



January 16, 2018

Planning Commission  
Genoa Township  
2911 Dorr Road  
Brighton, Michigan 48116

<b>Attention:</b>	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
<b>Subject:</b>	Family Farm and Home – Special Land Use and Site Plan Review #1
<b>Location:</b>	3685 East Grand River Avenue – north side of Grand River, west of S. Latson Road
<b>Zoning:</b>	RCD Regional Commercial District

Dear Commissioners:

At the Township’s request, we have reviewed the submittal from Family Farm and Home for special land use (application dated 1/30/18) and site plan (plans dated 1/30/18) review and approval.

We have reviewed the proposal in accordance with the applicable provisions of the Genoa Township Zoning Ordinance.

**A. Summary**

1. In our opinion, the special land use standards of Section 19.03 are generally met; however, the use conditions of Section 7.02.02(d) must be met and any comments provided by the Township Engineer or Fire Department must be addressed.
2. The applicant must provide the following information to demonstrate full compliance with Section 7.02.02(d):
  - a. The lot area for the subject site.
  - b. A description of the covering and containment for loosely packaged materials to be stored.
  - c. A clear depiction of the setbacks provided by the outdoor storage area.
  - d. The gross floor area of the unit to house the proposed business.
  - e. A truck turning movement plan.
  - f. Clarification on the height of the proposed screen fence.
  - g. A description of the activities intended for the staging area.
3. The applicant must provide an updated impervious surface lot coverage calculation for the site.
4. We request the applicant provide a color rendering or samples demonstrating that the repairs to and painting of the building will be consistent with the existing building.
5. The applicant must provide parking calculations to ensure that 19 spaces can be removed without impacting current requirements.
6. We suggest a cross-access easement be provided on the subject site allowing future connection with the development to the east.
7. The applicant must identify the size and type of plantings proposed.
8. Given the proposal to remove a trash compactor/enclosure, we request the applicant describe how refuse removal will be handled for the proposed business.
9. The Township may wish to request details of existing site lighting to ensure current standards are met.
10. The size of the wall sign depicted on Sheet A5.1 should be corrected to reflect Ordinance standards.
11. At such time as new signage is proposed, the applicant must obtain approval and a permit from the Township prior to installation.



*Aerial view of site and surroundings (looking north)*

## **B. Proposal/Process**

The project entails a new business within an existing multi-tenant commercial center (the space was formerly home to a TJ Maxx store), as well as outdoor display, sales and storage. Table 7.02 lists outdoor commercial display, sales or storage as a special land use in the RCD. Such uses are also subject to the use conditions of Section 7.02.02(d).

Procedurally, the Planning Commission is to review the special land use, site plan and impact assessment and provide a recommendation on each to the Township Board (following a public hearing). The Township Board has the final review/approval authority.

## **C. Special Land Use Review**

Section 19.03 of the Zoning Ordinance identifies the review criteria for Special Land Use applications as follows:

- 1. Master Plan.** The Township Master Plan identifies the subject site, as well as the adjacent properties along Grand River, as Regional Commercial. This category is intended for “higher intensity commercial uses that serve the comparison shopping needs of the entire community and the regional market.”

The description does not mention anything with respect to outdoor display, sales or storage, though it is worth noting that the large commercial store to the east has a similar accessory outdoor element.

- 2. Compatibility.** The area is developed with a variety of commercial uses. While outdoor uses do not appear to be overly prevalent in this area, the development adjacent to the east has a similar outdoor component (as noted above). Provided the use conditions for outdoor display, sales and storage are met, the proposal is generally expected to be compatible with the character of the area.
- 3. Public Facilities and Services.** As a developed site along the main commercial corridor through the Township, we anticipate necessary public facilities and services are in place; however, the Commission should consider any comments provided by the Township Engineer and Brighton Area Fire Department.

4. **Impacts.** The use conditions of Section 7.02.02(d) are intended to limit on- or off-site impacts of outdoor display, sales and storage. Provided those standards are met, the proposal should not adversely impact adjacent or surrounding properties and/or uses.
5. **Mitigation.** If additional concerns arise as part of the review process, the Township may require efforts to mitigate potential adverse impacts.

**D. Use Conditions**

Commercial outdoor display, sales or storage uses are subject to the following use conditions of Section 7.02.02(d):

**1. Minimum lot area shall be one (1) acre.**

While it is apparent that this standard is met, the submittal does not identify a lot area for the subject property. The applicant must provide this information.

**2. Any stockpiles of soils, fertilizer or similar loosely packaged materials shall be sufficiently covered or contained to prevent dust or blowing of materials.**

Paragraph (h) of the Impact Assessment identifies several such materials, but does not address covering or containment. The applicant must provide this information.

**3. All outdoor storage areas shall be paved with a permanent, durable and dustless surface and shall be graded and drained to dispose stormwater without negatively impact adjacent property. The Township Board, following a recommendation of the Planning Commission and the Township Engineer, may approve a gravel surface for all or part of the display or storage area for low intensity activities, upon a finding that neighboring properties and the environment will not be negatively impacted.**

The site plan identifies a concrete pad for the entire outdoor storage area. This standard is met.

**4. No outdoor storage shall be permitted in any required yard (setback) of buildings for the district in which the outdoor display, sales or storage use is located. Any approved outdoor sales or display within a parking lot shall meet the required parking lot setback; provided the Planning Commission may require additional landscaping screening or ornamental fencing.**

Section 7.03 requires setbacks of 50 (rear) and 20 feet (side). Provided the lines depicted on Sheet SP1.0 are the actual property lines, the proposed storage area provides setbacks of approximately 64 feet (east) and 54 feet (south).

This standard is met; however, we request the applicant clearly identify the lines shown as property lines. Furthermore, we request the applicant provide dimensions from these lines, as the plan is drawn at an architectural scale while site plans are required to be drawn at an engineering scale.

**5. The site shall include a building of at least five hundred (500) feet of gross floor area for office use in conjunction with the use.**

While the standard is clearly met, we are unable to find the actual building square footage in the material submitted. The applicant must provide this information.

**6. All loading and truck maneuvering shall be accommodated on-site.**

The site has existing vehicular access from Grand River and no changes are proposed. The plans show a new overhead door and loading area on the east side of the building facing south; however, there is no indication as to what size vehicles may be using this area, nor what their travel path will look like.

As such, we request the applicant provide a truck turning movement plan to ensure such vehicles can adequately maneuver through the site.

**7. All outdoor storage area property lines adjacent to a residential district shall provide a buffer zone A as described in Section 12.02. A buffer zone B shall be provided on all other sides. The Planning Commission may approve a six (6) foot high screen wall or fence, or a four (4) foot high landscaped berm as an alternative.**

The areas of the site impacted are to the south and east of the proposed outdoor storage area. Neither side provides a full buffer zone B; however, the storage area is enclosed with a privacy fence. As noted under this criterion, the Planning Commission may allow the screen fence in lieu of a buffer zone B.

Additionally, the site plan (Sheet A5.1) notes an 8-foot tall fence, while the special land use application (response to item a) notes a 6-foot tall fence. The submittal must be corrected for consistency.

Lastly, we request the applicant describe the activities that will occur within the staging area adjacent to the outdoor storage area.

**8. The height of all material and equipment stored in an outdoor storage area shall not exceed the height of any landscape screening, wall or fence. Boats and recreational vehicles may exceed the height of the fence provided that they are setback from the fence a distance equal to their height. Storage of materials up to the height of the adjacent building wall may be permitted in the rear yard if it is illustrated on the site plan, the rear yard does not abut a residential district or face an expressway, and such storage is confined to within twenty (20) feet of the building.**

The special land use application states that “all stored items will not be stored higher than the screen provided.”

**E. Site Plan Review**

**1. Dimensional Requirements.** The only dimensional standards affected by the request are setbacks for the outdoor storage area (addressed above) and an increase in impervious surface lot coverage due to the removal of the landscaped area.

The RCD allows a maximum impervious surface ratio of 75%; however, the submittal does not provide an updated calculation. This information must be provided.

**2. Building Materials and Design.** The proposal includes repairs to and painting of the building. We request the applicant provide a color rendering or samples to demonstrate that this work will remain consistent with the existing building.

**3. Parking.** The proposal does not result in the need for additional parking spaces; however, the project will result in the loss of 19 spaces. The applicant must provide parking calculations for the subject site to ensure that these spaces can be removed without impacting current standards.

**4. Pedestrian and Vehicular Circulation.** The proposal does not entail any changes to the existing circulation pattern. However, we suggest the applicant be required to work with the adjacent property owner to the east in terms of providing shared/cross access.

More specifically, the adjacent development constructed a portion of a driveway connection within a cross-access easement; however, a cross-access easement has not yet been provided by the property owner for the subject site. We suggest this be provided as part of this project.

5. **Landscaping.** The submittal does not include a landscape plan, but does identify two new planters along the south side of the outdoor storage area. The type and size of plantings proposed is not indicated. This information must be provided.
6. **Waste Receptacle and Enclosure.** The site plan review application indicates that an existing trash compactor/enclosure will be removed as part of this project. Given this, we request the applicant describe how refuse removal will be handled for the proposed business.
7. **Exterior Lighting.** The submittal does not identify any changes to existing site lighting. The Township may wish to request additional details (such as fixture specifications and a photometric plan) to ensure that existing lighting is fully compliant with current standards (Section 12.03).
8. **Signs.** Sign details are not provided, although the building elevation drawing (Sheet A5.1) identifies an area for a new wall sign.

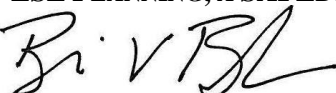
The applicant should be aware that the area depicted (approximately 208 SF) is much larger than that allowed by the Zoning Ordinance (100 SF). We request the applicant correct the drawing to avoid any future confusion.

When a new sign is desired for the business, the applicant will need to obtain approval and a permit from the Township prior to installation.

9. **Impact Assessment.** The submittal includes an Impact Assessment prepared by Ashmark Construction, LLC (not dated). In summary, the Assessment notes that the project is not anticipated to adversely impact natural features, public services/utilities, surrounding land uses or traffic.

Should you have any questions concerning this matter, please do not hesitate to contact our office. I can be reached by phone at (248) 586-0505, or via e-mail at [borden@lslplanning.com](mailto:borden@lslplanning.com).

Respectfully,  
**LSL PLANNING, A SAFE BUILT COMPANY**

  
Brian V. Borden, AICP  
Planning Manager



January 17, 2018

Ms. Kelly Van Marter  
Genoa Township  
2911 Dorr Road  
Brighton, MI 48116

**Re: Family Farm and Home Site Plan Review #1**

Dear Ms. Van Marter:

Tetra Tech conducted a site plan review of the Family Farm and Home proposed site located at 3685 East Grand River Avenue (Grand River Plaza Shopping Center) in Howell. The petitioner is proposing to modify an existing retail outlet to meet the retail needs of a Family Farm and Home store. The submission included site plans, dated January 3, 2018, the site plan review application, the special land use application, the impact assessment, and drainage letter. Our review comments are summarized below.

**SUMMARY**

1. Complete drainage calculations.
2. Site plan grading.
3. Lost parking due to staging area.
4. Connect to Meijer site to the east.

**SITE PLAN**

1. The proposed site plan includes converting a green space into paved storage area. The drainage letter, by Alpine Engineering, Inc., indicates the new paved area will drain to an existing storm catch basin in the drive aisle south of the building. The drainage letter confirms capacity of the local conveyance pipe for the additional flow, however, the existing detention pond volume capacity is not analyzed for this additional flow. Furthermore, it appears the building has a roof drain that discharges to the existing south yard. Due to the proposed storage area being paved, the flow from the roof drain will now be directly discharged to the existing storm sewer and should be included in the flow calculations.
2. In conjunction with the first comment, the proposed site plan indicates the area to be paved, but no existing nor proposed grades are identified ensuring the runoff will flow to the catch basin identified in the Alpine Engineering, Inc. letter. Existing and proposed grades should be added to the site plan.

**Tetra Tech**

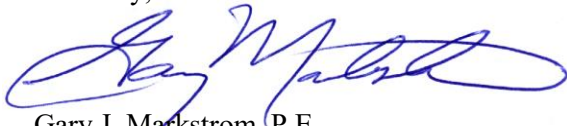
401 South Washington Square, Suite 100, Lansing, MI 48933  
Tel 517.316.3930 Fax 517.484.8140 [www.tetrattech.com](http://www.tetrattech.com)

**Ms. Kelly Van Marter**  
**Re: Family Farm and Home Site Plan Review #1**  
**January 17, 2018**  
**Page 2**

3. The applicant proposes using a parking row directly south of the outdoor storage area as a staging area. Verification of adequate parking without this row, as this area is no longer guaranteed parking, should be provided.
  
4. Construction of an axis road to the east shopping area has been partially completed. The drive construction, started at Township's request, was done to increase traffic to the Grand River Plaza Shopping Center from the retail outlets to the east. Due to previous use of the proposed retail location, the drive was never completed. The Township may wish, now that direct competition is no longer a concern, to advocate for the completion of this access drive. It would be beneficial to the applicant by providing easier customer access to the site.

The petitioner should revise and resubmit the site plan to address the above comments prior to approval. Please call if you have any questions.

Sincerely,



Gary J. Markstrom, P.E.  
Unit Vice President



Marguerite K. Davenport  
Project Engineer

copy: Martin Renel, Ashmark Construction



# BRIGHTON AREA FIRE AUTHORITY

615 W. Grand River Ave.  
Brighton, MI 48116  
o: 810-229-6640 f: 810-229-1619

January 16, 2018

Kelly VanMarter  
Genoa Township  
2911 Dorr Road  
Brighton, MI 48116

RE: Family Farm & Home  
3685 E. Grand River Avenue  
Howell, MI 48843

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on January 8, 2018 and the drawings are dated January 3, 2018. The project is for the redevelopment of an existing 28,151 square foot Mercantile use occupancy that will be changing occupant and renovating the structure to meet their needs. They are also proposing to redevelop a large greenbelt area and 19 parking spaces to be utilized as an outside storage and staging area.. The plan review is based on the requirements of the International Fire Code (IFC) 2018 edition.

1. The proposed outside storage area is shown to have a single gate at the front. This single gate is not compliant with egress requirements for the store. Exits #2 and #3 discharge into this enclosed area requiring additional egress from the area. This can be achieved by adding two dedicated egress gates equipped with approved panic hardware, signage and lighting in accordance with the IFC/MBC Chapter 10; or by adding a single egress gate equipped with approved panic hardware, signage and lighting in accordance with the IFC/MBC Chapter 10 and equipping the front gate with approved panic hardware, signage and lighting in accordance with the IFC/MBC Chapter 10.
2. The level of alteration to the sprinkler system will require the Fire Department Connection (FDC) to be relocated to the front of the building and the connection changed to meet current local standards. Additional work is required on the sprinkler system relating to the split of the riser with Big Lots.
3. The building address shall be a **minimum of 6"** high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation.  
**IFC 505.1**
4. The Knox Box shall be provided with new keys to the structure at commencement of construction.  
**IFC 506.2**

Additional comments will be given during the building plan review process (specific to the building plans and occupancy). The applicant is reminded that the fire authority must review the fire protection systems submittals (sprinkler & alarm) prior to permit issuance by the Building Department and that the authority will also review the building plans for life safety requirements in conjunction with the Building Department.





*January 16, 2018*

*Page 2*

*Family Farm & Home*

*3685 E. Grand River Avenue*

*Site Plan Review*

If you have any questions about the comments on this plan review please contact me at 810-229-6640.

Cordially,

A handwritten signature in black ink, appearing to read "R. Boisvert".

Rick Boisvert, CFPS  
Fire Marshal

January 24, 2018

Genoa Charter Township  
2911 Dorr Road  
Brighton, MI 48116

ATTN: Kelly VanMarter

RE: Family Farm & Home-Special Land Use and Site Plan Review #1  
Dear Kelly,

Please find our responses below to the LSL letter dated January 16, 2018.

## A. Summary

1. In our opinion, the special land use standards of Section 19.03 are generally met; however, the use conditions of Section 7.02.02(d) must be met and any comments provided by the Township Engineer or Fire Department must be addressed. **No response required**

2. The applicant must provide the following information to demonstrate full compliance with Section 7.02.02(d):

a. The lot area for the subject site. **See revised plans from Alpine Engineering**

b. A description of the covering and containment for loosely packaged materials to be stored. **Items are generally maintained in original manufacturing packaging material and maintained on pallets. No covering is anticipated as no covering is required due to original manufacturing packaging. All items are maintained in good order by team members.**

c. A clear depiction of the setbacks provided by the outdoor storage area. **See revised plans from Alpine Engineering**

d. The gross floor area of the unit to house the proposed business. **See revised plans from Metro Group Architects**

e. A truck turning movement plan. **See revised plans from Alpine Engineering**

f. Clarification on the height of the proposed screen fence. **See revised plans from Metro Group Architects**

g. A description of the activities intended for the staging area. **Staging area is used for the storage of bulk deliveries of prepackaged items maintained on pallets. Items include packaged wood pellets for pellet burning stoves, cedar shavings, bagged mulch and topsoil. These products are stored intending that they be available for convenient customer pick up including individual prepackaged goods and pallet load goods (on customer trailers).**

3. The applicant must provide an updated impervious surface lot coverage calculation for the site. **See revised plans from Alpine Engineering**

4. We request the applicant provide a color rendering or samples demonstrating that the repairs to and painting of the building will be consistent with the existing building. **No color renderings or samples required, we will be repairing building to match existing finishes**

5. The applicant must provide parking calculations to ensure that 19 spaces can be removed without impacting current requirements. **See revised plans from Alpine Engineering**

6. We suggest a cross-access easement be provided on the subject site allowing future connection with the development to the east. **The current Owner does not wish to provide shared/cross access with the adjacent property**

7. The applicant must identify the size and type of plantings proposed. **(2) 10 ft. arborvitae plantings are proposed in each landscaping area, total of (4) 10 ft. arborvitae.**

8. Given the proposal to remove a trash compactor/enclosure, we request the applicant describe how refuse removal will be handled for the proposed business. **See revised plans from Metro Group Architects**

9. The Township may wish to request details of existing site lighting to ensure current standards are met. **Existing site lighting to remain**

10. The size of the wall sign depicted on Sheet A5.1 should be corrected to reflect Ordinance standards. **See revised plans from Metro Group Architects**

11. At such time as new signage is proposed, the applicant must obtain approval and a permit from the Township prior to installation **The tenant, Family Farm & Home will file and obtain a permit for the sign prior to installation**

#### **D. Use Conditions**

Commercial outdoor display, sales or storage uses are subject to the following use conditions of Section 7.02.02(d):

##### **1. Minimum lot area shall be one (1) acre.**

While it is apparent that this standard is met, the submittal does not identify a lot area for the subject property. The applicant must provide this information. **See revised plans from Alpine Engineering**

##### **2. Any stockpiles of soils, fertilizer or similar loosely packaged materials shall be sufficiently covered or contained to prevent dust or blowing of materials. All materials in the outdoor storage area to be packaged, no loose materials will be stored in that area.**

Paragraph (h) of the Impact Assessment identifies several such materials, but does not address covering or containment. The applicant must provide this information.

##### **3. All outdoor storage areas shall be paved with a permanent, durable and dustless surface and shall be graded and drained to dispose stormwater without negatively impact adjacent property. The Township Board, following a recommendation of the Planning Commission and the Township Engineer, may approve a gravel surface for all or part of the display or storage area for low intensity activities, upon a finding that neighboring properties and the environment will not be negatively impacted.**

The site plan identifies a concrete pad for the entire outdoor storage area. This standard is met.

##### **4. No outdoor storage shall be permitted in any required yard (setback) of buildings for the district in which the outdoor display, sales or storage use is located. Any approved outdoor sales or display within a parking lot shall meet the required parking lot setback; provided the Planning Commission may require additional landscaping screening or ornamental fencing.**

Section 7.03 requires setbacks of 50 (rear) and 20 feet (side). Provided the lines depicted on Sheet SP1.0 are the actual property lines, the proposed storage area provides setbacks of approximately 64 feet (east) and 54 feet (south).

This standard is met; however, we request the applicant clearly identify the lines shown as property lines.

Furthermore, we request the applicant provide dimensions from these lines, as the plan is drawn at an architectural scale while site plans are required to be drawn at an engineering scale. **See revised plans from Alpine Engineering**

##### **5. The site shall include a building of at least five hundred (500) feet of gross floor area for office use in conjunction with the use.**

While the standard is clearly met, we are unable to find the actual building square footage in the material submitted. The applicant must provide this **See revised plans from Alpine Engineering**

##### **6. All loading and truck maneuvering shall be accommodated on-site.**

The site has existing vehicular access from Grand River and no changes are proposed. The plans show a new overhead door and loading area on the east side of the building facing south; however, there is no indication as to what size vehicles may be using this area, nor what their travel path will look like.

As such, we request the applicant provide a truck turning movement plan to ensure such vehicles can adequately maneuver through the site. **See revised plans from Alpine Engineering**

##### **7. All outdoor storage area property lines adjacent to a residential district shall provide a buffer zone A as described in Section 12.02. A buffer zone B shall be provided on all other sides. The Planning Commission may approve a six (6) foot high screen wall or fence, or a four (4) foot high landscaped berm as an alternative.**

The areas of the site impacted are to the south and east of the proposed outdoor storage area. Neither side provides a full buffer zone B; however, the storage area is enclosed with a privacy fence. As noted under this criterion, the Planning Commission may allow the screen fence in lieu of a buffer zone B.

Additionally, the site plan (Sheet A5.1) notes an 8-foot tall fence, while the special land use application (response to item a) notes a 6-foot tall fence. The submittal must be corrected for consistency.

Lastly, we request the applicant describe the activities that will occur within the staging area adjacent to the outdoor storage area. **See revised plans from Metro Group Architects**

**8. The height of all material and equipment stored in an outdoor storage area shall not exceed the height of any landscape screening, wall or fence. Boats and recreational vehicles may exceed the height of the fence provided that they are setback from the fence a distance equal to their height. Storage of materials up to the height of the adjacent building wall may be permitted in the rear yard if it is illustrated on the site plan, the rear yard does not abut a residential district or face an expressway, and such storage is confined to within twenty (20) feet of the building.**

The special land use application states that “all stored items will not be stored higher than the screen provided.” **Family Farm & Home does not plan to store materials above the fence line**

#### **E. Site Plan Review**

**1. Dimensional Requirements.** The only dimensional standards affected by the request are setbacks for the outdoor storage area (addressed above) and an increase in impervious surface lot coverage due to the removal of the landscaped area.

The RCD allows a maximum impervious surface ratio of 75%; however, the submittal does not provide an updated calculation. This information must be provided. **See revised plans from Alpine Engineering**

**2. Building Materials and Design.** The proposal includes repairs to and painting of the building. We request the applicant provide a color rendering or samples to demonstrate that this work will remain consistent with the existing building. **See revised plans from Metro Group Architects**

**3. Parking.** The proposal does not result in the need for additional parking spaces; however, the project will result in the loss of 19 spaces. The applicant must provide parking calculations for the subject site to ensure that these spaces can be removed without impacting current standards. **See revised plans from Alpine Engineering**

**4. Pedestrian and Vehicular Circulation.** The proposal does not entail any changes to the existing circulation pattern. However, we suggest the applicant be required to work with the adjacent property owner to the east in terms of providing shared/cross access.

More specifically, the adjacent development constructed a portion of a driveway connection within a cross-access easement; however, a cross-access easement has not yet been provided by the property owner for the subject site. We suggest this be provided as part of this project. **The current Owner does not wish to provide shared/cross access with the adjacent property**

**5. Landscaping.** The submittal does not include a landscape plan, but does identify two new planters along the south side of the outdoor storage area. The type and size of plantings proposed is not indicated. This information must be provided. **(2) 10 ft. arborvitae plantings are proposed in each landscaping area, total of (4) 10 ft. arborvitae**

**6. Waste Receptacle and Enclosure.** The site plan review application indicates that an existing trash compactor/enclosure will be removed as part of this project. Given this, we request the applicant describe how refuse removal will be handled for the proposed business. **See revised plans from Metro Group Architects**

**7. Exterior Lighting.** The submittal does not identify any changes to existing site lighting. The Township may wish to request additional details (such as fixture specifications and a photometric plan) to ensure that existing lighting is fully compliant with current standards (Section 12.03). **Existing site lighting to remain**

**8. Signs.** Sign details are not provided, although the building elevation drawing (Sheet A5.1) identifies an area for a new wall sign.

The applicant should be aware that the area depicted (approximately 208 SF) is much larger than that allowed by the Zoning Ordinance (100 SF). We request the applicant correct the drawing to avoid any future confusion. **See revised plans from Metro Group Architects**


When a new sign is desired for the business, the applicant will need to obtain approval and a permit from the Township prior to installation. **The tenant, Family Farm & Home will file and obtain a permit for the sign prior to installation**

**9. Impact Assessment.** The submittal includes an Impact Assessment prepared by Ashmark Construction, LLC (not dated). In summary, the Assessment notes that the project is not anticipated to adversely impact natural features, public services/utilities, surrounding land uses or traffic. **No action required**

Should you required any additional information please do not hesitate to contact me.

Sincerely,

**ASHMARK CONSTRUCTION, LLC**



Martin J. Renel  
Managing Member

January 24, 2018

Genoa Charter Township  
2911 Dorr Road  
Brighton, MI 48116

ATTN: Kelly VanMarter

RE: Family Farm & Home Site Plan Review #1  
Dear Kelly,

Please find our responses below to the TETRA TECH letter dated January 17, 2018.


## SITE PLAN

1. The proposed site plan includes converting a green space into paved storage area. The drainage letter, by Alpine Engineering, Inc., indicates the new paved area will drain to an existing storm catch basin in the drive aisle south of the building. The drainage letter confirms capacity of the local conveyance pipe for the additional flow, however, the existing detention pond volume capacity is not analyzed for this additional flow. Furthermore, it appears the building has a roof drain that discharges to the existing south yard. Due to the proposed storage area being paved, the flow from the roof drain will now be directly discharged to the existing storm sewer and should be included in the flow calculations. **We request that the Alpine Engineering drainage letter be acceptable to the Planning Commission and that no changes to the detention pond volumes be required.**
2. In conjunction with the first comment, the proposed site plan indicates the area to be paved, but no existing nor proposed grades are identified ensuring the runoff will flow to the catch basin identified in the Alpine Engineering, Inc. letter. Existing and proposed grades should be added to the site plan. **This item should not be required at this time since we are not changing grades.**
3. The applicant proposes using a parking row directly south of the outdoor storage area as a staging area. Verification of adequate parking without this row, as this area is no longer guaranteed parking, should be provided. **See revised plans from Alpine Engineering**
4. Construction of an axis road to the east shopping area has been partially completed. The drive construction, started at Township's request, was done to increase traffic to the Grand River Plaza Shopping Center from the retail outlets to the east. Due to previous use of the proposed retail location, the drive was never completed. The Township may wish, now that direct competition is no longer a concern, to advocate for the completion of this access drive. It would be beneficial to the applicant by providing easier customer access to the site. **The current Owner does not wish to provide shared/cross access with the adjacent property at this time**

Should you required any additional information please do not hesitate to contact me.

Sincerely,

**ASHMARK CONSTRUCTION, LLC**



Martin J. Renel  
Managing Member

# ASHMARK Construction, LLC

January 24, 2018

Genoa Charter Township  
2911 Dorr Road  
Brighton, MI 48116

ATTN: Kelly VanMarter

RE: Family Farm & Home  
Dear Kelly,


Please find our responses below to the Brighton Area Fire Authority letter dated January 16, 2018.

1. The proposed outside storage area is shown to have a single gate at the front. This single gate is not compliant with egress requirements for the store. Exits #2 and #3 discharge into this enclosed area requiring additional egress from the area. This can be achieved by adding two dedicated egress gates equipped with approved panic hardware, signage and lighting in accordance with the IFC/MBC Chapter 10; or by adding a single egress gate equipped with approved panic hardware, signage and lighting in accordance with the IFC/MBC Chapter 10 and equipping the front gate with approved panic hardware, signage and lighting in accordance with the IFC/MBC Chapter 10. **See revised plans by Metro Group Architects**
2. The level of alteration to the sprinkler system will require the Fire Department Connection (FDC) to be relocated to the front of the building and the connection changed to meet current local standards. Additional work is required on the sprinkler system relating to the split of the riser with Big Lots. **Per discussions with Rick Boisvert, a check valve will be added to the fire protection riser. FDC will not be required to be relocated due to the minor alterations to the fire protection system**
3. The building address shall be a minimum of 6" high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation. **Will comply with this request**
4. The Knox Box shall be provided with new keys to the structure at commencement of construction. **The existing Knox Box to remain**

Should you required any additional information please do not hesitate to contact me.

Sincerely,

ASHMARK CONSTRUCTION, LLC

  
Martin J. Renel  
Managing Member

5640 W. Maple, Suite 101 West Bloomfield, MI 48322-3717  
Phone: (248) 855-1575 Fax: (248) 538-5234  
martin@ashmark.com





# GENOA CHARTER TOWNSHIP

## Special Land Use Application

This application **must** be accompanied by a site plan review application and the associated submittal requirements. (The Zoning Official may allow a less detailed sketch plan for a change in use.)

APPLICANT NAME & ADDRESS: \_\_\_\_\_  
*Submit a letter of Authorization from Property Owner if application is signed by Acting Agent.*

APPLICANT PHONE: (\_\_\_\_) \_\_\_\_\_ EMAIL: \_\_\_\_\_

OWNER NAME & ADDRESS: \_\_\_\_\_

SITE ADDRESS: \_\_\_\_\_ PARCEL #(s): \_\_\_\_\_

OWNER PHONE: (\_\_\_\_) \_\_\_\_\_ EMAIL: \_\_\_\_\_

Location and brief description of site and surroundings:

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Proposed Use:

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Describe how your request meets the Zoning Ordinance General Review Standards (section 19.03):

a. Describe how the use will be compatible and in accordance with the goals, objectives, and policies of the Genoa Township Comprehensive Plan and subarea plans, and will promote the Statement of Purpose of the zoning district in which the use is proposed.

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b. Describe how the use will be designed, constructed, operated, and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity.

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c. How will the use be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, water and sewage facilities, refuse disposal and schools?

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d. Will the use involve any uses, activities, processes, or materials potentially detrimental to the natural environment, public health, safety, or welfare by reason of excessive production of traffic, noise, vibration, smoke, fumes, odors, glare, or other such nuisance? If so, how will the impacts be mitigated?

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e. Does the use have specific criteria as listed in the Zoning Ordinance (sections 3.03.02, 7.02.02, & 8.02.02)? If so, describe how the criteria are met.

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I HEREBY CERTIFY THAT ALL INFORMATION AND DATA ATTACHED TO AND MADE PART OF THIS APPLICATION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AGREE TO DESIGN, CONSTRUCT AND OPERATE, AND MAINTAIN THESE PREMISES AND THE BUILDINGS, STRUCTURES, AND FACILITIES WHICH ARE GOVERNED BY THIS PERMIT IN ACCORDANCE WITH THE STATED REQUIREMENTS OF THE GENOA TOWNSHIP ZONING ORDINANCE, AND SUCH ADDITIONAL LIMITS AND SAFEGUARDS AS MAY BE MADE A PART OF THIS PERMIT.

THE UNDERSIGNED \_\_\_\_\_ STATES THAT THEY ARE THE FREE OWNER OF THE PROPERTY OF PROPERTIES DESCRIBED ABOVE AND MAKES APPLICATION FOR THIS SPECIAL LAND USE PERMIT.

BY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

<p><b>Contact Information</b> - Review Letters and Correspondence shall be forwarded to the following:</p> <p>_____ of _____ at _____ Name Business Affiliation Email</p>
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<p align="center"><b>FEE EXCEEDANCE AGREEMENT</b></p> <p>As stated on the site plan review fee schedule, all site plans are allocated two (2) consultant reviews and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal to the Township Board. By signing below, applicant indicates agreement and full understanding of this policy.</p> <p>SIGNATURE: _____ DATE: _____</p> <p>PRINT NAME: _____ PHONE: _____</p>
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# PERMIT INFORMATION

The Department of Environmental Quality (DEQ) has prepared a list of key questions to help identify what departmental permits, licenses, or approvals of a permit-like nature may be needed for a project. By contacting the appropriate offices listed below, you will help reduce the possibility that your project or activity will be delayed due to the untimely discovery of additional permitting requirements later in the process. While this list covers the existence of permits and approvals required from the DEQ, it is not a comprehensive list of all legal responsibilities (i.e. planning requirements and chemical storage regulations may apply). A useful way to learn whether any other requirements will apply is to go through the Self Environmental Assessment in the Michigan Manufacturers Guide, online at: [http://www.michigan.gov/deq/0,1607,7-135-3310\\_4148-15820--,00.html](http://www.michigan.gov/deq/0,1607,7-135-3310_4148-15820--,00.html).

KEY QUESTIONS: (DEQ Permit and Licensing Guidebook Chapter)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	If “Yes,” refer to the DEQ Permit and Licensing Guidebook Section(s), the Web Page, or Call the Program:
<b>CONSTRUCTION PERMITS</b>			
<b>Permit to Install:</b> Does the project involve installation, construction, reconstruction, relocation, or alteration of any process equipment (including <b>air pollution control equipment</b> ) which has the potential to emit air contaminants? (Permit Guidebook Chapter <a href="#">5.1.3</a> )	Y <input type="checkbox"/>	N <input type="checkbox"/>	<a href="#">Web</a> , AQD, Permit Section, 517-373-7023
<b>Asbestos Notification:</b> Does the project involve renovating or demolishing all or portions of a building? (Notification is required for all renovations and demolitions, even if the structure never contained asbestos.)	Y <input type="checkbox"/>	N <input type="checkbox"/>	<a href="#">Web</a> , AQD Asbestos NESHAP Program 517-373-7064
<b>Soil Erosion and Sedimentation Control (SESC):</b> Does the project involve an earth change activity within 500 feet of a lake or stream, or will the project disturb an area greater than one acre in size? (Permit Guidebook Chapter <a href="#">5.3.5</a> )	Y <input type="checkbox"/>	N <input type="checkbox"/>	Contact Your Local SESC Agency: <a href="http://www.deq.state.mi.us/sesca/">http://www.deq.state.mi.us/sesca/</a> <a href="#">Web</a> , WB, SESC Program, 517-335-3178
Does the project involve <b>construction</b> which will disturb one or more acre that comes into contact with <b>storm water</b> that enters a storm sewer, drain, lake, stream, or other surface water? (Permit Guidebook Chapter <a href="#">5.2.1</a> )	Y <input type="checkbox"/>	N <input type="checkbox"/>	<a href="#">Web</a> , WB, Permits Section, 517-241-8993 or appropriate DEQ District Office
Does the project involve <b>construction</b> or alteration of any <b>sewage collection or treatment</b> facility? (Permit Guidebook Chapter <a href="#">5.3.1</a> )	Y <input type="checkbox"/>	N <input type="checkbox"/>	<a href="#">Web</a> , Appropriate District Office, WB, Part 41 Construction Permit Program
Does the project involve <b>construction</b> of a <b>community water supply</b> well or the extension of a water supply from an existing water system? (Permit Guidebook Chapter <a href="#">5.3.2</a> )	Y <input type="checkbox"/>	N <input type="checkbox"/>	<a href="#">Web</a> , Appropriate DEQ District Office, WB, Community Water Supply Program
Does the project involve <b>construction</b> of a <b>water supply well</b> (a private, irrigation, process, or public water well)?	Y <input type="checkbox"/>	N <input type="checkbox"/>	Contact a <a href="#">Registered Well Driller</a> , <a href="#">Web</a> , <a href="#">Local Health Department Contacts</a> , Non Community Water Supply, <a href="#">Web</a>
Does the project involve construction of a facility that landfills, transfers, or processes of any type of <b>solid non-hazardous waste</b> on-site, or places <b>industrial residuals/sludge</b> into or onto the ground? (Permit Guidebook Chapter <a href="#">5.4.1</a> )	Y <input type="checkbox"/>	N <input type="checkbox"/>	<a href="#">Web</a> , Appropriate DEQ District Office, WHMD 517-335-4035
Does the project involve the construction of an on-site treatment, storage, or disposal facility for <b>hazardous waste</b> ? (Permit Guidebook Chapter <a href="#">5.4.2</a> )	Y <input type="checkbox"/>	N <input type="checkbox"/>	<a href="#">Web</a> <a href="#">5.4.2</a> , WHMD, Hazardous Waste Section, 517-373-9875
<b>CONSTRUCTION PERMITS (LAND/WATER FEATURE)</b>			
Does the project involve filling, dredging, placement of structures, draining, or use of a <b>wetland</b> ? (Permit Guidebook Chapter <a href="#">5.5.6</a> )	Y <input type="checkbox"/>	N <input type="checkbox"/>	(Permit Application, <a href="#">Web</a> ), <a href="#">Web</a> Land & Water Management Division (LWMD), Permit Consolidation Unit, 517-373-9244
<b>Storm Water Discharge to Wetlands:</b> Will storm water be collected, stored, or treated in a wetland area from a public road, industrial, commercial, or multi-unit residential development? (Permit Guidebook Chapter <a href="#">5.5.6</a> )	Y <input type="checkbox"/>	N <input type="checkbox"/>	(Permit Application, <a href="#">Web</a> ), <a href="#">Web</a> LWMD, Permit Consolidation Unit, 517-373-9244

<b>Great Lakes:</b> Does the project involve construction, filling, or dredging below the Ordinary High Water Mark of one of the Great Lakes? (Permit Guidebook Chapter <a href="#">5.5.1</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	(Permit Application <a href="#">Web</a> ), <a href="#">Web</a> , LWMD, Permit Consolidation Unit, 517-373-9244
<b>Inland Lakes and Streams:</b> Does the project involve any dredging, filling, placement of structures, or the operation of a marina within an inland waterbody (e.g. lake, river, stream, drain, creek, ditch, or canal), enlargement of a waterbody, or excavation of a pond within 500 feet of a waterbody? (Permit Guidebook Chapter <a href="#">5.5.7</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	(Permit Application <a href="#">Web</a> ), <a href="#">Web</a> , LWMD, Permit Consolidation Unit, 517-373-9244
<b>Storm Water Ponds and Discharges to Inland Lakes/Streams, or Great Lakes:</b> Will storm water from any road or any other part of the development be discharged either directly or ultimately to an inland waterbody, or one of the Great Lakes; or will a storm water pond be constructed within 500 feet of an inland waterbody? (Permit Guidebook Chapters <a href="#">5.5.7</a> & <a href="#">5.5.1</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	(Permit Application <a href="#">Web</a> ), <a href="#">Web5.5.7</a> , <a href="#">Web5.5.1</a> LWMD, Permit Consolidation Unit, 517-373-9244
Does the project involve placement of fill, earth moving, or placement of structures within the 100-year <b>floodplain</b> of a watercourse? (Permit Guidebook Chapter <a href="#">5.5.2</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	(Permit Application <a href="#">Web</a> ), <a href="#">Web</a> , LWMD, Permit Consolidation Unit, 517-373-9244
Does the project involve construction of a building or septic system in a designated Great Lakes <b>high risk erosion area</b> ? (Permit Guidebook Chapter <a href="#">5.5.4</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	(Permit Application <a href="#">Web</a> ), <a href="#">Web</a> LWMD, Permit Consolidation Unit, 517-373-9244
Does the project involve dredging, filling, grading, or other alteration of the soil, vegetation, or natural drainage, or placement of permanent structures in a designated <b>environmental area</b> ? (Permit Guidebook Chapter <a href="#">5.5.4</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	(Permit Application <a href="#">Web</a> ), <a href="#">Web5.5.1</a> , <a href="#">Web5.5.4</a> , <a href="#">Web5.5.6</a> , LWMD, Permit Consolidation Unit, 517-373-9244
Does the project propose any development, construction, silvicultural activities or contour alterations within a designated <b>critical dune area</b> ? (Permit Guidebook Chapter <a href="#">5.5.5</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	(Permit Application <a href="#">Web</a> ), <a href="#">Web</a> , LWMD, Permit Consolidation Unit, 517-373-9244
Does the project involve construction of a <b>dam</b> , weir or other structure to impound flow? (Permit Guidebook Chapters <a href="#">5.5.7</a> & <a href="#">5.5.8</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	(Permit Application <a href="#">Web</a> ), <a href="#">Web5.5.7</a> , <a href="#">Web5.5.8</a> , LWMD, Dam Safety Program, 517-241-9862
<b>CONSTRUCTION PERMITS (SECTOR SPECIFIC)</b>		
Does the project involve a <b>subdivision or site condominium</b> project utilizing individual on-site subsurface disposal systems or individual wells? (Permit Guidebook Chapter <a href="#">5.3.4</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , WB, DWEHS, 517-241-1345
Does the project involve the construction or modification of a <b>campground</b> ? (Permit Guidebook Chapter <a href="#">5.3.6</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , WB, DWEHS, 517-241-1340
Does the project involve the construction or modification of a <b>public swimming pool</b> ? (Permit Guidebook Chapter <a href="#">5.3.3</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> DEQ, WB, Drinking Water & Environmental Health Section (DWEHS), 517-241-1340
<b>OPERATIONAL PERMITS</b>		
<b>Renewable Operating Permit:</b> Does your facility have the potential to <b>emit</b> any of the following: 100 tons per year or more of any criteria pollutant; 10 tons per year or more of any hazardous <b>air pollutant</b> ; or 25 tons per year or more of any combination of hazardous <b>air pollutants</b> ? (Permit Guidebook Chapter <a href="#">5.1.2</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , AQD, Permit Section, 517-373-7023
<b>NPDES:</b> Does the project involve the <b>discharge of any type of wastewater</b> to a storm sewer, drain, lake, stream, or other <b>surface water</b> ? (Permit Guidebook Chapter <a href="#">5.2.1</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , WB, Appropriate District Office, or National Pollutant Discharge Elimination (NPDES) Permit Program 517-241-1346
Does the facility have <b>industrial</b> activity that comes into contact with <b>storm water</b> that enters a storm sewer, drain, lake, stream, or other surface water? (Permit Guidebook Chapter <a href="#">5.2.1</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , WB, Permits Section, 517-241-8993 or appropriate DEQ District Office

Does the project involve the <b>discharge of wastewaters</b> into or onto the <b>ground</b> (e.g. subsurface disposal or irrigation)? (Permit Guidebook Chapter <a href="#">5.2.2</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , WB, Groundwater Permits Program, 517-373-8148
Does the project involve the drilling or deepening of <b>wells for waste disposal</b> ? (Permit Guidebook Chapter <a href="#">5.7.8</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , OGS, Minerals and Mapping Unit, 517-241-1532
Does the project involve landfilling, transferring, or processing of any type of <b>solid non-hazardous waste</b> on-site, or placing <b>industrial residuals/sludge</b> into or onto the ground? (Permit Guidebook Chapter <a href="#">4.4.2</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , Appropriate DEQ District Office, WHMD 517-335-4035
Does the project involve the on-site treatment, storage, or disposal of <b>hazardous waste</b> ? (Permit Guidebook Chapters <a href="#">4.4.3</a> , & <a href="#">4.4.4</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , WHMD, Hazardous Waste Section, 517-373-9875
Does the project require a <b>site identification number</b> (EPA number) for regulated waste activities (used oil, liquid waste, hazardous waste, universal waste, PCBs)? ( <a href="#">Web Site</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	WHMD, Appropriate DEQ District Office
Does the project involve the receipt, possession, manufacture, use, storage, transport, transfer, release, or disposal of <b>radioactive material</b> in any form?	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , WHMD, Radioactive Material and Standards Unit, 517-241-1275
Do you desire to develop a <b>withdrawal</b> of over 2,000,000 gallons of <b>water</b> per day from any source other than the Great Lakes and their connecting waterways? Or, do you desire to develop a withdrawal of over 5,000,000 gallons of water per day from the Great Lakes or their connecting waterways? (Permit Guidebook Chapter <a href="#">5.2.6</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , WB, DWEHS, Source Water Protection Unit, 517-241-1318
<b>CHEMICAL ADDITION PROJECTS</b>		
Are you using <b>chemicals</b> or materials in, or in contact with, <b>drinking water</b> at any point in the <b>water works system</b> ? (Permit Guidebook Chapter <a href="#">5.2.3</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , WB, Appropriate District Office, Public Water Supply Program 517-241-1318
Are you applying a chemical treatment for the purpose of <b>aquatic nuisance control</b> (pesticide/herbicide etc) in a water body (i.e. lake, pond or river)? (Permit Guidebook Chapter <a href="#">5.2.4</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , WB, Aquatic Nuisance Control and Remedial Action Unit 517-241-7734
Are you applying materials to a water body for a <b>water resource management project</b> (i.e. mosquito control treatments, dye testing, or fish reclamation projects)? (Permit Guidebook Chapter <a href="#">5.2.5</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , WB, Surface Water Assessment Section 517-373-2190
<b>OPERATIONAL PERMITS (SECTOR SPECIFIC)</b>		
Does the project involve the <b>transport</b> of some other facility's non-hazardous <b>liquid waste</b> ? (Permit Guidebook Chapter <a href="#">4.2.4</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , WHMD, Transporter Program, 586-753-3850
Does the project involve the <b>transport hazardous waste</b> ? (Permit Guidebook Chapter <a href="#">4.2.3</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , WHMD, Transporter Program, 586-753-3850
Does your facility have an <b>electric generating unit</b> that sells electricity to the grid and burns a fossil fuel? (Permit Guidebook Chapter <a href="#">5.1.1</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , AQD, Acid Rain Permit Program, 517-373-7023
Is the project a <b>dry cleaning establishment</b> utilizing perchloroethylene or a flammable solvent in the cleaning process? (Permit Guidebook Chapter <a href="#">4.1.2</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , DEQ, Air Quality Division (AQD), 517-241-1324
Does your <b>laboratory test potable water</b> as required for compliance and monitoring purposes of the Safe Drinking Water Act? (Permit Guidebook Chapter <a href="#">4.1.4</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , ESSD, Laboratory Services Section 517-335-9800

Does the project involve the generation of <b>medical waste</b> or a facility that treats medical waste prior to its disposal? (Permit Guidebook Chapter <a href="#">4.1.5</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , Waste and Hazardous Materials Division (WHMD), Medical Waste Regulatory Program 517-241-1320
Does the project involve transport of septic tank, cesspool, or dry well contents or the discharge of <b>septage</b> or sewage sludge into or onto the ground? (Permit Guidebook Chapter <a href="#">4.2.1</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , WB, DWEHS, Septage Program 517-241-1318
Do you store, haul, shred or process <b>scrap tires</b> ? (Permit Guidebook Chapters <a href="#">4.2.2</a> or <a href="#">4.4.1</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , WHMD, Storage Tank and Solid Waste Section 517-241-2924
Does the project involve the operation of a <b>public swimming pool</b> ? (Permit Guidebook Chapter <a href="#">4.1.3</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> DEQ, WB, Drinking Water & Environmental Health Section (DWEHS), 517-241-1340
Does the project involve the operation of a <b>campground</b> ? (Permit Guidebook Chapter <a href="#">4.1.6</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , WB, DWEHS, 517-241-1340
Do you engage in the business of <b>hauling bulk water</b> for drinking or household purposes (except for your own household use)? (Permit Guidebook Chapter <a href="#">4.2.5</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , WB, DWEHS, Noncommunity Unit, 517-241-1370
Does the project involve composting over 200 cubic yards of yard clippings? (Permit Guidebook Chapter <a href="#">4.4.5</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , WHMD, Storage Tank and Solid Waste Section 517-241-2924
<b>STORAGE TANKS (CONSTRUCTION AND OPERATION)</b>		
Does the project involve the installation of an <b>aboveground storage tank</b> for a flammable or combustible liquid (under 200 degrees Fahrenheit)? (Permit Guidebook Chapter <a href="#">4.3.1</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , WHMD, Storage Tank and Solid Waste Section (STSWS), 517-335-7211
Does the project involve the installation of a <b>compressed natural gas dispensing station</b> with storage? (Permit Guidebook Chapter <a href="#">4.3.2</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , WHMD, STSWS, 517-335-7211
Does the project involve the installation of a <b>liquefied petroleum gas</b> container filling location or storage location that has a tank with a capacity of more than 2,000 gallons or has two (2) or more tanks with an aggregate capacity of more than 4,000 gallons? (Permit Guidebook Chapter <a href="#">4.3.3</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , WHMD, STSWS, 517-335-7211
Does the project involve the installation, removal, or upgrade of an <b>underground storage tank</b> containing a petroleum product or a hazardous substance? (Permit Guidebook Chapter <a href="#">4.3.4</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , WHMD, STSWS, 517-335-7211
Does the project involve the <b>installation</b> of a <b>hydrogen system</b> ?	Y <input type="checkbox"/> N <input type="checkbox"/>	WHMD STSWS, 517-335-7211
<b>PERSONAL LICENSES/CERTIFICATIONS</b>		
Are you designated by your facility to be the <b>Certified Operator</b> to fulfill the requirements of a wastewater discharge permit ( <b>NPDES including Storm Water or Groundwater</b> )? (Permit Guidebook Chapters <a href="#">3.1</a> , <a href="#">3.2</a> , & <a href="#">3.5</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	Hotlink to Program Web Page (Web) <a href="#">Web3.1</a> , <a href="#">Web3.2</a> , Environmental Science and Services Division (ESSD), Operator Training 517-373-4755 and, <a href="#">Web3.5</a> Water Bureau (WB), Storm Water Program 517-241-8993
Are you a <b>drinking water operator</b> in charge of a water treatment or water distribution system, back-up operator, or shift operator? (Permit Guidebook Chapter <a href="#">3.3</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , ESSD, Operator Training 517-241-7199
Are you a <b>water well</b> drilling contractor, pump installer, <b>dewatering well</b> contractor or dewatering well pump installer? (Permit Guidebook Chapter <a href="#">3.4</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , WB, Well Construction Unit 517-241-1377

**OIL, GAS AND MINING**

Do you want to operate a <b>central production facility</b> (applies to oil and gas production facilities where products of diverse ownership are commingled)? (Permit Guidebook Chapter <a href="#">4.1.1</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , Office of Geological Survey (OGS), Petroleum Geology and Production Unit 517-241-1515
Does the project involve the removal of sand from a <b>sand dune area</b> within two (2) miles of a Great Lakes shoreline? (Permit Guidebook Chapter <a href="#">5.6.1</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , Office of Geological Survey (OGS), Minerals and Mapping Unit, 517-241-1542
Does the project involve the diversion and control of water for the mining and processing of <b>low-grade iron ore</b> ? (Permit Guidebook Chapter <a href="#">5.6.2</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , OGS, Minerals and Mapping Unit, 517-241-1542
Does the project involve the surface or open-pit mining of <b>metallic mineral deposits</b> ? (Permit Guidebook Chapter <a href="#">5.6.3</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , OGS, Minerals and Mapping Unit, 517-241-1542
Does the project involve the mining of <b>nonferrous mineral deposits</b> at the surface or in underground mines? (Permit Guidebook Chapter <a href="#">5.6.4</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , OGS, Minerals and Mapping Unit, 517-241-1542
Does the project involve mining <b>coal</b> ? (Permit Guidebook Chapter <a href="#">5.6.5</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , OGS, Minerals and Mapping Unit, 517-241-1542
Do you want to change the status of an <b>oil or gas</b> well (i.e. plug the well)? (Permit Guidebook Chapter <a href="#">5.7.1</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , OGS, Permits and Bonding Unit, 517-241-1528
Does the project involve drilling of <b>oil, gas, brine disposal, secondary recovery, or hydrocarbon</b> storage wells? (Permit Guidebook Chapter <a href="#">5.7.2</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , OGS, Permits and Bonding Unit, 517-241-1528
Does the project involve plugging or deepening of an <b>oil or gas</b> well, or conveying rights in the well as an owner to another person? (Permit Guidebook Chapter <a href="#">5.7.3</a> , <a href="#">5.7.4</a> & <a href="#">5.7.5</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , OGS, Permits and Bonding Unit, 517-241-1528
Does the project involve changing the status or plugging of a <b>mineral well</b> ? (Permit Guidebook Chapter <a href="#">5.7.6</a> & <a href="#">5.7.7</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , OGS, Minerals and Mapping Unit, 517-241-1532
Does the project involve the drilling or deepening of <b>wells for brine production, solution mining, storage, or as test wells</b> ? ( <a href="#">5.7.8</a> )	Y <input type="checkbox"/> N <input type="checkbox"/>	<a href="#">Web</a> , OGS, Minerals and Mapping Unit, 517-241-1532
Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have <b>radioactive levels</b> above background?	Y <input type="checkbox"/> N <input type="checkbox"/>	WHMD Radioactive Material and Standards Unit, 517-241-1275

**ENVIRONMENTAL ASSISTANCE CENTER: 1-800-662-9278**

# Family Farm & Home Interior Renovation

3685 East Grand River Ave  
Howell MI 48843

**Tenant:**  
Family Farm and Home  
c/o ASHMARK Construction LLC

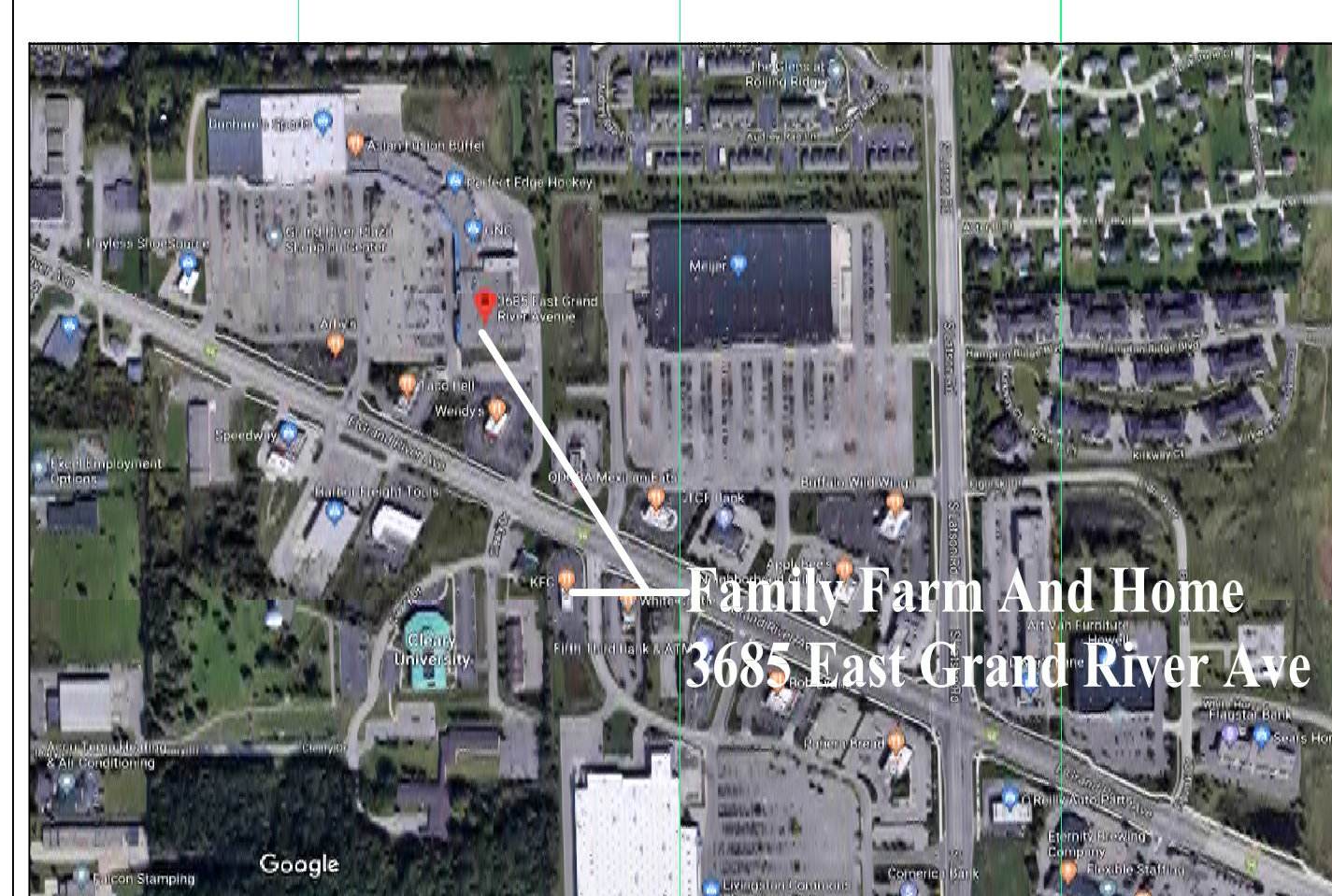
5640 West Maple, Suite 101  
West Bloomfield, MI 48332  
P: (248) 855-1575- Martin Renel

**Contractor :**  
ASHMARK Construction LLC

5640 West Maple, Suite 101  
West Bloomfield, MI 48332  
P: (248) 855-1575- Martin Renel

**Architect:**  
Metro Group Architects

P.O. Box 7363  
Ann Arbor, MI 48107  
P: (734) 747-8999 - Robert Kerr



Location Map

No Scale  
3

At	Amperes	JB	Junction box
ABV	Above	JST	Joist
AC	Alternating Current	JT	Joint
ACOUS	Acoustical	L	Long or Length
ADA	Americans w/Disabilities Act	LAM	Laminate
ADJ	Adjacent or adjustable	LAV	Lavatory
AFF	Above finish floor	LP	Low Point
AISC	American Institute of Steel Construction		
APPROX	Approximately	MAT'L	Material
ARCH	Architect(ural)	MAX	Maximum
ASTM	American Society of Testing Materials	MECH	Mechanical
		MIN	Minimum or minute
BD	Board	MTD	Mounted
BLK	Block	M.O.	Masonry Opening
BM	Beam		
BOCA	Building Officials & Code Administrator International	N	North
		N/A	Not applicable
BOT	Bottom	NEC	National Electrical Code
		NECES	Necessary
CABT	Cabinet	NIC	Not in contract
CFM	Cubic feet per minute	NTS	Not to scale
CP	Cast iron pipe or Cast-in-Place		
CJ	Control Joint	OC	On center
CL	Centerline	OH	Overhead
CLG	Ceiling	OPG	Opening
CNTR	Counter	OPP	Opposite Hand
CO	Clean out	OS	Overflow Scupper
CPT	Carpet		
COL	Column	PART	Partition
CONC	Concrete	PART BD	Partic board
CONT	Continuous	P. LAM	Plastic Laminate
CRS	Carpet Reducer Strip	PLBG	Plumbing
C.T.	Ceramic Tile	PR	Pair
CW	Cold water or Cool white	PSF	Pounds per square foot
		PSI	Pounds per square inch
D	Deep	PTD	Pointed
DET	Detail	PVC	Polyvinylchloride pipe
DEMO	Demolition		
DR	Door	Q.T.	Quarry Tile
DS	Down Spout		
DSS	Down Spout w/ Scupper	R	Riser
DRWG	Drawing	RA	Return air
		REF	Reference
EA	Each	REJ	Roof Expansion Joint
EF	Exhaust Fan	REINF	Reinforced
EJ	Expansion Joint	REQ'D	Required
EIFS	Exterior Wall Insulation and Finish System	RET	Return
ELEV	Elevation	REV	Revised
ELEC	Electrical	RM	Room
EMER	Emergency	RO	Rough opening
EQ	Equal	RS	Roof Sump
EQUIP	Equipment	RTU	Roof-top unit
EXIST or EX	Existing		
EXP	Exposed	S	South
EXT	Exterior	SA	Supply air
FD	Floor Drain	SECT	Section
FFE	Finish Floor Elevation	SF	Supply fan or Square foot
FIN	Finish	SHT	Sheet
FL	Floor	SIM	Similar
FR	Frame	SPEC	Specifications
FRMG	Framing	STD	Standard
FRP	Fiberglass Reinforced Panel	STRUCT	Structural
FT	Foot; Feet		
FTG	Footing	T&B	Top and Bottom
FV	Field Verify	T&G	Tongue & Groove
		TEMP	Tempered (Glass)
G	Gas or Gutter	TH	Thick
GC	General Contractor	TOS	Top of Steel
GA	Gauge	TS	Tube steel
GFI	Ground fault interrupter	TWS	Through-wall Scupper
GR	Grade	TYP	Typical
GYP	Gypsum		
GYP BD	Gypsum board	UL	Underwriters Laboratories
		UNFIN	Unfinished
H	Hot or High	UON	Unless otherwise noted
HD	Fire Alarm Heat Detector		
HC	Hollow core	V	Vent or Volt
HDWE	Hardware	VCT	Vinyl composition tile
HGT	Height	VERT	Vertical
HM	Hollow metal	VIF	Verify In Field
HORIZ	Horizontal	VTR	Vent Through Roof
HP	High Point or Horsepower		
HT	Height	w/	With
HVAC	Heating, Ventilation & Air Conditioning	WD	Wood
HW	Hot water	w/o	Without
		WH	Water Heater
IN	Inch		
INCL	Include	NOTE:	See Mechanical & Electrical Drawings for additional abbreviation listings.
INS	Insulation		
INT	Interior		
IPS	Inch per second		

DTL	DTL	DOOR	DOOR	A	COLUMN GRID
ELEVATION NUMBER	ELEVATION NUMBER	BUBBLE	BUBBLE	(EXISTING)	(EXISTING)
SHT	SHT	FLOOR	FLOOR	A	COLUMN GRID
DETAIL IS DRAWN	DETAIL IS DRAWN	FINISH	FINISH	(NEW)	(NEW)
DETAIL BUBBLE	DETAIL BUBBLE	WALL	WALL		
DETAIL NUMBER	DETAIL NUMBER	BASE	BASE		
DIRECTION OF DETAIL	DIRECTION OF DETAIL	FINISH	FINISH		
DETAIL IS DRAWN	DETAIL IS DRAWN	BUBBLE	BUBBLE		
DETAIL BUBBLE	DETAIL BUBBLE	FINISH	FINISH		
DETAIL NUMBER	DETAIL NUMBER	BUBBLE	BUBBLE		
ELEVATION NUMBER	ELEVATION NUMBER	FINISH	FINISH		
AREA ENLARGED	AREA ENLARGED	BUBBLE	BUBBLE		
SHEET WHERE DETAIL IS DRAWN	SHEET WHERE DETAIL IS DRAWN	FINISH	FINISH		
ENLARGED PLAN	ENLARGED PLAN	BUBBLE	BUBBLE		
BUBBLE	BUBBLE	FINISH	FINISH		
DRAWING SCALE	DRAWING SCALE	FINISH	FINISH		
1/4"=1'-0"	1/4"=1'-0"	BUBBLE	BUBBLE		
DETAIL NUMBER	DETAIL NUMBER	FINISH	FINISH		
		BUBBLE	BUBBLE		
		FINISH	FINISH		
		BUBBLE	BUBBLE		

Abbreviation Index

No Scale  
FFH Abbrev 2

## Drawing Sheet Index

SHEET	TITLE	12/22/17 Owner Review	01/03/18 Site Plan	1/24/18 Addendum #1																
<b>Architectural</b>																				
A0.0	Cover Sheet / Code / Notes	0/C/P/T/0/C/P/T/0/C/P/T/																		
A0.1	Accessibility Guidelines	0/C/P/T/0/C/P/T/																		
SP1.0	Architectural Site Plan	0/C/P/T/0/C/P/T/0/C/P/T/																		
SP1.1	Aerial Site Plan	0/C/P/T/0/C/P/T/																		
A1.0	Keyed Notes and Legends	0/C/P/T/0/C/P/T/																		
A1.1	Demolition Plan	0/C/P/T/0/C/P/T/																		
A2.1	Dimensional/Keyed Note Plan	0/C/P/T/0/C/P/T/																		
A3.1	Reflected Ceiling Plan	0/C/P/T/0/C/P/T/																		
A5.1	Exterior Elevations	0/C/P/T/0/C/P/T/0/C/P/T/																		

Legend: O: Owner C: Contractor L: Landlord T: Tenant P: Permits (Building/Health Departments)

## Sheet Index

MBC 2015 (Michigan Building Code 2015) Effective April 20, 2017							
ICC/ANSI A117.1, 2009 & Michigan Barrier Free Design Law of Public Act 1 of 1966 as amended.							
MBC 2015 (Michigan Building Code 2015) - Chapter 13 & MEC 2015 (Michigan Uniform Energy Code 2015) - Chapter 4 & Michigan Uniform Energy Code, Part 10a, Rules (ANSI/ASHRAE 90.1-2013) Effective September 20, 2017							
MPC 2015 (Michigan Plumbing Code 2015) Effective April 20, 2017							
MMEC 2015 (Michigan Mechanical Code 2015) Effective April 22, 2017							
IFGC 2015 (International Fuel Gas Code 2015) Effective April 20, 2017							
MIRCES 2015 (Michigan Rehabilitation Code for Existing Buildings 2015) Effective December 13, 2016							
IFC 2012 (International Fire Code 2012), 2015 Michigan Building Code references the 2015 IFC (but that document has not been adopted at this time by the fire code official)							
NEC 2014 (State of Michigan Electrical Code) 2014 National Electrical Code with Part 8 Amendments Effective June 18, 2015							
Fire Suppression Commercial: NFPA 13 (2013)							
Fire Alarm Commercial: NFPA 72 (2013)							
<b>Building Type</b>	II-B	Sprinklered	TBL 507 Unlimited Building Area				
<b>Use Group</b>	M	Assembly					
<b>Tenant Area</b>	28,151	Gross Area	Unlimited Area Building				
<b>SPRINKLERED</b>	Fullly						
<b>Common Path of travel</b>	75'	W/Sprinklers TM 1017.2					
<b>EXIT Distance</b>	250'	W/Sprinklers TM 1017.2					
<b>Bearing Walls- Exterior</b>	0	Hr Rating Required					
<b>Bearing Walls-Interior</b>	0	Hr Rating Required					
<b>Tenant Separation Walls</b>	0	Hr Rating Required					
<b>Roof Assembly</b>	0	Hr Rating Required					
<b>Floor Assembly</b>	0	Hr Rating Required					
<b>Structural Framing</b>	0	Hr Rating Required					
<b>Occupant Load</b>	<b>Gross Factor</b>	<b>Area / Num</b>	<b>OCCUPANTS</b>	<b>Men</b>	<b>Women</b>		
Site Area	60	23,774	306	198	198		
Restrooms / Offices	30	1,022	34	17	17		
Stock Room	300	2,924	10	5	5		
			<b>440</b>	<b>220</b>	<b>220</b>		
<b>Egress Width Required</b>	<b>Occupants</b>	<b>Factor per Occ (Inches)</b>	<b>Total Width Required (Inches)</b>	<b>Provided Egress Width (Inches)</b>			
	440	0.2	88,011	180			
<b>Min Number Exits Required</b>	440	1-500	2,00	Exits req. Per 1006.2.1.1			
<b>Egress Width Provided</b>	<b>Width in "</b>	<b>Adjusted Width *</b>	<b>Factor</b>	<b>Exits Provided</b>			
Exit 1	72	66	0.2	330 1 sets- Double 36" Exit Doors			
Exit 2	36	33	0.2	165 Single 36" Exit Door			
Exit 3	36	33	0.2	165 Single 36" Exit Door			
Exit 4	36	33	0.2	165 Single 36" Exit Door			
SEE SHEET A2.4	180	165		<b>825 Total Occups Provided Exits</b>			
<b>Plumbing Features Required</b>							
<b>Merchandise</b>		<b>Water Closets</b>		<b>Lavatories</b>	<b>Showers</b>	<b>Fountain</b>	<b>Service Sink</b>
Factor	500	500	750	750		1000	1
Calculated Occupants	220	220	220	220		440	1
Occupants / Factor	0.44	0.44	0.29	0.29	0	0.44	1
	1	1	1	1	0	1	1
<b>Provided</b>							
Standard Bathrooms	3	3	2	2		1	1

CODE REVIEW

No Scale  
Detail I. D. 1

**METRO GROUP ARCHITECTS**  
P.O. Box 7363  
Ann Arbor, Michigan 48107  
Phone: (734) 747-8999



**Family Farm and Home Interior Renovation**  
3685 East Grand River Ave  
Howell, MI 48843

1/24/18 Addendum #1  
1/3/18 Site Plan Submission  
12/22/17 Owner Review

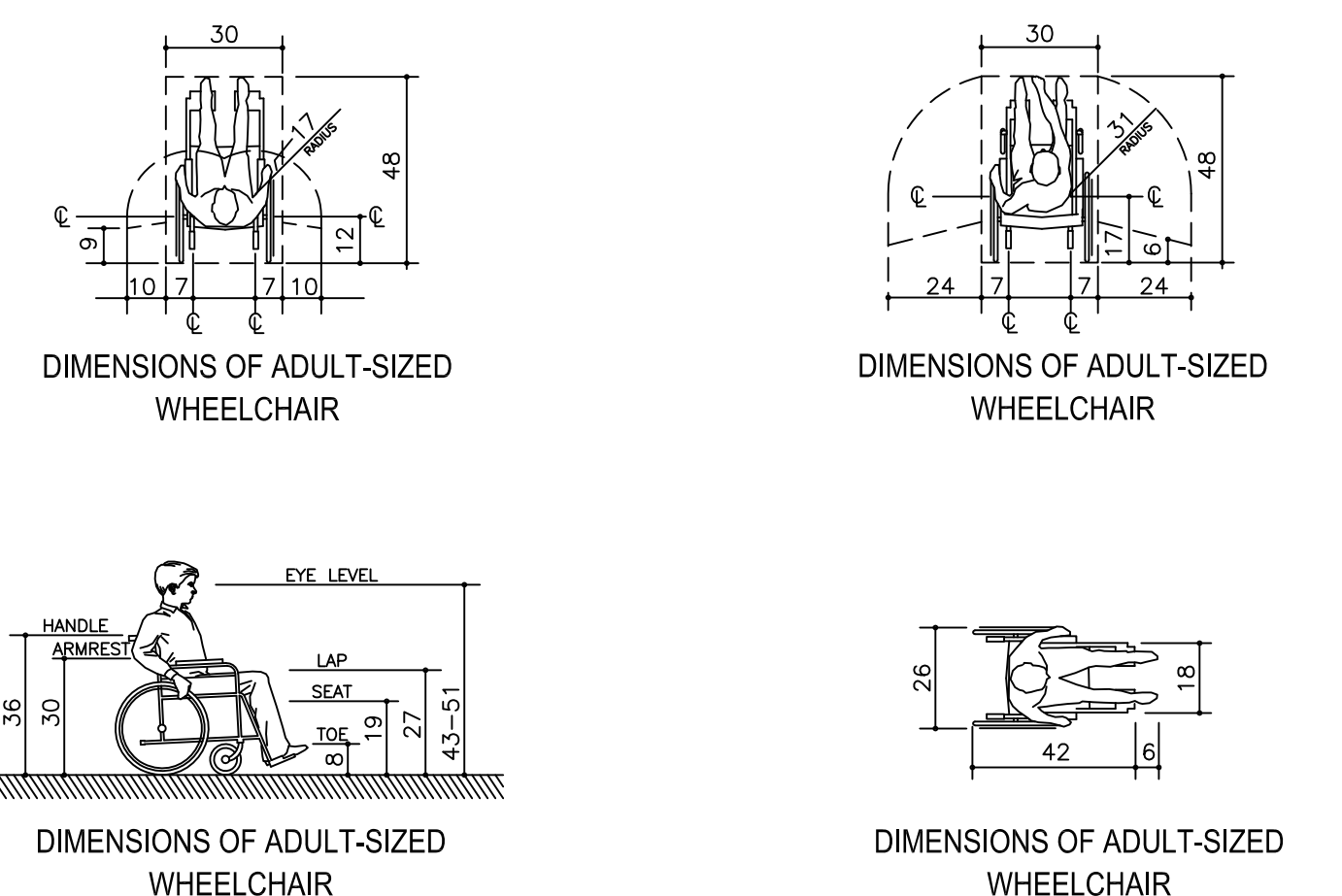
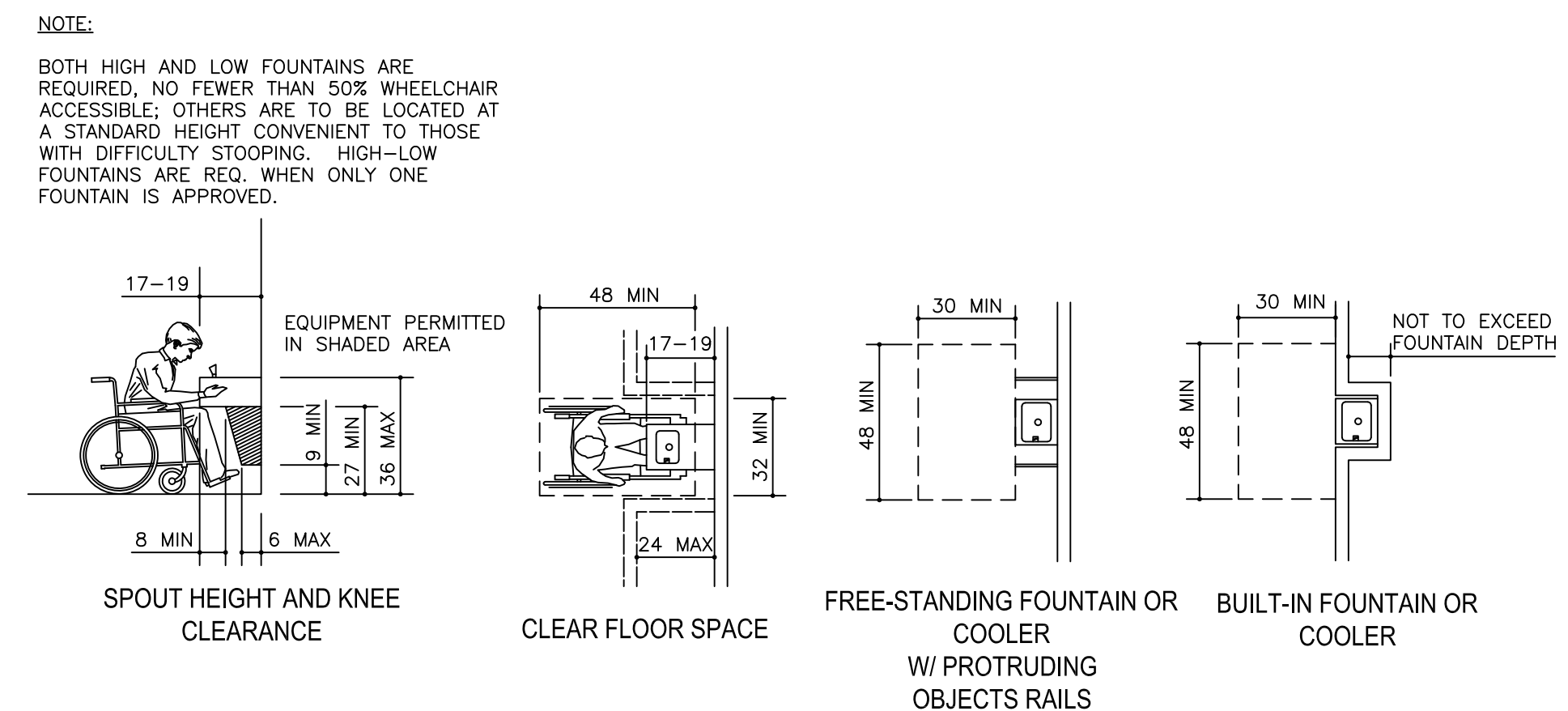
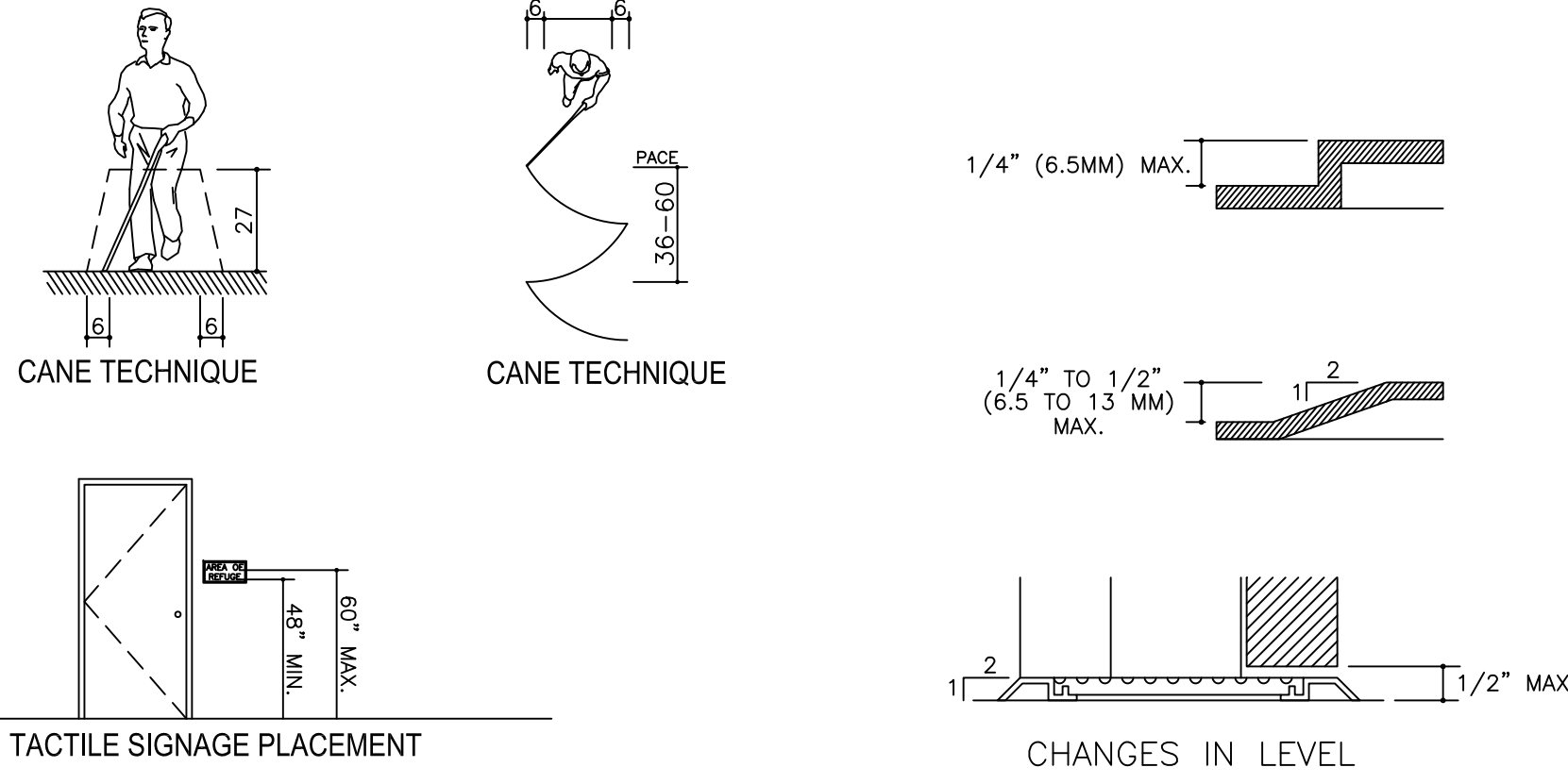
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171129

Sheet Index  
Location Map  
Abbreviations

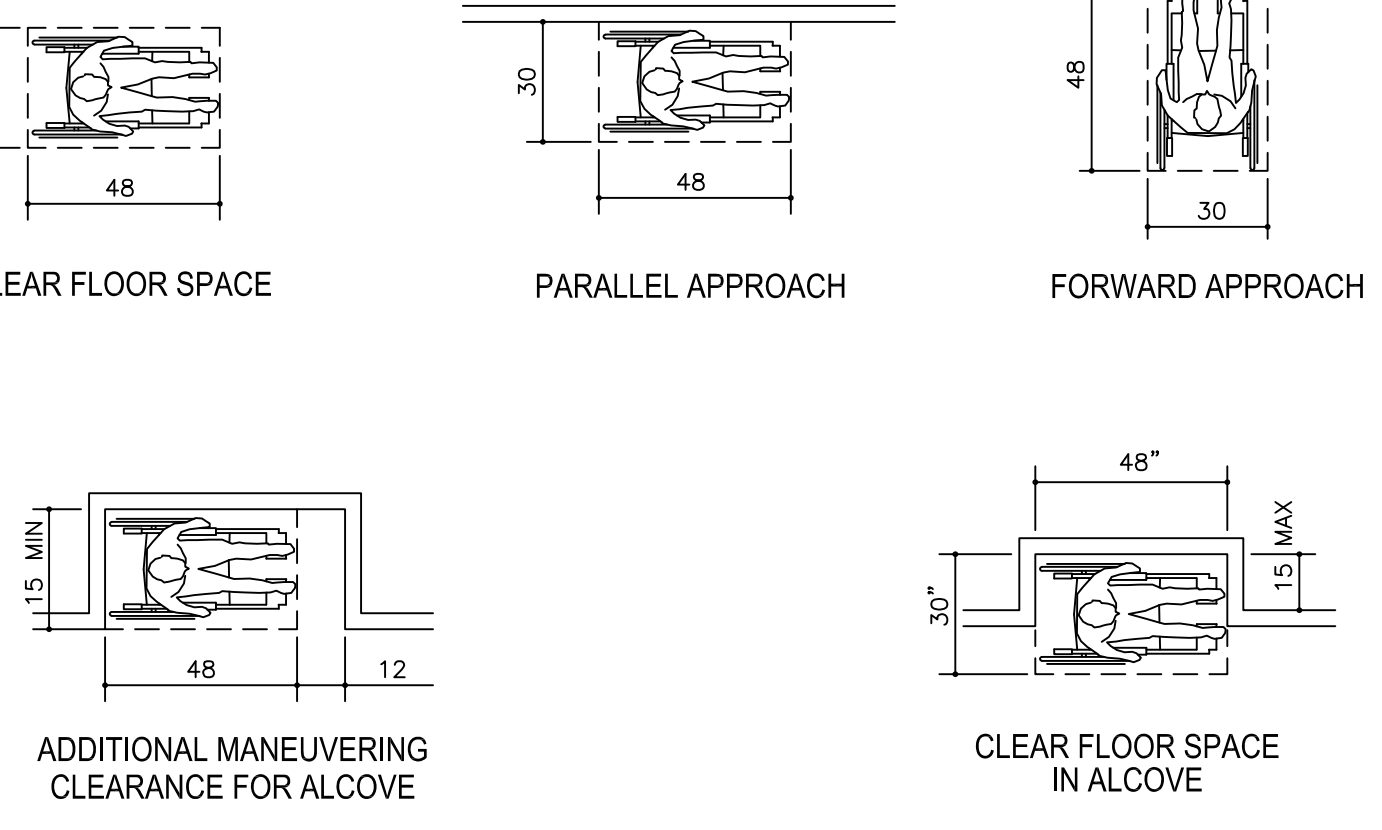
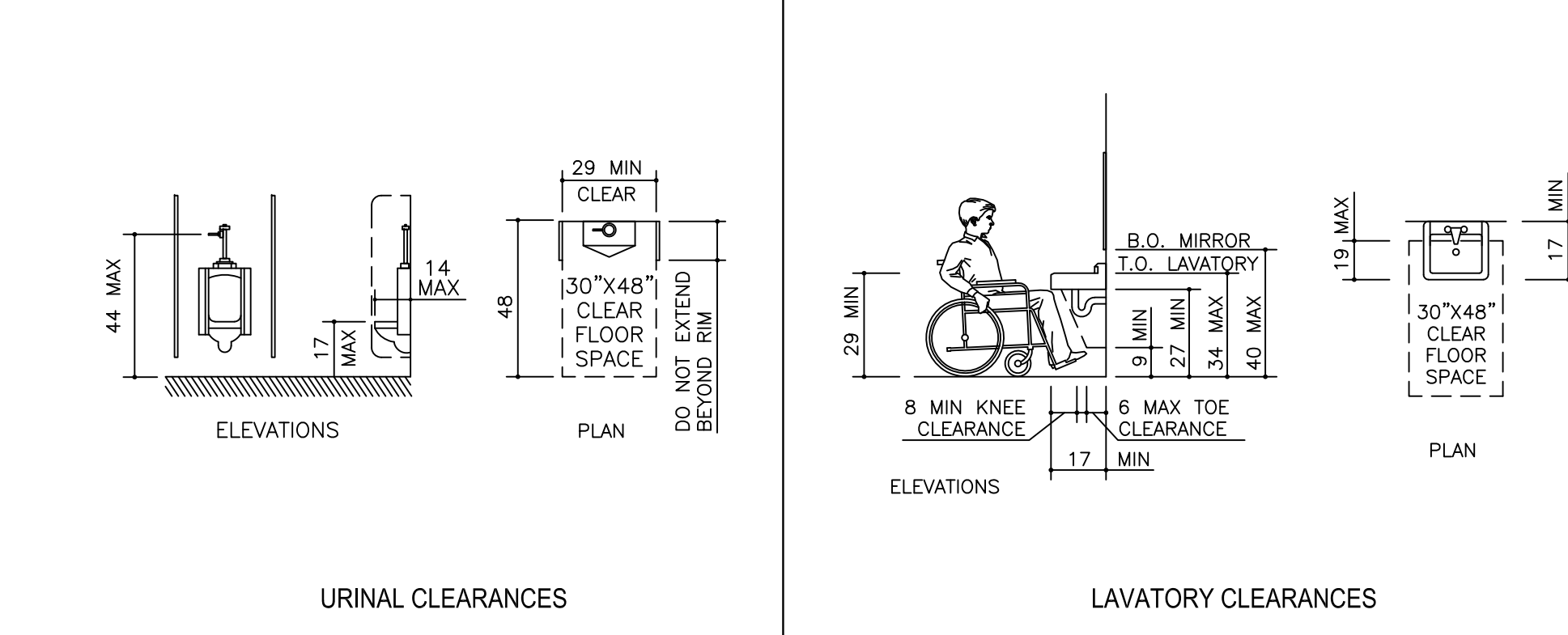
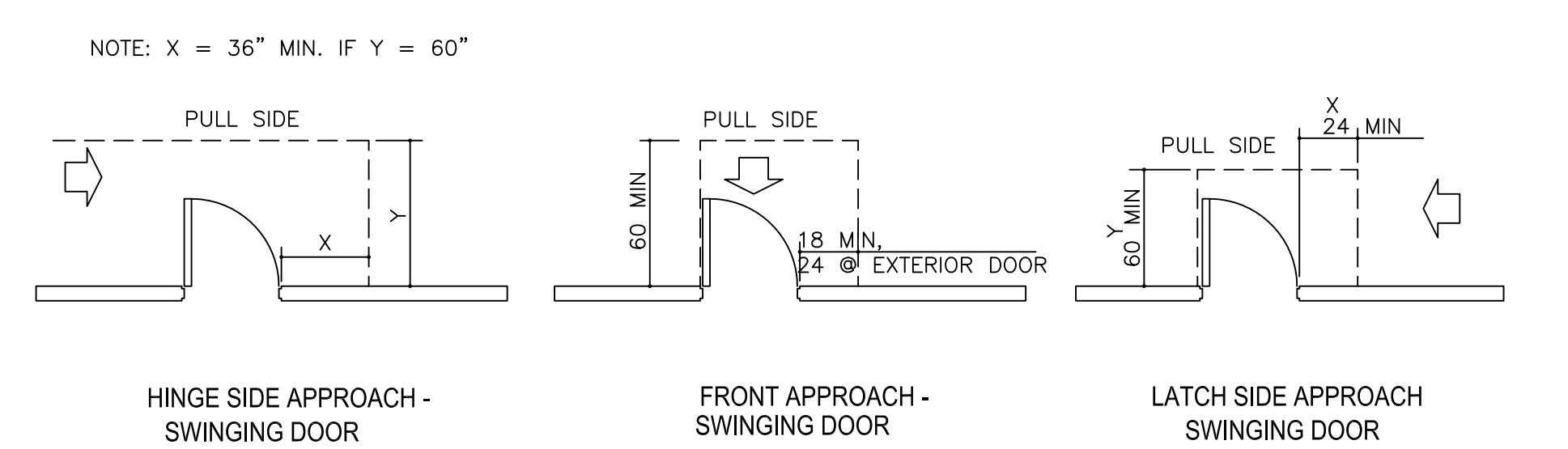
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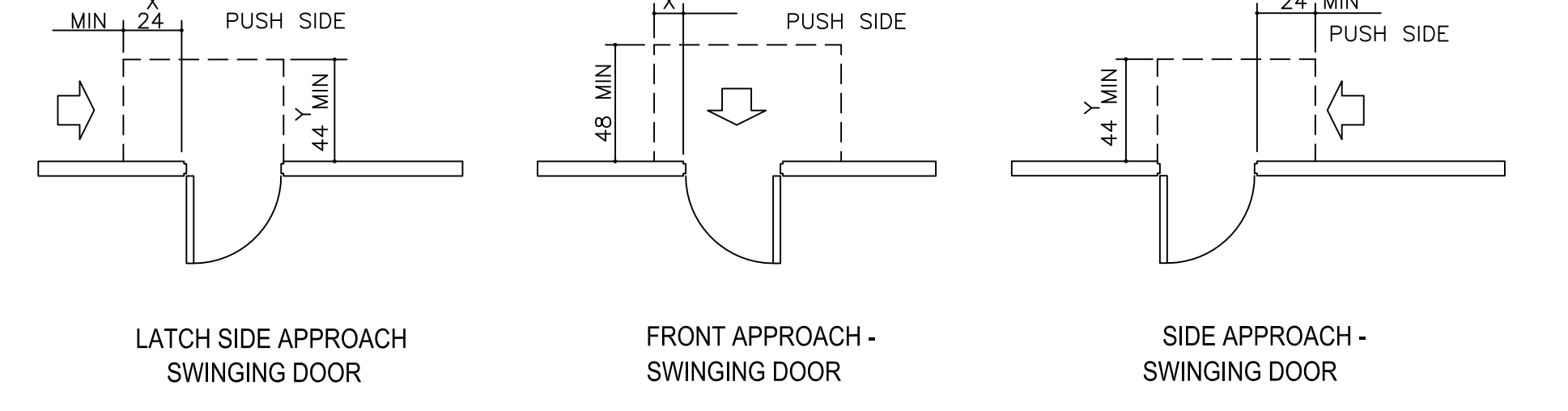


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**Section 4.15 Drinking Fountains** No Scale A0.1 14



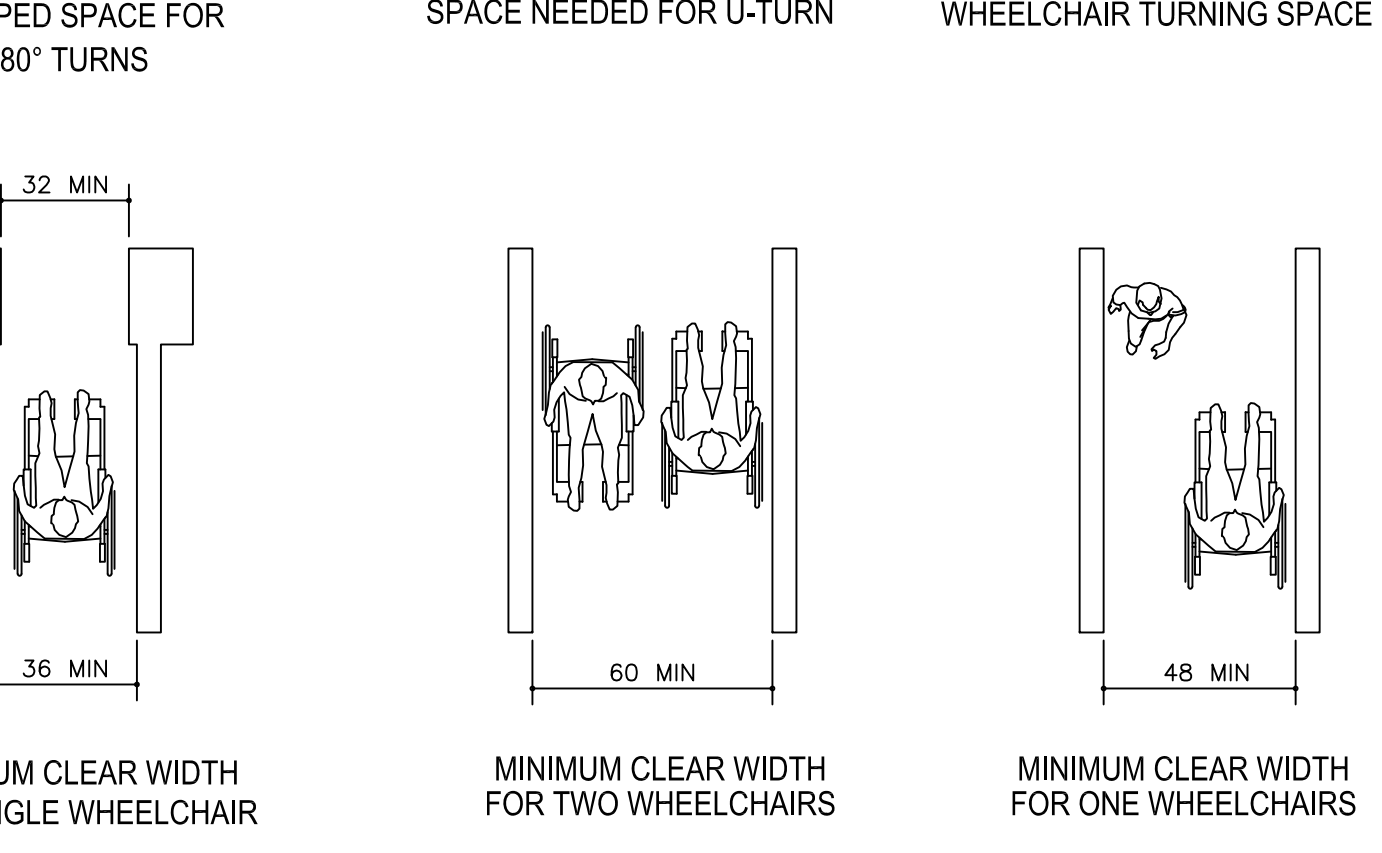
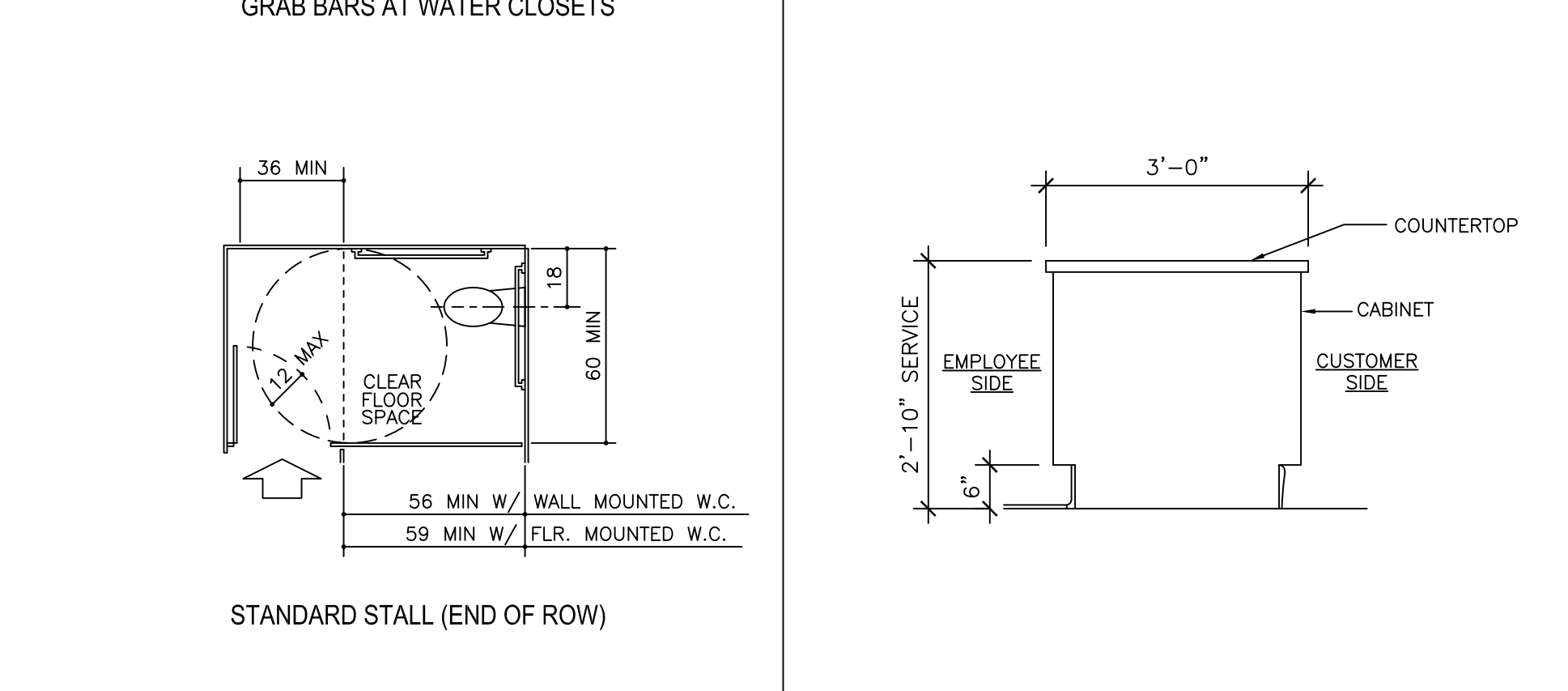
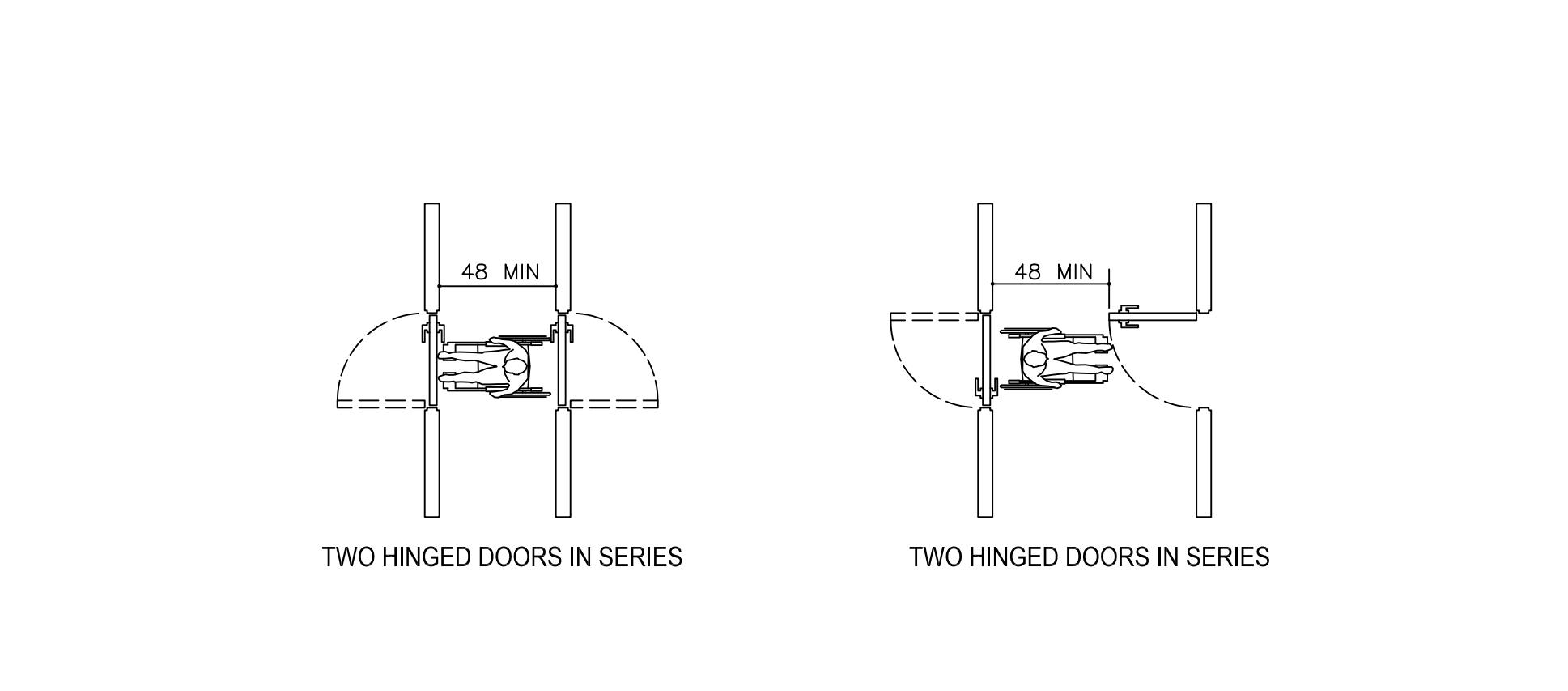
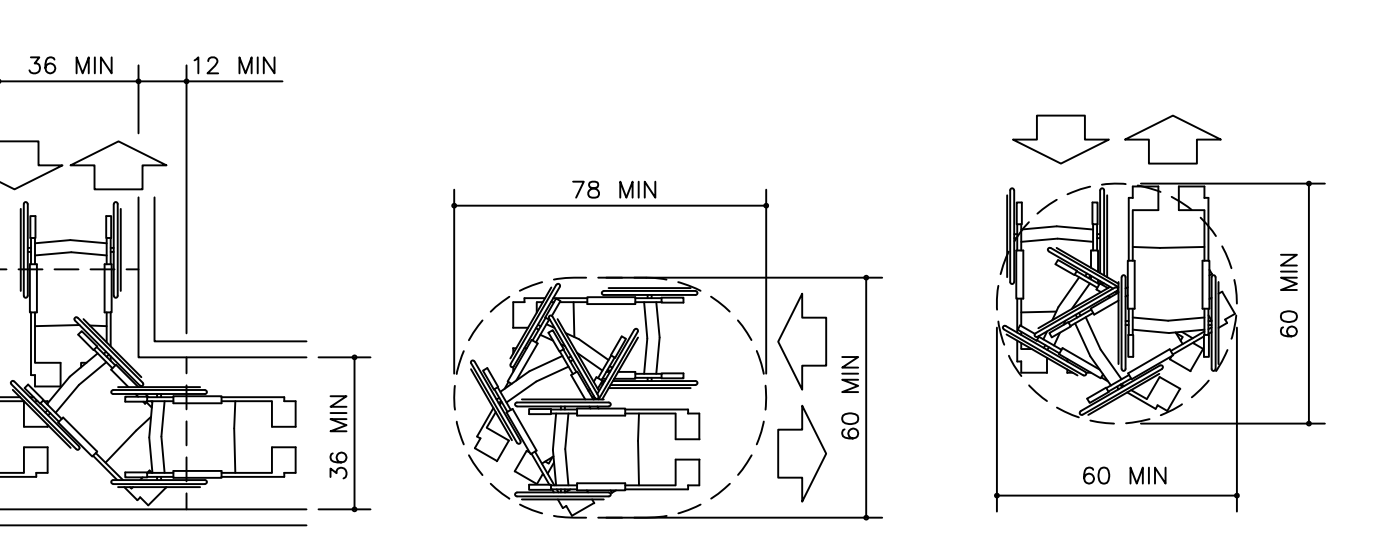
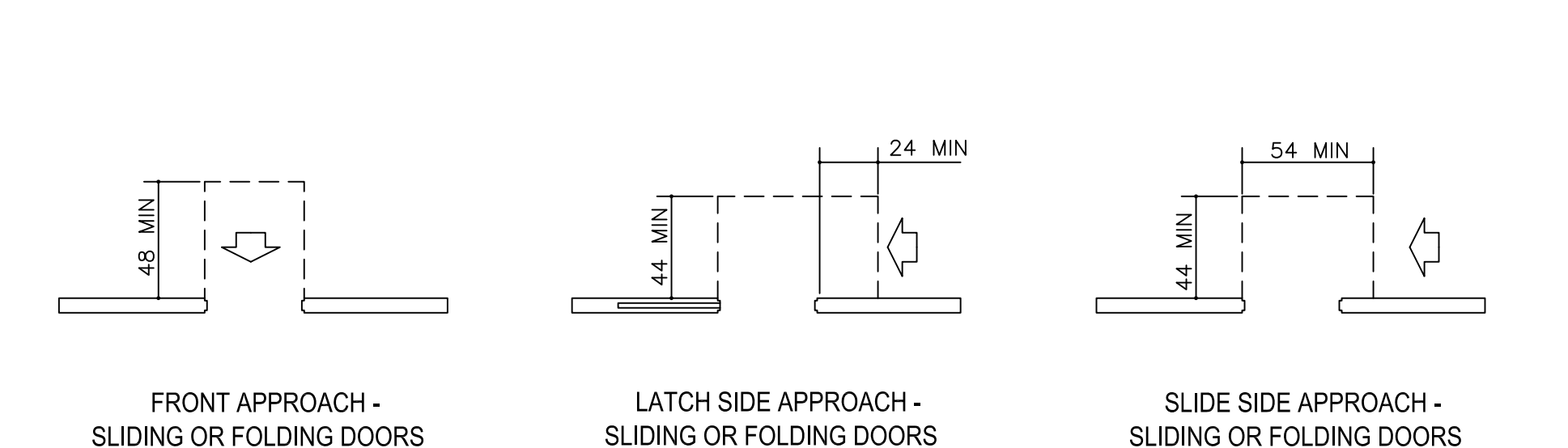
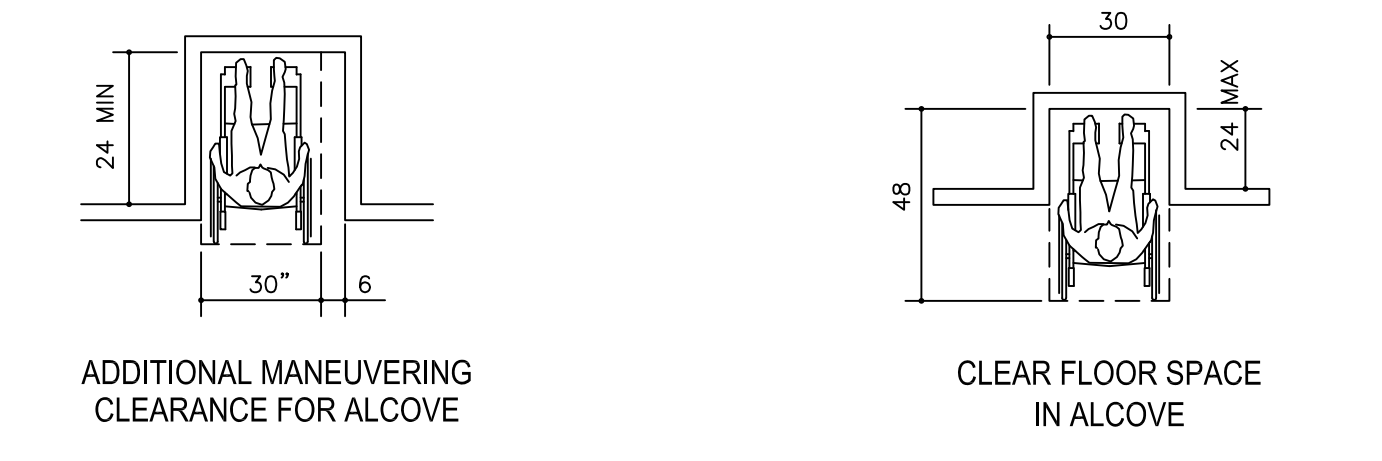
**Section 4.3 Accessible Route** No Scale A0.1 16



**Section 4.16 Urinals** No Scale A0.1 11



**Section 4.19 Lav. & Mirror** No Scale A0.1 10



**Section 4.13 Doors** No Scale A0.1 4

**Section 4.17 Toilet Stalls** No Scale A0.1 3

**Section 4.2 Space Allowances** No Scale A0.1 1

**METRO GROUP ARCHITECTS**  
 P.O. Box 7363  
 Ann Arbor, Michigan 48107  
 Phone: (734) 747-8999



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 3685 East Grand River Ave  
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1/3/18 Site Plan Submission  
 12/22/17 Owner Review  
 Drawn: TML Checked: RDK  
 171129  
 Accessibility Guidelines  
**A0.1**

**General Site Plan Notes:**

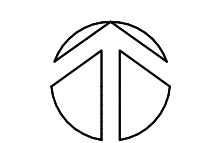
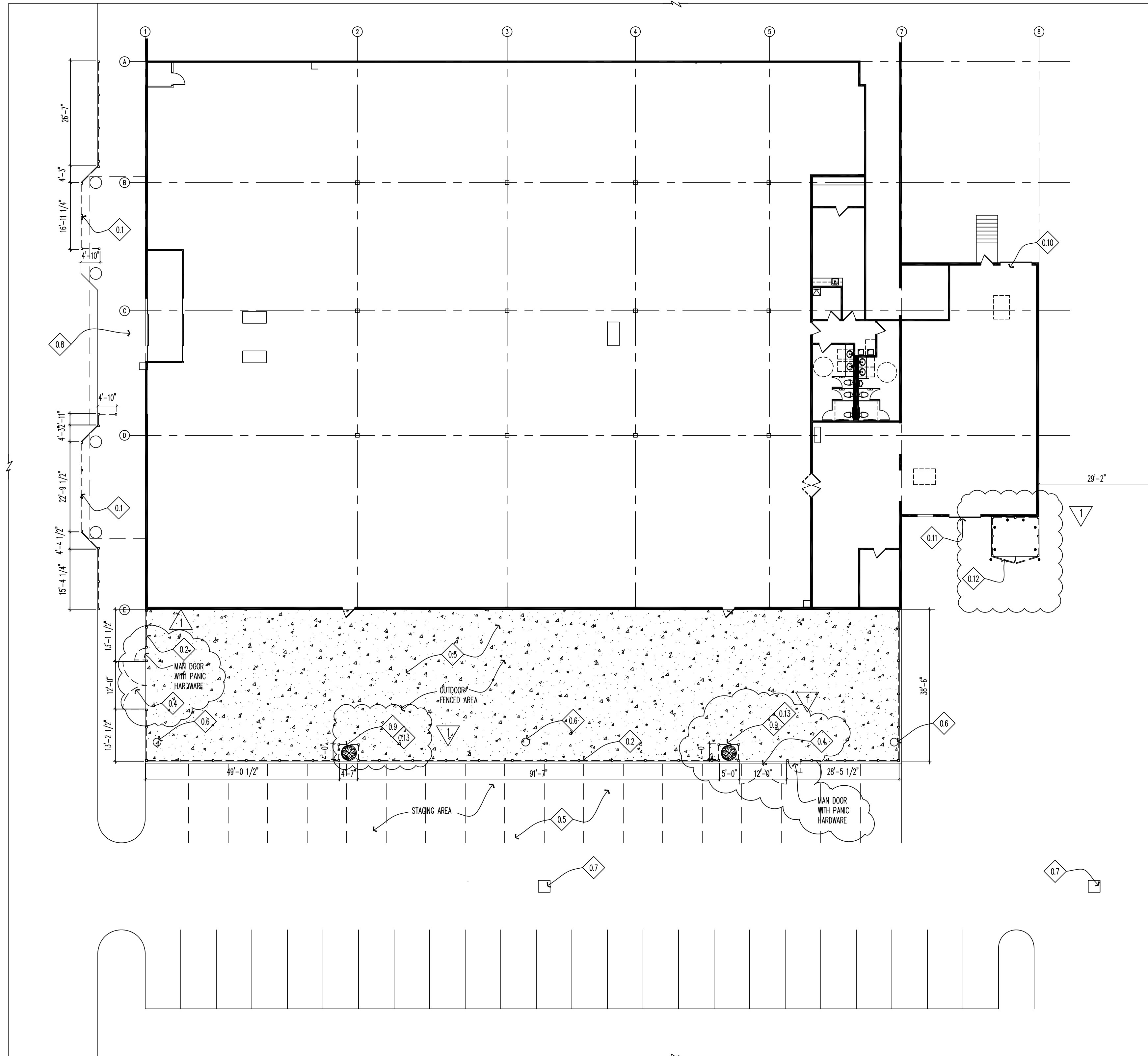
1. PLANS AND SPECIFICATIONS DO NOT FULLY REPRESENT ALL NEW WORK. THE CONSTRUCTION DOCUMENTS ARE INTENDED TO SERVE AS GENERAL GUIDELINES.
2. REPORT ANY DISCREPANCIES BETWEEN STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING & ARCHITECTURAL DRAWINGS TO ARCHITECT IMMEDIATELY.
3. COORDINATE ALL WORK WITH STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL CONSTRUCTION DOCUMENTS, AND WITH APPLICABLE STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS.
4. REFERENCE THE FOLLOWING SHEETS: GENERAL CONDITIONS & PLAN SYMBOLS, ACCESSIBILITY GUIDELINES, GENERAL SPECIFICATIONS.
5. MASONRY CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES.
6. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL INFORMATION.
7. SEE MEP DRAWINGS FOR MECHANICAL, ELECTRICAL, & PLUMBING INFORMATION.
8. MASONRY STEEL LINTELS ABOVE DOORS WINDOWS, ETC TO BE SHOP PRIMED & PAINTED TO MATCH COLORS OF FRAMES.
9. PRIOR TO START OF WORK CONTRACTOR TO VERIFY DIMENSIONS OF BUILDING AND SITE & NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS.

**General:**

- ◊ 0.1 NEW 48" HIGH SCREEN
- ◊ 0.2 NEW 8'-0" HIGH PVC FENCE
- ◊ 0.3 NEW CONCRETE PAD FOR EXTERIOR STORAGE AREA
- ◊ 0.4 NEW 12'-0" WIDE GATE
- ◊ 0.5 REMOVE STRIPING FOR STAGING AREA
- ◊ 0.6 EXISTING 40'-0" HIGH LIGHT POLE
- ◊ 0.7 EXISTING STORM DRAIN
- ◊ 0.8 PATCH, REPAIR AND/OR REPLACE ALL DAMAGED SIDEWALK
- ◊ 0.9 NEW PLANTER
- ◊ 0.10 EXISTING LOADING DOCK
- ◊ 0.11 NEW LOADING AREA
- ◊ 0.12 NEW DUMPSTER ENCLOSURE
- ◊ 0.13 NEW 10'-0" ARBORVITAE

**Legend:**

- ⊙ COLUMN DESIGNATION
- NEW FENCING
- ▬ NEW WALL
- EXISTING LIGHT POLE
- ▬ EXISTING DOOR (TO REMAIN)
- ▬ EXISTING WALL (TO REMAIN)





### Scope of work

THE FOLLOWING SCOPE OF WORK SHALL BE INCLUDED UNDER THIS PROJECT AS WELL AS ALL WORK SHOWN UNDER THE SCOPE OF THE CONSTRUCTION DOCUMENTS.

- EXISTING CEILING DELIVERED WITH ALL DAMAGED OR STAINED GRID AND TILES REPAIRED OR REPLACED.
- WALLS AND CEILING INSULATED TO SUITABLE "R" FACTOR FOR GEOGRAPHIC REGION.
- EXISTING STOCKROOM WALL DELIVERED WITH ALL ATTACHED FLOATING WALLS DEMOLISHED AND REPAIRED ALONG WITH ALL WOOD SHIMS REMOVED, REPAIRED AND REPAINTED ABOVE THE SLAT BOARDS.
- EXISTING PERIMETER AND DEMISING WALLS DELIVERED WITH ALL ATTACHED FLOATING WALLS DEMOLISHED, REPAIRED AND REPAINTED ALONG WITH ALL WOOD SHIMS REMOVED, REPAIRED AND REPAINTED ABOVE THE EXISTING SLAT BOARDS.
- DEMO THE EXISTING CASH OFFICE, FITTING ROOMS AND LAYAWAY CLOSET ALONG THE LEFT SIDE OF THE DEMISED PREMISES. IN ADDITION REPAIR OR REPLACE THE FLOOR AND CEILING STRUCTURE AND FINISHES AS NEEDED TO PROVIDE TENANT CONTINUITY FOR ADDITIONAL SALES FLOOR AREA.
- EXISTING SPRINKLER HEADS INSTALLED OR MODIFIED, AS NEEDED, ACCORDING TO CODE.
- EXISTING ADA RESTROOM(S), ACCORDING TO CODE, CLEANED AND DELIVERED IN GOOD WORKING ORDER.
- EXISTING COAT ROOM MODIFIED TO SERVE AS AN OFFICE WITH COUNTERTOP, INSTALLED IN A LOCATION MUTUALLY ACCEPTABLE TO LANDLORD AND TENANT.
- EXISTING LOUNGE MODIFIED TO SERVE AS A BREAKROOM WITH UPPER AND LOWER CABINETS AND SINK, INSTALLED IN A LOCATION MUTUALLY ACCEPTABLE TO LANDLORD AND TENANT.
- EXISTING JANITORS CLOSET WITH SLOP SINK DELIVERED CLEANED AND IN GOOD WORKING
- DRESSING ROOM AT LEAST 6' X 6' INSTALLED IN A LOCATION MUTUALLY ACCEPTABLE TO LANDLORD AND TENANT IN CLOTHING DEPARTMENT.
- EXISTING RECEIVING ROOM AND) DOUBLE SWING DOORS TO THE SALES AREAS, DELIVERED IN GOOD WORKING ORDER.
- EXISTING ROOFTOP H.V.A.C., A MINIMUM OF 1 TON PER 500 SQ. FT. WITHIN THE SALES FLOOR AREA, DELIVERED FULLY OPERATIONAL TOGETHER WITH ANY GUARANTEES OR WARRANTIES WITHIN THE LEASE.
- EXISTING ELECTRICAL SERVICE DELIVERED IN GOOD WORKING ORDER AND TO A LOAD SUFFICIENT TO SERVICE THE EXISTING HVAC UNITS
- EXISTING T-8 LIGHT FIXTURES, DELIVERED IN GOOD WORKING ORDER AND RELAMPED - 5000K T-8, OR FIXTURE SUPPLEMENTED TO ACHIEVE A 50 FOOT CANDLE LEVEL AT 5 FEET ABOVE THE FINISHED FLOOR THROUGHOUT THE DEMISED PREMISES
- IN ADDITION TO THE CEILING LIGHTS LANDLORD SHALL RAISE THE HEIGHT OF THE EXISTING PERIMETER LIGHT FIXTURES TO A LEVEL AS DEFINED BY TENANT TO BE IDENTIFIED BY TENANT. RAISE FIXTURES TO 11'
- QUAD POWER VIA DROPS TO TWO CHECKOUTS, A CENTER DESK, AND RECEIVING, INSTALLED IN LOCATIONS MUTUALLY ACCEPTABLE TO LANDLORD AND TENANT, INCLUDING DATA DROPS
- ELECTRICAL OUTLETS ON 6 COLUMNS ON THE SALES FLOOR, INSTALLED IN LOCATIONS MUTUALLY ACCEPTABLE TO LANDLORD AND TENANT.
- EMERGENCY LIGHTING AND EXIT SIGNS PER CODE.
- ALL EMERGENCY DOORS TO BE FULLY SEALED WITH PANIC HARDWARE AND ALARMS.
- PROVIDE THE MAINFRAME AND NETWORK BACKBONE (CABLE) NECESSARY TO PROPERLY MONITOR THE FIRE ALARM SYSTEM
- EXISTING VCT FLOOR SHALL BE SPOT REPAIRED, CLEANED, AND REFINISHED (I.E. STRIP AND RE-WAX) AS NEEDED. FLOOR IS TO BE DELIVERED IN A LEVEL CONDITION.
- EXISTING STOREFRONT, FRONT HARDWARE AND VESTIBULE DELIVERED IN GOOD OPERATING CONDITION AND GOOD WORKING ORDER.
- EXTERIOR FACADE REPAIRED, PAINTED AND READY FOR INSTALLATION OF TENANT'S STANDARD SIGN PACKAGE WITH A MINIMUM DIMENSION OF 40' WIDE X 12' HIGH TO ACCOMMODATE A 30' WIDE X 79" HIGH BUILDING SIGN. LANDLORD TO MAINTAIN EXISTING ELECTRIC JUNCTION BOXES FOR THE FORMER 1J MAXX SIGN TO ALLOW, IF TENANT SO CHOOSES, TENANT'S INSTALLATION OF A BUILDING SIGN IN DIMENSIONS COMPARABLE TO THE STORE FRONT SIGN, AS MAY BE PERMITTED BY LAWS.
- REPAIR AND REPAINT THE SAGGING CEILING UNDER THE CANOPY. IN ADDITION REPAIR THE SIDEWALK AND CURBING TOGETHER WITH INSTALLATION OF SCREENING AS REQUIRED, IN FRONT OF DEMISED PREMISES, EXTENDING SOUTHERLY AS SHOWN ON THE SITE PLAN, TO BE REWORKED/REPAIRED AND LEVEL.
- EXISTING 3' -0" REAR METAL DOOR DELIVERED FULLY SEALED AND IN GOOD WORKING ORDER.
- EXISTING TRUCK DOCK, LEVELER AND OVERHEAD COILING DOOR TO BE FULLY SEALED, DELIVERED IN GOOD WORKING ORDER
- OUTSIDE HOSE SPOUT ON FRONT OF BUILDING EXISTING TO REMAIN CONFIRM IN WORKING ORDER
- POUR AND INSTALL A CONCRETE PAD TO INFILL THE GRASS AREA IMMEDIATELY TO THE SOUTH OF THE DEMISED PREMISES, AND THE FIRST ROW OF PARKING SPACES ADJACENT. ONCE POURED LANDLORD WILL PROVIDE NO LESS THAN A 8' HIGH CHAIN LINK FENCE AND TWO 12' GATES INSTALLED AT BOTH ENDS IN LOCATIONS ACCEPTABLE TO LANDLORD AND TENANT. IN ADDITION THE CEMENT PAD AND CHAIN LINK FEN-FOR LA-DLORD SHALL PROVIDE ALL MINIMUM SCREENING NECESSARY FOR ALL OUTDOOR AREAS.
- ALL ELECTRICAL, PLUMBING, SEWER, LIGHTS, DOORS, HV AC SYSTEMS DELIVERED IN GOOD CONDITION AND FULLY OPERATIONAL WHETHER NEW OR EXISTING.
- ADD AN ADDITIONAL SIGN BOX TO THE CURRENT CARSON'S PYLON SIGN STRUCTURE IN A SIZE THAT IS APPROXIMATELY THE SAME SIZE AS THE CARSON'S SIGN READY FOR TENANT'S PANEL TO BE INSTALLED (SEE EXHIBIT D):
- MODIFY THE EXISTING LOADING DOCK ROLL UP DOOR TO 9' HEIGHT, MODIFY EXISTING ROLL UP DOOR THE MEET NEW HEIGHT
- ADD AN 8' WIDE X 9' TALL COILING OVERHEAD DOOR FROM THE RECEIVING AREA TO SIDE/REAR DRIVE IN LOCATION ACCEPTABLE TO TENANT
- FULL CERTIFICATE OF OCCUPANCY, OR EQUIVALENT, TENDERED UPON COMMENCEMENT DATE FROM LANDLORD TO TENANT TO PERMIT TENANT TO COMMENCE INSTALLATION OF ITS FIXTURES AND MERCHANDISING WITHIN THE DEMISED PREMISES AND OUTDOOR AREAS.

### Reflected Ceiling Keyed Notes:

- 3.1 CLEAN AND RE-LAMP ALL LIGHT FIXTURES THROUGHOUT EXISTING SPACE-PROVIDE 50FC @ 5'-0" AFF THROUGHOUT
- 3.2 RAISE ALL ACCENT PERIMETER LIGHTS TO 11'-0" AFF
- 3.3 EXISTING CEILING AT 12'-0" AFF TO REMAIN
- 3.4 EXTEND LIGHTING , CEILING GRID, CEILING TILES AND FIRE PROTECTION INTO THIS AREA- MATCH EXISTING CEILING TRACK AND PADS
- 3.5 PROVIDE NEW LIGHT IN DRESSING ROOM- CEILING AT 12'-0" AFF
- 3.6 EXISTING UNIT HEATER TO REMAIN
- 3.7 DISABLE A/C FROM EXISTING HVAC UNIT- ALL DUCTWORK AND AC UNIT TO REMAIN
- 3.8 RE-INSTALL RED WALL ACCENT LIGHTING AT 11'-0" AFF
- 3.9 PATCH AND REPAIR CEILING GRID AND TILE AT ALL WALL REMOVALS (TYP.)

NOTE, KEEP 7'-6" MIN. HEAD CLEARANCE BELOW ALL OBJECTS OVER WALKWAYS UNLESS NOTED OTHERWISE

### General Notes:

- REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR MECHANICAL AND ELECTRICAL INFORMATION AND LOCATIONS (I.E. DIFFUSERS, LIGHTS ETC.). NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- PRIOR TO INSTALLATION OF LIGHT FIXTURES, COORDINATE WITH MECHANICAL CONTRACTOR LOCATION OF DUCT WORK, SO AS NOT TO INTERFERE WITH LIGHT FIXTURE LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- ALL LIGHTING FIXTURES ON SALES FLOOR ARE TO BE ROUTED THROUGH DIMMER PANELS- REFER TO ELECTRICAL DRAWINGS.

### Legend:

- EXIT SIGN
- EMERGENCY LIGHT FIXTURE
- CEILING HEIGHT
- EXIT LIGHT
- TRACK LIGHTING AT ??AFF.
- 2x4 FLUORESCENT LIGHT FIXTURE
- EXISTING PERIMETER LIGHTING

### General Floor Plan Notes:

- PLANS AND SPECIFICATIONS DO NOT FULLY REPRESENT ALL NEW WORK. THE CONSTRUCTION DOCUMENTS ARE INTENDED TO SERVE AS GENERAL GUIDELINES.
- REPORT ANY DISCREPANCIES BETWEEN STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING & ARCHITECTURAL DRAWINGS TO ARCHITECT IMMEDIATELY.
- ALL PENETRATIONS THROUGH FIRE RATED CONSTRUCTION TO BE FIRE STOPPED PER MICHIGAN BUILDING CODE.
- COORDINATE ALL WORK WITH STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL CONSTRUCTION DOCUMENTS, AND WITH APPLICABLE STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS.
- BLOCKING SHALL BE FIRE RETARDANT WHERE REQUIRED BY CODE AND INSTALLED FOR THE PROPER ANCHORAGE OF ALL WALL ATTACHED ITEMS. CONTRACTOR TO VERIFY REQUIREMENTS WITH LOCAL BUILDING OFFICIAL.
- ALL DIMENSIONS ARE TO THE FINISH FACE OF PARTITION OR SURFACE UNLESS OTHERWISE NOTED
- G.C. SHALL SUPPLY & INSTALL SURFACE MOUNTED FIRE EXTINGUISHERS AS REQUIRED BY LOCAL CODES. LOCATION PER LOCAL CODES & FIRE MARSHALL.
- ALL WALLS SHALL EXTEND 6" ABOVE DESIGNATED CEILING HEIGHT UNLESS OTHERWISE NOTED.
- REFERENCE THE FOLLOWING SHEETS: GENERAL CONDITIONS & PLAN SYMBOLS, ACCESSIBILITY GUIDELINES, GENERAL SPECIFICATIONS.
- FIRE STOPPING TO BE PROVIDED ALONG ENTIRE EXTERIOR WALL PERIMETER AT WALL/ROOF INTERSECTION, REFER TO SECTIONS & DETAILS. FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALL & PARALLEL ROWS OF STUDS OR STAGGERED STUDS HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
- MASONRY CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES
- SEE STRUCTURAL DRAWINGS FOR STRUCTURAL INFORMATION
- SEE MEP DRAWINGS FOR MECHANICAL, ELECTRICAL, & PLUMBING INFORMATION.
- MASONRY STEEL LINTELS ABOVE DOORS WINDOWS, ETC TO BE SHOP PRIMED & PAINTED TO MATCH COLORS OF FRAMES.
- PRIOR TO START OF WORK CONTRACTOR TO VERIFY DIMENSIONS OF BUILDING & NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS.
- REFER TO STRUCTURAL DRAWINGS FOR MINIMUM GAUGE OF STUDS, TYP.
- REFER TO PLAN & SPECIFICATIONS FOR DIFFERENT WALL CAVITY THICKNESSES.
- SEE SHEET A6.1 FOR ALL ROOM FINISHES AND DOOR SCHEDULE
- ALL PENETRATION AT TENANT DEMISING WALLS MUST BE PATCHED AND REPAIRED AND MUST MAINTAIN FIRE RATING AND SMOKE STOP.

### General:

- 2.1 NEW GYP. BD. WALL FROM FINISH FLOOR TO 6" ABOVE CEILING
- 2.2 EXISTING TOILET ROOM TO REMAIN- CLEAN AND REPAIR AS REQUIRED
- 2.3 NEW COUNTER WITH NEW SINK AND UPPER AND LOWER CABINETS
- 2.4 NEW COUNTER
- 2.5 NEW 9'-0"H X 8'-0"W OVERHEAD DOOR
- 2.6 MODIFY DOOR OPENING TO 9'-0"H X 8'-0"W
- 2.7 EXISTING LADDER TO ROOF TO REMAIN
- 2.8 EXTEND VCT FLOOR, CEILING, AND FIRE PROTECTION INTO THIS AREA- MATCH EXISTING FLOORING , CEILING TILE AND HEIGHT TO EXISTING SALES FLOOR
- 2.9 NEW CHECK OUT COUNTERS- COORDINATE LOCATION WITH TENANT
- 2.10 NEW DESK- COORDINATE LOCATION WITH TENANT
- 2.11 REPAIR EXISTING STOREFRONT, EPS AND SOFFIT
- 2.12 EXISTING MOP SINK- CLEAN AND REPAIR AS REQUIRED
- 2.13 EXISTING PAINTED EXIT STRIPE TO REMAIN ON FLOOR
- 2.14 WELD SHUT EXISTING COMPACTOR DOOR ON INTERIOR AND EXTERIOR

### Legend:

- COLUMN DESIGNATION
- NEW WALL
- NEW WINDOW
- NEW DOOR
- DOOR TAG
- WINDOW TAG
- EXISTING DOOR (TO REMAIN)
- EXISTING WALL (TO REMAIN)

### General Notes:

- G.C. TO COORDINATE ALL DEMOLITION WORK WITH TENANT & LANDLORD
- G.C. TO FIELD VERIFY EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO ARCHITECT/TENANT'S CONSTRUCTION PROJECT MANAGER BEFORE DEMOLITION BEGINS.
- ALL DEBRIS TO BE REMOVED FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND THE REQUIREMENTS OF THE LANDLORD & TENANT.
- G.C. TO NOTE ALL UTILITIES THAT WILL BE AFFECTED BY CONSTRUCTION & INCLUDE IN BID THE NECESSARY CHARGES & FEES INCURRED FROM UTILITY COMPANY(S) FOR SAID WORK.
- ANY HAZARDOUS MATERIAL FOUND SHALL BE REPORTED TO THE LANDLORD & ARE TO BE REMOVED BY THE OWNER BEFORE CONSTRUCTION BEGINS.
- PRIOR TO DEMOLITION, ELECTRICAL SUBCONTRACTOR SHALL DISCONNECT ALL ELECTRICAL CIRCUITS SERVING THE EXISTING SPACE EXCEPT FIRE ALARM &/OR SMOKE DETECTORS. MARK ALL CIRCUITS THAT REMAIN.
- G.C. TO REMOVE ALL WIRING & CONDUIT BACK TO SOURCE THAT IS NOT BEING USED.
- G.C. TO CAP &/OR REMOVE ALL WATER SUPPLY & SANITARY WASTE LINES BACK TO SOURCE NOT INDICATED TO BE RE-USED. INSPECT SITE TO DETERMINE EXTENT OF EXISTING TO BE REMOVED/CAPPED.
- EXISTING FLOORING TO BE REMOVED. CLEAN AND PREP FOR NEW FLOOR FINISHES.
- PROVIDE ALL NECESSARY TRENCHING FOR PLUMBING AS REQUIRED; REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- G.C. COORDINATE WITH OWNER'S REP. THE ITEMS TO BE SALVAGED OR DISPOSED. SALVAGED ITEMS SHALL BE HANDLED SUCH THAT NO FURTHER DAMAGE OCCURS TO EACH PARTICULAR ITEM.
- REMOVE EXISTING MEZZANINE AND STAIR, PATCH AND REPAIR EXISTING WALLS AND FLOOR AS REQUIRED.

### General:

- 1.1 EXISTING STUD WALLS AND ELECTRICAL EQUIPMENT TO REMAIN, REMOVE NOVAR EQUIPMENT ONLY
- 1.2 REMOVE EXISTING COMPACTOR AND ALL EQUIPMENT, BLOCK AND FENCE
- 1.3 REMOVE EXISTING BRICK WALL AND PREPARE FOR NEW LOADING AREA
- 1.4 PREPARE ALL FLOORS TO RECEIVE NEW FLOOR FINISHES
- 1.5 REMOVE ALL SLAT WALL AND WALL DIVIDERS FROM EXISTING WALLS, PATCH AND REPAIR WALL FOR NEW FINISH (TYP.)
- 1.6 EXISTING UNIT HEATER TO REMAIN
- 1.7 DISABLE A/C , UNIT AND DUCTWORK TO REMAIN
- 1.8 PREPARE WALL FOR 12'-0" CEILING HEIGHT- RAISE ANY EQUIPMENT OR PIPING FOR NEW CEILING
- 1.9 PATCH AND MATCH FLOOR DAMAGED BY WALL REMOVAL
- 1.10 REMOVE EXISTING CEILING AND PREPARE FOR NEW CEILING- RAISE TO 12'-0" AFF
- 1.11 REMOVE RED WALL ACCENT LIGHTING AND SAVE FOR RE-INSTALLATION
- 1.12 EXISTING PAINTED EXIT PATH TO REMAIN
- 1.13 INCREASE OPENING HEIGHT TO 9'-0" AFF
- 1.14 NEW OPENING TO 8'-0" W 9'-0" H OVERHEAD DOOR

### General Demolition Notes:

- COORDINATE ALL DEMOLITION WORK WITH MECHANICAL AND ELECTRICAL CONSTRUCTION DOCUMENTS, AND WITH APPLICABLE MECHANICAL AND ELECTRICAL CONTRACTORS. SALVAGED ITEMS AND ITEMS TO BE REUSED ON NEW WORK ARE INDICATED ON THE DOCUMENTS. ITEMS TO BE REUSED SHALL BE CLEANED AND STORED, AND PROTECTED FROM DAMAGE.
- DEMOLITION PLANS AND SPECIFICATIONS DO NOT FULLY REPRESENT ALL DEMOLITION WORK REQUIRED TO INSTALL NEW WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, BUT ARE INTENDED TO SERVE AS GENERAL DEMOLITION GUIDELINES.
- ALL WORK INDICATED WITH DASHED LINES ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
- ALL WORK INDICATED WITH SOLID LINES ARE TO REMAIN UNLESS OTHERWISE NOTED.
- WHERE ITEMS ARE REMOVED, PATCH SURFACES TO MATCH ADJACENT SURFACES TO OR TO RECEIVE NEW FINISHES WHERE SCHEDULED. PATCHING OF NEW OR EXISTING SURFACES SHALL EXTEND TO THE NEAREST NATURAL BREAK OR TERMINATION FOR A CLEAN, NATURAL, UNBLENDED APPEARANCE AT THE END OF CONSTRUCTION.
- REMOVE OR REPLACE EXISTING WALLS AND CEILINGS LOCATED IN UNALTERED AREAS TO COMPLETE ALL NEW WORK. WHETHER SHOWN ON THE DRAWINGS OR NOT. COORDINATE ALL WORK WITH MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.

- EXISTING DOOR (TO REMAIN)
- EXISTING DOOR (TO BE REMOVED)
- EXISTING WALL (TO REMAIN)
- EXISTING WALL (TO BE REMOVED)
- EXISTING FLOOR FINISH (TO BE REMOVED)

Landlord's Scope of Work

N.T.S.  
FF&H 4

Ref. Ceil. Plan Legend

1/8"=1'-0"  
FF&H--ceil 3

Keyed Floor Plan Notes

1/8"=1'-0"  
FF&H--knts 2

Demo Notes/Legend

1/8"=1'-0"  
FF&H--demo 1

METRO GROUP ARCHITECTS

P.O. Box 7363  
Ann Arbor, Michigan 48107  
Phone: (734) 747-8999



Family Farm and Home  
Interior Renovation

3685 East Grand River Ave  
Howell, MI 48843

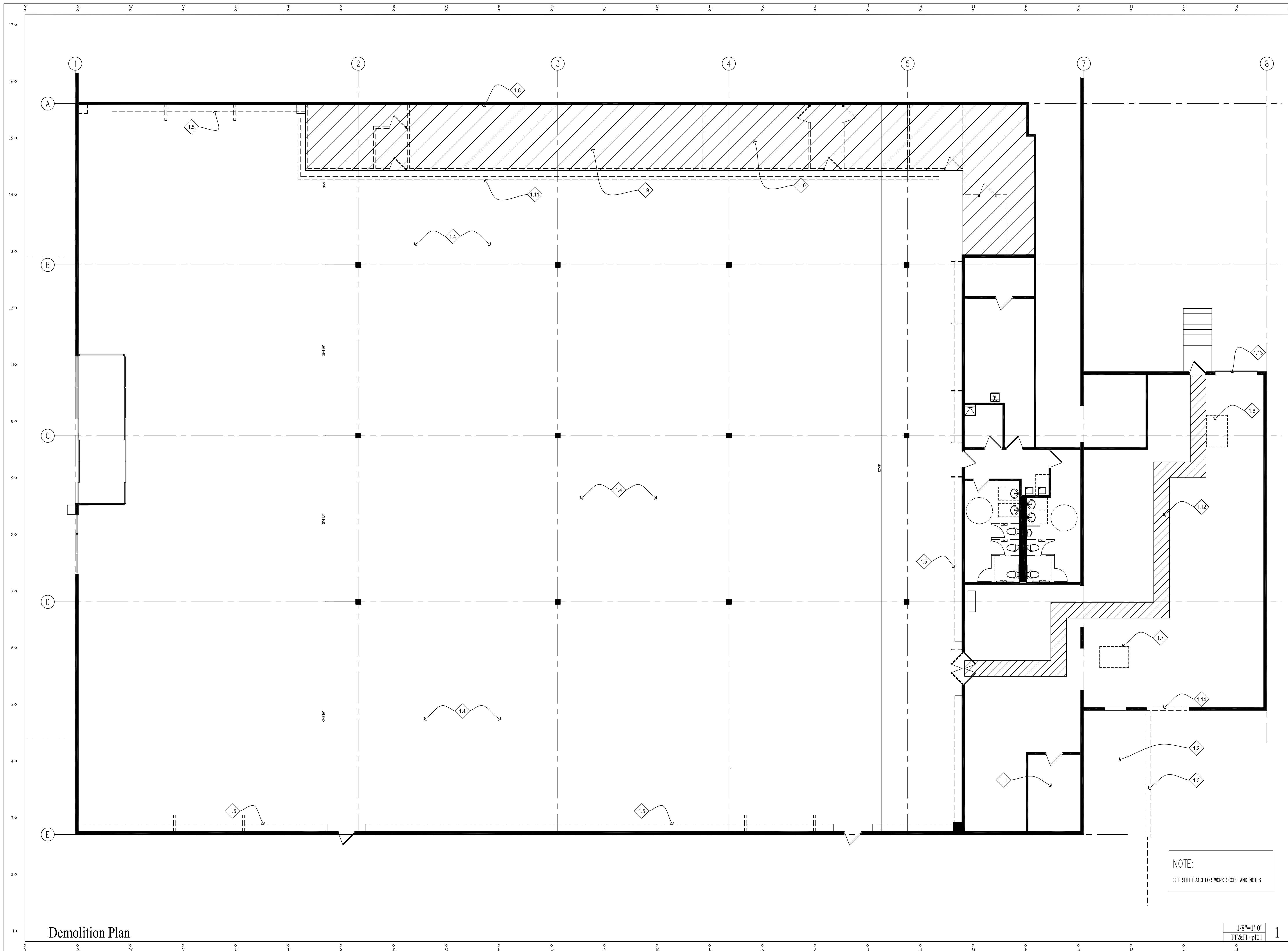
1/3/18 Site Plan Submission  
12/22/17 Owner Review

Drawn: MMH Checked: RDK

171129

Demolition, Floor  
Plan, Reflected  
Ceiling Plan Notes

A1.0

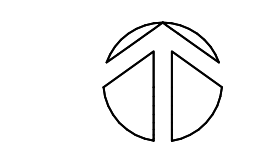


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**Family Farm and Home**  
 Interior Renovation  
 3685 East Grand River Ave  
 Howell, MI 48843

1/3/18 Site Plan Submission  
 12/22/17 Owner Review  
 Drawn: MMH Checked: RDK



Reference North

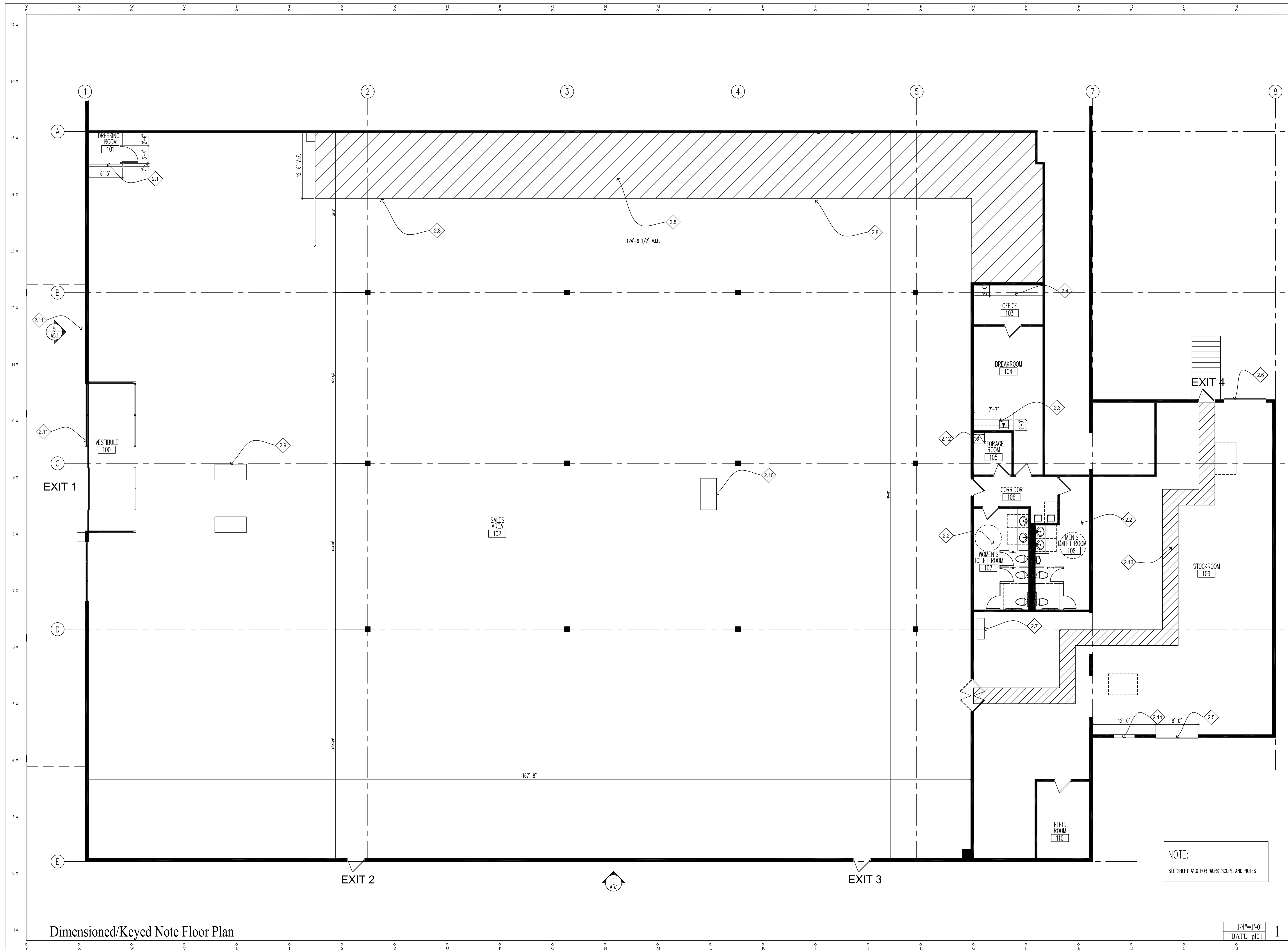
171129

Demolition Plan

**A1.1**

**NOTE:**  
 SEE SHEET A1.0 FOR WORK SCOPE AND NOTES

1/8"=1'-0"  
 FF&H-p101 1



Dimensioned/Keyed Note Floor Plan

1/4"=1'-0"  
BATL-p101 1

NOTE:  
SEE SHEET A1.0 FOR WORK SCOPE AND NOTES

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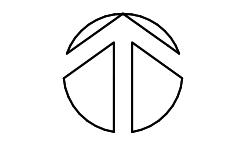


**Family Farm and Home**  
Interior Renovation

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1/3/18 Site Plan Submission  
12/22/17 Owner Review

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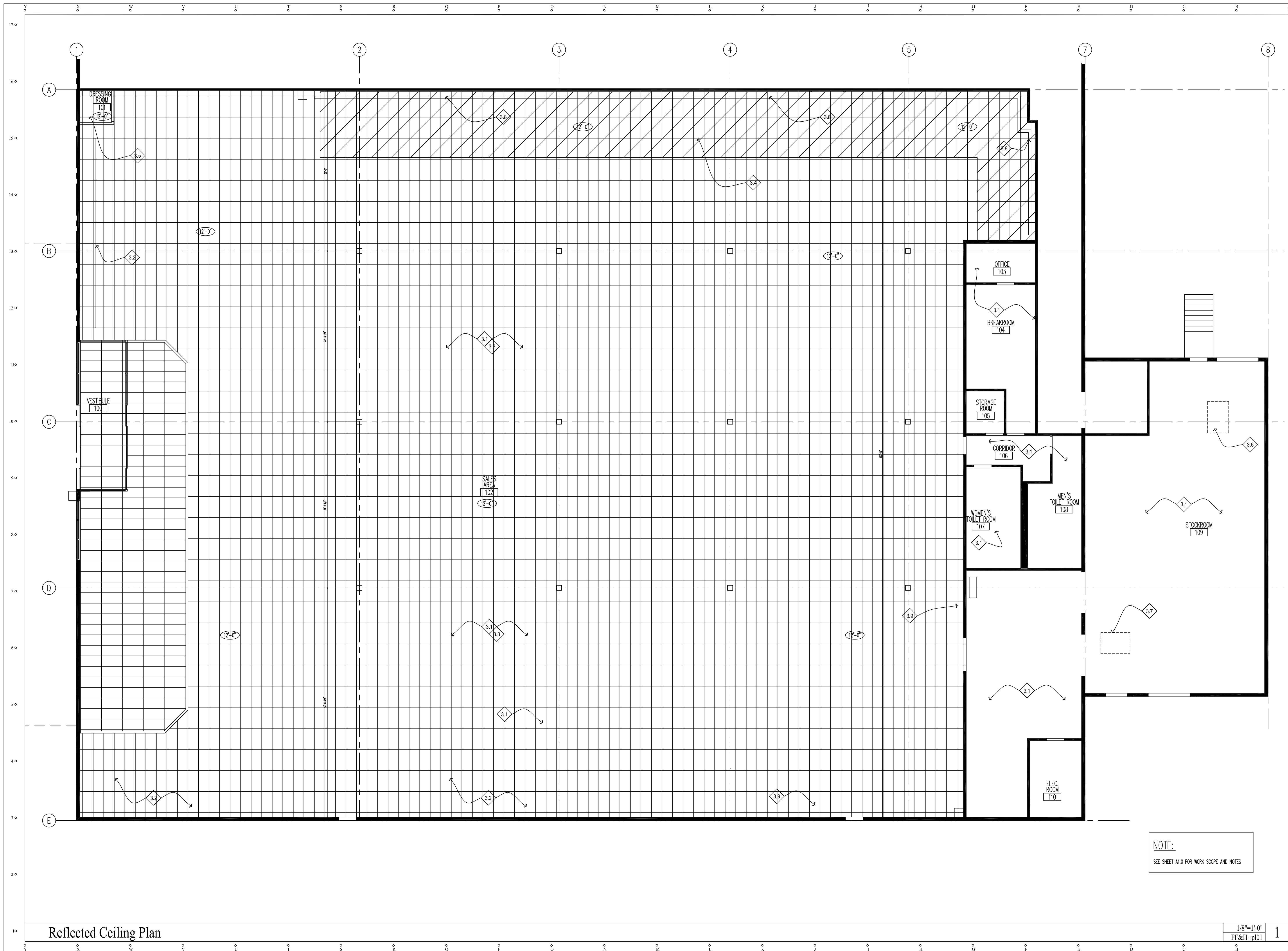


Reference North

171129

Dimensioned/Keyed Note  
Floor Plan

**A2.1**



Reflected Ceiling Plan

NOTE:  
SEE SHEET A1.0 FOR WORK SCOPE AND NOTES

1/8"=1'-0"  
FF&H-p101 1

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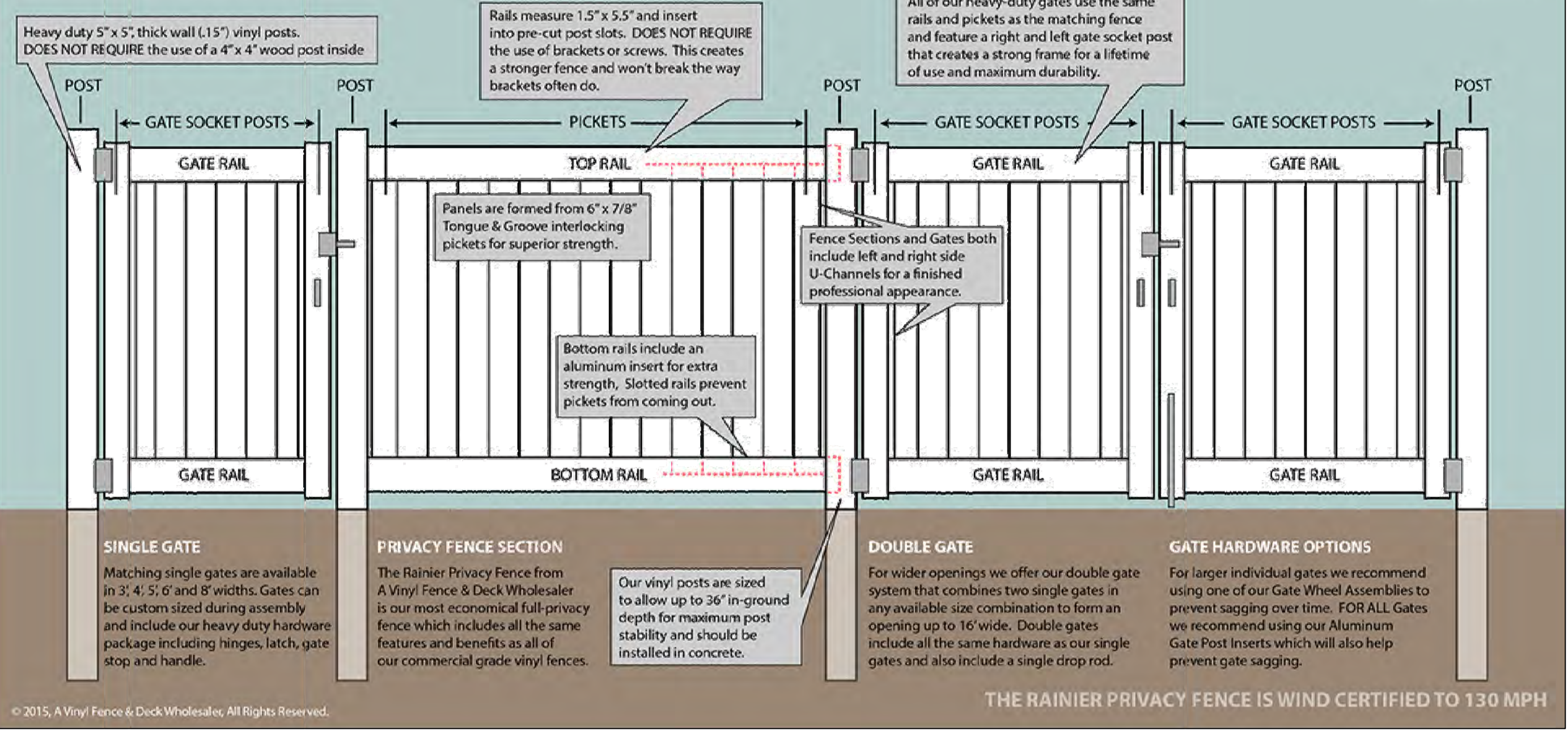
1/3/18 Site Plan Submission  
12/22/17 Owner Review  
Drawn: MMH Checked: RDK

Reference North  
171129  
Reflected Ceiling Plan

**A3.1**

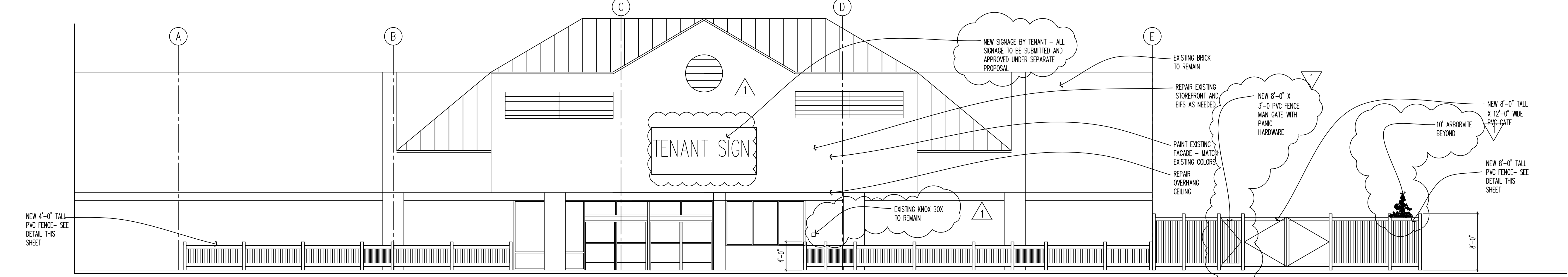
### Rainier Privacy Fence System - Features & Benefits

Commercial Grade - Heavy-Duty - Lifetime Warranty - 24/7 Installation Support



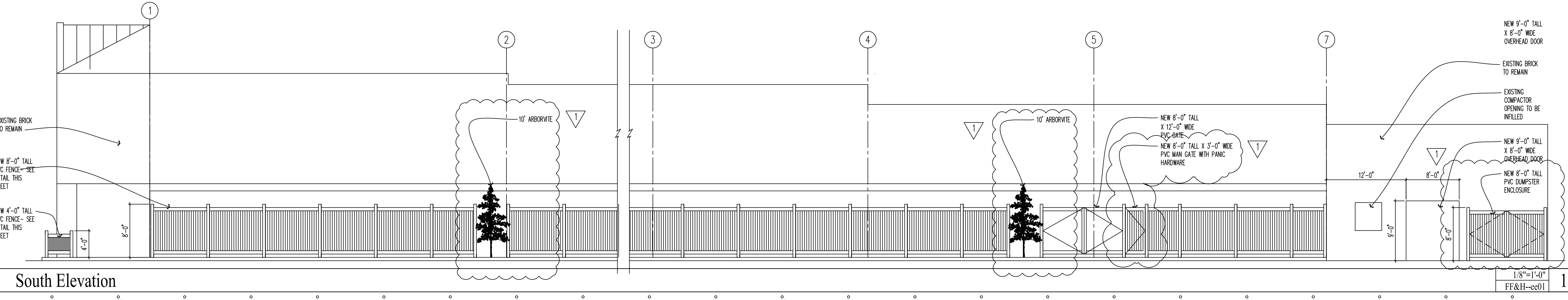
Fence Detail

N.T.S.  
FF&H 9



West Elevation

1/8"=1'-0"  
FF&H-ee02 5



South Elevation

1/8"=1'-0"  
FF&H-ee01 1

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**Family Farm and Home**  
Interior Renovation

3685 East Grand River Ave  
Howell, MI 48843

1/24/18 Addendum #1  
1/3/18 Site Plan Submission  
12/22/17 Owner Review

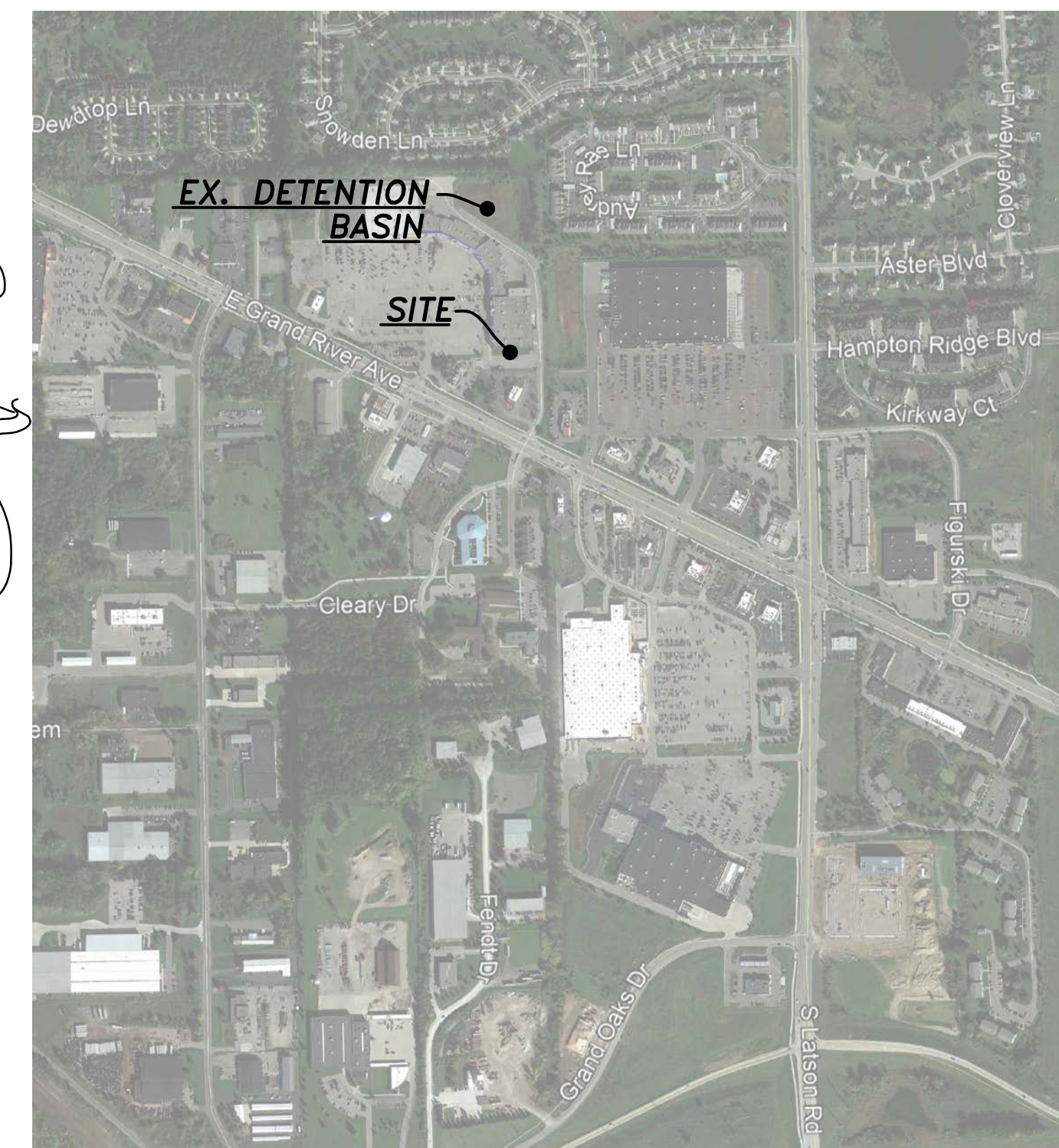
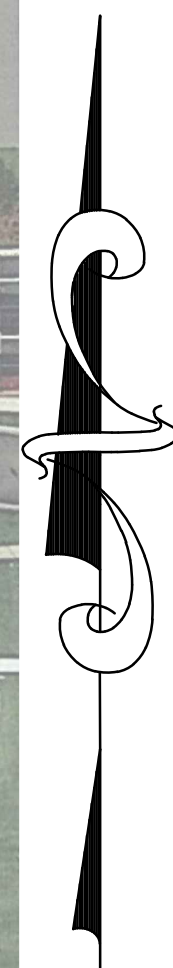
Drawn: MMH Checked: RDK

171129

Exterior Elevations

**A5.1**





**LOCATION MAP:**  
NOT TO SCALE

**SITE DATA:**

SITE AREA: 12.74 ACRES± (GROSS)  
 PARCEL ID: 4711-05-400-032  
 EXISTING/PROPOSED ZONING: RCD REGIONAL COMMERCIAL DISTRICT  
 BUILDING AREA: 28,151 S.F. FAMILY FARM AND HOME RENOVATION  
 75,706 S.F. EXISTING RETAIL  
 103,857 S.F. BUILDING TOTAL

**REQUIRED PARKING:**  
 1 SPACE FOR EACH 250 SQUARE FEET OF GROSS RETAIL FLOOR AREA FOR THE FIRST 50,000 SQUARE FEET.  
 ONE FOR EACH 275 SQUARE FEET FOR THE NEXT 50,000 TO 450,000 SQUARE FEET OF GROSS RETAIL FLOOR  
 AREA. ONE FOR EACH 300 SQUARE FEET FOR THAT AREA IN EXCESS OF 450,000 SQUARE FEET OF GROSS  
 RETAIL FLOOR AREA. NON-RETAIL USES SUCH AS RESTAURANTS, BARS AND THEATERS SHALL BE CALCULATED  
 SEPARATELY BASED UPON THEIR RESPECTIVE REQUIREMENTS

$50,000 \text{ S.F. (RETAIL)} / 250 + 48,857 \text{ S.F. (RETAIL)} / 275 + 5,000 \text{ S.F. (ASIAN FUSION)} / 100 = 428$

428 TOTAL PARKING SPACES REQUIRED  
 447 TOTAL PARKING SPACES PROVIDED (INCLUDES 18 B.F. SPACES)

NOTE: THE EXISTING LANDSCAPED AREA THAT WILL BE PAVED TO ALLOW FOR OUTDOOR STORAGE IS PROPOSED  
 TO BE MITIGATED BY REMOVING EXISTING PAVEMENT / PARKING SPACES AND CONVERTING THEM TO  
 LANDSCAPED AREAS RESULTING IN NO INCREASE IN IMPERVIOUS AREA.

**SITE PLAN GENERAL NOTES:**

- 1) ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF GENOA TOWNSHIP.
- 2) THE CONTRACTOR SHALL NOTIFY "MISS DIG" AT LEAST THREE (3) WORKING DAYS PRIOR TO START OF CONSTRUCTION.
- 3) CONTRACTOR TO FIELD VERIFY LOCATION, ELEVATION, AND SIZE OF EXISTING UTILITIES.
- 4) PRELIMINARY SITE STUDY ONLY. A SURVEY WILL BE PROVIDED AT DETAILED ENGINEERING PLAN STAGE.
- 5) GRADING AND STORM WATER MANAGEMENT DETAILS WILL BE PROVIDED AT DETAILED ENGINEERING PLAN STAGE.

**NOTICE:**

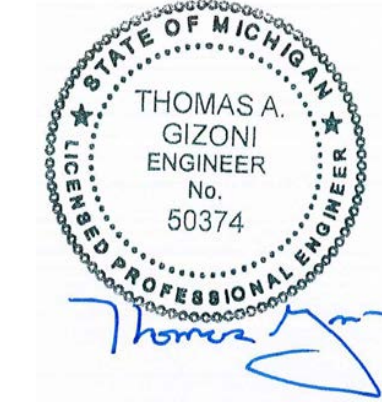
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

**NOTE:**

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

**SHEET INDEX**

1	SITE PLAN
2	TRUCK CIRCULATION PLAN



**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

**ALPINE ENGINEERING, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS

RESIDENTIAL SUBDIVISIONS  
 SITE CONDOMINIUM  
 MULTIFAMILY  
 PLOT PLANS  
 CONSTRUCTION LAYOUT

SURVEYING  
 ALTA SURVEYS  
 BOUNDARY SURVEYS  
 TOPOGRAPHIC SURVEYS  
 PARCEL SPLITS

COMMERCIAL  
 SITE PLANNING  
 SITE ENGINEERING  
 INDUSTRIAL & MULTI-UNIT  
 LAND SURVEYING  
 CONSTRUCTION LAYOUT

48692 WEST ROAD  
 SUITE 109  
 NOVI, MICHIGAN 48377

(248) 996-3701 (BUS)  
 (248) 926-3765 (FAX)  
 WWW.ALPINE-INC.NET

**811**  
 Know what's below  
 Call before you dig.

CLIENT: **ASHMARK CONSTRUCTION, LLC**

**SITE PLAN**

SECTION: 5 E  
 TOWNSHIP: 5  
 RANGE: 2 N  
 GENOA TOWNSHIP  
 LIVINGSTON COUNTY  
 MICHIGAN

**FAMILY FARM AND HOME - 3685 E. GRAND RIVER AVE.**

REVISED

DATE: 2018-01-23

DRAWN BY: TG

CHECKED BY: TG/SD

SCALE: HOR 1"=60 FT.  
 VER 1"=

FBK: 1

CHF:

17-516

