6. FURNISH AND INSTALL ALL VALVING FOR THE PROPER SECTIONALIZING AND OPERATION OF PIPING SYSTEMS. PROVIDE ACCESS PANELS AS REQUIRED FOR ACCESS TO VALVES.
- 7. ALL PIPES PASSING THROUGH FINISHED WALLS, PARTITIONS, AND FLOORS SHALL BE FITTED WITH ADJUSTABLE ESCUTCHEONS, AND APPROPRIATE FIRE STOPPING WHERE REQUIRED.
- 8. 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
- 9. WHERE FIXTURES ARE MOUNTED TO WALLS AND FLOORS, SEAL ALL INTERSECTIONS WITH DOW WHITE SILICONE CAULK.
- 10. 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.
- 11. FINAL LOCATION OF ALL CEILING FEATURES NEEDS TO BE COORDINATED WITH ALL TRADES.
- 12. PROVIDE APPROPRIATE FIRE STOPPING MATERIALS WHERE FIRE RATED ASSEMBLIES ARE PENETRATED.
- 13. ALL WORK AND MATERIALS SHALL BE GUARANTEED IN WRITING FOR ONE YEAR FROM PROJECT COMPLETION.
- 14. PROVIDE SHOP DRAWINGS FOR APPROVAL OF PLUMBING FIXTURES, ROOF TOP UNITS, GRILLES AND REGISTERS, FANS, WATER HEATERS, AND THERMOSTATS.
- 15. MECHANICAL CONTRACTOR TO FIELD VERIFY ALL SITE LOCATIONS.
- 16. SLOPE ALL NEW SANITARY PIPING A MIN. OF 1/8" PER FOOT.
- 17. 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.
- 18. PROVIDE DI-ELECTRIC FITTINGS WHERE DISSIMILAR METALS ARE CONNECTED.
- 19. SUPPLY ALL NECESSARY TRIM, P-TRAPS, AND ANGLE STOPS AT EACH PLUMBING FIXTURE.
- 20. 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.
- 21. INSULATE ALL COLD WATER LINES WITH 1" MINERAL FIBER INSULATION WITH VAPOR BARRIER. INSULATE ALL HOT WATER LINES WITH 1" FIBERGLASS.
- 22. 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.
- 23. PROVIDE SHUTOFF VALVES ON HOT & COLD WATER BRANCH PIPING TO ISOLATE BRANCH.
- 24. PROVIDE CLEAN OUTS INSIDE AND OUTSIDE THE BUILDING 100 FEET APART, AND AT LOCATIONS WHERE A CHANGE IN DIRECTION GREATER THAN 45 DEGREES OCCURS.
- 25. INSTALL EACH FIXTURE WITH TRAP, EASILY REMOVABLE FOR SERVICE AND CLEANING.
- 26. AT EACH BARRIER FREE WATER CLOSET WITH FLUSH VALVE, INSTALL THE HANDLE TOWARD THE "OPEN" SIDE OF THE WATER CLOSET STALL.
- 27. INSTALL POTABLE WATER PROTECTION DEVICES ON PLUMBING LINES WHERE CONTAMINATION OF DOMESTIC WATER MAY OCCUR. ON JANITOR ROOMS, FIRE SPRINKLER SYSTEMS, AND FLUSH VALVES.
- 28. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT.
- 29. FURNISH AND INSTALL WATER HAMMER ARRESTERS IN ACCORDANCE WITH PDI WH201.
- 30. 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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PROJECT NUMBER

2023.171

PLUMBING NOTES

P100

PROJECT NAME

117 EAST MICHIGAN AVE

PROJECT ADDRESS

117 E MICHIGAN AVE, MARSHALL, MI

CLIENT

117 W MICHIGAN LLC

ISSUE

CONSTRUCTION DOCUMENTS

REVISION

DRAWN BY

Author

DATE

2/18/2024 8:10:32 PM

SCALE

1/4" = 1'-0"

STAMP

PROJECT NUMBER

2023.171

PLUMBING NOTES

P100

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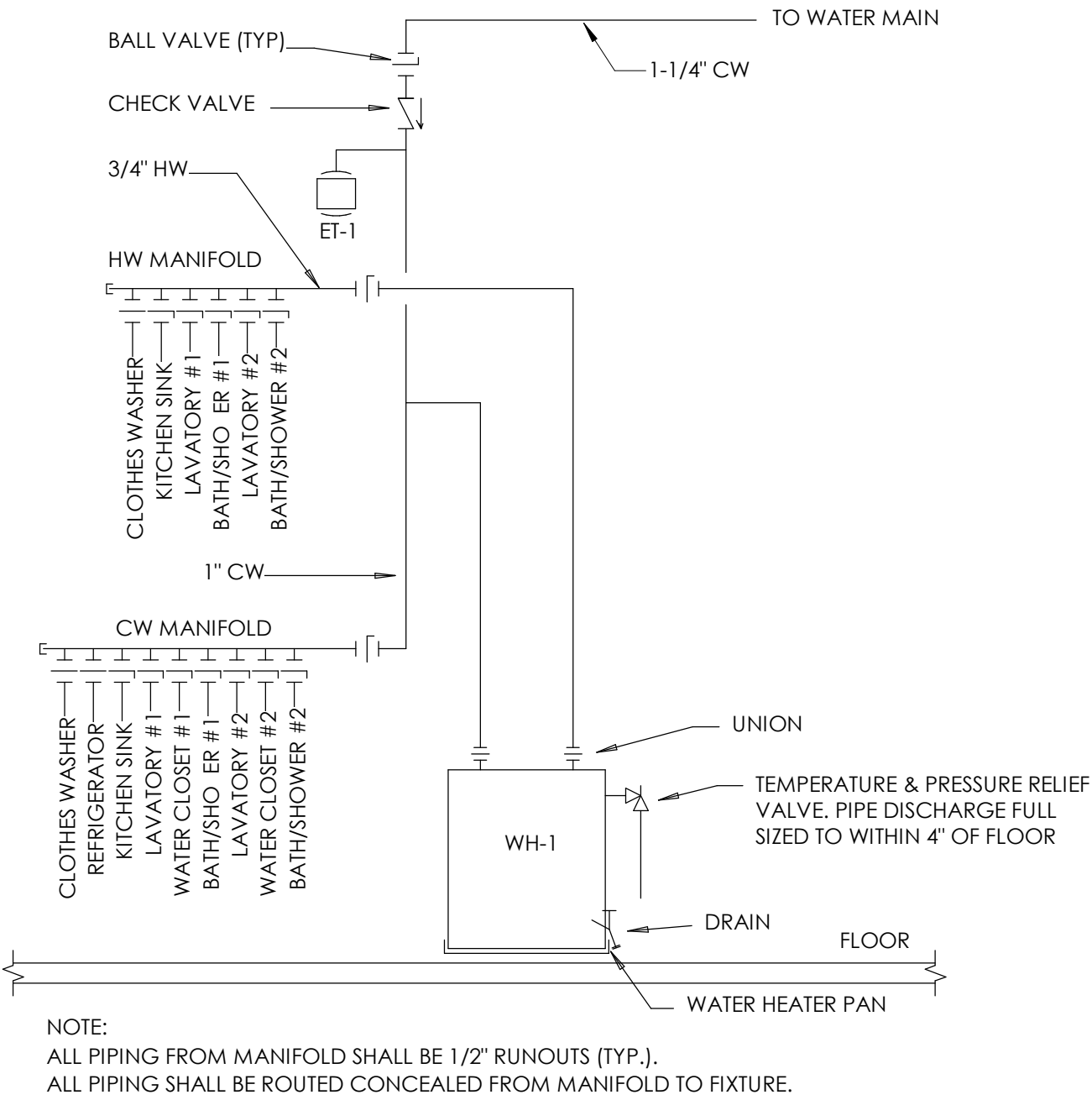
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PLUMBING GENERAL NOTES

- 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: THE LATEST ADOPTED MICHIGAN PLUMBING CODE, THE LOCAL FIRE MARSHALL, UNDERWRITERS LABORATORIES, IRI, FM, LOCAL HEALTH DEPARTMENT, OSHA, MIOSHA, 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.
- CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ALL FEES AS REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
- JOB SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL HAVE ON SITE A QUALIFIED FOREMAN OVERSEEING ALL ASPECTS OF THE CONSTRUCTION. ENGINEER AND ARCHITECT IS NOT RESPONSIBLE FOR JOB SITE SAFETY.
- ANY HOISTS, LIFTS, OR SPECIAL EQUIPMENT REQUIRED TO SAFELY COMPLETE THE PROJECT SHALL BE PROVIDED BY THE CONTRACTOR UNLESS SPECIFICALLY NOTED ON THE DRAWINGS.
- THE BID SHALL INCLUDE ALL LABOR AND MATERIALS ESSENTIAL TO PROVIDE A COMPLETE AND FUNCTIONING SYSTEM AS DESCRIBED IN THE CONTRACT DOCUMENTS. IN CASES OF DOUBT AS TO WORK INTENDED THE CONTRACTOR SHALL REQUEST SUPPLEMENTARY INFORMATION AT LEAST FIVE(S) 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.
- 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%.
- 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.
- 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.
- 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.
- ONE COPY OF SHOP DRAWINGS SHALL BE SUBMITTED DIGITALLY 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: FIXTURES, DRAINS AND ACCESSORIES.
- AT PROJECT COMPLETION PROVIDE TO THE BUILDING OWNER THREE(3) BOUND SETS TO INCLUDE ALL O&M MANUALS FOR EQUIPMENT INSTALLED AND COPIES OF ALL MANUFACTURER WARRANTIES. CONTRACTOR SHALL COMPLETE ANY WARRANTY REGISTRATION CARDS NECESSARY FOR MANUFACTURER WARRANTIES.
- CONTRACTOR SHALL PROVIDE A ONE(1) YEAR WARRANTY FOR ALL WORK PERFORMED. THIS INSTALLERS 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.
- 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.
- WORK SITE IS TO BE LEFT IN A NEAT AND ORDERLY CONDITION AT THE END OF EACH WORK SHIFT.
- CONTRACTOR SHALL COORDINATE WITH THE OWNER ANY OWNER FURNISHED EQUIPMENT. CONTRACTOR SHALL REMOVE ANY OWNER FURNISHED ITEMS WHEN DELIVERED TO THE JOB SITE AND SHALL BE RESPONSIBLE FOR THE ITEMS ONCE RECEIVED.
- 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.
- 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.
- 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.
- 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.
- ALL PIPING THAT PENETRATES CONCRETE 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.
- PROVIDE ALL PIPING OFF-SETS AS REQUIRED FOR COORDINATION WITH STRUCTURE, DUCTWORK, CONDUITS, ETC.
- ALL PIPING AND VALVES SHALL BE LABELED WITH ENGRAVED TAGS OR PLACARDS WITH LETTERING ONE INCH(1") TALL (MINIMUM).
- USE ECCENTRIC REDUCING FITTINGS OR COUPLINGS WHERE REQUIRED TO PREVENT THE POCKETING OF LIQUIDS.
- VERIFY EXACT ROUGH-IN AND FINAL EQUIPMENT REQUIREMENTS IN FIELD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL CONNECTIONS TO PLUMBING FIXTURES. THIS INCLUDES, BUT NOT LIMITED TO FURNISHINGS AND INSTALLING ALL TRAPS, DRAINS AND SUPPLIES WITH STOPS.
- THE CONTRACTOR SHALL VERIFY THAT ALL PIPING, AS SHOWN ON THESE DRAWINGS WILL NOT CONFLICT WITH ANY DRAINS, SCUTTLES, JOINTS VENTS, EQUIPMENT, ETC.
- COORDINATE ROUTING AND LOCATIONS OF WASTE AND VENT PIPING WITH ALL OTHER TRADES.
- THE PLUMBING CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND OTHER TRADES, FOR ALL REQUIRED OPENINGS AND EXCAVATIONS.
- ALL ITEMS PROJECTING THROUGH ROOFS SHALL BE FLASHED, A MINIMUM OF 12" ABOVE THE ROOF. ALL VENTS SHALL BE A MINIMUM OF 10' FROM ANY OUTSIDE AIR INTAKE
- INSULATE HOT WATER AND WASTE PIPING UNDER LAVATORIES.
- PIPE INSULATION SHALL BE PER ASHRAE 90.1-2013. MINIMUM 1" FIBERGLASS INSULATION (2LB, FIRE/SMOKE 25/50) ON ALL DOMESTIC COLD WATER PIPING. 1" INSULATION ON DOMESTIC HOT WATER PIPING FOR PIPING BELOW 1 1/2" IN SIZE AND 1.5" INSULATION FOR DOMESTIC HOT WATER PIPING FROM 1 1/2" TO 4" PIPING SIZE.
- STORM PIPE INSULATION SHALL BE MINIMUM 1" FIBERGLASS INSULATION (2LB, FIRE/SMOKE 25/50) ON THE FOLLOWING: INTERIOR ABOVE-GROUND STORM WATER PIPING, VERTICAL UP TO ROOF DRAINS AND OVERFLOW ROOF DRAINS, INCLUDING DRAIN BODY, SUMP RECEIVER PANS, AND ALL HORIZONTAL RUNS.
- PROVIDE STOPS AND SHOCK ABSORBERS AT EACH FIXTURE GROUP.
- PROVIDE VACUUM BREAKERS AT FIXTURES WITH HOSE THREAD CONNECTIONS AND APPLIANCES WITH DIRECT CONNECTIONS TO DOMESTIC WATER.
- LAVATORY FAUCETS SHALL LIMIT HOT WATER FLOW TO 0.5 GPM AND HOT WATER TEMPERATURE TO 110°F PROVIDE SELF-CLOSING VALVES W/ SHUTOFF.
- PROVIDE TRAP SEAL ON ALL AREA FLOOR DRAINS SUBJECT TO EVAPORATION, (SURE SEAL INLINE FLOOR DRAIN TRAP SEALER, MODEL SS3000)
- DOMESTIC WATER LINES SHALL BE RUN IN ASTM B 88, TYPE L, DRAWN COPPER TUBE WITH ANSI B16.22 WROUGHT COPPER FITTINGS, ASME B16.18 UNIONS SUITABLE FOR SYSTEM FLUID TYPE, PRESSURE AND TEMPERATURE AND ASTM B 32, No-leak SOLDER JOINTS FOR PIPE SIZES 2 INCHES AND SMALLER, ABOVE GROUND, WITHIN BUILDING. FOR SIZES 2 1/2 INCHES AND LARGER TYPE L COPPER WITH SOLDERED OR MECHANICAL JOINT FITTINGS, ABOVE GROUND, WITHIN BUILDING.

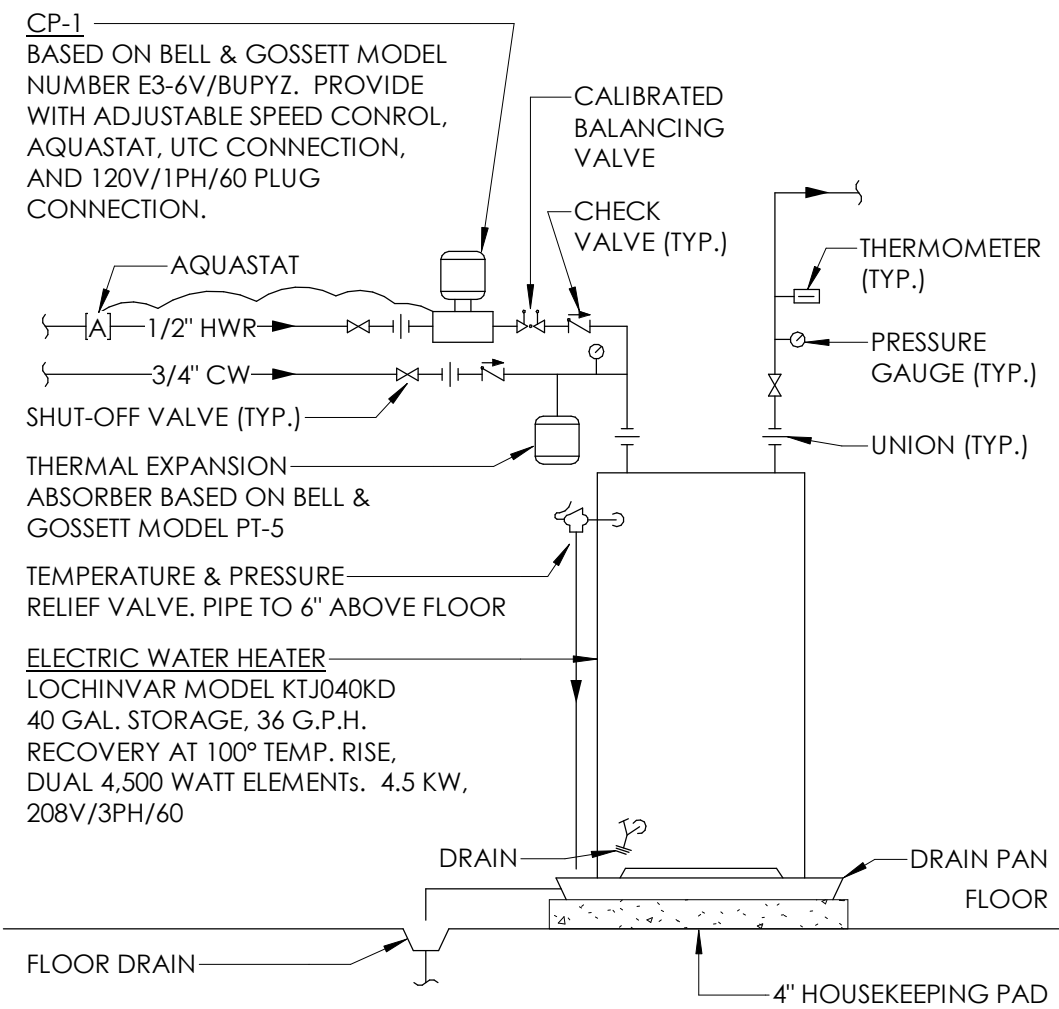
PLUMBING GENERAL NOTES (CONT.)

- DRAINAGE AND VENT PIPE APPLICATIONS - ABOVE AND BELOW GROUND, WITHIN BUILDING: SCHEDULE 40 PVC TYPE DWV PLASTIC PIPE AND FITTINGS. JOINING AND INSTALLATION OF PVC DWV DRAINAGE PIPE AND FITTINGS SHALL CONFORM TO ASTM D 2855 AND ASTM F 402.
- 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.
- SET MOP BASINS IN A LEVELING BED OF CEMENT GROUT.
- 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.
- SHOWER CONTROLS FOR INDIVIDUAL BARRIER-FREE SHOWERS SHALL BE LOCATED ON SAME WALL AS SHOWERHEAD SUPPORT BAR.
- INSTALL THERMOSTATIC MIXING VALVE FOR INDIVIDUAL LAVS OR SINKS BENEATH FIXTURE, IN A VISUALLY CONCEALED LOCATION.
- DOMESTIC WATER PIPING APPLICATIONS: INSTALL TYPE L, DRAWN COPPER TUBE WITH WROUGHT COPPER FITTINGS AND SOLDER JOINTS FOR ALL PIPE SIZES, ABOVE GROUND WITHIN BUILDING.
- MAKE CHANGES IN DIRECTION FOR DRAINAGE AND VENT PIPING USING APPROPRIATE 45 DEGREE WYES, HALF-WYES, OR LONG SWEEP QUARTER, SIXTH, EIGHTH, OR SIXTEENTH BENDS. SANITARY TEES OR SHORT QUARTER BENDS MAY BE USED ON VERTICAL STACKS OF DRAINAGE LINES WHERE THE CHANGE IN DIRECTION OF FLOW IS FROM HORIZONTAL TO VERTICAL EXCEPT USE LONG-TURN TEES, WHERE TWO CROSSES MAY BE USED ON VENT LINES, NO CHANGE IN DIRECTION OF FLOW IS GREATER THAN 90 DEGREES SHALL BE MADE. WHERE DIFFERENT SIZES OF DRAINAGE PIPES AND FITTINGS ARE CONNECTED, USE PROPER SIZE, STANDARD INCREASERS AND REDUCERS. REDUCTION OF THE SIZE OF DRAINAGE PIPING IN THE DIRECTION OF FLOW IS PROHIBITED.
- INSTALL BUILDING DRAIN PITCHED DOWN AT MINIMUM SLOPE OF 1/4" INCH PER FOOT (2 PERCENT) FOR PIPING 2 1/2" INCH AND SMALLER, 1/8" INCH PER FOOT (1 PERCENT) FOR PIPING 3 INCH TO 6 INCH, AND 1/16" INCH PER FOOT, (1/2 PERCENT) FOR PIPING 8 INCH AND LARGER.
- REFER TO SECTION 306 OF THE LATEST ADOPTED MICHIGAN PLUMBING CODE FOR TRENCHING, EXCAVATION AND BACKFILL OF UNDERGROUND PIPING.
- REFER TO SECTION 312 OF THE LATEST ADOPTED MICHIGAN PLUMBING CODE FOR TESTING OF UNDERGROUND PIPING.
- CLEANOUTS ON 6" AND SMALLER PIPES SHALL BE PROVIDED WITH A CLEARANCE OF NOT LESS THAN 1'-6" FOR RODDING.
- AIR ADMITTANCE VALVE TO BE INSTALLED PER SECTION 917 OF THE LATEST ADOPTED MICHIGAN PLUMBING CODE.
- PROVIDE PROTECTION FOR POTABLE WATER SUPPLY PER MICHIGAN PLUMBING CODE SECTION 608.
- SANITARY PIPE APPLICATIONS:
 - DRAINAGE AND VENT PIPE APPLICATIONS - ABOVE GROUND, WITHIN BUILDING: INSTALL PVC TYPE DWV PLASTIC PIPE AND FITTINGS OR HUBLESS CAST-IRON SOIL PIPE AND FITTINGS WITH GASKETED JOINTS.
 - DRAINAGE AND VENT PIPE APPLICATIONS - BELOW GROUND, WITHIN BUILDING: INSTALL PVC TYPE DWV PLASTIC PIPE AND FITTINGS OR HUBLESS CAST-IRON SOIL PIPE AND FITTINGS WITH GASKETED JOINTS.

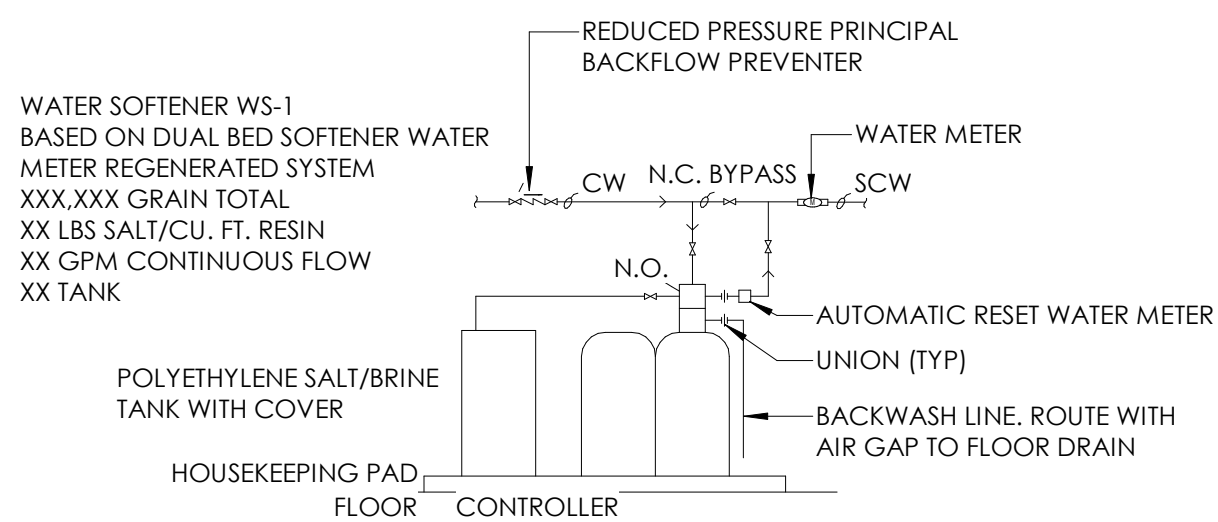


2 BATH WATER HEATER AND MANIFOLD DETAIL
NOT TO SCALE

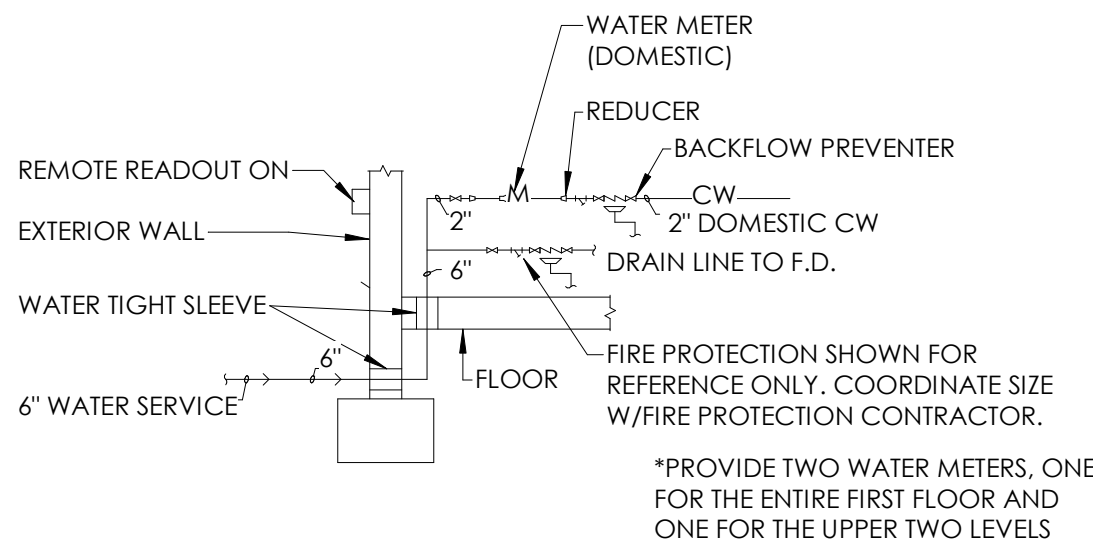
1
P101
WATER HEATER - 20 GAL
NTS



2
P101
WATER HEATER - 40 GAL. ELEC.
NTS



3
P101
WATER SOFTENER DETAIL
NTS



4
P101
WATER SERVICE DETAIL - 2 METERS
NTS



PLUMBING NOTES

WATER HEATER WH-2
RHEEM 20 GALLON ELECTRIC PROFESSIONAL CLASSIC SERIES: POINT-OF-USE MODEL
#PROE201RHPOU

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, AND LAWS.
2. ARRANGE AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED.
3. ALL WORK SHALL BE PERFORMED TO FACILITATE EXPEDITIOUS PROGRESS ON THE WHOLE PROJECT. COORDINATE WORK WITH OTHER TRADES TO MINIMIZE AND RESOLVE POTENTIAL CONFLICTS.
4. COMPLETED SYSTEMS SHALL BE TESTED, BALANCED, AND GUARANTEED. PROVIDE REPORT TO A/E.
5. THE DRAWINGS ARE DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL PROVIDE FITTINGS, OFFSETS, ETC., AS NECESSARY TO PROVIDE COMPLETE SYSTEMS.
6. FURNISH AND INSTALL ALL VALVING FOR THE PROPER SECTIONALIZING AND OPERATION OF PIPING SYSTEMS. PROVIDE ACCESS PANELS AS REQUIRED FOR ACCESS TO VALVES.
7. ALL PIPES PASSING THROUGH FINISHED WALLS, PARTITIONS, AND FLOORS SHALL BE FITTED WITH ADJUSTABLE ESCUTCHEONS, AND APPROPRIATE FIRE STOPPING WHERE REQUIRED.
8. 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
9. WHERE FIXTURES ARE MOUNTED TO WALLS AND FLOORS, SEAL ALL INTERSECTIONS WITH DOW WHITE SILICONE CAULK.
10. 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.
11. FINAL LOCATION OF ALL CEILING FEATURES NEEDS TO BE COORDINATED WITH ALL TRADES.
12. PROVIDE APPROPRIATE FIRE STOPPING MATERIALS WHERE FIRE RATED ASSEMBLIES ARE PENETRATED.
13. ALL WORK AND MATERIALS SHALL BE GUARANTEED IN WRITING FOR ONE YEAR FROM PROJECT COMPLETION.
14. PROVIDE SHOP DRAWINGS FOR APPROVAL OF PLUMBING FIXTURES, ROOF TOP UNITS, GRILLES AND REGISTERS, FANS, WATER HEATERS, AND THERMOSTATS.
15. MECHANICAL CONTRACTOR TO FIELD VERIFY ALL SITE LOCATIONS.
16. SLOPE ALL NEW SANITARY PIPING A MIN. OF 1/8" PER FOOT.
17. 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.
18. PROVIDE DI-ELECTRIC FITTINGS WHERE DISSIMILAR METALS ARE CONNECTED.
19. SUPPLY ALL NECESSARY TRIM, P-TRAPS, AND ANGLE STOPS AT EACH PLUMBING FIXTURE.
20. DISTRIBUTE HOT & COLD WATER PIPING IN TYPE "L" HARD DRAWN COPPER TUBING, ASTM 8 88, TO MEET MINIMUM CONNECTION SIZE REQUIREMENTS AS SHOWN ON THE PLUMBING FIXTURE CONNECTION SCHEDULE.
21. INSULATE ALL COLD WATER LINES WITH 1" MINERAL FIBER INSULATION WITH VAPOR BARRIER. INSULATE ALL HOT WATER LINES WITH 1" FIBERGLASS.
22. 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.
23. PROVIDE SHUTOFF VALVES ON HOT & COLD WATER BRANCH PIPING TO ISOLATE BRANCH.
24. PROVIDE CLEAN OUTS INSIDE AND OUTSIDE THE BUILDING 100 FEET APART, AND AT LOCATIONS WHERE A CHANGE IN DIRECTION GREATER THAN 45 DEGREES OCCURS.
25. INSTALL EACH FLOOR WITH TRAP. EASILY REMOVABLE FOR SERVICE AND CLEANING.
26. AT EACH BARRIER FREE WATER CLOSET WITH FLUSH VALVE, INSTALL THE HANDLE TOWARD THE "OPEN" SIDE OF THE WATER CLOSET STALL.
27. INSTALL POTABLE WATER PROTECTION DEVICES ON PLUMBING LINES WHERE CONTAMINATION OF DOMESTIC WATER MAY OCCUR, ON JANITOR ROOMS, FIRE SPRINKLER SYSTEMS, AND FLUSH VALVES.
28. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT.
29. FURNISH AND INSTALL WATER HAMMER ARRESTERS IN ACCORDANCE WITH PDI WH201.
30. LAY OUT PLUMBING WORK TO AVOID CONFLICTS WITH OTHER BUILDING COMPONENTS. ESTABLISH ELEVATION OF PUBLIC SEWER SYSTEM.

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PROJECT NAME	117 EAST MICHIGAN AVE
PROJECT ADDRESS	117 E MICHIGAN AVE, MARSHALL, MI
CLIENT	117 W MICHIGAN LLC

ISSUE

CONSTRUCTION DOCUMENTS

REVISION

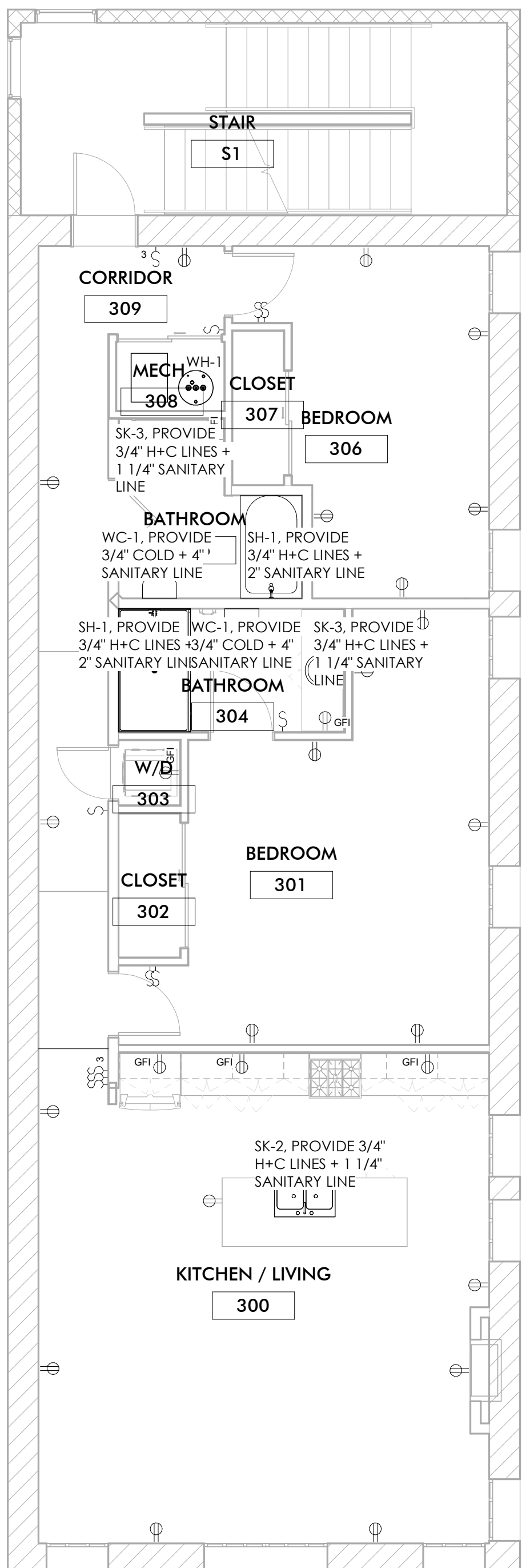
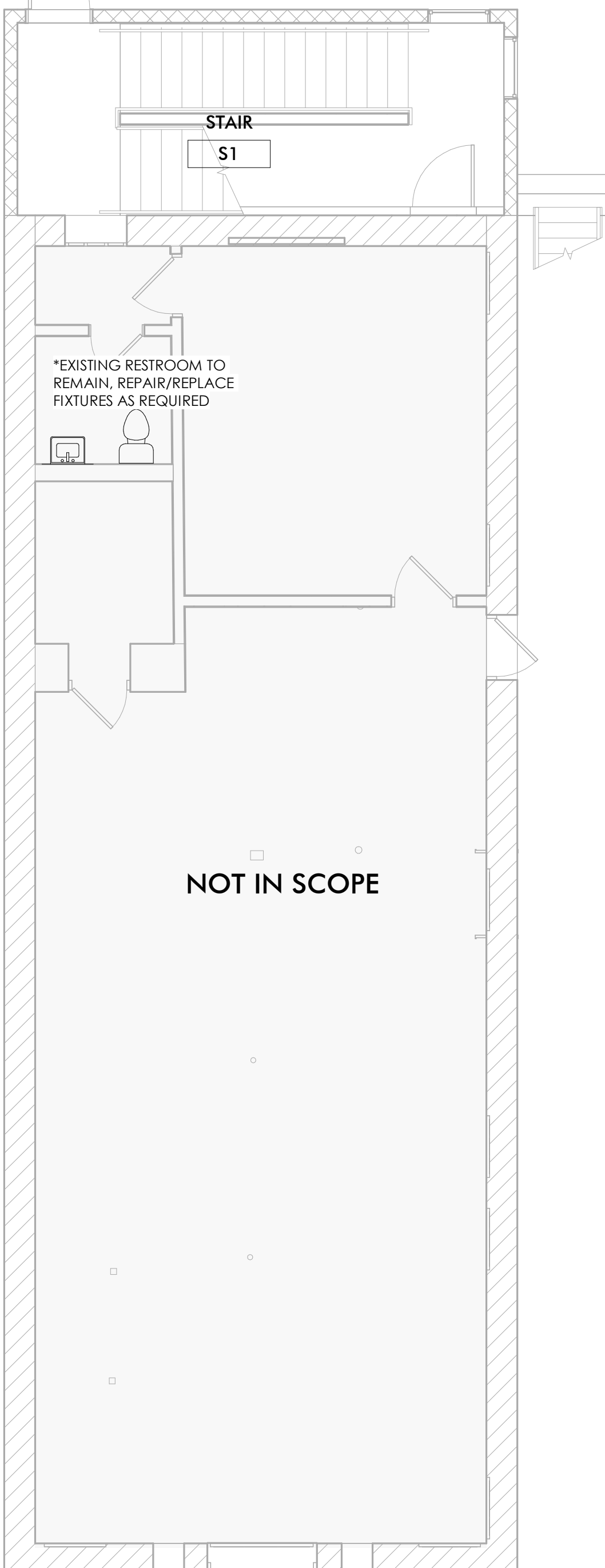
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PROJECT NUMBER
2023.171

PLUMBING PLANS

D1.02

P1 02



 **3 THIRD FLOOR PLUMBING PLAN**
P102 3/16" = 1'-0"

FIRE SUPPRESSION NOTES

1. FIRE SUPPRESSION PROVIDER TO PROVIDE A COMPLETELY SPRINKLED BUILDING (LIGHT HAZARD). THE FIRE SUPPRESSION SYSTEM IS TO BE DESIGNED PER THE FP #13, STATE FIRE MARSHAL, AND REQUIREMENTS OF THE LOCAL JURISDICTION.
2. THE REVISED SYSTEM IS TO REMAIN A WET SYSTEM.
3. SPRINKLER HEADS TO BE QUICK RESPONSE.
4. ALL SPRINKLER HEADS TO BE CONCEALED WITH CHROME COVER PLANTS, 155 DEGREES, 1/2" ORIFICE.
5. EXPOSED AREAS ARE TO HAVE BRASS UPRIGHT HEADS.
6. EXISTING CONDITIONS TO BE FIELD VERIFIED.
7. COORDINATE FIRE SUPPRESSION LINES WITH LIGHTS, DUCTS, CEILINGS, BULKHEADS, ETC.
8. REVIEW FIRE PROTECTION REQUIREMENTS WITH INSURANCE COMPANY.
9. THROUGH THE PERMITTING PROCESS THE FIRE SUPPRESSION SYSTEM WILL BE INSPECTED AND APPROVED BY THE FIRE MARSHAL PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
10. SHOP DRAWINGS ARE TO BE PROVIDED TO THE ARCHITECT AND LOCAL JURISDICTION FOR REVIEW BEFORE PURCHASING AND INSTALLING EQUIPMENT.

FIRE SUPPRESSION/ALARM LEGEND

SYM	DESCRIPTION	HEIGHT
DD	DUCT TYPE SMOKE DETECTOR	
T	DUCT DETECTOR TEST STATION	48"
V	FIRE ALARM AUDIO/VISUAL	84"
F	FIRE ALARM BELL	84"
F	FIRE ALARM PULL STATION	48"
V	FIRE ALARM VISUAL DEVICE	84"
FS	FLOW SWITCH	
HD	HEAT DETECTOR	
S	SMOKE DETECTOR	
TS	TAMPER SWITCH	
FE	FIRE EXTINGUISHER	
	FIRE SUPPRESSION AREA	

MOUNTING HEIGHTS ARE AS GIVEN UNLESS NOTED OTHERWISE ON THE PLANS.

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PROJECT NAME
117 EAST MICHIGAN AVE
PROJECT ADDRESS
117 E MICHIGAN AVE, MARSHALL, MI
CLIENT
117 W MICHIGAN LLC

ISSUE
CONSTRUCTION DOCUMENTS

REVISION

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PROJECT NUMBER
2023.171
FIRE SUPPRESSION AND ALARM PLAN
AND NOTES

FP101



0 BASEMENT FIRE SUPPRESSION PLAN
3/16" = 1'-0"

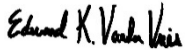
1 FIRST FLOOR FIRE SUPPRESSION
3/16" = 1'-0"

2 SECOND FLOOR FIRE SUPPRESSION PLAN
3/16" = 1'-0"

3 THIRD FLOOR FIRE SUPPRESSION PLAN
3/16" = 1'-0"

Statement of Obsolescence from Assessor

The building located at 117 E Michigan Ave, Marshall MI that is the subject of this request is a typical, three-story, downtown building constructed around 1900. The first floor of the building is being used as commercial retail space. The second and third floors have been apartments but are currently unusable. After a review of the property on March 15, 2024, the obsolescence is evident in the lack of modern electrical, plumbing, and mechanical systems as well as the poor condition of the walls, floors, and ceilings. The windows and doors are also very old and inefficient by today's standards. Complete rehabilitation would be required of the second and third floors to make them habitable.



Edward VanderVries, MMAO IV
Assessor, City of Marshall

March 17, 2024

Date

ITEM: 12.B

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Eric Zuzga, Director of Community Services
DATE: June 17, 2024
SUBJECT: **SECTION 3.1.10 B-4 REGIONAL COMMERCIAL
DISTRICT & SECTION 3.1.11 FREEWAY
SERVICES DISTRICT ZONING ORDINANCE AMENDMENTS -
INTRODUCTION & SET PUBLIC HEARING**

The Planning Commission has discussed potential improvements to the B-4 and FS Zoning District height maximums as well as the addition of financial institutions with a drive-through to the B-4 Zoning District. The change in the ordinance regarding heights will allow buildings in the B-4 or FS zoning districts to be up to 60' in height as long as they are at least 500' away from a residential zoned property.

The addition of drive-throughs will fix an issue that resulted in two use variances being required to allow this use in the B-4 district. There were already two existing banks with a drive through in the B-4 District and the Planning Commission and ZBA felt that this change should be made to the ordinance to be fair and equitable to other properties in the zoning district.

At its June 12th meeting, the Planning Commission held a public hearing regarding this change in the ordinance and recommended that Council approve the change in the zoning ordinance. Council will need to schedule a public hearing to consider these proposed changes to the B-4 and FS zoning districts.

BUDGET IMPACT:
No budget impact.

RECOMMENDATION:
Introduce Ordinance 2024-08, an Ordinance to Amend City of Marshall Zoning Code, Chapter 3.0 Zoning Districts, Section 3.1.10, B-4 Regional Commercial District and Section 3.1.11, Freeway Services District, Publish a Summary in the local newspaper, and Schedule a Public Hearing for July 15, 2024.

**CITY OF MARSHALL
ORDINANCE #2024-08**

AN ORDINANCE TO AMEND CITY OF MARSHALL ZONING CODE, CHAPTER 3.0 ZONING DISTRICTS, SECTION 3.1.10, B-4 REGIONAL COMMERCIAL DISTRICT AND SECTION 3.1.11, FREEWAY SERVICES DISTRICT, TO REPEAL ANY ORDINANCES IN CONFLICT THEREOF, AND TO PROVIDE AN EFFECTIVE DATE HEREOF.

THE CITY OF MARSHALL, MICHIGAN ORDAINS:

Section 1. Title and Purpose. This Ordinance shall be titled as the “Zoning Ordinance Amendments, Chapter 3.0, B-4 Regional Commercial District and FS Freeway Service District.”

The purpose of this ordinance is to amend the City of Marshall Zoning Ordinance, Chapter 3.0, Section 3.1.10, to add to Special Land Uses Banks to allow for financial institutions with accessory drive-through facilities and to amend subsection D Development Standards - Building Height 35 ft. or 60 ft. if greater than 500 ft from R-1, R-2, or R-3 Zoned parcels; and further to amend Section 3.1.11 “FS Freeway Service District”, subsection D Development Standards - Building Height Building Height 35 ft. or 60 ft. if greater than 500 ft from R-1, R-2, or R-3 Zoned parcels.

Section 2. Amendment to Chapter 3.0 Zoning Districts. That **Chapter 3.0, Zoning Districts** of the Marshall City Zoning Code, Section 3.1.10 “B-4 Regional Commercial District”, is hereby amended to add the following to subsection “C Special Land Uses”:

x. Banks and financial institutions with accessory drive-through facilities

Section 3. Amendment to Chapter 3.0 Zoning Districts. That **Chapter 3.0, Zoning Districts** of the Marshall City Zoning Code, Section 3.1.10 “B-4 Regional Commercial District”, subsection “D Development Standards” - Building Height is hereby amended as follows:

**Building Height: 35 ft. or 60 ft if greater than 500 ft from R-1, R-2, or R-3
Zoned parcels**

Section 4. Amendment to Chapter 3.0 Zoning Districts. That **Chapter 3.0, Zoning Districts** of the Marshall City Zoning Code, Section 3.1.11 “FS Freeway Service District”, subsection “D Development Standards” - Building Height is hereby amended as follows:

**Building Height: 35 ft. or 60 ft if greater than 500 ft from R-1, R-2, or R-3
Zoned parcels**

Section 5. Severability. It is the legislative intent of the City adopting this Ordinance that all provisions hereof shall be liberally construed to protect the public health, safety, and general welfare of the inhabitants of the City and all other persons affected by this Ordinance. Consequently, should any provision of this Ordinance be held to be unconstitutional, invalid or of no effect, such holding shall not be construed as affecting the validity of any of the remaining provisions of this Ordinance or Zoning Code, it being the intent of the City Council that this Ordinance shall stand and remain in effect, notwithstanding the invalidity of any provision hereof.

Section 6. Savings Clause. Except as specifically amended herein, all other provisions of the Marshall Zoning Ordinance shall remain in full force and effect.

Section 7. Conflicting Ordinance and Code Provisions Repealed. Any Marshall Ordinance, parts of Ordinances, or any Marshall Code provision in conflict or inconsistent with any of the provisions of this Ordinance shall be and is hereby repealed.

Section 8. Publication. This Ordinance shall be published in a newspaper of general circulation in the City of Marshall qualified under state law to publish legal notices. This Ordinance shall be recorded in the Ordinance Book and such recording shall be authenticated by the signatures of the Mayor and the City Clerk.

Section 9. Effective. This Ordinance is declared to be effective seven (7) days after publication or as provided by law.

Section 10. Code Edits. The editors of the Marshall Code are hereby authorized, subject to approval of the City Manager authorized designee, to update and revise Code section numbers to effectuate the provisions of this Ordinance.

Adopted and signed this _____ day of _____, 2024.

James Schwartz, MAYOR

Michelle Eubank, CITY CLERK

I, Michelle Eubank, being duly sworn as the City Clerk for the City of Marshall, hereby certify that the foregoing is a true and complete copy of an ordinance approved by the City Council, City of Marshall, County of Calhoun, State of Michigan, at a regular meeting held on _____, 2024, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available by said Act.

Michelle Eubank, CITY CLERK

ITEM: 12.C

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Eric Zuzga, Director of Community Services
DATE: June 17, 2024
SUBJECT: **16500 DIVISION DRIVE CONDITIONAL REZONING - INTRODUCTION
& SET PUBLIC HEARING**

Case #: RZ#24.01
Address: 16500 Division Drive
Parcel #: 53-003-025-00
Zoning District: Research and Technology District (I-1)
Proposed District: Multiple Family Residential (MFRD) with conditions
Surrounding Zoning: I-1 to the west, east, and south, Township RA district to the North
Surrounding Uses: Vacant industrial to the west; industrial to south and east, and residential to the north
Previous Action: Site plan for a marijuana gro/processor was approved, but has lapsed.

Summary

Integra Homes has submitted a Conditional Rezoning Application (RZ#24-01) for said property to Multiple Family Residential District. As required under the Michigan Zoning Enabling Act, Integra has provided a list of conditions that they are willing to place on the rezoning. The following conditions will limit the use of the parcel to those below and nothing else that would be allowed under the MFRD zoning:

1. Limit the development to two duplex structures for a total of four units as shown in the concept plan.
2. Construct the buildings similar to the model elevation and floor plans provided.
3. Ensure a total of nine acres or 95 percent of the parcel remains as undeveloped open space.
4. Provide a buffer of five feet from the emergent wetlands.

The Planning Commission and City Council have to accept or reject the proposed conditions. There is no ability to suggest other conditions under a conditional rezoning. As with other tools, the City Council has final approval on this request, which is made after a review and recommendation by the Planning Commission.

Public Hearing and Notice Requirements

As required by the Michigan Zoning Enabling Act (PA 110 of 2006), as amended, a public hearing was scheduled for the June 12, 2024 Planning Commission. The required notice was published in the Marshall Advisor and Chronicle on Saturday, May 18, 2024. Notices of the public hearing were also sent by regular mail to the owners/ occupants of properties located

within 300' of the subject parcel.

Council needs to set a public hearing to consider this request. The Planning Commission has recommended approval of the request with the conditions that were suggested by the owner.

BUDGET IMPACT:

No impact for setting the hearing.

RECOMMENDATION:

Introduce Ordinance #2024-10, An Ordinance to Amend the Zoning Map of the City of Marshall so as to Conditionally Change the Zoning of the Parcel #53-003-025-00 (16500 Division Drive) from Research and Technology District (I-1) to Multiple Family Residential (MFRD), Publish a Summary in the local newspaper, and Set a Public Hearing for July 15, 2024.

**CITY OF MARSHALL
ORDINANCE #2024-10**

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF MARSHALL SO AS TO CONDITIONALLY CHANGE THE ZONING OF THE PARCEL #53-003-025-00 (16500 DIVISION DRIVE) FROM RESEARCH AND TECHNOLOGY DISTRICT (I-1) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT (MFRD).

THE CITY OF MARSHALL, MICHIGAN ORDAINS:

Section 1. Title and Purpose.

This Ordinance shall be titled as the “Conditional Zoning Ordinance to Amend Parcel 53-003-025-00 from I-1 to MFRD.”

The purpose of this ordinance is to amend the zoning map of the City of Marshall so as to conditionally change the zoning of the parcel #53-003-025-00 (16500 Division Drive) from Research and Technology District (I-1) to Multiple Family Residential District (MFRD).

Section 2. Amendment.

Pursuant to the authority granted in Section 7.1 of the Marshall City Code, the Zoning Map of the City of Marshall is hereby amended so as to conditionally change the zoning district for the property described below from Research and Technology (I-1) to Multiple Family Residential District (MFRD).



PARCEL #53-001-059-05 (123 EXCHANGE STREET) LEGAL DESCRIPTION

MARSHALL CITY, SECTION 2, T3S-R6W, PART OF N 1/2 OF NE FRL 1/4.BEG N 1/4 POST; S 88 DEG 48' 31" E 119.22 FT TO POB;S 61 DEG 23' 29" E 692.27 FT; S 63 DEG 59' 44" E 769.60 FT;TH 288.37 FT ALG CURVE TO LEFT ALG W LINE BROOKS DR WHOSE RAD IS 460 FT AND WHOSE CHORD BEARS N 18 DEG 14' 02" E 283.67 FT;N 00 DEG 16' 29" W 205.57 FT; N 88 DEG 48' 31" W 99 FT; N 00 DEG 16" 29" E 165 FT; N 88 DEG 48' 31" W 1291.28 FT TO BEG.EXC N 33 FT FOR DIVISION DR ROW.

SECTION 3. Severability.

The various sections and provisions of this Ordinance shall be deemed to be severable and should any section or provision of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid the same shall not affect the validity of this Ordinance as a whole or any section or provision of this Ordinance, other than the section or provision so declared to be unconstitutional or invalid.

SECTION 4. Inconsistent Ordinances.

All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are repealed to the extent of such inconsistency or conflict.

SECTION 5. Code Edits.

The editors of the Marshall City Code are hereby authorized, subject to approval of the City Manager, or designee, to update and revise code section numbers to effectuate the provisions of this Ordinance.

SECTION 6. Publication.

This Ordinance shall be published in the Marshall Chronicle, a newspaper of general circulation in the City of Marshall qualified under state law to publish legal notices, within ten (10) days after its adoption. This Ordinance shall be recorded in the Ordinance Book and such recording shall be authenticated by the signature of the Mayor and the City Clerk.

SECTION 7. Effective.

This Ordinance be effective publication upon the expiration of 7 days after publication.

Introduced by the Marshall City Council this 17th day of June 2024.

Adopted by the Marshall City Council this ____ day of _____, ____.

Motion by

Second by

Ayes:

Nays:

Absent:

Approved:

James Schwartz, Mayor

STATE OF MICHIGAN
COUNTY OF CALHOUN

I, Michelle Eubank, Marshall City Clerk, certify this is Ordinance #____ adopted by the Marshall City Council at a meeting held the ____ day of _____, 2024, a meeting held according to the Open Meetings Act, Public Act No. 267 of 1976, as amended. I further certify Ordinance # 2024-10 was published in the Marshall Ad-Visor, a newspaper of general circulation in the City of Marshall, the ____ day of _____, 2024, subsequent to its adoption.

Michelle Eubank, City Clerk

Introduced:

Public Hearing:

Adopted:

Published:

Effective:



City of Marshall
ZONING DISTRICT AMENDMENT APPLICATION
For Changing Zoning District Designation

Telephone
(269) 781-3985

Address:
323 W Michigan Ave, Marshall,
Michigan 49068

Fax
(269) 789-4628

Fee: \$400

PROPERTY OWNER NAME (Last, First): Integra Homes, LLC

ADDRESS (House Number and Street): 101 Redfield Plaza

CITY, STATE, ZIP: Marshall, MI 49068

TELEPHONE: 517-914-5022

EMAIL ADDRESS:

ryanv@integrachomesandrealty.com

I would like to rezone my property from I-1 **to** MFRD
because Conditional rezoning to allow the development of two duplexes.

- **ATTACH A LEGAL DESCRIPTION OF PROPERTY TO THIS FORM**

ADDRESS OF SUBJECT PROPERTY: 16500 Division Drive

EXISTING AND PROPOSED USE OF PROPERTY: Vacant and residential

**NAME, ADDRESS & PHONE NUMBER OF ALL OTHER PERSONS, FIRMS, etc.
HAVING A LEGAL CONNECTION TO THE SUBJECT PROPERTY:**

OWNER'S SIGNATURE:  **DATE:** 5/16/24

Questions concerning these requirements should be directed to the Planning and Zoning Office

Eric Zuzga Zoning Administrator – ezuzga@cityofmarshall.com 269-781-3985 x 1145

-OFFICIAL USE-

CASE # _____ FILING DATE _____ FEE PAID _____ RCD BY _____

APPROVED FOR PC MEETING DATE _____

Conditional Rezoning Amendment – 16500 Division Drive

The requested conditional rezoning is for property addressed as 16500 Division Drive, parcel no. 53-003-025, which is located at the southwest corner of Division Drive and Brooks Drive. The property is 10.61 acres and is zoned I-1: Research and Technology District. The applicant, Integra Homes, wishes to conditionally rezone the property to the MFRD: Multiple Family Residential District to allow the development of two duplexes for a total of four residential units.

Conditions offered by the applicant:

1. Limit the development to two duplex structures for a total four units as shown in the concept plan.
2. Construct the buildings similar to the model elevation and floor plans provided.
3. Ensure a total of nine acres or 95 percent of the parcel remains as undeveloped open space.
4. Provide a buffer of five feet from the emergent wetlands.

Section 7.1: Amendments, Subsection 3. Community Impact Statement:

A. *Qualifications of Preparer:*

Planner: Julie Johnston, AICP from J. Johnston Consulting

Julie has a master's degree and City and Regional Planning, has been certified with the American Institute of Certified Planners since 2000, and has worked in planning and zoning for close to 30 years. She has experience in both urban and rural planning working for cities and townships in Michigan, Ohio, Tennessee, Arizona, and Florida.

Engineer: Tyler Cravens, P.E. from Mitten State Engineering

Tyler received his civil engineering degree from Western Michigan University and has been a licensed Professional Engineer since 2018. He established Mitten State Engineering in 2019 and has gained recognition as a market leader.

B. *Site Description:*

The parcel in question is located at the southern end of the City of Marshall, where jurisdictional boundaries south of Industrial Road along the west side of South Kalamazoo Avenue (M-227) extend in and out of Marshall Township. This is an area of the city that is predominately zoned and used as industrial. However, moving west on Division Drive into Marshall and Fredonia Townships, the land use quickly changes to low density residential uses, undeveloped land, and active farmland. (See the Site Plan and Aerial Map.)

Adjacent land uses on Brooks Drive include a single-family home at the southwest corner of Brooks and Division, and the Sheet Metal Workers Local Union building to the east of the property. On the east side of Brooks Drive is Stelmi America who manufactures chrome plated steel bars, Marshall Building Components, and an additional warehouse structure at the end of Brooks Drive. However, to the north of the subject property along Division Drive in Marshall Township are six single-family homes and a significant amount of undeveloped land on the Buckeye Terminals property. To the south and west are large undeveloped properties, one 22-acre parcel is within the City of Marshall jurisdiction and the remaining are within Fredonia Township.

The parcel is adjacent to Division Drive, which is categorized as a Local Hard Surface Road by the Calhoun County Road Commission. Local roads are not expected to manage the same amount of traffic as a primary road, which are the major roadways in the county system. The parcel will be connected to public sewer found on Division and Brooks Drives, but will utilize water wells approved through the Calhoun County Public Health Department.

The 10-acre parcel is pie-shaped with the widest edge adjacent to Brooks Drive. The topography of the site is relatively flat, with the highest and most level area at an elevation of 922 feet approximately 400 feet from the western edge of the parcel. The low-lying areas which are located at both the east and west ends of the parcel drop down to an elevation of about 918 to 916 feet. These low-lying areas are also designated as freshwater emergent wetlands by the U.S. Fish and Wildlife Service's national wetlands inventory. Almost four acres of the eastern side of the parcel is designated as a wetland, as well as approximately one-third of an acre at the western tip of the parcel. When viewing the parcel on aerial photography, these wetland areas are clearly visible, with persistent surface water. According to the definition of a freshwater emergent wetland, surface water is found through the growing season in most years. When surface water is absent, the water table is usually at or very near the surface. (See the Wetlands Map.)

Due to the emergent wetlands, there is limited woodlands on the parcel of any significance. There is a small wooded area near the southeast corner of the property and trees can be found intermittently along Division Drive. At the west end of the property, if any wooded areas existed, they have been removed from the site. The soils on the site are Houghton Muck, Undrained in the wetland areas, Oshtemo Sandy Loam near Brooks Drive, and Boyer Sandy Loam in the area of highest elevation. As expected, Houghton Muck is very poorly drained soil and is not a soil type conducive for construction. Both the Oshtemo and Boyer sandy loams are ideal for home construction. Loam consists of silt, sand, and clay and is able to hold water at a more even rate. (See the Soils Maps.)

C. *Conceptual Site Plan*: Please see attached.

D. *Land Use Impacts*:

The request is to allow the development of two duplex structures for a total of four units. In addition, each duplex will have its own two-car garage for vehicle parking. A driveway is proposed off Division Drive that will provide access for both structures. The driveway will split into four separate approaches for each garage door. The two duplexes will be developed immediately adjacent to each other, meeting the proper setbacks between buildings. It is also planned that the buildings would be placed closer to the southern property line, allowing for a larger front yard setback than the required 40 feet.

The requested residential use does not conform to the planned land development pattern of the City's Master Plan. The Future Land Use Map (excerpt attached) indicates this parcel should develop as industrial. However, the environmental constraints on the property make industrial development difficult. It is likely that building size and parking requirements for an industrial use would be problematic due to the emergent wetlands. In addition, the amount of runoff from the impervious surfaces needed for an industrial use could be more impactful to the wetlands.

A residential use does more closely conform with the Future Land Use plans (excerpts attached) of both Marshall and Fredonia Townships. Due to Talmadge Creek found to the west and south of the subject parcel, Fredonia Township has designated adjacent land uses as Open Space and Agricultural

in their Future Land Use Map. Across Division Drive, Marshall Township has planned for Open Space/Recreational uses as well as Low Density uses to the north and west of the subject parcel, with the Industrial District surrounding to the north and east to accommodate existing uses.

This area where the City of Marshall, Marshall Township, and Freedonia Township come together could be seen as a transitional zone. Many industrial uses are found and are planned to the east of the subject site, but then transition to low-density residential and farming moving west on Division Drive. The subject property could support this transition and provide a buffer between the low density uses found in Marshall or Fredonia Townships and the industrial found in the city.

E. *Environmental Impacts:*

The development of residential units should have less environmental impact than an industrial use. Impervious surfaces will be less, reducing runoff from the development. Also, light, noise, and air pollution would be at residential levels reducing impacts to neighboring residential homes. Construction of the site would be limited to approximately one acre of the 10-acre parcel, again minimizing the impacts to the emergent wetlands. A residential development will also create less noise, light, and air pollution than an industrial development to the neighboring single-family homes. Residential lighting on porches and adjacent to garages can be downward directed stopping light encroachment from the property.

Neither wetland will be impacted by the construction of the duplexes, so mitigation will not be required. All proper procedures will be in place to protect the wetland during construction, including a buffer of five feet and proper silt fencing.

F. *Impact on Public Facilities and Services:*

The duplexes will support four households on the site. In the City of Marshall, the average household size is 2.78 persons per the 2022 American Community Survey 5-Year Estimates. Based on this, it is expected that approximately 11 people could potentially live within the units. However, the model duplex planned for this development has three bedrooms per units, which could mean up to four people depending on the family make-up. This could increase the number of people on site to 16.

The addition of four new units should have little impact on police and fire protection from the city or neighboring townships. No new facilities or equipment will be needed to service new residential construction of this size.

G. *Utility Impacts:*

As previously stated, the development expects to extend public sanitary sewer facilities but will utilize onsite wells for water. An extension of the sanitary sewer infrastructure available at Division and Brooks drive will be necessary.

Section 7.1: Amendments, Subsection 8. Rezoning Criteria

- A. *The proposed zoning district is more appropriate than any other zoning district, or more appropriate than adding the desired use as a special land use in the existing zoning district.*

This section of the city is adjacent to more rural areas of Marshall and Fredonia Townships. There is a distinct transition between the industrial zoned properties within the City of Marshall jurisdiction and the residential and rural character of the neighboring townships. The requested conditional rezoning to a residential use can provide a buffer between the two land use types and support the transition of uses moving west on Division Drive.

Allowing residential development with the I-1: Research and Technology District as a special land use would be counterintuitive to the purpose of that district. Per the Zoning Ordinance, the intent of the Research and Technology District is to support economic development through research, testing, warehousing, assembly, and limited industrial uses. Residential development would not fit this objective.

- B. *The property cannot be reasonably used as zoned.*

With the significant environmental constraints on the property, its use as industrial land is severely limited without impacting important natural features. The residential use can develop on a small portion of the property allowing these natural features to remain. Construction of an industrial use would likely need more property, requiring encroachment and mitigation of the wetlands.

- C. *The proposed zone change is supported by and consistent with the goals, policies and future land use map of the adopted City Master Plan. If conditions have changed since the plan was adopted, as determined by the Planning Commission, the consistency with recent development trends in the area shall be considered.*

While the requested conditional rezoning to the Multiple Family Residential District for the development of two duplex buildings does not comply with the city's future land use map, it does support a specific goal of the community. Goal 6 of the Master Plan indicates a desire to strengthen cooperation and coordination with neighboring townships to ensure long-term success. This area of the community sees the City of Marshall, Marshall Township, and Fredonia Township sharing Division Drive. Three of the objectives of this goal of cooperation includes:

- Continue to collaborate with Marhsall Township on land use issues and support the efforts of the Joint Planning Commission.
- Encourage dialogue and collaboration with neighboring townships regarding land use and development issues.
- Work to establish common or compatible development standards for uses near the city's boundaries that are palatable to both the city and adjoining townships.

This desire to cooperate and collaborate on land uses shows a concern for compatibility of adjacent development. The conditional rezoning to residential supports these objectives by providing some transition and buffer between industrial and residential/rural uses.

- D. The proposed zone change is compatible with the established land use pattern, surrounding uses, and surrounding zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values, and is consistent with the needs of the community.*

As stated in the Community Impact Statement, the change to a residential use in this area is consistent with the transition of uses from industrial to residential and more rural agricultural uses along Division Drive. Impacts to the land, environment, property values, traffic, aesthetics, infrastructure, etc. are all likely to be less intense than an industrial use.

The State of Michigan is experiencing a serious housing shortage, worse than the national average for both owners and renters according to the MI New Economy. The Statewide Housing Plan is working towards 75,000 new or rehabilitated housing units in the next five years. In addition, a quick review of Calhoun County's GIS data and the City of Marshall's Zoning Map shows there are about 654 acres of vacant land zoned the I-1 District south of Division Drive. The conditional rezoning change to Multiple Family Residential District would not impact the ability of the city to continue its economic growth.

- E. All the potential uses allowed in the proposed zoning district are compatible with the site's physical, geological, hydrological and other environmental features.*

The development of residential uses on this parcel is more compatible with the site's physical and environmental limitations. There is only one small area of the parcel that is outside the emergent wetlands that is large enough to allow for this type of construction. An industrial use would likely need more acreage to accommodate development, including buildings and necessary parking.

- F. The change would not severely impact traffic, public facilities, utilities, and the natural characteristics of the area, or significantly change population density, and would not compromise the health, safety, and welfare of the City.*

The change in use from industrial to residential would not severely impact public infrastructure or the health, safety, and welfare of the city. And the natural characteristics of the property would be further protected with the conditional rezoning.

The Federal Highway Administration indicates the average household has 9.5 vehicle trips per day, which would equate to approximately 38 additional trips on Division Drive. Calhoun County Road Commission gives this area of Division Drive a PASER rating of fair, which means the surface is aging but the road is in sound structural condition. The additional trips will not severely impact the road or traffic in this area.

- G. The rezoning would constitute and create an isolated and unplanned district contrary to the City Master Plan which may grant a special privilege to one landowner not available to others.*

The use of a conditional rezoning provides an option for the city to review a project and subject property on its individual merits. It reduces controversy or concerns over the rezoning because the jurisdiction and adjacent neighbors know exactly what use will be constructed and sometimes how it will be built. A conditional rezoning is also enforceable by the court system.

The change from industrial to residential will not be an isolated district in this area as residential uses and zoning currently exists, and future land use for residential is planned to the west by Marshall Township.

- H. The change of present district boundaries is consistent in relation to existing uses, and construction on the site will be able to meet the dimensional regulations for the proposed zoning district listed in the schedule of regulations.*

The parcel in question is 10.61 acres. With four units on the property, this is a density of 0.37 dwelling units per acre. The Multiple Family Residential District allows up to 12 units per acre. Subsection 3.13 of the Zoning Ordinance requires 40 percent undeveloped open space and 120 square feet per dwelling unit of developed open space. Per the attached concept plan, a total of nine acres or 95 percent of the parcel will remain as undeveloped open space and approximately 250 feet of developed open space will remain per unit for a total of 1,000 feet.

Subsection 3.13 also requires all multiple-family or multiple group developments to have no building closer than 25 feet to an adjacent boundary line, which we assume means the property line. This requirement has been met as shown on the concept plan. The parcel is both a corner lot and a triangular shaped lot. Based on its configuration and the requirements of the Zoning Ordinance, the parcel will require two front yard setbacks from Division and Brooks Drive. This requirement, along with lot size, lot frontage, lot coverage, building height and minimum floor area will be met.

Finally, Subsection 4.11 of the Zoning Ordinance indicates the size and architectural design of two-family dwellings shall be in harmony with the surrounding neighborhood and shall not be detrimental to the future use or development of adjacent lots. The attached elevation and floor plan outline the general intent of the applicant related to construction of the dwellings. The buildings will have a traditional residential design, with a peaked roof and front porch.

- I. There was a mistake in the original zoning classification, or a change of conditions in the area supporting the proposed rezoning.*

The conditional rezoning is more about utilizing a restricted parcel in a manner similar to the adjacent uses in Marshall and Fredonia Townships.

- J. Adequate sites are neither properly zoned nor available elsewhere to accommodate the proposed uses permitted in the requested zoning district.*

Adequate sites may be available elsewhere that are zoned MFRD, but with the limited acreage that is developable on this property, residential is the highest and best use. The conditional rezoning and proposed project allows the property owner to utilize their resource without negatively impacting adjacent properties, the city, or neighboring townships.

16500 Division Drive—Aerial Map of Existing Land Uses





May 12, 2024

Wetlands

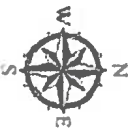
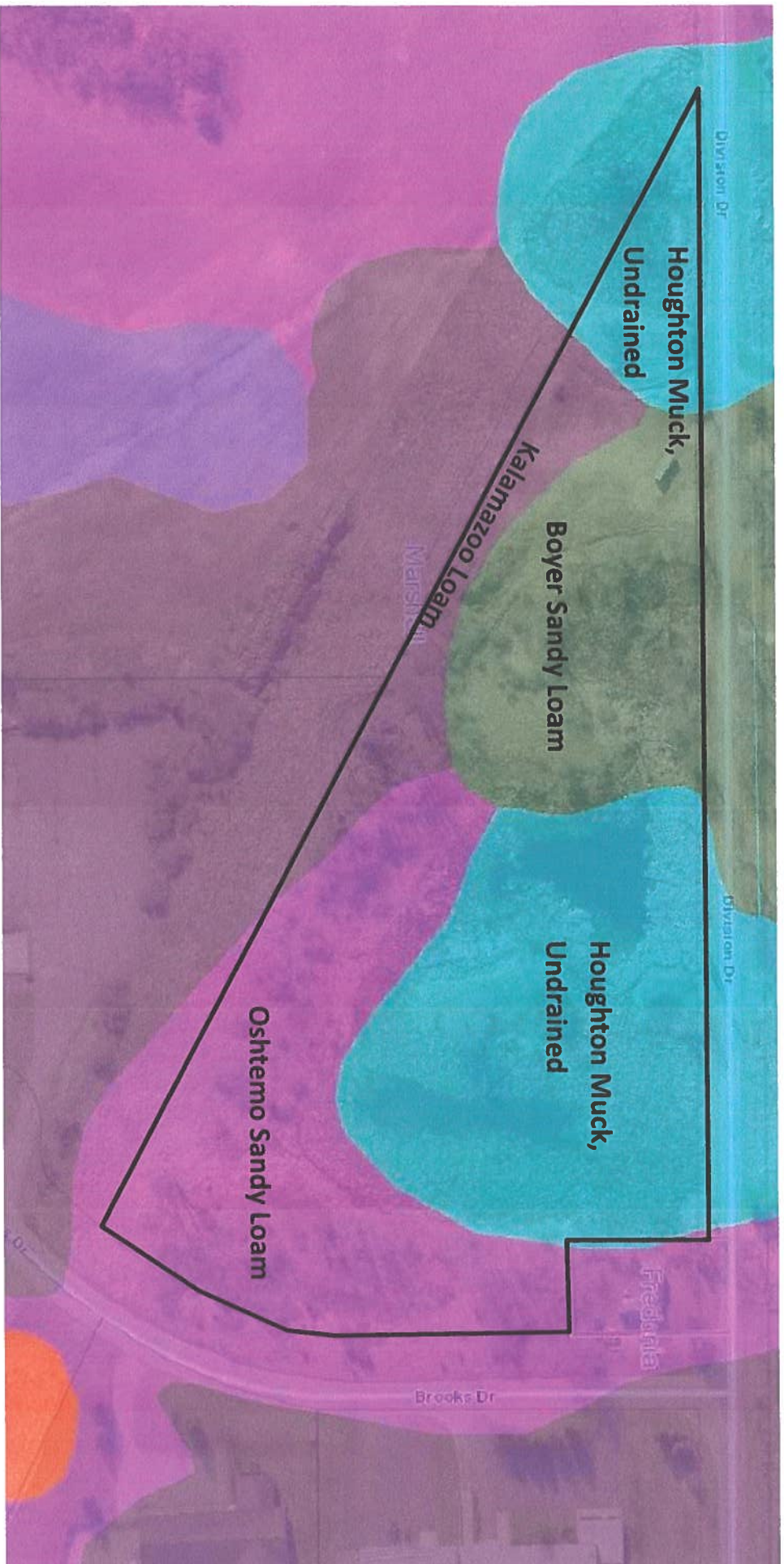
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

U.S. Fish and Wildlife Service National Standards and Support Team
wetlands.dnr.mn.gov

16500 Division Drive—Soils Map





MAP LEGEND

 Area of Interest (AOI)	 Area of Interest (AOI)	 Spoil Area
 Soils	 Soil Map Unit Polygons	 Stony Spot
 Soil Map Unit Lines	 Soil Map Unit Points	 Very Stony Spot
 Special Point Features	 Blowout	 Wet Spot
 Borrow Pit	 Clay Spot	 Other
 Closed Depression	 Gravel Pit	 Special Line Features
 Gravelly Spot	 Landfill	 Water Features
 Lava Flow	 Marsh or swamp	 Streams and Canals
 Mine or Quarry	 Miscellaneous Water	 Transportation
 Perennial Water	 Rock Outcrop	 Rails
 Saline Spot	 Sandy Spot	 Interstate Highways
 Severely Eroded Spot	 Sinkhole	 US Routes
 Slide or Slip	 Sodlic Spot	 Major Roads
		 Local Roads
		 Background
		 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Calhoun County, Michigan
Survey Area Data: Version 21, Aug 24, 2023

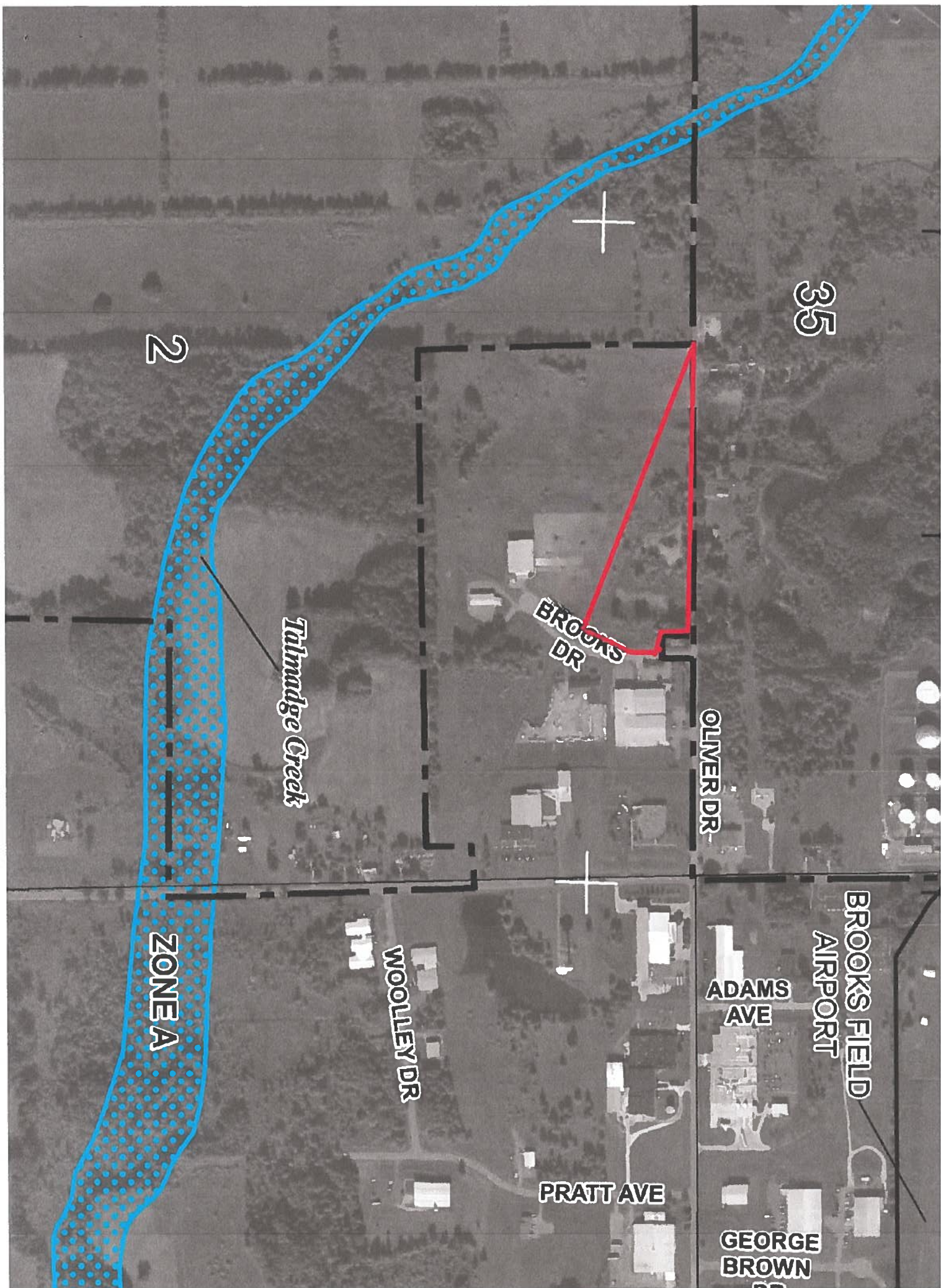
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 4, 2022—Nov 7, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
13B	Spinks loamy sand, 0 to 6 percent slopes	12.1	8.7%
13C	Spinks loamy sand, 6 to 12 percent slopes	4.4	3.1%
14B	Bronson sandy loam, 0 to 6 percent slopes	8.2	5.9%
16B	Oshtemo sandy loam, 0 to 6 percent slopes	15.8	11.3%
16C	Oshtemo sandy loam, 6 to 12 percent slopes	17.4	12.4%
17C	Boyer sandy loam, 6 to 12 percent slopes	6.1	4.4%
25A	Kalamazoo loam, 0 to 2 percent slopes	28.6	20.5%
25B	Kalamazoo loam, 2 to 6 percent slopes	15.3	11.0%
25C	Kalamazoo loam, 6 to 12 percent slopes	2.0	1.5%
43B	Brady sandy loam, 1 to 4 percent slopes	1.1	0.8%
65	Sebewa loam, 0 to 2 percent slopes	1.8	1.3%
AdraaA	Adrian muck, 0 to 1 percent slopes	2.2	1.6%
HgtajA	Houghton muck, undrained, 0 to 1 percent slopes	20.2	14.5%
W	Water	4.2	3.0%
Totals for Area of Interest		139.5	100.0%



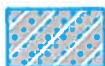
LEGEND



SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100 year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard may include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Area of special flood hazard formerly protected from the 1% annual chance flood event by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood event by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined



FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.



OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
---------------	---



OTHER AREAS

ZONE X	Areas determined to be outside of the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.



COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS



OTHERWISE PROTECTED AREAS (OPAs)

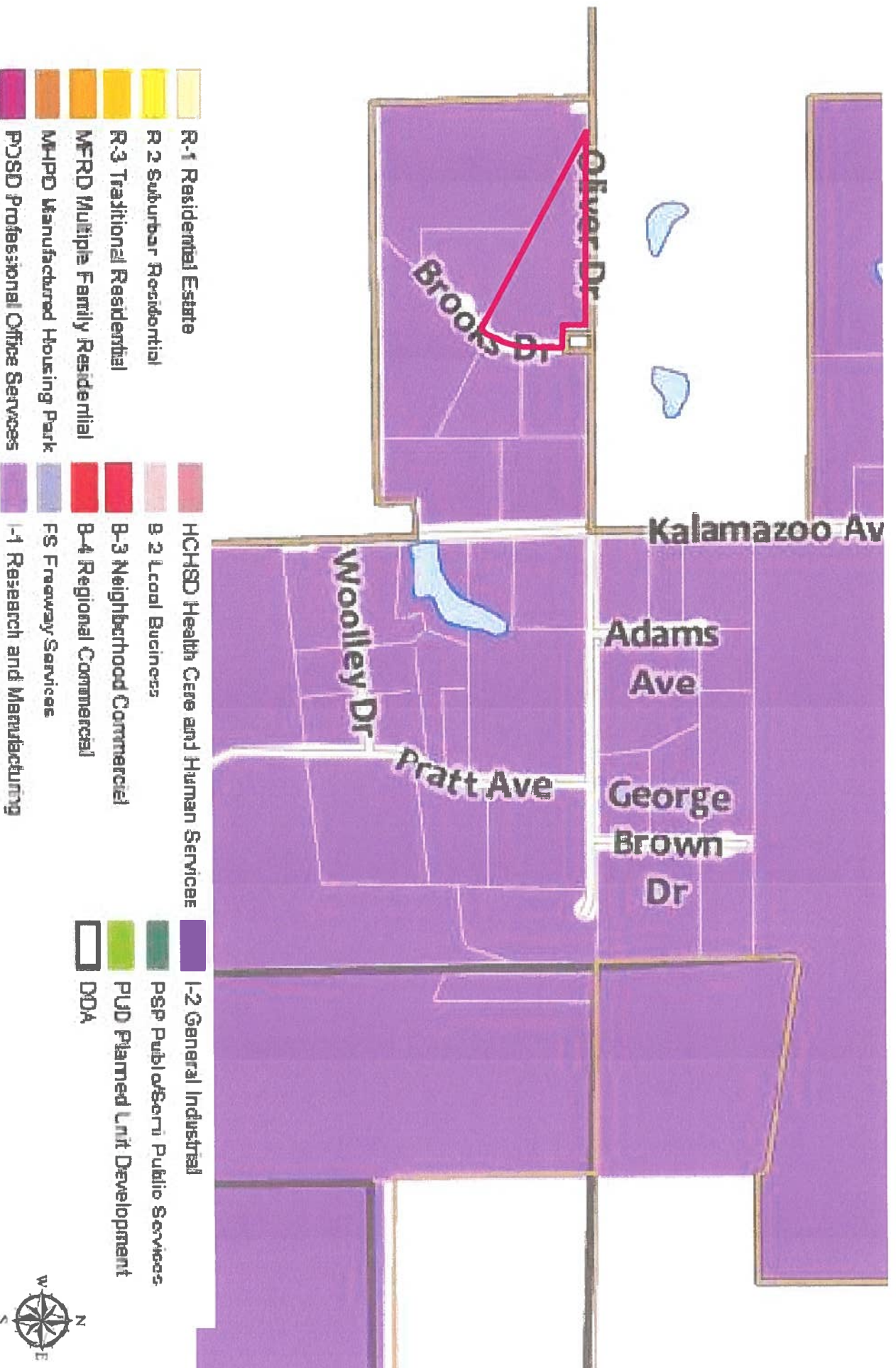
CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% annual chance floodplain boundary
	0.2% annual chance floodplain boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
	Base Flood Elevation line and value; elevation in feet*
	Base Flood Elevation value where uniform within zone; elevation in feet*

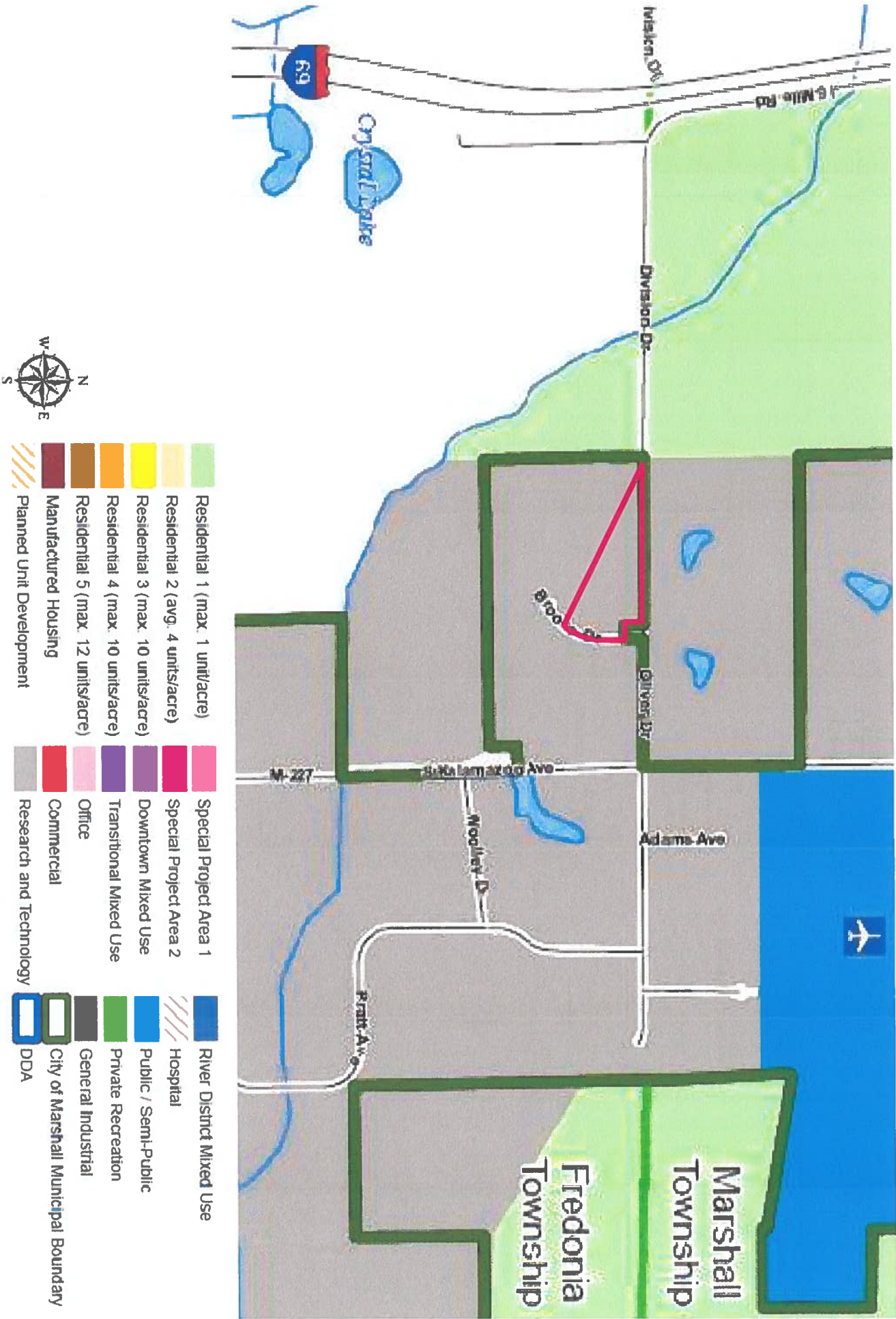
(EL 10)

City of Marshall Zoning Map—Excerpt

Subject Parcel

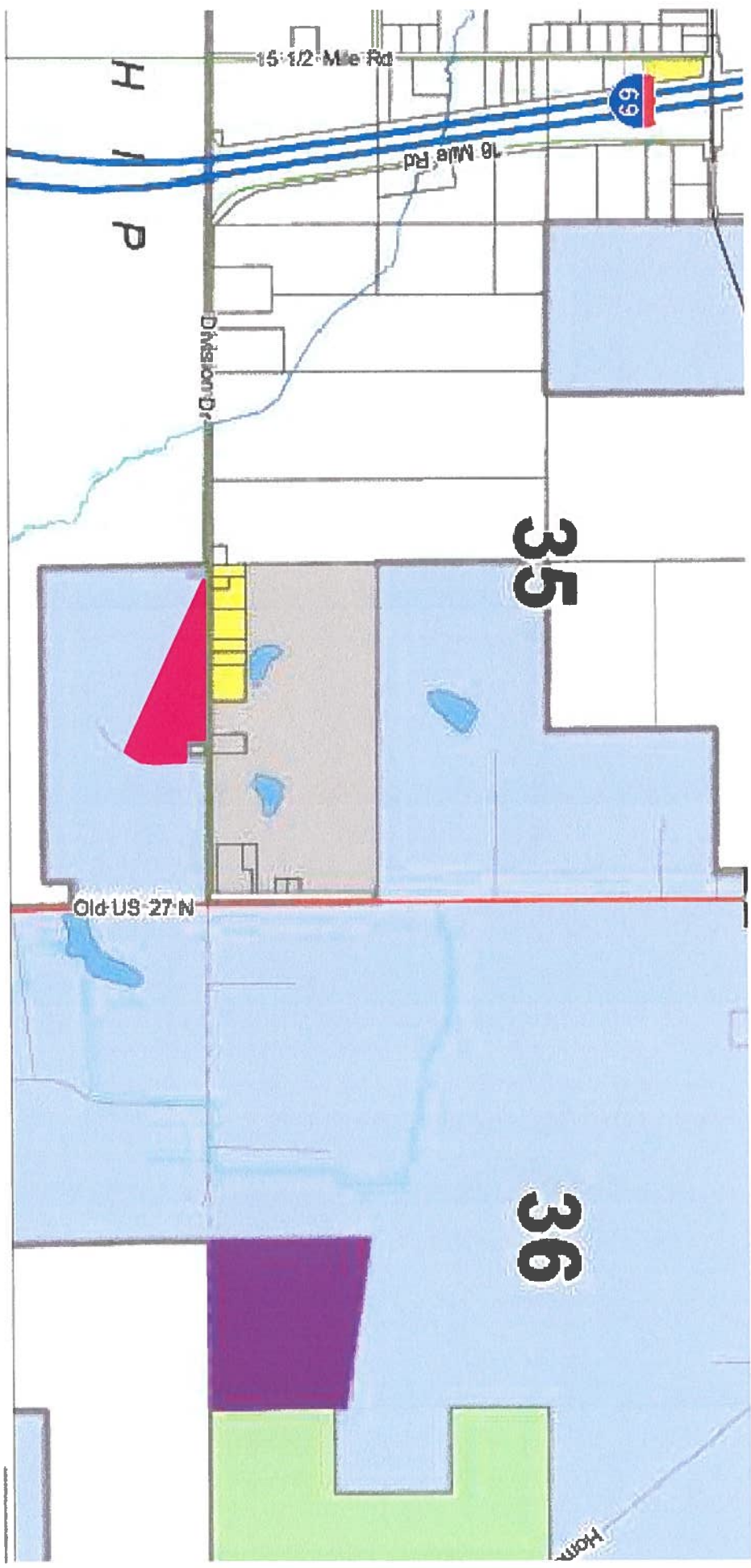


City of Marshall FLU Map—Excerpt

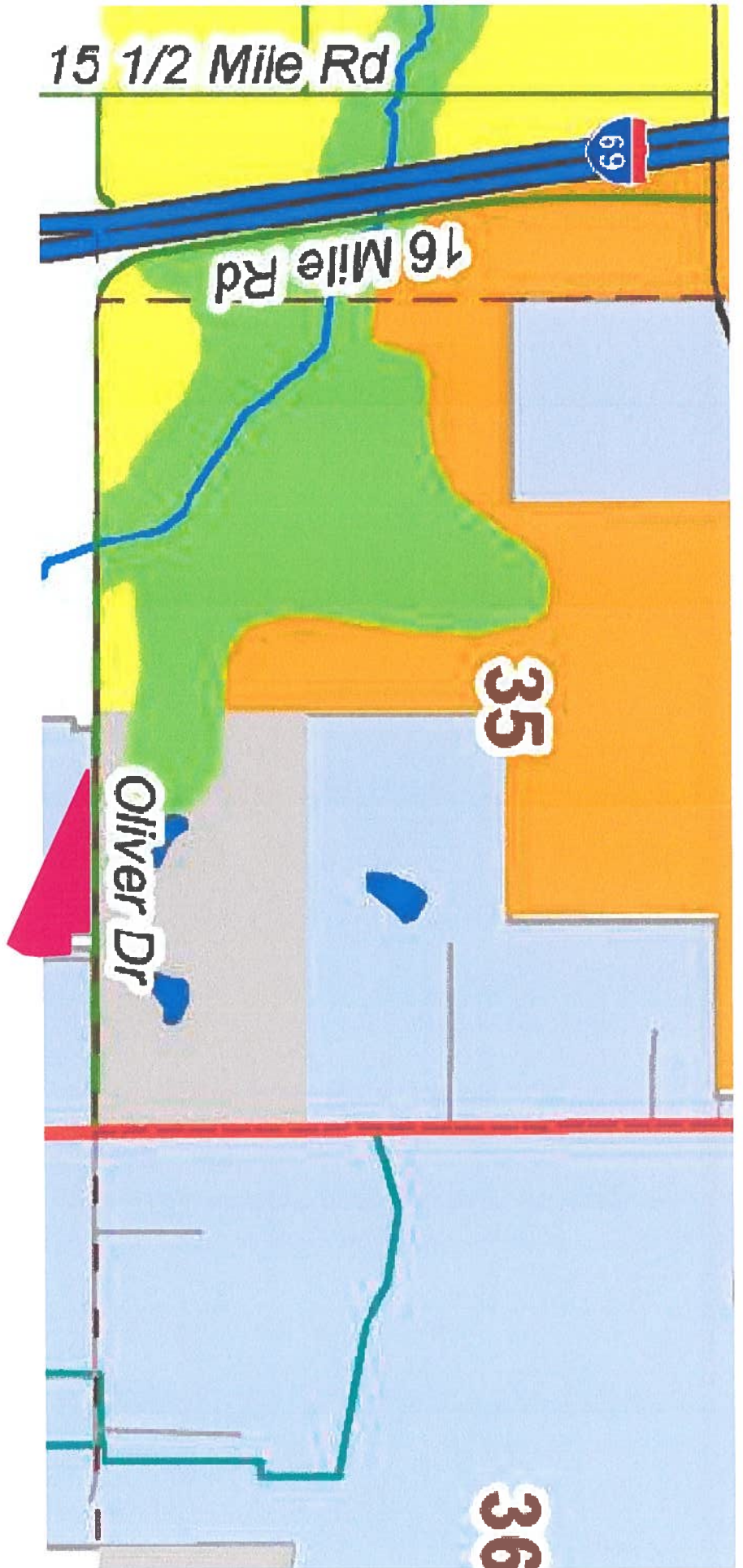


Marshall Township Zoning Map—Excerpt

Subject Parcel



- Zoning**
- OC - Open Space Waterbody
 - AB - Agricultural Business
 - AR - Agricultural
 - RA - Low Density Residential
 - RB - Medium Density Residential
 - MHP - Manufactured Home Park
 - MF - Multiple Family Residence
 - CS - Community Service Commercial
 - HS - Highway Service Commercial
 - LI - Light Industrial
 - IP - Industrial Park
 - P.A. 425 Agreement
 - Additional Setback Corridor
- Interstate**
- Ramp
 - Business Route
 - State Route
 - County Primary
 - County Local Hard Surface
 - County Local Gravel
 - City/Private
- Railroads**
- Drains
 - Rivers
 - Lakes
 - Sections
 - City Of Marshall
 - Municipal Boundaries

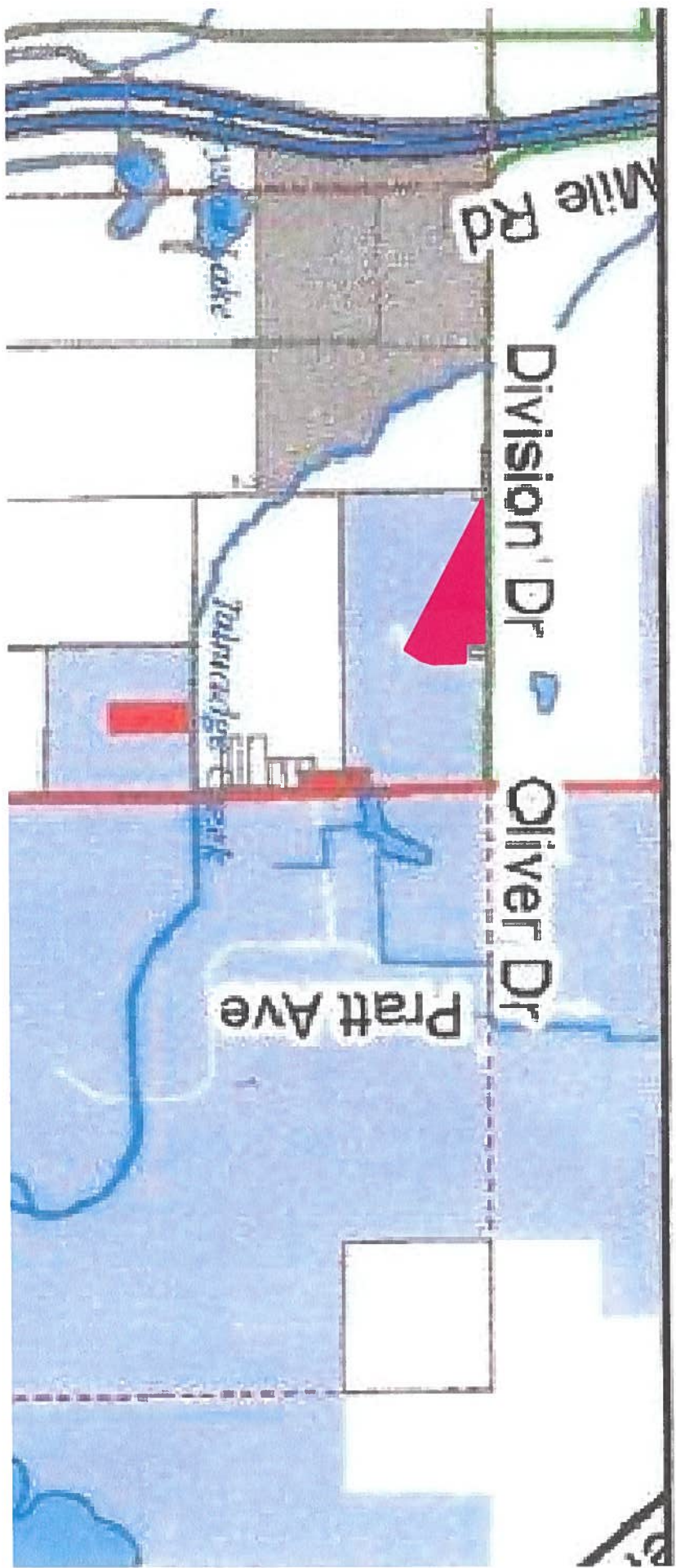


Marshall Township **FLU Map—Excerpt**

Subject Parcel



- | | | | |
|--|----------------------------------|--|-----------------------------|
| | Agricultural / Rural Residential | | Urban Growth Boundary |
| | Low Density Residential | | Additional Setback Corridor |
| | Medium Density Residential | | City Of Marshall |
| | High Density Residential | | Sections Lines |
| | Commercial | | Lakes |
| | Light Industrial | | Rivers |
| | Heavy Industrial | | Drains |
| | Mixed Use | | |
| | Open Space / Recreation | | |

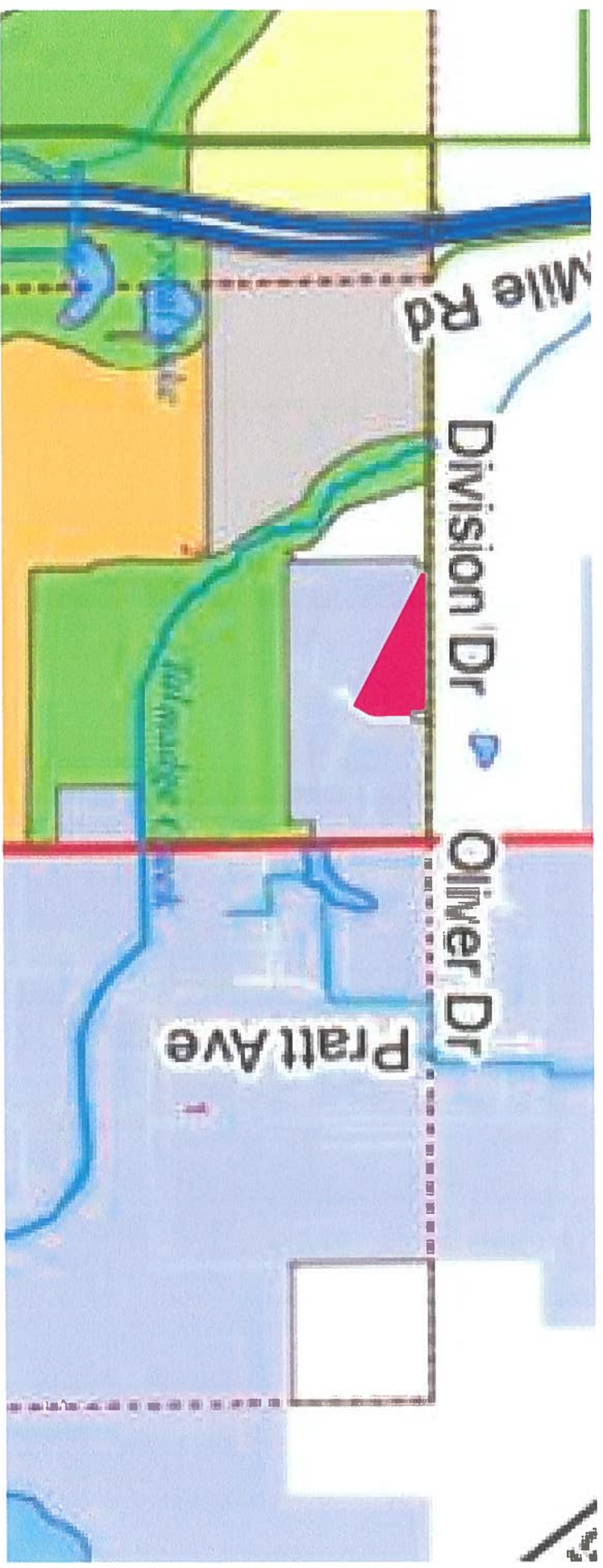


Fredonia Township Zoning Map—Excerpt

 Subject Parcel

- | | | | |
|---|-------------------------------------|---|---------------------------------|
|  | AA-Agricultural |  | Section Lines |
|  | HS - Highway Service Commercial |  | Interstate Highway |
|  | I - Industrial |  | Interstate Highway Right-of-Way |
|  | MHP - Manufactured/Mobile Home Park |  | State Highway |
|  | RA - Low Density Residential |  | County Primary |
|  | RB - Medium Density Residential |  | County Local Paved |
|  | 2022 Tax Parcels |  | County Local Gravel |
|  | City of Marshall |  | City Street |





Fredonia Township FLU Map—Excerpt



Subject Parcel



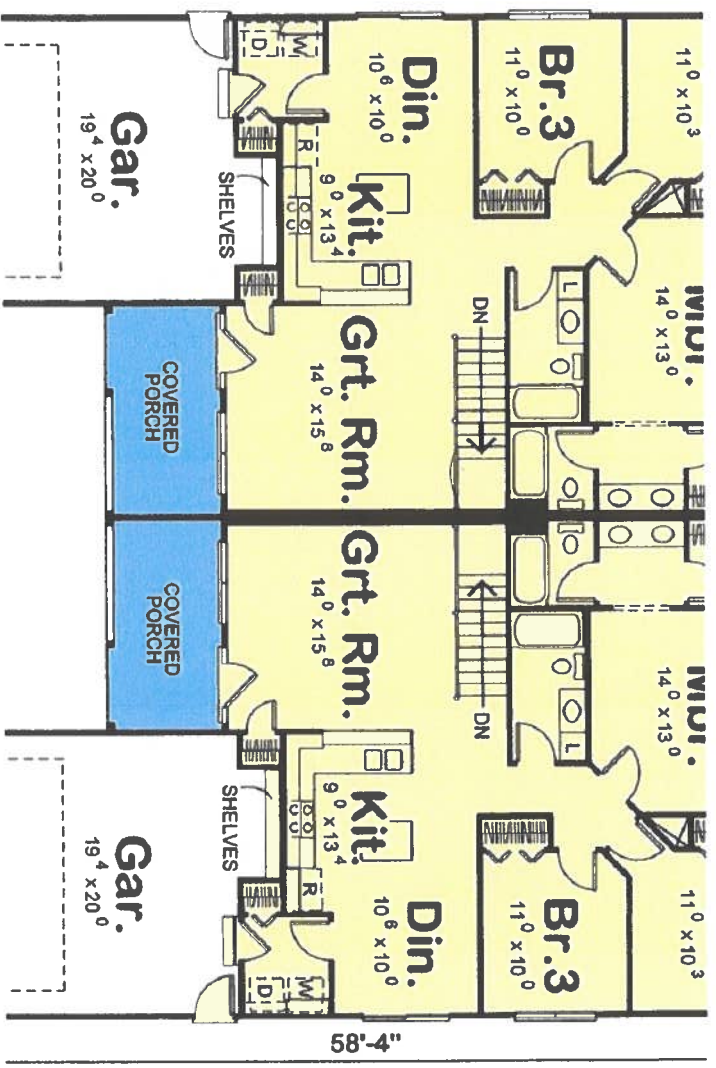
- | | | | |
|--|----------------------------------|--|-------------------------|
| | AG - Agricultural | | City of Marshall |
| | HS - Highway Service Commercial | | Interstate Highway |
| | I - Industrial | | Interstate Highway Ramp |
| | LDR - Low Density Residential | | State Highway |
| | MDR - Medium Density Residential | | County Primary |
| | MHP - Mobile Home Park | | County Local Paved |
| | OB - Office Business | | County Local Gravel |
| | OS - Open Space | | City Street |
| | Section Lines | | |

Traditional Multi-Family Home Plan

	2,622	2	69' 4"	58' 4"
Heated S.F.		Units	Width	Depth







Plan 40393DB
 architecturaldesigns.com



1-800-854-7852
 1-262-521-4596

ITEM: 12.D

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Eric Zuzga, Director of Community Services
DATE: June 17, 2024
SUBJECT: **123 EXCHANGE ST. CONDITIONAL REZONING - INTRODUCTION & SET PUBLIC HEARING**

Case #: RZ#24.02
Address: 123 Exchange Street
Parcel #: 53-001-059-05
Zoning District: Neighborhood Commercial District (B-3)
Proposed Zoning District Multiple Family Residential District (MFRD) with conditions
Surrounding Zoning: Neighborhood Commercial District (B-3) on all sides
Surrounding Uses: Residential to the east and south, commercial to the north, and mixed use to the west
Previous Action: N/A

Summary

Optima 222 LLC, owner of 123 Exchange Street (Parcel #53-001-059-05), has submitted a Conditional Rezoning Application (RZ#24-02) for said property to Multiple Family Residential (MFRD) Zoning District from its current Neighborhood Commercial District(B-3). As required under the Michigan Zoning Enabling Act, Optima 222, LLC has provided a list of conditions that they are willing to place on the rezoning. The following conditions will limit the use of the parcel to those below and nothing else that would be allowed under the MFRD zoning:

1. Limit the uses in the MFRD district to a maximum of four apartments.
2. Construct the building per the plans provided.

The Planning Commission and City Council have to accept or reject the proposed conditions. There is no ability to suggest other conditions under a conditional rezoning. As with other tools, the City Council has final approval on this request, which is made after a review and recommendation by the Planning Commission.

Public Hearing and Notice Requirements

As required by the Michigan Zoning Enabling Act (PA 110 of 2006), as amended, a public hearing is scheduled by the Planning Commission on June 12, 2024. The required notice was published in the Marshall Advisor and Chronicle on Saturday, May 18, 2024. Notices of the public hearing were also sent by regular mail to the owners/ occupants of properties located within 300' of the subject parcel.

Council will need to set a public hearing to consider this conditional rezoning request.

BUDGET IMPACT:

No budget impact.

RECOMMENDATION:

Introduce Ordinance #2024-11, An Ordinance to Amend the Zoning Map of the City of Marshall so as to Conditionally Change the Zoning of the Parcel #53-001-059-05 (123 Exchange St.) from Neighborhood Commercial District (B-3) to Multiple Family Residential District (MFRD), Publish a Summary in the local newspaper, and Set a Public Hearing for July 15, 2024.

**CITY OF MARSHALL
ORDINANCE #2024-11**

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF MARSHALL SO AS TO CONDITIONALLY CHANGE THE ZONING OF THE PARCEL #53-001-059-05 (123 EXCHANGE STREET) FROM NEIGHBORHOOD COMMERCIAL DISTRICT (B-3) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT (MFRD).

THE CITY OF MARSHALL, MICHIGAN ORDAINS:

Section 1. Title and Purpose.

This Ordinance shall be titled as the “Conditional Zoning Ordinance to Amend Parcel 53-001-059-05 from B-3 to MFRD.”

The purpose of this ordinance is to amend the zoning map of the City of Marshall so as to conditionally change the zoning of the parcel #53-001-059-05 (123 Exchange St.) from Neighborhood Commercial District (B-3) to Multiple Family Residential District (MFRD).

Section 2. Amendment.

Pursuant to the authority granted in Section 7.1 of the Marshall City Code, the Zoning Map of the City of Marshall is hereby amended so as to conditionally change the zoning district for the property described below from Neighborhood Commercial (B-3) to Multiple Family Residential District (MFRD).



PARCEL #53-001-059-05 (123 EXCHANGE STREET) LEGAL DESCRIPTION
MARSHALL CITY, UPPER VILLAGE PART OF LOT 59 COM AT NE COR GREEN &
EXCHANGE, E 35 FT N 90 FT, E 30 1/2 FT, N 42 FT, W TO E LINE EXCHANGE, SLY
ON E LINE EXCH TO BEG. EXC S 60 FT.

SECTION 3. Severability.

The various sections and provisions of this Ordinance shall be deemed to be severable and should any section or provision of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid the same shall not affect the validity of this Ordinance as a whole or any section or provision of this Ordinance, other than the section or provision so declared to be unconstitutional or invalid.

SECTION 4. Inconsistent Ordinances.

All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are repealed to the extent of such inconsistency or conflict.

SECTION 5. Code Edits.

The editors of the Marshall City Code are hereby authorized, subject to approval of the City Manager, or designee, to update and revise code section numbers to effectuate the provisions of this Ordinance.

SECTION 6. Publication.

This Ordinance shall be published in the Marshall Chronicle, a newspaper of general circulation in the City of Marshall qualified under state law to publish legal notices, within ten (10) days after its adoption. This Ordinance shall be recorded in the Ordinance Book and such recording shall be authenticated by the signature of the Mayor and the City Clerk.

SECTION 7. Effective.

This Ordinance be effective publication upon the expiration of 7 days after publication.

Introduced by the Marshall City Council this 17th day of June 2024.

Adopted by the Marshall City Council this ____ day of _____, ____.

Motion by

Second by

Ayes:

Nays:

Absent:

Approved:

James Schwartz, Mayor

STATE OF MICHIGAN
COUNTY OF CALHOUN

I, Michelle Eubank, Marshall City Clerk, certify this is Ordinance #____ adopted by the Marshall City Council at a meeting held the ____ day of _____, 2024, a meeting held according to the Open Meetings Act, Public Act No. 267 of 1976, as amended. I further certify Ordinance # 2024-10 was published in the Marshall Ad-Visor, a newspaper of general circulation in the City of Marshall, the ____ day of _____, 2024, subsequent to its adoption.

Michelle Eubank, City Clerk

Introduced:

Public Hearing:

Adopted:

Published:

Effective:

ZONING DISTRICT AMENDMENT APPLICATION

For Changing Zoning District Designation

Fee: \$200

PROPERTY OWNER NAME (Last, First): Optima 222 LLC

ADDRESS (House Number and Street): 123 Exchange St

CITY, STATE, ZIP: Marshall MI 49068

TELEPHONE: 269-781-8781

EMAIL ADDRESS: gs.puckett@gmail.com

I would like to rezone my property from B-3 N.B. **to** Multi-Family Residential **because** we would like to make the best use of this location/space, while helping to provide additional housing to the community.

- **ATTACH A LEGAL DESCRIPTION OF PROPERTY TO THIS FORM**

LEGAL DESCRIPTION: MARSHALL CITY, UPPER VILLAGE PART OF LOT 59 COM AT NE COR GREEN & EXCHANGE, E 35 FT N 90 FT, E 30 1/2 FT, N 42 FT, W TO E LINE EXCHANGE, SLY ON E LINE EXCH TO BEG. EXC S 60 FT.

ADDRESS OF SUBJECT PROPERTY: 123 Exchange St

EXISTING AND PROPOSED USE OF PROPERTY:

Existing - Warehouse Space/ Business office / Efficiency Apt

Proposed - 3 to 4 residential single story apartments

**NAME, ADDRESS & PHONE NUMBER OF ALL OTHER PERSONS, FIRMS, etc.
HAVING A LEGAL CONNECTION TO THE SUBJECT PROPERTY:**

Gregory Scott Puckett - 123 Exchange St, Marshall Mi 49068 269-781-8781

OWNER'S SIGNATURE:  **DATE:** 4-11-24

-OFFICIAL USE-

CASE # _____ FILING DATE _____ FEE PAID _____ RCD BY _____

APPROVED FOR PC MEETING DATE _____

1. Rezoning Explanation: From Mixed-Use to Multiple Family – 123 Exchange St

The requested conditional rezoning is for property/building addressed as 123 Exchange Street, parcel no. 53-001-059-05. The property is located on the East side of Exchange Street, just south of the GAR Hall, on Exchange Street between Green Street and Michigan Avenue. The current zoning is B-3 Neighborhood Commercial. The applicant, Optima 222 LLC, wishes to conditionally rezone the property to the MFRD: Multiple Family Residential District to allow the development of three (potentially four) ground level apartment units.

2. Rationale for Rezoning

A. Market Demand and Housing Needs

The current demand for residential housing in our community has significantly increased, with a particular need for multi-family units within the downtown development district/and the City of Marshall. The rezoning to multiple family residential will help address this demand by providing additional housing options, thereby contributing to the alleviation of the housing shortage.

B. Optimal Land Use

The property's location is ideally suited for residential development. With its proximity to essential services, schools, and parks, the area is highly attractive for multifamily living. It currently is nestled between several residences and is more compatible with the surrounding neighborhood than the commercial use. The shift to a multiple family designation will ensure the land is used in the most effective manner, maximizing its potential to benefit future residents.

C. Community Benefits

The development of multiple family housing will bring several advantages to the community, including:

1. Increased Housing Availability: Creating more housing options for different income levels.
2. Enhanced Neighborhood Vitality: Encouraging a diverse and vibrant community.
3. Economic Growth: Stimulating local businesses through increased population density.

3. Compatibility with Comprehensive Plan

The proposed rezoning aligns with the goals outlined in the city's comprehensive plan, which emphasizes the importance of providing long term stability for Marshall's neighborhoods with housing options and supporting sustainable growth. The multiple family development will contribute to the strategic objective of creating livable, walkable neighborhoods.

4. Infrastructure and Services

The existing infrastructure, including roads, water, and sewer systems, is sufficient to support this proposed multiple family development. Additionally, the site's accessibility to downtown via walking, will reduce traffic congestion and promote environmentally friendly commuting options.

5. Conclusion

Rezoning the property at 123 Exchange Street from B-3 Neighborhood Commercial is a logical and beneficial step for our community. It will address the pressing need for more housing, support local businesses, and contribute to the overall vitality and growth of the area. We respectfully request your approval of this rezoning application.

Thank you for your consideration.

Sincerely,

G. Scott Puckett
Optima 222 LLC
269-781-8781

Below is an email with a short summary of the architect's vision.

On Jun 4, 2024, at 6:29 AM, Cody Newman <cody@drivendesignstudio.com> wrote:

Scott,

I have attached my thoughts below for the write up. Please let me know if this works for you or if you need anything else.

To whom it may concern,

We have walked the property at 123 Exchange Street, Marshall, Michigan and have reviewed the concept of converting the building into residential units and find that is more compatible with the surrounding neighborhood than its current commercial use. The plan for the building is to be stabilize the exterior and build out an interior that features three to four units. The existing drive (alley) would have parallel parking spaces along the building to provide parking for residents and/or the addition of angled parking in front of the building on Exchange Street. The properties to the south and east all are residential properties. The property to the west is across the street and a commercial use and the property to the north is also a commercial use. We do not see the residential rezoning to have a negative impact on the surrounding neighborhood.

Please let me know if you have any questions or concerns.

Best regards,

Cody Newman, AIA

Licensed Architect

Washington | Oregon | Colorado | Michigan | Indiana | Ohio | New Jersey



117 W. Michigan Ave., Battle Creek, MI

Drivendesignstudio.com

cody@drivendesignstudio.com

(269) 753-8040



E Michigan Ave

Exchange St

S Marshall Ave

E Green St

n St

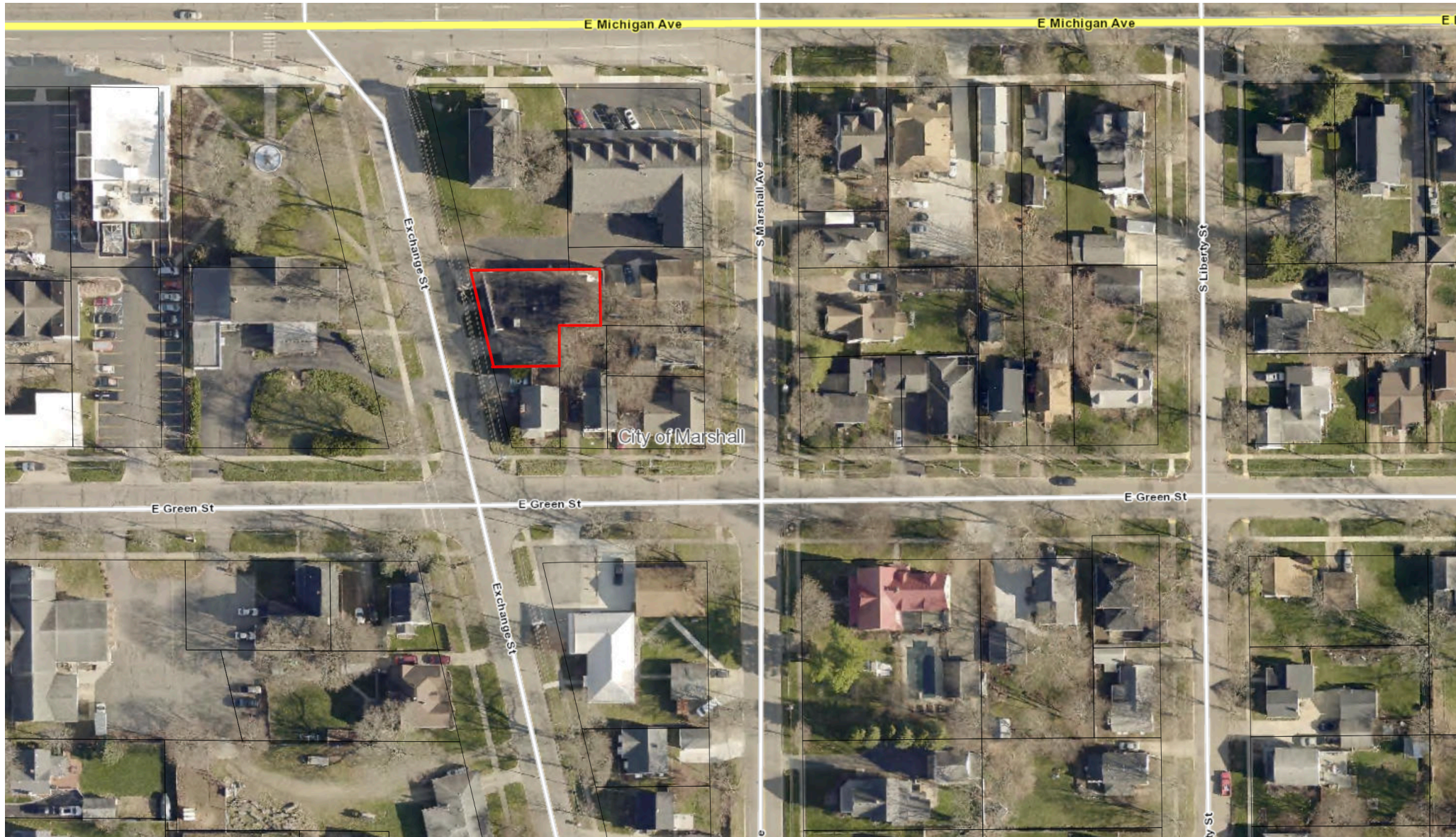
53-001-059-05 X

OPTIMA 222 LLC
123 EXCHANGE ST, MARSHALL

Show Details

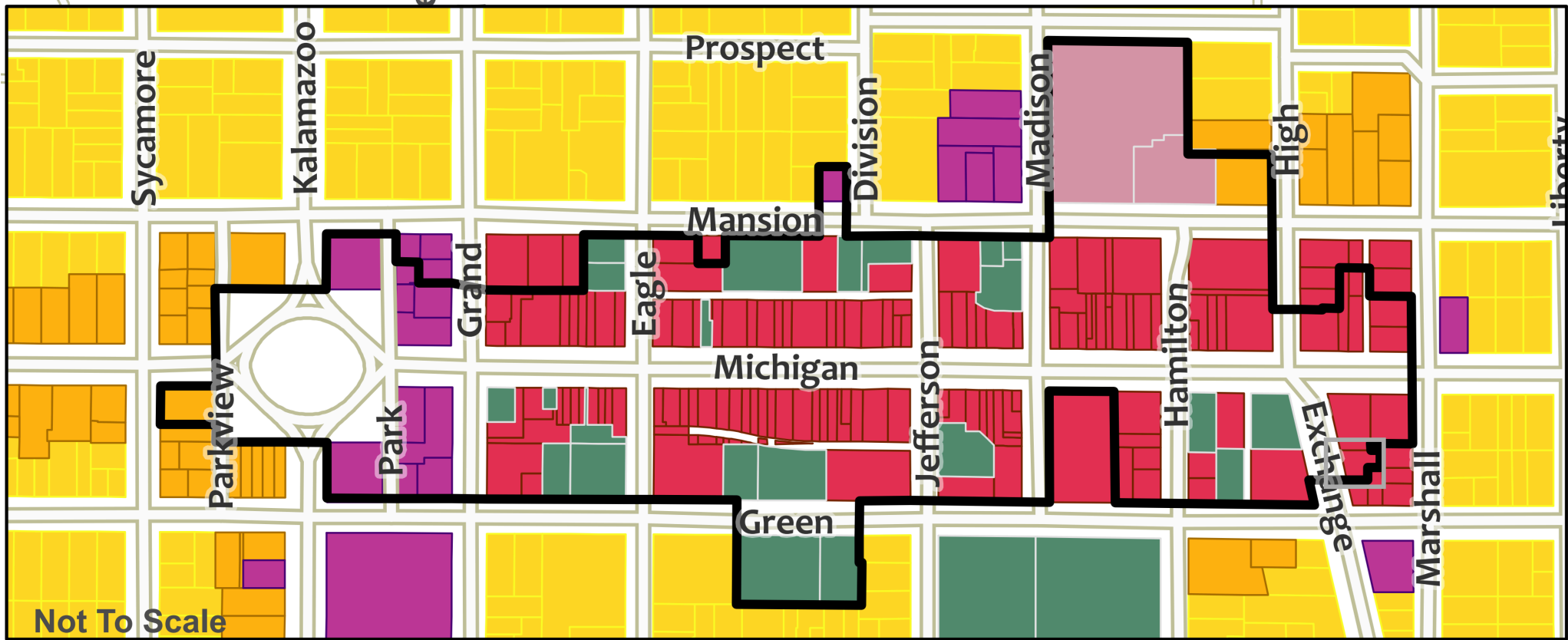
City of Marshall

Aerial map of existing land use.



Subject parcel outlined in red.

Current Zoning Map.



Subject parcel outlined in gray.

ZONING DISTRICT AMENDMENT APPLICATION

For Changing Zoning District Designation

Fee: \$200

PROPERTY OWNER NAME (Last, First): Optima 222 LLC

ADDRESS (House Number and Street): 123 Exchange St

CITY, STATE, ZIP: Marshall MI 49068

TELEPHONE: 269-781-8781

EMAIL ADDRESS: gs.puckett@gmail.com

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Proposed - 3 to 4 residential single story apartments

NAME, ADDRESS & PHONE NUMBER OF ALL OTHER PERSONS, FIRMS, etc.
HAVING A LEGAL CONNECTION TO THE SUBJECT PROPERTY:

Gregory Scott Puckett - 123 Exchange St, Marshall Mi 49068 269-781-8781

OWNER'S SIGNATURE:  DATE: 4-11-24

CASE # RZ FILING DATE 4-17-24 FEE PAID ✓ RCD BY EZ

APPROVED FOR PC MEETING DATE 6/12/24

Optima 222, LLC

April 16, 2024

Mr. Eric Zuzga
City of Marshall
323 W. Michigan Ave.
Marshall, MI 49068

Re: Rezoning Request for 123 Exchange Street, Marshall

Dear Mr. Zuzga,

I am writing on behalf of **Optima 222, LLC**, to formally request the rezoning of the property located at **123 Exchange Street** from its current zoning designation of **B-3 Neighborhood Business (N.B.)** to **Multi-Family Residential**. We committed to the revitalization of Marshall's neighborhoods, and we believe that this change will allow us to contribute positively to the community.

The subject property is currently in a state of disrepair, and our intention is to rehabilitate the building to create a residential space that not only meets a pressing need within the community but also harmonizes with the adjacent properties. Our vision is to construct **3-4 ground-level apartment units** that will offer comfortable and affordable living options for residents.

To assist us with this project, we have engaged the services of **Bruce Johnson**, who will be instrumental in applying for a state grant that will provide financial support for our initiative. Additionally, we are collaborating with architect **Cody Newman** to ensure that the design and functionality of the space are maximized to its full potential.

In our preliminary plans, we have included a few **angled parking spaces on Exchange Street** replacing the existing driveways to accommodate the future residents of the development. Moreover, we intend to encourage our tenants to utilize the city's overnight parking spaces available in **City Lot 7**, thereby promoting the efficient use of existing city resources.

We are confident that this project will not only enhance the aesthetic appeal of the neighborhood but also provide a much-needed residential option that aligns with the city's growth and development goals. We are eager to discuss this proposal further and are available at your convenience for a meeting to review our plans in detail.

Thank you for considering our request. We look forward to the opportunity to contribute to the City of Marshall's vibrant future.

Sincerely,

G. Scott Puckett
Optima 222, LLC

ITEM: 12.E

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
William Dopp, Finance Director/ City Treasurer
DATE: June 17, 2024
SUBJECT: **ASSESSING SERVICES CONTRACT RENEWAL**

On June 18, 2018, City Council approved an assessing agreement proposal from Mr. Edward VanderVries, MMAO IV, and CEO of V&V Assessing. On June 21, 2021, City Council agreed to renew the agreement. That current agreement ends June 30, 2024.

The City is required by the Michigan State Tax Commission to have a level 3 or higher assessor and Mr. VanderVries, as a level 4 assessor, meets this criterion.

V&V Assessing LLC has submitted a renewal contract to the City of Marshall. Staff and City attorney have reviewed the proposed agreement, and feel that it is in the best interest of the City to enter into the attached three-year renewal agreement with V&V Assessing LLC.

BUDGET IMPACT:

The General Fund Assessing budget that was adopted by the Council on May 20, 2024, accounted for the annual expenses of an assessing contract. If the \$4,800 increase requires a budget amendment, that will be brought to the Council with a future quarterly budget amendment request in the new fiscal year. Per the contract, there will be no additional increases in subsequent years.

RECOMMENDATION:

Approve the Assessing Services Contract Renewal with V&V Assessing LLC for the time period of July 1, 2024 – June 30, 2027, at an annual fee of \$62,400 and authorize the City Manager and City Clerk to sign the necessary documents.

ASSESSMENT CONTRACT RENEWAL – EFFECTIVE JULY 1, 2024
FOR THE CITY OF MARSHALL, CALHOUN COUNTY, MICHIGAN

WHEREAS, City of Marshall, hereinafter called "City", with its principal offices located at 323 W. Michigan Ave, Marshall MI 49068, is interested in having all real property and all personal property assessed and having said assessments maintained on an annual basis.

WHEREAS, Edward VanderVries by and through V&V Assessing LLC, with principal office located at 1225 Holiday Lane, Portage MI 49024, (hereinafter, collectively, "Assessor)", is interested in the contract for assessment administration services for City property effective July 1, 2024.

IT IS THEREFORE AGREED:

1. Assessor agrees to plan, administer, and provide overall supervision of property appraisal programs for assessment purposes; maintain appropriate levels of qualified staff to ensure work is completed to achieve overall Assessing Department (department) goals. The Assessor is familiar with the laws, regulations, and directives regarding the appraisal of real and personal property for assessment purposes with the State of Michigan.
2. Assessor has policies and procedures for staff in determining true cash value of assessable real and personal property including locating, identifying, and inventorying quantity and characteristics of the property for determining the appropriate value and classification. During the term of this Agreement, an assessor duly certified in the State of Michigan and complying with Michigan Statute for certification levels, presenting a Michigan Advanced Assessing Officer (MAAO) or greater shall act as the assessor of record and supervise the preparation of the Ad Valorem, and Special Acts assessment rolls, utilizing the services and personnel proposed herein. The intent of this contract will be to have Edward K. VanderVries, MMAO IV, designated as the Assessor of Record for Marshall City.
3. The Assessor shall be professional in manner and appearance and shall be trained in appraisal techniques. In addition, the City shall provide the Assessor with adequate identification indicating the Assessor's staff are authorized representatives of the City in the performance of the terms of this contract.
4. Assessor agrees to respond to inquiries and requests for property tax assessment related information from the public. The City agrees to provide office space within the City Hall, or other City owned buildings for the duration of the terms of this contract. The office space shall be made available so as to not impede the performance of the department. Any days in which the Assessor is scheduled to be in the office, but the office is closed due to holidays, acts of God, educational purposes, or any other causes beyond the control of the Assessor, shall be considered included within the hours to complete this contract. The purpose of office hours is:
 - To meet with City staff to answer questions and give advice.
 - To be available to assist with providing information and answering inquiries of taxpayers, residents, and others.
 - Serves as a liaison between the City and prospective business and industry investors, acts as a resource for City citizens by responding to inquiries and providing guidance and resources regarding State laws.

- To perform certain other functions as described herein.
5. Assessor agrees to provide similar services as described in item #4 remotely from their place of business when not at City hall. Assessor will be available 24/7 via email, phone, & virtual. A 4-hour response is the goal except when physically impossible.
 6. Assessor agrees to oversee maintenance of department files including property record cards, physical & electronic data (BS&A), legal descriptions, splits and combinations of parcels, ownership transfers, and strives to identify new/improved methods for carrying out the responsibilities of the department.
 7. Assessor agrees that all files and work products, including database files, property record cards, physical data, legal descriptions, splits and combinations of parcels, ownership transfers related to this engagement are the property of the City.
 8. Appeals to the Michigan Tax Tribunal. Assessor, after consultation with the City Attorney's Office, agrees upon request to represent the City in defending assessments appealed to the Small Claims Division of the Michigan Tax Tribunal (MTT). The Assessor shall be available to defend or provide testimony on all assessments to the MTT as needed during this contract.

Entire Tribunal Appeals to the MTT shall be the responsibility of the City Attorney's Office and Assessor shall cooperate as necessary to defend assessments, provide information, and testimony on all assessments during this contract and thereafter as necessary for appeals filed during this contract.

In no event shall Assessor execute any Stipulation or settlement in either the Small Claims Division or the Entire Tribunal without review by the City Attorney's Office, City Manager and Finance Director, as determined applicable by the City Attorney, City Manager or Finance Director. Assessor Fees for additional Entire Tribunal Appeals are outlined in Sec. 23 & 24 of this contract.

9. Assessor agrees throughout the term of this contract to provide field inspections of all properties as necessary; to perform assessment ratio studies to determine true cash value; to perform personal property canvasses to ensure all personal property is equitably assessed; to update property records and ensure notification of annual assessment changes. All assessments completed by Assessor throughout the term of this contract will be in adherence to State Tax Commission procedures as to the valuation method, assessment manual, personal property multipliers, and general requirements. Assessor agrees to perform the duties of the certifying assessor for said City including but not limited to the following:
 - a. Perform onsite inspections in order to annually re-inspect 20% of the real properties of each class (residential, commercial, industrial), and to determine the value of any omitted property or removal of assessed property no longer present.
 - b. Maintain all of the City's assessment rolls, including ad valorem, specific tax rolls, and special assessment districts.
 - c. Inspect, revise, and re-evaluate property record cards with new construction, demolition, and property splits.
 - d. Perform neighborhood market studies and land value analyses annually throughout the term of this contract.

- e. Prepare assessment roll(s), and forms required as determined by the State tax Commission.
- f. Provide digital photographs of all properties visited for maintenance purposes.
- g. Work with the City Building Department to ensure all new property and demolished property is accounted for.
- h. Prepare property record cards in compliance with State Tax Commission requirements.
- i. Manage and coordinate AMAR review, responses, and implementation of any required action plan.
- j. Attend, prepare, and work with all Boards of Review.
- k. Assist City in establishment of any statutory tax incentive program as established by the legislature.
- l. Assessor agrees to meet with the City Manager, City Attorney, Finance Director, and/or other designated staff of the City to review progress that the Assessor has made towards meeting the terms of this proposal/agreement, preparation of assessment rolls, and other matters parties deem necessary to review. In addition, the Assessor will suggest any budgetary information necessary to upgrade and/or improve the City's assessment process.

10. Assessor agrees to the following enhanced services:

- a. To use its best efforts to promptly respond to City staff requests.
- b. To explain its services to City staff and discuss how the City and Assessor can work efficiently together.
- c. To explore ways to improve the efficiency of operations for the assessing/finance departments as requested by staff.
- d. To provide a regular means of updating ownership records from the Register of Deeds (monthly).
- e. To keep tax exemption lists as accurate and up to date as possible.
- f. To implement courtesy email notifications for operational changes such as switching to a new database, frozen assessor roll, field work, long term personnel changes, etc.
- g. That if the regularly assigned Assessor is not available to work, that an Assessor with the same or greater qualifications and experience will be assigned to substitute on that day, unless otherwise arranged with the City Manager.

11. City agrees that in addition to the responsibilities provided herein, the staff of the City shall provide full and reasonable cooperation to the Assessor in completion of the herein-stated services. City agrees to maintain all required assessment software and hardware to perform the assessment function and provide remote access to the Assessor and Assessor's staff.

12. The Assessor shall be liable to the City, and hereby agrees to indemnify and hold the City harmless but only to the extent of its insurance coverage set forth below, against all claims covered by said insurance coverage arising out of the performance of the services rendered hereunder caused by any negligent conduct, intentional conduct, or act of the Assessor or any of its employees in the performance of this contract that are covered by the policies listed in subparagraphs "a" through "c" below.

13. The Assessor will carry the following insurance coverage at all times during this agreement:

- a. Comprehensive general liability insurance covering the Assessor and the City in the project with not less than the following limits of liability; bodily injury or death, \$1,000,000 each person and subject to the same limit for each person; \$1,000,000 for two or more persons in any occurrence; property damage, \$1,000,000 each occurrence; \$2,000,000 annual aggregate.
 - b. Worker's Disability Compensation Insurance, securing compensation for the benefit of the employees of the Assessor, as required by Worker's Disability Compensation Act of State of Michigan.
 - c. The Assessor shall also carry professional liability and errors and omissions insurance with not less than \$1,000,000 limit of liability for each claim and in the aggregate including claim expenses. However, the City understands that it cannot be listed as an additional insured under this type of policy. Should the City or its officers, directors, employees, and elected officials ever be held financially liable for any error or omission of the Assessor and seek indemnification from Assessor as a result thereof, under no circumstance shall the Assessor's cumulative liability to the City or its officers, directors, employees, and elected official exceed the coverage of the errors and omissions policy referenced herein.
14. All required insurance shall be maintained with responsible insurance carriers qualified to do business in the State of Michigan. As soon as practicable upon execution of this contract and upon commencing any performance hereunder, the Assessor shall deposit with the City the previously mentioned policies of insurance or certificates, therefore. During the duration of this contract, a copy of said insurance or certificate shall be given to the City Clerk at the beginning of each year.
15. The Assessor shall not be held liable for any damage caused by strikes, explosions, war, fire, or act of nature that might stop or delay the progress of work. In the event of a claim against the City relating to any act or failure to act of the Assessor that is not covered by the insurance coverage as set forth above, the City has no right to indemnification from Assessor.
16. Edward VanderVries, as Assessor, is a City officer as designated by City Charter, and services under this contract shall be provided by Edward VanderVries through V&V Assessing LLC. Edward VanderVries acknowledges and agrees that all compensation under this contract shall be invoiced and received through this contract and Edward VanderVries shall not be compensated beyond the scope of this contract and he shall not receive any other compensation nor benefits that City provides to its employees and staff.
17. In the event that the City shall not be in substantial compliance with the terms of this contract, the Assessor shall give the City written notice of said breach and thirty (30) days to cure the breach. If the City fails to cure the breach within thirty (30) days after such notice, the Assessor may terminate this contract immediately without further notice or liability to the Assessor, other than for permitted fees and expenses accrued through the date of termination.
18. The City and Assessor agree that the Assessor shall not assign or transfer either this agreement nor any portion therein without first receiving written approval from the other party.

19. The City agrees to pay the Assessor an annual fee of \$62,400 as follows:

Year 1 – 3 July 2024 – June 2027 - \$ 5,200 per month

Payments will be made to V&V Assessing LLC by the 10th day each month beginning July 10, 2024, and mailed to Assessors address or paid via Direct Deposit if available.

21. Assessor agrees to provide staff at the City Hall a minimum of **Four (4) business hours** per week for clerical and meetings with taxpayers and/or City staff. In the event no work is needed at the City Hall, the weekly hours may be spent in the City conducting property inspections, personal property canvassing, and inspecting new construction, or the equivalent thereof. Work hours will be on Mondays from 8:00am – 12:00pm and may be negotiated between the parties from time to time, due to holidays, special projects, or any other special circumstances that may arise. 4 days per year may be used for vacation and/or continuing education. **Assessor** also agrees to be available at the City Hall for appointments with taxpayers, City officials, & to supervise staff. Assessor is available via phone, email, & virtual when requested. Additional days and time will be required for both Assessor and Assessor's Staff to complete the required field inspection work, but these are the minimums to establish a schedule and provided consistency with the Marshall City community. It is understood that staff provided by Assessor will be paid by Assessor and are not employees of the City.
22. The provision of all other services, which may include, Michigan Tax Tribunal petitions not in the Small Claims Division, appraisal services rendered by the Assessor, or other services beyond the scope of this contract, shall be billed at the following rates:
- a. MMAO IV Assessor of Record shall be paid an hourly rate of \$250.00 for all work related to Entire Tribunal Tax appeals including correspondence with City or outside attorneys, research, prep time, depositions, and hearings, for hours in excess of 4 hours per week.
 - b. Expenses for items related to Entire Tribunal Appeal will be submitted to the City Attorney's Office for review before reimbursement at the invoiced rate with accompanying receipts.
 - c. Assessor Staff will assist when required for Entire Tribunal Appeals and billed at a rate of \$75.00 per hour for research and data collection related to the appeal for all hours that are required above the regularly scheduled City hours, for hours in excess of the 7 hours per week.
23. Michigan Tax Tribunal Entire Tribunal Appeals that require outside appraisals and special projects are separate from normal assessment and appraisal functions. Assessor agrees to notify the City, in writing, prior to billing for any special projects or services not specifically included in this contract, to be approved by the City Manager and City Attorney. Assessor will be committed to minimizing the costs to the City and will recommend settlements which may be beneficial for the City to consider. Written Risk & Cost Benefit analysis will be provided.
24. The City and Assessor agree that the initial term of this contract shall begin July 1, 2024, and expire June 30, 2027. The term of this contract may be extended, by amendment, if mutually agreed upon in writing by each party. The City and Assessor also agree that either party may terminate this agreement by giving sixty (60) days

written notice to the other party.

25. The City and Assessor agree this contract is entered into subject to the applicable laws of the State of Michigan and the Federal Government.
26. The Assessor further agrees to perform this Contract in accord with all federal state, and local laws and will not discriminate against, or give preferential treatment to, any person on the basis of race, sex, sexual orientation, gender identity, color, national origin, religion, handicap status, height, weight, marital status, or other criteria which is not relevant to the particular job.
27. The Assessor further agrees not to discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity national origin, disability as set forth in the Americans with Disabilities Act, Michigan PWDA, age, height, weight, or marital status (except insofar as it relates to a bonafide or occupational qualification reasonably necessary to the normal operation of the business). Breach of this provision may be regarded as a material breach of the Agreement.
28. The Assessor agrees that Assessor, V&V Assessing LLC. employees or representatives of the Assessor performing services on-sight at City shall be subject to the City's Personnel Policy related to employee conduct rules, including but not limited to, the use of computer equipment and codes of conduct. Breach of this provision may be regarded as a material breach of the Agreement.

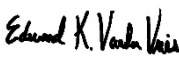
AGREED to this _____ day of June 2024 CITY OF MARSHALL

By: City Mayor

Dated: _____

By: City Clerk

Dated: _____



By: V&V Assessing LLC – CEO Edward K. VanderVries

Date: April 1, 2024

ITEM: 12.F

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Joshua Lanker, Chief of Police
DATE: June 17, 2024
SUBJECT: **MARSHALL LAW ENFORCEMENT CENTER (MRLEC) - ACCESS CONTROL PURCHASE**

The Marshall Regional Law Enforcement Center is in need of access control updates. After assessing our current system, we identified needed updates and added this to our 2023-2024 CIP plan. In further discussions, staff decided to make this a citywide project, adding other buildings with access control needs. A Request for Proposal was completed in January and two finalists were identified. After additional reviews, staff decided not to go forward with the citywide access control project. Staff decided an overall plan and strategy was needed to incorporate citywide access control, cameras, and alarms prior to moving forward with a citywide project for replacement. Staff will work to create a citywide plan moving forward, but MRLEC still has immediate access control needs to address.

There are four main projects that need updating.

- The first is software and server updates as they are currently outdated and in need of updating.
- The second is the replacement of outdoor access control panels and pedestals, which are rusting and malfunctioning periodically.
- The third project is the addition of access control to sensitive areas (storage cages, armory, Property Room Gun Cage). These areas are currently controlled by traditional locks and have been identified by MRLEC staff as areas that need to be added to our access control system.
- The fourth project is the addition of dual authentication to sensitive areas including the evidence room, compute forensics room and armory.

The total cost of the needed updates for MRLEC totals \$68,216.39. These updates are part of the Capital Improvement Plan and is budgeted in the MRLEC Capital outlay budget for 2023-2024. It should be noted that this total is higher than the budget total for access control. However, the access amount will be taken from the remaining available balance in the 2023-2024 capital outlay budget.

The original RFP included several additional non-essential items for MRLEC and included City Hall, PSB, and the powerhouse. The City of Marshall Charter allows for awarding bids in part. Everon was one of the finalists in the RFP. We are requesting approval to award the

RFP in part to Everon to update our current access control system. Everon is being recommended as they were the original installers of the current system and were the lowest bid of the RFP finalists. The staff is requesting council approval for this purchase.

BUDGET IMPACT:

There is currently \$79,805 budgeted in the 2023-2024 budget for access control and conference room technology updates at MRLEC. This budget would be used for the \$68,216.39 expenditure. MRLEC also has a Reserve Capital Improvement fund/account which is used for Reserve Capital Improvements with the approval of the MRLEC agency representative. This purchase has been approved by the agency heads (MSP, CCSD, MPD).

RECOMMENDATION:

Approve the Access Control RFP in part and as amended with Everon for a total price not to exceed \$68,216.39 and authorize the City Manager and City Clerk to sign the necessary documents.



Proposal prepared for:

CITY OF MARSHALL

Presented by:

Jeffrey Sturza

6.2.2024

Sales Agreement ID: 891803189

Proposal pricing is valid for 30 days

everonsolutions.com

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June 2, 2024

CITY OF MARSHALL
323 WEST MICHIGAN AVENUE
MARSHALL, MI 49068

Thank you for allowing us the opportunity to provide you with a proposal for The Law Enforcement Center Door adds and Changes. I am pleased to propose a cost effective solution for your organization that will allow you to help mitigate your risks and reduce losses.

At ADT we pride ourselves in providing our commercial customers with attentive service, proven security solutions, and the highest level of professional installation and monitoring.

I look forward to discussing this proposal with you. Should you have any questions, please do not hesitate to contact me.

Sincerely,

Jeffrey Sturza
Solution Sales Rep.RH
Everon

1. Executive summary

1.1. Powered by Experience. Driven by Excellence.

Everon is a leading national integrator and premier service provider of commercial security, fire and life safety. We support more than 300,000 customer locations backed by our national strength and local knowledge of over 5,000 employees – including 2,300 technicians – across 100 offices, and two dedicated monitoring and operations centers. Our corporate offices are based in Boca Raton, Florida with our Innovation & Operations HQ in Dallas, Texas.

Everon draws on an outstanding legacy of service excellence that is strengthened by over a decade of industry expertise – with many leaders having spent the majority of their careers in the industry. Our organization was built over the last decade by some of the most trusted names in commercial security that include ADT Commercial, Protection 1, and Red Hawk Fire & Security. In that time, we focused on providing comprehensive, scalable solutions to address unique needs of mid-market, national and large-scale organizations, and established a new industry standard for customer-driven service excellence and delivery. With GTCR's acquisition of ADT Commercial in 2023, we've now emerged as an innovator and service excellence champion protecting commercial people, property, and assets across industries. Through our predecessor companies, we built a reputation as one of the nation's best commercial security providers, with decades of experience and a proven record of excellence in customer service.

Today, we are Everon. We are ever focused on being game-changers and innovators, breaking new ground to propel the industry forward with a customer-focused approach to optimizing your security and life safety ecosystem. We are ever committed to being the dedicated partner and security advisor you can trust.

Everon is committed to protecting your organization at every level. Engaging with us gives you access to an industry-leading range of security, fire, and life safety offerings, backed by our state-of-the-art, national-scale 24/7/365 monitoring infrastructure. And it means you will benefit from our commitment to innovation: Ongoing investment in new technologies and new capabilities, including cutting-edge technology in unique applications, AI-powered solutions, enterprise-level systems for complex environments, and much more.

Our commitment to our customers is based on a foundational principle: We commit to the protection of your facilities and assets as though they are our own. And we respond to your dedication to your people's safety with our own tenacity. We consistently deliver a great customer experience—making us a trusted

300,000+
Customer Locations

100+
Locations with Local
Leadership

2,300+
Technicians

2
Company-Owned UL Listed
Monitoring and Operations
Centers



partner across industries and solutions. Our experienced security, fire, and life safety experts, paired with our innovative approach to providing best-in-class service, allow us to deliver exceptional customer service across your enterprise, whether you have one location or 1,000.

Our specialized commercial team members have deep technical knowledge, complex design skillsets, and multiple enterprise-level technology, security, and fire certifications. Our Integrated Solutions team provides design development oversight, technical support and engineering, and cross-discipline project management for your complex commercial environments. Our National Fire & Life Safety Team provides fire alarm, sprinkler, and suppression system expertise from NICET and NFPA certified specialists; voice evacuation and mass notification solutions; and in-house system design-build services. The experts at our Network Operations Center design, deploy, and manage security networks, as well as provide hosted infrastructure (IaaS), cloud device health and environmental monitoring, and managed administrative services. And our industry experts have decades of specialized experience and in-depth understanding of the unique solutions and technologies needed to address your specific business challenges.

We know standard, off-the-shelf solutions don't work for leading-edge, complex organizations. We can help you build a flexible and customizable security, fire, and life safety program to meet your unique business challenges, and to help protect your people, property, and assets—while minimizing risk to your organization. We aim to build customer-driven partnerships by helping identify the products and services that work best for your business needs and meet your security, fire, and life safety objectives in the most effective manner. Building solutions to meet your enterprise-level objectives is our specialty—we'll help you find the best combination of products and services from our comprehensive suite of security, fire, and life safety technologies to cover your locations inside and out.

1.2 Our Guiding Principles

- **Customers Are Our True North:** We know that our reputation is based on how we serve our customers.
- **Our People Are the Difference:** We strive to be the best technically trained team in the business.
- **Dedicated to Commercial:** We are purposefully built to serve the integrated security, fire, and life safety needs of our customers.
- **One Ideal Partner:** We are a full-service national company with nimble local delivery teams.

Equipment and Investment Statement for: (Project 1) Installation of New Server Software

Site Information: CITY OF MARSHALL POLICE DEPARTMENT, 714 OLD US-27 N, MARSHALL, MI 49068

Scope of Work:

- EverOn Will supply and install The new Lenel OnGuard Server Software upgrade on the City Provided server.
- The City of Marshall will provide the OnGaurd Server. EverOn to provide Server Specifications.

Function List:

Function:

Quantity	Description	Unit Amount	Extended Amount
1	Client Badging Upgrade	\$2,518.53	\$2,518.53
4	Client Upgrade	\$2,201.86	\$8,807.44
1	***Lenel Onguard 32Es To Lenel Onguard Adv	\$2,760.00	\$2,760.00
9	***COVERS 32ES, 32ESI, & IDES SYS tems , and Regional	\$313.16	\$2,818.44
Sub Total Equipment Cost:			\$16,904.41

Labor & Other Summary:

Description	Amount
Labor	\$1,574.49
Sub Total Labor & Other Cost:	\$1,574.49

Summary of Charges for: (Project 1) Installation of New Server Software			
Installation Price			\$18,478.90
Total Installation Price*			\$18,478.90
Total Monthly Recurring Services Charges*			\$0.00
*Plus applicable tax			
Schedule of Values	30/30/30/10	30% of Contract Value Upon Contract Acceptance 30% of Contract Value at Progress Billing 30% of Contract Value at Substantial Completion 10% of Contract Value at Final Acceptance	
Proposal pricing is valid for 30 days			

Equipment and Investment Statement for: (Project 2) Pedestals Replacement Marshall Law Enforcement Access Control Adds and Changes

Site Information: CITY OF MARSHALL POLICE DEPARTMENT, 714 OLD US-27 N, MARSHALL, MI 49068

Scope of Work:

Marshall Law Enforcement:

- Pedestal 1 – Change Pedestal and card reader to Card / Pin Pad Reader
- Pedestal 2 – Change Pedestal and card reader to Card / Pin Pad Reader
- Pedestal 3 – Change card reader to Card / Pin Pad Reader
- Employee Entrance 1 – Replace Card Reader with Card / Pin Pad Reader
- Employee Entrance 3 – Replace Card Reader with Card / Pin Pad Reader

Totals:

5 - Card / Pin Pad Reader
2 – Pedestals

Note: This Proposal is contingent on all Existing Equipment (Electrified Door Hardware, Existing Wiring, etc. is functional and in good working order. Any items deemed non-functional will be replaced at additional cost.

Function List:

Function:

Quantity	Description	Unit Amount	Extended Amount
5	SIGNO40K,WALL MOUNT W/KEYPAD,13.56MHZ &125KHZ,OSDP	\$429.72	\$2,148.60
2	Housing, Metal Pedestal, Black, 42 Inchhigh, W / Mounting Plate	\$159.29	\$318.58
Sub Total Equipment Cost:			\$2,467.18

Labor & Other Summary:

Description	Amount
Labor	\$1,797.38
Sub Total Labor & Other Cost:	\$1,797.38

Summary of Charges for: (Project 2) Pedestals Replacement Marshall Law Enforcement Access Control Adds and Changes			
Installation Price			\$4,264.56
Total Installation Price*			\$4,264.56
*Plus applicable tax			
Schedule of Values	30/70	30% of Contract Value Upon Contract Acceptance 70% of Contract Value at Final Acceptance	
Proposal pricing is valid for 30 days			

Equipment and Investment Statement for: (Project 3) Law Enforcement and Storage Barn Access Control Adds and Changes

Site Information: CITY OF MARSHALL POLICE DEPARTMENT, 714 OLD US-27 N, MARSHALL, MI 49068

Scope of Work:

Marshall Law Enforcement:

- Provide Red Controller upgrade board
- Armory Gate 1 – Provide Card Reader, Wiring and Electrified Gate Lock Hardware
- Armory Gate 2 – Provide Card Reader, Wiring and Electrified Gate Lock Hardware
- Armory Gate 3 – Provide Card Reader, Wiring and Electrified Gate Lock Hardware
- Evidence Storage / Weapons Gate – Provide Card Reader, Wiring and Electrified Gate Lock Hardware

Totals:

- 4 - Card / Pin Pad Reader
- 4 - Electrified Gate Lock Hardware
- Wiring – 3 gates and 1 Door
- 1 - MR52 Dual Reader Boards
- 1 - 1502 Controller

NOTE: 4 Existing Panels, Panel 3 and 4 have 1 open reader port. Space between all 4 panels has room for 8 more dual reader boards.

Storage Barn:

- Storage Gate 1 – Provide Card Reader, Wiring and Electrified Slider Gate Lock Hardware (Slider Gate)
- Storage Gate 2 – Provide Card Reader, Wiring and Electrified Gate Lock Hardware
- Storage Gate 3 – Provide Card Reader, Wiring and Electrified Gate Lock Hardware
- Storage Gate 4 – Provide Card Reader, Wiring and Electrified Gate Lock Hardware
- MI State Police Storage Door 1 – Provide Electric Strike, Card / Pin Pad Reader and wiring.
- MI State Police Storage Door 2 – Provide Electric Strike, Card / Pin Pad Reader and wiring.
- Provide Red Controller upgrade board

Totals:

- 6 - Card / Pin Pad Reader
- 3 - Electrified Gate Lock Hardware
- 1 - Electrified Slider Gate Lock Hardware
- 2 - Electric Strikes
- 3 - MR52 Dual Reader Boards
- 1 - 1502 Controller
- Wiring – 4 gates and 2 Doors

Note: Existing Panel space for 4 more dual reader boards. Lift is needed for the wiring. Allowances for conduits

Note: This Proposal is contingent on all Existing Equipment (Electrified Door Hardware, Existing Wiring, etc. is functional and in good working order. Any items deemed non-functional will be replaced at additional cost

Function List:**Function:**

Quantity	Description	Unit Amount	Extended Amount
3	12VDC 9amp HOUR BATTERY	\$38.96	\$116.88
3	POWER DISTRIBUTION BOARD - 8 OUTPUT w/FT RELAY 2A PTC	\$83.51	\$250.53
1	PALM SWITCH 1-5/8", SGL GANG 30 SEC. PNEUMATIC TIME DELAY	\$268.62	\$268.62
10	WEATHER BACKBOX,SINGLE GANG SURFACE MOUNT	\$36.88	\$368.80
8	WEATHER COVER,CLEAR,SGL GANG ABS LIFT UP COVER, "LIFT HERE	\$51.50	\$412.00
3	BATTERY ENCLOSURE	\$147.53	\$442.59
3	4 AMP, 12/24VDC POWER SUPPLY	\$254.01	\$762.03
2	1500C STRIKE KIT 12/24VDC	\$444.69	\$889.38
8	SGL GANG PIEZO SWITCH "PUSH TO EXIT" 12/24VDC, 1-40 SEC TIMER	\$156.80	\$1,254.40
7	PNEUMATIC T.D., 1 N/O & 1 N/C 3-1/2" DIA. GREEN PUSHBUTTON	\$313.81	\$2,196.67
8	12/24VDC GATE MAGLOCK w/DSM, MBS & UNIVERSAL MTG BRACKETS	\$751.58	\$6,012.64
10	SIGNO40K,WALL MOUNT W/KEYPAD,13.56MHZ &125KHZ,OSDP	\$429.72	\$4,297.20
2	Intelligent Dual Reader Controller (Replace existing)	\$2,224.60	\$4,449.20
5	Dual Reader Interface Module (Series Supports OSDP Readers)	\$830.08	\$4,150.40
4	34 STEEL DR RECSSD BRWN DPDT	\$15.37	\$61.48
1500	PROFUSION ACCESS CNTL PLENUM 5	\$438.98	\$1,316.94
10	T.REX REQUEST TO EXIT DETECTOR W/TAMPER AND TIMER WHITE	\$100.92	\$1,009.20

Sub Total Equipment Cost: \$28,258.96

Labor & Other Summary:

Description	Amount
Misc Conduit/Boxes for Gates	\$256.41
Labor	\$14,526.13

Sub Total Labor & Other Cost: \$14,782.54

Summary of Charges for: (Project 3) Law Enforcement and Storage Barn Access Control Adds and Changes			
Installation Price			\$43,041.50
Total Installation Price*			\$43,041.50
Total Monthly Recurring Services Charges*			\$0.00
			*Plus applicable tax
Schedule of Values	30/30/30/10	30% of Contract Value Upon Contract Acceptance 30% of Contract Value at Progress Billing 30% of Contract Value at Substantial Completion 10% of Contract Value at Final Acceptance	
Proposal pricing is valid for 30 days			

Equipment and Investment Statement for: (Project 4) Marshall Law Enforcement Card Reader Changes

Site Information: CITY OF MARSHALL POLICE DEPARTMENT, 714 OLD US-27 N, MARSHALL, MI 49068

Scope of Work:

Marshall Law Enforcement:

- Replace Card Readers with Dual Card Readers
- Computer Forensics - Replace Card Reader with Card / Pin Pad Reader
- Property Room Entrance
- Property Room Drug Storage

Note: This Proposal is contingent on all Existing Equipment (Electrified Door Hardware, Existing Wiring, etc. is functional and in good working order. Any items deemed non-functional will be replaced at additional cost

Function List:

Function:

Quantity	Description	Unit Amount	Extended Amount
3	SIGNO40K,WALL MOUNT W/KEYPAD,13.56MHZ &125KHZ,OSDP	\$429.72	\$1,289.16
Sub Total Equipment Cost:			\$1,289.16

Labor & Other Summary:

Description	Amount
Labor	\$1,142.27
Sub Total Labor & Other Cost:	\$1,142.27

Summary of Charges for: (Project 4) Marshall Law Enforcement Card Reader Changes	
Installation Price	\$2,431.43
Total Installation Price*	\$2,431.43
Total Monthly Recurring Services Charges*	\$0.00
*Plus applicable tax	
Schedule of Values	Bill Upon Completion Total Contract Value at Final Acceptance
Proposal pricing is valid for 30 days	

Investment Summary

Summary of Charges for: (Project 1) Installation of New Server Software

Installation Price	\$18,478.90
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Total Installation Price*	\$18,478.90
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Total Monthly Recurring Services Charges*	\$0.00
---	--------

*Plus applicable tax

Proposal pricing is valid for 30 days

Summary of Charges for: (Project 2) Pedestals Replacement Marshall Law Enforcement Access Control Adds and Changes

Installation Price	\$4,264.56
--------------------	------------

Total Installation Price*	\$4,264.56
---------------------------	------------

Total Monthly Recurring Services Charges*	\$0.00
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*Plus applicable tax

Proposal pricing is valid for 30 days

Summary of Charges for: (Project 3) Law Enforcement and Storage Barn Access Control Adds and Changes

Installation Price	\$43,041.50
--------------------	-------------

Total Installation Price*	\$43,041.50
---------------------------	-------------

Total Monthly Recurring Services Charges*	\$0.00
---	--------

*Plus applicable tax

Proposal pricing is valid for 30 days

Summary of Charges for: (Project 4) Marshall Law Enforcement Card Reader Changes

Installation Price	\$2,431.43
--------------------	------------

Total Installation Price*	\$2,431.43
---------------------------	------------

Total Monthly Recurring Services Charges*	\$0.00
---	--------

*Plus applicable tax

Proposal pricing is valid for 30 days

Total Proposal Option

Installation Price	\$68,216.39
--------------------	-------------

Total Installation Price*	\$68,216.39
---------------------------	-------------

Total Monthly Recurring Services Charges*	\$0.00
---	--------

*Plus applicable tax

Proposal pricing is valid for 30 days

If Everon and Customer are parties to a mutually signed, written agreement, then the terms of that agreement control. If Everon and Customer are not parties to a signed contract, then the scope of work and prices set forth above are based upon and subject to the Everon Terms and Conditions ("Terms") available at <https://www.everonsolutions.com/terms-and-conditions-sale>. Any modifications to the Terms may result in pricing changes. Any other terms and conditions are rejected by Everon unless in a document signed by an authorized representative of Everon.



Marshall Regional Law Enforcement Center

Marshall Police Department
Calhoun County Office of the Sheriff
Michigan State Police

Josh Lankerd, Chief of Police
Steve Hinkley, Sheriff
Barry Schrader, Post Commander

Date: June 7th 2024

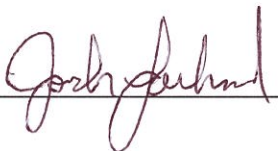
Access Control Update:

The Marshall Regional Law Enforcement Center is in need of access control updates. After assessing our current system we identified needed updates and added this to our 2023-2024 CIP plan. In further discussions with the city it was decided to make this part of a citywide project, adding other buildings with access control needs. A Request for Proposal was completed in January and two finalists were identified. After additional reviews of the project, it was decided to not go forward with the citywide plan.

MRLEC still has immediate access control needs to address. Therefore, we are moving to ask for approval for the RFP in part as allowed by our city charter. There are four main project areas to address. The first is a software and server update as they are currently outdated and in need of updating. The second is the replacement of outdoor access control panels and pedestals, which are rusting and malfunctioning periodically. The third project is the addition of access control to sensitive areas (storage cages, armory, Property Room Gun Cage). These areas currently are controlled by traditional locks and have been identified by staff as areas that need to be added to our access control system. The forth project is the addition of dual authentication to sensitive areas.

The total cost of the access control updates for MRLEC total \$68,216.39. The original approved CIP approval for access control was for \$55,000. At this time I'm requesting your approval to allocate the full \$68,216.39 from the MRLEC Maintenance Fund for the access control updates. It should be noted that the access control will be taken from the current approved 2023-2024 capital outlay budget.

Approved by Chief Josh Lankerd

 6-11-2024

Approved by Sheriff Steve Hinkley

 - 6/9/2024

Approved by Lt. Barry Schrader
(Post Commander)

 F/LT 06/11/2024

ITEM: 12.G

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Marguerite Davenport, Director of Public Services
Kevin Maynard, Director of Electric Utilities
DATE: June 17, 2024
SUBJECT: **2024 - 2027 PUBLIC SERVICES COLLECTIVE BARGAINING AGREEMENT**

Following a negotiation session on Thursday, May 30, 2024, the City of Marshall and the Teamsters Local 214 representing the Department of Public Services (Water, Wastewater, Electric and FiberNet) unionized employees came to a tentative agreement for a three (3) year employment contract. On May 13, 2024, the City was notified that the union membership approved and passed the tentative agreement.

Negotiated changes to the current bargaining agreement include: the ability to earn vacation days sooner, the ability to carry over 40 hours of vacation time into the next year, being able to use sick time in the first year of employment, being paid the same rate as a crew we use for mutual aid, using the federal rate scale for meal reimbursement, increasing probationary status to a year from 6 months, and increasing the safety glasses reimbursement amount. Year one wage increases were based on comparable wages with other peer municipalities and by classifications. For years 2 and 3 of the agreement, it was set at 3% and 3%. Also included are license pay incentive opportunities and certification program incentives to provide increased training and skill value to the organization and the employees. This includes a program for our Powerhouse employees that is similar to the Line crew apprentice and schooling program. The agreement also includes additional minimum State of Michigan operator license requirements for some of our classifications.

BUDGET IMPACT:

The new collective bargaining agreement will increase the budgeted FY2025 expenses in each utility fund as approved by the following approximate amounts:

Water Fund - \$19,000
Wastewater Fund - \$22,000
Electric Fund - \$135,000
FiberNet Fund - \$33,000

RECOMMENDATION:

Approve the 2024-2027 City of Marshall Collective Bargaining Agreement with the Teamsters Local 214, Department of Public Services and authorize the City Manager and City Clerk to sign the necessary documents.

**CONTRACT PROPOSALS
Final TA's**

**City of Marshall
and
Teamsters Local 214, DPS**

Additional Holidays

If during the terms of this agreement City Council approves additional holidays to be added to the Personnel Manual, the same holidays shall be added to the DPS Agreement.

Vacation

All full-time, non-probationary employees with the required city-wide seniority as of the anniversary date of hire shall earn vacation leave with pay in accordance with the following schedule:

<u>Year of Service</u>	<u>Vacation Credit</u>
Hire date – 3 rd year	10 days (80 hours)
4 th – 6 th year	17 days (136 hours)
7 th – 10 th year	19 days (152 hours)
11 th – 15 th year	22 days (176 hours)
16 th – 20 th years	25 days (200 hours)
21 st + year	30 days (240 hours)

Vacation carryover

Section 5. A maximum of 40 hours of vacation time may be carried over into the next vacation year. Notice to carry over must be given to the payroll department before the employee's anniversary date. The employee will have an entire year to use the vacation carried over. If vacation is not taken in the year it is earned (except as set forth in this section), it will be forfeited.

Sick leave new employee

Section 2: Sick Leave. An employee earns sick leave after completing six (6) consecutive months of employment with the City of Marshall. Sick leave shall be accumulated at a rate of eight (8) hours per month to a maximum of nine hundred sixty (960) hours to be used for the following reasons:

Funeral Leave

Section 1. Employees will be granted up to three (3) working days leave for death in the immediate family without loss of pay. The following shall be considered immediate family:

Spouse, child, stepchild, mother, father, stepmother, stepfather, sister, stepsister, brother, stepbrother, grandmother, grandfather, mother-in-law, father-in-law, sister-in-law, brother-in-law, son-in-law, daughter-in-law, spouse's grandmother, spouse's grandfather, grandchild, step grandchild.

Section 2. In the event it is necessary to take additional days beyond that provided for in Section 1, it is permissible to take additional normal working days, **as approved by the City Manager or his designee**, from either the employee's accumulated sick leave, vacation leave or personal time.

Section 3. Other than immediate family funerals, an employee may take up to two (2) normal working days from either the employee's accumulated sick leave, vacation leave or personal time. Anything beyond two days must be taken from vacation or personal time. Nothing here prohibits the employee from taking time off for funerals without pay, if the supervisor approves.

Meter Reader hours of work

(d) Meter Reader employees shall work from **7:00 a.m. – 3:30 p.m.**

Double time

Section 3: Overtime Pay.

Two (2) times an employee's regular straight time hourly rate shall be paid for:

- (a) all hours worked over sixteen (16) hours **within a 24 hour period** without an eight (8) hour break, or
- (b) all work performed on the seventh (7th) consecutive day of working within a work week. **For purposes of this section, paid leave (sick, vacation, personal, and holiday) will count as a day worked.**
- (c) **when mutual aid is used in a declared storm emergency and the mutual aid workers are paid two-times their regular straight time hourly wage.**

On-call pay

City agrees to a \$1.00 increase to on-call rates on July 1, 2024 and then follow the annual percentage increase applied to the wages for years 2 & 3 of the contract (3%).

Longevity

If during the terms of this agreement City Council adds additional longevity pay to the Personnel Manual, the same shall be added to the DPS Agreement.

Uniforms / Footwear and Outerwear

Section 6: Uniforms. Employees shall be provided with eleven (11) sets of **rented** uniforms to be worn when performing work while on the City payroll and while traveling to and from work. Employees shall report to work with a clean uniform. During hot weather, employees may substitute the uniform shirts with a solid, one color tee-shirt except when working around electrical current the employee shall wear the uniform shirt provided.

In lieu of the rental service, employees may elect to purchase 7 sets of uniforms from a City selected uniform vendor and be responsible for their upkeep and cleanliness. The first year of purchase, purchase limits are \$1,200 for flame resistant (FR) and \$600 for non-FR. Subsequent year purchase limits are \$900 for flame resistant (FR) and \$450 for non-FR.

At the beginning of this agreement, the city will set aside an amount equal to **\$350** per year of this contract for the purchase of safety footwear or outerwear that must be worn on the job. The set aside will dissolve at the expiration of this contract. The employee must demonstrate proof of purchase to the Finance Department who will process the City's contribution through established account payable procedures. If an employee leaves employment of the City within 12 months of the purchase, the employee will reimburse the city for the allowance prorated on a monthly basis.

Safety Glasses

Section 8: Safety Glasses: The City of Marshall will reimburse the employee up to **\$60.00** (single vision), **\$80.00** (bifocal) and **\$90.00** (trifocal) toward the purchase of MIOSHA approved safety glasses. This service is limited to once every twenty-four (24) months unless damaged in a job-related accident or if there is a prescription change. The City of Marshall will not reimburse the employee for any eye examinations through this program. All purchases must be approved in advance by the appropriate supervisor. If an employee leaves employment of the City within 12 months of the purchase, the employee will reimburse the city for the allowance prorated on a monthly basis.

Rates for Meals

NEW SECTION: Meals when traveling. The City will reimburse employees up to the Federal GSA Per Diem rates for Michigan at the Standard Rate level. Employees shall follow the City of Marshall Travel Policy to receive this reimbursement.

Fringe Benefit- Employee Appreciation:

To engage employees and improve moral, the City may hold employee recognition activities or events, including but not limited to employee appreciation picnic, holiday parties, issuance of employee recognition awards and/or payment, paid leave or other one-time benefits to employees in conjunction with these recognition events, activities or awards.

12-month probation

Section 2: Probationary Period: All new employees shall be probationary employees until they have actually worked **twelve (12)** months for the City. The probationary period may be extended an additional six (6) months upon mutual agreement between the City and the Union. The purpose of the probationary period is to provide an opportunity for the City to determine whether the employee has the ability, capacity and other attributes which qualify him/her for regular employee status. During the probationary period, the employee shall have no seniority status and may be terminated at the sole discretion of the City without regard to the relative length of service and shall not have any right to file a grievance or other action against the City. Upon the successful conclusion of the probationary period, the employee's name shall be added to all types of seniority lists as of the last hiring date.

Add New Certification Programs

Section 12: Apprentice Schooling: Apprentice **Line-worker and Powerplant Apprentice** are required to participate in a City approved apprentice program. **The Meter Technician and Lead Meter Technician have the option of participating in an approved certification program.** The City of Marshall agrees to pay the cost of such program provided the employee signs an agreement stating that at the completion of apprenticeship / **certification** schooling, the employee is expected to remain with the City of Marshall for two (2) years.

- A. If an employee leaves the City before completion of the apprenticeship / **certification** school, for a job outside the City, in **a position that utilized said apprenticeship/certification training**, they will be responsible for all tuition paid by the City on their behalf.
- B. If an employee leaves the City prior to two (2) years following the completion of their last day of classes, they will be required to repay the entire cost of tuition.

Changes to Appendix A

- License Premium

- Powerhouse Re-structure
- Wage Increases – reset first year, 3%, 3%
- 4 testing periods for Water Operator I, Water Working Foreman and WW Op II
- Hiring incentive package for all licensed positions
- Minimum license for Water & WW
- Update position titles in contract and on job descriptions
- Adjust the wage scale to 2 years
- Add Powerplant Apprentice to Section 2, (c)

APPENDIX A

Section 2:

- (a) In the absence of the Lead **Line-worker**, the City shall pay the temporary lead lineman, the current lead lineman hourly wage under the following conditions:
 - The temporary lead lineman shall be designated by the City.
 - The period of duty shall be more than two (2) consecutive hours.
 - This temporary pay will be paid for on call and mutual aid work. The period of duty shall be more than two (2) consecutive hours.
 - The City shall designate the temporary lead lineman based on seniority in the Senior **Line-worker** position first, then the Apprentice **Line-worker** position as defined in Article 8 Section 1.
- (b) In the absence of the Water Superintendent and Distribution Working Foreman, the City may appoint a Water Department employee as a temporary Working Foreman. An employee designated by the City as a temporary working foreman will be paid \$2.00 per hour in addition to the hourly rate being paid at the time of designation for all hours worked as the temporary working foremen.
- (c) An employee in the apprentice **line-worker** program **or the apprentice Powerplant program** who either voluntarily or not voluntarily withdraws from the program prior to successful completion shall be eligible, for twelve (12) months, to bid for an open position. If selected to fill an open position, the employee shall be subject to a one hundred twenty (120) calendar day probationary period without the right to return to the former position if terminated for just cause prior to the completion of probation.
- (d) An employee who successfully completes the apprentice **Line-worker** program **or the apprentice Powerplant program** and, therefore, becomes a Senior **Line-worker or Powerplant Operator** shall be subject to a one hundred twenty (120) calendar day probationary period.

- (e) A shift premium will be paid to those employees scheduled to and who actually work the following shifts as operators in the Powerhouse:

3:00 - 4:00 p.m. to 11:00 p.m. - 12:00 midnight	50¢ per hour
11:00 p.m. - 12:00 midnight to 7:00 - 8:00 a.m.	50¢ per hour
Swing Shift	50¢ per hour

- (f) If the City agrees to provide unit members to assist American Electric Power (AEP), Detroit Edison, Consumers Energy Company, or other municipalities during or as a result of an emergency the City will pay double time for hours worked for such entities.
- (g) The Water Plant Operator I is required to obtain **and maintain** the D2 license within **four (4) testing periods from the date** of employment in this position at which time the employee would be classified as a Water Plant Operator II.

The Distribution Working Foreman I is required to obtain **and maintain** the S2 license within **four (4) testing periods from the date** of employment in this position at which time the employee would be classified as a Distribution Working Foreman II.

The Waste Water Operator II is required to obtain and maintain the B license within four (4) testing periods from the date of employment in this position.

The Waste Water Operator II current employee as of 7/01/2024 must show progress, as determined by the City, towards becoming eligible to test. Once eligible to test, the employee will have four (4) testing periods to obtain the required license. The City will cover the costs associated with becoming eligible and obtaining the B license.

If an employee is hired after the deadline to apply for the test, said test will not be counted as one of the four testing periods.

Failure to successfully meet the requirements listed above would result in removal from the position. Employee thus removed shall be eligible, for twelve (12) months, to bid for an open position. If selected to fill an open position, the employee shall be subject to a one hundred twenty (120) calendar day probationary period without the right to return to the former position if terminated for just cause prior to the completion of probation.

- (h) **Entry level Water employees shall be classified as a Utility Worker Apprentice. An Apprentice is required to obtain and maintain the S4 license within four (4) testing periods from the date the employee is eligible to test at which time the employee would be classified as a Utility Worker.**

Entry level Wastewater employees shall be classified as a Plant Operator Apprentice. An Apprentice is required to obtain and maintain the D license within four (4) testing periods from the date the employee is eligible to test at which time the employee would be classified as a Plant Operator I.

Existing Water and Wastewater employees will have four (4) testing periods from the signing of this Agreement to obtain the required license.

Failure to successfully meet the requirements listed above would result in removal from the position. Employee thus removed shall be eligible, for twelve (12) months, to bid for an open position. If selected to fill an open position, the employee shall be subject to a one hundred twenty (120) calendar day probationary period without the right to return to the former position if terminated for just cause prior to the completion of probation.

- (i) An employee who, through their own fault, loses, fails to obtain or refuses to acquire a state or federal required license shall be subject to appropriate disciplinary action up to and including dismissal.
- (j) The City Manager may offer an incentive package when a new employee with experience or license/certification desired for the position. Said incentive package may include, but is not limited to, additional vacation leave days, a signing bonus not to exceed \$5,000, etc. The City will notify the Union of the full incentive for any new hires.

APPENDIX A

Section 1: Effective with the first full pay period as of July 1, 2024, the following hourly rates shall be in effect.

A = starting wage, B = end of probation wage, C = 2 Years in position wage

WATER			A		B		C
Utility Worker Apprentice	July 1, 2024	\$	25.00	\$	26.00	\$	27.00
	July 1, 2025	\$	25.75	\$	26.78	\$	27.81
	July 1, 2026	\$	26.52	\$	27.58	\$	28.64
Utility Worker	July 1, 2024	\$	27.00	\$	28.00	\$	29.00
	July 1, 2025	\$	27.81	\$	28.84	\$	29.87
	July 1, 2026	\$	28.64	\$	29.71	\$	30.77
Distribution Working Foreman I	July 1, 2024	\$	26.75	\$	27.75	\$	28.75
	July 1, 2025	\$	27.55	\$	28.58	\$	29.61
	July 1, 2026	\$	28.38	\$	29.44	\$	30.50
Distribution Working Foreman II	July 1, 2024	\$	31.00	\$	32.00	\$	33.00
	July 1, 2025	\$	31.93	\$	32.96	\$	33.99
	July 1, 2026	\$	32.89	\$	33.95	\$	35.01
Plant Operator I	July 1, 2024	\$	26.00	\$	27.00	\$	29.00
	July 1, 2025	\$	26.78	\$	27.81	\$	29.87
	July 1, 2026	\$	27.58	\$	28.64	\$	30.77
Plant Operator II	July 1, 2024	\$	31.00	\$	32.00	\$	33.00
	July 1, 2025	\$	31.93	\$	32.96	\$	33.99
	July 1, 2026	\$	32.89	\$	33.95	\$	35.01

WASTEWATER			A		B		C
Plant Operator Apprentice	July 1, 2024	\$	25.50	\$	26.50	\$	27.50
	July 1, 2025	\$	26.27	\$	27.30	\$	28.33
	July 1, 2026	\$	27.06	\$	28.12	\$	29.18
Plant Operator I	July 1, 2024	\$	30.25	\$	31.00	\$	32.00
	July 1, 2025	\$	31.16	\$	31.93	\$	32.96
	July 1, 2026	\$	32.09	\$	32.89	\$	33.95
Plant Operator II	July 1, 2024	\$	31.00	\$	33.00	\$	35.00
	July 1, 2025	\$	31.93	\$	33.99	\$	36.05
	July 1, 2026	\$	32.89	\$	35.01	\$	37.13

APPENDIX A

METER / FIBER		A		B		C	
Meter Reader	July 1, 2024	\$	24.95	\$	25.53	\$	26.11
	July 1, 2025	\$	25.70	\$	26.30	\$	26.89
	July 1, 2026	\$	26.47	\$	27.09	\$	27.70
Meter Technician	July 1, 2024	\$	31.98	\$	32.56	\$	33.14
	July 1, 2025	\$	32.94	\$	33.54	\$	34.13
	July 1, 2026	\$	33.93	\$	34.55	\$	35.15
Lead Meter Technician	July 1, 2024	\$	34.50	\$	35.08	\$	35.66
	July 1, 2025	\$	35.54	\$	36.13	\$	36.73
	July 1, 2026	\$	36.61	\$	37.21	\$	37.83
Fiber Technician	July 1, 2024	\$	32.48	\$	33.07	\$	33.65
	July 1, 2025	\$	33.45	\$	34.06	\$	34.66
	July 1, 2026	\$	34.45	\$	35.08	\$	35.70
Lead Fiber Technician	July 1, 2024	\$	35.01	\$	35.59	\$	36.17
	July 1, 2025	\$	36.06	\$	36.66	\$	37.26
	July 1, 2026	\$	37.14	\$	37.76	\$	38.38

DISTRIBUTION		Percent of Step A	July 1, 2024	July 1, 2025	July 1, 2026
Apprentice Line-worker	start	65%	\$ 31.98	\$ 32.94	\$ 33.93
	upon completion of: 1000 hours	70%	\$ 34.44	\$ 35.48	\$ 36.54
	upon completion of: 2000 hours	75%	\$ 36.90	\$ 38.01	\$ 39.15
	upon completion of: 3000 hours	80%	\$ 39.36	\$ 40.54	\$ 41.76
	upon completion of: 4000 hours	85%	\$ 41.82	\$ 43.08	\$ 44.37
	upon completion of: 5000 hours	90%	\$ 44.28	\$ 45.61	\$ 46.98
	upon completion of: 6000 hours	95%	\$ 46.74	\$ 48.15	\$ 49.59
	upon completion of: 7000 hours	Sr. Line-worker wage step C			

		A		B		C	
Sr. Line-worker	July 1, 2024	\$	49.20	\$	50.76	\$	52.30
	July 1, 2025	\$	50.68	\$	52.28	\$	53.87
	July 1, 2026	\$	52.20	\$	53.85	\$	55.49
Lead Line-worker	July 1, 2024	\$	53.67	\$	54.25	\$	54.82
	July 1, 2025	\$	55.28	\$	55.88	\$	56.46
	July 1, 2026	\$	56.94	\$	57.56	\$	58.15

APPENDIX A

Powerplant Wage Proposal

		Percent of Step C	July 1, 2024	July 1, 2025	July 1, 2026
Powerplant Apprentice	start	65%	\$ 26.40	\$ 27.20	\$ 28.02
	upon completion of: 1000 hours	70%	\$ 28.43	\$ 29.29	\$ 30.17
	upon completion of: 2000 hours	75%	\$ 30.47	\$ 31.38	\$ 32.33
	upon completion of: 3000 hours	80%	\$ 32.50	\$ 33.47	\$ 34.48
	upon completion of: 4000 hours	85%	\$ 34.53	\$ 35.56	\$ 36.64
	upon completion of: 5000 hours	90%	\$ 36.56	\$ 37.66	\$ 38.79
	upon completion of: 6000 hours	95%	\$ 38.59	\$ 39.75	\$ 40.95
	upon completion of: 7000 hours	Operator/Mechanic wage step C			
					with Substation/ System Operator Cert.
		A	B	C	
Operator	July 1, 2024	\$ 39.49	\$ 40.05	\$ 40.62	\$ 51.80
	July 1, 2025	\$ 40.67	\$ 41.25	\$ 41.84	\$ 53.35
	July 1, 2026	\$ 41.89	\$ 42.49	\$ 43.10	\$ 54.95
Lead Operator	July 1, 2024	\$ 41.89	\$ 42.46	\$ 43.02	\$ 54.32
	July 1, 2025	\$ 43.15	\$ 43.73	\$ 44.31	\$ 55.95
	July 1, 2026	\$ 44.44	\$ 45.04	\$ 45.64	\$ 57.63

Employees working at Powerplant prior to 7/01/2024

		Percent				
		Certified Wage	July 1, 2024	July 1, 2025	July 1, 2026	
Operator working toward Cert	start	Step C	\$ 40.62	\$ 41.84	\$ 43.10	
upon completion of:	1000 hours	80%	\$ 41.44	\$ 42.68	\$ 43.96	
upon completion of:	2000 hours	82%	\$ 42.48	\$ 43.75	\$ 45.06	
upon completion of:	3000 hours	84%	\$ 43.51	\$ 44.81	\$ 46.16	
upon completion of:	4000 hours	86%	\$ 44.55	\$ 45.88	\$ 47.26	
upon completion of:	5000 hours	87%	\$ 45.07	\$ 46.41	\$ 47.81	
upon completion of:	6000 hours	88%	\$ 45.58	\$ 46.95	\$ 48.36	
upon completion of:	7000 hours	Substation/System Operator Cert.				
Lead Op working toward Cert	start	Step C	\$ 43.02	\$ 44.31	\$ 45.64	
upon completion of:	1000 hours	80%	\$ 43.46	\$ 44.76	\$ 46.10	
upon completion of:	2000 hours	82%	\$ 44.54	\$ 45.88	\$ 47.26	
upon completion of:	3000 hours	84%	\$ 45.63	\$ 47.00	\$ 48.41	
upon completion of:	4000 hours	86%	\$ 46.72	\$ 48.12	\$ 49.56	
upon completion of:	5000 hours	87%	\$ 47.26	\$ 48.68	\$ 50.14	
upon completion of:	6000 hours	88%	\$ 47.80	\$ 49.24	\$ 50.71	
upon completion of:	7000 hours	Substation/System Operator Cert.				

Employees with prior experience at the City of Marshall Power Plant may be advanced in the pay scale as determined by the City of Marshall

Premium Pay for Licenses

License premium pay will begin the first date of the pay period following official notification the license was obtained. Failure to maintain any license for which a premium is paid, shall cause the premium to be forfeited as of the date of expiration or revocation.

	Per Hour
Water Utility Worker	
S4	Required
S3	+.50
S2	+.50
D4	+.50
D3	+.50
D2	+.50
Distribution Working Forman I	
S4	Required
S3	+.50
D4	+.50
D3	+.50
D2	+.50
Distribution Working Forman II	
S2	Required
D4	+.50
D3	+.50
D2	+.50
Water Plan Operator I	
D4	Required
D3	+.50
S4	+.50
S3	+.50
S2	+.50
Water Plant Operator II	
D2	Required
S4	+.50
S3	+.50
S2	+.50
Wastewater Operator I	
D	Required
C	+1.00
B	+1.50
Wastewater Operator II	
B	Required
Meter Tech & Lead Meter Tech	
Meter Technician Cert	+2.00
Fiber Tech & Lead Fiber Tech	
Basic Certificate Fiber Optic Technician	Required - within 12 months
Certified Fiber Optic Specialist/Testing	Required - within 12 months
Certified Fiber Optic Specialist/Splicing	Required - within 12 months