



**ACME TOWNSHIP SITE PLAN REVIEW COMMITTEE
ACME TOWNSHIP HALL (Via Zoom)
6042 Acme Road, Williamsburg MI 49690
June 17, 2020, 4:00 p.m.**

CALL TO ORDER: 4:00 pm

ROLL CALL:

Committee Present: Wentzloff (PC Chair), Feringa (PC Vice Chair), Wolf (Planning & Zoning Administrator)

Members excused: None

Applicant: Water's Edge, LLC
Stonehound Brewery, Patrick Gibson

LIMITED PUBLIC COMMENT: None

A. APPROVAL OF AGENDA:

Motion by Wentzloff to approve agenda as presented, seconded by Feringa. Motion carried.

B. INQUIRY AS TO CONFLICTS OF INTEREST: None

C. CORRESPONDENCE:

D. NEW BUSINESS:

1. Site Plan Administrative Review 2020-06, Patrick Gibson

- **Convert laundromat to craft brewery and pub seating**

Wolf explained the staff report was updated to include outstanding Health Department permit and DPW approval. Patrick Gibson briefly explained the project and set backs during construction. Outdoor seating and the procedures for approval were discussed. It is currently a special use. The applicant would like to have seating in the future. Outdoor lighting was clarified that it will be under the soffit.

Motion by Wentzloff, to approve the site plan submitted by Patrick Gibson on behalf of Nelson's Cloverdale Enterprises, to convert the existing laundromat into a craft brewery with pub dining room located at 3593 Bunker Hill Road, subject to the following conditions prior to the issuance of a land use permit:

- 1. Obtain a permit from the Department of Public Works.**
- 2. Any changes to the exterior lighting will require a photometric plan. All exterior lighting shall be limited to shielded, downward facing fixtures located above the entrances and doorways.**
- 3. Provide the township with a full-size set of plans signed and sealed by a licensed professional as required by the Acme Township Zoning Ordinance.**
- 4. No outdoor seating is allowed at this time. Outdoor seating requires a special use permit/site plan review and approval by the Planning Commission and Township Board.**

Supported by Feringa. Role call vote: Feringa, yes; Wentzloff, yes; Wolf, yes. Motion carries.

2. Site Plan Administrative Review 2020-03, Water's Edge, LLC

- **Convert 27-unit assisted living facility to a 27-unit hotel.**

If you are planning to attend and are physically challenged, requiring any special assistance, please notify Cathy Dye, Clerk, within 24 hours of the meeting at 938-1350.

Wolf stated the Applicant is proposing to convert an existing building to a 27-unit hotel. There will be minor exterior modifications including the addition of sidewalks and stormwater upgrades. A permit from soil erosion and MDOT will be required. Dogwood arctic sun not a suitable planting. Dogwood red osier was suggested due to salt and run off tolerance. Feringa stated this was previously a hotel and did not have an issue with it being converted back.

Motion by Wentzloff, to approve the site plan submitted by Mansfield Land Use Consultants, to convert the existing 27-unit, 3 story senior care facility into a 27-unit hotel located at 4612 US 31 North, subject to the following conditions prior to the issuance of a land use permit:

- 1. Obtain a permit from Soil Erosion.**
- 2. Obtain a permit from MDOT for work within the right of way (sidewalk).**
- 3. Any changes to the exterior lighting will require a photometric plan. All exterior lighting shall be limited to shielded, downward facing fixtures located above the entrances and doorways.**
- 4. Dogwood, Arctic sun replaced with plantings on the Invasive Species Network approved plantings. Suggested Dogwood, Red-osier.**
- 5. Provide the township with a full-size set of plans signed and sealed by a licensed professional as required by the Acme Township Zoning Ordinance.**

Supported by Feringa. Role call vote: Wolf, yes; Feringa, yes; Wentzloff, yes. Motion carries.

2. Approve Draft Site Plan Review Minutes – October 14, 2019

Motion by Wentzloff, to approve minutes of 10/22/18 Site Plan Review minutes with the correction of the adjourn time at 6:02 p.m. Seconded by Feringa. Motion carries.

Motion by Feringa to adjourn; support by Wentzloff and Wolf. Motion passed unanimously.

ADJOURN: @ 4:13 pm

ACME TOWNSHIP
PUBLIC NOTICE OF MEETING BY TELEPHONE CONFERENCE CALL
FOR THE ACME TOWNSHIP ADMINISTRATIVE REVIEW COMMITTEE MEETING
WEDNESDAY, June 17, 2020 AT 4:00 PM

On March 18, 2020, Governor Whitmer issued Executive Order No. 2020-15 authorizing remote participation in public meetings and hearings for public bodies and other governmental entities by telephonic conferencing in a manner in which both the general public and the members of the public body may participate by electronic means.

The Acme Township Administrative Review Committee is holding its June 17, 2020 Meeting by telephonic conference in the interest of the public health, safety, and welfare during the Coronavirus outbreak to limit in-person contact and interaction. There will be no physical meeting location.

To implement this mitigation strategy and to allow the public to attend Administrative Review meetings remotely, the Township Board authorizes Planning Commission members, Township staff, and members of the public to attend by telephonic conference as follows:

1. Call in number: 1-312-626-6799
2. Enter Meeting ID: 825 4718 6776 #
3. Press # again when asked if you are a participant

The conference call meeting will begin as soon as the Administrative Committee has logged on.

Upon opening the meeting, the Committee will recite the Pledge of Allegiance and then take roll call of the Committee members present. The chair will then ask for the names or identifying information of all members of the public participating on the conference call. The chair will then open Public Comment by calling on each member of the public on the conference call to allow for each person to provide comment in an orderly fashion. The meeting will then continue pursuant to the agenda. The chair will allow further Public Comment as deemed necessary and then again at the end of the meeting.

The meeting packet is available at acmetownship.org under the "Current Meeting Minutes" tab.

If you require special assistance or auxiliary aids and services to attend the meeting by telephone conference, please contact Clerk Cathy Dye within 24 hours of the meeting at 938-1350 or cdye@acmetownship.org.



ACME TOWNSHIP SITE PLAN REVIEW COMMITTEE
REMOTE ZOOM MEETING AGENDA
June 17, 2020 4:00 p.m.

CALL TO ORDER

ROLL CALL:

- A. LIMITED PUBLIC COMMENT:** The chair will ask for the names or identifying information of all members of the public participating on the conference call. The chair will then open Public Comment by calling on each member of the public on the conference call to allow for each person to provide comment in an orderly fashion. Public comments are limited to three minutes per individual. Comments during other portions of the agenda may or may not be entertained at the moderator's discretion.
- B. APPROVAL OF AGENDA:**
- C. INQUIRY AS TO CONFLICTS OF INTEREST:**
- D. CORRESPONDENCE:**
- E. OLD BUSINESS:**
- F. NEW BUSINESS:**
1. Approve Draft Site Plan Review Minutes – October 14, 2019
 2. Site Plan Administrative Review 2020-03, Water's Edge, LLC
 - Convert 27-unit assisted living facility to a 27-unit hotel
 3. Site Plan Administrative Review 2020-06, Patrick Gibson
 - Convert laundromat to craft brewery and pub seating
- G. PUBLIC COMMENT**

ADJOURN:



**ACME TOWNSHIP SITE PLAN REVIEW COMMITTEE
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
October 14, 2019, 5:45 p.m.**

CALL TO ORDER: 5:47 pm

ROLL CALL:

Committee Present: Wentzloff (PC Chair), Feringa, Wolf (Planning & Zoning Administrator)

Members excused: None

Applicant: Wiper Shaker (owner), Northern Michigan Pole Barns

LIMITED PUBLIC COMMENT: None

A. APPROVAL OF AGENDA:

Motion by Wentzloff to approve agenda as presented, seconded by Feringa. Motion carried.

B. INQUIRY AS TO CONFLICTS OF INTEREST: None

C. CORRESPONDENCE: Updated storm water review from township engineer

D. NEW BUSINESS:

1. Site Plan Administrative Review 2019-01, Wiper Shaker

- Construct a pole building for storage of materials in the B4 zoning district.**

Wolf stated the Applicant is proposing to build a 50' x 130', 6500 square foot storage building with 58'x 12', 696 SF lean to. The structure will be used as a storage building for wood and raw materials used in woodworking to be moved to another location for manufacturing. The lot is currently vacant and undeveloped. The use is allowed by right in the B-4 Material Processing & Warehousing District.

Motion by Feringa, to approve the SUP 2019-01 with the following conditions to be handled administratively:

- 1. Clarify number of employees having access to site.**
- 2. No storage of hazardous materials under lean-to.**
- 3. If outdoor loading will occur in the future loading zone will conform to section 7.5.5.**
- 4. Exterior lighting shall be downward facing.**
- 5. Signed and sealed set of plans from the engineer.**
- 6. Soil Erosion permit be obtained prior to a land use permit being issued.**

Seconded by Wentzloff. Motion carries.

2. Approve Draft Site Plan Review Minutes – October 22, 2018

Motion by Wentzloff, to approve minutes of 10/22/18 Site Plan Review minutes. Motion carries.

Motion by Feringa to adjourn; support by Wentzloff. Motion passed unanimously.

If you are planning to attend and are physically challenged, requiring any special assistance, please notify Cathy Dye, Clerk, within 24 hours of the meeting at 938-1350.

ADJOURN: @ 8:47 am



Acme Township Planning & Zoning Report

Meeting Date: June 17, 2020
Subject: Water's Edge Hotel
Application No: SPR 2020-03

Date: 6.08.20

Project: Water's Edge Hotel
4612 US 31 N
Traverse City, MI 49685

Applicant: Water's Edge, LLC
c/o Doug Mansfield, Mansfield Land Use Consultants
848 US 31 South
Traverse City, MI 49685
(231)929-4663

Owner: Senior Care Facilities
848 US 31 South
Traverse City, MI 49685

Request: Change from existing senior care housing to hotel (27 unit) w/out conference facilities

GENERAL DESCRIPTION

Proposal: The Applicant is proposing a change of use to the existing 27-unit senior care facility to convert into a 27-unit hotel. There will be no interior modifications to the existing 3 story structure. The building footprint will remain unchanged, with minor exterior modifications to the parking lot, dumpster enclosure, and landscaping to meeting current ordinance standards.

Parcel Number: 28-01-109-029-00
Location: 4612 US 31 N
Acres: .843
Zoning District: Corridor Commercial/form-based code district
Current Use: Senior Care Facility – 27 rooms
Propose Use: Hotel- 27 rooms (>120 rooms with no conference facilities *Sect. 6.6.4*)

Legal Description: PARCEL I: THE S 130' OF THE N 713.50' OF THAT PART OF GOV'T LOT 3 SEC 9 T27N R10W LYING WE OF RR R/W AND PARCEL II: THAT PART OF GOV'T LOT 3 SECTION 9 T27N R10W COM AT INTERSECTION OF E'LY R/W OF US 31 WITH THE LINE 713.50' S AND PARALLEL TO N LINE OF SD GOV'T LOT 3 TH SW'LY ALONG SD R/W 100' TH E TO THE W RR R/W TH N'LY ALONG RR R/W TO A POINT E OF THE POB TH W TO POB

Existing Permits: SUP 2012-10P Water's Edge Assisted Living Facility -previously Gold Coast Inn 3-story motel.

Adjacent Zoning & Land Uses:



Traffic Access: US 31 N

ZONING ORDINANCE REVIEW

Listed below are the applicable sections of the Zoning Ordinance that pertain to the proposed project. Items that do not satisfy the standards required by the Zoning Ordinance have been indicated with **bold, red text**.

CF: Corridor Flexible District			
[\$6.6.5.2]	Building Placement, Density & Parking		
Regulation	Requirement	Site Plan	Met
Minimum Lot Size	n/a	.843 acres	n/a
Minimum Lot Width	n/a		n/a
Min. Lot Depth	n/a		n/a
Street Side, corner lot Side Yard Setback	20' 5'	n/a existing building – no exterior modifications	n/a
Maximum Building Height	3 stories/ 35'	n/a existing building – no exterior modifications	n/a
Lot Coverage	70%	n/a existing building – no exterior modifications	n/a
Impervious Coverage	85%	n/a existing building – no exterior modifications	n/a
[\$6.6.5.3]	Land Use By Floor		
Lodging	Ground: Yes Upper: Yes	3 floors	Yes
[\$6.6.6.3]	Site Lighting		
Site Lighting	No lighting level measured at the BTL shall exceed 2.0 fc	Not indicated	No*

[\$6.6.6.5]	Water Quality & Storm Water		
Water Quality & Stormwater	Basin indicated on southern end & snow storage areas	Existing – reviewed to be sufficient	Yes*
[\$6.6.6.6]	Façade Components		
Façade Components	n/a	Consistent w/existing character	n/a
[\$6.6.6.7]	Parking		
Location from Property Line	n/a	Existing -being restriped	n/a
[\$6.6.6.9]	Parking Requirements		
Parking Requirements	1 space per hotel room	27 rooms – 31 provided	Yes
[\$7.5.6.f(2) &h]	Landscaping Requirements		
Landscaping Requirements	ROW landscaping: 1 tree and five shrubs for each 24' lineal feet of frontage [§7.5.6.f(2) &h] credit for existing	240' = 10 trees required, 50 bushes	Yes*

* see site plan review/conditions of approval

SITE PLAN REVIEW

This is a permitted use within the Corridor Commercial (C) District. Due to the change of use and the generation of <500 trips a day Administrative Review is required.

The table below presents the required elements for a site plan review per the Zoning Ordinance, whether included in the site plan drawing, written narrative, or both. Items that do not satisfy the standards required by the Zoning Ordinance have been indicated with **bold, red text**.

§8.1.4	Application Requirements		
Item	Description	Shown On Site Plan	Written Documentation
1.	Natural features which will be retained, removed and/or modified including vegetation, drainage, hillsides, streams, wetlands, woodlands, wildlife and water.	n/a	n/a
2.	The description of the areas to be changed shall include their effect on the site and adjacent properties. An aerial photo may be used to delineate the areas of change.		n/a no exterior changes
3.	The method to be used to serve the development with water and sanitary sewer facilities		Yes
4.	The location, size, and routing of water and sanitary sewer facilities	Yes	Yes
5.	Plans for storm water control and drainage, including measures to be used during construction	Yes*	Yes*
6.	Storm water calculations; and if requested storm water modeling data.		Yes -provided to Gosling Czubak
7.	If public sewers are not available to the site the applicant shall submit a current approval from the health department or other responsible public agency indicating approval of plans for sewage treatment.		Yes

8.	The method to be used to control any increase in effluent discharge to the air or any increase in noise level emanating from the site. Consideration of any nuisance that would be created within the site or external to the site whether by reason of dust, noise, fumes, vibration, smoke or lights.		Yes
9.	An indication of how the proposed use conforms to existing and potential development patterns and any adverse effects		Yes
10.	Location of known Air Sheds and how the proposed use impacts this natural feature.	n/a	n/a
11.	Plans to control soil erosion and sedimentation.		Yes
12.	Incorporation of low impact development storm water technologies and other best management practices such as, but not limited to, rain gardens, rooftop gardens, vegetated swales, cisterns, permeable pavers, porous pavement, and filtered storm water structures.	Yes	Yes
13.	Type, direction, and intensity of outside lighting shown on a photometric plan in compliance with exterior lighting standards.	No	No
14.	Location of any or required cross access management easements.	Yes	Yes
15.	Location of pedestrian and non-motorized facilities; if required.	n/a	n/a
16.	Landscaping plan	Yes*	
17.	General description of deed restrictions and/or cross access management easements, if any or required.		Yes
18.	Name(s) and address(es) of person(s) responsible for preparation of site plan drawings and supporting documentation.	Yes	Yes
19.	Sealed drawings from a licensed architect, engineer, or landscape architect.	No	No

Agency Reviews

1. Soil Erosion and Sedimentation Control – **pending**
2. Health Dept. Well & Septic (well) – permit obtained
3. DPW (sewer)– favorable/sufficient benefits
4. Grand Traverse Metro Fire Department – favorable
5. Gosling Czubak Storm Water Review – favorable
6. MDOT – favorable; **permit required for work within ROW(sidewalk)**

§8.2 Standards for Site Plan Review

Standards for Site Plan Review	
Standard	Finding
a. That the applicant may legally apply for site plan review.	Satisfied: The Applicant is authorized by the owner of the property to apply
b. That all required information has been provided.	Conditionally Satisfied: Per Application requirements 8.1.4 (3) Does not indicate the type of exterior lighting. 8.1.4 (16) Landscaping Dogwood, Artic Sun not suitable planting 8.1.4(19) Sealed drawings required.

Standards for Site Plan Review	
Standard	Finding
c. That the proposed development conforms to all regulations of the zoning district in which it is located and all other applicable standards and requirements of this ordinance, including but not limited to all supplementary regulations.	Satisfied: The proposed use is allowed by right in the Corridor Commercial (C) District and applicable provisions of the Zoning Ordinance.
d. That the plan meets the requirements of Acme Township for fire and police protection, water supply, sewage disposal or treatment, storm, drainage, and other public facilities and services.	Conditionally Satisfied: No review from Soil Erosion provided.
e. That the plan meets the standards of other governmental agencies where applicable, and that the approval of these agencies has been obtained or is assured.	Conditionally Satisfied: No review from Soil Erosion provided. A permit from MDOT will be required for work within the ROW (sidewalk).
f. That natural resources will be preserved to a maximum feasible extent, and that areas to be left undisturbed during construction shall be so indicated on the site plan and at the site per se.	Satisfied: Areas of disturbance will be limited to the extent necessary for construction – minimal with no exterior changes
g. That the proposed development property respects floodways and flood plains on or in the vicinity of the subject property.	<i>Not Applicable</i> – No floodplains present
h. That the soil conditions are suitable for excavation and site preparation, and that organic, wet, or other soils which are not suitable for development will either be undisturbed, or modified in an acceptable manner.	Conditionally Satisfied: SESC permit conditions shall be adhered to. No review from soil erosion provided.
i. That the proposed development will not cause soil erosion or sedimentation problems.	Conditionally Satisfied: SESC permit conditions shall be adhered to. No review from soil erosion provided.
j. That the drainage plan for the proposed development is adequate to handle anticipated storm water runoff, and will not cause undue runoff onto neighboring property or overloading of water courses in the area.	Satisfied: Gosling-Czubak-Favorable – see report(s) for more detail.
k. That grading or filling will not destroy the character of the property or the surrounding area, and will not adversely affect the adjacent or neighboring properties.	Satisfied: No grading necessary – existing building and parking lot.
l. That structures, landscaping, landfills or other land uses will not disrupt air drainage systems necessary for agricultural uses.	<i>Not Applicable</i>
m. That phases of development are in a logical sequence, so that any one phase will not depend upon a subsequent phase for adequate access, public utility services, drainage, or erosion control.	<i>Not Applicable</i> – No phasing required
n. That the plan provides for the proper expansion of existing facilities such as public streets, drainage systems, and water and sewage facilities.	Satisfied: DPW review included within this packet.
o. That landscaping, fences or walls may be required when appropriate to meet the objectives of this Ordinance.	Conditionally Satisfied: 8.1.4 (16) Landscaping Dogwood, Artic Sun not suitable planting.
p. That parking layout will not adversely affect the flow of traffic within the site, or to and from the adjacent streets.	Satisfied: No impact/no changes to existing parking
q. That vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient.	Satisfied: No changes to existing parking; enough spaces to accommodate addition

Standards for Site Plan Review	
Standard	Finding
r. That outdoor storage of garbage and refuse is contained, screened from view, and located so as not be a nuisance to the subject property or neighboring properties.	Satisfied: Existing dumpster will now be screened and will continue to be utilized
s. That the proposed site is in accord with the spirit and purpose of this Ordinance, and not inconsistent with, or contrary to, the objectives sought to be accomplished by this Ordinance and the principles of sound planning.	Satisfied: The proposed use meets the intent of the C: Corridor Commercial District.

SUMMARY OF REVIEW

- The proposed site plan and associated use is allowed by right in the C: Corridor Commercial District. The scale and use of the proposed building is consistent with the existing development on the surrounding properties (previously a hotel and current senior living facility), and the intent and purpose of the district.
- No review from Soil Erosion
- MDOT will require a permit for work within the ROW.
- No light plan was included in the application/site plans.
- Dogwood, Artic Sun not a suitable planting.
- Signed and sealed full-size site plan required

SUGGESTED MOTION FOR CONSIDERATION

Motion to approve the site plan submitted by Mansfield Land Use Consultants, to convert the existing 27-unit, 3 story senior care facility into a 27-unit hotel located at 4612 US 31 North, subject to the following conditions prior to the issuance of a land use permit:

- Obtain a favorable review from Soil Erosion.
- Obtain a permit from MDOT for work within the right of way (sidewalk).
- Any changes to the exterior lighting will require a photometric plan. All exterior lighting shall be limited to shielded, downward facing fixtures located above the entrances and doorways.
- Dogwood, Artic Sun replaced with a suitable planting: suggested Dogwood, Red-osier (above average salt tolerance and suitable for run off areas)
- Provide the township with a full-sized set of plans signed and sealed.

February 25, 2020

Acme Township
Lindsey Wolf, Planning and Zoning Administrator
6042 Acme Road
Williamsburg, MI 49690

Re: Water's Edge Hotel
4612 US 31 North
Site Plan Review -Administrative

Dear Ms. Wolf,

On behalf of Water's Edge, LLC, please find the enclosed application for site plan review for the proposed project located in the FBC Regulated Corridor Commercial zoning district at 4612 US 31 North in Acme Township.

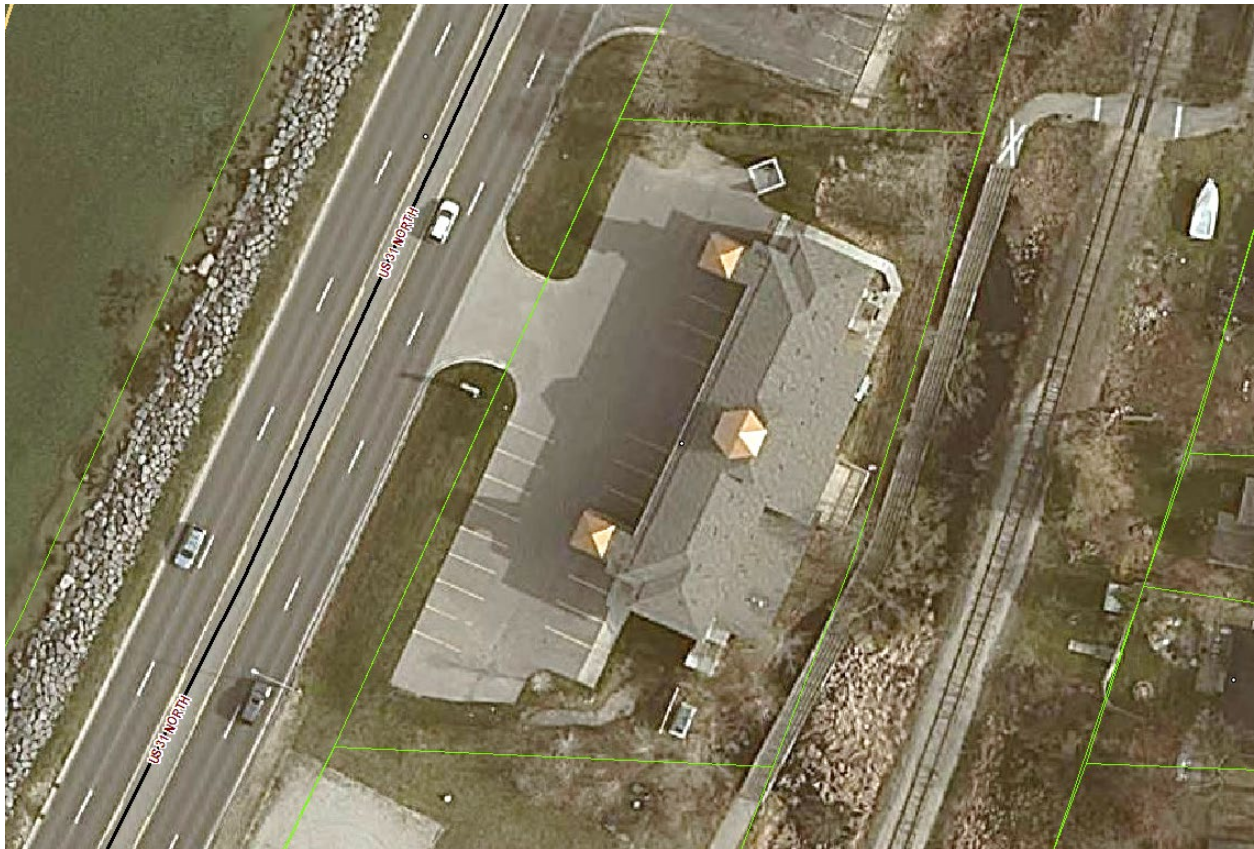
The project site is approximately 0.74 acres and is comprised of an existing 3-story building, associated parking, landscaping and stormwater management facilities. The proposed request is a change of use of an existing facility as outlined below:

- The existing building was previously a senior care facility containing 27 rooms, kitchen, dining and lounge areas.
- The proposed change of use to a 27-room hotel without conference center will not require any interior modifications to the existing structure. (see architectural plans)



- Hotel staff would consist of one staff member on site 24 hours, and 2 to 3 additional staff members on site during the day for housekeeping.

- The site is serviced by municipal sanitary sewer and a private well. The proposed 27 room hotel room use is similar in nature to the previous senior housing use, therefore we don't anticipate any change in volume of utility services.
- The existing building is equipped with a fire suppression system (water storage tank and backup generator).



- The parking lot will be improved to current zoning standards including curbed parking lot islands and required right-of-way buffer landscaping.
- 31 total vehicle parking spaces are provided (1 per room (27) + 1 per staff (4) =31).
- 4 total bicycle parking spaces.
- Gates area added to the dumpster enclosure making it compliant.
- The existing sign will remain.
- Existing on-site storm water retention basins are functioning properly. There is no proposed change in lot coverage/impervious surface on the site. The additional landscaping (leaf canopy) proposed for the site will lessen storm water on the ground.
- Areas for cross access easements between neighboring parcels are provided to the north and south.



The following documents are provided as part of this application:

1. Project Application Form and Fee (\$175 application/\$1,500 escrow)
2. Project Narrative in the form of this letter
3. Civil Site Plan updated to meet current parking and landscape requirements
4. As-Built Architectural elevations & floor plans

Should you have any questions, or require additional materials, please feel free to call me at (231) 946-9310 ext. 1003 or email me at petrak@maaeps.com.

Sincerely,
Mansfield Land Use Consultants

A handwritten signature in black ink, appearing to read 'Petra Kuehnis'.

Petra Kuehnis, PLA



Special Use Permit/Site Plan Review Application

Township of Acme, Grand Traverse County, Michigan

6042 Acme Road, Williamsburg, MI 49690

Phone: (231) 938-1350 Fax: (231) 938-1510 Web: www.acmetownship.org

Planning & Zoning Administrator: Lindsey Wolf Email: zoning@acmetownship.org

Owner Information (please type or print clearly):

Name: Senior Care Facilites, LLC Phone: 231 929-4663

Mailing Address: 848 US 31 South

City: Traverse City State: MI Zip: 49685

Email Address: bclous@eastwoodcustomhomes.com

Applicant Information (please type or print clearly):

Name: Water's Edge, LLC Phone: 231 929-4663

Mailing Address: 848 US 31 South

City: Traverse City State: MI Zip: 49685

Email Address: bclous@eastwoodcustomhomes.com

A. Property Information:

1. **Address:**

4612 US 31 North Traverse City, MI 49686

2. **Parcel Number/Property Description:**

01-109-029-00, see attached legal discription

3. **Current Zoning of Property:**

FBC Regulated Zoning District: C:Corridor Commercial

4. If this project is one phase of a larger development and/or property subject to an **existing/previous Site Plan Review, Special Use Permit, or Variance, what is/are the applicable permit number(s)?**

N/A

5. **Provide proof of current property ownership.** If applicant is not the current property owner, also provide written permission to act as agent of, and complete contact information for the current property owner.

Applicant is property owner

Application Number: _____

6. Proposed Use/Change to Property

Change of use of an existing building

from Senior Housing to Hotel without Conference Facilities

7. Estimated Start and Completion Dates:

upon completion of regulatory agency approvals

B. Application Packet Requirements: REFER TO ACME TOWNSHIP ZONING ORDINANCE AND COMPLETE ATTACHED CHECKLIST

see attached

C. Fees: Include initial fee as required by the Acme Township Ordinance #2004-01

\$175 fee Site Plan Review -Administrative

D. Fee Escrow Policy Acknowledgement: Provide completed and signed form with initial escrow fee deposit.

\$1,500 fee Site Plan Review -Administrative

E. Affidavit: The undersigned affirms that he/she is the owner (owner, agent, lessee, or other interested party) involved in this petition and that the foregoing answers, statements and information are in all respects true and, to the best of his/her knowledge, correct. By making this application, the undersigned grants all officials, staff and consultants of Acme Township access to the subject property as required and appropriate to assess site conditions in support of a determination as to the suitability of the proposed project and/or current or future Special Use Permit and Zoning Ordinance compliance.

Signed: _____

Date: _____

2-26-2020

FOR TOWNSHIP USE ONLY

Application Number: _____

Date Received: _____

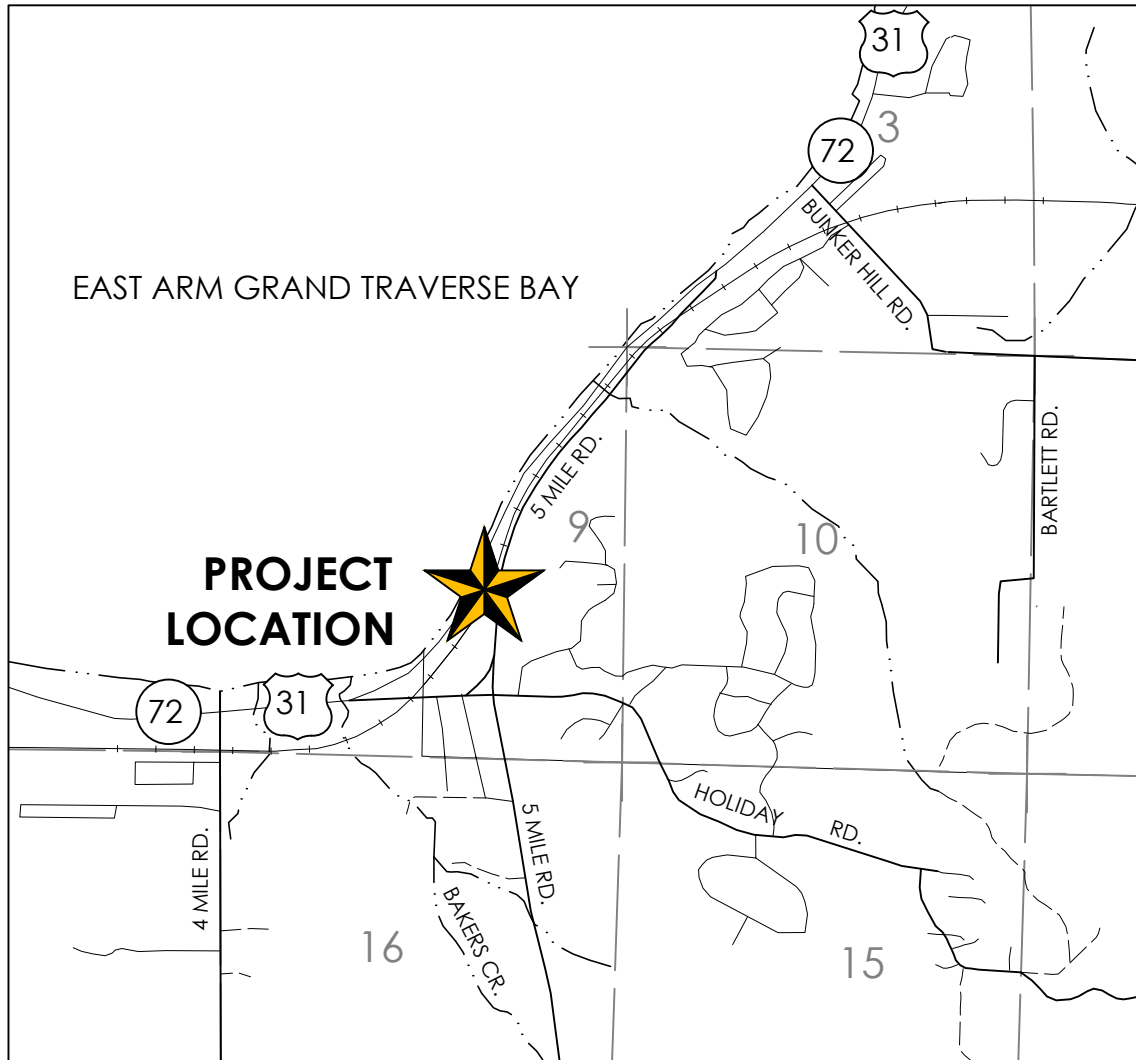
Public Hearing/Meeting: _____

Date of Advertising: _____

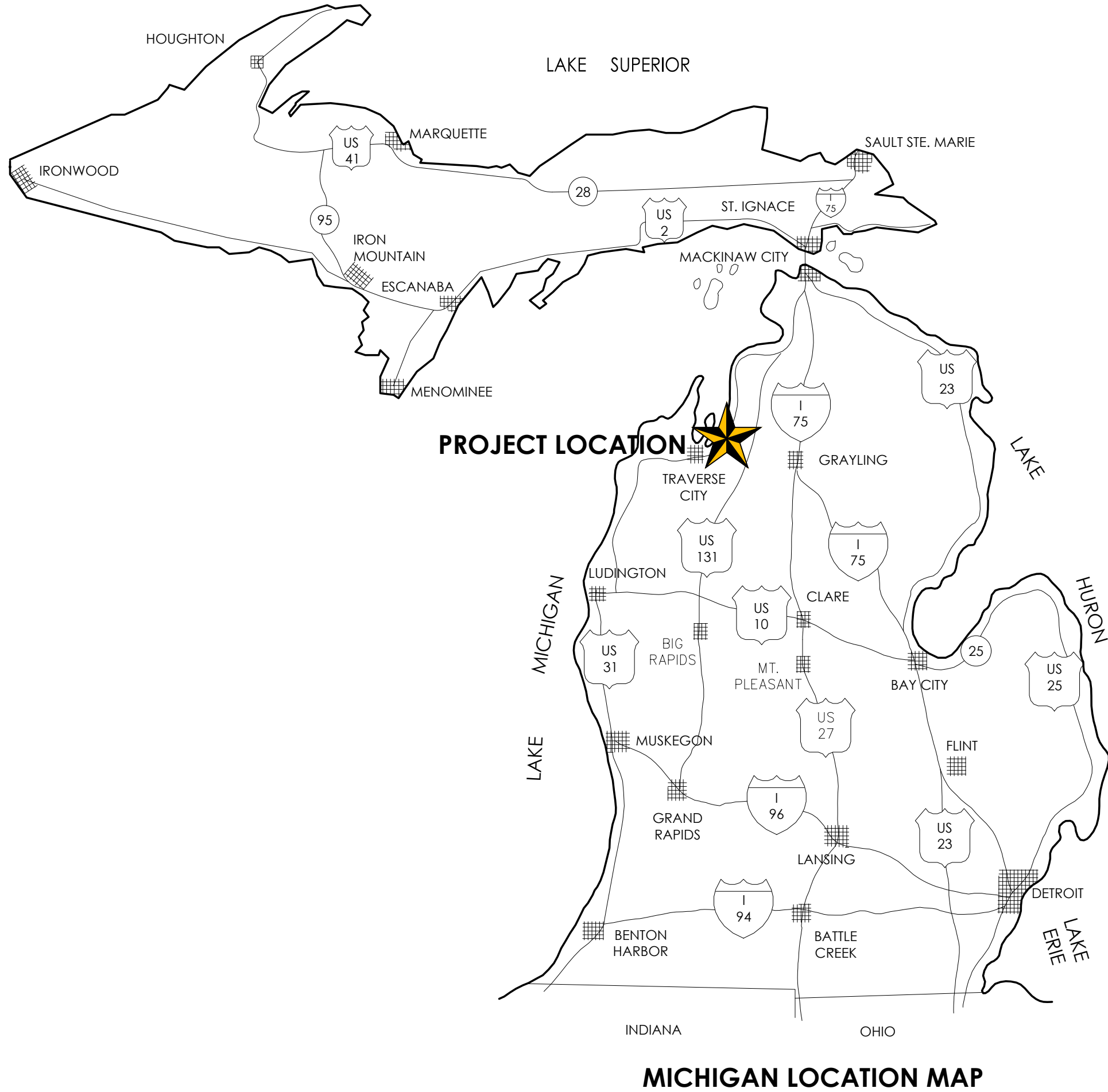
T&A Account: _____

NOTES:

C:\Users\Terry\AppData\Local\Temp\Acme\Water_Edge\12011\p1004.dwg (C:\COVER) - May 05, 2023 3:38pm - efcw



VICINITY MAP
NO SCALE



MICHIGAN LOCATION MAP

PROJECT DATA:

Developer: Water's Edge, LLC
C/O Eastwood Custom Homes, Inc.
Address: 848 US-31 North, Traverse City, MI 49686
Contact: Nathan Clous
Phone: 231-929-4663

Owner: Senior Care Facilities, LLC
Address: 848 US-31 North, Traverse City, MI 49686

SITE DATA:

Location: 4612 Hwy. U.S.-31 N., Traverse City, MI 49686
Tax ID: 28-01-109-029-00
Zoning District: C - Corridor Commercial
Parcel Area: 0.74 acres ±

BUILD TO LINES:

FRONT = 20'
SIDE = 3'
REAR = 25'

PROPERTY DESCRIPTION:

Description as Furnished:

Parcel A: The south 130 feet of the North 713.5 feet of that part of Government Lot 3, Section 9, Town 27 North, Range 10 West, Acme Township, Grand Traverse County, Michigan, lying West of Pere Marquette Railroad right-of-way.

Parcel B: That part of Government Lot 3, Section 9, Town 27 North, Range 10 West, described as:

Commencing at the intersection of the Easterly right-of-way line of Highway U.S.-31, with the line 713.5 feet South of and parallel to the North line of said Lot 3; thence Southwesterly along said right-of-way line 100 feet; thence East to the West right-of-way line of railroad; thence Northerly along railroad right-of-way to a point East of the Point of Beginning; thence West to the Point of Beginning.

STANDARD PLAN LEGEND

DESCRIPTION	EXISTING	PROPOSED
GROUND CONTOUR	605	613
SPOT ELEVATION	613.2	613.50
CONTOUR FROM USGS TOPOGRAPHIC MAP		613.50
TOP OF CURB ELEVATION	+ 613.5	613.00
PAVEMENT (OR GUTTER FLOW LINE) ELEVATION	613.0	
DIRECTION OF SURFACE FLOW		←
DRAINAGE HIGH POINT		HP.
DRAINAGE LOW POINT		LP.
WATER MAIN		
SANITARY FORCE MAIN		
SANITARY SEWER		
STORM SEWER		
GAS MAIN		
OVERHEAD ELECTRIC		
PROPERTY LINE		
TREE LINE		
PINE LINE		
EDGE OF WETLAND		
EDGE OF WATER		
C/L OR DRAINAGE DITCH OR WATER LINE		
SILT FENCE		
DETENTION BASIN BERM		
MANHOLE (MH)		
CATCH BASIN (CB)		
CLEAN OUT (CO)		
RISER		
GATE VALVE		
FIRE HYDRANT ASSEMBLY		
CURB STOP & BOX		
POLE, POWER OR ELECTRIC		
LIGHT POLE		
SIGN		
BENCH MARK (BM)		
U/G UTILITY SIGN		
GUY ANCHOR		
DIRECTION OF SURFACE FLOW		
DRAINAGE HIGH POINT		
DRAINAGE LOW POINT		
SOIL EROSION CONTROL MEASURE (MICHIGAN UNIFIED KEYING SYSTEM) P=PERMANENT T=TEMPORARY		
IRON FOUND / IRON SET		
CONCRETE MONUMENT		
GOVERNMENT CORNER		
NAIL FOUND / NAIL SET		
RECORD / MEASURED		
FENCE		
WOOD STAKE		

PUBLIC AGENCIES AND UTILITIES

GRAND TRAVERSE COUNTY DEPARTMENT OF PUBLIC WORKS (DPW)
Manager: John Divozzo
Address: 2650 Lafranier Rd., Traverse City, MI 49686
Telephone: 231-995-6039

GRAND TRAVERSE COUNTY ROAD COMMISSION
Manager: Brad Kluczynski
Address: 1881 Lafranier Rd., Traverse City, MI 49686
Telephone: 231-922-4848

GRAND TRAVERSE COUNTY SOIL EROSION AND SEDIMENTATION CONTROL
Supervisor: Dan Thorell
Address: 2650 Lafranier Rd., Traverse City, MI 49686
Telephone: 231-995-6042

CHERRYLAND ELECTRIC COOPERATIVE (ELEC.)
Engineer: Frank Seipker
Address: 5930 US-31 S., Traverse City, MI 49684
Telephone: 231-486-9220

CONSUMERS ENERGY (ELEC.)
Engineer: Curtis Hansen
Address: 821 Hastings St., Traverse City, MI 49686
Telephone: 231-929-6228

DTE ENERGY (GAS)
Manager: Sandra O'Neil
Address: 700 Hammond Rd., Ste. 2, Traverse City, MI 49686
Telephone: 231-932-2829

MICHIGAN DEPARTMENT OF TRANSPORTATION (M.D.O.T.)
Engineer: Rick Liptak, P.E.
Address: 2084 US-31 S., Traverse City, MI 49684
Telephone: 231-941-1986

CHARTER COMMUNICATIONS (T.V.)
Manager: Kevin Morrison
Address: 701 S. Airport Rd., Traverse City, MI 49686
Telephone: 231-941-3766

AT&T (TELEPHONE)
Area Engineer: Ron Ouellette
Address: 142 E. State St. Traverse City, MI 49686
Telephone: 231-510-6501

POLICE AGENCIES
EMERGENCIES: 911
Michigan State Police: 231-946-4646
Grand Traverse County Sheriff: 231-995-5001

FIRE DEPARTMENTS
EMERGENCIES: 911
Grand Traverse Metro: 231-947-3000



PLAN INDEX

C1.0 COVER SHEET
C1.1 NOTES & CIVIL DETAILS SHEET
C2.0 EXISTING CONDITIONS, SOILS & DEMOLITION PLAN
C3.0 SOIL EROSION & SEDIMENTATION CONTROL PLAN
C4.0 SITE & DIMENSION PLAN
L1.0 LANDSCAPE PLAN

830 Cottageview Dr., Ste. 201
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Mansfield
Land Use Consultants

Water's Edge, LLC
Proposed Hotel
COVER SHEET
Section 9, Town 27 North, Range 10 West
Acme Township, Grand Traverse County, Michigan

PRELIMINARY

FILE: dlm

DR: mmm CDD: dlm CREATOR: 02.19.20

FOR NO.: 12011

C1.0

GENERAL CONSTRUCTION NOTES:

1. MISS DIG
FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, 1974, THE CONTRACTOR SHALL DIAL 811 or 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE PART OF THE "MISS DIG" ALERT SYSTEM.

2. EXISTING UTILITIES
EXISTING PUBLIC UTILITIES AND UNDERGROUND STRUCTURES SUCH AS PIPE LINES, ELECTRIC CONDUITS, SEWERS AND WATER LINES, ARE SHOWN ON THE PLANS. THE INFORMATION SHOWN IS BELIEVED TO BE REASONABLY CORRECT AND COMPLETE. HOWEVER, NEITHER THE CORRECTNESS NOR THE COMPLETENESS OF SUCH INFORMATION IS GUARANTEED. PRIOR TO THE START OF ANY OPERATIONS IN THE VICINITY OF ANY UTILITIES, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AND "MISS DIG" AND REQUEST THAT THEY STAKE OUT THE LOCATIONS OF THE UTILITIES IN QUESTION, COST OF REPAIR FOR ANY DAMAGED UTILITY LINES THAT IS PROPERLY STAKED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. PROTECTING UTILITIES
SPECIAL CARE SHALL BE TAKEN IN EXCAVATING IN THE PROXIMITY OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL SECURE ASSISTANCE FROM THE APPROPRIATE UTILITY COMPANY IN LOCATING ITS LINES. THE CONTRACTOR SHALL ALSO PROVIDE SUPPORT FOR ANY UTILITY WITHIN THE EXCAVATION, PROVIDE PROPER COMPACTION UNDER ANY UNDERMINED UTILITY STRUCTURE AND, IF NECESSARY, INSTALL TEMPORARY SHEETING OR USE A TRENCH BOX TO MINIMIZE THE EXCAVATION. THE CONTRACTOR SHALL PROTECT AND SAVE HARMLESS FROM DAMAGE ALL UTILITIES, WHETHER PRIVATELY OR PUBLICLY OWNED, ABOVE OR BELOW GROUND SURFACE, WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL PROVIDE ADEQUATE SUPPORT FOR UTILITY POLES AS NECESSARY.

4. SAFETY
THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS GOVERNING THE FURNISHING AND USE OF SAFEGUARDS, SAFETY DEVICES AND PROTECTION EQUIPMENT. THE CONTRACTOR SHALL TAKE ANY NECESSARY PRECAUTIONS TO PROTECT THE LIFE AND HEALTH OF EMPLOYEES AND THE PUBLIC IN THE PERFORMANCE OF THE WORK.

5. SOIL EROSION & SEDIMENTATION CONTROL
THE CONTRACTOR SHALL PROVIDE TEMPORARY SOIL EROSION CONTROL MEASURES PER P.A. 451 AS AMENDED. THE SOIL EROSION MEASURES SHOWN ARE THE MINIMUM CONTROLS TO BE USED ON THIS PROJECT. THE CONTRACTOR SHALL INSTALL ADDITIONAL TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES TO PROTECT THE DISTURBED AREAS AND ADJACENT PROPERTIES FROM ACCELERATED EROSION AND SEDIMENTATION RESULTING FROM PROJECT CONSTRUCTION, IF DIRECTED BY THE ENGINEER OR SOIL EROSION CONTROL OFFICER. AT NO ADDITIONAL COST TO THE PROJECT. NO EXCAVATION WORK MAY PROCEED UNTIL THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE. ALL WORK MUST BE IN ACCORDANCE WITH THE APPROVED PERMIT FROM THE GRAND TRAVERSE COUNTY SOIL EROSION AND SEDIMENTATION CONTROL OFFICE.

6. PROPERTY CORNERS
EXISTING KNOWN PROPERTY CORNERS ARE IDENTIFIED ON THE PLANS. IF A PROPERTY CORNER IS DISTURBED DURING CONSTRUCTION IT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE BY A PROFESSIONAL LAND SURVEYOR.

7. SURVEY DATUM
ALL ELEVATIONS ARE BASED ON N.A.V.D., 1988, UNLESS OTHERWISE SPECIFIED.

8. RESTORATION WORK
ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED. MULCH BLANKET SHALL BE INSTALLED IN AREAS AS DESIGNATED AND SHALL BE INCIDENTAL TO OTHER ITEMS. ALL EXCESS TOPSOIL WILL REMAIN WITHIN THE PROPERTY OWNER'S AREA. THE CONTRACTOR SHALL REPAIR ALL WASHOUTS AND EROSION DURING THE GUARANTEE PERIOD OF ONE (1) YEAR AT NO ADDITIONAL COST TO THE OWNER.

9. REMOVAL ITEMS
THE CONTRACTOR SHALL RESTORE ALL LAWNS, LANDSCAPE PLANTINGS, SIDEWALKS, COMMERCIAL SIGNS, ETC., AS REQUIRED, UNLESS SPECIFICALLY NOTED FOR REMOVAL ON THE PLANS. ALL SIDEWALKS, DRIVES, CULVERTS, DRAINAGE STRUCTURES, ABOVE GRADE UTILITIES, IRRIGATION SYSTEM, ETC. SHALL BE PROTECTED. ALL SUCH ITEMS DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED WITH NEW BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

10. CONSTRUCTION SIGNAGE & TRAFFIC CONTROL
LOCAL TRAFFIC AND CONSTRUCTION SIGNAGE SHALL BE MAINTAINED AT ALL TIMES TO THE SATISFACTION OF THE OWNER.

11. DUST CONTROL
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING DUST ON THIS PROJECT THOUGH THE USE OF WATER TRUCKS OR DUST PALLIATIVE. PAYMENT FOR DUST CONTROL SHALL BE INCLUDED IN THE LUMP SUM CONTRACT AND SHALL NOT BE PAID SEPARATELY. DUST SHALL BE CONTINUOUSLY CONTROLLED TO THE SATISFACTION OF THE OWNER.

12. PROTECTIVE FENCE
THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE SECURITY. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN A TEMPORARY PROTECTIVE SNOW FENCE AROUND ALL OPEN TRENCH EXCAVATIONS THAT ARE LEFT OPEN OVERNIGHT OR ANY OTHER UNSAFE AREAS ON SITE THAT REQUIRE PUBLIC PROTECTION.

13. EXCESS MATERIALS
ALL EXCESS MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR OFF OF THE SITE UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER. ALL REMOVALS AND TRANSPORTATION OF THE REMOVED MATERIALS SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND ALL LOCAL, STATE AND FEDERAL LAWS.

14. SAWCUTTING PAVEMENT
SAWCUT EXISTING PAVEMENT FULL DEPTH TO THE LIMITS OF CONSTRUCTION OR AS DIRECTED BY THE ENGINEER. IF THE EDGE IS DAMAGED SUBSEQUENT TO SAWCUTTING, THE EDGE SHALL BE RECUT AT NO ADDITIONAL COST TO THE OWNER.

15. DEWATERING
ANY REQUIRED DEWATERING FOR SITE WORK, INCLUDING THE USE OF STONE OR GRAVEL FOR DEWATERING PURPOSES, WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE LUMP SUM CONTRACT.

16. UTILITY SEPARATION
MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION AND 1.5' VERTICAL SEPARATION BETWEEN ALL WATER MAINS AND SANITARY/STORM SEWERS. MEASUREMENTS ARE BETWEEN THE CLOSEST POINTS OF EACH PIPE.

17. RECYCLING
THE CONTRACTOR IS ENCOURAGED TO RECYCLE ANY MATERIALS OR PRODUCTS THAT ARE REUSABLE OR CAPABLE OF BEING RECYCLED.

GENERAL GRADING CONSTRUCTION NOTES:

1. QUALITY OF WORK
ALL CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE CURRENT M.D.O.T. CONSTRUCTION STANDARDS AND SPECIFICATIONS.

2. SUBGRADE PREPARATION
THE PRESENCE OF OTHER THAN GRANULAR MATERIALS IN THE SUBGRADE SOIL SHALL REQUIRE A FULL WIDTH, TWELVE INCH, GRANULAR SUB-BASE, M.D.O.T. CLASS II OR EQUIVALENT. PREPARED SUBGRADE WIDTH, DEPTH AND COMPACTION MUST BE REVIEWED AND/OR TESTED PRIOR TO PLACEMENT OF GRAVEL.

3. AGGREGATE BASE MATERIAL
AGGREGATE BASE TO BE USED ON THE PROJECT MUST MEET SPECIFICATION FOR M.D.O.T. 22A AND MUST BE TESTED AND APPROVED PRIOR TO PLACEMENT. AGGREGATE BASE PLACEMENT MUST COMPLY WITH SECTION 3.01 OF THE CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION. PREPARED AGGREGATE BASE WIDTH, DEPTH AND COMPACTION MUST BE REVIEWED AND TESTED PRIOR TO THE PLACEMENT OF BITUMINOUS SURFACE.

4. BITUMINOUS PAVEMENT (HMA)
THE CONTRACTOR SHALL GIVE THE OWNER'S REPRESENTATIVE 48 HOURS NOTICE PRIOR TO PLACEMENT OF BITUMINOUS SURFACE. BITUMINOUS PAVING MUST BE PERFORMED IN ACCORDANCE WITH THE CURRENT M.D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION.

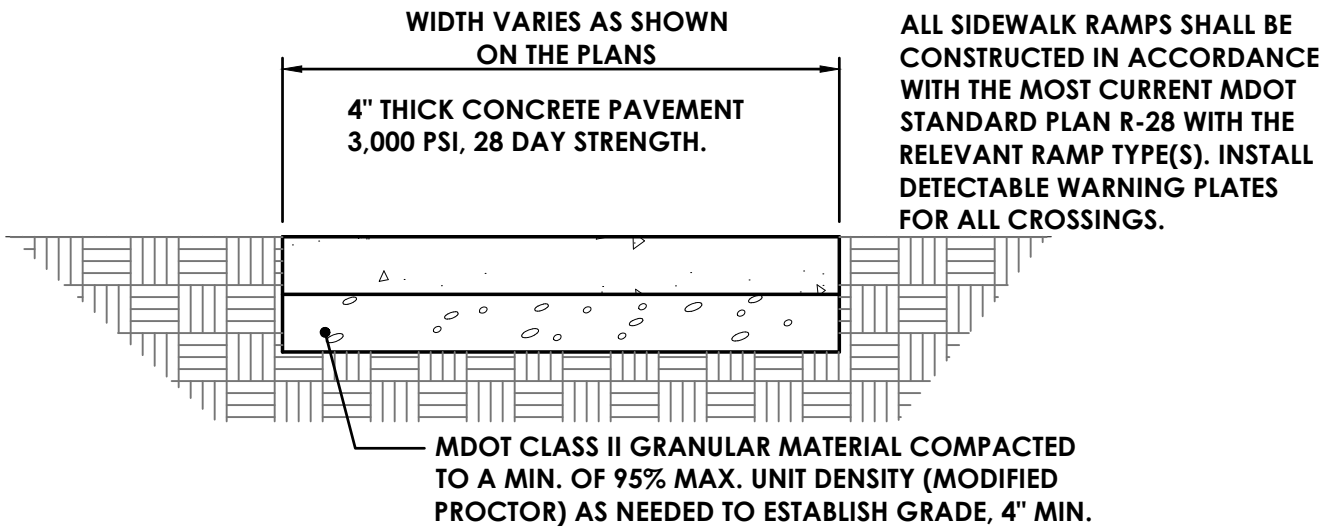
5. REMOVAL OF ORGANICS
ALL TREES, STUMPS, BRUSH AND ROOTS THEREOF, SHALL BE ENTIRELY REMOVED FROM WITHIN THE SITE GRADING.

6. SITE GRADING
ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED AS SOON AS FEASIBLE. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GROUND COVER ON ALL AREAS DISTURBED BY CONSTRUCTION.

7. FIELD CHANGES
ANY CHANGES IN SPECIFICATIONS OR CONSTRUCTION METHODS MUST BE REVIEWED AND APPROVED BY THE ENGINEER AND OWNER, AND MUST NOT CONFLICT WITH APPROVED PERMITS.

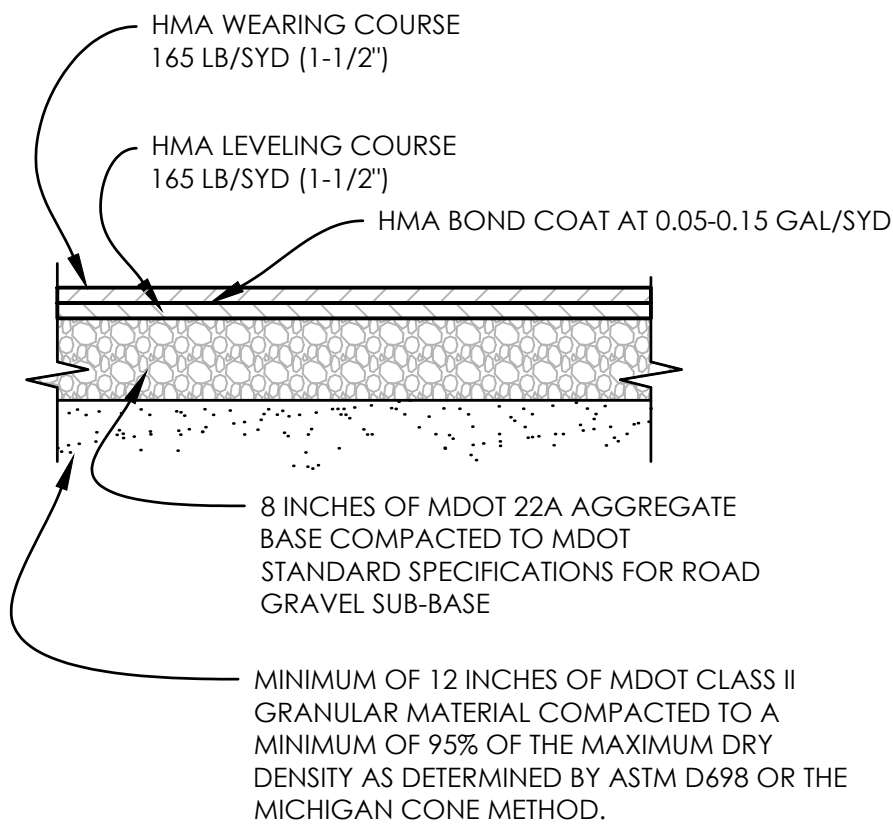
8. DRAINAGE
EXISTING STORM DRAINAGE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE, AS REQUIRED, ALL DRAINAGE CULVERTS OR STRUCTURES DAMAGED DURING CONSTRUCTION AND SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. SEE THE PROPOSED GRADING PLAN FOR DETAILS ON CONSTRUCTION ITEMS.

9. ADJUSTMENTS
THE CONTRACTOR SHALL ADJUST ALL UTILITY SURFACE ITEMS TO THE FINISH GRADES PRIOR TO PAVING.

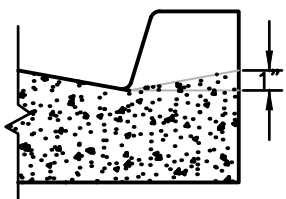


NOTE:
EXPANSION JOINTS SHALL BE PLACED AT ALL SPRING POINTS, PERMANENT STRUCTURES, AND AT A SPACING OF NOT MORE THAN 20 FEET. THE SIDEWALK SHALL BE DIVIDED INTO UNIT AREAS OF NOT MORE THAN 36 SQUARE FEET BY MEANS OF CUT JOINTS (WPJ). INsofar AS POSSIBLE, UNIT AREAS SHALL BE PERPENDICULAR AND NOT LESS THAN 16 SQUARE FEET.

CONCRETE SIDEWALK DETAIL
NO SCALE

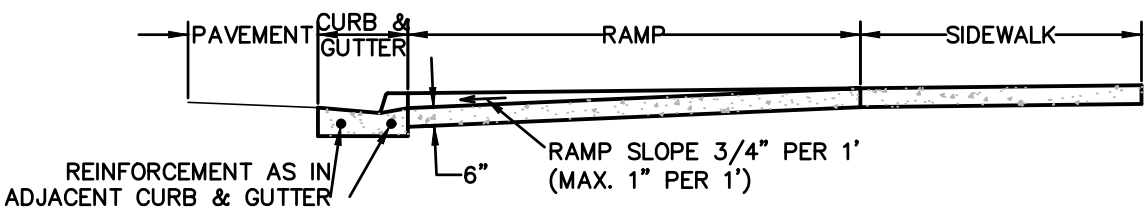


PAVING DETAIL - HMA
NO SCALE

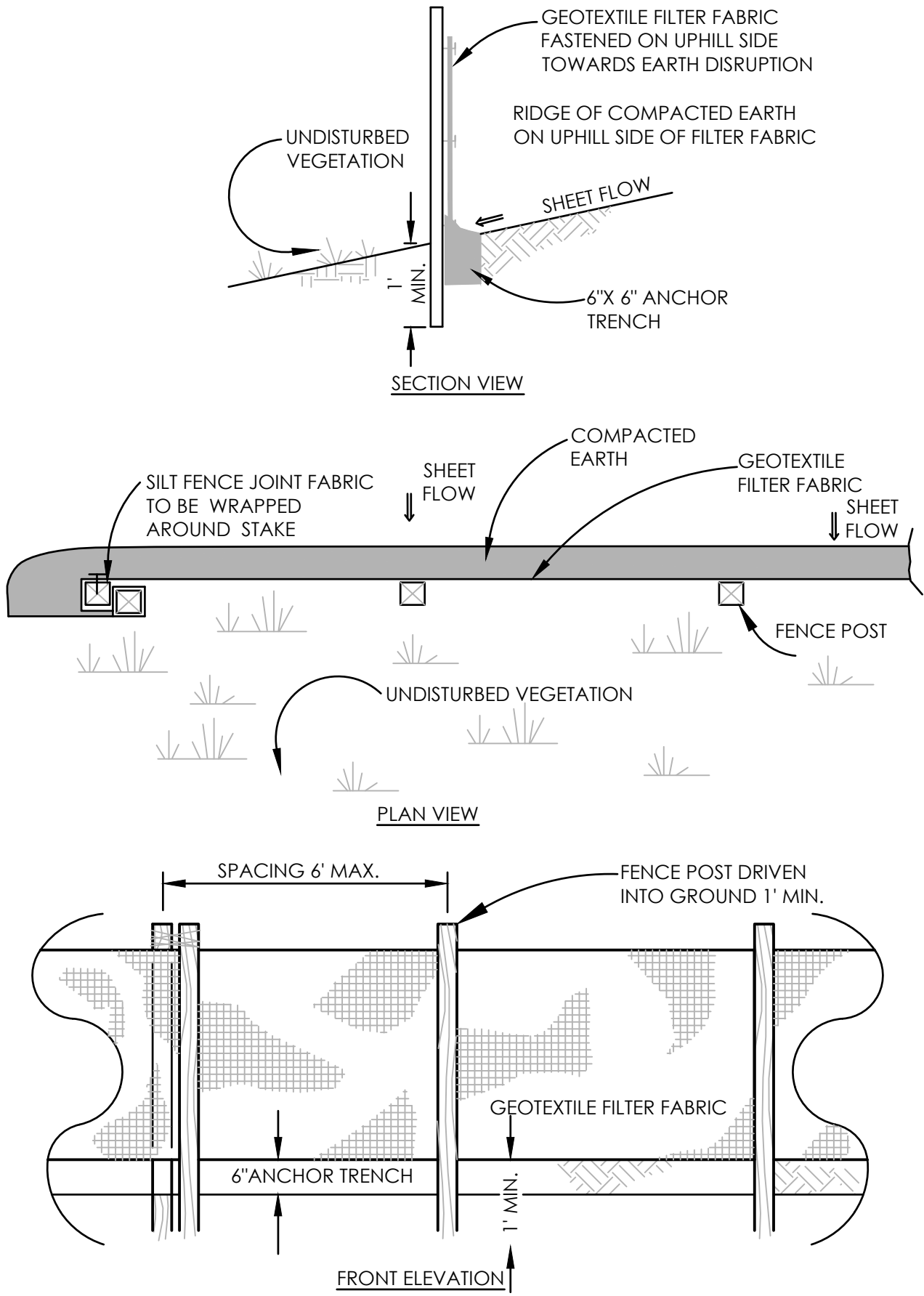


NOTE:
RAMP CONTINUOUS FROM PT. A TO B.

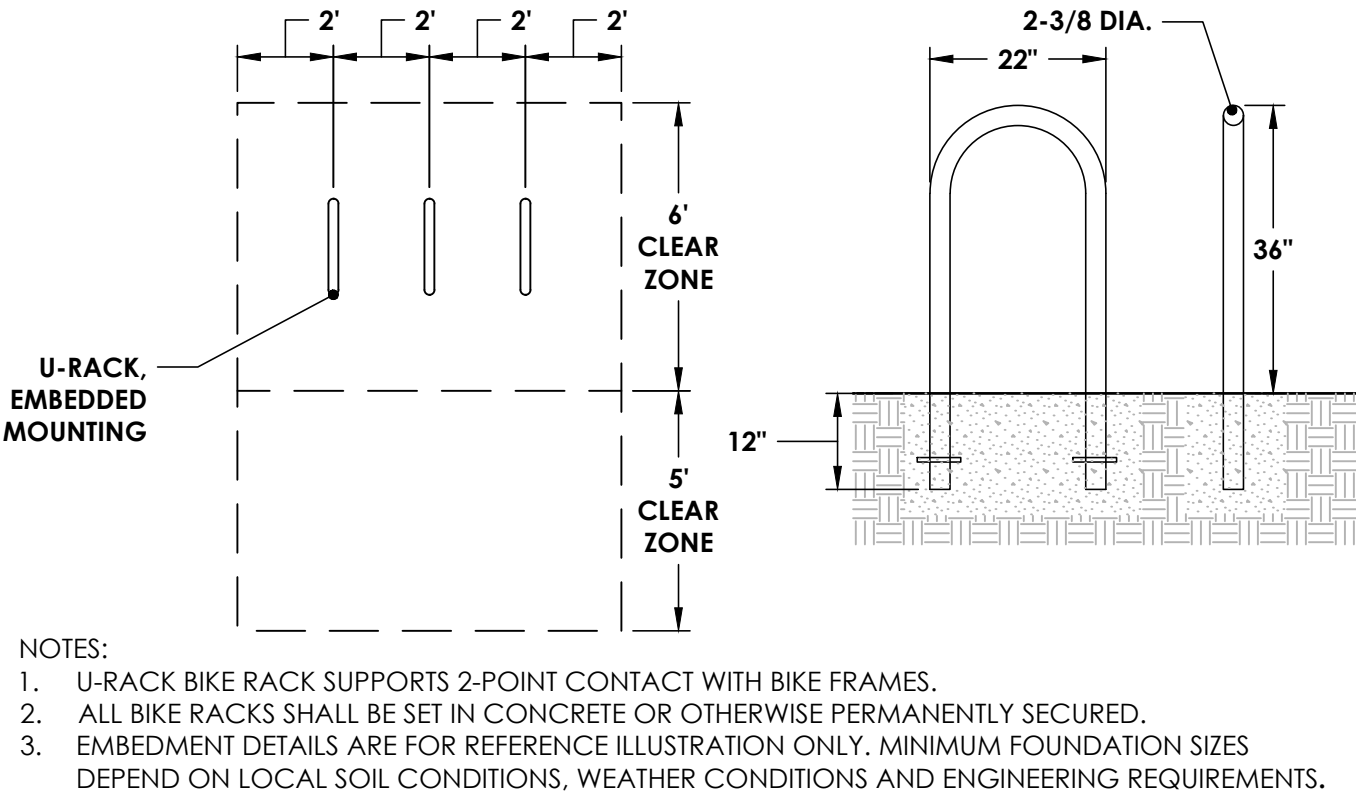
SIDEWALK RAMP TYPE 4 (MODIFIED)
NO SCALE



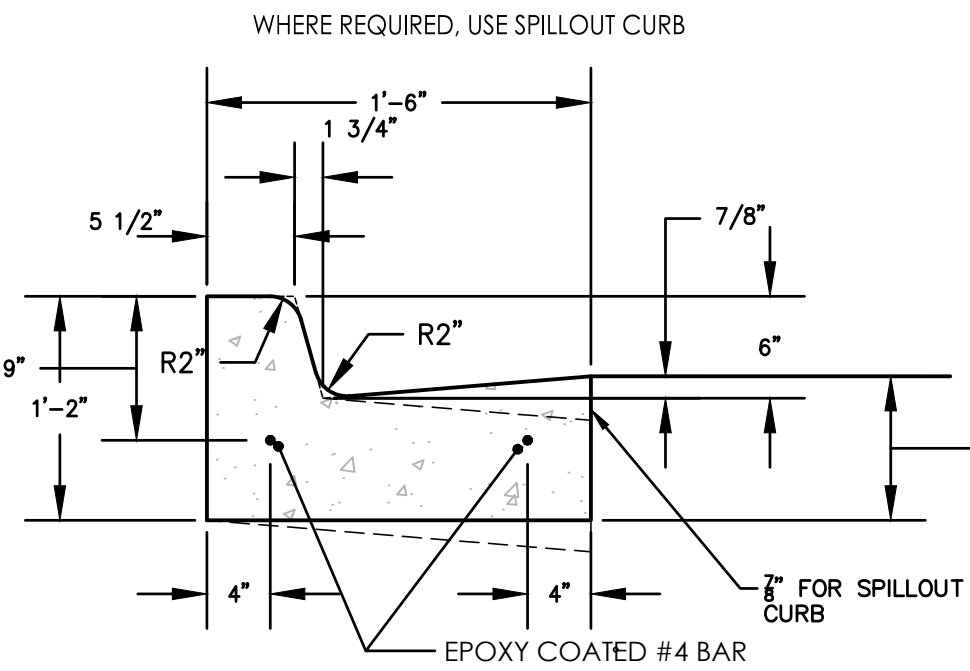
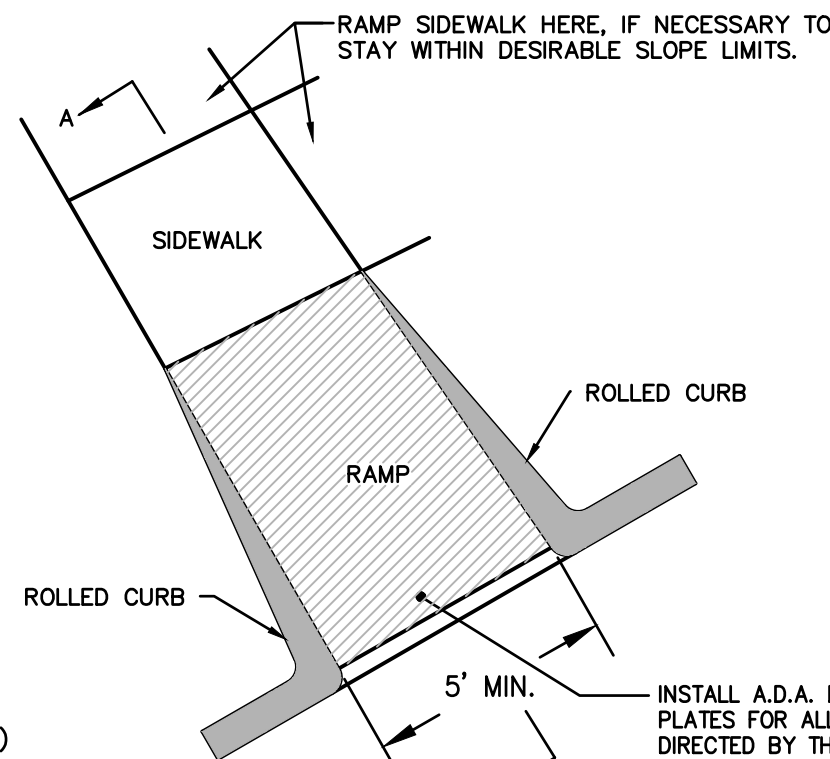
BARRIER FREE RAMP DETAIL A
NO SCALE



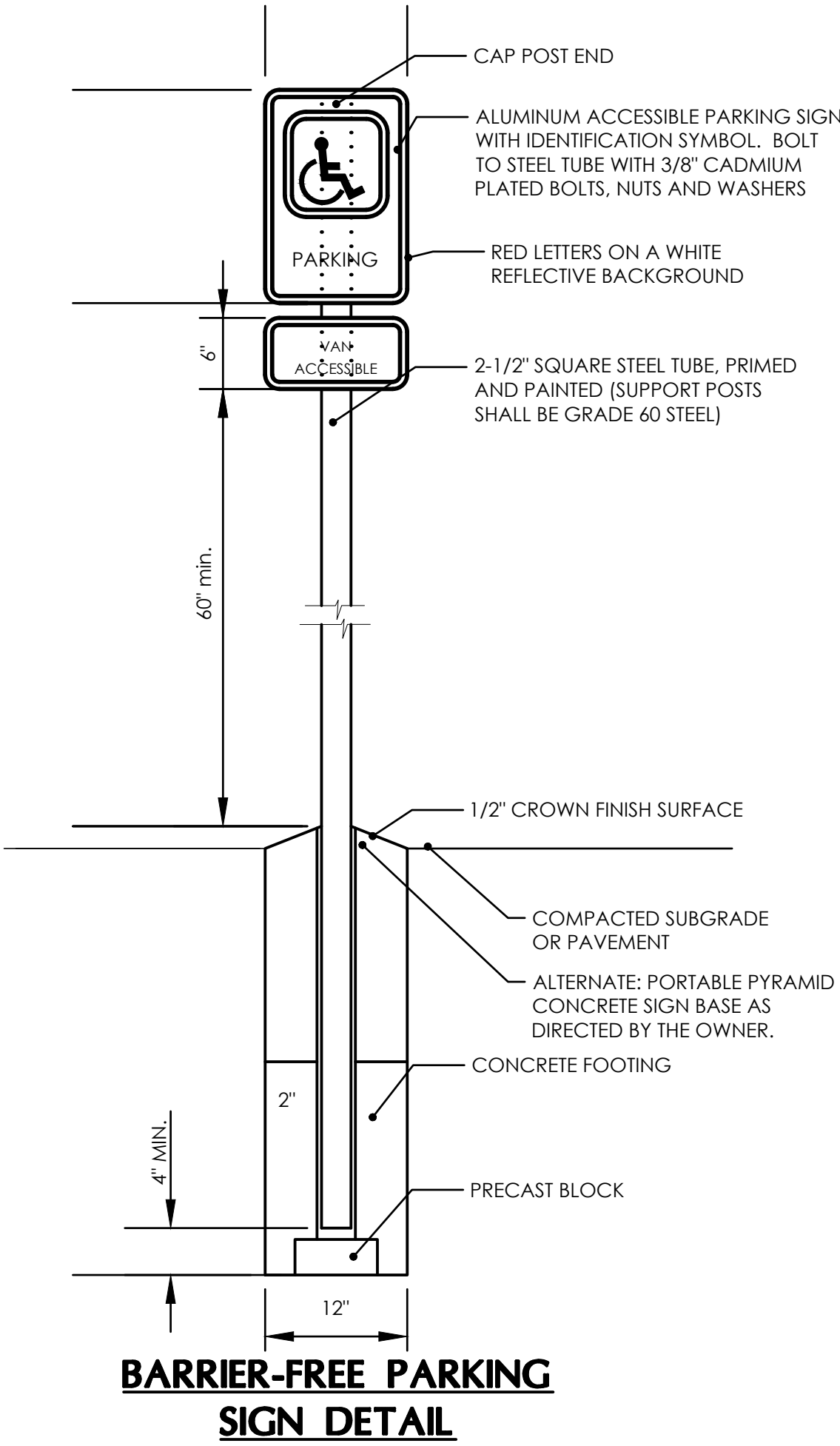
SILT FENCE DETAILS
NO SCALE



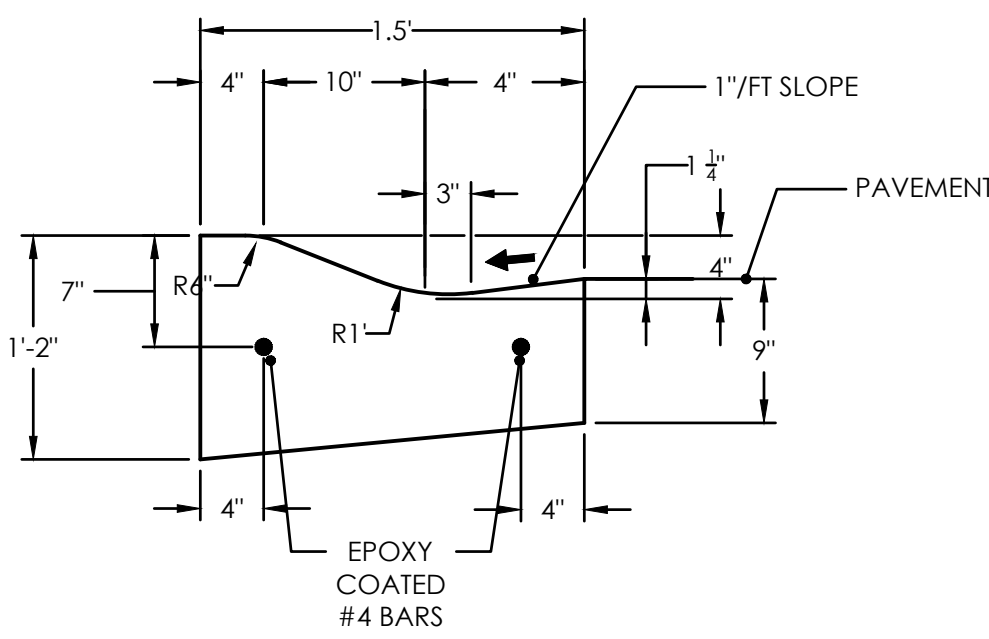
BIKE RACK-EMBEDDED MOUNTING DETAIL
NO SCALE



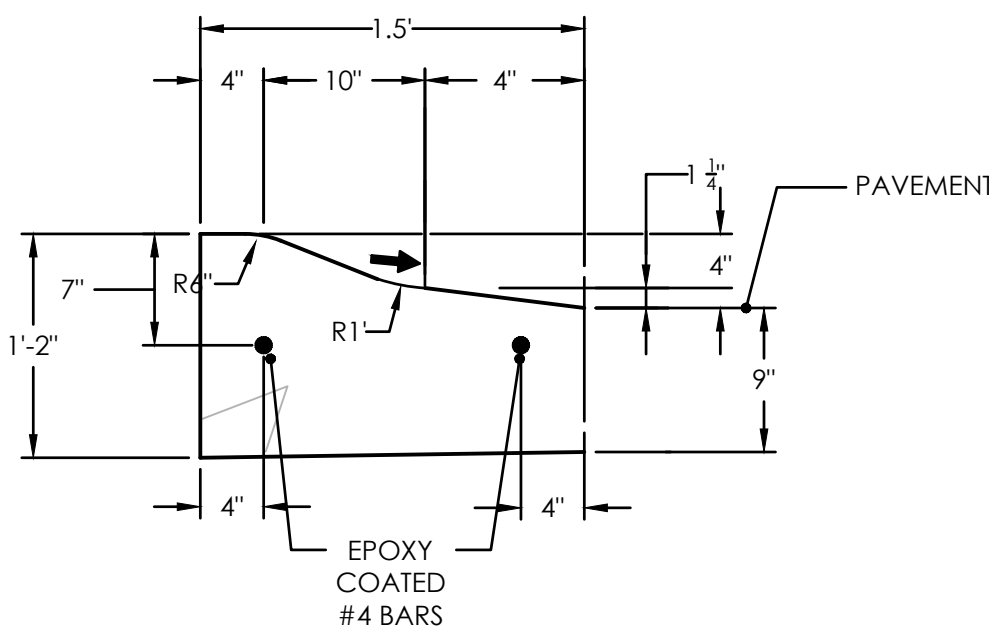
MDOT TYPE F2 CURB DETAIL
NO SCALE



BARRIER-FREE PARKING
SIGN DETAIL



CURB DETAIL
(M.D.O.T. TYPE D2, MODIFIED (NORMAL))
NO SCALE



CURB DETAIL
(M.D.O.T. TYPE D2, MODIFIED (SPILLOUT))
NO SCALE

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Mansfield
Land Use Consultants

REV	DATE	DES	DWN	CHK	DESC
01	02-12-20				Original design

Water's Edge, LLC

Proposed Hotel

NOTES & DETAILS SHEET

Section 9, Town 27 North, Range 10 West
Acme Township, Grand Traverse County, Michigan

PRELIMINARY

DATE: 02-12-20

FOR NO.: 12011

C1.1

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Grand Traverse County Soils Map Legend (M1055)		
Map Unit Symbol	Map Unit Name	
CpA	Croswell loamy sands, 0 to 2% slopes	
	Depth to restrictive layer:	More than 80 inches
	Natural Drainage Class:	Moderately well drained
	Runoff Class:	Negligible
	Infiltration:	5.95 to 19.98 in/hr
LeB	Lake beach and Eastport sand, 0 to 6% slopes	
	Depth to restrictive layer:	More than 80 inches
	Natural Drainage Class:	Excessively drained
	Runoff Class:	Negligible
	Infiltration:	5.95 to 19.98 in/hr
Ru	Roscommon mucky loamy sand	
	Depth to restrictive layer:	More than 80 inches
	Natural Drainage Class:	Poorly drained
	Runoff Class:	Negligible
	Infiltration:	5.95 to 19.98 in/hr
	Depth to Water Table:	
	About 0 inches	

- CONSTRUCTION SCHEDULE NARRATIVE:***
- TO TO INSTALL TEMPORARY S.E.S.C. MEASURES
 - TO TO INSTALL SHORING & PROTECTIVE BARRIERS
 - TO TO SITE EXCAVATION & GRADING
 - TO TO PILE AND FOOTING CONSTRUCTION
 - TO TO UNDERGROUND UTILITIES
 - TO TO BUILDING CONSTRUCTION
 - TO TO HMA & CONCRETE PAVEMENTS
 - TO TO TREES & LANDSCAPING, IRRIGATION
 - TO TO FINAL GRADING & RESTORATION
 - TO TO SITE CLEANUP, PAVEMENT MARKINGS, SIGNS
 - TO TO REMOVE TEMPORARY S.E.S.C. MEASURES
- * TO BE COMPLETED BY THE CONTRACTOR & OWNER. SCHEDULE IS SUBJECT TO CHANGE BASED ON PERMIT APPROVALS, MATERIAL AVAILABILITY, ETC.

- CONSTRUCTION NOTES:**
- SILT FENCE SHALL BE INSTALLED BEFORE THE CONSTRUCTION BEGINS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT DURATION UNTIL PERMANENT VEGETATION IS ESTABLISHED AND THE SITE IS STABILIZED. THE CONTRACTOR MUST REMOVE THE SILT FENCE UPON COMPLETION.
 - ALL STUMPS AND UNDERGROUND ORGANIC MATERIAL SHALL BE COMPLETELY REMOVED WITH AN EXCAVATOR AND HAULED OFF THE SITE. NOTHING SHALL BE BURIED ON SITE.
 - THE CONTRACTOR WILL OBTAIN A TEMPORARY ACCESS PERMIT FOR ACCESS ONTO PINE STREET. THE TEMPORARY CONSTRUCTION ACCESS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
 - ANY REQUIRED STOCKPILES SHALL BE LOCATED INTERNALLY, AWAY FROM EXISTING WETLANDS AND/OR WATER COURSES. DORMANT STOCKPILES SHALL BE SEEDED TO PREVENT SEDIMENTATION AND AIRBORNE EROSION.
 - STORM WATER SHALL BE CONTROLLED ON-SITE DURING DEMOLITION AND CONSTRUCTION. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE APPROVED S.E.S.C. PERMIT FROM GRAND TRAVERSE COUNTY.
 - SPECIAL CARE, MAINTENANCE AND ATTENTION SHOULD BE TAKEN TO PREVENT MATERIAL MOVEMENT INTO GRAND TRAVERSE BAY, THE EXISTING POND TO THE REAR (EAST) OF THE PROPERTY AND ADJACENT PROPERTIES.
 - SLOPES 3:1 OR STEEPER SHALL BE RESTORED WITH MULCH BLANKET.

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Phone 231-946-9310
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Mansfield

Land Use Consultants

Water's Edge, LLC

Proposed Hotel

SOIL EROSION & SEDIMENTATION CONTROL PLAN

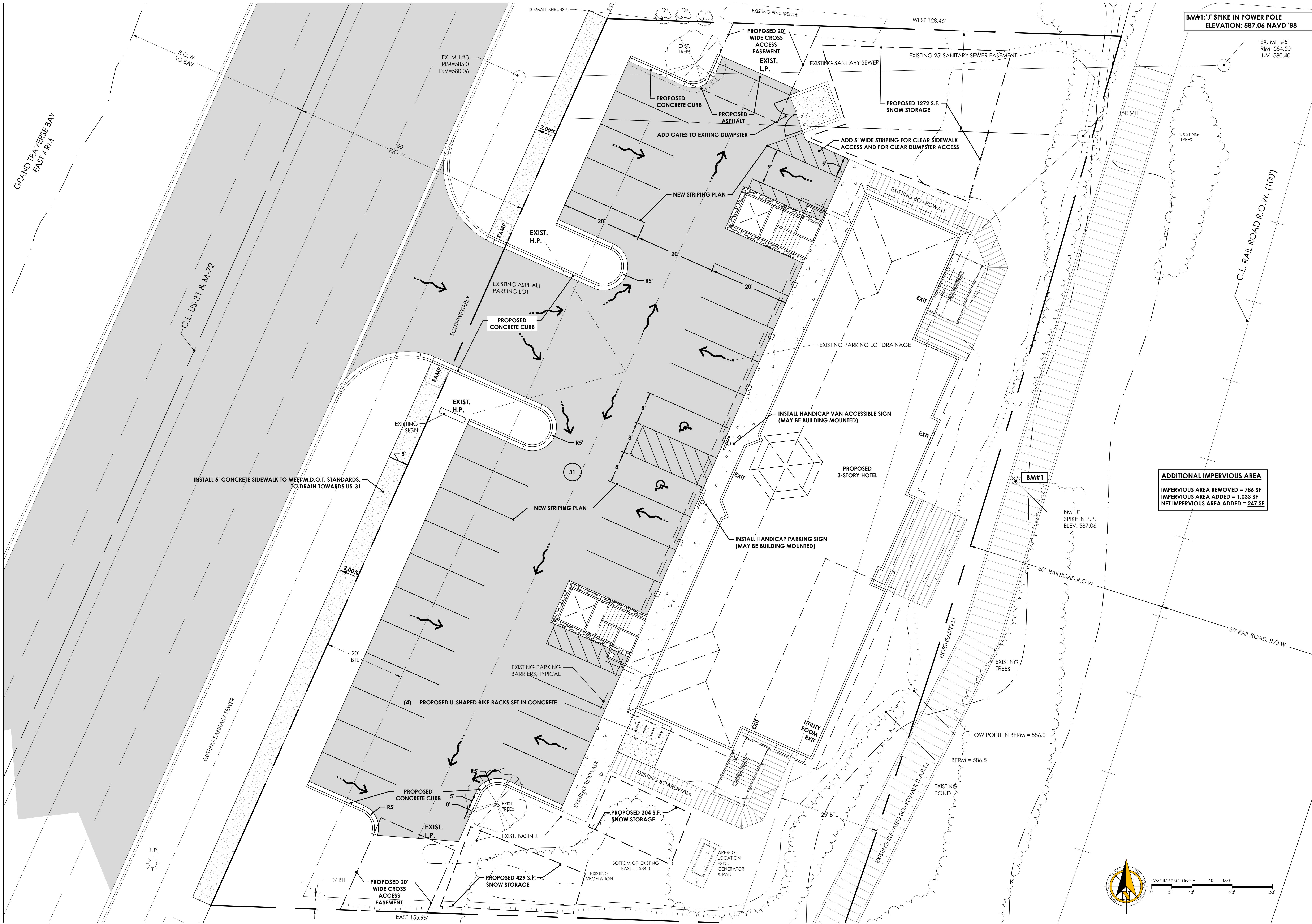
Section 9, Town 27 North, Range 10 West
Acme Township, Grand Traverse County, Michigan

PRELIMINARY

12011

C3.0

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PRELIMINARY

12011

C4.0

Water's Edge, LLC

Proposed Hotel

SITE AND DIMENSION PLAN

Section 9, Town 27 North, Range 10 West

Acme Township, Grand Traverse County, Michigan

830 Cottageview Dr., Ste. 201

P.O. Box 4015

Traverse City, MI 49685

Phone 231-946-9310

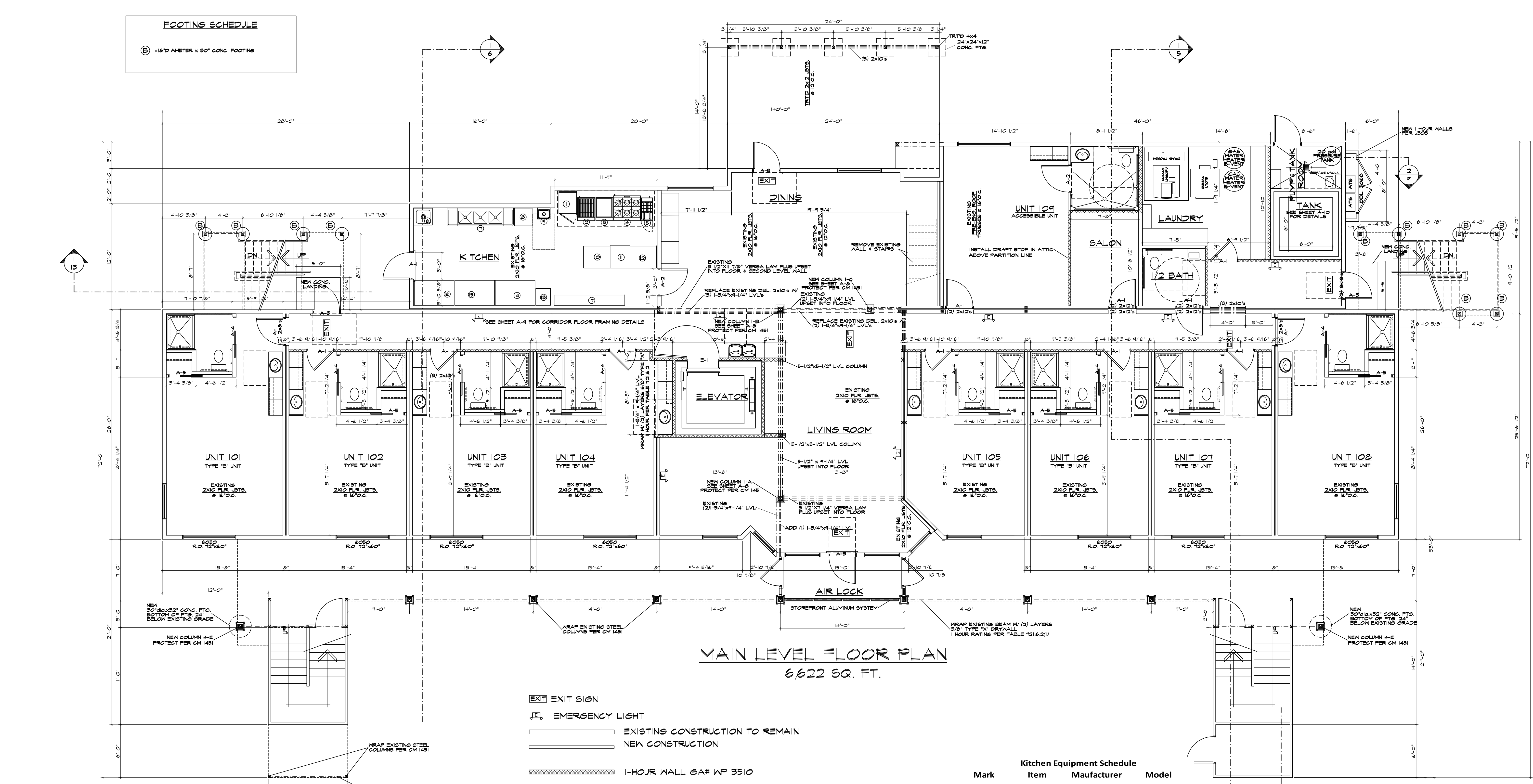
www.mansfield.com

info@mansfield.com

Mansfield

Land Use Consultants

REV#	DATE	DES	CHK	DRN	CHK	DESC
01	02-19-20	dim	mmmm	dim	Original design	



GA FILE NO. CM 1451 1 HOUR FIRE

GYPSUM WALLBOARD, STEEL COLUMN COVER

Base layer 1/2" type X gypsum wallboard applied around TS4x4x0.188 tube steel column. And held in place with paper masking tape. Second layer either No. 24 MSG galvanized steel column cover consisting of two L-shaped sections with snap-lock sheet steel joints or No. 22 MSG galvanized steel column covers consisting of two L-shaped sections with lap joints fastened with No. 8x1/2" sheet metal screws 12" o.c. Face layer 1/2" type X gypsum wallboard applied without horizontal joints to column cover with 1" Type S drywall screws 8" o.c. spaced 1" from vertical edges. Metal cornerbead applied to all corners with 1" Type S drywall screws 12" o.c. in each flange.

PROTECTION FOR EXISTING STEEL COLUMNS & NEW COLUMNS AT EXTERIOR EXIT STAIRS

DOOR SCHEDULE					
MARK	SIZE	HARDWARE	SELF CLOSING	LABEL	NOTES
A-1	3'0"x6'8"	LEVER	YES	45 MIN.	
A-2	3'0"x6'8"	LEVER	NO	—	
A-3	3'0"x6'8"	LEVER	NO	—	DELAYED EGRESS LOCK
A-4	3'0"x6'8"	HOOP	NO	—	POCKET DOOR
A-5	2'6"x6'8"	HOOP	NO	—	POCKET DOOR
A-6	4'0"x6'8"	LEVER	NO	—	2' DOUBLE DOOR

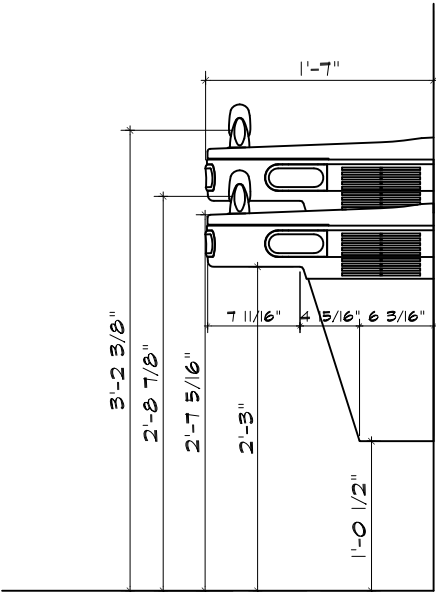
DOOR "E-1"

SINGLE 44" PANEL

THE DOOR SHALL CLOSE AUTOMATICALLY UPON ACTUATION OF THE SMOKE DETECTION SYSTEM.

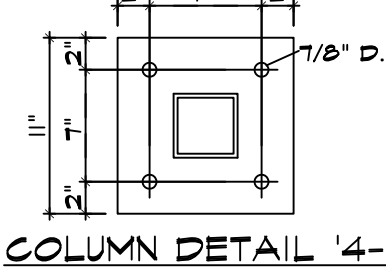
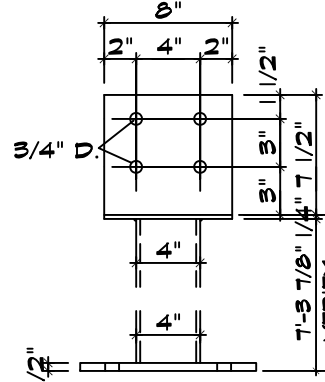
THE DOOR SHALL ALSO CLOSE UPON ACTUATION OF THE SPRINKLER SYSTEM.

45 MINUTE FIRE RATED ASSEMBLY.



DRINKING FOUNTAIN ELEVATION

Kitchen Equipment Schedule			
Mark	Item	Manufacturer	Model
1	Proofer	Lockwood	CA73-PF16-CD-R
2	Charbroiler	Imperial	IRB-24
3	Griddle	Imperial	ITG-24
4	Range	Imperial	IR-6-C
5	Fryer	Imperial	IFS-40
6	Mop Sink	--	--
7	Prep Sink	Blue Air	BS3-18/2D
8	Dishwasher	CMA	L-1 X 16
9	Hand Sink	Blue Air	BSH-14
10	Table	BK	VT-3630
11	Sandwich Prep	Kelvinator	KCST27.8
12	Table	BK	VT-3630
13	Ice Maker	Manitowoc	QM-30
14	Refridgerator	Kelvinator	KCBM48R
15	Refridgerator	Kelvinator	KCBM48R
16	Freezer	Kelvinator	KCBM48F
17	Wire Shelves	--	--



GA FILE NO. WP 3510

1-HOUR FIRE

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 2x4 wood studs 24" o.c. with 6d coated nails, 1-7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 24" on opposite sides. (LOAD-BEARING)

project: SENIOR CARE FACILITIES, LLC.
INTERIOR ALTERATION PLAN

sheet: A-7



EASTWOOD CUSTOM HOMES INC.
213 S. Airport W.
Traverse City, Michigan
(231) 941-5046

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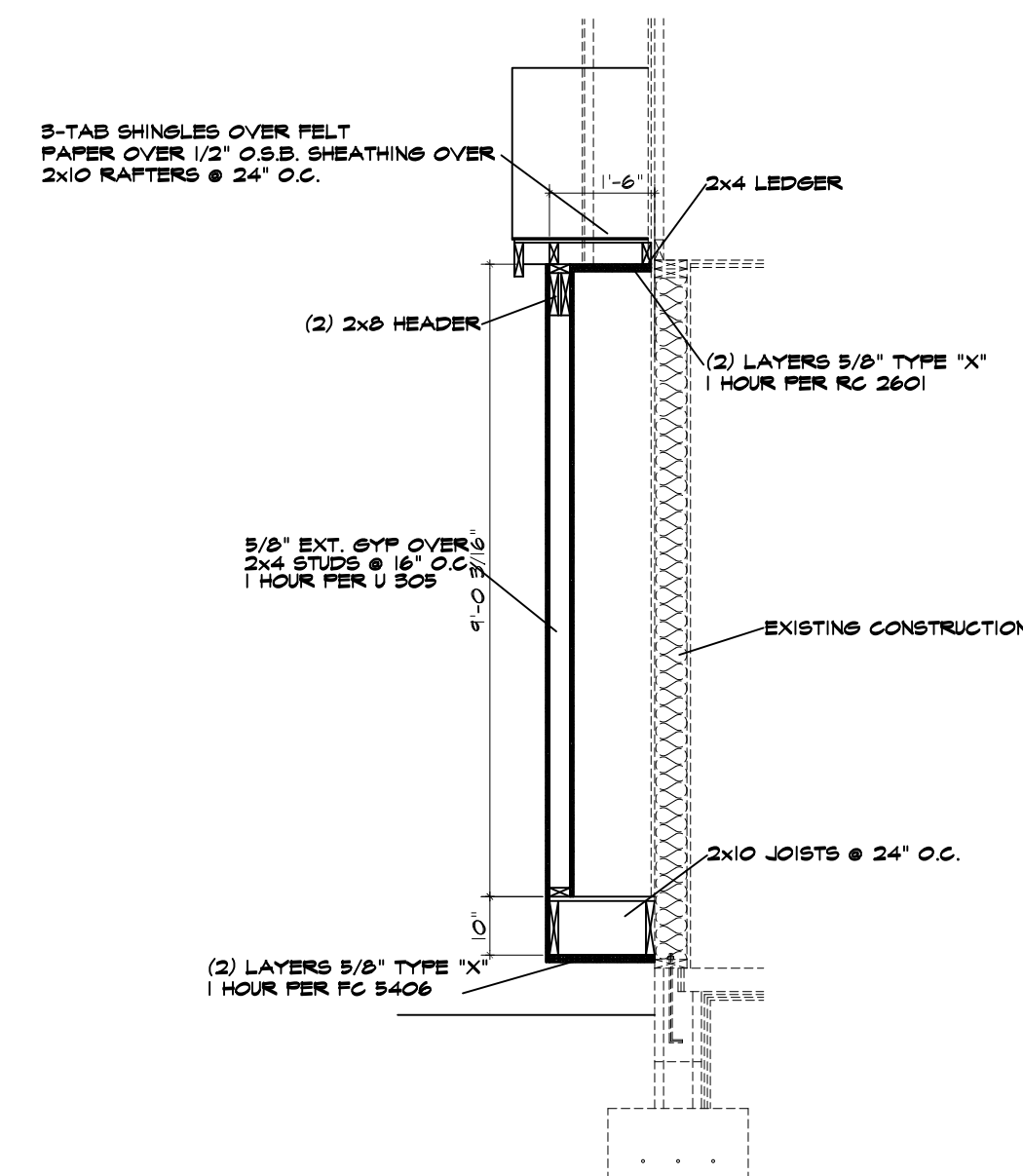
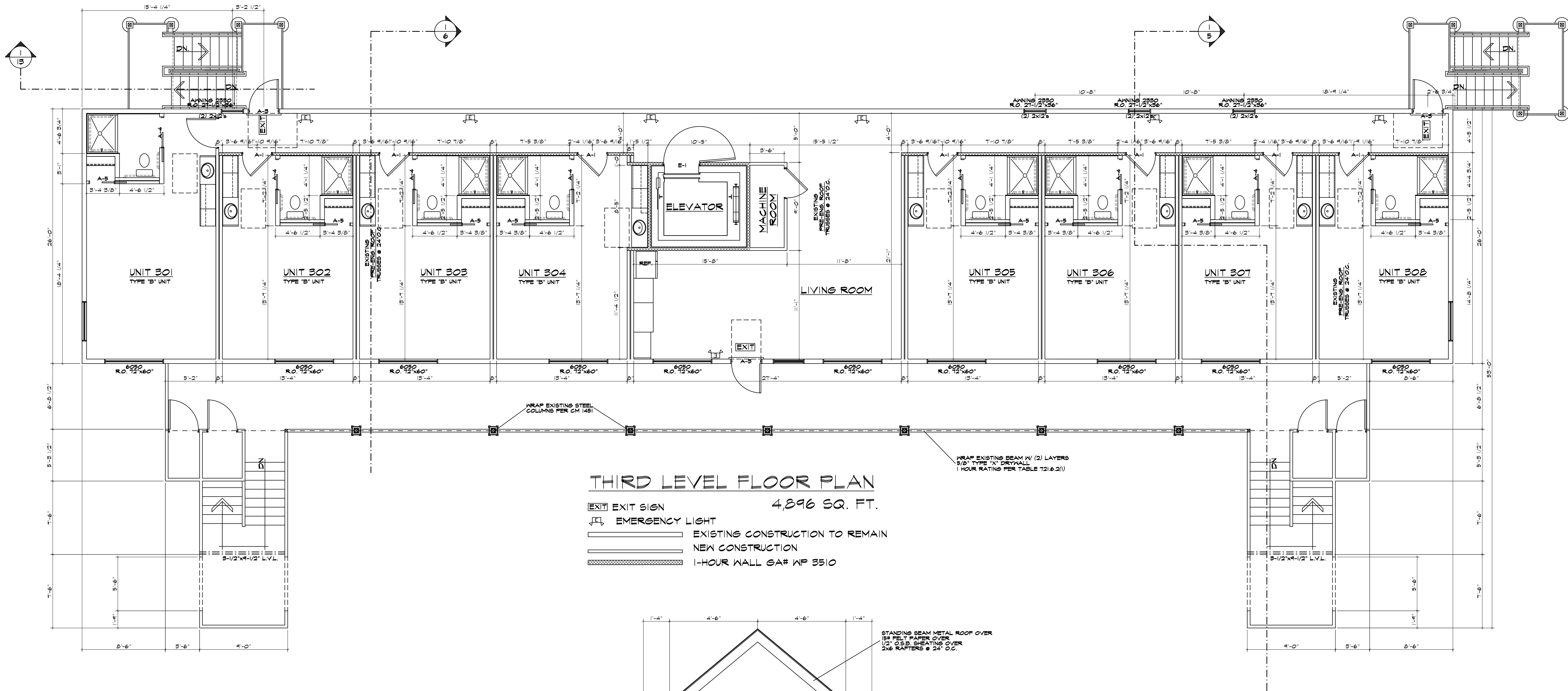
drawn by: N.F.C.

scale: 3/16"=1'-0"

date: MAY 21, 2012

revised: OCT. 19, 2012
MAY 06, 2013
JUNE 03, 2013
SEPT. 03, 2013
SEPT. 18, 2013
OCT. 07, 2013
DEC. 14, 2013

change order: 1. .
2. .
3. .
4. .



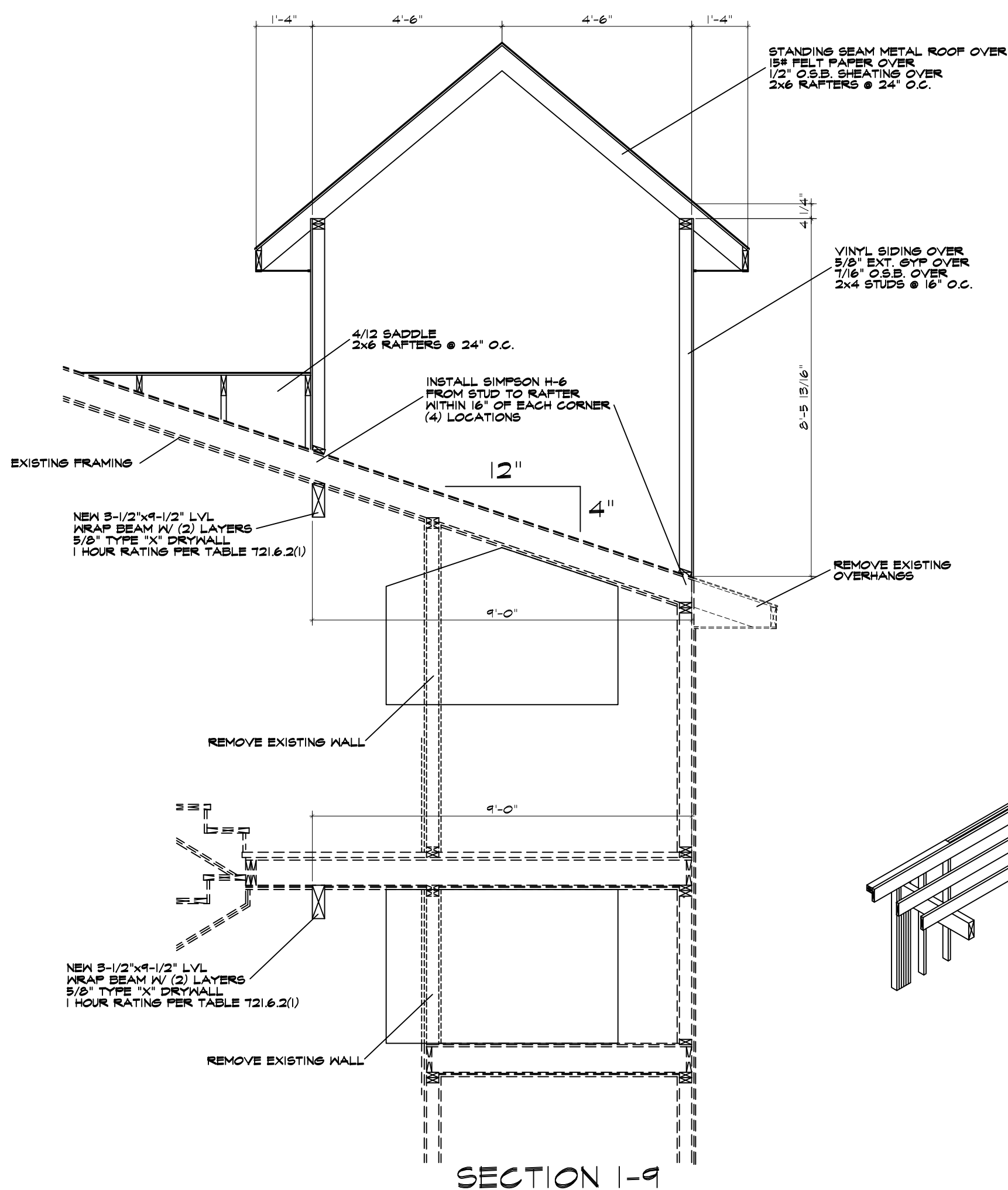
SECTION 2-9

GA FILE NO. RC 2601 1 HOUR FIRE
GYPSUM WALLBOARD, WOOD JOISTS, ROOF COVERING

Base layer 5/8" type X gypsum wallboard applied at right angles to 2x10 wood joists 24" o.c. with 1 1/2" type W or 5 drywall screws 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 1 7/8" Type W or 5 drywall screws 12" o.c. at joints and intermediate joints and 1 3/4" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood joists supporting 1/2" plywood with exterior glue applied at right angles to joists with 8d nails. Appropriate roof covering. Ceiling provides one hour fire resistance protection for framing, including trusses.

GA FILE NO. FC 5406 1 HOUR FIRE
WOOD JOISTS, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to 2x10 wood joists 24" o.c. with 1 1/2" type W or 5 drywall screws 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 1 7/8" Type W or 5 drywall screws 12" o.c. at joints and intermediate joints and 1 3/4" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood joists supporting 1/2" plywood with exterior glue applied at right angles to joists with 8d nails. Ceiling provides one hour fire resistance protection for framing, including trusses.



SECTION 1-9

EASTWOOD CUSTOM HOMES INC.
213 S. Airport W.
Traverse City, Michigan
(231) 941-5046

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drawn by:
N.F.C.

scale:
3/16"=1'-0"

date:
MAY 21, 2012

revised:
OCT. 19, 2012
MAY 06, 2013
JUNE 03, 2013
JUNE 14, 2013
SEPT. 18, 2013
DEC. 14, 2013

change order:

1.
2.
3.
4.

project:
SENIOR CARE FACILITIES, LLC.
INTERIOR ALTERATION PLAN

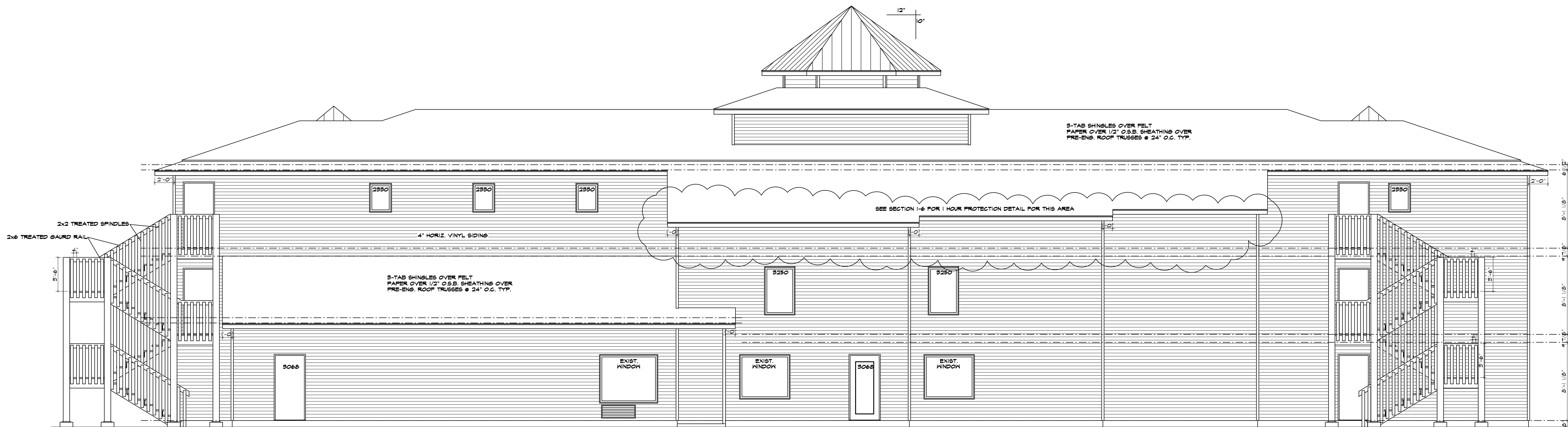
sheet:
A-9

Eastwood
CUSTOM HOMES INC.

3-TAB SHINGLES TO BE INSTALLED IN RANDOM PATTERN



WEST SIDE ELEVATION



EAST SIDE ELEVATION

EASTWOOD CUSTOM HOMES INC.
213 S. Airport W.
Traverse City, Michigan
(231) 941-5046

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drawn by:
N.F.C.

scale:
3/16"=1'-0"

date:
MAY 21, 2012

revised:
OCT. 19, 2012
MAY 06, 2013
JUNE 03, 2013
JUNE 14, 2013
SEPT. 18, 2013

change order:

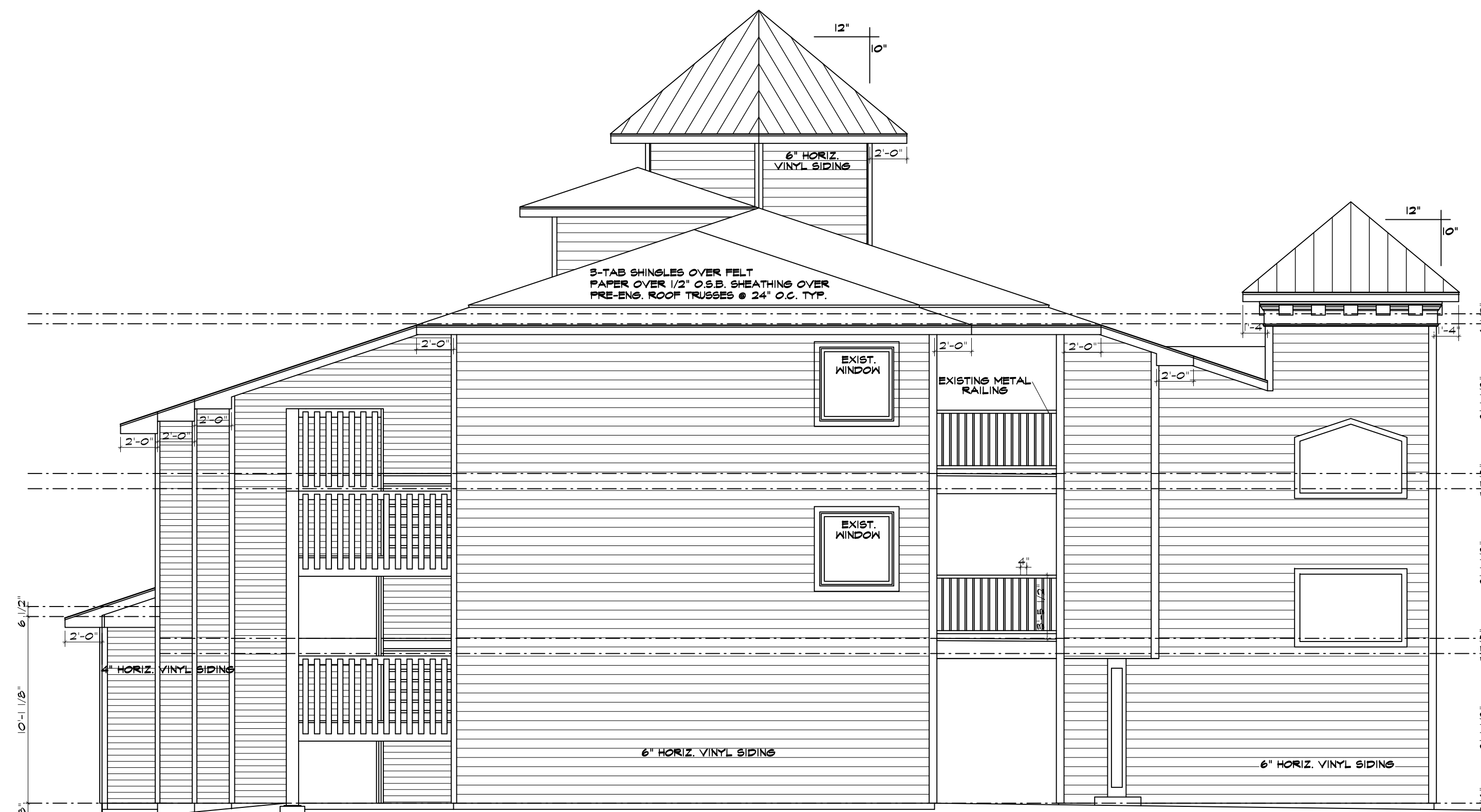
- 1.
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- 4.

project:
SENIOR CARE FACILITIES, LLC.
EXTERIOR ELEVATIONS

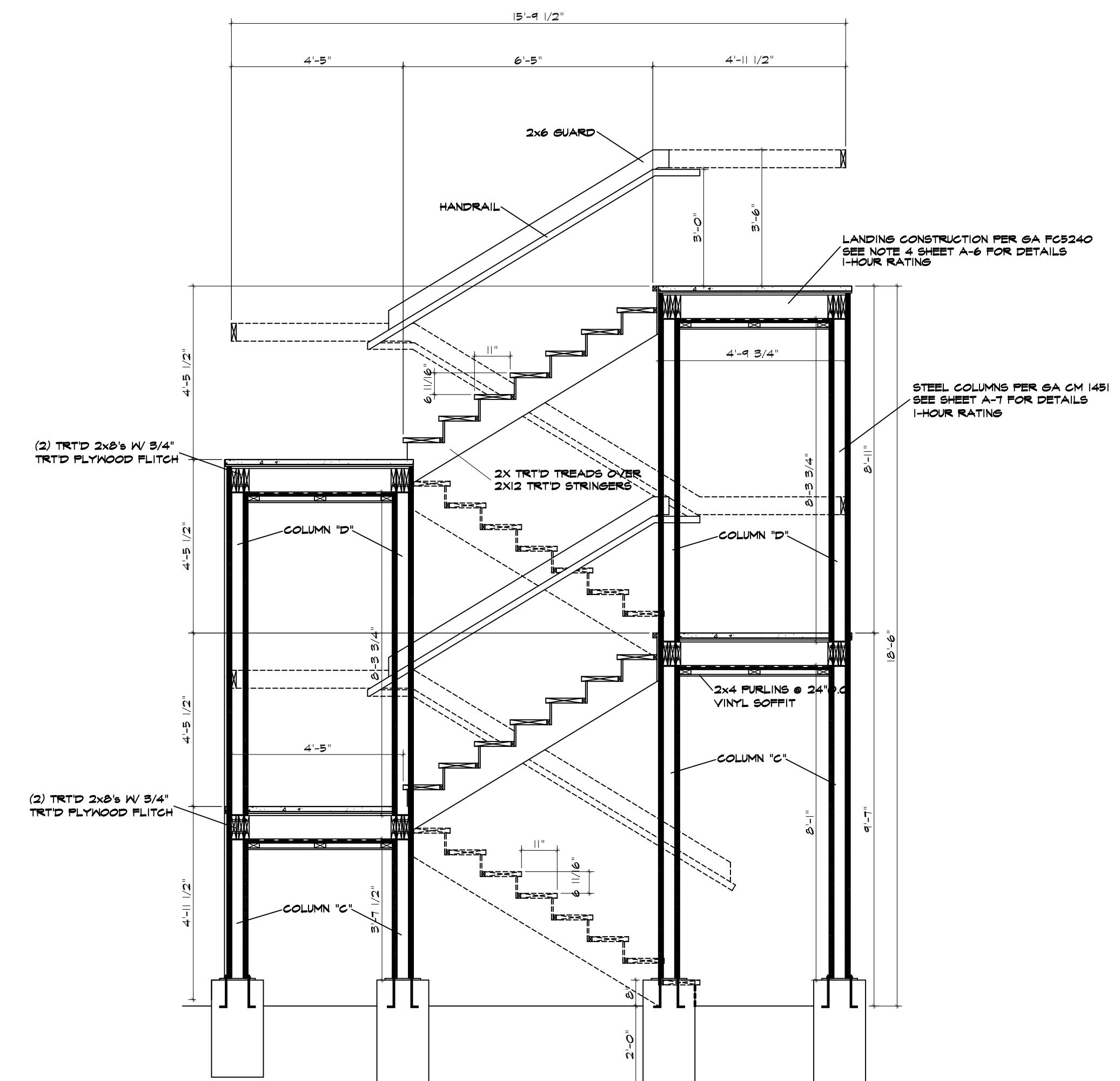
sheet:
A-12



3-TAB SHINGLES TO BE INSTALLED IN RANDOM PATTERN

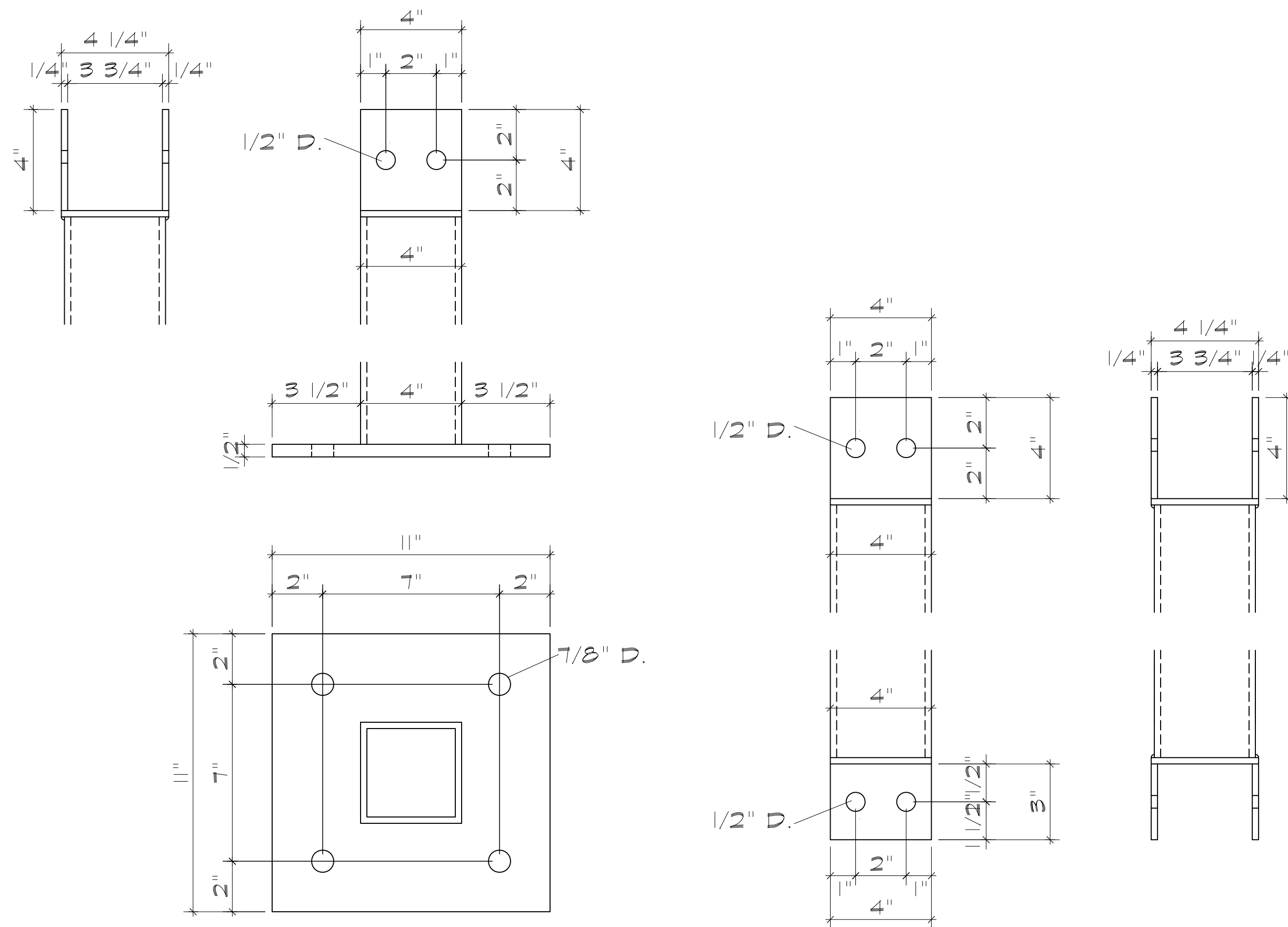


NORTH SIDE ELEVATION



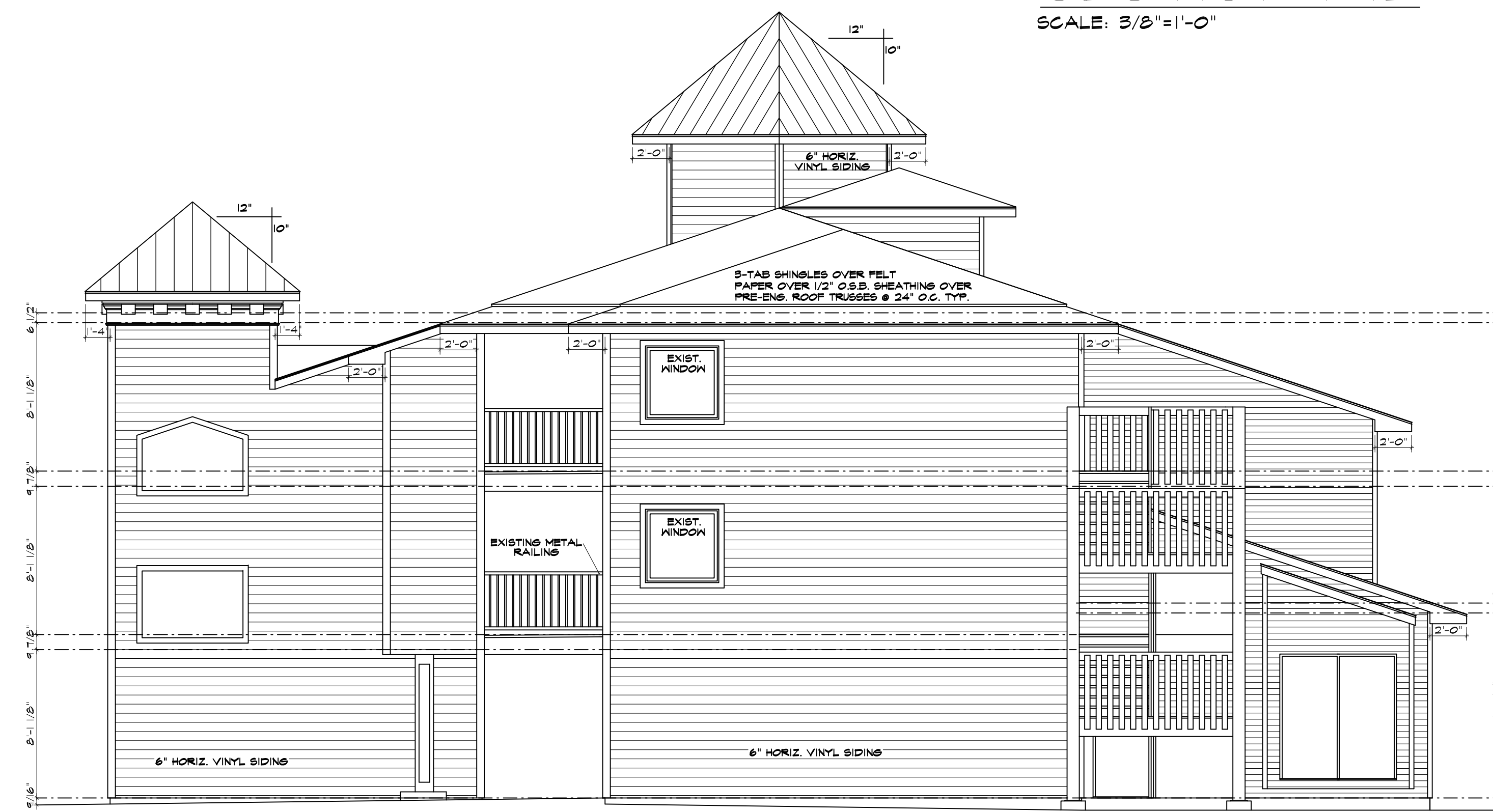
SECTION 1-2

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



COLUMN "C"

COLUMN "D"



SOUTH SIDE ELEVATION

EASIMOOD CUSHION HOMES INC.
213 S. Airport W.
Traverse City, Michigan
(231) 941-5046

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OR OTHERS IS STRICTLY
FORBIDDEN AND PUNISHABLE
BY LAW.

Drawn by:
N.F.C.

scale:
3/16" = 1'-0"

ate:
MAY 21, 2012

Revised: OCT. 19, 2012 MAY 06, 2013 JUNE 03, 2013 SEPT. 18, 2013
--

change order:

-
-
-
-

OR CARE FACILITIES, LLC.
EXTERIOR ELEVATIONS

For

Sheet:
A-13



From: [Wiest, Jeremy \(MDOT\)](#)
To: [Petra Kuehnis](#)
Subject: RE: Site Plan Review
Date: Monday, March 9, 2020 7:00:10 AM
Attachments: [12011 plan04.pdf](#)
[20-02-25 Waters Edge SPR Application.pdf](#)

Good morning Petra,

Our department has no comment on the change of use. However a permit will be needed from the property owner for any work within the MDOT right-of-way (i.e. the proposed sidewalk).

If there are any other questions please let me know.

Thanks!

Jeremy

Jeremy R Wiest, P.E.
Permit Engineer
Michigan Department of Transportation
Traverse City Transportation Service Center
2084 US-31 South, Suite B
Traverse City, MI 49685
Phone: 231-941-1986

From: Petra Kuehnis <petrak@maaeps.com>
Sent: Friday, March 6, 2020 4:02 PM
To: Wiest, Jeremy (MDOT) <WiestJ@michigan.gov>
Subject: Site Plan Review

Water's Edge Hotel
4612 US 31 North, Acme Township
Tax ID 28-01-109-029-00

Hi Jeremy,

As part of the township site plan review process, Acme Township requires that we submit for review and comment from your agency.

The project is a change of use of an existing three-story building located at 4612 US 31 North from senior care back to its original hotel use. Proposed site improvements include modifications to the parking lot and landscaping to meet current township standards. No modifications to the entrance drive or building are proposed, and no change of density or intensity of use.

On behalf of Water's Edge, LLC, please find the following enclosed information regarding the change of use:

1. Site Plan Review application narrative addressed to Acme Township dated 2/25/20.
2. Site Plans dated 2/19/20.
3. Architectural As-built Plans dated 12/14/13.

Please review the enclosures and provide written comments as soon as you are able so they may be included into the Acme Township Planning Commission review packet for this project.

Thank you for your time in reviewing the enclosed documents. If you have any questions, please call me at (231) 946-9310 ext. 1003. Thank you for your assistance.

Petra Kuehnis, PLA

Mansfield Land Use Consultants

830 Cottageview Drive, Suite 201

Traverse City, MI 49684

(231) 946-9310 x 1003 office

(231) 631-1916 mobile

petrak@maaeps.com



GRAND TRAVERSE COUNTY SHERIFF'S OFFICE

Thomas J. Bensley, Sheriff • Michael Shea, Undersheriff

Administration

851 Woodmere Avenue, Traverse City, MI 49686-3349 • (231) 995-5000 • FAX (231) 995-5010

Corrections

320 Washington Street, Traverse City, MI 49684-2583 • (231) 922-4530 • FAX (231) 922-4415

March 9, 2020

Mansfield Land Use Consultants
830 Cottageview Drive, Suite 201
Traverse City, MI 49684

On March 9, 2020 the Grand Traverse County Sheriff's Office received a copy of the site plans for the Water's Edge Hotel, 4612 US 31 North, Acme Township. After reviewing the site plans and the site itself for traffic, safety and security concerns this Department finds the following:

- ☒ We see nothing objectionable in the submitted site plan within the areas of the responsibility of the Sheriff's Department.
- ☐ Nothing in the site plan appears pertinent to the responsibilities of the Sheriff's Department.
- ☐ There is insufficient information for our agency to comment.
- ☐ The following deficiencies or recommendations in the site plan are noted:

Sincerely,

Thomas J. Bensley, SHERIFF
by;


Lt. Christopher Oosse

CO/mdf



From: [Dianne Thompson](#)
To: [Petra Kuehnis](#); [Doug Mansfield](#)
Subject: 4612 US 31 North
Date: Tuesday, April 28, 2020 2:35:10 PM

Petra & Doug:

For Water's Edge request for review for a change of use from Senior Housing back to hotel units:

The DPW has no problem with this change. There are sufficient purchased benefits owned by this property for this change of use.

Just a note, however, that the monthly sewer use bill will increase when occupancy is approved for this change as Assisted Living was a lower benefit rate than hotel/motel units and the sewer bill is calculated based on the number of active benefits.

I don't know if this email is sufficient for Acme Township's requirement or not. I am working from home so I don't have any letterhead with me but if something more formal is needed I will draft something up and have one of the ladies at the office print it and scan and email it to you.

Thank you.
Dianne

Dianne Thompson
Grand Traverse County DPW
2650 LaFranier Road
Traverse City MI 49686-8972
(231) 995-6037
(231) 929-7226 fax
dthomps2@grandtraverse.org

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GRAND TRAVERSE COUNTY ENVIRONMENTAL HEALTH WELL & SEPTIC STATUS FORM - \$25

RECEIVED

MAR 06 2020

Environmental Health

existing building -change of use from senior housing to hotel

☐ DEMOLITION ☐ REMODEL ☐ ADDITION ☐ HOME REPLACEMENT ☒ FILE REVIEW

Property Address: 4612 US 31 North Traverse City, MI 49686

Property Tax ID: 28-01-109-029-00

Township: Acme

Owner Name: Water's Edge, LLC

Owner Phone: (231) 929-4663

Owner Address: 848 US 31 South Traverse City, MI 49685

Contractor's Name: none -no changes proposed

Contractor Phone:

Contractor's Address:

Please include a brief summary of the proposed changes to the property. For residential, please include current bedrooms, proposed bedrooms and whether or not the property has/will have a garbage disposal. For commercial, please state number of bathrooms, employees, and max customers/day.

Change of use of an existing building from a 27 room Senior Housing facility to a 27 room Hotel without Conference Facilities. No interior modifications to the building are proposed.

see attached narrative, site plans and architectural plans for more information.

A handwritten signature in black ink, appearing to be "PK" followed by a flourish.

Mansfield Land Use Consultants, Petra Kuehnis, PLA
Signature of Owner/Contractor

3/6/2020

Date

Grand Traverse County Environmental Health WELL & SEPTIC STATUS FORM

(TO BE COMPLETED BY SANITARIAN)

☒ EXISTING PERMIT AVAILABLE PERMIT # 22063 DATE OF ISSUE: 8/24/94
☐ EXISTING PERMIT NOT AVAILABLE

- ☐ Well shall be properly plugged according to Part 127 of Act 368, P.A. 1978, as amended. Abandoned well plugging record shall be submitted to the Health Department. A new well may be required.
- ☐ Septic tank(s) and any other tank(s) associated with the wastewater system shall be pumped by a licensed septage hauler, crushed, and filled or removed. A new wastewater system may be required.
- ☒ Existing well meets current well construction code requirements and is approved for use as an:
☐ Private Residential Well
☐ Irrigation Well
☒ Public Well circle type: TYPE II TYPE III
- ☐ Existing septic system meets current design requirements for proposed use and meets all isolation requirements. Tank(s) Size(s): _____ Drained: _____
Existing septic system will serve:
☐ Residential home with _____ bedrooms Garbage Disposal: YES NO
☐ Commercial facility with design daily flow of _____ gal/day
☐ Other use with design daily flow of _____ gal/day
- ☐ Existing septic system does not meet current design requirements, but is considered "grand-fathered" for proposed use.

Comments:

MUNICIPAL SEWER

TYPE II PUBLIC WELL

EW Burtas

Signature of Health Department Representative

3-16-2020
Date

OFFICE USE ONLY

Receipt Date: 4/1/20

Receipt #: 49989

Initials: jm

**GRAND TRAVERSE COUNTY ENVIRONMENTAL HEALTH
SOIL EROSION AND SEDIMENTATION CONTROL
SITE DETERMINATION FORM**

PART 91, SOIL EROSION & SEDIMENTATION CONTROL, ACT 451 OF 1994,
AS AMENDED & GTCHD SOIL EROSION SEDIIMENTATION CONTROL ORDINANCE

Office Use Only	Amount: \$ 25.00
	Receipt #: 49989
	Received By: Jm

(initial status form)

Project Type: ☐ Residential ☐ Multi-Family ☒ Commercial

Project Address: 4612 US 31 North City, Zip: Traverse City, MI 49686

Tax #: 28-01-109-029-00 Twp: Acme Section: 9 Town: 27 N Range: 10 W

Subdivision: Lot:

Size of Earth Change: 1,200sf Start Date: summer 2020 Completion Date: summer 2020

Name & Distance to Nearest Surface Water, Wetland or Drain: 130ft to East Grand Traverse Bay across US-31

Describe Project: Change of use of an existing building from Senior Housing to Hotel
requiring minor improvements to the parking lot to meet zoning

*** DETERMINATIONS MUST BE SUBMITTED WITH AN ACCURATE SITE PLAN OF PROPOSED WORK ***

Owner's Name: Water's Edge, LLC

Owner's Mailing Address: 848 US 31 South City, State, Zip: Traverse City, MI 49685

Owner's Phone: (231) 929-4663 Owner's email: bclous@eastwoodcostomhomes.com

Applicant (if other than owner): Mansfield Land Use Consultants, Petra Kuehnis, PLA

Address: 830 Cottageview Drive -Suite 201 City, State, Zip: Traverse City 49684

Phone: (231) 946-9310 x1003 Email: petrak@maaeps.com

**Signature:  Date: 3/6/2020

-----DEPARTMENT USE ONLY: COMPLETED BY SANITARIAN-----

THE FOLLOWING CRITERIA DO NOT APPLY:

SOM PA 451, PART 91 REQUIREMENTS

- ☐ Within 500' of Lake or Stream
☒ Disturb 1 acre or more

GTCHD SESC REQUIREMENTS

- ☒ Within 500' of Regulated Wetland ☒ Slopes of 20% or greater
☒ Within 500' of a County Drain ☒ Group D Hydrologic Soils

Comments:

130' to E. Grand Traverse Bay.
A SESC Permit is required.

☒ OFFICE REVIEW ☒ FIELD REVIEW

Based on information provided by the Land Owner, the requirement for a Soil Erosion/Sedimentation Control (SESC) Permit has been reviewed in accordance with Part 91, Act 451 of 1994 and the Grand Traverse County Soil Erosion and Sedimentation Control Ordinance, as amended. Grand Traverse County Health Department, County Enforcing Agency, has determined that a SESC Permit is:

☐ NOT REQUIRED

☒ REQUIRED

Sanitarian Reviewer:



Date: 3.17.2020



GRAND TRAVERSE METRO FIRE DEPARTMENT

FIRE PREVENTION BUREAU

897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 922-2077 Fax: (231) 922-4918 ~ Website: www.gtfire.org Email: info@gtfire.org

SITE PLAN REVIEW RECORD

ID # P-0319-M6820

DATE: 3/16/2020

PROJECT NAME: Water's Edge Hotel Site Plan

PROJECT ADDRESS: 4612 US 31 North

TOWNSHIP: Acme

APPLICANT NAME: Petra Kuehnis

APPLICANT COMPANY: Mansfield Land use Consultants

APPLICANT ADDRESS: 830 Cottageview Drive – Suite 201

APPLICANT CITY: Traverse City STATE: MI ZIP: 49684

APPLICANT PHONE: 946-9310 X1003

FAX #

REVIEW FEE: \$75.00

Reviewed By: Kathy Fordyce, Plan Reviewer

This review is based solely on the materials submitted for review and does not encompass any outstanding information. Compliance with all applicable code provisions is required and is the responsibility of the permit holder. Items not listed on the review do not negate any requirements of the code nor the compliance with same. Inspection requests must be made a minimum of 48 hours prior to needed inspection. This plan review is based on the 2015 International Fire Code, as adopted.



GRAND TRAVERSE METRO FIRE DEPARTMENT

FIRE PREVENTION BUREAU

897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 922-2077 Fax: (231) 922-4918 ~ Website: www.gtfire.org Email: Info@gtfire.org

SITE PLAN REVIEW

ID # P-0319-M6820

DATE: 3/16/2020

1. 505.1 Address identification.

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

2. 503.2.4 Turning radius.

The required turning radius of a fire apparatus access road shall be determined by the fire code official.

-Reduce the size of the curbs at the entrance to allow for large fire apparatus access.

Resubmit site plans to indicate the change required in item #2.

A change of use requires new building plans be submitted for review.



GRAND TRAVERSE METRO FIRE DEPARTMENT

FIRE PREVENTION BUREAU

897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 922-2077 Fax: (231) 922-4918 ~ Website: www.gtfire.org Email: info@gtfire.org

SITE PLAN REVIEW RECORD

ID # P-0319-M6820

DATE: 6/3/2020

PROJECT NAME: Water's Edge Hotel Site Plan

PROJECT ADDRESS: 4612 US 31 North

TOWNSHIP: Acme

APPLICANT NAME: Petra Kuehnis

APPLICANT COMPANY: Mansfield Land use Consultants

APPLICANT ADDRESS: 830 Cottageview Drive – Suite 201

APPLICANT CITY: Traverse City STATE: MI ZIP: 49684

APPLICANT PHONE: 946-9310 X1003

FAX #

REVIEW FEE: \$0.00

Reviewed By: Kathy Fordyce, Plan Reviewer

This review is based solely on the materials submitted for review and does not encompass any outstanding information. Compliance with all applicable code provisions is required and is the responsibility of the permit holder. Items not listed on the review do not negate any requirements of the code nor the compliance with same. Inspection requests must be made a minimum of 48 hours prior to needed inspection. This plan review is based on the 2015 International Fire Code, as adopted.



GRAND TRAVERSE METRO FIRE DEPARTMENT

FIRE PREVENTION BUREAU

897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 922-2077 Fax: (231) 922-4918 ~ Website: www.gtfire.org Email: info@gtfire.org

SITE PLAN REVIEW

ID # P-0319-M6820

DATE: 6/3/2020

1. 505.1 Address identification.

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

A change of use requires new building plans be submitted for review.

May proceed with township approval process.



TECHNICAL MEMORANDUM

Proposed Hotel, Water's Edge, LLC - Storm Water Review

To: Lindsey Wolf, Planning & Zoning Administrator
Doug White, Supervisor

Date: March 13, 2020

From: Robert Verschaeve, P.E.

Re: Proposed Hotel, Water's Edge,
LLC - Storm Water Review

This review is being provided as requested by Acme Township and is limited to storm water control measures only for the referenced project in accordance with Ordinance No. 2007-01 Acme Township Storm Water Control Ordinance. Other items such as soil erosion and sedimentation controls will need to be reviewed and permitted through the appropriate agency having jurisdiction.

The site is currently Aurora Senior Living, located at 4612 Highway U.S. 31 North, situated east of U.S. 31 North and west of the Pere Marquette Railroad right of ways. It appears the site will be changing use from a Senior Living Center to a Hotel. The property is owned by Senior Care Facilities, LLC and the developer is Water's Edge, LLC c/o Eastwood Custom Homes, Inc. (the Applicant).

The Plans, prepared by Mansfield Land Use Consultants (the Consultant) and dated February 21, 2019 detail site improvements to include; the installation of a 5-foot wide concrete sidewalk in the U.S.-31 right of way, removal of existing asphalt near the site entrance and the installation of concrete curb and landscaping, parking lot re-striping and signage to address accessible parking and access, addition of bike racks and a concrete slab, and additional asphalt for shared access to the north and south adjoining properties.

No topographic information or other means of describing existing conveyance towards site storm water management systems were provided on the plans. Based on our review during a site visit, it appears stormwater from the parking lot flows west – away from the building, east – away from U.S. 31 North and then breaks both north and south. The Plans identify an existing basin on the south portion of the site while no basin is identified to the north. It appears the existing drainage flow pattern from the parking lot may be impacted by the installation of concrete curb. The plans need to identify existing and proposed parking lot drainage patterns on the plans. It is not clear if the proposed curb will alter the existing drainage patterns

The plans detail the removal of existing and addition of proposed impervious surfaces. If the net change is a reduction in impervious surface for the site, no additional storm water run-off storage controls would be necessary. If the net change is an increase in impervious area, additional stormwater controls to accommodate that increase will be needed. The plans need to quantify the areas of impervious surfaces to be removed and to be added to the site and identify any additional controls if there is an increase in impervious area.

We anticipate the addition of the items noted above will allow a quick confirmation of the suitability of the existing stormwater controls for this site. Please let me know should you, the Applicant, or the Consultant have any questions.

Lindsey Wolf

From: Bob Verschaeve, P.E. <rmverschaeve@goslingczubak.com>
Sent: Wednesday, May 20, 2020 9:30 AM
To: Lindsey Wolf
Subject: RE: 12011 plan04.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Lindsey,
It looks like this drawing for Water's Edge added the items requested in our review. We're good with the plan and can close this review out.
Thanks,
Bob

Robert Verschaeve, P.E. | Project Manager
Gosling Czubak Engineering Sciences, Inc.

231.946.9191 office | 231.933.5102 direct
rmverschaeve@goslingczubak.com | www.goslingczubak.com

[Connect with us on LinkedIn!](#)

From: Lindsey Wolf <Zoning@acmetownship.org>
Sent: Tuesday, May 12, 2020 2:19 PM
To: Bob Verschaeve, P.E. <rmverschaeve@goslingczubak.com>
Subject: FW: 12011 plan04.pdf

Hi Bob,

I found this in my junk box for the Water's Edge Hotel.

Lindsey Wolf
Planning & Zoning Administrator
Acme Township
6042 Acme Rd | Williamsburg, MI | 49690
Phone: 231.938.1350 Fax: 231.938.1510
zoning@acmetownship.org

From: Doug Mansfield <doug@maaeps.com>
Sent: Tuesday, May 05, 2020 4:26 PM
To: Lindsey Wolf <Zoning@acmetownship.org>
Subject: 12011 plan04.pdf

Good afternoon Lindsey, please forward the plan set to your township engineer pursuant to his request. Should there be any other questions or concerns, please don't hesitate to contact me. Have a great night. Doug

Sent from my iPad

Lindsey Wolf

From: Bob Verschaeve, P.E. <rmverschaeve@goslingczubak.com>
Sent: Tuesday, May 05, 2020 10:34 AM
To: dougm@maaeps.com
Cc: Lindsey Wolf
Subject: RE: Waters Edge Hotel, change of use -Regulatory Agency Reviews

Hi Doug,

Thanks for the updated information of the Waters Edge Hotel plans we requested in the review memo provided to Acme Township for this project. The only thing that is apparently still needed is for the plans to be updated to reflect these items:

No topographic information or other means of describing existing conveyance towards site storm water management systems were provided on the plans. Based on our review during a site visit, it appears stormwater from the parking lot flows west – away from the building, east – away from U.S. 31 North and then breaks both north and south. The Plans identify an existing basin on the south portion of the site while no basin is identified to the north. It appears the existing drainage flow pattern from the parking lot may be impacted by the installation of concrete curb. **The plans need to identify existing and proposed parking lot drainage patterns on the plans. It is not clear if the proposed curb will alter the existing drainage patterns**

The plans detail the removal of existing and addition of proposed impervious surfaces. If the net change is a reduction in impervious surface for the site, no additional storm water run-off storage controls would be necessary. If the net change is an increase in impervious area, additional stormwater controls to accommodate that increase will be needed. **The plans need to quantify the areas of impervious surfaces to be removed and to be added to the site and identify any additional controls if there is an increase in impervious area.**

Thanks for getting those updated and provided to the township.

Bob V.

Robert Verschaeve, P.E. | Project Manager
Gosling Czubak Engineering Sciences, Inc.

231.946.9191 office | 231.933.5102 direct
rmverschaeve@goslingczubak.com | www.goslingczubak.com

[Connect with us on LinkedIn!](#)

From: Lindsey Wolf <Zoning@acmetownship.org>
Sent: Monday, May 4, 2020 4:36 PM
To: Bob Verschaeve, P.E. <rmverschaeve@goslingczubak.com>
Subject: FW: Waters Edge Hotel, change of use -Regulatory Agency Reviews

From: Doug Mansfield <doug@maaeps.com>
Sent: Thursday, April 30, 2020 9:40 AM
To: Lindsey Wolf <Zoning@acmetownship.org>; Petra Kuehnis <petrak@maaeps.com>
Subject: RE: Waters Edge Hotel, change of use -Regulatory Agency Reviews

Good morning Lindsey, please find a letter pursuant to your Engineers concern regarding changes to the hard surface at Waters Edge. Please forward as you need and should there be any other concerns do not hesitate to contact me. Thanks Doug.

Douglas L. Mansfield

President

Mansfield Land Use Consultants

Planners - Surveyors – Engineers – Architects

830 Cottagview Drive

Suite 201

Traverse City, Mi. 49685

Cell (231)218-5560

Email doug@maaeps.com

Office (231)946-9310

From: Lindsey Wolf <Zoning@acmetownship.org>
Sent: Wednesday, April 29, 2020 6:13 PM
To: Petra Kuehnis <petrak@maaeps.com>
Cc: Doug Mansfield <doug@maaeps.com>
Subject: RE: Waters Edge Hotel, change of use -Regulatory Agency Reviews

Thanks Petra!

I'm waiting for our stormwater engineer to sign off on his end. Once I receive that I will be able to schedule a remote zoom meeting for the administrative review.

Lindsey Wolf

Planning & Zoning Administrator

Acme Township

6042 Acme Rd | Williamsburg, MI | 49690

Phone: 231.938.1350 Fax: 231.938.1510

zoning@acmetownship.org

From: Petra Kuehnis <petrak@maaeps.com>
Sent: Tuesday, April 28, 2020 2:52 PM
To: Lindsey Wolf <Zoning@acmetownship.org>
Cc: Doug Mansfield <doug@maaeps.com>
Subject: RE: Waters Edge Hotel, change of use -Regulatory Agency Reviews

Leslie,

Attached is the DPW review and approval of the proposed change of use back to Hotel.

Petra Kuehnis, PLA
Mansfield Land Use Consultants
830 Cottageview Drive, Suite 201
Traverse City, MI 49684
(231) 946-9310 x 1003 office
(231) 631-1916 mobile
petrak@maaeps.com

From: Petra Kuehnis
Sent: Thursday, April 23, 2020 4:42 PM
To: 'zoning@acmetownship.org' <zoning@acmetownship.org>
Cc: Doug Mansfield <dougman@maaeps.com>
Subject: Waters Edge Hotel, change of use -Regulatory Agency Reviews

Hi Leslie,

Thank you for sending over the Fire Department review.

So far, I have all but the DPW review of the existing sanitary service. Apparently the application fell through the cracks. Dianne Thompson at DPW is on it and I expect we will have a review soon.

Thanks.

Petra Kuehnis, PLA
Mansfield Land Use Consultants
830 Cottageview Drive, Suite 201
Traverse City, MI 49684
(231) 946-9310 x 1003 office
(231) 631-1916 mobile
petrak@maaeps.com



Acme Township Planning & Zoning Report

Meeting Date: June 17 , 2020
Subject: Stonehound Brewing
Application No: SPR 2020-06

Date: 6.08.20

Project: Stonehound Brewing
3593 Bunker Hill Road
Williamsburg, MI 49690

Applicant: Patrick Gibson
848 Washington Street
Traverse City, MI 49686
(231)649-1778

Owner: Nelson's Cloverdale Enterprises
3515 Jefferson
Traverse City, MI 49684

Request: Change from former laundromat to craft brewery with pub dining room.

GENERAL DESCRIPTION

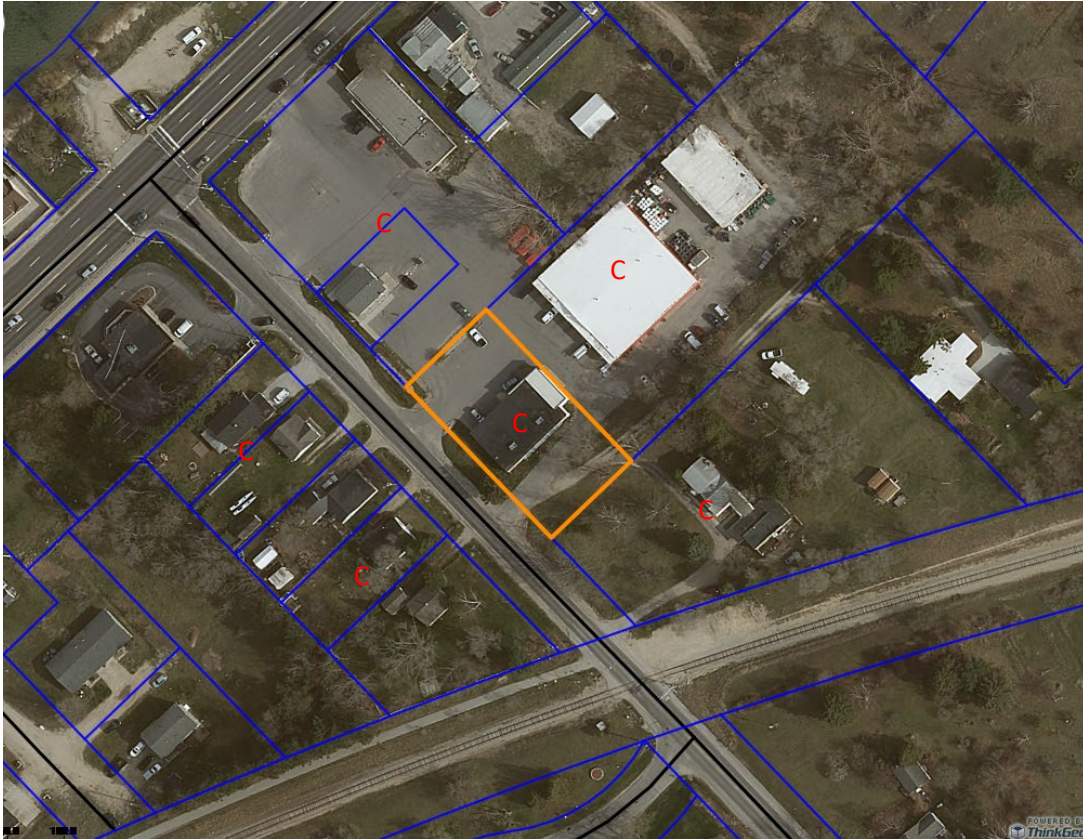
Proposal: The Applicant is proposing a change of use of the former laundromat to a craft brewery with pub dining room. There will be no exterior changes to the footprint of the building. Applicant is leasing the space

Parcel Number: 28-01-103-056-10
Location: 3593 Bunker Hill Road
Acres: .869
Zoning District: Corridor Commercial/form-based code district
Current Use: Laundromat/vacant
Propose Use: Brew pub

Legal Description: SWLY 100' OF THAT PT GOV LT 3 COM NE CNRGOV LT 3. W 742.6'. S 45 DEG 34' W 409.33', S 44 DEG 18' E 117' TO POB, S 44 DEG 18' E 189', S 45 DEG 34' W TO BUNKER HILL NLY R/W, NWLY ALG R/W TO PT S 45 DEG 34' W OF POB, N 45 DEG 34' E TO POB. SEC 3 T27N R10W

Existing Permits: None

Adjacent Zoning & Land Uses:



Traffic Access: US 31 N & Bunker Hill Road

ZONING ORDINANCE REVIEW

Listed below are the applicable sections of the Zoning Ordinance that pertain to the proposed project. Items that do not satisfy the standards required by the Zoning Ordinance have been indicated with **bold, red text**.

CF: Corridor Flexible District			
[§6.6.5.2]	Building Placement, Density & Parking		
Regulation	Requirement	Site Plan	Met
Minimum Lot Size	n/a	.869 acres	n/a
Minimum Lot Width	n/a		n/a
Min. Lot Depth	n/a		n/a
Street Side, corner lot Side Yard Setback	20' 5'	n/a existing building – no exterior modifications	n/a
Maximum Building Height	3 stories/ 35'	n/a existing building – no exterior modifications	n/a
Lot Coverage	70%	n/a existing building – no exterior modifications	n/a
Impervious Coverage	85%	n/a existing building – no exterior modifications	n/a
[§6.6.5.3]	Land Use By Floor		

Commercial	Ground: Yes	1 story	Yes
[\$6.6.6.3]	Site Lighting		
Site Lighting	No lighting level measured at the BTL shall exceed 2.0 fc	Not indicated	No*
[\$6.6.6.5]	Water Quality & Storm Water		
Water Quality & Stormwater	n/a	No exterior changes. None needed	Yes*
[\$6.6.6.6]	Façade Components		
Façade Components	n/a	Existing building; no exterior changes proposed beyond signage	n/a
[\$6.6.6.7]	Parking		
Location from Property Line	n/a	Existing	n/a
[\$6.6.6.9]	Parking Requirements		
Parking Requirements	1 space per 150 SF floor area	2100 SF usable area =14 spaces; additional spaces available from shared parking lot between Holiday Shopper, Ace Hardware, Acme Post Office	Yes
[\$7.5.6.f(2) & h]	Landscaping Requirements		
Landscaping Requirements	n/a	No exterior modifications required	n/a

* see site plan review/conditions of approval

SITE PLAN REVIEW

This is a permitted use within the Corridor Commercial (C) District. Due to the change of use and the generation of <500 trips a day Administrative Review is required.

The table below presents the required elements for a site plan review per the Zoning Ordinance, whether included in the site plan drawing, written narrative, or both. Items that do not satisfy the standards required by the Zoning Ordinance have been indicated with **bold, red text**.

§8.1.4	Application Requirements		
Item	Description	Shown On Site Plan	Written Documentation
1.	Natural features which will be retained, removed and/or modified including vegetation, drainage, hillsides, streams, wetlands, woodlands, wildlife and water.	n/a	n/a
2.	The description of the areas to be changed shall include their effect on the site and adjacent properties. An aerial photo may be used to delineate the areas of change.		n/a no exterior changes
3.	The method to be used to serve the development with water and sanitary sewer facilities		Yes
4.	The location, size, and routing of water and sanitary sewer facilities	n/a	
5.	Plans for storm water control and drainage, including measures to be used during construction	n/a	n/a

6.	Storm water calculations; and if requested storm water modeling data.		n/a
7.	If public sewers are not available to the site the applicant shall submit a current approval from the health department or other responsible public agency indicating approval of plans for sewage treatment.		Yes
8.	The method to be used to control any increase in effluent discharge to the air or any increase in noise level emanating from the site. Consideration of any nuisance that would be created within the site or external to the site whether by reason of dust, noise, fumes, vibration, smoke or lights.		n/a
9.	An indication of how the proposed use conforms to existing and potential development patterns and any adverse effects		Yes
10.	Location of known Air Sheds and how the proposed use impacts this natural feature.	n/a	n/a
11.	Plans to control soil erosion and sedimentation.		n/a
12.	Incorporation of low impact development storm water technologies and other best management practices such as, but not limited to, rain gardens, rooftop gardens, vegetated swales, cisterns, permeable pavers, porous pavement, and filtered storm water structures.	n/a	n/a
13.	Type, direction, and intensity of outside lighting shown on a photometric plan in compliance with exterior lighting standards.	No	No
14.	Location of any or required cross access management easements.	n/a	n/a
15.	Location of pedestrian and non-motorized facilities; if required.	n/a	n/a
16.	Landscaping plan	n/a	
17.	General description of deed restrictions and/or cross access management easements, if any or required.		n/a
18.	Name(s) and address(es) of person(s) responsible for preparation of site plan drawings and supporting documentation.	Yes	Yes
19.	Sealed drawings from a licensed architect, engineer, or landscape architect.	Yes	Yes

Agency Reviews

1. Soil Erosion and Sedimentation Control – not applicable
2. Health Dept. Well & Septic (well) – pending
3. DPW (sewer)– pending
4. Grand Traverse Metro Fire Department – favorable
5. Gosling Czubak Storm Water Review – not applicable
6. MDOT – not applicable

§8.2 Standards for Site Plan Review

Standards for Site Plan Review	
Standard	Finding
a. That the applicant may legally apply for site plan review.	Satisfied: The Applicant is authorized by the owner of the property to apply
b. That all required information has been provided.	Conditionally Satisfied: Per Application requirements 8.1.4 (3) Does not indicate the type of exterior lighting. 8.1.4 if any additional is proposed
c. That the proposed development conforms to all regulations of the zoning district in which it is located and all other applicable standards and requirements of this ordinance, including but not limited to all supplementary regulations.	Satisfied: The proposed use is allowed by right in the Corridor Commercial (C) District and applicable provisions of the Zoning Ordinance.
d. That the plan meets the requirements of Acme Township for fire and police protection, water supply, sewage disposal or treatment, storm, drainage, and other public facilities and services.	Conditionally Satisfied: No review from HD or DPW. Per correspondence with the applicant a new well has been required/permitted.
e. That the plan meets the standards of other governmental agencies where applicable, and that the approval of these agencies has been obtained or is assured.	Conditionally Satisfied: No review from HD or DPW
f. That natural resources will be preserved to a maximum feasible extent, and that areas to be left undisturbed during construction shall be so indicated on the site plan and at the site per se.	Satisfied: There will be no areas of disturbance.
g. That the proposed development property respects floodways and flood plains on or in the vicinity of the subject property.	<i>Not Applicable</i> – No floodplains present
h. That the soil conditions are suitable for excavation and site preparation, and that organic, wet, or other soils which are not suitable for development will either be undisturbed, or modified in an acceptable manner.	<i>Not Applicable</i> – No excavation required
i. That the proposed development will not cause soil erosion or sedimentation problems.	<i>Not Applicable</i> – No floodplains present
j. That the drainage plan for the proposed development is adequate to handle anticipated storm water runoff, and will not cause undue runoff onto neighboring property or overloading of water courses in the area.	<i>Not Applicable</i> – No exterior changes
k. That grading or filling will not destroy the character of the property or the surrounding area, and will not adversely affect the adjacent or neighboring properties.	<i>Not Applicable-</i> No grading necessary – existing building and parking lot.
l. That structures, landscaping, landfills or other land uses will not disrupt air drainage systems necessary for agricultural uses.	<i>Not Applicable</i>
m. That phases of development are in a logical sequence, so that any one phase will not depend upon a subsequent phase for adequate access, public utility services, drainage, or erosion control.	<i>Not Applicable</i> – No phasing required
n. That the plan provides for the proper expansion of existing facilities such as public streets, drainage systems, and water and sewage facilities.	Conditionally Satisfied: Per correspondence with the applicant a new well has been required/permitted.
o. That landscaping, fences or walls may be required when appropriate to meet the objectives of this Ordinance.	<i>Not Applicable</i>
p. That parking layout will not adversely affect the flow of traffic within the site, or to and from the adjacent streets.	Satisfied: No impact/no changes to existing parking

Standards for Site Plan Review	
Standard	Finding
q. That vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient.	Satisfied: No changes to existing parking; enough spaces to accommodate addition
r. That outdoor storage of garbage and refuse is contained, screened from view, and located so as not be a nuisance to the subject property or neighboring properties.	Satisfied: Use of existing dumpster
s. That the proposed site is in accord with the spirit and purpose of this Ordinance, and not inconsistent with, or contrary to, the objectives sought to be accomplished by this Ordinance and the principles of sound planning.	Satisfied: The proposed use meets the intent of the C: Corridor Commercial District.

SUMMARY OF REVIEW

- The proposed site plan and associated use is allowed by right in the C: Corridor Commercial District. The scale and use of the proposed building is consistent with the existing development on the surrounding properties, and the intent and purpose of the district.
- No review/permit from Health Department or Department of Public Works
- No light plan was included in the application/site plans.
- Signed and sealed full-size site plan required

SUGGESTED MOTION FOR CONSIDERATION

Motion to approve the site plan submitted by Patrick Gibson on behalf of Nelson's Cloverdale Enterprises, to convert the existing laundromat into a craft brewery with pub dining room located at 3593 Bunker Hill Road, subject to the following conditions prior to the issuance of a land use permit:

- Obtain a permit from the Health Department and Department of Public works
- Any changes to the exterior lighting will require a photometric plan. All exterior lighting shall be limited to shielded, downward facing fixtures located above the entrances and doorways.
- Provide the township with a full-sized set of plans signed and sealed.

Stonehound Brewing
3593 Bunker Hill Road
Williamsburg, MI 49690

May 11, 2020

Lindsey Wolf
Planning & Zoning Administrator
Acme Township
6042 Acme Road
Williamsburg, MI 49690

Dear Lindsey,

We have leased the building located at 3593 Bunker Hill Road, formerly the Acme Coin Laundry. The interior will be remodeled to accommodate a craft brewery and pub style dining room. There will be no changes to the exterior footprint of the existing building.

The operation of the brewery and restaurant will require 8-10 employees. There will be 4-5 employees on site at any given time. The hours of operation will be 11-11, seven days a week. We will have 6 beers on tap, 2 wines, and seltzer all produced in our brewhouse. The food menu will include bar snacks, salads, soups and sandwiches. Customers will place their order at the bar and pick up their order at the kitchen window.

There will be a significant amount of plumbing and electrical work required to accommodate the brewing and kitchen equipment. There is a limited amount of interior framing to enclose three bathrooms and the kitchen area.

The plan includes seating for 58 guests. Some of these seats will be located at the bar with the remainder at tables.

Material deliveries to the brewery will be made through the existing overhead door. There should be no changes to existing traffic patterns.

Please let me know should you have further questions.

Sincerely,

Patrick Gibson



Special Use Permit/Site Plan Review Application

Township of Acme, Grand Traverse County, Michigan

6042 Acme Road, Williamsburg, MI 49690

Phone: (231) 938-1350 Fax: (231) 938-1510 Web: www.acmetownship.org

Planning & Zoning Administrator: Lindsey Wolf Email: zoning@acmetownship.org

Owner Information (please type or print clearly):

Name: Nelson's Cloverdale Enterprises Phone: 231.633.2331
Mailing Address: 3515 Jefferson, Traverse City, MI 49684
City: Williamsburg State: MI Zip: 49690
Email Address: darryl@cashplustc.com

Applicant Information (please type or print clearly):

Name: Patrick Gibson Phone: 231.649.1778
Mailing Address: 848 Washington St
City: Traverse City State: MI Zip: 49686
Email Address: kpgibson@charter.net

A. Property Information:

1. Address: 3593 Bunker Hill Road, Williamsburg, MI 49690
2. Parcel Number/Property Description: 28-01-103-056-10
3. Current Zoning of Property: Commercial
4. If this project is one phase of a larger development and/or property subject to an **existing/previous Site Plan Review, Special Use Permit, or Variance**, what is/are the applicable permit number(s)? N/A
5. **Provide proof of current property ownership.** If applicant is not the current property owner, also provide written permission to act as agent of, and complete contact information for the current property owner.

6. Proposed Use/Change to Property

Property is going to be remodeled to accomodate a craft brewing operation along with a pub and restaurant. There will be no change to the existing footprint of the building.

7. Estimated Start and Completion Dates: Start date March 1, completion date June 20

B. Application Packet Requirements: REFER TO ACME TOWNSHIP ZONING ORDINANCE AND COMPLETE ATTACHED CHECKLIST

C. Fees: Include initial fee as required by the Acme Township Ordinance #2004-01

D. Fee Escrow Policy Acknowledgement: Provide completed and signed form with initial escrow fee deposit.

E. Affidavit: The undersigned affirms that he/she is the Lessee (owner, agent, lessee, or other interested party) involved in this petition and that the foregoing answers, statements and information are in all respects true and, to the best of his/her knowledge, correct. By making this application, the undersigned grants all officials, staff and consultants of Acme Township access to the subject property as required and appropriate to assess site conditions in support of a determination as to the suitability of the proposed project and/or current or future Special Use Permit and Zoning Ordinance compliance.

Signed:  Date: 5/11/20

FOR TOWNSHIP USE ONLY

Application Number: _____ Date Received: _____

Public Hearing/Meeting: _____

Date of Advertising: _____ T&A Account: _____

NOTES:

STONEHOUND BREWING CO.

STONEHOUND BREWING CO. Williamsburg, Michigan



DESIGN TEAM

ARCHITECT/ENGINEER

TowerPinkster
Architecture · Engineering · Interiors

242 E KALAMAZOO AVE., SUITE 200
KALAMAZOO, MICHIGAN 49007
PHONE: 269.343.6133
FAX: 269.343.6633

FOOD SERVICE CONSULTANT



400 WEST FRONT STREET, SUITE 200
TRAVERSE CITY, MI 49684
PHONE: 231.946.5374

BREWERY EQUIPMENT CONSULTANT



2001 SW 6TH STREET
LINCOLN, NE 68522
PHONE: 402.441.4783

REFERENCED CODES

BUILDING: 2015 MICHIGAN BUILDING CODE
ENERGY: 2015 MICHIGAN ENERGY CODE
PLUMBING: 2015 MICHIGAN PLUMBING CODE
MECHANICAL: 2015 MICHIGAN MECHANICAL CODE
FUEL GAS: (IFGC) 2015 INTERNATIONAL FUEL GAS CODE
ELECTRICAL: 2017 NATIONAL ELECTRICAL CODE WITH MICHIGAN AMENDMENTS
BARRIER-FREE: 2015 MICHIGAN BUILDING CODE AND 2009 ICC & C A117.1
USE GROUP: A-2
CONSTRUCTION TYPE: II-B (EXISTING)
AUTOMATIC SPRINKLERS: UNSPRINKLERED

PROJECT AREA

TOTAL FINISHED PROJECT: 3,560 SQ. FT

DRAWING INDEX

GENERAL
G 001 COVER SHEET
G 002 INTERIOR PARTITION TYPES, TYPICAL SYMBOLS AND GENERAL NOTES

ARCHITECTURAL DEMOLITION
AD 101 FIRST FLOOR DEMOLITION PLAN
AD 201 FIRST FLOOR REFLECTED CEILING DEMOLITION PLAN

ARCHITECTURAL
A 101 FIRST FLOOR PLAN
A 130 ROOF PLAN
A 201 FIRST FLOOR REFLECTED CEILING PLAN
A 311 BUILDING SECTIONS
A 501 DOOR SCHEDULE AND INTERIOR SECTIONS

PLUMBING
P 000 FOUNDATION PLUMBING PLAN
P 101 FIRST FLOOR PLUMBING PLAN
P 501 PLUMBING SCHEDULES AND DETAILS
P 502 PLUMBING SCHEDULES AND DETAILS

MECHANICAL
M 101 FIRST FLOOR SHEET METAL PLAN
M 501 MECHANICAL SCHEDULES AND DETAILS

ELECTRICAL
E 101 POWER PLAN
E 201 LIGHTING PLAN
E 301 ELECTRICAL SYMBOLS AND ONE LINE

KITCHEN EQUIPMENT
1 EQUIPMENT PLAN
2 ELECTRICAL PLAN
3 PLUMBING PLAN

BREWERY EQUIPMENT
REV 3 BREWERY EQUIPMENT PLAN

SITE ADDRESS

STONEHOUND BREWING
3593 BUNKER HILL ROAD
WILLIAMSBURG, MI 49690

TowerPinkster
Architecture · Engineering · Interiors

ISSUED FOR DATE

PROJECT TITLE
STONEHOUND BREWING
CO.

OWNER
STONEHOUND BREWING
CO.

Williamsburg, Michigan



SHEET TITLE
COVER SHEET

DATE
FEBRUARY 21, 2020

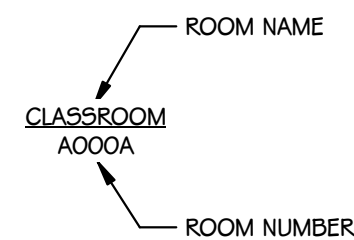
SHEET NUMBER
G 001
19-209.00

TowerPinkster
Architecture · Engineering · Interiors

4 East Fulton Street, Suite 200
Grand Rapids, Michigan 49503
616-456-9944 PHONE 616-456-9536 FAX
242 East Kalamazoo Avenue, Suite 200
Kalamazoo, Michigan 49007-5328
269-343-6633 FAX 269-343-6133 PHONE
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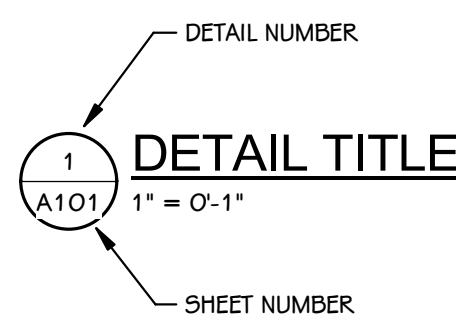
TYPICAL SYMBOLS & REFERENCES

ROOM IDENTIFICATION TAG

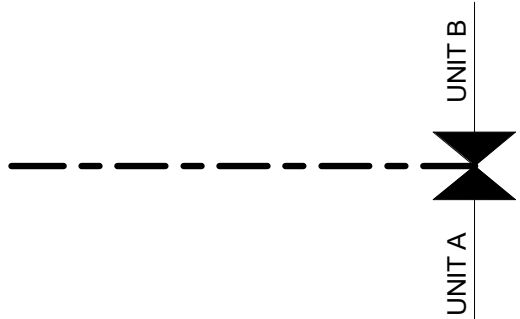


NOTE:
ROOM NAMES AND NUMBERS ON PLANS ARE FOR CONSTRUCTION PURPOSES ONLY. COORDINATE WITH OWNER REGARDING PROPOSED NUMBERS FOR ALL SIGNAGE, SCHEDULE AND PANEL DESIGNATIONS.

DETAIL TITLE

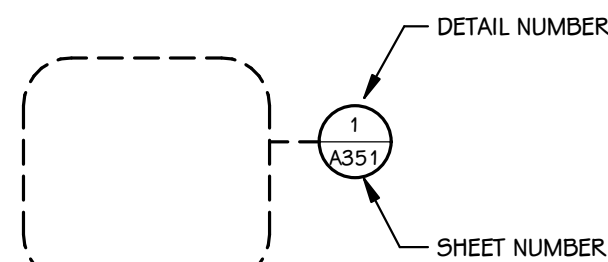


UNIT MATCHLINES

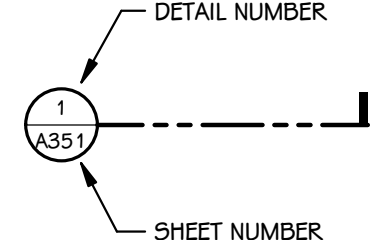


TYPICAL NOTATION SYMBOLS

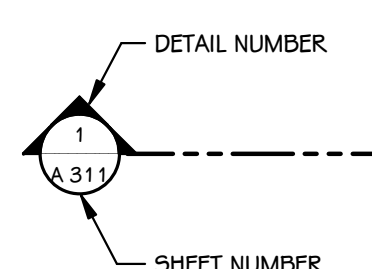
CALLOUT REFERENCE BUBBLE



DETAIL REFERENCE BUBBLE

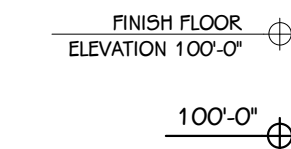


BUILDING SECTION REFERENCE BUBBLE



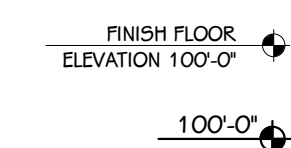
ELEVATION AND SECTION REFERENCE TOOLS

ELEVATION TAG - EXISTING



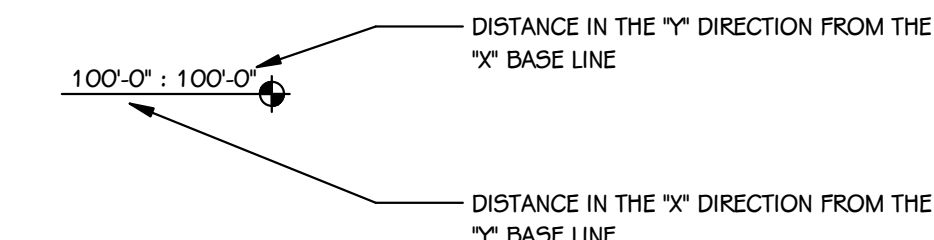
ELEVATION TAG FOR EXTERIOR ELEVATIONS AND BUILDING SECTIONS

ELEVATION TAG - NEW

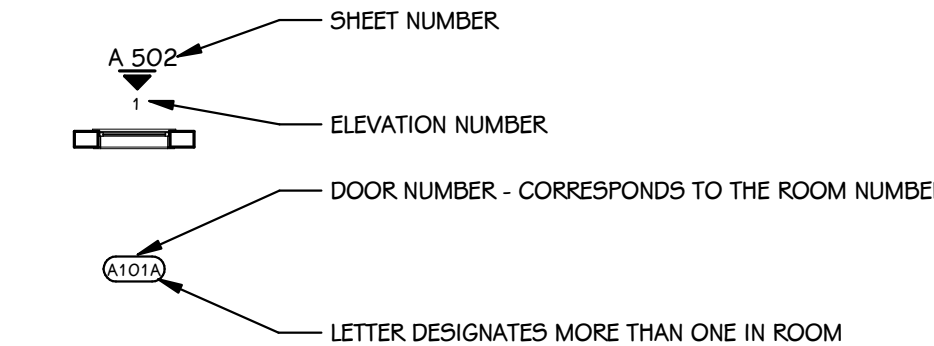


ELEVATION TAG FOR EXTERIOR ELEVATIONS AND BUILDING SECTIONS

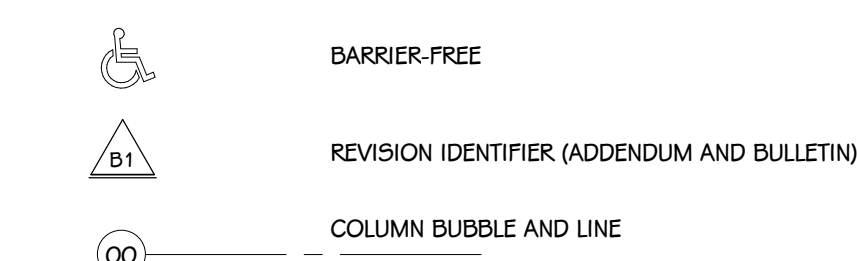
WORKING POINT LAYOUT TAG



BORROWED LIGHT AND DOOR IDENTIFICATION



SYMBOLS



GENERAL DEMOLITION NOTES

- CONTRACTORS ARE REQUIRED TO INSPECT/REVIEW THE EXISTING BUILDING PRIOR TO RELATED DEMOLITION WORK. UNLESS NOTED OTHERWISE, REMOVAL OF ANY WALL, FLOOR OR CEILING INCLUDES ALL GENERAL MECHANICAL AND ELECTRICAL ITEMS WHICH ARE A PART OF, OR ATTACHED TO IT.
- CONTRACTOR SHALL VERIFY ALL EXISTING JOB SITE CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. ADVISE CONSTRUCTION MANAGER OF ANY AND ALL DISCREPANCIES.
- PATCH FLOORS, WALLS AND CEILINGS DAMAGED DURING CONSTRUCTION AND DEMOLITION AS REQUIRED. FINISH TO MATCH EXISTING.
- ACCOMMODATE NEW CONSTRUCTION IF NOT INDICATED.
- PROTECT ALL EXISTING FINISHES THROUGHOUT PROJECT.
- REFER TO DEMOLITION ELEVATIONS, SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION.
- REFER TO STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL PLANS FOR ADDITIONAL DEMOLITION NOTES.
- SALVAGE ALL UNISTRUT AND PROTECT FOR RE-USE IN NEW CONSTRUCTION, IF REQUIRED.
- AT LOCATIONS OF REMOVED WALLS, ALL ASSOCIATED ITEMS ATTACHED TO THE WALL ARE TO BE REMOVED. SUCH AS: DOORS, WINDOWS, FRAMES, MARKERBOARDS, TACKBOARDS, TACK STRIPS, ETC.

GENERAL NOTES - ARCHITECTURAL

- THE OWNER RESERVES THE RIGHT TO REMOVE ANY ITEM FROM THE PROJECT PRIOR TO COMMENCEMENT OF CONTRACTED DEMOLITION WORK.
- ALL EXISTING CONDITIONS SHOULD BE FIELD VERIFIED BEFORE WORK BEGINS.
- DIMENSIONS GIVEN ARE ACTUAL AND ARE TO THE FACE OF MASONRY UNITS OR TO THE FACE OF STUD FRAMING, UNLESS NOTED OTHERWISE.
- DETAILS SHOWN ILLUSTRATE DESIGN INTENT, NOT ALL POSSIBLE CONDITIONS. FOR CONDITIONS NOT SHOWN, USE DETAILS CLOSEST TO CONDITION IN QUESTION.
- EXTEND ALL INTERIOR WALL PARTITIONS FROM FLOOR TO STRUCTURE/DECK ABOVE UNLESS NOTED OR DETAILED OTHERWISE.
- WITHIN BUILDING INTERIOR PROVIDE BULLNOSE BLOCK IN CMU WALL ASSEMBLIES AT ALL EXPOSED OUTSIDE CORNERS, INCLUDING WINDOW AND DOOR JAMBS, UNLESS NOTED OR DETAILED OTHERWISE. PROVIDE SQUARE OUTSIDE CORNERS AT ALL LOCATIONS FINISHED WITH TILE, REFER TO FINISH PLANS (A600 SHEETS) FOR LOCATIONS.
- TOOTH-IN MASONRY AT NEW OPENINGS IN EXISTING WALLS.
- TOOTH-IN NEW MASONRY INFILL INTO EXISTING OPENINGS AT ALL BULLNOSE BLOCK LOCATIONS.
- STUD WALLS SPANNING OVER 12'-0" IN HEIGHT SHALL BE A MINIMUM OF 20 GAGE.

- STUD WALL SUPPORTING WALL CABINETS SHALL BE A MINIMUM OF 20 GAGE.
- DOORS ARE TO BE 4" FROM CORNER OF ROOM, UNLESS NOTED OR DIMENSIONED OTHERWISE.
- FIRESTOP ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES AND CONCEALED WALL SPACES AT CEILING, FLOOR AND ROOF LEVELS.
- FIRESEAL ALL PENETRATIONS, SUCH AS, PIPES, DUCTS, CONDUITS, ETC. THROUGH FIRE AND/OR SMOKE RATED ASSEMBLIES.
- FOR CONTROL JOINT (C.J.) LOCATIONS REFER TO EXTERIOR ELEVATIONS AND/OR FLOOR PLANS.
- PINT ALL ELECTRICAL PANEL COVERS AND ACCESS PANELS TO MATCH ADJACENT FINISHES. USING OIL-BASED PAINT, NOT LATEX WALL PAINT.
- PROVIDE WOOD BLOCKING IN WALLS THAT REQUIRE WALL MOUNTED EQUIPMENT OR ACCESSORIES. COORDINATE WITH EQUIPMENT OR ACCESSORY MANUFACTURER.
- PROVIDE ALL ASSOCIATED CURBS FOR ROOF TOP EQUIPMENT AND MECHANICAL ROOF TOP UNITS. LARGE VOIDS BELOW THE AIR HANDLING UNITS SHALL BE FILLED WITH INSULATION AS SPECIFIED FOR NOISE CONTROL.
- ALL EXISTING ROOF TOP PENETRATIONS BEING REMOVED REQUIRE ROOF PATCHING TO MATCH EXISTING ADJACENT.

2015 Michigan Building Code:
SUMMARY

Use Group: A-2 (Pub an Bar)
Construction Type: II-B
Building Area: 3,560 SF (Existing Building)
A-2 (Assembly - Taverns and Bars)
Allowable Area = 9,500 SF
Allowable Stories = 2 Stories
Allowable Height = 55 FT
Actual Area = 3,560 SF (Renovated Space)
Actual Stories = 1 Story
Actual Height = 16 FT

Section 903.2.1.2 Group A-2

An automatic sprinkler system shall be provided for fire areas containing Group A-2 occupancies where one of the following conditions exist:

- The fire area exceeds 5,000 SF
- The fire area has an occupant load of 100 or more
- The fire area is located on a floor other than a level of exit discharge serving such occupancies.

NOT APPLICABLE - The fire area is less than 5,000 SF and the occupant load is less than 100.

Section 906 Portable Fire Extinguishers

906.1 Where required, portable fire extinguishers shall be installed in all the following areas:

- In Group A, B, F, H, I, M, R-1, R-2, R-4, 5 occupancies.
- Within 30 feet of commercial cooking equipment.
- In areas where flammable or combustible liquids are stored, used or dispensed.
- On each floor of structures under construction.
- Where required by the International Fire Code Sections indicated in Table 906.1.
- Special-Hazard areas.

Section 1004 Occupant Load.

In determining means of egress requirements, the number of occupants for whom means of egress facilities are provided shall be determined in accordance with this section.

CALCULATED OCCUPANCY

A-2 Assembly 870 net/15 = 58 Occupants
Bar 307 gross/200 = 2 Occupants
Kitchen 434 gross/200 = 3 Occupants
Brewery/GrantWIC 1,163 gross/200 = 6 Occupants
Office 84 gross/100 = 1 Occupant

TOTAL

Section 1006 Exits and Exit Access

Two exits or exit access doorways shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1

- The occupant load of space exceeds 49 Occupants
- Maximum Common Path of Travel exceeds 75 feet.
- Where required for boiler, furnace rooms, refrigeration machinery rooms, refrigerated rooms or spaces, (NOT APPLICABLE - Walk-In Cooler is less than 1000 SF)

Section 1017 Exit Access Travel Distance

Table 1017.2 Exit Access Travel Distance
Occupancy A-2 Without Sprinkler System = 200 Feet
Section 1104 Accessible Route
Accessible routes within the site shall be provided.

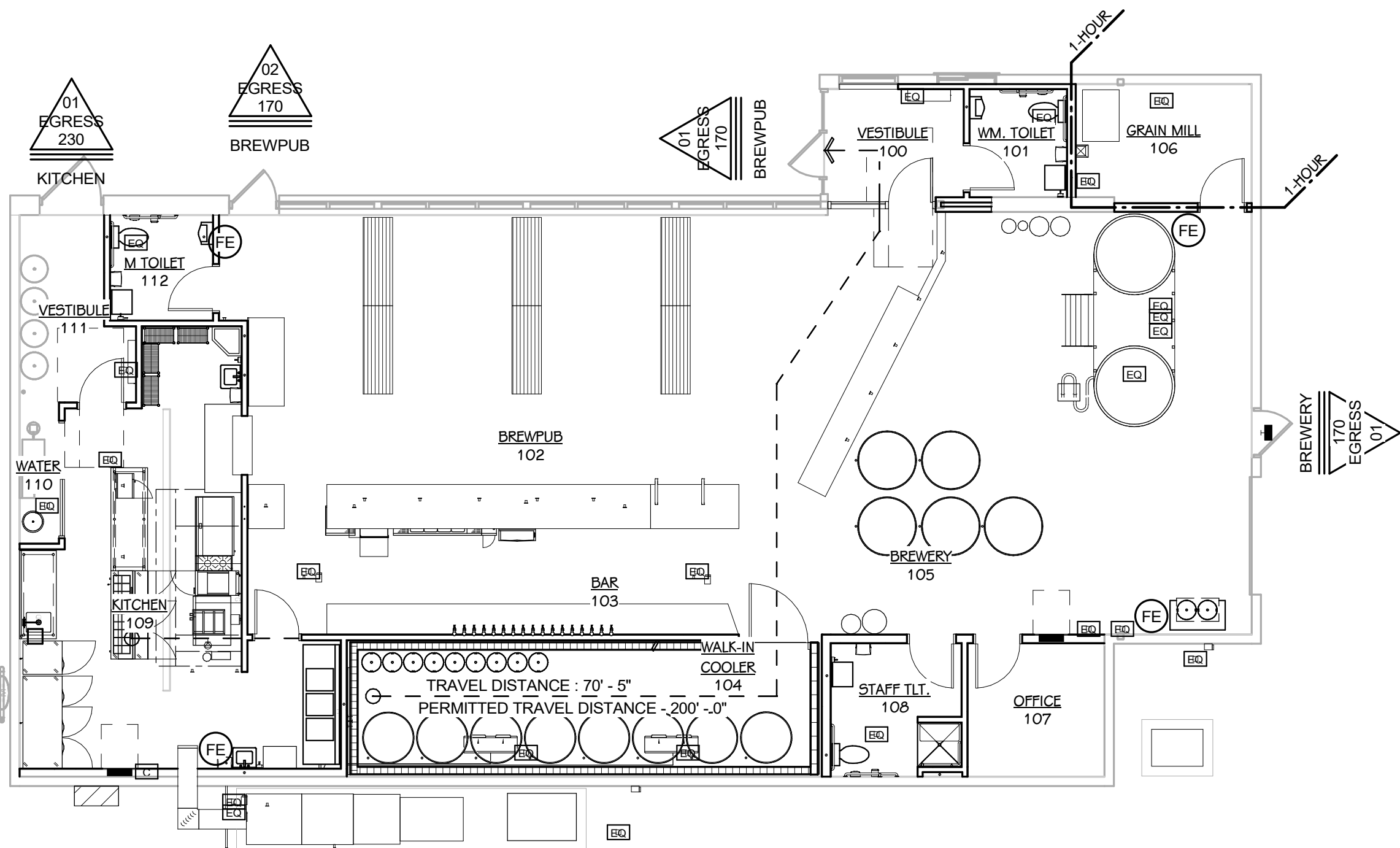
Section 1105 Accessible Entrances
At least 60% of all public entrances shall be accessible.
Section 1106 Parking and Passenger Loading Facilities
Up to 100 parking spaces (4 required accessible spaces)
Section 1109.2 Toilet and Bathing Facilities
Each toilet room and bathing room shall be accessible.

2015 Michigan Plumbing Code:
PLUMBING FIXTURES REQUIRED PER USE

A-2 (Seating Area): 58 Occupants
Total Required Total Provided
Water Closets
1 per 40 = 1.45 total = 2
= .66 female = 1
= .66 male = 1
Lavatories
1 per 75 = .77 total = 2
= .39female = 1
= .39male = 1
Drinking Fountains
1 per 500 = not required where water is served.

A-2 (Bar/Kitchen/Brewery/Office): 11 Occupants

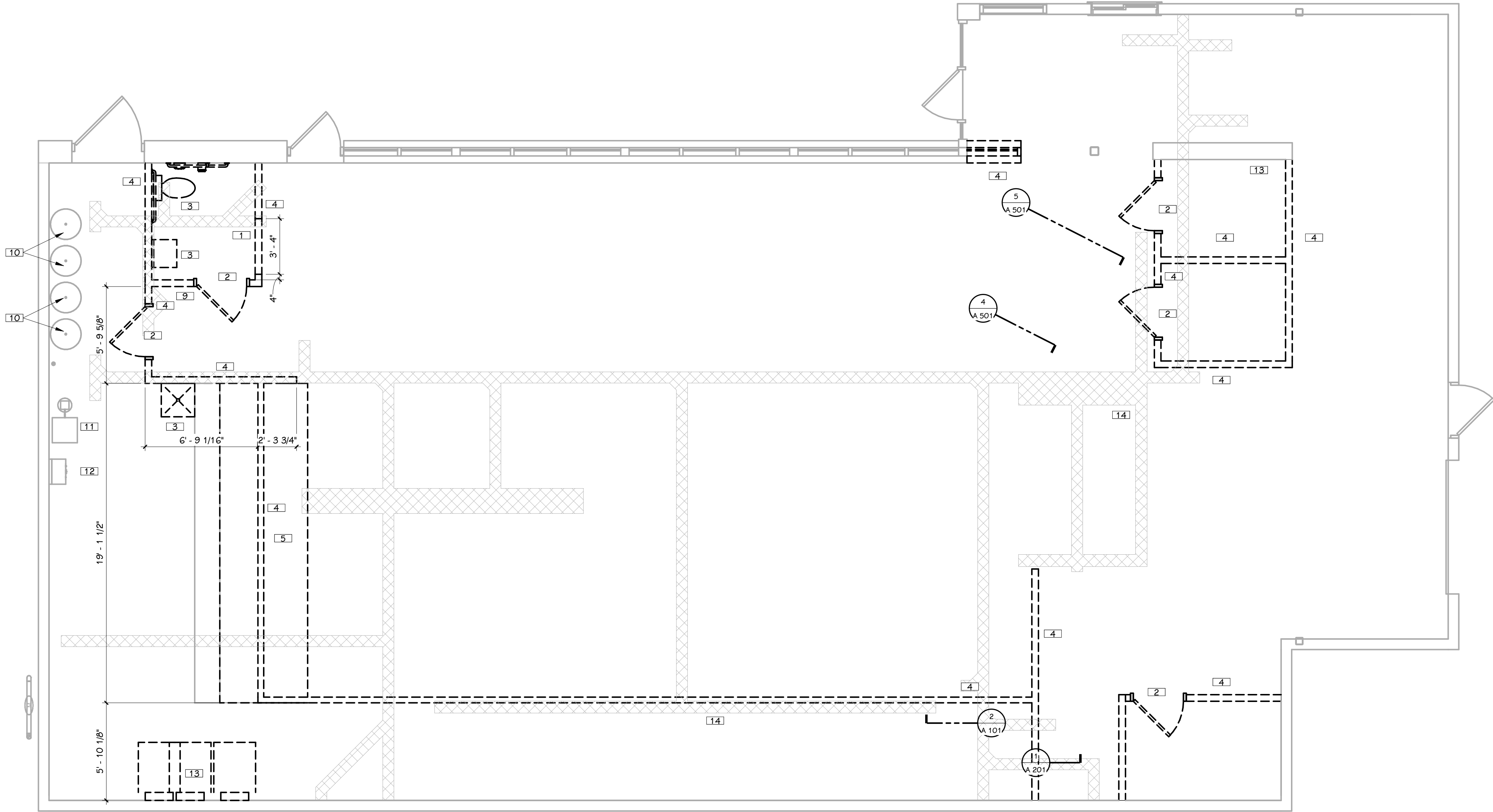
Total Required Total Provided
Water Closets
1 per 40 = .26 total = 1
Lavatories
1 per 75 = .15 total = 1
Drinking Fountains
1 per 500 = not required where water is served.





FIRST FLOOR DEMOLITION PLAN

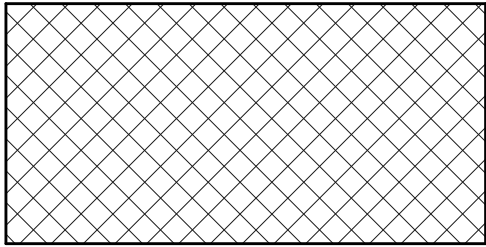
1/4" = 1'-0"



KEYED NOTES - DEMOLITION

- 1 REMOVE AND DISPOSE PORTION OF WALL FOR NEW DOOR.
- 2 REMOVE AND DISPOSE DOOR.
- 3 REMOVE AND DISPOSE PLUMBING FIXTURE. COORDINATE WITH NEW CONSTRUCTION
- 4 REMOVE AND DISPOSE WALL. COORDINATE WITH NEW CONSTRUCTION.
- 5 REMOVE AND DISPOSE 8" TALL ELEVATED CONCRETE PLATFORM.
- 6 REMOVE AND DISPOSE CEILING TILE, GRID AND SUPPORTS
- 7 REMOVE AND DISPOSE GYPSUM BOARD CEILING AND SUPPORTS
- 9 REMOVE AND DISPOSE WOOD PANELING
- 10 EXISTING WATER RETENTION TANKS TO REMAIN
- 11 EXISTING WATER CONDITIONER TO REMAIN
- 12 EXISTING WATER HEATER TO REMAIN
- 13 REMOVE EXISTING ELECTRICAL PANELS. COORDINATE WITH ELECTRICAL.
- 14 SAWCUT SLAB FOR TRENCH DRAINS AND SANITARY. COORDINATE WITH FOUNDATION PLUMBING AND PLUMBING CONTRACTOR TO DETERMINE OPTIMAL ROUTING.

DEMOLITION KEY



SLAB SAWCUTTING - COORDINATE WITH FOUNDATION PLUMBING DRAWINGS. PLUMBING CONTRACTOR FIELD VERIFY EXISTING PIPING AND DETERMINE OPTIMAL ROUTING

SHEET TITLE
FIRST FLOOR DEMOLITION PLAN

SHEET NUMBER
AD 101
19-209.00

DATE

FEBRUARY 21, 2020

OWNER
STONEHOUND BREWING CO.

PROJECT TITLE
STONEHOUND BREWING CO.

ISSUED FOR

DATE

Williamsburg, Michigan

TowerPinkster

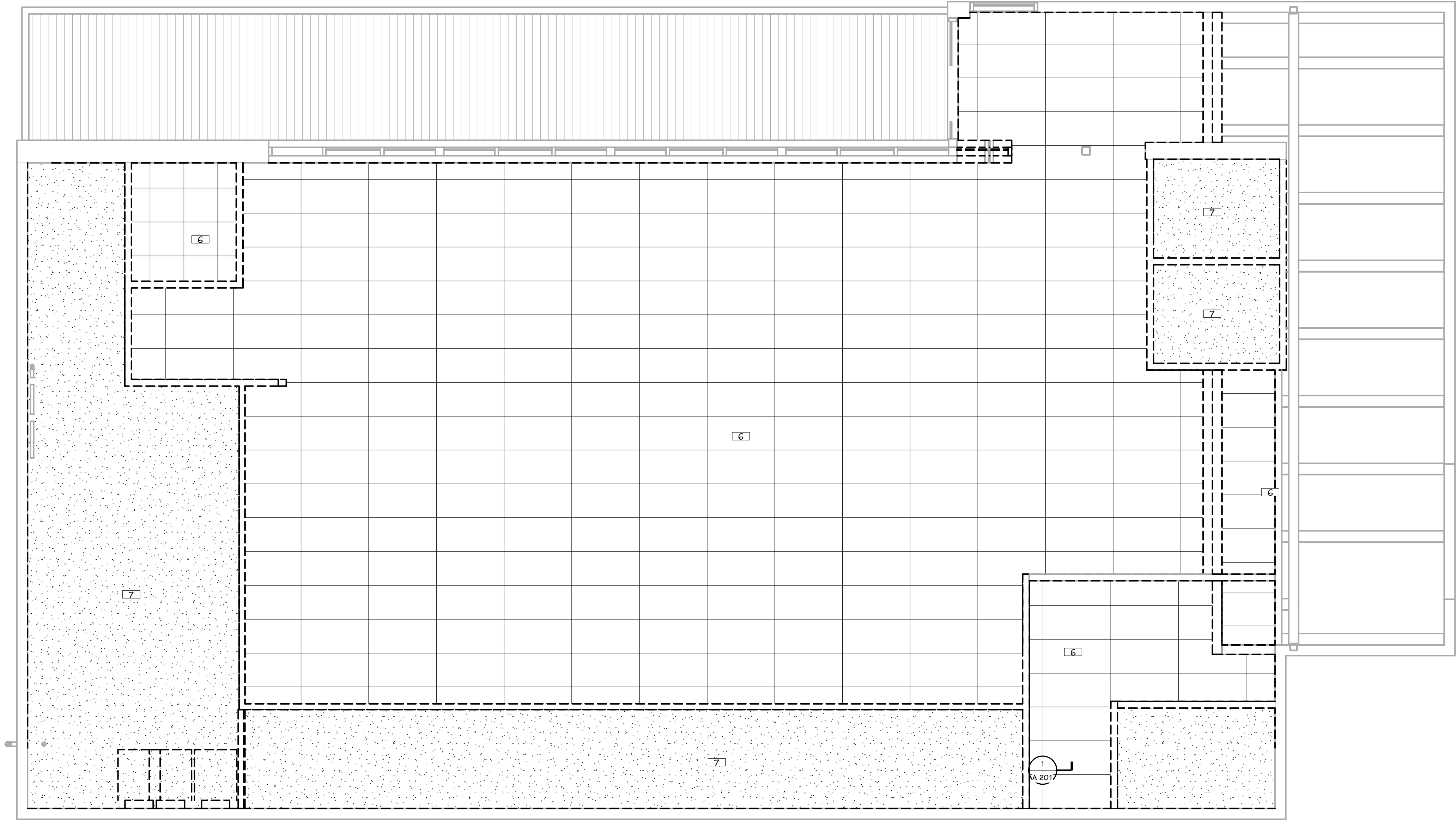
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FIRST FLOOR REFLECTED CEILING DEMOLITION PLAN

1/4" = 1'-0"



KEYED NOTES - DEMOLITION

- 1 REMOVE AND DISPOSE PORTION OF WALL FOR NEW DOOR.
- 2 REMOVE AND DISPOSE DOOR.
- 3 REMOVE AND DISPOSE PLUMBING FIXTURE. COORDINATE WITH NEW CONSTRUCTION
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- 14 SAWCUT SLAB FOR TRENCH DRAINS AND SANITARY. COORDINATE WITH FOUNDATION PLUMBING AND PLUMBING CONTRACTOR TO DETERMINE OPTIMAL ROUTING.

SHEET TITLE
FIRST FLOOR REFLECTED CEILING
DEMOLITION PLAN

SHEET NUMBER
AD 201
19-209.00

DATE
FEBRUARY 21, 2020

OWNER
STONEHOUND BREWING
CO.

Williamsburg, Michigan

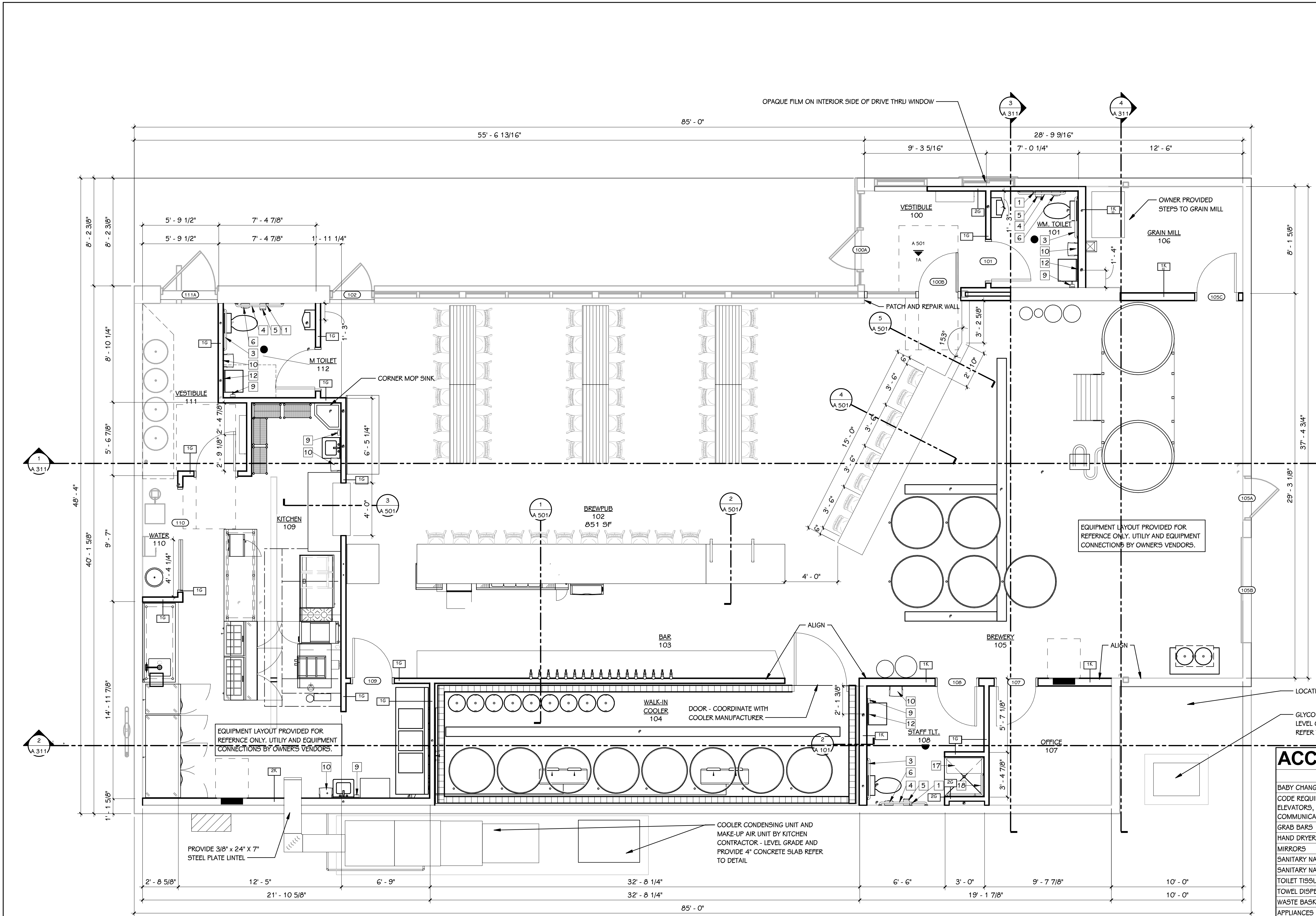
PROJECT TITLE
STONEHOUND BREWING
CO.

ISSUED FOR DATE

TowerPinkster

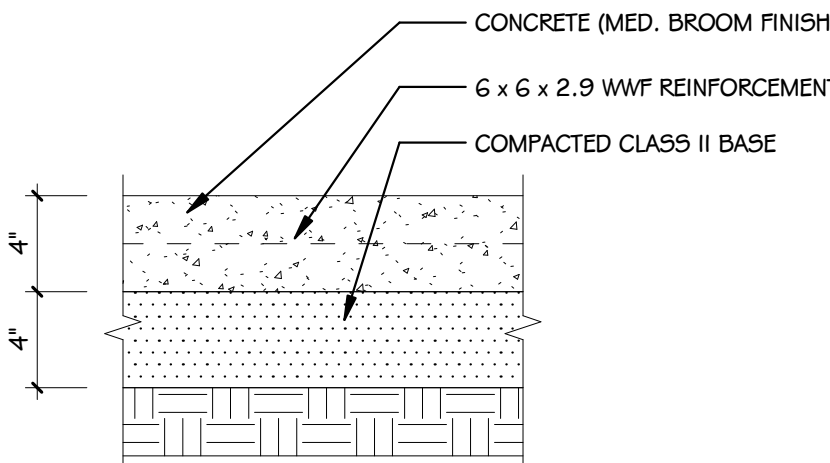
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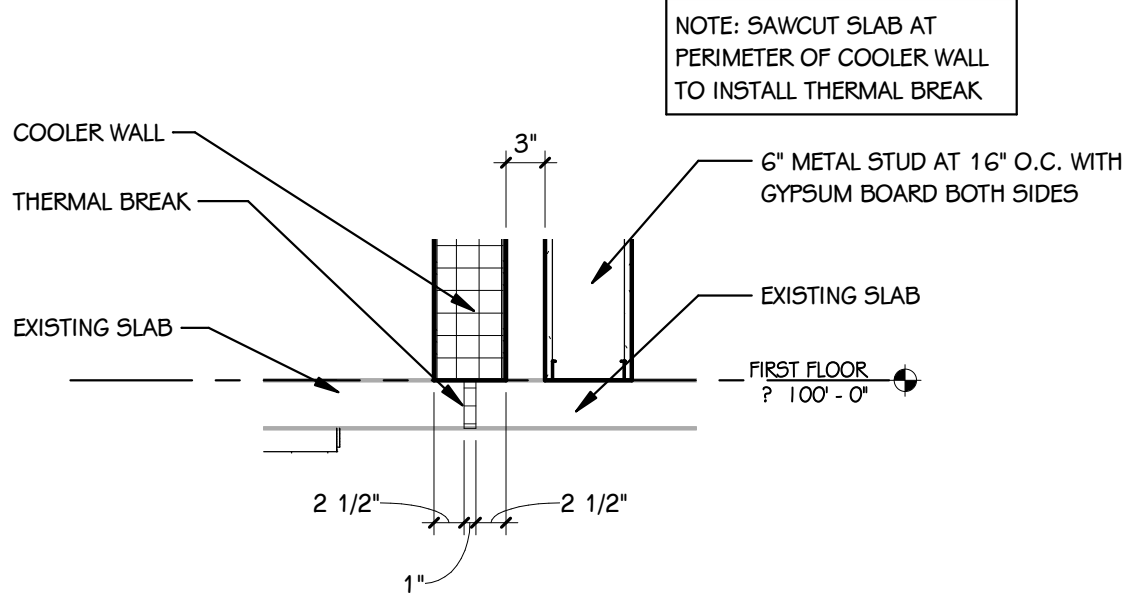


- GENERAL NOTES**
- REFER TO CODE COMPLIANCE PLAN FOR WALL RATING LINES.
 - REFER TO FLOOR FINISH PLANS FOR INTERIOR ELEVATION CALLOUTS.
 - REFER TO SHEET A 501 FOR WALL AND CEILING ACCESS PANEL INFORMATION.

- KEYED NOTES - ENLARGED PLAN**
- 18" VERTICAL STAINLESS STEEL GRAB BAR
 - 36" STAINLESS STEEL GRAB BAR
 - 42" STAINLESS STEEL GRAB BAR
 - TOILET PAPER DISPENSER
 - SANITARY NAPKIN DISPOSAL
 - SOAP DISPENSER
 - PAPER TOWEL (ROLL) DISPENSER
 - STAINLESS STEEL FRAMED MIRROR (18"Wx34"H)
 - FOLD DOWN SHOWER SEAT
 - CONTINUOUS SHOWER GRAB BAR



CONCRETE PAD DETAIL
1 1/2" = 1'-0"

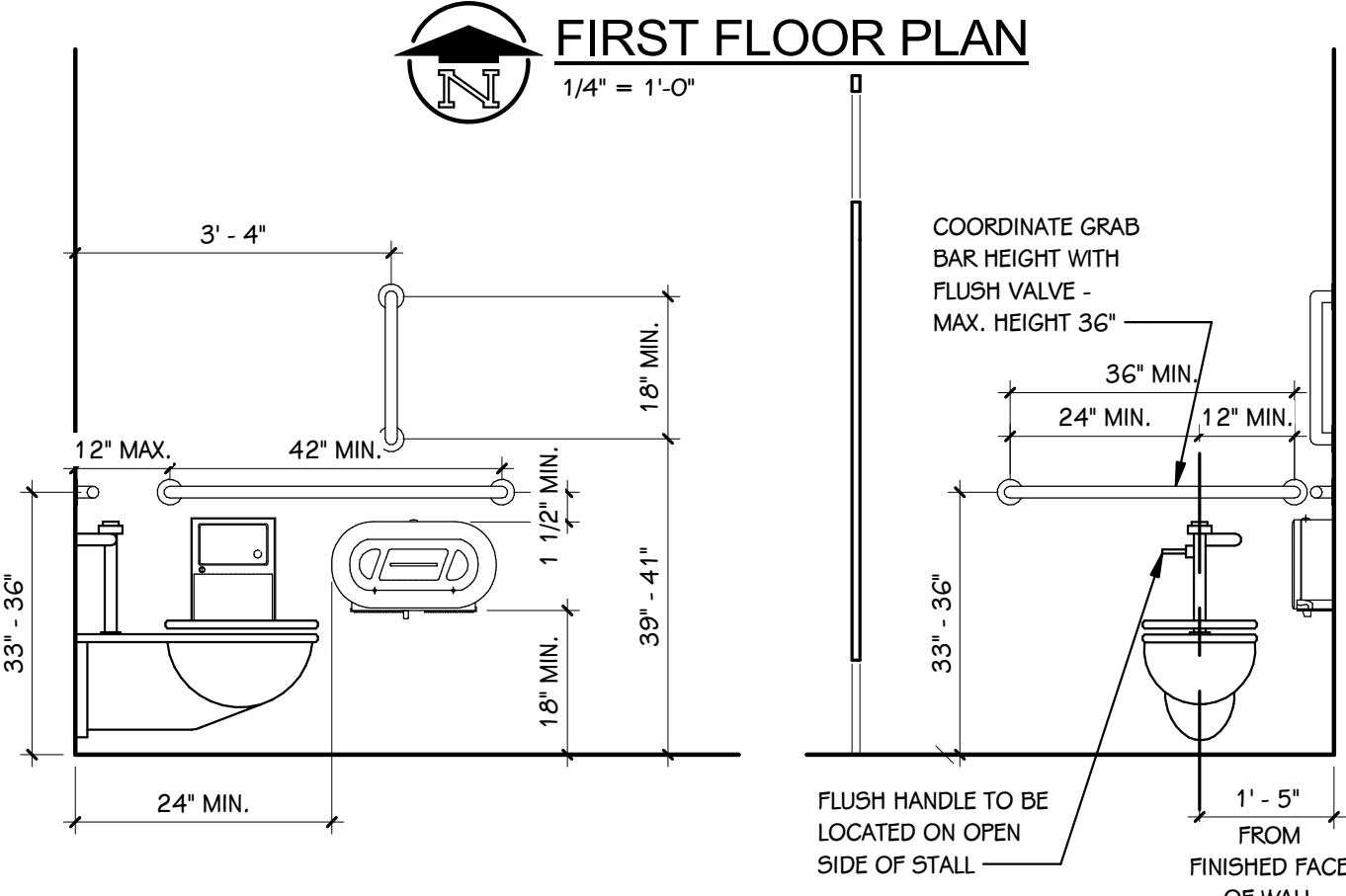


COOLER THERMAL BREAK
3/4" = 1'-0"

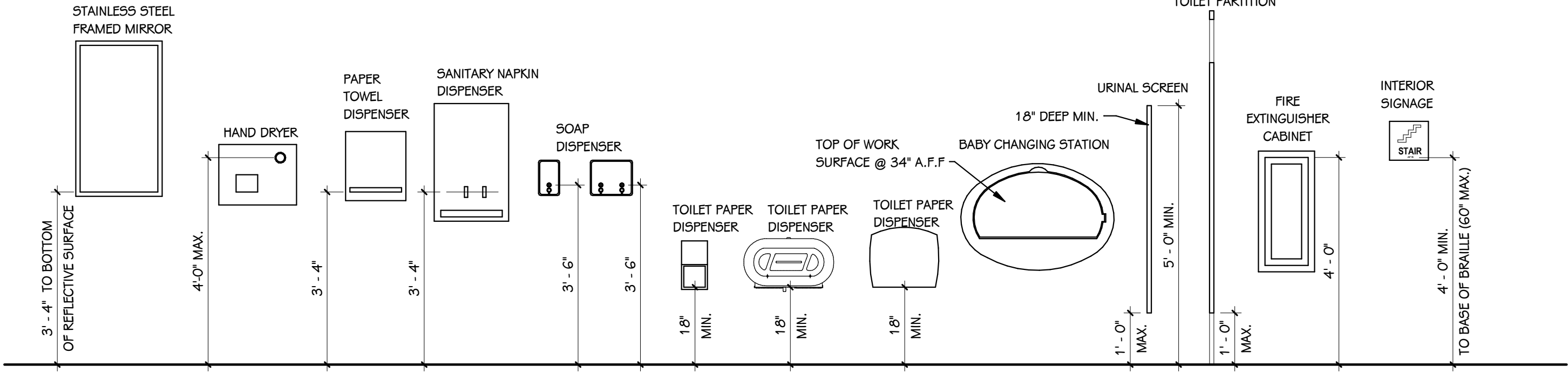
ACCESSORY MATRIX

DESCRIPTION	OP	OI	CP	CI	NIC
BABY CHANGING STATIONS					X
CODE REQUIRED INTERIOR SIGNAGE (ALL TOILET ROOMS, STAIRS, RAMP, ELEVATORS, ELEVATOR SPRINKLER SHUT-OFF VALVE, AREAS OF REFUGE, TWO-WAY COMMUNICATION IN AREA OF REFUGE AND ASSEMBLY OCCUPANT LOADS)	X			X	
GRAB BARS			X	X	
HAND DRYERS					X
MIRRORS			X	X	
SANITARY NAPKIN DISPENSER					X
SANITARY NAPKIN DISPOSAL			X	X	
TOILET TISSUE DISPENSERS	X			X	
TOWEL DISPENSERS	X			X	
WASTE BASKETS	X			X	
APPLIANCES	X			X	
ARTWORK					X
CLOCKS					X
COAT HOOKS					X
COPY/PRINTER/FAX					X
FURNITURE (AND ASSOCIATED FURNITURE COMPONENTS)					X
LOOSE FURNITURE - SEATING, FILE CABINETS, TABLES, ETC.					X
SIGNAGE (INTERIOR/EXTERIOR) UNLESS SPECIFIED OTHERWISE IN LEASE					X
TIME CLOCK					X
TV OR MONITOR BRACKETS FOR WALL OR CEILING MOUNTING					X
TVS OR MONITORS (WALL OR CEILING HUNG)					X
WINDOW TREATMENTS					X
SOAP DISPENSER	X			X	

- ACCESSORY MATRIX NOTES**
- OP = OWNER PURCHASED, OI = OWNER INSTALLED, CP = CONTRACTOR PURCHASED, CI = CONTRACTOR INSTALLED.
 - DIMENSIONS INDICATED ARE TYPICAL UNLESS NOTED OTHERWISE ON PLANS.
 - GENERIC PLUMBING FIXTURES ARE SHOWN. REFER TO PLUMBING DRAWINGS AND SPECIFICATIONS FOR FIXTURE TYPES, MANUFACTURERS AND MOUNTING HEIGHTS.
 - CODE REQUIRES INTERIOR SIGNAGE IS THE MINIMUM REQUIRED FOR OCCUPANCY. COORDINATE REQUIREMENT WITH OWNER IF THEY ARE PROVIDING INTERIOR SIGNAGE.

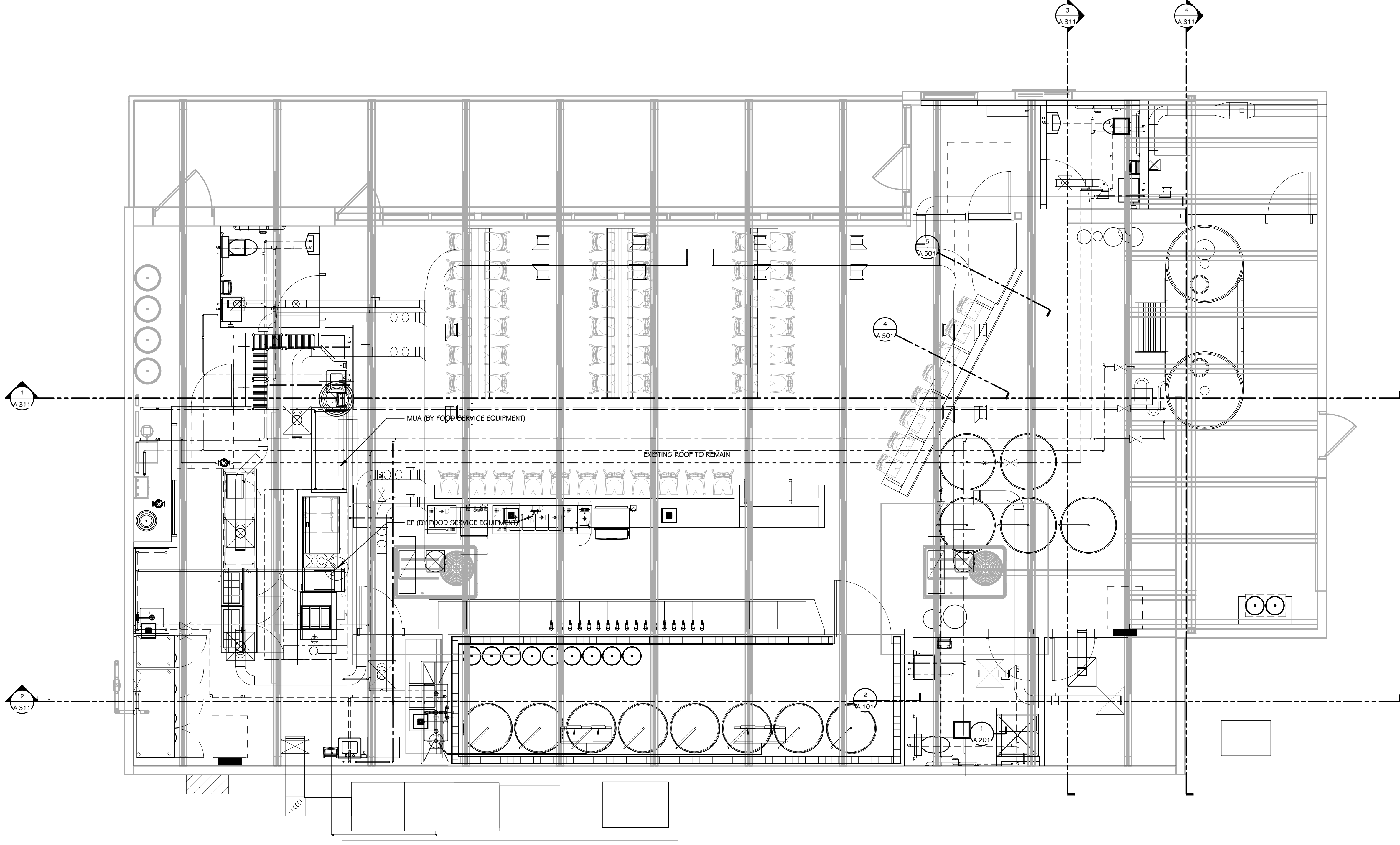


TYPICAL BARRIER-FREE MOUNTING HEIGHTS
1/2" = 1'-0"



TYPICAL MOUNTING HEIGHTS
1/2" = 1'-0"

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



SHEET TITLE
ROOF PLAN

OWNER
STONEHOUND BREWING
CO.

PROJECT TITLE
STONEHOUND BREWING
CO.

SHEET NUMBER
A 130
19-209.00

DATE
FEBRUARY 21, 2020

ISSUED FOR
DATE

Williamsburg, Michigan

TowerPinkster

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11'0" - 0"

ACP - REFER TO REFLECTED CEILING PLAN

3 5/8" METAL STUD @ 16" O.C. UP TO METAL DECK.

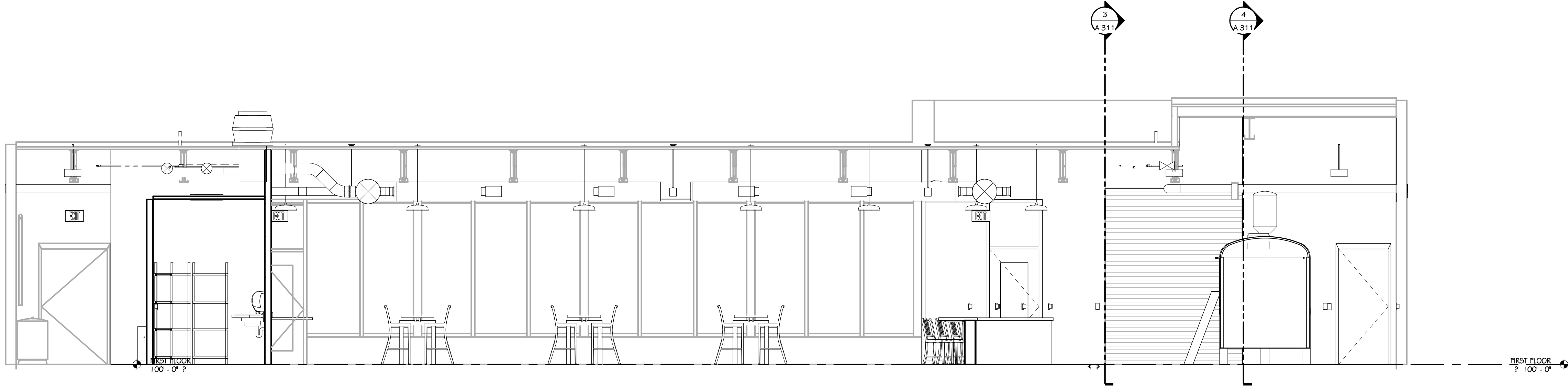
10'8" - 0"

GYPSUM BOARD CEILING IN SHOWER

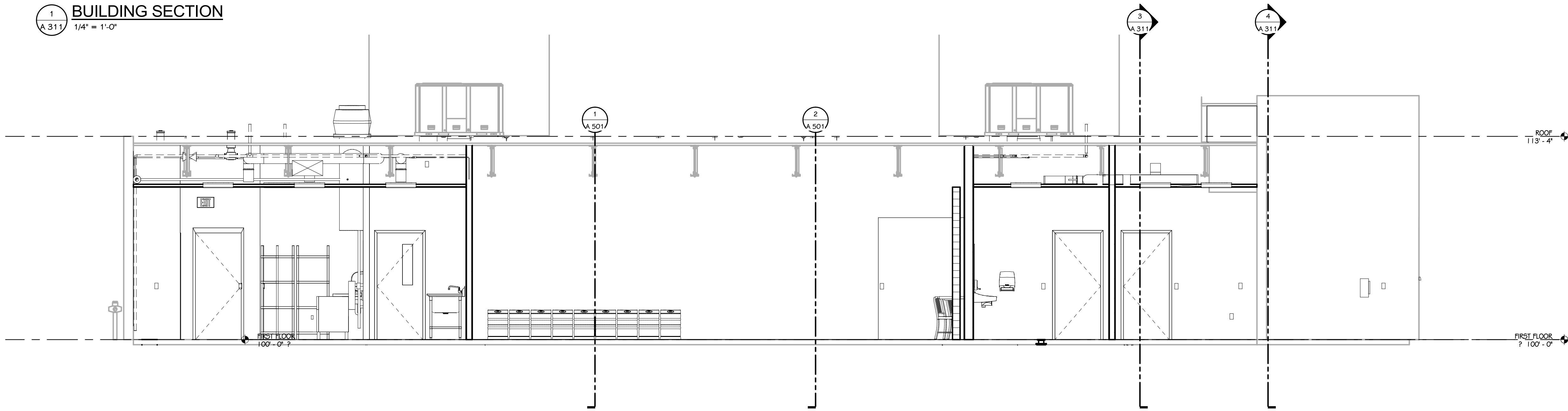
TOILET ROOM BULKHEAD

1
A 201

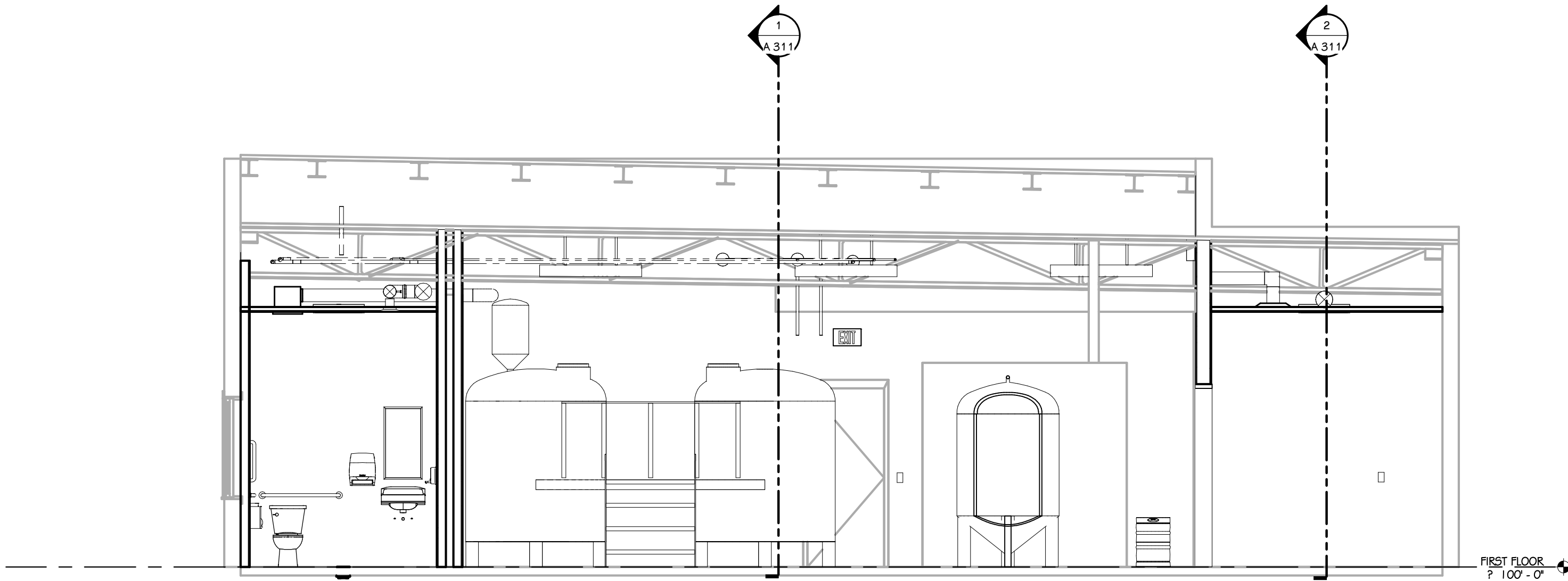
1/2" = 1'-0"



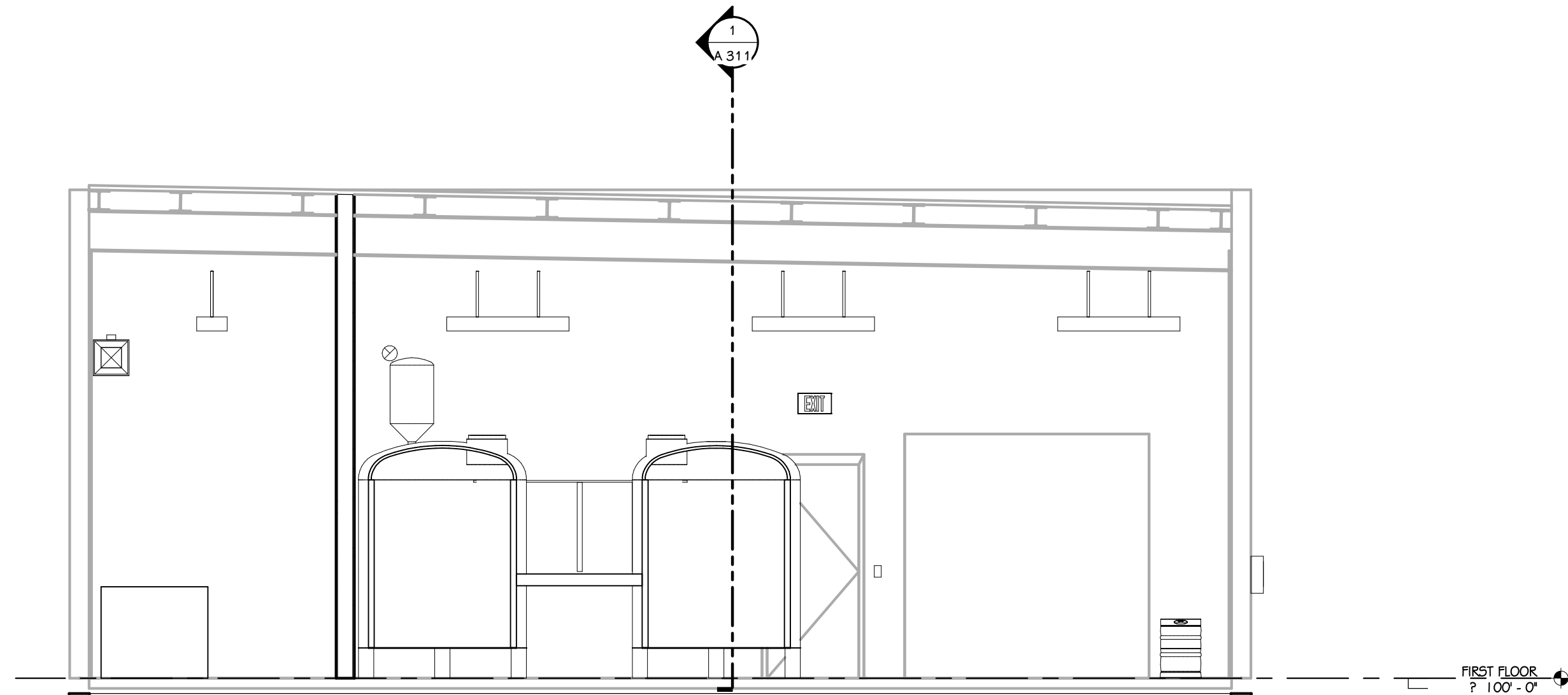
1 BUILDING SECTION
A 311 1/4" = 1'-0"



2 BUILDING SECTION
A 311 1/4" = 1'-0"



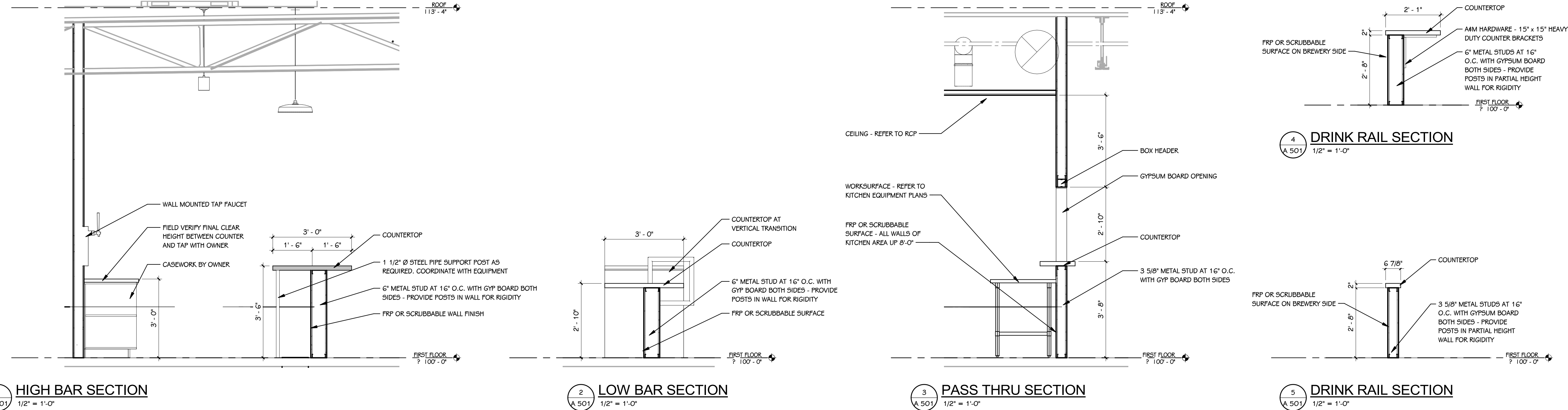
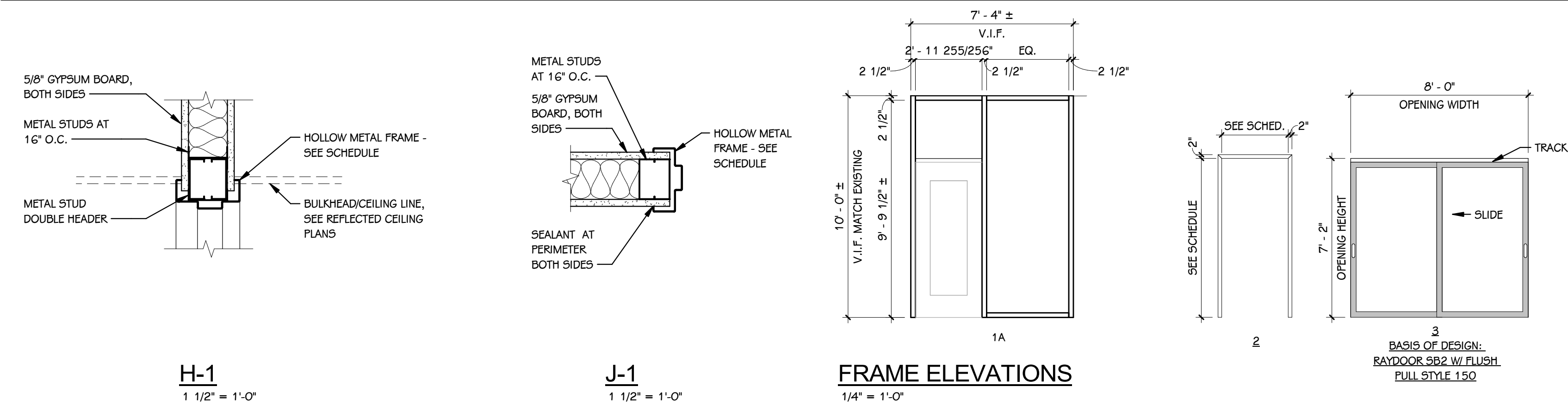
3 BUILDING SECTION
A 311 1/4" = 1'-0"



4 BUILDING SECTION
A 311 1/4" = 1'-0"

DOOR SCHEDULE - FIRST FLOOR

NUMBER		ROOM NAME	FIRE RATING		DOOR			SIZE		FRAME			DETAILS			GLASS	HDWR. SET	REMARKS
DOOR	ROOM		DOOR	FRAME	TYPE	MAT	FIN	WIDTH	HEIGHT	ELEV	MAT	FIN	HEAD	JAMB	SILL			
100A	100	VESTIBULE	-	-	FG	EXIST.	EXIST.	3' - 0"	7' - 0"	-	AL	EXIST.	-	-	-	-	BY OWNER	-
100B	100	VESTIBULE	-	-	FG	AL	ANOD - MATCH EXISTING	3' - 0"	7' - 0"	1A	AL	ANOD - MATCH EXISTING	-	-	-	TEMPERED	BY OWNER	-
101	101	WM. TOILET	-	-	F	WD	PREFIN	3' - 0"	7' - 0"	2	HM	P	H-1	J-1	-	-	BY OWNER	-
102	102	BREW PUB	-	-	FG	EXIST.	EXIST.	3' - 0"	7' - 0"	-	AL	EXIST.	-	-	-	-	BY OWNER	-
105A	105	BREWERY	-	-	F	EXIST.	P	3' - 0"	7' - 0"	-	HM	P	-	-	-	-	BY OWNER	-
105B	105	BREWERY	-	-	OHS	EXIST.	P	8' - 0"	8' - 0"	-	STL	P	-	-	-	-	BY OWNER	-
105C	105	BREWERY	45 MIN.	45 MIN.	F	HM	P	3' - 0"	7' - 0"	-	HM	P	H-1	J-1	-	-	BY OWNER	-
107	107	OFFICE	-	-	F	WD	PREFIN	3' - 0"	7' - 0"	2	HM	P	H-1	J-1	-	-	BY OWNER	-
108	108	STAFF TLT.	-	-	F	WD	PREFIN	3' - 0"	7' - 0"	2	HM	P	H-1	J-1	-	-	BY OWNER	-
105H	109	KITCHEN	-	-	F	HM	P	3' - 0"	7' - 0"	2	HM	P	H-1	J-1	-	-	BY OWNER	-
109	109	KITCHEN	-	-	N	WD	PREFIN	3' - 0"	7' - 0"	2	HM	P	H-1	J-1	-	-	BY OWNER	-
110	110	WATER	-	-	F	WD	PREFIN	8' - 0"	7' - 0"	-	HM	P.P	H-1	J-1	-	-	BY OWNER	-
111A	111	VESTIBULE	-	-	F	EXIST.	P	4' - 0"	7' - 0"	-	HM	P	-	-	-	-	BY OWNER	-
105E	112	M TOILET	-	-	F	WD	PREFIN	3' - 0"	7' - 0"	2	HM	P	H-1	J-1	-	-	BY OWNER	-





- WELL BUFFER TANK(S) (E.T.R.)
- DOMESTIC WATER SOFTENER (E.T.R.)
- INSTANTANEOUS DOMESTIC HW HEATER (E.T.R.)
- EXISTING 2" WATER SERVICE ENTRANCE.
- NEW CONNECTION POINT. VERIFY EXISTING SIZE AND LOCATION.
- ROUTE EXPOSED PIPING DOWN WALL. PROVIDE PVC JACKET AND INSULATE.
- PROVIDE 3/4" BRANCH LINE CAPPED AND VALVED FOR FUTURE USE.
- ROUTE DOWN TO 3/4" SHW/SCW "PEX-A" BELOW GRADE TO SERVE UNDERBAR KITCHEN EQUIPMENT. PROVIDE COPPER-TO-PEX FITTINGS AND ISOLATION VALVES ON EACH LINE. REFER TO FOUNDATION PLUMBING PLAN FOR CONTINUATION.
- ROUTE ALL PIPING THROUGH JOIST WEBBING.
- CBV: 0.5 GPM.
- EBO-1: REFER TO FSE DRAWINGS FOR EQUIPMENT DETAIL.
- PROVIDE AIR ADMITTANCE VALVES FOR ALL UNDERBAR EQUIPMENT. ASSUME 2 DFUS PER FIXTURE. ALL SHW/SCW BRANCH PIPING SHALL BE 1/2" TO EACH SINK OR WAREWASHER. REFER TO FSE DRAWINGS FOR EQUIPMENT DETAIL.
- TRENCH DRAIN. PROVIDE LENGTH AS INDICATED (FEET).
- PIPE UP TO UNDERBAR KITCHEN EQUIPMENT.
- EXISTING LINE UP TO EXISTING ROOFTOP UNITS.
- 1 1/4" PIPE DOWN TO GAS-FIRED KITCHEN EQUIPMENT.
- MASTER GAS SHUTOFF VALVE FOR KITCHEN EQUIPMENT. INSTALL IN ACCESSIBLE LOCATION 5'-0" A.F.F.
- ROUTE LINE TO PAD-MOUNTED KITCHEN MAKE-UP AIR UNIT. REFER TO MUA GAS PIPING DETAIL ON SHEET P 501.
- EXISTING GAS METER WITH 3" SERVICE (ASSUMED). FIELD VERIFY ACTUAL LINE SIZE.
- 2" UP TO 3" V.T.R.
- WC; 1/2" SCW, 4" SAN, 2" V.
- LAV; 1/2" SCW, 1/2" SHW, 3" SAN, 1" V.
- UR; 1 1/4" CW, 3" SAN, 1 1/2" V.
- MB / SK; 1/2" SCW, 1/2" SHW, 3" SAN, 1 1/2" V.
- SH; 1/2" SCW, 3" SAN, 1 1/2" V.
- APPROXIMATE LOCATION OF EXISTING SAN, CONTRACTOR TO VERIFY LOCATION AND INVERT PRIOR TO UNDERGROUND INSTALLATION.
- DISCHARGE GREASE INTERCEPTOR INTO SINK SANITARY LINE. REFER TO DETAIL ON SHEET P 501.
- DOMESTIC HW STORAGE TANK. REFER TO DETAIL ON SHEET P 502.

DATE _____

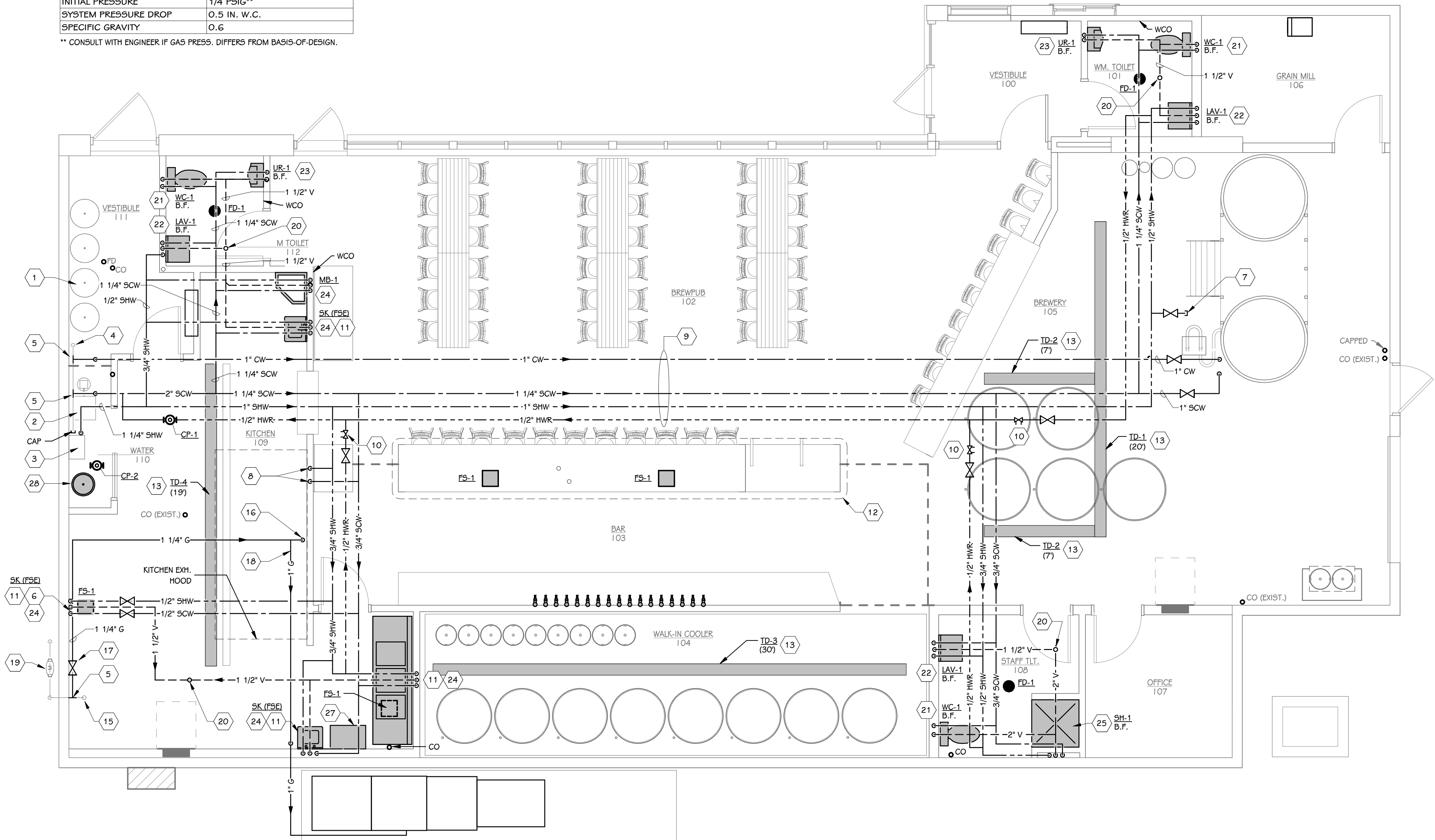
Acme, Michigan

SHEET NUMBER
P 000
19-209.00

DATE
FEBRUARY 21, 2020

NATURAL GAS BASIS-OF-DESIGN	
EXISTING LOAD	425 CFH
ADD'L LOAD	575 CFH
MAXIMUM DISTANCE	100 FEET EQUIVALENT LENGTH
INITIAL PRESSURE	1/4 PSIG**
SYSTEM PRESSURE DROP	0.5 IN. W.C.
SPECIFIC GRAVITY	0.6

** CONSULT WITH ENGINEER IF GAS PRESS. DIFFERS FROM BASIS-OF-DESIGN.



FIRST FLOOR PLUMBING PLAN

1/4" = 1'-0"

PLUMBING FIXTURES

LAV-1 (BF) BASED ON "AMERICAN STANDARD" MODEL "STUDIO 0.614.000". 21-1/4"x15-1/4" VITREOUS CHINA LAVATORY, WHITE IN COLOR, AND CHROME PLATED GRID TRAINER/TAIPIECE, FABRICATED FOR CONCEALED ARM OR WALL HANGER SUPPORTS. DRILL LAVATORIES FOR 4" FAUCETS. PROVIDE CONCEALED ARM CARRIERS, F-1 FAUCET, TRAP AND SUPPLIES AND STOPS. PROVIDE OFFSET TAIPIECE FOR BARRIER-FREE UNITS. PROVIDE THERMOSTATIC MIXING VALVE ON HOT WATER LINE TO BARRIER-FREE LAVATORY FAUCET. MOUNT BELOW LAVATORY BEHIND KNEEBOARD. PROVIDE PLASTIC UNDER LAVATORY TRAP AND SUPPLIES INSULATION KIT ON BARRIER-FREE UNITS.

UR-1 (BF) BASED ON "AMERICAN STANDARD" MODEL "WASHBROOK 6590.001". WALL MOUNTED VITREOUS CHINA, WASHOUT 0.5 GALLON WALL URINAL, WHITE IN COLOR, WITH INTEGRAL EXTENDED SHIELDS, FLUSHING RIM AND TRAP, 3/4" TOP SPUD, 2" OUTLET CONNECTION AND SUPPORTING HANGERS. PROVIDE CARRIERS AND **FV-1** FLUSH VALVE.

WC-1 (BF) BASED ON "AMERICAN STANDARD" MODEL "CADET PRO". BARRIER FREE, FLOOR MOUNTED, VITREOUS CHINA, BOTTOM OUTLET, 1.28 GALLON, ELONGATED BOWL, WHITE IN COLOR, WITH CLOSE COUPLED TANK. PROVIDE FLOOR FLANGE, BRASS BOLTS, NUTS, WASHERS AND BOLT CAPS. PROVIDE **TS-1** SEAT.

TS-1 BASED ON "CENTOCO" MODEL "820ST9". ELONGATED, HEAVY DUTY, SOLID WHITE PLASTIC TOILET SEAT WITH MOLDED-IN BUMPERS, CLOSED BACK/OPEN FRONT, WITH COVER, AND HAVING STAINLESS STEEL HINGE.

FV-1 BASED ON "SLOAN" MODEL "ROYAL 186-0.125-DBP-SG". MANUAL, QUIET, EXPOSED, CHROME PLATED, DIAPHRAGM OPERATED FLUSH VALVE FOR 0.125 GALLON URINAL FLUSH VALVE, WITH NON-HOLD-OPEN LOW FORCE/ADA COMPLIANT HANDLE. PROVIDE CHLORAMINE RESISTANT, DUAL SEAL DIAPHRAGM WITH A CLOG RESISTANT, MINIMUM DUAL FILTERED BYPASS, 3/4" IPS SCREW DRIVER OPERATED COMBINATION ANGLE CHECK AND STOP VALVE WITH PROTECTIVE VANDAL RESISTANT CAP, SWEAT SOLDER KIT, ADJUSTABLE TAIPIECE, CAST WALL FLANGE, VACUUM BREAKER, AND SPUD COUPLING AND FLANGE FOR 3/4" TOP SPUD CONNECTION.

FD-1 BASED ON "WADE" MODEL "1100-G6" OR EQUIVALENT WITH 6 INCH SQUARE NICKEL BRONZE ADJUSTABLE TOP. COATED GRAY IRON BODY HAVING INTEGRAL DOUBLE DRAINAGE FLANGE WITH WEEP HOLES AND NO-HUB SPIGOT OR PUSH-ON BOTTOM OUTLET. PROVIDE FLASHING CLAMP DEVICE WHERE LOCATED IN MEMBRANE FLOOR OR WHEN FLASHING IS REQUIRED TO PANS. FLOOR DRAINS SHALL COMPLY WITH ASME A112.6.3.

SH-1 ADA COMPLIANT ONE PIECE ACRYLIC SHOWER MODULE WITH NOMINAL 36" X 36" INSIDE DIMENSIONS, WHITE IN COLOR, WITH GRAB BARS, STANDARD FOLD-UP SEAT, CURTAIN ROD, SHOWER DRAIN, PRESSURE BALANCED SINGLE LEVER SHOWER MIXING VALVE, HAND HELD SHOWER HEAD, 60" FLEXIBLE HOSE, AND 36" SLIDE GUIDE.

SHOWER VALVE AND HEAD: ASSE 1016 PRESSURE BALANCE MIXER TYPE SHOWER VALVE WITH SINGLE METAL BLADE HANDLE. VALVE SHALL OPEN TO COLD WATER FIRST AND THEN THROUGH WARM (MIX) TO HOT. VALVE SHALL HAVE OPERATING PARTS SEPARATELY REPLACEABLE FROM OUTSIDE THE WALL THROUGH VALVE COVER PLATE, WITH CERAMIC DISC VALVING, ADJUSTABLE SAFETY LIMIT STOP, AND SCREW DRIVER STOPS. PROVIDE COMPLETE WITH CHROME PLATED SHOWER ARM WITH ESCUTCHEON AND MAXIMUM 1.75 GPM SHOWER HEAD. ZURN 27301-S5-MT-S8 OR EQUIVALENT.

MB-1 ONE PIECE MOLDED STONE 10" HIGH BASIN WITH 2" SHOULDERS 24" X 24" OVERALL BASIN SIZE. FURNISH WITH FACTORY INSTALLED 3" DRAIN BODY WITH REMOVABLE STAINLESS STEEL STRAINER. FURNISH WITH MANUFACTURER'S STANDARD MOP HANGER, TWO STAINLESS STEEL WALL SHIELDS, AND HOSE AND HOSE BRACKET ACCESSORIES FOR FIELD INSTALLATION. MUSTEE MODEL 63M OR EQUIVALENT. PROVIDE F-2 FAUCET AS SPECIFIED IN THE ARTICLES BELOW.

EBO-1 EQUIPMENT BY OTHERS: ALL ITEMS INDICATED BY THIS NUMBER ARE FIXTURES AND EQUIPMENT FURNISHED BY FOOD SERVICE EQUIPMENT SUPPLIER. EQUIPMENT SUPPLIER WILL FURNISH EQUIPMENT COMPLETE WITH FAUCET TRIM, GAS COCKS, STRAINERS, AND TAIPIECES OR OTHER DEVICES INTEGRAL WITH OR PART OF HIS EQUIPMENT. PLUMBING INSTALLER SHALL PROVIDE ALL COLD WATER, HOT WATER, GASES, WASTE LINES, VENTS, SUPPLY RISERS, KEY STOPS, TRAPS, ETC., REQUIRED FOR THE EQUIPMENT. PLUMBING INSTALLER SHALL INSTALL ALL FAUCET TRIM AND ACCESSORIES, AND MAKE ALL FINAL CONNECTIONS BETWEEN PLUMBING SYSTEM AND KITCHEN EQUIPMENT.

F-1 BASED ON "ZURN" MODEL "Z82200-M" OR EQUIVALENT. POLISHED CHROME PLATED ALL METAL DECK MOUNTED FAUCET, SINGLE HOLE, SPOUT WITH 0.5 GPM CHROME PLATED CONSTANT FLOW OUTLET, POP UP DRAIN, SINGLE LEVER METAL HANDLE.

F-2 ROUGH CHROME PLATED CAST BRASS, COMBINATION SERVICE SINK FITTING WITH VACUUM BREAKER, 3/4" THREADED HOSE SPOUT, METAL LEVER HANDLES INDEXED "HOT" AND "COLD" PLUS RED AND BLUE INDEX TABS, WALL BRACE, PAIL HOOK, ADJUSTABLE FLANGED FEMALE SUPPLY ARMS AND HAVING INTEGRAL STOPS. CHICAGO FAUCET MODEL 897-RCF OR EQUIVALENT.

FS-1 KITCHEN FLOOR SINK, "WADE" 9140 12" X 12" X 8" (300 X 300 X 200 MM) OR EQUIVALENT WITH CAST IRON BODY, A.R.E. INTERIOR, ALUMINUM DOME STRAINER AT OUTLET, 1/2" GRATE.

TD-1,2,3,4 MODULAR SYSTEM OF PRE-SLOPED 16 GAUGE TYPE 304 STAINLESS-STEEL CHANNEL SECTIONS, GRATES, AND APPURTENANCES; DESIGNED SO GRATES FIT INTO CHANNEL RECESSES WITHOUT ROCKING OR RATTLING. STANDARD: ASME A112.3.1, FOR TRENCH DRAINS. CHANNEL SECTIONS: INTERLOCKING-JOINT, STAINLESS-STEEL WITH SLOPING INVERT. DIMENSIONS: NOMINAL 4 INCHES WIDE. INCLUDE NUMBER OF UNITS REQUIRED TO FORM TOTAL LENGTHS INDICATED. OUTLETS: 4 INCH NO HUB CENTER BOTTOM OUTLET. INCLUDE NUMBER OF OUTLETS AS INDICATED. GRATES: MANUFACTURER'S DESIGNATION "HEAVY DUTY," WITH SLOTS AND OF WIDTH AND THICKNESS THAT FIT RECESSES IN CHANNELS. MATERIAL: STAINLESS STEEL. LOCKING MECHANISM: MANUFACTURER'S STANDARD DEVICE FOR SECURING GRATES TO CHANNEL SECTIONS. SUPPORTS, ANCHORS, AND SETTING DEVICES: MANUFACTURER'S STANDARD, UNLESS OTHERWISE INDICATED. CHANNEL SECTION JOINING AND FASTENING MATERIALS: AS RECOMMENDED BY SYSTEM MANUFACTURER. DURATRENCH MODEL "DTSS-4" OR EQUIVALENT.

GENERAL PLUMBING NOTES

- DETAILS SHOWN ILLUSTRATE DESIGN INTENT, NOT ALL POSSIBLE CONDITIONS. DRAWINGS ARE NOT TO BE CONSIDERED FABRICATION DRAWINGS.
- IF THE CONTRACTOR ELECTS TO PROVIDE EQUIPMENT OTHER THAN BASIS OF DESIGN, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE LAYOUT AND CLEARANCE REQUIREMENTS IN ALL SPACES CONTAINING EQUIPMENT AND PROVIDE EQUIPMENT MEETING THE SPECIFICATIONS AND ACHIEVING CODE REQUIRED CLEARANCES WITHIN THE SPACE PROVIDED.
- COORDINATE ALL NEW CONSTRUCTION WORK OR ACTIVITY WITH THAT WHICH IS REQUIRED BY OTHER TRADES OR INSTALLERS IN ORDER TO PROVIDE A COMPLETE SYSTEM INCLUDING ALL NECESSARY COMPONENTS, FITTINGS, AND OFFSETS.
- INSTALLER SHALL VERIFY ALL EXISTING JOBSITE CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. NOTIFY THE ENGINEER OF DISCREPANCIES PRIOR TO COMMENCING WORK.
- FIRE SEAL ALL PENETRATIONS, SUCH AS PIPES, DUCTS, CONDUIT, ETC. THROUGH FIRE AND/OR SMOKE RATED ASSEMBLIES.
- MECHANICAL INSTALLER IS RESPONSIBLE FOR PATCHING OF WALLS, CEILINGS, AND FLOORS WHERE FIXTURES, MECHANICAL EQUIPMENT, SHEET METAL, OR PIPING HAS BEEN REMOVED, RELOCATED, OR INSTALLED.
- ALL PIPING SHALL AVOID LOCATIONS DIRECTLY ABOVE ALL ELECTRICAL EQUIPMENT. COORDINATE WITH ELECTRICAL.
- ALL LOW VOLTAGE CABLING SHALL BE RUN IN CONDUIT BETWEEN DEVICE AND CABLE TRAY OR TECHNOLOGY RACK. NO CABLING SHALL BE VISIBLE IN EXPOSED CEILING SPACES. EXPOSED CONDUIT SHALL BE PAINTED TO MATCH SURFACE IT IS SUPPORTED FROM. WIRING ROUTED IN ACCESSIBLE CEILING SPACES SHALL BE INDEPENDENTLY SUPPORTED WITH COMM HOOKS OR RINGS.

KEYED NOTES - PLUMBING

- WELL BUFFER TANK(S) (E.T.R.)
- DOMESTIC WATER SOFTENER (E.T.R.)
- INSTANTANEOUS DOMESTIC HW HEATER (E.T.R.)
- EXISTING 2" WATER SERVICE ENTRANCE.
- NEW CONNECTION POINT. VERIFY EXISTING SIZE AND LOCATION.
- ROUTE EXPOSED PIPING DOWN WALL. PROVIDE PVC JACKET AND INSULATE.
- PROVIDE 3/4" BRANCH LINE CAPPED AND VALVED FOR FUTURE USE.
- ROUTE DOWN TO 3/4" SHW/SCW "PEX-A" BELOW GRADE TO SERVE UNDERBAR KITCHEN EQUIPMENT. PROVIDE COPPER-TO-PEX FITTINGS AND ISOLATION VALVES ON EACH LINE. REFER TO FOUNDATION PLUMBING PLAN FOR CONTINUATION.
- ROUTE ALL PIPING THROUGH JOIST WEBBING.
- CBV: 0.5 GPM.
- EBO-1: REFER TO FSE DRAWINGS FOR EQUIPMENT DETAIL.
- PROVIDE AIR ADMITTANCE VALVES FOR ALL UNDERBAR EQUIPMENT; ASSUME 2 DPU'S PER FIXTURE. ALL SHW/SCW BRANCH PIPING SHALL BE 1/2" TO EACH SINK OR WAREWASHER. REFER TO FSE DRAWINGS FOR EQUIPMENT DETAIL.
- TRENCH DRAIN. PROVIDE LENGTH AS INDICATED (FEET).
- PIPE UP TO UNDERBAR KITCHEN EQUIPMENT.
- EXISTING LINE UP TO EXISTING ROOFTOP UNITS.
- 1 1/4" PIPE DOWN TO GAS-FIRED KITCHEN EQUIPMENT.
- MASTER GAS SHUTOFF VALVE FOR KITCHEN EQUIPMENT. INSTALL IN ACCESSIBLE LOCATION 5'-0" A.F.F.
- ROUTE LINE TO PAD-MOUNTED KITCHEN MAKE-UP AIR UNIT. REFER TO MUA GAS PIPING DETAIL ON SHEET P 501.
- EXISTING GAS METER WITH 3" SERVICE (ASSUMED). FIELD VERIFY ACTUAL LINE SIZE.
- 2"V UP TO 3" V.T.R.
- WC; 1/2" SCW, 4" SAN, 2" V.
- LAV; 1/2" SCW, 1/2" SHW, 3" SAN, 1" V.
- UR; 1 1/4" CW, 3" SAN, 1 1/2" V.
- MB / SK; 1/2" SCW, 1/2" SHW, 3" SAN, 1 1/2" V.
- SH; 1/2" SCW, 3" SAN, 1 1/2" V.
- APPROXIMATE LOCATION OF EXISTING SAN, CONTRACTOR TO VERIFY LOCATION AND INVERT PRIOR TO UNDERGROUND INSTALLATION.
- DISCHARGE GREASE INTERCEPTOR INTO SINK SANITARY LINE. REFER TO DETAIL ON SHEET P 501.
- DOMESTIC HW STORAGE TANK. REFER TO DETAIL ON SHEET P 502.

ISSUED FOR

DATE

PROJECT TITLE
STONE HOUND
BREWING CO.

OWNER
STONE HOUND
BREWING CO.

Acme, Michigan

SHEET TITLE
FIRST FLOOR PLUMBING PLAN

DATE
FEBRUARY 21, 2020
SHEET NUMBER
P 101
19-209.00

TowerPinkster

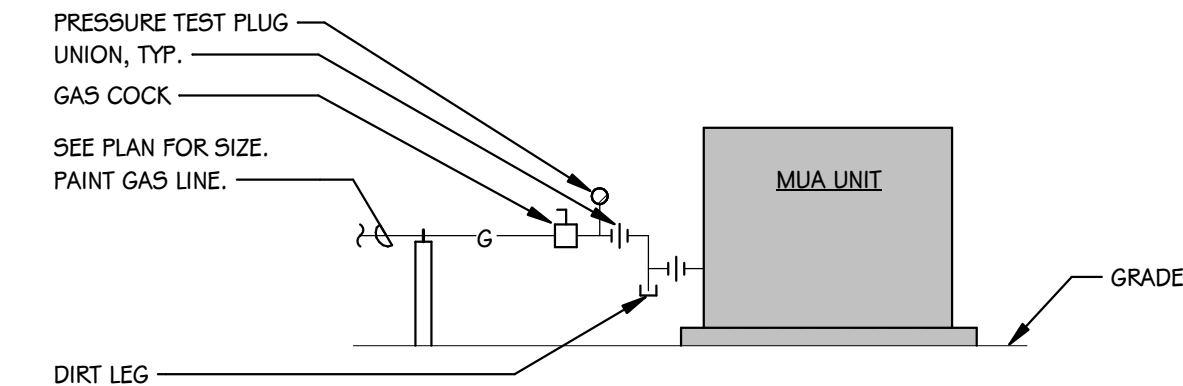
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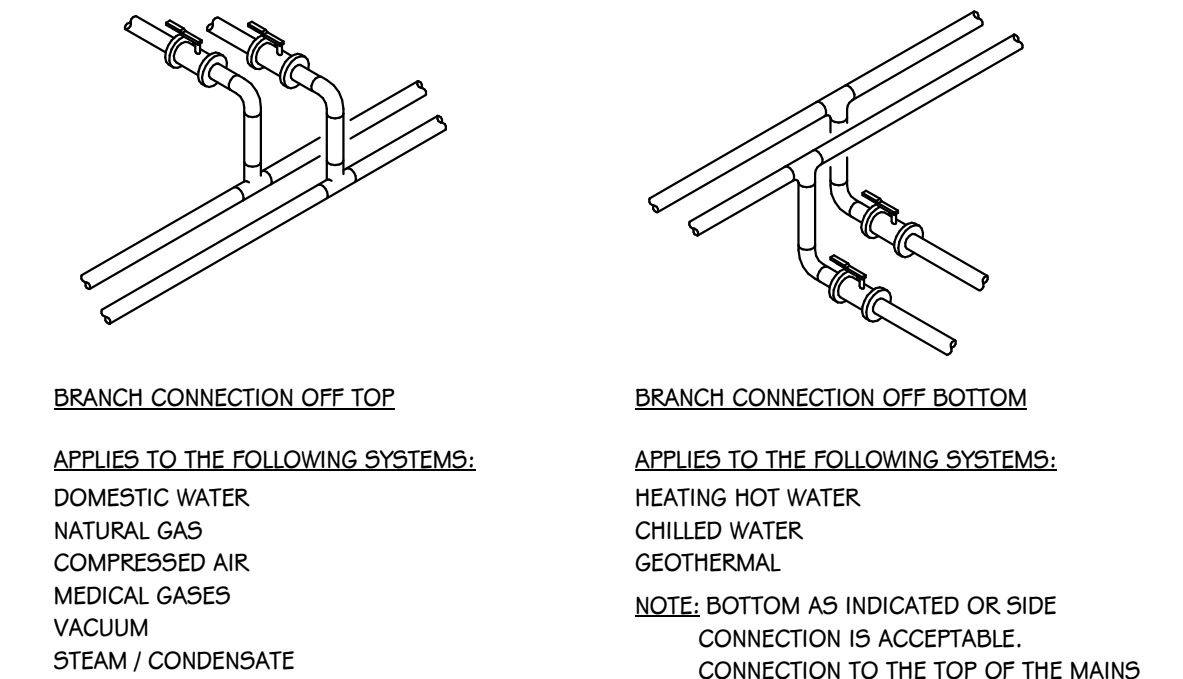
PLUMBING SPECIFICATIONS

- THE CONTRACTOR IS TO PROVIDE SHOP DRAWING SUBMITTALS ON EQUIPMENT, PIPING, VALVES, AND INSULATION FOR APPROVAL.
- THE CONTRACTOR IS TO PROVIDE RECORD AS-BUILT DRAWING, O&M MANUALS, TESTING, AND WARRANTY INFORMATION IN ELECTRONIC FORMAT, TO THE UNIVERSITY AT THE COMPLETION OF THE PROJECT.
- ALL PIPING SHALL AVOID LOCATIONS DIRECTLY ABOVE ALL ELECTRICAL EQUIPMENT.
- UNLESS SPECIFICALLY NOTED AS NON-ASBESTOS CONTAINING MATERIAL, ALL THERMAL SYSTEMS SHALL BE ASSUMED TO CONTAIN ASBESTOS. OWNER SHALL ABATE ALL ASBESTOS CONTAINING MATERIAL IDENTIFIED BY THE INSTALLER TO BE REMOVED.
- ALL PIPING SHALL BE LABELED WITH PREPRINTED, COLOR-CODED LABEL WITH LETTERING INDICATING SERVICE SYSTEM AND DIRECTION OF FLOW.
- ALL EQUIPMENT SHALL BE LABELED WITH WITH MULTI-LAYER, MUTLI-COLOR PLASTIC LABEL SUITABLE FOR MECHANICAL ENGRAVING, ABLE TO WITHSTAND TEMPERATURES UP TO 160°F. LABELS SHALL BE NOT LESS THAN 2 1/2" BY 3/4", WITH WHITE BACKGROUND AND BLACK TEXT.
- PIPING NPS 2 1/2 AND LARGER SHALL BE SCHEDULE 40 STEEL PIPE, WROUGHT STEEL FITTINGS OR WELDED.
- PIPING NPS 2 AND SMALLER SHALL BE TYPE L COPPER PIPE WITH LEAD-FREE SOLDERED FITTINGS. THREADED BLACK PIPE CAN BE USED AT PRESSURE GAUGES.
- DOMESTIC WATER PIPING SHALL BE INSULATED WITH 1" MINERAL FIBER PREFORMED PIPE INSULATION WITH ASJ TYPE I JACKET.
- DOMESTIC WATER PIPE PENETRATIONS THROUGH INTERIOR PARTITIONS SHALL BE SLEEVED AND GALVANIZED PIPE SLEEVES.
- PIPING SYSTEM SHALL BE TESTED TWO-TIMES SYSTEM PRESSURE. ENGINEER TO WITNESS AND SIGN OFF ON PRESSURE TESTS.
- UNIONS SHALL BE INSTALLED ADJACENT TO EACH VALVE AND AT FINAL CONNECTION TO EACH PIECE OF EQUIPMENT. USE DIELECTRIC UNIONS WHERE DISSIMILAR METALS ARE USED.
- ALL VALVES SHALL BE TAGGED WITH A BRASS .032-INCH MIN THICKNESS TAG WITH 1/4" LETTERS. VALVES SCHEDULES FOR EACH PIPING SYSTEM SHALL BE INCLUDED IN THE PROJECT O&M MANUALS. TABULATE VALVE NUMBER, PIPING SYSTEM, SYSTEM ABBREVIATION (AS SHOWN ON TAG), LOCATION OF VALVE (ROOM OR SPACE), NORMAL OPERATING POSITION (OPEN, CLOSED, MODULATING), AND VARIATIONS FOR IDENTIFICATION. MARK VALVES FOR EMERGENCY SHUT-OFF AND SIMILAR SPECIAL USES.
- BALL VALVES SHALL BE BASED ON "APOLLO". BRONZE, HIGH PERFORMANCE BALL VALVES 2" AND SMALLER SHALL BE MSS SP-110, 600 PSI WOG PRESSURE, 150 SWP, TWO PIECE BRONZE BODY, FULL PORT, STAINLESS STEEL BALL, REPLACEABLE "TPE" SEATS AND SEAL, BLOWOUT PROOF STEM, VINYL COVERED HANDLE, AND THREADED ENDS.
- SWING CHECK VALVES 2" AND SMALLER SHALL BE BRONZE, Y-PATTERN WITH THREADED ENDS. ASTM B61, CLASS 150 BRONZE BODY.
- SHUT-OFF VALVES NPS 2 AND SMALLER SHALL BE BASED ON "APOLLO" BRONZE BALL VALVES, ASTM B62, 400 PSI WOG PRESSURE, FULL PORT, STAINLESS STEEL BALL AND STEM, REPLACEABLE "TPE" SEATS AND SEAL, BLOWOUT PROOF STEM AND VINYL COVERED HANDLE. NPS 2-1/2 AND LARGER SHALL BE BASED ON "MILWAUKEE" FERROUS ALLOY BUTTERFLY VALVES, 200 PSI WOG PRESSURE, LUG STYLE, BRONZE DISC, EPDM SEATS, STAINLESS STEEL STEM.
- CHECK VALVES NPS 2 AND SMALLER SHALL BE BRONZE CHECK VALVES, ASTM B61, CLASS 150 BRONZE BODY, DISC AND CAP, Y-PATTERN WITH THREADED ENDS. CHECK VALVES NPS 2 1/2 AND LARGER SHALL BE ASTM A126, CLASS 125 CAST IRON BODY AND CAP, RENEWABLE BRONZE DISC AND SEAT RINGS W/ FLANGED ENDS.
- CALIBRATED BALANCE VALVES SHALL BE BASED ON "TOUR # ANDERSON", OR APPROVED EQUAL. MULTI-TURN, CALIBRATED ORIFICE BALANCING VALVE, INTEGRAL PRESSURE GAUGE CONNECTIONS, DIAL HANDLE WITH MEMORY STOP TO RETAIN SET POSITION. NPS 2.5 AND SMALLER SHALL BE THREADED OR SOCKET CONNECTION WITH BRONZE BODY. NPS 3 AND LARGER SHALL BE CAST IRON OR STEEL BODY WITH FLANGED CONNECTION.
- SANITARY DRAIN PIPE SHALL BE HUBLESS CAST IRON OR SCHEDULE 40 PVC.
- SANITARY VENT PIPE SHALL BE SCHEDULE 40 PVC DWV PIPE.
- FACUET SUPPLY INLETS SHALL BE COPPER TUBE AND SIZE REQUIRED FOR FINAL CONNECTION.
- SUPPLY STOPS SHALL BE CHROME-PLATED BRASS BODY, QUARTER TURN ANGLED CONFIGURATION WITH COMPRESSION FITTINGS, LOOSE KEY TYPE, AND SIZED TO MATCH INLET PIPE AND SUPPLY RISER.
- TRAPS SHALL BE CHROME PLATED, 17 GAUGE TUBULAR BRASS P-TRAP AND WALL BEND WITH SLIP-JOINT INLET, WALL FLANGE, ESCUTCHEON, AND SAME SIZE AS FIXTURE OUTLET CONNECTION. PROVIDE CLEANOUT PLUG.
- THERMOSTATIC MIXING VALVES SHALL COMPLY WITH ASSE 1070 FOR INDIVIDUAL FIXTURE APPLICATIONS. 125 PSIG PRESSURE RATNG, BRONZE OR BRASS BODY WITH CORROSION RESISTANT INTERIOR COMPONENTS, ADJUSTABLE TEMPERATURE CONTROL, THREADED AND INTEGRAL CHECK VALVES FOR INLETS AND OUTLETS, ROUGH OR CHROME PLATED BRONZE FINISH, 110 DEG F TEMPERED WATER SETTING.
- IN LIEU OF KNEE GUARD: UNDER LAVAORY GUARDS SHALL BE BASED ON "TRUEBRO" MODEL LAV GUARD 2. INSULATING PIPING COVERING FOR SUPPLY AND DRAIN PIPING ASSEMBLIES THAT PREVENT DIRECT CONTACT WITH AND BURNS FROM PIPING. GUARD SHALL ALLOW SERVICE ACCESS WITHOUT REMOVING COVERINGS. GUARDS SHALL BE ANTIMICROBIAL, MOLDED PLASTIC, AND WHITE.
- URINAL SUPPORT CARRIERS SHALL BE BASED ON "WADE" MODEL "W-400-AM11-M36". FOOT SUPPORTED CARRIER WITH RECTANGULAR STRUCTURAL STEEL UPRIGHTS, TOP SUPPORT PLATE, AND LOWER BEARING PLATE WITH STUDBS.
- WATER CLOSET SUPPORT CARRIERS SHALL BE BASED ON "WADE" MODEL "W-300". FOOT SUPPORTED CARRIER WITH VERTICAL OR HORIZONTAL WASTE FITTING CONFIGURATION AS REQUIRED BY WASTE PIPING INSTALLATION. SINGLE CLOSET CARRIERS SHALL BE PROVIDED WITH REAR ANCHORING FOOT. CLOSET COUPLING AND FIXTURE SUPPORT RODS SHALL BE PROPER LENGTH FOR WALL THICKNESS. M4 ROD SUPPORT FEET SHALL BE FURNISHED WHEN SPAN FROM INSIDE OF FINISH BLOCK WALL TO FACE OF CARRIER FACEPLATE EXCEEDS 6". M4 ROD SUPPORT FEET SHALL ALSO BE PROVIDED ON EACH WATER CLOSET CARRIER INSTALLED ON STUD TYPE WALL CONSTRUCTION.

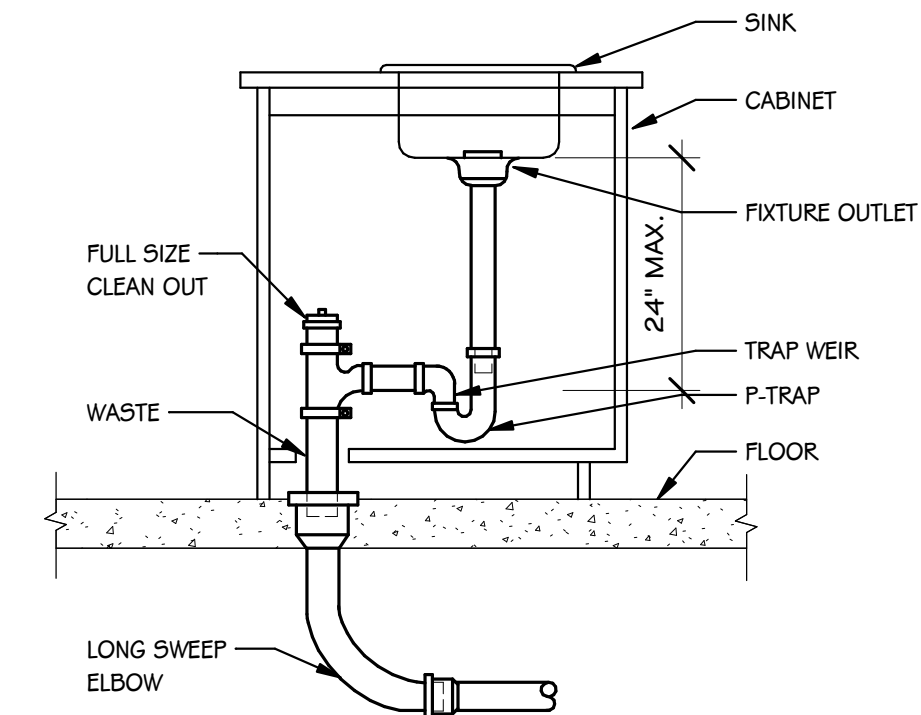
GAS LOAD SCHEDULE			
TAG	CAPACITY (C.F.H.)	PRESS. RANGE (IN. W.C.)	PHASE
CONVECTION OVEN	110	5"-10"	New Construction
FRYER	150	5"-10"	New Construction
GAS GRIDDLE	50	5"-10"	New Construction
HOT PLATE	50	5"-10"	New Construction
MUA (F5E)	215	7"-14"	New Construction
RTU-1	115	7"-14"	Existing
RTU-2	115	7"-14"	Existing
WATER HEATER	195	5"-10"	Existing
Grand total: 8		1000	



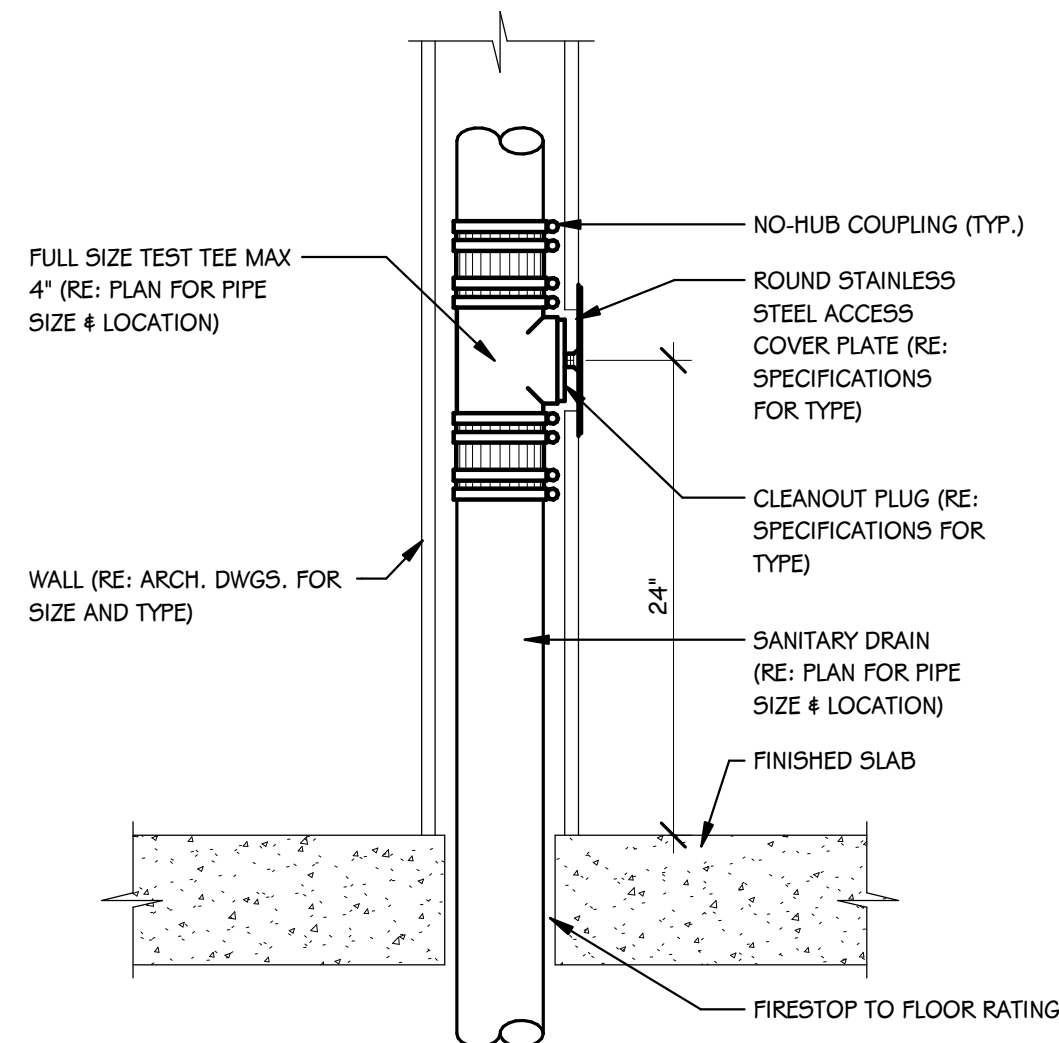
TYPICAL MUA GAS PIPING DETAIL
SCALE: NONE



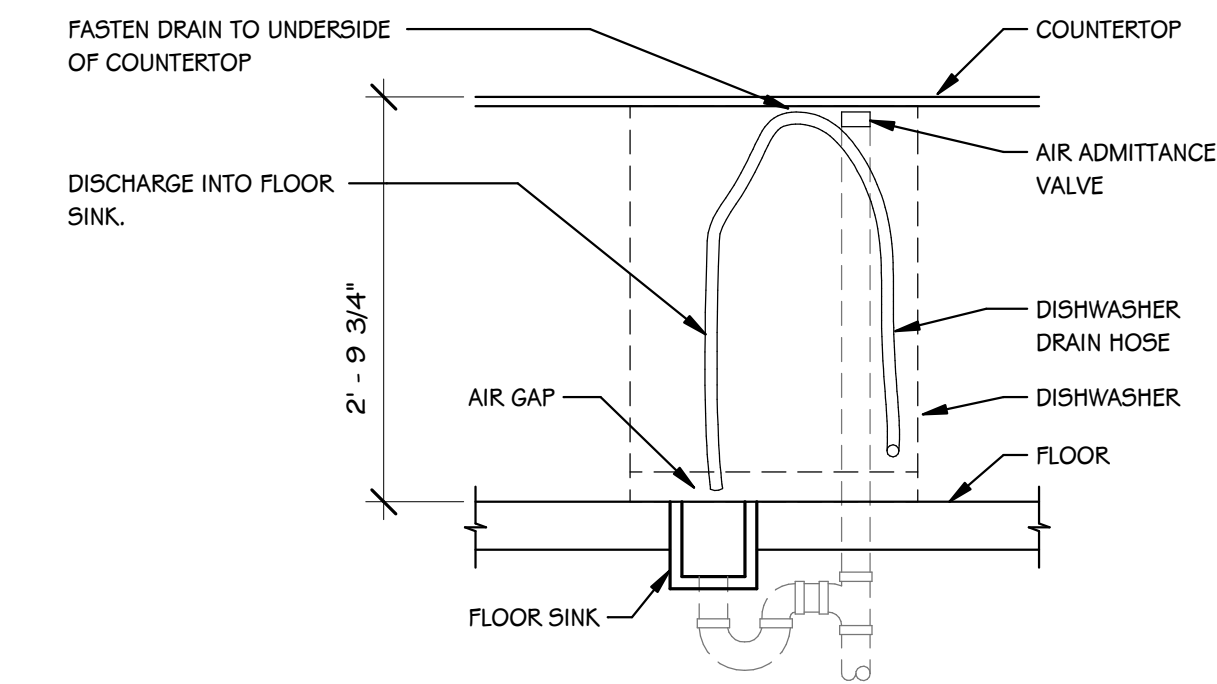
BRANCH TAKE-OFF PIPING DETAIL
SCALE: NONE



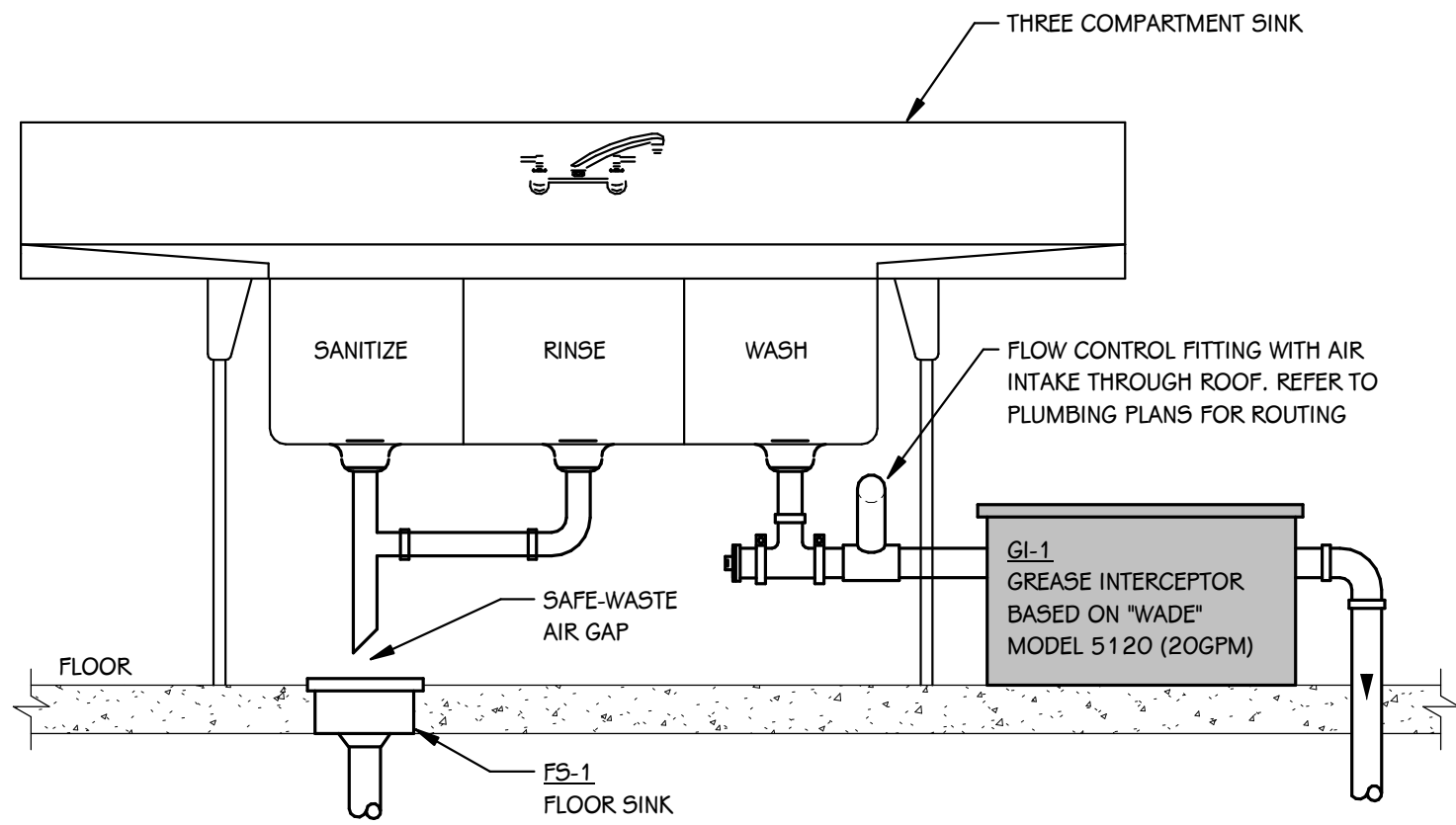
COMBINATION DRAIN AND VENT DETAIL
SCALE: NONE



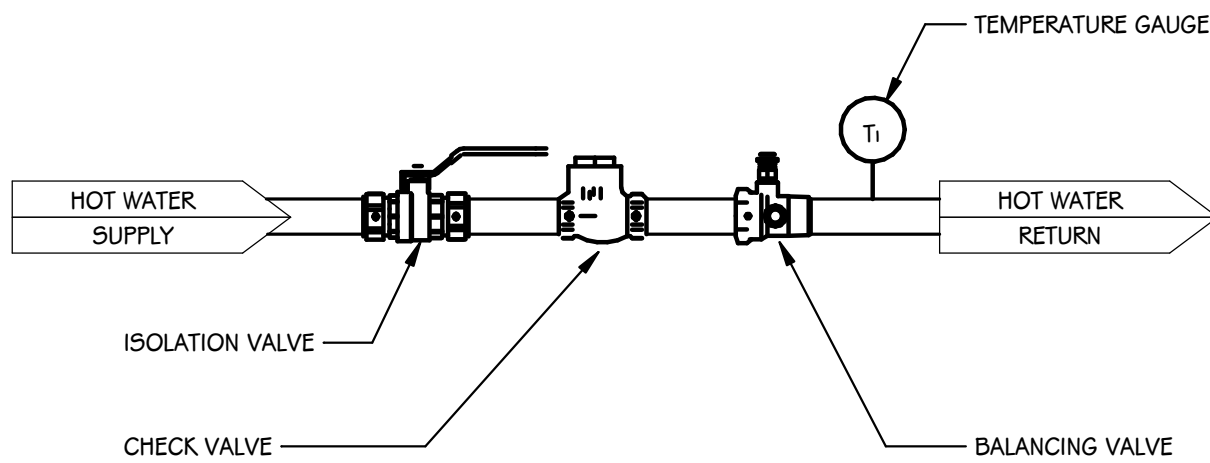
WALL CLEANOUT DETAIL
SCALE: NONE



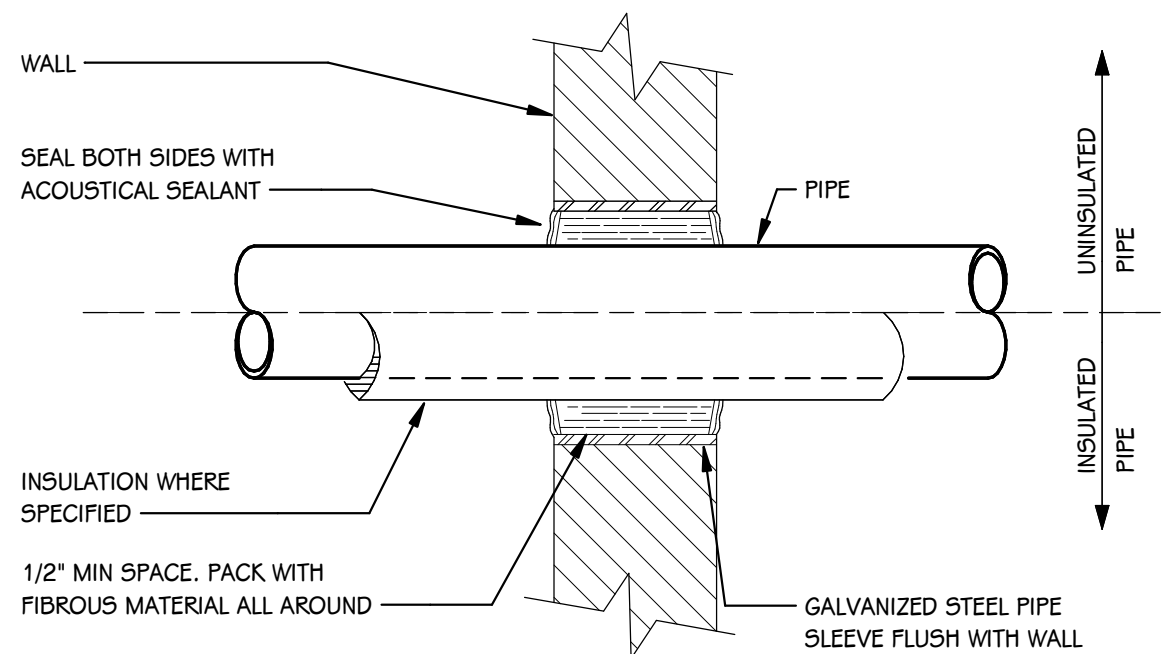
DISHWASHER DRAIN OUTLET BOX DETAIL
SCALE: NONE



THREE COMPARTMENT SINK WASTE PIPING
SCALE: NONE

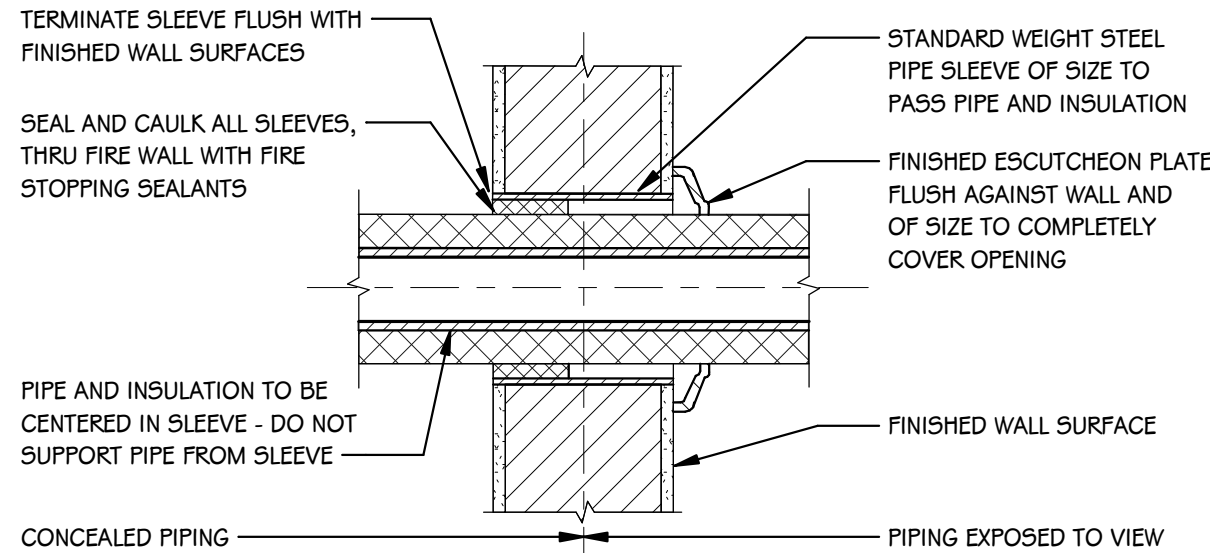


BALANCING VALVE ASSEMBLY DETAIL
SCALE: NONE

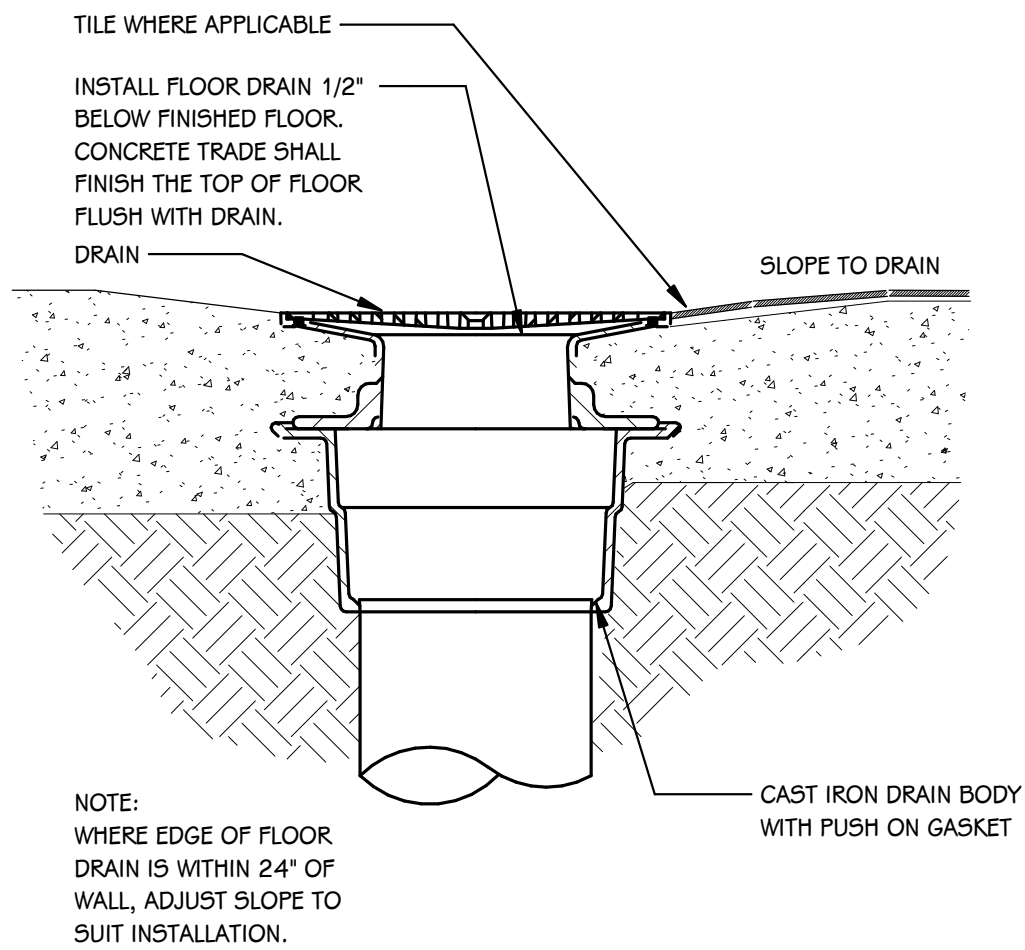


- NOTE
- WHERE PIPING IS EXPOSED TO VIEW PROVIDE WITH ESCUTCHEON.
 - FOR RATED WALLS REFER TO FIRE STOP SPECIFICATIONS.

PENETRATION NOT RATED DETAIL
SCALE: NONE

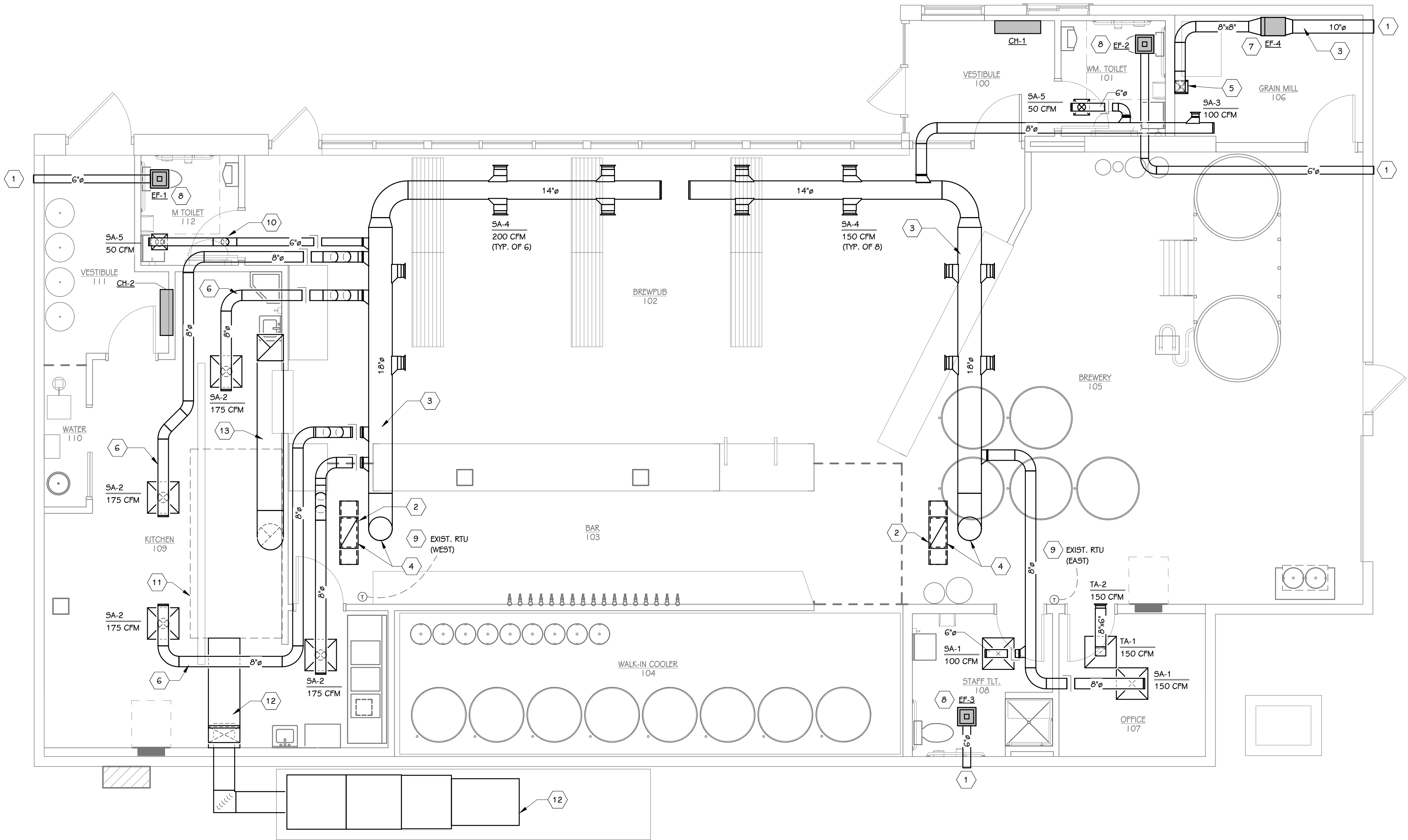


PIPING SLEEVE DETAIL - INTERIOR WALL
SCALE: NONE



- NOTE:
- WHERE EDGE OF FLOOR DRAIN IS WITHIN 24" OF WALL, ADJUST SLOPE TO SUIT INSTALLATION.

FINISH FLOOR DRAIN DETAIL
SCALE: NONE



FIRST FLOOR SHEET METAL PLAN

1/4" = 1'-0"

GENERAL MECHANICAL NOTES

- 1 DETAILS SHOWN ILLUSTRATE DESIGN INTENT, NOT ALL POSSIBLE CONDITIONS. DRAWINGS ARE NOT TO BE CONSIDERED FABRICATION DRAWINGS.
- 2 IF THE CONTRACTOR ELECTS TO PROVIDE EQUIPMENT OTHER THAN BASIS OF DESIGN, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE LAYOUT AND CLEARANCE REQUIREMENTS IN ALL SPACES CONTAINING EQUIPMENT AND PROVIDE EQUIPMENT MEETING THE SPECIFICATIONS AND ACHIEVING CODE REQUIRED CLEARANCES WITHIN THE SPACE PROVIDED.
- 3 COORDINATE ALL NEW CONSTRUCTION WORK OR ACTIVITY WITH THAT WHICH IS REQUIRED BY OTHER TRADES OR INSTALLERS IN ORDER TO PROVIDE A COMPLETE SYSTEM INCLUDING ALL NECESSARY COMPONENTS, FITTINGS, AND OFFSETS.
- 4 INSTALLER SHALL VERIFY ALL EXISTING JOBSITE CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. NOTIFY THE ENGINEER OF DISCREPANCIES PRIOR TO COMMENCING WORK.
- 5 FIRE SEAL ALL PENETRATIONS, SUCH AS PIPES, DUCTS, CONDUIT, ETC. THROUGH FIRE AND/OR SMOKE RATED ASSEMBLIES.
- 6 MECHANICAL INSTALLER IS RESPONSIBLE FOR PATCHING OF WALLS, CEILINGS, AND FLOORS WHERE FIXTURES, MECHANICAL EQUIPMENT, SHEET METAL, OR PIPING HAS BEEN REMOVED, RELOCATED, OR INSTALLED.
- 7 ALL PIPING SHALL AVOID LOCATIONS DIRECTLY ABOVE ALL ELECTRICAL EQUIPMENT. COORDINATE WITH ELECTRICAL.
- 8 ALL LOW VOLTAGE CABLING SHALL BE RUN IN CONDUIT BETWEEN DEVICE AND CABLE TRAY OR TECHNOLOGY RACK. NO CABLING SHALL BE VISIBLE IN EXPOSED CEILING SPACES. EXPOSED CONDUIT SHALL BE PAINTED TO MATCH SURFACE IT IS SUPPORTED FROM. WIRING ROUTED IN ACCESSIBLE CEILING SPACES SHALL BE INDEPENDENTLY SUPPORTED WITH COMM HOOKS OR RINGS.

KEYED NOTES - MECHANICAL

- 1 TERMINATE WITH WALL VENT PAINTED TO MATCH BUILDING. REFER TO DETAIL.
- 2 14"x24" DUCT DROP TO RETURN AIR PLENUM WITH BIRDSCREEN. REFER TO DETAIL.
- 3 DUCT CENTERLINE ELEVATION: 10'-6" A.F.F.
- 4 CONNECT TO EXISTING RTU DUCT DROPS. PROVIDE TRANSITIONS AS REQUIRED TO ACCOMMODATE NEW DUCTWORK. BALANCE EXISTING RTU OA DAMPERS TO SUPPLY 500 CFM OF OA.
- 5 PROVIDE FILTERED EXHAUST PLENUM NEAR FLOOR. REFER TO GRAIN MILL EXHAUST DETAIL.
- 6 ROUTE BRANCH DUCTWORK THROUGH JOIST WEBBING.
- 7 PROVIDE MECHANICAL TIMECLOCK FOR SCHEDULED OPERATION.
- 8 ENABLED VIA OCCUPANCY SENSOR.
- 9 PROVIDE NEW 7-DAY (PROGRAMMABLE) WIFI ENABLED "SMART THERMOSTAT".
- 10 DUCT UP INTO JOIST SPACE.
- 11 KITCHEN EXHAUST HOOD. REFER TO FSE DRAWINGS.
- 12 MUA UNIT AND DUCTWORK (BY FSE). MOUNT MUA UNIT ON GRADE. PROVIDE CONCRETE MOUNTING PAD. SLOPE, JACKET, AND INSULATE ALL EXTERIOR (EXPOSED) DUCTWORK.
- 13 EXHAUST DUCT (BY FSE) TO ROOF-MOUNTED EXHAUST HOOD.

ISSUED FOR

DATE

PROJECT TITLE
STONE HOUND
BREWING CO.

OWNER
STONE HOUND
BREWING CO.

Acme, Michigan

SHEET TITLE
FIRST FLOOR SHEET METAL PLAN

DATE
FEBRUARY 21, 2020

SHEET NUMBER
M 101
19-209.00

TowerPinkster

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ABBREVIATIONS

A.C.D.	AUTOMATIC CONTROL DAMPER	MFR.(S)	MANUFACTURER(S)
A.F.F.	ABOVE FINISHED FLOOR	M.H.	MANHOLE
A.G.	ABOVE GRADE	MIN.	MINIMUM
A.P.D.	AIR PRESSURE DROP	MTG.	MOUNTING
B.D.	BALANCING DAMPER	N.C.	NORMALLY CLOSED
B.D.D.	BACKDRAFT DAMPER	N.F.W.H.	NON-FREEZE WALL HYDRANT
B.F.	BARRIER FREE	N.I.C.	NOT IN CONTRACT
BTUH	BRITISH THERMAL UNIT PER HOUR	N.O.	NORMALLY OPEN
B.V.	BALANCING VALVE	O.A.	OUTSIDE AIR
C.B.	CATCH BASIN	P.A.	PIPE ANCHOR
C.B.V.	CALIBRATED BALANCING VALVE	P.D.	PRESSURE DROP
C.F.H.	CUBIC FEET PER HOUR	P.R.V.	PRESSURE REDUCING VALVE
C.F.M.	CUBIC FEET PER MINUTE	P.T.	PRESSURE / TEMPERATURE TAPPING
C.H.	CABINET HEATER	R.A.	RETURN AIR
C.I.	CAST IRON	R.D.	ROOF DRAIN
C.M.	CEILING MOUNTED	R.H.	RELATIVE HUMIDITY
C.O.	CLEAN OUT	R.I.O.	ROUGH IN ONLY
C.V.	CONTROL VALVE	R.P.M.	REVOLUTIONS PER MINUTE
D.F.	DRINKING FOUNTAIN	R.PBP	REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTER
D.N.	DOWN	R.V.	RELIEF VALVE
D.S.	DOWN SPOUT	S.A.	SUPPLY AIR
E.A.	EXHAUST AIR	SENS.	SENSIBLE
E.A.T.	ENTERING AIR TEMPERATURE	SENR.	SENSEWIRE
E.D.B.	ENTERING DRY BULB	SK.	SINK
E.F.	EXHAUST FAN	S.O.V.	SHUT-OFF VALVE
E.S.P.	EXTERNAL STATIC PRESSURE	S.P.	STATIC PRESSURE
E.T.R.	EXISTING TO REMAIN	S.SK.	SERVICE SINK
E.W.B.	ENTERING WET BULB	TEMP.	TEMPERATURE
E.W.C.	ELECTRIC WATER COOLER	TOT.	TOTAL
E.W.T.	ENTERING WATER TEMPERATURE	T.R.	TEMPERATURE RISE
EXST.	EXISTING	T.S.P.	TOTAL STATIC PRESSURE
F.C.	FLEXIBLE CONNECTION	T.U.	TERMINAL UNIT BOX
F.D.	FLOOR DRAIN	T.W.C.	TEPID WATER CONNECTION
F.I.	FIELD INSTALLED	U.H.	UNIT HEATER
F.M.	FLOOR MOUNTED	URN.	URINAL
F.P.M.	FEET PER MINUTE	V.	VENT
F.S.	FLOOR SINK	VEL.	VELOCITY
F.S.E.	FOOD SERVICE EQUIPMENT	V.I.F.	VERIFY IN FIELD
G.P.M.	GALLONS PER MINUTE	V.S.	VENT STACK
H.B.	HOSE BIBB	V.T.R.	VENT THRU ROOF
HP	HORSE POWER	W.	WASTE
I.E.	INVERT ELEVATION	W.C.	WATER CLOSET
L.A.T.	LEAVING AIR TEMPERATURE	W.M.	WALL MOUNTED
LAV.	LAVATORY		
MAX.	MAXIMUM		
M.B.	MOP BASIN		
MBH	BRITISH THERMAL UNIT PER HOUR (THOUSANDS)		

MECHANICAL SPECIFICATIONS

- INSTALLER SHALL VERIFY ALL EXISTING JOBSITE CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.
- EXISTING CONDITIONS AND DESIGN INFORMATION SHOWN HEREIN IS APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO THE COMMENCEMENT OF ANY NEW CONSTRUCTION WORK OR ACTIVITY.
- COORDINATE ALL NEW CONSTRUCTION WORK OR ACTIVITY WITH THAT WHICH IS REQUIRED BY OTHER TRADES OR INSTALLERS.
- INSTALLING CONTRACTOR IS RESPONSIBLE FOR PATCHING OF WALLS, CEILINGS, AND FLOORS WHERE FIXTURES, MECHANICAL EQUIPMENT, SHEET METAL, OR PIPING HAS BEEN REMOVED, RELOCATED, OR INSTALLED.
- THE OWNER SHALL BE RESPONSIBLE FOR RELOCATING ALL MISCELLANEOUS FURNITURE AND EQUIPMENT (NOT PHYSICALLY ATTACHED TO THE BUILDING) AWAY FROM THE CONSTRUCTION SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL MISCELLANEOUS ACCESSORIES NOT LISTED HEREIN IN ACCORDANCE WITH ALL APPLICABLE CODES AND BEST PRACTICES, IN ORDER TO PROVIDE A FINISHED SYSTEM.
- THE CONTRACTOR SHALL STARTUP, OPERATE AND ADJUST EVERY PHASE OF AIR CONDITIONING, HEATING AND VENTILATING EQUIPMENT FOR OPERATIONAL VERIFICATION. EACH SHALL BE OPERATED SEPARATELY OR IN CONJUNCTION ONE WITH THE OTHER, FOR A SUFFICIENT PERIOD OF TIME TO DEMONSTRATE TO THE ENTIRE SATISFACTION OF THE OWNER'S REPRESENTATIVE THE ABILITY OF THE EQUIPMENT TO MEET CAPACITY AND PERFORMANCE REQUIREMENTS WHILE MAINTAINING DESIGN CONDITIONS AS SHOWN ON THE CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPORTS AND ISOLATION OF HIS MECHANICAL DEVICES. HE SHALL FURNISH ALL MISCELLANEOUS STEEL NECESSARY TO HANG OR SUPPORT PIPE OR MECHANICAL EQUIPMENT. MECHANICAL INSTALLER SHALL ARRANGE FOR CONSTRUCTION OF CONCRETE FOUNDATIONS UNDER ALL FLOOR, AND GRADE MOUNTED EQUIPMENT AND APPARATUS. EACH INSTALLER SHALL PROVIDE ISOLATORS FOR ALL HIS MECHANICAL EQUIPMENT PRODUCING DETRIMENTAL OR NUISANCE VIBRATION.
- THE CONTRACTOR IS TO PROVIDE SHOP DRAWING SUBMITTALS ON EQUIPMENT, PIPING, VALVES, AND INSULATION TO THE OWNER FOR APPROVAL.
- THE CONTRACTOR IS TO PROVIDE RECORD AS-BUILT DRAWING, O&M MANUALS, TESTING, AND WARRANTY INFORMATION IN ELECTRONIC FORMAT, TO THE OWNER AT THE COMPLETION OF THE PROJECT.
- ALL EQUIPMENT SHALL BE LABELED WITH MULTI-LAYER, MULTI-COLOR PLASTIC LABEL SUITABLE FOR MECHANICAL ENGRAVING, ABLE TO WITHSTAND TEMPERATURES UP TO 160°F. LABELS SHALL BE NOT LESS THAN 2 1/2" BY 3/4", WITH WHITE BACKGROUND AND BLACK TEXT.
- ALL DUCTS SHALL BE INSTALLED IN COMPLIANCE WITH SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE" FOR ACCEPTABLE MATERIALS, MATERIAL THICKNESS, AND DUCT CONSTRUCTION METHODS UNLESS OTHERWISE INDICATED. SHEET METAL MATERIALS ARE TO BE FREE OF FITTING, SEAM MARKS, ROLLER MARKS, STAINS, DISCOLORATIONS, AND OTHER IMPERFECTIONS.
- ALL DUCT SEAMS AND JOINTS SHALL BE SEALED.
- PROVIDE SELF-ADHESIVE DUCT JACKET WITH ALUMINUM FOIL FACING FOR ALL EXPOSED OUTDOOR DUCTWORK.

SYMBOLS

	BALANCING VALVE		REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER
	BUTTERFLY VALVE		SANITARY SEWER (ABOVE FLOOR)
	CALIBRATED BALANCING VALVE		SANITARY SEWER (BELOW FLOOR)
	CAP		SHUT-OFF VALVE
	CHECK VALVE		SOFT COLD WATER
	COLD WATER (DOMESTIC)		SOFT HOT WATER
	COMPRESSED AIR		SOFT HOT WATER RETURN
	CONDENSATE		STORM SEWER (ABOVE FLOOR)
	CONDENSATE DRAIN		STORM SEWER (OVERFLOW SYSTEM)
	CONTROL VALVE		STORM (BELOW FLOOR)
	GAS		STRAINER
	GAS COCK		TEPID WATER
	HOT WATER RETURN (DOMESTIC)		TEPID WATER RETURN
	HOT WATER SUPPLY (DOMESTIC)		THERMOMETER
	PRESSURE GAUGE		THERMOSTAT
	PRESSURE REDUCING VALVE		UNION
	PRESSURE RELIEF VALVE		VACUUM BREAKER
	PRESSURE / TEMPERATURE TAPPING		VENT
	PUMPED CONDENSATE		

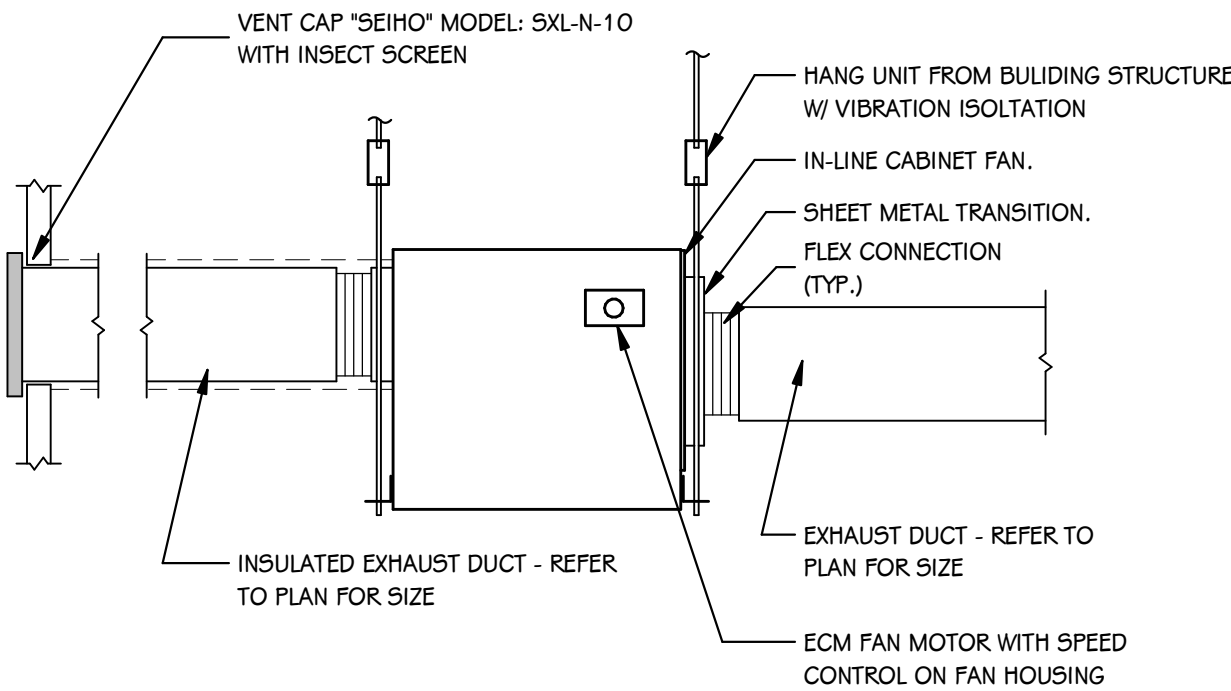
EXHAUST FANS									BASED ON GREENHECK	
MARK	MODEL	CFM	SP	HP	VOLTAGE	FAN RPM	SONES		REMARKS	
EF-1	SP-A125	100 CFM	0.25	1/8 W	120/1/60	1061	0.6		1	
EF-2	SP-A125	100 CFM	0.25	1/8 W	120/1/60	1061	0.6		1	
EF-3	SP-A200	150 CFM	0.25	2/6 W	120/1/60	714	1.2		1	
EF-4	5Q-10Q-B	150 CFM	0.25	1/6	120/1/60	1140	4.6		1,2	

- NOTES:
- PROVIDE WITH BACKDRAFT DAMPER.
 - TYPE "B" SPARK-RESISTANT CONSTRUCTION WITH EXPLOSION-PROOF MOTOR.

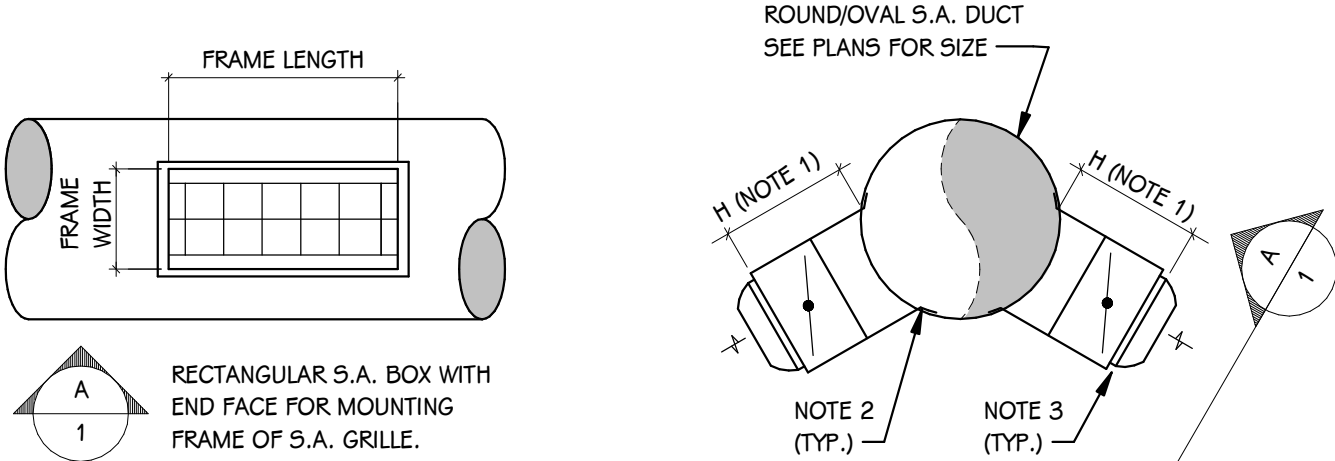
GRILLES, REGISTERS, & DIFFUSERS												BASED ON PRICE	
MARK	PANEL SIZE	FACE SIZE	NECK SIZE	MODEL	CFM RANGE	VCD	THROW	MATERIAL	FINISH	INSTALLATION	REMARKS		
9A-1	24x24	-	6" Ø	ASDA	75-150	NO	2-5-6	ALUMINUM	WHITE	LAY-IN	1		
9A-2	24x24	-	8" Ø	ASDA	150-280	NO	2-3-6	ALUMINUM	WHITE	LAY-IN	1		
9A-3	-	6"x10"	4"x8"	520	55-135	YES	7-11-17	STEEL	CLEAR ANO.	DUCT MOUNT	2		
9A-4	-	8"x12"	6"x10"	520	135-240	YES	12-19-26	STEEL	CLEAR ANO.	DUCT MOUNT	2		
9A-5	12"x12"	-	4" Ø	ASDA	35-100	NO	2-3-5	ALUMINUM	WHITE	LAY-IN	1		
TA-1	24"x24"	-	12"x12"	80	0-500	NO	-	ALUMINUM	WHITE	LAY-IN	3		
TA-2	-	8"x10"	6"x8"	530	135-205	NO	-	STEEL	CLEAR ANO.	SURFACE			

- NOTES:
- ADJUSTABLE AIR PATTERN - HORIZONTAL TO VERTICAL.
 - PROVIDE SPIRAL DUCT FRAME.
 - EGGCRATE GRILLE.

CABINET UNIT HEATERS - ELECTRIC								BASED ON QMARK	
MARK	MODEL	TYPE	CFM	HEATING (KW)	VOLTAGE	MOUNTING HEIGHT		REMARKS	
CH-1	CU900	SURFACE MOUNT	250	2	208/1/60	4" A.F.F.		BUILT-IN T-STAT	
CH-2	CU900	SURFACE MOUNT	250	3	208/1/60	4" A.F.F.		BUILT-IN T-STAT	



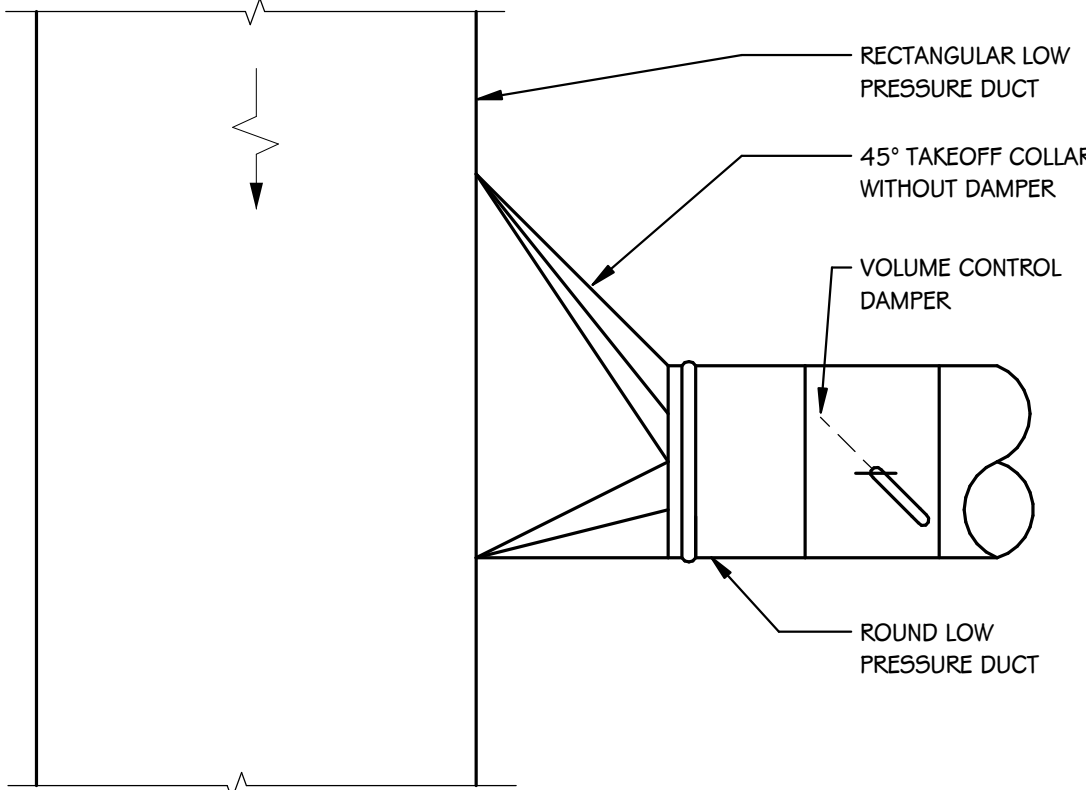
EXHAUST FAN DETAIL - INLINE
SCALE: NONE



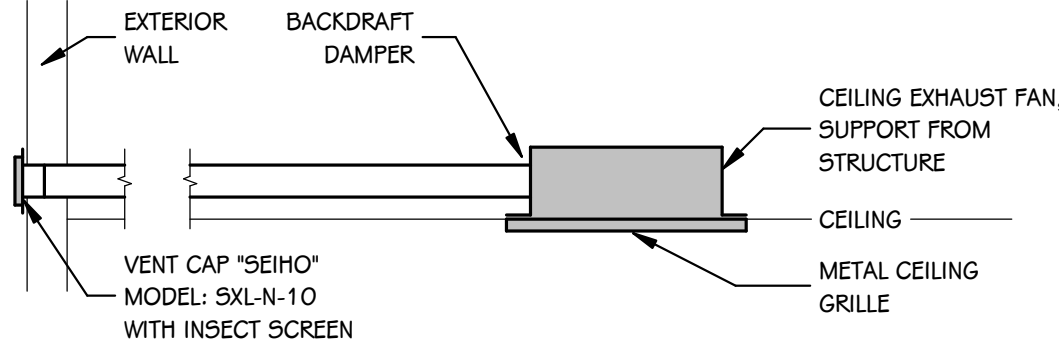
REFER TO PLANS & SCHEDULE FOR DIFFUSERS
PAINT TO MATCH SUPPLY DUCTWORK

- NOTES:
- DIMENSION "H" EQUALS HEIGHT OF DAMPER BLADE PLUS 2" (MIN.) TO ALLOW FOR INSTALLATION OF DAMPER WITHOUT DAMPER BLADE PROTRUDING INTO STREAM OF BRANCH MAIN DUCT.
 - SEAL (SUITABLE FOR PAINTING) ALL SEAMS AND JOINTS AIR TIGHT (TYP.)
 - AIM EXTERIOR FACING DIFFUSERS AT A POINT 6" ABOVE THE FLOOR MEASURED AT THE EXTERIOR WALL/GLASS.

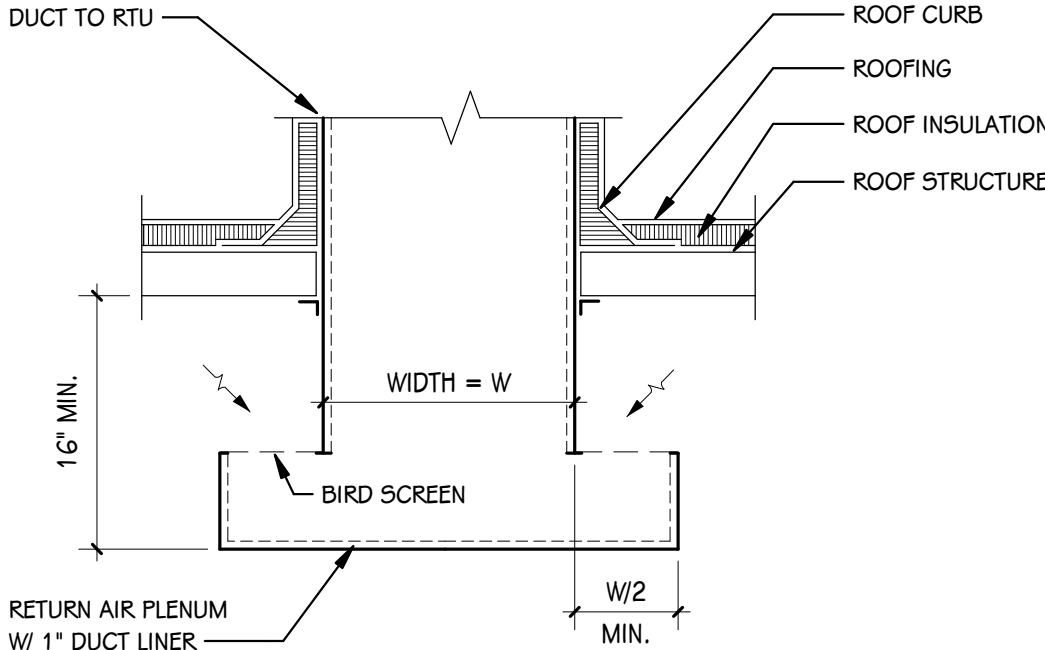
DUCT MOUNTED DIFFUSER DETAIL
SCALE: NONE



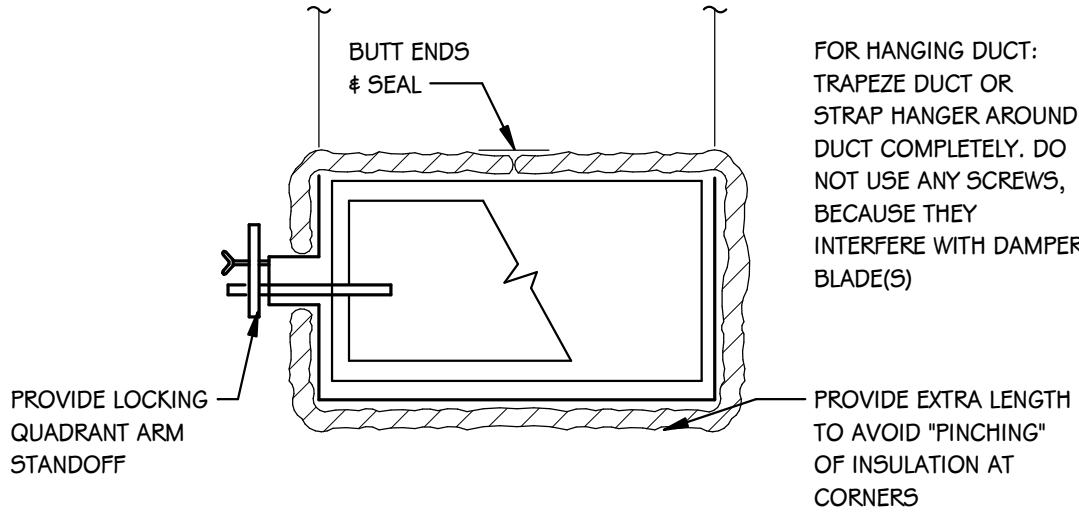
TAKEOFF DETAIL - RECTANGULAR TO ROUND
SCALE: NONE



EXHAUST FAN DETAIL - CABINET
SCALE: NONE



RTU RETURN AIR PLENUM DETAIL
SCALE: NONE



VOLUME DAMPER SUPPORT DETAIL
SCALE: NONE

GRAIN MILL EXHAUST FAN & FILTER DETAIL
SCALE: NONE

ISSUED FOR DATE

PROJECT TITLE
STONE HOUND
BREWING CO.

OWNER
STONE HOUND
BREWING CO.

Acme, Michigan

SHEET TITLE
MECHANICAL SCHEDULES AND DETAILS

SHEET NUMBER
M 501
19-209.00

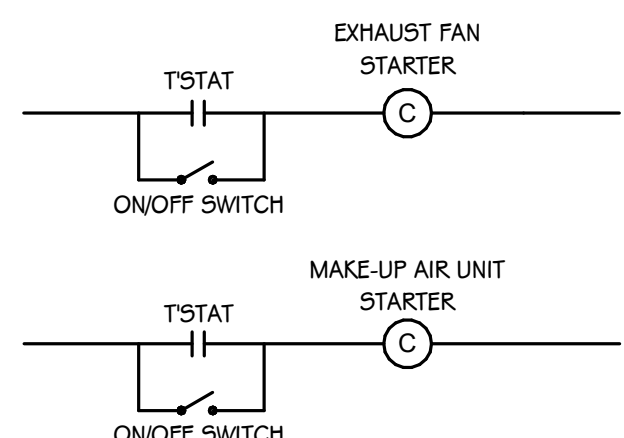
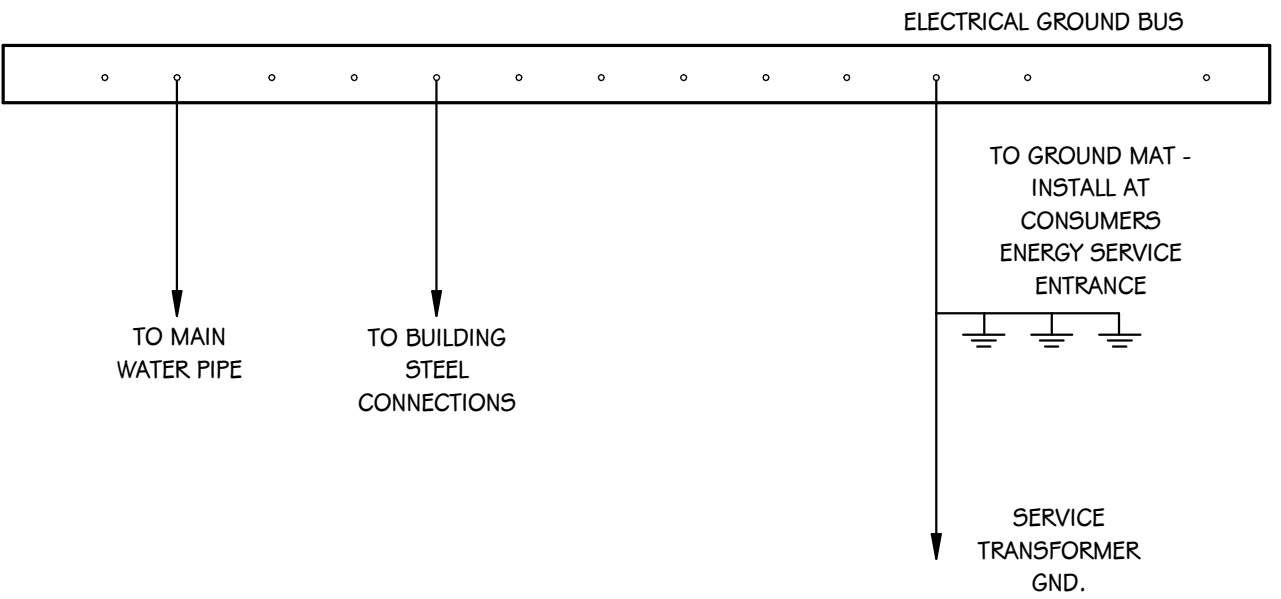
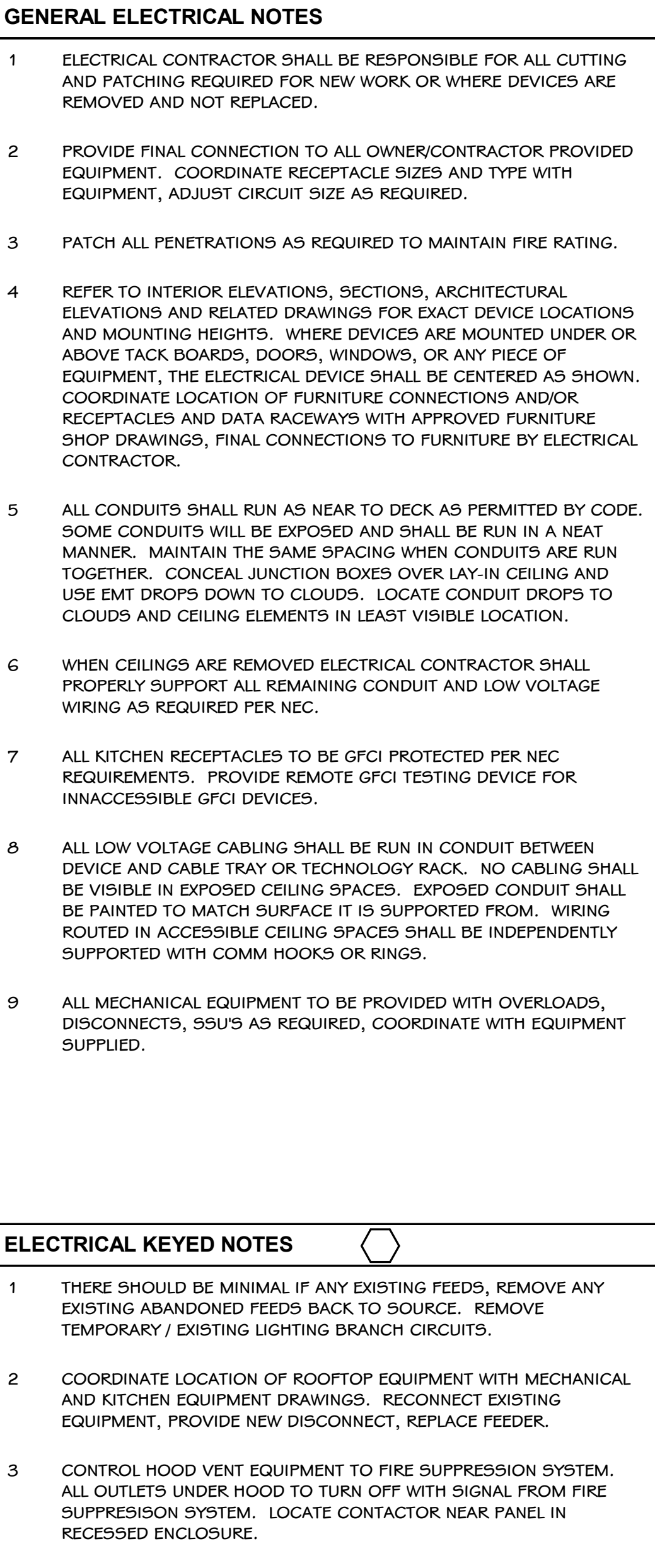
DATE

FEBRUARY 21, 2020

TowerPinkster

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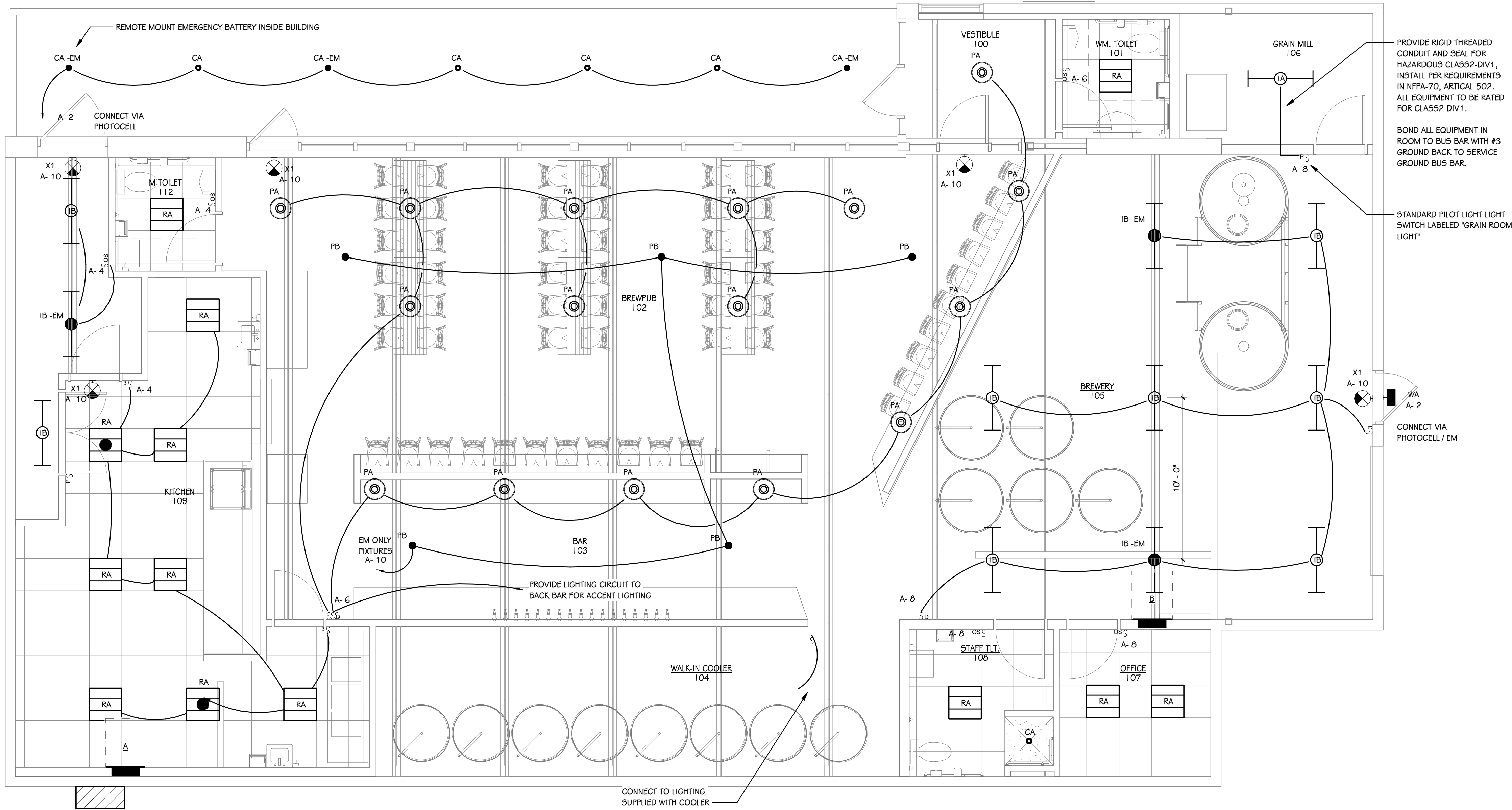
4 East Fulton Street, Suite 200
Grand Rapids, Michigan 49503
269.343.6633 FAX
616.436.9944 PHONE 616.436.9536 FAX
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NOTES:

1. ALL GROUNDING CONDUCTOR CONNECTIONS TO MAIN BUILDING GROUND BUS SHALL BE EXOTHERMIC WELDED.
2. FOR QUANTITIES AND LOCATIONS AT STEEL COLUMNS, SEE FLOOR PLANS. FOR EACH COLUMN CONNECTION, PROVIDE 1" C, 143/0 GROUND WIRE TO MAIN BUILDING BUS. (TYP. FOR EVERY OTHER COLUMN @ PERIMETER)

SHEET TITLE POWER PLAN	OWNER STONE HOUND BREWING CO.	PROJECT TITLE STONE HOUND BREWING CO.	ISSUED FOR	DATE
			Acme, Michigan	

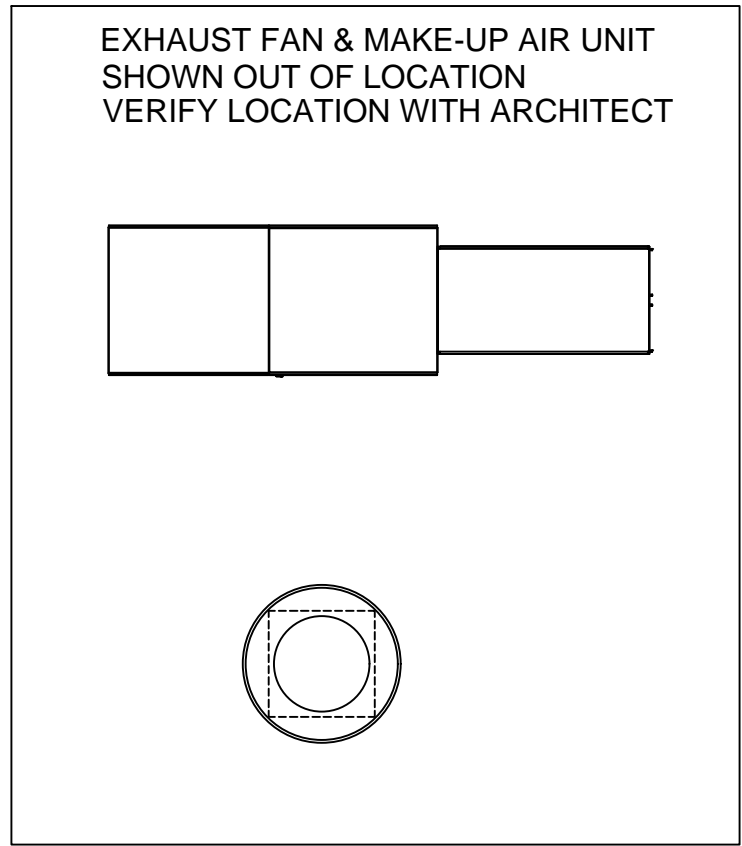


- GENERAL LIGHTING NOTES
- ALL CONDUITS SHALL RUN AS TIGHT TO DECK AS POSSIBLE. CONDUITS SHALL BE RUN IN A NEAT MANNER. MAINTAIN THE SAME SPACING WHEN CONDUITS ARE RUN TOGETHER. CONCEAL JUNCTION BOXES OVER LAY-IN CEILING AND USE EMT DROPS DOWN TO CLOUDS. LOCATE CONDUIT DROPS TO CLOUDS AND CEILING ELEMENTS IN LEAST VISIBLE LOCATION. NO MC-CABLE TO LIGHT FIXTURES SHALL BE VISIBLE FROM ANY ANGLE.
 - RECESS NEW DEVICES AND ASSOCIATED CONDUIT AND BACKBOX IN EXISTING WALL. CUT AND PATCH AS REQUIRED.

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

LIGHT FIXTURE SCHEDULE						
TYPE	DESCRIPTION	MOUNTING	DRIVER	WATTS	MANUFACTURER	NOTES
CA	RECESSED DOWNLIGHT	RECESSED	STANDARD	13 VA	SPECTRUM #RT4LES-20L-35K-DX-SG-MF	1, 2
IA	HAZARDOUS FIXTURE	PENDANT	STANDARD	40 VA	SOLAS RAY #HJHL42-040-40-120-HJUB	1, 2
IB	SEALED INDUSTRIAL	PENDANT	0-10	25 VA	LITHONIA #XVML-L48-5000LM-MVOLT-35K 80CRI	1, 2
PA	LED EDISON FILAMENT RLM PENDANT 16"	CORD SUSPEND	ELV	20 VA	SPECTRUM #WS1611INC-GJ1-PM-COLOR-COLOR OR TMSLIGHTING #CAL-I-16-100IN(LED FILAMENT)-CRD-35K-120-(COLOR)	1, 2
PB	EM CYLINDER	CORD SUSPEND	STANDARD	20 VA	SPECTRUM #CO411XT-20L-35K-MD-EX-CR-PM-COLOR-EM BATTERY	1, 2
RA	2x2 TROFFER, 2' - 0" FEET	RECESSED	STANDARD	37 VA	LITHONIA #EPANL-2X2-4000LM-80-40K-2T-MVOLT (EMERGENCY FIXTURES ON PLANS WITH E10WCP)	1, 2
WA	EXTERIOR EM	WALL OVER DOOR	STANDARD	63 VA	LITHONIA #WDGE1 LED-P2-35K-80CRI-VW-MVOLT-SRM-BBW	1, 2
X1	EXIT SIGN - EDGE LIT	PENDANT/CEILING	STANDARD	5 VA	LITHONIA #LQM-S-COLOR-3R-120/277-ELN	1, 2

- ALL LED FIXTURES TO HAVE WARRANTY TO MEET OR EXCEED WARRANTY INCLUDED IN BASIS OF DESIGN. FIXTURES LISTED AS EQUALS SHALL MEET DELIVERED LUMENS, CRI, EFFICACY AND OPTIONS OF THAT SPECIFIED. REFER TO SPECIFICATIONS 265100 AND 265600 FOR ADDITIONAL REQUIREMENTS.
- THE MOUNTING DESCRIPTION IS GENERAL. REFER TO SHOP DRAWINGS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR SPECIFIC MOUNTING DETAILS.
- FIXTURES WITH THE CENTER CIRCLE SHADED SHALL HAVE BODINE ELI-S-20 INSTALLED INDOORS OPERATING AT A MINIMUM OF 1100 LUMENS FOR 90 MINUTES. FIXTURES TO SWITCH ON AND OFF WITH NORMAL FIXTURES EXCEPT FOR PB - THOSE FIXTURES ARE OFF UNLESS POWER FAILURE.




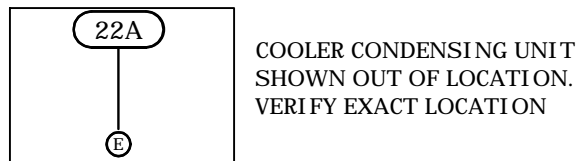
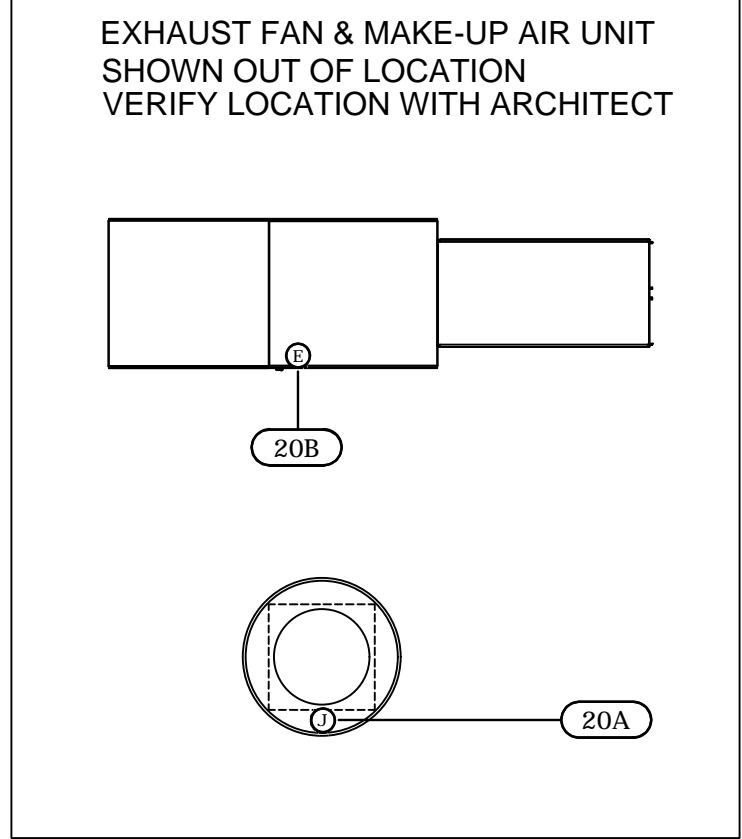
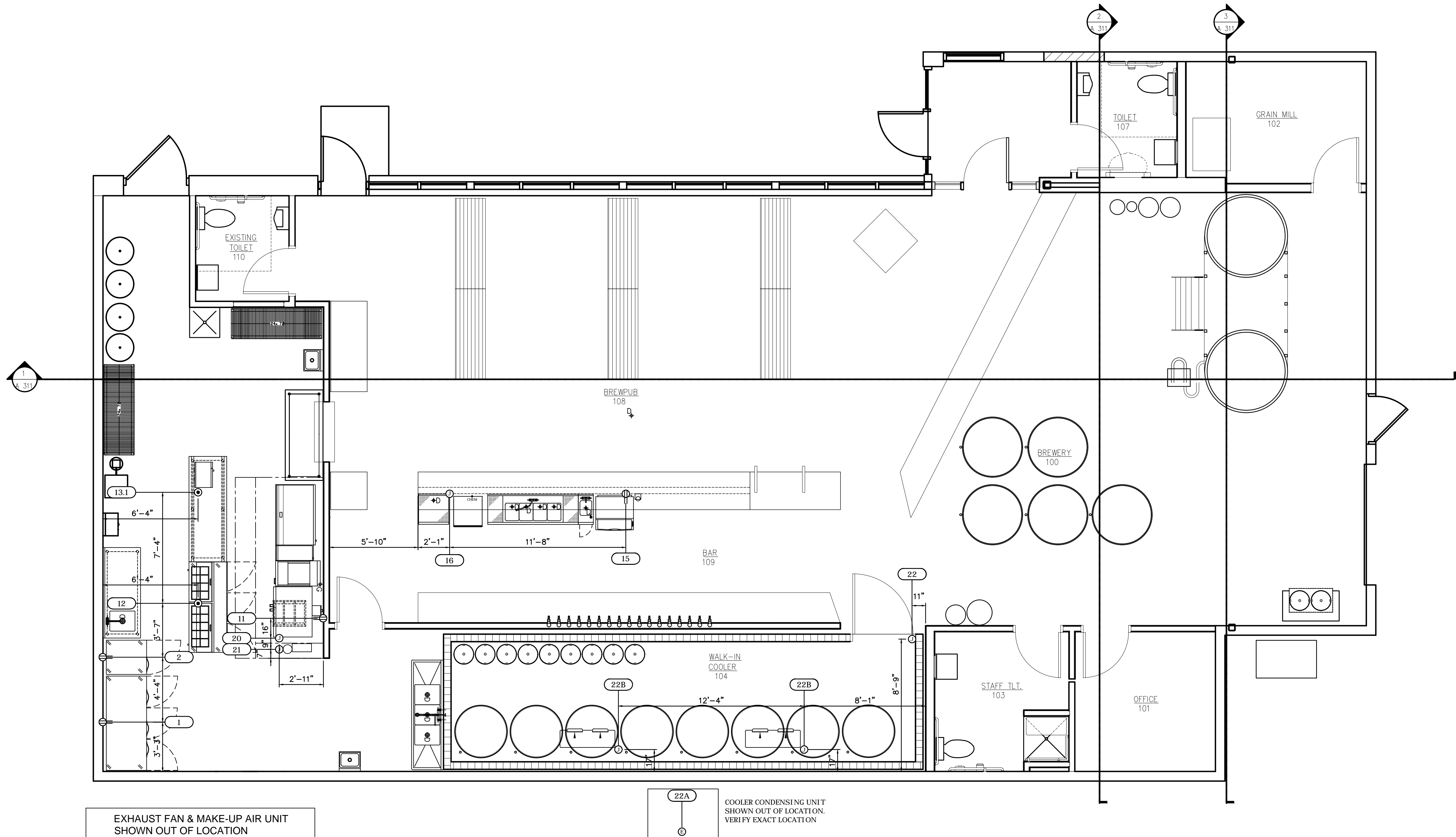
	COOLER CONDENSING UNIT SHOWN OUT OF LOCATION. VERIFY EXACT LOCATION
--	---

EQUIPMENT PLAN

<u>LEGEND</u>	
N.I.F.C.	NOT IN FOODSERVICE EQUIPMENT CONTRACT
M.T.	MECHANICAL TRADE
E.T.	ELECTRICAL TRADE
H.W.	HOT WATER
C.W.	COLD WATER
W	WASTE
S.U.	STUB-UP
J.B.	JUNCTION BOX
D.	DUPLEX RECEPTACLE
A.F.F.	ABOVE FINISHED FLOOR
D.F.F.	DOWN FROM ABOVE
G.	GENERAL PURPOSE
F.F.D.	FUNNEL FLOOR DRAIN
B.T.C.D.	BRANCH TO CONNECTIONS
F.D.	FLOOR DRAIN
S.R.	SINGLE RECEPTACLE
R.H.T	ROUGH IN HEIGHT

NOTE: STAFFORD-SMITH, INC. WILL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION WORK PERFORMED WITH ANY OBSOLETE PLANS. IT IS THE RESPONSIBILITY OF EACH CONTRACTOR TO BE SURE THEY ARE USING THE LATEST PLANS.

 <p>STAFFORD-SMITH, Inc. COMMERCIAL REFRIGERATION FOOD SERVICE EQUIPMENT HEATING & AIR CONDITIONING ELECTRICAL MECHANICAL PLUMBING PAPERWORK ESTIMATING SALES & SERVICE 1000 N. 10TH AVE., SUITE 100 MILWAUKEE, WIS. 53233 TELEPHONE (414) 333-1100 FAX (414) 333-1101 MAILING ADDRESS: 1000 N. 10TH AVE., SUITE 100 MILWAUKEE, WIS. 53233 TELEPHONE (414) 333-1100 FAX (414) 333-1101</p>	<p>STONE HOUND BREWING</p>		<p>DRAWN: TMM</p>	<p>1</p>	<p>1</p>
	<p>LOCATION</p>		<p>CHECKED:</p>	<p>1</p>	<p>1</p>
			<p>DATE: 12/29/20</p>	<p>1</p>	<p>1</p>
			<p>SCALE: 1/4"=1'-0"</p>	<p>1</p>	<p>1</p>
<p>JOB NO.</p>	<p>JOB #</p>	<p>SALES NAME</p>	<p>DESCRIPTION</p>	<p>REV</p>	<p>DATE</p>
<p>SHEET NO.</p>	<p>1</p>				



ELECTRICAL SCHEDULE

ITEM NO	QTY	EQUIPMENT CATEGORY	AMPS	KW	HP	VOLTS	PHASE	DIRECT	PLUG	NEMA	ELECTRICAL AFE (IN)	ELEC REMARKS
1	1	REFRIGERATOR, REACH-IN	6.2		0.5	115	1		X	5-15P	12	
2	1	FREEZER, REACH-IN	7.5		0.75	115	1	X		5-15P	12	
11	1	OVEN, CONVECTION, GAS	7.7		0.5	120	1	X		5-15P	24	
12	1	REFRIGERATOR, SANDWICH/SALAD PREP	6.1		0.33	115	1	X		5-15P	SU	
13.1	1	OVEN, MICROWAVE	13.4	1.0		120	1	X		5-15P	SU	STUB UP TO OUTLET OR BRING DOWN FROM ABOVE
15	1	ICE MAKER, UNDERCOUNTER	10.0		0.5	115	1	X		5-15P	12	
16	1	WAREWASHER, UNDERCOUNTER	30.0			208/240	1	X			24	BY OWNER - VERIFY ALL REQUIREMENTS
20	1	EXHAUST HOOD	15.0			120	1	X			DFA	SERVICE TO J-BOX ON TOP OF HOOD FOR LIGHTS & TEMP SENSORS
20A	1		4.4		1.5	208	3	X			SU	SERVICE TO EXHAUST FAN; VERIFY LOCATION
20B	1		4.4		1.5	208	3	X			DFA	SERVICE TO MAKE-UP AIR UNIT; VERIFY LOCATION
21	1	FIRE SUPPRESSION SYSTEM	20.0			120	1	X			DFA	20 AMP; 24-HR DEDICATED CIRCUIT TO FIRE SYSTEM
22	1	WALK-IN BEER COOLER	15.0			120	1	X			DFA	SERVICE TO J-BOX ON TOP OF WALK-IN FOR LIGHTS, ALARMS & HEATERS
22A	1		21.20		2.5	208-230	1	X			SU	SERVICE TO COOLER CONDENSING UNIT; VERIFY LOCATION
22B	2		3.60			115	1	X			DFA	SERVICE TO EACH EVAPORATOR COIL

GENERAL NOTES:

- ALL RECEPTACLES IN THE WALLS SHOULD BE FLUSH MOUNTED GROUND FAULT RECEPTACLES.
- E.T. TO PROVIDE AND INSTALL ALL RECEPTACLES.
- E.T. TO PROVIDE AND INSTALL ALL DISCONNECT SWITCHES AS REQUIRED.
- E.T. TO PROVIDE AND INSTALL ALL CONDUIT AND WIRING BETWEEN CONTROL PANELS AND EQUIPMENT.
- E.T. TO VERIFY ALL REQUIREMENTS OF EQUIPMENT NOT IN FOOD SERVICE EQUIPMENT CONTRACT OR EXISTING EQUIPMENT OR EQUIPMENT PROVIDED BY OTHERS.
- E.T. TO VERIFY ALL REQUIREMENTS OF WALK-IN COOLERS & FREEZERS AND EXHAUST HOODS WITH MANUFACTURERS SHOP DRAWINGS
- E.T. TO PROVIDE AND INSTALL ALL CONDUIT AND CONTROL WIRING FROM EXHAUST HOODS, TO EXHAUST FANS AND MAKE-UP AIR UNITS

STAFFORD SMITH INC. IS NOT RESPONSIBLE FOR ANY REQUIREMENTS OR EXACT LOCATION OF ROUGH INS OF ANY EQUIPMENT NOT IN FOOD SERVICE CONTRACT.

ELECTRICAL PLAN

LEGEND - ELECTRICAL CONNECTIONS

- ⊕ DUPLEX RECEPT., 20-AMP, 120-VOLT, GROUND TYPE, HORIZONTAL MOUNT
- ⊖ SIMPLEX RECEPT., 20-AMP, 120-VOLT, GROUND TYPE, HORIZONTAL MOUNT
- ⦿ SPECIAL PURPOSE OUTLET, 208/240-VOLT AS INDICATED, GROUND TYPE, HORIZONTAL MOUNT
- ⊙ JUNCTION BOX
- ⊕ ELECTRICAL CONDUIT, STUB AS INDICATED FOR FUTURE CONNECTION
- ⊙ FLOOR/CEILING RECEPTACLE AS INDICATED
- FIELD WIRING, EXPOSED RIGID WATER-TIGHT CONDUIT
- - - FIELD WIRING, CONCEALED IN WALL, FLOOR, OR CEILING

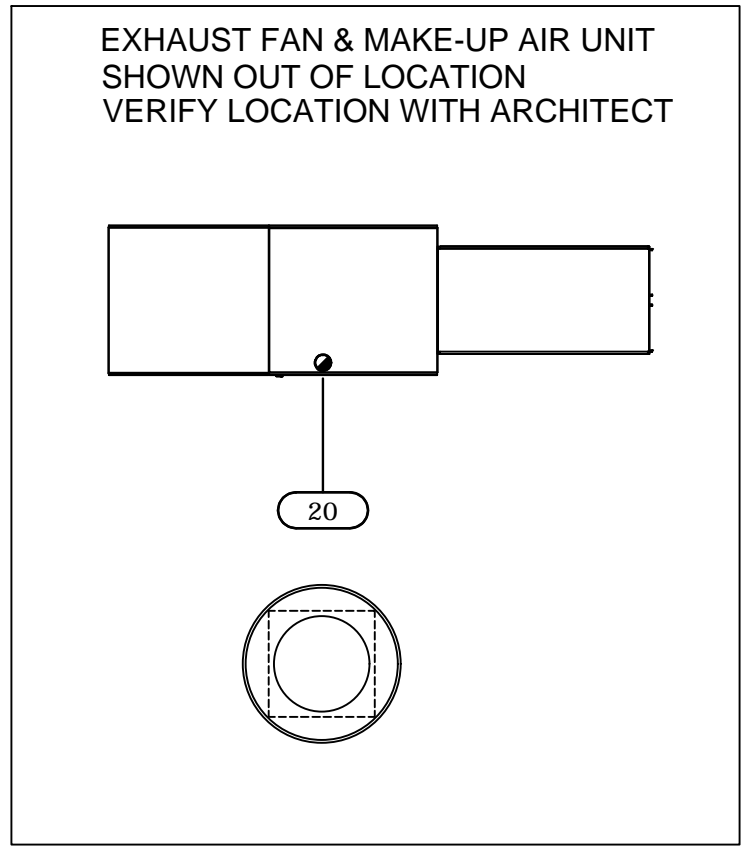
NOTE: ALL DIMENSIONS ARE TO CENTER LINE OF ROUGH-INS.

LEGEND

- N.I.E.C. NOT IN FOODSERVICE EQUIPMENT CONTRACT
- M.T. MECHANICAL TRADE
- E.T. ELECTRICAL TRADE
- H.W. HOT WATER
- C.W. COLD WATER
- W WASTE
- S.U. STUB-UP
- J.B. JUNCTION BOX
- D.R. DUPLEX RECEPTACLE
- A.F.F. ABOVE FINISHED FLOOR
- D.F.A. DOWN FROM ABOVE
- G.P. GENERAL PURPOSE
- F.F.D. FUNNEL FLOOR DRAIN
- B.T.C.D. BRANCH TO CONNECTIONS
- F.D. FLOOR DRAIN
- S.R. SINGLE RECEPTACLE
- R.H.T. ROUGH IN HEIGHT

NOTE: STAFFORD-SMITH, INC. WILL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION WORK PERFORMED WITH ANY OBSOLETE PLANS. IT IS THE RESPONSIBILITY OF EACH CONTRACTOR TO BE SURE THEY ARE USING THE LATEST PLANS.

STAFFORD-SMITH, Inc.	STONE HOUND BREWING	LOCATION	DATE	BY	REV	DESCRIPTION
JOB NO.	JOB #	SALES NAME	SHEET NO.	2		

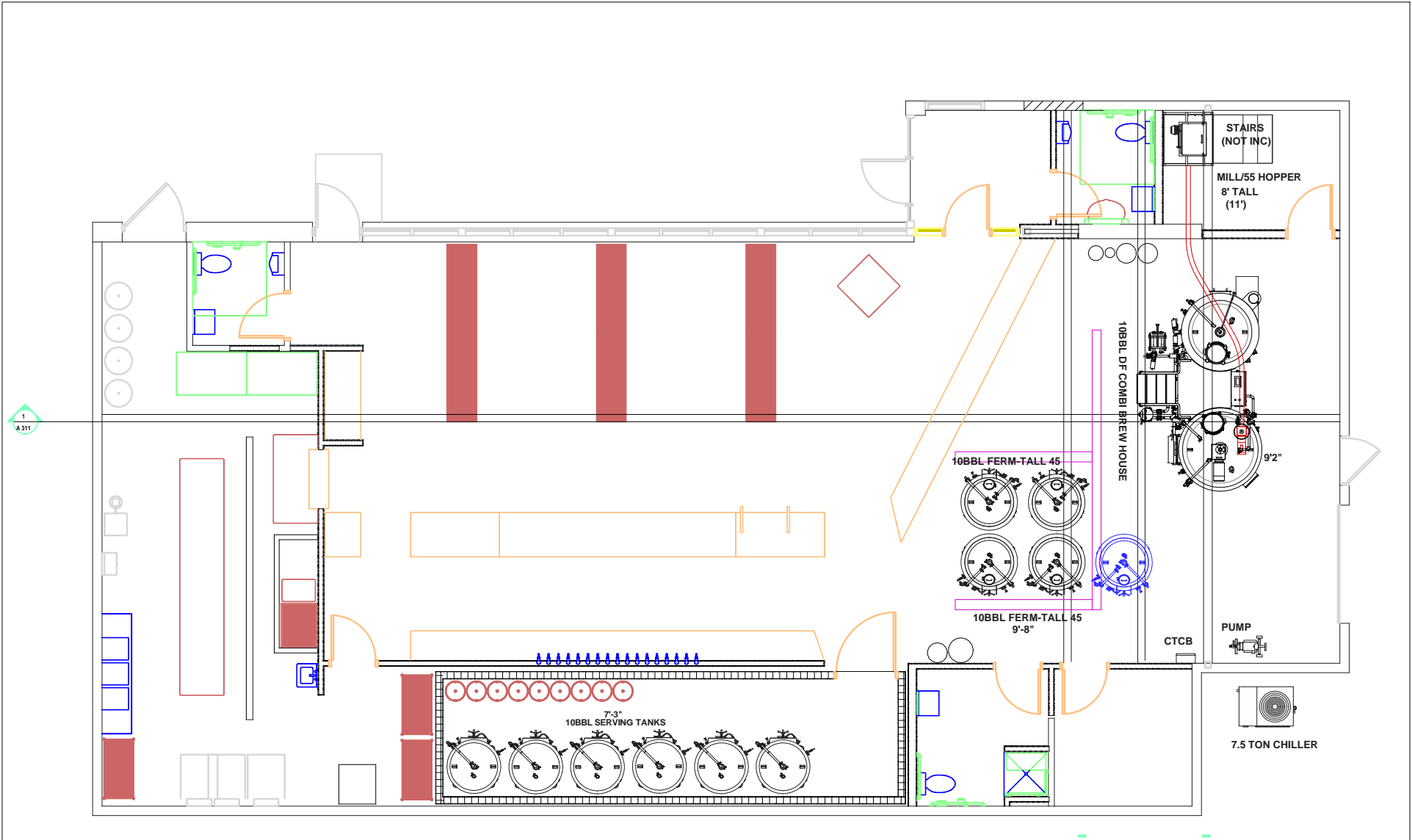


	COOLER CONDENSING UNIT SHOWN OUT OF LOCATION. VERIFY EXACT LOCATION
--	---

STAFFORD SMITH INC. IS NOT RESPONSIBLE
FOR ANY REQUIREMENTS OR EXACT
LOCATION OF ROUGH INS OF ANY
EQUIPMENT NOT IN FOOD SERVICE
CONTRACT.

NOTE: STAFFORD-SMITH, INC. WILL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION WORK PERFORMED WITH ANY OBSOLETE PLANS. IT IS THE RESPONSIBILITY OF EACH CONTRACTOR TO BE SURE THEY ARE USING THE LATEST PLANS.

[illegible]



DocuSigned by:
Brent Faber
30B92CF2659E413...
11/13/2019

<div>ABE</div> <div>PROPRIETARY INFORMATION</div> <div>DO NOT DUPLICATE</div>	<div>DRAWING BY</div> <div>JOHN SWANCARA</div> <div>COPYRIGHT American Beer Equipment.</div> <div>All rights reserved</div>	<div>THIS DRAWING IS FOR RECOMMENDED LAYOUT OF EQUIPMENT AND CONNECTIONS ONLY, AND IS BASED UPON DESCRIPTIONS OF BUILDING CHARACTERISTICS AND MEASUREMENTS PROVIDED TO THE SELLER BY THE BUYER. THOSE BUILDING CHARACTERISTICS AND MEASUREMENTS HAVE NOT BEEN VERIFIED. THE SUITABILITY OF ALL FINAL POSITIONS AND CONNECTIONS ARE THE RESPONSIBILITY OF THE PURCHASER AND SHOULD BE APPROVED BY PURCHASER'S CONTRACTOR TO MEET ALL RELEVANT LEGAL CODES AND BEST PRACTICES. SELLER EXPRESSLY DISCLAIMS SPECIFIC KNOWLEDGE OF THE BUYER'S BUILDING CHARACTERISTICS FOR SUPPORTING WEIGHT BEARING LOAD REQUIREMENTS OF THE EQUIPMENT, AND THE DRAWINGS PROVIDED FOR HEREIN MAKE NO REPRESENTATIONS REGARDING THE SUITABILITY OF THE LOCATION FOR THE WEIGHT BEARING LOADS CREATED BY THE EQUIPMENT OR THE PRODUCTS USED, PRODUCED OR STORED BY THE EQUIPMENT. ANY CHANGES IN EQUIPMENT POSITION REQUIRED BY THE BUYER, OR BY THE BUYER'S INTENDED USE OF THE EQUIPMENT AFTER THE DRAWING IS PROVIDED BY THE SELLER MAY RESULT IN INCREASED INSTALLATION COSTS TO BUYER/ OWNER.</div> <div>DESCRIPTION</div> <div>STONE HOUND BREWING</div>	<div>REV</div> <div>3</div>
			<div>DATE</div> <div>11/12/19</div>



APPROVED

ACME TOWNSHIP REGULAR BOARD MEETING
6042 Acme Rd., Williamsburg MI 49690
Tuesday, November 12, 2019 7:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE at 7:00 p.m.

ROLL CALL: Members present: D. White, C. Dye, A. Jenema, J. Aukerman, D. Nelson, D. Hoxsie

Members excused: P. Scott

Staff present: J. Jocks, Legal Counsel, V. Donn, Recording Secretary

A. LIMITED PUBLIC COMMENT: Open at 7:00 pm

Greg Klinger, Redbud Roots, 6669 E. M-72, would like the township to revisit the decision of opting-out of adult use marijuana.

John Pulcipher, Acme resident, is in support of adult use marijuana in the township.

Limited Public Comment closed at 7:05 pm

B. APPROVAL OF AGENDA:

Motion by Nelson to approve the agenda as presented, supported by Dye. Motion carried unanimously.

C. APPROVAL OF BOARD MINUTES: 10/01/19, Special Meetings 10/09/19, 10/16/19 and 10/23/19

Motion by Nelson to approve all four of the Board meeting minutes of 10/01/19, Special Meetings 10/09/19, 10/16/19 and 10/23/19 as presented, supported by Dye. Motion carried unanimously.

D. INQUIRY AS TO CONFLICTS OF INTEREST:

Nelson recused from K. New Business, 1. Approval of MLCC Liquor permit Obligatory, due to business relationship with the applicant.

E. REPORTS

a. County: G. LaPointe reported:

- There was a presentation by Wellpath who provides healthcare to those incarcerated in jails. Mental health is a big issue and is still being discussed for solutions.
- The county board declared to oppose the extension of the TIFF 97 and felt it should end at the 30-year period.
- Plans to redevelop the Pugsley Correctional Facility is underway. Of the 179-acre site, 85 acres would be used for manufactured housing. Inphastos said they will help create lower-cost housing through their production of affordable building materials. 20 acres has been planned for use for the Sheriff department and additional 20 for future activities. The project is being mediated by Brownfield funding and will be given a fifteen-year tax break.
- Discussions have been made on redoing the airport agreement to change from commission to authority since it is a regional one and not city or county.
- Working on a proposed budget which has been a very complex process.
- Requests received for part of the 2% grant from the tribe were evaluated and it was decided the funds will be going to municipalities.

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b. Clerk: Dye reported:

- She has been working on the annual audit for the board to review and approve.
- The cemetery will be closed as of December 1st. If anyone should have a burial after that, they would have to pay for the extra fees for snow removal and taking care of the ground area. So far this season there has been eight burials.

c. Parks: Jenema reported:

- The donated swings have been installed in Bayside Park.
- Looking at additional grants for the Tart Trail
- Plantings by the Shell Station have been put on hold. The garden club wanted other options for their donation to consider.
- The signs for the park and the art in the park projects are both being worked on.

d. Sheriff: Brian Abbring introduced himself as the new immediate officer covering the area.

e. Supervisor: White No report

F. SPECIAL PRESENTATIONS: Gabridge & Company Annual Audit

Richard Neihardt with Gabridge & Company, gave an overall review of the draft Annual Financial Report year ended June 30, 2019. The summary on the report was the township's financials were well-kept and was given an unmodified opinion which is the highest rating given by auditors.

- The financial highlights were, the assets of the Township exceeded its liabilities at the close of the most recent fiscal year by \$27,833, 094.
- At the close of the current fiscal year, the Township's government funds reported combined fund balances of \$2,967,560, an increase of \$173,169 in comparison with the prior year.
- At the end of the current fiscal year, unassigned fund balance for the general fund was \$920,535, or approximately 104.2% of total general fund expenditures and transfers out.

Motion by Jenema to approve the draft of Annual Financial Audit year ended June 30, 2019 as presented, supported by Nelson. Motion carried unanimously.

G. CONSENT CALENDAR:

1. RECEIVE AND FILE:

- a. Treasurer's Report**
- b. Clerk's Revenue/Expenditure Report and Balance Sheet**
- c. Draft Unapproved meeting minutes**
 - 1. Planning Commission Special meeting 09/23/19**
 - 2. Parks & Trails 09/20/19**

2. APPROVAL:

- 1. Accounts Payable Prepaid of \$79,434.62 and Current to be approved of \$80,541.91 (Recommend approval: Clerk, C. Dye)**

Jenema requested to remove under 2. Approval, 1. Current to be approved of \$78,839.91.

Motion by Jenema to approve the Consent Calendar with the removal of 2. Approval, 1. Current to be approved of \$78,434.62, supported by Dye. Roll Call motion carried unanimously.

H. ITEMS REMOVED FROM THE CONSENT CALENDAR:

Jenema explained that the amount of \$1,702 for postage to mail the township tax bills was not added in. It should be \$80,541.91.

Motion by Nelson to approve the Consent Calendar adding in \$1,702 for postage to 2. Approval, 1. Current to be approved of \$80,541.91, supported by Aukerman. Roll Call motion carried unanimously.

APPROVED

I. **CORRESPONDENCE:** None

J. **PUBLIC HEARING:** None

K. **NEW BUSINESS:**

1. **Approval of MLCC Liquor permit Obligatory LLC, for on-premises Tasting Room Permit**
Brent Faber, Obligatory LLC, requested approval by the board for an on-premise tasting room permit to be located at 3593 Bunker Hill Road. It will be a microbrewery and kitchen with a limited menu.

Motion by Aukerman on local government approval for on-premise tasting room permit for Obligatory LLC, supported by Dye. Motion carried by 5 (Aukerman, Dye, Hoxsie, Jenema, White) recused by 1 (Nelson).

2. **Tart snow removal winter 2019-20 - White**

White explained this is an annual budgeted item of \$4,000 that is given for snow removal on the TART Trails for the 2019/2020 season.

Motion by Nelson to approve \$4,000 to TART Trail for Acme Township's share of snow removal supported by Jenema. Roll Call Motion carried unanimously.

3. **Schedule of Fees: PD Preapplication Review Escrow Deposit**

Jenema explained that Lindsey Wolf recommended adding \$1000 Escrow deposit to the PD Preapplication Review because of all the work that is involved.

Motion by Jenema to add escrow deposit of \$1000 to PD Preapplication Review, supported by Aukerman. Motion carried unanimously.

4. **TART Trails' Grand Traverse Band 2% Application**

Casey Ressi, Development Director, TART Trails informed this is for a 2% grant for the TART trail connector from Bunker Hill to Acme. The application currently is in TART's name and felt it should be changed to be in Acme Townships instead. Aukerman informed the application should have the budget and narrative expense reporting given before the deadline.

Motion by Aukerman to approve 2% grant with signature of Supervisor White and submittal in Acme Township's name not TART with a couple of edits to the application, supported by Hoxsie. Motion carried unanimously.

5. **Michigan Indian Legal Services Grand Traverse Band 2% Application**

Cameron Fraser, Director of Michigan Indian Legal Services was requesting to have Acme Township apply for a Tribal Council Allocation of 2% Funds for them to use to help families in child welfare projects. Jeff Jocks said he believed that this legitimately could not be put in the township's name and he would need to research it further.

Motion by Nelson to have Legal Counsel clarify grant funding requests on what the Township can and can't accepted, supported by Hoxsie. Motion carried unanimously.

The board decided to decline the application submitted.

Motion by Jenema to decline Michigan Indian Legal Services submitting for a GT Band 2% Tribal Council application with the recommendation of legal counsel that funds can not be run through Acme Township as requested on their application, supported by Aukerman. Motion carried unanimously.

6. **Metro Fire Lease Agreement**

Nelson informed each township involved with Metro has their own lease agreement. The agreement presented for Acme has been reviewed by the Metro attorney and should also be looked at by Acme's legal counsel Jeff Jocks. Jocks will look over the lease agreement to include

APPROVED

an edit given by Nelson to change in paragraph 6 the word from shall instead of may and bring it back to the board at the December meeting for approval.

7. Approval of Resolution #R-2019-33 Adjustments to Park Fund

White stated this a budget amendment of \$5,500 revenue brought in from the donated swings for the park and added to the Park Fund.

Motion by Nelson to approve Resolution #R-2019-33 on budget adjustment to park fund 2019-2020 Township budget, supported by Dye. Roll call motion carried unanimously.

8. Approval of Resolution Transfer 101 FB to 403 Fund

White informed this resolution was to transfer 2% Tribal grant funds from the 101 fund into the 403 Traverse City To Charlevoix Trail Capital fund for the starting of the TART trail extension.

Motion by Jenema to approve Resolution #R-2019-34 to move \$15,000 Tribal Grant from the 101 fund to the 403 Traverse City to Charlevoix capital fund for TART extension engineering, supported by Nelson. Roll call motion carried unanimously.

L. OLD BUSINESS:

1. Township hall offices overhead lighting - Dye

Dye reported the brightness of the new lighting in the offices has been causing headaches and difficulty concentrating with some of the staff. The lights operate by sensor so there is not the option of turning off or on the lights. The completion of remodeling the hall came under budget and she is asking permission to have the lights redone. Bids have been received from Huron Electric and Windemuller to install dimmer switches with the ability to turn lights on and off. Huron Electric came in at a lower rate at \$1,585 for sixteen lights. Also needed is to have outlets installed in the meeting room for the elections estimated around \$500.

Motion by Hoxsie to contract Huron Electric for lights and outlets not to exceed \$2300, supported by Jenema. Roll Call motion carried unanimously.

2. Tax Tribunal on the former Kmart property – Jenema

Jenema informed the former Kmart property filed a tax tribunal. They would like an assessment taxable value of 1.4 million. After doing some comparisons with other properties in the area the Assessor felt that amount would be reasonable. They would like a motion from the board to accept that evaluation.

Motion by Nelson for the board to accept the recommendation of the Assessor's evaluation to be 1.4 million for the former Kmart property, supported by Aukerman. Motion carried unanimously.

3. Part time Zoning Administrator update – Jenema

Jenema gave a job description for a part time Zoning Administrator who would report to the Township Treasurer and Zoning Administrator. The Zoning Administrator Assistant is needed to support the duties of the Zoning Administrator and code enforcement. An ad will be put out for potential applicants. The census of the board was to move forward with filling this position.

PUBLIC COMMENT & OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:

Personnel from Redbud Roots were in attendance and stated they hope that Acme Township will decide to opt-in for adult use marijuana. Their facility will be opening on December 15.

Jenema informed there has been a request from TART trail to have an open joint meeting with them, the board, planning commission, and the parks & trails committee for feedback on the Acme Connector Trail. A place to accommodate everyone and date to be set in December will be determined.

ADJOURN: Motion by Nelson to adjourn, supported by White. Meeting adjourned at 10:05 pm

APPROVED

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a document from the official records of the township.


Cathy Dye, CMMC, Acme Township Clerk



GRAND TRAVERSE COUNTY HEALTH DEPARTMENT

COMMUNITY HEALTH
2600 LaFranier Road, Suite A
Traverse City, MI 49686
231-995-6111

ENVIRONMENTAL HEALTH
2650 LaFranier Road
Traverse City, MI 49686
231-995-6051

ADMINISTRATION &
MEDICAL EXAMINER
2600 LaFranier Road, Suite A
Traverse City, MI 49686
231-995-6100

EMERGENCY MANAGEMENT &
PUBLIC HEALTH PREPAREDNESS
2600 LaFranier Road, Suite A
Traverse City, MI 49686
231-995-6100

www.gtchd.org

May 12, 2020

Brent Faber
526 Bates Street
Traverse City, MI 49686

Re: Food Service Establishment Plan Approval with Stipulations
Stone Hound Brewing Company
3593 Bunker Hill Road, Williamsburg MI 49690

The submitted application, worksheet, plans, menu and SOPs have been reviewed and approved with stipulations on May 12, 2020 in accordance with Michigan Food Law.

This approval is given with the following stipulations:

1. A water source approved by this Dept. shall be provided.
2. Copies of SOPs shall be available for review on site.
3. Lights shall be shielded/shatterproof and at an intensity to meet the requirements of the Michigan Food Law.
4. All exterior doors and restroom doors shall be self-closing and tight fitting.
5. Ceiling materials in the food prep/storage areas shall be smooth, non-absorbent and easily cleanable.
6. Remember to obtain all other necessary permits and inspections from other municipal agencies.
7. Changes to the approved plans must be made in writing.

Prior to opening for business:

- Call to schedule a pre-opening inspection.
- The annual food service license fee for your proposed food service establishment is \$450.00 and shall be paid at the conclusion of the pre-opening inspection.

Sincerely,


Craig Preston, REHS

Cc: Grand Traverse County Construction Code
File



GRAND TRAVERSE METRO EMERGENCY SERVICES AUTHORITY

897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 947-3000 Fax: (231) 947-8728

Permit Certificate

Date: 03/12/2020

Permit Holder: Stone Hound Brewery
Address: 3593 Bunker Hill Rd
Williamsburg MI 49690

Contact person/#: Brent Faber / 616-318-9869

Business Name/ Location of work: Stone Hound Brewery
Address: 3593 Bunker Hill Rd
Williamsburg MI 49690

The Following Permit has been issued:

Permit #: M6811

Type: Remodel

Issued Date: 03/12/2020

Effective Date: 03/12/2020

Expiration Date: 6 months from date of issue

Additional Information:

This permit shall be kept on site at the address listed above until such time that the permit has expired, is renewed, or occupancy has been granted by the applicable Construction Code Office.

It is the responsibility of the permit holder to insure all conditions are in compliance with all applicable local and state regulations.

Please contact the Grand Traverse Metro Fire Department Fire Prevention Bureau at (231) 947-3000 48 hours in advance to schedule all required inspections.


Asst. Chief & Fire Marshal Brian Belcher

03/12/2020
Date

ACME TOWNSHIP
PUBLIC NOTICE OF MEETING BY TELEPHONE CONFERENCE CALL
FOR THE ACME TOWNSHIP ADMINISTRATIVE REVIEW COMMITTEE MEETING
WEDNESDAY, June 17, 2020 AT 4:00 PM

On March 18, 2020, Governor Whitmer issued Executive Order No. 2020-15 authorizing remote participation in public meetings and hearings for public bodies and other governmental entities by telephonic conferencing in a manner in which both the general public and the members of the public body may participate by electronic means.

The Acme Township Administrative Review Committee is holding its June 17, 2020 Meeting by telephonic conference in the interest of the public health, safety, and welfare during the Coronavirus outbreak to limit in-person contact and interaction. There will be no physical meeting location.

To implement this mitigation strategy and to allow the public to attend Administrative Review meetings remotely, the Township Board authorizes Planning Commission members, Township staff, and members of the public to attend by telephonic conference as follows:

1. Call in number: 1-312-626-6799
2. Enter Meeting ID: 825 4718 6776 #
3. Press # again when asked if you are a participant

The conference call meeting will begin as soon as the Administrative Committee has logged on.

Upon opening the meeting, the Committee will recite the Pledge of Allegiance and then take roll call of the Committee members present. The chair will then ask for the names or identifying information of all members of the public participating on the conference call. The chair will then open Public Comment by calling on each member of the public on the conference call to allow for each person to provide comment in an orderly fashion. The meeting will then continue pursuant to the agenda. The chair will allow further Public Comment as deemed necessary and then again at the end of the meeting.

The meeting packet is available at acmetownship.org under the "Current Meeting Minutes" tab.

If you require special assistance or auxiliary aids and services to attend the meeting by telephone conference, please contact Clerk Cathy Dye within 24 hours of the meeting at 938-1350 or cdye@acmetownship.org.



ACME TOWNSHIP SITE PLAN REVIEW COMMITTEE
REMOTE ZOOM MEETING AGENDA
June 17, 2020 4:00 p.m.

CALL TO ORDER

ROLL CALL:

- A. LIMITED PUBLIC COMMENT:** The chair will ask for the names or identifying information of all members of the public participating on the conference call. The chair will then open Public Comment by calling on each member of the public on the conference call to allow for each person to provide comment in an orderly fashion. Public comments are limited to three minutes per individual. Comments during other portions of the agenda may or may not be entertained at the moderator's discretion.
- B. APPROVAL OF AGENDA:**
- C. INQUIRY AS TO CONFLICTS OF INTEREST:**
- D. CORRESPONDENCE:**
- E. OLD BUSINESS:**
- F. NEW BUSINESS:**
1. Approve Draft Site Plan Review Minutes – October 14, 2019
 2. Site Plan Administrative Review 2020-03, Water's Edge, LLC
 - Convert 27-unit assisted living facility to a 27-unit hotel
 3. Site Plan Administrative Review 2020-06, Patrick Gibson
 - Convert laundromat to craft brewery and pub seating
- G. PUBLIC COMMENT**

ADJOURN:



**ACME TOWNSHIP SITE PLAN REVIEW COMMITTEE
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
October 14, 2019, 5:45 p.m.**

CALL TO ORDER: 5:47 pm

ROLL CALL:

Committee Present: Wentzloff (PC Chair), Feringa, Wolf (Planning & Zoning Administrator)

Members excused: None

Applicant: Wiper Shaker (owner), Northern Michigan Pole Barns

LIMITED PUBLIC COMMENT: None

A. APPROVAL OF AGENDA:

Motion by Wentzloff to approve agenda as presented, seconded by Feringa. Motion carried.

B. INQUIRY AS TO CONFLICTS OF INTEREST: None

C. CORRESPONDENCE: Updated storm water review from township engineer

D. NEW BUSINESS:

1. Site Plan Administrative Review 2019-01, Wiper Shaker

- Construct a pole building for storage of materials in the B4 zoning district.**

Wolf stated the Applicant is proposing to build a 50' x 130', 6500 square foot storage building with 58'x 12', 696 SF lean to. The structure will be used as a storage building for wood and raw materials used in woodworking to be moved to another location for manufacturing. The lot is currently vacant and undeveloped. The use is allowed by right in the B-4 Material Processing & Warehousing District.

Motion by Feringa, to approve the SUP 2019-01 with the following conditions to be handled administratively:

- 1. Clarify number of employees having access to site.**
- 2. No storage of hazardous materials under lean-to.**
- 3. If outdoor loading will occur in the future loading zone will conform to section 7.5.5.**
- 4. Exterior lighting shall be downward facing.**
- 5. Signed and sealed set of plans from the engineer.**
- 6. Soil Erosion permit be obtained prior to a land use permit being issued.**

Seconded by Wentzloff. Motion carries.

2. Approve Draft Site Plan Review Minutes – October 22, 2018

Motion by Wentzloff, to approve minutes of 10/22/18 Site Plan Review minutes. Motion carries.

Motion by Feringa to adjourn; support by Wentzloff. Motion passed unanimously.

If you are planning to attend and are physically challenged, requiring any special assistance, please notify Cathy Dye, Clerk, within 24 hours of the meeting at 938-1350.

ADJOURN: @ 8:47 am



Acme Township Planning & Zoning Report

Meeting Date: June 17, 2020
Subject: Water's Edge Hotel
Application No: SPR 2020-03

Date: 6.08.20

Project: Water's Edge Hotel
4612 US 31 N
Traverse City, MI 49685

Applicant: Water's Edge, LLC
c/o Doug Mansfield, Mansfield Land Use Consultants
848 US 31 South
Traverse City, MI 49685
(231)929-4663

Owner: Senior Care Facilities
848 US 31 South
Traverse City, MI 49685

Request: Change from existing senior care housing to hotel (27 unit) w/out conference facilities

GENERAL DESCRIPTION

Proposal: The Applicant is proposing a change of use to the existing 27-unit senior care facility to convert into a 27-unit hotel. There will be no interior modifications to the existing 3 story structure. The building footprint will remain unchanged, with minor exterior modifications to the parking lot, dumpster enclosure, and landscaping to meeting current ordinance standards.

Parcel Number: 28-01-109-029-00
Location: 4612 US 31 N
Acres: .843
Zoning District: Corridor Commercial/form-based code district
Current Use: Senior Care Facility – 27 rooms
Propose Use: Hotel- 27 rooms (>120 rooms with no conference facilities *Sect. 6.6.4*)

Legal Description: PARCEL I: THE S 130' OF THE N 713.50' OF THAT PART OF GOV'T LOT 3 SEC 9 T27N R10W LYING WE OF RR R/W AND PARCEL II: THAT PART OF GOV'T LOT 3 SECTION 9 T27N R10W COM AT INTERSECTION OF E'LY R/W OF US 31 WITH THE LINE 713.50' S AND PARALLEL TO N LINE OF SD GOV'T LOT 3 TH SW'LY ALONG SD R/W 100' TH E TO THE W RR R/W TH N'LY ALONG RR R/W TO A POINT E OF THE POB TH W TO POB

Existing Permits: SUP 2012-10P Water's Edge Assisted Living Facility -previously Gold Coast Inn 3-story motel.

Adjacent Zoning & Land Uses:



Traffic Access: US 31 N

ZONING ORDINANCE REVIEW

Listed below are the applicable sections of the Zoning Ordinance that pertain to the proposed project. Items that do not satisfy the standards required by the Zoning Ordinance have been indicated with **bold, red text**.

CF: Corridor Flexible District			
[\$6.6.5.2]	Building Placement, Density & Parking		
Regulation	Requirement	Site Plan	Met
Minimum Lot Size	n/a	.843 acres	n/a
Minimum Lot Width	n/a		n/a
Min. Lot Depth	n/a		n/a
Street Side, corner lot Side Yard Setback	20' 5'	n/a existing building – no exterior modifications	n/a
Maximum Building Height	3 stories/ 35'	n/a existing building – no exterior modifications	n/a
Lot Coverage	70%	n/a existing building – no exterior modifications	n/a
Impervious Coverage	85%	n/a existing building – no exterior modifications	n/a
[\$6.6.5.3]	Land Use By Floor		
Lodging	Ground: Yes Upper: Yes	3 floors	Yes
[\$6.6.6.3]	Site Lighting		
Site Lighting	No lighting level measured at the BTL shall exceed 2.0 fc	Not indicated	No*

[\$6.6.6.5]	Water Quality & Storm Water		
Water Quality & Stormwater	Basin indicated on southern end & snow storage areas	Existing – reviewed to be sufficient	Yes*
[\$6.6.6.6]	Façade Components		
Façade Components	n/a	Consistent w/existing character	n/a
[\$6.6.6.7]	Parking		
Location from Property Line	n/a	Existing -being restriped	n/a
[\$6.6.6.9]	Parking Requirements		
Parking Requirements	1 space per hotel room	27 rooms – 31 provided	Yes
[\$7.5.6.f(2) &h]	Landscaping Requirements		
Landscaping Requirements	ROW landscaping: 1 tree and five shrubs for each 24' lineal feet of frontage [§7.5.6.f(2) &h] credit for existing	240' = 10 trees required, 50 bushes	Yes*

* see site plan review/conditions of approval

SITE PLAN REVIEW

This is a permitted use within the Corridor Commercial (C) District. Due to the change of use and the generation of <500 trips a day Administrative Review is required.

The table below presents the required elements for a site plan review per the Zoning Ordinance, whether included in the site plan drawing, written narrative, or both. Items that do not satisfy the standards required by the Zoning Ordinance have been indicated with **bold, red text**.

§8.1.4	Application Requirements		
Item	Description	Shown On Site Plan	Written Documentation
1.	Natural features which will be retained, removed and/or modified including vegetation, drainage, hillsides, streams, wetlands, woodlands, wildlife and water.	n/a	n/a
2.	The description of the areas to be changed shall include their effect on the site and adjacent properties. An aerial photo may be used to delineate the areas of change.		n/a no exterior changes
3.	The method to be used to serve the development with water and sanitary sewer facilities		Yes
4.	The location, size, and routing of water and sanitary sewer facilities	Yes	Yes
5.	Plans for storm water control and drainage, including measures to be used during construction	Yes*	Yes*
6.	Storm water calculations; and if requested storm water modeling data.		Yes -provided to Gosling Czubak
7.	If public sewers are not available to the site the applicant shall submit a current approval from the health department or other responsible public agency indicating approval of plans for sewage treatment.		Yes

8.	The method to be used to control any increase in effluent discharge to the air or any increase in noise level emanating from the site. Consideration of any nuisance that would be created within the site or external to the site whether by reason of dust, noise, fumes, vibration, smoke or lights.		Yes
9.	An indication of how the proposed use conforms to existing and potential development patterns and any adverse effects		Yes
10.	Location of known Air Sheds and how the proposed use impacts this natural feature.	n/a	n/a
11.	Plans to control soil erosion and sedimentation.		Yes
12.	Incorporation of low impact development storm water technologies and other best management practices such as, but not limited to, rain gardens, rooftop gardens, vegetated swales, cisterns, permeable pavers, porous pavement, and filtered storm water structures.	Yes	Yes
13.	Type, direction, and intensity of outside lighting shown on a photometric plan in compliance with exterior lighting standards.	No	No
14.	Location of any or required cross access management easements.	Yes	Yes
15.	Location of pedestrian and non-motorized facilities; if required.	n/a	n/a
16.	Landscaping plan	Yes*	
17.	General description of deed restrictions and/or cross access management easements, if any or required.		Yes
18.	Name(s) and address(es) of person(s) responsible for preparation of site plan drawings and supporting documentation.	Yes	Yes
19.	Sealed drawings from a licensed architect, engineer, or landscape architect.	No	No

Agency Reviews

1. Soil Erosion and Sedimentation Control – **pending**
2. Health Dept. Well & Septic (well) – permit obtained
3. DPW (sewer)– favorable/sufficient benefits
4. Grand Traverse Metro Fire Department – favorable
5. Gosling Czubak Storm Water Review – favorable
6. MDOT – favorable; **permit required for work within ROW(sidewalk)**

§8.2 Standards for Site Plan Review

Standards for Site Plan Review	
Standard	Finding
a. That the applicant may legally apply for site plan review.	Satisfied: The Applicant is authorized by the owner of the property to apply
b. That all required information has been provided.	Conditionally Satisfied: Per Application requirements 8.1.4 (3) Does not indicate the type of exterior lighting. 8.1.4 (16) Landscaping Dogwood, Artic Sun not suitable planting 8.1.4(19) Sealed drawings required.

Standards for Site Plan Review	
Standard	Finding
c. That the proposed development conforms to all regulations of the zoning district in which it is located and all other applicable standards and requirements of this ordinance, including but not limited to all supplementary regulations.	Satisfied: The proposed use is allowed by right in the Corridor Commercial (C) District and applicable provisions of the Zoning Ordinance.
d. That the plan meets the requirements of Acme Township for fire and police protection, water supply, sewage disposal or treatment, storm, drainage, and other public facilities and services.	Conditionally Satisfied: No permit from Soil Erosion provided.
e. That the plan meets the standards of other governmental agencies where applicable, and that the approval of these agencies has been obtained or is assured.	Conditionally Satisfied: No permit from Soil Erosion provided. A permit from MDOT will be required for work within the ROW (sidewalk).
f. That natural resources will be preserved to a maximum feasible extent, and that areas to be left undisturbed during construction shall be so indicated on the site plan and at the site per se.	Satisfied: Areas of disturbance will be limited to the extent necessary for construction – minimal with no exterior changes
g. That the proposed development property respects floodways and flood plains on or in the vicinity of the subject property.	<i>Not Applicable</i> – No floodplains present
h. That the soil conditions are suitable for excavation and site preparation, and that organic, wet, or other soils which are not suitable for development will either be undisturbed, or modified in an acceptable manner.	Conditionally Satisfied: SESC permit conditions shall be adhered to. No permit from soil erosion provided.
i. That the proposed development will not cause soil erosion or sedimentation problems.	Conditionally Satisfied: SESC permit conditions shall be adhered to. No permit from soil erosion provided.
j. That the drainage plan for the proposed development is adequate to handle anticipated storm water runoff, and will not cause undue runoff onto neighboring property or overloading of water courses in the area.	Satisfied: Gosling-Czubak-Favorable – see report(s) for more detail.
k. That grading or filling will not destroy the character of the property or the surrounding area, and will not adversely affect the adjacent or neighboring properties.	Satisfied: No grading necessary – existing building and parking lot.
l. That structures, landscaping, landfills or other land uses will not disrupt air drainage systems necessary for agricultural uses.	<i>Not Applicable</i>
m. That phases of development are in a logical sequence, so that any one phase will not depend upon a subsequent phase for adequate access, public utility services, drainage, or erosion control.	<i>Not Applicable</i> – No phasing required
n. That the plan provides for the proper expansion of existing facilities such as public streets, drainage systems, and water and sewage facilities.	Satisfied: DPW review included within this packet.
o. That landscaping, fences or walls may be required when appropriate to meet the objectives of this Ordinance.	Conditionally Satisfied: 8.1.4 (16) Landscaping Dogwood, Artic Sun not suitable planting.
p. That parking layout will not adversely affect the flow of traffic within the site, or to and from the adjacent streets.	Satisfied: No impact/no changes to existing parking
q. That vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient.	Satisfied: No changes to existing parking; enough spaces to accommodate addition

Standards for Site Plan Review	
Standard	Finding
r. That outdoor storage of garbage and refuse is contained, screened from view, and located so as not be a nuisance to the subject property or neighboring properties.	Satisfied: Existing dumpster will now be screened and will continue to be utilized
s. That the proposed site is in accord with the spirit and purpose of this Ordinance, and not inconsistent with, or contrary to, the objectives sought to be accomplished by this Ordinance and the principles of sound planning.	Satisfied: The proposed use meets the intent of the C: Corridor Commercial District.

SUMMARY OF REVIEW

- The proposed site plan and associated use is allowed by right in the C: Corridor Commercial District. The scale and use of the proposed building is consistent with the existing development on the surrounding properties (previously a hotel and current senior living facility), and the intent and purpose of the district.
- No permit from Soil Erosion
- MDOT will require a permit for work within the ROW.
- No light plan was included in the application/site plans.
- Dogwood, Artic Sun not a suitable planting.
- Signed and sealed full-size site plan required

SUGGESTED MOTION FOR CONSIDERATION

Motion to approve the site plan submitted by Mansfield Land Use Consultants, to convert the existing 27-unit, 3 story senior care facility into a 27-unit hotel located at 4612 US 31 North, subject to the following conditions prior to the issuance of a land use permit:

- Obtain a permit from Soil Erosion.
- Obtain a permit from MDOT for work within the right of way (sidewalk).
- Any changes to the exterior lighting will require a photometric plan. All exterior lighting shall be limited to shielded, downward facing fixtures located above the entrances and doorways.
- Dogwood, Artic Sun replaced with a suitable planting: suggested Dogwood, Red-osier (above average salt tolerance and suitable for run off areas)
- Provide the township with a full-sized set of plans signed and sealed.

February 25, 2020

Acme Township
Lindsey Wolf, Planning and Zoning Administrator
6042 Acme Road
Williamsburg, MI 49690

Re: Water's Edge Hotel
4612 US 31 North
Site Plan Review -Administrative

Dear Ms. Wolf,

On behalf of Water's Edge, LLC, please find the enclosed application for site plan review for the proposed project located in the FBC Regulated Corridor Commercial zoning district at 4612 US 31 North in Acme Township.

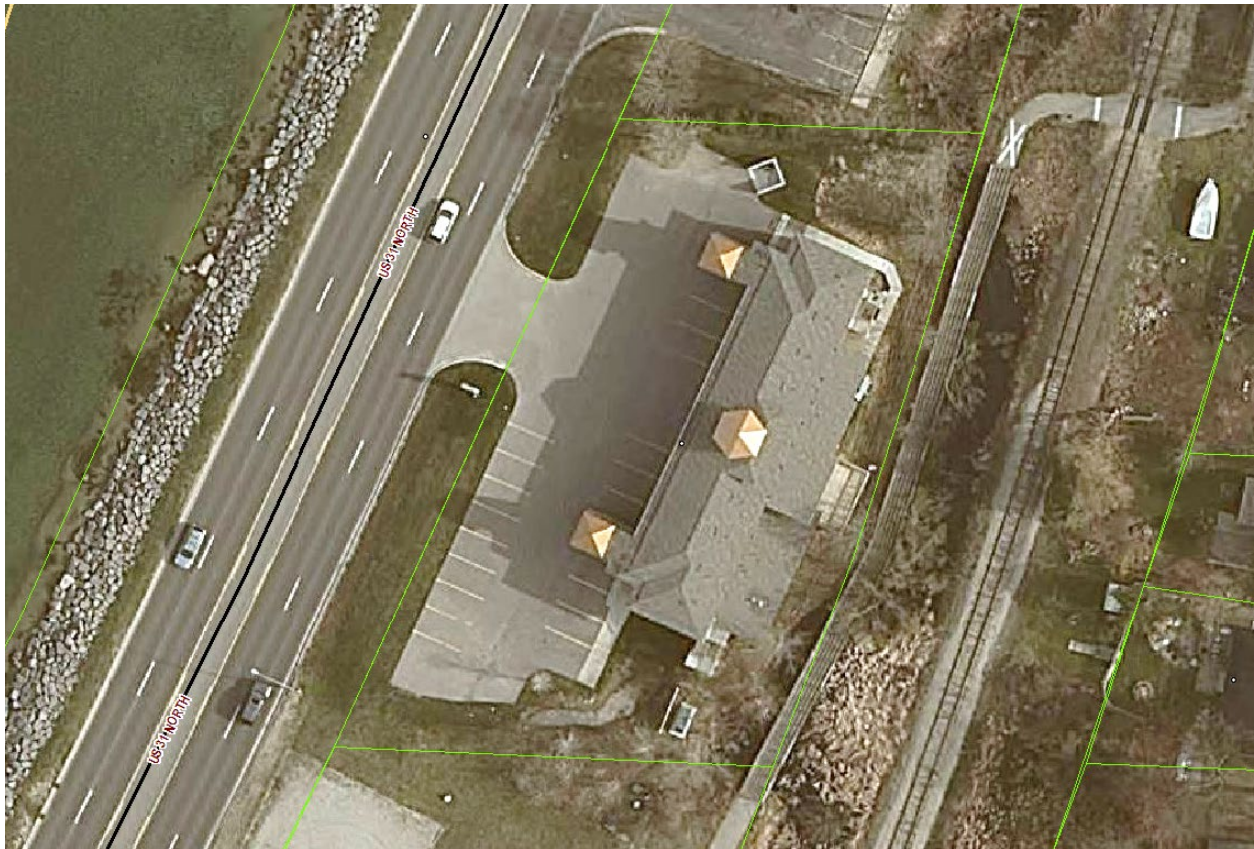
The project site is approximately 0.74 acres and is comprised of an existing 3-story building, associated parking, landscaping and stormwater management facilities. The proposed request is a change of use of an existing facility as outlined below:

- The existing building was previously a senior care facility containing 27 rooms, kitchen, dining and lounge areas.
- The proposed change of use to a 27-room hotel without conference center will not require any interior modifications to the existing structure. (see architectural plans)



- Hotel staff would consist of one staff member on site 24 hours, and 2 to 3 additional staff members on site during the day for housekeeping.

- The site is serviced by municipal sanitary sewer and a private well. The proposed 27 room hotel room use is similar in nature to the previous senior housing use, therefore we don't anticipate any change in volume of utility services.
- The existing building is equipped with a fire suppression system (water storage tank and backup generator).



- The parking lot will be improved to current zoning standards including curbed parking lot islands and required right-of-way buffer landscaping.
- 31 total vehicle parking spaces are provided (1 per room (27) + 1 per staff (4) =31).
- 4 total bicycle parking spaces.
- Gates area added to the dumpster enclosure making it compliant.
- The existing sign will remain.
- Existing on-site storm water retention basins are functioning properly. There is no proposed change in lot coverage/impervious surface on the site. The additional landscaping (leaf canopy) proposed for the site will lessen storm water on the ground.
- Areas for cross access easements between neighboring parcels are provided to the north and south.



The following documents are provided as part of this application:

1. Project Application Form and Fee (\$175 application/\$1,500 escrow)
2. Project Narrative in the form of this letter
3. Civil Site Plan updated to meet current parking and landscape requirements
4. As-Built Architectural elevations & floor plans

Should you have any questions, or require additional materials, please feel free to call me at (231) 946-9310 ext. 1003 or email me at petrak@maaeps.com.

Sincerely,
Mansfield Land Use Consultants

A handwritten signature in black ink, appearing to read 'Petra Kuehnis'.

Petra Kuehnis, PLA



Special Use Permit/Site Plan Review Application

Township of Acme, Grand Traverse County, Michigan

6042 Acme Road, Williamsburg, MI 49690

Phone: (231) 938-1350 Fax: (231) 938-1510 Web: www.acmetownship.org

Planning & Zoning Administrator: Lindsey Wolf Email: zoning@acmetownship.org

Owner Information (please type or print clearly):

Name: Senior Care Facilites, LLC Phone: 231 929-4663

Mailing Address: 848 US 31 South

City: Traverse City State: MI Zip: 49685

Email Address: bclous@eastwoodcustomhomes.com

Applicant Information (please type or print clearly):

Name: Water's Edge, LLC Phone: 231 929-4663

Mailing Address: 848 US 31 South

City: Traverse City State: MI Zip: 49685

Email Address: bclous@eastwoodcustomhomes.com

A. Property Information:

1. **Address:**

4612 US 31 North Traverse City, MI 49686

2. **Parcel Number/Property Description:**

01-109-029-00, see attached legal discription

3. **Current Zoning of Property:**

FBC Regulated Zoning District: C:Corridor Commercial

4. If this project is one phase of a larger development and/or property subject to an **existing/previous Site Plan Review, Special Use Permit, or Variance, what is/are the applicable permit number(s)?**

N/A

5. **Provide proof of current property ownership.** If applicant is not the current property owner, also provide written permission to act as agent of, and complete contact information for the current property owner.

Applicant is property owner

Application Number: _____

6. Proposed Use/Change to Property

Change of use of an existing building

from Senior Housing to Hotel without Conference Facilities

7. Estimated Start and Completion Dates:

upon completion of regulatory agency approvals

B. Application Packet Requirements: REFER TO ACME TOWNSHIP ZONING ORDINANCE AND COMPLETE ATTACHED CHECKLIST

see attached

C. Fees: Include initial fee as required by the Acme Township Ordinance #2004-01

\$175 fee Site Plan Review -Administrative

D. Fee Escrow Policy Acknowledgement: Provide completed and signed form with initial escrow fee deposit.

\$1,500 fee Site Plan Review -Administrative

E. Affidavit: The undersigned affirms that he/she is the owner (owner, agent, lessee, or other interested party) involved in this petition and that the foregoing answers, statements and information are in all respects true and, to the best of his/her knowledge, correct. By making this application, the undersigned grants all officials, staff and consultants of Acme Township access to the subject property as required and appropriate to assess site conditions in support of a determination as to the suitability of the proposed project and/or current or future Special Use Permit and Zoning Ordinance compliance.

Signed: _____

Date: _____

2-26-2020

FOR TOWNSHIP USE ONLY

Application Number: _____

Date Received: _____

Public Hearing/Meeting: _____

Date of Advertising: _____

T&A Account: _____

NOTES:

GENERAL CONSTRUCTION NOTES:

1. MISS DIG
FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, 1974, THE CONTRACTOR SHALL DIAL 811 or 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE PART OF THE "MISS DIG" ALERT SYSTEM.

2. EXISTING UTILITIES
EXISTING PUBLIC UTILITIES AND UNDERGROUND STRUCTURES SUCH AS PIPE LINES, ELECTRIC CONDUITS, SEWERS AND WATER LINES, ARE SHOWN ON THE PLANS. THE INFORMATION SHOWN IS BELIEVED TO BE REASONABLY CORRECT AND COMPLETE. HOWEVER, NEITHER THE CORRECTNESS NOR THE COMPLETENESS OF SUCH INFORMATION IS GUARANTEED. PRIOR TO THE START OF ANY OPERATIONS IN THE VICINITY OF ANY UTILITIES, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AND "MISS DIG" AND REQUEST THAT THEY STAKE OUT THE LOCATIONS OF THE UTILITIES IN QUESTION, COST OF REPAIR FOR ANY DAMAGED UTILITY LINES THAT IS PROPERLY STAKED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. PROTECTING UTILITIES
SPECIAL CARE SHALL BE TAKEN IN EXCAVATING IN THE PROXIMITY OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL SECURE ASSISTANCE FROM THE APPROPRIATE UTILITY COMPANY IN LOCATING ITS LINES. THE CONTRACTOR SHALL ALSO PROVIDE SUPPORT FOR ANY UTILITY WITHIN THE EXCAVATION, PROVIDE PROPER COMPACTION UNDER ANY UNDERMINED UTILITY STRUCTURE AND, IF NECESSARY, INSTALL TEMPORARY SHEETING OR USE A TRENCH BOX TO MINIMIZE THE EXCAVATION. THE CONTRACTOR SHALL PROTECT AND SAVE HARMLESS FROM DAMAGE ALL UTILITIES, WHETHER PRIVATELY OR PUBLICLY OWNED, ABOVE OR BELOW GROUND SURFACE, WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL PROVIDE ADEQUATE SUPPORT FOR UTILITY POLES AS NECESSARY.

4. SAFETY
THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS GOVERNING THE FURNISHING AND USE OF SAFEGUARDS, SAFETY DEVICES AND PROTECTION EQUIPMENT. THE CONTRACTOR SHALL TAKE ANY NECESSARY PRECAUTIONS TO PROTECT THE LIFE AND HEALTH OF EMPLOYEES AND THE PUBLIC IN THE PERFORMANCE OF THE WORK.

5. SOIL EROSION & SEDIMENTATION CONTROL
THE CONTRACTOR SHALL PROVIDE TEMPORARY SOIL EROSION CONTROL MEASURES PER P.A. 451 AS AMENDED. THE SOIL EROSION MEASURES SHOWN ARE THE MINIMUM CONTROLS TO BE USED ON THIS PROJECT. THE CONTRACTOR SHALL INSTALL ADDITIONAL TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES TO PROTECT THE DISTURBED AREAS AND ADJACENT PROPERTIES FROM ACCELERATED EROSION AND SEDIMENTATION RESULTING FROM PROJECT CONSTRUCTION, IF DIRECTED BY THE ENGINEER OR SOIL EROSION CONTROL OFFICER. AT NO ADDITIONAL COST TO THE PROJECT, NO EXCAVATION WORK MAY PROCEED UNTIL THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE. ALL WORK MUST BE IN ACCORDANCE WITH THE APPROVED PERMIT FROM THE GRAND TRAVERSE COUNTY SOIL EROSION AND SEDIMENTATION CONTROL OFFICE.

6. PROPERTY CORNERS
EXISTING KNOWN PROPERTY CORNERS ARE IDENTIFIED ON THE PLANS. IF A PROPERTY CORNER IS DISTURBED DURING CONSTRUCTION IT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE BY A PROFESSIONAL LAND SURVEYOR.

7. SURVEY DATUM
ALL ELEVATIONS ARE BASED ON N.A.V.D., 1988, UNLESS OTHERWISE SPECIFIED.

8. RESTORATION WORK
ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED. MULCH BLANKET SHALL BE INSTALLED IN AREAS AS DESIGNATED AND SHALL BE INCIDENTAL TO OTHER ITEMS. ALL EXCESS TOPSOIL WILL REMAIN WITHIN THE PROPERTY OWNER'S AREA. THE CONTRACTOR SHALL REPAIR ALL WASHOUTS AND EROSION DURING THE GUARANTEE PERIOD OF ONE (1) YEAR AT NO ADDITIONAL COST TO THE OWNER.

9. REMOVAL ITEMS
THE CONTRACTOR SHALL RESTORE ALL LAWNS, LANDSCAPE PLANTINGS, SIDEWALKS, COMMERCIAL SIGNS, ETC., AS REQUIRED, UNLESS SPECIFICALLY NOTED FOR REMOVAL ON THE PLANS. ALL SIDEWALKS, DRIVES, CULVERTS, DRAINAGE STRUCTURES, ABOVE GRADE UTILITIES, IRRIGATION SYSTEM, ETC. SHALL BE PROTECTED. ALL SUCH ITEMS DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED WITH NEW BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

10. CONSTRUCTION SIGNAGE & TRAFFIC CONTROL
LOCAL TRAFFIC AND CONSTRUCTION SIGNAGE SHALL BE MAINTAINED AT ALL TIMES TO THE SATISFACTION OF THE OWNER.

11. DUST CONTROL
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING DUST ON THIS PROJECT THOUGH THE USE OF WATER TRUCKS OR DUST PALLIATIVE. PAYMENT FOR DUST CONTROL SHALL BE INCLUDED IN THE LUMP SUM CONTRACT AND SHALL NOT BE PAID SEPARATELY. DUST SHALL BE CONTINUOUSLY CONTROLLED TO THE SATISFACTION OF THE OWNER.

12. PROTECTIVE FENCE
THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE SECURITY. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN A TEMPORARY PROTECTIVE SNOW FENCE AROUND ALL OPEN TRENCH EXCAVATIONS THAT ARE LEFT OPEN OVERNIGHT OR ANY OTHER UNSAFE AREAS ON SITE THAT REQUIRE PUBLIC PROTECTION.

13. EXCESS MATERIALS
ALL EXCESS MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR OFF OF THE SITE UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER. ALL REMOVALS AND TRANSPORTATION OF THE REMOVED MATERIALS SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND ALL LOCAL, STATE AND FEDERAL LAWS.

14. SAWCUTTING PAVEMENT
SAWCUT EXISTING PAVEMENT FULL DEPTH TO THE LIMITS OF CONSTRUCTION OR AS DIRECTED BY THE ENGINEER. IF THE EDGE IS DAMAGED SUBSEQUENT TO SAWCUTTING, THE EDGE SHALL BE RECUT AT NO ADDITIONAL COST TO THE OWNER.

15. DEWATERING
ANY REQUIRED DEWATERING FOR SITE WORK, INCLUDING THE USE OF STONE OR GRAVEL FOR DEWATERING PURPOSES, WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE LUMP SUM CONTRACT.

16. UTILITY SEPARATION
MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION AND 1.5' VERTICAL SEPARATION BETWEEN ALL WATER MAINS AND SANITARY/STORM SEWERS. MEASUREMENTS ARE BETWEEN THE CLOSEST POINTS OF EACH PIPE.

17. RECYCLING
THE CONTRACTOR IS ENCOURAGED TO RECYCLE ANY MATERIALS OR PRODUCTS THAT ARE REUSABLE OR CAPABLE OF BEING RECYCLED.

GENERAL GRADING CONSTRUCTION NOTES:

1. QUALITY OF WORK
ALL CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE CURRENT M.D.O.T. CONSTRUCTION STANDARDS AND SPECIFICATIONS.

2. SUBGRADE PREPARATION
THE PRESENCE OF OTHER THAN GRANULAR MATERIALS IN THE SUBGRADE SOIL SHALL REQUIRE A FULL WIDTH, TWELVE INCH, GRANULAR SUB-BASE, M.D.O.T. CLASS II OR EQUIVALENT. PREPARED SUBGRADE WIDTH, DEPTH AND COMPACTION MUST BE REVIEWED AND/OR TESTED PRIOR TO PLACEMENT OF GRAVEL.

3. AGGREGATE BASE MATERIAL
AGGREGATE BASE TO BE USED ON THE PROJECT MUST MEET SPECIFICATION FOR M.D.O.T. 22A AND MUST BE TESTED AND APPROVED PRIOR TO PLACEMENT. AGGREGATE BASE PLACEMENT MUST COMPLY WITH SECTION 3.01 OF THE CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION. PREPARED AGGREGATE BASE WIDTH, DEPTH AND COMPACTION MUST BE REVIEWED AND TESTED PRIOR TO THE PLACEMENT OF BITUMINOUS SURFACE.

4. BITUMINOUS PAVEMENT (HMA)
THE CONTRACTOR SHALL GIVE THE OWNER'S REPRESENTATIVE 48 HOURS NOTICE PRIOR TO PLACEMENT OF BITUMINOUS SURFACE. BITUMINOUS PAVING MUST BE PERFORMED IN ACCORDANCE WITH THE CURRENT M.D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION.

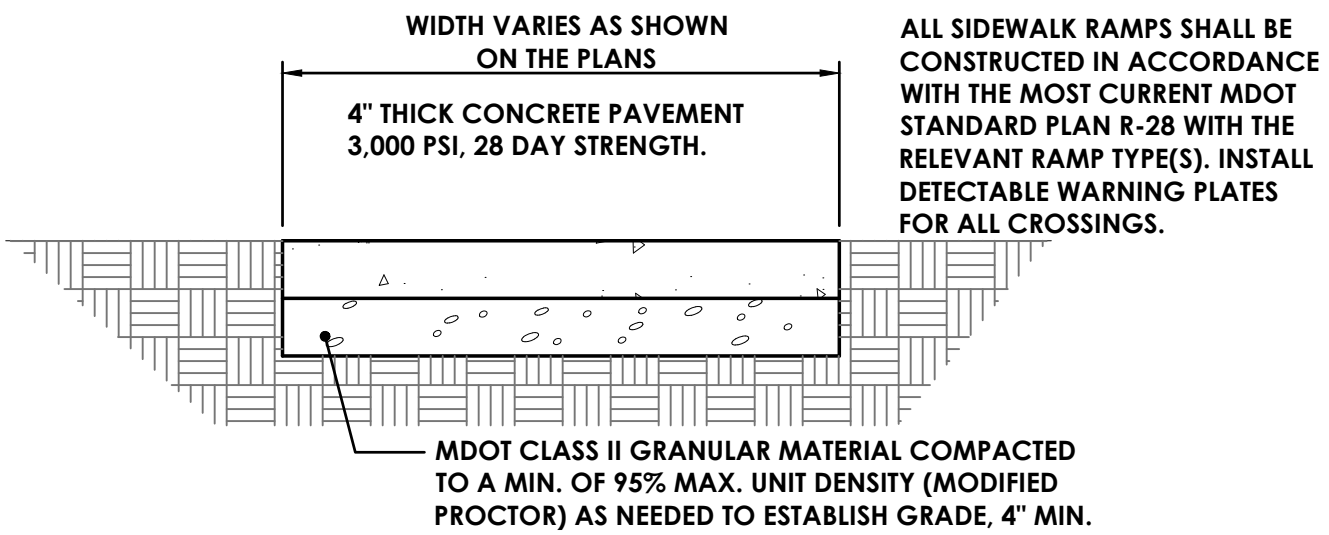
5. REMOVAL OF ORGANICS
ALL TREES, STUMPS, BRUSH AND ROOTS THEREOF, SHALL BE ENTIRELY REMOVED FROM WITHIN THE SITE GRADING.

6. SITE GRADING
ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED AS SOON AS FEASIBLE. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GROUND COVER ON ALL AREAS DISTURBED BY CONSTRUCTION.

7. FIELD CHANGES
ANY CHANGES IN SPECIFICATIONS OR CONSTRUCTION METHODS MUST BE REVIEWED AND APPROVED BY THE ENGINEER AND OWNER, AND MUST NOT CONFLICT WITH APPROVED PERMITS.

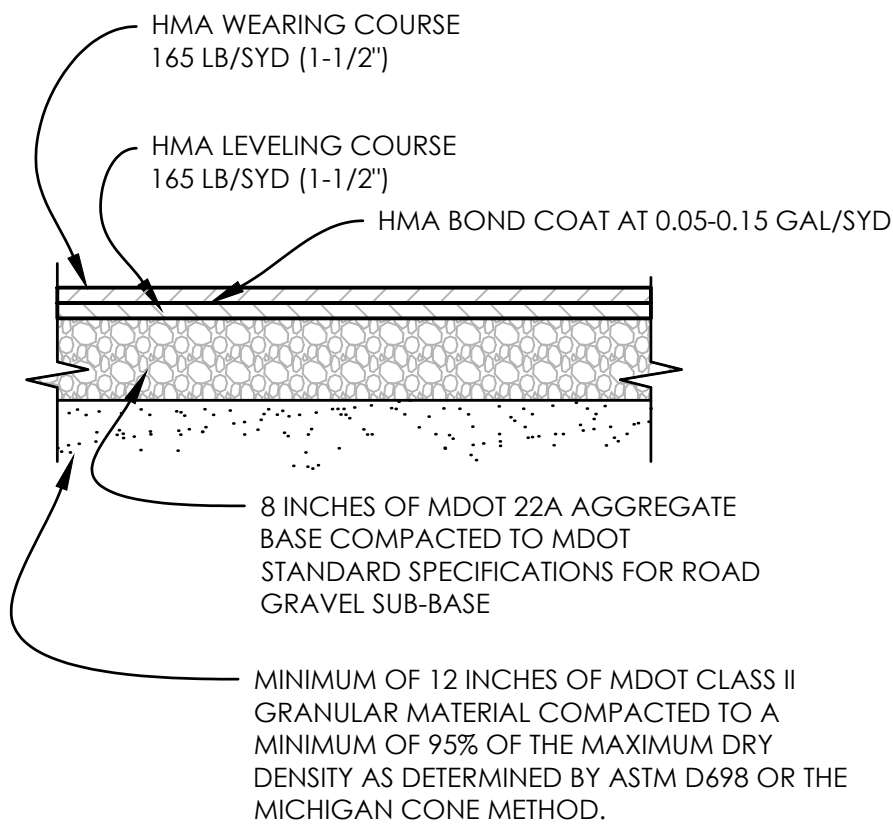
8. DRAINAGE
EXISTING STORM DRAINAGE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE, AS REQUIRED, ALL DRAINAGE CULVERTS OR STRUCTURES DAMAGED DURING CONSTRUCTION AND SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. SEE THE PROPOSED GRADING PLAN FOR DETAILS ON CONSTRUCTION ITEMS.

9. ADJUSTMENTS
THE CONTRACTOR SHALL ADJUST ALL UTILITY SURFACE ITEMS TO THE FINISH GRADES PRIOR TO PAVING.

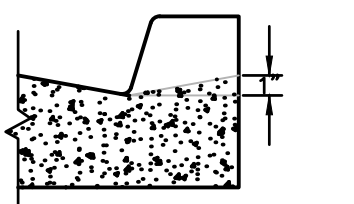


NOTE:
EXPANSION JOINTS SHALL BE PLACED AT ALL SPRING POINTS, PERMANENT STRUCTURES, AND AT A SPACING OF NOT MORE THAN 20 FEET. THE SIDEWALK SHALL BE DIVIDED INTO UNIT AREAS OF NOT MORE THAN 36 SQUARE FEET BY MEANS OF CUT JOINTS (WPJ). INsofar AS POSSIBLE, UNIT AREAS SHALL BE PERPENDICULAR AND NOT LESS THAN 16 SQUARE FEET.

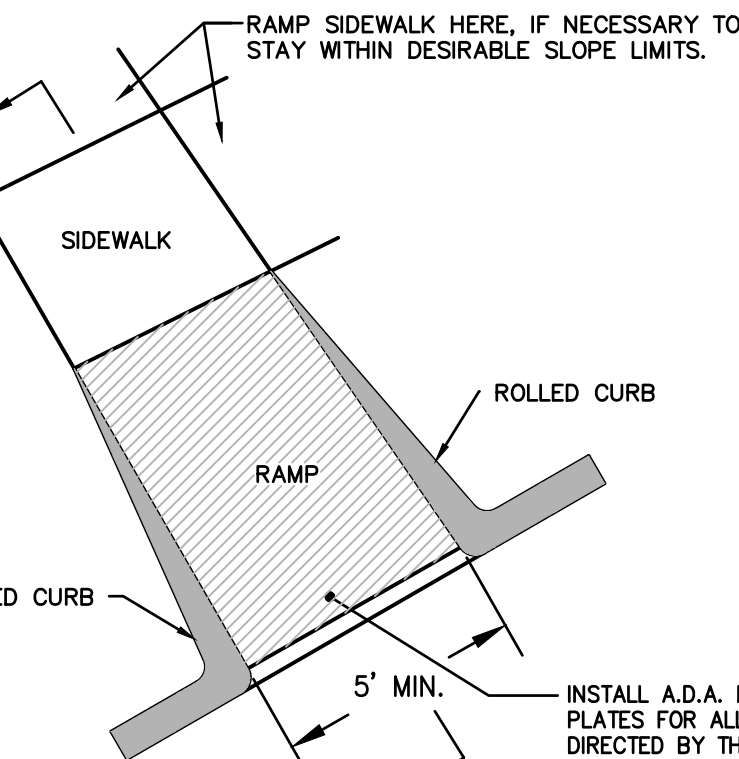
CONCRETE SIDEWALK DETAIL
NO SCALE



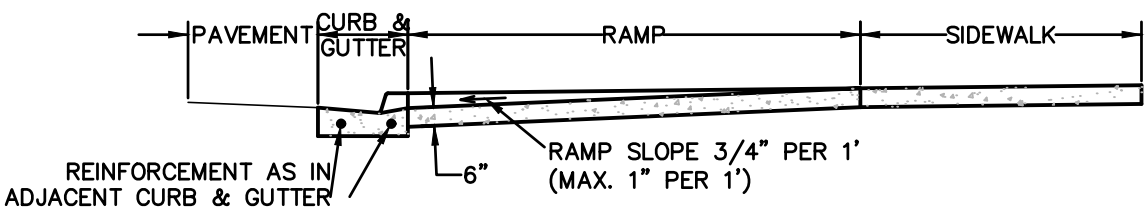
PAVING DETAIL - HMA
NO SCALE



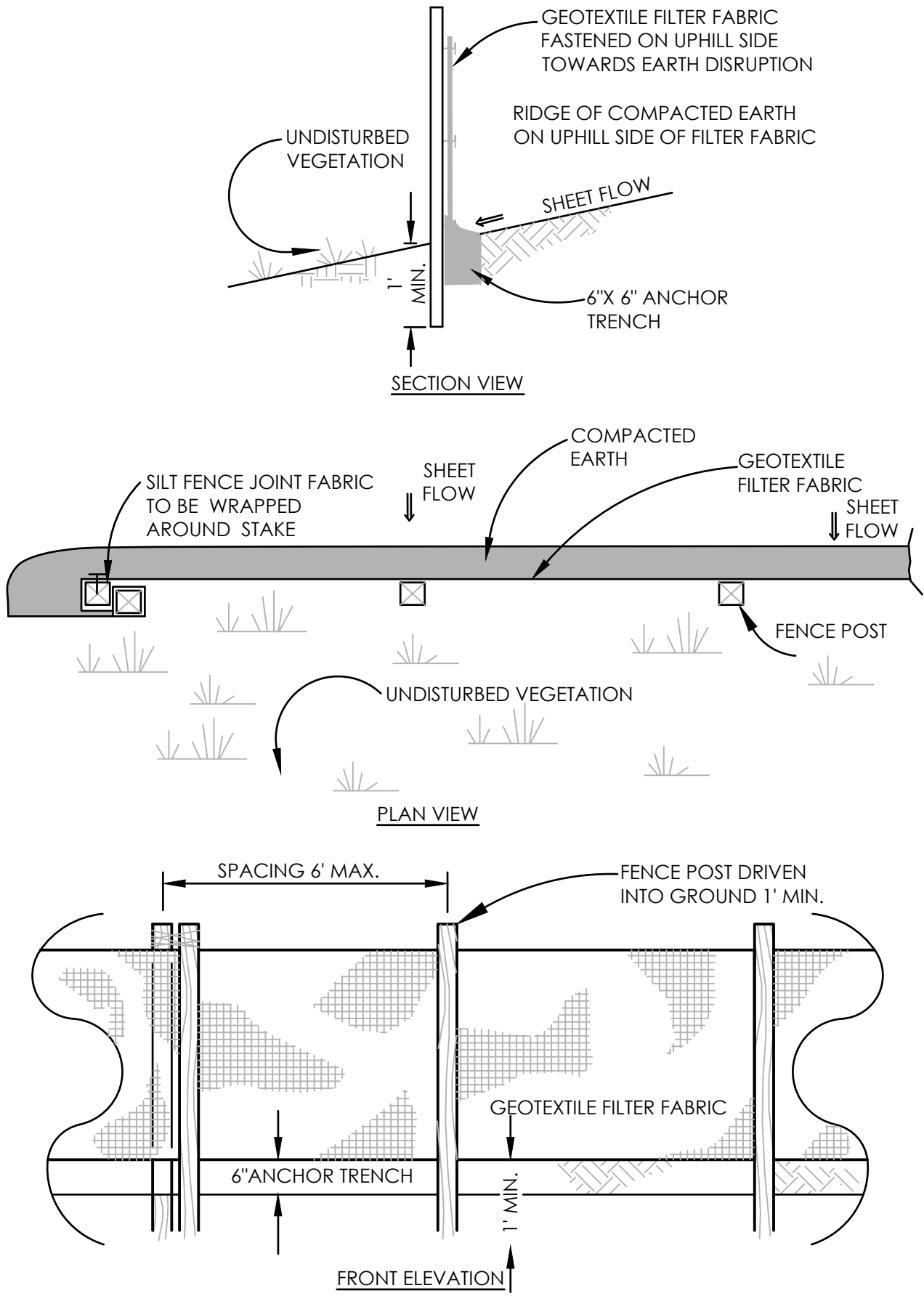
NOTE:
RAMP CONTINUOUS FROM PT. A TO B.



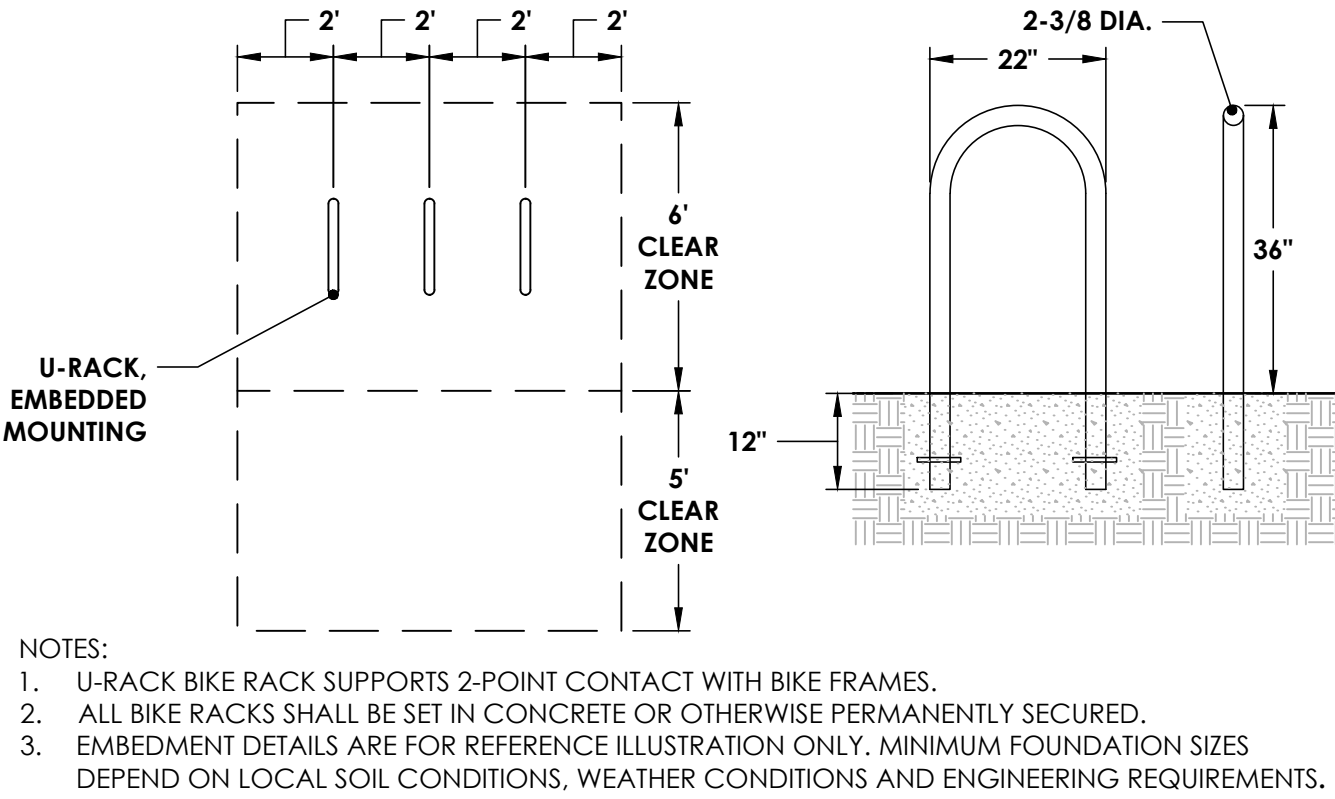
SIDEWALK RAMP TYPE 4 (MODIFIED)
NO SCALE



BARRIER FREE RAMP DETAIL A
NO SCALE

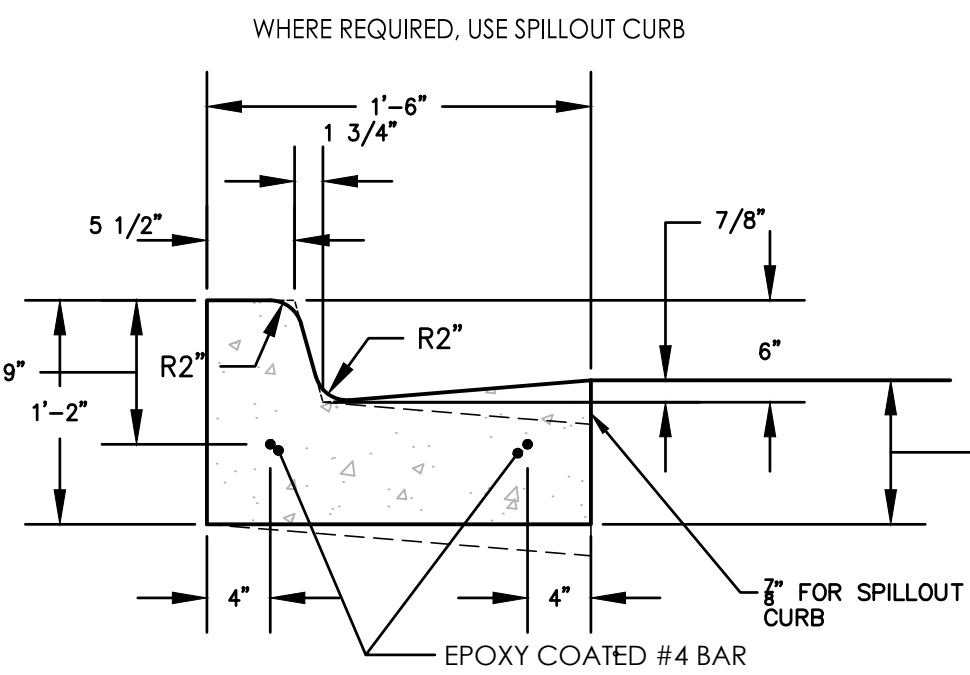


SILT FENCE DETAILS
NO SCALE

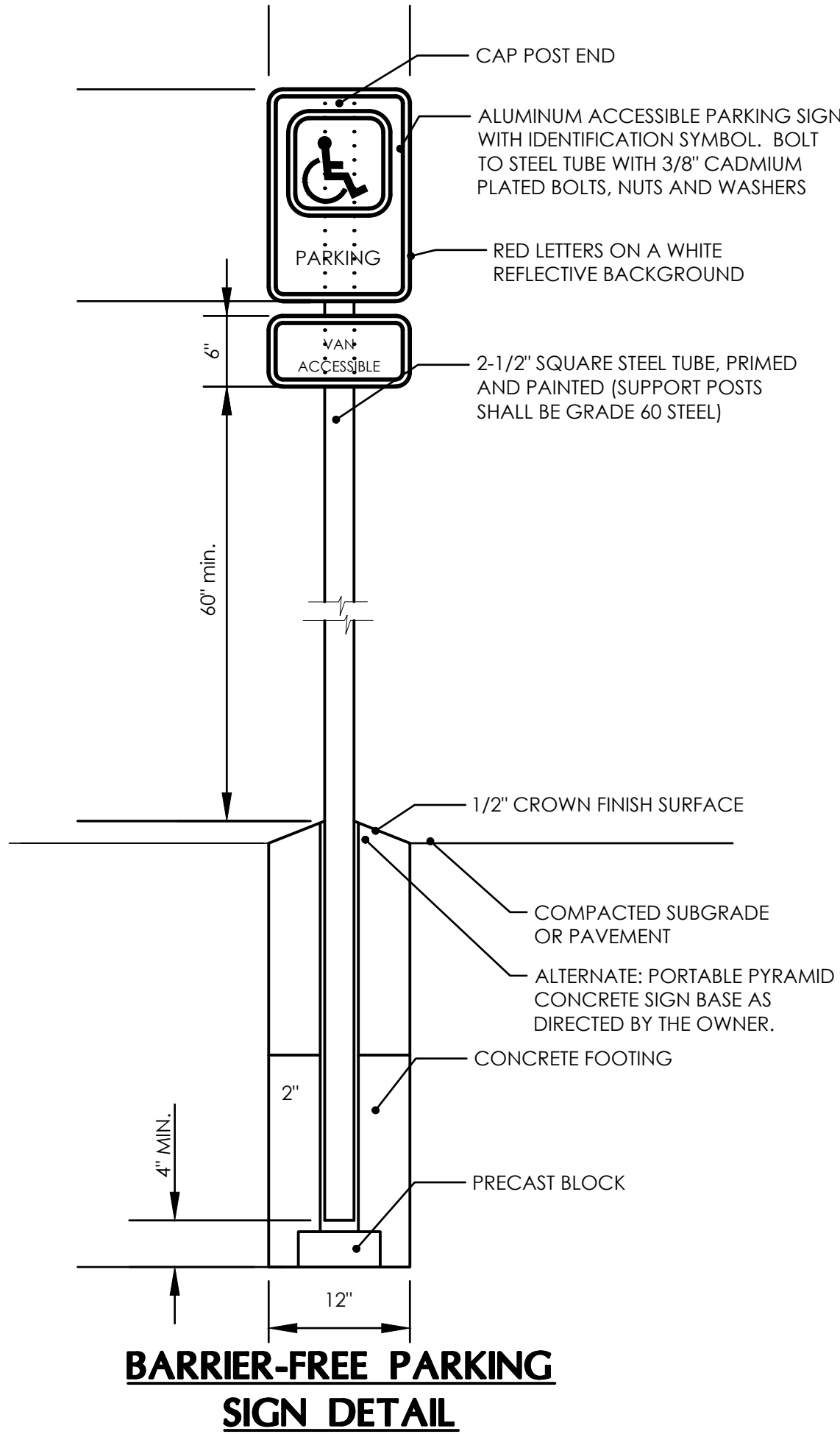


NOTES:
1. U-RACK BIKE RACK SUPPORTS 2-POINT CONTACT WITH BIKE FRAMES.
2. ALL BIKE RACKS SHALL BE SET IN CONCRETE OR OTHERWISE PERMANENTLY SECURED.
3. EMBEDMENT DETAILS ARE FOR REFERENCE ILLUSTRATION ONLY. MINIMUM FOUNDATION SIZES DEPEND ON LOCAL SOIL CONDITIONS, WEATHER CONDITIONS AND ENGINEERING REQUIREMENTS.

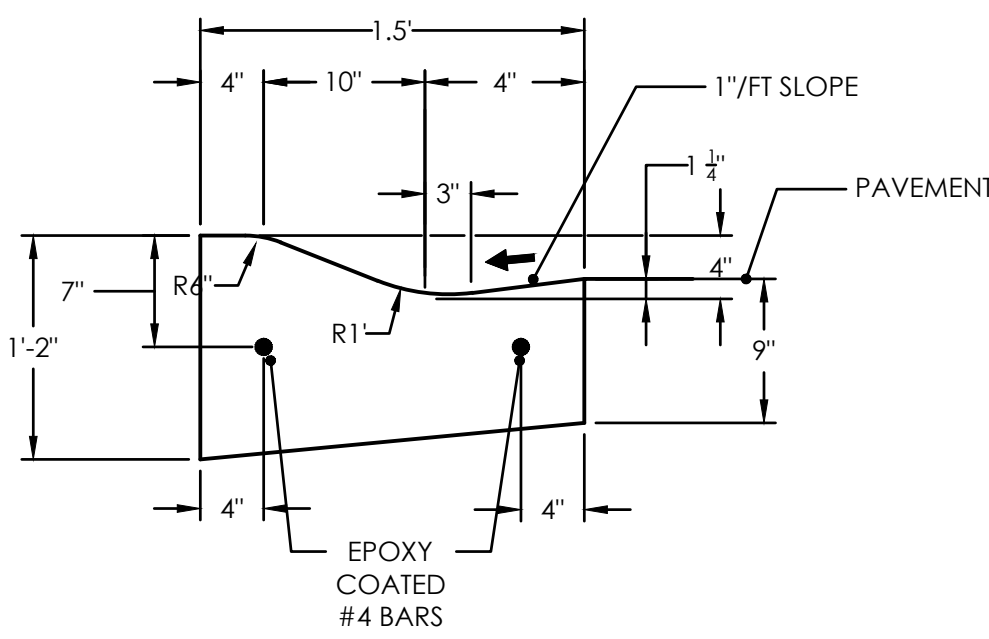
BIKE RACK-EMBEDDED MOUNTING DETAIL
NO SCALE



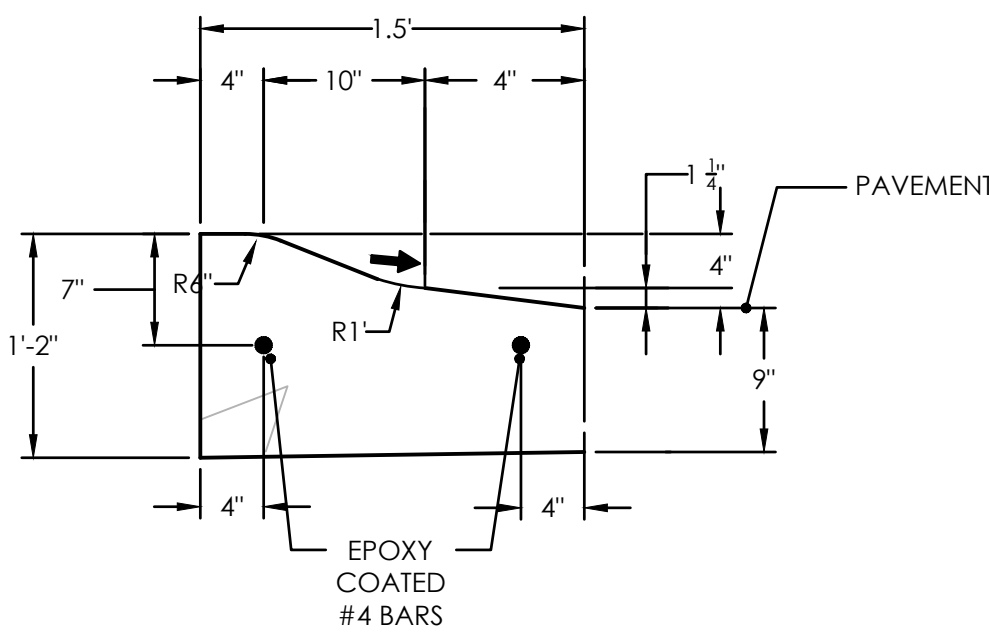
MDOT TYPE F2 CURB DETAIL
NO SCALE



BARRIER-FREE PARKING
SIGN DETAIL



CURB DETAIL
(M.D.O.T. TYPE D2, MODIFIED (NORMAL))
NO SCALE



CURB DETAIL
(M.D.O.T. TYPE D2, MODIFIED (SPILLOUT))
NO SCALE

830 Cottageview Dr., Ste. 201
P.O. Box 4015
Traverse City, MI 49685
Phone: 231-946-9310
www.mnscps.com
info@mnscps.com

Mansfield
Land Use Consultants

REV	DATE	DES	DWN	CHK	DESC
01	02-12-20				Original design

Water's Edge, LLC

Proposed Hotel

NOTES & DETAILS SHEET

Section 9, Town 27 North, Range 10 West
Acme Township, Grand Traverse County, Michigan

PRELIMINARY

DATE: 02-12-20
DRAWN BY: [blank]
CHECKED BY: [blank]
CREATED BY: [blank]

FOR NO.: 12011

C1.1

C:\Users\Bryon\AppData\Local\Temp\AcadPlot\B999\12011.plt\p04.dwg (C3.0)BEC3 - May 05, 2023 3:28pm - e:\civ



GRAND TRAVERSE COUNTY SOILS MAP LEGEND (M1055)		
Map Unit Symbol	Map Unit Name	
CpA	Croswell loamy sands, 0 to 2% slopes	
	Depth to restrictive layer:	More than 80 inches
	Natural Drainage Class:	Moderately well drained
	Runoff Class:	Negligible
	Infiltration:	5.95 to 19.98 in/hr
LeB	Lake beach and Eastport sand, 0 to 6% slopes	
	Depth to restrictive layer:	More than 80 inches
	Natural Drainage Class:	Excessively drained
	Runoff Class:	Negligible
	Infiltration:	5.95 to 19.98 in/hr
Ru	Roscommon mucky loamy sand	
	Depth to restrictive layer:	More than 80 inches
	Natural Drainage Class:	Poorly drained
	Runoff Class:	Negligible
	Infiltration:	5.95 to 19.98 in/hr
	Depth to Water Table:	
	About 0 inches	

- CONSTRUCTION SCHEDULE NARRATIVE:***
- TO TO INSTALL TEMPORARY S.E.S.C. MEASURES
 - TO TO INSTALL SHORING & PROTECTIVE BARRIERS
 - TO TO SITE EXCAVATION & GRADING
 - TO TO PILE AND FOOTING CONSTRUCTION
 - TO TO UNDERGROUND UTILITIES
 - TO TO BUILDING CONSTRUCTION
 - TO TO HMA & CONCRETE PAVEMENTS
 - TO TO TREES & LANDSCAPING, IRRIGATION
 - TO TO FINAL GRADING & RESTORATION
 - TO TO SITE CLEANUP, PAVEMENT MARKINGS, SIGNS
 - TO TO REMOVE TEMPORARY S.E.S.C. MEASURES
- * TO BE COMPLETED BY THE CONTRACTOR & OWNER. SCHEDULE IS SUBJECT TO CHANGE BASED ON PERMIT APPROVALS, MATERIAL AVAILABILITY, ETC.

- CONSTRUCTION NOTES:**
- SILT FENCE SHALL BE INSTALLED BEFORE THE CONSTRUCTION BEGINS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT DURATION UNTIL PERMANENT VEGETATION IS ESTABLISHED AND THE SITE IS STABILIZED. THE CONTRACTOR MUST REMOVE THE SILT FENCE UPON COMPLETION.
 - ALL STUMPS AND UNDERGROUND ORGANIC MATERIAL SHALL BE COMPLETELY REMOVED WITH AN EXCAVATOR AND HAULED OFF THE SITE. NOTHING SHALL BE BURIED ON SITE.
 - THE CONTRACTOR WILL OBTAIN A TEMPORARY ACCESS PERMIT FOR ACCESS ONTO PINE STREET. THE TEMPORARY CONSTRUCTION ACCESS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
 - ANY REQUIRED STOCKPILES SHALL BE LOCATED INTERNALLY, AWAY FROM EXISTING WETLANDS AND/OR WATER COURSES. DORMANT STOCKPILES SHALL BE SEEDED TO PREVENT SEDIMENTATION AND AIRBORNE EROSION.
 - STORM WATER SHALL BE CONTROLLED ON-SITE DURING DEMOLITION AND CONSTRUCTION. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE APPROVED S.E.S.C. PERMIT FROM GRAND TRAVERSE COUNTY.
 - SPECIAL CARE, MAINTENANCE AND ATTENTION SHOULD BE TAKEN TO PREVENT MATERIAL MOVEMENT INTO GRAND TRAVERSE BAY, THE EXISTING POND TO THE REAR (EAST) OF THE PROPERTY AND ADJACENT PROPERTIES.
 - SLOPES 3:1 OR STEEPER SHALL BE RESTORED WITH MULCH BLANKET.

830 Cottageview Dr., Ste. 201
P.O. Box 4015
Traverse City, MI 49685
Phone 231-946-9310
www.mnscps.com
info@mnscps.com

Mansfield

Land Use Consultants

Water's Edge, LLC

Proposed Hotel

SOIL EROSION & SEDIMENTATION CONTROL PLAN

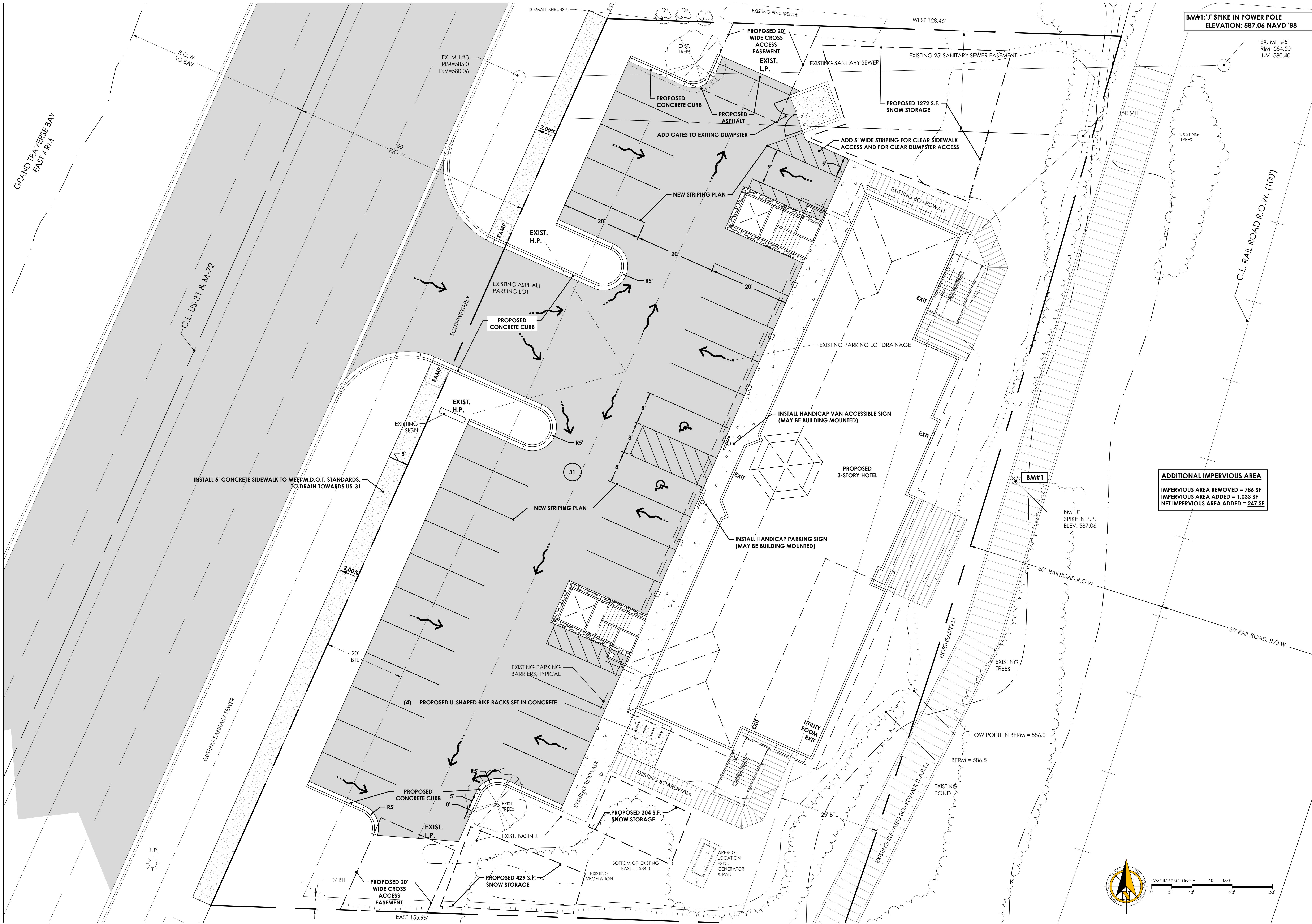
Section 9, Town 27 North, Range 10 West
Acme Township, Grand Traverse County, Michigan

PRELIMINARY

12011

C3.0

C:\Users\Bryon\AppData\Local\Temp\AcadPlot\B995\12011\plot04.dwg (C4.0) (BTE) (DWG) - May 02, 2020 3:38pm - e:\csw



PRELIMINARY

12011

C4.0

Water's Edge, LLC

Proposed Hotel

SITE AND DIMENSION PLAN

Section 9, Town 27 North, Range 10 West

Acme Township, Grand Traverse County, Michigan

830 Cottageview Dr., Ste. 201

P.O. Box 4015

Traverse City, MI 49685

Phone 231-946-9310

www.mansfield.com

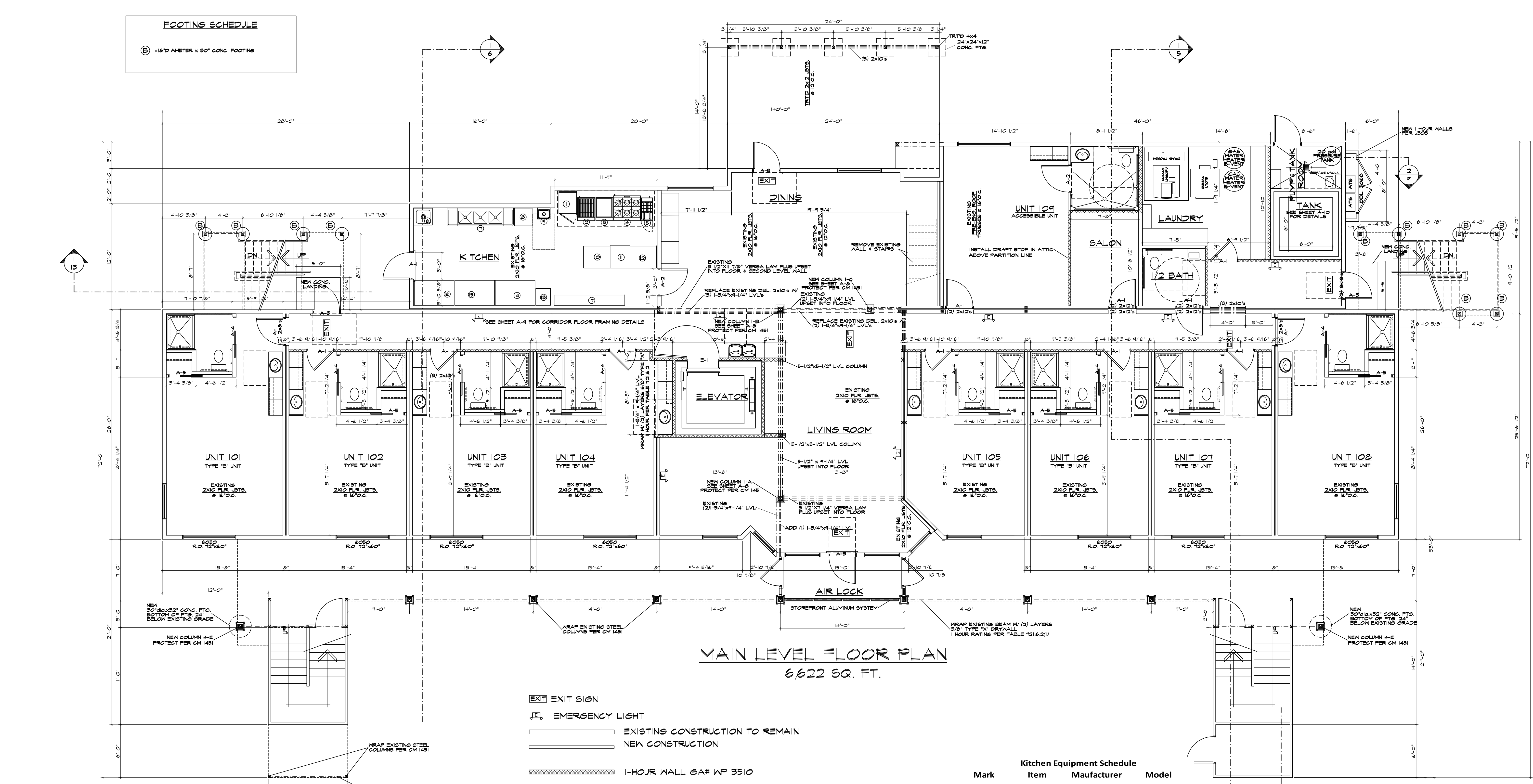
info@mansfield.com

Mansfield

Land Use Consultants

REV#	DATE	DES	CHK	DRN	CHK	DESC
01	02-19-20	dim	mmmm	dim	Original design	





GA FILE NO. CM 1451 1 HOUR FIRE

GYPSUM WALLBOARD, STEEL COLUMN COVER

Base layer 1/2" type X gypsum wallboard applied around TS4x4x0.188 tube steel column. And held in place with paper masking tape. Second layer either No. 24 MSG galvanized steel column cover consisting of two L-shaped sections with snap-lock sheet steel joints or No. 22 MSG galvanized steel column covers consisting of two L-shaped sections with lap joints fastened with No. 8x1/2" sheet metal screws 12" o.c. Face layer 1/2" type X gypsum wallboard applied without horizontal joints to column cover with 1" Type S drywall screws 8" o.c. spaced 1" from vertical edges. Metal cornerbead applied to all corners with 1" Type S drywall screws 12" o.c. in each flange.

PROTECTION FOR EXISTING STEEL COLUMNS & NEW COLUMNS AT EXTERIOR EXIT STAIRS

DOOR SCHEDULE					
MARK	SIZE	HARDWARE	SELF CLOSING	LABEL	NOTES
A-1	3'0"x6'8"	LEVER	YES	45 MIN.	
A-2	3'0"x6'8"	LEVER	NO	—	
A-3	3'0"x6'8"	LEVER	NO	—	DELAYED EGRESS LOCK
A-4	3'0"x6'8"	HOOP	NO	—	POCKET DOOR
A-5	2'6"x6'8"	HOOP	NO	—	POCKET DOOR
A-6	4'0"x6'8"	LEVER	NO	—	2' DOUBLE DOOR

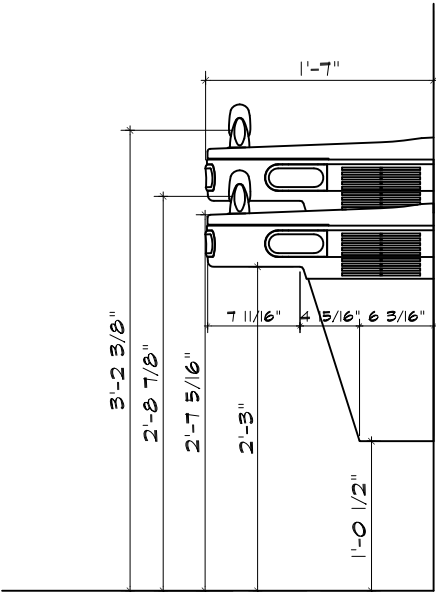
DOOR "E-1"

SINGLE 44" PANEL

THE DOOR SHALL CLOSE AUTOMATICALLY UPON ACTUATION OF THE SMOKE DETECTION SYSTEM.

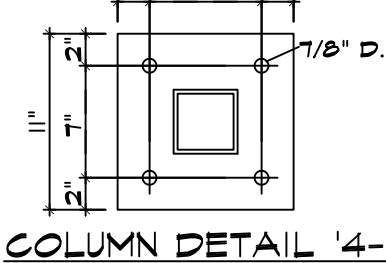
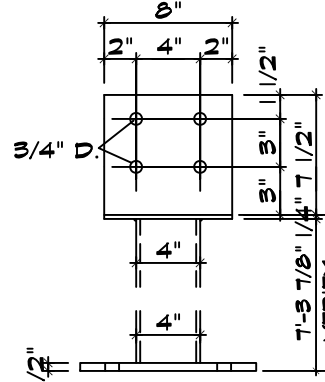
THE DOOR SHALL ALSO CLOSE UPON ACTUATION OF THE SPRINKLER SYSTEM.

45 MINUTE FIRE RATED ASSEMBLY.



DRINKING FOUNTAIN ELEVATION

Kitchen Equipment Schedule			
Mark	Item	Manufacturer	Model
1	Proofer	Lockwood	CA73-PF16-CD-R
2	Charbroiler	Imperial	IRB-24
3	Griddle	Imperial	ITG-24
4	Range	Imperial	IR-6-C
5	Fryer	Imperial	IFS-40
6	Mop Sink	--	--
7	Prep Sink	Blue Air	BS3-18/2D
8	Dishwasher	CMA	L-1 X 16
9	Hand Sink	Blue Air	BSH-14
10	Table	BK	VT-3630
11	Sandwich Prep	Kelvinator	KCST27.8
12	Table	BK	VT-3630
13	Ice Maker	Manitowoc	QM-30
14	Refridgerator	Kelvinator	KCBM48R
15	Refridgerator	Kelvinator	KCBM48R
16	Freezer	Kelvinator	KCBM48F
17	Wire Shelves	--	--



GA FILE NO. WP 3510

1-HOUR FIRE

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 2x4 wood studs 24" o.c. with 6d coated nails, 1-7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 24" on opposite sides. (LOAD-BEARING)

project: SENIOR CARE FACILITIES, LLC. INTERIOR ALTERATION PLAN

sheet: A-7



EASTWOOD CUSTOM HOMES INC.
213 S. Airport W.
Traverse City, Michigan
(231) 941-5046

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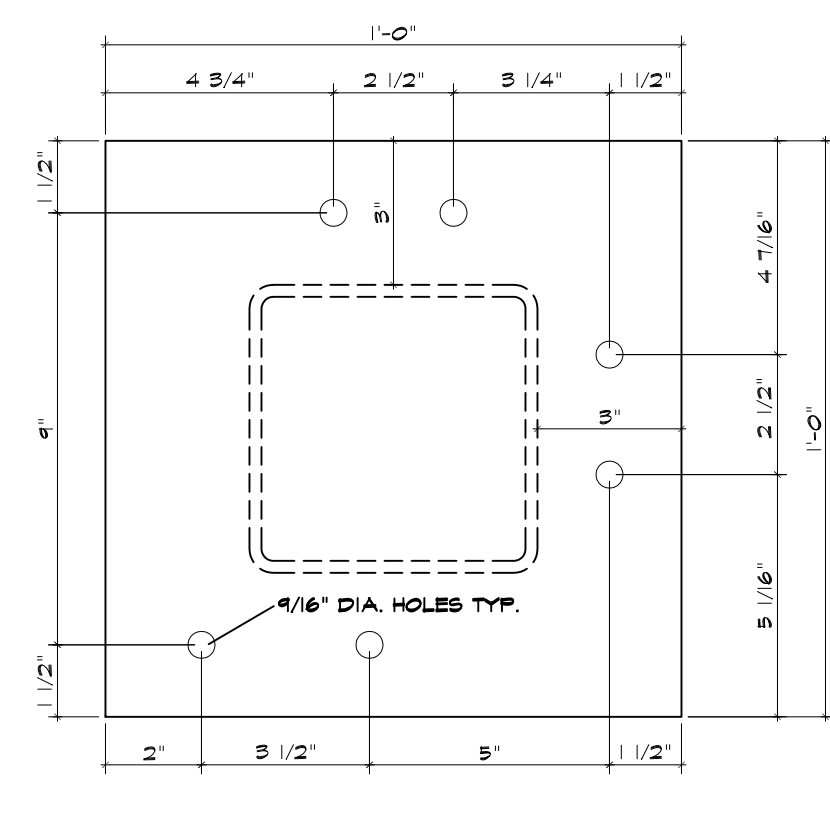
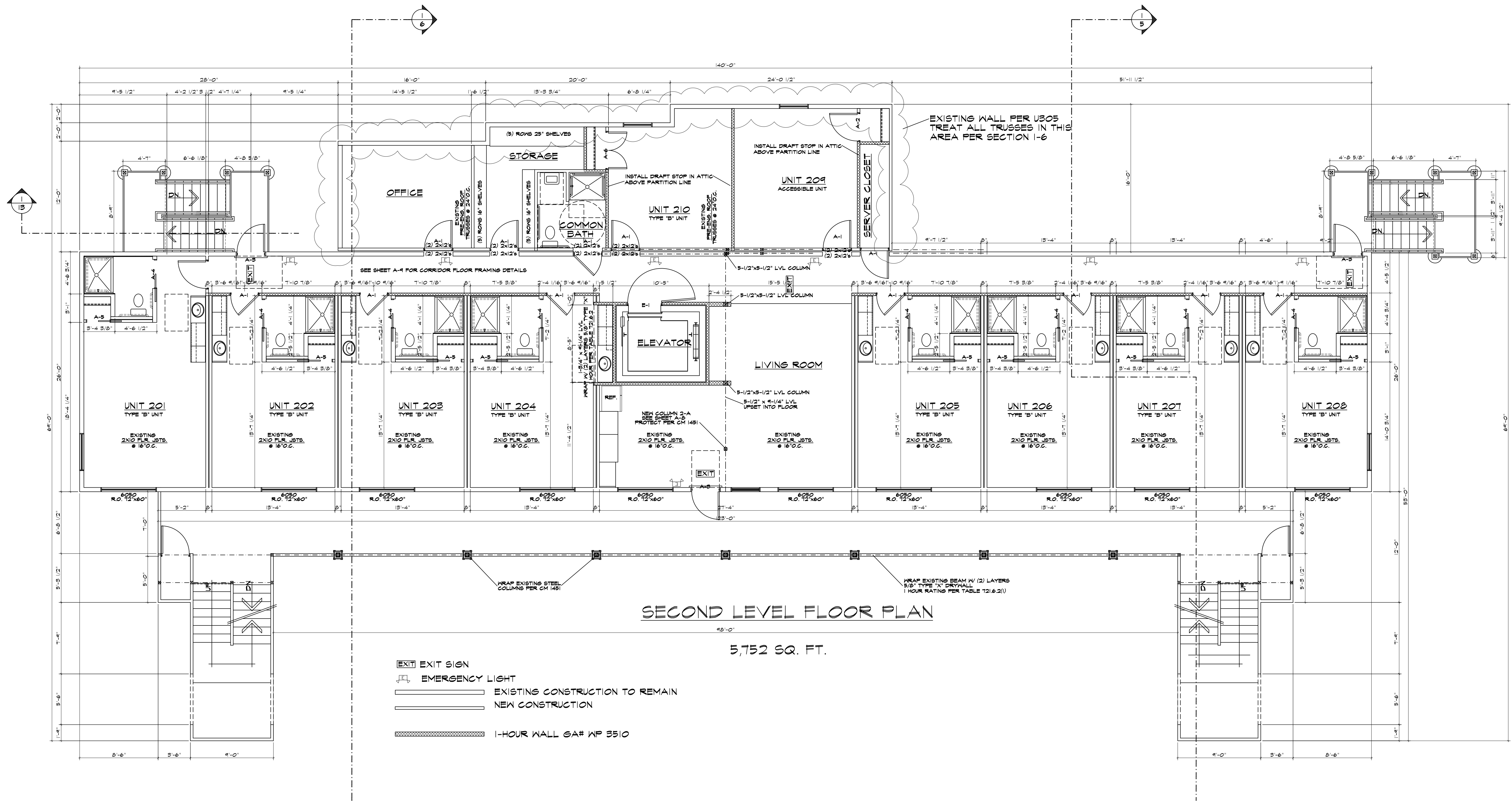
drawn by: N.F.C.

scale: 3/16"=1'-0"

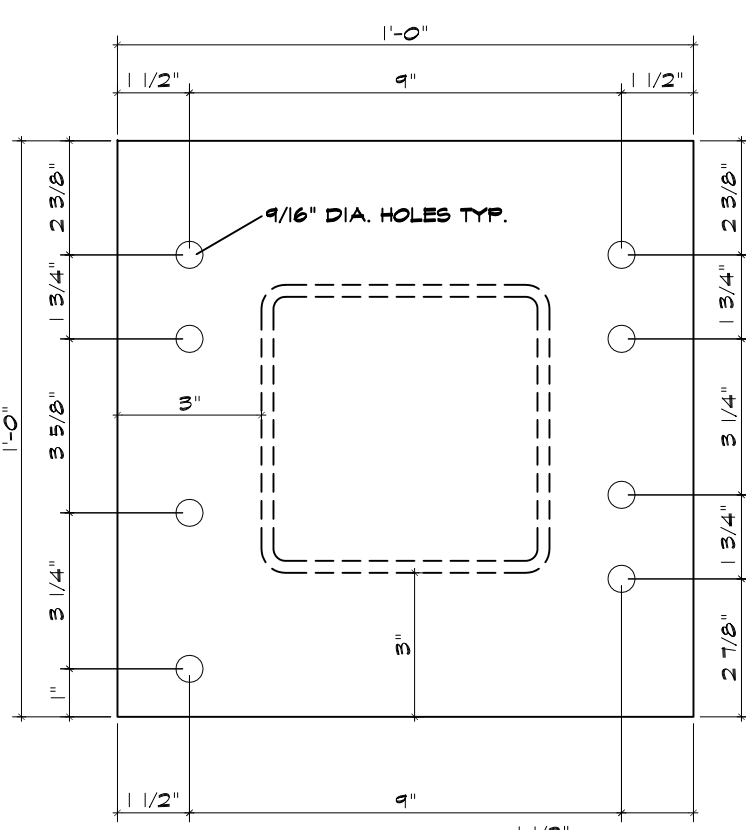
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revised:
OCT. 19, 2012
MAY 06, 2013
JUNE 03, 2013
SEPT. 03, 2013
SEPT. 18, 2013
OCT. 07, 2013
DEC. 14, 2013

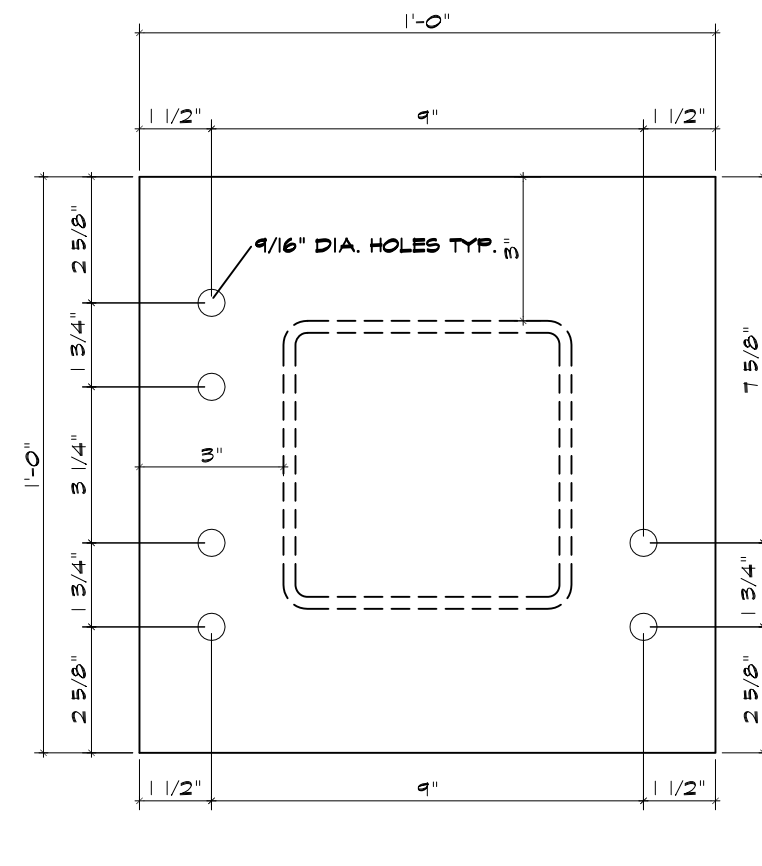
change order:
1. .
2. .
3. .
4. .



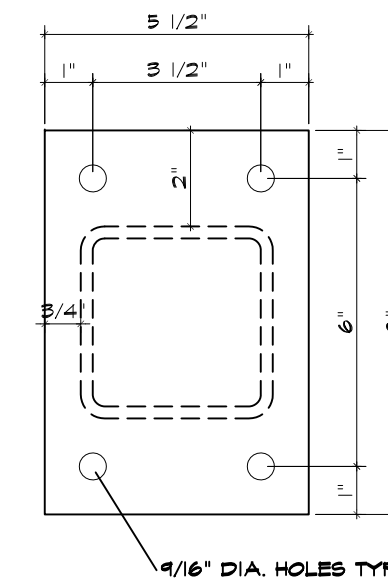
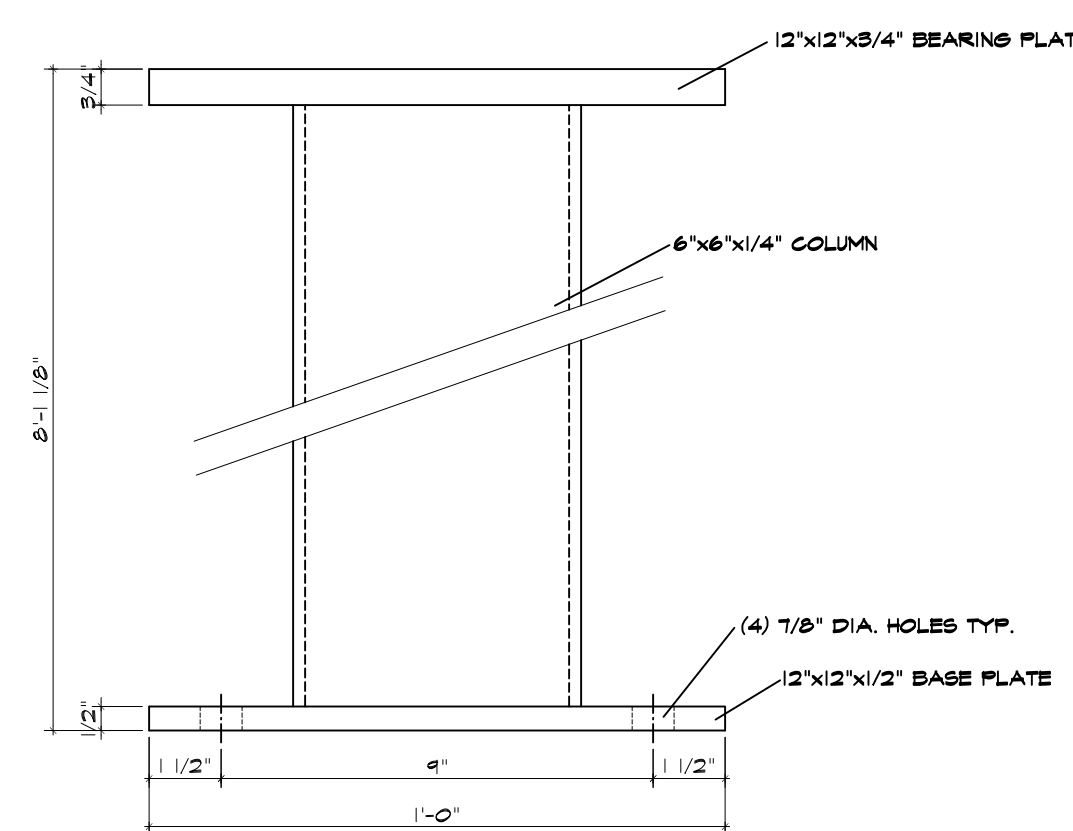
COLUMN 1-A



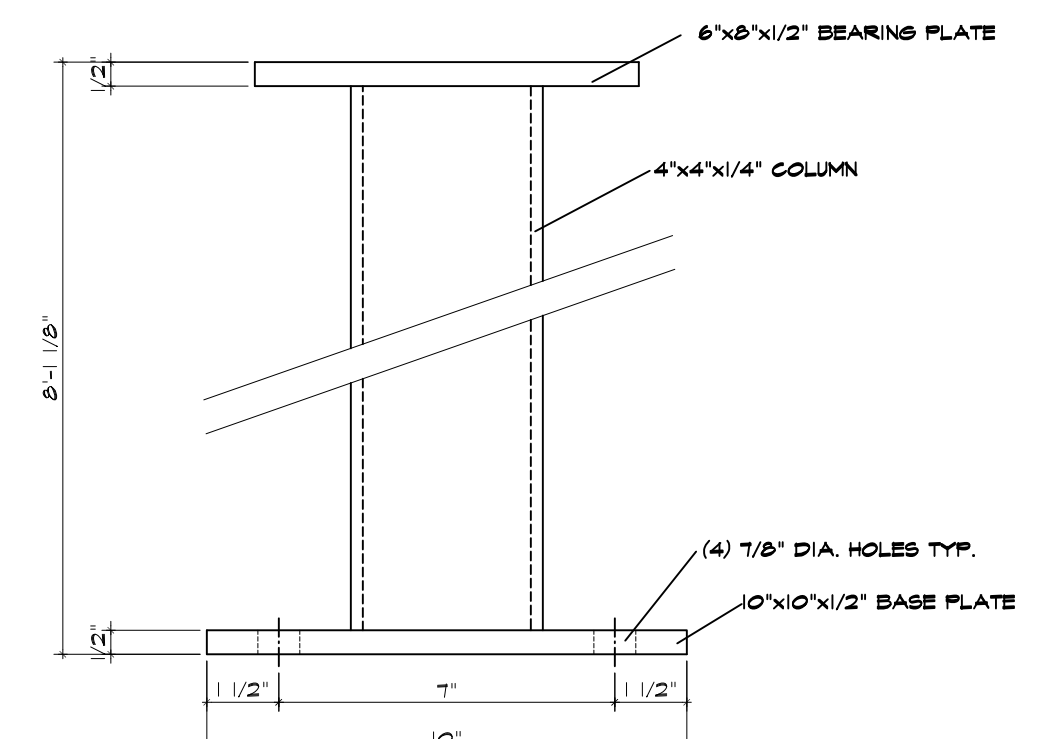
COLUMN 1-B



COLUMN 1-C



COLUMN 2-A



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drawn by:
N.F.C.

scale:
3/16"=1'-0"

date:
MAY 21, 2012

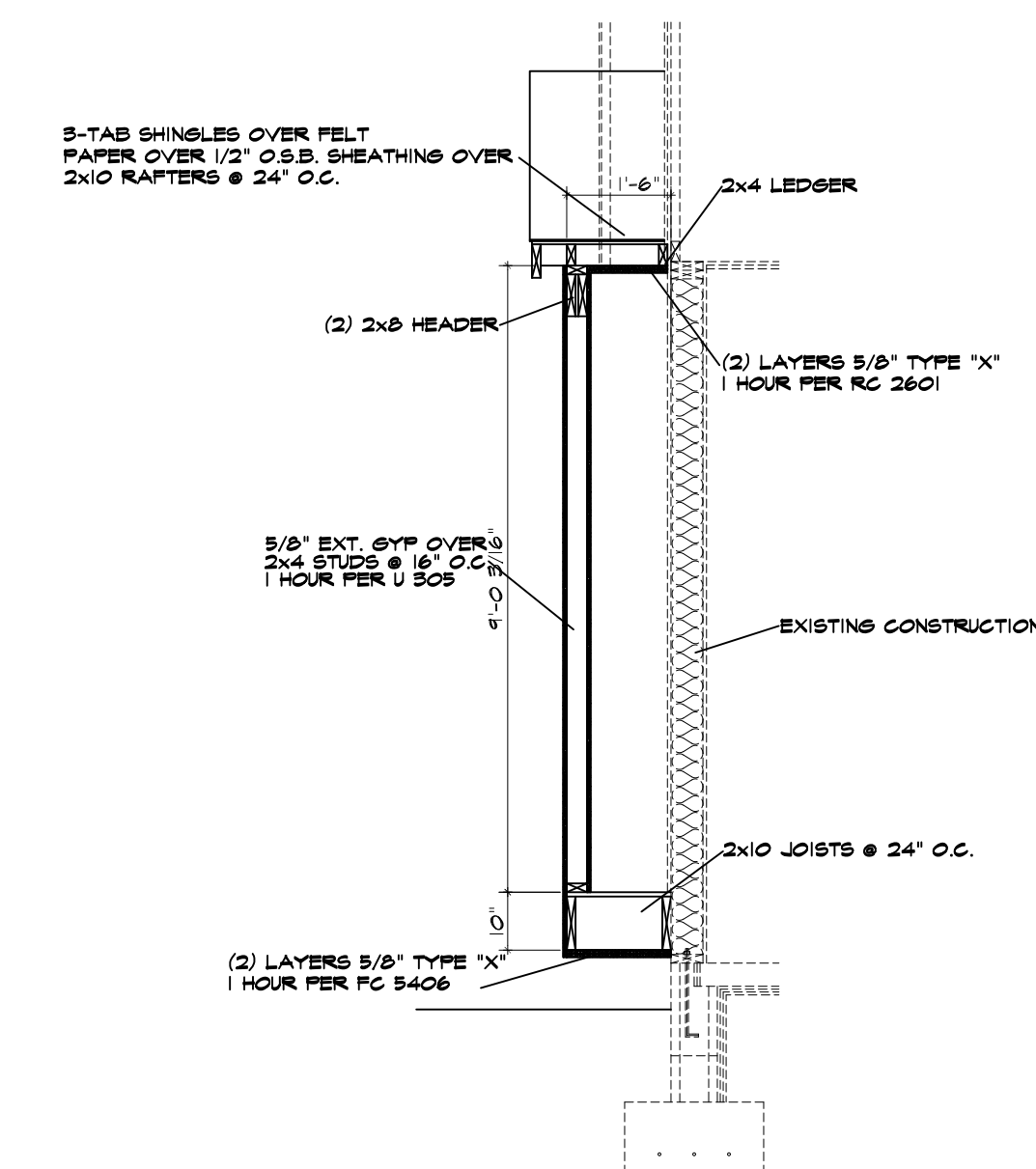
revised:
OCT. 19, 2012
MAY 06, 2013
JUNE 03, 2013
JUNE 14, 2013
SEPT. 18, 2013
DEC. 14, 2013

change order:
1.
2.
3.
4.

project:
SENIOR CARE FACILITIES, LLC.
INTERIOR ALTERATION PLAN

sheet:
A-8





1'-4" 4'-6" 4'-6" 1'-4"

STANDING SEAM METAL ROOF OVER
15# FELT PAPER OVER
1/2" O.S.B. SHEATHING OVER
2x6 RAFTERS @ 24" O.C.

4/12 SADDLE
2x6 RAFTERS @ 24" O.C.

INSTALL SIMPSON H-6
FROM STUD TO RAFTER
WITHIN 16" OF EACH CORNER
(4) LOCATIONS

EXISTING FRAMING

NEW 5-1/2"x4-1/2" LVL
WRAP BEAM W/ (2) LAYERS
5/8" TYPE "X" DRYWALL
1 HOUR RATING PER TABLE T21.6.2(I)

12" 4"

9'-0"

REMOVE EXISTING WALL

9'-0"

REMOVE EXISTING WALL

NEW 5-1/2"x4-1/2" LVL
WRAP BEAM W/ (2) LAYERS
5/8" TYPE "X" DRYWALL
1 HOUR RATING PER TABLE T21.6.2(I)

REMOVE EXISTING WALL

6'-3 1/2" 13'-6"

VINYL SIDING OVER
5/8" EXT. SYP OVER
1/4" O.S.B. OVER
2x4 STUDS @ 16" O.C.

REMOVE EXISTING OVERHANGS

SECTION 1-9

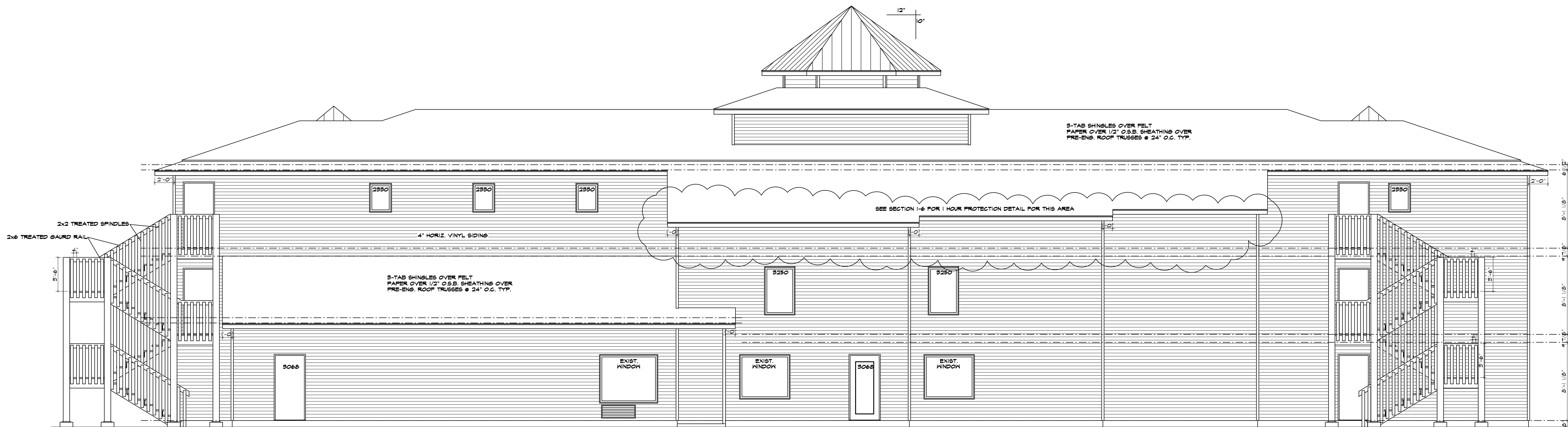


Eastwood
CUSTOM HOMES INC.

3-TAB SHINGLES TO BE INSTALLED IN RANDOM PATTERN



WEST SIDE ELEVATION



EAST SIDE ELEVATION

EASTWOOD CUSTOM HOMES INC.
213 S. Airport W.
Traverse City, Michigan
(231) 941-5046

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drawn by:
N.F.C.

scale:
3/16"=1'-0"

date:
MAY 21, 2012

revised:
OCT. 19, 2012
MAY 06, 2013
JUNE 03, 2013
JUNE 14, 2013
SEPT. 18, 2013

change order:

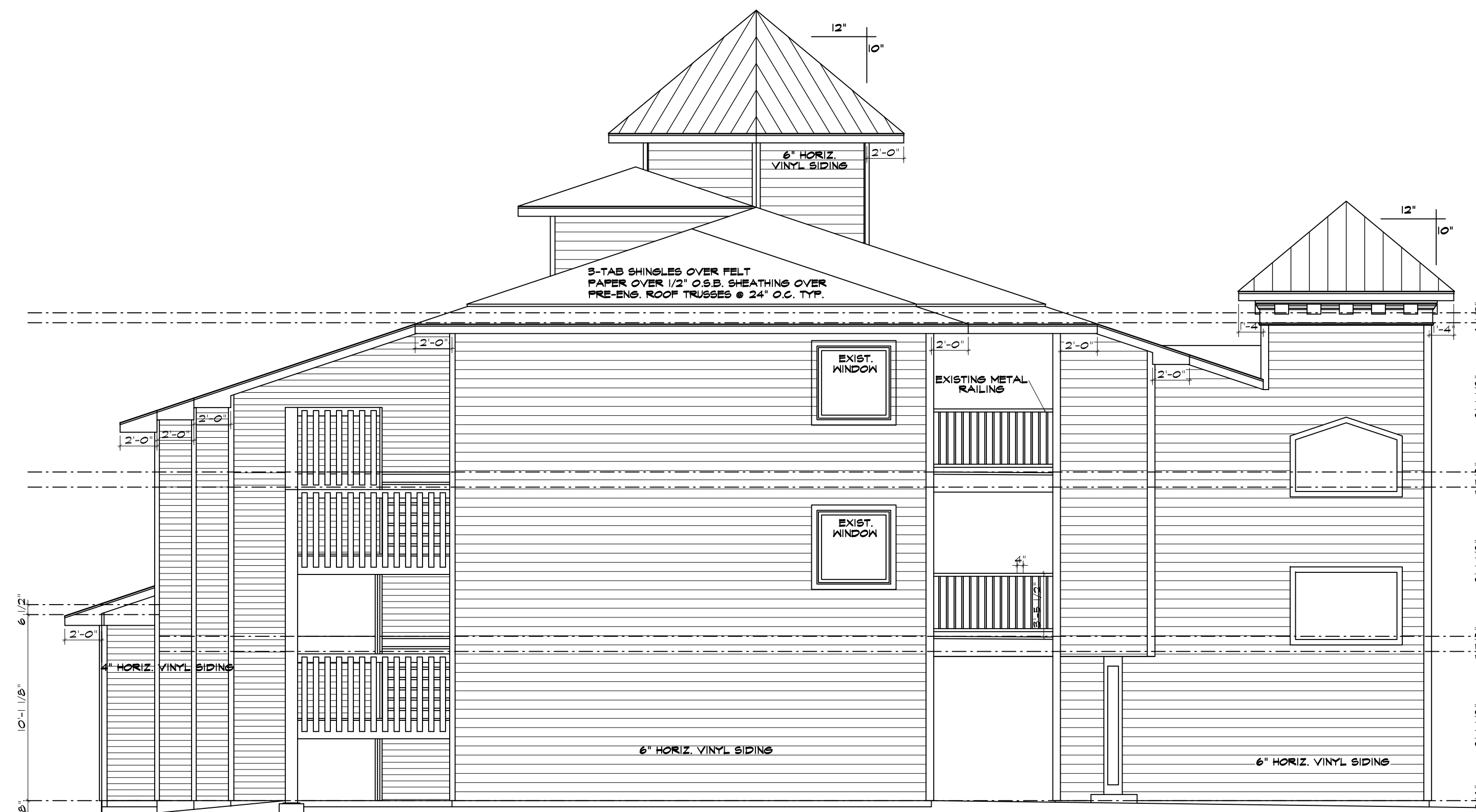
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- 2.
- 3.
- 4.

project:
SENIOR CARE FACILITIES, LLC.
EXTERIOR ELEVATIONS

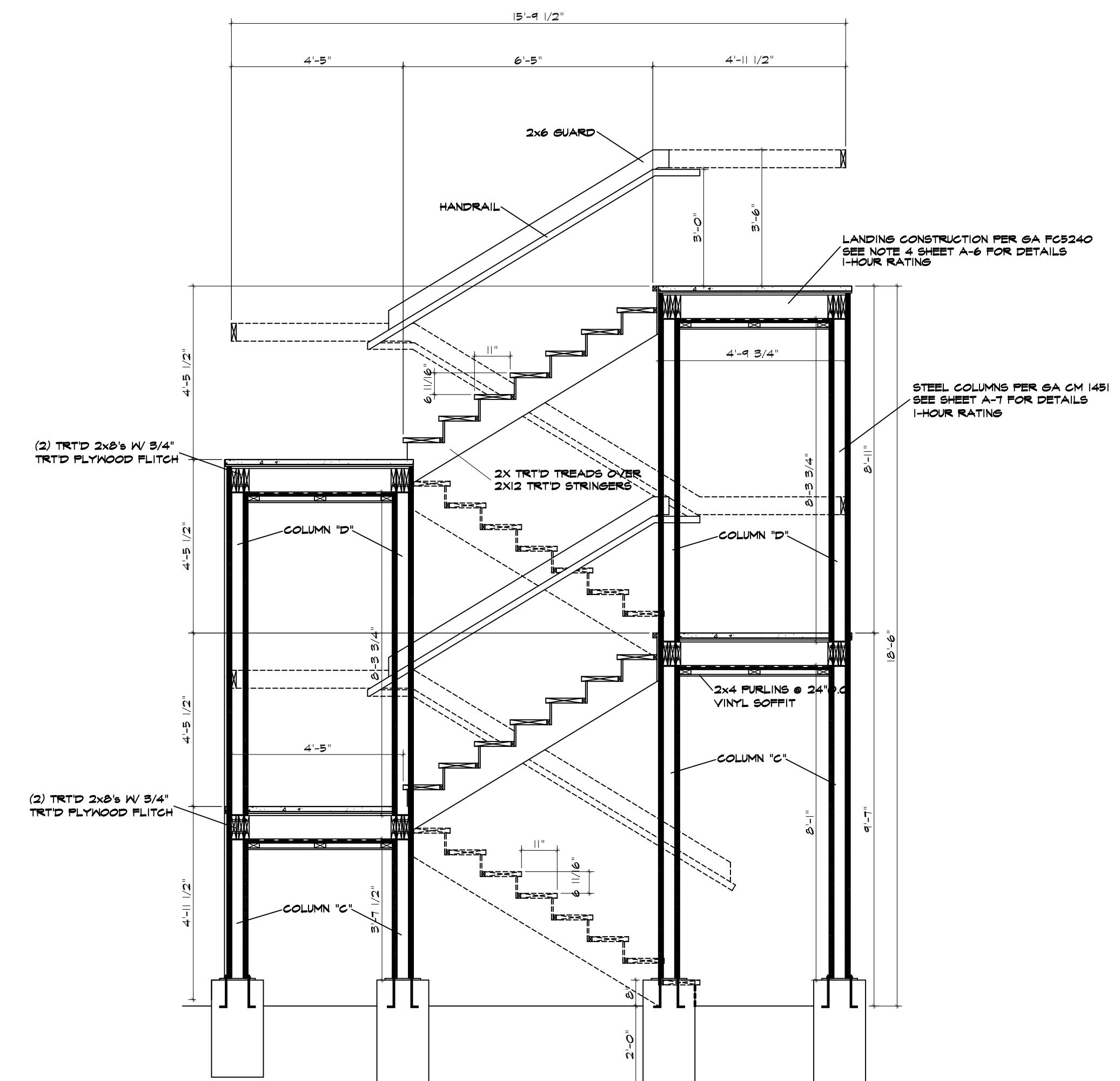
sheet:
A-12



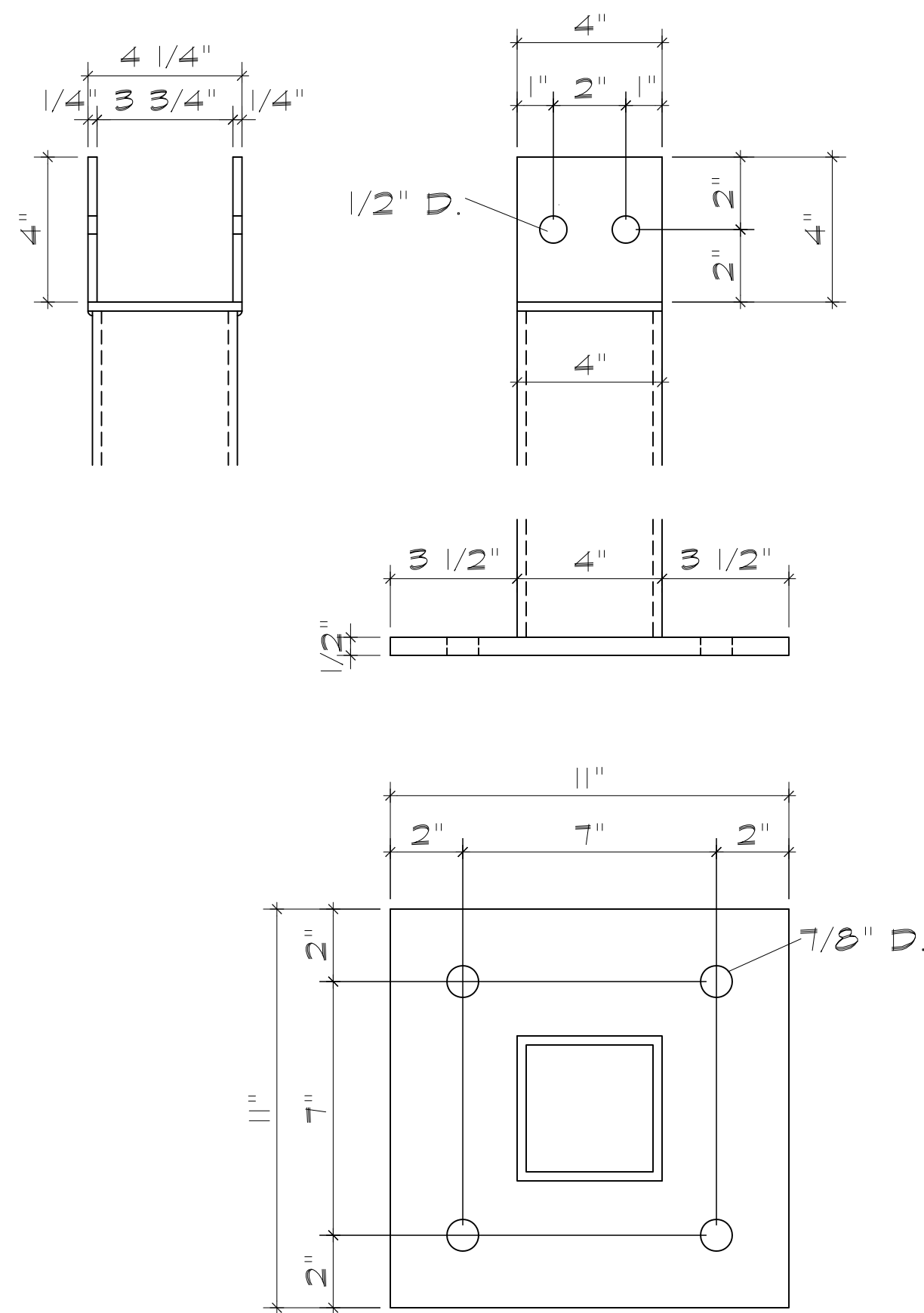
3-TAB SHINGLES TO BE INSTALLED IN RANDOM PATTERN



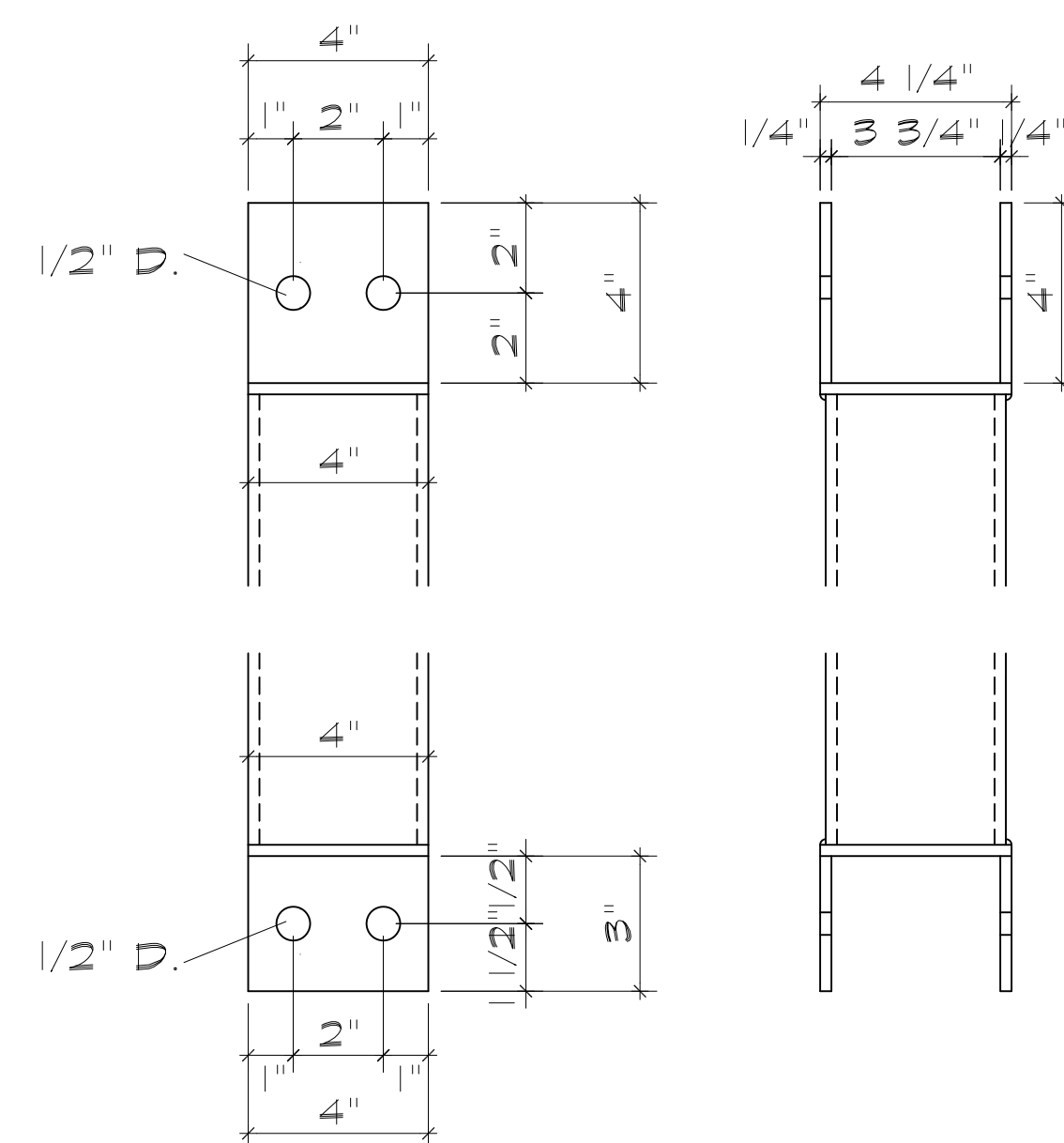
NORTH SIDE ELEVATION



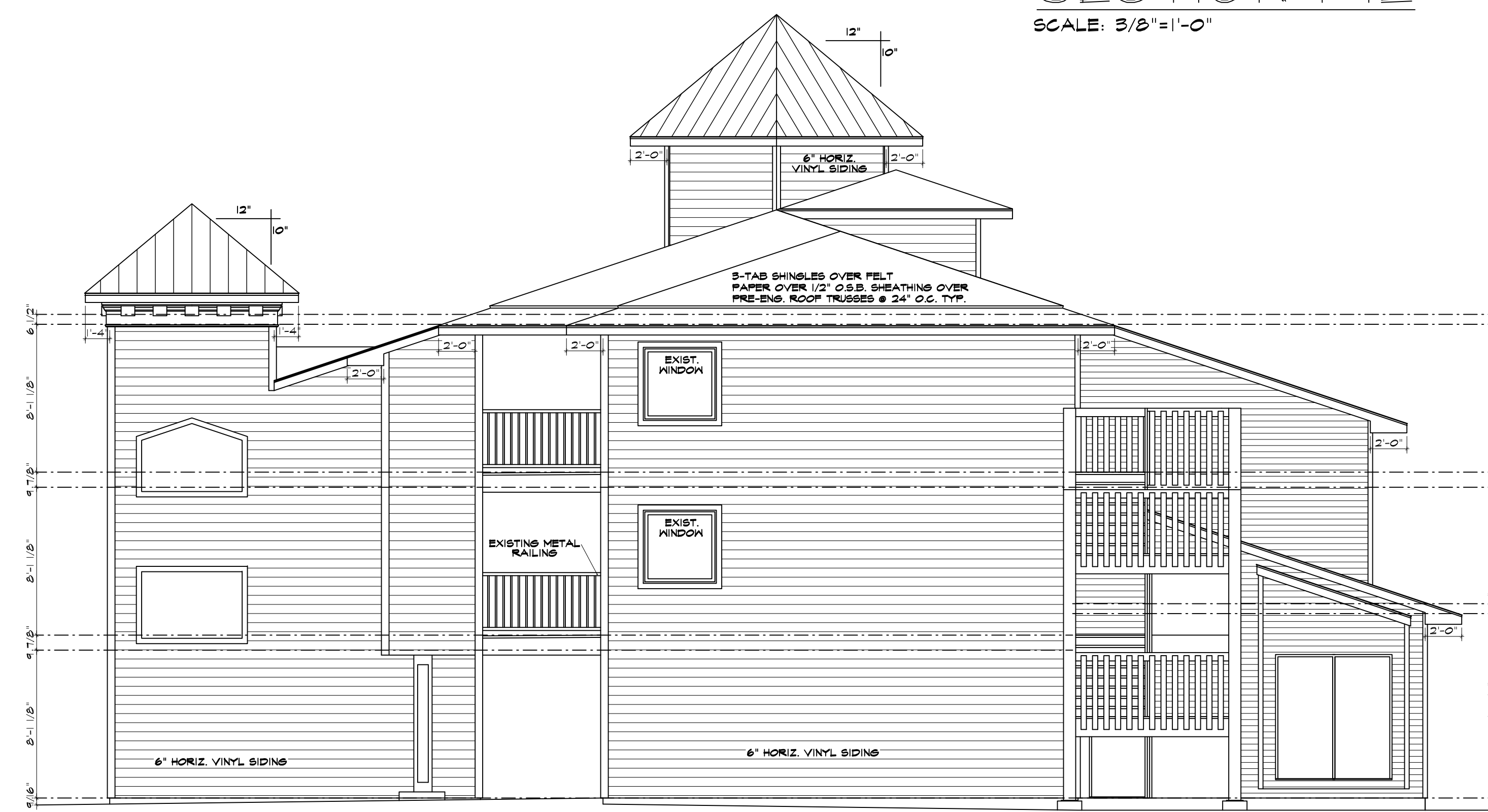
SECTION 1-2
SCALE: 3/8"=1'-0"



COLUMN "C"



COLUMN "D"



SOUTH SIDE ELEVATION

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213 S. Airport W.
Traverse City, Michigan
(231) 941-5046

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NONE OF THESE DRAWINGS
OR OTHERS IS STRICTLY
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Drawn by:
N.F.C.

scale:
3/16" = 1'-0"

ate:
MAY 21, 2012

revised: OCT. 19, 2012 MAY 06, 2013 JUNE 03, 2013 SEPT. 18, 2013
--

change order:

-
-
-
-

OR CARE FACILITIES, LLC.
EXTERIOR ELEVATIONS

For

Sheet:
A-13



From: [Wiest, Jeremy \(MDOT\)](#)
To: [Petra Kuehnis](#)
Subject: RE: Site Plan Review
Date: Monday, March 9, 2020 7:00:10 AM
Attachments: [12011 plan04.pdf](#)
[20-02-25 Waters Edge SPR Application.pdf](#)

Good morning Petra,

Our department has no comment on the change of use. However a permit will be needed from the property owner for any work within the MDOT right-of-way (i.e. the proposed sidewalk).

If there are any other questions please let me know.

Thanks!

Jeremy

Jeremy R Wiest, P.E.
Permit Engineer
Michigan Department of Transportation
Traverse City Transportation Service Center
2084 US-31 South, Suite B
Traverse City, MI 49685
Phone: 231-941-1986

From: Petra Kuehnis <petrak@maaeps.com>
Sent: Friday, March 6, 2020 4:02 PM
To: Wiest, Jeremy (MDOT) <WiestJ@michigan.gov>
Subject: Site Plan Review

Water's Edge Hotel
4612 US 31 North, Acme Township
Tax ID 28-01-109-029-00

Hi Jeremy,

As part of the township site plan review process, Acme Township requires that we submit for review and comment from your agency.

The project is a change of use of an existing three-story building located at 4612 US 31 North from senior care back to its original hotel use. Proposed site improvements include modifications to the parking lot and landscaping to meet current township standards. No modifications to the entrance drive or building are proposed, and no change of density or intensity of use.

On behalf of Water's Edge, LLC, please find the following enclosed information regarding the change of use:

1. Site Plan Review application narrative addressed to Acme Township dated 2/25/20.
2. Site Plans dated 2/19/20.
3. Architectural As-built Plans dated 12/14/13.

Please review the enclosures and provide written comments as soon as you are able so they may be included into the Acme Township Planning Commission review packet for this project.

Thank you for your time in reviewing the enclosed documents. If you have any questions, please call me at (231) 946-9310 ext. 1003. Thank you for your assistance.

Petra Kuehnis, PLA

Mansfield Land Use Consultants

830 Cottageview Drive, Suite 201

Traverse City, MI 49684

(231) 946-9310 x 1003 office

(231) 631-1916 mobile

petrak@maaeps.com



GRAND TRAVERSE COUNTY SHERIFF'S OFFICE

Thomas J. Bensley, Sheriff • Michael Shea, Undersheriff

Administration

851 Woodmere Avenue, Traverse City, MI 49686-3349 • (231) 995-5000 • FAX (231) 995-5010

Corrections

320 Washington Street, Traverse City, MI 49684-2583 • (231) 922-4530 • FAX (231) 922-4415

March 9, 2020

Mansfield Land Use Consultants
830 Cottageview Drive, Suite 201
Traverse City, MI 49684

On March 9, 2020 the Grand Traverse County Sheriff's Office received a copy of the site plans for the Water's Edge Hotel, 4612 US 31 North, Acme Township. After reviewing the site plans and the site itself for traffic, safety and security concerns this Department finds the following:

- ☒ We see nothing objectionable in the submitted site plan within the areas of the responsibility of the Sheriff's Department.
- ☐ Nothing in the site plan appears pertinent to the responsibilities of the Sheriff's Department.
- ☐ There is insufficient information for our agency to comment.
- ☐ The following deficiencies or recommendations in the site plan are noted:

Sincerely,

Thomas J. Bensley, SHERIFF
by;


Lt. Christopher Oosse

CO/mdf



From: [Dianne Thompson](#)
To: [Petra Kuehnis](#); [Doug Mansfield](#)
Subject: 4612 US 31 North
Date: Tuesday, April 28, 2020 2:35:10 PM

Petra & Doug:

For Water's Edge request for review for a change of use from Senior Housing back to hotel units:

The DPW has no problem with this change. There are sufficient purchased benefits owned by this property for this change of use.

Just a note, however, that the monthly sewer use bill will increase when occupancy is approved for this change as Assisted Living was a lower benefit rate than hotel/motel units and the sewer bill is calculated based on the number of active benefits.

I don't know if this email is sufficient for Acme Township's requirement or not. I am working from home so I don't have any letterhead with me but if something more formal is needed I will draft something up and have one of the ladies at the office print it and scan and email it to you.

Thank you.
Dianne

Dianne Thompson
Grand Traverse County DPW
2650 LaFranier Road
Traverse City MI 49686-8972
(231) 995-6037
(231) 929-7226 fax
dthomps2@grandtraverse.org

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GRAND TRAVERSE COUNTY ENVIRONMENTAL HEALTH WELL & SEPTIC STATUS FORM - \$25

RECEIVED

MAR 06 2020

Environmental Health

existing building -change of use from senior housing to hotel

☐ DEMOLITION ☐ REMODEL ☐ ADDITION ☐ HOME REPLACEMENT ☒ FILE REVIEW

Property Address: 4612 US 31 North Traverse City, MI 49686

Property Tax ID: 28-01-109-029-00

Township: Acme

Owner Name: Water's Edge, LLC

Owner Phone: (231) 929-4663

Owner Address: 848 US 31 South Traverse City, MI 49685

Contractor's Name: none -no changes proposed

Contractor Phone:

Contractor's Address:

Please include a brief summary of the proposed changes to the property. For residential, please include current bedrooms, proposed bedrooms and whether or not the property has/will have a garbage disposal. For commercial, please state number of bathrooms, employees, and max customers/day.

Change of use of an existing building from a 27 room Senior Housing facility to a 27 room Hotel without Conference Facilities. No interior modifications to the building are proposed.

see attached narrative, site plans and architectural plans for more information.

A handwritten signature in black ink, appearing to read "Petra Kuehnis".

Mansfield Land Use Consultants, Petra Kuehnis, PLA
Signature of Owner/Contractor

3/6/2020

Date

Grand Traverse County Environmental Health WELL & SEPTIC STATUS FORM

(TO BE COMPLETED BY SANITARIAN)

☒ EXISTING PERMIT AVAILABLE PERMIT # 22063 DATE OF ISSUE: 8/24/94
☐ EXISTING PERMIT NOT AVAILABLE

- ☐ Well shall be properly plugged according to Part 127 of Act 368, P.A. 1978, as amended. Abandoned well plugging record shall be submitted to the Health Department. A new well may be required.
- ☐ Septic tank(s) and any other tank(s) associated with the wastewater system shall be pumped by a licensed septage hauler, crushed, and filled or removed. A new wastewater system may be required.
- ☒ Existing well meets current well construction code requirements and is approved for use as an:
☐ Private Residential Well
☐ Irrigation Well
☒ Public Well circle type: TYPE II TYPE III
- ☐ Existing septic system meets current design requirements for proposed use and meets all isolation requirements. Tank(s) Size(s): _____ Drained: _____
Existing septic system will serve:
☐ Residential home with _____ bedrooms Garbage Disposal: YES NO
☐ Commercial facility with design daily flow of _____ gal/day
☐ Other use with design daily flow of _____ gal/day
- ☐ Existing septic system does not meet current design requirements, but is considered "grand-fathered" for proposed use.

Comments:

MUNICIPAL SEWER

TYPE II PUBLIC WELL

EW Burtas

Signature of Health Department Representative

Date

3-16-2020

OFFICE USE ONLY

Receipt Date: 4/1/20

Receipt #: 49989

Initials: jm

**GRAND TRAVERSE COUNTY ENVIRONMENTAL HEALTH
SOIL EROSION AND SEDIMENTATION CONTROL
SITE DETERMINATION FORM**

PART 91, SOIL EROSION & SEDIMENTATION CONTROL, ACT 451 OF 1994,
AS AMENDED & GTCHD SOIL EROSION SEDIMENTATION CONTROL ORDINANCE

Office Use Only	Amount: \$ 25.00
	Receipt #: 49989
	Received By: Jm

(initial status form)

Project Type: ☐ Residential ☐ Multi-Family ☒ Commercial

Project Address: 4612 US 31 North City, Zip: Traverse City, MI 49686

Tax #: 28-01-109-029-00 Twp: Acme Section: 9 Town: 27 N Range: 10 W

Subdivision: Lot:

Size of Earth Change: 1,200sf Start Date: summer 2020 Completion Date: summer 2020

Name & Distance to Nearest Surface Water, Wetland or Drain: 130ft to East Grand Traverse Bay across US-31

Describe Project: Change of use of an existing building from Senior Housing to Hotel
requiring minor improvements to the parking lot to meet zoning

*** DETERMINATIONS MUST BE SUBMITTED WITH AN ACCURATE SITE PLAN OF PROPOSED WORK ***

Owner's Name: Water's Edge, LLC

Owner's Mailing Address: 848 US 31 South City, State, Zip: Traverse City, MI 49685

Owner's Phone: (231) 929-4663 Owner's email: bclous@eastwoodcostomhomes.com

Applicant (if other than owner): Mansfield Land Use Consultants, Petra Kuehnis, PLA

Address: 830 Cottageview Drive -Suite 201 City, State, Zip: Traverse City 49684

Phone: (231) 946-9310 x1003 Email: petrak@maaeps.com

**Signature:  Date: 3/6/2020

-----DEPARTMENT USE ONLY: COMPLETED BY SANITARIAN-----

THE FOLLOWING CRITERIA DO NOT APPLY:

SOM PA 451, PART 91 REQUIREMENTS

- ☐ Within 500' of Lake or Stream
☒ Disturb 1 acre or more

GTCHD SESC REQUIREMENTS

- ☒ Within 500' of Regulated Wetland ☒ Slopes of 20% or greater
☒ Within 500' of a County Drain ☒ Group D Hydrologic Soils

Comments:

130' to E. Grand Traverse Bay.
A SESC Permit is required.

☒ OFFICE REVIEW ☒ FIELD REVIEW

Based on information provided by the Land Owner, the requirement for a Soil Erosion/Sedimentation Control (SESC) Permit has been reviewed in accordance with Part 91, Act 451 of 1994 and the Grand Traverse County Soil Erosion and Sedimentation Control Ordinance, as amended. Grand Traverse County Health Department, County Enforcing Agency, has determined that a SESC Permit is:

☐ NOT REQUIRED

☒ REQUIRED

Sanitarian Reviewer:



Date: 3.17.2020



GRAND TRAVERSE METRO FIRE DEPARTMENT

FIRE PREVENTION BUREAU

897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 922-2077 Fax: (231) 922-4918 ~ Website: www.gtfire.org Email: info@gtfire.org

SITE PLAN REVIEW RECORD

ID # P-0319-M6820

DATE: 3/16/2020

PROJECT NAME: Water's Edge Hotel Site Plan

PROJECT ADDRESS: 4612 US 31 North

TOWNSHIP: Acme

APPLICANT NAME: Petra Kuehnis

APPLICANT COMPANY: Mansfield Land use Consultants

APPLICANT ADDRESS: 830 Cottageview Drive – Suite 201

APPLICANT CITY: Traverse City STATE: MI ZIP: 49684

APPLICANT PHONE: 946-9310 X1003

FAX #

REVIEW FEE: \$75.00

Reviewed By: Kathy Fordyce, Plan Reviewer

This review is based solely on the materials submitted for review and does not encompass any outstanding information. Compliance with all applicable code provisions is required and is the responsibility of the permit holder. Items not listed on the review do not negate any requirements of the code nor the compliance with same. Inspection requests must be made a minimum of 48 hours prior to needed inspection. This plan review is based on the 2015 International Fire Code, as adopted.



GRAND TRAVERSE METRO FIRE DEPARTMENT

FIRE PREVENTION BUREAU

897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 922-2077 Fax: (231) 922-4918 ~ Website: www.gtfire.org Email: Info@gtfire.org

SITE PLAN REVIEW

ID # P-0319-M6820

DATE: 3/16/2020

1. 505.1 Address identification.

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

2. 503.2.4 Turning radius.

The required turning radius of a fire apparatus access road shall be determined by the fire code official.

-Reduce the size of the curbs at the entrance to allow for large fire apparatus access.

Resubmit site plans to indicate the change required in item #2.

A change of use requires new building plans be submitted for review.



GRAND TRAVERSE METRO FIRE DEPARTMENT

FIRE PREVENTION BUREAU

897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 922-2077 Fax: (231) 922-4918 ~ Website: www.gtfire.org Email: info@gtfire.org

SITE PLAN REVIEW RECORD

ID # P-0319-M6820

DATE: 6/3/2020

PROJECT NAME: Water's Edge Hotel Site Plan

PROJECT ADDRESS: 4612 US 31 North

TOWNSHIP: Acme

APPLICANT NAME: Petra Kuehnis

APPLICANT COMPANY: Mansfield Land use Consultants

APPLICANT ADDRESS: 830 Cottageview Drive – Suite 201

APPLICANT CITY: Traverse City STATE: MI ZIP: 49684

APPLICANT PHONE: 946-9310 X1003

FAX #

REVIEW FEE: \$0.00

Reviewed By: Kathy Fordyce, Plan Reviewer

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GRAND TRAVERSE METRO FIRE DEPARTMENT

FIRE PREVENTION BUREAU

897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 922-2077 Fax: (231) 922-4918 ~ Website: www.gtfire.org Email: Info@gtfire.org

SITE PLAN REVIEW

ID # P-0319-M6820

DATE: 6/3/2020

1. 505.1 Address identification.

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

A change of use requires new building plans be submitted for review.

May proceed with township approval process.



TECHNICAL MEMORANDUM

Proposed Hotel, Water's Edge, LLC - Storm Water Review

To: Lindsey Wolf, Planning & Zoning Administrator
Doug White, Supervisor

Date: March 13, 2020

From: Robert Verschaeve, P.E.

Re: Proposed Hotel, Water's Edge,
LLC - Storm Water Review

This review is being provided as requested by Acme Township and is limited to storm water control measures only for the referenced project in accordance with Ordinance No. 2007-01 Acme Township Storm Water Control Ordinance. Other items such as soil erosion and sedimentation controls will need to be reviewed and permitted through the appropriate agency having jurisdiction.

The site is currently Aurora Senior Living, located at 4612 Highway U.S. 31 North, situated east of U.S. 31 North and west of the Pere Marquette Railroad right of ways. It appears the site will be changing use from a Senior Living Center to a Hotel. The property is owned by Senior Care Facilities, LLC and the developer is Water's Edge, LLC c/o Eastwood Custom Homes, Inc. (the Applicant).

The Plans, prepared by Mansfield Land Use Consultants (the Consultant) and dated February 21, 2019 detail site improvements to include; the installation of a 5-foot wide concrete sidewalk in the U.S.-31 right of way, removal of existing asphalt near the site entrance and the installation of concrete curb and landscaping, parking lot re-striping and signage to address accessible parking and access, addition of bike racks and a concrete slab, and additional asphalt for shared access to the north and south adjoining properties.

No topographic information or other means of describing existing conveyance towards site storm water management systems were provided on the plans. Based on our review during a site visit, it appears stormwater from the parking lot flows west – away from the building, east – away from U.S. 31 North and then breaks both north and south. The Plans identify an existing basin on the south portion of the site while no basin is identified to the north. It appears the existing drainage flow pattern from the parking lot may be impacted by the installation of concrete curb. The plans need to identify existing and proposed parking lot drainage patterns on the plans. It is not clear if the proposed curb will alter the existing drainage patterns

The plans detail the removal of existing and addition of proposed impervious surfaces. If the net change is a reduction in impervious surface for the site, no additional storm water run-off storage controls would be necessary. If the net change is an increase in impervious area, additional stormwater controls to accommodate that increase will be needed. The plans need to quantify the areas of impervious surfaces to be removed and to be added to the site and identify any additional controls if there is an increase in impervious area.

We anticipate the addition of the items noted above will allow a quick confirmation of the suitability of the existing stormwater controls for this site. Please let me know should you, the Applicant, or the Consultant have any questions.

Lindsey Wolf

From: Bob Verschaeve, P.E. <rmverschaeve@goslingczubak.com>
Sent: Wednesday, May 20, 2020 9:30 AM
To: Lindsey Wolf
Subject: RE: 12011 plan04.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Lindsey,
It looks like this drawing for Water's Edge added the items requested in our review. We're good with the plan and can close this review out.
Thanks,
Bob

Robert Verschaeve, P.E. | Project Manager
Gosling Czubak Engineering Sciences, Inc.

231.946.9191 office | 231.933.5102 direct
rmverschaeve@goslingczubak.com | www.goslingczubak.com

[Connect with us on LinkedIn!](#)

From: Lindsey Wolf <Zoning@acmetownship.org>
Sent: Tuesday, May 12, 2020 2:19 PM
To: Bob Verschaeve, P.E. <rmverschaeve@goslingczubak.com>
Subject: FW: 12011 plan04.pdf

Hi Bob,

I found this in my junk box for the Water's Edge Hotel.

Lindsey Wolf
Planning & Zoning Administrator
Acme Township
6042 Acme Rd | Williamsburg, MI | 49690
Phone: 231.938.1350 Fax: 231.938.1510
zoning@acmetownship.org

From: Doug Mansfield <doug@maaeps.com>
Sent: Tuesday, May 05, 2020 4:26 PM
To: Lindsey Wolf <Zoning@acmetownship.org>
Subject: 12011 plan04.pdf

Good afternoon Lindsey, please forward the plan set to your township engineer pursuant to his request. Should there be any other questions or concerns, please don't hesitate to contact me. Have a great night. Doug

Sent from my iPad

Lindsey Wolf

From: Bob Verschaeve, P.E. <rmverschaeve@goslingczubak.com>
Sent: Tuesday, May 05, 2020 10:34 AM
To: dougm@maaeps.com
Cc: Lindsey Wolf
Subject: RE: Waters Edge Hotel, change of use -Regulatory Agency Reviews

Hi Doug,

Thanks for the updated information of the Waters Edge Hotel plans we requested in the review memo provided to Acme Township for this project. The only thing that is apparently still needed is for the plans to be updated to reflect these items:

No topographic information or other means of describing existing conveyance towards site storm water management systems were provided on the plans. Based on our review during a site visit, it appears stormwater from the parking lot flows west – away from the building, east – away from U.S. 31 North and then breaks both north and south. The Plans identify an existing basin on the south portion of the site while no basin is identified to the north. It appears the existing drainage flow pattern from the parking lot may be impacted by the installation of concrete curb. **The plans need to identify existing and proposed parking lot drainage patterns on the plans. It is not clear if the proposed curb will alter the existing drainage patterns**

The plans detail the removal of existing and addition of proposed impervious surfaces. If the net change is a reduction in impervious surface for the site, no additional storm water run-off storage controls would be necessary. If the net change is an increase in impervious area, additional stormwater controls to accommodate that increase will be needed. **The plans need to quantify the areas of impervious surfaces to be removed and to be added to the site and identify any additional controls if there is an increase in impervious area.**

Thanks for getting those updated and provided to the township.

Bob V.

Robert Verschaeve, P.E. | Project Manager
Gosling Czubak Engineering Sciences, Inc.

231.946.9191 office | 231.933.5102 direct
rmverschaeve@goslingczubak.com | www.goslingczubak.com

[Connect with us on LinkedIn!](#)

From: Lindsey Wolf <Zoning@acmetownship.org>
Sent: Monday, May 4, 2020 4:36 PM
To: Bob Verschaeve, P.E. <rmverschaeve@goslingczubak.com>
Subject: FW: Waters Edge Hotel, change of use -Regulatory Agency Reviews

From: Doug Mansfield <doug@maaeps.com>
Sent: Thursday, April 30, 2020 9:40 AM
To: Lindsey Wolf <Zoning@acmetownship.org>; Petra Kuehnis <petrak@maaeps.com>
Subject: RE: Waters Edge Hotel, change of use -Regulatory Agency Reviews

Good morning Lindsey, please find a letter pursuant to your Engineers concern regarding changes to the hard surface at Waters Edge. Please forward as you need and should there be any other concerns do not hesitate to contact me. Thanks Doug.

Douglas L. Mansfield

President

Mansfield Land Use Consultants

Planners - Surveyors – Engineers – Architects

830 Cottagview Drive

Suite 201

Traverse City, Mi. 49685

Cell (231)218-5560

Email doug@maaeps.com

Office (231)946-9310

From: Lindsey Wolf <Zoning@acmetownship.org>
Sent: Wednesday, April 29, 2020 6:13 PM
To: Petra Kuehnis <petrak@maaeps.com>
Cc: Doug Mansfield <doug@maaeps.com>
Subject: RE: Waters Edge Hotel, change of use -Regulatory Agency Reviews

Thanks Petra!

I'm waiting for our stormwater engineer to sign off on his end. Once I receive that I will be able to schedule a remote zoom meeting for the administrative review.

Lindsey Wolf

Planning & Zoning Administrator

Acme Township

6042 Acme Rd | Williamsburg, MI | 49690

Phone: 231.938.1350 Fax: 231.938.1510

zoning@acmetownship.org

From: Petra Kuehnis <petrak@maaeps.com>
Sent: Tuesday, April 28, 2020 2:52 PM
To: Lindsey Wolf <Zoning@acmetownship.org>
Cc: Doug Mansfield <doug@maaeps.com>
Subject: RE: Waters Edge Hotel, change of use -Regulatory Agency Reviews

Leslie,

Attached is the DPW review and approval of the proposed change of use back to Hotel.

Petra Kuehnis, PLA
Mansfield Land Use Consultants
830 Cottageview Drive, Suite 201
Traverse City, MI 49684
(231) 946-9310 x 1003 office
(231) 631-1916 mobile
petrak@maaeps.com

From: Petra Kuehnis
Sent: Thursday, April 23, 2020 4:42 PM
To: 'zoning@acmetownship.org' <zoning@acmetownship.org>
Cc: Doug Mansfield <doug@maaeps.com>
Subject: Waters Edge Hotel, change of use -Regulatory Agency Reviews

Hi Leslie,

Thank you for sending over the Fire Department review.

So far, I have all but the DPW review of the existing sanitary service. Apparently the application fell through the cracks. Dianne Thompson at DPW is on it and I expect we will have a review soon.

Thanks.

Petra Kuehnis, PLA
Mansfield Land Use Consultants
830 Cottageview Drive, Suite 201
Traverse City, MI 49684
(231) 946-9310 x 1003 office
(231) 631-1916 mobile
petrak@maaeps.com



Acme Township Planning & Zoning Report

Meeting Date: June 17 , 2020
Subject: Stonehound Brewing
Application No: SPR 2020-06

Date: 6.08.20

Project: Stonehound Brewing
3593 Bunker Hill Road
Williamsburg, MI 49690

Applicant: Patrick Gibson
848 Washington Street
Traverse City, MI 49686
(231)649-1778

Owner: Nelson's Cloverdale Enterprises
3515 Jefferson
Traverse City, MI 49684

Request: Change from former laundromat to craft brewery with pub dining room.

GENERAL DESCRIPTION

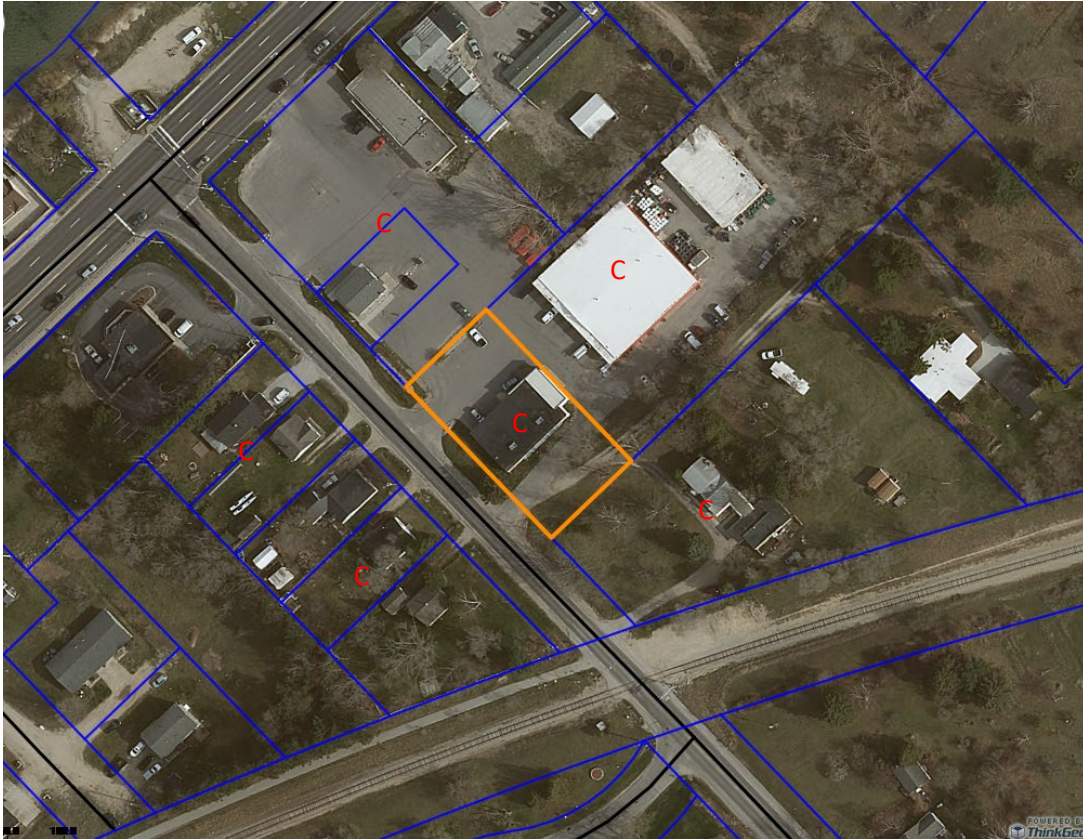
Proposal: The Applicant is proposing a change of use of the former laundromat to a craft brewery with pub dining room. There will be no exterior changes to the footprint of the building. Applicant is leasing the space

Parcel Number: 28-01-103-056-10
Location: 3593 Bunker Hill Road
Acres: .869
Zoning District: Corridor Commercial/form-based code district
Current Use: Laundromat/vacant
Propose Use: Brew pub

Legal Description: SWLY 100' OF THAT PT GOV LT 3 COM NE CNRGOV LT 3. W 742.6'. S 45 DEG 34' W 409.33', S 44 DEG 18' E 117' TO POB, S 44 DEG 18' E 189', S 45 DEG 34' W TO BUNKER HILL NLY R/W, NWLY ALG R/W TO PT S 45 DEG 34' W OF POB, N 45 DEG 34' E TO POB. SEC 3 T27N R10W

Existing Permits: None

Adjacent Zoning & Land Uses:



Traffic Access: US 31 N & Bunker Hill Road

ZONING ORDINANCE REVIEW

Listed below are the applicable sections of the Zoning Ordinance that pertain to the proposed project. Items that do not satisfy the standards required by the Zoning Ordinance have been indicated with **bold, red text**.

CF: Corridor Flexible District			
[§6.6.5.2]	Building Placement, Density & Parking		
Regulation	Requirement	Site Plan	Met
Minimum Lot Size	n/a	.869 acres	n/a
Minimum Lot Width	n/a		n/a
Min. Lot Depth	n/a		n/a
Street Side, corner lot Side Yard Setback	20' 5'	n/a existing building – no exterior modifications	n/a
Maximum Building Height	3 stories/ 35'	n/a existing building – no exterior modifications	n/a
Lot Coverage	70%	n/a existing building – no exterior modifications	n/a
Impervious Coverage	85%	n/a existing building – no exterior modifications	n/a
[§6.6.5.3]	Land Use By Floor		

Commercial	Ground: Yes	1 story	Yes
[\$6.6.6.3]	Site Lighting		
Site Lighting	No lighting level measured at the BTL shall exceed 2.0 fc	Not indicated	No*
[\$6.6.6.5]	Water Quality & Storm Water		
Water Quality & Stormwater	n/a	No exterior changes. None needed	Yes*
[\$6.6.6.6]	Façade Components		
Façade Components	n/a	Existing building; no exterior changes proposed beyond signage	n/a
[\$6.6.6.7]	Parking		
Location from Property Line	n/a	Existing	n/a
[\$6.6.6.9]	Parking Requirements		
Parking Requirements	1 space per 150 SF floor area	2100 SF usable area =14 spaces; additional spaces available from shared parking lot between Holiday Shopper, Ace Hardware, Acme Post Office	Yes
[\$7.5.6.f(2) & h]	Landscaping Requirements		
Landscaping Requirements	n/a	No exterior modifications required	n/a

* see site plan review/conditions of approval

SITE PLAN REVIEW

This is a permitted use within the Corridor Commercial (C) District. Due to the change of use and the generation of <500 trips a day Administrative Review is required.

The table below presents the required elements for a site plan review per the Zoning Ordinance, whether included in the site plan drawing, written narrative, or both. Items that do not satisfy the standards required by the Zoning Ordinance have been indicated with **bold, red text**.

§8.1.4	Application Requirements		
Item	Description	Shown On Site Plan	Written Documentation
1.	Natural features which will be retained, removed and/or modified including vegetation, drainage, hillsides, streams, wetlands, woodlands, wildlife and water.	n/a	n/a
2.	The description of the areas to be changed shall include their effect on the site and adjacent properties. An aerial photo may be used to delineate the areas of change.		n/a no exterior changes
3.	The method to be used to serve the development with water and sanitary sewer facilities		Yes
4.	The location, size, and routing of water and sanitary sewer facilities	n/a	
5.	Plans for storm water control and drainage, including measures to be used during construction	n/a	n/a

6.	Storm water calculations; and if requested storm water modeling data.		n/a
7.	If public sewers are not available to the site the applicant shall submit a current approval from the health department or other responsible public agency indicating approval of plans for sewage treatment.		Yes
8.	The method to be used to control any increase in effluent discharge to the air or any increase in noise level emanating from the site. Consideration of any nuisance that would be created within the site or external to the site whether by reason of dust, noise, fumes, vibration, smoke or lights.		n/a
9.	An indication of how the proposed use conforms to existing and potential development patterns and any adverse effects		Yes
10.	Location of known Air Sheds and how the proposed use impacts this natural feature.	n/a	n/a
11.	Plans to control soil erosion and sedimentation.		n/a
12.	Incorporation of low impact development storm water technologies and other best management practices such as, but not limited to, rain gardens, rooftop gardens, vegetated swales, cisterns, permeable pavers, porous pavement, and filtered storm water structures.	n/a	n/a
13.	Type, direction, and intensity of outside lighting shown on a photometric plan in compliance with exterior lighting standards.	No	No
14.	Location of any or required cross access management easements.	n/a	n/a
15.	Location of pedestrian and non-motorized facilities; if required.	n/a	n/a
16.	Landscaping plan	n/a	
17.	General description of deed restrictions and/or cross access management easements, if any or required.		n/a
18.	Name(s) and address(es) of person(s) responsible for preparation of site plan drawings and supporting documentation.	Yes	Yes
19.	Sealed drawings from a licensed architect, engineer, or landscape architect.	Yes	Yes

Agency Reviews

1. Soil Erosion and Sedimentation Control – not applicable
2. Health Dept. Well & Septic (well) – pending
3. DPW (sewer)– pending
4. Grand Traverse Metro Fire Department – favorable
5. Gosling Czubak Storm Water Review – not applicable
6. MDOT – not applicable

§8.2 Standards for Site Plan Review

Standards for Site Plan Review	
Standard	Finding
a. That the applicant may legally apply for site plan review.	Satisfied: The Applicant is authorized by the owner of the property to apply
b. That all required information has been provided.	Conditionally Satisfied: Per Application requirements 8.1.4 (3) Does not indicate the type of exterior lighting. 8.1.4 if any additional is proposed
c. That the proposed development conforms to all regulations of the zoning district in which it is located and all other applicable standards and requirements of this ordinance, including but not limited to all supplementary regulations.	Satisfied: The proposed use is allowed by right in the Corridor Commercial (C) District and applicable provisions of the Zoning Ordinance.
d. That the plan meets the requirements of Acme Township for fire and police protection, water supply, sewage disposal or treatment, storm, drainage, and other public facilities and services.	Conditionally Satisfied: No review from HD or DPW. Per correspondence with the applicant a new well has been required/permitted.
e. That the plan meets the standards of other governmental agencies where applicable, and that the approval of these agencies has been obtained or is assured.	Conditionally Satisfied: No review from HD or DPW
f. That natural resources will be preserved to a maximum feasible extent, and that areas to be left undisturbed during construction shall be so indicated on the site plan and at the site per se.	Satisfied: There will be no areas of disturbance.
g. That the proposed development property respects floodways and flood plains on or in the vicinity of the subject property.	<i>Not Applicable</i> – No floodplains present
h. That the soil conditions are suitable for excavation and site preparation, and that organic, wet, or other soils which are not suitable for development will either be undisturbed, or modified in an acceptable manner.	<i>Not Applicable</i> – No excavation required
i. That the proposed development will not cause soil erosion or sedimentation problems.	<i>Not Applicable</i> – No floodplains present
j. That the drainage plan for the proposed development is adequate to handle anticipated storm water runoff, and will not cause undue runoff onto neighboring property or overloading of water courses in the area.	<i>Not Applicable</i> – No exterior changes
k. That grading or filling will not destroy the character of the property or the surrounding area, and will not adversely affect the adjacent or neighboring properties.	<i>Not Applicable-</i> No grading necessary – existing building and parking lot.
l. That structures, landscaping, landfills or other land uses will not disrupt air drainage systems necessary for agricultural uses.	<i>Not Applicable</i>
m. That phases of development are in a logical sequence, so that any one phase will not depend upon a subsequent phase for adequate access, public utility services, drainage, or erosion control.	<i>Not Applicable</i> – No phasing required
n. That the plan provides for the proper expansion of existing facilities such as public streets, drainage systems, and water and sewage facilities.	Conditionally Satisfied: Per correspondence with the applicant a new well has been required/permitted.
o. That landscaping, fences or walls may be required when appropriate to meet the objectives of this Ordinance.	<i>Not Applicable</i>
p. That parking layout will not adversely affect the flow of traffic within the site, or to and from the adjacent streets.	Satisfied: No impact/no changes to existing parking

Standards for Site Plan Review	
Standard	Finding
q. That vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient.	Satisfied: No changes to existing parking; enough spaces to accommodate addition
r. That outdoor storage of garbage and refuse is contained, screened from view, and located so as not be a nuisance to the subject property or neighboring properties.	Satisfied: Use of existing dumpster
s. That the proposed site is in accord with the spirit and purpose of this Ordinance, and not inconsistent with, or contrary to, the objectives sought to be accomplished by this Ordinance and the principles of sound planning.	Satisfied: The proposed use meets the intent of the C: Corridor Commercial District.

SUMMARY OF REVIEW

- The proposed site plan and associated use is allowed by right in the C: Corridor Commercial District. The scale and use of the proposed building is consistent with the existing development on the surrounding properties, and the intent and purpose of the district.
- No review/permit from Health Department or Department of Public Works
- No light plan was included in the application/site plans.
- Signed and sealed full-size site plan required

SUGGESTED MOTION FOR CONSIDERATION

Motion to approve the site plan submitted by Patrick Gibson on behalf of Nelson's Cloverdale Enterprises, to convert the existing laundromat into a craft brewery with pub dining room located at 3593 Bunker Hill Road, subject to the following conditions prior to the issuance of a land use permit:

- Obtain a permit from the Health Department and Department of Public works
- Any changes to the exterior lighting will require a photometric plan. All exterior lighting shall be limited to shielded, downward facing fixtures located above the entrances and doorways.
- Provide the township with a full-sized set of plans signed and sealed.

Stonehound Brewing
3593 Bunker Hill Road
Williamsburg, MI 49690

May 11, 2020

Lindsey Wolf
Planning & Zoning Administrator
Acme Township
6042 Acme Road
Williamsburg, MI 49690

Dear Lindsey,

We have leased the building located at 3593 Bunker Hill Road, formerly the Acme Coin Laundry. The interior will be remodeled to accommodate a craft brewery and pub style dining room. There will be no changes to the exterior footprint of the existing building.

The operation of the brewery and restaurant will require 8-10 employees. There will be 4-5 employees on site at any given time. The hours of operation will be 11-11, seven days a week. We will have 6 beers on tap, 2 wines, and seltzer all produced in our brewhouse. The food menu will include bar snacks, salads, soups and sandwiches. Customers will place their order at the bar and pick up their order at the kitchen window.

There will be a significant amount of plumbing and electrical work required to accommodate the brewing and kitchen equipment. There is a limited amount of interior framing to enclose three bathrooms and the kitchen area.

The plan includes seating for 58 guests. Some of these seats will be located at the bar with the remainder at tables.

Material deliveries to the brewery will be made through the existing overhead door. There should be no changes to existing traffic patterns.

Please let me know should you have further questions.

Sincerely,

Patrick Gibson



Special Use Permit/Site Plan Review Application

Township of Acme, Grand Traverse County, Michigan

6042 Acme Road, Williamsburg, MI 49690

Phone: (231) 938-1350 Fax: (231) 938-1510 Web: www.acmetownship.org

Planning & Zoning Administrator: Lindsey Wolf Email: zoning@acmetownship.org

Owner Information (please type or print clearly):

Name: Nelson's Cloverdale Enterprises Phone: 231.633.2331
Mailing Address: 3515 Jefferson, Traverse City, MI 49684
City: Williamsburg State: MI Zip: 49690
Email Address: darryl@cashplustc.com

Applicant Information (please type or print clearly):

Name: Patrick Gibson Phone: 231.649.1778
Mailing Address: 848 Washington St
City: Traverse City State: MI Zip: 49686
Email Address: kpgibson@charter.net

A. Property Information:

1. Address: 3593 Bunker Hill Road, Williamsburg,
MI 49690
2. Parcel Number/Property Description: 28-01-103-056-10
3. Current Zoning of Property: Commercial
4. If this project is one phase of a larger development and/or property subject to an **existing/previous Site Plan Review, Special Use Permit, or Variance, what is/are the applicable permit number(s)?** N/A
5. **Provide proof of current property ownership.** If applicant is not the current property owner, also provide written permission to act as agent of, and complete contact information for the current property owner.

6. Proposed Use/Change to Property

Property is going to be remodeled to accomodate a craft brewing operation along with a pub and restaurant. There will be no change to the existing footprint of the building.

7. Estimated Start and Completion Dates: Start date March 1, completion date June 20

B. Application Packet Requirements: REFER TO ACME TOWNSHIP ZONING ORDINANCE AND COMPLETE ATTACHED CHECKLIST

C. Fees: Include initial fee as required by the Acme Township Ordinance #2004-01

D. Fee Escrow Policy Acknowledgement: Provide completed and signed form with initial escrow fee deposit.

E. Affidavit: The undersigned affirms that he/she is the Lessee (owner, agent, lessee, or other interested party) involved in this petition and that the foregoing answers, statements and information are in all respects true and, to the best of his/her knowledge, correct. By making this application, the undersigned grants all officials, staff and consultants of Acme Township access to the subject property as required and appropriate to assess site conditions in support of a determination as to the suitability of the proposed project and/or current or future Special Use Permit and Zoning Ordinance compliance.

Signed:  Date: 5/11/20

FOR TOWNSHIP USE ONLY

Application Number: _____ Date Received: _____

Public Hearing/Meeting: _____

Date of Advertising: _____ T&A Account: _____

NOTES:

STONEHOUND BREWING CO.

STONEHOUND BREWING CO. Williamsburg, Michigan



DESIGN TEAM

ARCHITECT/ENGINEER

TowerPinkster
Architecture · Engineering · Interiors

242 E KALAMAZOO AVE., SUITE 200
KALAMAZOO, MICHIGAN 49007
PHONE: 269.343.6133
FAX: 269.343.6633

FOOD SERVICE CONSULTANT



400 WEST FRONT STREET, SUITE 200
TRAVERSE CITY, MI 49684
PHONE: 231.946.5374

BREWERY EQUIPMENT CONSULTANT



2001 SW 6TH STREET
LINCOLN, NE 68522
PHONE: 402.441.4783

SITE ADDRESS

STONEHOUND BREWING
3593 BUNKER HILL ROAD
WILLIAMSBURG, MI 49690

REFERENCED CODES

BUILDING: 2015 MICHIGAN BUILDING CODE
ENERGY: 2015 MICHIGAN ENERGY CODE
PLUMBING: 2015 MICHIGAN PLUMBING CODE
MECHANICAL: 2015 MICHIGAN MECHANICAL CODE
FUEL GAS: (IFGC) 2015 INTERNATIONAL FUEL GAS CODE
ELECTRICAL: 2017 NATIONAL ELECTRICAL CODE WITH MICHIGAN AMENDMENTS
BARRIER-FREE: 2015 MICHIGAN BUILDING CODE AND 2009 ICC & C A117.1
USE GROUP: A-2
CONSTRUCTION TYPE: II-B (EXISTING)
AUTOMATIC SPRINKLERS: UNSPRINKLERED

PROJECT AREA

TOTAL FINISHED PROJECT: 3,560 SQ. FT

DRAWING INDEX

GENERAL
G 001 COVER SHEET
G 002 INTERIOR PARTITION TYPES, TYPICAL SYMBOLS AND GENERAL NOTES

ARCHITECTURAL DEMOLITION
AD 101 FIRST FLOOR DEMOLITION PLAN
AD 201 FIRST FLOOR REFLECTED CEILING DEMOLITION PLAN

ARCHITECTURAL
A 101 FIRST FLOOR PLAN
A 130 ROOF PLAN
A 201 FIRST FLOOR REFLECTED CEILING PLAN
A 311 BUILDING SECTIONS
A 501 DOOR SCHEDULE AND INTERIOR SECTIONS

PLUMBING
P 000 FOUNDATION PLUMBING PLAN
P 101 FIRST FLOOR PLUMBING PLAN
P 501 PLUMBING SCHEDULES AND DETAILS
P 502 PLUMBING SCHEDULES AND DETAILS

MECHANICAL
M 101 FIRST FLOOR SHEET METAL PLAN
M 501 MECHANICAL SCHEDULES AND DETAILS

ELECTRICAL
E 101 POWER PLAN
E 201 LIGHTING PLAN
E 301 ELECTRICAL SYMBOLS AND ONE LINE

KITCHEN EQUIPMENT
1 EQUIPMENT PLAN
2 ELECTRICAL PLAN
3 PLUMBING PLAN

BREWERY EQUIPMENT
REV 3 BREWERY EQUIPMENT PLAN

ISSUED FOR DATE

PROJECT TITLE
STONEHOUND BREWING
CO.

OWNER
STONEHOUND BREWING
CO.

Williamsburg, Michigan



NO. 1301066306

SHEET TITLE
COVER SHEET

DATE
FEBRUARY 21, 2020

SHEET NUMBER
G 001
19-209.00

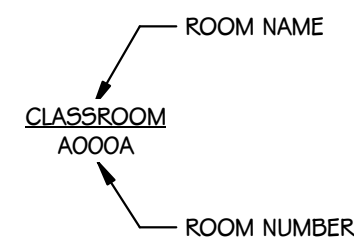
TowerPinkster
Architecture · Engineering · Interiors

TowerPinkster
Architecture · Engineering · Interiors

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269-343-6633 FAX 269-343-6133 PHONE
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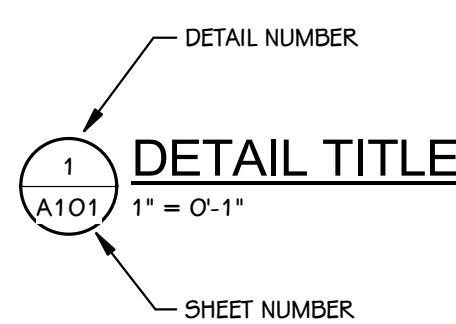
TYPICAL SYMBOLS & REFERENCES

ROOM IDENTIFICATION TAG

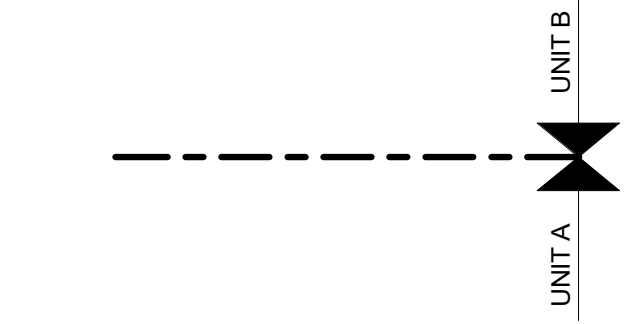


NOTE: ROOM NAMES AND NUMBERS ON PLANS ARE FOR CONSTRUCTION PURPOSES ONLY. COORDINATE WITH OWNER REGARDING PROPOSED NUMBERS FOR ALL SIGNAGE, SCHEDULE AND PANEL DESIGNATIONS.

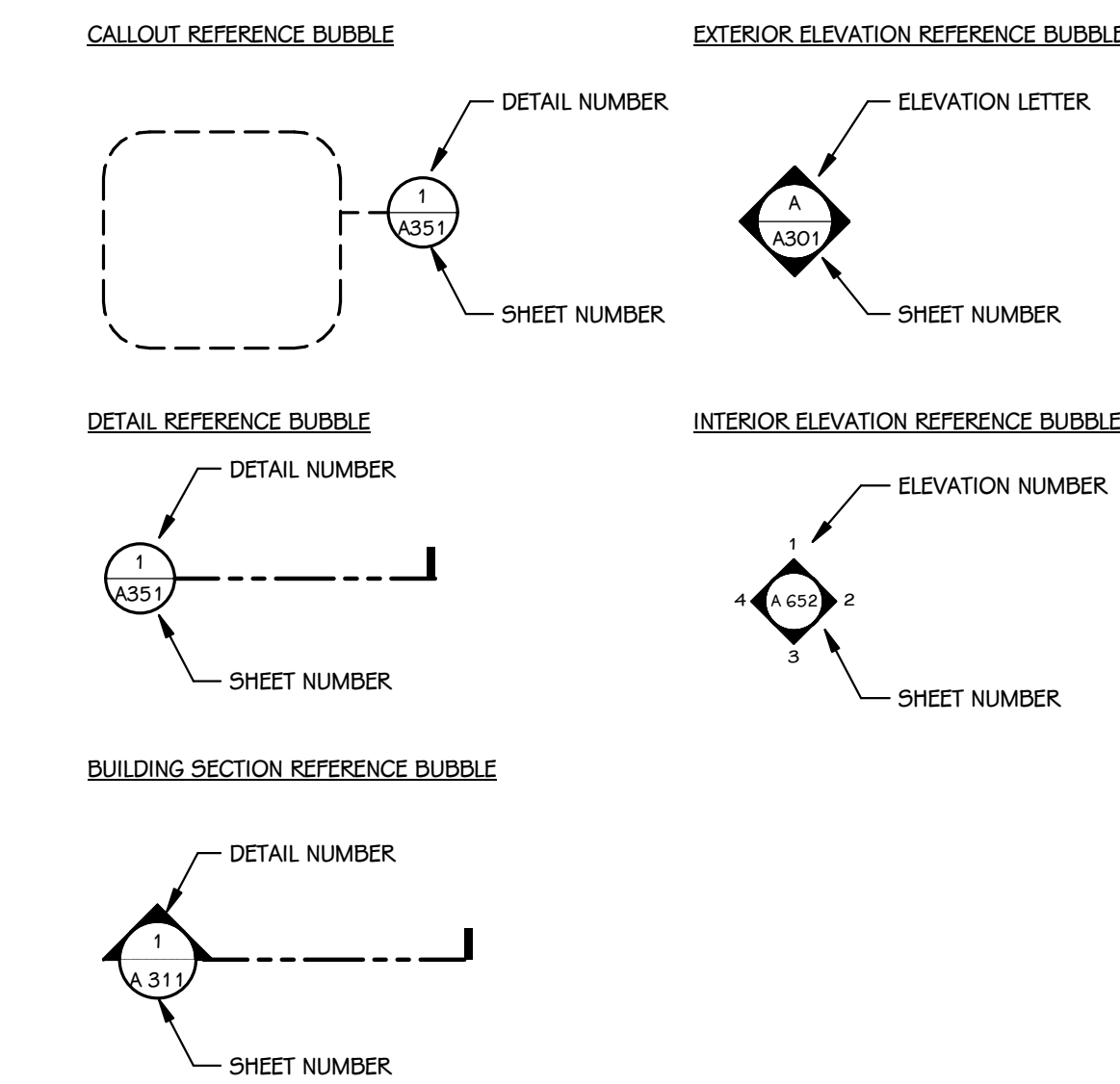
DETAIL TITLE



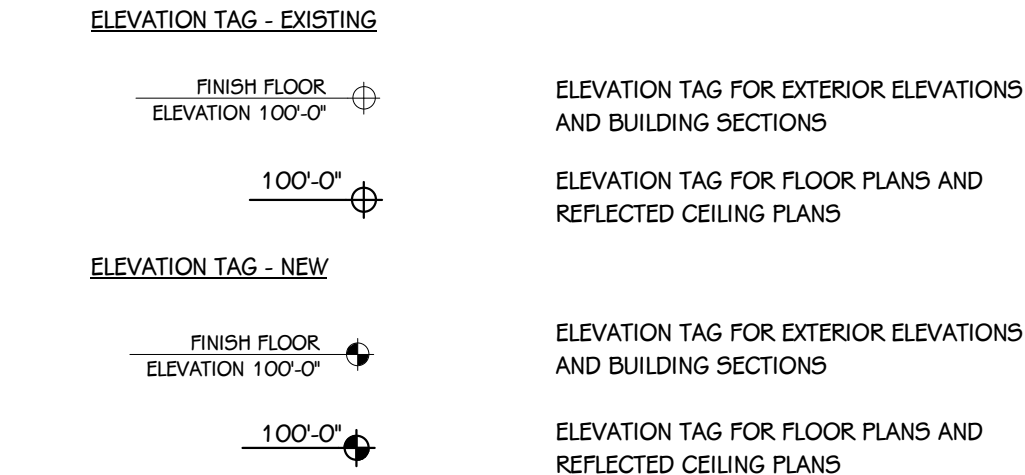
UNIT MATCHLINES



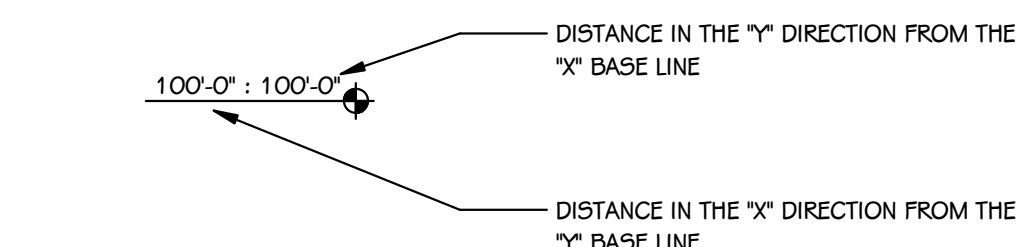
TYPICAL NOTATION SYMBOLS



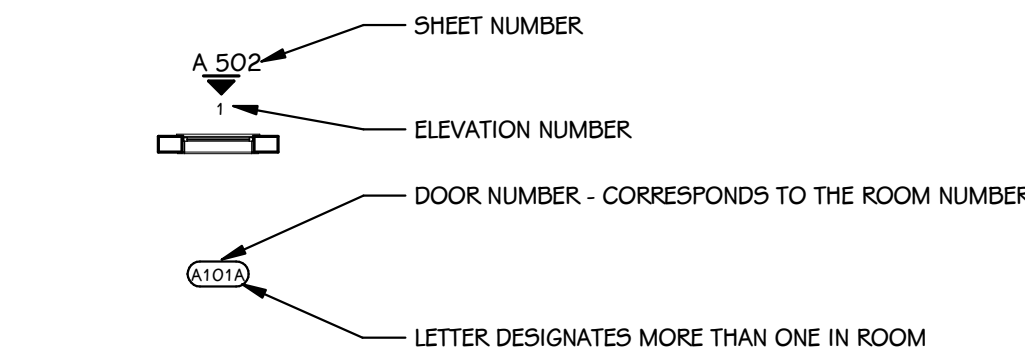
ELEVATION AND SECTION REFERENCE TOOLS



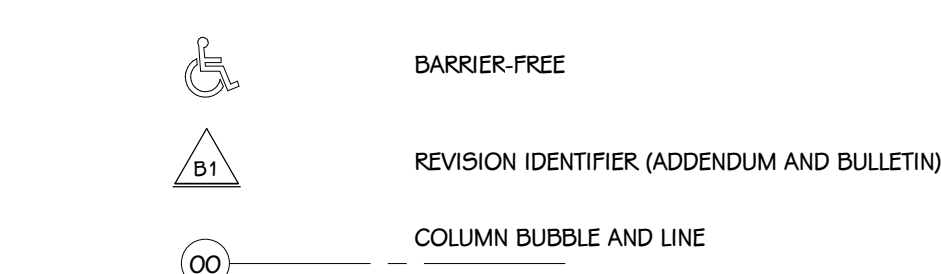
WORKING POINT LAYOUT TAG



BORROWED LIGHT AND DOOR IDENTIFICATION



SYMBOLS



GENERAL DEMOLITION NOTES

- CONTRACTORS ARE REQUIRED TO INSPECT/REVIEW THE EXISTING BUILDING PRIOR TO RELATED DEMOLITION WORK. UNLESS NOTED OTHERWISE, REMOVAL OF ANY WALL, FLOOR OR CEILING INCLUDES ALL GENERAL MECHANICAL AND ELECTRICAL ITEMS WHICH ARE A PART OF, OR ATTACHED TO IT.
- CONTRACTOR SHALL VERIFY ALL EXISTING JOB SITE CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. ADVISE CONSTRUCTION MANAGER OF ANY AND ALL DISCREPANCIES.
- PATCH FLOORS, WALLS AND CEILINGS DAMAGED DURING CONSTRUCTION AND DEMOLITION AS REQUIRED. FINISH TO MATCH EXISTING.
- ACCOMMODATE NEW CONSTRUCTION IF NOT INDICATED.
- PROTECT ALL EXISTING FINISHES THROUGHOUT PROJECT.
- REFER TO DEMOLITION ELEVATIONS, SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION.
- REFER TO STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL PLANS FOR ADDITIONAL DEMOLITION NOTES.
- SALVAGE ALL UNISTRUT AND PROTECT FOR RE-USE IN NEW CONSTRUCTION, IF REQUIRED.
- AT LOCATIONS OF REMOVED WALLS, ALL ASSOCIATED ITEMS ATTACHED TO THE WALL ARE TO BE REMOVED. SUCH AS: DOORS, WINDOWS, FRAMES, MARKERBOARDS, TACKBOARDS, TACK STRIPS, ETC.

GENERAL NOTES - ARCHITECTURAL

- THE OWNER RESERVES THE RIGHT TO REMOVE ANY ITEM FROM THE PROJECT PRIOR TO COMMENCEMENT OF CONTRACTED DEMOLITION WORK.
- ALL EXISTING CONDITIONS SHOULD BE FIELD VERIFIED BEFORE WORK BEGINS.
- DIMENSIONS GIVEN ARE ACTUAL AND ARE TO THE FACE OF MASONRY UNITS OR TO THE FACE OF STUD FRAMING, UNLESS NOTED OTHERWISE.
- DETAILS SHOWN ILLUSTRATE DESIGN INTENT, NOT ALL POSSIBLE CONDITIONS. FOR CONDITIONS NOT SHOWN, USE DETAILS CLOSEST TO CONDITION IN QUESTION.
- EXTEND ALL INTERIOR WALL PARTITIONS FROM FLOOR TO STRUCTURE/DECK ABOVE UNLESS NOTED OR DETAILED OTHERWISE.
- WITHIN BUILDING INTERIOR PROVIDE BULLNOSE BLOCK IN CMU WALL ASSEMBLIES AT ALL EXPOSED OUTSIDE CORNERS, INCLUDING WINDOW AND DOOR JAMBS, UNLESS NOTED OR DETAILED OTHERWISE. PROVIDE SQUARE OUTSIDE CORNERS AT ALL LOCATIONS FINISHED WITH TILE, REFER TO FINISH PLANS (A600 SHEETS) FOR LOCATIONS.
- TOOTH-IN MASONRY AT NEW OPENINGS IN EXISTING WALLS.
- TOOTH-IN NEW MASONRY INFILL INTO EXISTING OPENINGS AT ALL BULLNOSE BLOCK LOCATIONS.
- STUD WALLS SPANNING OVER 12'-0" IN HEIGHT SHALL BE A MINIMUM OF 20 GAGE.
- STUD WALL SUPPORTING WALL CABINETS SHALL BE A MINIMUM OF 20 GAGE.
- DOORS ARE TO BE 4" FROM CORNER OF ROOM, UNLESS NOTED OR DIMENSIONED OTHERWISE.
- FIRESTOP ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES AND CONCEALED WALL SPACES AT CEILING, FLOOR AND ROOF LEVELS.
- FIRESEAL ALL PENETRATIONS, SUCH AS, PIPES, DUCTS, CONDUITS, ETC. THROUGH FIRE AND/OR SMOKE RATED ASSEMBLIES.
- FOR CONTROL JOINT (C.J.) LOCATIONS REFER TO EXTERIOR ELEVATIONS AND/OR FLOOR PLANS.
- PAIN ALL ELECTRICAL PANEL COVERS AND ACCESS PANELS TO MATCH ADJACENT FINISHES. USING OIL-BASED PAINT, NOT LATEX WALL PAINT.
- PROVIDE WOOD BLOCKING IN WALLS THAT REQUIRE WALL MOUNTED EQUIPMENT OR ACCESSORIES. COORDINATE WITH EQUIPMENT OR ACCESSORY MANUFACTURER.
- PROVIDE ALL ASSOCIATED CURBS FOR ROOF TOP EQUIPMENT AND MECHANICAL ROOF TOP UNITS. LARGE VOIDS BELOW THE AIR HANDLING UNITS SHALL BE FILLED WITH INSULATION AS SPECIFIED FOR NOISE CONTROL.
- ALL EXISTING ROOF TOP PENETRATIONS BEING REMOVED REQUIRE ROOF PATCHING TO MATCH EXISTING ADJACENT.

2015 Michigan Building Code: SUMMARY Use Group: A-2 (Pub an Bar) Construction Type: II-B Building Area: 3,560 SF (Existing Building) A-2 (Assembly - Taverns and Bars) Allowable Area = 9,500 SF Allowable Stories = 2 Stories Allowable Height = 55 FT Actual Area = 3,560 SF (Renovated Space) Actual Stories = 1 Story Actual Height = 16 FT Section 903.2.1.2 Group A-2 An automatic sprinkler system shall be provided for fire areas containing Group A-2 occupancies where one of the following conditions exist:

- The fire area exceeds 5,000 SF
- The fire area has an occupant load of 100 or more
- The fire area is located on a floor other than a level of exit discharge serving such occupancies.

NOT APPLICABLE - The fire area is less than 5,000 SF and the occupant load is less than 100.

- Section 906 Portable Fire Extinguishers 906.1 Where required, portable fire extinguishers shall be installed in all the following areas:
- In Group A, B, F, H, I, M, R-1, R-2, R-4, 5 occupancies.
 - Within 30 feet of commercial cooking equipment.
 - In areas where flammable or combustible liquids are stored, used or dispensed.
 - On each floor of structures under construction.
 - Where required by the International Fire Code Sections indicated in Table 906.1.
 - Special-Hazard areas.

Section 1004 Occupant Load. In determining means of egress requirements, the number of occupants for whom means of egress facilities are provided shall be determined in accordance with this section.

CALCULATED OCCUPANCY A-2 Assembly 870 net/15 = 58 Occupants Bar 307 gross/200 = 2 Occupants Kitchen 434 gross/200 = 3 Occupants Brewery/GrantWIC 1,163 gross/200 = 6 Occupants Office 84 gross/100 = 1 Occupant

TOTAL Section 1006 Exits and Exit Access Two exits or exit access doorways shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1

- The occupant load of space exceeds 49 Occupants
- Maximum Common Path of Travel exceeds 75 feet.
- Where required for boiler, furnace rooms, refrigeration machinery rooms, refrigerated rooms or spaces, (NOT APPLICABLE - Walk-In Cooler is less than 1000 SF)

Section 1017 Exit Access Travel Distance Table 1017.2 Exit Access Travel Distance Occupancy A-2 Without Sprinkler System = 200 Feet Section 1104 Accessible Route Accessible routes within the site shall be provided.

Section 1105 Accessible Entrances At least 60% of all public entrances shall be accessible.

Section 1106 Parking and Passenger Loading Facilities Up to 100 parking spaces (4 required accessible spaces)

Section 1109.2 Toilet and Bathing Facilities Each toilet room and bathing room shall be accessible.

2015 Michigan Plumbing Code: PLUMBING FIXTURES REQUIRED PER USE A-2 (Seating Area): 58 Occupants

Total Required Total Provided Water Closets 1 per 40 = 1.45 total = 2 = .66 female = 1 = .66 male = 1

Lavatories 1 per 75 = .77 total = 2 = .39female = 1 = .39male = 1

Drinking Fountains 1 per 500 = not required where water is served.

A-2 (Bar/Kitchen/Brewery/Office): 11 Occupants Total Required Total Provided Water Closets 1 per 40 = .28 total = 1

Lavatories 1 per 75 = .15 total = 1

Drinking Fountains 1 per 500 = not required where water is served.

2015 Michigan Building Code: PLUMBING FIXTURES REQUIRED PER USE A-2 (Seating Area): 58 Occupants

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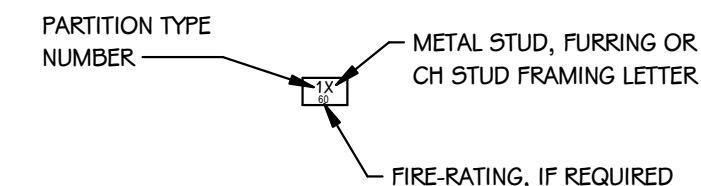
GENERAL PARTITION NOTES

- NOT ALL WALL TYPES MAY BE USED ON PROJECT.
- REFER TO CODE COMPLIANCE PLANS FOR LOCATIONS OF SMOKE AND FIRE-RATED PARTITIONS.
- ALL PARTITIONS EXTEND TO BOTTOM OF STRUCTURE, UNLESS NOTED OTHERWISE.
- LINE OF STRUCTURE/DECK AS SHOWN AT THE HEAD CONDITION OF EACH PARTITION TYPE IS DIAGRAMMATIC ONLY AND DOES NOT INDICATE EXACT CONSTRUCTION CONDITIONS. TERMINATE RATED PARTITIONS AT UNDERSIDE OF STRUCTURAL DECK TO MAINTAIN RATING. PROVIDE APPROPRIATE FRAMING AND GYPSUM BOARD TO OFFSET AROUND STRUCTURE OR OTHER OBSTRUCTIONS, SUCH AS PIPING OR DUCTWORK.
- PARTITIONS MAY TERMINATE AT STRUCTURAL MEMBERS WITH A RATING GREATER THAN OR EQUAL THE PARTITION, PROVIDED THAT RATING IS CONTINUOUS TO STRUCTURAL DECK ABOVE.
- NON-RATED PARTITIONS THAT EXTEND TO STRUCTURE SHALL TERMINATE AT UNDERSIDE OF STRUCTURAL DECK TO MAINTAIN A CONTINUOUS PLANE OF GYPSUM BOARD AS A NOISE, SMOKE OR OTHER TYPE OF BARRIER.
- ALL PARTITIONS EXTENDING TO STRUCTURE ABOVE SHALL TERMINATE WITH DEFLECTION TRACK - SEE TYPICAL DETAILS ON THIS SHEET.
- ALL GYPSUM BOARD PARTITIONS NOT EXTENDING TO THE STRUCTURE MUST BE BRACED.
- UL DESIGN NUMBERS REFER TO THE FIRE RESISTANCE DIRECTORY; UNDERWRITERS LABORATORY, LATEST EDITION.
- MISCELLANEOUS NON-RATED CHASES TO BE 5/8" GYPSUM BOARD ON 3 5/8" METAL STUD FRAMING AT 16" O.C., UNLESS NOTED OTHERWISE.
- MISCELLANEOUS FURRING AROUND COLUMNS TO BE 5/8" GYPSUM BOARD ON 1 1/2" STUDS, UNLESS NOTED OTHERWISE.
- FIRE-RATED PARTITIONS TO HAVE FIRE-STOPPING SEALANTS AT HEAD, SILL JUNCTURE WITH DISSIMILAR MATERIALS, ETC. AND AROUND ALL PENETRATIONS AND OPENINGS.
- CONSTRUCT ALL PARTITIONS WITH SOUND ATTENUATION BATTS WITH THE FOLLOWING SOUND BATT THICKNESS: 2 1/2" OR LESS METAL STUD - 1 1/2" THICKNESS, 3 5/8" OR LARGER METAL STUD - 3" THICKNESS. UNLESS NOTED OTHERWISE.

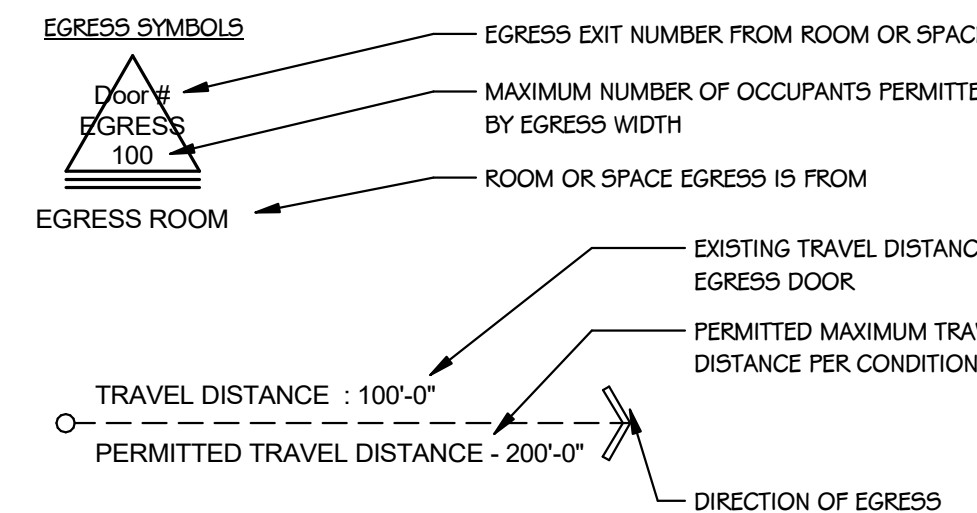
METAL STUD/FURRING, CH STUD AND WOOD STUD KEY

METAL STUD/FURRING		CH STUD	
DESIGNATION	SIZE	DESIGNATION	SIZE
A	GYPSUM BOARD DIRECT APPLIED TO CMU	R	2 1/2"
B	7/8"	S	4"
C	1 1/2"	T	6"
D	1 5/8"		
E	2 1/2"	WOOD STUD	
F	3 1/2"	DESIGNATION	SIZE
G	3 5/8"		
H	4"	U	2"x4"
J	5 1/2"	V	2"x6"
K	6"	W	2"x8"
L	8"		
M	10"		
N	12"		
P	(OPEN)		
Q	(OPEN)		

PARTITION TYPE TAG (REFER TO FLOOR PLANS)



CODE COMPLIANCE KEY



FIRE SAFETY SYMBOLS



FIRE-RATING KEY

	PRIORITY
1 HOUR	5

- ALL PENETRATIONS THROUGH A FIRE OR SMOKE RATED PARTITION SHOULD BE SEALED WITH AN APPROVED U.L. RATED PRODUCT.
 - THE TOPS OF ALL FIRE RATED PARTITIONS SHALL BE SEALED TO THE CONTINUOUS STRUCTURE ABOVE WITH A U.L. RATED SYSTEM OR ASSEMBLY.
 - WOOD BLOCKING IN FIRE-RATED PARTITIONS SHALL BE NON-COMBUSTIBLE TREATED WOOD.
 - REFER TO SPECIFICATION U.L. RATING INFORMATION.
 - FIRE-RATED WALLS ENDING INTO AN ACOUSTICAL DECK MUST HAVE THE FLUTES FILLED, REFER TO 'TOP OF WALL DETAIL AT ACOUSTIC DECK' SHOWN ON THIS SHEET
- FOR MASONRY WALLS THE MASON SHALL FILL VOIDS WITH MORTAR OR GROUT. FOR STUD WALLS USE FIRE SAFING AND FIRE CAULK

PROJECT TITLE
STONEHOUND BREWING CO.

SHEET TITLE
INTERIOR PARTITION TYPES, TYPICAL SYMBOLS AND GENERAL NOTES

ISSUED FOR

OWNER
STONEHOUND BREWING CO.

OWNER
STONEHOUND BREWING CO.

SHEET NUMBER
G 002

DATE

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FEBRUARY 21, 2020

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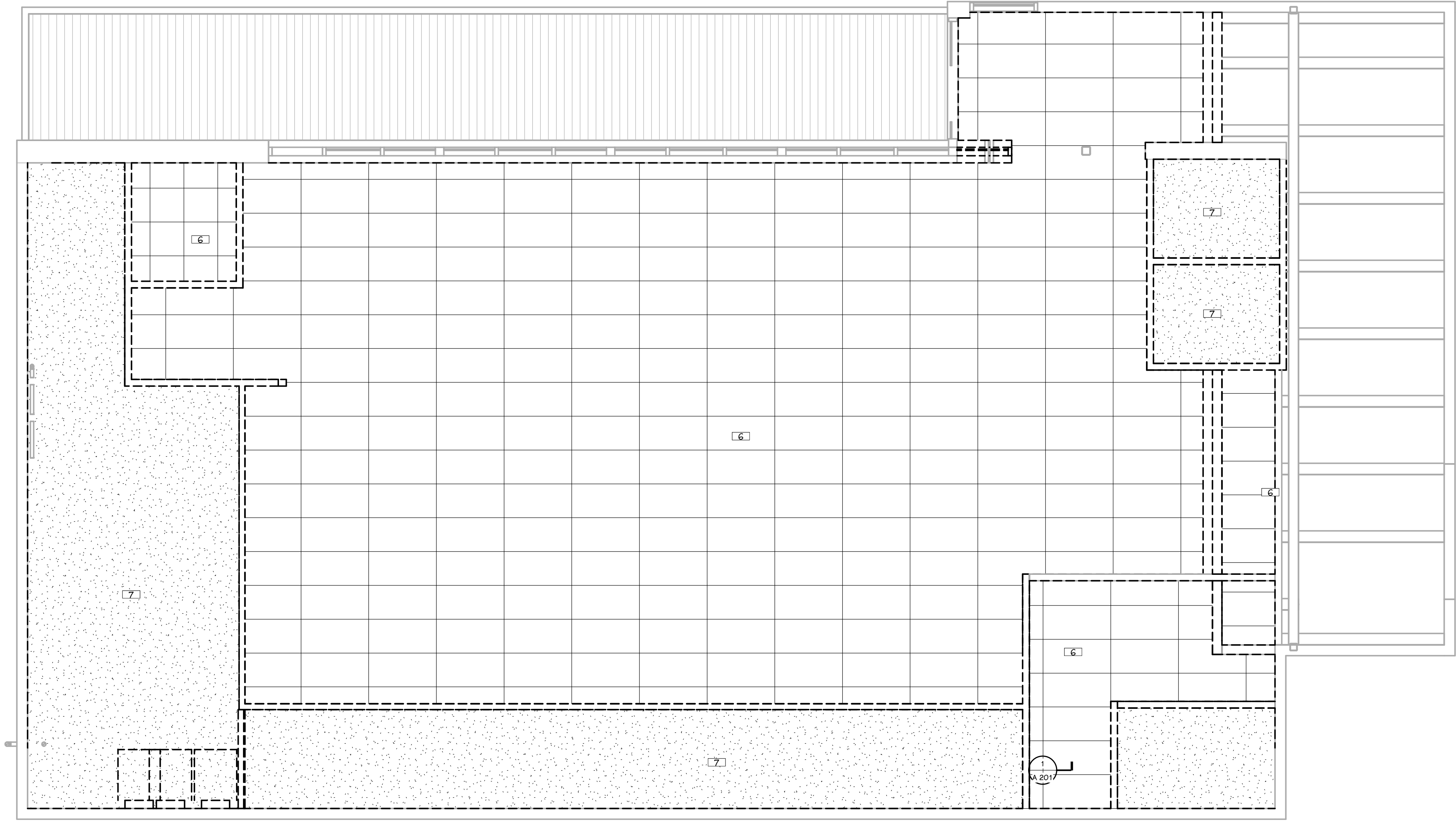
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FEBRUARY 21, 2020



FIRST FLOOR REFLECTED CEILING DEMOLITION PLAN

1/4" = 1'-0"



KEYED NOTES - DEMOLITION

- 1 REMOVE AND DISPOSE PORTION OF WALL FOR NEW DOOR.
- 2 REMOVE AND DISPOSE DOOR.
- 3 REMOVE AND DISPOSE PLUMBING FIXTURE. COORDINATE WITH NEW CONSTRUCTION
- 4 REMOVE AND DISPOSE WALL. COORDINATE WITH NEW CONSTRUCTION.
- 5 REMOVE AND DISPOSE 8" TALL ELEVATED CONCRETE PLATFORM.
- 6 REMOVE AND DISPOSE CEILING TILE, GRID AND SUPPORTS
- 7 REMOVE AND DISPOSE GYPSUM BOARD CEILING AND SUPPORTS
- 9 REMOVE AND DISPOSE WOOD PANELING
- 10 EXISTING WATER RETENTION TANKS TO REMAIN
- 11 EXISTING WATER CONDITIONER TO REMAIN
- 12 EXISTING WATER HEATER TO REMAIN
- 13 REMOVE EXISTING ELECTRICAL PANELS. COORDINATE WITH ELECTRICAL.
- 14 SAWCUT SLAB FOR TRENCH DRAINS AND SANITARY. COORDINATE WITH FOUNDATION PLUMBING AND PLUMBING CONTRACTOR TO DETERMINE OPTIMAL ROUTING.

SHEET TITLE
FIRST FLOOR REFLECTED CEILING
DEMOLITION PLAN

SHEET NUMBER
AD 201
19-209.00

DATE
FEBRUARY 21, 2020

OWNER
STONEHOUND BREWING
CO.

Williamsburg, Michigan

PROJECT TITLE
STONEHOUND BREWING
CO.

ISSUED FOR

DATE

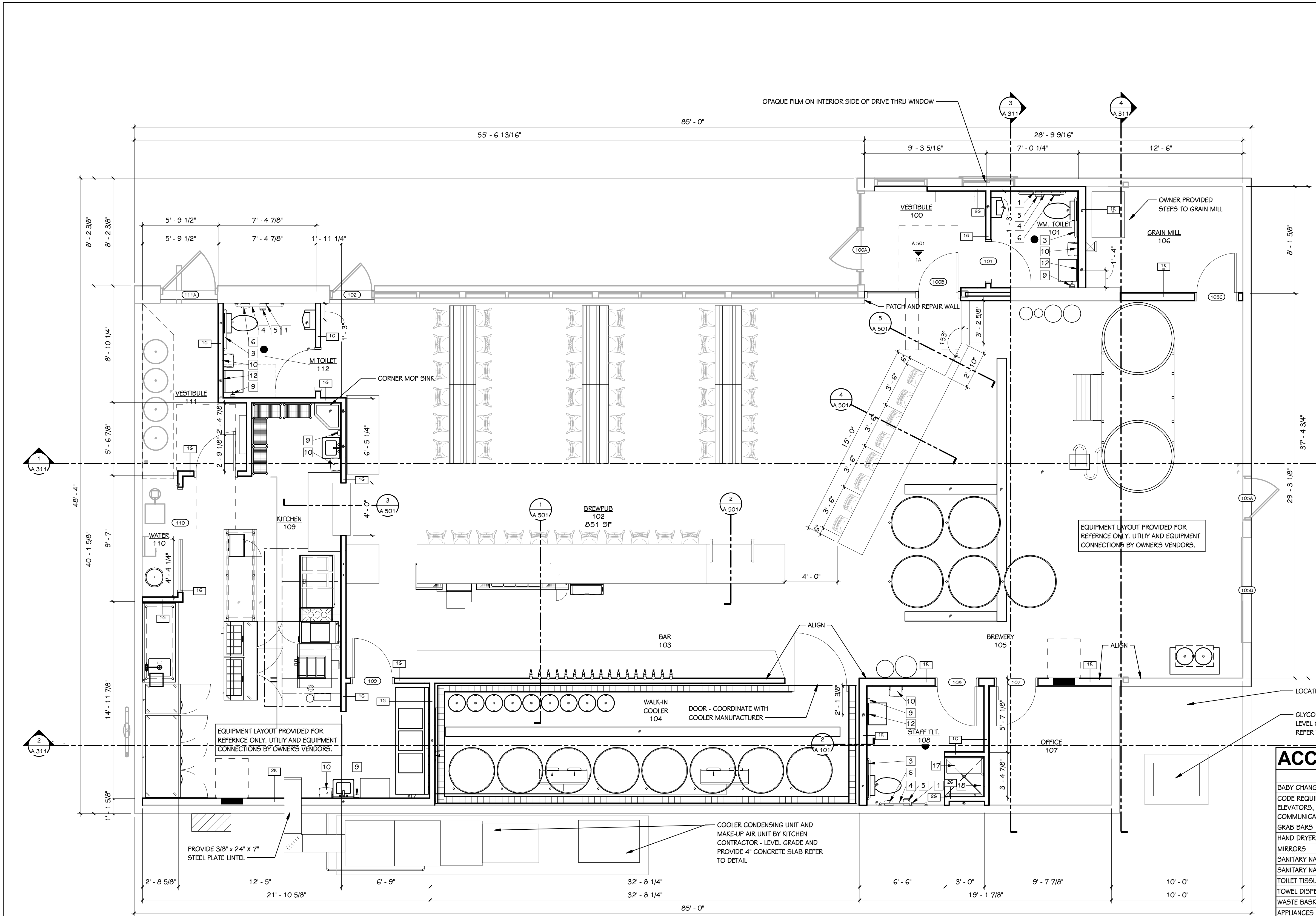
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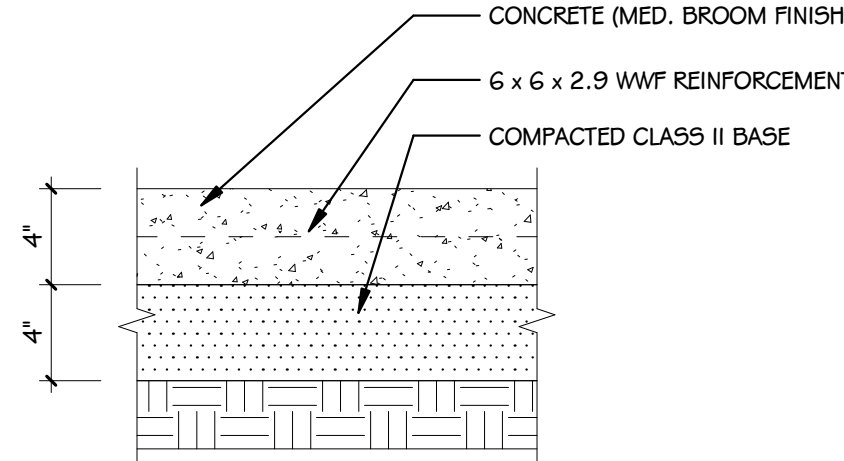
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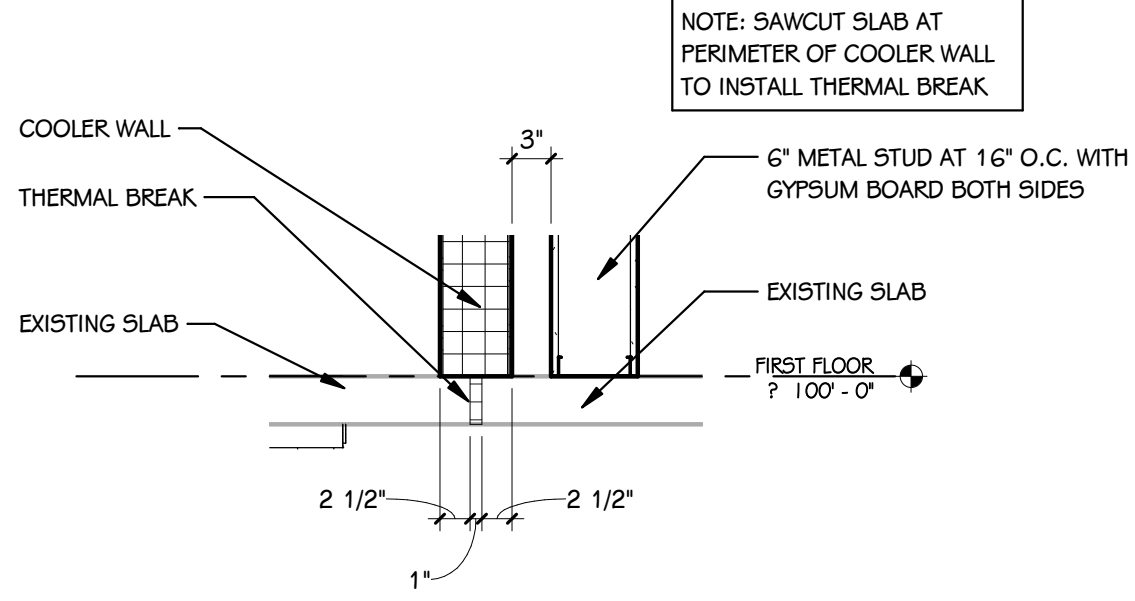


- GENERAL NOTES**
- REFER TO CODE COMPLIANCE PLAN FOR WALL RATING LINES.
 - REFER TO FLOOR FINISH PLANS FOR INTERIOR ELEVATION CALLOUTS.
 - REFER TO SHEET A 501 FOR WALL AND CEILING ACCESS PANEL INFORMATION.

- KEYED NOTES - ENLARGED PLAN**
- 18" VERTICAL STAINLESS STEEL GRAB BAR
 - 36" STAINLESS STEEL GRAB BAR
 - 42" STAINLESS STEEL GRAB BAR
 - TOILET PAPER DISPENSER
 - SANITARY NAPKIN DISPOSAL
 - SOAP DISPENSER
 - PAPER TOWEL (ROLL) DISPENSER
 - STAINLESS STEEL FRAMED MIRROR (18"Wx34"H)
 - FOLD DOWN SHOWER SEAT
 - CONTINUOUS SHOWER GRAB BAR



1 CONCRETE PAD DETAIL
1 1/2" = 1'-0"

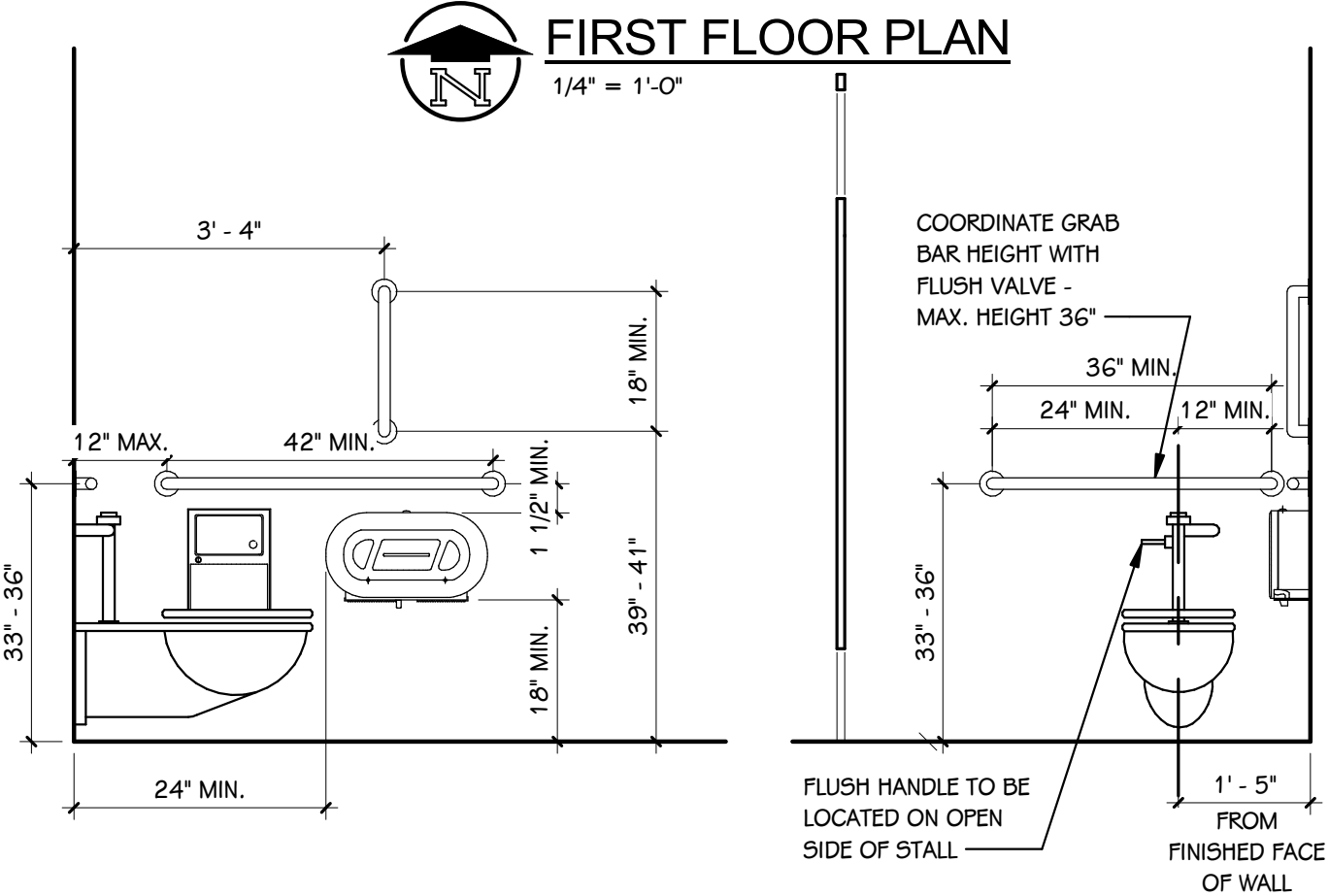


2 COOLER THERMAL BREAK
3/4" = 1'-0"

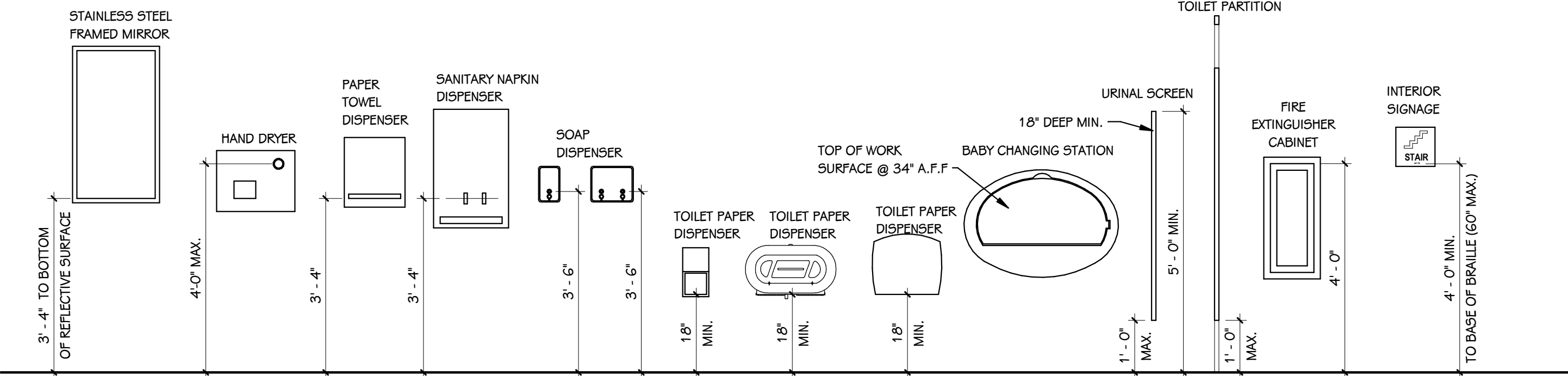
ACCESSORY MATRIX

DESCRIPTION	OP	OI	CP	CI	NIC
BABY CHANGING STATIONS					X
CODE REQUIRED INTERIOR SIGNAGE (ALL TOILET ROOMS, STAIRS, RAMP, ELEVATORS, ELEVATOR SPRINKLER SHUT-OFF VALVE, AREAS OF REFUGE, TWO-WAY COMMUNICATION IN AREA OF REFUGE AND ASSEMBLY OCCUPANT LOADS)	X			X	
GRAB BARS			X	X	
HAND DRYERS					X
MIRRORS			X	X	
SANITARY NAPKIN DISPENSER					X
SANITARY NAPKIN DISPOSAL			X	X	
TOILET TISSUE DISPENSERS	X			X	
TOWEL DISPENSERS	X			X	
WASTE BASKETS	X			X	
APPLIANCES	X			X	
ARTWORK					X
CLOCKS					X
COAT HOOKS					X
COPY/PRINTER/FAX					X
FURNITURE (AND ASSOCIATED FURNITURE COMPONENTS)					X
LOOSE FURNITURE - SEATING, FILE CABINETS, TABLES, ETC.					X
SIGNAGE (INTERIOR/EXTERIOR) UNLESS SPECIFIED OTHERWISE IN LEASE					X
TIME CLOCK					X
TV OR MONITOR BRACKETS FOR WALL OR CEILING MOUNTING					X
TVS OR MONITORS (WALL OR CEILING HUNG)					X
WINDOW TREATMENTS					X
SOAP DISPENSER	X			X	

- ACCESSORY MATRIX NOTES**
- OP = OWNER PURCHASED, OI = OWNER INSTALLED, CP = CONTRACTOR PURCHASED, CI = CONTRACTOR INSTALLED.
 - DIMENSIONS INDICATED ARE TYPICAL UNLESS NOTED OTHERWISE ON PLANS.
 - GENERIC PLUMBING FIXTURES ARE SHOWN. REFER TO PLUMBING DRAWINGS AND SPECIFICATIONS FOR FIXTURE TYPES, MANUFACTURERS AND MOUNTING HEIGHTS.
 - CODE REQUIRES INTERIOR SIGNAGE IS THE MINIMUM REQUIRED FOR OCCUPANCY. COORDINATE REQUIREMENT WITH OWNER IF THEY ARE PROVIDING INTERIOR SIGNAGE.



TYPICAL BARRIER-FREE MOUNTING HEIGHTS
1/2" = 1'-0"



TYPICAL MOUNTING HEIGHTS
1/2" = 1'-0"

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PROJECT TITLE
STONEHOUND BREWING CO.

OWNER
STONEHOUND BREWING CO.

DATE
FEBRUARY 21, 2020

SHEET NUMBER
A 101
19-209.00

ISSUED FOR
DATE

PROJECT TITLE
STONEHOUND BREWING CO.

OWNER
STONEHOUND BREWING CO.

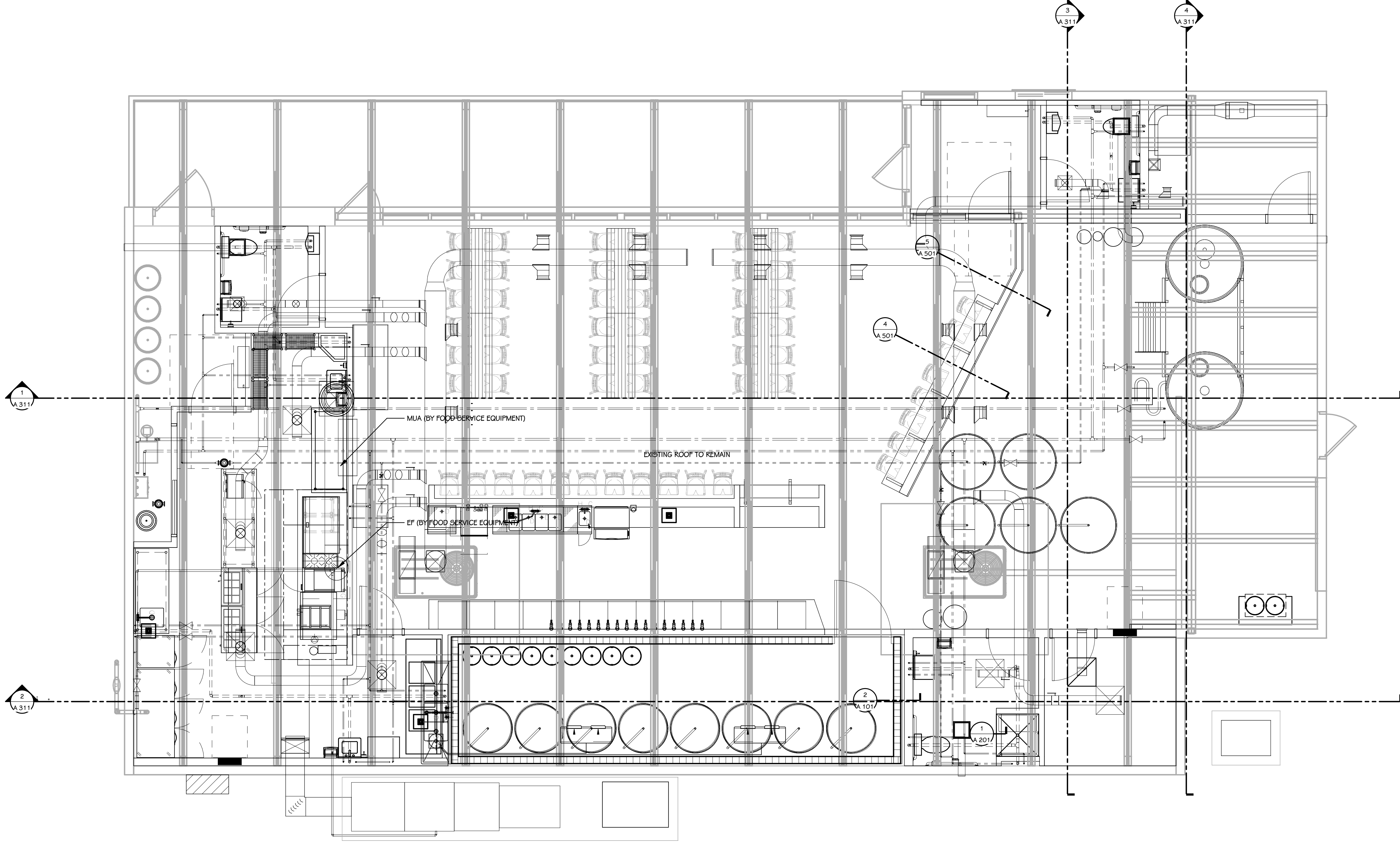
DATE
FEBRUARY 21, 2020

SHEET NUMBER
A 101
19-209.00

Williamsburg, Michigan

SHEET TITLE
FIRST FLOOR PLAN

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



SHEET TITLE
ROOF PLAN

OWNER
STONEHOUND BREWING
CO.

PROJECT TITLE
STONEHOUND BREWING
CO.

ISSUED FOR

SHEET NUMBER
A 130
19-209.00

DATE
FEBRUARY 21, 2020

Williamsburg, Michigan

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242 East Kalamazoo Avenue, Suite 200
Kalamazoo, Michigan 49007-5328
269-343-6533 FAX 269-343-6533 PHONE
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11'0" - 0"

ACP - REFER TO REFLECTED CEILING PLAN

3 5/8" METAL STUD @ 16" O.C. UP TO METAL DECK.

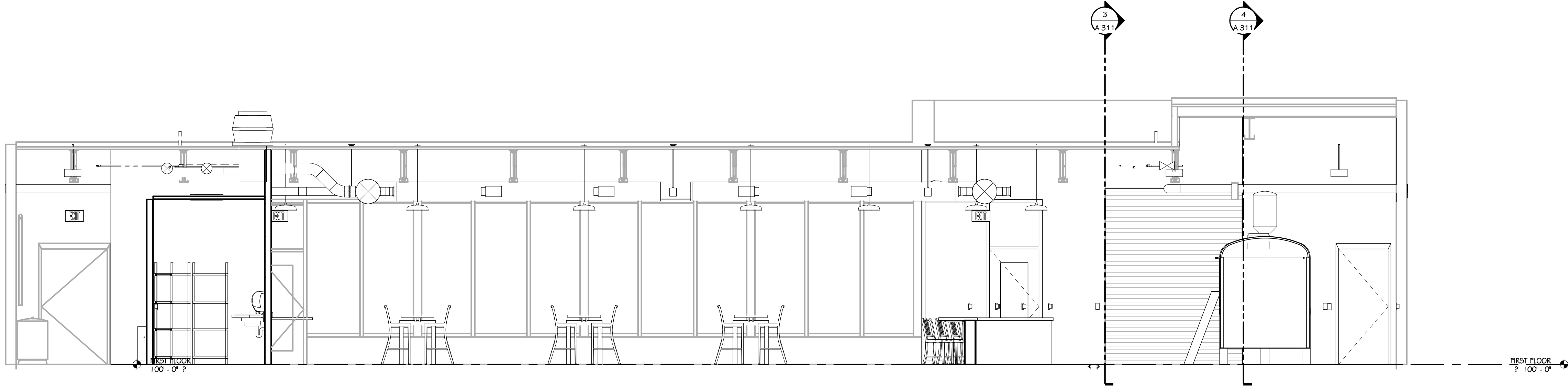
10'8" - 0"

GYPSUM BOARD CEILING IN SHOWER

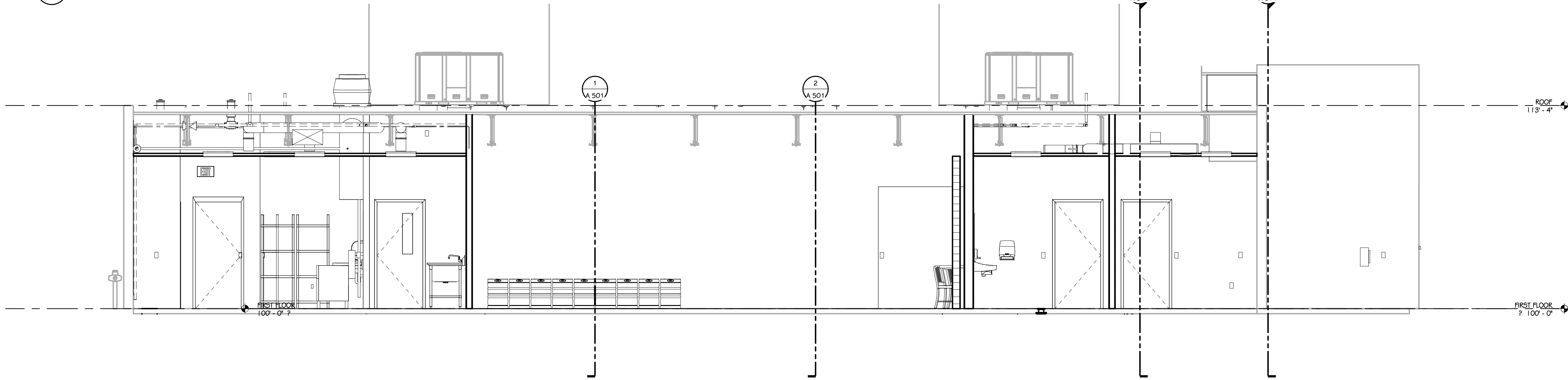
TOILET ROOM BULKHEAD

1
A 201

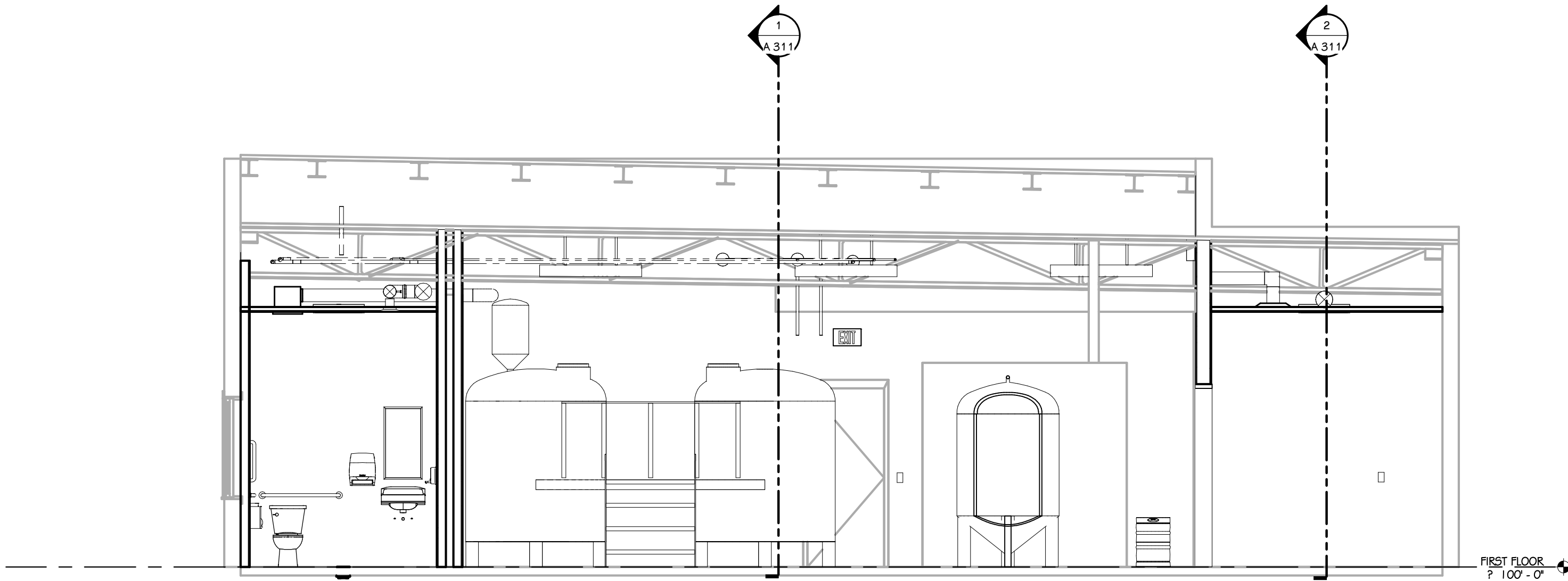
1/2" = 1'-0"



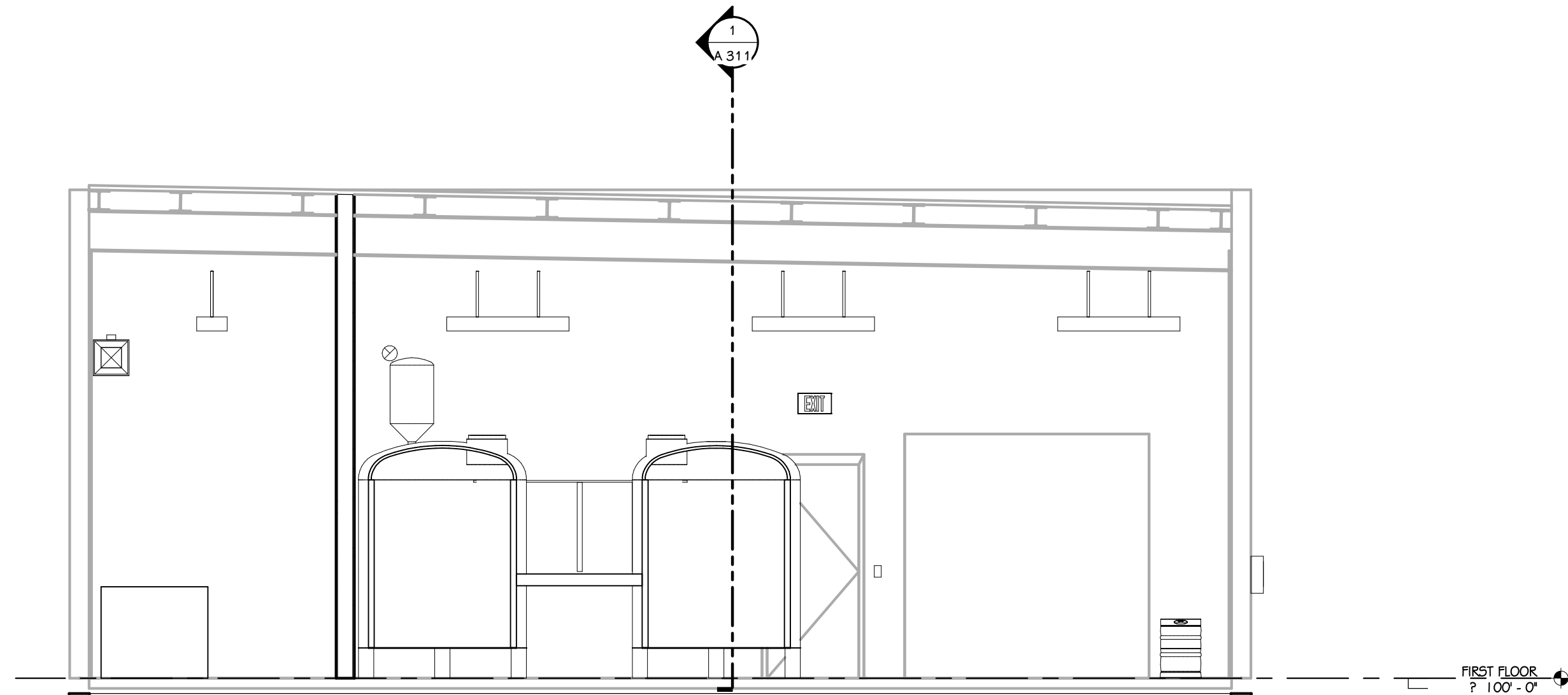
1 BUILDING SECTION
A 311 1/4" = 1'-0"



2 BUILDING SECTION
A 311 1/4" = 1'-0"



3 BUILDING SECTION
A 311 1/4" = 1'-0"



4 BUILDING SECTION
A 311 1/4" = 1'-0"

ISSUED FOR DATE

PROJECT TITLE
STONEHOUND BREWING
CO.

OWNER
STONEHOUND BREWING
CO.

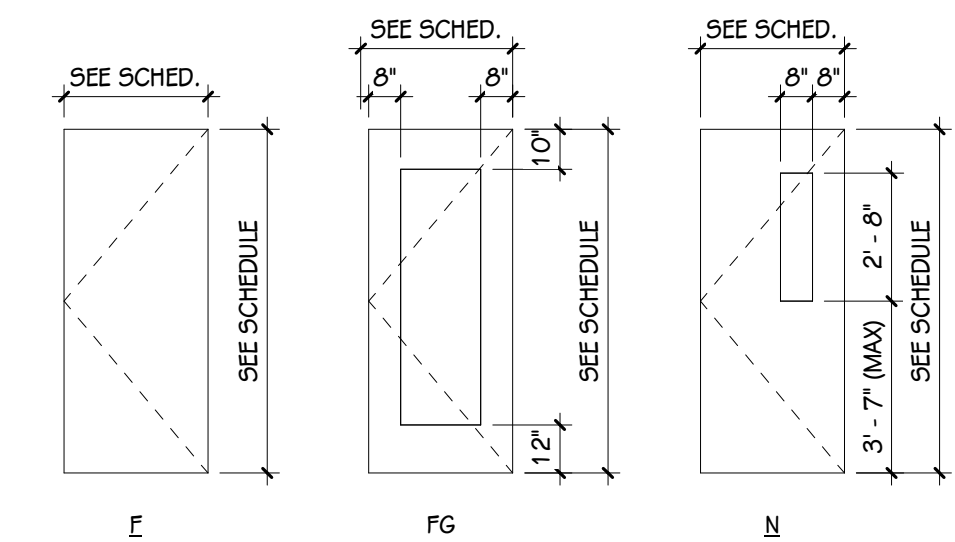
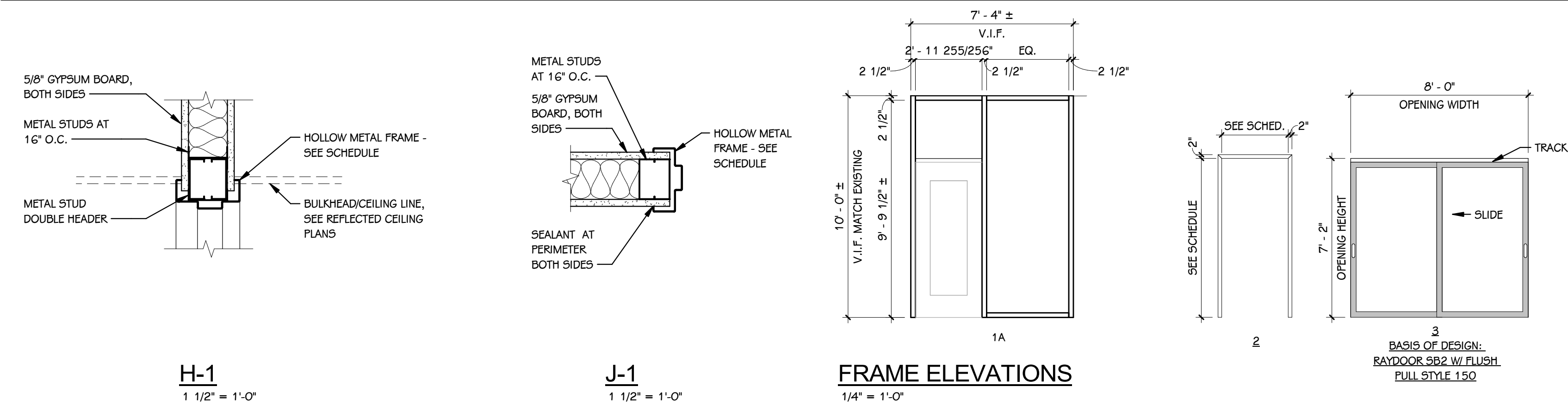
Williamsburg, Michigan

SHEET TITLE
BUILDING SECTIONS

SHEET NUMBER
A 311
19-209.00
DATE
FEBRUARY 21, 2020

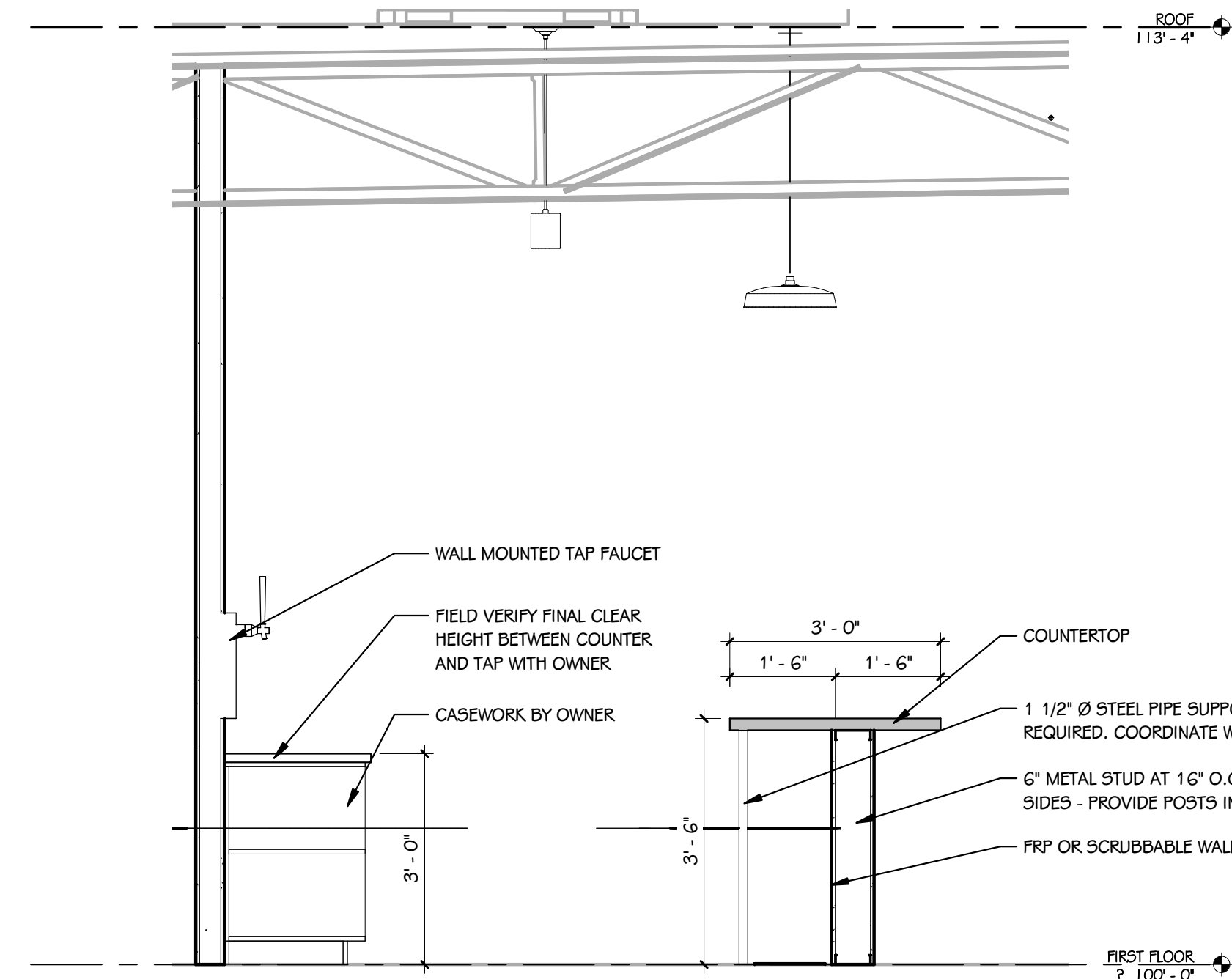
DOOR SCHEDULE - FIRST FLOOR

NUMBER		ROOM NAME	FIRE RATING		DOOR			SIZE		FRAME			DETAILS			GLASS	HDWR. SET	REMARKS
DOOR	ROOM		DOOR	FRAME	TYPE	MAT	FIN	WIDTH	HEIGHT	ELEV	MAT	FIN	HEAD	JAMB	SILL			
100A	100	VESTIBULE	-	-	FG	EXIST.	EXIST.	3' - 0"	7' - 0"	-	AL	EXIST.	-	-	-	-	BY OWNER	-
100B	100	VESTIBULE	-	-	FG	AL	ANOD - MATCH EXISTING	3' - 0"	7' - 0"	1A	AL	ANOD - MATCH EXISTING	-	-	-	TEMPERED	BY OWNER	-
101	101	WM. TOILET	-	-	F	WD	PREFIN	3' - 0"	7' - 0"	2	HM	P	H-1	J-1	-	-	BY OWNER	-
102	102	BREW PUB	-	-	FG	EXIST.	EXIST.	3' - 0"	7' - 0"	-	AL	EXIST.	-	-	-	-	BY OWNER	-
105A	105	BREWERY	-	-	F	EXIST.	P	3' - 0"	7' - 0"	-	HM	P	-	-	-	-	BY OWNER	-
105B	105	BREWERY	-	-	OHS	EXIST.	P	8' - 0"	8' - 0"	-	STL	P	-	-	-	-	BY OWNER	-
105C	105	BREWERY	45 MIN.	45 MIN.	F	HM	P	3' - 0"	7' - 0"	-	HM	P	H-1	J-1	-	-	BY OWNER	-
107	107	OFFICE	-	-	F	WD	PREFIN	3' - 0"	7' - 0"	2	HM	P	H-1	J-1	-	-	BY OWNER	-
108	108	STAFF TLT.	-	-	F	WD	PREFIN	3' - 0"	7' - 0"	2	HM	P	H-1	J-1	-	-	BY OWNER	-
105H	109	KITCHEN	-	-	F	HM	P	3' - 0"	7' - 0"	2	HM	P	H-1	J-1	-	-	BY OWNER	-
109	109	KITCHEN	-	-	N	WD	PREFIN	3' - 0"	7' - 0"	2	HM	P	H-1	J-1	-	-	BY OWNER	-
110	110	WATER	-	-	F	WD	PREFIN	8' - 0"	7' - 0"	-	HM	P.?	H-1	J-1	-	-	BY OWNER	-
111A	111	VESTIBULE	-	-	F	EXIST.	P	4' - 0"	7' - 0"	-	HM	P	-	-	-	-	BY OWNER	-
105E	112	M TOILET	-	-	F	WD	PREFIN	3' - 0"	7' - 0"	2	HM	P	H-1	J-1	-	-	BY OWNER	-

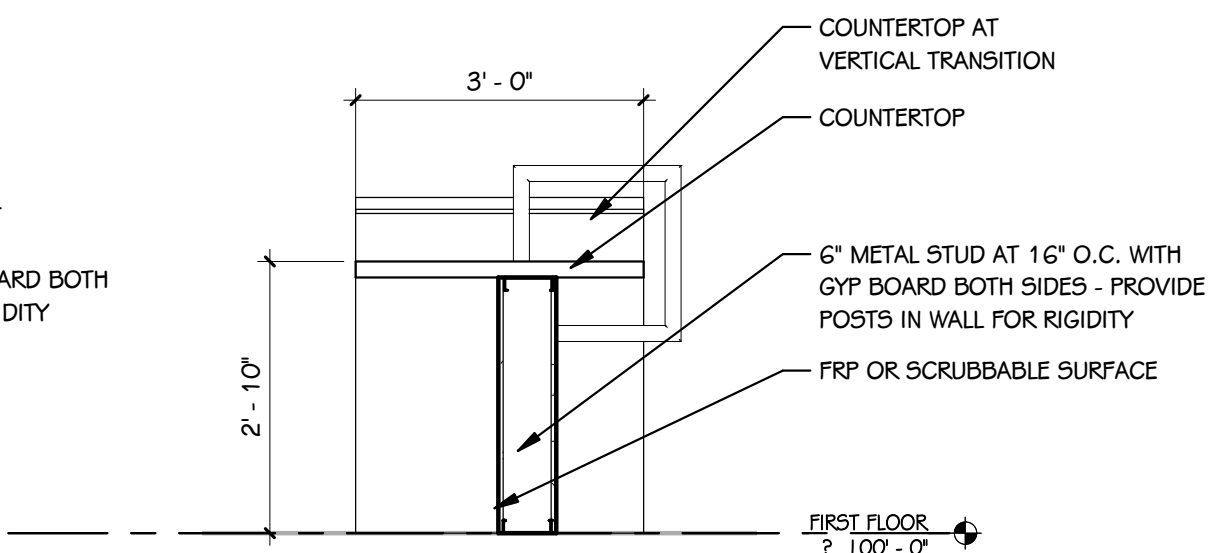


DOOR PANEL ELEVATION LEGEND

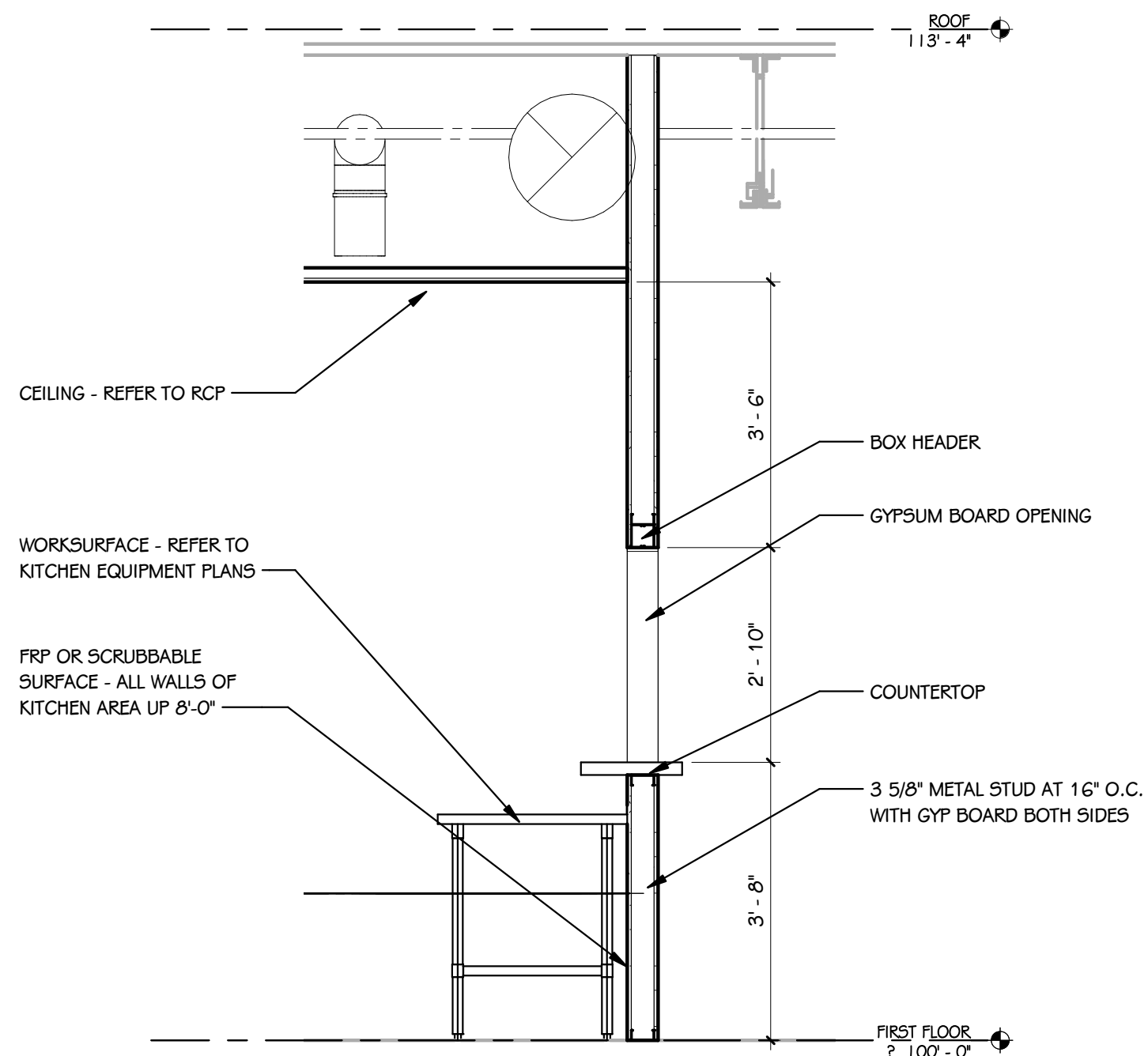
1/4" = 1'-0"



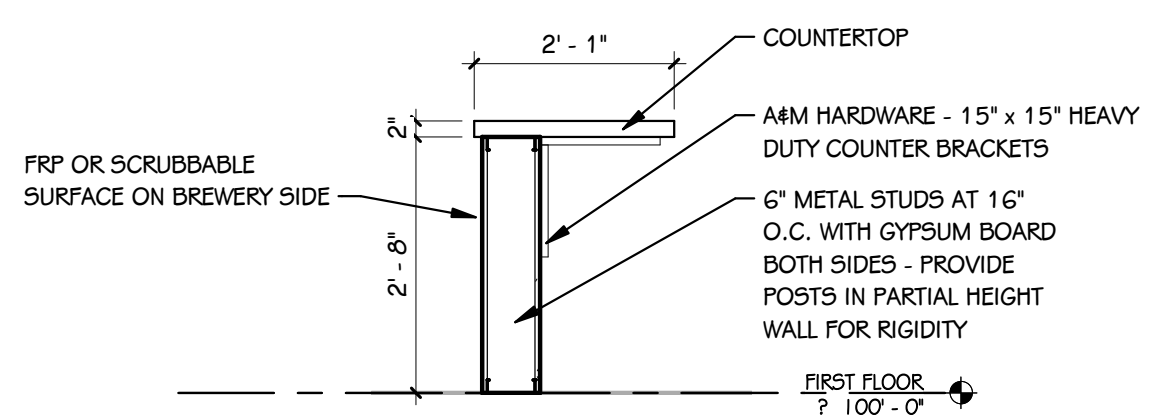
1 HIGH BAR SECTION
A 501 1/2" = 1'-0"



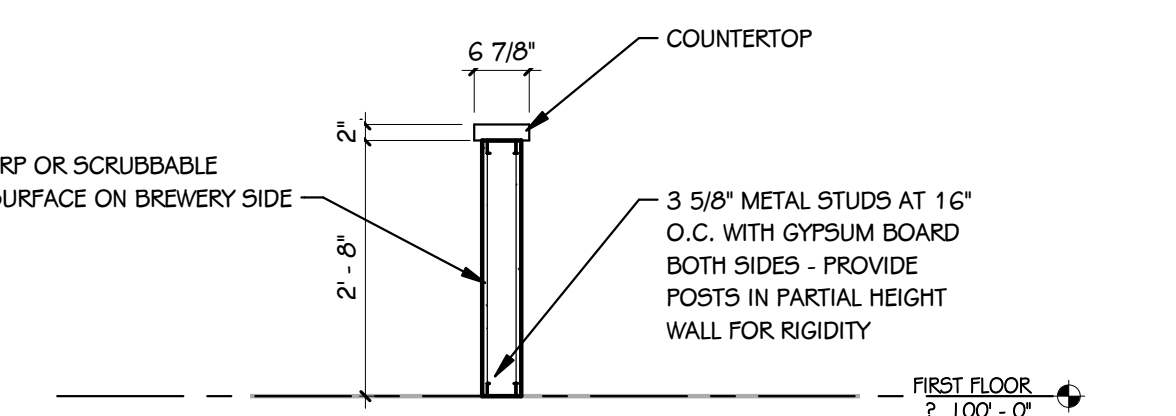
2 LOW BAR SECTION
A 501 1/2" = 1'-0"



3 PASS THRU SECTION
A 501 1/2" = 1'-0"

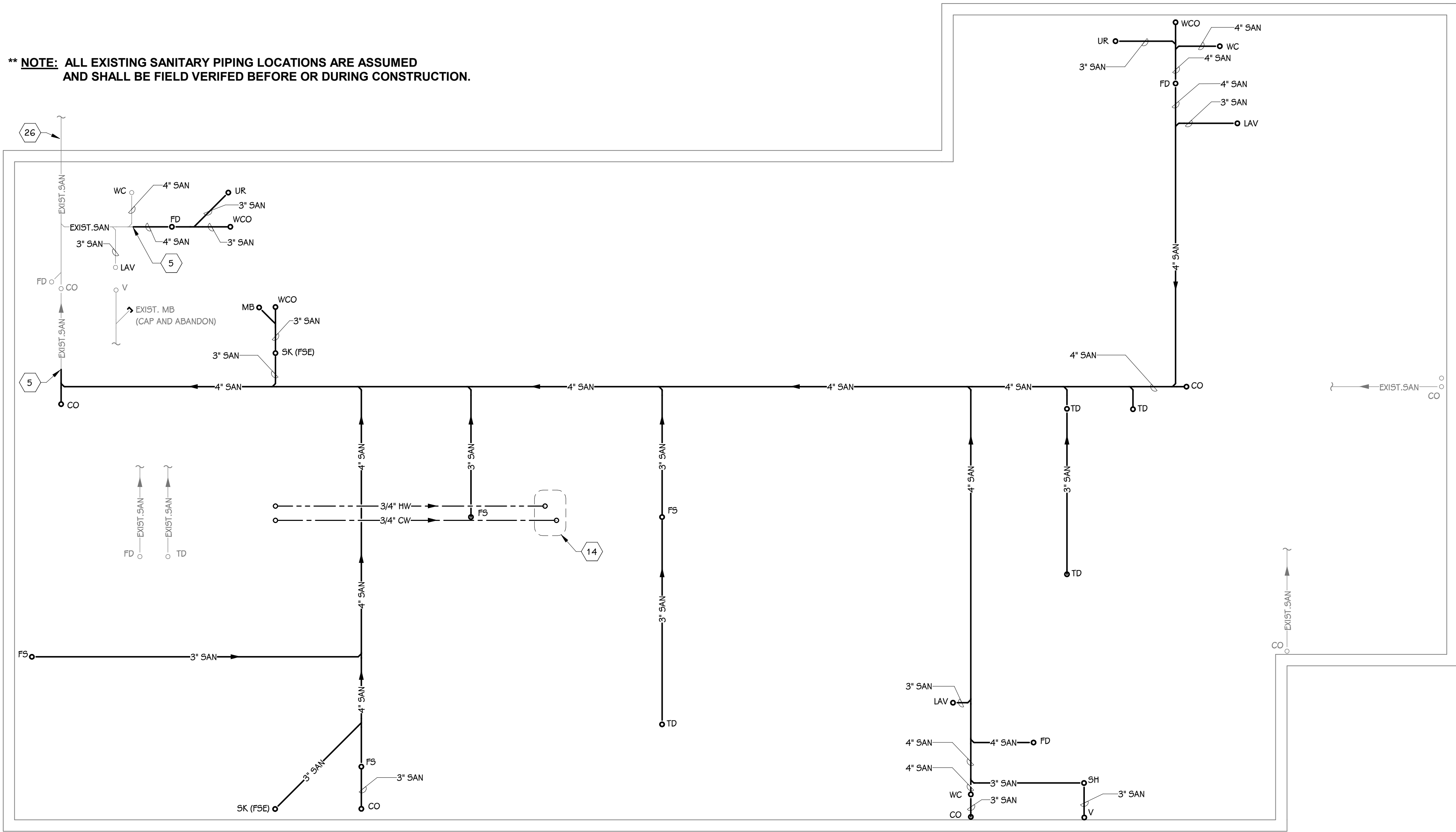


4 DRINK RAIL SECTION
A 501 1/2" = 1'-0"



5 DRINK RAIL SECTION
A 501 1/2" = 1'-0"

**** NOTE: ALL EXISTING SANITARY PIPING LOCATIONS ARE ASSUMED AND SHALL BE FIELD VERIFIED BEFORE OR DURING CONSTRUCTION.**



FOUNDATION PLUMBING PLAN

1/4" = 1'-0"

GENERAL PLUMBING NOTES

- 1 DETAILS SHOWN ILLUSTRATE DESIGN INTENT, NOT ALL POSSIBLE CONDITIONS. DRAWINGS ARE NOT TO BE CONSIDERED FABRICATION DRAWINGS.
- 2 IF THE CONTRACTOR ELECTS TO PROVIDE EQUIPMENT OTHER THAN BASIS OF DESIGN, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE LAYOUT AND CLEARANCE REQUIREMENTS IN ALL SPACES CONTAINING EQUIPMENT AND PROVIDE EQUIPMENT MEETING THE SPECIFICATIONS AND ACHIEVING CODE REQUIRED CLEARANCES WITHIN THE SPACE PROVIDED.
- 3 COORDINATE ALL NEW CONSTRUCTION WORK OR ACTIVITY WITH THAT WHICH IS REQUIRED BY OTHER TRADES OR INSTALLERS IN ORDER TO PROVIDE A COMPLETE SYSTEM INCLUDING ALL NECESSARY COMPONENTS, FITTINGS, AND OFFSETS.
- 4 INSTALLER SHALL VERIFY ALL EXISTING JOBSITE CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. NOTIFY THE ENGINEER OF DISCREPANCIES PRIOR TO COMMENCING WORK.
- 5 FIRE SEAL ALL PENETRATIONS, SUCH AS PIPES, DUCTS, CONDUIT, ETC. THROUGH FIRE AND/OR SMOKE RATED ASSEMBLIES.
- 6 MECHANICAL INSTALLER IS RESPONSIBLE FOR PATCHING OF WALLS, CEILINGS, AND FLOORS WHERE FIXTURES, MECHANICAL EQUIPMENT, SHEET METAL, OR PIPING HAS BEEN REMOVED, RELOCATED, OR INSTALLED.
- 7 ALL PIPING SHALL AVOID LOCATIONS DIRECTLY ABOVE ALL ELECTRICAL EQUIPMENT. COORDINATE WITH ELECTRICAL.
- 8 ALL LOW VOLTAGE CABLING SHALL BE RUN IN CONDUIT BETWEEN DEVICE AND CABLE TRAY OR TECHNOLOGY RACK. NO CABLING SHALL BE VISIBLE IN EXPOSED CEILING SPACES. EXPOSED CONDUIT SHALL BE PAINTED TO MATCH SURFACE IT IS SUPPORTED FROM. WIRING ROUTED IN ACCESSIBLE CEILING SPACES SHALL BE INDEPENDENTLY SUPPORTED WITH COMM HOOKS OR RINGS.

KEYED NOTES - PLUMBING

- 1 WELL BUFFER TANK(S) (E.T.R.)
- 2 DOMESTIC WATER SOFTENER (E.T.R.)
- 3 INSTANTANEOUS DOMESTIC HW HEATER (E.T.R.)
- 4 EXISTING 2" WATER SERVICE ENTRANCE.
- 5 NEW CONNECTION POINT. VERIFY EXISTING SIZE AND LOCATION.
- 6 ROUTE EXPOSED PIPING DOWN WALL. PROVIDE PVC JACKET AND INSULATE.
- 7 PROVIDE 3/4" BRANCH LINE CAPPED AND VALVED FOR FUTURE USE.
- 8 ROUTE DOWN TO 3/4" SHW/SCW "PEX-A" BELOW GRADE TO SERVE UNDERBAR KITCHEN EQUIPMENT. PROVIDE COPPER-TO-PEX FITTINGS AND ISOLATION VALVES ON EACH LINE. REFER TO FOUNDATION PLUMBING PLAN FOR CONTINUATION.
- 9 ROUTE ALL PIPING THROUGH JOIST WEBBING.
- 10 CBV: 0.5 GPM.
- 11 EBO-1: REFER TO FSE DRAWINGS FOR EQUIPMENT DETAIL.
- 12 PROVIDE AIR ADMITTANCE VALVES FOR ALL UNDERBAR EQUIPMENT; ASSUME 2 DIPS PER FIXTURE. ALL SHW/SCW BRANCH PIPING SHALL BE 1/2" TO EACH SINK OR WAREWASHER. REFER TO FSE DRAWINGS FOR EQUIPMENT DETAIL.
- 13 TRENCH DRAIN. PROVIDE LENGTH AS INDICATED (FEET).
- 14 PIPE UP TO UNDERBAR KITCHEN EQUIPMENT.
- 15 EXISTING LINE UP TO EXISTING ROOFTOP UNITS.
- 16 1 1/4" PIPE DOWN TO GAS-FIRED KITCHEN EQUIPMENT.
- 17 MASTER GAS SHUTOFF VALVE FOR KITCHEN EQUIPMENT. INSTALL IN ACCESSIBLE LOCATION 5'-0" A.F.F.
- 18 ROUTE LINE TO PAD-MOUNTED KITCHEN MAKE-UP AIR UNIT. REFER TO MUA GAS PIPING DETAIL ON SHEET P 501.
- 19 EXISTING GAS METER WITH 3" SERVICE (ASSUMED). FIELD VERIFY ACTUAL LINE SIZE.
- 20 2"V UP TO 3" V.T.R.
- 21 WC; 1/2" SCW, 4" SAN, 2" V.
- 22 LAV; 1/2" SCW, 1/2" SHW, 3" SAN, 1" V.
- 23 UR; 1 1/4" CW, 3" SAN, 1 1/2" V.
- 24 MB / SK; 1/2" SCW, 1/2" SHW, 3" SAN, 1 1/2" V.
- 25 SH; 1/2" SCW, 3" SAN, 1 1/2" V.
- 26 APPROXIMATE LOCATION OF EXISTING SAN, CONTRACTOR TO VERIFY LOCATION AND INVERT PRIOR TO UNDERGROUND INSTALLATION.
- 27 DISCHARGE GREASE INTERCEPTOR INTO SINK SANITARY LINE. REFER TO DETAIL ON SHEET P 501.
- 28 DOMESTIC HW STORAGE TANK. REFER TO DETAIL ON SHEET P 502.

ISSUED FOR

DATE

PROJECT TITLE
STONE HOUND
BREWING CO.

OWNER
STONE HOUND
BREWING CO.

Acme, Michigan

SHEET TITLE
FOUNDATION PLUMBING PLAN

DATE
FEBRUARY 21, 2020

SHEET NUMBER
P 000
19-209.00

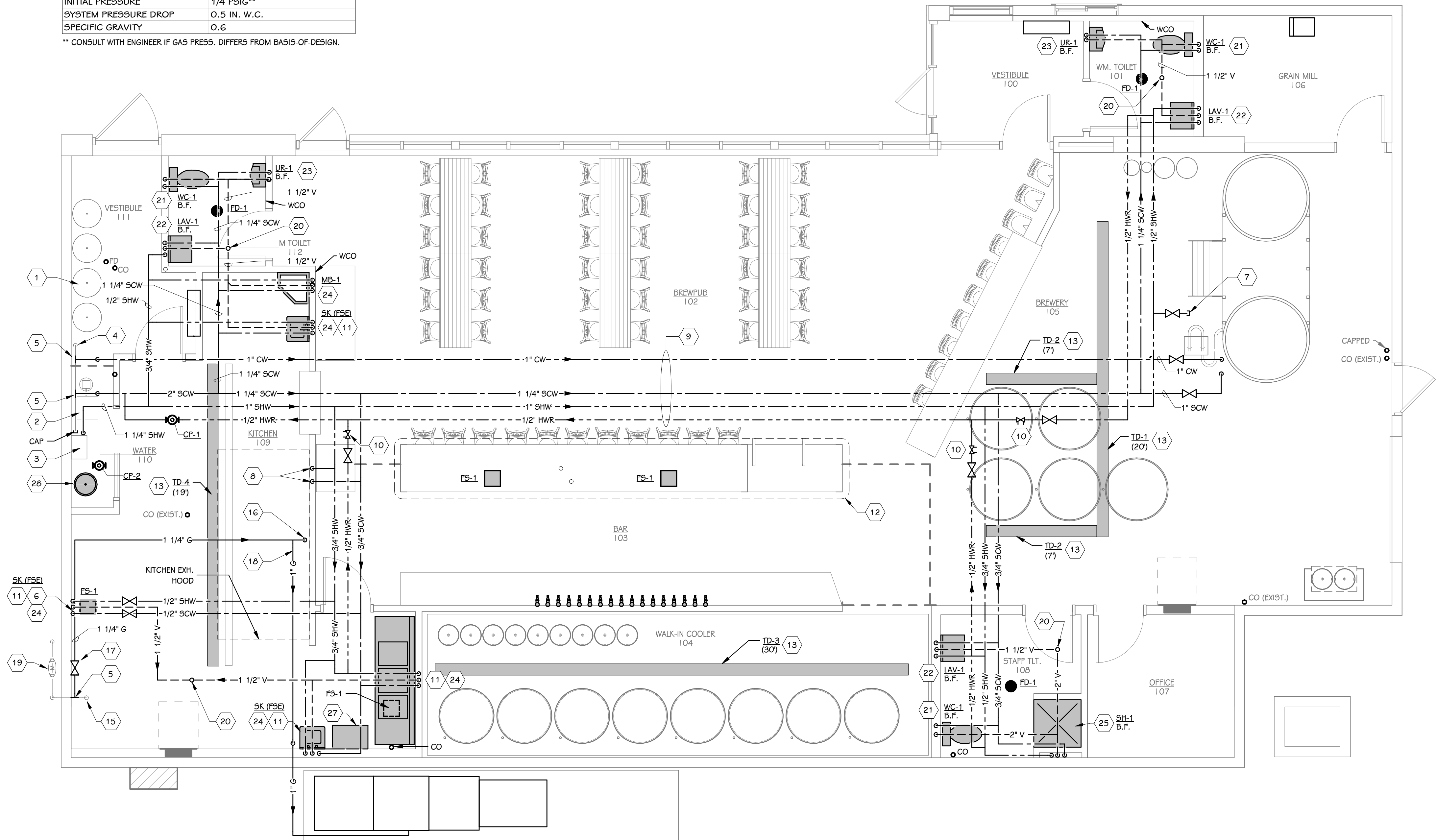
TowerPinkster

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NATURAL GAS BASIS-OF-DESIGN	
EXISTING LOAD	425 CFH
ADD'L LOAD	575 CFH
MAXIMUM DISTANCE	100 FEET EQUIVALENT LENGTH
INITIAL PRESSURE	1/4 PSIG**
SYSTEM PRESSURE DROP	0.5 IN. W.C.
SPECIFIC GRAVITY	0.6

** CONSULT WITH ENGINEER IF GAS PRESS. DIFFERS FROM BASIS-OF-DESIGN.



FIRST FLOOR PLUMBING PLAN

1/4" = 1'-0"

PLUMBING FIXTURES

LAV-1 (BF) BASED ON "AMERICAN STANDARD" MODEL "STUDIO 0.614.000". 21-1/4"x15-1/4" VITREOUS CHINA LAVATORY, WHITE IN COLOR, AND CHROME PLATED GRID TRAINER/TAIPIECE, FABRICATED FOR CONCEALED ARM OR WALL HANGER SUPPORTS. DRILL LAVATORIES FOR 4" FAUCETS. PROVIDE CONCEALED ARM CARRIERS, F-1 FAUCET, TRAP AND SUPPLIES AND STOPS. PROVIDE OFFSET TAIPIECE FOR BARRIER-FREE UNITS. PROVIDE THERMOSTATIC MIXING VALVE ON HOT WATER LINE TO BARRIER-FREE LAVATORY FAUCET. MOUNT BELOW LAVATORY BEHIND KNEEBOARD. PROVIDE PLASTIC UNDER LAVATORY TRAP AND SUPPLIES INSULATION KIT ON BARRIER-FREE UNITS.

UR-1 (BF) BASED ON "AMERICAN STANDARD" MODEL "WASHBROOK 6590.001". WALL MOUNTED VITREOUS CHINA, WASHOUT 0.5 GALLON WALL URINAL, WHITE IN COLOR, WITH INTEGRAL EXTENDED SHIELDS, FLUSHING RIM AND TRAP, 3/4" TOP SPUD, 2" OUTLET CONNECTION AND SUPPORTING HANGERS. PROVIDE CARRIERS AND FL-1 FLUSH VALVE.

WC-1 (BF) BASED ON "AMERICAN STANDARD" MODEL "CADET PRO". BARRIER FREE, FLOOR MOUNTED, VITREOUS CHINA, BOTTOM OUTLET, 1.28 GALLON, ELONGATED BOWL, WHITE IN COLOR, WITH CLOSE COUPLED TANK. PROVIDE FLOOR FLANGE, BRASS BOLTS, NUTS, WASHERS AND BOLT CAPS. PROVIDE TS-1 SEAT.

TS-1 BASED ON "CENTOCO" MODEL "820ST9". ELONGATED, HEAVY DUTY, SOLID WHITE PLASTIC TOILET SEAT WITH MOLDED-IN BUMPERS, CLOSED BACK/OPEN FRONT, WITH COVER, AND HAVING STAINLESS STEEL HINGE.

FL-1 BASED ON "SLOAN" MODEL "ROYAL 186-0.125-DBP-SG". MANUAL, QUIET, EXPOSED, CHROME PLATED, DIAPHRAGM OPERATED FLUSH VALVE FOR 0.125 GALLON URINAL FLUSH VALVE, WITH NON-HOLD-OPEN LOW FORCE/ADA COMPLIANT HANDLE. PROVIDE CHLORAMINE RESISTANT, DUAL SEAL DIAPHRAGM WITH A CLOG RESISTANT, MINIMUM DUAL FILTERED BYPASS, 3/4" IPS SCREW DRIVER OPERATED COMBINATION ANGLE CHECK AND STOP VALVE WITH PROTECTIVE VANDAL RESISTANT CAP, SWEAT SOLDER KIT, ADJUSTABLE TAIPIECE, CAST WALL FLANGE, VACUUM BREAKER, AND SPUD COUPLING AND FLANGE FOR 3/4" TOP SPUD CONNECTION.

FD-1 BASED ON "WADE" MODEL "1100-G6" OR EQUIVALENT WITH 6 INCH SQUARE NICKEL BRONZE ADJUSTABLE TOP. COATED GRAY IRON BODY HAVING INTEGRAL DOUBLE DRAINAGE FLANGE WITH WEEP HOLES AND NO-HUB SPIGOT OR PUSH-ON BOTTOM OUTLET. PROVIDE FLASHING CLAMP DEVICE WHERE LOCATED IN MEMBRANE FLOOR OR WHEN FLASHING IS REQUIRED TO PANS. FLOOR DRAINS SHALL COMPLY WITH ASME A112.6.3.

SH-1 ADA COMPLIANT ONE PIECE ACRYLIC SHOWER MODULE WITH NOMINAL 36" X 36" INSIDE DIMENSIONS, WHITE IN COLOR, WITH GRAB BARS, STANDARD FOLD-UP SEAT, CURTAIN ROD, SHOWER DRAIN, PRESSURE BALANCED SINGLE LEVER SHOWER MIXING VALVE, HAND HELD SHOWER HEAD, 60" FLEXIBLE HOSE, AND 36" SLIDE GUIDE.

SHOWER VALVE AND HEAD: ASSE 1016 PRESSURE BALANCE MIXER TYPE SHOWER VALVE WITH SINGLE METAL BLADE HANDLE. VALVE SHALL OPEN TO COLD WATER FIRST AND THEN THROUGH WARM (MIX) TO HOT. VALVE SHALL HAVE OPERATING PARTS SEPARATELY REPLACEABLE FROM OUTSIDE THE WALL THROUGH VALVE COVER PLATE, WITH CERAMIC DISC VALVING, ADJUSTABLE SAFETY LIMIT STOP, AND SCREW DRIVER STOPS. PROVIDE COMPLETE WITH CHROME PLATED SHOWER ARM WITH ESCUTCHEON AND MAXIMUM 1.75 GPM SHOWER HEAD. ZURN 27301-S5-MT-S8 OR EQUIVALENT.

MB-1 ONE PIECE MOLDED STONE 10" HIGH BASIN WITH 2" SHOULDERS 24" X 24" OVERALL BASIN SIZE. FURNISH WITH FACTORY INSTALLED 3" DRAIN BODY WITH REMOVABLE STAINLESS STEEL STRAINER. FURNISH WITH MANUFACTURER'S STANDARD MOP HANGER, TWO STAINLESS STEEL WALL SHIELDS, AND HOSE AND HOSE BRACKET ACCESSORIES FOR FIELD INSTALLATION. MUSTEE MODEL 63M OR EQUIVALENT. PROVIDE F-2 FAUCET AS SPECIFIED IN THE ARTICLES BELOW.

EBO-1 EQUIPMENT BY OTHERS: ALL ITEMS INDICATED BY THIS NUMBER ARE FIXTURES AND EQUIPMENT FURNISHED BY FOOD SERVICE EQUIPMENT SUPPLIER. EQUIPMENT SUPPLIER WILL FURNISH EQUIPMENT COMPLETE WITH FAUCET TRIM, GAS COCKS, STRAINERS, AND TAIPIECES OR OTHER DEVICES INTEGRAL WITH OR PART OF HIS EQUIPMENT. PLUMBING INSTALLER SHALL PROVIDE ALL COLD WATER, HOT WATER, GASES, WASTE LINES, VENTS, SUPPLY RISERS, KEY STOPS, TRAPS, ETC., REQUIRED FOR THE EQUIPMENT. PLUMBING INSTALLER SHALL INSTALL ALL FAUCET TRIM AND ACCESSORIES, AND MAKE ALL FINAL CONNECTIONS BETWEEN PLUMBING SYSTEM AND KITCHEN EQUIPMENT.

F-1 BASED ON "ZURN" MODEL "Z82200-M" OR EQUIVALENT. POLISHED CHROME PLATED ALL METAL DECK MOUNTED FAUCET, SINGLE HOLE, SPOUT WITH 0.5 GPM CHROME PLATED CONSTANT FLOW OUTLET, POP UP DRAIN, SINGLE LEVER METAL HANDLE.

F-2 ROUGH CHROME PLATED CAST BRASS, COMBINATION SERVICE SINK FITTING WITH VACUUM BREAKER, 3/4" THREADED HOSE SPOUT, METAL LEVER HANDLES INDEXED "HOT" AND "COLD" PLUS RED AND BLUE INDEX TABS, WALL BRACE, PAIL HOOK, ADJUSTABLE FLANGED FEMALE SUPPLY ARMS AND HAVING INTEGRAL STOPS. CHICAGO FAUCET MODEL 897-RCF OR EQUIVALENT.

FS-1 KITCHEN FLOOR SINK, "WADE" 9140 12" X 12" X 8" (300 X 300 X 200 MM) OR EQUIVALENT WITH CAST IRON BODY, A.R.E. INTERIOR, ALUMINUM DOME STRAINER AT OUTLET, 1/2" GRATE.

TD-1,2,3,4 MODULAR SYSTEM OF PRE-SLOPED 16 GAUGE TYPE 304 STAINLESS-STEEL CHANNEL SECTIONS, GRATES, AND APPURTENANCES; DESIGNED SO GRATES FIT INTO CHANNEL RECESSES WITHOUT ROCKING OR RATTLING. STANDARD: ASME A112.3.1, FOR TRENCH DRAINS. CHANNEL SECTIONS: INTERLOCKING-JOINT, STAINLESS-STEEL WITH SLOPING INVERT. DIMENSIONS: NOMINAL 4 INCHES WIDE. INCLUDE NUMBER OF UNITS REQUIRED TO FORM TOTAL LENGTHS INDICATED. OUTLETS: 4 INCH NO HUB CENTER BOTTOM OUTLET. INCLUDE NUMBER OF OUTLETS AS INDICATED. GRATES: MANUFACTURER'S DESIGNATION "HEAVY DUTY," WITH SLOTS AND OF WIDTH AND THICKNESS THAT FIT RECESSES IN CHANNELS. MATERIAL: STAINLESS STEEL. LOCKING MECHANISM: MANUFACTURER'S STANDARD DEVICE FOR SECURING GRATES TO CHANNEL SECTIONS. SUPPORTS, ANCHORS, AND SETTING DEVICES: MANUFACTURER'S STANDARD, UNLESS OTHERWISE INDICATED. CHANNEL SECTION JOINING AND FASTENING MATERIALS: AS RECOMMENDED BY SYSTEM MANUFACTURER. DURATRENCH MODEL "DTSS-4" OR EQUIVALENT.

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- FIRE SEAL ALL PENETRATIONS, SUCH AS PIPES, DUCTS, CONDUIT, ETC. THROUGH FIRE AND/OR SMOKE RATED ASSEMBLIES.
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- EXISTING 2" WATER SERVICE ENTRANCE.
- NEW CONNECTION POINT. VERIFY EXISTING SIZE AND LOCATION.
- ROUTE EXPOSED PIPING DOWN WALL. PROVIDE PVC JACKET AND INSULATE.
- PROVIDE 3/4" BRANCH LINE CAPPED AND VALVED FOR FUTURE USE.
- ROUTE DOWN TO 3/4" SHW/SCW "PEX-A" BELOW GRADE TO SERVE UNDERBAR KITCHEN EQUIPMENT. PROVIDE COPPER-TO-PEX FITTINGS AND ISOLATION VALVES ON EACH LINE. REFER TO FOUNDATION PLUMBING PLAN FOR CONTINUATION.
- ROUTE ALL PIPING THROUGH JOIST WEBBING.
- CBV: 0.5 GPM.
- EBO-1: REFER TO FSE DRAWINGS FOR EQUIPMENT DETAIL.
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- TRENCH DRAIN. PROVIDE LENGTH AS INDICATED (FEET).
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- 1 1/4" PIPE DOWN TO GAS-FIRED KITCHEN EQUIPMENT.
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- 2"V UP TO 3" V.T.R.
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- DISCHARGE GREASE INTERCEPTOR INTO SINK SANITARY LINE. REFER TO DETAIL ON SHEET P 501.
- DOMESTIC HW STORAGE TANK. REFER TO DETAIL ON SHEET P 502.

ISSUED FOR

DATE

PROJECT TITLE
STONE HOUND
BREWING CO.

OWNER
STONE HOUND
BREWING CO.

Acme, Michigan

SHEET TITLE
FIRST FLOOR PLUMBING PLAN

DATE
FEBRUARY 21, 2020
SHEET NUMBER
P 101
19-209.00

TowerPinkster

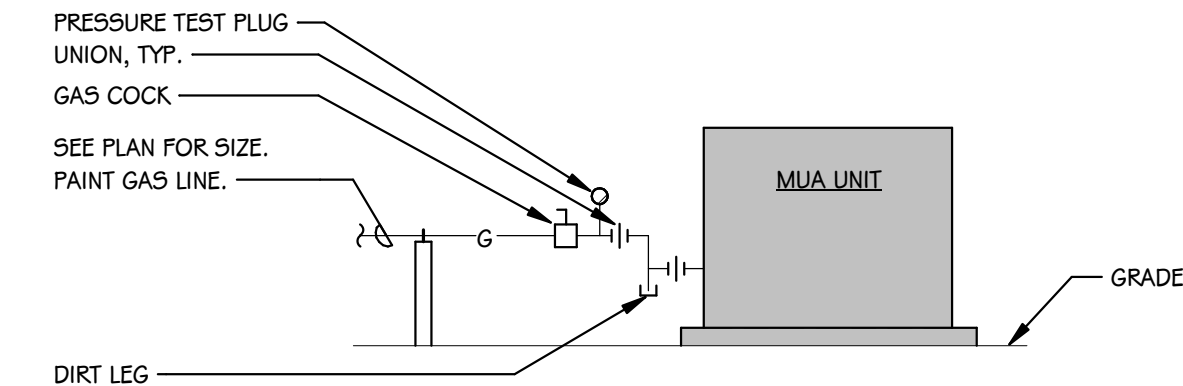
Architecture · Engineering · Interiors

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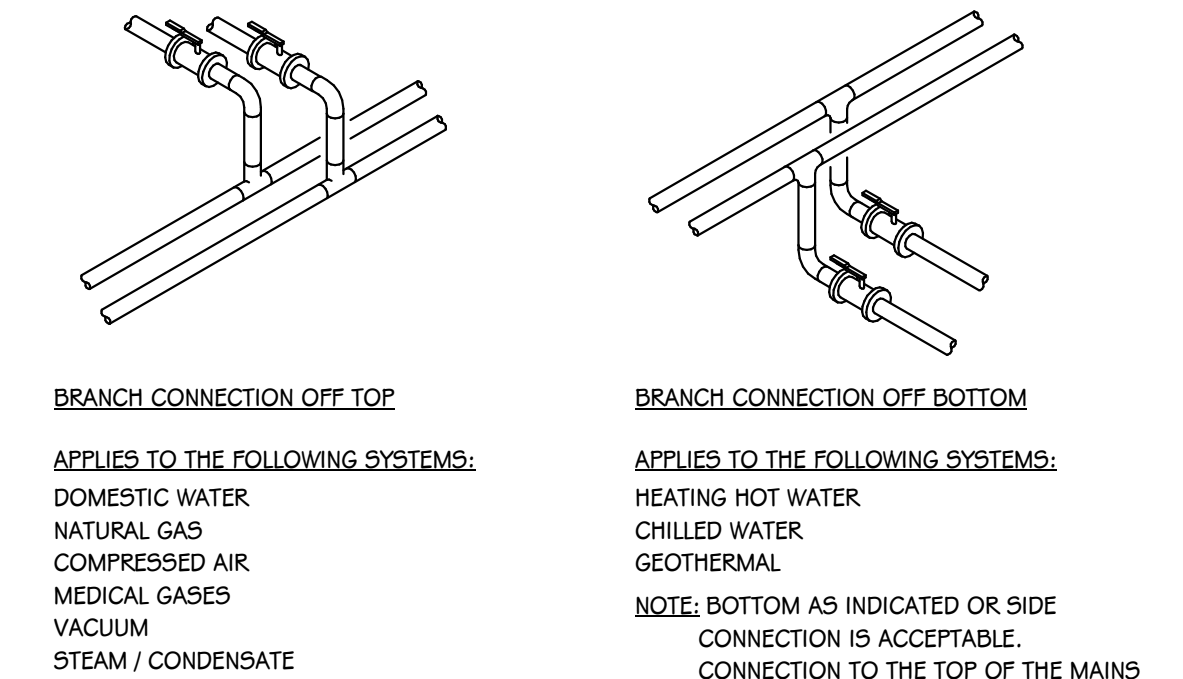
PLUMBING SPECIFICATIONS

- THE CONTRACTOR IS TO PROVIDE SHOP DRAWING SUBMITTALS ON EQUIPMENT, PIPING, VALVES, AND INSULATION FOR APPROVAL.
- THE CONTRACTOR IS TO PROVIDE RECORD AS-BUILT DRAWING, O&M MANUALS, TESTING, AND WARRANTY INFORMATION IN ELECTRONIC FORMAT, TO THE UNIVERSITY AT THE COMPLETION OF THE PROJECT.
- ALL PIPING SHALL AVOID LOCATIONS DIRECTLY ABOVE ALL ELECTRICAL EQUIPMENT.
- UNLESS SPECIFICALLY NOTED AS NON-ASBESTOS CONTAINING MATERIAL, ALL THERMAL SYSTEMS SHALL BE ASSUMED TO CONTAIN ASBESTOS. OWNER SHALL ABATE ALL ASBESTOS CONTAINING MATERIAL IDENTIFIED BY THE INSTALLER TO BE REMOVED.
- ALL PIPING SHALL BE LABELED WITH PREPRINTED, COLOR-CODED LABEL WITH LETTERING INDICATING SERVICE SYSTEM AND DIRECTION OF FLOW.
- ALL EQUIPMENT SHALL BE LABELED WITH WITH MULTI-LAYER, MUTLI-COLOR PLASTIC LABEL SUITABLE FOR MECHANICAL ENGRAVING, ABLE TO WITHSTAND TEMPERATURES UP TO 160°F. LABELS SHALL BE NOT LESS THAN 2 1/2" BY 3/4", WITH WHITE BACKGROUND AND BLACK TEXT.
- PIPING NPS 2 1/2 AND LARGER SHALL BE SCHEDULE 40 STEEL PIPE, WROUGHT STEEL FITTINGS OR WELDED.
- PIPING NPS 2 AND SMALLER SHALL BE TYPE L COPPER PIPE WITH LEAD-FREE SOLDERED FITTINGS. THREADED BLACK PIPE CAN BE USED AT PRESSURE GAUGES.
- DOMESTIC WATER PIPING SHALL BE INSULATED WITH 1" MINERAL FIBER PREFORMED PIPE INSULATION WITH ASJ TYPE I JACKET.
- DOMESTIC WATER PIPE PENETRATIONS THROUGH INTERIOR PARTITIONS SHALL BE SLEEVED AND GALVANIZED PIPE SLEEVES.
- PIPING SYSTEM SHALL BE TESTED TWO-TIMES SYSTEM PRESSURE. ENGINEER TO WITNESS AND SIGN OFF ON PRESSURE TESTS.
- UNIONS SHALL BE INSTALLED ADJACENT TO EACH VALVE AND AT FINAL CONNECTION TO EACH PIECE OF EQUIPMENT. USE DIELECTRIC UNIONS WHERE DISSIMILAR METALS ARE USED.
- ALL VALVES SHALL BE TAGGED WITH A BRASS .032-INCH MIN THICKNESS TAG WITH 1/4" LETTERS. VALVES SCHEDULES FOR EACH PIPING SYSTEM SHALL BE INCLUDED IN THE PROJECT O&M MANUALS. TABULATE VALVE NUMBER, PIPING SYSTEM, SYSTEM ABBREVIATION (AS SHOWN ON TAG), LOCATION OF VALVE (ROOM OR SPACE), NORMAL OPERATING POSITION (OPEN, CLOSED, MODULATING), AND VARIATIONS FOR IDENTIFICATION. MARK VALVES FOR EMERGENCY SHUT-OFF AND SIMILAR SPECIAL USES.
- BALL VALVES SHALL BE BASED ON "APOLLO". BRONZE, HIGH PERFORMANCE BALL VALVES 2" AND SMALLER SHALL BE MSS SP-110, 600 PSI WOG PRESSURE, 150 SWP, TWO PIECE BRONZE BODY, FULL PORT, STAINLESS STEEL BALL, REPLACEABLE "TPE" SEATS AND SEAL, BLOWOUT PROOF STEM, VINYL COVERED HANDLE, AND THREADED ENDS.
- SWING CHECK VALVES 2" AND SMALLER SHALL BE BRONZE, Y-PATTERN WITH THREADED ENDS. ASTM B61, CLASS 150 BRONZE BODY.
- SHUT-OFF VALVES NPS 2 AND SMALLER SHALL BE BASED ON "APOLLO" BRONZE BALL VALVES, ASTM B62, 400 PSI WOG PRESSURE, FULL PORT, STAINLESS STEEL BALL AND STEM, REPLACEABLE "TPE" SEATS AND SEAL, BLOWOUT PROOF STEM AND VINYL COVERED HANDLE. NPS 2-1/2 AND LARGER SHALL BE BASED ON "MILWAUKEE" FERROUS ALLOY BUTTERFLY VALVES, 200 PSI WOG PRESSURE, LUG STYLE, BRONZE DISC, EPDM SEATS, STAINLESS STEEL STEM.
- CHECK VALVES NPS 2 AND SMALLER SHALL BE BRONZE CHECK VALVES, ASTM B61, CLASS 150 BRONZE BODY, DISC AND CAP, Y-PATTERN WITH THREADED ENDS. CHECK VALVES NPS 2 1/2 AND LARGER SHALL BE ASTM A126, CLASS 125 CAST IRON BODY AND CAP, RENEWABLE BRONZE DISC AND SEAT RINGS W/ FLANGED ENDS.
- CALIBRATED BALANCE VALVES SHALL BE BASED ON "TOUR # ANDERSON", OR APPROVED EQUAL. MULTI-TURN, CALIBRATED ORIFICE BALANCING VALVE, INTEGRAL PRESSURE GAUGE CONNECTIONS, DIAL HANDLE WITH MEMORY STOP TO RETAIN SET POSITION. NPS 2.5 AND SMALLER SHALL BE THREADED OR SOCKET CONNECTION WITH BRONZE BODY. NPS 3 AND LARGER SHALL BE CAST IRON OR STEEL BODY WITH FLANGED CONNECTION.
- SANITARY DRAIN PIPE SHALL BE HUBLESS CAST IRON OR SCHEDULE 40 PVC.
- SANITARY VENT PIPE SHALL BE SCHEDULE 40 PVC DWV PIPE.
- FACUET SUPPLY INLETS SHALL BE COPPER TUBE AND SIZE REQUIRED FOR FINAL CONNECTION.
- SUPPLY STOPS SHALL BE CHROME-PLATED BRASS BODY, QUARTER TURN ANGLED CONFIGURATION WITH COMPRESSION FITTINGS, LOOSE KEY TYPE, AND SIZED TO MATCH INLET PIPE AND SUPPLY RISER.
- TRAPS SHALL BE CHROME PLATED, 17 GAUGE TUBULAR BRASS P-TRAP AND WALL BEND WITH SLIP-JOINT INLET, WALL FLANGE, ESCUTCHEON, AND SAME SIZE AS FIXTURE OUTLET CONNECTION. PROVIDE CLEANOUT PLUG.
- THERMOSTATIC MIXING VALVES SHALL COMPLY WITH ASSE 1070 FOR INDIVIDUAL FIXTURE APPLICATIONS. 125 PSIG PRESSURE RATNG, BRONZE OR BRASS BODY WITH CORROSION RESISTANT INTERIOR COMPONENTS, ADJUSTABLE TEMPERATURE CONTROL, THREADED AND INTEGRAL CHECK VALVES FOR INLETS AND OUTLETS, ROUGH OR CHROME PLATED BRONZE FINISH, 110 DEG F TEMPERED WATER SETTING.
- IN LIEU OF KNEE GUARD: UNDER LAVAORY GUARDS SHALL BE BASED ON "TRUEBRO" MODEL LAV GUARD 2. INSULATING PIPING COVERING FOR SUPPLY AND DRAIN PIPING ASSEMBLIES THAT PREVENT DIRECT CONTACT WITH AND BURNS FROM PIPING. GUARD SHALL ALLOW SERVICE ACCESS WITHOUT REMOVING COVERINGS. GUARDS SHALL BE ANTIMICROBIAL, MOLDED PLASTIC, AND WHITE.
- URINAL SUPPORT CARRIERS SHALL BE BASED ON "WADE" MODEL "W-400-AM11-M36". FOOT SUPPORTED CARRIER WITH RECTANGULAR STRUCTURAL STEEL UPRIGHTS, TOP SUPPORT PLATE, AND LOWER BEARING PLATE WITH STUDBS.
- WATER CLOSET SUPPORT CARRIERS SHALL BE BASED ON "WADE" MODEL "W-300". FOOT SUPPORTED CARRIER WITH VERTICAL OR HORIZONTAL WASTE FITTING CONFIGURATION AS REQUIRED BY WASTE PIPING INSTALLATION. SINGLE CLOSET CARRIERS SHALL BE PROVIDED WITH REAR ANCHORING FOOT. CLOSET COUPLING AND FIXTURE SUPPORT RODS SHALL BE PROPER LENGTH FOR WALL THICKNESS. M4 ROD SUPPORT FEET SHALL BE FURNISHED WHEN SPAN FROM INSIDE OF FINISH BLOCK WALL TO FACE OF CARRIER FACEPLATE EXCEEDS 6". M4 ROD SUPPORT FEET SHALL ALSO BE PROVIDED ON EACH WATER CLOSET CARRIER INSTALLED ON STUD TYPE WALL CONSTRUCTION.

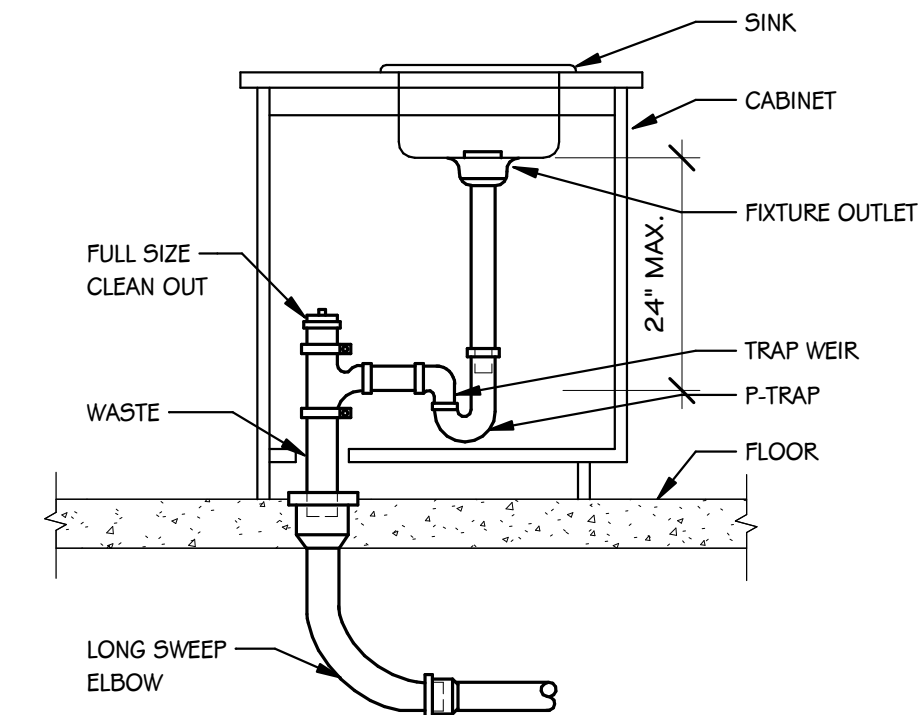
GAS LOAD SCHEDULE			
TAG	CAPACITY (C.F.H.)	PRESS. RANGE (IN. W.C.)	PHASE
CONVECTION OVEN	110	5"-10"	New Construction
FRYER	150	5"-10"	New Construction
GAS GRIDDLE	50	5"-10"	New Construction
HOT PLATE	50	5"-10"	New Construction
MUA (F5E)	215	7"-14"	New Construction
RTU-1	115	7"-14"	Existing
RTU-2	115	7"-14"	Existing
WATER HEATER	195	5"-10"	Existing
Grand total: 8		1000	



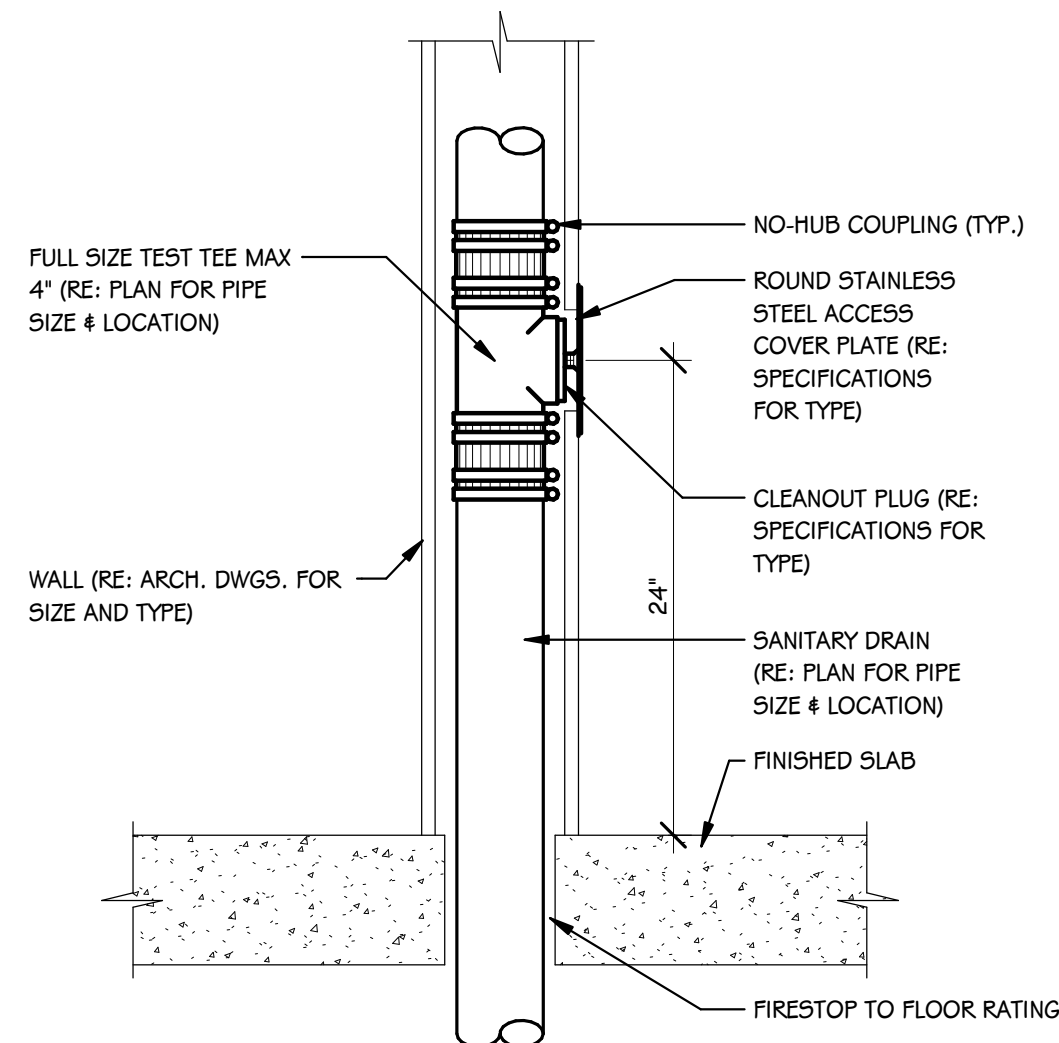
TYPICAL MUA GAS PIPING DETAIL
SCALE: NONE



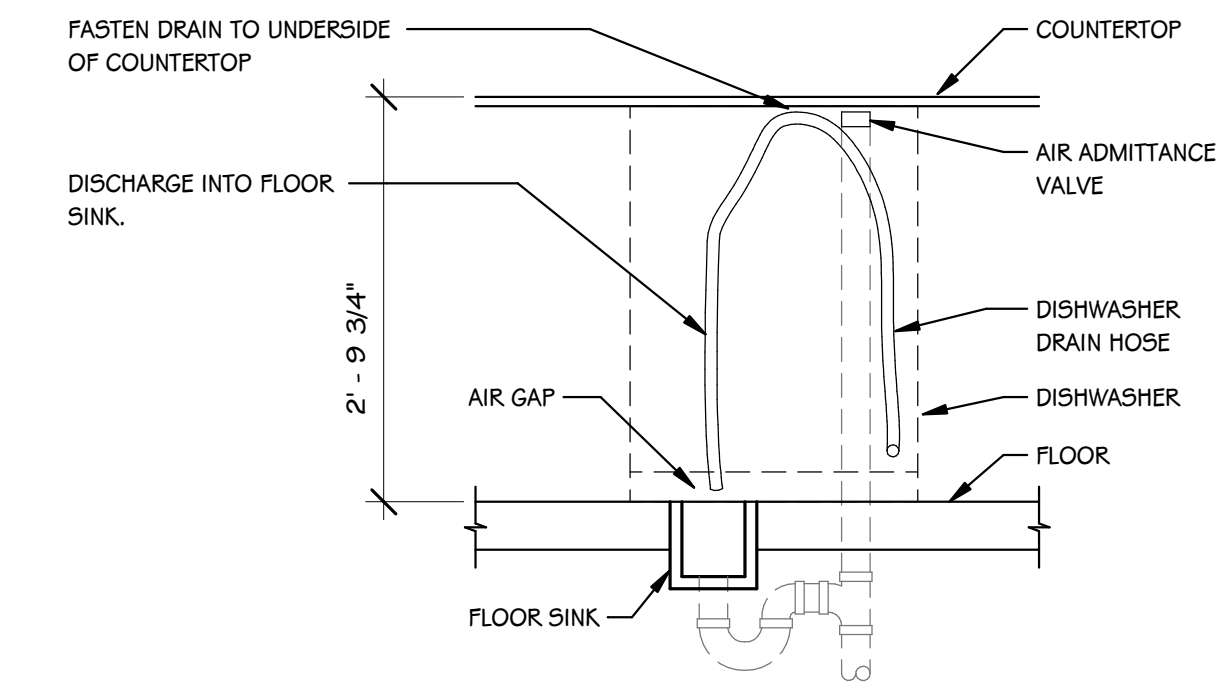
BRANCH TAKE-OFF PIPING DETAIL
SCALE: NONE



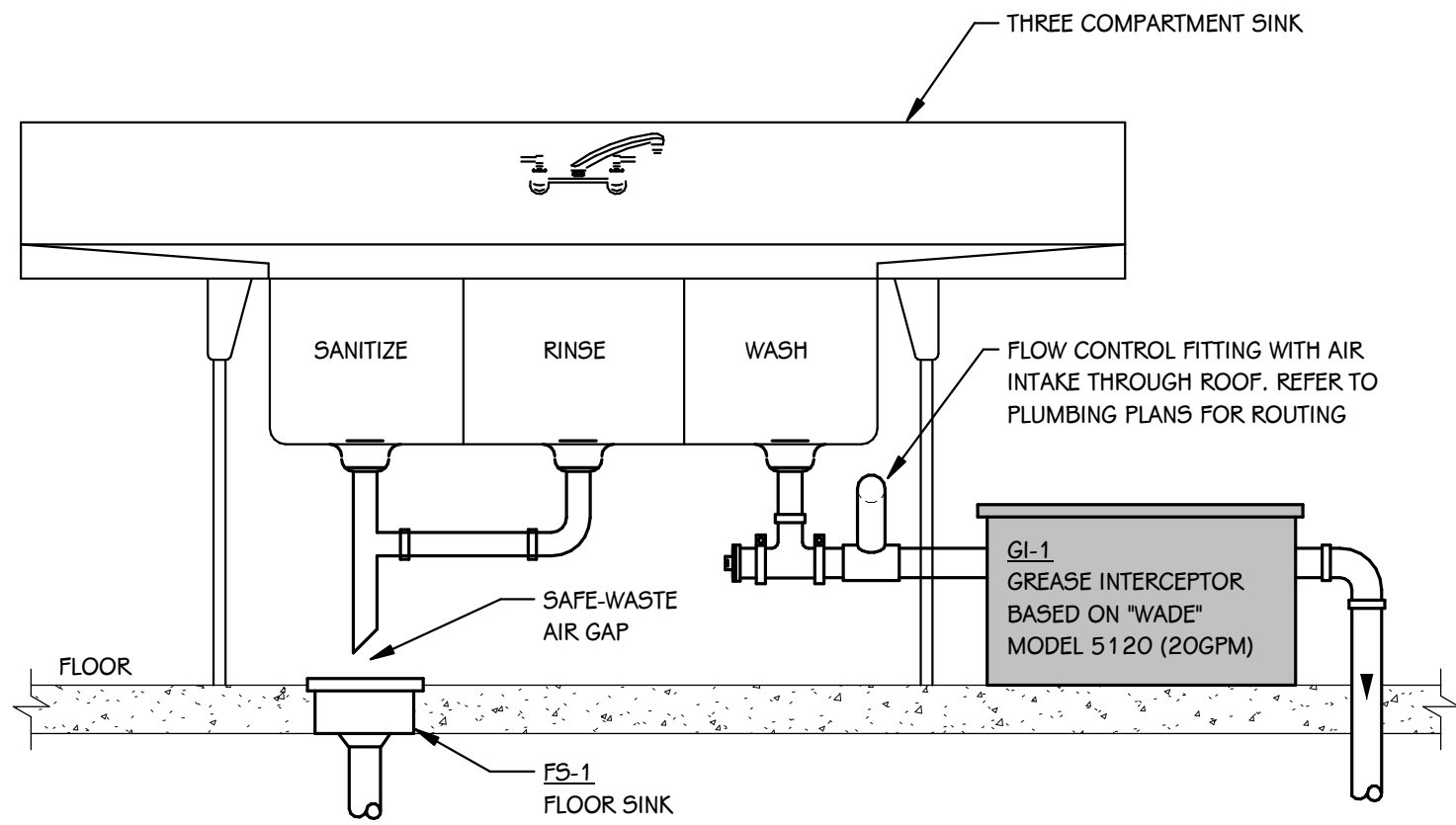
COMBINATION DRAIN AND VENT DETAIL
SCALE: NONE



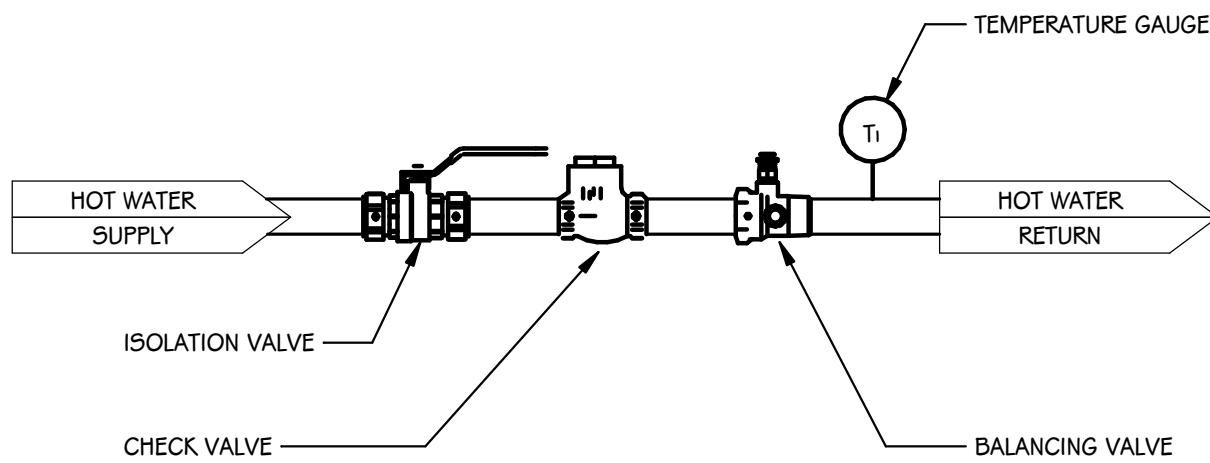
WALL CLEANOUT DETAIL
SCALE: NONE



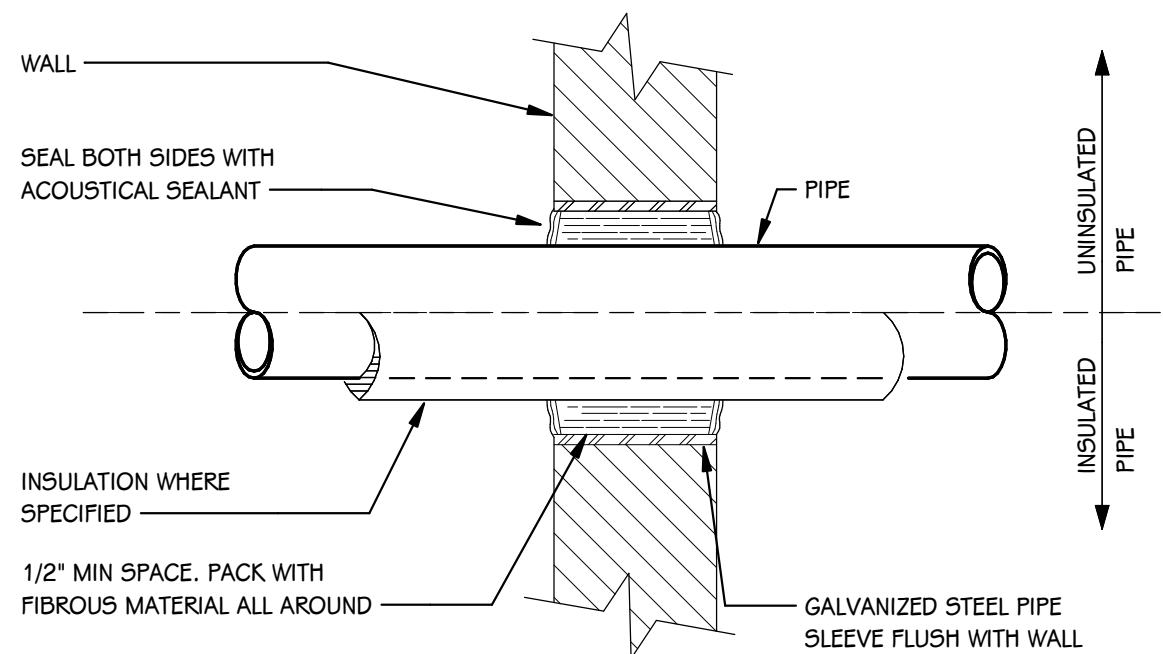
DISHWASHER DRAIN OUTLET BOX DETAIL
SCALE: NONE



THREE COMPARTMENT SINK WASTE PIPING
SCALE: NONE

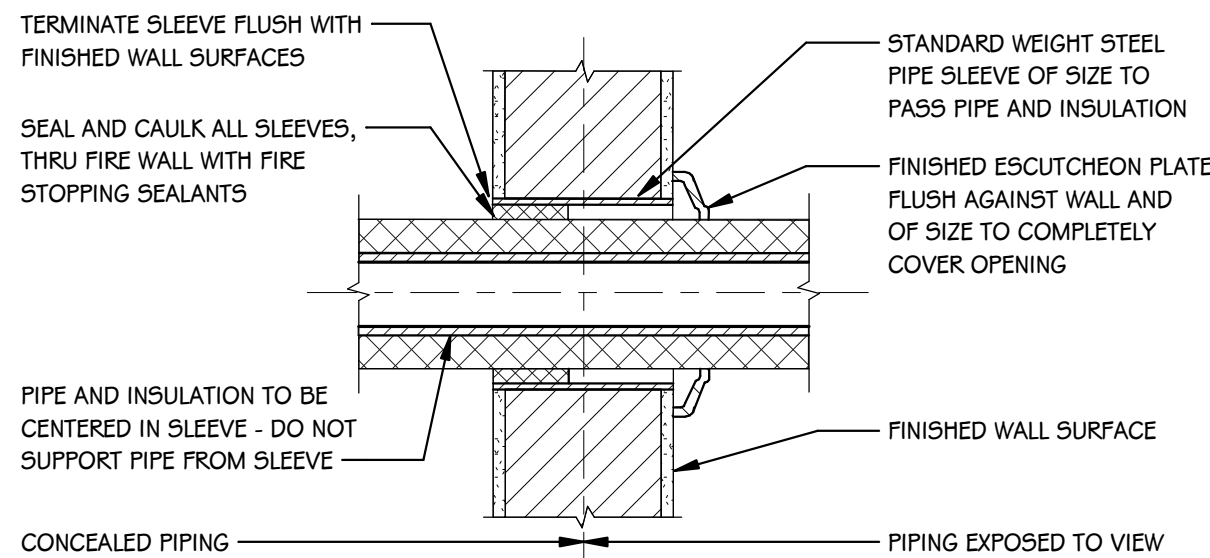


BALANCING VALVE ASSEMBLY DETAIL
SCALE: NONE

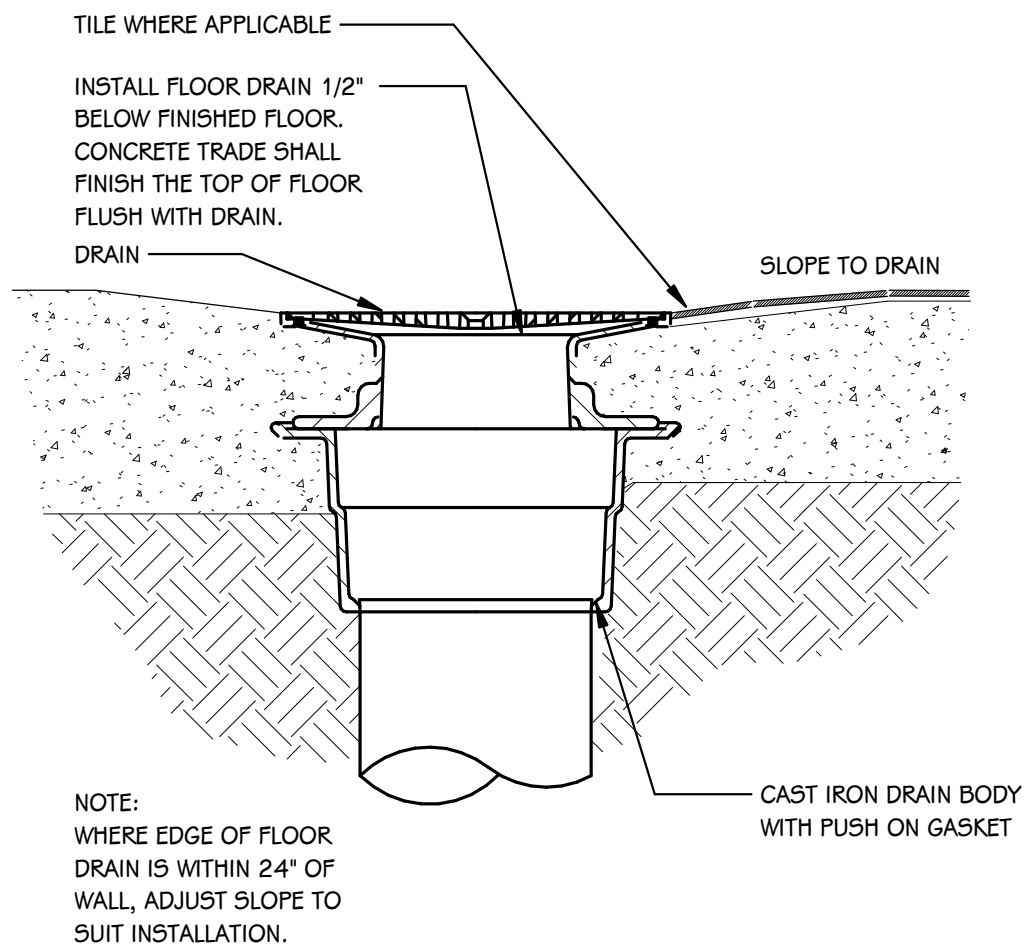


- NOTE
- WHERE PIPING IS EXPOSED TO VIEW PROVIDE WITH ESCUTCHEON.
 - FOR RATED WALLS REFER TO FIRE STOP SPECIFICATIONS.

PENETRATION NOT RATED DETAIL
SCALE: NONE



PIPING SLEEVE DETAIL - INTERIOR WALL
SCALE: NONE



FINISH FLOOR DRAIN DETAIL
SCALE: NONE



SCALE: NONE

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ISSUED FOR

DATE _____

PROJECT TITLE
STONE HOUND
BREWING CO.

OWNER
STONE HOUND
BREWING CO.

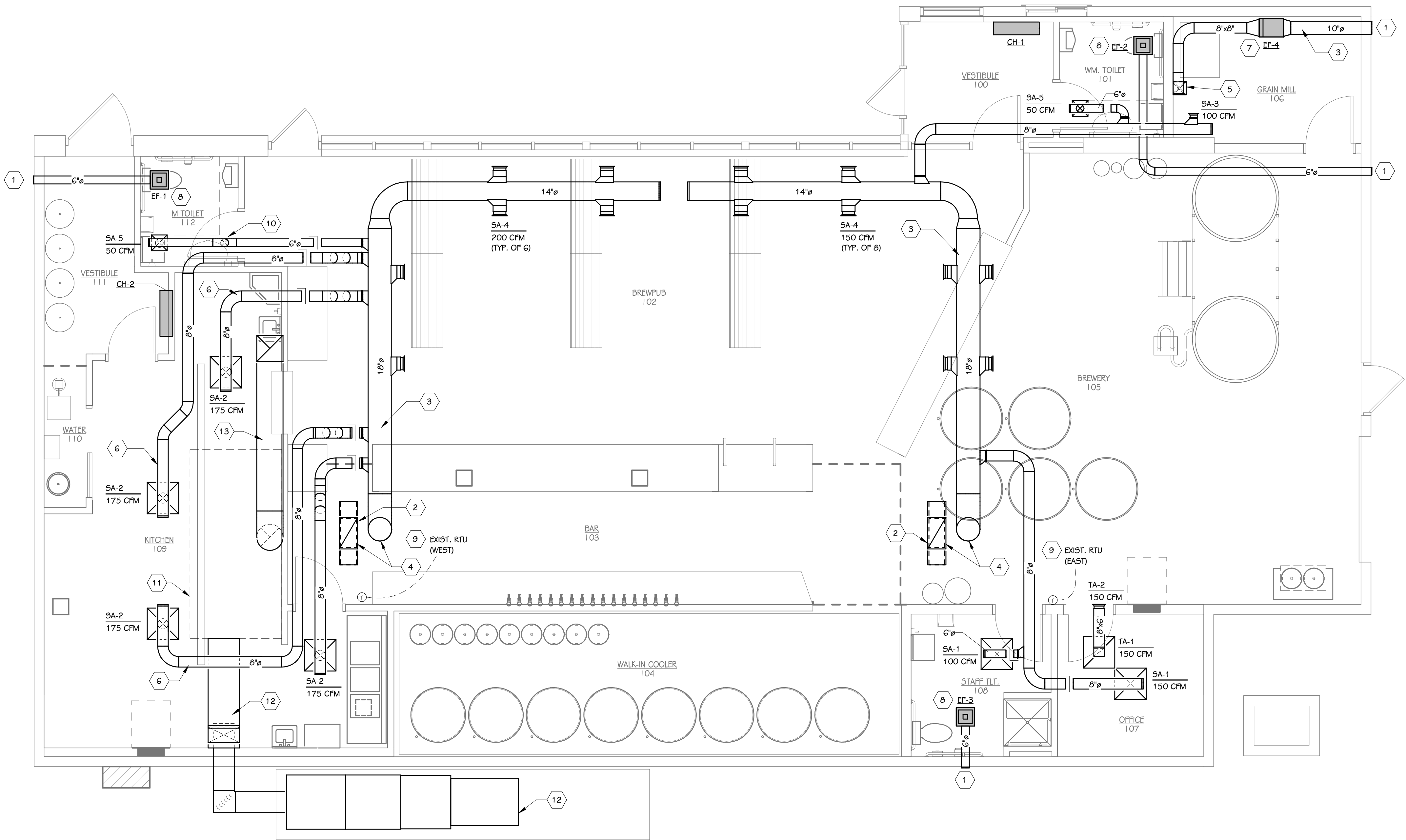
Acme, Michigan

SHEET TITLE
PLUMBING SCHEDULES AND DETAILS

SHEET NUMBER
P 502

DATE
FEBRUARY 21, 2020

SHEET NUMBER
P 502
19-209.00



 **FIRST FLOOR SHEET METAL PLAN**
1/4" = 1'-0"

- GENERAL MECHANICAL NOTES**
- 1 DETAILS SHOWN ILLUSTRATE DESIGN INTENT, NOT ALL POSSIBLE CONDITIONS. DRAWINGS ARE NOT TO BE CONSIDERED FABRICATION DRAWINGS.
 - 2 IF THE CONTRACTOR ELECTS TO PROVIDE EQUIPMENT OTHER THAN BASIS OF DESIGN, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE LAYOUT AND CLEARANCE REQUIREMENTS IN ALL SPACES CONTAINING EQUIPMENT AND PROVIDE EQUIPMENT MEETING THE SPECIFICATIONS AND ACHIEVING CODE REQUIRED CLEARANCES WITHIN THE SPACE PROVIDED.
 - 3 COORDINATE ALL NEW CONSTRUCTION WORK OR ACTIVITY WITH THAT WHICH IS REQUIRED BY OTHER TRADES OR INSTALLERS IN ORDER TO PROVIDE A COMPLETE SYSTEM INCLUDING ALL NECESSARY COMPONENTS, FITTINGS, AND OFFSETS.
 - 4 INSTALLER SHALL VERIFY ALL EXISTING JOBSITE CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. NOTIFY THE ENGINEER OF DISCREPANCIES PRIOR TO COMMENCING WORK.
 - 5 FIRE SEAL ALL PENETRATIONS, SUCH AS PIPES, DUCTS, CONDUIT, ETC. THROUGH FIRE AND/OR SMOKE RATED ASSEMBLIES.
 - 6 MECHANICAL INSTALLER IS RESPONSIBLE FOR PATCHING OF WALLS, CEILINGS, AND FLOORS WHERE FIXTURES, MECHANICAL EQUIPMENT, SHEET METAL, OR PIPING HAS BEEN REMOVED, RELOCATED, OR INSTALLED.
 - 7 ALL PIPING SHALL AVOID LOCATIONS DIRECTLY ABOVE ALL ELECTRICAL EQUIPMENT. COORDINATE WITH ELECTRICAL.
 - 8 ALL LOW VOLTAGE CABLING SHALL BE RUN IN CONDUIT BETWEEN DEVICE AND CABLE TRAY OR TECHNOLOGY RACK. NO CABLING SHALL BE VISIBLE IN EXPOSED CEILING SPACES. EXPOSED CONDUIT SHALL BE PAINTED TO MATCH SURFACE IT IS SUPPORTED FROM. WIRING ROUTED IN ACCESSIBLE CEILING SPACES SHALL BE INDEPENDENTLY SUPPORTED WITH COMM HOOKS OR RINGS.

- KEYED NOTES - MECHANICAL**
- 1 TERMINATE WITH WALL VENT PAINTED TO MATCH BUILDING. REFER TO DETAIL.
 - 2 14"x24" DUCT DROP TO RETURN AIR PLENUM WITH BIRDSCREEN. REFER TO DETAIL.
 - 3 DUCT CENTERLINE ELEVATION: 10'-6" A.F.F.
 - 4 CONNECT TO EXISTING RTU DUCT DROPS. PROVIDE TRANSITIONS AS REQUIRED TO ACCOMMODATE NEW DUCTWORK. BALANCE EXISTING RTU OA DAMPERS TO SUPPLY 500 CFM OF OA.
 - 5 PROVIDE FILTERED EXHAUST PLENUM NEAR FLOOR. REFER TO GRAIN MILL EXHAUST DETAIL.
 - 6 ROUTE BRANCH DUCTWORK THROUGH JOIST WEBBING.
 - 7 PROVIDE MECHANICAL TIMECLOCK FOR SCHEDULED OPERATION.
 - 8 ENABLED VIA OCCUPANCY SENSOR.
 - 9 PROVIDE NEW 7-DAY (PROGRAMMABLE) WIFI ENABLED "SMART THERMOSTAT".
 - 10 DUCT UP INTO JOIST SPACE.
 - 11 KITCHEN EXHAUST HOOD. REFER TO FSE DRAWINGS.
 - 12 MUA UNIT AND DUCTWORK (BY FSE). MOUNT MUA UNIT ON GRADE. PROVIDE CONCRETE MOUNTING PAD. SLOPE, JACKET, AND INSULATE ALL EXTERIOR (EXPOSED) DUCTWORK.
 - 13 EXHAUST DUCT (BY FSE) TO ROOF-MOUNTED EXHAUST HOOD.

SHEET TITLE FIRST FLOOR SHEET METAL PLAN	OWNER STONE HOUND BREWING CO.	PROJECT TITLE STONE HOUND BREWING CO.	ISSUED FOR
	Acme, Michigan		DATE
SHEET NUMBER M 101 19-209.00	DATE FEBRUARY 21, 2020		

TowerPinkster
Architecture • Engineering • Interiors

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ABBREVIATIONS

A.C.D.	AUTOMATIC CONTROL DAMPER	MFR.(S)	MANUFACTURER(S)
A.F.F.	ABOVE FINISHED FLOOR	M.H.	MANHOLE
A.G.	ABOVE GRADE	MIN.	MINIMUM
A.P.D.	AIR PRESSURE DROP	MTG.	MOUNTING
B.D.	BALANCING DAMPER	N.C.	NORMALLY CLOSED
B.D.D.	BACKDRAFT DAMPER	N.F.W.H.	NON-FREEZE WALL HYDRANT
B.F.	BARRIER FREE	N.I.C.	NOT IN CONTRACT
BTUH	BRITISH THERMAL UNIT PER HOUR	N.O.	NORMALLY OPEN
B.V.	BALANCING VALVE	O.A.	OUTSIDE AIR
C.B.	CATCH BASIN	P.A.	PIPE ANCHOR
C.B.V.	CALIBRATED BALANCING VALVE	P.D.	PRESSURE DROP
C.F.H.	CUBIC FEET PER HOUR	P.R.V.	PRESSURE REDUCING VALVE
C.F.M.	CUBIC FEET PER MINUTE	P.T.	PRESSURE / TEMPERATURE TAPPING
C.H.	CABINET HEATER	R.A.	RETURN AIR
C.I.	CAST IRON	R.D.	ROOF DRAIN
C.M.	CEILING MOUNTED	R.H.	RELATIVE HUMIDITY
C.O.	CLEAN OUT	R.I.O.	ROUGH IN ONLY
C.V.	CONTROL VALVE	R.P.M.	REVOLUTIONS PER MINUTE
D.F.	DRINKING FOUNTAIN	R.P.P.P.	REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTER
D.N.	DOWN	R.V.	RELIEF VALVE
D.S.	DOWN SPOUT	S.A.	SUPPLY AIR
E.A.	EXHAUST AIR	SENS.	SENSIBLE
E.A.T.	ENTERING AIR TEMPERATURE	SHR.	SHOWER
E.D.B.	ENTERING DRY BULB	SK.	SINK
E.F.	EXHAUST FAN	S.O.V.	SHUT-OFF VALVE
E.S.P.	EXTERNAL STATIC PRESSURE	S.P.	STATIC PRESSURE
E.T.R.	EXISTING TO REMAIN	S.SK.	SERVICE SINK
E.W.B.	ENTERING WET BULB	TEMP.	TEMPERATURE
E.W.C.	ELECTRIC WATER COOLER	TOT.	TOTAL
E.W.T.	ENTERING WATER TEMPERATURE	T.R.	TEMPERATURE RISE
EXST.	EXISTING	T.S.P.	TOTAL STATIC PRESSURE
F.C.	FLEXIBLE CONNECTION	T.U.	TERMINAL UNIT BOX
F.D.	FLOOR DRAIN	T.W.C.	TEPID WATER CONNECTION
F.I.	FIELD INSTALLED	U.H.	UNIT HEATER
F.M.	FLOOR MOUNTED	URN.	URINAL
F.P.M.	FEET PER MINUTE	V.	VENT
F.S.	FLOOR SINK	VEL.	VELOCITY
F.S.E.	FOOD SERVICE EQUIPMENT	V.I.F.	VERIFY IN FIELD
G.P.M.	GALLONS PER MINUTE	V.S.	VENT STACK
H.B.	HOSE BIBB	V.T.R.	VENT THRU ROOF
HP	HORSE POWER	W.	WASTE
I.E.	INVERT ELEVATION	W.C.	WATER CLOSET
L.A.T.	LEAVING AIR TEMPERATURE	W.M.	WALL MOUNTED
LAV.	LAVATORY		
MAX.	MAXIMUM		
M.B.	MOP BASIN		
MBH	BRITISH THERMAL UNIT PER HOUR (THOUSANDS)		

MECHANICAL SPECIFICATIONS

- INSTALLER SHALL VERIFY ALL EXISTING JOBSITE CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.
- EXISTING CONDITIONS AND DESIGN INFORMATION SHOWN HEREIN IS APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO THE COMMENCEMENT OF ANY NEW CONSTRUCTION WORK OR ACTIVITY.
- COORDINATE ALL NEW CONSTRUCTION WORK OR ACTIVITY WITH THAT WHICH IS REQUIRED BY OTHER TRADES OR INSTALLERS.
- INSTALLING CONTRACTOR IS RESPONSIBLE FOR PATCHING OF WALLS, CEILINGS, AND FLOORS WHERE FIXTURES, MECHANICAL EQUIPMENT, SHEET METAL, OR PIPING HAS BEEN REMOVED, RELOCATED, OR INSTALLED.
- THE OWNER SHALL BE RESPONSIBLE FOR RELOCATING ALL MISCELLANEOUS FURNITURE AND EQUIPMENT (NOT PHYSICALLY ATTACHED TO THE BUILDING) AWAY FROM THE CONSTRUCTION SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL MISCELLANEOUS ACCESSORIES NOT LISTED HEREIN IN ACCORDANCE WITH ALL APPLICABLE CODES AND BEST PRACTICES, IN ORDER TO PROVIDE A FINISHED SYSTEM.
- THE CONTRACTOR SHALL STARTUP, OPERATE AND ADJUST EVERY PHASE OF AIR CONDITIONING, HEATING AND VENTILATING EQUIPMENT FOR OPERATIONAL VERIFICATION. EACH SHALL BE OPERATED SEPARATELY OR IN CONJUNCTION ONE WITH THE OTHER, FOR A SUFFICIENT PERIOD OF TIME TO DEMONSTRATE TO THE ENTIRE SATISFACTION OF THE OWNER'S REPRESENTATIVE THE ABILITY OF THE EQUIPMENT TO MEET CAPACITY AND PERFORMANCE REQUIREMENTS WHILE MAINTAINING DESIGN CONDITIONS AS SHOWN ON THE CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPORTS AND ISOLATION OF HIS MECHANICAL DEVICES. HE SHALL FURNISH ALL MISCELLANEOUS STEEL NECESSARY TO HANG OR SUPPORT PIPE OR MECHANICAL EQUIPMENT. MECHANICAL INSTALLER SHALL ARRANGE FOR CONSTRUCTION OF CONCRETE FOUNDATIONS UNDER ALL FLOOR, AND GRADE MOUNTED EQUIPMENT AND APPARATUS. EACH INSTALLER SHALL PROVIDE ISOLATORS FOR ALL HIS MECHANICAL EQUIPMENT PRODUCING DETRIMENTAL OR NUISANCE VIBRATION.
- THE CONTRACTOR IS TO PROVIDE SHOP DRAWING SUBMITTALS ON EQUIPMENT, PIPING, VALVES, AND INSULATION TO THE OWNER FOR APPROVAL.
- THE CONTRACTOR IS TO PROVIDE RECORD AS-BUILT DRAWING, O&M MANUALS, TESTING, AND WARRANTY INFORMATION IN ELECTRONIC FORMAT, TO THE OWNER AT THE COMPLETION OF THE PROJECT.
- ALL EQUIPMENT SHALL BE LABELED WITH MULTI-LAYER, MULTI-COLOR PLASTIC LABEL SUITABLE FOR MECHANICAL ENGRAVING, ABLE TO WITHSTAND TEMPERATURES UP TO 160°F. LABELS SHALL BE NOT LESS THAN 2 1/2" BY 3/4", WITH WHITE BACKGROUND AND BLACK TEXT.
- ALL DUCTS SHALL BE INSTALLED IN COMPLIANCE WITH SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE" FOR ACCEPTABLE MATERIALS, MATERIAL THICKNESS, AND DUCT CONSTRUCTION METHODS UNLESS OTHERWISE INDICATED. SHEET METAL MATERIALS ARE TO BE FREE OF FITTING, SEAM MARKS, ROLLER MARKS, STAINS, DISCOLORATIONS, AND OTHER IMPERFECTIONS.
- ALL DUCT SEAMS AND JOINTS SHALL BE SEALED.
- PROVIDE SELF-ADHESIVE DUCT JACKET WITH ALUMINUM FOIL FACING FOR ALL EXPOSED OUTDOOR DUCTWORK.

SYMBOLS

	BALANCING VALVE		REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER
	BUTTERFLY VALVE		SANITARY SEWER (ABOVE FLOOR)
	CALIBRATED BALANCING VALVE		SANITARY SEWER (BELOW FLOOR)
	CAP		SHUT-OFF VALVE
	CHECK VALVE		SOFT COLD WATER
	COLD WATER (DOMESTIC)		SOFT HOT WATER
	COMPRESSED AIR		SOFT HOT WATER RETURN
	CONDENSATE		STORM SEWER (ABOVE FLOOR)
	CONDENSATE DRAIN		STORM SEWER (OVERFLOW SYSTEM)
	CONTROL VALVE		STORM (BELOW FLOOR)
	GAS		STRAINER
	GAS COCK		TEPID WATER
	HOT WATER RETURN (DOMESTIC)		TEPID WATER RETURN
	HOT WATER SUPPLY (DOMESTIC)		THERMOMETER
	PRESSURE GAUGE		THERMOSTAT
	PRESSURE REDUCING VALVE		UNION
	PRESSURE RELIEF VALVE		VACUUM BREAKER
	PRESSURE / TEMPERATURE TAPPING		VENT
	PUMPED CONDENSATE		

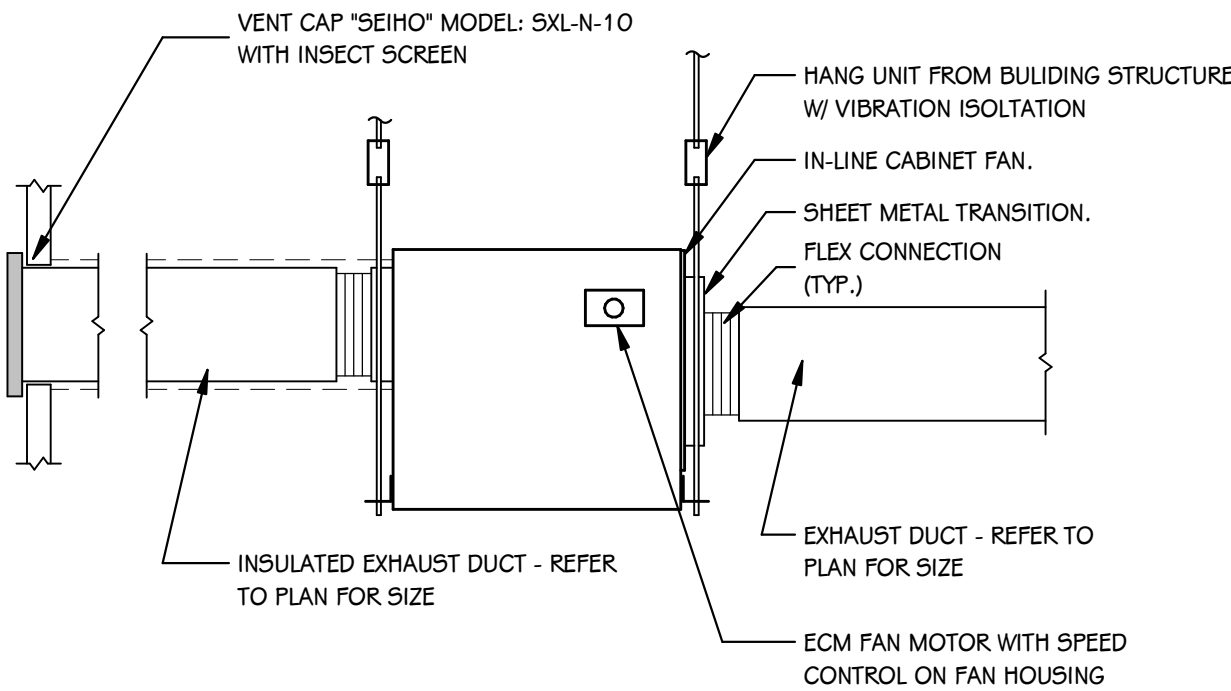
EXHAUST FANS								BASED ON GREENHECK	
MARK	MODEL	CFM	SP	HP	VOLTAGE	FAN RPM	SONES	REMARKS	
EF-1	SP-A125	100 CFM	0.25	1/8 W	120/1/60	1061	0.6	1	
EF-2	SP-A125	100 CFM	0.25	1/8 W	120/1/60	1061	0.6	1	
EF-3	SP-A200	150 CFM	0.25	2/6 W	120/1/60	714	1.2	1	
EF-4	5Q-10Q-B	150 CFM	0.25	1/6	120/1/60	1140	4.6	1,2	

- NOTES:
- PROVIDE WITH BACKDRAFT DAMPER.
 - TYPE "B" SPARK-RESISTANT CONSTRUCTION WITH EXPLOSION-PROOF MOTOR.

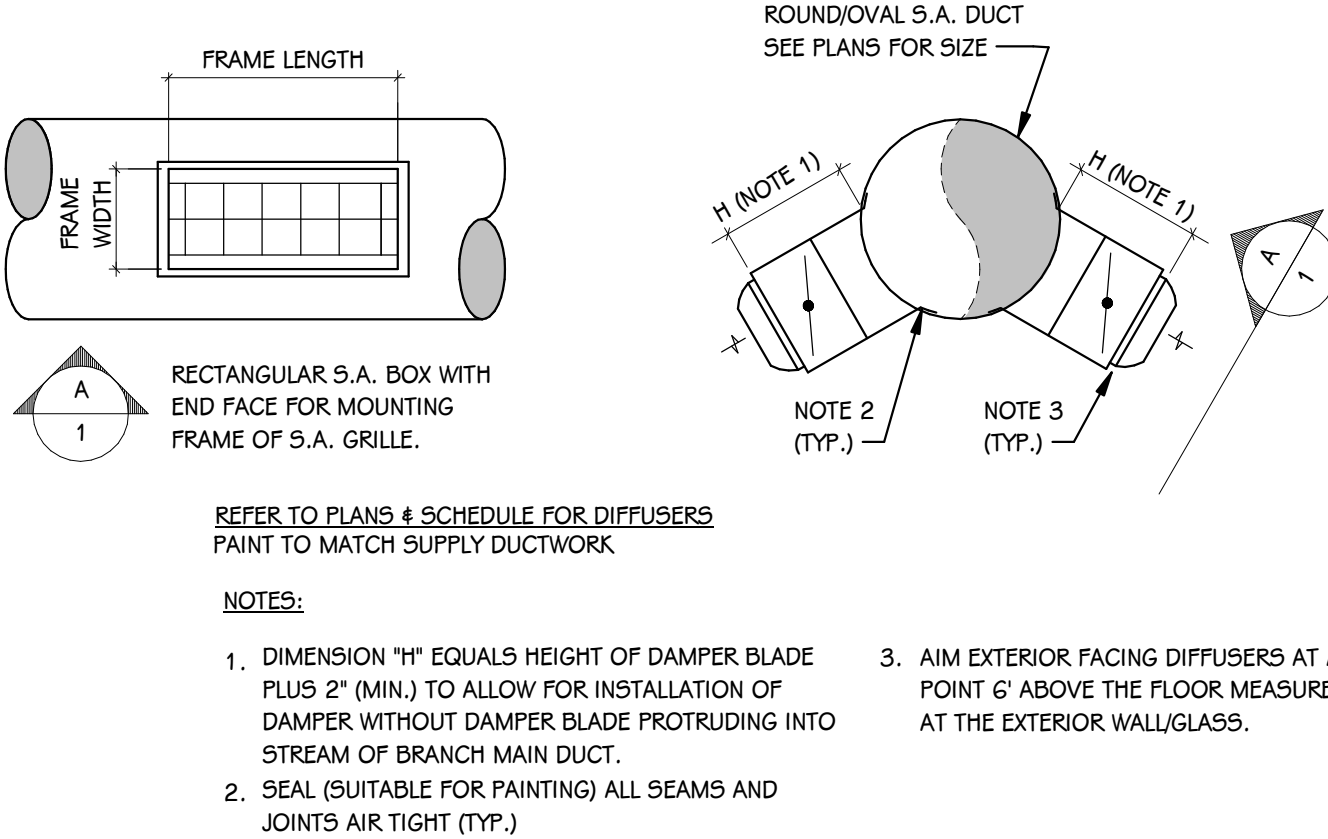
GRILLES, REGISTERS, & DIFFUSERS											BASED ON PRICE
MARK	PANEL SIZE	FACE SIZE	NECK SIZE	MODEL	CFM RANGE	VCD	THROW	MATERIAL	FINISH	INSTALLATION	REMARKS
SA-1	24x24	-	6" Ø	ASDA	75-150	NO	2-5-6	ALUMINUM	WHITE	LAY-IN	1
SA-2	24x24	-	8" Ø	ASDA	150-280	NO	2-3-6	ALUMINUM	WHITE	LAY-IN	1
SA-3	-	6"x10"	4"x8"	520	55-135	YES	7-11-17	STEEL	CLEAR ANO.	DUCT MOUNT	2
SA-4	-	8"x12"	6"x10"	520	135-240	YES	12-19-26	STEEL	CLEAR ANO.	DUCT MOUNT	2
SA-5	12"x12"	-	4" Ø	ASDA	35-100	NO	2-3-5	ALUMINUM	WHITE	LAY-IN	1
TA-1	24"x24"	-	12"x12"	80	0-500	NO	-	ALUMINUM	WHITE	LAY-IN	3
TA-2	-	8"x10"	6"x8"	530	135-205	NO	-	STEEL	CLEAR ANO.	SURFACE	

- NOTES:
- ADJUSTABLE AIR PATTERN - HORIZONTAL TO VERTICAL.
 - PROVIDE SPIRAL DUCT FRAME.
 - EGGCRATE GRILLE.

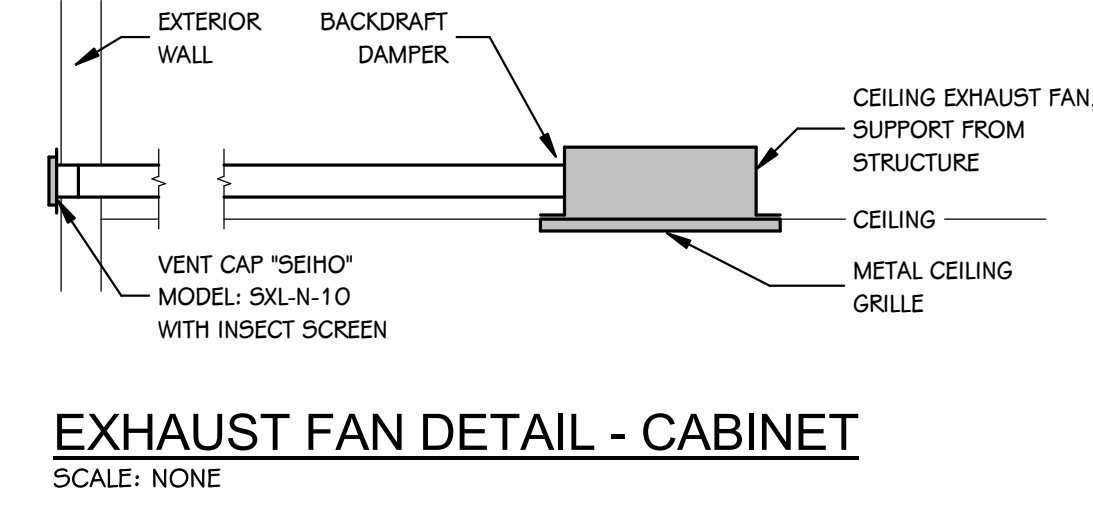
CABINET UNIT HEATERS - ELECTRIC							BASED ON QMARK
MARK	MODEL	TYPE	CFM	HEATING (KW)	VOLTAGE	MOUNTING HEIGHT	REMARKS
CH-1	CU900	SURFACE MOUNT	250	2	208/1/60	4" A.F.F.	BUILT-IN T-STAT
CH-2	CU900	SURFACE MOUNT	250	3	208/1/60	4" A.F.F.	BUILT-IN T-STAT



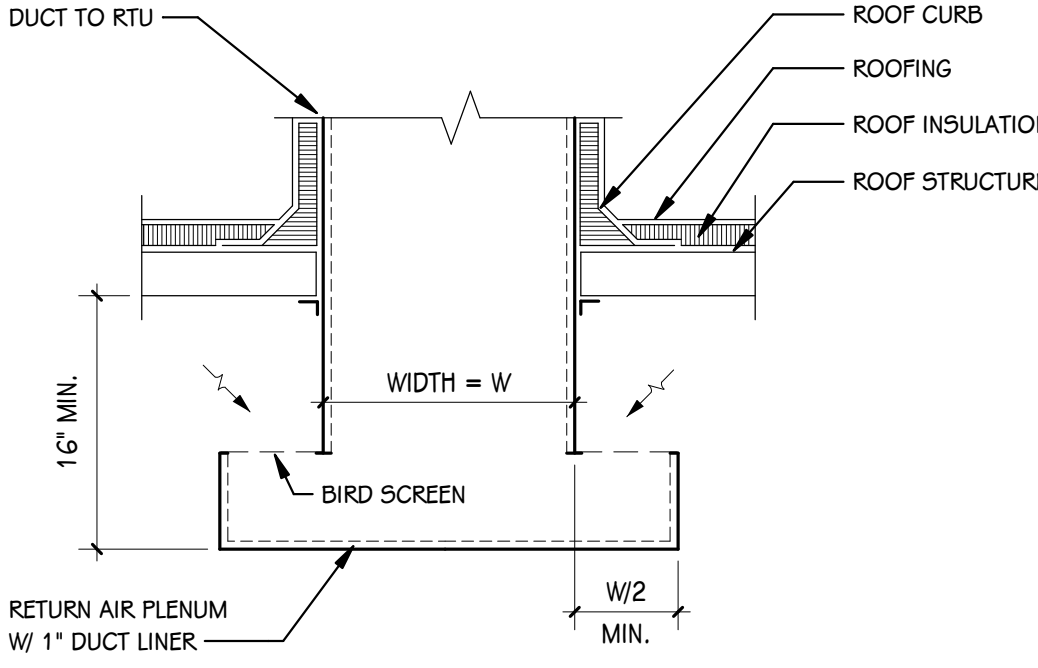
EXHAUST FAN DETAIL - INLINE
SCALE: NONE



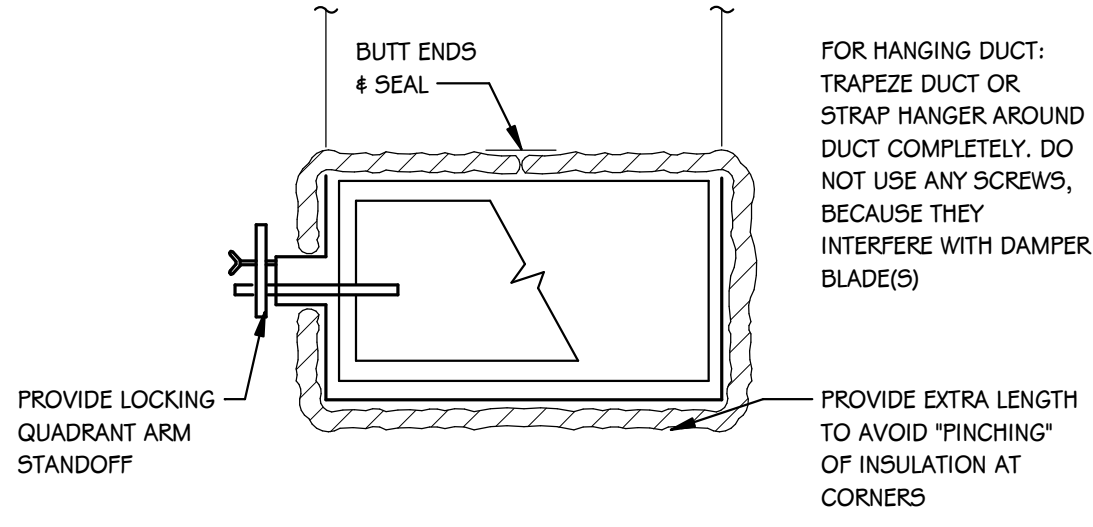
DUCT MOUNTED DIFFUSER DETAIL
SCALE: NONE



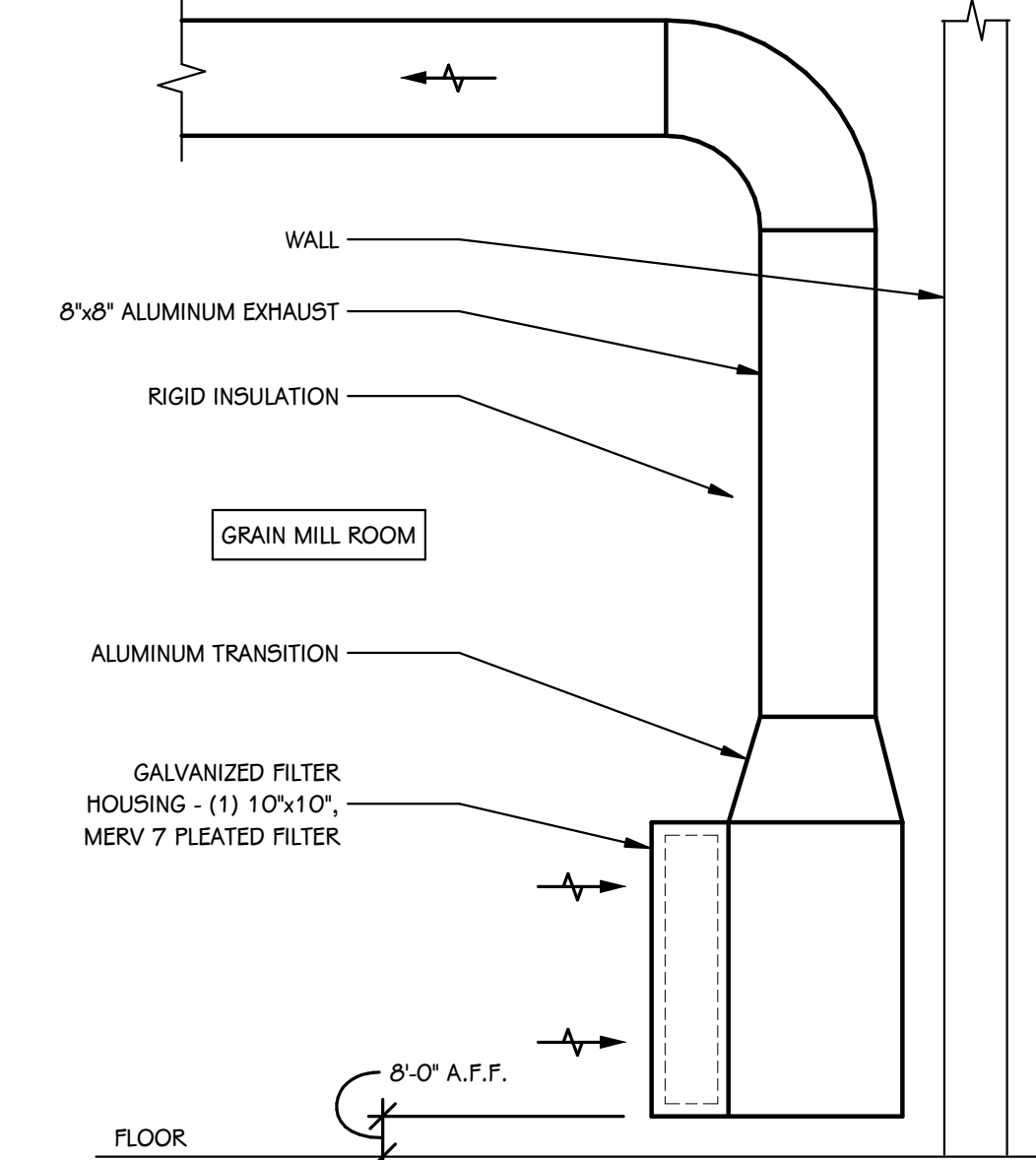
EXHAUST FAN DETAIL - CABINET
SCALE: NONE



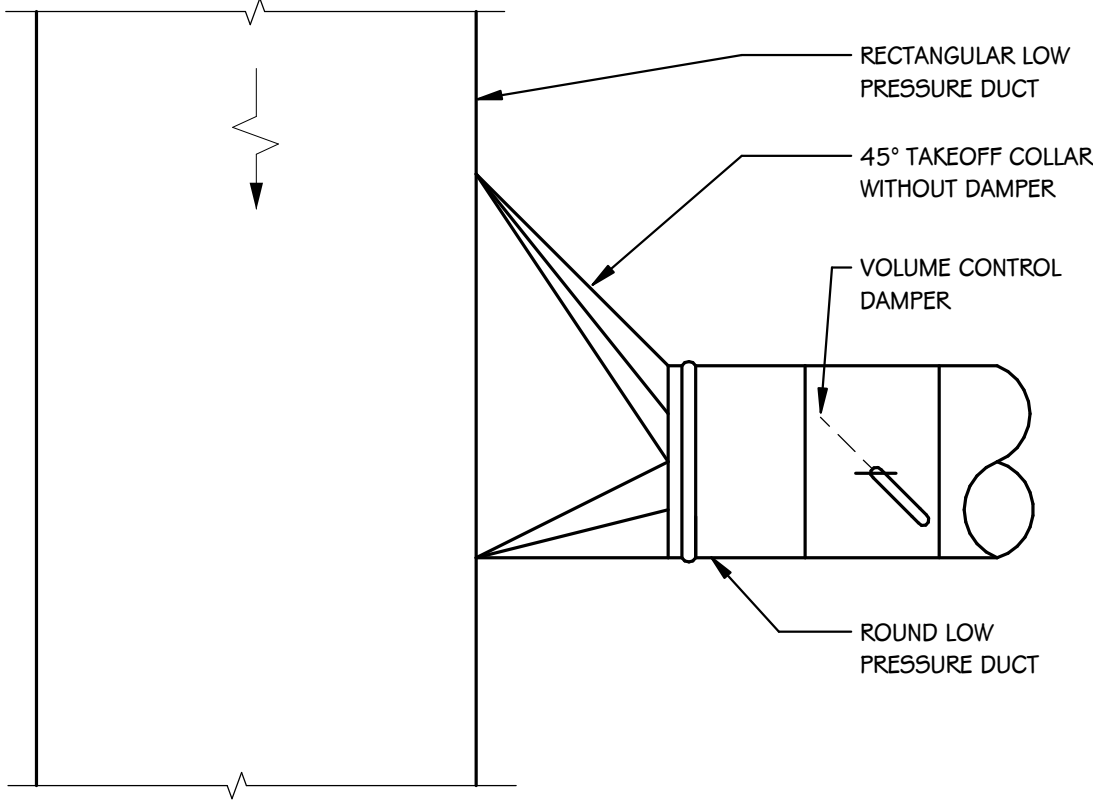
RTU RETURN AIR PLENUM DETAIL
SCALE: NONE



VOLUME DAMPER SUPPORT DETAIL
SCALE: NONE



GRAIN MILL EXHAUST FAN & FILTER DETAIL
SCALE: NONE



TAKEOFF DETAIL - RECTANGULAR TO ROUND
SCALE: NONE

ISSUED FOR DATE

PROJECT TITLE
STONE HOUND
BREWING CO.

OWNER
STONE HOUND
BREWING CO.

Acme, Michigan

SHEET TITLE
MECHANICAL SCHEDULES AND DETAILS

SHEET NUMBER
M 501
19-209.00

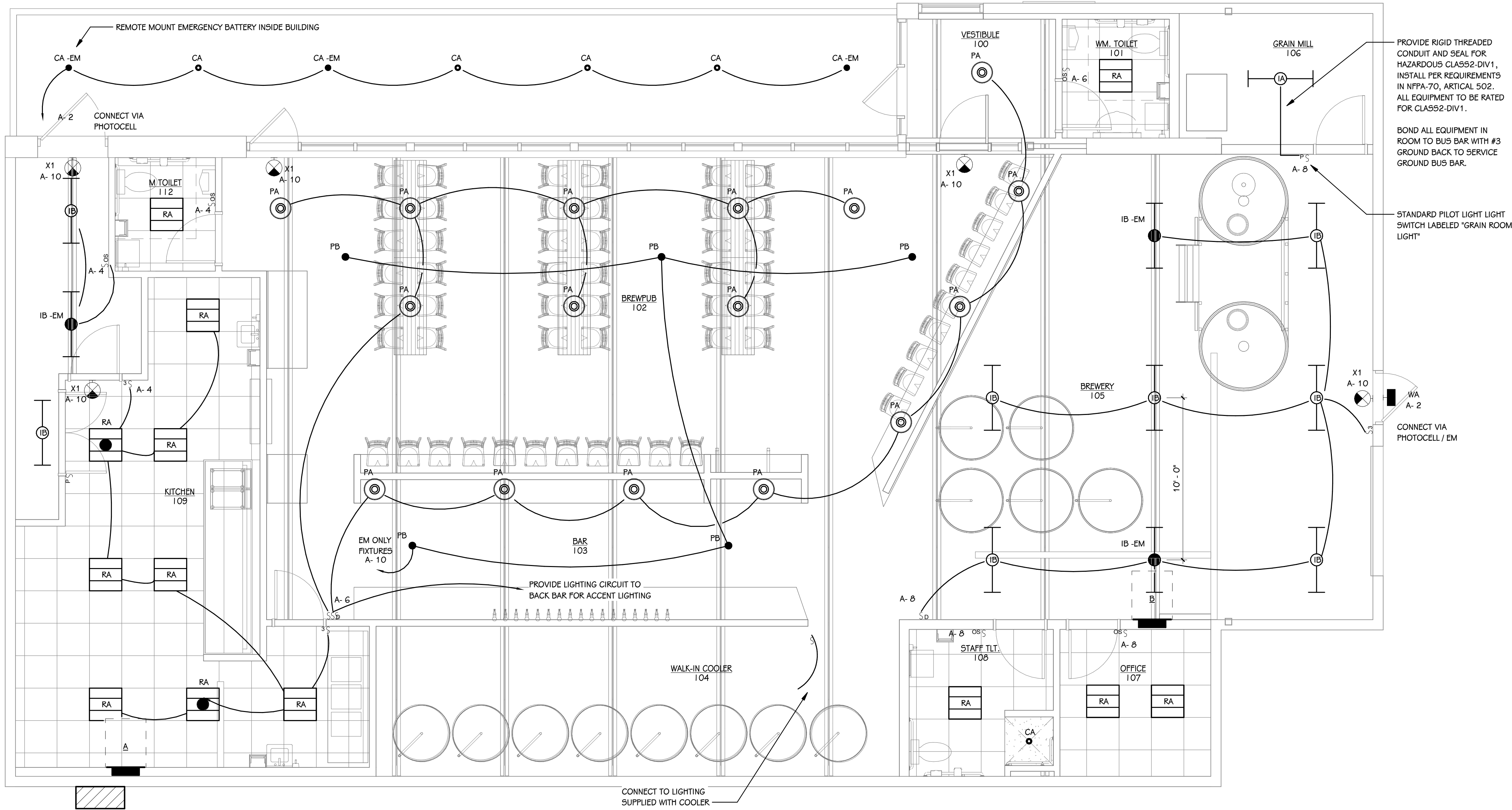
DATE

FEBRUARY 21, 2020

TowerPinkster

Architecture · Engineering · Interiors

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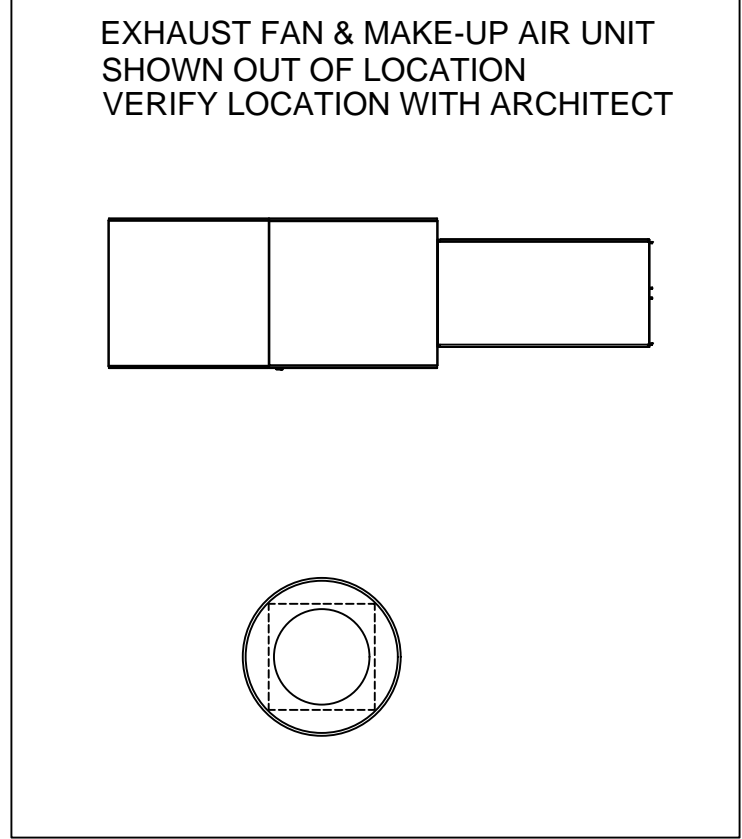
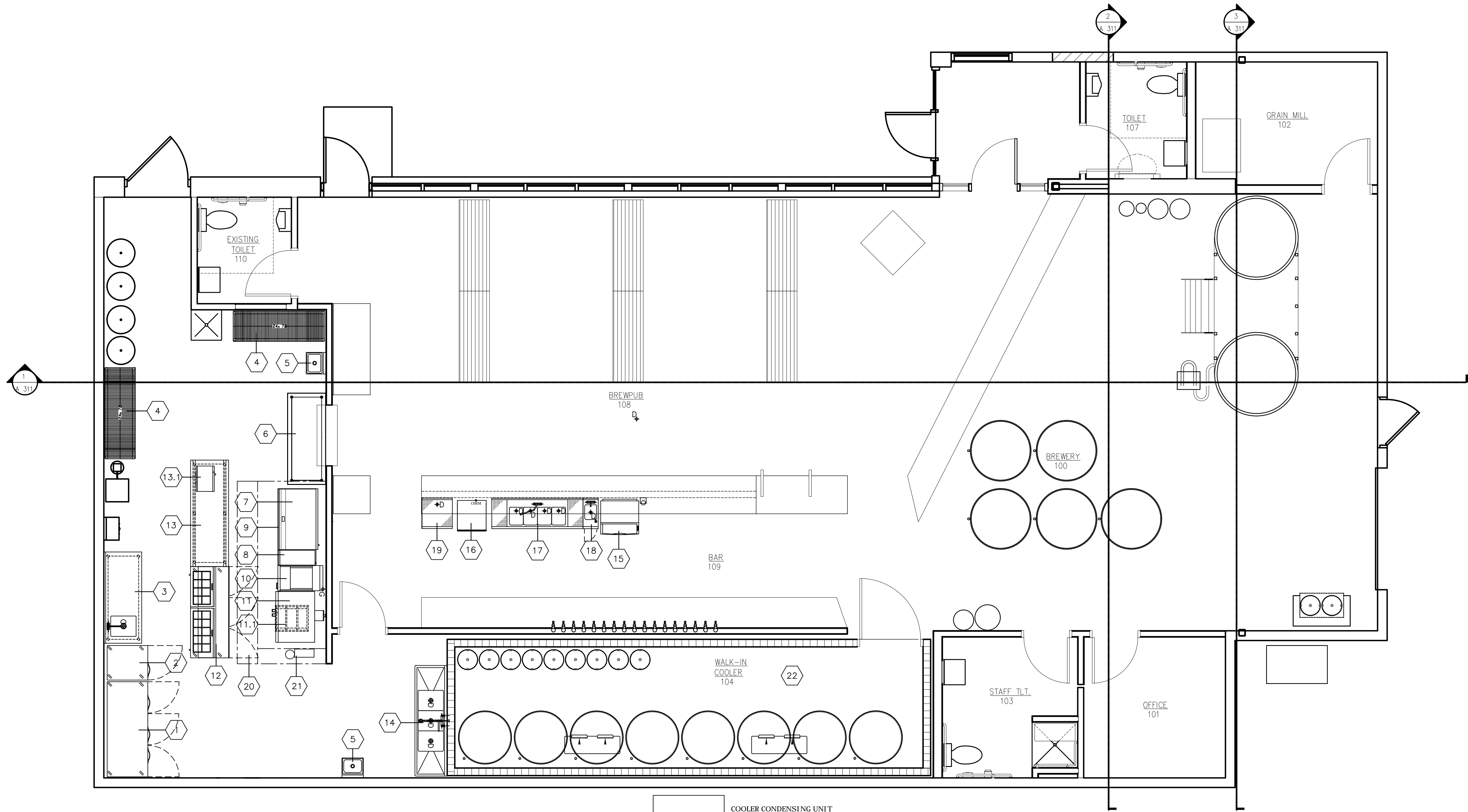


- GENERAL LIGHTING NOTES**
- ALL CONDUITS SHALL RUN AS TIGHT TO DECK AS POSSIBLE. CONDUITS SHALL BE RUN IN A NEAT MANNER. MAINTAIN THE SAME SPACING WHEN CONDUITS ARE RUN TOGETHER. CONCEAL JUNCTION BOXES OVER LAY-IN CEILING AND USE EMT DROPS DOWN TO CLOUDS. LOCATE CONDUIT DROPS TO CLOUDS AND CEILING ELEMENTS IN LEAST VISIBLE LOCATION. NO MC-CABLE TO LIGHT FIXTURES SHALL BE VISIBLE FROM ANY ANGLE.
 - RECESS NEW DEVICES AND ASSOCIATED CONDUIT AND BACKBOX IN EXISTING WALL. CUT AND PATCH AS REQUIRED.

 **FIRST FLOOR LIGHTING PLAN**
1/4" = 1'-0"

LIGHT FIXTURE SCHEDULE						
TYPE	DESCRIPTION	MOUNTING	DRIVER	WATTS	MANUFACTURER	NOTES
CA	RECESSED DOWNLIGHT	RECESSED	STANDARD	13 VA	SPECTRUM #RT4LES-20L-35K-DX-SG-MF	1, 2
IA	HAZARDOUS FIXTURE	PENDANT	STANDARD	40 VA	SOLAS RAY #HJHL42-040-40-120-HJUB	1, 2
IB	SEALED INDUSTRIAL	PENDANT	0-10	25 VA	LITHONIA #XVML-L48-5000LM-MVOLT-35K 80CRI	1, 2
PA	LED EDISON FILAMENT RLM PENDANT 16"	CORD SUSPEND	ELV	20 VA	SPECTRUM #WS1611INC-GJ1-PM-COLOR-COLOR OR TMSLIGHTING #CAL-I-16-100IN(LED FILAMENT)-CRD-35K-120-(COLOR)	1, 2
PB	EM CYLINDER	CORD SUSPEND	STANDARD	20 VA	SPECTRUM #CO411XT-20L-35K-MD-EX-CR-PM-COLOR-EM BATTERY	1, 2
RA	2x2 TROFFER, 2' - 0" FEET	RECESSED	STANDARD	37 VA	LITHONIA #EPANL-2X2-4000LM-80-40K-2T-MVOLT (EMERGENCY FIXTURES ON PLANS WITH E10WCP)	1, 2
WA	EXTERIOR EM	WALL OVER DOOR	STANDARD	63 VA	LITHONIA #WDGE1 LED-P2-35K-80CRI-VW-MVOLT-SRM-BBW	1, 2
X1	EXIT SIGN - EDGE LIT	PENDANT/CEILING	STANDARD	5 VA	LITHONIA #LQM-S-COLOR-3R-120/277-ELN	1, 2

- ALL LED FIXTURES TO HAVE WARRANTY TO MEET OR EXCEED WARRANTY INCLUDED IN BASIS OF DESIGN. FIXTURES LISTED AS EQUALS SHALL MEET DELIVERED LUMENS, CRI, EFFICACY AND OPTIONS OF THAT SPECIFIED. REFER TO SPECIFICATIONS 265100 AND 265600 FOR ADDITIONAL REQUIREMENTS.
- THE MOUNTING DESCRIPTION IS GENERAL. REFER TO SHOP DRAWINGS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR SPECIFIC MOUNTING DETAILS.
- FIXTURES WITH THE CENTER CIRCLE SHADED SHALL HAVE BODINE ELI-S-20 INSTALLED INDOORS OPERATING AT A MINIMUM OF 1100 LUMENS FOR 90 MINUTES. FIXTURES TO SWITCH ON AND OFF WITH NORMAL FIXTURES EXCEPT FOR PB - THOSE FIXTURES ARE OFF UNLESS POWER FAILURE.



EQUIPMENT SCHEDULE			
ITEM NO	QTY	EQUIPMENT CATEGORY	EQUIPMENT REMARKS
1	1	REFRIGERATOR, REACH-IN	
2	1	FREEZER, REACH-IN	
3	1	TABLE, PREP W/ SINK	
4	2	SHELVING, WIRE	
5	2	SINK, HAND, WALL MOUNT	
6	1	TABLE, WORK	
7	1	GRIDDLE, GAS	
8	1	HOT PLATE, GAS	
9	1	STAND, EQUIPMENT	
10	1	FRYER, DEEP FAT, GAS	
11	1	OVEN, CONVECTION, GAS	
11.1	1	RACK, HALF HEIGHT, MOBILE WORK TABLE	
12	1	REFRIGERATOR, SANDWICH/SALAD PREP	
13	1	TABLE, WORK	
13.1	1	OVEN, MICROWAVE	
14	1	SINK, SCULLERY, 3 COMPARTMENTS	
15	1	ICE MAKER, UNDERCOUNTER	
16	1	WAREWASHER, UNDERCOUNTER	BY OWNER
17	1	UNDERBAR SINK	
18	1	UNDERBAR HANDSINK	
19	1	UNDERBAR GLASS RACK	
20	1	EXHAUST HOOD	
21	1	FIRE SUPPRESSION SYSTEM	
22	1	WALK-IN BEER COOLER	

EQUIPMENT PLAN

NOTE: ALL DIMENSIONS ARE TO CENTER LINE OF ROUGH-INS.

LEGEND

N.I.F.C.	NOT IN FOODSERVICE EQUIPMENT CONTRACT
M.T.	MECHANICAL TRADE
E.T.	ELECTRICAL TRADE
H.W.	HOT WATER
C.W.	COLD WATER
W	WASTE
S.U.	STUB-UP
J.B.	JUNCTION BOX
D.R.	DUPLEX RECEPTACLE
A.F.F.	ABOVE FINISHED FLOOR
D.F.A.	DOWN FROM ABOVE
G.P.	GENERAL PURPOSE
F.F.D.	FUNNEL FLOOR DRAIN
B.T.C.D.	BRANCH TO CONNECTIONS
F.D.	FLOOR DRAIN
S.R.	SINGLE RECEPTACLE
R.I.H.T.	ROUGH IN HEIGHT

NOTE: STAFFORD-SMITH, INC. WILL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION WORK PERFORMED WITH ANY OBSOLETE PLANS. IT IS THE RESPONSIBILITY OF EACH CONTRACTOR TO BE SURE THEY ARE USING THE LATEST PLANS.

STAFFORD-SMITH, Inc.

COMMERCIAL REFRIGERATION
FOOD SERVICE EQUIPMENT
HEATING & AIR CONDITIONING

JOB NO.

JOB #

SALES NAME

SHEET NO.

1

DRAWN: TMM

CHECKED:

DATE: 1/29/20

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

REV

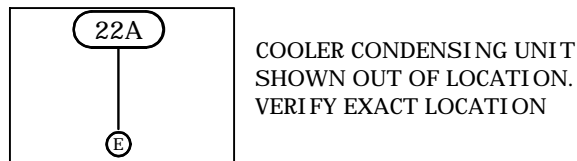
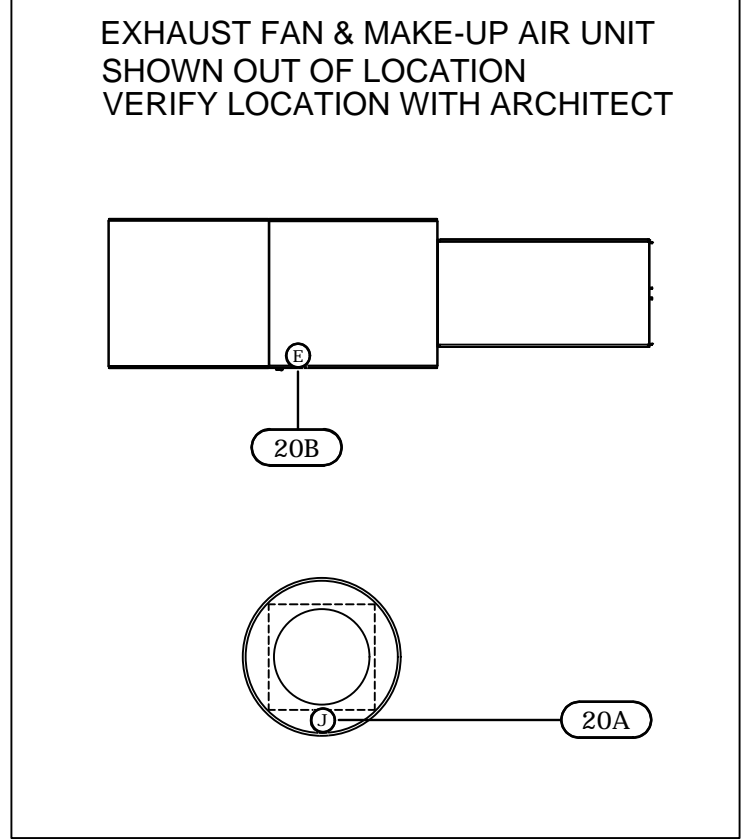
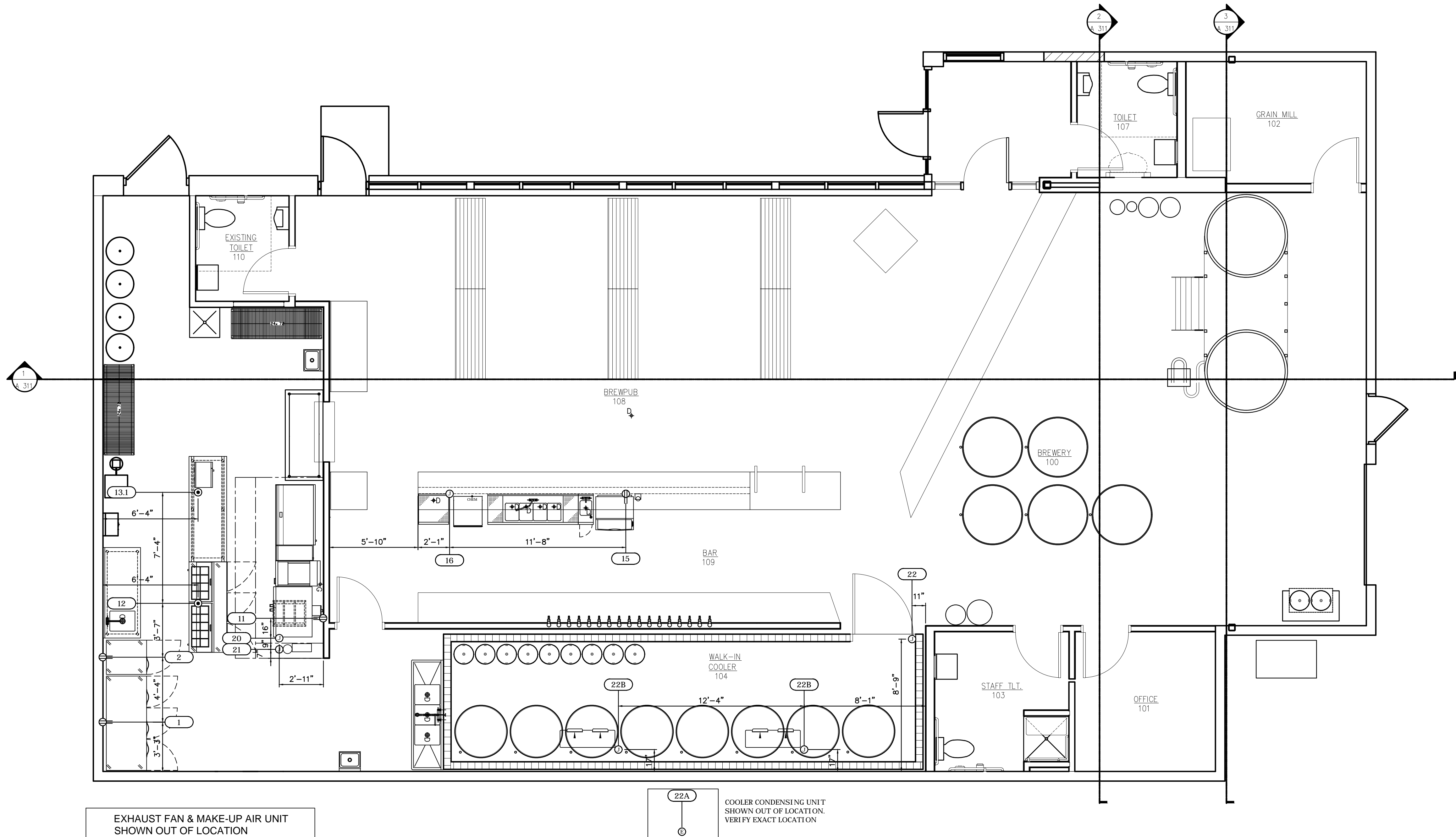
DESCRIPTION

BY

DATE

STONE HOUND BREWING

LOCATION



ELECTRICAL SCHEDULE												
ITEM NO	QTY	EQUIPMENT CATEGORY	AMPS	KW	HP	VOLTS	PHASE	DIRECT	PLUG	NEMA	ELECTRICAL AFE (IN)	ELEC REMARKS
1	1	REFRIGERATOR, REACH-IN	6.2		0.5	115	1		X	5-15P	12	
2	1	FREEZER, REACH-IN	7.5		0.75	115	1	X		5-15P	12	
11	1	OVEN, CONVECTION, GAS	7.7		0.5	120	1	X		5-15P	24	
12	1	REFRIGERATOR, SANDWICH/SALAD PREP	6.1		0.33	115	1	X		5-15P	SU	
13.1	1	OVEN, MICROWAVE	13.4	1.0		120	1	X		5-15P	SU	STUB UP TO OUTLET OR BRING DOWN FROM ABOVE
15	1	ICE MAKER, UNDERCOUNTER	10.0		0.5	115	1	X		5-15P	12	
16	1	WAREWASHER, UNDERCOUNTER	30.0			208/240	1	X			24	BY OWNER - VERIFY ALL REQUIREMENTS
20	1	EXHAUST HOOD	15.0			120	1	X			DFA	SERVICE TO J-BOX ON TOP OF HOOD FOR LIGHTS & TEMP SENSORS
20A	1		4.4		1.5	208	3	X			SU	SERVICE TO EXHAUST FAN; VERIFY LOCATION
20B	1		4.4		1.5	208	3	X			DFA	SERVICE TO MAKE-UP AIR UNIT; VERIFY LOCATION
21	1	FIRE SUPPRESSION SYSTEM	20.0			120	1	X			DFA	20 AMP; 24-HR DEDICATED CIRCUIT TO FIRE SYSTEM
22	1	WALK-IN BEER COOLER	15.0			120	1	X			DFA	SERVICE TO J-BOX ON TOP OF WALK-IN FOR LIGHTS, ALARMS & HEATERS
22A	1		21.20		2.5	208-230	1	X			SU	SERVICE TO COOLER CONDENSING UNIT; VERIFY LOCATION
22B	2		3.60			115	1	X			DFA	SERVICE TO EACH EVAPORATOR COIL

GENERAL NOTES:

- ALL RECEPTACLES IN THE WALLS SHOULD BE FLUSH MOUNTED GROUND FAULT RECEPTACLES.
- E.T. TO PROVIDE AND INSTALL ALL RECEPTACLES.
- E.T. TO PROVIDE AND INSTALL ALL DISCONNECT SWITCHES AS REQUIRED.
- E.T. TO PROVIDE AND INSTALL ALL CONDUIT AND WIRING BETWEEN CONTROL PANELS AND EQUIPMENT.
- E.T. TO VERIFY ALL REQUIREMENTS OF EQUIPMENT NOT IN FOOD SERVICE EQUIPMENT CONTRACT OR EXISTING EQUIPMENT OR EQUIPMENT PROVIDED BY OTHERS.
- E.T. TO VERIFY ALL REQUIREMENTS OF WALK-IN COOLERS & FREEZERS AND EXHAUST HOODS WITH MANUFACTURERS SHOP DRAWINGS
- E.T. TO PROVIDE AND INSTALL ALL CONDUIT AND CONTROL WIRING FROM EXHAUST HOODS, TO EXHAUST FANS AND MAKE-UP AIR UNITS

STAFFORD SMITH INC. IS NOT RESPONSIBLE FOR ANY REQUIREMENTS OR EXACT LOCATION OF ROUGH INS OF ANY EQUIPMENT NOT IN FOOD SERVICE CONTRACT.

ELECTRICAL PLAN

LEGEND - ELECTRICAL CONNECTIONS

- ⊕ DUPLEX RECEPT., 20-AMP, 120-VOLT, GROUND TYPE, HORIZONTAL MOUNT
- ⊖ SIMPLEX RECEPT., 20-AMP, 120-VOLT, GROUND TYPE, HORIZONTAL MOUNT
- ⦿ SPECIAL PURPOSE OUTLET, 208/240-VOLT AS INDICATED, GROUND TYPE, HORIZONTAL MOUNT
- ⊙ JUNCTION BOX
- ⊙ ELECTRICAL CONDUIT, STUB AS INDICATED FOR FUTURE CONNECTION
- ⊙ FLOOR/CEILING RECEPTACLE AS INDICATED
- FIELD WIRING, EXPOSED RIGID WATER TIGHT CONDUIT
- - - FIELD WIRING, CONCEALED IN WALL, FLOOR, OR CEILING

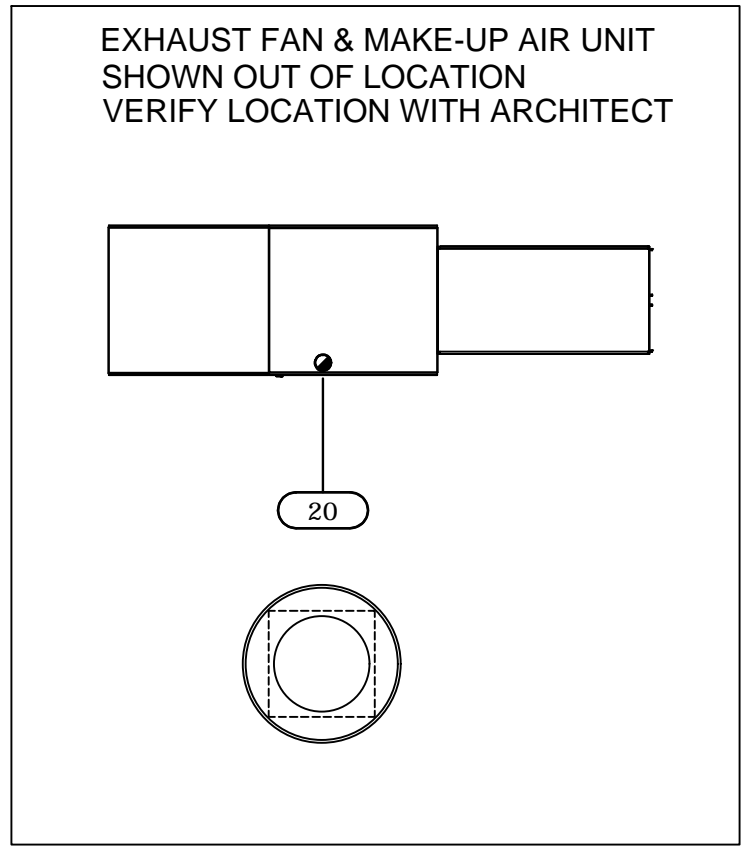
NOTE: ALL DIMENSIONS ARE TO CENTER LINE OF ROUGH-INS.

LEGEND

- N.I.E.C. NOT IN FOODSERVICE EQUIPMENT CONTRACT
- M.T. MECHANICAL TRADE
- E.T. ELECTRICAL TRADE
- H.W. HOT WATER
- C.W. COLD WATER
- W WASTE
- S.U. STUB-UP
- J.B. JUNCTION BOX
- D.R. DUPLEX RECEPTACLE
- A.F.F. ABOVE FINISHED FLOOR
- D.F.A. DOWN FROM ABOVE
- G.P. GENERAL PURPOSE
- F.F.D. FUNNEL FLOOR DRAIN
- B.T.C.D. BRANCH TO CONNECTIONS
- F.D. FLOOR DRAIN
- S.R. SINGLE RECEPTACLE
- R.I.H.T. ROUGH IN HEIGHT

NOTE: STAFFORD-SMITH, INC. WILL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION WORK PERFORMED WITH ANY OBSOLETE PLANS. IT IS THE RESPONSIBILITY OF EACH CONTRACTOR TO BE SURE THEY ARE USING THE LATEST PLANS.

STAFFORD-SMITH, Inc.	STONE HOUND BREWING	LOCATION	DATE	BY	REV	DESCRIPTION
COMMERCIAL REFRIGERATION FOOD SERVICE EQUIPMENT HEATING & AIR CONDITIONING						
JOB NO.	JOB #	SALES NAME	SHEET NO.	2		

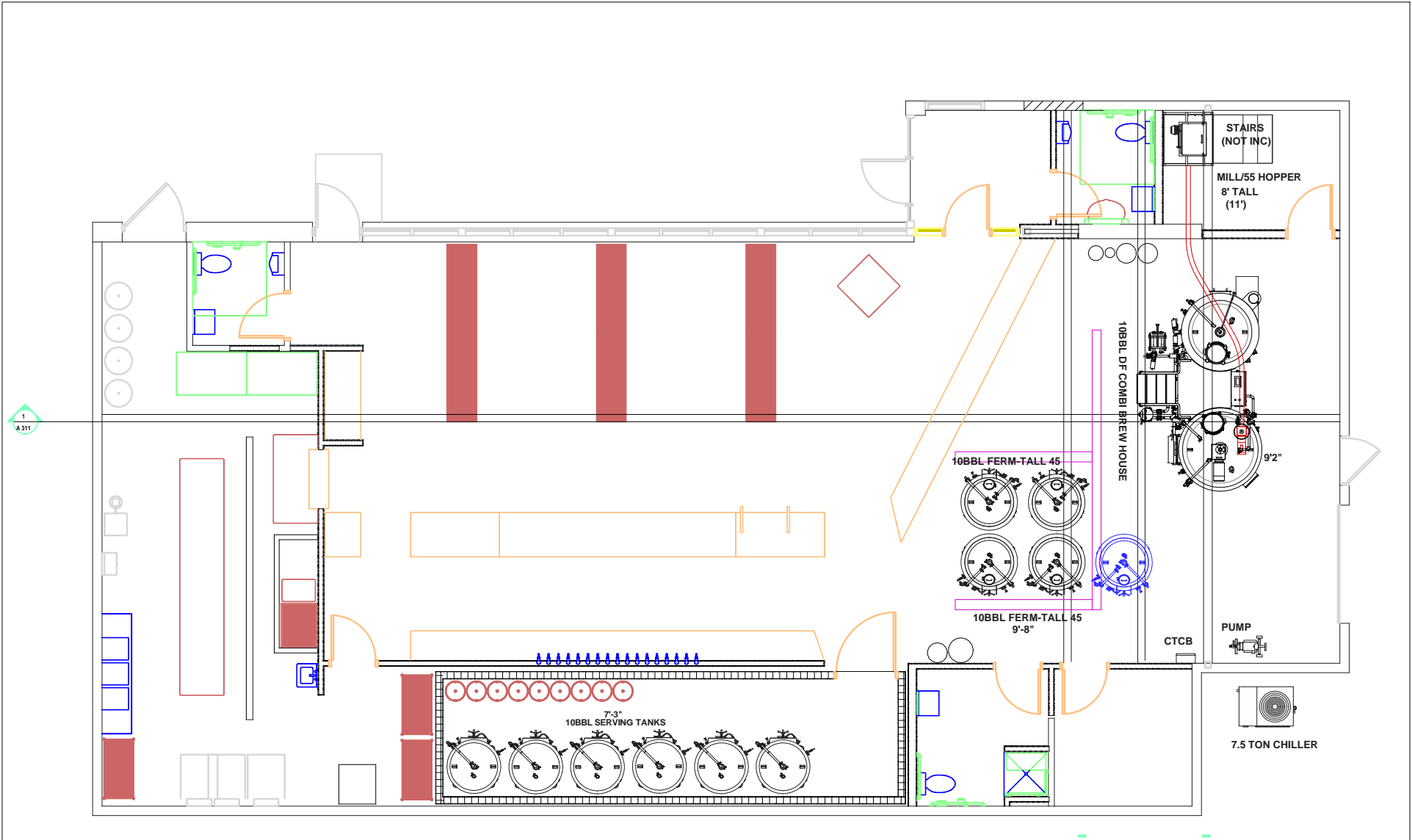


	COOLER CONDENSING UNIT SHOWN OUT OF LOCATION. VERIFY EXACT LOCATION
--	---

STAFFORD SMITH INC. IS NOT RESPONSIBLE
FOR ANY REQUIREMENTS OR EXACT
LOCATION OF ROUGH INS OF ANY
EQUIPMENT NOT IN FOOD SERVICE
CONTRACT.

NOTE: STAFFORD-SMITH, INC. WILL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION WORK PERFORMED WITH ANY OBSOLETE PLANS. IT IS THE RESPONSIBILITY OF EACH CONTRACTOR TO BE SURE THEY ARE USING THE LATEST PLANS.

[illegible]



DocuSigned by:
Brent Faber
30B92CF2659E413...
11/13/2019

<div>ABE</div> <div>PROPRIETARY INFORMATION DO NOT DUPLICATE</div>	<div>DRAWING BY</div> <div>JOHN SWANCARA</div> <div>COPYRIGHT American Beer Equipment.</div> <div>All rights reserved</div>	<div>THIS DRAWING IS FOR RECOMMENDED LAYOUT OF EQUIPMENT AND CONNECTIONS ONLY, AND IS BASED UPON DESCRIPTIONS OF BUILDING CHARACTERISTICS AND MEASUREMENTS PROVIDED TO THE SELLER BY THE BUYER. THOSE BUILDING CHARACTERISTICS AND MEASUREMENTS HAVE NOT BEEN VERIFIED. THE SUITABILITY OF ALL FINAL POSITIONS AND CONNECTIONS ARE THE RESPONSIBILITY OF THE PURCHASER AND SHOULD BE APPROVED BY PURCHASER'S CONTRACTOR TO MEET ALL RELEVANT LEGAL CODES AND BEST PRACTICES. SELLER EXPRESSLY DISCLAIMS SPECIFIC KNOWLEDGE OF THE BUYER'S BUILDING CHARACTERISTICS FOR SUPPORTING WEIGHT BEARING LOAD REQUIREMENTS OF THE EQUIPMENT, AND THE DRAWINGS PROVIDED FOR HEREIN MAKE NO REPRESENTATIONS REGARDING THE SUITABILITY OF THE LOCATION FOR THE WEIGHT BEARING LOADS CREATED BY THE EQUIPMENT OR THE PRODUCTS USED, PRODUCED OR STORED BY THE EQUIPMENT. ANY CHANGES IN EQUIPMENT POSITION REQUIRED BY THE BUYER, OR BY THE BUYER'S INTENDED USE OF THE EQUIPMENT AFTER THE DRAWING IS PROVIDED BY THE SELLER MAY RESULT IN INCREASED INSTALLATION COSTS TO BUYER/ OWNER.</div>	<div>REV</div> <div>3</div>
		<div>DESCRIPTION</div> <div>STONE HOUND BREWING</div>	<div>DATE</div> <div>11/12/19</div>



APPROVED

ACME TOWNSHIP REGULAR BOARD MEETING
6042 Acme Rd., Williamsburg MI 49690
Tuesday, November 12, 2019 7:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE at 7:00 p.m.

ROLL CALL: Members present: D. White, C. Dye, A. Jenema, J. Aukerman, D. Nelson, D. Hoxsie

Members excused: P. Scott

Staff present: J. Jocks, Legal Counsel, V. Donn, Recording Secretary

A. LIMITED PUBLIC COMMENT: Open at 7:00 pm

Greg Klinger, Redbud Roots, 6669 E. M-72, would like the township to revisit the decision of opting-out of adult use marijuana.

John Pulcipher, Acme resident, is in support of adult use marijuana in the township.

Limited Public Comment closed at 7:05 pm

B. APPROVAL OF AGENDA:

Motion by Nelson to approve the agenda as presented, supported by Dye. Motion carried unanimously.

C. APPROVAL OF BOARD MINUTES: 10/01/19, Special Meetings 10/09/19, 10/16/19 and 10/23/19

Motion by Nelson to approve all four of the Board meeting minutes of 10/01/19, Special Meetings 10/09/19, 10/16/19 and 10/23/19 as presented, supported by Dye. Motion carried unanimously.

D. INQUIRY AS TO CONFLICTS OF INTEREST:

Nelson recused from K. New Business, 1. Approval of MLCC Liquor permit Obligatory, due to business relationship with the applicant.

E. REPORTS

a. County: G. LaPointe reported:

- There was a presentation by Wellpath who provides healthcare to those incarcerated in jails. Mental health is a big issue and is still being discussed for solutions.
- The county board declared to oppose the extension of the TIFF 97 and felt it should end at the 30-year period.
- Plans to redevelop the Pugsley Correctional Facility is underway. Of the 179-acre site, 85 acres would be used for manufactured housing. Inphastos said they will help create lower-cost housing through their production of affordable building materials. 20 acres has been planned for use for the Sheriff department and additional 20 for future activities. The project is being mediated by Brownfield funding and will be given a fifteen-year tax break.
- Discussions have been made on redoing the airport agreement to change from commission to authority since it is a regional one and not city or county.
- Working on a proposed budget which has been a very complex process.
- Requests received for part of the 2% grant from the tribe were evaluated and it was decided the funds will be going to municipalities.

APPROVED

b. Clerk: Dye reported:

- She has been working on the annual audit for the board to review and approve.
- The cemetery will be closed as of December 1st. If anyone should have a burial after that, they would have to pay for the extra fees for snow removal and taking care of the ground area. So far this season there has been eight burials.

c. Parks: Jenema reported:

- The donated swings have been installed in Bayside Park.
- Looking at additional grants for the Tart Trail
- Plantings by the Shell Station have been put on hold. The garden club wanted other options for their donation to consider.
- The signs for the park and the art in the park projects are both being worked on.

d. Sheriff: Brian Abbring introduced himself as the new immediate officer covering the area.

e. Supervisor: White No report

F. SPECIAL PRESENTATIONS: Gabridge & Company Annual Audit

Richard Neihardt with Gabridge & Company, gave an overall review of the draft Annual Financial Report year ended June 30, 2019. The summary on the report was the township's financials were well-kept and was given an unmodified opinion which is the highest rating given by auditors.

- The financial highlights were, the assets of the Township exceeded its liabilities at the close of the most recent fiscal year by \$27,833, 094.
- At the close of the current fiscal year, the Township's government funds reported combined fund balances of \$2,967,560, an increase of \$173,169 in comparison with the prior year.
- At the end of the current fiscal year, unassigned fund balance for the general fund was \$920,535, or approximately 104.2% of total general fund expenditures and transfers out.

Motion by Jenema to approve the draft of Annual Financial Audit year ended June 30, 2019 as presented, supported by Nelson. Motion carried unanimously.

G. CONSENT CALENDAR:

1. RECEIVE AND FILE:

- a. Treasurer's Report**
- b. Clerk's Revenue/Expenditure Report and Balance Sheet**
- c. Draft Unapproved meeting minutes**
 - 1. Planning Commission Special meeting 09/23/19**
 - 2. Parks & Trails 09/20/19**

2. APPROVAL:

- 1. Accounts Payable Prepaid of \$79,434.62 and Current to be approved of \$80,541.91 (Recommend approval: Clerk, C. Dye)**

Jenema requested to remove under 2. Approval, 1. Current to be approved of \$78,839.91.

Motion by Jenema to approve the Consent Calendar with the removal of 2. Approval, 1. Current to be approved of \$78,434.62, supported by Dye. Roll Call motion carried unanimously.

H. ITEMS REMOVED FROM THE CONSENT CALENDAR:

Jenema explained that the amount of \$1,702 for postage to mail the township tax bills was not added in. It should be \$80,541.91.

Motion by Nelson to approve the Consent Calendar adding in \$1,702 for postage to 2. Approval, 1. Current to be approved of \$80,541.91, supported by Aukerman. Roll Call motion carried unanimously.

APPROVED

I. **CORRESPONDENCE:** None

J. **PUBLIC HEARING:** None

K. **NEW BUSINESS:**

1. **Approval of MLCC Liquor permit Obligatory LLC, for on-premises Tasting Room Permit**
Brent Faber, Obligatory LLC, requested approval by the board for an on-premise tasting room permit to be located at 3593 Bunker Hill Road. It will be a microbrewery and kitchen with a limited menu.

Motion by Aukerman on local government approval for on-premise tasting room permit for Obligatory LLC, supported by Dye. Motion carried by 5 (Aukerman, Dye, Hoxsie, Jenema, White) recused by 1 (Nelson).

2. **Tart snow removal winter 2019-20 - White**

White explained this is an annual budgeted item of \$4,000 that is given for snow removal on the TART Trails for the 2019/2020 season.

Motion by Nelson to approve \$4,000 to TART Trail for Acme Township's share of snow removal supported by Jenema. Roll Call Motion carried unanimously.

3. **Schedule of Fees: PD Preapplication Review Escrow Deposit**

Jenema explained that Lindsey Wolf recommended adding \$1000 Escrow deposit to the PD Preapplication Review because of all the work that is involved.

Motion by Jenema to add escrow deposit of \$1000 to PD Preapplication Review, supported by Aukerman. Motion carried unanimously.

4. **TART Trails' Grand Traverse Band 2% Application**

Casey Ressi, Development Director, TART Trails informed this is for a 2% grant for the TART trail connector from Bunker Hill to Acme. The application currently is in TART's name and felt it should be changed to be in Acme Townships instead. Aukerman informed the application should have the budget and narrative expense reporting given before the deadline.

Motion by Aukerman to approve 2% grant with signature of Supervisor White and submittal in Acme Township's name not TART with a couple of edits to the application, supported by Hoxsie. Motion carried unanimously.

5. **Michigan Indian Legal Services Grand Traverse Band 2% Application**

Cameron Fraser, Director of Michigan Indian Legal Services was requesting to have Acme Township apply for a Tribal Council Allocation of 2% Funds for them to use to help families in child welfare projects. Jeff Jocks said he believed that this legitimately could not be put in the township's name and he would need to research it further.

Motion by Nelson to have Legal Counsel clarify grant funding requests on what the Township can and can't accepted, supported by Hoxsie. Motion carried unanimously.

The board decided to decline the application submitted.

Motion by Jenema to decline Michigan Indian Legal Services submitting for a GT Band 2% Tribal Council application with the recommendation of legal counsel that funds can not be run through Acme Township as requested on their application, supported by Aukerman. Motion carried unanimously.

6. **Metro Fire Lease Agreement**

Nelson informed each township involved with Metro has their own lease agreement. The agreement presented for Acme has been reviewed by the Metro attorney and should also be looked at by Acme's legal counsel Jeff Jocks. Jocks will look over the lease agreement to include

APPROVED

an edit given by Nelson to change in paragraph 6 the word from shall instead of may and bring it back to the board at the December meeting for approval.

7. Approval of Resolution #R-2019-33 Adjustments to Park Fund

White stated this a budget amendment of \$5,500 revenue brought in from the donated swings for the park and added to the Park Fund.

Motion by Nelson to approve Resolution #R-2019-33 on budget adjustment to park fund 2019-2020 Township budget, supported by Dye. Roll call motion carried unanimously.

8. Approval of Resolution Transfer 101 FB to 403 Fund

White informed this resolution was to transfer 2% Tribal grant funds from the 101 fund into the 403 Traverse City To Charlevoix Trail Capital fund for the starting of the TART trail extension.

Motion by Jenema to approve Resolution #R-2019-34 to move \$15,000 Tribal Grant from the 101 fund to the 403 Traverse City to Charlevoix capital fund for TART extension engineering, supported by Nelson. Roll call motion carried unanimously.

L. OLD BUSINESS:

1. Township hall offices overhead lighting - Dye

Dye reported the brightness of the new lighting in the offices has been causing headaches and difficulty concentrating with some of the staff. The lights operate by sensor so there is not the option of turning off or on the lights. The completion of remodeling the hall came under budget and she is asking permission to have the lights redone. Bids have been received from Huron Electric and Windemuller to install dimmer switches with the ability to turn lights on and off. Huron Electric came in at a lower rate at \$1,585 for sixteen lights. Also needed is to have outlets installed in the meeting room for the elections estimated around \$500.

Motion by Hoxsie to contract Huron Electric for lights and outlets not to exceed \$2300, supported by Jenema. Roll Call motion carried unanimously.

2. Tax Tribunal on the former Kmart property – Jenema

Jenema informed the former Kmart property filed a tax tribunal. They would like an assessment taxable value of 1.4 million. After doing some comparisons with other properties in the area the Assessor felt that amount would be reasonable. They would like a motion from the board to accept that evaluation.

Motion by Nelson for the board to accept the recommendation of the Assessor's evaluation to be 1.4 million for the former Kmart property, supported by Aukerman. Motion carried unanimously.

3. Part time Zoning Administrator update – Jenema

Jenema gave a job description for a part time Zoning Administrator who would report to the Township Treasurer and Zoning Administrator. The Zoning Administrator Assistant is needed to support the duties of the Zoning Administrator and code enforcement. An ad will be put out for potential applicants. The census of the board was to move forward with filling this position.

PUBLIC COMMENT & OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:

Personnel from Redbud Roots were in attendance and stated they hope that Acme Township will decide to opt-in for adult use marijuana. Their facility will be opening on December 15.

Jenema informed there has been a request from TART trail to have an open joint meeting with them, the board, planning commission, and the parks & trails committee for feedback on the Acme Connector Trail. A place to accommodate everyone and date to be set in December will be determined.

ADJOURN: Motion by Nelson to adjourn, supported by White. Meeting adjourned at 10:05 pm

APPROVED

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a document from the official records of the township.


Cathy Dye, CMMC, Acme Township Clerk



GRAND TRAVERSE COUNTY HEALTH DEPARTMENT

COMMUNITY HEALTH
2600 LaFranier Road, Suite A
Traverse City, MI 49686
231-995-6111

ENVIRONMENTAL HEALTH
2650 LaFranier Road
Traverse City, MI 49686
231-995-6051

ADMINISTRATION &
MEDICAL EXAMINER
2600 LaFranier Road, Suite A
Traverse City, MI 49686
231-995-6100

EMERGENCY MANAGEMENT &
PUBLIC HEALTH PREPAREDNESS
2600 LaFranier Road, Suite A
Traverse City, MI 49686
231-995-6100

www.gtchd.org

May 12, 2020

Brent Faber
526 Bates Street
Traverse City, MI 49686

Re: Food Service Establishment Plan Approval with Stipulations
Stone Hound Brewing Company
3593 Bunker Hill Road, Williamsburg MI 49690

The submitted application, worksheet, plans, menu and SOPs have been reviewed and approved with stipulations on May 12, 2020 in accordance with Michigan Food Law.

This approval is given with the following stipulations:

1. A water source approved by this Dept. shall be provided.
2. Copies of SOPs shall be available for review on site.
3. Lights shall be shielded/shatterproof and at an intensity to meet the requirements of the Michigan Food Law.
4. All exterior doors and restroom doors shall be self-closing and tight fitting.
5. Ceiling materials in the food prep/storage areas shall be smooth, non-absorbent and easily cleanable.
6. Remember to obtain all other necessary permits and inspections from other municipal agencies.
7. Changes to the approved plans must be made in writing.

Prior to opening for business:

- Call to schedule a pre-opening inspection.
- The annual food service license fee for your proposed food service establishment is \$450.00 and shall be paid at the conclusion of the pre-opening inspection.

Sincerely,


Craig Preston, REHS

Cc: Grand Traverse County Construction Code
File



GRAND TRAVERSE METRO EMERGENCY SERVICES AUTHORITY

897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 947-3000 Fax: (231) 947-8728

Permit Certificate

Date: 03/12/2020

Permit Holder: Stone Hound Brewery
Address: 3593 Bunker Hill Rd
Williamsburg MI 49690

Contact person/#: Brent Faber / 616-318-9869

Business Name/ Location of work: Stone Hound Brewery
Address: 3593 Bunker Hill Rd
Williamsburg MI 49690

The Following Permit has been issued:

Permit #: M6811

Type: Remodel

Issued Date: 03/12/2020

Effective Date: 03/12/2020

Expiration Date: 6 months from date of issue

Additional Information:

This permit shall be kept on site at the address listed above until such time that the permit has expired, is renewed, or occupancy has been granted by the applicable Construction Code Office.

It is the responsibility of the permit holder to insure all conditions are in compliance with all applicable local and state regulations.

Please contact the Grand Traverse Metro Fire Department Fire Prevention Bureau at (231) 947-3000 48 hours in advance to schedule all required inspections.

Asst. Chief & Fire Marshal Brian Belcher

03/12/2020

Date