

Agenda

Historic District Commission

City of Kalamazoo



Tuesday, February 20, 2024

5:00 PM

City Commission Chambers at City Hall – 241 West South Street

A. CALL TO ORDER/ROLL CALL

1. 1. Kristi Breisach
2. Andrew Grayson
3. James Johnson
4. Dan Kastner - Chair
5. Eric Stucky
6. Dana Underwood - Vice-Chair

B. ADOPTION OF FORMAL AGENDA

C. APPROVAL OF MINUTES

1. Approval of the minutes from the Historic District Commission meeting on 16 January 2024

D. PUBLIC COMMENTS

E. APPLICATION REVIEWS

1. 530 W South - Alterations/ Repairs (installation of barrier free ramp, installation of sign, repair of porte cohere pillars) PPZ24-0002
Year Built: 1878
Style: Italianate
Historic District: South Street - Vine Area
2. 229 E Michigan - Alteration (Installation of 1 internally illuminated projecting wall sign) PPZ24-0001
Year Built: 1891
Style: Queen Anne
Historic District: Haymarket
3. 229 E Michigan - Alteration (Installation of ADA automatic door openers and service window installation on west side) PB24-0003
Year Built: 1891

Style: Queen Anne
Historic District: Haymarket

4. 409 W Dutton St - Alteration (Removal of rear porch, installation of new basement door) PPZ24-0004
Year Built: 1903
Style: Vernacular
Historic District: South Street - Vine Area
5. 266 E Michigan - Alteration (New elevator shaft at rear of building. New windows throughout building) PPZ24-0005
Year Built: 1900
Style: Commercial
Historic District: Haymarket

F. COORDINATOR'S REPORT

1. Coordinator's Report

G. ADJOURNMENT

DISCLAIMER

Chapter 16, Section 22 of the City of Kalamazoo Code of Ordinance states:

Historical preservation is a public purpose. To serve that purpose, the Historic District Commission is hereby charged with the following responsibilities:

- a) The Kalamazoo Historic District Commission is empowered to regulate Work on the exterior of historic resources and non-historic resources in historic districts in the City of Kalamazoo and shall otherwise have all powers invested in Historic District Commissions pursuant to the Local Historic Districts Act, MCLA § 399.201 et seq. 1970 PA 169, as Amended 1992.
- b) To regulate Work on resources which, by City ordinance, are historic or non-historic resources located within local historic districts, including but not limited to the moving of any structure into or out of, or the building of any structure in, an historic district.

The following documents are available in the Community Planning and Economic Development Department located at 245 North Rose Street. These documents will help assist property owners in understanding the responsibilities of owning property in a local historic district: MCLA § 399.201 et seq. 1970 PA 169 as Amended 1992 (Michigan Local Historic District Act); Code of Ordinances City of Kalamazoo, Michigan (Chapter 16 - Historic District); Secretary of the Interiors Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings, 1990; Standards and Guidelines for Kalamazoo Historic Districts, and maps of Kalamazoo Local Historic Districts. These documents and maps are also available on the city of Kalamazoo website at www.kalamazoocity.org/historicpreservation.

GUIDELINES FOR PUBLIC PARTICIPATION AT HDC MEETINGS

The Historic District Commission recognizes that citizens who make the effort to attend a Commission meeting often feel passionately about an issue. The following guidelines are not meant to discourage individual expression; rather, they exist to facilitate the orderly conduct of business and to ensure that all citizens who wish to address the Historic District Commission are able to do so in an atmosphere of civility and respect.

- Out of respect for business being conducted during the meeting, turn off all cell phones and pagers prior to the meeting.
- Citizens have opportunities to address the Historic District Commission at the following times during a meeting:
 - Address Non-agenda items at the beginning of the meeting. If you wish to speak about a specific review, please wait until that review comes to the commission.
 - Consideration of Regular Agenda items. Citizens are permitted to speak to the Commission on project reviews after the applicant has made their presentation and prior to the Historic District Commission discussion. The Chair will call for comments from the public.

A Note on Quorum and Historic District Commission Decisions

City of Kalamazoo Code of Ordinance – Chapter 16 – Historic District Commission – section 19 states: “A majority of the members of the Commission shall constitute a quorum. A majority of the appointed members is required to take action on all matters not of an administrative nature, but a majority of a quorum may deal with administrative matters.” All applicants should be aware that the minimum of four of the commissioners must vote for a motion for a decision to be made in all actions. Applicants may choose to postpone their review to the next regularly scheduled meeting of the commission before the commission begins their deliberations if fewer than seven commissioners are present. The postponement form is available from the coordinator and must be filled out and signed before the applicant leaves the meeting.

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda – Tuesday, January 16th, 2024

5:00 pm

241 W. South St. Kalamazoo, MI 49007

I. Call to Order: Mr. Kastner called the meeting to order at 5:00 PM

II. Roll Call & Approval of Absences:

Eric Stucky-Present

Andrew Grayson- Absent

Dana Underwood – Present

Kristi Breisach- Present

James Johnson-Present

Dan Kastner- Present

Motion made by Ms. Underwood to approve the absence of Mr. Grayson with a 2nd by Mr. Stucky; all commissioners approve.

III. Approval of Agenda: No changes. Motion made by Mr. Johnson to approve the agenda with a 2nd by Ms. Underwood; all commissioners approve.

IV. Approval of Minutes: October 17, 2023 & Decem 19, 2023

Motion made by Mr. Johnson to approve the minutes with a second by Ms. Breisach; all commissioners approve.

V. Public Comment on non-agenda items: No comments or guests

VI. OLD BUSINESS: None

NEW BUSINESS:

A)	Multiple Potential Addresses	5:02PM	Infill Construction- Pre-approval of 9 House styles with three variants
	Year Built: New Construction		Style: Multiple (vernacular, craftsman & Traditional/Colonial
			Historic District: Multiple

Ms. Parsons and Ms. Griffin presented a PowerPoint presentation regarding a project for multiple potential addresses to use pre-approved housing plans for infill construction. This project has been in the making for 2 years. Ms. Parson and Ms. Griffin have worked with Public Services, CPED, Fire Marshall, Development Community, LISC and Jim Kumon on the plans being presented. They are presenting 8 different building types with different types of sizes and unit types. Each building type offers 3 different elevation options which include vernacular, colonial and craftsman. The houses can be built on 3 different lot types such as a corner lot, an interior lot with alley access and an interior lot without alley access. Mr. Kastner is curious as to who is selling the plans, and the city will be the ones

selling the plans and will be bundling the permit cost. Ms. Parsons notes that most of the vacant lots in the city are now eligible based on the new zoning codes and the plans do offer a narrower option or a smaller cottage option. Ms. Parsons states that the plans are meant to be followed as submitted and if they are deviated from then they will need new approval. These types of plans do not do away with having inspections done. Ms. Griffin assures the commissioners that the appropriate size for windows is noted in the plans. The plans are meant to follow the standard 9 for historic standards and guidelines. Ms. Parsons note that they are not looking to see these to any large developers and more aimed to neighborhood builders. These plans are not meant to be designed for short term rentals. These plans financially are not only saving in permit costs but are saving in the overhead in developing the plans. Ms. Underwood makes motion to approve a Certificate of Appropriateness for the work as described in the application for the infill construction pre-approved plans as presenters as the proposed work complies with the Secretary of the Interior standards 9 and 10 relevant to new additions and new constructions with a second by Mr. Johnson. All commissioners approve. Ms. Breisach makes motion to approve a Certificate of Appropriateness for the work as described in the application the proposed work complies with the Secretary of the Interior standards 1, 2 and 9 with the door being approved administratively with a second by Mr. Stucky. All commissioners approve.

B)	808 W South St	6:23PM	Alteration – Rear porch third story
			Retroactive Review
	Year Built: 1900		Style: Greek Revival
			Historic District: South St Vine Area

Applicant is not present, and application has already been postponed once. Mr. Johnson will not be voting on this application as he is a former tenant and knows the applicant personally so this would mean it would need to be a unanimous vote. This application is a retroactive application. The deck is not original to the home and is very visible from the road but does have a door leading to this area. Also wanted to note that the home that was next door burned down and if the home was still standing then this would not be visible from the street. Ms. Underwood makes motion to approve a Certificate of Appropriateness for the work as described in the application The proposed work complies with the Secretary of the Interior standards 1, 2, 9 and 10 with a second by Mr. Stucky. Roll call has 2 commissioners yes and 2 commissioners no with Mr. Johnson not voting so the application did not pass.

C)	723 Mc Courtie	5:57PM	Alteration- Rear window and front door
	Year Built: 1885		Style: Vernacular
			Historic District: South Street-Vine Area

Mr. Barnard is looking to replace a front door and 2nd story rear window. The window is rear facing and is not visible from the front of the property. The window does not have appropriate egress and they are looking to replace the window with a wooden window. The current front door is a metal door, and they are looking to replace it with something that is more in character with the house possibly a wood door. The window on the 2nd floor will need to be widened for it to be considered an egress appropriate window. When the door is chosen it can be administratively approved by the historic coordinator. Ms. Breisach makes motion to approve a Certificate of Appropriateness for the work as described in the application the proposed work complies with the Secretary of the Interior standards 1, 2 and 9 with the

door being approved administratively with a second by Mr. Stucky. All commissioners approve.

E)	712 Willard Year Built: 1895	6:03PM	Alteration – Porch restoration Style: Queen Anne Historic District: Stuart
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Mr. Clark is the current owner of 712 Willard and is working on the restoration of the porch. The porch currently has some structural and water damage. They are also looking to repair and or replace the columns and spindles. Mr. Clark doesn't believe that the columns can be repaired and is wanting to replace them all to make the porch more structurally sound and to have them all match and the columns would remain wood. Mr. Clark is also looking to replace the railings and are not original to the structure and restore the spindles to the historic standards. They are also looking to widen the staircase to match the width of the columns. Mr. Clark will also be repairing the railing and will be in comparison in height with the height of the window. Mr. Johnson makes motion to approve a Certificate of Appropriateness for the work as described in the application the proposed work complies with the Secretary of the Interior standards 1, 2 and 10 with a second by Ms. Underwood. All commissioners approve.

F)	151 Prospect Year Built: 1888	6:16PM	Alteration- Rear door replacement Style: Prairie Historic District: West Main Hill
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Mr. Nielsen is looking to change a current door and change the swing direction. The door will remain the same size and same style with the half-light. They are unsure if the door is the original or not or was put in near the original construction of the property. The current door is drafty and not closing correctly and the old hardware is broken. This door is at the rear of the property and is not a character defining feature of the home. Mr. Nielsen will be purchasing from with Lowes or Home Depot. Mr. Johnson notes that he would prefer wood as it is a prominent feature of the home. Mr. Stucky makes motion to approve a Certificate of Appropriateness for the work as described in the application of the install of a wood door, the proposed work complies with the Secretary of the Interior standards 1, 2 and 10 with a second from Mr. Johnson. All commissioners approve.

VII. Coordinators Report:

- Minimal applications so far as year is just beginning.
- Conference in May and has funding for commissioners to attend with an a la carte option.

VIII. Adjournment

Motion made to adjourn the meeting by Ms. Underwood with a 2nd by Mr Stucky. Meeting adjourned at 6:37 PM.

Chairperson

Date

Historic Preservation Coordinator

Date

Recording secretary

Date



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: February 20, 2024

SUBJECT: 1. 530 W South - Alterations/ Repairs (installation of barrier free ramp, installation of sign, repair of porte cohere pillars) PPZ24-0002

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: Fix and finish the concrete pillar in order to provide a safer environment for the patrons. Then cover pillar with the existing wood.

I requested if I recall the Pilar situation, the sign and the handicap ramp to be on the agenda for the next meeting.

EVALUATION:

Project Details

Pillars - Refinish the porte cochere columns to match existing columns. Currently, the 3' 10" of the eastern column bases are wrapped in concrete 16" in diameter. The portion of the column not wrapped in concrete is 7.5" wide. With trim attached, the concrete bases will be approximately 18". The portion of the column not wrapped in concrete will be about 10" with trim attached. The original trim was saved by the applicant for reattachment.

Barrier Free Ramp -

Install a 17' 3" long and 36" wide ramp to the side (east) porch of the property. The ramp will have about a 10 degree slope. Each side of the ramp will have railings. The ramp will be installed on the north side of the porch and require that 36" of the existing porch handrail be removed.

Sign - Installation of a 2x2 sign to a column of the brick wall/fence in the front yard.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Pillars - The applicant states that the alteration of the pillars is for the safety of patrons.

Historically, the building would have been used as a private residence, not a business (as is proposed). The alteration of the pillars would constitute the alteration of a defining characteristic of the property. Altering the pillars would change the symmetry of the size of the pillars, since the pillars eastern most pillars would be wider than the western pillars. Additionally, the original pieces will likely not fit over the wider base, and the applicant has not demonstrated if there will be a taper up the pillar, or if new pieces, including a new capital, for the pillars will be crafted.

Barrier Free Ramp - The change in use of the property from a private residence to a bed and breakfast (or analagous use) necessitates the installation of the barrier free ramp. The ramp will be placed on the eastern face of the building and will require the removal of a section of railing. While less character defining that the front porch railings, the side porch railings are still character defining.

Sign - The installation of the will not constitute more than minimal change to character defining features of the building.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Pillars - As stated above "The alteration of the pillars would constitute the alteration of a defining characteristic of the property."

Barrier Free Ramp - As stated above "The ramp will be placed on the eastern face of the building and will require the removal of a section of railing. While less character defining that the front porch railings, the side porch railings are still character defining." Also see standard 10.

Sign - N/A

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Pillars - The proposed repairs of the porte cochere pillars would not match the existing pillars in design or size. If the existing center posts of the pillars (likely an 8x8 post) were replaced and properly footed, the existing trim (which the applicant states has been saved) could be reinstalled rather than replaced.

Barrier Free Ramp - N/A

Sign - N/A

9. New additions, exterior alterations, or related new construction shall not destroy historic

materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Pillars - N/A

Barrier Free Ramp - Depending on how the ramp is installed, historic materials that characterize the property may or may not be destroyed. It is unclear if the work will be differentiated from the old construction, but from the drawings shown it appears the ramp will be compatible with the massing, size and scale of the historic property.

Sign - The proposed sign will not destroy any historic materials that characterize the property, as the brick wall it is mounted on is not original to the property. Additionally, the sign will be differentiated from the historic property through the use of new materials, but will be compatible with the massing, size and scale, since it is only 2 square feet.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Pillars - N/A

Barrier Free Ramp - The barrier free ramp could be installed in such a way that it could be removed in the future and the integrity of the property would be unimpaired. This could be accomplished through the removal and storage of the existing porch hand rail on the north side of the porch. Removal would allow for the portion of the handrail to be reinstalled at a later date.

Local Historic District Standards and Guidelines

Pillar trim -

1. All existing deterioration shall be made structurally sound and its causes, as much as possible, shall be corrected prior to the installation of residing materials or trim cladding.

Understanding underlying damage to the center structural component of the pillar (the 8x8 post) should be addressed before trim work is addressed.

2. Any installation of residing materials shall simulate the appearance of the original building material that it is intended to cover. This simulation shall take into account the size, shape or profile, texture, color and linear direction of the original building material.

The applicant states that the existing wood trim would be used to wrap the structural center post. As the size of the concrete base is so much larger than the center post, it is unclear if the original wood could be used again to replicate the existing pillars. If the wood cannot be reused, or if additional wood needs to be used with the existing wood, there are no depictions provided by the applicant.

Discussion

Portions of the application would benefit from more information being provided. The sign portion of the application is detailed and will have no adverse effect on the property.

The pillar portion of the application is unclear. If additional wood is necessary, or if the shape of

the pillars change, there could be an adverse effect on the property.

The barrier free ramp could be installed in a way that has no adverse effect, especially if the existing handrail was carefully removed and stored, so it could be reinstalled later.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 2, 6, 9 and 10. **Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.**
2. More information is needed. **Action: Motion to postpone until the HDC meeting on 19 March 2024 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 12 March 2024.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1, 2 , 6, 9, and 10.**



RECEIVED DEC 01 2023

Community Planning and Economic Development
Historic District Commission
245 N. Rose Street
Kalamazoo, MI 49007
Telephone: (269) 337-8804; FAX (269) 337-8513
Penal@kalamazoo-city.org

APPLICATION FOR PROJECT REVIEW – Administrative review

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 530 W South St Kalamazoo MI 49007
Historic District: ☒ South/Vine ☐ Stuart ☐ West Main Hill ☐ Rose Place ☐ Haymarket
Applicant: Francis Moyle Owner: Hemelson Caske
Mailing Add: 100 Monroe St Mailing Add: same
City State & Zip: 49007 City, State Zip: same
Phone: 269 830 0863 Phone: same
Email: Fmoylet@hotmail.com Email: @
Contractor: Concrete Diamond LLC
☐ Work to be done by owner

☒ Contractors name: Mike Diamond

Proposed Work: (Use additional sheets to describe work if necessary)

Fix and Finish the concrete pillar in order to provide a safer environment for the patients. Then cover the pillar with the existing wood.

☒ This property has at least one working smoke detector for each dwelling unit.
(Owner or applicant's initials, required) * see back

Applicant's Signature: [Signature] Date: 11/19/23

Owner's Signature: _____ Date: _____
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number PR24-0002 Date Received Complete - 2/4/2024
Zoning Rm-15 YEAR BUILT _____ Complete application yes
Owned since _____ Fee Paid \$ 35

- ☒ This project will require a building permit with a \$35 administrative review fee.
☐ This project will not require a building permit. There are no fees for this project
☒ Referred to the Historic District Commission for review at a monthly hearing - \$85 hearing fee.
Meeting date 02/20/2024

ADMINISTRATIVE

Staff Review Date _____ ☐ Approve ☐ Site Visit ☐ Approve w/Conditions
COMMENTS

Certificate of Appropriateness Issued _____
Notice to Proceed _____

Referred to Historic District Commission for hearing* yes \$85
fee Hearing date _____

Application Checklist:

- ☐ Drawings 11x17 or smaller with dimensions
☐ Materials list
☐ Site plan including north arrow
☐ Other

☒ \$35 - HDC review fee - charged with building permit

From: [Francois Moyet](#)
To: [Pena, Luis](#)
Subject: [External Email]
Date: Wednesday, January 17, 2024 9:28:50 PM

Hello Luis,

I drop the request for hearing and a check at the city late Nov and still did not hear anything yet . I requested if I recall the Pilar situation , the sign and the handicap ramp to be on the agenda for the next meeting

Did you see the request yet ? Please call me tomorrow if you can that will be greatly appreciated .

Thank you very much and happy new year my friend ,

Francois



Henderson Castle

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100 Monroe Street

49006 KALAMAZOO, MI

USA

To require information or to make a reservation, phone us at ((1-)269-)344-1827

Or visit us on our website at www.hendersoncastle.com

For information and questions concerning events & weddings :

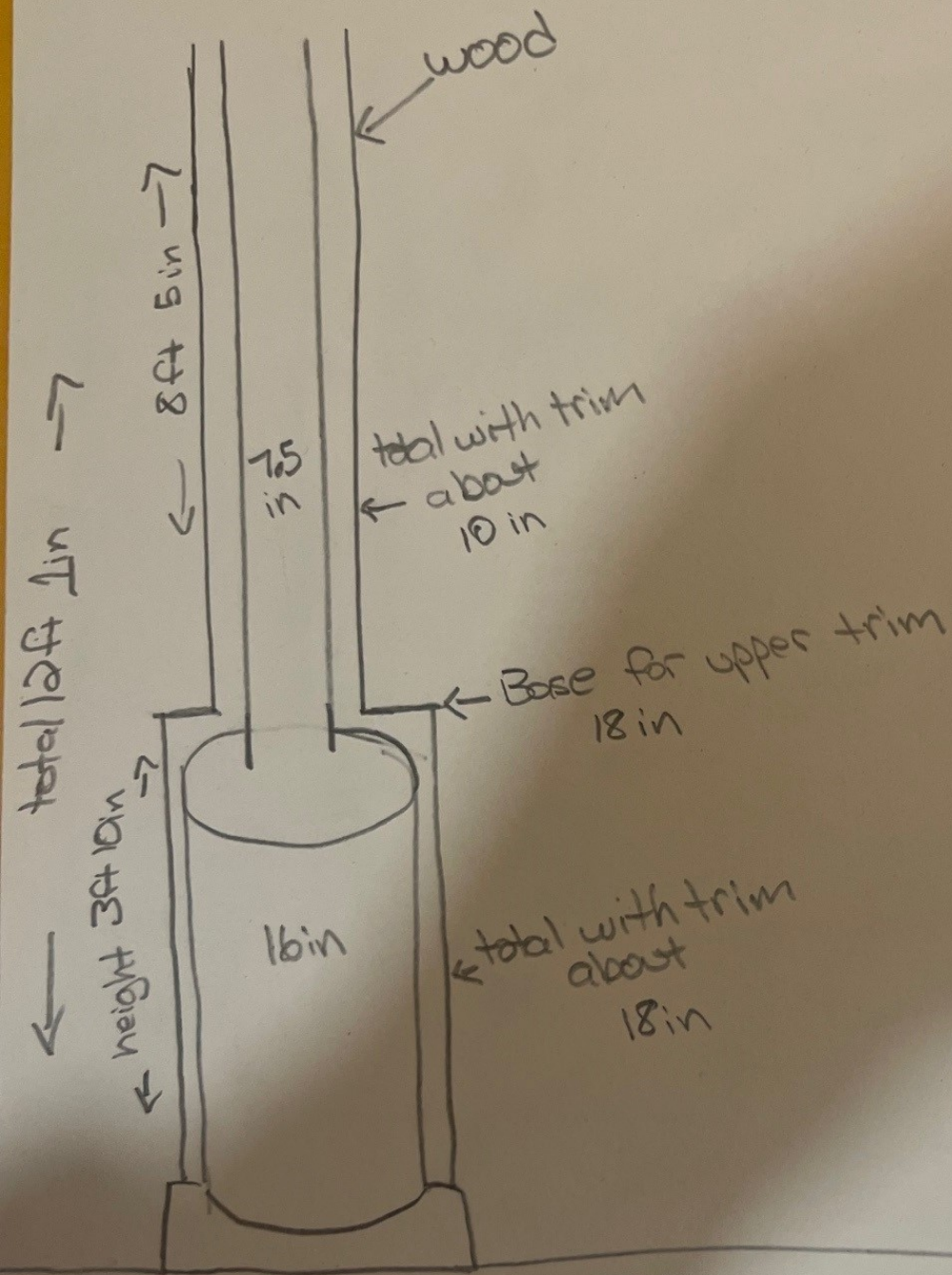
events@hendersoncastle.com

weddings@hendersoncastle.com

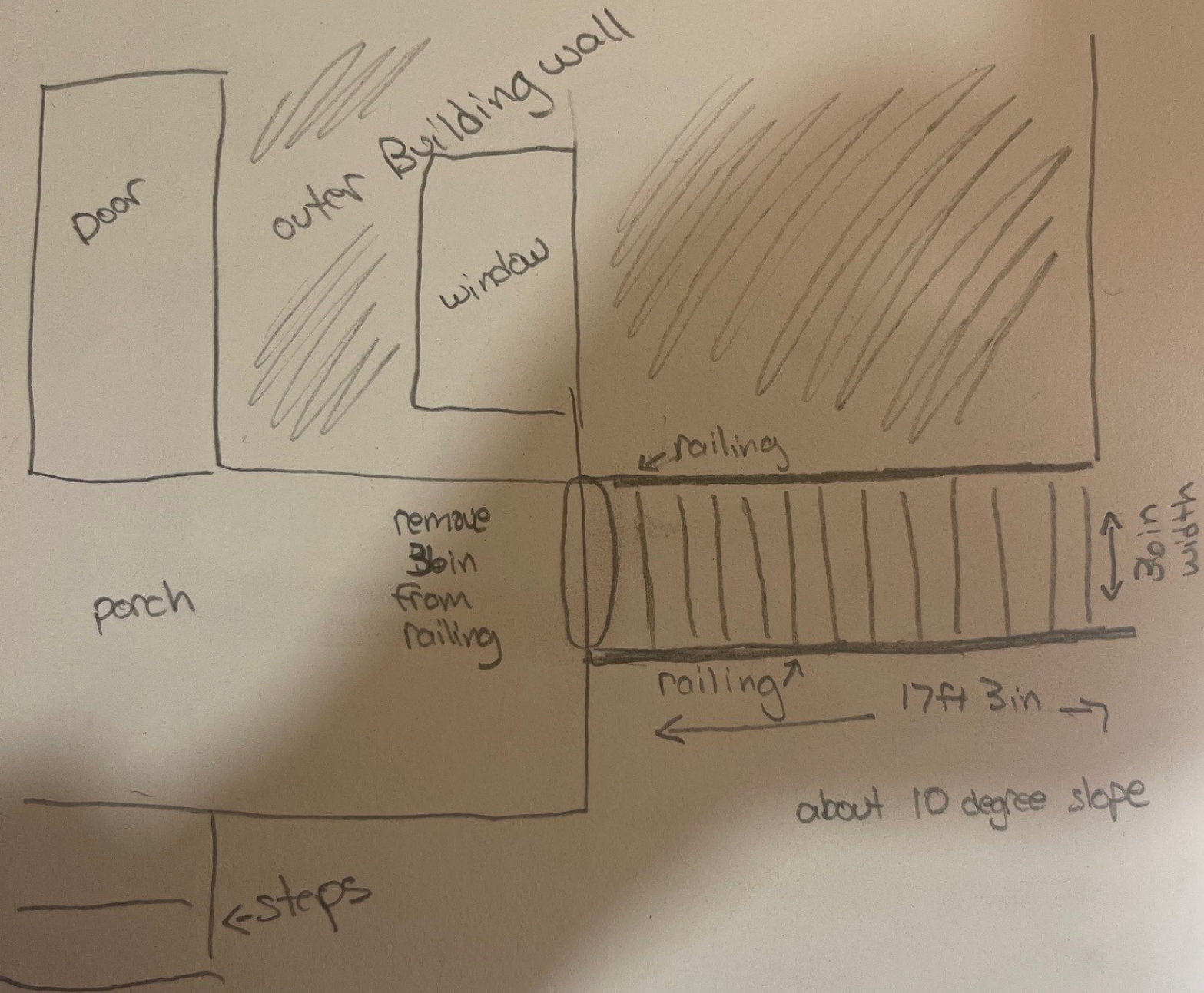
For information and questions concerning our winery & sales :

wines@hendersoncastle.com

We thank you for your interest in the Henderson Castle !



Driveway











DO NOT
BLOCK
DRIVEWAY
←→



















FOR SALE



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: February 20, 2024

SUBJECT: 2. 229 E Michigan - Alteration (Installation of sign) (PPZ24-0001)

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: Installation of one (1) internally illuminated projecting wall sign.

EVALUATION:

Project Details

Installation of illuminated, projecting sign on north side of building. The sign will be mounted between two metal columns on the north face of the building. (See drawings).

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. *Installing the sign on the property will not change the use of the building (commercial). Additionally, the installation of the sign will not constitute more than a minimal change to the building.*
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. *No historic materials will need to be removed to install the proposed sign. Additionally, the installation of the proposed sign will not alter the front posts in a way that will obscure or detrimentally alter the columns on the south face of the building.*
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic

integrity of the property and its environment.

The installation of the proposed sign will not destroy the character defining posts on the south face of the building. Through the use of modern materials, and the internal illumination, the proposed sign will be differentiated from the old while still being compatible with massing, size and scale.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed sign could be removed in the future without altering the essential form or integrity of the historic property.

Local Historic District Standards and Guidelines

Signs and Awnings:

Signs shall not be placed so as to conceal or disfigure any architectural feature of a building. The style and size of all signs shall be visually compatible with the buildings on which they are attached.

The proposed sign will not conceal or disfigure any architectural features of the building, and the sign will be visually compatible with the building in both style and size.

Discussion

The installation of the proposed sign will not have an adverse effect on the property. The sign will not damage historic features that characterize the property, and if removed in the future the building will be unimpaired.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 2, 9 and 10. **Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.**
2. More information is needed. **Action: Motion to postpone until the HDC meeting on 19 March 2024 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 12 March 2024.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1, 2, 9 and 10.**



COMPLETED
2/17/2024

Community Planning and Economic Development
Historic District Commission
245 N. Rose Street
Kalamazoo, MI 49007
Telephone: (269) 337-8804; FAX (269) 337-8513
Penal@kalamazoo.org

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

COMPLETE Applications for review at the Historic District Commission meeting including payment of the \$85 hearing fee must be received by NOON on the 2nd Tuesday of the month- the meeting is on the 3rd Tuesday of the month.

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 229 E Main St

Historic District: ☐ South/Vine ☐ Stuart ☐ West Main Hill ☐ Rose Place ☒ Haymarket

Applicant: Carie Darling-Romain, Sign Art, Inc

Owner: Main Street East, LLC

Mailing Add: 5757 East Cork Street

Mailing Add: PO Box 51716

City State & Zip: Kalamazoo, MI 49048

City, State Zip: Kalamazoo, MI 49005

Phone: (269) 381-3012 - Work

Phone: (269) 329-1808 - Work

Email: permits@signartinc.com

Email: fbrown@treystar.com

Contractor SignArt Inc.

☐ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

Installation of one (1) internally illuminated projecting wall sign.

(RL) This property has at least one working smoke detector for each dwelling unit.
(Owner or applicant's initials) (Required) * see back

Applicant's Signature: [Signature]

Date: 1/10/24

Owner's Signature: [Signature]
(if different)

Date: 1/10/24

APPLICATION CHECKLIST:

Include all these items are in your submission. Incomplete applications will be held until the next review hearing.

- ☒ Drawings 11x17 or smaller with dimensions
- ☒ Materials list
- ☒ Site plan including north arrow

☐ Other:
☒ \$85 for HDC hearing & review fee – must be paid in advance to be placed on agenda – include WITH application – Check payable to: City of Kalamazoo

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 24-0001

Date Received*: 1/10/2024

Zoning CCBD Year built 1891

Complete application yes

Owned since 12/12/1996

COMMISSION

Meeting Date 2/20/2024

Hearing fee paid \$85 _____

Check # _____

COMMENTS _____

Approve in Concept Date _____

Letter mailed _____

FINAL ACTION

☐ Approve ☐ Site Visit ☐ Approve w/Conditions ☐ Deny ☐ Postpone ☐ Withdrawn

ACTION DATE _____

Certificate of Appropriateness Issued _____

Notice of Denial with appeals information _____

Notice to Proceed _____

Comments _____

Revised November 22, 2019

Sign #1 (Alternative #1)

Illuminated Double Faced Projecting Wall Sign

I.D. Sign Cabinet

Custom fabricated .100 aluminum.
 .100 Aluminum faces precision routed and backed with 1/2" white push-thru acrylic.
 Applied pressure sensitive vinyl.
 Paint with GripGard EFX semi-gloss enamel.

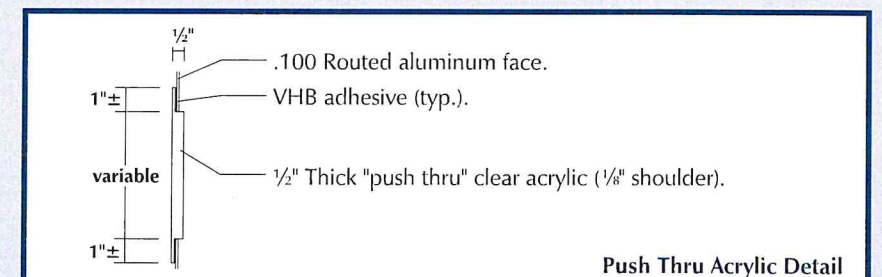
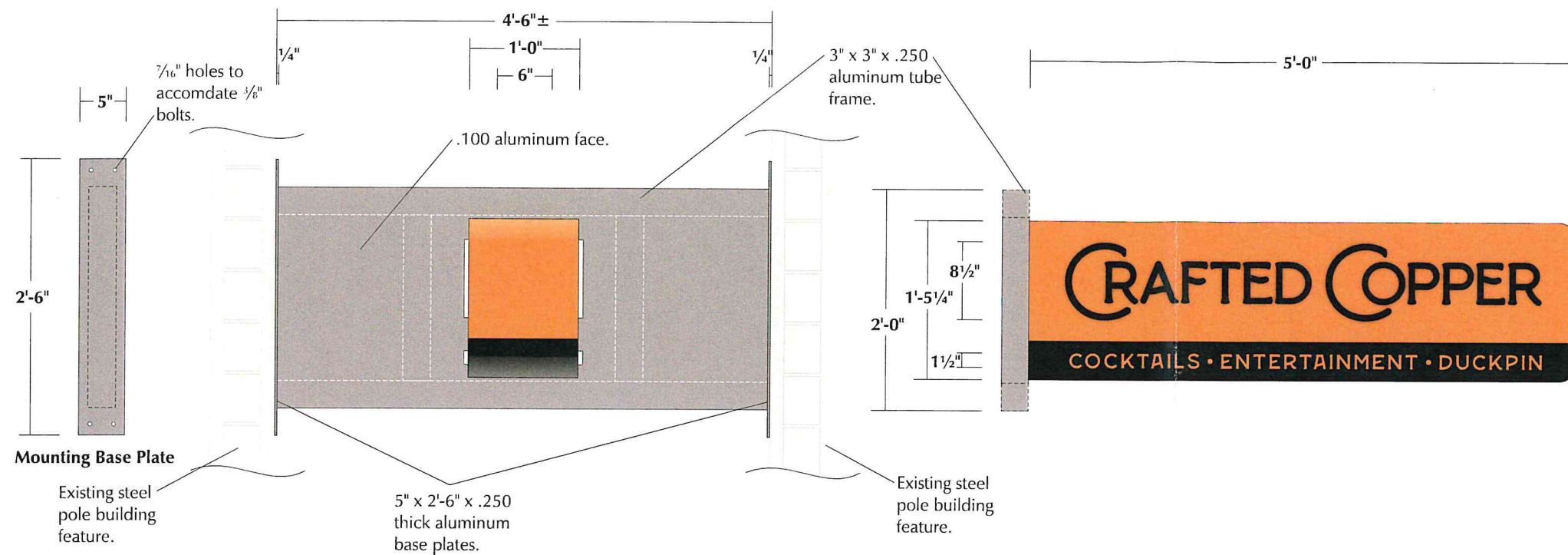
Electrical/Illumination

White LEDs powered by low voltage power supplies.
 Toggle disconnect.

Mounting

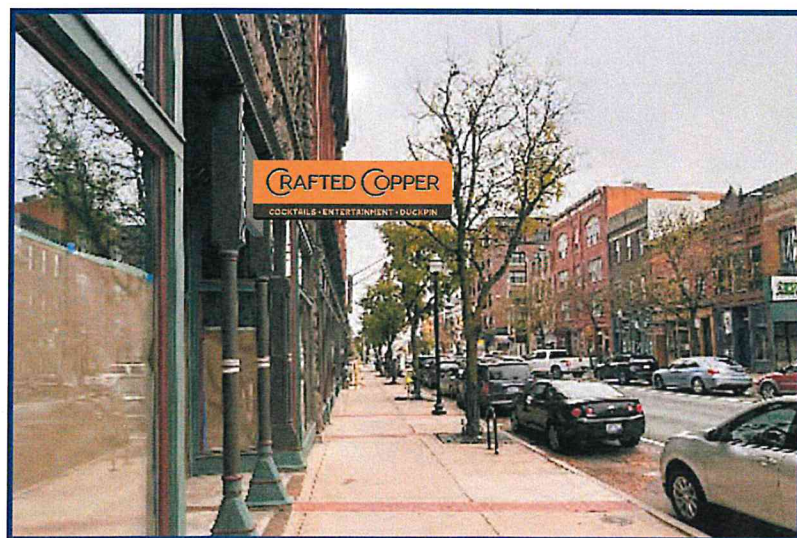
3" x 3" x .250 Thick square aluminum tube frame.
 .100 Aluminum face.
 5" x 2'-6" x .250 thick base plates set up with four (4) 7/16" holes to accommodate 3/8" bolts.
 Paint with GripGard EFX semi-gloss enamel.

Note: Existing steel support poles to be drilled/tapped. Sign to be mounted a minimum of 8'-0" from sidewalk. Dimensions to be verified prior to production. Customer to provide camera ready artwork prior to production.



Sign #1 — Illuminated Double Faced Projecting Wall Sign

Scale: 3/4" = 1'-0"



Proposed Elevation



Proposed Elevation



Painted To Match Building



Black



#310-A-4 Metallic Copper



Night Time View

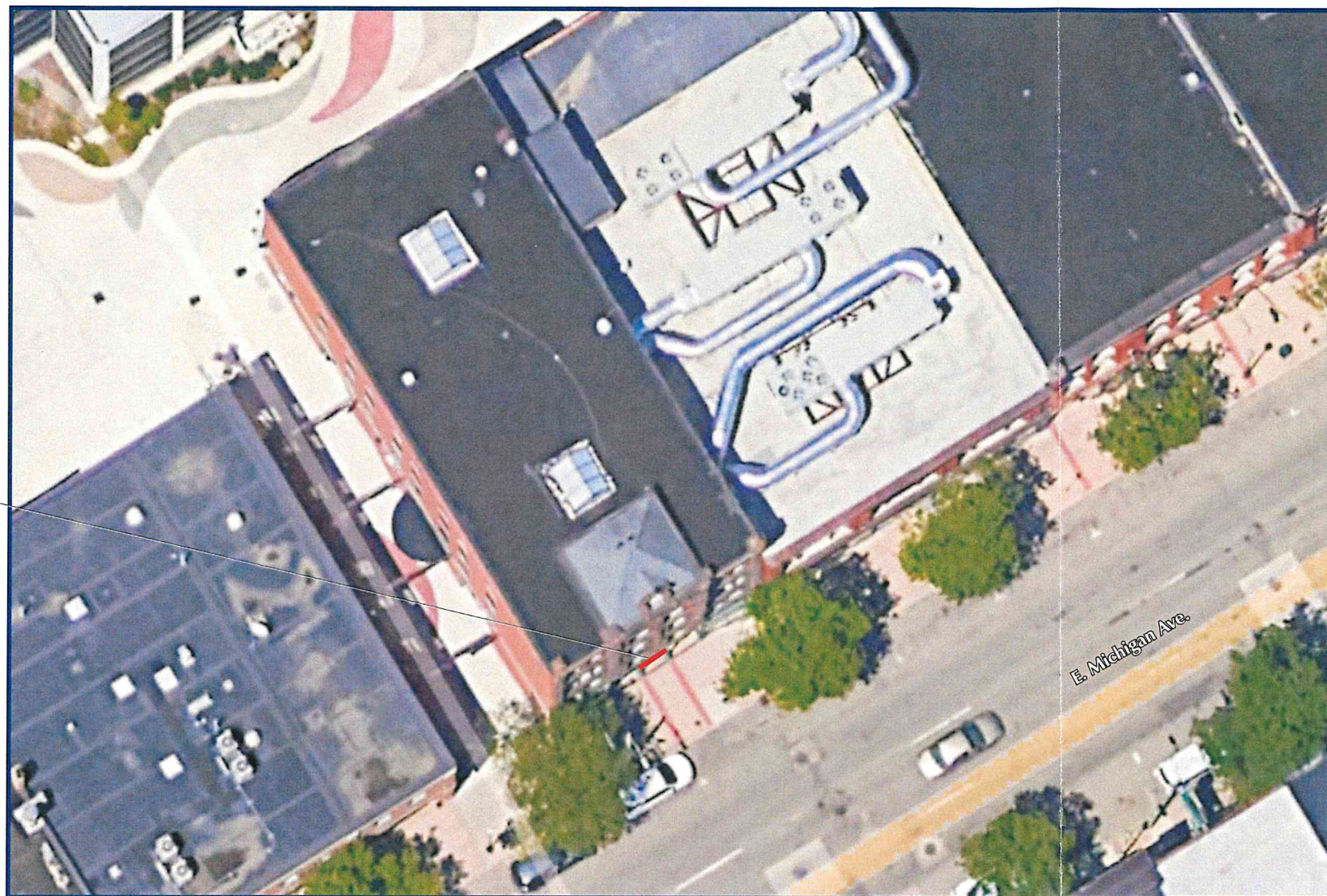
Square Footage

Sign #1 1'-5 1/4" x 5'-0" = 7.19 Sq.Ft.



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Sign #1



Site Plan

Scale: None



Notes:



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: February 20, 2024

SUBJECT: 3. 229 E Michgian - Alteration (Installation of ADA automatic door openers and service window installation on west side) PB24-0003

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: Install ADA push button operators for front doors (front doors to remain as original). Additionally, remove one pane of glass from the west side of the building and replace them with a service window. This can be reverted back to the original glass in future if needed.

EVALUATION:

Project Details

ADA Push Button Operator: Proposed installation of a single ADA push button operator on the western most pilaster of the property's facade.

Service window: Installation of a service window (horizontal sliding window) within existing opening of a window on the west face of the building. The service window will only occupy the bottom lite of the existing window.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The property will continue to be used for its historic purpose as a commercial building. Neither the ADA button or the service window will constitute a change to the defining characteristics of the building.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Both the ADA button and the ew window will not destroy historic materials that characterize the property. The ADA button can be mounted with minimal intrusion and the window on the west of the building is not original to the property. The proposed changes will be differentiated from the old through the use of modern materials, but will not obstruct historic features, therefore being compatible with the historic portions of the building.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Both the ADA button and the service window can be removed in the future without impairing the essential form and integrity of the historic property.

Local Historic District Standards and Guidelines

There are not local historic district standards and guidelines that specifically apply to either the service window installation or the installation of ADA buttons.

Discussion

Both the installation of the ADA button and the service window will have no adverse effect on the historic character of the property. The ADA button will be unobtrusive, and will not damage any historic elements. Furthermore, the ADA button will promote accessibility for the building. The proposed service window will not adversely effect the property either, because the window on the west face of the building is not original. In fact, there used to be a building directly to the west of 229 E Michigan.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 9 and 10. **Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.**

2. More information is needed. **Action: Motion to postpone until the HDC meeting on 19 March 2024 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 12 March 2024.**

3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1, 9 and 10.**



Community Planning and Economic Development
Historic District Commission
245 N. Rose Street
Kalamazoo, MI 49007
Telephone: (269) 337-8804; FAX (269) 337-8513
Penal@kalamazoo-city.org

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

COMPLETE Applications for review at the Historic District Commission meeting including payment of the \$85 hearing fee must be received by NOON on the 2nd Tuesday of the month- the meeting is on the 3rd Tuesday of the month.
(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 229 E Michigan Avenue Kalamazoo, MI 49007
Historic District: ☐ South/Vine ☐ Stuart ☐ West Main Hill ☐ Rose Place ☒ Haymarket
Applicant: JLW Construction Owner: Fritz Brown
Mailing Add: 1804 Upland Dr Mailing Add: PO BOX 51716
City State & Zip: Kalamazoo, MI 49048 City, State Zip: Kalamazoo, MI 49005
Phone: 269-325-5639 Phone: 269-910-2475
Email: whitacrejoey@gmail.com Email: rkrasinski@treystar.com

Contractor JLW Construction

☐ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary
Install ADA push button operators for front doors (front doors to remain as original). Additionally, remove one pane of glass from the west side of the building and replace them with a service window. This can be reverted back to the original glass in future if needed.

(FB) This property has at least one working smoke detector for each dwelling unit.
(Owner or applicant's initials) (Required) * see back

Applicant's Signature: [Signature] Date: 1/22/24
Owner's Signature: [Signature] Date: 2/7/24
(if different)

APPLICATION CHECKLIST:

Include all these items are in your submission. Incomplete applications will be held until the next review hearing.

- ☐ Drawings 11x17 or smaller with dimensions
- ☐ Materials list
- ☐ Site plan including north arrow
- ☐ Other:
- ☐ \$85 for HDC hearing & review fee – must be paid in advance to be placed on agenda – include WITH application – Check payable to: City of Kalamazoo

=====

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 24-0003 Date Received*: 02/09/2024
Zoning CCBD Year built 1891 Complete application Yes
Owned since _____

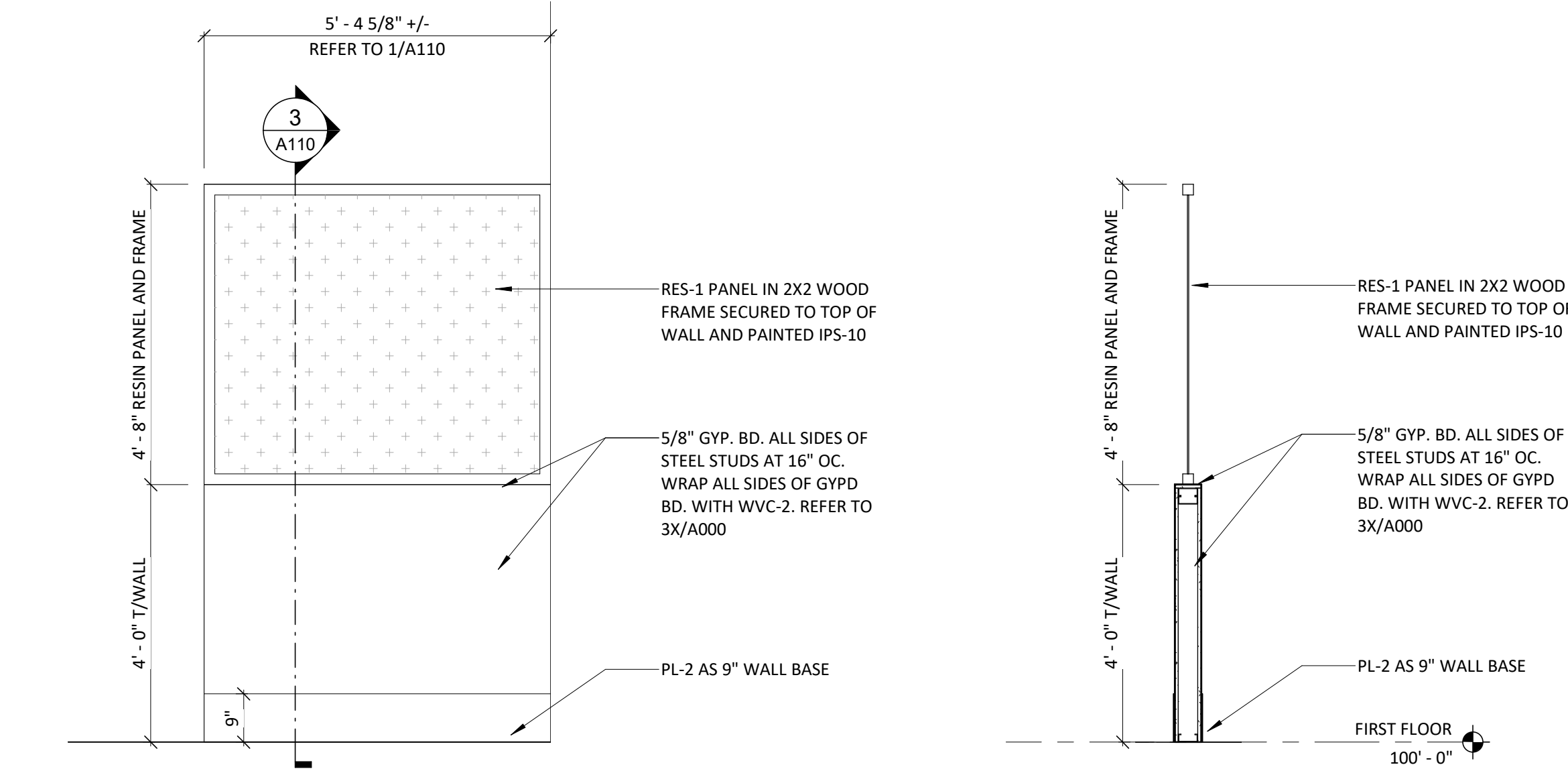
COMMISSION Hearing fee paid \$85 _____
Meeting Date 02/20/2024 Check # _____
COMMENTS _____

Approve in Concept Date _____ Letter mailed _____

FINAL ACTION

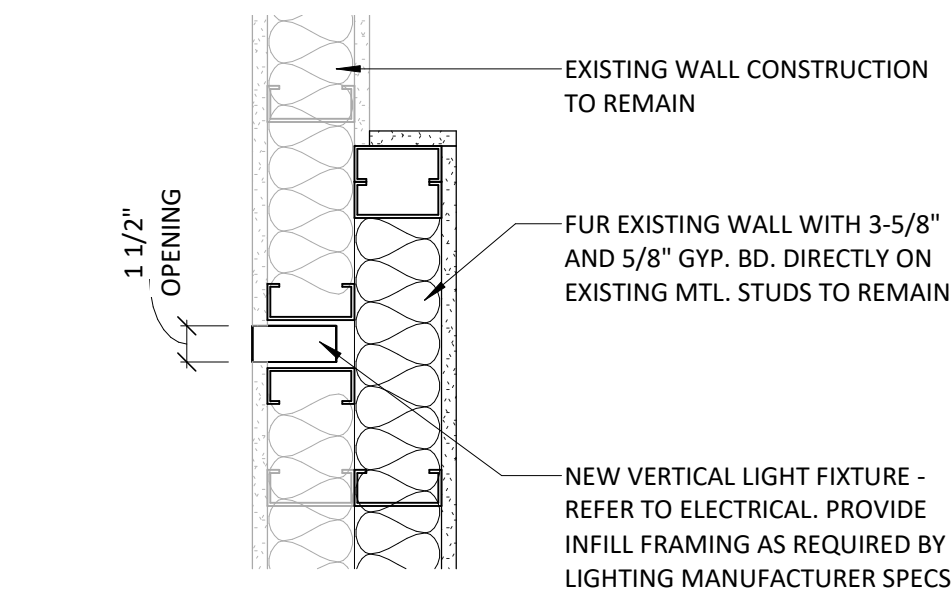
☐ Approve ☐ Site Visit ☐ Approve w/Conditions ☐ Deny ☐ Postpone ☐ Withdrawn
ACTION DATE _____
Certificate of Appropriateness Issued _____
Notice of Denial with appeals information _____
Notice to Proceed _____ Comments _____

ACCESSORY SCHEDULE								
TYPE MARK	DESCRIPTION	COUNT	MANUFACTURER	MODEL	SUPPLIED BY	INSTALLED BY	COMMENTS	
104								
MEN'S								
GB-1	GRAB BAR 36"	1	KOHLER	K-11895-BL	CONTRACTOR	CONTRACTOR	MATTE BLACK FINISH	
GB-2	GRAB BAR 42"	1	KOHLER	K-11896-BL	CONTRACTOR	CONTRACTOR	MATTE BLACK FINISH	
GB-3	GRAB BAR 18" VERTICAL	1	KOHLER	K-11892-BL	CONTRACTOR	CONTRACTOR	MATTE BLACK FINISH	
MI-1	24"W X 36"H MIRROR	1	KOHLER	5-31364-CPL	CONTRACTOR	CONTRACTOR	MATTE BLACK FINISH	
SD-1	LIQUID SOAP DISPENSER - WALL MTD	1	ASI	0347-41	CONTRACTOR	CONTRACTOR	MATTE BLACK FINISH	
TTD-1	SURFACE MOUNTED TOILET TISSUE DISPENSER	1	ASI	0030-41	CONTRACTOR	CONTRACTOR	MATTE BLACK FINISH	
WAD-1	WARM AIR DRYER	1	EXCEL DRYER XLERATOR	XL-SP-BLACK	CONTRACTOR	CONTRACTOR		
105								
HOUSEKEEPING								
MH-1	UTILITY SHELF w/5 HOOKS 4 HOLDERS	1	BRADLEY CORP.	9934	CONTRACTOR	CONTRACTOR		
106								
HALL								
FEC-1	FULLY-RECESSED FIRE EXTINGUISHER CABINET	1			CONTRACTOR	CONTRACTOR		
110								
WOMEN'S								
GB-1	GRAB BAR 36"	1	KOHLER	K-11895-BL	CONTRACTOR	CONTRACTOR	MATTE BLACK FINISH	
GB-2	GRAB BAR 42"	1	KOHLER	K-11896-BL	CONTRACTOR	CONTRACTOR	MATTE BLACK FINISH	
GB-3	GRAB BAR 18" VERTICAL	1	KOHLER	K-11892-BL	CONTRACTOR	CONTRACTOR	MATTE BLACK FINISH	
MI-1	24"W X 36"H MIRROR	1	KOHLER	5-31364-CPL	CONTRACTOR	CONTRACTOR	MATTE BLACK FINISH	
SD-1	LIQUID SOAP DISPENSER - WALL MTD	1	ASI	0347-41	CONTRACTOR	CONTRACTOR	MATTE BLACK FINISH	
SN-1	SURFACE MOUNTED SANITARY NAPKIN DISPOSAL	2	ASI	0852-41	CONTRACTOR	CONTRACTOR	MATTE BLACK FINISH	
TTD-1	SURFACE MOUNTED TOILET TISSUE DISPENSER	2	ASI	0030-41	CONTRACTOR	CONTRACTOR	MATTE BLACK FINISH	
WAD-1	WARM AIR DRYER	1	EXCEL DRYER XLERATOR	XL-SP-BLACK	CONTRACTOR	CONTRACTOR		
Grand total: 19								



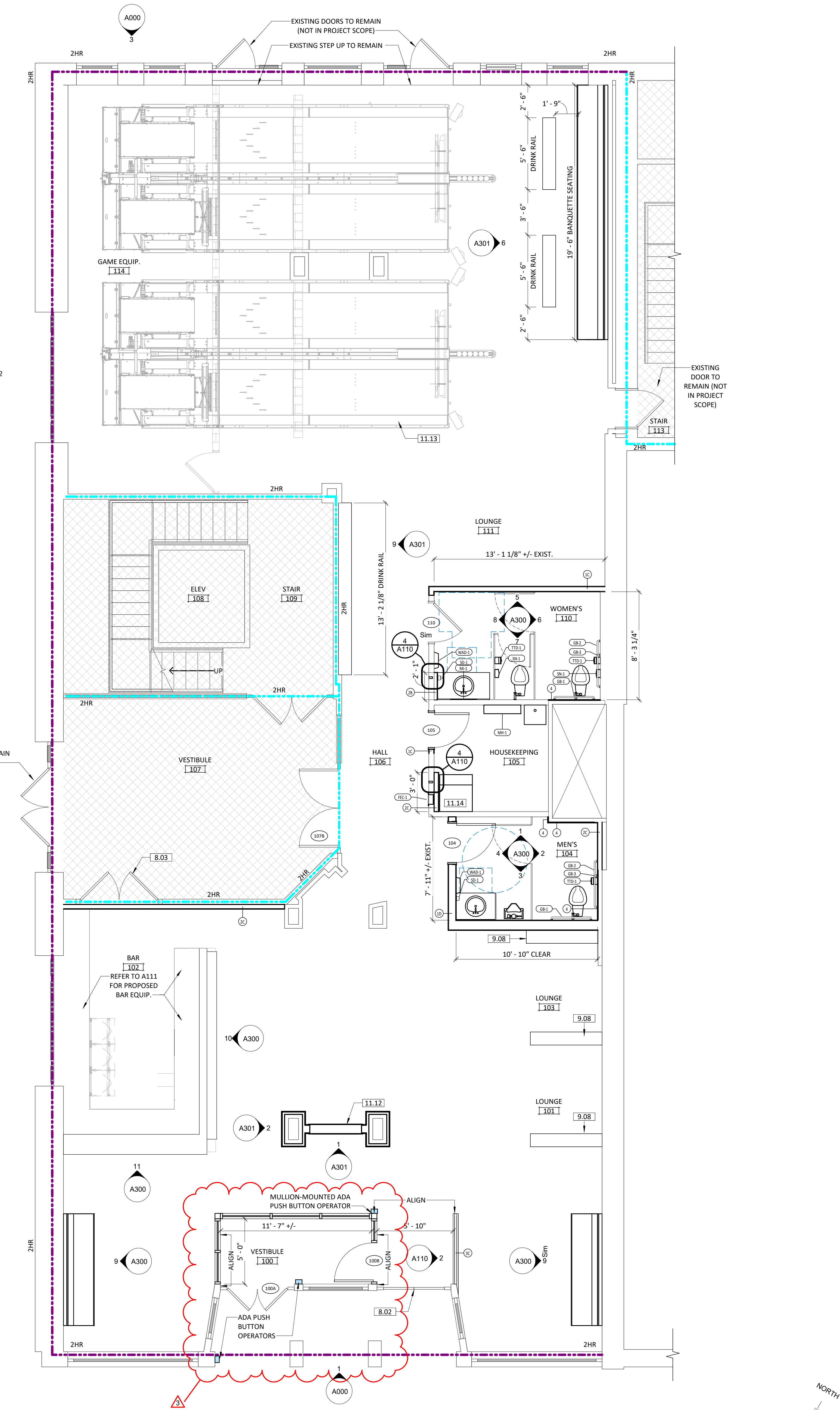
2 WALL ELEVATION
SCALE: 1/2" = 1'-0"

3 WALL SECTION
SCALE: 1/2" = 1'-0"



4 PLAN DETAIL
SCALE: 1 1/2" = 1'-0"

EXISTING DOORS TO REMAIN
(NOT IN PROJECT SCOPE)



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- REFER TO SHEET G101 FOR ABBREVIATIONS AND SYMBOLS LEGEND.
- ALL DIMENSIONS ARE FROM FINISHED FACE TO FINISHED FACE UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL NOT SCALE FROM THESE DRAWINGS - ALL DIMENSIONS SHALL BE FIELD VERIFIED. DIMENSIONS SHALL GOVERN THE SCOPE OF CONSTRUCTION.
 - VERIFY ON ARCHITECTURAL DRAWINGS FOR CORRECT LOCATION OF PARTITIONS AND MILLWORK.
 - EXISTING CONDITIONS SUPERSEDE DRAWINGS UNLESS NOTED OTHERWISE. VERIFY WITH ARCHITECT.
- FIELD VERIFY ALL SPECIAL REQUIREMENTS FOR CONSTRUCTION WITH CONSULTANTS AND REPORT ANY DEVIATIONS FROM THE REQUIREMENTS AS LISTED HEREIN TO THE ARCHITECT FOR REVIEW.
- ALL WORK SHALL BE ERECTED OR INSTALLED PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT. ONLY NEW, HIGH QUALITY MATERIALS CONSISTENT WITH BUILDING STANDARD OR EQUAL IN SPECIFICATIONS SHOULD BE USED FOR WORK. ALL STRUCTURAL, MECHANICAL, AND ELECTRICAL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. ANY DEVIATIONS FROM SUCH CODES SHALL BE BROUGHT TO THE ARCHITECT FOR RESOLUTION.
- ALL DOOR JAMBS TO BE 4 1/2" FROM ADJACENT WALL OR CENTERED IN SPACE UNLESS NOTED OTHERWISE.
- PROVIDE 1X8 MIN BLOCKING FOR ALL WALL-SUPPORTED COUNTERS, CABINETS AND SHELVES. BLOCKING TO BE "NON-COMBUSTIBLE."
- PROVIDE WOOD BLOCKING AS REQUIRED FOR WALL-MOUNTED ACCESSORIES. THESE LOCATIONS CONSISTS OF, BUT ARE NOT LIMITED TO THE FOLLOWING: TOILET ACCESSORIES, TACKBOARDS, HANDRAILS, WALL MOUNTED EQUIPMENT, AND OWNER DESIGNATED EQUIPMENT LOCATIONS.
- SINK LOCATIONS TO BE COORDINATED WITH INTERIOR ELEVATIONS. REFER TO PLUMBING SHEETS.
- ALL PENETRATIONS AT NON-FIRE RATED WALLS SHALL BE SEALED WITH ACOUSTICAL SEALANT.
- REFER TO SHEET A000 FOR PARTITION TYPES.

WALL LEGEND

	EXISTING WALL
	NEW STUD WALL
	MASONRY WALL
	1 HOUR WALL
	PARTITION TYPE
	NO WORK IN AREA

KEY NOTE LEGEND

KEY VALUE	KEYNOTE TEXT
8.02	EXISTING DOORS TO REMAIN IN STOREFRONT FOR HISTORIC PRESERVATION - HARDWARE REVISED TO BLANK. DOOR SWING FUNCTION REMOVED
8.03	EXISTING DOORS TO REMAIN IN FRAME - HARDWARE REVISED TO BLANK. DOOR SWING FUNCTION REMOVED
9.08	SEE ELEVATION 10/A301 AND SECTION 6/A800 FOR DRINK RAIL DETAILS
11.12	DOUBLE-SIDED ELECTRIC FIREPLACE INSERT - NAPOLEON CLEARION NEFB050HE AS BASIS-OF-DESIGN
11.13	DUCK PIN BOWLING GAME(S) - BY GAME SUPPLIER. REFER TO MANUFACTURER FOR ELECTRICAL REQUIREMENTS
11.14	ICE MACHINE - BY OWNER

TREYSTAR MSE 229

229 E. Michigan Ave
Kalamazoo, MI 49007

PROJ. NO.: 2023-11-024

10/30/2023 * ISSUED FOR PERMIT
11/17/2023 * ISSUED FOR BIDS
01/15/2024 * PR NO. 1



ECKERT WORDELL

ARCHITECTURE * ENGINEERING * INTERIOR DESIGN

161 East Michigan Ave, Suite 200
Kalamazoo, MI 49007-3907

PHONE: 269.388.7313

FAX: 269.388.7330

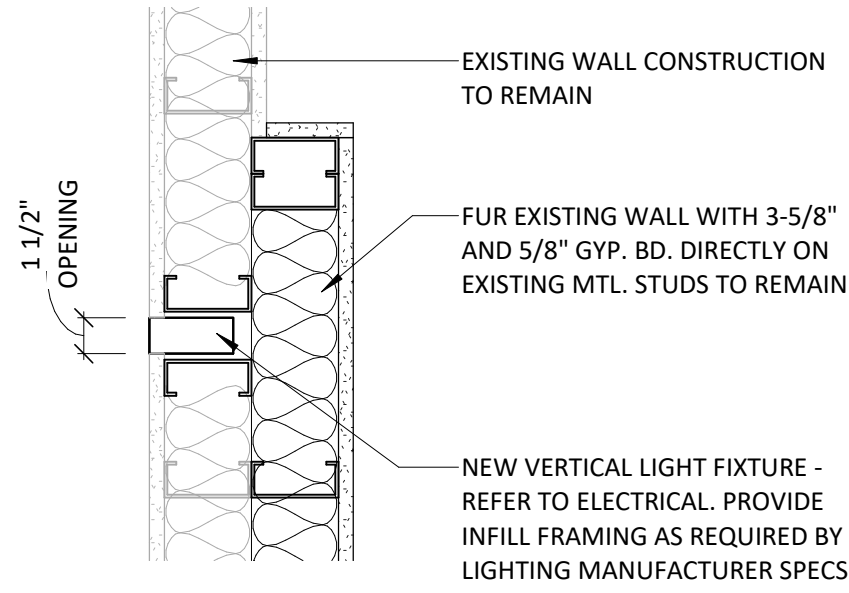
WEB: www.eckert-wordell.com

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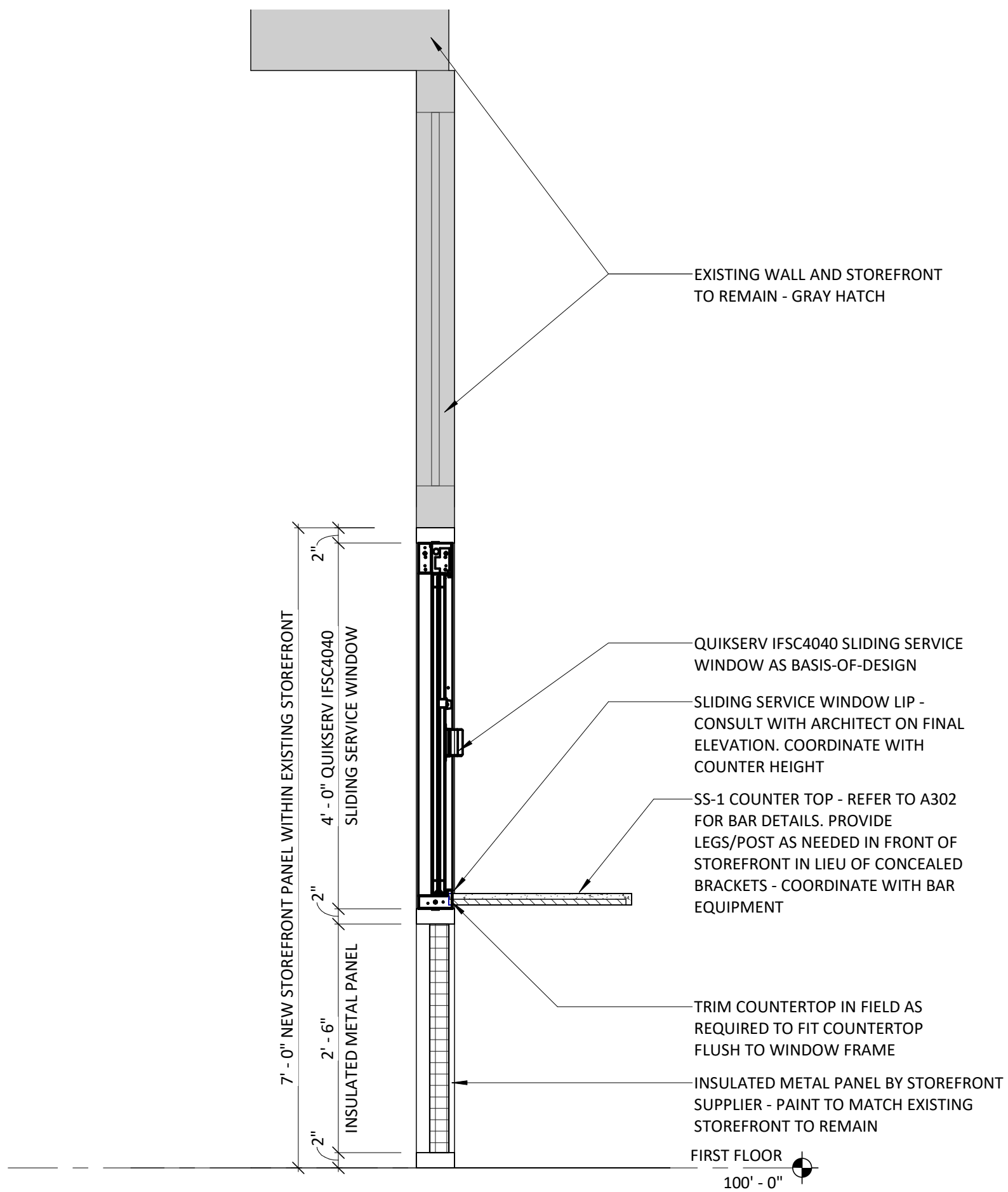
FIRST FLOOR PLAN

A110

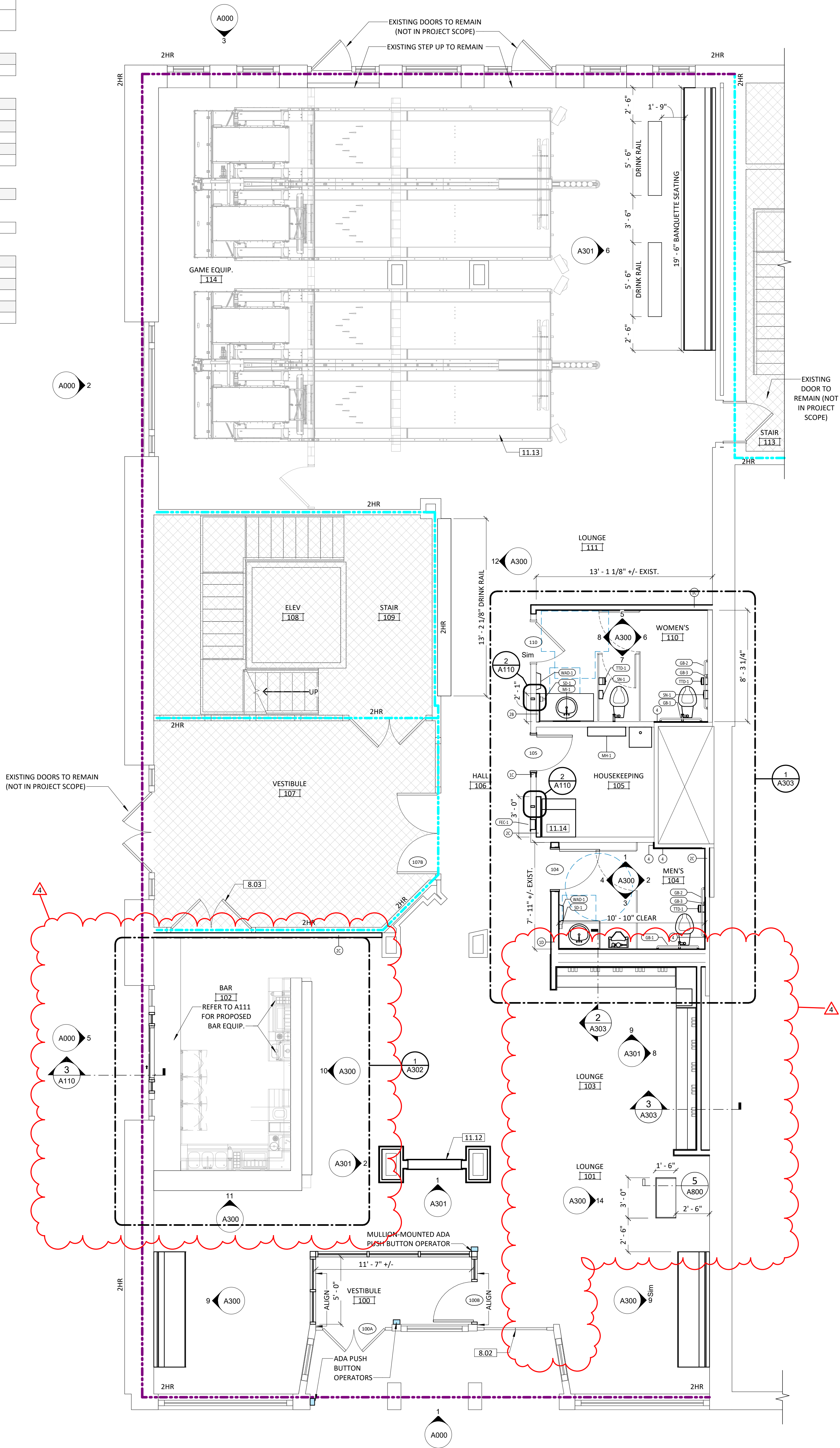
ACCESSORY SCHEDULE							
TYPE	DESCRIPTION	COUNT	MANUFACTURER	MODEL	SUPPLIED BY	INSTALLED BY	COMMENTS
MARK							
001							
BASEMENT							
SN-1	SURFACE MOUNTED SANITARY NAPKIN DISPOSAL	2	ASI	0852-41	CONTRACTOR	CONTRACTOR	MATTE BLACK FINISH
TTD-1	SURFACE MOUNTED TOILET TISSUE DISPENSER	3	ASI	0030-41	CONTRACTOR	CONTRACTOR	MATTE BLACK FINISH
104							
MEN'S							
GB-1	GRAB BAR 36"	1	KOHLER	K-11895-BL	CONTRACTOR	CONTRACTOR	MATTE BLACK FINISH
GB-2	GRAB BAR 42"	1	KOHLER	K-11896-BL	CONTRACTOR	CONTRACTOR	MATTE BLACK FINISH
GB-3	GRAB BAR 18" VERTICAL	1	KOHLER	K-11892-BL	CONTRACTOR	CONTRACTOR	MATTE BLACK FINISH
MI-1	24"W X 36"H MIRROR	1	KOHLER	5-31364-CPL	CONTRACTOR	CONTRACTOR	MATTE BLACK FINISH
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WAD-1	WARM AIR DRYER	1	EXCEL DRYER XLERATOR	XL-SP-BLACK	CONTRACTOR	CONTRACTOR	
105							
HOUSEKEEPING							
MH-1	UTILITY SHELF w/5 HOOKS 4 HOLDERS	1	BRADLEY CORP.	9934	CONTRACTOR	CONTRACTOR	
106							
HALL							
FEC-1	FULLY-RECESSED FIRE EXTINGUISHER CABINET	1			CONTRACTOR	CONTRACTOR	
110							
WOMEN'S							
GB-1	GRAB BAR 36"	1	KOHLER	K-11895-BL	CONTRACTOR	CONTRACTOR	MATTE BLACK FINISH
GB-2	GRAB BAR 42"	1	KOHLER	K-11896-BL	CONTRACTOR	CONTRACTOR	MATTE BLACK FINISH
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WAD-1	WARM AIR DRYER	1	EXCEL DRYER XLERATOR	XL-SP-BLACK	CONTRACTOR	CONTRACTOR	
Grand total: 19							



2 PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



3 SERVICE WINDOW SECTION
SCALE: 3/4" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

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WALL LEGEND

	EXISTING WALL
	NEW STUD WALL
	MASONRY WALL
	1 HOUR WALL
	PARTITION TYPE
	NO WORK IN AREA

KEY NOTE LEGEND

KEY VALUE	KEYNOTE TEXT
8.02	EXISTING DOORS TO REMAIN IN STOREFRONT FOR HISTORIC PRESERVATION - HARDWARE REVISED TO BLANK. DOOR SWING FUNCTION REMOVED.
8.03	EXISTING DOORS TO REMAIN IN FRAME - HARDWARE REVISED TO BLANK. DOOR SWING FUNCTION REMOVED.
11.12	DOUBLE-SIDED ELECTRIC FIREPLACE INSERT - NAPOLEON CLEARION NEFBDS050E AS BASIS-OF-DESIGN
11.13	DUCK PIN BOWLING GAME(S) - BY GAME SUPPLIER. REFER TO MANUFACTURER FOR ELECTRICAL REQUIREMENTS
11.14	ICE MACHINE - BY OWNER

TREYSTAR MSE 229

229 E. Michigan Ave
Kalamazoo, MI 49007

PROJ. NO.: 2023-11-024

10/30/2023 ISSUED FOR PERMIT
11/17/2023 ISSUED FOR BIDS
01/19/2024 PR NO. 1 R1
02/05/2024 PR NO. 2



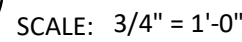
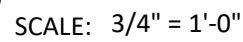
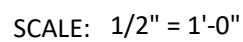
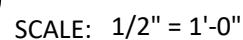
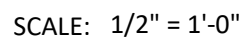
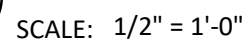
ARCHITECTURE ENGINEERING INTERIOR DESIGN

161 East Michigan Ave, Suite 200
Kalamazoo, MI 49007-3907
PHONE: 269.388.7313
FAX: 269.388.7330
WEB: www.eckert-wordell.com

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FIRST FLOOR PLAN

A110



KEY NOTE LEGEND	
KEY VALUE	KEYNOTE TEXT





Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: February 20, 2024

SUBJECT: 4. 409 W Dutton St - Alteration (Removal of rear porch, installation of new basement door) PPZ24-0004

PROPOSED WORK:

From the Description of Work Supplied by the Applicant:

Please find attached the photo of the door we are planning for the basement entry at the front of the building. It will be painted Black to match the already existing doors in place. the contractor also provided a sketch of a wooden deck we plan for the rear of the building. its going to completely replace the existing structure that will be demoed due to its current deteriorated state.

your comments on the painting of the building are noted. We will pause on that project and concentrate on upgrading the look and feel of the front of the building and complete renovation of each of the interior units.

EVALUATION:

Project Details

The applicant is proposing the removal of a damaged rear porch, and the installation of a wooden porch in its place. Additionally, the applicant is proposing the replacement of a front door that was damaged in a break in.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
Both the replacement door and the rear porch will not alter the historic use of the property.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
Door: The door slated for replacement is not original to the property or character defining to

the property. The replacement door will not detract from the property's historic character.

Rear Porch: While the rear porch is historic, it is unclear whether or not the porch is original. Additionally, the rear porch is not a character defining portion of the property. For example, the style of the rear windows does not align with any of the other windows on the property (the porch has multi-light windows while the rest of the properties has single lite windows), the rear porch is constructed of wood while the rest of the structure is brick. Finally, the rear porch has lost most of its historic integrity through the loss of original elements.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Door: N/A, the door was not historic.

Rear Porch: The applicant is not planning on replacing the existing porch, see standard 10.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Door: N/A

Rear Porch: The proposed rear porch will be differentiated from the historic structure through the use of modern materials, but will not obscure or damage the existing property.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Door: N/A

Rear Porch: The proposed rear porch, if removed in the future, would not alter form or integrity of the historic property.

Local Historic District Standards and Guidelines

Doors: Occasionally doors are too deteriorated to retain, or an inappropriate modern door is already in place. In that case, the commission must review the proposed replacement.

The existing door was severely damaged, and was non-historic. Replacement with another, non-historic door will not adversely effect the property, especially as the door way is below grade.

Decks: Decks are allowed on the rear of a structure and may be constructed of cedar, cypress, redwood or pressure treated lumber. They should be placed in an unobtrusive location and be minimally visible from the street. Decks are exempt from the painted exterior woodwork requirement. Rails should be to standards as above but may be of

pressure treated lumber and may be taller than porch rails, as required by the building code for the chosen site. Very low decks may not need a rail. The decking boards should be 5/4 lumber laid with small gaps between the boards. The boards may be parallel or perpendicular to the body of the house. The flooring boards should extend past the support framing over an apron board. A lattice porch skirt may be attached under the deck, using materials and techniques as specified for porches in the standards.

Approved Deck Materials

- Cedar
- Redwood
- Cypress
- Pressure treated lumber. (Pressure treated lumber may twist, warp and check over time.)

The application provided does not include elevations of the proposed porch. The proposed porch is 25', which is narrower than the full building.

Discussion

The replacement of the door on the front of the building will not have an adverse effect. The existing door is not original, and the placement of the door does not contribute to the historic character of the building.

The demolition of the existing rear porch will not adversely effect the property, because the rear porch does not have character defining features. Furthermore, the rear porch is likely on a collapsing cistern, and efforts should be made to stabilize the ground before further damage happens to the property. While there are not elevations for the proposed rear porch, compliance with the guidelines can easily be met.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 2, 6, 9 and 10. **Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.**
2. More information is needed. **Action: Motion to postpone until the HDC meeting on 19 March 2024 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 12 March 2024.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1, 2, 6, 9 and 10.**



REC'd

2/15/2024

Community Planning and Economic Development
 Historic District Commission
 245 N. Rose Street
 Kalamazoo, MI 49007
 Telephone: (269) 337-8804; FAX (269) 337-8513
Penal@kalamazoo-city.org

APPLICATION FOR PROJECT REVIEW – Administrative review

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 409-411 W Dutton St, Kalamazoo, MI 49007

Historic District: ☐ South/Vine ☐ Stuart ☐ West Main Hill ☒ Rose Place ☐ Haymarket

Applicant: Jared Falconer

Owner: Jared Falconer

Mailing Add: 1800 W Warner Ave

Mailing Add: 1800 W Warner Ave

City State & Zip: Chicago, IL 60613

City, State Zip: Chicago, IL 60613

Phone: 312-722-8018

Phone: 312-722-8018

Email: jfalconer76@gmail.com

Email: jfalconer76@gmail.com

Contractor:

☒ Work to be done by owner

☐ Contractors name:

Proposed Work: (Use additional sheets to describe work if necessary)

Please refer to 2nd sheet describing projects to be completed

Application Checklist:

- ☐ Drawings 11x17 or smaller with dimensions
- ☐ Materials list
- ☐ Site plan including north arrow
- ☐ Other

☐ \$35 - HDC review fee – charged with building permit

AG This property has at least one working smoke detector for each dwelling unit.
 (Owner or applicant's initials, required) * see back

Applicant's Signature: [Signature] Date: 1-29-2023

Owner's Signature: [Signature] Date: 01.29.2023
 (if different)

-For Historic Preservation Coordinator's Use Only-

Case Number PPZ24-0004

Date Received 02/05/2024

Zoning RM-36 YEAR BUILT _____

Complete application Yes

Owned since _____

Fee Paid \$35

☐ This project will require a building permit with a \$35 administrative review fee.

☐ This project will not require a building permit. There are no fees for this project

☒ Referred to the Historic District Commission for review at a monthly hearing - \$85 hearing fee.

Meeting date _____

ADMINISTRATIVE

Staff Review Date _____

☐ Approve ☐ Site Visit ☐ Approve w/Conditions

COMMENTS

Certificate of Appropriateness Issued _____

Notice to Proceed _____

Referred to Historic District Commission for hearing* _____ \$85
 fee Hearing date 02/20/2024

409-411 W Dutton St, Kalamazoo MI 49007

Project Review:

1. Per the request of the Kalamazoo City Inspector, we have an old wooden enclosed patio area at the rear of the building. The City Inspector has deemed the structure unsafe. My plan is to remove the structure completely and replace this space with a beautiful brick patio area, perfect for BBQing and relaxing.
2. Replace the existing basement door at the front of the building that was damaged by burglary. This door that leads to a shared laundry area has been broken into on multiple occasions. My plan is to replace it with a black steel door. The existing wooden door is also black, so the new door will not look any different to the current door, but it will offer significantly better security and offer much needed deterrent to further break-ins.
3. I am investigating the idea of painting the original brick a grey/blue color. I haven't made my mind up on this project but I would like to understand if this is something I could do if my Interior Designer thinks this would add value to the building.

From: [Jared Falconer](#)
To: [Pena, Luis](#)
Subject: [External Email] Re: Historic District Commission Hearing Application - 409 W Dutton
Date: Friday, February 9, 2024 2:45:54 PM
Attachments: [Screenshot 2024-02-07 at 1.10.40 PM.heic](#)
[72919762496_C31A004B-2885-48D9-9437-6DEBCFFB1700.HEIC](#)

Hi Luis -

Please find attached the photo of the door we are planning for the basement entry at the front of the building. It will be painted Black to match the already existing doors in place. the contractor also provided a sketch of a wooden deck we plan for the rear of the building. its going to completely replace the existing structure that will be demoed due to its current deteriorated state.

your comments on the painting of the building are noted. We will pause on that project and concentrate on upgrading the look and feel of the front of the building and complete renovation of each of the interior units. I appreciate your help with these building improvements!

Thank you - Jared

On Wed, Feb 7, 2024 at 9:42 AM Pena, Luis <penal@kalamazoocity.org> wrote:

Morning, Jared,

I am writing to confirm receipt of the application for a Historic District Commission hearing.

Additionally, I have some questions regarding the application, and will need more information before the application can be considered complete:

1. Please provide further details, and a sketch, of the proposed rear patio area. Include the area of the property that is slated for removal. These sketches do not need to be professionally created, but they will help the Historic District Commission understand the changes proposed.
2. Please provide an image of the proposed door for the basement front entrance.
3. Painting brick does need Historic District Commission Review. Generally, painting brick is not something considered historically acceptable, as it can damage the brick and the entire building through creating an impermeable layer. Additionally, painted brick is essentially irreversible, meaning once painted, it is very difficult to remove the brick. Finally, painting the brick would lead to further maintenance issues. I just wanted to let you know all of this about the brick, but you are more than welcome to keep the painting request on the application.

If you have questions, feel free to reach out.

Best,

Luis Peña

Historic Preservation Coordinator

Community Planning and Economic Development

245 North Rose Street

Kalamazoo MI 49007

(I may occasionally be working from home with work calls forwarded to a cell phone.)

269-337-8804 desk phone

269-330-5557 cell phone

PenaL@kalamazoocity.org

Confidentiality: Think before you Print. The information contained in this electronic mail message and any attachments is intended only for the use of the individual or entity to which it is addressed and may contain legally privileged, confidential information or work product. If the reader of this message is not the intended recipient, you are hereby notified that any use, dissemination, distribution, or forwarding of the Email message is strictly prohibited. If you have received this message in error, please notify me by Email reply, and delete the original message from your system.

--

Jared Falconer

Email: jfalconer76@gmail.com

Cell: 312 722 8018

lowes.com

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OPEN**JOIN. EARN. SAVE. OUR NEW LOYALTY PROGRAM IS HERE. LEARN MORE >**

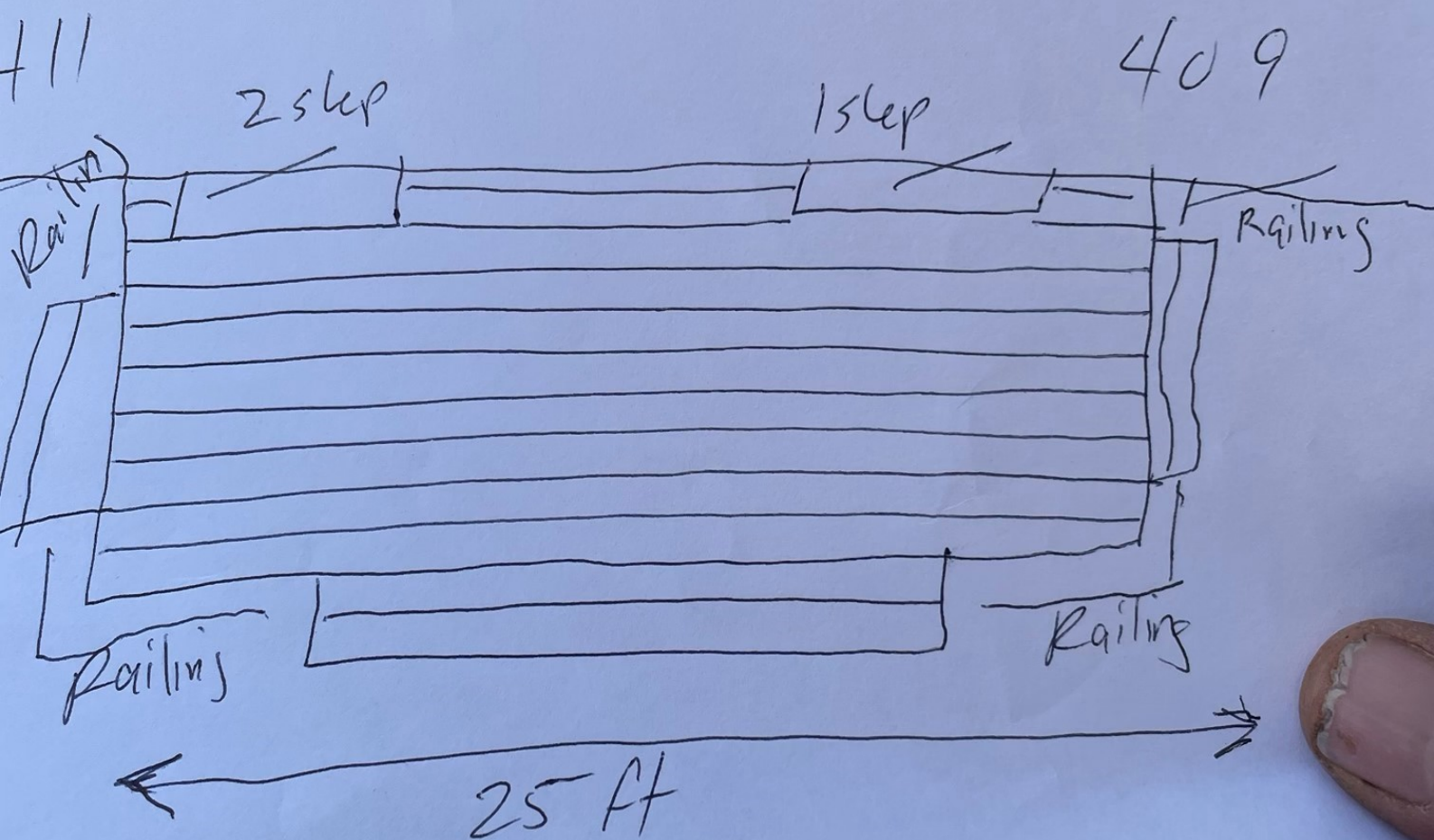
Search

**Portage Lowe's**
Open until 9 PM**Delivery to**
49002 **Windows & Doors / Exterior Doors / Front Doors****Masonite 34-in x 80-in Steel Left-Hand
Primed Prehung Single Front Door with...****Help** 

1



Du Hon









Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: February 20, 2024

SUBJECT: 5. 266 E Michigan - Alteration (New elevator shaft at rear of building. New windows throughout building) PPZ24-0005

PROPOSED WORK:

From the Description of Work Supplied by the Applicant:

Renovate the entire upper floors of the Building into 13 Apartments. The existing main floor Retailer (Coney Island Hot Dogs) to remain open for Business. We plan to have a new restaurant occupy the former Ouzos Restaurant space on the main floor.

A new Elevator shaft and stair tower will be constructed to service the upper floors. This Elevator Shaft/ Stair Tower will be an entire new structure attached to the rear of the Building along Bates Alley on the south side of the Building. Per our meeting on site with the Fire Department, the new Elevator Shaft/ Stair Tower will be extended to the Roof for Fire Safety. Upon Completion of Construction, the Building will have all new Smoke Detectors and a Brand New Fire Suppression System and Building Monitoring

Replacing all the windows.

EVALUATION:

Project Details

The applicant is proposing two items:

The installation of an elevator tower at the rear of the building. An iteration of the elevator had been approved by the HDC in 2021 (PPZ21-0003). This iteration is taller than the previous version, and the new height is what should be considered in this review.

Replacement of all windows on the building. The applicant is proposing installing 400 series Andersen windows to replace all of the existing windows. The proposed windows are vinyl wrapped wood, double hung windows. The applicant stated that the new windows will fit into the existing openings.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. *The property will still be used for its historic purpose on the ground floor as a commercial space. The upper floors conversion to residential will not necessitate changes to character defining features of the building.*

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. *Elevator Tower: N/A. The addition of the tower on the rear of the building will not remove or alter features or spaces that characterize the building.*

Windows: The removal of the existing windows on the building would constitute the removal of historic materials that characterize the property, and should therefore be avoided.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. *Elevator Tower: N/A*

Windows: it is unclear whether the windows are slated for replacement due to deterioration, or for some other reason. If the windows are deteriorated, repair should be evaluate before replacement is sought.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Elevator Tower: The rear tower will not destroy any historic materials that characterize the property. From the original hearing " the proposed addition is centered on the building. Although the addition is on the exterior it is in the same position as the original staircase that led to the fourth-floor ballroom. The addition is clearly differentiated from the original building with bot amaterials and fenestration".

It should be noted that the approved iteration of the tower from 2021 was revised once to more closely align the fenestration and masonry with the existing building. This iteration of the building, however, will be taller than the historic structure. (See page A2.00 in the drawings provided). Even though the tower being taller than the historic building, the tower will still be compatible with the structure. It is unlikely that the tower will be visible from the street when looking at the front of the building.

Windows: The installation of new windows, and the removal of the existing windows, would constitute the removal of materials (the windows) that characterize the property.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Elevator Tower: If removed in the future, the historic property would be unimpaired.

Windows: N/A

Local Historic District Standards and Guidelines

Additions:

Applicants must present a project plan to the Historic District Commission and obtain a Certificate of Appropriateness before applying for a building permit. Special care should be taken to make the addition compatible to the existing structure, but not a copy. An addition could be shorter or narrower than the primary resource or perhaps the surface treatment could be complementary to the original structure. The following information describes the various components of the attached form.

Size of Resource

- Height should generally be lower than the primary building.
- The addition should generally be narrower than the primary structure.

Relationship to Street

- The addition should be located behind the rear wall of the building or the side building line on a corner lot.

Roof Forms

- Shall be consistent with the pitch of the roof of the primary resource as closely as possible or be appropriate to the style. For example, a front gable house could have a shed roofed or hipped addition if the roof pitch was correct.

Proportion of Openings

- Both the size of new openings and their position and frequency on the building addition should relate to the primary structure.
- Ratio of window area to solid wall for the facade as a whole.

Materials

- While materials should be selected to complement the primary structure, including the use of identical materials, the use of alternate materials may be considered, especially when the addition is removed from the public right of way.

Color

- Color should complement or contrast primary resource.

As stated above, the building will be compatible with the existing building. The materials and fenestration compliment the existing building, and have been approved by the HDC in the past.

The roof form is the same as the existing building. The addition will be located behind the existing building. While the proposed addition will be taller than the existing building, it will likely not be visible from E Michigan. The proposed tower is narrower than the existing building.

Windows:

If replacing the entire window becomes necessary, the following conditions shall be applied:

- The dimension of the original window must be retained.
- Muntins, sash, frames, exterior casing and brick molds must be of material and dimensions to match other windows in the house.

The applicant stated that the replacement windows would fit the existing openings. If a wholesale replacement were carried out, all windows would match.

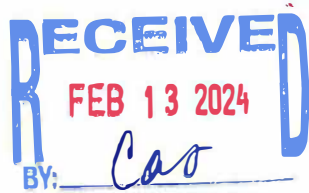
Discussion

The elevator tower addition will not adversely effect the property, and a previous iteration was approved in 2021.

The window replacements will remove numerous character defining features of the property. Additionally, it is unclear why the windows are slated for removal.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 2, 9 and 10. **Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.**
2. More information is needed. **Action: Motion to postpone until the HDC meeting on 19 March 2024 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 12 March 2024.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1, 2, 9 and 10.**



Community Planning and Economic Development
Historic District Commission
245 N. Rose Street
Kalamazoo, MI 49007
Telephone: (269) 337-8804; FAX (269) 337-8513
PenaL@kalamazoo-city.org

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

COMPLETE Applications for review at the Historic District Commission meeting including payment of the \$85 hearing fee must be received by NOON on the 2nd Tuesday of the month- the meeting is on the 3rd Tuesday of the month.

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 266 Michigan Ave (Coney Island Building), Kalamazoo, MI

Historic District: ☐ South/Vine ☐ Stuart ☐ West Main Hill ☐ Rose Place ☒ Haymarket

Applicant: Matt O'Connor

Owner: 266 Michigan Ave Kalamazoo, LLC

Mailing Add: 6317 Copper Valley Ct NE

Mailing Add: same

City State & Zip: Ada, MI 49301

City, State Zip: same

Phone: 616-430-4296

Phone: same

Email: matt.s.oconnor@gmail.com

Email: @

Contractor Adam Garland Construction

☐ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

See attached Letter

() This property has at least one working smoke detector for each dwelling unit.
(Owner or applicant's initials) (Required) * see back

Applicant's Signature: [Signature] Date: 2-13-2023

Owner's Signature: [Signature] Date: 2-13-2023
(if different)

APPLICATION CHECKLIST:

Include all these items are in your submission. Incomplete applications will be held until the next review hearing.

- ☐ Drawings 11x17 or smaller with dimensions
- ☐ Materials list
- ☐ Site plan including north arrow
- ☐ Other:
- ☐ \$85 for HDC hearing & review fee – must be paid in advance to be placed on agenda – include WITH application – Check payable to: City of Kalamazoo

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 24-0005

Date Received*: 02/13/2024

Zoning CCBP Year built 1900

Complete application Yes

Owned since 02/14/2020

COMMISSION

Meeting Date 20 February 2024

Hearing fee paid \$85 Yes

Check #

COMMENTS

Approve in Concept Date Letter mailed

FINAL ACTION

☐ Approve ☐ Site Visit ☐ Approve w/Conditions ☐ Deny ☐ Postpone ☐ Withdrawn

ACTION DATE

Certificate of Appropriateness Issued

Notice of Denial with appeals information

Notice to Proceed Comments

Revised November 22, 2019

February 13, 2024

Luis Peña
Historic Preservation Coordinator
Community Planning and Economic Development
245 North Rose Street
Kalamazoo MI 49007

RE: 266 MICHIGAN AVE – CONEY ISLAND BUILDING

Dear Mr. Peña,

Enclosed please find our Application for Project Review for the Historic Commission Hearing.

Project Overview:

Renovate the entire upper floors of the Building into 13 Apartments. The existing main floor Retailer (Coney Island Hot Dogs) to remain open for Business. We plan to have a new restaurant occupy the former Ouzos Restaurant space on the main floor.

A new Elevator shaft and stair tower will be constructed to service the upper floors. This Elevator Shaft / Stair Tower will be an entire new structure attached to the rear of the Building along Bates Alley on the south side of the Building. Per our meeting on site with the Fire Department, the new Elevator Shaft / Stair Tower will be extended to the Roof for Fire Safety.

Upon Completion of Construction, the Building will have all new Smoke Detectors and a Brand New Fire Suppression System and Building Monitoring.

I have attached detailed Building Plans and Photographs.

I look forward to meeting with you on February 20th.

Sincerely,



Matt O'Connor
Owner

















266 East Michigan Avenue Lofts
O'Connor Development
Kalamazoo, Michigan



Issue for Review
January 12, 2024
GR190610



architecture

planning

interior design

graphic design

r2 design group, pllc
1679 Lake Drive SE
Grand Rapids, MI 49506
616.457.8100
616.819.9876

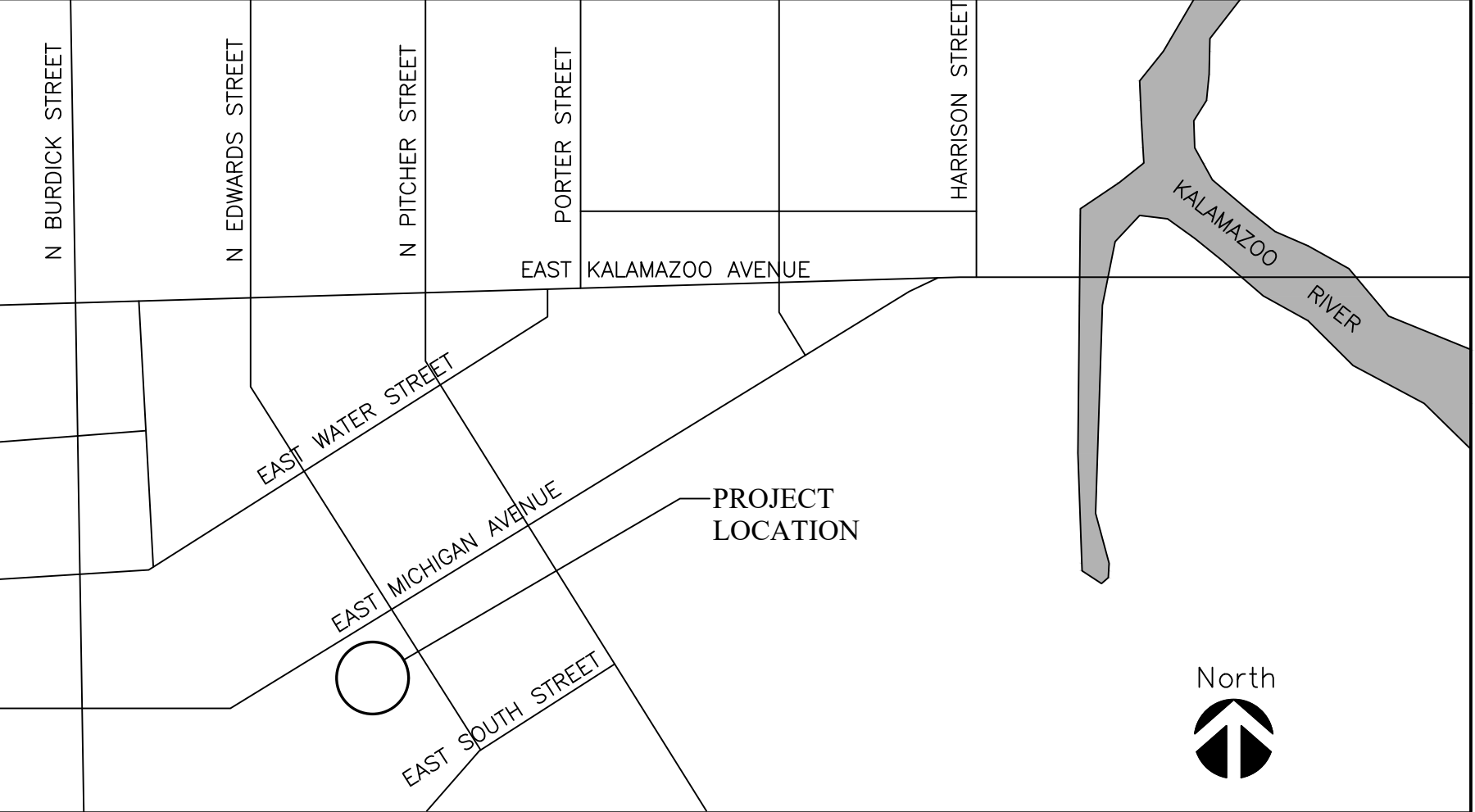
structural engineering



SAI STRUCTURAL ASSOCIATES INC

2922 Fuller Avenue NE
Suite 106
Grand Rapids, Michigan 49505
616.457.8100
www.gowithsai.com

NOT FOR CONSTRUCTION

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STRUCTURAL SERIES S0.01 GENERAL STRUCTURAL NOTES/SCHEDULES S0.02 TYPICAL DETAILS S1.01 1st & 2nd FLOOR FRAMING PLANS S1.02 3rd & 4th FLOOR FRAMING PLANS S1.03 4TH FLOOR MEZZ & ROOF FRAMING PLANS S2.01 STRUCTURAL SECTIONS S2.02 STRUCTURAL SECTIONS	PLUMBING SERIES P1.00 BASEMENT & 1ST FLOOR PLUMBING PLANS P1.01 2ND & 3RD FLOOR PLUMBING PLANS P1.02 4TH & 4TH FLOOR LOFT PLUMBING PLANS ELECTRICAL SERIES E1.00 DETAILS, SYMBOL LEGEND & SPECIFICATIONS E2.00 ONE-LINE DIAGRAM E3.00 PANELBOARD SCHEDULES
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INTERIOR DESIGN SERIES SEE DESIGN/BUILD DWGS	
PROJECT SUMMARY/UNIT MATRIX	
PROJECT SUMMARY RENOVATION OF AN APPROXIMATELY 13,572sf BUILDING IN DOWNTOWN KALAMAZOO, MI. THE FIRST FLOOR WILL HOLD TWO COMMERCIAL RETAIL/RESTAURANT/BAR TENANTS WHICH CURRENTLY EXIST. A NEW RESIDENTIAL ELEVATOR, LOBBY AND EGRESS STAIR TO BE ADDED TO THE SOUTH SIDE. FLOORS 2, 3 & 4 TO BE RENOVATED INTO 13, 1-BEDROOM/1-BATHROOM UNITS RANGING FROM 555sf TO 840sf. THE BASEMENT WILL REMAIN UNCHANGED OUTSIDE OF NEW STAIR. UNIT MIX (13 TOTAL UNITS): 2ND FLOOR 4 – 1 BEDROOM/1 BATHROOM (565sf TO 760sf) 3RD FLOOR 3 – 1 BEDROOM/1 BATHROOM (570sf TO 755sf) 1 – 1 BEDROOM+/1 BATHROOM (840sf) 4TH FLOOR 4 – 1 BEDROOM/1 BATHROOM (555sf TO 670sf) 1 – 1 BEDROOM + LOFT/1 BATHROOM (730sf)	
SITE LOCATION MAP - KALAMAZOO, MICHIGAN	
	

PREPARED FOR:
O'Connor Development, LLC
Matt O'Connor

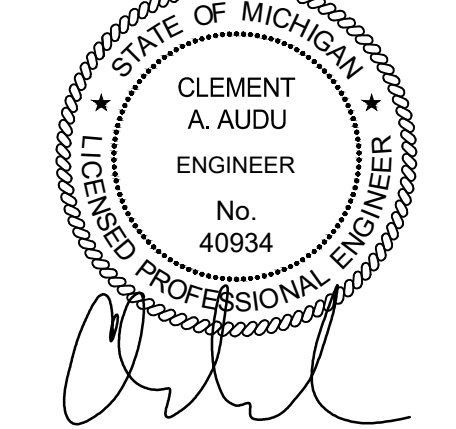
1430 Robinson Road SE, Suite 200
Grand Rapids, MI 49506

REVISIONS:

Title: Owner Review
Drawn: CAA Checked: CAA Date: 03/26/21
Title: City Site Plan Review
Drawn: CAA Checked: CAA Date: 04/26/21
Title: Revisions Per Site Plan Review Comments
Drawn: CAA Checked: CAA Date: 05/21/21

O'Connor
266 East Michigan Avenue
Existing Conditions and Demolition Plan
266 East Michigan Avenue, Kalamazoo, MI 49007
PART OF THE SOUTH 1/2 OF SECTION 15, T2S, R11W,
CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN

STAMP:

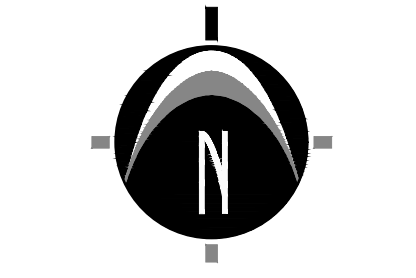


PROJECT NO:
20400162

SHEET NO:
C-201



LOCATION MAP
NOT TO SCALE



0' 5' 10' 20'
SCALE: 1" = 10'

LEGEND

- △ Benchmark
- Catch Basin - Round
- Catch Basin - Square
- Cable Riser
- Deciduous Tree
- EN Electric Meter
- GH Gas Meter
- ⊗ GV Gas Valve
- Guy Anchor
- Hydrant
- Iron - Found
- ☀ Light Pole
- ⊕ Manhole
- P Post
- Phone Riser
- ⊕ SBX Stop Box
- S Sign
- Utility Pole
- OH Overhead Utility
- Asphalt
- Concrete
- Existing Building

REMOVAL / DEMOLITION NOTES

- 1 REMOVE EXISTING CONCRETE SIDEWALK
- 2 SAWCUT & REMOVE EXISTING CONCRETE CURB & GUTTER
- 3 SAWCUT & REMOVE EXISTING CONCRETE PAVEMENT
- 4 REMOVE EXISTING WOOD PATIO
- 5 SAWCUT & REMOVE ASPHALT PAVEMENT, CURB & GUTTER, BRICK & CONCRETE SIDEWALK
- 6 SAWCUT & REMOVE 12" STORM SEWER

LEGEND

- EXISTING GRADE CONTOUR
- EXISTING CURB & GUTTER REMOVAL
- EXISTING CONCRETE REMOVAL
- EXISTING WOOD PATIO REMOVAL

REMOVAL / DEMOLITION NOTES

- 1) THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AT LEAST THREE WEEKS PRIOR TO THE BEGINNING OF CONSTRUCTION OPERATIONS. THERE ARE EXISTING UNDERGROUND UTILITIES WHICH CROSS THE PROPOSED WORK AREAS. ALTHOUGH THEIR EXACT LOCATION CANNOT BE DETERMINED, IT IS KNOWN THESE UTILITIES ARE LOCATED WHERE DIGGING IS REQUIRED. THE CONTRACTOR SHALL CONDUCT THE REQUIRED EXCAVATION IN THESE AREAS WITH EXTREME CAUTION.
- 2) ALL EXISTING UTILITY INFORMATION SHOWN IS TAKEN FROM EXISTING RECORDS, AND FIELD VERIFIED WHERE ACCESSIBLE ONLY. INFORMATION OBTAINED FROM EXISTING RECORDS MAY NOT BE COMPLETE OR ACCURATE. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. THE CONTRACTOR SHALL FIELD VERIFY FOR ACCURACY, LOCATION AND CONDITION.
- 3) BEFORE ANY WORK IS STARTED ON THE PROJECT AND AGAIN BEFORE FINAL ACCEPTANCE BY THE CITY AND BY THE OWNER, REPRESENTATIVES OF THE CITY, THE OWNER AND THE CONTRACTOR SHALL MAKE AN INSPECTION OF THE EXISTING SEWERS WITHIN THE WORK LIMITS WHICH ARE TO REMAIN IN SERVICE AND WHICH MAY BE AFFECTED BY THE WORK. THE CONDITION OF THE EXISTING UTILITIES AND THEIR APPURTENANCES SHALL BE DETERMINED FROM FIELD OBSERVATIONS AND EXISTING VIDEO TAPES. RECORDS OF THE INSPECTIONS SHALL BE KEPT IN WRITING BY THE CONTRACTOR.
- 4) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION WORK.
- 5) ALL EXISTING UTILITIES, SEWERS AND WATER LINES ARE TO REMAIN UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES, MUNICIPALITIES AND AGENCIES BEFORE COMMENCING ANY WORK.
- 6) THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING POLES, OVERHEAD WIRES, UNDERGROUND UTILITIES, GUY WIRES, GAS LINES, ETC. ALL ADJUSTMENT OR RECONSTRUCTION WORK, EXCEPT FOR THOSE STRUCTURES OTHERWISE NOTED ON THE PLANS, SHALL BE PERFORMED BY THE CONTRACTOR. EXISTING APPURTENANCES SUCH AS UTILITY POLES AND VALVES BOX SHALL NOT BE DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION.
- 7) THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICE TO ALL ADJOINING PROPERTIES.
- 8) ALL DEBRIS SHALL BE REMOVED FROM THE SITE, AND NO STOCKPILING ON SITE SHALL BE ALLOWED UNLESS APPROVED BY THE OWNER OR THEIR REPRESENTATIVES.
- 9) THE CONTRACTOR SHALL LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE REQUIRED OR AS SHOWN. ALL PAVEMENTS TO BE REMOVED SHALL BE SAWCUT AND REMOVED TO FULL DEPTH AT ALL PAVEMENT LIMITS OR EXISTING JOINTS. IF ANY DAMAGE IS INCURRED TO ANY OF THE SURROUNDING PAVEMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR AT NO ADDITIONAL COST TO ANYONE ELSE, INCLUDING THE CITY OR OWNER.
- 10) ASPHALT AREAS SHOWN TO BE SAWCUT AND REMOVED FULL DEPTH ARE ACTUAL FACE OF PROPOSED CURBS. IT WILL BE NECESSARY TO MAKE OFF-SET SAWCUTS TO PROVIDE CLEARANCE FOR PROPOSED CURBS. THE CONTRACTOR SHALL DETERMINE THE AMOUNT OF OFF-SET NECESSARY TO CONSTRUCT THE PROPOSED CURBS. ADDITIONAL CUTS MAY BE DESIRED TO FACILITATE THE REMOVAL OF THE EXISTING PAVEMENT, BUT THERE WILL BE NO EXTRA PAYMENT FOR ADDITIONAL CUTS. PAVEMENT SHALL BE REMOVED WITHOUT DAMAGING OR UNDERMINING THE REMAINING PAVEMENT. IF ADJACENT PAVEMENT IS DAMAGED, THE CONTRACTOR SHALL MAKE ADDITIONAL FULL DEPTH SAWCUTS AND REMOVE THE DAMAGE AREAS AS NECESSARY.
- 11) ALL PAVEMENT REMOVAL AREAS SHALL BE FULL PAVEMENT CROSS-SECTION REMOVAL DOWN TO NATIVE SOIL LAYER IN ACCORDANCE WITH THE GEOTECHNICAL REPORT DATED MONTH/DAY/YEAR.

SURVEYOR'S NOTES

- 1) Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260315, Panel Number 0187 D, Map Number 26077C0187D, with an Effective Date of February 17, 2010, shows this parcel to be located in Zone "X" (areas determined to be outside of the 0.2% annual chance floodplain). No field surveying was performed to determine this zone.
- 2) Source information from plans and markings has been combined with observed evidence of utilities to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. These locations should not be interpreted to be exact locations nor should it be assumed that they are the only utilities in this area.
- 3) This topographic survey was performed during a period of snow and ice covering. While every effort was made to locate all features, snow and/or ice may have prevented all features from being visible.
- 4) NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

REVISIONS:

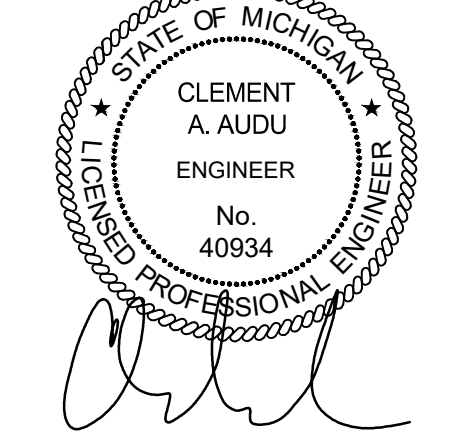
Title:	Owner Review
Drawn:	CAA
Checked:	CAA
Date:	03/26/21
Title:	City Site Plan Review
Drawn:	CAA
Checked:	CAA
Date:	04/26/21
Title:	Revisions Per Site Plan Review Comments
Drawn:	CAA
Checked:	CAA
Date:	05/21/21

O'Connor
266 East Michigan Avenue

Site Layout Plan

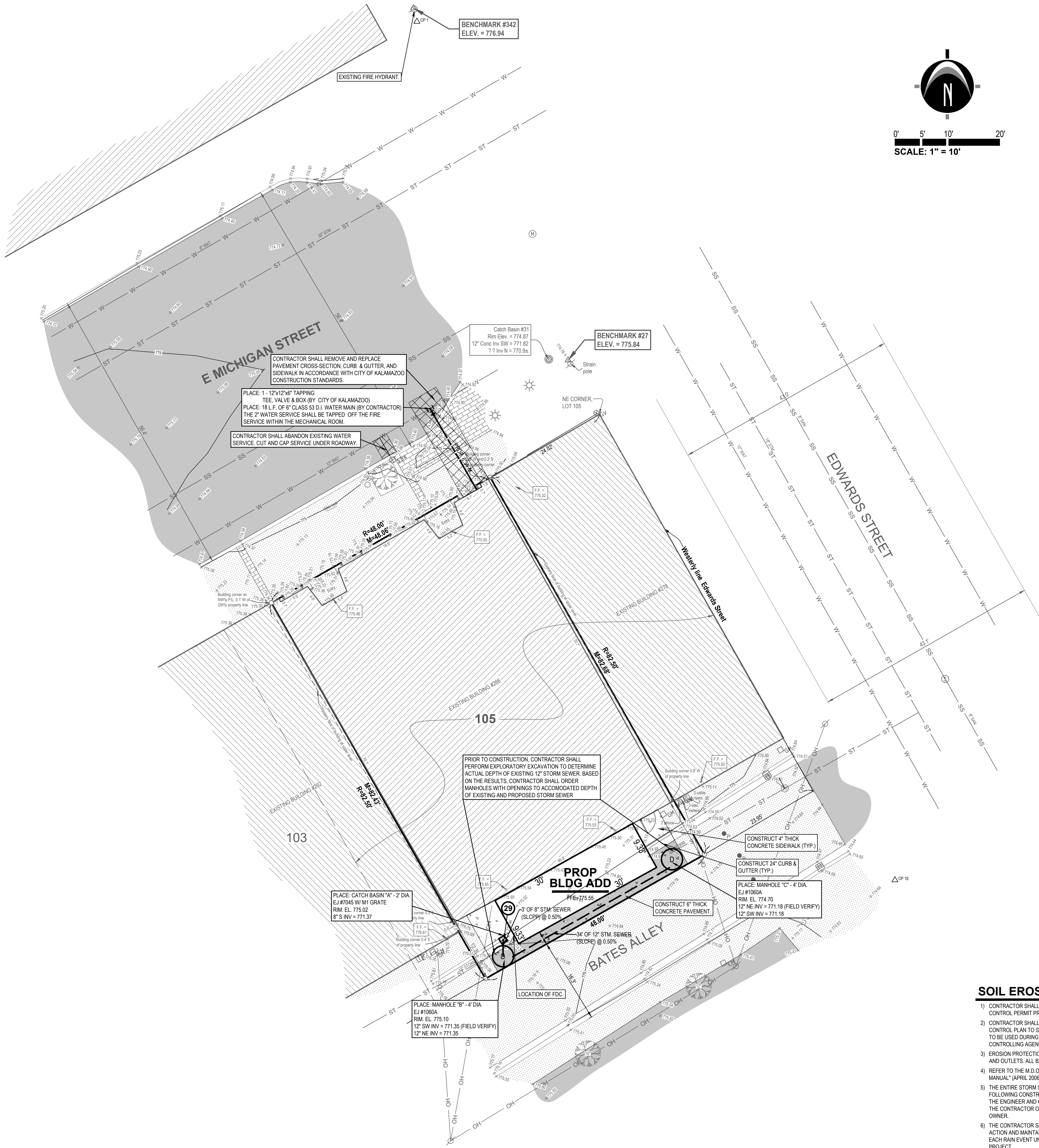
266 East Michigan Avenue, Kalamazoo, MI 49007
PART OF THE SOUTH 1/2 OF SECTION 15, T2S, R11W,
CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN

STAMP:



PROJECT NO:
20400162

SHEET NO:
C-205



LEGEND

[Pattern]	EXISTING BITUMINOUS
[Pattern]	EXISTING CONCRETE
[Pattern]	PROPOSED BITUMINOUS (STANDARD DUTY)
[Pattern]	PROPOSED BITUMINOUS (HEAVY DUTY)
[Pattern]	PROPOSED CONCRETE (STANDARD DUTY)
[Pattern]	PROPOSED CONCRETE (HEAVY DUTY)

GENERAL NOTES

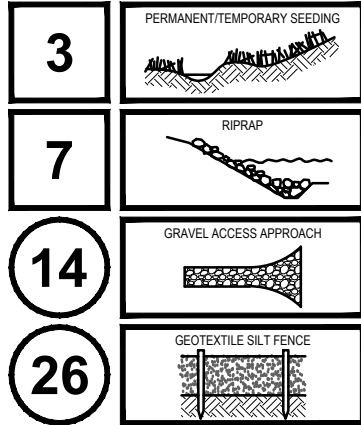
- ZONING OF PROPERTY: CCBD CENTRAL BUSINESS DISTRICT
CCBD ZONING REQUIREMENTS
A) MINIMUM LOT AREA = NA SQ.FT.
B) MINIMUM LOT WIDTH = NA FT.
C) MAXIMUM BUILDING HEIGHT = NO LIMIT
D) MAXIMUM LOT COVERAGE = 100%
SETBACKS
A) FRONT YARD = NA FT.
B) SIDE YARD = NA FT.
C) REAR YARD = NA FT.
SUMMARY OF LAND USE
A) TOTAL ACREAGE = 0.091 ACRES (3,965 SQ.FT.) (EXCLUDING R.O.W.)
B) AREA OF EXISTING BUILDING = 3,245 SQ.FT.
C) BUILDING HEIGHT = APPROX. XX FT.
D) LOT COVERAGE = 81.8%
ZONING OF PARCELS TO SOUTH AND WEST = CCBD
ZONING OF PARCELS TO NORTH AND EAST = CCBD
PARKING REQUIREMENTS: EXEMPT.
THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
CONTRACTOR TO FIELD VERIFY ALL INVERTS.
THE PERMANENT PARCEL NUMBER FOR THE SITE IS 06-15-379-006.
THE ADDRESS OF THE PROPERTY IS 266 E MICHIGAN STREET.
REFUSE FOR THE RESIDENTIAL UNITS WILL BE COLLECTED INTERNALLY. REFUSE FOR THE RESTAURANTS IS COLLECTED IN A DUMPSTER TO THE SOUTH OF THE BUILDING ADJACENT TO THE PARKING LOT.
THERE IS CURRENTLY A BUILDING ON THE PARCEL.

SOIL EROSION CONTROL SCHEDULE

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERFORM SITE DEMOLITION												
CONSTRUCT BUILDING FOUNDATION AND BUILDING												
CONSTRUCT IMPROVEMENTS AROUND BUILDING												
CONSTRUCT UTILITY LINES TO BUILDING												
ROW & SIDEWALK CLOSURE AND TRAFFIC CONTROL												
FINISH GRADE SITE												
PAVE SITE												
SITE RESTORATION/CLEAN UP												

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

- CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.
- CONTRACTOR SHALL MODIFY THIS SOIL EROSION AND SEDIMENTATION CONTROL PLAN TO SHOW THE ADDITIONAL CONTROL MEASURES INTENDED TO BE USED DURING CONSTRUCTION. SUBMIT MODIFICATIONS TO THE CONTROLLING AGENCY, THE OWNER, AND THE ENGINEER.
- EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.
- REFER TO THE M.D.O.T. "SOIL EROSION AND SEDIMENTATION CONTROL MANUAL" (APRIL 2008) FOR ADDITIONAL INFORMATION.
- THE ENTIRE STORM SEWER SYSTEM SHALL BE CLEANED AND FLUSHED FOLLOWING CONSTRUCTION AND PAID RECEIPT THEREOF PROVIDED TO THE ENGINEER AND COUNTY SESC AGENT PRIOR TO FINAL PAYMENT TO THE CONTRACTOR OR FINAL ACCEPTANCE OF THE CONSTRUCTION BY THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT, TAKE CORRECTIVE ACTION AND MAINTAIN ALL TEMPORARY SESC MEASURES DAILY AND AFTER EACH RAIN EVENT UNIT FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT.



29	SLOPE PROTECTION FENCE
33	SLOPE PROTECTION FENCE

○ = TEMPORARY MEASURE
□ = PERMANENT MEASURE
REFER TO MOST STANDARD PLAN R-96-D



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
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ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS

O'Connor Development, LLC
Matt O'Connor

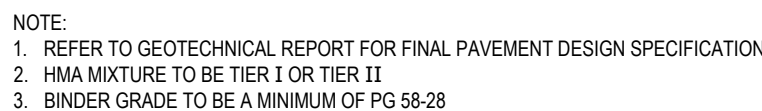
1430 Robinson Road SE, Suite 200
Grand Rapids, MI 49506

Title: Owner Review			
Drawn: CAA	Checked: CAA	Date: 03/26/2012	
Title: City Site Plan Review			
Drawn: CAA	Checked: CAA	Date: 04/26/2012	
Title: Revisions Per Site Plan Review Comments			
Drawn: CAA	Checked: CAA	Date: 05/21/2012	

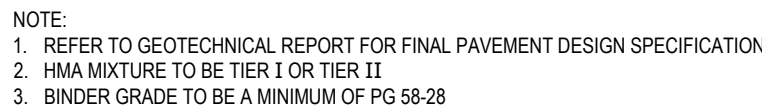
NOTE:

1. LIGHT BROOM FINISH
2. LOCATE CONTROL JOINTS AND EXPANSION JOINTS PER ACI STANDARDS
3. PANEL SIZE SHALL NOT EXCEED 8 FEET
4. PANELS SHALL BE KEPT AS SQUARE AS POSSIBLE WITH THE LENGTH NEVER EXCEEDING 1.25X THE WIDTH
5. 3.0#/CU.YD. FIBER REINFORCEMENT
6. AIR ENTRAINMENT - $\pm 1\%$
7. SLUMP $4\pm 1"$

N.T.S



N.T.S.



N.T.S

GRADING NOTES:

1. ESTABLISH PERMANENT BENCH MARK ON-SITE PRIOR TO GRADING.
2. PROPOSED SLOPE GRADES ARE TO EDGE OF METAL TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
THE VERTICAL DIFFERENCE BETWEEN PAVEMENT GRADES AND TOP OF CURB GRADES VARY FOR FLOW AND SPILL CURB (SEE DETAIL- THIS SHEET).
3. PROPOSED ADA ROUTE SHALL MEET THE STANDARDS SET FORTH IN THE MOST RECENT ADDITION OF ADA STANDARDS FOR ACCESSIBLE DESIGN - APPENDIX A TO PART 1191, AS AMENDED
4. SEE PLANS FOR LOCATIONS OF SPILL VS FLOW CURB.



N.T.S



NTS

STORM SEWER

1. ALL LEACHING BASINS SHOULD BE PROVIDED WITH A MINIMUM 2" SYMPLE.
2. ALL STORM SEWER SHALL BE SMOOTH LINE CORRUGATED POLYETHYLENE PIPE (SLOPP), WITH WATER TIGHT JOINTS MEETING THE REQUIREMENTS OF THE MICHIGAN PRACTICE CODE, ASHOTO M-252 AND M-294, ASTM F1212, F1477, F1479.
3. ALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS AND ASTM D-2221 OR CONCRETE PIPE MEETING THE REQUIREMENTS OF ASTM F-7618 UNLESS OTHERWISE NOTED
4. IF UNDERDRAIN SHALL BE PERFORATED PIPE WITH SOCK, MEETING THE REQUIREMENTS OF ASHOTO M-252 AND M-294, THE PERFORATIONS SHALL MEET THE M-252 REQUIREMENTS
5. ALL FLARED END SECTIONS SHALL BE CONCRETE.
6. ALL LEACHING BASINS AND MANHOLES SHALL BE CONCRETE, CONFORMING TO ASTM C-478 WITH BUTYL RUBBER GASKETS, JOINTS WITH BUTYL TYPE PIPE CONNECTIONS CONFORMING TO ASTM C-923 FOR ALL PIPE, 18" AND 24" DIAMETER, SHALL BE CAST IN PLACE.
7. ALL LEACHING BASINS ARE DRAWN AND WILL BE SITED AT CENTER OF CASTING.

WATERMAIN

1. ALL WATERMAIN SEWER CONSTRUCTION SHALL CONFORM TO THE CITY STANDARD CONSTRUCTION SPECIFICATIONS, INCLUDING POST CONSTRUCTION VIDEO INSPECTION OF THE SANITARY SEWER SYSTEM.

GENERAL

- [illegible]

ACTIVITY FOR NONCONFORMANCE OF PLANS, SPECIFICATIONS AND OTHER APPLICABLE STANDARDS OR

- [illegible]

STATE OF MICHIGAN
★
CLEMENT
A. AUDU
ENGINEER
No.
40934
★
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
20400162

SHEET NO:

C-500

DESIGN CRITERIA

1.1 BUILDING CODE: 2015 MICHIGAN BUILDING CODE

1.2 GRAVITY LOADS

A ROOFS:

TYPICAL ROOF

I DEAD LOAD 18 PSF

II LIVE LOAD 20 PSF

B TYPICAL FLOORS

I DEAD LOAD 15 PSF

II LIVE LOAD 40 PSF

1.3 SNOW LOADS:

A GROUND SNOW LOAD $P_g = 35$ PSF

B FLAT-ROOF SNOW LOAD $P_f = 27$ PSF

C SNOW EXPOSURE FACTOR $C_e = 1.0$

D SNOW LOAD IMPORTANCE FACTOR $I_s = 1.0$

E THERMAL FACTOR $C_t = 1.1$

F DRIFTING AND/OR SLIDING SNOW HAS BEEN INCLUDED.

1.4 WIND LOADS:

A ULTIMATE WIND SPEED 115 MPH

B RISK CATEGORY 2

C WIND EXPOSURE 2

D INTERNAL PRESSURE COEFFICIENT 0.18

1.5 SEISMIC DESIGN DATA:

A RISK CATEGORY 2

B SEISMIC DESIGN CATEGORY B

C SPECTRAL RESPONSE COEFFICIENTS

$S_s = 0.071$

$S_{DS} = 0.044$

$S_{M1} = 0.078$

$S_{M2} = 0.070$

D SITE CLASS D

E BASIC SEISMIC-FORCE-RESISTING SYSTEM

INTERMEDIATE REINFORCED MA S/MR Y SHEAR WALLS

F DESIGN BASE SHEAR $V = 1$ KIPS

G SEISMIC IMPORTANCE FACTOR $I = 1.0$

H SEISMIC RESPONSE COEFFICIENT $C = 0.060$

I RESPONSE MODIFICATION FACTOR $R = 1.50$

J ANALYSIS PROCEDURE EQUIVALENT LATERAL FORCE

1.6 DESIGN STRENGTHS:

A CONCRETE STRENGTH:

LOCATION	28 DAYS f'_c	DENSITY	EXPOSURE CLASS
INTERIOR FOOTINGS	3000 PSI	145 PCF	F0, S0, PO AND C0
INTERIOR SLABS AND WALLS	4000 PSI	145 PCF	F0, S0, PO AND C0
EXTERIOR FOOTINGS	4500 PSI	145 PCF	F2, S0, PO AND C1
EXTERIOR WALLS	4500 PSI	145 PCF	F3, S0, PO AND C1
EXTERIOR UN-REINFORCED SLABS	4500 PSI	145 PCF	F3, S0, PO AND C2
EXTERIOR REINFORCED SLABS	5000 PSI	145 PCF	F3, S0, PO, AND C2

FOUNDATIONS AND EARTHWORK			
2.1	FILL ALL UNDER SLABS AND ADJACENT TO WALLS SHALL BE CLEAN GRANULAR SOIL COMPACTED TO A MINIMUM OF 95%.		
2.2	FOOTINGS ARE DESIGNED TO BEAR ON SOIL OR ENGINEERED FILL WITH THE FOLLOWING VARIATIONS: IF MATERIAL CAPACITY IS NOT FOUND AT THE ELEVATIONS INDICATED, THE FOOTINGS SHALL BE LOWERED OR ENLARGED, AND CONSULT ENGINEER FOR ADJUSTMENTS.		
A	WALL FOOTINGS:	3000	PSF
B	SPREAD FOOTINGS:	3000	PSF
C	MODULUS OF SUBGRADE REACTION:	100	PCI
2.3	RETAINING WALLS HAVE BEEN DESIGNED USING THE FOLLOWING:		
A	SOIL DENSITY:	120	PCF
B	ACTIVE EARTH/BACK FILL PRESSURE:	36	PCF
C	AT REST EARTH/BACK FILL PRESSURE:	60	PCF
D	PASSIVE EARTH/BACK FILL PRESSURE:	360	PCF
E	SLOING COEFFICIENT:	0.35	
2.4	PROVIDE A MINIMUM OF 4 INCHES OF GRANULAR FILL CONTAINING NOT MORE THAN 10% OF MATERIAL THAT IS # 4. 18 INCHES BELOW OR 14 INCHES SLAB-ON-GRADE.		
2.5	ALL EXCAVATION FILL SHALL BE PLACED UNTIL EXCAVATION BOTTOMS HAVE BEEN INSPECTED AND APPROVED BY THE ENGINEER.		
2.6	ALL FOOTING EXCAVATIONS SHALL BE INSPECTED, PRIOR TO CONCRETE PLACEMENT, BY A GEOTECHNICAL ENGINEER. VERIFY SUITABLE BEARING MATERIAL, OF CAPACITY AS SPECIFIED.		
2.7	FOOTING EXCAVATIONS SHALL BE AT LEAST 42 INCHES BELOW FINAL OUTSIDE GRADE OR ELEVATION SHOWN ON PLAN.		
2.8	ALL CONTINUOUS FOOTINGS SHALL BE CENTERED UNDER WALLS AND ALL SPREAD FOOTINGS SHALL BE CENTERED UNDER COLUMNS OR PERS UNLESS OTHERWISE NOTED.		
2.9	NO SLABS OR FOUNDATIONS SHALL BE PLACED INTO OR ADJACENT TO SUBGRADE CONTAINING WATER. ICE SHALL BE REMOVED.		
2.10	WATER SHALL NOT BE PERMITTED TO ACCUMULATE IN FOOTING EXCAVATIONS.		
2.11	NO BACKFILLING AND COMPACTING OF EARTH SHALL BE PERMITTED A GAIN IN FOUNDATION WALLS, UNITS, SLAB OR BEARING CAPACITY AND HAVE REACHED THEIR DESIGN STRENGTH UNLESS OTHERWISE SPECIFIED.		
2.12	WHERE FOUNDATION WALLS ARE TO HAVE SOIL PLACED ON BOTH SIDES, PLACE SOIL SIMULTANEOUSLY SO AS TO MAINTAIN A COMMON ELEVATION ON EACH SIDE OF THE WALL.		
2.13	FOOTING STEPS SHALL BE LOCATED AS SHOWN ON THE PLAN.		
2.14	REFER TO PUMPING, CIVIL, ELECTRICAL & ARCHITECTURAL DRAWINGS FOR REQUIRED UNDER SLAB UTILITIES.		

MASONRY

1. MASONRY WALLS SHALL BE CONSTRUCTED TO ALL REQUIREMENTS OF THIS 402 LATEST EDITION AND 602 LATEST EDITION.

2. GROUT FILLING IN MASONRY SHALL COMPLY WITH ASTM C476.

3. COMPRESSIVE STRENGTH FOR SPECIFIED 28-DAY COMPRESSIVE STRENGTH OF 500 PSI OR GREATER THAN THE SPECIFIED COMPRESSIVE STRENGTH OF MASONRY. GROUT TYPE (FINE OR COARSE) SHALL COMPLY WITH 602 LATEST EDITION.

4. PROVIDE A REINFORCED MORTAR JAIL THAT COMPLIES WITH ASTM C207. PROPORTION SPECIFICATION. MORTAR SHALL BE 1 PART PORTLAND CEMENT TO 3 PARTS SAND BY VOLUME.

5. PROVIDE 1/2 SHAPED LINTEL UNITS OVER ALL OPENINGS AND BOND BEAM UNITS WITH WEBS AT HALF HEIGHT AT THE BOTTOM OF ALL OPENINGS.

6. PROVIDE ANCHORS HAVE HORIZONTAL REINFORCING CONSISTING OF GALVANIZED STANDARD WEIGHT #9 GA. LADDER TYPE FOR UNREINFORCED MASONRY AND LADDER TYPE FOR REINFORCED MASONRY. REINFORCING LOCATED AT TOP AND BOTTOM OF EACH BEARING AND NON-BEARING WALLS AND AT EACH FACE OF EACH OPENING AND CONTROL JOINT (MIN.) IN ADJUSTABLE BRICK VENEER SHALL BE PLACED 16" O.C. VERTICALLY AND 24" HORIZONTALLY. PLACE FULL HEIGHT VERTICAL BAR AT EACH CORNER, WALL END AND EACH SIDE OF EACH OPENING AND CONTROL JOINT (MIN.) IN VERTICAL REINFORCEMENT SHALL BE CONTINUOUS THROUGH BOND BEAMS.

7. PROVIDE ANCHORS HAVE HORIZONTAL REINFORCING CONSISTING OF GALVANIZED STANDARD WEIGHT #9 GA. LADDER TYPE FOR UNREINFORCED MASONRY AND LADDER TYPE FOR REINFORCED MASONRY. REINFORCING LOCATED AT TOP AND BOTTOM OF WALL, AT ALL BOND BEAMS AND AT INTERVALS NOT EXCEEDING 20" BOND DIAMETERS OR 10 FEET MAX.

8. VERTICAL REINFORCEMENT THAT CONSISTS OF A SINGLE BAR SHALL BE CENTERED IN THE WALL U.N.O. VERTICAL REINFORCEMENT THAT CONSISTS OF TWO BARS SHALL BE SPACED 4" FROM EACH OTHER AND ONE BAR ON EACH FACE HAS 2" CLEAR FROM THE OUTSIDE FACE OF CMU TO THE OUTSIDE FACE OF VERTICAL REINFORCEMENT.

9. PROVIDE 1/2 SHAPED LINTEL UNITS OVER ALL OPENINGS AND BOND BEAM UNITS WITH WEBS AT HALF HEIGHT AT THE BOTTOM OF ALL OPENINGS.

10. EXTEND 2 FEET BEYOND OPENING AT

11. LOCATION 1)-#5 HORIZONTAL BAR (U.N.O.) AT TOP AND BOTTOM OF ALL OPENINGS.

12. PLACE 1)-#5 HORIZONTAL BAR AT TOP COURSE OF ALL BEARING AND NON-BEARING WALLS AND AT EACH FLOOR ELEVATION.

13. REINFORCE ALL BOND BEAMS WITH 1)-#5 BAR. CONTINUOUS U.N.O. BOND BEAMS SHALL BE CONTINUOUS THROUGH ALL OPENINGS.

14. PROVIDE 2" DEEP MINIMUM SOLID MASONRY BELOW ALL LINTEL BEARINGS AND BEAM BEARINGS. ANCHOR BEAMS AND LINTELS.

15. PROVIDE 1" MINIMUM GAP BETWEEN NON-BEARING CMU WALLS AND STRUCTURE ABOVE INCLUDING ALL FLOOR DECKS.

16. PROVIDE 1" MINIMUM GAP BETWEEN NON-BEARING CMU WALLS AND STRUCTURE ABOVE INCLUDING ALL FLOOR DECKS.

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6	1	POST INSTALLED ANCHORS IF ANY SUBMITTALS INCLUDE ALL MECHANICAL AND ADHESIVE ANCHORS NOTED ON CONSTRUCTION DOCUMENTS, ALL POST INSTALLED ANCHORS SHALL CONFORM TO ICC-ES E-1, A1016, A1030 OR A1352 FOR MECHANICAL ANCHORS, ICC-ES AC308 FOR POWER DRIVEN FRAMING FASTENERS AND ICC-ES E308 OR A1355 FOR ADHESIVE ANCHORS. USE ONLY CODE APPROVED ANCHORS WITH A VALID TEST REPORT FOR USE IN BASE MATERIAL SHOWN ON THE CONSTRUCTION DOCUMENTS. SUBMIT TEST REPORT TO EOR AND SPECIAL INSPECTOR FOR APPROVAL. IF ANY SUBMITTALS INCLUDE ALL MECHANICAL AND ADHESIVE ANCHORS IN ALTERNATE ANCHOR MANUFACTURERS WRITTEN RECOMMENDATIONS AND PROCEDURE DETAILED IN TEST REPORT, REFER TO PLAN NOTES AND DETAILS FOR FASTENER REVISIONS. INSTALLER OF POST INSTALLED ANCHORS SHALL BE TRAINED BY ANCHOR MANUFACTURER. INSTALLER OF ADHESIVE ANCHORS INSTALLED IN A HORIZONTAL OR UPWARD APPLICATION SHALL HAVE A VALID TEST REPORT FOR THE INSTALLER CERTIFICATION. DRILL SMALL DRAINAGE PLOT HOLE IN EXISTING CONCRETE OR MASONRY TO CHECK FOR EXISTING REINFORCING. DO NOT CUT OR DAMAGE EXISTING REINFORCING. IF ANY SUBMITTALS ARE PROVIDED TO AVOID REINFORCING, SUBMIT LOCATION OF NEW HOLE TO EOR FOR REVIEW. IF ANY SUBMITTALS SHOWING ANCHORS ARE PROVIDED, SUBMITTALS FOR ALTERNATE ANCHORS SHALL BE REVIEWED BY THE EOR AND APPROVED AT HIS DISCRETION.
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1 MISCELLANEOUS

2 THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

3 3.1.1. STRUCTURAL DESIGN IS BASED ONLY ON THE STRUCTURE'S ITS COMPLETED STATE. CONTRACTORS AND THEIR SUBS

4 SHALL TAKE EVERY PRECAUTIONS ARE NECESSARY TO WITHSTAND ALL HORIZONTAL AND VERTICAL LOADS

5 THAT MAY BE ENCOUNTERED DURING THE CONSTRUCTION PERIOD TO COMPLETION OF THE STRUCTURE.

6 3.1.2. NOT SCALE PERMITTED

7 ALL DIMENSIONS SHOWN ARE BASED ON THE EXISTING BUILDING DRAWINGS AND MUST BE VERIFIED IN THE FIELD BY THE

8 CONTRACTOR PRIOR TO PROCEEDING WITH ANY WORK.

9 3.1.3. PRELIMINARY DRAWINGS SHALL NOT BE USED AS ERECTION DRAWINGS.

10 REPORT ANY DRAWING DISCREPANCIES FOUND TO THE ARCHITECT PRIOR TO INSTALLATION OF THE WORK FOR

11 CLARIFICATION.

12 3.1.4. SUBMITTALS, INCLUDING SHOP DRAWINGS, SHALL BE SUBMITTED ELECTRONICALLY IN PDF FORMAT.

13 SUBMIT SHOP DRAWINGS TO BUSINESS DAYS (MINIMUM) PRIOR TO THE DATE THAT RETURNED SHOP DRAWINGS ARE

14 REQUIRED.

15 3.1.5. ALL SHOP DRAWINGS SHALL BEAR THE CONSTRUCTION MANAGER'S STAMP OF APPROVAL, WHICH SHALL CONSTITUTE

16 CERTIFICATION THAT THEY HAVE VERIFIED ALL FIELD MEASUREMENTS, CONSTRUCTION CRITERIA, MATERIALS AND SIMILAR

17 ITEMS HAVE BEEN CHECKED EACH DRAWING FOR COMPLETENESS, COORDINATION AND COMPLIANCE WITH THE CONTRACT

18 DOCUMENTS.

19 3.1.6. COSTS OF INVESTIGATION AND/OR REVISION DUE TO CONTRACTOR ERROR WILL BE AT THE CONTRACTOR'S EXPENSE.

20 3.1.7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL

21 SUBMIT CALCULATIONS SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE OF THE PROJECT VERIFYING

MASONRY WALL REINF. SCHEDULE			
MARK NO.	FULL LENGTH HORIZ. REINF.	FULL HEIGHT VERT. REINF.	REMARKS
M1	9 GA. TRUSS EVERY 2nd COURSE	#5 @ 8" O.C.	GROUT SOLID
M2	9 GA. TRUSS EVERY 2nd COURSE	#5 @ 32" O.C.	

C	1. PLACEMENT AND PROTECTION PERIOD PERIODICALLY INSPECT ALL REINFORCING PLACEMENT, SIZE, SPACING, GRADE, BAR PLACEMENT HOLDERS AND TIES TO PREVENT MOVEMENT PRIOR TO CONSTRUCTION AND ONE SET OF TESTS FOR EACH 5000 SQUARE FEET OF WALL AREA OR PORTION THEREOF. 2. REQUIRED TESTS: a. CONCRETE MASS MASONRY UNIT TEST FOR EACH TYPE OF UNIT PROVIDED, ACCORDING TO ASTM C140 FOR COMPRESSIVE STRENGTH. b. MORTAR COMPRESSIVE TENSILE TEST (PROPORTION SPECIFICATION): FOR MX PROVIDED, ACCORDING TO ASTM C780. c. GROUT TEST (COMPRESSIVE STRENGTH): FOR EACH MX PROVIDED, ACCORDING TO ASTM C1019. d. PERIODICALLY INSPECT ALL REINFORCING PLACEMENT, SIZE, SPACING, GRADE, BAR PLACEMENT HOLDERS AND TIES TO PREVENT MOVEMENT PRIOR TO GROUT POUR. e. PERIODICALLY INSPECT OF ALL EMBEDDED TIES FOR SIZE, QUANTITY, SPACING, GRADE AND ADEQUATE ANCHORAGE. INSURE TIES ARE INSTALLED AT THE CORRECT ANGLE AND DEPTH. f. PERIODICALLY INSPECT POST INSTALLED ANCHORS FOR SIZE, SPACING, QUANTITY, EMBEDMENT DEPTH, GRADE AND NUT/BOLT RATIO. POST INSTALLED ANCHORS SHALL BE VERIFIED TO FOLLOW THE G.O. INSTALLATION REPORT FOR EACH FASTENER. POST INSTALLED ANCHOR INSTALLER DURING THEIR POST INSTALLATION 5% OF ALL FASTENERS REQUIRING A SPECIFIC INSTALLATION TORQUE SHALL BE TESTED ACCORDING TO THE MANUFACTURERS' RECOMMENDATIONS.
10.5	STEEL

WOOD MEMBER CONNECTIONS SHALL HAVE PERIODIC INSPECTION FOR CORRECT FRAMING CONNECTORS, FASTENER SIZE, QUANTITY AND PLACEMENT.

PERIODICALLY INSPECT TEMPORARY INSTALLATION AND PERMANENT INDIVIDUAL TRUSS MEMBER RESTRAINTS BRACING ARE INSTALLED PER APPROVED TRUSS SUBMITTAL PACKAGE AND STRUCTURAL DRAWINGS.

COMMON NAIL SIZES
(ASTM F1667 NLCMS)

8d	2	0.113
8d	2 1/2	0.131
10d	3	0.148
12d	3 1/4	0.148
16d	3 1/2	0.162
20d	4	0.192
30d	4 1/2	0.207
40d	5	0.225

WOOD JOIST

CONCRETE REINFORCING LAP SPICE SCHEDULE				SINGLY REINFORCED MASONRY REINFORCING LAP SPICE SCHEDULE	
BAR NO.	For=3000	For=4000	For=5000	BAR NO.	LAP LENGTH
3	22"	19"	17"	3	16"
4	29"	25"	23"	4	21"
5	36"	31"	28"	5	26"
6	43"	37"	34"	6	48"
7	63"	54"	49"	7	60"
8	72"	62"	56"	8	93"
9	81"	70"	63"		
10	91"	79"	74"		

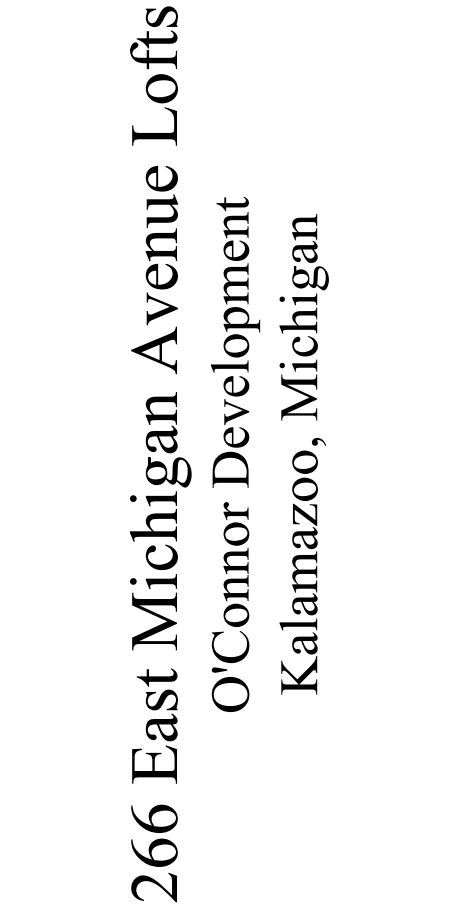
10	9"	7"	7"
11	10 1/2"	8 1/2"	7 1/2"

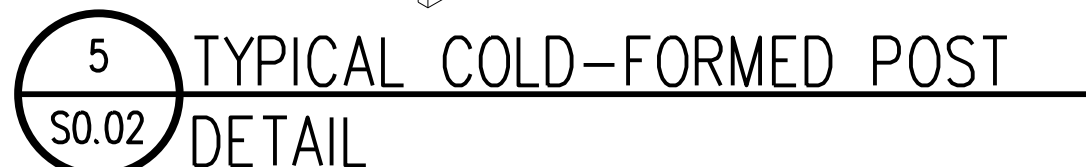
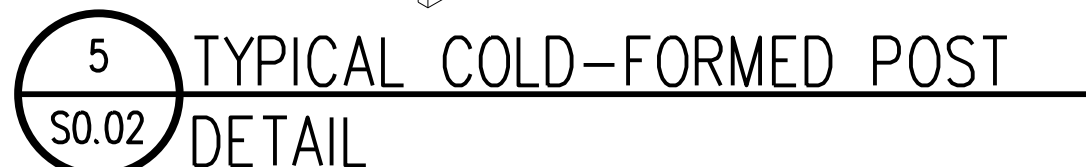
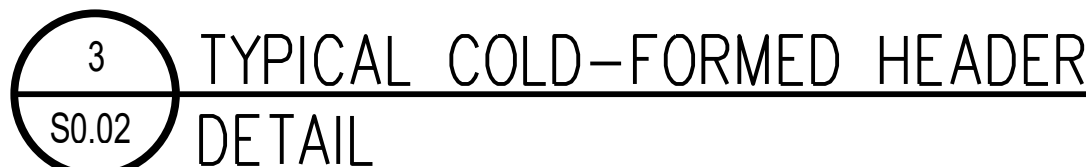
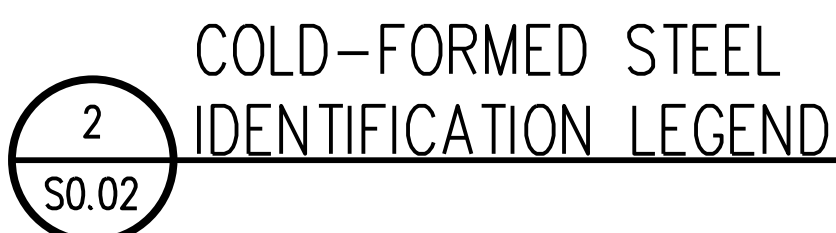
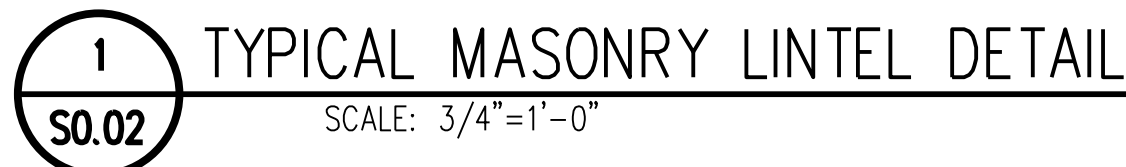
GROUT SPACE REQUIREMENTS			
GROUT TYPE ¹	MAXIMUM GROUT POUR HEIGHT	MINIMUM WIDTH OF GROUT SPACE ^{2,3}	MINIMUM GROUT SPACE DIMENSION FOR GROUTING CELLS OF HOLLOW JOISTS
FINE	5'-0"	2"	2" x 3"
FINE	12'-0"	2 1/2"	2 1/2" x 3"
FINE	24'-0"	3"	3" x 3"
COARSE	14'-0"	1 1/2"	1 1/2" x 3"
COARSE	5'-0"	2"	2 1/2" x 3"
COARSE	12'-0"	2 1/2"	3" x 3"
COARSE	24'-0"	3"	3" x 4"

¹ FINE AND COARSE GROUTS ARE DEFINED IN ASTM C 476.
² FOR GROUTING BETWEEN MASONRY WYTHES.
³ GROUT SPACE DIMENSION IS THE CLEAR DIMENSION BETWEEN ANY MASONRY PROTRUSION AND SHALL BE INCREASED BY THE DIAMETERS OF THE HORIZONTAL BARS WITHIN THE CROSS SECTION OF GROUT SPACE.
AREA OF VERTICAL REINFORCEMENT SHALL NOT EXCEED 8 PERCENT OF THE AREA OF THE GROUT SPACE.

D SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION				
IBC 2015 TABLE 1705.3				
TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD	IBC REFERENCE
VERIFY PLACEMENT.	-	X	ACI 318 CH. 20, 25.2, 25.3, 26.6.1-26.6.3	1908.4
FORCING BARS OTHER THAN	-	X	AWS D14 ACI 318: 26.6.4	-
WELDS, MAXIMUM 5/16".	X			
CONCRETE.	-	X	ACI 318: 17.8.2	-
CAST IN HARDENED CONCRETE				
CAST IN HORIZONTAL OR	X		ACI 318:17.8.2.4	-
CASTINGS TO RESIST SUSTAINED		X	ACI 318: 17.8.2	
ANCHORS	-	X	ACI 318: CH. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
TEST, FABRICATE SPECIMENS FOR	X	-	ASTM C172 ASTM C31 ACI 318: 26.4, 26.12	1908.10
TEST FOR PROPER APPLICATION	X	-	ACI 318: 26.5	1908.6, 1908.7, 1908.8
TESTED CURING TEMPERATURE	-	X	ACI 318: 26.5.3 - 26.5.5	1908.9
TEST, LOCATION AND MEMBER BEING FORMED.	-	X	ACI 318: 26.11.1.2(b)	

SECTION 1705.12, SPECIAL INSPECTIONS FOR SEISMIC				-PRELIMINARY- NOT FOR CONSTRUCTION
SPECIAL INSPECTION SHALL BE INCLUDED IN THE ANCHOR ISSUED BY AN APPROVED SOURCE IN (I) 318, OR OTHER QUALIFICATION PROCEDURES. WHERE NOT PROVIDED, SPECIAL INSPECTION REQUIREMENTS REGISTERED DESIGN PROFESSIONAL AND SHALL BE OFFICIAL PARTY TO THE COMMENCEMENT OF THE WORK.				
REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS				
IBC 2015 TABLE 1705.6				
TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION		
ALLOW FOUNDATIONS ARE ADEQUATE BEARING CAPACITY.	-		X	
ENDED TO PROPER DEPTH AND HAVE	-			
TESTING OF COMPACTED FILL	-			
RIALS, DENSITIES AND LIFT MENT AND COMPACTION OF	X			
CTED FILL, INSPECT SUBGRADE EN PREPARED PROPERLY.	-			





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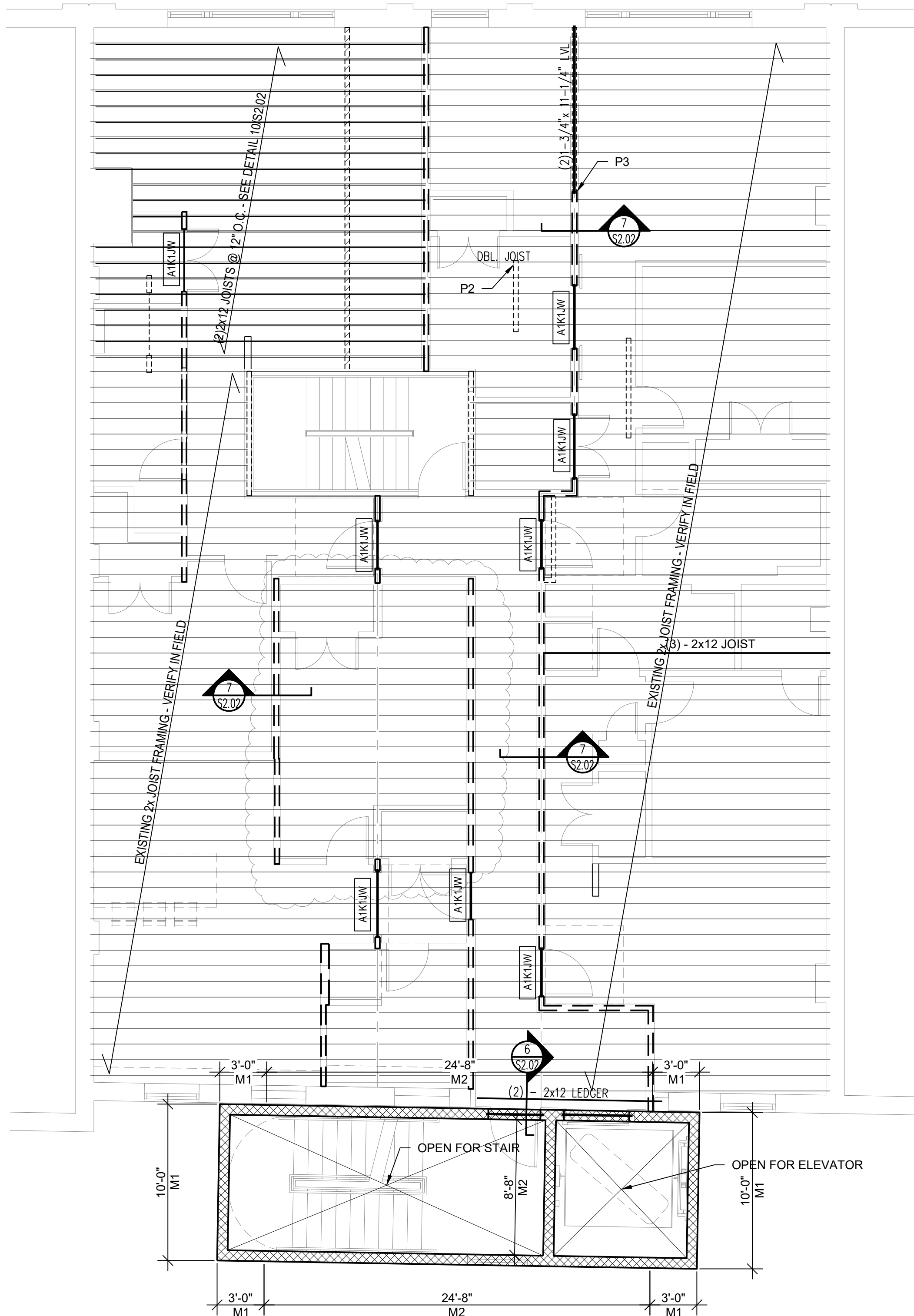
3rd & 4th FLOOR
FRMG. PLANS

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Job No:	GR190610
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Issue Date:	January 17, 2022

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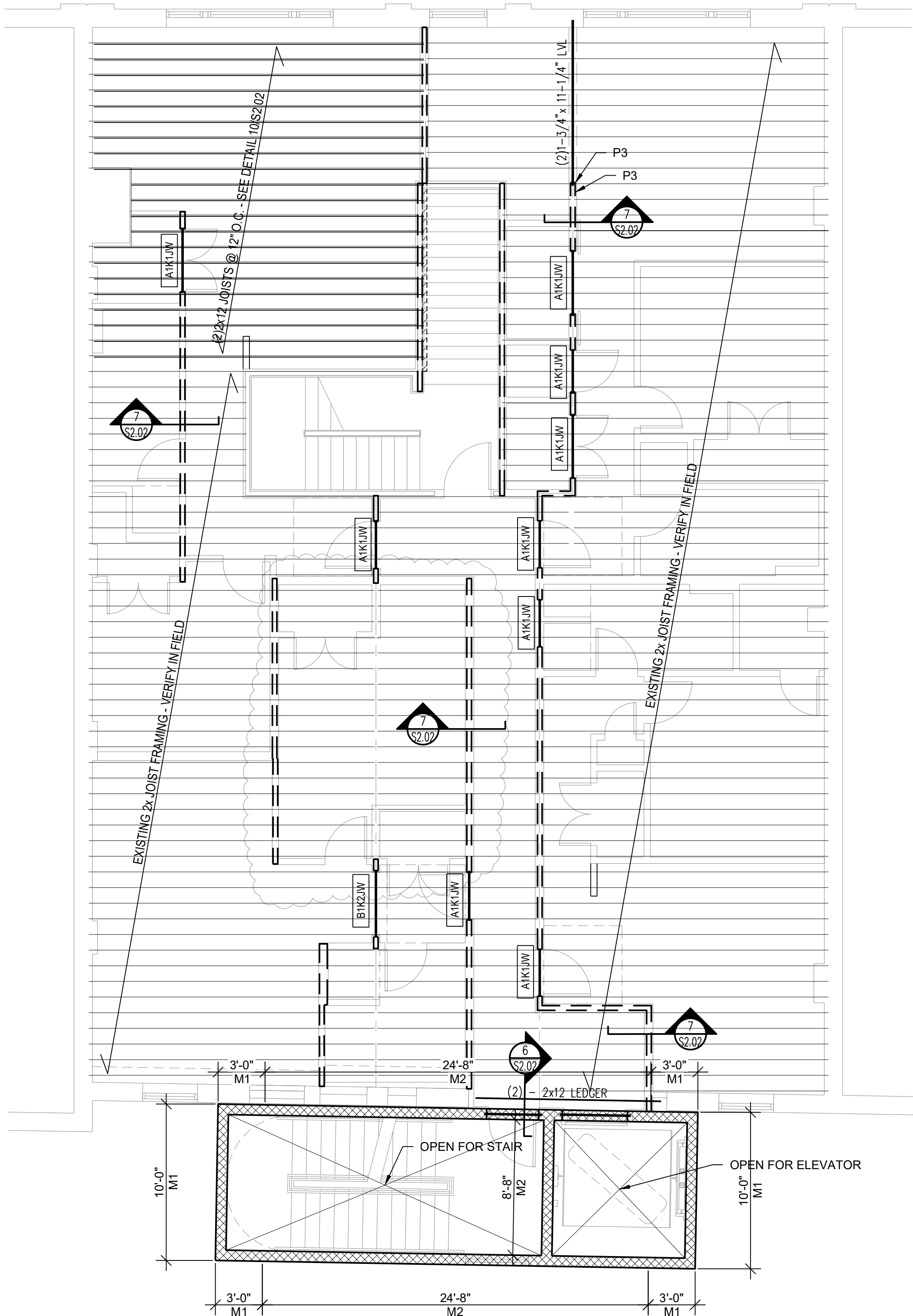
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3RD FLOOR PLAN

- PLAN NOTES:
1. REFER TO DRAWING S0.01 - S0.02 FOR GENERAL NOTES, TYPICAL DETAILS AND INSPECTION REQUIREMENTS.
 2. STUDS SUPPORTING 4TH FLOOR FRAMING SHALL BE 362S162-54 @ 16" O.C.
 3. [A1K1JW] INDICATES WOOD HEADER. REFER TO WOOD HEADER SCHEDULE ON DRAWING S0.1.
 4. PROVIDE MASONRY LINTEL IN ALL OPENINGS IN CMU WALLS PER THE TYPICAL MASONRY LINTEL DETAIL (1/S0.02).
 6. M(n) INDICATES MASONRY WALL REINF. - REFER TO MASONRY WALL REINF. SCHEDULE ON DRAWING S0.1.
 7. [---] INDICATES BEARING WALL ABOVE.
 8. [---] INDICATES BEARING WALL.



2ND FLOOR PLAN

- PLAN NOTES:
1. REFER TO DRAWING S0.01 - S0.02 FOR GENERAL NOTES, TYPICAL DETAILS AND INSPECTION REQUIREMENTS.
 2. [---] INDICATES BEARING WALL ABOVE.
 3. STUDS SUPPORTING 3RD FLOOR FRAMING SHALL BE EXISTING 2x4 @ 16" O.C.
 4. [A1K1JW] INDICATES WOOD HEADER. REFER TO WOOD HEADER SCHEDULE ON DRAWING S0.1.
 5. PROVIDE MASONRY LINTEL IN ALL OPENINGS IN CMU WALLS PER THE TYPICAL MASONRY LINTEL DETAIL (1/S0.02).
 6. M(n) INDICATES MASONRY WALL REINF. - REFER TO MASONRY WALL REINF. SCHEDULE ON DRAWING S0.1.
 7. [---] INDICATES BEARING WALL.

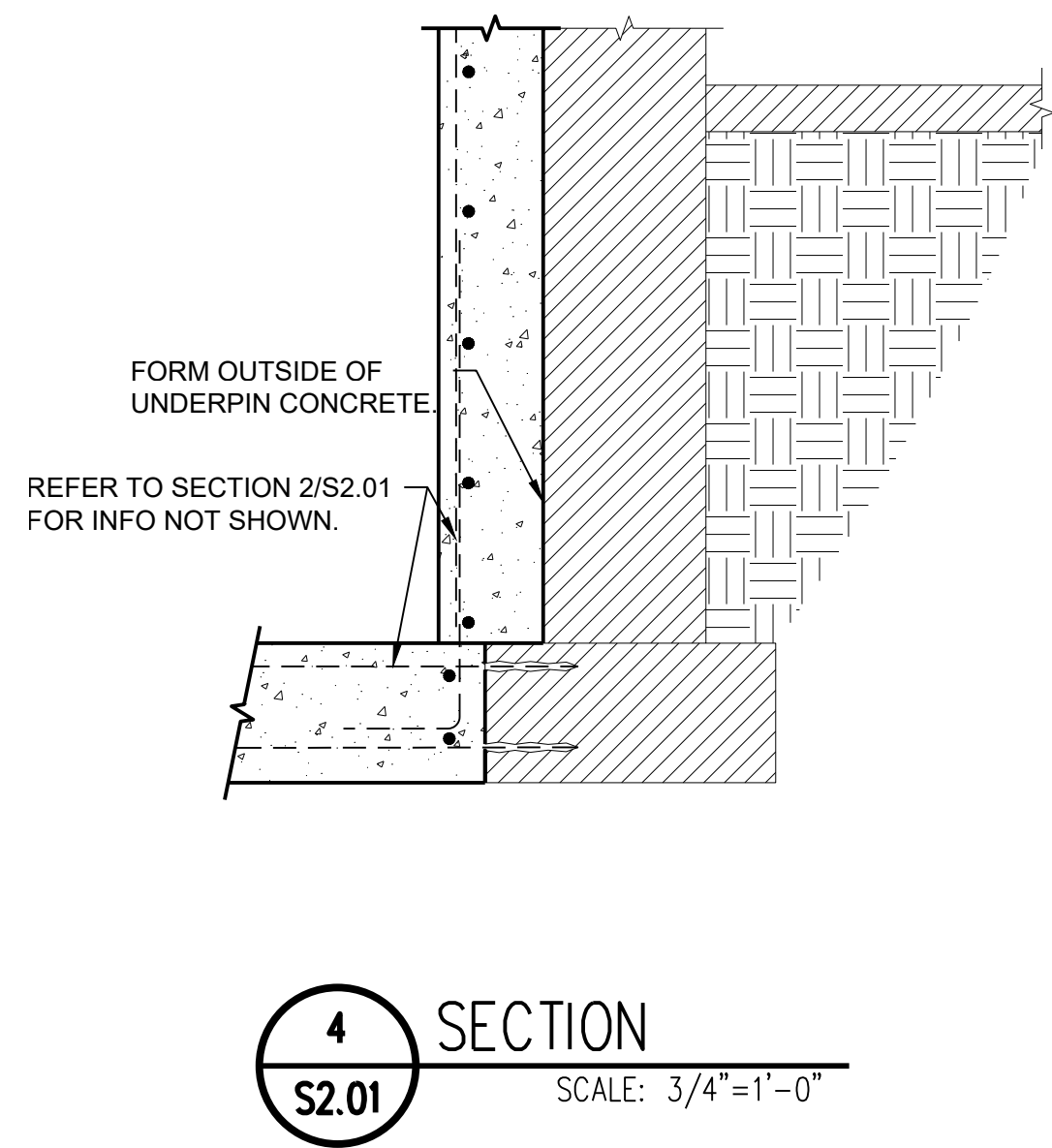
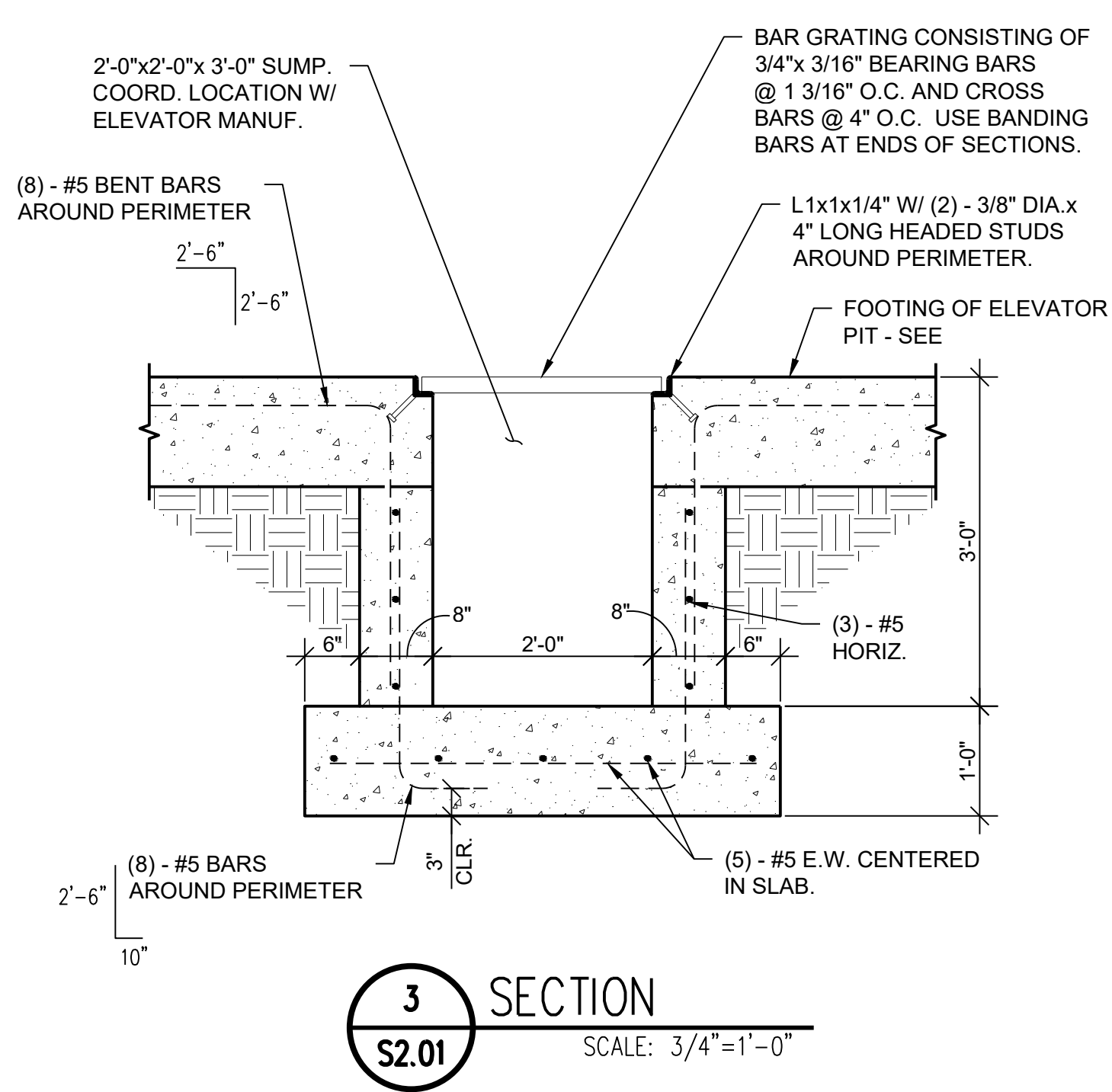
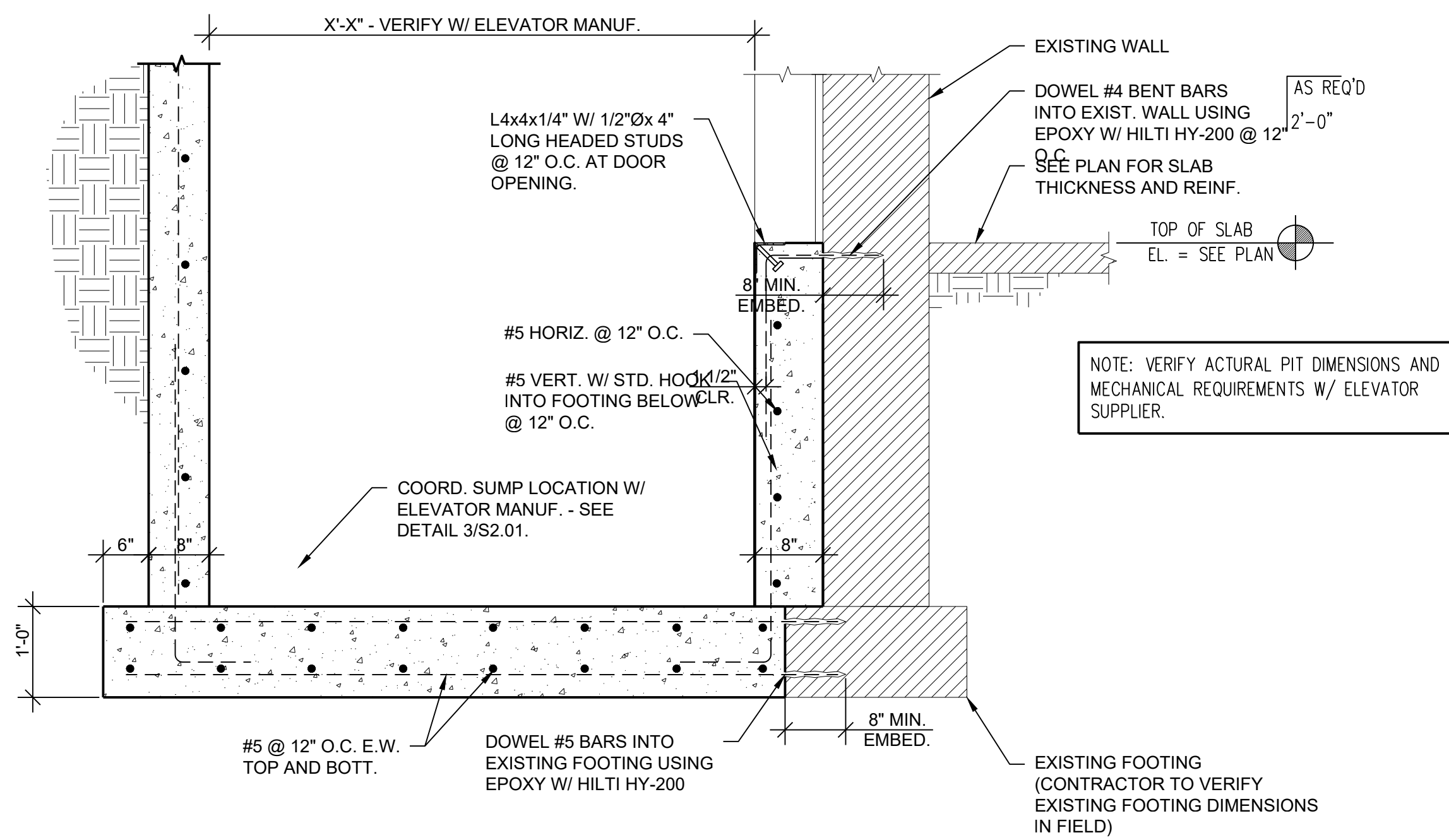
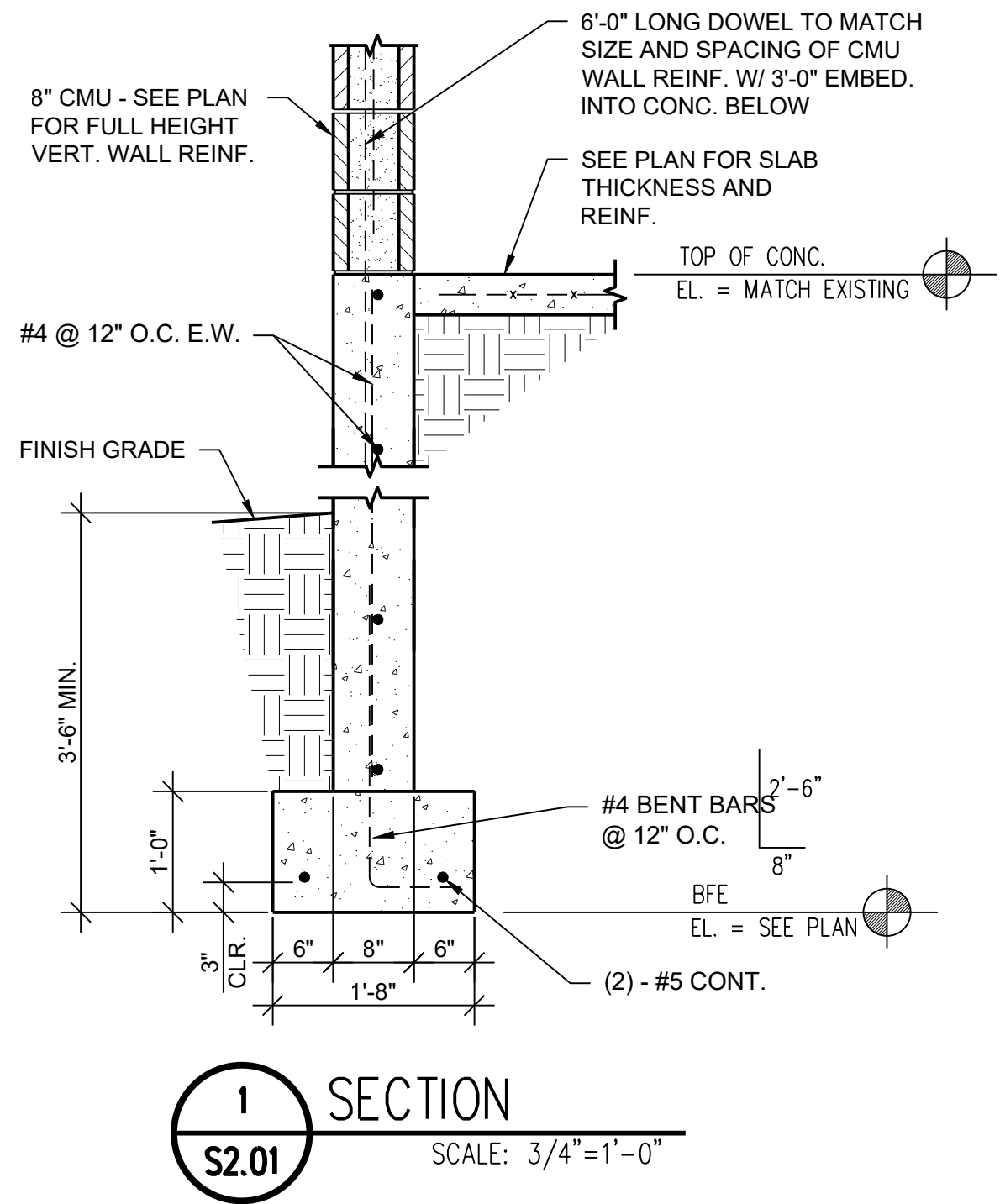
- 4TH MEZZ

- PLAN NOTES:**
1. REFER TO DRAWING S0.01 - S0.02 FOR GENERAL NOTES, TYPICAL DETAILS AND INSPECTION REQUIREMENTS.
 2. ROOF SHEATHING SHALL BE 19/32" APA RATED 40/20 SHEATHING, ATTACH TO SUPPORTS W/ 0.148"Øx 3" LONG NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT ALL INTERMEDIATE SUPPORTS.
 3. M(n) INDICATES MASONRY WALL REINF. - REFER TO MASONRY WALL REINF. SCHEDULE ON DRAWING S0.1.

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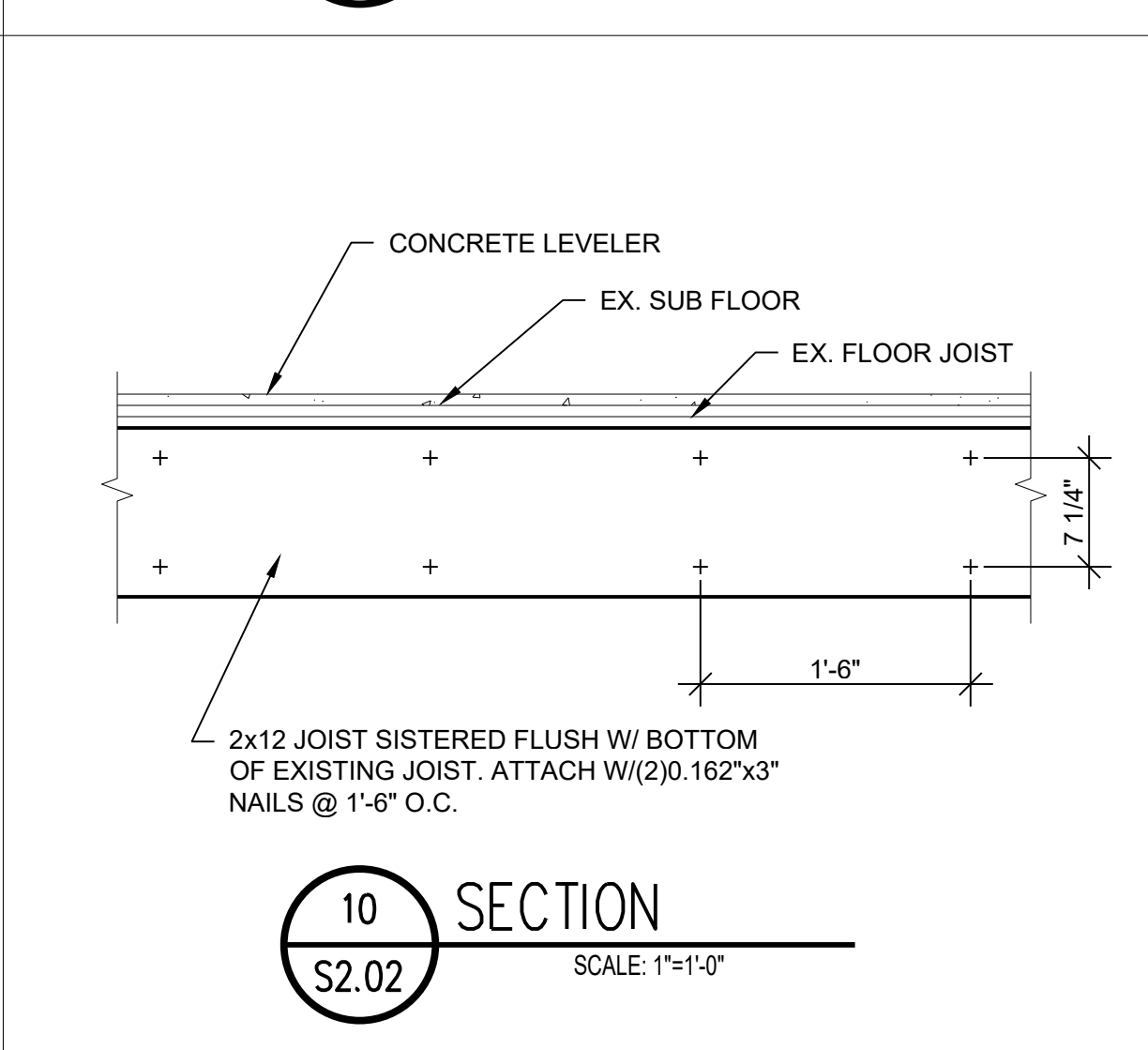
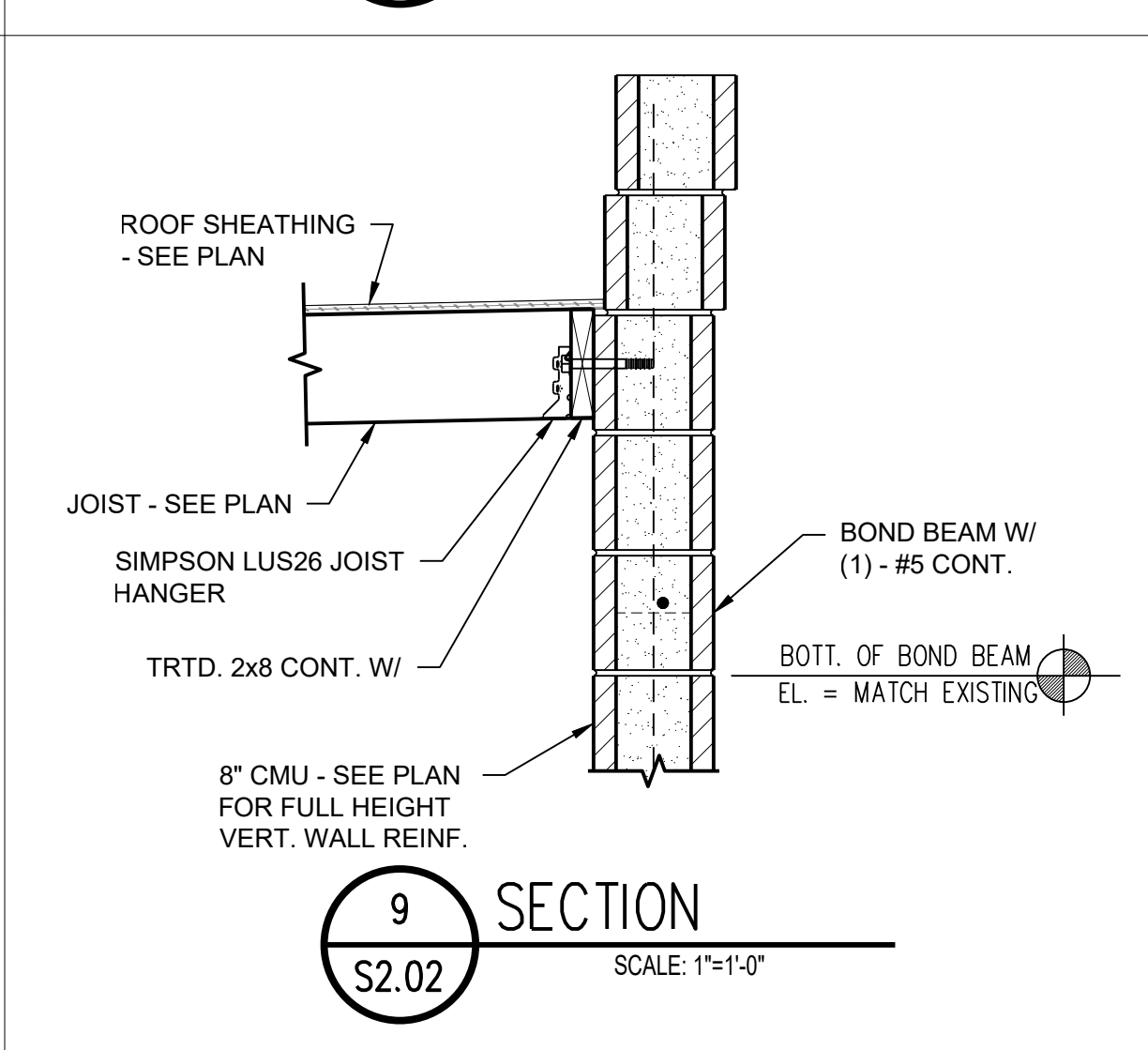
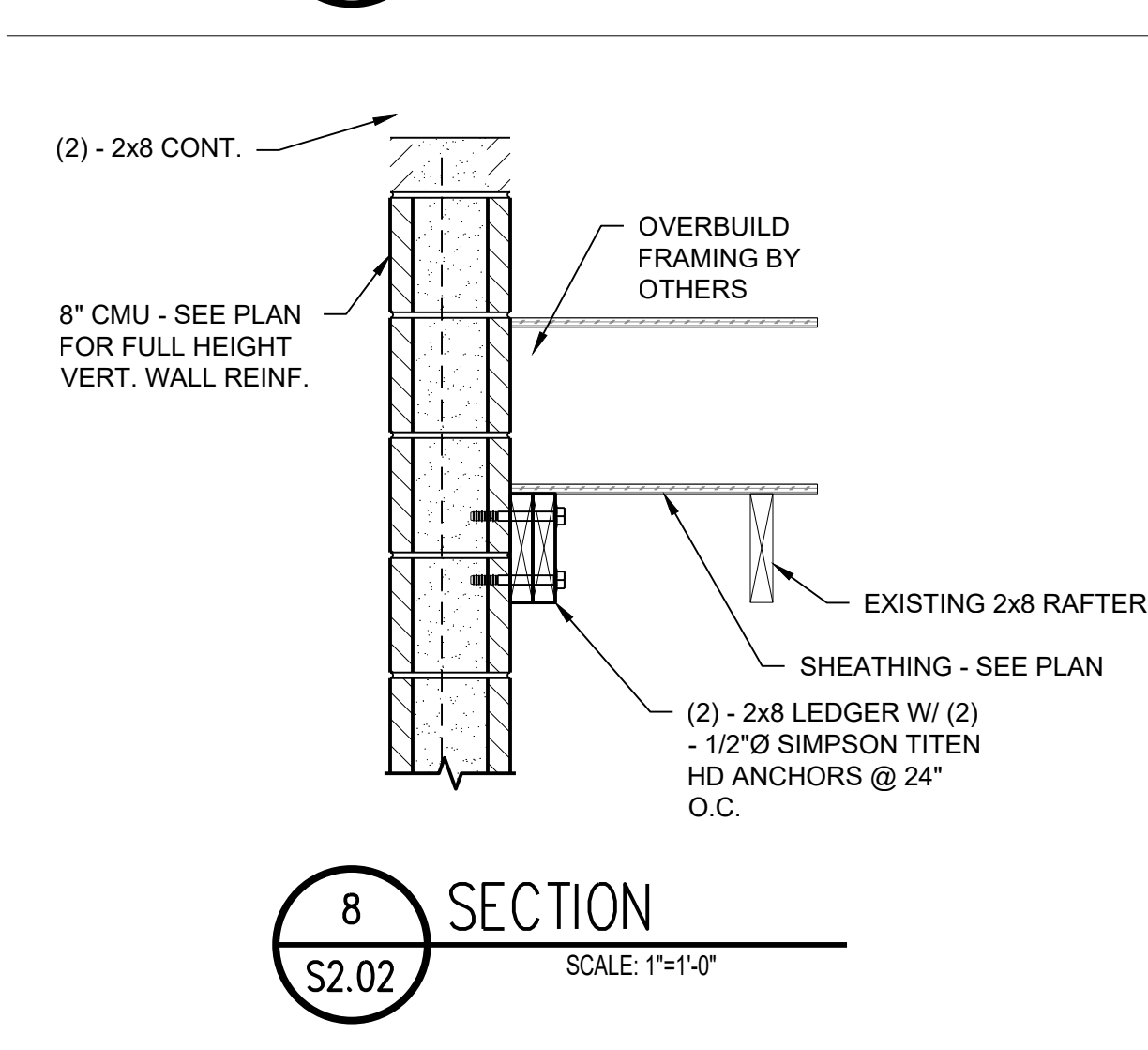
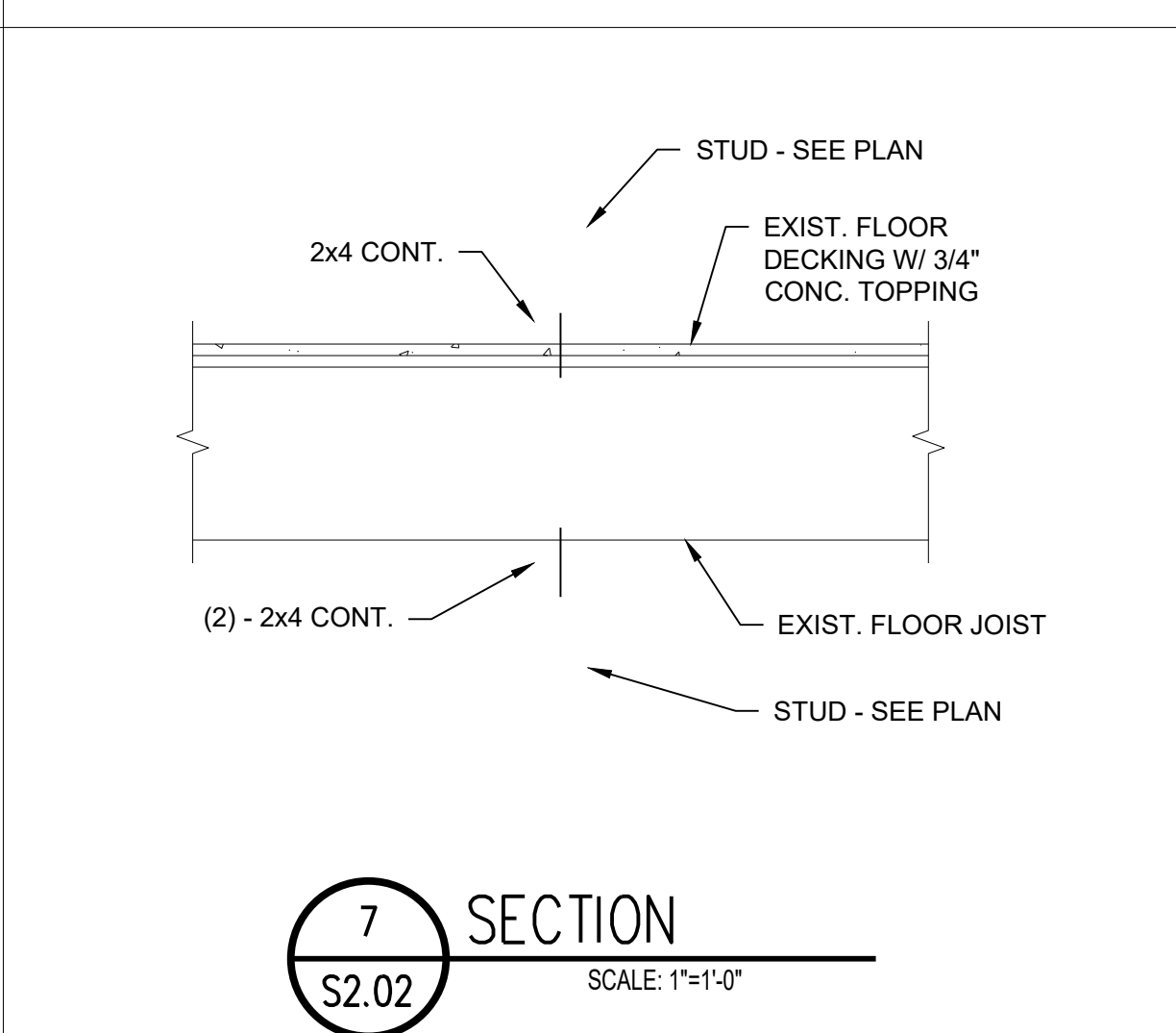
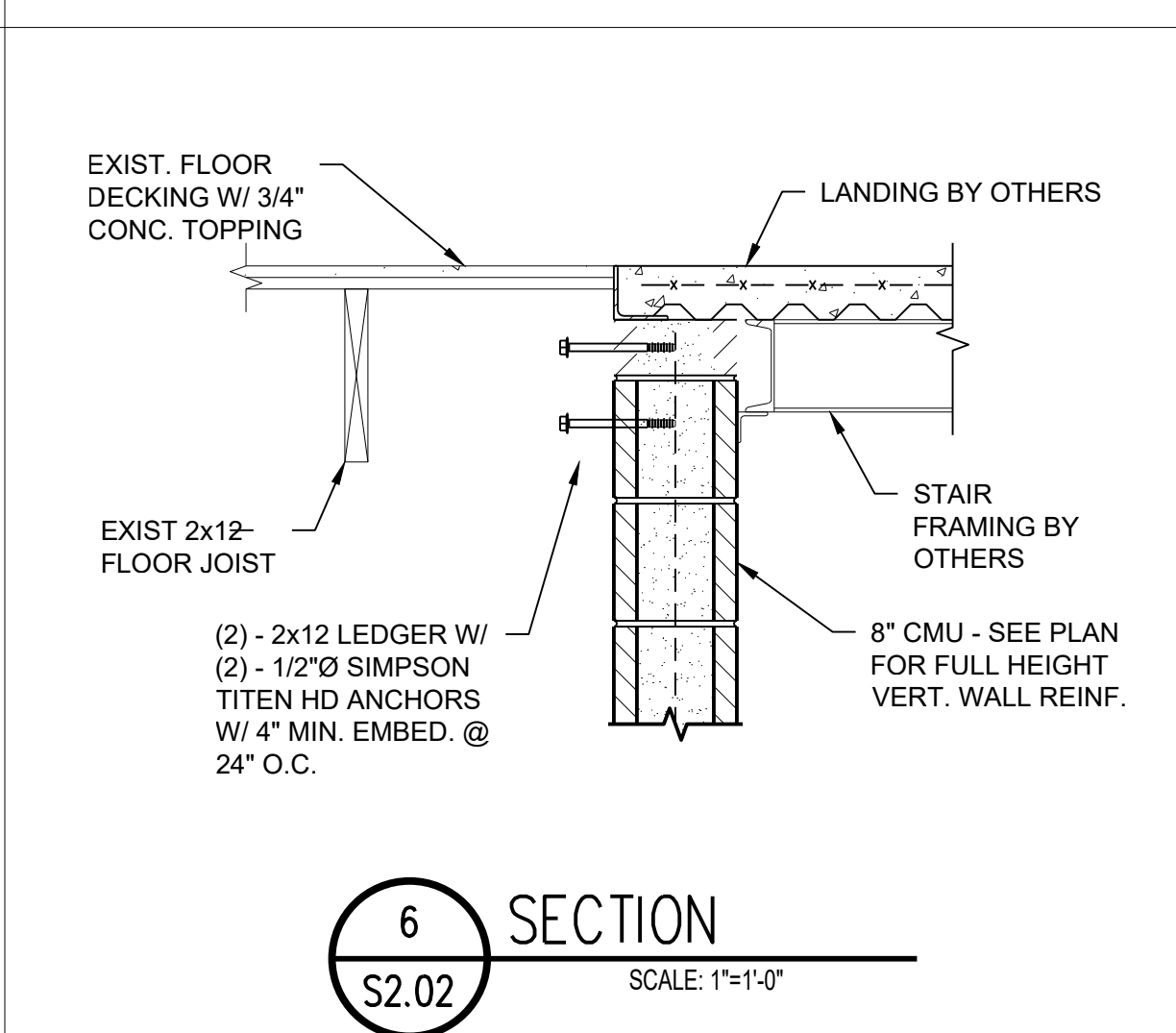
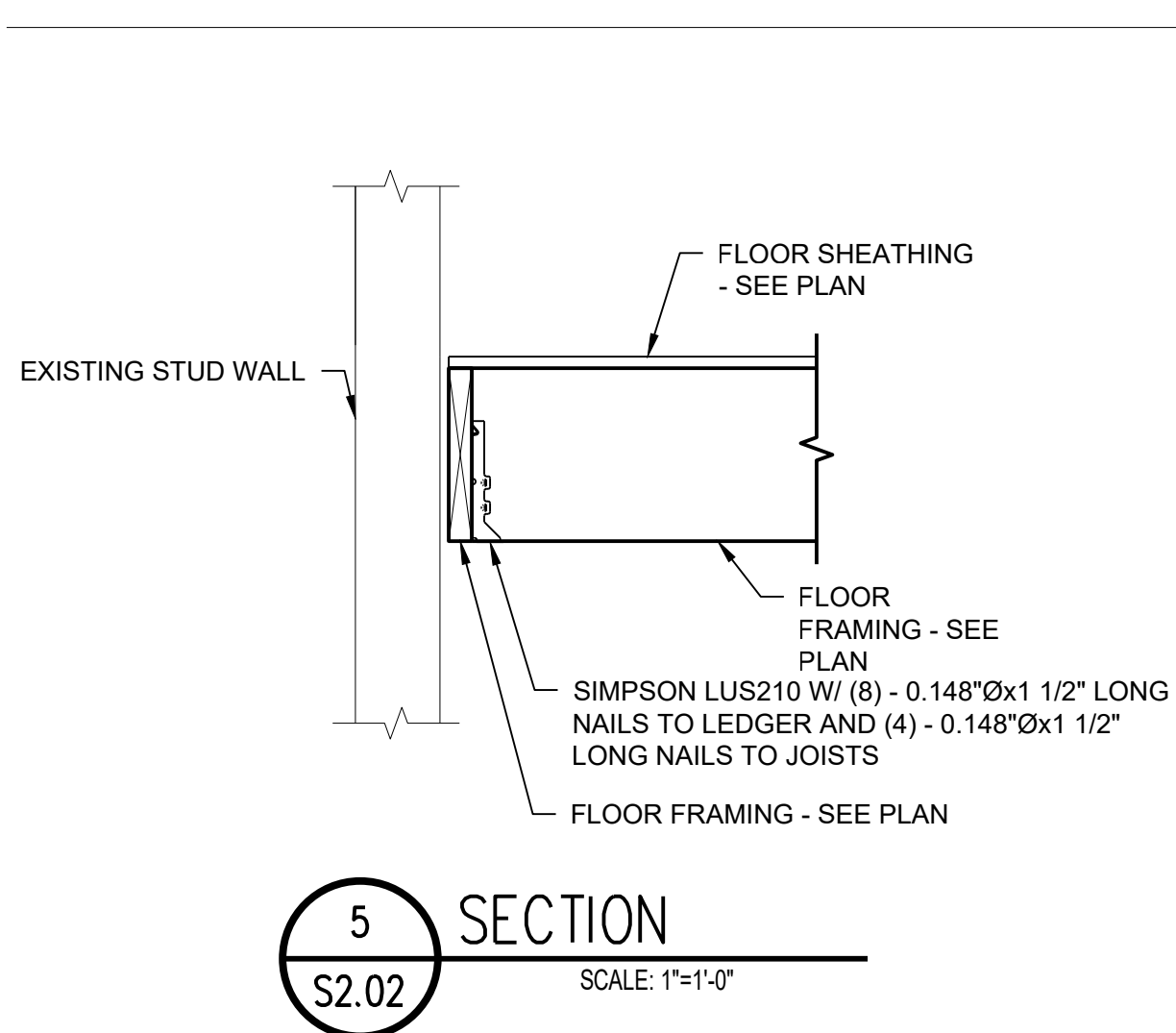
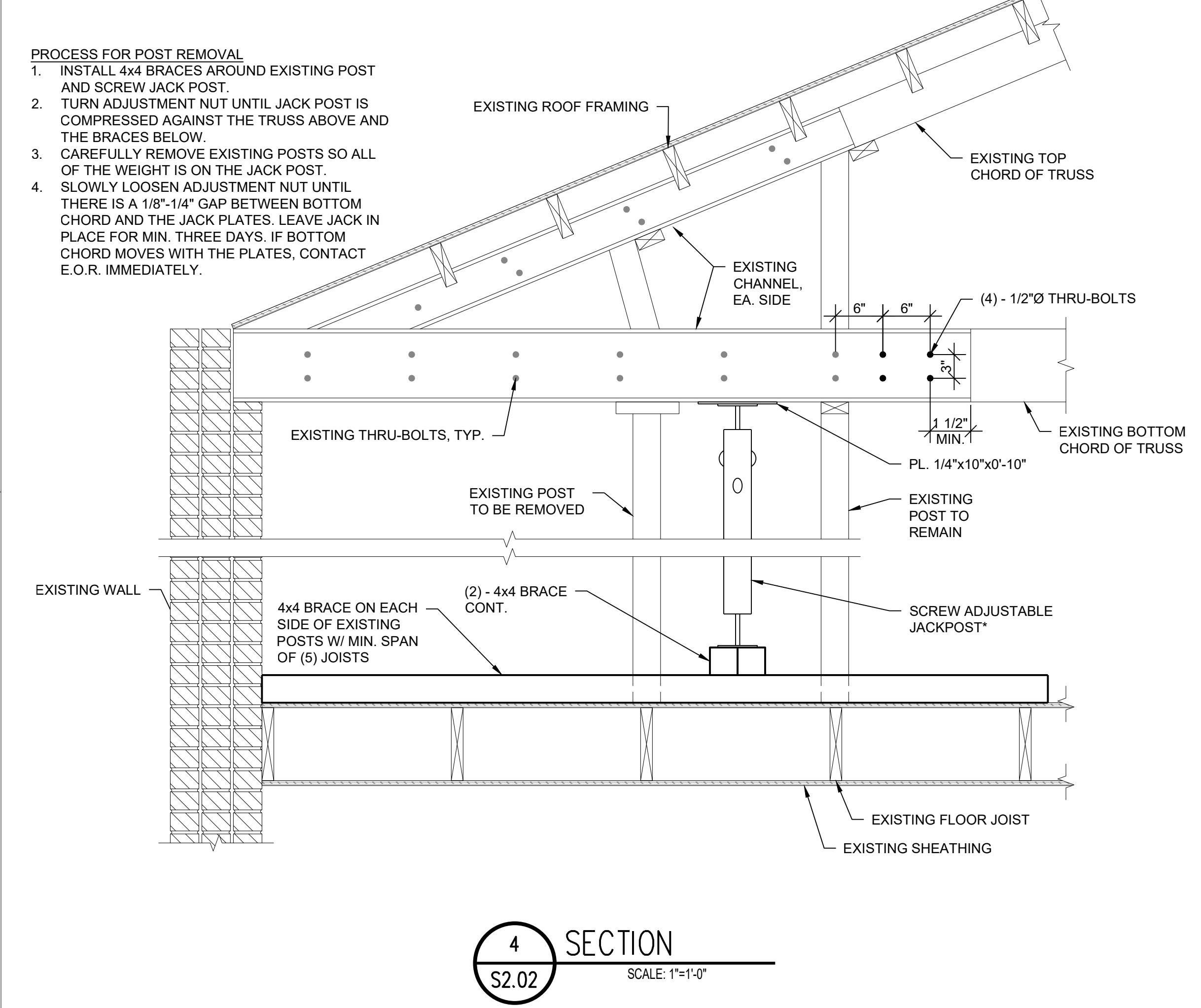
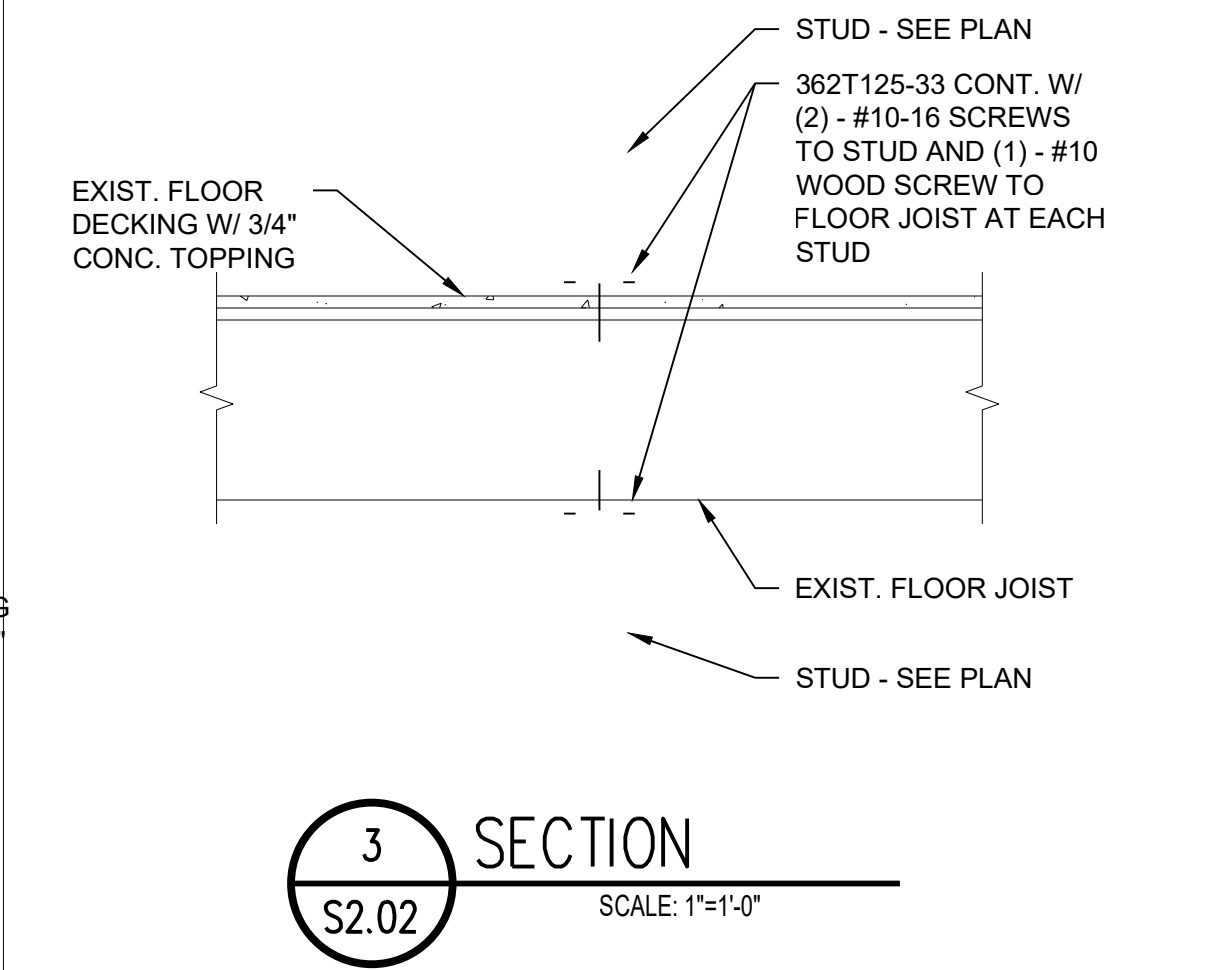
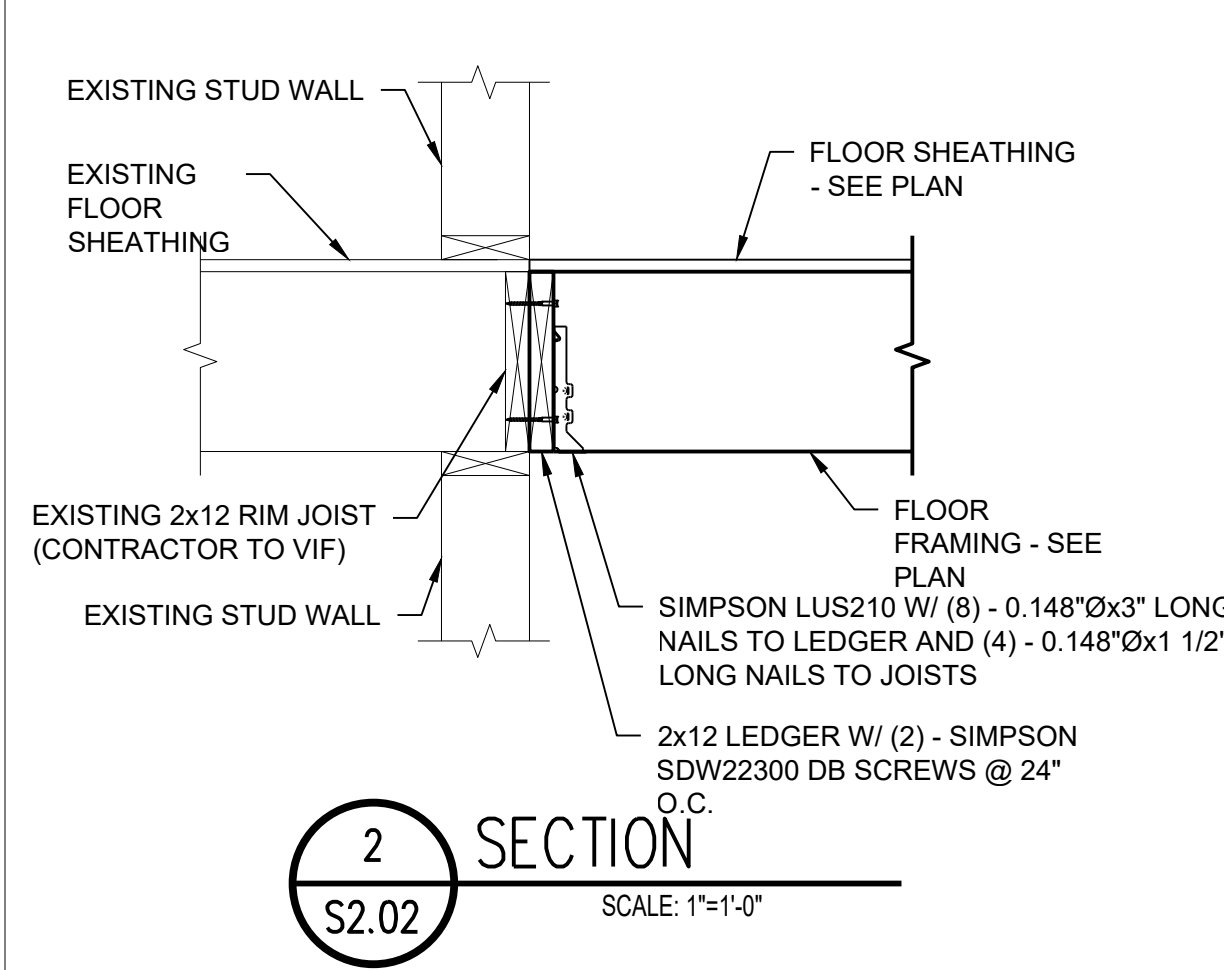
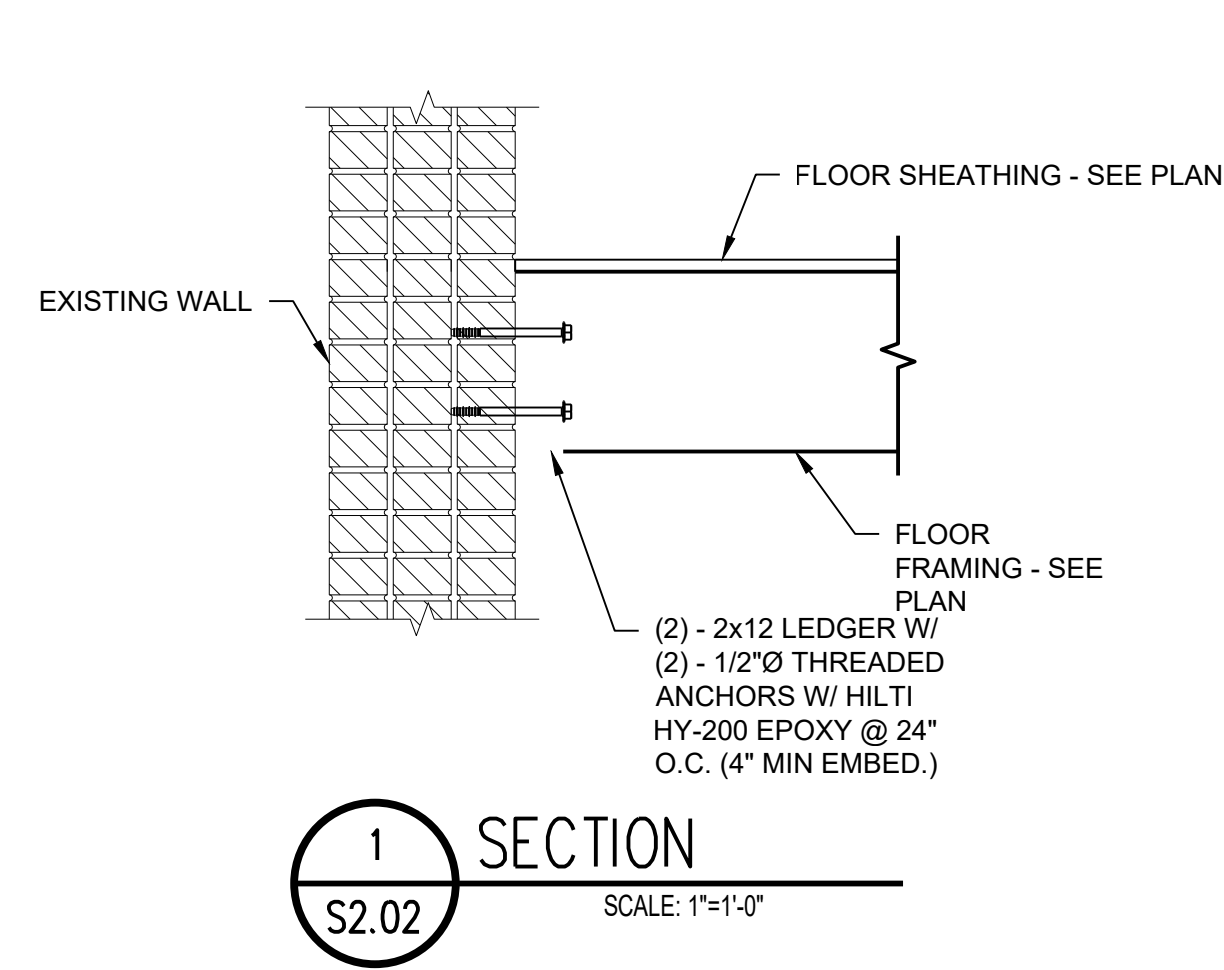
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BUILDING CODE SUMMARY	GENERAL NOTES
CODES: 2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS (CHAPTER 4 – PRESCRIPTIVE COMPLIANCE METHOD) AND THE APPLICABLE SECTIONS OF THE 2015 MICHIGAN BUILDING CODE. SECTION 401 GENERAL 401.1 SCOPE: THE GENERAL PROVISIONS OF THIS CHAPTER SHALL CONTROL THE ALTERATION, REPAIR, ADDITION AND CHANGE OF OCCUPANCY OR LOCATION OF EXISTING BUILDINGS AND STRUCTURES, INCLUDING HISTORIC BUILDINGS AND STRUCTURES AS REFERENCED IN SECTION 301.1.1. 401.2.1 EXISTING MATERIALS, MATERIALS ALREADY IN USE IN A BUILDING IN COMPLIANCE WITH REQUIREMENTS OR APPROVALS IN EFFECT AT THE TIME OF THEIR ERECTION OR INSTALLATION SHALL BE PERMITTED TO REMAIN IN USE UNLESS DETERMINED BY THE BUILDING OFFICIAL TO BE UNSAFE PER SECTION 115. 401.1.1 NEW AND REPLACEMENT MATERIALS, EXCEPT AS OTHERWISE REQUIRED OR PERMITTED BY THIS CODE, MATERIALS PERMITTED BY THE APPLICABLE CODE FOR NEW CONSTRUCTION SHALL BE USED. LIKE MATERIALS SHALL BE PERMITTED FOR REPAIRS AND ALTERATIONS, PROVIDED NOT HAZARDOUS TO LIFE, HEALTH OR PROPERTY IS CREATED. HAZARDOUS MATERIALS SHALL NOT BE USED WHERE THE CODE FOR NEW CONSTRUCTION WOULD NOT PERMIT THEIR USE IN BUILDINGS OF SIMILAR OCCUPANCY, PURPOSE AND LOCATION. SECTION 402 ADDITIONS 402.1 GENERAL: ADDITIONS TO ANY BUILDING OR STRUCTURE SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE FOR NEW CONSTRUCTION, ALTERATIONS TO THE EXISTING BUILDING OR STRUCTURE SHALL BE MADE TO ENSURE THAT THE EXISTING BUILDING OR STRUCTURE TOGETHER WITH THE ADDITION ARE NO LESS CONFORMING TO THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE ADDITION, AN EXISTING BUILDING TOGETHER WITH ITS ADDITIONS SHALL COMPLY WITH THE HEIGHT AND AREA PROVISIONS OF CHAPTER 5 OF THE INTERNATIONAL BUILDING CODE. 402.5 SMOKE ALARMS IN EXISTING PORTIONS OF A BUILDING, WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OR I-1 OCCUPANCY, THE EXISTING BUILDING SHALL BE PROVIDED WITH SMOKE ALARMS IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE. SECTION 403 ALTERATIONS 403.1 GENERAL: EXCEPT AS PROVIDED BY SECTION 401.2 OR THIS SECTION, ALTERATIONS TO ANY BUILDING OR STRUCTURE SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE FOR NEW CONSTRUCTION. ALTERATIONS SHALL BE SUCH THAT THE EXISTING BUILDING OR STRUCTURE IS NO LESS CONFORMANCE TO THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE ALTERATION. EXCEPTIONS: 1. AN EXISTING STAIRWAY SHALL NOT BE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF SECTION 1011 OF THE INTERNATIONAL BUILDING CODE WHERE THE EXISTING SPACE AND CONSTRUCTION DOES NOT ALLOW A REDUCTION IN PITCH OR SLOPE. 2. HANDRAILS OTHERWISE REQUIRED TO COMPLY WITH SECTION 1011.11 OF THE INTERNATIONAL BUILDING CODE SHALL NOT BE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF SECTION 1014.6 OF THE INTERNATIONAL BUILDING CODE REGARDING FULL EXTENSION OF THE HANDRAILS WHERE SUCH EXTENSIONS WOULD BE HAZARDOUS DUE TO PLAN CONFIGURATION. 403.10 SMOKE ALARMS, INDIVIDUAL SLEEPING UNITS, AND INDIVIDUAL DWELLING UNITS IN GROUP R AND I-1 OCCUPANCIES SHALL BE PROVIDED WITH SMOKE ALARMS IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE. SECTION 406 GLASS REPLACEMENT AND REPLACEMENT WINDOWS 406.1 REPLACEMENT GLASS, THE INSTALLATION OR REPLACEMENT OF GLASS SHALL BE AS REQUIRED FOR NEW INSTALLATIONS. 406.2 REPLACEMENT WINDOW OPENING CONTROL DEVICES, IN GROUP R-2 OR R-3 BUILDINGS CONTAINING DWELLING UNITS, WINDOWS OPENING CONTROL DEVICES COMPLYING WITH ASTM F 2090 SHALL BE INSTALLED WHERE AN EXISTING WINDOW IS REPLACED AND WHERE ALL OF THE FOLLOWING APPLY TO THE REPLACEMENT WINDOW: 1. THE WINDOW IS OPERABLE 2. THE WINDOW REPLACEMENT INCLUDES REPLACEMENT OF THE SASH AND THE FRAME; 3. THE TOP OF THE SILL OF THE WINDOW OPENING IS AT A HEIGHT LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR; AND 4. THE VERTICAL DISTANCE FROM THE TOP OF THE SILL OF THE WINDOW OPENING TO THE FINISHED GRADE OR OTHER SURFACE BELOW, ON THE EXTERIOR OF THE BUILDING, IS GREATER THAN 72 INCHES. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION 1030.2 OF THE INTERNATIONAL BUILDING CODE. 406.3 REPLACEMENT WINDOW EMERGENCY ESCAPE AND RESCUE OPENINGS, WHERE WINDOWS ARE REQUIRED TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS IN GROUP R-2 AND R-3 OCCUPANCIES, SECTION 407 CHANGE OF OCCUPANCY USE GROUPS: STORAGE GROUP (S-2) – EXISTING BASEMENT OCCUPANCY WILL REMAIN UNCHANGED ASSEMBLY GROUP (A-2) – EXISTING 1ST FLOOR OCCUPANCY WILL REMAIN UNCHANGED RESIDENTIAL GROUP (R-2) – EXISTING 2ND – 4TH FLOORS WILL CHANGE FROM RESIDENTIAL GROUP (R-1). THIS CHANGE KEEPS THE HAZARD CATEGORY THE SAME AT LEVEL 3. 407.1 CONFORMANCE. NO CHANGE SHALL BE MADE IN THE USE OR OCCUPANCY OF ANY BUILDING UNLESS SUCH BUILDING IS MADE TO COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE FOR THE USE OR OCCUPANCY CHANGES IN USE OR OCCUPANCY IN A BUILDING OR PORTION THEREOF SHALL BE SUCH THAT THE EXISTING BUILDING IS NO LESS COMPLYING WITH THE PROVISIONS OF THIS CODE THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE CHANGE. SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL, THE USE OR OCCUPANCY OF EXISTING BUILDINGS SHALL BE PERMITTED TO BE CHANGED AND THE BUILDING IS ALLOWED TO BE OCCUPIED FOR PURPOSES IN OTHER GROUPS WITHOUT CONFORMING TO ALL OF THE REQUIREMENTS OF THIS CODE FOR THOSE GROUPS, PROVIDED THE NEW OR PROPOSED USE IS LESS HAZARDOUS, BASED ON LIFE AND FIRE RISK, THAN THE EXISTING USE. 407.1.1 CHANGE IN THE CHARACTER OF USE, A CHANGE IN OCCUPANCY WITH NOT CHANGE OF OCCUPANCY CLASSIFICATION SHALL NOT BE MADE TO ANY STRUCTURE THAT WILL SUBJECT THE STRUCTURE TO ANY SPECIAL PROVISIONS OF THE APPLICABLE INTERNATIONAL BUILDING CODES, WITHOUT APPROVAL OF THE BUILDING OFFICIAL. COMPLIANCE SHALL BE ONLY AS NECESSARY TO MEET THE SPECIFIC PROVISIONS AND IS NOT INTENDED TO REQUIRE THE ENTIRE BUILDING BE BROUGHT INTO COMPLIANCE. 407.2 CERTIFICATE OF OCCUPANCY. A CERTIFICATE OF OCCUPANCY SHALL BE ISSUED WHERE IT HAS BEEN DETERMINED THAT THE REQUIREMENTS FOR THE NEW OCCUPANCY HAVE BEEN MET. 407.3 STAIRWAYS. AN EXISTING STAIRWAY SHALL NOT BE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF SECTION 1011 OF THE INTERNATIONAL BUILDING CODE WHERE THE EXISTING SPACE AND CONSTRUCTION DOES NOT ALLOW A REDUCTION IN PITCH OR SLOPE.	ACCESSIBILITY: TYPE A UNITS: NONE REQUIRED (LESS THAN 20 DWELLING UNITS ARE PROVIDED) TYPE B UNITS: ALL DWELLING UNITS ARE REQUIRED TO BE TYPE B.
BUILDING SYSTEMS AND UTILITY DEMOLITION NOTES	GENERAL NOTES
1. VERIFY EXISTING ITEMS TO REMAIN. 2. DEMOLISH AND REMOVE ITEMS INDICATED. PREPARE ANY OPENINGS AS REQUIRED TO RECEIVE NEW CONSTRUCTION. 3. NOTIFY THE ARCHITECT ONCE DEMOLITION IS COMPLETE SO A SITE VISIT CAN BE PROVIDED TO VERIFY EXISTING CONDITIONS. 4. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY HAZARDOUS MATERIAL IDENTIFICATION, REMOVAL AND/OR REMEDIATION. THE OWNER SHALL BE RESPONSIBLE FOR THE IDENTIFICATION OF HAZARDOUS MATERIALS AND REMOVAL AND/OR REMEDIATION AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF THERE IS A SUSPECTED PRESENCE OF HAZARDOUS MATERIAL OR ASBESTOS. 5. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCING WORK. 6. CONTRACTOR TO MAINTAIN A SECURE DEMOLITION SITE AS TO RESTRICT ANY PUBLIC ACCESS. 7. CONTRACTOR SHALL BE FAMILIAR WITH ALL BUILDING SERVICES. THESE INCLUDE, BUT ARE NOT LIMITED TO, MECHANICAL, PLUMBING, ELECTRICAL, PHONE, DATA, AND FIRE PROTECTION. COORDINATE WITH UTILITY COMPANIES AS REQUIRED PRIOR TO REMOVING OR ABANDONING ANY SERVICE. 8. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN SAFE DEMOLITION OF THE DEMOLITION AREA. 9. PROVIDE DAILY CLEANING, WASTE REMOVAL OPERATIONS SHALL COMPLY WITH LOCAL LAWS AND ORDINANCES. PROTECT ALL CHUTES AND DUMPSTERS AS REQUIRED TO PROVIDE A SAFE BARRIER FOR THE PUBLIC. 10. ALL PROTECTIVE SCAFFOLDING AND BARRIERS REQUIRED AT PUBLIC RIGHT WAYS SHALL BE COORDINATED WITH LOCAL OFFICIALS. THE CONTRACTOR SHALL OBTAIN PERMITS AS REQUIRED. 11. THE OWNER AND/OR TENANTS MAY OCCUPY PORTIONS OF THE BUILDING ADJACENT TO THE AREAS INDICATED FOR DEMOLITION. CONDUCT DEMOLITION ACTIVITIES SO THAT TENANT'S OPERATIONS WILL NOT BE DISRUPTED. PROVIDE NOT LESS THAN 72 HOURS NOTICE TO OWNER OF ACTIVITIES THAT WILL EFFECT BUILDING OPERATIONS. MAINTAIN ACCESS TO EXISTING WALKWAYS, CORRIDORS, STAIRS, AND EXITS. DO NOT BLOCK OR MODIFY EXISTING EGRESS PATHS WITHOUT PERMISSION FROM THE OWNER, ARCHITECT AND LOCAL CODE OFFICIALS. 12. PROVIDE TEMPORARY BARRIERS AS REQUIRED. FOR WORK NEXT TO EXISTING TENANTS, A DUST PROOF BARRIER SHALL BE CONSTRUCTED FROM FLOOR TO DECK ABOVE. 13. PROVIDE TEMPORARY THERMAL PROTECTION AS REQUIRED FOR THE PORTIONS OF THE STRUCTURE THAT ARE EXPOSED TO THE ELEMENTS. 14. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE LOCAL OFFICIALS.	1. DO NOT SCALE DRAWINGS. USE DIMENSIONS PROVIDED OR CONSULT THE ARCHITECT FOR CLARIFICATIONS. 2. CONTRACT DOCUMENTS INCLUDE THE CONSTRUCTION DOCUMENTS, PROJECT MANUAL (IF ISSUED), ADDENDA, CHANGE ORDERS, AND BULLETINS. 3. SUBMIT IN WRITING ALL DRAWING RELATED QUESTIONS, CLARIFICATIONS, SUBSTITUTIONS, AND REQUEST FOR CHANGES TO THE ARCHITECT/ENGINEER. 4. DRAWING INFORMATION WITHIN EXISTING BUILDINGS MAY NOT BE COMPLETE DUE TO CONCEALED CONDITIONS AND LACK OF PRIOR BUILDING ACCESS. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. WHERE EXISTING CONDITIONS DEViate AND WILL AFFECT THE PROPOSED WORK, SUBMIT FOR CLARIFICATION. EXISTING CONDITIONS THAT DIFFER FROM WHAT IS SHOWN SHALL BE SUBMITTED TO THE ARCHITECT FOR CLARIFICATION. 5. THESE DOCUMENTS REPRESENT ARCHITECTURAL/STRUCTURAL DESIGN AND GENERAL COORDINATION WITH DESIGN-BUILD DISCIPLINES, ANY CONFLICTS BETWEEN THESE DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT FOR CLARIFICATION. 6. REFER TO INTERIOR, EQUIPMENT, FURNITURE, AND KITCHEN DRAWINGS FOR ADDITIONAL INFORMATION. 7. DIMENSIONS ARE TO FACE OF STUD OR MASONRY UNLESS OTHERWISE NOTED. 8. THE CONTRACTOR SHALL ENSURE THAT ALL WORK IS COMPLETE. NO WORK SHALL BE LEFT INCOMPLETE OR UNFINISHED. 9. ALL WORK SHALL MEET INDUSTRY AND MANUFACTURER'S STANDARDS REGARDING MATERIALS AND WORKMANSHIP. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WOOD BLOCKING AS REQUIRED TO FIRMLY SECURE ALL MOULDINGS, SOFFITS, GRAB BARS, CEILING ETC. SUCH WORK SHALL BE CONSIDERED PART OF THE CONTRACT REQUIREMENTS. 11. CONTRACTOR SHALL NOT PROCEED WITH DETAILING, FABRICATION OR CONSTRUCTION OF ANY WORK CONNECTED WITH OR DEPENDANT ON EQUIPMENT FURNISHED BY 'OWNER' OR 'OTHER CONTRACTORS' UNTIL APPROVED BY OWNER OR ARCHITECT. 12. DESIGN-BUILD CONTRACTORS ARE RESPONSIBLE FOR MEETING ALL APPLICABLE LAWS, ORDINANCES, CODES, AND SECURING THE REQUIRED PERMITS AND APPROVALS. 13. DESIGN-BUILD CONTRACTORS SHALL COORDINATE WITH THE ARCHITECTURAL AND STRUCTURAL DESIGN. 14. CONSTRUCTION SHALL COMPLY WITH ALL CODES, STANDARD BUILDING PRACTICES AS A MINIMUM, MANUFACTURER'S SPECIFICATIONS AND REGULATIONS OF GOVERNING AUTHORITIES. CONTRACTOR TO MAINTAIN AND ENSURE SAFE WORKING CONDITIONS AND PRACTICES AT ALL TIMES. ADDITIONALLY, CONSTRUCTION SHALL COMPLY COMPLY WITH RECOMMENDATIONS, PROCEDURES, SPECIFICATIONS AND STANDARD DETAILS OF MANUFACTURER'S AND LICENSED INSTALLERS OF BUILDING COMPONENTS, SYSTEMS AND ASSEMBLIES. 15. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, AND HAVE CONTROL OVER, THE SCHEDULING, SEQUENCING, CONSTRUCTION MEANS AND METHODS REQUIRED FOR THE EXECUTION OF THE WORK AND SAFETY AT THE PROJECT LOCATION. 16. THE CONTRACTOR SHALL TAKE ALL FIELD MEASUREMENTS AND OTHERWISE VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS, INCLUDING THE CONTRACTOR'S SUBCONTRACTORS AND MANUFACTURER'S SHOP DRAWINGS. SHOULD ANY ERROR OR INCONSISTENCY EXIST, THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK AFFECTED UNTIL THE ARCHITECT HAS BEEN NOTIFIED. SUBCONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS AND FIELD CONDITIONS BEFORE PROCEEDING WITH THEIR PORTION OF THE PROJECT. 17. VERIFY ALL EXISTING UTILITIES AND NEW CONNECTIONS WITH UTILITY COMPANIES. 18. COMMENCEMENT OF WORK IN AN AREA SHALL CONSTITUTE THE CONTRACTOR'S ACCEPTANCE AND UNDERSTANDING OF ALL NEW AND EXISTING CONDITIONS. NEITHER THE ARCHITECT NOR THE OWNER ARE RESPONSIBLE FOR ANY CORRECTIVE ACTIONS NECESSARY AS A RESULT OF THE CONTRACTOR'S FAILURE TO COORDINATE THE WORK. 19. NO SUBSTITUTIONS OF ITEMS SPECIFIED SHALL BE ACCEPTED UNLESS APPROVED BY THE ARCHITECT IN ADVANCE. 20. PROTECT ALL AREAS AND FINISHES FROM CONSTRUCTION RELATED ACTIVITIES. DAMAGE INCURRED DUE TO IMPROPER INSPECTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. 21. FRAMING SUBCONTRACTOR IS RESPONSIBLE FOR STRUCTURAL INTEGRITY OF FRAMING AND SHALL PROVIDE TEMPORARY SHORING AS REQUIRED. 22. FRAMING SUBCONTRACTOR SHALL PROVIDE DEFLECTION TRACK AS REQUIRED WHEN THE HEAD OF WALL WILL BE SUBJECT TO DEFLECTION. 23. CONTRACTOR SHALL PROVIDED BARRIERS TO PROJECT THE PROJECT SITE AND GENERAL PUBLIC AS REQUIRED BY APPLICABLE CODES. 24. WHEN WORKING IN EXISTING SPACES, PROTECT FIRE ALARM AND FIRE SPRINKLER SYSTEMS FROM DAMAGE. NOTIFY THE OWNER IF AND WHEN THE SYSTEMS WILL BE INACTIVE. 25. THE CONTRACTOR SHALL COORDINATE ANY CUTTING AND PATCHING IN EXISTING FLOORS, WALLS, CEILINGS, ROOFS AS REQUIRED BY THE NEW WORK. CONFIRM WITH THE OWNER ANY WARRANTY ISSUES PRIOR TO COMMENCING WORK. 26. SUBCONTRACTORS ARE TO PROVIDE ALL FLASHING, VAPOR BARRIERS, JOINT, SEALANTS AND CAULKING, WEATHER-STRIPPING AND WATER-STOPS AS NEEDED FOR A WEATHER TIGHT PROJECT, AS IT RELATES TO THEIR PART OF THE WORK. 27. PLUMBING AND ELECTRICAL SUBCONTRACTORS TO VERIFY ALL PLUMBING AND ELECTRICAL FIXTURE TYPES AND APPLIANCE MODEL NUMBERS PRIOR TO ROUGH-IN. CONTRACTOR TO VERIFY ALL ELECTRICAL OUTLET

01 BASEMENT PLAN
SCALE: 1/8" = 1'-0"

REF:
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02 1st FLOOR PLAN
SCALE: 1/8" = 1'-0"

REF:
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03 2nd FLOOR PLAN
SCALE: 1/8" = 1'-0"

REF:
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EXISTING WOOD STUDS AROUND
EXISTING STAIR TO RECEIVE
RESILIENT CHANNELS AND NEW
GYP BOARD FINISH - SEE WALL
TYPE 06 ON SHEET A0.03

EXISTING WOOD STUDS AROUND
EXISTING STAIR TO RECEIVE
RESILIENT CHANNELS AND NEW
GYP BOARD FINISH - SEE WALL
TYPE 06 ON SHEET A0.03

(2) LAYERS 5/8" TYPE C GYP
BOARD ON UNDERSIDE OF
MEZZANINE FLOOR FRAMING IN
STAIRWELL - FILL VOIDS WITH
12" SAFB INSUL

04 3rd FLOOR PLAN
SCALE: 1/8" = 1'-0"

REF:
ab-01_lofts

05 4th FLOOR PLAN
SCALE: 1/8" = 1'-0"

REF:
ab-01_lofts

06 4th FLOOR MEZZANINE PLAN
SCALE: 1/8" = 1'-0"

REF:
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UL ASSEMBLY CHART - WALLS

- | | |
|------|--|
| U905 | 1. UL DESIGN NO. U905 - CMU WALL (2-HOUR ASSEMBLY FOR STAIR AND ELEVATOR SHAFTS) |
| U423 | 2. UL DESIGN NO. U423 - INTERIOR, NON-LOAD BEARING, METAL STUD DEMISING WALL (2-HOUR ASSEMBLY) |
| U334 | 3. UL DESIGN NO. U334 - INTERIOR, LOAD BEARING, WOOD DEMISING WALL (2-HOUR ASSEMBLY) |
| U411 | 4. UL DESIGN NO. U411 - INTERIOR, NON-LOAD BEARING WALLS (2-HOUR ASSEMBLY) |

UL ASSEMBLY CHART - FLOORS, ROOF, AND CEILINGS

- UL DESIGN NO. U570 - WOOD FRAMED FLOOR/CEILING (1-HOUR ASSEMBLY, 1-HOUR REQUIRED)
- 2015 MICHIGAN BUILDING CODE ITEM NUMBER 21-1.1 - WOOD FRAMED CEILING/ROOF (1-HOUR ASSEMBLY, 1-HOUR REQUIRED):

ROOF: FLAT WOOD TRUSSES, SPACED A MAXIMUM OF 24" OC WITH 3/4" WOOD STRUCTURAL PANELS WITH EXTERIOR GLUE APPLIED AT RIGHT ANGLES TO TOP CHORD OF TRUSSES WITH 8d NAILS.

CEILING: BASE LAYER 5/8" TYPE X GYPSUM BOARD APPLIED AT RIGHT ANGLES TO TRUSS WITH 1 1/2" TYPE S OR TYPE W DRYWALL SCRES 24" OC. FACE LAYER 5/8" TYPE X GYPSUM BOARD APPLIED AT RIGHT ANGLES TO TRUSS THROUGH BASE LAYER WITH 1 1/2" TYPE S OR TYPE W DRYWALL SCREWS 12" OC AT JOINTS AND INTERMEDIATE TRUSS. FACE LAYER TYPE G DRYWALL SCREWS PLACED 2" BACK ON IETHER SIDE OF FACE LAYER END JOINTS, 12" OC.

UL ASSEMBLY CHART - HORIZONTAL SEPARATION

UL ASSEMBLY NOTES

- GENERAL CONTRACTOR SHALL BE RESPONSILBE FOR ALL PENETRATIONS THRU RATED ASSEMBLIES
- SEE DETAILS WITHIN THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION.

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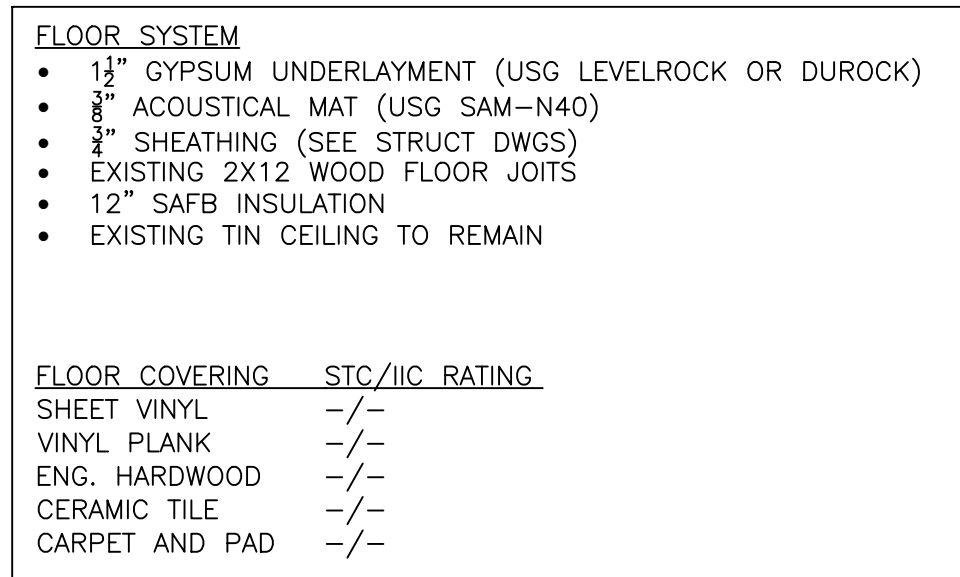
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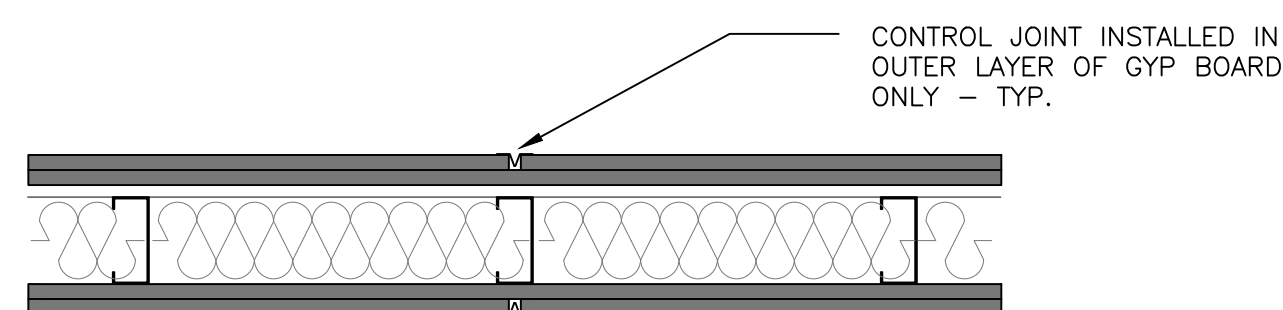
FIRE SEPARATION PLANS

Job No:	GR190610
Issue:	Issue for Review
Issue Date:	January 12, 2024

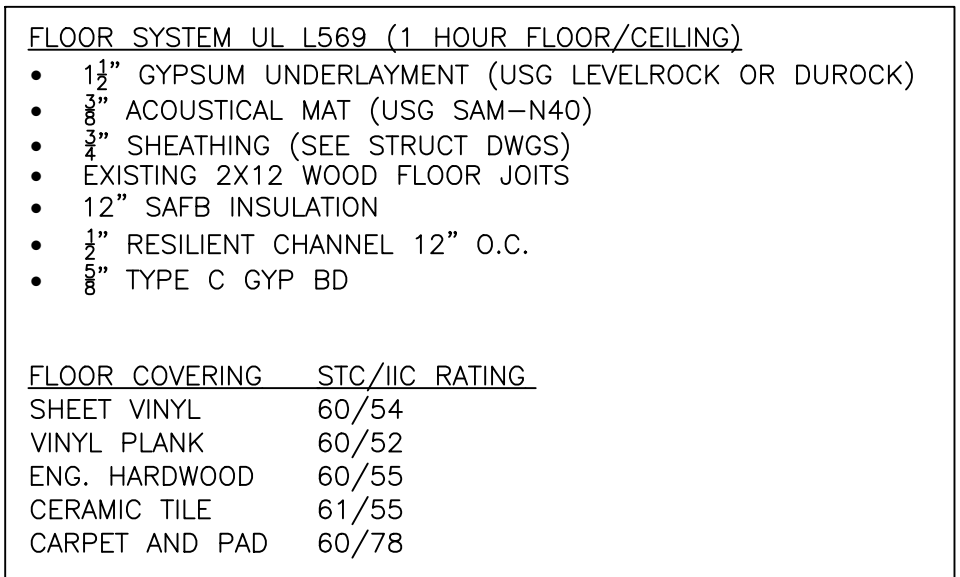
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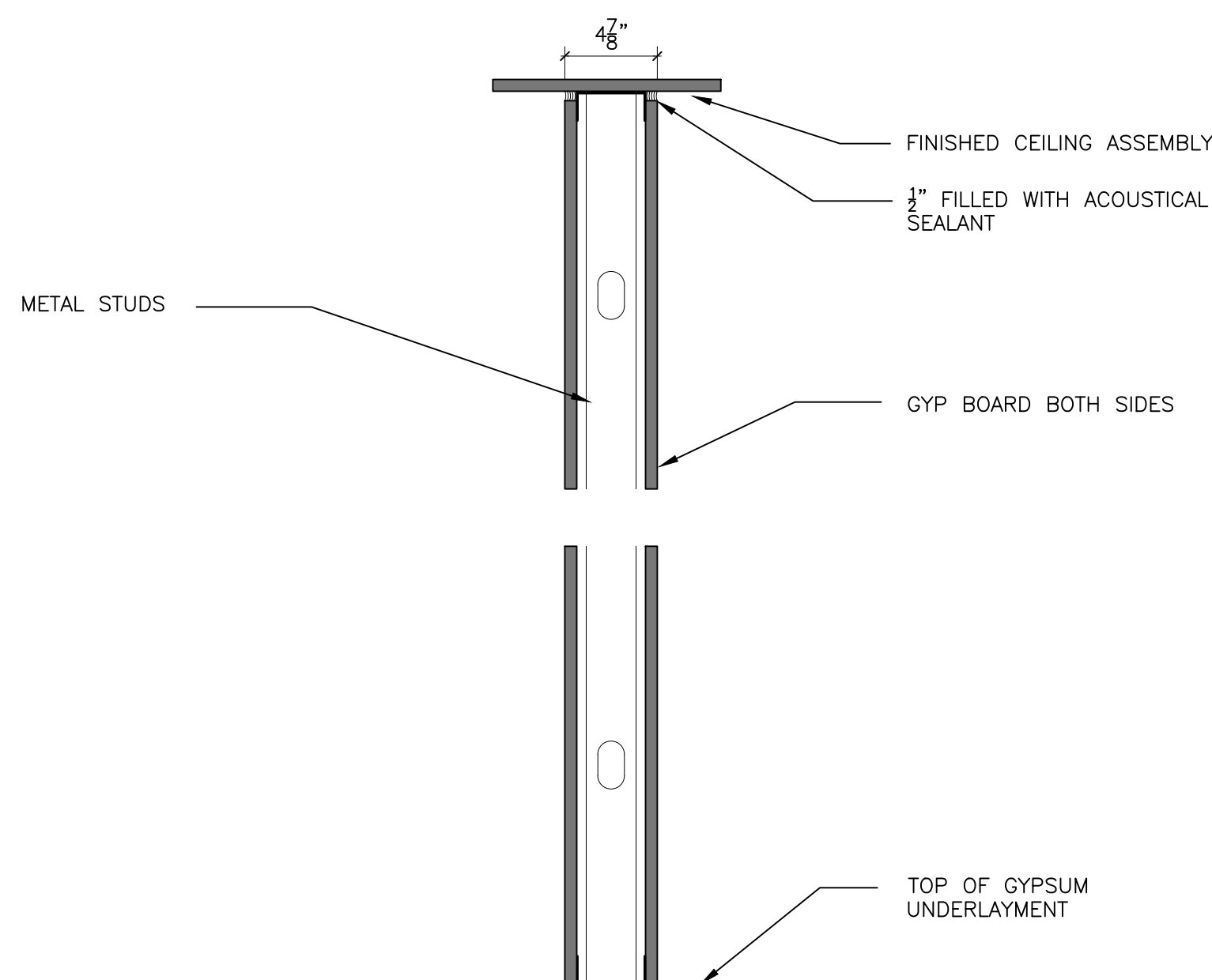
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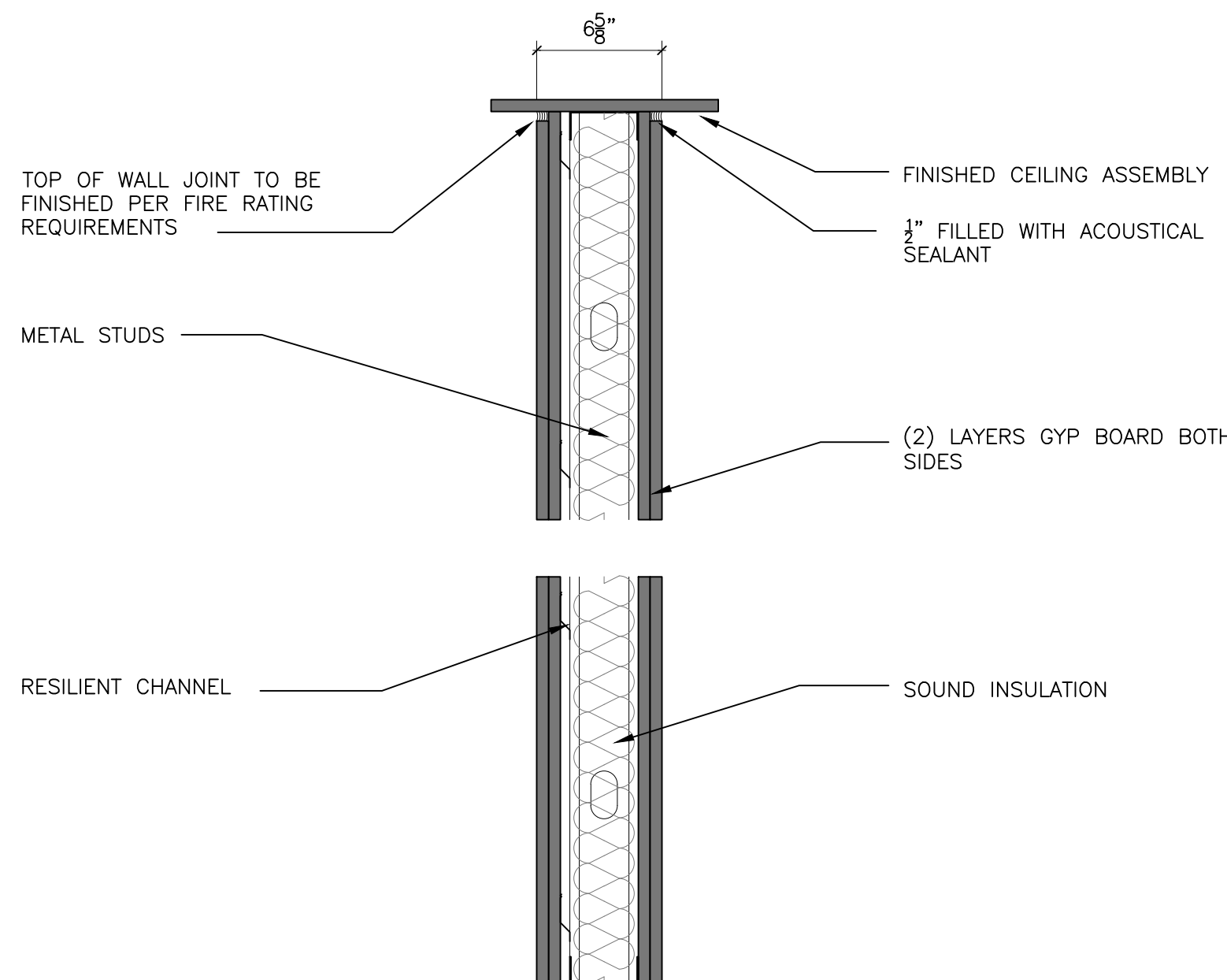
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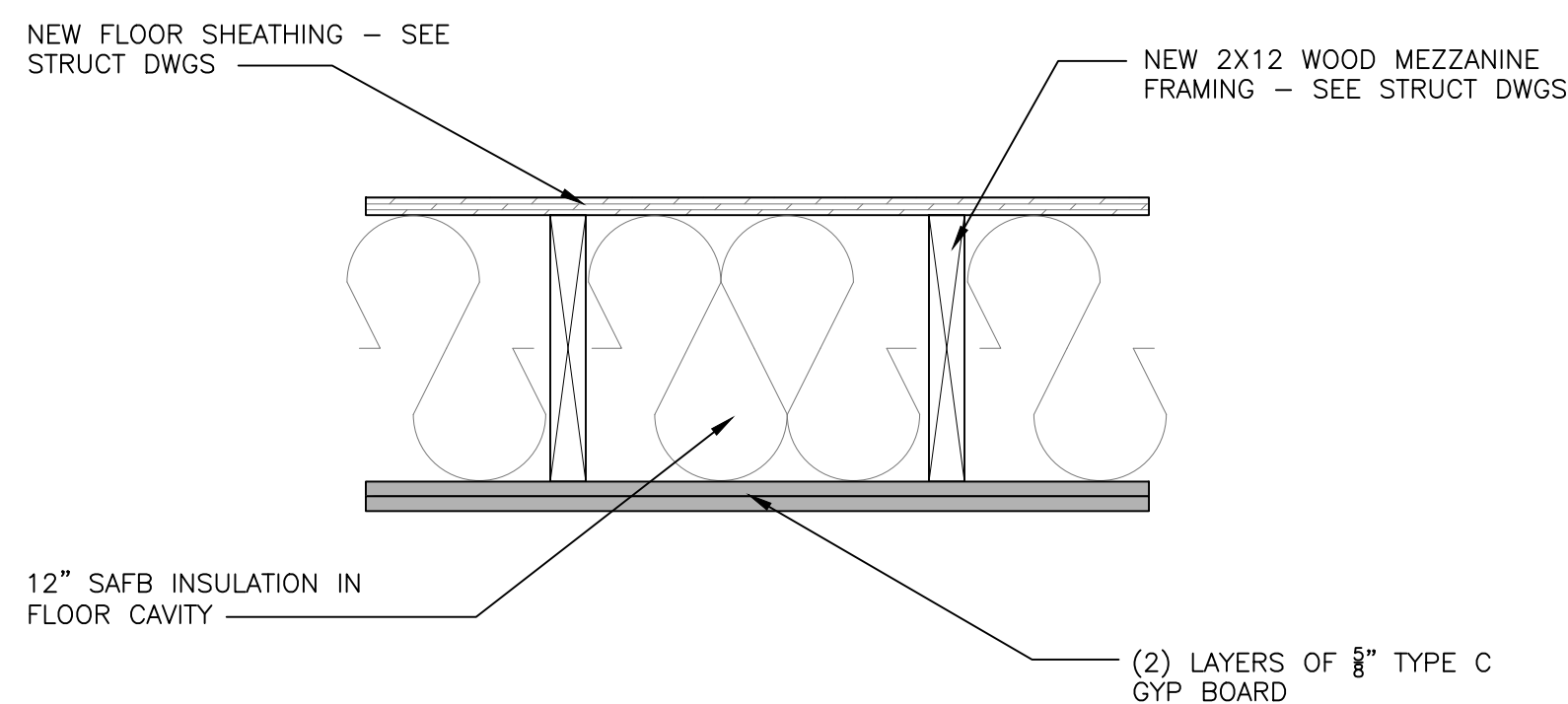
02 1 HOUR FLOOR/CEILING ASSEMBLY (L569) REF: XXX XX
SCALE:



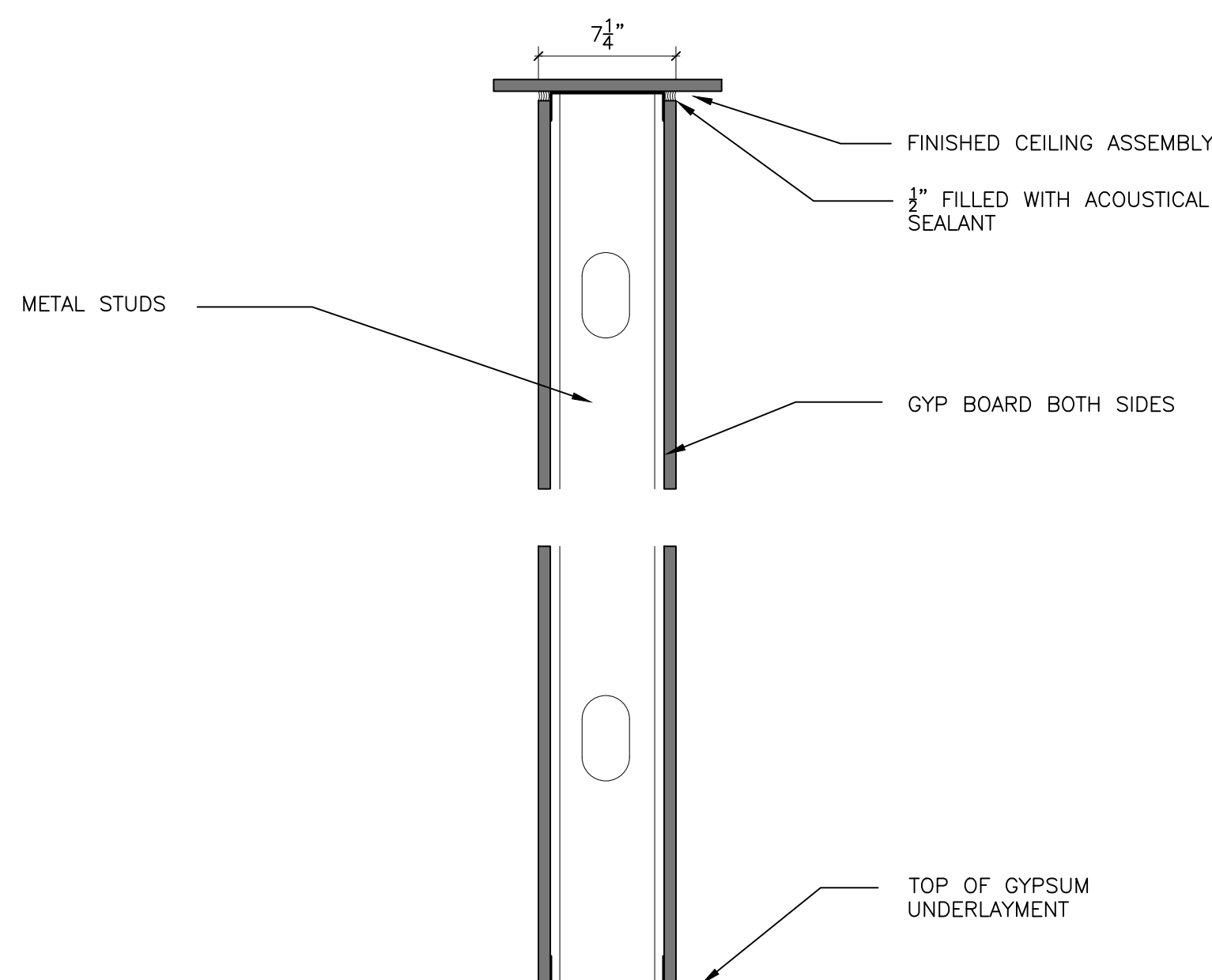
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SCALE:		XXX XX



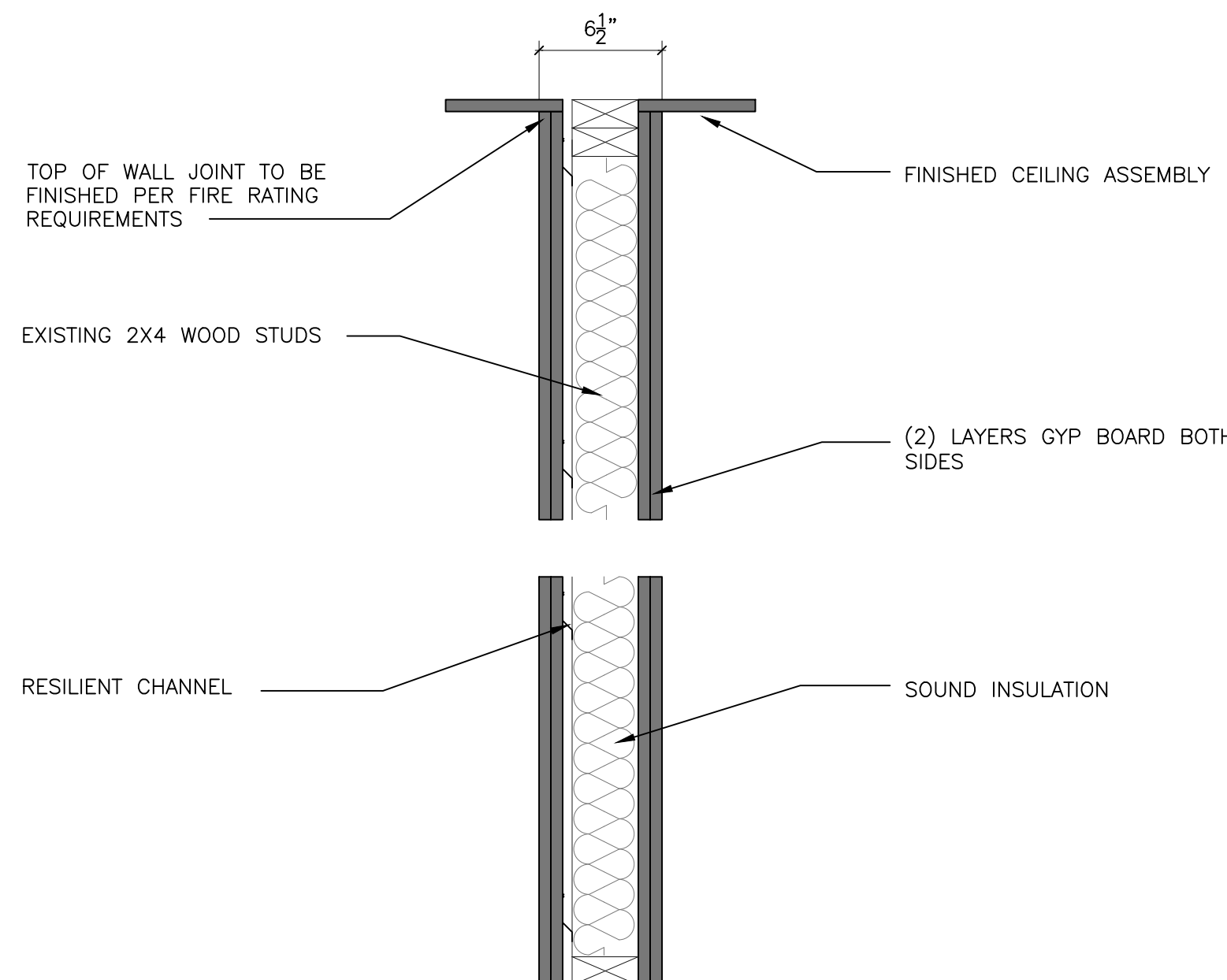
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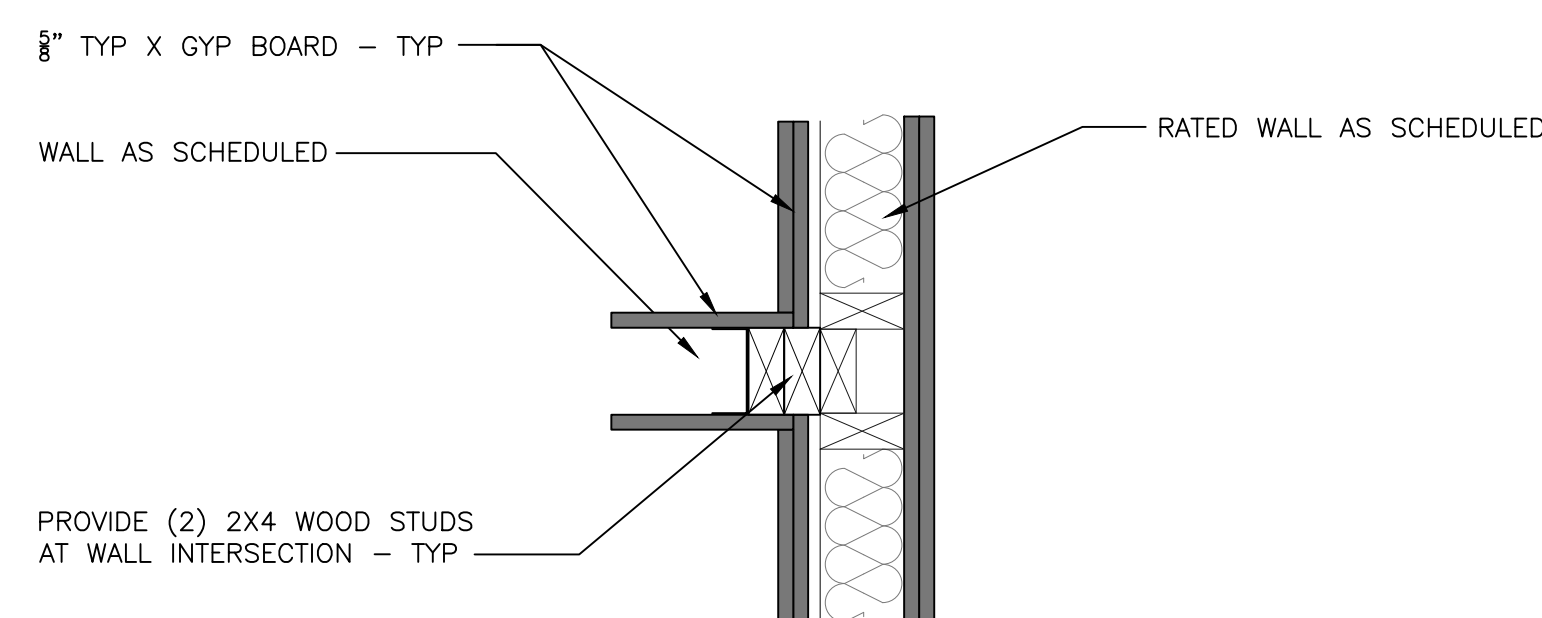
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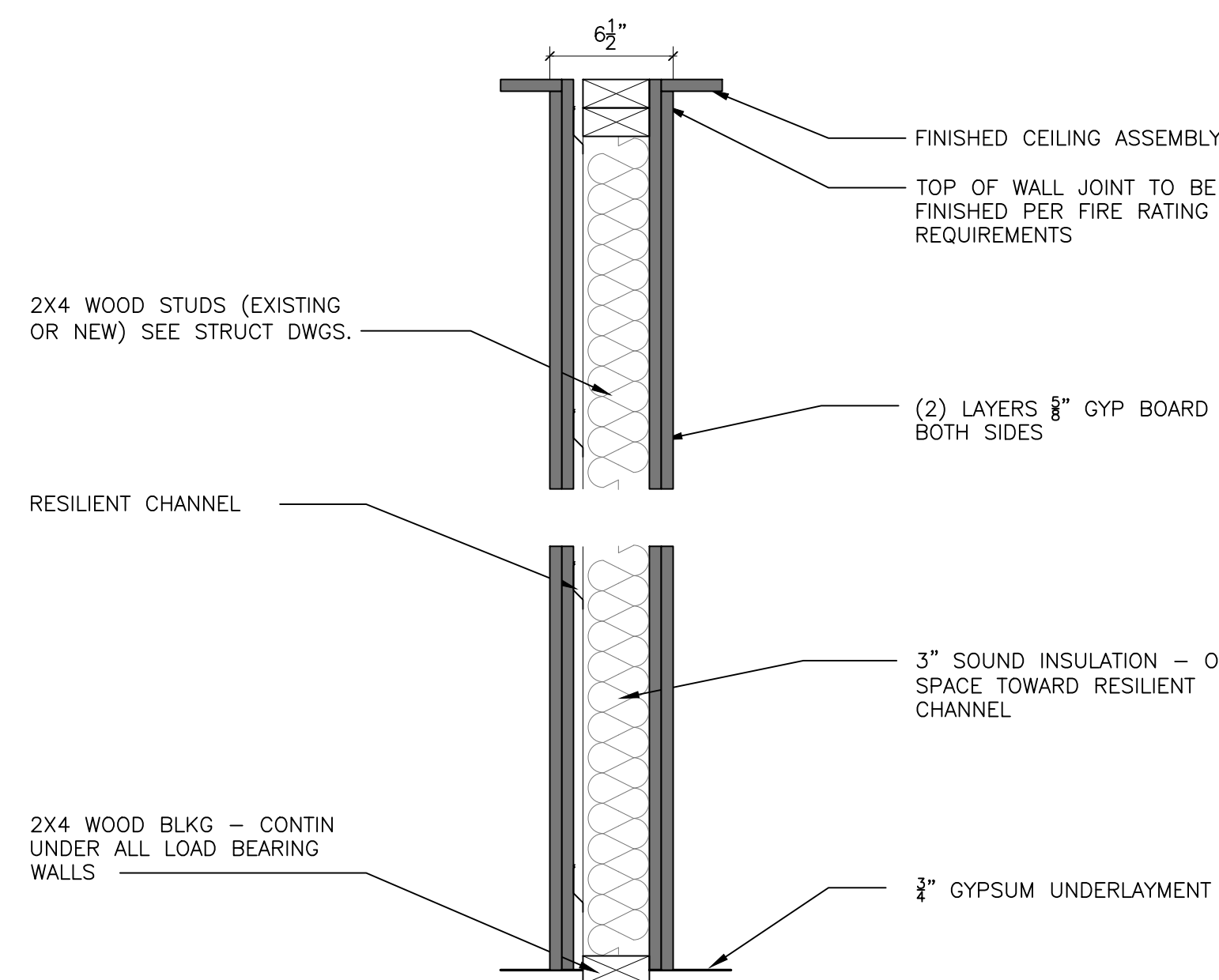
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- WALL FINISHES REF: XXX XX

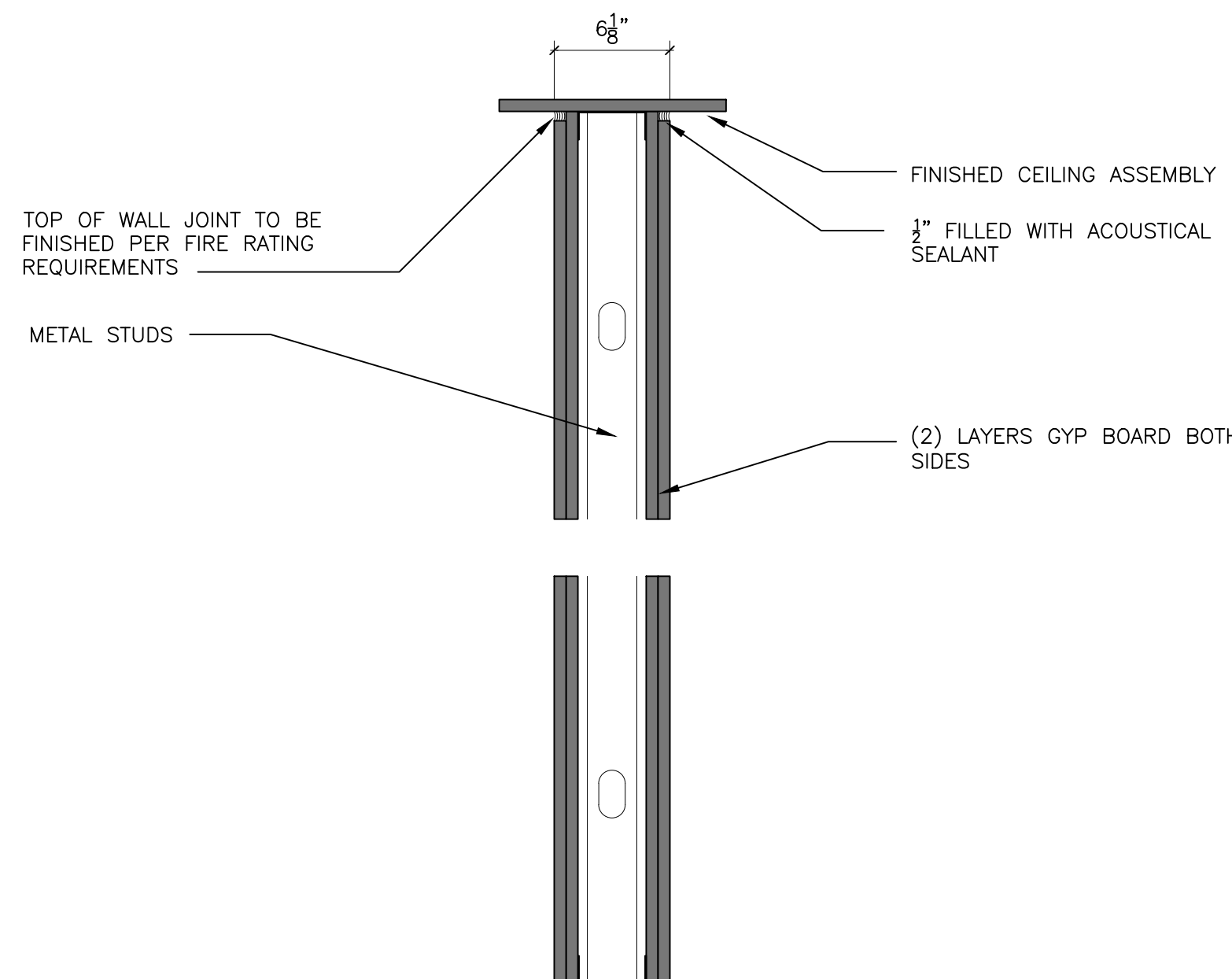


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- **RATED PARTITION (2 HOUR) - CORRIDOR**

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- RATED PARTITION (2 HOUR)		REF:
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FLOOR/CEILING ASSEMBLIES & WALL TYPES

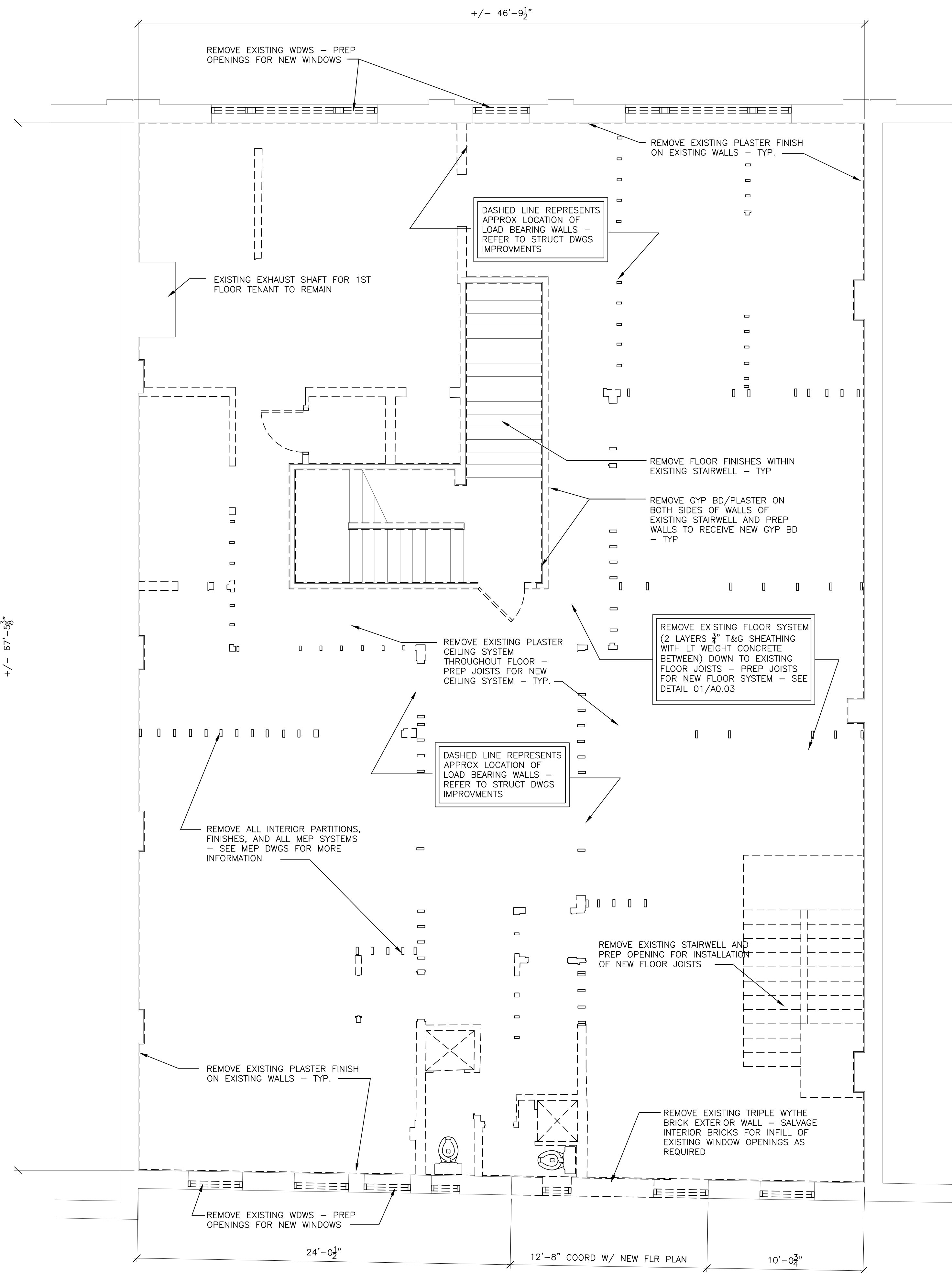
Job No:	GR190610
Issue:	Issue for Review
Issue Date:	January 12, 2024

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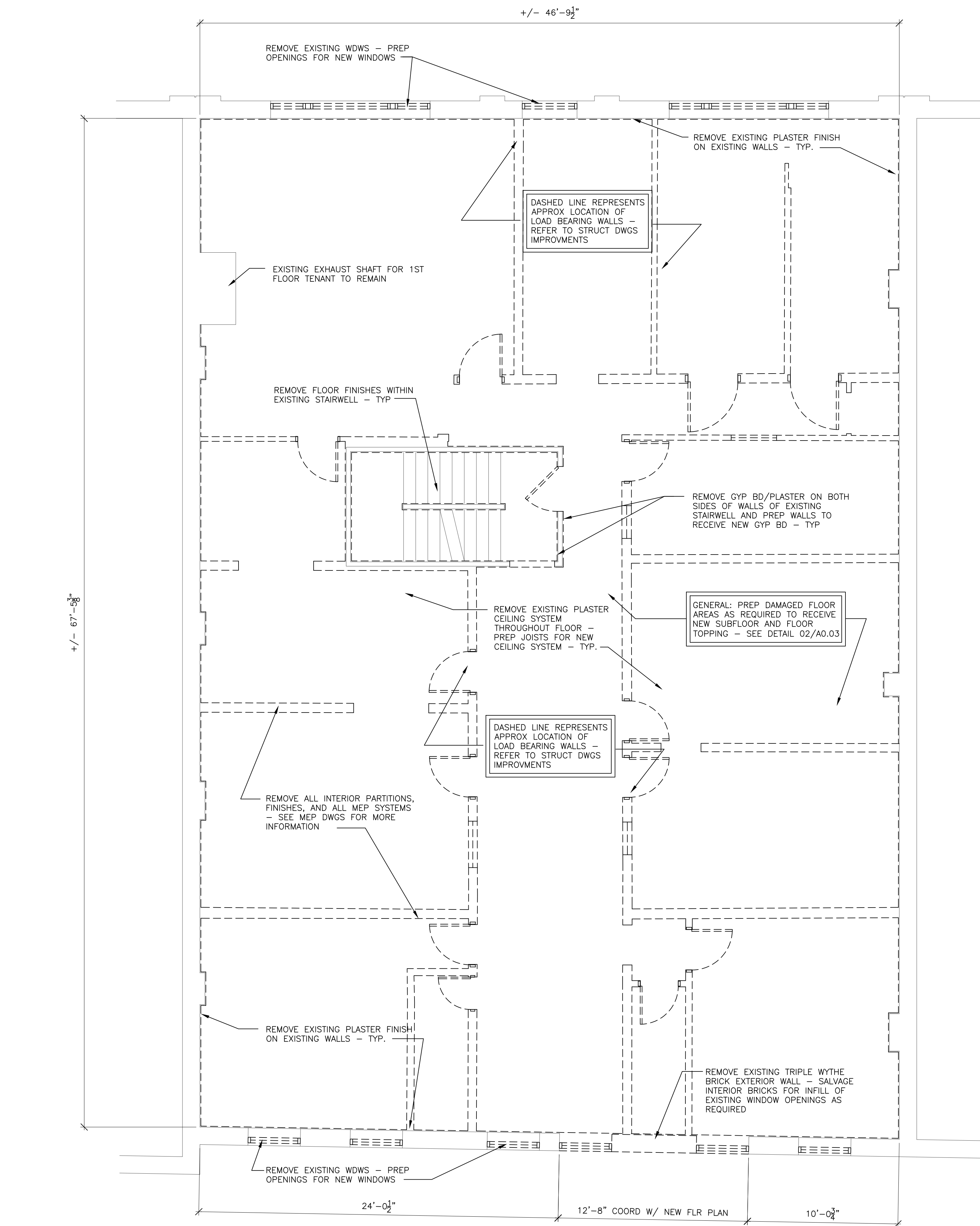
Issue:	Issue for Review
Issue Date:	January 12, 2024

D1.00



01 2ND FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts



02 3RD FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts

DEMO PLAN WALL LEGEND		DEMO PLAN NOTES	
		1. SEE SHEET A0.01 FOR GENERAL DEMOLITION NOTES	

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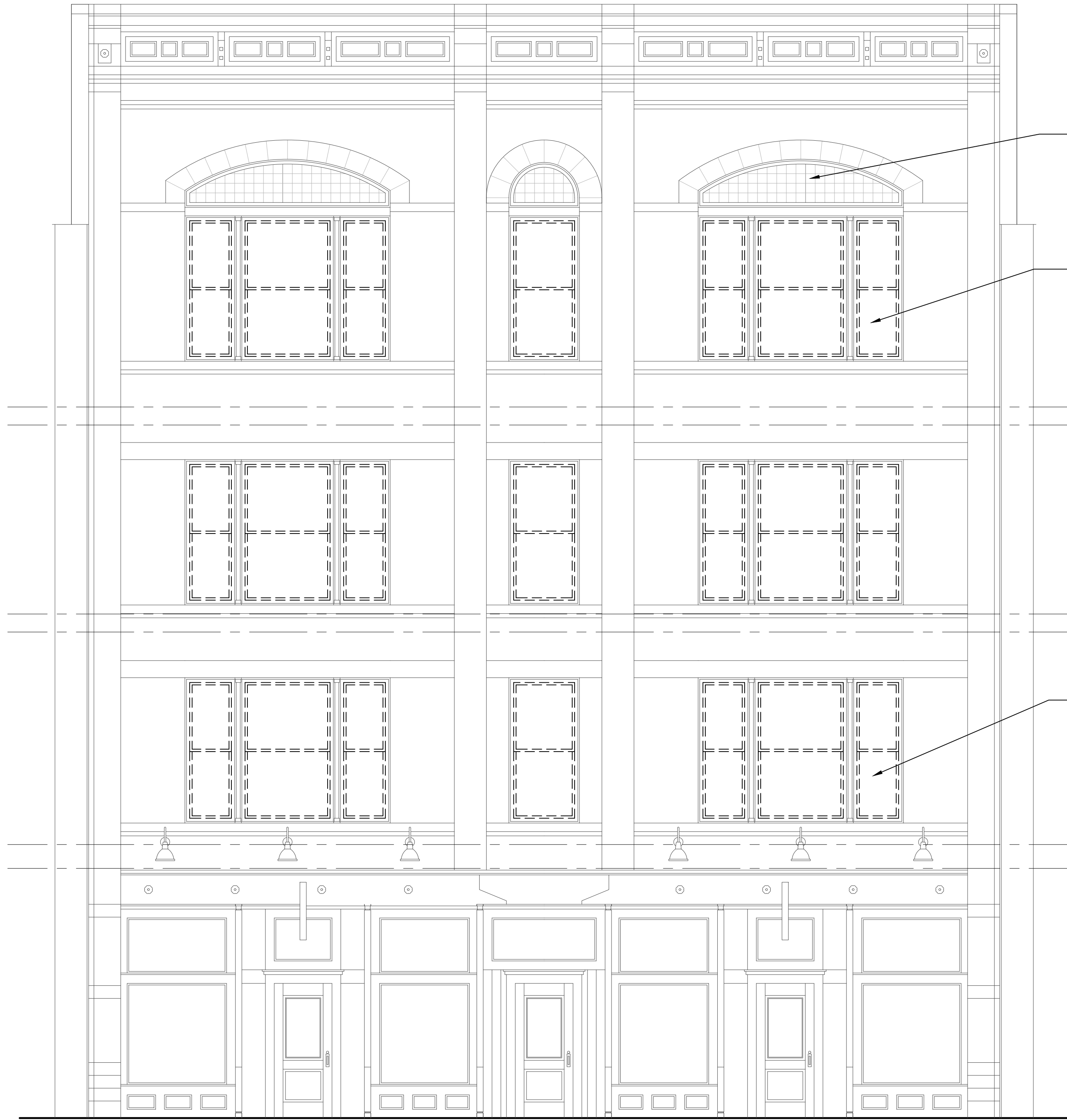
2ND & 3RD FLOOR
DEMO PLANS

Job No: GR190610

Issue: Issue for Review

Issue Date: January 12, 2024

D1.01



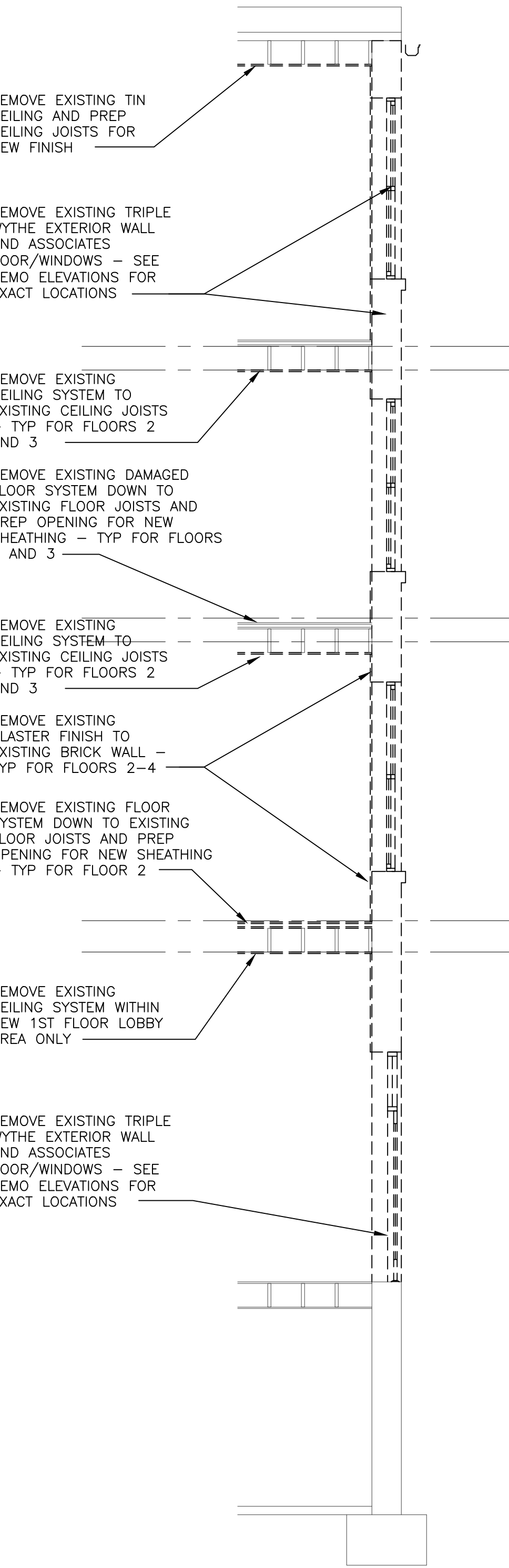
01 NORTH DEMO ELEVATION
SCALE: 1/4" = 1'-0"

REF:
ab-elevs lofts



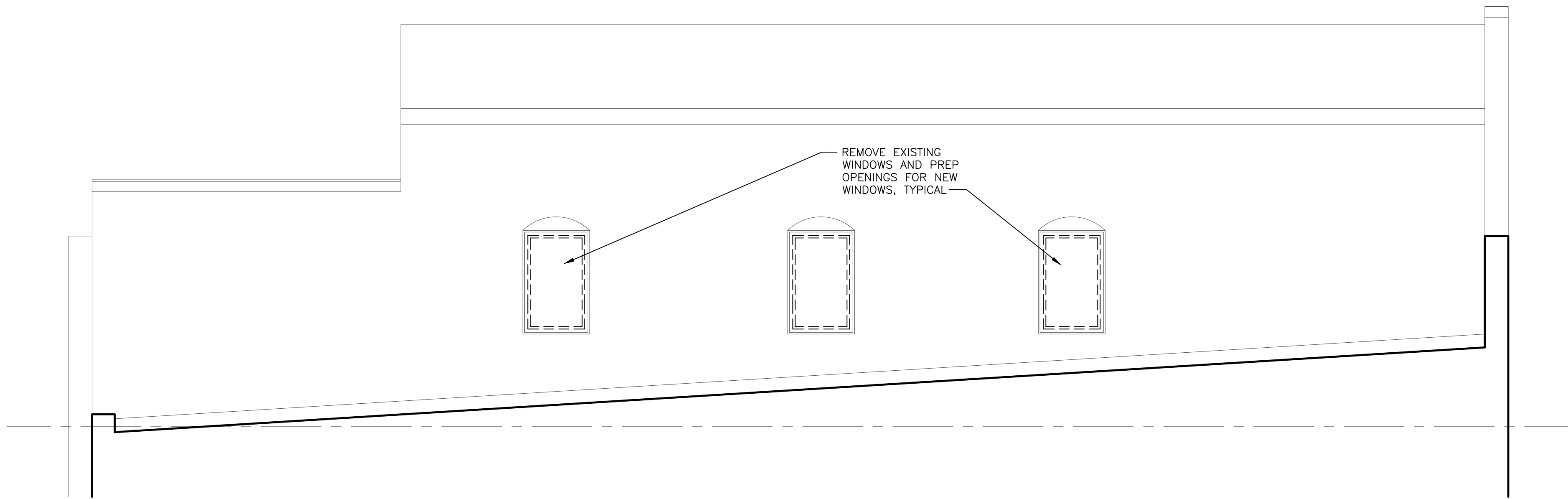
02 SOUTH DEMO ELEVATION
SCALE: 1/4" = 1'-0"

REF:
ab-elevs lofts



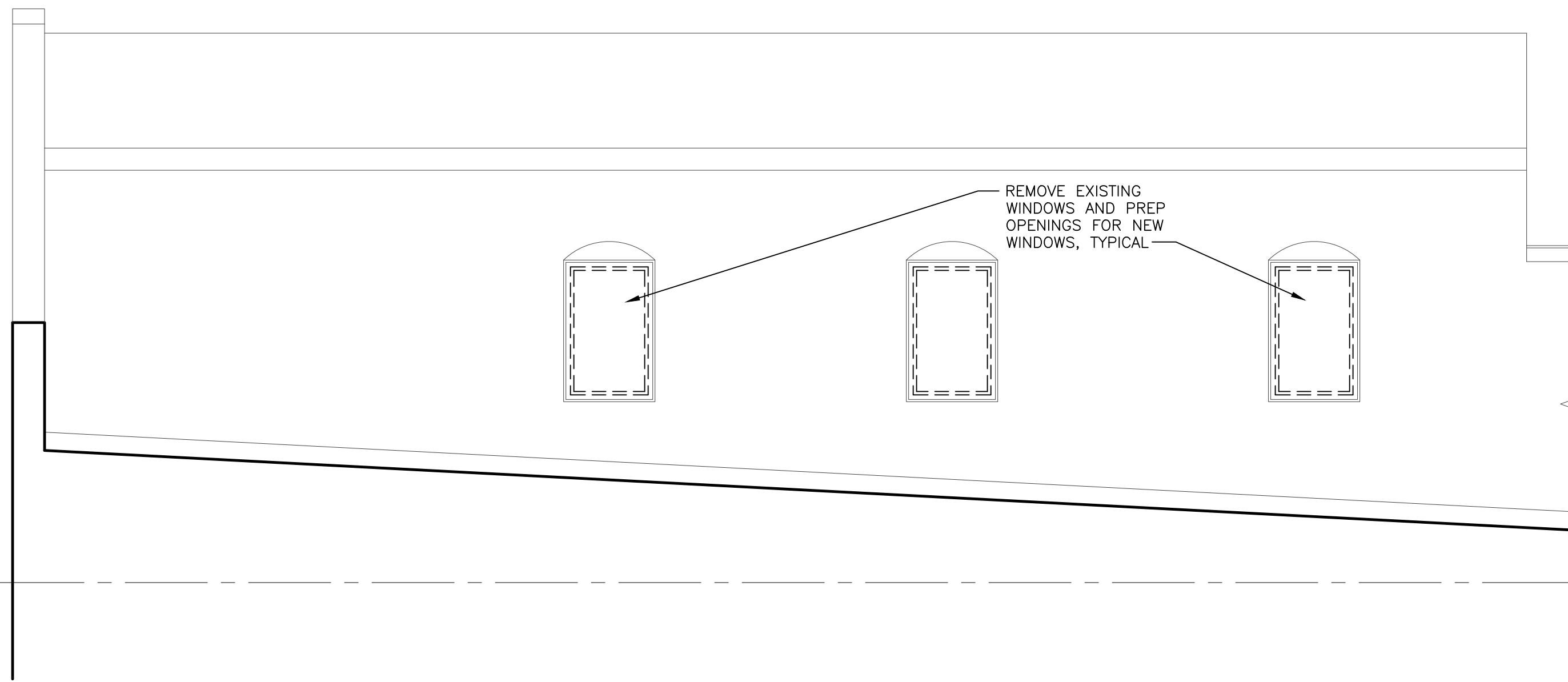
03 DEMO WALL SECTION
SCALE: 1/4" = 1'-0"

REF:
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04 WEST DEMO ELEVATION
SCALE: 1/4" = 1'-0"

REF:
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05 EAST DEMO ELEVATION
SCALE: 1/4" = 1'-0"

REF:
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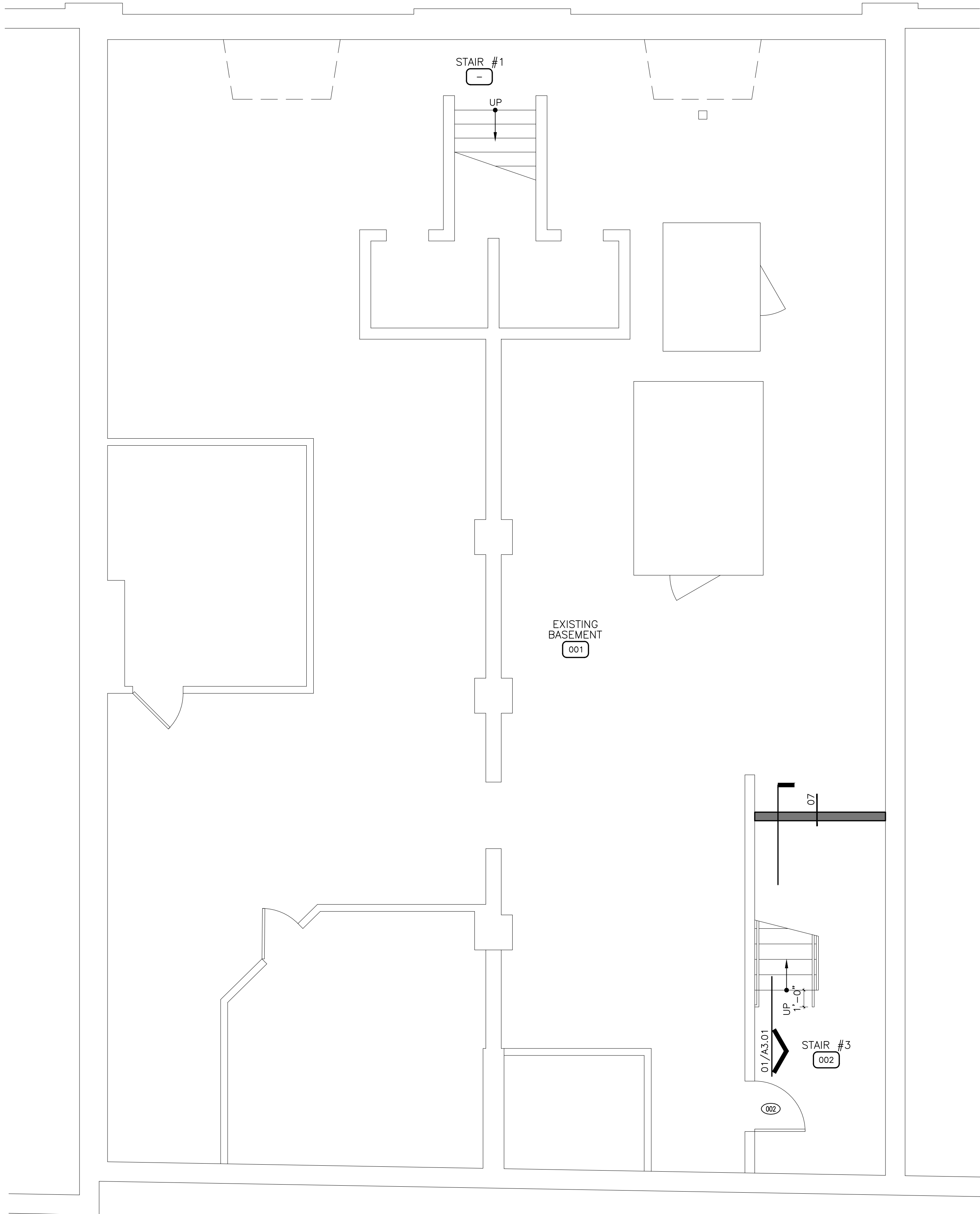
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DEMO ELEVATIONS
& WALL SECTIONS

Job No:	GR190610
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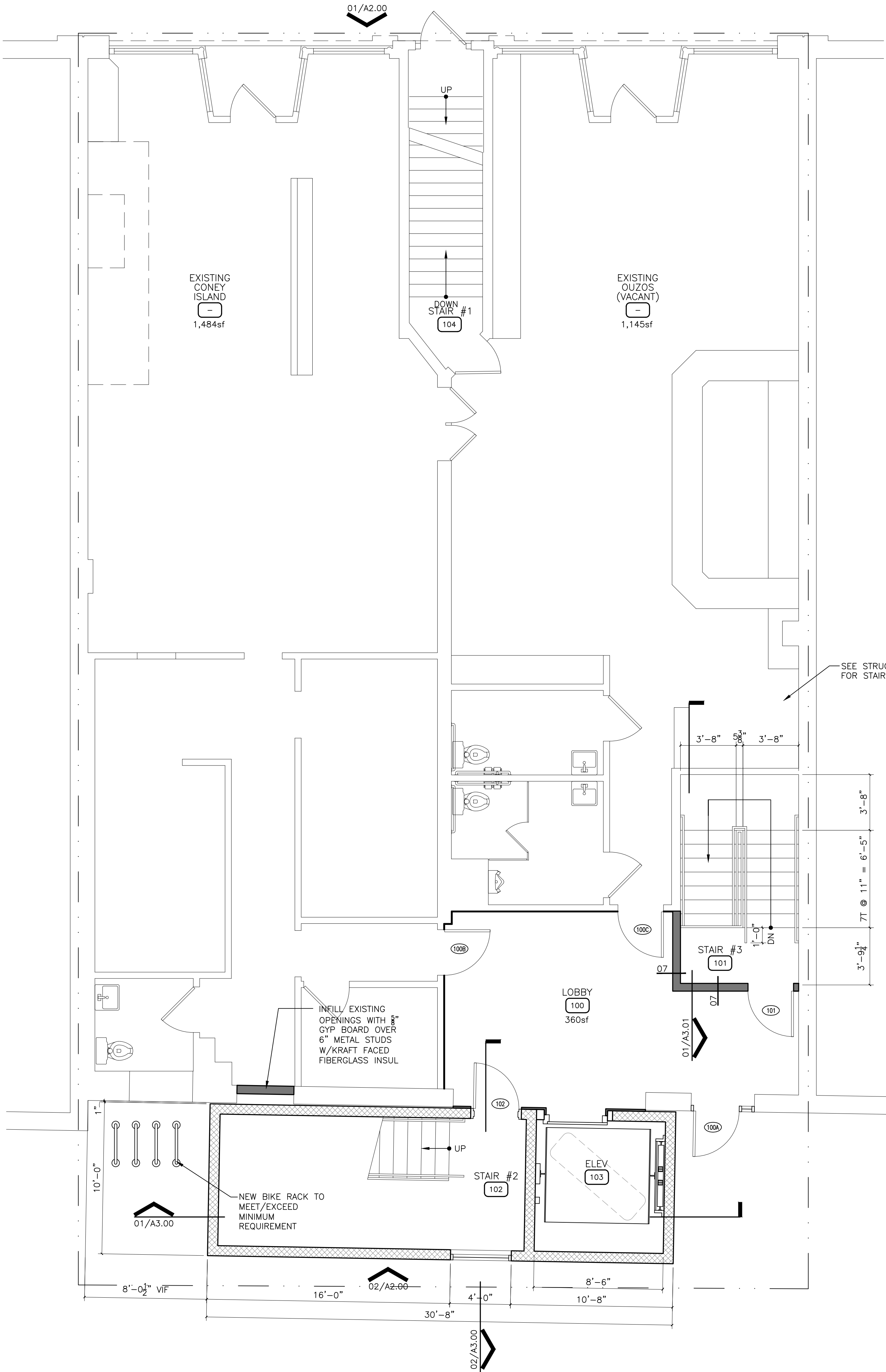


01 BASEMENT PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts

ELEVATOR SPECIFICATION	
MANUFACTURER:	KONE
TYPE:	MONOSPACE 300
CAPACITY:	3500
SPEED:	
TRAVEL:	39'-4"
STOPS:	4
DOOR TYPE:	SINGLE SPEED - RIGHT HAND
PIT DEPTH:	5'-0"
MACHINE ROOM:	NOT REQUIRED - CONTROL PANEL LOCATED ON TOP FLOOR ADJACENT TO DOOR.
STRETCHER REQ.:	ELEVATOR MANUFACTURER TO CONFIRM THAT THE ELEVATOR WILL ACCOMMODATE AN 24"X84" AMBULANCE STRETCHER WITH NOT LESS THAN 5" RADIUS CORNERS.
*FOR DESIGN INTENT & PRICING, FINAL ELEVATOR AND SPECIFICATIONS TBD.	

WALL LEGEND	
	EXISTING
	INDICATES RATED UNIT DEMISING & CORRIDOR WALLS (SEE A0.03 FOR FLOOR/CEILING ASSEMBLIES AND WALL TYPES)
	FULL HEIGHT WALLS
	PARTIAL HEIGHT WALLS
	WALLS/ELEMENTS OVERHEAD
	WALLS/ELEMENTS BELOW



02 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts

PLAN NOTES	
1. SEE INTERIOR DESIGN DOCUMENTS FOR FINAL FINISH SELECTIONS AND ADDITIONAL INFORMATION.	
2. PROVIDE WALL TYPE 01 UNLESS NOTED OTHERWISE.	
3. "RC" ON PLANS INDICATE SIDE OF WALL THAT THE RESILIENT CHANNEL IS LOCATED	
4. INTERIOR PARTITION DIMENSIONS TO FACE OF STUD.	
5. PROVIDE ADDITIONAL LAYER 8" GYP BOARD TO COVER TUB/SHOWER FLANGE AS REQUIRED.	
6. DRYWALL CONTRACTOR RESPONSIBLE FOR CONTROL JOINTS AS REQUIRED. JOINTS SHALL BE 30"-0" OC MAX AND AT THE CORNER OF EACH DOOR - TYP.	
7. CONTROL JOINTS ON RATED PARTITIONS SHALL BE PER UL AND MAINTAIN PARTITION RATING INDICATED.	
8. MEP TRADES ARE RESPONSIBLE FOR THRU WALL PENETRATIONS AT FIRE RATED ASSEMBLIES AND SHALL BE PER UL AND MAINTAIN ASSEMBLY RATING.	
9. CONFIRM TUB/SHOWER ROUGH OPENING SIZE PRIOR TO WALL FRAMING.	
10. COORDINATE WITH OTHER TRADES TO PROVIDE BLOCKING AS REQUIRED FOR FIXTURE AND EQUIPMENT ATTACHMENT.	
11. SEE A0.03 FOR WALL TYPES FLOOR/CEILING ASSEMBLIES & WALL TYPES	

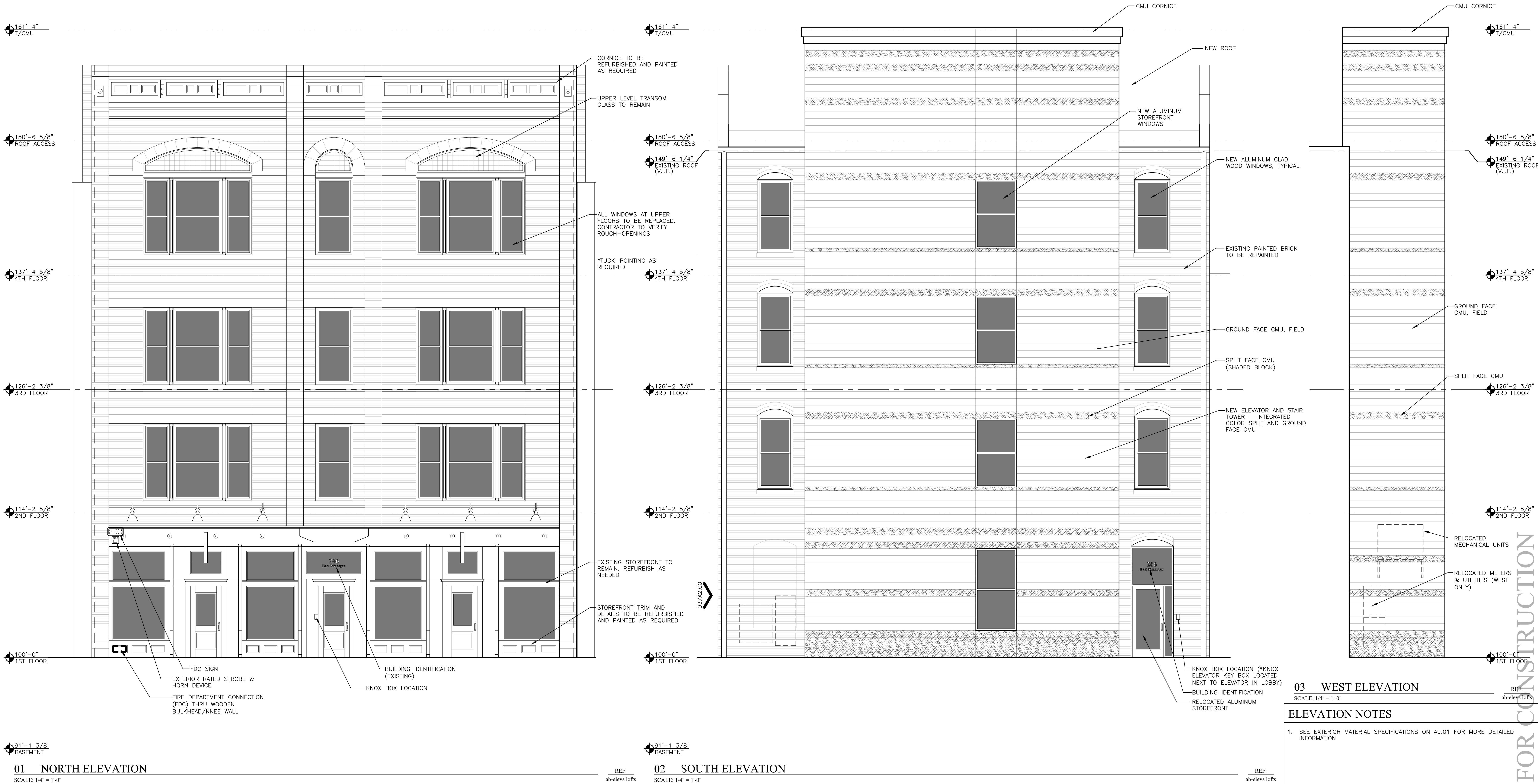
No.	Date	Item
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BASEMENT & 1ST
FLOOR PLANS

Job No:	GR190610
Issue:	Issue for Review
Issue Date:	January 12, 2024



266 East Michigan Avenue Lofts
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ELEVATIONS

Job No:	GR190610
Issue:	Issue for Review
Issue Date:	January 12, 2024

A2.00



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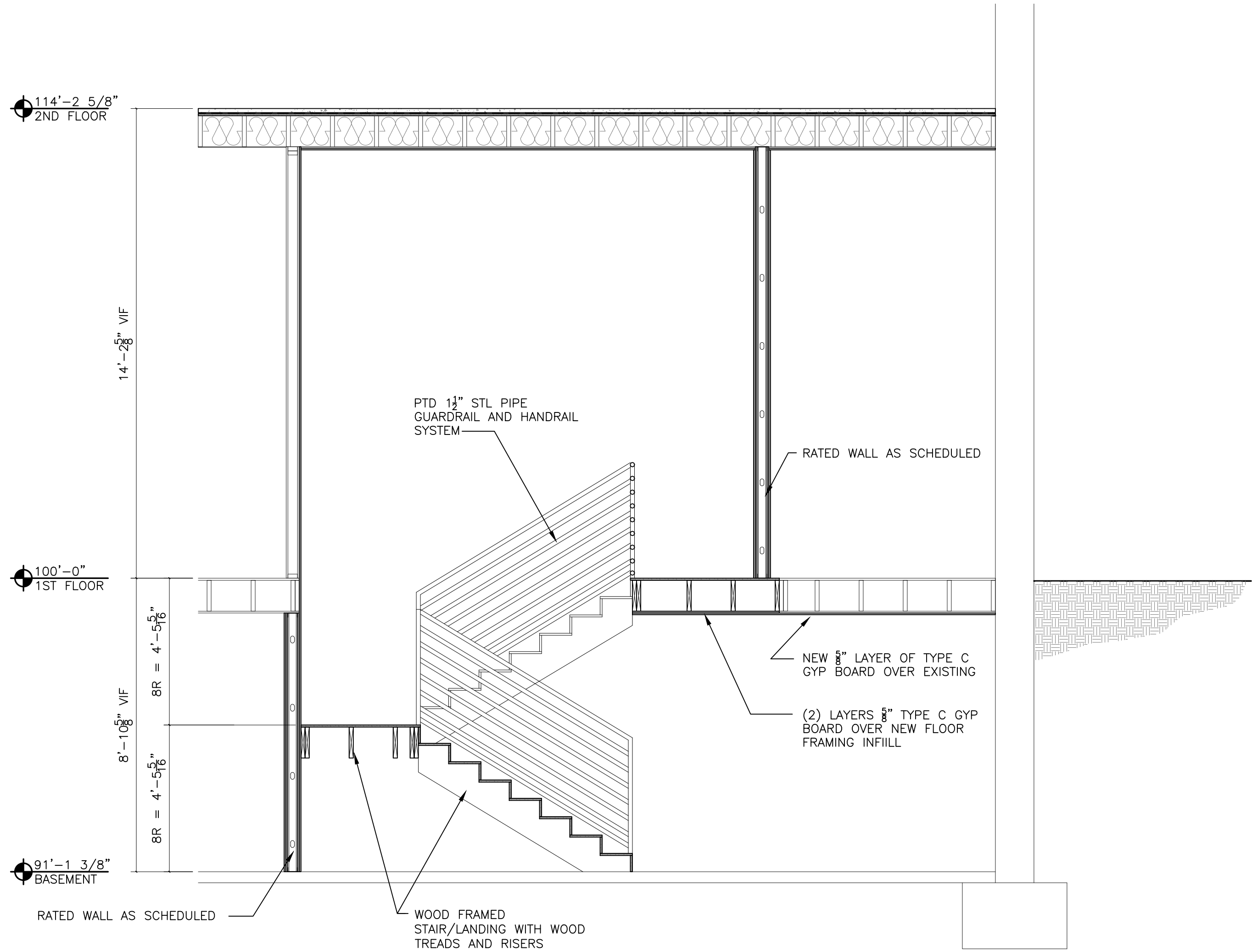
STAIR/ELEVATOR
TOWER SECTIONS

Job No:	GR190610
Issue:	Issue for Review
Issue Date:	January 12, 2024

A3.00

01 STAIR SECTION

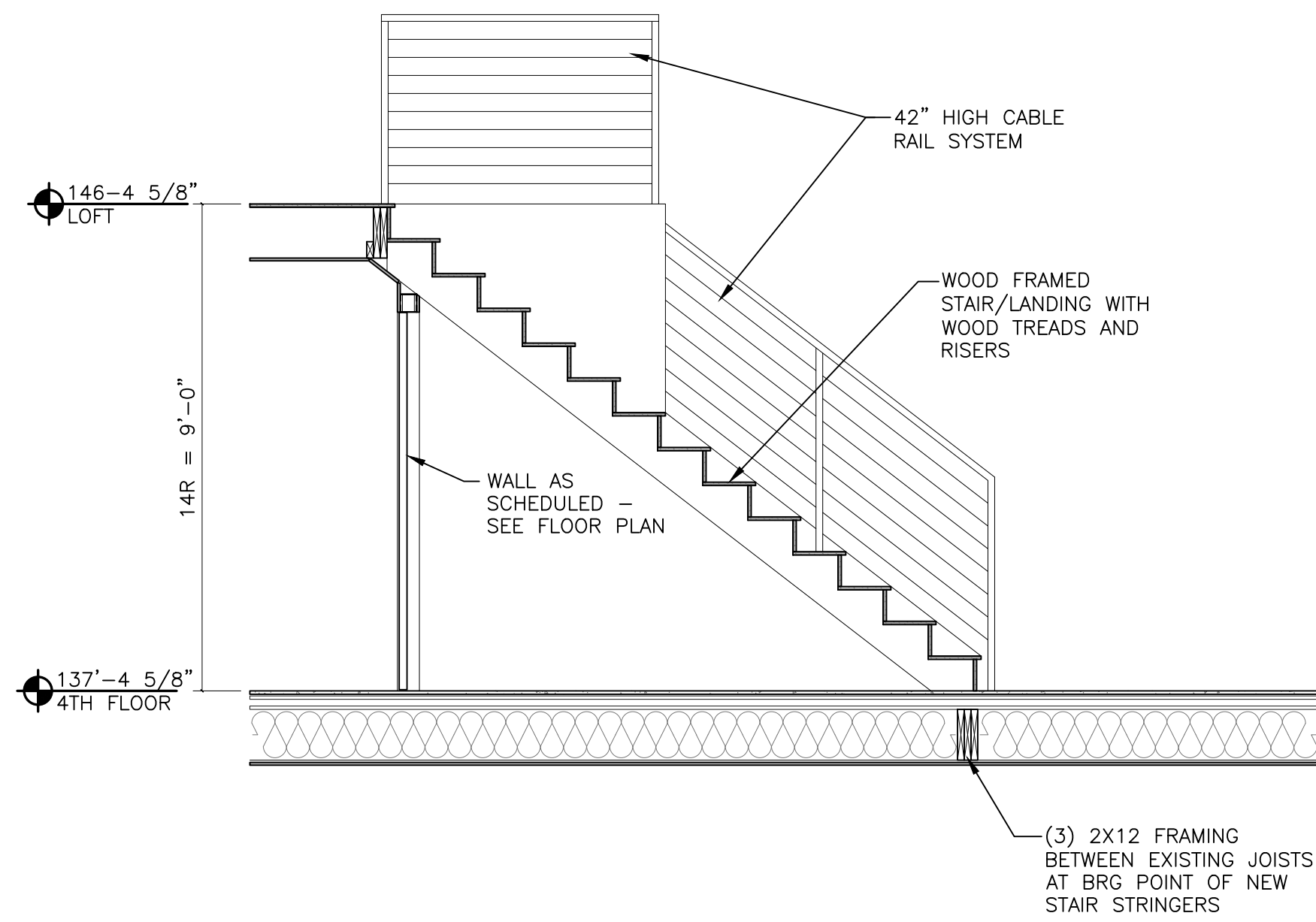
SCALE: 3/8" = 1'-0"



REF:
620_01

02 LOFT STAIR SECTION

SCALE: 3/8" = 1'-0"



REF:
620_01

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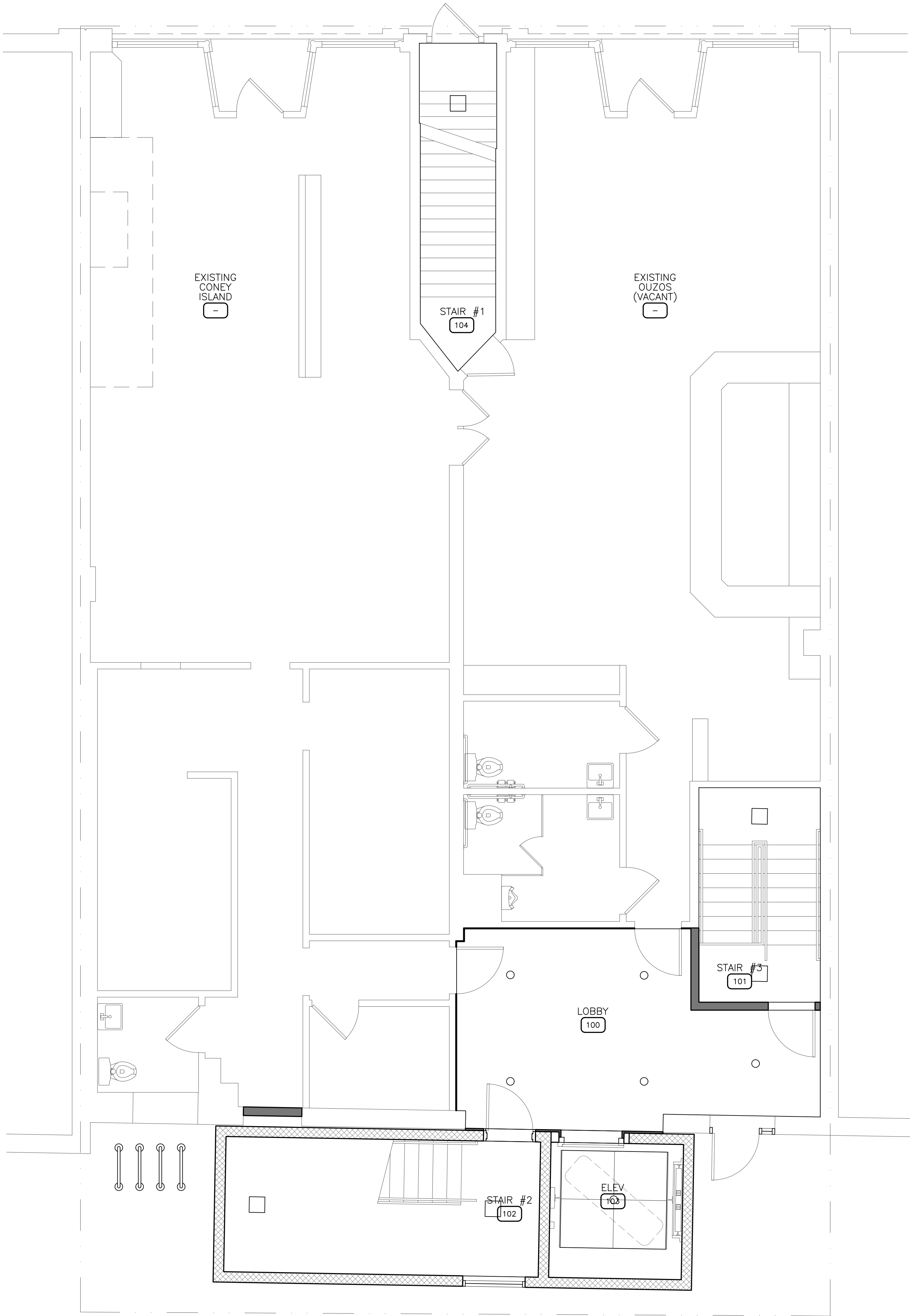
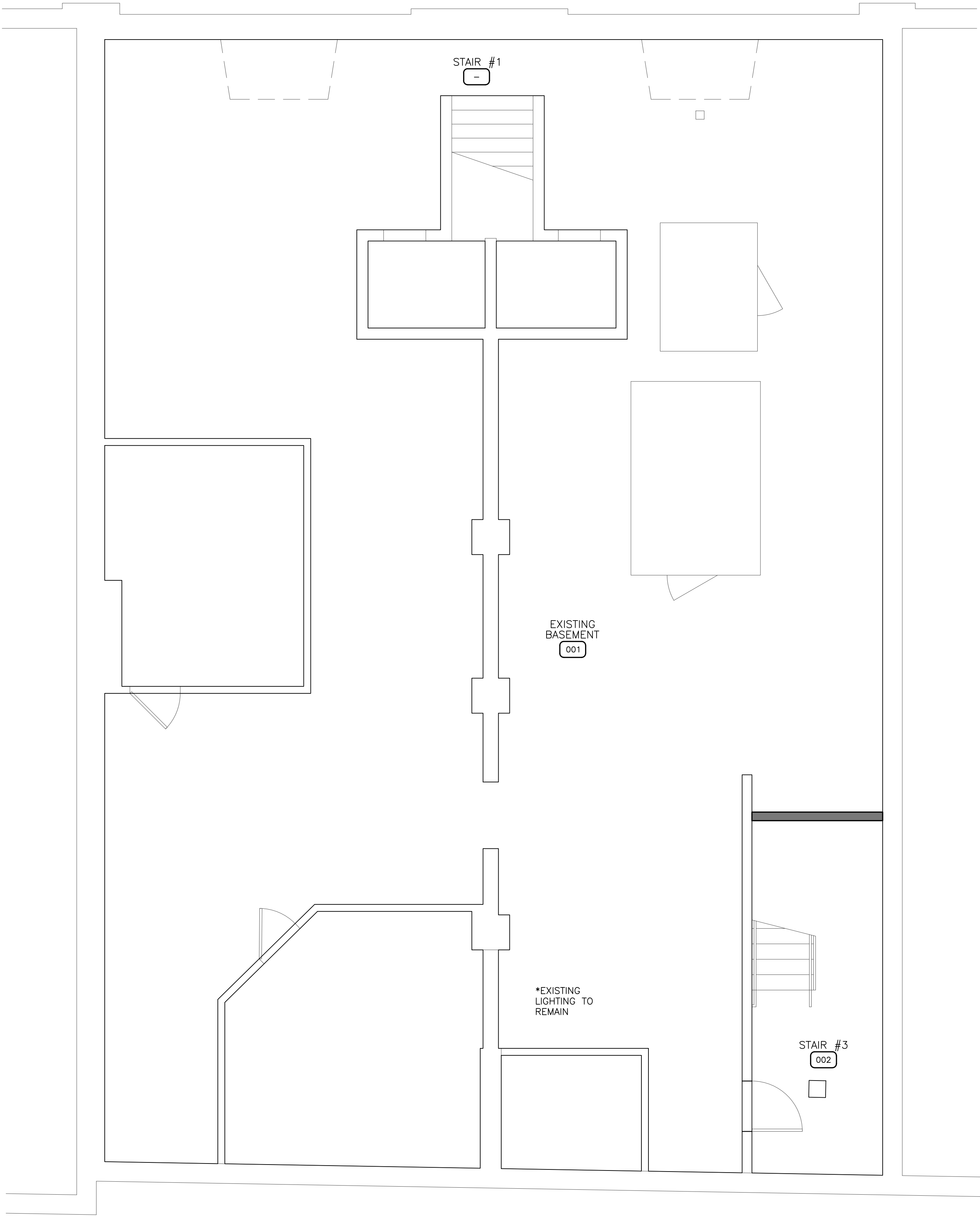
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STAIR/ELEVATOR
TOWER SECTIONS

Job No:	GR190610
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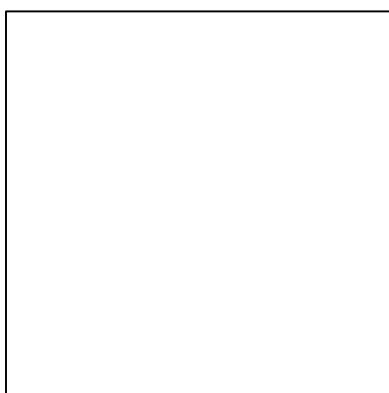
A3.00



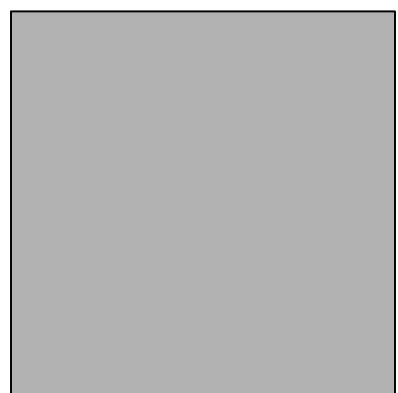
01 BASEMENT CEILING PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts

CEILING LEGEND



CLG-1: PAINTED
GYP CEILING



CLG-2: OPEN TO
STRUCTURE ABOVE

LIGHTING SCHEDULE

MARK	DESCRIPTION	MARK	DESCRIPTION
A	6" LED CAN LIGHT	H	CORRIDOR PENDANT
B	BEDROOM SURFACE MOUNT	J	BEDROOM PENDANT
C	KITCHEN PENDANT		
D	BATHROOM WALL SCONCE		
E	12 X 12 SURFACE MOUNT		
F	TYPICAL UPPER FLOOR PENDANT		
G	BATHROOM FAN (LIGHT ALTERNATE)		

02 1ST FLOOR CEILING PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts

CEILING NOTES:

- SEE INTERIOR DESIGN DOCUMENTS FOR FINAL FINISH SELECTIONS
- SEE ELECTRICAL DRAWINGS FOR FINAL LIGHT FIXTURES AND LOCATION
- SEE MECHANICAL DRAWINGS FOR DIFFUSER TYPES AND LOCATION
- ALL CEILINGS TYPE CLG-1 UNLESS NOTED OTHERWISE
- SEE A7.00 SERIES FOR INTERIOR ELEVATIONS AND ADDITIONAL CEILING/BULKHEAD INFORMATION
- C- NOTES CEILING TYPE AND HEIGHT

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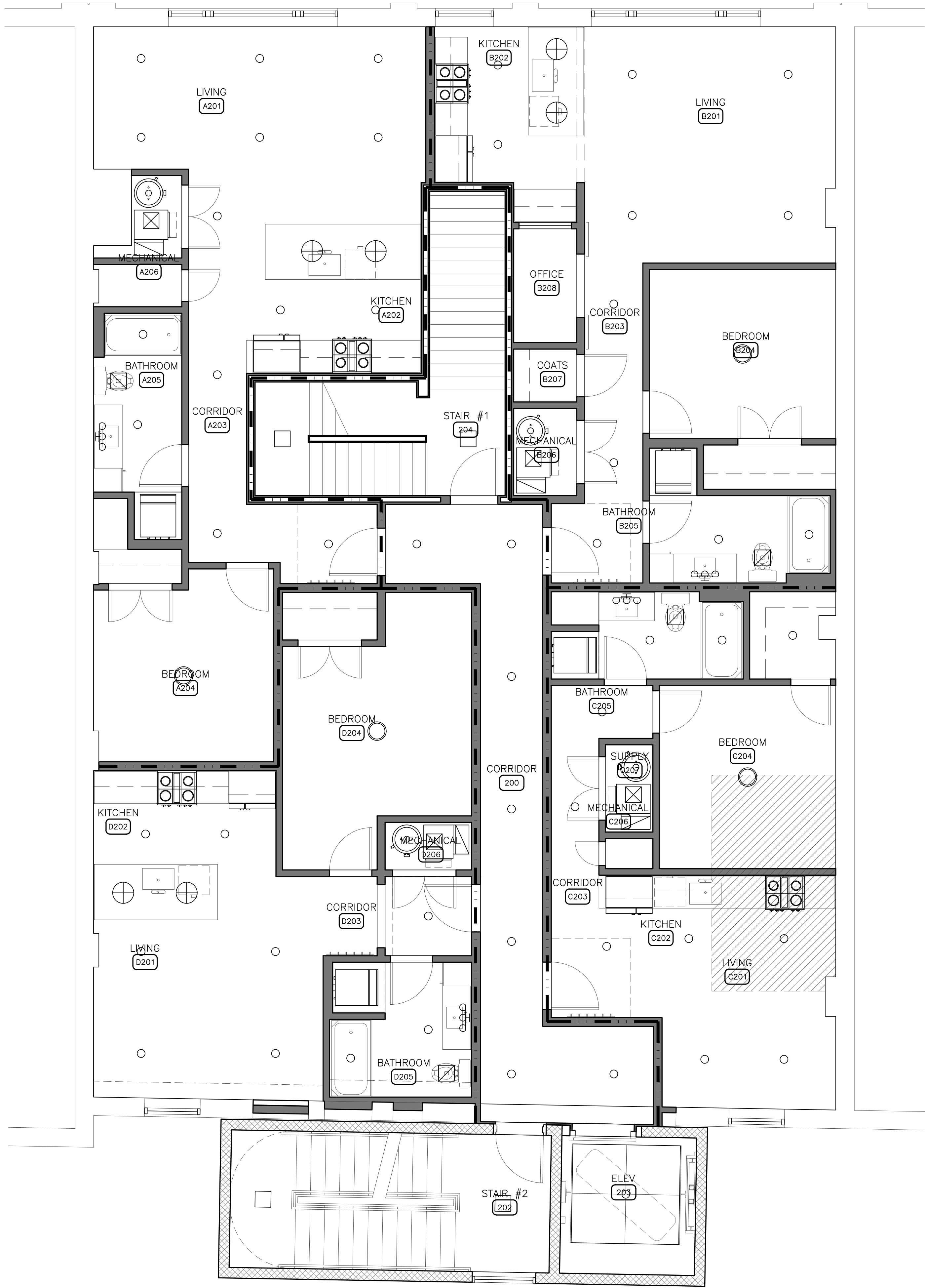
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**REFLECTED
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Job No: GR190610
Issue: Issue for Review
Issue Date: January 12, 2024

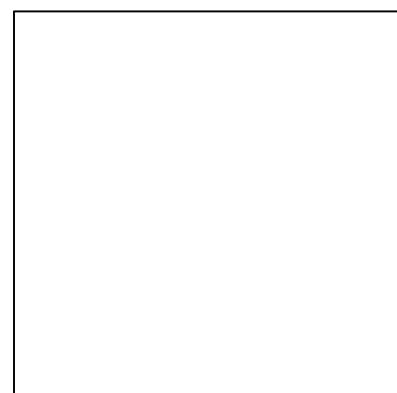
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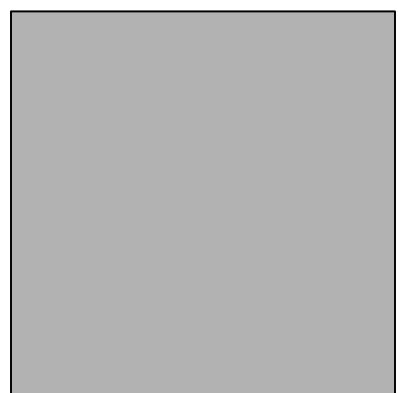
01 2ND FLOOR CEILING PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts

CEILING LEGEND



CLG-1: PAINTED
GYP CEILING



CLG-2: OPEN TO
STRUCTURE ABOVE

LIGHTING SCHEDULE

MARK	DESCRIPTION	MARK	DESCRIPTION
A	6" LED CAN LIGHT	H	CORRIDOR PENDANT
B	BEDROOM SURFACE MOUNT	J	BEDROOM PENDANT
C	KITCHEN PENDANT		
D	BATHROOM WALL SCONCE		
E	12 X 12 SURFACE MOUNT		
F	TYPICAL UPPER FLOOR PENDANT		
G	BATHROOM FAN (LIGHT ALTERNATE)		

02 3RD FLOOR CEILING PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts

CEILING NOTES:

- SEE INTERIOR DESIGN DOCUMENTS FOR FINAL FINISH SELECTIONS.
- SEE ELECTRICAL DRAWINGS FOR FINAL LIGHT FIXTURES AND LOCATION
- SEE MECHANICAL DRAWINGS FOR DIFFUSER TYPES AND LOCATION
- ALL CEILINGS TYPE CLG-1 UNLESS NOTED OTHERWISE
- SEE A7.00 SERIES FOR INTERIOR ELEVATIONS AND ADDITIONAL CEILING/BULKHEAD INFORMATION
- C- NOTES CEILING TYPE AND HEIGHT

X-X

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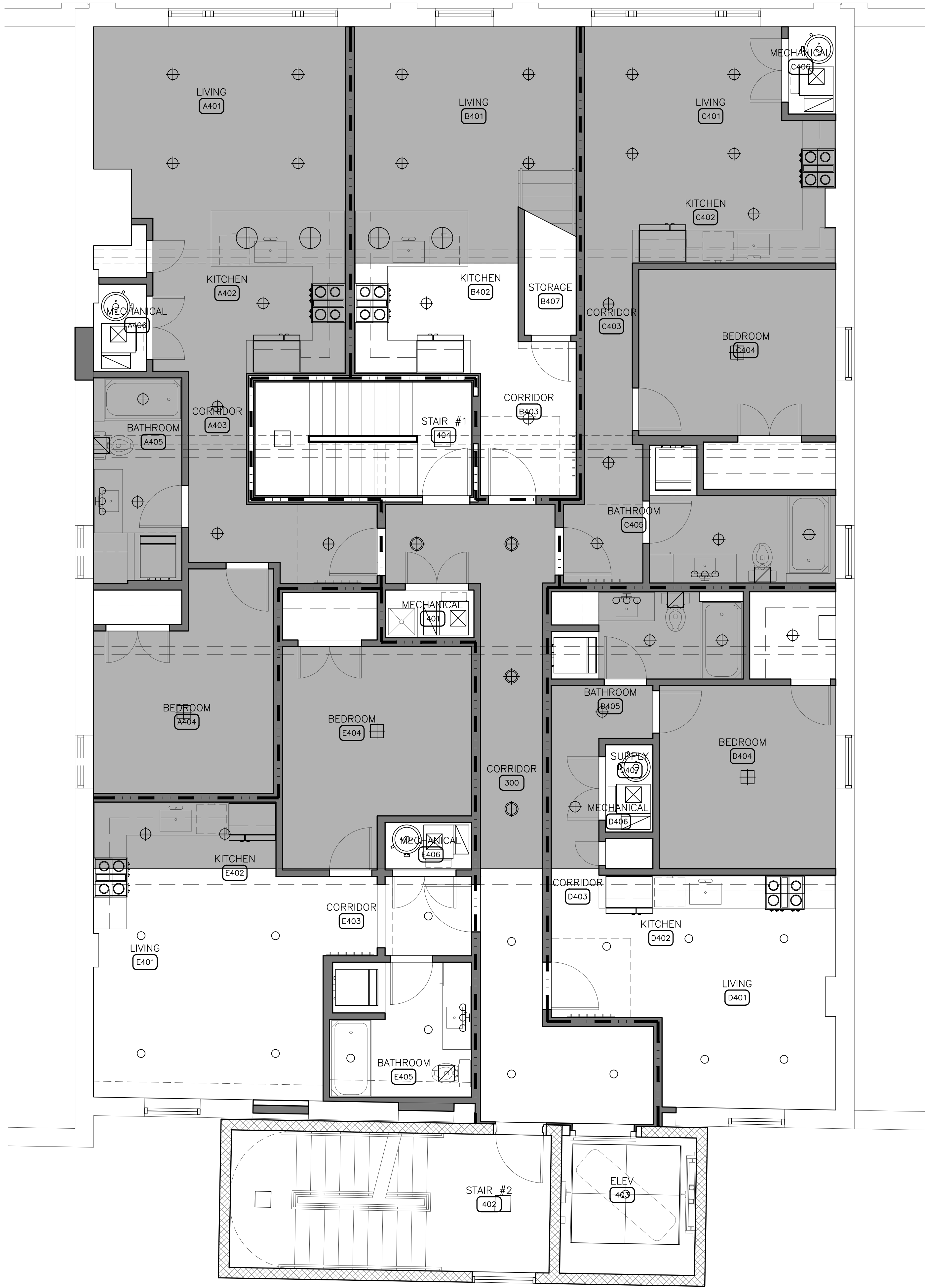
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LIGHTING PLAN

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Issue Date: January 12, 2024

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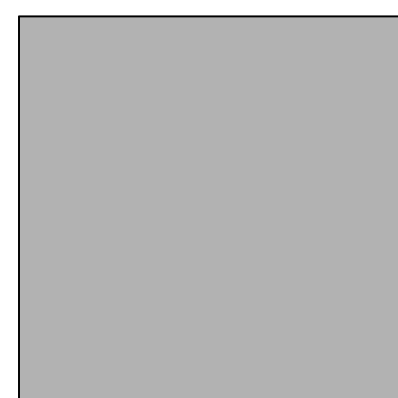
01 4TH FLOOR CEILING PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts

CEILING LEGEND



CLG-1: PAINTED
GYP. CEILING



CLG-2: OPEN TO
STRUCTURE ABOVE

LIGHTING SCHEDULE

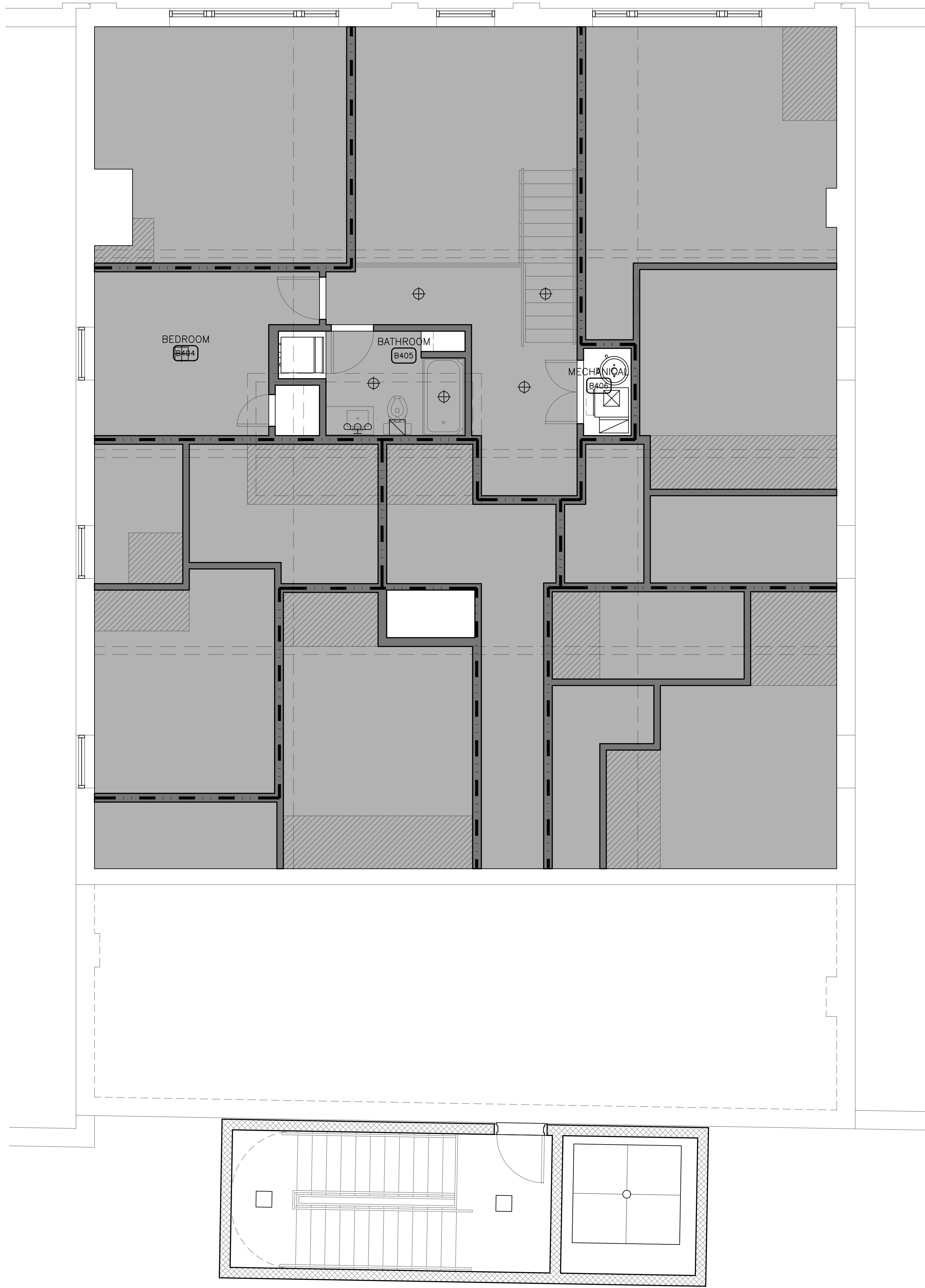
MARK	DESCRIPTION	MARK	DESCRIPTION
⊙ _A	6" LED CAN LIGHT	⊕ _H	CORRIDOR PENDANT
⊙ _B	BEDROOM SURFACE MOUNT	⊕ _J	BEDROOM PENDANT
⊕ _C	KITCHEN PENDANT		
⊕ _D	BATHROOM WALL SCONCE		
□ _E	12 X 12 SURFACE MOUNT		
⊕ _F	TYPICAL UPPER FLOOR PENDANT		
⊕ _G	BATHROOM FAN (LIGHT ALTERNATE)		

02 4TH FLOOR MEZZANINE CEILING PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts

CEILING NOTES:

- SEE INTERIOR DESIGN DOCUMENTS FOR FINAL FINISH SELECTIONS
- SEE ELECTRICAL DRAWINGS FOR FINAL LIGHT FIXTURES AND LOCATION
- SEE MECHANICAL DRAWINGS FOR DIFFUSER TYPES AND LOCATION
- ALL CEILINGS TYPE CLG-1 UNLESS NOTED OTHERWISE
- SEE A7.00 SERIES FOR INTERIOR ELEVATIONS AND ADDITIONAL CEILING/BULKHEAD INFORMATION
- C- NOTES CEILING TYPE AND HEIGHT



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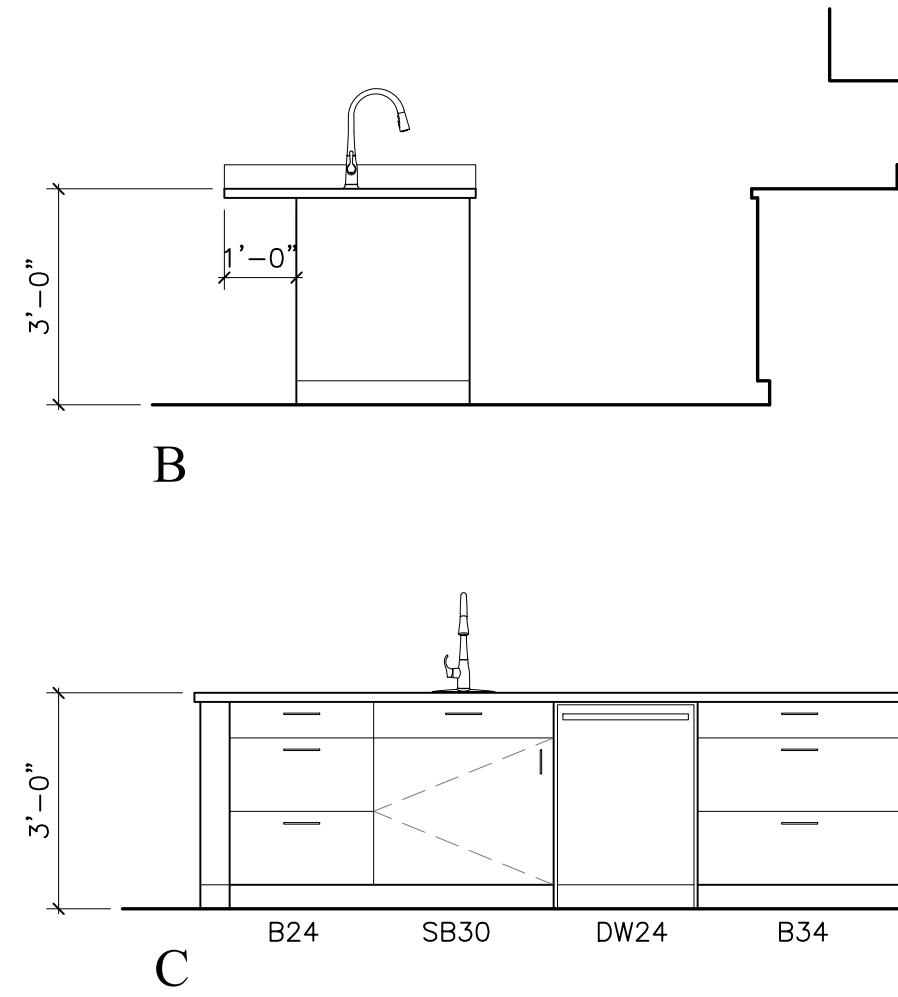
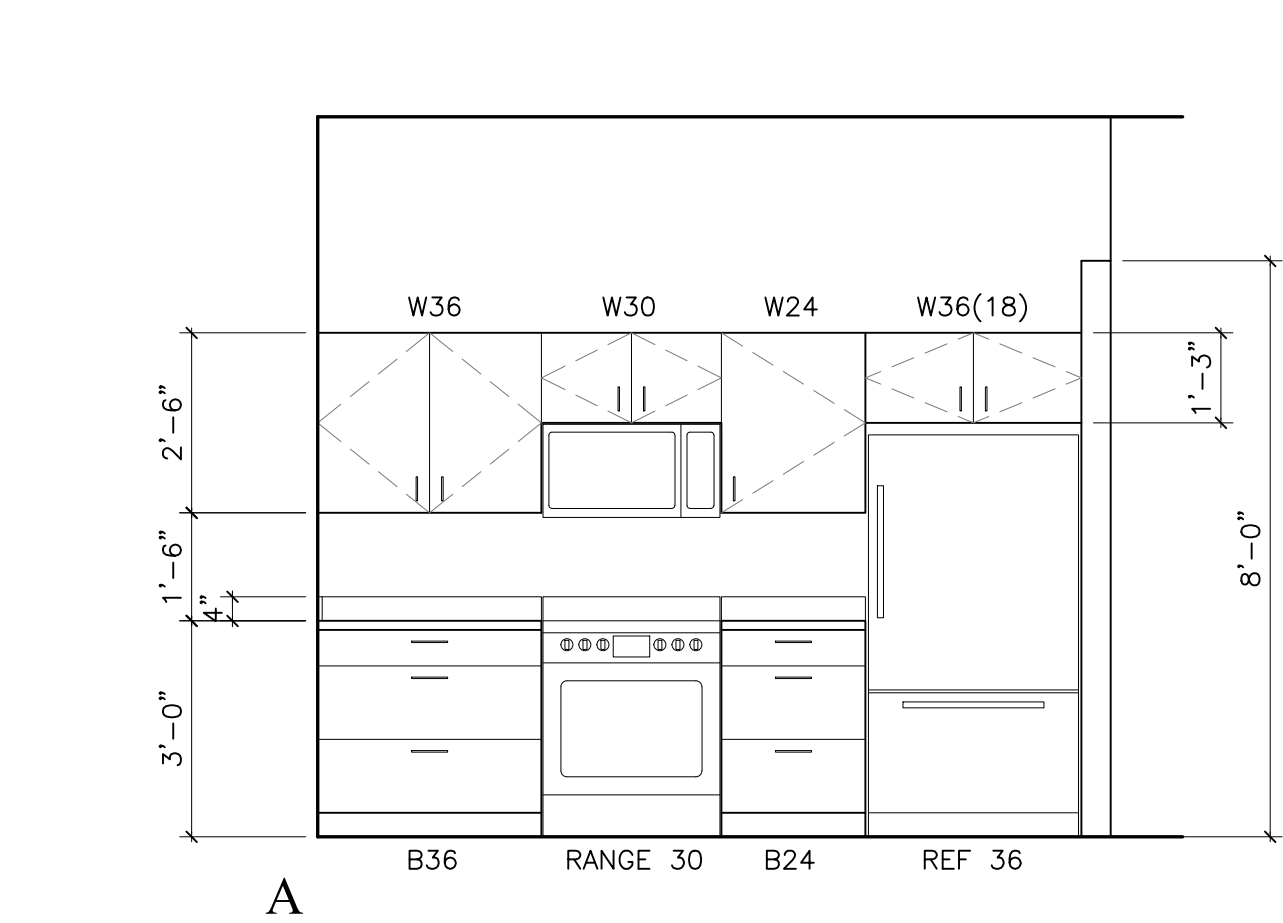
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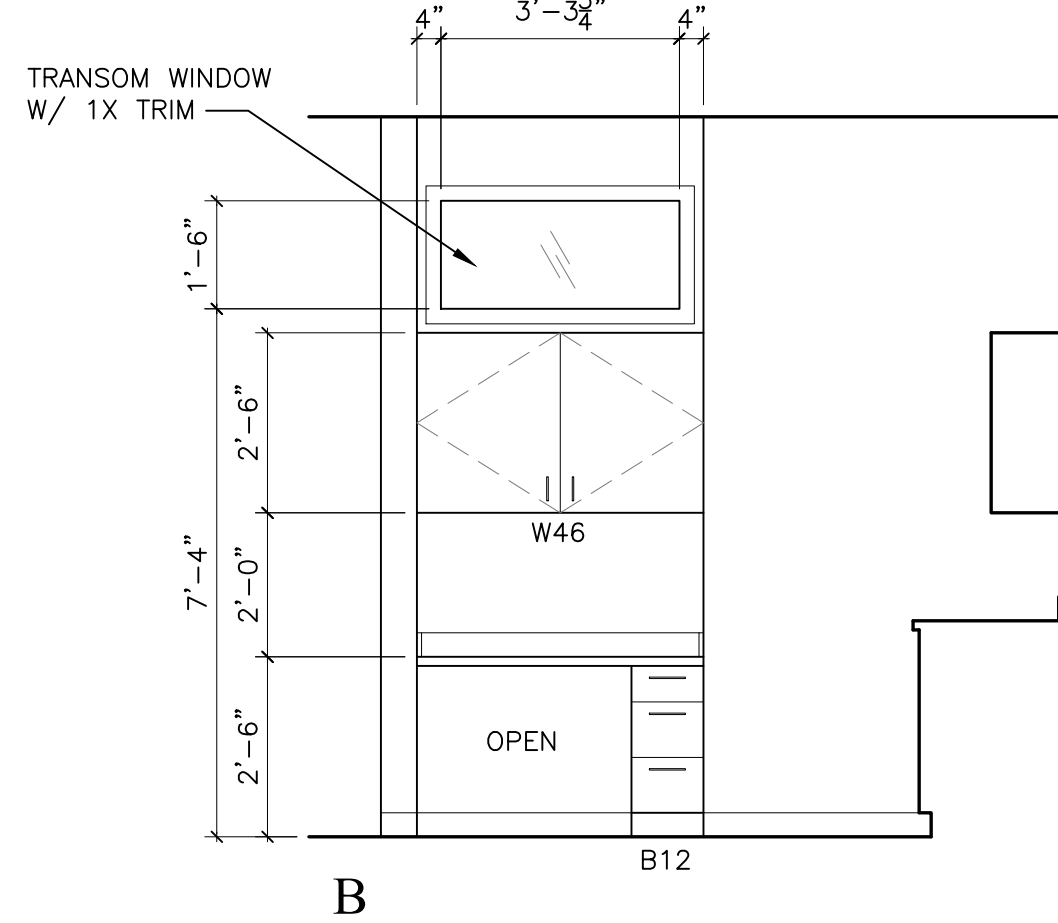
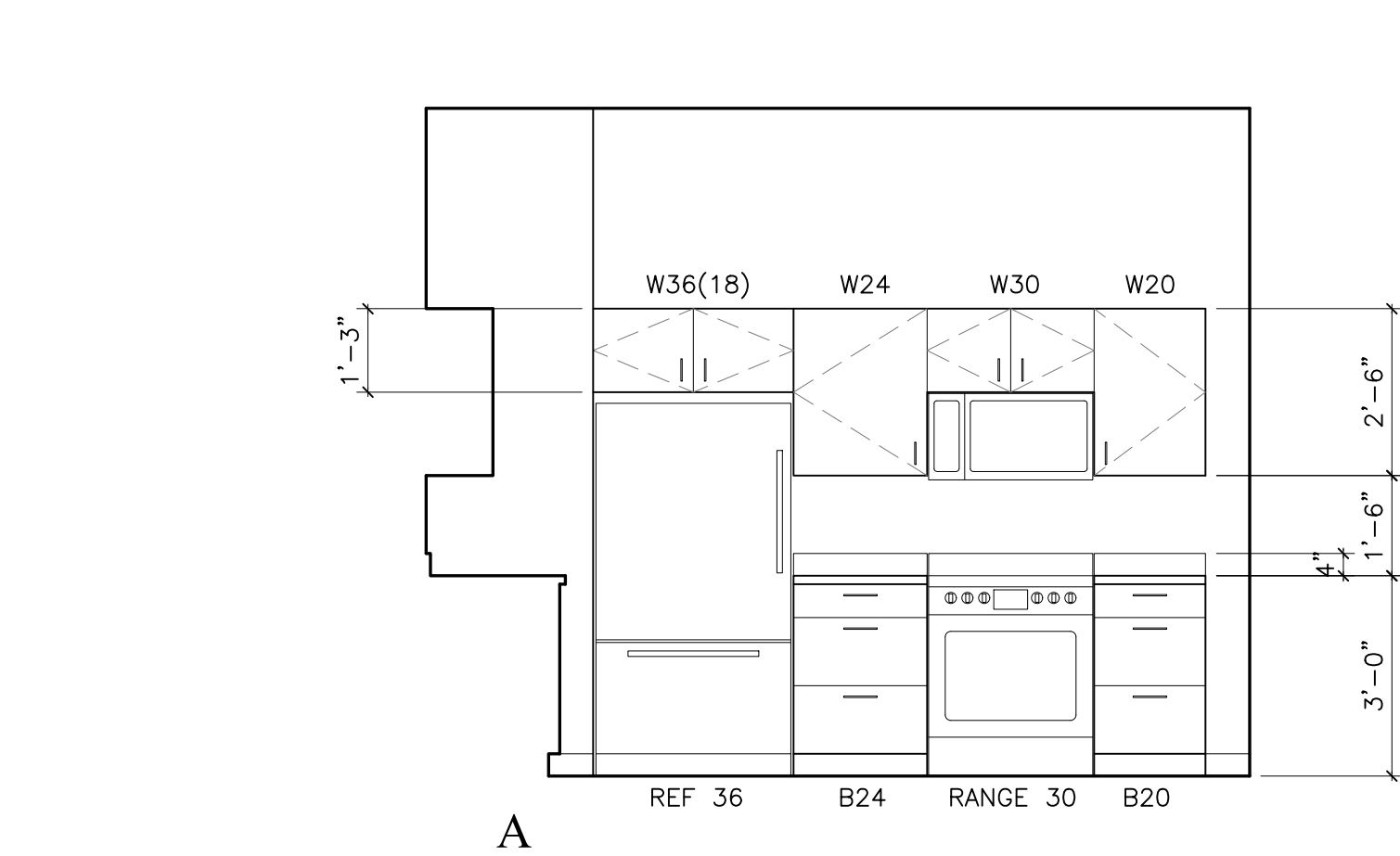
**REFLECTED
CEILING &
CONCEPT
LIGHTING PLAN**

Job No: GR190610
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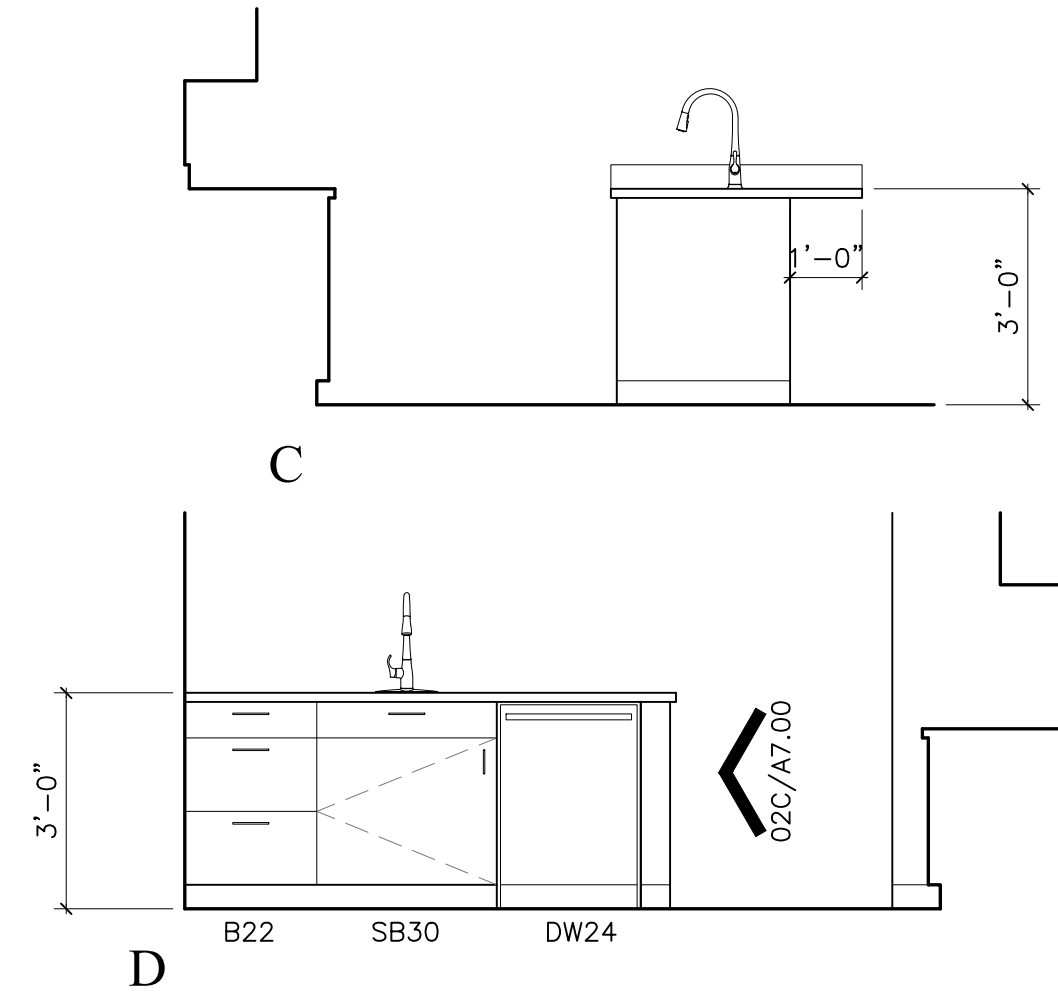
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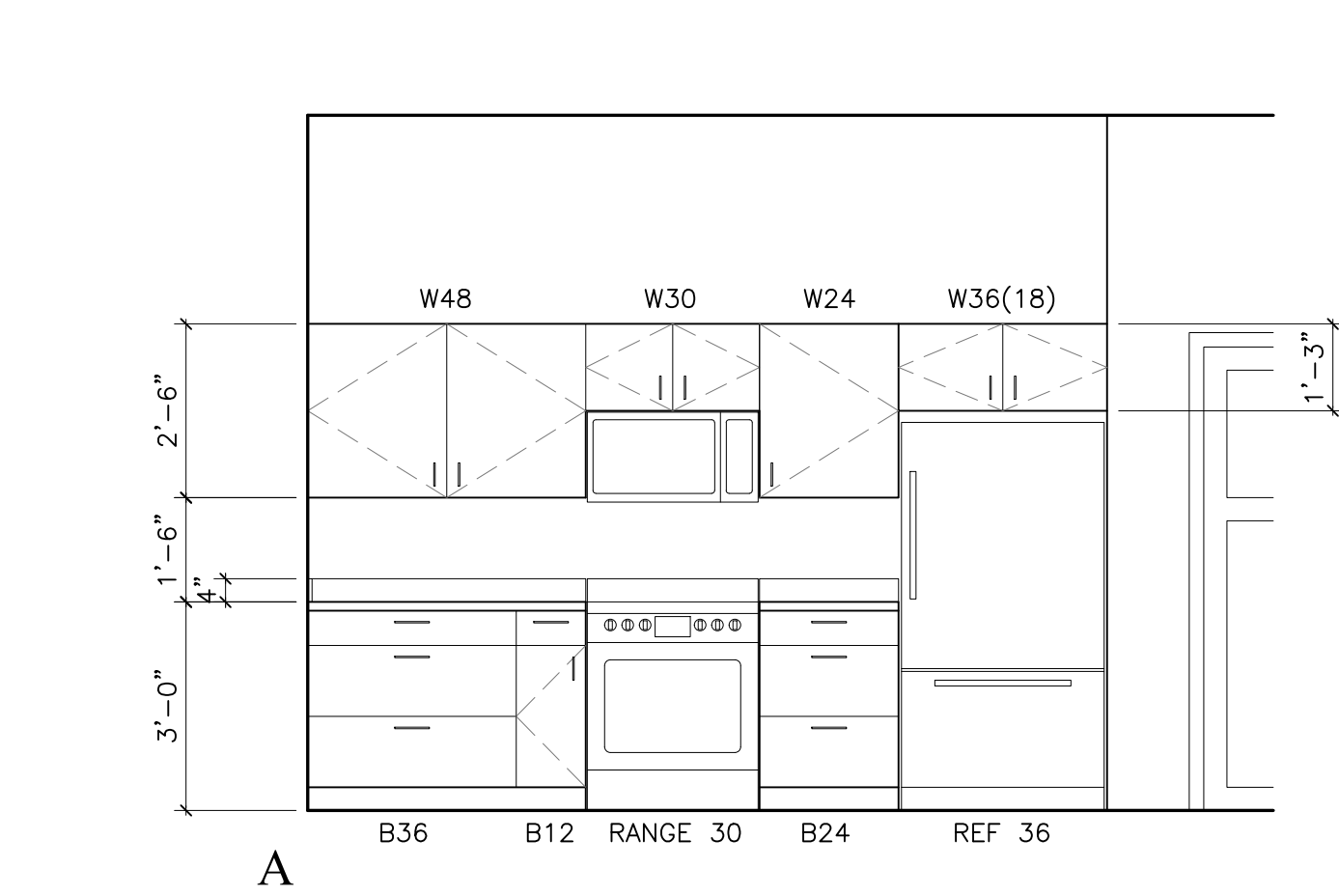
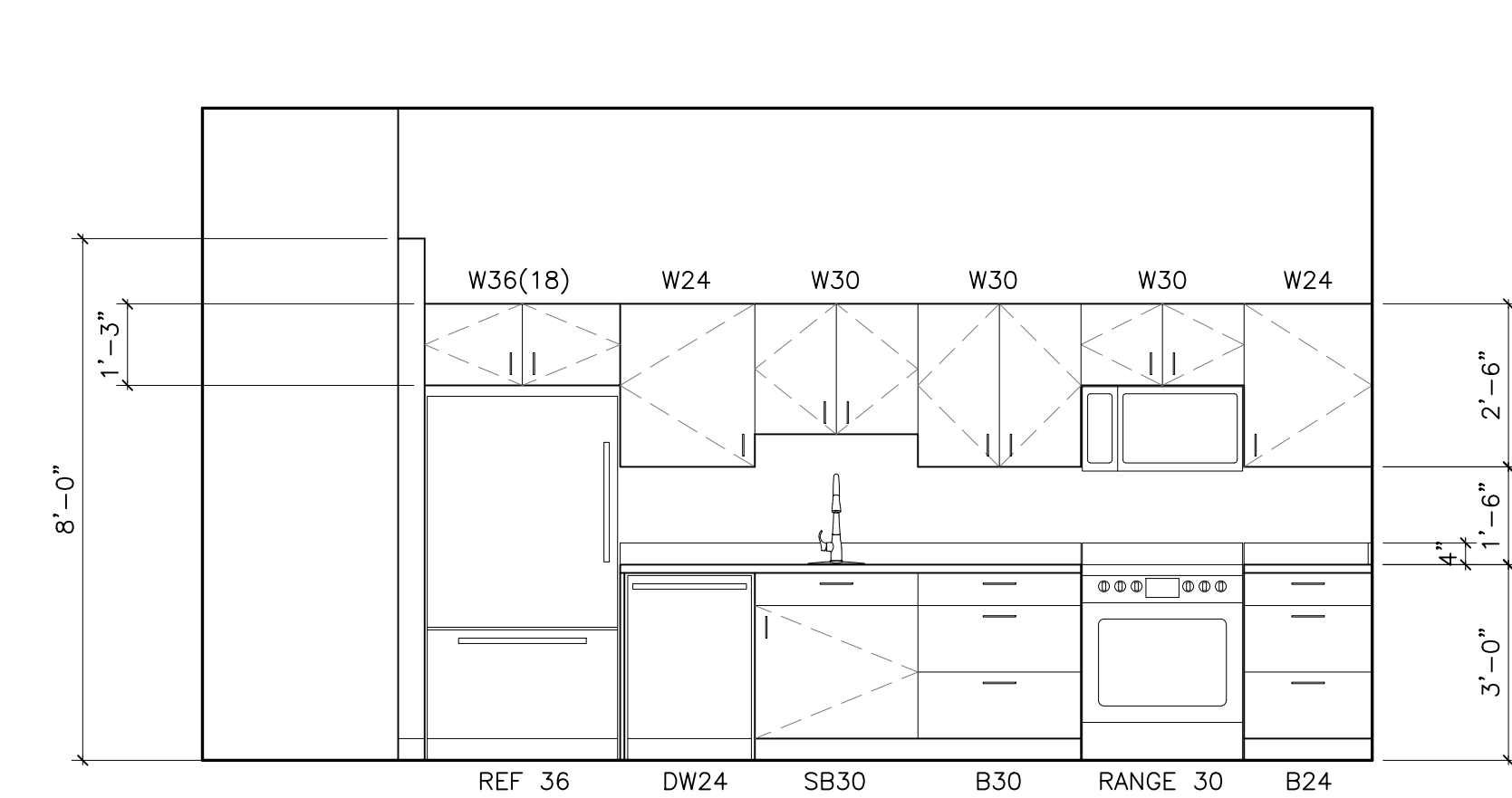
01 KITCHEN A202
SCALE: 3/8" = 1'-0"



02 KITCHEN B202
SCALE: 3/8" = 1'-0"

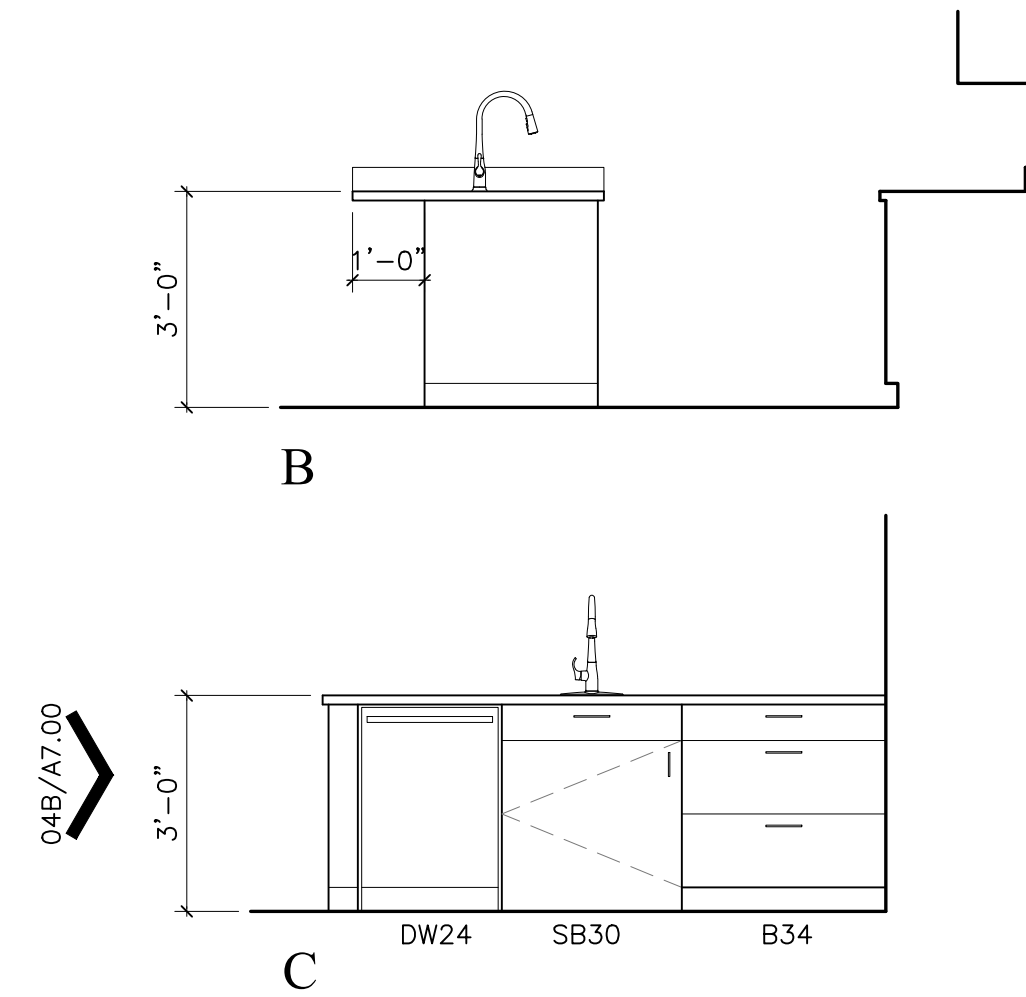


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c10_01

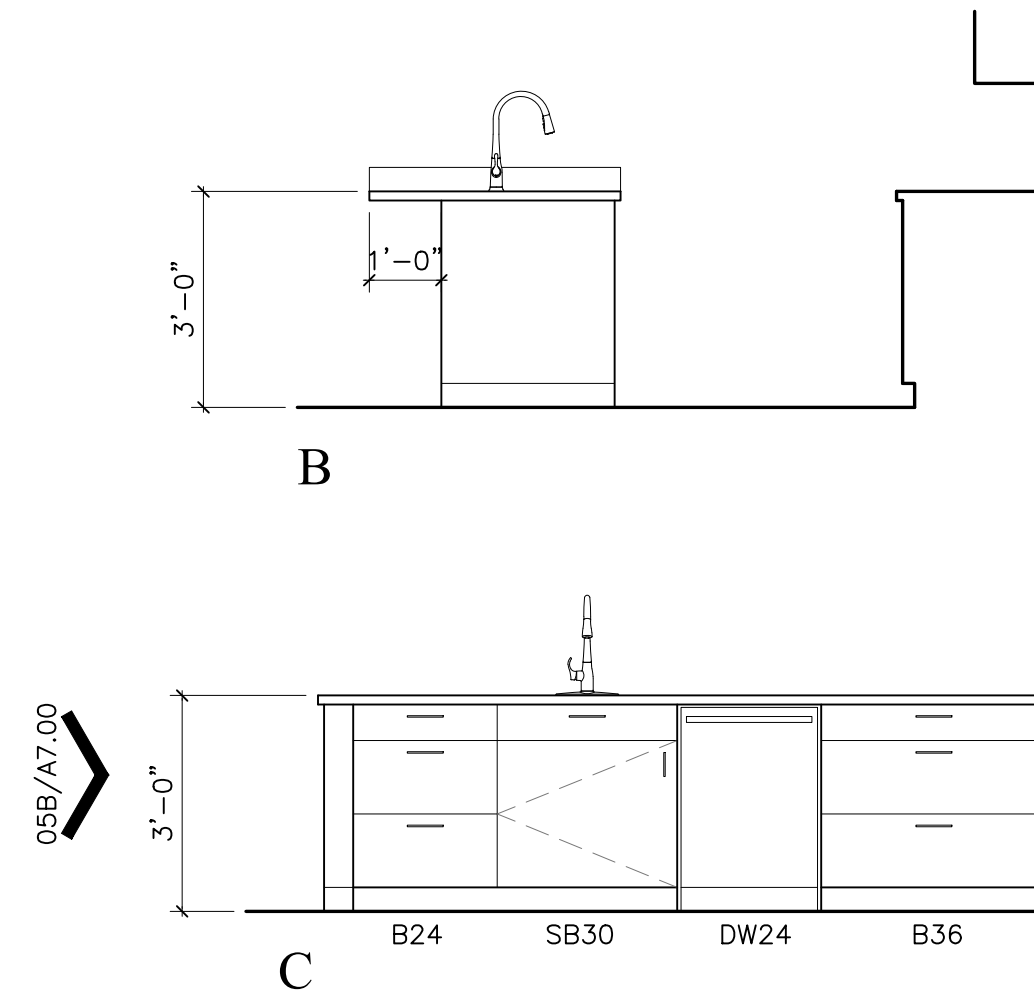
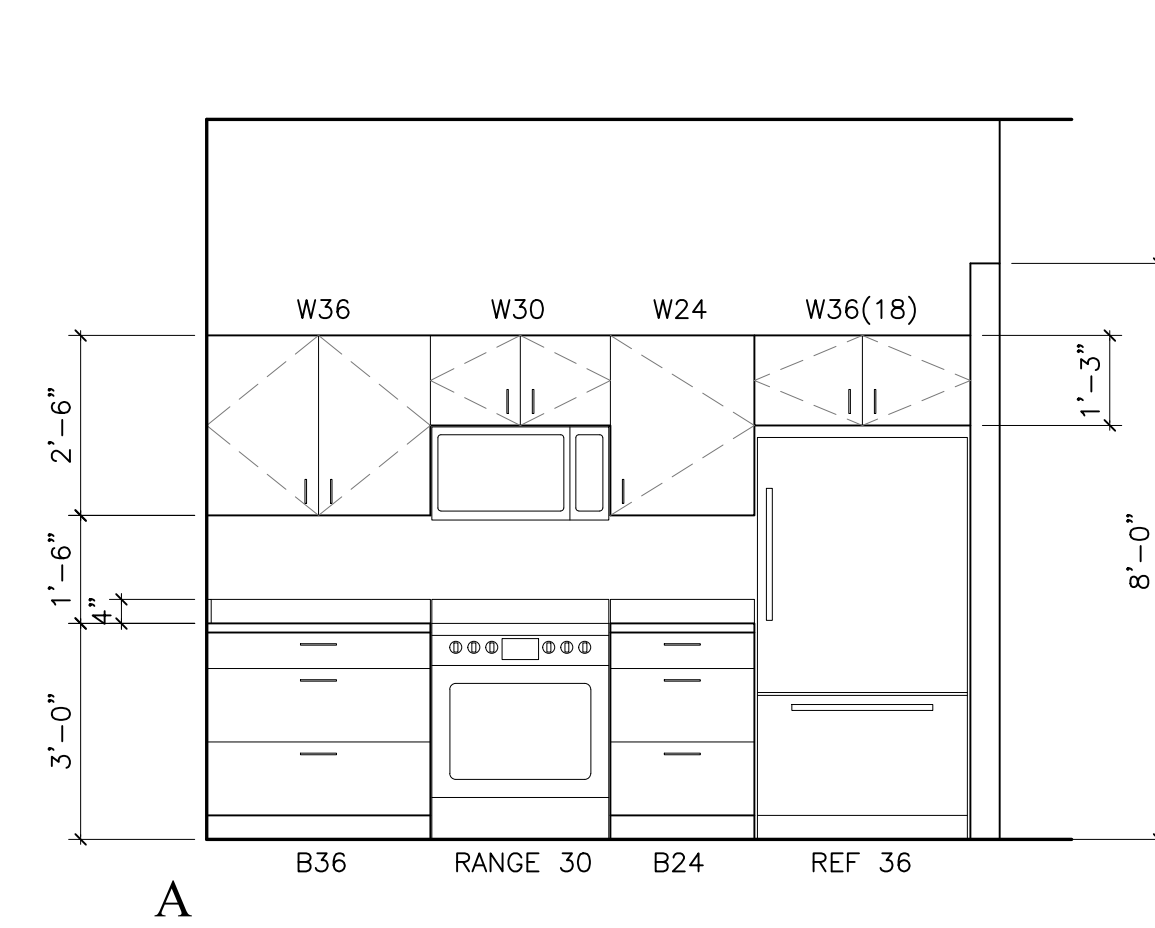


03 KITCHEN C202
SCALE: 3/8" = 1'-0"

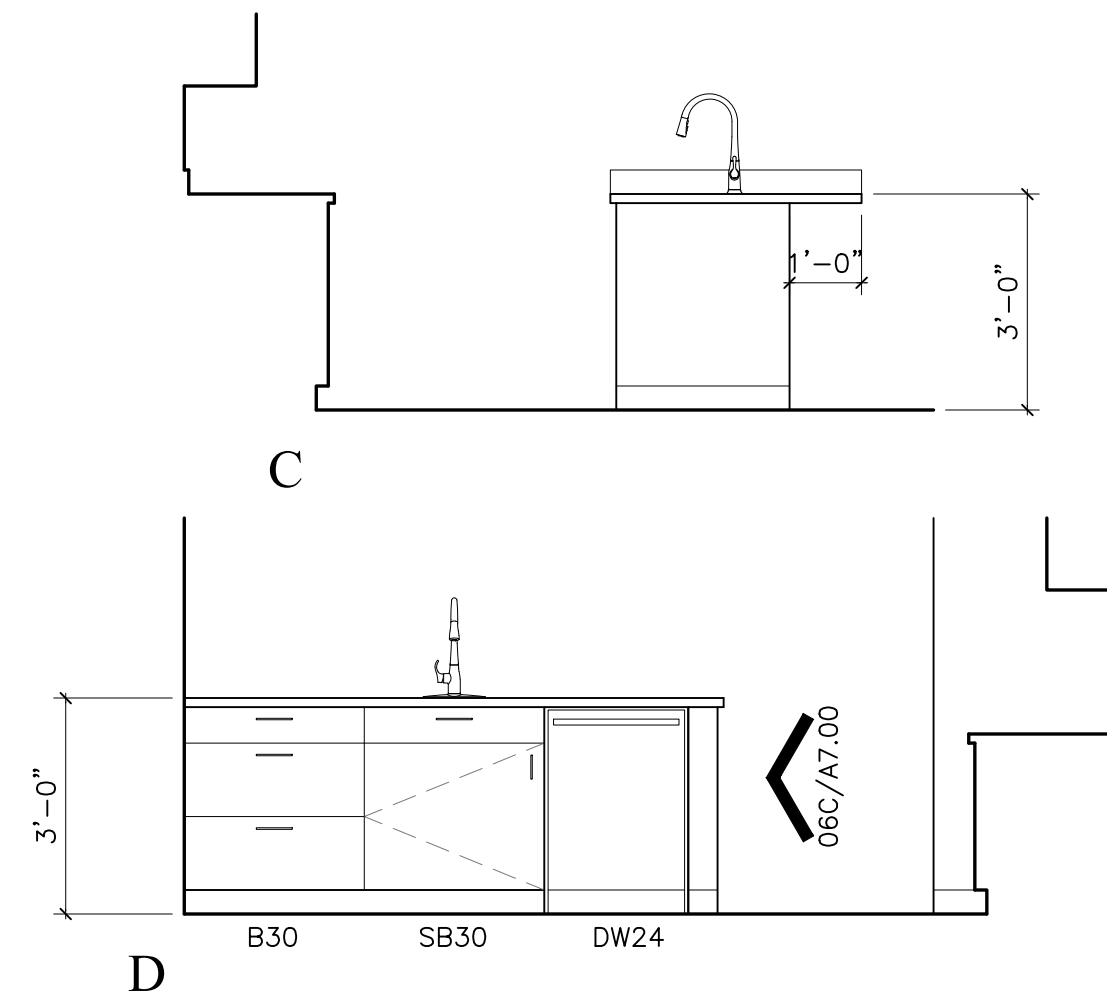
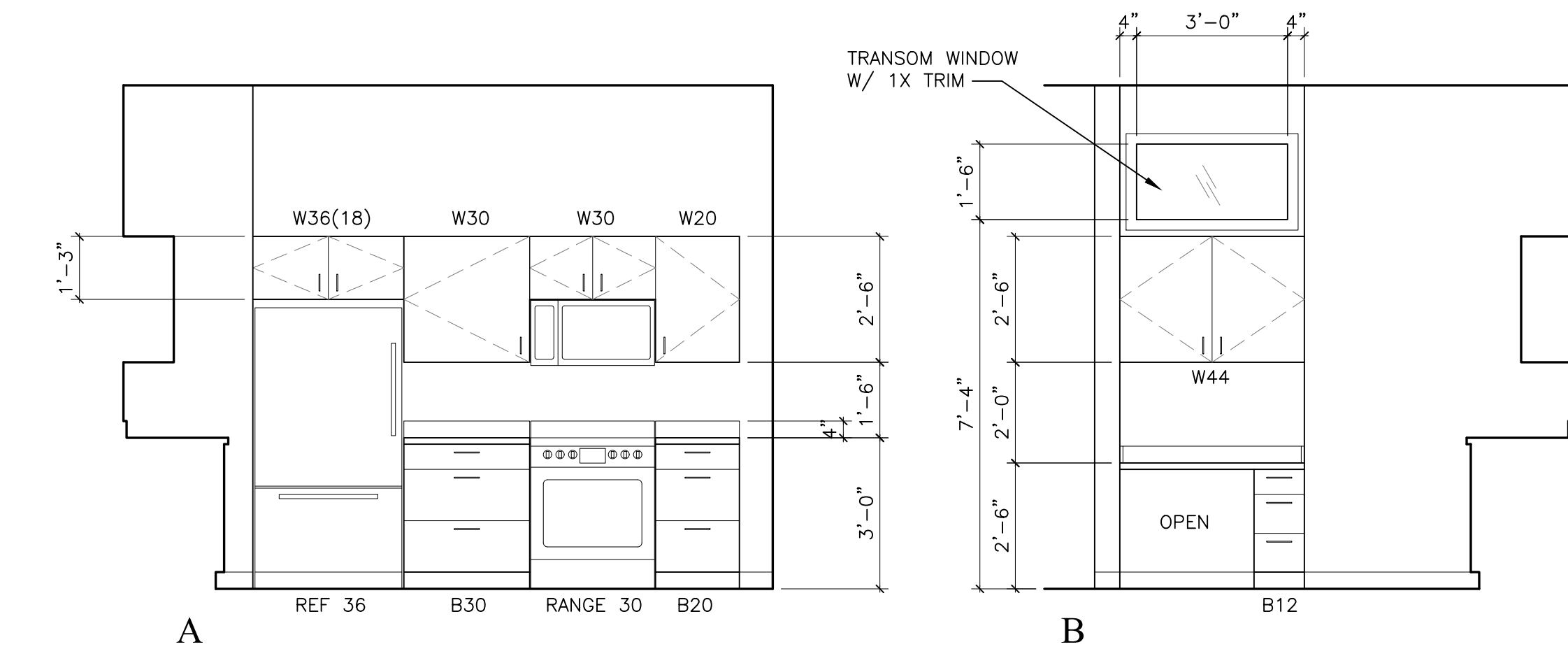
04 KITCHEN D202 & D302
SCALE: 3/8" = 1'-0"



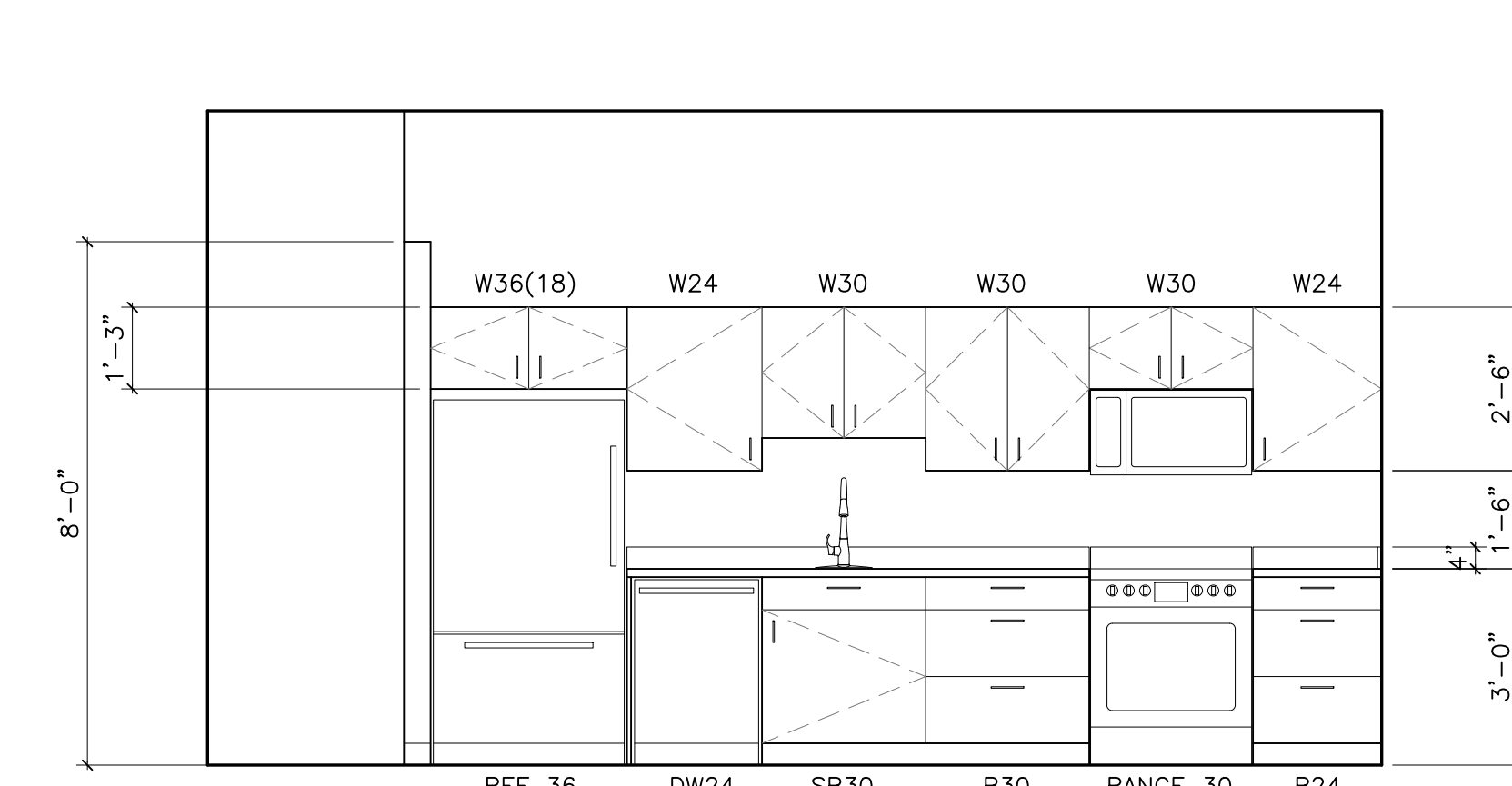
05 KITCHEN A302
SCALE: 3/8" = 1'-0"



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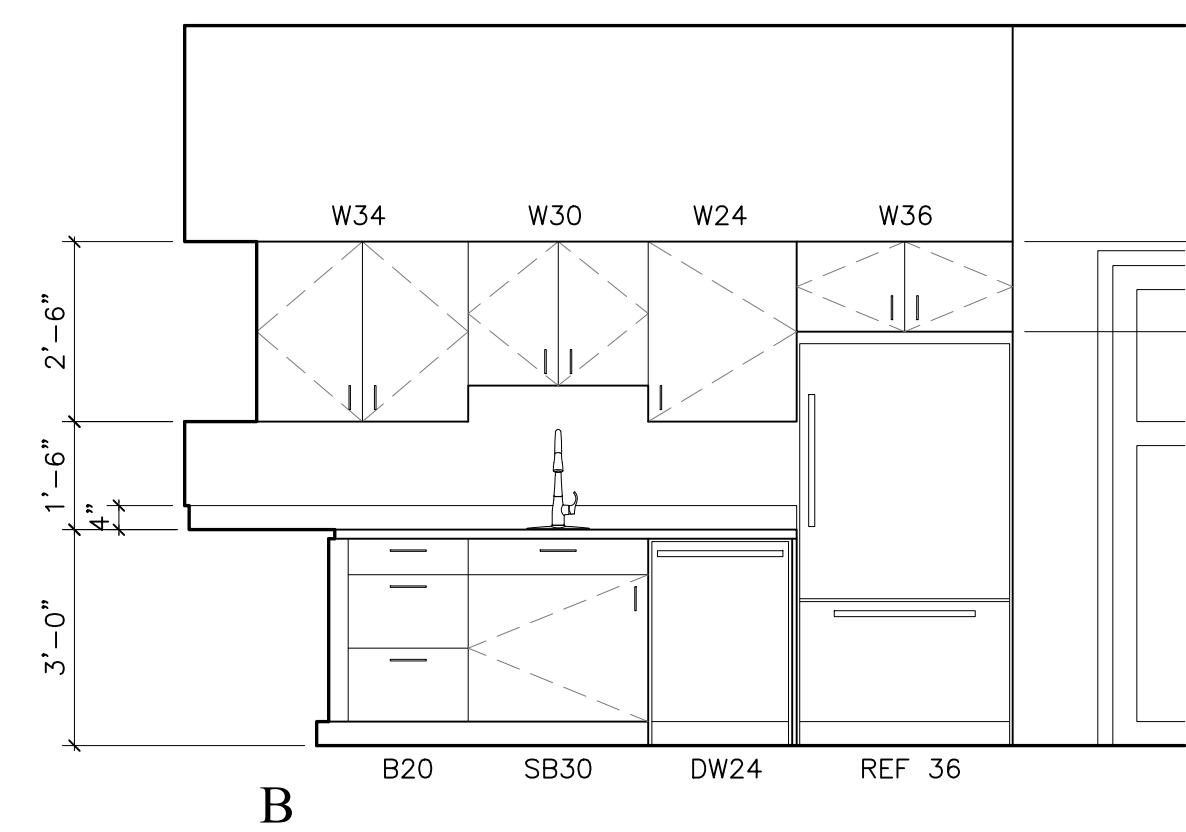
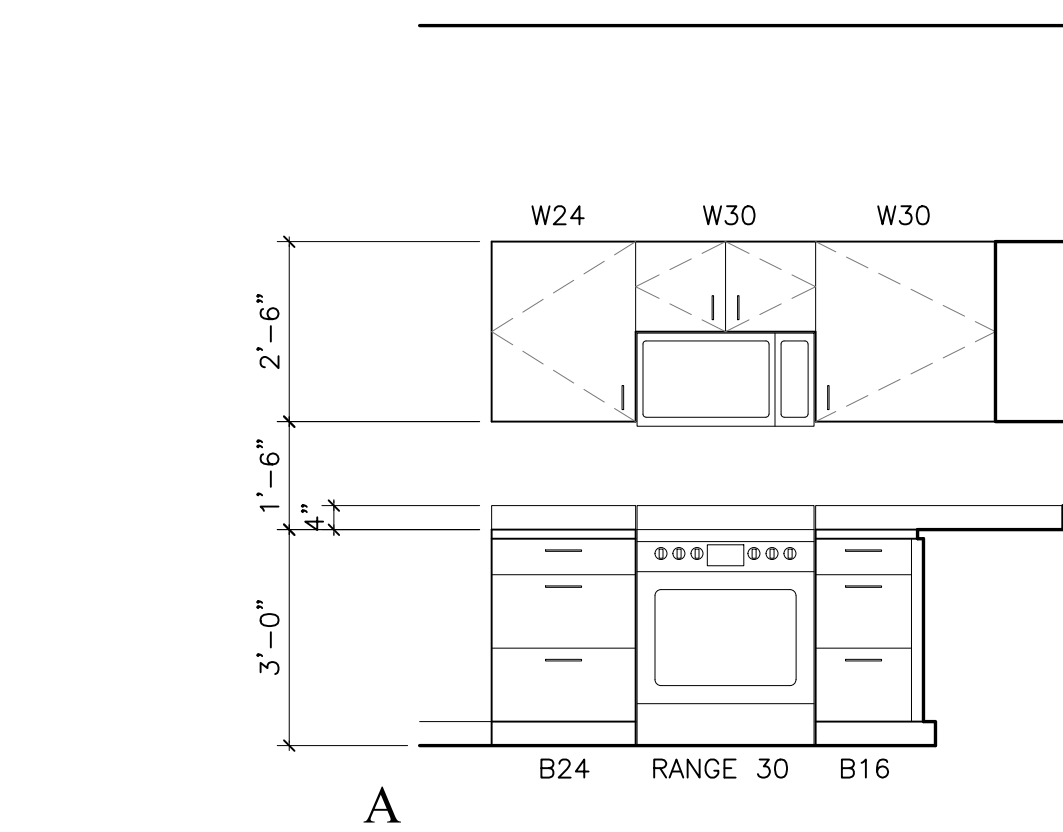


06 KITCHEN B302
SCALE: 3/8" = 1'-0"



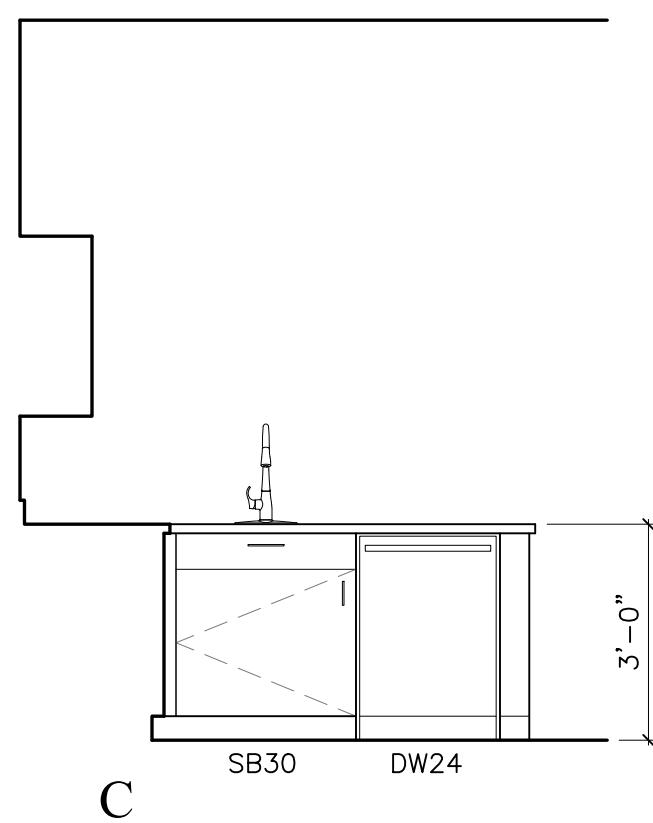
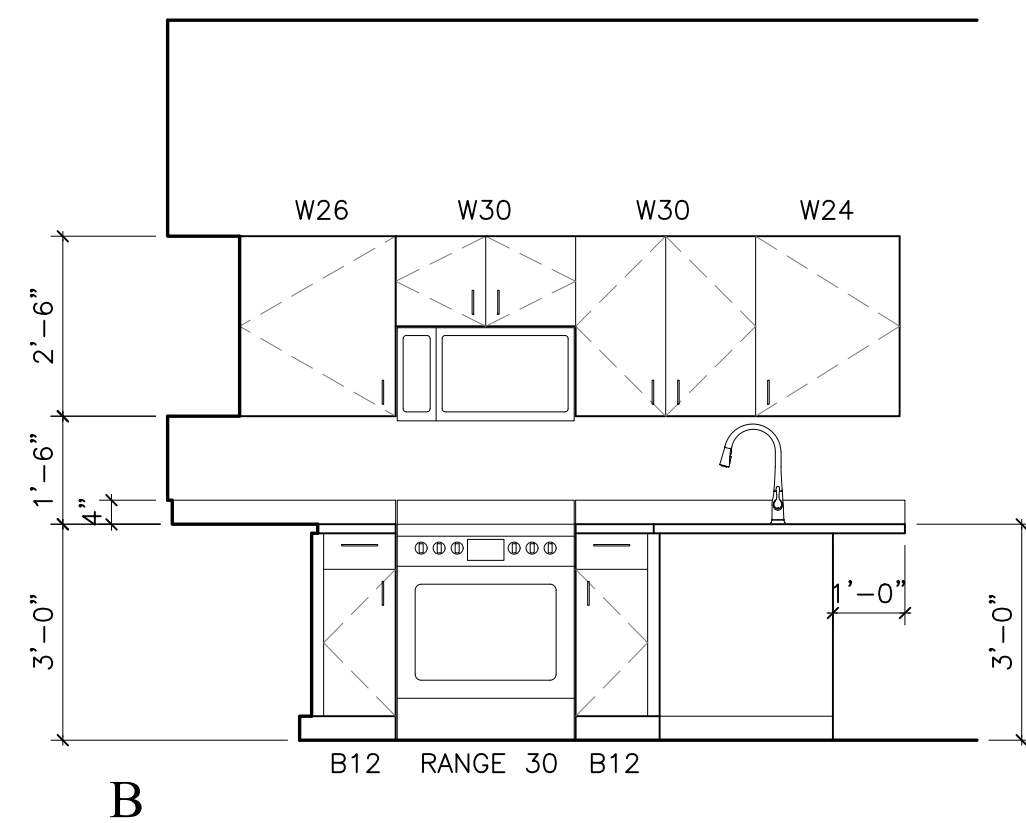
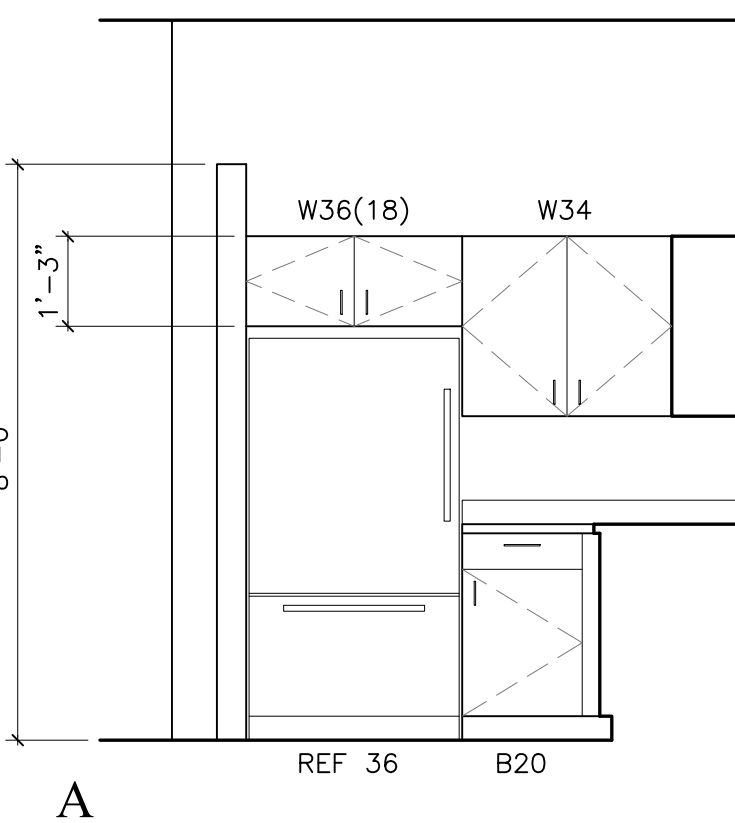
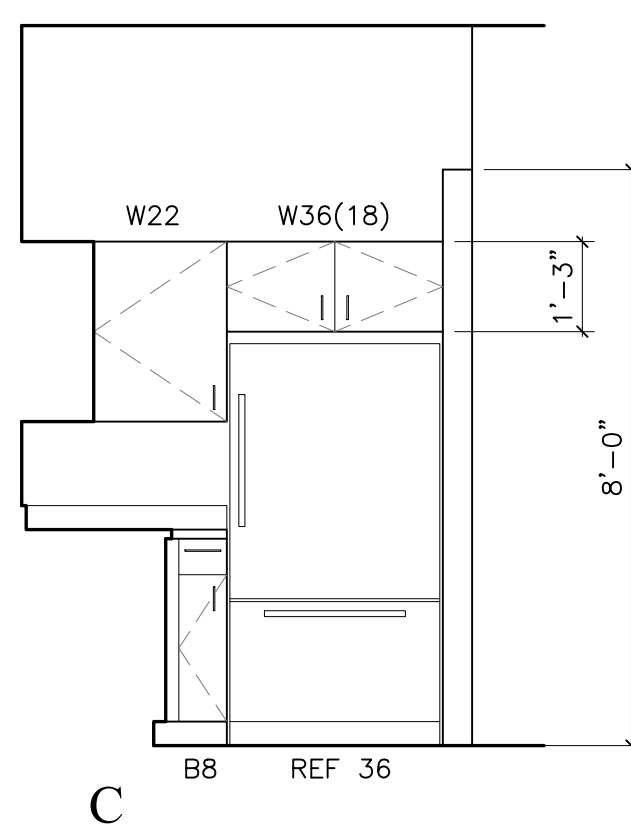
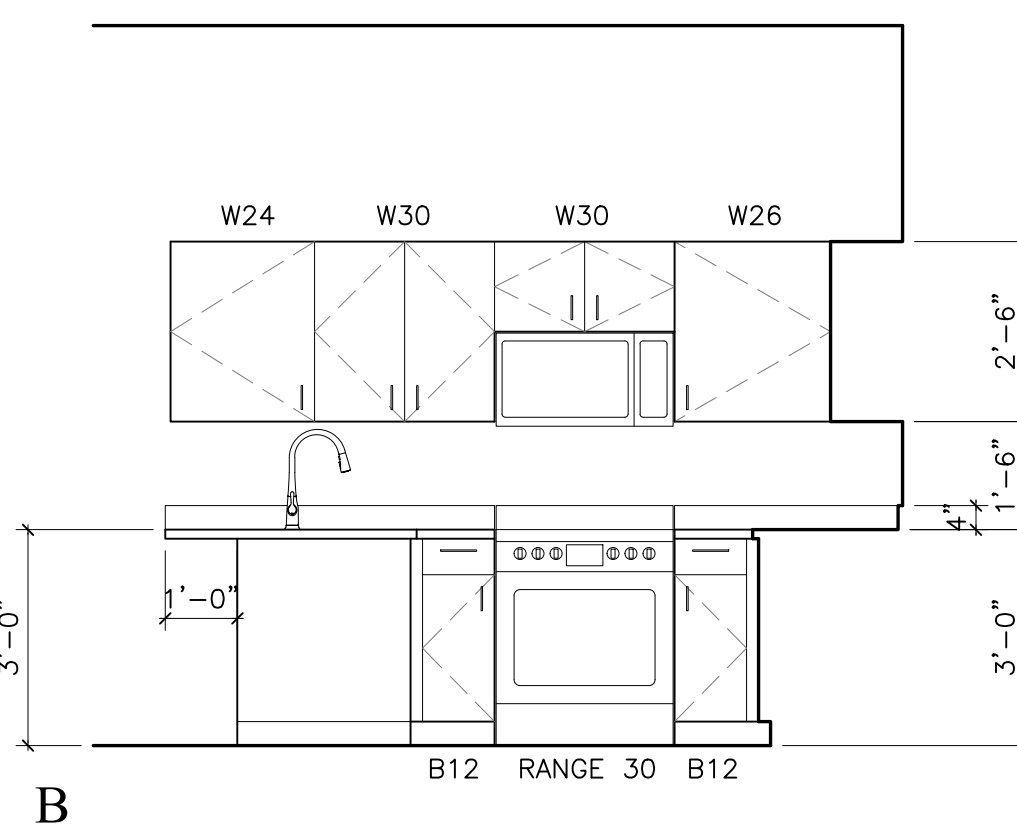
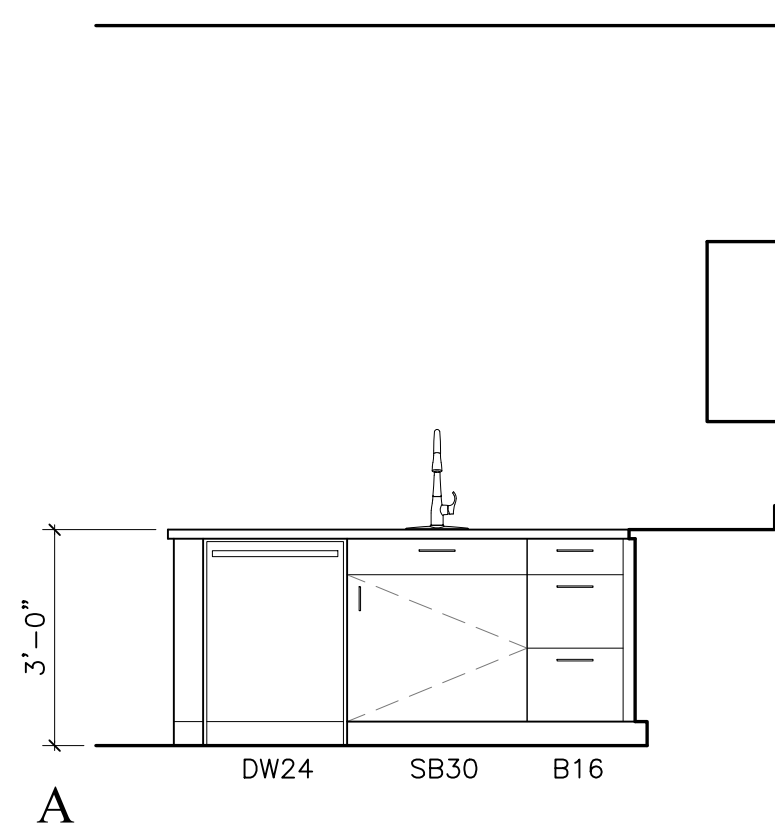
07 KITCHEN C302 & D402
SCALE: 3/8" = 1'-0"

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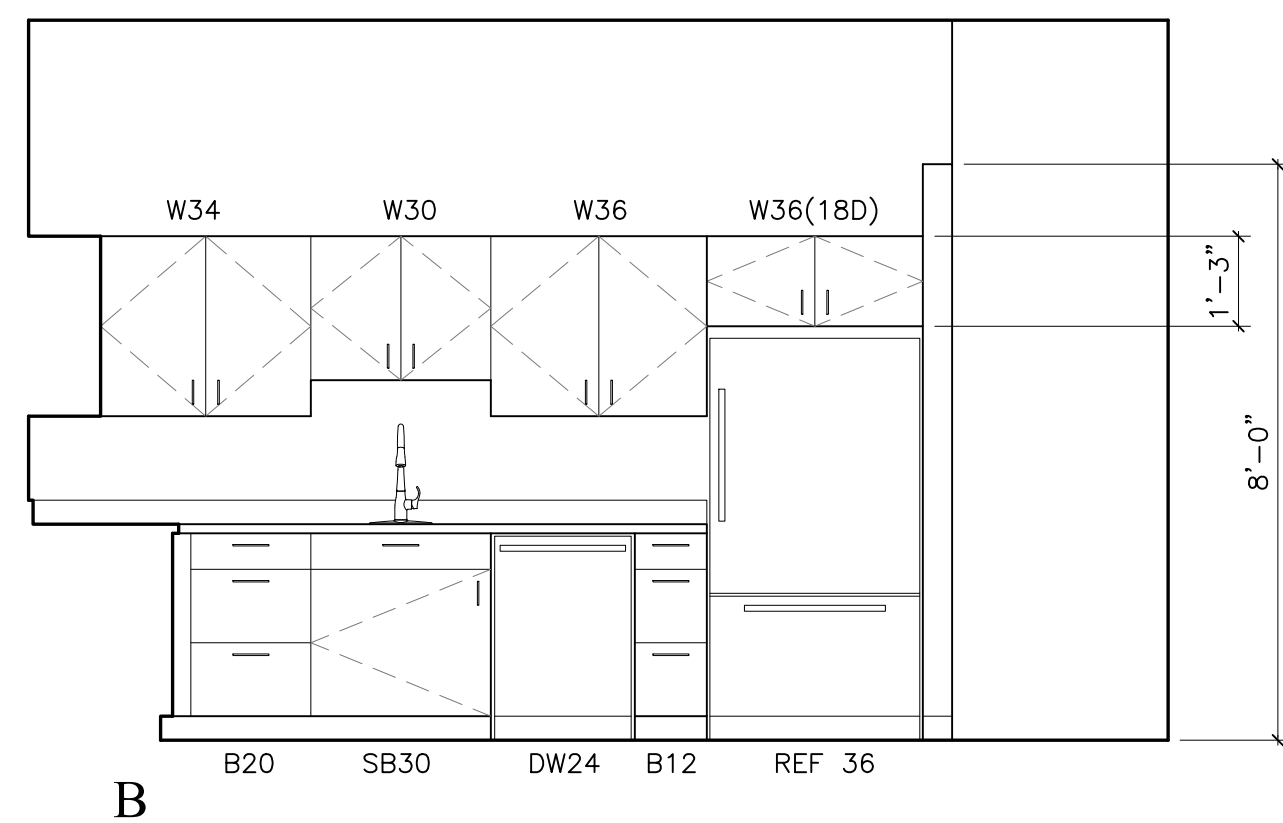
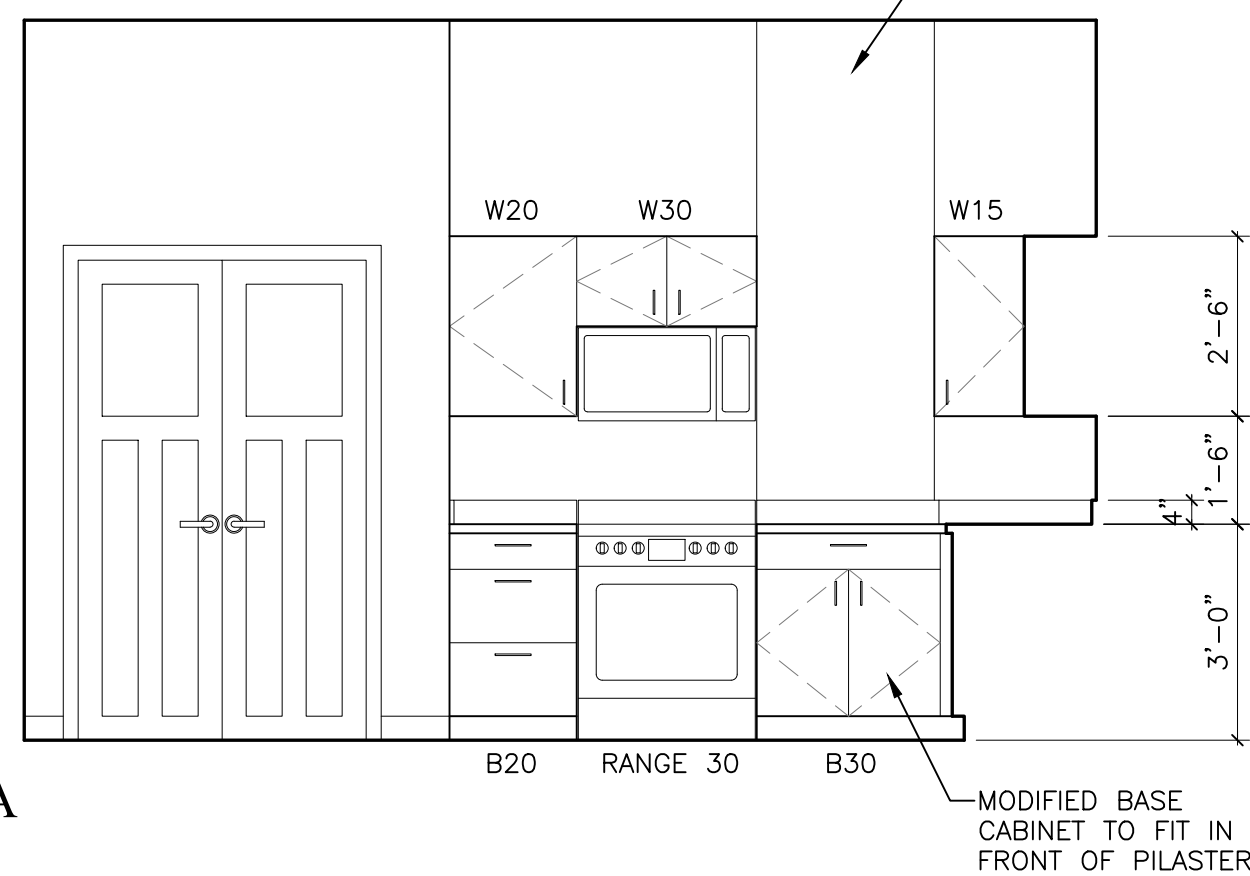


08 KITCHEN E402
SCALE: 3/8" = 1'-0"

09 KITCHEN A402
SCALE: 3/8" = 1'-0"



10 KITCHEN B402
SCALE: 3/8" = 1'-0"



11 KITCHEN C402
SCALE: 3/8" = 1'-0"

REF:
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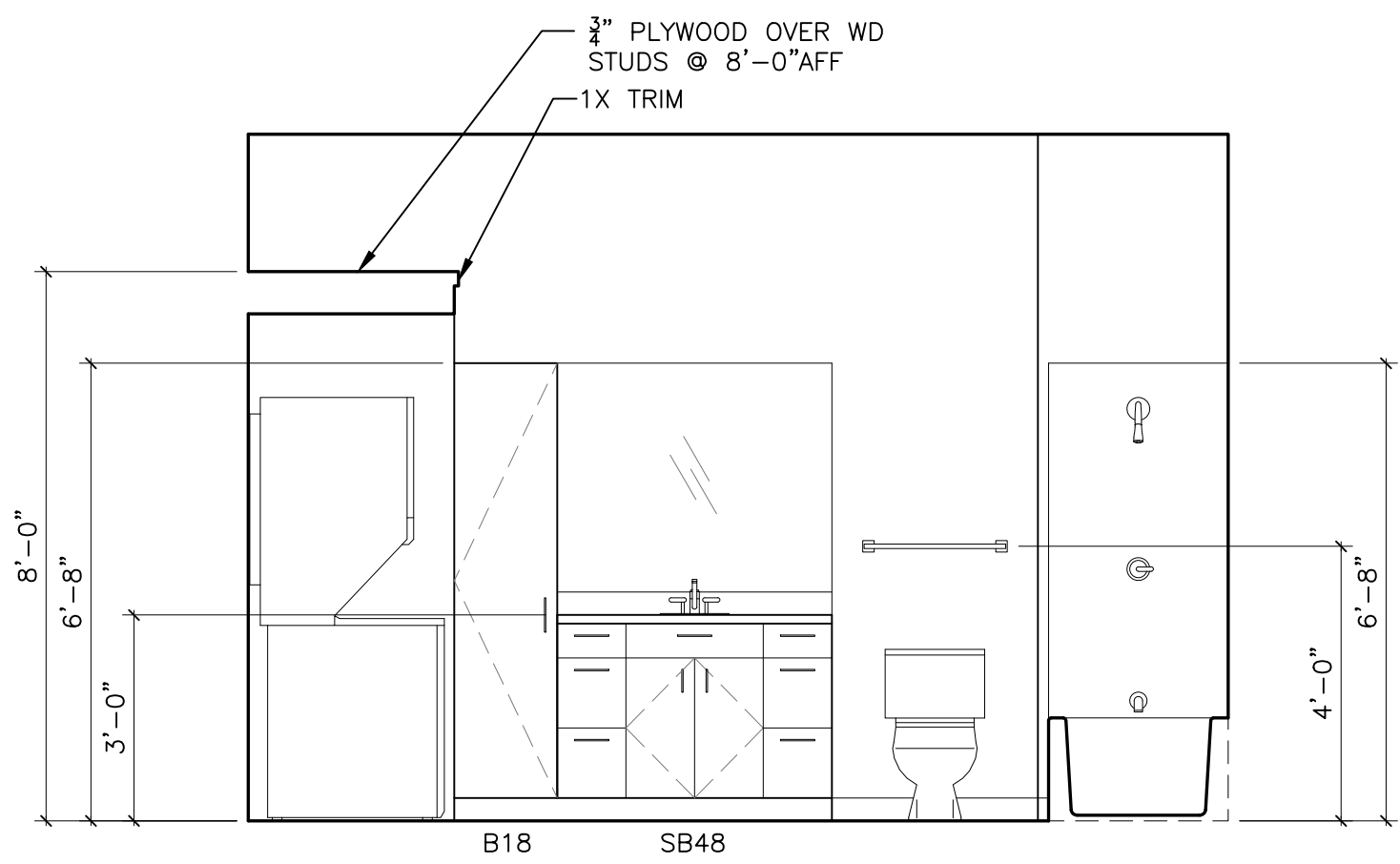
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INTERIOR
ELEVATIONS

Job No:	GR190610
Issue:	Issue for Review
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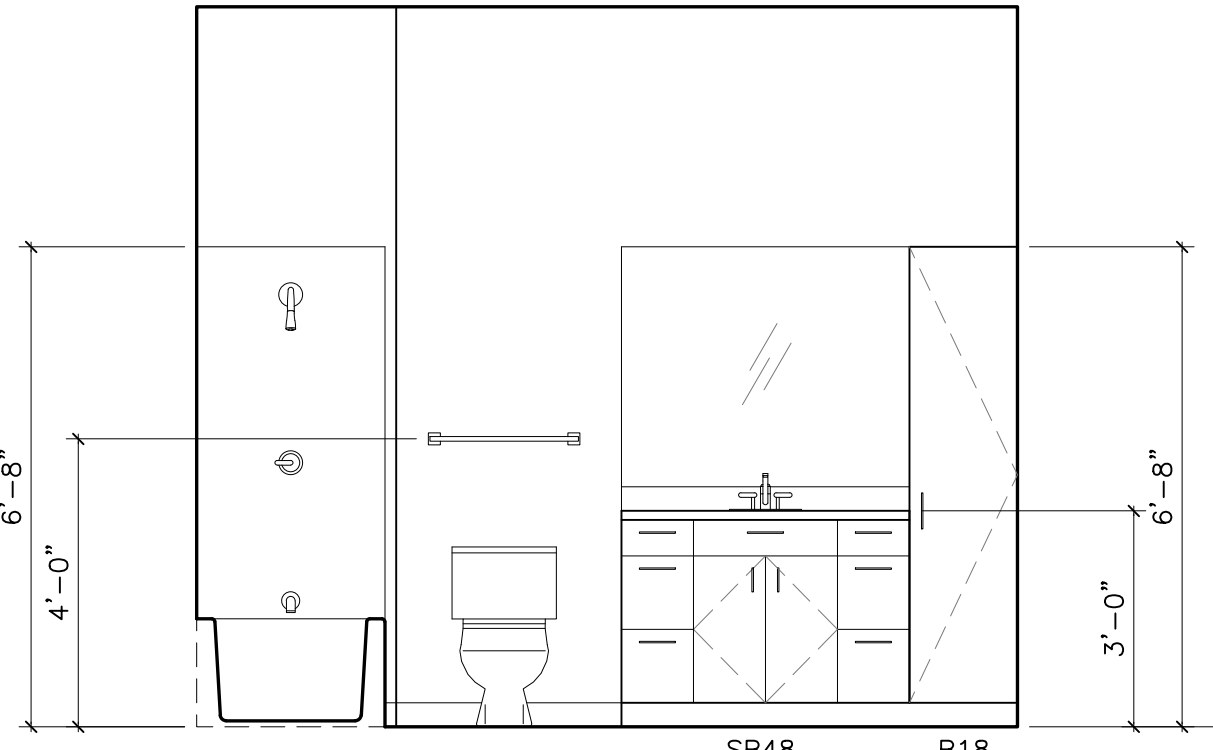
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01 BATHROOM A205 & A305

SCALE: 3/8" = 1'-0"

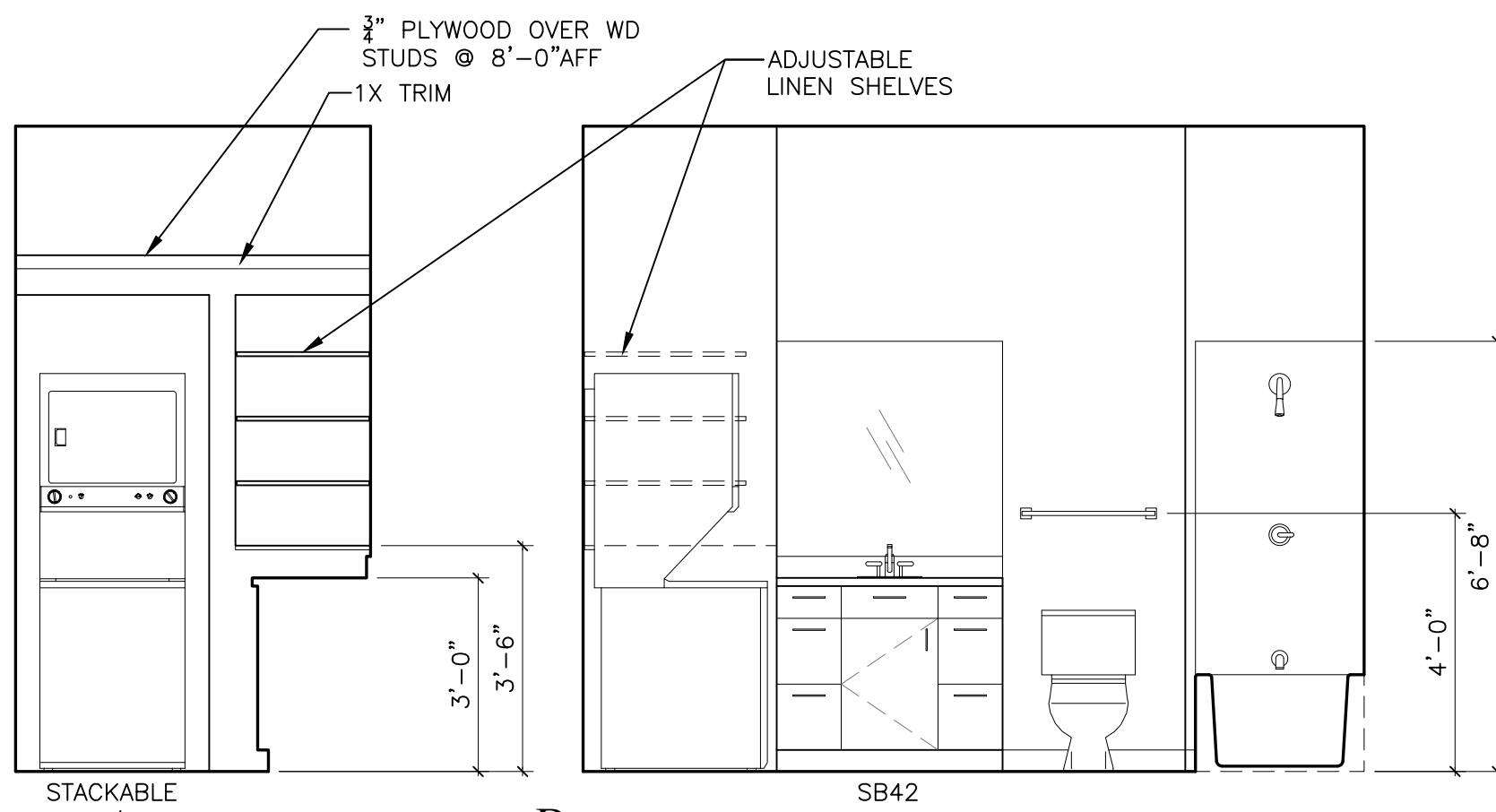
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02 BATHROOM B205 & B305

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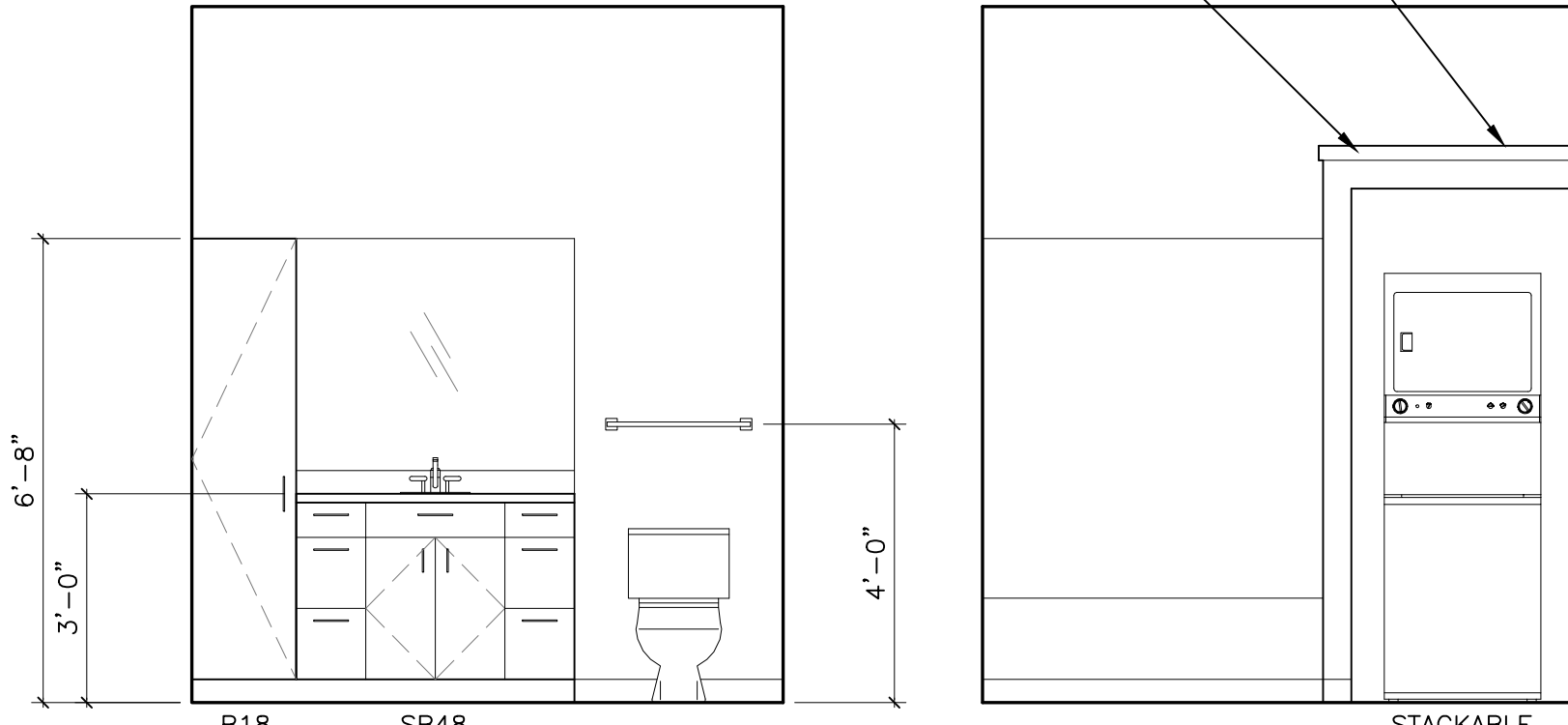
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03 BATHROOM C205, C305 & D405

SCALE: 3/8" = 1'-0"

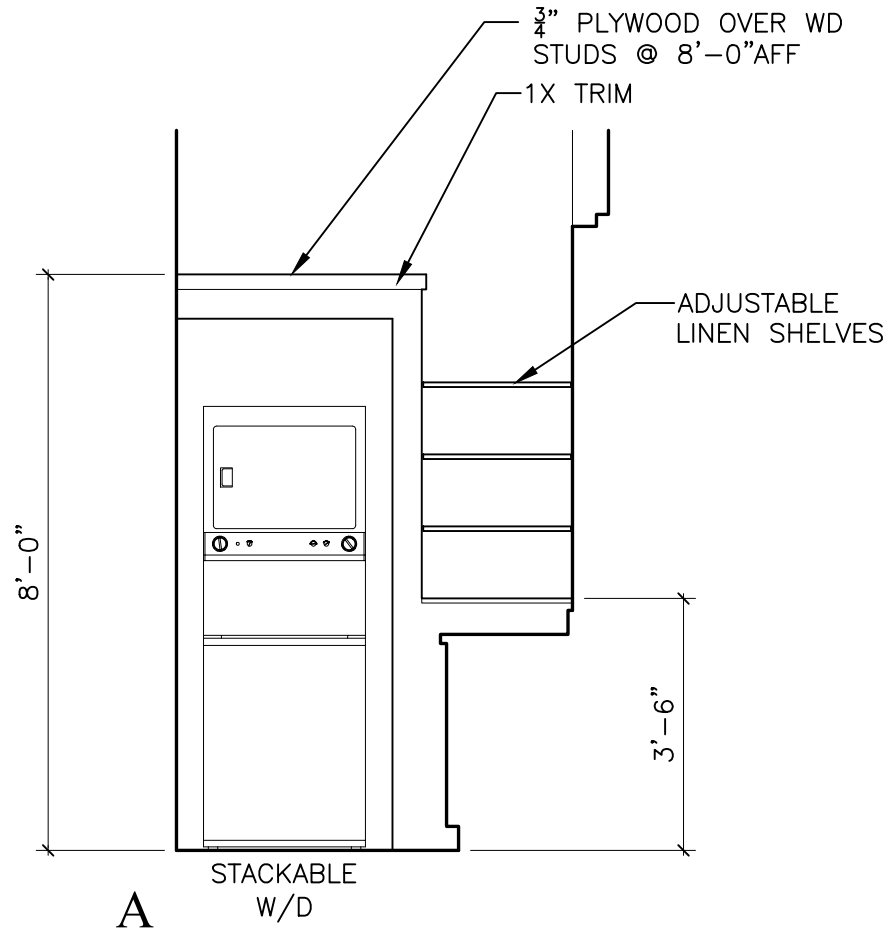
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04 BATHROOM D205, D305 & E405

SCALE: 3/8" = 1'-0"

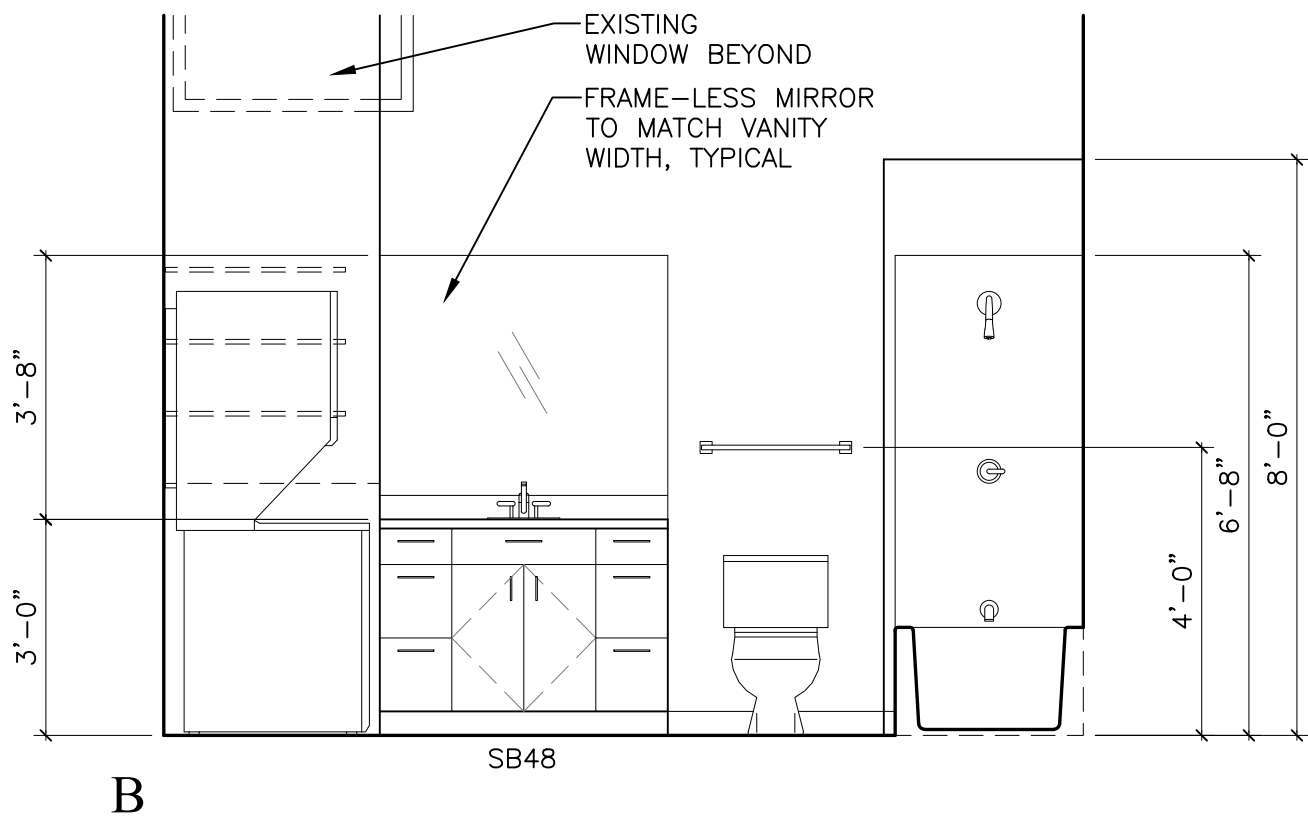
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05 BATHROOM A405

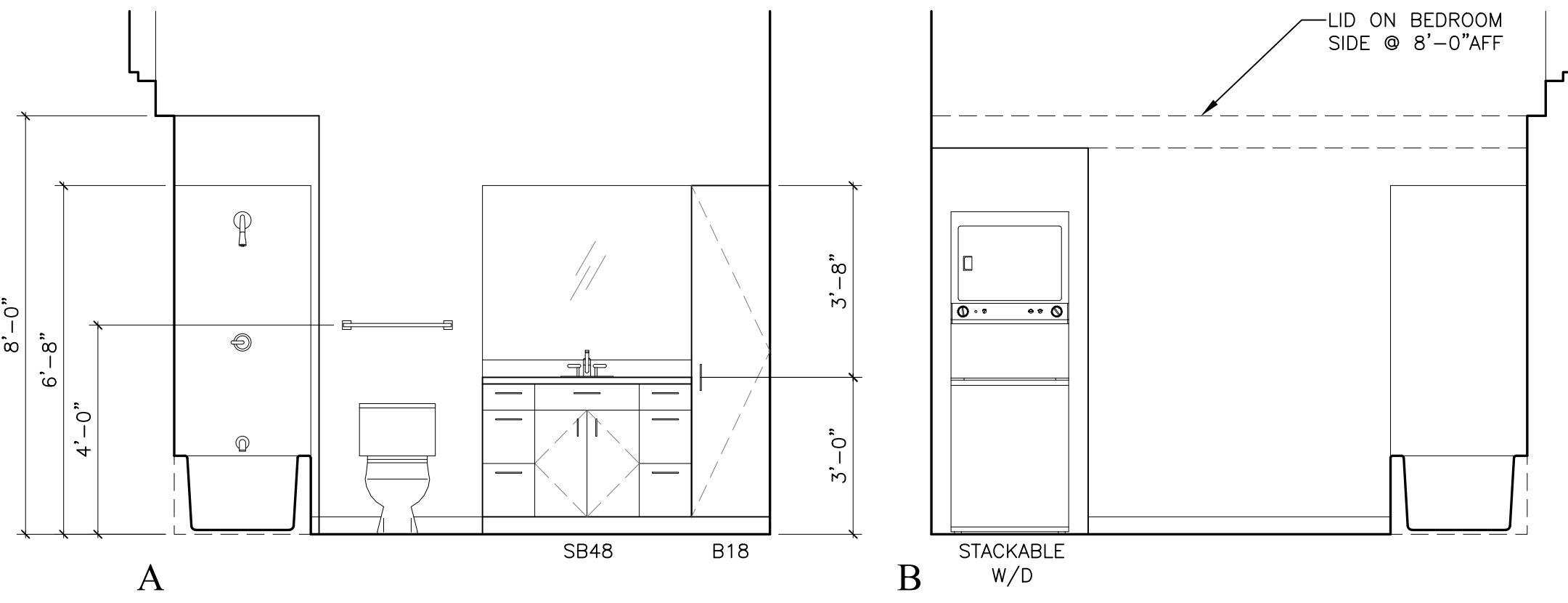
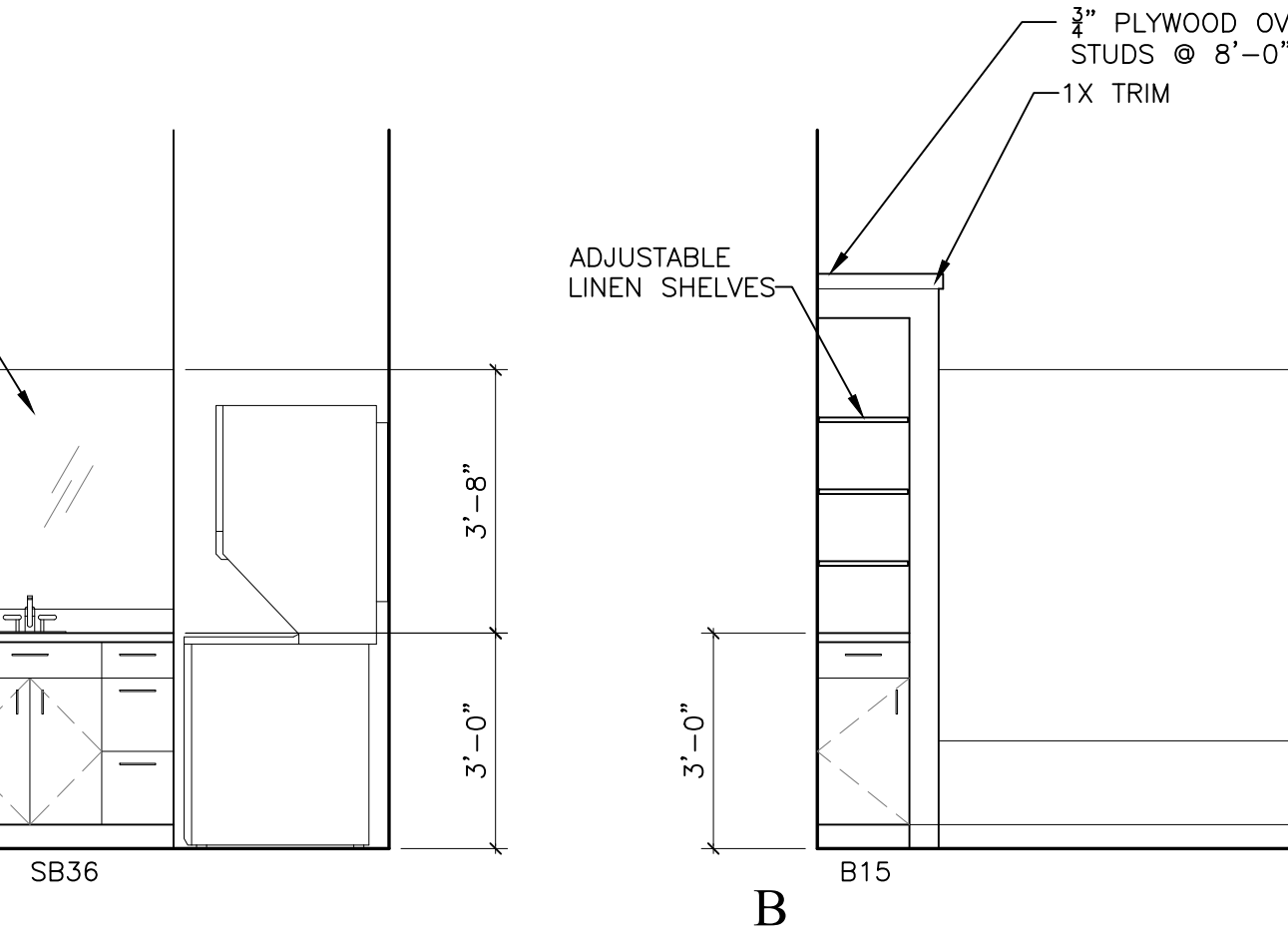
SCALE: 3/8" = 1'-0"

REF: c10_01



06 BATHROOM B405

SCALE: 3/8" = 1'-0"



07 BATHROOM C405

SCALE: 3/8" = 1'-0"

REF: c10_01

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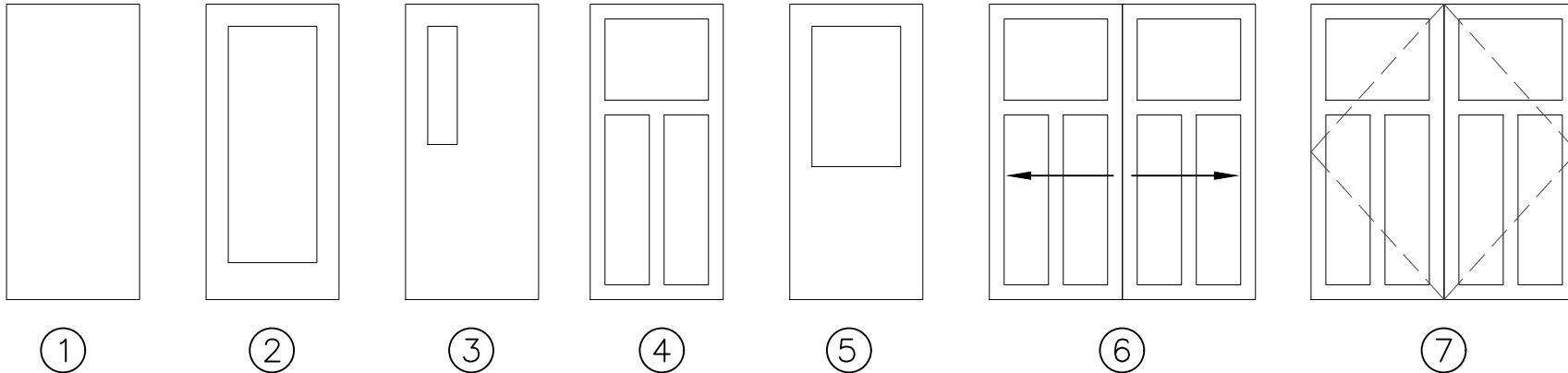
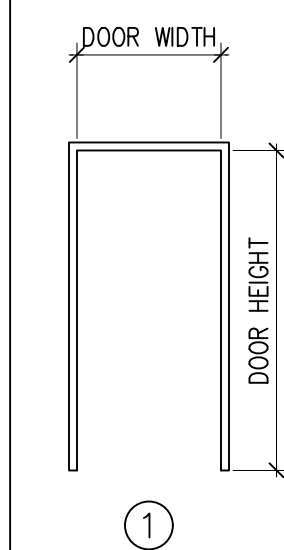
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INTERIOR
ELEVATIONS

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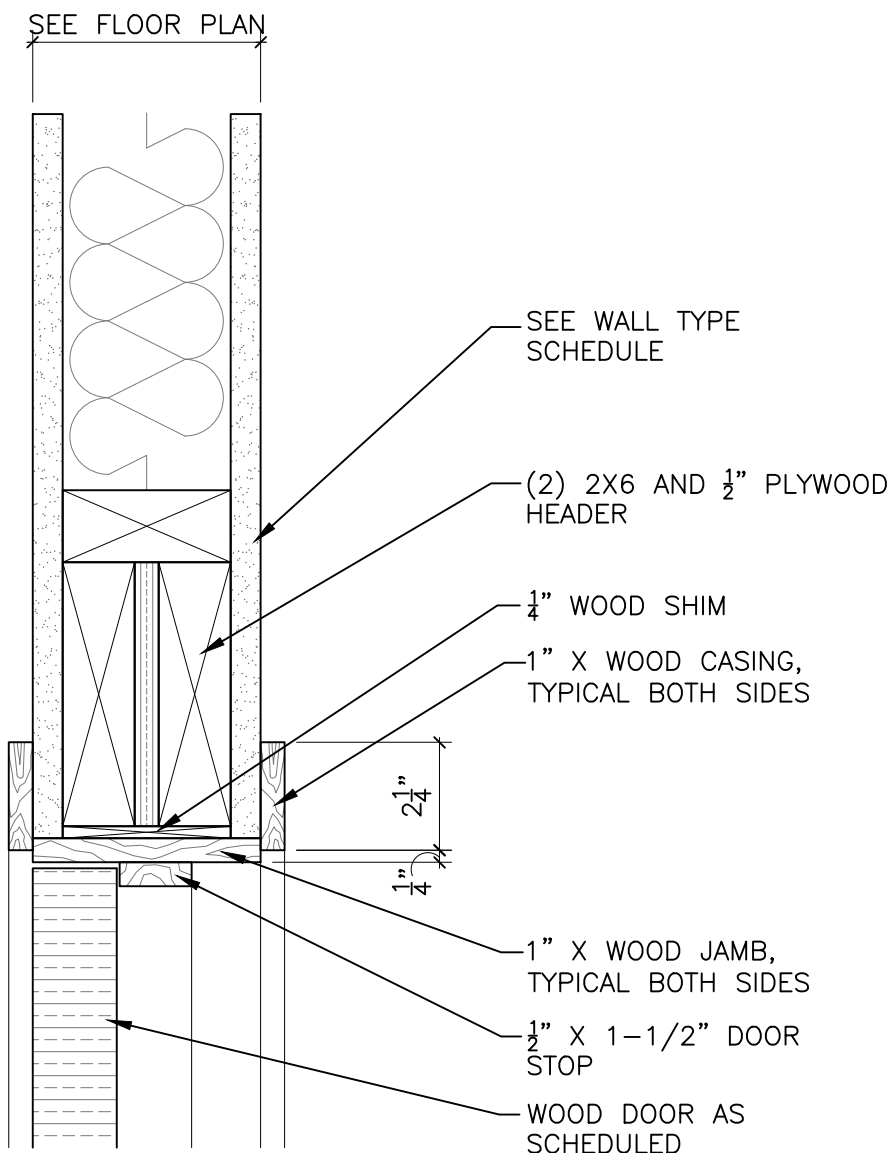
A7.01

DOOR SCHEDULE														
MARK		DOOR OR CASED OPENING				FRAME			LABEL	DETAILS			HARDWARE SET # OR FUNCTION	REMARKS
		SIZE	MATERIAL	TYPE	FINISH	MATERIAL	TYPE	FINISH		HEAD	JAMB	T'HOLD		
COMMON BUILDING	002	3'-0" X 7'-0"	HM	3	—	HM	1	—	C	H3	J3	—	—	STAIR
	100A	3'-0" X 8'-0"	AL/GL	2	—	AL	1	—	—	—	—	—	SECURITY	BUILDING LOBBY, COMMERCIAL ENTRY
	100B	3'-0" X 7'-0"	WD	5	—	HM	1	—	C	H3	J3	—	SECURITY	COMMERCIAL RETAIL ENTRY
	100C	3'-0" X 7'-0"	WD	5	—	HM	1	—	C	H3	J3	—	SECURITY	COMMERCIAL RETAIL ENTRY
	101	3'-0" X 7'-0"	HM	3	—	HM	1	—	B	H3	J3	—	—	STAIR
	202/302/402	3'-0" X 7'-0"	HM	3	—	HM	1	—	B	H3	J3	—	—	STAIR
	204/304/404	3'-0" X 7'-0"	HM	3	—	HM	1	—	B	H3	J3	—	—	STAIR
	401	4'-0" X 7'-0" DBL	HM	7	—	HM	1	—	—	—	—	—	STOREROOM	MECHANICAL
402B	3'-0" X 7'-0"	HM	1	—	HM	1	—	B	H3	J3	—	—	INSULATED EXTERIOR DOOR	
UNIT 201/301/401	A203/A303/A403	3'-0" X 6'-8"	HM	4	—	HM	1	—	C	H3	J3	—	SECURITY	UNIT ENTRY
	A204A/A304A/A404A	2'-8" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	BEDROOM	BEDROOM
	A204B/A304B/A404B	4'-0" X 6'-8" DBL	WD	7	—	WD	1	—	—	—	—	—	PASSAGE	CLOSET
	A205/A305/A405	2'-8" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PRIVACY	BATHROOM
	A206/A306/A406	4'-0" X 6'-8" DBL	WD	7	—	WD	1	—	—	—	—	—	PASSAGE	MECHANICAL
	A207/A307/A407	2'-0" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PASSAGE	PANTRY
UNIT 202/302/403	B203/B303/C403	3'-0" X 6'-8"	HM	4	—	HM	1	—	C	H3	J3	—	SECURITY	UNIT ENTRY
	B204A/B304A/C404A	2'-8" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	BEDROOM	BEDROOM
	B204B/B304B/C404B	4'-0" X 6'-8" DBL	WD	7	—	WD	1	—	—	—	—	—	PASSAGE	CLOSET
	B205/B305/C405	2'-8" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PRIVACY	BATHROOM
	B206/B306/C406	4'-0" X 6'-8" DBL	WD	7	—	WD	1	—	—	—	—	—	PASSAGE	MECHANICAL
	B207	2'-8" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PASSAGE	CLOSET
	B208/B307A	4'-4" X 6'-8" SLIDER	WD	6	—	WD	1	—	—	H2	—	—	PASSAGE	OFFICE BARN SLIDERS
B307B	4'-0" X 6'-8" DBL	WD	7	—	WD	1	—	—	—	—	—	PASSAGE	CLOSET	
UNIT 203/303/404	C203/C303/D403	3'-0" X 6'-8"	HM	4	—	HM	1	—	C	H3	J3	—	SECURITY	UNIT ENTRY
	C204A/C304A/D404A	2'-8" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	BEDROOM	BEDROOM
	C204B/C304B/D404B	2'-6" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PASSAGE	CLOSET
	C205/C305/D405	2'-8" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PRIVACY	BATHROOM
	C206/C306/D406	3'-0" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PASSAGE	MECHANICAL
	C207/C307/D407	1'-6" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PASSAGE	PANTRY
UNIT 204/304/405	D203/D303/E403	3'-0" X 6'-8"	HM	4	—	HM	1	—	C	H3	J3	—	SECURITY	UNIT ENTRY
	D204A/D304A/E404A	2'-8" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	BEDROOM	BEDROOM
	D204B/D304B/E404B	4'-0" X 6'-8" DBL	WD	7	—	WD	1	—	—	—	—	—	PASSAGE	CLOSET
	D205/D305/E405	2'-8" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PRIVACY	BATHROOM
	D206/D306/E406	3'-0" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PASSAGE	MECHANICAL
UNIT 402	B403	3'-0" X 6'-8"	HM	4	—	HM	1	—	C	H3	J3	—	SECURITY	UNIT ENTRY
	B404A	2'-8" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	BEDROOM	BEDROOM
	B404B	2'-0" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PASSAGE	CLOSET
	B405	2'-8" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PRIVACY	BATHROOM
	B406	4'-0" X 6'-8" DBL	WD	7	—	WD	1	—	—	—	—	—	PASSAGE	MECHANICAL
	B407	2'-6" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PASSAGE	CLOSET
DOOR TYPES										FRAME TYPES				FIRE RESISTANCE (LABEL)
														A 3 HOUR RATED DOOR/FRAME B 90 MINUTE RATED DOOR/FRAME C 60 MINUTE RATED DOOR/FRAME C-45 45 MINUTE RATED DOOR/FRAME F 20 MINUTE RATED DOOR/FRAME

GENERAL NOTES

1. GLASS IN ALL DOORS SHALL BE TEMPERED

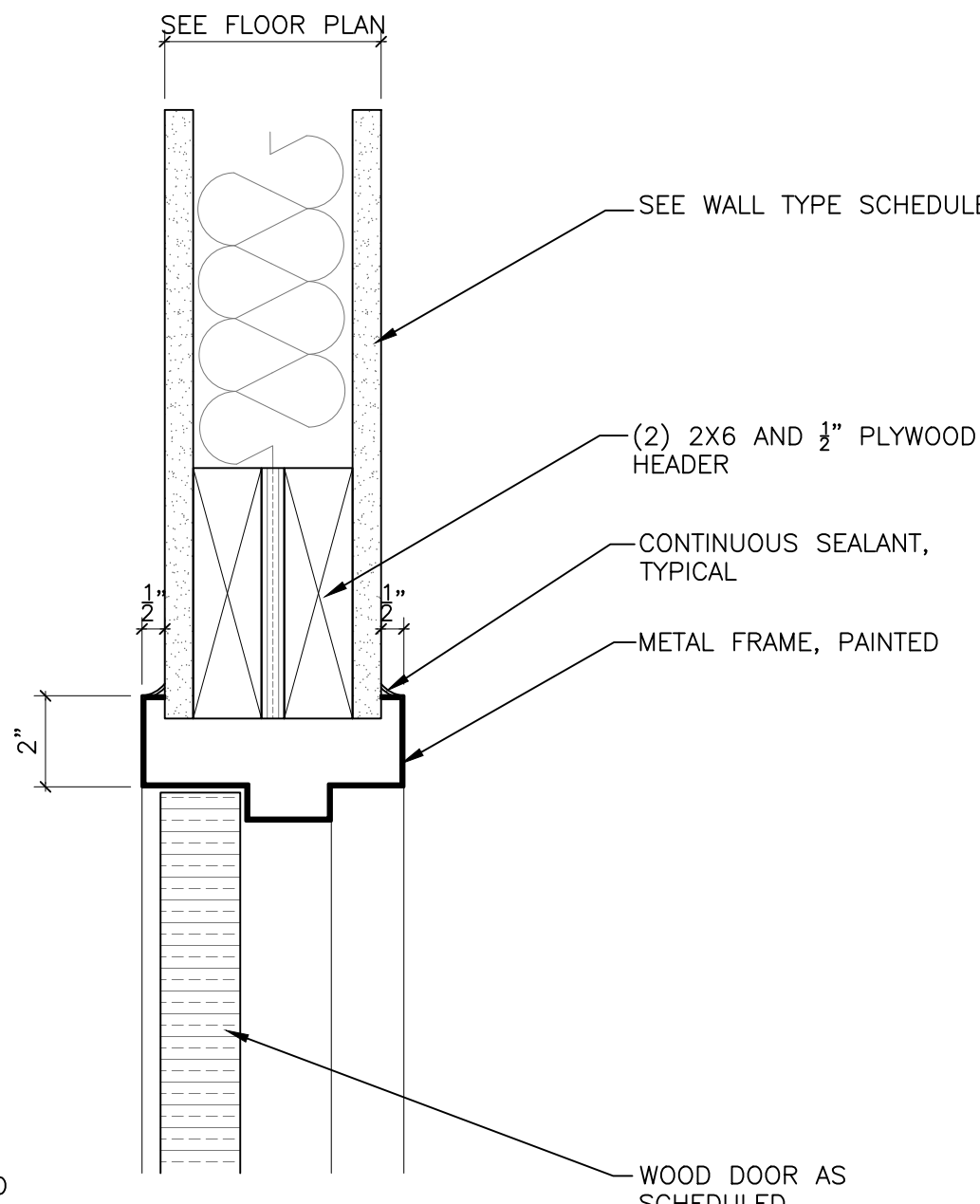
2. —



H1 - WD DOOR HEAD DETAILS

SCALE: 3" = 1'-0"

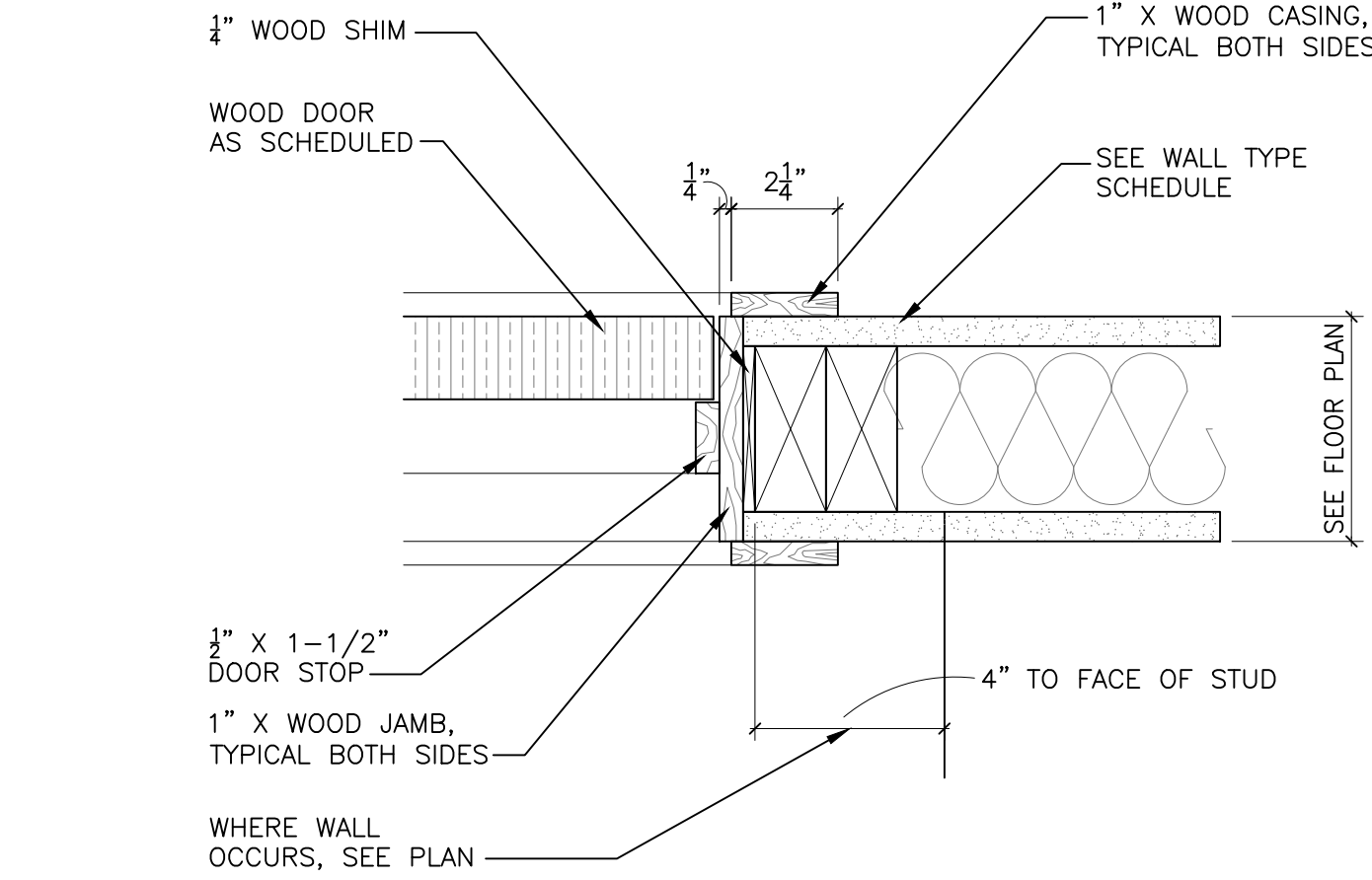
REF: c10_wood door details



H2 - HM DOOR HEAD DETAIL

SCALE: 3" = 1'-0"

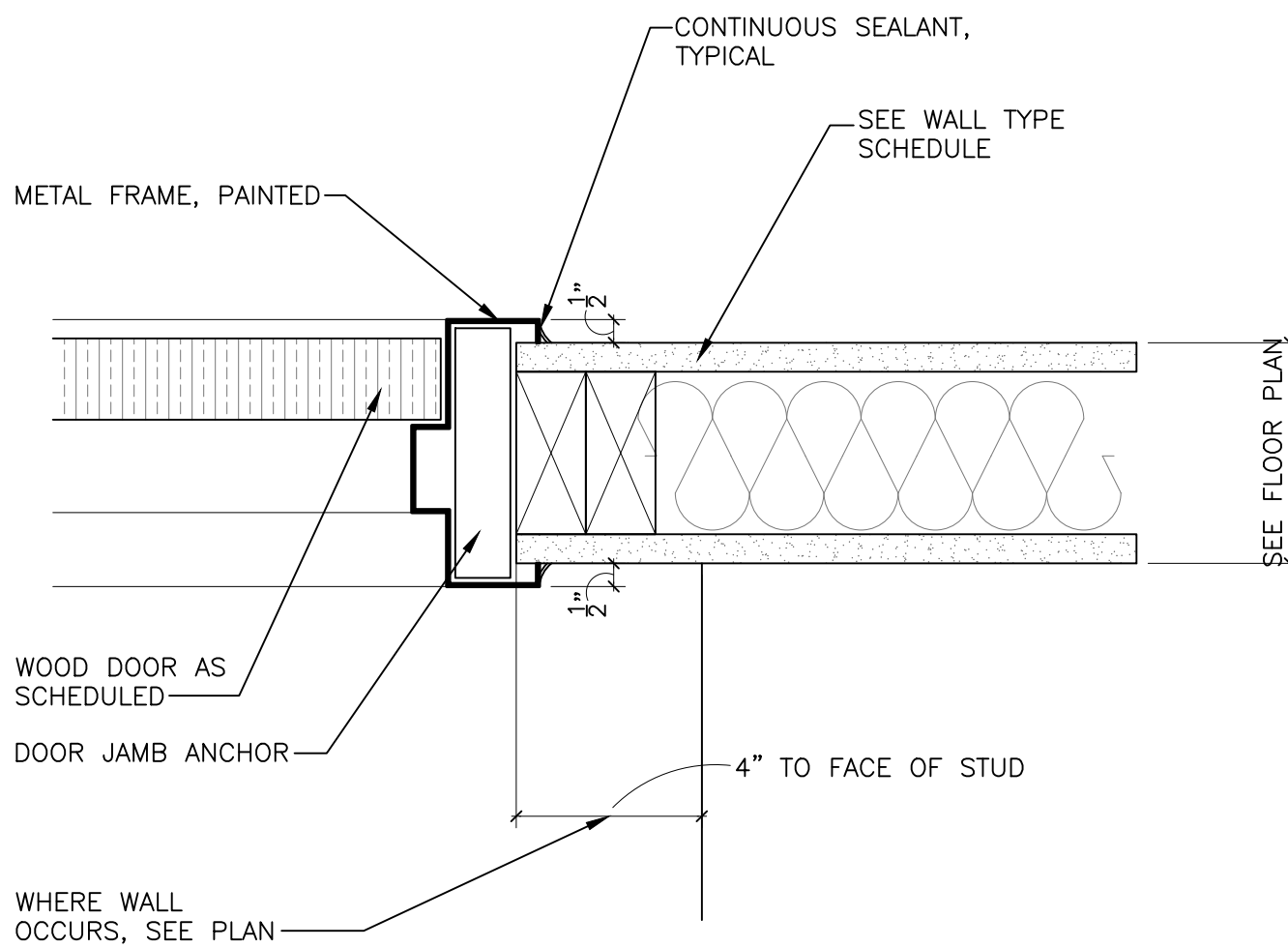
REF: c10_door details



J1 - WD DOOR JAMB DETAILS

SCALE: 3" = 1'-0"

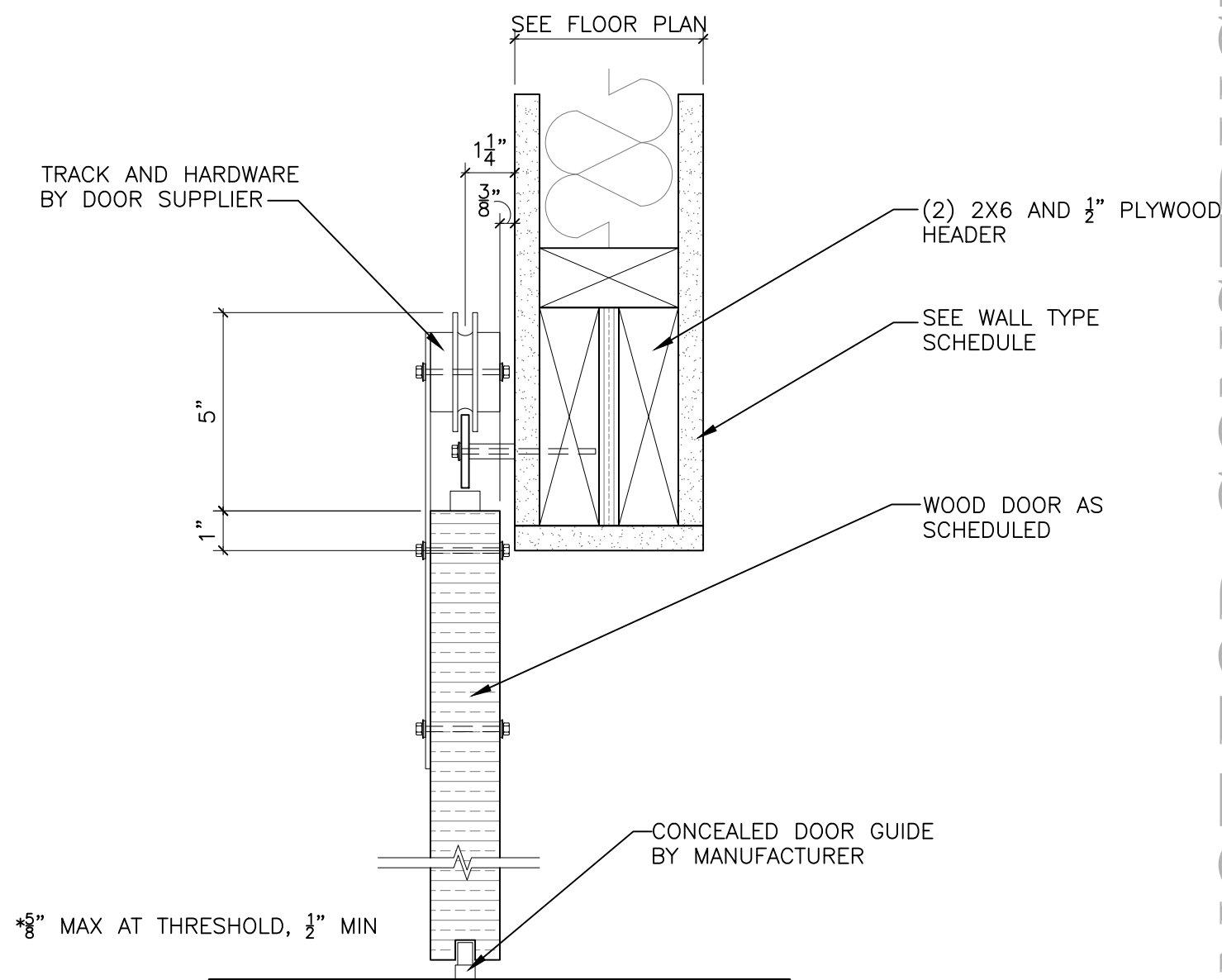
REF: c10_wood door details



J2 - HM DOOR JAMB DETAIL

SCALE: 3" = 1'-0"

REF: c10_door details



H3 - BARN-STYLE DOOR HEAD DETAIL

SCALE: 3" = 1'-0"

REF: c10_wood door details

NOT FOR CONSTRUCTION

266 East Michigan Avenue Lofts
O'Connor Development
Kalamazoo, Michigan

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DOOR SCHEDULE &
DETAILS

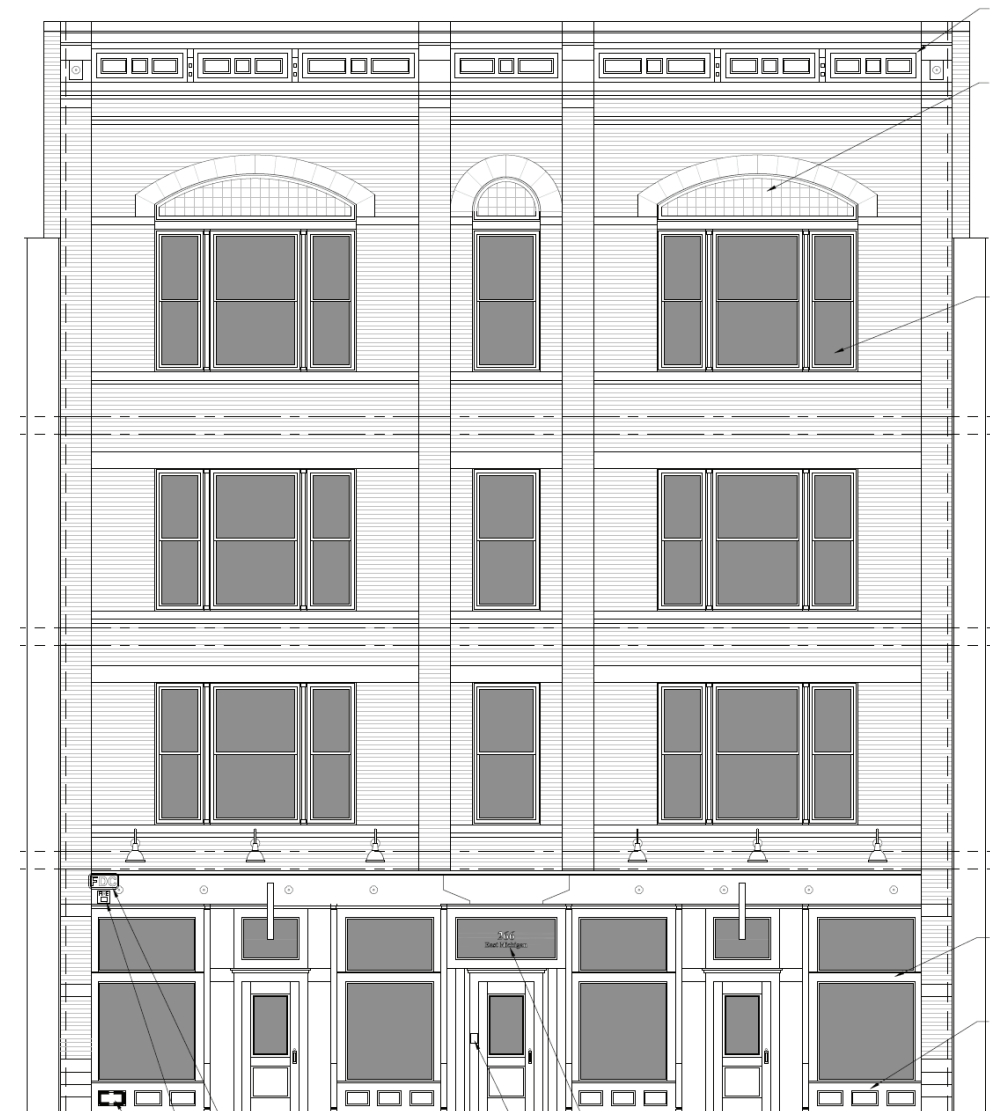
Job No:	GR190610
Issue:	Issue for Review
Issue Date:	January 12, 2024

A9.00

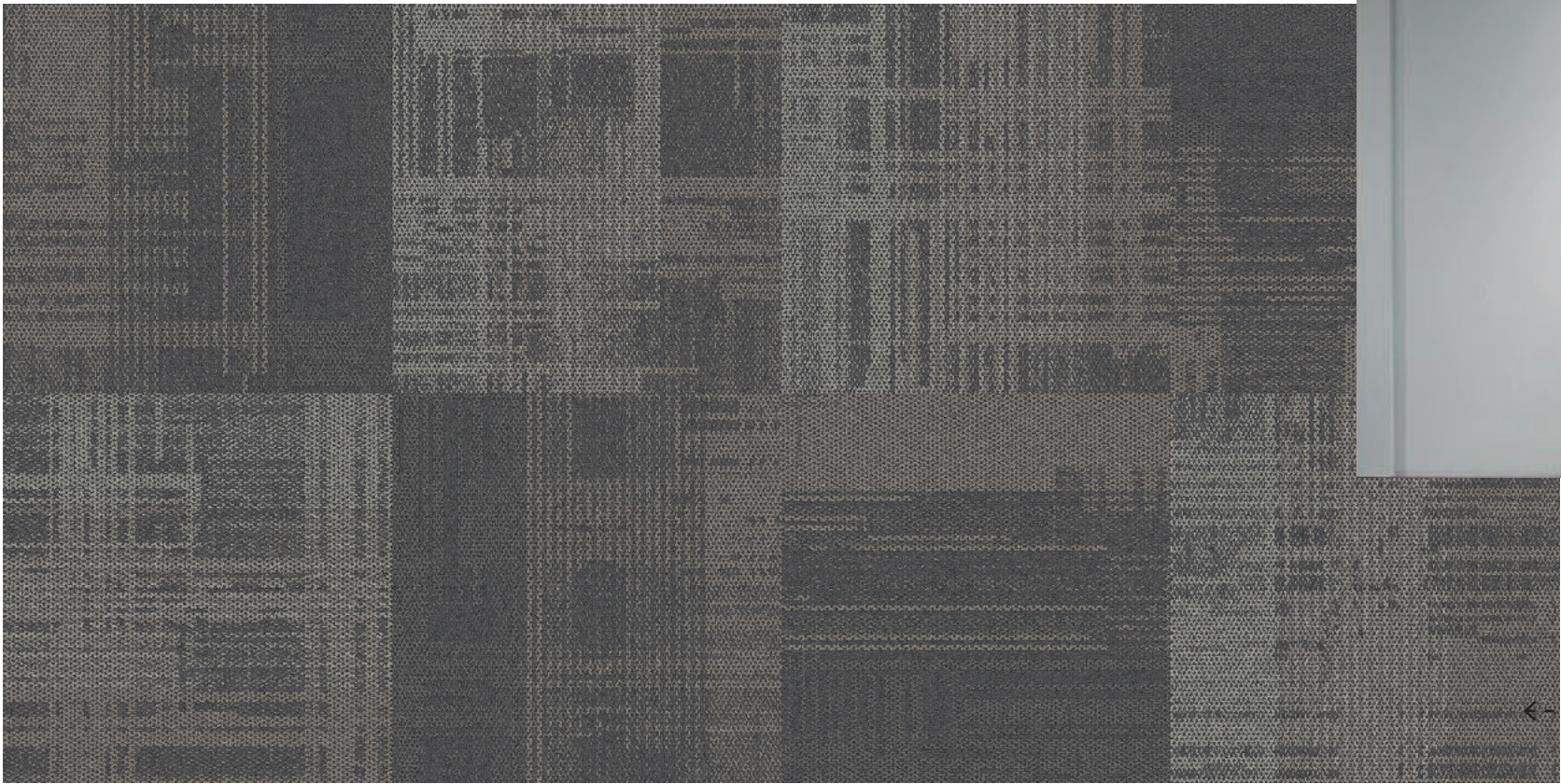
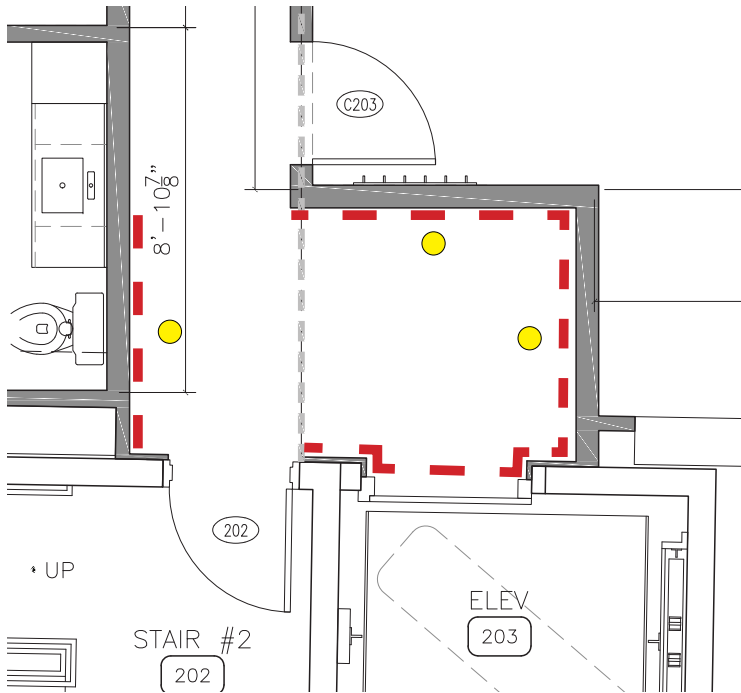
ROOM FINISH SCHEDULE												
ROOM NO.	ROOM NAME	FLOOR		WALLS				CEILING		MILLWORK		REMARKS
		MATERIAL	BASE	NORTH	EAST	SOUTH	WEST	MATERIAL/ FINISH	HEIGHT	VERTICAL	HORIZ.	
100	LOBBY	CT—	—	P—	P—	P—	P—	CLG—1	—	—	—	—
102	STAIR #2	CPT—1	—	P—	P—	P—	P—	—	—	—	—	—
103	ELEVATOR	CPT—2	—	P—	P—	P—	P—	—	—	—	—	—
104	STAIR #1	CPT—1	—	P—	P—	P—	P—	—	—	—	—	EXISTING STAIR
200/300/400	COMMON CORRIDOR	CPT—1	—	P—	P—	P—	P—	CLG—1	—	—	—	—
—	LIVING ROOM	CPT—	B—1	P—	P—	P—	P—	CLG—1	—	—	—	—
—	KITCHEN	LVT—1	B—1	P—	P—	P—	P—	CLG—1	—	—	—	—
—	CORRIDOR	CPT—	B—1	P—	P—	P—	P—	CLG—1	—	—	—	—
—	BEDROOMS	CPT—	B—1	P—	P—	P—	P—	CLG—1	—	—	—	—
—	BATHROOMS	LVT—	B—1	P—	P—	P—	P—	CLG—1	—	—	—	—
—	LAUNDRY	LVT—	B—1	P—	P—	P—	P—	CLG—1	—	—	—	—
—	MECHANICAL CLOSETS	LVT—	B—1	P—	P—	P—	P—	CLG—1	—	—	—	—
—	PANTRY	LVT—	B—1	P—	P—	P—	P—	CLG—1	—	—	—	—
GENERAL NOTES												
1. FINISHES TYPICAL FOR ALL UNITS 2. —												
FINISH SPECIFICATIONS												
COLOR / FINISH LEGEND B BASE CLG CEILING CONC CONCRETE CPT CARPET CT CERAMIC TILE EXP EXPOSED FRP FIBERGLASS RESIN PANEL FG FIBERGLASS G GROUT LIN LINOLEUM P PAINT PL PLASTIC LAMINATE RT RUBBER TREADS (RUBBER TILE) STN STONE SS SOLID SURFACE TFC THERMOFOL COUNTERTOP TS TRANSITION STRIP VCT VINYL COMPOSITION TILE VT VINYL TILE WVC VINYL WALLCOVERING WOM WALK-OFF MAT WD WOOD				LVT—1 LUXURY VINYL TILE MFG: — COLLECTION: — SIZE: — COLOR: — INSTALLATION: — CT—1 CERAMIC TILE MFG: — COLLECTION: — SIZE: — COLOR: — INSTALLATION: — GROUT: LATICRETE — GROUT JOINT: $\frac{3}{8}$ " MAX				CEILINGS CLG—1 PAINT (GYP CEILINGS) MFR: SHERWIN-WILLIAMS TYPE/FINISH: LATEX/SATIN COLOR: CEILING BRIGHT WHITE (SW 7007)				
FLOORS CONC—1: SEALED CONCRETE CPT—1 CARPET (BASIS OF DESIGN) TYPE: BROADLOOM MANUFACTURER: — COLLECTION: — STYLE: — COLOR: — INSTALLATION: — CPT—2 CARPET (BASIS OF DESIGN) TYPE: CARPET TILE MANUFACTURER: — COLLECTION: — STYLE: — COLOR: — INSTALLATION: —				BASE/TRIM B—1 MDF WALL BASE MFG: — SIZE: — STYLE: — COLOR: —				MILLWORK/MISC SS—1 SOLID SURFACE (BATHROOM VANITIES) MFG: — COLOR: — SS—2 SOLID SURFACE (KITCHEN COUNTERS) MFG: — COLOR: — KITCHEN CABINETS: BATHROOM CABINETS:				
*ALL MATERIALS BASIS OF DESIGN & FOR PRICING ONLY. FINAL FINISH SELECTIONS BY OWNER.												
GENERAL NOTES												
1. THE CONTRACTOR TO PROTECT ALL FINISHES FROM EACH TRADES SUBSEQUENT WORK TO KEEP FINISHES NEW 2. FLOORING TRANSITIONS: A) USE TRANSITION STRIPS AS REQUIRED 3. PAINT: A) TYPICAL CEILING PAINT TO BE MATTE FINISH B) PAINTING SUB-CONTRACTOR SHALL ENSURE THAT ALL SUBSTRATES ARE PROPERLY PREPARED TO RECEIVE PAINT FINISH. IF SUBSTRATE IS INCOMPATIBLE WITH PAINT SPECIFIED, SUB-CONTRACTOR TO NOTIFY ARCHITECT PRIOR TO INSTALLATION 4. SUBMITTALS A) ANY CHANGES MADE TO THE FINISH SPECIFICATIONS WILL REQUIRE SAMPLE SUBMITTALS FOR APPROVAL BEFORE ORDERING												
EXTERIOR MATERIAL SPECIFICATIONS												
MASONRY/CONCRETE BLOCK CMU—1 MANUFACTURER: CONSUMERS CONCRETE PRODUCT: SMOOTH SIZE: 8 X 8 X 16 COLOR/TYPE: ROAN-S ASSOCIATED MORTAR/COLOR: SOLOMON COLORS — TBD CMU—1B MANUFACTURER: CONSUMERS CONCRETE PRODUCT: SMOOTH SIZE: 4 X 8 X 16 COLOR/TYPE: ROAN-S ASSOCIATED MORTAR/COLOR: SOLOMON COLORS — TBD CMU—2 MANUFACTURER: CONSUMERS CONCRETE PRODUCT: SPLIT FACE SIZE: 8 X 8 X 16 COLOR/TYPE: ROAN ASSOCIATED MORTAR/COLOR: SOLOMON COLORS — TBD CMU—2B MANUFACTURER: CONSUMERS CONCRETE PRODUCT: SPLIT FACE SIZE: 4 X 8 X 16 COLOR/TYPE: ROAN ASSOCIATED MORTAR/COLOR: SOLOMON COLORS — TBD CMU NOTES: 1. POST APPLIED — PROSOCO BLOK GUARD AND ANTI GRAFFITI CONTROL 2. CMU CORE INSULATION MANUFACTURER: TAILORED CHEMICAL PRODUCTS TYPE: CORE-FILL 500 3. ALUMINUM COLOR TO MATCH WINDOW COLOR (DARK BRONZE)				ALUMINUM STOREFRONT AND ENTRANCE SYSTEMS AS—1: MANUFACTURER: KAWNEER PRODUCT: 451 SERIES FINISH/COLOR: DARK BRONZE COLOR: KAWNEER 500 SERIES STANDARD ENTRANCES TYPE: MEDIUM STILE W/ 10" BOTTOM RAIL HARDWARE: SEE SPECIFICATIONS ASSEMBLY MAX U (FIXED): U-0.42 ASSEMBLY MAX U (DOORS): U-0.77 ASSEMBLY MAX SHGC: 0.40 ASSEMBLY MIN VT/SHGC: 1.10 EXTERIOR GLAZING GL—1 MFR: GUARDIAN GLASS (BASIS OF DESIGN) SUPERNEUTRAL 68 TYPE: 1" INSULATED LOW-E COLOR: CLEAR ASSEMBLY MAX U (FIXED): U-0.42 ASSEMBLY MAX U (DOORS): U-0.77 ASSEMBLY MAX SHGC: 0.40 ASSEMBLY MIN VT/SHGC: 1.10 WINDOWS AND DOORS: MANUFACTURER: ANDERSEN PRODUCT: 400 SERIES WINDOWS & DOORS FINISH/COLOR: DARK BRONZE HARDWARE: SEE SPECIFICATIONS				EXTERIOR PAINT EP—1 MANUFACTURER: SHERWIN WILLIAMS TYPE/FINISH: — COLOR: — ROOFING 60 MIL FULLY ADHERED EPDM SINGLE PLY ROOF MEMBRANE ON $\frac{1}{4}$ " COVER BOARD OVER 6" EXTRUDED POLYSTYRENE INSULATION EXTERIOR FINISH NOTES: 1. SEE WALL SECTIONS (A3.00 SERIES) FOR MORE DETAILED INFORMATION. 2. MATERIALS FOR DESIGN INTENT AND PRICING. COMPARABLE PRODUCTS MAY BE SUBSTITUTED.				
EXTERIOR MATERIAL NOTES												
1. —												

266 E. MICHIGAN AVE . KALAMAZOO

ANDREA NEMES DESIGN co.



CORRIDORS



WALL PANELING @
ELEVATOR LOBBY

CORRIDOR CARPET TILE

UNITS



BRICK NICHE WITH WOOD SHELVES



UPPER CABINETS



BASE CABINETRY & FRIDGE SURROUND



BACKSPLASH TILE @ RANGE



GRANITE COUNTERTOPS- STEEL ROCK BRUSHED



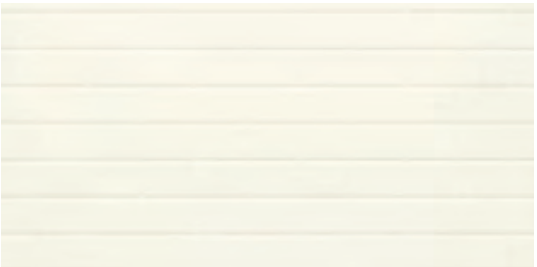
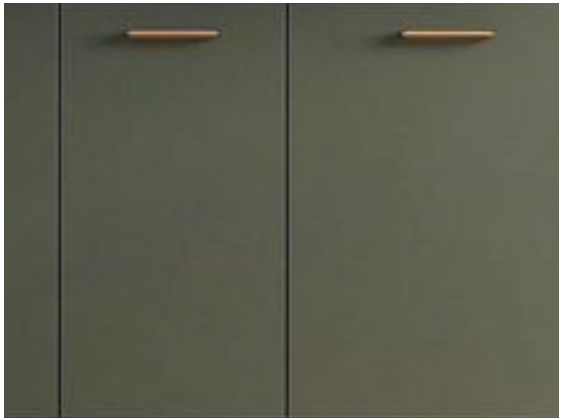
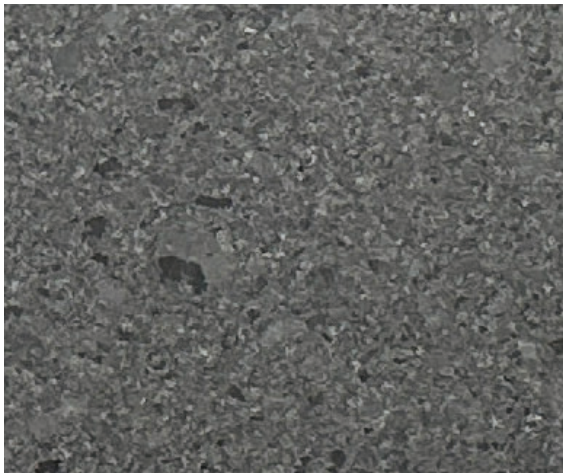
BLACK SINGLE PANEL DOORS



END OF PENINSULA DETAIL



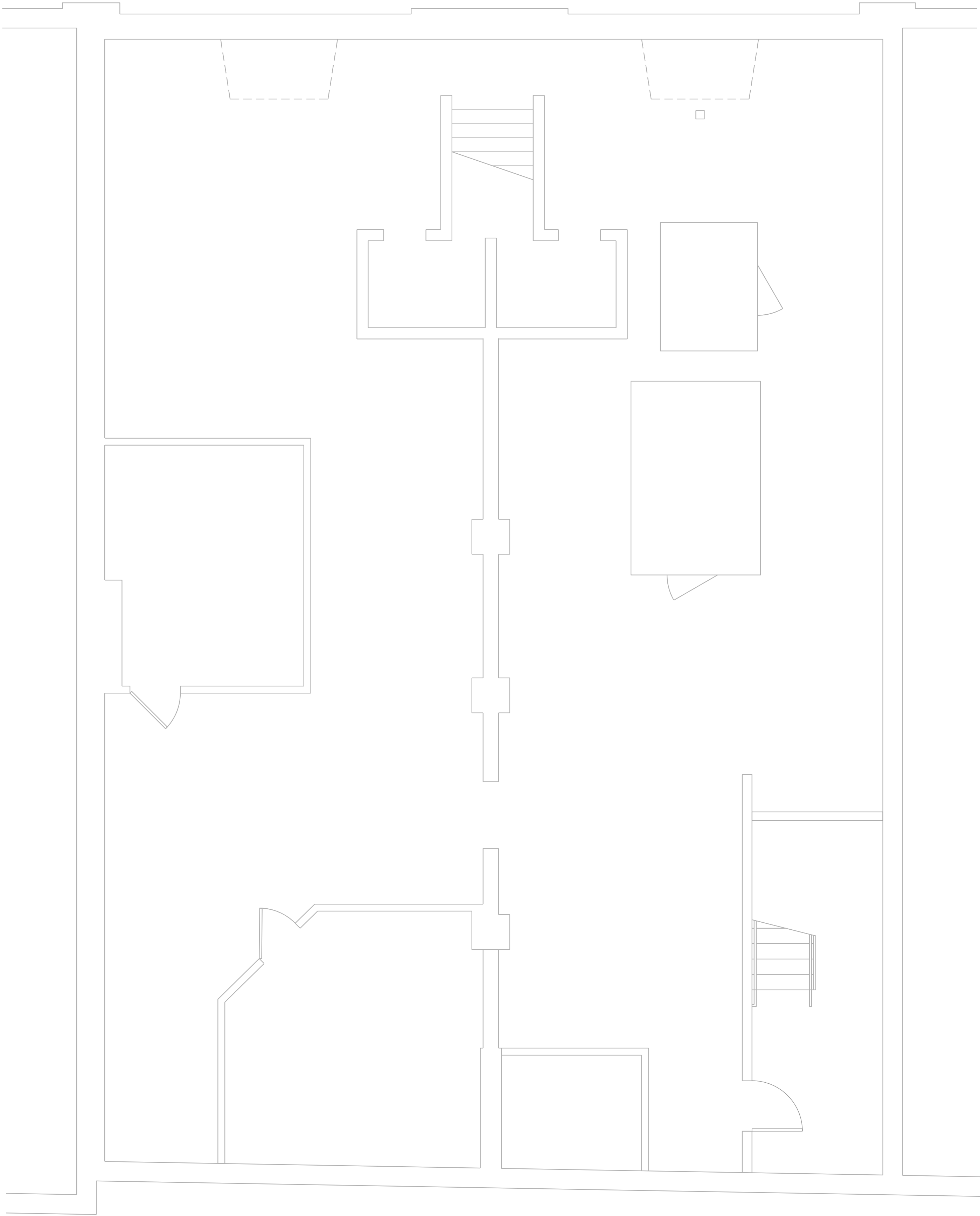
BATHROOM

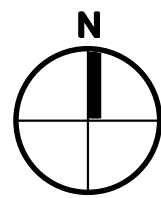


266 EAST MICHIGAN

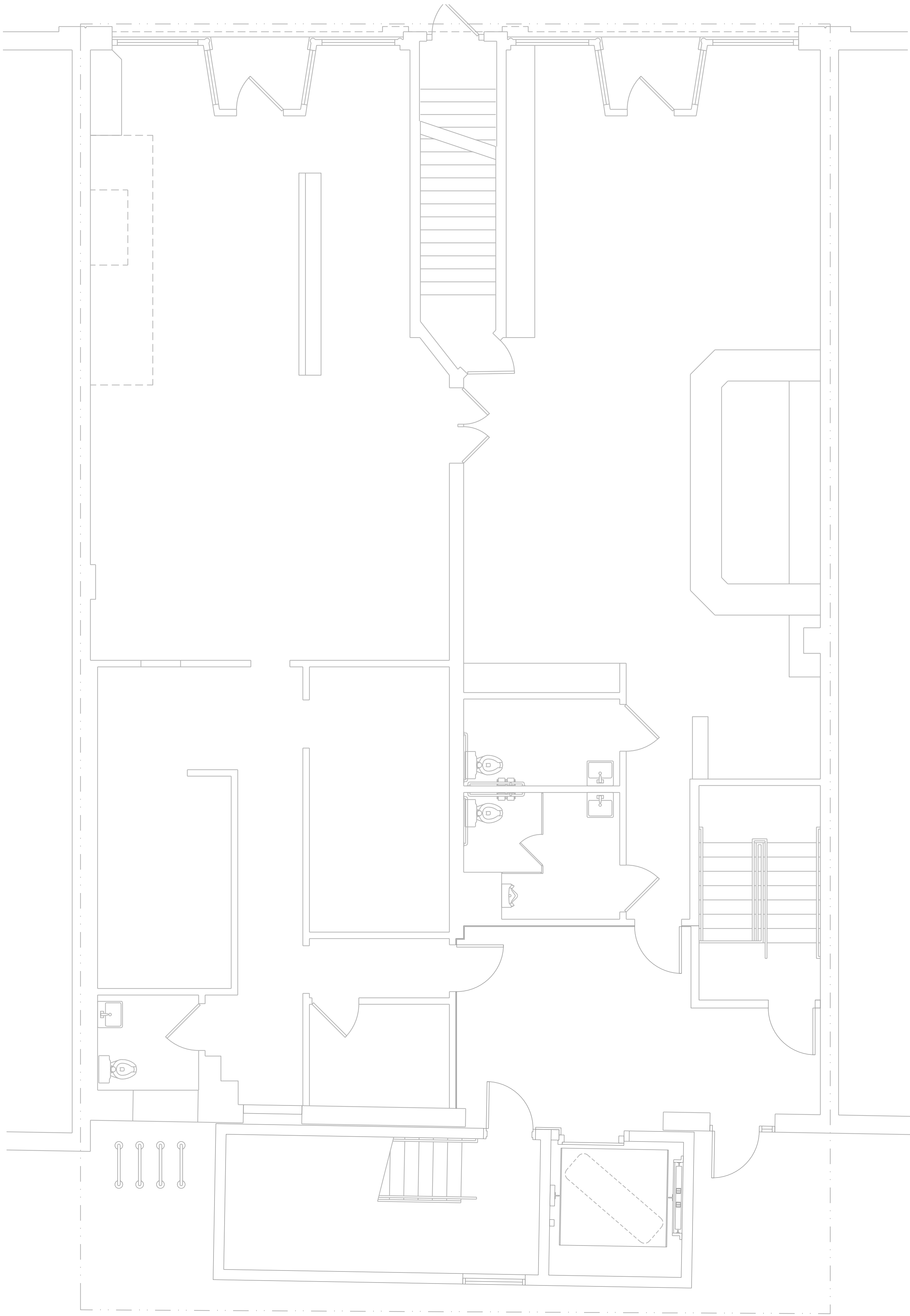
DECEMBER 2023

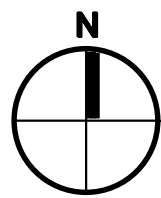
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BASEMENT PLAN - MECHANICAL
SCALE: 1/4" = 1'-0"

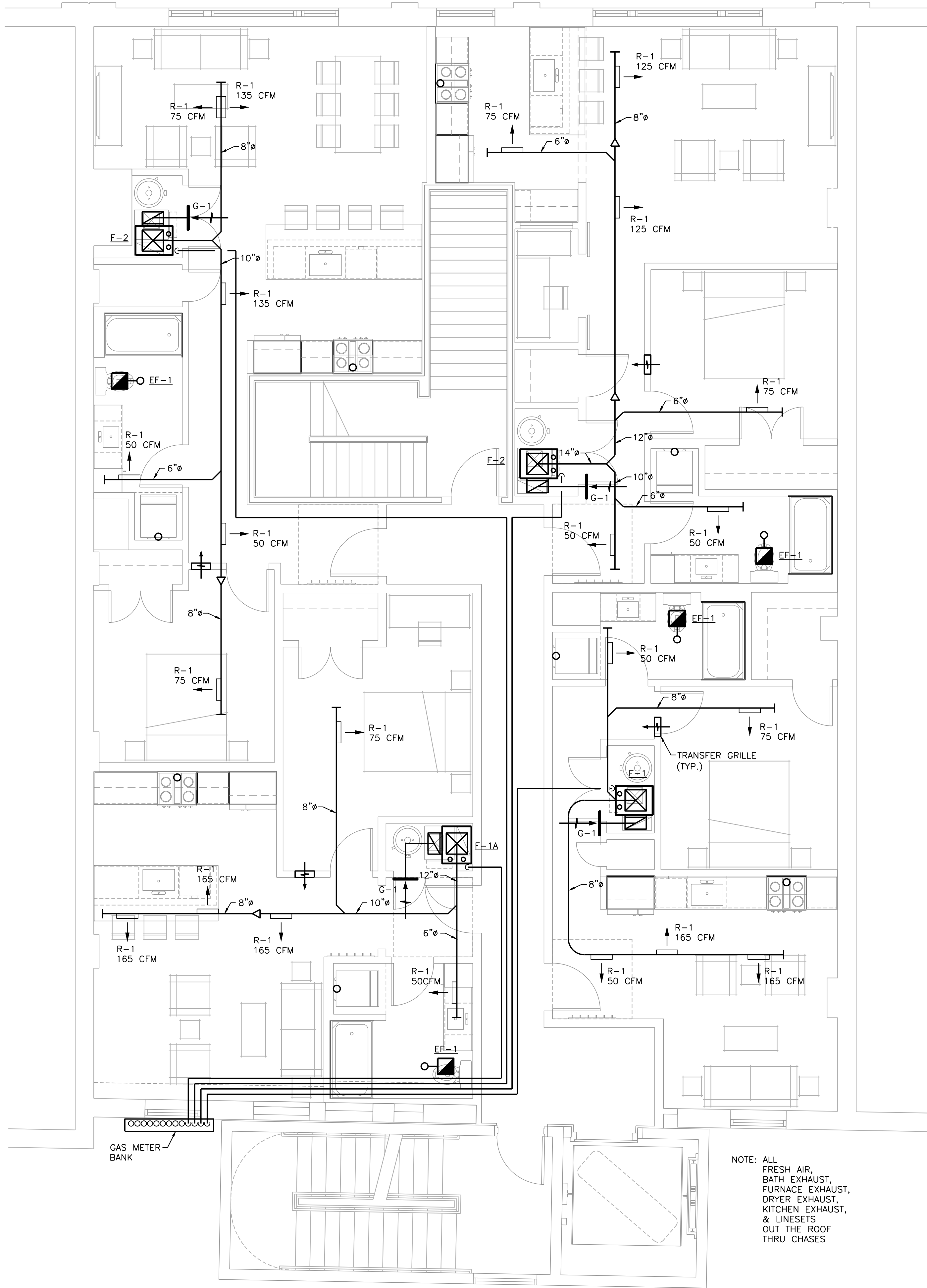




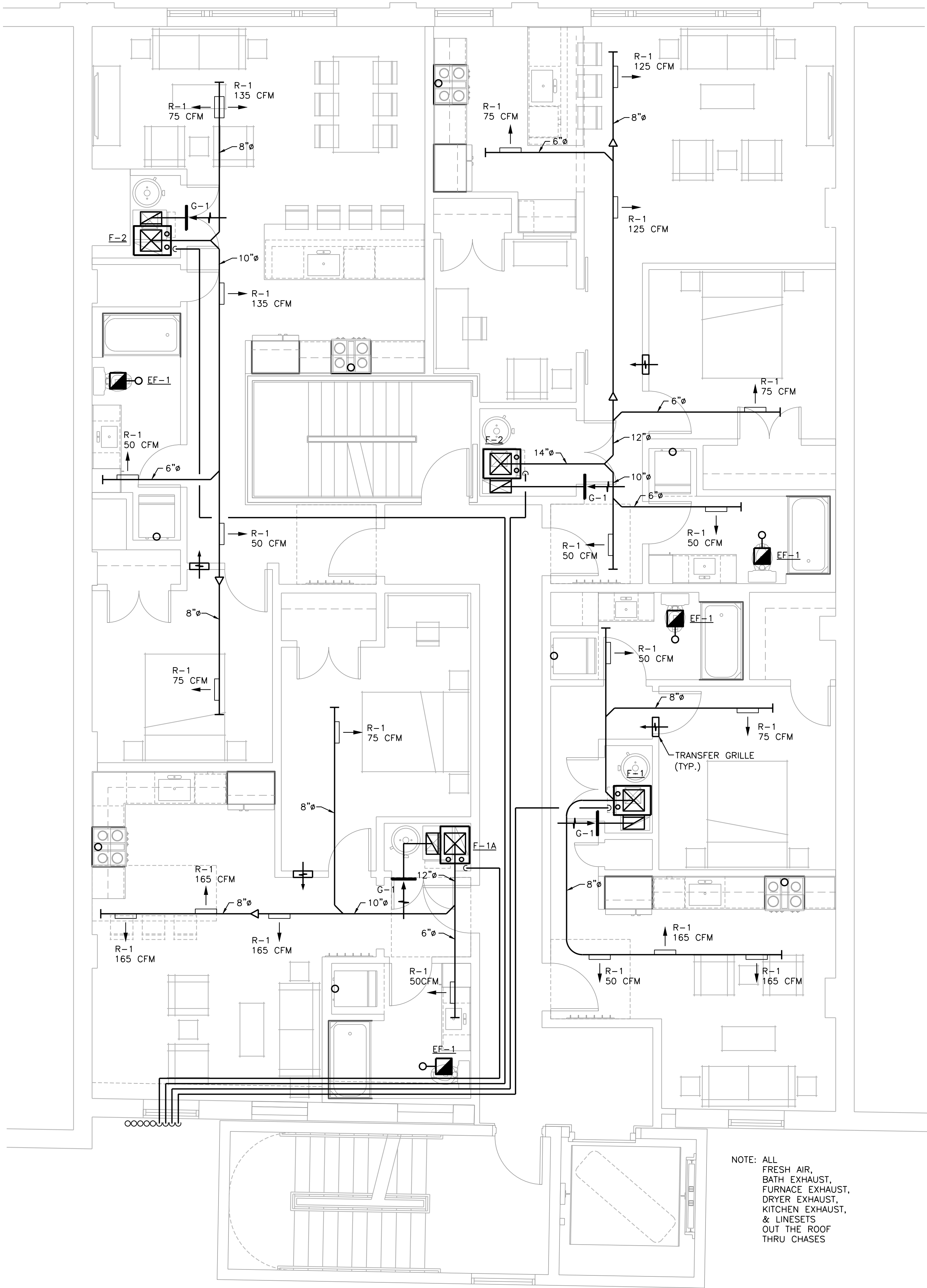
1ST FLOOR PLAN - MECHANICAL
SCALE: 1/4" = 1'-0"

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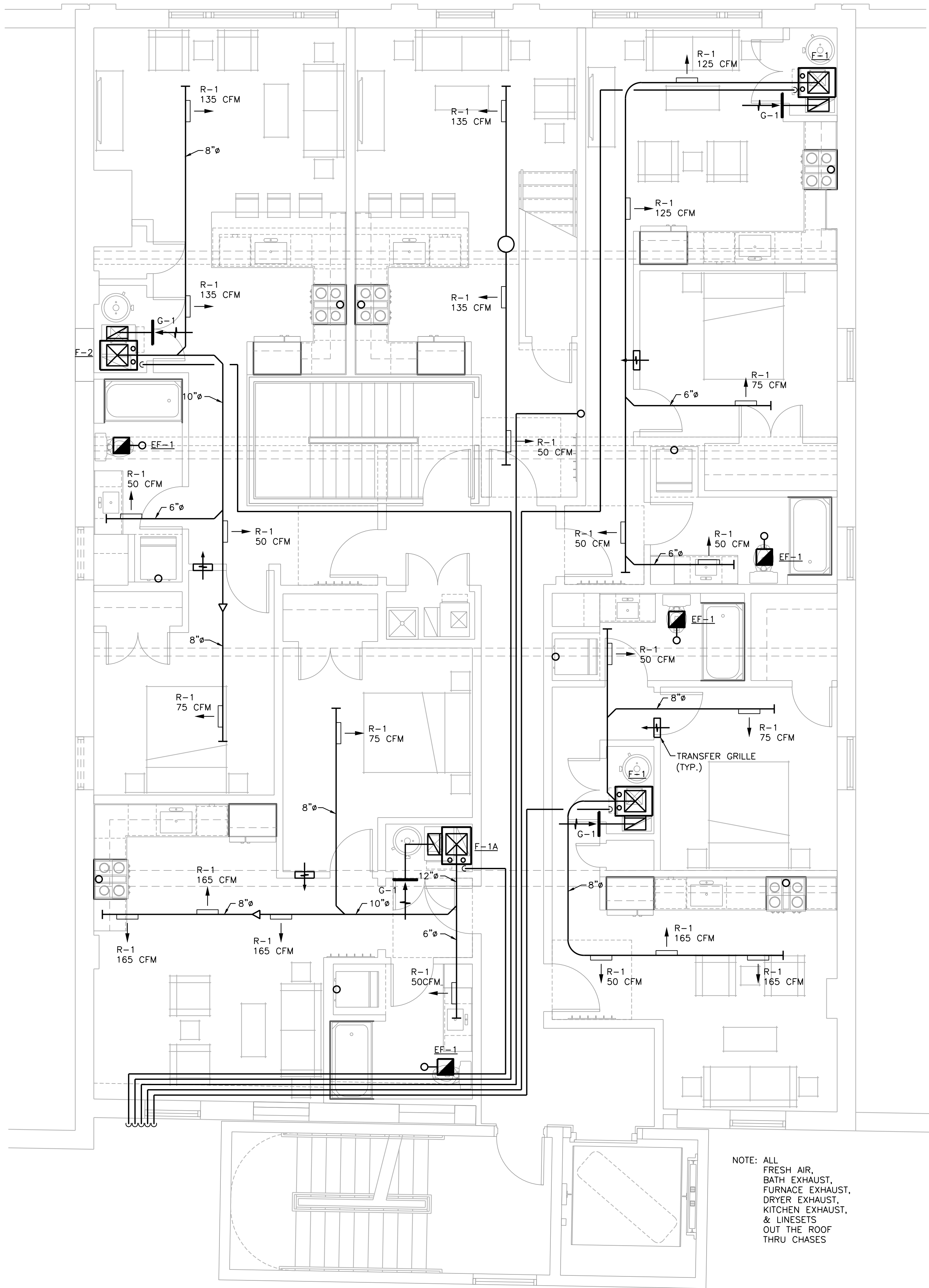
2ND FLOOR PLAN - MECHANICAL
SCALE: 1/4" = 1'-0"



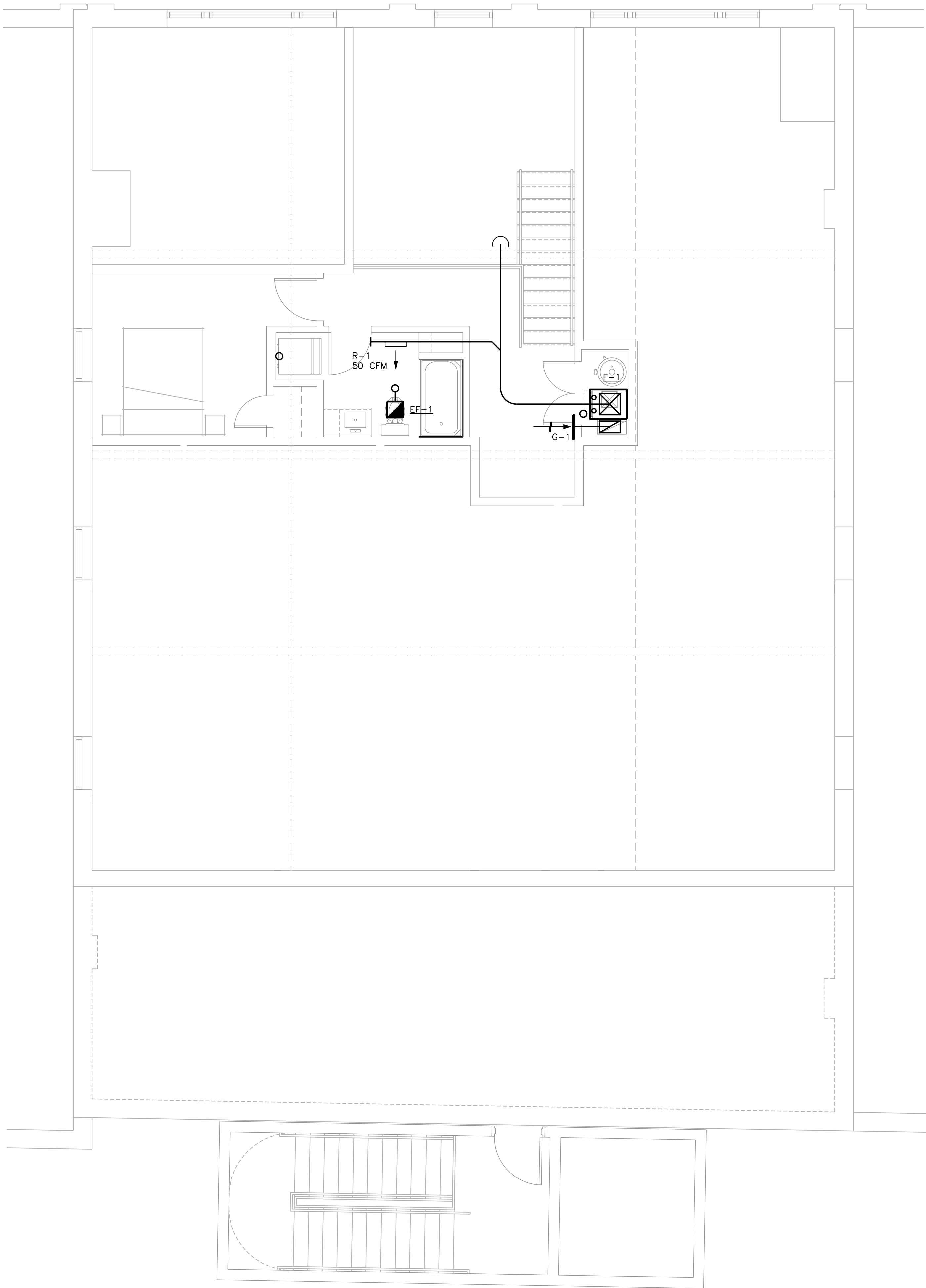
3RD FLOOR PLAN - MECHANICAL
SCALE: 1/4" = 1'-0"

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4TH FLOOR PLAN - MECHANICAL
SCALE: 1/4" = 1'-0"



4TH FLOOR LOFT PLAN - MECHANICAL
SCALE: 1/4" = 1'-0"

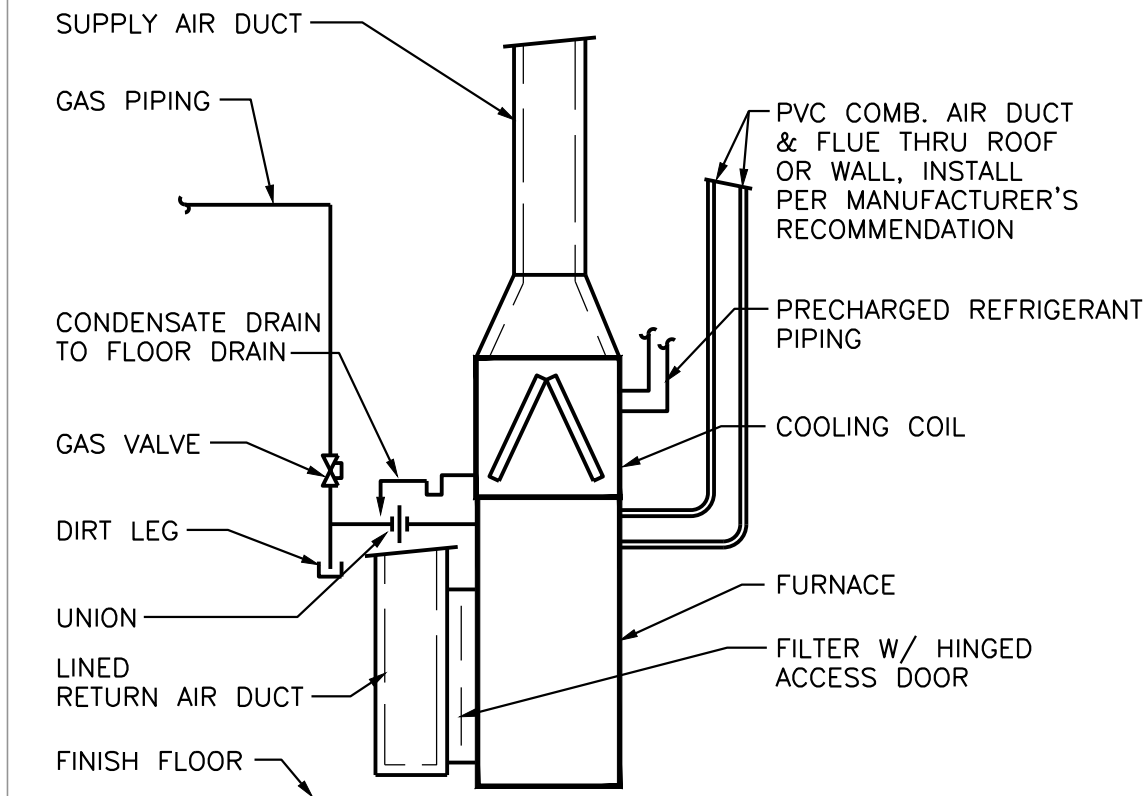
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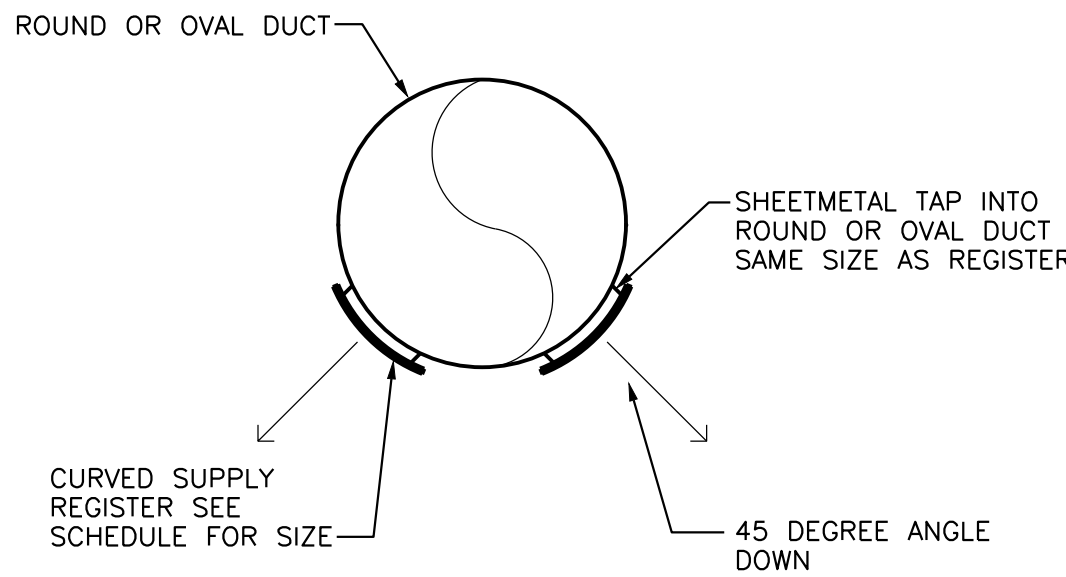
4TH & 4TH FLOOR LOFT PLAN - MECHANICAL		
Job No:	GR190610	
Issue:		Review
Issue Date:	January 9, 2024	

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NOTE: WHEN SUPPLY AIR EXCEEDS 1,600 CFM, UTILIZE TWO SIDES OR BOTTOM FOR RETURN AIR.

FURNACE INSTALLATION DETAIL
NOT TO SCALE



TYPICAL SIDEWALL REGISTER DETAIL
NOT TO SCALE

FURNACE SCHEDULE										
MARK	LOCATION	MODEL	CFM	S.P.	HTG. MBH IN/OUT	COOLING TOT/SEN	OUTSIDE AIR CFM	SAF HP	VOLTAGE	REMARKS
F-1	SEE PLANS	PG95ESAA30026	600	.5"	26/25	18/12	30	1/3	115V-1PH	1.5 TON ①
F-1A	SEE PLANS	PG95ESAA30040	600	.5"	40/39	18/12	30	1/3	115V-1PH	1.5 TON ①
F-2	SEE PLANS	PG95ESAA36060	800	.5"	60/58	24/18	45	1/2	115V-1PH	2 TON ①
F-3	SEE PLANS	PG95ESAA48080	1,200	.5"	80/78	36/24	60	3/4	115V-1PH	3 TON ①

① BASED ON BRYANT, CONDENSING TYPE.

AIR CONDITIONER SCHEDULE							
MARK	MODEL	SERVICE	COOLING TOT/SEN	ELECTRICAL		VOLTAGE	REMARKS
				MCA	MOCP		
AC-1	PN13NA018	F-1/F-1A	18/12	11.8	20	208V-1PH	CRANKCASE HEATER CYCLE PROTECTOR ①
AC-2	PN13NA024	F-2	24/18	14.3	25	208V-1PH	CRANKCASE HEATER CYCLE PROTECTOR ①
AC-3	PN13A036	F-3	36/24	19.0	30	208V-1PH	CRANKCASE HEATER CYCLE PROTECTOR ①

① BASED ON BRYANT, 13 SEER.

FAN SCHEDULE										
MARK	SERVICE	MODEL	CFM	S.P.	HP/ WATTS/ AMPS.	RPM	WHEEL DIA.	SONES	VOLTAGE	REMARKS
EF-1	SEE PLANS	ZB110	110	.25"	0.3A	--	--	0.3	120/1/60	①

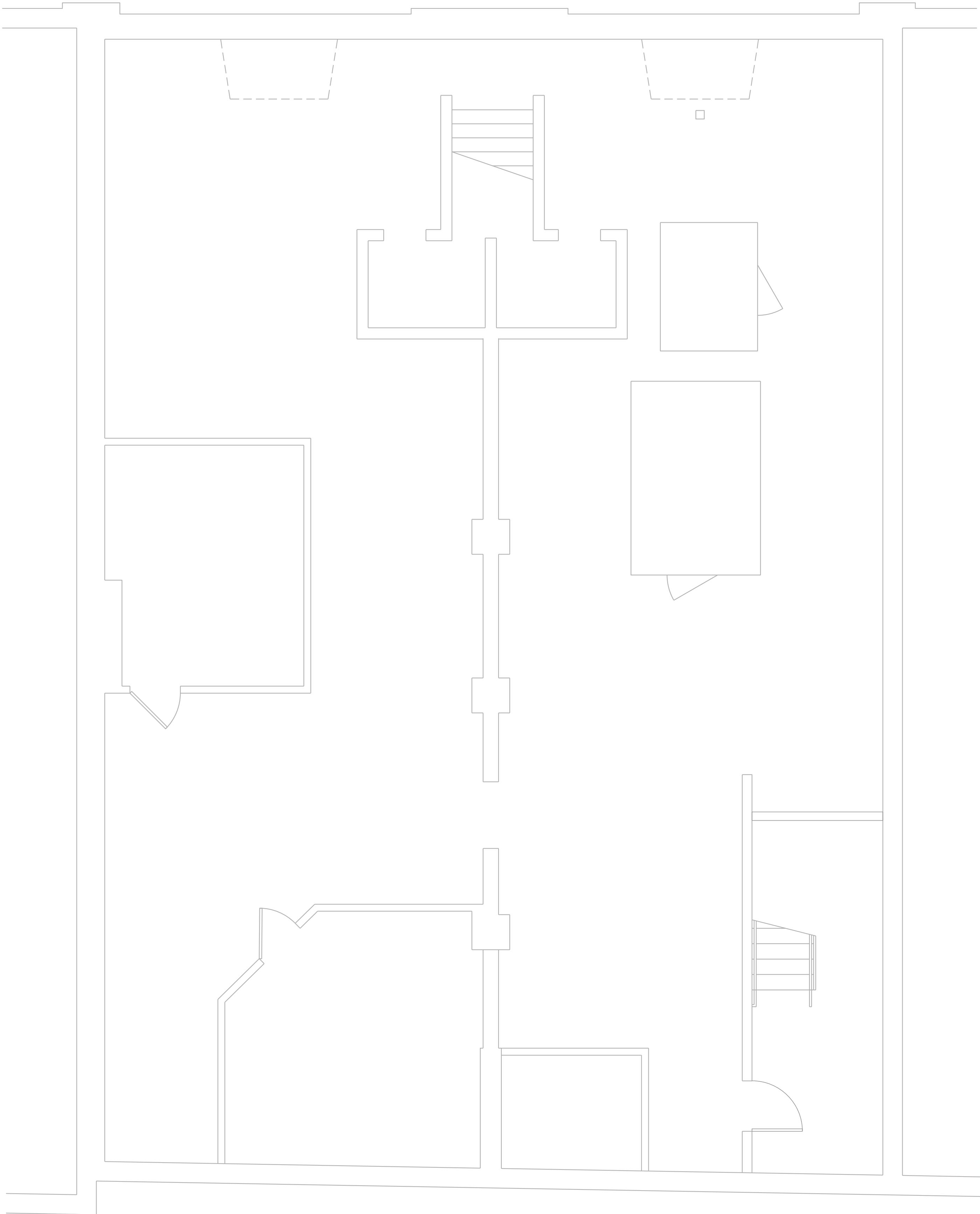
① BASED ON BROAN 2-SPEED.

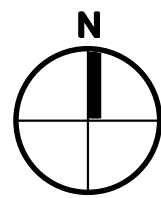
GRILLE, REGISTER AND DIFFUSER SCHEDULE					
MARK	SERVICE	MODEL	VOLUME DAMPER	FINISH	REMARKS
R-1	SUPPLY REGISTER	520D	YES	WHITE	①
G-1	SIDEWALL RETURN GRILLE	530D	--	WHITE	①

① BASED ON PRICE.

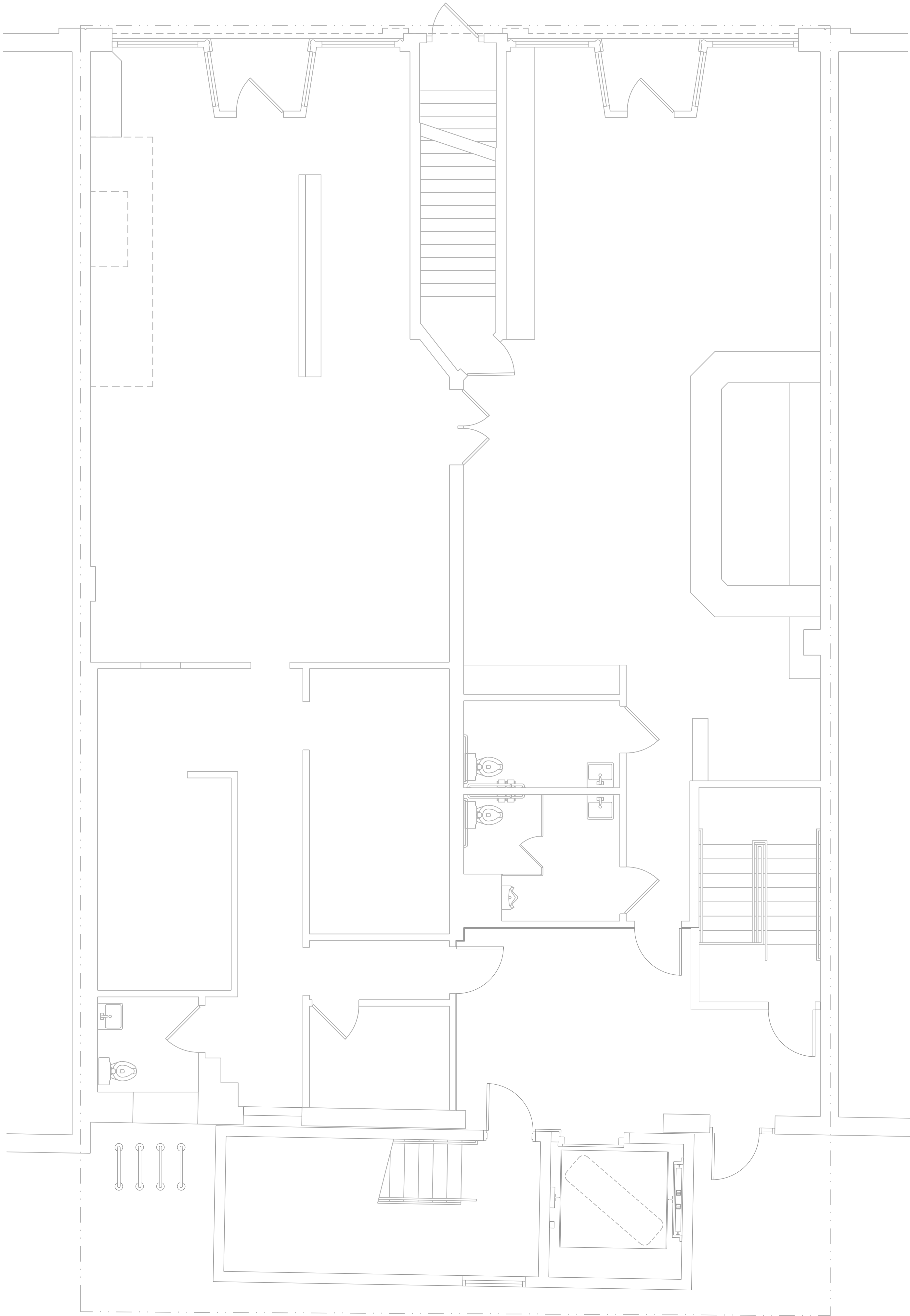
NOT FOR CONSTRUCTION

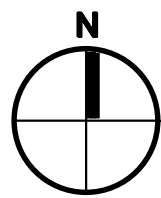
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BASEMENT PLAN - PLUMBING
SCALE: 1/4" = 1'-0"

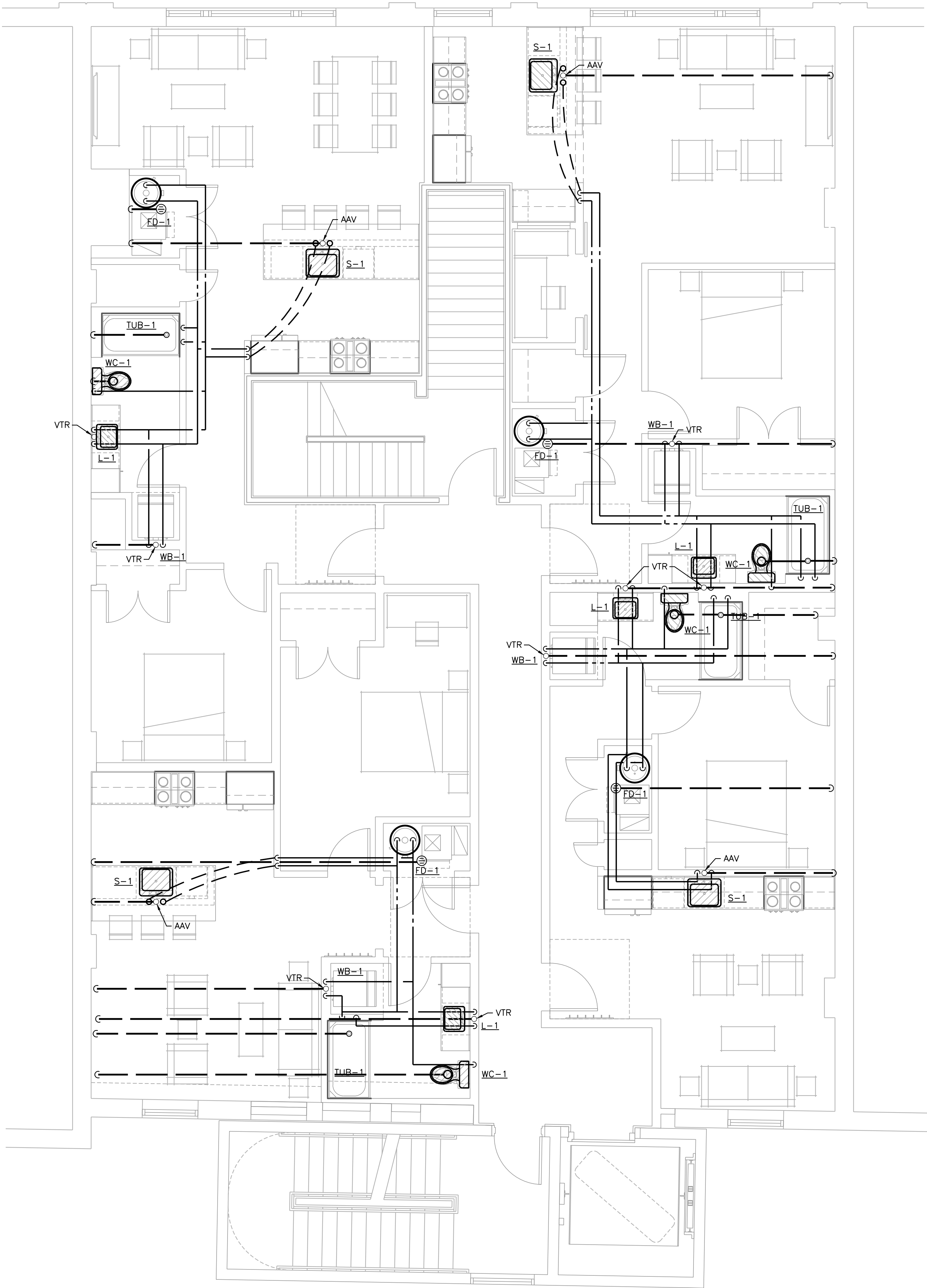




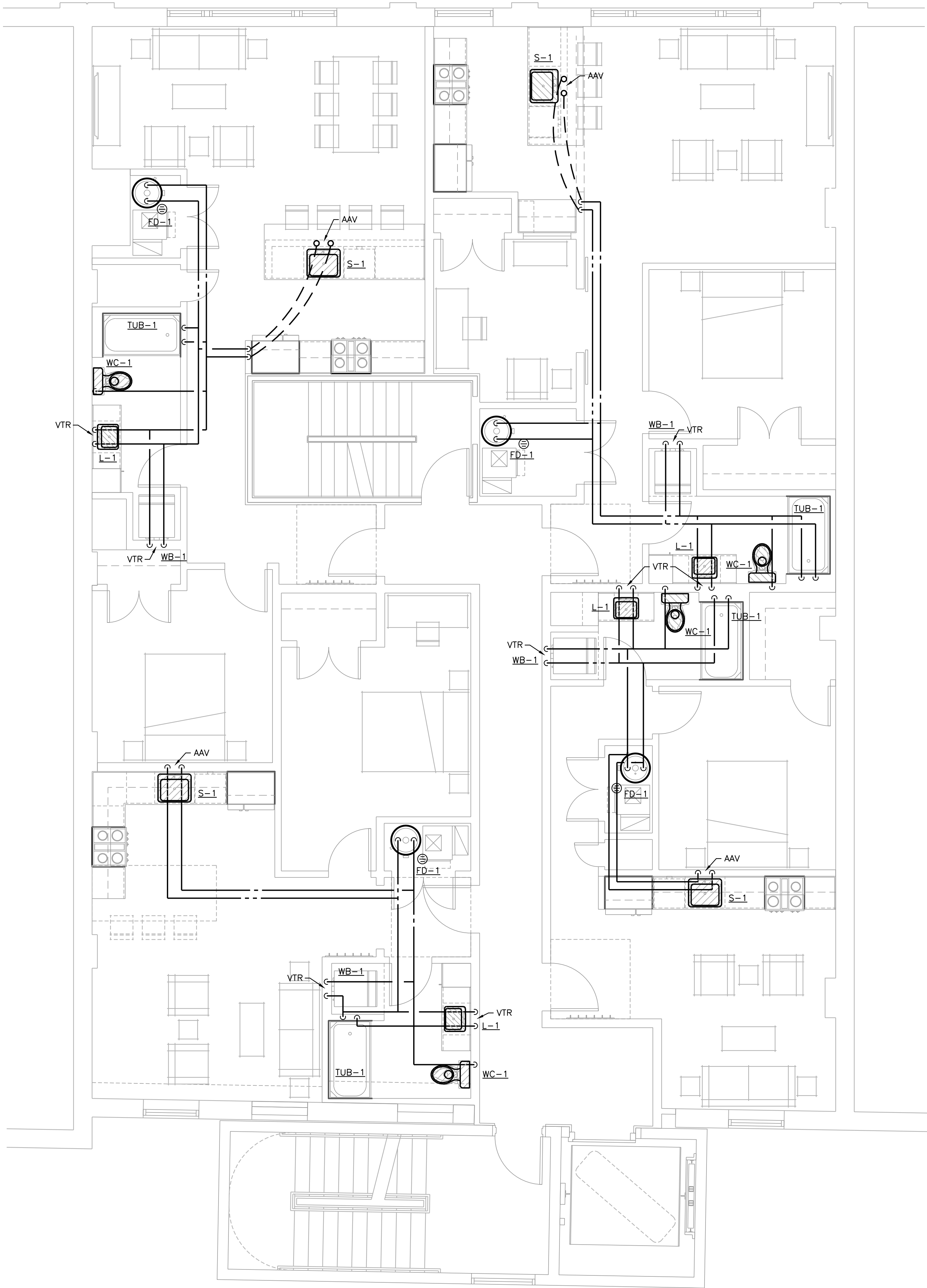
1ST FLOOR PLAN - PLUMBING
SCALE: 1/4" = 1'-0"

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2ND FLOOR PLAN - PLUMBING
SCALE: 1/4" = 1'-0"



3RD FLOOR PLAN - PLUMBING
SCALE: 1/4" = 1'-0"

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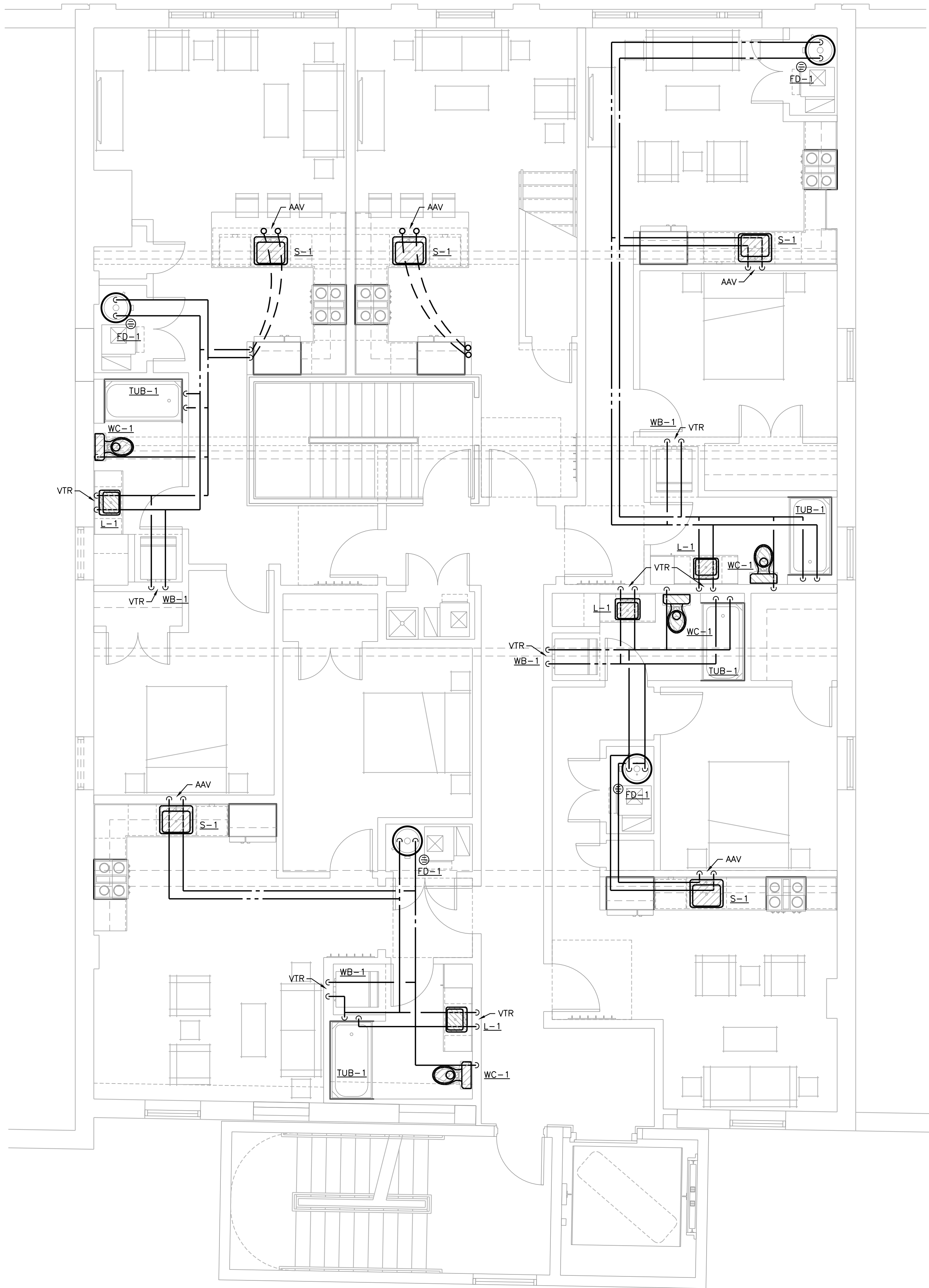


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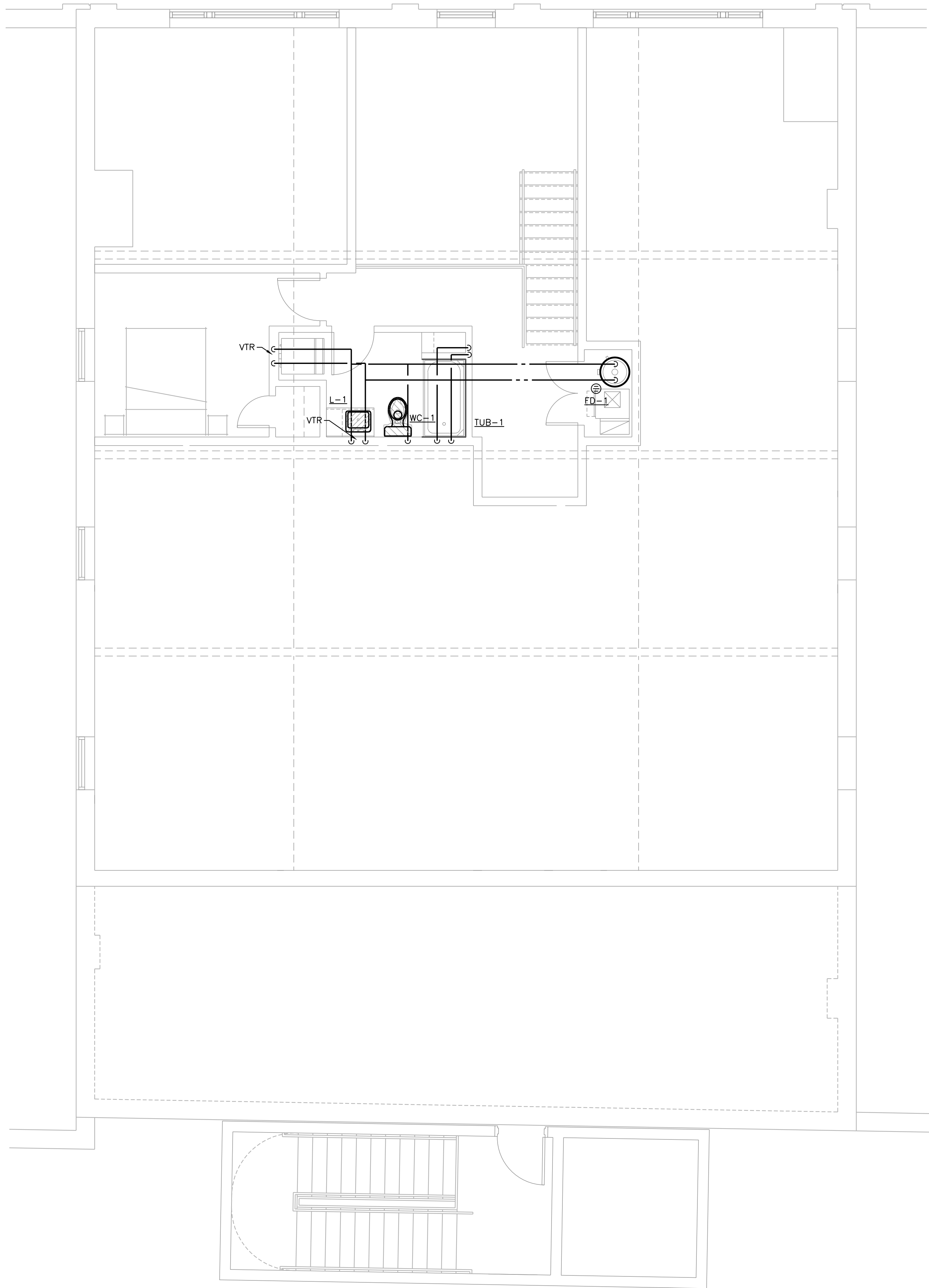
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2ND & 3RD
FLOOR PLAN -
PLUMBING

Job No:	GR190610
Issue:	Review
Issue Date:	January 9, 2024



4TH FLOOR PLAN - PLUMBING
SCALE: 1/4" = 1'-0"



4TH FLOOR LOFT PLAN - PLUMBING
SCALE: 1/4" = 1'-0"

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**4TH & 4TH FLOOR
LOFT PLAN -
PLUMBING**

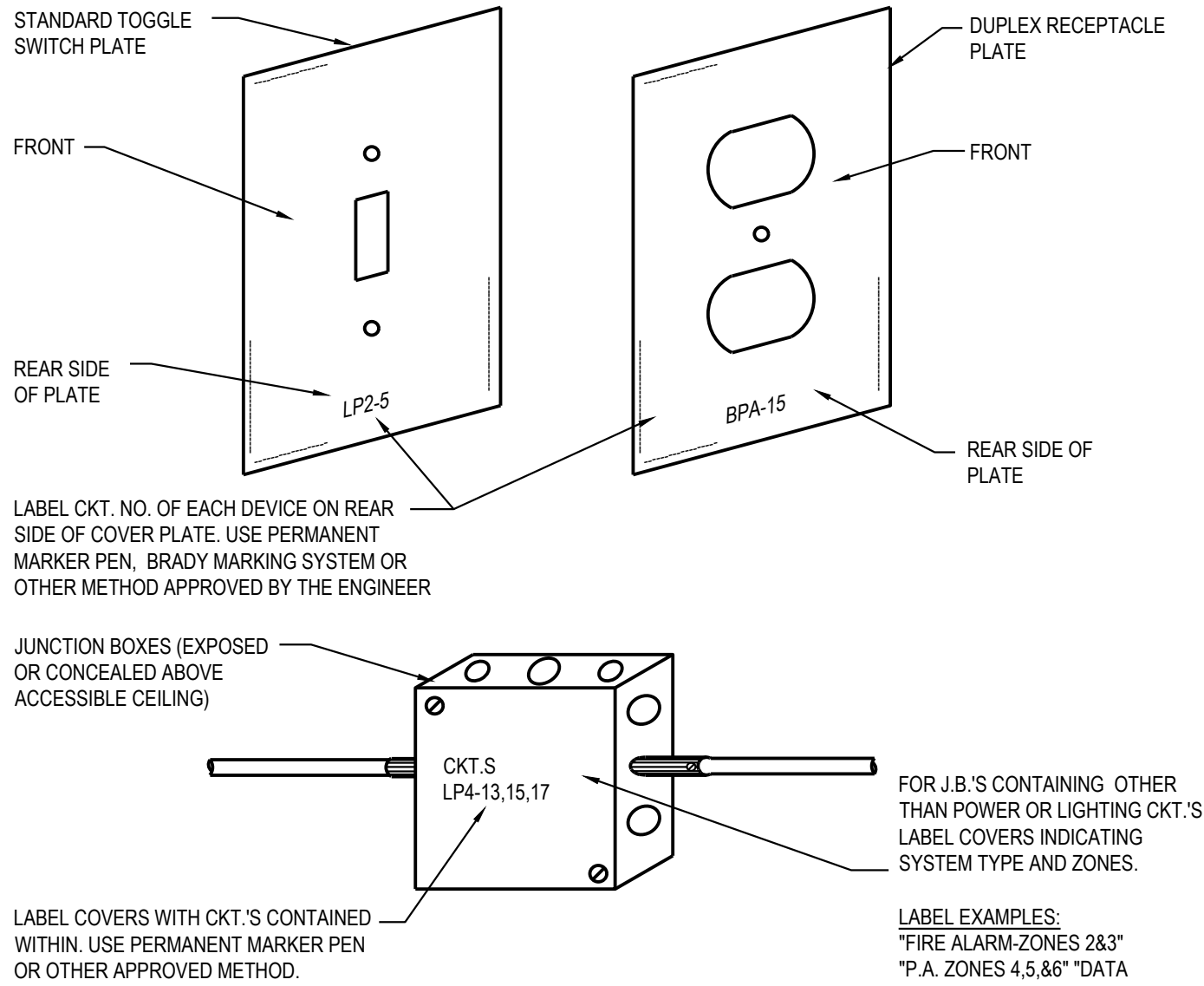
Job No:	GR190610
Issue:	Review
Issue Date:	January 9, 2024

ELECTRICAL SYMBOL LEGEND		
SYMBOL	DESCRIPTION	MTG. HT. TO Ⓖ
S S3	SINGLE POLE OR 3 WAY SWITCH- SPECIFICATION GRADE	46"
S4	FOUR WAY SWITCH-SPEC. GRADE	46"
SK	KEY OPERATED SWITCH-SPEC. GRADE	46"
SD	DIMMER SWITCH	46"
SR	IR SWITCH	46"
S RD	IR SWITCH DIMMABLE	46"
SP	SWITCH WITH PILOT LIGHT	46"
SM	MANUAL MOTOR STARTER SWITCH	46"
OS	OCCUPANCY SENSOR	---
PC	PHOTO CELL	---
CS	CONTROL STATION	46"
DS	DAYLIGHT SENSOR	---
⚡C	SPLIT WIRED RECEPTACLE C - DENOTES CONTROLLED VIA RELAY OR OCC SENSOR	18"
⚡WR	WATER RESISTANT GROUND FAULT CIRCUIT INTERRUPTER WITH WEATHERPROOF WHILE IN USE COVER	18"
⚡Ⓢ	DUPLEX OUTLET-SPEC. GRADE CIRCLE AROUND SYMBOL= CEILING MOUNTED	18"
⚡Ⓢ (2)	DUPLEX OUTLET-SPEC. GRADE CIRCLE AROUND SYMBOL= CEILING MOUNTED	18"
⚡	SPECIAL SINGLE RECEPTACLE	18"
⚡Ⓢ	SPECIAL OUTLET -CHARACTERISTICS AS NOTED ON PLANS	AS NOTED
▽	DATA OUTLET-4" SQ. BOX W/ 1 GANG RAISED COVER. 1-1/4"C. UP WALL TO CLG. SPACE. CIRCLE AROUND SYMBOL= CEILING MOUNTED	18"
▽	TV OUTLET-4" SQ. BOX W/ 1 GANG RAISED COVER. 1-1/4"C. UP WALL TO CLG. SPACE. CIRCLE AROUND SYMBOL= CEILING MOUNTED	18"
▽	TELEPHONE OUTLET-4" SQ. BOX W/ 1 GANG RAISED COVER. 1-1/4"C. UP WALL TO CLG. SPACE	18"
▽	TELEPHONE/ DATA OUTLET-4" SQ. BOX W/ 1 GANG RAISED COVER. 1-1/4"C. UP WALL TO CLG. SPACE	18"
≡WN	WIRELESS ROUTER	---
Ⓢ	FLOOR BOX 2 RECEPT. 2 DATA - THOMAS & BETTS-# 666-SC 1-1/4"C. TO FLOORBOX FOR DATA	---
Ⓢ	FLOOR BOX 1 RECEPT. 1 DATA - THOMAS & BETTS-# 664-SC 1-1/4"C. TO FLOORBOX FOR DATA	---
TV	JUNCTION BOX - HUBBELL NSAV62M WITH RECEPTACLE KIT HUBBELL NSQ6P. PROVIDE CONNECTION PLATE FOR AV	AS NOTED
○	JUNCTION BOX -4" SQ. BOX W/ 2 GANGS RAISED COVER. 1"C. UP WALL TO CL.G. SPACE UNLESS OTHERWISE NOTED	AS NOTED
Ⓢ	POWER POLE - SEE DRAWING FOR POWER - POWER/ DATA SPECIFICATIONS	---
Ⓢ	ELECTRIC UTILITY METER	---
Ⓢ	FUSED DISCONNECT SWITCH- FDS-HEAVY DUTY	46"
Ⓢ	NON-FUSED DISCONNECT SWITCH- NDS-HEAVY DUTY	46"
Ⓢ	SW. AND PLUG/ FUSE HOLDER- BUSSMANN "SSU" & FUSE/ STAT FUSE	AT EQUIP.
Ⓢ	MAGNETIC MOTOR STARTER-MS	46"
Ⓢ	COMBINATION MAG. STARTER/ FUSED DISC. SWITCH - CS/FDS	46"
Ⓢ	COMBINATION MAG. STARTER/ NON-FUSED DISC. SWITCH - CS/NFDS	46"
VFD	VARIABLE FREQUENCY DRIVE	---
⚡	SINGLE PHASE ELECTRIC MOTOR	---
⚡	THREE PHASE ELECTRIC MOTOR	---
Ⓢ	SURFACE OR FLUSH MTD. BRANCH CIRCUIT PANELBOARD	72" TO TOP
Ⓢ	TRANSFORMER	---
Ⓢ	PUSH BUTTON	46"
Ⓢ	THERMOSTAT. E.C. TO ROUGH-IN SINGLE GANG BOX AND 1/2"C. TO ACCESSIBLE CEILING SPACE.	46"
Ⓢ	HUMIDISTAT. E.C. TO ROUGH-IN SINGLE GANG BOX AND 1/2"C. TO ACCESSIBLE CEILING SPACE.	46"
Ⓢ	RECESSED DOWNLIGHT LUMINAIRE	---
Ⓢ	RECESSED WALLWASH LUMINAIRE	---
Ⓢ	SURFACE LUMINAIRE	---
Ⓢ	PENDANT LUMINAIRE	---
Ⓢ	WALL MOUNTED LUMINAIRE	---
Ⓢ	SITE LIGHTING LUMINAIRE	---
Ⓢ	NIGHT LIGHT	---
Ⓢ	STRIP LUMINAIRE	---
Ⓢ	LED ACCENT/ UNDER CABINET LUMINAIRE	---
Ⓢ	RECESSED LUMINAIRE 2"x4" OR 2"x2"	---
Ⓢ	SURFACE LUMINAIRE 2"x4" OR 2"x2"	---
Ⓢ	TRACK LIGHTING LUMINAIRE	---
Ⓢ	PARTIALLY SHADED LUMINAIRE OR WITH "E" SUFFIX ARE EMERGENCY	---
Ⓢ	EXIT SIGN- WALL MOUNTED OR CEILING MOUNTED ARROWS INDICATE PATH OF EGRESS	---
Ⓢ	REMOTE EMERGENCY HEAD	---
Ⓢ	BATTERY EMERGENCY LUMINAIRE	---

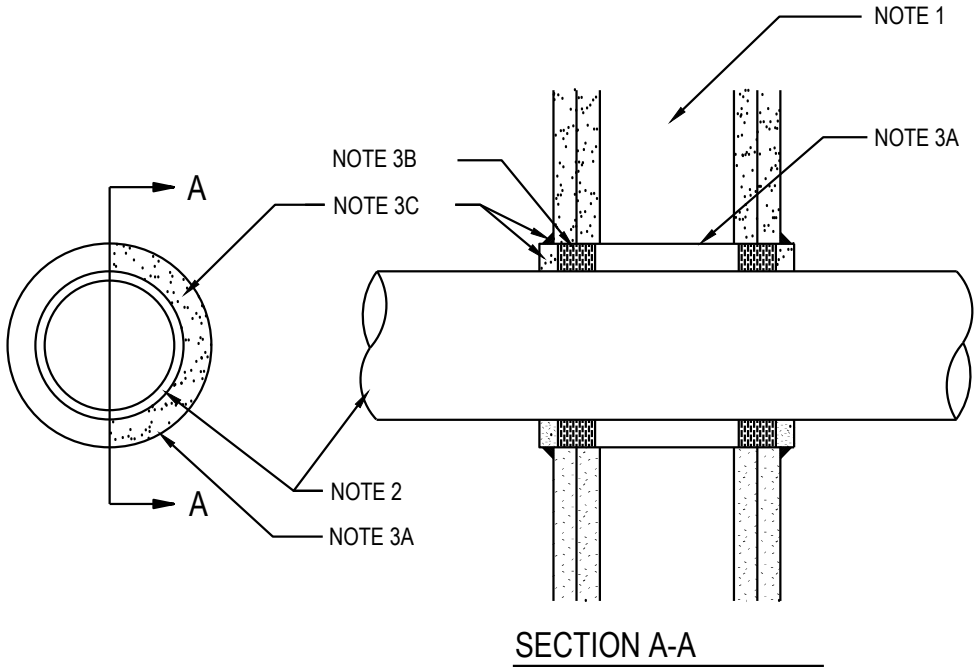
SYMBOL NOTES:
1. "AC" DENOTES ABOVE COUNTER. COORDINATE HEIGHT WITH ARCHITECT.
2. "H" DENOTES HORIZONTAL MOUNTING OF DEVICE.
3. "B" DENOTES MOUNTED IN BASE.
4. "F" DENOTES MOUNTED IN FACE OF CABINETS.

SYSTEMS SYMBOL LEGEND		
SYMBOL	DESCRIPTION	MTG. HT. TO Ⓖ
F	FIRE ALARM PULL STATION	46"
WP	FIRE ALARM HORN/STROBE LIGHT (WP-DENOTES WEATHER PROOF)	80"
2	AREA SMOKE DETECTOR-PHOTOELECTRIC	---
Ⓢ	VISUAL ONLY ALARM	80"
Ⓢ	AUDIO ONLY ALARM	---
Ⓢ	CEILING SPEAKER	---
Ⓢ	SPEAKER/STROBE LIGHT	---
CO	SMOKE/HORN BASE CO-DENOTES COMBO CARBON MONOXIDE/SMOKE	---
DM	MAGNETIC DOOR HOLD OPEN	---
CO	CARBON MONOXIDE SENSOR. E.C. TO ROUGH-IN SINGLE GANG BOX AND 1/2"C. TO ACCESSIBLE CEILING SPACE.	---
D	DUCT SMOKE DETECTOR	---
H	HEAT DETECTOR	---
TS	O.S.&Y TAMPER SWITCH	---
FS	WATER FLOW SWITCH	---
RT	REMOTE ALARM KEY TEST SWITCH	46"
CR	FIRE ALARM CONTROL RELAY	---
BD	BEAM DETECTOR	---
FSD	FIRE-SMOKE DAMPER	---
FACP	FIRE ALARM CONTROL PANEL	---
F.A.A.	FIRE ALARM ANNUNCIATOR PANEL	---
Ⓢ	CEILING SPEAKER	---
Ⓢ	CARD READER	46"
Ⓢ	SECURITY DOOR CONTACT	AT DOOR HEAD
Ⓢ	SECURITY INTERCOM	46"
Ⓢ	SECURITY CAMERA - "W" DENOTES WALL MOUNTED CHEVRON INDICATES AIM LINE	TYPICALLY CLG MOUNTED
Ⓢ	SECURITY DOOR REQUEST TO EXIT	AT DOOR HEAD

F.A. NOTES:
1. E.C. TO PROVIDE CONNECTION TO ALL DUCT DETECTORS WHETHER SHOWN ON ELECTRICAL DRAWINGS OR NOT. COORDINATE QUANTITY AND LOCATIONS WITH MECHANICAL CONTRACTOR SCHEDULES. REVIEWING ALL CFM REQUIREMENTS. PROVIDE DUCT DETECTORS IF NOT NOTED TO BE PROVIDED BY M.C.
2. E.C. TO PROVIDE CONNECTIONS TO ALL FLOW AND TAMPER SWITCHES WHETHER SHOWN ON ELECTRICAL DRAWINGS OR NOT. COORDINATE QUANTITY AND LOCATIONS WITH FIRE PROTECTION DRAWINGS AND/OR DESIGN BUILD CONTRACTOR.



A-1
E1.00 ELECTRICAL IDENTIFICATION
N.T.S.



THROUGH PENETRATION FIRESTOP
UL SYSTEM NO. WL 1003

SCALE: NONE MDEE80496

NOTES:
1. 1-HOUR FIRE RATED WALL ASSEMBLY.
2. MAXIMUM NOMINAL 4" DIAMETER METALLIC PLUMBING PIPE OR ELECTRICAL CONDUIT.
3A. STEEL SLEEVE. SEE SPECIFICATION SECTIONS 15010 AND 16010.
3B. MINERAL WOOL BATT INSULATION FORMING MATERIAL. SEE SPECIFICATION SECTIONS 15010 AND 16010.
3C. FIRE RESISTANT (3M 910B0 INNER-243) CAULK. SEE SPECIFICATION SECTIONS 15010 AND 16010.

A-2
E1.00 THROUGH PENETRATION FIRESTOP
N.T.S.



266 East Michigan Avenue Lofts
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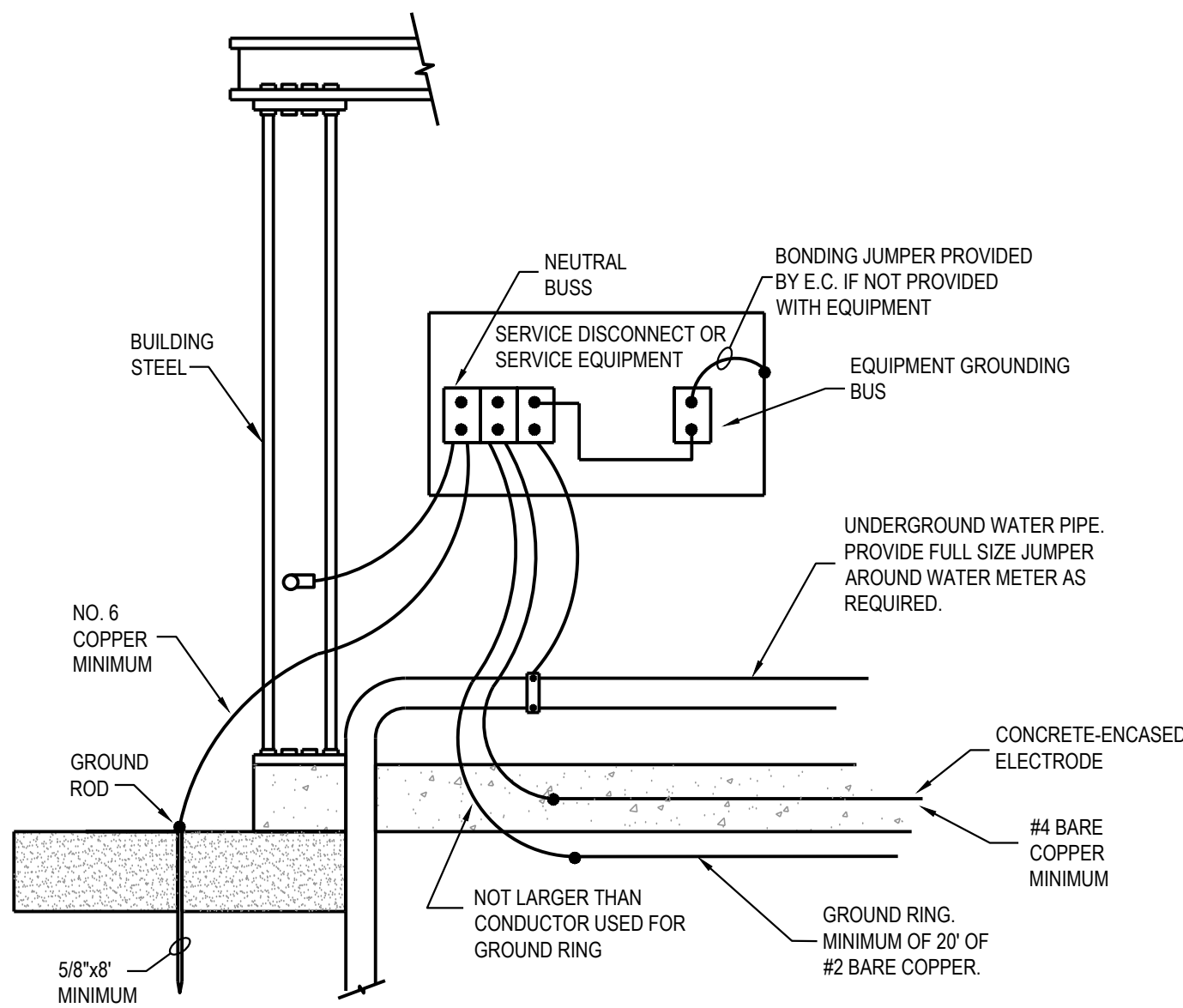


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DETAILS, SYMBOL
LEGEND,
SPECIFICATIONS

Job No:	GR190610
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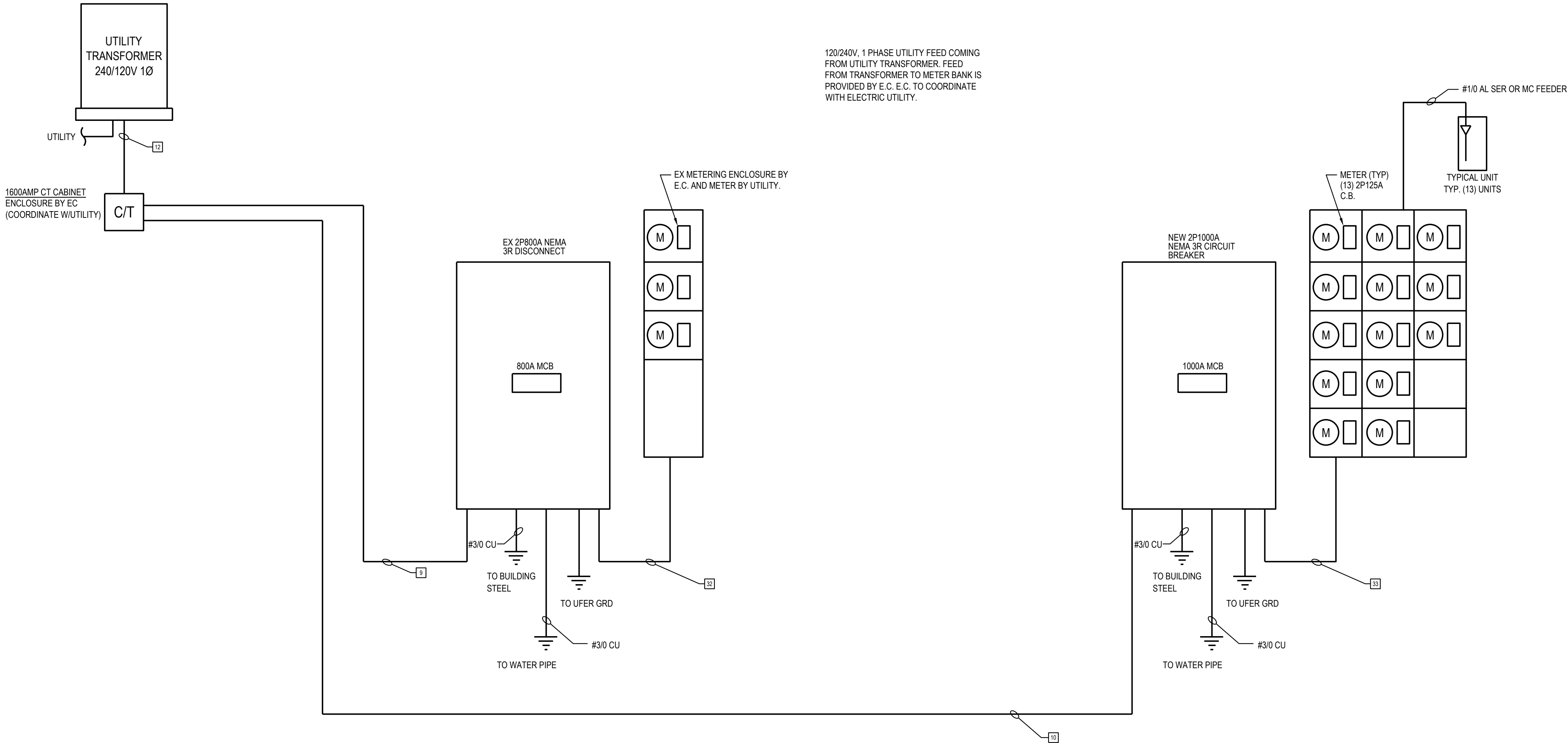
GROUNDING ELECTRODE SYSTEM

1. REFER TO NATIONAL ELECTRIC CODE FOR ALL REQUIREMENTS FOR A PROPERLY GROUNDED SYSTEM.
2. ALL GROUND CONDUCTORS TO BE SIZED ACCORDING TO ART. 250 OF THE NATIONAL ELECTRIC CODE.

TYPICAL AMPERAGE/CONDUCTOR SIZES FOR ONE-LINE

SERVICE FEEDERS (COPPER)	
60A	4-#4-#10G, 1-1/4" C
100A	4-#1-#8G, 1-1/2" C
125A	4-#2-#6G, 2" C
150A	4-#2-#6G, 2" C
200A	4-#250kcmil, 2-1/2" C
225A	4-#300kcmil, 3" C
400A	(2)4-#250kcmil, 2-1/2" C
600A	(2)4-#500kcmil, 3" C
800A	(3)4-#400kcmil, 3-1" C
1000A	(3)4-#500kcmil, 3-1/2" C
1400A	(3)4-#500kcmil, 3-1/2" C
1600A	(6)3-#400kcmil, 3" C
2000A	(7)4-#500kcmil, 3-1/2" C
2500A	(9)4-#500kcmil, 3-1/2" C
BRANCH FEEDERS - 3 WIRE (COPPER)	
30A	3-#10-#10G, 3/4" C
40A	3-#8-#10G, 3/4" C
60A	3-#6-#10G, 3/4" C
80A	3-#4-#8G, 3/4" C
100A	3-#3-#8G, 1" C
125A	3-#1-#8G, 1-1/2" C
200A	3-#4-#4G, 2" C
225A	3-#4-#4G, 2" C
BRANCH FEEDERS - 4 WIRE (COPPER)	
60A	4-#6-#10G, 1" C
100A	4-#3-#8G, 1-1/4" C
125A	4-#1-#8G, 1-1/2" C
150A	4-#1-#8G, 1-1/2" C
175A	4-#2-#6G, 2" C
200A	4-#4-#4G, 2-1/2" C
250A	4-#250kcmil-#4G, 2-1/2" C
400A	4-#500kcmil-#3G, 3-1/2" C
600A	(2)4-#500kcmil-#1G, 3" C
800A	(2)4-#600kcmil-1 1/2G, 4" C
1200A	(4)4-#350kcmil-3 1/2G, 3" C

- ONE-LINE DIAGRAM GENERAL NOTES
- REFER TO WIRE SIZING CHART. COPPER OR ALUMINUM MAY BE UTILIZED AT CONTRACTORS DISCRETION UNLESS OTHERWISE NOTED. COORDINATE ROUTING WITH TRADES ON SITE.
 - PROVIDE HAZARD LABELS PER CODE MEETING ANSI Z35.4.
 - ELECTRICAL CONTRACTOR SHALL PROVIDE ALL DISCONNECTS (HEAVY DUTY) AND FUSES UNLESS OTHERWISE NOTED. COORDINATE WITH MECHANICAL EQUIPMENT FOR EXACT FUSE SIZES.
 - ALL ELECTRIC MOTORS WILL BE FURNISHED AND INSTALLED BY OTHERS UNLESS OTHERWISE NOTED. ALL CONTROLS, STARTERS, ETC. USED TO CONTROL THESE MOTORS WILL BE PROVIDED BY ELECTRICAL CONTRACTOR, UNLESS OTHERWISE NOTED.
 - VERIFY COMPLIANCE WITH DRAWINGS FROM SERVICE ENTRANCE EQUIPMENT TO FEEDER CIRCUITS.
 - VERIFY HVAC MOTOR CIRCUIT PROTECTION AND TEST THERMAL OVERLOAD PROTECTION ON HVAC MOTORS.
 - MEASURE GROUND GRID RESISTANCE WITH EARTH GROUND TEST METER AND INSTALL ADDITIONAL GROUND RODS AND CONDUCTORS AS REQUIRED UNTIL RESISTANCE TO GROUND COMPLIES WITH CODE.



RESIDENTIAL 120/240V- 1Ø-3W, ONE-LINE DIAGRAM

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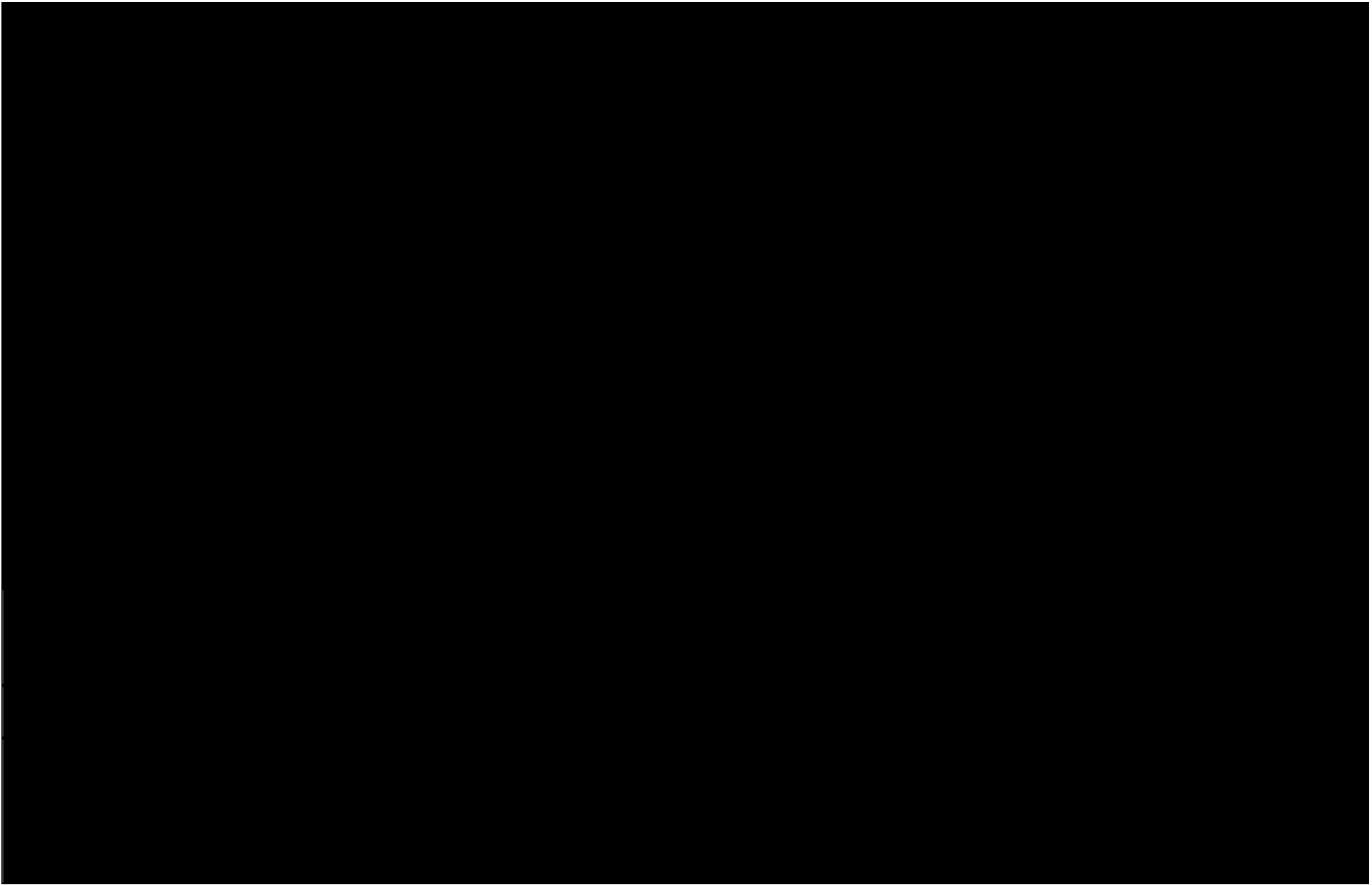
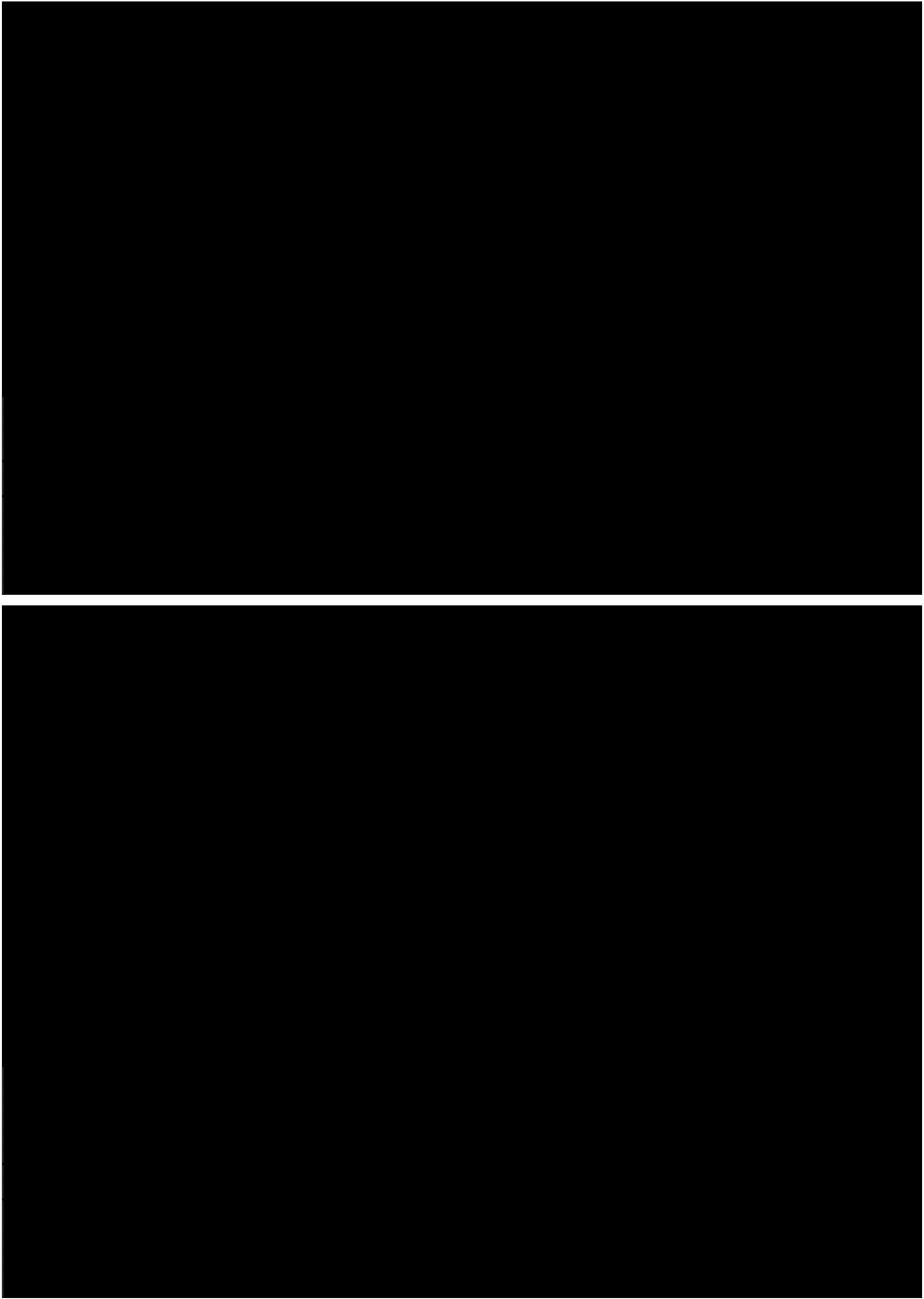
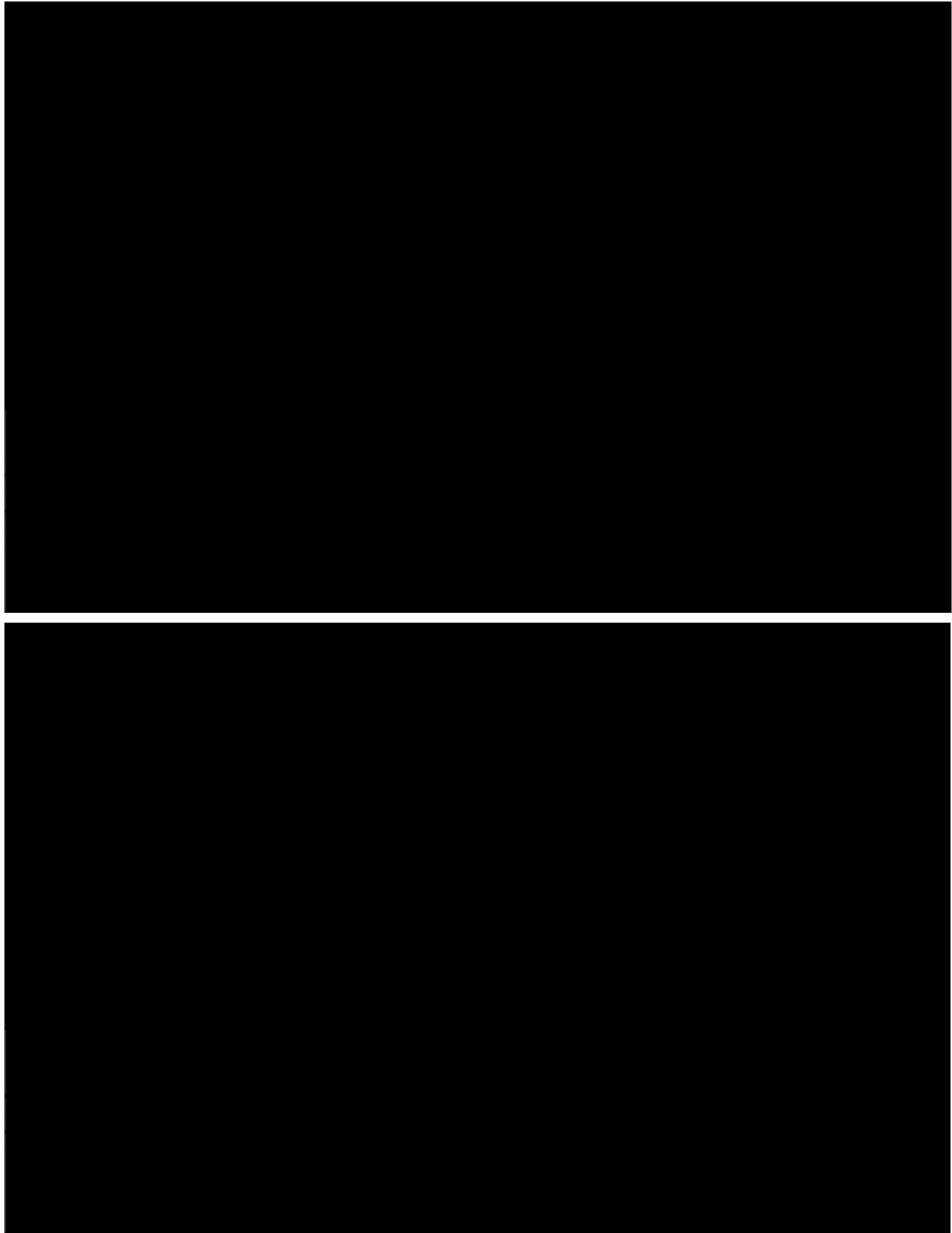
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**ONE-LINE
DIAGRAM**

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Issue Date:	January 9, 2024

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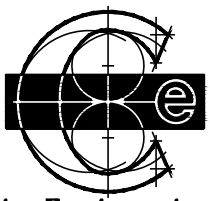
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PANELBOARD
SCHEDULES

Job No:	GR190610
Issue:	Review
Issue Date:	January 9, 2024

E3.00

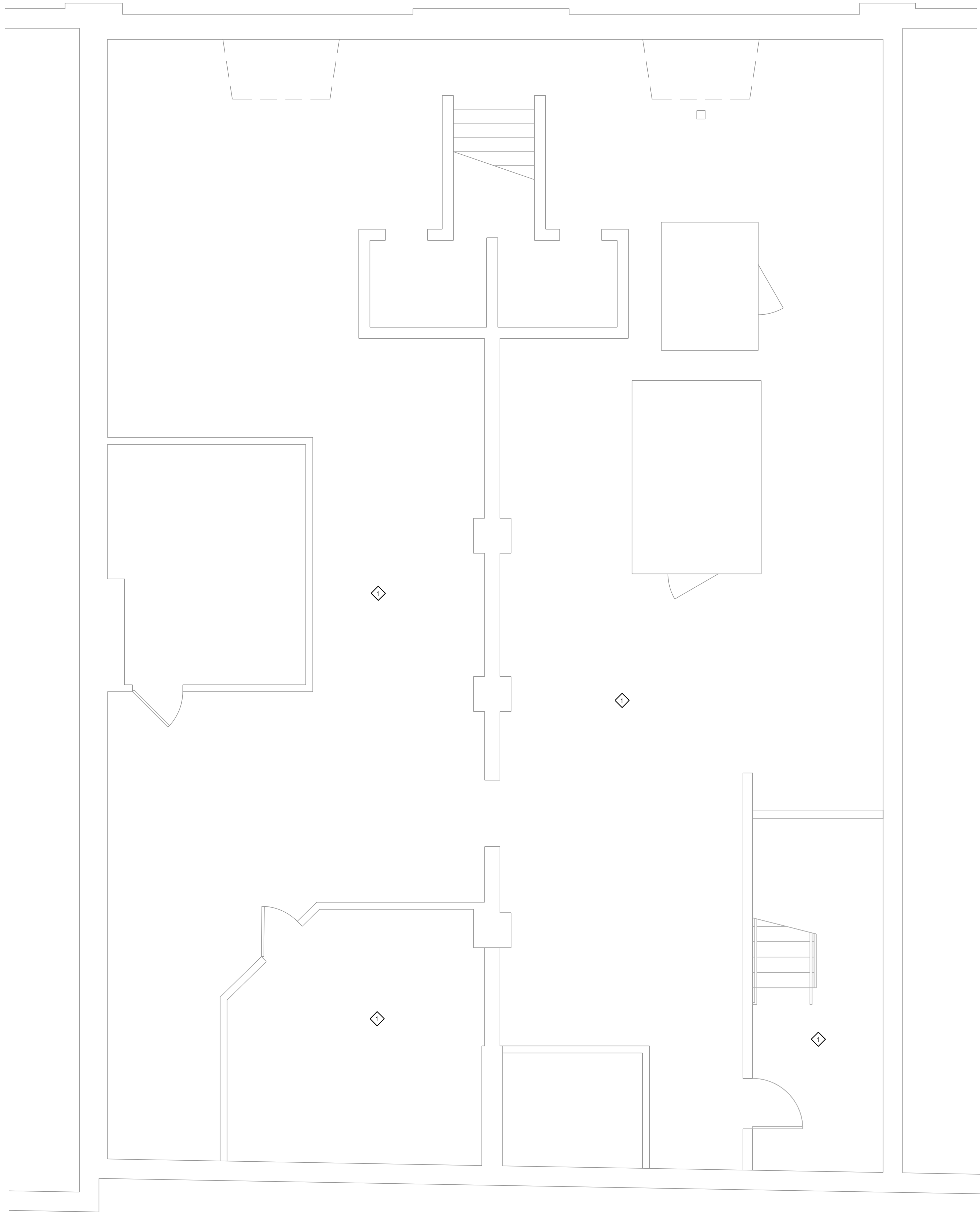


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100 Grandville Ave. S.E. Suite 400
Grand Rapids, Michigan 49506
Phone 616-161-8810 Fax 616-161-8814
Project # 2023247

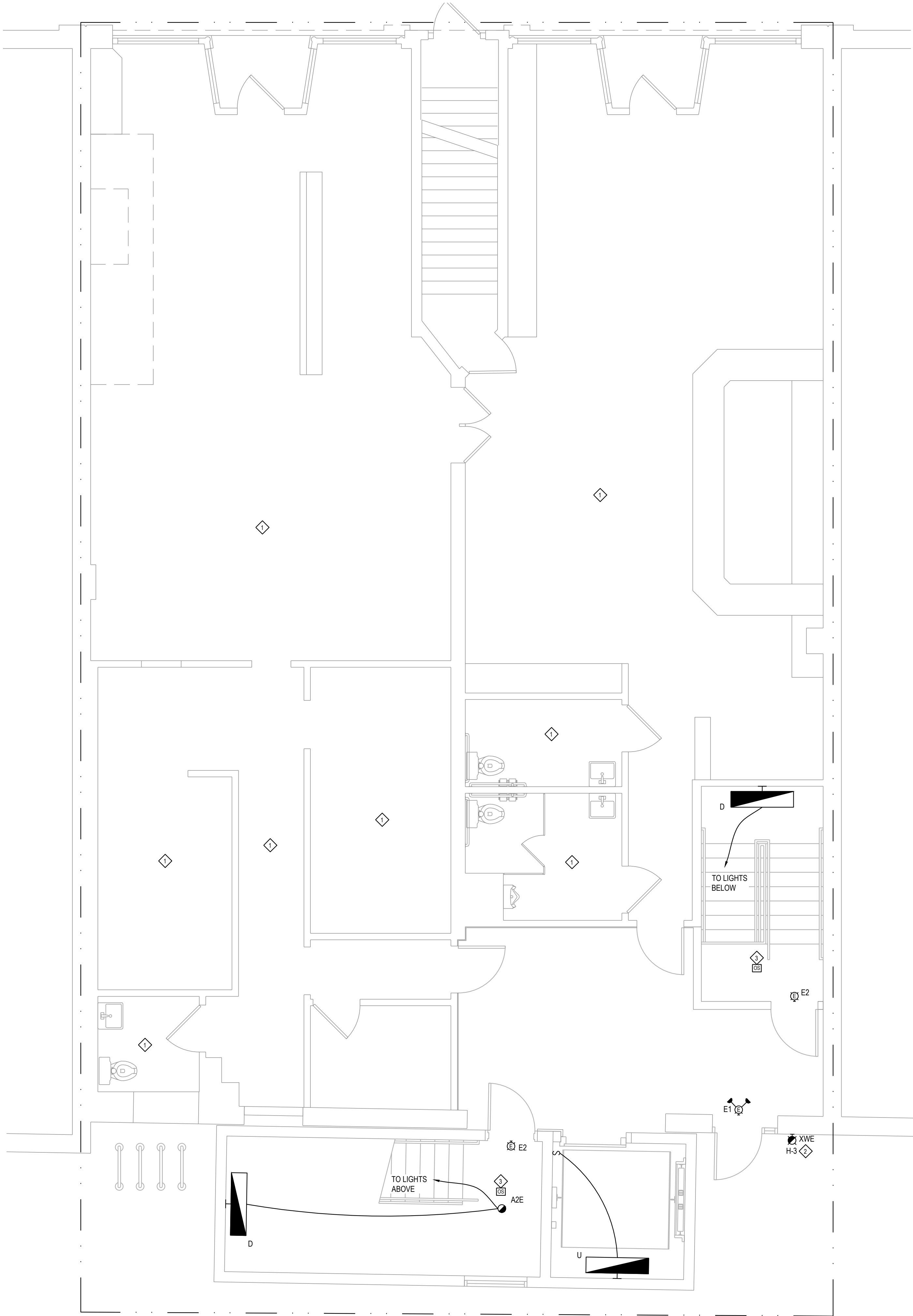
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Job No:	GR190610
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BASEMENT FLOOR PLAN - LIGHTING
SCALE: 1/4" = 1'-0"



1ST FLOOR PLAN - LIGHTING
SCALE: 1/4" = 1'-0"

- GENERAL LIGHTING NOTES:
- CONNECT EMERGENCY LIGHTING TO CIRCUIT FEEDING GENERAL LIGHTING IN THAT AREA.
 - EXIT SIGNS TO BE CONNECTED TO UNSWITCHED LIGHTING CIRCUIT OR EMERGENCY LIGHTING CIRCUIT FEEDING THAT AREA.
 - LIGHTING CONTROL SHALL COMPLY WITH 2015 MICHIGAN ENERGY CODE WHERE APPLICABLE.

- LIGHTING KEY NOTES:
- NO WORK IN THIS AREA.
 - CONTROL ALL EXTERIOR LIGHTS WITH PHOTOCELL.
 - LIGHTS IN STAIRS AND PUBLIC CORRIDORS TO BE CONTROLLED BY OCCUPANCY SENSORS. LIGHTS TO DIM TO 50% IF NOT OCCUPIED FOR 15 MINUTES.



East Michigan Avenue
O'Connor Development
Kalamazoo, Michigan

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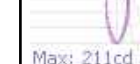
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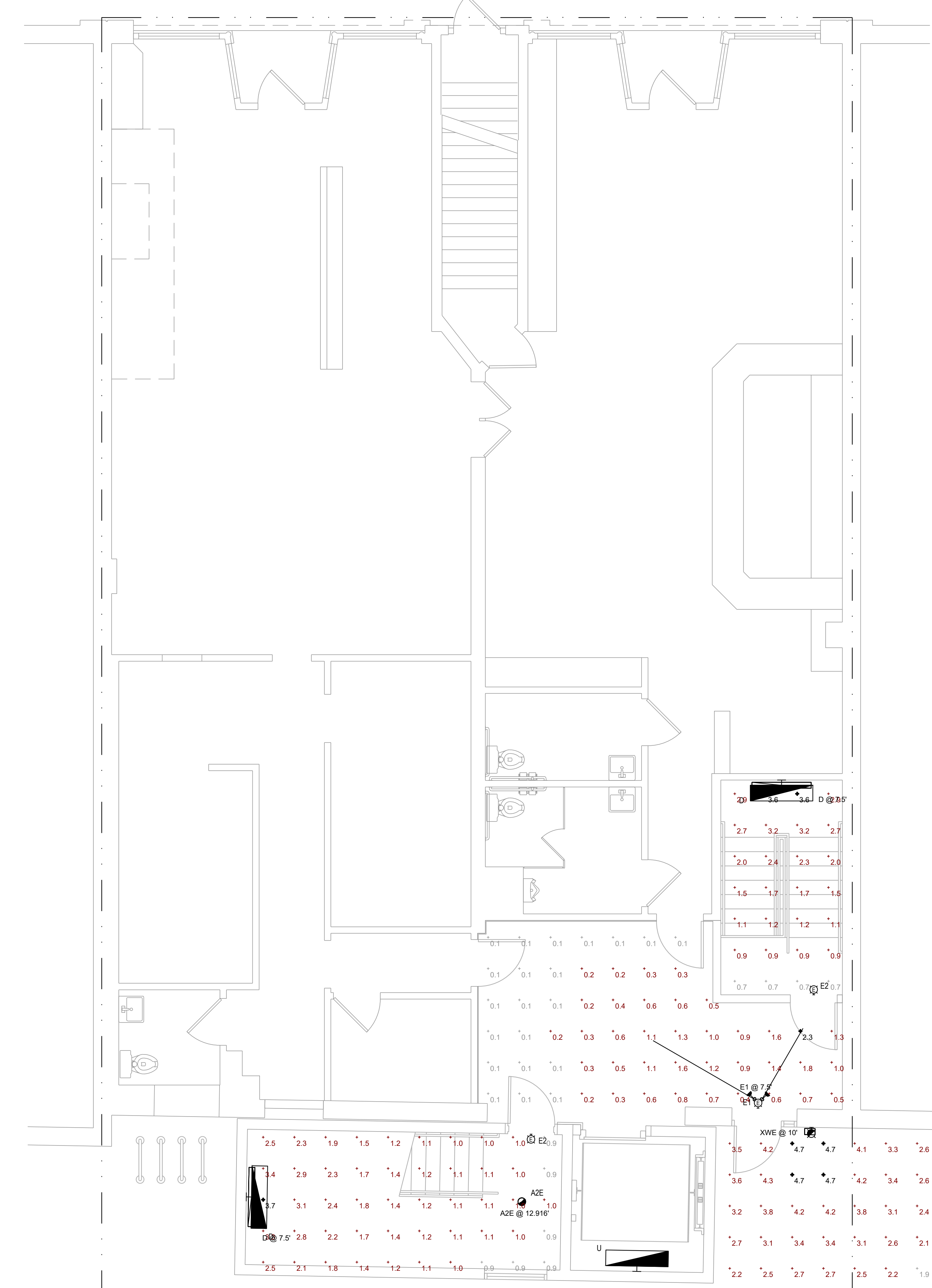
1ST FLOOR PLAN - PHOTOMETRICS

Job No:	GR190610
Issue:	Review
Issue Date:	January 9, 2024

EL1.0A

Schedule											Polar Plot
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Driver	
	A2E		AS SHOWN	Juno Lighting	JBETC 6IN TUVW 80CRI V6, 10W MB - 3000K	Juno SlimBasic 6in Tapered Smart LED Surface Mount Dim Light - 3000K	1	1112	0.19	14	 Main: 370cd
	D		AS SHOWN	Lithonia Lighting	WL4-40L LP300	WL4-40 4000 NOMINAL LUMENS 3000K	1	3027	0.16	30.40	 Main: 1100cd
	E1		AS SHOWN	Lithonia Lighting	LHQM LED	QUANTUM LED EMERGENCY COMBO (ONE HEAD-ONLY)	1	Absolute	1	1.5	 Main: 211cd
	XWE		AS SHOWN	Lithonia Lighting	WDGE2 LED P3 40K 80CRI VF	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	1	3132	0.29	22.50	 Main: 1652cd

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FIRST STAIRS SOUTH	+	3.36	4.71	1.96	2.51	1.71
FIRST STAIRS EAST	+	1.86	3.66	0.76	5.11	2.61
FOURTH STAIRS SOUTH	+	1.66	3.71	0.76	4.81	2.61
FOURTH STAIRS EAST	+	0.76	1.06	0.36	3.31	2.31
FOURTH STAIRS NORTH	+	1.86	3.66	0.76	5.11	2.61
FOURTH STAIRS SOUTH	+	1.26	3.66	0.36	12.01	4.01
SECOND CORRIDOR	+	0.76	1.06	0.26	5.01	3.61
SECOND STAIRS SOUTH	+	1.76	3.91	0.26	19.51	8.61
SECOND STAIRS SOUTH	+	1.26	3.66	0.36	12.01	4.01
THIRD STAIRS SOUTH	+	1.86	3.66	0.36	12.01	7.71
THIRD STAIRS NORTH	+	1.86	3.66	0.36	12.01	7.71
THIRD STAIRS SOUTH	+	1.26	3.66	0.36	12.01	4.01
FIRST ELEVATOR LOBBY	+	0.66	2.36	0.16	23.01	5.01



1ST FLOOR PLAN - PHOTOMETRICS

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

[illegible]

 COMMERCIAL OUTDOOR: One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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Control / Sensor Options

Motion/Ambient Sensor (PIR, PIRH, ...)

Motion/Ambient sensor (Sensor Switch MSG02) is integrated into the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimal sensor coverage by either selecting PIR or PIRH option. PIRH option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 6'-15", while PIRH is optimized for 15'-40" mounting height.

Networked Control (NLAIR2)

nLight® AIR is a wireless lighting control platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLARITY™) based configurability combine together make nLight® AIR secure, reliable and easy to use platform.

The figure contains three diagrams illustrating sensor coverage:

- PIR HIGH VIEW:** A top-down view showing a circular beam spread from a central point. The beam is divided into segments, with the outermost segment labeled '0.2' and the innermost '0.2'. The total width of the beam is indicated as 0.8. The mounting height is 15.0 ft.
- PIR SIDE VIEW:** A side-view diagram showing the beam spread from a central point. The beam is divided into segments, with the outermost segment labeled '0.2' and the innermost '0.2'. The total width of the beam is indicated as 0.8. The mounting height is 15.0 ft.
- PIRH TOP VIEW:** A top-down view showing a circular beam spread from a central point. The beam is divided into segments, with the outermost segment labeled '0.2' and the innermost '0.2'. The total width of the beam is indicated as 0.8. The mounting height is 15.0 ft.

Option	On-Link	High-end (non-PIR)	PIR Detection	PIR-High View	Beam Area Size	Beam View
PIR or PIRH	Median - 3 sec. Preheat - 45 sec.	Median - 3 sec. Preheat - 45 sec.	Median - 3 sec. Preheat - 45 sec.	Median - 3 sec. Preheat - 45 sec.	Median - 3 sec. Preheat - 45 sec.	Median - 3 sec. Preheat - 45 sec.
PIR-HIGH VIEW	Median - 3 sec. Preheat - 45 sec.	Median - 3 sec. Preheat - 45 sec.	Median - 3 sec. Preheat - 45 sec.	Median - 3 sec. Preheat - 45 sec.	Median - 3 sec. Preheat - 45 sec.	Median - 3 sec. Preheat - 45 sec.
NLAIR2 PIR, NLAIR2 PIRH (and other)	Median - 3 sec. Preheat - 45 sec.	Median - 3 sec. Preheat - 45 sec.	Median - 3 sec. Preheat - 45 sec.	Median - 3 sec. Preheat - 45 sec.	Median - 3 sec. Preheat - 45 sec.	Median - 3 sec. Preheat - 45 sec.

LITHONIA
LIGHTING

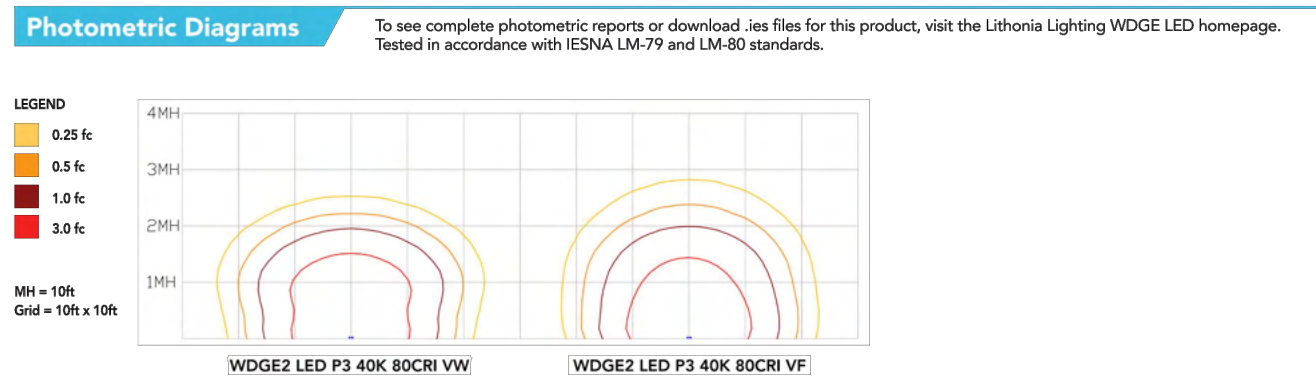
COMMERCIAL OUTDOOR

One Lithonia Way • Conley, Georgia 30121 • Phone: 1-800-775-SEER (2378) • sales@lithonia.com

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MSG02 100

Rev. 11/21/22

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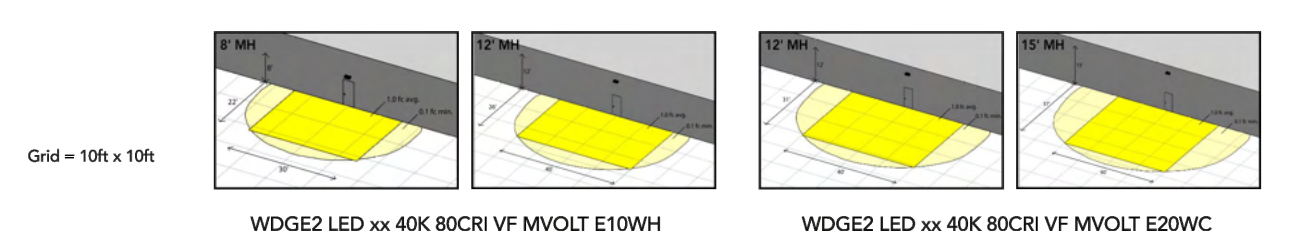
Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70/NEC — section 700.16, NFPA 101 Life Safety Code Section 7.9

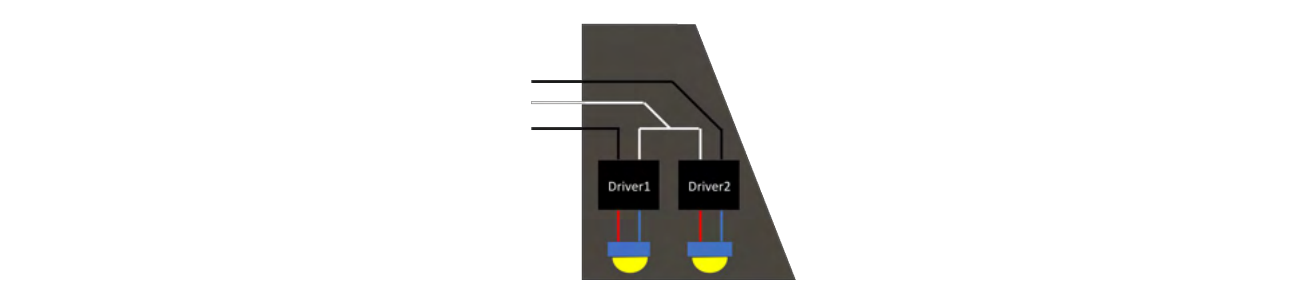
The examples below show illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E10WH or E20WC and VF distribution.



Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Mounting, Options & Accessories



FEATURES & SPECIFICATIONS

[illegible]

 **LITHONIA
LIGHTING** COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com WDG62 LED
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architecture
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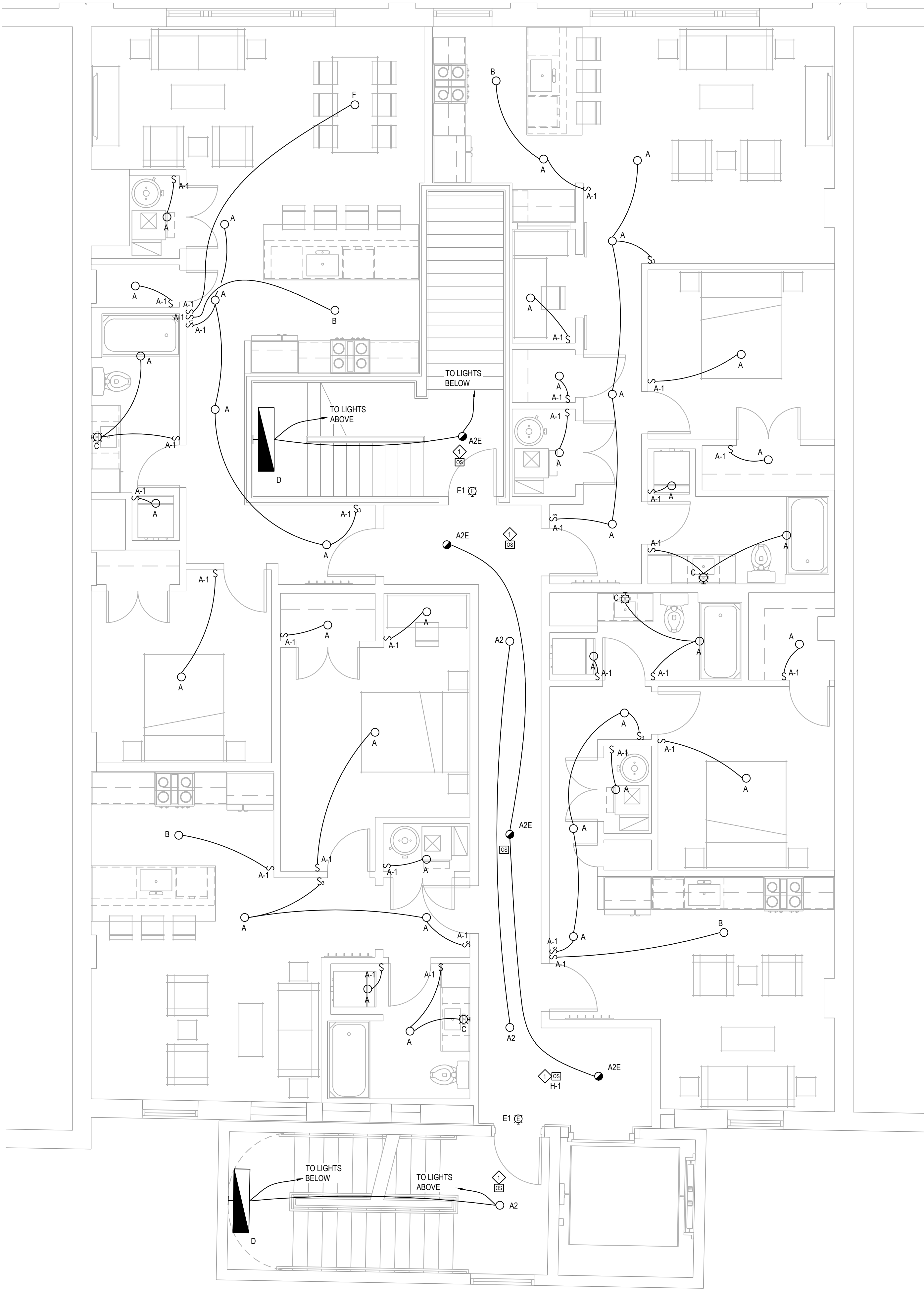
r2 design group, pllc
1679 lake drive se
grand rapids, mi 49506
616.819.9876
www.r2designgroup.com

1ST FLOOR PLAN
- LIGHTING

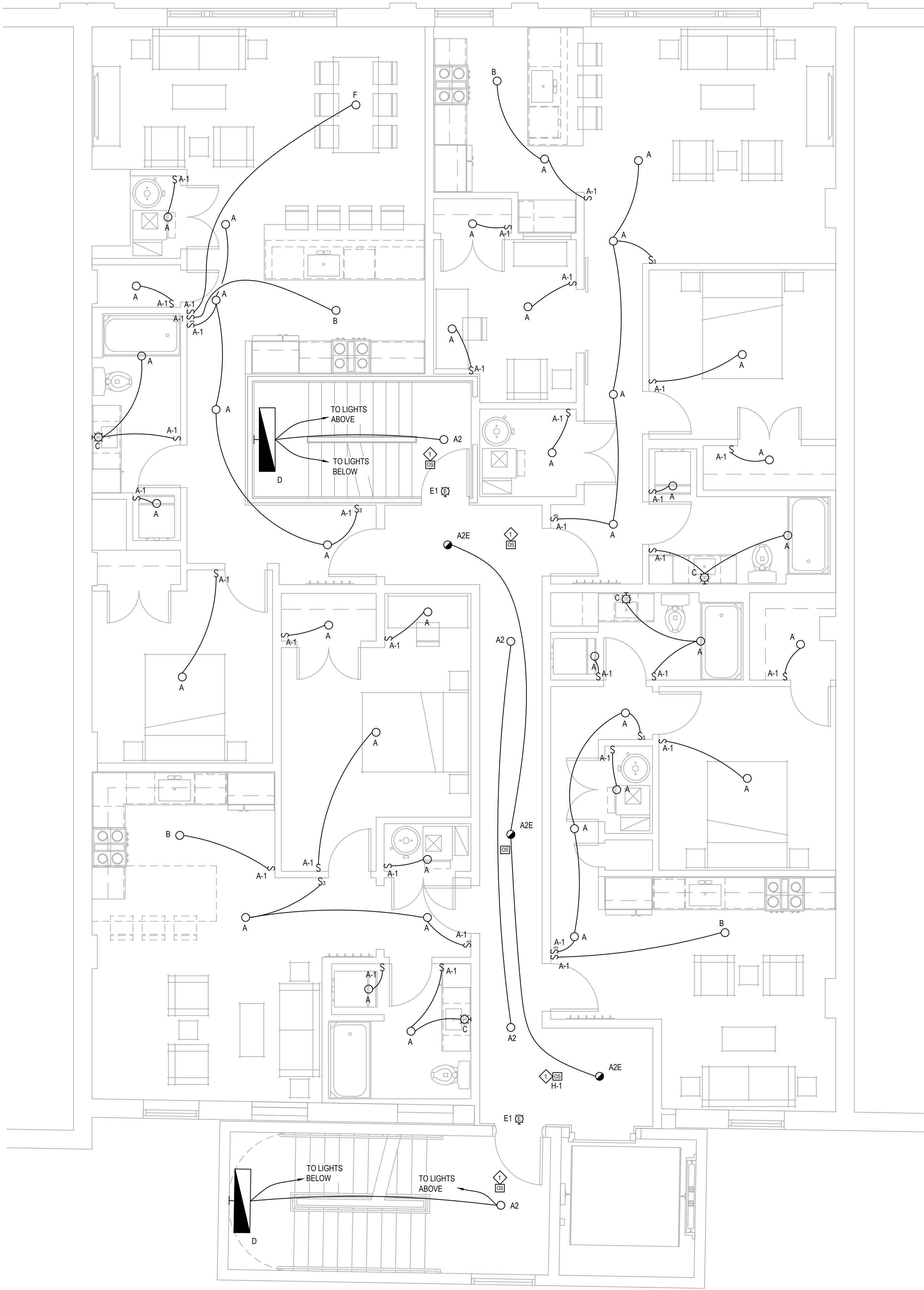
Job No:	GR190610
Issue:	Review
Issue Date:	January 9, 2024

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2ND FLOOR PLAN - LIGHTING
SCALE: 1/4" = 1'-0"



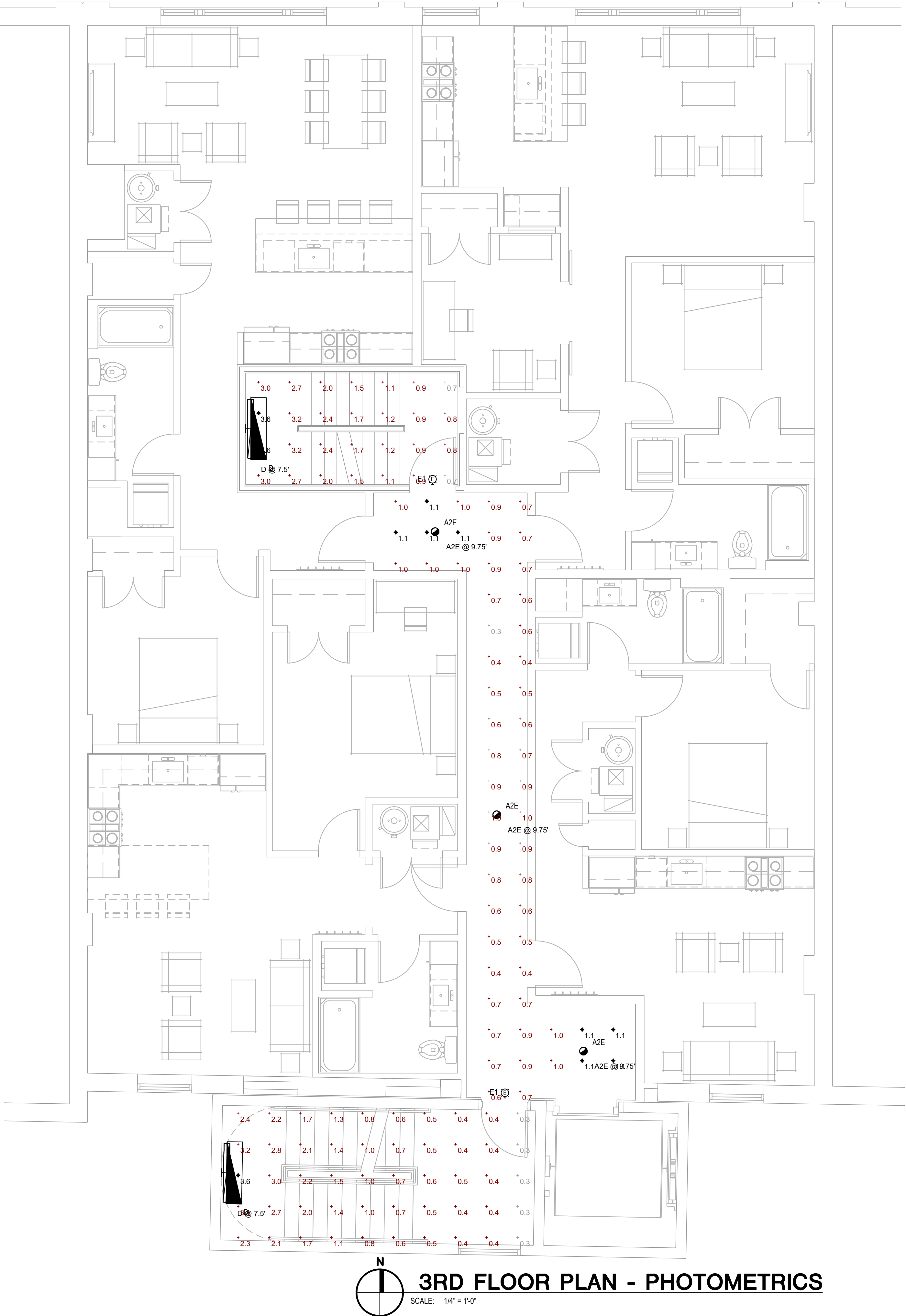
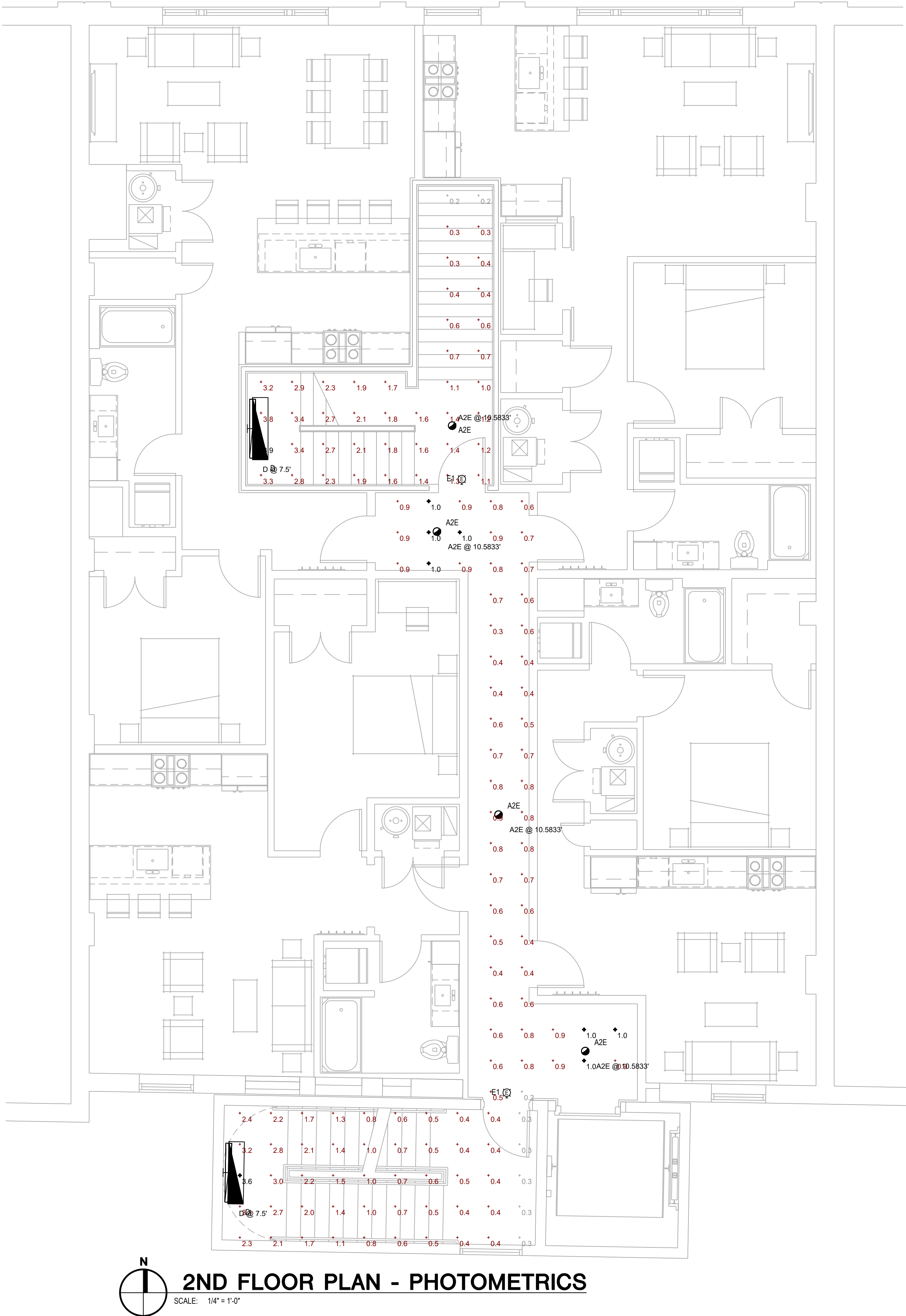
3RD FLOOR PLAN - LIGHTING
SCALE: 1/4" = 1'-0"

- GENERAL LIGHTING NOTES:
- CONNECT EMERGENCY LIGHTING TO CIRCUIT FEEDING GENERAL LIGHTING IN THAT AREA.
 - EXIT SIGNS TO BE CONNECTED TO UNSWITCHED LIGHTING CIRCUIT OR EMERGENCY LIGHTING CIRCUIT FEEDING THAT AREA.
 - LIGHTING CONTROL SHALL COMPLY WITH 2015 MICHIGAN ENERGY CODE WHERE APPLICABLE.

LIGHTING KEY NOTES:
LIGHTS IN STAIRS AND PUBLIC CORRIDORS TO BE CONTROLLED BY OCCUPANCY SENSORS. LIGHTS TO DIM TO 50% IF NOT OCCUPIED FOR 15 MINUTES.

Schedule										
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	A2E		AS SHOWN	Juno Lighting	JBSTC 6IN TUNN 80CRI WL 1W 1W - 3000K	Juno SlimBasics 6IN Tapered Street LED Surface Mount Dim Light - 3000K	1	1112	0.19	14
	D		AS SHOWN	Lithonia Lighting	WL4 40L LPB30	WL4 40 4000 NOMINAL LUMENS 3000K	1	3827	0.16	39.48
	E1		AS SHOWN	Lithonia Lighting	LHGM LED	QUANTUM LED EMERGENCY COMBO (ONE HEAD ONLY)	1	Absolute	1	1.5
	XWE		AS SHOWN	Lithonia Lighting	WDGE2 LED P3 40K 80CRI VF	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	1	3132	0.29	22.35

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
FIRST EXTERIOR	+	3.3%	4.7%	1.9%	2.8%	1.7%	
FIRST STAIRS EAST	+	1.8%	3.6%	0.7%	5.1%	2.6%	
FIRST STAIRS SOUTH	+	1.6%	3.7%	0.9%	4.1%	1.6%	
FOURTH CORRIDOR	+	0.7%	1.0%	0.3%	3.3%	2.3%	
FOURTH STAIRS NORTH	+	1.8%	3.6%	0.7%	5.1%	2.6%	
FOURTH STAIRS SOUTH	+	1.3%	3.6%	0.3%	12.0%	4.0%	
SECOND CORRIDOR	+	0.7%	1.0%	0.2%	5.0%	3.5%	
SECOND STAIRS NORTH	+	1.1%	3.6%	0.2%	19.5%	8.5%	
SECOND STAIRS SOUTH	+	1.3%	3.6%	0.3%	12.0%	4.0%	
THIRD CORRIDOR	+	0.8%	1.1%	0.3%	3.7%	2.7%	
THIRD STAIRS NORTH	+	1.8%	3.6%	0.7%	5.1%	2.6%	
THIRD STAIRS SOUTH	+	1.3%	3.6%	0.3%	12.0%	4.0%	
FIRST ELEVATOR LOBBY	+	0.3%	2.3%	0.1%	23.0%	6.0%	



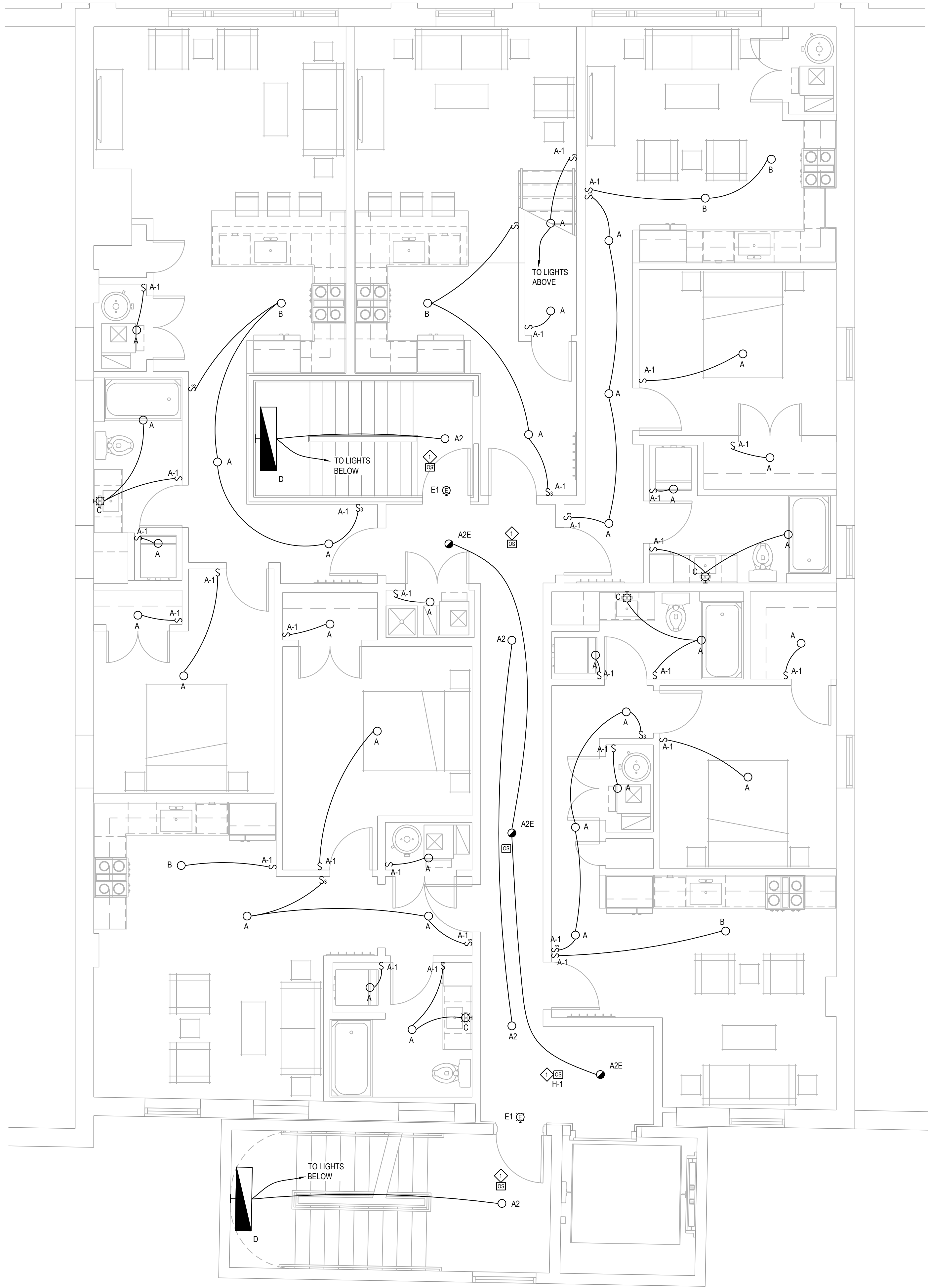
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Issue Date:	January 9, 2024

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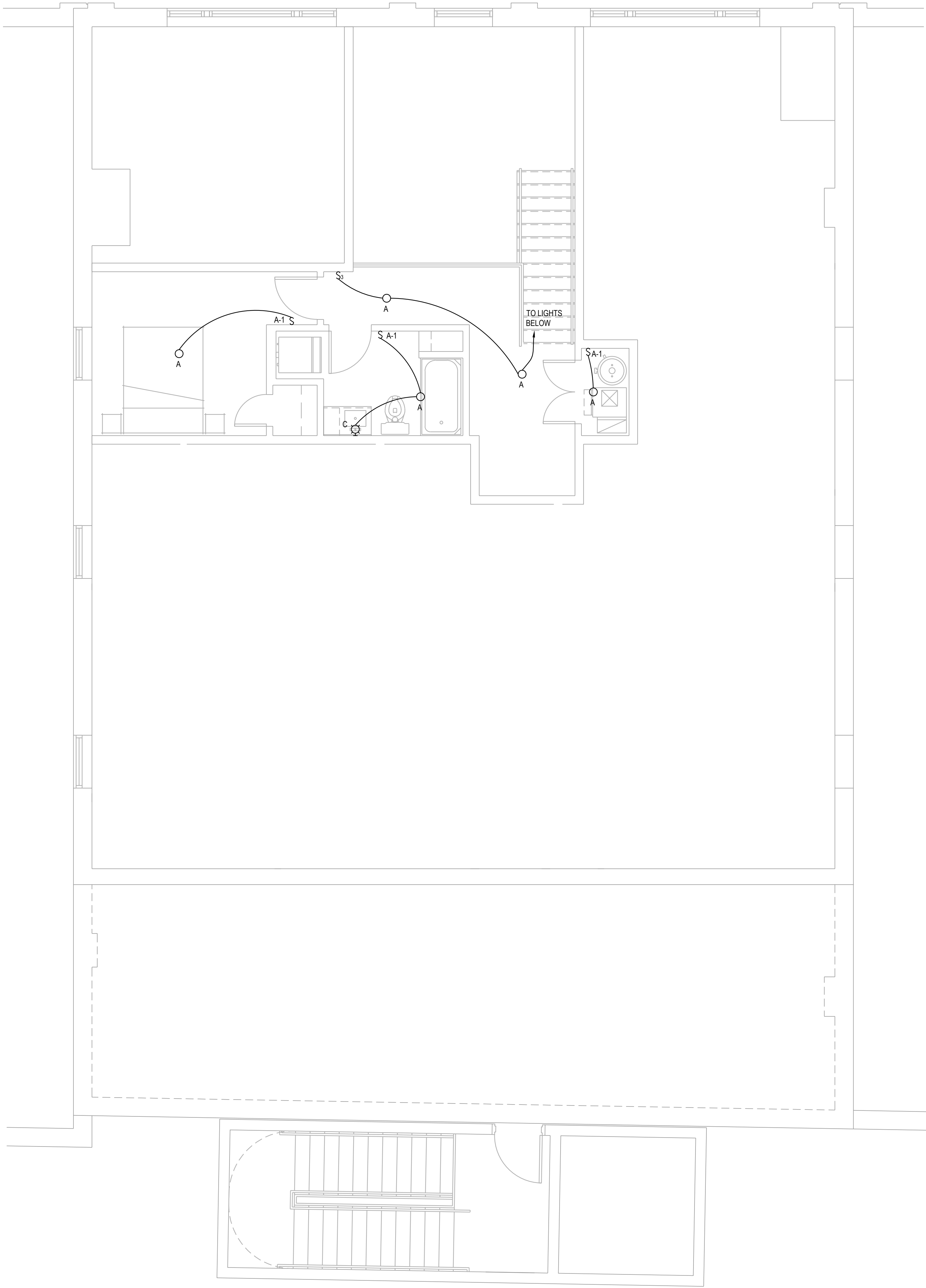
4TH FLOOR PLAN - LIGHTING
SCALE: 1/4" = 1'-0"

GENERAL LIGHTING NOTES:

1. CONNECT EMERGENCY LIGHTING TO CIRCUIT FEEDING GENERAL LIGHTING IN THAT AREA.
2. EXIT SIGNS TO BE CONNECTED TO UNSWITCHED LIGHTING CIRCUIT OR EMERGENCY LIGHTING CIRCUIT FEEDING THAT AREA.
3. LIGHTING CONTROL SHALL COMPLY WITH 2015 MICHIGAN ENERGY CODE WHERE APPLICABLE.

LIGHTING KEY NOTES:

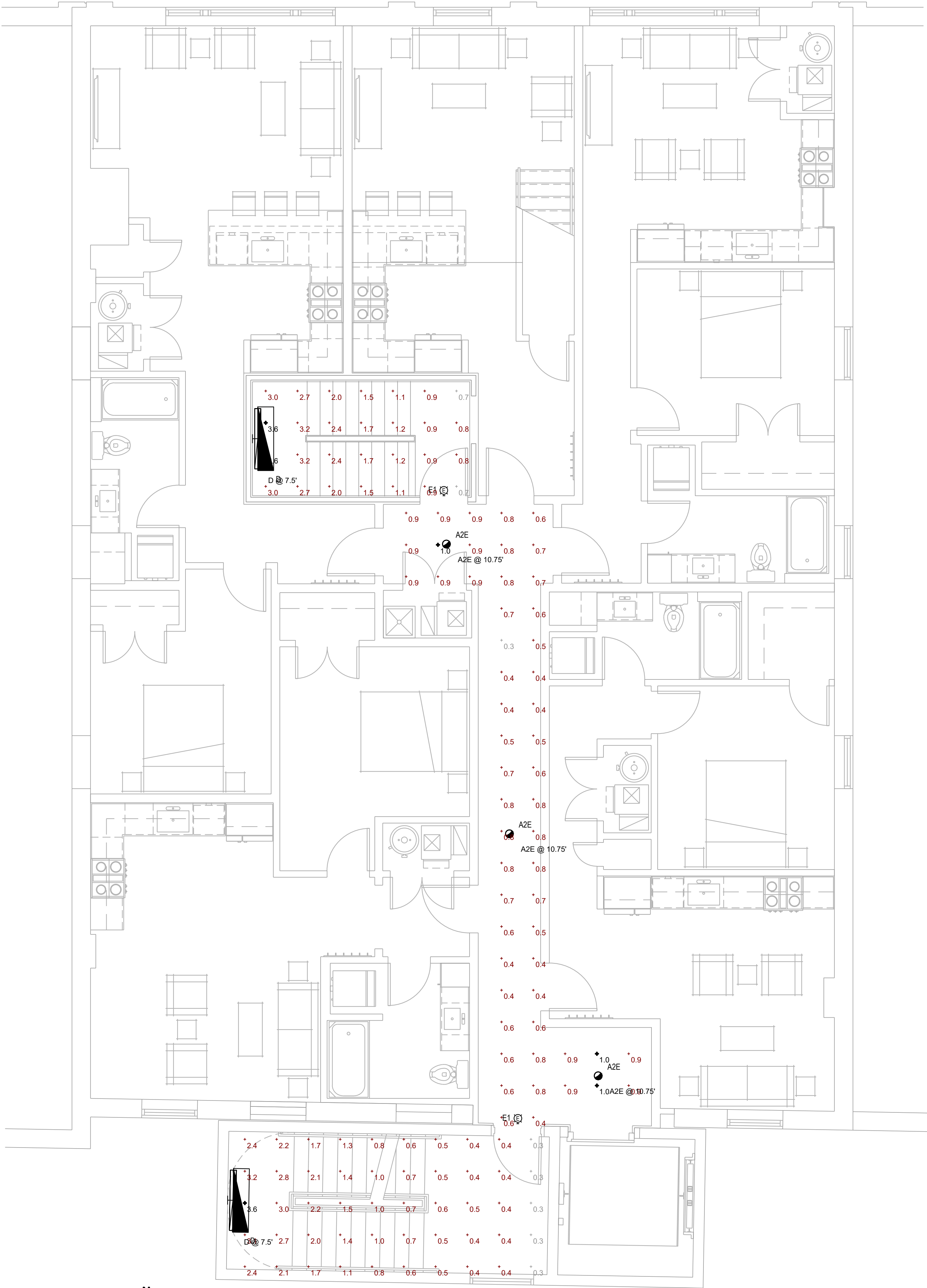
◊ LIGHTS IN STAIRS AND PUBLIC CORRIDORS TO BE CONTROLLED BY OCCUPANCY SENSORS. LIGHTS TO DIM TO 50% IF NOT OCCUPIED FOR 15 MINUTES.



4TH FLOOR LOFT PLAN - LIGHTING
SCALE: 1/4" = 1'-0"

Schedule										
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	A2E		AS SHOWN	Juno Lighting	JBTC 6IN TUNN 80CRI WL 10W Max - 3000K	Juno SlimBasics 6IN Tapered Street LED Surface Mount Dim Light - 3000K	1	1112	0.19	14
	D		AS SHOWN	Lithonia Lighting	WL4 40L LPB30	WL4 4ft 4000 NOMINAL LUMENS 3000K	1	3827	0.16	39.48
	E1		AS SHOWN	Lithonia Lighting	LHGM LED	QUANTUM LED EMERGENCY COMBO (ONE HEAD ONLY)	1	Absolute	1	1.5
	XWE		AS SHOWN	Lithonia Lighting	WDGE2 LED P3 40K 80CRI VF	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	1	3132	0.29	22.35

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FIRST EXTERIOR	+	3.3 ft	4.7 ft	1.9 ft	2.5:1	1.7:1
FIRST STAIRS EAST	+	1.8 ft	3.6 ft	0.7 ft	5.1:1	2.8:1
FIRST STAIRS SOUTH	+	1.6 ft	3.7 ft	0.9 ft	4.1:1	1.8:1
FOURTH CORRIDOR	+	0.7 ft	1.0 ft	0.3 ft	3:1	2.3:1
FOURTH STAIRS NORTH	+	1.8 ft	3.6 ft	0.7 ft	5.1:1	2.8:1
FOURTH STAIRS SOUTH	+	1.3 ft	3.6 ft	0.3 ft	12:1	4:1
SECOND CORRIDOR	+	0.7 ft	1.0 ft	0.2 ft	5:1	3.5:1
SECOND STAIRS NORTH	+	1.1 ft	3.6 ft	0.2 ft	18:1	6.5:1
SECOND STAIRS SOUTH	+	1.3 ft	3.6 ft	0.3 ft	12:1	4:1
THIRD CORRIDOR	+	0.8 ft	1.1 ft	0.3 ft	3.7:1	2.7:1
THIRD STAIRS NORTH	+	1.8 ft	3.6 ft	0.7 ft	5.1:1	2.8:1
THIRD STAIRS SOUTH	+	1.3 ft	3.6 ft	0.3 ft	12:1	4:1
FIRST ELEVATOR LOBBY	+	0.3 ft	2.3 ft	0.1 ft	23:1	6:1



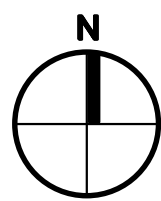
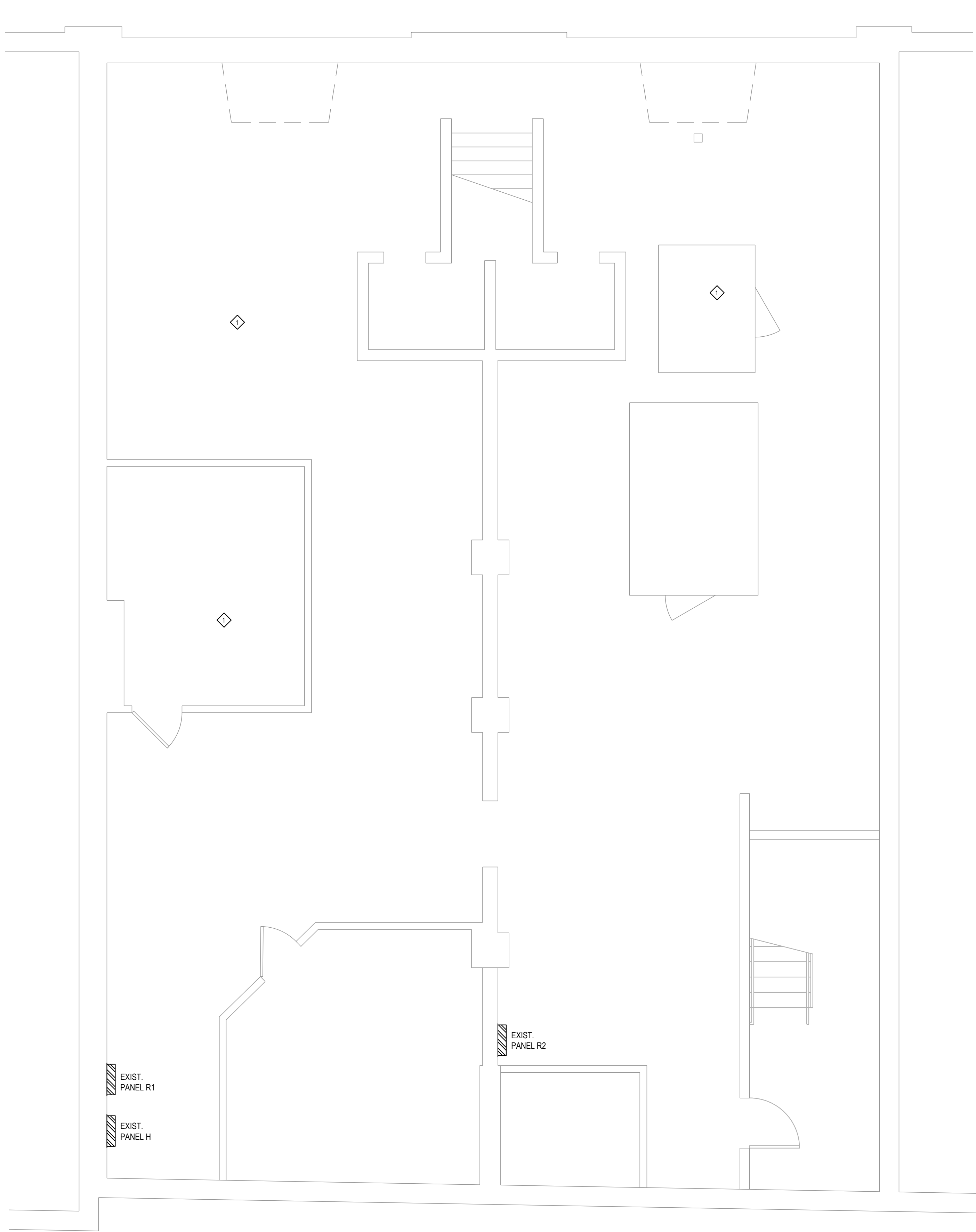
4TH FLOOR PLAN - PHOTOMETRICS
SCALE: 1/4" = 1'-0"

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Issue:	Review
Issue Date:	January 9, 2024



BASEMENT FLOOR PLAN - POWER

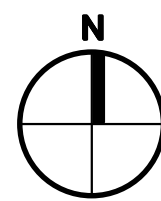
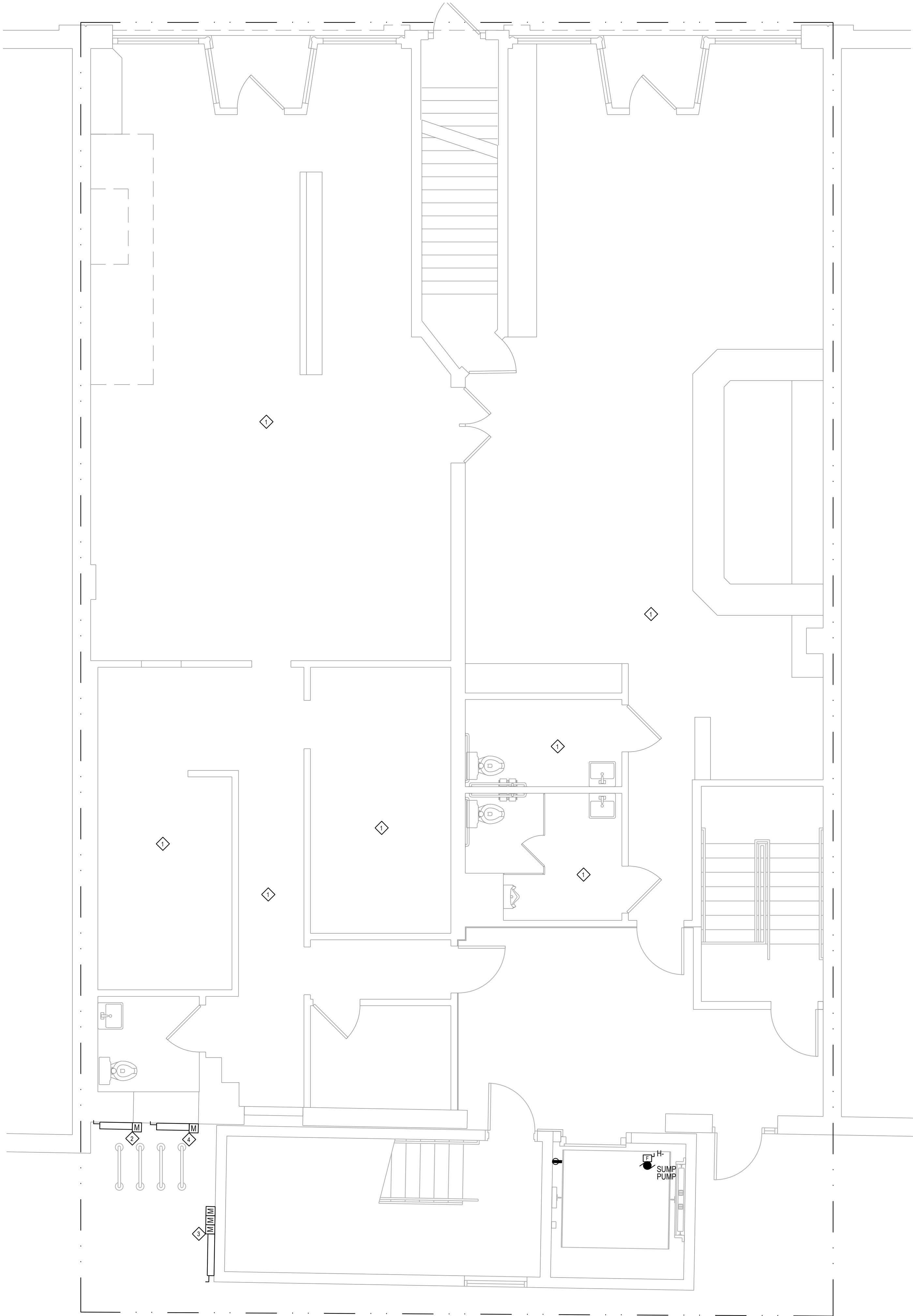
SCALE: 1/4" = 1'-0"

GENERAL POWER NOTES:

1. MOUNT PANELS, TRANSFORMERS, AND DISCONNECT SWITCHES WITH ADEQUATE CLEARANCES IN ACCORDANCE WITH NEC 2017.

POWER KEYNOTES:

- ◇ NO WORK IN THIS AREA.
- ◇ 400A 600V 3 PHASE SERVICE RATED DISCONNECT AND METER.
- ◇ NEW 1000A 120/240V 1 PHASE DISCONNECT AND METER STACK FOR APARTMENTS. REFER TO DRAWING E2.00 FOR COUNTS OF DISCONNECTS AND METER STACK ORGANIZATION.
- ◇ EXISTING 800A 120/240V 1 PHASE DISCONNECT AND METERS TO REMAIN AND BE UTILIZED FOR HOUSE PANEL AND 1ST FLOOR COMMERCIAL TENANTS.



1ST FLOOR PLAN - POWER

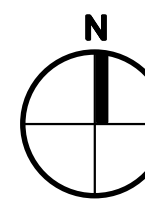
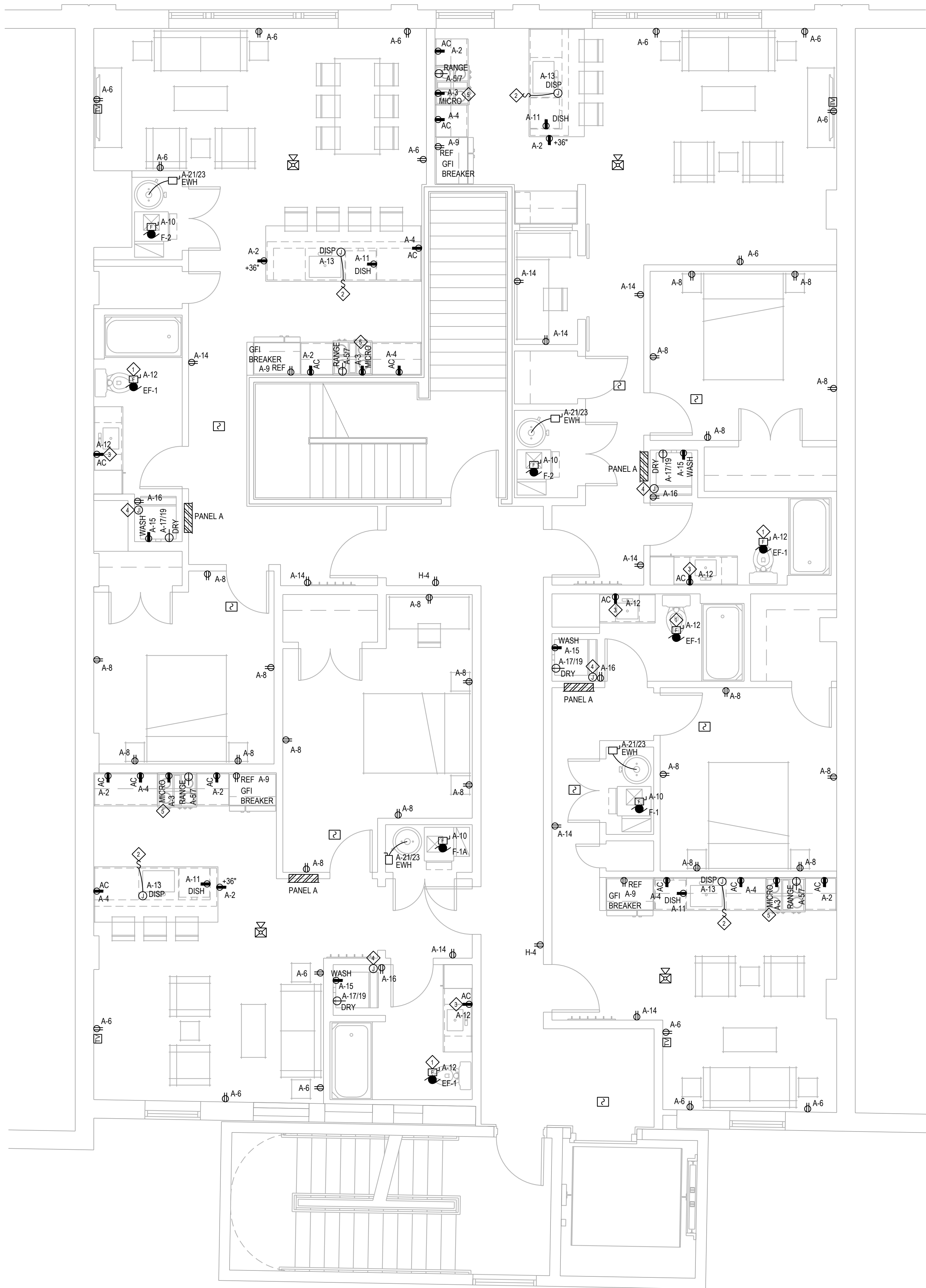
SCALE: 1/4" = 1'-0"

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Issue Date:	January 9, 2024



2ND FLOOR PLAN - POWER

SCALE: 1/4\" = 1'-0"

GENERAL POWER NOTES:

1. MOUNT PANELS, TRANSFORMERS, AND DISCONNECT SWITCHES WITH ADEQUATE CLEARANCES IN ACCORDANCE WITH NEC 2017.
2. E.C. TO REVIEW ARCHITECTURAL ELEVATIONS FOR KITCHEN EQUIPMENT. COORDINATE EXACT MOUNTING HEIGHT OF MICROWAVE RECEPTACLE.
3. E.C. TO PROVIDE ROUGH-IN FOR T-STAT IN THE LIVING AREA OF EACH UNIT COORDINATE WITH M.C.
4. PROVIDE COMBO CO2/SMOKE DEVICES IN LIVING ROOM PER BUILDING CODE. SMOKE DEVICES SHALL BE STAND ALONE HARDWIRED 120V WITH BATTERY BACKUP.
5. BACK TO BACK DEVICES ARE **NOT ALLOWED**. ELECTRICAL CONTRACTOR MUST STAGGER ALL DEVICES AS REQUIRED TO MAINTAIN A 6\"/>
6. REFER TO ARCHITECTURAL PLANS FOR LIST OF ACCESSIBLE UNITS. PANELS MOUNTING HEIGHT AT 48\"/>

7. ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, AND KITCHENS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED (AFCI) ARC-FAULT CIRCUIT INTERRUPTER, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. ALL AFCI DEVICES SHALL BE READILY ACCESSIBLE. IN AREAS WHERE GFCI IS ALSO REQUIRED A COMBINATION DEVICE SHALL BE PROVIDED.
8. RECEPTACLES REQUIRING AFCI/GFCI THAT ARE NOT READILY ACCESSIBLE SHALL BE PROTECTED WITH GFCI BREAKERS.
9. FIRE ALARM, SECURITY AND ACCESS CONTROL DEVICES SHOWN FOR REFERENCE ONLY AND DO NOT REPRESENT COMPREHENSIVE SYSTEMS.
10. FIRE ALARM (FA) DEVICES, IF SHOWN, ARE DIAGRAMMATIC IN NATURE ONLY AND ARE INTENDED ONLY TO COMMUNICATE MAJOR SYSTEM COMPONENTS AND APPROXIMATE LOCATIONS. FULL FA DRAWINGS TO BE DELEGATED DESIGN AND SHALL INCLUDE ALL SYSTEM COMPONENTS, CALCULATIONS AND LOCATIONS.

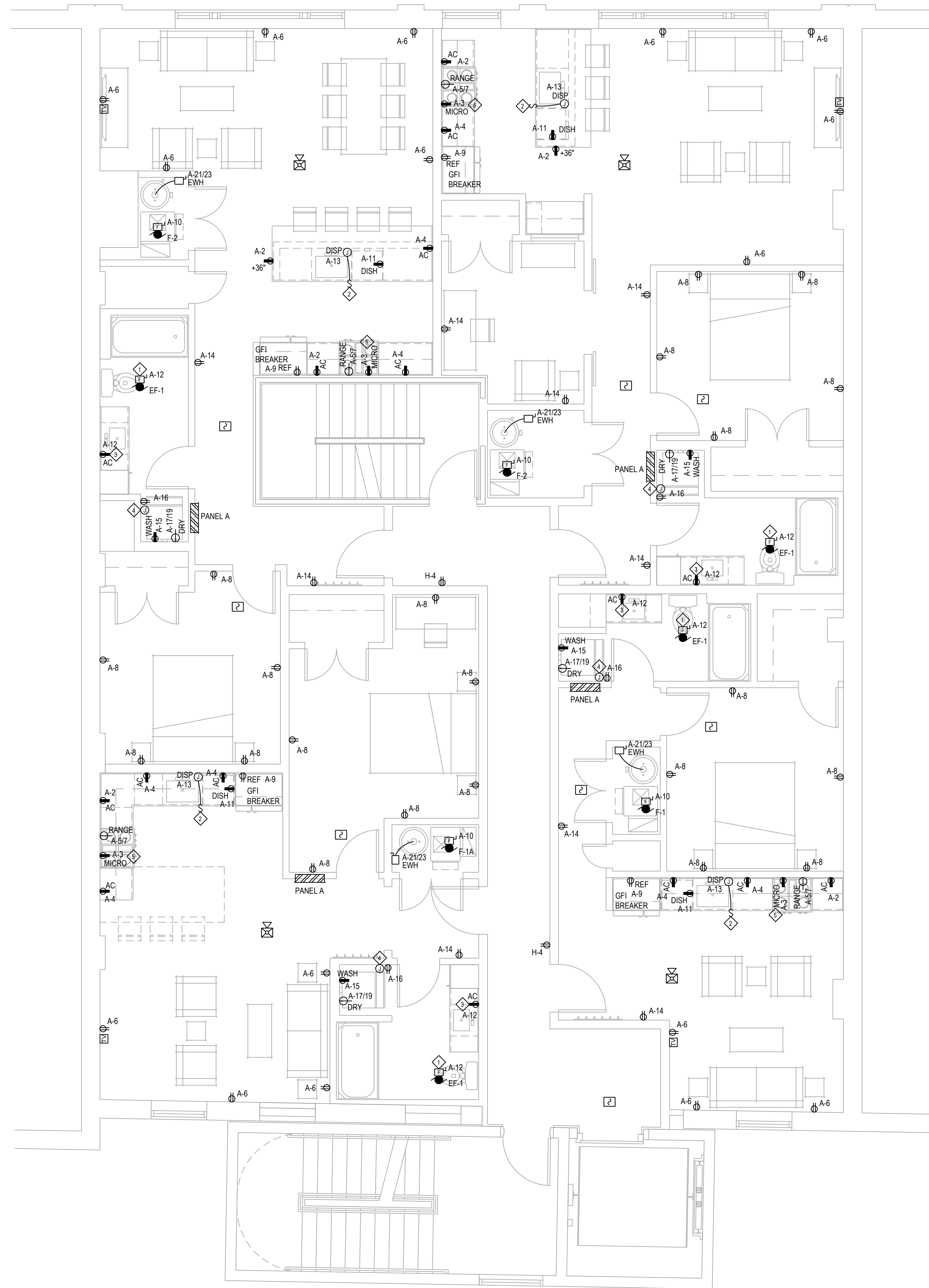
POWER KEY/NOTES:

- ◇ BATHROOM EXHAUST FAN TO BE CONTROLLED WITH WALL SWITCH AS SHOWN.
- ◇ GARBAGE DISPOSAL SWITCH TO BE MOUNTED IN FACE OF COUNTER.
- ◇ BATHROOM RECEPTACLE TO BE MOUNTED ABOVE THE COUNTERTOP.
- ◇ TELEPHONE/CATV TO ENTER FROM CORRIDOR INTO APARTMENT CLOSET/WASHER ROOM. MOUNT HIGH ON WALL IN CLOSET/WASHER ROOM. PROVIDE AND INSTALL J-BOX PER PROVIDER'S REQUIREMENTS. RECEPTACLE FED FROM CIRCUIT IN UNIT. COORDINATE CABLEING TO TV, DATA, TELEPHONE OUTLETS WITH PROVIDER. MOUNT AT 80\"/>
- ◇ MICROWAVE TO BE MOUNTED ABOVE RANGE WITH INTEGRAL EXHAUST. U.O.N.



3RD FLOOR PLAN - POWER

SCALE: 1/4\" = 1'-0"



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4TH FLOOR PLAN - POWER
SCALE: 1/4" = 1'-0"

GENERAL POWER NOTES:

1. MOUNT PANELS, TRANSFORMERS, AND DISCONNECT SWITCHES WITH ADEQUATE CLEARANCES IN ACCORDANCE WITH NEC 2017.
2. E.C. TO REVIEW ARCHITECTURAL ELEVATIONS FOR KITCHEN EQUIPMENT. COORDINATE EXACT MOUNTING HEIGHT OF MICROWAVE RECEPTACLE.
3. E.C. TO PROVIDE ROUGH-IN FOR T-STAT IN THE LIVING AREA OF EACH UNIT COORDINATE WITH M.C.
4. PROVIDE COMBO CO/SMOKE DEVICES IN LIVING ROOM PER BUILDING CODE. SMOKE DEVICES SHALL BE STAND ALONE HARDWIRED 120V WITH BATTERY BACKUP.
5. BACK TO BACK DEVICES ARE **NOT ALLOWED**. ELECTRICAL CONTRACTOR MUST STAGGER ALL DEVICES AS REQUIRED TO MAINTAIN A 6" OFFSET BETWEEN ADJACENT ROOMS WHILE MAINTAINING RELATIVE POSITIONS AS SHOWN. NOTE: MAINTAINING A 6" OFFSET BETWEEN ELECTRICAL DEVICES WITH ADJACENT ROOMS SUPERSEDES DIMENSIONS. CONSULT ARCHITECT IF DISCREPANCIES.
6. REFER TO ARCHITECTURAL PLANS FOR LIST OF ACCESSIBLE UNITS. PANELS MOUNTING HEIGHT AT 48" AFF.

7. ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, AND KITCHENS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED (AFCI) ARC-FAULT CIRCUIT INTERRUPTER, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. ALL AFCI DEVICES SHALL BE READILY ACCESSIBLE. IN AREAS WHERE GFCI IS ALSO REQUIRED A COMBINATION DEVICE SHALL BE PROVIDED.
8. RECEPTACLES REQUIRING AFCI/GFCI THAT ARE NOT READILY ACCESSIBLE SHALL BE PROTECTED WITH GFCI BREAKERS.
9. FIRE ALARM, SECURITY AND ACCESS CONTROL DEVICES SHOWN FOR REFERENCE ONLY AND DO NOT REPRESENT COMPREHENSIVE SYSTEMS.
10. FIRE ALARM (FA) DEVICES, IF SHOWN, ARE DIAGRAMMATIC IN NATURE ONLY AND ARE INTENDED ONLY TO COMMUNICATE MAJOR SYSTEM COMPONENTS AND APPROXIMATE LOCATIONS. FULL FA DRAWINGS TO BE DELEGATED DESIGN AND SHALL INCLUDE ALL SYSTEM COMPONENTS, CALCULATIONS AND LOCATIONS.

POWER KEYNOTES:

- ◇ BATHROOM EXHAUST FAN TO BE CONTROLLED WITH WALL SWITCH AS SHOWN.
- ◇ GARBAGE DISPOSAL SWITCH TO BE MOUNTED IN FACE OF COUNTER.
- ◇ BATHROOM RECEPTACLE TO BE MOUNTED ABOVE THE COUNTERTOP.
- ◇ TELEPHONE/CATV TO ENTER FROM CORRIDOR INTO APARTMENT CLOSET/WASHER ROOM. MOUNT HIGH ON WALL IN CLOSET/WASHER ROOM. PROVIDE AND INSTALL J-BOX PER PROVIDER'S REQUIREMENTS. RECEPTACLE FED FROM CIRCUIT IN UNIT. COORDINATE CABLEING TO TV, DATA, TELEPHONE OUTLETS WITH PROVIDER. MOUNT AT 80" AFF.
- ◇ MICROWAVE TO BE MOUNTED ABOVE RANGE WITH INTEGRAL EXHAUST. U.O.N.

4TH FLOOR LOFT PLAN - POWER
SCALE: 1/4" = 1'-0"

From: [Matt O'Connor](#)
To: [Pena, Luis](#)
Cc: [Szymanski, Emily](#)
Subject: [External Email] Re: Historic District Commission Application - Incomplete
Date: Tuesday, February 13, 2024 2:16:20 PM

Luis,

Per our talk now, we will be replacing all the Windows as well.

Thanks, Matt.

On Tue, Feb 13, 2024 at 2:05 PM Matt O'Connor <matt.s.oconnor@gmail.com> wrote:

Luis,

Please see attached Drawings and Project Overview Letter.

I will send Photos in a separate email due to size.

Thanks!

Matt.

On Tue, Feb 13, 2024 at 1:27 PM Pena, Luis <penal@kalamazoocity.org> wrote:

Matt,

I received a Historic District Commission application for the project at 266 E Michigan Ave today. The application was incomplete, however.

Please provide the following information to me by the end of the day, or I cannot consider the application complete and the project will not be reviewed at the February meeting of the Historic District Commission:

- A description of the work to be done. Please be detailed in your description. Feel free to also submit drawings and reference them.
- An indication whether or not the building has working smoke detectors, or if it will by the time the project is completed.

Again, if I do not receive the above information by the end of the day I will consider the application to be incomplete and will not include it on the agenda for the 20 February meeting of the Historic District Commission.

Please let me know if you have any questions.

Best,

Luis Peña

Historic Preservation Coordinator

Community Planning and Economic Development

245 North Rose Street

Kalamazoo MI 49007

(I may occasionally be working from home with work calls forwarded to a cell phone.)

269-337-8804 desk phone

269-330-5557 cell phone

PenaL@kalamazoocity.org

Confidentiality: Think before you Print. The information contained in this electronic mail message and any attachments is intended only for the use of the individual or entity to which it is addressed and may contain legally privileged, confidential information or work product. If the reader of this message is not the intended recipient, you are hereby notified that any use, dissemination, distribution, or forwarding of the Email message is strictly prohibited. If you have received this message in error, please notify me by Email reply, and delete the original message from your system.

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Matt O'Connor
616-430-4296

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Matt O'Connor
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Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: 20 February 2024

SUBJECT: Historic Preservation Coordinator's Report

MHPN 2024

Please remember that the Michigan Historic Preservation Network's annual conference will be held in Kalamazoo next May. While not mandatory, attending the conference will be an opportunity to network with other preservationists.

Historic District Reviews

Review Type	Cost	Number of Reviews	Totals
Administrative, no permit	\$0	1	\$0
Administrative, permit	\$35	1	\$35
Hearing	\$85	4	\$340
		6	\$375

714 Village – Rear porch repairs and front porch roof repairs

1419 Oak – Gutters

817 Normal - Roof