



City of Boyne City

Founded 1856

319 N. Lake Street

Boyne City, Michigan 49712
www.boynecity.com

Phone 231-582-6597
Fax 231-582-6506

AGENDA

BOYNE CITY PLANNING COMMISSION

Monday January 18, 2016, 5:00 p.m.
Boyne City Hall



Scan QR code or go to
www.cityofboyne.com
click on Boards & Commissions for complete
agenda packets & minutes for each board

1. Call to Order
2. Roll Call - Excused Absences
3. Consent Agenda
The purpose of the consent agenda is to expedite business by grouping non-controversial items together to be acted upon by one Commission motion without discussion. Any member of the Commission, staff, or the public may ask that any item(s) on the consent agenda be removed to be addressed immediately following action on the remaining consent agenda items. Such requests will be respected.
- Approval of minutes from December 21, 2015 Boyne City Planning Commission meeting.
4. Hearing Citizens Present (*Non-Agenda Items*)
5. Reports of Officers, Boards, Standing Committees
Avalanche Management Plan
6. Unfinished Business
7. New Business
 - A. Review and Recommendation on City Hall and Emergency Services Facility Plan.
 - B. Development Plan Amendment for Stiggs Brewing Company.
 - C. Public Hearing on Zoning Ordinance Section 2 Amendment to implement ZBA interpretation of building height
8. Staff Report
9. Good of the Order
10. Adjournment – Next Meeting February 15, 2016

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Hometown Feel, Small Town Appeal

**Meeting of
December 21, 2015**

Record of the proceedings of the Boyne City Planning Commission regular meeting held at Boyne City Hall, 319 North Lake Street, on Monday, December 21, 2015 at 5:00 pm.

Call to Order

Chair MacKenzie called the meeting to order at 5:00 p.m.

Roll Call

Present: Ken Allen, Jason Biskner, Chris Frasz, Jane MacKenzie, Tom Neidhamer, Aaron Place (arrived at 5:02 pm) and Joe St. Dennis
Absent: George Ellwanger and Jim Kozlowski

Excused Absence(s)

****MOTION**

2015-12-21-02

Neidhamer moved, St. Dennis seconded, PASSED UNANIMOUSLY, a motion to excuse the absence of George Ellwanger

Meeting Attendance

City Officials/Staff: Planning and Zoning Administrator Scott McPherson and Recording Secretary Pat Haver
Public Present: 1

Consent Agenda

****MOTION**

2015-12-21-03

St. Dennis moved, Place seconded, PASSED UNANIMOUSLY, a motion to approve the consent agenda; approval of the Planning Commission minutes from October 22, 2015 as corrected.

**Citizen comments on
Non-Agenda Items**

None

**Reports of Officers, Boards
and Standing Committees**

The board reviewed the newly created Avalanche Management Plan (received and filed); found it to be a very useful and beneficial tool and were surprised with the variety of growth in the park.

Unfinished Business

None

New Business

**Recommendation on
Planning Commission
appointment for Lynn
Murray**

****MOTION**

Planning Director McPherson requested item 7C moved up on the agenda. An application for the Planning Commission was received by Lynn Murray. At this point it is not clear if Tom Neidhamer will need to step down from the board because of his election as Mayor and the possible perception of impropriety. He is willing to remain on the board or stay as long as it may take to find a replacement whether it be another City Commissioner or an outside applicant. The board felt that having a City Commissioner sitting on this commission very useful and would like to see that remain. After board discussion, **motion by Place, seconded by Allen, PASSED UNANIMOUSLY** to recommend that Mayor Neidhamer maintain his seat on the Planning Commission or have another City Commissioner take his place to fill this position.

Applicant Lynn Murray spoke to the Commission about his background, and his desire to serve on the Planning Commission. He currently sits on the Zoning Board of Appeals and does not feel that it would be a conflict. Director McPherson reviewed with the board the history of cross memberships and the benefits of having a member of the ZBA on the Planning Commission, the change in state statues and what would need to happen if a Planning Commission decision were requested to be reviewed by the ZBA; Murray would need to abstain from voting on

****MOTION**

that particular item. If an applicant were found, there is a Planning Commission member that has expressed an interest in stepping down from the board. After board discussion, **motion by Frasz, seconded by St. Dennis, PASSED UNANIMOUSLY**, to recommend to the City Commission to accept/appoint Lynn Murray for the next available vacancy on the Planning Commission. This board did not have any concerns with cross membership to the Zoning Board of Appeals.

Review proposed ordinance amendment to Article I General Provision and definitions to implement ZBA interpretation of Building Height

****MOTION**

The commission reviewed the proposed amendment with a **motion by Place, seconded by Allen, PASSED UNANIMOUSLY**, to have staff call for a public hearing at the January meeting to advertise the proposed building height language amendment of 2002 as interpreted by the Zoning Board of Appeals.

Review Boyne on the Water Zoning Recommendations

Planning Director McPherson reviewed the Boyne on the Water zoning recommendation draft that was included in the agenda packet with the drawings available on the city's website. There were a couple of items recommended by the study for Planning & Zoning such as adopt a complete streets plan, incorporate LEED - ND qualifications into local ordinances, assess and maintain parking needs and encourage year round activities on the waterfront. Some of these items are already being done and staff asked the board to review the document and bring back any comments or suggestions to the January meeting. One overwhelming comment was to page number the document for ease in referencing items and to have the City Commission review the part of the plan in dealing with their parking recommendations versus what our current parking standards are.

Adoption of the 2016 meeting calendar

****MOTION**

Included in the agenda packet is the 2016 meeting calendar for your review and consideration. **Motion by MacKenzie, seconded by St. Dennis, PASSED UNANIMOUSLY**, to adopt the 2016 calendar as presented, meetings to be held the 3rd Monday of each month at 5:00 pm.

Staff Report

- The RRC certification event was held on December 7th with many dignitaries in attendance. The city is the 5th community in the State to achieve this award.
- The city facilities are continuing to move forward. The construction plans are about 70% complete and the city looks to put it out to bid in late January or early February. The final plans will come to the Planning Commission for review and input. The board looked over the plans in relationship to parking, public & staff entrances, rain garden placement and the connections to Veteran Park uses and emergency services only vehicle parking.
- The city has signed a lease with Honeywell for the use of one of their vacant buildings for short term housing during construction. There is a large enough room for all city meetings, elections and events to be held.

Good of the Order

The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, January 18, 2016 at 5:00 pm in the Auditorium.

Adjournment

****MOTION**

2015-12-21-10

St. Dennis moved, Place seconded, PASSED UNANIMOUSLY a motion to adjourn the December 21, 2015 meeting at 6:32 p.m.

Chair Jane MacKenzie

Pat Haver, Recording Secretary

DATE:	DESCRIPTION:
05-27-15	Preliminary
06-18-15	Revisions
06-24-15	Revisions
07-02-15	Revisions
09-10-15	Progress Set
11-12-15	Progress Set
01-11-16	Owner Review
1/11/16	

PRELIMINARY
NOT FOR CONSTRUCTION
 Jan. 9, 16

New City Hall for
 Boyne City
 1519
 319 N. Lake Street
 Boyne City, MI 49712

environmentalarchitects

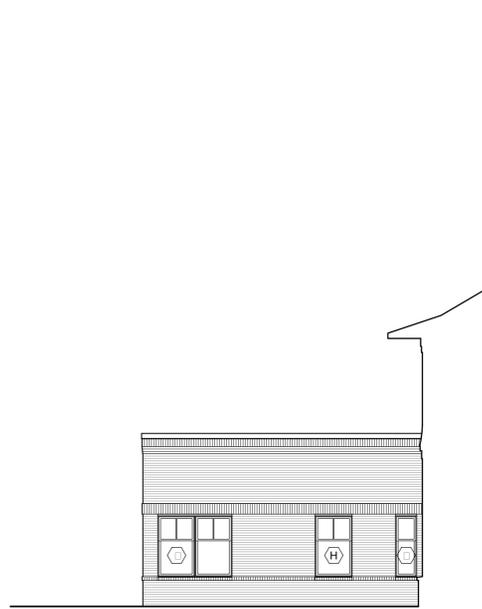
Composite Main Level
 Floor Plan
 A2.1



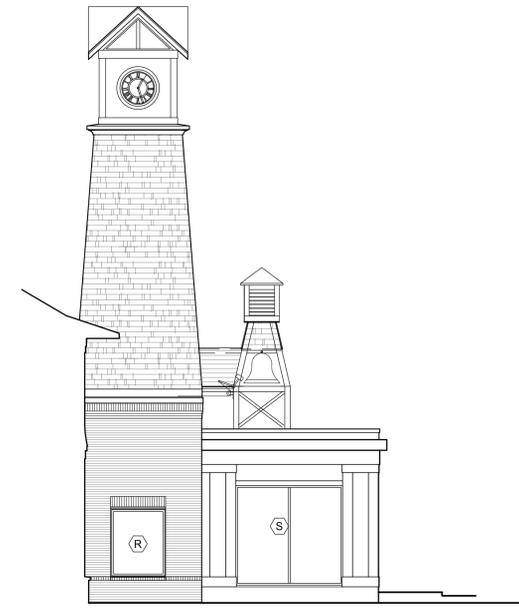
Main Level Floor Plan

SCALE: 3/32" = 1'-0"

ISSUES:	
DATE:	DESCRIPTION:
05-27-15	Preliminary
06-18-15	Revisions
06-24-15	Revisions
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01-11-16	Owner Review
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1/11/16	



Admin. - North Elev.
SCALE: 1/8" = 1'-0"



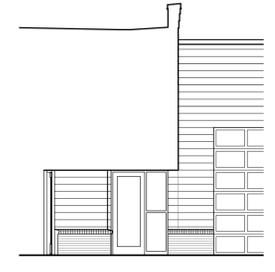
Clock Tower - South Elev.
SCALE: 1/8" = 1'-0"



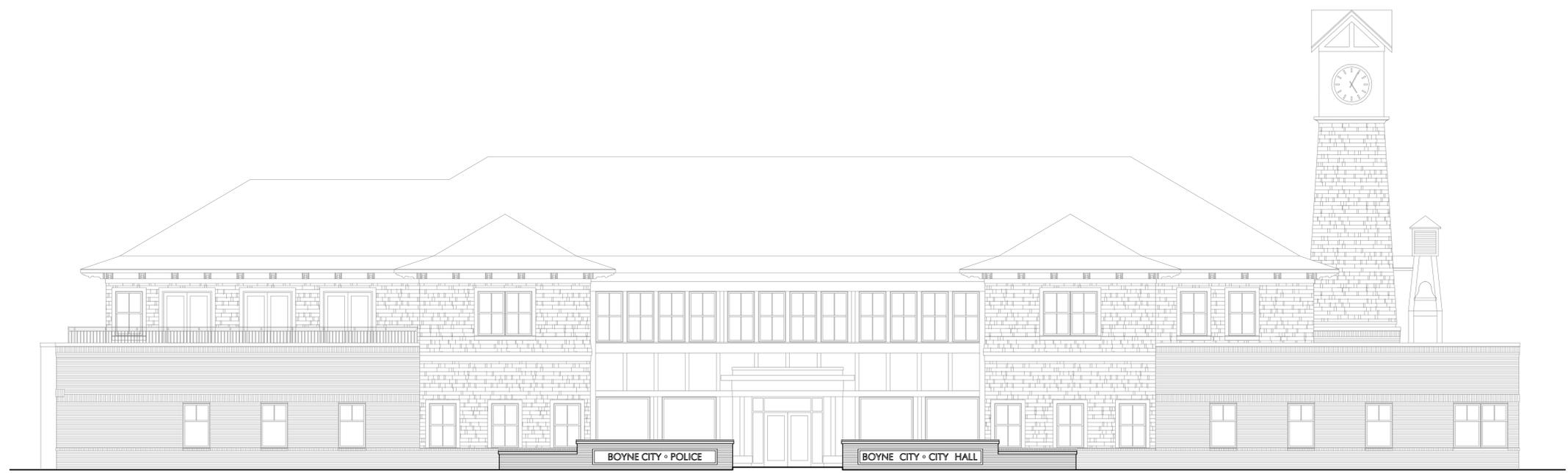
Vestibule - Side Elev.
SCALE: 1/8" = 1'-0"



Entry Court - West Elev.
SCALE: 1/8" = 1'-0" (East Elev. - Opp. Hand)



North Entry at West 119
SCALE: 1/8" = 1'-0"



Landscape Walls - South Elevation
SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
 Jan. 8, 16

environmentalarchitects

New City Hall for
 Boyne City

 1519
 319 N. Lake Street
 Boyne City, MI 49712

call 520 960 1514 fax 520 421 5772 118-n-cass-street Boyne City MI 49664 env-arch.com	Exterior Elevations A6.3
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ISSUES:	
DATE:	DESCRIPTION:
05-27-15	Preliminary
06-18-15	Revisions
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01-11-16	Owner Review
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1/11/16	



Entry Court - West Elev.
SCALE: 1/8" = 1'-0"
(East Elev. - Opp. Hand)

South Elevation - Alternate #1 (see Alternate Plan A3.5 & A3.6)
SCALE: 1/8" = 1'-0"



West Elevation - Alternate #1
SCALE: 1/8" = 1'-0"



East Elevation - Alternate #1
SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
Jan. 8, '16

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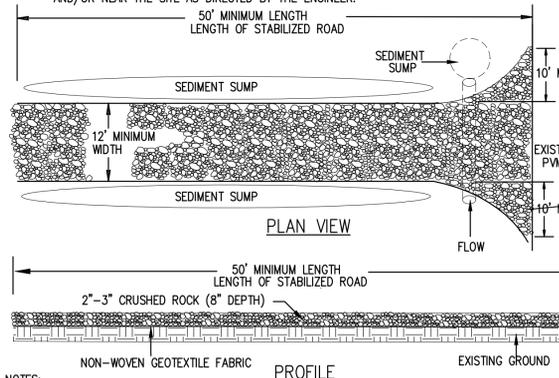
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Boyer City, MI 49712

Alternate Exterior Elevations	
<small> call 520 960 1514 fax 520 491 9772 118-n oaks street boyer city mi 49604 env-arch.com </small>	A6.4

GENERAL NOTES:

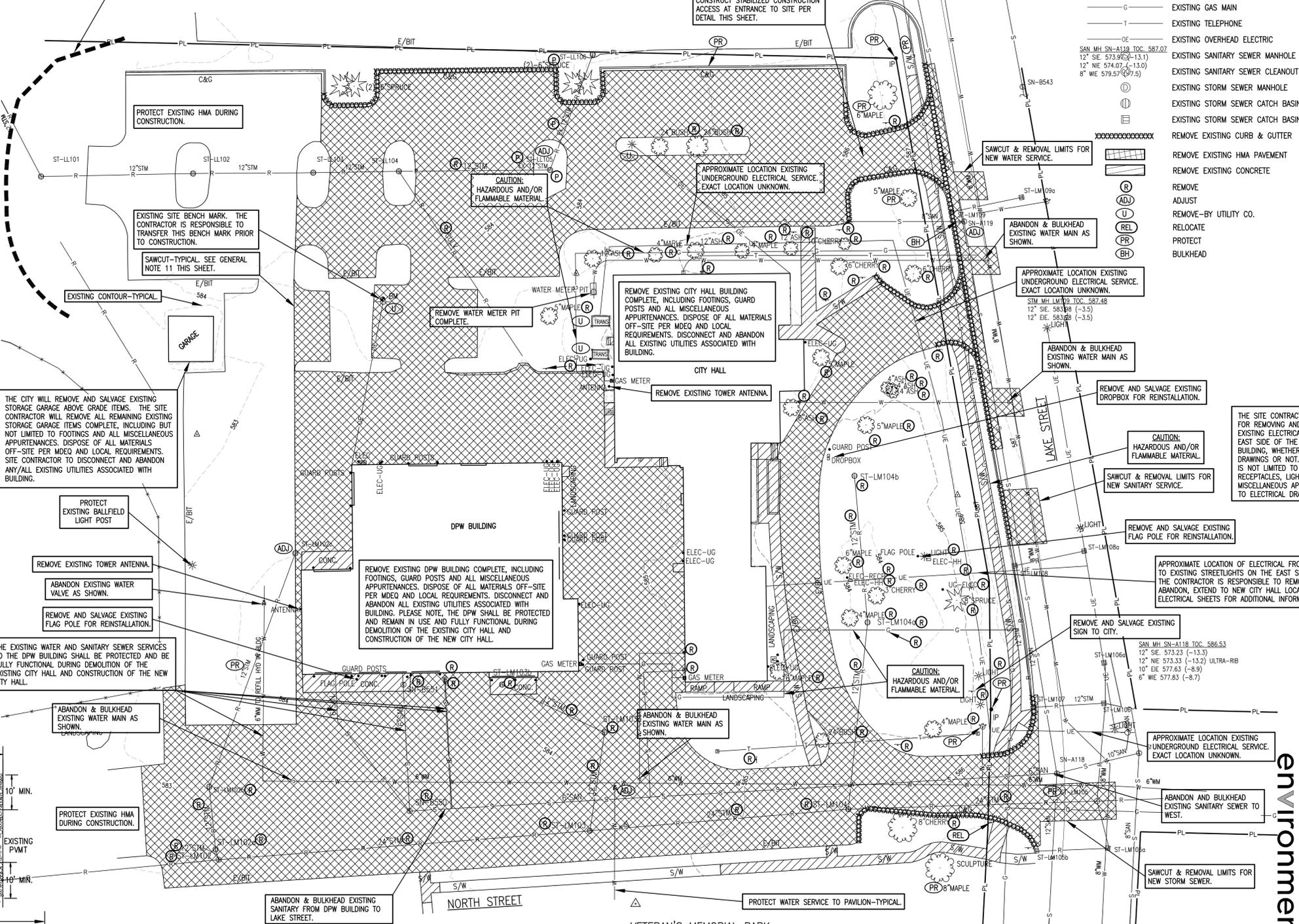
1. THE CONTRACTOR SHALL CONSTRUCT THE STABILIZED CONSTRUCTION ACCESS AT THE LOCATION CONSTRUCTION TRAFFIC SHALL ENTER THE PROJECT SITE FROM THE STREET. SEE THE STABILIZED CONSTRUCTION ACCESS DETAIL THIS SHEET.
2. THE CONTRACTOR SHALL PROVIDE CLEANUP OPERATIONS ALONG AND ON ROADWAYS WHERE DIRT AND/OR DEBRIS HAVE BEEN DEPOSITED DUE TO CONSTRUCTION ACTIVITIES AND/OR RELATED WORK DURING THE ENTIRE CONSTRUCTION PHASE OF THE PROJECT. AS A MINIMUM, CLEANUP WILL BE PERFORMED ON A DAILY BASIS. ADDITIONAL CLEANUP WILL BE PERFORMED AS DEEMED NECESSARY BY THE ARCHITECT, ENGINEER OR CITY OF BOYNE CITY.
3. THE CONTRACTOR SHALL PLACE SILT FENCE ALONG THE PERIMETER OF THE CONSTRUCTION AREA ON DOWN GRADIENT SLOPES. THE CONTRACTOR SHALL APPLY FOR AND OBTAIN THE SESC PERMIT FROM CHARLEVOIX COUNTY. ALL SESC MEASURES SHALL BE IN PLACE PRIOR TO THE START OF CONSTRUCTION.
4. PERMANENT EROSION CONTROL MEASURES SHALL INCLUDE THE STORM SEWER PIPING, STRUCTURES, CULVERTS, AND GRASS. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS WITH TOPSOIL, SEED AND MULCH PER THE SPECIFICATIONS AS SOON AS POSSIBLE.
5. FOR THE LOCATION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL DIAL 1-800-482-7171 A MINIMUM OF 3 WORKING DAYS PRIOR TO EXCAVATING IN THE VICINITY OF UTILITY LINES. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE PART OF THE "MISS DIG" ALERT SYSTEM.
6. EXISTING WATER MAIN, SANITARY SEWER, STORM SEWER, GAS LINES, ELECTRIC LINES, PHONE LINES, CABLE TV AND UNDERGROUND CABLE MAY BE SHOWN IN PLAN VIEW OF THE CONSTRUCTION DRAWINGS ONLY AND SHOULD BE CONSIDERED INCOMPLETE. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ALL EXISTING UTILITIES DURING CONSTRUCTION, WHETHER SHOWN ON THE DRAWINGS OR NOT.
7. UTILITY INFORMATION AS SHOWN WAS OBTAINED FROM PUBLIC RECORD AND/OR SUPPORTING FIELD OBSERVATIONS WHERE POSSIBLE. ALL UTILITY INFORMATION IS SUBJECT TO VERIFICATION IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO USE FOR CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICES UNTIL THE PROPOSED UTILITY SERVICES ARE IN USE AND APPROVED BY UTILITY OWNER AND THE CITY OF BOYNE CITY.
8. UNLESS SPECIFICALLY NOTED FOR REMOVAL OF THE CONSTRUCTION PLANS, ALL SIDEWALKS, CURBS, DRIVES, TREES, SHRUBS AND OTHER EXISTING FEATURES SHALL BE PROTECTED. ALL ITEMS DAMAGED DURING THE COURSE OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED WITH THE COSTS OF WHICH SHALL BE INCIDENTAL TO CONSTRUCTION.
9. IT IS UNDERSTOOD THAT THE CONTRACTOR SHALL PERFORM ALL WORK UNDER THIS CONTRACT IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS, POLICIES, RULES AND STANDARDS OF THE MICHIGAN OCCUPATIONAL SAFETY AND HEALTH ACT (MIOSHA), BEING ACT 154 OF THE PUBLIC ACTS OF 1974 AND AS AMENDED.
10. THE CONTRACTOR SHALL ERECT AND MAINTAIN THE NECESSARY CONSTRUCTION SIGNING THROUGHOUT THE DURATION OF THE PROJECT. PLACEMENT OF PERMANENT AND TEMPORARY TRAFFIC CONTROL ITEMS SHALL BE DONE IN ACCORDANCE WITH THE 2011 EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AS AMENDED AND M.D.O.T. GUIDELINES. ALL SIGNS BEING REMOVED & NOT RELOCATED/REPLACED SHALL BE SALVAGED AND DELIVERED TO THE CITY OF BOYNE CITY DPW GARAGE.
11. THE CONTRACTOR SHALL SAW CUT HMA AND CONCRETE SURFACES TO THE LIMITS OF RECONSTRUCTION OR AS DIRECTED BY THE ARCHITECT. IF A PAVEMENT EDGE IS DAMAGED SUBSEQUENT TO SAW CUTTING, THE EDGE SHALL BE RE-CUT AS DIRECTED BY THE ARCHITECT. SAW CUTTING SHALL BE FULL DEPTH OF THE PAVEMENT MATERIAL BEING SAWED.
12. THE CITY OF BOYNE CITY MAY CHOOSE TO TRANSPLANT SOME/MANY OF THE EXISTING TREES NOTED FOR REMOVAL. FOR BIDDING PURPOSES, THE CONTRACTOR SHALL ASSUME THAT HE WILL BE RESPONSIBLE FOR REMOVAL OF ALL TREES NOTED ON THE SITE. ALL TREES SHALL BE FLAGGED AND APPROVED BY THE CITY OF BOYNE CITY PRIOR TO REMOVAL BY THE CONTRACTOR.
13. THE SITE EARTHWORK IS NOT EXPECTED TO BALANCE. ALL EXCESS CUT MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND HE SHALL REMOVE IT FROM THE SITE. IF FILL MATERIAL IS REQUIRED, THE CONTRACTOR SHALL PROVIDE THIS MATERIAL AS PART OF THE PROJECT.
14. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL SITE/CIVIL WORK WITH OTHER WORK INCLUDING, BUT NOT LIMITED TO, ARCHITECTURAL, LANDSCAPE, STRUCTURAL, MECHANICAL AND ELECTRICAL WORK. HE SHALL SPECIFICALLY COORDINATE SITE/CIVIL WORK WITH THE FOUNDATION PLAN.
15. THE CONTRACTOR IS RESPONSIBLE FOR ALL PROJECT STAKEOUT. AN ELECTRONIC FILE OF THE SITE PLAN WILL BE PROVIDED TO THE CONTRACTOR FOR USE DURING CONSTRUCTION.
16. ESTIMATED QUANTITIES INDICATED ON THE PLANS ARE INCLUDED FOR GENERAL REFERENCE ONLY. THE CONTRACTOR SHALL USE HIS INDEPENDENT JUDGEMENT AS TO THE ACCURACY OF THE ESTIMATED QUANTITIES STATED ON THE PLANS. THE CONTRACTOR SHALL NOTE THAT NO ADJUSTMENTS TO THE LUMP SUM PRICE WILL BE MADE FOR AS CONSTRUCTED QUANTITIES WHICH ARE IN EXCESS OF THE ESTIMATED QUANTITIES INDICATED ON THE PLANS.
17. THE CONTRACTOR SHALL INSTALL INLET PROTECTION, FABRIC DROPS (PER CURRENT MDOT SPECIFICATIONS) IN ALL EXISTING AND PROPOSED STORM SEWER STRUCTURES ON AND/OR NEAR THE SITE AS DIRECTED BY THE ENGINEER.



- NOTES:
1. Establish stabilized construction entrance prior to the initiation of site construction activities.
 2. Care should be taken to prevent material movement into adjacent wetlands/waterbodies.
 3. Care should be taken to maintain existing roadside drainage via culvert installation, with sediment sump placed downflow of culvert.

2 STABILIZED CONSTRUCTION ACCESS DETAIL
SCALE: NONE

PROPOSED SILT FENCE-TYPICAL. THE CONTRACTOR SHALL INSTALL SILT FENCE ALONG DOWN GRADIENT AREAS FROM SITE ONLY. FIELD LOCATE. SEE DETAIL SHEET C1.6.



- DEMOLITION NOTES:**
1. SITE DEMOLITION AND CONSTRUCTION WILL NEED TO BE COMPLETED IN SPECIFIC PHASES. REFER TO SHEET C1.8 - PROJECT PHASING PLAN FOR ADDITIONAL INFORMATION.
 2. THE DPW BUILDING SHALL BE PROTECTED AND REMAIN IN USE AND FULLY FUNCTIONAL AS A FIRE DEPARTMENT/POLICE FACILITY DURING DEMOLITION OF THE EXISTING CITY HALL AND CONSTRUCTION OF THE NEW CITY HALL. THE CONTRACTOR SHALL PROVIDE ANY/ALL UTILITIES REQUIRED TO KEEP THE FACILITY FULLY FUNCTIONAL. IT IS ANTICIPATED THAT, AS A MINIMUM, TEMPORARY ELECTRIC AND NATURAL GAS SERVICES WILL BE REQUIRED. THE SITE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF TEMPORARY/PERMANENT NATURAL GAS SERVICES WITH DTE, AND TO PAY ALL DTE FEES AS PART OF THE "NATURAL GAS ALLOWANCE" PAY ITEM. SEE THE ELECTRICAL DRAWINGS FOR ELECTRICAL SERVICE INFORMATION AND THE "ELECTRICAL SERVICE ALLOWANCE" DETAILS.
 3. AFTER COMPLETING DEMOLITION AND SUBGRADE UNDERCUTTING, TYPE II TO REMOVE THE UNSUITABLE MATERIAL, THE CONTRACTOR SHALL COMPLETE VIBRO-COMPACTATION OF THE SITE TO COMPACT AND DENSIFY THE ON-SITE SOILS PER SPECIFICATION SECTION 01420 - SOIL IMPROVEMENT BY VIBRO-COMPACTION.

- SUBGRADE UNDERCUTTING TYPE II (UNSUITABLE SOILS REMOVAL)**
1. THE CONTRACTOR SHALL REMOVE ALL EXISTING TOPSOIL, BURIED PEAT/MARL AND SOIL WITH ORGANIC MATERIAL FROM UNDER THE PROPOSED BUILDING, ALL PAVEMENT AREAS AND OTHER MISCELLANEOUS FILL AREAS AS DIRECTED BY THE ENGINEER. THIS SUBGRADE UNDERCUTTING, TYPE II IS OVER AND ABOVE THE EXCAVATION REQUIRED TO COMPLETE THE PROJECT WORK. THE ENGINEER SHALL REVIEW AND APPROVE THE MATERIAL PRIOR TO REMOVAL AND THE QUANTITY OF SUBGRADE UNDERCUTTING, TYPE II SHALL BE AGREED UPON BY THE CONTRACTOR AND ENGINEER AS THE UNSUITABLE MATERIAL IS BEING REMOVED FROM THE SITE. THE ACTUAL QUANTITY AGREED UPON WILL BE USED TO DETERMINE FINAL PAYMENT.
- THE PROJECT TO BE BID WITH 500 CYDS OF SUBGRADE UNDERCUTTING, TYPE II TO BE COMPLETED AS PART OF THE BASE BID AMOUNT. THE FINAL COST OF THIS ITEM SHALL BE ADJUSTED BY CHANGE ORDER BASED ON THE ACTUAL SUBGRADE UNDERCUTTING, TYPE II QUANTITY COMPLETED. THE CONTRACTOR SHALL PROVIDE A COST PER CUBIC YARD FOR EITHER A GREATER OR LESSER QUANTITY OF SUBGRADE UNDERCUTTING, TYPE II IN THE APPROPRIATE LOCATION ON THE BID FORM. THE FINAL AMOUNT WILL BE INCREASED OR DECREASED BASED ON THIS COST PER CUBIC YARD AND THE ACTUAL SUBGRADE UNDERCUTTING, TYPE II COMPLETED.

1 EXISTING SITE DEMOLITION AND SOIL EROSION & SEDIMENTATION CONTROL PLANS
SCALE: 1"=30'

SITE BENCH MARK- EXISTING RR SPIKE IN PP. ELEVATION = 684.90. TO BE TRANSFERRED BY CONTRACTOR.

THE SITE IS BASED ON THE STATE PLANE COORDINATE SYSTEM.

CONTOUR ELEVATIONS ARE BASED ON THE NAVD83 DATUM.

LEGEND

R	EXISTING STORM SEWER
S	EXISTING SANITARY SEWER
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
T	EXISTING TELEPHONE
OE	EXISTING OVERHEAD ELECTRIC
SMH	EXISTING SANITARY SEWER MANHOLE
SSM	EXISTING SANITARY SEWER CLEANOUT
SSM	EXISTING STORM SEWER MANHOLE
SSM	EXISTING STORM SEWER CATCH BASIN
SSM	EXISTING STORM SEWER CATCH BASIN
SSM	REMOVE EXISTING CURB & GUTTER
SSM	REMOVE EXISTING HMA PAVEMENT
SSM	REMOVE EXISTING CONCRETE
SSM	REMOVE
ADJ	ADJUST
U	REMOVE-BY UTILITY CO.
REL	RELOCATE
PR	PROTECT
BH	BULKHEAD

ISSUES:

DATE:	DESCRIPTION:
01-08-16	FINAL REVIEW

7257 Madison Street, 1500
Lawrenceville, GA 30046
678-962-2222
6848 Mariner Avenue NW, Suite 210
Grand Rapids, MI 49508
211 E. Wacker Drive
Evanston, IL 60201

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New City Hall for
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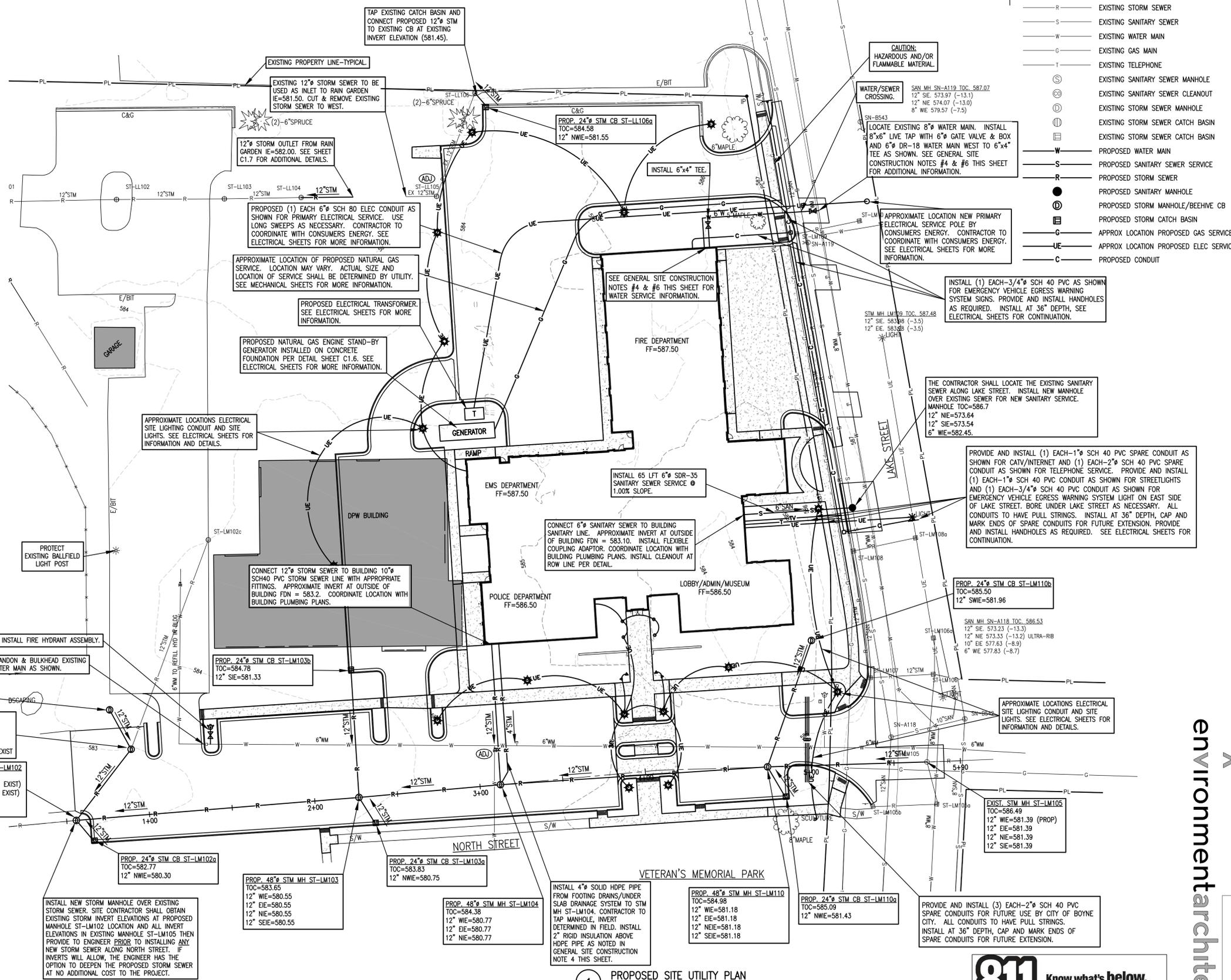
C1.0

STORM STRUCTURE SCHEDULE						
STRUCTURE NUMBER	TOP OF CURB/ MH RIM ELEV	STR DIA. (in)	COVER TYPE	INVERT ELEV	12" STM SEWER (ft)	PIPE SLOPE
ST-LL104	583.22	EXIST	EXIST	580.92 (EXIST)	--	--
ST-LL106	583.05	EXIST	EXIST	581.45 (EXIST)	--	--
ST-LL106a	584.58	24	K	581.55	10	1.00%
ST-LM102	583.00	48	B	--	--	--
ST-LM102a	582.77	24	K	580.30	18	1.00%
ST-LM102b	583.44	48	B	580.39	54	0.50%
ST-LM102d	582.75	24	E	580.52	26	0.50%
ST-LM103	583.65	48	B	--	--	--
ST-LM103a	583.83	24	K	580.75	20	1.00%
ST-LM103b	584.78	24	K	581.33	78	1.00%
ST-LM104	584.38	48	B	--	--	--
ROOF CONN	NA	NA	NA	583.2	85	2.86%
ST-LM105	586.49	EXIST	EXIST	--	--	--
ST-LM110	584.98	48	B	--	--	--
ST-LM110a	585.09	24	K	581.43	25	1.00%
ST-LM110b	585.50	24	E	581.96	78	1.00%
TOTAL					394	

1. THE COORDINATE LOCATION OF ALL STRUCTURES IS TO THE CENTER OF THE STRUCTURE.
2. MAIN LINE STORM SEWER PIPING AND QUANTITIES SHOWN IN PROFILE ONLY.

GENERAL SITE CONSTRUCTION NOTES:

1. SITE UTILITY CONSTRUCTION WILL NEED TO BE COMPLETED IN SPECIFIC PHASES. REFER TO SHEET C1.8 - PROJECT PHASING PLAN FOR ADDITIONAL INFORMATION.
2. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CATV SERVICES. TELEPHONE AND CATV INFORMATION ARE NOT SHOWN ON THIS SHEET. SEE MECHANICAL AND ELECTRICAL SHEETS FOR FURTHER INFORMATION.
3. MAINTAIN MINIMUM 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN WATER MAIN AND SANITARY AND STORM SEWERS AT ALL CROSSINGS.
4. MINIMUM BURY OF WATER MAIN IS 6 FT.
5. ALL NEW STORM SEWER PIPING SHALL BE REINFORCED CONCRETE PIPE (RCP) WITH 2" RIGID INSULATION INSTALLED 12" ABOVE THE PIPE. INSULATION SHALL BE 4 FT WIDE.
6. THE SITE CONTRACTOR SHALL PROVIDE AND INSTALL A 6"x4" TEE APPROXIMATELY 5 FEET OUTSIDE BUILDING AS SHOWN, THEN PROVIDE AND INSTALL 6" DUCTILE IRON WATER MAIN WITH BENDS AS SHOWN TO INSIDE BUILDING & ABOVE FINISHED FLOOR. THEN FINALLY EXTEND AND CONNECT THE PROPOSED WATER MAIN TO THE BUILDING FIRE PROTECTION SYSTEM WITH NECESSARY FITTINGS. ALSO PROVIDE AND INSTALL A WALL MOUNTED 6" POST INDICATOR VALVE (PIV) ON THE EXTERIOR OF THE BUILDING. FROM TEE, THE SITE CONTRACTOR SHALL ALSO PROVIDE AND INSTALL 4" GATE VALVE & BOX AND 4" DUCTILE IRON WATER MAIN TO INSIDE BUILDING AND ABOVE FINISHED FLOOR, CONNECT TO BLDG DOMESTIC LINE WITH NECESSARY FITTINGS. SEE PLUMBING SHEETS FOR CONTINUATION. PLEASE NOTE, THE FIRE SUPPRESSION CONTRACTOR SHALL PROVIDE AND INSTALL A WALL MOUNTED FIRE DEPARTMENT CONNECTION (FDC) ON THE OUTSIDE OF BUILDING. THE BUILDING PLUMBING CONTRACTOR SHALL INSTALL THE WATER METER (PROVIDED BY THE CITY OF BOYNE CITY) INSIDE BUILDING. SEE PLUMBING SHEETS FOR CONTINUATION. THE SITE CONTRACTOR, PLUMBING CONTRACTOR AND FIRE SUPPRESSION CONTRACTOR SHALL COORDINATE ALL WORK REQUIRED FOR COMPLETE AND OPERATIONAL FIRE SUPPRESSION AND DOMESTIC WATER SYSTEMS FOR NO ADDITIONAL CONNECTION/COORDINATION COSTS TO THE OWNER.



1 PROPOSED SITE UTILITY PLAN
SCALE: 1"=30'

ISSUES:
DATE: 01-08-16 DESCRIPTION: FINAL REVIEW

SITE BENCH MARK— EXISTING RR SPIKE IN PP. ELEVATION = 684.90. TO BE TRANSFERRED BY CONTRACTOR.

THE SITE IS BASED ON THE STATE PLANE COORDINATE SYSTEM.

CONTOUR ELEVATIONS ARE BASED ON THE NAVD88 DATUM.

- LEGEND**
- R EXISTING STORM SEWER
 - S EXISTING SANITARY SEWER
 - W EXISTING WATER MAIN
 - G EXISTING GAS MAIN
 - T EXISTING TELEPHONE
 - ⊙ EXISTING SANITARY SEWER MANHOLE
 - ⊙ EXISTING SANITARY SEWER CLEANOUT
 - ⊙ EXISTING STORM SEWER MANHOLE
 - ⊙ EXISTING STORM SEWER CATCH BASIN
 - ⊙ EXISTING STORM SEWER CATCH BASIN
 - W PROPOSED WATER MAIN
 - S PROPOSED SANITARY SEWER SERVICE
 - R PROPOSED STORM SEWER
 - PROPOSED SANITARY MANHOLE
 - ⊙ PROPOSED STORM MANHOLE/BEEHIVE CB
 - ⊙ PROPOSED STORM CATCH BASIN
 - APPROX LOCATION PROPOSED GAS SERVICE
 - APPROX LOCATION PROPOSED ELEC SERVICE
 - C PROPOSED CONDUIT

e2oae

7257 Paddock Street, 1500
Lansing, MI 48203
248.261.1111
248.261.1112
6448 Morner Avenue NW, Suite 210
Grand Rapids, MI 49508
248.261.1111
248.261.1112
248.261.1113
248.261.1114
248.261.1115
248.261.1116
248.261.1117
248.261.1118
248.261.1119
248.261.1120

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New City Hall for
Boyne City

1519
Boyne City, MI.

Proposed Site
Utility Plan

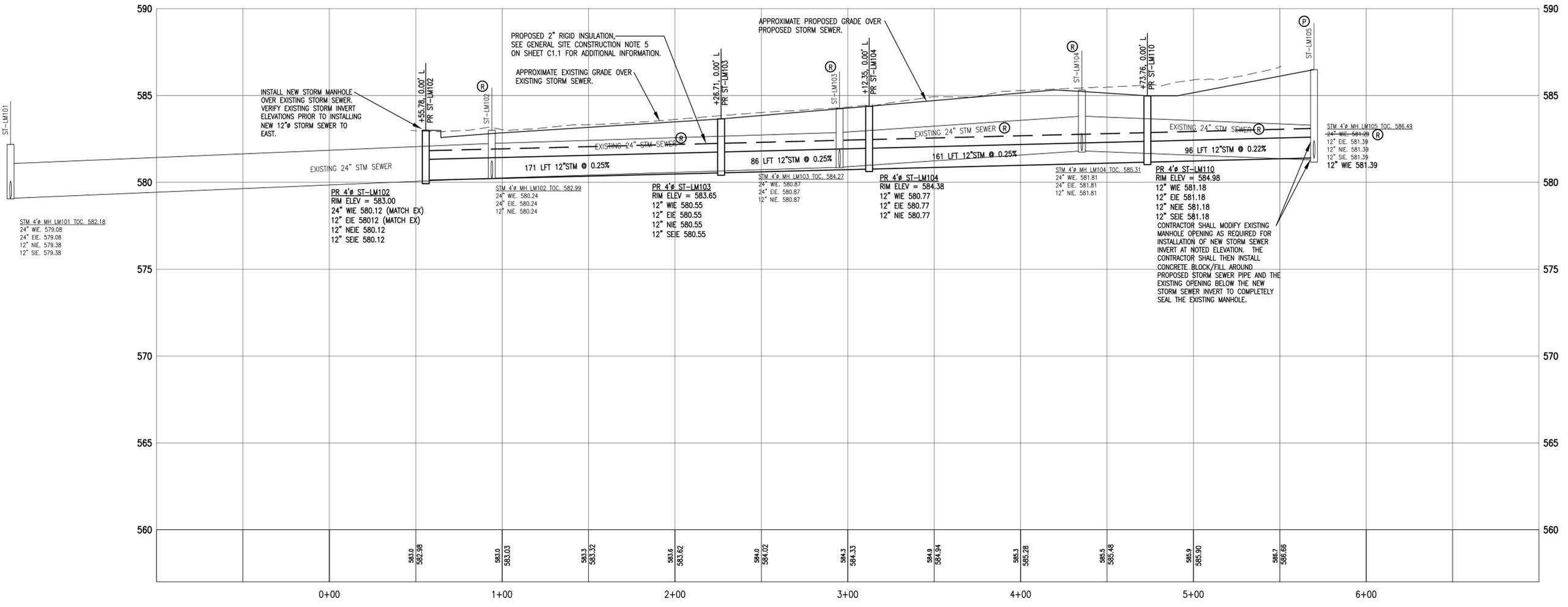
call 248.261.1111
fax 248.491.5772
118-a cass street
lansing mi 48204
www.e2oae.com

C1.1

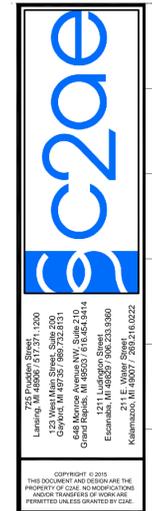
811 Know what's below.
Call before you dig.

environmentalarchitects

DESIGNED BY: MANA/REVIEWS: AELYN 01/08/2016 4:06 PM
DATE: 01/08/2016
DRAWN BY: CYLE STAMBOURIS
CHECKED BY: CYLE STAMBOURIS
PROJECT: 1519 BOYNE CITY NEW CITY HALL



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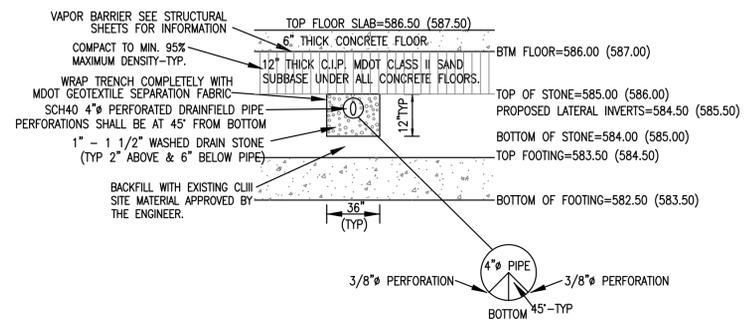
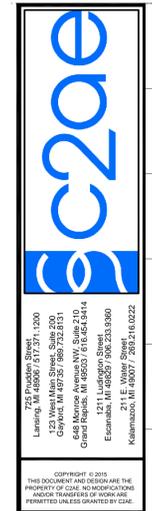
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New City Hall for
Boyer City
1519
Boyer City, MI.

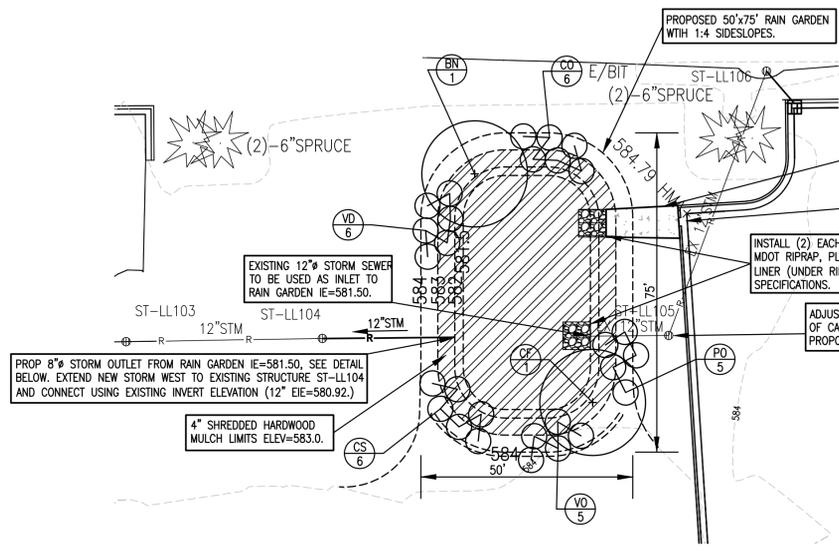
Proposed
Storm Profile

call 521.966.1854
fax 521.491.5772
118-a case street
Livonia city mi 48154
www.eci.com

C1.2



2 UNDER SLAB DRAINAGE SYSTEM SECTION
 SCALE: NONE



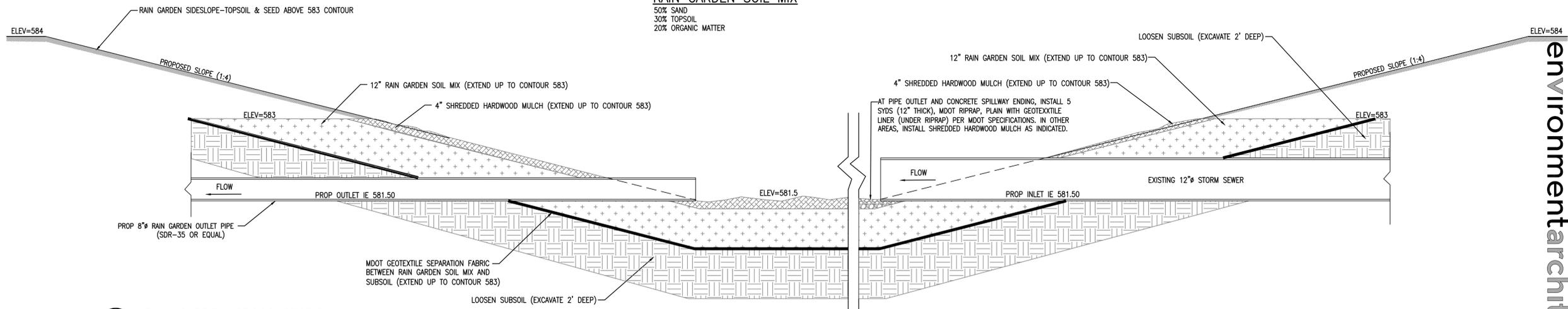
3 RAIN GARDEN LANDSCAPE PLAN
 SCALE: 1"=20'

GENERAL LANDSCAPING NOTES:
 1. THE CONTRACTOR SHALL FIELD LOCATE THE PLANT MATERIALS BASED ON THE PLAN BELOW FOR REVIEW WITH THE CITY PRIOR TO INSTALLATION. THE CITY RESERVES THE RIGHT TO FIELD ADJUST PLANT LOCATIONS.

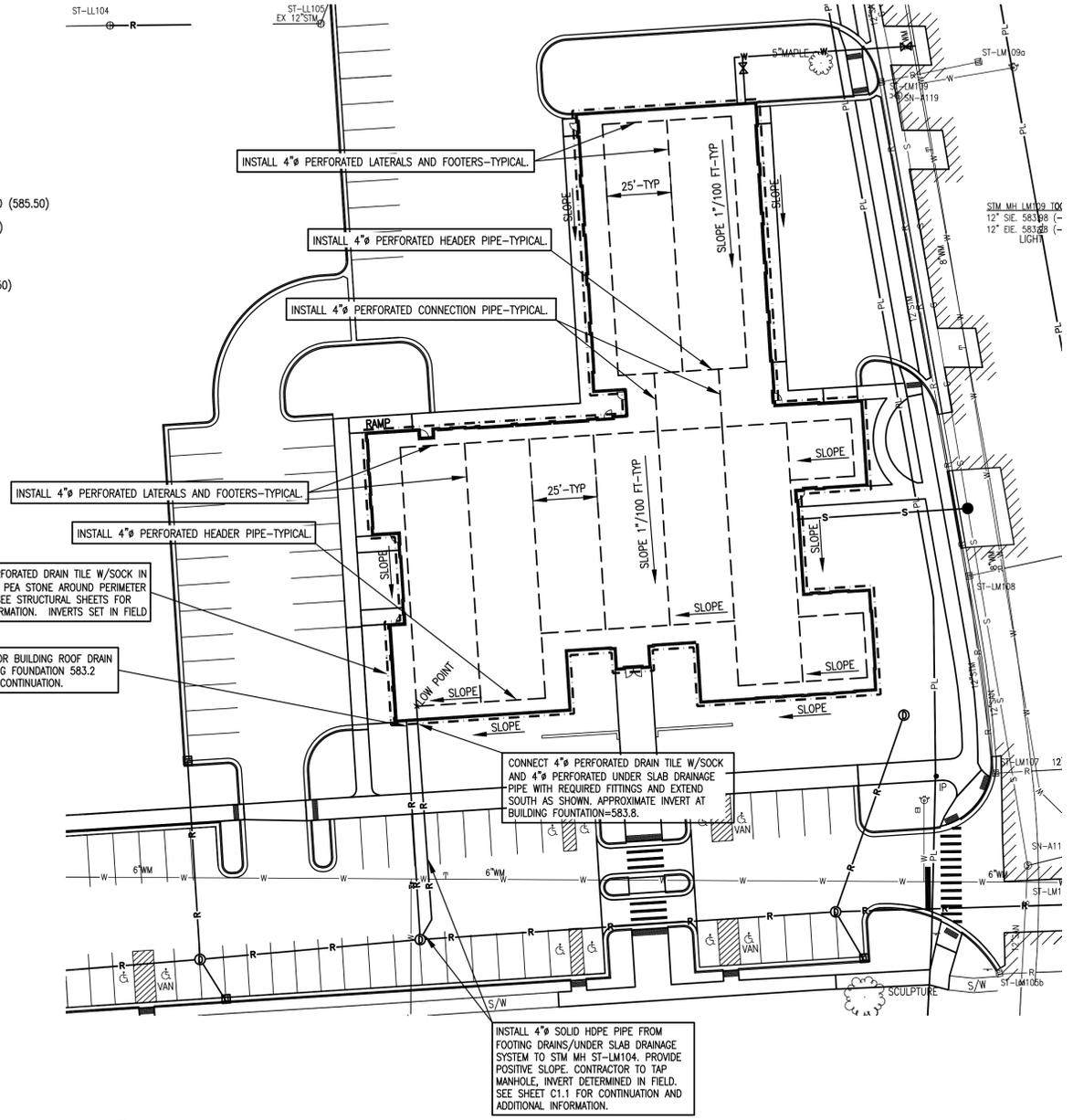
RAINGARDEN PLANTING SCHEDULE (NATIVE WILDFLOWERS)

QTY	SYD.	SCIENTIFIC NAME	COMMON NAME	SIZE
12	AL	Aster laevis	Smooth Aster	1 gal. cont.
12	AC	Aquilegia canadensis	Columbine	1 gal. cont.
10	EP	Echinacea purpurea	Purple Coneflower	1 gal. cont.
5	LP	Lupinus perennis	Lupine	1 gal. cont.
10	RM	Rudbeckia hirta	Black Eyed Susan	1 gal. cont.

RAIN GARDEN SOIL MIX
 50% SAND
 30% TOPSOIL
 20% ORGANIC MATTER



5 RAIN GARDEN CROSS SECTION
 SCALE: NONE



4 UNDER SLAB DRAINAGE SYSTEM
 SCALE: 1"=30'

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 DATE: 01/08/2016 09:57 AM

environmental architects

New City Hall for
 Boyne City
 1519
 Boyne City, MI.

Miscellaneous Details
 call 521.966.1534
 fax 521.491.5772
 118-a case street
 lawrenceville ga 30046
 www.e2oe.com

PHASING NOTES:

PHASE 1

City anticipates vacating City Hall by April 1, 2016.
 Contractor to move in equipment and materials to the extent possible prior to frost laws going into effect in spring 2016.
 Complete demolition of North Street as shown.
 Complete partial demolition of the existing north parking lot as shown.
 Maintain emergency vehicle access west on North Street and also to the north and east to Lake Street through the existing north parking lot entrance.
 Maintain existing asphalt areas to the west for staging and parking throughout construction.
 Begin demolition of the existing City Hall facility and begin reconstruction.
 Open North Street for festival access and parking (gravel surface ok) for the Morel Mushroom Festival May 12th through 15th, 2016.
 Complete the reconstruction of North Street (through leveling course) by May 26, 2016.

PHASE 2

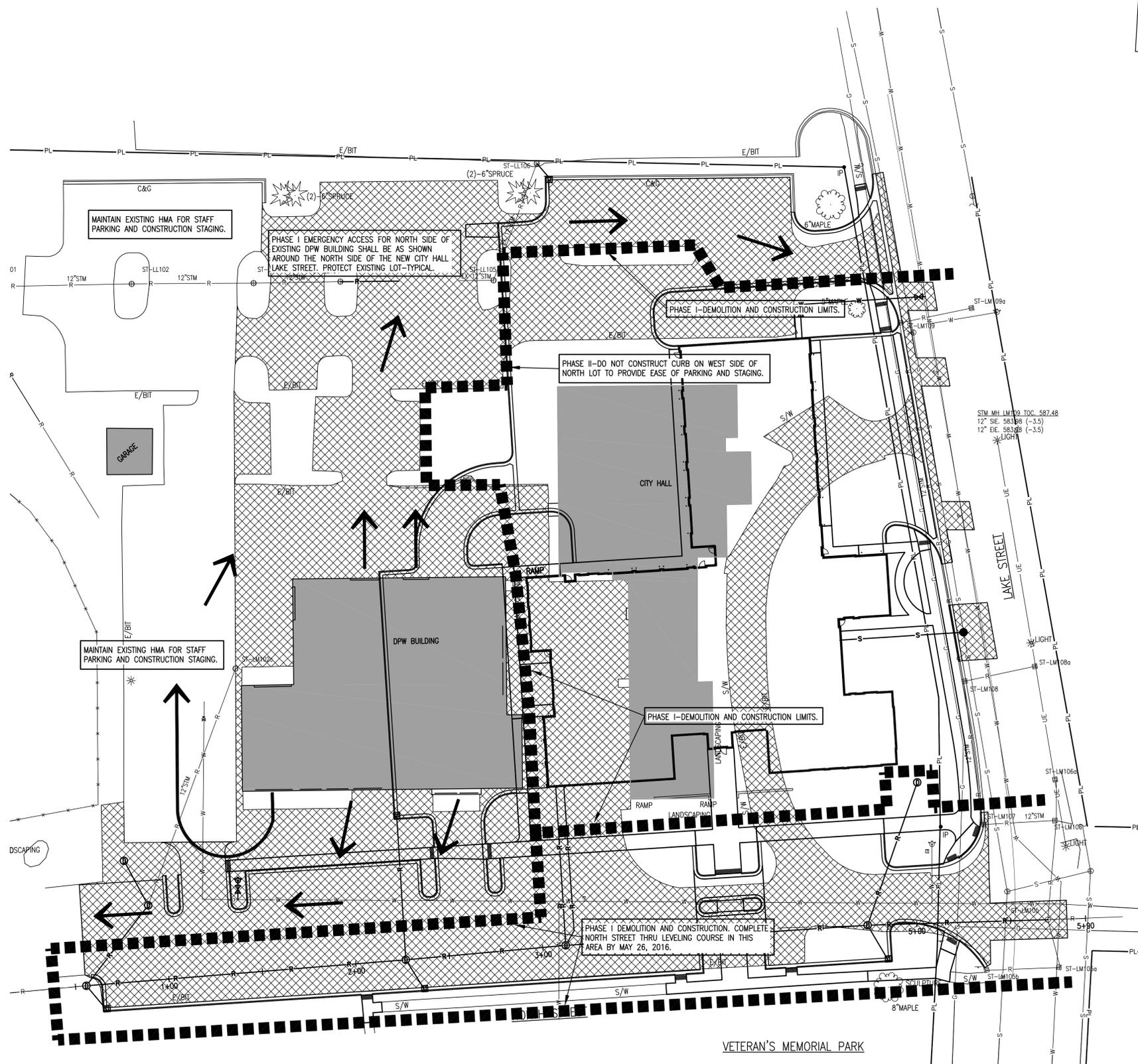
Open North Street to traffic by May 26, 2016.
 Emergency vehicle access now to be maintained east and west on North Street. Existing hma south of existing DPW to remain for access of emergency vehicles. Access out north side of DPW garage to Lake Street not required during Phase II.
 Demolish remainder of the north parking lot (only as required to accommodate the new construction)
 Construct new north parking lot and Lake Street entrance (through leveling course) along with all site work in the area. New curb on west side of North Lot (north of curved drive) to be constructed in Phase III to provide access for staging and parking during Phase II.
 Construct the site sidewalks and new fire department entrance and approach to Lake Street. Complete all of this exterior site work prior to October 15, 2016.
 Complete new City Hall facility construction with an approximate April 1, 2017 move in date. Existing DPW facility to be vacated at that point.

PHASE 3

Upon vacating of the DPW, demolish the DPW building, surrounding site and the remainder of North Street.
 Continue to keep the westerly portion of the existing asphalt parking for staging and employee, visitor parking.
 Emergency vehicle access now to be provided via the new north parking lot to Lake Street and the new fire department access directly to Lake Street.
 Construct all remaining infrastructure work and site work.
 At the very end of Phase 3, remove all of the remaining asphalt, construct the westerly curb along the north parking lot and complete paving (including all areas that previously had leveling course).

All project work shall be completed by July 1, 2017.
 This proposed phasing is a tentative plan approved by the City of Boyne City to complete project construction.
 The Contractor may propose modifications to this phasing plan for consideration by the City of Boyne City.
 Contractor shall submit a more detailed critical path phasing plan maintaining the above dates prior to construction.

ADDITIONAL KEY INFORMATION:
 Contractor shall include signage for sidewalk detouring throughout the project.
 Contractor shall provide traffic control via flagging, temporary traffic signals or properly signed detour route for any partial or full closures of Lake Street.
 Partial or full closures of Lake Street must be coordinated a minimum of one week in advance with the City.
 No partial or full closures of Lake Street will be allowed on weekends or during the month of July.
 There are festivals and other events that are held at Veterans Park throughout spring, summer and fall. Contractor shall coordinate his work to minimize impacts to these events.



PHASE I EMERGENCY ACCESS FOR SOUTH SIDE OF EXISTING DPW BUILDING SHALL BE WEST ON NORTH STREET THEN AROUND THE SOUTH SIDE OF THE PAVILION TO LAKE STREET, AND OPTIONALLY TO THE NORTH ALONG THE WEST SIDE OF THE EXISTING DPW BUILDING.

SITE BENCH MARK- EXISTING RR SPIKE IN PP. ELEVATION = 684.90. TO BE TRANSFERRED BY CONTRACTOR.
 THE SITE IS BASED ON THE STATE PLANE COORDINATE SYSTEM.
 CONTOUR ELEVATIONS ARE BASED ON THE NAVD88 DATUM.

ISSUES:	
DATE:	DESCRIPTION:
01-08-16	FINAL REVIEW

7257 Paddock Street, 1500
 Lakeside, MI 49751
 2323 Lakeside Avenue SW, Suite 210
 Clayton, MI 48029
 6448 Marine Avenue NW, Suite 210
 Grand Rapids, MI 49508
 1211 Lakeside Street
 Easton, MI 49829
 211 E. Water Street
 Kalamazoo, MI 49007

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1 PROJECT PHASING PLAN
 SCALE: 1"=30'

environmentalarchitects

New City Hall for
 Boyne City
 1519
 Boyne City, MI.

Project Phasing Plan

call 521 966 1524
 fax 521 491 5772
 118-a case street
 Ironville city mi 40664
 www-c2oe.com

C1.8

FILED BY: MANARREVICZ, AELYN 01/08/2016 4:56 PM
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 C:\S\BTEPHASING

CITY OF BOYNE CITY

To: Chair Jane MacKenzie and fellow Planning Commissioners

From: Scott McPherson, Planning Director

Date: January 18, 2016

Subject: 112 S Park Street Development Plan Amendment



Background Information

At the July 20, 2015 meeting of the Planning Commission a development plan was approved for the property located at 112 S Park Street. The property has been purchased by Michael Castiglione for purpose of opening a brew pup. The development plan that was approved by the Commission included the addition of a handicap lift and the recommendation to the City Commission for the approval license to use city property for a dumpster enclosure. The City Commission approved the license agreement and the agreement has been signed by both parties. At that meeting the Planning Commission also approved a waiver of the development of parking spaces for the calculated increased parking demand of 25 spaces.

Discussion

The proposed request would add an outdoor seating area contained on their property on the south and east sides of the building and as shown on the provided drawings. The area would be used seasonally for additional seating and service area. Outdoor seating for restaurants is a principle permitted use in the CBD district. The seating area is proposed to be a concrete pad with tables with umbrellas and chairs surrounded by black metal fencing that is 54 inches high. The design and style of the proposal has been reviewed by the Main Street Design Committee and their comments have been included for your review and consideration.

Process

The proposed request would be an amendment to an approved development plan. The City of Boyne City Zoning ordinance provisions for requesting and approving amendments to an approved development plan are contained in section 19.65 Amendments to Approved Development Plans which is as follows:

Section 19.65 Amendments to Approved Development Plans.

The development plan, if approved, shall become part of the record of approval, and subsequent actions relating to the activity authorized shall be consistent with the approved development plan unless a change or addition conforming to this Ordinance receives the mutual agreement of the landowner and the Planning Commission. Incidental and minor variations of the approved development plan, with written approval of the Administrator, shall not invalidate prior development plan approval. Amendments to the approved final development plan may occur only under the following circumstances:

- A. *An applicant or property owner who has been granted final development plan approval shall notify the Planning Director of any proposed amendment to such approved development plan.*
- B. *Minor changes may be approved by the Administrator upon certification in writing to the Planning Commission that the proposed revision does not alter the basic design, compliance with the standards of this Ordinance, nor any specified conditions of the plan as agreed upon by the Planning Commission. In considering such a determination, the Administrator shall consider the following to be a minor change:*

1. *For residential buildings, the size of structures may be reduced, or increased by up to five percent (5%), provided that the overall density of units does not increase.*
 2. *Square footage of nonresidential buildings may be decreased or increased by up to five percent (5%) or one-thousand (1,000) square feet, whichever is smaller.*
 3. *Horizontal and/or vertical elevations may be altered by up to five percent (5%).*
 4. *Movement of a building or buildings by no more than ten (10) feet.*
 5. *Designated Aareas not to be disturbed may be increased.*
 6. *Plantings approved in the final development plan landscape plan may be replaced by similar types and sizes of landscaping which provides a similar screening effect on a one-to-one or greater basis, provided they comply with the landscaping standards of this Ordinance, with approval of the Planning Director.*
 7. *Improvements to site access or circulation, such as inclusion of deceleration lanes, boulevards, curbing, pedestrian/bicycle paths, etc., which conform to the requirements of this Ordinance.*
 8. *Changes of building materials to another of higher quality, as determined by the Planning Director.*
 9. *Changes in floor plans which do not alter the character of the use.*
 10. *Slight modification of sign placement or reduction of size.*
 11. *Relocation of sidewalks and/or waste receptacles.*
 12. *Internal rearrangement of parking lot which does not affect the number of parking spaces or alter access locations or design.*
 13. *Changes required or requested by the City for safety reasons shall be considered a minor change.*
- C. Should the Planning Director determine that the requested modification to the approved final development plan is not minor; the Planning Commission shall be notified in writing that the development plan has been suspended, and, if construction has initiated, a stop work order shall be issued for the section of the project deemed not to be in compliance. Thereafter, the applicant may revise the development plan and submit to the Administrator for resubmission to the Planning Commission.*
- D. Should the Planning Commission determine that the modifications to the final development plan significantly alter the intent of the preliminary development plan, a new submittal shall be required.*
- E. Any deviation from the approved final development plan, except as authorized in this section, shall be considered a violation of this Ordinance and treated as such.*

If the Planning Commission determines that the proposed amendment does not significantly alter the intent of the approved plan, and is in conformance with the Ordinance standards the requested amendment may be approved through the mutual agreement of the landowner and the Planning Commission.

Options

The Planning Commission can agree to the changes presented and approve the amendment; the Planning Commission can decide not to agree to the changes as presented and not approve the amendment; or, modifications to the proposed amendment that the applicant and the Planning Commission mutually agree on can be made and the proposed amendment with modifications can be approved by the Planning Commission.

Design Committee Comments

New kitchen exhaust chimney:

Is shown with cedar shakes as the exterior material. It would be more appropriate for it to be covered with a brick facing, so it would look like the existing brick chimney

Outdoor decking:

Proximity to sidewalk and parking lot/curb. What about snow removal and bumpers? The fencing needs to be such that bumpers and snow removal doesn't damage fence.

Umbrellas

No signage on the umbrellas with sturdy canvas and solid colors.

Railings:

The metal railing around the outdoor seating area seems a bit heavy for the building. Perhaps they could use something temporary for the summer, such as movable bollards and a chain.

Potential to use seasonal fence vs. permanent?

Fencing/railing along the south and east side needs to have a consistent look with lift and back entrance

Birmingham example of fencing – stages in parking spaces – for the fencing example.

Height of 54" a concern – from a visual perspective it seems too high

Open railings – if metal on the outdoor eating area, should it all be as well

Awnings:

Over back door only.

Should that match the roofline?

We would like a final say on the color and material for awning.

Material of awning and umbrellas solid color, non logoed, consistent with each other.

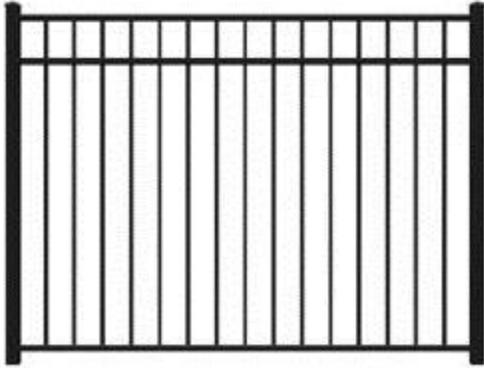
Misc:

Drainage slopes to sidewalks – will that cause freeze problems for city. There is no gap – only pedestrian access.

Will the building be guttered (if so, brown and round would be best) to avoid run off onto deck or ground causing drainage or freezing issues

Handicap accessibility to outdoor seating?

What style, color, and material will the fence be made of? **Black Aluminum Fence 54” in height.**



How tall will the fence be? **54”**

What other items will be in the outdoor seating area? (tables, chairs, umbrellas, trash cans, etc. and what color/style/material will they be). **5 four top tables, 20 chairs, Black metal chairs & tables, similar to below picture. Umbrellas will be in the center of the tables with one solid color for all 5 tables, green.**



Will there be smoking allowed in the outdoor seating area? **No.**

Will there be alcohol consumed in the outdoor seating area? **Yes.**

What color/style/material will the ground surface area of the outdoor seating area be made of? (concrete, decorative concrete, specific colors/styles, etc.) **Textured concrete to prevent slipping.**

How will patrons access the outdoor seating area? **Patrons will walk through the front door on S. Park Street, and then a hostess will escort them through the brewpub to the side door on the south side of the building which would lead them into the outdoor patio area. There is also a gate on the East side of the fence for patrons to exit.**

Will there be any additional changes to the exterior of the building with the proposed outdoor seating area? **No.**

I'm open to the cities recommendations. I'll be available via phone as well. 517-402-8281

Thanks Patrick.

I wanted to check in and see if you had an opportunity to review the questions I forwarded (below) that I thought were likely to come up at tonight's Design Committee meeting. It would be great to have your responses to these questions and any other details you would like to provide. Additionally, the question of lighting, sound, and drainage will likely come up as well.

Drainage: 4" Poured Reinforced concrete slab w/6 millimeter vapor retarder on 4" compacted granular fill sloping away from the building.

Sound: None.

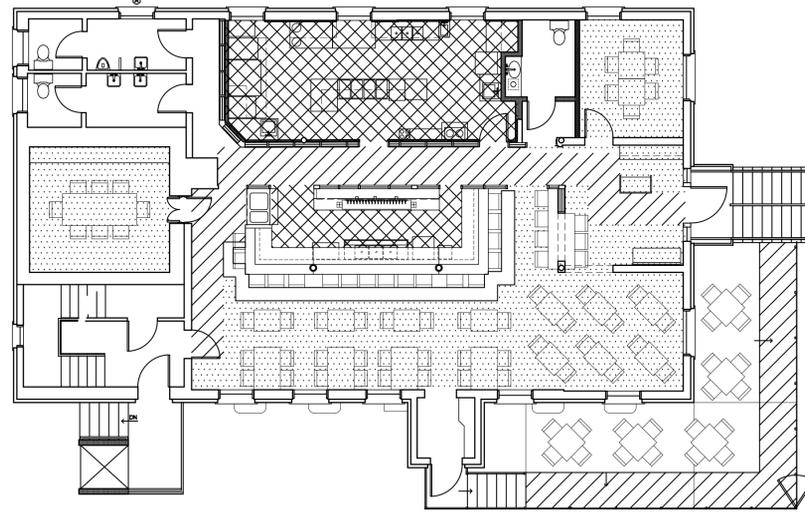
Lighting: Battery / Solar Powered umbrella lights that will be attached to the ribs of the umbrella.



STIGG'S BREWING COMPANY
 MIKE CASTIGLIONE
 112 S. PARK ST
 BOYNE CITY, MI 49712



SITE LOCATION
 SCALE: NTS



OCCUPANCY CHART
 SCALE: 1/8" = 1'-0"

NOTE:
 MECHANICAL AND ELECTRICAL ENGINEERING PLANS TO BE SUBMITTED FOR PERMIT APPROVAL PRIOR TO COMMENCEMENT OF WORK.

DIRECTORY			
OWNER	MIKE CASTIGLIONE STIGGS BREWING COMPANY	112 SOUTH PARK ST BOYNE CITY, MI 49712	511-402-8281
ARCHITECT	HAROLD J REHLINGER AIA, LEED AP DESIGNTEAM PLUS, LLC	975 E. MAPLE RD, SUITE 210 BIRMINGHAM, MI 48009	(248) 559-1000
LANDSCAPE ARCHITECT	RALPH L NUNEZ RLA, CLARB, ASLA, GRP DESIGNTEAM PLUS, LLC	975 E. MAPLE RD, SUITE 210 BIRMINGHAM, MI 48009	(248) 559-1000
CONSTRUCTION MANAGER	TBD		
MECHANICAL ENGINEER	KARL POTAPA POTAPA - VAN HOESEAR ENGINEERING	47810 VAN DYKE AVE. SHELBY TWP, MI 48317	(586) 991-0922
ELECTRICAL ENGINEER	DOUG SAYLES ETS ENGINEERING, INC.	418 1/2 S. WASHINGTON AVE. ROYAL OAK, MI 48061	(248) 144-0360

BUILDING DATA:																									
ZONED:	B-2																								
CONSTRUCTION TYPE:	III B																								
USE GROUP:	ASSEMBLY GROUP A																								
GOVERNING BUILDING CODE:	MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS 2012 - ALTERATION LEVEL 2																								
BUILDING AREA:	ALLOWED: STORIES: 2 AREA: 12,500 SQ FT EXISTING: STORIES: 2 AREA: 3433 SQ FT																								
OCCUPANCY:	<p>TASTING ROOM & PRIVATE ROOMS: 7935 SQ FT/15 = 52 OCCUPANTS KITCHEN/BAR/BREWERY (BASEMENT): 1416 SQ FT/200 = 7 OCCUPANTS BAR SEATING: 41'-9 1/4" LINEAL FT/20' SHOWN = 24 OCCUPANTS STANDING ROOM: 49 SQ FT/5 = 9 OCCUPANTS CIRCULATION OUTDOOR SEATING: 420 SQ FT/5: SHOWN: 20 OCCUPANTS</p> <p>MAXIMUM OCCUPANTS FOR TASTING ROOM/PRIVATE ROOMS = 84 OCCUPANTS MAXIMUM OCCUPANTS FOR KITCHEN/BAR/BREWERY = 7 OCCUPANTS TOTAL = 112</p>																								
RESTROOMS:	<table border="1"> <thead> <tr> <th rowspan="2"></th> <th colspan="2">REQUIRED</th> <th colspan="2">PROVIDED</th> </tr> <tr> <th>WATER CLOSET</th> <th>LAV.</th> <th>WATER CLOSET</th> <th>LAV.</th> </tr> </thead> <tbody> <tr> <td>MEN:</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>WOMEN:</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>UNISEX:</td> <td>-</td> <td>-</td> <td>1</td> <td>1</td> </tr> </tbody> </table>		REQUIRED		PROVIDED		WATER CLOSET	LAV.	WATER CLOSET	LAV.	MEN:	1	1	1	1	WOMEN:	1	1	1	1	UNISEX:	-	-	1	1
	REQUIRED		PROVIDED																						
	WATER CLOSET	LAV.	WATER CLOSET	LAV.																					
MEN:	1	1	1	1																					
WOMEN:	1	1	1	1																					
UNISEX:	-	-	1	1																					
DRINKING FOUNTAIN:	EXEMPT																								
FIRE SUPPRESSION:	NOT REQUIRED																								

ABBREVIATIONS:	
1. V.F. - VERIFY IN FIELD	15. MATL. - MATERIAL
2. O.C. - ON CENTER	16. REQ'D. - REQUIRED
3. UN. - UNLESS OTHERWISE NOTED	17. MFR. - MANUFACTURER
4. ST.V. - STAIN AND VARNISH	18. WD. - WOOD
5. PTD. - PAINTED	19. EXT.G. - EXISTING
6. V.T.O. - VENT TO OUTSIDE	20. MTD. - MOUNTED
7. U.S. - UNDERSIDE	21. STD. - STANDARD
8. AFF. - ABOVE FINISH FLOOR	22. ABV. - ABOVE
9. TYP. - TYPICAL	23. EP. - ELECTRICAL PANEL
10. H. - HIGH (HEIGHT)	24. M.T. - MARBLE THRESHOLD
11. N.T.S. - NOT TO SCALE	25. T & B - TOP AND BOTTOM
12. T.M.E. - TP MATCH EXISTING	26. P.T. - PRESSURE TREATED
13. L. - LONG (LENGTH)	27. W/O. - VERIFY WITH OWNER
14. W. - WIDE (WIDTH)	28. CT. - CERAMIC TILE
	29. N.I.C. - NOT IN CONTRACT

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A-201	FOUNDATION PLAN
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A-500	INTERIOR ELEVATIONS
A-501	INTERIOR ELEVATIONS
A-502	INTERIOR ELEVATIONS
A-600	REFLECTED CEILING PLAN

GENERAL NOTES:

- DO NOT SCALE DRAWINGS, USE INDICATED DIMENSIONS ONLY. THESE DIMENSIONS SHOWN ARE BASED ON THE BEST OBTAINABLE FIELD MEASUREMENTS UNDER PRE-CONSTRUCTION CONDITIONS AND THE NOMINAL SIZES OF BUILDING MATERIALS USED. THE CONTRACTOR SHALL RE-VERIFY ALL INDICATED DIMENSIONS AND IMMEDIATELY NOTIFY THE ARCHITECT OF ANY SIGNIFICANT DISCREPANCIES. CERTAIN METHODS OF CONSTRUCTION MAY NOT BE CLEARLY VISIBLE FROM A PRE-CONSTRUCTION VISUAL SURVEY, NOR CLEARLY INTERPRETABLE. THE CONTRACTOR SHALL CONTACT THE ARCHITECT UPON DISCOVERING CONDITIONS THAT VARY FROM THE PROPOSED PLANS SO THAT PROPER ADJUSTMENTS CAN BE MADE WITH A MINIMUM OF DIFFICULTY. THE ARCHITECT DISCLAIMS LIABILITY FOR GRAPHIC ACCURACY OF THE PRINTED CONTRACT DOCUMENTS DUE TO THE REPRODUCTION PROCESS. USE FIELD VERIFIED FIGURED DIMENSIONS AND FIELD DIMENSIONS ONLY. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE ARCHITECT IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION NOR FOR SAFETY OF THE JOB SITE. THESE RESPONSIBILITIES ARE INTENDED TO BE AND REMAIN SOLELY THOSE OF THE GENERAL CONTRACTOR, CONSTRUCTION MANAGER, AND/OR JOB SITE SUPERINTENDENT.
- ALL LOCAL, CITY, STATE AND NATIONAL CODES APPLICABLE ARE TO BE STRICTLY ADHERED TO. ANY APPARENT DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT.
- BEFORE SUBMITTING A PROPOSAL, BIDDERS SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS, VISIT THE SITE OF WORK, FULLY INFORM THEMSELVES AS TO THE EXISTING CONDITIONS AND COVER THE COST OF ALL ITEMS CONTEMPLATED BY THE CONTRACTOR. CLAIMS AFTER BID HAS BEEN ACCEPTED FOR ADDITIONAL WORK REQUIRED BY THE EXISTING SITE CONDITIONS WILL BE ALLOWED ONLY WITH SPECIFIC CHANGE ORDER REQUEST AND SIGNED ACCEPTANCE BY OWNERS.
- ALL COST BIDS TO INCLUDE ALL APPLICABLE FEDERAL, STATE AND LOCAL TAXES.
- SUBCONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND FURNISH ALL LABOR AND MATERIALS NECESSARY FOR THE PROPER COMPLETION OF THIS PROJECT.
- SUBCONTRACTORS SHALL PROVIDE OWNER WITH A WORK AND COMPLETION SCHEDULE.
- OWNER HAD THE RIGHT TO REJECT ANY OR ALL BIDS.
- THE SUBCONTRACTORS AWARDED THE WORK MUST BE LICENSED IN THE STATE OF MICHIGAN IN THEIR TRADE.
- SUBCONTRACTOR AWARDED THE PROJECT SHALL PROVIDE THE OWNER WITH A CERTIFICATE OF INSURANCE FOR WORKMEN'S COMP. (1,000,000 MIN.) COMPREHENSIVE GENERAL LIABILITY (1,000,000 MIN.) AND AUTO LIABILITY (1,000,000 MIN.)
- SUBCONTRACTORS SHALL PROVIDE OWNER WITH AN EIGHTEEN MONTH WARRANTY ON LABOR AND MATERIALS EXCLUDING WARRANTIES SET BY PRE-MANUFACTURED ITEMS WHICH CARRY THEIR OWN WARRANTIES.
- ALL WORK SHALL BE PERFORMED IN A WORKMANSHIP-LIKE MANNER.
- GENERAL CONTRACTOR TO COORDINATE SUBCONTRACTORS WORK REQUIREMENTS TO INSURE THAT WORK CAN PROCEED CONTINUOUSLY AND EXPEDITIOUSLY.
- NO TRADE SHALL PROCEED WITH INSTALLATION OF ANY MATERIALS AND/OR EQUIPMENT WITHOUT FIRST COORDINATING WITH ALL OTHER TRADES REGARDING REQUIRED DISTANCES, METHODS OF INSTALLATION, ETC.
- SUBCONTRACTORS TO VERIFY DIMENSIONS OF ALL EQUIPMENT WITH UNIT MANUFACTURER AND COORDINATE WITH FLOOR PLAN PRIOR TO COMMENCEMENT OF WORK.
- SUBCONTRACTORS SHALL ERECT, MAINTAIN AND REMOVE BARRICADES AS REQUIRED TO PROTECT THE PUBLIC AND THE WORKERS DURING THE CONSTRUCTION PERIOD.
- CARPENTRY CONTRACTOR TO REVIEW ELECTRICAL PLANS TO VERIFY LOCATION OF RECESSED AND SURFACE MOUNTED FIXTURES, ESPECIALLY FIXTURES CENTERED IN ROOMS AND OVER FIREPLACES, AND TO MAKE PROVISIONS IN THE FRAMING TO ALLOW FOR THESE CONDITIONS.
- CARPENTRY CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL BLOCKING AS REQUIRED FOR COMPLETE AND SOUND INSTALLATION. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION, INSTALLATION AND EXACT LOCATION OF BLOCKING REQUIRED FOR PROPER ANCHORAGE OF WORK.
- GENERAL CONTRACTOR TO COORDINATE WITH HVAC, PLUMBING AND ELECTRICAL CONTRACTOR AND ANY REQUIRED FRAMING CHANGES THAT MAY BE NECESSARY TO COMPLETE THEIR WORK. ALL SUCH CHANGES MUST BE REVIEWED AND APPROVED BY THE ARCHITECT, STRUCTURAL ENGINEER, AND OWNER PRIOR TO CONSTRUCTION.
- PROVIDE FIRE STOPPING AND DRAFT STOPPING IN ALL CONVENTIONAL FRAMING IN ACCORDANCE WITH CODE REQUIREMENTS.
- SUBCONTRACTOR SHALL PICK UP CONSTRUCTION DEBRIS ON A DAILY BASIS AND KEEP THE WORK SITE IN A NEAT AND ORDERLY APPEARANCE THROUGHOUT THE CONSTRUCTION PERIOD. SUBCONTRACTORS ARE RESPONSIBLE FOR REMOVING ALL CONSTRUCTION DEBRIS THEY GENERATE AND PLACE IT IN A TRASH DUMPSITE LOCATED ON SITE PROVIDED BY THE GENERAL CONTRACTOR. PROPOSED DUMPSITE LOCATION TO BE REVIEWED AND APPROVED BY THE OWNER.
- ALL MATERIALS AND CONSTRUCTION ARE TO BE PROTECTED FROM ADVERSE WEATHER CONDITIONS - ANY DAMAGED MATERIALS TO BE REPLACED AT THE SUBCONTRACTORS EXPENSE.
- ALL EXISTING AREAS TO REMAIN THAT ARE DAMAGED DURING DEMOLITION SHALL BE PATCHED, REPAIRED AND PAINTED AS REQUIRED TO MATCH SURROUNDS AT NO ADDITIONAL CHARGE TO THE OWNER.
- ALL NEW LIKE CONDITIONS, MATERIALS AND CONFIGURATIONS, ETC. ARE TO MATCH EXISTING (UNLESS OTHERWISE NOTED).
- SUBCONTRACTORS TO PROVIDE TEMPORARY BRACING, SHORING, AND SUPPORTS AS REQUIRED DURING CONSTRUCTION.
- NOT USED.
- NOT USED.
- TIMBER METAL CONNECTORS SHALL BE SIMPSON OR EQUAL. TIMBER METAL CONNECTORS SHALL BE GALVANIZED. PROVIDE TIMBER CONNECTORS AS SHOWN IN CONSTRUCTION DOCUMENTS AND AT ALL FLUSHING HUNG CONDITIONS.
- LAMINATED VENEER LUMBER SHALL BE AS MANUFACTURED BY TRUSS JOIST MACHILLAN OR EQUIVALENT. SUBMIT ALTERNATE MANUFACTURER'S SPECIFICATIONS TO ARCHITECT FOR APPROVAL.
- THE GENERAL CONTRACTOR WHO IS AWARDED THE CONTRACT SHALL RECEIVE ONE COMPLIMENTARY LUNCH AT "ODOBA" IN BIRMINGHAM, MICHIGAN. TO CLAIM PLEASE CALL (248)105-1036 TO SCHEDULE. YOU MUST BRING A SIGNED CONTRACTOR AND A COPY OF THE CONSTRUCTION DOCUMENTS TO BE ELIGIBLE.
- NOT USED.
- NOT USED.
- NOT USED.
- ALL DRIP EDGES TO BE ALUMINUM COLOR TO MATCH THOSE SPECIFIED ON DOCUMENTS.
- APPLY SEALANT TO ALL JOINTS BETWEEN DISSIMILAR MATERIALS.
- ALL INTERIOR WALLS TO BE 5/8" PAINTED GYPSUM BOARD ON 3-5/8" LT.G.A. METAL STUDS 16" O.C., UNLESS OTHERWISE NOTED.
- ALL INTERIOR GYPSUM BOARD TO BE SEALED WITH A LATEX BASE DRYWALL SEALER, PRIMED AND FINISH PAINTED. VERIFY COLOR WITH OWNER.
- PROVIDE WATER RESISTANT GYPSUM BOARD IN ALL AREAS WHERE WATER IS PRESENT.
- NOT USED.
- ALL PAINT GRADE TRIM TO BE POPLAR, PRIMED AND PAINTED WITH SEMI-GLOSS PAINT. VERIFY COLOR WITH OWNER.
- ALL PAINTED VENEER PLYWOOD TO BE BIRCH PRIMED AND PAINTED WITH SEMI-GLOSS PAINT. VERIFY COLOR WITH OWNER.
- GENERAL CONTRACTOR TO SUPPLY A PORTA-JOHN.
- OWNER TO VERIFY STYLE AND COLOR OF ASPHALT SHINGLES FROM SAMPLES SUPPLIED BY GENERAL CONTRACTOR.
- MATERIAL SUBSTITUTIONS ALLOWED WITH PRIOR WRITTEN APPROVAL FROM OWNER.
- ALL CERAMIC TILE ON FLOORS TO BE MUD SET, AND ALL CERAMIC TILES ON WALLS TO BE THIN SET.
- SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING FIELD CONDITIONS SO AS TO FAMILIARIZE THEMSELVES WITH DEMOLITION AND/OR REMOVAL WORK WHICH MAY BE REQUIRED TO PRODUCE THE END RESULTS INTENDED BY THE CONTRACT DOCUMENTS. THE RENOVATION WORK DESCRIBED IN THE CONSTRUCTION DOCUMENTS ANTICIPATES THE DEMOLITION OF EXISTING CONSTRUCTION IN PART AND THE REMOVAL AND RELOCATION OF CERTAIN CONSTRUCTION MATERIALS AND EQUIPMENT. IT IS THE INTENT THAT EACH PORTION OF THE DEMOLITION AND REMODELING WORK BE DONE BY THE SPECIAL TRADE INVOLVED IN THE INITIAL INSTALLATION - THAT IS, MASONRY WORK BY MASONRY TRADE, CONCRETE WORK BY CONCRETE TRADE, MECHANICAL AND ELECTRICAL WORK BY THE MECHANICAL AND ELECTRICAL TRADE RESPECTIVELY, AND SO ON. THEREFORE, EACH CONTRACTOR AND SUBCONTRACTOR SHALL THOROUGHLY EXAMINE THE PROPOSED WORK AND MAKE ALLOWANCES IN THEIR PROPOSAL FOR THE COST OF ALL DEMOLITION AND/OR REMOVAL WORK WHICH MAY BE REQUIRED TO PRODUCE THE END RESULT INTENDED BY THE CONTRACT DOCUMENTS.
- GENERAL CONTRACTOR/SUB-CONTRACTOR TO PROVIDE FAULT PROTECTION WHEN WORK IS BEING PERFORMED AT AN ELEVATION OF 6' FEET OR MORE ABOVE A LEVEL WORK SERVICE. GENERAL CONTRACTOR TO PROVIDE MIOSHA APPROVED METHODS.

GENERAL STRUCTURAL NOTES

- The structural notes are intended to augment the drawings and specifications. Should conflicts exist between the drawings, specifications and the structural notes, the strictest provision shall govern.
- The structural drawings form an integral part of Contract Documents, which include Architectural, Structural, Mechanical, Electrical, Civil/Site drawings and specifications. Coordinate the structural drawings with the requirements shown in the other components of the Contract Documents.
- Typical details and other sections/details apply to conditions that are similar to the conditions described in the sections/details, even if they are not specifically referenced on the plans.
- The Contractor shall be responsible for means, methods sequences and procedures of construction.
- The structure is designed to be self-supporting and stable after it is fully completed per requirements of contract documents. Contractor shall determine erection procedures and sequence, and ensure the safety of the building and its component parts during erection. This includes the addition of temporary bracing, guys or tie-downs if necessary. Contractor shall retain ownership of such material after completion of the project.
- Construction shall comply fully with the applicable provisions of OSHA and the local governing codes, current edition, and all requirements specified in the codes shall be adhered to as if they were called for or shown on the drawings. This shall not be construed to mean that requirements set forth on the drawing may be modified because they are more stringent than the code requirements or because they are not specifically required by code.

- Governing Building Code - Michigan (International) Building Code 2012. Standards listed in structural note sections refer to the version and effective date referred to in the REFERENCED STANDARDS Chapter in the governing building code.
- Work constructed per these drawings shall be inspected by an Independent Testing Agency retained to ensure compliance with the requirements shown on the drawings.

DESIGN LOADS:

- The structure is designed for the following live loads, in addition to the lateral loads and superimposed dead loads and self-weight of the structure. Where applicable, the live loads are reduced in accordance with the provisions of the building code.
- BUILDING OCCUPANCY CATEGORY:** II

LIVE LOADS:

- Roof Snow Load:
 - Ground Snow Load: 30@ PSF
 - Flat Roof Snow Load: (Minimum Roof Load) 21@ PSF
 - Snow Exposure Factor: 1@
 - Snow Load Importance Factor: 1@
 - Thermal Factor: 1@
 - Additional loading due to drifting at changes in roof elevations and ice at overhangs per applicable code.

WIND LOAD:

- Basic Wind Speed (3-second gust): 90@ MPH
 - Wind Importance Factor: 1@
 - Exposure Category: B
 - Internal Pressure Coefficient: +/- 0.18
 - Minimum force resisting structural system (equivalent static force): 15@ PSF
- EARTHQUAKE (SEISMIC) LOADS:**
- Spectral Response Acceleration at Short Period Coefficient, Sds: 0.215
 - Spectral Response Acceleration at 1 Second Coefficient, Sd1: 0.296
 - Site Class: D
 - Seismic Importance Factor: 1@
 - Seismic Use Group: I
 - Response Modification Factor: 3
 - Analysis Procedure: Equivalent Lateral Force

EARTH PRESSURE LOADS

- Refer to the Geotechnical Report for additional information
- Lateral earth pressure loads based upon drained soil. Refer to drawings for foundation drainage.
- Lateral earth equivalent fluid pressure
- Walls un-braced at top 4@ PCF
- Walls braced at top 5@ PCF

EXISTING CONSTRUCTION

- Visit the site and become familiar with the existing conditions.
- Existing building dimensions and conditions shown are based upon original drawings or partial survey and have not been completely field verified. The Owner and Architect/Engineer take no responsibility for the accuracy of existing dimensions shown. Field measure existing dimensions prior to fabrication.
- Verify conditions covering or affecting the structural works obtain and verify all dimensions and elevations to ensure the proper strength fit and location of the structural works report to the Architect/Engineer any and all conditions which may interfere with or otherwise affect or prevent the proper execution and completion of the new work. Fully resolve discrepancies prior to commencing work.
- Existing construction not undergoing alteration is to remain undisturbed. Where such construction is disturbed as a result of the operations of this contract, repair or replace as required and to the satisfaction of the Owner's Representative.
- Provide temporary protection to prevent damage from the weather or vandalism.
- Verify the existence, location and elevation of existing utilities sewers, drains, etc. in demolition areas before proceeding with the work. All discrepancies shall be documented and reported to the Architect/Engineer.
- Should uncharted or incorrectly charted piping or other utilities be encountered during excavation, consult the Owner's Representative for direction.
- Provide fire watch during field cutting and welding operations, meeting the Owner's requirements.
- Provide temporary protection of existing equipment during execution of work, satisfying the owner's requirements.
- Coordinate work with the Owner's personnel to avoid any interference in their operations.

FOOTINGS AND FOUNDATIONS

- Contractor shall verify all conditions, including underground utilities and field measurements at job site and report any discrepancies to owner's representative.
- Provide necessary sheeting, shoring, bracing, etc. as required during excavations to protect sides of excavations.
- Comply fully with requirements of OSHA and other regulatory agencies for safety provisions.
- Top of spread footing elevations noted on plan are minimum elevations. In all cases footings are to bear on undisturbed natural soils or engineered fill having a minimum net allowable bearing capacity of 3000 PSF.
- Sides of foundations shall be formed unless conditions permit earth forming. Foundations poured against the earth required the following precautions: Slope sides of excavations as approved by geotechnical engineer and clean up sloughing before and during concrete placement.
- Where footing steps are necessary, they shall be no steeper than one vertical to two horizontal U.O.N.
- Footings shall be centered under columns and walls unless specifically detailed otherwise on the drawings.
- No footings or slabs shall be placed on or against sub-grade containing free water, frost or ice. Should water or frost, however slight, enter a footing excavation after sub-grade approval, the sub-grade shall be re-inspected by the Geotechnical Engineer/ Testing Laboratory after removal of water or frost.
- The contractor shall provide all necessary measures to prevent any frost or ice from penetrating any footing or slab sub-grade before and after placing of concrete until the full building enclosure is completed and heated.
- Excavated material shall be legally disposed off the owner's property or stored at the site or used for backfilling operations as required in accordance with the Geotechnical Engineer's recommendations and project specification requirements.
- Contractor shall furnish all required de-watering equipment to maintain a dry excavation until backfill is complete.
- Where new footings are adjacent or abut existing foundations, carefully hand excavate and determine bottom of existing foundation. If different than anticipated, adjust new foundations to match existing. In no case shall the new footing be lower than the existing without protection against undermining such as underpinning or shoring.
- Foundation bearing soils shall be inspected by a qualified soils engineer. The testing shall include, but not be limited to, identification of soils at and below the foundation bearing level, and the allowable bearing capacity of these soils.
- A geotechnical engineer registered in the State of Michigan shall inspect the condition and assure the adequacy of all subgrades, fills, and backfills before placement of foundations, footings, slabs and walls. He shall submit reports to the Architect/Engineer describing his investigations, including any non-conforming work.

BACKFILLING

- Do not place backfill against foundation walls - designed as supported at top and bottom - until basement level and first floor slabs are in place. Shore and/or brace walls as required if backfilling operations are to be carried out prior to placement of floor slabs.
- Place backfill against basement retaining walls - designed as cantilevered - after concrete has attained design strength and before lower level and first floor slabs are in place.
- Backfill material shall consist of clean, well grade granular soils, free of organic material, silt and clay, or as specified in section 2 of the project specifications.
- Backfill material shall be compacted to 95% of maximum density, as determined by the Modified Proctor Method (ASTM D1557), in lifts not exceeding 6 inches.

COLD FORMED METAL FRAMING

- All cold formed metal framing members shall be designed, fabricated and erected in accordance with the AISI "Specifications for Design of Cold-Formed Steel Structural Members" and in accordance with manufacturers written instructions.
- All material shall conform to ASTM A653, with minimum yield point of 33 KSI for 18 gauge and 50 KSI for 16 gauge and heavier material, and shall have galvanized coating conforming to ASTM A653-G60
- All welding shall conform to AWS D13 specifications for welding sheet steel structures, and AWS D18.0 welding zinc coated steel.
- Unless specifically noted, all material shall be of a minimum 18 gauge (Minimum 16 Ga for studs serving as backup for brick veneer) thickness, and shall meet the deflection requirements of the finish material to be attached to the cold formed metal framing work - deflection of cold formed metal studs - under wind loads - serving as back up for brick veneer shall not exceed span/120.
- All studs and joists shall be installed at spacing indicated on the drawings, unless noted, each side of the openings shall be framed with double studs.
- All studs and joists shall have a bridging line installed at a maximum distance of 4'-0" and 5'-0" respectively.
- All joists shall have web stiffeners at reaction points and concentrated loads.
- Design is based on steel yield strength of 33,000 psi unless a greater strength is indicated. The sections supplied by other manufacturers shall meet or exceed the strength of the design members.
- Structural connections of cold formed metal framing members shall be made per manufacturer's recommendations, adequate to carry the imposed loads, and conforming to the AISI and AWS specifications. The connection design is to be based on reactions given on the drawings or as listed in the manufacturer's uniform loading capacity tables or whichever is greater.

WOOD CONSTRUCTION

- Structural sawn lumber, glued laminated timber and connections have been designed in accordance with the National Design Specifications for Wood Construction 2001
 - Plywood has been designed in accordance with the Plywood Design Specifications 1971.
 - Structural sawn lumber shall be Spruce-Pine-Fir No.1 No.2 or better with base design values:
 Fir = 975 psi Fd1 = 425 psi
 Fir = 450 psi Fc = 1500 psi
 Fv = 135 psi E = 1400 ksi
 With the moisture content of the wood in service will not exceed 19%.
 - Structural composite lumber shall conform to ASTM D 5456 with the following allowable design stresses
- | MicroLamPSL | ParallelPSL | Timberstrand LSL |
|-------------------------------|-------------------------------|-------------------------------|
| E = 19000 ksi | E = 20000 ksi | E = 15000 ksi |
| Fb = 26000 psi | Fb = 23000 psi | Fb = 22500 psi |
| Fc (parallel) = 2310 psi | Fc (parallel) = 23000 psi | Fc (parallel) = 1950 psi |
| Fc (perpendicular) = 1750 psi | Fc (perpendicular) = 6500 psi | Fc (perpendicular) = 6500 psi |
| Fv = 285 psi | Fv = 230 psi | Fv = 285 psi |
- Plywood shall conform to gVoluntary Product Standard F91-95 Construction and Industrial Plywood
 - Floor sheathing shall be 23/32 inch, APA Rated Sheathing, 48/24 min. Exposure I. Install with the long dimension or strength axis of the panel across supports and with panel continuous over two or more spans. Panel edges shall be tongue-and-groove or supported on 2-inch lumber blocking. Provide 8d common nails at 6 inch OC along supported panel edges and 12 inch OC at intermediate supports.
 - Floor sheathing shall be glued and nailed to supporting members. Adhesive shall meet APA Specification AF601, applied in accordance with the manufacturer's recommendations.
 - Provide one line of bridging for each eight feet of span for floor joists. The bridging shall consist of 1 inch by 3 inch lumber, double nailed at each end, of equivalent metal bracing of equal rigidity or full depth solid blocking.
 - Joists shall be supported laterally at the ends and at each support by solid blocking not less than 2 inches in thickness and the full depth of the joist.
 - Holes bored in joists shall not be within 2 inches of the top or bottom of the joist and the diameter of any such hole shall not exceed one-third the depth of the joist.
 - Bolts and lag screws shall conform to ASTM A307
 - Nails, spikes and staples shall conform to ASTM F-1661
 - The nailing schedule for wood framing elements shall comply with the Michigan Building Code 2003, Table 2304.31.
 - Lumber shall be so handled and covered as to prevent marring and moisture absorption from snow or rain until the building is enclosed.
 - Erection of structural timber framing shall be in accordance with AITC-105 and the Code of Standard Practice AITC-106

MASONRY NOTES

- Concrete masonry has been designed in accordance with the MBC 2006, ACI 530-05, Building Code Requirements for Masonry Structures and ACI 530.1-05, Specifications for Masonry Structures.
- Concrete Masonry to have a minimum 28-day compressive strength Fm = 1500 PSI U.O.N.
- Concrete Masonry units shall conform to the following standards:
 - Load-Bearing Units: ASTM C30
 - Medium Weight Units: 120 to 125 PCF
 - Regular Weight Units: 145 PCF
- Mortar for all masonry shall conform to ASTM C270 with minimum comp. strength of 1800 PSI. Elsewhere mortar may be either type M or S unless specifically indicated otherwise. Use either Portland cement/lime or masonry cement for mortar.
- Grout shall conform to ASTM C416 with minimum 28- day compressive strength of 3000 PSI.
- Steel bar reinforcement shall conform to ASTM A618, grade 60. Horizontal joint reinforcement shall be "Ladder" type with 3/16" diameter longitudinal bars.
- Vertical cells containing reinforcing or truss and grout shall form a continuous cavity, free of mortar droppings.
- Horizontal bond beam and vertical reinforcement shall be continuous U.O.N. Lap vertical reinforcement with minimum douels of same size and spacing that have been previously installed in the foundations. Dowel embedment in concrete shall conform to the requirements of the concrete notes.
- BAR SIZE LAP SPlice LENGTH
 #4 24"
 #5 30"
 #6 36"
 #8 48"
 #9 60"
 #10 72"
 #11 84"
 #12 96"
 Reinforcing bars shall be held in position by wire ties or other approved means to insure design location and lap. Place bars and lap prior to grouting.
- Grouting of masonry walls shall conform to recommended procedure for "low lift grouting" or "high lift grouting" as outlined in the NCHA-TEK Note #23A -grouting for concrete masonry walls and ACI 530/ASCE209 Specification for Masonry Structures. Grout lifts shall not exceed 5 feet without mechanically consolidated (vibrated) grout pours.
- Lifts of grout shall be keyed 4 inches into the previous course of masonry below.
- Masonry below grade shall be grouted solid.
- Sampling and Testing of mortar and grout shall be in accordance ASTM C 180 - ASTM C 1019 - respectively. Construction and testing of masonry prisms shall be in accordance with the procedure outlined in the ASTM C 1084
- Brace masonry walls to resist wind loads until floors and roofs are in place, and the masonry has reached 75% of the required strength fm. Shore masonry walls above masonry bond beam lintels until the masonry is placed full height and has reached the required strength.

STRUCTURAL STEEL

- Design, fabrication and erection of structural steel shall be in accordance with the American Institute of Steel Construction (AISC) 360-05 Specification for Structural Steel Buildings and the Steel Construction Manual, Thirteenth Edition.
- Structural steel shall conform to the following AISC specifications and minimum yield strength:
 W Shapes A 992 Fy = 50 KSI
 Miscellaneous shapes and plates A 36 Fy = 36 KSI
 Round Tubes A 500 Grade B Fy = 42 KSI
 Pipes A 53 Grade B Fy = 35 KSI
 Square Tubes A 500 Grade B Fy = 46 KSI
- Masonry and brick lintels shall be galvanized G90 per ASTM A123.
- Anchor rods shall conform to ASTM F 1554 Grade 36, U.N.C. (If required: Anchor bolts in moment and braced frames shall conform to ASTM F 1554 Grade B5, U.N.C.)
- Structural steel bolting shall be ASTM A 325 type N, 3/4" diameter except where other size, ASTM A 490 N or slip critical type bolts are indicated.
- Welding shall be done with appropriate E70 series electrodes compatible with the new and existing steel. Welding procedures shall conform to the "Structural Welding Code - Steel" of the American Welding Society AWS/AWS D11.
- Fabricator shall be AISC Certified or have an AISC equivalent Quality Assurance program as certified by a qualified independent testing agency.
- Anchor rods, base plates and bearing plates shall be located and built into connecting work pre-set by templates or similar method. Plates shall be set in full beds of nonshrink grout.
- Install expansion anchors and adhesive (epoxy) anchors in strict accordance with manufacturer's recommendations.
- Reference architectural drawings for misc. shapes and plates that are shop welded to the structural framing sections to minimize field welding.
- The length dimension and connection detail from new structural member to the existing structure shall be field verified before fabrication. Field modifications to the fabricated member or connection are not allowed without prior approval by the architect/engineer of Contractor's sketches or shop drawings reflecting these modifications.
- Non-Composite beam connections shall be capable of supporting minimum 50% of the Maximum Total Uniform Load, AISC Manual Table 3 - 6, unless specifically noted on the drawings.
- Beam connections shall be standard two angle shear connections. Single angle connections are not acceptable unless shown otherwise or as approved. Single plate shear connections are acceptable as shown, on columns or on symmetrically loaded girders. Stagger single angle and single plate connections such that connections are on opposite sides of the beam framing to the girder.
- Single shear connections shall be capable of end rotation as per the requirements of the AISC Specification, Simple Connections, Specification Section J12 and Manual Part 10.
- Connections shall be shop welded in accordance with latest AWS Specifications for E70XX electrodes and field bolted with ASTM A 325 or ASTM A 490 bolts.
- Install A325 and A490 bolts in accordance with the Specification for Structural Joints Using ASTM A 325 or A 490 Bolts. snug tight condition shall be achieved using an impact wrench to bring the connected piles into firm contact, except where noted as finger tight.
- Provide slip critical connections at braced frames, moment connections, beams and columns supporting cranes and equipment, mechanical penthouse and elevator room framing and where bolts are in tension.
- Provide 3/4" dia. shoulder bolts, double nuts or tack welded nuts finger tight to allow vertical movement with lock washers at slotted connections of wind columns or as noted.
- Welding shall be done by persons qualified in accordance with the requirements of the current "Structural Welding Code - Steel" American Welding Society, AWS D11.
- Where field welding to existing structural steel is indicated, thoroughly clean all surfaces to receive weld, removing rust, paint, dirt and other foreign matter in area of work. Provide fire watch protection acceptable to the owner.
- Beams shall be fabricated with the natural camber up. Provide cambers as indicated on the drawings.
- Stiffener plates and bearing stiffeners are to be provided in pairs.
- Structural steel to remain unpainted except for exposed steel.
- Control erection procedures and sequences with relation to temperature differentials, especially with respect to structural steel framing into concrete walls, beams or columns.
- Welding shall be inspected by an AWS Certified Welding Inspector (CWI).
- Schedule work to allow the above testing requirements to be completed.

CAST-IN-PLACE CONCRETE

- Concrete structural framing has been designed by the Ultimate Strength Method per ACI 318-05 Building Code Requirements for Structural Concrete.
- Concrete work shall conform to the requirements of ACI 301 - current edition, "Specifications for Structural Concrete of Buildings", and ACI 318-05 "Building Code Requirements for Structural Concrete" and ACI Guide 361R-91M except as modified by Structural requirements noted on the drawings.
- Cement shall conform to ASTM C150 Specification for Portland Cement, type I or III.
- Concrete aggregates shall conform to ASTM C33 Specification for Concrete Aggregates and ASTM C330 Specification for Light Weight Aggregates for Structural Concrete.
- Reinforcing shall conform to ASTM A-615 grade 60.
- Reinforcement shall be fabricated and erected according to the ACI standards: "Details and Detailing of Concrete Reinforcement", ACI 315 - current edition and "Manual of Engineering and Placing Drawings for Reinforced Concrete Structures", ACI 315R - current edition.
- Welded Wire Fabric shall be furnished in flat sheets (rolls not permitted) and shall conform to ASTM A-185 and have a minimum side and end lap of 8 inches.
- Welding of reinforcing steel is prohibited unless specifically detailed. Welding shall conform to AWS D14 specification.
- Concrete shall have a minimum 28-day compressive strength as follows:
 Foundations: 3000 psi
 Slab-on-grade: 3000 psi
 Concrete walls 3000 psi
 Exterior concrete, and interior concrete subjected to freeze/thaw cycles, salt, etc., including walls, shall be air- entrained 5% +/- 1%.
- Concrete shall be normal weight, unless indicated otherwise. Light weight concrete for supported slabs shall be sand light-weight with a concrete unit weight not exceeding 115 pounds per cubic foot (PCF).
- Use of calcium chloride, chloride ions, or other salts in concrete is not permitted.
- Samples for strength tests of each class of concrete placed each day shall be taken by the testing agency not less than once per day, nor less than once for each 100 cubic yards of concrete, nor less than once for each 500 cubic yards of 6000 psi and higher concrete, nor less than once for each 5000 square feet of surface area for slabs and walls. Sample concrete in accordance with ASTM C172, perform the following tests in accordance with the indicated standard:
 A. Slump: ASTM C143
 B. Air content: ASTM C173
 C. Compressive strength: ASTM C39
 * With 1 cylinder at 7 days, 2 cylinders at 28 days, and one specimen held in reserve.
- Field and shop testing of concrete work shall include inspection of reinforcing-steel placement, rebar number, location, and lap splice length.
- Horizontal wall reinforcement shall be continuous with the minimum lap per ACI 318 (current edition) unless detailed or noted otherwise. Corner bars shall be provided at changes in wall direction (however small) and shall be of the same size and spacing as the horizontal steel. Each corner bar leg to provide lap splice per ACI 318 unless detailed or noted otherwise. Extend horizontal wall reinforcing through piers.
- Minimum length of lap splices shall be based on ACI 318 Location of lap splices shall be as indicated or shall be in accordance with construction joints location and details or as shown on the approved reinforcing steel shop drawings.
- Reinforcing steel shall have the following concrete cover unless noted otherwise:
 A. Concrete cast against earth (not formed): 3"
 B. Formed concrete exposed to earth or weather:
 a. 15 bars or smaller: 1/2"
 b. 16 thru 18 bars: 2"
 C. In all cases, clearance shall not be less than the bar diameter or 1/4" Maximum nominal size of coarse aggregates which ever is greater.
 D. Maximum deviation from these requirements shall be:
 + 1/4" for sections with dimensions of 10" or less
 + 1/2" for sections with dimensions over 10"
- Anchor bolts and steel embedded items (furnished by structural steel contractor) shall be set by template to within a 1/8" tolerance in any plan or vertical direction in piers, footings, and foundation walls with minimum embedment and exact projection indicated on the drawings, prior to placing concrete.
- Provide dowels into foundation to match size and spacing of vertical reinforcement at all columns and walls, U.N.C. 3/4Dowels may differ from vertical reinforcement in cases where partial fixity is part of the design intent.
- Unless otherwise shown or noted, provide two 15 bars (one each face) around unframed openings in slabs and walls. Place bars parallel to sides of openings and extend them 24 inches beyond corners.
- Construction joints shall be furnished with a full length keyway centered on members, where the size of key is not shown on the drawings, the key shall be 25% of the cross section dimension of the member and minimum 1-1/2 inches into the first pour of concrete. Provide full length water-stop in construction joints where wall is exposed to earth or weather.
- The concrete contractor shall be responsible for all pour sequences and construction procedures for all concrete work to account for temperature differentials and shrinkage occurring during the construction phase until the building is permanently in a mechanically controlled environment.
- Provide pockets or recesses in concrete work for steel columns and beams as required and/or as called for in the specifications even if not shown on the drawings. Provide concrete fill after steel erection to seal openings.
- Refer to architectural drawings for slab recesses and for floor finish materials.
- Provide recess in top of basement walls and grade beams, where applicable, for door openings, ramps, for support of thickened floor slabs, and to receive door Jamb. Depth of recess to be a minimum 2" greater than the thickness of floor slab.
- Size of concrete placements shall not exceed the following, unless otherwise indicated on the plans:
 A. Slabs on grade: Place in alternating strips. Approximate width 30 ft
 + Maximum length 200 ft.
- Minimum elapsed time between adjacent concrete placements shall be 48 hours.
- Curing of concrete surfaces shall conform to ACI 308.1-98 "Standard Specification for Concrete Curing" and ACI 308R-0 "Guide to Curing Concrete". Refer to project specifications for additional requirements.
- Prior to placing concrete adjacent to existing concrete without a construction joint, thoroughly clean, degrease and mechanically roughen existing concrete surfaces. Apply epoxy bonding agent prior to placing fresh concrete. Bonding agent shall be Sikka ARIMATEC 160 EPOXY-BI by Sikka Corporation, or approved equal. Follow all Manufacturers instructions for surface preparation, mixing and application.
- Concrete toppings shall be reinforced with collated, fibrillated, polypropylene fibrous reinforcement.
- Provide minimum 2" deep saw cut in concrete elements being removed. Break remainder along neat lines. Provide an epoxy bonding agent on the roughened and cleaned surface where new concrete is being placed adjacent to existing construction.
- Non-shrink grout: grout shall conform to ASTM C1107 - current edition, grout shall be pre-mixed, nonshrink non-catalyzed natural aggregate grout, for column leveling plates which are not bolted down before column erection, and other structural load bearing applications, and for items sets into concrete blockouts or depressions, or set into concrete toppings, 1 4 m "Crystex", W.R. Meadows "588 grout", master builders "Masterflow 528 grout", or Dayton-superior "high performance". Seven-day compressive strength for the specified consistency shall be at least, 1,000 psi plastic, 6,000 psi flowable, and 5,000 psi fluid consistency.

Client

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 112 S Park St.
 Boyne City, MI 49712

Project

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DOOR SCHEDULE					
CODE	DESCRIPTION	QTY.	UNIT DIMENSION	ROUGH DIMENSION	REMARKS
1	INTERIOR DOOR	4	3'-0" x 7'-0"		FLUSH SOLID CORE - STYLE TO MATCH EXISTING
2	EXTERIOR ENTRY	2	3'-0" x 7'-0"	V.I.F.	SEE ELEVATION 2' THIS SHEET
3	EXTERIOR ENTRY w/ SIDELIGHTS	1	6'-10" x 7'-1"	V.I.F.	VERIFY EXISTING MASONRY OPENING IN FIELD - SEE ELEVATION 1' THIS SHEET
4	FROSTED TEMPERED GLASS DOOR	1	2'-4" x 7'-0"		V.I.F. EXISTING OPENING - STYLE TO MATCH EXISTING
5	SOLID CORE/SMOOTH FACE FTD. IN RED/FRAME w/ SCHAFFNER SERIES HARDWARE w/ PRIVACY LATCH, AUTOMATIC CLOSURE DEVICE, & ELECTRONIC OPENER	1	2'-0" x 7'-0"		FLUSH SOLID CORE - STYLE TO MATCH EXISTING
6	FROSTED TEMPERED GLASS DOOR	1	2'-0" x 7'-0"		
7	2-HR FIRE DOOR	1	V.I.F.		STYLE TO MATCH EXISTING

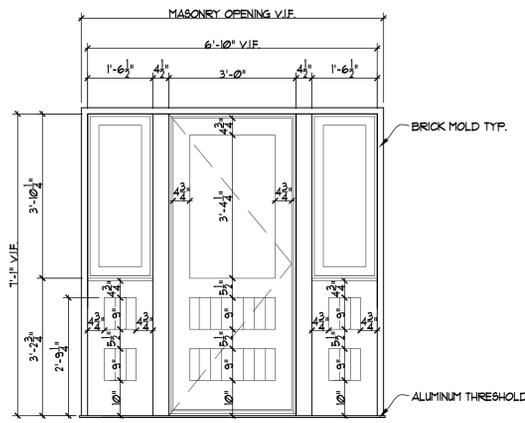
GENERAL DOOR NOTES:

- ALL CUSTOM ENTRY DOORS TO BE MANUFACTURED BY R.J. RAYEN (616)245-5684 OR EQUAL.
- ALL INTERIOR DOORS TO BE 1 PANEL, SOLID CORE MASONITE FTD. UON.
- OWNER TO SPECIFY & SUPPLY HARDWARE - CONTRACTOR TO INSTALL.
- REFER TO ELEVATIONS FOR MULLION PATTERN WHERE APPLICABLE.
- OWNER TO SPECIFY STYLE OF EXTERIOR DOORS, CONTRACTOR TO SUPPLY & INSTALL.

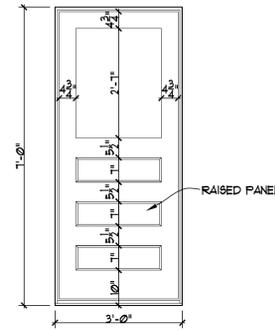
WINDOW SCHEDULE					
CODE	DESCRIPTION	QTY.	UNIT DIMENSION (WxH)	ROUGH UNIT DIMENSION	REMARKS
A	DOUBLE HUNG WINDOW	1	3'-4" x 5'-11 1/4" V.I.F.	V.I.F. EXISTING OPENING	LOWER PANEL GLAZING TO BE OBLISCURED
B	OPERABLE - WOOD FRAME T.M.E. w/ TEMPERED GLASS & REMOVABLE WOOD FRAME SCREENS	14	V.I.F.	V.I.F.	SALVAGE & REGLAZE EXISTING WINDOW - IF FRAME IS BEYOND REPAIR REPLACE w/ NEW TO MATCH EXISTING

GENERAL WINDOW NOTES:

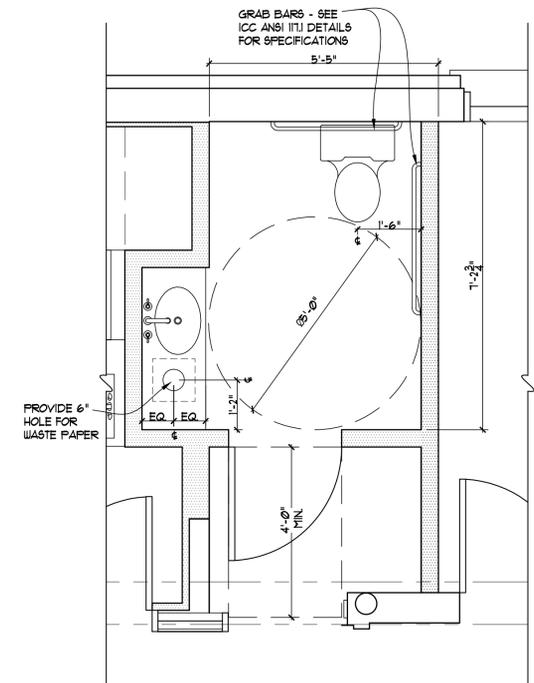
- ALL WINDOWS TO BE MANUFACTURED BY MARVIN WINDOWS AND DOORS
- EXTERIOR FRAME COLOR TO MATCH EXISTING
- INTERIOR WOOD TO BE PAINTED
- ALL WINDOW HARDWARE TO MATCH EXISTING
- HEAD HEIGHT OF ALL WINDOWS TO MATCH EXISTING
- REFER TO ELEVATIONS FOR DIRECTION OF SWING FOR CASEMENT AND AWNING WINDOWS.
- GENERAL CONTRACTOR TO VERIFY ALL ROUGH OPENING SIZES WITH WINDOW MANUFACTURER.
- REFER TO ELEVATION FOR MULLION PATTERN.



① ENTRANCE DOOR & SIDELIGHTS
VIEWED FROM EXTERIOR



② SIDE ENTRY DOORS
VIEWED FROM EXTERIOR



ACCESSIBLE RESTROOMS
SCALE: 1/2" = 1'-0"

Room Name:	Walls				Flooring	Base	Ceiling	Trim	Description
	North	South	East	West					
001 Brew House	PT-3	PT-3	PT-3	PT-3	PT-2	Exist	*	Exist	
002 Employee Restroom	PT-1	PT-1	PT-1	PT-1	Exist	Exist	Exist	Exist	
003 Mechanical Room	PT-1	PT-1	PT-1	PT-1	Exist	Exist	Exist	Exist	
004 Mill Room	FRP-1	FRP-1	FRP-1	FRP-1	Exist	Exist	Exist	Exist	
100 Entry	Exist	Exist	Exist	Exist	Ex/CPT-1	Exist	Exist	Exist	See Sheet for Detail
101 Bar	*	*	*	*	T-1	WT-2	Exist	*	*See Elevations
102 Tasting Room	Exist	Exist	Exist	Exist	Exist	Exist	Exist	Exist	
103 Server Booth	Exist	Exist	Exist	Exist	Exist	Exist	Exist	Exist	
104 Stairwell	PT-2	PT-2	PT-2	PT-2	Exist	Exist	Exist	Exist	
105 Private Room	Exist	Exist	Exist	Exist	Exist	Exist	Exist	Exist	
106 Womens Restroom	*WT-1	*WT-1	*WT-1	*WT-1	Exist	WT-3	Exist	Exist	* See Elevations
107 Mens Restroom	*WT-1	*WT-1	*WT-1	*WT-1	Exist	WT-3	Exist	Exist	* See Elevations
108 Kitchen	Exist	FRP-1	FRP-1	*	T-1	WT-2	C-1	Exist	* See Detail
109 Unisex Restroom	Exist	PT-1	PT-1	PT-1	T-2	WT-3	Exist	Exist	
110 Vestibule	PT-1	Exist	PT-1	Exist	Exist	Exist	Exist	Exist	
111 Private Room	Exist	Exist	Exist	Exist	Exist	Exist	Exist	Exist	

FLAME SPREAD AND SMOKE DEVELOPMENT LIMITATIONS AND FIRE SAFETY NOTES:

- INTERIOR FINISH MATERIAL SHALL HAVE A MAX. FLAME SPREAD RATING OF ASTM CLASS B (26-75).
- SMOKE DEVELOPMENT RATING SHALL NOT EXCEED 450.
- ALL MATERIALS UTILIZED FOR WALLS AND PARTITIONS IN BUILDING SHALL BE AND MATERIAL REMITTED PER CONSTRUCTION TYPE.
- INSULATING MATERIAL SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPMENT RATING OF 450 OR LESS.

INTERIOR WALL AND CEILING FINISHES:

- SECTION 803 AND TABLE 803.4 OF THE MICHIGAN BUILDING CODE 2009 GOVERN.
- FINISHES MUST COMPLY WITH ASTM 584 TESTING.

FLOOR COVERING:

- CLASS B MATERIAL PER SECTION 804.2 OF THE MICHIGAN BUILDING CODE GOVERN.
- ALL FLOORS SHALL HAVE A SLIP RESISTANT RATING AS PER SECTION 1023.4 MBC 2009 OR A STATIC COEFFICIENT OF FRICTION OF 0.6.

WALL:

PT-1: MANUFACTURER: SHERWIN WILLIAMS, COLOR: 5U1641, COLOR NAME: COLLANDE GRAY, FINISH: EGGSHELL
PT-2: MANUFACTURER: SHERWIN WILLIAMS, COLOR: 5U1634, COLOR NAME: PEDIMENT, FINISH: EGGSHELL
PT-3: MANUFACTURER: SHERWIN WILLIAMS, COLOR: 5U1634, COLOR NAME: PEDIMENT, FINISH: EPOXY, PRIMER - LOXON MASONRY PRIMER & HEAVY DUTY BLOCK FILLER FOR CMU
PT-4: SHERWIN WILLIAMS, COLOR: L588 BROWN, FINISH: 9EM1-GL088, LOCATION: WINDOW TRIM
WT-1: MANUFACTURER: DAL TILE, SERIES: UNITY COLOR BODY, COLOR: P406 NERO, SERIES: 12"x12" RANDOM INTERLOCKING

FRP PANEL:
FRP-1: MANUFACTURER: FANOLAM INDUSTRIES, COLOR: WHITE, MOLDING: WHITE

WALL BASE:
WT-2: MANUFACTURER: DAL TILE, SERIES: QUARRY PAVERS, COLOR NAME: STORM GREY 0283, COVE BASE: P3665 (GROUT: GR-2TEC-SILHOUETTE)
WR-3: MANUFACTURER: DAL TILE, SERIES: INVOKE, COLOR NAME: EVENING VEIL STORM GREY 0283, SIZE: 6"x24" (GROUT: GR-1 TEC-CHARCOAL GRAY)
RB-1: OWNER TO SPECIFY

OTHER:
C-1: MANUFACTURER: PIONITE, STYLE: NEGOTIATING IN GENVA, COLOR * PFA60, COLOR NAME SUEDE, LOCATION: ADJUSTABLE MERCHANDISE SHELVES, SEE PLANS

FLOOR:
FT-2: MANUFACTURER: SHERWIN WILLIAMS, COLOR: 6126, COLOR: TALIPOT PALM, FINISH: ARMOSEAL 1000 HS EPOXY CLEAR (450LD AT SHERWIN WILLIAMS COMMERCIALS STORES - THIS IS A CUSTOM MIX)
T-1: MANUFACTURER: DAL TILE, SERIES: QUARRY PAVERS, COLOR NAME: STORM GRAY 0283, SIZE 6"x6" (GROUT: GR-2TEC-SILHOUETTE)
T-2: MANUFACTURER: DAL TILE, SERIES: INVOKE, COLOR NAME: EVENING VEIL ID04, SIZE: 12"x24" (GROUT: GR-2TEC-SILHOUETTE)
CPT-1: MANUFACTURER: PATOCRAFT (WALK OFF TILES), OWNER TO SPECIFY

CEILING:
C-1: MANUFACTURER: SHERWIN WILLIAMS, WOODCLASSICS WATERBORNE, POLYURETHANE - CLEAR

FINISH NOTES:
ALL INTERIOR FINISHES OR EQUIVALENT TO BE APPROVED BY ARCHITECT/OWNER PRIOR TO INSTALLATION

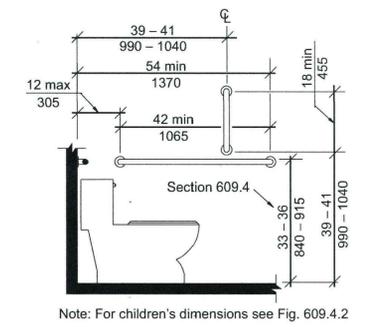
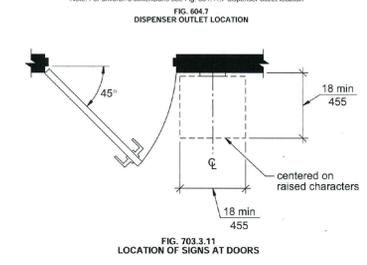
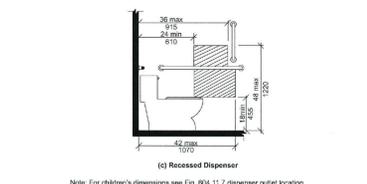
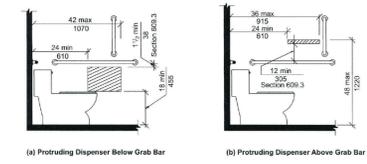


FIG. 604.5.1
SIDE WALL GRAB BAR FOR WATER CLOSET
SCALE: NTS

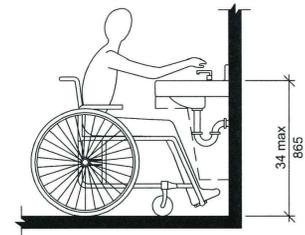


FIG. 606.3
HEIGHT OF LAVATORIES AND SINKS

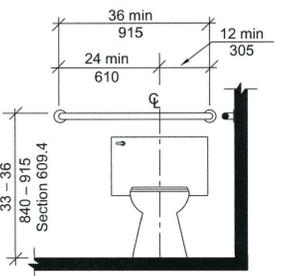


FIG. 604.5.2
REAR WALL GRAB BAR FOR WATER CLOSET

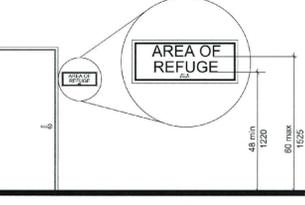
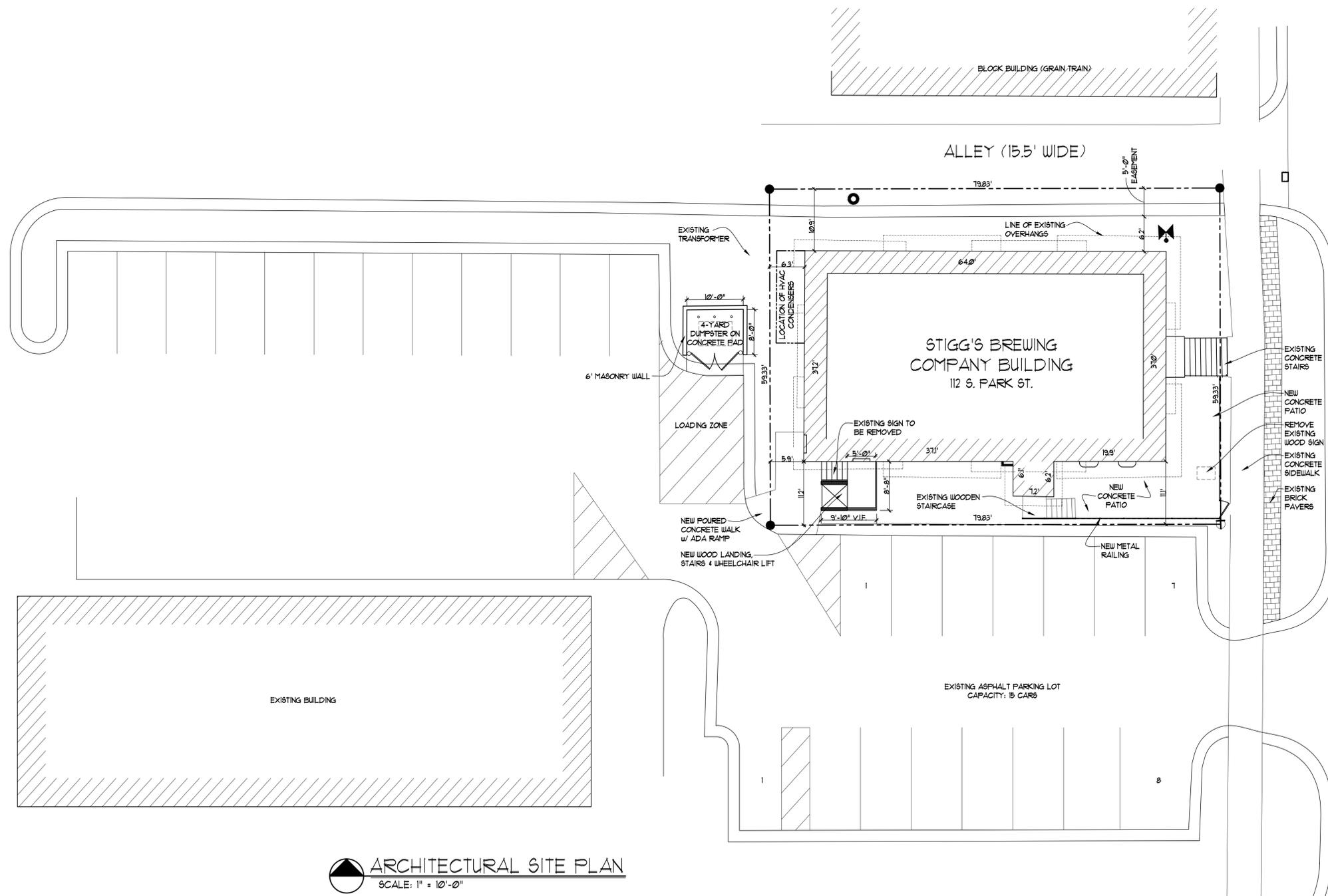


FIG. 703.3.10
HEIGHT OF RAISED CHARACTERS ABOVE FLOOR



ARCHITECTURAL SITE PLAN
 SCALE: 1" = 10'-0"

LEGAL DESCRIPTION:

SITUATED IN THE CITY OF BOYNE, COUNTY OF CHARLEVOIX, STATE OF MICHIGAN, AS FOLLOWS:

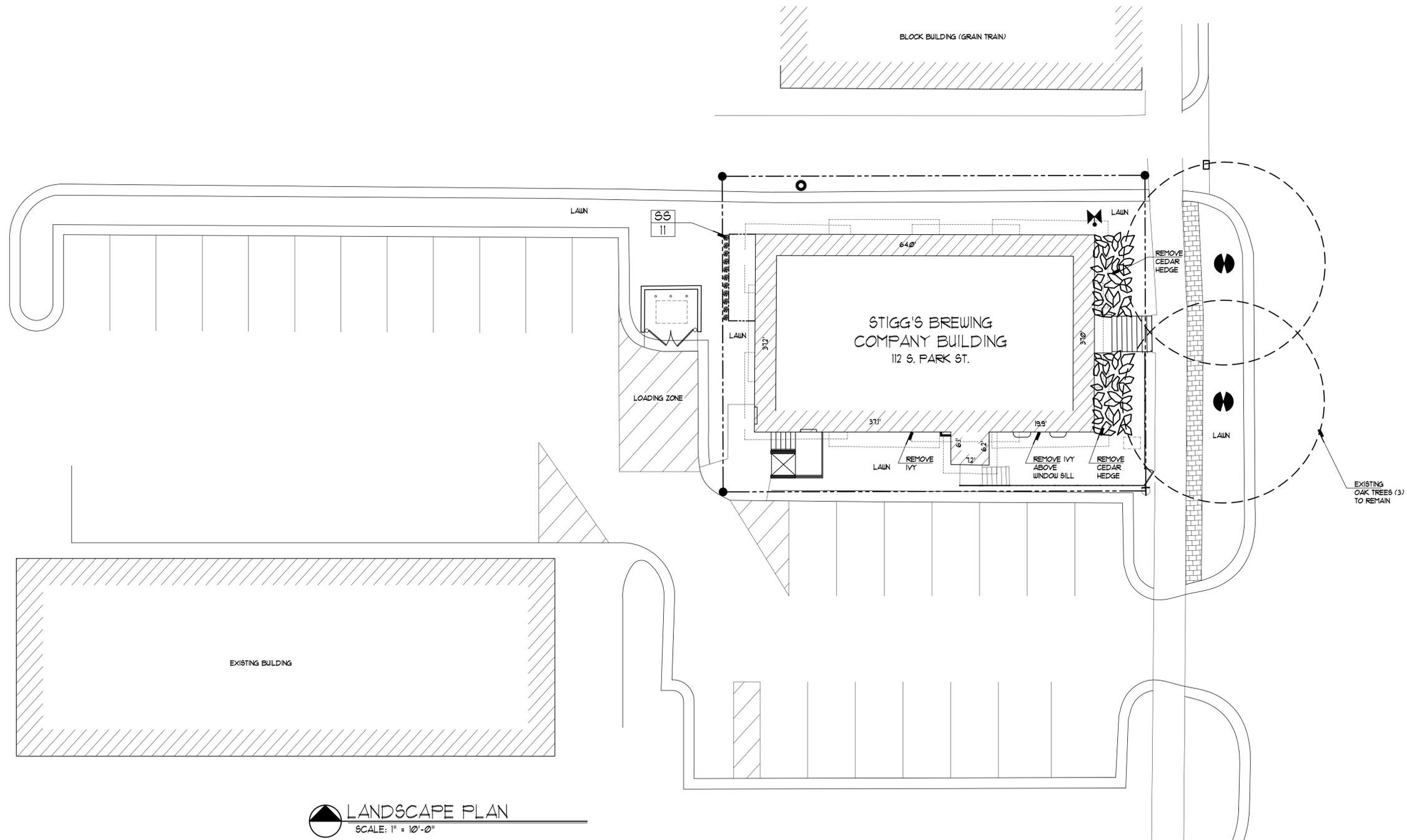
BEGINNING AT A SPIKE SET IN CONCRETE AT THE NORTHEAST CORNER OF LOT 125, BEARDSLEY'S FIRST ADDITION TO BOYNE, AS RECORDED IN LIBER 1 OF PLATS, PAGE 5, CHARLEVOIX COUNTY RECORDS, THENCE SOUTH 00°06'30" WEST (RECORDED AS SOUTH) ALONG THE WEST LINE OF PARK STREET, 59.33 FEET TO A T-IRON STAKE; THENCE NORTH 89°52'30" WEST 19.83 FEET TO A T-IRON STAKE; THENCE NORTH 00°06'30" EAST, PARALLEL WITH SAID PARK STREET 59.33 FEET TO A T-IRON STAKE ON THE SOUTH LINE OF AN ALLEY; THENCE SOUTH 89°52'30" EAST ALONG SAID ALLEY LINE 19.83 FEET TO THE POINT OF BEGINNING, BEING ALL OF LOT 125 AND PART OF LOTS 126 AND 127, BEARDSLEY'S FIRST ADDITION TO BOYNE.

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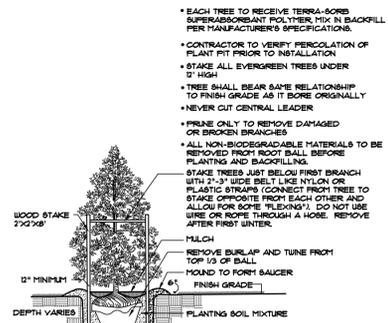
Date/Revisions	Issue for
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LANDSCAPE PLAN
 SCALE: 1" = 10'-0"

STIGG'S BREWING COMPANY PLANT LIST:

QTY.	KEY	BOTANICAL / COMMON NAME	SIZE	ROOT
11	SS	Scopulorum 'Skyrocket' / Skyrocket Juniper	4' Ht., 1.5' sp	B4B
PLANTING MATERIALS				
✓/-		Topsoil Installed		CT
✓/-		Shredded Hardwood Mulch Installed		CT
✓/-		Terra Sorb or Approved Equal		LSB
LAWN				
✓/-		Seed		SF
✓/-		Sod (owner's option)		SY



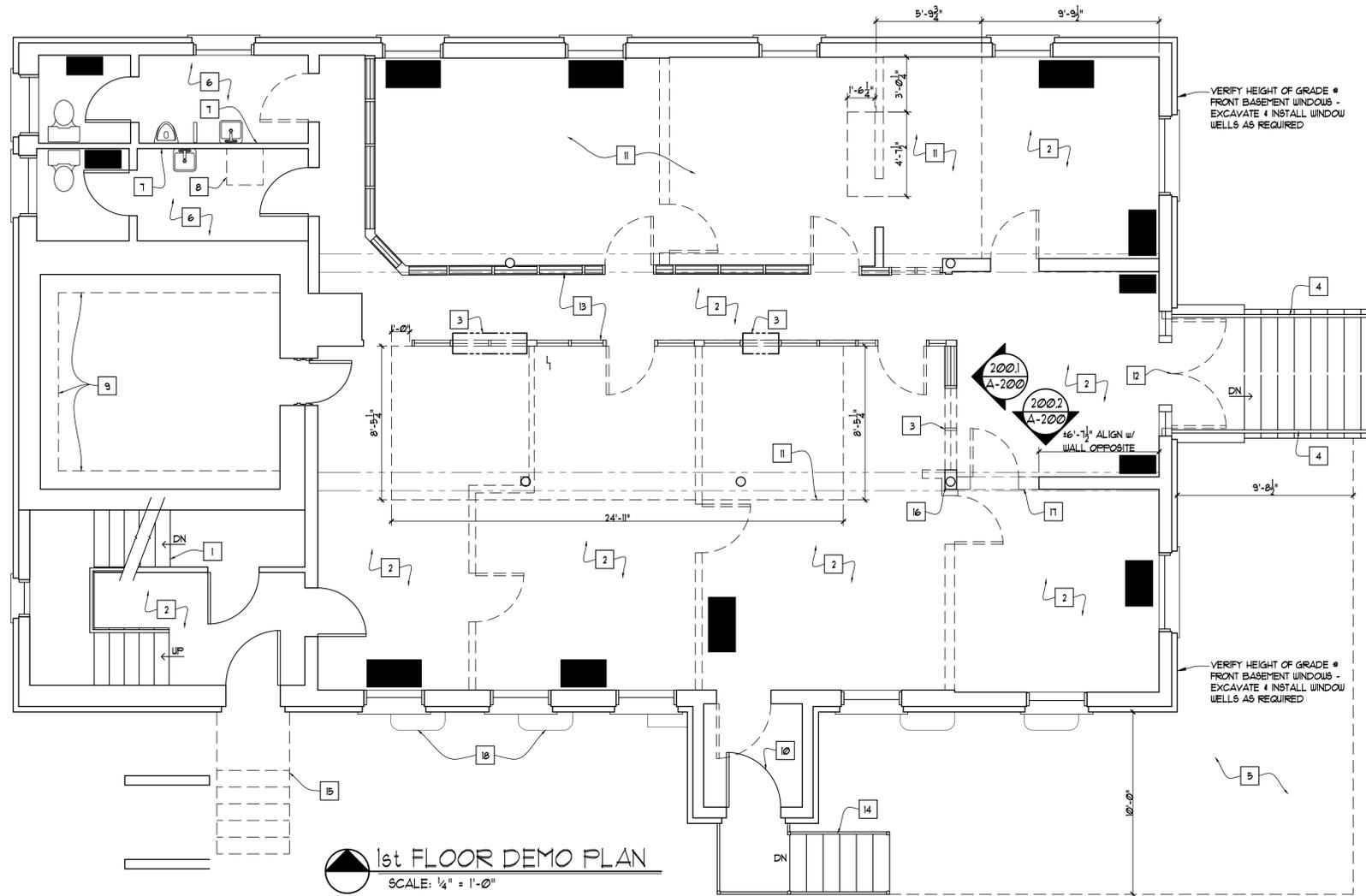
EVERGREEN TREE PLANTING DETAIL

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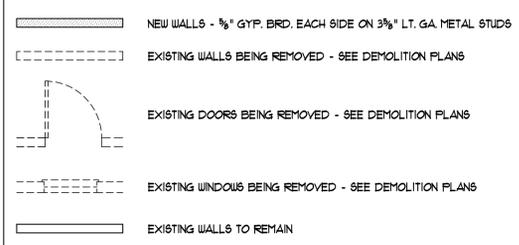
1st FLOOR DEMO PLAN
 SCALE: 1/4" = 1'-0"

DEMOLITION NOTES:

SYMBOL	DESCRIPTION
1	REMOVE EXISTING WOOD STAIRS & LANDING TO BASEMENT
2	REMOVE EXISTING CARPETING DOWN TO HARDWOOD FLOOR - VERIFY CONDITION OF HARDWOOD FLOOR PRIOR TO PROCEEDING
3	REMOVE PORTION OF EXISTING WALL TO TOP OF FIRST GLASS PANEL
4	REMOVE EXISTING HANDRAILS
5	REMOVE PORTION OF SIDEWALK AND LAWN
6	REMOVE EXISTING LAYERS OF FLOORING - PREP FOR NEW CERAMIC TILE
7	REMOVE FAUX TILE WALL PANEL - PREP FOR NEW CERAMIC TILE
8	REMOVE EXISTING PLASTIC UTILITY SINK
9	REMOVE EXISTING WOOD SHELVES
10	VERIFY CONDITION OF EXISTING DOOR - REPLACE IF REQUIRED - NEW DOOR TO MATCH EXISTING
11	REMOVE EXISTING FLOORING DOWN TO SUBFLOOR - PREP FOR NEW QUARRY TILE/CERAMIC TILE FLOOR
12	REMOVE EXISTING EXTERIOR DOOR & DISCARD - REMOVE INFILL FRAMING TO ORIGINAL DOOR WIDTH & HEIGHT - SEE ELEVATION FOR DOOR STYLE
13	REMOVE CLEAR AND TEXTURAL GLASS & ACRYLIC GLASS PANELS - SEE INTERIOR ELEVATION FOR PLACEMENT OF NEW GLAZING PANELS & ADDITIONAL NOTES
14	REMOVE EXISTING RAILINGS, STAIRS & LANDING - TO REMAIN IF IN GOOD CONDITION - REBUILD IF REQUIRED
15	REMOVE EXISTING RAILINGS, STAIRS & LANDING
16	FRAMING @ COLUMN TO REMAIN TO SUPPORT GLASS & BULKHEAD
17	REMOVE PORTION OF WALL TO CREATE OPENING - HEAD HEIGHT TO ALIGN w/ EXISTING BOTTOM OF MULLION - SEE DEMO ELEVATION
18	EXCAVATE EXISTING GRADE TO INSTALL NEW WINDOW WELLS
	DENOTES LOCATION OF RADIATOR TO BE REMOVED

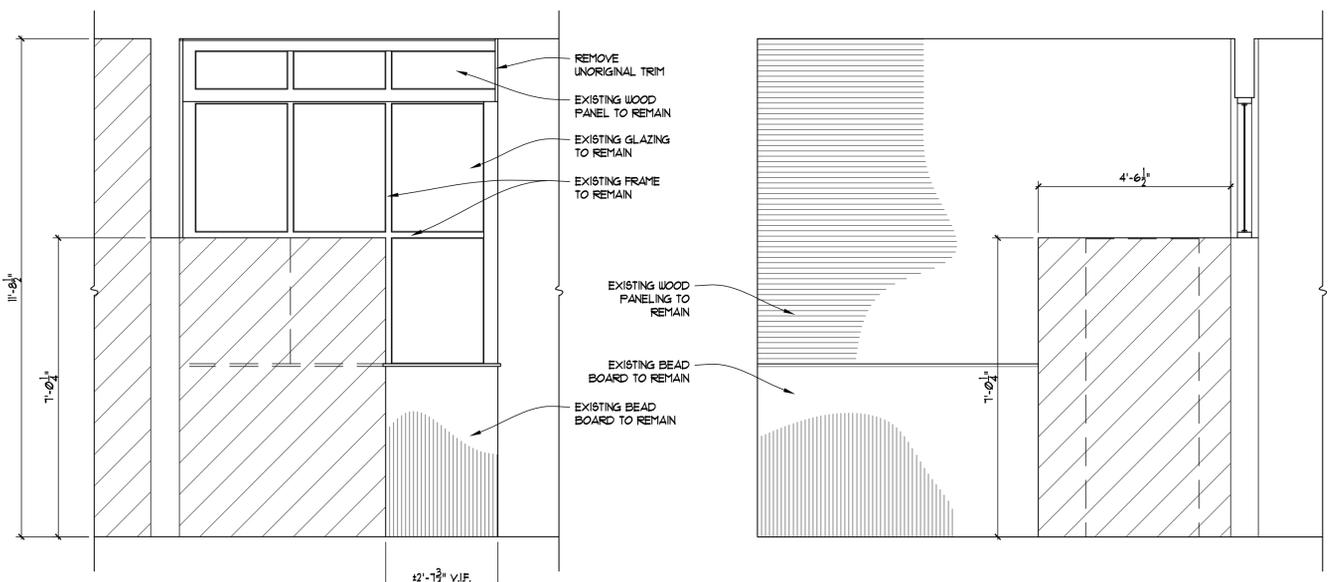
- GENERAL:**
- ALL DEBRIS TO BE PLACED IN DUMPSTER LOCATED ON SITE.
 - MECHANICAL DEMOLITION TO BE PERFORMED BY LICENSED MECHANICAL CONTRACTOR WITH EXCEPTION OF DIFFUSER AND FLEX DUCT REMOVAL.
 - ELECTRICAL DEMOLITION TO BE PERFORMED BY LICENSED ELECTRICIAN.
 - SALVAGE ALL BEAD BOARD & TRIM w/ INTENT TO REUSE.
 - ALL SALVAGED MATERIAL TO BE STORED WITHIN EXISTING BUILDING OR ENCLOSED TRAILER OR OFF SITE.
 - SEE ELEVATION FOR REPLACEMENT OF CONCRETE LENTIL OVER WINDOWS & DOORS.
 - ALL EXISTING MATERIAL TO BE PROTECTED FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION.
 - SEE SITE PLAN & LANDSCAPE PLAN FOR ADDITIONAL DEMO / CONSTRUCTION PERTAINING TO SITE.

WALL CONSTRUCTION LEGEND

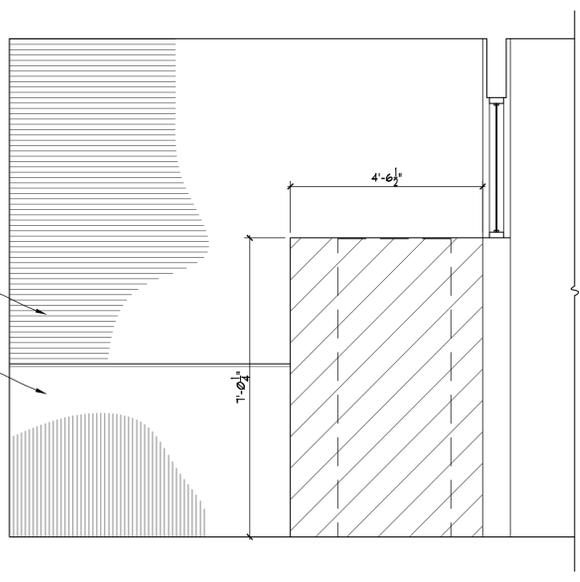


SHORING NOTE

GENERAL CONTRACTOR/SUB-CONTRACTORS SHALL PROVIDE ALL TEMPORARY BLOCKING, SHORING AND SUPPORTS AS REQUIRED DURING ALL PHASES OF CONSTRUCTION AS REQUIRED.



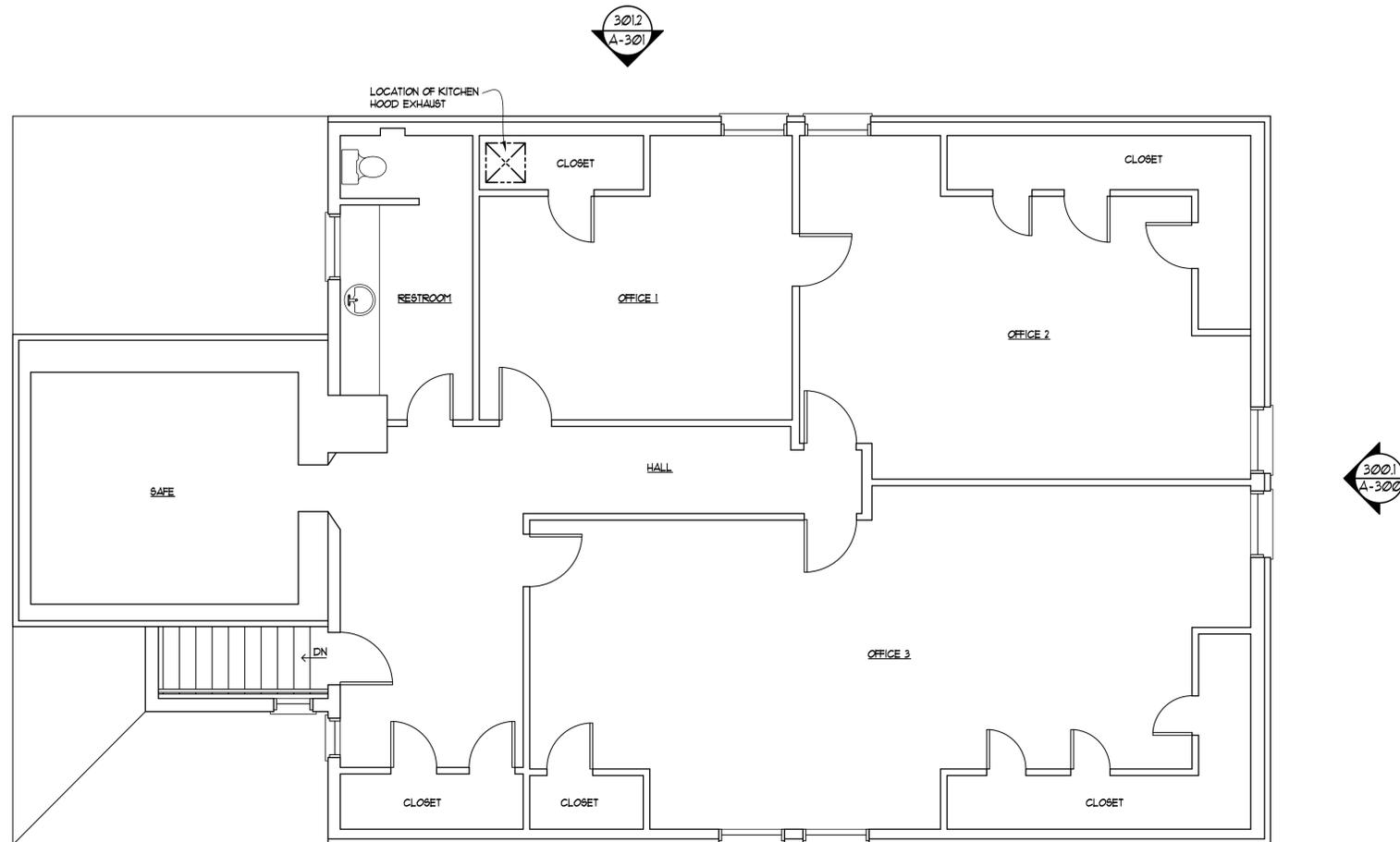
2001 WALL DEMOLITION ELEVATION
 SCALE: 1/2" = 1'-0"



2002 WALL DEMOLITION ELEVATION
 SCALE: 1/2" = 1'-0"

DEMOLITION ELEVATIONS NOTE:





2nd FLOOR RENOVATION NOTE:

1. REMOVE EXISTING RADIATORS & STEAM PIPES FROM 2nd FLOOR
2. PROVIDE NEW FORCED AIR HEATING & COOLING LOCATION IN ATTIC - NEW VENT PENETRATION THROUGH CEILING, SEE MECHANICAL PLANS FOR DETAILS
3. MODIFY CLOSET IN OFFICE #1 TO INSTALL NEW KITCHEN HOOD EXHAUST DUCT, FRAME IN DUCT WORK - WALL FINISH TO MATCH EXISTING

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

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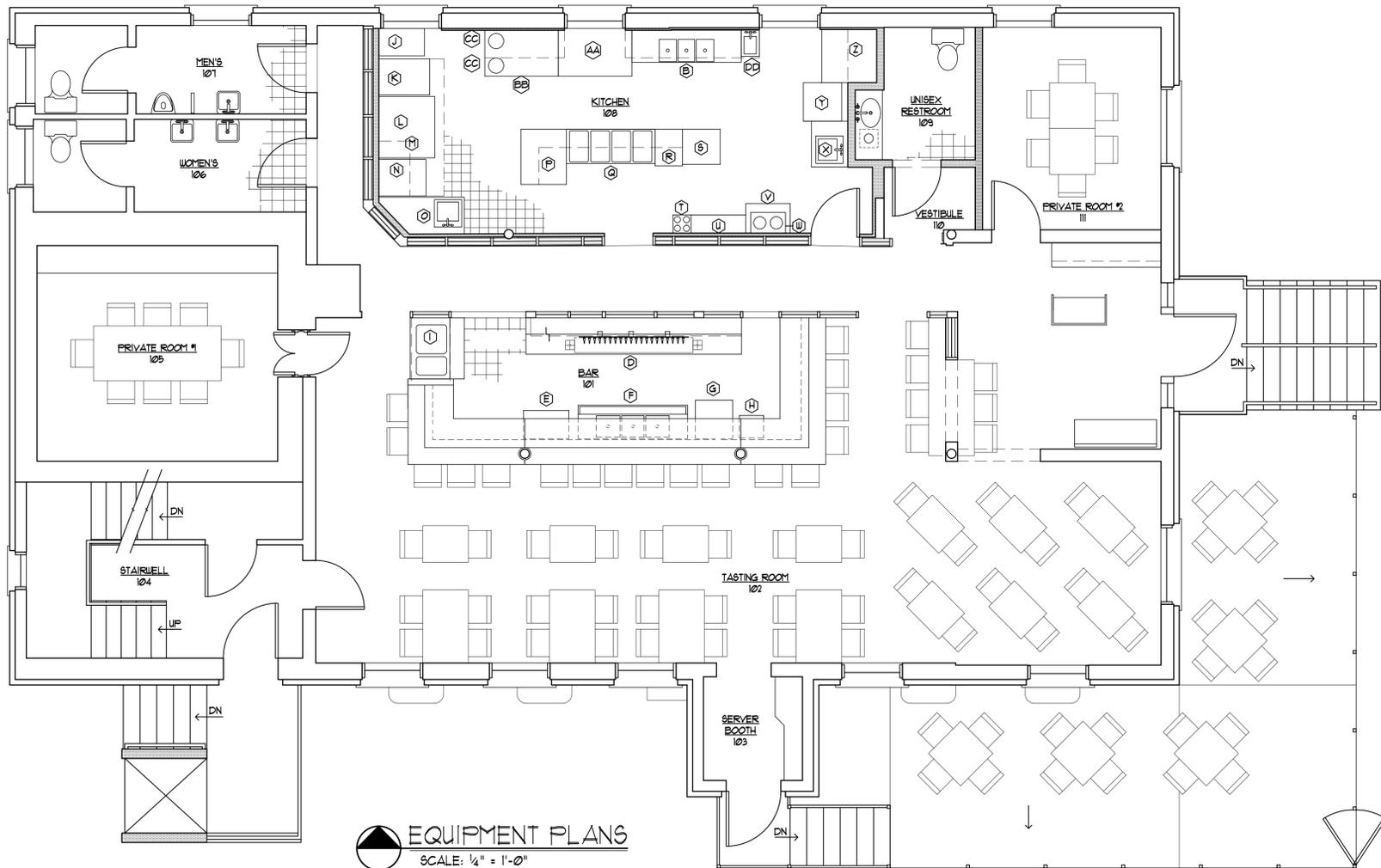
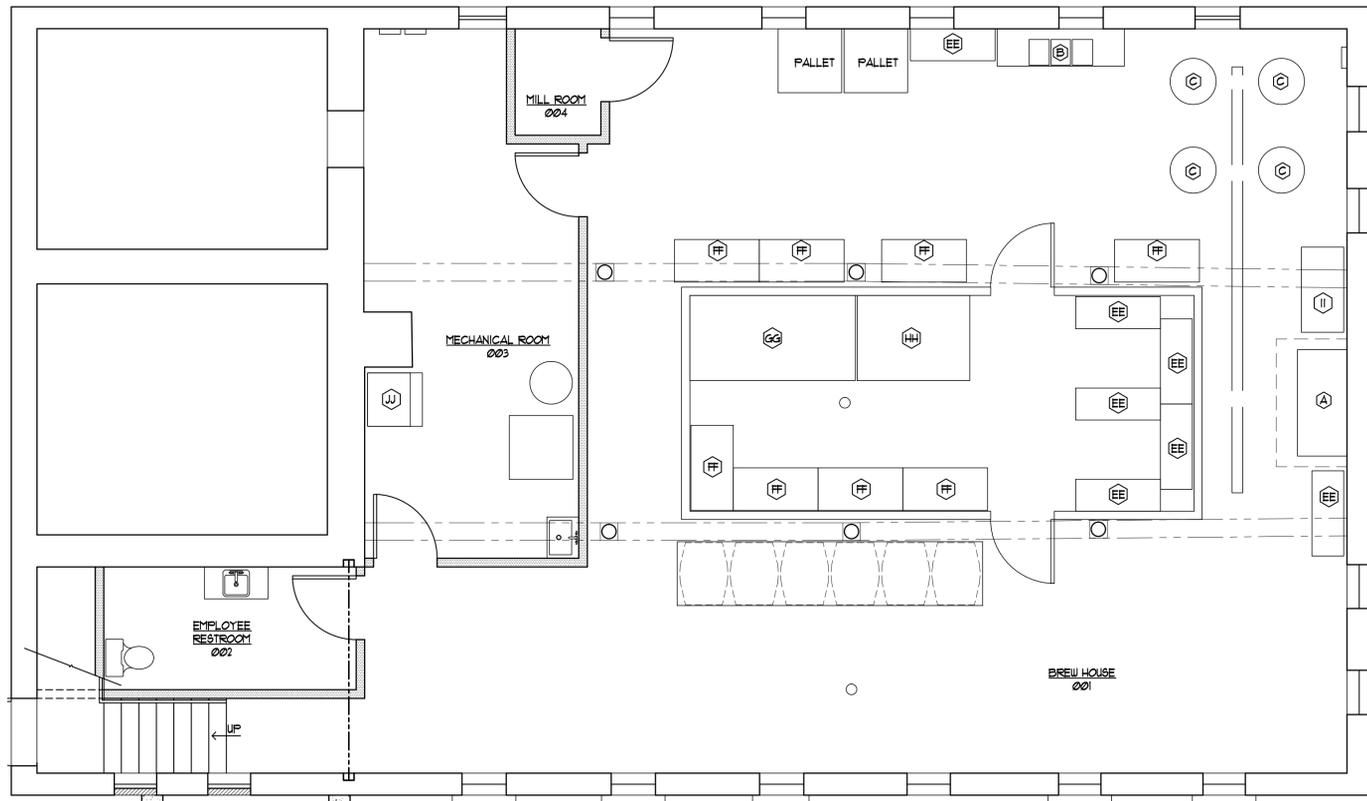
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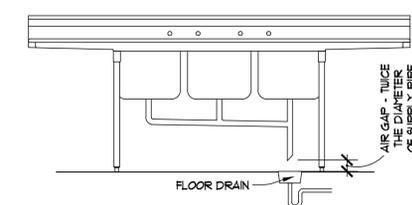
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EQUIPMENT PLANS
SCALE: 1/4" = 1'-0"

EQUIPMENT SCHEDULE

CODE	DESCRIPTION	MAKE - MODEL NUMBER	DIMENSIONS (L"xD"xH")	REMARKS	BTU	POWER
A	PSYCHO BREWING SYSTEM	PSYCHO 100 25 BBL	28 x 60 x 10 1/2	2 BURNER, 1" MAIN OUTLET PIPE, 1/4" GAS PIPE	300,000 BTU GAS 600,000 BTU PROPANE	15 AMPS TO GFI OUTLET
B	3 COMPARTMENT BAR SINK	KROUNE ROYAL SERIES - KR21-63C	72 x 21 x 36 1/2	1/2" IPS HOT/COLD WATER, 1" IPS DRAIN		
C	FERMENTERS	PSYCHO 25 BARREL FERMENTER	26 1/2 x 74 1/4			
D	TAPS					
E	ICE BIN	KROUNE - 18-30	30 x 18 1/2 x 29 1/2	NO COLD PLATE, 1/2" IPS DRAIN, 1" DRAIN CONNECTION		
F	3 COMPARTMENT SINK w/ BOTTLE TRAY	KROUNE ROYAL SERIES - KR21-63C	72 x 21 x 36 1/2	1/2" IPS HOT/COLD, 1" IPS DRAIN		
G	GLASS WASHER	ECOLAB - OMEGA 5A DISH MACHINE	24 1/4 x 25 1/2 x 38	1/2" WATER LINE MIN. 2" DRAIN LINE		16 AMPS, 20 AMPS MIN. 115V / 60Hz / 1 PHASE
H	HAND SINK	KROUNE ROYAL SERIES - H8-22	16 x 15 x 18 1/2 TO TOP OF FAUCET	1/2" IPS HOT/COLD, 1/2" FAUCET SUPPLY, 1 1/2" IPS DRAIN		
I	PASS-THRU COCKTAIL STATION	GLASTENDER - CS-4226-CU-5	40 1/4 x 35 3/8 x 30 TO TOP OF COUNTER	SINK: 1 1/2" IPS DRAIN ICE BIN: 1 1/2" TAILPIECE 1 1/2" MPT TRAY DRAIN: 1/2" TAIL PIECE FAUCET: 4" CENTERS, 3/8" HOT/COLD SINK LEADS		PROVIDE 120V, 20 AMP FOUR-PLEX OUTLET
J	STAINLESS STEEL TABLE		18 x 30 x 36			
K	4-BURNER w/ OVEN	GARLAND - 268-X24-4L	23 3/8 x 33 1/2 x 51		145,000 BTU	3/4" N.P.T. REAR GAS INLET
L	CONVECTION OVEN	BLODGETT ZEPHAIRE - 213-ZEPHAIRE G SGL	38 1/4 x 36 1/8 x 51	2-WIRE w/ GROUND, 1/2" HP, 2 SPEED MOTOR		6 AMPS 115V / 60Hz / 1 PHASE
M	SALAMANDER BROILER	TURBO AIR - 295-TA9M-36	36 x 20 1/2 x 19	ABOVE OVENS 3/4" GAS CONNECTION	35,000 BTU	
N	FLAT TOP GRIDDLE w/ OVEN	BAKERS PRIDE - 24-BP-08-G24-520	24 x 31 x 56 3/8		30,000 BTU OVEN 40,000 BTU GRIDDLE	
O	STAINLESS STEEL TABLE w/ HAND SINK		60 x 24 x 36	SEE PLAN FOR CUSTOM SHAPE		
P	UNDERMOUNT FRIDGE	TURBO AIR - TUR-36SD	36 1/4 x 30 x 30 3/8			6.6 AMPS MAX 115V / 60Hz / 1 PHASE
Q	AEROCOT STEAM TABLE	DUKE - E304	58 3/8 x 22 7/8 x 34			16.7 AMPS MAX WIRED TO OPERATE ON 120/208/240V / 1 PHASE
R	STAINLESS STEEL TABLE		18 x 24 x 36	w/ SHELVING ABOVE		
S	REACH-IN FREEZER	TRUE - 185-T-12	24 1/8 x 23 1/8 x 63 1/8			4.9 AMPS 115V / 60Hz / 1 PHASE NEMA-5-15R
T	DRESSING STATION		12 x 12 x 77			
U	STAINLESS STEEL TABLE		36 x 12 x 36			
V	WARMING DRAWER	TOASTMASTER - 3B84DT09	29 3/8 x 19 3/8 x 25 3/8			1.83 AMPS SUPPLY: 120V HEAT INPUT: 9kW
W	SOUP WARMER	VOLLRATH - TU-21R-12028	13 1/2 x 23 x 11 1/2			11.7 AMPS 120V NEMA-5-15R
X	SOILED DISHTABLE	EAGLE - 8DTR-30-16/4	36 x 30 x 43 1/2	w/ GARBAGE DISPOSAL		
Y	CHEMICAL DISHWASHER	JACKSON TEMPSTAR - HH	25 1/4 x 25 1/4 x 76 1/4	HOLD 4" OFF WALL 1/2" IPS DRAIN, 3/4" IPS WATER INLET		81.4 AMPS MAX 208V / 60Hz / 1 PHASE
Z	STAINLESS STEEL TABLE			TO FIT IN RECESSED WALL - VERIFY SIZE IN FIELD		
AA	SANDWICH PREP COOLER	TRUE - 223-T66U-48-12	48 3/8 x 30 1/8 x 36 3/4			8.6 AMPS 115V / 60Hz / 1 PHASE NEMA-5-15R
BB	UNDERCOUNTER FREEZER	TRUE - 216-TUC-48F	48 3/8 x 30 1/8 x 29 3/4			6.1 AMPS 115V / 60 Hz / 1 PHASE NEMA-5-15R
CC	WAFFLE IRON	BLACK & DECKER - UM5500	13 x 4 1/2 x 4 1/2			650 WATT 120V / 60Hz
DD	HAND SINK	KROUNE ROYAL SERIES - H8-30L	12 x 17 x 12	1/2" IPS HOT/COLD, 1/2" FAUCET SUPPLY, 1 1/2" IPS DRAIN		
EE	METRO SHELVING		48 x 18 x 12	STAINLESS STEEL SHELF		
FF	METRO SHELVING		48 x 24 x 12	STAINLESS STEEL SHELF		
GG	ALUMINUM KEG RACK	KEGWORKS - KR204160-2	96 1/4 x 48 x 20	(12) 1/2 BBL CAPACITY		
HH	ALUMINUM KEG RACK	KEGWORKS - KR204133-2	63 1/4 x 48 x 20	(8) 1/2 BBL CAPACITY		
II	STAINLESS STEEL TABLE		48 x 24			
JJ	ICE MAKER	ICE-O-MATIC - ICE0400A ON B55 BIN	30 1/3 x 24 1/4 x 20 3/8 ON 30 x 31 x 50	510 LBS STORAGE / DAY		17.1 AMPS 115V / 60Hz / 1 PHASE



TYP. 3-COMPARTMENT SINK DETAIL
SCALE: 1/2" = 1'-0"

DesignTeam+
Ar: hite: lura Interior Design Lands: ape Ar: hite: lura Ur: an Design

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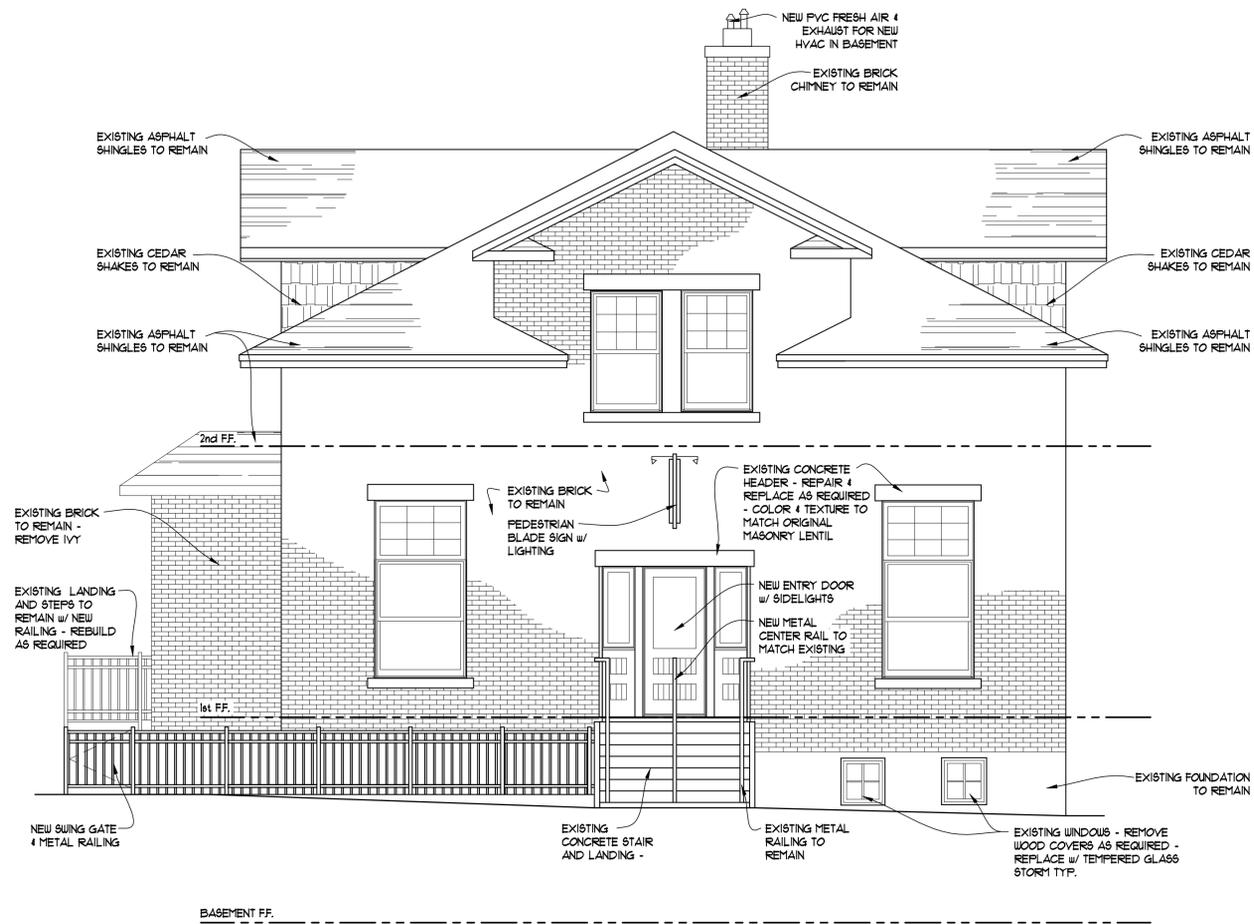
Project
Stiggs Brewing Company
112 S Park St.
Boysie City, MI 49112

Designed/Drawn: HJR/MJP
Checked/Approved: HJR/HJR
Job #: 110-2015
File: StiggsBrewCo_CD.dwg

Date/Revisions: Issue for:
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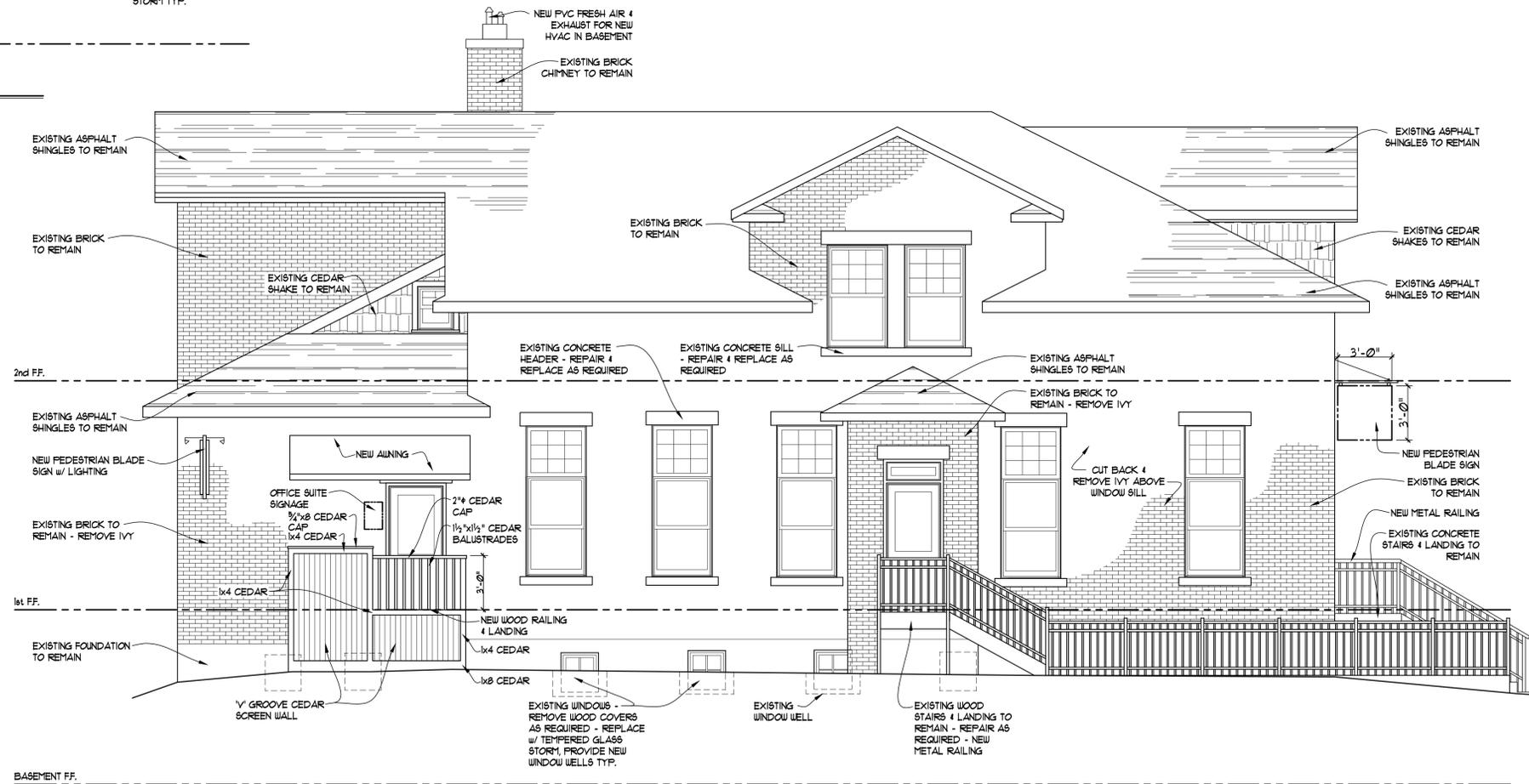
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SHEET: **A-204**

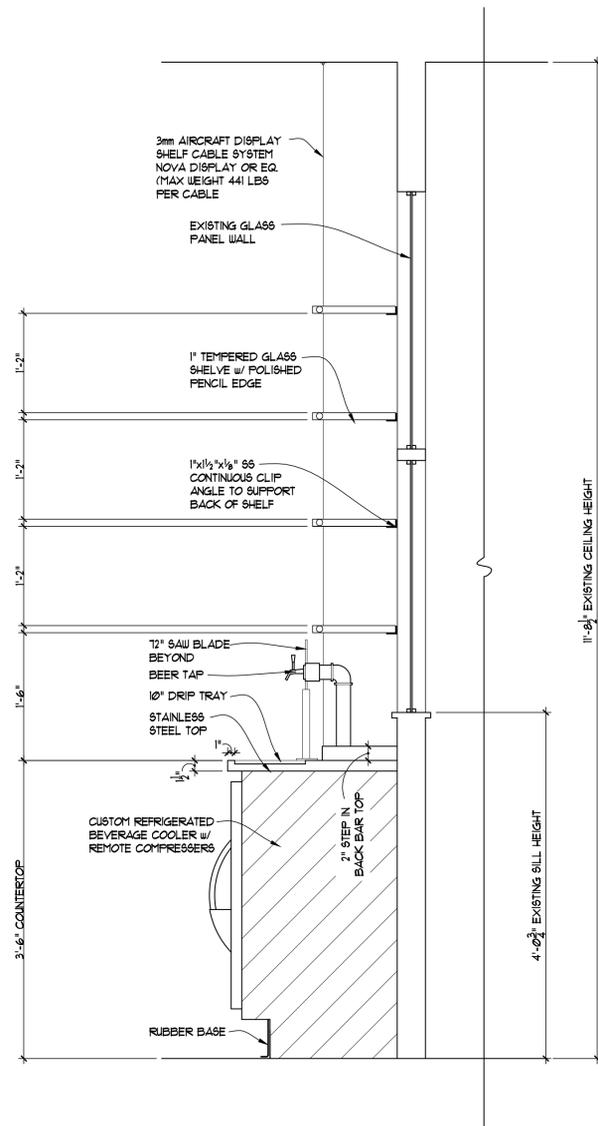


300.1
A-201 EAST ELEVATION
 SCALE: 1/4" = 1'-0"

NOTE:
 1. REMOVE & REPLACE DETERIORATING CONCRETE SILLS/HEADERS AS REQUIRED - NEW SILLS/HEADERS & MORTAR COLOR TO MATCH EXISTING



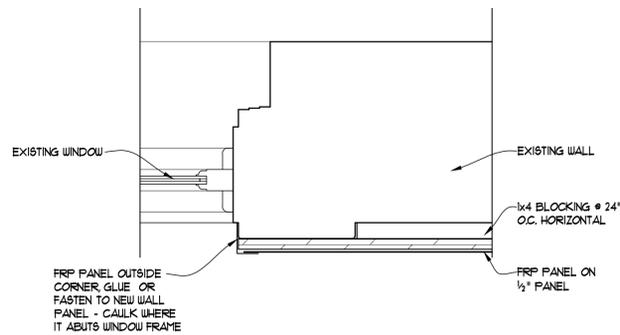
300.2
A-202 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



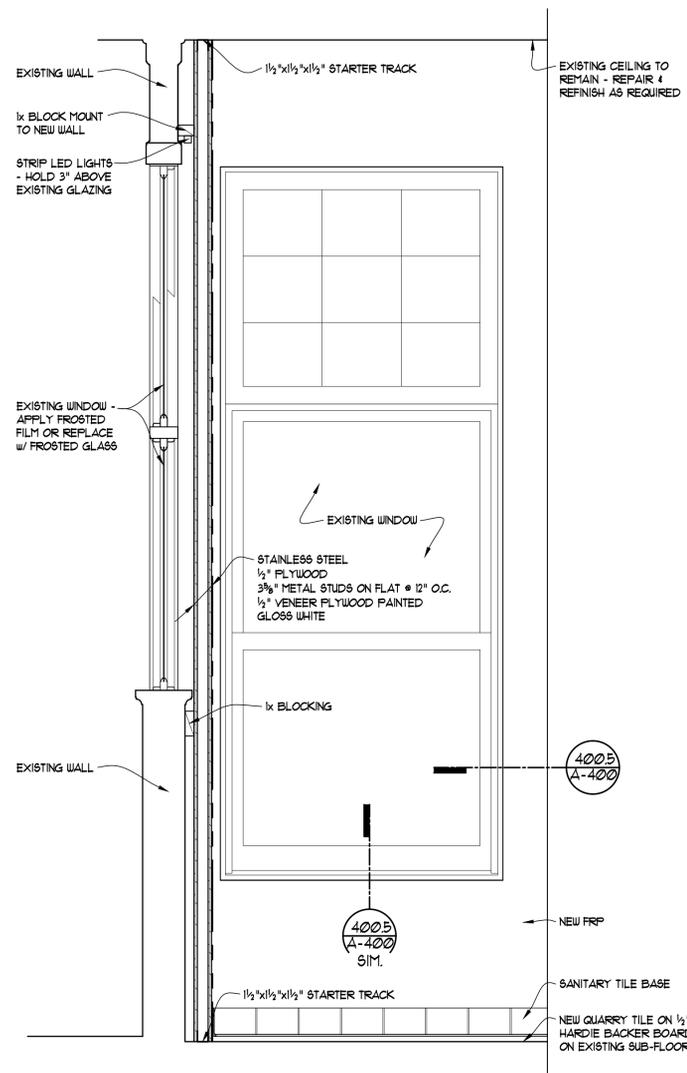
400.1 BACK BAR SECTION
 SCALE: 1" = 1'-0"

SHOP DRAWINGS

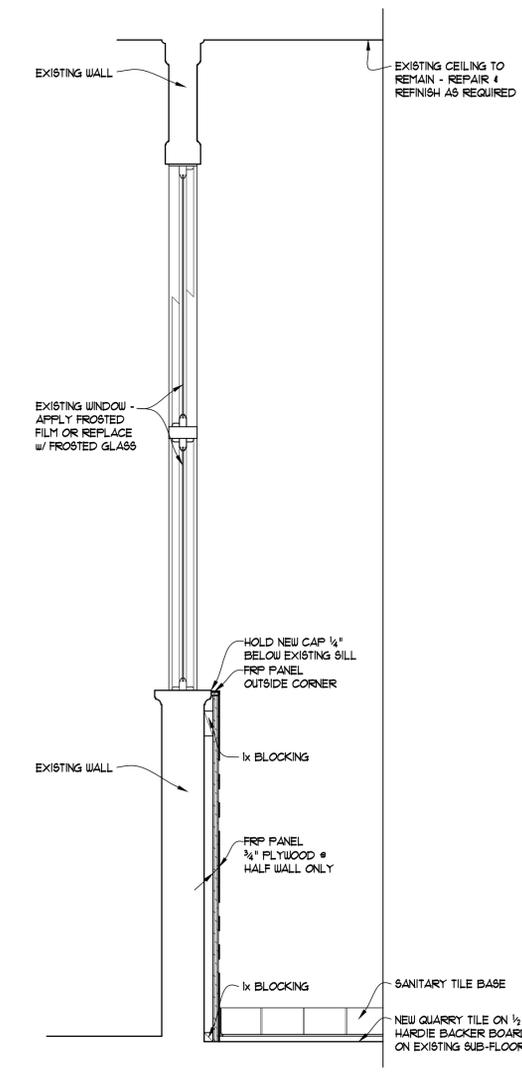
MILLWORK CONTRACTOR TO SUPPLY SHOP DRAWINGS FOR ALL BUILT-INS & BACKBAR FOR OWNER/ARCHITECT APPROVAL PRIOR TO MANUFACTURING



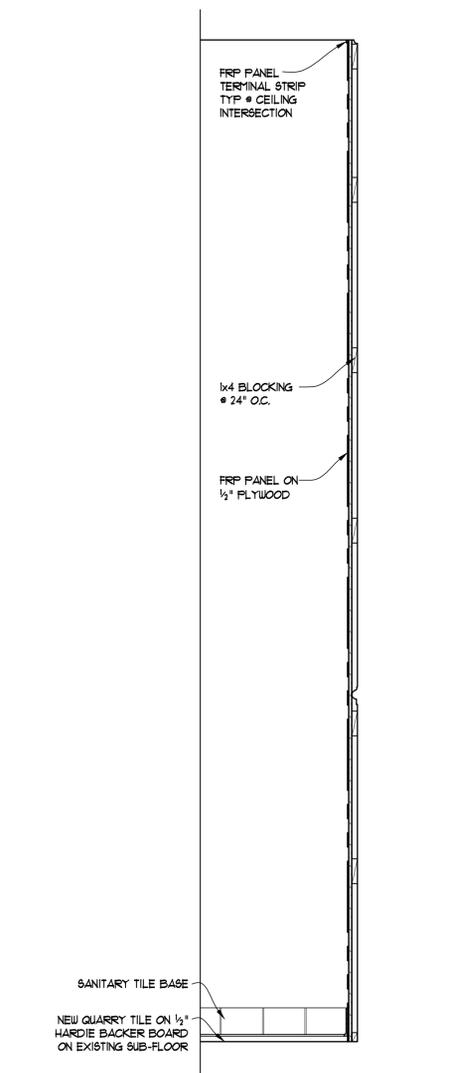
400.3 KITCHEN WINDOW DETAIL
 SCALE: 3" = 1'-0"



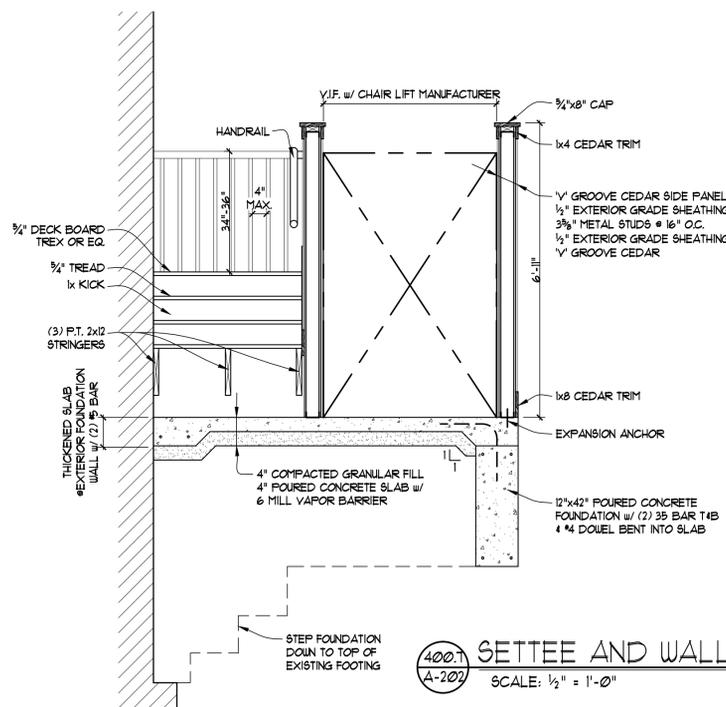
400.2 KITCHEN WALL SECTION
 SCALE: 1" = 1'-0"



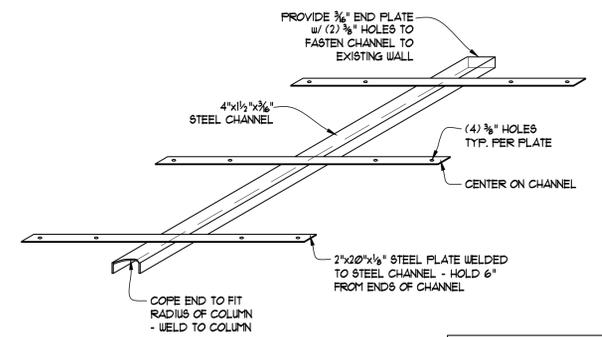
400.3 KITCHEN WALL SECTION
 SCALE: 1" = 1'-0"



400.4 KITCHEN WALL SECTION
 SCALE: 1" = 1'-0"

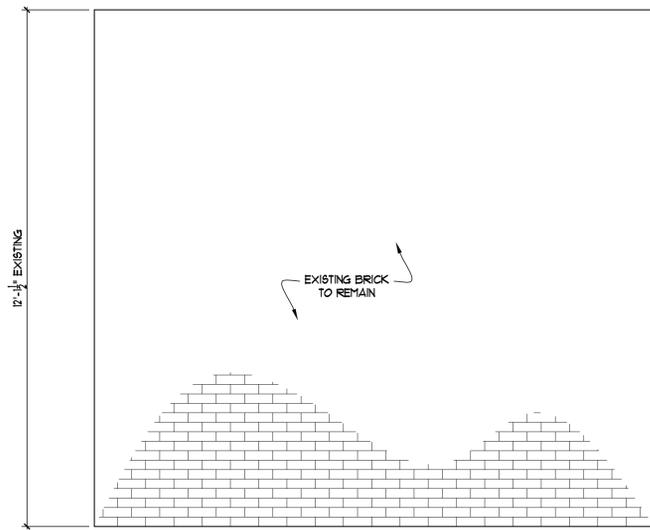


400.1 SETTEE AND WALL SECTION
 SCALE: 1/2" = 1'-0"

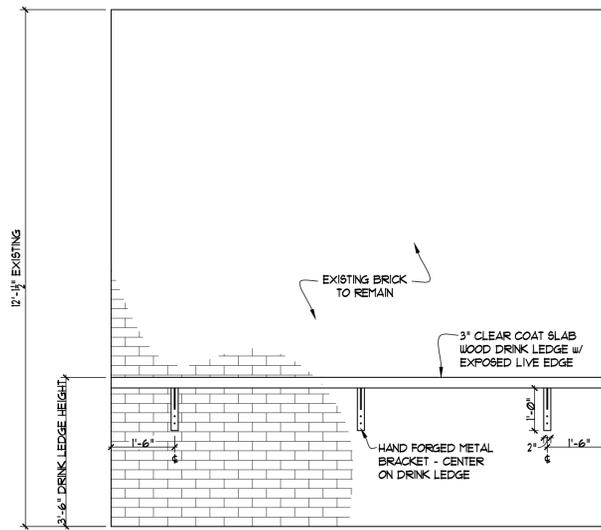


400.2 BRACKET DETAIL
 SCALE: 1" = 1'-0"

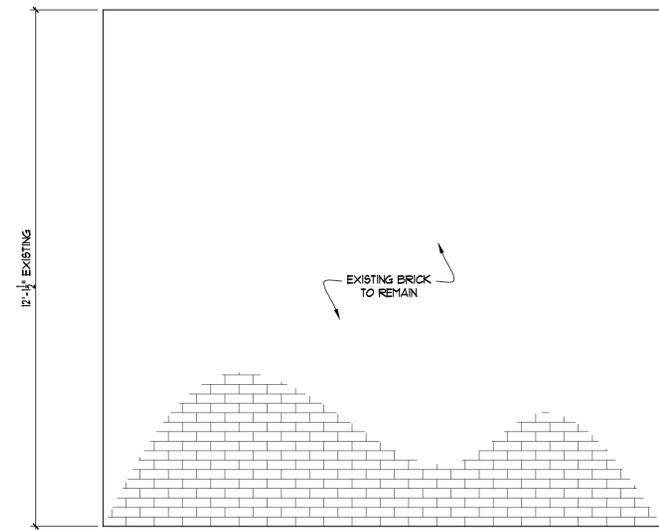
NOTE:
 PAINT STEEL FLAT BLACK



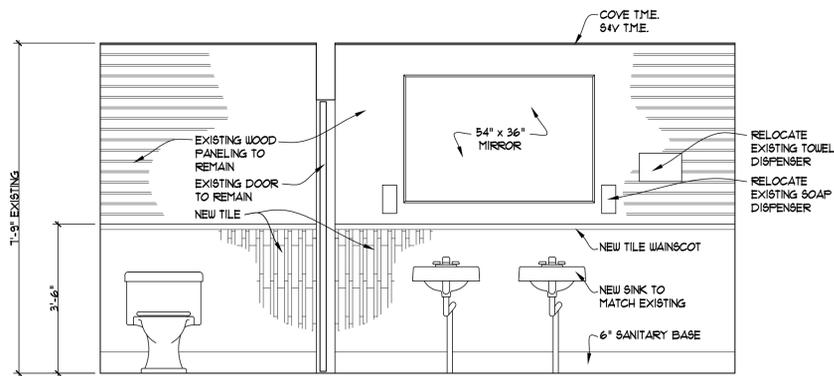
500.1 PRIVATE ROOM ELEVATION
 A-202 SCALE: 1/2" = 1'-0"



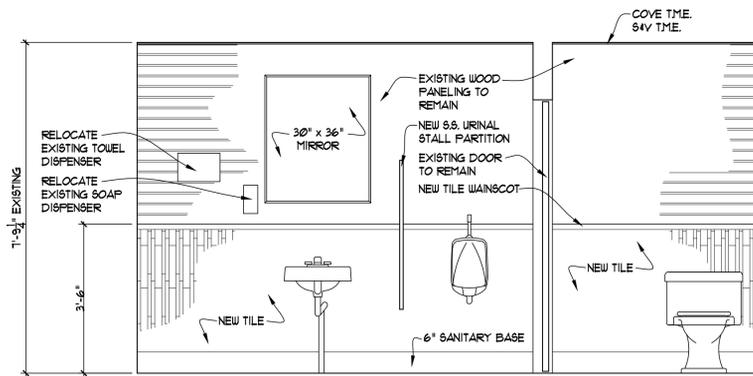
500.2 PRIVATE ROOM ELEVATION
 A-202 SCALE: 1/2" = 1'-0"



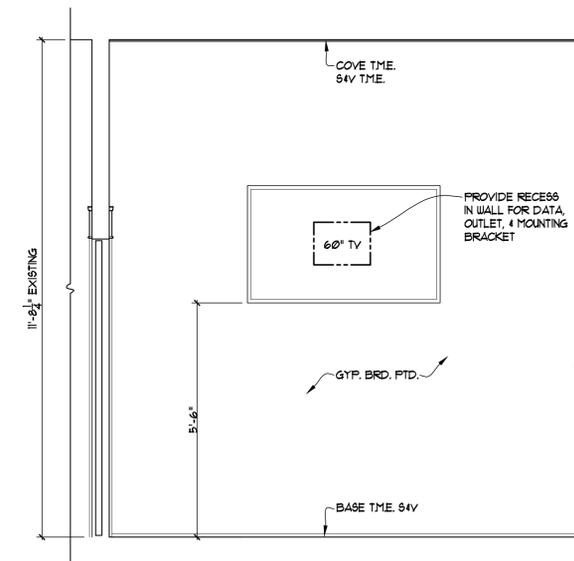
500.2 PRIVATE ROOM ELEVATION
 A-202 SCALE: 1/2" = 1'-0"



500.4 WOMEN'S RESTROOM ELEVATION
 A-202 SCALE: 1/2" = 1'-0"



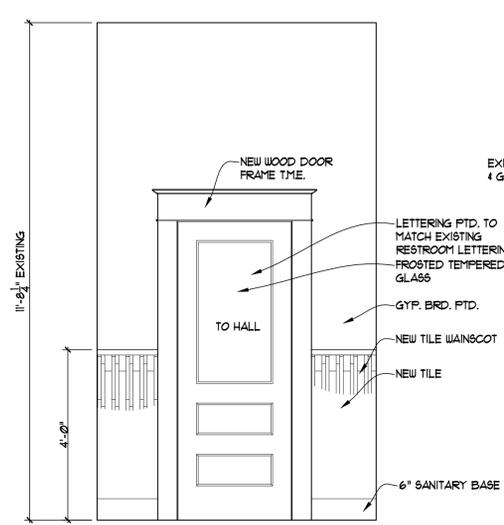
500.4 MEN'S RESTROOM ELEVATION
 A-202 SCALE: 1/2" = 1'-0"



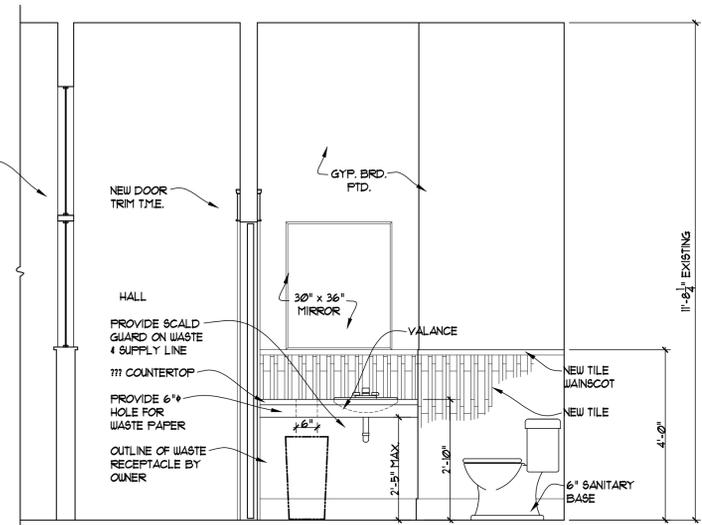
500.2 PRIVATE ROOM ELEVATION
 A-202 SCALE: 1/2" = 1'-0"

Designed/Drawn	HJR/MJP
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Job #	110-2015
File	StiggsBrewCo_CD.dwg

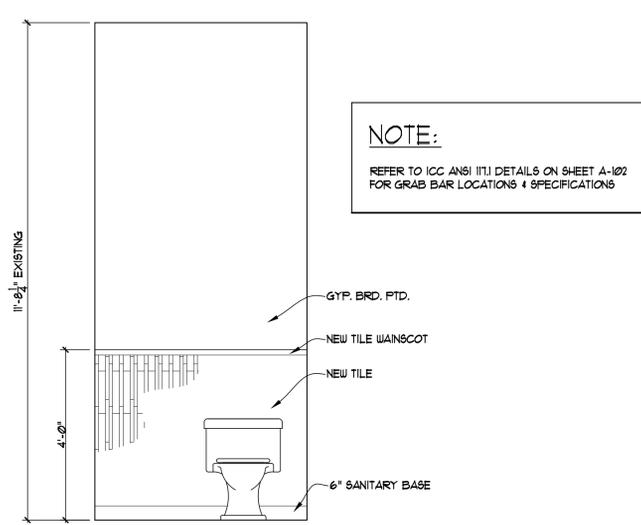
Date/Revisions	Issue for
12-17-15	PERMIT



5011 UNISEX RESTROOM ELEVATION
 SCALE: 1/2" = 1'-0"

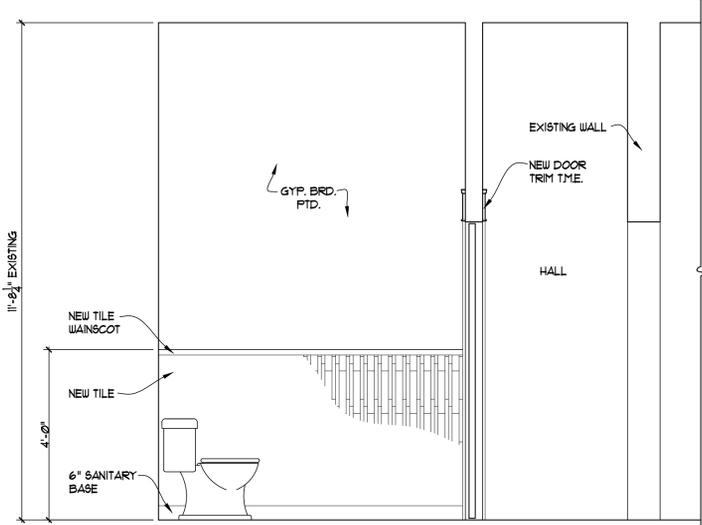


5012 UNISEX RESTROOM ELEVATION
 SCALE: 1/2" = 1'-0"

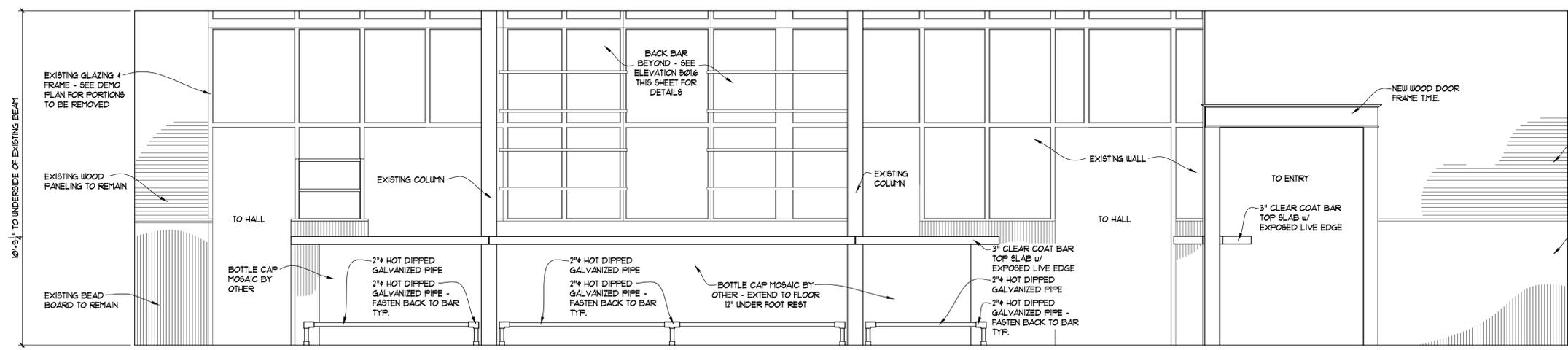


5013 UNISEX RESTROOM ELEVATION
 SCALE: 1/2" = 1'-0"

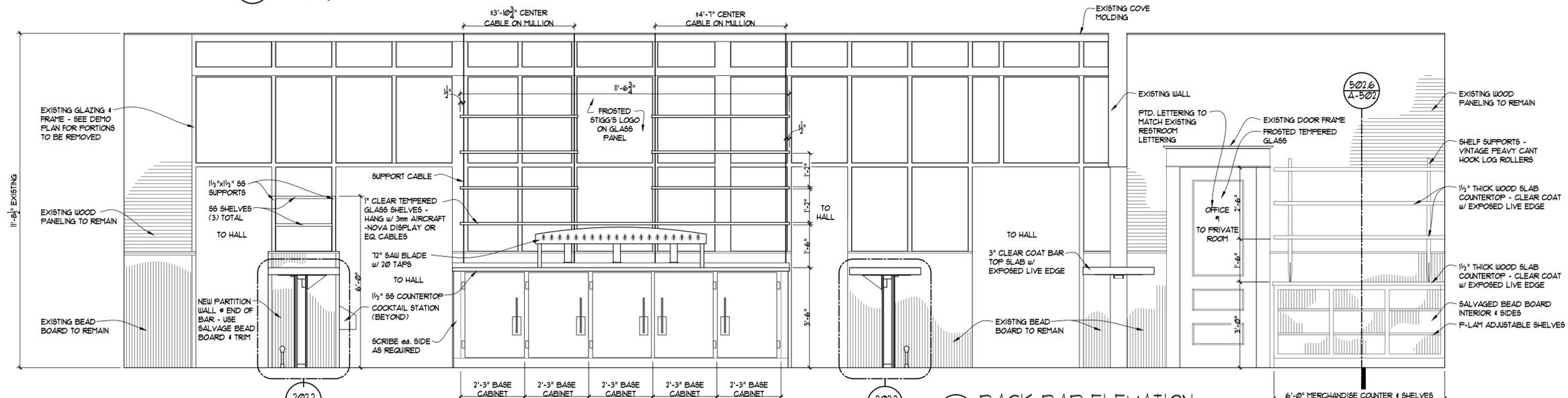
NOTE:
 REFER TO ICC ANSI IT11 DETAILS ON SHEET A-102 FOR GRAB BAR LOCATIONS & SPECIFICATIONS



5014 UNISEX RESTROOM ELEVATION
 SCALE: 1/2" = 1'-0"

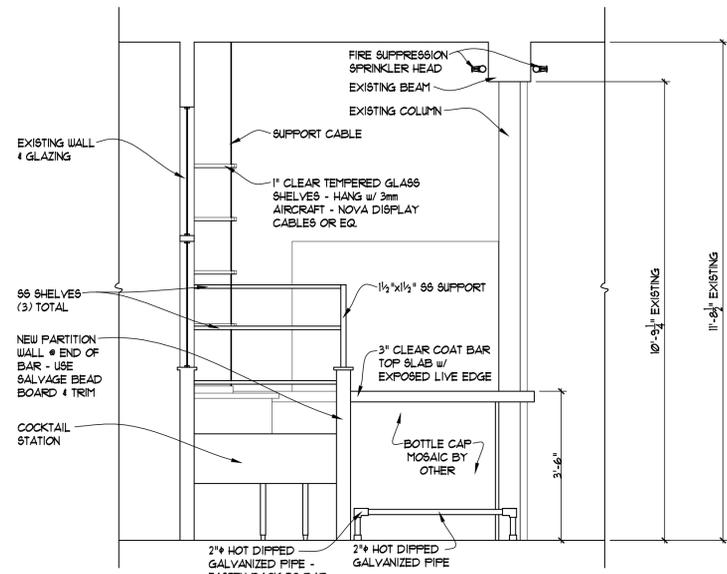


5015 BAR ELEVATION
 SCALE: 1/2" = 1'-0"

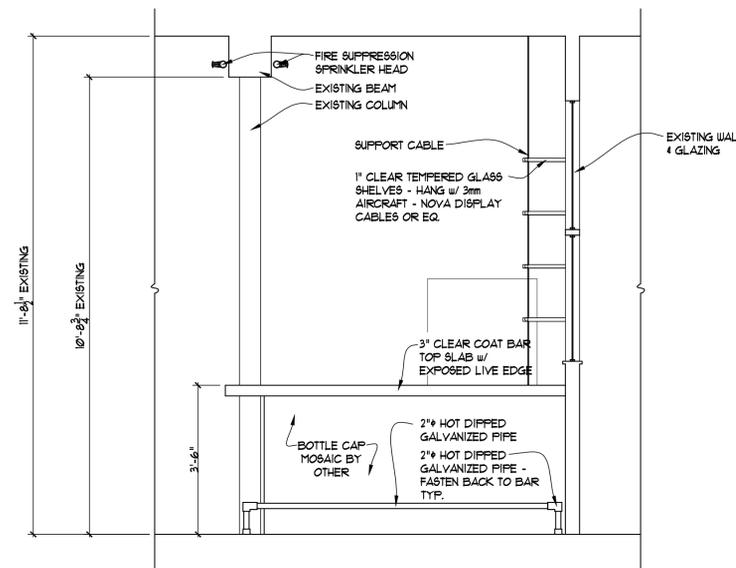


5016 BACK BAR ELEVATION
 SCALE: 1/2" = 1'-0" INCLUDES FRONT VESTIBULE

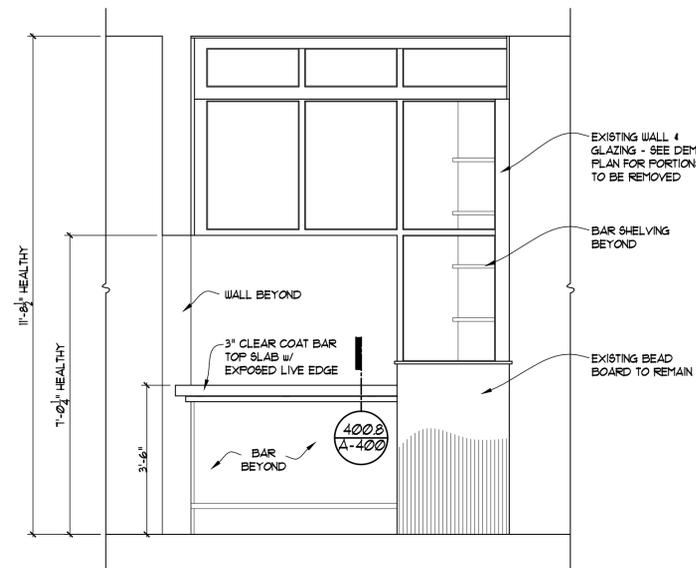
Designed/Drawn	HJR/MJP
Checked/Approved	HJR/HJR
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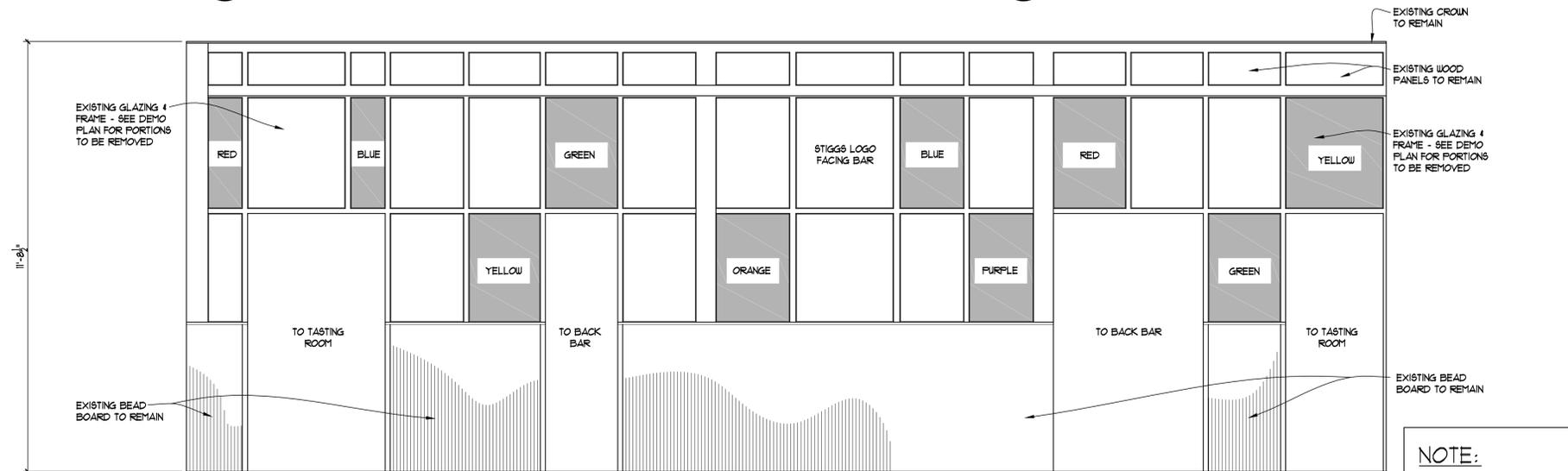
502.1 BAR ELEVATION
 A-202 SCALE: 1/2" = 1'-0"



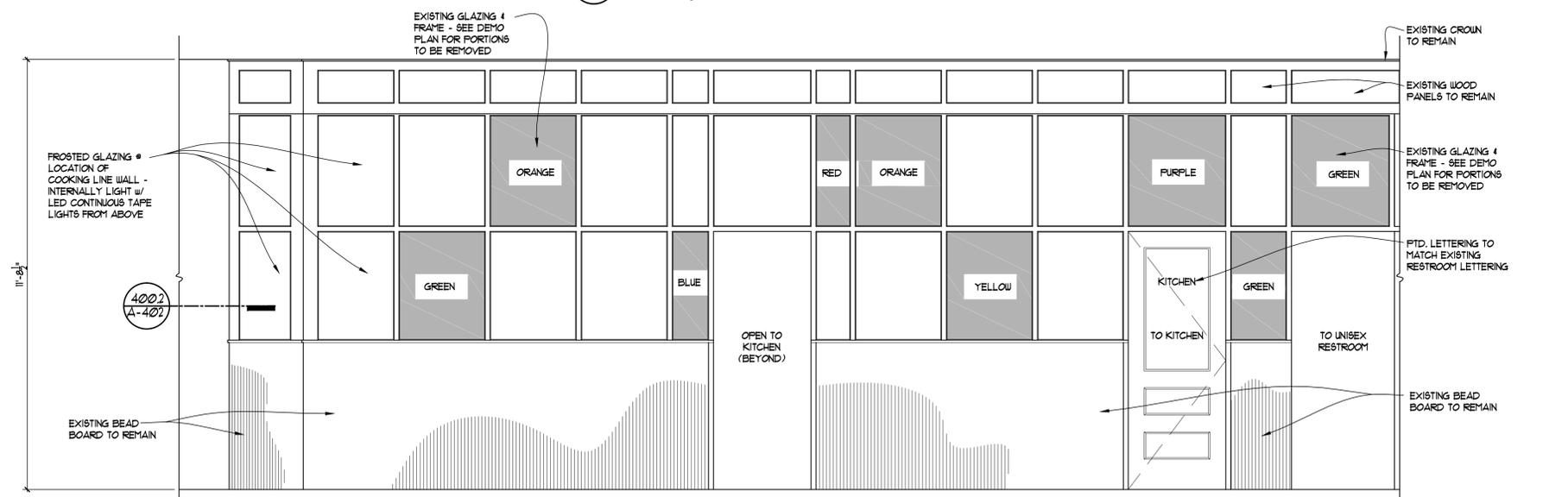
502.2 BAR ELEVATION
 A-202 SCALE: 1/2" = 1'-0"



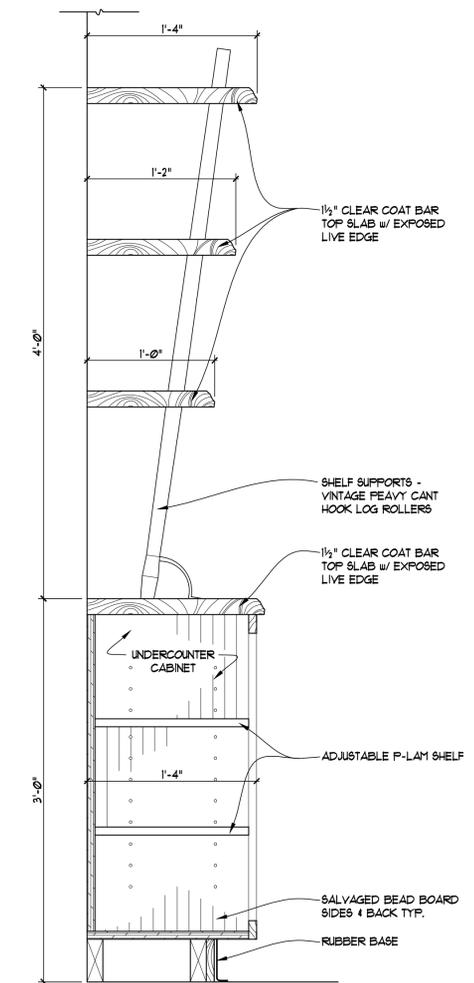
502.3 RAISED TABLE ELEVATION
 A-202 SCALE: 1/2" = 1'-0"



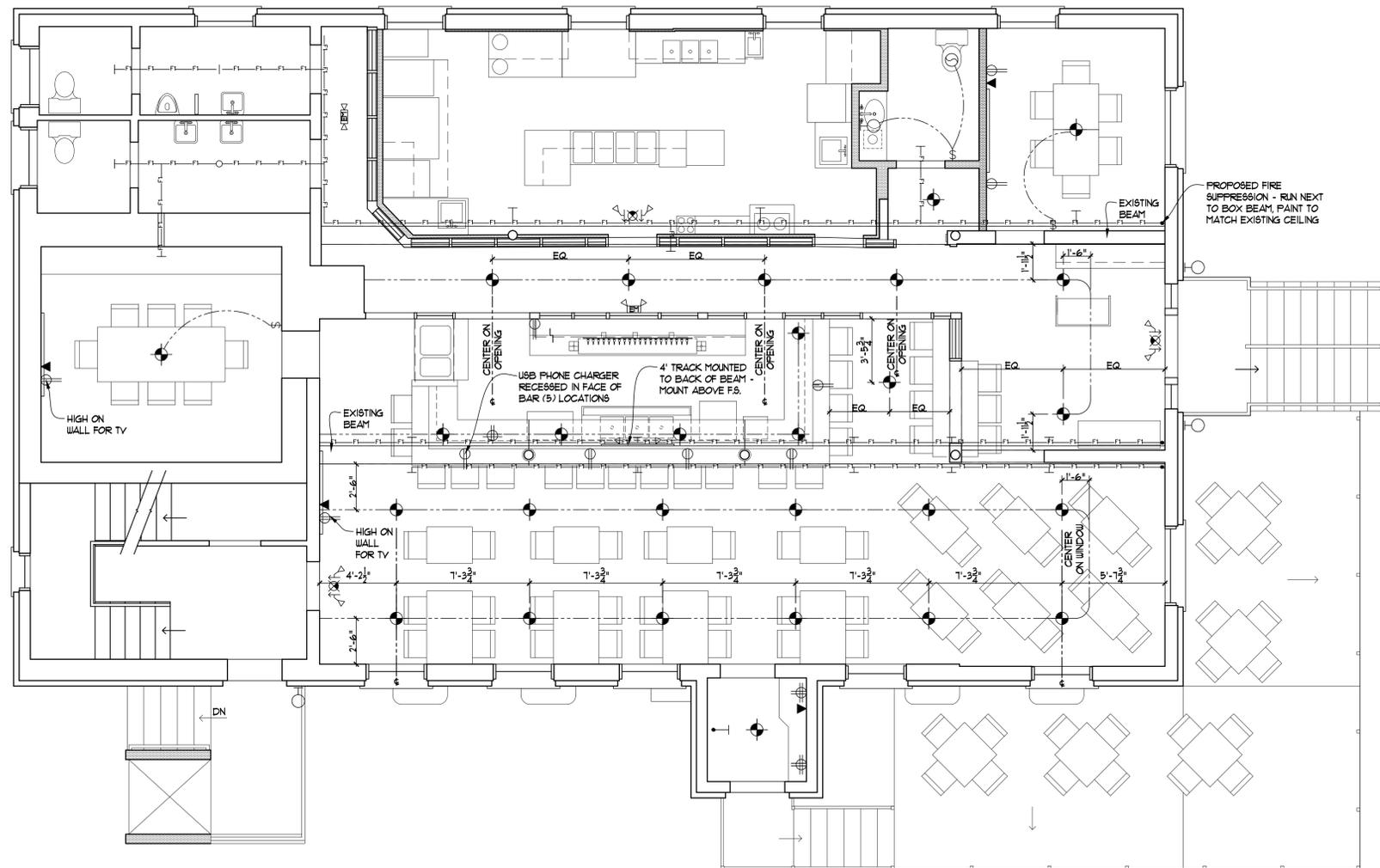
502.4 HALL ELEVATION
 A-202 SCALE: 1/2" = 1'-0"



502.5 HALL ELEVATION
 A-202 SCALE: 1/2" = 1'-0"



502.6 MERCHANDISE COUNTER SECTION
 A-202 SCALE: 1/2" = 1'-0"



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

ELECTRICAL SCHEDULE	
SYMBOL	DESCRIPTION
	THERMOPLASTIC LED EXIT SIGN w/ UNIVERSAL MOUNTING, 6" HIGH w/ 3" STROKE RED LETTER, WHITE/BLACK FINISH, AND EMERGENCY BATTERY PACK CAPABLE OF OPERATING EXIT w/ FULL INTENSITY FOR A MINIMUM OF 90 MINUTES. PROVIDE WIRE GUARD IN GYMNASIUM. PROVIDE SELF-DIAGNOSTICS. PROVIDE STEM MOUNTING FOR ALL AREAS THAT EXCEED 12 FT IN HEIGHT AND WALL MOUNT IS NOT AN OPTION.
	EMERGENCY LIGHT; SEE NOTE BELOW
	DUPLEX OUTLET
	QUAD OUTLET
	DATA
	SINGLE POLE SWITCH (LUTRON OR EQUAL)
	WALL SCONCE (OWNER TO SUPPLY, CONTRACTOR TO INSTALL)
	EXHAUST FAN, VENT TO OUTSIDE
	PENDANT FIXTURE (OWNER TO SUPPLY, CONTRACTOR TO INSTALL)
	RECESSED DOWN LIGHT LITHONIA OR EQUAL
	SMOKE DETECTOR-SEE NOTE 15
	(2) BULB FLUORESCENT LIGHT - LENGTH SPECIFIED ON REFLECTED CEILING PLAN
	TRACK LIGHTING - LENGTH SPECIFIED ON REFLECTED CEILING PLAN

NOTE:
 1. ELECTRICAL CONTRACTOR TO VERIFY ALL LOCATIONS OF SURFACE MOUNTED LIGHT FIXTURES WITH OWNER PRIOR TO INSTALLATION.
 2. REFER TO ELECTRICAL ENGINEERING PLANS PREPARED BY ETS ENGINEERING.

FIRE SUPPRESSION NOTES

— FIRE SUPPRESSION LINES - FOR REFERENCE ONLY
 T FIRE SUPPRESSION HEAD - FOR REFERENCE ONLY

1. FIRE SUPPRESSION TO BE TO BE DESIGNED BY QUALIFIED TRADE
 2. PROPOSED USE OF DOMESTIC WATER SOURCE FOR FIRE SUPPRESSION
 3. FIRE SUPPRESSION CONTRACTOR TO DESIGN & VERIFY MUNICIPAL WATER PRESSURE TO DETERMINE SIZE OF NEW WATER LINE TO BUILDING

Client
Mike Castiglione
 112 S Park St.
 Boyne City, MI 49712

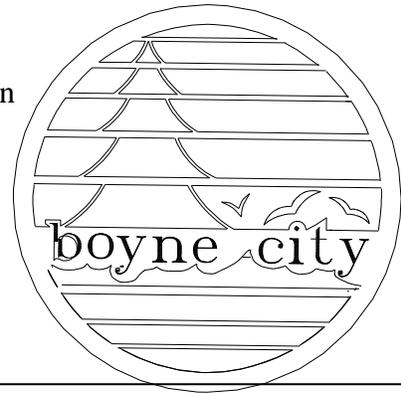
Project
Stiggs Brewing Company
 112 S Park St.
 Boyne City, MI 49712

Designed/Drawn	HJR/MJP
Checked/Approved	HJR/HJR
Job #	110-2015
File:	StiggsBrewCo_CD.dwg

Date/Revisions	Issue for
12-17-15	PERMIT

CITY OF BOYNE CITY

To: Jane MacKenzie, Chairman Planning Commission
From: Patrick Kilkenny, Assistant Planning Director
Date: January 18, 2016
Subject: Building Height Ordinance Amendments



Background

At the December 21, 2015 Planning Commission meeting the Commission reviewed the request by Staff to consider the building height language amendment of 2002 as interpreted by the Zoning Board of Appeals (ZBA) to the Boyne City Zoning Ordinance (BCZO). The Commission approved unanimously to have staff call for a public hearing for the amendment to be held at the January 18, 2016 meeting.

Discussion

The ZBA interpreted on February 5, 2002 that the intent of the 2001 BCZO was to keep the definition of “building height” the same as it read in the 1998 Ordinance. Although the determination helped to alleviate confusion with the “building height” definition, the 2001 BCZO was never officially amended.

The proposed change to the BCZO replaces portions of the language regarding the interpretation of grade, roof type, and roof height. The effect of the amendment creates a more effective definition and Staff’s ability to administer and regulate building height.

The proposed amendments to the BCZO have been provided for your review.

Existing Definition

Building Height: The vertical distance measured from the average grade as defined, to the highest point of the roof surface for flat roofs; to the peak of the roof for all other roof types. Where a building is located on sloping terrain, the height shall be measured from the lowest exposed point of a building to the highest point of the roof surface for flat roofs; to the peak of the roof for all other roof types.

For roofs which are not symmetrical the mean height between the eaves and ridge will apply to the highest of all roof surfaces. When more than one type of roof is present in a building design, each type shall be considered separately, and no roof element shall exceed the height allowed for that particular roof type.

Proposed Definition

Building Height: The vertical distance measured from the *established grade prior to any excavation or construction*, to the highest point of the roof surface for flat roofs; to the *deck line of mansard roofs and to the mean height between eaves and ridge for gable, hip and gambrel*

roofs. Where a building is located on sloping terrain, the height shall be measured from the lowest exposed point of a building to the highest point of the roof surface for flat roofs; to the *deck line of mansard roofs and to the mean height between eaves and ridge for gable, hip and gambrel roofs.*

For roofs which are not symmetrical the mean height between the eaves and ridge will apply to the highest *midpoint* of all roof surfaces. When more than one type of roof is present in a building design, each type shall be considered separately, and no roof element shall exceed the height allowed for that particular roof type.

Process

In accordance with the Michigan Zoning Enabling Act and the Boyne City Zoning Ordinance Section 2.40 Amendment Procedures, a public hearing was scheduled for the Planning Commission on January 18, 2016. The Commission should review the proposed amendment and use the amendment criteria as listed in section 2.50(B) of the zoning ordinance as a guide in making their decision on the proposed amendment. Section 2.50 (B) is as follows:

Section 2.50 Amendment Criteria.

- B. For amendment requests to change or to add additional regulations or standards to a district or a use, the Planning Commission and City Commission shall use the following as a guide:
1. The proposed rule, change or addition helps to reinforce the Comprehensive Plan.
 2. The proposed rule, change or addition is in keeping within the spirit and intent of the this Ordinance, and with the objectives of the zoning district.
 3. The problem or issue which the change is intended to address cannot be accomplished in another, more appropriate fashion.
 4. The proposed amendment would correct an error in the Ordinance.
 5. The proposed amendment would clarify the intent of the Ordinance.
 6. Documentation has been provided indicating problems and conflicts in implementation or interpretation of specific sections of this Ordinance.
 7. The proposed amendment would address changes to county, state or federal legislation.
 8. The proposed amendment would address potential legal issues or administrative problems with this Ordinance based on recent case law or opinions rendered by the Attorney General of the State of Michigan.
 9. The proposed amendment would promote compliance with changes in other city ordinances and/or county, state, or federal regulations.
 10. The proposed amendment is supported by the findings of reports, studies, or other documentation on functional requirements, contemporary building practices, environmental requirements and similar technical items.

11. Other criteria as determined by the Planning Commission or City Commission which would protect the health, safety, and welfare of the public, protect public and private investment in the City, promote implementation of the goals and policies of the Comprehensive Plan, and enhance the overall quality of life in the City.

Recommendation

Review Section 2.50 and apply the standards to the proposed ordinance amendment and recommend adoption of the amendment to the City Commission.