

CITY COUNCIL AGENDA

Regular Meeting

July 15, 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 - July 1, 2024
 - B. **City Bills**

Purchases 6/28/2024	\$431,872.78
Purchases 7/3/2024	\$123,577.55
Purchases 7/16/2024	\$96,444.06
TOTAL	\$651,894.39
 - C. **GRANT SUBMITTAL REQUESTS - RECREATION DEPARTMENT**
- 8) **PRESENTATIONS AND RECOGNITIONS**
- 9) **INFORMATIONAL ITEMS**
 - A. **2024 ACTION PLAN - 2nd QUARTER UPDATE**
- 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. **SECTION 3.1.10 B-4 REGIONAL COMMERCIAL DISTRICT & SECTION 3.1.11 FREEWAY SERVICES DISTRICT ZONING ORDINANCE AMENDMENTS - ORDINANCE 2024-08**
 - B. **CONDITIONAL REZONING REQUEST - RZ #24.01- 16500 DIVISION DRIVE**
 - C. **CONDITIONAL REZONING REQUEST - RZ #24.02- 123 EXCHANGE**
 - D. **OPRA EXEMPTION REQUEST - 117 EAST MICHIGAN AVENUE**
- 11) **OLD BUSINESS**
- 12) **REPORTS AND RECOMMENDATIONS**

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

- A. SET CONSTRUCTION BOARD OF APPEALS MEETING - 107 N. FOUNTAIN STREET DANGEROUS BUILDING**
- B. FOIA FEE APPEAL REQUEST - MR. GLEN KOWALSKE - FOIA #2024-114**
- C. FOIA FEE APPEAL REQUEST - MR. GLENN KOWALSKE - FOIA #2024-115**

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

July 1, 2024

Regular Meeting - 7:00 PM

1) **CALL TO ORDER**

IN A REGULAR SESSION held on Monday, July 1, 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 James Schwartz, Joe Caron, Theresa Chaney-Huggett, Jacob Gates, Ryan Traver, Scott Wolfersberger

Also Present: Manager Perry and Clerk Eubank

Absent: Ryan Underhill

Moved by Joe Caron, supported by Ryan Traver to excuse member Underhill. On a voice vote: **Motion carried.**

3) **INVOCATION**

Brandon Crawford of Grace Baptist 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 Joe Caron, supported by Scott Wolfersberger 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.

Mike Johnson of 201 W Michigan and Barry Wayne Adams of 622 W Green St gave public comment.

7) **CONSENT AGENDA**

Moved by Scott Wolfersberger, supported by Jacob Gates to approve the consent agenda as presented. On a roll call vote:

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

Nays: None

Abstain: None

Motion carried.

A. **City Council Minutes**

Regular Session - June 17, 2024

B.	<u>City Bills</u>	
	Purchases 6/14/2024	\$282,056.43
	Purchases 6/21/2024	\$237,673.40
	Purchases 7/2/2024	\$100,120.32
	TOTAL	\$619,850.15

8) PRESENTATIONS AND RECOGNITIONS

A. INTRODUCTION - ROD AUTON- CALHOUN COUNTY SENIOR SERVICES

9) INFORMATIONAL ITEMS

A. COURT OF APPEALS OPINION - JUNE 18, 2024 Committee for Marshall-Not the Megasite v. City of Marshall

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.

11) OLD BUSINESS

12) REPORTS AND RECOMMENDATIONS

A. SOCIAL DISTRICT PERMIT REQUEST - STAGECOACH 1838

Moved by Ryan Traver, supported by Joe Caron to approve Resolution 2024-21, Local Governmental Unit Approval For Social District Permit, requested by Stagecoach 1838 LLC for 201 W. Michigan Ave. On a roll call vote:

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

Nays: None

Abstain: None

Motion carried.

B. SPECIAL EVENT APPLICATION - MARSHALL MOTORFEST

Moved by Scott Wolfersberger, supported by Theresa Chaney-Huggett to approve the MAEDA Marshall MotorFest Special Event Application for August 3, 2024. On a voice vote: **Motion carried.**

C. SPECIAL EVENT APPLICATION - ROTARY DUCK PLUCK

Moved by Joe Caron, supported by Scott Wolfersberger to Approve the Marshall Rotary Club Duck Pluck Special Event Application for July 20, 2024. On a voice vote: **Motion carried.**

13) APPOINTMENTS / ELECTIONS

A. ZONING BOARD OF APPEALS APPOINTMENT

Moved by Joe Caron, supported by Theresa Chaney-Huggett to approve the reappointment of Russell Byrne to the Zoning Board of Appeals for a term ending on March 10, 2026. On a voice vote: **Motion carried.**

- 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 Twp, Barry Wayne Adams of 622 W Green St, and William Martin of 23 1/2 Mile Rd gave public comment.

15) COUNCIL AND MANAGER COMMUNICATIONS

16) ADJOURNMENT

The meeting was adjourned at 7:34 pm.

Respectfully submitted by,

Michelle Eubank
City Clerk

APPROVAL LIST FOR CITY OF MARSHALL
EXP CHECK RUN DATES 06/28/2024 - 06/28/2024
JOURNALIZED
PAID

INVOICE NUMBER	VENDOR NAME	DESCRIPTION	PO NUMBER	AMOUNT
06/28/2024	ACOSTA VALDES, RAFAEL	UB refund for account: 3005060046		21.50
1HGF-CG3N-6DHL	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 DISPLAY POSTER,		48.96
2539123	APPLIED INNOVATION	ACCT NO. LAG783-007 MRLEC COPIER SERVICE		73.06
06192024	BANGHART, JULIE	ENERGY OPTIMIZATION - AC		200.00
07012024	BURNHAM & FLOWER AGENC	2024 - 2025 TOKIO MARINE INSURANCE & CYB2024.349		381,952.38
06252024	BYRENS, MIRIAM	MARSHALL HOUSE RESIDENT DEPOSIT REFUND		411.00
06262024	CALHOUN COUNTY TREASUR	PRE CHANGE 2022-2023 INVOICE 440-24		21.12
06282024-A	CALHOUN COUNTY TREASUR	DELINQUENT PERSONAL PROPERTY TAX COLLECT		731.62
06282024-B	CALHOUN COUNTY TREASUR	DELINQUENT PERSONAL PROPERTY TAX COLLECT		21.86
06282024	CALHOUN INTERMEDIATE S	DELINQUENT PERSONAL PROPERTY TAX COLLECT		999.62
1904870907	CINTAS CORP	BOOT ALLOWANCE - FINNEY, KEN		126.94
1904871279	CINTAS CORP	BOOT ALLOWANCE - HAZEL, CHAD		349.92
1904900302	CINTAS CORP	BOOT ALLOWANCE - HOFFMAN, STEFANI		27.94
06282024-A	CITY OF MARSHALL	REPLENISH FARMER'S MARKET PETTY CASH		567.00
346986	CONSUMERS CONCRETE COR	4000 PSI LIMESTONE		924.50
06272024	COURY, JIM	REIMBURSEMENT FOR BROOKS NATURE AREA TOO		135.64
846029	CRYSTAL FLASH MARSHALL	ACCT NO. 149759-1 REC GAS 6/10/24		1,673.67
848985	CRYSTAL FLASH MARSHALL	ACCT NO. 149759-2 DYED DIESEL 6/13/24		1,950.29
06/28/2024	ECKERT, JERRY	UB refund for account: 2700120000		600.00
06242024	EUBANK, MICHELLE	TRAVEL REIMBURSEMENT FOR MAMC ANNUAL CON		1,175.28
028195244	GALLS, LLC	ACCT NO. 1003688492 UNIFORM		183.41
24-05406	GARAGE DOORS UNLIMITED	SERVICE CALL AT MARSHALL HOUSE		924.60
9337569234	GRAYBAR ELECTRIC	DROP CABLES	2024.348	4,306.71
06/28/2024	HECKMAN, HILLARY	UB refund for account: 401980017		97.74
06282024	KELLOGG COMMUNITY COLL	DELINQUENT PERSONAL PROPERTY TAX COLLECT		579.53
06/28/2024	KLAUDER, ANN & LOUIS	UB refund for account: 2708670001		312.87
06282024	MARSHALL AREA FIRE FIG	DELINQUENT PERSONAL PROPERTY TAX COLLECT		219.20
06282024	MARSHALL DISTRICT LIBR	DELINQUENT PERSONAL PROPERTY TAX COLLECT		6.00
06282024	MARSHALL PUBLIC SCHOOL	DELINQUENT PERSONAL PROPERTY TAX COLLECT		2,111.39
24-5871	PLANTWISE, LLC	INVASIVES CONTROL AT BROOKS NATURE AREA		3,000.00
00198234	PROGRESSIVE AE	MASTER PLAN AND OTHER PLANNING DOCUMENTS 2024.313		13,871.60
00198235	PROGRESSIVE AE	MARSHALL ECON DEV PLAN & MARKETING PLAN		306.92
06192024	ROGERS, LORI	ENERGY OPTIMIZATION - AC & THERMOSTAT		300.00
06/28/2024	SHEPARD, THOMAS & LISA	UB refund for account: 1601680003		680.43
06242024	SOUTHERN MICHIGAN BASE	SMBL LEAGUE FEE - 10U REC TRAVEL		125.00
06262024	STEELE, JEREMIAH	BOOT ALLOWANCE - STEELE, JEREMIAH		176.44
141012223	SUMMIT FIRE PROTECTION	ANNUAL FIRE EXTINGUISHER INSPECTION - MR		277.00
141018446	SUMMIT FIRE PROTECTION	ANNUAL FIRE EXTINGUISHER INSPECTION - MR		195.00
4713-0	THE SHERWIN-WILLIAMS C	ACCOUNT NO. 2475-6137-6 FLOORING/ADHESIV 2024.337		3,202.95
221	TOP TO BOTTOM TREE SER	ELECTRIC LINE CLEARANCE 6/17/24 - 6/23/2 2024.191		4,002.00
5597453-00	VESCO OIL CORPORATION	DELVAC 1650 ENGINE OIL	2024.347	3,192.70
06242024	WEBERLING, ERIC	BOOT ALLOWANCE - WEBERLING, ERIC		30.69
5924700	XEROX FINANCIAL SERVIC	CUST NO. 69580 XEROX LEASE 6/4/24 - 7/3/		1,758.30
GRAND TOTAL:				431,872.78

APPROVAL LIST FOR CITY OF MARSHALL
EXP CHECK RUN DATES 07/03/2024 - 07/03/2024
JOURNALIZED
PAID

INVOICE NUMBER	VENDOR NAME	DESCRIPTION	PO NUMBER	AMOUNT
93856	ALL-TRONICS, INC.	SOFTWARE ASSURANCE RENEWAL FOR PHONE SYS		626.40
1799-RJ3G-P4PX	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 BIKE LIGHT, BAG,		145.86
01/19/2023	ANDREW JASIENSKI	UB refund for account: 2981		50.00
06172024	AT&T	ACCT NO. 145970911 MRLEC INTERNET JUNE 2		105.69
07/03/2024	BOCHENEK, LORRAINE	UB refund for account: 2200140001		300.00
01/27/2023	BRADFORD, KAYLA JEANEE	UB refund for account: 2901480025		65.72
07/03/2024	CALLY MORSE	UB refund for account: 2411		116.02
07012024	CB HALL ELECTRIC COMPAIN	INSPECTION SERVICES 6/1/24 - 6/30/24		600.00
07032024	CITY OF MARSHALL	REPLENISH FARMER'S MARKET PETTY CASH		293.00
183527	D & D MAINTENANCE SUPP	ACCT NO. CIMA1 JANITORIAL SUPPLIES MRLEC		275.28
633194	DARLING ACE HARDWARE	SCREWDRIVER		5.99
635889	DARLING ACE HARDWARE	WASP SPRAY		8.00
06252024	ERB, JASON	BOOT ALLOWANCE - ERB, JASON		168.00
I131204	ERIC DALE HEATING & AI	SERVICE CALL AT CITY HALL FOR AC 6/17/24		147.00
I131235	ERIC DALE HEATING & AI	SERVICE CALL AT FIRE DEPT FOR AC 6/17/24		284.01
06302024	FINNEY, EMILY	BOOT ALLOWANCE - FINNEY, EMILY		46.11
08122022	FINNEY, EMILY	REIMBURSEMENT FOR PARKING AT METER SCHOO		30.00
06/24/2022	FLETCHER JAMES E	UB refund for account: 244600		34.00
06/24/2022	FLETCHER, DR JAMES	UB refund for account: 702000015		24.90
05272022	GILL, RONNIE	REMAINING DUE FOR YOUTH FLAG FOOTBALL RE		33.00
12222022	GOODRICH, PHIL	MILEAGE PORTION OF JURY DUTY CHECK		5.74
2024096	GRP ENGINEERING, INC.	ENGINEERING SERVICES - PS-11 & PS-12 CIR		180.00
63775	HUNTINGTON NATIONAL BAI	ACCT NO. 3584232304 BOND ADMIN FEES 2024		500.00
63807	HUNTINGTON NATIONAL BAI	ACCT NO. 3584276301 BOND ADMIN FEES 2024		500.00
63808	HUNTINGTON NATIONAL BAI	ACCT NO. 3584276409 BOND ADMIN FEES 2024		500.00
63809	HUNTINGTON NATIONAL BAI	ACCT NO. 3584276604 BOND ADMIN FEES 2024		500.00
36027	J AND K PLUMBING SUPPL	PRESSURE GAUGE, FITTINGS		40.03
0202335.00 - 22405	LAWSON-FISHER ASSOCIAT	HYDROELECTRIC FEASIBILITY ANALYSIS 5/1/2		100.56
2024028.00 - 22405	LAWSON-FISHER ASSOCIAT	2024 OWNERS DAM SAFETY UPDATE REPORTING		355.61
INVPR11237211	LEXIPOL, LLC	FIRE & EMS LEARNING PLATFORM 7/1/24 - 6/		1,882.25
06172024	LONGSTREET LIVING	CHAIRS FOR FIRE DAYROOM	2024.353	3,596.00
07032024	MARANA GROUP	ACCT NO. M323 PREPAYMENT FOR DAILY MAIL		500.00
06092024CR	MARSHALL COMMUNITY CRE	CREDIT CARD - CHRISTY RAMEY 0619		637.57
06092024COM	MARSHALL COMMUNITY CRE	CREDIT CARD - CITY OF MARSHALL 0668		744.18
06092024DP	MARSHALL COMMUNITY CRE	CREDIT CARD - DEREK PERRY 0601		20.47
06092024EZ	MARSHALL COMMUNITY CRE	CREDIT CARD - ERIC ZUZGA 0627		334.83
06092024MF	MARSHALL COMMUNITY CRE	CREDIT CARD - MARSHALL FIBERNET 0569		940.32
06092024JL	MARSHALL COMMUNITY CRE	CREDIT CARD - JOSHUA LANKERD 0577		274.49
06092024JM	MARSHALL COMMUNITY CRE	CREDIT CARD - JUSTIN MILLER 0593		411.75
06092024KM	MARSHALL COMMUNITY CRE	CREDIT CARD - KEVIN MAYNARD 0585		44.00
06092024KA	MARSHALL COMMUNITY CRE	CREDIT CARD - KRISTOPHER AMBROSE 0635		148.07
06092024MD	MARSHALL COMMUNITY CRE	CREDIT CARD - MARGUERITE DAVENPORT 0018		296.38
06092024ME	MARSHALL COMMUNITY CRE	CREDIT CARD - MARTIN ERSKINE 0551		157.95
06092024WD	MARSHALL COMMUNITY CRE	CREDIT CARD - WILLIAM DOPP III 0536		(354.00)
10082022	MARSHALL ROTARY CLUB	FARMER'S MARKET AD IN MARSHALL ROTARY EX		140.00
315117224102505	MENARDS COMMERCIAL	CREDIT ACCT NO. 587737 AIR CONDITIONER		763.18
07/03/2024	MYERS, JOSEPH	UB refund for account: 2901540029		82.84
4788-397507	O'REILLY FIRST CALL	ACCT NO. 1741510 TRI-BALL MOUNT		99.99
4788-397508	O'REILLY FIRST CALL	ACCT NO. 1741510 HITCH PIN		7.09
07/03/2024	ODELL, JAMIE	UB refund for account: 2900360043		34.03
06172022	PRINTING SYSTEMS, INC.	POSTAGE FOR 2022 VOTER ID CARDS		1,613.96
00198346	PROGRESSIVE AE	SIGN ORDINANCE UPDATE THROUGH 5/31/24	2024.312	3,631.27
00198399	PROGRESSIVE AE	SITE PLAN AND STORM SERVICES FOR BOBP TH	2024.285	3,109.98
358872	PVS TECHNOLOGIES, INC.	FERRIC CHLORIDE	2024.351	10,275.42
2024.079-PAY APP #	QUALITY EXCAVATORS INC	S. KALAMAZOO RESURFACING PROJECT - PAY A	2024.079	7,288.49
2024.097-PAY APP #	QUALITY EXCAVATORS INC	GREEN STREET RECONSTRUCTION PROJECT - PA	2024.097	46,679.67
07/03/2024	SALTZMAN, JOSEPH	UB refund for account: 2901530009		1.40
42054	SONAR SOFTWARE	FIBERNET CUSTOMER MANAGEMENT SOFTWARE JU	2024.356	2,119.50
1136871	STEENSMA	CUST NO. 5154 EXMARK DECK BELT 72"		141.74
1136896	STEENSMA	CUST NO. 5154 5LB GREEN TRIMMER		146.86
10/07/2022	TJAPKES, HANNAH	UB refund for account: 3002880041		76.81
222-A	TOP TO BOTTOM TREE SER	ELECTRIC LINE CLEARANCE 6/24/24 - 6/30/2	2024.191	3,036.00
222-B	TOP TO BOTTOM TREE SER	TREE REMOVAL FOR STREET DEPT (LINDEN STR		2,001.00
07032024	V & V ASSESSING LLC	ASSESSING SERVICES JULY 2024	2025.001	5,200.00
14741	VK CIVIL	NE NIA INFRASTRUCTURE DESIGN ENGINEERING	2024.272	21,405.00
06242024	WOW! BUSINESS	ACCT NO. 013934621 DPW JUNE 2024		48.14
GRAND TOTAL:				123,577.55

07/10/2024 04:50 PM
User: KWAGNER
DB: Marshall

APPROVAL LIST FOR CITY OF MARSHALL
EXP CHECK RUN DATES 07/16/2024 - 07/16/2024
UNJOURNALIZED
OPEN

Page: 1/1

INVOICE NUMBER	VENDOR NAME	DESCRIPTION	PO NUMBER	AMOUNT
IN1-910363204	ALLIED UNIVERSAL TECH	SERVICE REPAIR TO AIPHONE AT MARSHALL HO		1,355.50
194Q-NQXD-FJVVX	AMAZON CAPITAL SERVICE	BOOT ALLOWANCE - KEDO, MISSY		116.41
1PXQ-DWGF-G3N6	AMAZON CAPITAL SERVICE	BOOT ALLOWANCE - SANDERS & STRAND		111.97
1MQY-7YQN-Q4PQ	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 WEBCAM, BINDER		46.97
1PCR-6KQV-WKCC	AMAZON CAPITAL SERVICE	BOOT ALLOWANCE - WHEATON, JERAMY		51.98
13LP-XVLX-1Q4L	AMAZON CAPITAL SERVICE	BOOT ALLOWANCE - CROW, CURT		91.67
1C4M-XVDQ-GDG9	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 USB CABLE		27.76
14MQ-PH7V-HX1D	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 KAYAK RACK		239.99
7002231214	AMERICAN WATER WORKS	A.MEMBER NO. 00269636 9/1/24 - 8/31/25		412.00
5935412-00	ANIXTER, INC.	METERING FOR BLUEOVAL		2,098.20
225-520326	AUTO VALUE MARSHALL	GORILLA LIFT		259.69
225-520337	AUTO VALUE MARSHALL	OIL FILTER, OIL		69.46
225-520392	AUTO VALUE MARSHALL	THREAD LOCKER		7.69
225-520509	AUTO VALUE MARSHALL	WOOL POLISHER, MAG & ALUMINUM POLISH		35.98
225-520556	AUTO VALUE MARSHALL	GREASE GUN		37.79
225-520612	AUTO VALUE MARSHALL	XL V BELT		18.29
225-520626	AUTO VALUE MARSHALL	PARTS WASH, FACE MASK		47.07
225-520684	AUTO VALUE MARSHALL	OILS, LUBE, & SUPPLIES	2025.002	3,074.66
225-520736	AUTO VALUE MARSHALL	DOOR SEAL		39.09
225-520751	AUTO VALUE MARSHALL	PLASTIC WELD		7.89
404-4724	BRONSON HELPNET	EMPLOYEE ASSISTANCE PROGRAM 7/1/24 - 9/3		312.75
2024-32	CITY OF ESCANABA	ELECTRIC METERS - NEW AND USED STOCK	2024.359	5,225.19
1041	CODE CONCEPTS GROUP LL	CONSULTING SERVICES FOR BOBP MONTHLY RET	2024.142	5,000.00
10057	COURTNEY & ASSOCIATES	MONTHLY RETAINER SERVICE JUNE 2024		250.00
S105732758.007	ETNA SUPPLY	WATER DEPT INVENTORY	2024.350	2,850.00
56089	FLASH SANITATION	FARMER'S MARKET PORTABLE TOILET SERVICE		130.00
9155420871	GRAINGER	BOOT ALLOWANCE - SCHIPPER, CLINT		278.30
9155420889	GRAINGER	BOOT ALLOWANCE - SCHIPPER, CLINT		122.25
27059631	GRANGER WASTE SERVICES	ACCT NO. 2782490 CITY BUILDINGS WASTE JU		1,165.94
27051672	GRANGER WASTE SERVICES	ACCT NO. 18400290 RESIDENTIAL JULY 2024		33,457.42
27018975	GRANGER WASTE SERVICES	ACCT NO. 18422860 CITY BUILDINGS RECYCLI		129.88
CI-01046	HYDROCOP	CUST NO. C000161 INSPECTION & REPORTING		1,350.00
180674	IMPACT SOLUTIONS	PROCESSING/SHIPPING FEE FOR ENVELOPES		27.00
1681133	J HARLEN CO., INC.	BOOT ALLOWANCE - SCHIPPER, CLINT		100.46
44410	LAKELAND ASPHALT CORPO	1.05 TONS BITUMINOUS AGGREGATES		74.55
44449	LAKELAND ASPHALT CORPO	2.15 TONS BITUMINOUS AGGREGATES		152.65
1720997-20240630	LEXISNEXIS RISK DATA	MBILLING ID: 1720997 JUNE 2024		200.00
2024SUMMERTAX	MARENGO TOWNSHIP	2024 SUMMER PROPERTY TAXES PARCEL #15-31		422.92
S5368694.001	MEDLER ELECTRIC COMPAN	BLUEOVAL BORING PROJECT		1,107.87
S5382708.004	MEDLER ELECTRIC COMPAN	4" CAP		133.54
S5360462.001	MEDLER ELECTRIC COMPAN	1000W FLOOD LIGHTS		1,707.32
S5360462.002	MEDLER ELECTRIC COMPAN	1000W FLOOD LIGHTS		853.66
INV-0000005401	METRO WIRELESS	BUSINESS DATA SERVICES - 10 GBPS INTERNE	2024.354	2,500.00
2020-11392	MICHIGAN RURAL WATER	A.ANNUAL DUES 2024-2025		940.00
23969	MWEA	2024-2025 MWEA MEMBERSHIP - FINNEY, KEN		95.00
24074	MWEA	2024-2025 MWEA MEMBERSHIP - WEBERLING, E		95.00
NNS66525	NEONOVA NETWORK SERVIC	ISP TECH SUPPORT JUNE 2024		3,498.76
4788-400122	O'REILLY FIRST CALL	ACCT NO. 1741510 ANTENNA		23.99
79536	PEERLESS MIDWEST, INC.	WHPP UPDATE AND ENHANCEMENT	2024.087	5,875.00
32376	PRO SERVICES, INC.	WORK ORDER 34416 PLUMBING SERVICE 6/13/2		1,168.90
32380	PRO SERVICES, INC.	WORK ORDER 34448 PLUMBING SERVICE 6/26/2		1,904.75
1133	RIGHT WAY CONTROL SERV	WEED MANAGEMENT AT WASTE WATER PLANT 6/2		950.00
2251114	STANTEC CONSULTING MIC	CONSTRUCTION ENGINEERING SERVICES-CLARIF	2023.209	2,723.33
BC-PSINV028355	THERMALNETICS, LLC	3 YEAR HVAC SERVICE AGREEMENT (YEAR 2) J	2025.016	1,040.58
INV8951VC3	VC3 INC	ACCT NO. 44996 50FT PATCH CABLE		15.00
INV9013VC3	VC3 INC	ACCT NO. 44996 DELL WORKSTATION COMPUTER		1,488.00
INV9095VC3	VC3 INC	ACCT NO. 44996 CISCO SMART NET TOTAL CAR		229.96
6122364	VC3 INC	ACCT NO. 44996 RETURNED DOCKING STATIONS		(849.00)
157581	VC3 INC	ACCT NO. MAR11 OFFICE 365 JULY 2024 BILL		1,065.90
98301918	WEX BANK	ACCT NO. 0470-00-462076-1 FUEL PURCHASES		10,477.13
GRAND TOTAL:				96,444.06

ITEM: 9.A

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
DATE: July 15, 2024
SUBJECT: 2024 ACTION PLAN - 2nd QUARTER UPDATE

On January 2, 2024, the City Council approved the 2024 Action Plan. The Action Plan is a list of 71 specific projects and/or programs to develop, implement and accomplish this year.

On behalf of the City Team, I am pleased to provide you with our second quarter update for 2024.

BUDGET IMPACT:
None.

RECOMMENDATION:
Receive the 2024 Action Plan 2nd Quarter Update.



2024 Action Plan

Second Quarter Update

Finance

Create and Adopt FY 2025 Budget

The FY2025 budget was adopted by the City Council at their May 20, 2024, meeting, per the requirements of the City Charter. The budget is available on the City website.

Complete the FY 2024 Audit

Following the close of the 2024 fiscal year, the audit will begin. Results of the audit will be presented to the City Council at the end of the calendar year.

Create and Adopt 2024-2030 CIP

The CIP was created by staff over several months and adopted by the Council in February.

Develop and implement a minimum cash reserve policy for each utility

The Electric Fund reserve policy has been adopted by the City Council. Cash reserves policies for the other enterprise funds will occur after final adoption of the FY2025 budget.

Complete cost of service study and rate design for utilities

Rate studies have been completed for Electric, Sewer, and Water, and the findings were presented to Council over multiple work sessions. We chose to table any FiberNet rate discussions until we receive recommendations from Magellan/Entrust.

Develop and Adopt BlueOval PILOT

After multiple incentive discussions with the State of Michigan and initial Payment in Lieu of Taxes (PILOT) discussions with the City of Marshall, Ford has decided to withdraw their request for a Renaissance Zone incentive. There will no longer be the need for a PILOT.

Renew Assessing Services agreement

On June 17, 2024, the assessing contract with V&V Assessing LLC was renewed through June 30, 2027.

Update the Personnel Policy Manual

Work on this project has begun, and updates are expected to be complete and presented to the City Council by early fall.

Review the Purchasing Ordinance and Policy

Work on this project has begun, and updates are expected to be complete and presented to the City Council by early fall.

Clerk

Update the FOIA policy and procedures

A draft policy is in the works from a sample received from Attorney Revore. The clerk's department is working with the Police Department to make any necessary changes for review by Attorney Revore.

Renew the expiring Trash, Leaf and Brush Millage

At the April 15, 2024, City Council meeting, a resolution for placing the .75 mill, four-year, renewal was approved for placement on the August 2024 ballot. The millage, if approved by the voters, will provide approximately \$200,000 for a single pass curbside brush pickup in April, a bulk curbside trash pickup in May, and two passes for curbside bulk leaf pickup in October-December depending on leaf drop and weather.

The August 6, 2024, ballots which have the millage proposal on it, have been approved and received by the city. Those on the permanent ballot list have also received their ballots at this point. Work is being done on information to go on the website and Facebook pertaining to the renewal.

Police

Maintain Department staffing through recruitment and hiring program

We are still attempting to fill an opening from November 2023. We have had seven candidates for the position. Four dropped out of the process and the other three did not make it through the background investigation process. We held a multi-agency recruiting fair in February to try and increase our recruitment efforts.

A new Recruit Position was created to establish a sponsorship program. We completed a new job description and updated our hiring and recruiting plan. We secured two spots in the KCC academy which starts in July. 18 candidates tested on with 6 candidates passing the test. Six oral interviews were completed, and two candidates have been selected for the recruit positions. They are in the process of completing the pre-testing for MCOLES. A background check and psychological test will be completed prior to hiring.

Officer Troy DeKryger retired on May 30th creating another vacancy. We updated our policy and completed a letter of understanding to allow retirees to return to full time work after a 60-day separation if they are interested in potential rehiring.

As of this update, a full-time officer position remains open with the potential for a new applicant to be hired in August.

Continue and Expand Traffic Safety and Enforcement program

Completed a draft PILOT report which included an operational plan to address the traffic impact of Blue Oval and the MAJOR campus. Currently working with the Calhoun County Accident Reconstruction Team to finalize an MOU for Officer Patterson to officially join. Officer Patterson is currently responding to accidents with the Reconstruction Team. We are planning to send Officer Patterson to additional accident investigation training and are planning to send an officer to motor carrier training this year for expertise in commercial vehicle traffic enforcement.

Improve Community Engagement Efforts (6 Events)

Events Completed/Scheduled

- LCC Training held January 17th 2024
- Police Recruiting Event held February 3rd 2024. 19 Agencies participated
- Sharps Training held Feb 13th 2024,

- Sharps Training scheduled for April 13th
- Small Business Crimes Training Scheduled for May 7th 2024
- National Night Out August 6th 2024, at Fairgrounds

We created a non-endowed sub fund with the Marshall Community Foundation to solicit funds for the Marshall Police Department Community Training and Event Fund. This will assist us in raising funds for community trainings and events as we expand our community engagement efforts. We will be working over the next 3-4 months to create a marketing plan to solicit donations for the fund.

Complete Downtown Parking Assessment

The parking Ordinance was updated. All 642 parking spots in the city were mapped in GIS with designations. A resolution was passed for consent of council for the designations. Signage is still being installed. We conducted an update to parking lots 6 and 7 which were also approved through a resolution by the City Council. An annual parking assessment is still planned for later in the year.

Update department strategic plan (2024-2027)

Strategic planning was placed in our 2024-2025 budget. The City of Marshall has used Humangery for this process in the past. A quote has been received from Humanergy for the completion of a Strategic Plan. This is planned for July or August.

Develop and Implement community camera public safety program

We have had meetings with Verkada and Avigilon cameras. We have also met with the directors and others to discuss solutions. We are in the process of creating a committee to investigate and create a plan. This was incorporated with a citywide strategic plan for access control, cameras, and alarms. The goal is to bring some consistency and integration options for citywide growth. We will be working to partner with a consultant to create a citywide plan.

Implement community engagement software platform

We researched the process further discussing it with MSP and CCSD. We received a quote from SPIDR Tech and budgeted the project in the 2024-2025 Budget with revenues from a potential grant. We submitted a Grant through Marshall Community Foundation on April 1st. We were awarded the grant from the Marshall Community Foundation. We are awaiting the payment and scheduling of the project.

Fire

Identify SAFER grant employee funding

Have applied for an additional SAFER Grant with our Grant Writer and we are awaiting a funding status announcement.

Reduce ISO rating to a 3 or lower

Staff is working on areas in training, pre-fire planning and inspections to gain more favorable scores when they return. We are finishing pre-planning and awaiting a date from the ISO organization for an inspection date.

Conduct a Community Risk Assessment and Reduction Plan

Lt Brad Hawley has completed a Risk Assessment and now he and Chief Erskine are working on the Risk Reduction Plan.

Complete Hazardous Materials Technician Training

3 staff members have completed the training and three more are scheduled for the fall of 2024.

Implement new Fire Code Inspection Plan and Inspection program

Worked with Attorney Revore, and City Council approved inspection ordinance adopting IFC 2021. Also, adopted an ordinance for cost recovery to cover costs. Implementation planning has started, and we will be meeting with business through DDA & LDFA to inform them of the program and how it relates to the Community Risk Assessment and Reduction Plan.

Pursue the replacement of the 2003 Spartan Fire Engine

Working with Derek, William & Margurite to address funding needs for fleet replacement in Motor Pool including a fleet evaluation to maintain apparatus that serves our needs and is most cost effective going forward.

The development of specifications and ordering of the new engine will proceed once funding has been identified.

Safety

Implement City safety manual update and new orientation program

Have completed a safety manual with policies and procedures for all departments and the document is in final review.

Continue monthly Safety Program and annual Safety Day

Continuing to have monthly safety classes with required annual training. Identifying other safety topics that would be beneficial to staff such as scam awareness, roadway safety, de-escalation training, stress & mental health. Program is successful and will continue to evaluate.

Update and Improve the City Safety Program

We continue to update and improve safety programs by identifying equipment and training that is needed. New confined space equipment that is modern and compliant with current safety standards has been purchased.

Public Services

Complete the design for the Verona Road- West Drive resurfacing project

Engineering design is complete and approved by MDOT. The previously uncertain project scope has been finalized to include a combination of full depth mill and pave and partial depth mill and pave which allows the project to meet the MDOT design standards that existing conditions don't meet. The project has been obligated by MDOT which commits \$385,000 in Small Urban program funding to the City's project. The total project is estimated at \$800,000 with the

remainder of the funding being supported by the Major Streets fund. The bid package is expected to be released in September. Construction is planned for the Spring of 2025. City staff are preparing detailed communication to residents affected by the sidewalk installation that outlines impacts to landscape and trees within the right-of-way.

Finalize plans and construct the Activation Zone Improvements

The construction for the 2024 improvements to the Activation Zone is set to start on July 15, 2024. The construction [webpage](#) has been updated with the anticipated schedule. Communication on the project has been issued via the Notify Me and Newsflash feature on the website as well as City social media pages. The engineering department has created construction information posters to be placed at the parking lot entrances throughout construction updating users of the lots on progress.

Continue development and oversight of the MAJOR Campus utility extension

Water Infrastructure: Watermain installation on Michigan Avenue is complete. The connection at West Drive to the existing City system is in progress. The construction at the WTP has commenced and the first filter is currently being rehabilitated. Improvements to Well House #1 are also underway. The Facilities site pump station and water tank are under construction. The pipe that will allow Marshall to serve BlueOval in September of this year is complete through the pump station. The concrete water storage tank is under construction and the large panels set.

Wastewater Infrastructure: The basis of design for the work is currently being reviewed for efficiency of design versus budget dollars remaining. Projects 5 and 6, the sanitary sewer pump station and force main are underway. The forcemain construction is complete from the facilities site to I-69. The boring of the forcemain under I-69 will occur late July into mid-August.

Stormwater: The stormwater basins for control of construction stormwater are under modification to get them to the permanent stormwater condition. This includes installation of the outlet control structure that controls the outflow of water to the culverts under the railroad tracks. The culvert(s) were installed in May of this year and are complete.

Complete tree planting program and pursue Tree City USA certification

The program requires the City to meet four standards. One of those standards, a proclamation for Arbor Day, was completed in April 2024. Another standard, spending \$2/per capita on trees, is planned for this Fall. City staff have identified potential planting locations and further vetting is the next step before final locations for the 2024 planting are confirmed. The \$25,000 donation from Ford earlier this year will fund the tree planting program.

Update tree assessment and maintenance program

The GPS locations of the stumps are complete, and the engineer staff are doing the QA/QC review of the inventory in preparation of a removal bid. Staff have met with Davey Resources on potential DNR grant funding to complete a comprehensive tree inventory and the development of maintenance plan.

Finalize restoration plans for Brooks Fountain and identify funding sources

The Brooks Memorial Fountain plans have been developed to assist with estimating construction cost. The fountain and park have \$1.5 to 2 Million of improvements needed depending on the type of replacement material that is ultimately chosen. The donation of \$140,000 by Ford will go toward the project and we continue to seek out additional funders.

Continue lead service line inventory and replacements program

Lead line investigation locations have been identified and sent to the contractor for inspection.

Establish sewer pipe assessment program

This project has not been started yet.

Update the Stormwater Ordinance and Master Plan

This project has not been started yet.

Continue Cityworks Asset Management Program Implementation

Ongoing.

Develop Engineering and Inspection Services RFQ's

This project has not been started yet.

Renew Collective Bargaining Agreement with Public Services Employee Group

The new three-year CBA was approved by the City Council at the June 17th meeting and will take effect on July 1, 2024.

Complete Cosmopolitan Watermain Rehabilitation Project

Staff are working towards a decision on the method of rehabilitation; watermain lining or watermain replacement. Several factors are under consideration in the final decision. Staff are leaning toward a replacement of watermain and determining the level of street construction possible. Coordination with Consumers Gas has occurred resulting in a partial partnership to complete gas main replacement in conjunction with the watermain replacement. At a minimum, the side of the road where watermain is replaced will receive new gas services so that they are updated when the main is replaced. Possibly the gas main will be replaced with watermain, but this depends on the final watermain construction timing. Staff will be staying in contact with Consumers Gas throughout the design of the watermain replacement.

Electric

Maintain System Reliability goals (top quartile of utilities)

The Electric Department established 2024 Distribution System Reliability goals that are based on the top quartile of utilities reporting through the American Public Power Association (APPA) eReliability Tracker software for the previous year. These indices include:

- System Average Interruption Frequency Index (SAIFI), the average number of times that a customer experiences a service interruption during the stated time period;
- System Average Interruption Duration Index (SAIDI), the average duration of customer service interruptions in minutes. SAIDI is how long, on average, each customer was without power during the stated time period;
- Customer Average Interruption Duration Index (CAIDI), the average time (in minutes) required to restore service following an interruption; and
- Average Service Availability Index (ASAI), the ratio of the total number of customer hours that service was available to the total customer hours;

Staff enters service interruption data—including outage duration and number of affected customers—into the APPA eReliability Tracker software. The software calculates these indices for the City of Marshall electric distribution system. The 2024 electric distribution system reliability goals and results for June and from January-June are shown below. Three of the four reliability goals were achieved or exceeded in June. The Electric Department will continue working to minimize service interruption frequency and duration through the remainder of 2024 and beyond.

	2024 Goal	June 2024	January- June 2024
SAIFI	0.63	0.059	0.48
SAIDI	0.25	3.02	40.383
CAIDI	51.99	51.169	84.087
ASAI	99.9900	99.9927	99.9845

Replace approximately 70 wooden poles

The Electric Department goal is to replace approximately 70 wooden poles in 2024. In May, nine new wooden poles were set, for a 2024 total of 36 pole replacements, or 51.43% of the annual goal with six months remaining. Thirty-four additional poles (approximately six per month) must be replaced this year to meet the Electric Department 2024 goal.

Replace 500 electric meters

The 2024 Electric Department goal is to replace 500 older electromechanical meters that predate modern solid state electronic meters. Metering staff replaced 26 electric meters in June, bringing total 2024 electric meter replacements to 365, 73% of the annual goal, with six months remaining. Metering staff must replace an additional 135 electric meters this year (23 per month) to meet the 2024 goal.

Extend electric service to MAJOR Campus to serve City facilities

Design engineering for this electric distribution system extension is complete. Construction plans are finalized and have received MDOT approval. The materials have been ordered, including two 750-kVA transformers to serve the new City water and wastewater facilities. The City has received and awarded bids for directional boring and conduit installation for the underground segment of the new feeder. GRP Engineering is working on completing three easement requests that will allow construction to begin. The project must be completed by the end of January 2025.

Maintain 91% or greater generating availability annually

One of the ways to gauge Power Plant readiness in the event of an emergency is by calculating Generating Unit Availability. This benchmark is calculated by dividing the total number of hours a generating unit was available for service (whether it was operating or not) by the total number of hours in the time period (month or year). Availability can be tracked for both individual generating units and for all units collectively.

Generating Unit Availability is also an indicator of preventive maintenance program effectiveness and an adequate capital improvements program. The 2024 Electric Department goal is to meet or exceed 91% annual availability factor. Collective generating unit availability has exceeded 91%

each month in 2024. In June 2024, collective availability of the five Power Plant generating units was 100% for the fourth consecutive month.

Produce at least 1,185,786 kWh from the Hydro units annually

Hydroelectric energy production has exceeded 100,000 kWh each month in 2024. Year-to-date 2024 hydroelectric energy production of 694,139 kWh is 58.54% of the 2024 hydroelectric energy production goal of 1,185,786 kWh with six months to go. The biggest potential obstacle to achieving this goal remains Kalamazoo River conditions, as too much flow as well as too little flow significantly impact hydroelectric energy production. The 694,139 kWh generated by the Marshall Hydroelectric Project in 2024 is sufficient to meet the electric energy needs of 210 local residences using 550 kWh/month.

Return generating units #2 and #4 to commercial operation

A Permit to Install (PTI) application was submitted to the Michigan Department of Environment, Great Lakes, and Energy (EGLE) to return existing Power Plant Units #2 and #4 to service. Installation of diesel oxidation catalysts and emissions monitoring equipment was completed in April, with successful testing of the catalysts performed in May. Despite the very limited operating hours proposed by the City, EGLE has characterized Units #2 and #4 as continuous emissions sources rather than intermittent emissions sources. This mischaracterization impacts the units' ability to comply with air quality requirements. Dialogue continues with EGLE on this issue, and City staff remain optimistic for an acceptable resolution of this issue.

Install four new 2.5 MW natural gas generators at the Power Plant

Work on this project began the week of May 5 with removal of part of the South Substation's east fence and installation of temporary construction fencing. Construction work initially focused on the 2.5-MW Caterpillar natural gas generator site in the South Substation due to a delay in shipment of switchgear for the three 2.5-MW Caterpillar generators to be housed in Plant #2. A concrete pad in the South Substation that was used for an MSCPA Caterpillar diesel generator from circa 2005-2015 was enlarged and reused for the new Caterpillar natural gas generator. Delivery of the South Substation Caterpillar generator, radiator and enclosure is scheduled for July 16-17. The South Substation Caterpillar generator installation is expected to be complete by August 31.

Site work for the three generating units in Plant #2 has begun. Shouldice Brothers excavated the cable trench/tramway, installed reinforcing rod, and poured concrete in the base of the trench on June 21. Forms for the concrete walls of the trench are being placed. The three Caterpillar units in Plant #2 are expected to be complete by mid- to late October 2024.

Achieve a \$3.5 Million cash balance at year-end

Finance Director William Dopp reports that as of April 11, 2024, the Electric Fund has approximately \$4 million in cash. This cash reserve will change throughout the year and bears continued monitoring through December 31, 2024; however, it appears that the Electric Fund is well positioned to achieve this 2024 goal.

Maintain competitive rates with Consumers Energy and DTE across all rate classes

As part of the recent Electric Utility Cost of Service and Rate Study, public utility consultants Courtney & Associates updated bill comparisons for residential, small business and industrial customers with those of similar customers served by Consumers Energy and DTE Energy. New

City electric rates became effective June 1, 2024. City of Marshall rates remain competitive with those of Consumers and DTE in nearly every customer category.

Achieve zero lost time accidents

Through the first half of 2024, there have been two lost time accidents in the Electric Department. Although neither workplace injury was serious, they each resulted in lost time. These are the first lost time accidents since at least the beginning of 2023.

Update the Electric System Emergency Action Plan

Review of the existing Electric System Emergency Action Plan continues. Contact information was updated as a first step. Copies of Electric Department mutual aid agreements with American Municipal Power (AMP), the Michigan Municipal Electric Association (MMEA), the American Public Power Association (APPA) and Consumers Energy were added to the document since the last update.

FiberNet

Conduct a comprehensive infrastructure and operational evaluation of the utility

On January 2, 2024, the City Council authorized retaining Magellan/Entrust to perform the audit. Entrust has completed the majority of the evaluation, including a site assessment of all the equipment and has made three major recommendations. 1. Move to a new network support provider to assist the current employee responsible for these operations. Based on the recommendation of Entrust, we have engaged Hyperion Solutions Group and they have started to assist with active monitoring and management of the network. 2. Move away from the current customer service/tech support provider. Again, at the recommendation of Entrust, we are currently reviewing several new potential providers of this service to provide this function for the FiberNet department. 3. Develop and refine a capital improvement/replacement plan for the existing servers, switches and routers. Based on the inventory, it was determined that a large portion of our components need to be updated and replaced as items have reached the end of their service life and are experiencing failures. Entrust has provided a plan to move forward and we will be focusing on this third recommendation once we have solidified and implemented recommendations 1 and 2.

Develop Marketing and year-end Rebate program

As part of the evaluation project being performed by Magellan/Entrust, a recommendation will be made related to the business plan and an associated marketing strategy development and its implementation. Based on the critical work that needs to occur on the network and the customer service components discussed above, we have moved this project to a lower priority. A one-time 10% rebate was issued in February 2024 to all current FiberNet customers to account for the previous reliability issues.

Information Technology

Replace the Citywide telephone system

A Draft RFP is under review and will be released in the third quarter of 2024.

Complete server replacements at City Hall and MRLEC

Both servers have been replaced and the new servers are in service.

Finalize and implement IT capital replacement program

VC3 has provided initial budget and capital replacement information. Staff are in the process of reviewing the data and will develop a new program and implement for FY 2024-2025 Budget

Community Services

Update the City Master Plan

Council approved the award of contract to Progressive AE to update the Master Plan. The process has already started with the following items completed: Transportation and Small Business Focus Groups, a Joint Council/Planning Commission Workshop, and release of a survey that has received over 300 responses.

Update the Parks and Recreation 5-year Master Plan

Progressive has released a survey to gather input for the Parks and Recreation Plan and have met with the Parks, Recreation, and Cemetery Committee to discuss the process and specific goals and objectives. We expect a draft plan to be presented to the PRC Committee by the end of 3rd Quarter of 2024.

Develop a Non-Motorized Master Plan

The council approved the award of contract to Progressive AE to develop a Non-Motorized Plan. Progressive is in the information gathering stage. A draft plan is expected by this fall.

Review the Master PA 425 Agreement

Nothing started on this project. Anticipating this will happen during the second half of 2024.

Achieve Redevelopment Ready Community Certification

All of the planning projects will complete the primary items left for RRC recertification. Staff is working on other items and will have everything in place by the end of 2024, which ensures that we will receive recertification.

Complete the LDFA- Brooks Parcel Inventory update project

Initial survey work is underway. Wetland delineation and appraisal work are currently underway.

Continue partnership with MAEDA and MEDC to promote and develop the Marshall MAJOR Campus

Working with MAEDA, MDOT, and other partners to identify issues in the development of the remaining land on the MAJOR Campus. A development plan is in the works.

Complete the Sale of the Marshall House Property

Initial environmental remediation work has been completed and the Due Care Plan and certification from Triterra have been submitted to the buyer. Glick's environmental counsel and lender are reviewing all the documentation. If they do not require additional information, we will move towards completing the sale.

Continue Adaptive Reuse program for the upper floors in the downtown

Five apartments started at 125/127 West Michigan Avenue. An apartment is included in the Frentz project on Mansion Street. Three hotel rooms are included in the 19 Zero 9 Venue project. Proposed projects at the Masonic Temple, Stagecoach, and other downtown buildings have been proposed.

Continue Housing Development projects using NIA TIF and other incentives

Six homes have been completed on Forest St using the NE NIA for infrastructure funding. Proposed development in Hughes Street will be submitted for site plan in the third quarter of 2024. Working with Albion and MEDC on a housing study to provide the necessary data to attract developers. Received \$15,000 from MEDC to develop housing concepts on three general areas.

Investigate opportunities for retail cannabis facilities

Nothing has started on this topic yet. May be discussed during the Master Plan process and/or work begun later this year utilizing a separate process.

Complete critical repairs to the Riverwalk

The necessary EGLE permit for replacement of a section of the Riverwalk from Stuart's Landing to South Marshall Avenue has finally been approved. The RFP to complete the identified work was released on 7/8/24.

Complete the Development of Eaton Park

Fundraising in progress for the development of Phase 1 and 2. Expect to released plans for a bid in late summer.

Continue branding and amenities efforts for the River District

A committee has been established to work on this issue. Shared Spaces Grant application to construct a 10' wide path between the River District and downtown was submitted in June (expect a funding decision in August).

ITEM: 10.A

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Eric Zuzga, Director of Community Services
DATE: July 15, 2024
SUBJECT: **SECTION 3.1.10 B-4 REGIONAL COMMERCIAL
DISTRICT & SECTION 3.1.11 FREEWAY
SERVICES DISTRICT ZONING ORDINANCE AMENDMENTS -
ORDINANCE 2024-08**

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.

BUDGET IMPACT:

There is no direct budget impact to adopting these changes.

RECOMMENDATION:

Enact 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, and publish the ordinance in full in the local newspaper.

**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: 10.B

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Eric Zuzga, Director of Community Services
DATE: July 15, 2024
SUBJECT: **CONDITIONAL REZONING REQUEST - RZ #24.01- 16500 DIVISION DRIVE**

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. Planning Commission provided their recommendation for approval on June 12, 2024.

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.

Findings

The following findings are provided by city staff to assist in your review of the Conditional Rezoning request

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.

The proposed rezoning, when coupled with the proposed conditions, is more appropriate considering the development within the surrounding neighborhood. The proposed duplexes fit the site and is highest and best use of the site. Adding residential as a special land use in the I-1 zoning district is directly against the intent of the district. This would lead to problems in other areas of the city.

B. The property cannot be reasonably used as zoned.

The existing wetlands and small building sites severely limit the use of the property as industrial. The existence of a protected turtle species on the site provided a major limitation to a previous proposed use.

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 include:

- *Continue to collaborate with Marshall 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.

The proposed change is compatible with the surrounding uses and land use pattern. The duplexes and wetlands are a good buffer from the light industrial uses to the south and east. Impacts to the environment, density, nature of use, traffic impacts, esthetics,

infrastructure, and influence on property values is expected to be more positive than what would be seen with an industrial use on the site.

A 2016 Housing Market Analysis identified housing as a major need for the community. Since that study was completed, very few units have been developed and additional pressure on the housing market is being felt from expansions in the local job market and the announcement of the Ford Blue Oval Battery Plant project. While this is only four units, it is an efficient use of a unique site to assist in meeting this demonstrated need.

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 proposed conditions limit the uses in the MFRD zoning to two duplexes, well below the density that would be allowed under a straight MFRD rezoning. The proposed development is more compatible with the site than what would be expected with an industrial use.

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 would not severely impact traffic, public facilities or utilities. The four residential units that have been proposed will cause much lower traffic counts and heavy truck traffic compared to that which could be expected from an industrial operation.

The proposed conditions provide a much lower density than could be allowed under MFRD zoning, which will be more harmonious with the current development in the neighborhood. The proposed conditions also protect the natural characteristics of the property more than what would be expected for industrial use.

Staff do not believe the health, safety, and welfare of the city would be comprised in any way by this rezoning. Actually, the current wetlands are all preserved and the change in use would eliminate one of the last remaining sites for marijuana operations for which we have received many complaints about odor on the existing sites around the community.

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.

Conditional rezoning allows the city to approve a request based upon its merits and the conditions that are proposed. The surrounding parcels in the township are residential, so this rezoning would not create an isolated district.

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.

As the owner has proposed a specific design as part of the conditional rezoning, Planning Commission can be assured that the property will meet the dimensional regulations in the proposed District.

Existing uses in the areas directly adjacent to the parcel are residential and the proposed rezoning would be in harmony with the surrounding township parcels. Due to the nature of the site, the buildable area of this lot is separated from the City's Industrial uses to the south and east by wetlands.

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

There was no mistake in the original zoning classification, but with the higher demand for housing in the area, the proposed conditional rezoning will allow the property to be used to its best, highest use. It is also a more compatible use for the surrounding properties in the township.

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

There are other sites, but this unique property's highest and best use is residential.

BUDGET IMPACT:

Approval of the Conditional Rezoning will result in the addition of two duplex buildings which will increase tax base and utility revenues.

RECOMMENDATION:

Enact 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) and publish the ordinance in full in the local newspaper.

**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. 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 2. This Ordinance or a summary thereof 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 3. This Ordinance is declared to be effective immediately upon publication.

Adopted and signed this 1st day of July, 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 July 1, 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



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@integrahomesandrealty.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 Marshall 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.

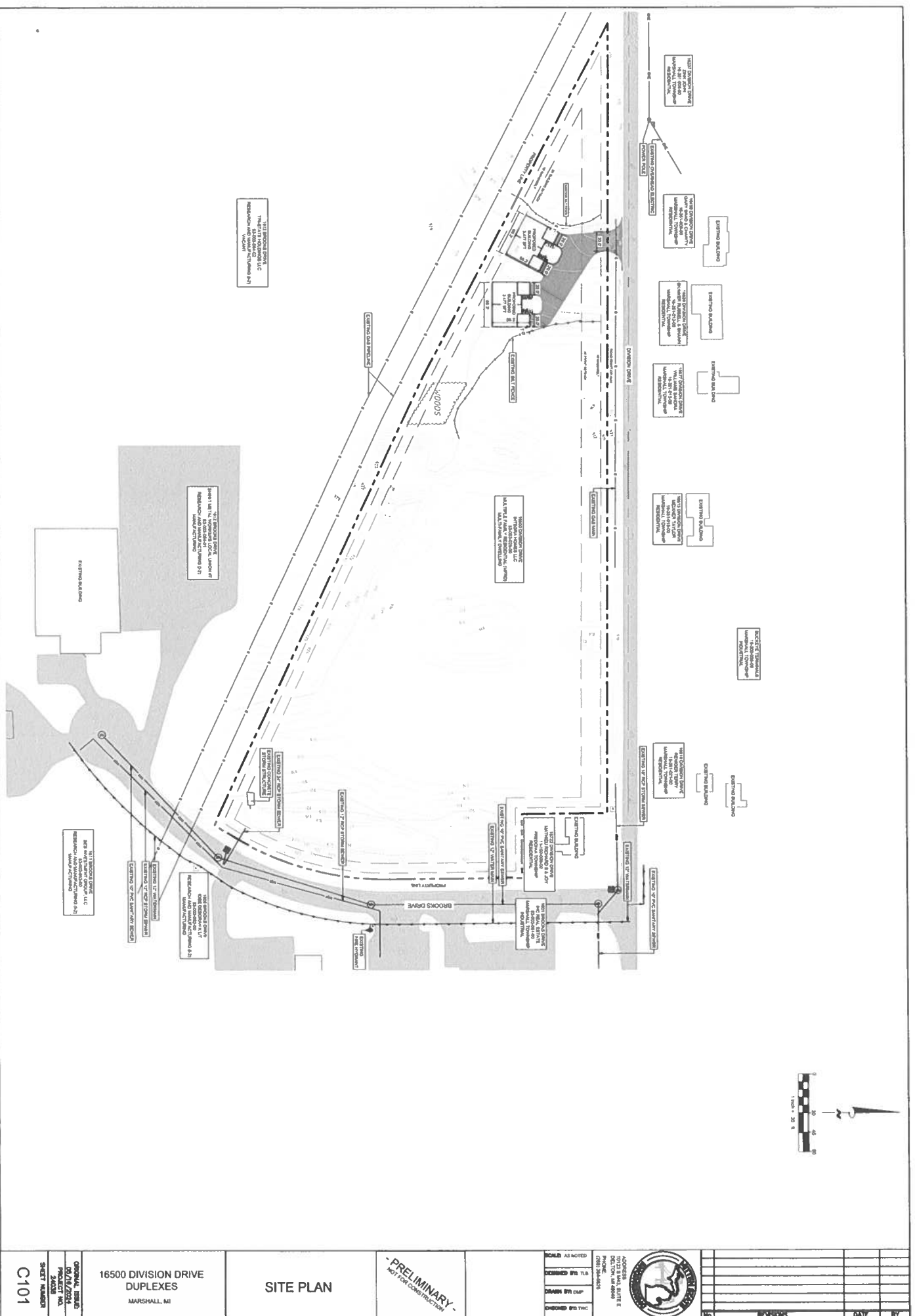
Finally, Subsection 4.11 of the Zoning Ordinance indicates the size and architectural design of two-family dwellings shall be in harmony with the surrounding neighborhood and shall not be detrimental to the future use or development of adjacent lots. The attached elevation and floor plan outline the 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

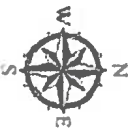
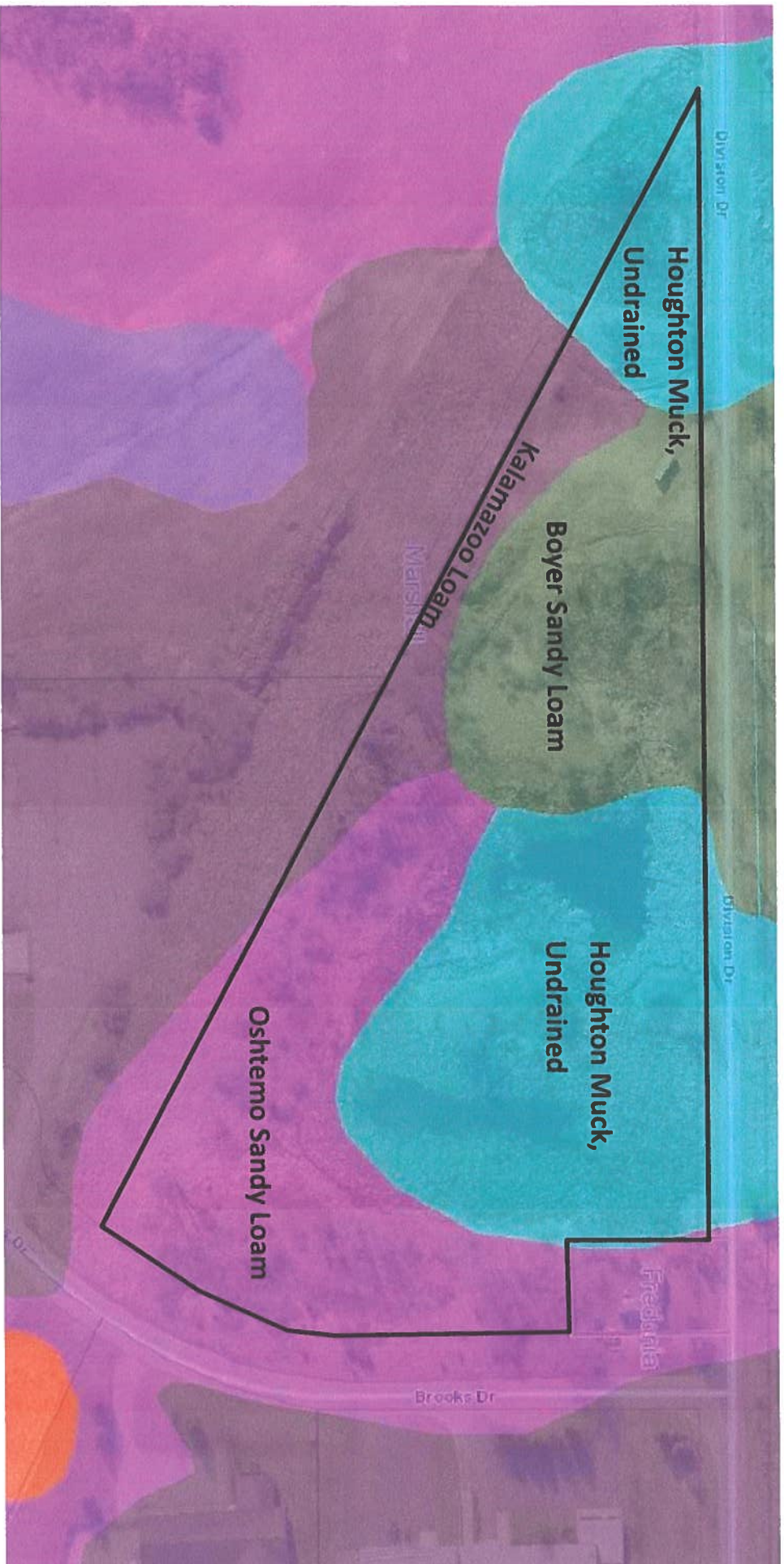
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- 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.michigan.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

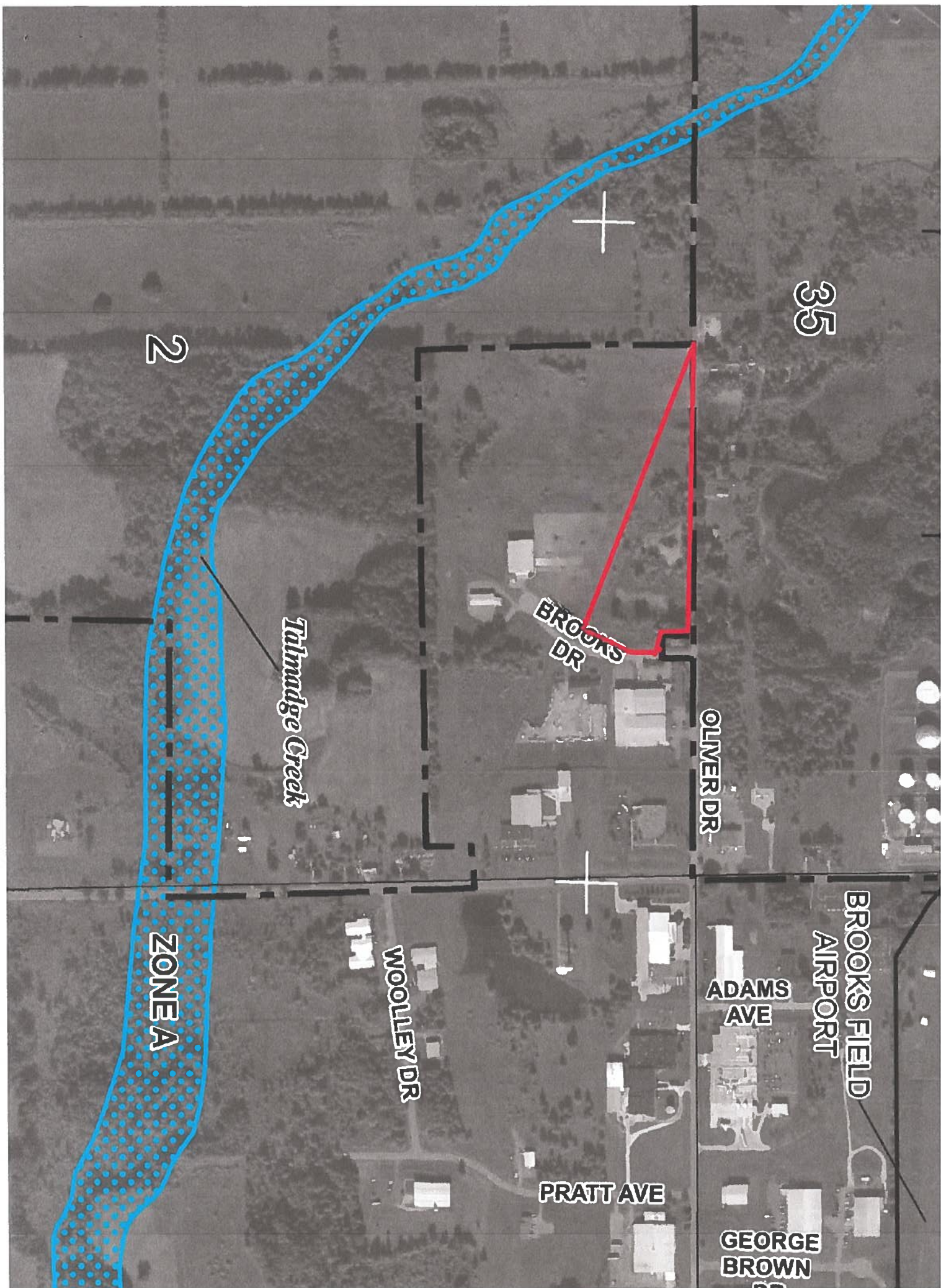
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

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%



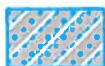
LEGEND



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*

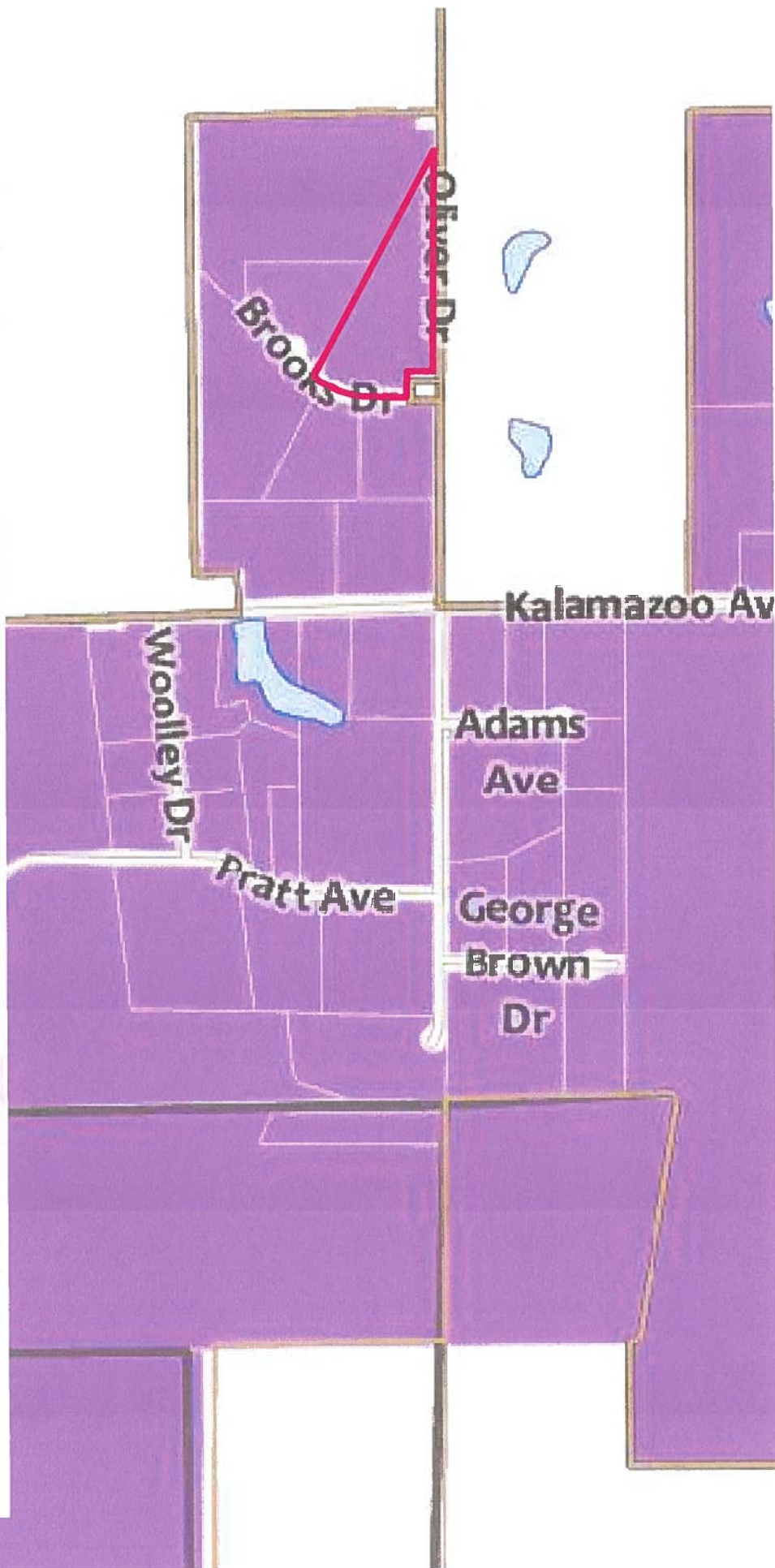


Base Flood Elevation value where uniform within zone; elevation in feet*

(EL 10)

City of Marshall Zoning Map—Excerpt

Subject Parcel



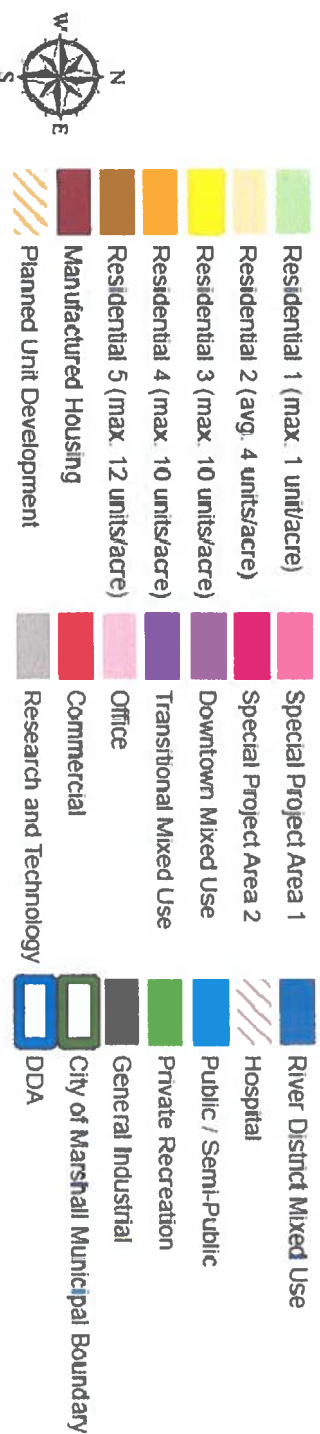
- | | | | |
|---|--------------------------------------|---|---------------------------------|
|  | R-1 Residential Estate |  | I-2 General Industrial |
|  | R-2 Suburban Residential |  | PGP Public/semi Public Services |
|  | R-3 Traditional Residential |  | PUD Planned Unit Development |
|  | MFRD Multiple Family Residential |  | DDA |
|  | MHPD Manufactured Housing Park | | |
|  | POSD Professional Office Services | | |
|  | HCHSD Health Care and Human Services | | |
|  | B-2 Local Business | | |
|  | B-3 Neighborhood Commercial | | |
|  | B-4 Regional Commercial | | |
|  | FS Freeway Services | | |
|  | I-1 Research and Manufacturing | | |



City of Marshall FLU Map—Excerpt

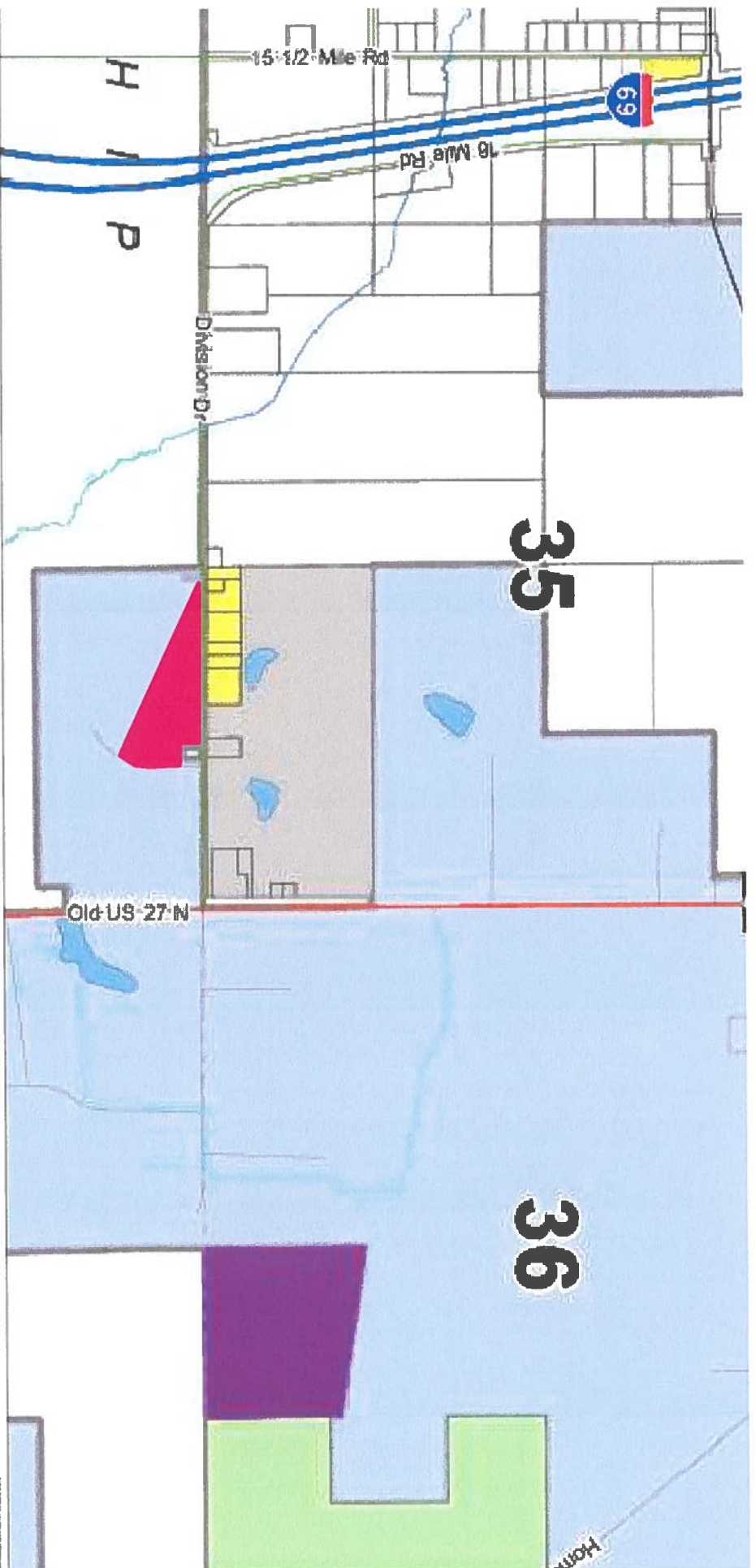


Subject Parcel



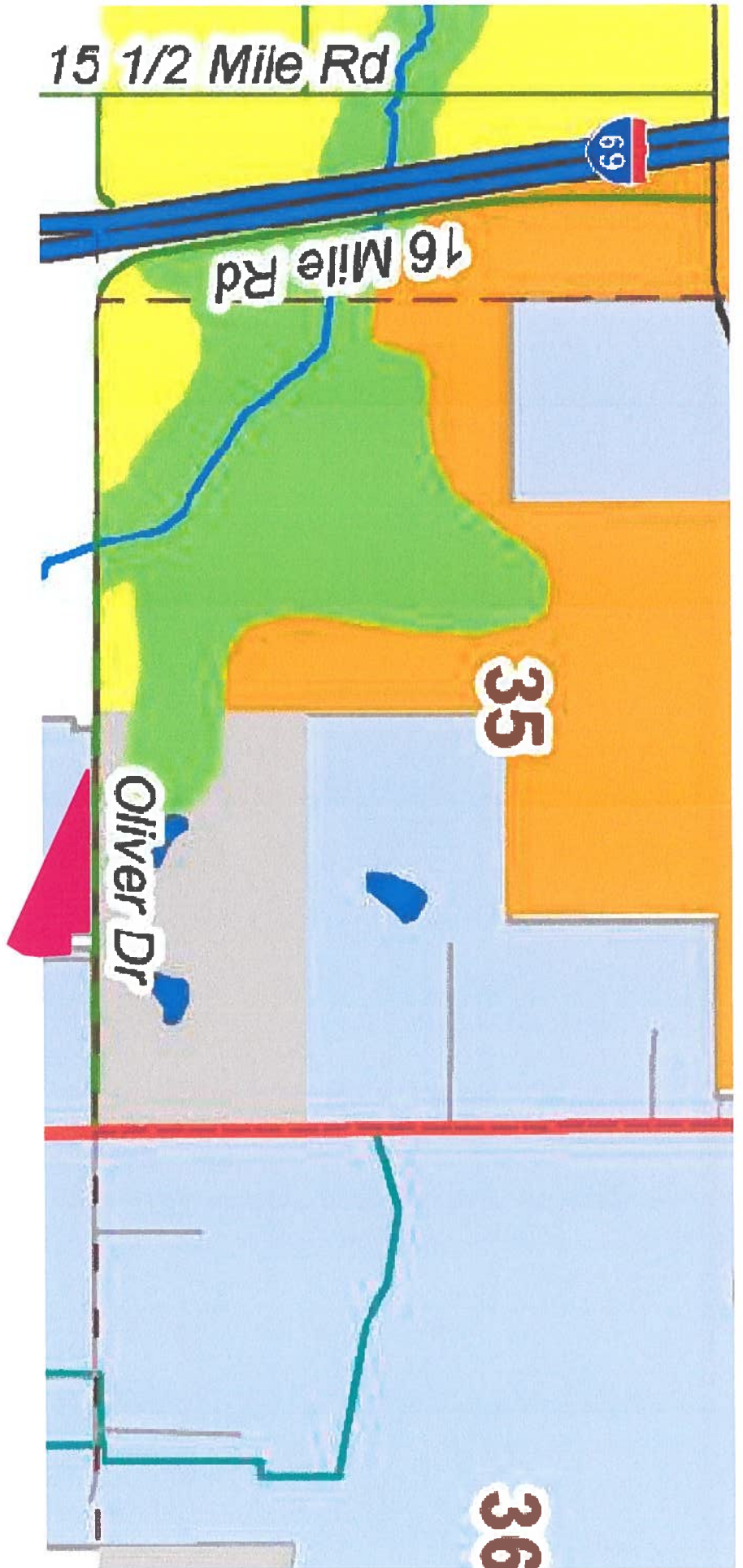
Marshall Township Zoning Map—Excerpt

 Subject Parcel



Zoning

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

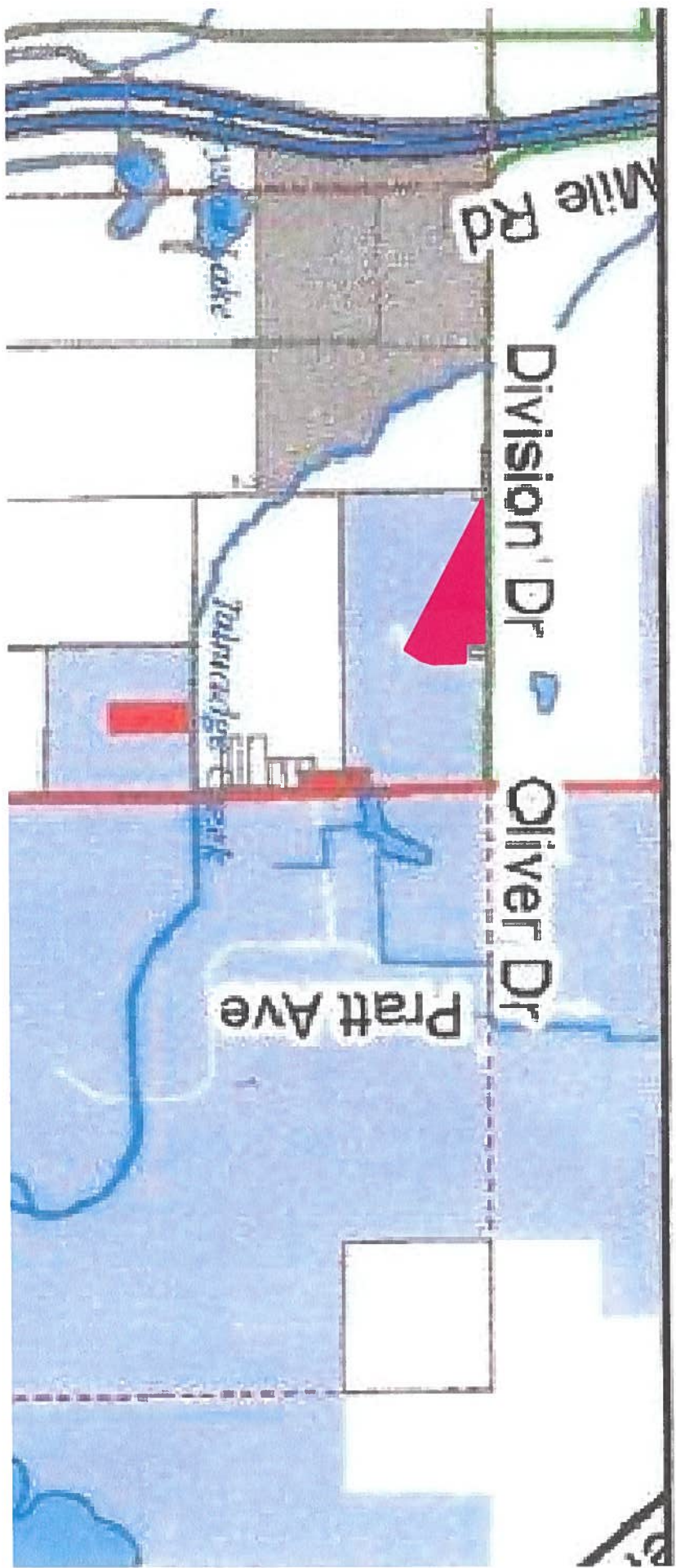


Marshall Township **FLU Map—Excerpt**

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 | | |

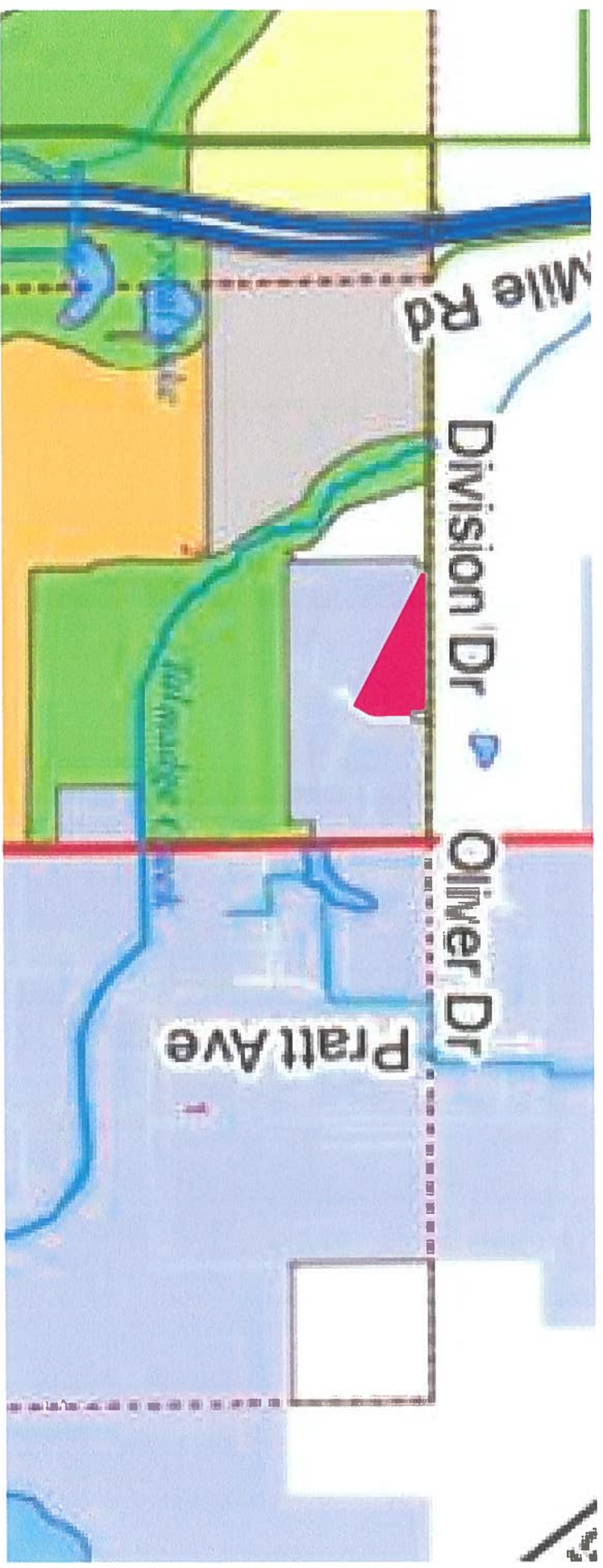


Fredonia Township Zoning Map—Excerpt

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

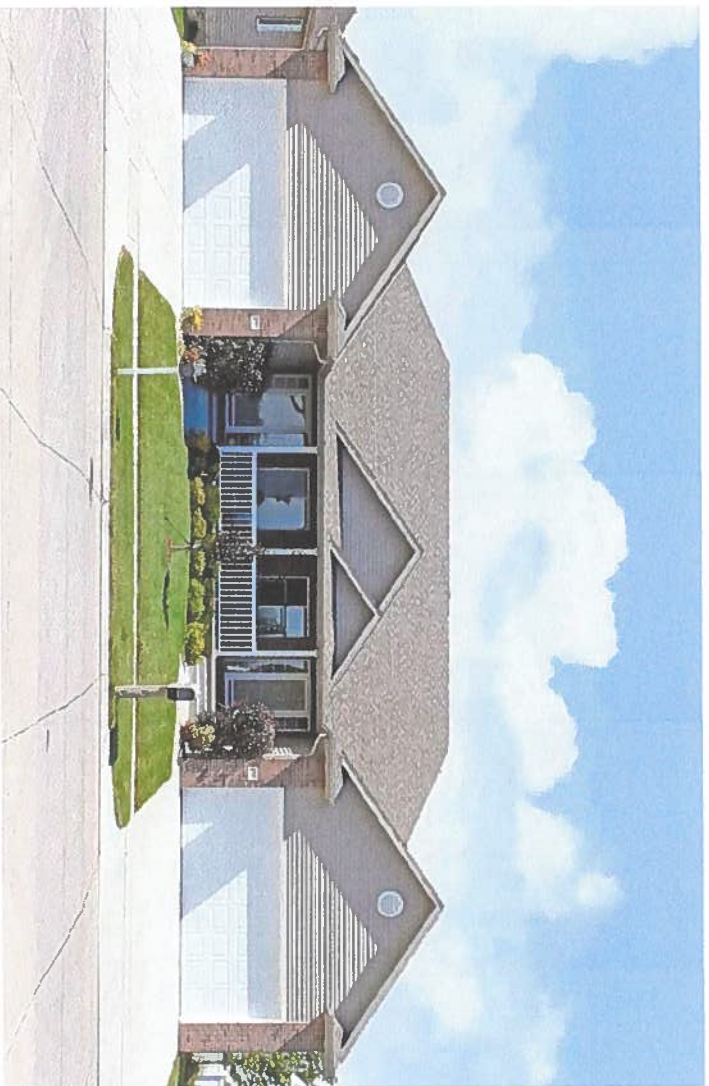


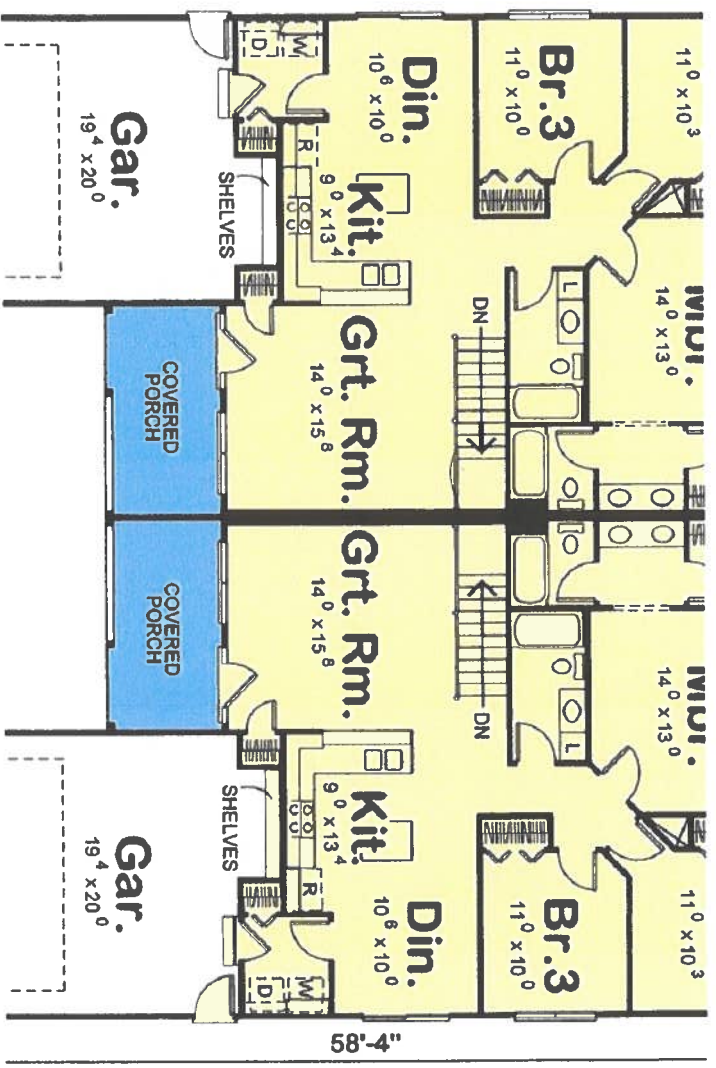
- | | | | |
|---|----------------------------------|---|-------------------------|
|  | AG - Agricultural |  | City of Marshall |
|  | HS - Highway Service Commercial |  | Interstate Highway |
|  | I - Industrial |  | Interstate Highway Ramp |
|  | LDR - Low Density Residential |  | State Highway |
|  | 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: 10.C

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Eric Zuzga, Director of Community Services
DATE: July 15, 2024
SUBJECT: **CONDITIONAL REZONING REQUEST - RZ #24.02- 123 EXCHANGE**

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.

Findings

The following findings were included in the staff report to the Planning Commission and are

shared again for your consideration on the proposed rezoning. Staff confirm their belief that the requested conditional zoning designation of Multiple Family Residential District should be approved by the City Council based on the findings listed below.

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.

With the conditions that they have offered, the proposed zoning district is extremely appropriate and is more appropriate than adding the use as a special land use. First floor housing in other areas of the B-3 district is definitely not desired as this is the core commercial area of Marshall. The proposed site is part of the transition from downtown to the neighborhoods to the south and east. Removing the previous commercial use with the proposed apartments is more appropriate for the composition of the block.

B. The property cannot be reasonably used as zoned.

The property has been used for commercial use in the past and could be utilized again. However, the lack of parking for intensive commercial uses is very limiting. The use as residential makes sense for the transition area between downtown and the surrounding neighborhoods, but the restriction on first floor housing in the B-3, unless it has been housing before limits the proposed use.

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.

The proposed rezoning is consistent with Goal 3 of the Master Plan: Ensure the long term stability of Marshall's neighborhoods. The following objectives support this conditional rezoning:

- *Encourage quality infill development and renovations that reflect the character of the existing homes.*
- *Provide for a variety of housing choices to meet the needs of existing and future residents of all ages, needs and abilities.*
- *Promote residential development that reflects the existing character of Marshall's neighborhoods, including interconnected walkable streets and context-sensitive housing styles.*
- *Encourage residential uses downtown through adaptive reuse of existing spaces and context-sensitive redevelopment*
- *Provide for an appropriate transition of uses and design between Downtown Marshall and adjacent residential neighborhoods.*

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.

The site is currently vacant and has been for several years. Renovating the interior of the structure and improving the exterior will not have an impact on the land use pattern or surrounding uses. I believe an improved building will provide a positive influence on neighboring property values and on the neighborhood aesthetics. The additional housing will

also meet a major need in the community.

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 property owners have limited the uses to only a maximum of four residential units. This proposed use is consistent with all of the above features.

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 proposed use would not compromise the health, safety, and welfare of the city. Traffic would not have a major change as the site is on a major street which is designed for higher traffic levels and most parking would be provided in the city lots to the west (as allowed by the zoning ordinance). The city has sufficient capacity in utilities and other public services to serve the site. A maximum of four apartments should not have a major impact on population density.

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 conditional rezoning is authorized in state statute in order to address situations such as this proposed development. The conditions address any issues that would be a negative for the neighborhood.

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 building will not have an addition and will have the interior built out to handle the proposed residential units.

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

There was no mistake in the original classification. However, an argument could be made that this block should have been zoned residential. There has been less of a demand for commercial space post COVID. There are also changes in the local economy that have led to higher residential demand in the community.

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

Based on the current demand and the time to market for some proposed housing, more residential units are needed. Increasing density on this site is an effective way of meeting the current need.

BUDGET IMPACT:

Redevelopment of the property will ultimately result in higher taxable value for the property upon completion of the redevelopment project and any associated incentives that are subsequently approved (i.e. OPRA).

RECOMMENDATION:

Enact 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.)
Neighborhood Commercial District (B-3) to Multiple Family Residential District (MFRD) and
publish the ordinance in full in the local newspaper.

**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) NEIGHBORHOOD COMMERCIAL DISTRICT (B-3) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT (MFRD).

THE CITY OF MARSHALL, MICHIGAN ORDAINS:

Section 1. 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 2. This Ordinance or a summary thereof 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 3. This Ordinance is declared to be effective immediately upon publication.

Adopted and signed this 1st day of July, 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 July 1, 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

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

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

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

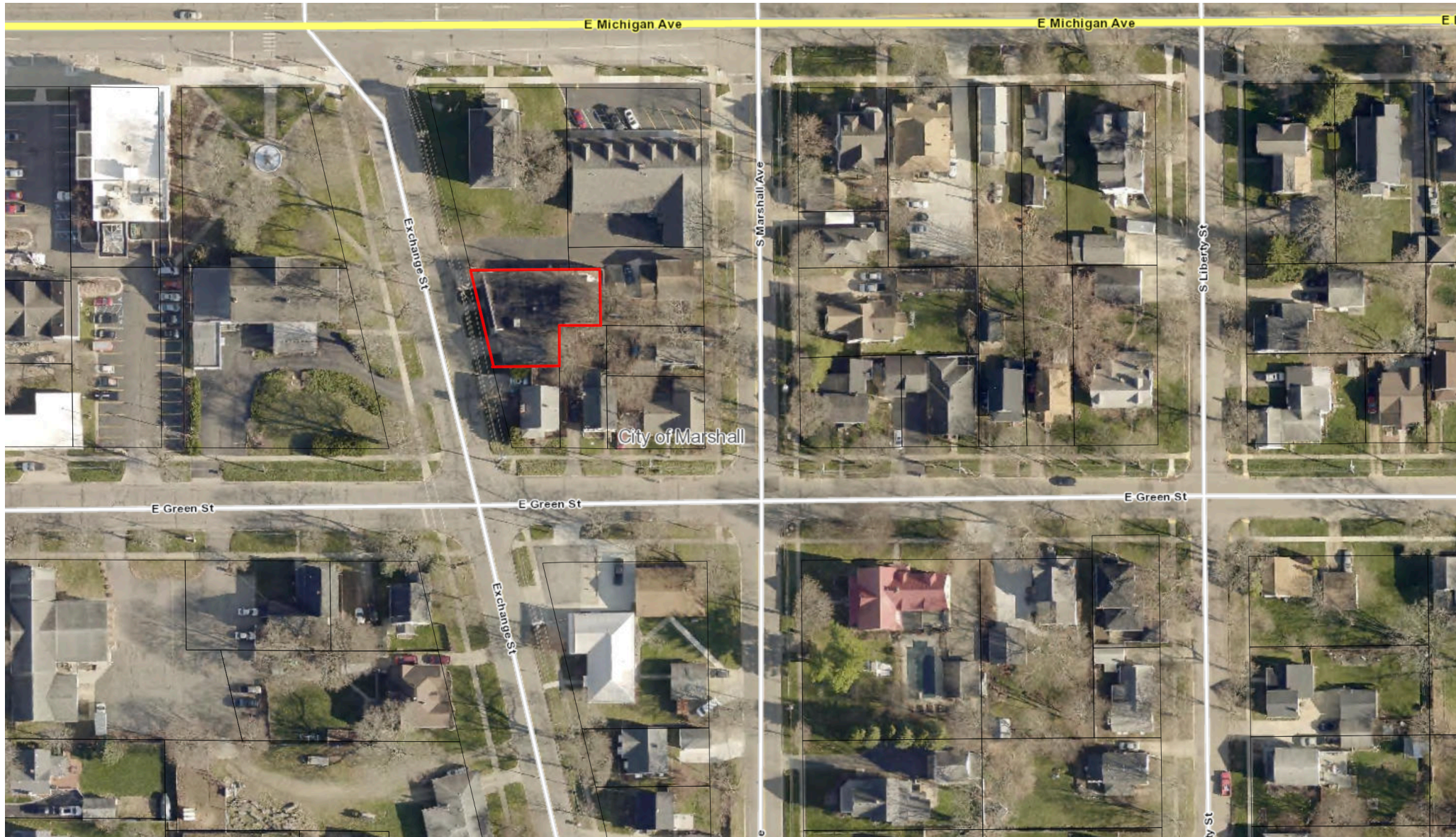
Drivendesignstudio.com

cody@drivendesignstudio.com

(269) 753-8040

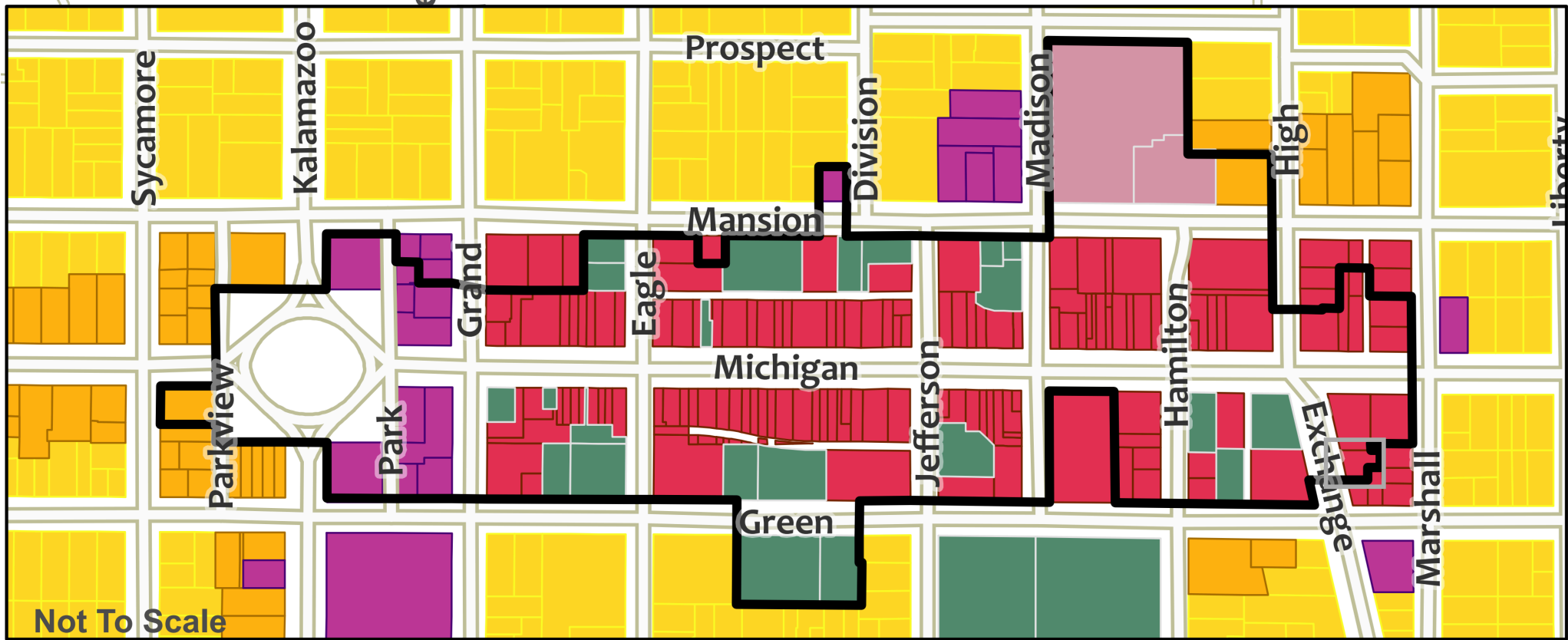


Aerial map of existing land use.



Subject parcel outlined in red.

Current Zoning Map.



Subject parcel outlined in gray.



Optima 222 LLC
123 Exchange Street
Marshall, MI 49068
G. Scott Puckett

Director Zuzga,

Optima 222 LLC would like to also note that as part of the conditional rezoning we are willing to limit the number of proposed housing units to four. Parking for the four units is also a key component of our proposed plans. Ideally a minimum of four spaces would be provided in our proposed plans.

Please see attached plans. Our intention is to construct the façade with similar exterior finishes. Final design of course will be worked out with the architect (Cody Newman).

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "G. Scott Puckett", written in a cursive style.

G. Scott Puckett

ITEM: 10.D

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
William Dopp, Finance Director/ City Treasurer
Eric Zuzga, Director of Community Services
DATE: July 15, 2024
SUBJECT: OPRA EXEMPTION REQUEST - 117 EAST MICHIGAN AVENUE

John and Jessica Gutsue have proposed a renovation of 117 East Michigan Avenue to provide two apartments and a renovated commercial space in the basement. As part of the project, they are requesting the approval of an OPRA exemption and will be applying for a Building MI Community Grant from the MEDC. The MEDC requires that the local community participate at some level in projects that they fund and the OPRA exemption would satisfy this requirement.

The OPRA exemption provides a potential freeze in the 2024 taxable value for up to 12 years. This incentive allows the property owner to invest in the property and to ease in to the large increase in the taxable value that the renovation would cause. In this case, the current OPRA policy would authorize an 8-year OPRA exemption for the proposed project.

BUDGET IMPACT:

The taxable value of the property will be frozen for the next 8 years so the City will not lose any revenue, but we will forego any revenue increase over the life of the OPRA exemption. When the OPRA exemption is completed, the property will return to the regular tax rolls at its full taxable value.

RECOMMENDATION:

Approve Resolution 2024-19, A Resolution to Approve an Obsolete Property Rehabilitation Exemption Certificate Application for 117 East Michigan Avenue.

**CITY OF MARSHALL, MICHIGAN
RESOLUTION NO. 2024-19**

**A RESOLUTION TO APPROVE AN OBSOLETE PROPERTY REHABILITATION
EXEMPTION CERTIFICATE APPLICATION
(PA 146 OF 2000 AS AMENDED) FOR 117 EAST MICHIGAN AVE.**

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 _____.

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 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.

Resolution declared adopted this 15th day of July 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 July 15, 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

**NOTICE OF PUBLIC HEARING
APPLICATION FOR OBSOLETE PROPERTY REHABILITATION EXEMPTION
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, July 15, 2024, to hear public comment on the application for the establishment of an Obsolete Property Rehabilitation Exemption 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 approval of the tax exemption. 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

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.

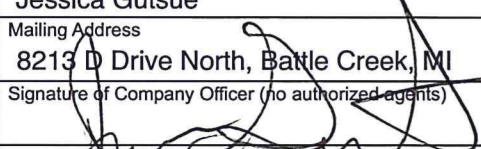
Applicant (Company) Name (applicant must be the OWNER of the facility) 117 W Michigan Ave, LLC			
Company Mailing Address (Number and Street, P.O. Box, City, State, ZIP Code) 8213 D Drive North			
Location of obsolete facility (Number and Street, City, State, ZIP Code) 117 E Michigan Avenue, Marshall, 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



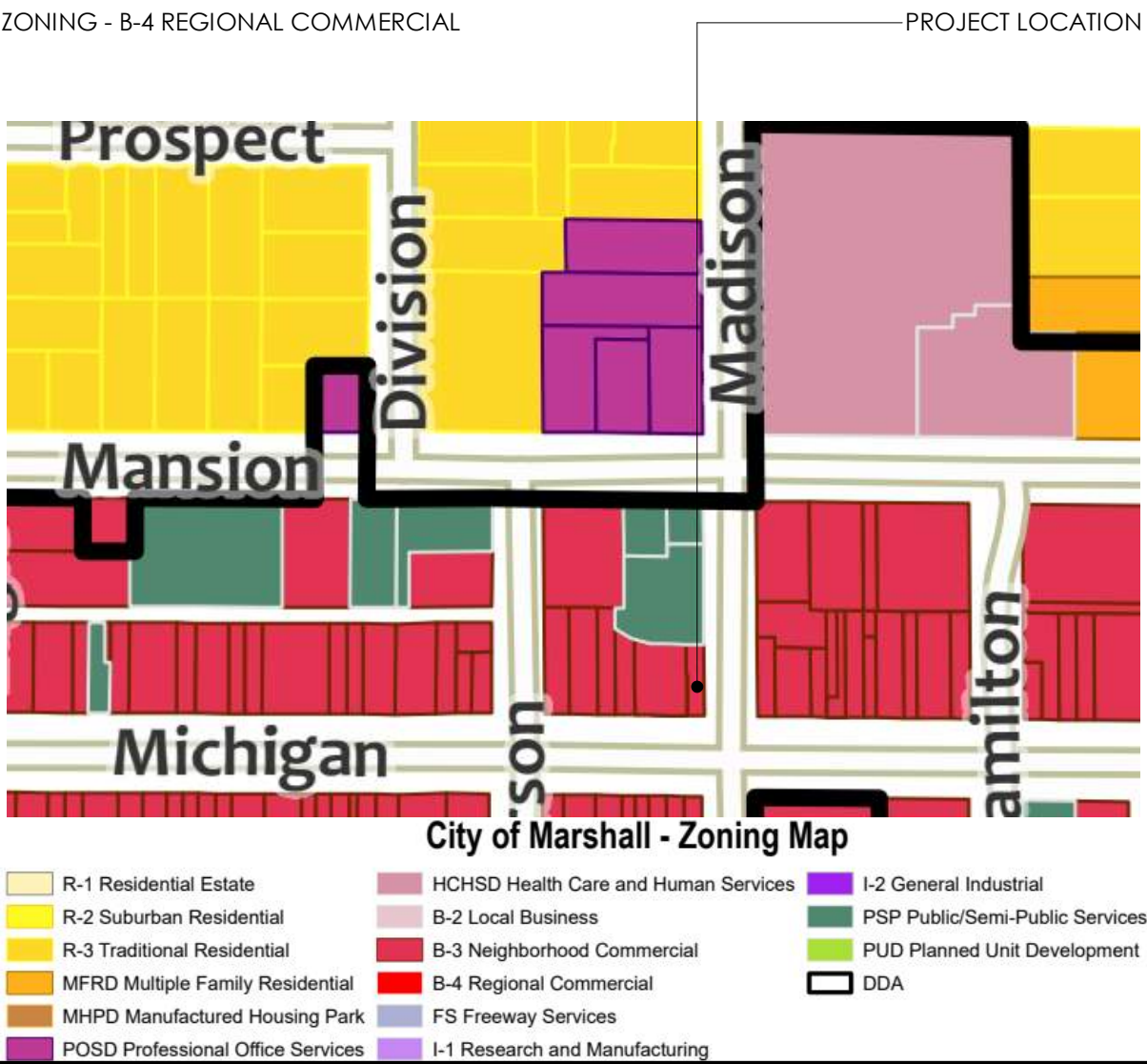
PROJECT NOTES

- 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.

ZONING MAP



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		



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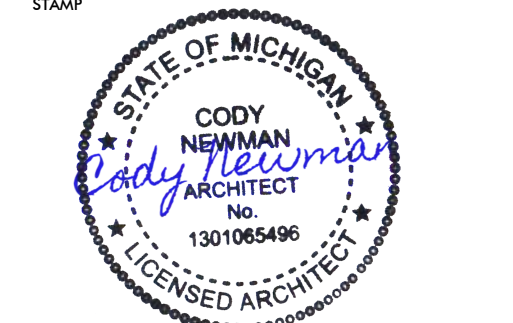
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117 W MICHIGAN LLC

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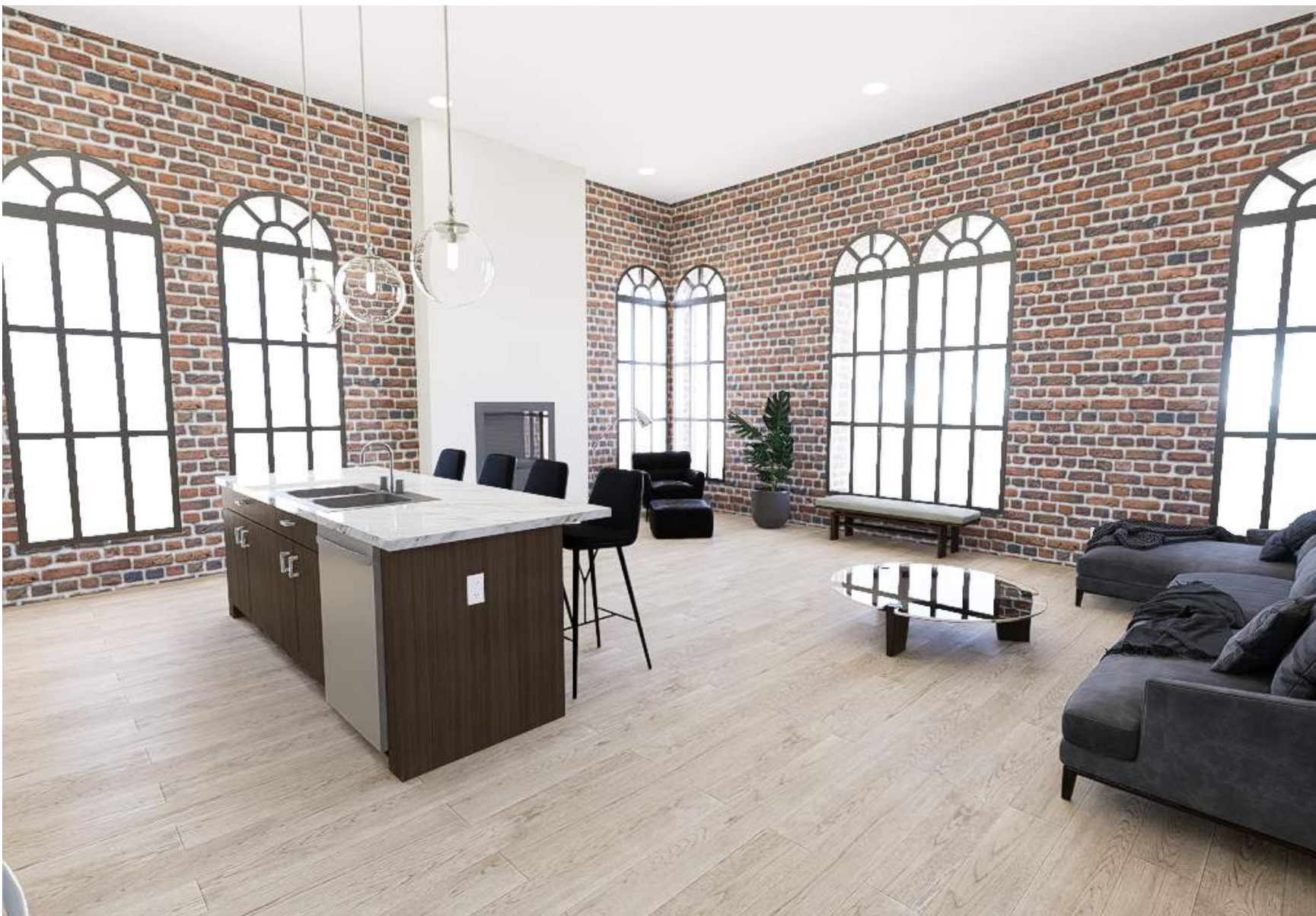
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RENDERINGS
T001

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

REFRIDGERATOR

REINF

REINFORCED

REQD / REQ'D

REQUIRED

RES

RESILIENT

RET

RETAINING

REV

REVISION[S] / REVISE[D]

RFG

ROOFING

RH

RIGHT HAND

RM

ROOM

RO

ROUGH OPENING

S

SOUTH

SC

SOLID CORE

SCHED

SCHEDULE

SECT

SECTION

SF

SQUARE FEET

SHT

SHEET

SIM

SIMILAR

SPEC(S)

SPECIFICATION(S)

SQ

SQUARE

SS

STAINLESS STEEL

STD

STANDARD

STL

STEEL

STN

STAIN

STO

STORAGE

STRUC

STRUCTURAL

SUSP

SUSPENDED

SYM

SYMMETRICAL

SYS

SYSTEM

T

TREAD

T&G

TONGUE AND GROOVE

T.O.

TOP OF

TECH

TECHNOLOGY

TEL

TELEPHONE

TEMP

TEMPERED

THK

THICK[NESS]

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

BATT INSULATION

1

COLUMN CENTER LINE / IDENTIFIER

1

REVISION INDICATION

DETAIL / PLAN / ELEVATION

DRAWING REFERENCE

1

A101

SHEET REFERENCE

BLDG SECTION CUT

DRAWING REFERENCE

1

A101

SHEET REFERENCE

WALL SECTION

DRAWING REFERENCE

1

A101

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

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MOUNTING HEIGHTS + ABBREVIATIONS

T002

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ELECTRICAL DETAILS



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 W MICHIGAN LLC

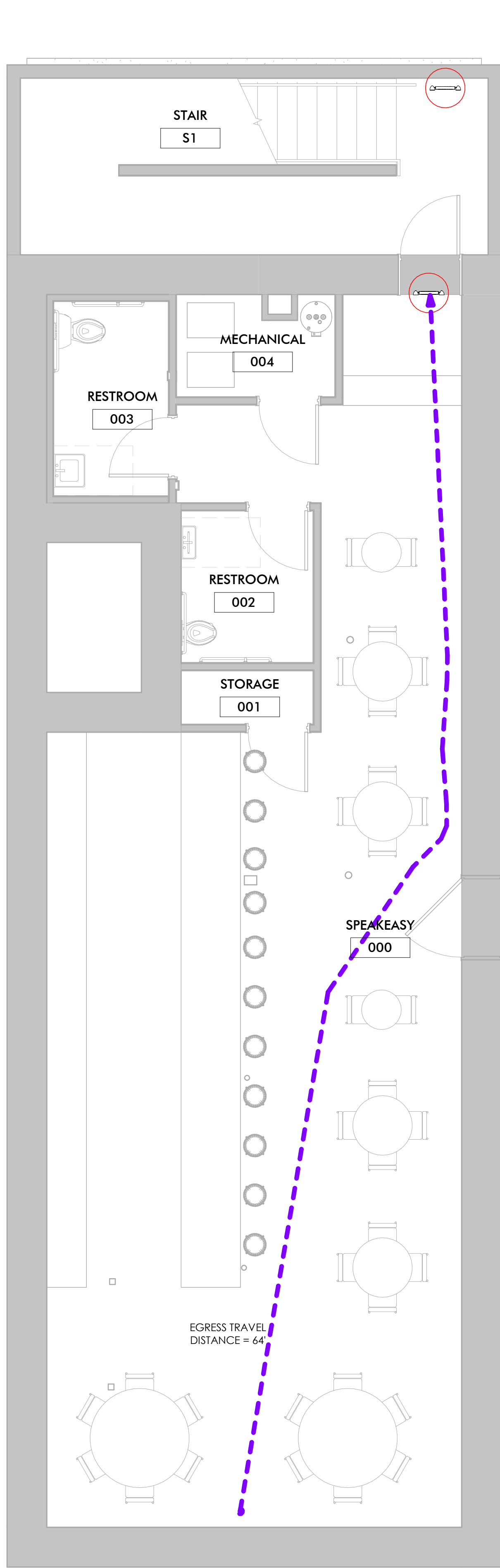
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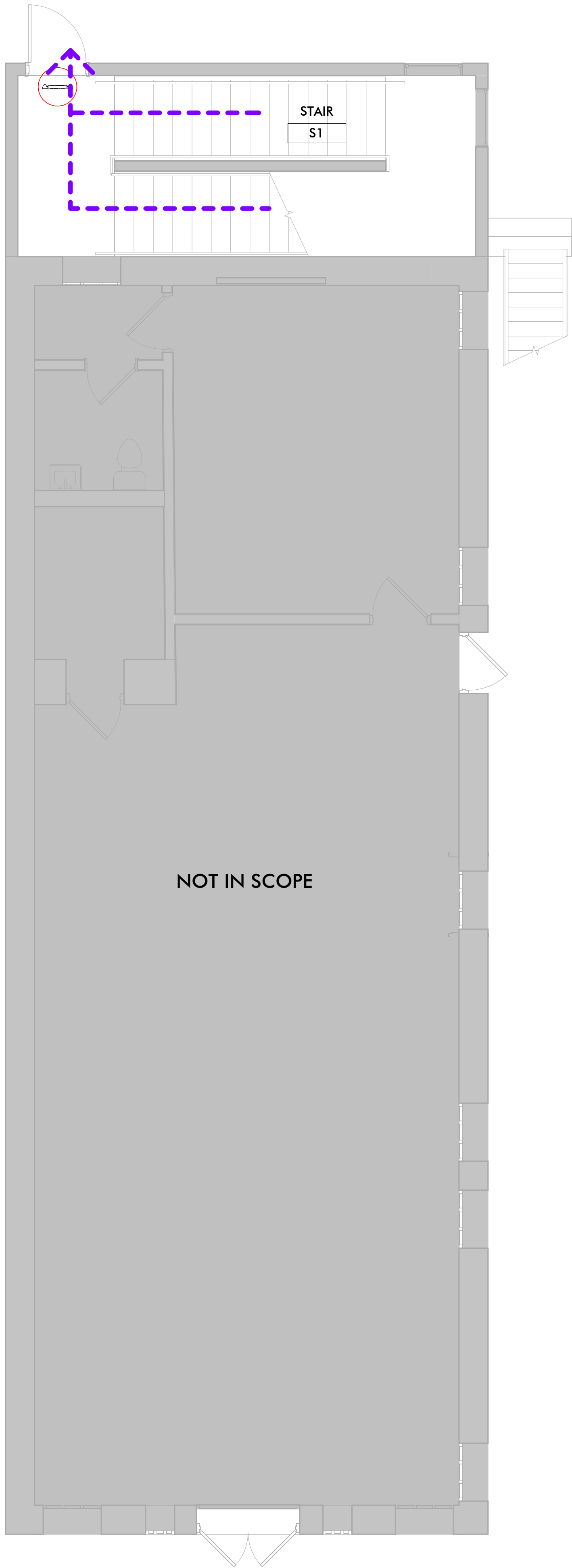
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PROJECT NUMBER
2023.171

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%
2017 NATIONAL ELECTRICAL CODE			
2018 MICHIGAN PLUMBING CODE			
ANSI/ASHRAE 90.1-2013			
ICC/ANSI 117.1-2009			
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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
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FIRE ALARM AND DETECTION SYSTEMS	907	REQUIRED	PROVIDED
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	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

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.
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- FURNITURE AND EQUIPMENT SHOWN ON COMPLIANCE DRAWINGS ARE FOR REFERENCE ONLY

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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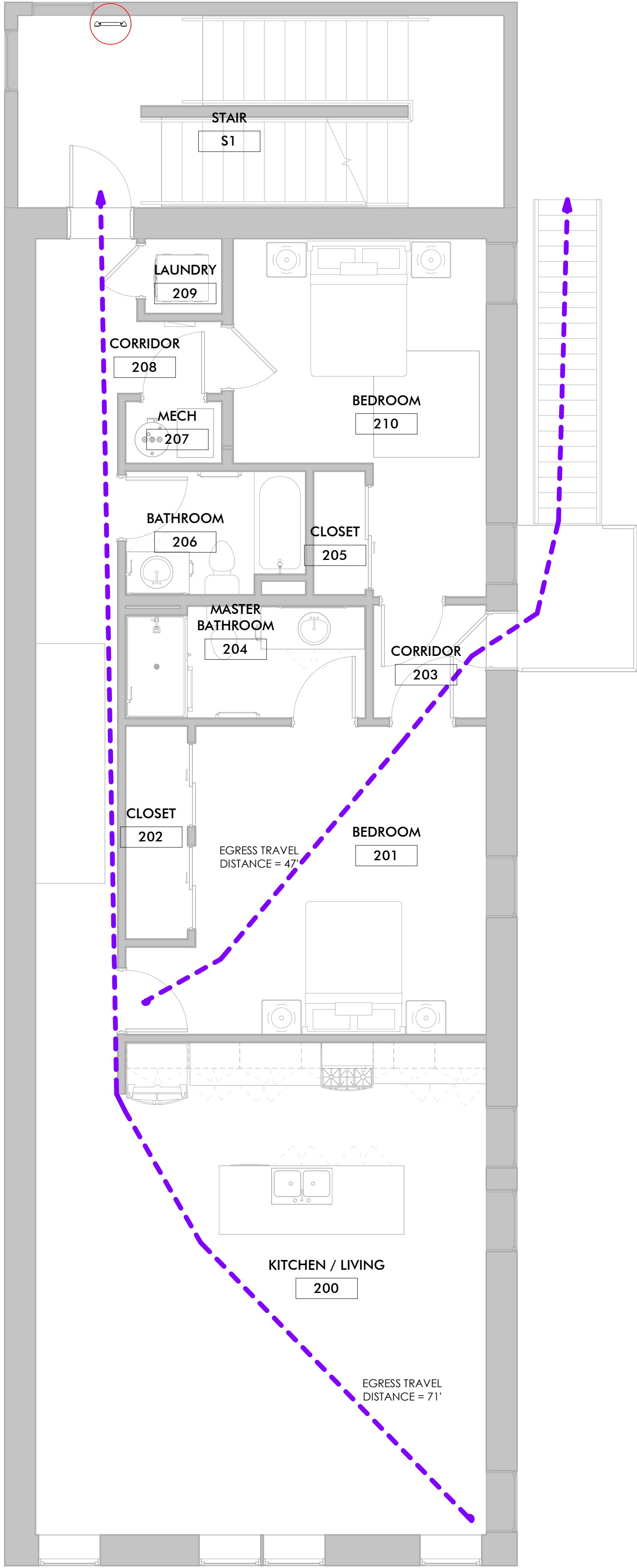
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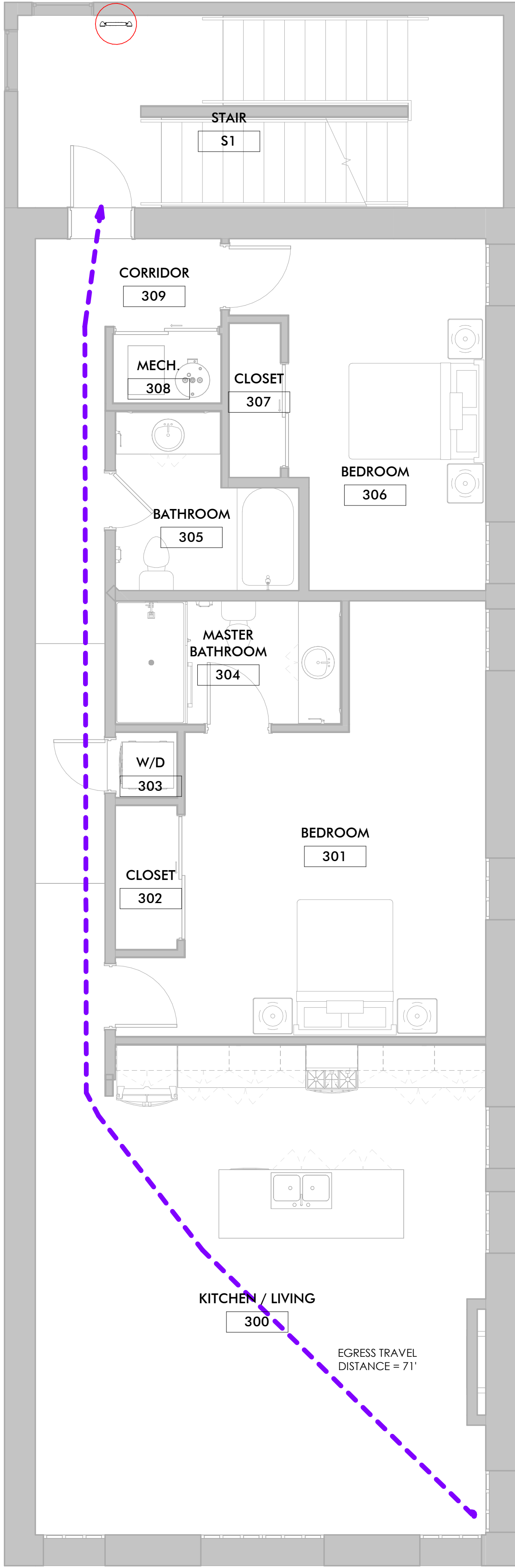
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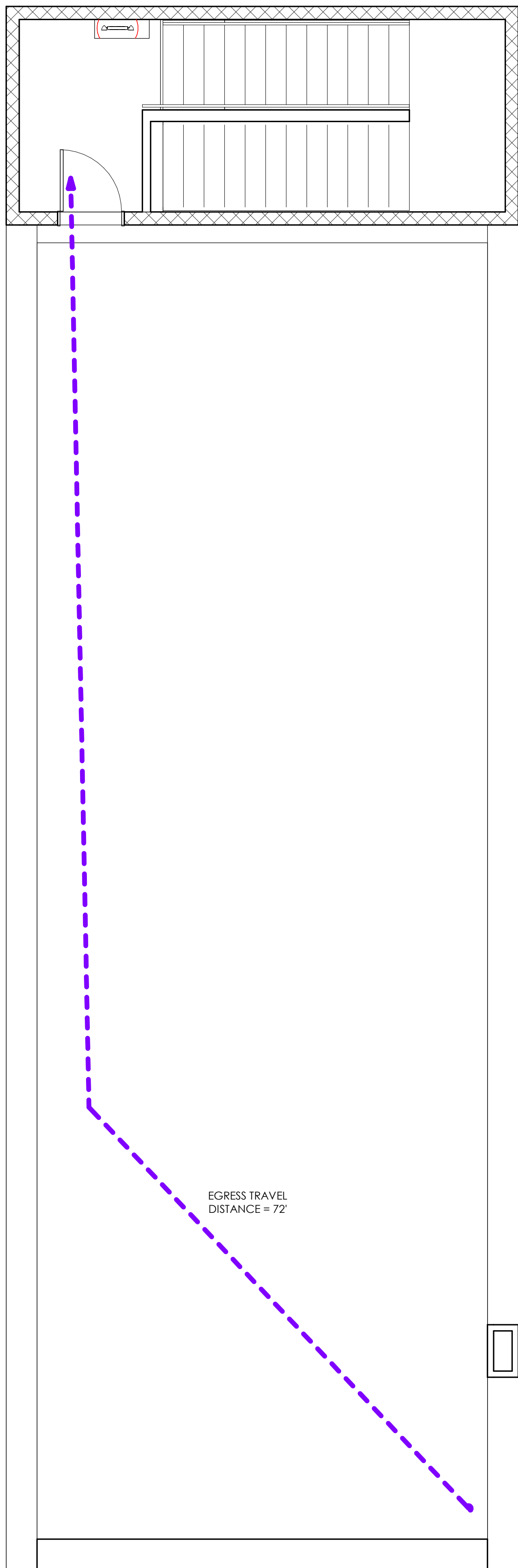
CODE COMPLIANCE
T005



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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EMERGENCY POWER	1008.3.2,10 08.3.3	WILL COMPLY	ON COMPLIANCE DRAWINGS
EXIT SIGNS	1011.1	WILL COMPLY	ON COMPLIANCE DRAWINGS

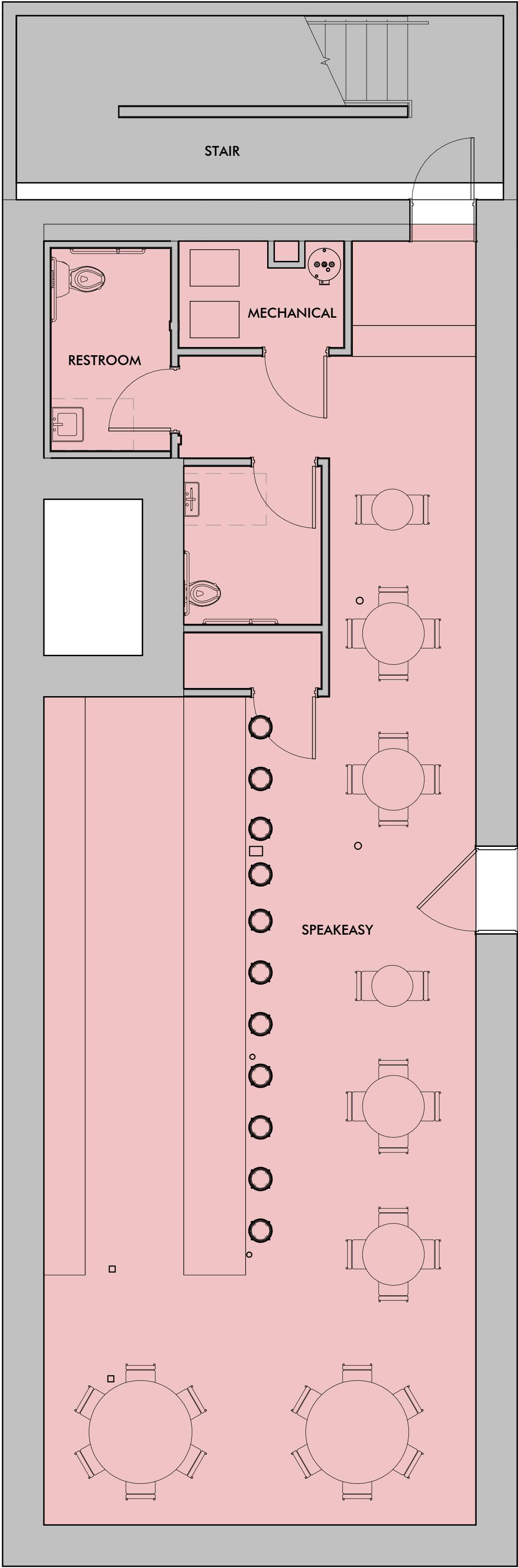
CODE COMPLIANCE GENERAL NOTES

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COMPLIANCE LEGEND

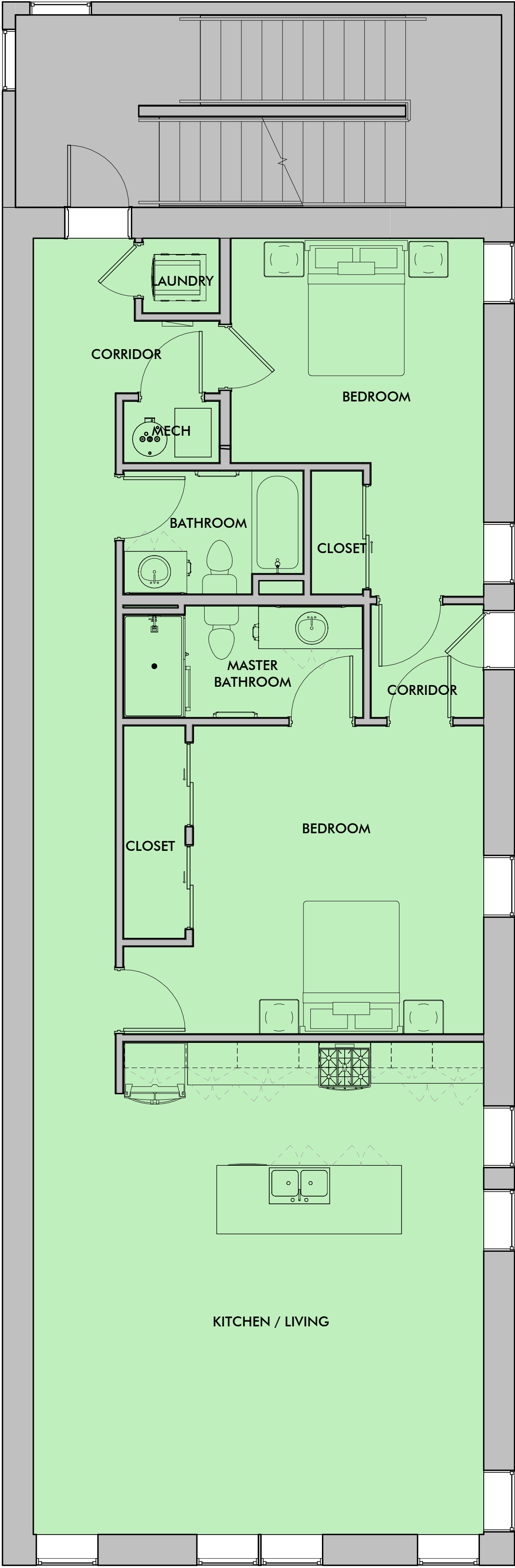
SYMBOL	ITEM
FE	FIRE EXTINGUISHER
EXIT SIGN W/ EGRESS LIGHTS	EXIT SIGN W/ EGRESS LIGHTS
EGRESS LIGHTING	EGRESS LIGHTING
TRAVEL DISTANCE	TRAVEL DISTANCE
1 HOUR WALL	1 HOUR WALL
2 HOUR WALL	2 HOUR WALL
SD	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR

SPEAK EASY 1,224 SF

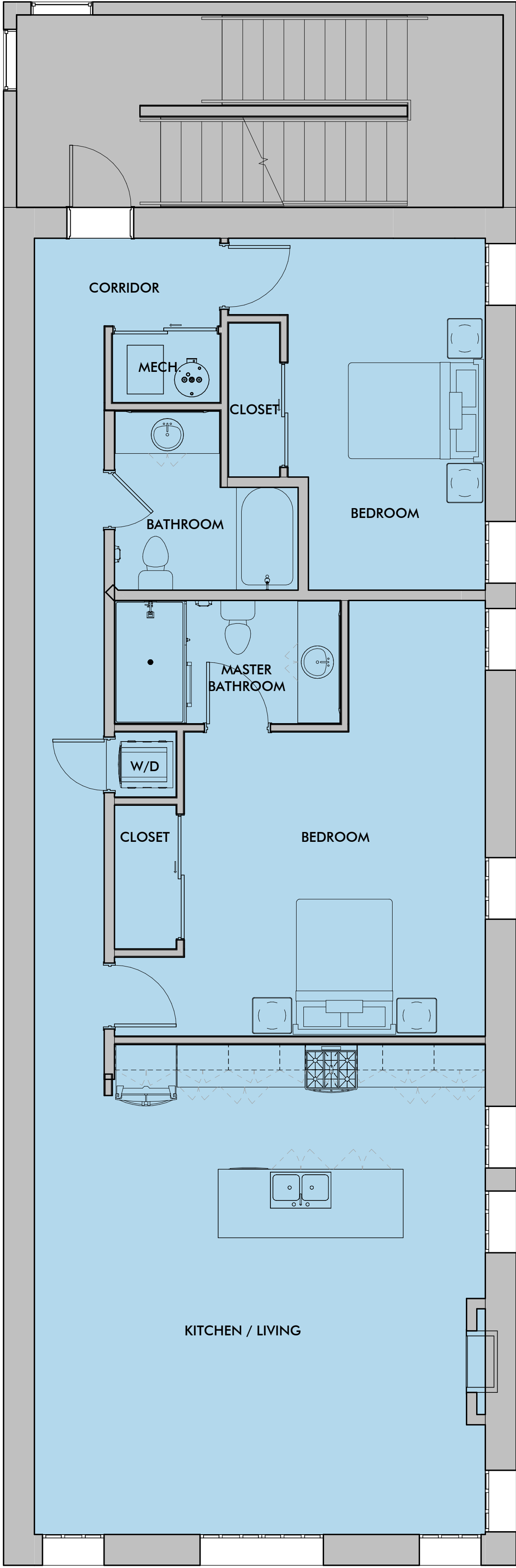


NOT IN SCOPE

UNIT A - 1,384 SF



UNIT B - 1,384 SF



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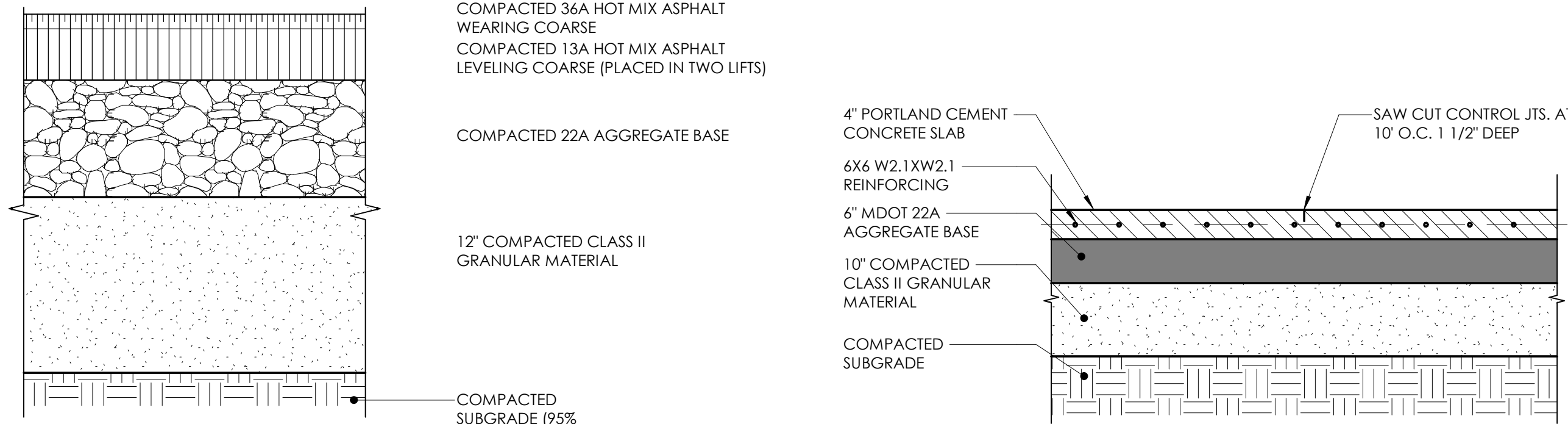
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AREA PLANS

T007



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

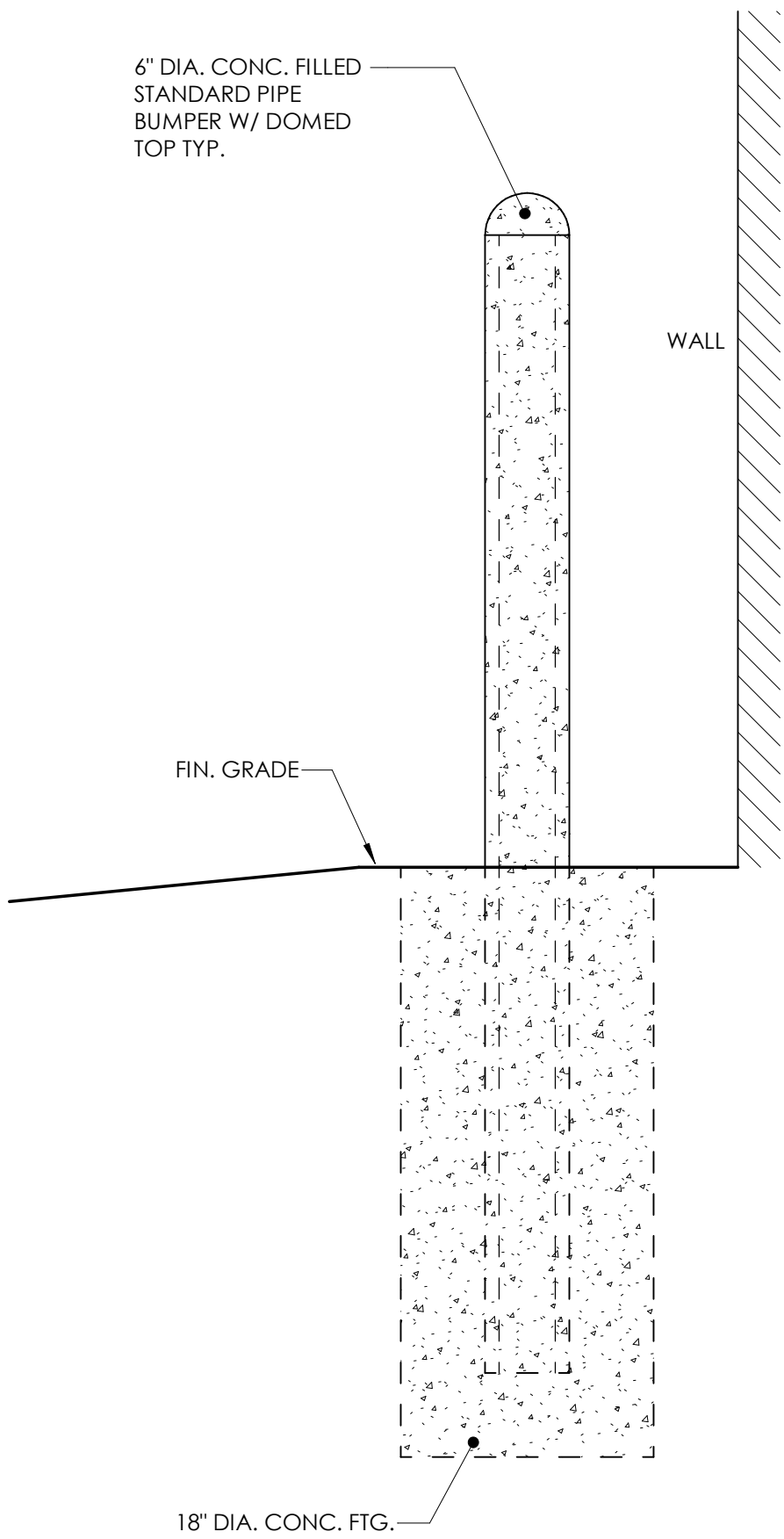
THERE ARE NO PARKING REQUIREMENTS IN THE B-4 REGIONAL COMMERCIAL DISTRICT. ALL PARKING IS TO BE ON STREET OR IN PUBLIC LOTS.

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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117 W MICHIGAN LLC

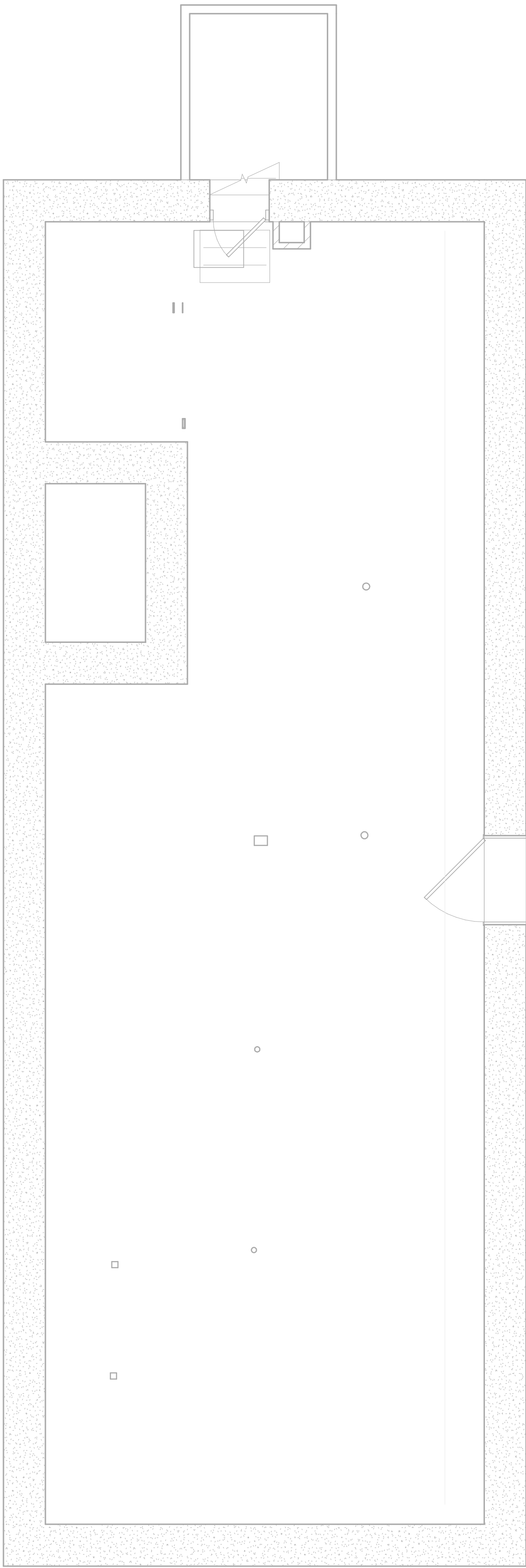
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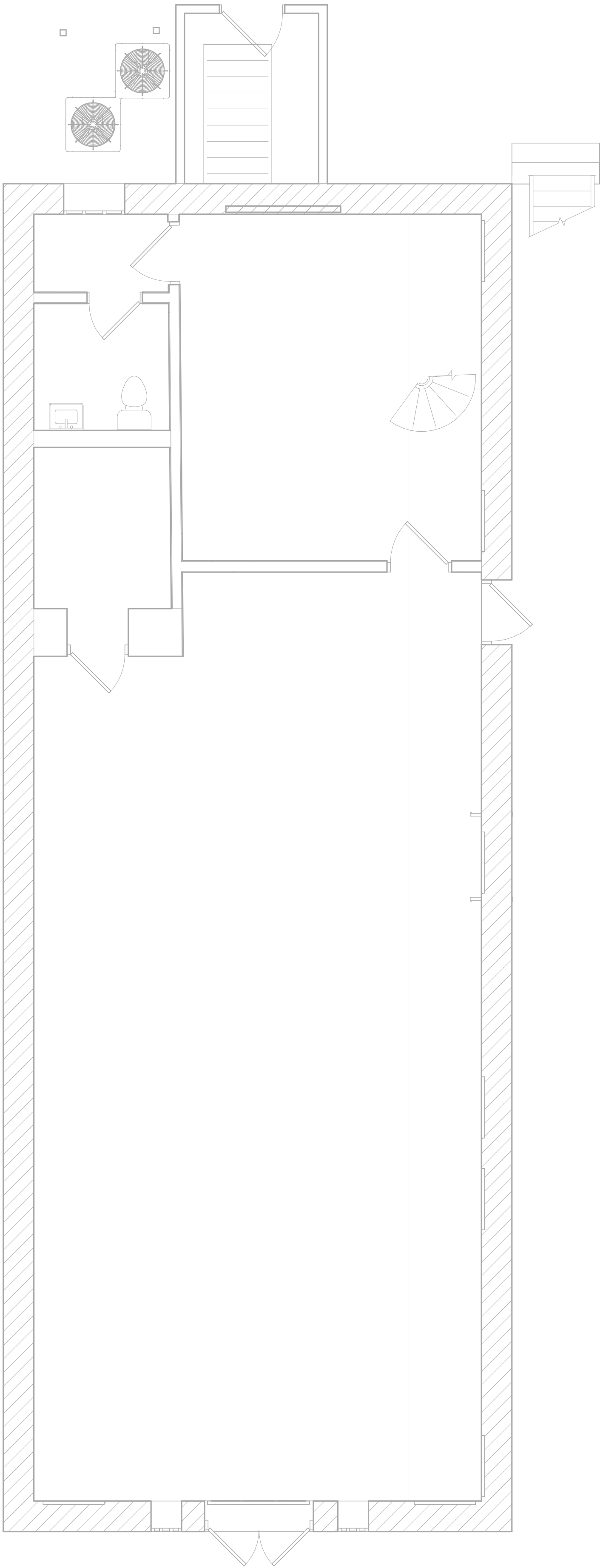
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SCALE 1/4" = 1'-0"
STAMP

PROJECT NUMBER
2023.171
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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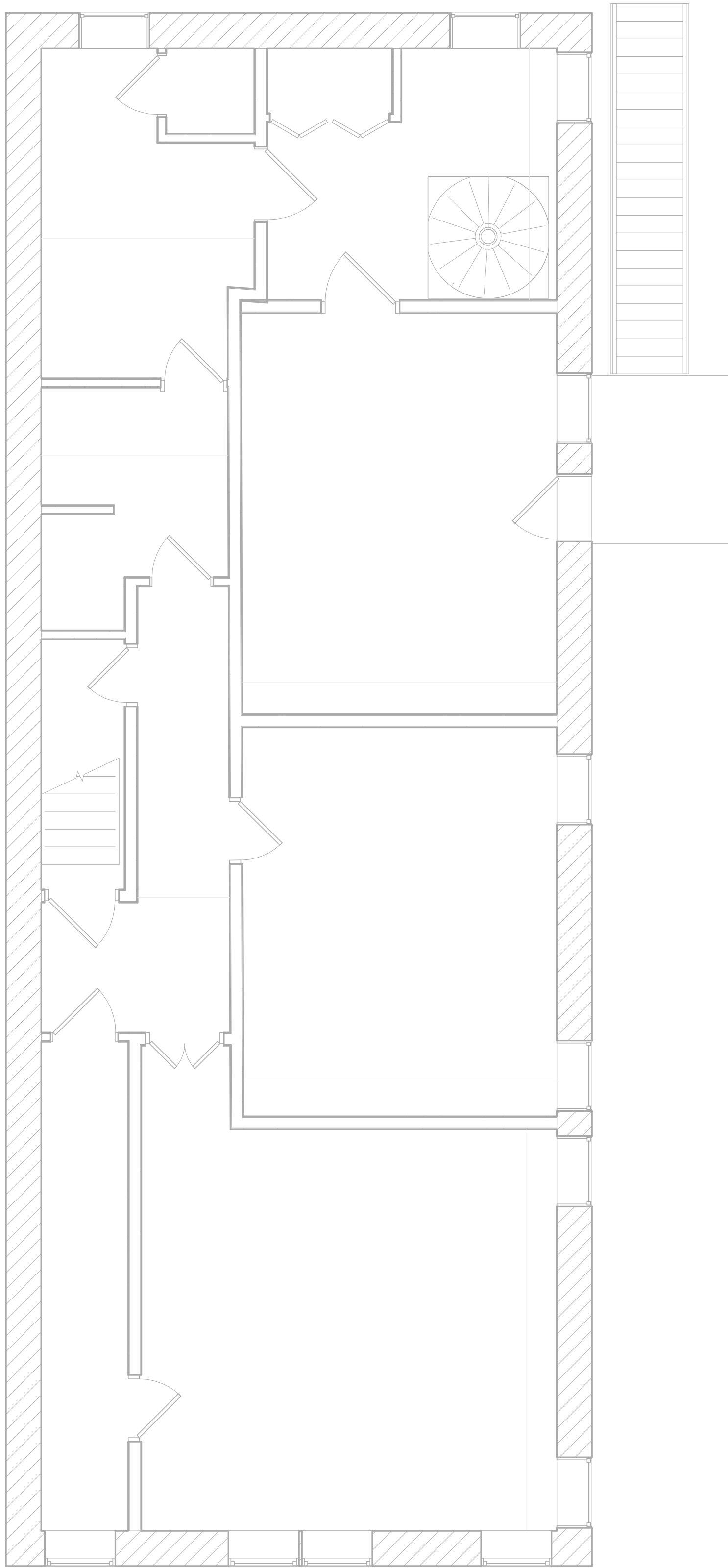
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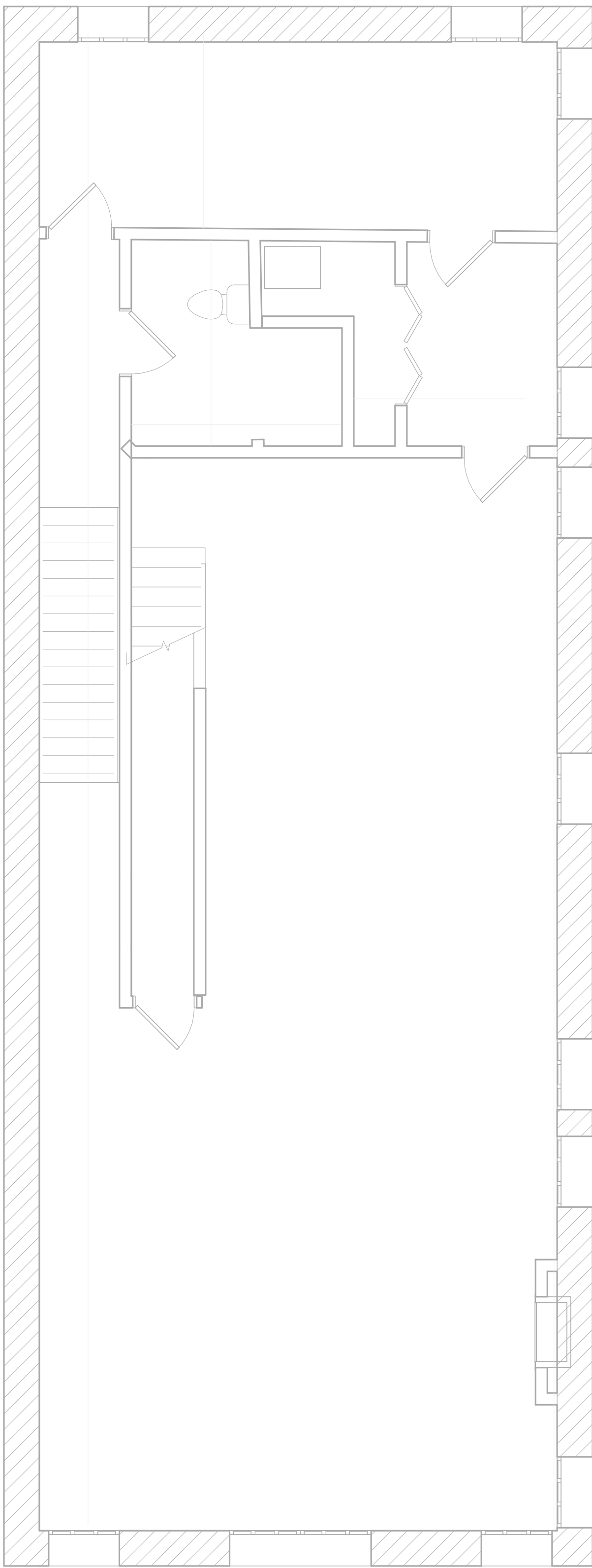
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EXISTING FLOOR PLANS

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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DEMOLITION PLANS

A110

WALL LEGEND

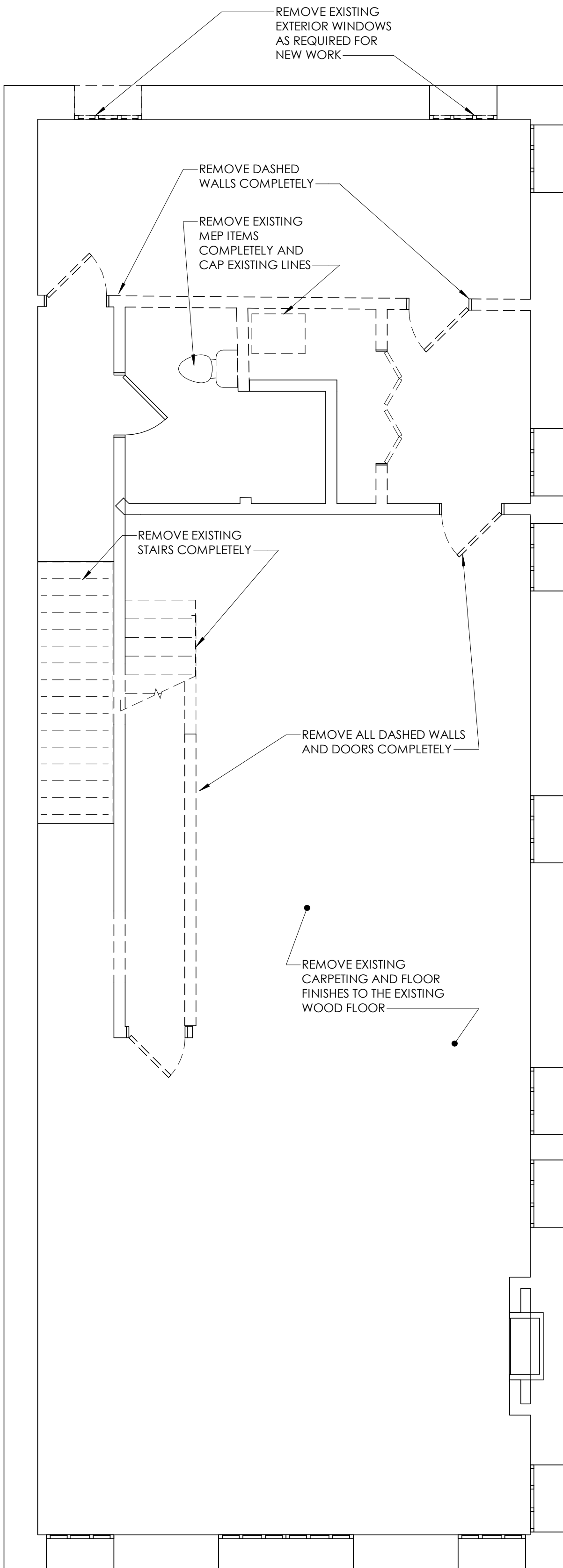
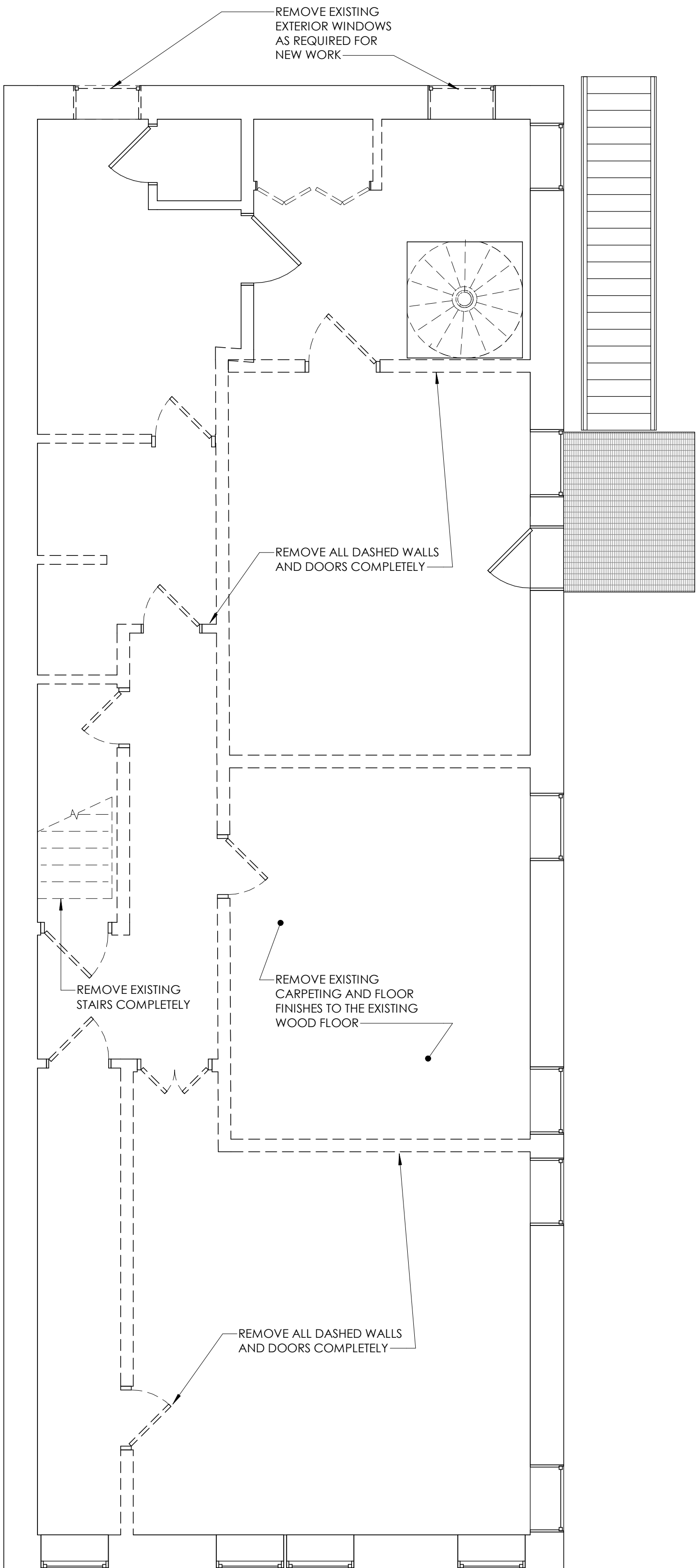
- EXISTING WALL TO REMAIN
- ELEMENTS TO BE REMOVED
- 1 HOUR PARTITION
- 2 HOUR PARTITION
- EXTENT OF WORK

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

MATERIAL LEGEND

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

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



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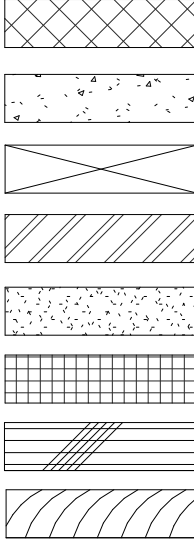
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DEMOLITION PLANS

A111

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

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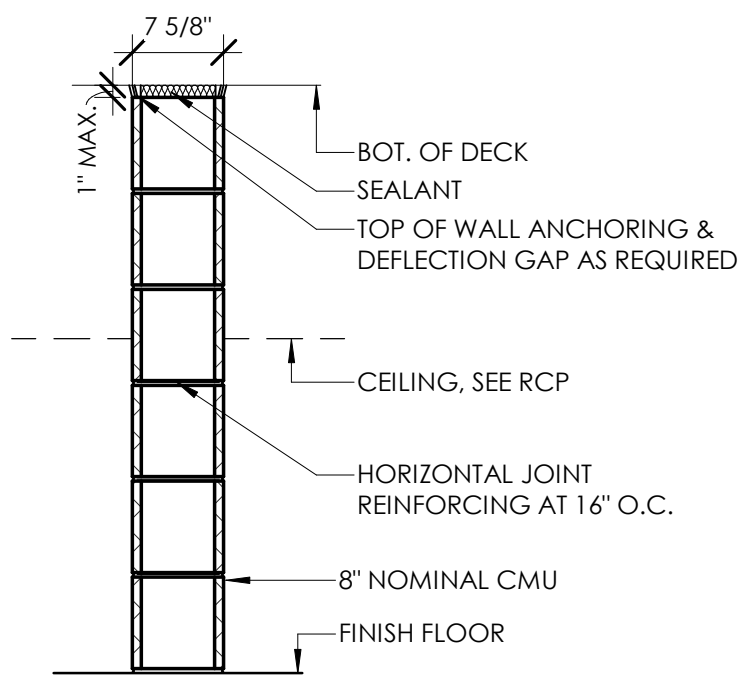
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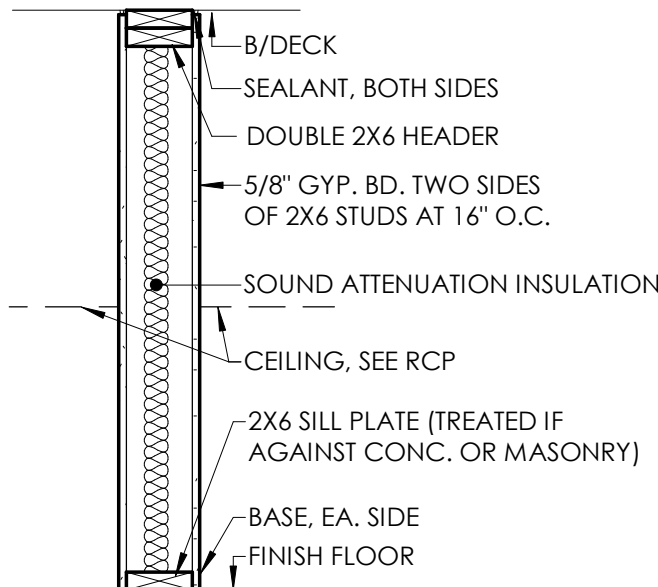
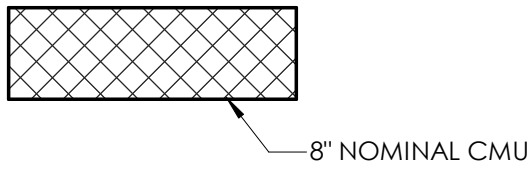
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PARTITION TYPES

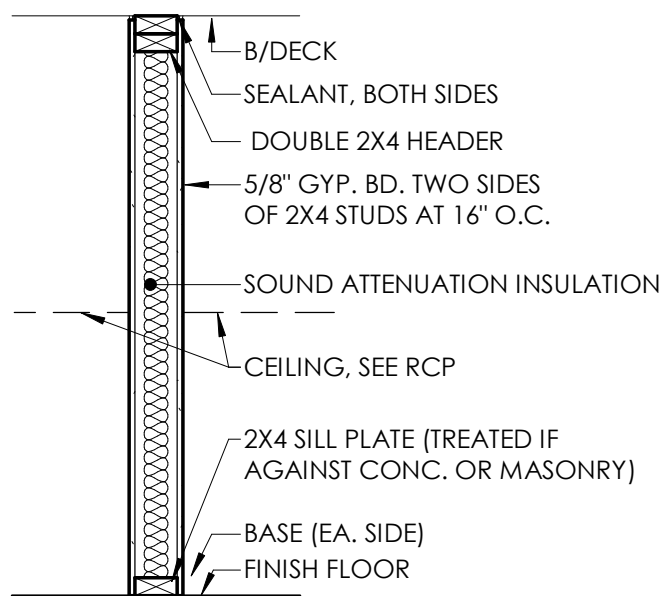
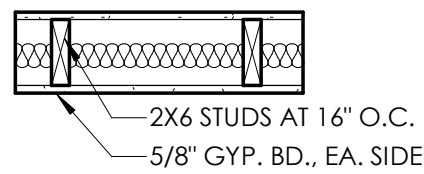
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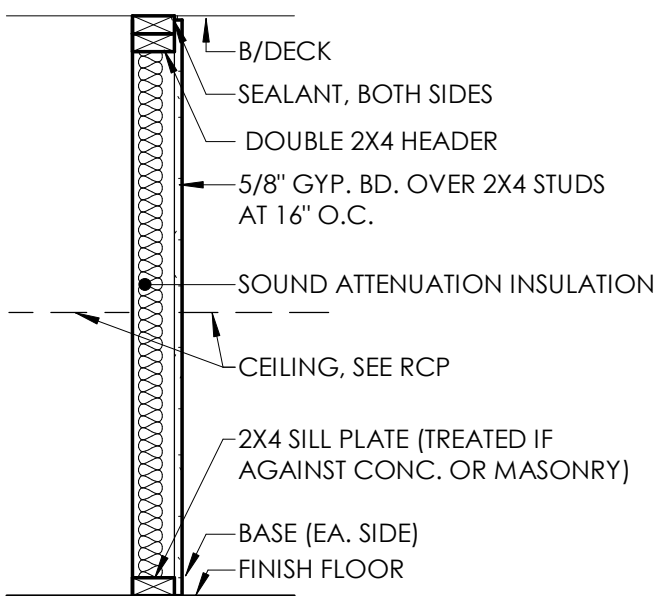
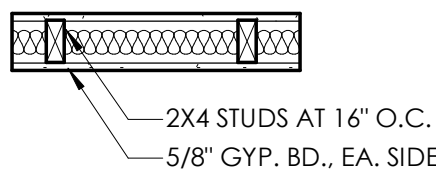
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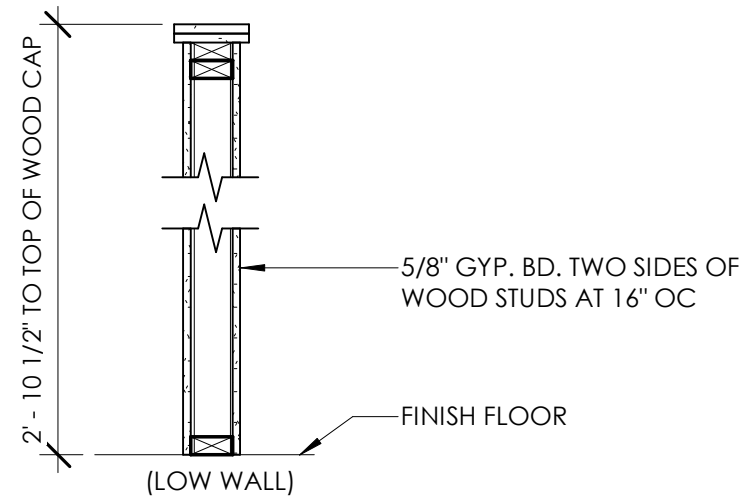
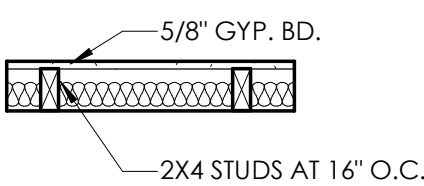
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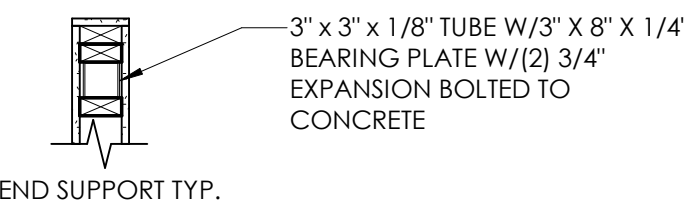
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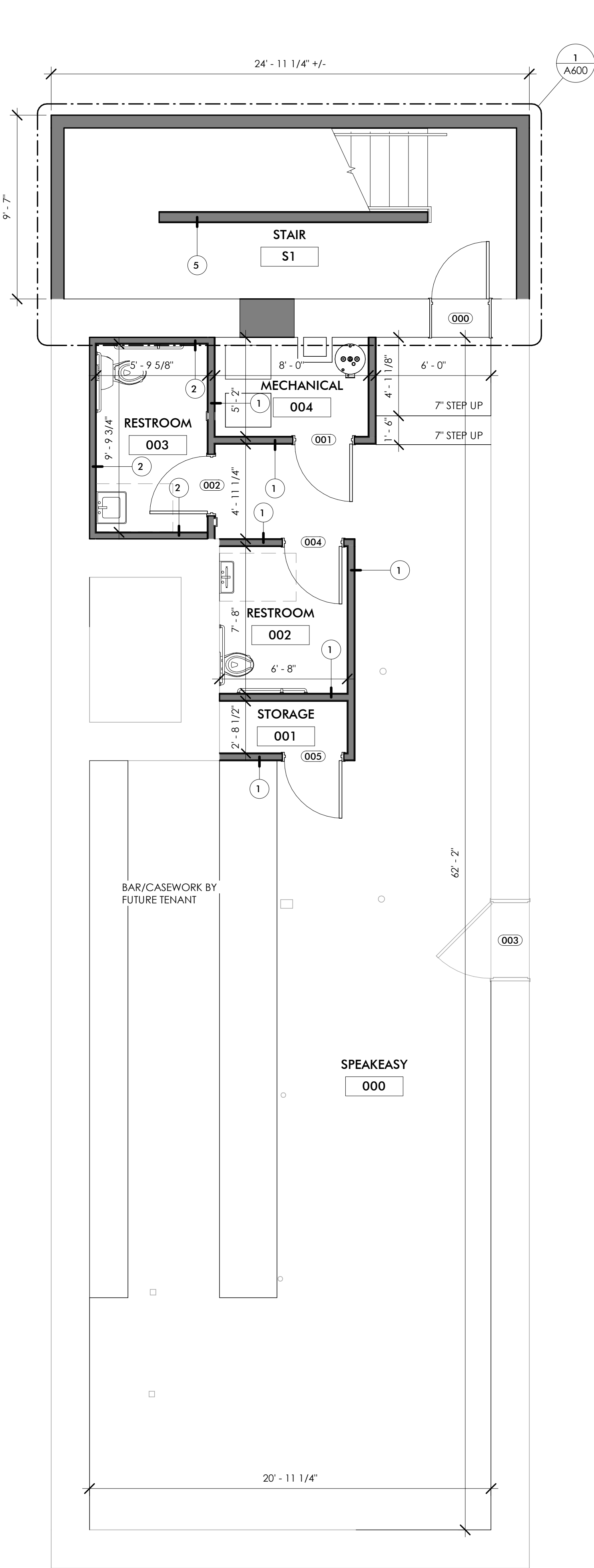


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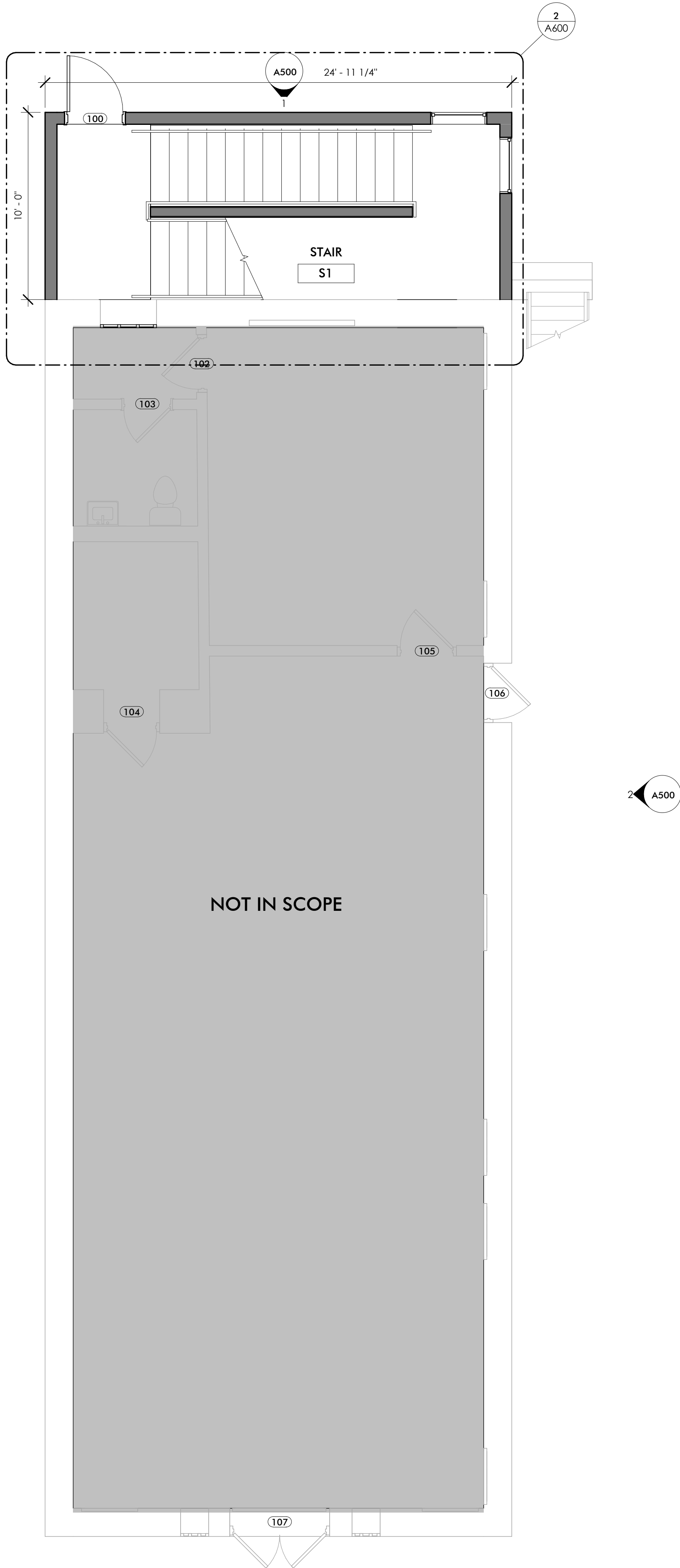


PARTITION TYPE - 3





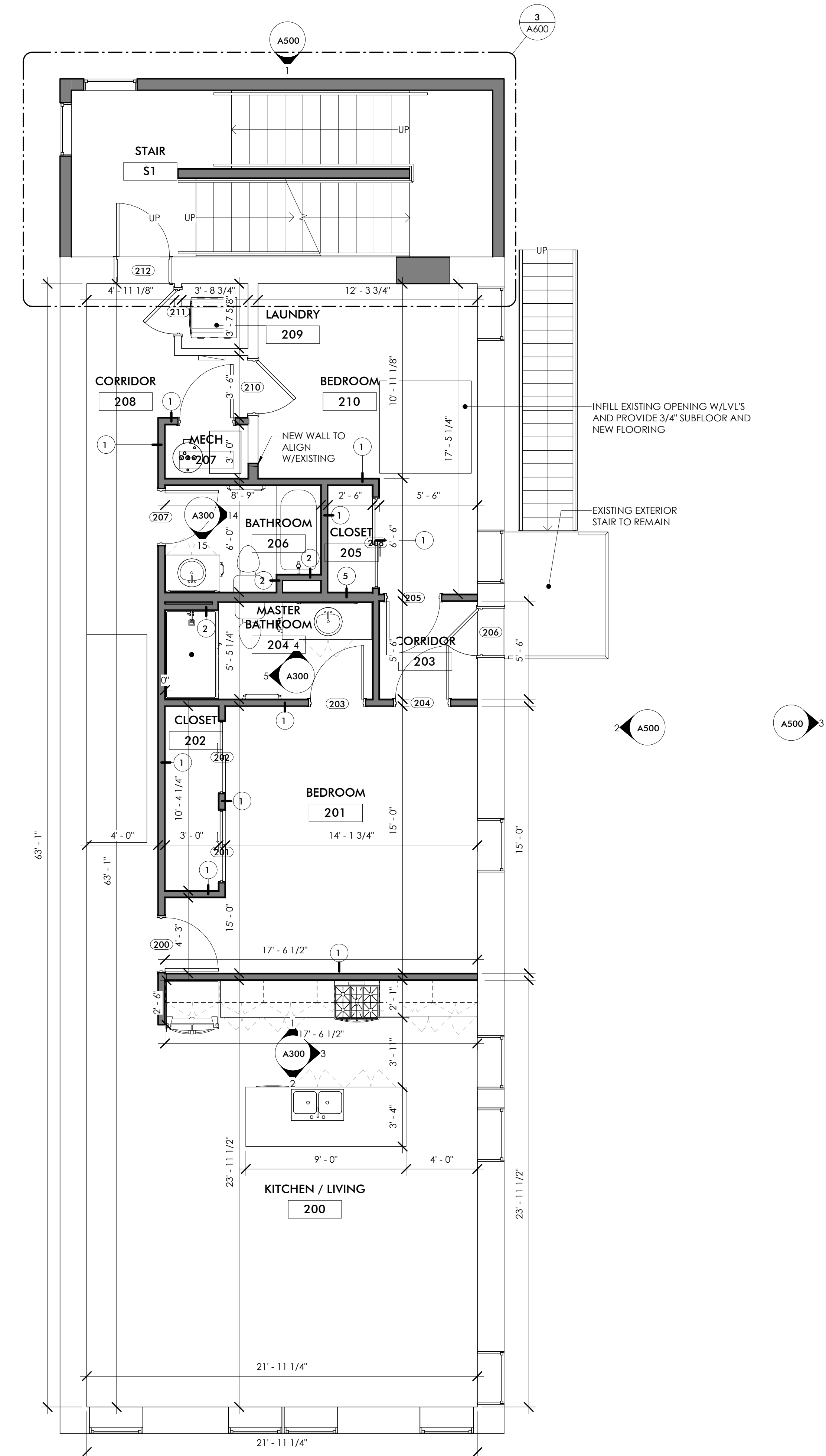
0 BASEMENT FLOOR PLAN
A121 1/4" = 1'-0"



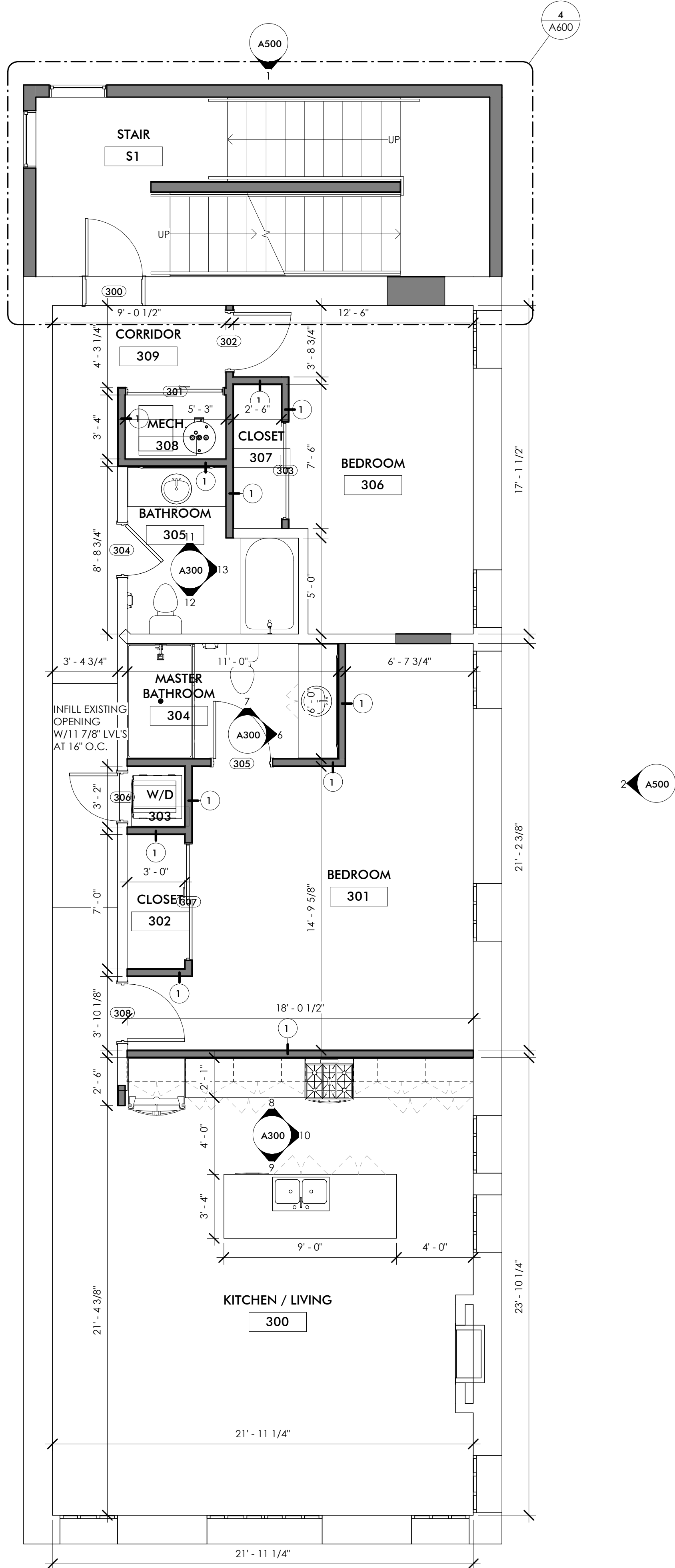
1 FIRST FLOOR PLAN
A121 1/4" = 1'-0"

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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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

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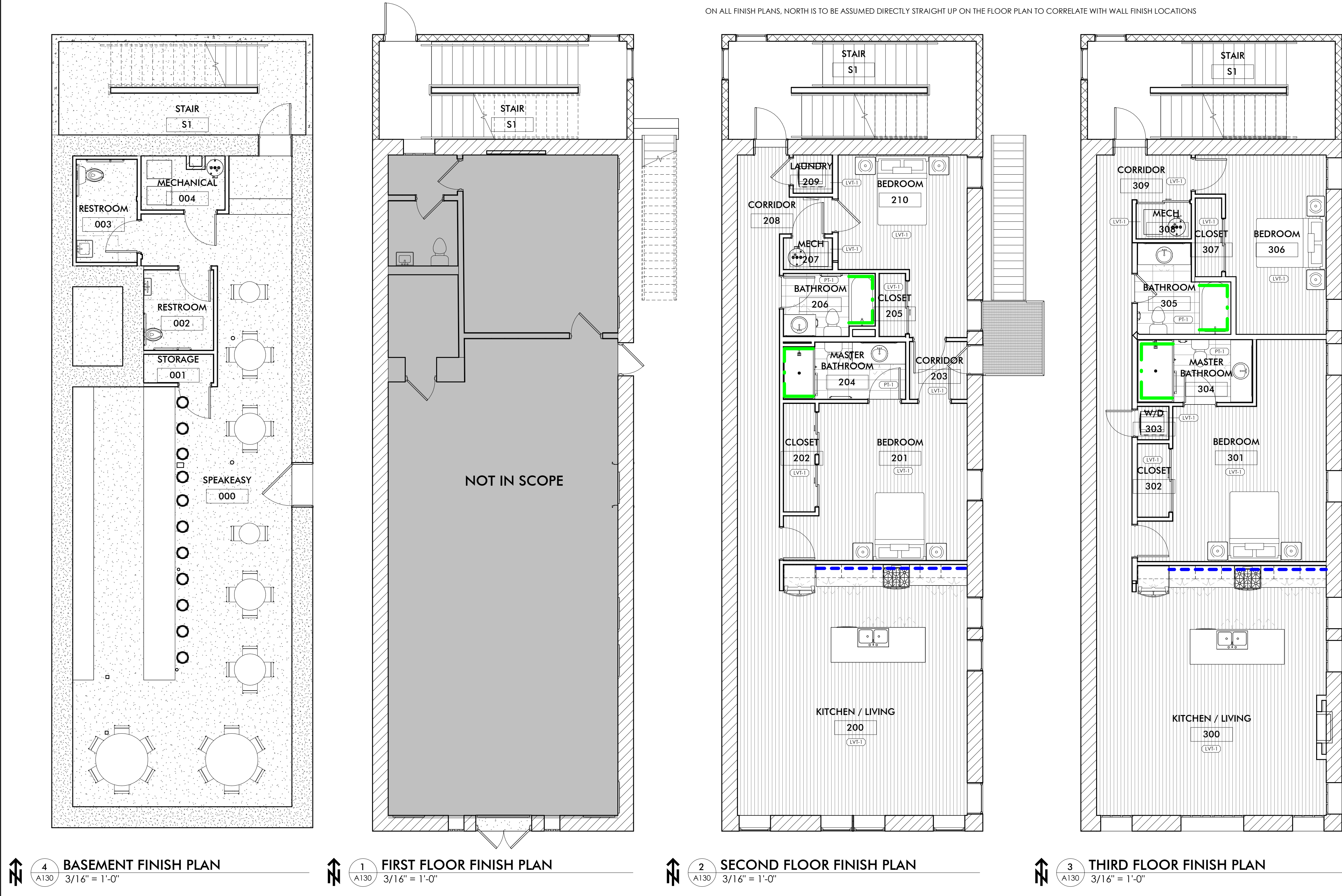
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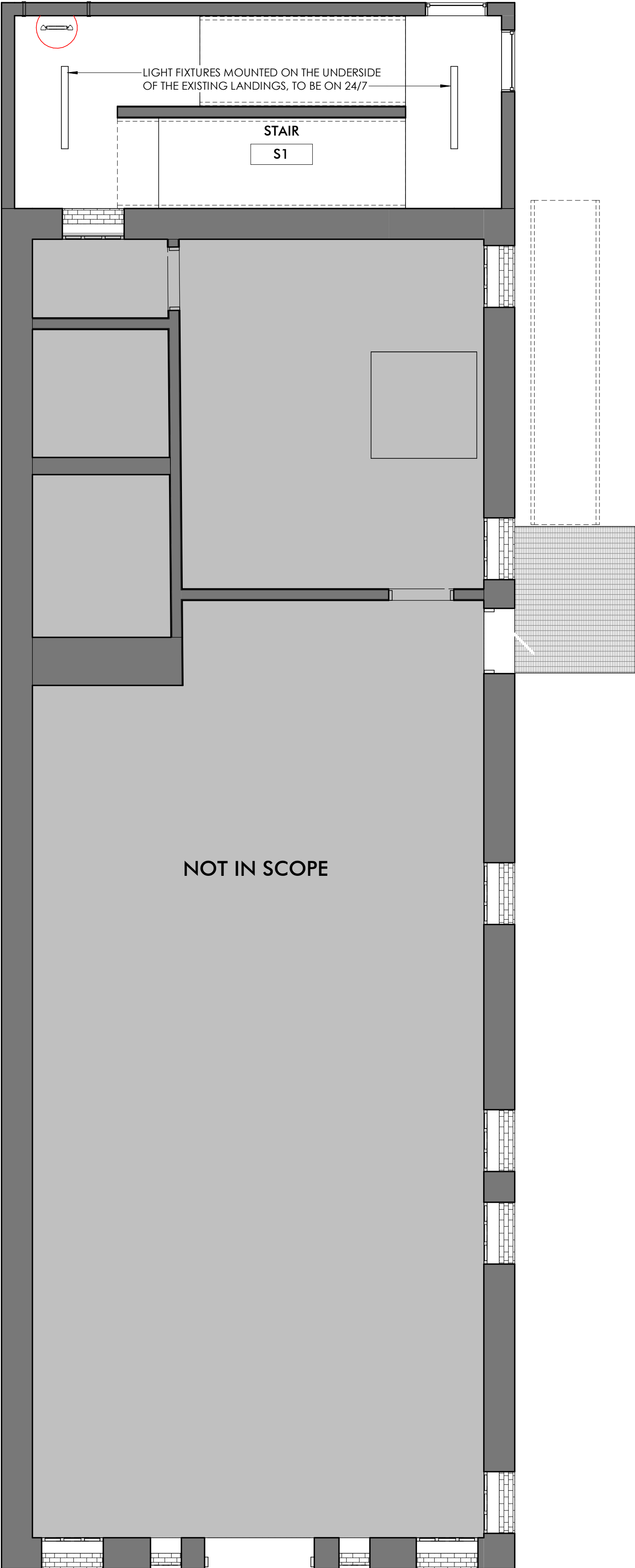
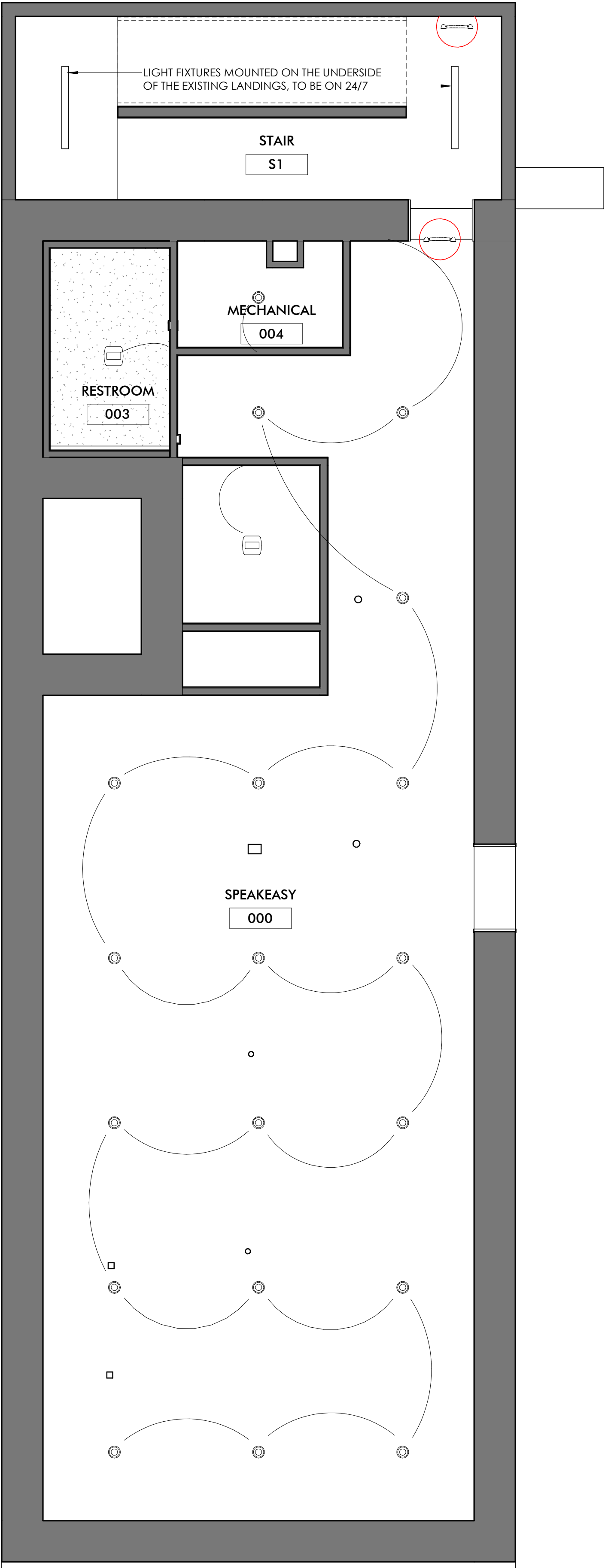
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FINISH PLAN & SCHEDULE

A130

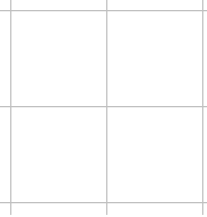




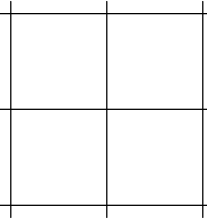
REFLECTED CEILING GENERAL NOTES

- 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



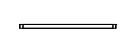
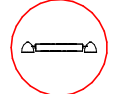
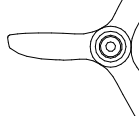
EXPOSED CEILING TO STRUCTURE



LINES OF CASEWORK BELOW

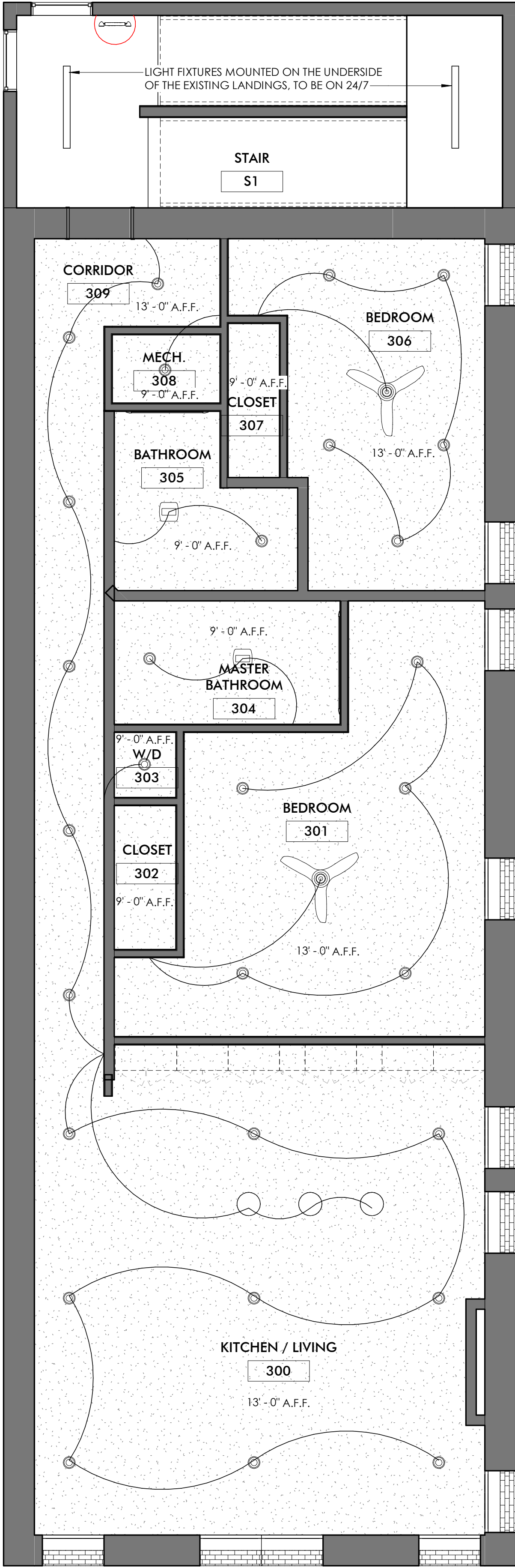
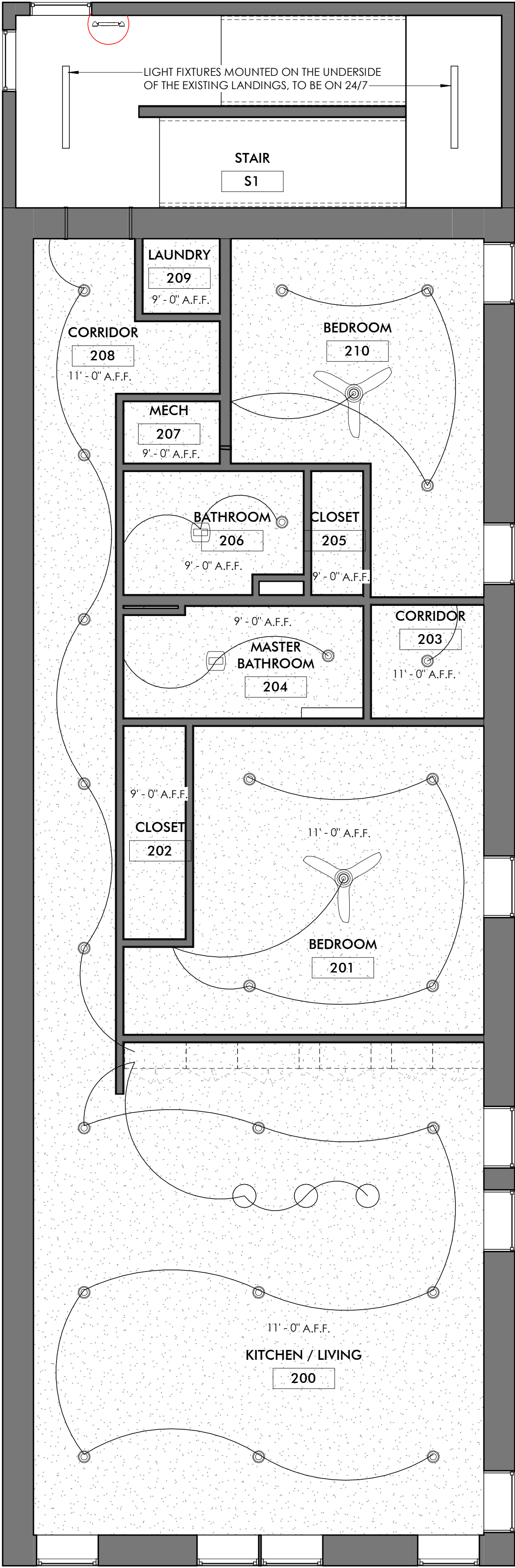
LIGHT FIXTURE LEGEND

*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"

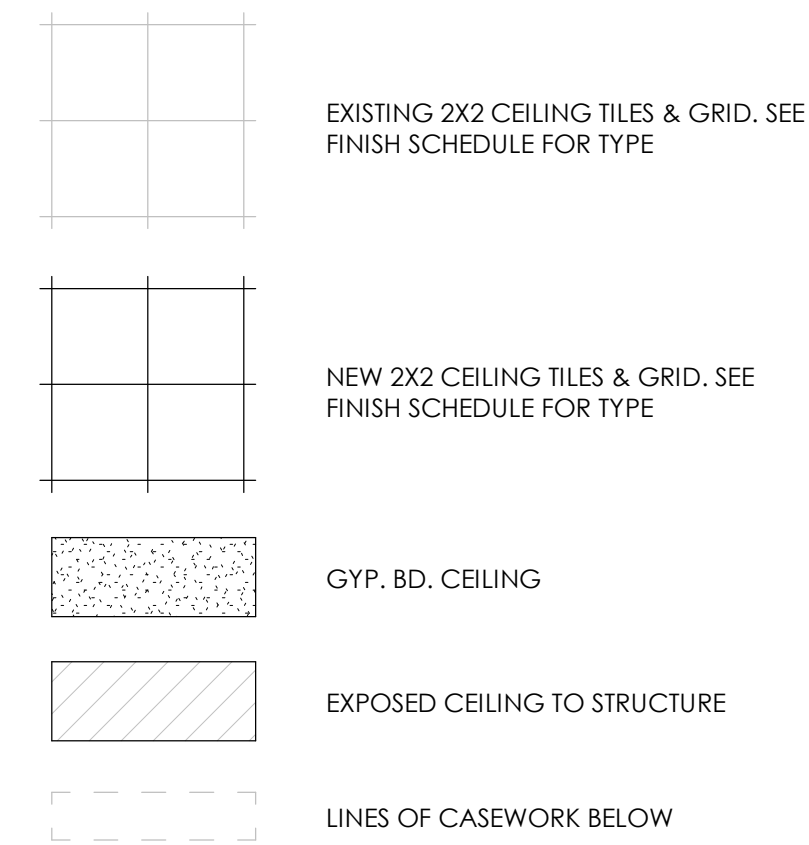
1 FIRST FLOOR REFLECTED CEILING PLAN
A200 1/4" = 1'-0"



REFLECTED CEILING GENERAL NOTES

- 1. ALL LIGHT SWITCHES SHALL BE SILENT TYPE, 20 AMP, WHITE COLOR WITH WHITE COVER PLATES.
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- 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.
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- 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



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



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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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REFLECTED CEILING PLANS

A201

1 SECOND FLOOR REFLECTED CEILING PLAN
A201 1/4" = 1'-0"

2 THIRD FLOOR REFLECTED CEILING PLAN
A201 1/4" = 1'-0"

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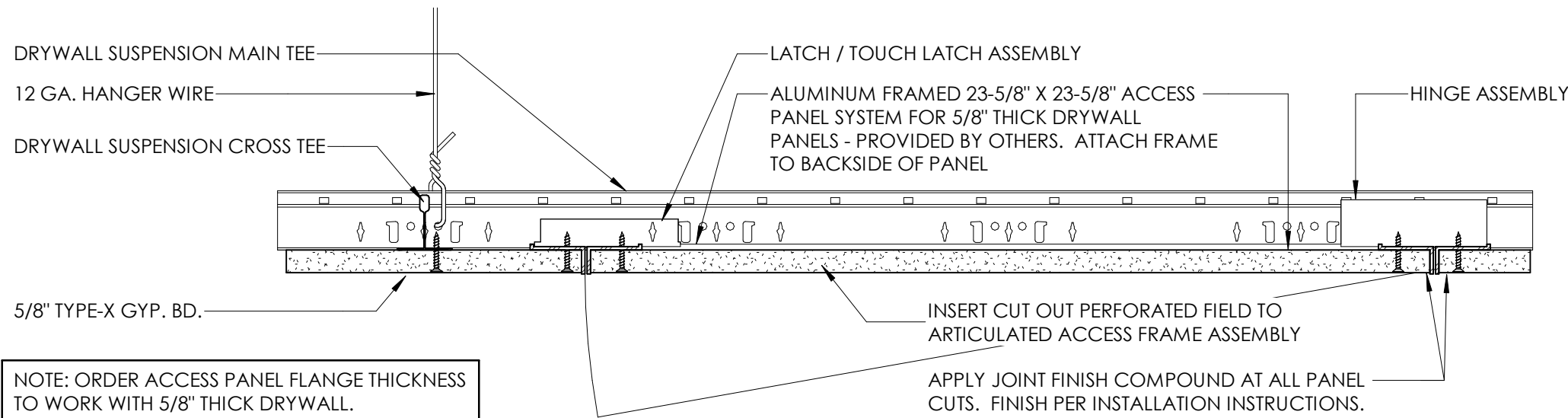
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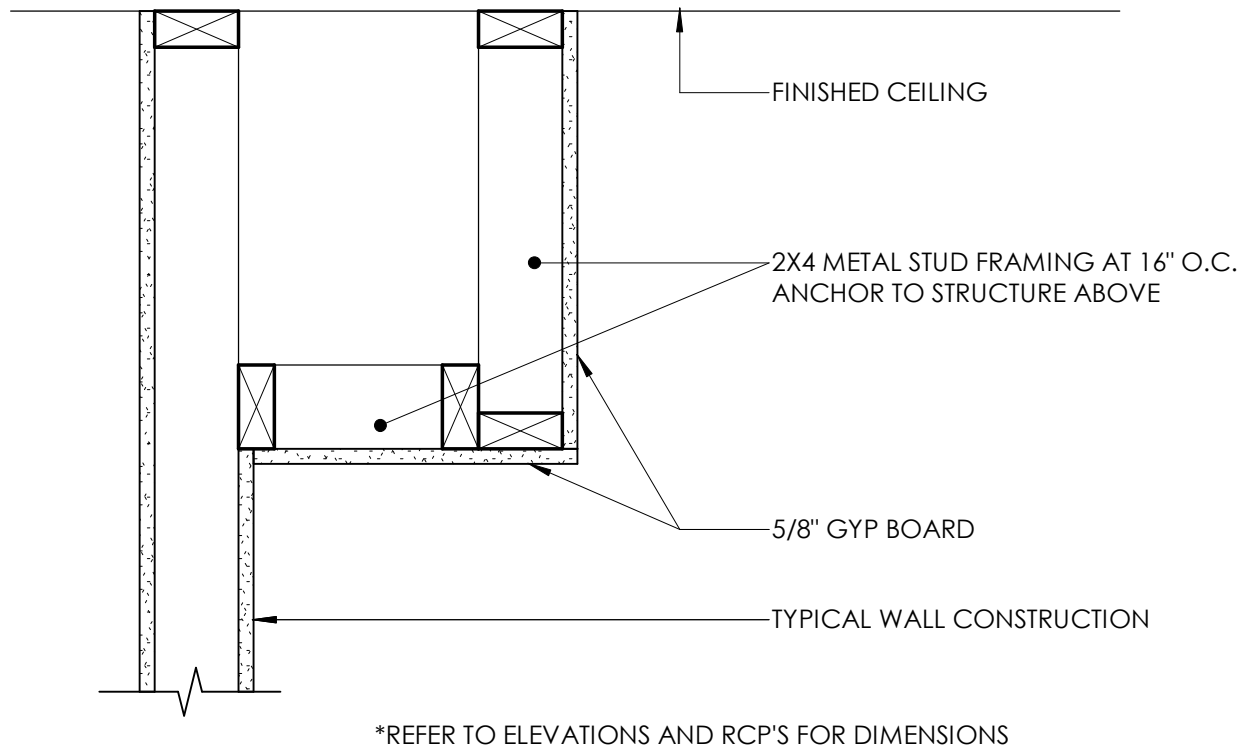
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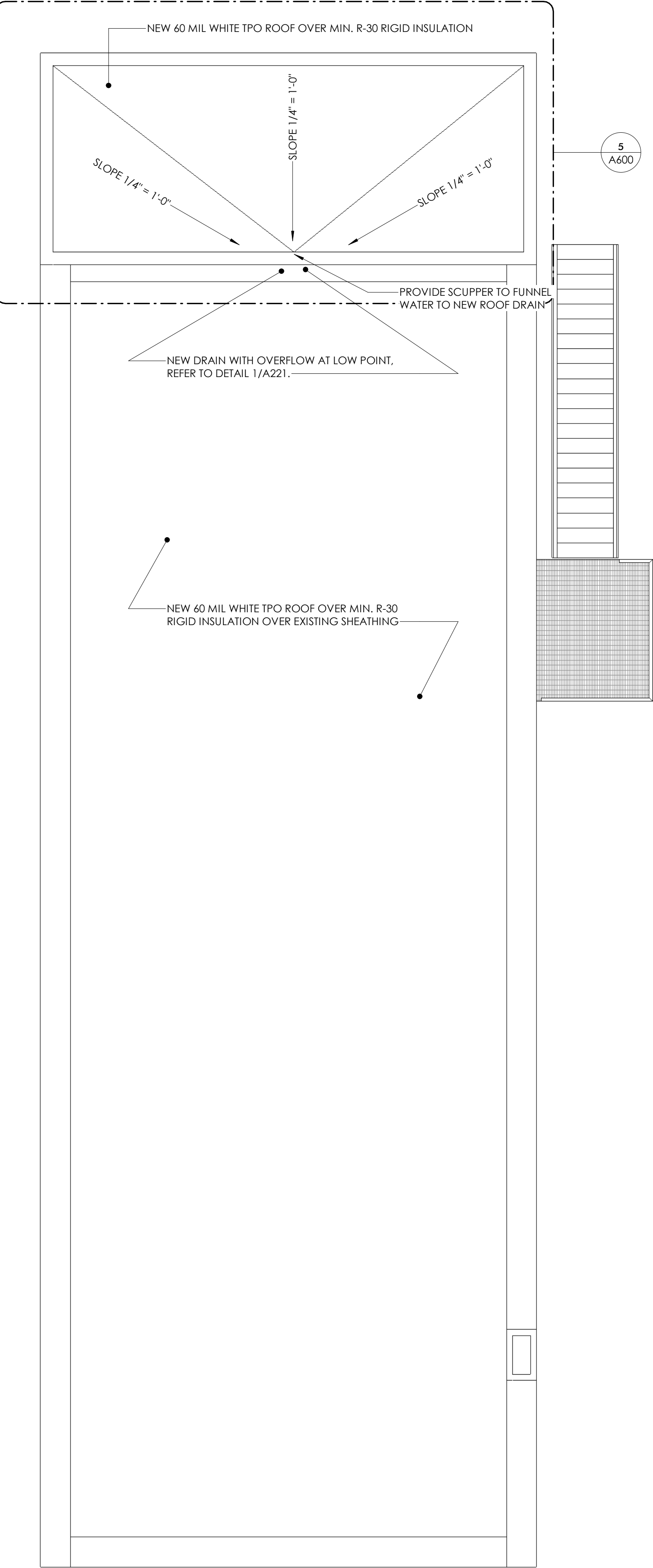
A210



1 ACCESS PANEL DETAIL
A210 3" = 1'-0"



2 BULKHEAD - WOOD STUD
A210 1 1/2" = 1'-0"



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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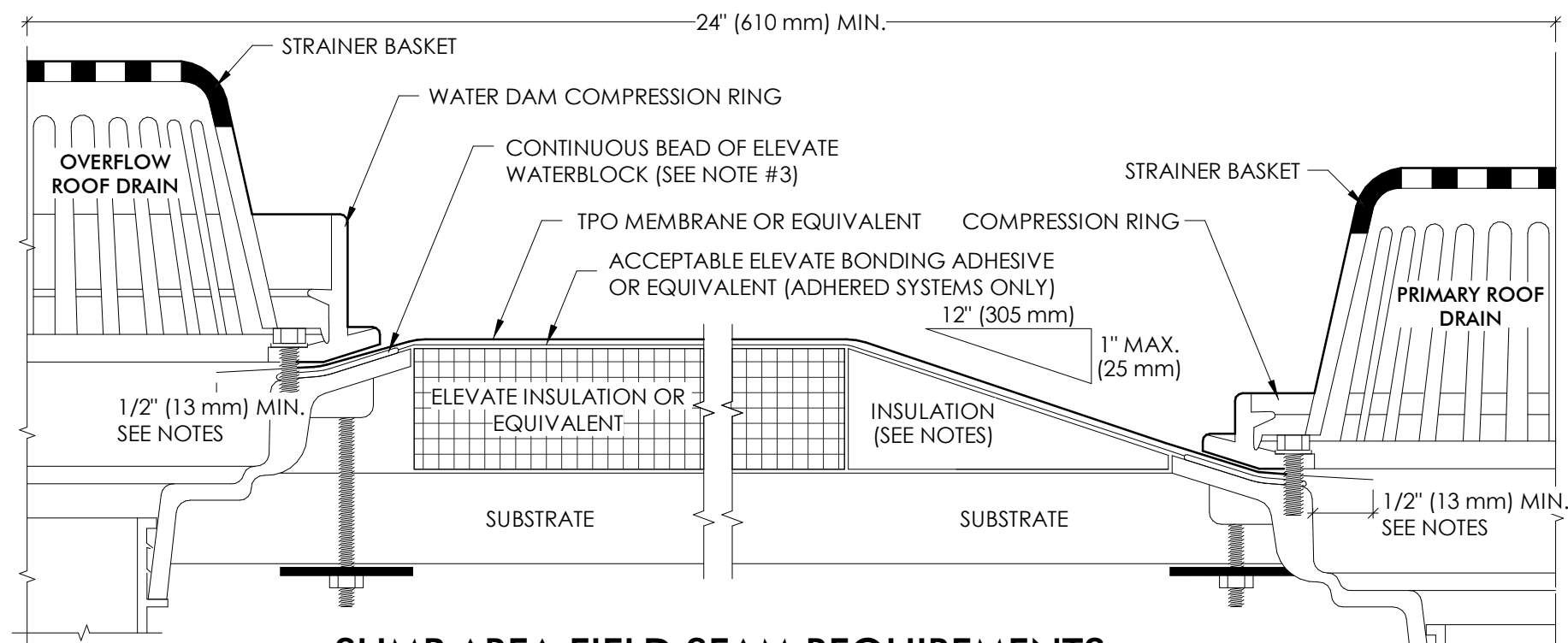
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ROOF PLAN
A220

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.



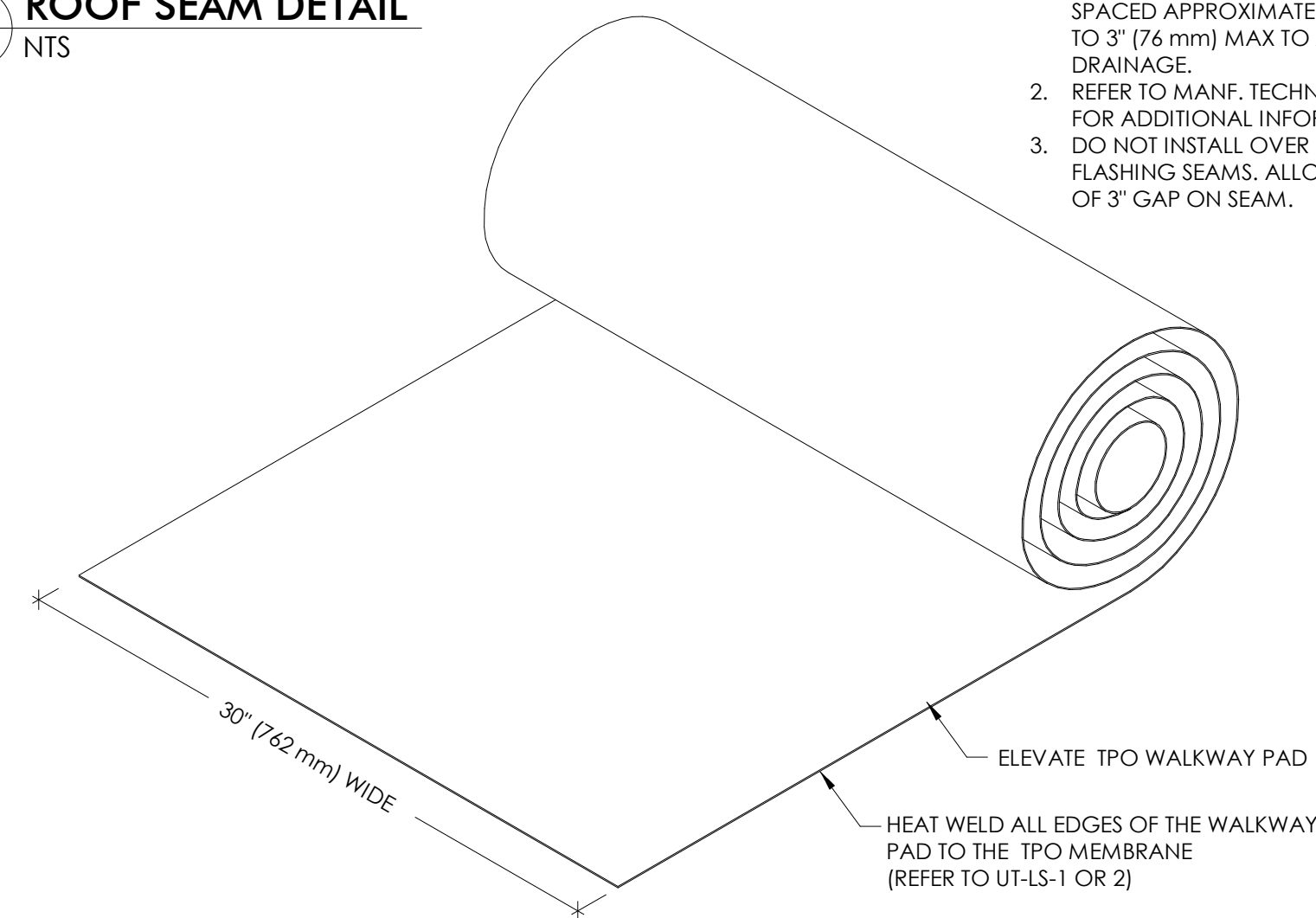
SUMP AREA FIELD SEAM REQUIREMENTS

- 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

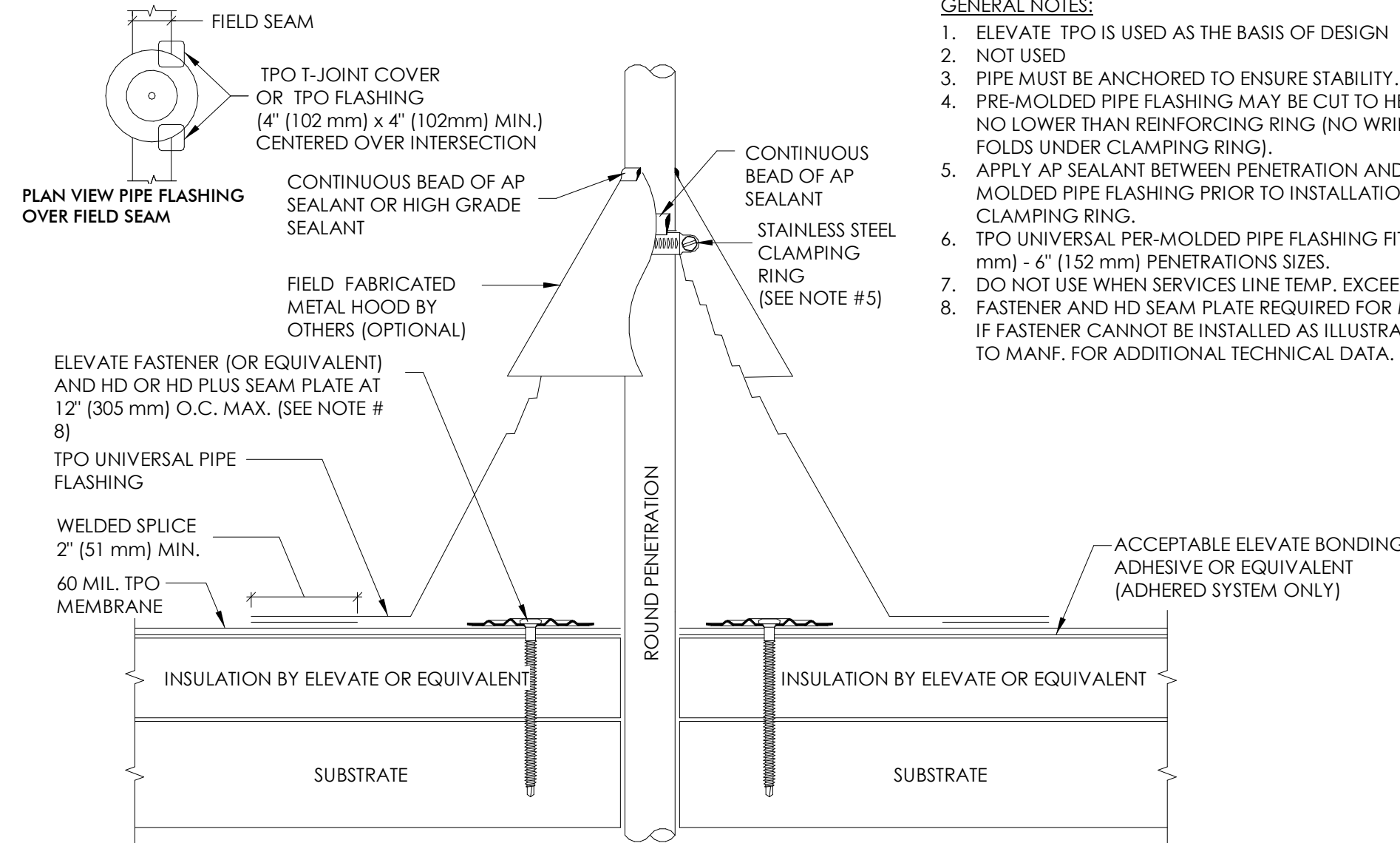
WHEN POLYESTER REINFORCEMENT OF TPO IS EXPOSED, APPLY CUT EDGE TREATMENT TO ENTIRE EXPOSED EDGE.

3 ROOF SEAM DETAIL
A221 NTS



GENERAL NOTES:

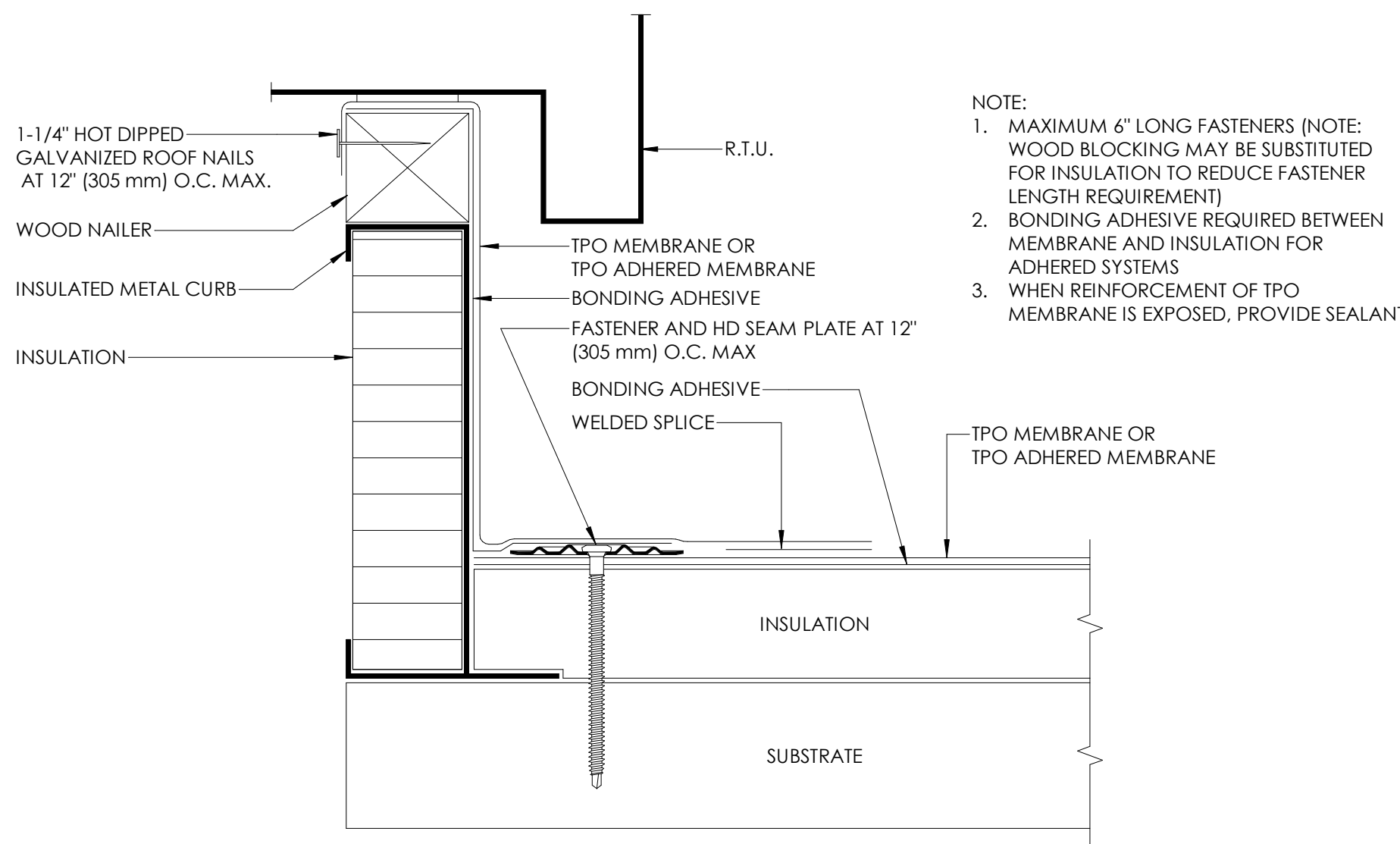
1. 10' MAXIMUM LENGTH WALKWAY SECTIONS. SPACED APPROXIMATELY 1" (25 mm) MIN. TO 3" (76 mm) MAX TO ALLOW FOR DRAINAGE.
2. REFER TO MANF. TECHNICAL INFORMATION FOR ADDITIONAL INFORMATION
3. DO NOT INSTALL OVER MEMBRANE OR FLASHING SEAMS. ALLOW FOR A MINIMUM OF 3" GAP ON SEAM.



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.

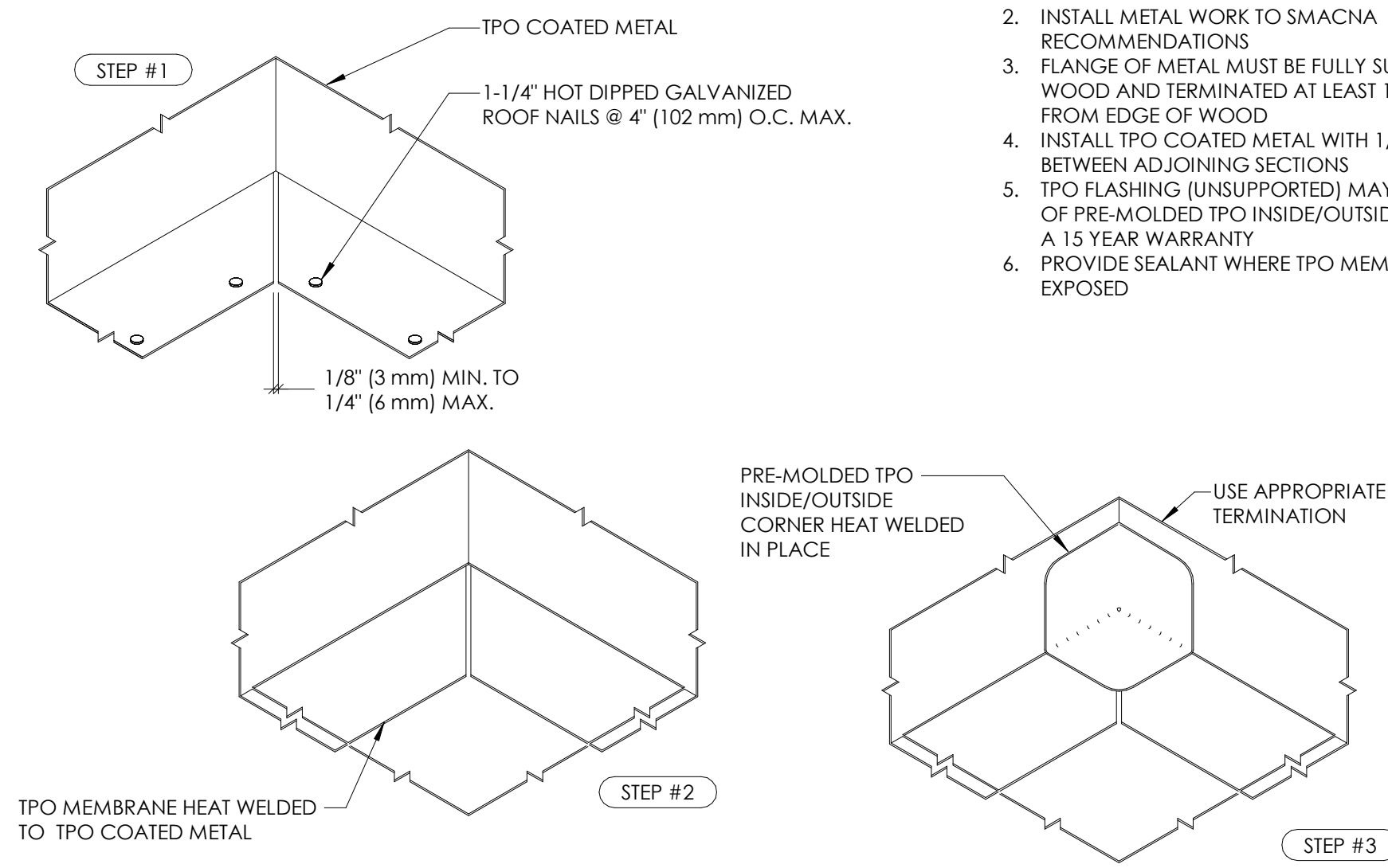
1 ROOF DRAIN WITH OVERFLOW DETAIL
A221 NTS



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

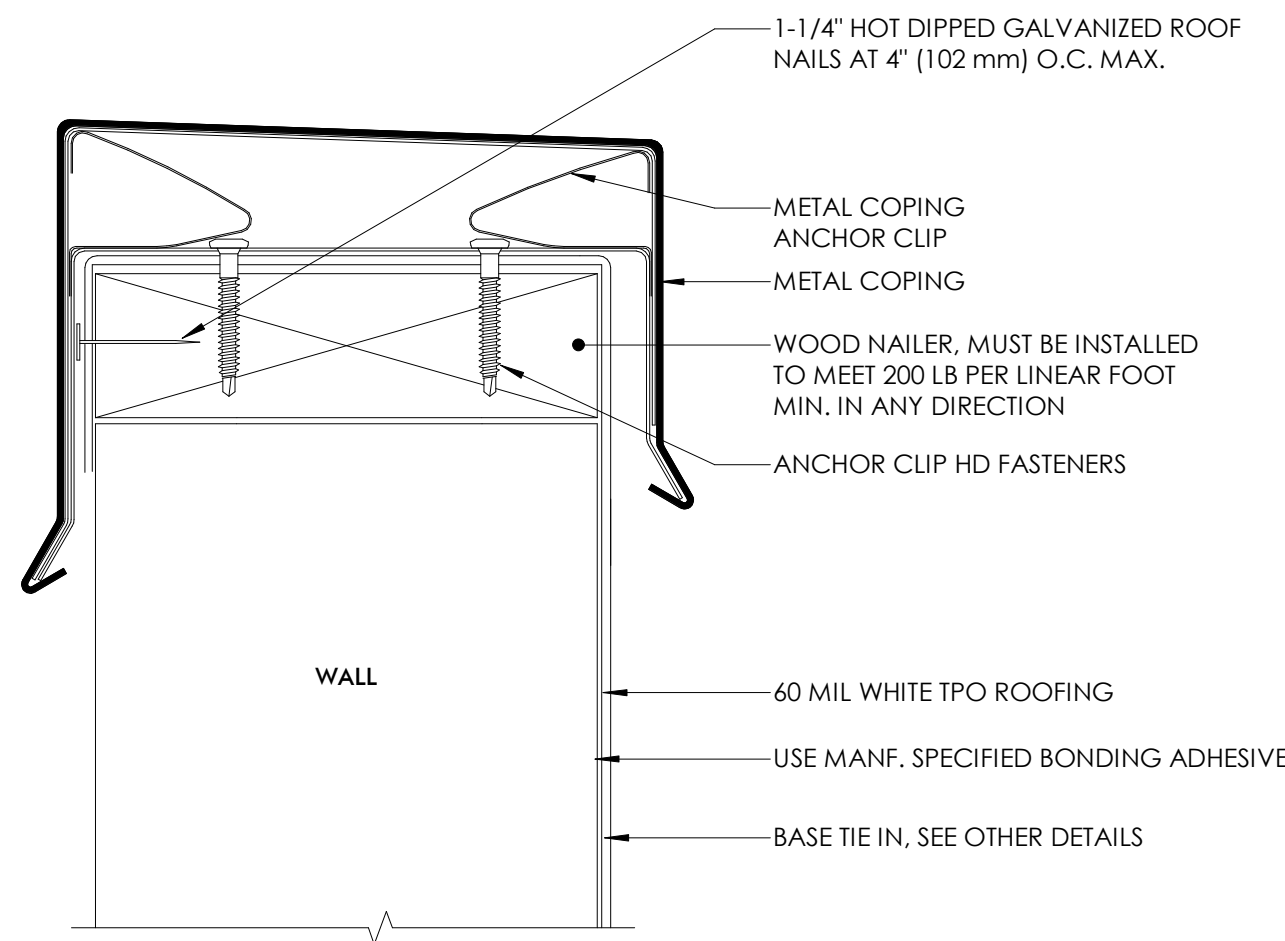
2 WALKWAY PAD
A221 NTS



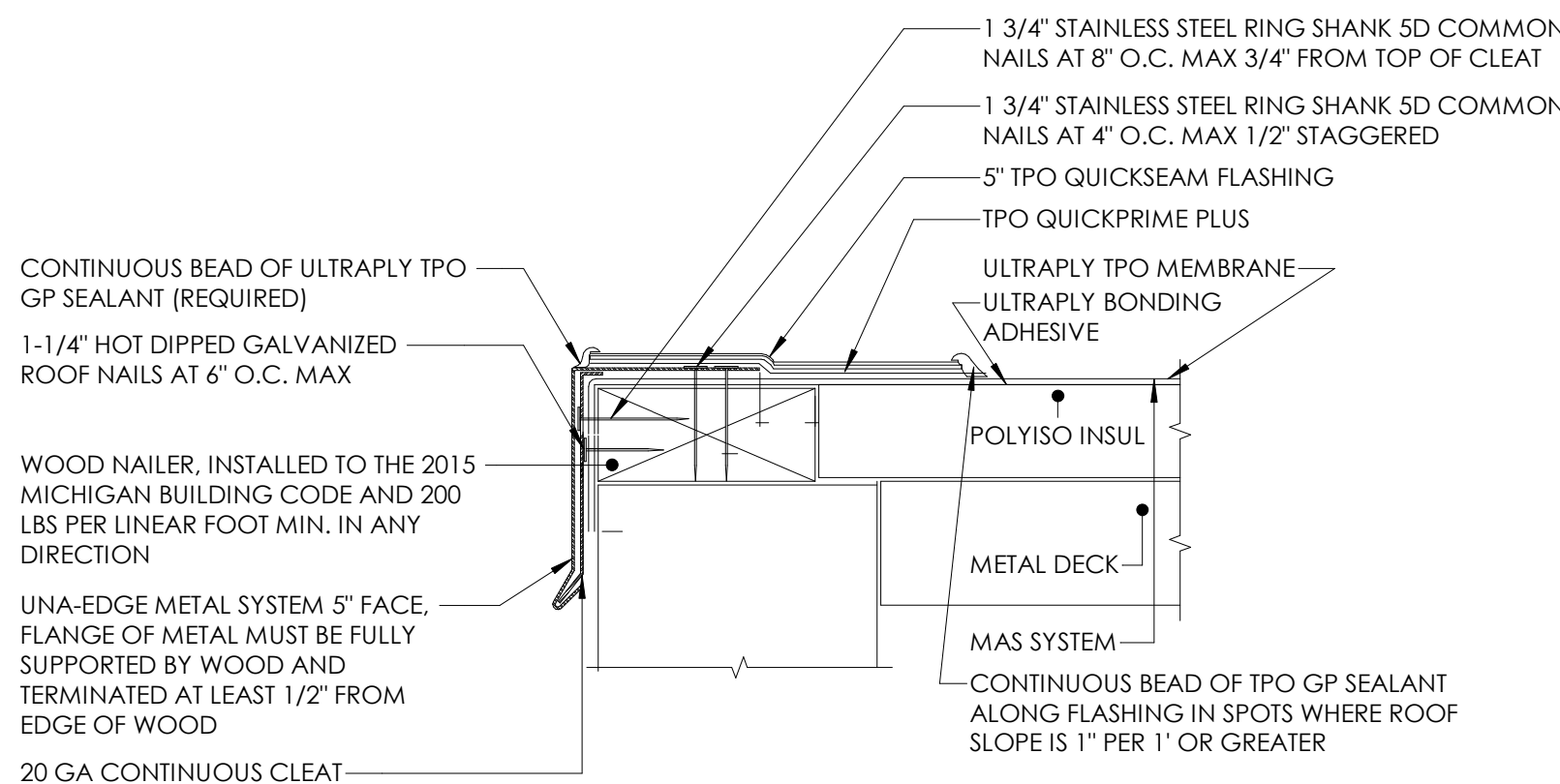
NOTE:

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

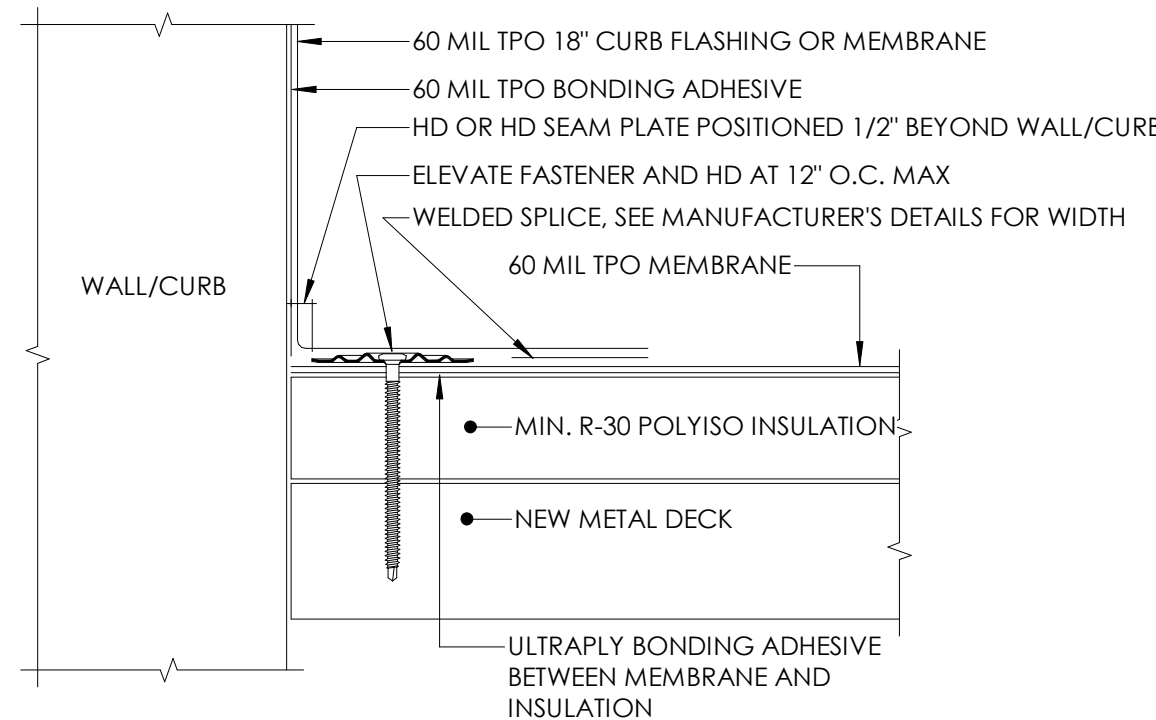
4 PIPE PENETRATION FLASHING DETAIL
A221 NTS



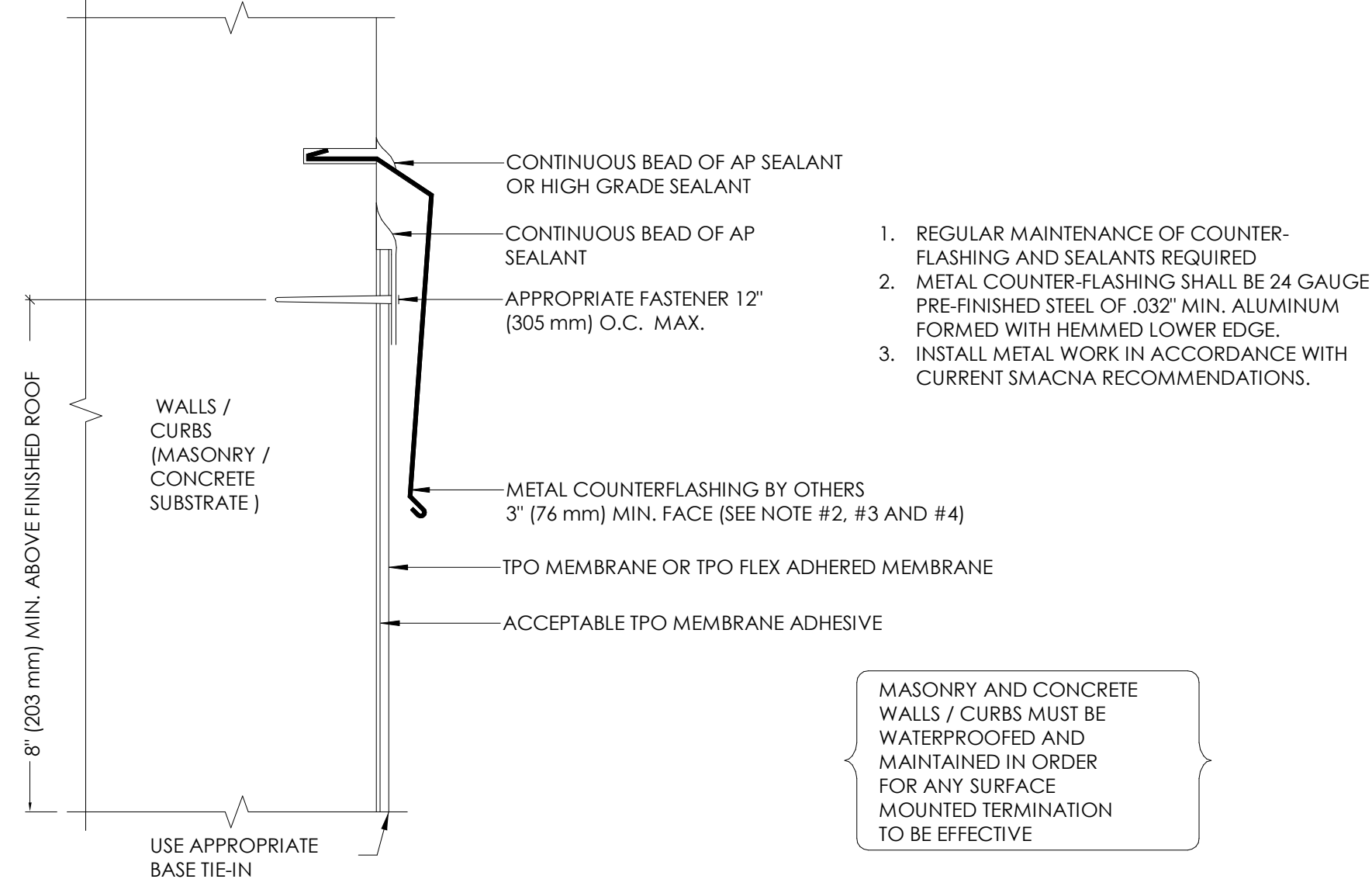
5 RUBBER ROOF CURB DETAIL
A221 NTS



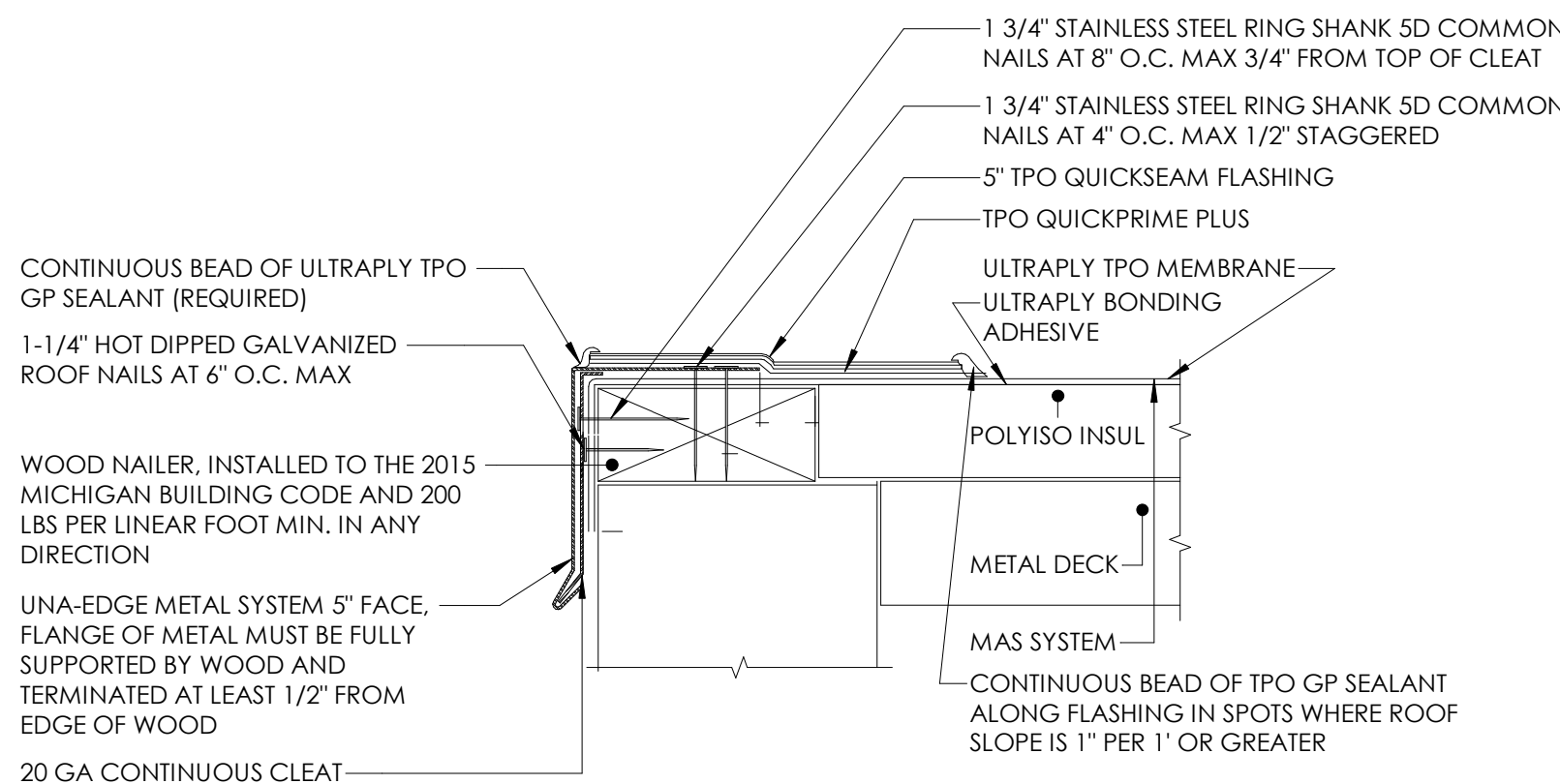
6 TPO CORNER
A221 NTS



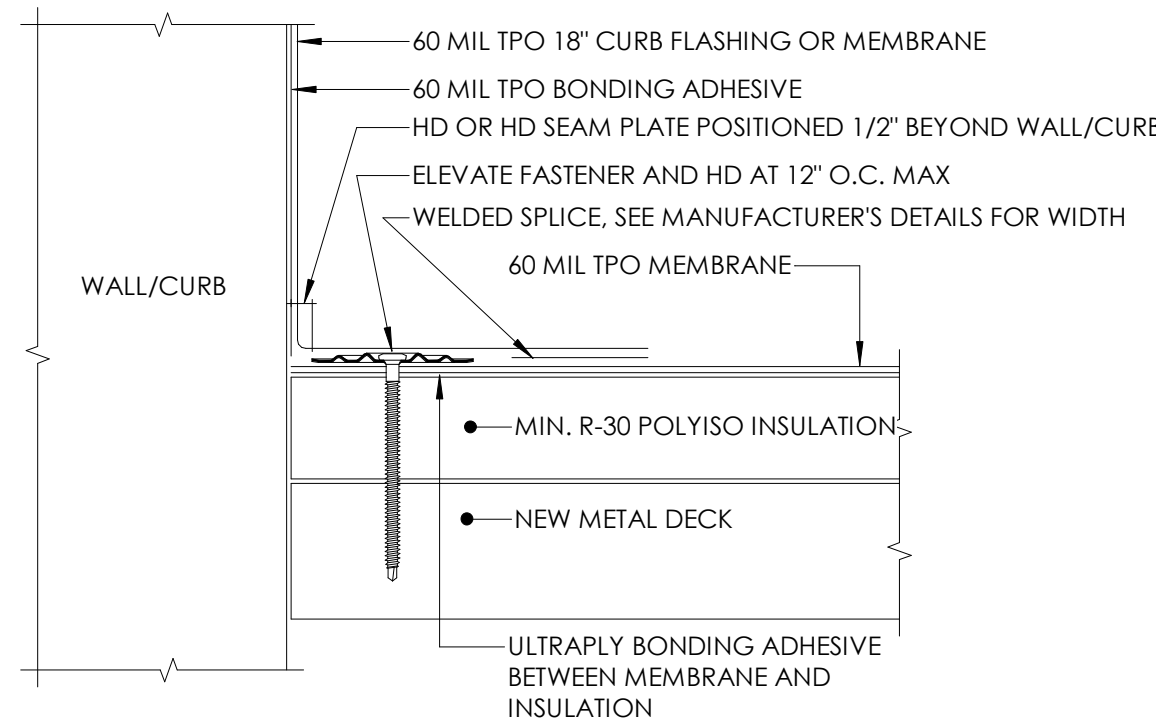
7 TERMINATION AT TOP OF WALL W/COPING
A221 NTS



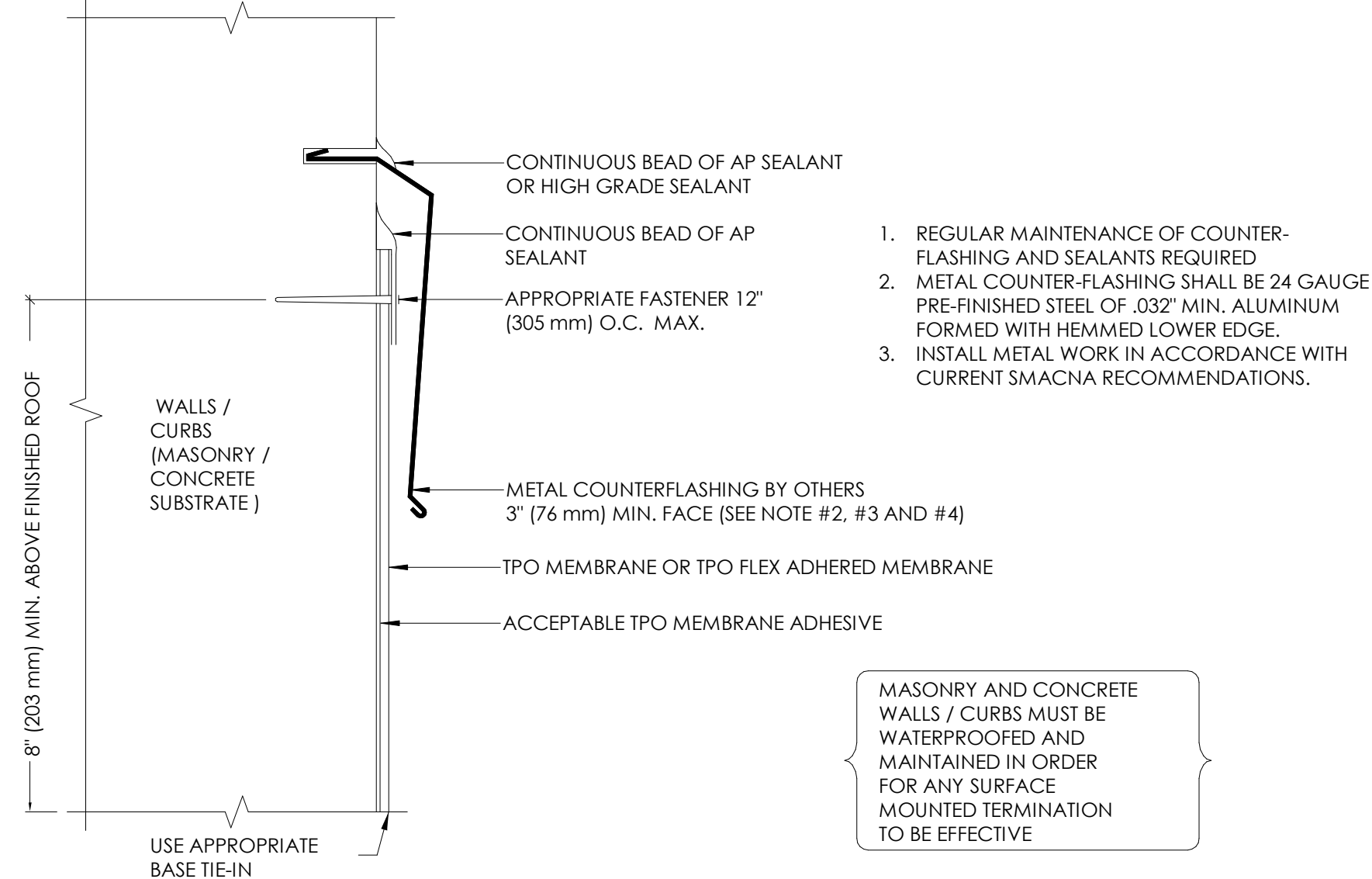
8 ROOF EDGE DETAIL
A221 NTS



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

DRAWN BY Author
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SCALE As indicated
STAMP

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

ISSUE
CONSTRUCTION DOCUMENTS

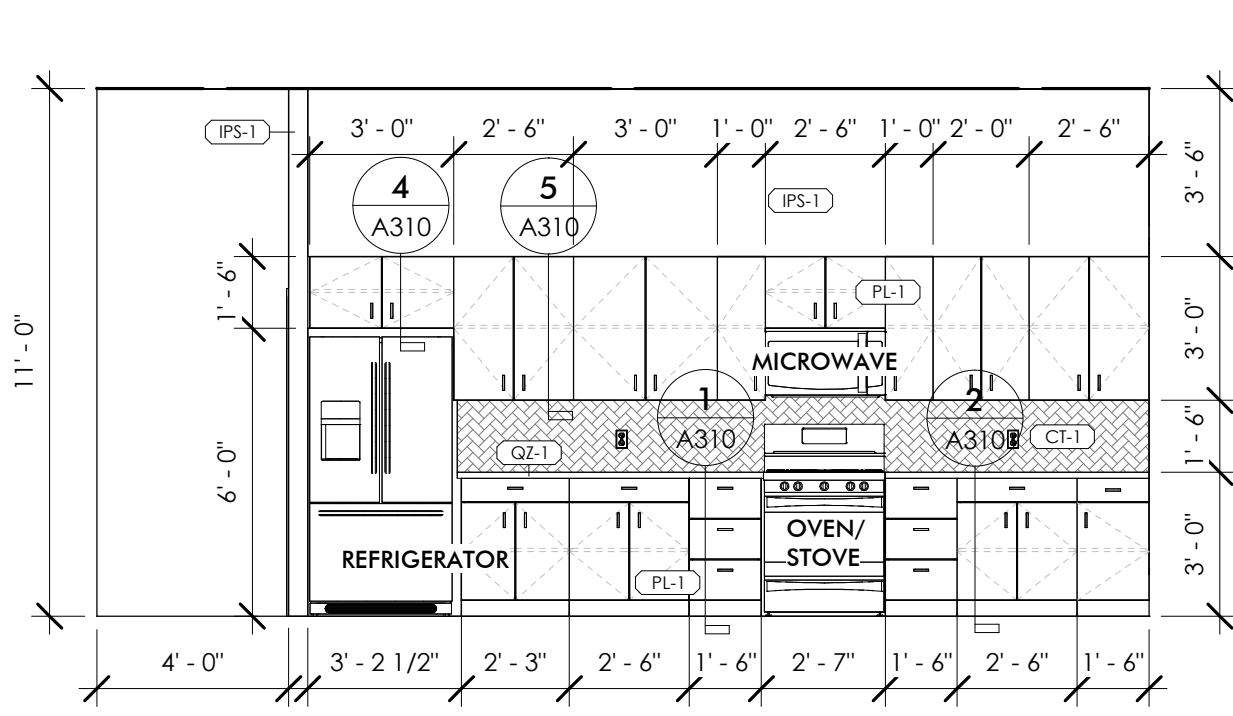
REVISION

DRAWN BY CMN
DATE 2/18/2024 8:10:20 PM
SCALE 1/4" = 1'-0"
STAMP

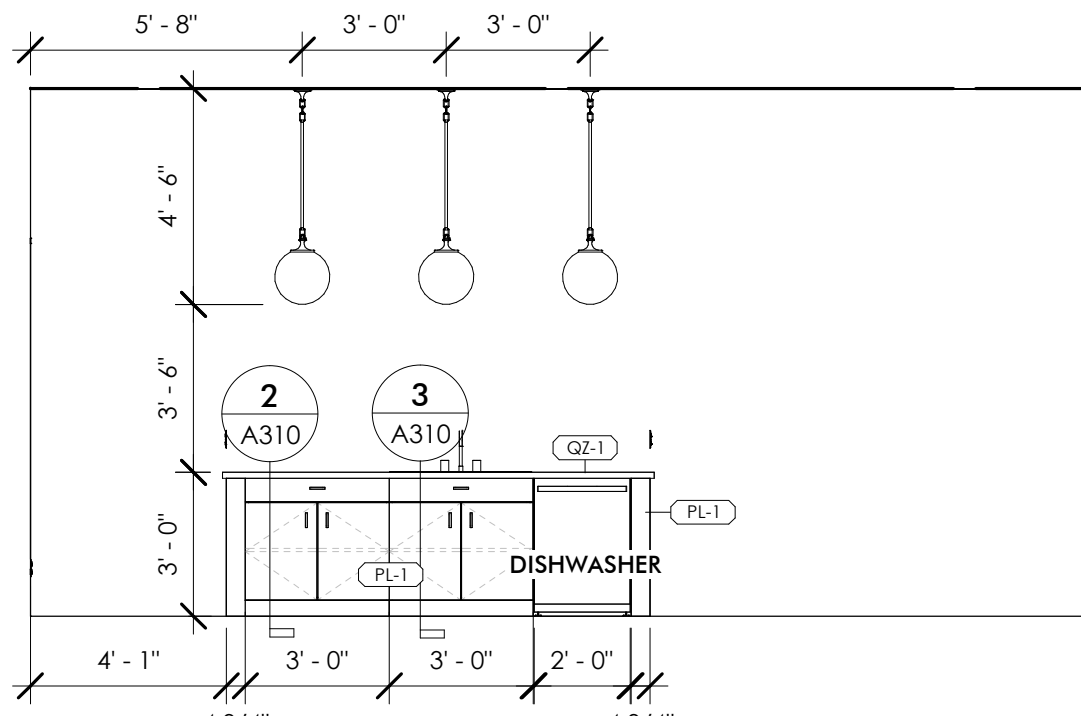
PROJECT NUMBER
2023.171

INTERIOR ELEVATIONS

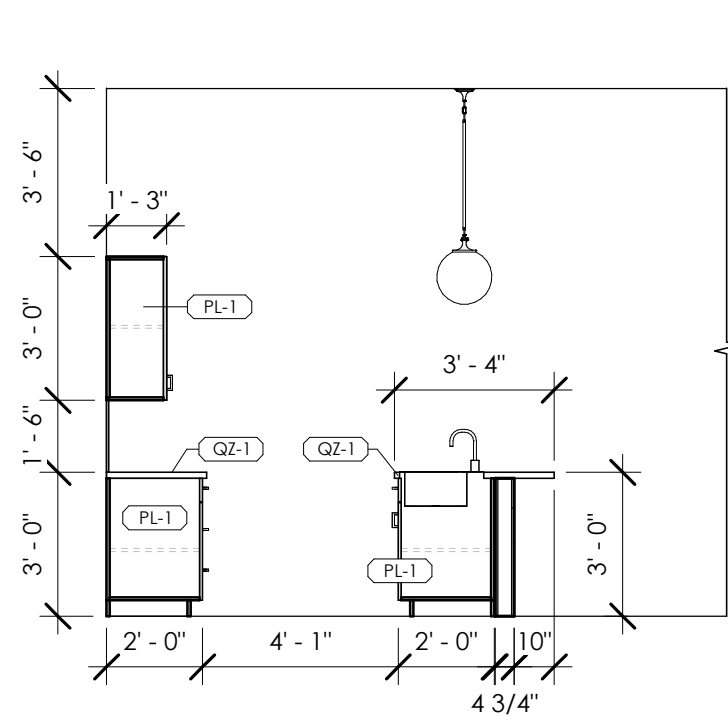
A300



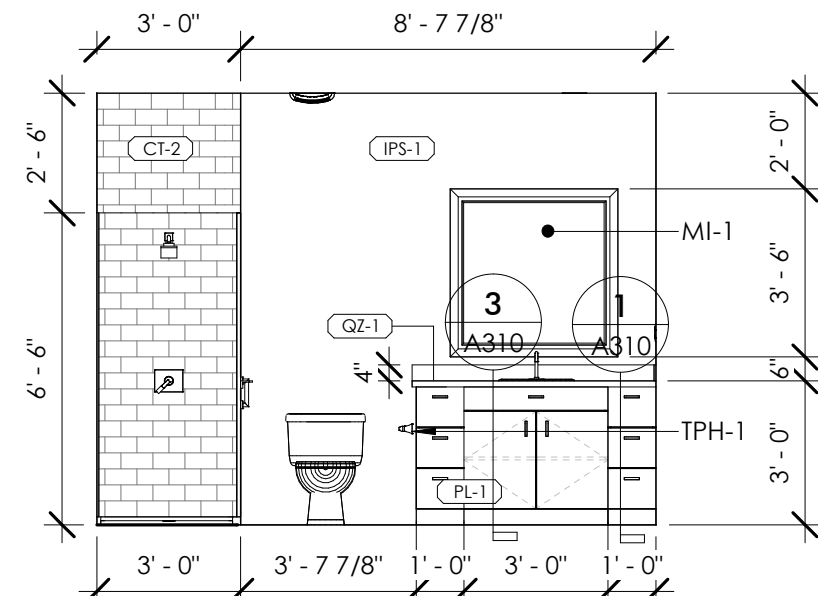
1 200 KITCHEN - N
A300 1/4" = 1'-0"



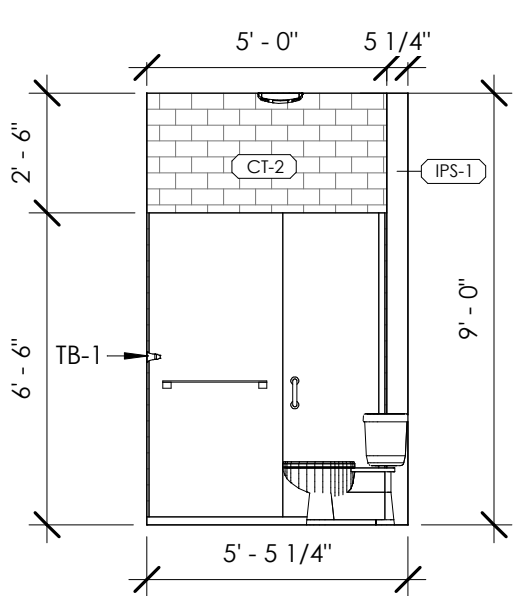
2 200 KITCHEN - S
A300 1/4" = 1'-0"



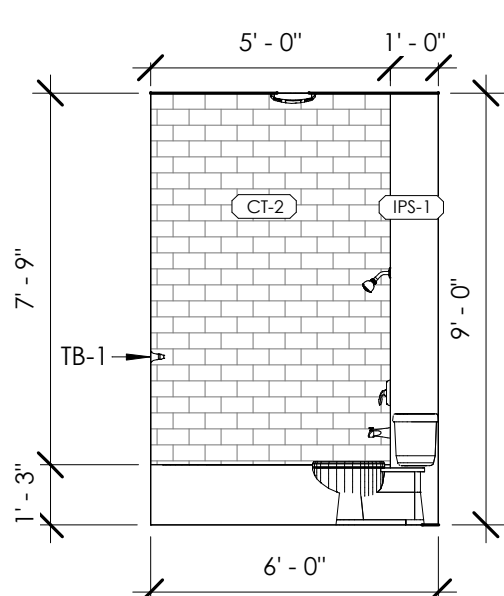
3 200 KITCHEN - E
A300 1/4" = 1'-0"



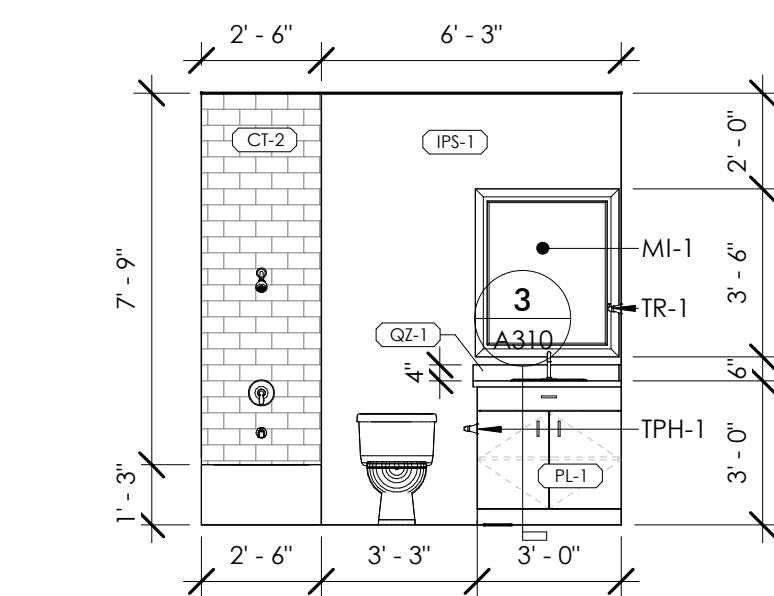
4 204 MASTER BATHROOM - N
A300 1/4" = 1'-0"



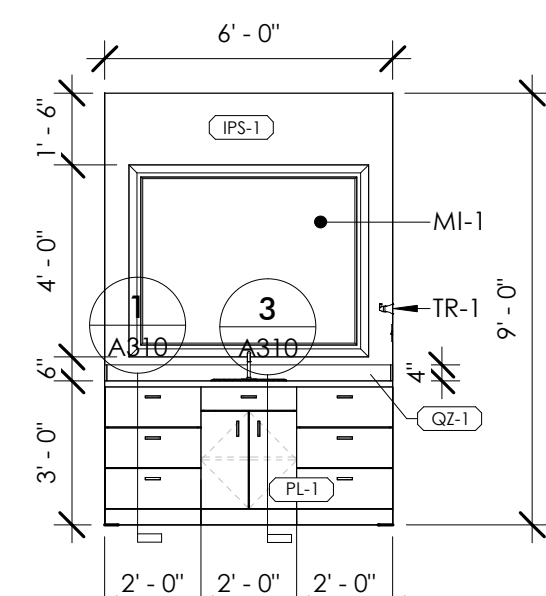
5 204 MASTER BATHROOM - W
A300 1/4" = 1'-0"



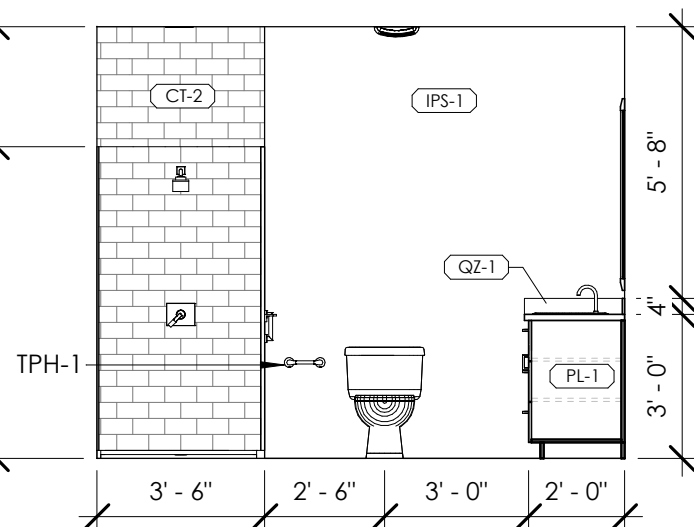
14 206 BATHROOM - E
A300 1/4" = 1'-0"



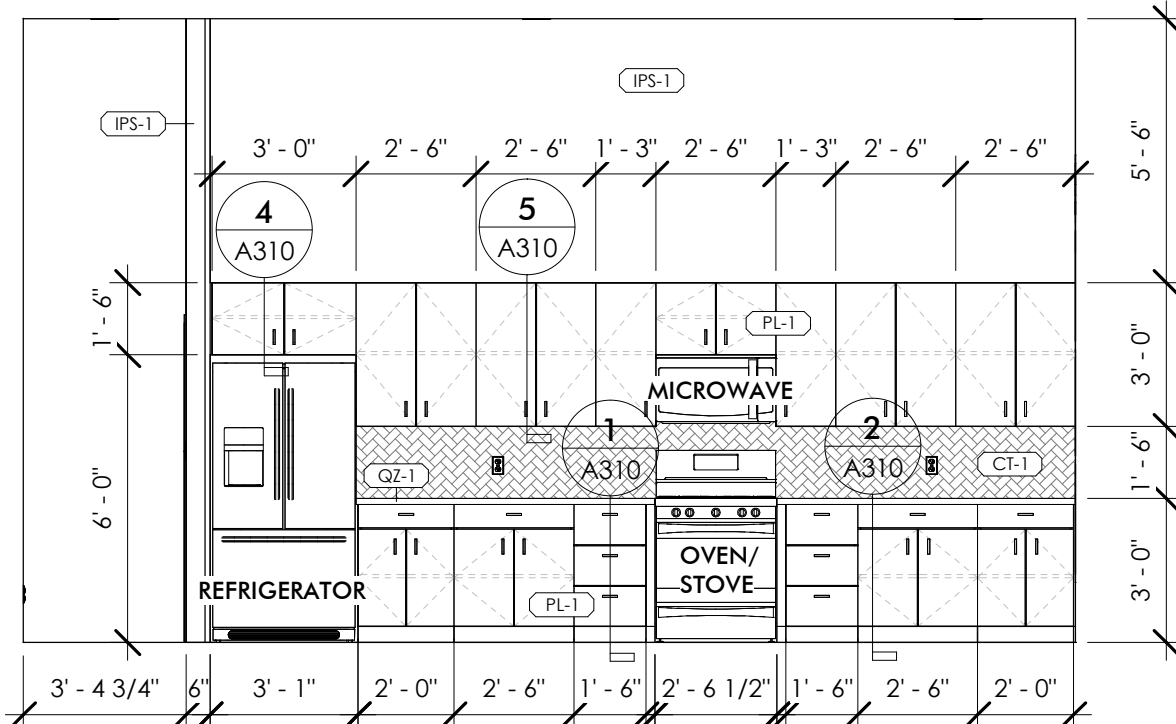
15 206 BATHROOM - S
A300 1/4" = 1'-0"



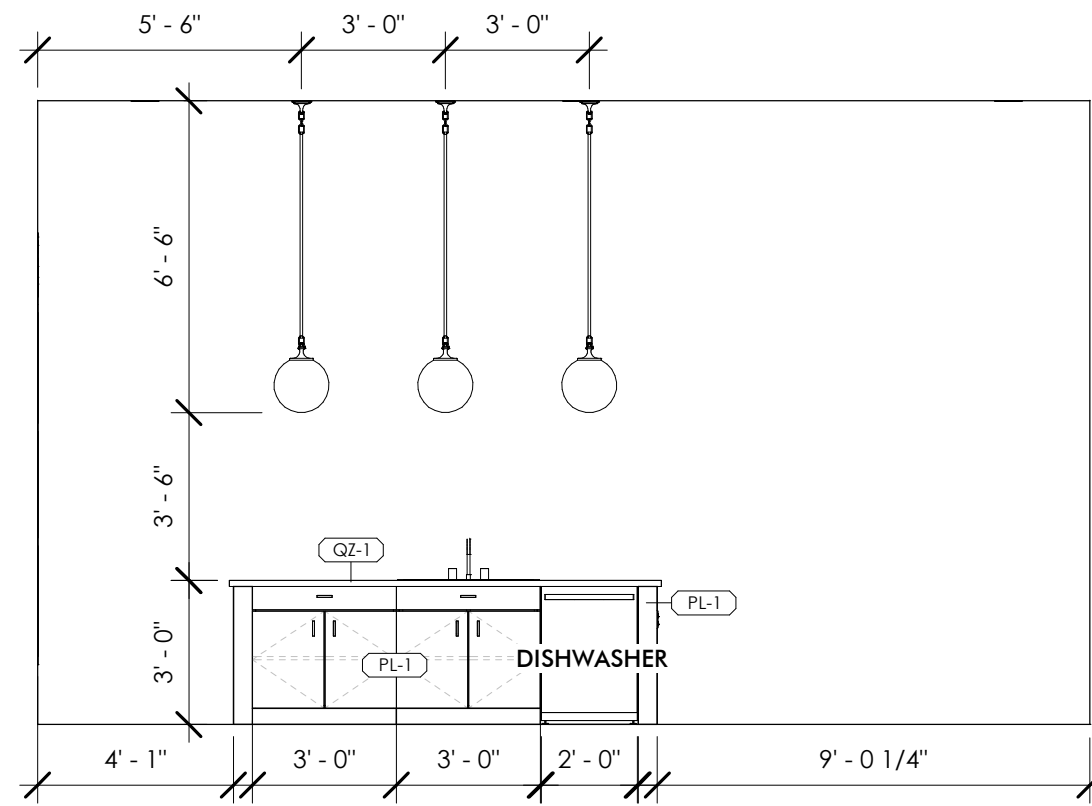
6 304 MASTER BATHROOM - E
A300 1/4" = 1'-0"



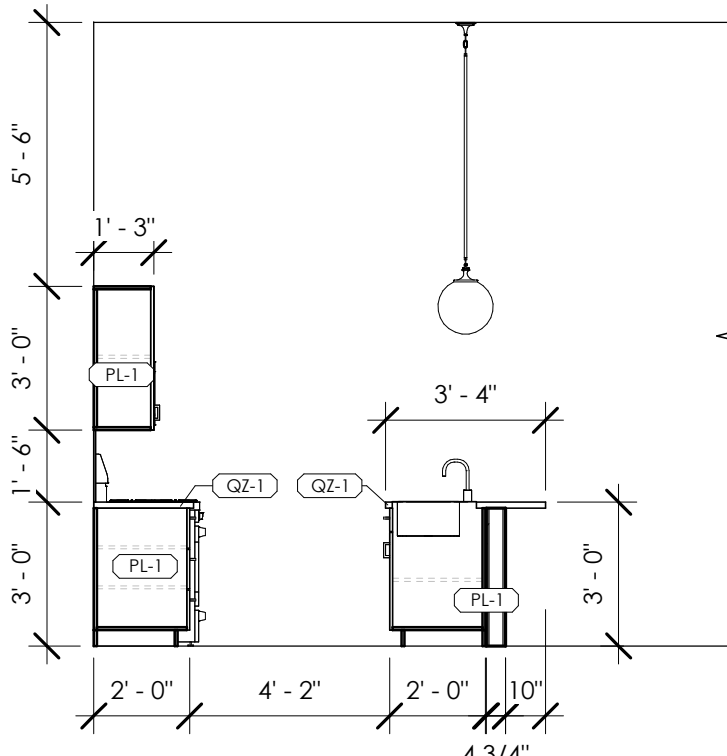
7 304 MASTER BATHROOM - N
A300 1/4" = 1'-0"



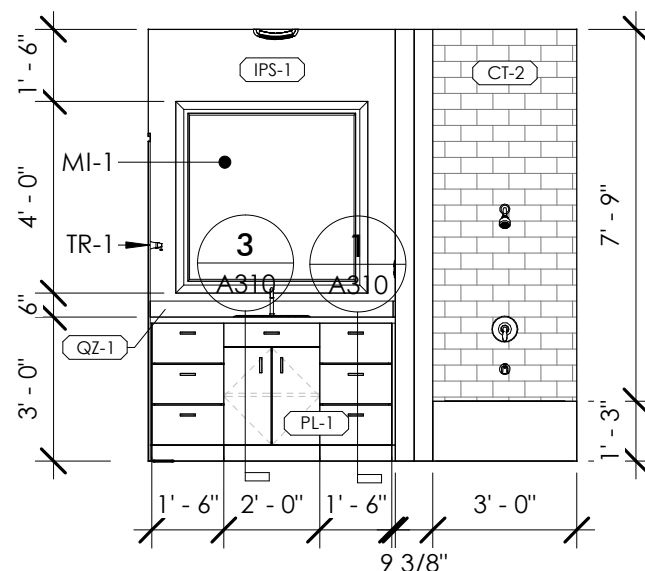
8 300 KITCHEN - N
A300 1/4" = 1'-0"



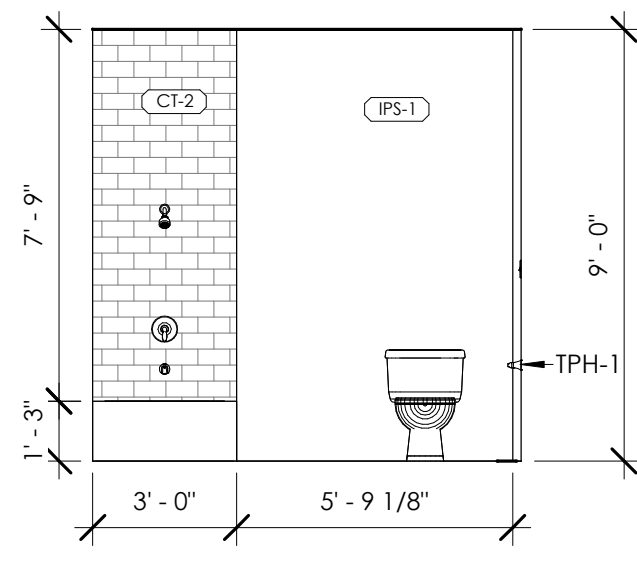
9 300 KITCHEN - S
A300 1/4" = 1'-0"



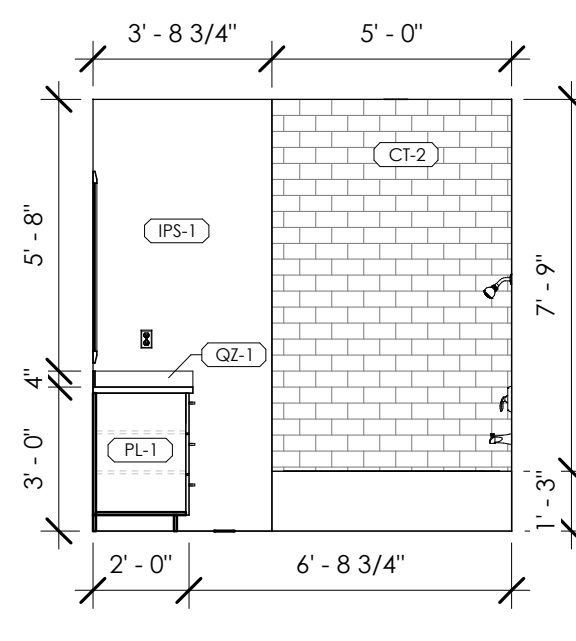
10 300 KITCHEN - E
A300 1/4" = 1'-0"



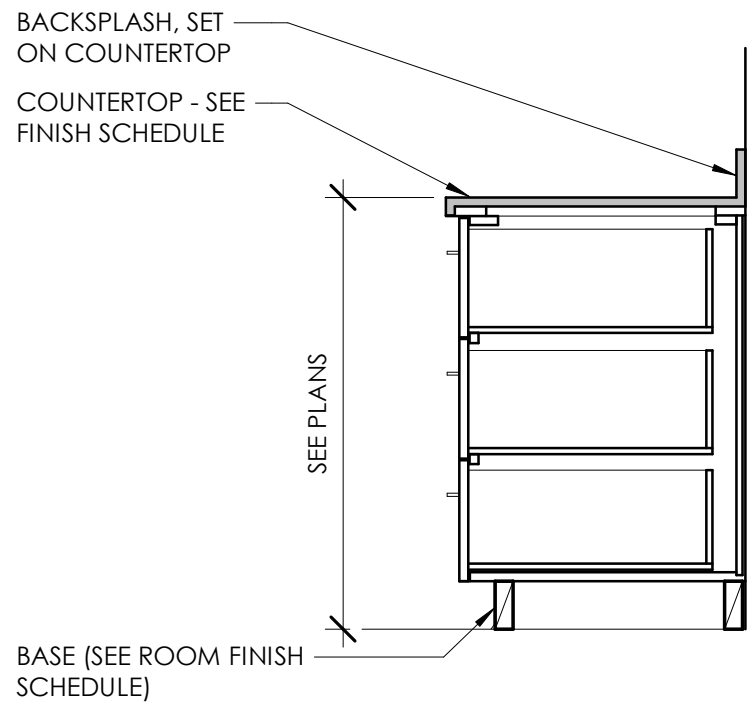
11 305 BATHROOM - N
A300 1/4" = 1'-0"



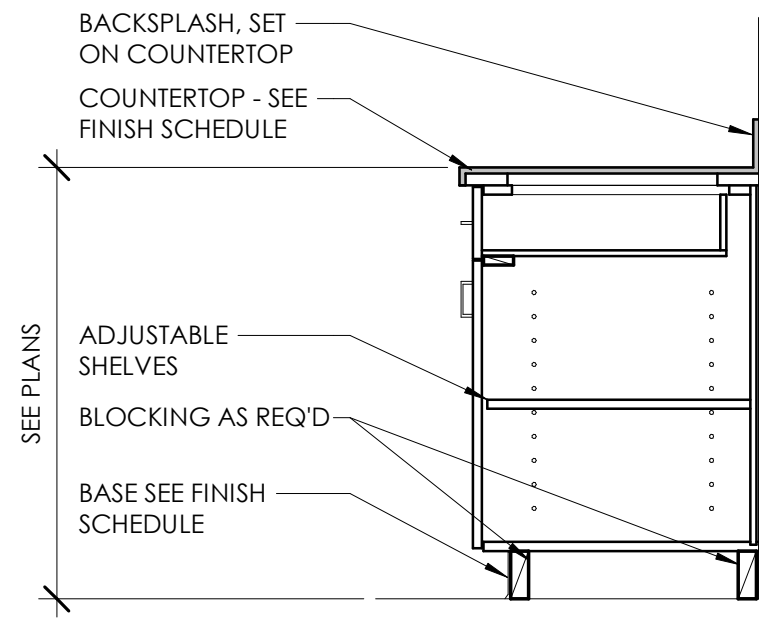
12 305 BATHROOM - S
A300 1/4" = 1'-0"



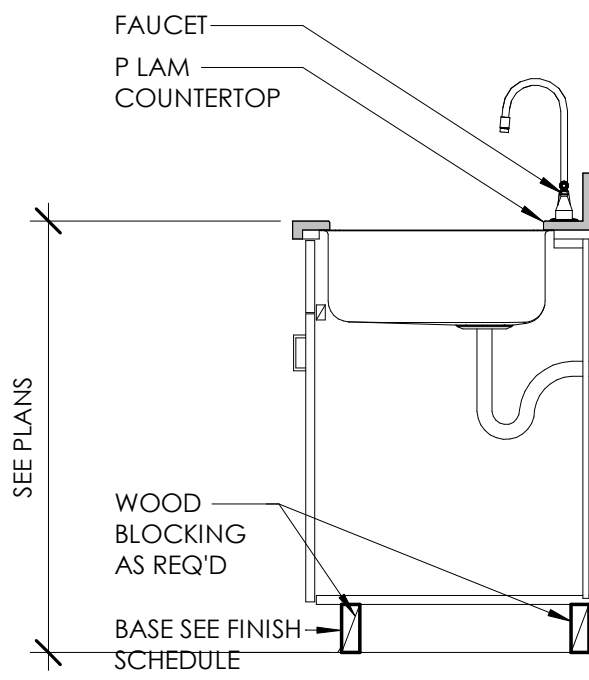
13 305 BATHROOM - E
A300 1/4" = 1'-0"



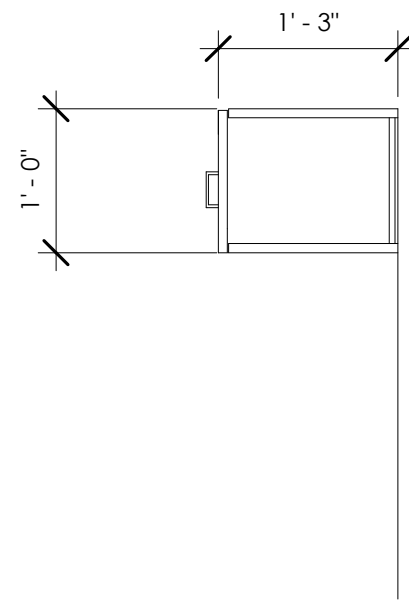
1 BASE - 3 EQ DRAWER
A310 3/4" = 1'-0"



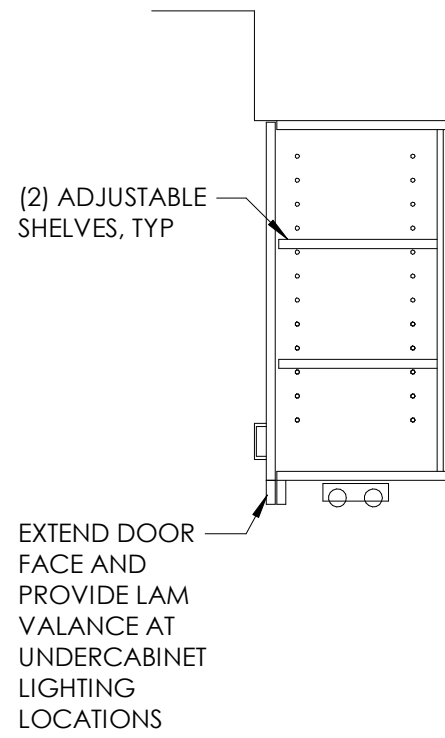
2 BASE - DOOR/DRAWER
A310 3/4" = 1'-0"



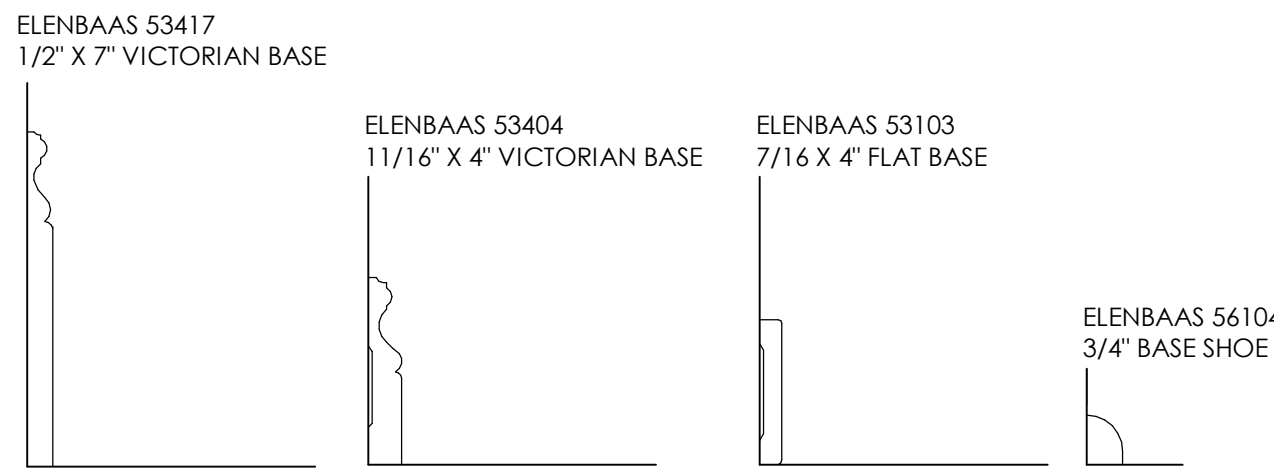
3 SINK - BASE
A310 3/4" = 1'-0"



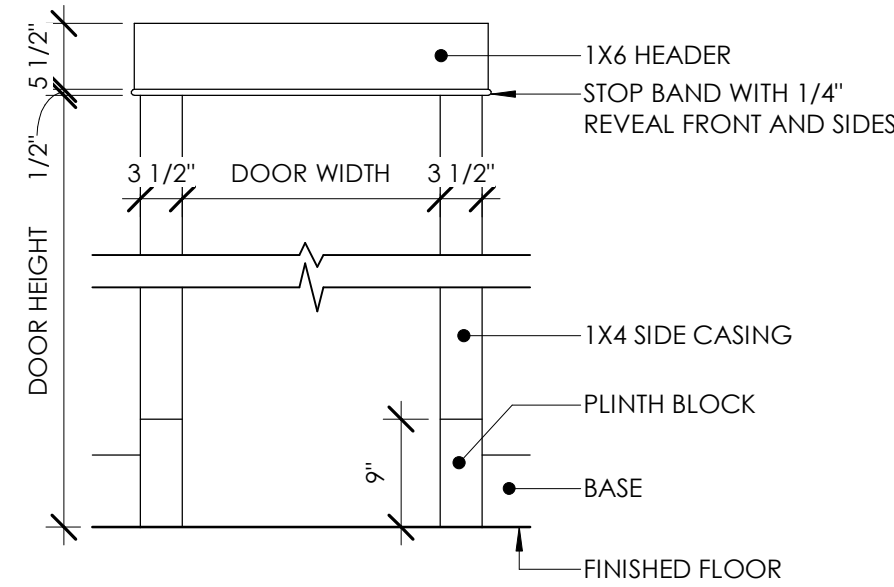
4 UPPER CABINET
A310 3/4" = 1'-0"



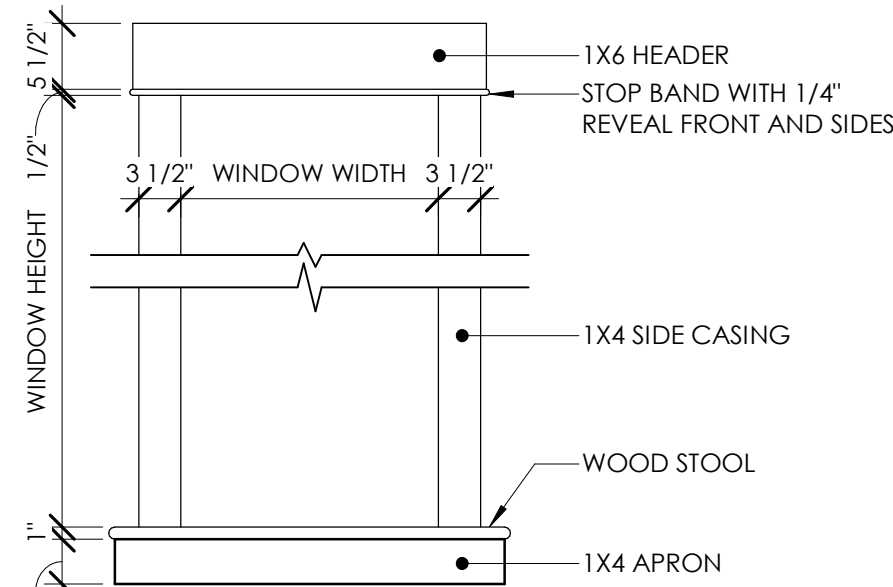
5 UPPER CABINET
A310 3/4" = 1'-0"



6 BASEBOARDS
A310 3" = 1'-0"



WOOD DOOR FRAME



WOOD INTERIOR WINDOW FRAME

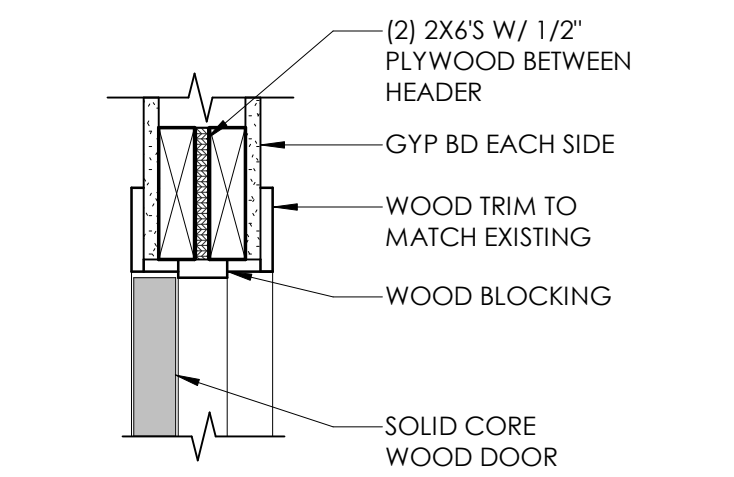
DOOR AND WINDOW FRAME DETAILS
SCALE: 3/4" = 1'-0"

GENERAL NOTES

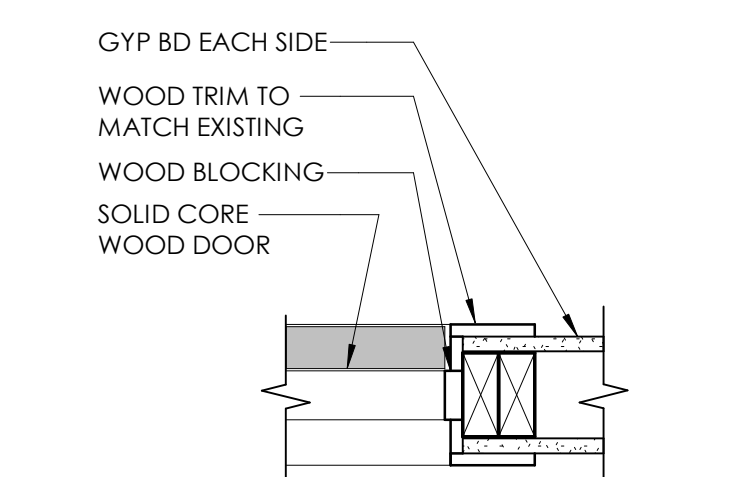
- ALL BASE CABINET DEPTHS TO BE 2'-0" (WALL TO OUTSIDE DOOR FACE) UNLESS NOTED OTHERWISE.
- ALL WALL CABINET DEPTHS TO BE 1'-3" (WALL TO DOOR FACE) UNLESS NOTED OTHERWISE
- ALL COUNTERTOP DEPTHS TO BE 2'-1" UNLESS NOTED OTHERWISE. COUNTERS TO EXTEND 1" BEYOND OPEN END EDGE OF MILLWORK UNLESS NOTED OTHERWISE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

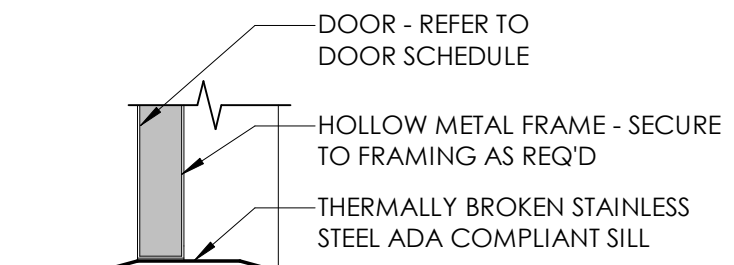
WINDOW SCHEDULE										
MARK	ROOM NUMBER	SIZE		MAT'L	GLAZING	DETAILS			FIRE RATING	COMMENTS
		WIDTH	HEIGHT			HEAD	JAMB	SILL		
FIRST FLOOR										
A	S1	3' - 0"	5' - 0"							
A	S1	3' - 0"	5' - 0"							
A	S1	3' - 0"	5' - 0"							
A	S1	3' - 0"	5' - 0"							
SECOND FLOOR										
A	S1	3' - 0"	5'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



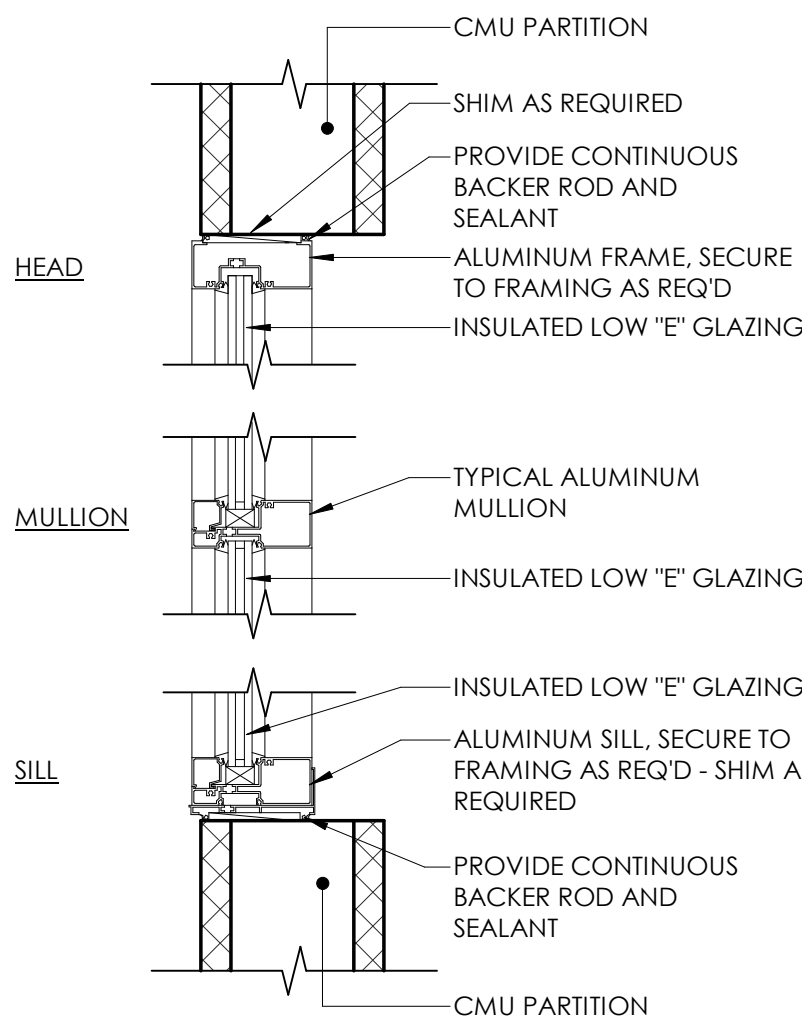
1 HEAD DETAIL - WD GYP BD
1 1/2" = 1'-0"



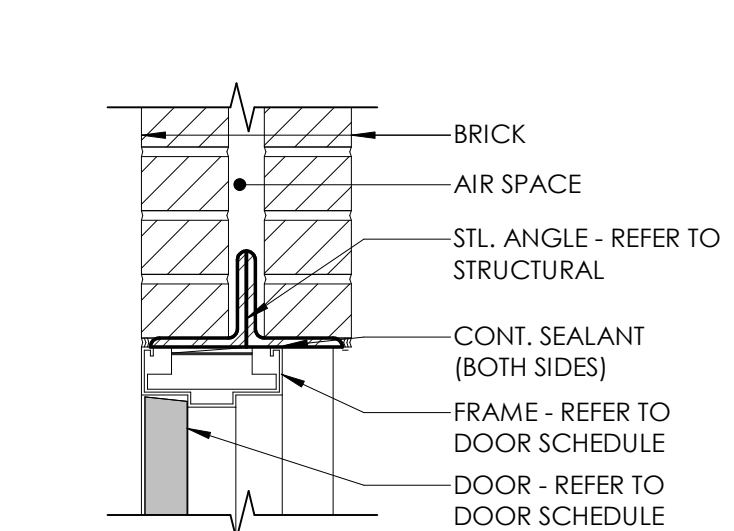
2 JAMB DETAIL - WD GYP. BD.
1 1/2" = 1'-0"



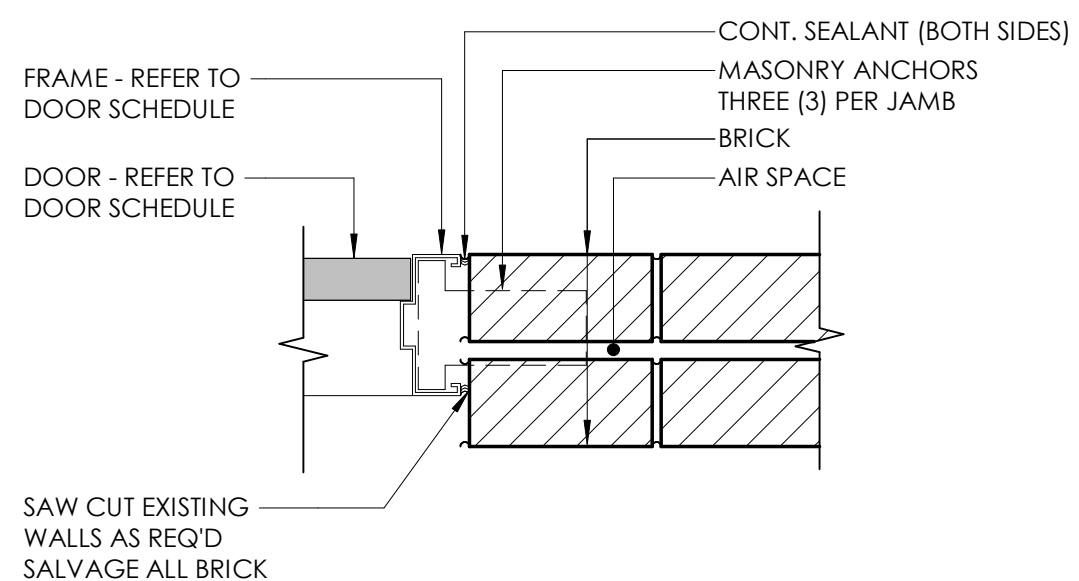
3 SILL DETAIL - H.M. FRAME
1 1/2" = 1'-0"



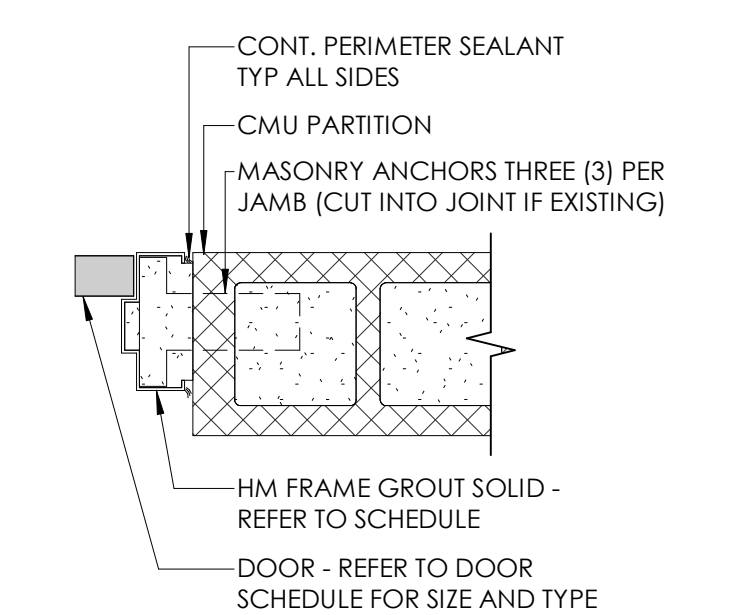
9 ALUM WINDOW DETAIL - CMU
1 1/2" = 1'-0"



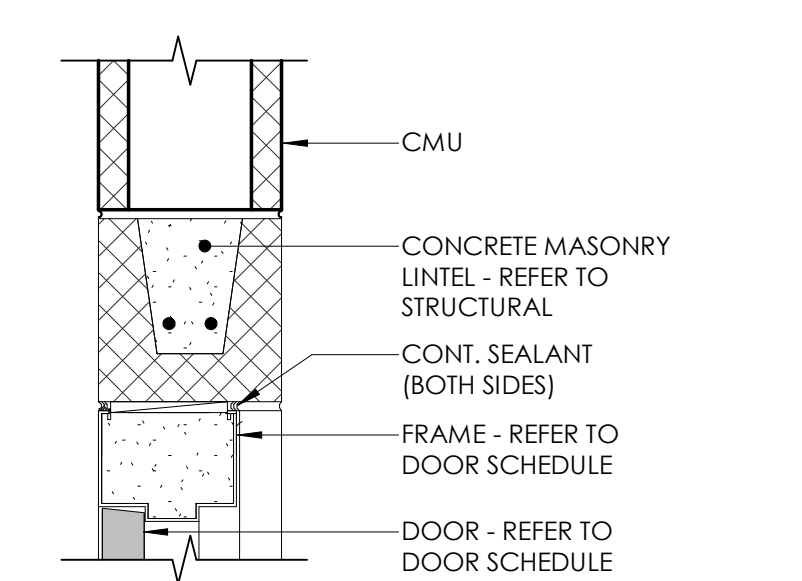
4 HEAD DETAIL - BRICK WALL
1 1/2" = 1'-0"



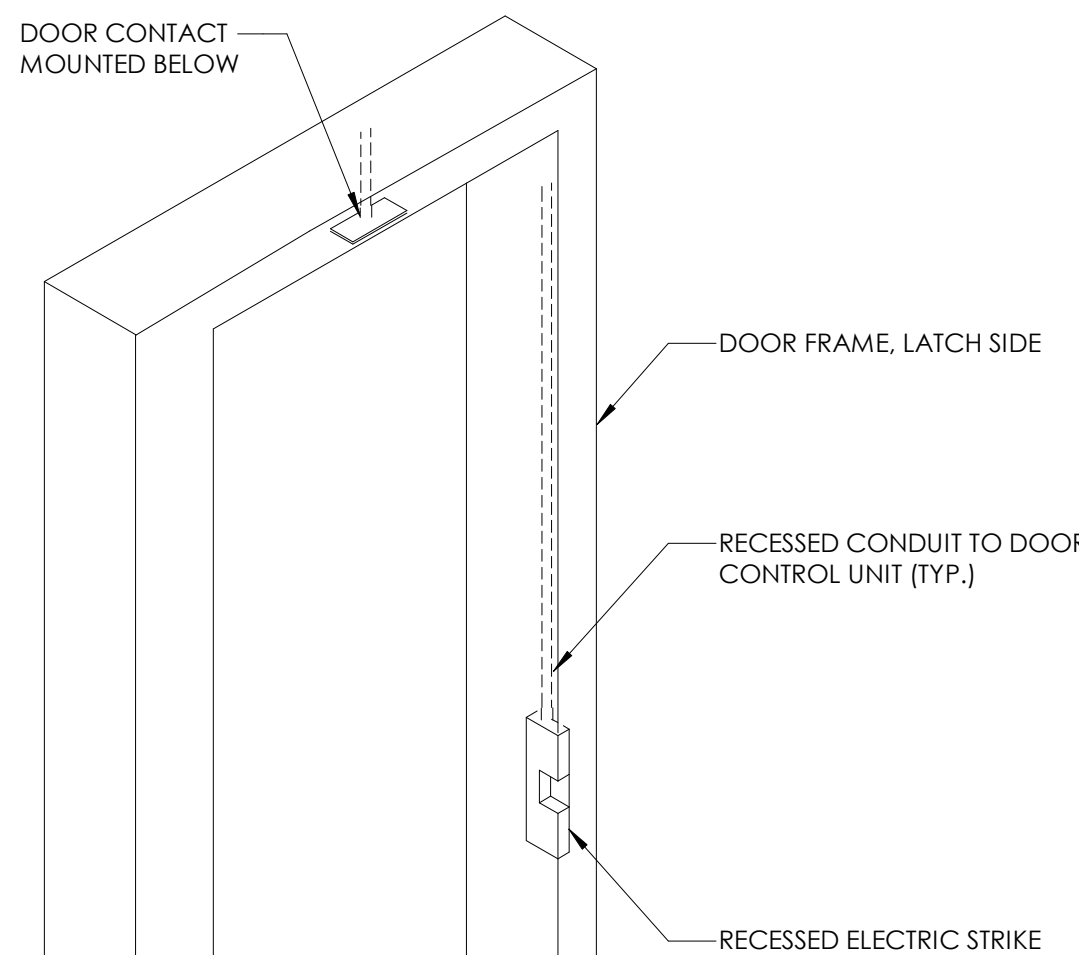
5 JAMB DETAIL - BRICK
1 1/2" = 1'-0"



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



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



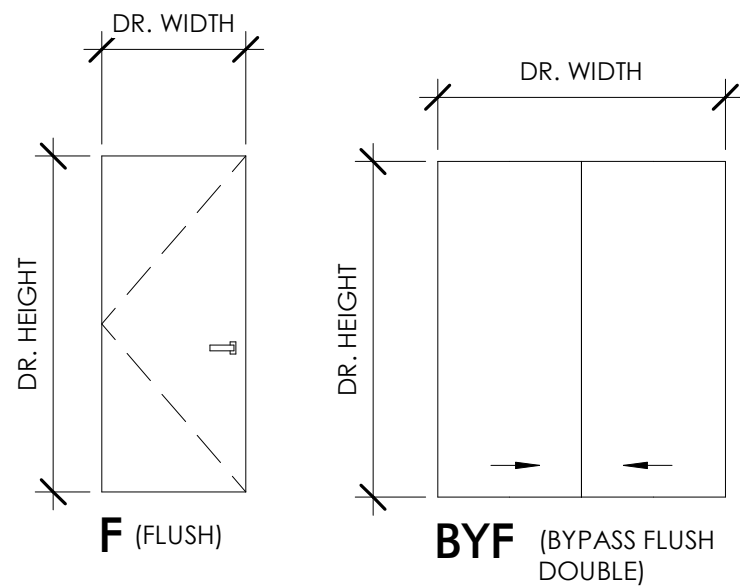
8 DOOR ACCESS CONTROL INSTALL
12" = 1'-0"

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

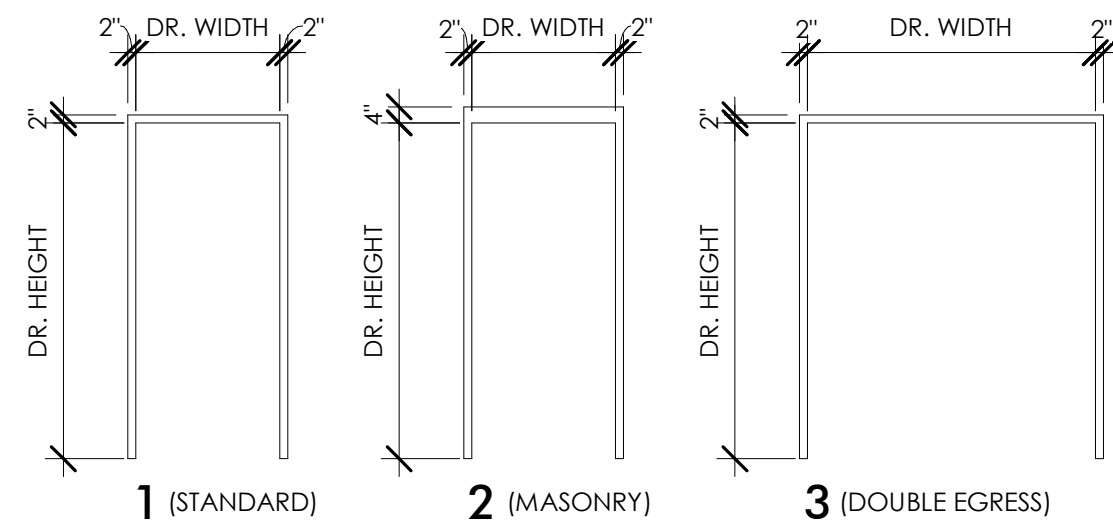
GENERAL NOTES

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

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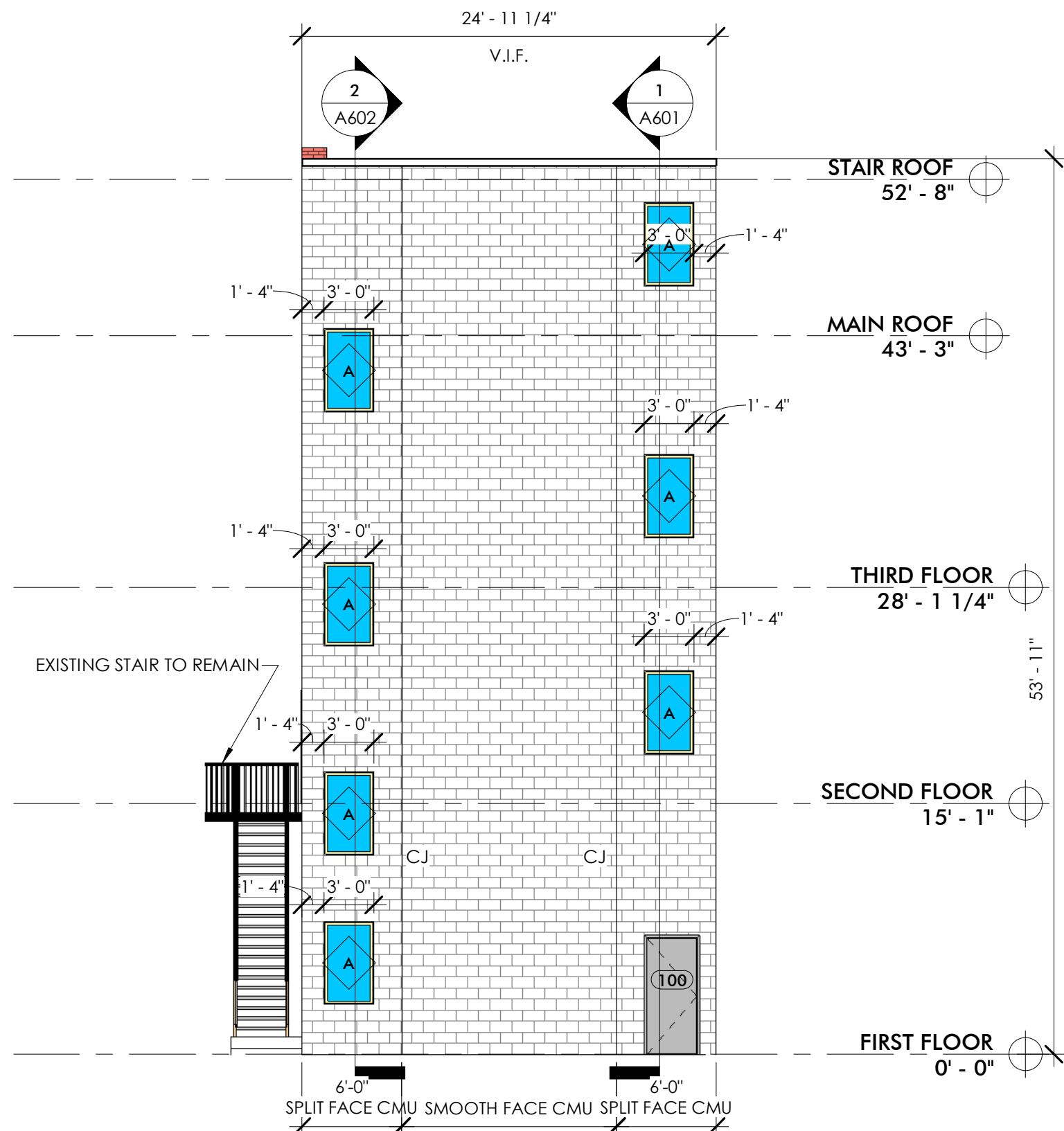
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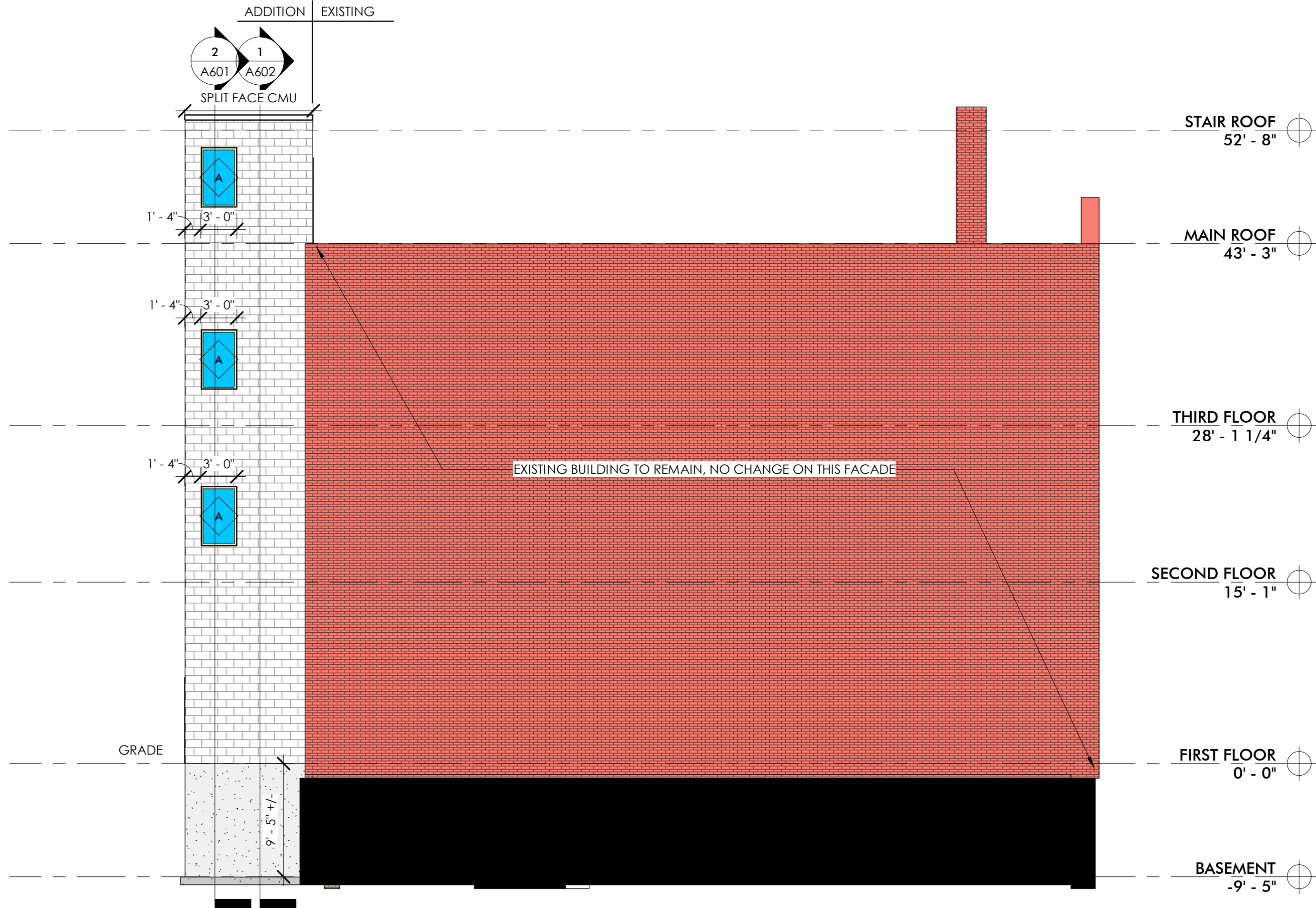
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DOOR & WINDOW SCHEDULE AND DETAILS

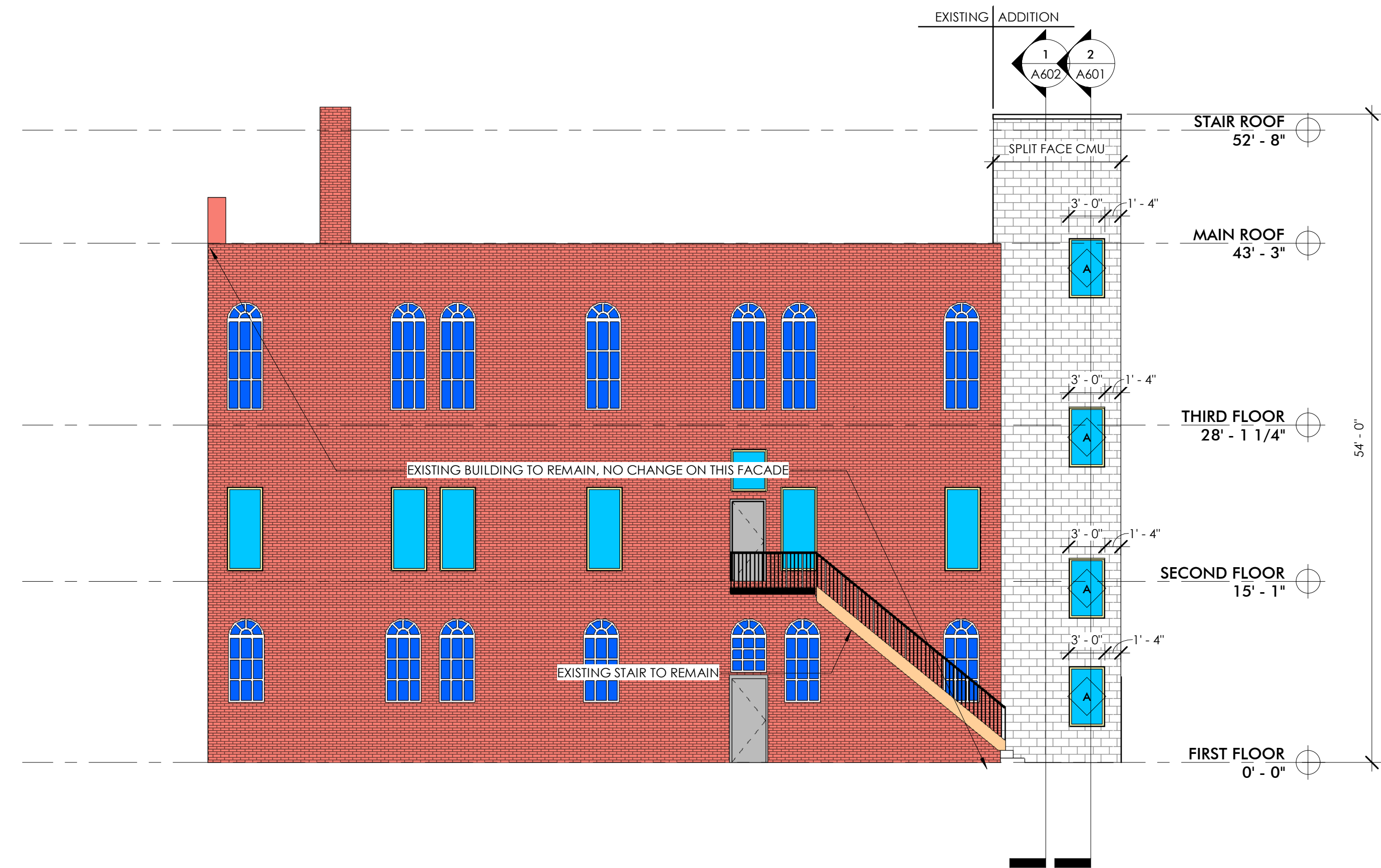
A400



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



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



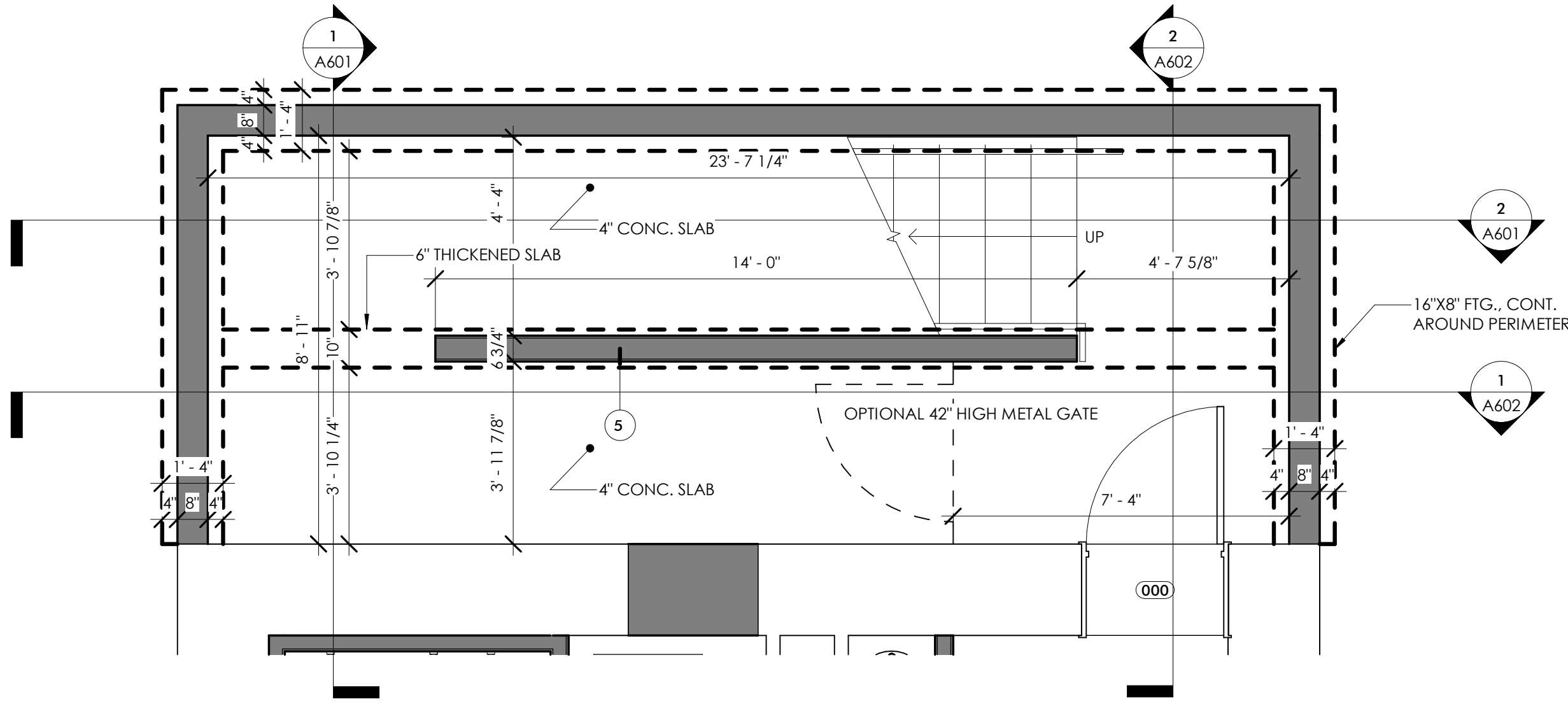
2 EAST ELEVATION
1/8" = 1'-0"

GENERAL NOTES

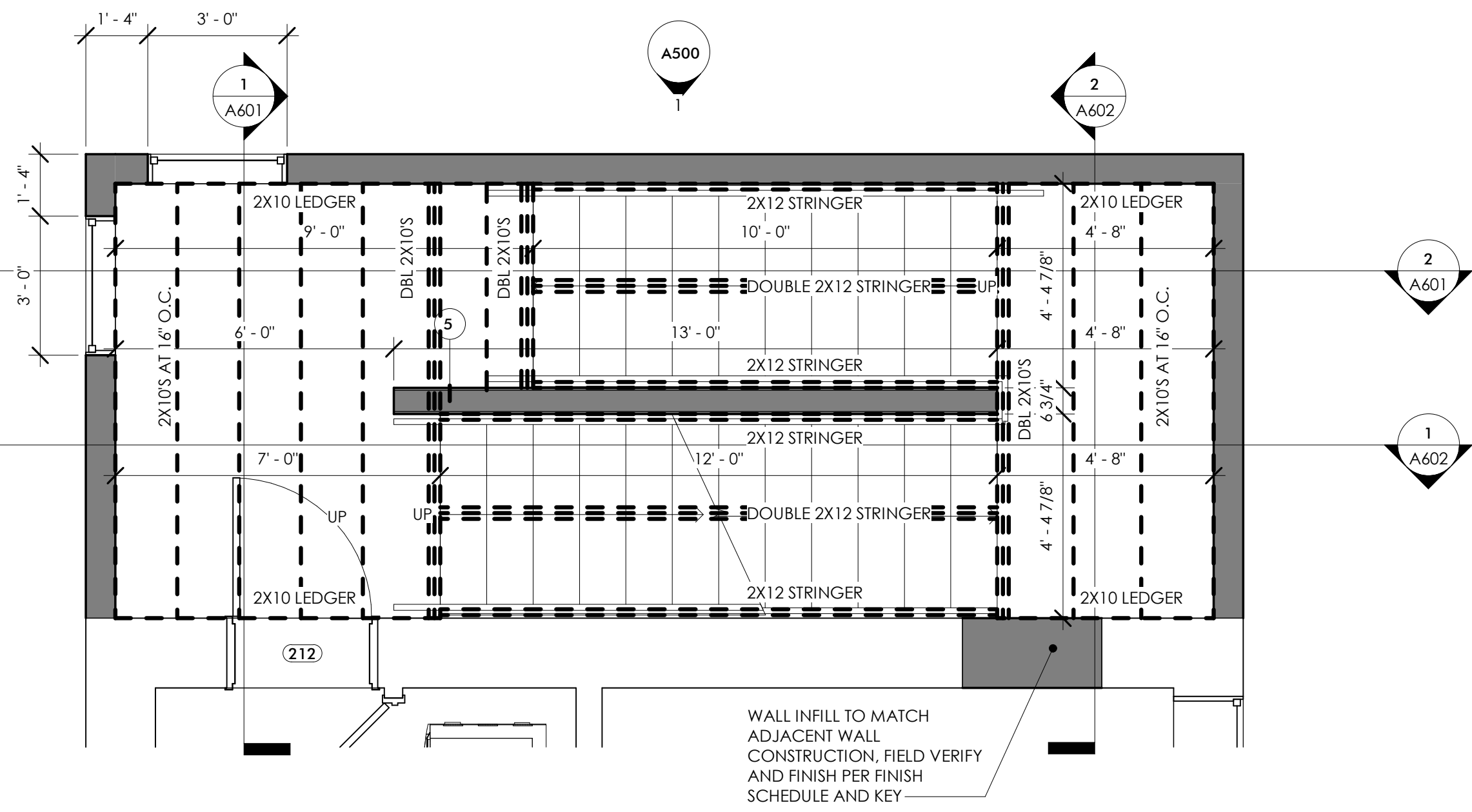
- REFER TO MATERIAL LEGEND FOR EXTERIOR FINISH PANEL TYPES AND COLOR.
- REFER TO MATERIAL LEGEND FOR ROOF TYPES AND COLOR.
- ALL GLAZING SHALL BE LOW-E GLASS. TINT TO BE RECOMMENDED BY MANUFACTURER.
- ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER AND ARCHITECT PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS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

EXTERIOR ELEVATION SYMBOL LEGEND

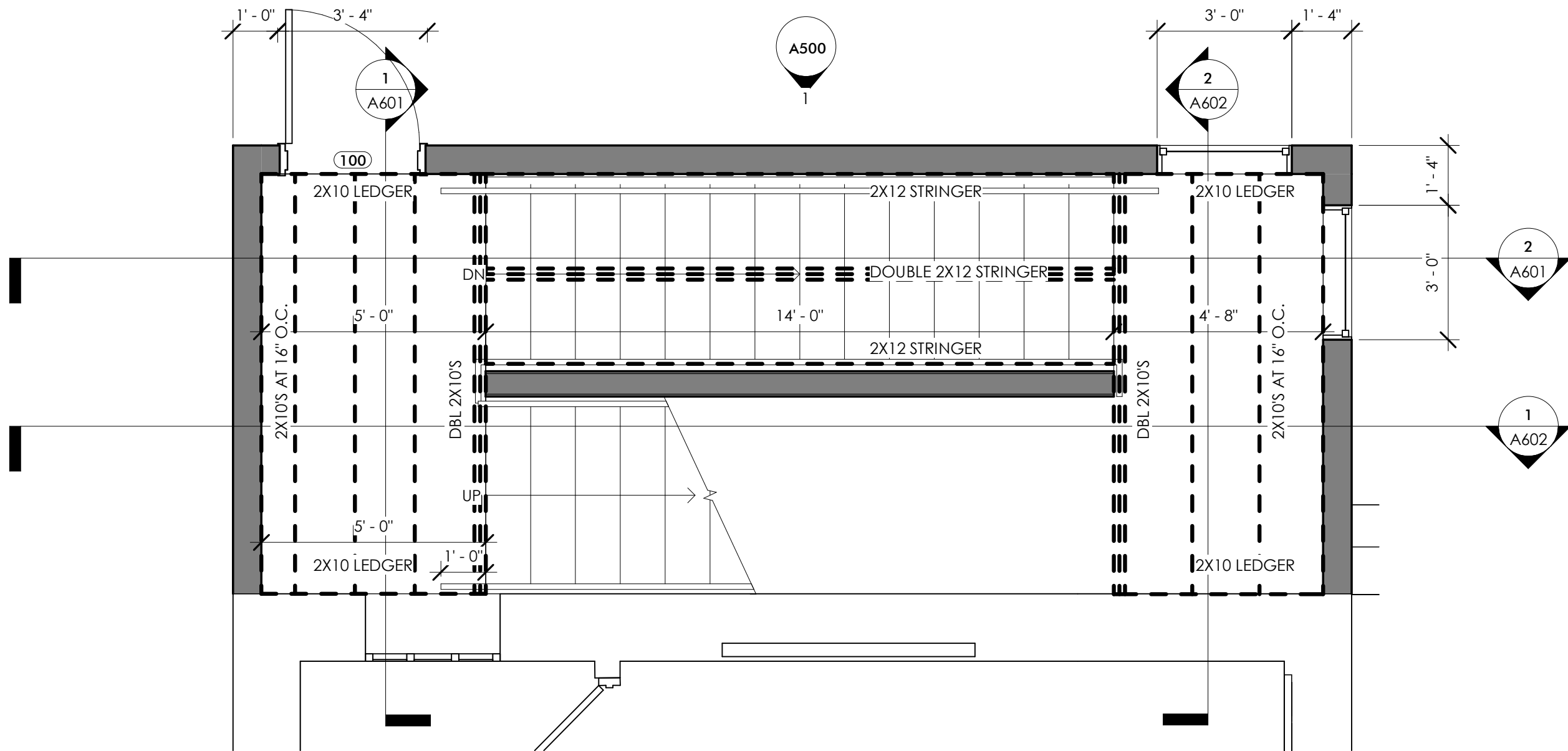
	CMU		METAL ROOFING
	BRICK		ASPHALT ROOFING
	STONE		KNOT WOOD
	SIDING / METAL SIDING		



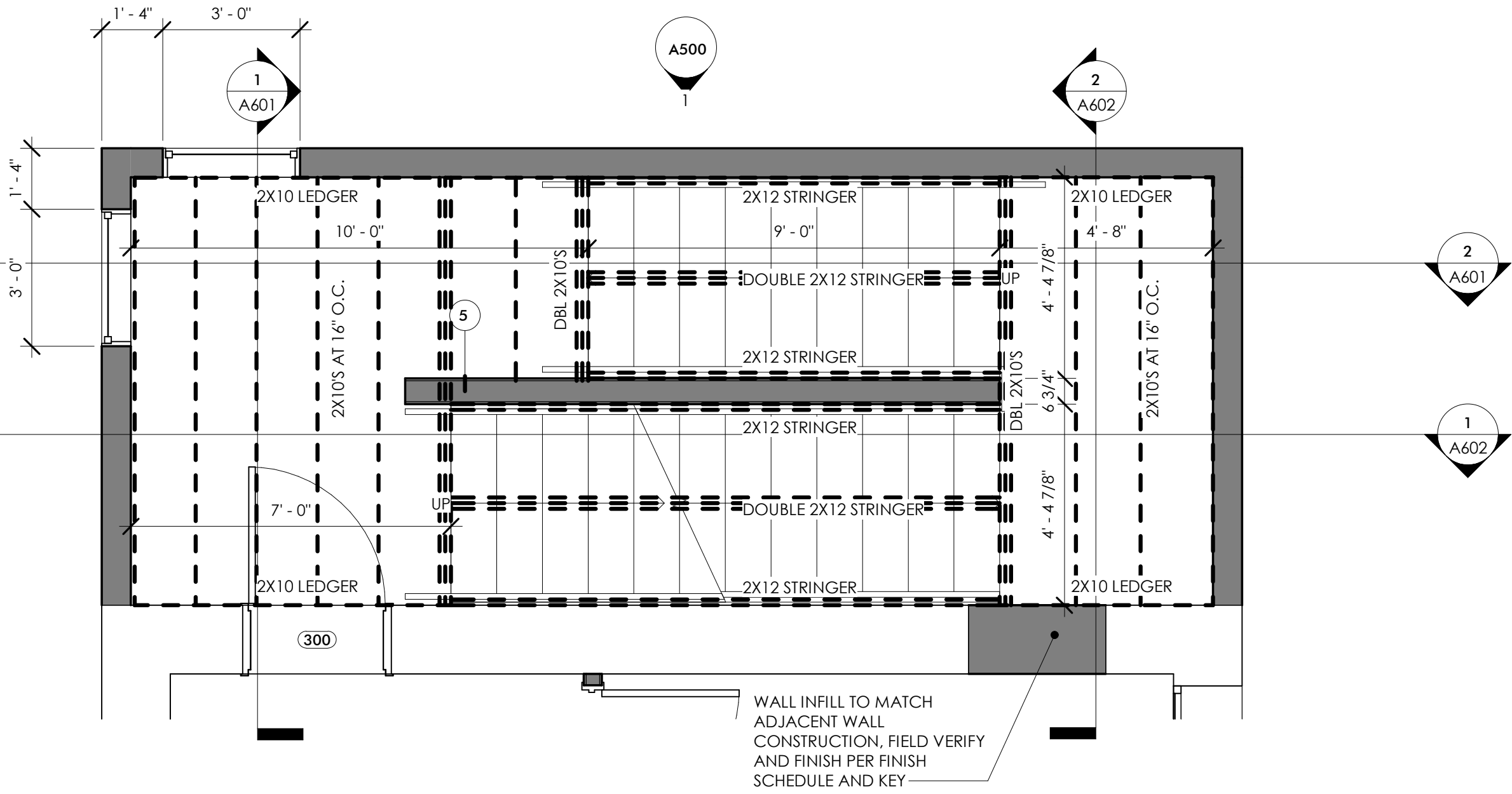
1 BASEMENT STAIR PLAN
3/8" = 1'-0"



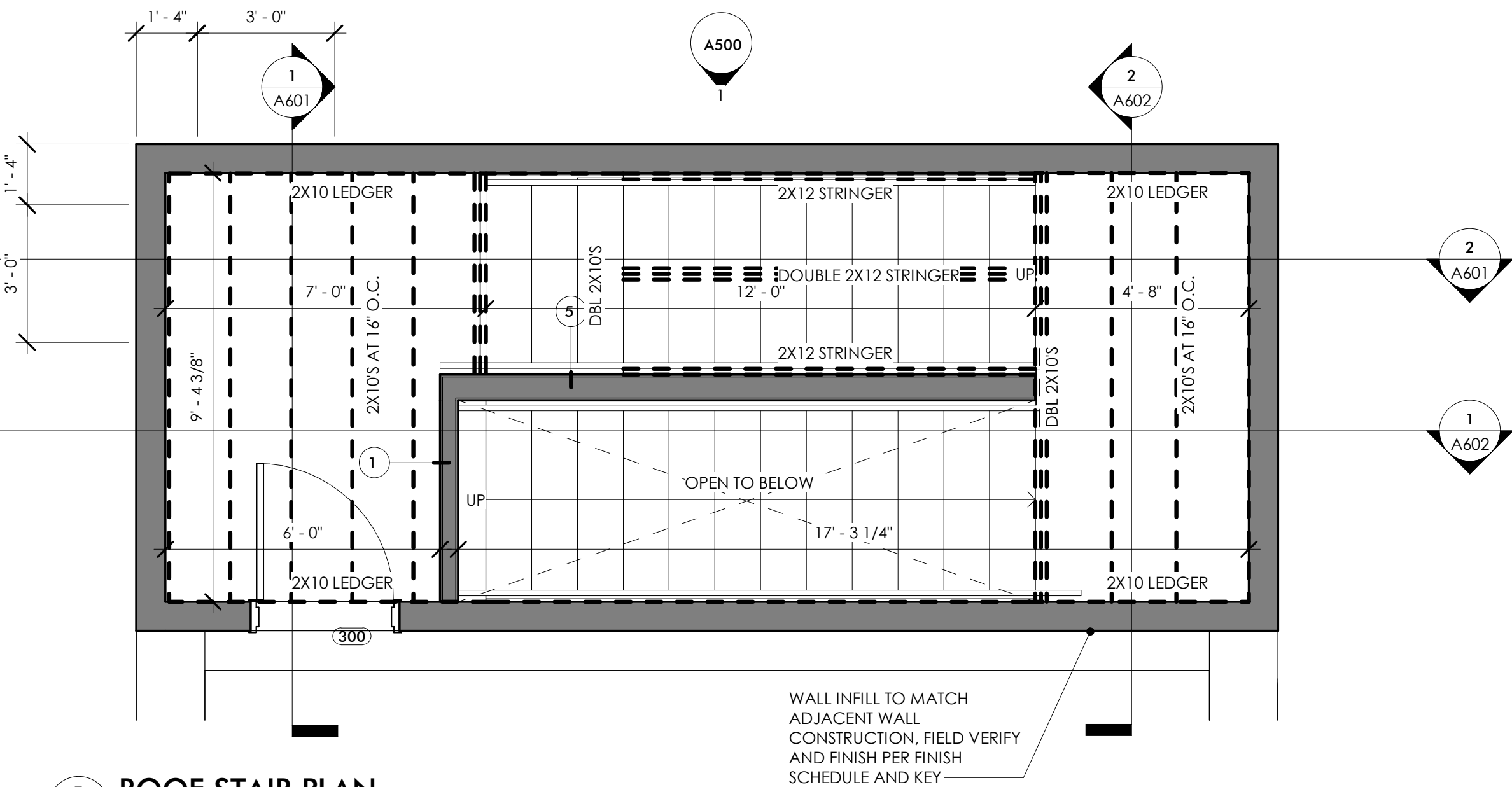
3 SECOND FLOOR AREA PLAN
3/8" = 1'-0"



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

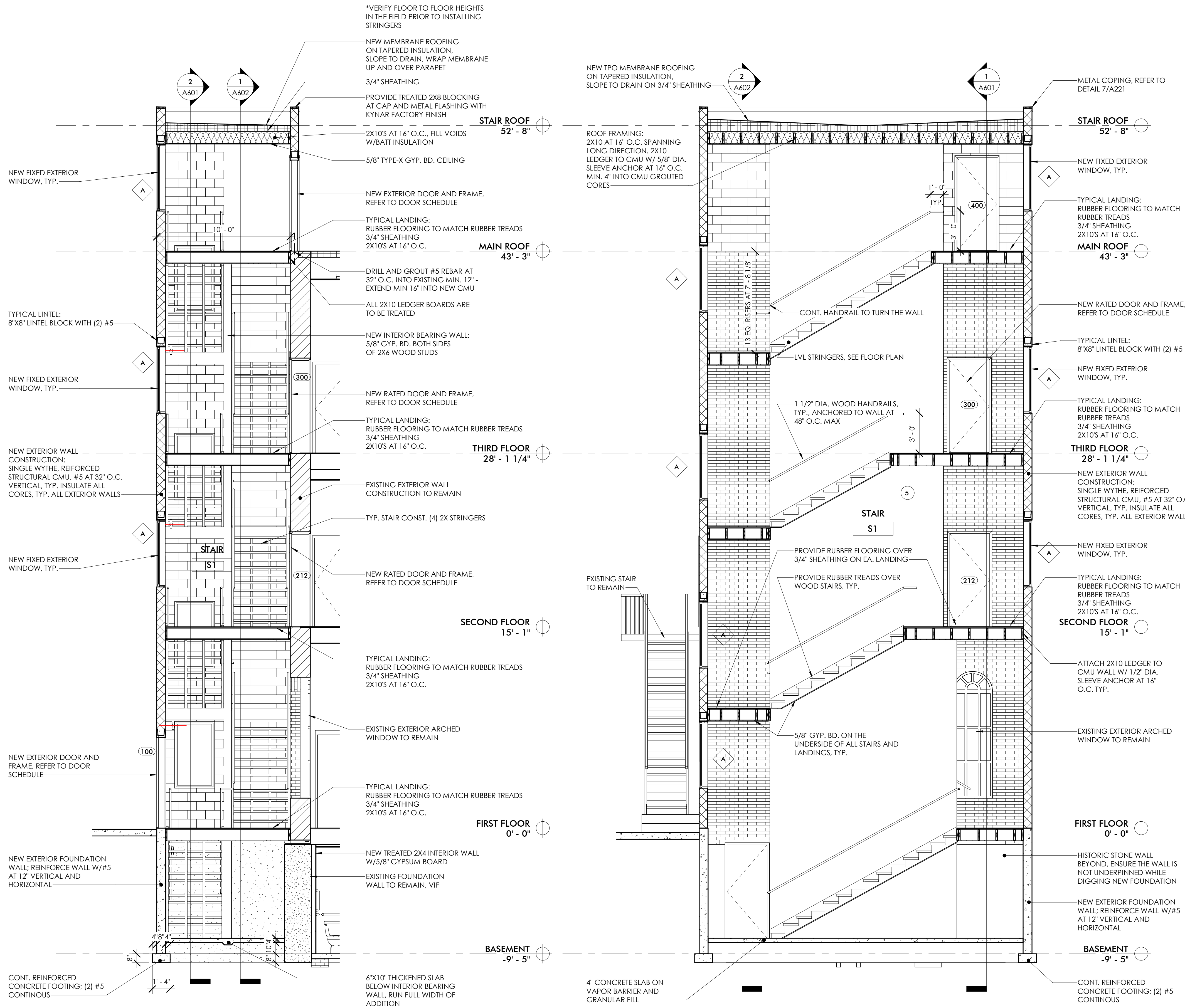


4 THIRD FLOOR STAIR PLAN
3/8" = 1'-0"



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

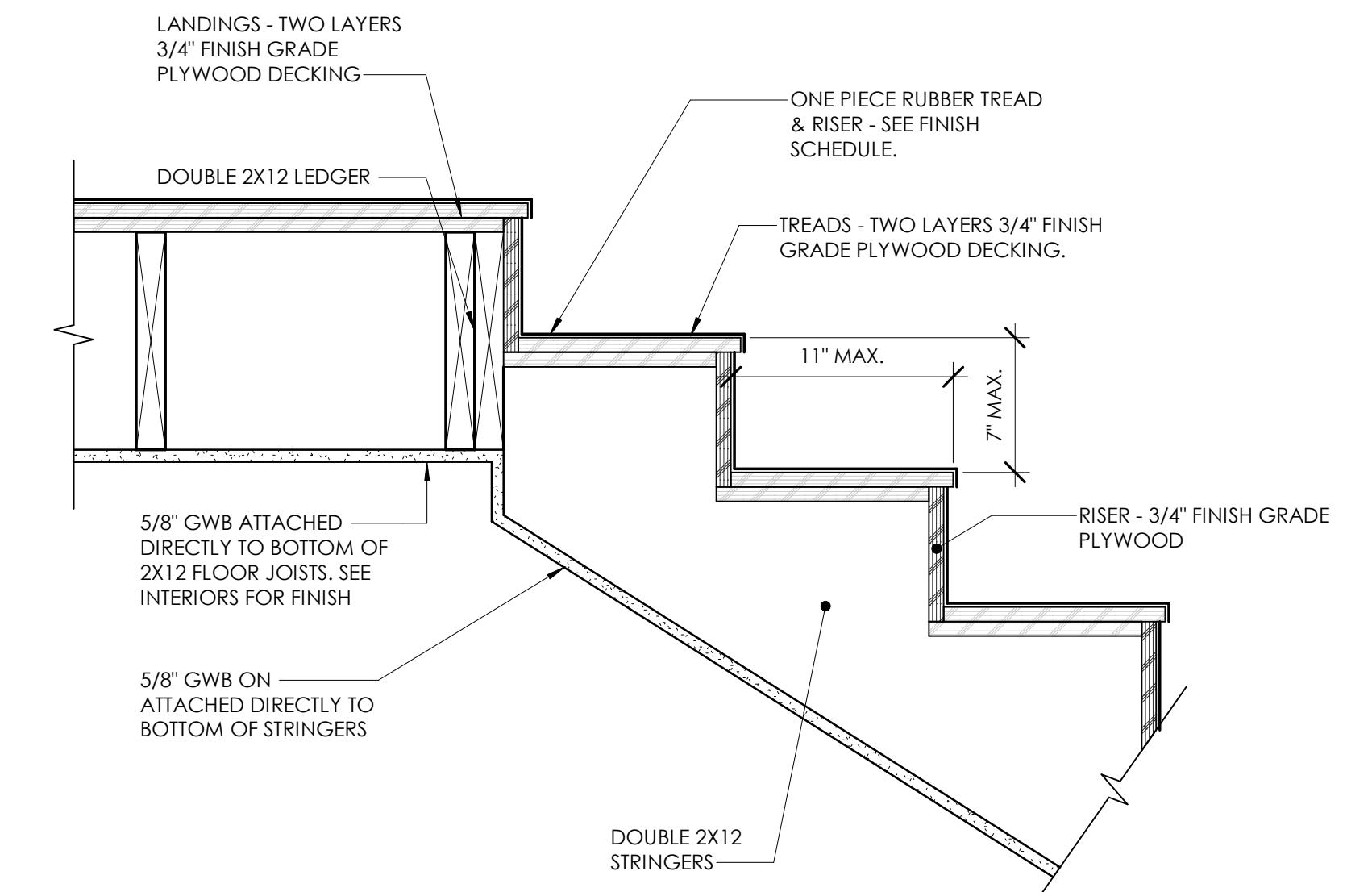
- SOILS
- FOUNDATIONS HAVE BEEN DESIGNED TO BEAR ON SOIL WITH A MINIMUM ALLOWABLE BEARING OF 2,000 PSF. THE CONTRACTOR SHALL ENGAGE THE SERVICES OF A QUALIFIED GEO-TECHNICAL ENGINEER TO TEST SOILS FOR REQUIRED BEARING PRESSURE AND COMPACTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY UNDESIRABLE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



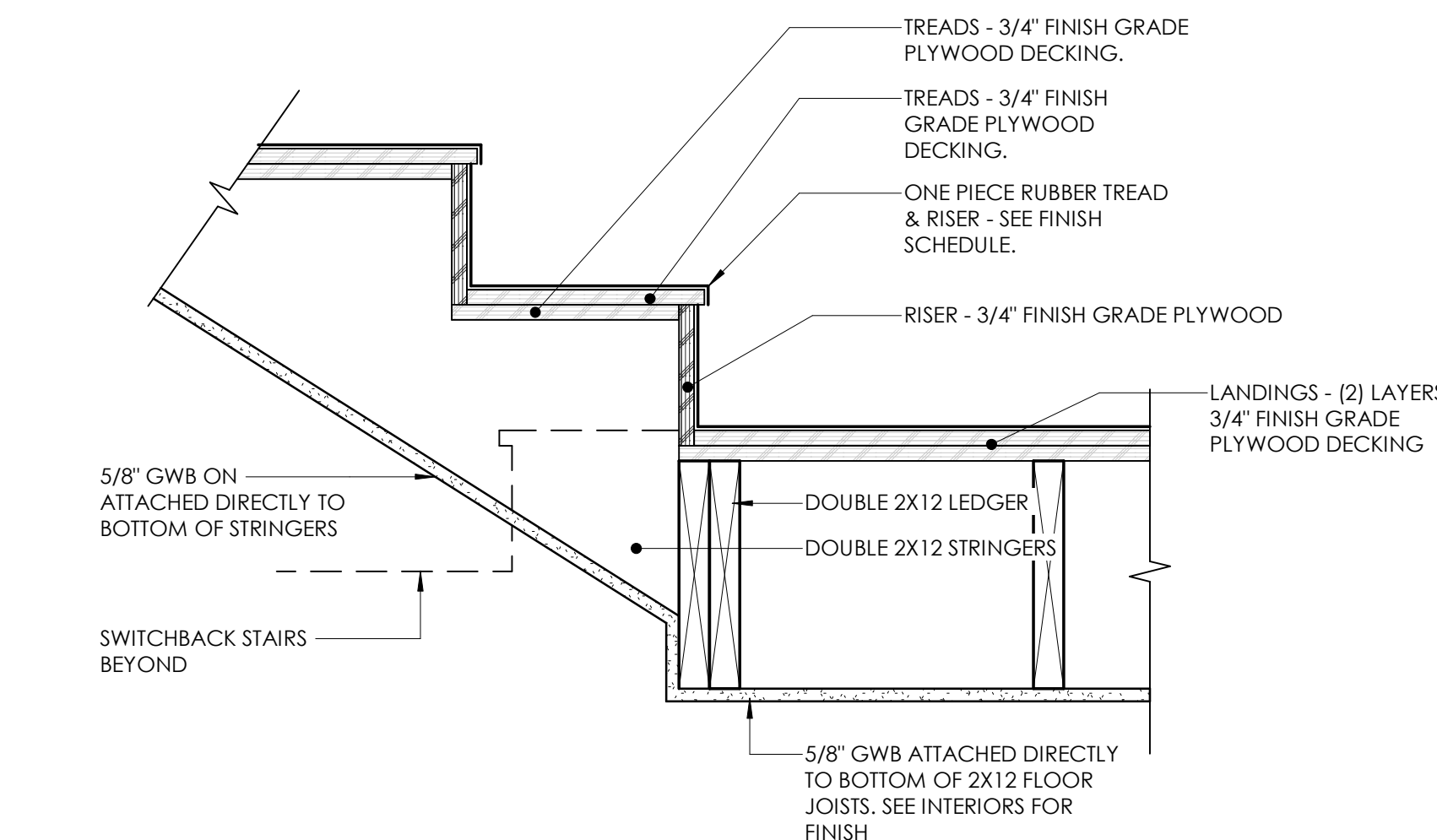
1 STAIR SECTION N-S
1/4" = 1'-0"

2 STAIR SECTION E-W
1/4" = 1'-0"

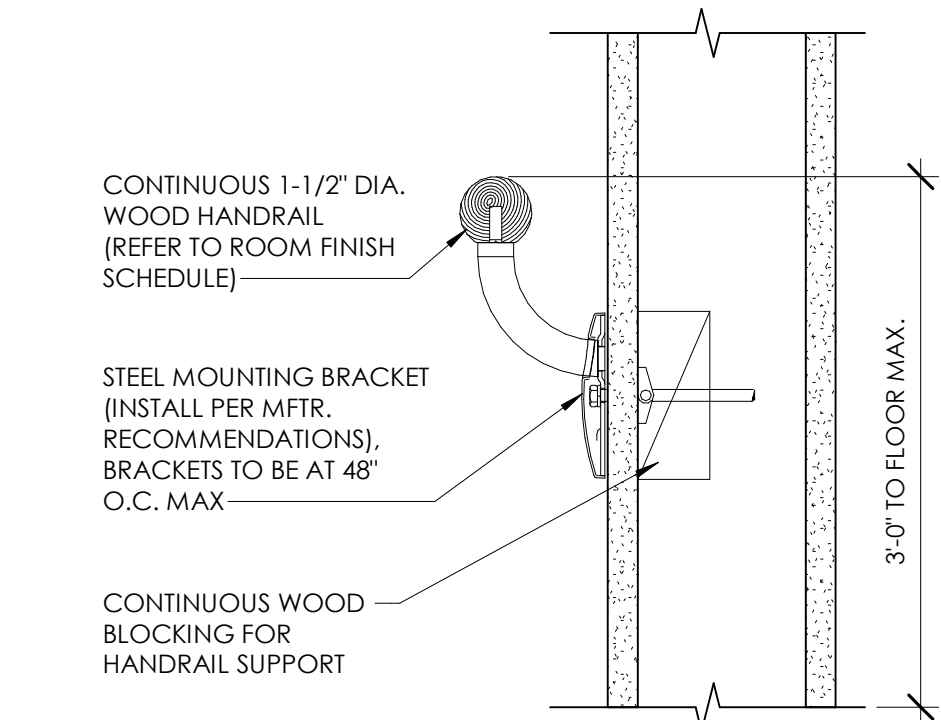
3 HANDRAIL DETAIL1
3" = 1'-0"



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



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



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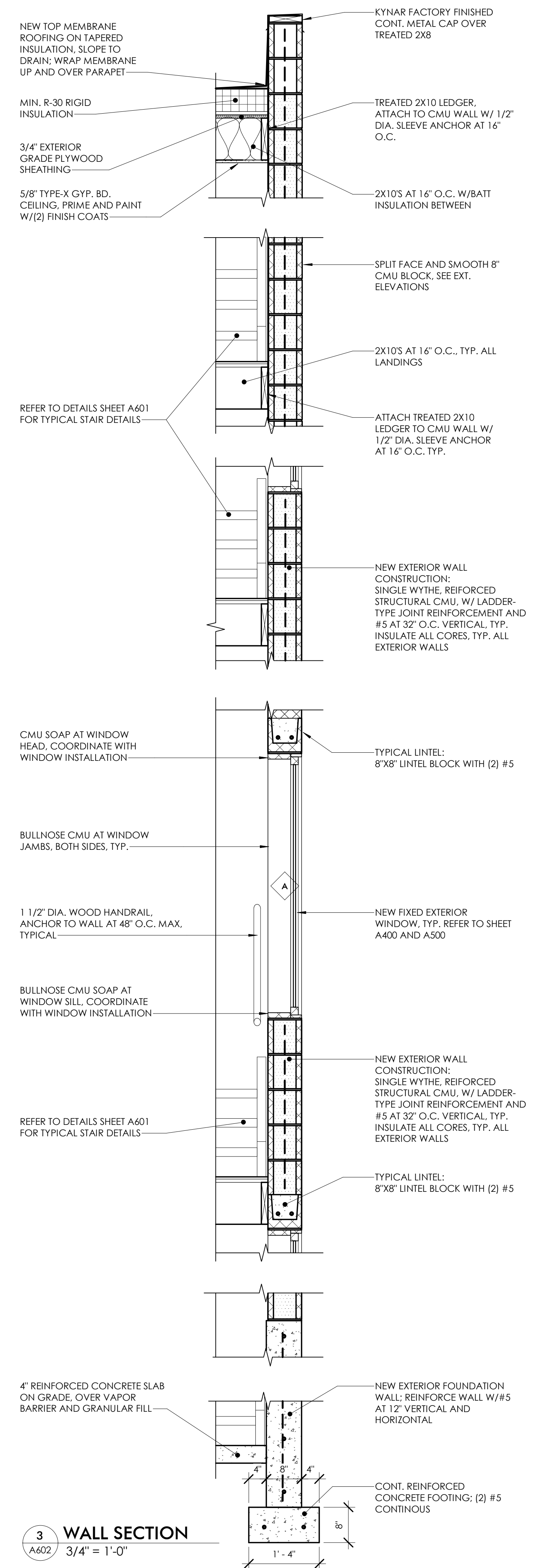
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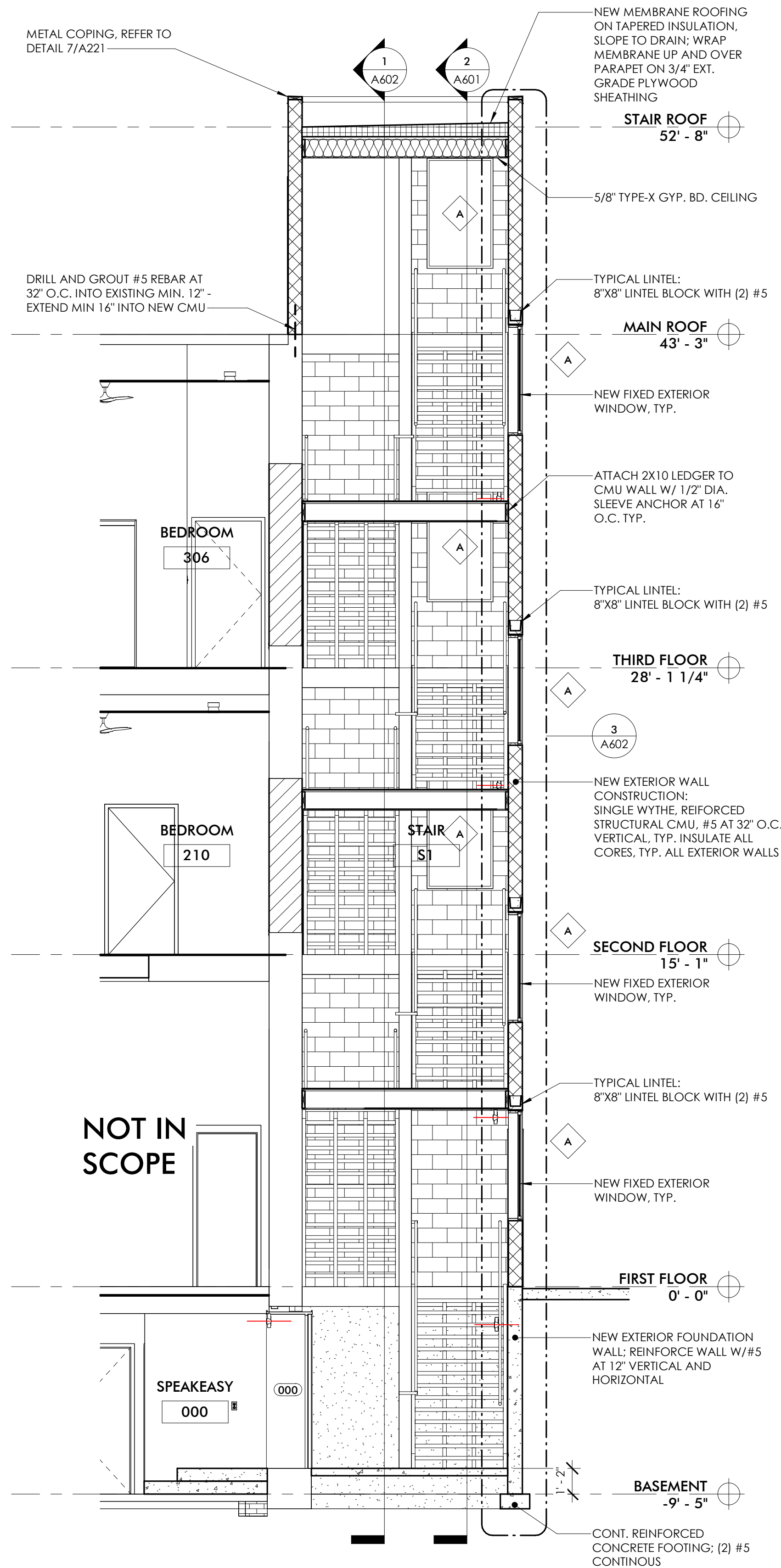
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STAIRWELL SECTIONS

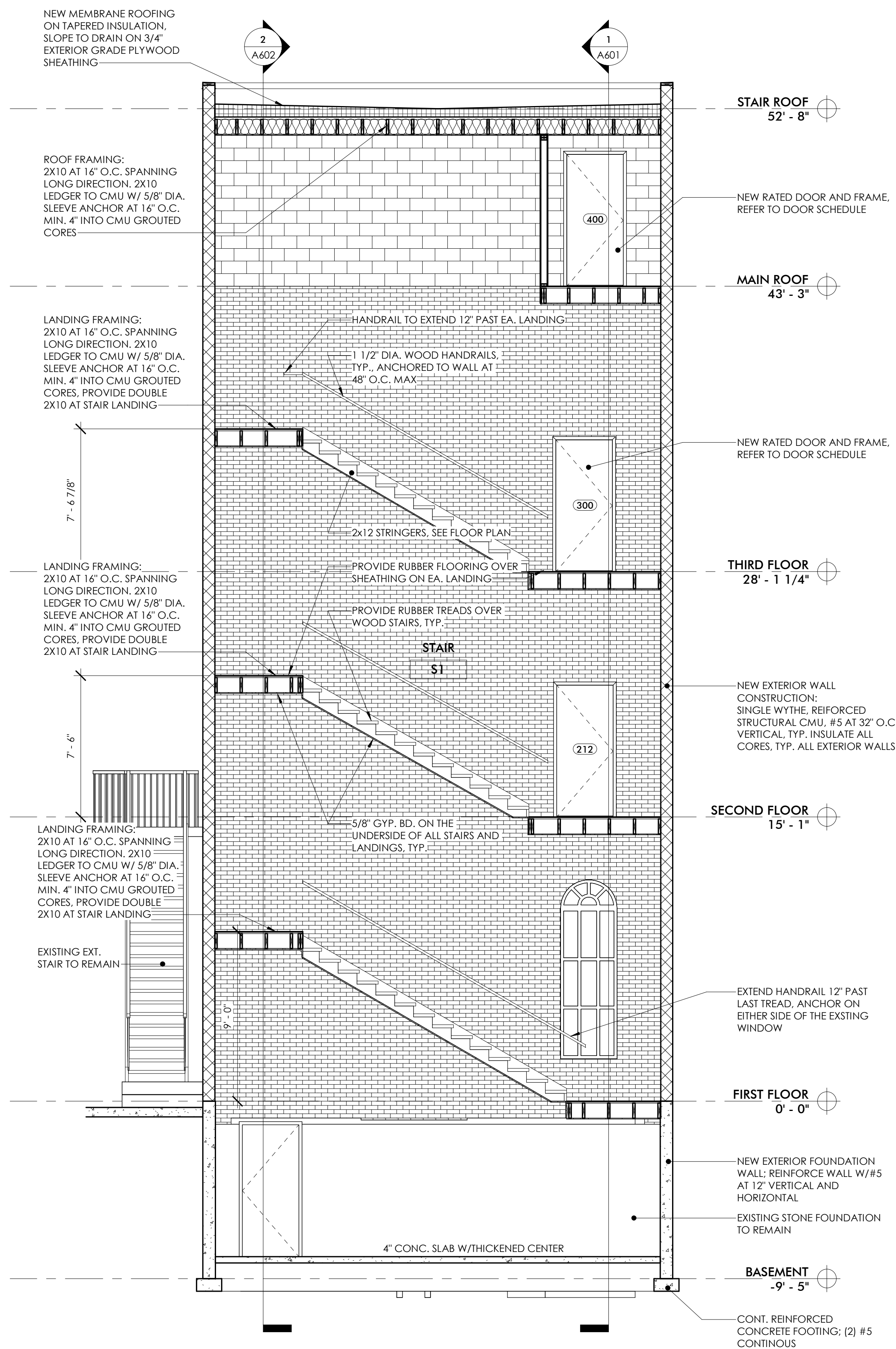
A601



3 WALL SECTION
A602 3/4" = 1'-0"



2 STAIR SECTION N-S1
A602 1/4" = 1'-0"



1 STAIR SECTION E-W1
A602 1/4" = 1'-0"

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.
- JOBSITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL HAVE ON SITE A QUALIFIED FOREMAN OVERSEEING ALL ASPECTS OF THE CONSTRUCTION. THE ARCHITECT AND ENGINEER ARE NOT RESPONSIBLE FOR JOBSITE SAFETY.
- 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 ANY 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 RECEIVE ANY OWNER FURNISHED ITEMS WHEN DELIVERED TO THE JOB SITE AND SHALL 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 FROM 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 85 204 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 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.
- 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 PIPING, 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

DRIVEN DESIGN

ARCHITECT

Driven Design Studio PLLC

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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



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, RECEPTS, 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"/GFCI	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	MOTOR, ELECTRIC	
PANEL, BRANCH	PANEL, BRANCH	
PANEL, DISTRIBUTION	PANEL, DISTRIBUTION	
PUSH	PUSH BUTTON SWITCH, SINGLE	48"
RECEPTACLE, SPECIAL	RECEPTACLE, SPECIAL	
SPEAKER	SPEAKER	
TV	TELEVISION	18"
METER	UTILITY METER	

MOUNTING HEIGHTS ARE AS GIVEN UNLESS NOTED OTHERWISE ON THE PLANS

FIRE ALARM LEGEND

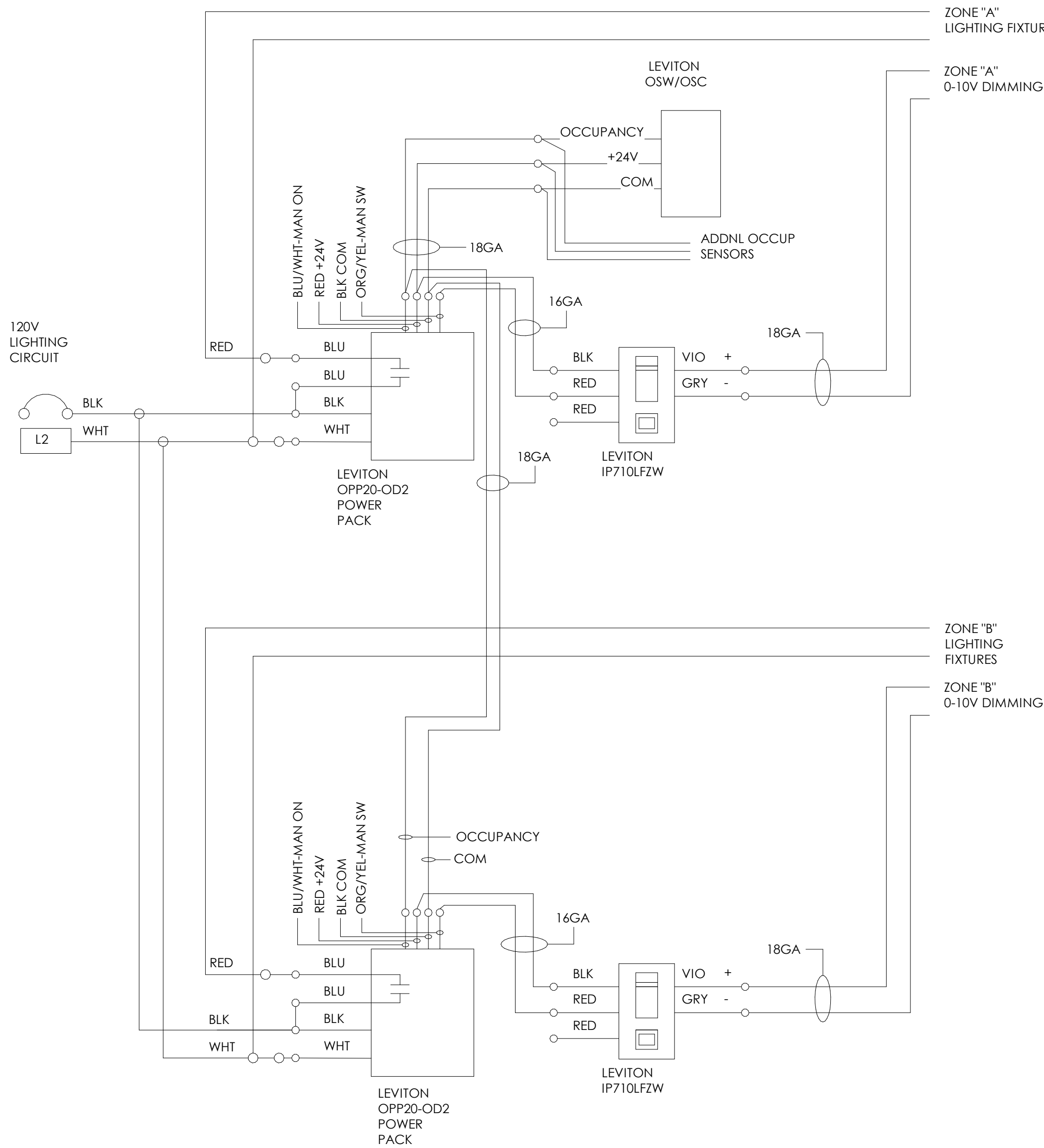
SYM	DESCRIPTION	HGT
DD	DUCT TYPE SMOKE DETECTOR	
TEST	DUCT DETECTOR TEST STATION	48"
V	FIRE ALARM AUDIO/VISUAL	84"
BELL	FIRE ALARM BELL	84"
PULL	FIRE ALARM PULL STATION	48"
VIS	FIRE ALARM VISUAL DEVICE	84"
FS	FLOW SWITCH	
HD	HEAT DETECTOR	
SD	SMOKE DETECTOR	
TS	TAMPER SWITCH	
DAMPER	SMOKE DAMPER	

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	CAN LIGHT	
WALL	WALL MOUNTED LIGHT	
EXIT, 1-WAY	EXIT, 1-WAY	
EXIT, 2-WAY	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"

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



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 VAC.
- 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



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 SYMBOLS

	THREE-WAY SWITCH		DIMMER SWITCH
	SWITCH		QUADRUPLEX OUTLET
	GROUNDING FAULT INTERCEPTOR OUTLET		240 VOLT RANGE OUTLET
	DUPLEX OUTLET		FLOOR OUTLET

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

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

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

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

MOUNTING HEIGHTS SCHEDULE
MOUNT PLUMBING FIXTURES AS SCHEDULED BELOW.

FIXTURE	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

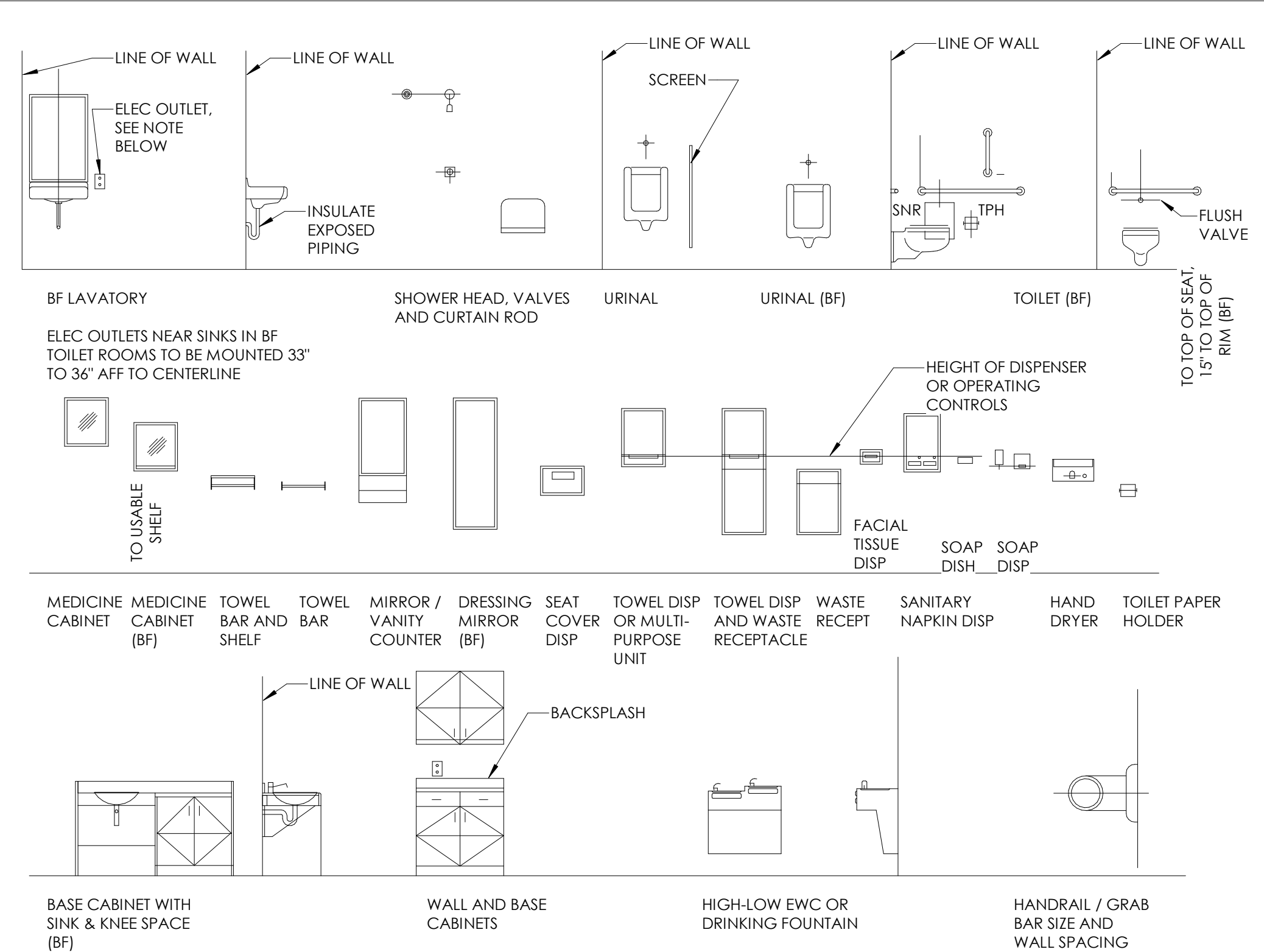
***SEE MOUNTING HEIGHTS + ABBREVIATIONS SHEET FOR VISUALS**

- PLUMBING SPECIALTIES
- 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.
 - RECESSED NONFREEZE WALL HYDRANTS: CAST-BRONZE BOX, WITH TEE HANDLE KEY, VACUUM BREAKER, HINGED LOCKING COVER, 3/4" IN INLET, AND HOSE OUTLET. PROVIDE BRONZE CASING OF SUITABLE LENGTH TO HAVE VALVE BODY INSIDE BUILDING, NOT WITHIN EXTERIOR WALL. "WOODFORD" MODEL B67, "CONBRACO" OR EQUAL.
 - BACKFLOW PREVENTER: REDUCED-PRESSURE-PRINCIPLE ASSEMBLY CONSISTING OF SHUTOFF VALVES ON INLET AND OUTLET AND STRAINER ON INLET. ASSEMBLIES SHALL INCLUDE TEST COCKS, AIR GAP DRAIN FITTING AND PRESSURE-DIFFERENTIAL RELIEF VALVE LOCATED BETWEEN 2 POSITIVE SEATING CHECK VALVES AND COMPLY WITH REQUIREMENTS OF ASSE STANDARD 1013. PRESSURE DROP THROUGH ASSEMBLY SHALL NOT EXCEED 12 PSIG. "WATTS" NO. 909 SERIES, FEBCO, APOLLO VALVES.

GENERAL PLUMBING NOTES

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

PLUMBING FIXTURES MOUNTING HEIGHTS



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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 NOTES

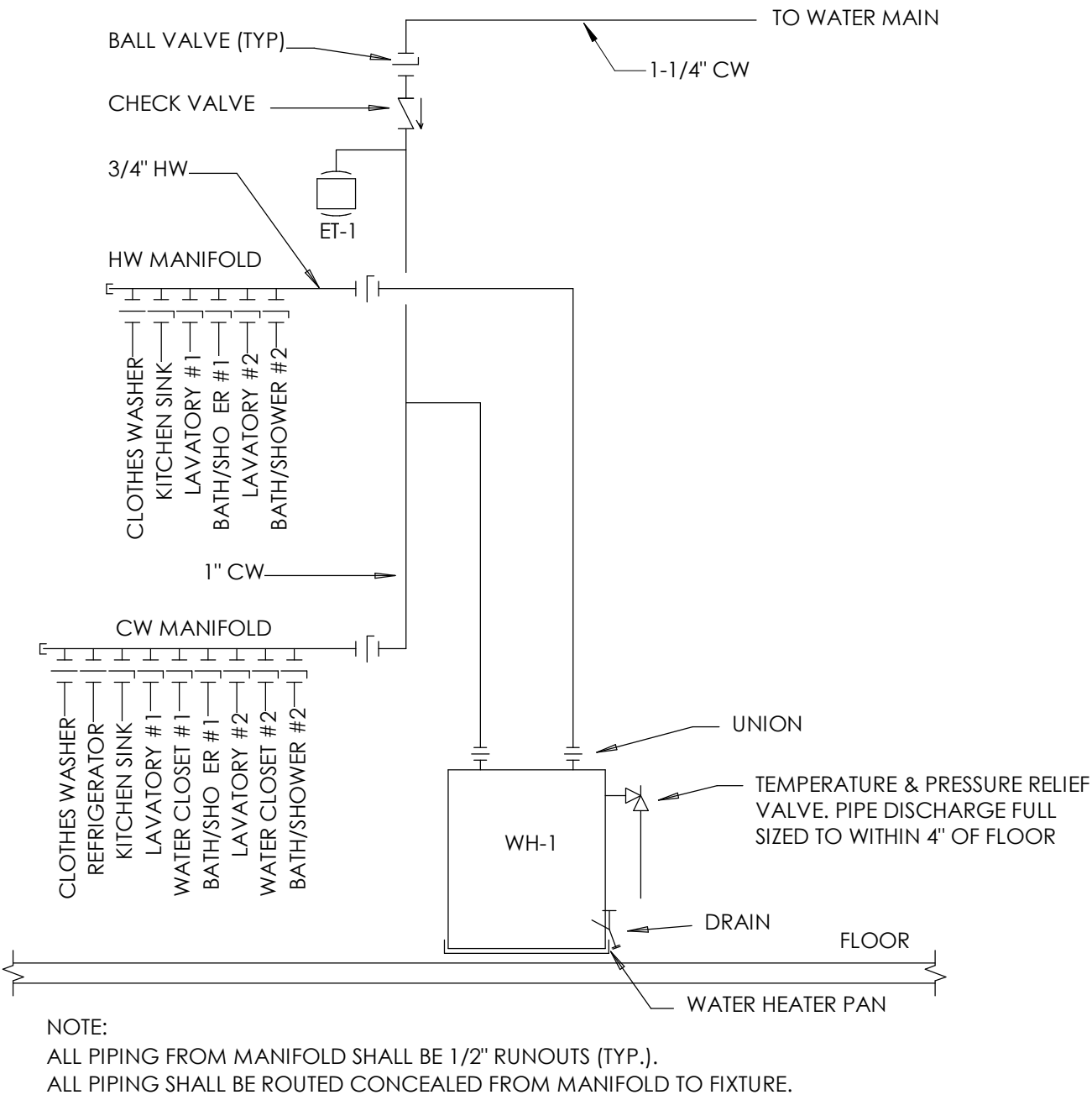
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PLUMBING GENERAL NOTES

- 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 S33000)
- 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.

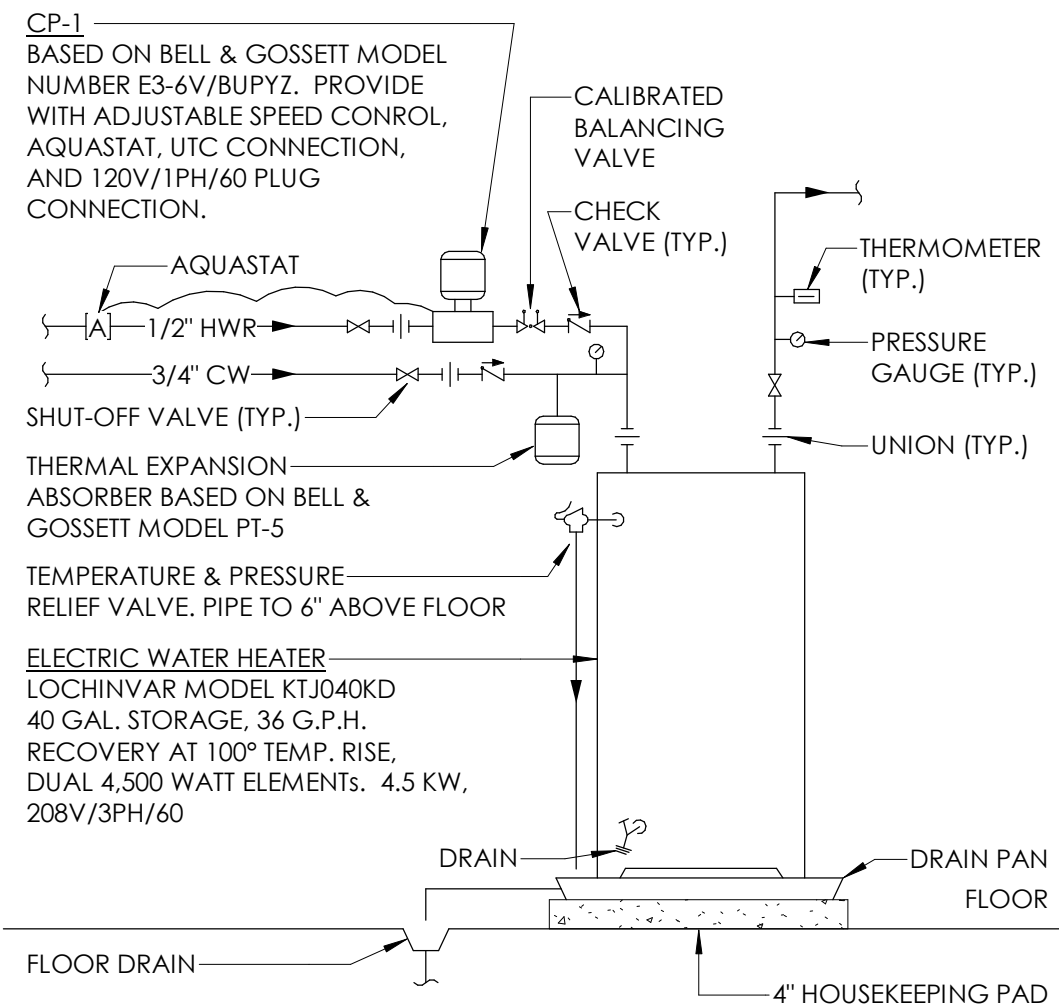
PLUMBING GENERAL NOTES (CONT.)

- 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.

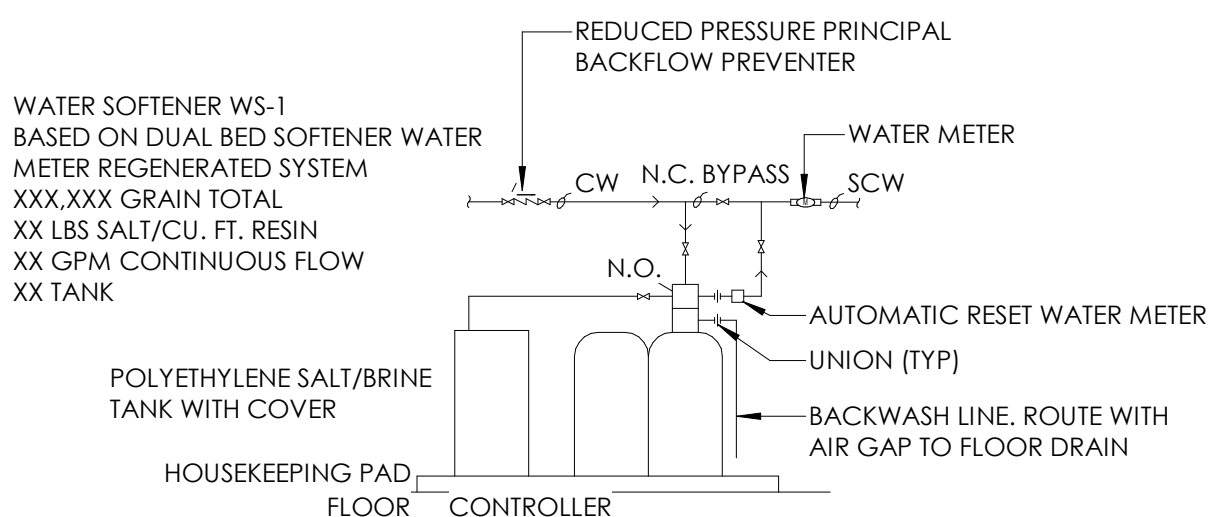


2 BATH WATER HEATER AND MANIFOLD DETAIL
NOT TO SCALE

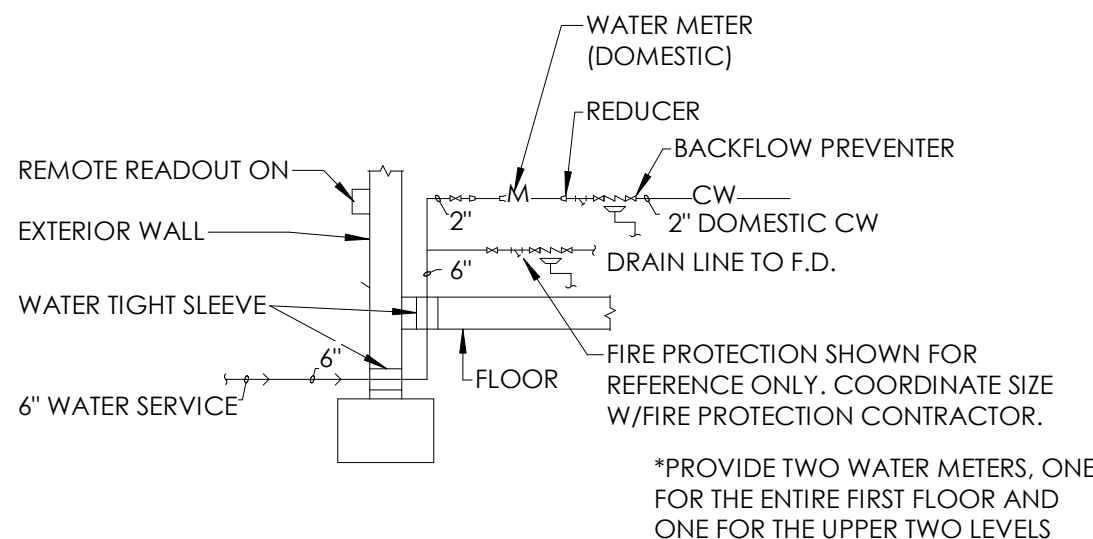
1 WATER HEATER - 20 GAL
P101 NTS



2 WATER HEATER - 40 GAL. ELEC.
P101 NTS



3 WATER SOFTENER DETAIL
P101 NTS



4 WATER SERVICE DETAIL - 2 METERS
P101 NTS



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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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CONSTRUCTION DOCUMENTS

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PROJECT NUMBER
2023.171

PLUMBING PLANS

D1.02

P102

WATER CLOSET (TANK TYPE) WC-1
WATER CLOSET (FLOOR MOUNTED): KOHLER WELLWORTH CLASSIC, TWO-PIECE ELONGATED 1.6 GPF TOILET, K-3505-SS, VITREOUS CHINA, EQUIPPED WITH SLOAN FLUSHMATE POLISHED CHROME LEFT HANDED LEVER, WITH ANTIMICROBIAL FINISH, WHITE IN COLOR. CONTRACTOR TO SUPPLY OPEN FRONT SEAT, TO MATCH. THE TOILET IS ASME A12.19.2/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 6/8" PULL-DOWN
 SPOUT, DOCKNETIK MAGNETIC DOCKING SYSTEM, AND A 3-FUNCTION SPRAYHEAD; POLISHED
 CHROME FINISH

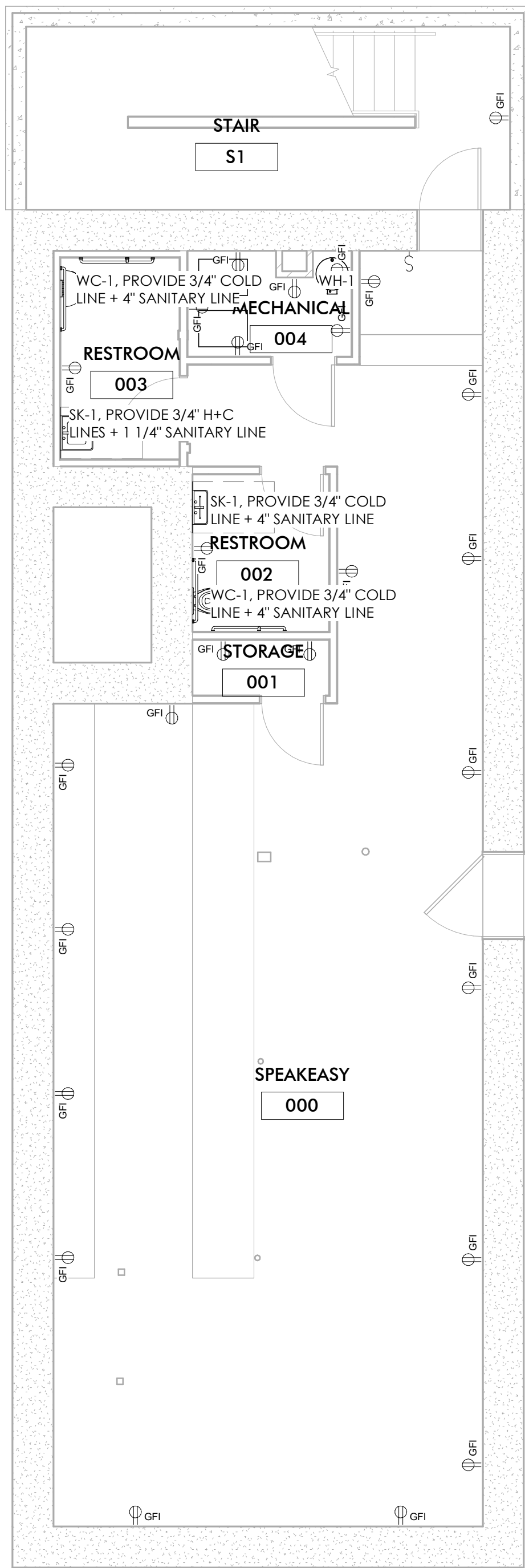
SK-3
 KOHLER KATHRYN K-2297-0 UNDERMOUNT BATHROOM SINK; 23-7/8" X 15-5/8" X 6-1/4" WHITE.
 PROVIDE WITH KOHLER KUMIN K-98827-4-CP POLISHED CHROME SINGLE-HANDLE BATHROOM SINK
 FAUCET

M8-1
MOP BASIN: ONE PIECE MOLDED IN STONE 10" HIGH 24" X 24" BASIN WITH 1" SHOULDERS AND TILING FANGES AS REQUIRED. FURNISH WITH FACTORY INSTALLED STAINLESS STEEL 3" DRAIN BODY WITH REMOVABLE STAINLESS STEEL STRAINER. MUST BE 304 DURASTONE OR EQUAL. FAUCET MUST BE CHICAGO FAUCET MODEL 19797 CRGF WITH HOLDER OR EQUAL VALVES. ROUGH CHROME PLATED CAST BRASS COMBINATION STYLE SINK FITTING WITH VACUUM BREAKER, 3/4" THREADED HOSE SPOUT, WALL BRACE, PAIL HOOK, ADJUSTABLE FEMALE SUPPLY ARMS AND INTEGRAL SPOUTS. PROVIDE WITH MUSTEE MODEL 65.600 MOP HOLDER OR EQUAL AND WITH MUSTEE MODEL 65.700 HOSE AND SS HOSE HANGER BRACKET OR EQUAL.

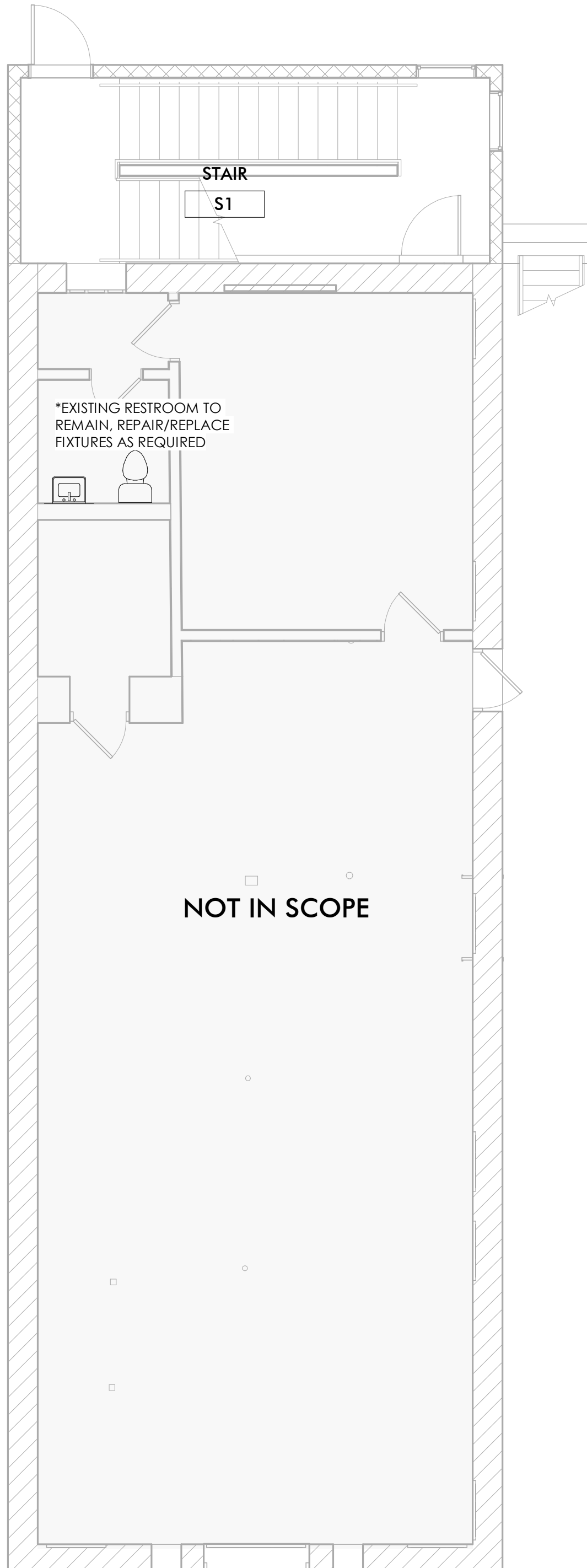
WATER HEATER WH-1
RHEEM 40 GALLON ELECTRIC OR GAS WATER HEATER - PROFESSIONAL PRESTIGE MODEL
#PROPE40T2RH95EC2

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

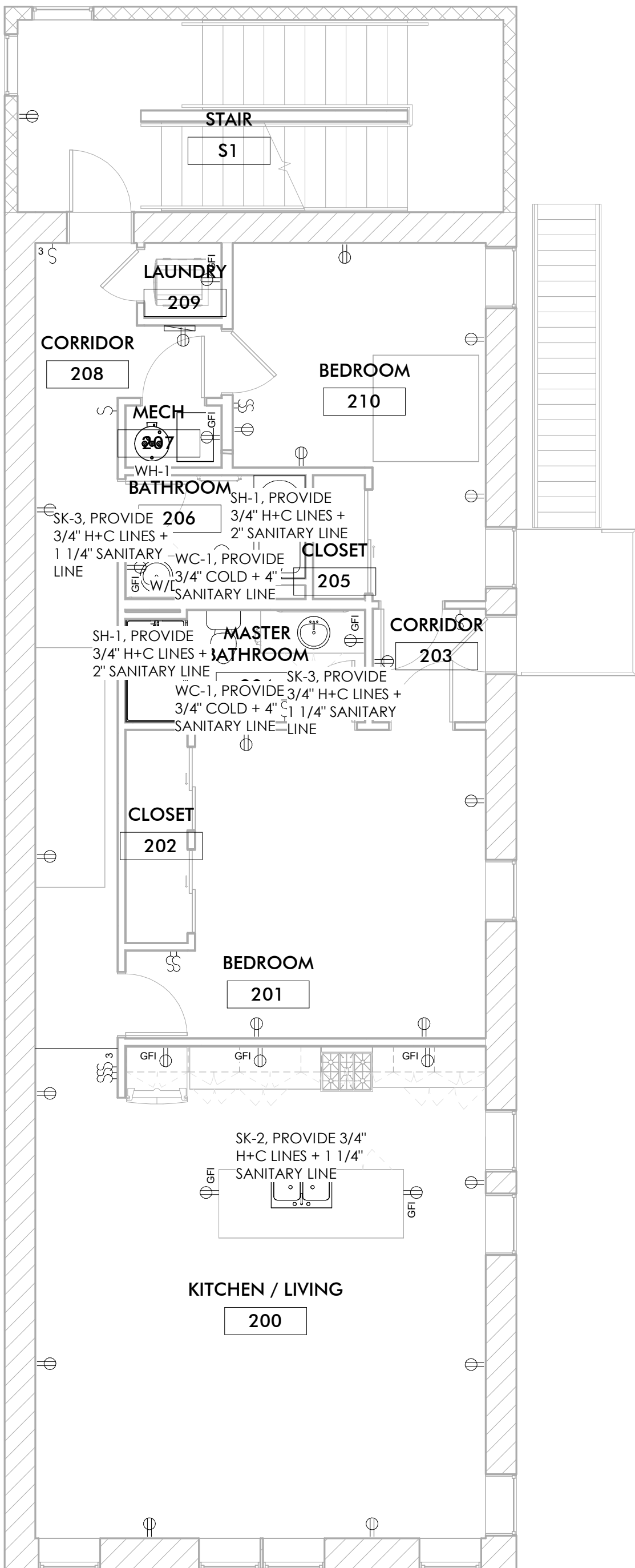
1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, AND LAWS.
2. ARRANGE AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED.
3. ALL WORK SHALL BE PERFORMED TO FACILITATE EXPEDITIOUS PROGRESS ON THE WHOLE PROJECT. COORDINATE WORK WITH OTHER TRADES TO MINIMIZE 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.



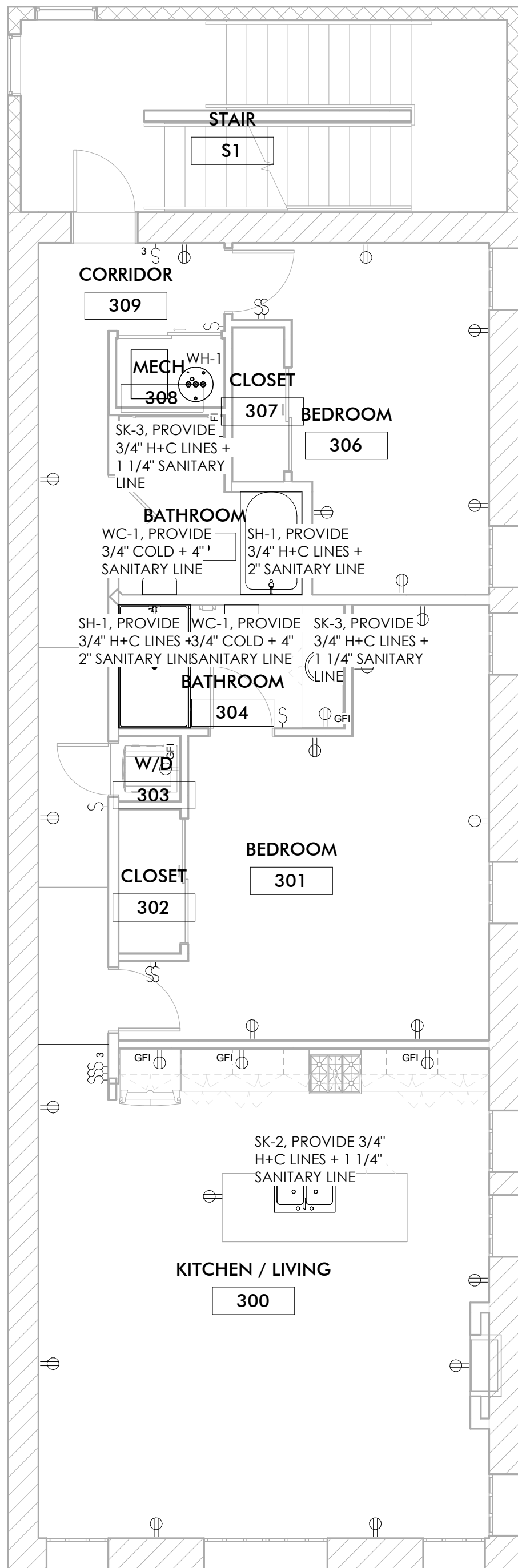
  **BASEMENT PLUMBING PLAN**
3/16" = 1'-0"



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



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



 **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

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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"

ITEM: 12.A

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Eric Zuzga, Director of Community Services
Michelle Eubank, City Clerk
DATE: July 15, 2024
SUBJECT: SET CONSTRUCTION BOARD OF APPEALS MEETING - 107 N. FOUNTAIN STREET DANGEROUS BUILDING

On June 27, 2024, a Dangerous Building Hearing was held in relation to 107 N Fountain St. After the hearing, the City Council appointed dangerous building official Bob Vertalka, issued his findings that the building in question was in fact a dangerous building. The responsible party was given 10 days to take steps towards demolishing and removing the building from the property. Additionally, the order stated that a hearing date no less than 30 days after the original hearing must be held to allow the property owner, agents, representative, or other interested parties to show any cause why this Decision and Order should not be enforced.

Per MCL 125.541, the legislative body must receive a copy of the order and request that a hearing be held to enforce the order. The Construction Board of Appeals is the appeals board within the City designated to hear this type of case. It is requested that City Council set a hearing for the Construction Board of Appeals for August 8, 2024, at 5 PM to hear any reason the order should not be enforced and potentially act on enforcing the order.

BUDGET IMPACT:

There is no budget impact to receiving the order or holding the Construction Board of Appeals meeting.

RECOMMENDATION:

Receive the Hearing Officer's Decision, Findings and Order and set a Construction Board of Appeals meeting for Thursday, August 8, 2024 at 5 PM.

STATE OF MICHIGAN

CITY OF MARSHALL, CALHOUN COUNTY

In the matter of the property and building
Located at 107 North Fountain Street
Marshall, Michigan 49068

City Tax Identification Parcel No. 13-53-024-113-00

Owner of Record: Lloyd Fowler

Dangerous Building
Matter No. 6-27-2024

HEARING OFFICER'S DECISION, FINDINGS AND ORDER

Dated: July 1, 2024

Issued by: Robert J. Vertalka, Hearing Officer

Hearing Location: The Hearing Officer conducted a hearing concerning the building and structures located at the above-captioned address on June 27, 2024 (the "Subject Property"). The hearing was held at the Marshall City Hall, 323 West Michigan Avenue, Marshall, Michigan 49068.

Appearances:

No agents, representatives or interested parties on behalf of the Subject Property Owner appeared at the hearing.

The following representatives of the City Marshall appeared ("City Representatives"):

1. Michelle Eubank, City Clerk, provided testimony
2. Martin Erskine, Marshall Fire Chief, provided testimony
3. Matt Parks, Marshall Fire Captain, provided testimony
4. Tim I. Musser, Marshall Building Official, provided testimony

Notice of Hearing: The dangerous building notice and hearing notice to the property owner and persons with potential property interests was made part of the record. The notices were mailed by both Certified Mail and Regular Mail and posted in a conspicuous place on the Subject Property prior to the hearing as required by the City's Dangerous Buildings Ordinance and State Law.

Commencement of Hearing: The hearing commenced at 4:00 pm on June 27, 2024. City Representatives and its Attorney David M. Revore were present and a call for the property owner, its agent, representatives, or interested parties was made. No response being had by the property owner, its agent, representatives or interested parties, the Hearing commenced.

The hearing officer acknowledged and accepted the appointment pursuant to the City of Marshall Michigan Resolution No. 2024-09 for the record. The qualifications of the hearing officer were summarized. The purpose and process of the hearing was set forth and made known to all in attendance. Mr. David M. Revore, Attorney for the City, presented his opening statement and called four witnesses and provided seven exhibits. The witnesses were:

1. Michelle Eubank, City Clerk, provided testimony
2. Martin Erskine, Marshall Fire Chief, provided testimony
3. Matt Parks, Marshall Fire Captain, provided testimony
4. Tim I. Musser, Marshall Building Official, provided testimony

Anthony Drake, a neighbor, provided additional testimony as a member of the public after the city presented its case.

Facts: The four City Representatives, by and through the City Attorney, presented the following exhibits and narratives of these exhibits that are made a part of the record. During the hearing, numerous photographs were introduced, explained, and presented as exhibits including notice of the hearing, history of the property, and the conditions of the Subject Property.

Exhibits: The following exhibits are made a part of the record.

- | | |
|-----------|--|
| Exhibit 1 | The City of Marshall's Property Card referencing the owner's name and address as Fowler, Lloyd (Lloyd Fowler) as reflected in City Records. |
| Exhibit 2 | The September 29, 2023 affidavit of Martin Erskin, Marshall Fire Chief, reciting his training and experience, his observations of extensive damage to the premise, and the failure of the premises at that time to be in compliance with existing health and safety standards of the city. |
| Exhibit 3 | Copy of the Notice of Dangerous Building Hearing as mailed to Lloyd Fowler, or Personal Representative of the Estate of Lloyd Fowler via US Mail and Certified Mail and as posted on the property. |
| Exhibit 4 | Receipts for mailings to Floyd Fowler, the estate of Floyd Fowler and others, as referenced in said exhibit. |
| Exhibit 5 | Photographs reflecting the posting of the Dangerous Building Notice on the Property in addition to the condition of front lawn, missing siding, and smoke stains on the front of the building. |
| Exhibit 6 | The September 8, 2023 Incident Report by Captain Matt Parks of fire and damages to the Property. |
| Exhibit 7 | Three additional photographs reflecting the present condition of the Property with an open upper-level window, burned, and collapsed roof, side wall structure, and boarded windows. |

Further Testimony of Michelle Eubank, City Clerk, testified competently that:

- 1) She is the City Clerk.
- 2) She Certified my appointment as Hearing Officer pursuant to City Council Authorization.
- 3) She notarized the affidavit of Martin Erskin, City Fire Chief (Exhibit 2).
- 4) She was aware of fire damage to the Property.
- 5) She witnessed the Property 2 weeks ago.
- 6) She has witnessed no one working or repairing the Property since the fire.
- 7) She prepared the Dangerous Building Notice and Hearing and that it was properly served.
- 8) She reviewed property records and a title search as to recorded interests and issued notices to Lloyd Fowler's last known address together with Certified and Regular Mail to Lloyd Fowler or his personal representative to the subject Property and others.
- 9) That no response was made, except from a Jason Mazzulla who asked that his address be removed from the Property Card Record. Mr. Mazzulla did not appear at this hearing.
- 10) Exhibit 4 is a proof of notices sent by her.
- 11) Exhibit 5 is a photograph of Notice as posted in front of dwelling.

Further Testimony of Martin Erskin, Marshall Fire Chief, testified competently that:

- 1) He has been the Marshall Fire Chief since May 2020 with an additional 25 years of prior experience in fire work in the City of Battle Creek.
- 2) He responded to the fire scene at the time of the fire on September 8, 2023.
- 3) He drives by the Property almost daily, the fire station being one block from the Property.
- 4) He attested to his affidavit (Exhibit 2) for a hold on the Property for fire insurance claims because of the damage and condition he saw at the Property at the time of the fire.

- 5) He witnessed severe damage to the “B” and “C” sides of the property, including heavy smoke, and fire damage (“B” side is the south side of the building and “C” side is the rear side of the building).
- 6) He has not witnessed any actions or repairs on the subject property since the fire other than boarding of the structure.
- 7) He believes that the Property is a total loss and cannot be economically repaired.
- 8) He saw fire damage to structural components including the roof caved in.
- 9) He saw the possibility of collapse of the building should someone enter.
- 10) He said the photographs are an accurate reflection of the condition of the Property.
- 11) He witnessed, and the exhibits reflect, open areas of the roof, missing siding, and window openings that are exposed to the elements.
- 12) He has witnessed trespassers on the Property.
- 13) He testified that the Property should be razed.

Further Testimony of Matt Parks, Marshall Fire Captain, testified competently that:

- 1) He is a 13 years veteran with the City’s Fire Department.
- 2) He was present on the date of the fire (September 8, 2023).
- 3) He witnessed flames running through the roof.
- 4) He witnessed heavy smoke damage to the first floor and second floor.
- 5) He testified that the Property sustained significant damage especially to the second floor, where floor structures were weak due to the fire.
- 6) He testified that he limited the fire personal on the second level because of structural fire damage and concern for the collapse of the second level.
- 7) He testified that should the second level collapse, any person on the first level would be injured.
- 8) If people came on to property they could be injured.
- 9) Exhibit 7 accurately displays the condition of the property today.

- 10) He testified that as to the first level damage, that the fire originated in the laundry area and that all walls and wall coverings are burned.
- 11) He testified the wiring in the rear of house needs replacement.
- 12) He testified the second level fire path went vertical thru the floor system and the roof.
- 13) He testified, and exhibits support, that some ground level windows are boarded, some upper-level windows are open, there is hole in the structure from outside where the area of origin was, there is missing siding, and the Property is not weather tight.

Further Testimony of Tim I. Musser, Marshall Building Official testified competently that:

- 1) He has 27 years as a building official, with 26 years remodeling experience prior.
- 2) He testified that the Property is a Dangerous Building as defined in the statute.
- 3) He testified that there are multiple sections of the Dangerous Building Ordinance that apply to the subject Property including, Section “G” (wind, fire, flood, attractive nuisance); Section “A” (not up to fire code); section “B” (being a blighted structure subject to collapse)
- 4) He testified that the Property has not been repaired or improved.
- 5) He testified that building permits would be required for repair to the subject and that no permits have been sought.
- 6) He testified that the Property is Unsafe for the purpose of housing.
- 7) He testified the Property could injure the health, safety, and welfare of members of the public.
- 8) He testified trespassers could access the property.
- 9) He testified the Property should be demolished.

Further Testimony from Anothony Drake, a Members of the Public: was offered after the city officials’ testimony. Mr. Drake testified competently that:

- 1) Is the owner of the adjacent property.
- 2) He agreed with the description of the Property as testified to by the City Officials.
- 3) That he has witnessed trespassers and vermin on the subject site.

The Hearing Officer Finds, based on the testimony, documents, photographs, and exhibits submitted at the hearing, that:

- 1) There was a fire at the Property on or about September 8, 2023.
- 2) That that fire caused extensive damage to the interior and exterior of the Property.
- 3) That recent photographic exhibits and testimony indicated that the damage exists as of the date of this hearing.
- 4) That notices have been properly sent as provided by the Ordinance and as testified to at hearing.
- 5) That no corrective actions have been taken.
- 6) That the Property is an unsafe and dangerous structure.
- 7) That the building or structure on the Subject Property constitutes a dangerous building as defined by the housing Laws of Michigan, MCL 125.521 *et seq.* and adopted by the City.
- 8) I further find in a summary fashion as to the Ordinance:
- 9) A passageway, stairway or other means of exit does not conform to the approved fire code (subsection a).
- 10) That a portion of the building has been damaged by fire, deterioration, neglect, or other cause so that the structural strength or stability of the building is appreciably less than before the fire (subsection b).
- 11) A part of the building is likely to fall or collapse and injure persons or damage property (subsection c).
- 12) The building, or a part of the building, is manifestly unsafe for the purpose for which it used (subsection f).
- 13) That the building is damaged by fire, is dilapidate or deteriorated, and has become an attractive nuisance to children who might play in the building (subsection g).
- 14) That the building is vacant, dilapidated, and open at a door or window, leaving the interior of the building exposed to the elements. (subsection i).

NOW, THEREFORE, THE HEARING OFFICER ORDERS AND FINDS that the subject Property is a Dangerous Building under the terms of the Laws of Michigan, MCL 125.521 *et seq.* and as adopted by the City and that the property owner or its agents, representatives, or interested

parties shall take steps to demolish and remove the building and structures from the property within ten (10) days from the date of this Decision and Order.

Since the property owner, agents, representative, or other interested parties failed to appear at the June 27, 2024 hearing, this Decision and Order is being filed with the City Clerk. The Hearing Officer requests that necessary action be taken to enforce this Decision and Order. A copy of this Decision and Order shall also be served on the property owner by the City Clerk in the manner prescribed in MCL 125.540(5) and the Marshall City Dangerous Buildings Ordinance.

The City shall fix a date at least 30 days after the June 27, 2024 hearing date for a hearing on these findings and this Decision and Order, and shall give notice to the property owner in the manner prescribed in MCL 125.540(5) and the City Dangerous Buildings Ordinance. At the hearing, the property owner, agents, representative, or other interested parties will be given the opportunity to show cause why this Decision and Order should not be enforced.

Failure to comply with the City's Order following such hearing may subject the property owner to responsibility for the City's costs of demolition, including but not limited to fees paid to hearing officers, costs of title searches or commitments used to determine the parties interests, recording fees for notices and liens filed with the County register of deeds, demolition and dumping charges, court report attendance fees, and cost of the collection of the charges authorized under the act and that all such costs and fees be added to the tax roll of the subject property.

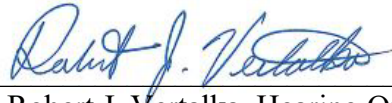
Dated: July 1, 2024



Robert J. Vertalka, Hearing Officer

ORDER CERTIFICATE OF SERVICE

Robert J. Vertalka, Hearing Officer, states that on July 1, 2024, he caused a copy of this Decision, Findings and Order was served upon City Attorney David M. Revore and City Clerk Michelle Eubank by email, with instructions that the City Clerk provide notice of this Decision, Findings, and Order to all interested parties and, for posting of this decision on the Property.

A handwritten signature in blue ink, reading "Robert J. Vertalka", is positioned above a horizontal line.

Robert J. Vertalka, Hearing Officer

ITEM: 12.B

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Michelle Eubank, City Clerk
DATE: July 15, 2024
SUBJECT: **FOIA FEE APPEAL REQUEST - MR. GLEN KOWALSKE - FOIA #2024-114**

On June 13, 2024, Glenn Kowalske submitted a FOIA request for the following:

1. "Records from the City Treasurer's office (reviewed on an annual basis)"
2. "Records in the City Clerk's office (individual contracts), within our assessing database (includes a note of transfer expiration date)"
3. "Access to records that the engineering office maintains in an electronic City GIS map related to the zoning of the transferred parcels"

Additional clarification was requested from Mr. Kowalske, who clarified he was looking for the above in relation to all PA 425 agreements between the City of Marshall and Marshall Township. On June 20, 2024, an extension was claimed by the Clerk's office for additional time to locate and review the documents. After reviewing the request and speaking with the directors of those departments, a time estimate to comply with the request was received from each department. The City Clerk's office sent Mr. Kowalske a deposit request on June 28, 2024, for the amount of \$135.86, which accounts for half of the estimated total amount of the time spent on this request per our FOIA policy.

On July 9, 2024, Mr. Kowalske submitted an appeal permissible under MCL 15.240, to the City Council (Head of the Public Body), as he believes this to be a readily available document.

Per MCL 15.240a, the fee appeal request is deemed received at the time of the City Council's next regularly scheduled meeting, being July 15, 2024. At that time, City Council has 10 business days in which to do one of the following:

- a) Waive the fee
- b) Reduce the fee and issue a written determination to the requesting person indicating the specific basis under MCL 15.234 that supports the required fee. The determination shall include a certification from the head of the public body that the statements in the determination are accurate and that the fee amount complies with the publicly available procedures and guidelines.
- c) Uphold the fee and issue a written determination to the requesting person indicating the specific basis under MCL 15.234 that supports the required fee. The determination shall include a certification from the head of the public body that the statements in the determination are

accurate and that the fee amount complies with the publicly available procedures and guidelines.

d) Issue a notice extending for not more than 10 business days the period during which the head of the public body must respond to the written appeal.

BUDGET IMPACT:

Any reduction in fee would reduce the cost recovery for the employees' time spent on this request.

RECOMMENDATION:

Hear the appeal under MCL 15.240 and provide direction to the City Administration on a response to Mr. Kowalske.



323 W Michigan Ave, Marshall, MI 49068

P 269.781.5183 F 269.781.3835

cityofmarshall.com

June 28, 2024

Via Email Delivery: glenn@kowalske.net

Glenn Kowalske
15548 17 ½ Mile Rd
Marshall, MI 49068

Re: Freedom of Information Act Request dated June 13, 2024

Dear Mr. Kowalske,

I write in response to your Freedom of Information Act (FOIA) request, dated and received by the City of Marshall ("City") on Thursday, June 13, 2024 via email. On June 21, 2024 the city took a 10 day extension. You request the following:

- "1. "Records from the City Treasurer's office tracking PA 425 parcel transfers from Marshall Township to the City of Marshall"
2. "Records in the City Clerk's office (individual contracts), within the City of Marshall's assessing database (includes a note of transfer expiration date) tracking PA 425 parcel transfers from Marshall Township to the City of Marshall"
3. "Access to records that the engineering office maintains in an electronic City GIS map related to the zoning of the transferred parcels that track PA 425 parcel transfers from Marshall Township to the City of Marshall"

Your request will be granted to the extent that documents exist and subject to any lawful redactions. The City of Marshall requires a deposit to process your FOIA request. (See enclosure; MCL 15.234(8).)

Please be advised that unless the City receives your deposit within 48 days of the date of City's first response letter, being August 15, 2024 the City will determine your FOIA request to be abandoned, as provided under Michigan law, MCL 15.234(14), as the City has no obligation nor duty to fulfil an abandoned FOIA request. Any FOIA request that was previously abandoned must be submitted under a new FOIA request. City may destroy all records in accordance with applicable state and federal retention schedules, including prior FOIA requests that were abandoned.

We estimate needing approximately 14 days from the time your deposit is received to the time documents will be ready for release. At that time final payment will be due before records are released.

Please take notice that if the good faith deposit of \$ 135.86, is not received on or before August 15, 2024, your request will be determined as abandoned.

Very truly yours

Michelle Eubank, City Clerk
FOIA Coordinator

FREEDOM OF INFORMATION ACT DETAILED ITEMIZATION OF FEES

Requestor's name and address: Glenn Kowalske 15548 17 1/2 Mile Rd Marshall, MI 49068		Hand-Delivered U.S. Mail <u>E-mail</u> Fax Other
FEE CALCULATION		AMOUNT
Labor costs* to search, locate, and examine: See attached breakdown		255.79
Hours x \$ _____ (hourly wage) x ____ % (multiplier for fringe benefits, not to exceed 50% or actual cost of fringe benefits)		\$
Labor costs* for review and separation of exempt from non-exempt material:		
_____ Hours x \$ _____ (hourly wage) x ____ % (multiplier for fringe benefits, not to exceed 50% or actual cost of fringe benefits)		\$
Labor costs* to duplicate or publish:		
.5 Hours x \$ 21.22 (hourly wage) x 50 % (multiplier for fringe benefits, not to exceed 50% or actual cost of fringe benefits)		15.92
Duplication and publication: Describe (copying, scanning, etc.)		
\$ _____ (cost per page) x _____ number of pages		\$
Non-paper physical media: Describe (e.g. CD's, DVD's, flash drive, etc.) and list actual costs.		\$
Mailing: Describe and list actual costs.		\$
Less waiver for indigent persons (\$20.00)**		\$
Less reduction for untimely response:		
\$ _____ subtotal x 5% reduction per day x _____ days		\$
If the total fee is more than \$50.00, you will be asked to pay a deposit of one-half of the amount of the total fee. <u>The total fee and deposit are estimates</u> , and your final costs may vary from these amounts. ***		Deposit: 135.86
Part or all of the documents requested are available online at: If you prefer to have copies of these documents sent to you, please forward payment to the City for processing.		\$
Balance to be paid: ***		\$
Make Check/Money Order payable and mail to:	City of Marshall 323 W Michigan Ave Marshall, MI 49068	

*Labor costs will be calculated using the lowest paid City employee capable of each task.

** You must submit an affidavit of indigence to qualify for this fee waiver.

PER MCL 15.234(14), if the good-faith deposit is not received by 8/15/24 (48 days after the notice is sent) the request will be considered "ABANDONED".*PER MCL 15.234(8), It is estimated to take 2 weeks from the receipt of deposit to process the request.



Cost Estimate Breakdown for Labor Costs for FOIA #2024-114

Labor Costs

- GIS .5 hours @ \$29.1542 + 35% multiplier for fringe benefits= \$19.68
- Finance 1.5 hours @ \$31.4695 + 45% multiplier for fringe benefits= \$47.13
- Assessing 2.5 hours @ \$46.56 +35% multiplier for fringe benefits = \$157.15
- Clerk 1 hour @ \$21.22 + 50% multiplier for fringe benefits = \$31.83

TOTAL LABOR COSTS \$255.79

ITEM: 12.C

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Michelle Eubank, City Clerk
DATE: July 15, 2024
SUBJECT: **FOIA FEE APPEAL REQUEST - MR. GLENN KOWALSKE - FOIA #2024-115**

On June 20, 2024, Glenn Kowalske submitted a FOIA request for all payments or revenue received from MAEDA, MEDC and the State of Michigan for the years 2023 and 2024 to current, including detail on the purpose of the payment.

After reviewing the request and speaking with the Director of the Finance Department, a time estimate to comply with the request was developed. It was determined that there is no single document that provides the details requested and that individual receipts would need to be pulled to comply. The City Clerk's office sent Mr. Kowalske a deposit request on June 28, 2024, for the amount of \$59.89, which accounts for half of the estimated total amount for the time spent on this request per our FOIA policy.

On July 9, 2024, Mr. Kowalske submitted an appeal permissible under MCL 15.240, to the City Council (Head of the Public Body), as he believes this to be a simple single document and that this is obstructionist.

Per MCL 15.240a, the fee appeal request is deemed received at the time of the City Council's next regularly scheduled meeting, being July 15, 2024. At that time, City Council has 10 business days in which to do one of the following:

- a) Waive the fee
- b) Reduce the fee and issue a written determination to the requesting person indicating the specific basis under MCL 15.234 that supports the required fee. The determination shall include a certification from the head of the public body that the statements in the determination are accurate and that the fee amount complies with the publicly available procedures and guidelines.
- c) Uphold the fee and issue a written determination to the requesting person indicating the specific basis under MCL 15.234 that supports the required fee. The determination shall include a certification from the head of the public body that the statements in the determination are accurate and that the fee amount complies with the publicly available procedures and guidelines.
- d) Issue a notice extending for not more than 10 business days the period during which the head of the public body must respond to the written appeal.

BUDGET IMPACT:

Any reduction in fee would reduce the cost recovery for the employees' time spent on this request.

RECOMMENDATION:

Hear the appeal under MCL 15.240 and provide direction to the City Administration on a response to Mr. Kowalske.



323 W Michigan Ave, Marshall, MI 49068
P 269.781.5183 F 269.781.3835
cityofmarshall.com

June 28, 2024

Via Email Delivery: glenn@kowalske.net

Glenn Kowalske
15548 17 ½ Mile Rd
Marshall, MI 49068

Re: Freedom of Information Act Request dated June 20, 2024

Dear Mr. Kowalske,

I write in response to your Freedom of Information Act (FOIA) request, dated and received by the City of Marshall ("City") on Thursday, June 20, 2024 via email.

By the Freedom of Information Act (FOIA), I would like the latest document, or documents, that show 2023 Total and 2024 Year-to-Date City of Marshall revenue, or payments, from:

1. Marshall Area Economic Alliance (MAEDA)
2. Michigan Economic Development Corporation (MEDC)
3. State of Michigan

If available, this report would show the purpose of the payment or revenue.

Your request will be granted to the extent that documents exist and subject to any lawful redactions. The City of Marshall requires a deposit to process your FOIA request. (See enclosure; MCL 15.234(8).)

Please be advised that unless the City receives your deposit within 48 days of the date of City's first response letter, being August 15, 2024 the City will determine your FOIA request to be abandoned, as provided under Michigan law, MCL 15.234(14), as the City has no obligation nor duty to fulfil an abandoned FOIA request. Any FOIA request that was previously abandoned must be submitted under a new FOIA request. City may destroy all records in accordance with applicable state and federal retention schedules, including prior FOIA requests that were abandoned.

We estimate needing approximately 7 days from the time your deposit is received to the time documents will be ready for release. At that time final payment will be due before records are released.

Please take notice that if the good faith deposit of \$ 59.89, is not received on or before August 15, 2024, your request will be determined as abandoned.

Very truly yours

Michelle Eubank, City Clerk
FOIA Coordinator

FREEDOM OF INFORMATION ACT DETAILED ITEMIZATION OF FEES

Requestor's name and address: Glenn Kowalske 15548 17 1/2 Mile Rd Marshall, MI 49068		Hand-Delivered U.S. Mail <u>E-mail</u> Fax Other
FEE CALCULATION		AMOUNT
Labor costs* to search, locate, and examine: 2.5 Hours x \$ 31.47 (hourly wage) x 40% (multiplier for fringe benefits, not to exceed 50% or actual cost of fringe benefits)		\$ 110.15
Labor costs* for review and separation of exempt from non-exempt material: ____ Hours x \$ ____ (hourly wage) x ____% (multiplier for fringe benefits, not to exceed 50% or actual cost of fringe benefits)		\$
Labor costs* to duplicate or publish: .5 Hours x \$ 21.22 (hourly wage) x 50% (multiplier for fringe benefits, not to exceed 50% or actual cost of fringe benefits)		\$ 15.90
Duplication and publication: Describe (copying, scanning, etc.) \$ ____ (cost per page) x ____ number of pages		\$
Non-paper physical media: Describe (e.g. CD's, DVD's, flash drive, etc.) and list actual costs.		\$
Mailing: Describe and list actual costs.		\$
Less waiver for indigent persons (\$20.00)**		\$
Less reduction for untimely response: \$ 126.07 subtotal x 5% reduction per day x 1 days		\$ 119.22
If the total fee is more than \$50.00, you will be asked to pay a deposit of one-half of the amount of the total fee. <u>The total fee and deposit are estimates</u> , and your final costs may vary from these amounts. ***		Deposit: \$
Part or all of the documents requested are available online at: If you prefer to have copies of these documents sent to you, please forward payment to the City for processing.		\$ 59.89
Balance to be paid: ***		\$
Make Check/Money Order payable and mail to:	City of Marshall 323 W Michigan Ave Marshall, MI 49068	

*Labor costs will be calculated using the lowest paid City employee capable of each task.

** You must submit an affidavit of indigence to qualify for this fee waiver.

PER MCL 15.234(14), if the good-faith deposit is not received by 8/15/24 (48 days after the notice is sent) the request will be considered "ABANDONED".*PER MCL 15.234(8), It is estimated to take 1 week from the receipt of deposit to process the request.