

February 25, 2022

Kelly VanMarter
Genoa Township Asst. Township Manager/Community Development Director
2911 Dorr Road
Brighton, MI 48116

RE: 2630 Grand River – Application Review Comments

Dear Ms. VanMarter,

We are in receipt of the review comments regarding our application for Special Land Use & Site Plan Review for the 2630 Grand River project in Genoa Township. Thank you for the time and consideration that you and the associated consultants have devoted to this review process and for the thoughtful comments that were returned. Please find below our clarifications and/or acknowledgements to each of the items noted as outstanding.

SAFEbuilt Site Plan Review Letter, dated February 15, 2022:

A. Summary

- 1. Section 19.03 General Special Land Use Standards**
 - a. Noted
 - b. We will address comments by Township Engineer and BAFA below in their respective sections of this letter.
- 2. Section 7.02.02(z) Use Conditions**
 - a. While we recognize that building in its existing state does not meet the Township's material percentage standards, we are asking for the Planning Commission to allow for this modification based upon the current conditions of the building. We will be significantly improving the visual appeal of the façade through cleaning, patching & repairing, and finally painting the masonry. This building has sat in utter disrepair for a long time. The improvements proposed will solve an existing blight situation and remove an eyesore from the Township's main corridor.
 - b. We have provided a color rendering along with numerous photos of the existing building with this letter. We will also plan to bring said rendering on a display board to the Planning Commission meeting on March 14th.
- 3. Site Plan Review**
 - a. Mini-Storage buildings have been removed from the Site Plan and Impact Assessment.

Page 1 of 5

- b. We would ask that the requirement to install a bike path either be waived or that a performance guarantee be collected in lieu of construction of a bike path at this time.**
- c. Given that all of the parking is existing to the building, we have not made modifications to the parking counts or arrangements. Per 14.02.06 we are asking that the Planning Commission allow the existing parking to stay as is. We will be addressing deficiencies in the pavement surfaces, but we are making no adverse changes to any aesthetic standard nor stormwater management. We have had discussions with the Livingston County Drain Commissioner's office and it has been noted that no permit shall be required from them as we are not modifying the existing stormwater management system, nor are we connecting directly to a County drain.**
- d. Noted. It is not feasible to incorporate more landscaping than we have proposed in the Greenbelt due to space requirements and the presence of underground utilities. We are adding (3) trees to the parking area and thus meet that requirement of the ordinance. Also, as noted, there is a large existing woodland and heavily vegetated buffer at the South and East borders of the property.**
- e. There are (4) existing light poles at the property. We have proposed to upgrade these fixtures to modern, energy efficient, LED fixtures. As the poles are existing, we would request that the Commission allow for their continued use. Light fixtures will be positioned so that they do not cast any light across the property lines as shown.**

Tetra Tech Review Letter, dated February 17, 2022:

General

- 1. Approval has been sought from BAFA.**
- 2. In order to provide for user safety and security, the outdoor staging and unloading area must be fenced. Given spatial constraints of the existing site and buildings, the cross access with the carpet store needs to be altered. There will still be a cross access agreement for the entrance off of Grand River that is on the subject parcel and allows for access into the front of the carpet store area. Said easements shall be modified as necessary prior to completion of the construction project.**
- 3. The Livingston County Health Department found an existing well-head on the property that was previously unknown to the prospective purchasers of the property or our team – it was likely hidden under the rubble/trash that has accumulated throughout the area. We will properly abandon and fill the well prior to beginning construction. Land Use approval is a condition to the closing of our client's funding for this project. As such, no demolition or other work can occur prior to said approval.**

Page 2 of 4

4. Outdoor storage areas have been removed. All existing parking lot islands shall remain as-is.
5. There is a minor amount of new curb and gutter and replaced asphalt paving proposed only in the area of the new entrance to the side yard. Complete details showing compliance with the Township's Engineering Standards shall be included in the final Construction Documents.

Drainage & Grading

1. Noted
2. Existing Storm Sewer is shown on Page 3, Existing Conditions & Demolition Plan.
3. The outdoor storage units have been removed from the Site Plan.

Brighton Area Fire Authority Review Letter, dated February 16, 2022:

1. We have submitted a FOIA request to Livingston County in regard to the location of the existing 8" water lead coming from the Grand River ROW into the subject building. Once this information is received, we will locate a hydrant onto the Site Plan. In any case, the hydrant shall be located within 100' of the existing FDC.
2. We have an approved, credentialed, fire protection system designer and engineer on our Design-Build Team. The existing fire protection system has suffered extensive damage due to years of general neglect of the building. We will be removing the entire system for installation of a completely new system, built to today's standards and requirements for our proposed use and designed per NFPA 13.
 - a. The FDC is existing on the front of the building towards the Western corner.
 - b. Complete details of the incoming fire protection lead shall be shown on final Construction Documents pending receipt of above mentioned information from the County.
3. Building address shall be labeled and installed per BAFA standards.
4. Pending the approval of the proposed modification to the drive width to the side parking lot, the largest width possible is +/- 22'-11" given the existing conditions of the subject building and the neighboring property. We would ask the BAFA to approve this minor variance due to existing conditions. All required fire lane signage shall be installed per BAFA standards and will included and noted in the final Construction Documents. All outdoor storage buildings have been removed from the Site Plan.
5. Access around the building and side parking area provide unencumbered turning radii in excess of 100' in most cases. The entire parking lot is now to remain as-is.

6. Proposed tree near the side parking area shall be maintained to be a minimum canopy height of 13'-6" as noted.
7. There is an existing Knox Box located at the existing FDC. We will add language noting such to the final Construction Documents.
8. It is noted and agreed to that BAFA shall evaluate emergency responder radio signal strength inside the building during and after the construction process. If found to be non-compliant, a satisfactory radio coverage system shall be installed within the building.
9. All pertinent contact information for the project shall be provided to BAFA and all other necessary parties prior to construction commencement.

Livingston County Health Department Review Email, dated February 7, 2022:

1. LCHD located an existing and apparently active wellhead on the property. As noted, said well shall be properly abandoned and filled by a certified well driller prior to construction. As noted previously, as Land Use approval is a condition of my client's financing of this project we are not able to perform any work to the property until we have received Land Use approval. We will add notation of the well demolition to the final Construction Documents.

Thank you again Ms. VanMarter for the time and consideration put into this review process by yourself and your consultants. We look forward to working with you and with Genoa Township on another fantastic project for the community. Please feel free to contact me directly to discuss any questions or concerns that you may have.

Best regards,



Matt Vetter
President
Schafer Construction, Inc.
Direct: (248) 767-0512
mvetter@schaferconstruction.net

Impact Assessment for

Grand River Self Storage

2650 Grand River

Howell, MI 48843

Prepared by:



Date:

January 21, 2022

Revised February 24, 2022

Grand River Self Storage

Impact Assessment Statement

Preparer (18.07.01)

This Impact Assessment was prepared under the direction of Daniel LeClair, PE. PS and GreenTech Engineering, Inc. 51147 W Pontiac Trail, Wixom, MI 48393. Mr. LeClair is a licensed Civil Engineer and Land Surveyor and is a professional engineering consultant offering services throughout all of Michigan and the Midwest since 1993. GreenTech Engineering offers consulting services to private land development clients including residential, commercial and industrial projects.

Location (18.07.02)

The site is located at 2630 Grand River Avenue which is located along the south side of Grand River Avenue east of Chilson Road. The site includes a vacant 43,555 square foot building that was formerly used as a retail store and an indoor recreation facility. The parcel identification number for this site is 4711-06-200-061. See exhibit 'A' attached for a location map. The site is adjoining a shopping center on the west, a retail store and car dealership to the east, and single family residential to the south.

Impact on natural features (18.07.03)

The subject site has been previously developed including the existing 43,555 square foot building along with parking lots located along the northerly and easterly portion of the site. The proposed re-use of the property is contemplating very limited re-configuration of the existing site as part of the re-use of the site. There is an existing wooded natural area along the southerly portion of the site that will remain unchanged as part of this development.

Soils: The native soils on the subject property consist of loamy sands as indicated on the USDA soils map attached as Exhibit 'B'. The rear (southerly) portion of the site appears to remain in its native state, however the surface soils have been altered as part of the previous development of the property.

Topography: The existing site topography consists of two separate drainage areas. The area north (front) of the existing building surface slopes downward in a northwesterly direction, while the area east of the building slopes downward in a southerly direction. The area immediately south of the building slopes downward toward a drop off in the rear yard near the southerly property line. The proposed development plan includes only a small amount of grading immediately northeast of the building to create adequate traffic configuration for a gated entrance and a vehicle turn around area. The remainder of the site remains unchanged as part of this development proposal.

Vegetation: The development plan includes a new landscape plan that illustrates new plantings along the Grand River frontage and the parking lot islands as the existing vegetation in these areas remains overgrown and unmaintained. The existed wooded area along the southerly portion of the site will remain unchanged as part of this development plan. There are several trees 8" diameter and larger in the southerly portion of the property, however since there is no plan to remove these trees as part of the development, these trees were not tied in and made part of this plan.

A wetland study was not performed as part of this application as there are no changes to the site other than minor modification to the existing paved areas.

Impact on stormwater management (18.07.04)

The existing site drainage patterns consists of two separate drainage areas. The area north (front) of the existing building surface slopes downward in a northwesterly direction, while the area east of the building slopes downward in a southerly direction. The area immediately south of the building slopes downward toward a drop off in the rear yard near the southerly property line.

The proposed development plan includes a reduction of pavement area of approximately 633 square feet via an increased greenbelt area near the northeast corner of the building as a result of the construction of the fence/gate and turn around area as shown on the site plan. The remainder of the site remains unchanged as part of this development proposal.

With a net reduction in the impervious area, we anticipate no negative impact to the existing stormwater management system from the proposed development.

Prior to the limited proposed construction, the detailed construction plans will include the installation of silt fence around any proposed disturbance areas and inlet filters on all on-site catch basins. In addition, all disturbed areas will be vegetated utilizing seed and mulch.

Impact on surrounding land uses (18.07.05)

Description of Proposed Uses: The proposed re-utilization of the existing building includes the interior buildout as in-door climate controlled storage. The existing parking lot along the easterly side of the building will be fenced in. No permanent foundation, grade changes and/or repaving of the existing easterly parking area will be required.

Hours of Operation: The hours of operation will include will include office hours from 8 am until 8 pm Monday through Friday and 8 am until 5 pm on Saturday and Sundays. Access to the interior and exterior storage units will be 24 hours to customers with valid access codes.

The typical customer will rent a unit either on-line or in person at the office during scheduled office hours. Customers will access their units through one of the easterly entrance areas. Carts will be provided to customers to carry larger items from the building entrance to their respective units. Access to all units will be via access code only.

Phasing: The proposed improvements will be constructed in one phase.

Light, Noise & Air Pollution: The proposed development plan includes a use that generates significantly less noise and air pollution than the previous uses within the building due to the number of anticipated trips to the site based on the proposed use. The proposed development plan utilizes the existing parking light and building mounted lights, however all lighting fixtures will be updated to modern LED light fixtures.

In summary, the subject site has been vacant for several years. With the lack of use, came the introduction of graffiti to the buildings exterior and break in attempts. See Exhibit 'C' for photos. The re-development of this site will include an on-site office attendant who will also act as an on-site caretaker in addition to the new fencing around the easterly parking lot. It is anticipated that the new use alone will discourage the unsightly activities that are currently taking place on the site.

Impact on public facilities and services (18.07.06)

The proposed re-development of the subject site is anticipated to reduce the impact to the public facilities and services. We anticipate one to two full time employees during the business day along with random customer visits to the site. The traffic impact to the adjoining streets and neighborhood is anticipated to be significantly less than the previous use as an indoor amusement park.

The proposed use is also expected to be of less impact to municipal services such as police and fire departments.

Impact on public utilities (18.07.07)

The building is currently serviced by public sanitary sewer and public domestic water. With only one or two employees, the burden to public utilities is anticipated to be significantly reduced from the previous indoor amusement park use due to the reduced number of visitors.

Storage and handling of hazardous materials (18.07.08)

Per the terms of the rental contracts, no hazardous materials will be allowed to be stored or handled on site. There are no known underground tanks on the subject property.

Traffic Impact Study (18.07.09)

Based on review of the institute of Transportation Engineers Trip Generation Manual and related studies and reports, a detailed traffic impact study is not warranted. Typical days, as noted above, will generate fewer than 30 visitors throughout the course of the day, falling far below the 100 directional trips during the peak hour of traffic.

Historic and Cultural Resources (18.07.10)

The existing building does not have any historic or cultural significance, and is less than 50 years old.

Special Provision (18.07.11)

There are no deed restrictions, protective covenants, master deed or association bylaws encumbering the subject property.

List of Sources (18.07.12)

The sources utilized in preparing report include personal knowledge of the subject property by the applicant/owner, aerial photography and partial topographic survey as prepared by GreenTech Engineering, and the Genoa Township ordinance.

EXHIBIT 'A'



LOCATION MAP

EXHIBIT 'B'

Livingston County, Michigan (MI093)			
Livingston County, Michigan (MI093)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FrB	Fox-Boyer complex, 2 to 6 percent slopes	0.5	11.9%
MoB	Wawasee loam, 2 to 6 percent slopes	4.0	88.1%
Totals for Area of Interest		4.5	100.0%



SOILS MAP

EXHIBIT 'C'





BENCHMARKS:

SITE BM #1
RAILROAD SPIKE, SOUTH FACE OF UTILITY POLE ALONG THE EAST PROPERTY LINE OF #2630 E. GRAND RIVER AVENUE, 192± SOUTHWEST OF THE NORTHEAST PROPERTY CORNER. ELEVATION: 963.72 N.A.V.D.88

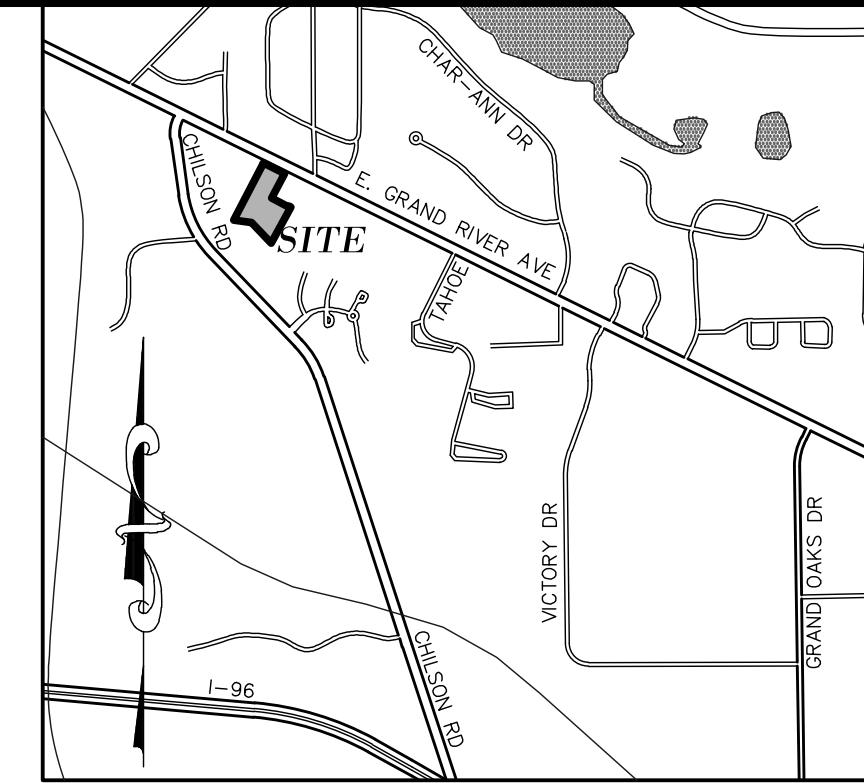
SITE PLAN

for

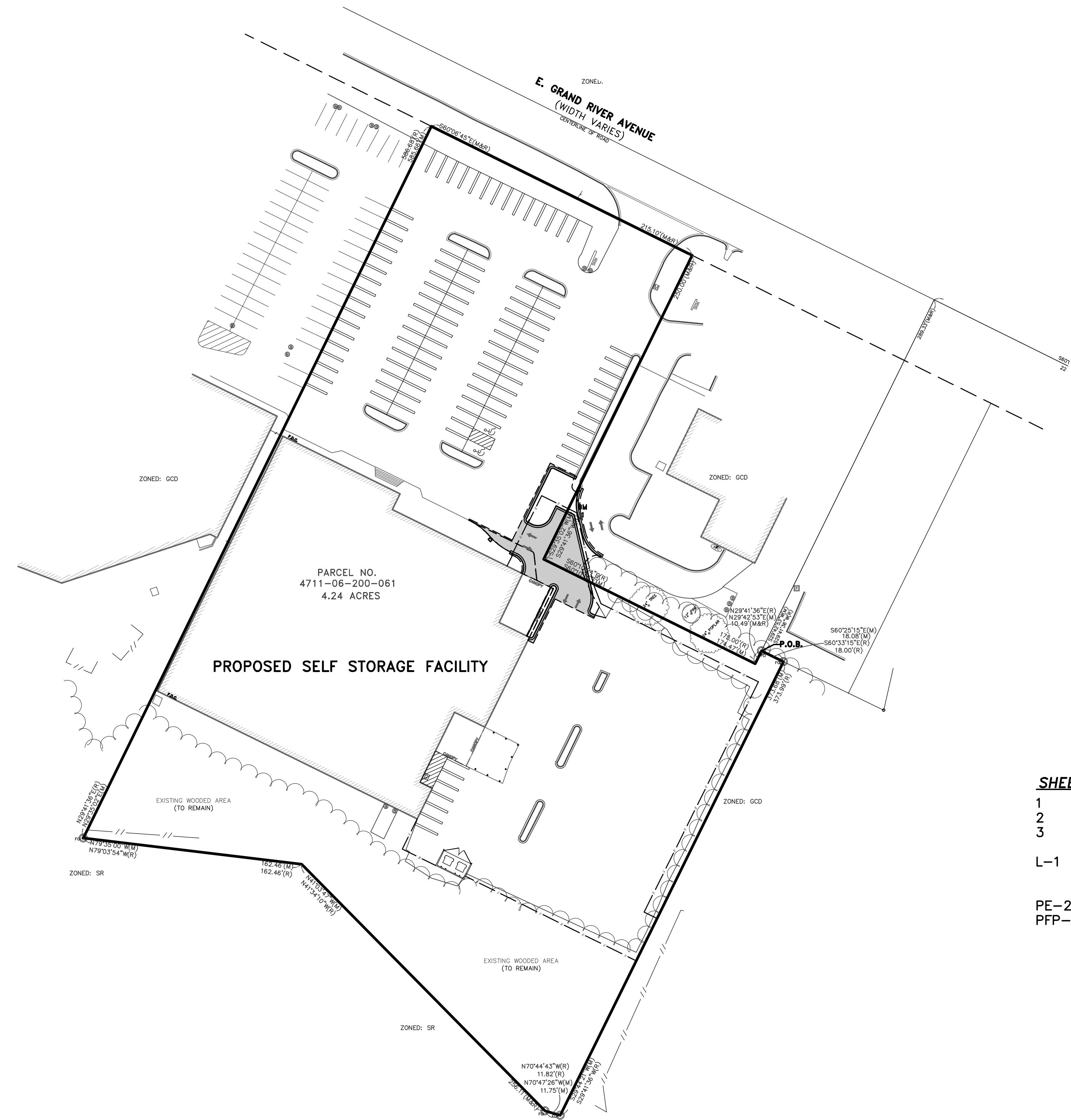
GRAND RIVER SELF STORAGE

2630 GRAND RIVER AVENUE

GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



GREENTECH ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 51147 Pontiac Trail, Wixom, MI 48393
 Phone: (248) 668-0700 Fax: (248) 668-0701



GENERAL NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF GENOA TOWNSHIP.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT AFFECT THIS JOB.
3. EXISTING EASEMENTS WILL BE SHOWN PER TITLE WORK, ONCE RECEIVED.
4. CONTRACTOR TO OBTAIN ALL REQUIRED APPROVALS AND PERMITS PRIOR TO THE START OF CONSTRUCTION.

DESCRIPTION: PARCEL #4711-06-200-061 (BY OTHERS)

PART OF THE NORTHEAST 1/4 OF SECTION 6, T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 6; THENCE N02°17'07"E 594.63 FEET TO THE CENTERLINE OF GRAND RIVER AVENUE THENCE N60°39'00"W ALONG SAID CENTERLINE 2381.67 FEET; THENCE CONTINUING ALONG SAID CENTERLINE N60°06'45"W 224.71 FEET; THENCE S29°41'36"W 289.33 FEET TO THE POINT OF BEGINNING; THENCE S60°33'15"E 18.00 FEET; THENCE S29°41'36"W 373.99 FEET; THENCE N70°44'43"W 11.82 FEET; THENCE N41°34'10"W 256.11 FEET; THENCE N79°03'54"W 162.46 FEET; THENCE N29°41'36"E 586.88 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF GRAND RIVER AVENUE; THENCE ALONG SAID RIGHT-OF-WAY S60°06'45"E 211.40 FEET; THENCE CONTINUING ALONG RIGHT-OF-WAY ALONG THE ARC OF A CURVE LEFT CHORD BEARING S60°06'50"E 3.60 FEET; THENCE S29°41'36"W 250.00 FEET; THENCE S60°10'24"E 175.00 FEET; THENCE N29°41'36"E 10.49 FEET TO THE POINT OF BEGINNING, CONTAINING 4.24 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD. SPLIT FROM 019 EXCEPTING THE NORTHEASTERLY 20 FEET AND PARALLEL TO GRAND RIVER, AS DEEDED TO THE MICHIGAN DEPARTMENT OF TRANSPORTATION CORR 3/2014.

NOTE:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER 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.

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.

SHEET INDEX:

- 1 COVER SHEET
- 2 DIMENSION & PAVING PLAN
- 3 EXISTING CONDITIONS & DEMOLITION PLAN
- L-1 LANDSCAPE PLAN
- PHOTOMETRIC PLAN
- PE-2 EXTERIOR ELEVATIONS
- PFP-3 FLOOR PLAN

OWNER:

APPLICANT:
SCHAFER CONSTRUCTION
150 N. FIRST STREET, SUITE 100
BRIGHTON, MI 48393
CONTACT: MATT VETTER
PHONE: (810) 220-0296

ENGINEER/SURVEYOR:
GREENTECH ENGINEERING, INC.
51147 PONTIAC TRAIL
WIXOM, MI 48393
CONTACT: DAN LECLAIR, P.E.
(248) 668-0700



CLIENT: SCHAFER CONSTRUCTION
COVER SHEET
 2630 GRAND RIVER AVE - PARCEL NO 4711-06-200-061
 SECTION: 6 TOWNSHIP: 2 N RANGE: 5 E.
 CHARTER TOWNSHIP OF GENOA
 LIVINGSTON COUNTY
 MICHIGAN

REVISED

DATE: 2-24-2022
 DRAWN BY: RMS
 CHECKED BY: DJL

FBK: ---
 CHF: MM
 SCALE: HOR 1"=50 FT.
 VER 1"=5 FT.

1

21-315

BENCHMARKS:

SITE BM #1
RAILROAD SPIKE, SOUTH FACE OF UTILITY POLE ALONG THE EAST PROPERTY LINE OF #2630 E. GRAND RIVER AVENUE, 192± SOUTHWEST OF THE NORTHEAST PROPERTY CORNER. ELEVATION: 963.72 N.A.V.D.88

GENERAL NOTES:

- 1) ALL CONSTRUCTION SHALL BE CONFORMING TO THE CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY GENOA TOWNSHIP AND LIVINGSTON COUNTY.
- 2) ALL SIDEWALK, RAMPS, LANDINGS, AND RAILINGS MUST MEET THE AMERICAN WITH DISABILITIES ACT (ADA) REQUIREMENTS.
- 3) DISPOSE OF ALL TREES TO BE REMOVED, BRUSH AND MISCELLANEOUS DEBRIS LEGALLY OFF SITE.
- 4) THE CONTRACTOR SHALL PAY FOR, OBTAIN AND COMPLY WITH ALL PERMITS NECESSARY FROM PUBLIC AGENCIES INCLUDING BUT NOT LIMITED TO GENOA TOWNSHIP, LIVINGSTON COUNTY, AND THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY.
- 5) ALL PAVEMENT, DRIVEWAYS, SHOULDERS, LANDSCAPING, DRAINAGE PIPES, MAILBOXES, SIGNS, ETC. DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR TO EQUAL OR BETTER CONDITION.
- 6) EXISTING MONUMENTS AND PROPERTY CORNERS SHALL BE PRESERVED AND PROTECTED, AND RESTORED IF DISTURBED, AT CONTRACTOR'S EXPENSE.
- 7) DURING THE CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE WATCHMAN AND FLAGMEN AS MAY BE REQUIRED FOR THE SAFETY AND CONVENIENCE OF THE PUBLIC. THEY SHALL FURNISH ALL BARRICADES, SIGNS AND LIGHTS NECESSARY TO PROTECT THE PUBLIC. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE AUTHORIZED BY GENOA TOWNSHIP, OR LIVINGSTON COUNTY. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC DEVICES, LATEST EDITION, BY THE MICHIGAN DEPARTMENT OF STATE HIGHWAYS.
- 8) THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN, PRIOR TO CONSTRUCTION.
- 9) IN THE EVENT OF ANY DISCREPANCY OR DUAL STANDARD SET FORTH IN THE SPECIFICATIONS CONTAINED IN THESE PLANS, THE STRICTER SHALL APPLY.
- 10) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT AFFECT THIS JOB.
- 11) ALL GROUND, BUILDING, AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN A MANNER PRACTICAL OF THE SITE.
- 12) "NO SIGNAGE WILL BE APPROVED AS PART OF THIS SITE PLAN APPROVAL, AND PRIOR TO ERECTING A SIGN AN APPLICATION AND APPROPRIATE SUBMISSIONS SHALL BE MADE TO THE BUILDING DEPARTMENT FOR REVIEW, APPROVAL AND ISSUANCE OF A SIGN PERMIT." ALL SIGNS SHALL CONFORM TO THE TOWNSHIP'S SIGN ORDINANCE.
- 13) STATE REQUIREMENTS FOR BARRIER FREE PARKING SPACES SUPERSEDE ANY TOWNSHIP REQUIREMENTS.
- 14) ALL DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
- 15) ALL WORK SHALL BE COMPLETED IN ONE PHASE.
- 16) THE ADDRESS OF THE BUILDING WILL BE DISPLAYED ON THE BUILDING AND 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.
- 17) A KNOW BOX SHALL BE INSTALLED AT THE MAIN GATE AND KNOX PADLOCKS AT OTHER ENTRY POINTS SHALL BE INSTALLED PER BRIGHTON AREA FIRE AUTHORITY.
- 18) THE MONUMENT SIGN WILL MEET ALL APPLICABLE SETBACKS AND SHALL BE APPLIED FOR UNDER A SEPARATE PERMIT.
- 19) ALL LOADING AND UNLOADING SHALL TAKE PLACE DURING TYPICAL BUSINESS HOURS. NO LOADING OR UNLOADING SHALL TAKE PLACE OUTSIDE OF THE GATED AREAS.
- 20) NO LOOSE STORAGE OUTSIDE OF BUILDING.
- 21) NO STORAGE ABOVE FENCE.

FLOOD HAZARD STATEMENT:

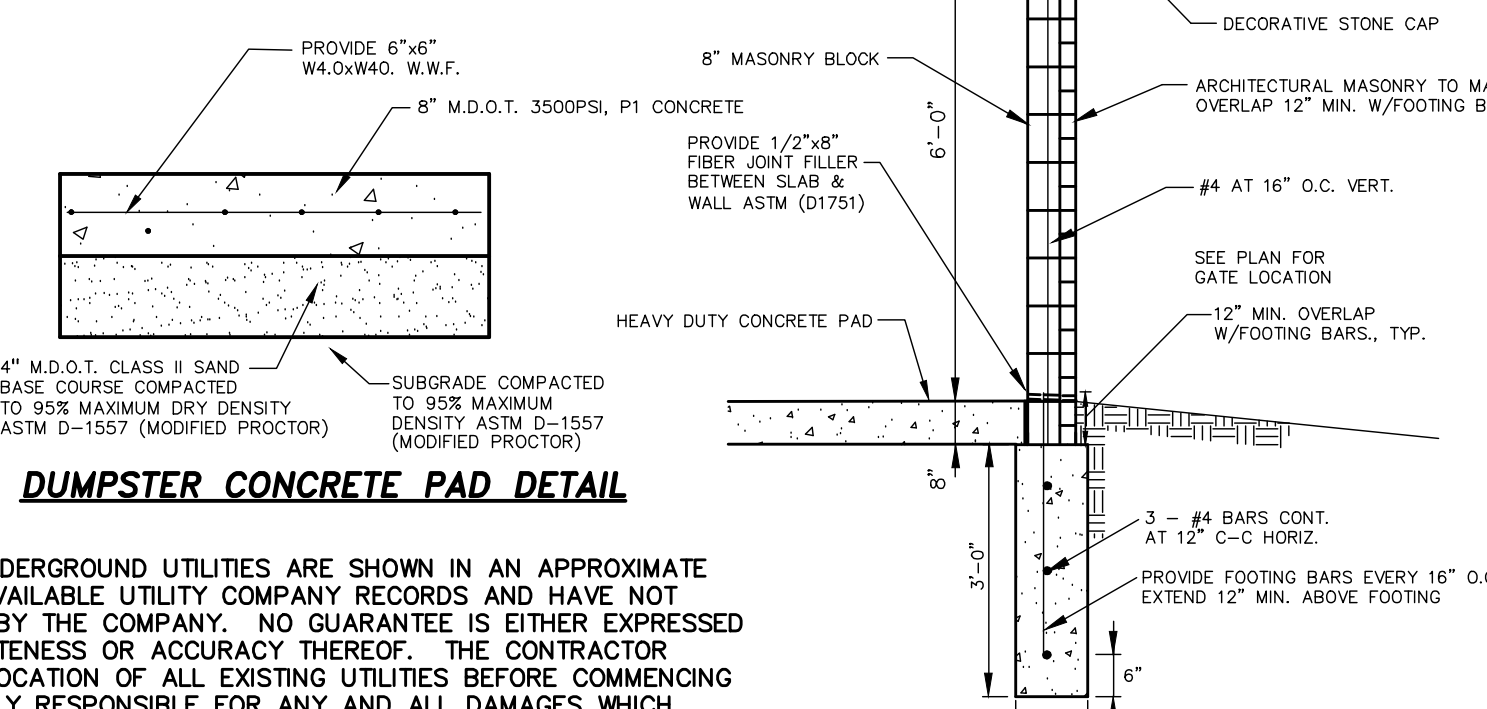
THIS PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED ZONE X FLOOD HAZARD AREA AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FOR MICHIGAN FLOOD INSURANCE RATE MAP (FIRM) #26093C0307D (COMMUNITY ID NO. 260843 - TOWNSHIP OF GENOA, MI) WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2008. THIS STATEMENT IS BASED ON THE RESULTS OF GRAPHIC PLOTTING ONTO THE ABOVE NAMED MAP AND PANEL, WHICH IS THE CURRENT MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED. "ZONE X" INDICATES AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.



NO PARKING SIGN DETAIL
NOT TO SCALE



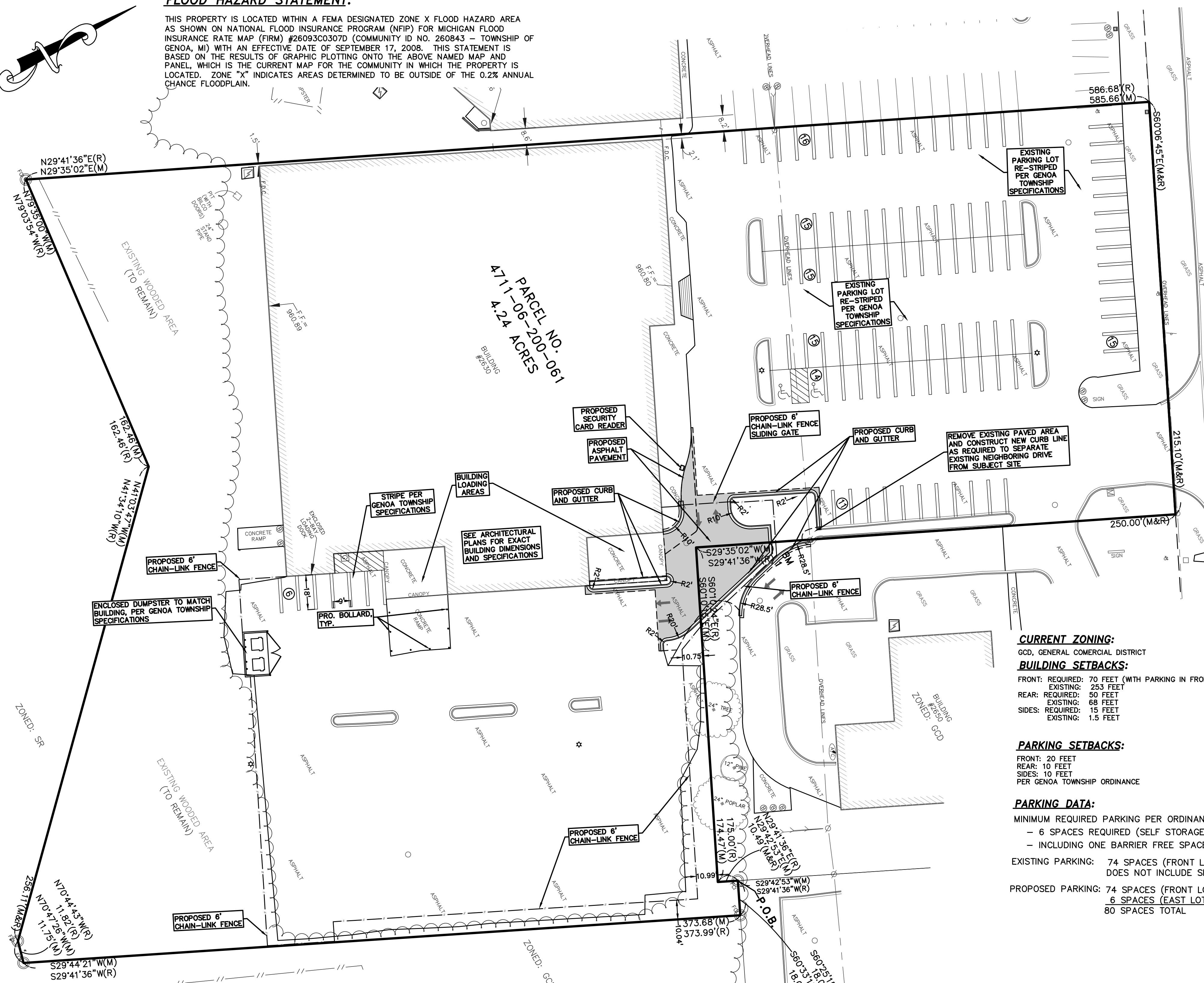
BARRIER FREE PARKING SIGN DETAIL
NOT TO SCALE



NOTE:
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DUMPSTER ENCLOSURE WALL CROSS SECTION

DOUBLE DUMPSTER ENCLOSURE DETAIL



HATCH LEGEND

- ASPHALT
- CONCRETE
- PROPOSED BUILDING
- EXISTING BUILDING

UTILITY NOTE
NO CHANGES TO THE EXISTING SANITARY SEWER, STORM SEWER OR WATER MAIN INFRASTRUCTURE ARE ANTICIPATED AS PART OF THE PROPOSED DEVELOPMENT.

SIGNAGE NOTE
MONUMENT SIGN AND BUILDING SIGNAGE WILL BE REQUESTED VIA A SEPARATE SIGNAGE APPLICATION AND PER THE GENOA TOWNSHIP SIGN ORDINANCE.

CURRENT ZONING:
GCD, GENERAL COMERCIAL DISTRICT

BUILDING SETBACKS:
FRONT: REQUIRED: 70 FEET (WITH PARKING IN FRONT)
EXISTING: 253 FEET
REAR: REQUIRED: 50 FEET
EXISTING: 68 FEET
SIDES: REQUIRED: 15 FEET
EXISTING: 1.5 FEET

PARKING SETBACKS:
FRONT: 20 FEET
REAR: 10 FEET
SIDES: 10 FEET
PER GENOA TOWNSHIP ORDINANCE

PARKING DATA:
MINIMUM REQUIRED PARKING PER ORDINANCE:
- 6 SPACES REQUIRED (SELF STORAGE)
- INCLUDING ONE BARRIER FREE SPACE

EXISTING PARKING: 74 SPACES (FRONT LOT ONLY)
DOES NOT INCLUDE SIDE LOT

PROPOSED PARKING: 74 SPACES (FRONT LOT)
6 SPACES (EAST LOT)
80 SPACES TOTAL

LOT COVERAGE CALCULATION

EXISTING BUILDING AREA: 43,555 SF
TOTAL BUILDING AREA: 43,555 SF
TOTAL SITE AREA: 183,844 SF

EXISTING LOT COVERAGE AREA: 43,555 / 183,844 = 23.7 %
MAXIMUM LOT COVERAGE AREA ALLOWED: 35%

IMPERVIOUS CALCULATION

EXISTING BUILDING AREA: 43,555 SF
SIDEWALK & PARKING AREA: 93,181 SF
TOTAL EXISTING IMPERVIOUS AREA: 136,736 SF
TOTAL SITE AREA: 183,844 SF
EXISTING IMPERVIOUS AREA: 136,736 / 183,844 = 74.5 %
MAXIMUM IMPERVIOUS AREA ALLOWED: 75%

PROPOSED BUILDING AREA: 43,555 SF
SIDEWALK & PARKING AREA: 92,833 SF
TOTAL EXISTING IMPERVIOUS AREA: 136,388 SF
TOTAL SITE AREA: 183,844 SF
EXISTING IMPERVIOUS AREA: 136,388 / 183,844 = 74.2 %

GREENTECH ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
51147 Portage Trail, Wixom, MI 48393
Phone: (248) 668-0700 Fax: (248) 668-0701

811
Know what's below
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SCHAFFER CONSTRUCTION

DIMENSION & PAVING PLAN

CLIENT: 2630 GRAND RIVER AVE - PARCEL NO 4711-06-200-061
SECTION: 6 TOWNSHIP: 2 N RANGE: 5 E.
CHARTER TOWNSHIP OF GENOA LIVINGSTON COUNTY MICHIGAN

REVISED

DATE: 2-24-2022
DRAWN BY: RMS
CHECKED BY: DJL

FBK: ---
CHF: MM
SCALE: HOR 1"=30 FT.
VER 1"= 10 FT.

2

21-315

BENCHMARKS:

SITE BM #1
RAILROAD SPIKE, SOUTH FACE OF UTILITY POLE ALONG THE EAST PROPERTY LINE OF #2630 E. GRAND RIVER AVENUE, 192± SOUTHWEST OF THE NORTHEAST PROPERTY CORNER. ELEVATION: 963.72 N.A.V.D.88

SURVEY LEGEND

- EX. SECTION CORNER
- EX. FIBER MARKER
- EX. SANITARY MANHOLE
- EX. CATCH BASIN
- EX. STORM MANHOLE
- EX. HYDRANT
- EX. GATE VALVE & WELL
- EX. WATER SHUT-OFF
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. PEDISTAL
- EX. HAND HOLE
- EX. UTILITY FLAG
- EX. COMMUNICATIONS
- EX. SANITARY SEWER
- EX. GAS LINE
- EX. WATER MAIN
- EX. OVERHEAD UTILITIES
- EX. FENCE
- EX. SWALE
- WETLAND BOUNDARY
- 590- CONTOUR MAJOR
- 591- CONTOUR MINOR
- EX. ZONING
- EX. TREELINE
- EX. CONIFEROUS
- EX. DECIDUOUS

FLOOD HAZARD STATEMENT:

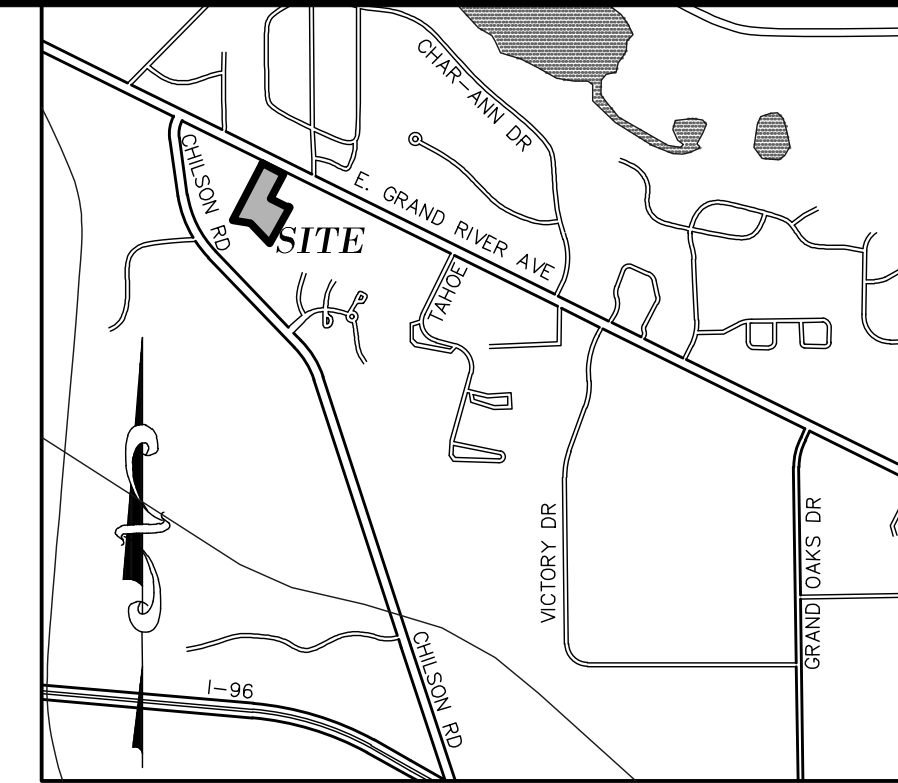
THIS PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED ZONE X FLOOD HAZARD AREA AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FOR MICHIGAN FLOOD INSURANCE RATE MAP (FIRM) #26093C0307D (COMMUNITY ID NO. 260843 - TOWNSHIP OF GENOA, MI) WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2008. THIS STATEMENT IS BASED ON THE RESULTS OF GRAPHIC PLOTTING ONTO THE ABOVE NAMED MAP AND PANEL, WHICH IS THE CURRENT MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DEMOLITION LEGEND:

- CURB REMOVAL
- ASPHALT REMOVAL
- CONCRETE PAVEMENT AND SIDEWALK/BRICK REMOVAL



E. GRAND RIVER AVENUE
(WIDTH VARIES)
CENTERLINE OF ROAD



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.

DESCRIPTION: PARCEL #4711-06-200-061 (BY OTHERS)
PART OF THE NORTHEAST 1/4 OF SECTION 6, T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 6; THENCE N02°17'07"E 594.63 FEET TO THE CENTERLINE OF GRAND RIVER AVENUE THENCE N60°39'00"W ALONG SAID CENTERLINE 2381.67 FEET; THENCE CONTINUING ALONG SAID CENTERLINE N60°06'45"W 224.71 FEET; THENCE S29°41'36"W 289.33 FEET TO THE POINT OF BEGINNING; THENCE S60°33'15"E 18.00 FEET; THENCE S29°41'36"W 373.99 FEET; THENCE N70°44'43"W 11.82 FEET; THENCE N41°34'10"W 256.11 FEET; THENCE N79°03'54"W 162.46 FEET; THENCE N29°41'36"E 586.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF GRAND RIVER AVENUE; THENCE ALONG SAID RIGHT-OF-WAY S60°09'45"E 211.40 FEET; THENCE CONTINUING ALONG RIGHT-OF-WAY ALONG THE ARC OF A CURVE LEFT CHORD BEARING S60°06'50"E 3.60 FEET; THENCE S29°41'36"W 250.00 FEET; THENCE S60°10'24"E 175.00 FEET; THENCE N29°41'36"E 10.49 FEET TO THE POINT OF BEGINNING, CONTAINING 4.24 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD. SPLIT FROM 019 EXCEPTING THE NORTHEASTERLY 20 FEET AND PARALLEL TO GRAND RIVER, AS DEEDED TO THE MICHIGAN DEPARTMENT OF TRANSPORTATION CORR 3/2014.

CURRENT ZONING:
GCD, GENERAL COMMERCIAL DISTRICT

BUILDING SETBACKS:
FRONT: REQUIRED: 70 FEET (WITH PARKING IN FRONT)
EXISTING: 253 FEET
REAR: REQUIRED: 50 FEET
EXISTING: 68 FEET
SIDES: REQUIRED: 15 FEET
EXISTING: 1.5 FEET

PARKING SETBACKS:
FRONT: 20 FEET
REAR: 10 FEET
SIDES: 10 FEET
PER GENOA TOWNSHIP ORDINANCE

PARKING DATA:
MINIMUM REQUIRED PARKING PER ORDINANCE:
- 6 SPACES REQUIRED (SELF STORAGE)
- INCLUDING ONE BARRIER FREE SPACE

EXISTING PARKING: 74 SPACES (FRONT LOT ONLY)
DOES NOT INCLUDE SIDE LOT

PROPOSED PARKING: 74 SPACES (FRONT LOT)
6 SPACES (EAST LOT)
80 SPACES TOTAL

Livingston County, Michigan (MI093)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FrB	Fox-Boyer complex, 2 to 6 percent slopes	5.7	19.4%
FrC	Fox-Boyer complex, 6 to 12 percent slopes	2.6	8.9%
MoB	Wawasee loam, 2 to 6 percent slopes	20.6	70.0%
MoC	Wawasee loam, 6 to 12 percent slopes	0.5	1.8%
Totals for Area of Interest		29.5	100.0%

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51147 Perchic Trail, Genoa, MI 48839
Phone: (248) 668-0700 Fax: (248) 668-0701

811
Know what's below
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CLIENT: SCHAFFER CONSTRUCTION

EXISTING CONDITIONS & DEMOLITION PLAN

2630 GRAND RIVER AVE - PARCEL NO 4711-06-200-061
SECTION: 6 TOWNSHIP: 2 N RANGE: 5 E.
CHARTER TOWNSHIP OF GENOA
LIVINGSTON COUNTY MICHIGAN

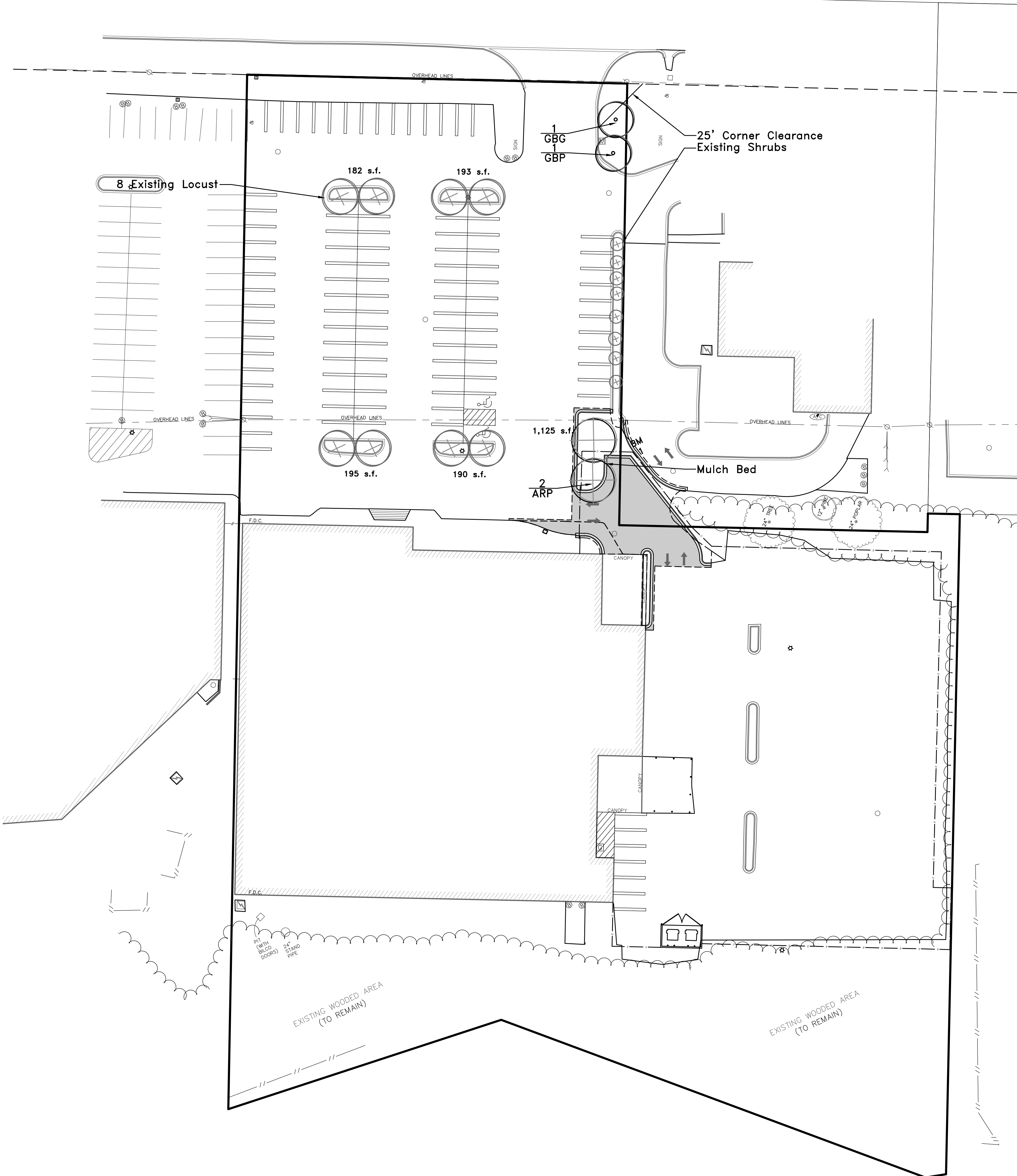
REVISED

DATE: 2-24-2022
DRAWN BY: RMS
CHECKED BY: DJL

FBK: ---
CHF: MM
SCALE: HOR 1"=30 FT.
VER 1"=3 FT.

3

21-315



Landscape Summary

Greenbelt	
Greenbelt Length	215'
Trees Required	5.3 Trees (215' / 40')
Trees Provided	1 Tree
Parking Lot Landscaping	
Total Proposed Spaces	106 Spaces
Landscape Area Required	1,060 s.f. (106 / 10) x 100
Landscape Area Proposed	1,885 s.f.
Trees Required	10.6 Trees (106 / 10)
Trees Provided	11 Trees (8 Existing)

Plant List

sym.	qty.	botanical name	common name	caliper	spacing	root
Greenbelt Trees						
GBG	1	Ginkgo biloba 'Fastigiata'	Upright Ginkgo			
Parking Lot Trees						
ARP	2	Acer x freemanii 'Armstrong'	Armstrong Maple	2.5"	as shown	B&B
GBP	1	Ginkgo biloba 'Fastigiata'	Upright Ginkgo			

Note:
All Landscaped Areas Shall be Provided with an Automatic Underground Irrigation System

NOTE:
GUY DECIDUOUS TREES ABOVE 3" CAL. STAKE DECIDUOUS TREES BELOW 3" CAL.

STAKE TREES AT FIRST BRANCH USING 2"-3" WIDE BELT-LIKE NYLON OR PLASTIC STRAPS. ALLOW FOR SOME MINIMAL FLEXING OF THE TREE. REMOVE AFTER ONE YEAR.

2" X 2" HARDWOOD STAKES, MIN. 36" ABOVE GROUND FOR UPRIGHT. 18" IF ANGLED. DRIVE STAKES A MIN. 18" INTO UNDISTURBED GROUND OUTSIDE ROOTBALL. REMOVE AFTER ONE YEAR.

MULCH 4" DEPTH WITH SHREDDED HARDWOOD BARK. NATURAL IN COLOR. LEAVE 3" CIRCLE OF BARE SOIL AT BASE OF TREE TRUNK. PULL ANY ROOT BALL DIRT EXTENDING ABOVE THE ROOT FLARE AWAY FROM THE TRUNK SO THE ROOT FLARE IS EXPOSED TO AIR.

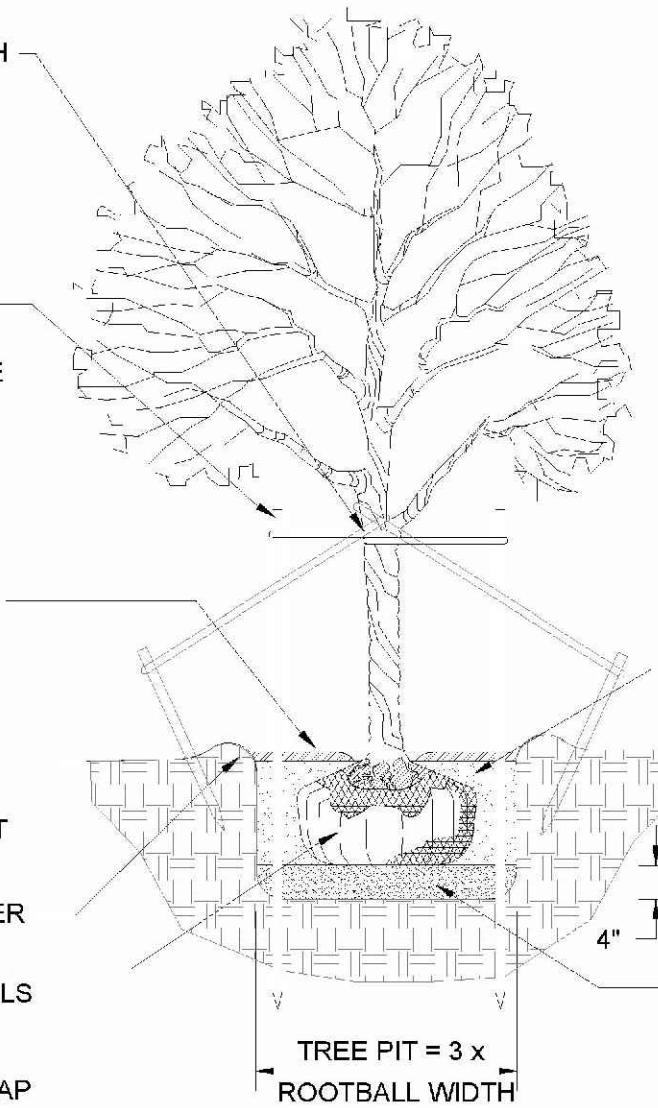
MOUND EARTH TO FORM SAUCER REMOVE ALL NON-BIODEGRADABLE MATERIALS COMPLETELY FROM THE ROOTBALL. CUT DOWN WIRE BASKET AND FOLD DOWN BURLAP FROM TOP 1/2 OF THE ROOTBALL.

NOTE:
TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 8" ABOVE GRADE. IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.

DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.

REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GIRDLING.

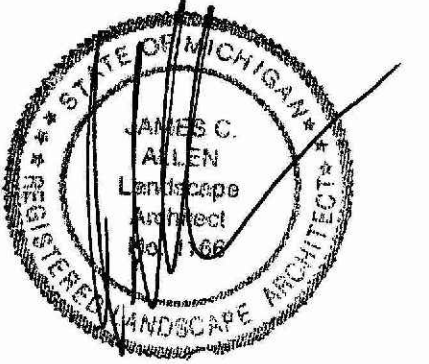
PLANTING MIXTURE: AMEND SOILS PER SITE CONDITIONS AND REQUIREMENTS OF THE PLANT MATERIAL.



SCARIFY SUBGRADE AND PLANTING PIT SIDES. RECOMPACT BASE OF TO 4" DEPTH.

DECIDUOUS TREE PLANTING DETAIL

Seal:



Title:

Landscape Plan

Project:

Grand River Storage
Genoa Township, Michigan

Prepared for:

Greentech Engineering
51147 Pontiac Trail
Wixom, Michigan 48393
248.668.0700

Revision:

Issued:

Submission

January 25, 2022

Job Number:

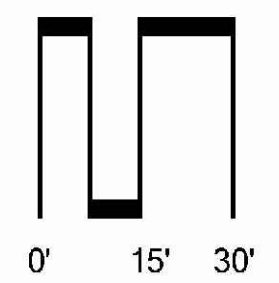
22-008

Drawn By:

jca

Checked By:

jca



Sheet No.



L-1



Specifications

Length: 48" (1219mm)
 Width: 18" (457mm)
 Height 1: 7.5" (190mm)
 Height 2: 3.5" (89mm)
 Weight: 36lbs

Ordering Information EXAMPLE: DSX2 LED P7 40K 3TM MVOLT SPA NLTAR2 PIRH9 NDBDX

Order	LED	Color Temperature	Beam Spread	Mounting	Finish
DSX2 LED	DSX2 LED	3000K	15°	Spot/Recess	White
P1	P1	4000K	15°	Spot/Recess	White
P2	P2	3000K	15°	Spot/Recess	White
P3	P3	3000K	15°	Spot/Recess	White
W2	W2	3000K	15°	Spot/Recess	White

Notes:

1. All WPK LED wall packs come with 40K surge protection circuitry (SPC) and are UL listed for use in wet locations.

2. Battery pack options only available on WPK1 and WPK2.

3. Battery pack options not available with 3000K and PE options.



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Grade @ 0'	+	0.5 fc	6.2 fc	0.0 fc	N/A	N/A	0.1:1
Parking	X	1.6 fc	4.2 fc	0.2 fc	21.0:1	8.0:1	0.4:1
Property Line	+	0.3 fc	1.0 fc	0.0 fc	N/A	N/A	0.3:1
EAST PARKING LOT	X	0.9 fc	3.9 fc	0.3 fc	13.0:1	3.0:1	0.2:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Lamp	Light Loss Factor
P1	P1	2	Lithonia Lighting	[...]	[...]	0.9
P2	P2	1	Lithonia Lighting	DSX2 LED 40K MVOLT	LED	0.9
P3	P3	1	Lithonia Lighting	DSX2 LED 40K MVOLT	LED	0.9
W2	W2	3	Lithonia Lighting	WPK2 LED 40K Mvolt	LED	0.9

- General Note**
- SEE DRAWING FOR LUMINAIRE MOUNTING HEIGHT.
 - CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0'
 - LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.



Specifications

Length: 18" (457mm)
 Width: 4" (102mm)
 Height: 3" (76mm)
 Weight: 1.5 lbs (0.7 kg)

Ordering Information EXAMPLE: WPK2 LED 40K MVOLT DDXX

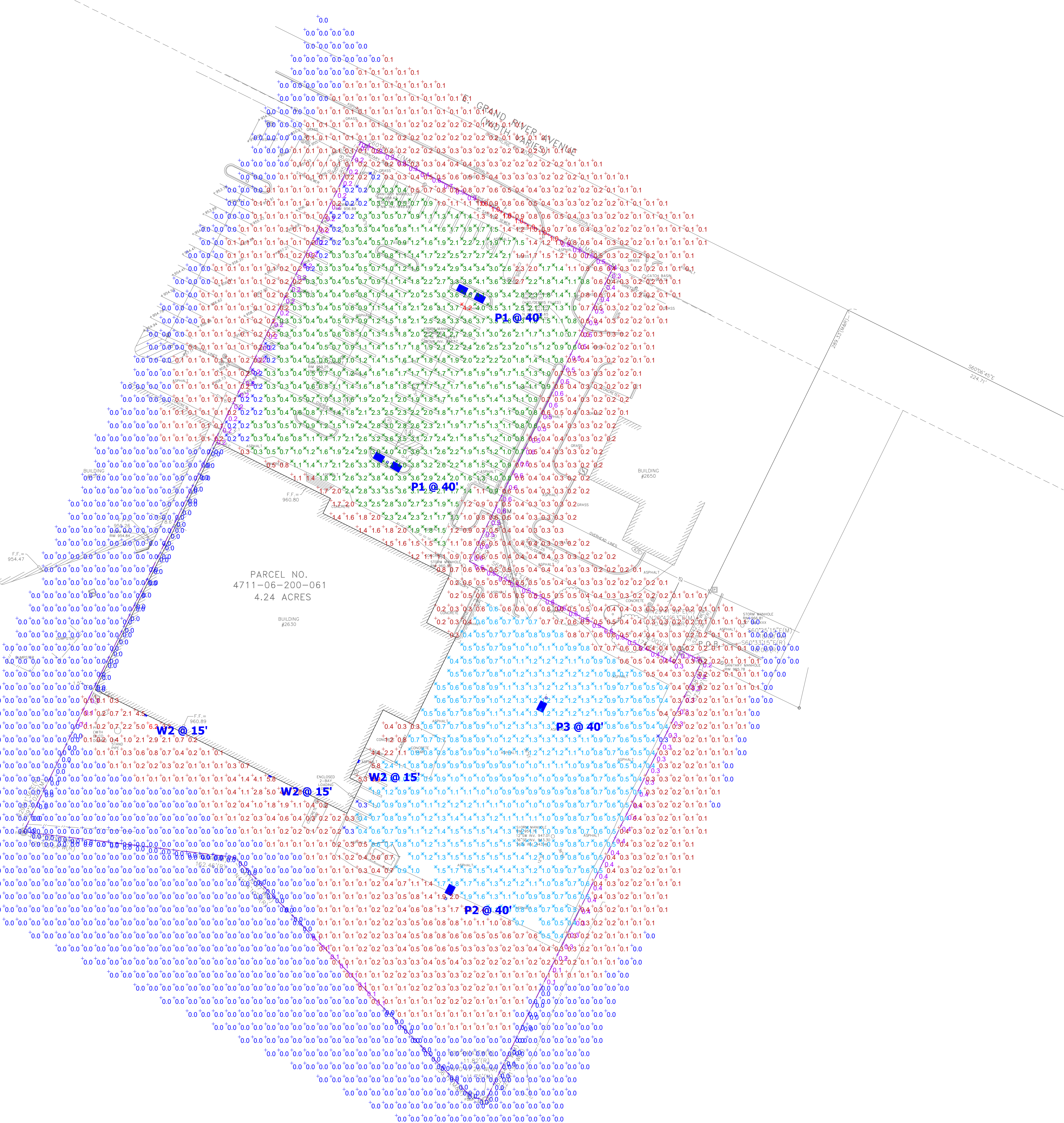
Order	LED	Color Temperature	Beam Spread	Mounting	Finish
WPK2 LED	WPK2 LED	3000K	15°	Spot/Recess	White
P1	P1	4000K	15°	Spot/Recess	White
P2	P2	3000K	15°	Spot/Recess	White
P3	P3	3000K	15°	Spot/Recess	White
W2	W2	3000K	15°	Spot/Recess	White

Notes:

1. All WPK LED wall packs come with 40K surge protection circuitry (SPC) and are UL listed for use in wet locations.

2. Battery pack options only available on WPK1 and WPK2.

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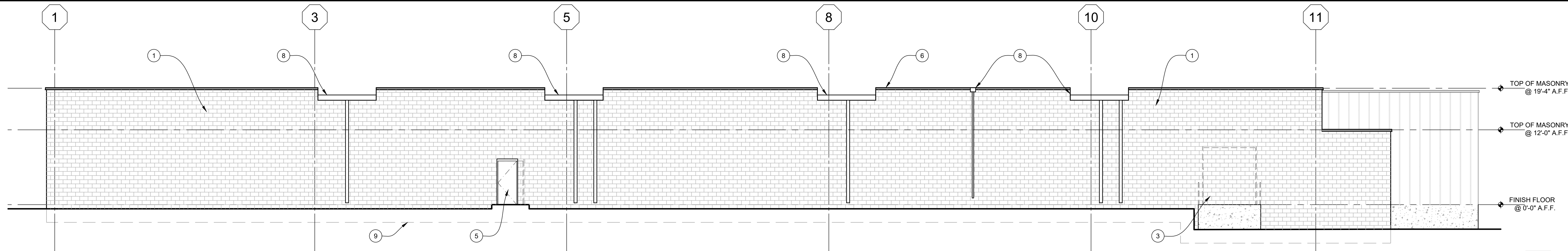


Plan View
Scale - 1" = 40ft



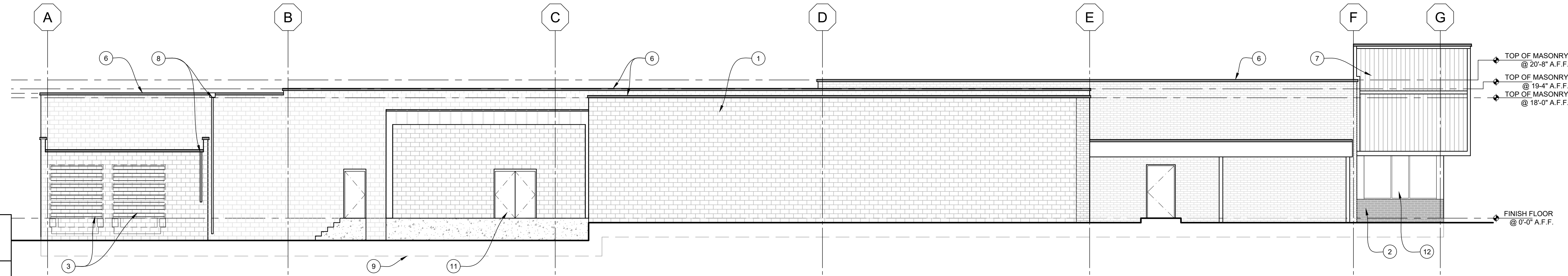
2630 GRAND RIVER AVE
 PHOTOMETRIC PLAN
 PREPARED FOR: GREENTECH
 GASSER BUSH ASSOCIATES
 WWW.GASSERBUSH.COM

Designer
 TV/DS/KB
 Date
 01/27/2022
 Rev.
 2/24/2022
 Scale
 Not to Scale
 Drawing No.
 #22-71398 V2



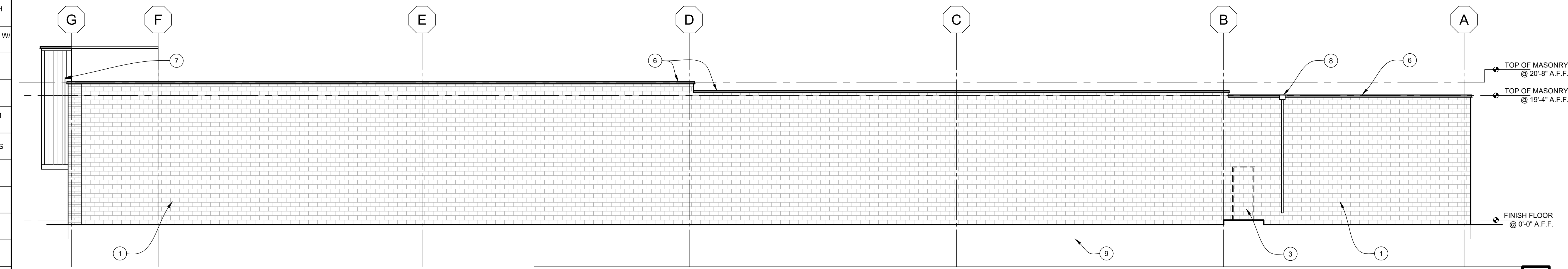
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

4



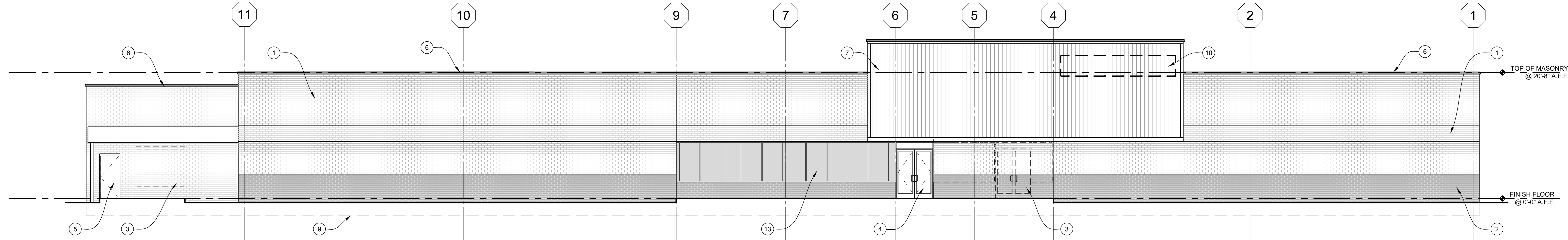
EAST ELEVATION
SCALE: 1/8" = 1'-0"

3



WEST ELEVATION
SCALE: 1/8" = 1'-0"

2



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

1

EXTERIOR MATERIAL SCHEDULE	
1	PAINTED EXISTING CMU BLOCK
2	PAINTED ACCENT BAND
3	INFILL EXISTING OPENING W/ CMU BLOCK TO MATCH EXISTING.
4	NEW 6'x8' ANOD. ALUM. STOREFRONT ENTRY DOOR W/ TINTED TEMPERED GLASS.
5	NEW 3'x7' H.M. DOOR & FRAME
6	NEW PRE-FINISHED METAL COPING
7	PATCH & REPAIR EXIST. WOOD SIDING & PAINT TRIM AS REQUIRED
8	NEW PRE-FINISHED METAL GUTTER & DOWNSPOUTS
9	DASHED LINE DENOTES EXISTING CONC. TRENCH FOOTING BELOW.
10	BUILDING SIGNAGE BY OWNER
11	NEW 6'x7' H.M. DOOR & FRAME
12	1\" TINTED LOW 'E' INSUL. VISION GLAZING IN ANOD. ALUM. BREAK FRAME
13	1\" TINTED LOW 'E' INSUL. SPANDREL GLAZING IN ANOD. ALUM. BREAK FRAME

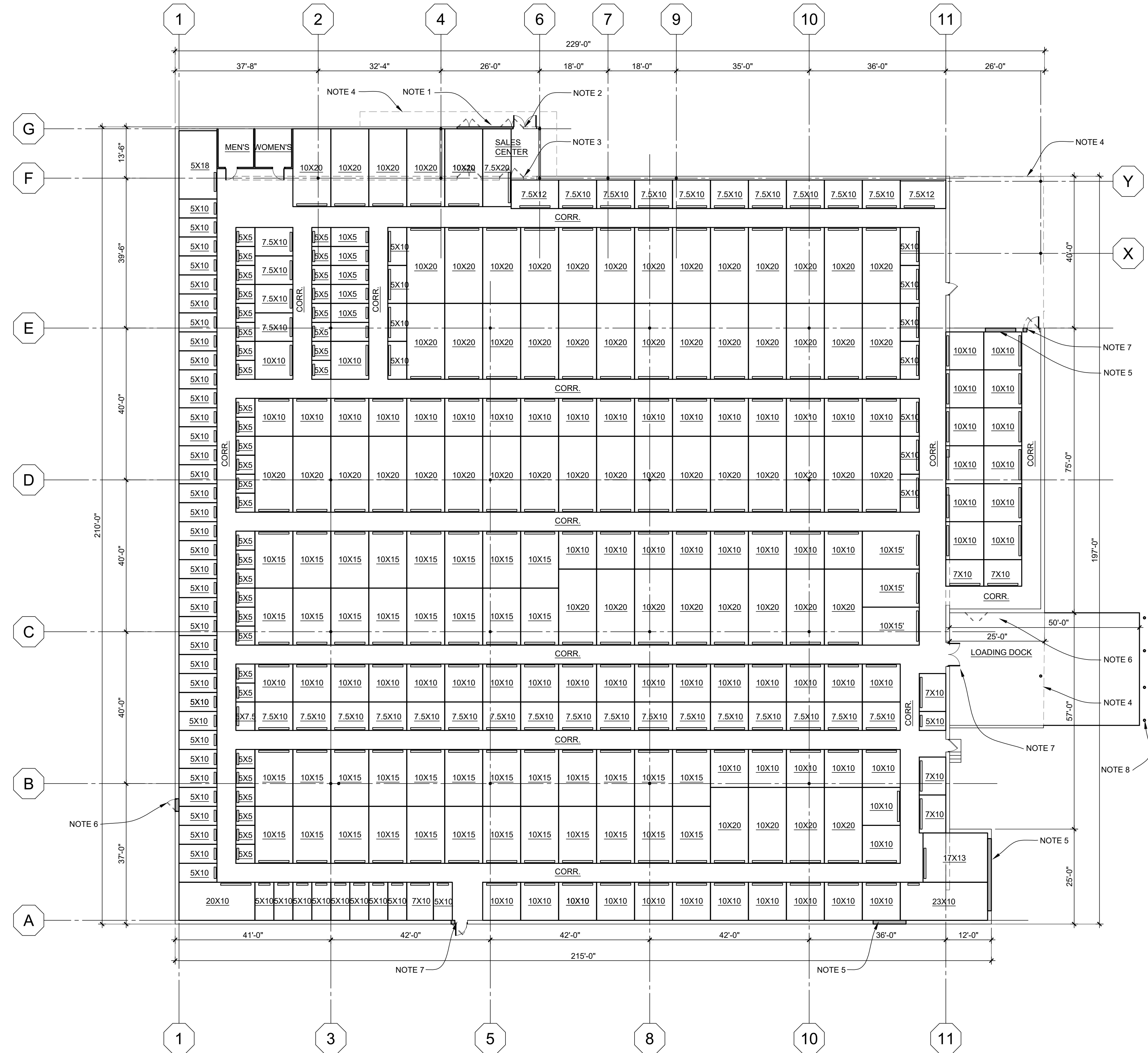
FLOOR PLAN KEYED NOTES

- REMOVE EXISTING STOREFRONT SYSTEM. INFILL WITH CMU BLOCK TO MATCH EXISTING.
- NEW ANOD. ALUM. ENTRY DOOR.
- EXISTING INTERIOR WALLS TO BE REMOVED.
- DASHED LINE DENOTES OUTLINE OF CANOPY/ OVERHANG ABOVE.
- REMOVE EXISTING O.H. DOOR & INFILL WITH CMU BLOCK TO MATCH EXISTING.
- REMOVE EXISTING H.M. DOOR & FRAME AND INFILL W/ CMU BLOCK TO MATCH EXISTING.
- NEW H.M. DOOR & FRAME.
- CONC. FILLED STEEL PIPE BOLLARD

UNIT SCHEDULES

Unit Mix				Total	
Quantity	Name	Unit SF	Location	SF	
37	5X5	83		925	
1	5X7.5	38		38	
63	5X10	50		3150	
6	7X10	70		420	
30	7.5X10	75		2250	
2	7.5X12	90		180	
1	7.5X20	150		150	
78	10X10	100	Int. Access	7800	
43	10X15	150		6450	
1	10X18	180		180	
61	10X20	200		12200	
1	10X23	230		230	
1	13X17	221		221	
325				34194	

Door Count					Total
Roll Doors	Swing Doors	Swing Doors	Swing Doors	Swing Doors	Doors
3'	5'	8'	10'	12'	
RH	LH				
					Location
-	X	-	-	-	7
-	X	-	-	-	223
X	-	-	-	-	94
					Int. Access
					325
					324



PRELIMINARY FLOOR PLAN
SCALE: 1/16" = 1'-0"

