

CITY OF PORTAGE PLANNING COMMISSION

AGENDA

**Thursday, November 6, 2025
7:00 PM**

Portage City Hall Council Chambers

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES:

1. October 2, 2025 meeting minutes

PUBLIC HEARINGS

- * 1. Special Land Use Permit for the development of a new church at 4401 Bishop Avenue.
- * 2. Special Land Use Permit and Site Plan for the redevelopment of 669 Mall Drive into an indoor play area 'Soar N Bounce'.
- * 3. Special Land Use Permit and Site Plan for the redevelopment of 525 Romence Road into indoor recreational facility 'PickleRage'.

SITE/FINAL PLANS:

OLD BUSINESS:

NEW BUSINESS:

STATEMENT OF CITIZENS:

ADJOURNMENT:

Star (*) indicates printed material within the agenda packet.

CITY OF PORTAGE PLANNING COMMISSION

**Thursday, October 2, 2025
7:00 PM
Portage City Hall Council Chambers**

The City of Portage Planning Commission meeting of October 2, 2025, was called to order by Chair Corradini at 7:00 p.m.

IN ATTENDANCE

- Biqi Zhao, Deputy Director of Planning and Zoning
- Eric Feldt, Senior City Planner
- Peter Dame, Chief Development Officer
- Alex Johnson, City Planner
- Catherine Kaufman, City Attorney

ROLL CALL

Staff called the roll: Chairman Corradini (yes); Vice Chair Baldwin (no); Secretary Freiman (yes), Adams (yes); Copp (yes); Orwig (yes); Fries (yes); and Crowell (yes).
7-Present; 1-Absent.

Motion by Commissioner Adams, seconded by Secretary Freiman, to approve the excused vice chair Baldwin. Motion carried 7-0.

APPROVAL OF MINUTES

1. Minutes dated June 26, 2025

Motion by Commissioner Fries, seconded by Commissioner Copp to approve August 21, 2025, minutes as submitted. Upon voice vote, motion carried 7-0.

PUBLIC HEARINGS

None.

SITE/FINAL PLANS

1. An application seeking Site Plan approval for Depatie Fluid Power at 5960 S. Sprinkle Road.

Mr. Feldt provided a presentation outlining the proposal, site information and history, maps of the area, site pictures, site and floor plans, building elevations, staff development review team analysis, applicable zoning code sections, and recommended action. He concluded the presentation by recommending the Planning Commission the approval of the Site Plan for the Depatie Fluid Power expansion at 5960 S. Sprinkle Road.

Chair Corradini asked about the exceeded parking capacity and stormwater pond fence requirements.

Mr. Feldt explained that the stormwater is private and does not consist of steep slopes; therefore, it is not required to be fenced.

The applicant, Spencer O'Dell with AR Engineering LLC, explained that the excess of parking was for current and future employees.

Motion by Commissioner Copp, supported by Commissioner Fries, the approval of the Site Plan for the Depatie Fluid Power expansion at 5960 S. Sprinkle Road as submitted. Upon voice vote, motion carried 7-0.

2. An application seeking Site Plan approval for Centre Port Apartments at 7920 Portage Road.

Mr. Feldt provided a presentation outlining the proposal, site information, maps of the area, site pictures, site and floor plans, building elevations, staff development review team analysis, applicable zoning code sections, and recommended action. He concluded the presentation by recommending the Planning Commission approval of the Site Plan for the Centre Port Apartments at 7920 Portage Road with the following condition: prior to Public Utility Plan review for the project, the applicant shall submit utility documents showing and depicting code-compliant City water and sewer utilities, and private stormwater utility.

Commissioners raised questions regarding parking adequacy, existing turning movements, outdoor seating safety, traffic safety, building height, and ensuring there is a bus stop nearby.

Mr. Feldt clarified that the parking requirement for the Lake Center District is much lower than other parts of the city to help achieve the goals of the underlying zoning district. He also explained that a traffic study was not required because staff determined that the roads can accommodate additional trips. Further, he stated that a bus stop is located on the property, and he clarified that rooftop screening is exempt from height limits.

The applicant, James Lewis with Pinnacle Construction Group, indicated that he finds the parking lot to be righted-size for the many proposed studio and 1-bedroom units expected for individual tenants. Also, he could explore overflow parking options with the adjacent Consumers Energy parcel.

Commissioners inquired about rent prices, the design of the café, and if the Lake Center rezone impacted starting this project now.

Mr. Lewis indicated that the rents will be primarily market rate at \$1300 for Efficiency, \$1,500 for 1-bedroom, and \$2,200 for 2-bedroom. A housing Brownfield TIF development incentive will be pursued resulting in 20% of units priced at 100% AMI. The café will be a small walk-up style service for residents and pedestrians. And, he indicated that the rezone to the new Lake Center District regulations helped starting this project earlier.

Commissioners were concerned about the apartments' small sizes and asked if access to the units would be provided through an internal hallway.

Mr. Lewis responded that the unit sizes are consistent with current market standards and are larger than their other comparable developments. He further explained that the primary means of access for all units will be through an internal corridor and that ground-floor units will include exterior sliding doors.

Motion by Commissioner Copp, supported by Commissioner Adams, the approval of the Site Plan for the Centre Port Apartments at 7920 Portage Road as submitted. Upon voice vote, motion carried 7-0.

OLD BUSINESS

None.

NEW BUSINESS

None.

STATEMENT OF CITIZENS

None.

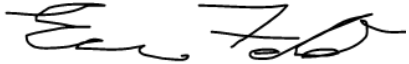
STATEMENT OF COMMISSIONERS/ STAFF

Mr. Feldt stated that the next Planning Commission meeting is scheduled for October 16.

ADJOURNMENT

There being no further business to come before the Commission, Chair Corradini adjourned the meeting at 8:00p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Eric Feldt". The signature is stylized with a large "E" and "F".

Eric Feldt
Senior City Planner

TO: Planning Commission**DATE:** November 6, 2025**FROM:** Peter Dame, Chief Development Officer**SUBJECT:** Special Land Use Permit for the development of a new church at 4401 Bishop Avenue.**I. INTRODUCTION:**

The applicant, Amarjit Dhaliwal, has submitted a Special Land Use Permit on behalf of Gurdwara Singh Sabha of Kalamazoo to relocate their existing facility (5828 Cheshire Street in Portage) to a new build-to-suite location at 4401 Bishop Avenue at the corner of Bishop Road and Quality Way, located in the central eastern portion of Portage near the border of Pavilion Township.

The project consists of developing the vacant 6.14-acre site with a new 16,000 square foot single-story building and associated 100-space parking lot. Access is proposed only along Quality Way with two new driveways. Required landscaping is proposed along Bishop Avenue and Quality Way pursuant to Sec 42-572. Required stormwater infrastructure will be provided in the northwest section of the site, pursuant to the City's Stormwater Manual. In lieu of a new sidewalk along Bishop Avenue, the City will provide new public multiuse pathway consistent with the City's 2023 Recreation & Open Space Plan.

If approved, the applicant will submit the required Site Plan Application consisting of detailed drawings addressing utilities, access, landscaping, and other site elements.

Per the City's new Public Participation Plan, the applicant held a neighborhood meeting on October 2, 2025.

II. BACKGROUND INFORMATION:

On March 7, 2024, the applicant gained Planning Commission approval of a Special Land Use Permit, same as the subject Permit. However, the applicant did not proceed with subsequent permits and, therefore, the Permit expired.

On July 13, 2025, the applicant purchased the property from Church of Jesus Latter Day Saints and now seeks approval of the same Special Land Use Permit as the 2024 permit.

In 2006-2007, the abutting Quality Way street was extended and connected to Bishop Avenue. This provided a second linkage for the industrial park to the north, which also connects to S. Sprinkle Road.

The site's relatively flat contours and open field condition may be evidence of past farming operations. However, at this time, it does not appear that any farming operations exist, and that general lawn mowing has kept the site maintained.

The site is currently split zoned between I-1 Light Industrial (northern half) and OS-1 Service Office

(southern half). The 2014 Comprehensive Plan Future Land Use Map classifies the entire property as ‘Industrial’. The applicant inquired about rezoning opportunities towards an entire OS-1 area, but staff determined it was inconsistent with the Industrial classification at the time. Therefore, the site continues to be split zoned, and will be evaluated for appropriate zoning classification during the Portage Unified Development Ordinance process.

The proposed religious institution is listed as a Special Land Use Permit in the OS-1 district per Sec.42-242.A3; it is prohibited in the I-1 district. Therefore, the building is proposed in the southern (OS-1) area while the associated parking and stormwater improvements are proposed in the northern (I-1) area.

The following table summarizes **Existing Conditions** in this general area.

Existing Land Use/ Zoning	• The subject site consists of vacant land and zoned: I-1 Light Industrial and OS-1 Service Office • <u>North</u>: SET Environment, Inc.; 6850 Quality Way; Zoned I-1 Light Industrial • <u>South (across Bishop Road)</u>: Portage Soccer Complex; 4422 Bishop Road; Zoned OS-1 Service Office • <u>West</u>: Adventure Learning Center; 4295 Bishop Road; Zoned I-1 Light Industrial and B-1 Local Business • <u>East (across Quality Way)</u>: Eurofins Lancaster Laboratories Inc; 6859 Quality Way; Zoned Office Technology & Research (OTR)
Public Streets	2025 Bishop Road recorded 3,075 AADT total trip counts (AADT - Annual Average Daily Trips) Recorded by Kalamazoo Area Transportation Study (KATS). No trip counts provided along Quality Way – likely too minor of street classification.
Public Utilities	City sanitary sewer and water are available along Bishop Road and Quality Way.
Environment	The site is vacant and undeveloped, generally maintained lawn.
Unique Conditions	No mapped wetlands or flood hazards exist on the site. No mapped or identified historic structures/ buildings exist.

III. ANALYSIS:

Applicable Zoning Regulations The following sections of [Chapter 42. Division 5](#). Subdivision 1. - *Special Land Uses* procedures and regulations apply and addressed further in this report:

- Special Land Uses: Sec. 42-460 thru - 462

Analysis

Special Land Use Permit procedures

Pursuant to the Special Land Use Permit Sec 42-461 *Application and review procedures*, the applicant

has submitted a complete Special Land Use Permit application, site drawings, and fee. The Planning Commission shall consider the subject permit during a public hearing and may attach conditions if deemed necessary for the general welfare, neighborhood harmony, and other measure to ensure the intent and object of the zoning ordinance is observed.

Subsequent to Special Land Use Permit approval, the applicant shall submit a Site Plan application consisting of professionally drawn and sealed plans for review by City administration and vote by the Planning Commission under Sec 42-481(A)(B)(1). Permit review, professional drawings are not required at this time.

Sec 42-462 General standards for review of special land uses

Pursuant to Sec 42-462, the application shall meet standards addressing neighborhood harmony, impacts to natural environment, impacts to public services/ utilities, and general consistency with the zoning ordinance.

The subject site abuts established commercial and industrial users; no residential use abuts the site. The proposed building is located in the southern portion of the site because it is not allowed in the northern portion due to the aforementioned different zoning district. The abutting streets are designed and expected to accommodate additional car trips. Further, the abutting City water and sewer utilities are expected to accommodate future demands from the religious institution's operations. Future on-site stormwater management will be provided. Generally, the building, landscaping, and parking meet the zoning code. Detailed site plans confirming those items will be submitted during the subsequent Site Plan review process. Per the submitted narrative and drawings, the proposed religious institution is expected to accommodate 300 patrons; no fixed seating/ pews will be provided in the congregation hall. The parking lot is designed to accommodate a minimum of 100 vehicles. Staff determined a parking requirement of 100 spaces, calculated as 1 space/ 3 seats. Without proposed fixed seats, staff used the indicated 300 patrons from the applicant's narrative to determine the 100-space parking requirement minimum. If fixed seating or a different number of people is proposed during the Site Plan review step, the parking requirement is expected to change accordingly. A new paved multi-use pathway is expected to be facilitated by the City along Bishop Road, per the City's 2023 Recreation & Open Space Plan.

2024 Master Plan

The Master Plan indicates that Special Land Use Permit applications should be consistent with the Plan's Future Land Use Map, appropriateness of future uses within the surrounding neighborhood, impacts to adjacent streets and utilities, and consistent with guidelines within the Plan.

The Future Land Use Map classifies the subject property as 'Local Commercial' which encourages small commercial businesses providing goods, services to nearby neighborhoods. This classification is mapped throughout Portage including along E/ W Centre Avenue, W. Milham Avenue, and portions of Lovers Lane. Staff notes that the site is located adjacent to an established industrial park to the north and a residential neighborhood to the south.

With the split zoned districts affecting the subject lot, the proposed improvements are consistent with the two zoning districts. Based on the applicant's submittals, the project will not negatively impact adjacent industrial users.

Suitability of Religious Institution/ Neighborhood Harmony

Approving this Special Land Use Permit will facilitate development of a new religious institution which typically has low commercial intensity levels. Parking and car trip demand is only expected to be high during the weekends and special events which is expected to be accommodated by abutting streets and future onsite parking lot. Adjacent uses are commercial/ industrial in nature and will not be negatively impacted by the religious institution. The applicant shall submit a Site Plan review to the City and subsequent Planning Commission consisting of detailed site drawings, utility plans, landscaping, lighting, etc.

Impacts to City Services, Utilities, ROWs

The religious institution is expected to have a negligible increase in water and sewer demands for City services. Further, City staff will ensure utility and access management compliance during the required Site Plan application review process.

In summary, staff supports the proposed religious institution based on the following:

- Proposal meets Sec 42-462 *General standards for review of special land uses*.
- Per Sec 42-48, the applicant shall proceed with Site Plan Review consisting of detailed review of all utilities, access, etc. for City and State conformance. Further, all site elements such as landscaping, lighting, parking, etc. will also be addressed during this review step.
- The Planning Commission will review and vote on the subsequent Site Plan drawings for overall code conformance.
- The proposed religious institution is not expected to have any negative impacts on the abutting uses due to their institutional and industrial nature.

Preliminary Evaluations from the Development Review Team (DRT)

The subject project was reviewed by the Development Review Team (DRT) who reviews the proposed development's consistency with the City's infrastructure, engineering, and other requirements including streets, sewers, water mains, storm water, parking, landscaping, and others. DRT is comprised of representatives from the Department of Transportation and Utilities, Fire Department, Department of Parks and Recreation, Office of the City Assessor, and Department of Community Development. DRT supports the proposed two driveways off of Quality Way for better access management. During the subsequent Site Plan review, DRT will review detailed parking, landscaping, lighting, and utility drawings for compliance with City standards.

Public Noticing Requirement

Public notice was published in the Kalamazoo Gazette and a notice was sent to all property owners/occupants within 300 feet of the subject property on October 21, 2025. As of the date of this report (Thursday, October 30), no public comments have been received.

IV. RECOMMENDATION:

Based on the above analysis and subject to any additional information brought before the Planning Commission during the public hearing, staff recommends the Special Land Use Permit for establishing a religious institution at 4401 Bishop Avenue, be approved with the following condition:

- Submittal of a complete Site Plan application, drawings, and fee consistent with Sec 42-481 to the City of Portage administration, and final review and vote by the Planning Commission.

Attachments:

1. Applicant's Drawings, Narrative
2. Special Land Use Application; New Church
3. 2.26.24 Site Picture Attachment
4. 10.31.25 Kakabaker Email



 Subject Parcel

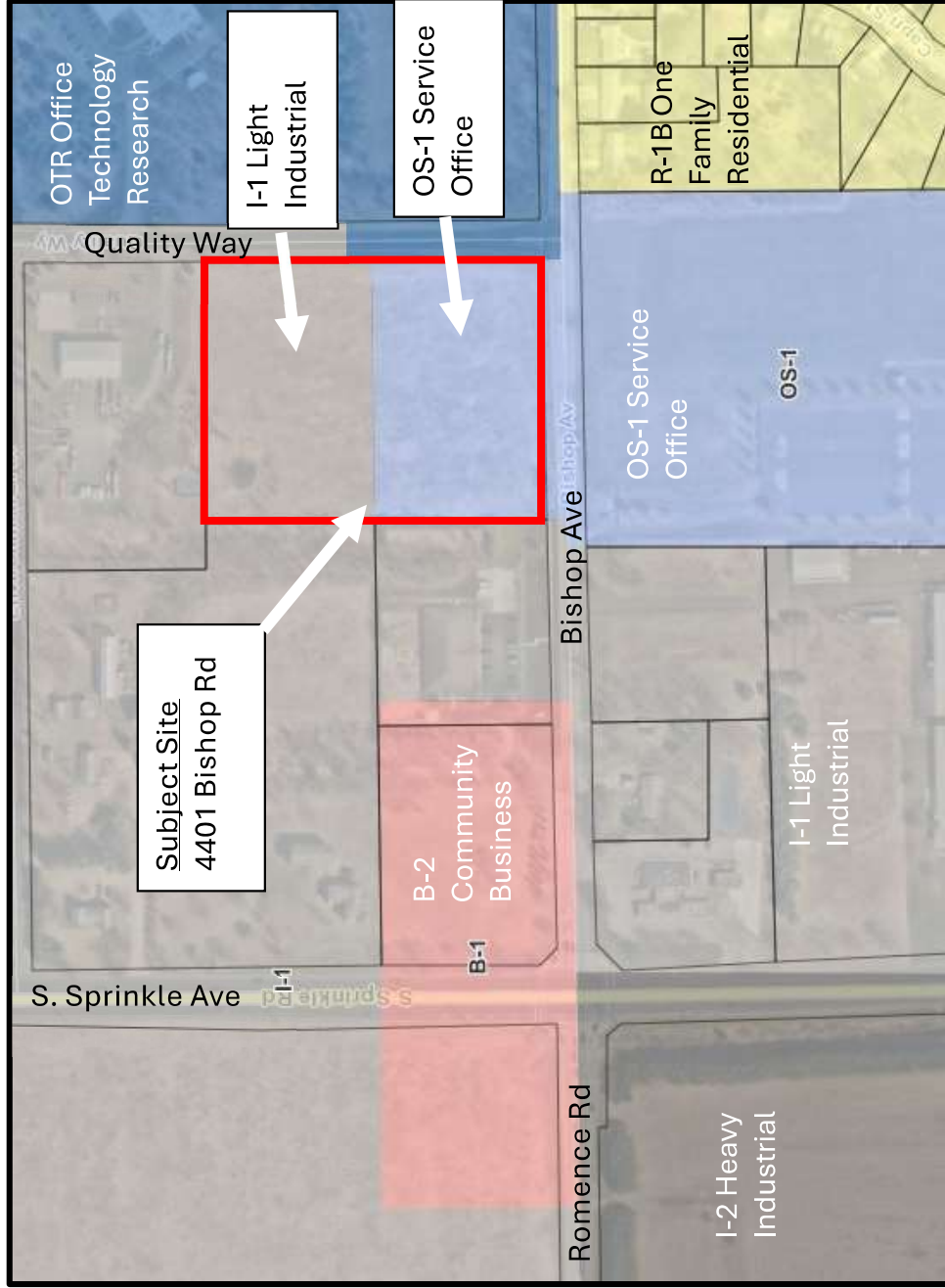
Aerial Photography 4401 Bishop Avenue



1 inch = 150 feet
(10)

City of Portage

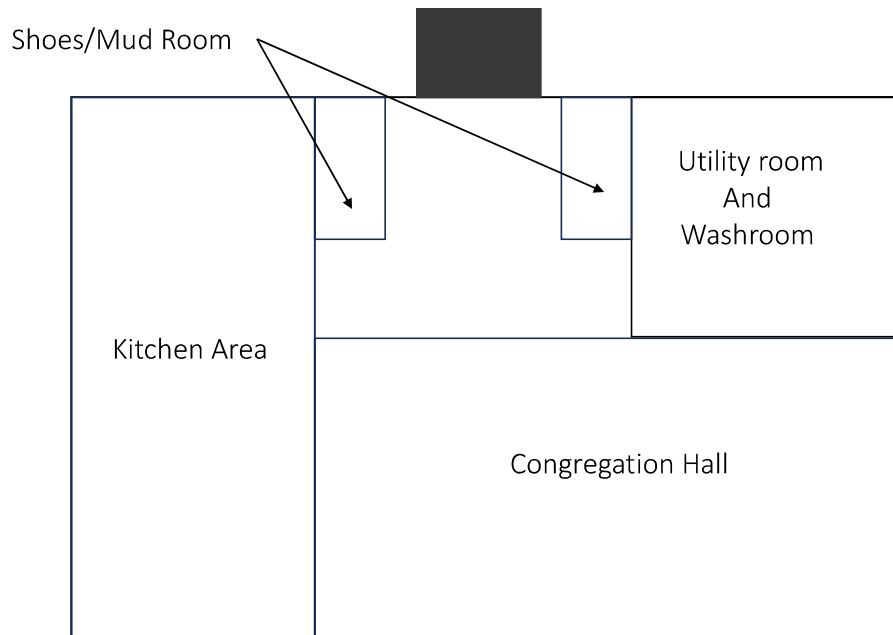
Zoning Map





Gurdwara Singh Sabha of Kalamazoo Preliminary site plan

Budling Floor Plan



Re: Special Land Use Permit Application for Gurdwara Singh Sabha of Kalamazoo

Dear Planning Department,

I am writing to submit an application for a Special Land Use Permit for the establishment of Gurdwara Singh Sabha of Kalamazoo at 4401 Bishop Ave Portage 49002, in accordance with the zoning regulations of the city of Portage, Michigan.

1. Applicant Information:

Applicant Name: Amarjit Kaur Dhaliwal (Trustee- Gurdwara Singh Sabha of Kalamazoo)

Contact Information: 6588 Annandale Rd Kalamazoo, MI 49009 cell 313 401 8983

2. Property Details:

Location: 4401 Bishop Ave Portage 49002

Size of Building: 16,000 square feet

3. Gurdwara Sabha (Church) Operations:

Days of Operations: The church will operate seven days a week, with regular activities taking place primarily on Sundays.

- **Sunday Services:** The main day of operation will be Sunday, with worship services, prayer meetings, and community gatherings. Services are planned to begin at 11am and conclude by 5pm.
- **Building Usage:** The 16,000-square-foot building will be utilized for various functions, including prayer meetings, worship services, Food serving area, religious educational programs, and community outreach activities.

4. Gurdwara Sabha (Church) Functions:

- **Worship Services:** Regular worship services will be conducted on Sundays, fostering a sense of community and spiritual growth among attendees.
- **Prayer Meetings:** The facility will host prayer meetings throughout the week to encourage spiritual development and community support.
- **Educational Programs:** The Gurdwara Sabha (Church) will organize educational programs aimed at promoting personal and community well-being.

5. Community Impact:

- **Community Outreach:** Gurdwara Singh Sabha of Kalamazoo is committed to actively engaging with the local community through outreach programs, charity events, and partnerships with local organizations.
- **Traffic Impact:** The anticipated traffic impact is expected to be minimal, with peak activity occurring on Sundays.

6. Conclusion:

Gurdwara Singh Sabha of Kalamazoo seeks approval for a Special Land Use Permit to establish a place of worship at 4401 Bishop Ave Portage 49002. We are dedicated to creating a positive impact on the community by providing spiritual services and engaging in meaningful outreach activities. We are committed to complying with all city regulations and maintaining open communication with the local residents.

Thank you for considering our application. We look forward to the opportunity to contribute to the vibrant community of Portage, Michigan.

Sincerely,

Amarjit Kaur Dhaliwal

SPECIAL LAND USE PERMIT INFORMATION

INTRODUCTION:

The purpose of this information is to explain a Special Land Use and the process of obtaining approval to conduct a Special Land Use. While certain land uses are “permitted by right” in each zoning district in Portage, a Special Land Use is allowed, when conditions specified in the zoning district are met and the use is approved by the Planning Commission.

IMPORTANT MATERIALS THAT MUST BE SUBMITTED TO THE PLANNING COMMISSION:

Applicants are responsible for providing materials for review by the Planning Commission that describe and graphically illustrate the request to obtain approval to conduct a special land use. The following information explains the responsibilities of applicants. IF SUCH INFORMATION IS NOT PROVIDED, THE COMMISSION MAY NOT BE ABLE TO ACT ON A PARTICULAR APPLICATION FOR LACK OF INFORMATION. The following is required to be submitted to the Department of Community Development at least ten working days prior to the Planning Commission meeting date:

1. A DESCRIPTION OF THE SPECIAL LAND USE TO BE CARRIED OUT on the property, including specific details about the special land use that will be on the property and which may dictate the size, shape or configuration of the building or structure to be used.
2. SKETCHES OF THE BUILDING OR STRUCTURE including floor plan, building or structure elevations and proposed location on the property, if pertinent to the application.
3. A SKETCH OF THE PROPERTY OR SITE MAP including adjoining properties and/or buildings, if pertinent to the application. Dimensions in feet of the property and building or structure are to be indicated. Topography, vegetation and other physical features are also to be shown on the sketch or site map.
4. A SPECIAL LAND USE PERMIT APPLICATION (attached) must be completed and signed by the property owner. Unless applying by mail, the Department of Community Development will prepare a computerized application with the applicant at time of submittal.
5. APPLICANT OR THEIR REPRESENTATIVE MUST ATTEND the Planning Commission meeting at which his/her application will be considered. Also, the Planning Commission will conduct a public hearing and input from the public will be accepted.
6. SPECIAL LAND USE PERMIT FEE: \$230 per group day care home application
\$340 for all other applications

FOR FURTHER INFORMATION ON SPECIAL LAND USE PERMITS: Please feel free to contact the Department of Community Development at 329-4477. Department staff will be glad to assist you.

T:\COMMDEV\2019-2020 Department Files\Forms\Planning_Development Forms\2020 SPECIAL LAND USE PERMIT INFORMATION.doc

APPLICANT INFORMATION

Name Kalamazoo Singh Sabha		Telephone Number 3134018983	
Address 5828 Cheshire St	City Portage	State MI	Zip code 49002

OWNER INFORMATION (if different)

Name		Telephone Number	
Address	City	State	Zip code

PROPERTY INFORMATION

Address of property 4401 Bishop Ave	Zoning District Portage	Land Area (acres) 6.14
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Legal Description (or attach separate page)

PROPOSED USE

Description of proposed Special Land Use (attach additional page(s), if necessary)

OWNER CERTIFICATION

I hereby certify that I am presently the legal owner for the above-described property and all of the above information is true and accurate. I further acknowledge that approval of this Special Land Use Permit constitutes an agreement with the City of Portage and all conditions or limitations imposed shall be fulfilled.

Amarjit Kaur Dhaliwal

09/08/2025

Signature

Date

eSigned via GovOS.com



Key: 4ad1d8f03b0a5b47496b7a6f104a4ec4

City Staff's Site Pictures – February 26, 2024



Figure 1. Looking north toward subject site consisting of maintain open lawn space.



Figure 2. Looking west along Bishop Ave. Subject site to right. Quality Way further right (outside image).



Figure 3. Looking north at subject site to right. Building on left is Adventure Learning Center (4295 Bishop Ave).



Figure 4. Looking west from Quality Way. Building on right is SET Environmental (6850 Quality Way).

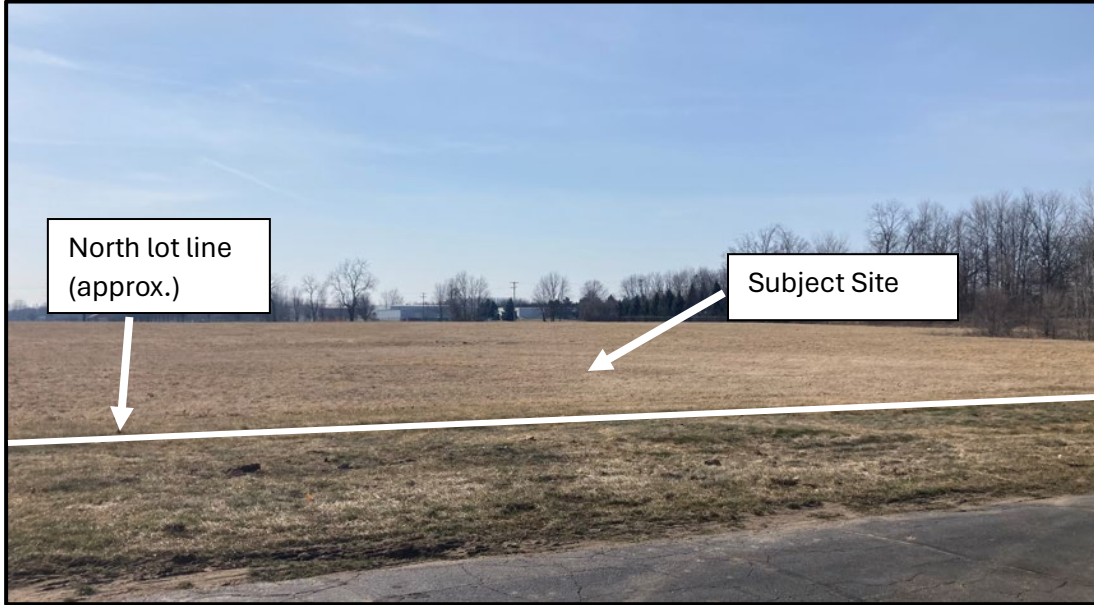


Figure 5. Looking south at subject site from driveway on 6850 Quality Way.

October 30, 2025

Please forward this information to the Dept. of Community Development Planning Commission meeting on Nov. 6, 2025, in regards to the church development at 4401 Bishop Road in Portage.

I am unable to attend, ~~but~~ for medical reasons, but request this information from us be included in the public discussion please.

Thank you for your time and consideration on this matter.

Tom Kakabaker
4606 Bishop Rd.
Portage, Mi. 49002

RECEIVED

OCT 30 2025

COMMUNITY DEVELOPMENT

October 30, 2025

██████████
Dept. of Community Development
7900 S. Westnedge Avenue
Portage, Michigan 49002

RECEIVED
OCT 30 2025
COMMUNITY DEVELOPMENT

Dear Department of Community Development and members of the Portage City Planning Council,

My name is Thomas Kakabaker, and my wife and I reside at 4606 Bishop Ave. We are the house across the street, at an angle from where the proposed religious institution is seeking to operate. We have lived at this address for 52 years, and hope to finish our lives here.

We are very concerned about the city allowing Gurdwara Singh Sabha Temple to be built across the street. We live the closest to this proposed building, but our growing neighborhood will also be negatively impacted, and they have not been informed of the proposal.

The following are our main concerns:

- We fear a reoccurrence of internal fighting such as what happened on November 16, 2015. Portage Police were called to the scene, swords and daggers were found amongst bloody sheets, and 4 people left by ambulance for treatment. Please see the following articles (two of many) posted online.

<https://www.fox17online.com/2015/12/17/a-first-look-inside-a-violent-dispute-in-a-sikh-temple-through-surveillance-cameras>

https://www.mlive.com/news/kalamazoo/2015/11/melee_at_sikh_temple_part_of_o.html

(There is a daycare/ preschool near this location as well. Has Adventure's Learning Center been notified ?) Would they need to go into lock-down if another instance takes place?

- The size (**16,000 sq ft**) of the new proposed building is **significantly** bigger than the current one. This means increased traffic to an already very busy road, especially when there are soccer tournaments and games (every weekend) across the road from the proposed space.
- Increased noise and invasive lighting are also a concern. Will the 50 ft high proposed monument be lit? We like our quiet and peaceful neighborhood and are concerned about extra outside noise such as speakers, bells, chimes, and playground noise.

We appreciate you taking these things into account when making your decision. All of the above will likely also decrease our property value.

Thank you for your time and consideration,

Thomas Kakabaker

TO: Planning Commission

DATE: November 6, 2025

FROM: Peter Dame, Chief Development Officer

SUBJECT: Special Land Use Permit and Site Plan for the redevelopment of 669 Mall Drive into an indoor play area ‘Soar N Bounce’.

I. INTRODUCTION:

The applicant, Adapt Design Architecture, has submitted a Special Land Use Permit and Site Plan to convert the former American Freight tenant space to a new indoor play area called ‘Soar N Bounce’ at 669 Mall Drive. This space is attached to the existing Dunhams Sports space at 665 Mall Drive. The proposal includes many play stations such as ropes course, climbing wall, basketball and soccer courts, trampoline, and more. Several party rooms and auxiliary rooms are also proposed. These are shown in the attached concept floor plan. All activities will occur inside the building; no outside operations are proposed. All existing parking spaces, internal access drives, and external drives to Mall Drive are expected to be used. The applicant anticipates hiring 12 staff. Except for new signage, no external changes to the building are proposed. Hours of operation are anticipated to be: Monday – Thursday: Noon – 9pm; Saturday: 10am -10pm; and Sunday: 10am -9pm.

Per the City’s Public Participation Plan, the applicant has informed all adjacent business owners of the subject proposal.

II. BACKGROUND INFORMATION:

The subject tenant space has been occupied by many businesses, with the latest being American Freight furniture sales which closed at the end of 2024 due to its parent company’s bankruptcy. The main building tenant space has been occupied by Dunham Sports since 2013. Prior to that, the entire building was one tenant space and occupied by Sams Club until 2005. Since the closing of American Freight, the property owner (Crossroads Centre LTD 2 ET AL) has been looking for a new tenant.

The following table summarizes **Existing Conditions** in this general area.

Existing Land Uses/ Zoning	- The subject parcel consists of a large 2-tenant commercial building and large parking lot; zoned B-2 Community Business. <u>North (across Mall Dr)</u>: Multiple offices, 670 and 700 Mall Dr, Zoned: OS-1 Office Service; Spring Manor Apts, 610 Mall Dr, Zoned: RM-1 Multifamily Residential <u>South</u>: Blain’s Farm & Fleet, 879 Mall Dr, Zoned B-2 Community Business; Crossroads Mall, 6650 S. Westnedge Ave, Zoned B-2 Community Business <u>West</u>: Blain’s Farm & Fleet, 879 Mall Dr, Zoned B-2 Community Business
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	• <u>East</u>: Valley City Furniture, 550 Ring Rd, Zoned: B-2 Community Business; Community Living Options, 543 Mall Dr, Zoned: B-2 Community Business
Public Streets	2022 Mall Drive (in front of Blain’s Farm & Fleet) recorded 5,481 AADT total trip counts (AADT - Annual Average Daily Trips) Recorded by Kalamazoo Area Transportation Study (KATS).
Public Utilities	City sanitary sewer and water are currently connected to the subject building.
Environment	The site is developed with a large retail building and parking lot.
Unique Conditions	No mapped wetlands or flood hazards exist on the site. No mapped or identified historic structures/ buildings exist.

III. ANALYSIS:

Applicable Zoning Regulations

Staff categorizes the proposal under Special Land Use Permit of Sec.42-261(C)(5) “*Bowling alleys, billiard halls, indoor archery ranges, indoor tennis courts...*” of the B-2 Community Business district. Therefore, the following sections apply under [Chapter 42, Division 5](#). Subdivision 1. - *Special Land Uses* and Subdivision 2 - *Site Plan Review* procedures and regulations and are addressed further in this report:

- Special Land Uses: Sec. 42-460 thru – 462, and
- Site Plan: Sec 42-480 thru – 485.

Analysis

Special Land Use Permit procedures: Sec 42-461 *Application and review procedures*

The applicant has submitted a complete Special Land Use Permit application, site drawings, and fee. The Planning Commission shall consider the subject permit during a public hearing and may attach conditions if deemed necessary for the general welfare, neighborhood harmony, and other measure to ensure the intent and object of the zoning ordinance is observed.

Special Land Use Permit Standards: Sec 42-462 *General standards for review of special land uses*

Pursuant to Sec 42-462, the application shall meet standards addressing neighborhood harmony, impacts to natural environment, impacts to public services/ utilities, and general consistency with the zoning ordinance.

The project is expected to have renewed commercial activity. Future trips and parking demand will be accommodated through the existing 440 (approx.) space parking lot and access drives. Some of these drives are connected to adjacent businesses including the Crossroads Mall. All proposed construction and future business operations will be located inside the existing building. Therefore, no negative impacts to adjacent properties are expected with this proposal.

Site Plan Permit Procedures - Sec 42-482 *Site Plan Review*

Staff determined that a new Site Plan drawing is not required at this time since the proposed construction is interior-only and a previously-approved site drawing is on file. Therefore, the applicant's submitted site drawing is sufficient for this review. The proposed business' parking requirement is based on a future maximum occupancy of 478 people, resulting in a minimum of 160 required parking spaces. With a shared parking lot with Dunhams Sports of 440 spaces, the parking requirement is met.

Master Plan

The Plan indicates that Special Land Use Permit applications should be consistent with the Plan's Future Land Use Map, appropriateness of future uses within the surrounding neighborhood, impacts to adjacent streets and utilities, and consistent with guidelines within the Plan.

Master Plan – Future Land Use Map, Crossroads Subarea

Although the subject site is not within the Crossroads Mall, it is within the greater Crossroads Subarea planning limits to support current uses and future redevelopment opportunities. The Future Land Use Map classifies the parcel as 'Community Commercial' which supports commercial businesses serving the greater community area. This is consistent with the existing businesses in the area such as Dunhams Sports and Blain's Farm & Fleet.

Staff finds the proposal of an indoor play area is consistent with the Master Plan it reoccupies a large vacant tenant space with a new community attraction bringing additional activity to the area.

Impacts to City Services, Utilities, ROWs

The existing City water and sanitary sewer lines serving the overall site is expected to provide the anticipated increase in water and sewer demand for the new business. This increase will be reviewed in detail by staff during the Building permitting process.

Preliminary Evaluations from the Development Review Team (DRT)

The proposal was reviewed by the Development Review Team (DRT) who reviews the proposed development's consistency with the City's infrastructure, engineering, and other requirements including streets, sewers, water mains, storm water, parking, landscaping, and others. DRT is comprised of representatives from the Department of Transportation and Utilities, Fire Department, Department of Parks and Recreation, Office of the City Assessor, and Department of Community Development. DRT does not recommend any changes at this time.

Staff's Findings

In summary, staff supports the proposed project based on the following:

- Meets Special Land Uses: Sec. 42-460 thru – 462, and Site Plan: Sec 42-480 thru – 485.
- Is consistent with the Master Plan goals and Future Land Use Map classification.
- Existing parking and circulation areas are expected to capture the forecasted vehicular trips and parking demand.
- Creates new economic benefits for the overall Crossroads Mall Subarea and community.

Public Noticing Requirement

Public notice was published in the Kalamazoo Gazette and a notice was sent to all property owners/occupants within 300 feet of the subject property on October 21, 2025. As of the date of this report (Thursday, October 30, 2025), no public comments have been received.

IV. RECOMMENDATION:

Based on the above analysis and subject to any additional information brought before the Planning Commission during the public hearing, staff recommends the Special Land Use Permit and Site Plan for an indoor play area (Soar N Bounce) at 669 Mall Drive be approved.

Attachments:

1. Floor Plan
2. Project Narrative
3. Site Drawing
4. Site Plan Application
5. Special Land Use Permit Application
6. 10.20.25 Site Pictures



SOAR &
BOUNCE -
PORTAGE

669 Mall Drive
Portage, MI 49024

PROJECT NO: _____
50310

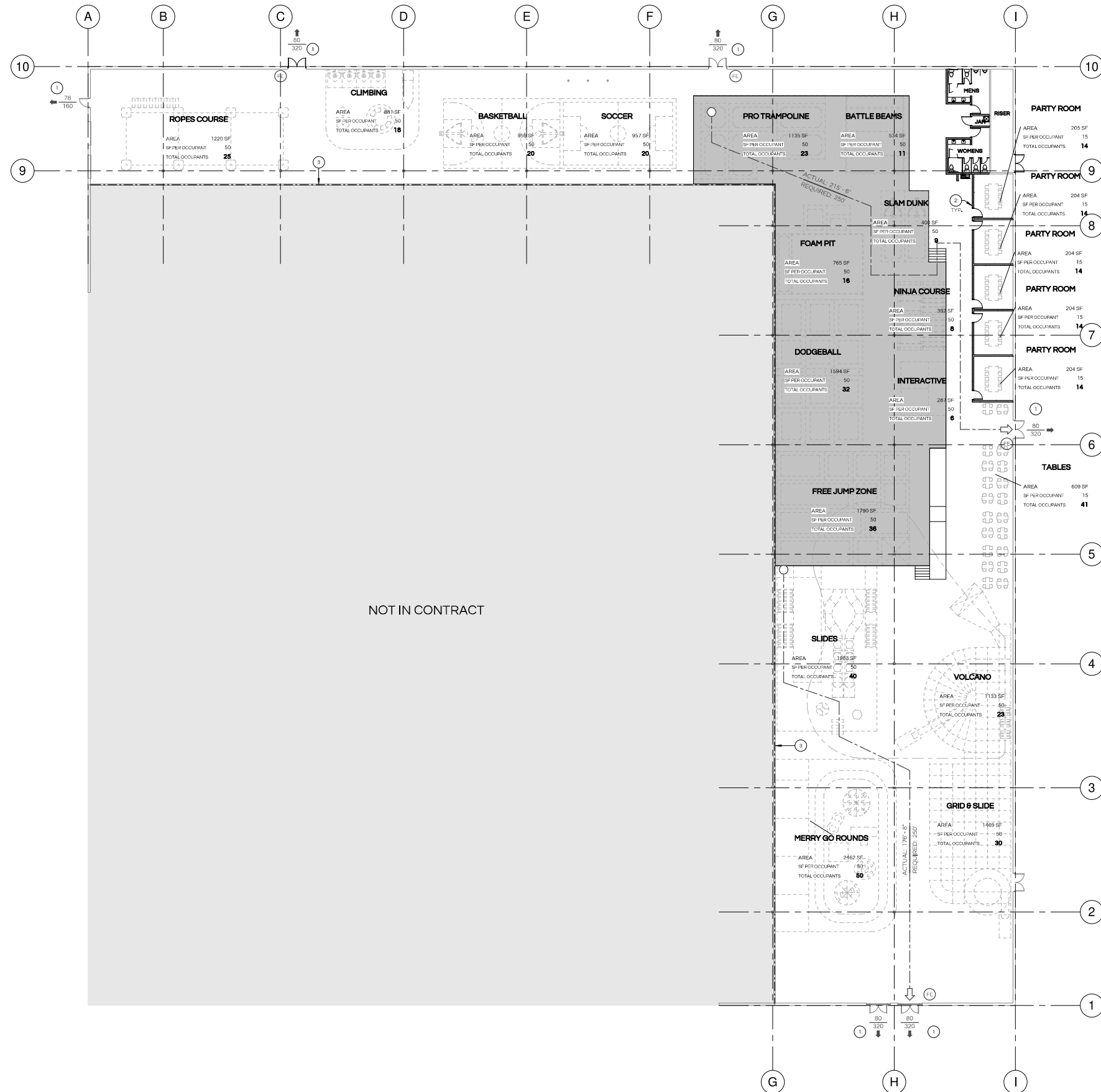
SCHEMATIC	25.06.27
PERMIT DOCS	25.08.13

**LIFE SAFETY
FLOOR PLAN**

DRAWING NO. _____

A1-0

26)



CODE REVIEW

BUILDING CODE: 2021 MICHIGAN BUILDING CODE
MICHIGAN CODE: 2021 MICHIGAN BUILDING CODE
PLUMBING CODE: 2021 MICHIGAN PLUMBING CODE

MIBC CHAPTER 3 - USE AND OCCUPANCY

3034 ASSEMBLY GROUP A-3 (PROPOSED USE)

MIBC CHAPTER 4 - SPECIAL DETAILLED REQUIREMENTS

4104 PLATFORM CONSTRUCTION
PERMANENT PLATFORMS SHALL BE CONSTRUCTED OF MATERIALS AS REQUIRED FOR THE TYPE OF OCCUPANCY OR USE OF THE BUILDING IN WHICH THE PERMANENT PLATFORM IS LOCATED.

4105 SPECIAL AMUSEMENT BUILDINGS
SPECIAL AMUSEMENT BUILDINGS HAVING AN OCCUPANT LOAD OF 50 OR MORE SHALL COMPLY WITH THE REQUIREMENTS FOR THE APPROPRIATE GROUP A OCCUPANCY AND SECTIONS 411.1 THROUGH 411.8.

4123 AUTOMATIC FIRE DETECTION
SPECIAL AMUSEMENT BUILDINGS SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE DETECTION SYSTEM IN ACCORDANCE WITH SECTION 907.

4124 AUTOMATIC SPRINKLER SYSTEM
SPECIAL AMUSEMENT BUILDINGS SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 908.3.1.3.

4125 ALARM
ACTUATION OF A SINGLE ENDED DETECTOR, THE AUTOMATIC SPRINKLER SYSTEM OR OTHER ALARM DEVICE SHALL INITIATE A SILENT ALARM SIGNAL TO THE AUTOMATIC FIRE ALARM CONTROL AT A CONSTANTLY ATTENDED LOCATION FROM WHICH EMERGENCY ACTION CAN BE INITIATED INCLUDING THE CAPABILITY OF MANUAL INITIATION OF REQUIREMENTS IN SECTION 907.2.12.2.

4126 EMERGENCY VOICE/ALARM COMMUNICATIONS SYSTEM
SPECIAL AMUSEMENT BUILDINGS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 907.1.2 AND 907.2.3.2 WHICH IS ALSO PERMITTED TO SERVE AS A PUBLIC ADDRESS SYSTEM AND SHALL BE ABLE TO GO THROUGHOUT THE ENTIRE SPECIAL AMUSEMENT BUILDING.

4127 EXIT MARKING
EXIT MARKINGS SHALL BE INSTALLED AT THE REQUIRED EXIT OR EXIT ESCAPE DOORWAYS OF ASSEMBLY BUILDINGS IN ACCORDANCE WITH THIS SECTION AND SECTION 1012. APPROVED EXIT MARKINGS SHALL BE PROVIDED WHEREVER PASSAGES OR DOORWAYS ARE USED. OTHER DEVICES ARE UTILIZED THAT DISOBSURE THE PATH OF EGRESS TRAVEL, SUCH THAT THEY ARE NOT USED FOR ANY OTHER PURPOSE, SUCH AS SIGNS THAT COMPLY WITH SECTION 1015.6 AND DIRECTIONAL PATH MARKINGS INSTALLED IN ACCORDANCE WITH IBC 1094. SHALL BE USED TO NOT MORE THAN NINE INCHES FROM THE END OF THE WALKING SURFACE AND ON THE PATH OF EGRESS TRAVEL. EXIT MARKINGS SHALL BECOME VISIBLE IN AN EMERGENCY AND THE DIRECTIONAL EXIT MARKINGS SHALL BE ACTIVATED BY THE AUTOMATIC FIRE DETECTION SYSTEM OR THE AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 907.2.12.2.

4128 PHOTOLUMINESCENT EXIT SIGNS
WHERE PHOTOLUMINESCENT EXIT SIGNS ARE INSTALLED WITH LIGHTING LIGHT SOURCE AND VISIBLE IN AN EMERGENCY, THEY SHALL BE INSTALLED WITH THE LISTING AND MARKINGS OF THE SIGNS

4241 CHILDREN'S PLAY STRUCTURES
CHILDREN'S PLAY STRUCTURES INSTALLED INSIDE ALL OCCUPANCIES COVERED BY THIS CODE SHALL BE 42 INCHES TO 48 INCHES HIGH AND 150 SQUARE FEET (140 IN AREA SHALL COMPLY) WITH SECTIONS 420.2.4.2 THROUGH 424.5.

MBC CHAPTER 6 - TYPES OF CONSTRUCTION

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS
TYPE IIB (UNCHANGED)

MBC CHAPTER 8 - INTERIOR FINISHES

TABLE 803.11 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY (A-3, SPRINKLERED)	
INTERIOR EXIT STAIRS, RAMPS, HALLWAYS:	CLASS B
CORRIDORS AND EXIT ACCESS:	CLASS B
ROOMS AND ENCLOSED SPACES:	CLASS C

MBC CHAPTER 10 - MEANS OF EGRESS

TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT	
ACCESSORY STORAGE AREA:	300 SF / PERSON
ASSEMBLY WITHOUT FIXED SEATS (UNCONCENTRATED CHAIRS AND TABLES):	15 SF / PERSON
GYMNASIUM FOR SPORTS ACTIVITIES:	50 SF / PERSON

TABLE 1006.3.1 MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
501-1,000 = 3 EXITS

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE
A OCCUPANCY, GROUP, PLUS IS BUILDING TYPE

1028.2 ASSEMBLY MAIN EXIT

A BUILDING, ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT HAS AN OCCUPANT LOAD OF GREATER THAN 300 AND IS PROVIDED WITH A MAIN EXIT, THAT MAIN EXIT SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE THE OCCUPANT LOAD OF THE BUILDING, ROOM OR SPACE, BUT SUCH CAPACITY SHALL BE NOT LESS THAN THE TOTAL REQUIRED CAPACITY OF ALL MEANS OF EGRESS LEADING TO THE EXIT, WHERE THE BUILDING IS CLASSIFIED AS A GROUP A OCCUPANCY, THE MAIN EXIT SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE THE OCCUPANT LOAD OF THE BUILDING, ROOM OR SPACE USED FOR ASSEMBLY THAT ADJACES A STREET OR PUBLIC WAY. IN A BUILDING, ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WHERE THERE IS NOT A WELL-DEFINED MAIN EXIT OR WHERE THE MAIN EXIT IS NOT THE ONLY EXIT, THE BUILDING SHALL BE PROVIDED WITH ADDITIONAL EXITS AROUND THE PERIMETER OF THE BUILDING PROVIDED THAT THE TOTAL CAPACITY OF EGRESS IS NOT LESS THAN 100 PERCENT OF THE REQUIRED CAPACITY.

1029.3 ASSEMBLY OTHER EXITS

IN ADDITION TO HAVING ACCESS TO A MAIN EXIT, EACH LEVEL IN A BUILDING USED FOR ASSEMBLY PURPOSES HAVING AN OCCUPANT LOAD GREATER THAN 300 AND PROVIDED WITH A MAIN EXIT, SHALL BE PROVIDED WITH ADDITIONAL MEANS OF EGRESS THAT SHALL PROVIDE AN EGRESS CAPACITY FOR NOT LESS THAN ONE-HALF OF THE TOTAL OCCUPANT LOAD SERVED BY THAT LEVEL AND SHALL COMPLY WITH SECTION 1007.1. IN A BUILDING USED FOR ASSEMBLY PURPOSES WHERE THERE IS NOT A WELL-DEFINED MAIN EXIT OR WHERE MULTIPLE MAIN EXITS ARE PROVIDED, EXITS FOR EACH LEVEL SHALL BE PERMITTED TO BE DISTRIBUTED ALONG THE PERIMETER OF THE BUILDING, PROVIDED THAT THE TOTAL WIDTH OF EGRESS IS NOT LESS THAN 100 PERCENT OF THE REQUIRED WIDTH.

PLUMBING COUNT

2021 MICHIGAN BUILDING CODE

TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

USE GROUP A-3, 478 TOTAL OCCUPANTS

WATER CLOSETS: 1:125 (MALE) / 1:65 (FEMALE)
LAVATORIES: 1:200
DRINKING FOUNTAINS: 1:500
SERVICE SINK: 1 MIN.

PLUMBING FIXTURES PROVIDED

WATER CLOSETS (MALE)	4 (2 REQUIRED)
WATER CLOSETS (FEMALE)	4 (4 REQUIRED)
LAVATORY (MALE)	2 (2 REQUIRED)
LAVATORY (FEMALE)	2 (2 REQUIRED)
DRINKING FOUNTAIN	2 (WATER COOLER PROVIDED)
SERVICE SINK	1

CODE COMPLIANCE NOTES

1. EXISTING EXIT TO EXTERIOR.
2. OCCUPANT LOADING SIGNAGE REQUIRED PER MBC 1004.3
3. EXISTING TENANT DEMISING WALL, COMPARE TO ASSEMBLY UL U419, 1-HOUR RATING REQUIRED.

LIFE SAFETY FLOOR PLAN

8/14/2025 3:25:16 AM

© 2023 ADAPTTDA All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior written permission of Adapt Design Architecture.

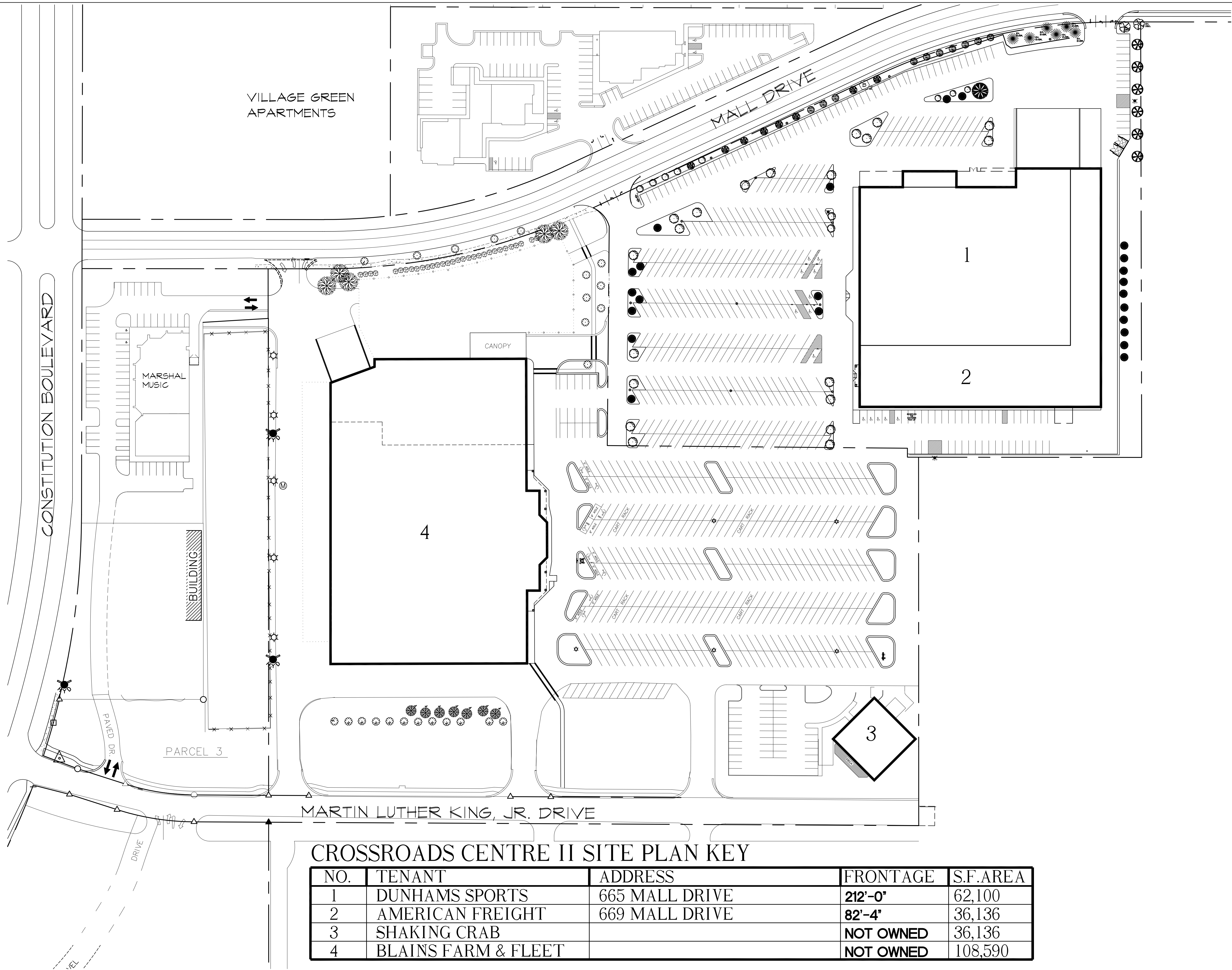
Soar & Bounce Portage Project Narrative:

This project is a proposed tenant upfit for Soar & Bounce, a children's play space business.

This business will consist of large play structures (trampolines, slides, etc.) in an open play area, small side party rooms (approximately 12 occupants per room), open seating, and support spaces such as restrooms. We estimate a maximum staff of 12 people and maximum occupants at 450 children and adults. More likely usage would be 6 staff and 1-200 children and adults. This business plans to be open for extended commercial hours (other locations are open approximately 10 am to 9 pm). Tickets for party groups are often sold as a package that includes time on the play equipment and time in a party room.

Special Land Usage Narrative:

The proposed tenant upfit / interior renovation of the existing 669 Mall Drive tenant space is intended to accommodate Soar & Bounce, a business that will offer safe and exciting play space for nearby residents. This is strictly an interior project and, aside from changing exterior signage, will not in any way affect the existing exterior site. This is an existing commercial space and will not affect the capacities of public services or facilities. As this commercial building was developed as a satellite building of The Crossroads Mall, this will remain in keeping with the existing space as a safe, harmonious, and easily accessible commercial location.



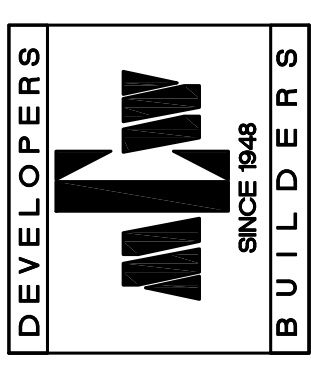
CROSSROADS CENTRE II SITE PLAN KEY

NO.	TENANT	ADDRESS	FRONTAGE	S.F.AREA
1	DUNHAMS SPORTS	665 MALL DRIVE	212'-0"	62,100
2	AMERICAN FREIGHT	669 MALL DRIVE	82'-4"	36,136
3	SHAKING CRAB		NOT OWNED	36,136
4	BLAINS FARM & FLEET		NOT OWNED	108,590

THE GENERAL CONTRACTOR AND/OR ALL SUB-CONTRACTORS REMOVING FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE SUCH INFORMATION BUT TO CONTACT THE DESIGNER OR HIS REPRESENTATIVE REGARDING MEASUREMENTS. IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT, AND IF PROPERTY OR SCALE CORRECTLY TO THE INDICATED SIZE.

CROSSROADS CENTRE II
OVERALL SITE PLAN
MALL DRIVE
PORTAGE, MICHIGAN

MEYER C. WEINER CO.
700 MALL DRIVE
PORTAGE, MI 49782
PHONE 269.323.2441
FAX 269.323.3262



REVISIONS:

DATE: .
PROJECT: .



COMMERCIAL DEVELOPMENT APPLICATION

Department of Community Development
7900 South Westnedge Avenue – Portage, Michigan 49002 – (269) 329-4477

Applicant must complete all items in sections 1-9 (if applicable).

Please note: Separate applications must be submitted for Plumbing, Mechanical and Electrical Work Permits

No Work is to Start Prior to the Issuance of Building Permit

1) PROJECT INFORMATION

Project Description	Address
Soar & Bounce Portage - Tenant Renovation	669 Mall Drive Portage, MI 49024

2) IDENTIFICATION (OWNER)

Name Joanna Li	Address n/a		
City n/a	State	Zip	Phone 917-860-8826

3) ARCHITECT OR ENGINEER

Name Jared Lee	Address 33 Franklin Wright Blvd	City Lake Orion
State MI	Zip 48362	Phone 717-471-7625
License Number 1301069609	Expiration Date 07/06/2026	Email AdaptDA@gmail.com

4) BUILDING CONTRACTOR

Company name TBD	Address	City
State	Zip	Phone
Email	Federal Employer ID	
Builder License Number	Expiration Date	
Workers Comp Insurance Carrier	MESC Employer Number	

5) TYPE OF DEVELOPMENT PROJECT

- ☐ Site Plan ☒ Building Plan ☐ Final Plan in Planned Development
- ☐ Subdivision ☐ Condominium ☐ Land Division Requiring Public Improvements
- ☐ Landscape Plans ☐ Public Water Main ☐ Public Sanitary Sewer Main

☐ Other: _____

(Note: Please provide a Portable Document Format (PDF) of the plans for the project at time of document submittal. The submitted format shall be CD/DVD or USB. If a PDF is not submitted, an additional \$25 fee plus \$1 for each plan sheet after 20 sheets will apply.)

6) TYPE OF IMPROVEMENT

- ☐ New Building ☒ Alteration ☐ Addition ☐ Repair ☐ Demolition ☐ Foundation Only
- ☐ Relocation ☐ Special Inspection ☐ Solar ☐ Other: _____

7) DESCRIPTION OF WORK

A) Tenant interior renovation within an existing single story building. The new building will consist of an A-3 Assembly space,

intended for play areas and associated support spaces (small party rooms, restrooms).

B) Valuation of Project: \$ 300,000

8) CHARACTERISTICS OF THE BUILDING

A) Water Meter Size

☐ 5/8" ☐ 3/4" ☐ 1" ☒ 1 1/2"
☐ Other _____ ☐ Irrigation Size _____ ☐ Fire Sprinkler Size _____

B) Electric Service Size

☐ 200 AMP ☐ 400 AMP ☐ 600 AMP ☒ 800 AMP ☐ 1000 AMP ☐ Other _____

C) Type of Mechanical

Air Conditioning? ☒ Yes ☐ No Fire Suppression? ☒ Yes ☐ No Hood System? ☐ Yes ☒ No

9) CONSTRUCTION PLANS SUBMITTED

Required submittals for plan review:

- Plans shall be signed and sealed when required in accordance with State of Michigan Act No.299 of Public Acts of 1980.
- All plans shall be drawn on uniform sheets no greater than 30"X42".
- All plans shall be drawn to an architectural scale.
- All plans shall be clear, legible and accurate.
- Plans shall be stapled along the left margin.

Type of Plan Submitted:

☒ Building ☒ Electrical ☒ Plumbing ☒ Mechanical ☐ Energy

Building Code: Site plan, foundation plan, soil bearing capacity, floor plans, building elevations, building sections, framing plan, details, roof plan, roof finish schedule, roof live and dead loads.

Electric Code: Lighting layout, circuiting, switching, conductor and raceway sizes, wattage schedule, service location and riser diagram, load calculations, and appropriate plans showing standard symbols of all electrical equipment.

Plumbing Code: Site plan, floor plans, DWV riser diagrams and water distribution system and roof plan, Show direction of flow, pipe sizes, grade of horizontal piping, elevations, drainage fixture unit loading of both stacks and drains in the DWV system, supply fixture unit load for the water system, branch supplies serving more than one plumbing fixture, appliance or hose outlet, meter locations.

Mechanical Code: Plans indicating heating equipment, air conditioning equipment, ductwork material and layout, fire dampers, ventilation of rooms and areas, location of chimneys and vents, piping layouts, kitchen equipment layout, and combustion air. (Plans for fire suppression systems may be submitted after permit issuance, but are required prior to installation.)

Energy Code: Floor plans, building sections, details, average annual degree days, exterior envelope components materials, "U" values of elements, "R" values of insulating materials, size and type of apparatus and equipment, energy calculations.

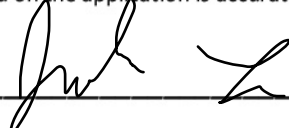
Note: Additional plan review fee(s) required of all non-concurrent plan submittals

APPLICANT INFORMATION

Applicant is responsible for the payment of all fees and charges applicable to this application and must provide the following information:

Name Jared Lee	Phone 717-471-7625
Address 33 Franklin Wright Blvd	City Lake Orion
State MI	Zip 48362

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent, and I agree to conform to all applicable laws of the State of Michigan and ordinances of the City of Portage. All information submitted on the application is accurate to the best of my knowledge.

Signature of Applicant:  Date: 9/16/25

FOR DEPARTMENTAL USE ONLY

- | | | |
|---|--|--|
| ☐ Vacant | ☐ F-2: Factory (Low Hazard) | ☐ I-4: Institutional (Day Cares, ETC.) |
| ☐ A-1: Assembly (Theaters) | ☐ H-1: High Hazard (Detonation) | ☐ M: Mercantile |
| ☐ A-2: Assembly (Restaurants) | ☐ H-2: High Hazard (Deflagration) | ☐ R-1: Residential (Hotels, Motels, ETC.) |
| ☐ A-3: Assembly (Library, ETC.) | ☐ H-3: High Hazard (Physical) | ☐ R-2: Residential (Multi Family, ETC.) |
| ☐ A-4: Assembly (Indoor Sports) | ☐ H-4: High Hazard (Health) | ☐ R-3: Residential (1 & 2 Fam. Townhomes) |
| ☐ A-5: Assembly (Outdoor Sports) | ☐ H-5: High Hazard (HPM) | ☐ R-4: Residential (Assisted living) |
| ☐ B: Business | ☐ I-1: Institutional (Supervised) | ☐ S-1: Storage (Moderate hazard) |
| ☐ E: Educational | ☐ I-2: Institutional (Hospital) | ☐ S-2: Storage (Low hazard) |
| ☐ F-1: Factory (Moderate hazard) | ☐ I-3: institutional (Prisons) | ☐ U: Utility (Garage, Shed) |

CHARACTERISTICS OF BUILDING

Frame:

- ☐ Masonry
 ☐ Wood Frame
 ☐ Structural Steel
 ☐ Reinforced Concrete
 ☐ Other

Heating System:

- ☐ Gas
 ☐ Electricity
 ☐ Solar
 ☐ Other _____

New Sewer Connection:

- ☐ Yes
 ☐ No

New Water Connection:

- ☐ Yes
 ☐ No

Type of Mechanical:

- ☐ (Y) Air Conditioning
 ☐ (Y) Fire Suppression

DIMENSIONS / DATA

Number of Stories 1 Use groups _____ Construction Type _____

Number of Occupants _____

Floor Area	Existing	Alterations	New
Basement			
1 st Floor			
2 nd Floor			
3 rd Floor			
4 th Floor			
5 th Floor			
Total			

APPLICANT INFORMATION

Name Jared Lee (Adapt Design Architecture)		Telephone Number 717-471-7625	
Address 33 Franklin Wright Blvd	City Lake Orion	State MI	Zip code 48362

OWNER INFORMATION (if different)

Name Joanna Li (Soar & Bounce)		Telephone Number 917-860-8826	
Address n/a	City	State	Zip code

PROPERTY INFORMATION

Address of property 669 Mall Drive	Zoning District B-2 Community Business	Land Area (acres) n/a
Legal Description (or attach separate page) Attached page		

PROPOSED USE

Description of proposed Special Land Use (attach additional page(s), if necessary)

The proposed project is an interior renovation of a tenant space. The proposed new tenant space will be a children's play park with trampolines, slides, and other large play equipment. This is the primary use of the space and there are other minor accessory spaces such as party rooms, a seating area, and restrooms.

OWNER CERTIFICATION

I hereby certify that I am presently the legal owner for the above-described property and all of the above information is true and accurate. I further acknowledge that approval of this Special Land Use Permit constitutes an agreement with the City of Portage and all conditions or limitations imposed shall be fulfilled.

Jared Lee	9/16/25
Signature	Date
	

Key: 4ad1d8f03b0a5b47496b7a6f1f04a4ec4

Site Pictures – October 20, 2025



Figure 1. Looking east at subject building, parking area with the subject tenant space on right attached to Dunham's Sports.



Figure 2. Looking west at northern parking area. Mall Drive lies immediately to the right (north) – not visible.



Figure 3. Looking south at intersection of Ring Road and Martin Luther King Drive providing a southern route to subject site – not visible.



Figure 4. Looking north at Mall Drive access point providing direct access into the subject site.

TO: Planning Commission

DATE: November 6, 2025

FROM: Peter Dame, Chief Development Officer

SUBJECT: Special Land Use Permit and Site Plan for the redevelopment of 525 Romence Road into indoor recreational facility 'PickleRage'.

I. INTRODUCTION:

The applicant, NWS Architecture, has submitted a Special Land Use Permit and Site Plan to convert the former D&W Fresh Market grocery space to a new indoor pickleball facility 'PickleRage' located at 525 Romence Road within the Shoppes at Romence Village commercial plaza (Village). The entire interior space (47,222 square feet) will be reconstructed with ten pickleball courts, lockers, bathrooms, retail, and auxiliary rooms. No exterior building or site changes are proposed. Six to eight staff plus trainers and instructors are anticipated for business operations. Anticipated hours of operation are Monday – Sunday, 8am – 10pm. Use of the facility will be through membership and include general open play and tournaments. The applicant anticipates the business will use 50–75 parking spaces daily and during events.

Per the City's Public Participation Plan, the applicant has contacted all adjacent business owners informing them of the proposal.

II. BACKGROUND INFORMATION:

The former D&W Fresh Market grocer operated in the tenant space until 2019. The space continues to remain vacant. The building was constructed in the late 1990s, with the rest of the Village building sections construct in the early 2000s.

The subject property is owned by 19 Props LLC and includes three tenant spaces: 1) subject tenant space, 2) 541 Romence Road occupied by Portage Jiu Jitsu-Lighting Kicks, and 3) 581 Romence Road occupied by Kalamazoo Kitty Market Place. The owner has been finding it difficult to attract a new lessee to fill the large space.

The following table summarizes **Existing Conditions** in this general area.

Existing Land Uses/ Zoning	- The subject parcel (525, 541, and 581 Romence Road) consists of attached commercial tenant spaces, large parking lot, and internal access drive zoned B-2 Community Business. <u>North</u>: 'Shoppes at Romence Village' commercial plaza and large parking area; 615-669 Romence Road; Zoned: B-2 Community Business <u>South</u>: Large stormwater area 'Consolidated Drain', City-owned; Zoned I-1 Light Industrial district
----------------------------	---

	• <u>West</u>: Various Residences (7191 – 7251 Bolingbrook Drive); Zoned R-1A One Family Residential • <u>East</u>: Large stormwater area 'Consolidated Drain', City-owned; Zoned B-2 Community Business district.
Public Streets	2022 Romence Road (east of intersection with Village Shoppes Blvd) recorded 13,752 AADT total trip counts (AADT - Annual Average Daily Trips) Recorded by Kalamazoo Area Transportation Study (KATS). No trip counts provided along Village Shoppes Blvd – private drive.
Public Utilities	City sanitary sewer and water are currently connected to the subject building.
Environment	The site is developed as a commercial plaza with large parking lot.
Unique Conditions	No mapped wetlands or flood hazards exist on the site. No mapped or identified historic structures/ buildings exist.

III. ANALYSIS:

Applicable Zoning Regulations

Staff categorized the proposal under Special Land Use Permit of Sec.42-261(C)(5) “*Bowling alleys, billiard halls, indoor archery ranges, indoor tennis courts...*” of the B-2 Community Business district. Therefore, the following sections apply under [Chapter 42. Division 5](#). Subdivision 1. - *Special Land Uses* and Subdivision 2 - *Site Plan Review* procedures and regulations and are addressed further in this report:

- Special Land Uses: Sec. 42-460 thru – 462, and
- Site Plan: Sec 42-480 thru – 485.

Analysis

Special Land Use Permit procedures: Sec 42-461 *Application and review procedures*

The applicant has submitted a complete Special Land Use Permit application, site drawings, and fee. The Planning Commission shall consider the subject permit during a public hearing and may attach conditions if deemed necessary for the general welfare, neighborhood harmony, and other measure to ensure the intent and object of the zoning ordinance is observed.

Special Land Use Permit Standadr: Sec 42-462 *General standards for review of special land uses*

Pursuant to Sec 42-462, the application shall meet standards addressing neighborhood harmony, impacts to natural environment, impacts to public services/ utilities, and general consistency with the zoning ordinance.

All proposed construction and future business operations will be located inside the existing building. The proposed use will re-occupy a large vacant space. The increase in traffic and parking will be accommodated by the existing access drives and 1,000 parking spaces contained within the Village. The

residential neighborhood to the west is buffered by existing landscaped berm. Properties to the east and south are undeveloped public stormwater drainage system. No negative impacts on adjacent properties are expected with this proposal.

Site Plan Permit Procedures - Sec 42-482 Site Plan Review

Staff determined that a new Site Plan drawing is not required at this time since the proposed construction is interior-only and a previously-approved site drawing is on file. Therefore, the applicant's submitted site drawing is sufficient for this review. The applicant's site drawing depicts necessary site elements such as building location, parking spaces, driving areas, etc. The applicant anticipates the parking demand between 50 and 75 spaces including patrons, employees, and trainers which will be accommodated by the existing parking area and access drives. Therefore, the parking requirement and access needs are met.

Master Plan

The Plan indicates that Special Land Use Permit applications should be consistent with the Plan's Future Land Use Map, appropriateness of future uses within the surrounding neighborhood, impacts to adjacent streets and utilities, and consistent with guidelines within the Plan.

Master Plan – Future Land Use Map

The Future Land Use Map classifies the overall Shoppes at Romence Village as 'Community Commercial'. This supports commercial businesses that serve a community-wide level of operation or sector. The proposal of ten pickleball courts providing daily and event-based activities is anticipated to provide a community-wide benefit.

Staff finds the proposal consistent with the Master Plan because it reoccupies a large vacant tenant space with a new commercial use benefitting adjacent businesses and the community. The large parking lot will be more utilized with an active business. Commercial activity will be contained within the limits of the Village. The existing large landscaped berm along the west property line separating the Village from an adjacent residential neighborhood will be preserved.

Impacts to City Services, Utilities, ROWs

The proposed use is expected to have little increase to the existing City water and sewer lines serving the overall Village. Any increases in utilities within the building to accommodate new water fixtures will be addressed during the Building permitting process.

Suitability of Indoor Recreation/ Neighborhood Harmony

Approving this Special Land Use Permit and Site Plan will facilitate the development of 10 indoor pickleball courts which will have a lower overall intensity level than the former D&W Fresh Market grocery store. Parking demand is only expected to be high during infrequent times of tournaments. Romence Road, access drives, and parking areas are expected to accommodate future car trips. Adjacent uses are commercial and will not be negatively impacted.

Staff's Findings

In summary, staff supports the proposed indoor recreational facility based on the following:

- Meets Special Land Uses: Sec. 42-460 thru – 462, and Site Plan: Sec 42-480 thru – 485.
- Is consistent with the Master Plan and Future Land Use Map classification.
- Existing parking and circulation areas are expected to capture the forecasted vehicular trips and parking demand.
- Creates additional economic benefits for the Shoppes at Romence Village and overall community.

Preliminary Evaluations from the Development Review Team (DRT)

The subject project was reviewed by the Development Review Team (DRT) who reviews the proposed development's consistency with the City's infrastructure, engineering, and other requirements including streets, sewers, water mains, storm water, parking, landscaping, and others. DRT is comprised of representatives from the Department of Transportation and Utilities, Fire Department, Department of Parks and Recreation, Office of the City Assessor, and Department of Community Development. DRT does not have any pending changes at this time.

Public Noticing Requirement

Public notice was published in the Kalamazoo Gazette and a notice was sent to all property owners/occupants within 300 feet of the subject property on October 21, 2025. As of the date of this report (Thursday, October 30, 2025), no public comments have been received.

IV. RECOMMENDATION:

Based on the above analysis and subject to any additional information brought before the Planning Commission during the public hearing, staff recommends the Special Land Use Permit and Site Plan for an indoor recreation facility 'PickleRage' at 525 Romence Road, be approved.

Attachments:

1. Code Criteria Narrative
2. Project Operations
3. Proposed Building Drawings
4. Site Survey
5. Special Land Use Permit Application
6. 10.20.25 Site Pictures

Date: 10/15/2025

Department of Community Development
7900 South Westnedge Avenue
City of Portage, MI 49002
Attn: Eric Feldt
City Senior Planner

To Whom It May Concern:

The following contains the narrative addressing the criteria needed for the Special Land Use Permit for the Picklerage project located at 525 Romence Rd, Portage, MI 49012.

Zoning Code Sec 42-462:

The planning commission shall take the following standards into consideration in its review of any special land use application:

- A. Promote the intent and purpose of this article;
- B. Be compatible with adjacent uses of land and the natural environment;
- C. Not unduly affect the capacities of public services or facilities;
- D. Be consistent with the public health, safety and welfare;
- E. Be harmonious with and in accordance with the general objectives or with any specific objective of the comprehensive plan; and
- F. Be planned and designed to ensure that the nature and intensity of the principal use and all accessory uses, and the site layout and its relation to the streets giving access to it, shall not be hazardous or otherwise detrimental to the area or unduly conflict with normal traffic to and from the use.

Picklerage Narrative:

The primary intent of establishing Picklerage within a B-2 Shopping Center is to create a vibrant, health-focused, and socially engaging destination that enhances the overall value of the center for both patrons and tenants. Pickleball is one of the fastest-growing sports in the U.S., appealing to a wide demographic from families and young adults to active seniors. By incorporating a Picklerage facility, we aim to increase foot traffic and attract new, loyal customer base that frequents the center regularly. Extend dwell time, as players and visitors are likely to dine, shop or relax before and after games. Promote wellness and social interactions, offering a recreational outlet that builds community. Utilize underused retail or open space creatively, converting vacant or low-traffic areas into high-value activity zones. Hosting leagues, events, and tournaments that drive repeat visits and community engagement to the existing commercial area. This Picklerage isn't just about athletics, it's a community hub that encourages healthy living, supports local businesses, and transforms the shopping center into a multi-use lifestyle destination.

Sincerely,

NWS Architects



PickleRage Operations

Date: 10/13/2025

Site Address: 525 Romence Rd., Portage, MI 49024

Daily Operations:

PickleRage is an indoor pickleball club that provides a space for people of all skill levels to play the sport. The clubs are designed for year-round play and offers amenities like cushioned courts, a climate controlled environment and a social area for players.

Hours of Operation:

Monday	8:00 AM	10:00 PM
Tuesday	8:00 AM	10:00 PM
Wednesday	8:00 AM	10:00 PM
Thursday	8:00 AM	10:00 PM
Friday	8:00 AM	10:00 PM
Saturday	8:00 AM	10:00 PM
Sunday	8:00 AM	10:00 PM

Employees:

Approximately 6 to 8 staff members with additional 1099 contracted trainers and instructors.

Business Model:

Multi-tiered membership model with public “open play” through club reservation system.

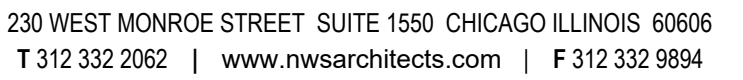
Events:

Grand Opening, League Play and other, to be determined, special events (Holiday themed events, seasonal events etc.)

Parking Requirements:

Approximately 50 spaces used daily and up to 75 spaces used during Special events.

525 ROMENCE RD
PORTAGE, MI 49024



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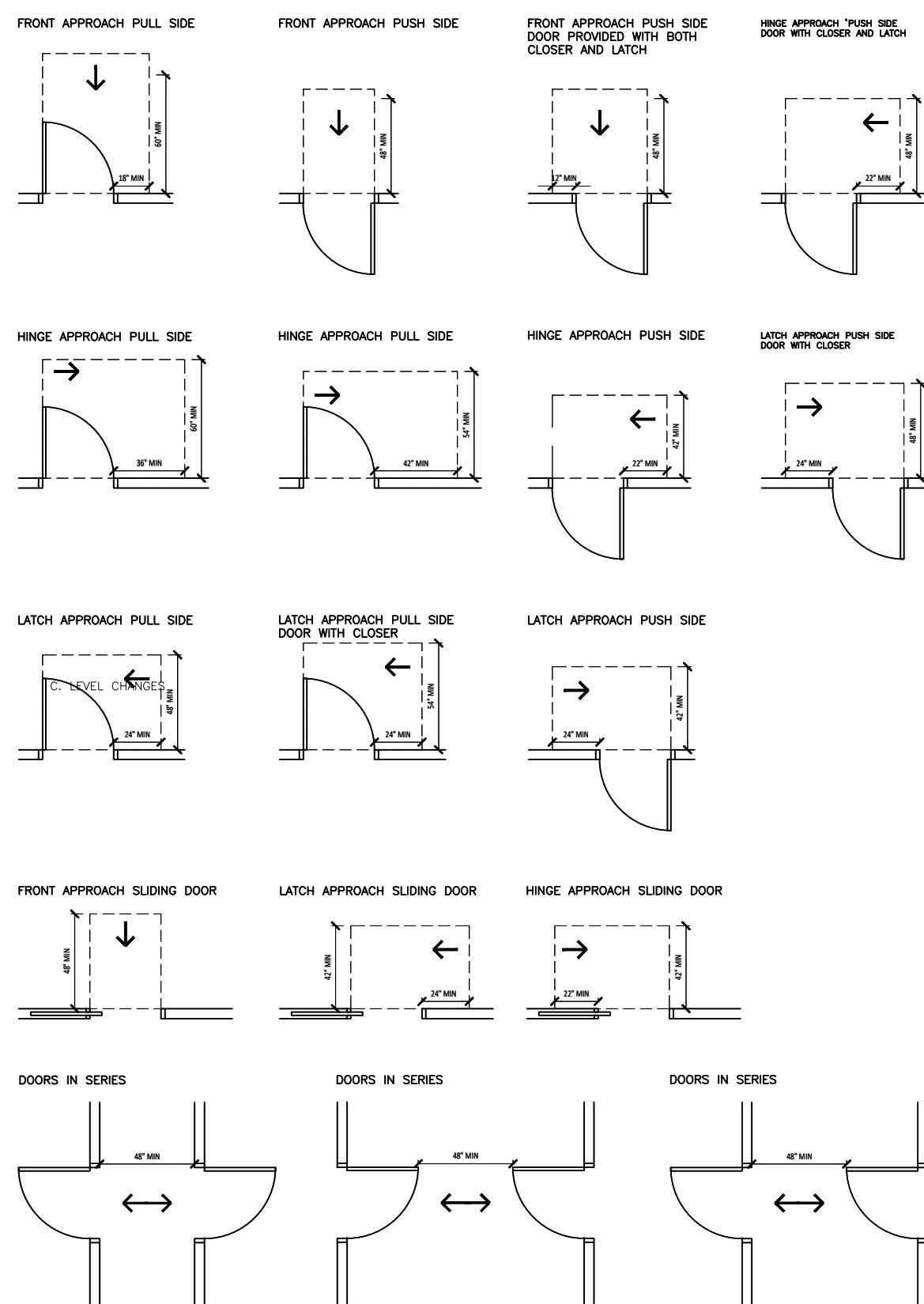
151 BODMAN PLACE, SUITE 201
RED BANK, NJ 07701

PORTAGE, MI

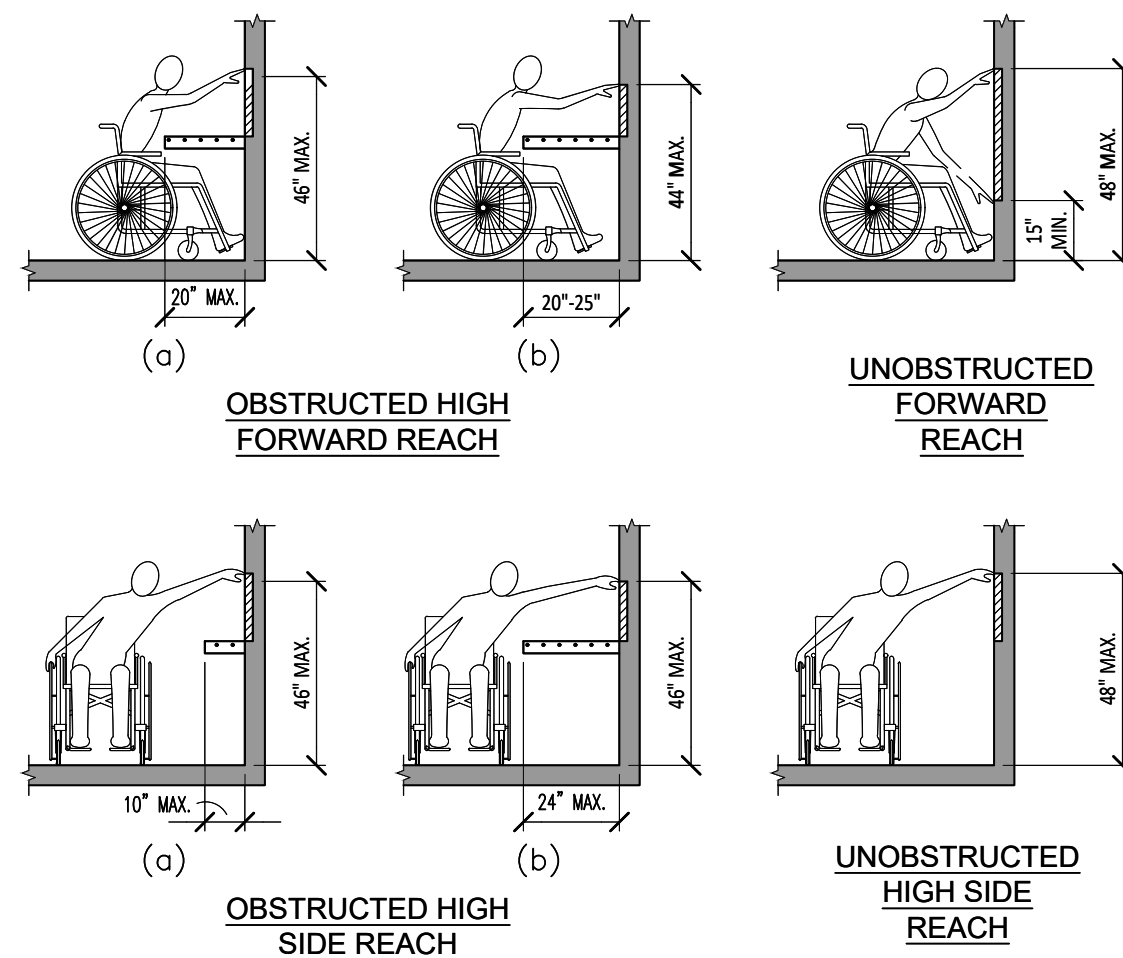
525 ROMENCE RD
PORTAGE, MI 49024

ADA MISCELLANEOUS CLEARANCES AND DETAILS

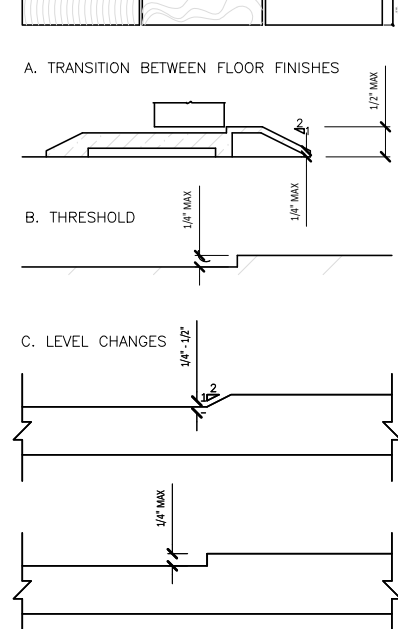
ADA DOOR CLEARANCES



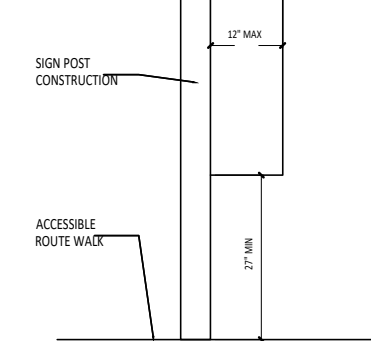
ADA REACH RANGES



ADA CHANGES IN LEVEL

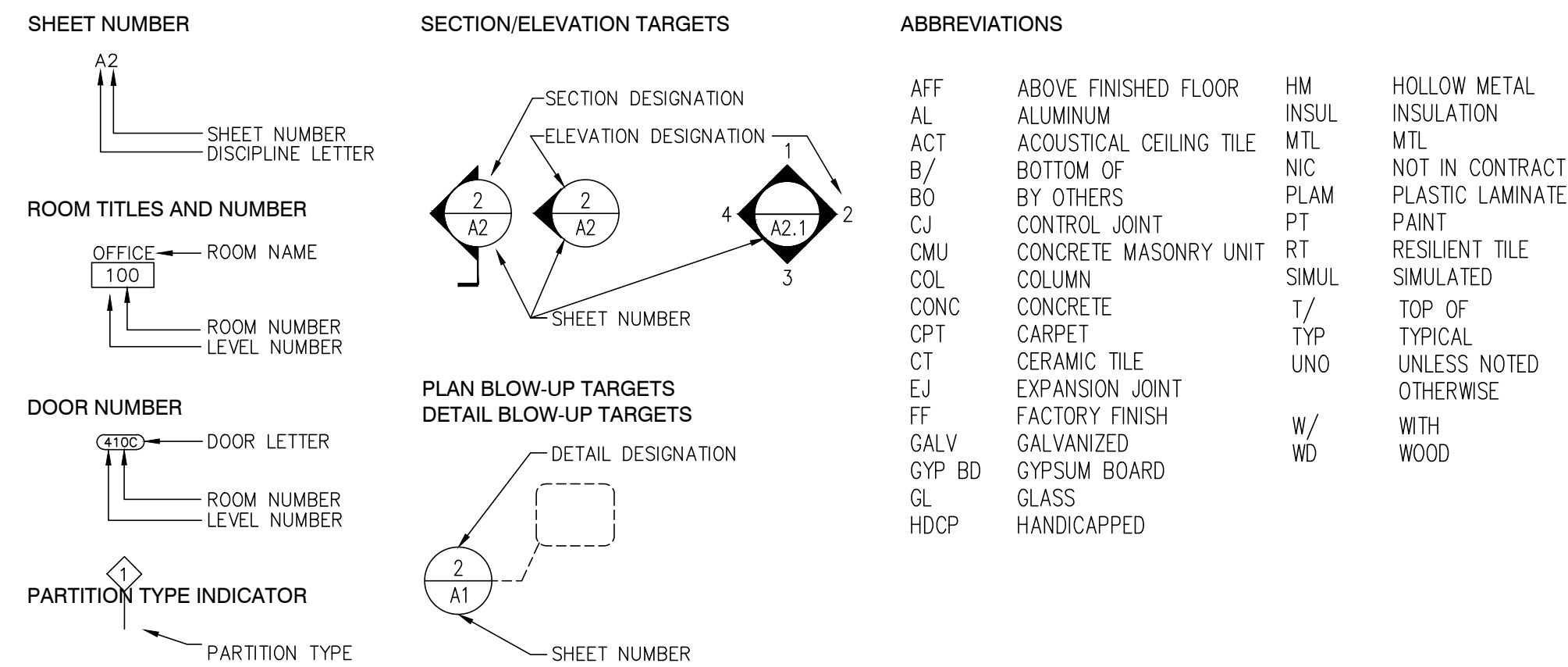


ADA PROTRUDING HAZARDS



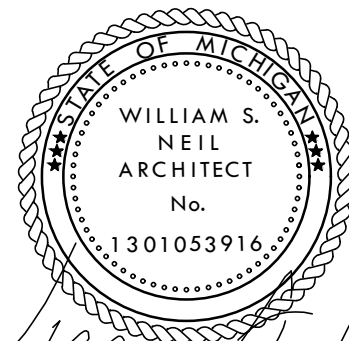
- NOTES:
1. 1/2" MAXIMUM TOTAL HEIGHT WITH 1/4" MAXIMUM VERTICAL CHANGE AT EDGE.
 2. 1/2" SLOPED BEVEL REQUIRED IF LEVEL CHANGE IS OVER 1/4" VERTICAL LEVEL CHANGE.
 3. 1/4" MAXIMUM VERTICAL LEVEL CHANGE.

SYMBOL LEGEND



02	PERMIT	09/12/2025
01	CLIENT REVIEW	08/25/2025
NUMBER	DESCRIPTION	DATE

I HEREBY CERTIFY THAT THESE PLANS, SPECIFICATIONS OR REPORTS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF NEW YORK.



DATE: 09/12/2025 REGISTRATION #: 037378-1
EXPIRES: 06/30/2026

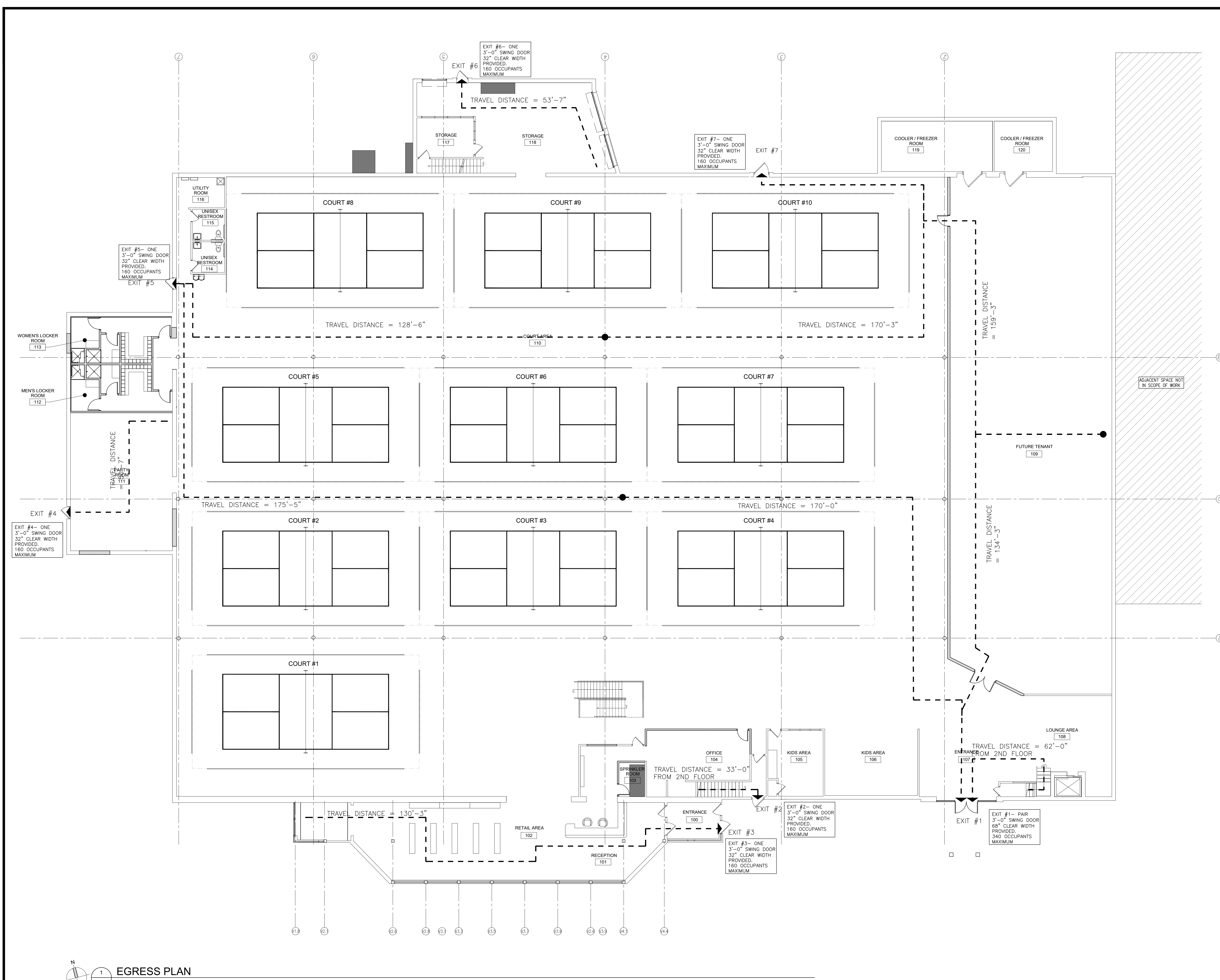
SHEET TITLE

SYMBOL LEGEND & ADA DETAILS

SHEET NO.

A-002

NWS JOB NO.: 25-0044



GENERAL NOTES

- OCCUPANT LOAD FOR EACH ROOM, AREA, ETC. SHALL BE DETERMINED AS PER CHAPTER 10, TABLE 1004.5.
- ALL EXTERIOR EXITS ARE EXISTING TO REMAIN, U.N.O. CAPACITY OF EXITS SHALL BE AS PER CHAPTER 10, SECTIONS 1005.3.1 AND 1005.3.2.
- NUMBER OF EXITS AND EXIT ACCESS DOORWAYS SHALL BE AS PER CHAPTER 10, SECTION 1006.
- EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED 300 FEET SINCE SPACE IS SPRINKLED AS PER CHAPTER 10, TABLE 1017.2.

EGRESS PLAN LEGEND

AREA NOT IN SCOPE OF WORK. EXISTING TO REMAIN

EXIT ACCESS TRAVEL DISTANCE

EGRESS DOOR

EXISTING CONSTRUCTION

NEW CONSTRUCTION

TENANT OCCUPANCY AND EGRESS INFORMATION

1. OCCUPANT LOAD & EGRESS FOR TENANT SPACE IS AS FOLLOWS:

GROSS AREA = 47,222 SQ. FT.

OCCUPANCY RATIO:

GROUP ASSEMBLY:	50 SQ. FT. PER OCCUPANT	13 OCCUPANTS
RECEPTION:	650 SF/50 NET PER OCCUPANT	40 OCCUPANTS
COURT AREA:	10 COURTS = 4 OCCUPANTS PER COURT	14 OCCUPANTS
KIDS AREA:	682 SF/50 PER OCCUPANT	115 OCCUPANT
PARTY ROOM:	884 SF/15 NET UNCONCENTRATED (TABL & CHRS)	66 OCCUPANTS
LOUNGE AREA:	5,735 SF/50 SF PER OCCUPANT	115 OCCUPANT
LOCKER ROOMS:	138 SF/50 SF PER OCCUPANT	3 OCCUPANTS
RETAIL:	501 SF/50 SF PER OCCUPANT	16 OCCUPANTS
OFFICE:	571 SF/100 SF PER OCCUPANT	6 OCCUPANTS
STORAGE/UTILITY:	1,207 SF/300 PER OCCUPANT	4 OCCUPANTS
FUTURE TENANT:	6,398 SF/50 PER OCCUPANT	128 OCCUPANTS
TOTAL OCCUPANTS:		405 OCCUPANTS

EXIT WIDTHS: 405 X 2 = 81 INCHES REQUIRED

DOOR #100E =	32" (EXIT #3)
DOOR #100N =	68" (EXIT #1)
DOOR #100E =	32" (EXIT #2)
DOOR #100E =	32" (EXIT #4)
DOOR #100E =	32" (EXIT #5)
DOOR #114E =	32" (EXIT #6)
DOOR #116E =	32" (EXIT #7)
TOTAL PROVIDED =	267"

NUMBER OF EXITS: 2 EXITS REQUIRED
7 EXITS PROVIDED

STAIR #1 = 41" CLEAR
STAIR #2 = 45" CLEAR
TOTAL PROVIDED = 86"

41 / 3 = 136 OCCUPANTS
45 / 3 = 150 OCCUPANTS
286 OCCUPANTS

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



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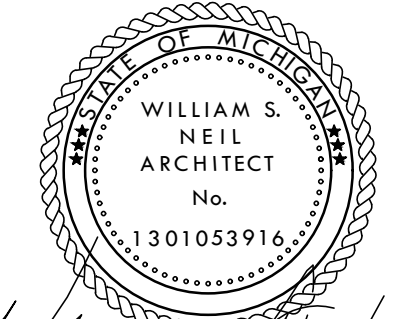
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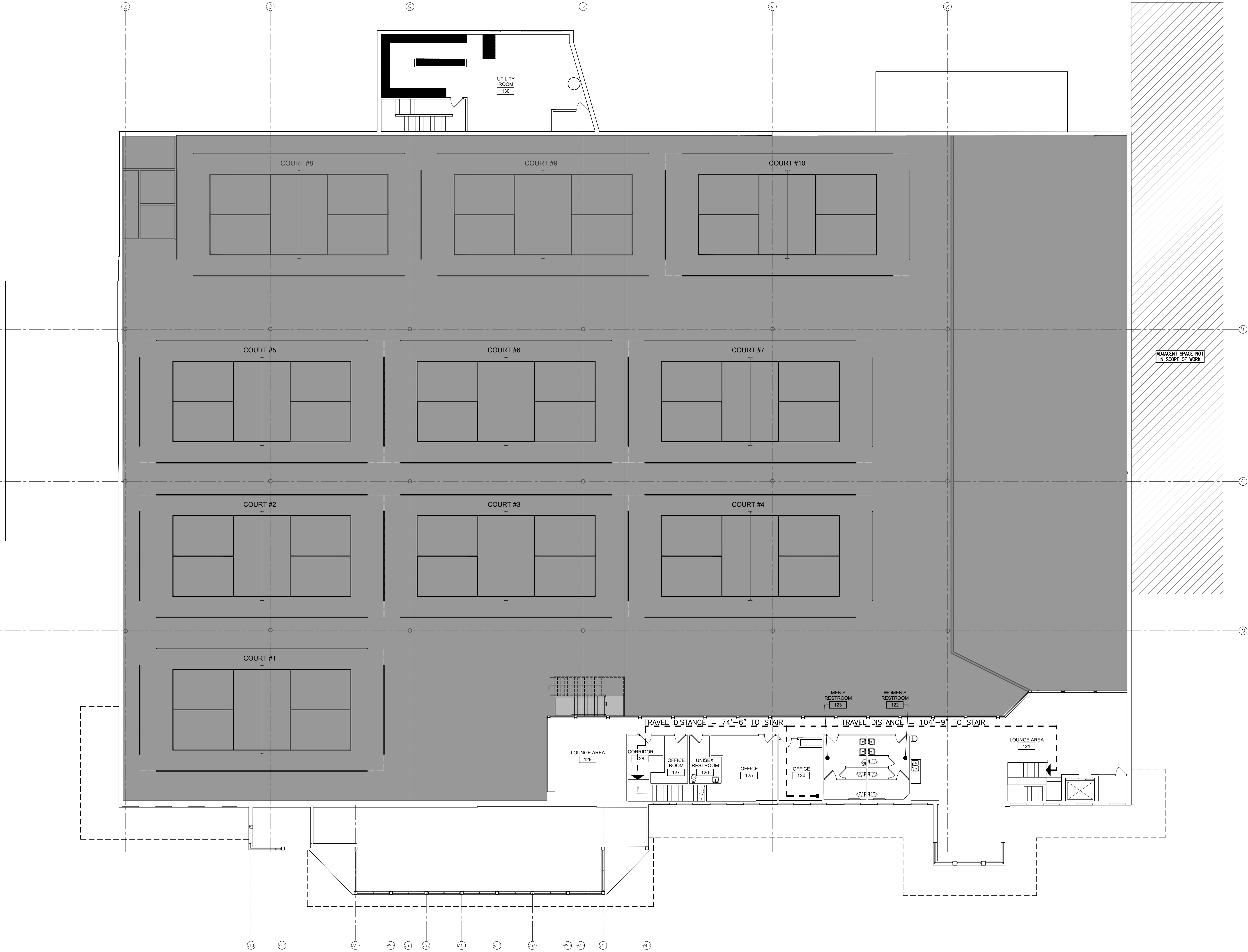
SHEET TITLE

FIRST FLOOR
EGRESS PLAN

SHEET NO.

A-003

NWS JOB NO.: 25-0044



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

GENERAL NOTES

- OCCUPANT LOAD FOR EACH ROOM, AREA, ETC. SHALL BE DETERMINED AS PER CHAPTER 10, TABLE 1004.5.
- ALL EXTERIOR EXITS ARE EXISTING TO REMAIN. CAPACITY OF EXITS SHALL BE AS PER CHAPTER 10, SECTIONS 1005.3.1 AND 1005.3.2.
- NUMBER OF EXITS AND EXIT ACCESS DOORWAYS SHALL BE AS PER CHAPTER 10, SECTION 1006.
- EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED 300 FEET SINCE SPACE IS SPRINKLED AS PER CHAPTER 10, TABLE 1017.2.

EGRESS PLAN LEGEND

- AREA NOT IN SCOPE OF WORK. EXISTING TO REMAIN
- EXIT ACCESS TRAVEL DISTANCE
- EGRESS DOOR
- EXISTING CONSTRUCTION
- NEW CONSTRUCTION

TENANT OCCUPANCY AND EGRESS INFORMATION

2. OCCUPANT LOAD & EGRESS FOR MEZZANINE LEVEL IS AS FOLLOWS:
- AREA = 3,596 SQ. FT.
- OCCUPANCY RATIO:
- | | | |
|------------------|-----------------------------|--------------|
| LOUNGE AREA: | 1,930 SF/50 SF PER OCCUPANT | 39 OCCUPANTS |
| OFFICE: | 488 SF/100 SF PER OCCUPANT | 5 OCCUPANT |
| TOTAL OCCUPANTS: | | 44 OCCUPANTS |
- STAIR WIDTHS: 86" X 3 - 25.8 INCHES REQUIRED
- | | |
|----------------------|------------------------|
| STAIR #1 = 41" CLEAR | 41 / 3 = 136 OCCUPANTS |
| STAIR #2 = 40" CLEAR | 40 / 3 = 133 OCCUPANTS |
| TOTAL PROVIDED = 86" | 286 OCCUPANTS |
- NUMBER OF EXITS: 2 EXITS REQUIRED
2 EXITS PROVIDED



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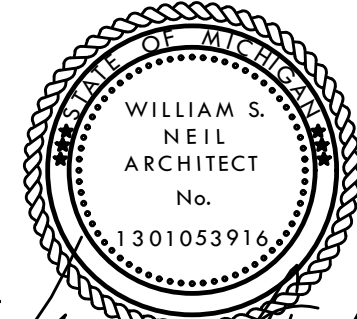
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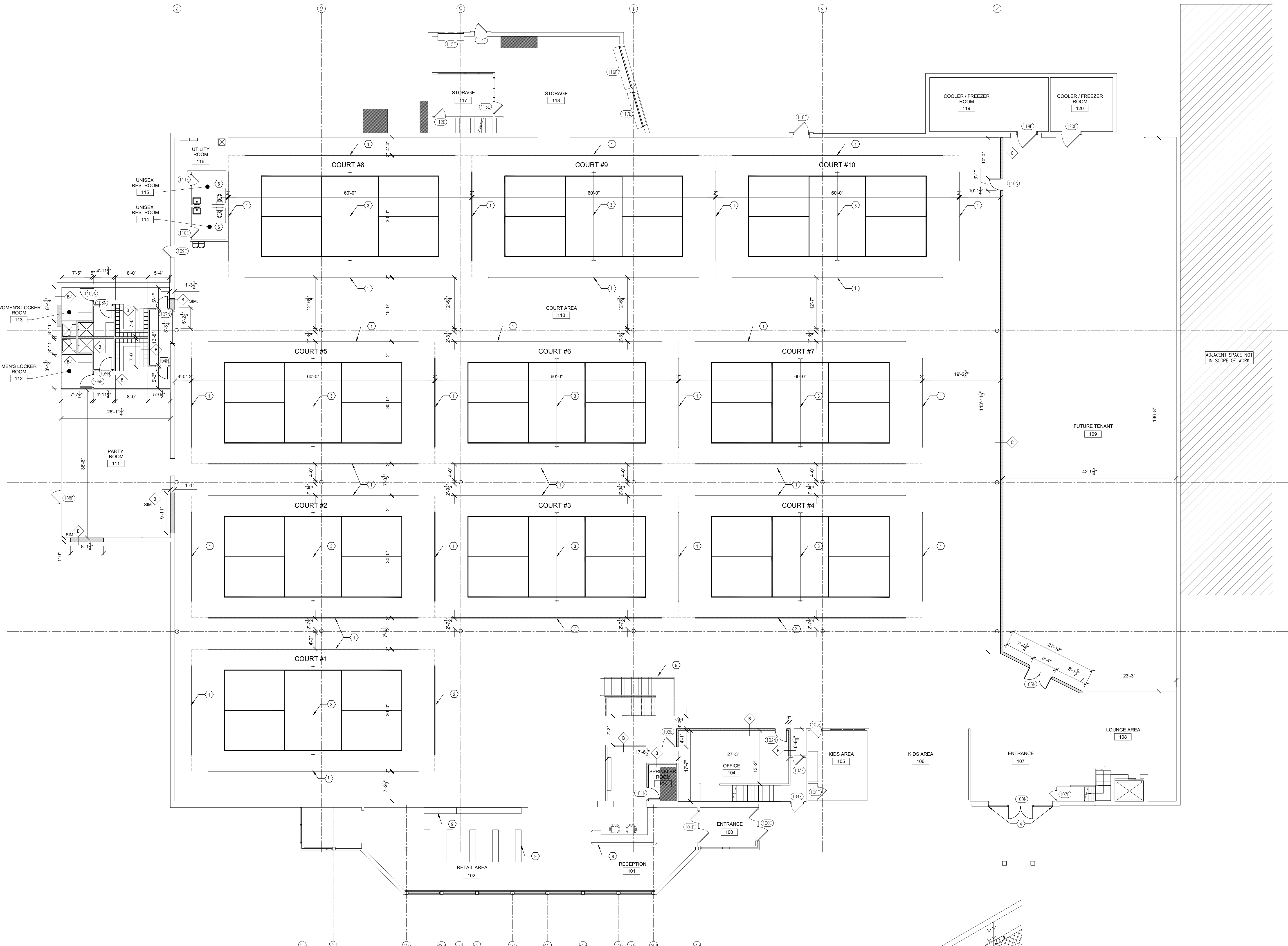
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SECOND FLOOR
EGRESS PLAN

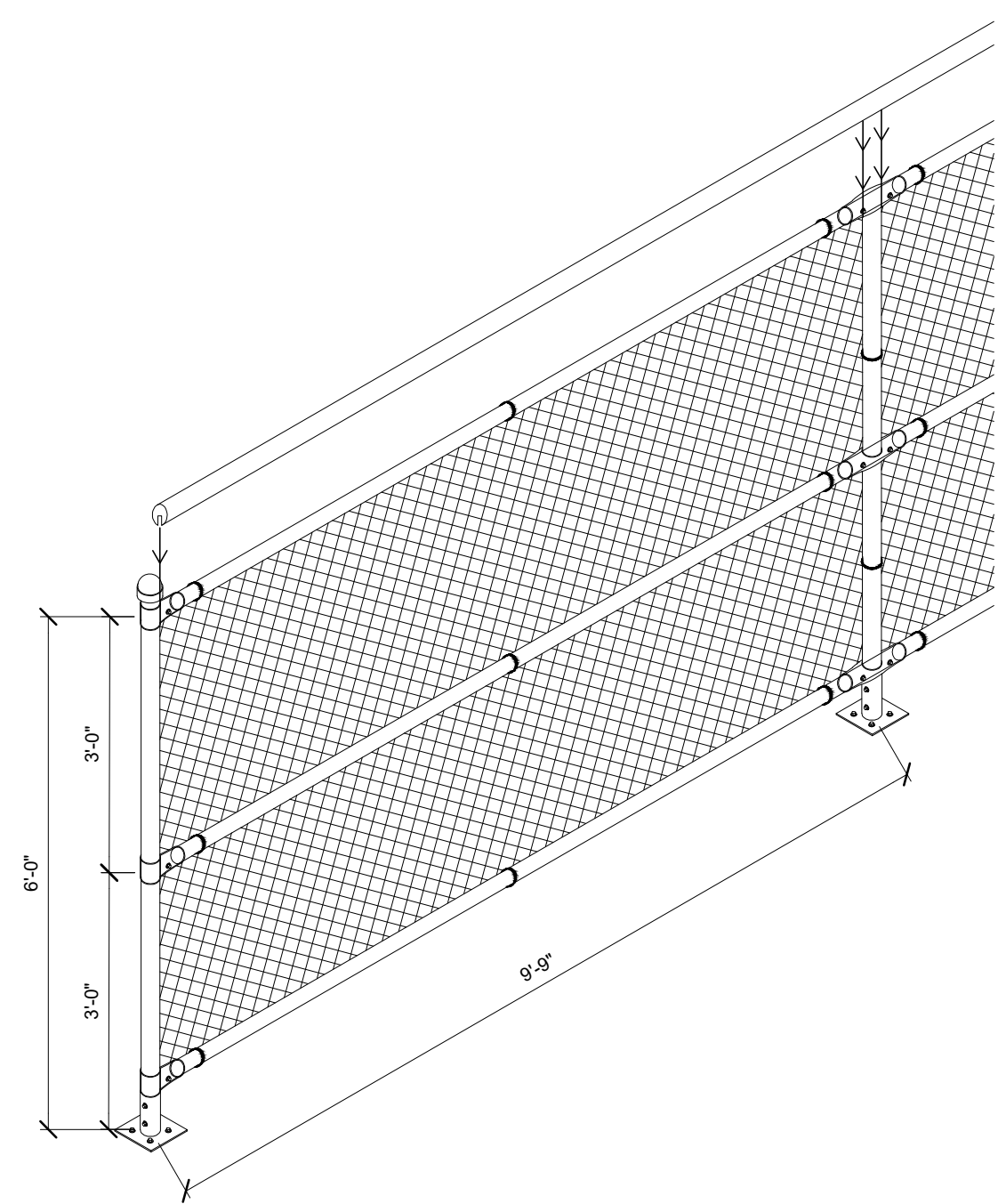
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A-004

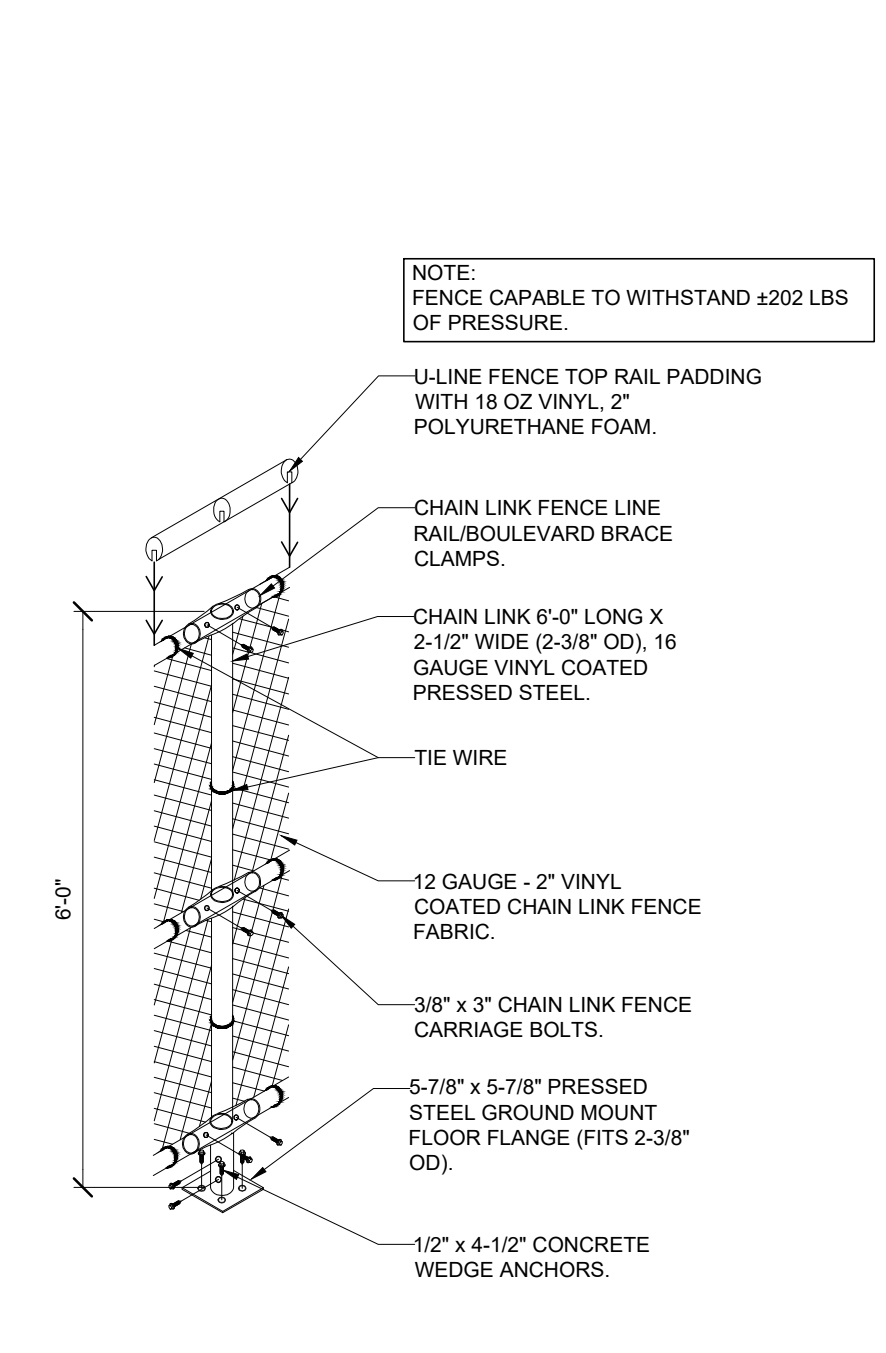
NWS JOB NO.: 25-0044



1 FIRST FLOOR CONSTRUCTION PLAN
SCALE: 3/32" = 1'-0"



2 FENCE DETAIL
SCALE: 1/2" = 1'-0"



3 FENCE DETAIL
SCALE: 1/2" = 1'-0"

GENERAL NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS, AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS.
2. PROVIDE DEMOLITION AS INDICATED AND AS REQUIRED TO COMPLETE THE WORK SHOWN.
3. REMOVE EXISTING CONSTRUCTION AND PATCH AND REPAIR AS REQUIRED PER NEW LAYOUT.
4. REMOVE EXISTING FLOOR AND WALL FINISHES AS REQUIRED AND PREP SURFACES TO RECEIVE NEW FINISHES.
5. CAP OR DISCONNECT ALL UNUSED PLUMBING, HVAC AND ELECTRICAL IN WALLS OR FLOORS. REMOVE ALL ABANDONED DEVICES BACK TO SOURCE.
6. PROVIDE CUTTING AND PATCHING OF EXISTING WALLS, FLOORS AND CEILINGS AS REQUIRED TO ACCOMMODATE NEW LAYOUT. PATCH TO MATCH EXISTING ADJACENT WALLS, FLOORS AND CEILINGS FOR SMOOTH EVEN APPEARANCE, UNLESS NOTED OTHERWISE.
7. COORDINATE EXTENT AND DISPOSITION OF ALL RELOCATED AND SALVAGEABLE ITEMS WITH OWNER.
8. ALL ITEMS NOT INDICATED AS TO BE REMOVED OR RELOCATED SHALL REMAIN UNLESS DEMED NECESSARY IN FIELD. PLEASE VERIFY WITH ARCHITECT PRIOR TO REMOVAL OF ALL ITEMS WHICH HAVE NOT BEEN IDENTIFIED ON ARCHITECTURAL, PLUMBING, MECHANICAL OR ELECTRICAL DRAWINGS.
9. ALL DRYWALL JOINTS AND CORNERS TO BE TAPED, FILLED AND SANDED SMOOTH IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
10. PATCH AND REPAIR EXISTING CONSTRUCTION AS REQUIRED.
11. ALL ROUGH CARPENTRY TO BE FIREPROOFED OR FIRE-RETARDANT TREATED IN ACCORDANCE WITH LOCAL CODES.
12. PROVIDE MIN. 16 GA. BACKING STUDS AND/OR CONTINUOUS 14 GA. WIDE BACKING PLATE IN WALLS AND CEILING FOR SUPPORT/BLOCKING OF TENANT MILLWORK, EQUIPMENT, WHITE BOARDS, SHELVING, ETC., TOP FIRE RETARDANT WOOD BLOCKING TO BE PROVIDED AS REQUIRED.
13. DOORS USED IN CONNECTION WITH EXITS SHALL BE SO ARRANGED AS TO REMAIN UNOBSTRUCTED AND READILY OPERATIONAL WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE FROM WHICH EGRESS IS MADE.
14. PATCH AND REPAIR MISSING OR DAMAGED FIREPROOFING TO ITS FULL PROTECTIVE CAPACITY.
15. ALL NEW DOORS AND HARDWARE TO COMPLY WITH CURRENT MARYLAND ACCESSIBILITY CODE.
16. PROVIDE FIRE RETARDANT BLOCKING AS REQUIRED FOR SUPPORT OF ALL MILLWORK, COUNTERTOPS, ETC.
17. U.N.O. ALL NEW PARTITIONS ARE TO BE TYPE A. REFER TO SHEET A-500 FOR PARTITION TYPES AND DETAILS.
18. U.N.O. PROVIDE A MINIMUM OF LEVEL FOUR FINISH TO MEET ASTM G940 SYSTEM BOARD SURFACES. PROVIDE LEVEL FIVE FINISH WHERE REQUIRED BY MATERIALS INSTALLED OVER DRYWALL SUBSTRATE.
19. ALL EXISTING DOORS, FRAMES AND HARDWARE INDICATED TO REMAIN SHALL BE REFURBISHED TO LIKE NEW CONDITION AND PREP TO RECEIVE NEW HARDWARE AS REQUIRED.
20. GENERAL CONTRACTOR TO COORDINATE FINAL NUMBER AND LOCATIONS OF FIRE EXTINGUISHERS WITH THE LOCAL FIRE DEPARTMENT PRIOR TO INSTALLATION/COMPLETION.
21. PREP ALL WALLS, FLOORS, CEILINGS, ETC. AS REQUIRED TO RECEIVE NEW FINISHES.
22. PLASTIC USED IN INTERIOR FINISHES MUST COMPLY WITH CHAPTER 26, IBC. FOAM PADDING USED FOR INTERIOR TRIM MUST COMPLY WITH SECTIONS 803.4, IBC. FOAM PADDING USED FOR INTERIOR TRIM MUST COMPLY WITH SECTIONS 806.5 AND 2604.2, IBC.

PARTITION TYPES

PARTITION TYPE B: UNDERGIRD OF FINISHED CEILING 3-5/8" METAL STUD PARTITION. SEE 2/A-500 FOR MORE INFORMATION.

PARTITION TYPE C: UNDERGIRD OF DECK 6" METAL STUD PARTITION. SEE 1/A-500 FOR MORE INFORMATION.

KEYNOTES

1. NEW 3'-0" HIGH VINYL COATED METAL FENCE. PROVIDE PADDING AT TOP RAIL.
2. NEW 6'-0" HIGH VINYL COATED METAL FENCE. PROVIDE PADDING AT TOP RAIL.
3. PICKLEBALL NET, COORDINATE SPECIFICATIONS WITH TENANT.
4. NEW EXTERIOR STOREFRONT AND WINDOWS, SEE A-500 FOR MORE INFORMATION.
5. NEW STAIRS, SEE STRUCTURAL DRAWINGS.
6. EXISTING PLUMBING FIXTURES TO REMAIN.
7. NEW PLUMBING FIXTURES, SEE PLUMBING SHEETS.
8. NEW RECEPTION DESK.
9. NEW MERCHANDISE RACKS.

CONSTRUCTION LEGEND

- AREA NOT IN SCOPE OF WORK. EXISTING TO REMAIN
- NEW WALL CONSTRUCTION
- EXISTING WALL CONSTRUCTION AND/OR STRUCTURE TO REMAIN, G.C. TO PATCH & REPAIR AS REQUIRED
- EXISTING GLASS AND GLAZING
- NEW GLASS AND GLAZING TO MATCH EXISTING
- PARTITION TYPE
- EXISTING DOOR AND FRAME TO REMAIN
- NEW DOOR AND FRAME
- FIRE EXTINGUISHER (SEMI-RECESSED CABINET - WHITE)



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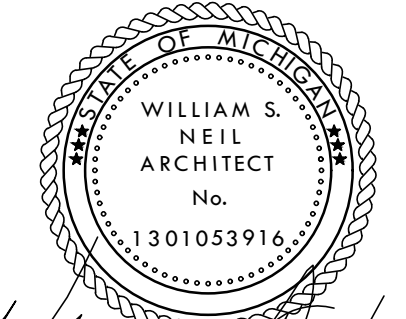
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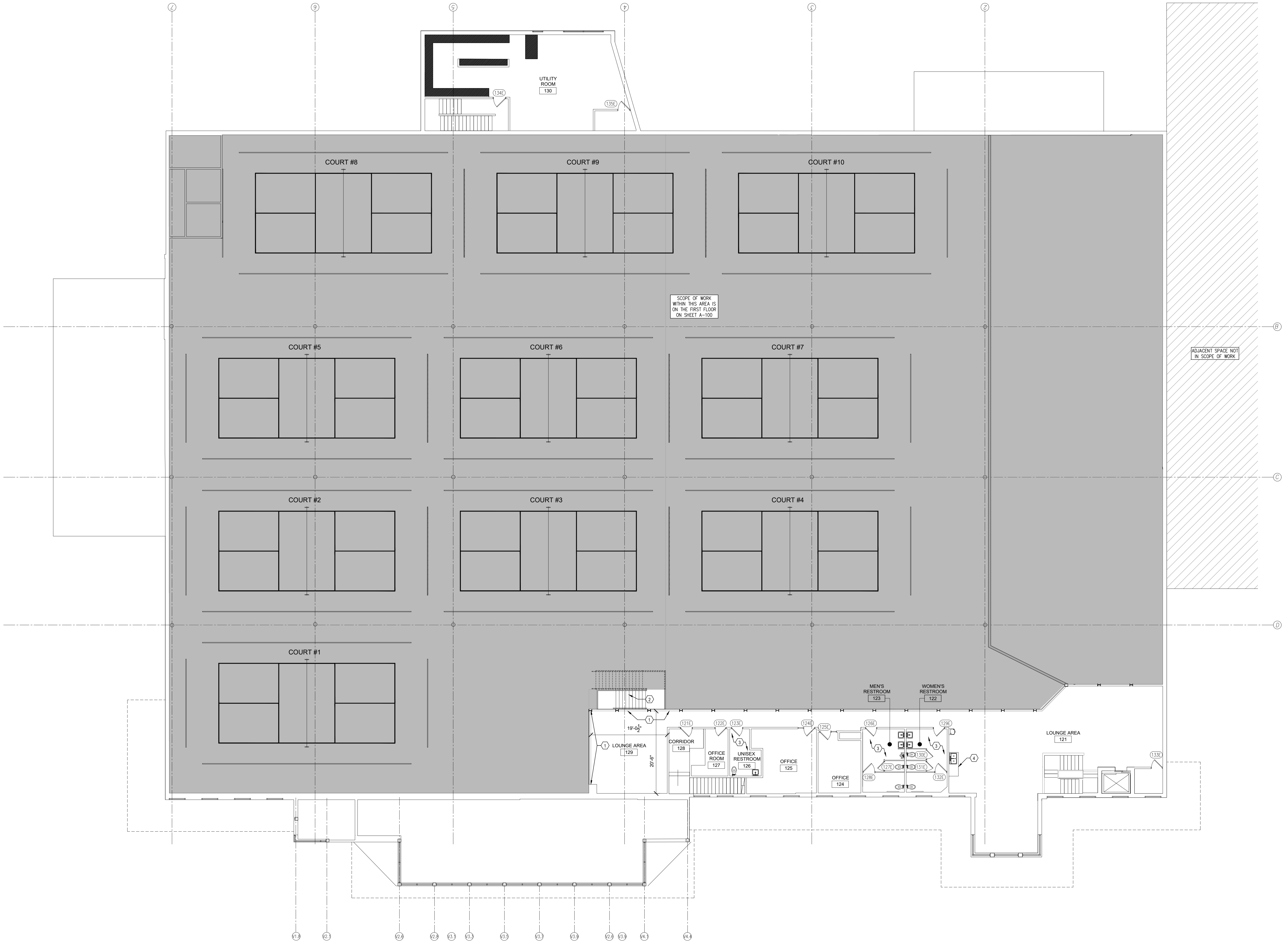
SHEET TITLE

FIRST FLOOR CONSTRUCTION PLAN

SHEET NO.

A-100

NWS JOB NO.: 25-0044



1 SECOND FLOOR CONSTRUCTION PLAN
SCALE: 3/32" = 1'-0"

GENERAL NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS, AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS.
2. PROVIDE DEMOLITION AS INDICATED AND AS REQUIRED TO COMPLETE THE WORK SHOWN.
3. REMOVE EXISTING CONSTRUCTION AND PATCH AND REPAIR AS REQUIRED PER NEW LAYOUT.
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9. ALL DRYWALL JOINTS AND CORNERS TO BE TAPED, FILLED AND SANDED SMOOTH IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
10. PATCH AND REPAIR EXISTING CONSTRUCTION AS REQUIRED.
11. ALL ROUGH CARPENTRY TO BE FIREPROOFED OR FIRE-RETARDANT TREATED IN ACCORDANCE WITH LOCAL CODES.
12. PROVIDE MIN. 16 GA. BACKING STUDS AND/OR CONTINUOUS 14 GA. WIDE BACKING PLATE IN WALLS AND CEILING FOR SUPPORT/BLOCKING OF TENANT MILLWORK, EQUIPMENT, WHITE BOARDS, SHELVING, ETC., TOP FIRE RETARDANT WOOD BLOCKING TO BE PROVIDED AS REQUIRED.
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PARTITION TYPES

PARTITION TYPE B: UNDERSIDE OF FINISHED CEILING 3-5/8" METAL STUD PARTITION. SEE 2/A-500 FOR MORE INFORMATION.

PARTITION TYPE C: UNDERSIDE OF DECK 6" METAL STUD PARTITION. SEE 1/A-500 FOR MORE INFORMATION.

KEYNOTES

1. NEW HANDRAIL TO MATCH ADJACENT EXISTING HANDRAIL AND GLASS.
2. NEW STAIRS, SEE STRUCTURAL DRAWINGS.
3. EXISTING PLUMBING FIXTURES TO REMAIN.
4. EXISTING CABINET AND COUNTER TOP WITH SINK TO REMAIN.

CONSTRUCTION LEGEND

- AREA NOT IN SCOPE OF WORK, EXISTING TO REMAIN
- NEW WALL CONSTRUCTION
- EXISTING WALL CONSTRUCTION AND/OR STRUCTURE TO REMAIN, G.C. TO PATCH & REPAIR AS REQUIRED
- EXISTING GLASS AND GLAZING
- NEW GLASS AND GLAZING TO MATCH EXISTING
- PARTITION TYPE
- EXISTING DOOR AND FRAME TO REMAIN
- NEW DOOR AND FRAME
- FIRE EXTINGUISHER (SEMI-RECESSED CABINET - WHITE)



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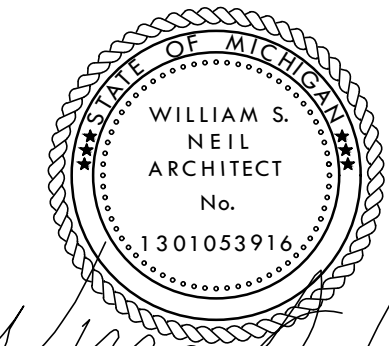
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NUMBER	DESCRIPTION	DATE

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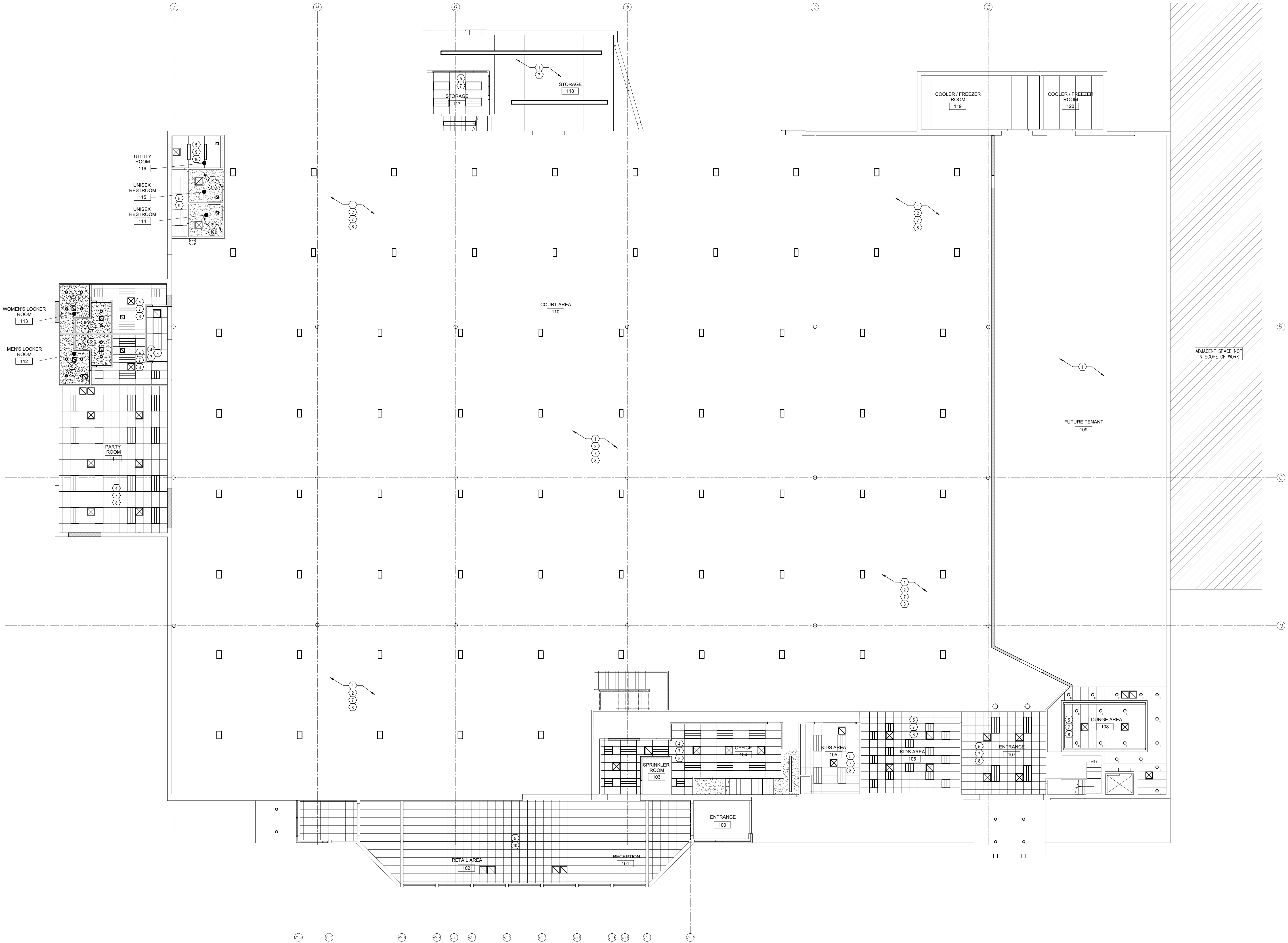
SHEET TITLE

SECOND FLOOR
CONSTRUCTION PLAN

SHEET NO.

A-101

NWS JOB NO.: 25-0044



1 FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 3/32" = 1'-0"

GENERAL NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS, AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS.
2. PATCH AND REPAIR EXISTING CONSTRUCTION AS REQUIRED.
3. COORDINATE LOCATIONS OF LIGHTS, GRILLES, DIFFUSERS, ETC. WITH APPROVED ELECTRICAL & MECHANICAL DRAWINGS.
4. SEE ELECTRICAL DRAWINGS FOR EMERGENCY LIGHTING AND SIGNAGE.
5. CEILING TILES SHALL HAVE A 25 OR LESS FLAME SPREAD RATING AND A 50 OR LESS SMOKE DEVELOPMENT RATING.
6. DIMENSIONS FOR LIGHT FIXTURES ARE TO CENTERLINE OF FIXTURE U.N.O.
7. ALL SWITCHES SHALL BE MOUNTED TO MATCH EXISTING HEIGHT.

KEYNOTES

1. EXISTING EXPOSED CEILING TO REMAIN.
2. EXISTING COLUMNS TO REMAIN.
3. EXISTING GYPSUM BOARD AND LIGHTING TO REMAIN.
4. NEW 2 X 4 ACOUSTICAL TILE GRID AND CEILING.
5. EXISTING 2 X 2 ACOUSTICAL TILE GRID AND CEILING.
6. NEW GYPSUM BOARD, LIGHTING AND HVAC.
7. NEW LIGHTING, SEE ELECTRICAL SHEETS FOR FURTHER DETAIL.
8. NEW SUPPLY AND RETURN, SEE MECHANICAL FOR FURTHER DETAIL.
9. EXISTING LIGHTING TO REMAIN, SEE ELECTRICAL SHEETS FOR FURTHER DETAIL.
10. EXISTING SUPPLY AND RETURN, SEE MECHANICAL FOR FURTHER DETAIL.

CONSTRUCTION LEGEND

- EXISTING EXPOSED / OPEN CEILING TO REMAIN
- EXISTING GYPSUM BOARD CEILING OR SOFFIT
- NEW GYPSUM BOARD CEILING OR SOFFIT
- EXISTING WALL CONSTRUCTION AND/OR SOFFIT TO REMAIN, G.C. TO PATCH & REPAIR AS REQUIRED
- WALL CONSTRUCTION AND/OR SOFFIT TO BE REMOVED
- EXISTING 2 X 2 ACOUSTICAL GRID AND TILES TO REMAIN
- NEW 2 X 4 ACOUSTICAL GRID AND TILES
- EXISTING HVAC SUPPLY OR RETURN TO REMAIN
- NEW HVAC SUPPLY OR RETURN
- NEW 2 X 4 LIGHTING
- NEW 2 X 2 LIGHTING
- NEW PENDANT LIGHTING
- NEW CAN LIGHTING
- NEW COURTSIDE LIGHTING

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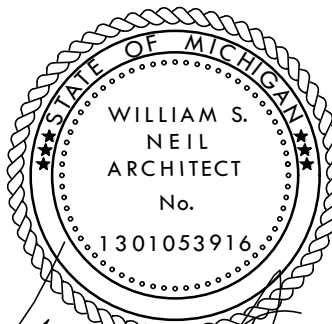
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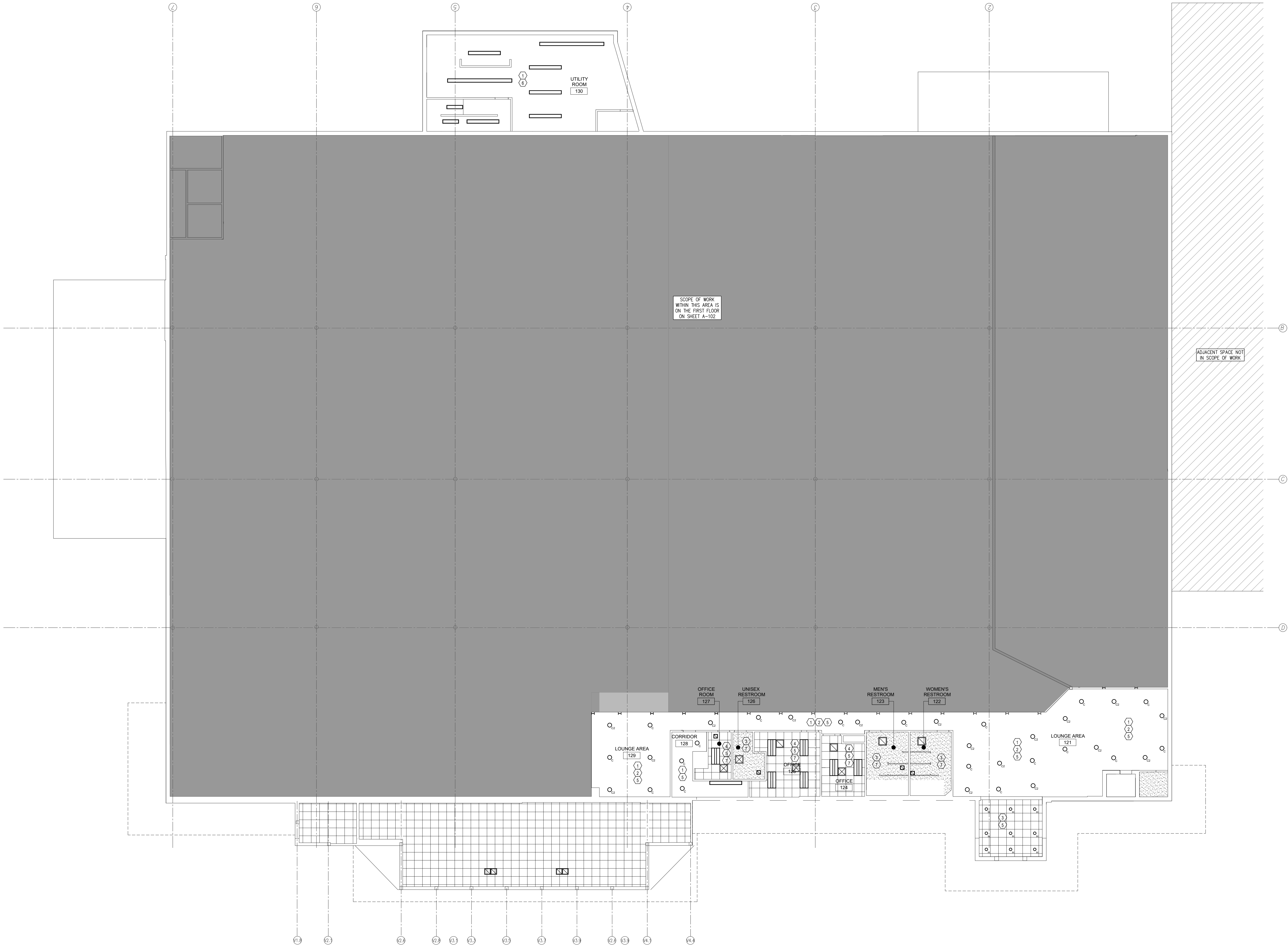
SHEET TITLE

FIRST FLOOR REFLECTED CEILING PLAN

SHEET NO.

A-102

NWS JOB NO.: 25-0044



1
A-103
N
SCALE: 3/32" = 1'-0"
SECOND FLOOR REFLECTED CEILING PLAN

GENERAL NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS, AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS.
2. PATCH AND REPAIR EXISTING CONSTRUCTION AS REQUIRED.
3. COORDINATE LOCATIONS OF LIGHTS, GRILLES, DIFFUSERS, ETC. WITH APPROVED ELECTRICAL & MECHANICAL DRAWINGS.
4. SEE ELECTRICAL DRAWINGS FOR EMERGENCY LIGHTING AND SIGNAGE.
5. CEILING TILES SHALL HAVE A 25 OR LESS FLAME SPREAD RATING AND A 50 OR LESS SMOKE DEVELOPMENT RATING.
6. DIMENSIONS FOR LIGHT FIXTURES ARE TO CENTERLINE OF FIXTURE U.N.O.
7. ALL SWITCHES SHALL BE MOUNTED TO MATCH EXISTING HEIGHT.

KEYNOTES

1. EXISTING EXPOSED CEILING TO REMAIN.
2. EXISTING COLUMNS TO REMAIN.
3. EXISTING GYPSUM BOARD AND LIGHTING TO REMAIN.
4. EXISTING 2 X 2 ACOUSTICAL TILE GRID AND CEILING.
5. NEW LIGHTING, SEE ELECTRICAL SHEETS FOR FURTHER DETAIL.
6. EXISTING LIGHTING, SEE ELECTRICAL SHEETS FOR FURTHER DETAIL.
7. EXISTING SUPPLY AND RETURN, SEE MECHANICAL SHEETS FOR FURTHER DETAIL.

CONSTRUCTION LEGEND

- EXISTING EXPOSED / OPEN CEILING TO REMAIN
- EXISTING GYPSUM BOARD CEILING OR SOFFIT
- NEW GYPSUM BOARD CEILING OR SOFFIT
- EXISTING WALL CONSTRUCTION AND/OR SOFFIT TO REMAIN, G.C. TO PATCH & REPAIR AS REQUIRED
- WALL CONSTRUCTION AND/OR SOFFIT TO BE REMOVED
- EXISTING 2 X 2 ACOUSTICAL GRID AND TILES TO REMAIN
- NEW 2 X 4 ACOUSTICAL GRID AND TILES
- EXISTING HVAC SUPPLY OR RETURN TO REMAIN
- NEW HVAC SUPPLY OR RETURN
- NEW 2 X 4 LIGHTING
- NEW 2 X 2 LIGHTING
- NEW PENDANT LIGHTING
- NEW CAN LIGHTING
- NEW COURTSIDE LIGHTING

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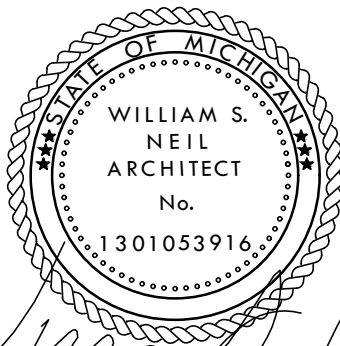
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SHEET TITLE

SECOND FLOOR
REFLECTED CEILING
PLAN

SHEET NO.

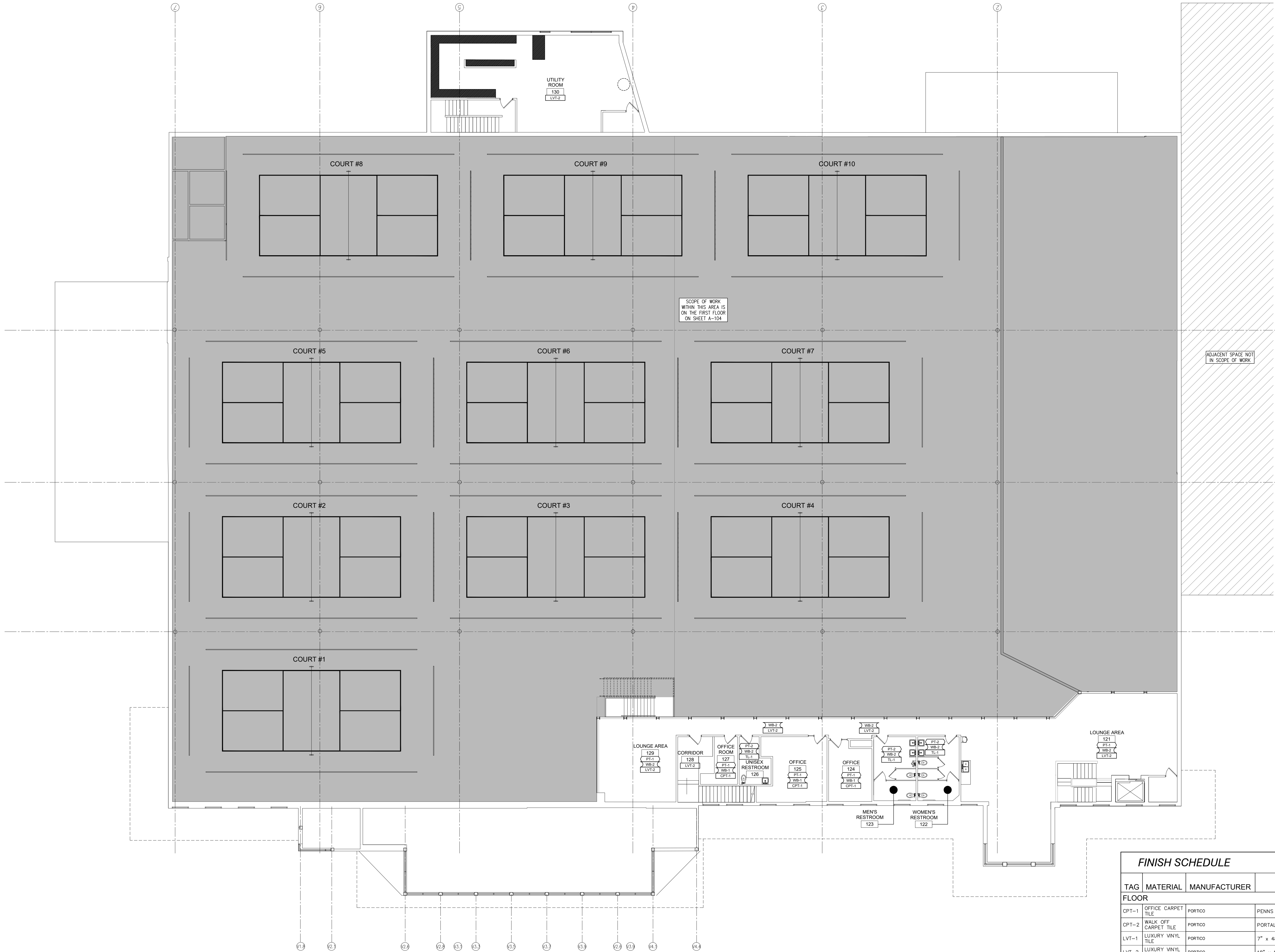
A-103

NWS JOB NO.: 25-0044



1. FINISHES TO BE DETERMINED BY LANDLORD

NWS JOB NO.: 25-0044



1 SECOND FLOOR FINISH FLOOR PLAN
SCALE: 3/32" = 1'-0"

GENERAL NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS, AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS.
2. PATCH AND REPAIR EXISTING CONSTRUCTION AS REQUIRED.
3. REFER TO MILLWORK ELEVATIONS FOR COUNTERTOP, CABINETRY AND FOR LOCATION OF ADDITIONAL WALL FINISHES.
4. PROVIDE APPROPRIATE SEALERS FOR ALL FINISHES PER MANUFACTURE'S RECOMMENDATIONS.
5. PROTECT FINISHES FROM MARKS, INDENTATIONS, AND OTHER DAMAGE FROM CONSTRUCTION OPERATIONS AND PLACEMENT OF EQUIPMENT AND FUTURE DURING REMAINDER OF CONSTRUCTION PERIOD. USE PROTECTION METHODS RECOMMENDED BY MANUFACTURER.
6. PREP ALL WALLS AS REQUIRED TO RECEIVE ONE COAT OF PRIMER AND TWO COATS OF FINISH PAINT. WALLS TO HAVE AN EGGSHELL FINISH. DOORS, FRAMES AND WOOD TRIM TO HAVE A SEMI-GLOSS FINISH.
7. U.N.O. ALL GYPSUM BOARD CEILING TO BE PAINTED P-3.
8. U.N.O. ALL NEW DOOR VENEER FINISH TO BE PAINTED. ALL NEW AND EXISTING DOOR FRAMES TO BE PAINTED TO MATCH WALL FINISH.
9. U.N.O. ALL PAINT GRADE WOOD TRIM/BASE TO BE PAINTED TO MATCH WALL FINISH.
10. PREP ALL WALLS, FLOORS, CEILINGS, ETC. AS REQUIRED TO RECEIVE NEW FINISHES.
11. PROVIDE ALUMINUM TRANSITION STRIP, SCHLUTER OR EQUAL, AT ALL DIFFERENT FLOOR FINISHES. ALSO WHERE FLOOR FINISHES MEET EXISTING WALLS AND COLUMNS.
12. ALL EXISTING DOORS AND FRAMES BE REFURBISHED TO LIKE NEW CONDITION.
13. PRIOR TO SUBMITTING A PROPOSAL, THE CONTRACTOR SHALL REVIEW THE FULL PRIOR TO SUBMITTING A PROPOSAL, THE CONTRACTOR SHALL REVIEW THE FULL CONSTRUCTION SET AND CONFIRM AVAILABILITY AND LEAD TIMES FOR ALL SPECIFIED MATERIALS.
14. WALL COVERING AND PAINT SAMPLES SHALL BE SUBMITTED TO THE OWNER FOR WALL COVERING AND PAINT SAMPLES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO PLACEMENT OF MATERIAL ORDER. SUBMITTALS SHOULD BE ISSUED FOR REVIEW WITHIN (2) WEEKS OF SIGNED CONTRACT WITH CLIENT OR SOONER IF REQUIRED TO MEET THE GENERAL CONTRACTOR'S CONSTRUCTION SCHEDULE.
15. CONTRACTOR SHALL SUBMIT (3) FINISH SAMPLES ALONG WITH CURRENT MANUFACTURER'S CONTRACTOR SHALL SUBMIT (3) FINISH SAMPLES ALONG WITH CURRENT MANUFACTURER'S PRODUCT DATA FOR WRITTEN VERIFICATION AND ACCEPTANCE BY ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK.
16. ALL FINISHES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS AND IN A MANNER CONSISTENT WITH THE HIGHEST QUALITY STANDARDS OF WORKMANSHIP.
17. ALL INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED FOR FIRE ALL INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED FOR FIRE PERFORMANCE AND SMOKE DEVELOPMENT IN ACCORDANCE WITH NFPA 286 AS STATED IN SECTION 803.1.2 OF THE INTERNATIONAL BUILDING CODE.
18. ALL WOOD MATERIALS USED SHALL BE FIRE-RETARDANT-TREATED IN ACCORDANCE WITH ALL WOOD MATERIALS USED SHALL BE FIRE-RETARDANT-TREATED IN ACCORDANCE WITH ASTM E84 OR UL 723 AS STATED IN SECTION 2303.2 OF THE INTERNATIONAL BUILDING CODE.
19. ALL NEW MILLWORK AND CASEWORK SHALL CONFORM TO THE ARCHITECTURAL ALL NEW MILLWORK AND CASEWORK SHALL CONFORM TO THE ARCHITECTURAL WOODWORK INSTITUTE PREMIUM GRADE.

LEGEND

- AREA NOT IN SCOPE OF WORK, EXISTING TO REMAIN
- TAG INDICATES WALL FINISH
- TAG INDICATES BASE FINISH
- TAG INDICATES FLOOR FINISH
- TAG INDICATES PLASTIC LAMINATE AND/OR SOLID SURFACE FINISHES
- EX EXISTING

KEY NOTES

1. FINISHES TO BE DETERMINED BY LANDLORD.

FINISH SCHEDULE

TAG	MATERIAL	MANUFACTURER	SPEC.	INSTALLATION	FINISH/COLOR	REMARKS
FLOOR						
OPT-1	OFFICE CARPET TILE	PORTICO	PENNIS CARPET TILE 18" x 36"	MONOLITHIC	COLOR 46	OFFICES
OPT-2	WALK OFF CARPET TILE	PORTICO	PORTAL NOP TILE 12" x 12"	QUARTER TURN	GRIS/CHARCOAL 2098	ENTRY
LVT-1	LUXURY VINYL TILE	PORTICO	7" x 48" LVT	STAGGER	WINDSEPT BEIGE NVR5844	HALLWAYS & LOUNGE AREA
LVT-2	LUXURY VINYL TILE	PORTICO	18" x 18" LVT	COMMON BOND	SILVER KNIGHT NVC3744	RECEPTION & RETAIL AREA
TL-1	CERAMIC TILE	CONCEPT SURFACES	LONDON	COLD GRAY	COLD GRAY	RESTROOMS & LOCKER ROOMS
SF-1	SPECIALTY FLOORING - COURTS	ACRYTECH	CUSHION-X	APPROVED REGIONAL INSTALLER	COMPETITION GREEN, COMPETITION BLUE, LIGHT BLUE	COURTS
EXP-1	EXPOSED CONCRETE FLOORING	TBD	TBD	TBD	TBD	FUTURE TENANT SPACE, COOLER/FREEZER ROOMS, & STORAGE AREAS
BASE						
WB-1	WALL BASE	ROPPE	4 x 1/8" VINYL BASE	ROLLS ONLY, NOT SECTIONS	CHARCOAL	OFFICES
WB-2	WALL BASE	ROPPE	5 x 1/8" VINYL BASE	ROLLS ONLY, NOT SECTIONS	CHARCOAL	OPEN STRUCTURE AREA-COURTS
WALL PAINT						
PT-1	PRIMARY WALL COLOR	SHERWIN WILLIAMS	PAINT		SW7064 PASSIVE - EGGSHELL	GENERAL PAINT
PT-2	ACCENT PAINT	SHERWIN WILLIAMS	PAINT		SW6811 HONORABLE BLUE - EGGSHELL	ACCENT PAINT
PT-2	DOOR AND FRAMES	SHERWIN WILLIAMS	PAINT		SW6811 HONORABLE BLUE - SEMI GLOSS	DOOR AND FRAMES
PT-3	ACCENT PAINT	SHERWIN WILLIAMS	PAINT		SW6920 CENTER STAGE - EGGSHELL	ACCENT BAND
PT-4	ACCENT PAINT	SHERWIN WILLIAMS	PAINT	DRYFALL	SW7007 CEILING BRIGHT WHITE	ACCENT BAND - CEILING DECK, GRIDERS, JOISTS
TL-2	ACCENT CERAMIC TILE	CONCEPT SURFACES	CORAL	4" x 8"	PISTACCHIO	ACCENT BAND - RESTROOMS
TL-3	ACCENT CERAMIC TILE	CONCEPT SURFACES	CORAL	4" x 8"	COBALTO	ACCENT BAND - RESTROOMS
MILLWORK PLASTIC LAMINATE						
PL-1	MILLWORK LAMINATE	OMNIVA	LAMINATE		RIFT OAK NATURAL	
PL-1	MILLWORK LAMINATE (ALT)	WILSONART	LAMINATE		BOND ECHO 7939K-18	ALTERNATE
COUNTERTOP						
CT-1	COUNTERTOP	PIONITE			FOLKSTONE GRAY SG241-SD SUEDE	



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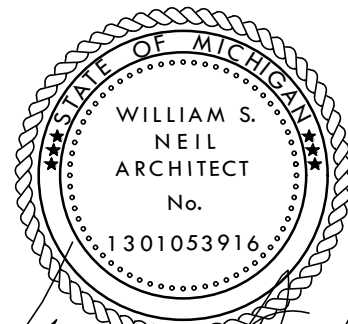
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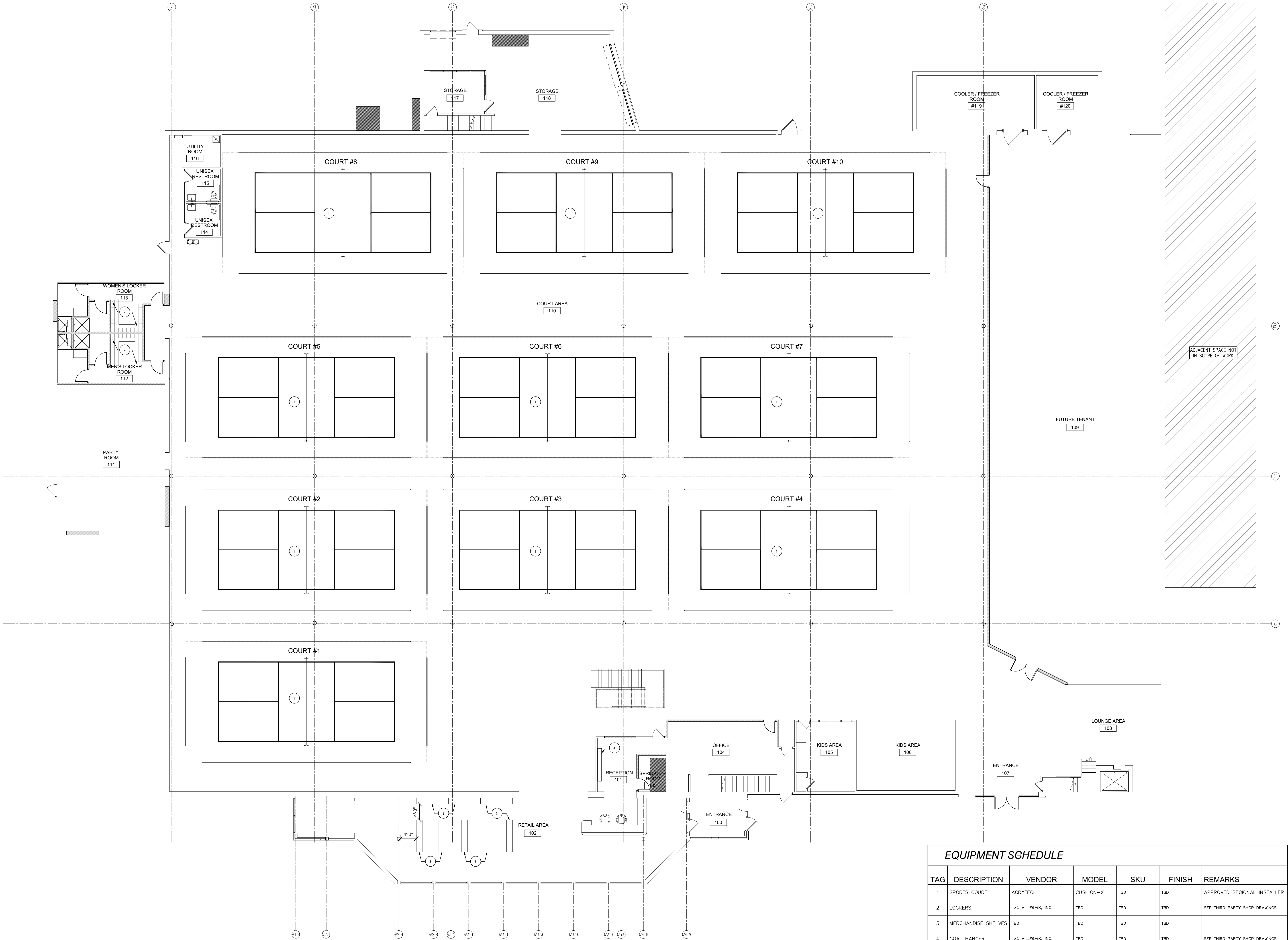
SHEET TITLE

SECOND FLOOR FINISH PLAN

SHEET NO.

A-105

NWS JOB NO.: 25-0044



GENERAL NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS, AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS.
2. PROVIDE DEMOLITION AS INDICATED AND AS REQUIRED TO COMPLETE THE WORK SHOWN.
3. REMOVE EXISTING CONSTRUCTION AND PATCH AND REPAIR AS REQUIRED PER NEW LAYOUT.
4. REMOVE EXISTING FLOOR AND WALL FINISHES AS REQUIRED AND PREP SURFACES TO RECEIVE NEW FINISHES.
5. CAP OR DISCONNECT ALL UNUSED PLUMBING, HVAC AND ELECTRICAL IN WALLS OR FLOORS. REMOVE ALL ABANDONED DEVICES BACK TO SOURCE.
6. PROVIDE CUTTING AND PATCHING OF EXISTING WALLS, FLOORS AND CEILINGS AS REQUIRED TO ACCOMMODATE NEW LAYOUT. PATCH TO MATCH EXISTING ADJACENT WALLS, FLOORS AND CEILINGS FOR SMOOTH EVEN APPEARANCE, UNLESS NOTED OTHERWISE.
7. COORDINATE EXTENT AND DISPOSITION OF ALL RELOCATED AND SALVAGEABLE ITEMS WITH OWNER.
8. ALL ITEMS NOT INDICATED AS TO BE REMOVED OR RELOCATED SHALL REMAIN UNLESS DEMED NECESSARY IN FIELD. PLEASE VERIFY WITH ARCHITECT PRIOR TO REMOVAL OF ALL ITEMS WHICH HAVE NOT BEEN IDENTIFIED ON ARCHITECTURAL, PLUMBING, MECHANICAL OR ELECTRICAL DRAWINGS.
9. ALL DRYWALL JOINTS AND CORNERS TO BE TAPED, FILLED AND SANDED SMOOTH IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
10. PATCH AND REPAIR EXISTING CONSTRUCTION AS REQUIRED.
11. ALL ROUGH CARPENTRY TO BE FIREPROOFED OR FIRE-RETARDANT TREATED IN ACCORDANCE WITH LOCAL CODES.
12. PROVIDE MIN. 16 GA. BACKING STUDS AND/OR CONTINUOUS 14 GA. WIDE BACKING PLATE IN WALLS AND CEILING FOR SUPPORT/BLOCKING OF TENANT MILLWORK, EQUIPMENT, WHITE BOARDS, SHELVING, ETC., TOP FIRE RETARDANT WOOD BLOCKING TO BE PROVIDED AS REQUIRED.
13. DOORS USED IN CONNECTION WITH EXITS SHALL BE SO ARRANGED AS TO REMAIN UNOBSTRUCTED AND READILY OPERATIONAL WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE FROM WHICH EGRESS IS MADE.
14. PATCH AND REPAIR MISSING OR DAMAGED FIREPROOFING TO ITS FULL PROTECTIVE CAPACITY.
15. ALL NEW DOORS AND HARDWARE TO COMPLY WITH CURRENT NEW YORK ACCESSIBILITY CODE.
16. PROVIDE FIRE RETARDANT BLOCKING AS REQUIRED FOR SUPPORT OF ALL MILLWORK, COUNTERTOPS, ETC.
17. U.N.O. ALL NEW PARTITIONS ARE TO BE TYPE A. REFER TO SHEET A-500 FOR PARTITION TYPES AND DETAILS.
18. U.N.O. PROVIDE A MINIMUM OF LEVEL FOUR FINISH TO MEET ASTM G940 GYPSUM BOARD SURFACES. PROVIDE LEVEL FIVE FINISH WHERE REQUIRED BY MATERIALS INSTALLED OVER DRYWALL SUBSTRATE.
19. ALL EXISTING DOORS, FRAMES AND HARDWARE INDICATED TO REMAIN SHALL BE REFINISHED TO LIKE NEW CONDITION AND PREP TO RECEIVE NEW HARDWARE AS REQUIRED.
20. GENERAL CONTRACTOR TO COORDINATE FINAL NUMBER AND LOCATIONS OF FIRE EXTINGUISHERS WITH THE LOCAL FIRE DEPARTMENT PRIOR TO INSTALLATION/COMPLETION.
21. PREP ALL WALLS, FLOORS, CEILINGS, ETC. AS REQUIRED TO RECEIVE NEW FINISHES.

CONSTRUCTION LEGEND

- AREA NOT IN SCOPE OF WORK, EXISTING TO REMAIN
- EXISTING WALL CONSTRUCTION AND/OR STRUCTURE TO REMAIN, G.C. TO PATCH & REPAIR AS REQUIRED
- NEW WALL CONSTRUCTION
- EXISTING GLASS AND GLAZING
- NEW GLASS AND GLAZING TO MATCH EXISTING
- PARTITION TYPE
- EXISTING DOOR AND FRAME TO REMAIN
- NEW DOOR AND FRAME

EQUIPMENT SCHEDULE

TAG	DESCRIPTION	VENDOR	MODEL	SKU	FINISH	REMARKS
1	SPORTS COURT	ACRYTECH	CUSHION-X	TBD	TBD	APPROVED REGIONAL INSTALLER
2	LOCKERS	T.C. MILLWORK, INC.	TBD	TBD	TBD	SEE THRD PARTY SHOP DRAWINGS.
3	MERCHANDISE SHELVES	TBD	TBD	TBD	TBD	
4	COAT HANGER	T.C. MILLWORK, INC.	TBD	TBD	TBD	SEE THRD PARTY SHOP DRAWINGS.

1 FIRST FLOOR FURNITURE PLAN
SCALE: 3/32" = 1'-0"



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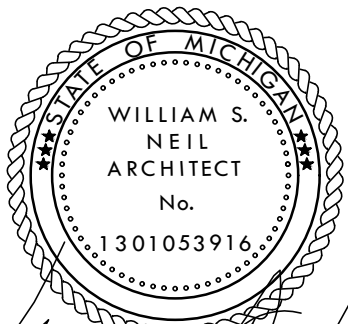
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SHEET TITLE

FIRST FLOOR
FURNITURE PLAN

SHEET NO.

A-106

NWS JOB NO.: 25-0044

CONSULTANTS

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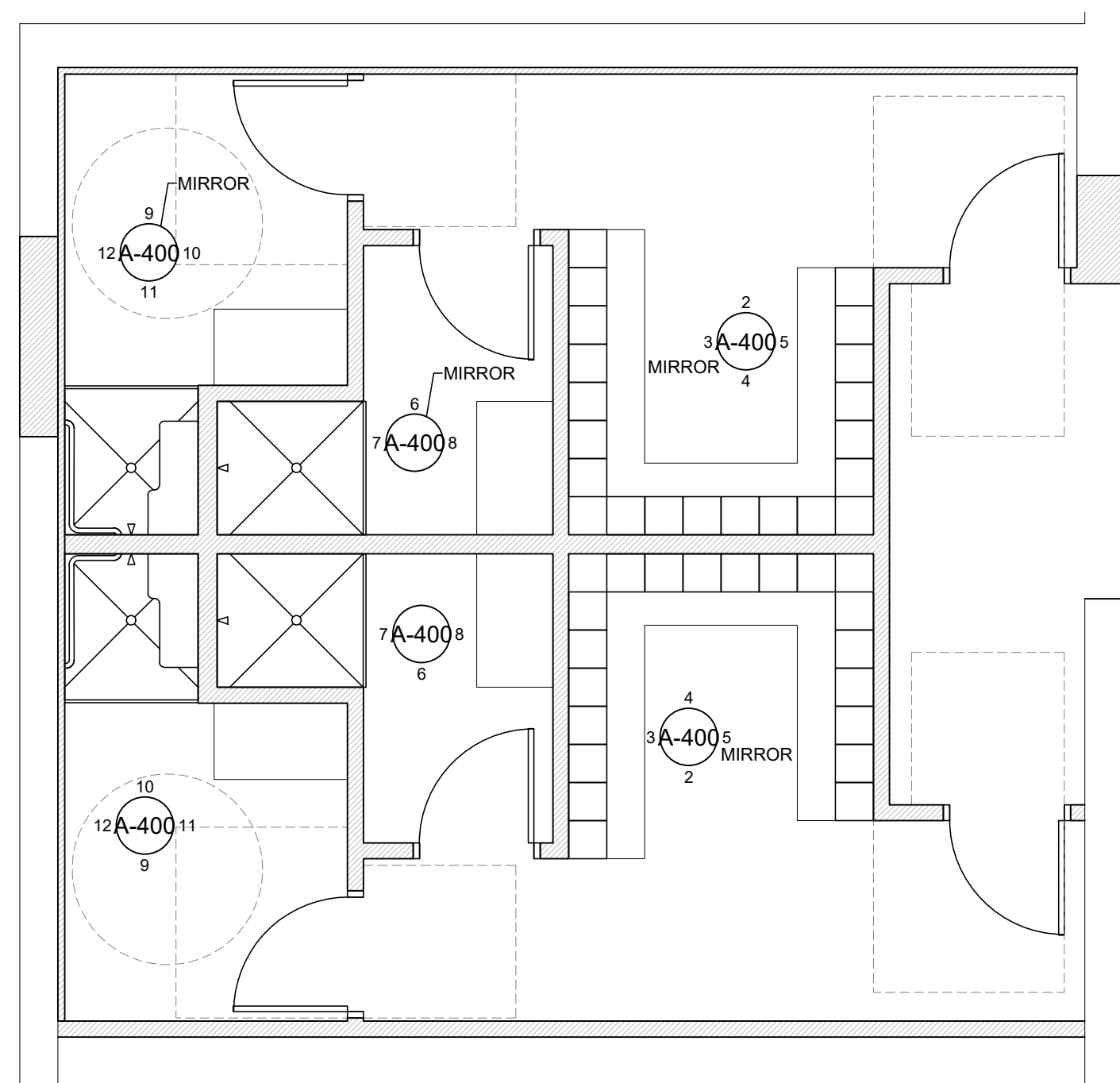
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ENLARGED PLANS
& ELEVATIONS

SHEET NO.

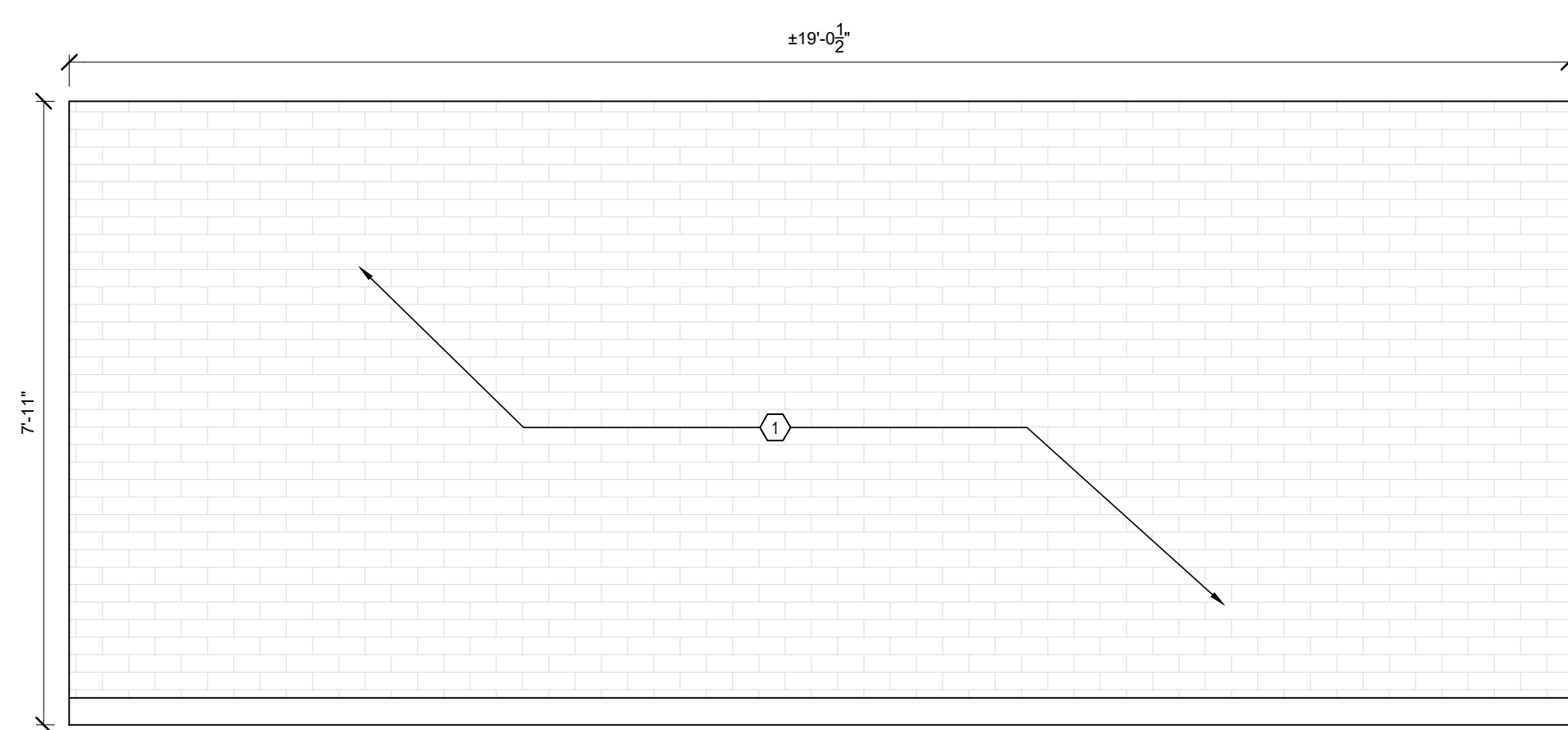
A-400

NWS JOB NO.: 25-0044



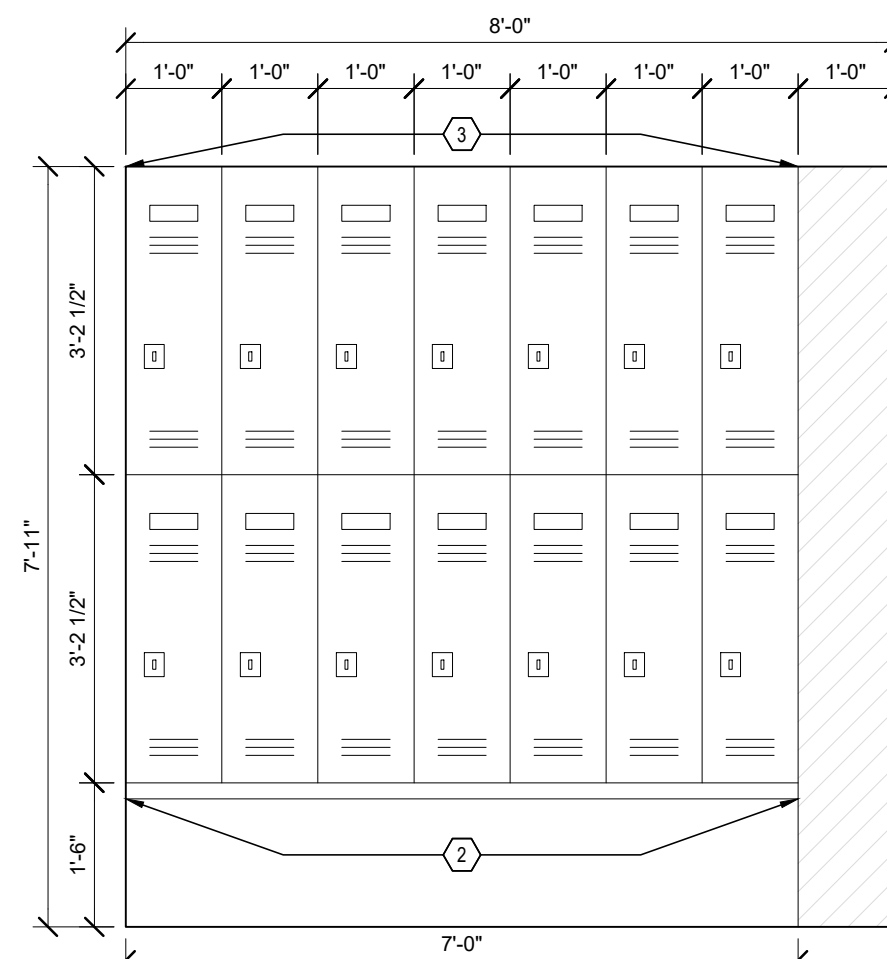
MEN'S LOCKER ROOM #112
ENLARGED PLAN

1
A-400
SCALE: 1/4" = 1'-0"



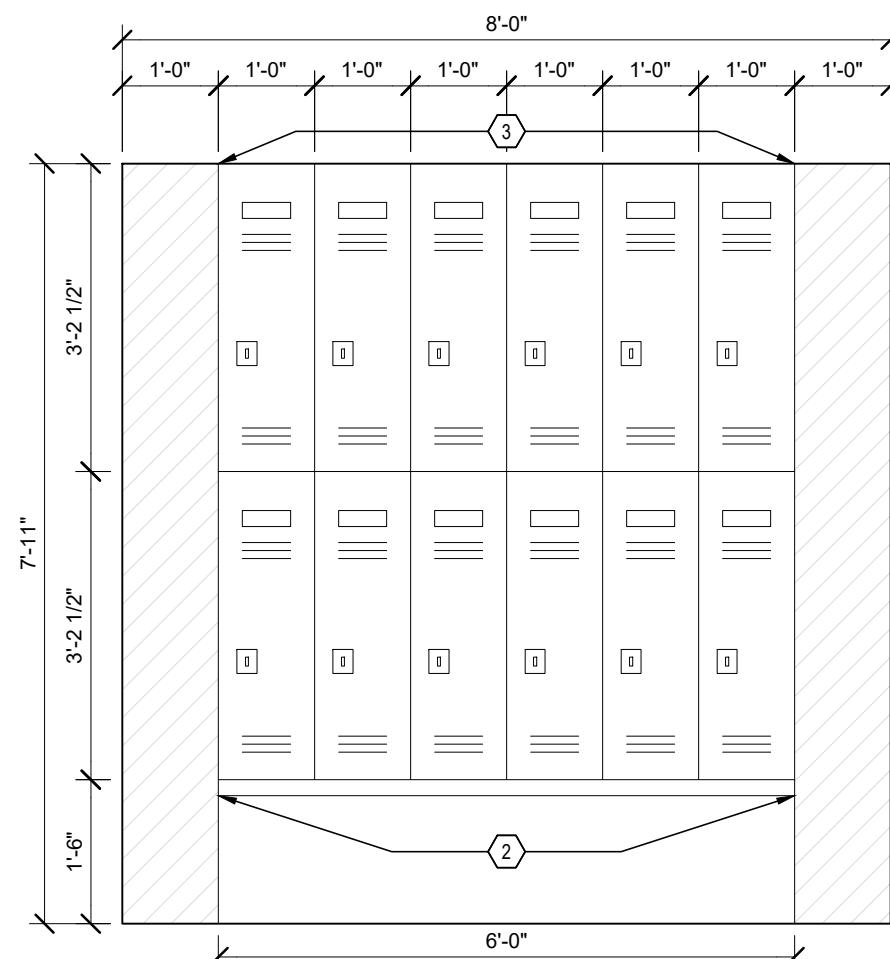
INTERIOR ELEVATION

2
A-400
SCALE: 1/2" = 1'-0"



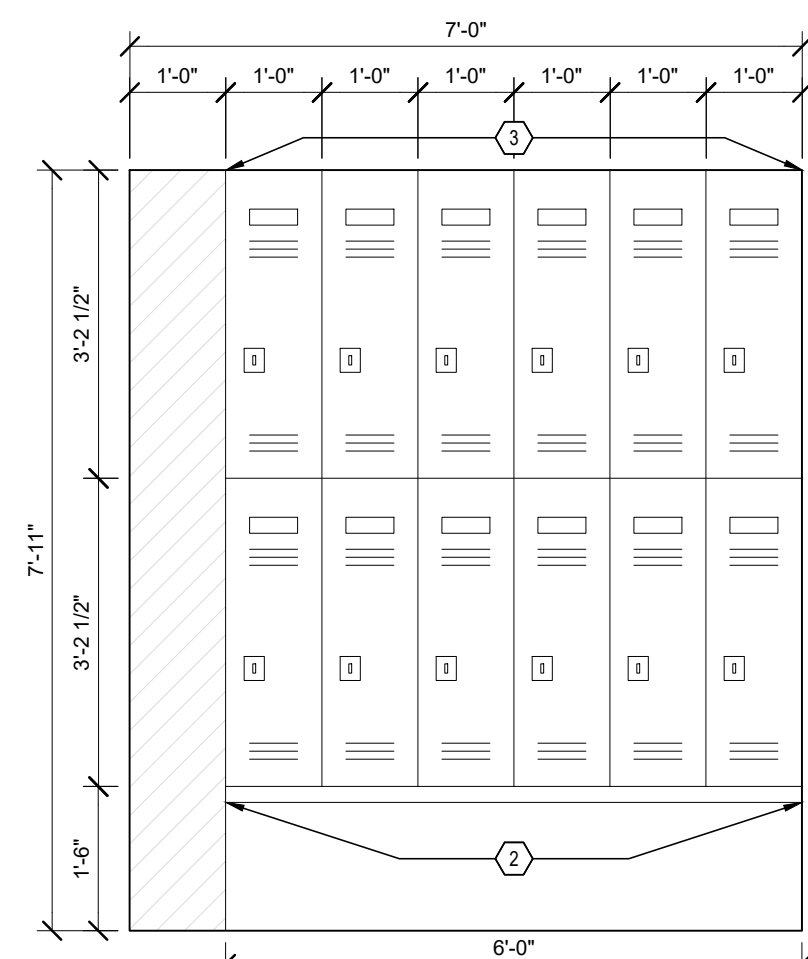
INTERIOR ELEVATION

3
A-400
SCALE: 1/2" = 1'-0"



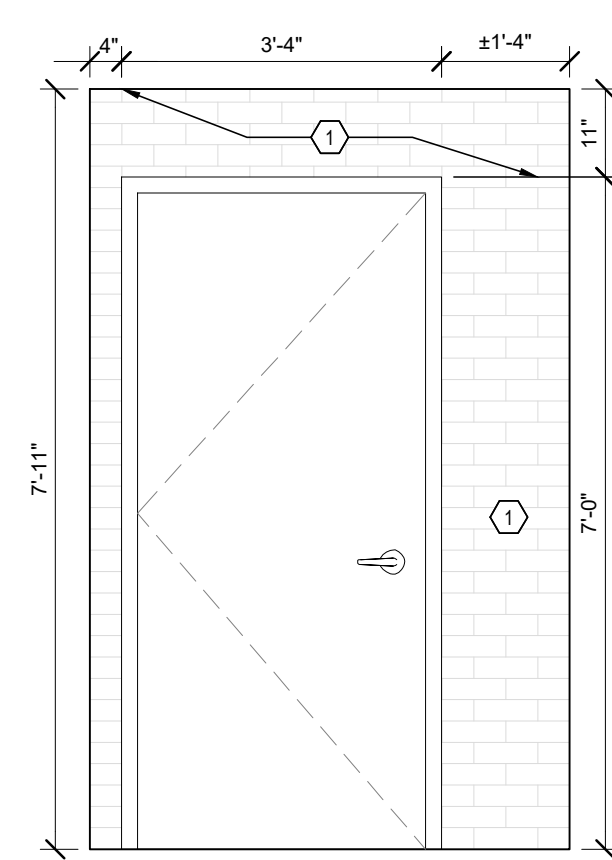
INTERIOR ELEVATION

4
A-400
SCALE: 1/2" = 1'-0"



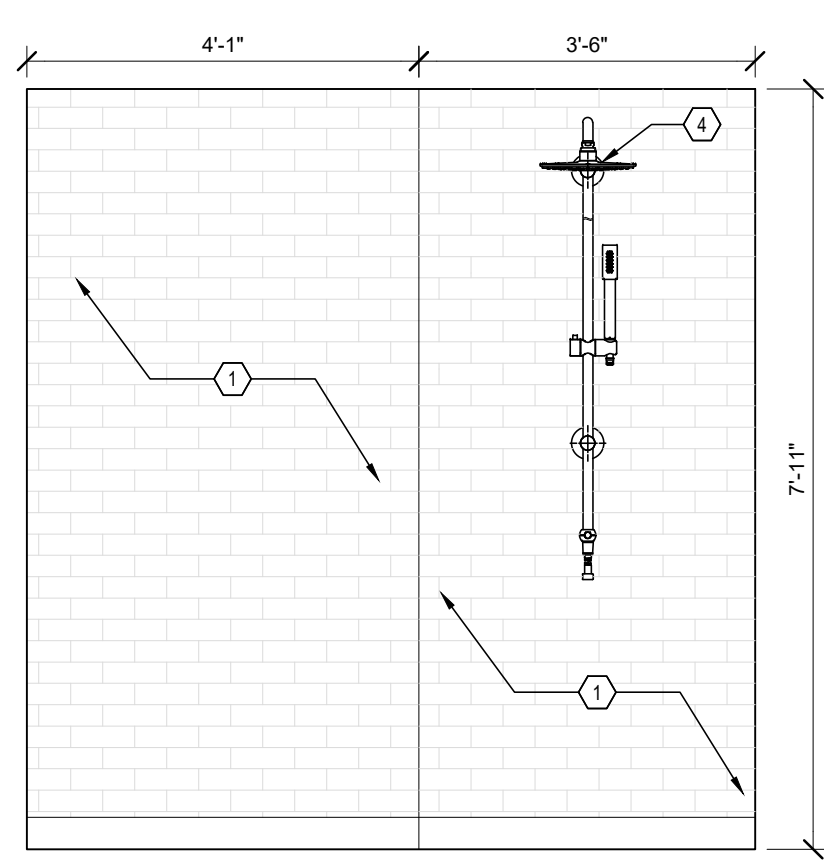
INTERIOR ELEVATION

5
A-400
SCALE: 1/2" = 1'-0"



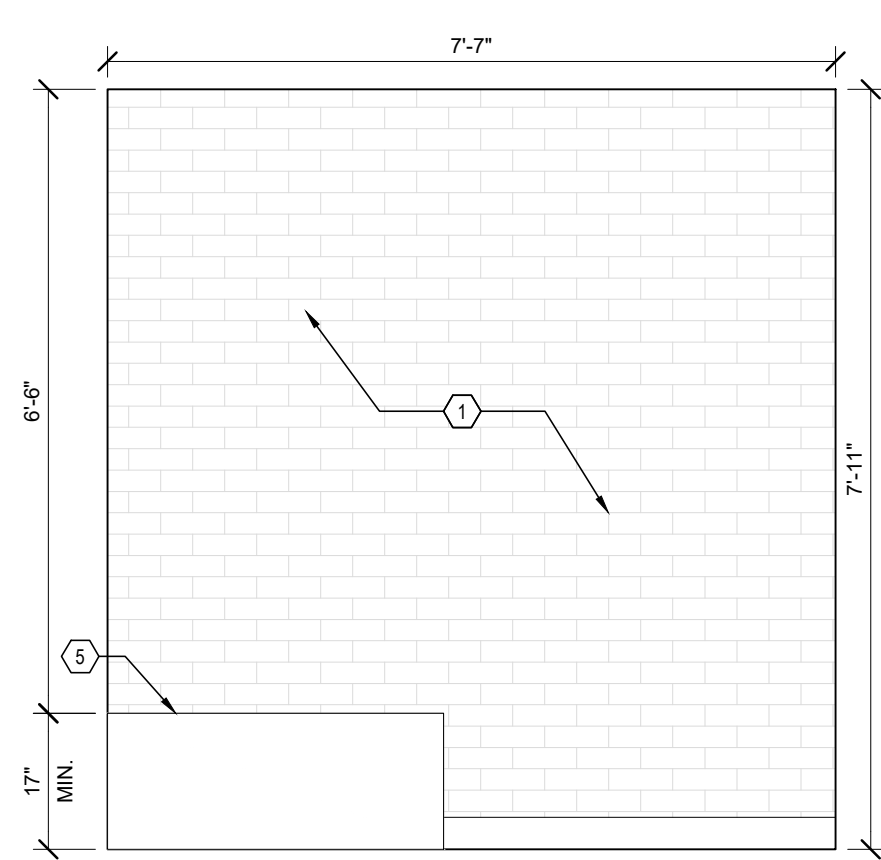
INTERIOR ELEVATION

6
A-400
SCALE: 1/2" = 1'-0"



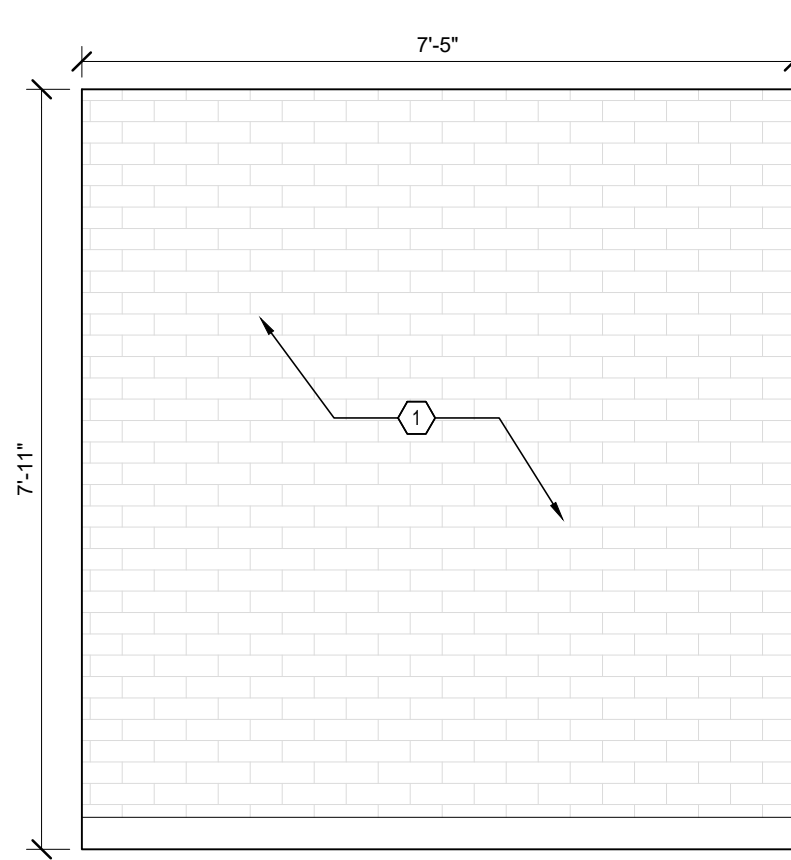
INTERIOR ELEVATION

7
A-400
SCALE: 1/2" = 1'-0"



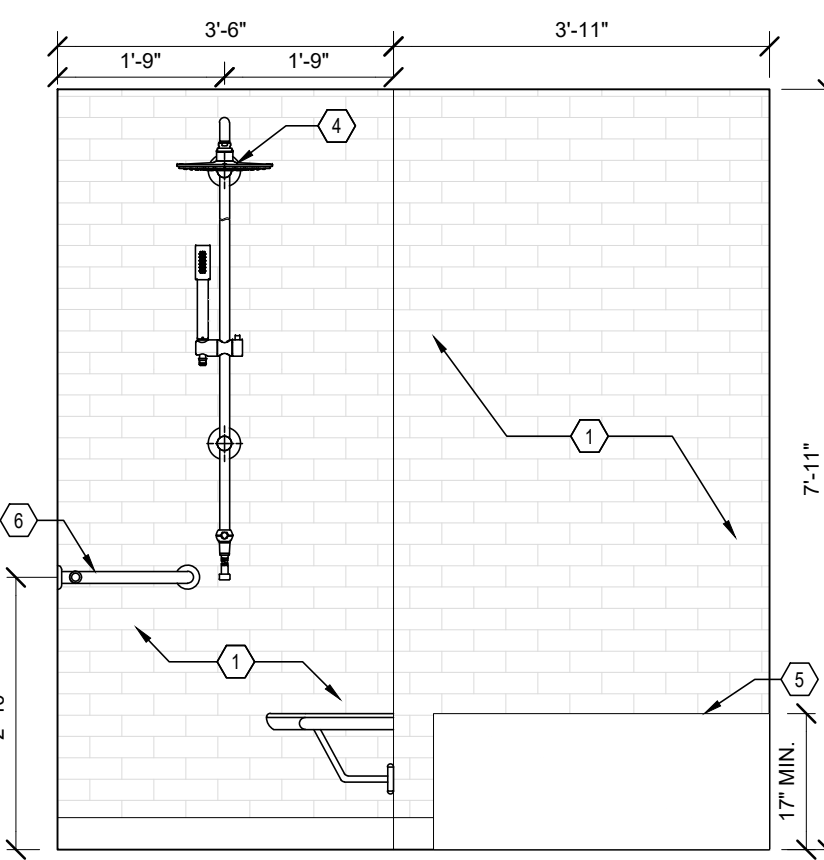
INTERIOR ELEVATION

8
A-400
SCALE: 1/2" = 1'-0"



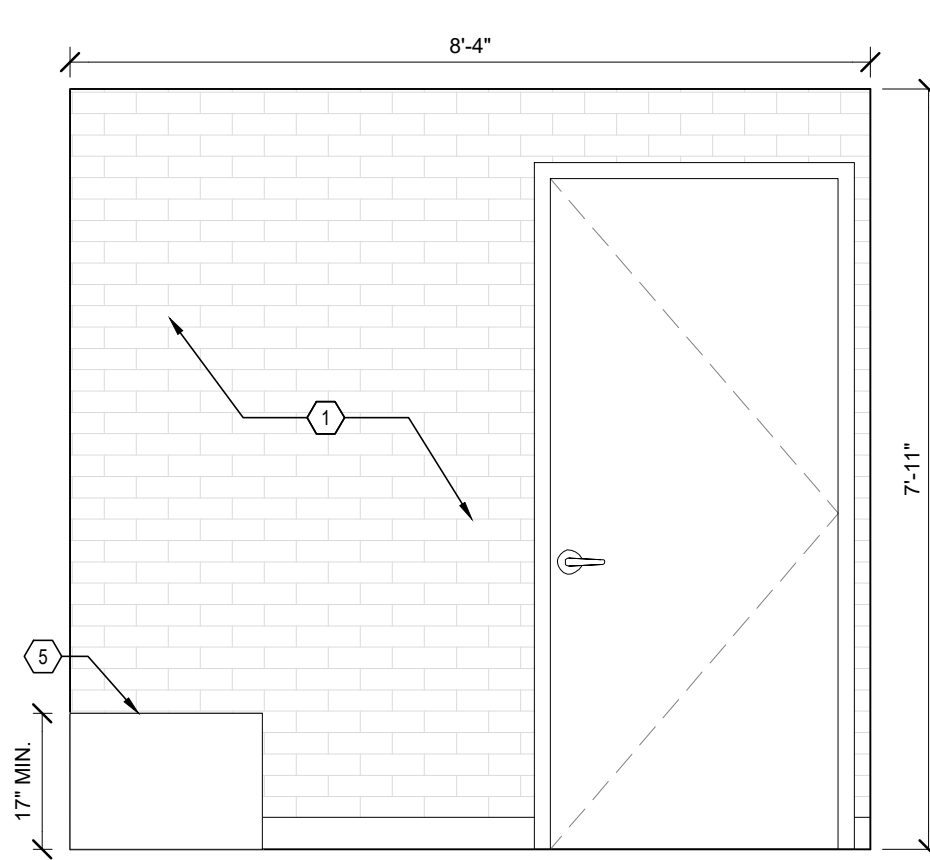
INTERIOR ELEVATION

9
A-400
SCALE: 1/2" = 1'-0"



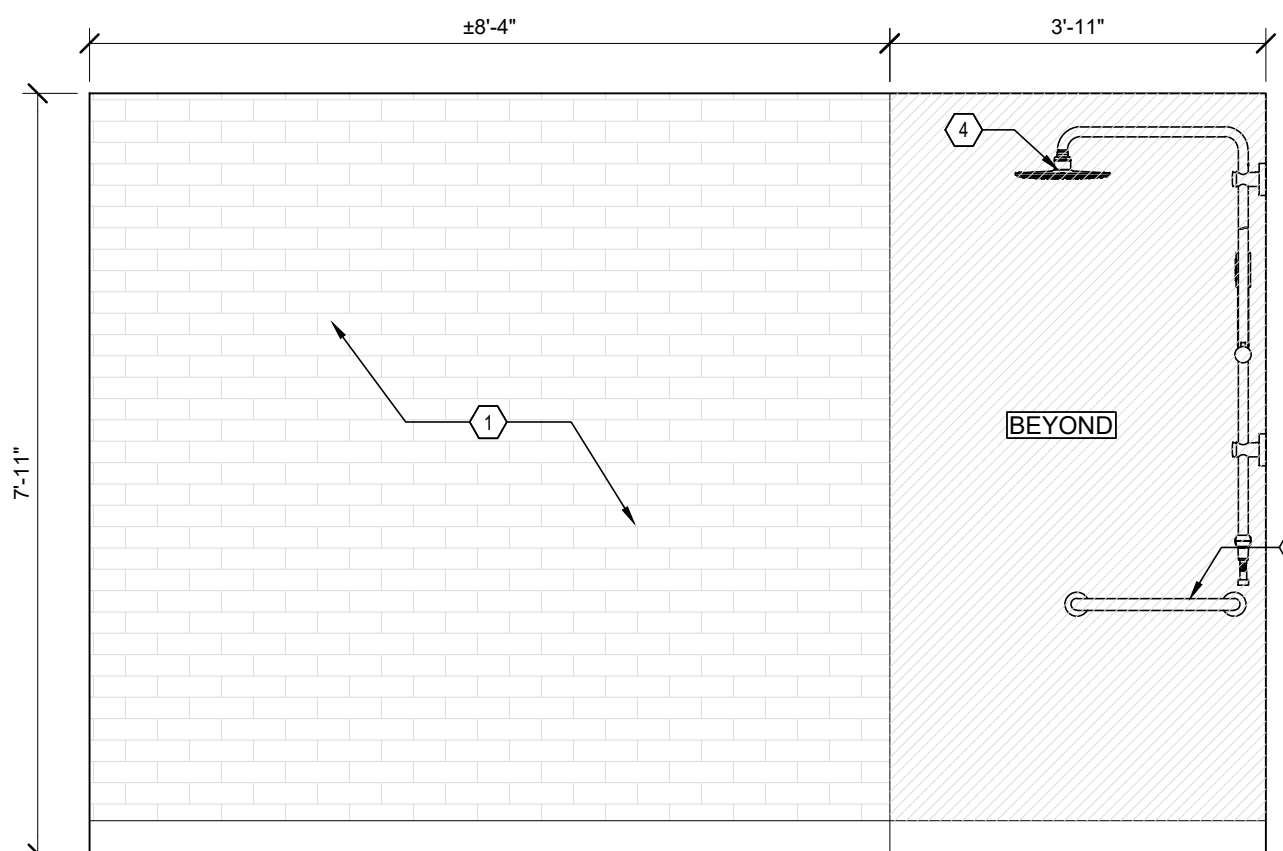
INTERIOR ELEVATION

10
A-400
SCALE: 1/2" = 1'-0"



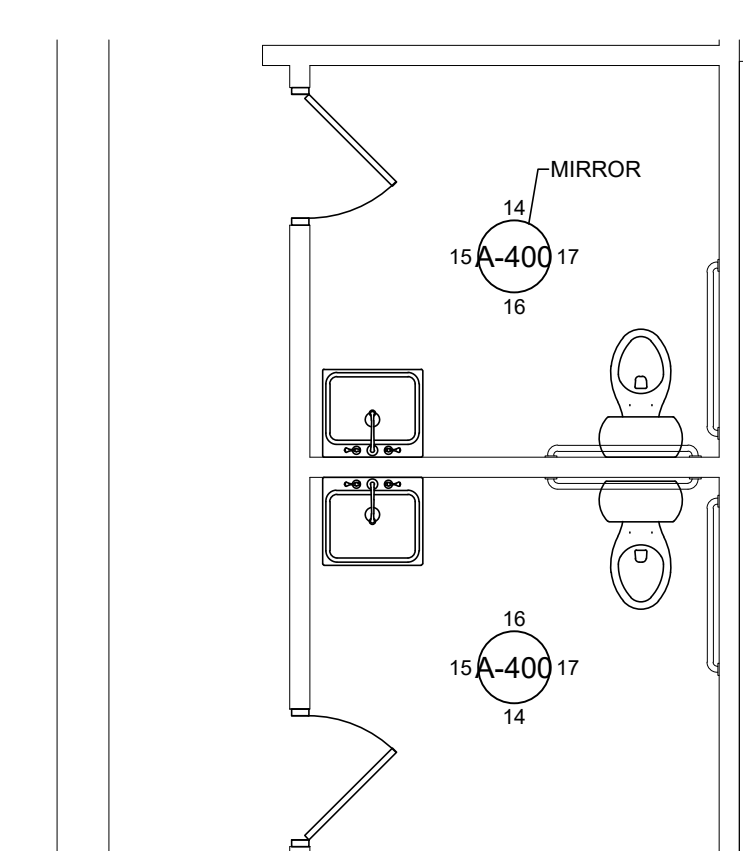
INTERIOR ELEVATION

11
A-400
SCALE: 1/2" = 1'-0"



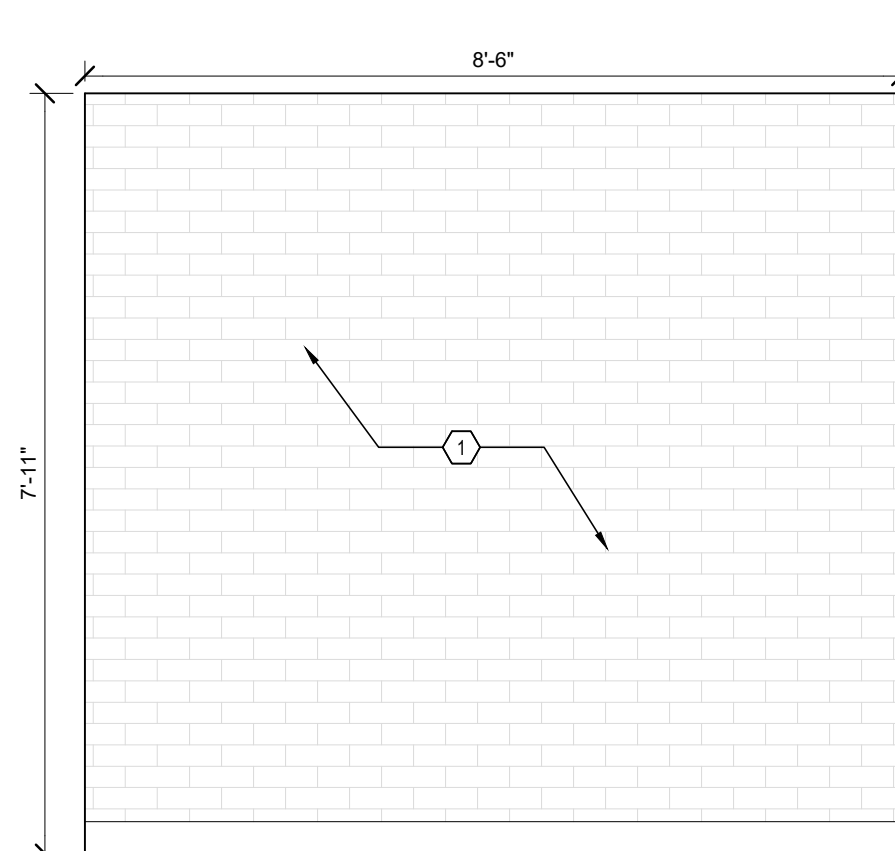
INTERIOR ELEVATION

12
A-400
SCALE: 1/2" = 1'-0"



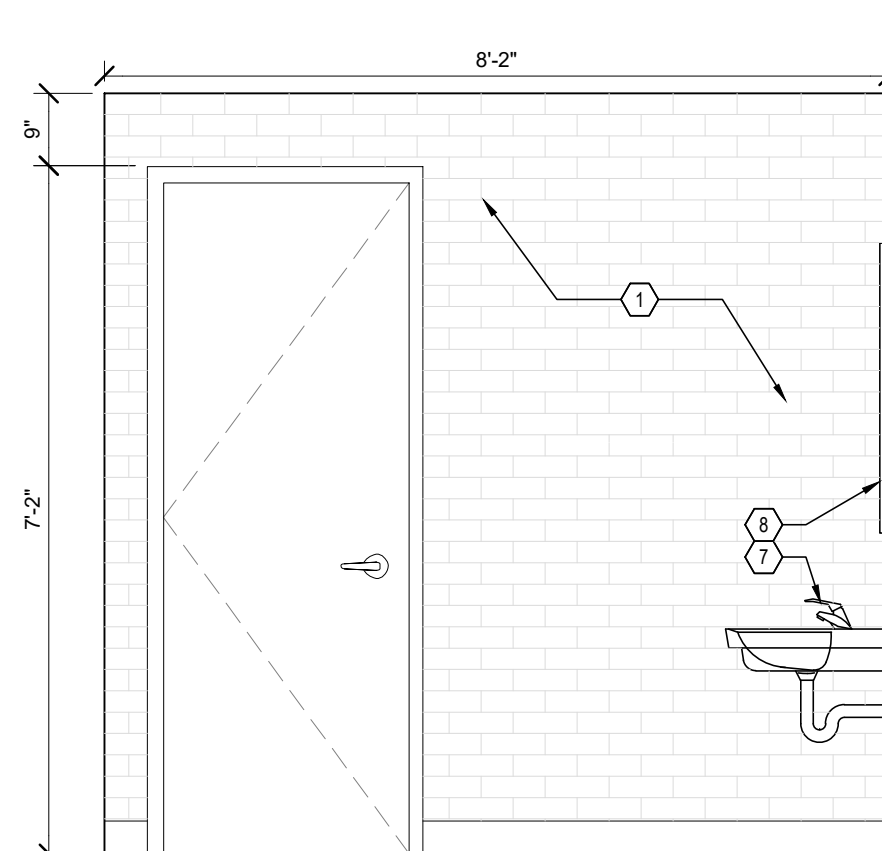
UNISEX RESTROOMS #114 & #115
ENLARGED PLAN

13
A-400
SCALE: 1/4" = 1'-0"



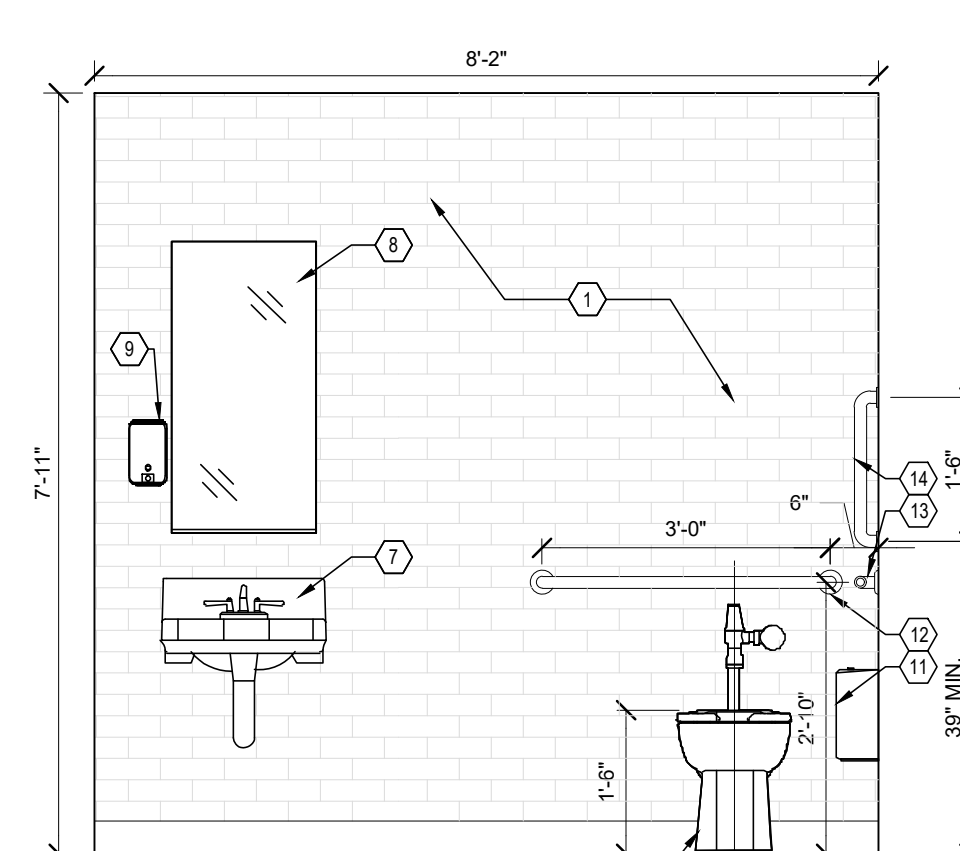
INTERIOR ELEVATION

14
A-400
SCALE: 1/2" = 1'-0"



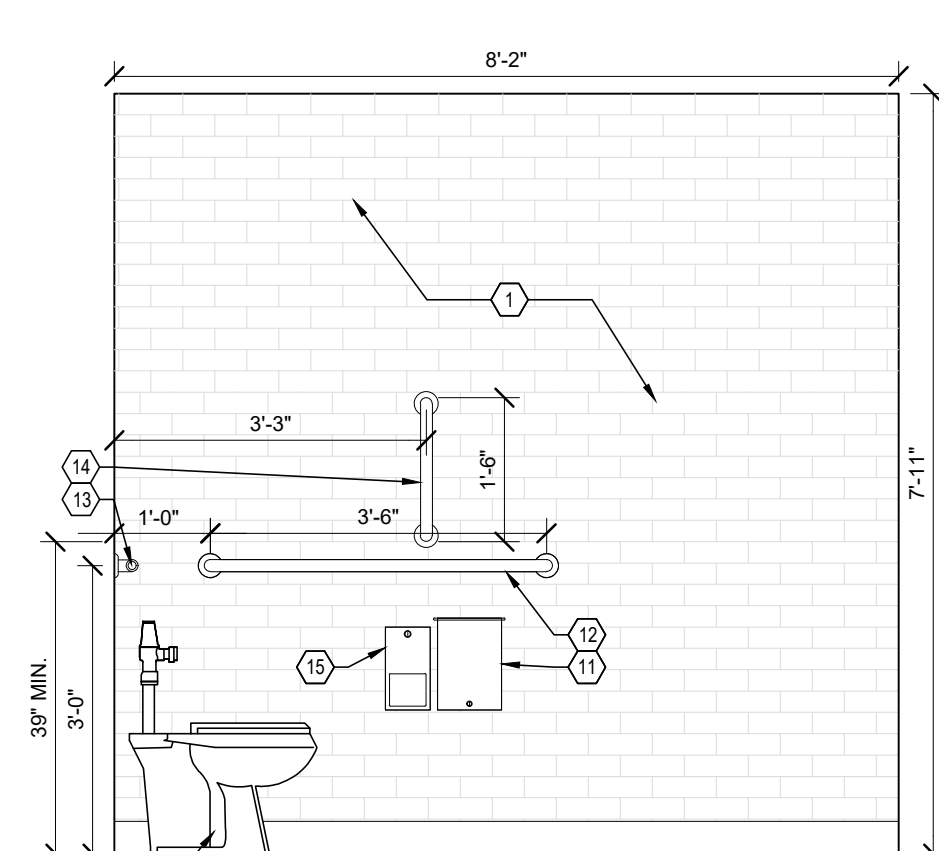
INTERIOR ELEVATION

15
A-400
SCALE: 1/2" = 1'-0"



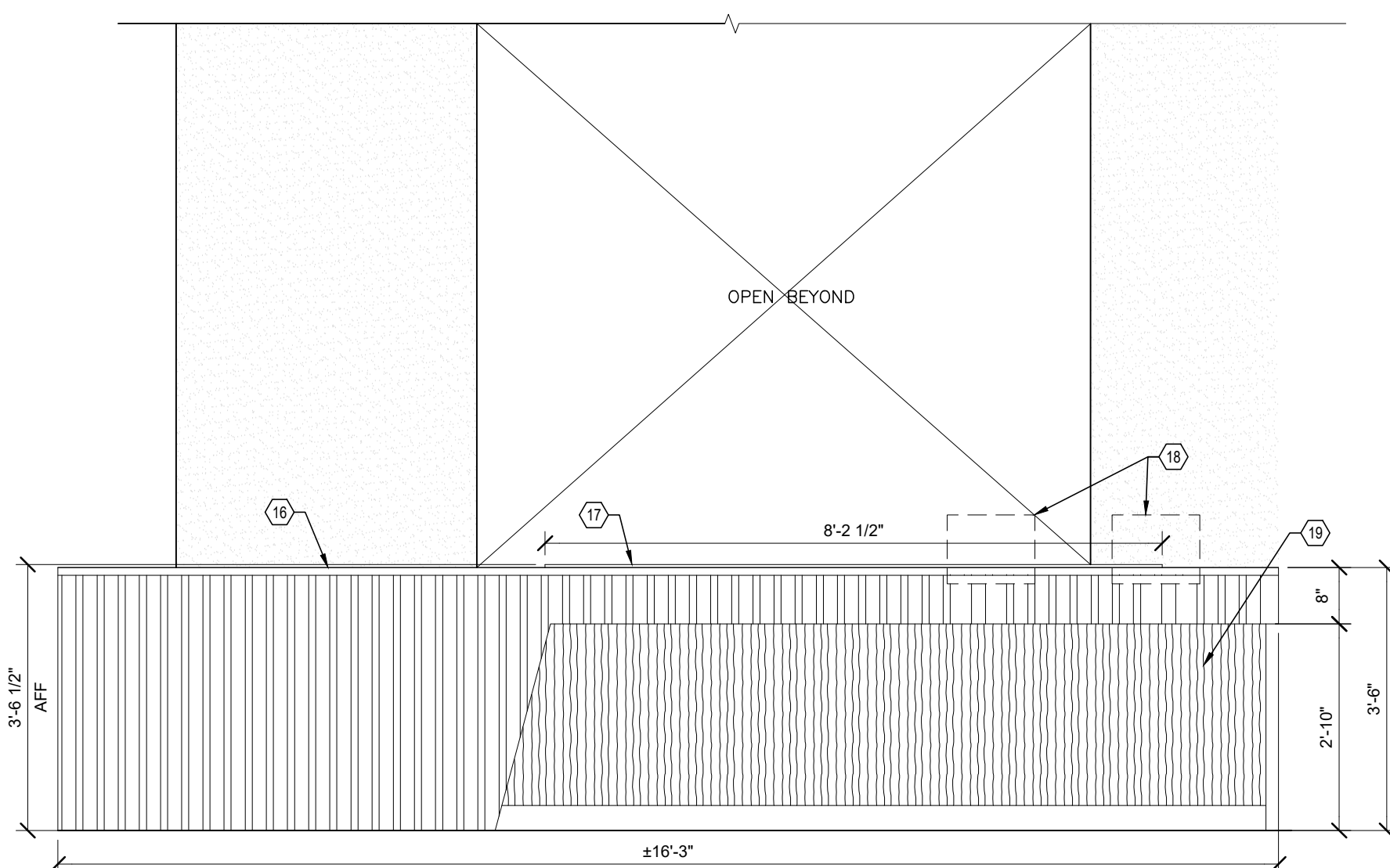
INTERIOR ELEVATION

16
A-400
SCALE: 1/2" = 1'-0"



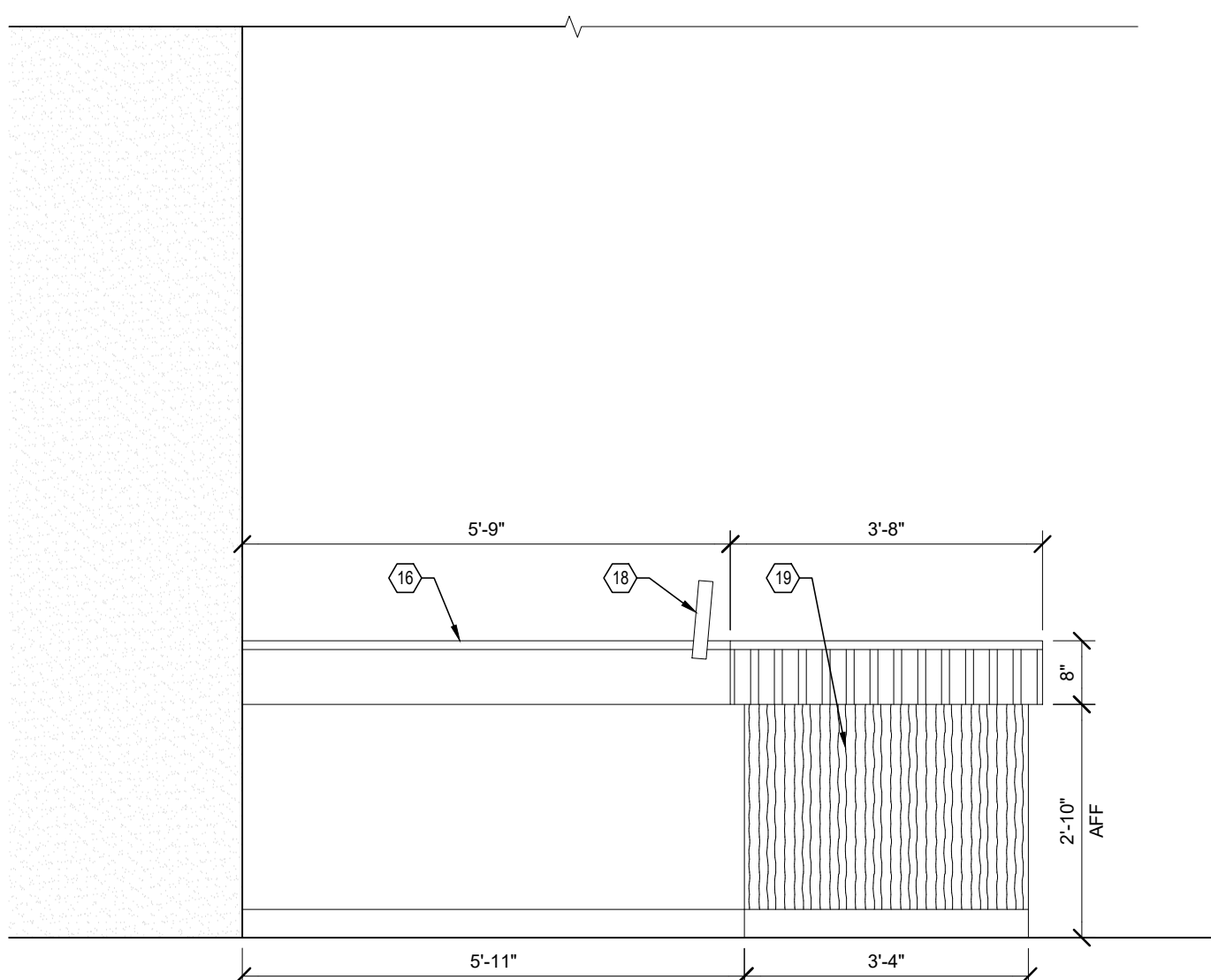
INTERIOR ELEVATION

17
A-400
SCALE: 1/2" = 1'-0"



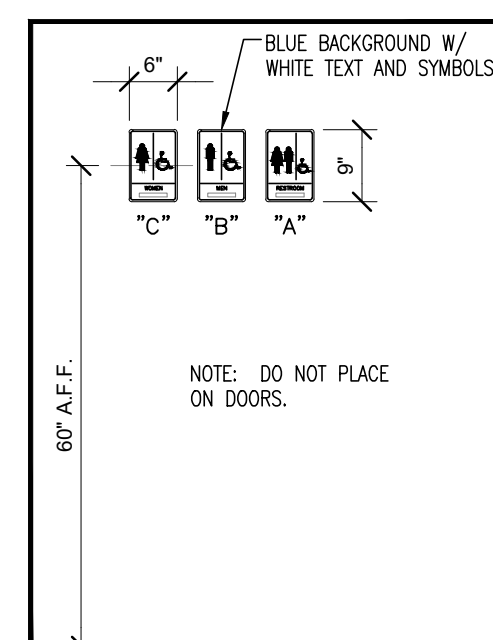
INTERIOR ELEVATION
RECEPTION AREA #101

18
A-400
SCALE: 1/2" = 1'-0"



INTERIOR ELEVATION
RECEPTION AREA #101

19
A-400
SCALE: 1/2" = 1'-0"



NOTE: DO NOT PLACE
ON DOORS.

RESTROOM SIGNAGE

20
A-400
SCALE: 1/2" = 1'-0"

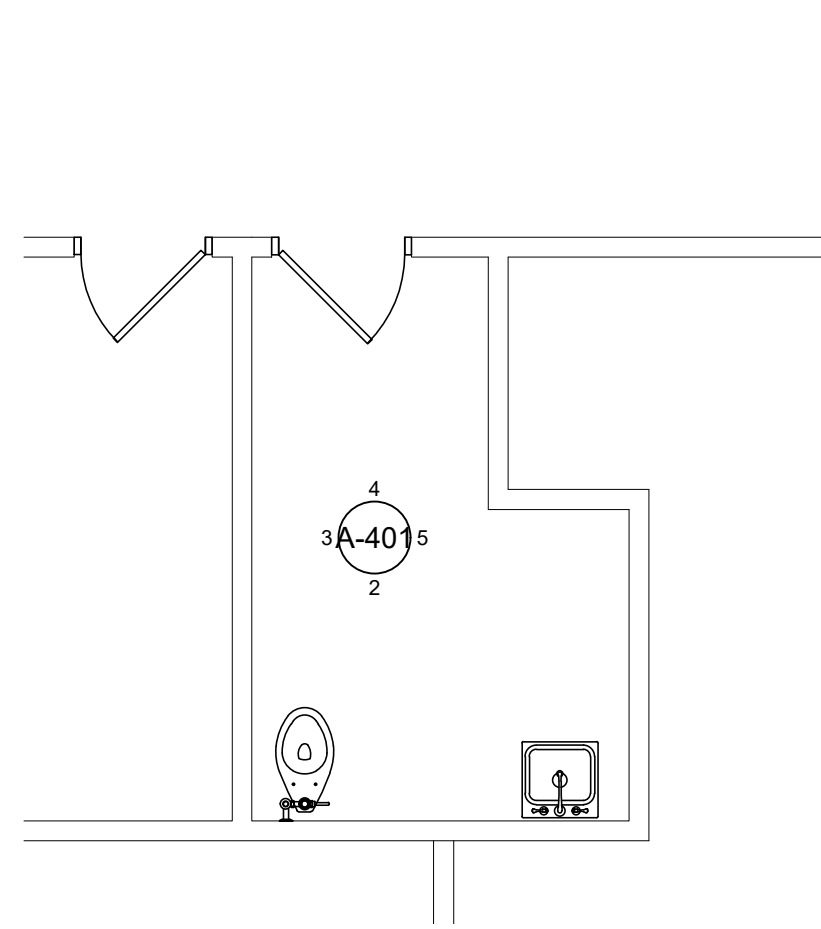
ADA WASHROOM FIXTURE - MOUNTING HEIGHTS

GENERAL NOTES:

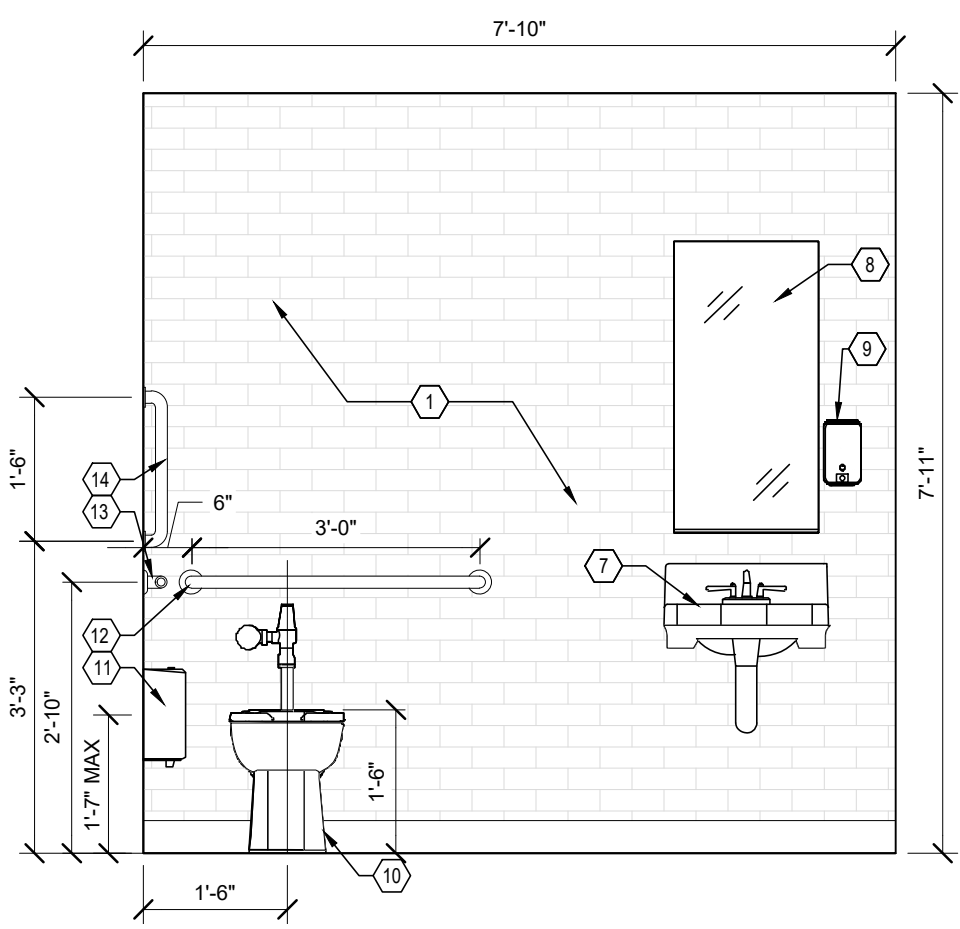
- ALL MOUNTING HEIGHTS SHALL COMPLY WITH THE CURRENT A.D.A. STANDARDS AND THE ARCHITECTURAL ACCESS BOARD.
- HAND OPERATED FLUSH CONTROLS Ø44" A.F.F. (MAX.) TO BE ON THE WIDE SIDE OF TOILET AREA
 - TOE & KNEE SPACE SHALL COMPLY WITH A.D.A. - E.W.C. (4.15), LAVATORY (4.19)
 - SURFACE MOUNTED TOWEL DISPENSER AND SANITARY NAPKIN DISPENSER MAX. HEIGHT 53" A.F.F.
 - INSULATE HOT WATER PIPES AND DRAINS TO PROTECT AGAINST CONTACT - HANDSHIELD OR EQUAL. ALL NEW AND EXISTING SINK LOCATIONS (AS REQUIRED).
 - METAL TOILET PARTITIONS TO BE FLOOR MOUNTED WITH BAKED ENAMEL FINISH. SUBMIT SAMPLES FOR COLOR SELECTION. FIELD MEASURE PRIOR TO FABRICATION. COMPLY WITH ANSI STANDARDS. ACCEPTABLE MFR. ARE GLOBAL STEEL PRODUCTS CORP., SANMETAL PRODUCT CO. OR ACCURATE PARTITIONS CORP. MFR. STANDARD SOUND DEADENING HONEY COMB FINISH. DIMENSION 1" MINIMUM FOR DOORS, PANELS AND SCREENS. 1/2" MINIMUM FOR PILASTERS. HARDWARE TO BE HEAVY DUTY. DOOR DIMENSIONS U.N.O TO BE 24" WIDE FOR IN SWINGING DOORS AND 32" (CLEAR OPENING) FOR HANDICAPPED OUT SWINGING DOORS. PROVIDE TOE CLEARANCE OF AT LEAST 9" ABOVE THE FLOOR.

KEYNOTES #

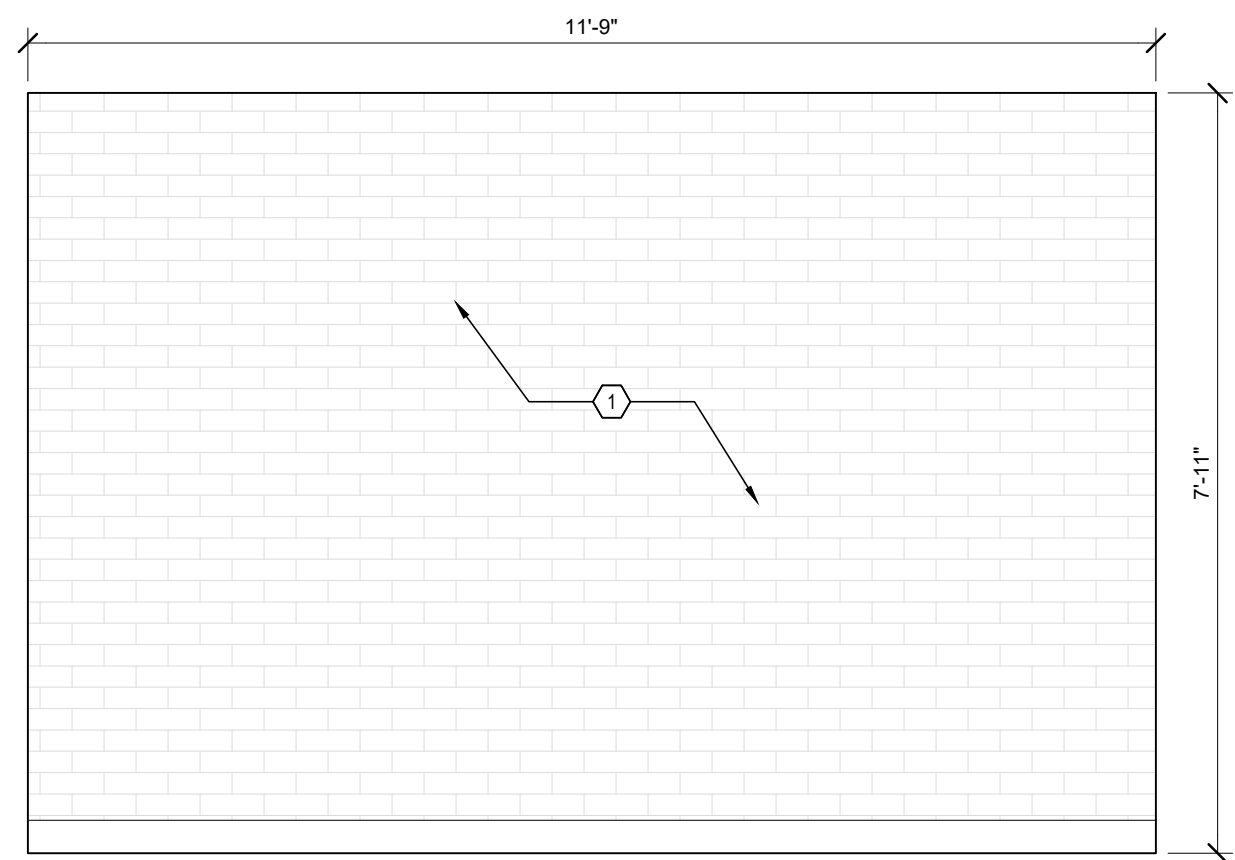
- NEW WALL TILE - TO BE DETERMINED BY OWNER.
- NEW WALL MOUNTED LOCKER ROOM BENCH - TO BE DETERMINED BY OWNER.
- NEW LOCKERS - TO BE PROVIDED BY OWNER AND INSTALLED BY GC.
- NEW SHOWERS - TO BE PROVIDED BY OWNER AND INSTALLED BY GC.
- NEW STAND ALONE BENCH - TO BE PROVIDED BY OWNER.
- NEW SHOWER GRAB BARS - TO BE DETERMINED BY OWNER.
- EXISTING SINK TO BE REMOVED AND REINSTALLED FOR NEW WALL TILE. PROVIDE NEW SINK IF NEEDED.
- EXISTING MIRROR TO BE REMOVED AND REINSTALLED FOR NEW WALL TILE.
- EXISTING SOAP DISPENSER TO BE REMOVED AND REINSTALLED FOR NEW WALL TILE.
- EXISTING TOILET TO BE REMOVED AND REINSTALLED FOR NEW WALL TILE. PROVIDE NEW TOILET IF NEEDED.
- NEW WALL MOUNTED TRASH TO BE REMOVED AND REINSTALLED FOR NEW WALL TILE.
- NEW 36" GRAB BAR ON REAR WALL.
- NEW 42" GRAB BAR ON SIDE WALL.
- NEW 16" GRAB BAR - VERTICALLY INSTALLED FOR SIDE WALL.
- EXISTING TISSUE DISPENSER TO BE REMOVED AND REINSTALLED FOR NEW WALL TILE.
- NEW COUNTERTOP AT 42" AFF, TYP.
- NEW BACK COUNTERS AT 42-1/2" AFF, TYP.
- NEW ELECTRONIC SIGN-IN DEVICES. COORDINATE POWER, MOUNTING, AND DATA WITH VENDOR.
- NEW PLAM MILLWORK FACE (PL-1).
- EXISTING URINAL TO BE REMOVED AND REINSTALLED FOR NEW WALL TILES. PROVIDE NEW FIXTURE IF NEEDED.



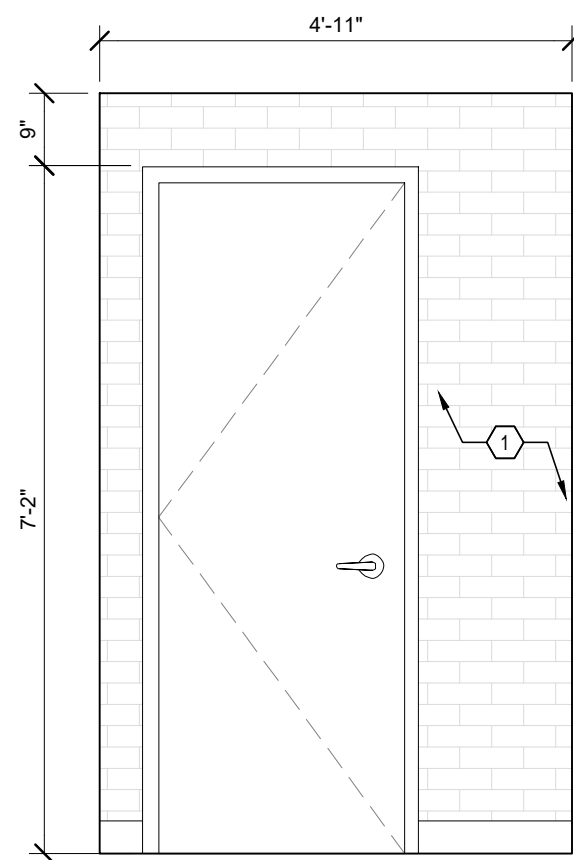
1 UNISEX RESTROOMS #126
ENLARGED PLAN
SCALE: 1/4" = 1'-0"



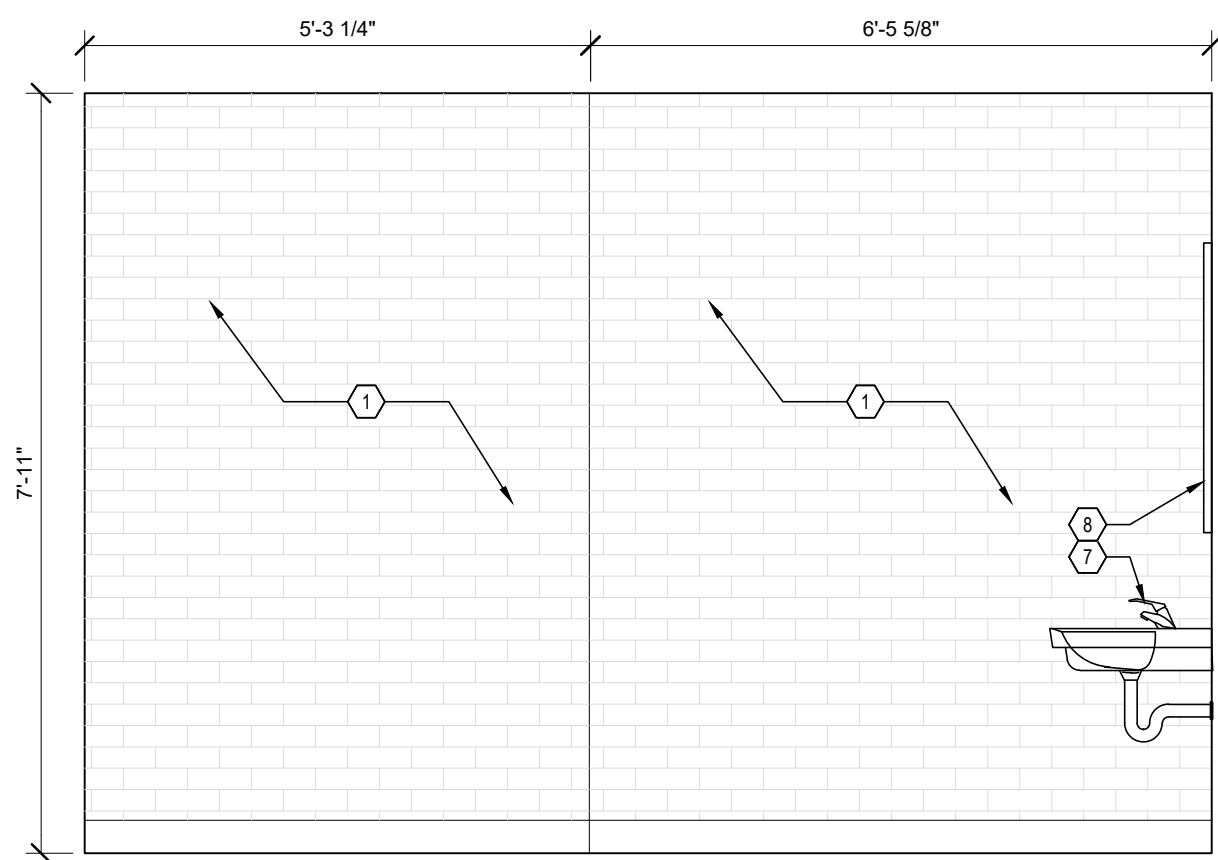
2 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



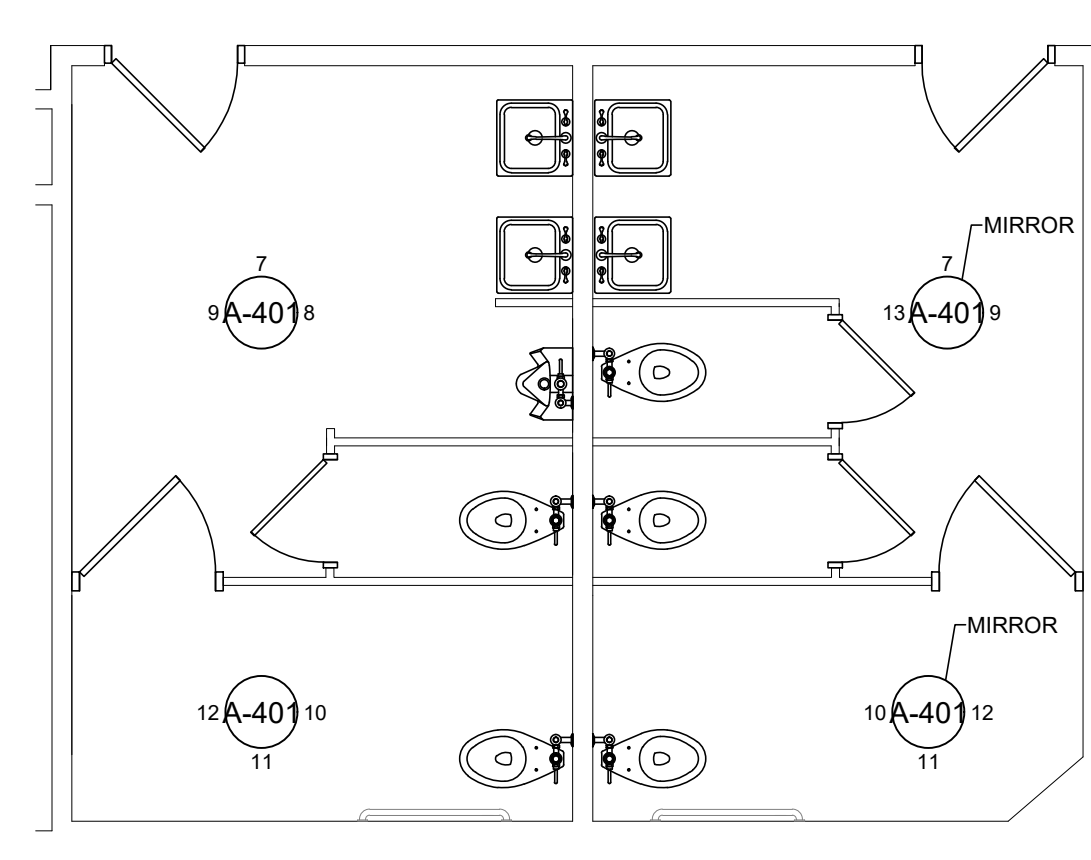
3 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



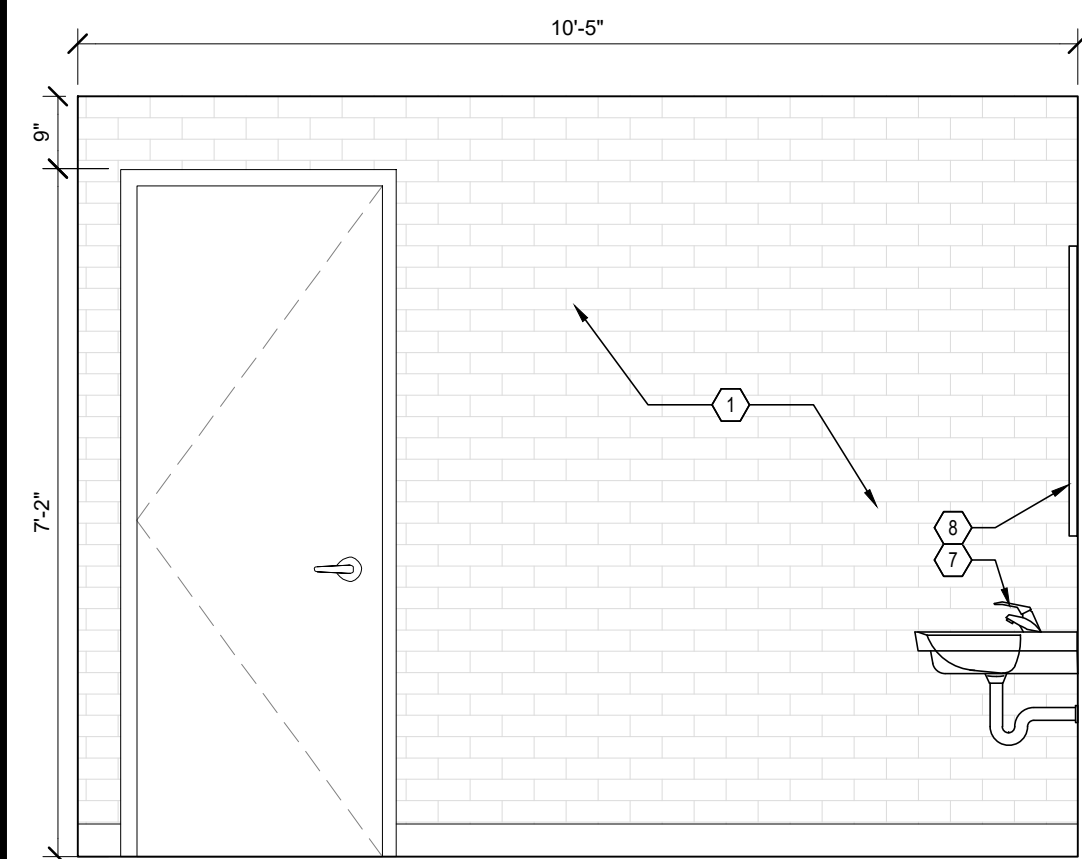
4 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



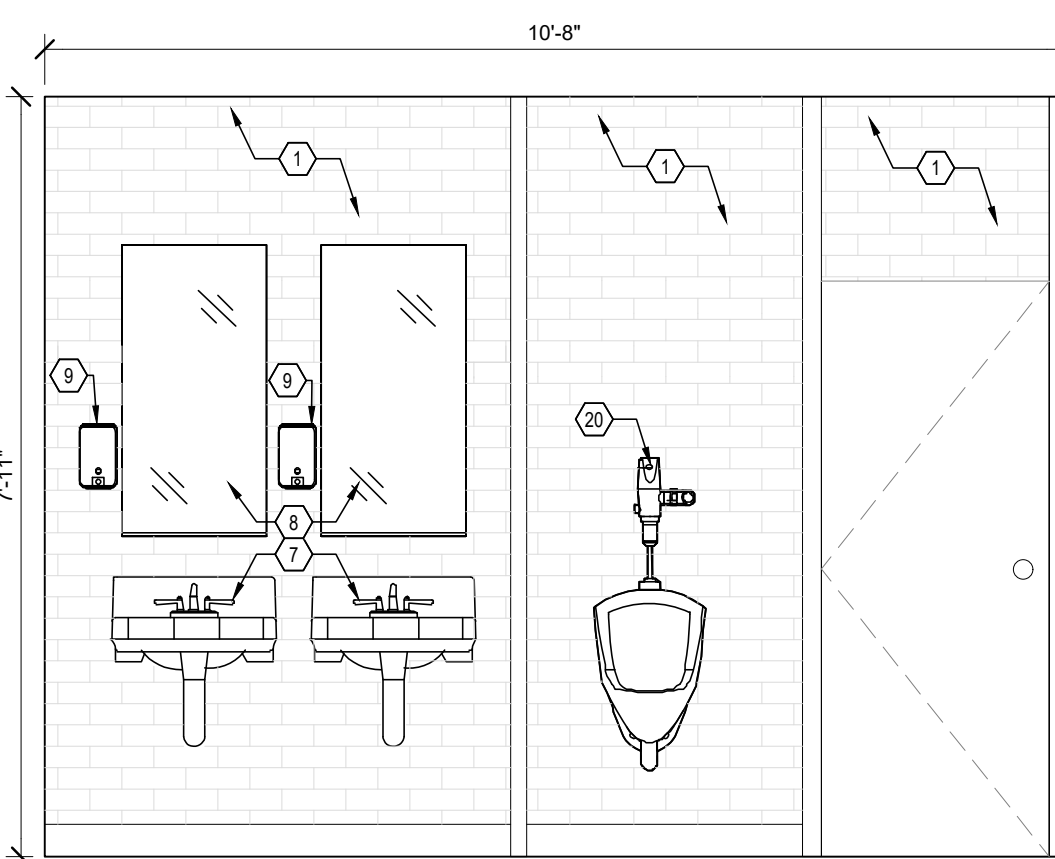
5 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



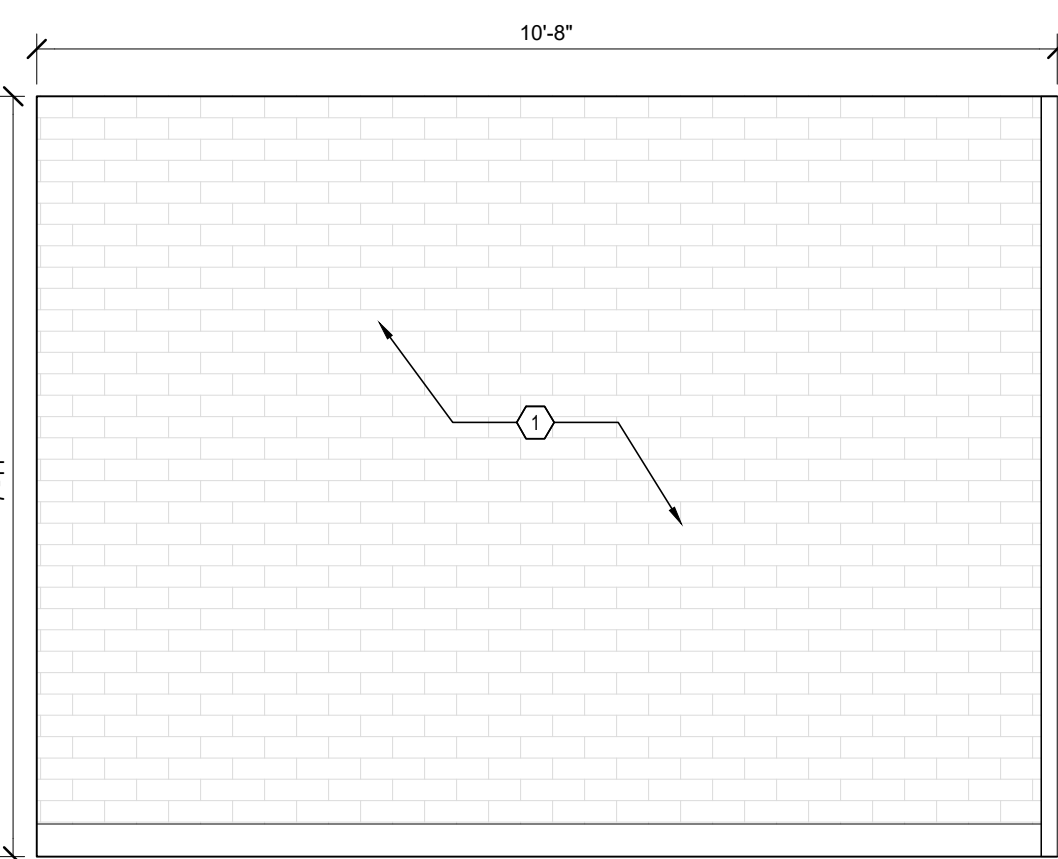
6 RESTROOMS #122 & #123
ENLARGED PLAN
SCALE: 1/4" = 1'-0"



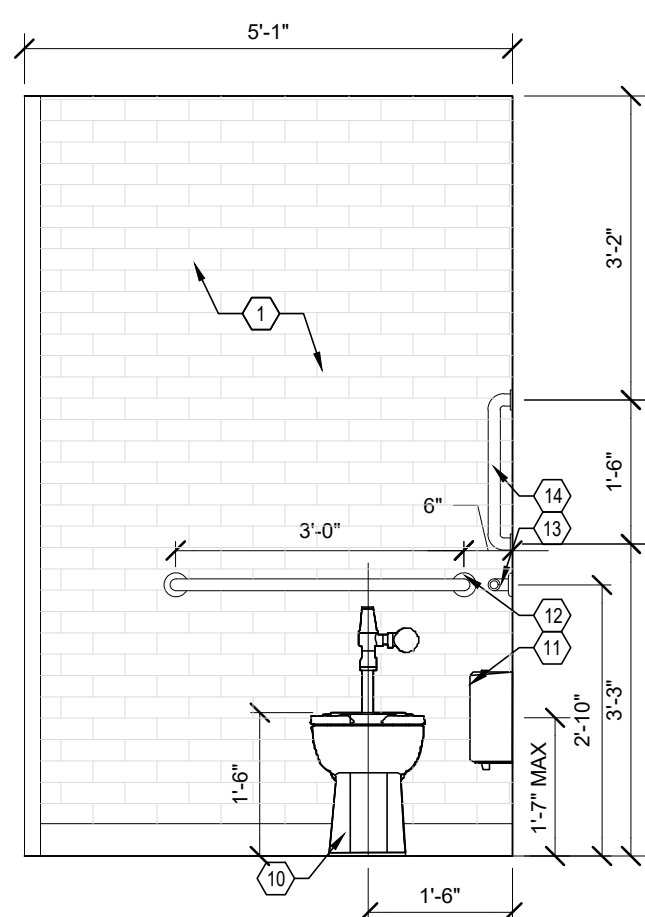
7 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



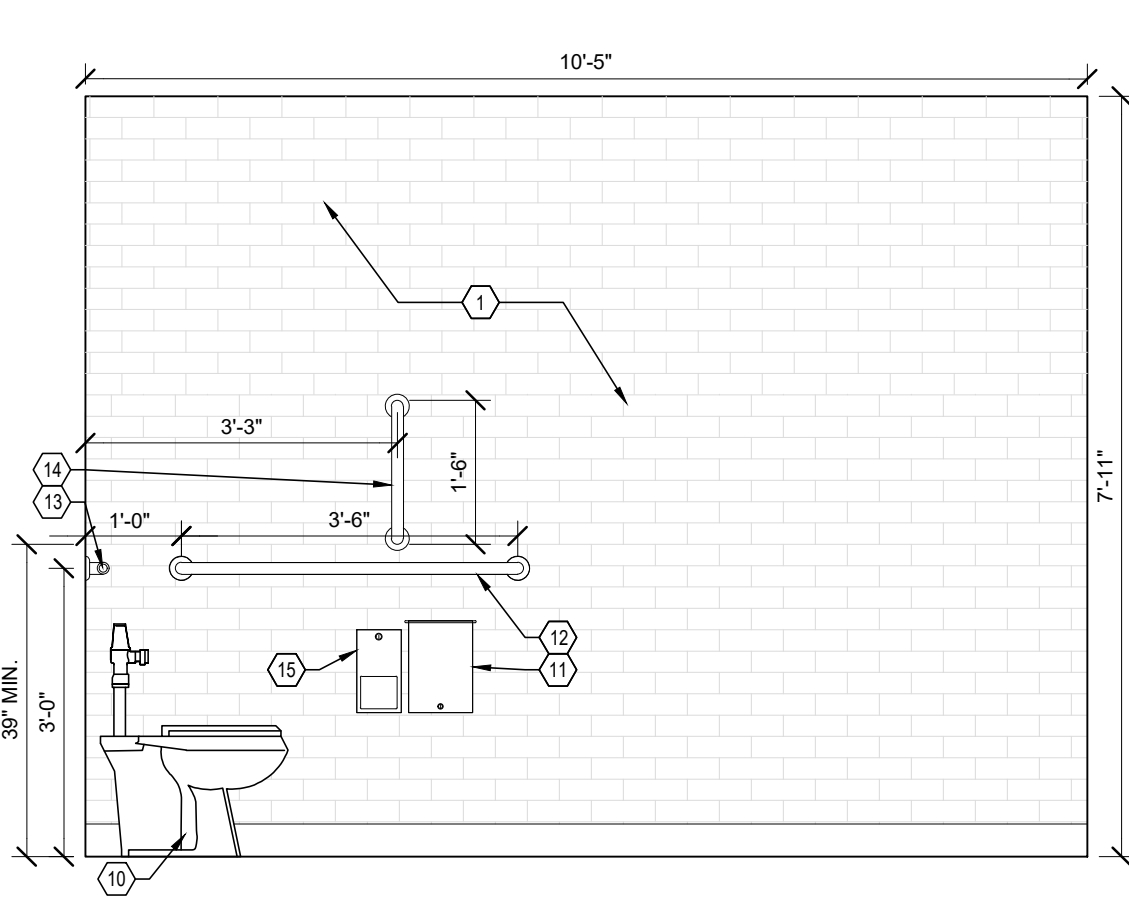
8 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



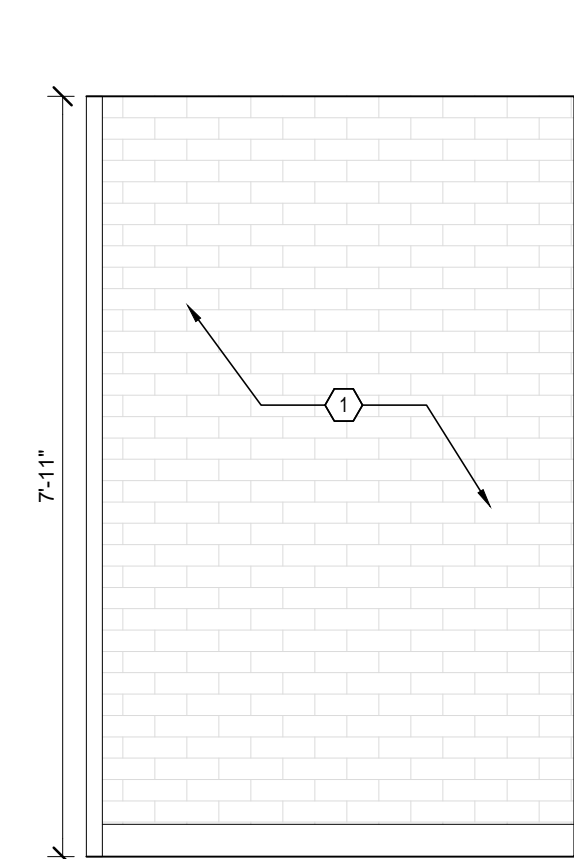
9 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



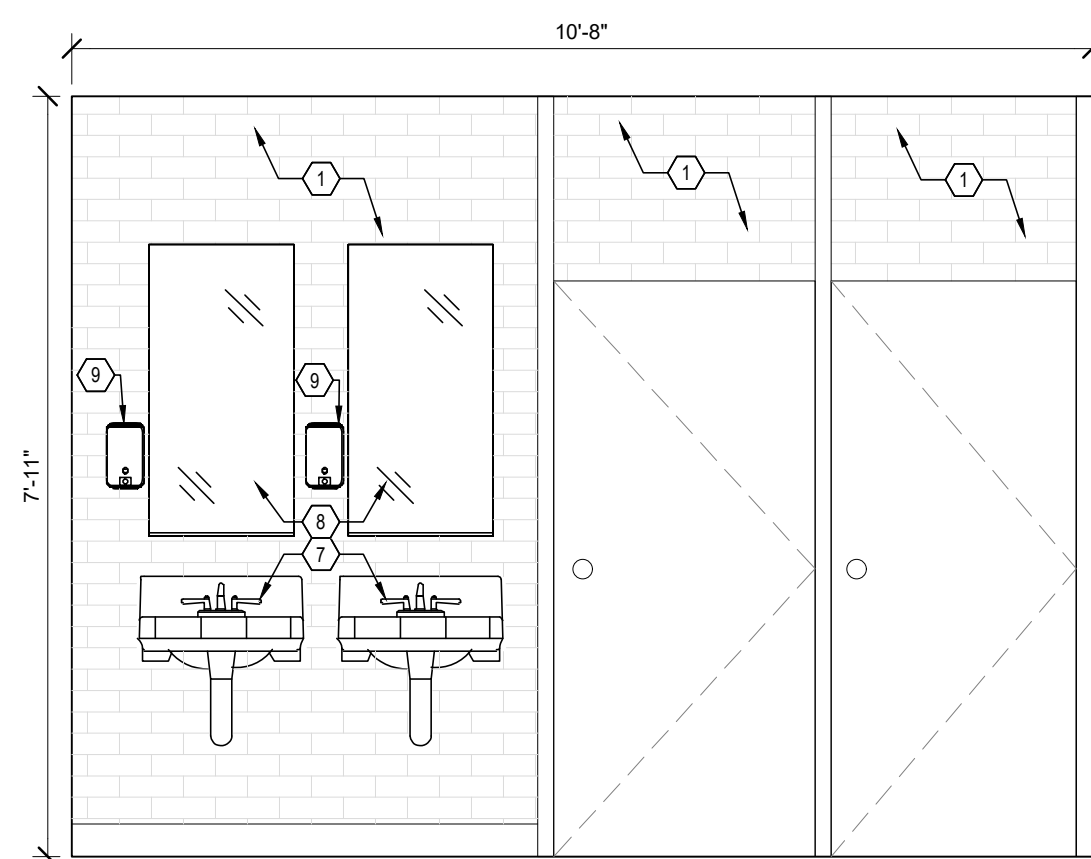
10 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



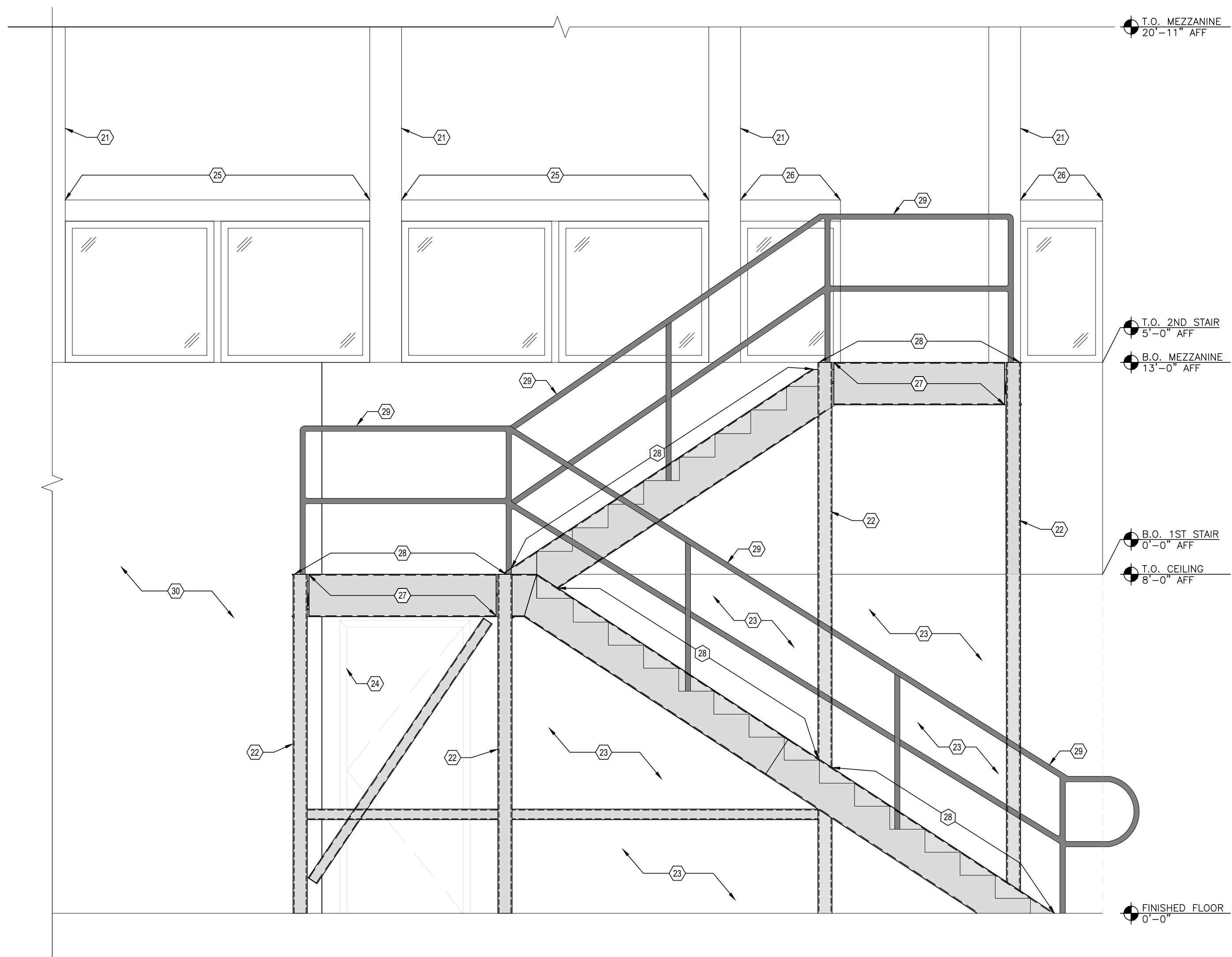
11 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



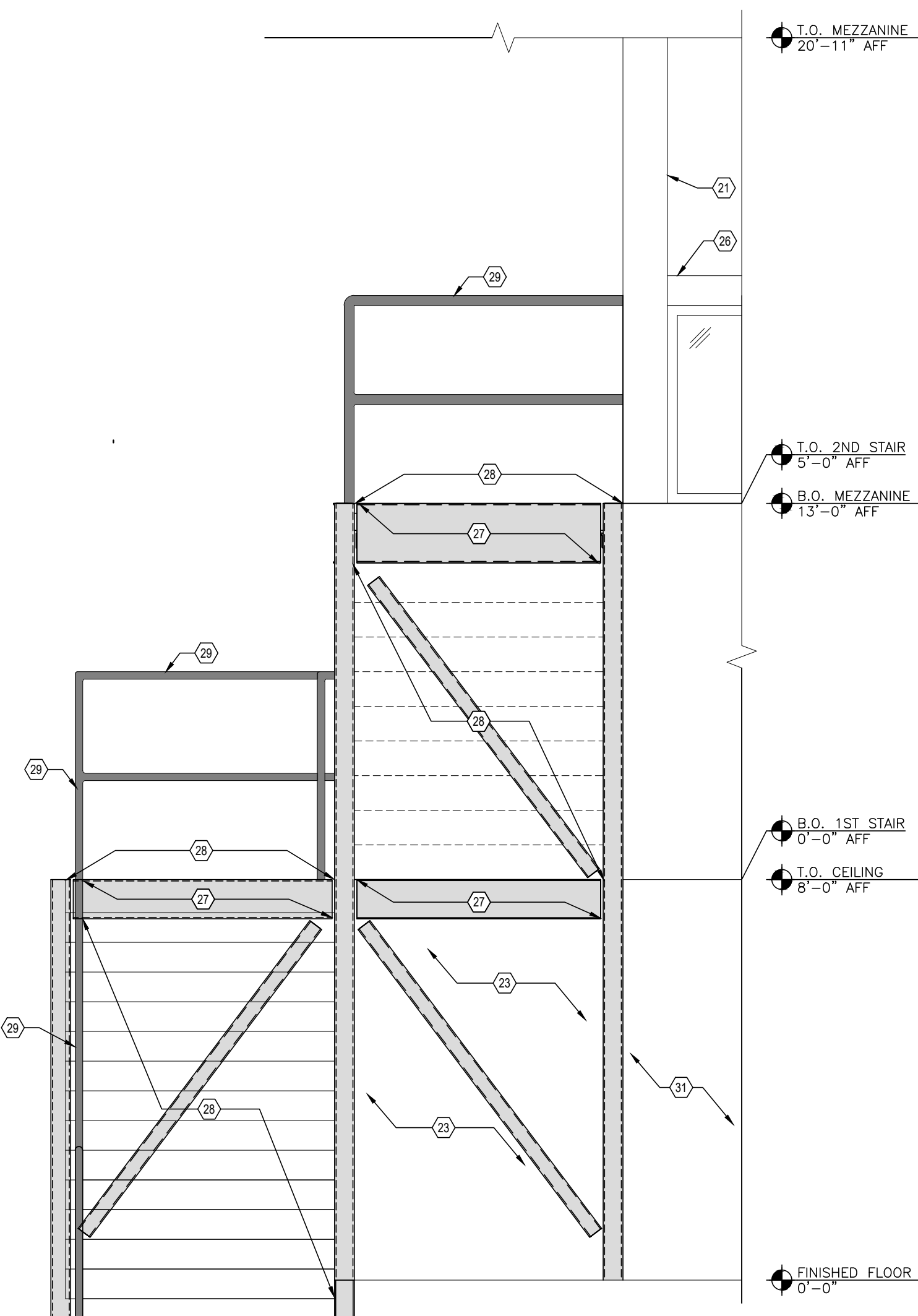
12 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



13 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



14 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



15 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

KEYNOTES

- NEW WALL TILE - TO BE DETERMINED BY OWNER.
- NEW WALL MOUNTED LOCKER ROOM BENCH - TO BE DETERMINED BY OWNER.
- NEW LOCKERS - TO BE PROVIDED BY OWNER AND INSTALLED BY GC.
- NEW SHOWERS - TO BE PROVIDED BY OWNER AND INSTALLED BY GC.
- NEW STAND ALONE BENCH - TO BE PROVIDED BY OWNER.
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- EXISTING SINK TO BE REMOVED AND REINSTALLED FOR NEW WALL TILE. PROVIDE NEW SINK IF NEEDED.
- EXISTING MIRROR TO BE REMOVED AND REINSTALLED FOR NEW WALL TILE.
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- NEW ELECTRONIC SIGN-IN DEVICES. COORDINATE POWER, MOUNTING, AND DATA WITH VENDOR.
- NEW PLAM MILLWORK FACE (PL-1).
- EXISTING URINAL TO BE REMOVED AND REINSTALLED FOR NEW WALL TILES. PROVIDE NEW FIXTURE IF NEEDED.
- EXISTING STEEL COLUMN TO REMAIN, TYP.
- NEW STEEL COLUMN, TYP. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.
- OPEN SPACE BEYOND.
- EXISTING DOOR BEYOND TO REMAIN.
- EXISTING LOW HEIGHT FRAMED GLASS WALLS TO REMAIN.
- NEW LOW HEIGHT FRAMED GLASS WALLS TO MATCH EXISTING BUILDING MATERIALS.
- NEW STEEL BEAM, REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.
- NEW STAIRCASE, STRINGERS AND LANDING, REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.
- NEW HANDRAIL.
- NEW WALL, REFER TO WALL SECTIONS ON SHEET A-500.
- EXISTING WALLS TO REMAIN.



230 WEST MONROE STREET SUITE 1550 CHICAGO ILLINOIS 60606
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CONSULTANTS
MECHANICAL, PLUMBING, & ELECTRICAL ENGINEERS
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LAKE ZURICH, IL 60047

STRUCTURAL ENGINEERS
RTM ENGINEERING
3045 S. KANSAS EXPY
SPRINGFIELD, MO 65807



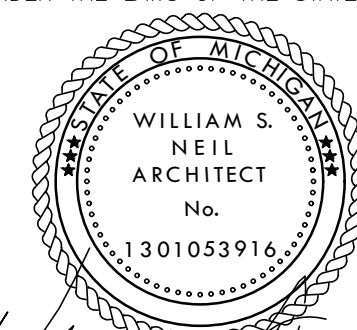
151 BODMAN PLACE, SUITE 201
RED BANK, NJ 07701

PORTAGE, MI

525 ROMENCE RD
PORTAGE, MI 49024

02	PERMIT	09/12/2025
01	CLIENT REVIEW	08/25/2025
NUMBER	DESCRIPTION	DATE

I HEREBY CERTIFY THAT THESE PLANS, SPECIFICATIONS OR REPORTS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF NEW YORK.



DATE: 09/12/2025 REGISTRATION #: 037378-1
EXPIRES: 06/30/2026

SHEET TITLE

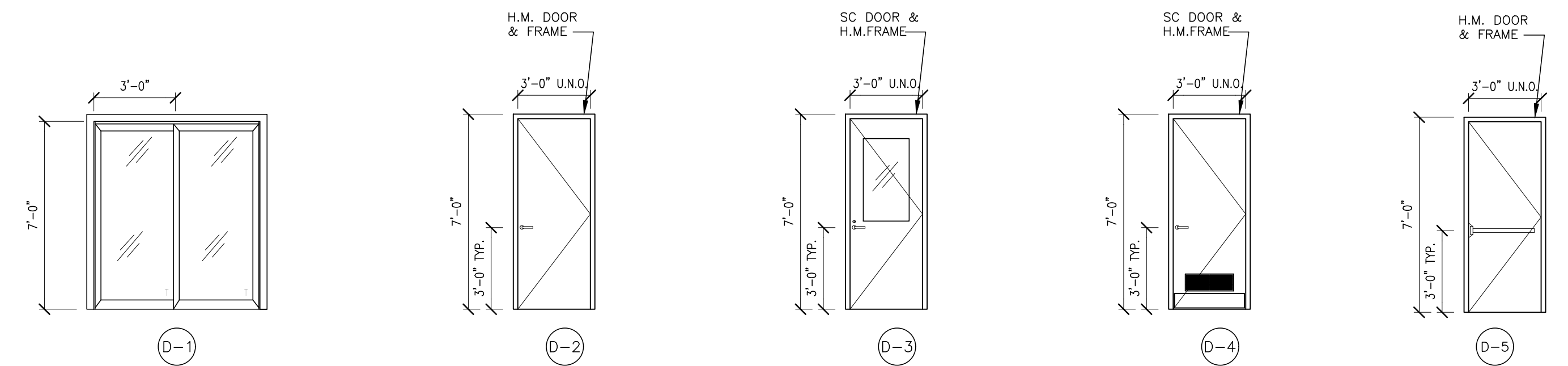
ENLARGED PLANS & ELEVATIONS

SHEET NO.

A-401

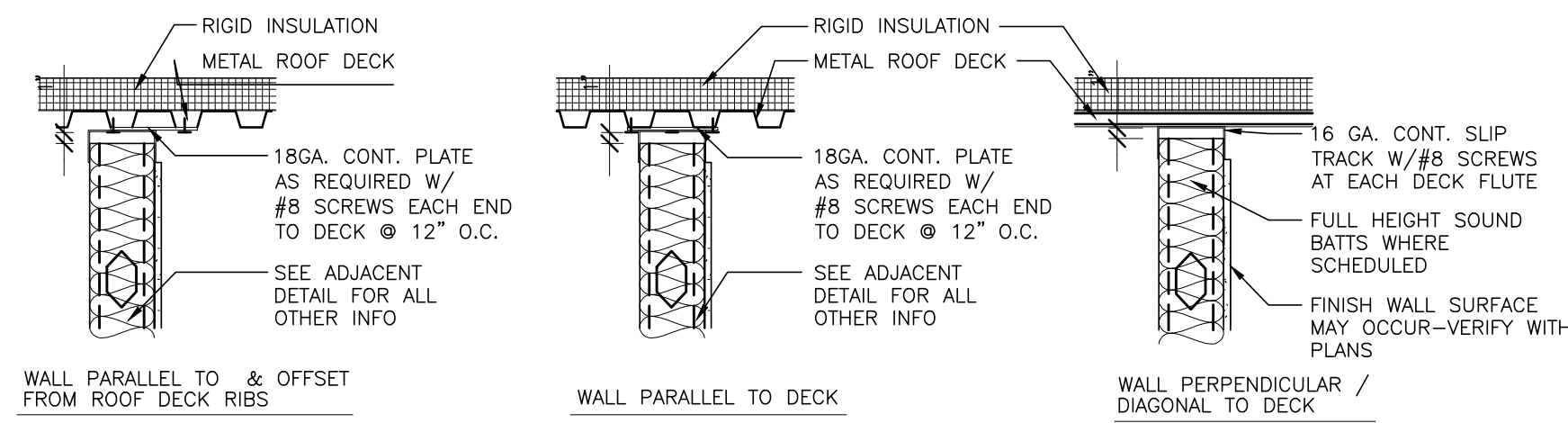
NWS JOB NO.: 25-0044

DOOR AND FRAME SCHEDULE											
NUMBER	ROOM TYPE	DOOR					FRAME			HARDWARE SET NO.	REMARKS
		SIZE			TYPE	MAT					
		WIDTH-PR	HEIGHT	THK							
100E	ENTRANCE	9'-0"	7'-0"	EX	EX	EX	EX	EX	PAINT	EX	
100N	ENTRANCE	6'-0"	7'-0"	1-3/4"	D-1	ALUM	ALUM	EX	PAINT	1	90" RATED
101E	ENTRANCE	9'-0"	7'-0"	EX	EX	EX	EX	EX	PAINT	EX	
101N	SPRINKLER ROOM	3'-0"	7'-0"	1-3/4"	D-2	HM	HM	-	PAINT	5	
102E	OFFICE	3'-0"	7'-0"	EX	EX	EX	EX	EX	PAINT	EX	
102N	OFFICE	3'-0"	7'-0"	1-3/4"	D-2	SC	HM	-	PAINT	3	
103E	CORRIDOR	3'-0"	7'-0"	EX	EX	EX	EX	EX	PAINT	EX	
103N	FUTURE TENANT	6'-0"	7'-0"	1-3/4"	D-1	ALUM	ALUM	-	PAINT	1	90" RATED
104E	EXIT	3'-0"	7'-0"	EX	EX	EX	EX	EX	PAINT	EX	
104N	MEN'S LOCKER ROOM	3'-0"	7'-0"	1-3/4"	D-4	SC	HM	-	PAINT	2	
105E	KIDS AREA	3'-0"	7'-0"	EX	EX	EX	EX	EX	PAINT	EX	
105N	MEN'S LOCKER ROOM	3'-0"	7'-0"	1-3/4"	D-2	SC	HM	-	PAINT	1	
106E	KIDS AREA	3'-0"	7'-0"	EX	EX	EX	EX	EX	PAINT	EX	
106N	MEN'S LOCKER ROOM	3'-0"	7'-0"	1-3/4"	D-2	SC	HM	-	PAINT	6	
107E	STORAGE	2'-0"	7'-0"	EX	EX	EX	EX	EX	PAINT	EX	
107N	WOMEN'S LOCKER ROOM	3'-0"	7'-0"	1-3/4"	D-4	SC	HM	-	PAINT	6	
108E	PARTY ROOM	3'-0"	7'-0"	EX	EX	EX	EX	EX	PAINT	EX	
108N	WOMEN'S LOCKER ROOM	3'-0"	7'-0"	1-3/4"	D-2	SC	HM	-	PAINT	1	
109E	EXIT	3'-0"	7'-0"	EX	EX	EX	EX	EX	PAINT	EX	
109N	WOMEN'S LOCKER ROOM	3'-0"	7'-0"	1-3/4"	D-2	SC	HM	-	PAINT	2	
110E	UNISEX RESTROOM	3'-0"	7'-0"	EX	EX	EX	EX	EX	PAINT	EX	
110N	FUTURE TENANT	3'-0"	7'-0"	EX	D-5	HM	HM	-	PAINT	1	90" RATED
111E	UNISEX RESTROOM	3'-0"	7'-0"	EX	EX	EX	EX	EX	PAINT	EX	
112E	STORAGE	3'-0"	7'-0"	EX	EX	EX	EX	EX	PAINT	EX	
113E	STORAGE	3'-0"	7'-0"	EX	EX	EX	EX	EX	PAINT	EX	
114E	EXIT	3'-0"	7'-0"	EX	EX	EX	EX	EX	PAINT	EX	
115E	STORAGE	7'-0"	9'-0"	EX	EX	EX	EX	EX	PAINT	EX	
116E	STORAGE	9'-0"	9'-0"	EX	EX	EX	EX	EX	PAINT	EX	
117E	STORAGE	9'-0"	9'-0"	EX	EX	EX	EX	EX	PAINT	EX	
118E	EXIT	4'-0"	7'-0"	EX	EX	EX	EX	EX	PAINT	EX	
119E	COOLER ROOM	5'-0"	7'-0"	EX	EX	EX	EX	EX	PAINT	EX	
120E	COOLER ROOM	5'-0"	7'-0"	EX	EX	EX	EX	EX	PAINT	EX	
121E	CORRIDOR	3'-0"	7'-0"	EX	EX	EX	EX	EX	PAINT	EX	
122E	OFFICE ROOM	3'-0"	7'-0"	EX	EX	EX	EX	EX	PAINT	EX	
123E	UNISEX RESTROOM	3'-0"	7'-0"	EX	EX	EX	EX	EX	PAINT	EX	
124E	OFFICE	3'-0"	7'-0"	EX	EX	EX	EX	EX	PAINT	EX	
125E	OFFICE	3'-0"	7'-0"	EX	EX	EX	EX	EX	PAINT	EX	
126E	MEN'S RESTROOM	3'-0"	7'-0"	EX	EX	EX	EX	EX	PAINT	EX	
127E	MEN'S RESTROOM	2'-0"	5'-0"	EX	EX	EX	EX	EX	PAINT	EX	
128E	MEN'S RESTROOM	3'-0"	5'-0"	EX	EX	EX	EX	EX	PAINT	EX	
129E	WOMEN'S RESTROOM	3'-0"	7'-0"	EX	EX	EX	EX	EX	PAINT	EX	
130E	WOMEN'S RESTROOM	2'-0"	5'-0"	EX	EX	EX	EX	EX	PAINT	EX	
131E	WOMEN'S RESTROOM	2'-0"	5'-0"	EX	EX	EX	EX	EX	PAINT	EX	
132E	WOMEN'S RESTROOM	3'-0"	5'-0"	EX	EX	EX	EX	EX	PAINT	EX	
133E	LOUNGE AREA	3'-0"	7'-0"	EX	EX	EX	EX	EX	PAINT	EX	
134E	UTILITY ROOM	3'-0"	7'-0"	EX	EX	EX	EX	EX	PAINT	EX	
135E	UTILITY ROOM	4'-0"	7'-0"	EX	EX	EX	EX	EX	PAINT	EX	



DOOR TYPES

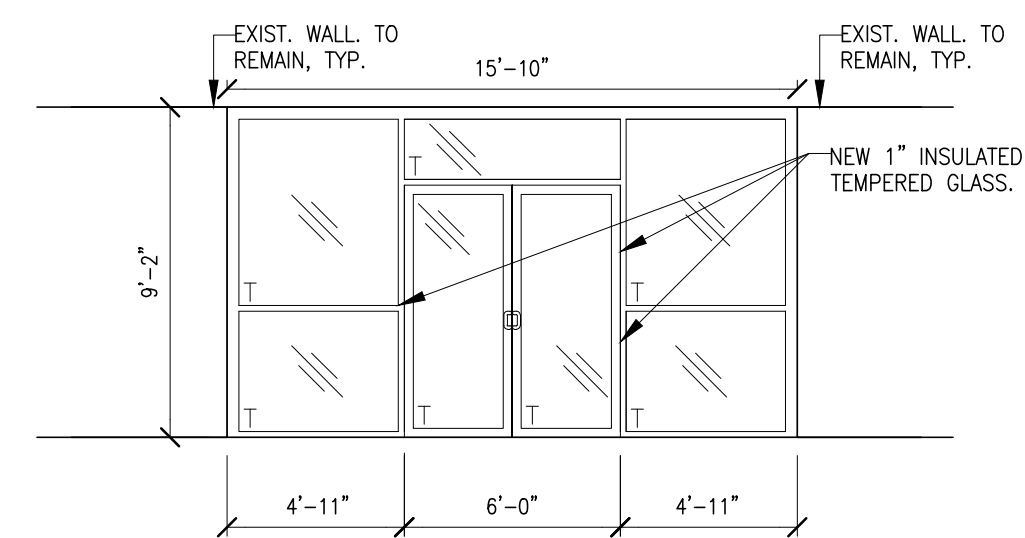
SCALE: 1/8" = 1'-0"



CONTRACTOR NOTE:
1. DO NOT FASTEN WALLBOARD WITHIN 2" OF BOTTOM OF SLIP TRACK.
2. IN PLACE OF CONTINUOUS SLIP TRACK - METAL STUD CONTRACTOR MAY USE "VERTICLIP" BRAND SLIP CONNECTION TO DECK/STRUCTURE
3. SCREW ANCHORS SHALL NOT EXTEND BEYOND TOP OF DECK ELEVATION.
4. PROVIDE FIRE SAFING AT TOP OF WALL/ PENETRATIONS, ETC. AS PER UL DESIGN HW-S-0003 IF REQUIRED.

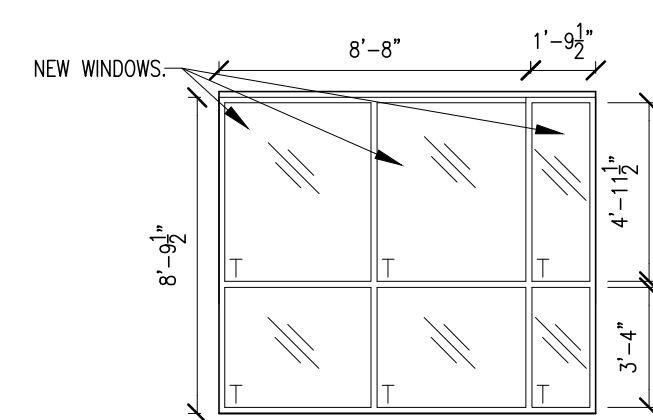
DETAILS

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



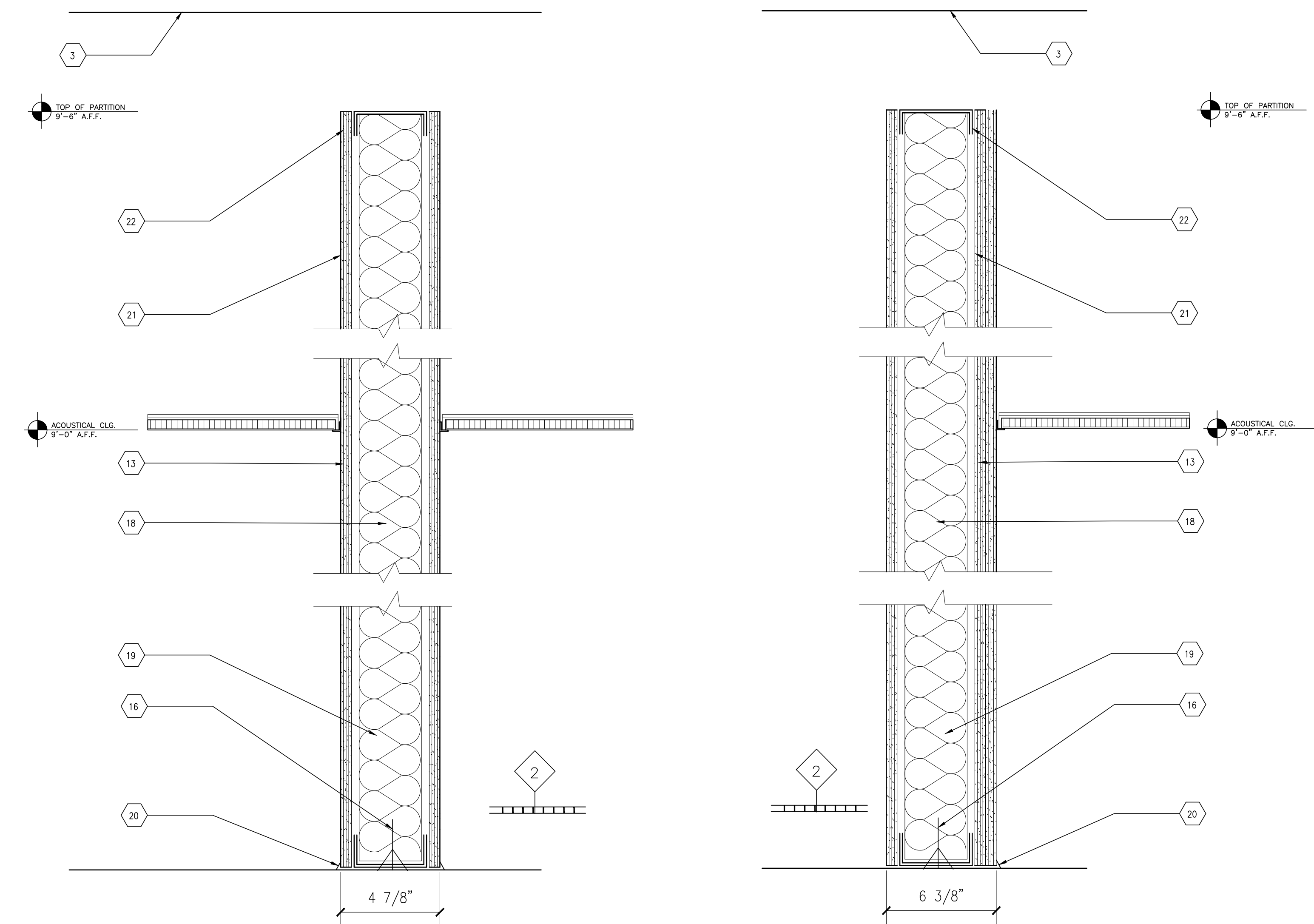
INTERIOR ELEVATION
ADJACENT ENTRY

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



INTERIOR ELEVATION

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

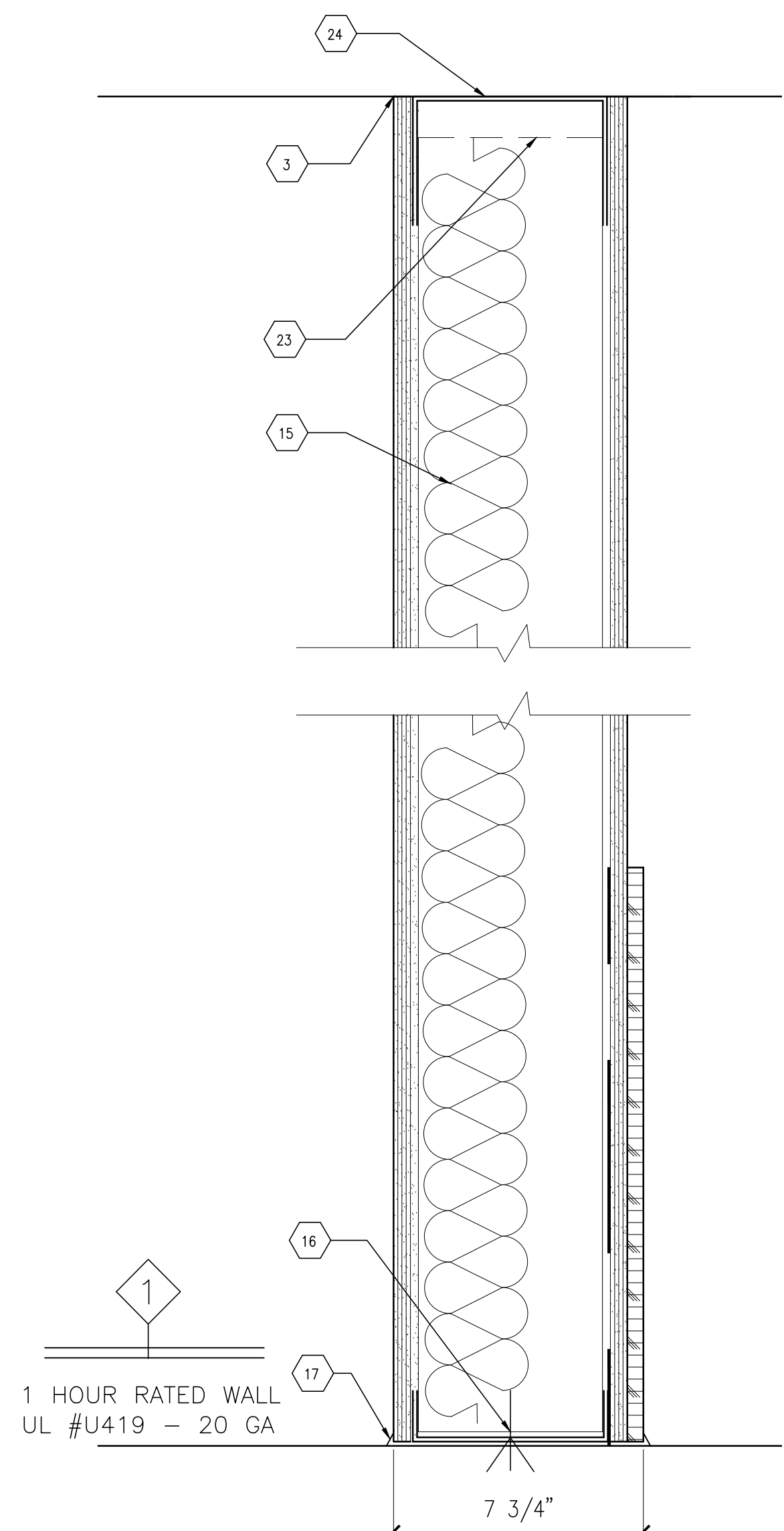


PARTITION TYPE B

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

PARTITION TYPE B-1

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



PARTITION TYPE C

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

1 HOUR RATED WALL
UL #U419 - 20 GA

7 3/4"

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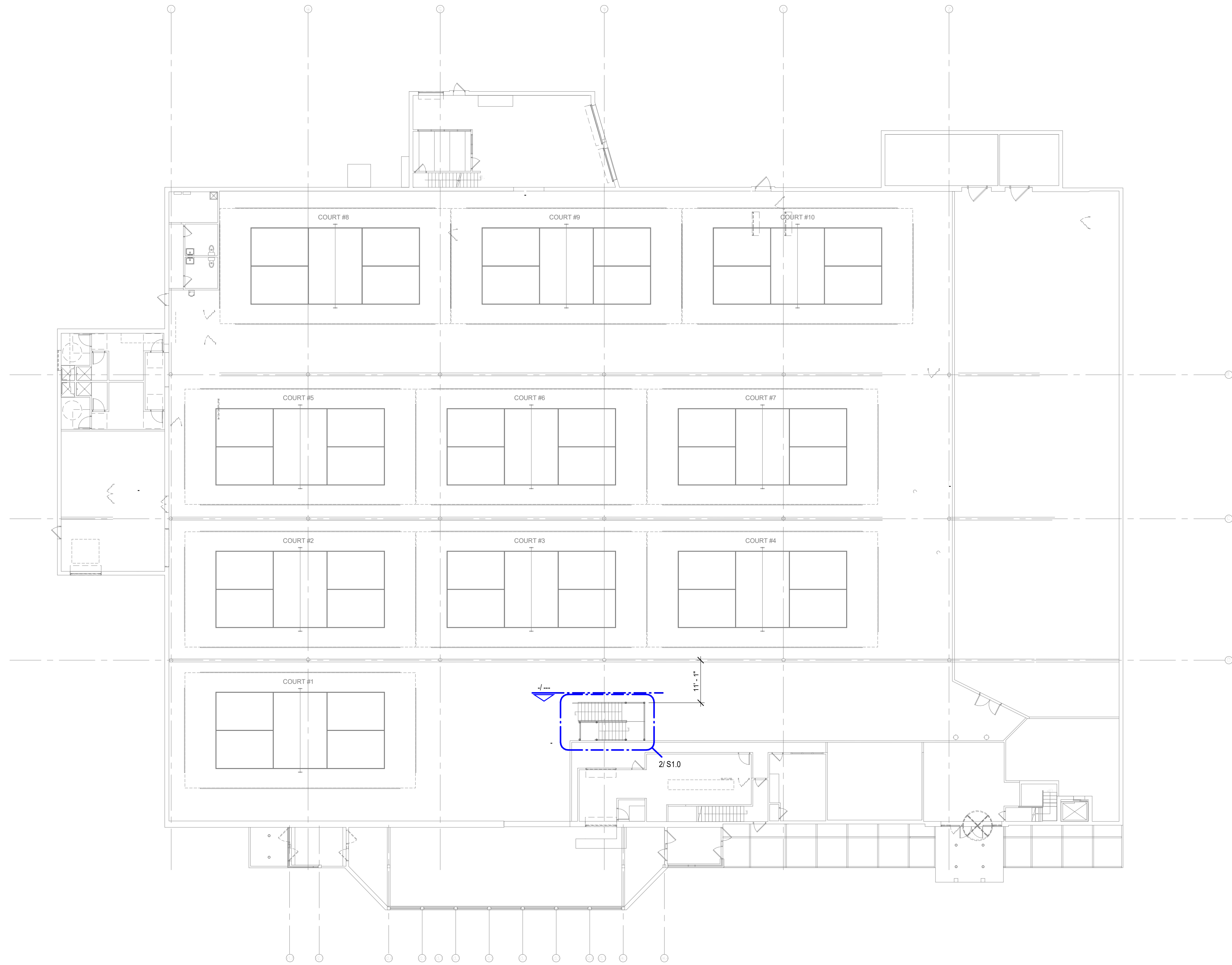
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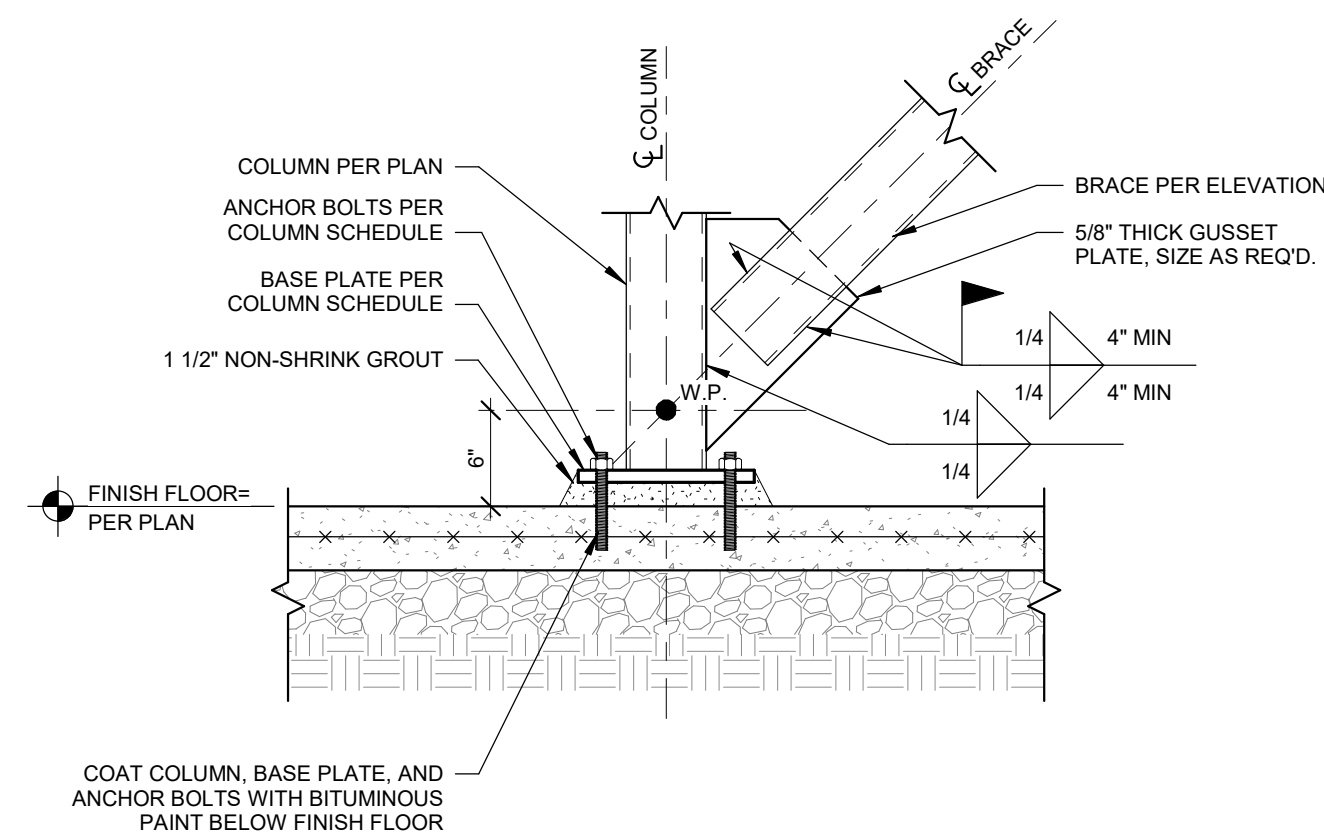
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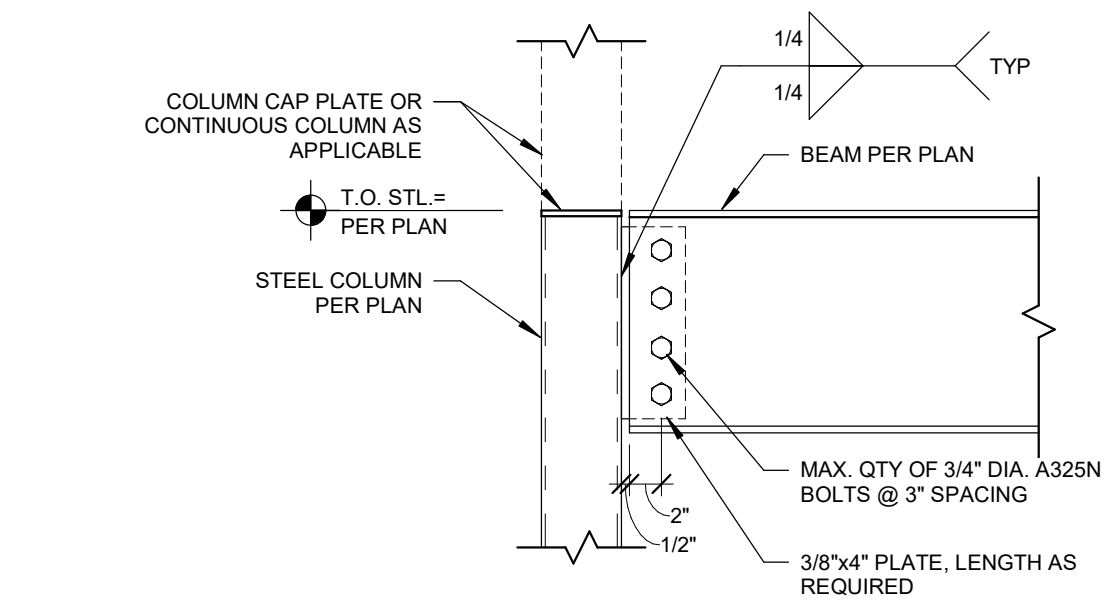
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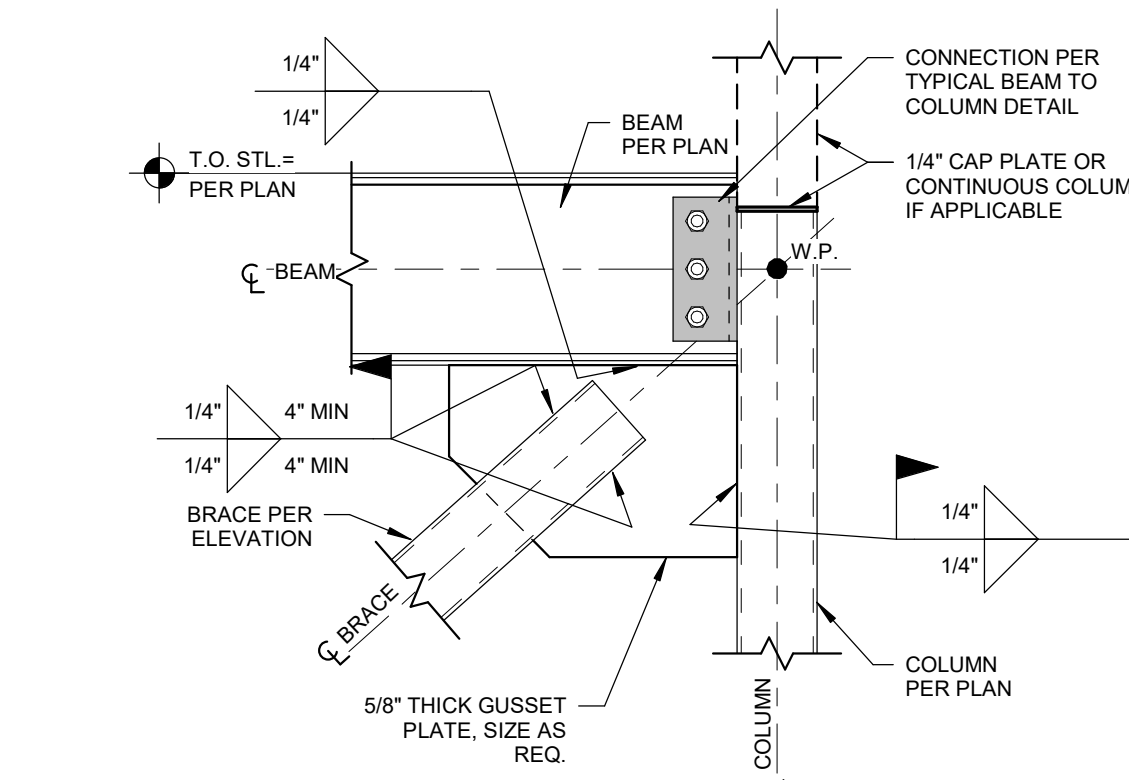
1 OVERALL PLAN
1/16" = 1'-0"



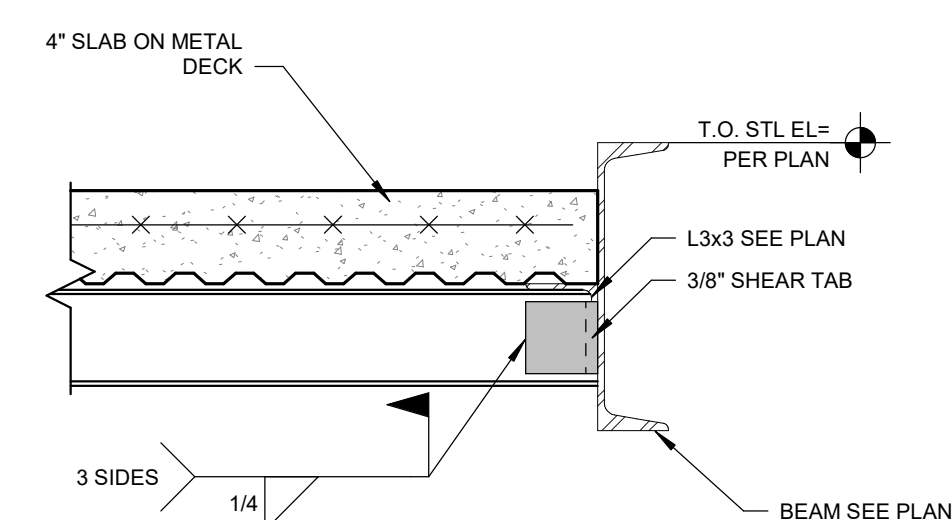
5 BRACE BASE PLATE CONNECTION
1" = 1'-0"



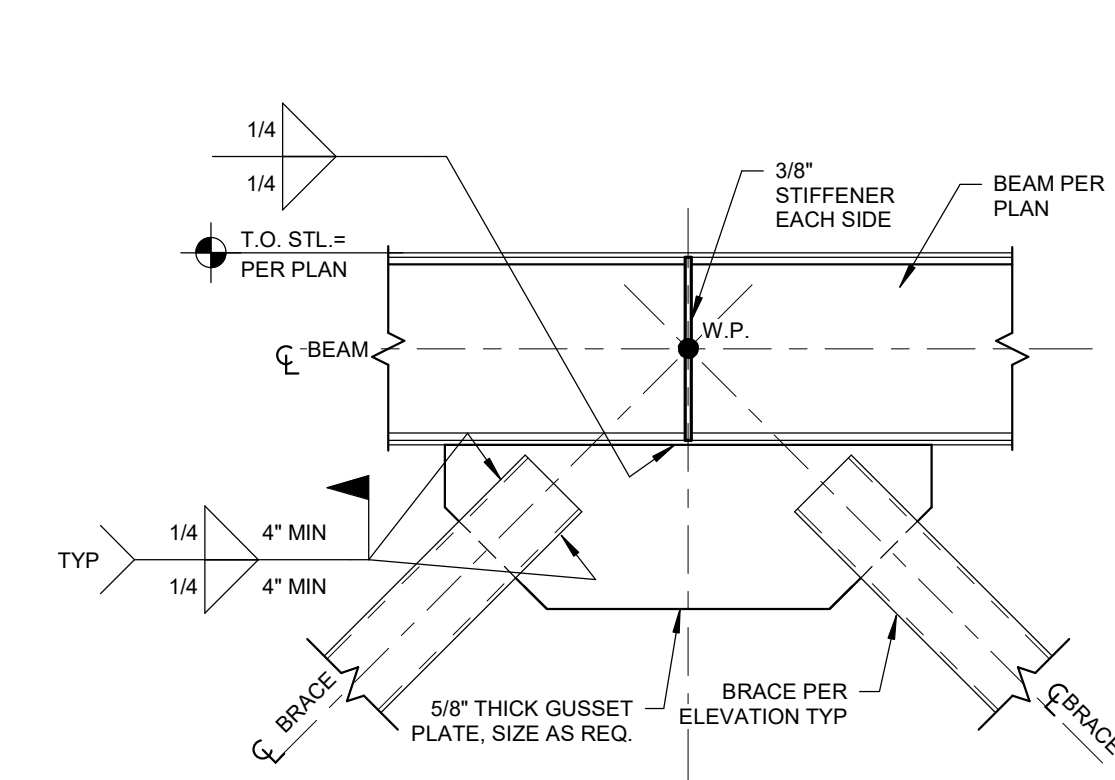
9 TYPICAL BEAM TO COLUMN CONNECTION
1" = 1'-0"



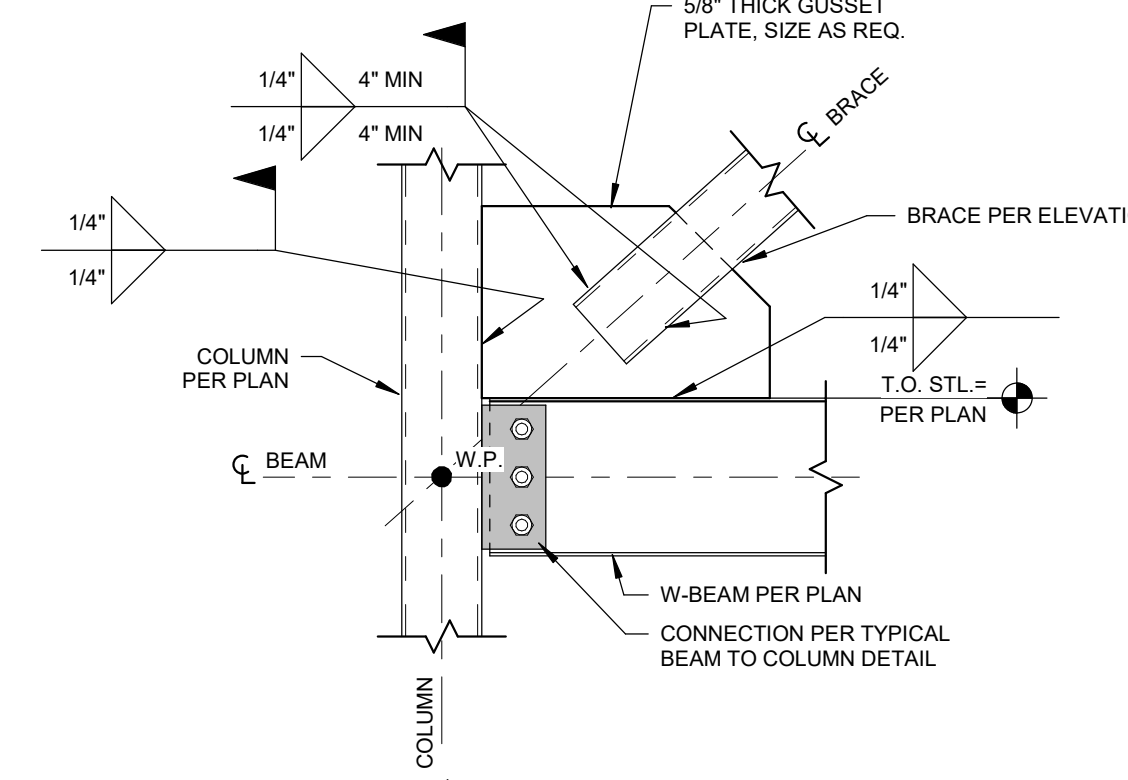
6 BRACE TO TOP CORNER CONNECTION
1" = 1'-0"



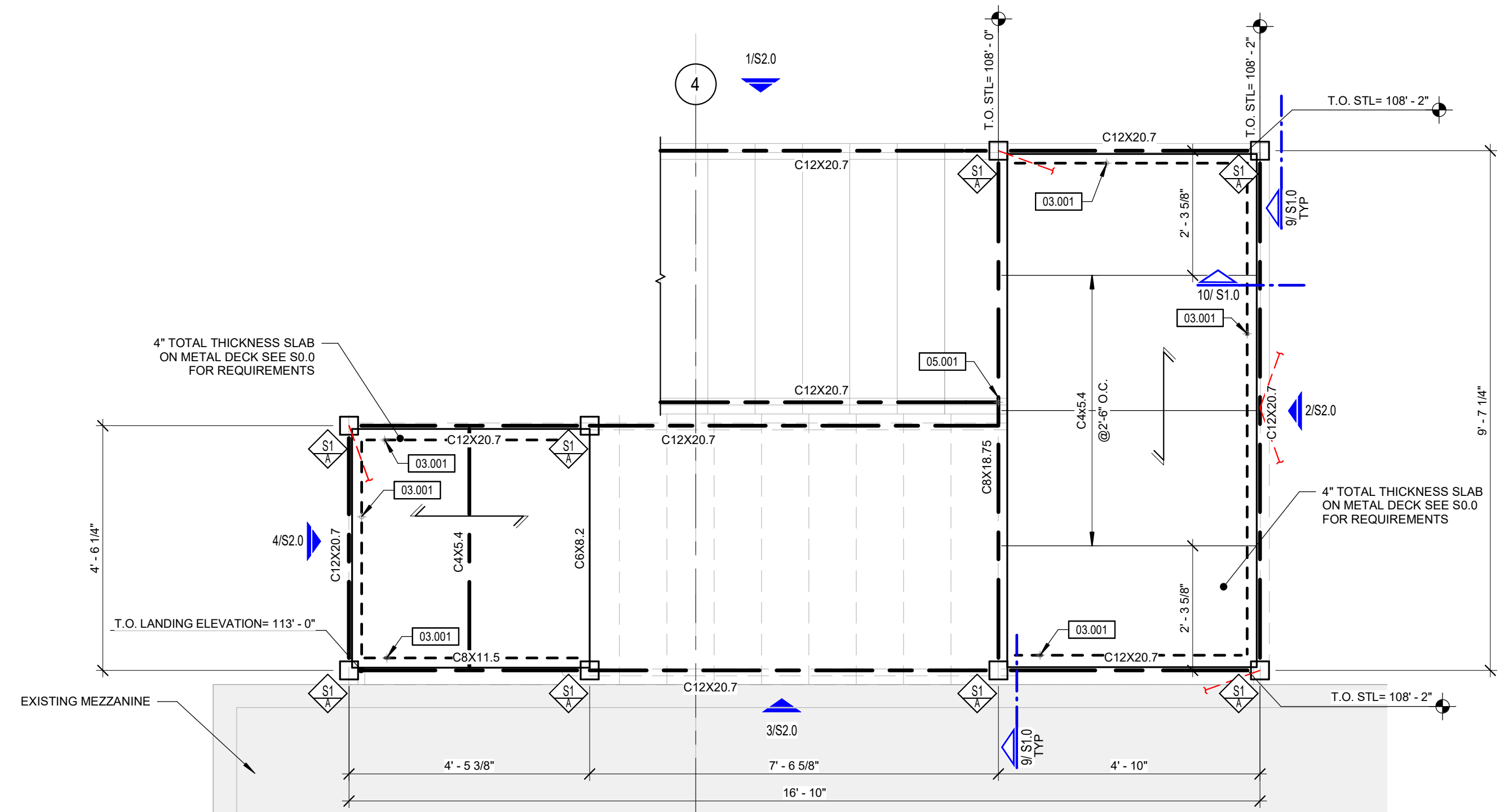
10 SECTION AT DECK BEARING
1 1/2" = 1'-0"



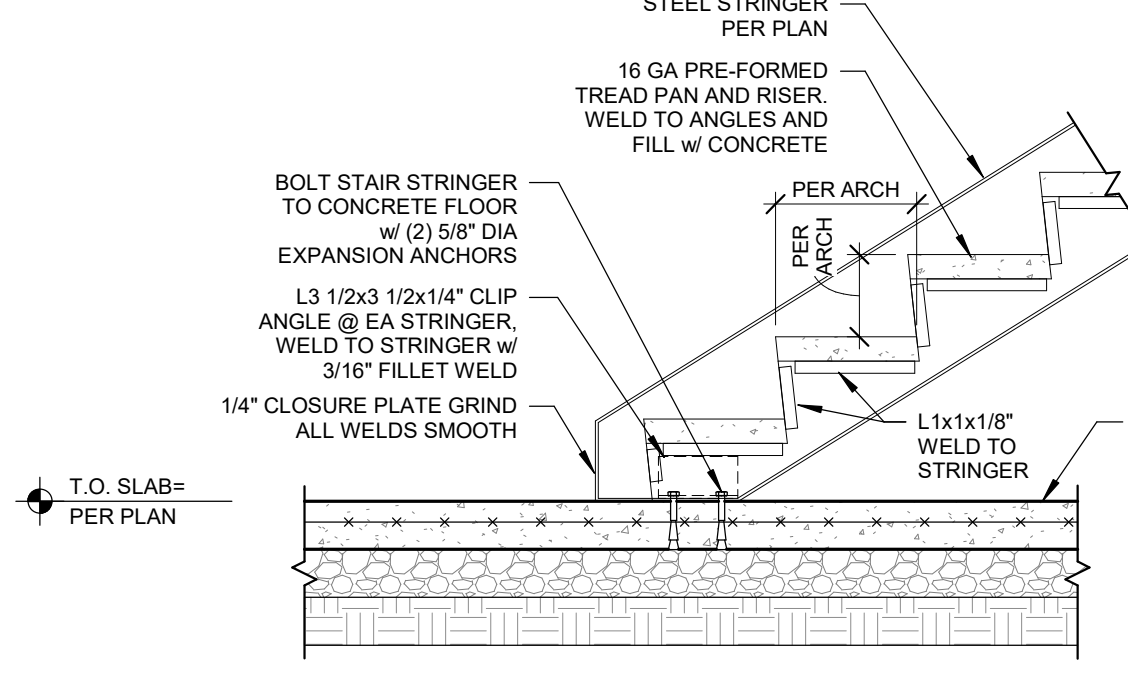
7 BRACE TO MID BEAM CONNECTION
1" = 1'-0"



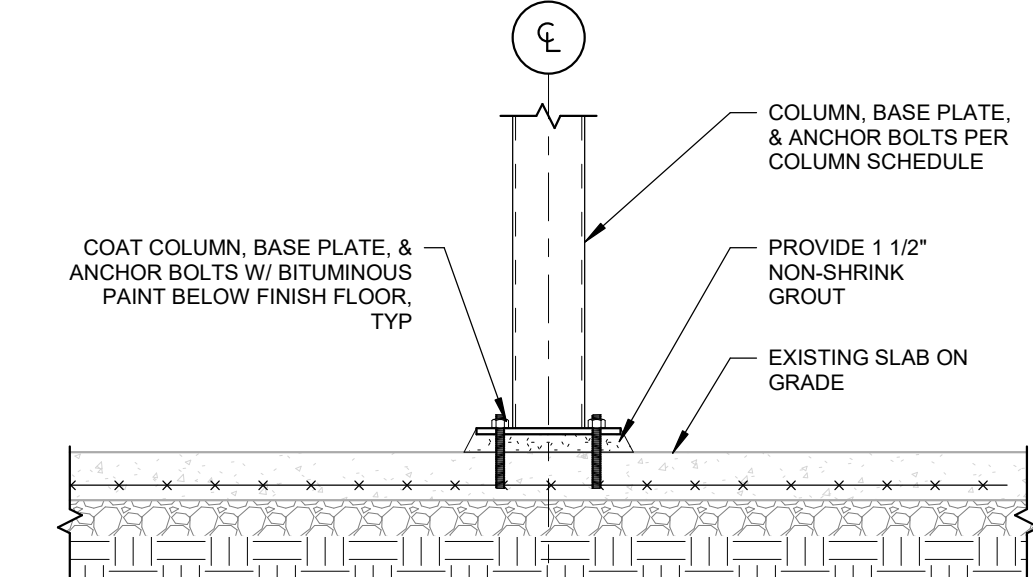
8 BRACE TO BOTTOM CORNER CONNECTION
1" = 1'-0"



2 STAIR FRAMING PLAN
1/2" = 1'-0"



3 SECTION AT STEEL STAIR STRINGER
3/4" = 1'-0"



4 SECTION AT NEW INTERIOR COLUMN IN EXISTING
3/4" = 1'-0"

COLUMN SCHEDULE				
MARK	COLUMN SIZE	BASE PLATE TYPE & SIZE	ANCHOR ROD SIZE	NOTES
S1	HSS4X4X5/16	3/4"x10" SQ	3/4" DIA.	

KEYNOTE LEGEND	
KEYNOTE	DESCRIPTION
03.001	L3x3x1/4 DECK SUPPORT ANGLE
05.001	COORDINATE STRINGER CONNECTION WITH ARCHITECTURAL



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RTM ENGINEERING
3045 S. KANSAS EXPY
SPRINGFIELD, MO 65807

CLIENT:



PORTAGE, MI

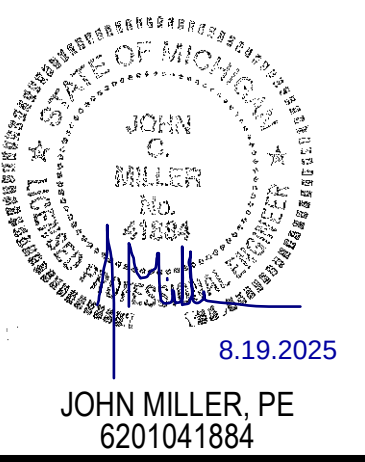
PROJECT:

PORTAGE, MI

525 ROMENCE RD
PORTAGE, MI 49024



1	PERMIT SET	08/19/2025
NUMBER	DESCRIPTION	DATE



SHEET TITLE:

PLANS AND DETAILS

SHEET NO.:

S1.0

NWS JOB NO.: 25-0044



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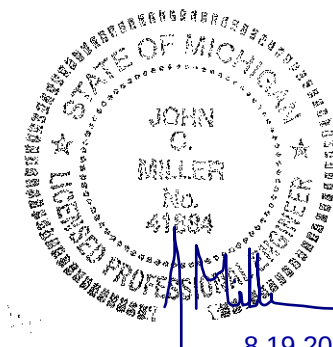
PROJECT:

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1	PERMIT SET	08/19/2025
NUMBER	DESCRIPTION	DATE



JOHN MILLER, PE
6201041884

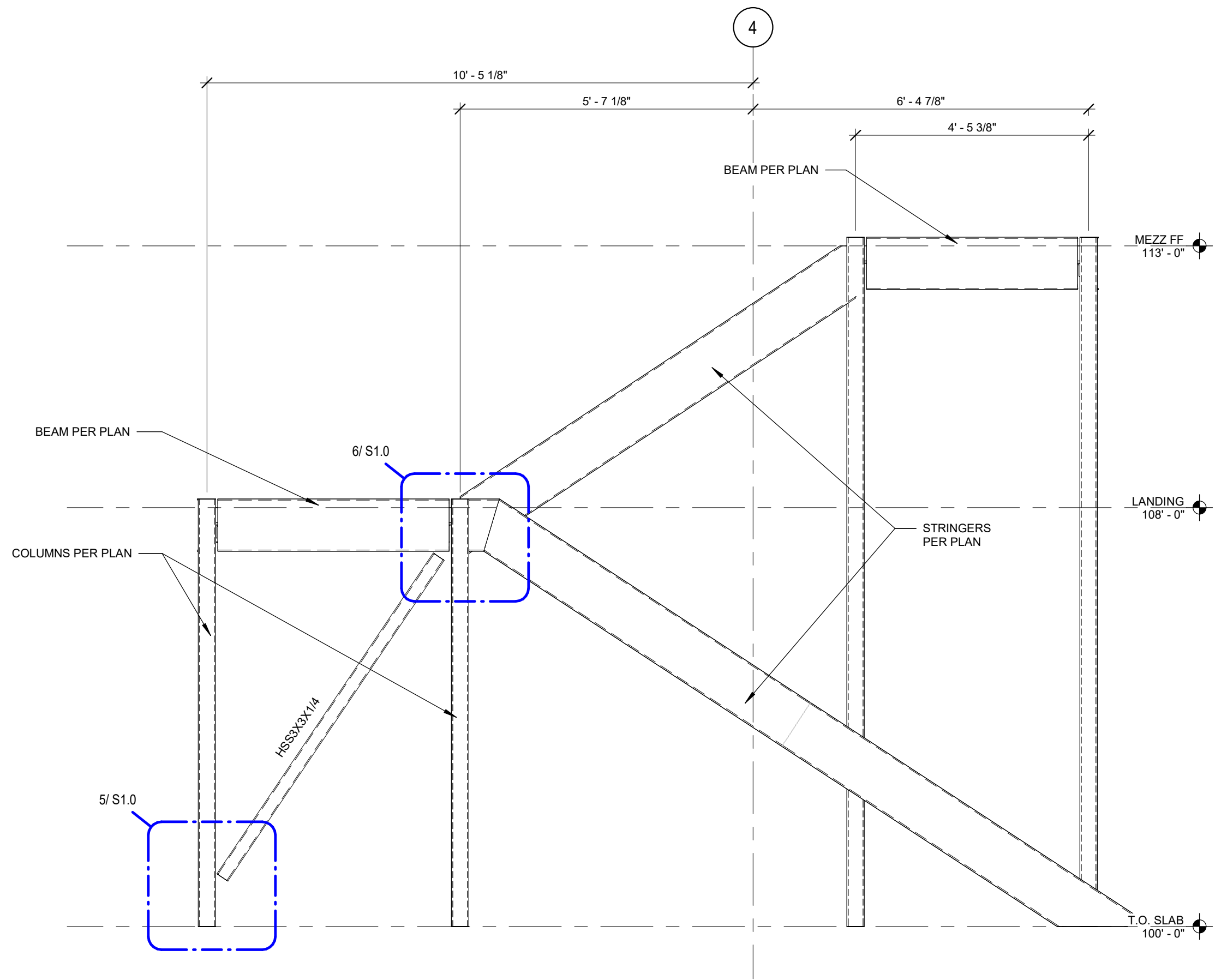
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FRAMING ELEVATIONS

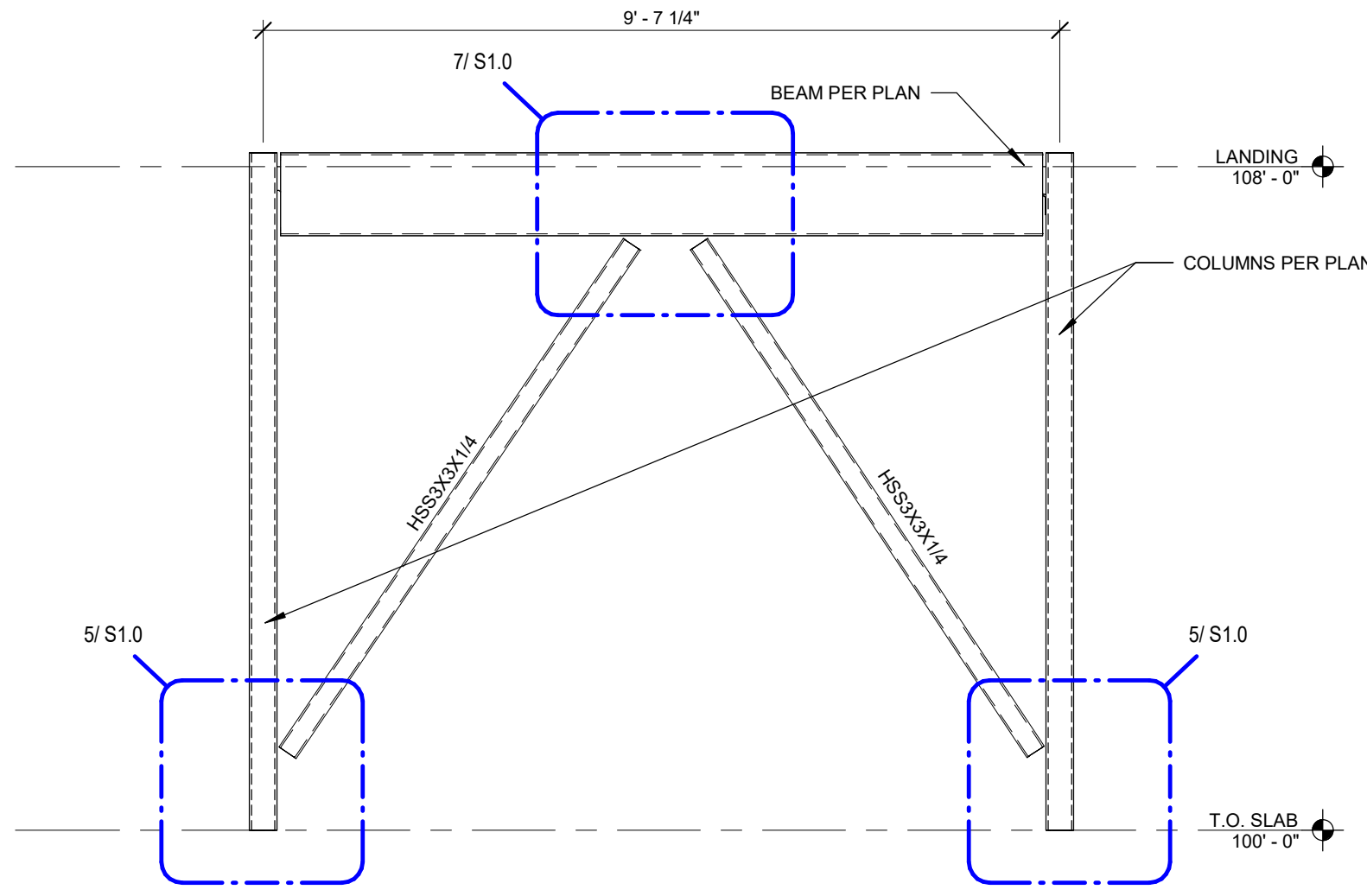
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S2.0

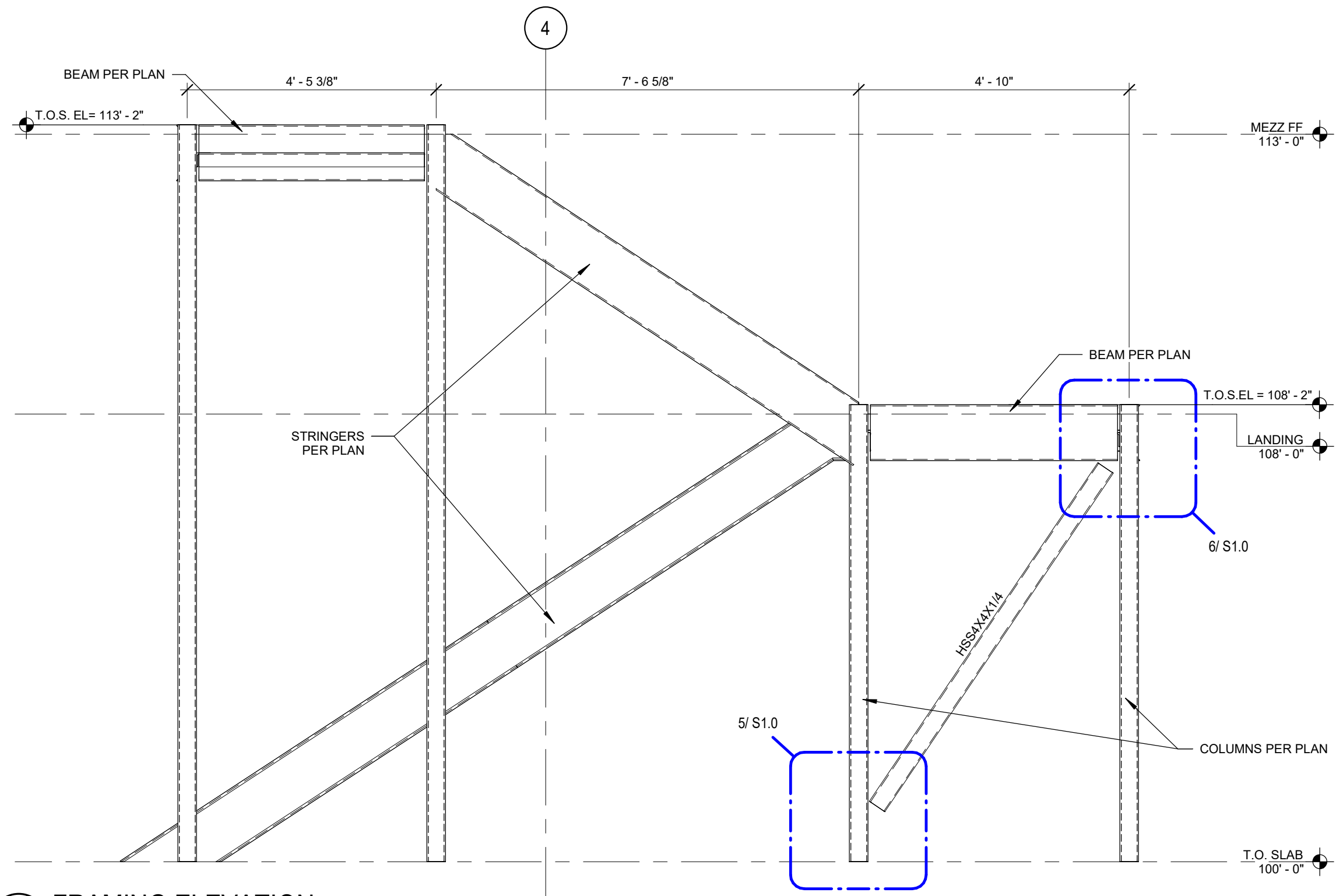
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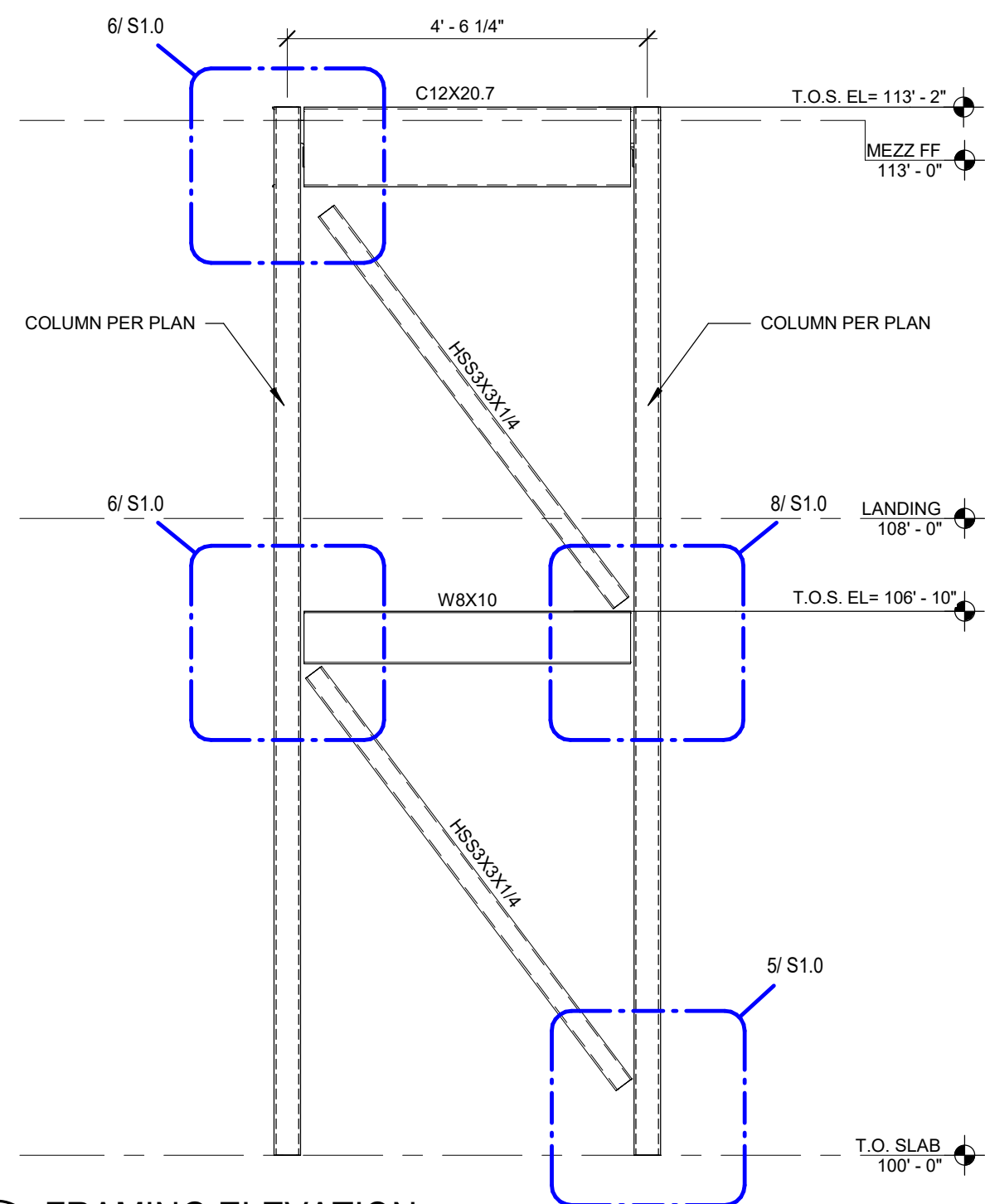
1 FRAMING ELEVATION
1/2" = 1'-0"



2 FRAMING ELEVATION
1/2" = 1'-0"



3 FRAMING ELEVATION
1/2" = 1'-0"



4 FRAMING ELEVATION
1/2" = 1'-0"

PLUMBING FIXTURE SCHEDULE

FIXTURES SHALL MEET "LEAD FREE" STANDARDS AS DICATED BY THE NSF.
FIXTURES SHALL MEET EPA WATER SENSE STANDARDS AS REQUIRED BY AHJ.
PROVIDE MATCHING SILICONE SEALANT WHERE FIXTURE ABUTS WALL, FLOOR, OR COUNTER.
PROVIDE CHROME PLATED STOPS, SUPPLIES, AND ESCUTCHEON PLATES.
EXPPOSED WASTE PIPING SHALL BE CHROME PLATED.
SHOWER (SH2)
SHOWER FLOOR PROVIDED BY OTHER TRADE.
MOEN 19575EP15 POSI-TEMP PRESSURE-BALANCING VALVE (W/O VOLUME CONTROL), HEAD, ARM, AND FLANGE.
MOEN 8371HD VALVE REQUIRED (GOLD SEPARATELY).
1.5 GPM MAX FLOW (WATER SENSE CERTIFIED).
SET TEMPERATURE LIMIT STOPS FOR 110 DEG F MAX.
SHOWER (ADA COMPLIANT) (SH1)
SHOWER FLOOR PROVIDED BY OTHER TRADE.
MOEN 19544EP15 POSI-TEMP PRESSURE-BALANCING VALVE (W/O VOLUME CONTROL), HEAD, ARM, AND FLANGE.
MOEN 8371HD VALVE REQUIRED (GOLD SEPARATELY).
1.5 GPM MAX FLOW (WATER SENSE CERTIFIED).
SET TEMPERATURE LIMIT STOPS FOR 110 DEG F MAX.
INCLUDES MOEN 1 FUNCTION NON-POSITIVE PAUSE HAND SHOWER WITH 6' HOSE, VACUUM BREAKER, WALL BRACKET, DROP ELL, AND 30" SLIDE BAR.
DRAINS
DRAIN OUTLET SIZES TO MATCH FLOOR PLAN AND RISER DIAGRAMS.
JAY R SMITH 2102-D (MECHANICAL ROOM), 2010-D (TOILET ROOM AND KITCHEN), 3510-F11 (WITH FUNNEL), 2140 (AREA AND SPRINKLER ROOM, AND 1010-C (ROOF).
OR
ZURN Z508Y-4" (MECHANICAL ROOM), ZB415-6B-Y (TOILET ROOM AND KITCHEN), Z512 (FLOOR), ZB150 (AREA) AND Z100-C (ROOF).
CLEANOUTS
JAY R SMITH 442Z (WALL), 4140 (VINYL), 4020-PB-Y (CARPET), 4040-PB (CERAMIC), AND 4020-PB (CEMENT).
OR
ZURN Z146B (WALL), ZB1400-TX (VINYL), ZB1400-CM (CARPET), ZB1400-T (CERAMIC), AND ZB1400 (CEMENT).
THERMOSTATIC MIXING VALVE
LAWLER 802 SET FOR 110 DEG F MAXIMUM. ASSE 1017 COMPLIANT AND LEAD FREE.

DESCRIPTION OF WORK - PLUMBING

PROVIDE COMPLETE PLUMBING SYSTEM READY FOR USE AS ITEMIZED, BUT NOT LIMITED TO, AS FOLLOWS:
DEMOLITION, REMOVAL, AND ALTERATIONS OF EXISTING SYSTEMS AND EQUIPMENT AS REQUIRED, THOUGH NOT SPECIFICALLY INDICATED, TO ACCOMMODATE THE PROPOSED WORK. SEE ARCHITECTURAL DRAWINGS FOR EXTENT OF DEMOLITION AND FIELD VERIFY EXISTING CONDITIONS.
WASTE AND VENT PIPING SYSTEM WITH CONNECTION TO EVERY FIXTURE AND DEVICE.
HOT AND COLD WATER PIPING SYSTEM WITH CONNECTION TO EVERY FIXTURE AND DEVICE.
PLUMBING FIXTURES, DEVICES, AND EQUIPMENT.
THERMAL INSULATION.
RELATED WORK BY OTHER TRADES
ELECTRIC POWER WIRING.
GAS PIPING.

PLUMBING INSTALLATION NOTES

PROPOSAL SHALL INCLUDE SPECIFIED MATERIALS ONLY. SHOULD THE CONTRACTOR WISH TO SUBSTITUTE MATERIALS, EQUIPMENT OR MANUFACTURERS, IT SHALL BE DONE BY STATING EACH SUBSTITUTION AND ITS PRICE ADJUSTMENT.
WORK SHALL BE PERFORMED IN ACCORDANCE WITH CODES AND AUTHORITIES HAVING JURISDICTION INCLUDING ADA GUIDELINES.
WORK SHALL BE PERFORMED IN A NEAT WORKMANLIKE MANNER.
PROCURE REQUIRED PERMITS AND INSPECTIONS.
THIS TRADE SHALL DO ITS OWN CUTTING AND PATCHING - TRENCHING AND BACKFILLING.
CONFER WITH THE OTHER TRADES IN THE COORDINATION OF THIS WORK FOR CLEARANCES, CHASES, RECESSES AND OPENINGS REQUIRED.
THESE DRAWINGS ARE TO BE USED FOR BIDDING ONLY. ROUGH-IN AND FINAL CONNECTION SHALL BE MADE FROM APPROVED EQUIPMENT DRAWINGS ONLY.
GUARANTEE THE WORK TO BE FREE FROM DEFECTIVE WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL CERTIFICATE. ANY REPAIRS OR REPLACEMENT DURING THIS PERIOD SHALL BE MADE WITHOUT COST TO THE OWNER.
PROVIDE ESCUTCHEON PLATES AT WALLS OF FINISHED AREAS.
FIXTURE AND EQUIPMENT CONNECTIONS SHALL BE MADE WITH CHROME PLATED SUPPLIES WITH STOPS. EXPOSED WASTE PIPING SHALL BE CHROME PLATED.
WHERE COPPER PIPE CONNECTS TO FERROUS PIPE USE ISOLATING UNIONS.
WATER PIPING ABOVE GROUND SHALL BE TYPE L COPPER W/ LEAD FREE JOINTS.
WATER PIPING BELOW GROUND SHALL BE TYPE K COPPER WITH SIL-F055 SOLDER JOINTS OR CEMENT LINED DUCTILE IRON WITH PUSH JOINTS.
SUSPENDED WASTE AND VENT SHALL BE CODE APPROVED PIPE AND FITTINGS (NO DWV COPPER).
BURIED WASTE SHALL BE CODE APPROVED MATERIALS WITH DRAINAGE FITTINGS.
DOMESTIC WATER PIPING SHALL BE TESTED IN ACCORDANCE WITH THE APPROVED CODE.
PVC PIPE SHALL NOT BE INSTALLED IN CEILINGS USED AS PLENUMS. COORDINATE WITH MECHANICAL CONTRACTOR LOCATIONS OF PLENUM CELINGS AREAS.
INSULATE COLD WATER PIPING EXCEPT FOR INDIVIDUAL FIXTURE SUPPLIES. INSULATION SHALL BE 1/2" CLOSED CELL SECTIONAL PIPE INSULATION WITH FLAME RETARDANT JACKET FOR PIPE SIZES UP TO 1-1/4" DIAMETER, AND SHALL BE 1" THICK FOR PIPE SIZES 1-1/2" DIAMETER AND ABOVE. SUPPORTS FOR INSULATED PIPING SHALL INCLUDE THE INSULATION AND HAVE GALVANIZED PROTECTION SHIELDS.
INSULATION FOR HOT WATER AND RETURN PIPING SHALL BE 1" THICK FIBERGLASS OR CLOSED CELL SECTIONAL PIPE INSULATION WITH FLAME RETARDANT JACKET FOR PIPE SIZES UP TO 1-1/4" DIAMETER AND SHALL BE 1-1/2" THICK FOR PIPE SIZES 1-1/2" DIAMETER AND ABOVE. SUPPORTS FOR INSULATED PIPING SHALL INCLUDE THE INSULATION AND HAVE GALVANIZED PROTECTION SHIELDS. INSULATION VALUES SHALL BE PER CURRENT ENERGY CODE.
INSULATE EXPOSED WASTE, COLD, AND HOT WATER PIPING BELOW WHEELCHAIR LAVATORIES WITH THERMO INSULATION KITS (WHITE).
ELECTRICAL SERVICE CHARACTERISTICS ARE 120/208V3PH4W.
PROVIDE ACCESS PANELS WHERE REQUIRED FOR SERVICING DEVICES AND EQUIPMENT LOCATED ABOVE UNACCESSIBLE CEILINGS OR BEHIND UNACCESSIBLE WALLS. COORDINATE SIZES AND LOCATIONS WITH ARCHITECT.
PROVIDE SUBMITTALS FOR THE FOLLOWING ITEMS, FOR REVIEW, WITHIN 30 DAY OF NOTICE TO PROCEED. IF THE REQUESTED SUBMITTALS ARE NOT PROVIDED, ANY CHANGE ORDERS THAT COULD HAVE BEEN PREVENTED AS A PART OF THE REVIEW PROCESS WILL NOT BE THE RESPONSIBILITY OF CARTLAND KRAUS ENGINEERS.
PLUMBING FIXTURES AND EQUIPMENT.

DESCRIPTION OF WORK - SPRINKLER

PROVIDE COMPLETE WET PIPE SPRINKLER SYSTEM READY FOR USE AS ITEMIZED, BUT NOT LIMITED TO, AS FOLLOWS:
DEMOLITION, REMOVAL, AND ALTERATIONS OF EXISTING SYSTEM AND EQUIPMENT AS REQUIRED, THOUGH NOT SPECIFICALLY INDICATED, TO ACCOMMODATE THE PROPOSED WORK. SEE ARCHITECTURAL DRAWINGS FOR EXTENT OF DEMOLITION AND FIELD VERIFY EXISTING CONDITIONS.
SPRINKLER RISER, VALVES, TAMPER SWITCHES, WATERFLOW ALARMS, INDOOR/OUTDOOR BELLS, SIAMASE CONNECTION, SPRINKLER HEADS AND INTERCONNECTING PIPING.
SPRINKLER INSTALLATION DRAWINGS AND HYDRAULIC CALCULATIONS.
SPARE PARTS.
MODIFICATION OF EXISTING SYSTEMS AND HEADS AS REQUIRED.
SPRINKLER INSTALLATION NOTES
PROPOSAL SHALL INCLUDE SPECIFIED MATERIALS ONLY. SHOULD THE CONTRACTOR WISH TO SUBSTITUTE MATERIALS, EQUIPMENT OR MANUFACTURERS, IT SHALL BE DONE BY STATING EACH SUBSTITUTION AND ITS PRICE ADJUSTMENT.
WORK SHALL BE PERFORMED IN ACCORDANCE WITH CODES AND AUTHORITIES HAVING JURISDICTION INCLUDING ADA GUIDELINES.
WORK SHALL BE PERFORMED IN A NEAT WORKMANLIKE MANNER.
PROCURE REQUIRED PERMITS AND INSPECTIONS.
THIS TRADE SHALL DO ITS OWN CUTTING AND PATCHING.
CONFER WITH THE OTHER TRADES IN THE COORDINATION OF THIS WORK FOR CLEARANCES, CHASES, RECESSES AND OPENINGS REQUIRED.
THESE DRAWINGS ARE TO BE USED FOR BIDDING ONLY. ROUGH-IN AND FINAL CONNECTION SHALL BE MADE FROM APPROVED INSTALLATION AND EQUIPMENT DRAWINGS ONLY.
GUARANTEE THE WORK TO BE FREE FROM DEFECTIVE WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL CERTIFICATE. ANY REPAIRS OR REPLACEMENT DURING THIS PERIOD SHALL BE MADE WITHOUT COST TO THE OWNER.
ENTIRE INSTALLATION SHALL BE MADE IN ACCORD WITH REQUIREMENTS OF APPLICABLE NFPA STANDARDS AND THE LOCAL FIRE PREVENTION DEPARTMENT.
SUBMIT INSTALLATION DRAWINGS FOR ISO AND LOCAL FIRE DEPARTMENT APPROVAL. DRAWINGS SHALL BEAR THE SIGNATURE AND SEAL OF A REGISTERED PROFESSIONAL ENGINEER.
SPRINKLER HEADS SHALL BE AS FOLLOWS:
BRASS UPRIGHT/PENDANT; UNFINISHED AREAS WITH NO CEILING.
FLUSH CHROME: FINISHED CEILINGS
CHROME PENDANT: FINISHED AREAS WITH NO CEILING.
FREEZE PROOF: AREAS SUBJECT TO FREEZING.
PROVIDE SUBMITTALS FOR THE FOLLOWING ITEMS, FOR REVIEW, WITHIN 30 DAY OF NOTICE TO PROCEED. IF THE REQUESTED SUBMITTALS ARE NOT PROVIDED, ANY CHANGE ORDERS THAT COULD HAVE BEEN PREVENTED AS A PART OF THE REVIEW PROCESS WILL NOT BE THE RESPONSIBILITY OF CARTLAND KRAUS ENGINEERS.
SPRINKLER INSTALLATION DRAWINGS AND HYDRAULIC CALCULATIONS.

DEFINITIONS

DISCONNECT
DISCONNECT EQUIPMENT/DEVICE CONNECTION. WITHDRAW SERVICE(S) BEYOND ADJACENT SURFACE AND CAP. - ALLOW ENOUGH ROOM TO FINISH OPENING SIMILAR TO ADJACENT SURFACE. SERVICE(S) THRU FLOOR SHALL BE WITHDRAWN INTO SPACE BELOW. SERVICE(S) THRU CEILING SHALL BE WITHDRAWN INTO CEILING SPACE. CAP SERVICE(S) EXCEPT WHERE IT IS TO BE EXTENDED FOR A NEW SERVICE CONNECTION. DOMESTIC WATER AND SANITARY PIPING DEAD ENDS SHALL BE LIMITED TO 2'-0" (MAX). REMOVE SLEEVES WHERE THEY EXIST AND HOLES FILLED AND FINISH REPAIRED BY THE GENERAL CONTRACTOR. CONDUIT IN SLABS SHALL BE CUT OFF BELOW ADJACENT FINISH AND SHALL HAVE WIRES WITHDRAWN TO NEXT ACCESSIBLE OPENING WHERE OTHER EQUIPMENT OR DEVICES ARE SERVED OR TO THE PANEL WHERE ONLY THIS EQUIPMENT/DEVICE IS SERVED. CONDUIT AND WIRES ABOVE GRADE SHALL BE REMOVED BACK TO PANEL OR POINT OF ORIGIN.
IN MULTI-TENANT BUILDINGS WHERE SERVICES ARE CONTINUED IN A SPACE OR SPACES THAT ARE PART OF ANOTHER TENANT, REMOVE SERVICE(S) TO ITS TERMINATION IN A SPACE CONTROLLED BY THE PROPOSED TENANT OR TO A SPACE CONTROLLED BY THE LANDLORD/MANAGEMENT. COORDINATE THESE TERMINATIONS WITH LANDLORD/MANAGEMENT.
REMOVAL
MATERIALS/EQUIPMENT/DEVICES TO BE REMOVED AND NOT RELOCATED OR STORED AS WELL AS CONSTRUCTION MATERIALS ACCUMULATED DURING THE REMOVAL WORK SHALL BE REMOVED AND DISPOSED OF AT THE EXPENSE OF THE RESPECTIVE TRADE. PLANK UP OPENINGS THAT ARE TO BE ABANDONED IN EXISTING WALLS THAT REMAIN.
DUST CONTROL
IN GENERAL, THE DUST CONTROL SHALL BE PROVIDED AND MAINTAINED BY THE GENERAL CONTRACTOR. THIS TRADE SHALL COORDINATE ITS WORK WITH THE GENERAL CONTRACTOR WITH RESPECT TO DUST CONTROL IN THE AREA INDICATED FOR NEW WORK. SPECIAL CONTROL FOR HEALTH AND SAFETY OF WORKERS, FOR WORK OUTSIDE THE AREA REGARDED AS THE NEW WORK AREA, AND AS REQUIRED BY SPECIAL CONDITIONS SHALL BE BY THIS TRADE.
INTERRUPTION OF SERVICES
WORK THAT REQUIRES INTERRUPTION OF SERVICES TO PORTIONS OF THE BUILDING OTHER THAN AREAS IN WHICH THE WORK IS TO BE ACCOMPLISHED SHALL BE COORDINATED WITH THE BUILDING MANAGEMENT AND ACCOMPLISHED DURING THE NIGHTTIME OR ON WEEKENDS AND AT NO ADDITIONAL COST.

GENERAL NOTES

REVIEW EXISTING CONDITIONS AND INCLUDE NECESSARY CHANGES AS A PART OF THE BID. INFORM USERS OF DIFFERENCES.
(E) EXISTING EQUIPMENT/DEVICE TO REMAIN.
(E2) EXISTING EQUIPMENT/DEVICE TO BE REMOVED. THIS TRADE SHALL DISCONNECT THE SERVICE(S).
(E3D) DISCONNECT EXISTING EQUIPMENT/DEVICE AND ALTER SERVICES FOR NEW EQUIPMENT/DEVICE AT THE SAME LOCATION.
(E3R) EXISTING EQUIPMENT/DEVICE TO BE REMOVED AND RELOCATED. THIS TRADE SHALL DISCONNECT THE SERVICE(S), CLEAN AND MAKE NECESSARY REPAIRS OR ADJUSTMENTS AS REQUIRED TO FACILITATE THE INSTALLATION AT THE NEW LOCATION.
(E4L) NEW LOCATION FOR EXISTING EQUIPMENT/DEVICE TO BE REMOVED AND RELOCATED. EXTEND SERVICES IN WALL/BELOW FLOOR/ABOVE CEILING AS REQUIRED TO NEW LOCATION.
(E2) DISCONNECT EQUIPMENT/DEVICE CONNECTION(S). WITHDRAW SERVICES BEYOND ADJACENT SURFACE AND CAP. - ALLOW ENOUGH SPACE TO FINISH OPENING SIMILAR TO ADJACENT SURFACE.
(E4) EXISTING EQUIPMENT/DEVICE/SERVICE TO BE ABANDONED. DISCONNECT SERVICE(S). ELECTRICAL CONDUITS SHALL HAVE WIRING WITHDRAWN TO NEAREST ACCESSIBLE BOX AND BLANK UP ABANDONED OPENING.
(E4) EXISTING EQUIPMENT TO BE REMOVED.
(E4) CONNECT TO EXISTING.

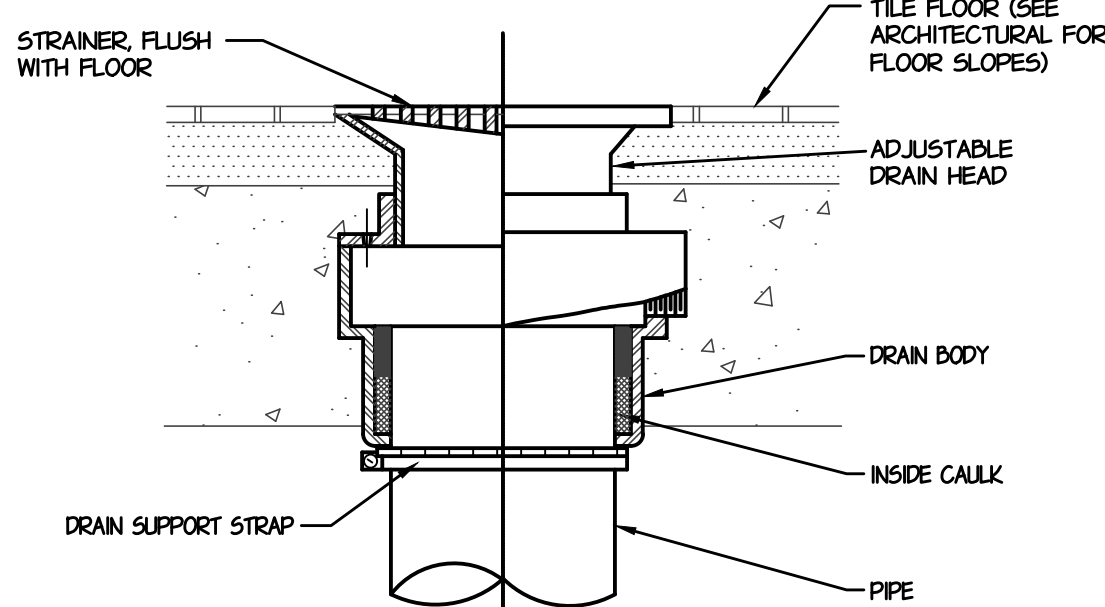
PLUMBING SYMBOL LIST

UNDERGROUND SANITARY SEWER
VENT
COLD WATER
HOT WATER
HOT WATER RETURN
GATE VALVE
CHECK VALVE
BALANCING COCK
BUTTERFLY VALVE
UNION
BALL VALVE
VENT THRU ROOF
WATER CLOSET
LAVATORY
SHOWER
SINK
ELECTRIC WATER COOLER
CLEANOUT
WALL CLEANOUT
FLOOR DRAIN
URINAL
MOP BASIN
THERMOSTATIC MIXING VALVE
WATER HEATER
WATER SUPPLY FIXTURE UNITS
DRAINAGE FIXTURE UNITS
TEMPERED WATER (110 DEG F MAX)

FIXTURE CONNECTION SIZES						
FIXTURE	QUANTITY	COLD WATER PIPE SIZE	HOT WATER PIPE SIZE	WASTE/SOIL PIPE SIZE	VENT PIPE SIZE	REMARKS
FLOOR DRAIN (UNDERGROUND)	4	-	-	3"	-	-
SHOWER	4	1/2"	1/2"	3"	-	-

ROUND REQUIRED GASKETED NICKEL BRONZE ADJUSTABLE TOP WITH "CO" CAST IN COVER. PROVIDE CLEANOUT TOP WITH VARIATIONS SUITABLE FOR FLOOR COVERING (CARPET MARKER, RECESSED FOR TILE, SCORATED FOR UNFINISHED FLOORS). PROVIDE GASKETED PLASTIC PLUG IN CAST IRON BODY. USE TEFLON JOINT COMPOUND ON PLUG THREADS. CLEAN THE TOP OF EXPOSED FCO AFTER INSTALLATION.
MEMBRANE CLAMP (FCO) FLOOR SLAB ON GRADE
AS REQUIRED FOR DEPTH OF SEWER
HUB AND SPIGOT CAST IRON PIPE BELOW FLOOR.
COMBINATION WYE AND EIGHTH BEND IN RUN. ENTER TOP OF PIPE.
SANITARY OR STORM SEWER LINE
DIRECTION OF FLOW
LOCATE AT BUILDING EXIT, AT ENDS OF RUNS, AT TURNS OF PIPE GREATER THAN 45 DEGREES, AT 50' INTERVALS ON STRAIGHT RUNS, AND/OR WHERE SHOWN ON PLANS. PROVIDE BAGGIFILL PER ARCHITECTURAL SPECIFICATIONS. LOCATE CLEANOUTS WHERE THERE IS 18" CLEAR AROUND. CONSULT LOCAL CODES FOR OTHER FCO REQUIREMENTS.

FLOOR CO DETAIL
NOT TO SCALE



FLOOR DRAIN DETAIL
NOT TO SCALE



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WAUCONDA, IL 60084

STRUCTURAL ENGINEERS
RTM ENGINEERING
3045 S. KANSAS EXPY
SPRINGFIELD, MO 65807

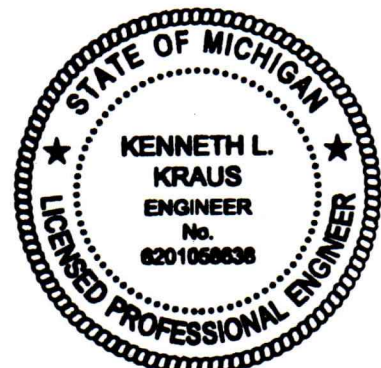


151 BODMAN PLACE, SUITE 201
RED BANK, NJ 07701

PORTAGE, MI

525 ROMENCE RD
PORTAGE, MI 49024

01	PERMIT	08/25/2025
NUMBER	DESCRIPTION	DATE



Date 8-25-2025
Revised 11-29-2026

8062P0.0

08/25/25

PLUMBING
SPECIFICATIONS,
NOTES AND DETAILS

SHEET NO.

P0.0

NWS JOB NO.: 25-0044



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SHEET TITLE

FIRST FLOOR
PLUMBING WASTE
AND VENT PLAN

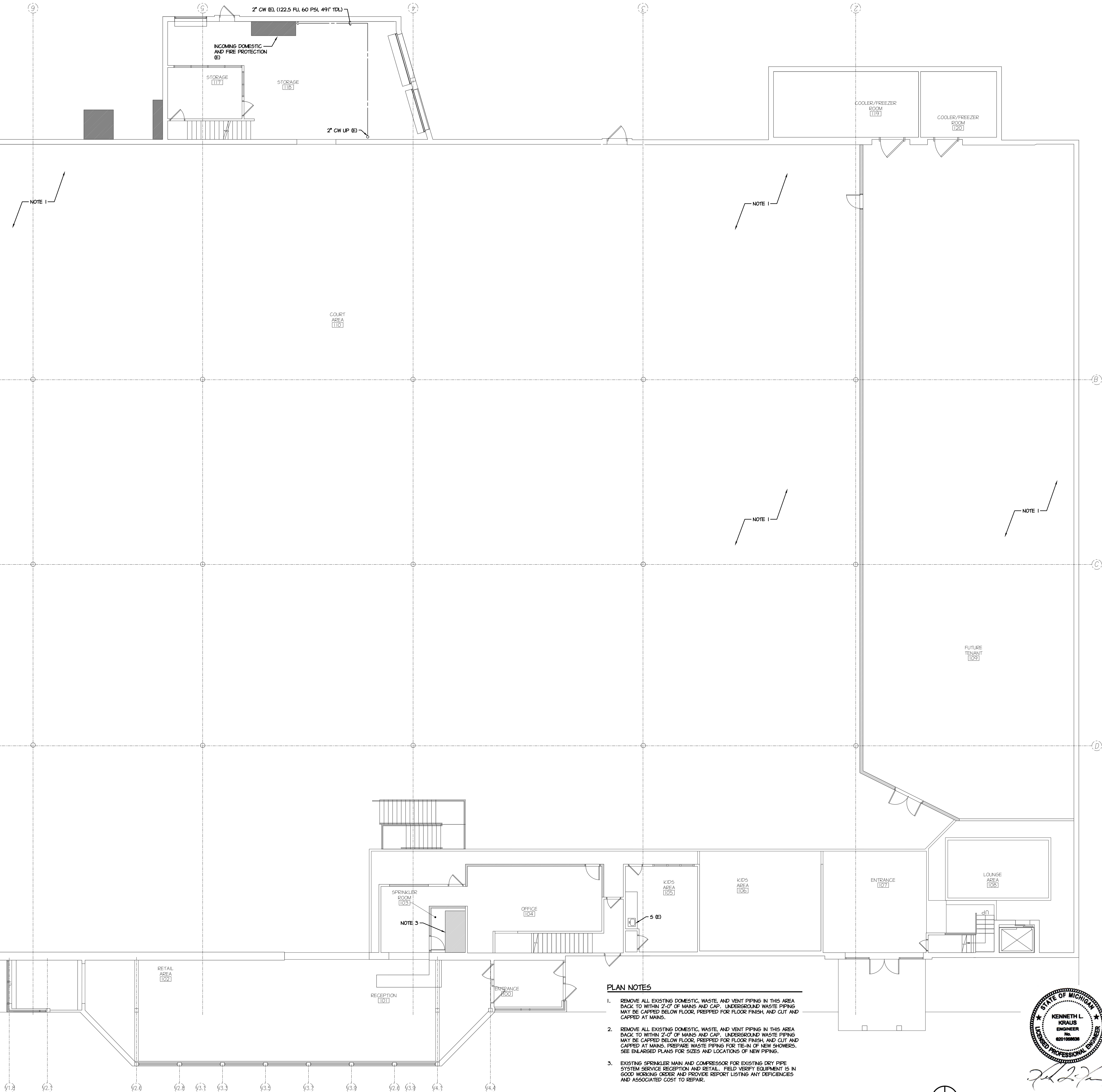
SHEET NO.

P1.0

NWS JOB NO.: 25-0044

1ST FLOOR PLUMBING PLAN

SCALE 1/8" = 1'-0"



PLAN NOTES

- REMOVE ALL EXISTING DOMESTIC, WASTE, AND VENT PIPING IN THIS AREA BACK TO WITHIN 2'-0" OF MAINS AND CAP. UNDERGROUND WASTE PIPING MAY BE CAPPED BELOW FLOOR, PREPARED FOR FLOOR FINISH, AND CUT AND CAPPED AT MAINS.
- REMOVE ALL EXISTING DOMESTIC, WASTE, AND VENT PIPING IN THIS AREA BACK TO WITHIN 2'-0" OF MAINS AND CAP. UNDERGROUND WASTE PIPING MAY BE CAPPED BELOW FLOOR, PREPARED FOR FLOOR FINISH, AND CUT AND CAPPED AT MAINS. PREPARE WASTE PIPING FOR TIE-IN OF NEW SHOWERS. SEE ENLARGED PLANS FOR SIZES AND LOCATIONS OF NEW PIPING.
- EXISTING SPRINKLER MAIN AND COMPRESSOR FOR EXISTING DRY PIPE SYSTEM SERVICE RECEPTION AND RETAIL. FIELD VERIFY EQUIPMENT IS IN GOOD WORKING ORDER AND PROVIDE REPORT LISTING ANY DEFICIENCIES AND ASSOCIATED COST TO REPAIR.



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SHEET TITLE

SECOND FLOOR
PLUMBING WASTE AND
VENT PLAN

SHEET NO.

P1.1

NWS JOB NO.: 25-0044

2ND FLOOR PLUMBING PLAN
SCALE 1/8" = 1'-0"

PLAN NOTES

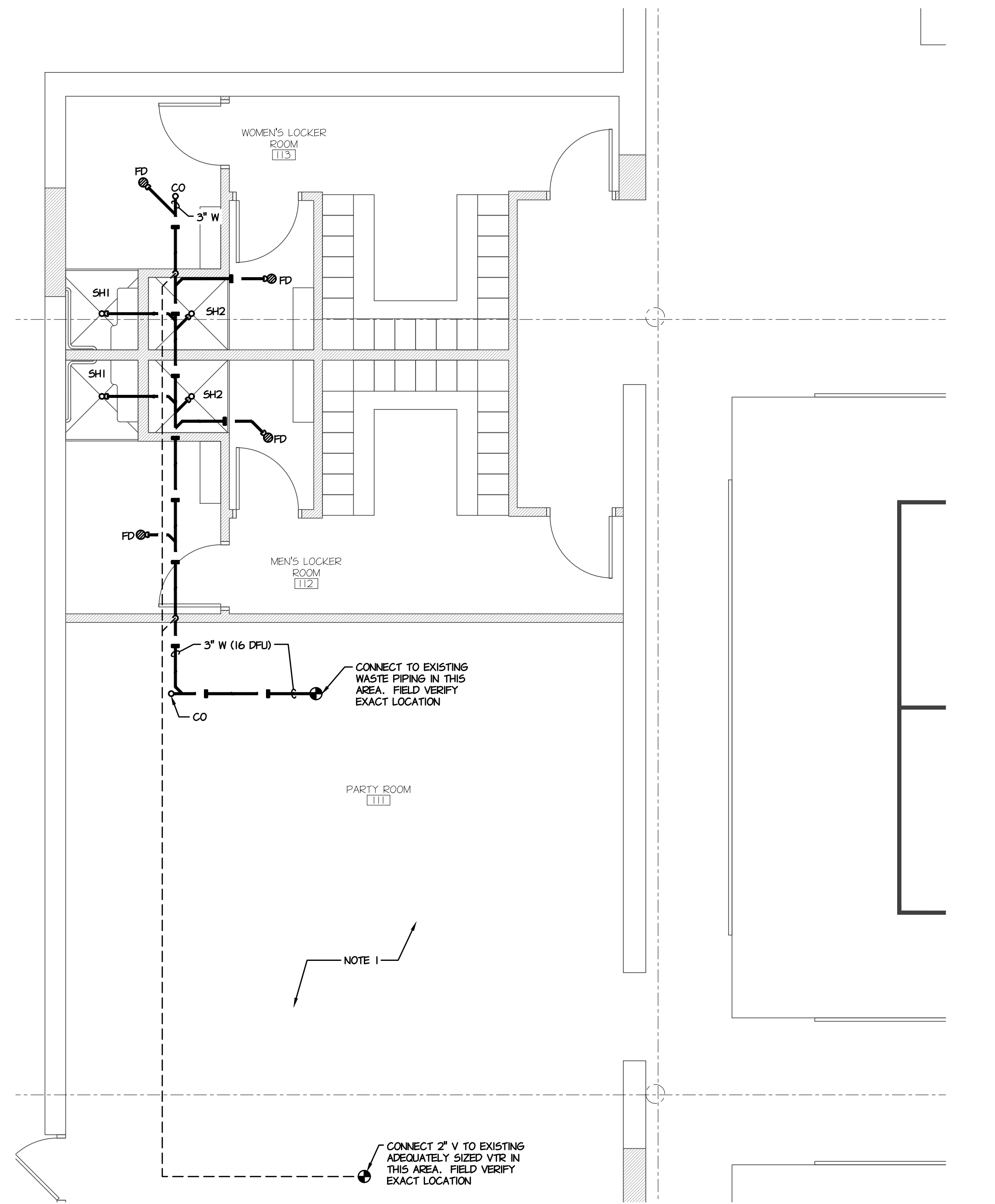
1. DISCONNECT AND REMOVE HEAT RECOVERY TANK. EXTEND CW PIPING TO SECTION SHOWN ON PLAN.
2. DISCONNECT AND REMOVE SINK. WASTE AND VENT PIPING SHALL BE REMOVED BACK TO WITHIN 2'-0" OF NEAREST ACTIVE MAINS. DOMESTIC PIPING SHALL BE REMOVED BACK TO MAINS AND CAPPED.
3. X



Date: 8-25-2025
Revised: 11-25-2026

8062P1.1

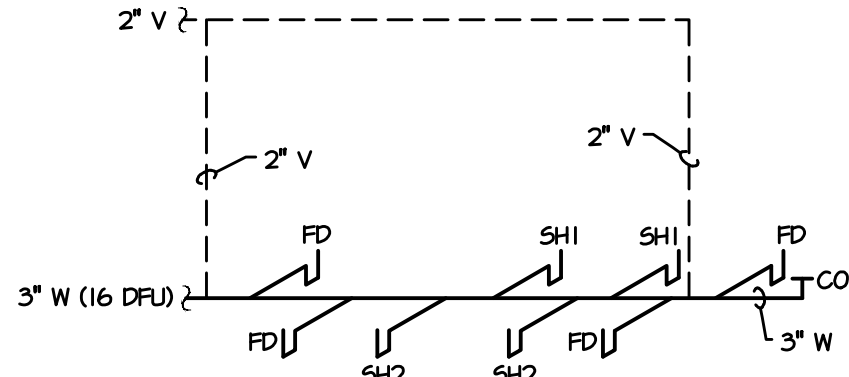
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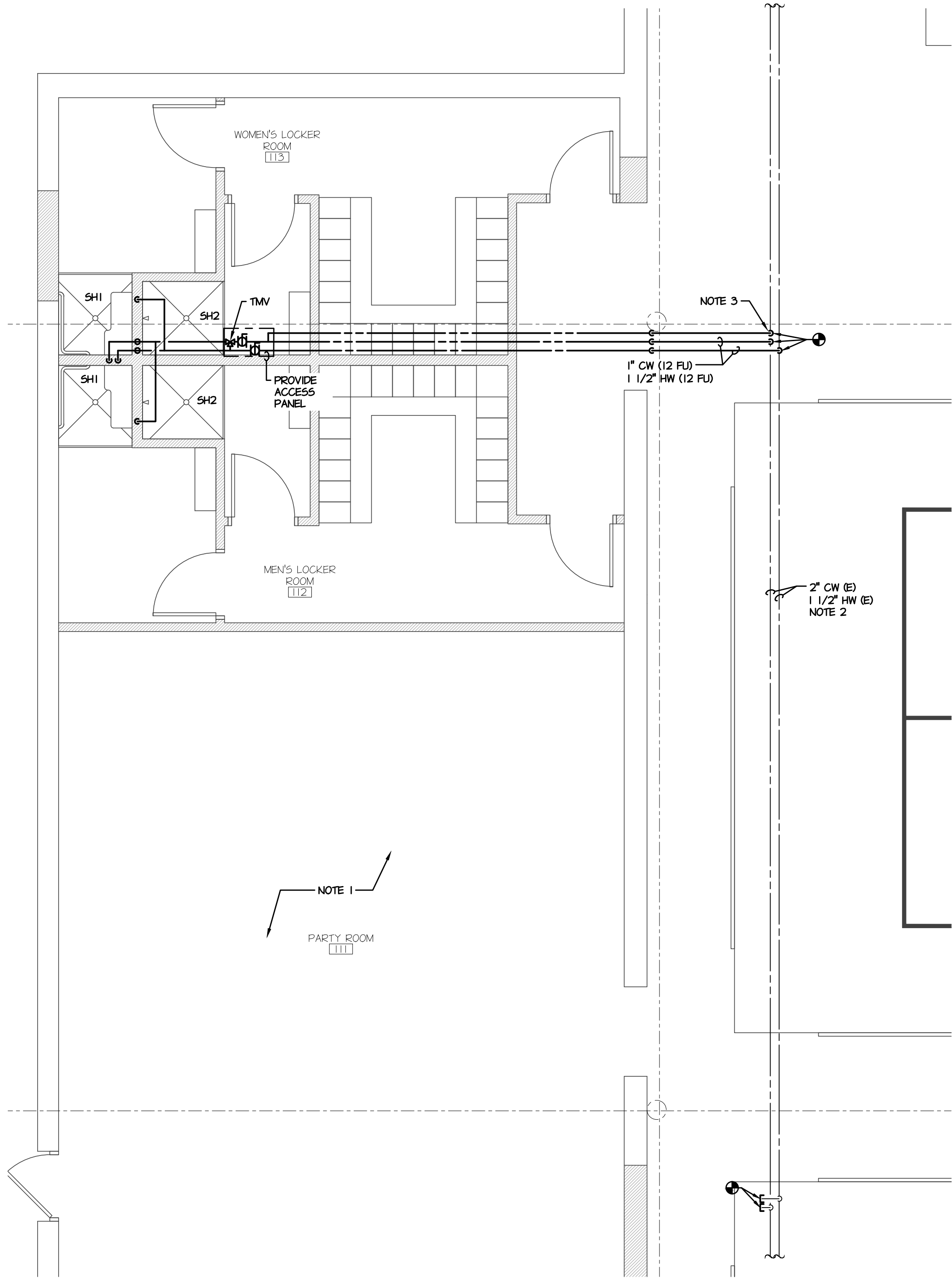
ENLARGED LOCKER ROOM PLAN - PLUMBING WASTE AND VENT
SCALE 1/4" = 1'-0"

PLAN NOTES

1. REMOVE ALL EXISTING WASTE AND VENT PIPING IN THIS AREA BACK TO WITHIN 2'-0" OF MAINS AND CAP. UNDERGROUND WASTE PIPING MAY BE CAPPED BELOW FLOOR, PREPARED FOR FLOOR FINISH, AND CUT AND CAPPED AT MAINS. PREPARE WASTE PIPING FOR TIE-IN OF NEW SHOWERS.



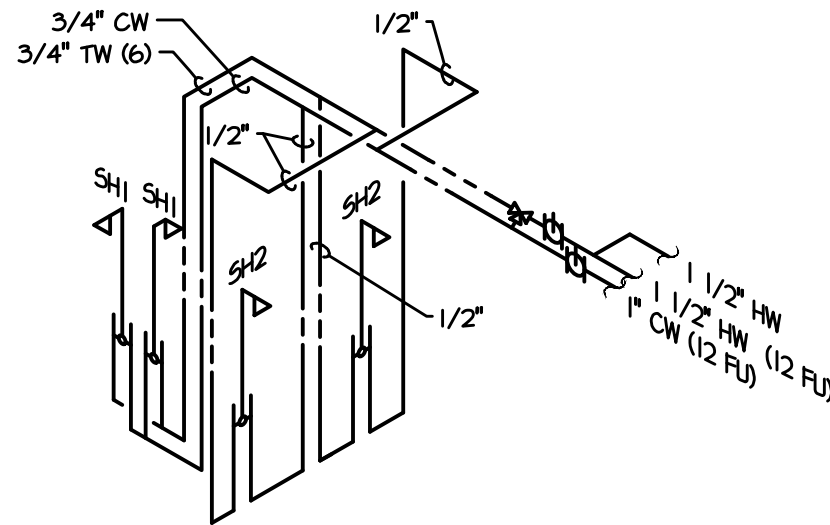
WASTE AND VENT RISER
NOT TO SCALE



ENLARGED LOCKER ROOM PLAN - PLUMBING DOMESTIC
SCALE 1/4" = 1'-0"

DOMESTIC PLAN NOTES

1. REMOVE ALL EXISTING DOMESTIC PIPING IN THIS AREA BACK TO WITHIN 2'-0" OF MAINS AND CAP.
2. FIELD VERIFY EXACT SIZE/LOCATION OF EXISTING DOMESTIC MAIN PIPING.
3. REROUTE HW MAIN PIPING TO SHOWERS AS SHOWN ON FLOOR PLAN AND RISER DIAGRAM.



DOMESTIC RISER
NOT TO SCALE



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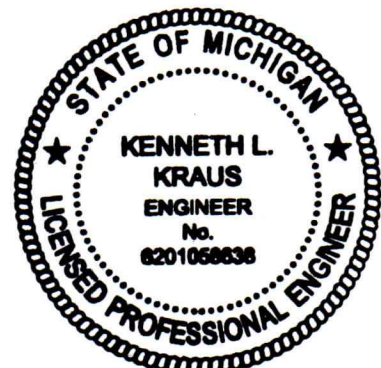
SHEET TITLE

ENLARGED PLUMBING
PLANS

SHEET NO.

P2.0

NWS JOB NO.: 25-0044



Date 3-25-2025
Revisions 11-29-2016

8062P2.0

08/25/25

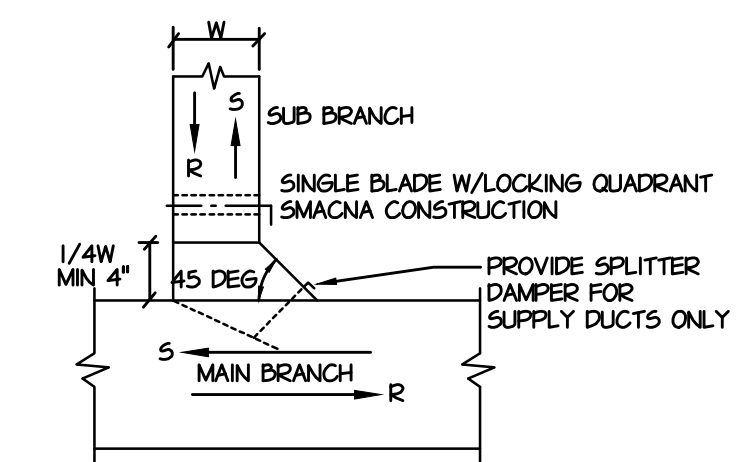
VENTILATION SCHEDULE (IMC)													
ROOM NO.	ROOM NAME	ROOM USE	AREA SQ FT	OCCUPANCY RATE PEOPLE/1000	NUMBER OF PEOPLE	MECHANICAL OUTDOOR CFM	AREA OUTDOOR RATE CFM/SF	MECHANICAL ON UNIT REQUIRED CFM	AREA EXHAUST RATE CFM/SF	MECHANICAL EXHAUST REQUIRED CFM	MECHANICAL SUPPLY PROVIDED CFM	MECHANICAL EXHAUST PROVIDED	SYSTEM TAG
100	ENTRANCE	LOBBIES	152	30	4	5	0.06	26	0.0	0	150	0	RTU-9B
101	RECEPTION	RECEPTION AREAS	500	30	24	5	0.06	168	0.0	0	1000	0	RTU-9B
102	RETAIL AREA	SALES	805	15	12	9	0.12	202	0.0	0	1000	0	RTU-9B
103	SPRINKLER ROOM	UTILITY	62	0	0	0	0.00	0	0.0	0	0	0	NONE
104	OFFICE	OFFICE SPACES	544	5	3	5	0.06	48	0.0	0	1200	0	RTU-9B
105	KIDS AREA	DAY CARE (THROUGH ARE 4)	241	25	7	10	0.18	114	0.0	0	300	0	RTU-5B
106	KIDS AREA	DAY CARE (THROUGH ARE 4)	432	25	11	10	0.18	186	0.0	0	600	0	RTU-5B
107	ENTRANCE	LOBBIES	430	30	13	5	0.06	91	0.0	0	600	0	RTU-5B
108	LOBBIE AREA	LOBBIES	470	30	21	5	0.06	146	0.0	0	900	0	RTU-5B
109	FUTURE TENANT	SALES	5780	15	87	9	0.12	1247	0.0	0	6000	0	RTU-4B, RTU-5B
110	COURT AREA	GYM STADIUM AREA (PLAY AREA)	31564	7	222	30	0.18	10126	0.0	0	34000	0	RTU-1B, RTU-2B, RTU-9B
111	PARTY ROOM	CONFERENCE ROOMS	984	50	50	5	0.06	310	0.0	0	2400	0	RTU-10B
112	MENS LOCKER	LOCKER/CHRESSING ROOMS	289	0	0	0	0.00	0	0.3	173	200	200	RTU-10B, EF-1
113	WOMENS LOCKER	LOCKER/CHRESSING ROOMS	287	0	0	0	0.00	0	0.3	172	200	200	RTU-10B, EF-1
114	UNisex RESTROOM	TOILET ROOMS-PUBLIC	49	0	0	0	0.00	0	0.0	70	50	50	RTU-10B, EPB
115	UNisex RESTROOM	TOILET ROOMS-PUBLIC	49	0	0	0	0.00	0	0.0	70	50	50	RTU-10B, EPB
116	UTILITY ROOM	JANITORS CLOSET	101	0	0	0	0.00	0	0.0	100	50	50	RTU-10B, EPB
119	COOLER/FREEZER ROOM	COLD STORAGE	392	NA	0	NR	0.00	0	0.0	0	0	0	NONE
120	COOLER/FREEZER ROOM	COLD STORAGE	206	NA	0	NR	0.00	0	0.0	0	0	0	NONE
121	LOBBIE AREA	OFFICE SPACES	1257	5	7	5	0.06	111	0.0	0	2400	0	RTU-9B
122	WOMENS RESTROOM	TOILET ROOMS-PUBLIC	160	0	0	0	0.00	0	0.0	210	150	210	RTU-4B, EPB
123	MENS RESTROOM	TOILET ROOMS-PUBLIC	164	0	0	0	0.00	0	0.0	210	150	210	RTU-4B, EPB
124	OFFICE	OFFICE SPACES	160	5	1	5	0.06	15	0.0	0	250	0	RTU-7B
125	OFFICE	OFFICE SPACES	248	5	2	5	0.06	25	0.0	0	300	0	RTU-7B
126	UNisex RESTROOM	TOILET ROOMS-PUBLIC	77	0	0	0	0.00	0	0.0	70	50	50	RTU-7B, EPB
127	OFFICE ROOM	OFFICE SPACES	76	5	1	5	0.06	10	0.0	0	100	0	RTU-7B
128	CORRIDOR	CORRIDORS	77	0	0	0	0.06	5	0.0	0	50	0	RTU-7B
129	LOBBIE AREA	OFFICE SPACES	394	5	2	5	0.06	34	0.0	0	500	0	RTU-7B
130	UTILITY ROOM	JANITORS CLOSET	947	0	0	0	0.00	0	0.0	0	0	0	NONE

EXHAUST FAN SCHEDULE						
TAG	MANUFACTURER	MFR. NO.	CFM	ESP	FAN HP/ AMPS	AREA SERVED
EF-1	LOREN COOK	ACE80C3B	400	0.3	1/4 / 5/8	LOCKER ROOMS

- NOTES
1. PROVIDE DRIVE, BELTS, AND VOLUME DAMPERS AS REQUIRED FOR CFMS AND SP.
 2. PROVIDE FAN SPEED CONTROLLER.
 3. PROVIDE DISCONNECT, BARSCREEN, BACKDRIFT DAMPER, AND 12" CURB.
 4. PROVIDE VOLUME CONTROL DAMPER.

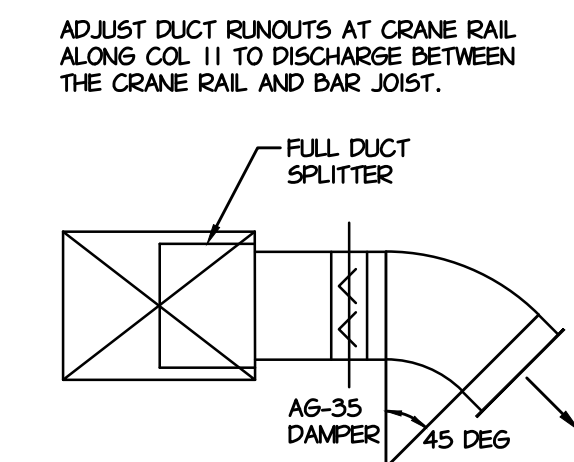
EXISTING ROOF TOP UNIT SCHEDULE													
TAG	MANUFACTURER	MFR. NO.	TONNAGE	CFM	DESIGN ON CFM	ESP	EAT DO/MB (DEG F)	HTG IN H/L/W (MBH)	HTG OUT H/L/W (MBH)	COOLING TC/SC (MBH)	KVA (480V) MOTOR BHP	EER	MCA
RTU-1	AAON	RN-025-3-0-BA02-2C2	25	10000	2500	-	80/67	-	-	-	64.0/15	-	77
RTU-2	AAON	RN-040-D-A-3-AA06-CA3B0	40	16000	4000	-	80/67	900	720	-	89.0/20	-	107
RTU-3	YORK	D1E6090N16546XL	7.5	3000	750	-	80/67	204/142.8	161.5/114.5	-	18.3/2	-	22
RTU-4	YORK	D1E6090N16546XL	7.5	3000	750	-	80/67	204/142.8	161.5/114.5	-	18.3/2	-	22
RTU-5	YORK	D1E6090N16546XL	7.5	3000	750	-	80/67	204/142.8	161.5/114.5	-	18.3/2	-	22
RTU-6	YORK	D1E6090N16546XL	7.5	3000	750	-	80/67	204/142.8	161.5/114.5	-	18.3/2	-	22
RTU-7	YORK	D1E6036	3	1200	300	-	80/67	-	-	-	-	-	-
RTU-8	YORK	D1E6036	3	1200	300	-	80/67	-	-	-	-	-	-
RTU-9	JOHNSON CONTROLS	Z5-Z5NAQP4B1AA1A12	25	10000	2500	-	80/67	400	320	-	47.9/10	-	57.6
RTU-10	YORK	D1E6090N16546XL	7.5	3000	750	-	80/67	204/142.8	161.5/114.5	-	18.3/2	-	22

- NOTES
1. THERMOSTAT SHALL BE ELECTRONIC PROGRAMMABLE WITH ANTI-RECYCLING CONTROL.
 2. CONTRACTOR SHALL VERIFY UNIT TONNAGE IN FIELD. IF UNIT IS A DIFFERENT SIZE THAN SPECIFIED, CONTRACTOR SHALL BALANCE AIR FLOW OF AIR DEVICES BASED ON VERIFIED UNIT SIZE.

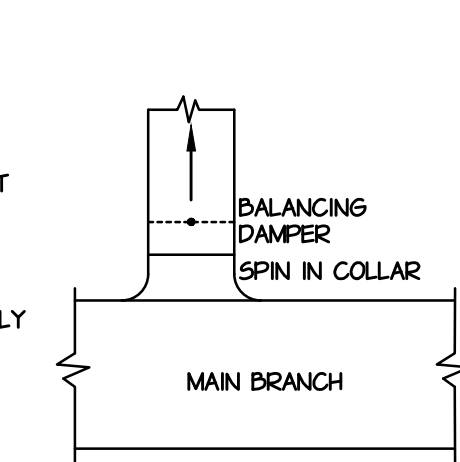


NOTE:
FOR SUPPLY OR RETURN/EXHAUST BRANCHES
OR REGISTER/GRILLE TAKE-OFFS.

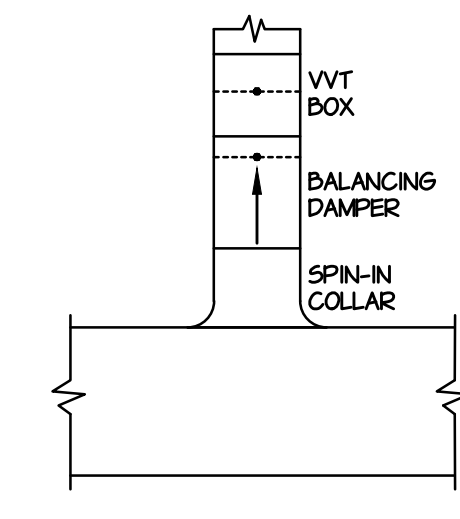
LOW PRESSURE DUCT TAKE OFF
NOT TO SCALE



LOW PRESSURE DUCT TAKE OFF
NOT TO SCALE



MEDIUM PRESSURE DUCT TAKE OFF
NOT TO SCALE



VVT BOX TAKE-OFF
NOT TO SCALE

AIR DEVICE SCHEDULE

TAG	MANUFACTURER	MODEL NO.	DESCRIPTION	NOTES
S1	TITUS	0NNI	STEEL SQUARE PLAQUE DIFFUSER. PROVIDE OBD.	1, 2
S2	TITUS	5300FS	ALUMINUM DUCT MOUNTED DOUBLE DEFLECTION SUPPLY GRILLE	1, 2
R1	TITUS	350RL	STEEL RETURN/EXHAUST GRILLE. PROVIDE OBD.	1, 2
E1	TITUS	350FL	ALUMINUM EXHAUST GRILLE. PROVIDE OBD	1, 2

- NOTES
1. SEE FLOOR PLAN FOR NECK SIZES.
 2. SEE FLOOR PLANS FOR FACE SIZE.

DESCRIPTION OF WORK - MECHANICAL

PROVIDE COMPLETE HEATING, VENTILATING, AIR CONDITIONING AND EXHAUST SYSTEMS READY FOR USE AS ITEMIZED, BUT NOT LIMITED TO, AS FOLLOWS:

DEMOLITION, REMOVAL AND ALTERATIONS OF EXISTING SYSTEMS AND EQUIPMENT AS REQUIRED, THOUGH NOT SPECIFICALLY INDICATED, TO ACCOMMODATE THE PROPOSED WORK. SEE ARCHITECTURAL DRAWINGS FOR EXTENT OF DEMOLITION AND FIELD VERIFY EXISTING CONDITIONS.

PACKAGED ROOFTOP HVAC UNITS.

DUCTWORK AND AIR DEVICES.

EXHAUST FANS.

LOUVERS AND DAMPERS.

THERMAL INSULATION AND DUCT LINING.

CONTROLS, CONTROL WIRING, AND INTERLOCKS.

GAS PIPING WITH CONNECTION TO EVERY PIECE OF EQUIPMENT REQUIRING NATURAL GAS.

RELATED WORK BY OTHER TRADES

ELECTRIC POWER WIRING.

MECHANICAL INSTALLATION NOTES

PROPOSAL PRICE SHALL INCLUDE SPECIFIED MATERIALS ONLY. SHOULD THE CONTRACTOR WISH TO SUBSTITUTE MATERIALS, EQUIPMENT OR MANUFACTURERS, IT SHALL BE DONE BY STATING EACH SUBSTITUTION AND ITS PRICE ADJUSTMENT.

WORK SHALL BE PERFORMED IN ACCORDANCE WITH CODES AND AUTHORITIES HAVING JURISDICTION INCLUDING ADA GUIDELINES.

WORK SHALL BE PERFORMED IN A NEAT WORKMANLIKE MANNER.

PROCURE AND PAY FOR REQUIRED PERMITS AND INSPECTIONS.

THIS TRADE SHALL DO ITS OWN CUTTING AND PATCHING - TRENCING AND BACKFILLING.

CONFER WITH THE OTHER TRADES IN THE COORDINATION OF THIS WORK FOR CLEARANCES, CHASES, RECESSES AND OPENINGS REQUIRED.

THESE DRAWINGS ARE TO BE USED FOR BIDDING ONLY. ROUGH-IN AND FINAL CONNECTION SHALL BE MADE FROM APPROVED EQUIPMENT DRAWINGS ONLY.

GUARANTEE THE WORK TO BE FREE FROM DEFECTIVE WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL CERTIFICATE. ANY REPAIRS OR REPLACEMENT DURING THIS PERIOD SHALL BE MADE WITHOUT COST TO THE OWNER.

GAS PIPING SHALL BE SCHEDULE 40 ASTM A53 TYPE B BLACK STEEL WITH MALLEABLE FITTINGS. PROVIDE GAS COCK, UNION AND DIRT LUGS AT EVERY CONNECTION. PIPING 2-1/2" AND LARGER OR EXCEEDING 1" MC SHALL BE WELDED. TEST GAS PIPING AT 25 PSIG-REPAIR LEAKS AND RETEST. PRVS SHALL BE PIETRO FLORENTINI, MODEL 3100X PRESSURE INDEPENDENT REDUNDANT DIAPHRAGM BALANCED VALVE GOVERNORS WITH FILTER AND RELIEF VENT PIPED TO OUTDOORS WHERE REQUIRED. SEE PLAN FOR FLOW RATES OF EACH AND SIZE ACCORDINGLY. USE OF ANY NON-PRESSURE INDEPENDENT REGULATORS WILL RESULT IN LARGER PIPE SIZES.

LINE SUPPLY DUCTS WITH CERTAINTED 1/2" THICK TYPE 200 DUCT LINER WITH BLACK ACRYLIC TOP COAT INSTALLED IN ACCORD WITH MANUFACTURERS RECOMMENDATIONS. DIMENSIONS SHOWN ARE CLEAR INSIDE.

INSULATE SUPPLY DUCTS WITH 1 1/2" BLANKET TYPE FIBERGLASS INSULATION WITH FACTORY APPLIED FIBERGLASS REINFORCED ALUMINUM FOIL FACING AND AN R-VALUE OF 6 OR GREATER. INSULATION SHALL BE WRAPPED TIGHT WITH JOINTS ADJUTED AND SEALED, AND BE SECURED IN ACCORD WITH MANUFACTURERS RECOMMENDATIONS. ALL SUPPLY AND RETURN AIR DUCTWORK INSTALLED OUTSIDE SHALL BE EXTERNALLY INSULATED WITH 3-7 FIBER BOARD DUCT INSULATION, 150 POUND DENSITY INSULATION WITH A THERMAL RESISTANCE VALUE OF R-11.5. PROVIDE VENTURE-CLAD 157C7W, ZERO PERMEABILITY, ABSOLUTE VAPOR BARRIER INSULATION CLADDING WITH A NATURAL ALUMINUM FINISH.

DUCTS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH RECOMMENDATIONS SET FORTH IN SMACNA MANUAL.

FLEXIBLE RUNOUTS (MAX. 50') SHALL BE INSULATED WITH VAPOR BARRIER CONTAINING NO PVC.

SEAL TRANSVERSE DUCT JOINTS IN ACCORD WITH SMACNA CLASS "B."

PROVIDE MANUALLY OPERATED VOLUME CONTROL AND/OR SPLITTER DAMPERS IN DUCT BRANCHES WHERE NECESSARY FOR PROPER BALANCING OF AIR HANDLING SYSTEMS. DAMPERS ABOVE INACCESSIBLE CEILINGS SHALL HAVE EXTENDED ARMS OR REMOTE OPERATORS. DAMPERS SPECIFIED WITH AIR DEVICES SHALL NOT REPLACE DAMPERS IN BRANCH DUCTWORK.

CONTROL DAMPERS SHALL BE RUSKIN CD356 GALVANIZED STEEL LOW LEAKAGE TYPE IN SIZES AS NOTED ON THE DRAWINGS. PROVIDE MANUAL OPERATORS OR MOTORIZED ACTUATORS AS INDICATED OR REQUIRED.

ELECTRICAL CHARACTERISTICS ARE 120/208V3PH4W.

- AIR DEVICES - TITUS
SUPPLY - 0NNI
RETURN - 350RL

IDENTIFICATION: STENCIL HVAC UNITS AND EXHAUST FANS WITH 4" HIGH X 3/4" THICK LETTERS WITH THE INDICATED UNIT NUMBERS. PROVIDE 3/4" HIGH WHITE FACED MCARTY WITH BLACK LETTERS AT EACH HVAC UNIT THERMOSTAT WITH UNIT NUMBERS.

EQUIPMENT SUPPORTS SHALL HAVE 18 GA. GALVANIZED STEEL SHELL, CANTS, NAILERS AND COUNTERFLASHINGS.

PRIOR TO PLACING IN SERVICE, CLEAN AND FLUSH ENTIRE HEATING SYSTEM IN ACCORDANCE WITH EQUIPMENT MANUFACTURER RECOMMENDATIONS. SYSTEM WATER SHALL BE TESTED AND TREATED AS RECOMMENDED BY CURRENT INDUSTRY STANDARDS AND EQUIPMENT MANUFACTURERS FOR THE PROPOSED SYSTEMS.

PROVIDE ACCESS PANELS WHERE REQUIRED FOR SERVICING DEVICES AND EQUIPMENT AND COORDINATE SIZES AND LOCATIONS WITH ARCHITECT.

TEST AND BALANCE THE AIR SUPPLY, RETURN, AND EXHAUST SYSTEMS TO WITHIN 10% OF THE INDICATED QUANTITIES AND PROVIDE THREE COPIES OF A REPORT FOR USER.

INSPECT AND TEST EXISTING HVAC EQUIPMENT BEING REUSED AS A PART OF THIS WORK. DETERMINE CONDITION AND CONFIRM OPERATION AT RATED CAPACITIES. PROVIDE WRITTEN REPORT OF FINDINGS AND ANY REPAIRS REQUIRED WITH RELATED PRICING.

WHERE NOTED ON DRAWINGS, REQUIRED BY BULLETIN 90A OF THE NATIONAL FIRE PROTECTION ASSOCIATION, OR REQUIRED BY CODE, FURNISH AND INSTALL "B" FIRE DAMPERS CONSTRUCTION AS PER THE SMACNA FIRE, SMOKE AND RADIATION DAMPER INSTALLATION GUIDE FOR HVAC SYSTEMS AND/OR BULLETIN 90A OF THE NATIONAL FIRE PROTECTION ASSOCIATION, WHERE FIRE DAMPERS OCCUR ABOVE AN INACCESSIBLE CEILING OR WALL. PROVIDE MINIMUM 16X16 RATED HINGED ACCESS DOOR (IE, PENETRATION OF RATED WALLS, SHAFTS, FLOORS, ETC). VERIFY LOCATIONS OF RATED ELEMENTS WITH ARCHITECTURAL DRAWINGS.

PROVIDE SUBMITTALS FOR THE FOLLOWING ITEMS, FOR REVIEW WITHIN 30 DAY OF NOTICE TO PROCEED. IF THE REQUESTED SUBMITTALS ARE NOT PROVIDED, ANY CHANGE ORDERS THAT COULD HAVE BEEN PREVENTED AS A PART OF THE REVIEW PROCESS WILL NOT BE THE RESPONSIBILITY OF CARTLAND KRAUS ENGINEERS.

SCALED DUCTWORK INSTALLATION DRAWINGS.

PACKAGED ROOFTOP UNITS.

AIR DEVICES.

EXHAUST FANS.

LOUVERS AND DAMPERS.

MECHANICAL SYMBOLS

- S SUPPLY AIR
R RETURN AIR
E EXHAUST AIR
RTU ROOFTOP UNIT
EF EXHAUST FAN
UNO UNLESS NOTED OTHERWISE
☒ SUPPLY OPENING
☒ RETURN/EXHAUST OPENING
① THERMOSTAT

DEFINITIONS

DISCONNECT

DISCONNECT EQUIPMENT/DEVICE CONNECTION, WITHDRAW SERVICES) BEYOND ADJACENT SURFACE AND CAP. ALLOW ENOUGH ROOM TO FINISH OPENING SIMILAR TO ADJACENT SURFACE. SERVICES) THRU FLOOR SHALL BE WITHDRAWN INTO SPACE BELOW. SERVICES) THRU CEILING SHALL BE WITHDRAWN INTO CEILING SPACE. CAP SERVICES) EXCEPT WHERE IT IS TO BE EXTENDED FOR A NEW SERVICE CONNECTION. DOMESTIC WATER AND SANITARY PIPING DEAD ENDS SHALL BE LIMITED TO 2'-0" MAX). REMOVE SLEEVES WHERE THEY EXIST AND HOLES FILLED AND FINISH REPAIRED BY THE GENERAL CONTRACTOR. CONDUIT IN SLABS SHALL BE CUT OFF BELOW ADJACENT FINISH AND SHALL HAVE WIRING WITHDRAWN TO NEXT ACCESSIBLE OPENING WHERE OTHER EQUIPMENT OR DEVICES ARE SERVED OR TO THE PANEL WHERE ONLY THIS EQUIPMENT/DEVICE IS SERVED. CONDUIT AND WIRING ABOVE GRADE SHALL BE REMOVED BACK TO PANEL OR POINT OF ORIGIN.

IN MULTI-TENANT BUILDINGS WHERE SERVICES ARE CONTINUED IN A SPACE OR SPACES THAT ARE PART OF ANOTHER TENANT, REMOVE SERVICES) TO ITS TERMINATION IN A SPACE CONTROLLED BY THE PROPOSED TENANT OR TO A SPACE CONTROLLED BY THE LANDLORD/MANAGEMENT. COORDINATE THESE TERMINATIONS WITH LANDLORD/MANAGEMENT.

REMOVAL

MATERIALS/EQUIPMENT/DEVICES TO BE REMOVED AND NOT RELOCATED OR STORED AS WELL AS CONSTRUCTION MATERIALS ACCUMULATED DURING THE REMOVAL WORK SHALL BE REMOVED AND DISPOSED OF AT THE EXPENSE OF THE RESPECTIVE TRADE. PLANK UP OPENINGS THAT ARE TO BE ABANDONED IN EXISTING WALLS THAT REMAIN.

DUST CONTROL

IN GENERAL, THE DUST CONTROL SHALL BE PROVIDED AND MAINTAINED BY THE GENERAL CONTRACTOR. THIS TRADE SHALL COORDINATE ITS WORK WITH THE GENERAL CONTRACTOR WITH RESPECT TO DUST CONTROL IN THE AREA INDICATED FOR NEW WORK. SPECIAL CONTROL FOR HEALTH AND SAFETY OF WORKERS, FOR WORK OUTSIDE THE AREA REGARDED AS THE NEW WORK AREA, AND AS REQUIRED BY SPECIAL CONDITIONS SHALL BE BY THIS TRADE.

INTERRUPTION OF SERVICES

WORK THAT REQUIRES INTERRUPTION OF SERVICES TO PORTIONS OF THE BUILDING OTHER THAN AREAS IN WHICH THE WORK IS TO BE ACCOMPLISHED SHALL BE COORDINATED WITH THE BUILDING MANAGEMENT AND ACCOMPLISHED DURING THE NIGHTTIME OR ON WEEKENDS AND AT NO ADDITIONAL COST.

GENERAL NOTES

REVIEW EXISTING CONDITIONS AND INCLUDE NECESSARY CHANGES AS A PART OF THE BID. INFORM USERS OF DIFFERENCES.

(B) EXISTING EQUIPMENT/DEVICE TO REMAIN.

(ER) EXISTING EQUIPMENT/DEVICE TO BE REMOVED. THIS TRADE SHALL DISCONNECT THE SERVICES).

(END) DISCONNECT EXISTING EQUIPMENT/DEVICE AND ALTER SERVICES FOR NEW EQUIPMENT/DEVICE AT THE SAME LOCATION.

(ERD) EXISTING EQUIPMENT/DEVICE TO BE REMOVED AND RELOCATED. THIS TRADE SHALL DISCONNECT THE SERVICES), CLEAN AND MAKE NECESSARY REPAIRS OR ADJUSTMENTS AS REQUIRED TO FACILITATE THE INSTALLATION AT THE NEW LOCATION.

(END) NEW LOCATION FOR EXISTING EQUIPMENT/DEVICE TO BE REMOVED AND RELOCATED. EXTEND SERVICES IN WALL/BELOW FLOOR/ABOVE CEILING AS REQUIRED TO NEW LOCATION.

(ED) DISCONNECT EQUIPMENT/DEVICE CONNECTIONS). WITHDRAW SERVICES BEYOND ADJACENT SURFACE AND CAP. ALLOW ENOUGH SPACE TO FINISH OPENING SIMILAR TO ADJACENT SURFACE.

(EA) EXISTING EQUIPMENT/DEVICE/SERVICE TO BE ABANDONED. DISCONNECT SERVICES). ELECTRICAL CONDUITS SHALL HAVE WIRING WITHDRAWN TO NEAREST ACCESSIBLE BOX AND PLANK UP ABANDONED OPENING.

(---) EXISTING EQUIPMENT TO BE REMOVED.

☛ CONNECT TO EXISTING.



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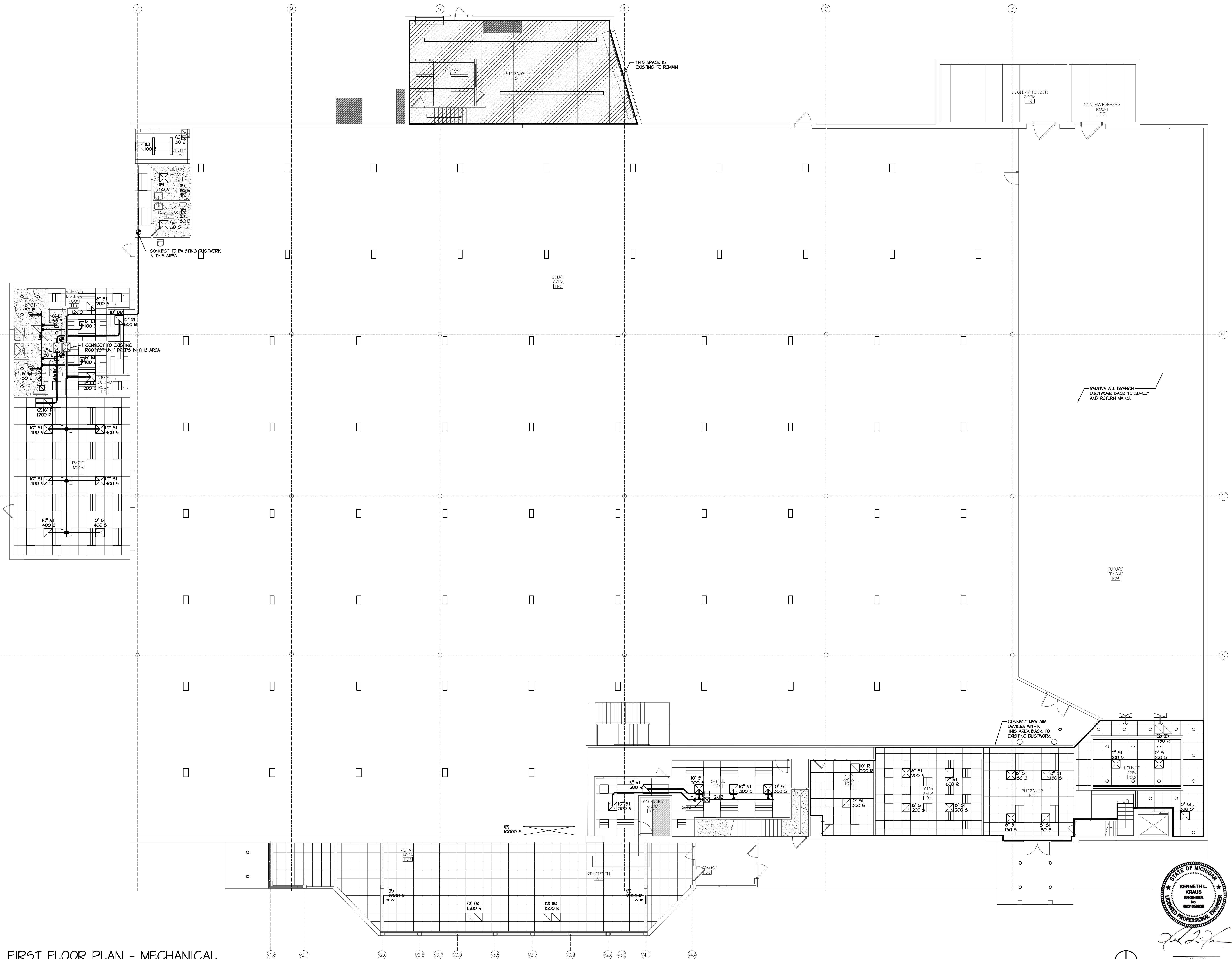
SHEET TITLE

FIRST FLOOR
MECHANICAL PLAN

SHEET NO.

M1.0

NWS JOB NO.: 25-0044

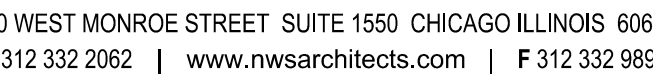


FIRST FLOOR PLAN - MECHANICAL
SCALE 1/8" = 1'-0"

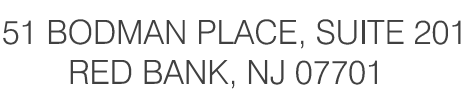


Date 3-28-2025
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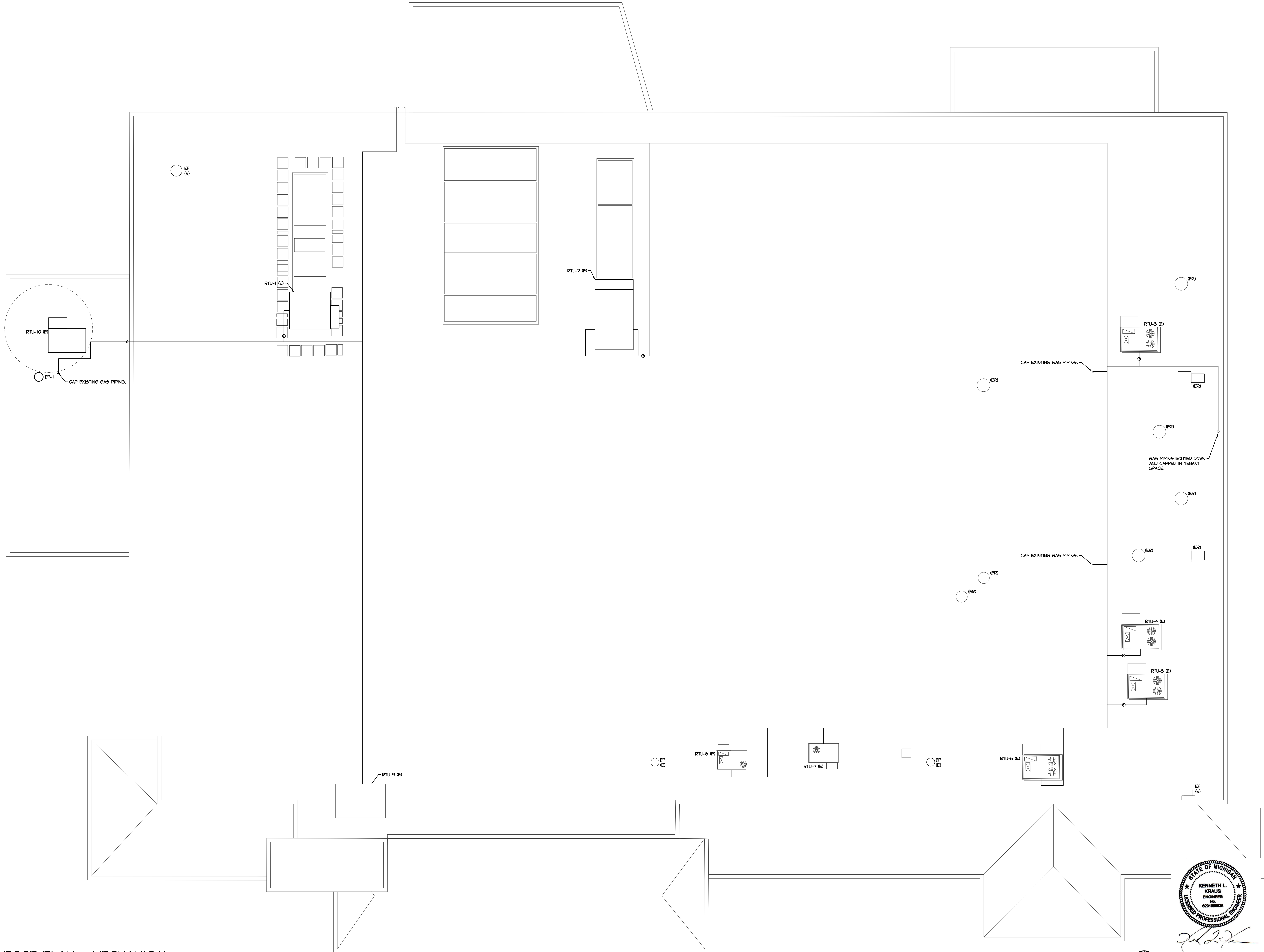
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STATE OF MICHIGAN
KENNETH L. KRAUS
ENGINEER
No. 6201058636
LICENSED ENGINEER

Date 8-25-2025
Expires 11-25-2026

WS JOB NO.: 25-004

SECOND FLOOR PLAN - MECHANICAL



ROOF PLAN - MECHANICAL
SCALE 1/8" = 1'-0"



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ROOF MECHANICAL
PLAN

SHEET NO.

M1.2

NWS JOB NO.: 25-0044



K. Kraus
Date: 8/25/2025
Revised: 11/25/2026

6062M1.2 06/25/25

LIGHTING FIXTURE SCHEDULE

MARK	TYPE	MANUFACTURER	MODEL NUMBER	LAMP	VAS	NOTES
A	PEND	LUX DYNAMICS	L-3-SA-850-2-U10-QP2-I-T-TC-10T1B	LED	233	
A2	PEND	LUX DYNAMICS	G02-24-85-QP2-I-T-TC-10T1B	LED	163	
B	REC	LITHONIA	LFRM 2X4 AL08 5WMT MVOLT 3500K	LED	30.6	
B2	REC	LITHONIA	CPX 2X4 AL08 80CR 5WMT 3500 5W MVOLT	LED	36	
C	PEND	SPECTRUM LIGHTING	HD16065V 27L 35K DIOIX 80CS CM144 CN MM LG	LED	18	
C2	PEND	SPECTRUM LIGHTING	HD16065V 27L 35K DIOIX 80CS CM144 CN MM LG	LED	18	
D	REC	LITHONIA	LFRM 2X2 AL03 5WMT MVOLT 3500K	LED	23.5	
H	REC	LITHONIA	LDN4 35/15 L04 AR LD	LED	17.5	
50	PEND	LITHONIA	C55 L96 AL04 (6000) UNOLT 5WMS (35) 80 CRI	LED	50	
	EXIT	DUAL-LITE	LXURVE	LED	10	2. SELF POWERED

- NOTES
1. PROVIDE MOUNTING BRACKET AND HEADS AS REQUIRED.
 2. PROVIDE FACES, MOUNTING AND ARROWS AS REQUIRED.
 3. CONNECT TO LIGHTING CIRCUIT OF ROOM SERVED AHEAD OF LOCAL CONTROL DEVICE UNO.
 4. PROVIDE FIXTURE SUPPORT AS REQUIRED BY NEC 410-16(C).
 5. DIMMERS SHALL MATCH LOAD/DRIVER TYPE.

PANEL SCHEDULE		(EXISTING)										MARK: ELP (E)	
LOAD		VA	P	A	CCT	A	P	VA	LOAD				
REAR COURT LIGHTING	L	3166	1	20	1	2	20	1	SPARE				-
MIDDLE COURT LIGHTING	L	3959	1	20	3	4	20	1	1574 FRONT LIGHTING				L
FRONT COURT LIGHTING	L	4123	1	20	5	6	20	1	933 2ND FLOOR LIGHTING				L
PARTY ROOM/LOCKER ROOMS	L	1038.4	1	20	7	8	20	1	300 TENANT EM/EXIT LIGHTS				L
EXIT LIGHTS	L	100	1	20	9	10	20	1	500 STAIR LIGHTS				L
COURT NIGHT LIGHTS	L	3215	1	20	11	12	20	1	SPARE				-
STORAGE LIGHTS	L	524	1	20	13	14			3047 EF (E)				P
SPARE	-		1	20	15	16			3047				-
SPARE	-		1	20	17	18	20		3047				-
ERP1	P		3		19	20		3	ERP2				P
	-				21	22							-
	-				30	23	24	50					-
SPARE	-		1	20	25	26	20	1	SPARE				-
SPARE	-		1	20	27	28	20	1	SPARE				-
SPARE	-		1	20	29	30	20	1	SPARE				-
TOTAL "A"		8077	VA	BALANCED LOAD				79 AMPS					
TOTAL "B"		9180	VA										
TOTAL "C"		11316	VA										
TOTAL		28575	VA					AIC					
VOLTAGE		120/208	V	3	PH	4	W	MAIN: 200A M/B					

- NOTES:
1. LIGHTER COLOR INDICATES EXISTING CONDITIONS.
 2. WIRE THRU WATTSTOPPER LUMP RELAY PANEL WITH TIME CONTROL OF CIRCUITS. PROVIDE (1) 8-BUTTON ON/OFF SWITCHES WITH INDICATOR LIGHT FOR OVERRIDE, ONE BUTTON PER ZONE. CONFIRM IN FIELD EXACT NUMBER OF RELAYS REQUIRED, INCLUDING EXISTING LIGHTING ZONES MOVED FROM DEMOLISHED DIMMER SYSTEM.

DESCRIPTION OF WORK - ELECTRICAL

PROVIDE COMPLETE ELECTRICAL SYSTEMS READY FOR USE AS ITEMIZED, BUT NOT LIMITED TO, AS FOLLOWS:

DEMOLITION, REMOVAL, AND ALTERATIONS OF EXISTING SYSTEMS AND EQUIPMENT AS REQUIRED, THOUGH NOT SPECIFICALLY INDICATED, TO ACCOMMODATE THE PROPOSED WORK. SEE ARCHITECTURAL DRAWINGS FOR EXTENT OF DEMOLITION AND FIELD VERIFY EXISTING CONDITIONS.

PANELS, BREAKERS, CONDUIT, WIRING AND BRANCH CIRCUITS CONNECTING FIXTURES, DEVICES AND EQUIPMENT.

CONNECTION OF PLUMBING AND MECHANICAL EQUIPMENT.

LIGHTING FIXTURES AND LAMPS.

FUSES, DISCONNECTS, STARTERS (EXCEPT WHERE PART OF OEM), DEVICES, PLATES, AND OTHER REQUIRED EQUIPMENT.

EMPTY CONDUIT SYSTEM FOR TELEPHONE AND DATA.

MODIFY/EXTEND FIRE ALARM SYSTEM.

RELATED WORK BY OTHER TRADES

TEMPERATURE CONTROL AND INTERLOCK WIRING.

TELEPHONE AND DATA WIRING, DEVICES, AND TERMINATIONS.

ELECTRIC INSTALLATION NOTES

PROPOSAL, PRICE SHALL INCLUDE SPECIFIED MATERIALS ONLY. SHOULD THE CONTRACTOR WISH TO SUBSTITUTE MATERIALS, EQUIPMENT OR MANUFACTURERS, IT SHALL BE DONE BY STATING EACH SUBSTITUTION AND ITS PRICE ADJUSTMENT.

WORK SHALL BE PERFORMED IN ACCORDANCE WITH CODES AND AUTHORITIES HAVING JURISDICTION INCLUDING ADA GUIDELINES.

WORK SHALL BE PERFORMED IN A NEAT WORKMANLIKE MANNER.

PROCURE AND PAY FOR REQUIRED PERMITS AND INSPECTIONS.

THIS TRADE SHALL DO ITS OWN CUTTING AND PATCHING - TRENCING AND BACKFILLING.

CONFER WITH THE OTHER TRADES IN THE COORDINATION OF THIS WORK FOR CLEARANCES, CHANGES, RECESSES AND OPENINGS REQUIRED.

THESE DRAWINGS ARE TO BE USED FOR BIDDING ONLY. ROUGH-IN AND FINAL CONNECTION SHALL BE MADE FROM APPROVED EQUIPMENT DRAWINGS ONLY. SIZE AND TYPE OF EQUIPMENT BRANCH OVERCURRENT PROTECTIVE DEVICES(S) SHALL BE AS RECOMMENDED BY THE EQUIPMENT MANUFACTURER - FIELD VERIFY MOCF, ETC.

GUARANTEE THE WORK TO BE FREE FROM DEFECTIVE WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL CERTIFICATE. ANY REPAIRS OR REPLACEMENT DURING THIS PERIOD SHALL BE MADE WITHOUT COST TO THE OWNER.

WIRE SHALL HAVE 600 VOLT INSULATION NOT LESS THAN #12 EXCEPT FOR CONTROLS, BE SOLID COPPER TYPE THIN OR THIN FOR #10 AND SMALLER, AND BE STRANDED COPPER TYPE THIN OR THIN FOR WIRE #8 AND LARGER.

CONDUIT EXPOSED TO WEATHER, IN SLABS ON GRADE, AND WHERE REQUIRED BY CODE SHALL BE HOT DIPRED GALVANIZED INTERMEDIATE METAL CONDUIT WITH WATERPROOF FITTINGS AND APPROVED COMPOUND. CONDUIT ELSEWHERE SHALL BE EMT WITH COMPRESSION OR SET SCREW FITTINGS.

DEVICES:

LEVITON 5621-2W - SWITCH
LEVITON 5623-2W - SWITCH 3-WAY
LEVITON 5624-2W - SWITCH 4-WAY
LEVITON 8620W - RECEPTACLE
LEVITON 8098-H8-W - GFI RECEPTACLE
LEVITON 8300-L16 - GRANGE IG RECEPTACLES (20A)
LIGHTING CONTROLS SHALL BE WATTSTOPPER DLM SYSTEM OR EQUIVALENT

MOUNTING HEIGHTS:

SWITCHES 4'-0" AFF
RECEPTACLES 1'-6" AFF (INDOOR) INCLUDING TELEPHONE OUTLETS
0'-4" ABOVE COUNTER BACKSPASH

IDENTIFY DISCONNECTS, STARTERS, PANELS, SWITCHBOARDS, DIMMERS AND SWITCHES WITH WHITE FACED/BLACK LETTERED MCARTA PLATE 3/4" HIGH WITH 1/4" LETTERING. DIMMERS AND SWITCHES IN GROUPS OF 2 OR LESS NEED NOT BE IDENTIFIED.

BRANCH PANELS AND CIRCUIT BREAKERS SHALL MATCH EXISTING. PANELS SHALL HAVE COPPER BUS AND BREAKERS SHALL BE BOLT ON TYPE. (PROVIDE SWITCHING DUTY BREAKERS FOR LIGHTING CIRCUITS SWITCHED AT THE PANEL.) PROVIDE ACCURATE TYPED PANEL SCHEDULE FOR EACH PANEL.

ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING CAPACITY SIMILAR TO EXISTING.

RELISE EXISTING FIRE ALARM SYSTEM. DEVICES SHALL MATCH EXISTING. DUCT DETECTORS SHALL HAVE REMOTE INDICATION/TEST AND SHUT DOWN THE ASSOCIATED MECHANICAL EQUIPMENT.

TELEPHONE OUTLETS SHALL BE 4" BOX WITH SINGLE GANG COVER AND 3/4" EC EXTENDING INTO CEILING SPACE.

EXTERIOR EQUIPMENT SHALL BE NEMA 3R AND FLEXIBLE CONNECTIONS MADE WITH GRAY LIQUID TIGHT FLEXIBLE METAL CONDUIT.

PROVIDE SUBMITTALS FOR THE FOLLOWING ITEMS, FOR REVIEW WITHIN 30 DAY OF NOTICE TO PROCEED. IF THE REQUESTED SUBMITTALS ARE NOT PROVIDED, ANY CHANGE ORDERS THAT COULD HAVE BEEN PREVENTED AS A PART OF THE REVIEW PROCESS WILL NOT BE THE RESPONSIBILITY OF CARTLAND KRAUS ENGINEERING:

LIGHTING FIXTURES.

PANELS AND BREAKERS.

FIRE ALARM SYSTEM.

DEFINITIONS

DISCONNECT

DISCONNECT EQUIPMENT/DEVICE CONNECTION. WITHDRAW SERVICE(S) BEYOND ADJACENT SURFACE AND CAP. ALLOW ENOUGH ROOM TO FINISH OPENING SIMILAR TO ADJACENT SURFACE. SERVICE(S) THRU FLOOR SHALL BE WITHDRAWN INTO SPACE BELOW. SERVICE(S) THRU CEILING SHALL BE WITHDRAWN INTO CEILING SPACE. CAP SERVICE(S) EXCEPT WHERE IT IS TO BE EXTENDED FOR A NEW SERVICE CONNECTION. DOMESTIC WATER AND SANITARY PIPING DEAD ENDS SHALL BE LIMITED TO 2'-0" MAX). REMOVE SLEEVES WHERE THEY EXIST AND HOLES FILLED AND FINISH REPAIRED BY THE GENERAL CONTRACTOR. CONDUIT IN SLABS SHALL BE CUT OFF BELOW ADJACENT FINISH AND SHALL HAVE WIRING WITHDRAWN TO NEXT ACCESSIBLE OPENING WHERE OTHER EQUIPMENT OR DEVICES ARE SERVED OR TO THE PANEL WHERE ONLY THIS EQUIPMENT/DEVICE IS SERVED. CONDUIT AND WIRING ABOVE GRADE SHALL BE REMOVED BACK TO PANEL OR POINT OF ORIGIN.

IN MULTI-TENANT BUILDINGS WHERE SERVICES ARE CONTINUED IN A SPACE OR SPACES THAT ARE PART OF ANOTHER TENANT, REMOVE SERVICE(S) TO ITS TERMINATION IN A SPACE CONTROLLED BY THE PROPOSED TENANT OR TO A SPACE CONTROLLED BY THE LANDLORD/MANAGEMENT. COORDINATE THESE TERMINATIONS WITH LANDLORD/MANAGEMENT.

REMOVAL

MATERIALS/EQUIPMENT/DEVICES TO BE REMOVED AND NOT RELOCATED OR STORED AS WELL AS CONSTRUCTION MATERIALS ACCUMULATED DURING THE REMOVAL WORK SHALL BE REMOVED AND DISPOSED OF AT THE EXPENSE OF THE RESPECTIVE TRADE. BLANK UP OPENINGS THAT ARE TO BE ABANDONED IN EXISTING WALLS THAT REMAIN.

DUST CONTROL

IN GENERAL, THE DUST CONTROL SHALL BE PROVIDED AND MAINTAINED BY THE GENERAL CONTRACTOR. THIS TRADE SHALL COORDINATE ITS WORK WITH THE GENERAL CONTRACTOR WITH RESPECT TO DUST CONTROL IN THE AREA INDICATED FOR NEW WORK. SPECIAL CONTROL FOR HEALTH AND SAFETY OF WORKERS, FOR WORK OUTSIDE THE AREA REGARDED AS THE NEW WORK AREA, AND AS REQUIRED BY SPECIAL CONDITIONS SHALL BE BY THIS TRADE.

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GENERAL NOTES

REVIEW EXISTING CONDITIONS AND INCLUDE NECESSARY CHANGES AS A PART OF THE BID. INFORM USERS OF DIFFERENCES.

(E) EXISTING EQUIPMENT/DEVICE TO REMAIN.
(ER) EXISTING EQUIPMENT/DEVICE TO BE REMOVED. THIS TRADE SHALL DISCONNECT THE SERVICE(S).

(END) DISCONNECT EXISTING EQUIPMENT/DEVICE AND ALTER SERVICES FOR NEW EQUIPMENT/DEVICE AT THE SAME LOCATION.

(ERS) EXISTING EQUIPMENT/DEVICE TO BE REMOVED AND RELOCATED. THIS TRADE SHALL DISCONNECT THE SERVICE(S), CLEAN AND MAKE NECESSARY REPAIRS OR ADJUSTMENTS AS REQUIRED TO FACILITATE THE INSTALLATION AT THE NEW LOCATION.

(EAL) NEW LOCATION FOR EXISTING EQUIPMENT/DEVICE TO BE REMOVED AND RELOCATED. EXTEND SERVICES IN WALL/BELOW FLOOR/ABOVE CEILING AS REQUIRED TO NEW LOCATION.

(ED) DISCONNECT EQUIPMENT/DEVICE CONNECTION(S). WITHDRAW SERVICES BEYOND ADJACENT SURFACE AND CAP. ALLOW ENOUGH SPACE TO FINISH OPENING SIMILAR TO ADJACENT SURFACE.

(EAL) EXISTING EQUIPMENT/DEVICE/SERVICE TO BE ABANDONED. DISCONNECT SERVICE(S). ELECTRICAL CONDUITS SHALL HAVE WIRING WITHDRAWN TO NEAREST ACCESSIBLE BOX AND BLANK UP ABANDONED OPENING.

EXISTING EQUIPMENT TO BE REMOVED.

CONNECT TO EXISTING.

ELECTRICAL SYMBOLS AND ABBREVIATIONS

- GFI GROUND FAULT INTERRUPT
- IG ISOLATED GROUND (ORANGE)
- WP WEATHER PROOF
- AFP ABOVE FINISHED FLOOR
- UNO UNLESS NOTED OTHERWISE
- GROUND
- JUNCTION BOX/WALL MOUNTED JUNCTION BOX
- RECEPTACLE - SPECIAL AS CALLED OUT ON PLANS
- RECEPTACLE - DUPLEX
- RECEPTACLE - WITH (2) USB CHARGING PORTS
- RECEPTACLE - QUAD
- WALL MOUNTED TELEPHONE/DATA OUTLET - NOTE A
- MOTOR CONNECTION
- DISCONNECT - NON-FUSED; F = FUSED
- COMBINATION MOTOR STARTER WITH DISC AND HOA; F = FUSED
- UNIT BATTERY (WALL OR CEILING MOUNTED)
- EXIT
- SINGLE-POLE SWITCH K-KEY, T-THERMAL, P-PILOT, DIMMER, M-MOTION SENSING WITH 15 MIN TIME DELAY; V-VANILLA, ON WITH 15 MIN TIME DELAY.
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- CEILING MOUNTED OCCUPANCY SENSOR
- CEILING MOUNTED VACANCY SENSOR
- BRANCH CCT PANELBOARD
- FIRE ALARM CONTROL PANEL
- FACP
- WATERFLOW ALARM
- DRY PIPE FLOW ALARM
- DRY PIPE LOW PRESSURE ALARM
- TAMPER SWITCH
- DUCT SMOKE DETECTOR-INTERLOCK TO SHUT DOWN UNIT. REMOTE INDICATION AND TEST IS REQUIRED.
- REMOTE INDICATION AND TEST
- AUDIO/VISUAL ALARM
- MANUAL STATION
- VISUAL ALARM

NOTE A: PROVIDE 4" BOX, 1-GANG COVER, AND (1) 3/4" CONDUIT EACH FOR DATA AND TELEPHONE OUTLET AND TERMINATE IN ACCESSIBLE CEILING SPACE.



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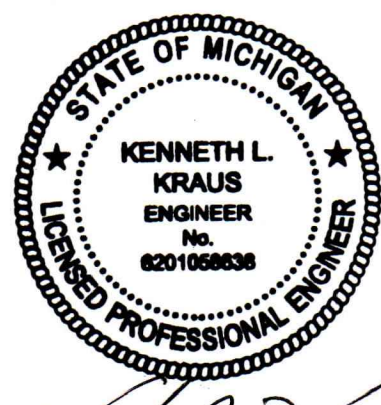
SHEET TITLE

ELECTRICAL
SPECIFICATIONS,
NOTES AND DETAILS

SHEET NO.

E0.0

NWS JOB NO.: 25-0044



Date 8-25-2025
Repeats 11-25-2026

806/E0.0

08/26/25



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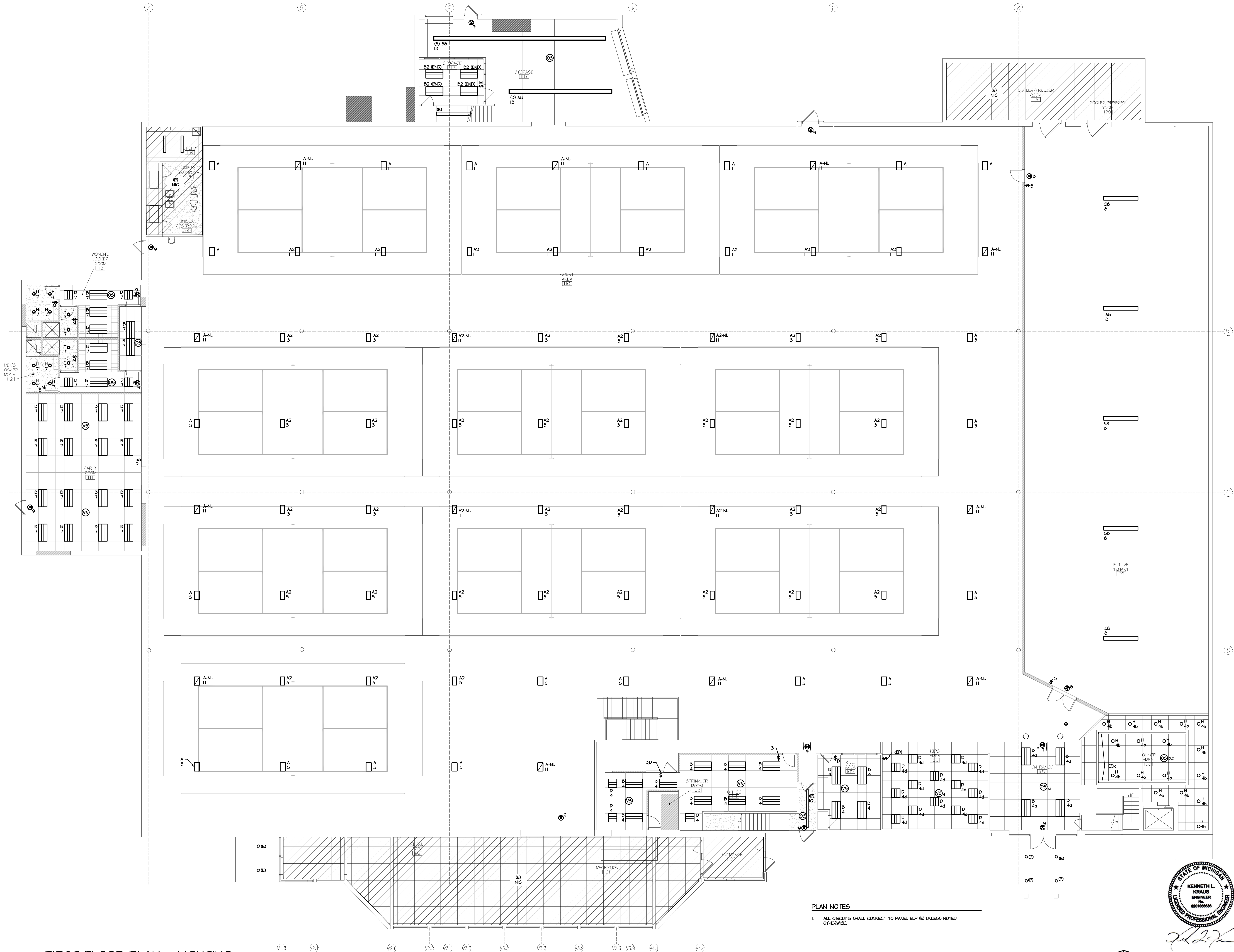
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FIRST FLOOR LIGHTING PLAN

SHEET NO.

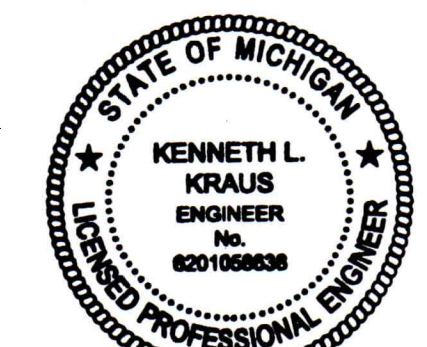
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NWS JOB NO.: 25-0044



PLAN NOTES

- ALL CIRCUITS SHALL CONNECT TO PANEL ELP (E) UNLESS NOTED OTHERWISE.



Kenneth L. Kraus
Date: 8/25/2025
Revised: 11/25/2026

6062E1.0 06/26/25



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SECOND FLOOR
LIGHTING PLAN

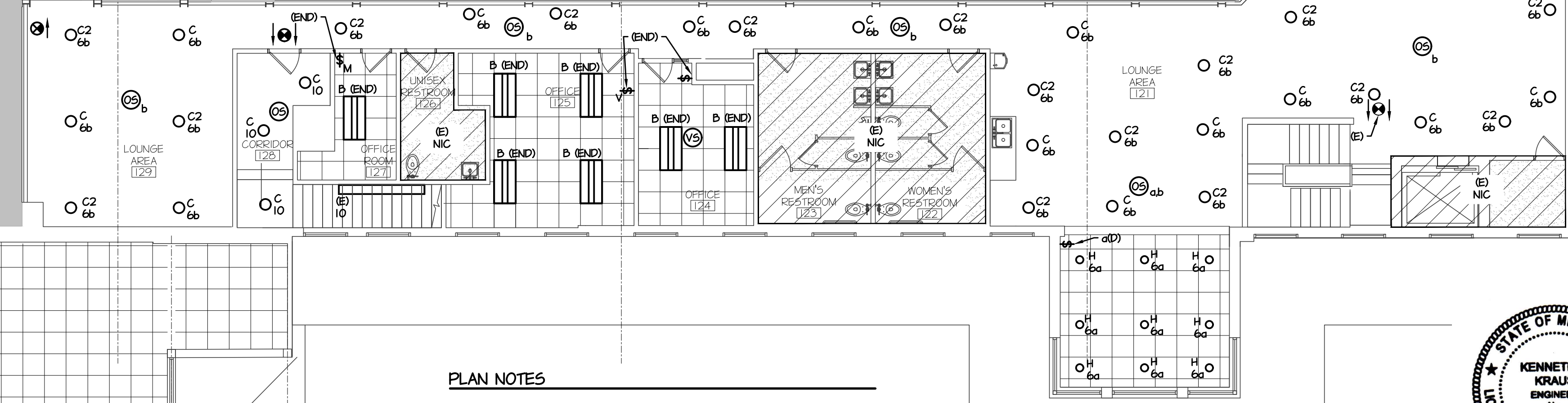
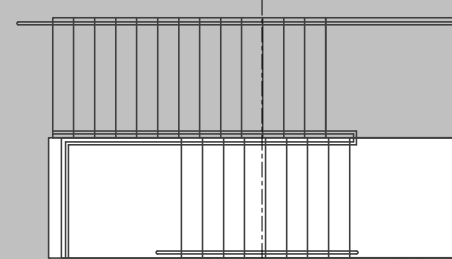
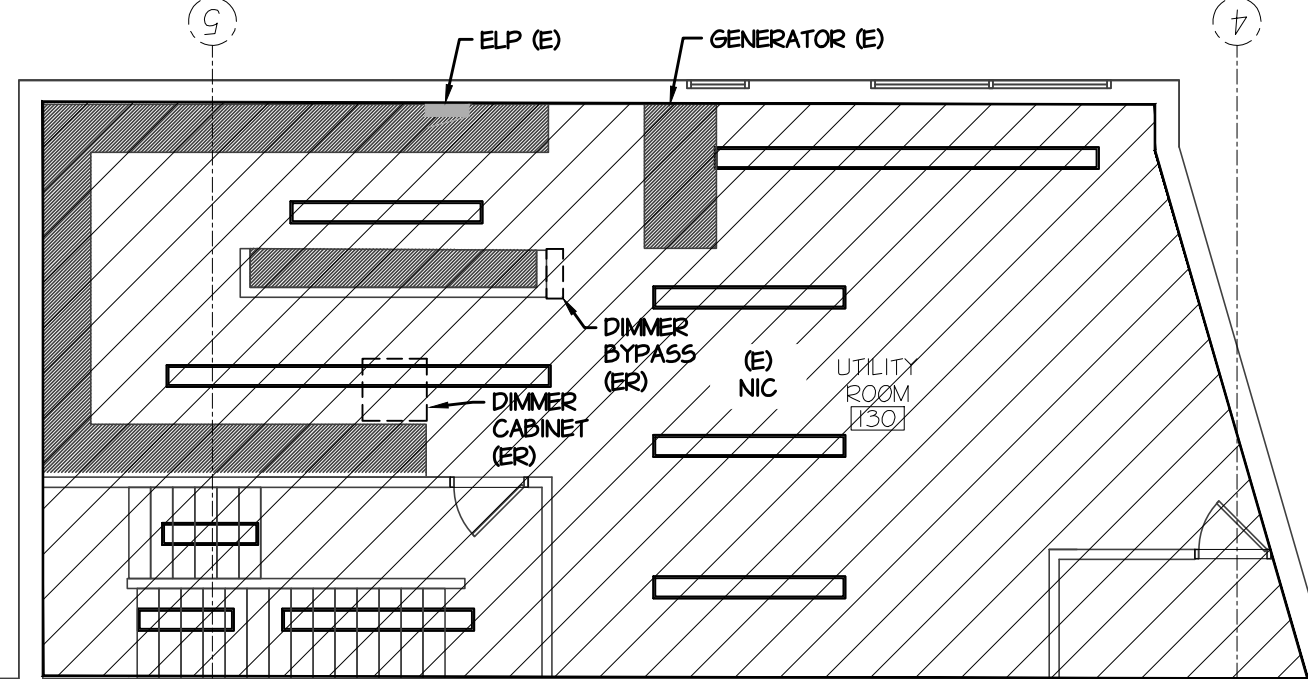
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NWS JOB NO.: 25-0044

SECOND FLOOR PLAN - LIGHTING

SCALE 1/8" = 1'-0"



PLAN NOTES

- ALL CIRCUITS SHALL CONNECT TO PANEL ELP (E) UNLESS NOTED OTHERWISE.



Date: 3-25-2025
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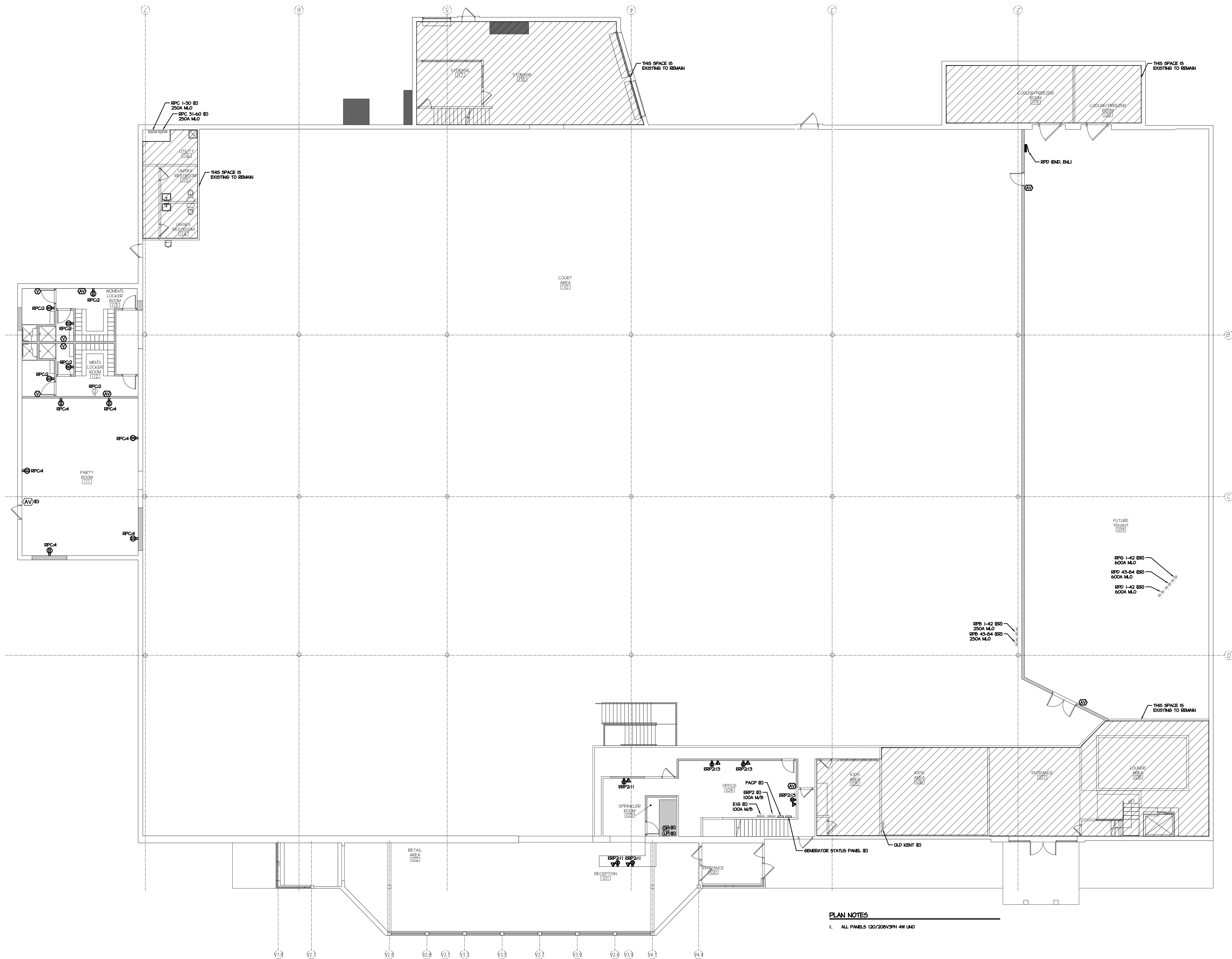
SHEET TITLE

FIRST FLOOR ELECTRICAL PLAN

SHEET NO.

E2.0

NWS JOB NO.: 25-0044

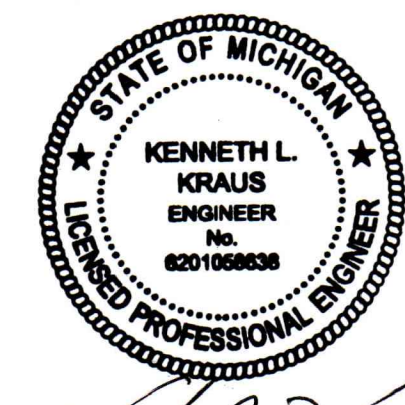


PLAN NOTES

1. ALL PANELS 120/208V/3PH 4W LMD

FIRST FLOOR PLAN - ELECTRICAL

SCALE 3/32" = 1'-0"



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01	PERMIT	08/25/2025
NUMBER	DESCRIPTION	DATE

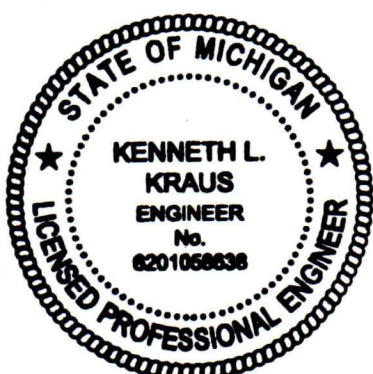
SHEET TITLE

SECOND FLOOR
ELECTRICAL PLAN

SHEET NO.

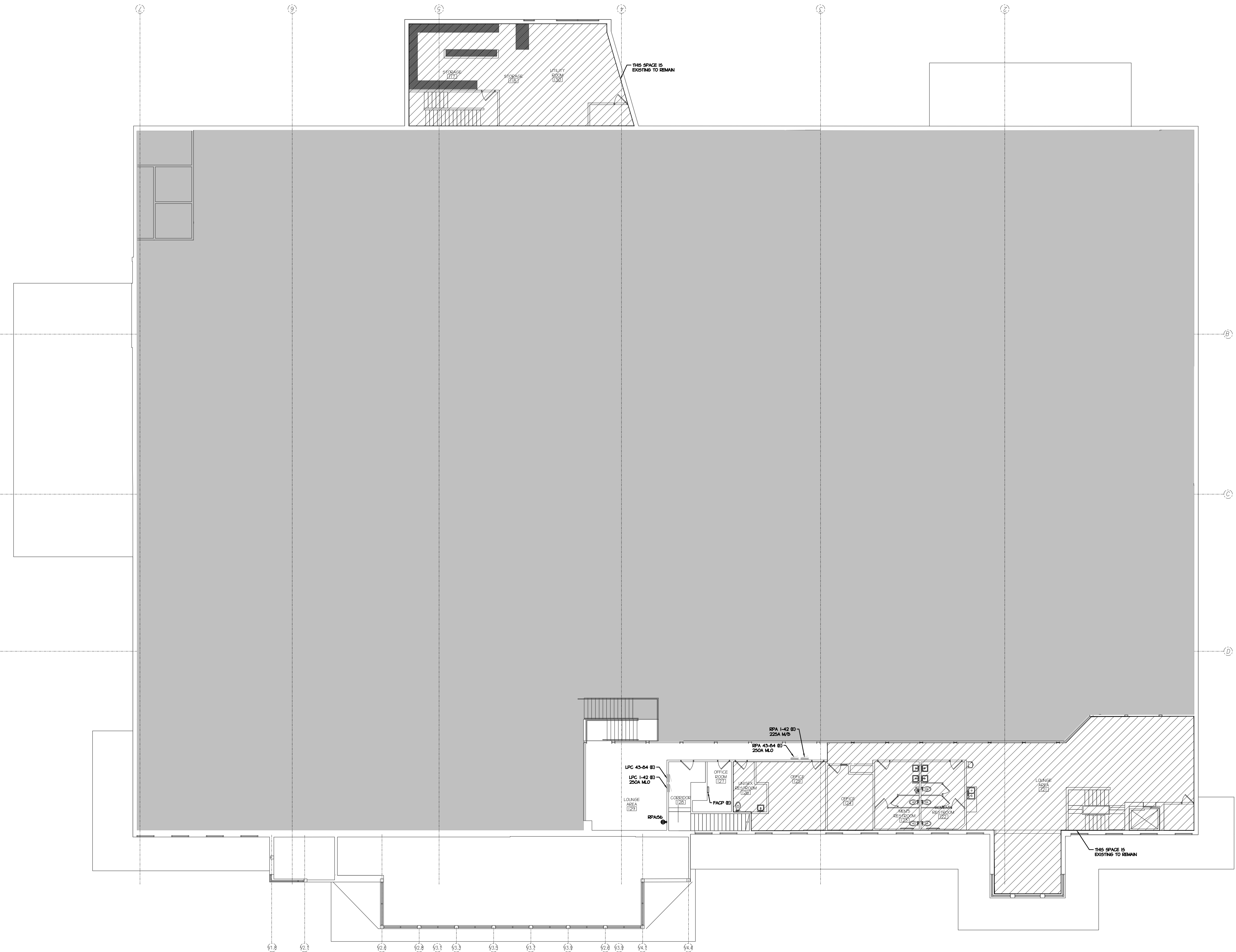
E2.1

NWS JOB NO.: 25-0044



Kenneth L. Kraus
Date: 3-25-2025
Revised: 11-29-2016

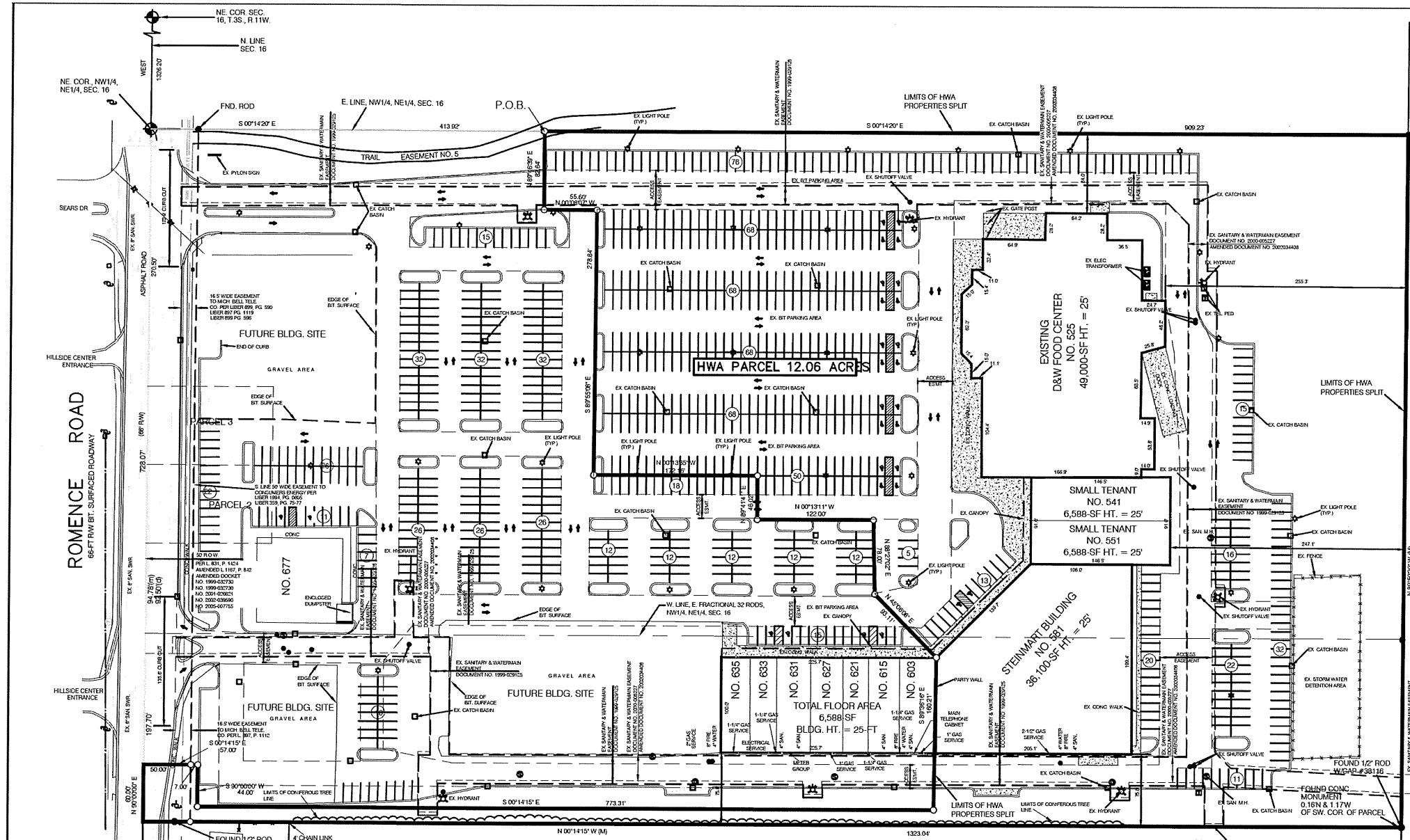
806ZE2.1 06/26/25



SECOND FLOOR PLAN - ELECTRICAL POWER

SCALE 3/32" = 1'-0"

This document is a preliminary map of the project and any use without written verification or certification by the Surveyor is at the user's risk. The user shall indemnify and hold the Surveyor harmless from all claims, damages, losses and expenses, including reasonable attorneys' fees, which may be incurred by the user or the Surveyor in connection with the use of this map.



NOTE: ACCORDING TO CITY OF PORTAGE SANITARY SEWER LOCATION MAP THERE IS AN 18" SANITARY SEWER LINE RUNNING EAST AND WEST ALONG THE NORTHWEST CORNER EASEMENT WHICH RUNS IN AN EAST AND WEST DIRECTION AND IS SOUTH OF AND ADJACENT TO THE SOUTH LINES OF

CERTIFICATION

March 21, 2007

This survey is made for the benefit of:

Forest City Commercial Group, Inc., Chicago Title Insurance Company, and Baker Hostetler, LLP, and their respective successors and assigns, that I Eugene L. Goss, Professional Land Surveyor do hereby certify the aforesaid parties, as of the date set forth above that, a careful survey was provided of the tract of land described as follows:

PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWN 3 SOUTH, RANGE 11 WEST, CITY OF PORTAGE, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16, SAID POINT BEING A DISTANCE OF 1326.20 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 16; THENCE SOUTH 00 DEGREES 14 MINUTES 20 SECONDS EAST ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER 413.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON SAID LINE SOUTH 00 DEGREES 14 MINUTES 20 SECONDS EAST 909.23 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 59 MINUTES 29 SECONDS WEST ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER 728.10 FEET; THENCE NORTH 00 DEGREES 14' 15" WEST 1323.04 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 16 THAT IS A DISTANCE OF 597.62 FEET EAST OF THE NORTH QUARTER POST OF SAID SECTION 16; THENCE EAST ON SAID NORTH SECTION LINE 60.00 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 15 SECONDS EAST 57.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 44.00 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 15 SECONDS EAST 773.31 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 16 SECONDS EAST 180.21 FEET ALONG AN EXISTING PARTY WALL; THENCE NORTH 45 DEGREES 06 MINUTES 08 SECONDS EAST 83.11 FEET; THENCE NORTH 88 DEGREES 27 MINUTES 02 SECONDS 78.00 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 11 SECONDS WEST 122.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 41 SECONDS EAST 46.02 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 35 SECONDS WEST 172.16 FEET; THENCE SOUTH 89 55 MINUTES 08 SECONDS EAST 278.84 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 07 SECONDS WEST 55.60 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 39 SECONDS EAST 62.64 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER AND THE POINT OF BEGINNING, CONTAINING 12.06 ACRES MORE OR LESS AND SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY LEASES AND AGREEMENTS OF RECORD, IF ANY.

This is to certify that this map or plat of survey (this "Survey Map") of the premises specifically described in Chicago Title Insurance Company, Title Commitment No. 390451509CML Rev. 2 with an effective date of February 20, 2007 (1) is based on a field survey made on January 17, 2007, by me or directly under my supervision in accordance with the most recently adopted "Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2005 and includes items 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 13 and 16 of Table A thereof. Pursuant to the Accuracy Standards adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Michigan, the Relative Positional Accuracy of this survey does not exceed that which is specified therein AND,

- (a) This Survey Map correctly represents the facts found at the time of the survey;
- (b) There are no discrepancies between the boundary lines of the subject property as shown on this Survey Map and as described in the legal description presented in the above-referenced Title Commitment;
- (c) The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within ± 0.1 foot;
- (d) The boundary lines of the Subject Property are contiguous with the boundary lines of all adjoining parcels, roads, highways, streets or alleys;
- (e) The said described property is located within an area which has a Zone Designation of "C";
- (f) The property has indirect access to Romence Road via an Access Easement.

By: Eugene L. Goss, P.S. Registration No.: Within the State of Michigan:

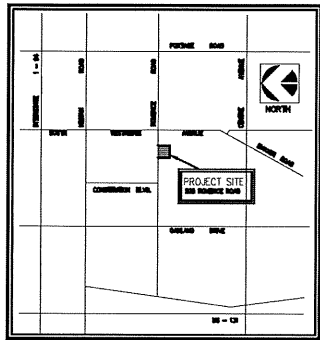
SURVEYOR'S NOTES

PERTAINING TO CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 390451509CML REV. 2 DATED FEBRUARY 20, 2007

TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT	AFFECT ON PROPERTY
EXCEPTION 7	LIBER 359, PG. 75 LIBER 1894, PG. 0605	CONSUMERS ENERGY EASEMENT	PLOTTED	ENCUMBRANCE
EXCEPTION 8	LIBER 359, PG. 76 LIBER 1894, PG. 0605	CONSUMERS ENERGY EASEMENT	PLOTTED	ENCUMBRANCE
EXCEPTION 9	LIBER 359, PG. 77 LIBER 1894, PG. 0605	CONSUMERS ENERGY EASEMENT	PLOTTED	ENCUMBRANCE
EXCEPTION 10	LIBER 899 PG. 590	MICHIGAN BELL TELEPHONE CO. EASEMENT	PLOTTED	ENCUMBRANCE
EXCEPTION 11	LIBER 897 PG. 1119	MICHIGAN BELL TELEPHONE CO. EASEMENT	PLOTTED	ENCUMBRANCE
EXCEPTION 12	LIBER 899 PG. 596	MICHIGAN BELL TELEPHONE CO. EASEMENT	PLOTTED	ENCUMBRANCE
EXCEPTION 13	DOCUMENT NO. 2001-02436	EASEMENT TO CITY OF PORTAGE	NOT PLOTTED	NO ENCUMBRANCE
EXCEPTION 14	DOCUMENT NO. 2000-05227 DOCUMENT NO. 2004-034408	EASEMENT TO CITY OF PORTAGE	PLOTTED	ENCUMBRANCE
EXCEPTION 15	DOCUMENT NO. 1999-029125	WATER MAIN AGREEMENT	PLOTTED	ENCUMBRANCE
EXCEPTION 16	LIBER 831 PG. 1424 LIBER 1167 PG. 842 DOCUMENT NO. 1999-032730 DOCUMENT NO. 2001-026621 DOCUMENT NO. 2002-036590 DOCUMENT NO. 2005-007755	REFERS TO CITY OF PORTAGE FUTURE PLANNING	NOT PLOTTED	ENCUMBRANCE
EXCEPTION 18	DOCUMENT NO. 2004-060071	NOTICE OF COMMENCEMENT	NOT PLOTTED	ENCUMBRANCE
EXCEPTION 19	UNRECORDED	RIGHT OF ADJOINING OWNERS IN AND TO EXISTING PARTY WALL	NOT PLOTTED	ENCUMBRANCE
EXCEPTION	UNRECORDED	ACCESS EASEMENT	PLOTTED	ENCUMBRANCE

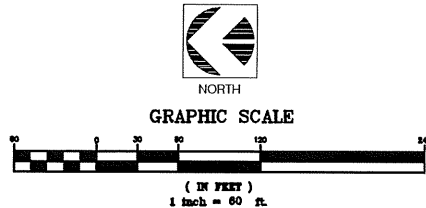
DESIGN CRITERIA TOTAL DEVELOPMENT		
LOT AREA	=	22.12 ACRES
GROSS FLOOR AREA	=	166,545-SF
USABLE FLOOR AREA	=	138,732-SF
CURRENT ZONING	=	B-2
PARKING REQUIRED SHOPPING CENTER		
54 SPACES FOR EACH 1000-SF OF GROSS FLOOR AREA	=	899 SPACES
166,545-SF / 180-SF X 5.4 SPACES = 809 SPACES		
TOTAL PARKING REQUIRED	=	899 SPACES
PARKING PROVIDED		
HANDICAP PARKING	=	37 SPACES
STANDARD PARKING	=	990 SPACES
TOTAL PARKING PROVIDED	=	1027 SPACES
BUILDING SETBACKS		
FRONT SETBACK	REQUIRED = 75'	PROVIDED = AS SHOWN
REAR SETBACK	REQUIRED = 75'	PROVIDED = AS SHOWN
EAST SIDE YARD SETBACK	REQUIRED = NONE	PROVIDED = AS SHOWN
WEST SIDE YARD SETBACK	REQUIRED = 75'	PROVIDED = AS SHOWN
TYP. BUILDING HEIGHT	=	25-FT
BUILDING TYPE	=	TYPE 2-B

LEGEND	
EXISTING	DESCRIPTION
(Symbol)	CLEAN OUT
(Symbol)	ELEC. RISER
(Symbol)	FIRE HYDRANT
(Symbol)	ELEC. TRANSFORMER
(Symbol)	GRASS ANCHOR
(Symbol)	STORM MANHOLE
(Symbol)	SANITARY MANHOLE
(Symbol)	WATER MANHOLE
(Symbol)	LIGHT POLE
(Symbol)	VOLUMETRIC LIGHT
(Symbol)	WATER CHUTE OFF
(Symbol)	WATER VALVE
(Symbol)	SPRAYER BOX
(Symbol)	POWER POLE
(Symbol)	CATCH BASIN
(Symbol)	SKIN
(Symbol)	TELEPHONE RISER
(Symbol)	MALIBOX
(Symbol)	SET FROM PPL
(Symbol)	FOUND PCH
(Symbol)	CONTOUR LINE
(Symbol)	UNDERGROUND ELECTRIC
(Symbol)	UNDERGROUND TELEPHONE
(Symbol)	OPEN-ROAD TYPES
(Symbol)	GAS
(Symbol)	SANITARY SEWER
(Symbol)	STORM SEWER
(Symbol)	WATERMAIN
(Symbol)	FENCE
(Symbol)	QUADRANT



PROJECT LOCATION

FLOOD PLAIN NOTE
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 260577003A, EFFECTIVE DATE: MAY 16, 1993 THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "D", WHICH ARE DESIGNATED AS AREAS OF MINIMAL FLOODING.



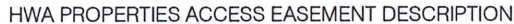
By	Date	Revisions	Drawn	Designed
DJD	3/29/07	REVISED PER CHICAGO TITLE REVIEW COMMENTS	JDH	
			ELG	
			DJD	

HWA PROPERTIES, INC.
4341 S. WESTNEDGE AVENUE, SUITE 2200
KALAMAZOO, MICHIGAN 49008
PHONE: (269) 343 - 0336 FAX: (269) 343 - 1702

ALTA/ACSM LAND TITLE SURVEY
THE SHOPPES AT ROMENCE VILLAGE
HWA PROPERTIES, INC.
CITY OF PORTAGE, MICHIGAN

BARTOW & KING
ENGINEERS & INC.
CIVIL ENGINEERS SURVEYORS CONSULTANTS
304 W. WACKERLY, STE. 600 MIDLAND, MICHIGAN
PH-989-837-3280 FAX-989-837-3290

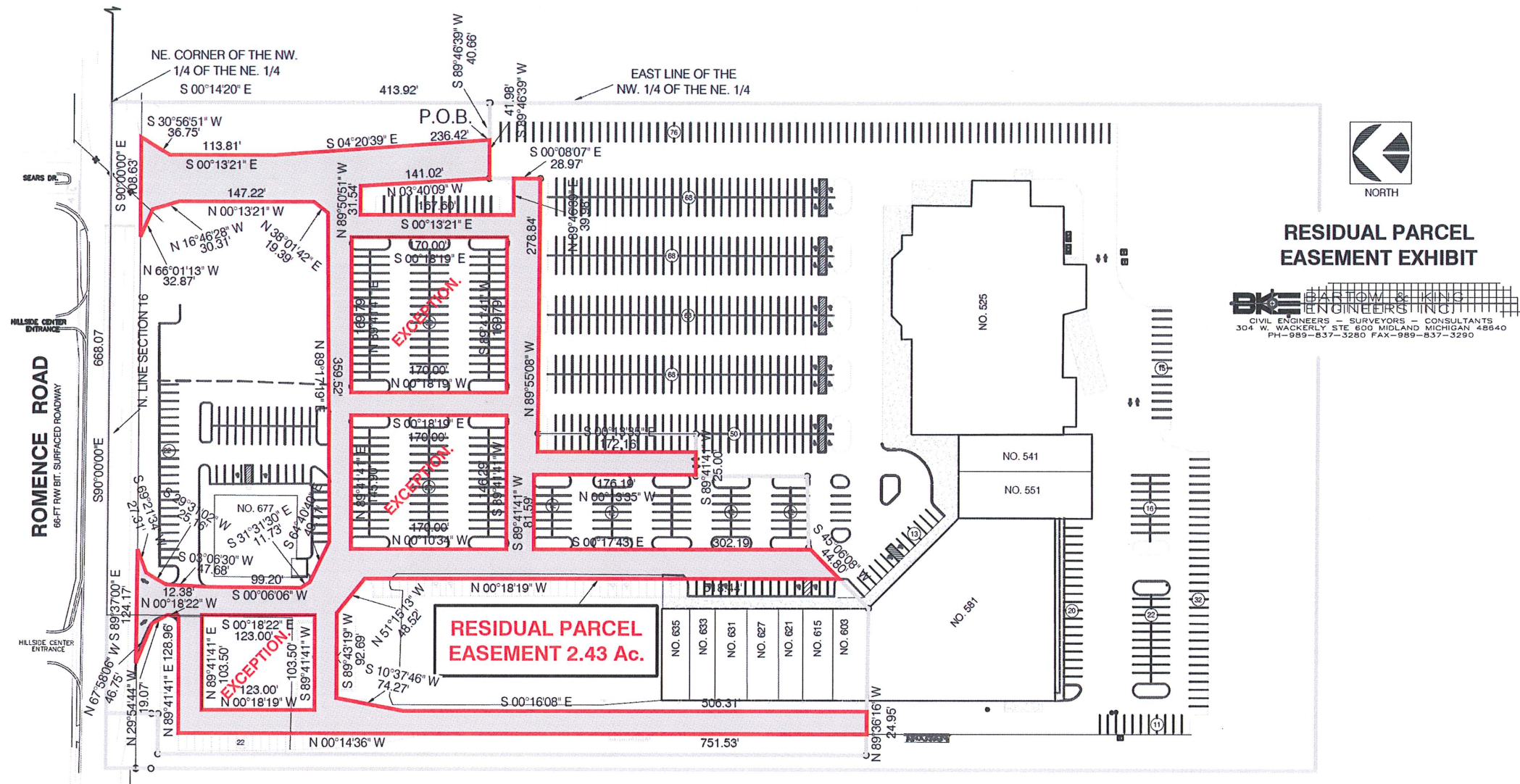
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BKE # 061203



NORTH

HWA ACCESS EASEMENT EXHIBIT





RESIDUAL PROPERTY ACCESS EASEMENT DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWN 3 SOUTH, RANGE 11 WEST, CITY OF PORTAGE, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16 SAID POINT BEING A DISTANCE OF 1326.20 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 16; THENCE SOUTH 00 DEGREES 14 MINUTES 20 SECONDS EAST ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER 413.92 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 39 SECONDS WEST 40.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 46 MINUTES 39 SECONDS WEST 41.98 FEET; THENCE NORTH 03 DEGREES 40 MINUTES 09 SECONDS WEST 141.02 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 51 SECONDS WEST 31.54 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 21 SECONDS EAST 167.60 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 39 SECONDS EAST 39.98 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 07 SECONDS EAST 28.97 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 08 SECONDS WEST 278.84 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 35 SECONDS EAST 172.16 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 41 SECONDS WEST 25.00 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 35 SECONDS WEST 176.19 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 41 SECONDS WEST 81.59 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 43 SECONDS EAST 302.19 FEET; THENCE SOUTH 45 DEGREES 06 MINUTES 08 SECONDS WEST 44.80 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 19 SECONDS WEST 518.44 FEET; THENCE NORTH 51 DEGREES 15 MINUTES 13 SECONDS WEST 48.52 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 19 SECONDS WEST 92.69 FEET; THENCE SOUTH 10 DEGREES 37 MINUTES 46 SECONDS WEST 74.27 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 08 SECONDS EAST 506.31 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 16 SECONDS WEST 24.95 FEET; THENCE NORTH 00 DEGREES 14 MINUTES 36 SECONDS WEST 751.53 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 41 SECONDS EAST 128.96 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 22 SECONDS WEST 12.38 FEET; THENCE NORTH 29 DEGREES 54 MINUTES 44 SECONDS WEST 19.07 FEET; THENCE NORTH 67 DEGREES 58 MINUTES 06 SECONDS WEST 46.75 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 00 SECONDS EAST 124.17 FEET; THENCE SOUTH 69 DEGREES 21 MINUTES 34 SECONDS WEST 27.31 FEET; THENCE SOUTH 29 DEGREES 31 MINUTES 02 SECONDS WEST 25.16 FEET; THENCE SOUTH 03 DEGREES 06 MINUTES 30 SECONDS WEST 47.68 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 06 SECONDS WEST 99.20 FEET; THENCE SOUTH 31 DEGREES 31 MINUTES 30 SECONDS EAST 11.73 FEET; THENCE SOUTH 64 DEGREES 40 MINUTES 40 SECONDS EAST 49.11 FEET; THENCE NORTH 89 DEGREES 17 MINUTES 19 SECONDS EAST 359.52 FEET; THENCE NORTH 38 DEGREES 01 MINUTES 42 SECONDS EAST 19.39 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 21 SECONDS WEST 147.22 FEET; THENCE NORTH 16 DEGREES 46 MINUTES 28 SECONDS WEST 30.31 FEET; THENCE NORTH 66 DEGREES 01 MINUTES 13 SECONDS WEST 32.87 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 108.63 FEET; THENCE SOUTH 30 DEGREES 56 MINUTES 51 SECONDS WEST 36.75 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 21 SECONDS EAST 113.81 FEET; THENCE SOUTH 04 DEGREES 20 MINUTES 39 SECONDS EAST 236.42 FEET; TO THE POINT OF BEGINNING.

EXCEPT PARCEL "A" DESCRIBED AS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16 SAID POINT BEING A DISTANCE OF 1326.20 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 16; THENCE SOUTH 00 DEGREES 14 MINUTES 20 SECONDS EAST ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER 263.36 FEET THENCE SOUTH 89 DEGREES 41 MINUTES 41 SECONDS WEST 342.06 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 18 MINUTES 19 SECONDS EAST 170.00 FEET; THENCE; SOUTH 89 DEGREES 41 MINUTES 41 SECONDS WEST 146.29 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 34 SECONDS WEST 170.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 41 SECONDS EAST 169.79 FEET TO THE POINT OF BEGINNING, EXCEPTION CONTAINS 0.66 ACRE MORE OR LESS.

EXCEPT PARCEL "B" DESCRIBED AS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16 SAID POINT BEING A DISTANCE OF 1326.20 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 16; THENCE SOUTH 00 DEGREES 14 MINUTES 20 SECONDS EAST ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER 263.36 FEET THENCE SOUTH 89 DEGREES 41 MINUTES 41 SECONDS WEST 342.06 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 18 MINUTES 19 SECONDS EAST 170.00 FEET; THENCE; SOUTH 89 DEGREES 41 MINUTES 41 SECONDS WEST 146.29 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 34 SECONDS WEST 170.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 41 SECONDS EAST 169.79 FEET TO THE POINT OF BEGINNING, EXCEPTION CONTAINS 0.57 ACRE MORE OR LESS.

EXCEPT PARCEL "C" DESCRIBED AS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16 SAID POINT BEING A DISTANCE OF 1326.20 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 16; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 560.71 FEET ALONG THE NORTH LINE OF SAID SECTION 16; THENCE SOUTH 00 DEGREES 18 MINUTES 22 SECONDS EAST 104.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 18 MINUTES 22 SECONDS EAST 123.00 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 41 SECONDS WEST 103.50 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 19 SECONDS WEST 123.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 41 SECONDS EAST 103.50 FEET TO THE POINT OF BEGINNING; EXCEPTION CONTAINS 0.29 ACRE MORE OR LESS. TOTAL PARCEL ACREAGE EXCLUDING EXCEPTIONS IS 2.43 ACRES MORE OR LESS AND IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, LEASES AND AGREEMENTS OF RECORD, IF ANY.

APPLICANT INFORMATION

Name Sarah Jayyousi		Telephone Number 312.332.2062 x 227	
Address 230 W Monroe St, Suite 1550	City Chicago	State IL	Zip code 60606

OWNER INFORMATION (if different)

Name KR-GR		Telephone Number 269-377-5991	
Address 3701 N 38 th Street	City Augusta	State MI	Zip code 49012

PROPERTY INFORMATION

Address of property 525 Romence Rd, Portage, MI 49024	Zoning District B-3	Land Area (acres) 6.70
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Legal Description (or attach separate page)
Existing Land Use - CP

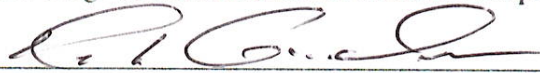
PROPOSED USE

Description of proposed Special Land Use (attach additional pages, if necessary):

Interior alterations to an existing 1 story building with a mezzanine area to place 10 Pickle ball courts and associated amenities. Alterations to the existing electrical systems, mechanical systems and plumbing as per plans. The existing sprinkler system to be design/build by the general contractor.

OWNER CERTIFICATION

I hereby certify that I am presently the legal owner for the above-described property and all of the above information is true and accurate. I further acknowledge that approval of this Special Land Use Permit constitutes an agreement with the City of Portage and all conditions or limitations imposed shall be fulfilled.


Signature

10-13-2025
Date

Site Pictures – October 10, 2025



Figure 1. Looking south at façade subject tenant – former D&W Fresh Market grocer. Attached tenants to the right (west) are Martial Arts and Kalamazoo Kitty. All attached tenants are within the Shoppes at Romence Village commercial plaza.



Figure 2. Looking west at façade subject tenant. Parking areas in foreground and background are generally shared within the overall Shoppes at Romence Village.



Figure 3. Looking northwest at parking areas and other commercial tenants within the overall Shoppes at Romence Village.



Figure 4. Looking north toward Romence Road - western access drive of Shoppes at Romence Village.



Figure 5. Looking south toward the intersection of Village Shoppes Boulevard and Romence Road - main access drive of Shoppes at Romence Village.

[Grab your reader's attention with a great quote from the document or use this space to emphasize a key point. To place this text box anywhere on the page, just drag it.]