CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, January 24, 2018 – 7:30 PM, Board of Trustees Room

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

ELECTION OF OFFICERS:

MINUTES:

ITEM #1: Approval of minutes from the regular meeting of January 10, 2017.

CORRESPONDENCE:

PUBLIC HEARING:

UNFINISHED BUSINESS:

NEW BUSINESS:

ITEM #1: **CASE 14-007 – SITE PLAN AMENDMENT**

TITLE: **THE APPLICANT, MENARD, INC, IS REQUESTING A SITE PLAN AMENDMENT IN ORDER TO MAKE MINOR MODIFICATIONS TO THE APPROVED ELEVATIONS OF THE PROPOSED MENARDS STORE AT 10010 BELLEVILLE ROAD.**

LOCATION: The property is located at 10010 Belleville Road, Van Buren Township, MI 48111. This property is located on the west side of Belleville Road, between I-94 and Tyler Road and is located in the C-2, Extensive Highway Business Zoning District.

ACTION ITEMS:

A. Presentation by Applicant
B. Presentation by Township staff.
C. Planning Commission discussion.
D. Planning Commission considers site plan amendment.

GENERAL DISCUSSION:

1. **SHORT TERM RENTAL SURVEY**
2. **JOINT PLANNING COMMISSION TRAINING**
3. **MASTER PLAN UPDATE**

ADJOURNMENT:

CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
JANUARY 10, 2018
MINUTES - Draft

Chairperson Thompson called the meeting to order at 7:30 p.m.

ROLL CALL:
Present: Kelley, Atchinson, Budd, Jahr, Franzoi and Thompson.
Excused: Boynton.
Staff: Director Akers and Secretary Harman.
Planning Representatives: McKenna Associate, Patrick Sloan.
Audience: Two (2).

APPROVAL OF AGENDA:
Motion Kelley, Budd second to approve the agenda of January 10, 2018 as presented. Motion Carried.

ELECTION OF OFFICERS:
Motion Franzoi, Atchinson second to keep the same officers in place, nominating Carol Thompson as Chairperson, Donald Boynton as Vice-Chairperson and Bryon Kelley as Secretary. Motion Carried.

APPROVAL OF MINUTES:
Motion Kelley, Budd second to approve the regular meeting minutes of November 8, 2017 as amended at the table and the special meeting minutes of November 29, 2017 as presented. Motion Carried.

NEW BUSINESS:

ITEM # 1 **17-018 – SPECIAL LAND USE APPROVAL**

TITLE: **THE APPLICANT, PARALLEL INFRASTRUCTURE, IS REQUESTING SPECIAL LAND USE APPROVAL FOR THE CONSTRUCTION OF A WIRELESS COMMUNICATION FACILITY (125 FOOT MONOPOLE CELL TOWER AND ASSOCIATED STRUCTURES) AT 43430 ECORSE ROAD, VAN BUREN TOWNSHIP, MI 48111.**

LOCATION: **PARCEL TAX ID NUMBER V-125-83-012-99-0028-000 (43430 ECORSE ROAD). THIS PROPERTY IS LOCATED AROUND THE NORTHWEST CORNER OF ECORSE ROAD AND MORTON TAYLOR ROAD AND IS LOCATED IN THE R-1B, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT.**

Civil Engineer John Crain gave the presentation. Parallel Infrastructure is requesting special land use approval to construct a 125-foot monopole cell tower for the use of Verizon Wireless to improve service. The applicant is in the final engineering review process, has received Airport Authority approval and has attempted to contact the pastor of the church located to the south.

Patrick Sloan of McKenna Associates presented his review letter dated 12-8-17, recommending special land use approval provided the applicant satisfactorily demonstrates that locating the tower further

west is not feasible due to FAA regulations and that they made bona fide attempts to contact the pastor at the church located to the south of the site and subject to the following conditions:

1. The landscape maintenance agreement be reviewed and approved by the Township Attorney.
2. That the light fixture on Sheet 4 be replaced with a full cutoff fixture only.
3. That the site plan comply with all requirements of the Township Engineer and Fire Department.

Commissioners discussed screening and buffering in the event of future land development to the neighboring vacant land and the contact efforts made by the applicant to the pastor of the church. The applicant agreed to correct the light fixture on sheet 4 to a full cutoff fixture and inquired if the planning department had a standard maintenance agreement. Director Akers will follow up with the applicant regarding the maintenance plan.

Motion Kelley, Atchinson second to grant special land use approval to Parallel Infrastructure to construct a wireless communication facility located at 43430 Ecorse Road, based on the analysis and subject to the conditions in the McKenna Associates review letter dated 12-8-17. Motion Carried. (Letter attached)

GENERAL DISCUSSION:

1. **POTENTIAL ACCESSORY STRUCTURE ZONING ORDINANCE CHANGES:**

Director Akers presented changes to the potential Accessory Structure Zoning Ordinance that included minimum setback requirements, the approval process for accessory buildings that exceed the lot coverage requirements in non-residential districts, concrete floor and rat wall requirements in agricultural districts and detached shed exemptions.

No comments from the Commission or the audience. Director Akers with the Commission's approval will schedule a public hearing for the Accessory Structure Zoning Ordinance.

2. **2017 PLANNING COMMISSION ANNUAL REPORT:**

Director Akers presented the 2017 Planning Commission Annual Report highlighting the 2017 Zoning Ordinance adoption and the Belleville Lakeshore Ordinance.

Motion Kelley, Atchinson second to send the 2017 Planning Commission Annual Report to the Township Board of Trustees to be received and filed. Motion Carried.

ADJOURNMENT:

Motion Kelley, Jahr second to adjourn at 8:05 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

PLANNING & ZONING APPLICATION

Case number 14-007 *Date Submitted* 1/19/18

APPLICANT INFORMATION

Applicant Menard, Inc. **Phone** 715-876-2810
Address 5101 Menard Drive Fax 715-876-5998
City, State Eau Claire, WI Zip 54703
E:mail tonell@menard-inc.com Cell Phone Number
Property Owner **Phone**
(if different than applicant)
Address Fax
City, State Zip
Billing Contact Menard, Inc. **Phone** 715-876-2532
Address 5101 Menard Drive Fax 715-876-5998
City, State Eau Claire, WI Zip 54703

SITE/PROJECT INFORMATION

Name of Project Menards Development
Parcel Id No. V125-83- 061-99-0005-721 Project Address 10010 Belleville Rd

Attach Legal Description of Property

Property Location: On the west Side of Belleville Road; Between Tyler Road and Westlake Road. Size of Lot Width Depth
Acreage of Site 23.96 Total Acres of Site to Review 23.96 Current Zoning of Site C2
Project Description: Proposed Menards Development

Is a re-zoning of this parcel being requested? No YES (if yes complete next line) NO
Current Zoning of Site C2 Requested Zoning

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? YES (if yes complete next line) NO
Section of Zoning Ordinance for which you are applying

Is there an official Woodland within parcel? Woodland acreage
List total number of regulated trees outside the Woodland area? Total number of trees
Detailed description for cutting trees

If applicable application **MUST** be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

OWNER'S AFFIDAVIT

Menard, Inc.
Print Property Owners Name

Sarah Melder Corporate Counsel
Signature of Property Owner

1/19/18
Date

STATE OF ~~MICHIGAN~~ Wisconsin
COUNTY OF ~~WAYNE~~ Eau Claire

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.

Subscribed and sworn before me this 19 day of January 20 18
Notary Public. Eau Claire County, ~~Michigan~~ Wisconsin My Commission ~~expires~~ is permanent 20

TIMOTHY ENYEART NOTARY PUBLIC STATE OF WISCONSIN

Rev 1/12/06

Memo

DATE: **January 19, 2018**
TO: **Planning Commission**
FROM: **Ron Akers, AICP – Director of Planning & Economic Development**

RE: **Menards Site Plan Amendment to Modify the Exterior Elevation of the Building.**

Summary:

The Menards Store received site plan approval in early 2017 and has since began construction. As construction has progressed, Menards is proposing to make a modification to their building plans to add additional area in their second story mezzanine structure within the building. Township staff has reviewed the updated building plans and have noted two minor alterations to the elevations of the building which will require Planning Commission approval. First, on the front elevation, the applicant is proposing to add several additional windows on the northern end of the front elevation. These windows will provide day light for the mezzanine. The second minor alternation is with regards to a stairway on the northern face of the building. I will review these two minor modifications based on the criteria in the Zoning Ordinance.

Zoning Requirements:

The Township's site plan review procedures include reviewing the elevations of any new buildings to be constructed. The Zoning Ordinance does not have provisions which allows for staff to make adjustments or deviations from the approved site plans. Due to this these modifications need to be reviewed by the Planning Commission. The following are reviews of the two modifications.

Additional Stairwell:

The setback of the additional stairwell will need to be evaluated as it protrudes from the building. The required side yard setback for the C-2 district is 25'. Based on the location of the stairwell on the exterior of the building and the approved site plans the proposed side yard setback for the stairwell would be greater than 60' and would meeting the minimum setbacks. In addition to this there is existing screening present from the initial site plan approval and due to this the impact on the adjacent properties would be limited. Based on the above review the stairwell is consistent with the Zoning Ordinance.

Additional Windows:

The Belleville Overlay District standards in the Zoning Ordinance have provisions which address windows and architectural design. The two standards which are applicable to this review are provisions which indicate on the upper levels of a building façade, windows cannot exceed 50% of the surface area, and for the primary building material to be a majority of brick, stone, or a similar material. With both standards it is clear that the new windows do not exceed 50% of the surface area of the front façade, and

the addition of the windows does not change the primary building material from brick. Based on this, the applicable zoning standards have been met.

Recommendation:

Staff recommends that the Planning Commissions approve the request to amend the approved site plan for the Menards development at 10010 Belleville Road in order to incorporate the addition of the windows on the front façade of the building and the stairway on the north elevation of the building, as depicted on the building plans dated 12-1-17. Approval shall be based upon Township staff report January 19, 2018 and the finding that the proposed elevations are compliant with the Township Zoning Ordinance.

MENARDS®

PROTO 5 12" CMU STRUCTURE / REGULAR DOCK

OWNER:
MENARD, INC.
STORE PLANNING DESIGN & CONSTRUCTION
5128 OLD MILL CENTER BUILDING
EAU CLAIRE, WI 54703
715-876-2836

ARCHITECT:
THOMAS SCHWIEBERT
SCHWIEBERT ARCHITECTS
2160 90th AVENUE
OSCEOLA, WI 54020
715-755-2815

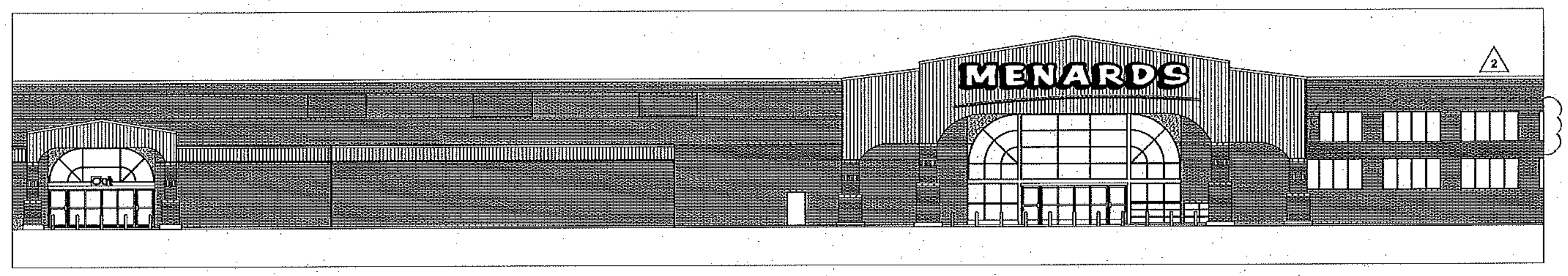
STRUCTURAL ENGINEER:
MATTHEW HULL
MENARD, INC.
STORE PLANNING, DESIGN & CONSTRUCTION
5101 MENARD DRIVE
EAU CLAIRE, WI 54703
715-876-2836

MECH. ELEC. PLUMB. ENGINEERS
MEP & ASSOCIATES,LLC
2720 ARBOR COURT
EAU CLAIRE, WI 54701
(715) 832-5680

CIVIL ENGINEER
ANDERSON ENGINEERING, INC
2045 W. WOODLAND
SPRINGFIELD, MO 65807
(417) 866-2741

CITY, STATE
CITY OF BELLEVILLE
6 MAIN STREET
BELLEVILLE, MI 48111
(734)-697-9323

BELLEVILLE , MI



LEGEND

- PRECAST
- ROUGH WOOD
- FINISHED WOOD
- STEEL
- CONCRETE BLOCK
- POURED CONCRETE
- GRANULAR FILL
- EARTH
- RIGID INSULATION
- BATT INSULATION
- DETAIL NUMBER / SHEET NUMBER
- SHEET REVISION NUMBER
- WINDOW TAG
- ROOM TAG
- DOOR TAG
- ELEVATION MARK
- SECTION REFERENCE
- ELEVATION REFERENCE

ABBREVIATIONS

A.R.	ANCHOR RODS	INSUL.	INSULATION
ACCOUS.	ACOUSTICAL	JST.	JOIST
A.F.F.	ABOVE FINISH FLOOR	JT.	JOINT
ALT.	ALTERNATE	JW	TYPE OF DALE/INCOR JOIST
ALUM.	ALUMINUM	L	ANGLE
ANC.	ANCHOR	L.L.	LIVE LOAD
BLDG.	BUILDING	MAX.	MAXIMUM
ℒ	BUILDING LINE	MFR. OR MANUF.	MANUFACTURER
BLK.	BLOCK	M.H.	METAL HALIDE
BRK.	BRICK	MIN.	MINIMUM
BM.	BEAM	MM	MIDWEST MANUFACTURING
B.O.	BOTTOM OF	M.O.	MASONRY OPENING
BOT.	BOTTOM	MTL.	METAL
BRG.	BEARING	N.I.C.	NOT IN CONTRACT
CFM	CUBIC FEET PER MINUTE	NO. OR #	NUMBER
C.J.	CONTROL JOINT	N.S.	NON SHRINK
℄	CENTER LINE	N.T.S.	NOT TO SCALE
CLR.	CLEAR	O.C.	ON CENTER
C.M.U.	CONCRETE MASONRY UNIT	O.D.	OUTSIDE DIAMETER
CO.	COMPANY	O.H.	OVERHEAD
COL.	COLUMN	OPNG. OR OPG.	OPENING
COMP.	COMPOSITION	OPP.	OPPOSITE
CONC.	CONCRETE	LBS. OR #	POUNDS
CONST.	CONSTRUCTION	P/C OR P.C.	PRECAST
CONT.	CONTINUOUS	PL OR ℙ	PLATE
CONTR.	CONTRACTOR	POLY.	POLYETHYLENE BARRIER
CT.	CERAMIC TILE	PREFAB. OR PFB.	PREFABRICATED
DET.	DETAIL	PROP. LN.	PROPERTY LINE
DIA. OR ø	DIAMETER	P.S.F.	POUNDS PER SQUARE FOOT
DIM.	DIMENSION	P.S.I.	POUNDS PER SQUARE INCH
DISC.	DISCONNECT	QTY.	QUANTITY
DIST.	DISTANCE	R. OR RAD.	RADIUS
D.F.	DRINKING FOUNTAIN	REINF. OR RE.	REINFORCE OR REINFORCING
D.L.	DEAD LOAD	REP.	REPRESENTATIVE
DWG.	DRAWING	RM.	ROOM
E.F.	EACH FACE	REQ'D	REQUIRED
E.W.	EACH WAY	SCHED.	SCHEDULE
EA.	EACH	SEC.	SECOND
EL. OR ELEV.	ELEVATION	SECT.	SECTION
ELEC.	ELECTRICAL	SER	STRUCTURAL ENGINEER OF RECORD
ENT.	ENTRANCE	S.F. OR SQ. FT.	SQUARE FOOT
EQ.	EQUAL	SHT.	SHEET
EXG.	EXISTING	SIM.	SIMILAR
EXP.	EXPANSION	SPEC.	SPECIFICATIONS
EXT.	EXTERIOR	STL. OR ST.	STEEL
FIN.	FINISH	STRUCT.	STRUCTURAL
FL. OR FLR.	FLOOR	TEMP.	TEMPORARY
F.D.	FLOOR DRAIN	THK.	THICK
FT.	FOOT OR FEET	THRU	THROUGH
FTG.	FOOTING	T.O.	TOP OF
FDN. OR FND.	FOUNDATION	T&G	TONGUE & GROOVE
GA.	GAGE OR GAUGE	TRT'D	TREATED
GAL.	GALLON	T.S.	TUBE STEEL
GALV.	GALVANIZED	TYP.	TYPICAL
G.C.	GENERAL CONTRACTOR	U.N.O.	UNLESS NOTED OTHERWISE
GEN.	GENERAL	VER.	VERIFY
H.D.	HEAVY DUTY	VERT.	VERTICAL
H.D.F.	HANDICAP DRINKING FOUNTAIN	V.C.T.	VINYL COMPOSITION TILE
HDR.	HEADER	VS.	VERSUS
HGT. OR HT.	HEIGHT	W/	WITH
HORIZ.	HORIZONTAL	W.	WATT
H.P.S.	HIGH PRESSURE SODIUM	WDW	WINDOW
HSS	HOLLOW STRUCTURAL SECTION	WWR	WELDED WIRE REINFORCEMENT
I.D.	INSIDE DIAMETER		
IN.	INCH		

SHEET SCHEDULE

	NO.	TITLE
GENERAL	G-001	TITLE SHEET
GENERAL	G-002	CODE INFORMATION SHEET
GENERAL	G-003	PLAN – MAIN FLOOR EXITING
GENERAL	G-004	PLAN – MEZZANINE EXITING
ARCHITECTURAL SHEETS	A-050	PLAN – STRIPING SITE
ARCHITECTURAL SHEETS	A-051	DETAILS – STRIPING SITE
ARCHITECTURAL SHEETS	A-052	PLAN – LANDSCAPE SITE
ARCHITECTURAL SHEETS	A-053	DETAILS – LANDSCAPE SITE
ARCHITECTURAL SHEETS	A-054	DETAILS – LANDSCAPE SITE
ARCHITECTURAL SHEETS	A-101	PLAN – FLOOR
ARCHITECTURAL SHEETS	A-102	PLAN – ROOF
ARCHITECTURAL SHEETS	A-201	ELEVATIONS – ARCHITECTURAL
ARCHITECTURAL SHEETS	A-202	ELEVATIONS – ENLARGED FRONT ENTRY & EXIT CANOPY
ARCHITECTURAL SHEETS	A-203	ELEVATIONS – SPECIAL ORDER AREA
ARCHITECTURAL SHEETS	A-204	ELEVATIONS – WINDOWS
ARCHITECTURAL SHEETS	A-205	ELEVATIONS – DOORS
ARCHITECTURAL SHEETS	A-206	ELEVATIONS – GARDEN CENTER & BI-FOLD DOORS
ARCHITECTURAL SHEETS	A-301	SECTIONS – ENTRANCE CANOPY
ARCHITECTURAL SHEETS	A-302	SECTIONS – EXIT CANOPY & FRONT CANOPY
ARCHITECTURAL SHEETS	A-303	SECTIONS – FRONT ROOMS
ARCHITECTURAL SHEETS	A-304	SECTIONS – PERIMETER WALL
ARCHITECTURAL SHEETS	A-305	SECTIONS – OVERHANG WALLS
ARCHITECTURAL SHEETS	A-306	SECTIONS – WALL & DOOR CANOPY
ARCHITECTURAL SHEETS	A-401	PLAN – RESTROOMS
ARCHITECTURAL SHEETS	A-402	PLAN – GARDEN CENTER & SPECIAL ORDER
ARCHITECTURAL SHEETS	A-403	PLAN – HARDWARE MEZZANINE
ARCHITECTURAL SHEETS	A-404	PLAN – MILLWORK MEZZANINE
ARCHITECTURAL SHEETS	A-404A	PLAN – EXPANDED MEZZANINE
ARCHITECTURAL SHEETS	A-501	DETAILS – ENTRANCE & EXIT
ARCHITECTURAL SHEETS	A-502	DETAILS – GARDEN CENTER & OVERHANG
ARCHITECTURAL SHEETS	A-503	DETAILS – BUILDING
ARCHITECTURAL SHEETS	A-504	DETAILS – ENTRANCE & EXIT PIERS
ARCHITECTURAL SHEETS	A-505	DETAILS – ROOF
ARCHITECTURAL SHEETS	A-506	DETAILS – STEEL TRIM
ARCHITECTURAL SHEETS	A-507	DETAILS – STEEL STUD WALL
ARCHITECTURAL SHEETS	A-508	DETAILS – INTERIOR WALL
ARCHITECTURAL SHEETS	A-509	DETAILS – RESTROOMS
ARCHITECTURAL SHEETS	A-510	DETAILS – WINDOW & DOOR
ARCHITECTURAL SHEETS	A-511	DETAILS – WALL & SPECIFICATIONS
ARCHITECTURAL SHEETS	A-512	DETAILS – STAIRWAY
ARCHITECTURAL SHEETS	A-512A	DETAILS – STAIRWAY
ARCHITECTURAL SHEETS	A-512B	DETAILS – STAIRWAY
ARCHITECTURAL SHEETS	A-513	DETAILS – ELEVATOR
ARCHITECTURAL SHEETS	A-514	DETAILS – MEZZANINE
ARCHITECTURAL SHEETS	A-515	DETAILS – HARDWARE MEZZANINE & BRIDGE
ARCHITECTURAL SHEETS	A-516	DETAILS – MILLWORK MEZZANINE
ARCHITECTURAL SHEETS	A-517	DETAILS – MEZZANINE WALLS
ARCHITECTURAL SHEETS	A-518	DETAILS – BI-FOLD DOOR
ARCHITECTURAL SHEETS	A-519	DETAILS – BI-FOLD DOOR
ARCHITECTURAL SHEETS	A-601	SCHEDULES – ARCHITECTURAL

SHEET SCHEDULE

	NO.	TITLE
	S-001	STRUCTURAL NOTES
	S-002	STRUCTURAL NOTES
	S-050	PLAN – CONCRETE SLAB SITE
	S-051	PLAN – ENLARGED FRONT CONCRETE SIDEWALK
	S-052	DETAILS – SITE DETAILS
	S-053	DETAILS – SITE DETAILS
	S-054	DETAILS – SITE DETAILS
	S-055	DETAILS – SITE DETAILS
	S-101	PLAN – FOUNDATION
	S-102	PLAN – FLOOR SLAB
	S-103	PLAN – ROOF FRAMING
	S-201	ELEVATIONS – STRUCTURAL
	S-202	ELEVATIONS – ENTRANCE CANOPY FRAMING
	S-203	ELEVATIONS – FRONT WALL
	S-301	SECTIONS – STRUCTURAL
	S-302	SECTIONS – ENTRANCE CANOPY
	S-303	SECTIONS – EXIT CANOPY & REAR CANOPY
	S-304	SECTIONS – FRONT WALL
	S-305	SECTIONS – PERIMETER WALLS
	S-306	SECTIONS – LOADING DOCK
	S-307	SECTIONS – MEZZANINES
STRUCTURAL SHEETS	S-401	PLAN – FRONT FOUNDATION
STRUCTURAL SHEETS	S-402	PLAN – MEZZANINE FOOTING
STRUCTURAL SHEETS	S-402A	PLAN – MEZZANINE FOOTING
STRUCTURAL SHEETS	S-403	PLAN – ENLARGED C.J. LAYOUT
STRUCTURAL SHEETS	S-403A	PLAN – ENLARGED C.J. LAYOUT
STRUCTURAL SHEETS	S-404	PLAN – LOADING DOCK
STRUCTURAL SHEETS	S-405	PLAN – INTERIOR ROOMS
STRUCTURAL SHEETS	S-406	PLAN – CANOPY ROOF
STRUCTURAL SHEETS	S-407	PLAN – HARDWARE MEZZANINE
STRUCTURAL SHEETS	S-408	PLAN – MILLWORK MEZZANINE
STRUCTURAL SHEETS	S-408A	PLAN – MEZZANINE
STRUCTURAL SHEETS	S-409	PLAN – MEZZANINE C.J. LAYOUT
STRUCTURAL SHEETS	S-409A	PLAN – MEZZANINE C.J. LAYOUT
	S-501	DETAILS – FOUNDATION
	S-502	DETAILS – FOUNDATION
	S-503	DETAILS – ENTRANCE & EXIT CANOPY
	S-504	DETAILS – ROOF FRAMING
	S-505	DETAILS – ROOF FRAMING
	S-506	DETAILS – RIGID FRAME
	S-507	DETAILS – OVERHANG FRAMING
	S-508	DETAILS – GARDEN CENTER & REAR CANOPY
	S-509	DETAILS – INTERIOR ROOM
	S-510	DETAILS – ROOF FRAMING
	S-511	DETAILS – ENTRANCE & EXIT PIERS
	S-512	DETAILS – DOOR CANOPY
	S-513	DETAILS – HARDWARE MEZZANINE
	S-514	DETAILS – MILLWORK MEZZANINE
	S-514A	DETAILS – MEZZANINE
	S-515	DETAILS – ELEVATOR
	S-516	DETAILS – CMU WALLS
	S-517	DETAILS – BI-FOLD DOOR
	S-518	DETAILS – STAIRS
	S-519	DETAILS – STAIRS
	S-601	SCHEDULES – STRUCTURAL

SHEET SCHEDULE

	NO.	TITLE
	E-050	PLAN – ELECTRICAL SITE
	E-051	DETAILS – ELECTRICAL SITE
	E-101	PLAN – CEILING AND LIGHTING
	E-102	PLAN – SOUND
	E-501	DETAILS – ELECTRICAL
	E-601	ELECTRICAL LEGENDS
	E-602	ELECTRICAL PANEL LAYOUT
	E-603	ELECTRICAL PANEL SCHEDULES
	E-604	SOUND SYSTEM SPECIFICATIONS
ELECTRICAL SHEETS	EL-1A	FLOOR ELECTRICAL STUBS
ELECTRICAL SHEETS	EL-1B	ELECTRICAL DROP DETAILS
ELECTRICAL SHEETS	EL-2	FIXTURE ELECTRICAL
ELECTRICAL SHEETS	EL-3A	FIXTURE ELECTRICAL DETAILS
ELECTRICAL SHEETS	EL-3B	FIXTURE ELECTRICAL DETAILS
ELECTRICAL SHEETS	EL-4	UNDERGROUND FIBER OPTIC, PHONE CAT 5 & COMPUTER CAT 5 ROUTING
ELECTRICAL SHEETS	EL-5A	OVERHEAD FIBER OPTIC, PHONE CAT 5 & COMPUTER CAT 5 ROUTING
ELECTRICAL SHEETS	EL-5B	CLOSED CIRCUIT TELEVISION SYSTEM A
ELECTRICAL SHEETS	EL-6	LIGHTING DEPARTMENT POWER TRACK & SLOTWALL
ELECTRICAL SHEETS	EL-9A	FRONT END / NET RACK #1 LAYOUT
ELECTRICAL SHEETS	EL-9B	NET RACK #2
ELECTRICAL SHEETS	EL-9C	NET RACK #3
ELECTRICAL SHEETS	EL-9D	NET RACK #5
ELECTRICAL SHEETS	EL-10	SALES DESK SET-UP AND ELECTRICAL DETAILS
ELECTRICAL SHEETS	EL-12	CHECKOUT STAND SET-UP DETAILS
ELECTRICAL SHEETS	EL-14	ELECTRICAL FRONT OFFICE
ELECTRICAL SHEETS	EL-16	ELECTRICAL MANAGERS OFFICE
ELECTRICAL SHEETS	EL-18	CABINET DISPLAY ELECTRICAL LAYOUT
ELECTRICAL SHEETS	EL-19	MILLWORK/HARDWARE MEZZANINE ELECTRICAL LAYOUT
ELECTRICAL SHEETS	EL-20	SPECIAL ORDER DESK AREA
PLUMBING	P-101	PLAN – PLUMBING
PLUMBING	P-401	PLAN – ENLARGED PLUMBING
PLUMBING	P-501	DETAILS – PLUMBING
PLUMBING	P-601	PLUMBING SPECIFICATIONS
PLUMBING	P-602	PLUMBING ISOMETRICS

SHEET SCHEDULE

	NO.	TITLE
MECHANICAL	M-101	PLAN – MECHANICAL
MECHANICAL	M-301	SECTIONS – HVAC
MECHANICAL	M-302	SECTIONS – HVAC
MECHANICAL	M-401	PLAN-RADIANT FLOOR HEATING
MECHANICAL	M-501	DETAILS – HVAC
MECHANICAL	M-601	MECHANICAL SCHEDULES
MECHANICAL	M-602	RADIANT FLOOR HEATING NOTES & DIAGRAMS
FIRE	F-101	PLAN – SPRINKLER DESIGN CRITERIA
FIRE	F-102	PLAN – SPRINKLER DESIGN MEZZANINES
FIRE	F-301	ELEVATIONS – INTERIOR
FIRE	F-501	DETAILS – SPRINKLER
SECURITY	T-101	PLAN – SECURITY
SECURITY	T-102	PLAN – CONDUIT
SECURITY	T-401	PLAN – ENLARGED CONDUIT
SECURITY	T-501	DETAILS – SECURITY
SECURITY	T-502	DETAILS – CCTV SYSTEM
SECURITY	T-601	DETAILS – SECURITY
GATE CANOPY	G1A	PLAN – FLOOR & DETAILS
GATE CANOPY	G2A	ELEVATIONS – ARCHITECTURAL
GATE CANOPY	G3A	SECTIONS – ARCHITECTURAL
GATE CANOPY	G4S	PLAN – CONCRETE SLAB
GATE CANOPY	G5S	PLAN – ROOF FRAMING
GATE CANOPY	GE	PLAN – ELECTRICAL
		FIRE ALARM SYSTEM PLAN SET
		ACCESSORY BUILDING PLAN SET.
		CIVIL PLAN SET
	800	YARD MERCHANDISE
	022-0	INTERIOR PALLET RACKING
	022-1	INTERIOR PALLET RACKING
	022-2	INTERIOR PALLET RACKING
	022-5A	INTERIOR PALLET RACKING

MENARDS®
STORE DESIGN DEPARTMENT
EAU CLAIRE, WISCONSIN

BUILDING TYPE
P5 2017 PROTO

CAD DWG NAME
P5 _G-001 Title Sheet

PROJECT TITLE
BELLEVILLE - TYLER ROAD, VAN BUREN TOWNSHIP, MI 48111
SHEET TITLE
TITLE SHEET

REVISIONS

NO.	DATE	DESCRIPTION	BY
2	12/1/17	ADDENDUM #1: ADD SHEETS TO LEGEND AND WINDOWS TO ELEVATION	TMG
1	10/12/17	ADD SHEET S-409 TO LEGEND	KWK

STATE OF MICHIGAN JEFF URLAUB ENGINEER NO. 50801 LICENSED PROFESSIONAL ENGINEER
DEC 2 1 2017

STATE OF MICHIGAN ANTHONY S. KONGSTAD ENGINEER NO. 6201059161 LICENSED PROFESSIONAL ENGINEER
DEC 2 1 2017

STATE OF MICHIGAN THOMAS SCHWIEBERT ARCHITECT No. 1301057976 LICENSED ARCHITECT
DEC 2 2 2017

STATE OF MICHIGAN MATTHEW G. HULL ENGINEER No. 6201056329 LICENSED PROFESSIONAL ENGINEER
1/5/17

SCALE	DRAWN BY	DATE
----	TMG	2/09/17

SHEET NO. **G-001**

CODE DATA SUMMARY

BUILDING CODES

2015 MICHIGAN BUILDING CODE, 2015 IBC
2015 MICHIGAN MECHANICAL CODE
2015 MICHIGAN PLUMBING CODE
2014 NATIONAL ELECTRICAL CODE
2015 MICHIGAN FUEL GAS CODE
2015 MICHIGAN FIRE CODE
2015 MICHIGAN EXISTING BUILDING CODE
2015 INTERNATIONAL PROPERTY MAINTENANCE CODE
2009 MICHIGAN ENERGY CONSERVATION CODE
2012 ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES, ANSI 117.1–2012

BUILDING DATA

OCCUPANCY CLASS:

STORE: MERCANTILE (M), STORAGE (S1)

HEIGHT AND AREA LIMITATIONS:

SINGLE STORY
MAX. ROOF HEIGHT 30', (FACADE 38'–9")
FULLY SPRINKLERED, ESFR SYSTEM
UNLIMITED AREA (IBC 507.4), MAXIMUM HEIGHT ALLOWED 60' (IBC 504.3),
60' CLEARANCE AREA AROUND BUILDING (IBC 507.2)

CONSTRUCTION CLASS: 2

RETAIL STORE TYPE VB , FULLY SPRINKLERED FOR MIXED NON–SEPARATED
FIRE RESISTIVE RATING FOR GROUP M/S1 BUILDING ELEMENTS (TABLE 601)

STRUCTURAL FRAME:	0 HOUR
EXTERIOR BEARING WALLS:	0 HOUR
INTERIOR BEARING WALLS:	0 HOUR
NON–BEARING WALLS:	0 HOUR
FLOOR CONSTRUCTION:	0 HOUR
ROOF CONSTRUCTION:	0 HOUR

EXTERIOR WALL CONSTRUCTION PER TABLE 602: >30' – 0 HOUR

GATE CANOPY TYPE VB, FIRE RESISTIVE RATING FOR GROUP U
ACCESSORY BUILDING ELEMENTS (TABLE 601)

STRUCTURAL FRAME:	0 HOUR
EXTERIOR BEARING WALLS:	0 HOUR
INTERIOR BEARING WALLS:	0 HOUR
NON–BEARING WALLS:	0 HOUR
FLOOR CONSTRUCTION:	0 HOUR
ROOF CONSTRUCTION:	0 HOUR

EXTERIOR WALL CONSTRUCTION PER TABLE 602: >30' – 0 HOUR

ACCESSORY ACCESSORY BUILDING TYPE VB, FULLY SPRINKLERED FIRE RESISTIVE RATING
FOR GROUP S1 ACCESSORY STORAGE BUILDING ELEMENTS (TABLE 601)
FIRE RESISTIVE RATING FOR BUILDING ELEMENTS (TABLE 601)

STRUCTURAL FRAME:	0 HOUR
EXTERIOR BEARING WALLS:	0 HOUR
INTERIOR BEARING WALLS:	0 HOUR
NON–BEARING WALLS:	0 HOUR
FLOOR CONSTRUCTION:	0 HOUR
ROOF CONSTRUCTION:	0 HOUR

EXTERIOR WALL CONSTRUCTION PER TABLE 602: >30' – 0 HOUR

BUILDING HIGH PILE STORAGE

THE HIGH PILED STORAGE RACKS ARE SHOWN ON SHEETS F–301 AND F–501 FOR THE SPRINKLER DESIGN. PER TABLE 2306.2 COMMODITY CLASS I–IV WITH SQUARE FT. AREA 12,001–500,000 WITH ESFR BUILDING SPRINKLER SYSTEM.

A. FIRE AND SMOKE DETECTION PROVIDED IN THE HVAC UNITS.
B. THE BUILDING HAS FULL ACCESS.
C. SMOKE AND HEAT REMOVAL SYSTEMS NOT REQUIRED.
D. DRAFT CURTAINS NOT REQUIRED.
E. SOME PILE LENGTHS DO EXCEED THE 100 FT. IN LENGTH BUT ARE SURROUNDED BY ACCESSIBLE AISLES.
F. MAXIMUM RACK HEIGHT IS 23' IN SOME AREAS, LESS THAN 17' IN MOST AREAS.
G. TOTAL PILE VOLUME AT INTERIOR PORTION OF STORE IS 23,520 SQ. FT.

BUILDING AREA

AREA	AREA (S.F.)
INTERIOR AREAS	
MAIN SALES FLOOR	158,400
RESTROOM AREA	743
RECEIVING AREA	3,240
SPECIAL ORDER AREA	10,884
GARDEN CENTER AREA (NON–HEATED)	22,301
SHIPPING AREA (NON–HEATED)	3,888
MILLWORK MEZZANINE	12,428
HARDWARE MEZZANINE	9907
EXPANDED MEZZANINE	18,606
LIGHTING DISPLAY MEZZANINE	1,822
TOTAL	240,397
EXTERIOR OVERHANG AREAS	
SIDE OVERHANG	1,459
REAR OVERHANG	2,103
TOTAL	3,562
GRAND TOTAL AREA	243,959

1

2

NOTE: ACCESSORY BUILDING CALCULATIONS ARE PROVIDED WITHIN THE CONSTRUCTION DOCUMENT PACKAGES FOR THOSE COMPONENTS.

BUILDING OCCUPANCY COUNT

AREA	AREA (S.F.)	/	S.F. PER OCCUPANT (IBC TABLE 1004.1.1)	=	OCCUPANT COUNT ALLOWED
INTERIOR AREAS					
MAIN SALES FLOOR	158,400	/	60	=	2,640
RESTROOM AREA	743	/	60	=	12
RECEIVING AREA	3,240	/	300	=	11
SPECIAL ORDER AREA	10,884	/	60	=	181
GARDEN CENTER AREA (NON–HEATED)	22,301	/	60	=	372
SHIPPING AREA (NON–HEATED)	3,888	/	300	=	13
MILLWORK MEZZANINE	12,428	/	300	=	41
HARDWARE MEZZANINE	9,907	/	300	=	33
EXPANDED MEZZANINE	18,606	/	300	=	62
LIGHTING DISPLAY MEZZANINE	1,822	/	60	=	30
			TOTAL		3,365
EXTERIOR OVERHANG AREAS					
SIDE OVERHANG AREA	1,459	/	300	=	5
REAR OVERHANG AREA	2,103	/	300	=	7
			TOTAL	=	12
			GRAND TOTAL	=	3,378

1

2

EXITING WIDTH REQUIRED

AREA	OCCUPANT COUNT	X	EXIT WIDTH FACTOR PER OCCUPANT (LINEAR INCHES) (IBC 1005.1)	=	TOTAL EXIT WIDTH REQ'D (LIN. INCHES)	TOTAL EXIT WIDTH PROVIDED (LIN. INCHES)	NOTES
INTERIOR AREAS							
MAIN SALES FLOOR	2,640	X	.20	=	528.00		2
RESTROOM AREA	12	X	.20	=	2.49		2
RECEIVING AREA	11	X	.20	=	2.16		2
SPECIAL ORDER AREA	181	X	.20	=	36.28		2
GARDEN CENTER AREA (NON–HEATED)	372	X	.20	=	74.34		2
SHIPPING AREA (NON–HEATED)	13	X	.20	=	2.59		1,2
MILLWORK MEZZANINE	41	X	.20	=	8.29		2
HARDWARE MEZZANINE	33	X	.20	=	6.60		2
EXPANDED MEZZANINE	62	X	.20	=	12.40		2
LIGHTING DISPLAY MEZZANINE	30	X	.20	=	6.07		2
			TOTAL	=	673.14	1,124.5	
EXTERIOR OVERHANG AREAS							
LEFT SIDE OVERHANG AREA	5	X	.20	=	0.97		1
REAR OVERHANG AREA	7	X	.20	=	1.40		1
			TOTAL	=	2.37	N/A	
TOTAL EXIT WIDTH REQUIRED FOR BUILDING FOOTPRINT + OVERHANG				=	675.51		

1

2

1. AREA IS OPEN WITH NO OBSTRUCTION TO EGRESS AWAY FROM BUILDING.
2. 250' MAXIMUM TRAVEL DISTANCE PROVIDED TO EXITS.

STRUCTURAL TESTING AND SPECIAL INSPECTION

SEPARATE DOCUMENT LETTER WITH REPRESENTATIVE SIGNATURES TO BE SUBMITTED.
OWNER/CONTRACTOR/ARCHITECT/STRUCTURAL ENGINEER OF RECORD/SPECIAL INSPECTOR–STRUCTURAL/ TESTING AGENCY

TECHNICAL (2) SECTION	ARTICLE	DESCRIPTION (3)	TYPE OF INSPECTOR (4)	REPORT FREQUENCY (5)	ASSIGNED FIRM (5)
05100	3	1704.3 – STEEL CONSTRUCTION	SI–T	EACH VISIT	TA
05100	3	1704.3.1 – WELDING	SI–T	EACH VISIT	TA
05100	3	1704.3.3 – HIGH STRENGTH BOLTS	SI–T	EACH VISIT	TA
03300	3	1704.4 – CONCRETE CONSTRUCTION	SI–T	EACH VISIT	TA
03210	3	1704.4 – CONCRETE REINFORCING	SI–T	EACH VISIT	TA
04200	3	1704.5 – MASONRY CONSTRUCTION	SI–T	EACH VISIT	TA
		1704.6 – WOOD CONSTRUCTION	SI–T	EACH VISIT	TA
02200	3	1704.7 – SOILS	SI–T	EACH VISIT	TA

ADDITIONAL INFORMATION ON SHEET S–002

ROOF DRAINAGE:

THE ROOF IS DESIGNED TO "SHEET DRAIN". HALF OF THE ROOF SLOPES TO THE REAR BUILDING EDGE WHICH HAS A 4" LIP WHICH CHANNELS THE WATER INTO MULTIPLE DOWNSPOUTS.

THE REAR DRAIN AREAS FLOW BACK TO THE TWO INTERNAL ROOF DRAIN AREAS. THERE IS AN OVERFLOW CUTOUT BY THE LOADING DOCK.

THE OTHER INTERNAL DRAIN IS A DEPRESSED AREA THAT OVER FLOWS ONTO THE GARDEN CENTER ROOF WHICH SHEET DRAINS TO THE GROUND.

SEE SHEETS A–102 AND P–501 FOR ROOF SLOPES, DOWNSPOUTS & INTERNAL DRAINS

PLUMBING FIXTURES REQUIRED

2

FIXTURE TYPE	OCCUPANT PER FIXTURE	COUNT REQUIRED		COUNT PROVIDED		
		MALE	FEMALE	MALE	FEMALE	(1) FAMILY
WATER CLOSET/URINAL	500	3.37	3.37	3 WC/ 3 URI	6 WC	1 WC
LAVATORY	750	2.24	2.24	4	4	1
DRINKING FOUNTAIN	1000	3.37		5		
SERVICE SINK	N/A	1		1		

1. NEW STORE OCCUPANT LOAD FOR PLUMBING FIXTURE CALCULATIONS = 3366

2

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STORE DESIGN DEPARTMENT
EAU CLAIRE, WISCONSIN

BUILDING TYPE
P5 2017 PROTO

CAD DWG NAME
P5 _G–002 Code Sheet

PROJECT TITLE
BELLEVILLE - TYLER ROAD, VAN BUREN TOWNSHIP, MI 48111
SHEET TITLE
CODE INFORMATION SHEET

REVISIONS

NO.	DATE	DESCRIPTION	BY
2	12/01/17	ADDENDUM #1: ADDED EXPANDED MEZZANINE AND REVISED CALCULATIONS	MDL
1	08/01/17	REVISED SPECIAL ORDER AREA – AREA, BLDG. OCC. LOAD, & EXIT WIDTH REQ. & PROVIDED	TMG

STATE OF MICHIGAN
THOMAS SCHWIEBERT
ARCHITECT
No. 1301057975
LICENSED ARCHITECT

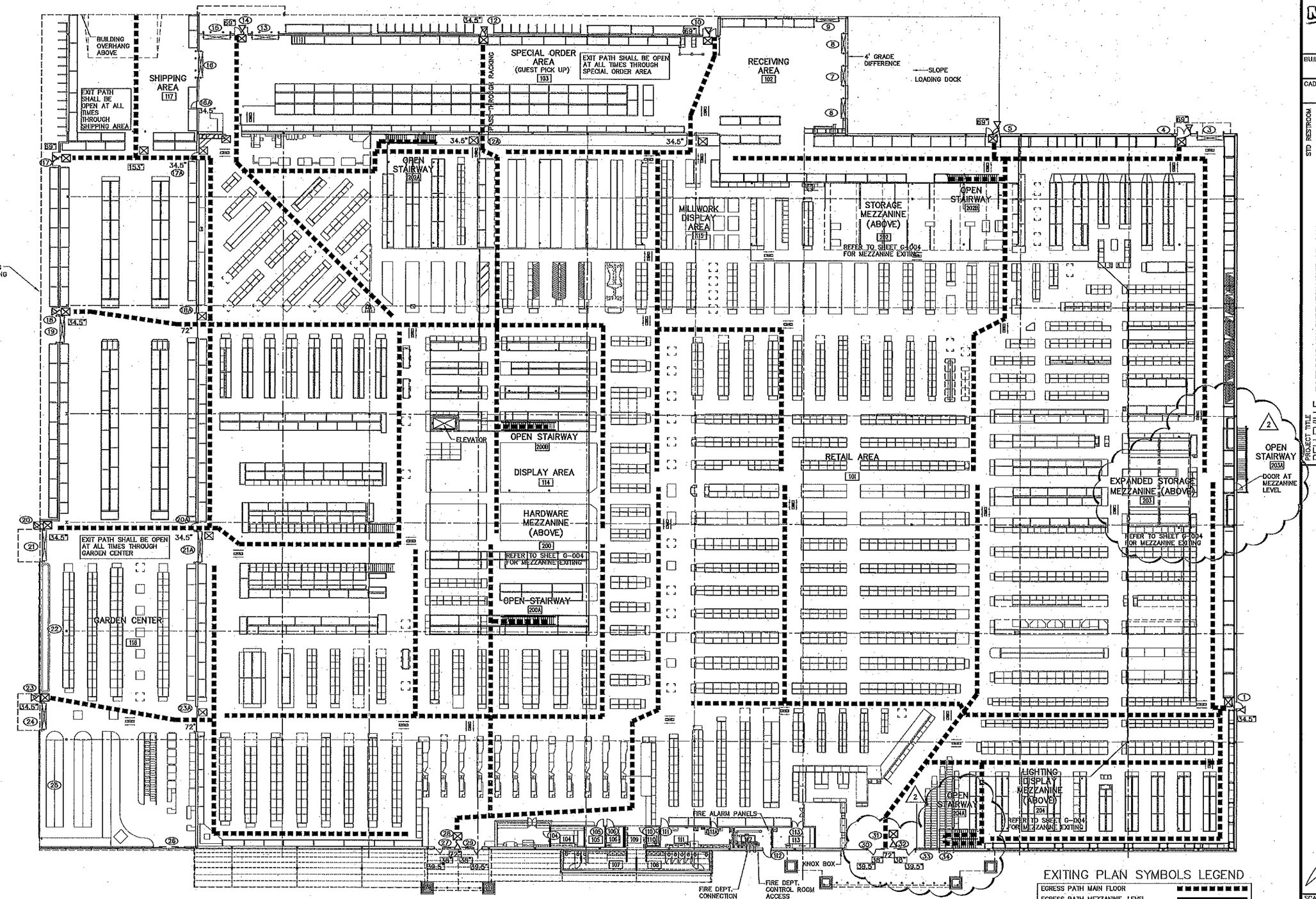
DEC 2 2 2017

SCALE	DRAWN BY	DATE
----	TMG	2/09/17

SHEET NO. G-002

Path and File Name: F:\Designdiv\Proto5-sites\A-2017 SITES\Belleville – Van Buren Township, MI\Construction Drawings\P5 _G–002 Code Sheet.dwg Date Plotted: December 18, 2017

Last Saved Date: December 18, 2017 Last Saved By: mlane Paper Size: arch D (36x24 in.) Plotted by: Mark Lane



1 / G-003 MAIN FLOOR EXITING PLAN
SCALE: 1" = 20'

EXITING PLAN SYMBOLS LEGEND

EGRESS PATH MAIN FLOOR	
EGRESS PATH MEZZANINE LEVEL	
EXIT LIGHT	DOOR NUMBER 33
EXIT LIGHT W/ PATH LIGHT	ROOM NUMBER 112
DIRECTIONAL EXIT LIGHT	
PROVIDED EXIT WIDTH 34.5"	

- ALL EGRESS PATHS LESS THAN 250'
- REFER TO ELECTRICAL LIGHTING PLAN FOR EXACT LOCATION OF EXIT LIGHTS

MENARDS®
STORE DESIGN DEPARTMENT
EAU CLAIRE, WISCONSIN

BUILDING TYPE
P5 2017 PROTO

CAD DWG NAME
P5 _G-003 Exit Plan Store CMU

STD RESTROOM

PROJECT TITLE
BELLEVILLE - TYLER ROAD, VAN BUREN TOWNSHIP, MI 48111

SHEET TITLE
PLAN -MAIN FLOOR EXITING

REVISIONS NO.	DATE	DESCRIPTION	BY
2	12/01/17	ADDENDUM #1: EXPANDED MEZZANINE	MDL
1	6/1/17	ADDED GARDEN CENTER FRONT DOOR & REV. DOOR NUMBERS	TMG

STATE OF MICHIGAN
THOMAS SCHWIEBERT
ARCHITECT
No. 1301057975
LICENSED ARCHITECT

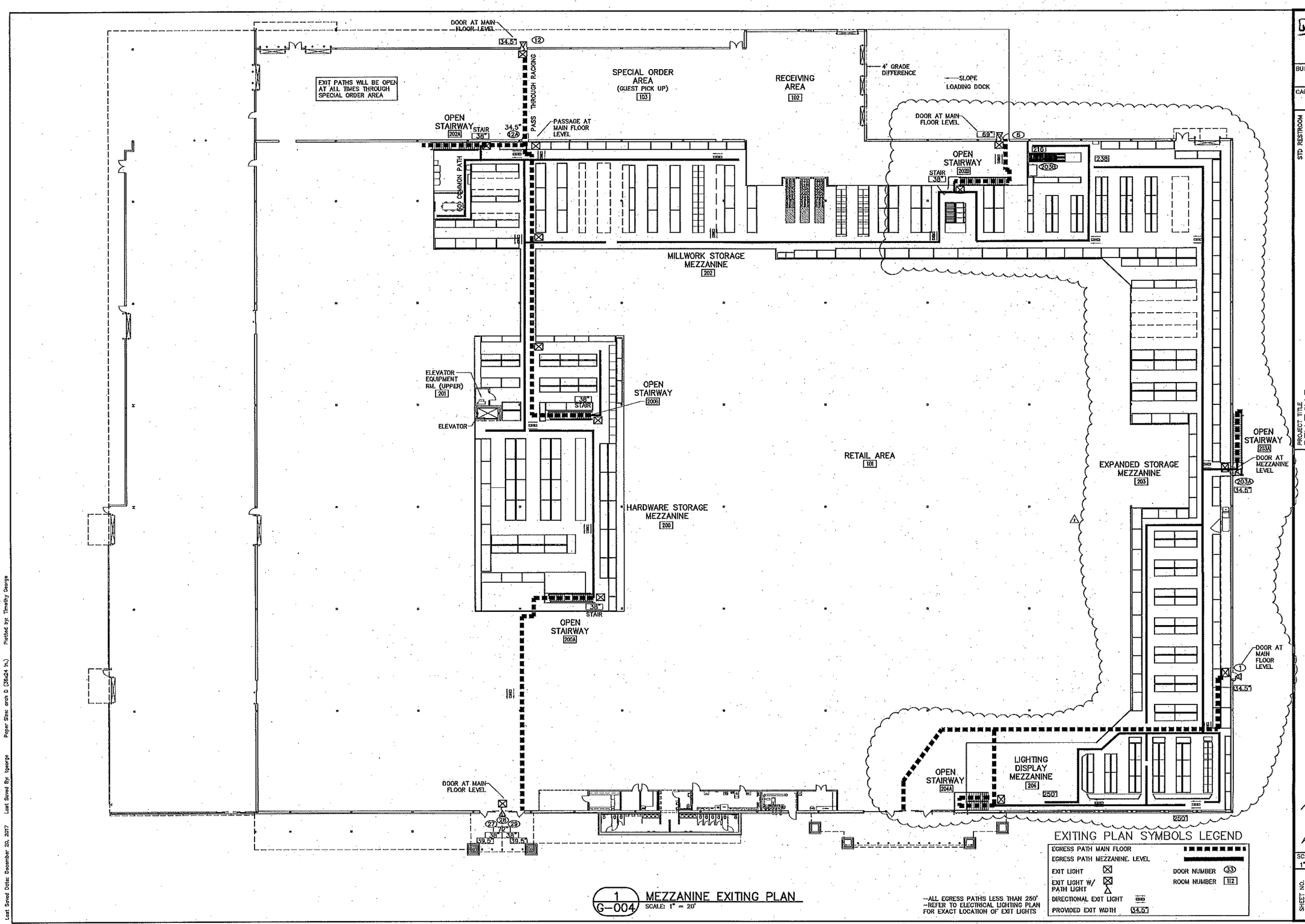
DEC 2 2 2017

SCALE	DRAWN BY	DATE
1"=20'-0"	TMG	2/09/17

SHEET NO. G-003

Last Saved Date: December 20, 2017 Last Saved By: tgeorge Paper Size: arch D (36x24 in.) Plotted by: Timothy George

Path and File Name: F:\Designdlv\Proto5-sites\A-2017 SITES\Belleville - Van Buren Township, MI\Construction Drawings\P5 _G-003 Exit Plan Store CMU.dwg Date Plotted: December 20, 2017



1 G-004 MEZZANINE EXITING PLAN
SCALE: 1" = 20'

EXITING PLAN SYMBOLS LEGEND

EGRESS PATH MAIN FLOOR	
EGRESS PATH MEZZANINE. LEVEL	
EXIT LIGHT	DOOR NUMBER 33
EXIT LIGHT W/ PATH LIGHT	ROOM NUMBER 112
DIRECTIONAL EXIT LIGHT	
PROVIDED EXIT WIDTH 34.5"	

--ALL EGRESS PATHS LESS THAN 250'
--REFER TO ELECTRICAL LIGHTING PLAN FOR EXACT LOCATION OF EXIT LIGHTS

MENARDS®
STORE DESIGN DEPARTMENT
EAU CLAIRE, WISCONSIN

BUILDING TYPE
P5 2017 PROTO

CAD DWG NAME
P5 _G-004 Exiting Plan Mezz CMU

STD RESTROOM

PROJECT TITLE
BELLEVILLE - TYLER ROAD, VAN BUREN TOWNSHIP, MI 48111

SHEET TITLE
PLAN- MEZZANINE EXITING

REVISIONS			BY
NO.	DATE	DESCRIPTION	
2	12/1/17	ADDENDUM #1: EXPANDED MEZZANINE	MDL
1	6/1/17	REVISED DOOR NUMBERS	TMG

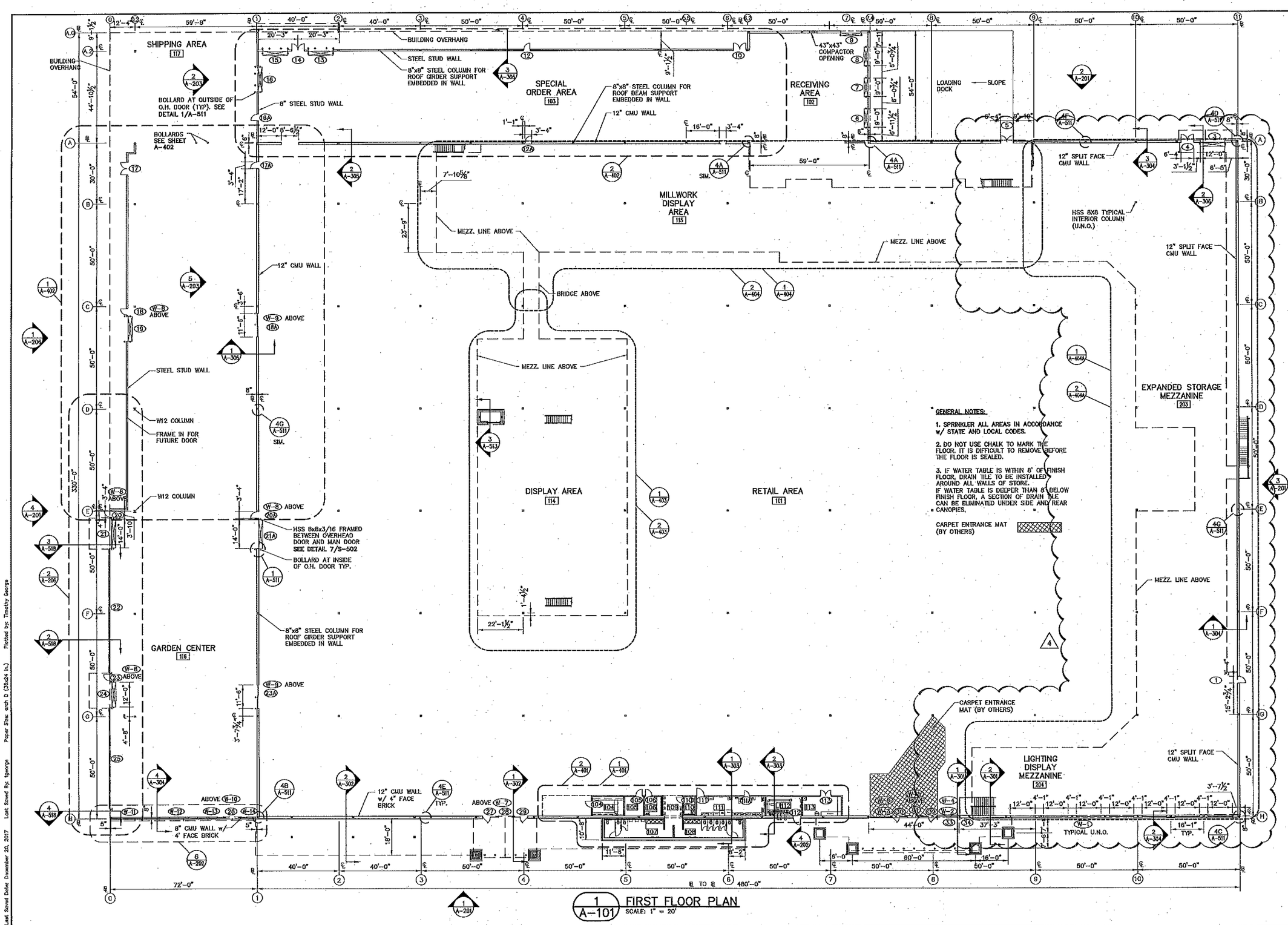
STATE OF MICHIGAN
THOMAS SCHWIEBERT
ARCHITECT
No. 1301057975
LICENSED ARCHITECT
DEC 2 2 2017

SCALE	DRAWN BY	DATE
1"=20'-0"	TMG	2/09/17

SHEET NO. G-004

Last Saved Date: December 20, 2017 Last Saved By: tgeorge Paper Size: arch D (36x24 in.) Plotted by: Timothy George

Path and File Name: F:\Designdiv\Proto5-sites\A-2017 SITES\Belleville - Van Buren Township, MI\Construction Drawings\P5 _G-004 Exiting Plan Mezz CMU.dwg Date Plotted: December 20, 2017



1 A-101 FIRST FLOOR PLAN
SCALE: 1" = 20'

MENARDS®
STORE DESIGN DEPARTMENT
EAU CLAIRE, WISCONSIN

BUILDING TYPE
P5 2017 PROTO

CAD DWG NAME
P5 A-101 Plan Overall Floor CMU

STD RESTROOM

PROJECT TITLE
BELLEVILLE - TYLER ROAD, VAN BUREN TOWNSHIP, MI 48111
SHEET TITLE
PLAN - FLOOR

REVISIONS

NO.	DATE	DESCRIPTION	BY
4	12/1/17	ADDENDUM #1: EXPANDED MEZZANINE	TMG
3	7/26/17	REVISED GARDEN CENTER SLIDING DOORS & OPENING SIZE	TLR
2	6/13/17	REMOVED SMALL CANOPY ABOVE DOOR #5	TLR
1	8/1/17	ADDED GARDEN CENTER FRONT DOOR & WINDOWS, REV. DOOR NUMBERS.	TMG

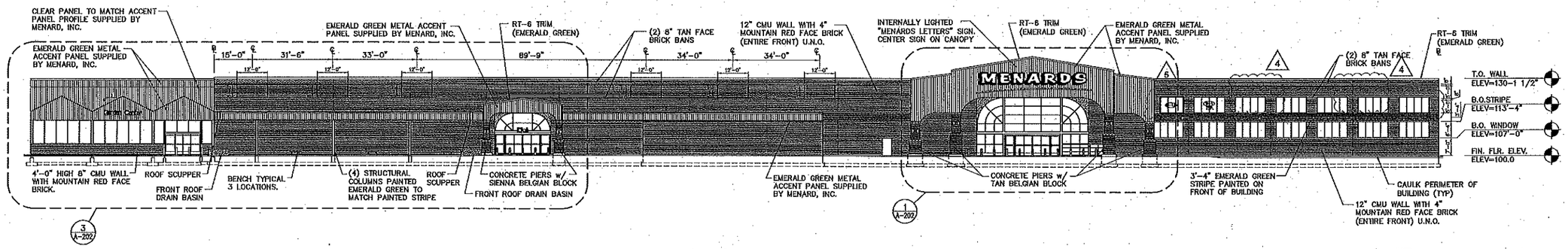
STATE OF MICHIGAN
THOMAS SCHWIEBERT
ARCHITECT
No. 1301057975
LICENSED ARCHITECT
DEC 2 2 2017

SCALE	DRAWN BY	DATE
1"=20'-0"	TMG	2/09/17

SHEET NO. A-101

Last Saved Date: December 20, 2017 Last Saved By: tgeorge Paper Size: arch D (36x24 in.) Plotted by: Timothy George

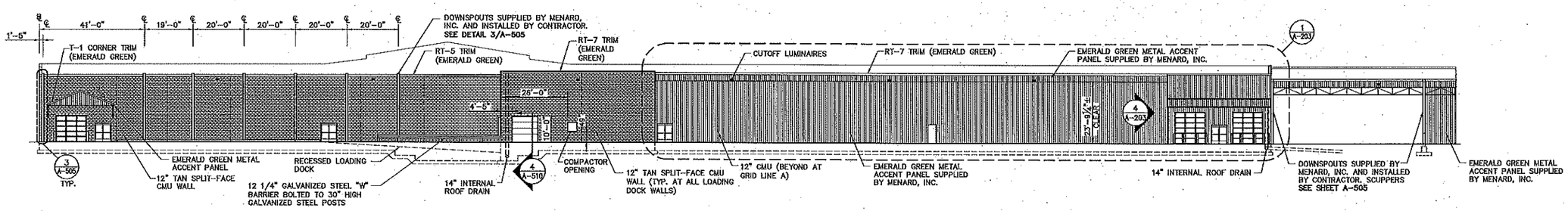
Path and File Name: F:\Designdiv\Proto5-sites\A-2017 SITES\Belleville - Van Buren Township, MI\Construction Drawings\P5 A-101 Plan Overall Floor CMU.dwg Date Plotted: December 20, 2017



1 A-201 FRONT ELEVATION

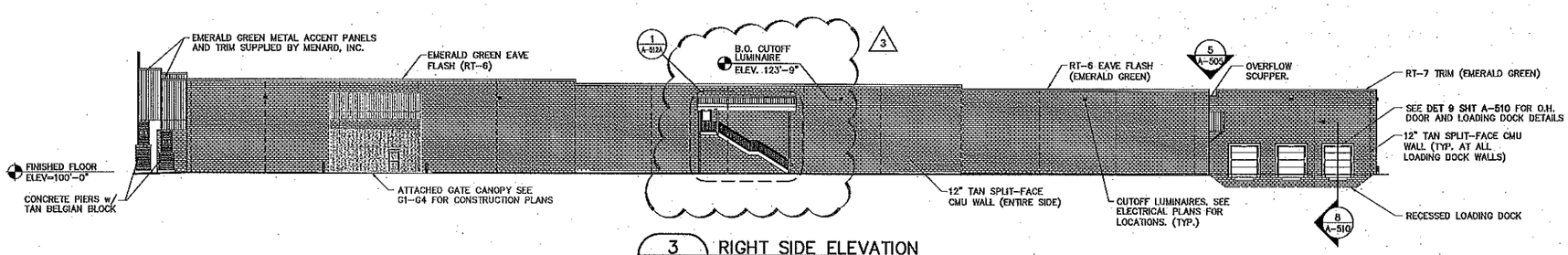
SCALE: 1" = 20' REF. FROM SHEET A-101

NOTE:
BRICK TIES EVERY TWO SQUARE FEET ON ALL BRICK SURFACES WEEP HOLES 2'-0" O.C. 1" AIR GAP BETWEEN CONCRETE AND BRICK TYPICAL BY GENERAL CONTRACTOR.



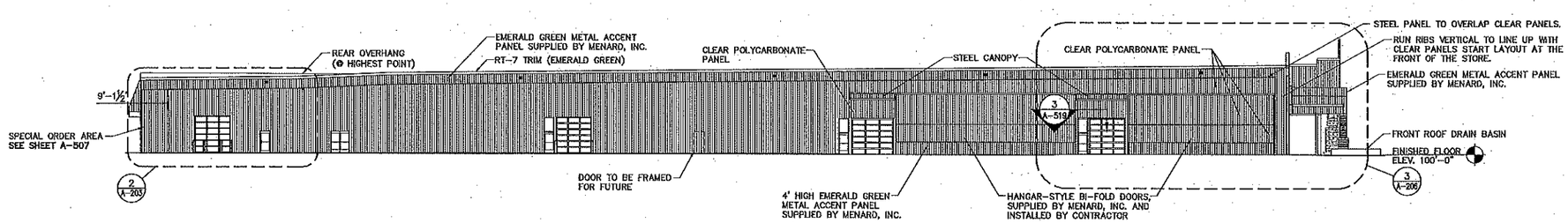
2 A-201 REAR ELEVATION

SCALE: 1" = 20' REF. FROM DEC. 1/A-101



3 A-201 RIGHT SIDE ELEVATION

SCALE: 1" = 20' REF. FROM DEC. 1/A-101



4 A-201 LEFT SIDE ELEVATION

SCALE: 1" = 20' REF. FROM SHEET A-101

MENARDS®
STORE DESIGN DEPARTMENT
EAU CLAIRE, WISCONSIN

BUILDING TYPE
P5 2017 PROTO

CAD DWG NAME
P5 A-201 Elevations Building

PROJECT TITLE
BELLEVILLE - TYLER ROAD, VAN BUREN TOWNSHIP, MI 48111

SHEET TITLE
ELEVATIONS - ARCHITECTURAL

REVISIONS

NO.	DATE	DESCRIPTION	BY
5	12/1/17	ADDENDUM #1: ADDED WINDOWS ABOVE STRIPE	TMG
4	12/1/17	ADDENDUM #1: REMOVE ACCENT PANELS	TMG
3	12/1/17	ADDENDUM #1: ADDED DOOR AND STAIRS	TMG
2	6/15/17	REMOVED SMALL CANOPY ABOVE DOOR #5	TLR
1	6/1/17	REVISED GARDEN CENTER FRONT WALL	TMG

STATE OF MICHIGAN
THOMAS SCHWIEBERT
ARCHITECT
No. 1301057975
LICENSED ARCHITECT

DEC 2 2 2017

SCALE	DRAWN BY	DATE
1"=20'-0"	TMG	2/09/17

SHEET NO. A-201

Last Saved Date: December 20, 2017 Last Saved By: tgeorge Paper Size: arch D (36x24 in.) Plotted by: Timothy George

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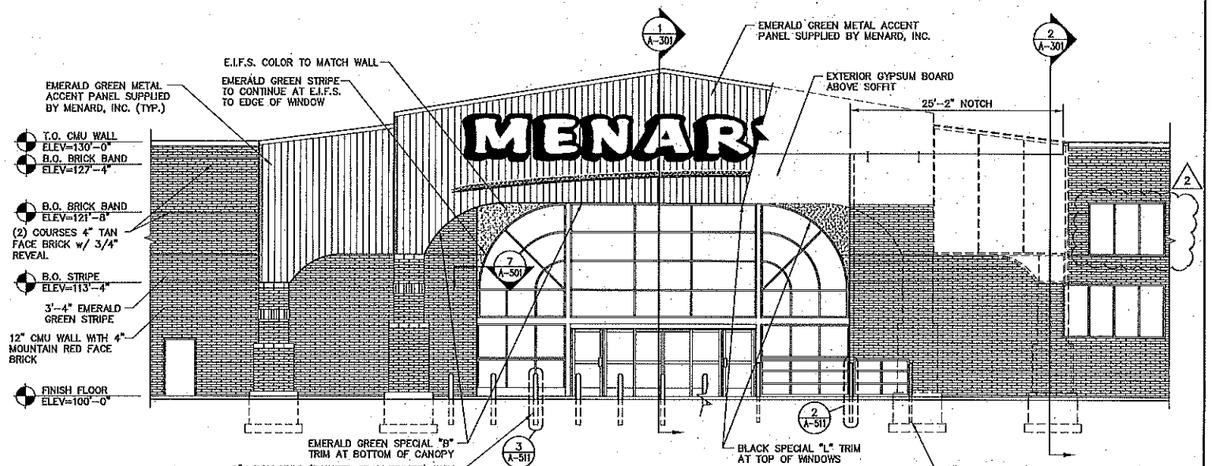
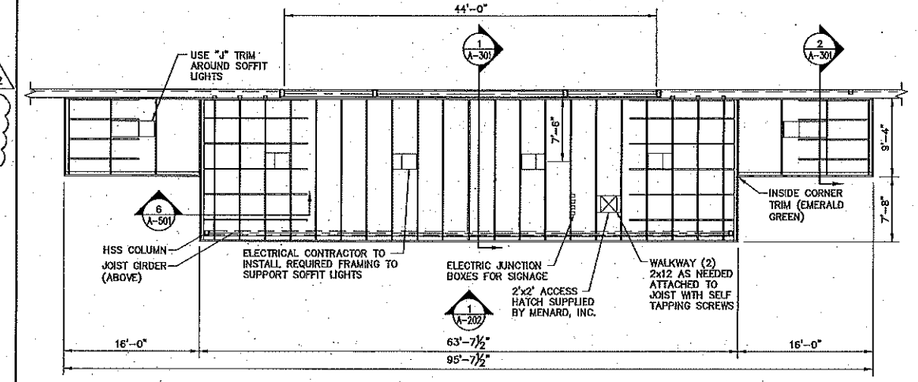
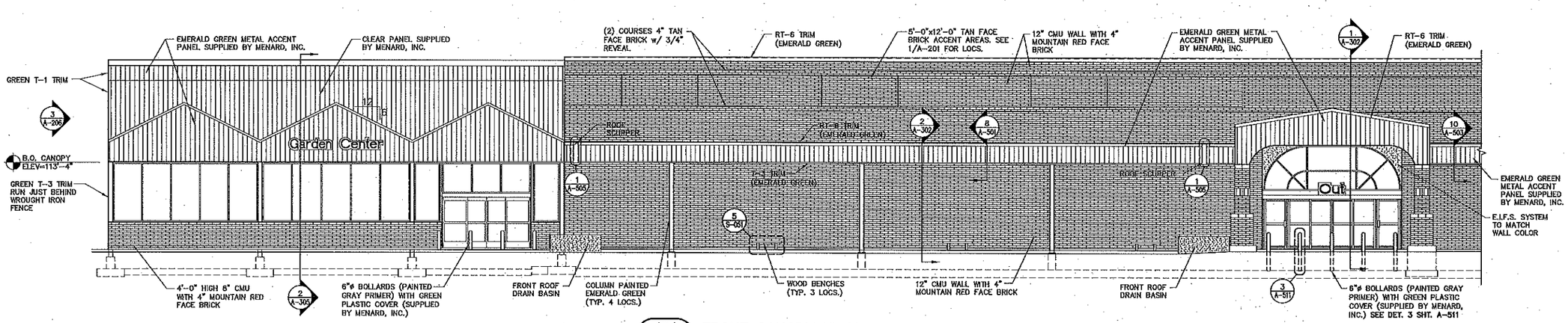


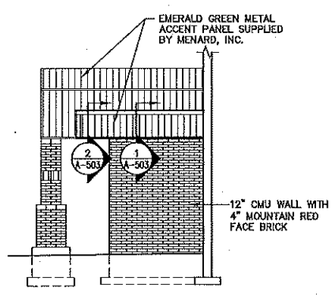
1 A-202 FRONT ENTRY ELEVATION
SCALE: 1/8" = 1'-0"
REF. FROM DET. 1/A-301
REF. FROM DET. 2/A-202



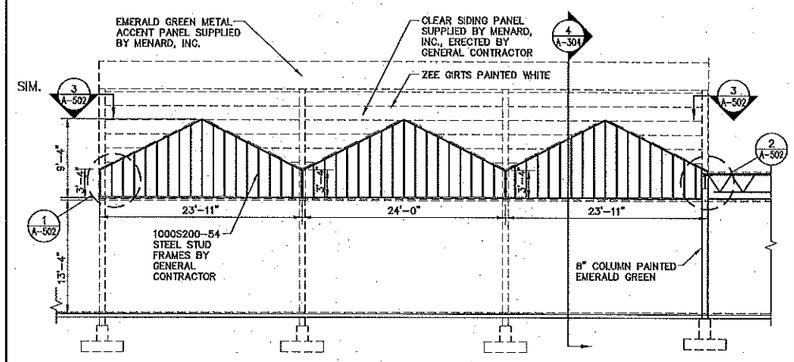
2 A-202 SOFFIT FRAMING PLAN
SCALE: 1/8" = 1'-0"



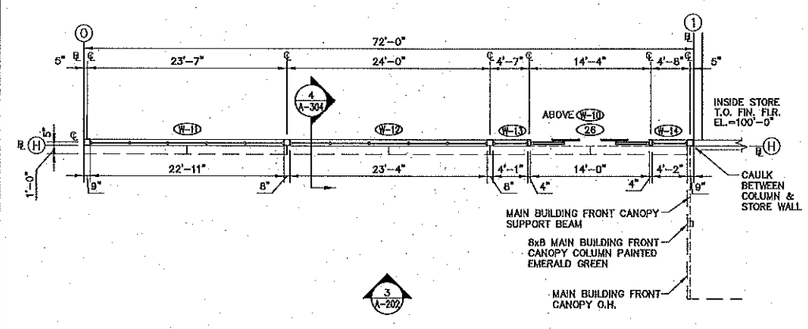
3 A-202 FRONT CANOPY ELEVATION
SCALE: 1/8" = 1'-0"
REF. FROM DET. 1/A-201



4 A-202 RESTROOM SIDE WALL ELEVATION
SCALE: 1/8" = 1'-0"
REF. FROM DET. 1/A-101



5 A-202 GARDEN CANOPY EXIT SECTION
SCALE: 1/8" = 1'-0"
REF. FROM DET. 8/A-202



6 A-202 GARDEN CANOPY FLOOR PLAN
SCALE: 1/8" = 1'-0"
REF. FROM DET. 1/A-101

MENARDS®
STORE DESIGN DEPARTMENT
EAU CLAIRE, WISCONSIN

BUILDING TYPE
P5 2017 PROTO

CAD DWG NAME
P5 A-202 Elevation Front Wall

PROJECT TITLE
BELLEVILLE - TYLER ROAD, VAN BUREN TOWNSHIP, MI 48111

SHEET TITLE
ELEVATIONS - ENLARGED FRONT WALL

REVISIONS

NO.	DATE	DESCRIPTION	BY
2	12/1/17	ADDENDUM #1: ADD WINDOWS	TMG
1	6/1/17	REVISED GARDEN CENTER FRONT (ADDED DOOR & REVISED WINDOWS)	TMG

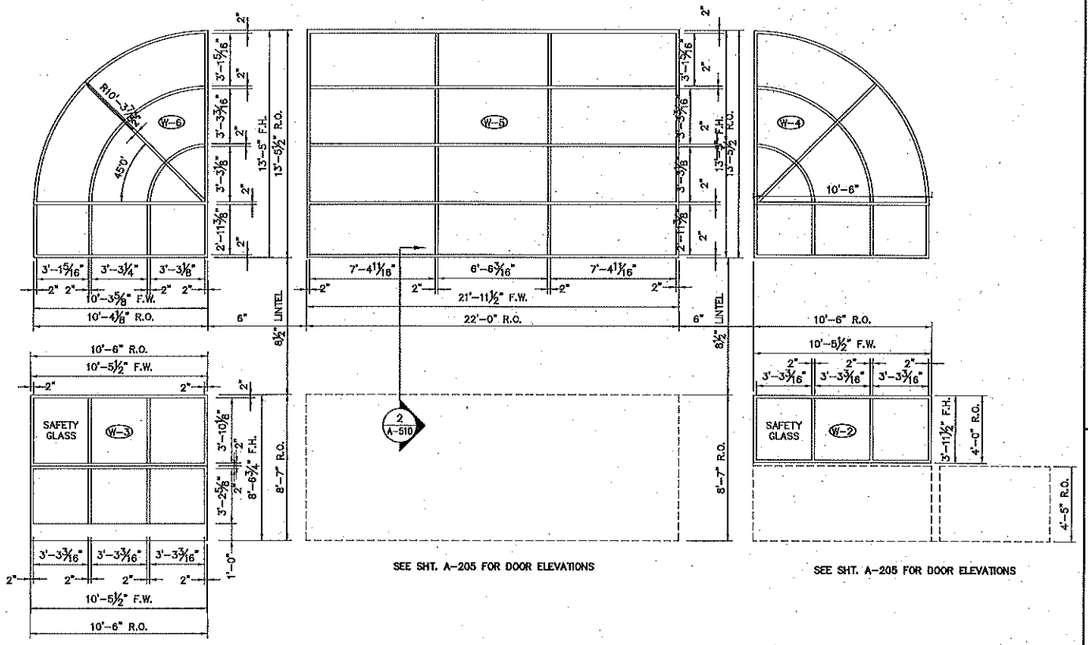
STATE OF MICHIGAN
THOMAS SCHWIEBERT
ARCHITECT
NO. 1301057975
LICENSED ARCHITECT
DEC 2 2 2017

SCALE	DRAWN BY	DATE
1/8"=1'-0"	TMG	2/09/17

SHEET NO. A-202

Path and File Name: F:\Designdiv\Proto5-sites\A-2017 SITES\Belleville - Van Buren Township, MI\Construction Drawings\P5 A-202 Elevation Front Wall.dwg
Date Plotted: December 20, 2017

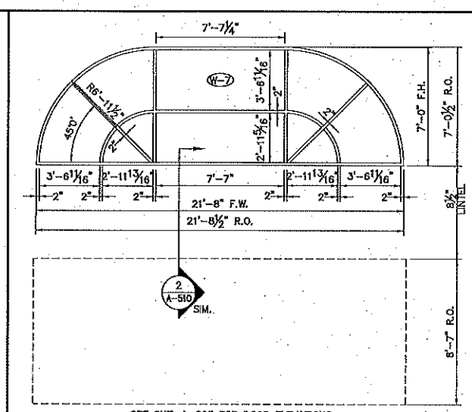
Last Saved Date: December 20, 2017 Last Saved By: tgeorge Paper Size: arch D (36x24 in.) Plotted by: Timothy George



SEE SHT. A-205 FOR DOOR ELEVATIONS

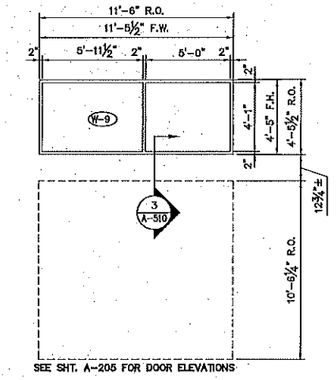
SEE SHT. A-205 FOR DOOR ELEVATIONS

1 A-204 ENTRANCE WINDOWS
SCALE: 1/4" = 1-0" REF. FROM DET. 1/A-101



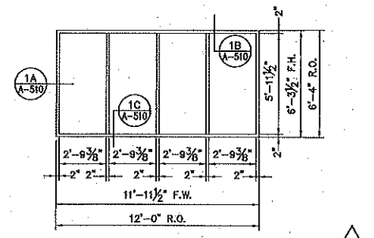
SEE SHT. A-205 FOR DOOR ELEVATIONS

2 A-204 EXIT WINDOW W-7
SCALE: 1/4" = 1-0" REF. FROM DET. 1/A-101

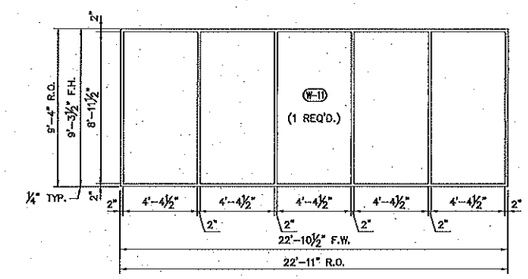


SEE SHT. A-205 FOR DOOR ELEVATIONS

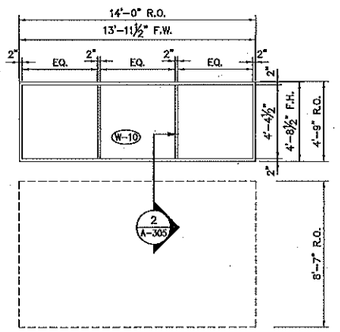
5 A-204 WINDOW W-9
SCALE: 1/4" = 1-0" REF. FROM DET. 1/A-101



3 A-204 WINDOW W-1 (13) REQ'D.
SCALE: 1/4" = 1-0" REF. FROM DET. 1/A-101

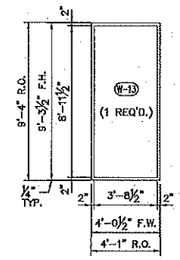


6 A-204 WINDOW W-11
SCALE: 1/4" = 1-0"
REF. FROM DET. 1/A-101

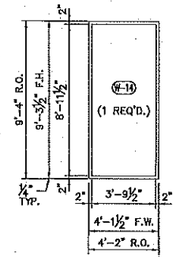


SEE SHT. A-205 FOR DOOR ELEVATIONS

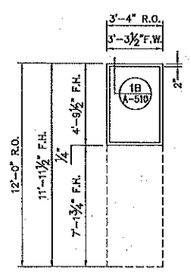
9 A-204 GARDEN CENTER EXIT WINDOW W-10
SCALE: 1/4" = 1-0" REF. FROM DET. 1/A-101



10 A-204 WINDOW W-13
SCALE: 1/4" = 1-0"
REF. FROM DET. 1/A-101

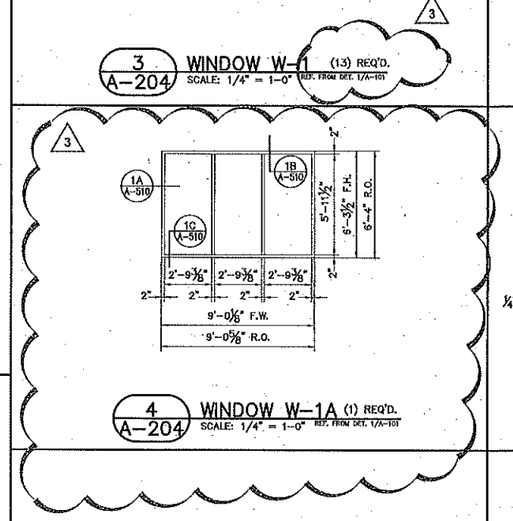


11 A-204 WINDOW W-14
SCALE: 1/4" = 1-0"
REF. FROM DET. 1/A-101

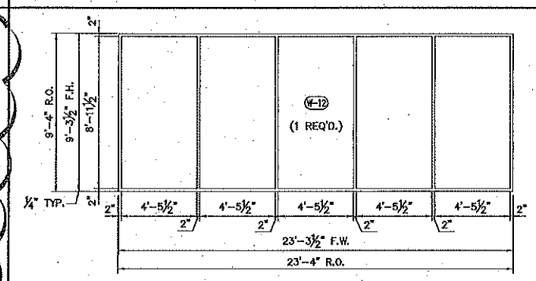


SEE SHT. A-205 FOR DOOR ELEVATIONS

8 A-204 WINDOW W-8
SCALE: 1/4" = 1-0"
REF. FROM DET. 1/A-101



4 A-204 WINDOW W-1A (1) REQ'D.
SCALE: 1/4" = 1-0" REF. FROM DET. 1/A-101



7 A-204 WINDOW W-12
SCALE: 1/4" = 1-0"
REF. FROM DET. 1/A-101

MENARDS®
STORE DESIGN DEPARTMENT
EAU CLAIRE, WISCONSIN

BUILDING TYPE
P5 2017 PROTO

CAD DWG NAME
P5 A-204 Elevations Window CMU

PROJECT TITLE
BELLEVILLE - TYLER ROAD, VAN BUREN TOWNSHIP, MI 48111

SHEET TITLE
ELEVATIONS - WINDOWS

REVISIONS

NO.	DATE	DESCRIPTION	BY
3	12/1/17	ADDENDUM #1: REVISE WINDOW W-1A AND WINDOW W-1 AMOUNT	TMG
2	7/28/17	REVISED WINDOW W-9	TLR
1	5/18/17	ADDED WINDOWS	TMG

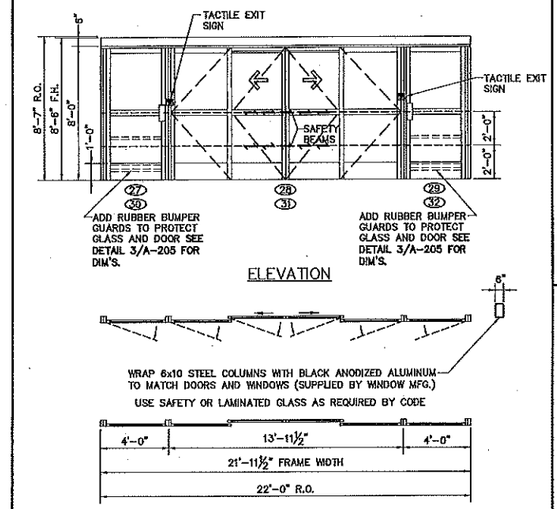
STATE OF MICHIGAN
THOMAS SCHWIEBERT
ARCHITECT
No. 1301057975
LICENSED ARCHITECT
DEC 2 2 2017

SCALE	DRAWN BY	DATE
1/4"=1'-0"	TMG	2/09/17

SHEET NO. A-204

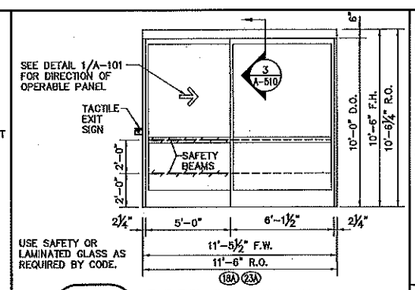
Last Saved Date: December 20, 2017 Last Saved By: tgeorge Paper Size: arch D (36x24 in.) Plotted by: Timothy George

Path and File Name: F:\Designdiv\Proto5-sites\A-2017 SITES\Belleville - Van Buren Township, MI\Construction Drawings\P5 A-204 Elevations Window CMU.dwg Date Plotted: December 20, 2017



1 / A-205 ENTRANCE & EXIT DOORS

DOORS 26, 27, 28, 29, 30 & 31 REF. FROM DET. 1/A-101

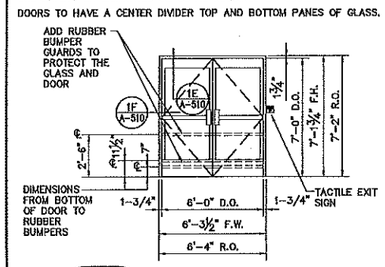


12 / A-205 DOOR ELEVATION

DOOR 18A & 23A
REF. FROM DET. 1/A-101
REF. FROM DET. 1/A-203

USE SAFETY OR LAMINATED GLASS AS REQUIRED BY CODE.

DOORS TO HAVE A CENTER DIVIDER TOP AND BOTTOM PANES OF GLASS.



2 / A-205 EXTERIOR DOORS

DOORS 10, 14 & 17
REF. FROM DET. 1/A-101

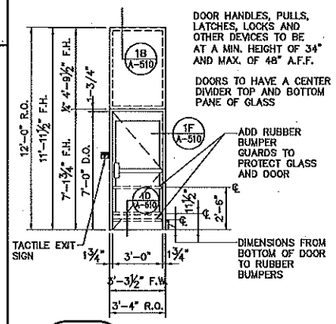
SAFETY GLAZING:

IBC 2406.4 HAZARDOUS LOCATIONS.

1. GLAZING IN SWINGING DOORS

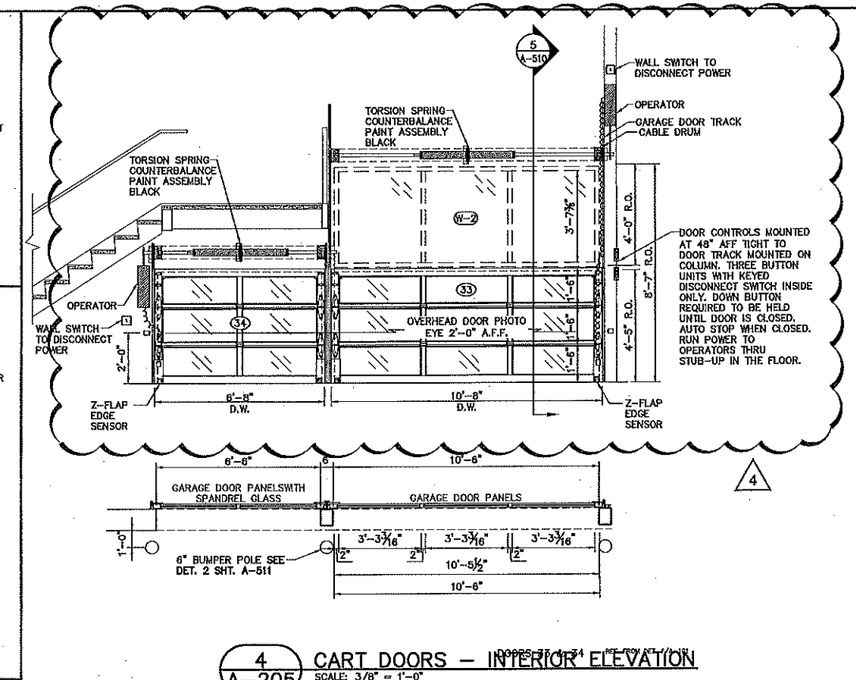
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.

3. GLAZING, IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH (610 mm) ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 mm) ABOVE THE FLOOR OR WALKING SURFACE.



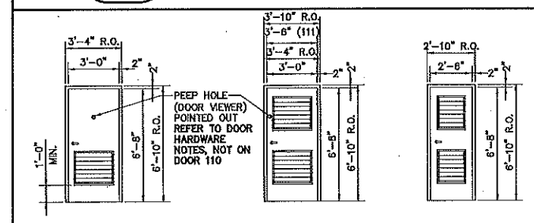
3 / A-205 EXTERIOR DOORS

DOORS 18, 20, 20A, 23
WINDOW 8
REF. FROM DET. 1/A-101



4 / A-205 CART DOORS – INTERIOR ELEVATION

DOORS 33, 34 & 34 REF. FROM DET. 1/A-101
SCALE: 3/8" = 1'-0"



DOOR HARDWARE
CLOSER- H.D. SILVER (MIDWEST) (PEEP HOLE (DOOR VIEWER) – 221-1460 @ 60" A.F.F. ON DOORS 104, 105, AND 108.)

LOCKSET-HARLOC STOREROOM LOCK SET w/ HANDICAP LEVER.

PAINT DOOR AND LOUVER "WHITE".

THE ELECTRICAL ROOM DOORS 111 & 111A TO HAVE PANIC HARDWARE.

5 / A-205 INTERIOR DOORS

DOORS 104, 105, 106, 110, 111, 111A & 114 REF. FROM DET. 1/A-101

NOTE:
CONTRACTOR TO PUTTY IN ALL NAIL HOLES AND VOIDS PRIOR TO PAINTING. CAULK FRAMES & BRICK MOLD TO CMU, CAULK INTERIOR AND EXTERIOR THRESHOLD TO CONCRETE.

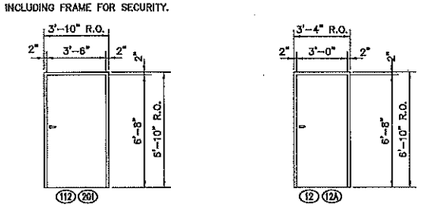
DOOR 112 TO BE PAINTED TO MATCH SURROUNDING WALLS OR AS NOTED. (PAINT SUPPLIED BY CONTRACTOR AND COLOR APPROVED BY THE MENARD, INC. PROJECT MANAGER.)

DOOR 12A TO BE PAINTED WHITE INTERIOR & WHITE EXTERIOR. (PAINT SUPPLIED BY MENARD, INC.)

DOOR 12 TO BE PAINTED WHITE INTERIOR & EXTERIOR TO MATCH STEEL. (PAINT SUPPLIED BY MENARD, INC)

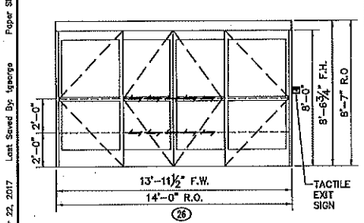
DOORS 112 TO BE ALL STEEL, INCLUDING FRAME FOR SECURITY.

TACTILE EXIT SIGNS
EACH EXIT DOOR REQUIRES A TACTILE EXIT SIGN WITH RAISED LETTERING AND BRAILLE TEXT.
THESE SIGNS TO COMPLY WITH THE IBC SECTION 1011.4 AND ICC A117.1 FOR SIZE AND TYPE OF TEXT.
MOUNT THE SIGNS 4'-0" ABOVE FINISH FLOOR ON THE LATCH SIDE OF FRAME OR THE RIGHT SIDE OF DOOR.



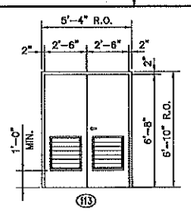
6 / A-205 EXT. & INT. STEEL DOORS

REF. FROM DET. 1/A-101



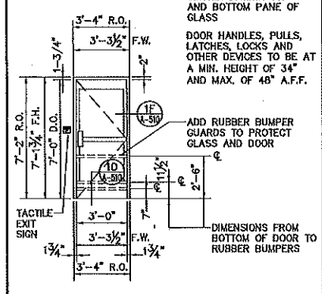
7 / A-205 DOOR ELEVATION

DOOR 18A, 23A & 26
REF. FROM DET. 1/A-101



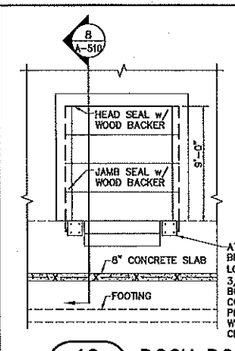
8 / A-205 INTERIOR DOORS

DOOR 113 REF. FROM DET. 1/A-101



9 / A-205 EXTERIOR DOORS

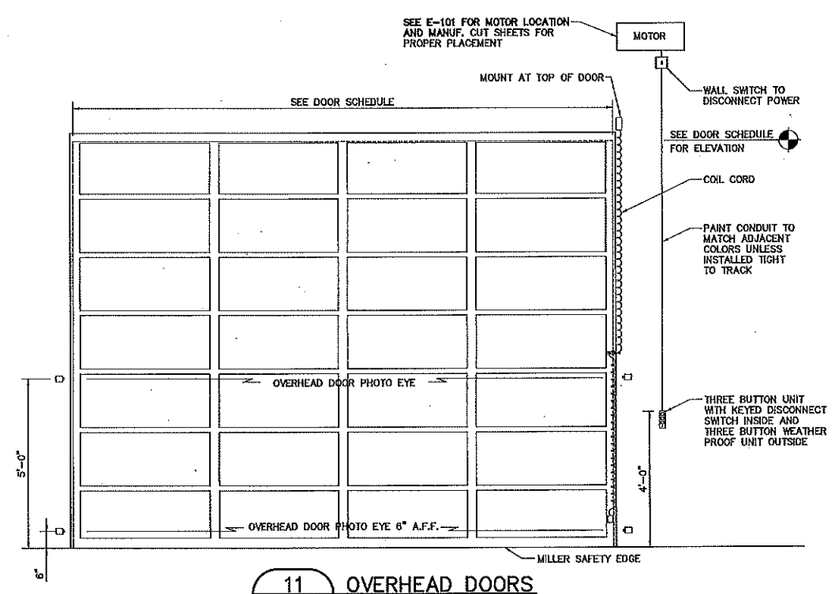
DOOR 17A, & 1 OR 2 IF NEEDED
REF. FROM DET. 1/A-101



10 / A-205 DOCK DOORS

DOORS 6, 7 & 8
REF. FROM DET. 1/A-101

NOTES:
1. PLACE CONDUIT AND SWITCHES AS CLOSE AS POSSIBLE TO THE DOOR TRACK.
2. NUMBER AND SIZE OF DOOR PANELS WILL VARY.
3. USE SAFETY OR LAMINATED GLASS AS REQUIRED BY CODE.
4. SEE PHOTO SPECS FOR INSTALLATION EXAMPLES.
5. ALL DOORS WITH OPERATORS TO HAVE BOTTOM MILLER SAFETY EDGE AND COILED CORD.



11 / A-205 OVERHEAD DOORS

SCALE: 1/2" = 1'-0" REF. FROM DET. 1/A-101
DOORS 3, 6, 13, 15, 16, 19, 21, 21A & 24
SUPPLIED BY MENARD, INC.

MENARDS®
STORE DESIGN DEPARTMENT
EAU CLAIRE, WISCONSIN

BUILDING TYPE
P5 2017 PROTO

CAD DWG NAME
P5 A-205 Elevations Doors CMU

PROJECT TITLE
BELLEVILLE - TYLER ROAD, VAN BUREN TOWNSHIP, MI 48111

SHEET TITLE
ELEVATIONS - DOORS

REVISIONS			
NO.	DATE	DESCRIPTION	BY
4	12/1/17	ADDENDUM #1: REVISE CART DOORS	TMG
3	7/25/17	ADDED DETAIL 12 AND REVISED DETAIL 7	TLR
2	7/5/17	ADDED TACTILE EXIT SIGNS TO EXIT DOORS	DJB
1	5/18/17	ADDED DOOR 26 & REVISED DETAILS 1 & 4	TMG

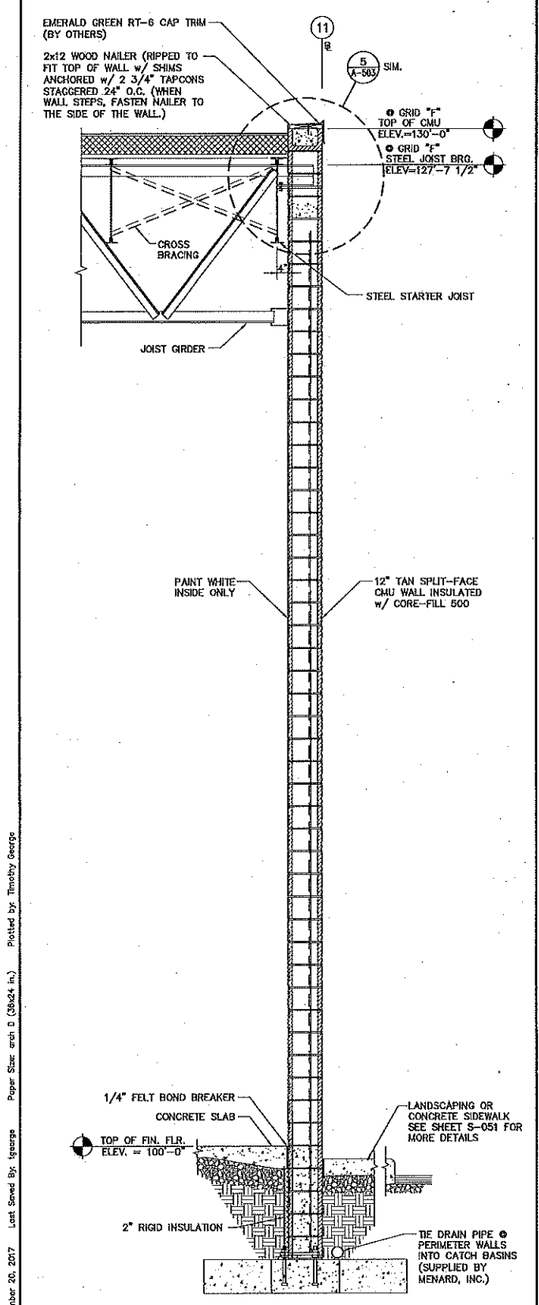
STATE OF MICHIGAN
THOMAS J. SCHWIEBERT
ARCHITECT
No. 1301057975
LICENSED ARCHITECT
DEC 22 2017

SCALE	DRAWN BY	DATE
1/4"=1'-0"	TMG	2/09/17

SHEET NO. A-205

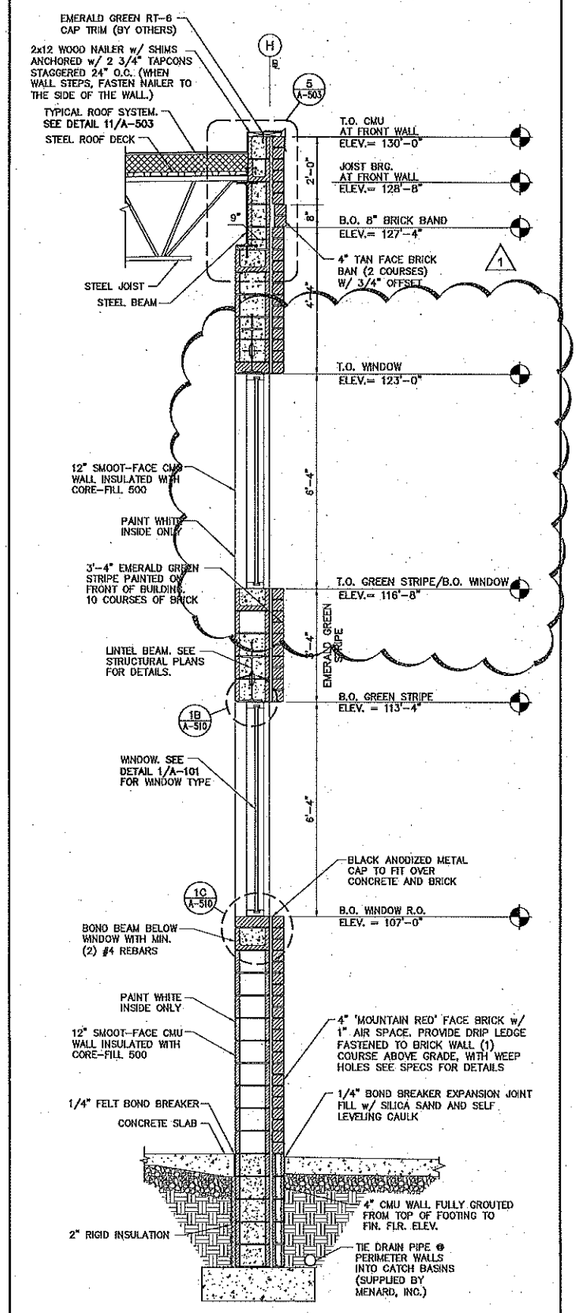
Plotted by: Timothy George Paper Size: arch D (36x24 in.) Last Saved By: tgeorge Last Saved Date: December 22, 2017

Path and File Name: F:\Designdiv\Proto5-sites\A-2017 SITES\Belleville -- Van Buren Township, MI\Construction Drawings\P5 A-205 Elevations Doors CMU.dwg Date Plotted: December 22, 2017

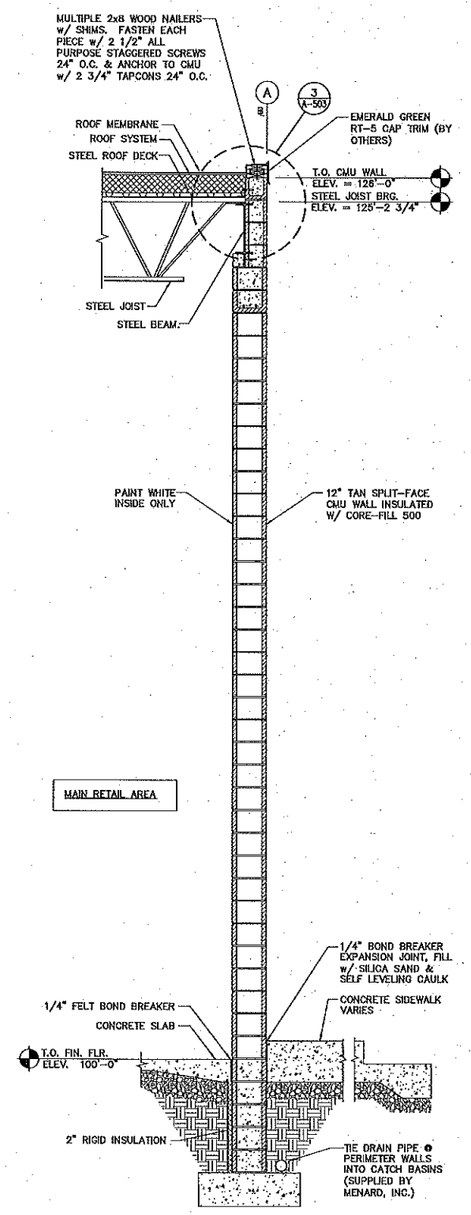


1 A-304 SECTION @ SIDE WALL
SCALE: 1/2 = 1'-0"
REF. FROM DET. 1/A-101
REF. FROM DET. 1/A-102

NOTE: BRICK TIES EVERY TWO SQUARE FEET ON ALL BRICK SURFACES, WEEP HOLES 2'-0" O.C. PROVIDE 1" AIR GAP BETWEEN CONCRETE AND BRICK TYPICAL. BY GENERAL CONTRACTOR

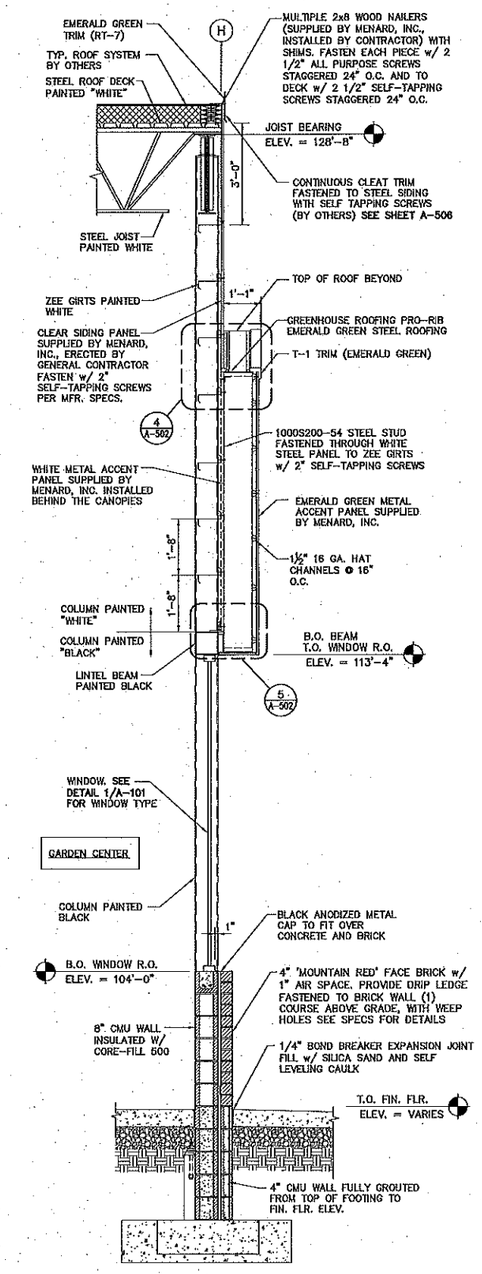


2 A-304 SECTION @ FRONT WALL
SCALE: 1/2 = 1'-0"
REF. FROM DET. 1/A-101
REF. FROM DET. 1/A-102



3 A-304 SECTION @ REAR WALL
SCALE: 1/2 = 1'-0"
REF. FROM DET. 1/A-101
REF. FROM DET. 1/A-102

NOTE: BRICK TIES EVERY TWO SQUARE FEET ON ALL BRICK SURFACES, WEEP HOLES 2'-0" O.C. PROVIDE 1" AIR GAP BETWEEN CONCRETE AND BRICK TYPICAL. BY GENERAL CONTRACTOR



4 A-304 GARDEN CENTER FRONT WALL SECTION
SCALE: 1/2 = 1'-0"
REF. FROM DET. 1/A-101
REF. FROM DET. 5/A-202
REF. FROM DET. 6/A-202
REF. FROM DET. 6/A-302

MENARDS®
STORE DESIGN DEPARTMENT
EAU CLAIRE, WISCONSIN

BUILDING TYPE
P5 2017 PROTO

CAD DWG NAME
P5 A-304 Sections Perimiter Wall CMU

PROJECT TITLE
BELLEVILLE - TYLER ROAD, VAN BUREN TOWNSHIP, MI 48111

SHEET TITLE
SECTIONS - PERIMETER WALL

REVISIONS			BY
NO.	DATE	DESCRIPTION	
1	12/7/17	ADDENDUM #1: ADD WINDOWS AND REMOVE ACCENT BAND	TMG

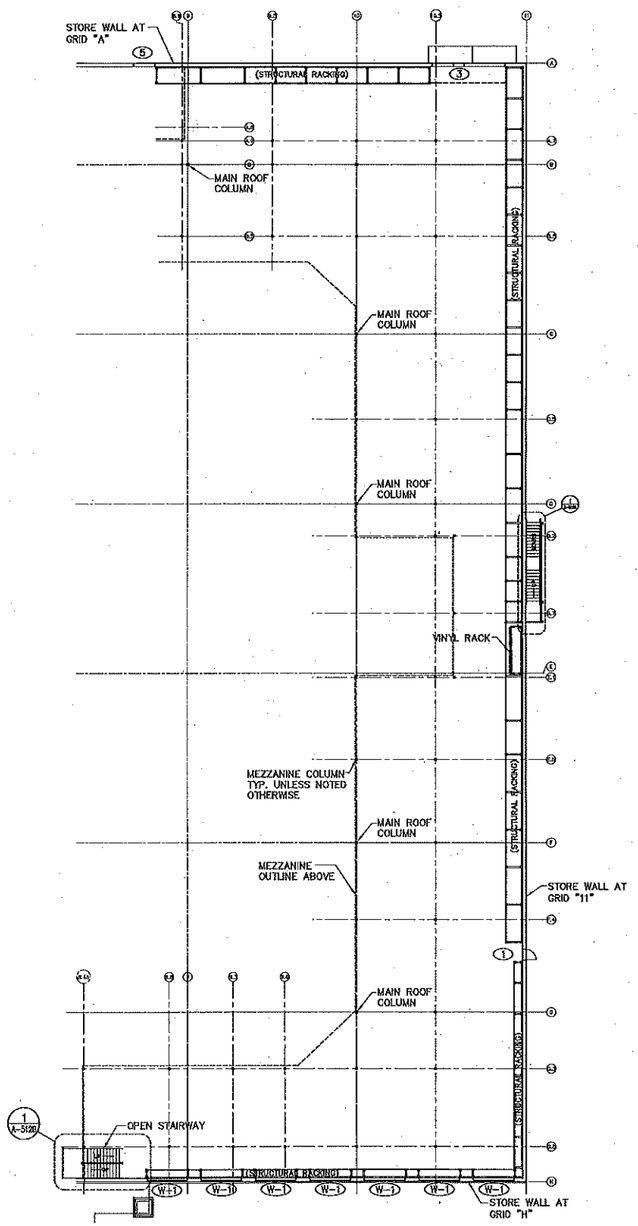
STATE OF MICHIGAN
THOMAS SCHWIEBERT
ARCHITECT
NO. 4301057975
LICENSED ARCHITECT
DEC 2 2 2017

SCALE	DRAWN BY	DATE
1/2"=1'-0"	TMG	2/09/17

SHEET NO. A-304

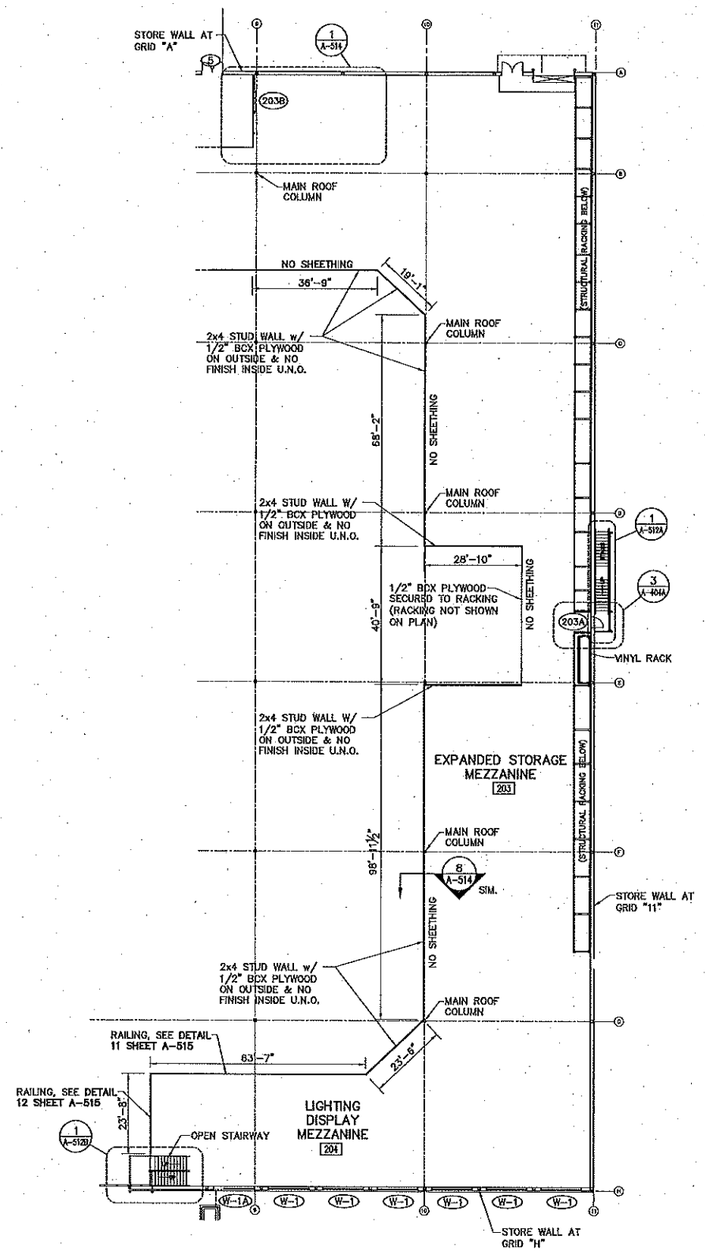
Last Saved Date: December 20, 2017 Last Saved By: tgeorge Paper Size: arch D (36x24 in.) Plotted by: Timothy George

Path and File Name: F:\Designdiv\Proto5-sites\A-2017 SITES\Belleville - Van Buren Township, MI\Construction Drawings\P5 A-304 Sections Perimiter Wall CMU.dwg Date Plotted: December 20, 2017



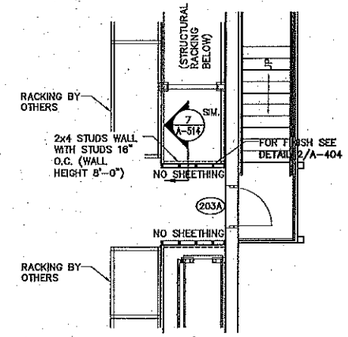
NOTES:
1. SEE SHEET A-101 FOR MEZZANINE LOCATION.
2. PALLET RACKING WILL ARRIVE PRE-PAINTED, TOUCH-UP PAINT SUPPLIED BY PALLET RACK MANUFACTURER.
3. CONTRACTOR IS REQUIRED TO REPAIR AND PAINT AS NECESSARY, INCLUDING SCRATCHES, DENTS AND ANY AREAS THAT NEED WELDING OR GRINDING. AREAS SHOULD BE MADE TO LOOK NEW AND ESTHETICALLY PLEASING.
4. DECKING, COLUMNS, SUPPORT BEAMS (I-BEAMS), TUBE STEEL AND STAIRS WILL ARRIVE AT THE SITE SHOP PRIMED.
5. RAILINGS AND GUARDRAILS WILL BE PROVIDED BY MENARD, INC. AND INSTALLED BY GENERAL CONTRACTOR. SEE RAILING PLAN & ELEVS. ON SHEETS A-515 & A-516 FOR DETAILS.
6. ALL MEZZANINE COMPONENTS (DECKING, COLUMNS, SUPPORT BEAMS, TUBE STEEL, RAILINGS, STAIRS, WALLS, ETC.) TO BE PAINTED. SEE PROJECT MANAGER FOR COLOR
7. MEZZANINE WALLS TO BE CONSTRUCTED AS NOTED ON THE PLAN SHEETS.
8. PARTICLE BD. & BCX PLYWOOD WILL BE APPLIED WITH THE SMOOTH SIDE FACING TO THE OUTSIDE.
9. ALL WALLS OF THE MEZZANINE MUST BE FINISHED AS NOTED ON SHEET A-517.
10. STRUCTURAL COMPONENTS OF MEZZANINE WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: MEZZANINE SUPPORT COLUMNS, SUPPORT PALLET RACKING AS NOTED ON SHEET 022-2 & 022-5A, STEEL STAIR INSTALLATION, MEZZANINE FLOOR STRUCTURE (INCLUDING STEEL DECK AND CONCRETE FLOOR) & UPPER LEVEL SUPPORT WALLS.

1 / A-404A PARTAIL FLOOR PLAN
SCALE: 1" = 20'-0"



WALL NOTES:
1. CONSTRUCT STUD WALLS USING 2x4 STUDS @ 16" O.C. COVER SIDES AS NOTED ON PLAN.
2. PARTICLE BD. & BCX PLYWOOD WILL BE APPLIED WITH THE SMOOTH SIDE FACING TO THE OUTSIDE.
3. SIDE OF WALL ON THE OUTSIDE OF THE MEZZANINE MUST HAVE JOINTS FILLED AND SANDED SMOOTH.
4. DECKING, COLUMNS, SUPPORT BEAMS (I-BEAMS), AND TUBE STEEL WILL ARRIVE AT THE SITE SHOP PRIMED.
5. ALL MEZZANINE COMPONENTS (DECKING, COLUMNS, SUPPORT BEAMS, TUBE STEEL, RAILINGS, STAIRS, ETC.) TO BE PAINTED. SEE PROJECT MANAGER
6. STRUCTURAL COMPONENTS OF MEZZANINE WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: MEZZANINE SUPPORT COLUMNS, SUPPORT PALLET RACKING AS NOTED ON 022-5A, STEEL STAIR INSTALLATION, MEZZANINE FLOOR STRUCTURE, INCLUDING STEEL DECK AND CONCRETE FLOOR & UPPER LEVEL SUPPORT WALLS.

2 / A-404A EXPANDED MEZZANINE FLOOR PLAN
SCALE: 1" = 20'-0"



3 / A-404A WALL PLAN
SCALE: 3/16" = 1'-0"

MENARDS®
STORE DESIGN DEPARTMENT
EAU CLAIRE, WISCONSIN

BUILDING TYPE
P5 2017 PROTO

CAD DWG NAME
P5 A-404A Plan Millwork Mezz CMU

PROJECT TITLE
BELLEVILLE - TYLER ROAD, VAN BUREN TOWNSHIP, MI 48111

SHEET TITLE
PLAN - MEZZANINE

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	12/1/17	ADDENDUM #1: NEW SHEET	TMG

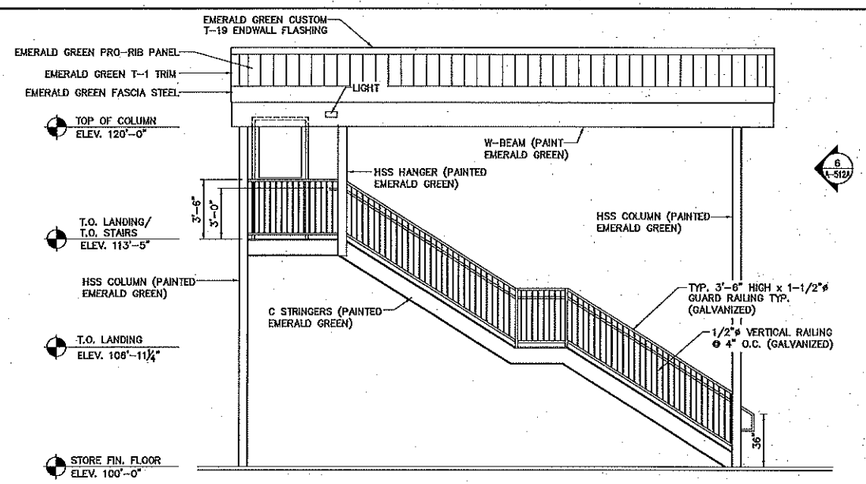
STATE OF MICHIGAN
THOMAS SCHWEBERT
ARCHITECT
No. 1301057975
LICENSED ARCHITECT
DEC 2 2 2017

SCALE	DRAWN BY	DATE
1"=20'-0"	TMG	2/09/17

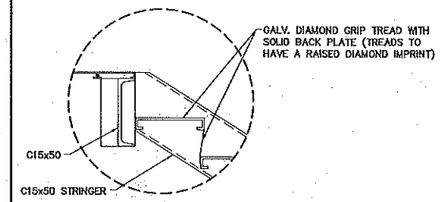
SHEET NO. A-404A

Last Saved Date: December 20, 2017 Last Saved By: tgeorge Paper Size: arch D (36x24 in.) Plotted by: Timothy George

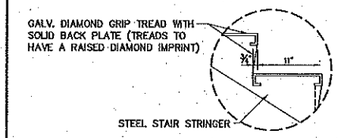
Path and File Name: F:\Designdiv\Proto5-sites\A-2017 SITES\Belleville - Van Buren Township, MI\Construction Drawings\P5 A-404A Plan Millwork Mezz CMU .dwg Date Plotted: December 20, 2017



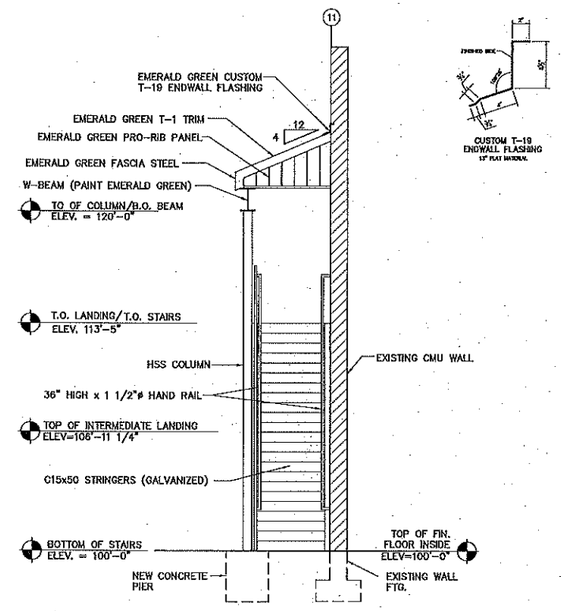
1 A-512A STAIR ELEVATION
SCALE: 1/4" = 1'-0"



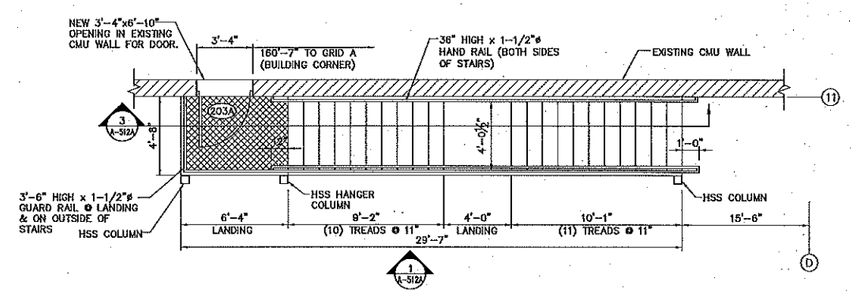
4 A-512A TYP. TREAD @ LANDING
SCALE: 1 1/2" = 1'-0"



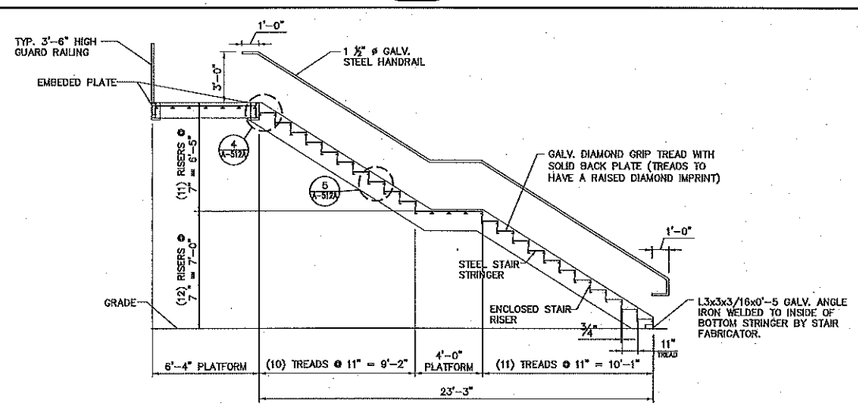
5 A-512A TYPICAL STAIR TREAD
SCALE: 1 1/2" = 1'-0"



6 A-512A END ELEVATION
SCALE: 1/4" = 1'-0"



2 A-512A STAIR PLAN
SCALE: 1/4" = 1'-0"



3 A-512A STAIR SECTION
SCALE: 1/4" = 1'-0"

MENARDS®
STORE DESIGN DEPARTMENT
EAU CLAIRE, WISCONSIN

BUILDING TYPE
P5 2017 PROTO

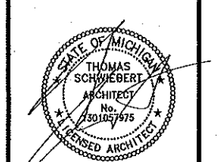
CAD DWG NAME
P5 A-512A Details Stairway

PROJECT TITLE
BELLEVILLE - TYLER ROAD, VAN BUREN TOWNSHIP, MI 48111

SHEET TITLE
DETAILS - STAIRWAY

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12/1/17	ADDENDUM #1: NEW SHEET	TMG



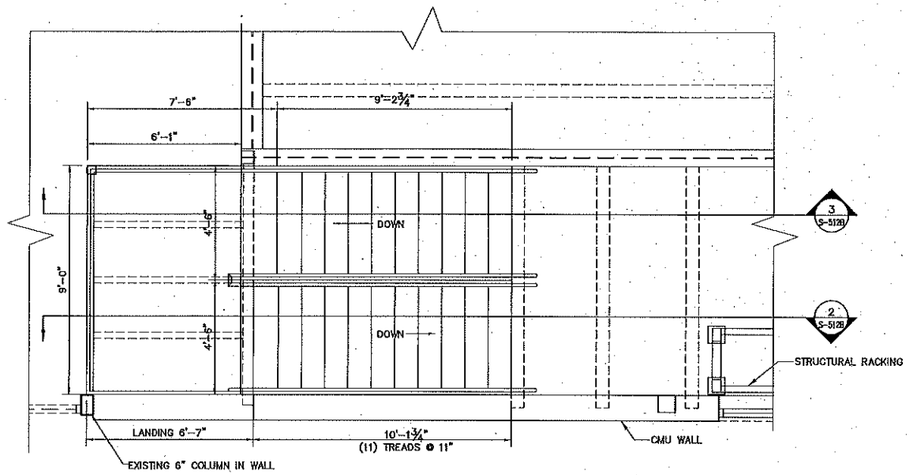
DEC 2 2 2017

SCALE	DRAWN BY	DATE
3/8"=1'-0"	TMG	2/09/17

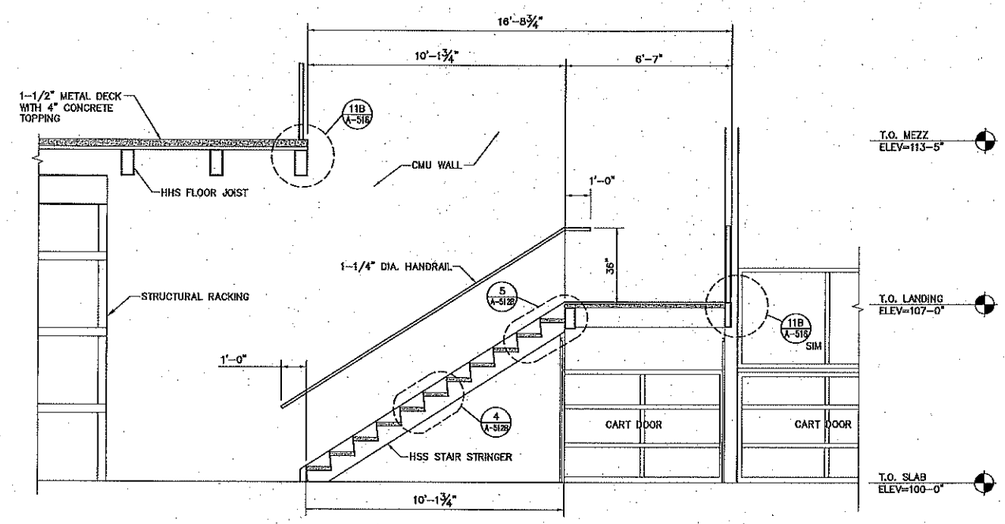
SHEET NO. A-512A

Plotted by: Timothy George
Paper Size: arch D (36x24 in.)
Last Saved By: tgeorge
Last Saved Date: December 20, 2017

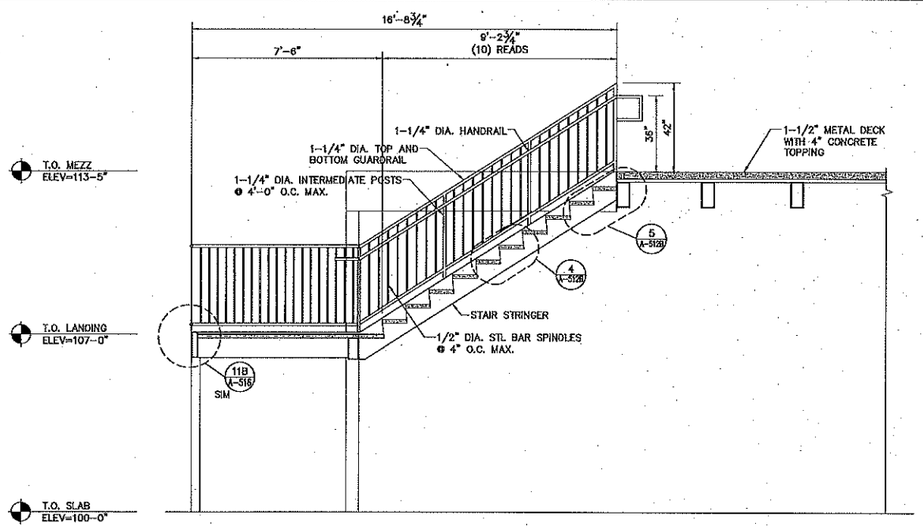
Path and File Name: F:\Designdiv\Proto5-sites\A-2017 SITES\Belleville -- Van Buren Township, MI\Construction Drawings\P5 A-512A Details Stairway.dwg
Date Plotted: December 20, 2017



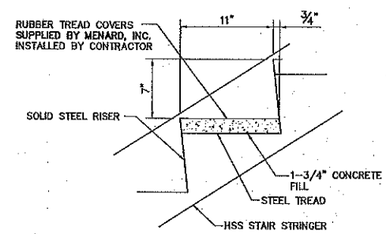
1 A-512B STAIR ELEVATION
SCALE: 3/8" = 1'-0"



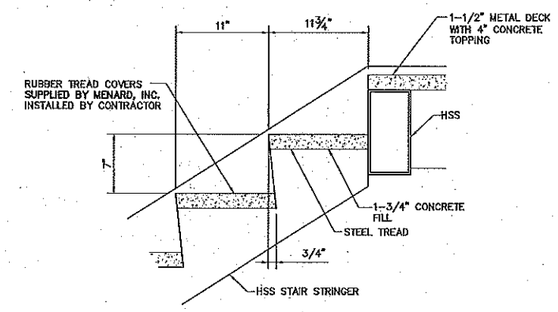
2 A-512B STAIR SECTION
SCALE: 3/8" = 1'-0"



3 A-512B STAIR SECTION
SCALE: 3/8" = 1'-0"



4 A-512B STAIR SECTION
SCALE: 1-1/2" = 1'-0"



5 A-512B STAIR SECTION
SCALE: 1-1/2" = 1'-0"

MENARDS®
STORE DESIGN DEPARTMENT
EAU CLAIRE, WISCONSIN

BUILDING TYPE
P5 2017 PROTO

CAD DWG NAME
P5 A-512B Details Stairway

PROJECT TITLE
BELLEVILLE - TYLER ROAD, VAN BUREN TOWNSHIP, MI 48111

SHEET TITLE
DETAILS - STAIRWAY

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12/1/17	ADDENDUM #1: NEW SHEET	TMG

STATE OF MICHIGAN
THOMAS SCHWIEBERT
ARCHITECT
NO. 1301057975
LICENSED ARCHITECT
DEC 2 2 2017

SCALE	DRAWN BY	DATE
3/8"=1'-0"	TMG	2/09/17

SHEET NO. A-512B

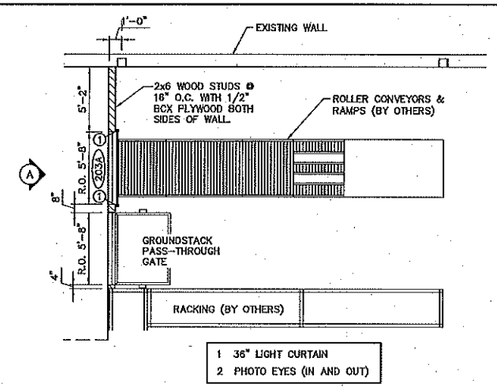
Last Saved Date: December 20, 2017 Last Saved By: tgeorge Paper Size: arch D (36x24 in.) Plotted by: Timothy George

Path and File Name: F:\Designdiv\Proto5-sites\A-2017 SITES\Belleville - Van Buren Township, MI\Construction Drawings\P5 A-512B Details Stairway.dwg Date Plotted: December 20, 2017

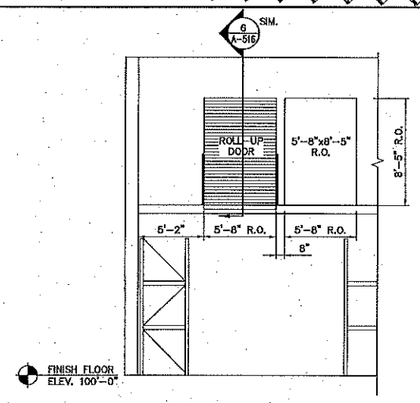
2

NOTES:
1. MODEL 400M ROLL UP DOOR REQUIRES 8 1/2" WIDE x 9" HIGH BRACKET MOUNTING AREA ABOVE BOTH SIDES OF OPENING & 6" TRACK ON BOTH SIDES OF OPENING.
2. PROVIDE BLOCKING FOR HEADER BRACKET ATTACHMENT.
3. ROLL UP DOOR AREA WALL TO BE CONSTRUCTED WITH 2x6 @ 16" O.C. & 1/2" BCX PLYWOOD BOTH SIDES, OTHER WALLS AS NOTED.
4. THE OUTSIDE WALLS OF THE MEZZANINE MUST HAVE PLYWOOD JOINTS FILLED AND SANDED SMOOTH

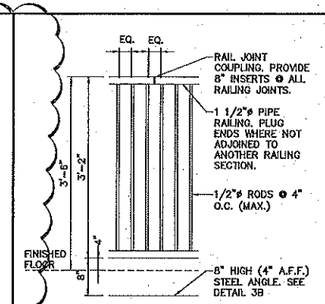
ROLL-UP DOOR NOTES:
1. FRAME, FINISH AND INSTALL ROLL-UP DOOR WITH OPERATOR.
2. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR ASSEMBLY.
3. FIELD FRAME STUD WALL FOR DOOR SUPPORT. CONSTRUCT STUD WALL USING 2x6 STUDS @ 16" O.C.
4. COVER BOTH SIDES WITH 1/2" BCX PLYWOOD. BCX WILL BE APPLIED WITH THE SMOOTH SIDE FACING TO THE OUTSIDE.
5. THE OUTSIDE WALLS OF THE MEZZANINE MUST HAVE PLYWOOD JOINTS FILLED AND SANDED SMOOTH



1 A-514 STORAGE MEZZ. ROLL-UP DOOR & WALL PLAN
SCALE: 3/16" = 1'-0"
REF. FROM DETAIL 2/A-404A



A DOOR AND OPENING ELEVATION



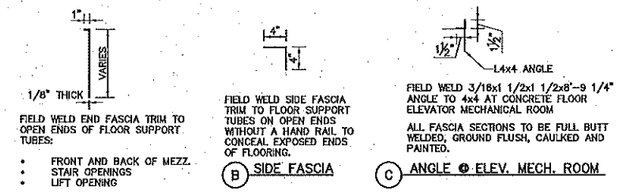
NOTES:
1. RAIL JOINTS TO BE WELDED, FILLED, SANDED SMOOTH AND PAINTED TO MATCH.
2. SPINDLE SPACING AT RAIL JOINT COUPLING MUST EQUAL ADJACENT SPINDLE SPACING. ADJUST RAILING AS NECESSARY.

2 A-514 GUARD RAIL DETAIL
SCALE: N.T.S.

GENERAL NOTES:
1. STAIRS WILL ARRIVE AT THE SITE SHOP PRIMED.
2. PALLET RACKING WILL ARRIVE PREPAINTED.
3. CONTRACTOR REQUIRED TO TOUCH UP PAINT AS NECESSARY, INCLUDING AREAS WHERE THE PAINT HAS BEEN DAMAGED DUE TO WELDING.
4. DECKING, COLUMNS, SUPPORT BEAMS (I-BEAMS), AND TUBE STEEL WILL ARRIVE AT THE SITE SHOP PRIMED.
5. ALL MEZZANINE COMPONENTS (DECKING, COLUMNS, SUPPORT BEAMS, TUBE STEEL, RAILINGS, STAIRS, ETC.) TO BE PAINTED. SEE SPECIFICATIONS.
6. SEE RAILING PLAN, ELEVATIONS & NOTES ON SHEETS A-515 & A-516

CONTRACTOR NOTES:

STRUCTURAL COMPONENTS OF MEZZANINE WILL BE THE RESPONSIBILITY OF GENERAL CONTRACTOR. THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
1. MEZZANINE SUPPORT COLUMNS.
2. MEZZANINE SUPPORT PALLET RACKING (AS NOTED ON SHEETS 022-2 & 022-3A)
3. STEEL STAIRS INSTALLATION.
4. MEZZANINE FLOOR STRUCTURE, INCLUDING STEEL DECK AND CONCRETE FLOOR.
5. UPPER LEVEL ROLL-UP DOOR AND SUPPORT WALLS.



FIELD WELD END FASCIA TRIM TO OPEN ENDS OF FLOOR SUPPORT TUBES:
- FRONT AND BACK OF MEZZ.
- STAIR OPENINGS
- LIFT OPENING

A END FASCIA

FIELD WELD SIDE FASCIA TRIM TO FLOOR SUPPORT TUBES ON OPEN ENDS WITHOUT A HAND RAIL TO CONCEAL EXPOSED ENDS OF FLOORING.

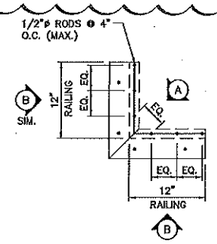
B SIDE FASCIA

FIELD WELD 3/16x1 1/2x1 1/2x8'-9 1/4" ANGLE TO 4x4 AT CONCRETE FLOOR ELEVATOR MECHANICAL ROOM

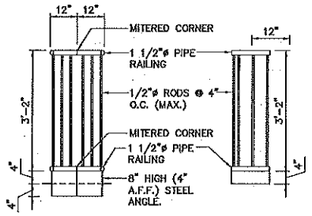
ALL FASCIA SECTIONS TO BE FULL BUTT WELDED, GROUND FLUSH, CAULKED AND PAINTED.

C ANGLE @ ELEV. MECH. ROOM

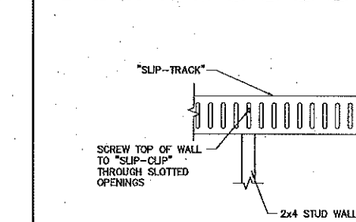
3 A-514 TRIM APPLICATION DETAILS
SCALE: 1" = 1'-0"
REF. FROM DET. 2/A-403
REF. FROM DET. 2/A-404
REF. FROM DET. 11/A-516



PLAN VIEW



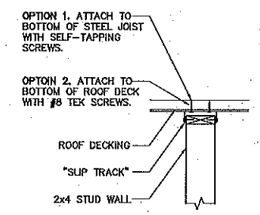
A ELEVATION



B ELEVATION

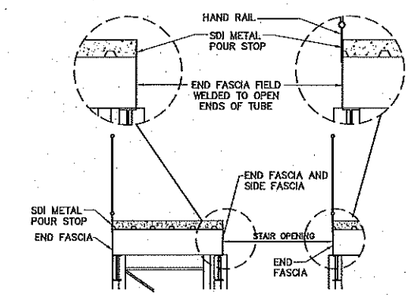
NOTE:
1. RAILING AND ANGLE TO BE MITERED AT CORNERS.
2. 1/2"ø RODS/SPINDLES TO BE PLACED ACCORDINGLY SO THAT THE SPINDLE SPACING IS CONSISTENT WITH ADJACENT SPINDLE SPACING.

4 A-514 MITERED CORNER DETAILS
SCALE: N.T.S.

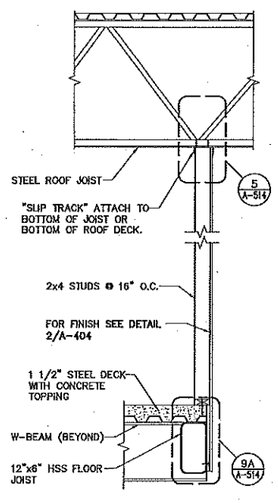


5 A-514 TOP OF WALL SUPPORT
SCALE: N.T.S.
REF. FROM DET. 7, 8, & 12/A-514

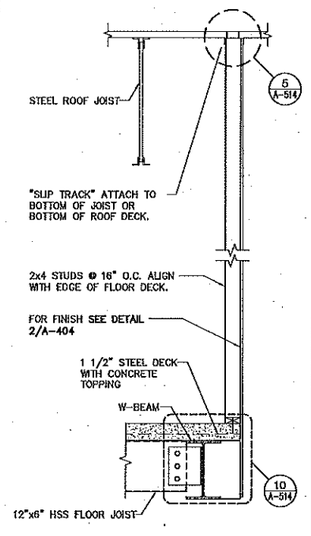
NOTE:
SEE DETAIL 11/A-516 FOR ANGLE AND RAILING DETAILS



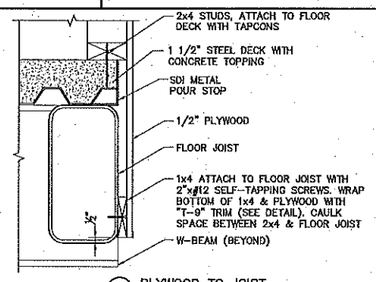
6 A-514 TRIM APPLICATION AT OPENING
SCALE: N.T.S.
REF. FROM DET. 2/A-403



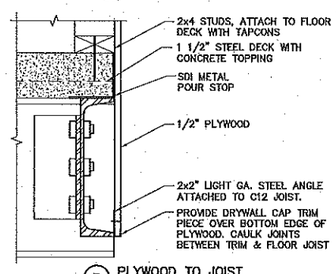
7 A-514 SECTION @ WALLS
SCALE: N.T.S.
REF. FROM DET. 2/A-404



8 A-514 SECTION @ WALLS
SCALE: N.T.S.
REF. FROM DET. 2/A-404

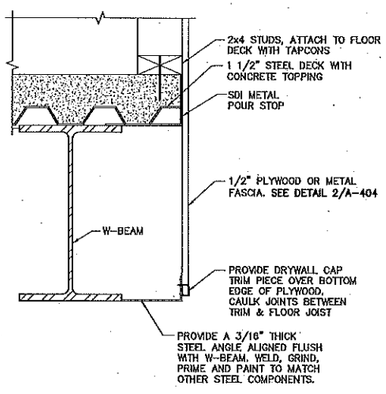


A PLYWOOD TO JOIST

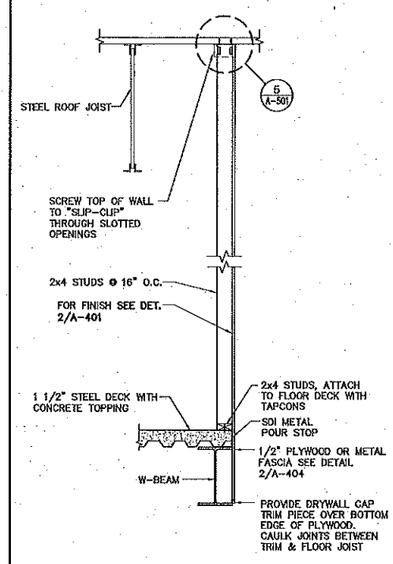


B PLYWOOD TO JOIST

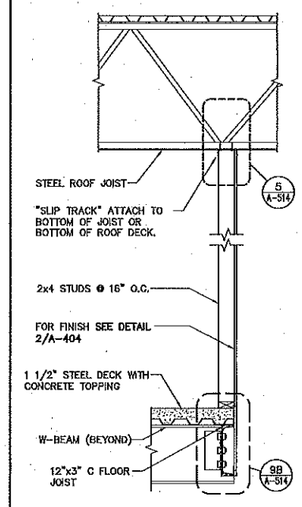
9 A-514 SECTION DETAILS
SCALE: N.T.S.
REF. FROM DET. 7 & 12/A-514



10 A-514 SECTION DETAIL
SCALE: N.T.S.
REF. FROM DET. 8/A-514



11 A-514 SECTION DETAIL
SCALE: N.T.S.
REF. FROM DET. 2/A-404



12 A-514 SECTION @ WALLS
SCALE: N.T.S.
REF. FROM DET. 2/A-404

MENARDS®
STORE DESIGN DEPARTMENT
EAU CLAIRE, WISCONSIN

BUILDING TYPE
P5 2017 PROTO

CAD DWG NAME
P5 A-514 Details Mezz

PROJECT TITLE
BELLEVILLE - TYLER ROAD, VAN BUREN TOWNSHIP, MI 48111
SHEET TITLE
DETAILS - MEZZANINE

REVISIONS

NO.	DATE	DESCRIPTION	BY
2	12/1/17	ADDED DETAIL 1/A-514	TMG
1	5/4/17	REVISE FOR CONCRETE DECKING	TMG

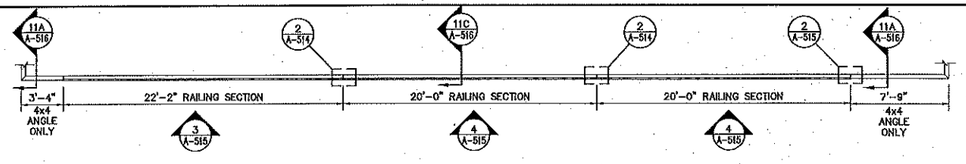
STATE OF MICHIGAN
THOMAS SCHWIEBERT
ARCHITECT
No. 1201067975
LICENSED ARCHITECT
DEC 2 2 2017

SCALE	DRAWN BY	DATE
3/16"=1'-0"	TMG	2/09/17

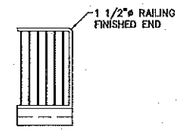
SHEET NO. A-514

Last Saved Date: December 20, 2017 Last Saved By: tgeorge Paper Size: arch D (36x24 in.) Plotted by: Timothy George

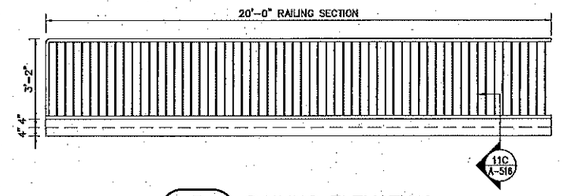
Path and File Name: F:\Designdiv\Proto5-sites\A-2017 SITES\Belleville - Van Buren Township, MI\Construction Drawings\P5 A-514 Details Mezz.dwg Date Plotted: December 20, 2017



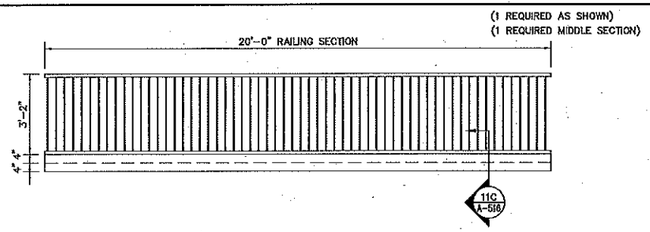
1 A-515 HARDWARE MEZZ. RAILING PLAN
SCALE: 3/16" = 1'-0"



2 A-515 RAILING END ELEVATION
SCALE: 3/8" = 1'-0"
REF. FROM DET. 1/A-515

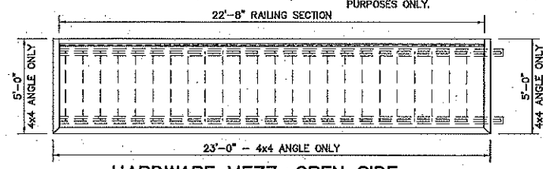


3 A-515 RAILING ELEVATION
SCALE: 3/8" = 1'-0"
REF. FROM DET. 1/A-515

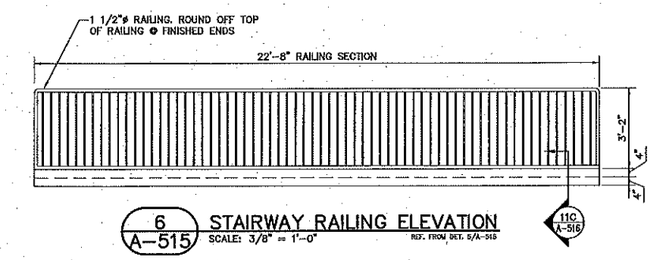


4 A-515 RAILING ELEVATION
SCALE: 3/8" = 1'-0"
REF. FROM DET. 1/A-515
(2 REQUIRED)

NOTES:
1. SEE DET. 6 SHT. A-514 & DET. 11A SHT. A-516 FOR FINISHING REQUIRED FOR OPEN ENDS OF TUBE SUPPORTS.
2. STAIRS & STAIR RAILINGS SHOWN FOR CLARITY PURPOSES ONLY.

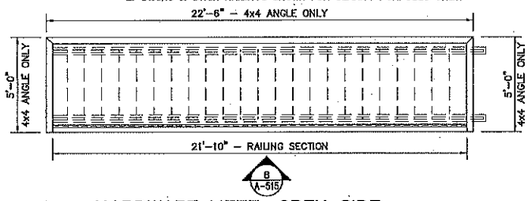


5 A-515 HARDWARE MEZZ. OPEN SIDE OF STAIRWAY RAILING PLAN (FRONT END)
SCALE: 1/8" = 1'-0"
REF. FROM DET. 2/A-403

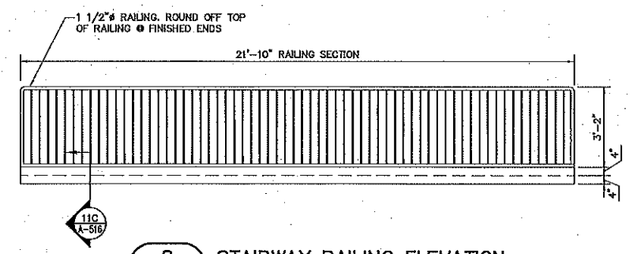


6 A-515 STAIRWAY RAILING ELEVATION
SCALE: 3/8" = 1'-0"
REF. FROM DET. 5/A-515

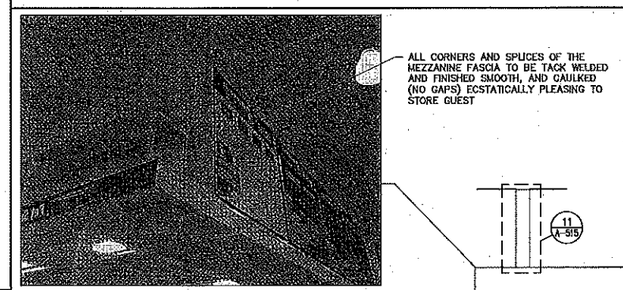
NOTES:
1. SEE DETAIL 6/A-514 & DETAIL 13A/A-516 FOR FINISHING REQUIRED FOR OPEN ENDS OF TUBE SUPPORTS.
2. STAIRS & STAIR RAILINGS SHOWN FOR CLARITY PURPOSES ONLY.

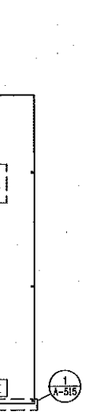


7 A-515 HARDWARE MEZZ. OPEN SIDE OF STAIRWAY RAILING PLAN (REAR END)
SCALE: 1/8" = 1'-0"
REF. FROM DET. 2/A-403

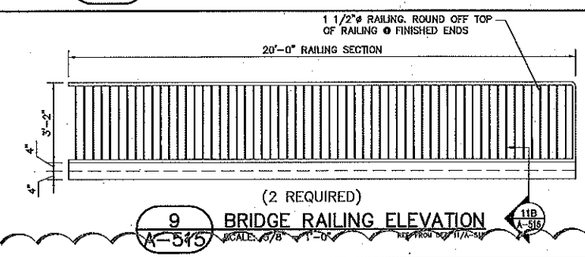


8 A-515 STAIRWAY RAILING ELEVATION
SCALE: 3/8" = 1'-0"
REF. FROM DET. 7/A-515

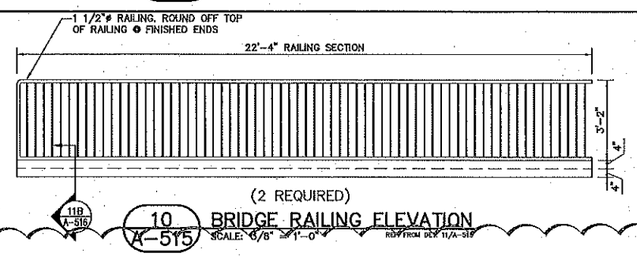




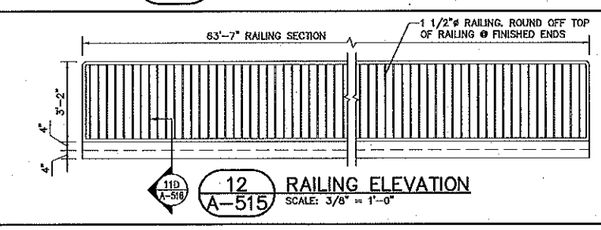
HARDWARE MEZZANINE AND BRIDGE KEY PLAN



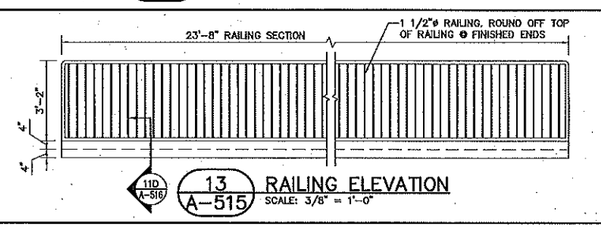
(2 REQUIRED)
9 A-515 BRIDGE RAILING ELEVATION
SCALE: 3/8" = 1'-0"
REF. FROM DET. 11/A-516



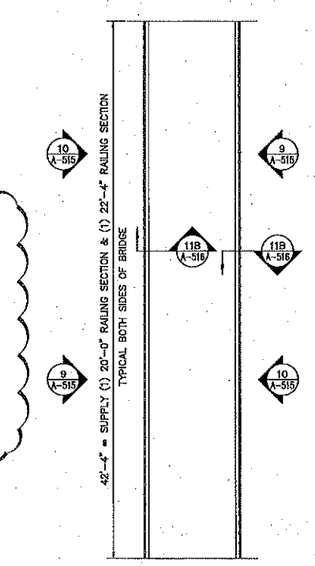
(2 REQUIRED)
10 A-515 BRIDGE RAILING ELEVATION
SCALE: 3/8" = 1'-0"
REF. FROM DET. 11/A-516



12 A-515 RAILING ELEVATION
SCALE: 3/8" = 1'-0"



13 A-515 RAILING ELEVATION
SCALE: 3/8" = 1'-0"



11 A-515 BRIDGE RAILING PLAN
SCALE: 3/16" = 1'-0"

NOTES:
1. SEE DET. 2 & 3 SHT. A-514 FOR ANGLE & RAILING CONNECTION DETAILS.
2. CONTRACTOR TO INSTALL STEEL RAILINGS, GATES, & TRIM.
3. CONTRACTOR TO SUPPLY 4x4 ANGLE & TRIM PIECES. RAILINGS WILL BE SUPPLIED BY OTHERS.
4. RAILING WILL BE SENT IN SECTIONS FOR FIELD ASSEMBLY.
5. RAILING SECTIONS WILL REQUIRE FIELD ALTERATION TO FIT PRE-FABRICATED CORNERS. ADJUST SO THAT THE SPINDLE SPACING AT SPLICE IS CONSISTENT WITH ALL OTHER SPINDLES.
6. INSTALL 8" INSERTS AT ALL RAILING JOINTS.
7. RAILING SPINDLES SHALL BE SPACED TO PREVENT A 4" SPHERE FROM PASSING THROUGH IT.
8. SECURE ALL RAIL SECTIONS TO MEZZANINE DECK USING 3/8"x 2 1/2" PHILLIPS FLAT HEAD LAG SCREWS @ 12" O.C. UNLESS NOTED OTHERWISE.
9. CONTRACTOR TO WELD, GRIND, PRIME AND PAINT ALL RAILING COMPONENTS, GATES & TRIM. VERIFY FINAL COLOR WITH PROJECT MANAGER.
10. RAILING TO BE DESIGNED TO COMPLY WITH ALL CODES AND TO WITHSTAND A MINIMUM OF 200 LB. LOAD IN ANY DIRECTION.

MENARDS®
STORE DESIGN DEPARTMENT
EAU CLAIRE, WISCONSIN

BUILDING TYPE
P5 2017 PROTO

CAD DWG NAME
P5 A-515 Details Hardware Mezz

PROJECT TITLE
BELLEVILLE - TYLER ROAD, VAN BUREN TOWNSHIP, MI 48111
SHEET TITLE
DETAILS - HARDWARE MEZZANINE

REVISIONS			BY
NO.	DATE	DESCRIPTION	
1	12/1/17	ADDED DETAILS 12 AND 13 A-515	TMG

STATE OF MICHIGAN
THOMAS SCHWEBERT
ARCHITECT
No. 1301057075
LICENSED ARCHITECT
DEC 2 2 2017

SCALE	DRAWN BY	DATE
3/16"=1'-0"	TMG	2/09/17

SHEET NO. A-515

Last Saved By: tgeorge Paper Size: arch D (36x24 in.) Plotted by: Timothy George
Last Saved Date: December 20, 2017

Path and File Name: F:\Designdiv\Proto5-sites\A-2017 SITES\Belleville - Van Buren Township, MI\Construction Drawings\P5 A-515 Details Hardware Mezz.dwg Date Plotted: December 20, 2017

DOOR SCHEDULE

NO.	SIZE	SWING	ROUGH OPG.	DOOR MATERIAL	FRAME MATERIAL	FINISH	HARDWARE	REMARKS	SUPPLIED BY	INSTALLED BY
1	3'-0"x7'-0"	R.H.	3'-4"x7'-2"	GLASS & ALUMINUM	ALUMINUM	PREFINISHED	SEE NOTE A	SEE DETAIL 9/A-205 FOR ELEVATIONS & SPECS	D4	D4
3	12'-2"X10'-3"	O.H.	12'-0"x10'-0"	GLASS & ALUMINUM	RUBBER STOP	PREFINISHED	VERTICAL LIFT TRACK. SEE NOTE G	O.H. DOOR-FULL GLAZE	D1	D2
4	6'-0"x7'-0"	DOUBLE	6'-4"x7'-2"	GLASS & ALUMINUM	ALUMINUM	PREFINISHED	SEE NOTES B & D	SEE DETAIL 2/A-205 FOR ELEVATIONS & SPECS	D4	D4
5	6'-0"x7'-0"	DOUBLE	6'-4"x7'-2"	GLASS & ALUMINUM	ALUMINUM	PREFINISHED	SEE NOTES B & D	SEE DETAIL 2/A-205 FOR ELEVATIONS & SPECS	D4	D4
6	9'-2"x9'-6"	O.H.	9'-0"x9'-4"	STEEL INSUL.	RUBBER STOP	PREFINISHED	VERTICAL TRACK NO OPERATOR w/ SLIDE LOCK	O.H. DOOR, WHITE, PAINT ANGLE MATERIAL WHITE SEE DETAIL 10/A-205	D1	D2
7	9'-2"x9'-6"	O.H.	9'-0"x9'-4"	STEEL INSUL.	RUBBER STOP	PREFINISHED	VERTICAL TRACK NO OPERATOR w/ SLIDE LOCK	O.H. DOOR, WHITE, PAINT ANGLE MATERIAL WHITE SEE DETAIL 10/A-205	D1	D2
8	9'-2"x9'-6"	O.H.	9'-0"x9'-4"	STEEL INSUL.	RUBBER STOP	PREFINISHED	VERTICAL TRACK NO OPERATOR w/ SLIDE LOCK	O.H. DOOR, WHITE, PAINT ANGLE MATERIAL WHITE SEE DETAIL 10/A-205	D1	D2
9	10'-2"x10'-3"	O.H.	10'-0"x10'-0"	STEEL INSUL.	RUBBER STOP	PREFINISHED	VERTICAL TRACK. SEE NOTE J	PAINT BLOCKING MATERIAL WHITE. SEE DETAIL 4/A-510	D1	D2
10	6'-0"x7'-0"	DOUBLE	6'-4"x7'-2"	GLASS & ALUMINUM	ALUMINUM	PREFINISHED	SEE NOTES B & D	SEE DETAIL 2/A-205 FOR ELEVATIONS & SPEC	D4	D4
12	3'-0"x8'-8"	R.H.	3'-4"x6'-10"	STEEL INSUL.	STEEL	PAINT INTERIOR WHITE & EXTERIOR TO MATCH STEEL	SEE NOTES A & D	SEE DETAIL 6B/A-205 FOR ELEVATIONS & SPEC	D1	D2
12A	3'-0"x8'-8"	R.H.	3'-4"x6'-10"	STEEL INSUL.	STEEL	PAINT INTERIOR & EXTERIOR WHITE	SEE NOTES D & E	SEE DETAIL 6B/A-205 FOR ELEVATIONS & SPEC	D1	D2
13	12'-2"x12'-3"	O.H.	12'-0"x12'-0"	GLASS & ALUMINUM	RUBBER STOP	PREFINISHED	HIGHLIFT TRACK, HEADROOM 120" w/ OPERATOR. SEE NOTE G	O.H. DOOR-FULL GLAZE SEE DETAIL 11/A-205	D1	D2
14	6'-0"x7'-0"	DOUBLE	6'-4"x7'-2"	GLASS & ALUMINUM	ALUMINUM	PREFINISHED	SEE NOTES B & D	SEE DETAIL 2/A-205 FOR ELEVATIONS & SPEC	D4	D4
15	12'-2"x12'-3"	O.H.	12'-0"x12'-0"	GLASS & ALUMINUM	RUBBER STOP	PREFINISHED	HIGHLIFT TRACK, HEADROOM 120" w/ OPERATOR. SEE NOTE G	O.H. DOOR-FULL GLAZE SEE DETAIL 11/A-205	D1	D2
16	12'-2"x12'-3"	O.H.	12'-0"x12'-0"	GLASS & ALUMINUM	RUBBER STOP	PREFINISHED	HIGHLIFT TRACK, HEADROOM 120" w/ OPERATOR. SEE NOTE G	O.H. DOOR-FULL GLAZE SEE DETAIL 11/A-205	D1	D2
16A	3'-0"x7'-0"	L.H.	3'-4"x7'-2"	GLASS & ALUMINUM	ALUMINUM	PREFINISHED	SEE NOTES A & D	SEE DETAIL 9/A-205 FOR ELEVATIONS & SPEC	D4	D4
17	6'-0"x7'-0"	DOUBLE	6'-4"x7'-2"	GLASS & ALUMINUM	ALUMINUM	PREFINISHED	SEE NOTE B & D	SEE DETAIL 2/A-205 FOR ELEVATIONS & SPEC	D4	D4
17A	3'-0"x7'-0"	L.H.	3'-4"x7'-2"	GLASS & ALUMINUM	ALUMINUM	PREFINISHED	SEE NOTES A & D	SEE DETAIL 9/A-205 FOR ELEVATIONS & SPEC	D4	D4
18	3'-0"x7'-0"	R.H.	3'-4"x12'-0"	GLASS & ALUMINUM	ALUMINUM	PREFINISHED	SEE NOTES A & D	SEE DETAIL 3/A-205 FOR ELEVATIONS & SPEC	D4	D4
18A	11'-5½"x10'-0"	SLDING	11'-6"x10'-6¼"	GLASS & ALUMINUM	ALUMINUM	PREFINISHED	LEFT SIDE SLIDE OPEN, LEFT SIDE STATIONARY. SEE NOTE C	SEE DETAIL 12/A-205 FOR ELEVATIONS & SPEC	D1	D3
19	12'-2"x12'-3"	O.H.	12'-0"x12'-0"	GLASS & ALUMINUM	RUBBER STOP	PREFINISHED	HIGHLIFT TRACK, HEADROOM 120" w/ OPERATOR. SEE NOTE F	O.H. DOOR-FULL GLAZE SEE DETAIL 11/A-205	D1	D2
20	3'-0"x7'-0"	R.H.	3'-4"x12'-0"	GLASS & ALUMINUM	ALUMINUM	PREFINISHED	SEE NOTES A & D	SEE DETAIL 3/A-205 FOR ELEVATIONS & SPEC	D4	D4
20A	3'-0"x7'-0"	L.H.	3'-4"x12'-0"	GLASS & ALUMINUM	ALUMINUM	PREFINISHED	SEE NOTES A & D	SEE DETAIL 3/A-205 FOR ELEVATIONS & SPEC	D4	D4
21	14'-2"x12'-3"	O.H.	14'-0"x12'-0"	GLASS & ALUMINUM	RUBBER STOP	PREFINISHED	VERTICAL LIFT TRACK. SEE NOTE F	O.H. DOOR-FULL GLAZE SEE DETAIL 11/A-205	D1	D2
21A	14'-2"x12'-3"	O.H.	14'-0"x12'-0"	GLASS & ALUMINUM	RUBBER STOP	PREFINISHED	HIGHLIFT TRACK, HEADROOM 120" w/ OPERATOR. SEE NOTE G	O.H. DOOR-FULL GLAZE SEE DETAIL 11/A-205	D1	D2
22	60'-10"xVARIES	BIFOLD	60'-0"xVARIES	STEEL & POLYCARB.	--	PREFINISHED	ELECTRIC OPERATOR w/ COLUMN MOUNTED CONTROLS.	HANGER STYLE, STEEL FRAME WITH PANELS SEE DETAIL 1/A-519	D1	D2
23	3'-0"x7'-0"	R.H.	3'-4"x12'-0"	GLASS & ALUMINUM	ALUMINUM	PREFINISHED	SEE NOTES A & D	SEE DETAIL 3/A-205 FOR ELEVATIONS & SPEC	D4	D4
23A	11'-5½"x10'-0"	SLDING	11'-6"x10'-6¼"	GLASS & ALUMINUM	ALUMINUM	PREFINISHED	RIGHT SIDE SLIDE OPEN, LEFT SIDE STATIONARY. SEE NOTE C	SEE DETAIL 12/A-205 FOR ELEVATIONS & SPEC	D1	D3
24	12'-2"x12'-3"	O.H.	12'-0"x12'-0"	GLASS & ALUMINUM	RUBBER STOP	PREFINISHED	VERTICAL LIFT TRACK. SEE NOTE F	O.H. DOOR-FULL GLAZE SEE DETAIL 11/A-205	D1	D2
25	49'-8"xVARIES	BIFOLD	48'-10"xVARIES	STEEL & POLYCARB.	---	PREFINISHED	ELECTRIC OPERATOR w/ COLUMN MOUNTED CONTROLS.	HANGER STYLE, STEEL FRAME WITH PANELS SEE DETAIL 1/A-519	D1	D2
26	13'-11½"x8'-6"	BI-PARTING	14'-0"x8'-7"	GLASS & ALUMINUM	ALUMINUM	PREFINISHED	SEE NOTE C	SEE DETAIL 7/A-205 FOR ELEVATIONS & SPEC	D3	D3
27	4'-0"x8'-6"	L.H.	22'-0"x8'-7"	GLASS & ALUMINUM	ALUMINUM	PREFINISHED	SEE NOTE A	SEE DETAIL 1/A-205 FOR ELEVATIONS & SPEC	D3	D3
28	13'-11½"x8'-6"	BI-PARTING		GLASS & ALUMINUM	ALUMINUM	PREFINISHED	SEE NOTE C		D3	D3
29	4'-0"x8'-6"	R.H.		GLASS & ALUMINUM	ALUMINUM	PREFINISHED	SEE NOTE A		D3	D3
30	4'-0"x8'-6"	R.H.	22'-0"x8'-7"	GLASS & ALUMINUM	ALUMINUM	PREFINISHED	SEE NOTE A	SEE DETAILS 1 & 4/A-205 FOR ELEVATIONS & SPEC	D3	D3
31	13'-11½"x8'-6"	BI-PARTING		GLASS & ALUMINUM	ALUMINUM	PREFINISHED	SEE NOTE C		D3	D3
32	4'-0"x8'-6"	L.H.		GLASS & ALUMINUM	ALUMINUM	PREFINISHED	SEE NOTE A		D3	D3
33	10'-8"x4'-7"	O.H.	10'-6"x4'-5"	GLASS & ALUMINUM	RUBBER STOP	PREFINISHED	VERTICAL LIFT TRACK, O.H. CART DOOR. SEE NOTE H.		D1	D2
34	6'-8"X4'-7"	O.H.	6'-8"x4'-5"	GLASS & ALUMINUM	RUBBER STOP	PREFINISHED	VERTICAL LIFT TRACK, O.H. CART DOOR. SEE NOTE H.		D1	D2
104	3'-0"x8'-8"	R.H.	3'-4"x6'-10"	STEEL	PINE w/ BRICK MOULD	PAINT WHITE	KEYED LOCK WITH PANIC LEVER HANDLE & CLOSURE	SEE DETAIL 5A/A-205 FOR ELEVATIONS & SPEC. OUT-SWING w/ LOUVER	D1	D2
105	3'-0"x8'-8"	R.H.	3'-4"x6'-10"	STEEL	PINE w/ BRICK MOULD	PAINT WHITE	PASSAGE LEVER HANDLE & CLOSURE	SEE DETAIL 5A/A-205 FOR ELEVATIONS & SPEC. OUT-SWING w/ LOUVER	D1	D2
106	3'-0"x8'-8"	L.H.	3'-4"x8'-10"	STEEL	PINE w/ BRICK MOULD	PAINT WHITE	KEYED LOCK WITH PANIC LEVER HANDLE & CLOSURE	SEE DETAIL 5B/A-205 FOR ELEVATIONS & SPEC. OUT-SWING w/ (2) LOUVERS	D1	D2
110	3'-0"x8'-8"	R.H.	3'-4"x8'-10"	STEEL	PINE w/ BRICK MOULD	PAINT TAN	PRIVACY LOCK WITH LEVER HANDLES & CLOSURE (MAX. 5 LB. PRESSURE)	SEE DETAIL 5A/A-205 FOR ELEVATIONS & SPEC. OUT-SWING w/ LOUVER	D1	D2
111	3'-6"x8'-8"	L.H.	3'-10"x8'-10"	STEEL	PINE w/ BRICK MOULD	PAINT WHITE	KEYED LOCK WITH PANIC PUSH BAR & CLOSURE	SEE DETAIL 5B/A-205 FOR ELEVATIONS & SPEC. OUT-SWING w/ (2) LOUVERS	D1	D2
111A	2'-6"x8'-8"	L.H.	2'-10"x8'-10"	STEEL	PINE w/ BRICK MOULD	PAINT WHITE	KEYED LOCK WITH PANIC PUSH BAR & CLOSURE	SEE DETAIL 5C/A-205 FOR ELEVATIONS & SPEC. OUT-SWING w/ (2) LOUVERS	D1	D2
112	3'-6"x8'-8"	L.H.	3'-10"x8'-10"	STEEL	STEEL	PAINT INTERIOR WHITE & EXTERIOR TO MATCH WALLS	KEYED LOCK WITH PANIC PUSH BAR & CLOSURE & THRESHOLD	SEE DETAIL 6A/A-205 FOR ELEVATIONS & SPEC. OUT-SWING, INSULATED	D1	D2
113	5'-0"x8'-8"	DOUBLE	5'-4"x8'-10"	STEEL	PINE w/ BRICK MOULD	PAINT WHITE	KEYED LOCK WITH PANIC LEVER HANDLE & CLOSURE	SEE DETAIL 6/A-205 FOR ELEVATIONS & SPEC	D1	D2
201	3'-6"x8'-8"	R.H.	3'-10"x8'-10"	STEEL	STEEL	PAINT WHITE	KEYED LOCK WITH PANIC PUSH BAR & CLOSURE	SEE DETAIL 6A/A-206 FOR ELEVATIONS & SPEC	D1	D2
202A	5'-10"x8'-10"	ROLL-UP	5'-8"x8'-5"	STEEL	STEEL	PREFINISHED WHITE	AUTO MOTOR CONTROL OPENER 120V-1/2 H.P. SEE NOTE L	SEE DETAIL 1/A-516 FOR ELEVATIONS & SPEC	D1	D2
202B	5'-10"x8'-10"	ROLL-UP	5'-8"x8'-5"	STEEL	STEEL	PREFINISHED WHITE	AUTO MOTOR CONTROL OPENER 120V-1/2 H.P. SEE NOTE L	SEE DETAIL 1/A-516 FOR ELEVATIONS & SPEC	D1	D2
202C	5'-10"x8'-10"	ROLL-UP	5'-8"x8'-5"	STEEL	STEEL	PREFINISHED WHITE	AUTO MOTOR CONTROL OPENER 120V-1/2 H.P. SEE NOTE L	SEE DETAIL 1/A-516 FOR ELEVATIONS & SPEC	D1	D2
203A	3'-0"x8'-8"	R.H.	3'-4"x6'-10"	GLASS & ALUMINUM	ALUMINUM	PREFINISHED	SEE NOTE A	SEE DETAIL 9/A-205 FOR ELEVATIONS & SPECS	D4	D4
203B	5'-10"x8'-10"	ROLL-UP	5'-8"x8'-5"	STEEL	STEEL	PREFINISHED WHITE	AUTO MOTOR CONTROL OPENER 120V-1/2 H.P. SEE NOTE L	SEE DETAIL 1/A-516 FOR ELEVATIONS & SPEC	D1	D2

5

DOOR SUPPLIER/INSTALLER NAMES

D1. MENARD, INC.
D2. GENERAL CONTRACTOR
D3. AUTODOOR CONTRACTOR
D4. DOOR & WINDOW CONTRACTOR

DOOR SCHEDULE HARDWARE NOTES:

A. CLOSER, EXT. PULL HANDLE, ALUMINUM FINISH, TOUCH BAR RIM LATCH WITH HEX KEY DOGGING
B. CLOSER, EXT. PULL HANDLE, ALUMINUM FINISH, TOUCH BAR VERT. ROD LATCH WITH HEX KEY DOGGING
C. PANIC LEVER LATCH WITH SECURITY LOCK, BREAK-METAL REQUIRED ON THE INTERIOR JAMBS AND HEADER, NO THRESHOLD
D. INSTALL HEAVY DUTY CLOSER ON EXTERIOR DOORS TO COMPRESS WEATHER STRIPPING.
E. CLOSER, NO LOCKS, PUSH AND PULL HANDLES
F. OPERATOR WITH 3-BUTTON CONTROL AND KEY SWITCH INSIDE, WITH (3) 3-BUTTON TRANSMITTERS PROGRAMMED ON DIFFERENT FREQUENCIES FOR DOORS 19, 21 & 24.
G. OPERATOR WITH 30 SECOND DELAY WITH 3-BUTTON CONTROL OUTSIDE, 3-BUTTON CONTROL WITH KEY SWITCH INSIDE. (3) 3-BUTTON TRANSMITTERS PROGRAMMED ON DIFFERENT FREQUENCIES FOR DOORS 3, 15, 16 & 21A.
H. OPERATOR WITH 3-BUTTON CONTROL, KEY SWITCH INSIDE (NO REMOTES). PROGRAM TO HOLD CLOSE BUTTON IN ORDER TO CLOSE DOOR.
J. OPERATOR WITH 3-BUTTON CONTROL, KEY SWITCH INSIDE WITH (3) 1-BUTTON TRANSMITTERS FOR DOOR 9.
K. CLOSER, KEYED LOCK WITH PANIC PUSH BAR. PANIC ALARM WITH 15 SECOND DELAY OPENING.
L. OPERATOR WITH 3-BUTTON CONTROL, WITH (3) 3-BUTTON TRANSMITTERS PROGRAMMED ON DIFFERENT FREQUENCIES WITH 1 MINUTE DELAY.

GENERAL DOOR NOTES:

1. ALL ALUMINUM DOORS, WINDOW FRAMES AND HARDWARE TO BE BLACK ANODIZED ALUMINUM. SAMPLE TO BE PRE-APPROVED BY A MENARD, INC. REPRESENTATIVE. SUPPLIED BY WINDOW MANUFACTURER, NOT AUTO DOOR SUPPLIER.
2. ALL GLASS IN OR NEXT TO DOORS OR WITHIN 24" AND BELOW 60" OF FLOOR SURFACE SHALL BE 1/4" TEMPERED OR SAFETY GLASS. ALL OTHER GLASS TO BE NON-TEMPERED FLOAT GLASS IN A SEALED INSULATED UNIT 1" TOTAL THICKNESS UNLESS OTHERWISE NOTED (OR AS REQUIRED OTHERWISE BY CODE).
3. ALL GLASS DOORS TO HAVE ENTRANCE/EXIT STICKERS PER MENARDS SPECIFICATION, SUPPLIED AND INSTALLED BY CONTRACTOR.
4. ALL DOOR HARDWARE TO MEET LOCAL CODES. ANY ADDITIONAL HARDWARE/LABOR REQUIRED TO MEET CODE COMPLIANCE TO BE SUPPLIED BY CONTRACTOR.
5. ALL BI-PARTING DOORS TO BE BREAKAWAY AND SHALL DO SO TOWARDS THE OUTSIDE. NO THRESHOLD IS TO BE PROVIDED OR INSTALLED UNDER BI-PARTING DOORS.
6. SEE SPECIFICATIONS FOR ALL OTHER INFORMATION.
7. SEE DETAIL 1/A-510 FOR TYPICAL SILL, HEAD, JAMB AND THRESHOLD DETAILS.

GARDEN CENTER BIFOLD DOOR NOTES:

1. DOORS 22 AND 25 SHALL BE EQUIPPED WITH DOOR OPENERS, WALL BUTTONS INSIDE ALONG WITH A WALL SWITCH TO DISABLE DOOR OPENER.
2. WALL SWITCHES TO HAVE AN OPEN, CLOSE AND STOP BUTTON WITH KEYSWITCH.
3. DOORS ARE 480 VOLT.
4. WALL SWITCH TO DISCONNECT POWER TO OPERATOR.
5. DOOR OPENERS AND 120V POWER CONNECTION TO BE PLACED NEXT TO THE OVERHEAD DOOR ON THE SIDE INDICATED ON SHEET E-101.
6. CLOSING OF BIFOLD DOOR TO BE EXTENDED BY HOLDING CLOSE BUTTON CONTINUOUSLY.

OVERHEAD DOOR NOTES:

A. DOORS EQUIPPED WITH DOOR OPENERS TO FOLLOW DOOR SCHEDULE NOTES F, G, H, J AND L FOR CONTROL EQUIPMENT.
B. EACH DOOR TO HAVE A (3) BUTTON WALL SWITCH WITH AN OPEN, CLOSE AND STOP BUTTON.
C. ALL OPERATORS TO HAVE A 30 SECOND TIME DELAY TO CLOSE THE DOOR AFTER OPENING IT. THESE OPERATORS TO HAVE WALL BUTTONS AND REMOTES TO OVERRIDE 30 SECOND DELAY.
D. ALL OVERHEAD DOORS TO HAVE MILLER SAFETY EDGE (U.N.O). (2) SAFETY BEAMS TO PREVENT THE DOOR FROM CLOSING AND WALL POWER SWITCH TO DISABLE DOOR OPENER.
E. DOOR OPENERS AND 120V POWER CONNECTION TO BE PLACED NEXT TO THE OVERHEAD DOOR ON THE SIDE INDICATED ON SHEET E-101.

ROOM FINISH SCHEDULE

NO.	NAME	FLOOR			EXT.	INT.	WALLS	CEILING			REMARKS
		MAT.	FINISH	ELEV.	MATERIAL	MATERIAL	FINISH	MATERIAL	FINISH	FINISH ELEV.	
101	RETAIL AREA	CONC.	DIAMOND HARD OR APPROVED EQUAL	100'-0"	CMU WALLS	CMU WALLS	PAINT, WHITE	STEEL JOIST METAL DECK	PAINT, WHITE	VARIES	
102	RECEIVING AREA	CONC.	DIAMOND HARD OR APPROVED EQUAL	100'-0"	CMU WALLS	CMU WALLS	PAINT, WHITE	STEEL JOIST METAL DECK	PAINT, WHITE	VARIES	
103	SPECIAL ORDER AREA	CONC.	DIAMOND HARD OR APPROVED EQUAL	100'-0"	STL FRAME & METAL PANEL	WHITE METAL PANEL & CMU	UNPAINTED	STEEL JOIST METAL DECK	PAINT, WHITE	VARIES	
104	MONEY ROOM	CONC.	DIAMOND HARD OR APPROVED EQUAL	100'-0"	CMU WALLS	CMU WALLS	PAINT, WHITE	CEILING GRID	ACOUSTICAL TILE	8'-0"	
105	INTERVIEW ROOM	CONC.	DIAMOND HARD OR APPROVED EQUAL	100'-0"	CMU WALLS	CMU WALLS	PAINT, WHITE	CEILING GRID	ACOUSTICAL TILE	8'-0"	
106	SECURITY/MONITOR ROOM	CONC.	DIAMOND HARD OR APPROVED EQUAL	100'-0"	CMU WALLS	CMU WALLS	PAINT, WHITE	CEILING GRID	ACOUSTICAL TILE	8'-0"	
107	MENS REST. RM.	CONC.	NORWOOD OAK TILE 6x24	100'-0"	CMU WALLS	CMU WALLS	PPG SEAWOLF COLOR #PC787	GYPSUM BD. TYPE X	PAINT, WHITE	7'-11⅜"	PARTITION SAND COLOR 836
108	WOMENS REST. RM.	CONC.	NORWOOD OAK TILE 6x24	100'-0"	CMU WALLS	CMU WALLS	PPG SEAWOLF COLOR #PC787	GYPSUM BD. TYPE X	PAINT, WHITE	7'-11⅜"	PARTITION SAND COLOR 836
109	HALL	CONC.	NORWOOD OAK TILE 6x24	100'-0"	CMU WALLS	CMU WALLS	PPG SEAWOLF COLOR #PC787	GYPSUM BD. TYPE X	PAINT, WHITE	7'-11⅜"	
110	FAMILY REST. RM.	CONC.	NORWOOD OAK TILE 6x24	100'-0"	CMU WALLS	CMU WALLS	PPG SEAWOLF COLOR #PC787	GYPSUM BD. TYPE X	PAINT, WHITE	7'-11⅜"	
111	ELECTRICAL ROOM	CONC.	SEALED	100'-0"	CMU WALLS	CUM WALLS	PAINT, WHITE	GYPSUM BD. TYPE X	PAINT, WHITE	11'-0⅝"	
112	SPRINKLER ROOM	CONC.	SEALED	100'-0"	CMU WALLS	CUM WALLS	PAINT, WHITE	GYPSUM BD. TYPE X	PAINT, WHITE	11'-0⅝"	
113	JANITOR'S ROOM	CONC.	SEALED	100'-0"	CMU WALLS	CUM WALLS	PAINT, WHITE	GYPSUM BD. TYPE X	PAINT, WHITE	11'-0⅝"	
114	DISPLAY AREA	CONC.	DIAMOND HARD OR APPROVED EQUAL	100'-0"	--------	--------	--------	HSS JOIST & METAL DECK	PAINT, WHITE	12'-1"	
115	MILLWORK DISPLAY AREA	CONC.	DIAMOND HARD OR APPROVED EQUAL	100'-0"	--------	--------	--------	HSS JOIST & METAL DECK	PAINT, WHITE	12'-1"	
116	GARDEN CENTER	CONC.	LIGHT BROOM	99'-11" & SLOPED	STL FRAME & METAL PANEL	WHITE METAL PANEL & CMU	UNPAINTED	STEEL JOIST METAL DECK	PAINT, WHITE	VARIES	
117	SHIPPING AREA	CONC.	LIGHT BROOM	99'-11" & SLOPED	--------	METAL PANEL & CMU	UNPAINTED	STEEL JOIST METAL DECK	PAINT, WHITE	VARIES	
200	HARDWARE MEZZANINE	PLY-WOOD	UNPAINTED	113'-3⅝"	--------	--------	--------	STEEL JOIST METAL DECK	PAINT, WHITE	VARIES	
201	ELEV. EQUIPMENT ROOM	CONC.	DIAMOND HARD OR APPROVED EQUAL	113'-5"	GYPSUM BD. TYPE X/CMU WALLS	GYPSUM BD. TYPE X/CMU WALL	PAINT, WHITE	GYPSUM BD. TYPE X	PAINT, WHITE	VARIES	
202	STORAGE MEZZANINE	PLY-WOOD	UNPAINTED	113'-3⅝"	--------	--------	--------	STEEL JOIST METAL DECK	PAINT, WHITE	VARIES	SEE 2/A-404 FOR WALL FINISHES

WINDOW SCHEDULE

NO.	QTY.	SIZE	LOCATION
W-1	7	11'-11½"x6'-3½"	FRONT WALL
W-2	1	10'-5½"x3'-11½"	RIGHT SIDE OF ENTRANCE
W-3	1	10'-5½"x8'-6¾"	LEFT SIDE OF ENTRANCE
W-4	1	10'-3⅝"x13'-5"	ABOVE W-2
W-5	1	21'-11½"x13'-5"	ABOVE FRONT ENTRANCE DOORS
W-6	1	10'-3⅝"x13'-5"	ABOVE W-3
W-7	1	21'-8"x7'-0"	ABOVE FRONT EXIT DOORS
W-8	4	3'-3½"x4'-9½"	ABOVE DOORS 18, 20, 20A & 23
W-9	2	11'-5½"x4'-5"	ABOVE DOORS 18A & 23A
W-10	1	13'-11½"x4'-8½"	ABOVE DOOR 26
W-11	1	22'-10½"x9'-3½"	GARDEN CENTER FRONT WALL
W-12	1	23'-3½"x 9'-3½"	GARDEN CENTER FRONT WALL
W-13	1	4'-0½"x 9'-3½"	GARDEN CENTER FRONT WALL
W-14	1	4'-1½"x 9'-3½"	GARDEN CENTER FRONT WALL

MENARDS®
STORE DESIGN DEPARTMENT
EAU CLAIRE, WISCONSIN

BUILDING TYPE
P5 2017 PROTO

CAD DWG NAME
P5 A-601 Schedules CMU

PROJECT TITLE
BELLEVILLE - TYLER ROAD, VAN BUREN TOWNSHIP, MI 48111
SHEET TITLE
SCHEDULES - ARCHITECTURAL

REVISIONS			
NO.	DATE	DESCRIPTION	BY
5	12/1/17	ADDENDUM #1: ADDED DOORS TO SCHEDULE	TMG
4	8/8/17	REVISED NOTES	DP
3	7/26/17	REVISED DOOR TYPE & SIZE AND REVISED WINDOW SIZE	TLR
2	7/7/17	REVISED NOTE	TLR
1	6/1/17	REV. DOOR NUMBERS, REV. DOOR 26 (BI-PARTING), ADDED WINDOWS, REMOVED DOOR 118	TMG

STATE OF MICHIGAN
THOMAS SCHWIEBERT
ARCHITECT
No. 1301057975
LICENSED ARCHITECT

DEC 2 2 2017

SCALE	DRAWN BY	DATE
---	TMG	2/09/17

SHEET NO. A-601

Path and File Name: F:\Designdv\Proto5-sites\A-2017 SITES\Belleville - Van Buren Township, MI\Construction Drawings\P5 A-601 Schedules CMU.dwg

Date Plotted: December 20, 2017

Last Saved Date: December 20, 2017 Last Saved By: tgeorge Paper Size: arch D (36x24 in.) Plotted by: Timothy George

Memo

TO: **Planning Commission**

FROM: **Chris Madigan**
Planning and Economic Development Intern

RE: **Short-Term Rental Survey**

DATE: **11/17/2018**

During the August 9th planning commission meeting, commissioners were given a presentation on short-term rentals and their potential impact on Van Buren Township. Following the presentation commissioners discussed whether some form of regulation of short-term rentals was appropriate in the township, and indicated they would like public input on the topic. Attached is a survey created to gauge public opinion on short-term rentals in Van Buren Township. The survey is to be made available to the public through the township, social media pages, and various other forms.

Short-Term Rental Survey

Van Buren Township has added an online survey to collect public comment on potential updates to policies governing the community's short-term rental market. It takes only a few minutes to complete. Property owners, neighbors, renters, homeowner association representatives and others that are benefiting or otherwise impacted by the short-term rental market are encouraged to participate.

Do you see any of the following as community benefits related to short-term rentals? (Choose all that apply)

Provides homeowners additional income

Lower cost rental options for guests

Provides guests more options for rentals

Increased tax base

Fills a need in the rental market for guests

I don't believe they offer any community benefits

Are you currently negatively or positively impacted by the short-term rental of a residential property in Van Buren?

Neither negative or positive impacts

I experience negative impacts

I experience positive impacts

I experience both negative and positive impacts

Please explain your answer:

Below are some positives associated with having short-term rentals. Which of the following do you believe are positives in Van Buren? (Choose all that apply)

Provides an alternative for visitors that desire a potentially more "engaged" lodging experience

Provides a variety of price points for lodging

Keeps Van Buren in the mix with alternative lodging options

Addresses a trend that is growing in the vacation market

Please explain your answer:

How do you feel about having one or more short-term rental units in your neighborhood?

Not an issue

Not an issue, if regulated

Moderately uncomfortable

Very uncomfortable

Have you directly experienced any of the following impacts from short-term rentals in Van Buren? If you have not directly experienced impacts, do you have any concerns about the following topics regarding short-term rentals? (Choose all that apply)

Increased noise

Increase trash/litter

Increased traffic/speeding

Parking issues

Absence of property owner

Large gatherings

Loss of long-term housing

Increased long-term rental costs

Increased building and amenity usage

Safety

Other

Please Explain Your Answer:

Do you think Van Buren Township should play a greater role in regulating short-term rentals?

I strongly support the Town increasing regulation of short-term rentals

I am somewhat in favor

I am neutral

I somewhat oppose

I strongly oppose increasing regulations of short-term rentals

Please explain your response:

If the Township were to increase regulation of short-term rentals, which areas should they concentrate on? (Choose all that apply)

Ensuring that Van Buren continues to have a supply of short-term rentals available to address demand and market forces

Licensing/Application Process: Application/Permitting Process, Renewal Terms, Sales Tax

Life Safety: Maximum Occupancy, Smoke Detectors, Carbon Monoxide Detectors, Fire Extinguishers, Care of Property

Vail Quality Standards / Fair Competition Between Hotels/Lodges/Short Term Lodging: Lodging Quality Assurance Program, Local Property Manager/Contact, Guest Experience

Quality of Life/Community: Noise Levels, Parking, Trash & Recycling Disposal, Traffic Congestion, Effect on Neighborhoods and Infrastructure, HOA Approval, Zoning, Neighbor Notifications, Signage

Effect on Long-Term Housing: Short-Term and Long-Term Rental Unit Tracking, Long-Term Rental Incentives

Enforcement: Code Violation Enforcement, Fines, Incentives to Comply

Please Explain your response:

Do you have any other comments on short-term rentals in Van Buren?

MCKENNA

December 15, 2017

Ron Akers, AICP, Director of Planning & Economic Development
Charter Township of Van Buren
46425 Tyler Road
Van Buren Township, MI 48111

Subject: Authorization for Planning & Zoning Training Seminar

Dear Ron:

On several occasions we have spoken with you, as well as members of the Planning Commission and Board of Zoning Appeals, about the need for planning and zoning training. Both groups have some new members, and even experienced members could benefit from a refresher course. In response, we are pleased to submit this proposal to conduct a training seminar for your consideration. McKenna Associates' experience has been that a personalized seminar is an excellent way to provide specific training based on the Township's issues, ordinance standards, and procedures. The seminar will be designed to help participants better understand their role and functions and get information on current issues and approaches to planning and zoning.

McKenna's seminar will stress the fundamental roles and responsibilities of the Planning Commission and Board of Zoning Appeals, discuss the need and the importance of the Zoning Ordinance and Master Plan, reiterate the fundamentals of making sound planning and development decisions, and highlight ways the Planning Commission and Board of Zoning Appeals can become more effective and efficient in decision making.

Our experience in conducting training seminars includes serving as presenters for the annual Michigan Association of Planning training sessions on planning/zoning and site plan review, seminars for the Michigan Townships Association and Michigan Municipal League on zoning and land use issues as well as conducting multiple planning, zoning and economic development workshops for our client communities.

FORMAT
Our proposed format is based on our experience conducting similar seminars. We will use a PowerPoint for our presentation, and each attendee will receive a packet of materials to supplement the presentation.

We propose to use elements of the basic training program prepared by the Michigan Association of Planning (MAP) supplemented with topics of special interest. Our proposed agenda/outline of the seminar is presented below.

SUGGESTED AGENDA (ADDITIONAL ITEMS CAN BE INCLUDED UPON REQUEST)

1. **Introduction to the Planning and Zoning Team**
   a. Planning Commission
   b. Board of Zoning Appeals
   c. Township Board of Trustees
   d. Administration

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

2. **Planning and Zoning Tools**
   a. Master Plan
   b. Zoning Ordinance

3. **Powers, Functions, and Responsibilities of the Planning Commission**
   a. Amending the Zoning Ordinance
      i. Text Amendments
      ii. Map Amendments (a.k.a. Rezonings)
   b. Special Land Use Review
   c. Site Plan Review
   d. Planned Unit Developments
   e. Form-Based Code
   f. Nonconformities
   g. Defensible Decision Making
   h. Capital Improvement Plans

4. **Powers, Functions, and Responsibilities of the Board of Zoning of Appeals**
   a. Functional Responsibilities
   b. Findings of Fact and Motions
   c. Variances
   d. Appeals
   e. Ordinance Interpretation

5. **Questions and Answers**

SCHEDULE, END PRODUCTS AND FEE
McKenna will be available to present the seminar at a mutually agreed upon date and time. At your discretion, other interested parties (Township Board of Trustees, Township Staff, elected and appointed officials from other communities, non-profits, Township businesses, and members of the public) are welcome to attend the session.

The fee for the seminar is $950. This fee includes our preparation time, handouts, and the seminar itself for Township elected and appointed officials. The training is expected to last approximately 3-4 hours, but may be adjusted due to attendance numbers, additional topics, and any questions asked.

PROFESSIONAL INSTRUCTOR
I will prepare for and conduct the seminar. I have several years of experience providing professional planning and zoning services to Michigan cities, villages, and townships, including Van Buren Township. Therefore, Van Buren Township's presentation will include information gathered from the combined expertise of McKenna's professional planning staff, offering a wealth of hands-on knowledge and examples to illustrate the principles to be taught.

If you find these terms acceptable, please execute a copy of this agreement and return one to us. We look forward to assisting Van Buren Township and reaffirming and expanding the knowledge base of the Township's decision makers.

Respectfully submitted,

McKENNA ASSOCIATES

Patrick J. Sloan, AICP
Senior Principal Planner

AUTHORIZATION TO PROCEED

CHARTER TOWNSHIP OF VAN BUREN, WAYNE COUNTY, MICHIGAN

s/_____ _____
Name and Title Date
Charter Township of Van Buren

MCKENNA

Memorandum

TO: Van Buren Township Planning Commission

FROM: Michael Deem, AICP

SUBJECT: 2018 Master Plan Update

DATE: January 17, 2018

We are excited to present our first update on the 2018 Van Buren Township Master Plan project. Following sound planning principles and the best management practices provided by the Michigan Economic Development Corporation for Redevelopment Ready Communities (RRC), we have begun the data collection process. This information will help provide the foundation for the upcoming public participation workshop. Our data collection efforts are as follows:

PREVIOUS DOCUMENTS

Since the Master Plan was last adopted in 1989, the Plan has been amended a number of times through the following documents:

- Belleville Road District Plan and Market Analysis (2010)
- South Side Master Plan (2007)
- Grace Lake Area Plan (2001)
- Ecorse and Haggerty Road Corridor Plan (2000)
- Van Buren Charter Township Master Plan Update: Single Family Residential (1999)

These plans are still relevant and it is important that they are included in the 2018 Master Plan. One of the best practices of RRC is building on existing plans. The relevant information has been incorporated into the draft Master Plan.

DEMOGRAPHICS

The original Master Plan provided demographic data and projects from the 1980's. Accurate demographic data will help the Planning Commission make informed decisions on goals and objectives and future land use changes. Additionally, developers expect RRCs to have updated demographics in the Master Plan. We have updated the demographic data based on the 2010 US Census and SEMCOG's 2040 data projections.

REMOVAL OF OUTDATED POLICIES.

We have reviewed the existing Master Plan and amended plans to remove recommendations where action has already been taken or policies may be outdated. For example, many recommended zoning changes have already taken place with the adoption of the Zoning Ordinance last year.

NEXT STEPS

We are looking forward to meeting with the Planning Commission and/or Master Plan Subcommittee to finalize the upcoming public participation strategies and formulation of goals and objectives.

HEADQUARTERS
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