CITY OF GROSSE POINTE WOODS
REGULAR CITY COUNCIL MEETING AGENDA
Monday, October 06, 2025 at 7:00 PM

Robert E. Novitke Municipal Center - Council Chambers/Municipal Court,
20025 Mack Plaza, Grosse Pointe Woods, MI 48236
(313) 343-2440

1. CALL TO ORDER

A. Administrative Memo: October 2, 2025

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. RECOGNITION OF COMMISSION MEMBERS

5. ACCEPTANCE OF AGENDA

6. CONSENT AGENDA

A. Approval of Minutes

1. Council 09/15/25

B. Commission Minutes Received and Placed on File

1. Beautification Advisory Commission 08/13/25
2. Historical Commission 06/12/25
3. Planning Commission 08/26/25 with recommendation

C. Monthly Financial Report

1. August 2025

D. Bids/Proposals/Contracts

1. Purchase - Two 3/4-Ton Pickup Trucks
   a) Memo 09/18/25 - Director of Public Services Kowalski
   b) Quote 09/10/25 - Gorno Ford
   c) Quote ID Q56264 09/11/25 - ITU, Inc.
   d) Photos of Pickup Trucks DPW #17 and P&R #3
2. Purchase - Small Tractor with V-Plow
   a) Memo 09/25/25 - Director of Public Services Kowalski
   b) Quote ID 946753 03/05/25 - AIS Construction Equipment
   c) Email 09/11/25 - Gwen Bondar
   d) Photos of current tractor

cc: Council - 7, City Administrator, City Attorney, Treasurer/Comptroller, City Clerk, Email Group/Media, Assistant City Administrator, Post - 4

3. Metro Detroit Auto Recovery Team (MDART) Agreement
   a) Memo 09/30/25 - Director of Public Safety Kosanke
   b) Proposed Agreement

4. Metro Act Fees PA 48
   a) Memo 10/06/25 - Treasurer/Comptroller Schmidt
   b) Right-of-Way Telecommunications Permit Amendment
   c) Amended Exhibit A: Public Right-of-Way to be Used by Telecommunications Facilities
   d) Michigan Metro Act: GPW Route Map - September 2025 Project
   e) Exhibit B: Bond
   f) Statement of Financial Condition - Arch Insurance Company

5. Emergency Purchase of Pool Vacuums
   a) Memo 10/01/25 - Director of Parks and Recreation Gafa
   b) Invoice 68293 - 08/08/25 - Aquatic Source

E. Proclamation

1. National Breast Cancer Awareness Month (October)

F. Resolution

1. Grosse Pointe Gearheads for 501(c)(3) Nonprofit Organization Resolution
   a) Memo 09/30/25 - City Administrator Schulte
   b) Letter 09/29/23 - Internal Revenue Service/Tax Exempt and Government Entities
   c) Proposed Resolution
   d) Qualification Information
   e) Local Civic Organization Qualification Requirements
   f) Local Governing Body Resolution for Charitable Gaming Licenses

G. Claims and Accounts

1. Anderson, Eckstein & Westrick, Inc. (AEW) - City Engineers
   a) Ghesquiere Park Walking Path - Proj. No. 0160-0482 - Final Payment Invoice - Warren Contractors & Development Inc. - 09/11/25 - $44,395.21.
   b) Lakefront Park Boat Launch Parking Lot & Wedgewood Resurfacing - Proj. No. 0160-0480 - Final Payment Invoice - Al's Asphalt Paving Co. - 09/23/25 - $55,100.00.
   c) Torrey Road Pump Station Generator - Proj. No. 0160-0473 - Pay Application No. 6 - Rauhorn Electric, Inc. - 09/29/25 - $759,264.30.

2. McKenna - Building/Planning Services
   a) Invoice No. 21849-113 - Building Services - August 2025 - 09/17/25 - $49,445.32.
   b) Invoice No. 22-064-46 - Planning Services - August 2025 - 09/30/25 - $4,200.00.
   c) Invoice No. 25-030-4 - GPW MSHDA Zoning Ordinance Update - August 2025 - 09/09/25 - $3,875.00.

3. State of Michigan - MDOT 00183
   a) Program #218128CON (Vernier Rd.) - 09/04/25 - $7,674.80.
   b) Program #219533CON (Sunningdale Dr.) - 09/04/25 - $34,416.08.

4. Rosati, Schultz, Joppich & Amtsbuechler, P.C. - Legal Services - Invoice No. 1084252 - August 2025 - 09/12/25 - $7,246.70.

5. WCA Assessing - Assessing Services - Invoice No. 092225 - October 2025 - 09/22/25 - $7,911.08.

7. PUBLIC HEARINGS

A. Special Land Use - 20647 Mack Ave. - Playa Bowls
1) Planning Commission Minutes Excerpt 08/26/25
2) Planning Review 09/24/25 - City Planners Jankowski & Warren
3) Site Plan Review & Special Land Use Application
4) Letter of Intent - Matthew Caplan (Applicant)
5) Site Plans & Photos
6) Letter 09/29/25 - Building Official Collins
7) Memo 09/30/25 - Director of Public Safety Kosanke
8) Memo 09/25/25 - Director of Public Services Kowalski
9) Affidavit of Property Owners Notified with List and Parcel Map
10) Affidavit of Legal Publication

B. 6-foot Side Yard Fence Installation at 1684 Brys Dr. without adjacent property owner's consent
1) Letter of Consent 09/24/25 - Scott Austin/Jill Austin

***This Application no longer requires City Council consideration, as the petitioner has since brought the fence into full compliance with all applicable provisions of the City's ordinances. Accordingly, the public hearing previously scheduled for this item is no longer required.**

8. COMMUNICATIONS

A. Resignation - Tree Commission - Christina Pitts
1) Email 09/30/25 - Christina Pitts

9. ORDINANCES

A. First Reading: An Ordinance to Amend the Code of Ordinances, Chapter 6 - Animals; Article II - Dogs, Cats and Wild Animals; Division 1 - Generally, By Adding Section 6-41 - Care of Animals.
1) Memo 10/01/25 - Director of Public Safety Kosanke
2) Proposed Ordinance with edits
3) Proposed Ordinance (Clean Copy)

B. Second Reading: An Ordinance to Amend Chapter 44 - Utilities; Article III - Cross Connections; Sections 44-198, 44-199, and 44-204, To Update Cross Connection Regulations
1) Council Minutes Excerpt 09/08/25
2) Memo 09/04/25 - Director of Public Services Kowalski
3) Proposed Ordinance with edits
4) Proposed Ordinance (Clean Copy)
5) Affidavit of Legal Publication

10. NEW BUSINESS/PUBLIC COMMENT

We welcome comments from residents. If you wish to speak, please state your name and address. You will have a maximum of three (3) minutes to address the City Council. City Council members will listen to your concerns, but will not answer questions. If you have a question or need additional information, we will be happy to direct you to the appropriate person after the meeting. Thank you for your cooperation.

11. CLOSED SESSION

A. Consideration of a Closed Session, Pursuant to MCL 15.268(f): To consider contents of an application for employment or appointment to a public office.

12. ADJOURNMENT

Paul P. Antolin, MiPMC
City Clerk

IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETINGS ACT)
POSTED AND COPIES GIVEN TO NEWSPAPERS

The City of Grosse Pointe Woods will provide necessary, reasonable auxiliary aids and services, such as signers for the hearing impaired, or audio tapes of printed materials being considered at the meeting to individuals with disabilities. All such requests must be made at least five days prior to a meeting. Individuals with disabilities requiring auxiliary aids or services should contact the City of Grosse Pointe Woods by writing or call the City Clerk's office, 20025 Mack Plaza, Grosse Pointe Woods, MI 48236 (313) 343-2440 or Telecommunications Device for the Deaf (TDD) 313 343-9249

***** NOTE TO PETITIONERS: YOU, OR A REPRESENTATIVE, ARE REQUESTED TO BE IN ATTENDANCE AT THE MEETING SHOULD THE COUNCIL HAVE QUESTIONS REGARDING YOUR REQUEST. *****

COUNCIL ADMINISTRATIVE MEMO
October 2, 2025

OFFICE OF THE CITY ADMINISTRATOR

Subject: Recommendations for the Regular Council Meeting of October 6, 2025

Item 1 CALL TO ORDER
Prerogative of the Mayor to call this meeting to order.

Item 2 ROLL CALL
Prerogative of the Mayor to request a Roll Call from the City Clerk.

Item 3 PLEDGE OF ALLEGIANCE
Prerogative of the Mayor to lead the City Council, Administration, and members of the audience in the Pledge of Allegiance.

Item 4 RECOGNITION OF COMMISSION MEMBERS
Prerogative of the Mayor to request Commission Members in attendance at tonight's meeting to approach the podium and introduce themselves and the Commission on which they serve.

Item 5 ACCEPTANCE OF THE AGENDA
Prerogative of the City Council that all items on tonight's agenda be received, placed on file, and taken in order of appearance.

Item 6 CONSENT AGENDA
All items listed under the consent agenda are considered routine by the Council and will be enacted by one motion and a second. There will be no separate discussion of these items. If discussion of an item is required, it will be removed from the consent agenda and considered. One member may request that an item be removed and no second is required.

Prerogative of the City Council to approve all items (6A-6G) listed under the consent agenda as presented.

A. Approval of Minutes

1. Council 09/15/25

B. Commission Minutes Received and Placed on File

1. Beautification Advisory Commission 08/13/25
2. Historical Commission 06/12/25
3. Planning Commission 08/26/25 with recommendation*
   **This recommendation is being addressed tonight under item 7A.*

C. Monthly Financial Report

1. August 2025

D. Bids/Proposals/Contracts

1. Purchase - Two 3/4-Ton Pickup Trucks
   a) Memo 09/18/25 - Director of Public Services Kowalski
   b) Quote 09/10/25 - Gorno Ford
   c) Quote ID Q56264 09/11/25 - ITU, Inc.
   d) Photos of Pickup Trucks DPW #17 and P&R #3
2. Purchase – Small Tractor with V-Plow
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   c) Email 09/11/25 - Gwen Bondar
   d) Photos of current tractor
3. Metro Detroit Auto Recovery Team (MDART) Agreement
   a) Memo 09/30/25 - Director of Public Safety Kosanke
   b) Proposed Agreement
4. Metro Act Fees PA 48
   a) Memo 10/06/25 - Treasurer/Comptroller Schmidt
   b) Right-of-Way Telecommunications Permit Amendment
   c) Amended Exhibit A: Public Right-of-Way to be Used by Telecommunications Facilities
   d) Michigan Metro Act: GPW Route Map - September 2025 Project
   e) Exhibit B: Bond
   f) Statement of Financial Condition - Arch Insurance Company
5. Emergency Purchase of Pool Vacuums
   a) Memo 10/01/25 – Director of Parks and Recreation Gafa
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1. National Breast Cancer Awareness Month (October)

F. Resolution

1. Grosse Pointe Gearheads for 501(c)(3) Nonprofit Organization Resolution
   a) Memo 09/30/25 - City Administrator Schulte
   b) Letter 09/29/23 – Internal Revenue Service/Tax Exempt and Government Entities
   b) Proposed Resolution
   c) Qualification Information
   d) Local Civic Organization Qualification Requirements
   e) Local Governing Body Resolution for Charitable Gaming Licenses

G. Claims and Accounts

1. Anderson, Eckstein & Westrick, Inc. (AEW) - City Engineers
   a) Ghesquiere Park Walking Path - Proj. No. 0160-0482 - Final Payment Invoice - Warren Contractors & Development Inc. - 09/11/25 - $44,395.21.
   b) Lakefront Park Boat Launch Parking Lot & Wedgewood Resurfacing - Proj. No. 0160-0480 - Final Payment Invoice - Al's Asphalt Paving Co. - 09/23/25 - $55,100.00.
   c) Torrey Road Pump Station Generator – Proj. No. 0160-0473 – Pay Application No. 6 – Rauhorn Electric, Inc. – 09/29/25 - $759,264.30.
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   a) Invoice No. 21849-113 - Building Services - August 2025 - 09/17/25 - $49,445.32.
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   c) Invoice No. 25-030-4 - GPW MSHDA Zoning Ordinance Update - August 2025 - 09/09/25 - $3,875.00.
3. State of Michigan - MDOT 00183
   a) Program #218128CON (Vernier Rd.) - 09/04/25 - $7,674.80.
   b) Program #219533CON (Sunningdale Dr.) - 09/04/25 - $34,416.08.
4. Rosati, Schultz, Joppich & Amtsbuechler, P.C. - Legal Services - Invoice No. 1084252 - August 2025 - 09/12/25 - $7,246.70.
5. WCA Assessing - Assessing Services - Invoice No. 092225 - October 2025 - 09/22/25 - $7,911.08.

Prerogative of the of the Mayor/Council to read aloud the proclamation regarding National Breast Cancer Awareness Month (October).

Item 7 PUBLIC HEARINGS

Open the Public Hearing. Receive and place on file all communications pertaining to this request. Hear any comments, first in support of, second in opposition to, the request from the audience. Make a motion to close the Public Hearing.

Item 7A SPECIAL LAND USE: 20647 MACK AVENUE – PLAYA BOWLS

Prerogative of the City Council to concur with the City Planner's recommendation and approve the Special Land Use request for a fast-food / take-out restaurant (Playa Bowls) at 20647 Mack Avenue pending the following:

1. The proposed delivery hours are deemed acceptable to the City Council.
2. The proposed plan for a dumpster enclosure is deemed acceptable to the City Council.
3. The applicant submits a boundary survey of the subject property.
4. Administrative site plan approval is granted.

Item 7B 6-FOOT SIDE YARD FENCE INSTALLATION AT 1684 BRYS WITHOUT ADJACENT PROPERTY OWNER'S CONSENT

A letter of consent was submitted by adjacent property owners on September 24, 2025.

***This application no longer requires City Council consideration, as the petitioner has since brought the fence into full compliance with all applicable provisions of the City's ordinances. Accordingly, the public hearing previously scheduled for this item is no longer required and no action will be taken.**

Item 8 COMMUNICATIONS

Item 8A RESIGNATION – TREE COMMISSION – CHRISTINA PITTS

Prerogative of the Mayor to accept the resignation of Christina Pitts from the Community Tree Commission with regret, and direct that appropriate thanks and recognition be sent to Ms. Pitts.

Item 9 ORDINANCES

Item 9A FIRST READING: AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CHAPTER 6 – ANIMALS; ARTICLE II – DOGS, CATS AND WILD ANIMALS; DIVISION 1 – GENERALLY, BY ADDING SECTION 6-41 – CARE OF ANIMALS

Prerogative of the City Council to approve this ordinance amendment regarding Chapter 6, Article II, Division 1, by adding section 6-41 - Care of Animals, and set a date of November 10, 2025 for a second reading and final adoption.

Item 9B SECOND READING: AN ORDINANCE TO AMEND CHAPTER 44 – UTILITIES; ARTICLE III – CROSS CONNECTIONS; SECTIONS 44-198, 44-199, AND 44-204, TO UPDATE CROSS CONNECTION REGULATIONS

Prerogative of the City Council to approve this ordinance amendment regarding Chapter 44, Article III, Sections 44-198, 44-199, and 44-204, to update cross connection regulations as presented and make it effective 10 days after its enactment.

Item 10 NEW BUSINESS/PUBLIC COMMENT

Prerogative of the Mayor to ask if there is any New Business to come before the City Council from the City Council or Administration; and then, to ask members of the audience if there is any Public Comment to come before the City Council.

*Reiterate the 3-minute time limit and Public Comment Sign-up Sheet.

Item 11 CLOSED SESSION (Requires Motion with Roll Call Vote)

Consideration of a Closed Session, Pursuant to MCL 15.268(f): To consider contents of an application for employment or appointment to a public office.

Item 12 ADJOURNMENT

Upon the conclusion of the closed session with no further business to be conducted by the City Council, prerogative of the City Council to motion for adjournment of tonight's meeting.

Respectfully submitted,

Frank Schulte

Frank Schulte
City Administrator

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, SEPTEMBER 15, 2025, IN THE COUNCIL-COURTROOM OF THE ROBERT E. NOVITKE MUNICIPAL CENTER, 20025 MACK PLAZA DR., GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:00 p.m. by Mayor Bryant.

PRESENT:	Mayor Bryant
Council Members:	Gafa, Granger, Koester, McConaghy, Motschall
ABSENT:	Brown
Also Present:	City Administrator Schulte
	City Attorney Walling
	City Treasurer/Comptroller Schmidt
	City Clerk Antolin

Motion by Gafa, seconded by McConaghy, that Councilmember Brown be excused from tonight's meeting.

Motion carried by the following vote:

Yes:	Bryant, Gafa, Granger, Koester, McConaghy, Motschall
No:	None
Absent:	Brown

Council, Administration, and the audience Pledged Allegiance to the U.S. Flag.

The following Commission members were in attendance:

- Catherine Dumke, Senior Citizens' Commission
- David Bryk, Historical Commission
- Christina Pitts, Tree Commission

Motion by McConaghy, seconded by Gafa, that all items on tonight's **agenda be received, placed on file, and taken in order of appearance.**

Motion carried by the following vote:

Yes:	Bryant, Gafa, Granger, Koester, McConaghy, Motschall
No:	None
Absent:	Brown

Motion by Granger, seconded by Koester, that all items (6A-6E) on the consent agenda be approved as presented.

A. Reappointment

1. Local Officers' Compensation Commission (Mayor with Council confirmation)
   1) Memo 09/09/25 - Administrative Clerk Coyle
   2) Greg Ulrich - Term to Expire: 09/30/30

B. Approval of Minutes

1. Council 09/08/25
2. Zoning Board of Appeals 09/08/25

C. Commission Minutes Received and Placed on File

1. Citizens' Recreation Commission 07/08/25 with recommendations*

   **Request for quotes to put in a permanent shade structure on pool deck.*

   ***Request for survey of available bike racks along Mack Ave.*

2. Election Commission 05/19/25 with recommendation*

   *This recommendation was addressed on 06/16/25.

D. Bids/Proposals/Contracts

1. St. Michael's (Episcopal) Church - Facility Use Agreement
   a) Memo 09/11/25 - City Clerk Antolin
   b) Proposed Facility Use Agreement
   c) Resolution Designating Voting Location

E. Claims and Accounts

1. Anderson, Eckstein & Westrick, Inc. (AEW) - City Engineers
   a) Torrey Road Pump Station Generator - Invoice No. 160252 - Proj. No. 0160-0473 - 09/02/25 - $1,516.15.
   b) 2024 Miscellaneous Concrete Program - Invoice No. 160253 - Proj. No. 0160-0477 - 09/02/25 - $255.05.
   c) Ghesquiere Park Walking Path - Invoice No. 160254 - Proj. No. 0160-0482 - 09/02/25 - $2,358.16.
   d) 2025-2026 GIS Maintenance - Invoice No. 160255 - Proj. No. 0160-0499 - 09/02/25 - $5,540.95.
   e) Ghesquiere & Lakefront Park Bldg Renovation - Invoice No. 160353 - Proj. No. 0160-0479 - 09/02/25 - $1,333.30.
   f) Vernier & Mack Ave. Intersection Improvement - Invoice No. 160595 - Proj. No. 0160-0455 - 09/04/25 - $77,188.69.
   g) Wedgewood Resurface (Vernier-Hawthorne) - Invoice No. 160596 - Proj. No. 0160-0496 - 09/04/25 - $6,287.58.

h) Lakefront Park Building Renovation - Proj. No. 0160-0479 - Payment Invoice No. 05 - In-Line Construction - 09/08/25 - $12,082.69.

Motion carried by the following vote:
Yes: Bryant, Gafa, Granger, Koester, McConaghy, Motschall
No: None
Absent: Brown

Under New Business, no one wished to be heard.

Under Public Comment, the following individuals were heard:

1. Lynne Aldrich, 1501 Oxford Rd. - Addressed code enforcement letters received from the city regarding rezoning signs.

2. Christina Pitts, 1501 Oxford Rd. – Addressed concerns regarding petitioner's withdrawal of 20160 Mack Ave. rezoning application. She also commented on the suggested advisory boards, the Michigan State Housing Development Authority (MSHDA) grant, and the code enforcement letter received from the city regarding rezoning signs.

3. Joyce Janowski, 1070 N. Oxford Rd. – Addressed code enforcement letter received from the city regarding rezoning signs.

Motion by Motschall, seconded by Koester, to **adjourn tonight's meeting** at 7:13 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

_____ _____

Paul P. Antolin
City Clerk

Arthur W. Bryant
Mayor

Commission Approved September 10, 2025

RECEIVED
AUG 21 2025
CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

Beautification Advisory Commission
Conference Room – Grosse Pointe Woods Community Center
20025 Mack Ave. Dr., Grosse Pointe Woods
Meeting – August 13, 2025, 7:00 p.m.

Present: Champagne, Elich, Feltman, Goerke, Hage, R. Koester, Korbus, McCarthy, G. McCullough, S. McCullough, Rogers, Wettstein
Excused: Casinelli, Dinicu
Guest: None
Also Present: None

Call to Order: The meeting was called to order by Chair, R. Koester at 7:00 p.m.

Minutes: July 9, 2025, minutes were distributed and reviewed.
Motion by Goerke, seconded by McCarthy, to approve July 9, 2025, minutes as presented.
Motion carried by the following vote:
Yes: Champagne, Elich, Feltman, Goerke, Hage, R. Koester, Korbus, McCarthy, G. McCullough, S. McCullough, Rogers, Wettstein
No: None
Excused: Casinelli, Dinicu

Treasurer's Report: Feltman shared the treasurer's report.
Motion by McCarthy, seconded by G. McCullough, to approve the treasurer's report as presented.
Motion carried by the following vote:
Yes: Champagne, Elich, Feltman, Goerke, Hage, R. Koester, Korbus, McCarthy, G. McCullough, S. McCullough, Rogers, Wettstein
No: None
Excused: Casinelli, Dinicu

Chairperson Report: No report.

Awards Program: Wettstein shared an update on the Awards Program.

Flower Sale: No report.

Adopt-a-garden: Champagne shared an update on the Adopt-a-garden.

Council report: No report.

Old Business: McCarthy shared an update about BAC T-Shirts. R. Koester shared there is one open position on the Beautification Advisory Committee.

New business: R. Koester shared that Korbus will be resigning from the committee. McCarthy will be the Recording Secretary.

Motion by Hage, seconded by Feltman to adjourn the Beautification Advisory Commission meeting at 7:22 p.m.
Motion carried by the following vote:
Yes: Champagne, Elich, Feltman, Goerke, Hage, R. Koester, Korbus, McCarthy, G. McCullough, S. McCullough, Rogers, Wettstein
No: None
Excused: Casinelli, Dinicu

Respectfully submitted,
Lillian Korbus

Commission Approved September 11, 2025

RECEIVED
SEP 02 2025
CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

City of Grosse Pointe Woods
Historical Commission Minutes
June 12, 2025

I. Call to Order

The regular meeting of the Grosse Pointe Woods Historical Commission was called to order at 7:40 p.m. by Chair Sean Murphy.

II. Roll Call

Present: David Bryk, Colleen D'Agostino, Shirley Hartert, Suzanne Kent, Stephanie Listman, Lynne Millies, Sean Murphy, Becky Veitengruber, Giles Wilborn
Excused: Krystle English, City Council Representative- Jim Motschall

III. Approval of Agenda

Motion by Hartert, seconded by Millies, to approve the agenda for June 12, 2025. Ayes: all. Motion carried.

IV. Approval of Minutes

Motion by D'Agostino, seconded by Hartert, to approve the May 8, 2025 minutes. Ayes: all. Motion carried.

V. Items

Treasurer's Report

Hartert reported that the Historical Commission balance is $500.00. The Cook Schoolhouse balance is $8,061.10.

VI. Old Business

A. Cook School

1. May 10th Open House details were shared, including some visitors being descendants of the Cook family.

2. Discussion of possible transfer of items, gifted from the Grosse Pointe Historical Society.

B. Memorial Day 2025

Details and updates from the event were discussed. Estimated attendance was 300+.

VII. New Business

Hartert shared with the commission that America will be celebrating its 250th birthday, next year in 2026.

VIII. Call to Audience

Council Representative Jim Motschall shared city updates with the commission.

IX. Adjournment: The meeting adjourned at 9:21 p.m.

Respectfully submitted,
Becky Veitengruber, Secretary

The next meeting of the Grosse Pointe Woods Historical Commission will take place at the Cook Schoolhouse, 20025 Mack Ave., Grosse Pointe Woods, MI on September 11, 2025 at 7:30 p.m.

Commission Approved 9/23/25.

RECEIVED
SEP 10 2025
CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

MINUTES OF THE **PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **AUGUST 26, 2025**, IN THE COUNCIL-COURT ROOM OF THE ROBERT E. NOVITKE MUNICIPAL CENTER, 20025 MACK PLAZA DR., GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:00 p.m. by Chair Fenton.

Roll Call: Chair Fenton
Commission Members: Fuller, Hamborsky, Marx, O'Keefe, Vitale
Absent: Gilezan

Also Present: City Planner Ashley Jankowski
Recording Secretary Gretchen Miotto

Chair Fenton recognized Council Member Gafa.

MOTION by Marx, seconded by Vitale, to excuse Commission Member Gilezan from attendance at tonight's meeting.

Motion carried by the following vote:
YES: Fenton, Fuller, Hamborsky, Marx, O'Keefe, Vitale
NO: None
ABSENT: Gilezan

The Planning Commission, staff, and the public, Pledged Allegiance to the U. S. Flag.

MOTION by Vitale, seconded by Hamborsky, to accept tonight's agenda as presented and place on file.

Motion carried by the following vote:
YES: Fenton, Fuller, Hamborsky, Marx, O'Keefe, Vitale
NO: None
ABSENT: Gilezan

MOTION by O'Keefe, seconded by Marx, that the July 22, 2025, Planning Commission meeting minutes be approved as presented.

Motion carried by the following vote:
YES: Fenton, Fuller, Hamborsky, Marx, O'Keefe, Vitale
NO: None
ABSENT: Gilezan

The first item, under **Public Hearings,** was to **Hold a Public Hearing on the Special Land Use for 20647 Mack Avenue (Playa Bowls).**

MOTION by Hamborsky, seconded by O'Keefe, to **open the public hearing.**

Motion carried by the following vote:
YES: Fenton, Fuller, Hamborsky, Marx, O'Keefe, Vitale
NO: None
ABSENT: Gilezan

Chair Fenton opened the public hearing at 7:03 pm.

Planner Jankowski provided an overview of the request for a fast-casual/take-out restaurant in an existing, single-story, multi-tenant building. No drive-thru is permitted, and dining is take-out or within the restaurant only. The site is zoned C-Commercial where take-out restaurants are a Special Land Use, which requires a Public Hearing before the Planning Commission before advancing to another Public Hearing before City Council. Three different criterions are reviewed for Special Land Use requests: a) harmony with the Master Plan; b) anticipated nuisance for public hazard like disruptive noise, smoke, odor, glare, or vibration; and c) consistency with the intent of the zoning ordinance. Based on general compliance with the City's Zoning Ordinance, it is recommended that the Special Land Use be recommended to City Council, subject to the following:

1. The hours of operation and hours of deliveries are provided and found acceptable.
2. Site plan approval is granted.

The Chair asked if anyone wished to speak in support of the proposed Special Land use. The following were heard:

Matthew Caplin, franchisee for Playa Bowls, business address 4301 Orchard Lake Rd, West Bloomfield, MI 48323, presented the concept of the business. They only use fresh fruits and vegetables that are delivered six days a week from a local produce supplier. They offer a healthy alternative to other meals. They are not fast food and don't cook anything. They have other locations in Rochester and Bloomfield and are popular there. He believes this will be a nice addition to the city.

The Chair asked if anyone wished to speak in opposition of the proposed Special Land use. No one wished to be heard.

MOTION by Vitale, seconded by Fuller, to **close the public hearing on the Special Land Use for 20647 Mack Avenue (Playa Bowls).**

Motion carried by the following vote:
YES: Fenton, Fuller, Hamborsky, Marx, O'Keefe, Vitale
NO: None
ABSENT: Gilezan

Chair Fenton closed the public hearing at 7:08 pm.

MOTION by Hamborsky, seconded by Vitale, to recommended **that Council consider the Special Land Use for 20647 Mack Avenue (Playa Bowls)** subject to the following:

1. The hours of operation and hours of deliveries are provided and found acceptable.
2. Site plan approval is granted.

There was discussion on whether parking is adequate and the interior seating layout and capacity. Planner Jankowski confirmed that parking is sufficient. Mr. Caplan gave details on the seating plan and the hours of operation, 8 am to 8 pm typically.

Motion carried by the following vote:

YES:	Fenton, Fuller, Hamborsky, Marx, O'Keefe, Vitale
NO:	None
ABSENT:	Gilezan

The next item, under **New Business,** was **to Consider the Site Plan for 20647 Mack Avenue (Playa Bowls).**

Planner Jankowski provided an overview of the proposed site plan for a fast-food/take-out restaurant in an existing, single-story, multi-tenant building. No drive-thru is permitted, and dining is take-out or within the restaurant only. The site is zoned C – Commercial, where take-out restaurants are a Special Land Use. Based on general compliance with the City's Zoning Ordinance, it is recommended that the Site Plan be approved, subject to the following conditions:

1. Special Land Use approval is granted by City Council.
2. A 12 ft. by 50 ft. loading zone must be provided and detailed on a revised site plan.
3. Details on the dumpster, including its location and screening, must be provided on a revised site plan. If not enclosed and screened, the property owner/tenant may be responsible for screening improvements.

Mr. Caplan, the applicant, stated they'll share the same dumpster that prior tenants and existing businesses use, and that's their agreement with the landlord. The loading will be delivered during regular business hours.

Discussion on the screening of the dumpster ensued and it was clarified that details would be on the revised site plan. The screening and materials were discussed and Planner Jankowski is happy to review what currently exists and if there are any deficiencies that can be addressed with the property owner. There will be no changes to the exterior and any sign would be reviewed by the Building Department. There will be no changes to exterior lighting.

MOTION by Fuller, seconded by O'Keefe, that the, Planning Commission **approve the Site Plan for 20647 Mack Avenue (Playa Bowls)** with the following conditions: a) Special Land Use approval is granted by City Council; b) a 12 ft. by 50 ft. loading zone must be provided and detailed on a revised site plan; and c) details on the dumpster, including its location and screening, must be provided on a revised site plan and approved by the Building Department.

Motion carried by the following vote:
YES: Fenton, Fuller, Hamborsky, Marx, O'Keefe, Vitale
NO: None
ABSENT: Gilezan

The next item, under **New Business,** was **to Consider the Sign Permit for 19815 Mack Avenue (Myndthera).**

Planner Jankowski provided a summary of the proposed one wall sign on a multitenant building that already includes two wall signs for a pre-existing business. The proposed sign would exceed the maximum number of signs allowed per building. Generally multitenant buildings will be exempted from the maximum number of sign restrictions providing a "master"/overall building plan is applied for and approved by the Planning Commission. The applicant has submitted a master sign plan and approval of the sign is recommended, providing the Planning Commission finds the sign consistent with the sign plan for the overall multitenant building. The sign complies will all other sign standards of the City's Code.

MOTION by Marx, seconded by O'Keefe, that the **Planning Commission approve the Sign Permit for 19815 Mack Avenue (Myndthera).**

Motion carried by the following vote:
YES: Fenton, Fuller, Hamborsky, Marx, O'Keefe, Vitale
NO: None
ABSENT: Gilezan

The next item, under **New Business,** was **to Consider the Site Plan for 19271 Mack Avenue (Churchill's Cigar Bar).**

Planner Jankowski provided an overview of the proposed screened-in awning and welded frame around the existing outdoor patio area for year-around outdoor dining (total of 396 square feet). The enclosed space and awning protrude into the County right-of-way along Mack Avenue. The site is zoned C-2, High Intensity City Center District. As this is on Wayne County property, they must approve this first. A similar plan was previously submitted and tabled due to a series of missing information. Based on the number of outstanding/undetermined items with the City's Zoning Ordinance, McKenna recommends that the Planning Commission provide direction to the applicant, and table the site plan for up to 6-months until a revised site plan can be provided addressing the outstanding items.

Discussion ensued around the height of the structure, the footprint of the structure, whether there will be year-round service with heating, whether there is ventilation, whether the sides would be able to be opened/closed as needed, whether the 90-degree corner would be an issue with public safety, whether there should be more sidewalk clearance for safety, visibility and snow removal (perhaps clip it 45 degrees), and whether there are existing permanent railings. This would fall under Chapter 50-Zoning; Section 50-65. Outdoor Café Permit to allow for year-round dining in the public right of way. Regarding parking, the Building Department would need additional information on the revised site plan.

John Gumma, representing Churchill's, 7419 Middlebelt Rd, West Bloomfield, MI 48322, provided fabric samples, clarified there will be no increase in the footprint, that the sides will roll up, that Wayne County approved the plan and he will provide that letter, that it will be ADA compliant, they have adequate clearance on each side, that it currently has electric heaters and that will not change, the lighting will not change. The changes are for the upper and side enclosure. The metal canopy will be removed and this would replace it. He is agreeable to clip the corners by 45 degrees. Mr. Gumma will add the requested information related to parking to the revised site plan.

MOTION by Vitale, seconded by Fuller, that the Planning Commission **table the 19271 Mack Avenue (Churchill's Cigar Bar) Site Plan Review** pending the requested revisions.

Motion carried by the following vote:
YES: Fenton, Fuller, Hamborsky, Marx, O'Keefe, Vitale
NO: None
ABSENT: Gilezan

The next item, under **Old Business,** was to **Consider the Site Plan for 19483 Mack Avenue (My Nails Salon).**

Planner Jankowski provided an overview of the re-application for interior renovations of an existing, unoccupied commercial building to a nail studio. Since the May 27th Planning Commission meeting, the applicant has submitted a revised site plan. Based on full compliance with the City's Zoning Ordinance, McKenna recommends approval of the interior renovations without conditions.

Chip Berschback, legal representation for My Nails Salon, provided an introduction of what his client's have done since the May 27th Planning Commission meeting. They hired a new architect who has experience with over 40 nail salons and that site plan is what has been submitted today. The concerns noted from the initial meeting were addressed with this new plan.

The commission members appreciated the redesign and the updates.

MOTION by Marx, seconded by Vitale, that the **Planning Commission approve the site plan for 19483 Mack Avenue.**

Motion carried by the following vote:
YES: Fenton, Fuller, Hamborsky, Marx, O'Keefe, Vitale
NO: None
ABSENT: Gilezan

The next item was the **Building Official's Reports July 2025 to August 2025.**

Planner Jankowski provided an overview of current projects and permits.

The next item was the **City Council Reports for August, 2025.**

Commissioner Vitale attended the August 4 meeting and there was nothing on the agenda related to the Planning Commission. Commissioner O'Keefe attended the August 18 meeting where the first reading of the rezoning of 20160 Mack Avenue was on the agenda and City Council voted 4 to 3 to hold a Public Hearing. They then held the Public Hearing and the second reading will be held at the next City Council meeting.

Commissioner Fenton will attend the September meetings.

Under **Public Comment,** no one wished to be heard.

MOTION by Marx, seconded by O'Keefe, to adjourn at 8:04 p.m.

Motion carried by the following vote:
YES: Fenton, Fuller, Hamborsky, Marx, O'Keefe, Vitale
NO: None
ABSENT: Gilezan

Respectfully Submitted,
Gretchen Miotto
Clerk's Confidential Administrative Assistant & Recording Secretary

City of Grosse Pointe Woods
CITY ADMINISTRATOR'S

FINANCIAL REPORT

(Section 4.7, City Charter)

AUGUST 2025

City Treasurer/Comptroller
Utility Billing/Accounting
Municipal Court/Violations
DPW
Parks & Recreation

City of Grosse Pointe Woods
CITY COMPTROLLER
Monthly Financial Report August 2025

Purchase orders issued	28
Payrolls checks prepared	410
General/other checks prepared	213

ACCOUNTING DEPARTMENT
Monthly Financial Report August 2025

FOLLOWING REPORTS SUBMITTED HEREWITH:

* ACCOUNTS PAYABLE CHECK REGISTER
* INVESTMENTS BY FINANCIAL INSTITUTIONS ORDER
* GENERAL FUND – DETAILED REVENUE COMPARED TO BUDGET

CITY TREASURER
Monthly Financial Report August 2025

INVESTMENTS:

* Six (6) investments matured and five (5) investment was reinvested.

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
08/14/2025	1	73286*#	ANDERSON ECKSTEIN & WESTRICK INC	FY 2024-25 GENERAL ENGINEERING	818.000	441	987.46
08/14/2025	1	73287	COOL THREADS EMBROIDERY	5.11 BOOTS	725.000	345	120.99
				CLIP-ON TIES	725.000	345	15.98
				NAVY LS SHIRTS	725.000	345	137.98
				NAVY SS SHIRTS	725.000	345	115.98
				WHITE LS SHIRT	725.000	345	78.99
				HORACE SS SHIRT	725.000	345	70.99
				HORACE PANTS	725.000	345	74.99
				CHECK 1 73287 TOTAL FOR FUND 101:			615.90
08/14/2025	1	73288	DUNCAN GILL	TRAINING	961.000	310	311.58
08/14/2025	1	73290	JANUTOL PRINTING CO., INC.	CITIZENS RECREATION	880.200	105	110.00
08/14/2025	1	73291	MCKENNA ASSOCIATES INC	PLANNING/ZONING/SOCIAL DISTRICT SERVI	818.000	371	1,400.00
				FY 24-25 BUILDING DEPARTMENT SERVICES	818.000	371	4,560.00
				FY 24-25 BUILDING DEPARTMENT SERVICES	818.000	371	58,913.30
				CHECK 1 73291 TOTAL FOR FUND 101:			64,873.30
08/14/2025	1	73292	MISTRAS GROUP INC	OPERATING SUPPLIES	757.000	339	165.00
				ANNUAL AERIAL & GROUND LADDER TESTING	818.000	339	1,439.60
				CHECK 1 73292 TOTAL FOR FUND 101:			1,604.60
08/14/2025	1	73293	WAYNE COUNTY	JAIL FEES	808.000	286	315.00
08/14/2025	1	73294	MELISSA WOLF	TEAMS - SWIM	653.210	000	125.00
08/14/2025	1	73295	WOODS TROPHIES	OPER SUPPLY- LANDSCAPE	757.102	774	249.00
08/14/2025	1	73296	AMANDA YORK	CITIZENS RECREATION	880.200	105	309.49
08/14/2025	1	73298	AMAZON WEB SERVICES, INC.	FY 2025-26 BACKUP STG & EC2	818.000	228	913.29
08/14/2025	1	73299	AMERICAN MESSAGING	UTILITIES			** VOIDED **
08/14/2025	1	73300	AT&T MOBILITY LLC	CONTRACTUAL	818.000	286	36

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
08/14/2025	1	73302	BASEMENT WATERPROOFING & FOUNDAT	BUILDING PERMIT 400K OR LESS	478.000	000	170.85
08/14/2025	1	73303	BEAN BROS. TROPHY & AWARD	CUSTOM MEDALS 2 1/4 GOLD SWIM TEAM	818.105	774	2,989.20
				TEXT ON MEDALS	818.105	774	1,043.40
				CHECK 1 73303 TOTAL FOR FUND 101:			4,032.60
08/14/2025	1	73304	BMI	COMMUNITY RELATIONS	880.000	780	466.51
08/14/2025	1	73305	BMS CAT	EMERGENCY SERVICE ALL - AFTER HOURS	818.000	310	384.08
				TEMPORARY REPAIRS - AFTER HOURS	818.000	310	288.34
				PADLOCK	818.000	310	27.41
				CHECK 1 73305 TOTAL FOR FUND 101:			699.83
08/14/2025	1	73307	CDW GOVERNMENT INC	FY 2025-26 IT SUPPLIES	757.000	228	273.78
				SCADA FIREWALLS-2025 RENEWAL	930.000	228	1,106.02
				CISCO C9200L 24P SWITCH	977.000	228	6,381.62
				CISCO C9200CX 12P SWITCH	977.000	228	35.62
				CISCO C9200CX 12P SWITCH	977.000	228	1,741.26
				CHECK 1 73307 TOTAL FOR FUND 101:			9,538.30
08/14/2025	1	73308	CMP DISTRIBUTORS, INC.	PISTOLS	757.000	310	1,820.00
08/14/2025	1	73309	MARLISE COLE	CONTRACTUAL SERVICES	818.000	780	420.00
08/14/2025	1	73310	SUSAN COMO	TRAINING & SEMINARS	958.001	172	64.61
08/14/2025	1	73311	CONSUMERS ENERGY	UTILITIES	921.000	774	18.00
08/14/2025	1	73312	CONSUMERS ENERGY	23000 #1 JUN 2025	921.000	774	53.24
				23000 #1 JUL 2025	921.000	774	52.50
				CHECK 1 73312 TOTAL FOR FUND 101:			105.74
08/14/2025	1	73313	CONSUMERS ENERGY	23000 #2 JUN 2025	921.000	774	8,147.40
				23000 #2 JUL 2025	921.000	774	3,567.00
				CHECK 1 73313 TOTAL FOR FUND 101:			11,714

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
08/14/2025	1	73314	CONSUMERS ENERGY	23000 #4 JUN 2025	921.000	774	156.28
				23000 #4 JUL 2025	921.000	774	152.83
				CHECK 1 73314 TOTAL FOR FUND 101:			309.11
08/14/2025	1	73318	DOMINION VOTING SYSTEMS, INC.	ELECTION EQUIPMENT MAINT. INV#DVS1599	930.000	215	12,390.00
08/14/2025	1	73319	JILL DOUGHTY	CONTRACTUAL SERVICES	818.000	780	490.00
08/14/2025	1	73320*#	DOXIM INC.	FY 2025-26 TAX BILLS	831.000	257	150.00
08/14/2025	1	73321	DTE ENERGY	MUN. STREET LGHT	926.000	594	46,857.91
08/14/2025	1	73322#	DTE ENERGY	UTILITIES	921.000	594	1,794.43
				UTILITIES	921.000	594	28.13
				UTILITIES	921.000	775	82.53
				UTILITIES	921.000	775	19.10
				UTILITIES	921.000	780	126.21
				CHECK 1 73322 TOTAL FOR FUND 101:			2,050.40
08/14/2025	1	73323*#	DTE ENERGY	UTILITIES	921.000	349	58.42
				UTILITIES	921.000	594	61.98
				UTILITIES	921.000	775	53.06
				UTILITIES	921.000	780	53.06
				CHECK 1 73323 TOTAL FOR FUND 101:			226.52
08/14/2025	1	73324	EMERGENCY VEHICLES PLUS	ANNUAL PUMP TESTING	818.000	339	373.27
				ANNUAL PUMP TESTING	818.000	339	373.27
				CHECK 1 73324 TOTAL FOR FUND 101:			746.54
08/14/2025	1	73325	REBECCA FIORE	CONTRACTUAL SERVICES	818.000	780	35.00
08/14/2025	1	73327	CHRISTOPHER FOSTER	CLOTHING/UNIFORM ALLOWANCE	725.000	531	300.00
08/14/2025	1	73328	FS.COM INC	OPERATING SUPPLIES	757.000	228	49.00
08/14/2025	1	73331	HAROLD J. LOVE, PLLC	PSYCHOLOGICAL TESTING	835.100	305	750

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
08/14/2025	1	73332	BRIAN HILL	DAMAGE DEPOSIT P&R	295.000	000	200.00
08/14/2025	1	73334	HOME PRO USA	BUILDING PERMIT 400K OR LESS	478.000	000	396.95
08/14/2025	1	73336	JANUTOL PRINTING CO., INC.	CITIZENS RECREATION	880.200	105	40.00
08/14/2025	1	73338	LAUNDRY IN THE D, INC.	MONTHLY PRISONER LAUNDRY EXPENSES	808.000	310	96.00
08/14/2025	1	73339	PAUL LECHNER	DAMAGE DEPOSIT P&R	295.000	000	200.00
08/14/2025	1	73340#	LEONARD BROS DATA MANAGEMENT INC	CONTRACTUAL SERVICES	818.000	193	101.12
				OFF-SITE RECORDS AND STORAGE RETRIEVA	818.000	310	190.33
				CHECK 1 73340 TOTAL FOR FUND 101:			291.45
08/14/2025	1	73341	DARLENE LOVELACE	CONTRACTUAL SERVICES	818.000	780	35.00
08/14/2025	1	73342	MACOMB COMMUNITY COLLEGE BOOKSTO	TRAINING	961.000	339	302.45
08/14/2025	1	73343	MARCO TECHNOLOGIES, LLC	EQUIPMENT MAINT & REPAIR	930.000	228	295.05
				EQUIPMENT MAINT & REPAIR	930.000	228	112.15
				CHECK 1 73343 TOTAL FOR FUND 101:			407.20
08/14/2025	1	73345	MCAA	TRAINING & SEMINARS	958.001	286	300.00
08/14/2025	1	73346	JOWANA MOORE	DAMAGE DEPOSIT P&R	295.000	000	200.00
08/14/2025	1	73347	MOUNT PLEASANT HOSPITALITY, LLC	TRAINING & SEMINARS	958.001	305	249.90
08/14/2025	1	73349	NU APPEARANCE MAINTENANCE, INC.	CODE VIOLATIONS	818.001	349	1,195.00
08/14/2025	1	73350	NUCO2	OPER SUPPLY-POOL CHEMICAL	757.105	774	371.79
08/14/2025	1	73351	ON DUTY GEAR, LLC	BULLETPROOF VESTS	725.000	345	675.00
08/14/2025	1	73354	JEFFREY ROYBAL	TEAMS - SWIM	653.210	000	110.00
08/14/2025	1	73355	DAVID SCHILLER	DAMAGE DEPOSIT P&R	295.000	000	200.00
08/14/2025	1	73358	BENJAMIN SHAW	CLOTHING/UNIFORM ALLOWANCE	725.000	531	254.35
08/14/2025	1	73359	MARCELLA SHOVEIN-CHICKLAS	DAMAGE DEPOSIT P&R	295.000	000	200

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
08/14/2025	1	73361	STATE OF MICHIGAN	JUST TRNG FEES	806.000	286	2,863.50
08/14/2025	1	73362	MARYANNE THIBODEAU	CONTRACTUAL SERVICES	818.000	780	560.00
08/14/2025	1	73363	ROY THIBODEAU	CONTRACTUAL SERVICES	818.000	780	455.00
08/14/2025	1	73364	THOMSON REUTERS-WEST	CONTRACTUAL	818.000	286	123.00
08/14/2025	1	73366	ULINE	OPERATING SUPPLIES	757.000	310	118.59
08/14/2025	1	73367*#	VERIZON WIRELESS	ADMIN	921.000	211	168.17
				CONTRACTUAL SERVICES	818.000	228	70.52
				PUBLIC SAFETY	921.000	349	523.21
				UTILITIES	921.000	594	56.06
				UTILITIES	921.000	594	181.86
				LFP	921.000	774	140.14
				CHECK 1 73367 TOTAL FOR FUND 101:			1,139.96
08/14/2025	1	73368	WALLY'S FROZEN CUSTARD	SENIOR CIT COMM	880.600	105	375.00
08/14/2025	1	73370	WAYNE COUNTY APPRAISAL, LLC	CONTRACTUAL SERVICES	818.000	257	7,534.41
08/14/2025	1	73371	WILLIAM WELLAND	DAMAGE DEPOSIT P&R	295.000	000	200.00
08/14/2025	1	73372	MARSHA WRIGHT	DAMAGE DEPOSIT P&R	295.000	000	200.00
08/14/2025	1	73373	AMANDA YORK	CITIZENS RECREATION	880.200	105	80.54
08/20/2025	1	73376#	AMAZON CAPITAL SERVICES	SPECIAL PROJECTS	967.100	101	(17.99)
				OPERATING SUPPLIES	757.000	215	53.99
				CHECK 1 73376 TOTAL FOR FUND 101:			36.00
08/20/2025	1	73377	AMERICAN MESSAGING	UTILITIES	921.000	349	127.88
08/20/2025	1	73378*#	ANDERSON ECKSTEIN & WESTRICK INC	FY 2024-25 GENERAL ENGINEERING	818.000	265	2,339.63
				FY 2024-25 GENERAL ENGINEERING	818.000	441	935.85
				CHECK 1 73378 TOTAL FOR FUND 101:			3,275.48
08/20/2025	1	73380	AT&T	SEARCH WARRANT CHARGES	818.000	305	175

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
08/20/2025	1	73381*#	AT&T MOBILITY LLC	CONTRACTUAL SERVICES	818.000	228	82.28
				UTILITIES	921.000	349	282.32
				CHECK 1 73381 TOTAL FOR FUND 101:			364.60
08/20/2025	1	73384	BURKE'S SPORT HAVEN INC	SPECIAL PROJECTS	967.100	101	450.00
08/20/2025	1	73385	CDW GOVERNMENT INC	FY 2025-26 IT SUPPLIES	757.000	228	132.20
				FY 2025-26 IT SUPPLIES	757.000	228	62.52
				FY 2025-26 IT SUPPLIES	757.000	228	53.23
				FY 2025-26 IT SUPPLIES	757.000	228	76.30
				FY 2025-26 IT SUPPLIES	757.000	228	11,737.50
				CHECK 1 73385 TOTAL FOR FUND 101:			12,061.75
08/20/2025	1	73386#	CHARLES SCHWAB & CO., INC.	MEDICARE REIMBURSEMENT	722.100	209	558.95
				MEDICARE REIMBURSEMENT	722.100	345	4,381.03
				MEDICARE REIMBURSEMENT	722.100	531	1,057.32
				CHECK 1 73386 TOTAL FOR FUND 101:			5,997.30
08/20/2025	1	73387*#	CINTAS CORP LOC #31	CITY HALL OFFICE MATS	818.000	265	103.09
				DPW OFFICE MATS	818.000	441	14.89
				CHECK 1 73387 TOTAL FOR FUND 101:			117.98
08/20/2025	1	73389	CITY OF GROSSE POINTE WOODS	UTILITIES	921.000	594	350.03
				UTILITIES	921.000	594	127.82
				UTILITIES	921.000	594	376.82
				CHECK 1 73389 TOTAL FOR FUND 101:			854.67
08/20/2025	1	73390#	CITY OF GROSSE POINTE WOODS	OPERATING SUPPLIES	757.000	310	75.50
				JAIL FEES	808.000	310	3.83
				TRAINING	961.000	339	5.00
				CHECK 1 73390 TOTAL FOR FUND 101:			84.33
08/20/2025	1	73392	KAREN CUETER	ACCRUED LIAB-COURT FEES	205.000	000	55

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
08/20/2025	1	73393*#	CUMMINS SALES AND SERVICE	REPLACE BATTERY CHARGER ON DPW GENERA	818.000	441	1,907.58
08/20/2025	1	73394	LAURA DIGAN	2025-2026 TENNIS & PICKLEBALL LESSONS	818.107	774	5,200.00
				2025-2026 TENNIS & PICKLEBALL LESSONS	818.107	774	1,102.00
				CHECK 1 73394 TOTAL FOR FUND 101:			6,302.00
08/20/2025	1	73396	DTE ENERGY	UTILITIES	921.000	594	1,465.86
08/20/2025	1	73397	DTE ENERGY	UTILITIES	921.000	594	55.73
08/20/2025	1	73398*#	EXWAY ELECTRIC	OPER SUPPLY- LANDSCAPE	757.102	774	259.75
				OPERATING SUPPLIES	757.000	775	34.72
				CHECK 1 73398 TOTAL FOR FUND 101:			294.47
08/20/2025	1	73400*#	GEORGE'S DISCOUNT AUTO	OPERATING SUPPLIES	757.000	265	41.25
08/20/2025	1	73401	GRAINGER	MISC. SUPPLIES AND EQUIPMENT	757.000	441	60.00
08/20/2025	1	73402	GROSSE POINTE NEWS	LEGAL NOTICES	903.000	215	157.25
08/20/2025	1	73404	HALLAHAN & ASSOCIATES PC	LEGAL/OUTSIDE CONSULTANTS- MTT	801.300	266	60.37
08/20/2025	1	73410	K & S VENTURES INC	HEATING & COOLING MAINTENANCE	818.000	265	301.25
08/20/2025	1	73411	KELLER THOMA	LABOR CONSULTANT	810.000	266	87.50
08/20/2025	1	73414	MARCO	CONTRACTUAL SERVICES	818.000	228	368.01
				EQUIPMENT MAINT & REPAIR	930.000	228	51.25
				CHECK 1 73414 TOTAL FOR FUND 101:			419.26
08/20/2025	1	73415	MARSHALL LANDSCAPE INC	FY 2024-25 LAWN CARE	818.000	775	150.00
08/20/2025	1	73420	ROSATI, SCHULTZ, JOPPICH &	LEGAL FEES-GEN'L CITY	801.000	266	8,878.60
08/20/2025	1	73421	ROSE PEST SOLUTIONS	MONTHLY PEST CONTROL AT CITY HALL	818.000	265	167.00
08/20/2025	1	73423	SHARE CORPORATION	CLEANING MATERIALS & SUPPLIES - GROUN	757.102	774	535

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
08/20/2025	1	73424	THE SHERWIN-WILLIAMS COMPANY	PAINT & SUPPLIES	757.000	441	202.57
08/20/2025	1	73427	UNITED FACILITY SUPPLIES, INC.	JANITORIAL & MAINTENANCE SUPPLIES	757.106	774	1,503.45
				JANITORIAL & MAINTENANCE SUPPLIES	757.106	774	1,099.53
				CHECK 1 73427 TOTAL FOR FUND 101:			2,602.98
08/20/2025	1	73430	YORK, DOLAN & TOMLINSON, P.C.	LEGAL FEES-GEN'L CITY	801.000	266	155.00
				LEGAL COUNSEL-COURT	801.100	266	2,154.50
				CHECK 1 73430 TOTAL FOR FUND 101:			2,309.50
08/20/2025	1	73432	ZEPPELIN SERVICES INC	DPW OFFICES AND BATHROOM CLEANING	818.000	441	1,161.00
08/28/2025	1	73434	31 & UP, INC	75TH 12 MINUTE VIDEO	967.100	101	1,000.00
08/28/2025	1	73435	AQUATIC SOURCE, LLC	ACID, PULSAR, CYNURIAC ACI	757.105	774	10,133.00
				ACID, PULSAR, CYNURIAC ACI	757.105	774	8,618.50
				CHECK 1 73435 TOTAL FOR FUND 101:			18,751.50
08/28/2025	1	73436	ASCAP	MEMBERSHIP & DUES	958.000	752	462.71
08/28/2025	1	73437	ASCENSION MI EMPLOYER SOLUTIONS	PHYSICAL EXAMS	835.100	305	713.00
08/28/2025	1	73438	CLIFFORD BLISS	CONTRACT SVCS-SWIM TEAM	818.105	774	375.00
08/28/2025	1	73439	CARE OF SOUTHEASTERN MICHIGAN	EAP SERVICES QTR PYMT	881.000	101	828.00
08/28/2025	1	73441*#	CINTAS CORP LOC #31	CITY HALL OFFICE MATS	818.000	265	103.09
				CITY HALL OFFICE MATS	818.000	265	103.09
				DPW OFFICE MATS	818.000	441	14.89
				DPW OFFICE MATS	818.000	441	14.89
				DPW OFFICE MATS	818.000	441	14.89
				DPW OFFICE MATS	818.000	441	14.89
				CHECK 1 73441 TOTAL FOR FUND 101:			265.74
08/28/2025	1	73443	CONSUMERS ENERGY	UTILITIES	921.000	774	224.83
08/28/2025	1	73444	DOUBLETREE BY HILTON	TRAINING & SEMINARS	958.001	305	102

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
08/28/2025	1	73445#	DTE ENERGY		921.000	211	2,955.51
					921.000	349	4,073.82
				UTILITIES	921.000	594	28.13
				1200 POLE ELECTRIC JUL 2025	921.000	594	69.64
				1200 POLE GAS JUL 2025	921.000	594	23.57
				UTILITIES	921.000	774	10,808.67
				UTILITIES	921.000	774	401.63
				UTILITIES	921.000	774	28.30
				UTILITIES	921.000	774	1,607.82
				UTILITIES	921.000	775	37.32
					921.000	780	958.55
				CHECK 1 73445 TOTAL FOR FUND 101:			20,992.96
08/28/2025	1	73446#	DTE ENERGY		921.000	211	48.01
					921.000	349	66.17
					921.000	780	15.57
				CHECK 1 73446 TOTAL FOR FUND 101:			129.75
08/28/2025	1	73447	ANDREW FAILER	CONTRACT SVCS-SWIM TEAM	818.105	774	375.00
08/28/2025	1	73448*#	GILBERTS PRO HARDWARE	OPERATING SUPPLIES	757.000	228	29.13
				MINOR OPERATING SUPPLIES ALL DEPTS.	757.000	265	236.44
				POLICE SUPPLIES	757.000	310	100.76
				MINOR OPERATING SUPPLIES ALL DEPTS.	757.000	441	336.20
				MINOR OPERATING SUPPLIES ALL DEPTS.	757.000	774	80.35
				MINOR OPERATING SUPPLIES ALL DEPTS.	757.102	774	1,493.55
				MINOR OPERATING SUPPLIES ALL DEPTS.	757.104	774	70.54
				MINOR OPERATING SUPPLIES ALL DEPTS.	757.000	775	19.04
				CHECK 1 73448 TOTAL FOR FUND 101:			2,366.01
08/28/2025	1	73450	GROSSE POINTE ANIMAL ADOPTION SO	ANIMAL COLLECTION FEES - BOARDING	832.000	326	434.50
08/28/2025	1	73451	GROSSE POINTE NEWS	LEGAL NOTICES	903.000	215	277.50
				LEGAL NOTICES	903.000	215	83
				CHECK 1 73451 TOTAL FOR FUND 101:			360.75

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
08/28/2025	1	73453	HIGHLAND PRODUCTS GROUP, LLC	PREMIUM PARK GRILLS	757.102	774	1,593.00
08/28/2025	1	73454*#	HOME DEPOT CREDIT SERVICES	OPERATING SUPPLIES	757.000	228	419.70
				OPER SUPPLY- LANDSCAPE	757.102	774	422.67
				OPERATING SUPPLIES	757.000	775	28.97
				CHECK 1 73454 TOTAL FOR FUND 101:			871.34
08/28/2025	1	73455	PATRICK HUGHES	DAMAGE DEPOSIT P&R	295.000	000	200.00
08/28/2025	1	73459	K & S VENTURES INC	HEATING & COOLING MAINTENANCE	818.000	441	227.50
08/28/2025	1	73460	LEXISNEXIS RISK DATA MGT, LLC	MONTHLY SEARCH & CONTRACT FEES	818.000	310	309.00
08/28/2025	1	73461	LEXISNEXIS RISK SOLUTIONS FL INC	HIGH-TECH CELLULAR ANALYSIS	818.000	310	5,304.00
08/28/2025	1	73462*#	LOWE'S	OPERATING SUPPLIES	757.000	441	560.42
				EQUIPMENT MAINT & REPAIR	930.000	441	440.60
				OPER SUPPLY- LANDSCAPE	757.102	774	62.07
				OPERATING SUPPLIES	757.000	775	906.97
				CHECK 1 73462 TOTAL FOR FUND 101:			1,970.06
08/28/2025	1	73464	MARCO TECHNOLOGIES, LLC	EQUIPMENT MAINT & REPAIR	930.000	228	162.01
08/28/2025	1	73465	MARSHALL LANDSCAPE INC	FY 2024-25 LAWN CARE	818.000	775	350.00
08/28/2025	1	73466	JEFFRY MARTEL	MEMBERSHIP & DUES	958.000	305	225.00
08/28/2025	1	73467	MCMASTER-CARR	OPERATING SUPPLIES	757.000	441	69.12
08/28/2025	1	73469	DARRIN MILLAR	CONTRACT SVCS-SWIM TEAM	818.105	774	375.00
08/28/2025	1	73470	MOBILE COMMUNICATIONS AMERICA, I	RADIO MAINTENANCE	851.000	305	370.00
08/28/2025	1	73472	ODP BUSINESS SOLUTIONS LLC	FY 2025-26 OFFICE SUPPLIES	757.000	193	109.25
08/28/2025	1	73473	ORKIN	PEST CONTROL SERVICES DPW	818.000	441	80.00
08/28/2025	1	73474	POSITIVE PROMOTIONS, INC.	FIREFIGHTER HATS	757.000	339	212.50
				PLASTIC BADGES	757.000	339	190
				ACTIVITY BOOKS	757.000	339	167

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
				CRAYONS	757.000	339	115.00
				SHIPPING	757.000	339	78.78
				CHECK 1 73474 TOTAL FOR FUND 101:			763.78
08/28/2025	1	73475	PRINTING SYSTEMS INC	VOTER ID CARDS-PCT CONSOLIDATN INV238	731.000	215	1,751.11
08/28/2025	1	73476	KHALIB RAHMAAN	CONTRACT SVCS-SWIM TEAM	818.105	774	250.00
08/28/2025	1	73477	FRANK RICHTER	DAMAGE DEPOSIT P&R	295.000	000	200.00
08/28/2025	1	73479	SHARE CORPORATION	CLEANING MATERIALS & SUPPLIES - GROUN	757.102	774	478.19
				CLEANING MATERIALS & SUPPLIES - GROUN	757.102	774	278.44
				CHECK 1 73479 TOTAL FOR FUND 101:			756.63
08/28/2025	1	73480	SKIP PRINTING COMPANY	CONTRACT SVCS-SWIM TEAM	818.105	774	60.00
				CONTRACT SVCS-SWIM TEAM	818.105	774	135.00
				CHECK 1 73480 TOTAL FOR FUND 101:			195.00
08/28/2025	1	73481	SPLASHTOP INC.	OPERATING SUPPLIES	757.000	228	310.00
08/28/2025	1	73482*#	STAPLES ADVANTAGE	FY 2025-26 OFFICE SUPPLIES	757.000	193	8.51
				FY 2025-26 OFFICE SUPPLIES	757.000	193	180.60
				FY 2025-26 OFFICE SUPPLIES	728.000	211	30.48
				CHECK 1 73482 TOTAL FOR FUND 101:			219.59
08/28/2025	1	73486	MIRA SUPAL	DAMAGE DEPOSIT P&R	295.000	000	200.00
08/28/2025	1	73487	TEAM LIFE, INC.	AED BATTERIES & SUPPLIES	757.000	339	346.00
08/28/2025	1	73489	UNITED FACILITY SUPPLIES, INC.	JANITORIAL & MAINTENANCE SUPPLIES	757.106	774	585.72
08/28/2025	1	73490	JUSTIN VICARI	LIFEGUARD CLASS INSTRUCTOR	818.106	774	600.00
08/28/2025	1	73491	ROY VORHEES	CONTRACT SVCS-SWIM TEAM	818.105	774	375.00
08/28/2025	1	73494	WEST SHORE SERVICES, INC.	EMERGENCY SIREN SERVICE CALLS	851.000	305	425.00
08/28/2025	1	73496	WOODS TROPHIES	CITIZENS RECREATION	880.200	105	170

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
08/28/2025	1	73497#	ZEPPELIN SERVICES INC	JANITORIAL SVC - MUNI BLDGS	818.000	265	1,658.00
				JANITORIAL SVC - MUNI BLDGS	818.000	265	1,658.00
				JANITORIAL SVC - MUNI BLDGS	818.104	774	4,247.00
				JANITORIAL SVC - MUNI BLDGS	818.104	774	4,247.00
				MENS LOCKERROOM CLEANING	818.104	774	2,082.50
				CHECK 1 73497 TOTAL FOR FUND 101:			13,892.50
				Total for fund 101 GENERAL FUND			314,629.62

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 202 MAJOR STREET FUND							
08/14/2025	1	73289*#	JAMES J. LEAMON LANDSCAPE DESIGN	2023 SIDEWALK REPAIR PROGRAM	976.100	451	1,640.00
				2023 SIDEWALK REPAIR PROGRAM	976.100	451	2,478.08
				CHECK 1 73289 TOTAL FOR FUND 202:			4,118.08
08/14/2025	1	73344	MARSHALL LANDSCAPE INC	FY 2024-25 LAWN CARE	818.000	463	1,200.00
08/14/2025	1	73369	WAYNE COUNTY	CONTRACTUAL SERVICES	818.000	474	431.47
08/20/2025	1	73374*#	MATTIOLI CEMENT COMPANY, LLC	2024 MISCELLANEOUS CONCRETE PAVEMENT	974.200	451	1,875.00
08/20/2025	1	73378*#	ANDERSON ECKSTEIN & WESTRICK INC	ENGINEERING	974.201	451	155.42
				AEW FEES - CONSTRUCTION	974.803	451	37,804.54
				CHECK 1 73378 TOTAL FOR FUND 202:			37,959.96
08/20/2025	1	73379*#	ANDERSON ECKSTEIN & WESTRICK INC	ENGINEERING	974.201	451	2,446.60
08/20/2025	1	73395*	DORNBOS SIGN, INC.	SIGNS	757.000	474	446.10
08/28/2025	1	73433	MARSHALL LANDSCAPE INC	MACK AVE- VEGETATION CONTROL	818.000	463	774.70
08/28/2025	1	73471	JUSTIN MYLES	OPERATING SUPPLIES	757.000	463	115.20
				Total for fund 202 MAJOR STREET FUND			49,367.11

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 203 LOCAL STREET FUND							
08/14/2025	1	73289*#	JAMES J. LEAMON LANDSCAPE DESIGN	2023 SIDEWALK REPAIR PROGRAM	976.100	451	4,100.00
				2023 SIDEWALK REPAIR PROGRAM	976.100	451	6,195.20
				CHECK 1 73289 TOTAL FOR FUND 203:			10,295.20
08/20/2025	1	73374*#	MATTIOLI CEMENT COMPANY, LLC	2024 MISCELLANEOUS CONCRETE PAVEMENT	974.200	451	1,250.00
08/20/2025	1	73375	ALL SEASONS OUTDOOR EQUIPMENT	VEHICLE PARTS AND/OR EQUIPMENT	757.000	463	317.62
08/20/2025	1	73378*#	ANDERSON ECKSTEIN & WESTRICK INC	ENGINEERING	974.201	451	466.27
				ENGINEERING	977.803	451	490.81
				AEW DESIGN FEES - WEDGEWOOD RESURFACI	977.803	451	11,637.50
				CHECK 1 73378 TOTAL FOR FUND 203:			12,594.58
08/20/2025	1	73379*#	ANDERSON ECKSTEIN & WESTRICK INC	ENGINEERING	974.201	451	3,669.89
08/20/2025	1	73382	BARTLETT ARBORIST SUPPLY	SUPPLIES FOR GROUNDS MAINTENANCE	757.000	463	645.00
08/20/2025	1	73395*	DORNBOS SIGN, INC.	SIGNS	757.000	474	1,293.50
08/28/2025	1	73462*#	LOWE'S	OPERATING SUPPLIES	757.000	463	318.99
				Total for fund 203 LOCAL STREET FUND			30,384.78

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 213 PARKWAY BEAUTIFICATION							
08/20/2025	1	73405	DOUGLAS HAMBORSKY	BAND PAYMENT AUGUST 22 2025	880.130	803	1,500.00
08/28/2025	1	73442	CITY OF GROSSE POINTE WOODS	COMMUNITY EVENTS	880.130	803	63.94
08/28/2025	1	73483	STATE OF MICHIGAN	COMMUNITY EVENTS	880.130	803	45.57
				Total for fund 213 PARKWAY BEAUTIFICATION			1,609.51

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 226 SOLID WASTE/DISPOSAL							
08/14/2025	1	73329	GROSSE POINTES-CLINTON	REFUSE DISPOSAL FEES	818.000	528	10,756.21
08/14/2025	1	73335	INDIAN SUMMER RECYCLING	YARD WASTE DISPOSAL	818.000	528	942.00
08/14/2025	1	73352	PRIORITY WASTE LLC	SOLID WASTE PICKUP	818.000	528	103,853.18
				SOLID WASTE PICKUP	818.000	528	103,853.18
				CHECK 1 73352 TOTAL FOR FUND 226:			207,706.36
08/28/2025	1	73452	GROSSO TRUCKING & SUPPLY CO	TRUCKING SERVICES-SOLID WASTE	818.000	528	1,610.00
				TRUCKING SERVICES-SOLID WASTE	818.000	528	1,200.00
				TRUCKING SERVICES-SOLID WASTE	818.000	528	420.00
				TRUCKING SERVICES-SOLID WASTE	818.000	528	770.00
				CHECK 1 73452 TOTAL FOR FUND 226:			4,000.00
				Total for fund 226 SOLID WASTE/DISPOSAL			223,404.57

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 260 SOM MIDC GRANT							
08/14/2025	1	73315	JEFFREY R. DAVIS, P.C.	COURT APPOINTED ATTORNEY	801.400	286	441.00
08/14/2025	1	73333	J.A. HLYWA, P.C.	COURT APPOINTED ATTORNEY	801.400	286	252.00
				COURT APPOINTED ATTORNEY	801.400	286	220.50
				COURT APPOINTED ATTORNEY	801.400	286	189.00
				COURT APPOINTED ATTORNEY	801.400	286	94.50
				CHECK 1 73333 TOTAL FOR FUND 260:			756.00
08/20/2025	1	73418	MIHELICH & KAVANAUGH, PLC	COURT APPOINTED ATTORNEY	801.400	286	2,343.60
08/20/2025	1	73429	DAVID WORDEN PLLC	COURT APPOINTED ATTORNEY	801.400	286	211.00
				Total for fund 260 SOM MIDC GRANT			3,751.60

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 401 MUNICIPAL IMPRV FUND							
08/14/2025	1	73353	RELY-ON CONSTRUCTION	REPAINT GARAGE 2 & 3 AND THE SALT BAR	977.103	902	19,650.00
08/20/2025	1	73378*#	ANDERSON ECKSTEIN & WESTRICK INC	CONSTRUCTION ENGINEERING AND ARCHITEC	977.104	902	666.65
				ENGINEERING	977.104	902	6,720.91
				CHECK 1 73378 TOTAL FOR FUND 401:			7,387.56
08/20/2025	1	73407	IN-LINE CONSTRUCTION, INC.	OLD CONCESSION STAND BUILDING RENOVAT	977.104	902	49,881.72
				Total for fund 401 MUNICIPAL IMPRV FUND			76,919.28

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 585 PARKING FUND							
08/14/2025	1	73367*#	VERIZON WIRELESS	CONTRACTUAL SERVICES	818.000	571	81.65
08/20/2025	1	73378*#	ANDERSON ECKSTEIN & WESTRICK INC	ENGINEERNG	978.300	571	1,598.08
08/20/2025	1	73379*#	ANDERSON ECKSTEIN & WESTRICK INC	ENGINEERING	978.300	571	15,495.11
08/20/2025	1	73403	ANDREW GRUNYK	PARKING VIOLATIONS	656.000	000	55.00
08/20/2025	1	73409	MARIE JARVI	PARKING VIOLATIONS	656.000	000	55.00
08/28/2025	1	73448*#	GILBERTS PRO HARDWARE	MINOR OPERATING SUPPLIES ALL DEPTS.	757.000	571	17.78
				Total for fund 585 PARKING FUND			17,302.62

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 592 WATER / SEWER FUND							
08/14/2025	1	73286*#	ANDERSON ECKSTEIN & WESTRICK INC	FY 2024-25 GENERAL ENGINEERING	818.000	537	275.81
				FY 2024-25 GENERAL ENGINEERING	818.000	537	750.68
				CHECK 1 73286 TOTAL FOR FUND 592:			1,026.49
08/14/2025	1	73289*#	JAMES J. LEAMON LANDSCAPE DESIGN	2023 SIDEWALK REPAIR PROGRAM	976.100	537	2,460.00
				2023 SIDEWALK REPAIR PROGRAM	976.100	537	3,717.12
				CHECK 1 73289 TOTAL FOR FUND 592:			6,177.12
08/14/2025	1	73301	BADGER METER, INC	BADGER METER BEACON SOFTWARE	818.000	536	1,114.50
08/14/2025	1	73320*#	DOXIM INC.	FY 2025-26 WATER BILL POSTAGE	757.000	538	1,500.00
				FY 2025-26 WATER BILL POSTAGE	757.000	538	482.68
				FY 2025-26 WATER BILLING MONTHLY MAIL	818.000	538	2,499.60
				CHECK 1 73320 TOTAL FOR FUND 592:			4,482.28
08/14/2025	1	73323*#	DTE ENERGY	UTILITIES	921.000	542	53.95
08/14/2025	1	73330	HADLEY HOME IMPROVEMENT, INC.	WATER TOWER PUMP HOUSE ROOF	818.000	537	8,083.00
08/14/2025	1	73337	KOGELMANN'S CREEKSIDE SOD FARM,	SOD-DAMAGE FROM WATER MAIN BREAKS	757.000	537	60.00
08/14/2025	1	73357	SHARROW, PATRICK	10-WATER	033.000	000	1.91
				20-SEWER	033.000	000	1.39
				50-METER CHARGE	033.000	000	1.33
				30-CAP IMPROVEMENT	033.000	000	0.64
				70-BILLING EXPENSE	033.000	000	0.06
				CHECK 1 73357 TOTAL FOR FUND 592:			5.33
08/14/2025	1	73360	SOUTHEAST MACOMB SANITARY DISTRI	WC SEWER EXCESS FIXED CHARGES	920.102	537	179,792.09
08/14/2025	1	73365	TITLEOCITY	50-METER CHARGE	033.000	000	50.12
				30-CAP IMPROVEMENT	033.000	000	23.90
				10-WATER	033.000	000	16.56
				20-SEWER	033.000	000	12
				70-BILLING EXPENSE	033.000	000	2

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 592 WATER / SEWER FUND							
				CHECK 1 73365 TOTAL FOR FUND 592:			104.92
08/14/2025	1	73367*#	VERIZON WIRELESS	UTILITIES	921.000	542	46.71
				UTILITIES	921.000	542	37.11
				CHECK 1 73367 TOTAL FOR FUND 592:			83.82
08/20/2025	1	73374*#	MATTIOLI CEMENT COMPANY, LLC	2024 MISCELLANEOUS CONCRETE PAVEMENT	975.400	537	1,875.00
08/20/2025	1	73378*#	ANDERSON ECKSTEIN & WESTRICK INC	FY 2024-25 GENERAL ENGINEERING	818.000	537	467.92
				AEW DESIGN FEES - SEWER LINING PROGRA	976.001	537	23,578.84
				AEW DESIGN FEES - LEE CT, DOYLE CT, A	977.310	537	19,125.00
				CHECK 1 73378 TOTAL FOR FUND 592:			43,171.76
08/20/2025	1	73379*#	ANDERSON ECKSTEIN & WESTRICK INC	ENGINEERNG	975.401	537	19,165.00
08/20/2025	1	73381*#	AT&T MOBILITY LLC	UTILITIES	921.000	542	82.28
08/20/2025	1	73388	CINTAS FIRE 636525	FIRE EXTINGUISHER MAINTENANCE	818.000	542	449.14
08/20/2025	1	73391	CONTRACTORS CLOTHING CO.	UNIFORMS FOR TPOAM DPW AND LFP EMPLOY	725.000	545	248.16
08/20/2025	1	73393*#	CUMMINS SALES AND SERVICE	WATER RESERVOIR SEMI-ANNUAL GENERATOR	818.000	536	893.67
08/20/2025	1	73398*#	EXWAY ELECTRIC	OPERATING SUPPLIES	757.000	542	195.60
08/20/2025	1	73399	FERGUSON ENTERPRISES LLC #3326	WATER & SEWER SUPPLIES	757.000	537	193.73
08/20/2025	1	73406	HYDROCORP	CROSS CONNECTION PROGRAM	975.395	537	5,140.69
				CROSS CONNECTION PROGRAM	975.395	537	845.00
				CHECK 1 73406 TOTAL FOR FUND 592:			5,985.69
08/20/2025	1	73413	MADISON ELECTRIC	OPERATING SUPPLIES	757.000	542	74.82
				TRPS #4 & #5 CONTROLLER FUSES	757.000	542	1,345

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 592 WATER / SEWER FUND							
				CHECK 1 73413 TOTAL FOR FUND 592:			1,420.02
08/20/2025	1	73417	MICROBAC LABORATORIES, INC.	DRINKING WATER TESTING UCMR 5	818.000	536	1,194.00
08/20/2025	1	73428	WESCO DISTRIBUTION INC	TRPS CONTACTORS AND MOTOR RELAYS	974.000	542	268,716.84
				CONTINGENCY	974.000	542	0.00
				CHECK 1 73428 TOTAL FOR FUND 592:			268,716.84
08/20/2025	1	73431	ZEE COMPANY	MONTHLY WATER TREATMENT CONTRACT	818.000	536	240.00
08/28/2025	1	73440	CHABOT, PAUL	50-METER CHARGE	033.000	000	228.35
				30-CAP IMPROVEMENT	033.000	000	108.90
				10-WATER	033.000	000	7.69
				CHECK 1 73440 TOTAL FOR FUND 592:			344.94
08/28/2025	1	73448*#	GILBERTS PRO HARDWARE	MINOR OPERATING SUPPLIES ALL DEPTS.	757.000	542	62.87
08/28/2025	1	73449	GREAT LAKES WATER AUTHORITY	WATER SERVICE	920.000	537	73,285.03
				DWSD WATER FIXED CHARGES	920.100	537	78,700.00
				DWSD IWC CHARGES	920.103	537	3,280.16
				CHECK 1 73449 TOTAL FOR FUND 592:			155,265.19
08/28/2025	1	73454*#	HOME DEPOT CREDIT SERVICES	OPERATING SUPPLIES	757.000	542	74.69
08/28/2025	1	73457	JACK DOHENY COMPANY	OPERATING SUPPLIES	757.000	537	187.46
08/28/2025	1	73468	MI RURAL WATER ASSOCIATION	TRAINING & SEMINARS	958.001	536	255.00
08/28/2025	1	73482*#	STAPLES ADVANTAGE	OPERATING SUPPLIES	757.000	538	187.38
08/28/2025	1	73484	STATE OF MICHIGAN	TRAINING & SEMINARS	958.001	536	140.00
08/28/2025	1	73492	WESCO DISTRIBUTION INC	CONTINGENCY	974.000	542	4,534.72
08/28/2025	1	73498	GREAT LAKES WATER AUTHORITY	WATER SERVICE	920.000	537	36,280
				DWSD WATER FIXED CHARGES	920.100	537	75,100

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 592 WATER / SEWER FUND							
				DWSD IWC CHARGES	920.103	537	3,139.68
				CHECK 1 73498 TOTAL FOR FUND 592:			114,519.94
				Total for fund 592 WATER / SEWER FUND			820,386.58

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 594 BOAT DOCK FUND							
08/14/2025	1	73306	GRANT BURNS	LAUNCHING FEES	651.001	000	80.00
08/14/2025	1	73348	NATIONWIDE CONSTRUCTION GROUP	LAKE FRONT PARK MARINA FENCE	980.000	785	1,700.00
08/20/2025	1	73378*#	ANDERSON ECKSTEIN & WESTRICK INC	ENGINEERING	974.201	785	561.49
				Total for fund 594 BOAT DOCK FUND			2,341.49

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 661 MTR VEH & EQUIPMENT FUND							
08/14/2025	1	73297	ALLEMONS LANDSCAPE CENTER	VEHICLE MAINTENANCE - DPW	939.100	534	42.46
08/14/2025	1	73326	FIRST DUE EQUIPMENT SALES & REPA	LADDER 5 REPAIR	939.200	534	187.50
				ENGINE 5 REPAIR	939.200	534	558.28
				CHECK 1 73326 TOTAL FOR FUND 661:			745.78
08/20/2025	1	73383	BLUE WATER INDUSTRIAL PRODUCTS	OXYGEN, ACETYLENE & PROPANE MECHANICS	939.100	534	108.00
08/20/2025	1	73387*#	CINTAS CORP LOC #31	MECHANICS UNIFORMS	725.000	535	23.07
08/20/2025	1	73400*#	GEORGE'S DISCOUNT AUTO	AUTO & TRUCK PARTS & SUPPLIES	939.100	534	2,966.83
				AUTO & TRUCK PARTS & SUPPLIES	939.200	534	1,930.08
				AUTO & TRUCK PARTS & SUPPLIES	939.300	534	1,755.25
				CHECK 1 73400 TOTAL FOR FUND 661:			6,652.16
08/20/2025	1	73408	INDUSTRIAL BROOM SERVICE	SWEEPER BROOMS & PARTS	939.100	534	1,294.00
08/20/2025	1	73412	M TECH COMPANY	AUTO EQUIP & TRUCK PARTS	939.100	534	148.13
				VEHICLE MAINTENANCE - PS	939.200	534	198.41
				CHECK 1 73412 TOTAL FOR FUND 661:			346.54
08/20/2025	1	73416	MICHIGAN CAT	PARTS FOR EQUIPMENT REPAIRS	939.100	534	28.57
08/20/2025	1	73419	OSCAR W LARSON CO	REPLACED POWER SUPPLY ON ABOVEGROUND	930.000	534	580.38
08/20/2025	1	73422	ROY O'BRIEN INC	AUTO SERVICES & PARTS	939.200	534	85.12
				AUTO SERVICES & PARTS	939.200	534	200.70
				CHECK 1 73422 TOTAL FOR FUND 661:			285.82
08/20/2025	1	73425	SUBURBAN BOLT & SUPPLY	NUTS AND BOLTS	939.100	534	2.99
08/20/2025	1	73426	UNITED AUTO PARTS	VEHICLE MAINTENANCE - DPW	939.100	534	167.50
08/28/2025	1	73441*#	CINTAS CORP LOC #31	MECHANICS UNIFORMS	725.000	535	23.07
				MECHANICS UNIFORMS	725.000	535	23
				MECHANICS UNIFORMS	725.000	535	23

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 661 MTR VEH & EQUIPMENT FUND							
				MECHANICS UNIFORMS	725.000	535	23.07
				CHECK 1 73441 TOTAL FOR FUND 661:			92.28
08/28/2025	1	73448*#	GILBERTS PRO HARDWARE	MINOR OPERATING SUPPLIES ALL DEPTS.	939.100	534	14.28
08/28/2025	1	73458	JIM RIEHL'S FRIENDLY JEEP	VEHICLE MAINTENANCE - DPW	939.100	534	448.50
08/28/2025	1	73463	MACK ALGER TIRE & SERVICE	AUTO & TRUCK TIRES	939.100	534	481.96
08/28/2025	1	73478	RKA PETROLEUM COMPANIES, INC.	FUEL PURCHASE	939.500	534	4,371.80
				FUEL PURCHASE	939.500	534	7,093.37
				CHECK 1 73478 TOTAL FOR FUND 661:			11,465.17
08/28/2025	1	73488	TRACTION	#41 RUBBISH TRUCK PARTS	939.100	534	1,560.00
08/28/2025	1	73493	WEST SHORE FIRE, INC.	REPAIR AND PARTS FOR LADDER 5	939.200	534	640.00
08/28/2025	1	73495	WOLVERINE OIL & SUPPLY CO	HYDRAULIC SUPPLY & OIL	939.500	534	239.50
				HYDRAULIC SUPPLY & OIL	939.500	534	415.50
				CHECK 1 73495 TOTAL FOR FUND 661:			655.00
				Total for fund 661 MTR VEH & EQUIPMENT FUND			25,634.46

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 677 WORKERS COMP FUND							
08/14/2025	1	73356	SEDGWICK CLAIMS MGMT SERVICES, I	INSURANCE PREM.	955.000	210	6,117.50
08/28/2025	1	73485	STATE OF MICHIGAN-SET FUND	INSURANCE PREM.	955.000	210	1,031.55
				Total for fund 677 WORKERS COMP FUND			7,149.05

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 678 MEDICAL CARE FUND							
08/14/2025	1	73316	DELTA DENTAL	DELTA DENTAL RETIREE	717.020	210	1,079.19
				DELTA DENTAL RETIREE	717.020	210	8,314.25
				CHECK 1 73316 TOTAL FOR FUND 678:			9,393.44
08/14/2025	1	73317	DELTA DENTAL	DENTAL	719.010	210	788.78
				DENTAL	719.010	210	6,076.88
				CHECK 1 73317 TOTAL FOR FUND 678:			6,865.66
08/28/2025	1	73456	HUMANA INSURANCE CO.	HUMANA RETIREE	717.030	210	25,538.13
				Total for fund 678 MEDICAL CARE FUND			41,797.23
			TOTAL - ALL FUNDS				1,614,677.90

'*'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE FUND
'#'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE DEPARTMENT

City of Grosse Pointe Woods
Investments as of August 31, 2025

Investment		General Fund #101	Cable Fund #214	Parking Fund #585	Water/Sewer #592	Workers Comp #677	Motor Vehicle Fund #661	Total	% of Total
Federal Home Loan BKS		$400,000			$450,000			$850,000	5.80%
Federal Home Loan Mortgage		$750,000			$1,200,000			$1,950,000	13.31%
Federal Nat'l Mtg Assn		$500,000	$250,000		$250,000			$1,000,000	6.83%
Federal Farm CR BKS		$695,000			$700,000			$1,395,000	9.52%
Community Unity Bk - CD					$250,000			$250,000	1.71%
First Nat'l Bank East Lansing, MI - CD		$250,000						$250,000	1.71%
Sturgis Bk & Tr Co - CD					$249,000			$249,000	1.70%
CIBC*		$308,041			$1,225,716	$129,684	$428,751	$2,092,193	14.28%
Huntington Bank*					$568,619			$568,619	3.88%
Federal Farm CR BKS - Comerica		$1,095,000			$250,000			$1,345,000	9.18%
Federal Home Loan Bank-Comerica		$720,000			$525,000			$1,245,000	8.50%
Federal Home Loan Mortgage - Comerica		$505,000	$250,000		$775,000			$1,530,000	10.44%
Federal Nat'l Mtg Assn - Comerica		$680,000		$500,000	$250,000		$245,000	$1,675,000	11.43%
Macomb Cty Retiree Hlth Care		$250,000						$250,000	1.71%
TOTAL		$6,153,041	$500,000	$500,000	$6,693,335	$129,684	$673,751	$14,649,812	
Total Invested w/Multi Bank								$5,944,000	

REVENUE AND EXPENDITURE REPORT FOR CITY OF GROSSE POINTE WOODS

PERIOD ENDING 08/31/2025

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 08/31/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 08/31/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 101 - GENERAL FUND						
000		18,028,460.00	10,237,569.65	8,650,460.02	7,790,890.35	56.79
931 - TRANSFER IN		80,000.00	0.00	0.00	80,000.00	0.00
TOTAL REVENUES		18,108,460.00	10,237,569.65	8,650,460.02	7,870,890.35	56.53
101 - CITY COUNCIL		110,573.00	19,271.49	4,908.79	91,301.51	17.43
105 - COMMISSIONS		53,317.00	1,865.46	1,071.56	51,451.54	3.50
172 - ADMINISTRATION		443,660.00	99,201.59	82,260.57	344,458.41	22.36
193 - CITY COMPTROLLER		526,566.00	112,807.74	91,223.59	413,758.26	21.42
209 - ADMIN-FRINGE BENEFITS		261,400.00	255,117.90	254,558.95	6,282.10	97.60
211 - OVERHEAD		150,009.00	8,023.63	5,621.59	141,985.37	5.35
215 - CITY CLERK/ELECTIONS		510,683.00	153,461.20	134,382.32	357,221.80	30.05
228 - MIS		495,254.00	131,247.49	61,316.13	364,006.51	26.50
229 - MIS FRINGE BENEFITS		31,280.00	27,580.00	27,580.00	3,700.00	88.17
257 - CITY ASSESSOR		122,855.00	17,909.81	7,684.41	104,945.19	14.58
265 - CITY HALL & GROUNDS		353,135.00	17,472.29	11,306.71	335,662.71	4.95
266 - CITY ATTORNEY		265,000.00	11,935.97	11,335.97	253,064.03	4.50
286 - COURT EXPENDITURES		423,319.00	88,834.23	74,763.42	334,484.77	20.99
305 - PUB SAF-ADMIN		384,332.00	36,237.98	21,184.93	348,094.02	9.43
310 - POLICE SERVICES		5,253,972.00	650,879.97	367,925.60	4,603,092.03	12.39
326 - SUPPORT SERVICES		168,927.00	1,148.06	1,148.06	167,778.94	0.68
339 - FIRE SERV/SAFETY INS		85,226.00	2,163.77	2,163.77	83,062.23	2.54
345 - PUB-SAF FRINGES		2,184,845.00	1,626,038.86	1,616,405.94	558,806.14	74.42
349 - OVERHEAD		249,722.00	7,426.28	6,326.82	242,295.72	2.97
371 - BUILDING INSPECTIONS		674,250.00	0.00	0.00	674,250.00	0.00
441 - PUBLIC WORKS-ADMIN		180,883.00	13,915.25	9,483.63	166,967.75	7.69
463 - ROUTINE MAINTENANCE		426,273.00	30,989.50	14,162.68	395,283.50	7.27
523 - FORESTRY SERVICES		332,385.00	7,277.73	3,880.15	325,107.27	2.19
531 - PUB WKS-FRINGE		398,730.00	323,477.55	320,445.67	75,252.45	81.13
594 - OVERHEAD		683,512.00	52,829.06	51,477.97	630,682.94	7.73
752 - PARKS & REC-ADMIN		18,938.00	1,782.33	1,249.92	17,155.67	9.41
774 - LFP EXPENDITURES		1,729,215.00	426,363.13	214,726.94	1,302,851.87	24.66
775 - CITY PARKS		139,133.00	33,301.96	13,629.31	105,831.04	23.94
780 - COMMUNITY CENTER		290,604.00	59,776.51	46,814.62	230,827.49	20.57
795 - PARKS & REC FRINGE		108,409.00	95,755.07	95,755.07	12,653.93	88.33
799 - OVERHEAD		25,611.00	0.00	0.00	25,611.00	0.00
967 - TRANSFERS OUT ADMIN.		425,539.00	0.00	0.00	425,539.00	0.00
968 - TRANSFER OUT DPS		310,904.00	0.00	0.00	310,904.00	0.00
969 - TRANSFER OUT DPW		220,000.00	0.00	0.00	220,000.00	0.00
970 - TRANSFERS OUT PARKS/RECR.		70,000.00	0.00	0.00	70,000.00	0.00
TOTAL EXPENDITURES		18,108,461.00	4,314,091.81	3,554,795.09	13,794,369.19	23.82
Fund 101 - GENERAL FUND:						
TOTAL REVENUES		18,108,460.00	10,237,569.65	8,650,460.02	7,870,890.35	56.53
TOTAL EXPENDITURES		18,108,461.00	4,314,091.81	3,554,795.09	13,794,369.19	23.82
NET OF REVENUES & EXPENDITURES		(1.00)	5,923,477.84	5,095,664.93	(5,923,478.84)	592,347,

PERIOD ENDING 08/31/2025

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 08/31/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 08/31/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 101 - GENERAL FUND						
Revenues						
Dept 000						
101-000-402.000	OPERATING LEVY	12,148,178.00	9,636,124.50	8,207,637.08	2,512,053.50	79.32
101-000-402.001	MTT PROPERTY TAX REFUND	0.00	0.00	0.00	0.00	0.00
101-000-402.002	PPT LOSS DISTRIBUTION	0.00	0.00	0.00	0.00	0.00
101-000-404.000	ACT 359 - PR	50,000.00	39,752.78	33,859.57	10,247.22	79.51
101-000-411.000	DELQ TAXES	20,000.00	518.87	0.00	19,481.13	2.59
101-000-432.000	PILOT	30,000.00	0.00	0.00	30,000.00	0.00
101-000-445.000	INTEREST & PENALTY	55,000.00	0.00	0.00	55,000.00	0.00
101-000-447.000	SUMMER ADMIN FEE	290,000.00	251,219.15	213,899.59	38,780.85	86.63
101-000-447.100	WINTER ADMIN FEE	200,000.00	2.64	0.00	199,997.36	0.00
101-000-477.000	CABLE FRANCHISE FEE	280,000.00	0.00	0.00	280,000.00	0.00
101-000-477.100	AT&T LICENSE AGREEMENT	55,000.00	11,418.40	5,709.20	43,581.60	20.76
101-000-478.000	BUILDERS LIC/PERM	376,767.00	82,290.20	37,838.20	294,476.80	21.84
101-000-479.000	PLUMBERS LIC/PERM	53,600.00	8,428.00	4,001.00	45,172.00	15.72
101-000-480.000	ELECTRICAL LIC/PERM	89,706.00	16,761.90	7,444.00	72,944.10	18.69
101-000-481.000	PROPERTY MAINTENANCE PERMIT	89,706.00	4,650.00	1,775.00	85,056.00	5.18
101-000-482.000	PROPERTY MAINTENANCE FEE	5,607.00	0.00	0.00	5,607.00	0.00
101-000-483.000	FORECLOSURE ORDINANCE FEES	1,121.00	0.00	0.00	1,121.00	0.00
101-000-484.000	MECHANICAL PERMIT	78,493.00	15,318.00	7,701.00	63,175.00	19.52
101-000-485.000	ANIMAL LICENSES	7,000.00	720.00	250.00	6,280.00	10.29
101-000-486.000	BICYCLE LICENSES	0.00	1.00	1.00	(1.00)	100.00
101-000-487.000	SITE PLAN REVIEW FEE	4,000.00	2,225.00	1,475.00	1,775.00	55.63
101-000-491.000	TREE TRIM LICENSES	0.00	0.00	0.00	0.00	0.00
101-000-500.100	MISC PERMIT REVENUE	1,000.00	300.00	0.00	700.00	30.00
101-000-511.000	ARPA FUNDS #21.027	0.00	0.00	0.00	0.00	0.00
101-000-512.000	STATE OF MI-CARES/COVID	0.00	0.00	0.00	0.00	0.00
101-000-528.000	FEDERAL GRANT REVENUE	0.00	0.00	0.00	0.00	0.00
101-000-543.010	PS GPPS SRO GRANT	76,000.00	0.00	0.00	76,000.00	0.00
101-000-543.030	STATE CPE GRANT	0.00	0.00	0.00	0.00	0.00
101-000-543.100	FORFEITURE MONEY	0.00	0.00	0.00	0.00	0.00
101-000-543.200	STATE OF MI - PS RECEIPTS	0.00	0.00	0.00	0.00	0.00
101-000-548.100	TREE GRANT	0.00	0.00	0.00	0.00	0.00
101-000-549.000	FIRE GRANT	0.00	0.00	0.00	0.00	0.00
101-000-568.000	STATE LIQUOR LIC	10,000.00	7,965.65	7,965.65	2,034.35	79.66
101-000-569.000	SOM - OTHER REVENUE	0.00	0.00	0.00	0.00	0.00
101-000-569.800	MSHDA GRANT	50,000.00	25,000.00	25,000.00	25,000.00	50.00
101-000-569.900	ST OF MI-ELECTION REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00
101-000-573.000	SOM-LOCAL COMMUNITY STABILIZATION AUTH	60,000.00	0.00	0.00	60,000.00	0.00
101-000-574.000	STATE SHARE REV-CONS	1,831,031.00	0.00	0.00	1,831,031.00	0.00
101-000-574.001	STATE SHARE REV-CVTRS	253,470.00	0.00	0.00	253,470.00	0.00
101-000-585.000	SCHOOL ELECTIONS	0.00	0.00	0.00	0.00	0.00
101-000-586.000	SMART GRANTS	15,000.00	0.00	0.00	15,000.00	0.00
101-000-590.000	GROSSE POINTE CHAMBER FOUNDATION	0.00	0.00	0.00	0.00	0.00
101-000-611.000	REIMBURSE COURT APPTD ATTY FEES	1,500.00	0.00	0.00	1,500.00	0.00
101-000-621.000	PROBATION FEES	5,000.00	362.00	142.00	4,638.00	7.24
101-000-629.000	GPS DISPATCH SERVICES	94,314.00	(22,891.75)	0.00	117,205.75	(24.27)
101-000-642.000	LFP VENDING SALES	0.00	0.00	0.00	0.00	0.00
101-000-642.010	LAKE FRONT PARK MERCHANDISE	1,850.00	140.00	0.00	1,710.00	7.57
101-000-642.020	CONSESSION STAND REVENUE	14,400.00	1,850.00	470.00	12,550.00	12.85
101-000-646.000	COMMUNITY CENTER REVENUE	29,400.00	4,550.00	2,075.00	24,850.00	15.48
101-000-653.000	ACTIVITY FEES	150.00	160.00	60.00	(10.00)	106
101-000-653.100	ACTIVITY FEES - P&R	25,760.00	10.00	10.00	25,750.00	0
101-000-653.105	ACTIVITY FEES - MINI GOLF	5,550.00	394.00	224.00	5,156.00	
101-000-653.106	GOLF SIMULATOR	32,000.00	0.00	0.00	32,000.00	0.00

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 08/31/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 08/31/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 101 - GENERAL FUND						
Revenues						
101-000-653.110	ACTIVITY FEES - GPW SENIORS	4,200.00	0.00	0.00	4,200.00	0.00
101-000-653.120	ACTIVITY FEES - COMM CENTER	4,200.00	0.00	0.00	4,200.00	0.00
101-000-653.130	ACTIVITY FEES - MISC	0.00	0.00	0.00	0.00	0.00
101-000-653.200	SWIM LESSONS	24,000.00	7,235.00	65.00	16,765.00	30.15
101-000-653.210	TEAMS - SWIM	36,000.00	3,656.00	(34.00)	32,344.00	10.16
101-000-653.211	LFSA SPONSORS	0.00	0.00	0.00	0.00	0.00
101-000-653.220	ARC - MISC	0.00	0.00	0.00	0.00	0.00
101-000-653.230	ADULT CLASSES	0.00	0.00	0.00	0.00	0.00
101-000-653.240	CHILD CLASSES	0.00	0.00	0.00	0.00	0.00
101-000-653.260	HOB NOBBIN EVENT	0.00	0.00	0.00	0.00	0.00
101-000-653.270	TENNIS	29,000.00	9,082.50	2,412.50	19,917.50	31.32
101-000-653.310	CC PROGRAM - ADULT	29,980.00	7,286.00	3,532.00	22,694.00	24.30
101-000-653.320	CC PROGRAMS - CHILD	3,240.00	0.00	0.00	3,240.00	0.00
101-000-653.340	CC PROGRAMS - SENIOR	6,435.00	792.00	451.00	5,643.00	12.31
101-000-653.350	CC PROGRAMS - TRIPS	5,000.00	(675.00)	0.00	5,675.00	(13.50)
101-000-653.400	ACTIVITY FEES - GAZEBO RENTAL	17,000.00	1,000.00	400.00	16,000.00	5.88
101-000-653.410	ACTIVITY FEES- PAVILION RENTAL	0.00	3,075.00	1,125.00	(3,075.00)	100.00
101-000-653.420	ACTIVITY FEES - TENT RENTAL	0.00	0.00	0.00	0.00	0.00
101-000-656.000	VIOLATIONS	25,000.00	2,564.17	1,425.00	22,435.83	10.26
101-000-657.000	CODE VIOLATIONS -BLDG DEPT	3,000.00	117.00	0.00	2,883.00	3.90
101-000-660.000	COURT FINES & COSTS	160,000.00	22,978.66	11,186.50	137,021.34	14.36
101-000-660.010	O.U.I.L. REIMBURSEMT	25,000.00	2,783.00	1,335.00	22,217.00	11.13
101-000-665.000	INTEREST INCOME	100,000.00	(17,185.66)	(27,007.70)	117,185.66	(17.19)
101-000-669.030	GAIN ON MKT VALUE	0.00	0.00	0.00	0.00	0.00
101-000-673.000	SALE OF ASSETS	0.00	0.00	0.00	0.00	0.00
101-000-674.020	DONATIONS	0.00	0.00	0.00	0.00	0.00
101-000-674.400	K9 DONATION GPAAS	0.00	0.00	0.00	0.00	0.00
101-000-676.000	WORKERS COMP - REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00
101-000-676.010	NAVITUS REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00
101-000-677.060	REIMBURSE PENSION ADMIN FEE	14,000.00	0.00	0.00	14,000.00	0.00
101-000-677.070	REIMB PARKING LOT SERVICES	15,000.00	0.00	0.00	15,000.00	0.00
101-000-677.080	REIMBURSEMENT - HEALTHCARE	0.00	3,266.96	1,633.48	(3,266.96)	100.00
101-000-677.090	RETIREE DRUG SUBSIDY	0.00	0.00	0.00	0.00	0.00
101-000-677.100	INSURANCE HARD CAP	0.00	0.00	0.00	0.00	0.00
101-000-679.000	PROCCEDS-ATT CELL	0.00	0.00	0.00	0.00	0.00
101-000-682.000	GPF-PROVENCAL	0.00	0.00	0.00	0.00	0.00
101-000-683.000	OTHER INCOME	10,000.00	1,630.40	900.40	8,369.60	16.30
101-000-683.010	MISC. PUBLIC SAFETY RECEIPTS	15,000.00	1,171.96	173.19	13,828.04	7.81
101-000-683.020	MEDSTAR LEASE	0.00	0.00	0.00	0.00	0.00
101-000-683.030	AWARE-PS	0.00	0.00	0.00	0.00	0.00
101-000-683.040	VEHICLE SALVAGE TITLE FEES	0.00	0.00	0.00	0.00	0.00
101-000-683.050	POLICE IMPOUND FEES	5,000.00	410.00	410.00	4,590.00	8.20
101-000-683.060	CITY CLERK MISC. RECEIPTS	4,000.00	6,164.36	28.00	(2,164.36)	154.11
101-000-683.070	ASSESSING MISC RECEIPTS	0.00	0.00	0.00	0.00	0.00
101-000-683.080	OTHER INCOME - ADMIN	0.00	0.00	0.00	0.00	0.00
101-000-689.000	OVER/UNDER	100.00	94,946.96	94,887.36	(94,846.96)	94,946.9
101-000-692.100	TRF F/PRIOR YR RES	1,152,702.00	0.00	0.00	1,152,702.00	0.00
101-000-698.000	INSURANCE PROCEEDS	0.00	0.00	0.00	0.00	0.00
Total Dept 000		18,028,460.00	10,237,569.65	8,650,460.02	7,790,890.35	56.79
Dept 931 - TRANSFER IN						
101-931-699.203	TRF F/LOCAL STREETS	0.00	0.00	0.00	0.00	0.00

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GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 08/31/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 08/31/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 101 - GENERAL FUND						
Revenues						
101-931-699.210	TRF F/AMBULANCE	0.00	0.00	0.00	0.00	0.00
101-931-699.213	TRANSFER FROM PARKWAY BEAUT.	0.00	0.00	0.00	0.00	0.00
101-931-699.226	TRANSFER FROM SOLID WASTE	50,000.00	0.00	0.00	50,000.00	0.00
101-931-699.245	TRF F/BLOCK GRANT	0.00	0.00	0.00	0.00	0.00
101-931-699.401	TRF F/MUNICIPAL IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
101-931-699.420	TRANS F/ CAPITAL IMPROVEMENT	0.00	0.00	0.00	0.00	0.00
101-931-699.585	TRANSFER F/PARKING	0.00	0.00	0.00	0.00	0.00
101-931-699.592	TRF WATER/SEWER	25,000.00	0.00	0.00	25,000.00	0.00
101-931-699.594	TRF F/BOAT DOCKS	5,000.00	0.00	0.00	5,000.00	0.00
101-931-699.598	TRF F/COMMODITY SALE	0.00	0.00	0.00	0.00	0.00
101-931-699.661	TRANSF F/MOTOR VEHICLE	0.00	0.00	0.00	0.00	0.00
Total Dept 931 - TRANSFER IN		80,000.00	0.00	0.00	80,000.00	0.00
TOTAL REVENUES		18,108,460.00	10,237,569.65	8,650,460.02	7,870,890.35	56.53
Expenditures						
Dept 101 - CITY COUNCIL						
101-101-702.000	SALARIES & WAGES	28,500.00	4,750.00	2,375.00	23,750.00	16.67
101-101-715.000	SOCIAL SECURITY	2,180.00	363.36	181.65	1,816.64	16.67
101-101-721.000	WORKERS COMP	0.00	0.00	0.00	0.00	0.00
101-101-757.000	OPERATING SUPPLIES	700.00	0.00	0.00	700.00	0.00
101-101-880.000	COMMUNITY RELATIONS	4,550.00	320.00	0.00	4,230.00	7.03
101-101-881.000	EMPLOYEE RELATIONS	25,000.00	828.00	828.00	24,172.00	3.31
101-101-958.000	MEMBERSHIP & DUES	16,643.00	5,138.00	0.00	11,505.00	30.87
101-101-958.001	TRAINING & SEMINARS	3,000.00	0.00	0.00	3,000.00	0.00
101-101-967.100	SPECIAL PROJECTS	30,000.00	7,872.13	1,524.14	22,127.87	26.24
Total Dept 101 - CITY COUNCIL		110,573.00	19,271.49	4,908.79	91,301.51	17.43
Dept 105 - COMMISSIONS						
101-105-880.100	BEAUTIFICATION COMM	3,200.00	0.00	0.00	3,200.00	0.00
101-105-880.200	CITIZENS RECREATION	17,500.00	696.56	696.56	16,803.44	3.98
101-105-880.300	HISTORICAL COMM	2,542.00	0.00	0.00	2,542.00	0.00
101-105-880.500	PLANNING COMM	23,075.00	793.90	0.00	22,281.10	3.44
101-105-880.600	SENIOR CIT COMM	3,000.00	375.00	375.00	2,625.00	12.50
101-105-880.700	TREE ADV. COMM	4,000.00	0.00	0.00	4,000.00	0.00
Total Dept 105 - COMMISSIONS		53,317.00	1,865.46	1,071.56	51,451.54	3.50
Dept 172 - ADMINISTRATION						
101-172-702.000	SALARIES & WAGES	262,648.00	32,869.93	19,703.80	229,778.07	12.51
101-172-710.999	SICK/VAC PAY	14,000.00	0.00	0.00	14,000.00	0.00
101-172-715.000	SOCIAL SECURITY	21,164.00	2,505.39	1,534.35	18,658.61	11.84
101-172-717.000	RETIREE HEALTH CARE	2,700.00	300.00	150.00	2,400.00	11.11
101-172-718.000	H.S.A.	4,000.00	0.00	0.00	4,000.00	0.00
101-172-719.000	HOSP/DENTAL/OPTICAL	39,750.00	39,750.00	39,750.00	0.00	100.00
101-172-720.000	LIFE & LTD INSURANCE	820.00	820.00	820.00	0.00	100
101-172-721.000	WORKERS COMP	2,500.00	0.00	0.00	2,500.00	0
101-172-722.000	RETIREMENT	58,200.00	6,588.81	3,934.96	51,611.19	11

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GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 08/31/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 08/31/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
101-172-722.100	MEDICARE REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00
101-172-723.000	SUPPLEMENTAL ANNUITY	15,928.00	15,928.00	15,928.00	0.00	100.00
101-172-725.200	MESC INSURANCE	0.00	0.00	0.00	0.00	0.00
101-172-757.000	OPERATING SUPPLIES	5,500.00	0.00	0.00	5,500.00	0.00
101-172-818.000	CONTRACTUAL SERVICES	10,000.00	0.00	0.00	10,000.00	0.00
101-172-930.000	EQUIPMENT MAINT & REPAIR	200.00	0.00	0.00	200.00	0.00
101-172-958.000	MEMBERSHIP & DUES	1,750.00	0.00	0.00	1,750.00	0.00
101-172-958.001	TRAINING & SEMINARS	3,000.00	439.46	439.46	2,560.54	14.65
101-172-960.000	EDUCATION-TRAINING	1,500.00	0.00	0.00	1,500.00	0.00
101-172-977.000	EQUIPMENT	0.00	0.00	0.00	0.00	0.00
Total Dept 172 - ADMINISTRATION		443,660.00	99,201.59	82,260.57	344,458.41	22.36
Dept 193 - CITY COMPTROLLER						
101-193-702.000	SALARIES & WAGES	257,110.00	29,036.57	17,310.52	228,073.43	11.29
101-193-709.000	OVERTIME FINANCE STAFF	750.00	0.00	0.00	750.00	0.00
101-193-710.999	SICK/VAC PAY	10,000.00	0.00	0.00	10,000.00	0.00
101-193-715.000	SOCIAL SECURITY	20,491.00	2,160.18	1,287.79	18,330.82	10.54
101-193-717.000	RETIREE HEALTH CARE	4,500.00	750.02	375.01	3,749.98	16.67
101-193-718.000	H.S.A.	3,000.00	0.00	0.00	3,000.00	0.00
101-193-719.000	HOSP/DENTAL/OPTICAL	39,750.00	39,750.00	39,750.00	0.00	100.00
101-193-720.000	LIFE & LTD INSURANCE	1,020.00	1,020.00	1,020.00	0.00	100.00
101-193-721.000	WORKERS COMP	3,900.00	0.00	0.00	3,900.00	0.00
101-193-722.000	RETIREMENT	82,053.00	10,570.26	6,312.79	71,482.74	12.88
101-193-722.100	MEDICARE REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00
101-193-723.000	SUPPLEMENTAL ANNUITY	24,768.00	24,768.00	24,768.00	0.00	100.00
101-193-725.000	CLOTHING/UNIFORM ALLOWANCE	0.00	0.00	0.00	0.00	0.00
101-193-725.200	MESC INSURANCE	0.00	0.00	0.00	0.00	0.00
101-193-757.000	OPERATING SUPPLIES	17,750.00	4,550.47	298.36	13,199.53	25.64
101-193-757.100	OPER SUPP-TAX PREP REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00
101-193-818.000	CONTRACTUAL SERVICES	51,144.00	202.24	101.12	50,941.76	0.40
101-193-930.000	EQUIPMENT MAINT & REPAIR	1,500.00	0.00	0.00	1,500.00	0.00
101-193-958.000	MEMBERSHIP & DUES	1,230.00	0.00	0.00	1,230.00	0.00
101-193-958.001	TRAINING & SEMINARS	3,850.00	0.00	0.00	3,850.00	0.00
101-193-960.000	EDUCATION-TRAINING	2,000.00	0.00	0.00	2,000.00	0.00
101-193-972.000	MINOR EQUIP	1,750.00	0.00	0.00	1,750.00	0.00
Total Dept 193 - CITY COMPTROLLER		526,566.00	112,807.74	91,223.59	413,758.26	21.42
Dept 209 - ADMIN-FRINGE BENEFITS						
101-209-703.000	BS&A MOCK SALARY EXPENSE	0.00	0.00	0.00	0.00	0.00
101-209-717.000	RETIREE HEALTH CARE	254,000.00	254,000.00	254,000.00	0.00	100.00
101-209-722.100	MEDICARE REIMBURSEMENT	7,400.00	1,117.90	558.95	6,282.10	15.11
101-209-724.200	MESC INSURANCE	0.00	0.00	0.00	0.00	0.00
101-209-725.200	MESC INSURANCE	0.00	0.00	0.00	0.00	0.00
Total Dept 209 - ADMIN-FRINGE BENEFITS		261,400.00	255,117.90	254,558.95	6,282.10	97.60
Dept 211 - OVERHEAD						
101-211-725.300	COBRA-EMPLOYEE HEALTHCARE	0.00	0.00	0.00	0.00	0

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GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 08/31/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 08/31/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
101-211-728.000	OFFICE SUPPLIES	18,000.00	1,013.44	118.44	16,986.56	5.63
101-211-815.000	FLOOD REPAIRS	0.00	0.00	0.00	0.00	0.00
101-211-818.000	CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00	0.00
101-211-921.000	UTILITIES	55,000.00	3,863.59	3,171.69	51,136.41	7.02
101-211-955.000	INSURANCE	52,509.00	0.00	0.00	52,509.00	0.00
101-211-958.000	FEES & CHARGES	24,500.00	3,146.60	2,331.46	21,353.40	12.84
101-211-960.100	LOSS ON MKT VALUE	0.00	0.00	0.00	0.00	0.00
Total Dept 211 - OVERHEAD		150,009.00	8,023.63	5,621.59	141,985.37	5.35
Dept 215 - CITY CLERK/ELECTIONS						
101-215-702.000	SALARIES & WAGES	185,166.00	23,842.10	14,246.06	161,323.90	12.88
101-215-702.809	WAGES- SEASONAL OFFICE	15,000.00	0.00	0.00	15,000.00	0.00
101-215-709.000	OVERTIME-CLERK STAFF	5,448.00	157.12	128.45	5,290.88	2.88
101-215-710.999	SICK/VAC PAY	6,000.00	0.00	0.00	6,000.00	0.00
101-215-711.000	LONGEVITY/COLA	0.00	0.00	0.00	0.00	0.00
101-215-715.000	SOCIAL SECURITY	16,188.00	1,695.80	1,016.10	14,492.20	10.48
101-215-717.000	RETIREE HEALTH CARE	5,400.00	900.00	450.00	4,500.00	16.67
101-215-718.000	H.S.A.	6,000.00	0.00	0.00	6,000.00	0.00
101-215-719.000	HOSP/DENTAL/OPTICAL	73,500.00	73,500.00	73,500.00	0.00	100.00
101-215-720.000	LIFE & LTD INSURANCE	971.00	971.00	971.00	0.00	100.00
101-215-721.000	WORKERS COMP	3,000.00	0.00	0.00	3,000.00	0.00
101-215-722.000	RETIREMENT	77,233.00	10,010.07	5,995.61	67,222.93	12.96
101-215-722.100	MEDICARE REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00
101-215-723.000	SUPPLEMENTAL ANNUITY	23,312.00	23,312.00	23,312.00	0.00	100.00
101-215-725.000	CLOTHING/UNIFORM ALLOWANCE	0.00	0.00	0.00	0.00	0.00
101-215-725.200	MESC INSURANCE	0.00	0.00	0.00	0.00	0.00
101-215-731.000	ELECTIONS SUPPLIES	48,987.00	5,751.11	1,751.11	43,235.89	11.74
101-215-757.000	OPERATING SUPPLIES	4,258.00	103.99	103.99	4,154.01	2.44
101-215-818.000	CONTRACTUAL SERVICES	14,460.00	0.00	0.00	14,460.00	0.00
101-215-903.000	LEGAL NOTICES	4,500.00	647.50	518.00	3,852.50	14.39
101-215-930.000	EQUIPMENT MAINT & REPAIR	14,180.00	12,390.00	12,390.00	1,790.00	87.38
101-215-958.000	MEMBERSHIP & DUES	930.00	0.00	0.00	930.00	0.00
101-215-958.001	TRAINING & SEMINARS	3,950.00	0.00	0.00	3,950.00	0.00
101-215-960.000	EDUCATION-TRAINING	0.00	0.00	0.00	0.00	0.00
101-215-972.000	MINOR EQUIPMENT	2,200.00	180.51	0.00	2,019.49	8.21
Total Dept 215 - CITY CLERK/ELECTIONS		510,683.00	153,461.20	134,382.32	357,221.80	30.05
Dept 228 - MIS						
101-228-702.000	SALARIES & WAGES	164,858.00	21,260.80	12,682.36	143,597.20	12.90
101-228-710.999	SICK/VAC PAY	5,000.00	0.00	0.00	5,000.00	0.00
101-228-715.000	SOCIAL SECURITY	12,994.00	1,610.79	960.89	11,383.21	12.40
101-228-717.000	RETIREE HEALTH CARE	1,800.00	300.00	150.00	1,500.00	16.67
101-228-722.000	RETIREMENT	68,762.00	3,403.01	2,029.94	65,358.99	4.95
101-228-722.100	MEDICARE REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00
101-228-723.000	SUPPLEMENTAL ANNUITY	20,756.00	20,756.00	20,756.00	0.00	100.00
101-228-757.000	OPERATING SUPPLIES	50,900.00	17,223.66	13,288.86	33,676.34	33.84
101-228-818.000	CONTRACTUAL SERVICES	101,184.00	39,797.43	1,563.10	61,386.57	39
101-228-930.000	EQUIPMENT MAINT & REPAIR	32,100.00	10,002.91	1,726.48	22,097.09	31
101-228-958.000	MEMBERSHIP & DUES	0.00	0.00	0.00	0.00	0

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GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 08/31/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 08/31/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
101-228-958.001	TRAINING & SEMINARS	0.00	0.00	0.00	0.00	0.00
101-228-972.000	MINOR EQUIPMENT	1,400.00	0.00	0.00	1,400.00	0.00
101-228-972.349	MINOR EQUIP PUB SAF	5,600.00	0.00	0.00	5,600.00	0.00
101-228-972.599	MINOR EQUIP PUB WKS	2,800.00	0.00	0.00	2,800.00	0.00
101-228-972.799	MINOR EQUIP PARKS	7,200.00	0.00	0.00	7,200.00	0.00
101-228-977.000	EQUIPMENT	17,100.00	16,892.89	8,158.50	207.11	98.79
101-228-977.299	EQUIPMENT - GENL GOVERNMENT	2,800.00	0.00	0.00	2,800.00	0.00
Total Dept 228 - MIS		495,254.00	131,247.49	61,316.13	364,006.51	26.50
Dept 229 - MIS FRINGE BENEFITS						
101-229-715.000	SOCIAL SECURITY	0.00	0.00	0.00	0.00	0.00
101-229-717.000	RETIREE HEALTH CARE	2,200.00	2,200.00	2,200.00	0.00	100.00
101-229-718.000	H.S.A.	1,700.00	0.00	0.00	1,700.00	0.00
101-229-719.000	HOSP/DENTAL/OPTICAL	24,500.00	24,500.00	24,500.00	0.00	100.00
101-229-720.000	LIFE & LTD INSURANCE	880.00	880.00	880.00	0.00	100.00
101-229-721.000	WORKERS COMP	2,000.00	0.00	0.00	2,000.00	0.00
101-229-725.200	MESC INSURANCE	0.00	0.00	0.00	0.00	0.00
Total Dept 229 - MIS FRINGE BENEFITS		31,280.00	27,580.00	27,580.00	3,700.00	88.17
Dept 257 - CITY ASSESSOR						
101-257-702.000	SALARIES & WAGES	0.00	0.00	0.00	0.00	0.00
101-257-710.999	SICK/VAC PAY	0.00	0.00	0.00	0.00	0.00
101-257-715.000	SOCIAL SECURITY	0.00	0.00	0.00	0.00	0.00
101-257-717.000	RETIREE HEALTH CARE	0.00	0.00	0.00	0.00	0.00
101-257-718.000	H.S.A.	0.00	0.00	0.00	0.00	0.00
101-257-719.000	HOSP/DENTAL/OPTICAL	0.00	0.00	0.00	0.00	0.00
101-257-720.000	LIFE & LTD INSURANCE	0.00	0.00	0.00	0.00	0.00
101-257-721.000	WORKERS COMP	0.00	0.00	0.00	0.00	0.00
101-257-722.000	RETIREMENT	0.00	0.00	0.00	0.00	0.00
101-257-722.100	MEDICARE REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00
101-257-723.000	SUPPLEMENTAL ANNUITY	0.00	0.00	0.00	0.00	0.00
101-257-725.200	MESC INSURANCE	0.00	0.00	0.00	0.00	0.00
101-257-757.000	OPERATING SUPPLIES	500.00	0.00	0.00	500.00	0.00
101-257-818.000	CONTRACTUAL SERVICES	93,805.00	15,068.82	7,534.41	78,736.18	16.06
101-257-831.000	ASSESSMENT/TAX ROLL PREP	28,550.00	2,840.99	150.00	25,709.01	9.95
101-257-831.200	PRIOR YR TAX REFUNDS	0.00	0.00	0.00	0.00	0.00
101-257-958.000	MEMBERSHIP & DUES	0.00	0.00	0.00	0.00	0.00
101-257-958.001	TRAINING & SEMINARS	0.00	0.00	0.00	0.00	0.00
Total Dept 257 - CITY ASSESSOR		122,855.00	17,909.81	7,684.41	104,945.19	14.58
Dept 265 - CITY HALL & GROUNDS						
101-265-702.000	SALARIES & WAGES	117,195.00	3,303.90	2,235.42	113,891.10	2.82
101-265-702.801	P & R WAGES PART-TIME UNION	0.00	0.00	0.00	0.00	0.00
101-265-709.000	OVERTIME-CH & GROUNDS	16,125.00	1,975.99	832.85	14,149.01	12.25
101-265-715.000	SOCIAL SECURITY	10,199.00	371.01	216.70	9,827.99	3
101-265-717.000	RETIREE HEALTH CARE	3,600.00	64.56	31.11	3,535.44	1
101-265-722.000	RETIREMENT	49,216.00	2,202.22	1,279.79	47,013.78	4

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GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 08/31/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 08/31/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
101-265-722.100	MEDICARE REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00
101-265-757.000	OPERATING SUPPLIES	15,000.00	1,311.40	277.69	13,688.60	8.74
101-265-818.000	CONTRACTUAL SERVICES	116,800.00	8,243.21	6,433.15	108,556.79	7.06
101-265-930.000	EQUIPMENT MAINT & REPAIR	25,000.00	0.00	0.00	25,000.00	0.00
Total Dept 265 - CITY HALL & GROUNDS		353,135.00	17,472.29	11,306.71	335,662.71	4.95
Dept 266 - CITY ATTORNEY						
101-266-719.000	HOSP/DENTAL/OPTICAL	0.00	0.00	0.00	0.00	0.00
101-266-801.000	LEGAL FEES-GEN'L CITY	75,000.00	9,033.60	9,033.60	65,966.40	12.04
101-266-801.100	LEGAL COUNSEL-COURT	40,000.00	2,154.50	2,154.50	37,845.50	5.39
101-266-801.200	LEGAL COUNSEL-BLDG & PLANNING	10,000.00	600.00	0.00	9,400.00	6.00
101-266-801.300	LEGAL/OUTSIDE CONSULTANTS- MTT	40,000.00	60.37	60.37	39,939.63	0.15
101-266-801.301	MTT-APPRAISALS & OTHER CONSULTANTS	30,000.00	0.00	0.00	30,000.00	0.00
101-266-810.000	LABOR CONSULTANT	35,000.00	87.50	87.50	34,912.50	0.25
101-266-812.000	CLAIMS/OUTSIDE COUNSEL	35,000.00	0.00	0.00	35,000.00	0.00
101-266-955.300	EXPENSES	0.00	0.00	0.00	0.00	0.00
101-266-958.000	MEMBERSHIP & DUES	0.00	0.00	0.00	0.00	0.00
101-266-958.001	TRAINING & SEMINARS	0.00	0.00	0.00	0.00	0.00
Total Dept 266 - CITY ATTORNEY		265,000.00	11,935.97	11,335.97	253,064.03	4.50
Dept 286 - COURT EXPENDITURES						
101-286-702.000	SALARIES & WAGES	181,240.00	23,903.88	13,794.84	157,336.12	13.19
101-286-705.000	PSO COURT OVERTIME	15,000.00	1,542.98	1,265.88	13,457.02	10.29
101-286-709.000	OVERTIME	1,000.00	0.00	0.00	1,000.00	0.00
101-286-710.999	SICK/VAC PAY	7,500.00	0.00	0.00	7,500.00	0.00
101-286-715.000	SOCIAL SECURITY	14,675.00	1,806.84	1,047.15	12,868.16	12.31
101-286-717.000	RETIREE HEALTH CARE	2,700.00	450.01	225.01	2,249.99	16.67
101-286-718.000	H.S.A.	2,700.00	0.00	0.00	2,700.00	0.00
101-286-719.000	HOSP/DENTAL/OPTICAL	36,750.00	36,750.00	36,750.00	0.00	100.00
101-286-720.000	LIFE & LTD INSURANCE	545.00	545.00	545.00	0.00	100.00
101-286-721.000	WORKERS COMP	3,000.00	0.00	0.00	3,000.00	0.00
101-286-722.000	RETIREMENT	48,983.00	5,032.89	3,171.61	43,950.11	10.27
101-286-722.100	MEDICARE REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00
101-286-723.000	SUPPLEMENTAL ANNUITY	14,786.00	14,786.00	14,786.00	0.00	100.00
101-286-725.000	CLOTHING/UNIFORM ALLOWANCE	0.00	0.00	0.00	0.00	0.00
101-286-725.200	MESC INSURANCE	0.00	0.00	0.00	0.00	0.00
101-286-757.000	OPERATING SUPPLIES	25,800.00	23.70	(145.00)	25,776.30	0.09
101-286-801.400	COURT APPOINTED ATTORNEY	0.00	0.00	0.00	0.00	0.00
101-286-805.000	PROBATION FEES	0.00	0.00	0.00	0.00	0.00
101-286-806.000	SOM TRANSMITTAL FEES	43,200.00	2,863.50	2,863.50	40,336.50	6.63
101-286-807.000	WITNESS FEES	500.00	0.00	0.00	500.00	0.00
101-286-808.000	JAIL FEES	0.00	0.00	0.00	0.00	0.00
101-286-818.000	CONTRACTUAL	14,100.00	334.43	159.43	13,765.57	2.37
101-286-930.000	EQUIPMENT MAINT & REPAIR	2,000.00	0.00	0.00	2,000.00	0.00
101-286-958.000	MEMBERSHIP & DUES	1,140.00	0.00	0.00	1,140.00	0.00
101-286-958.001	TRAINING & SEMINARS	6,200.00	795.00	300.00	5,405.00	12.82
101-286-960.000	EDUCATION-TRAINING	1,500.00	0.00	0.00	1,500.00	0
101-286-977.000	EQUIPMENT	0.00	0.00	0.00	0.00	0

PERIOD ENDING 08/31/2025

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GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 08/31/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 08/31/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
Total Dept 286 - COURT EXPENDITURES		423,319.00	88,834.23	74,763.42	334,484.77	20.99
Dept 305 - PUB SAF-ADMIN						
101-305-702.000	SALARIES & WAGES	192,735.00	24,274.04	14,484.68	168,460.96	12.59
101-305-709.000	OVERTIME	600.00	0.00	0.00	600.00	0.00
101-305-715.000	SOCIAL SECURITY	14,790.00	1,879.75	1,121.63	12,910.25	12.71
101-305-717.000	RETIREE HEALTH CARE	3,600.00	600.00	300.00	3,000.00	16.67
101-305-722.000	RETIREMENT	29,482.00	3,802.81	2,267.82	25,679.19	12.90
101-305-722.100	MEDICARE REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00
101-305-818.000	CONTRACTUAL SERVICES	73,942.00	1,175.00	175.00	72,767.00	1.59
101-305-835.100	PRE-EMPLOYMENT TESTING	10,400.00	1,463.00	1,463.00	8,937.00	14.07
101-305-851.000	RADIO MAINTENANCE	36,608.00	795.00	795.00	35,813.00	2.17
101-305-930.000	EQUIPMENT MAINT & REPAIR	8,000.00	0.00	0.00	8,000.00	0.00
101-305-958.000	MEMBERSHIP & DUES	4,375.00	1,425.00	225.00	2,950.00	32.57
101-305-958.001	TRAINING & SEMINARS	9,800.00	823.38	352.80	8,976.62	8.40
Total Dept 305 - PUB SAF-ADMIN		384,332.00	36,237.98	21,184.93	348,094.02	9.43
Dept 310 - POLICE SERVICES						
101-310-702.000	SALARIES & WAGES	0.00	0.00	0.00	0.00	0.00
101-310-702.100	SAL & WAGES - LT	336,457.00	41,566.04	24,445.28	294,890.96	12.35
101-310-702.200	SAL & WAGES - SGT	627,165.00	72,941.91	41,160.41	554,223.09	11.63
101-310-702.400	SAL & WAGES - PSO	1,937,714.00	231,708.34	134,412.36	1,706,005.66	11.96
101-310-702.500	SAL & WAGES DISPATCH	224,403.00	27,243.60	15,775.25	197,159.40	12.14
101-310-702.600	SAL & WAGES-SECRETARY/CLERICAL	83,140.00	9,402.75	5,851.67	73,737.25	11.31
101-310-709.100	OVERTIME - LT	17,000.00	3,921.52	3,437.63	13,078.48	23.07
101-310-709.200	OVERTIME - SGT	40,000.00	11,861.74	1,860.28	28,138.26	29.65
101-310-709.400	OVERTIME - PSO	95,000.00	20,667.15	14,905.22	74,332.85	21.75
101-310-709.500	OVERTIME - DISPATCH	15,000.00	1,477.43	1,211.80	13,522.57	9.85
101-310-709.600	OVERTIME-SECRETARY/CLERICAL	300.00	0.00	0.00	300.00	0.00
101-310-715.000	SOCIAL SECURITY	69,051.00	8,482.50	4,978.83	60,568.50	12.28
101-310-717.000	RETIREE HEALTH CARE	36,000.00	5,700.00	2,850.00	30,300.00	15.83
101-310-722.000	RETIREMENT	1,534,704.00	187,968.83	109,018.86	1,346,735.17	12.25
101-310-722.100	MEDICARE REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00
101-310-757.000	OPERATING SUPPLIES	54,949.00	9,394.85	2,114.85	45,554.15	17.10
101-310-757.200	K9 SUPPLIES	0.00	0.00	0.00	0.00	0.00
101-310-808.000	JAIL FEES	14,250.00	824.83	99.83	13,425.17	5.79
101-310-818.000	CONTRACTUAL SERVICES	64,236.00	9,528.48	5,803.33	54,707.52	14.83
101-310-818.100	K9 CONTRACTED SERVICES	0.00	0.00	0.00	0.00	0.00
101-310-930.000	EQUIPMENT MAINT & REPAIR	17,460.00	0.00	0.00	17,460.00	0.00
101-310-930.200	K9 EQUIPMENT AND REPAIR	0.00	0.00	0.00	0.00	0.00
101-310-958.000	MEMBERSHIP & DUES	0.00	0.00	0.00	0.00	0.00
101-310-960.000	EDUCATION-TRAINING	0.00	0.00	0.00	0.00	0.00
101-310-961.000	TRAINING	35,200.00	400.00	0.00	34,800.00	1.14
101-310-961.030	CPE TRAINING	0.00	0.00	0.00	0.00	0.00
101-310-961.200	K9 TRAINING	0.00	0.00	0.00	0.00	0.00
101-310-972.000	MINOR EQUIPMENT	51,943.00	7,790.00	0.00	44,153.00	15.00
Total Dept 310 - POLICE SERVICES		5,253,972.00	650,879.97	367,925.60	4,603,092.03	12
Dept 326 - SUPPORT SERVICES						

PERIOD ENDING 08/31/2025

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GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 08/31/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 08/31/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
101-326-702.000	SALARIES & WAGES	137,292.00	662.86	662.86	136,629.14	0.48
101-326-715.000	SOCIAL SECURITY	10,503.00	50.70	50.70	10,452.30	0.48
101-326-757.000	OPERATING SUPPLIES	14,132.00	0.00	0.00	14,132.00	0.00
101-326-831.100	K-9 DIVISION	0.00	0.00	0.00	0.00	0.00
101-326-832.000	ANIMAL COLLECTION	3,000.00	434.50	434.50	2,565.50	14.48
101-326-972.000	MINOR EQUIPMENT	4,000.00	0.00	0.00	4,000.00	0.00
Total Dept 326 - SUPPORT SERVICES		168,927.00	1,148.06	1,148.06	167,778.94	0.68
Dept 339 - FIRE SERV/SAFETY INS						
101-339-757.000	OPERATING SUPPLIES	44,170.00	1,109.78	1,109.78	43,060.22	2.51
101-339-818.000	CONTRACTUAL SERVICES	11,310.00	746.54	746.54	10,563.46	6.60
101-339-930.000	EQUIPMENT MAINT & REPAIR	8,926.00	0.00	0.00	8,926.00	0.00
101-339-961.000	TRAINING	18,670.00	307.45	307.45	18,362.55	1.65
101-339-972.000	MINOR EQUIPMENT	2,150.00	0.00	0.00	2,150.00	0.00
Total Dept 339 - FIRE SERV/SAFETY INS		85,226.00	2,163.77	2,163.77	83,062.23	2.54
Dept 345 - PUB-SAF FRINGES						
101-345-703.000	BS&A MOCK SALARY EXPENSE	0.00	0.00	0.00	0.00	0.00
101-345-710.999	SICK/VAC PAY	125,000.00	7,397.91	4,062.01	117,602.09	5.92
101-345-711.000	LONGEVITY/COLA	17,600.00	0.00	0.00	17,600.00	0.00
101-345-713.000	HOLIDAY PAY	104,033.00	0.00	0.00	104,033.00	0.00
101-345-715.000	SOCIAL SECURITY	3,638.00	107.27	58.90	3,530.73	2.95
101-345-717.000	RETIREE HEALTH CARE	690,000.00	690,000.00	690,000.00	0.00	100.00
101-345-718.000	H.S.A.	70,000.00	0.00	0.00	70,000.00	0.00
101-345-719.000	HOSP/DENTAL/OPTICAL	863,000.00	863,000.00	863,000.00	0.00	100.00
101-345-720.000	LIFE & LTD INSURANCE	7,380.00	7,380.00	7,380.00	0.00	100.00
101-345-721.000	WORKERS COMP	98,800.00	0.00	0.00	98,800.00	0.00
101-345-722.000	RETIREMENT	54,545.00	0.00	0.00	54,545.00	0.00
101-345-722.100	MEDICARE REIMBURSEMENT	58,000.00	8,762.06	4,381.03	49,237.94	15.11
101-345-723.000	SUPPLEMENTAL ANNUITY	46,849.00	46,849.00	46,849.00	0.00	100.00
101-345-725.000	CLOTHING/UNIFORM ALLOWANCE	33,800.00	1,350.00	675.00	32,450.00	3.99
101-345-725.100	CLOTHING - CITY SHARE	8,200.00	1,192.62	0.00	7,007.38	14.54
101-345-725.200	MESC INSURANCE	1,000.00	0.00	0.00	1,000.00	0.00
101-345-960.000	EDUCATION-TRAINING	3,000.00	0.00	0.00	3,000.00	0.00
Total Dept 345 - PUB-SAF FRINGES		2,184,845.00	1,626,038.86	1,616,405.94	558,806.14	74.42
Dept 349 - OVERHEAD						
101-349-728.000	OFFICE SUPPLIES	13,285.00	(133.90)	0.00	13,418.90	(1.01)
101-349-818.000	CONTRACTUAL SERVICES	71,033.00	356.95	0.00	70,676.05	0.50
101-349-818.001	CODE VIOLATIONS	5,000.00	1,195.00	1,195.00	3,805.00	23.90
101-349-921.000	UTILITIES	70,000.00	6,008.23	5,131.82	63,991.77	8.58
101-349-955.000	INSURANCE	90,404.00	0.00	0.00	90,404.00	0.00
Total Dept 349 - OVERHEAD		249,722.00	7,426.28	6,326.82	242,295.72	2.97
Dept 371 - BUILDING INSPECTIONS						

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GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 08/31/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 08/31/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
101-371-702.000	SALARIES & WAGES	0.00	0.00	0.00	0.00	0.00
101-371-709.000	OVERTIME	0.00	0.00	0.00	0.00	0.00
101-371-710.999	SICK/VAC PAY	0.00	0.00	0.00	0.00	0.00
101-371-711.000	LONGEVITY/COLA	0.00	0.00	0.00	0.00	0.00
101-371-715.000	SOCIAL SECURITY	0.00	0.00	0.00	0.00	0.00
101-371-717.000	RETIREE HEALTH CARE	0.00	0.00	0.00	0.00	0.00
101-371-718.000	H.S.A.	0.00	0.00	0.00	0.00	0.00
101-371-719.000	HOSP/DENTAL/OPTICAL	0.00	0.00	0.00	0.00	0.00
101-371-720.000	LIFE & LTD INSURANCE	0.00	0.00	0.00	0.00	0.00
101-371-721.000	WORKERS COMP	0.00	0.00	0.00	0.00	0.00
101-371-722.000	RETIREMENT	0.00	0.00	0.00	0.00	0.00
101-371-722.100	MEDICARE REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00
101-371-723.000	SUPPLEMENTAL ANNUITY	0.00	0.00	0.00	0.00	0.00
101-371-725.000	CLOTHING/UNIFORM ALLOWANCE	0.00	0.00	0.00	0.00	0.00
101-371-725.200	MESC INSURANCE	0.00	0.00	0.00	0.00	0.00
101-371-757.000	OPERATING SUPPLIES	2,500.00	0.00	0.00	2,500.00	0.00
101-371-818.000	CONTRACTUAL	671,750.00	0.00	0.00	671,750.00	0.00
101-371-818.001	CODE VIOLATIONS	0.00	0.00	0.00	0.00	0.00
101-371-958.000	MEMBERSHIP & DUES	0.00	0.00	0.00	0.00	0.00
101-371-958.001	TRAINING & SEMINARS	0.00	0.00	0.00	0.00	0.00
101-371-960.000	EDUCATION-TRAINING	0.00	0.00	0.00	0.00	0.00
101-371-977.000	EQUIPMENT	0.00	0.00	0.00	0.00	0.00
Total Dept 371 - BUILDING INSPECTIONS		674,250.00	0.00	0.00	674,250.00	0.00
Dept 441 - PUBLIC WORKS-ADMIN						
101-441-702.000	SALARIES & WAGES	22,371.00	2,885.12	1,721.03	19,485.88	12.90
101-441-715.000	SOCIAL SECURITY	1,711.00	198.18	118.24	1,512.82	11.58
101-441-717.000	RETIREE HEALTH CARE	720.00	119.99	60.00	600.01	16.67
101-441-722.000	RETIREMENT	9,331.00	1,203.38	717.83	8,127.62	12.90
101-441-722.100	MEDICARE REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00
101-441-757.000	OPERATING SUPPLIES	15,000.00	2,191.38	2,039.55	12,808.62	14.61
101-441-818.000	CONTRACTUAL SERVICES	58,500.00	5,957.60	4,386.38	52,542.40	10.18
101-441-835.100	PRE-EMPLOYMENT TESTING	3,350.00	0.00	0.00	3,350.00	0.00
101-441-851.000	RADIO MAINTENANCE	0.00	0.00	0.00	0.00	0.00
101-441-930.000	EQUIPMENT MAINT & REPAIR	68,800.00	440.60	440.60	68,359.40	0.64
101-441-958.000	MEMBERSHIP & DUES	1,100.00	919.00	0.00	181.00	83.55
Total Dept 441 - PUBLIC WORKS-ADMIN		180,883.00	13,915.25	9,483.63	166,967.75	7.69
Dept 463 - ROUTINE MAINTENANCE						
101-463-702.000	SALARIES & WAGES	251,006.00	17,651.77	7,489.06	233,354.23	7.03
101-463-709.000	OVERTIME	40,000.00	2,739.65	1,896.92	37,260.35	6.85
101-463-715.000	SOCIAL SECURITY	22,262.00	1,457.01	671.92	20,804.99	6.54
101-463-717.000	RETIREE HEALTH CARE	8,100.00	635.85	189.88	7,464.15	7.85
101-463-722.000	RETIREMENT	104,905.00	8,505.22	3,914.90	96,399.78	8.11
Total Dept 463 - ROUTINE MAINTENANCE		426,273.00	30,989.50	14,162.68	395,283.50	7.27
Dept 523 - FORESTRY SERVICES						

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 08/31/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 08/31/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
101-523-702.000	SALARIES & WAGES	173,164.00	4,189.67	2,587.16	168,974.33	2.42
101-523-709.000	OVERTIME	3,000.00	0.00	0.00	3,000.00	0.00
101-523-715.000	SOCIAL SECURITY	13,477.00	293.54	181.49	13,183.46	2.18
101-523-717.000	RETIREE HEALTH CARE	3,600.00	103.01	32.39	3,496.99	2.86
101-523-722.000	RETIREMENT	72,644.00	1,747.51	1,079.11	70,896.49	2.41
101-523-757.000	OPERATING SUPPLIES	6,500.00	0.00	0.00	6,500.00	0.00
101-523-818.000	CONTRACTUAL SERVICES	60,000.00	944.00	0.00	59,056.00	1.57
Total Dept 523 - FORESTRY SERVICES		332,385.00	7,277.73	3,880.15	325,107.27	2.19
Dept 531 - PUB WKS-FRINGE						
101-531-703.000	BS&A MOCK SALARY EXPENSE	0.00	0.00	0.00	0.00	0.00
101-531-710.999	SICK/VAC PAY	15,000.00	0.00	0.00	15,000.00	0.00
101-531-711.000	LONGEVITY/COLA	2,600.00	0.00	0.00	2,600.00	0.00
101-531-715.000	SOCIAL SECURITY	1,346.00	0.00	0.00	1,346.00	0.00
101-531-717.000	RETIREE HEALTH CARE	25,000.00	25,000.00	25,000.00	0.00	100.00
101-531-718.000	H.S.A.	15,200.00	0.00	0.00	15,200.00	0.00
101-531-719.000	HOSP/DENTAL/OPTICAL	221,050.00	221,050.00	221,050.00	0.00	100.00
101-531-720.000	LIFE & LTD INSURANCE	1,520.00	1,520.00	1,520.00	0.00	100.00
101-531-721.000	WORKERS COMP	14,650.00	0.00	0.00	14,650.00	0.00
101-531-722.000	RETIREMENT	0.00	0.00	0.00	0.00	0.00
101-531-722.100	MEDICARE REIMBURSEMENT	14,000.00	2,114.64	1,057.32	11,885.36	15.10
101-531-723.000	SUPPLEMENTAL ANNUITY	71,264.00	71,264.00	71,264.00	0.00	100.00
101-531-725.000	CLOTHING/UNIFORM ALLOWANCE	12,000.00	2,528.91	554.35	9,471.09	21.07
101-531-725.200	MESC INSURANCE	0.00	0.00	0.00	0.00	0.00
101-531-960.000	EDUCATION-TRAINING	5,100.00	0.00	0.00	5,100.00	0.00
Total Dept 531 - PUB WKS-FRINGE		398,730.00	323,477.55	320,445.67	75,252.45	81.13
Dept 594 - OVERHEAD						
101-594-728.000	OFFICE SUPPLIES	2,500.00	13.40	0.00	2,486.60	0.54
101-594-818.000	CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00	0.00
101-594-921.000	UTILITIES	80,000.00	5,957.75	4,620.06	74,042.25	7.45
101-594-926.000	MUN. STREET LGHT	575,000.00	46,857.91	46,857.91	528,142.09	8.15
101-594-955.000	INSURANCE	26,012.00	0.00	0.00	26,012.00	0.00
Total Dept 594 - OVERHEAD		683,512.00	52,829.06	51,477.97	630,682.94	7.73
Dept 752 - PARKS & REC-ADMIN						
101-752-702.000	SALARIES & WAGES	9,506.00	1,225.87	731.27	8,280.13	12.90
101-752-715.000	SOCIAL SECURITY	727.00	93.75	55.94	633.25	12.90
101-752-717.000	RETIREE HEALTH CARE	0.00	0.00	0.00	0.00	0.00
101-752-722.000	RETIREMENT	3,965.00	0.00	0.00	3,965.00	0.00
101-752-722.100	MEDICARE REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00
101-752-757.000	OPERATING SUPPLIES	1,000.00	0.00	0.00	1,000.00	0.00
101-752-958.000	MEMBERSHIP & DUES	3,740.00	462.71	462.71	3,277.29	12.37
Total Dept 752 - PARKS & REC-ADMIN		18,938.00	1,782.33	1,249.92	17,155.67	9

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 08/31/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 08/31/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
Dept 774 - LFP EXPENDITURES						
101-774-702.000	SALARIES & WAGES	88,026.00	12,805.56	7,101.01	75,220.44	14.55
101-774-702.801	P & R WAGES PART-TIME UNION	157,245.00	17,052.38	9,120.20	140,192.62	10.84
101-774-702.802	P & R WAGES P/T GATE & OFFICE	111,709.00	9,687.98	6,864.03	102,021.02	8.67
101-774-702.803	P & R P/T - ACTIVITIES BLDG	95,404.00	6,577.90	4,633.66	88,826.10	6.89
101-774-702.804	P & R WAGES SEASON -MGT	70,904.00	29,989.72	20,757.28	40,914.28	42.30
101-774-702.805	P & R WAGES SEASON - LIFEGUARD	182,897.00	55,102.97	39,084.88	127,794.03	30.13
101-774-702.806	P & R WAGES SEASON INSTRUCT-CO	65,778.00	37,495.44	21,819.28	28,282.56	57.00
101-774-702.807	P & R WAGES SEASON BH & BRIDGE	0.00	0.00	0.00	0.00	0.00
101-774-702.808	WAGES- SEASONAL MAINTENANCE	59,570.00	14,174.46	8,824.08	45,395.54	23.79
101-774-702.809	WAGES- SEASONAL OFFICE	15,050.00	4,296.72	2,590.07	10,753.28	28.55
101-774-702.811	P & R WAGES SPECIAL EVENT ASST	3,577.00	0.00	0.00	3,577.00	0.00
101-774-702.812	P & R WAGES- WATERSLIDE ATTENDANTS	16,131.00	3,715.83	2,437.93	12,415.17	23.04
101-774-709.000	OVERTIME-LFP-DPW	16,000.00	10,284.44	7,241.04	5,715.56	64.28
101-774-715.000	SOCIAL SECURITY	67,495.00	15,239.02	9,933.59	52,255.98	22.58
101-774-717.000	RETIREE HEALTH CARE	1,440.00	318.75	135.00	1,121.25	22.14
101-774-722.000	RETIREMENT	44,224.00	6,639.35	4,189.42	37,584.65	15.01
101-774-722.100	MEDICARE REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00
101-774-757.000	OPERATING SUPPLY-ACTIVITY BLDG	13,113.00	80.35	80.35	13,032.65	0.61
101-774-757.101	OPER SUPP-CONCESSION STAND	10,000.00	0.00	0.00	10,000.00	0.00
101-774-757.102	OPER SUPPLY- LANDSCAPE	29,900.00	7,915.73	5,131.09	21,984.27	26.47
101-774-757.103	OPER SUPPLY - LIFEGUARD	11,250.00	1,736.21	1,736.21	9,513.79	15.43
101-774-757.104	OPER SUPPLY - POOL MAINT	35,700.00	70.54	70.54	35,629.46	0.20
101-774-757.105	OPER SUPPLY-POOL CHEMICAL	58,127.00	29,726.29	19,123.29	28,400.71	51.14
101-774-757.106	OPER SUPPLY-JANITOR SUPPLIES	20,100.00	6,583.15	3,188.70	13,516.85	32.75
101-774-757.107	OPER SUPPLY-MISC	5,150.00	123.16	123.16	5,026.84	2.39
101-774-757.108	OPER SUPPLY - MINI GOLF	0.00	0.00	0.00	0.00	0.00
101-774-757.109	SWIM TEAM MERCHANDISE	0.00	0.00	0.00	0.00	0.00
101-774-757.110	LFP VENDING EXPENSES	0.00	0.00	0.00	0.00	0.00
101-774-818.000	CONTRACTUAL SERVICES-ACT BLDG	17,950.00	82.99	82.99	17,867.01	0.46
101-774-818.101	CONTRACT SVCS-CONSESSIONS	1,500.00	0.00	0.00	1,500.00	0.00
101-774-818.102	CONTRACT SVSC-PK MAINT	32,500.00	1,041.00	0.00	31,459.00	3.20
101-774-818.103	CONTRACT SVCS-POOL MAINT	18,820.00	0.00	0.00	18,820.00	0.00
101-774-818.104	CONTRACT SVCS-BATH HOUSE	30,555.00	10,939.20	10,576.50	19,615.80	35.80
101-774-818.105	CONTRACT SVCS-SWIM TEAM	11,900.00	7,628.85	5,977.60	4,271.15	64.11
101-774-818.106	CONTRACT SVCS-RED CROSS	5,000.00	600.00	600.00	4,400.00	12.00
101-774-818.107	CONTRACT SVCS-TENNIS	24,800.00	14,542.00	6,302.00	10,258.00	58.64
101-774-818.108	CONTRACT SVC-ENRICHMENT	0.00	0.00	0.00	0.00	0.00
101-774-818.109	CONTRACT SVCS-ADULT CLASSES	2,450.00	0.00	0.00	2,450.00	0.00
101-774-818.110	CONTRACT SVCS-MISC	9,000.00	0.00	0.00	9,000.00	0.00
101-774-921.000	UTILITIES	184,500.00	17,925.58	17,003.04	166,574.42	9.72
101-774-930.000	EQUIPMENT MAINT & REPAIR	0.00	0.00	0.00	0.00	0.00
101-774-931.000	MISC PARK/POOL REPAIR	30,000.00	1,332.72	0.00	28,667.28	4.44
101-774-955.100	PROPERTY TAXES	104,450.00	100,554.84	0.00	3,895.16	96.27
101-774-972.000	MINOR EQUIPMENT	30,000.00	2,100.00	0.00	27,900.00	7.00
101-774-977.000	EQUIPMENT	47,000.00	0.00	0.00	47,000.00	0.00
101-774-977.100	RADIO SYSTEM	0.00	0.00	0.00	0.00	0.00
Total Dept 774 - LFP EXPENDITURES		1,729,215.00	426,363.13	214,726.94	1,302,851.87	24.66
Dept 775 - CITY PARKS						
101-775-702.000	SALARIES & WAGES	24,520.00	11,471.57	4,696.61	13,048.43	46

PERIOD ENDING 08/31/2025

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 08/31/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 08/31/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
101-775-709.000	OVERTIME	15,000.00	3,917.50	3,244.93	11,082.50	26.12
101-775-709.200	OVERTIME - DPW @ P&R	0.00	0.00	0.00	0.00	0.00
101-775-715.000	SOCIAL SECURITY	3,023.00	1,099.89	563.91	1,923.11	36.38
101-775-717.000	RETIREE HEALTH CARE	720.00	476.63	65.89	243.37	66.20
101-775-722.000	RETIREMENT	16,484.00	6,418.88	3,312.46	10,065.12	38.94
101-775-722.100	MEDICARE REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00
101-775-757.000	OPERATING SUPPLIES	17,050.00	1,053.50	1,053.50	15,996.50	6.18
101-775-818.000	CONTRACTUAL SERVICES	34,336.00	8,395.22	500.00	25,940.78	24.45
101-775-921.000	UTILITIES	8,000.00	468.77	192.01	7,531.23	5.86
101-775-972.000	MINOR EQUIPMENT	20,000.00	0.00	0.00	20,000.00	0.00
101-775-977.000	EQUIPMENT	0.00	0.00	0.00	0.00	0.00
Total Dept 775 - CITY PARKS		139,133.00	33,301.96	13,629.31	105,831.04	23.94
Dept 780 - COMMUNITY CENTER						
101-780-702.000	SALARIES & WAGES	78,962.00	12,559.82	7,342.75	66,402.18	15.91
101-780-709.000	OVERTIME	1,000.00	313.85	313.85	686.15	31.39
101-780-710.999	SICK/VAC PAY	0.00	0.00	0.00	0.00	0.00
101-780-715.000	SOCIAL SECURITY	6,041.00	957.09	569.74	5,083.91	15.84
101-780-717.000	RETIREE HEALTH CARE	1,800.00	272.11	122.11	1,527.89	15.12
101-780-718.000	RETIREE HEALTH CARE	2,000.00	0.00	0.00	2,000.00	0.00
101-780-719.000	HOSP/DENTAL/OPTICAL	24,500.00	24,500.00	24,500.00	0.00	100.00
101-780-720.000	LIFE & LTD INSURANCE	412.00	412.00	412.00	0.00	100.00
101-780-721.000	WORKERS COMP	3,000.00	0.00	0.00	3,000.00	0.00
101-780-722.000	RETIREMENT	17,018.00	2,319.43	1,450.94	14,698.57	13.63
101-780-723.000	SUPPLEMENTAL ANNUITY	5,137.00	5,137.00	5,137.00	0.00	100.00
101-780-757.000	OPERATING SUPPLIES	11,450.00	3,259.05	3,111.84	8,190.95	28.46
101-780-818.000	CONTRACTUAL SERVICES	32,670.00	2,127.00	2,127.00	30,543.00	6.51
101-780-880.000	COMMUNITY RELATIONS	37,880.00	1,986.61	466.51	35,893.39	5.24
101-780-880.603	SENIOR PROGRAMS	40,684.00	4,410.14	107.49	36,273.86	10.84
101-780-921.000	UTILITIES	22,000.00	1,522.41	1,153.39	20,477.59	6.92
101-780-930.000	EQUIPMENT MAINT & REPAIR	5,000.00	0.00	0.00	5,000.00	0.00
101-780-958.000	MEMBERSHIP & DUES	1,050.00	0.00	0.00	1,050.00	0.00
101-780-958.001	TRAINING & SEMINARS	0.00	0.00	0.00	0.00	0.00
101-780-972.000	MINOR EQUIPMENT	0.00	0.00	0.00	0.00	0.00
101-780-977.000	EQUIPMENT	0.00	0.00	0.00	0.00	0.00
Total Dept 780 - COMMUNITY CENTER		290,604.00	59,776.51	46,814.62	230,827.49	20.57
Dept 795 - PARKS & REC FRINGE						
101-795-703.000	BS&A MOCK SALARY EXPENSE	0.00	0.00	0.00	0.00	0.00
101-795-710.999	SICK/VAC PAY	3,000.00	371.39	371.39	2,628.61	12.38
101-795-715.000	SOCIAL SECURITY	230.00	26.79	26.79	203.21	11.65
101-795-717.000	RETIREE HEALTH CARE	61,000.00	61,027.89	61,027.89	(27.89)	100.05
101-795-718.000	H.S.A.	1,400.00	0.00	0.00	1,400.00	0.00
101-795-719.000	HOSP/DENTAL/OPTICAL	19,550.00	19,550.00	19,550.00	0.00	100.00
101-795-720.000	LIFE & LTD INSURANCE	609.00	609.00	609.00	0.00	100.00
101-795-721.000	WORKERS COMP	8,450.00	0.00	0.00	8,450.00	0.00
101-795-723.000	SUPPLEMENTAL ANNUITY	14,170.00	14,170.00	14,170.00	0.00	100
101-795-725.200	MESC INSURANCE	0.00	0.00	0.00	0.00	0

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GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 08/31/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 08/31/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
Total Dept 795 - PARKS & REC FRINGE		108,409.00	95,755.07	95,755.07	12,653.93	88.33
Dept 799 - OVERHEAD						
101-799-955.000	INSURANCE	25,611.00	0.00	0.00	25,611.00	0.00
Total Dept 799 - OVERHEAD		25,611.00	0.00	0.00	25,611.00	0.00
Dept 967 - TRANSFERS OUT ADMIN.						
101-967-995.203	TRANSFER TO LOCAL ROAD	0.00	0.00	0.00	0.00	0.00
101-967-995.226	TRANSFER TO SOLID WASTE	0.00	0.00	0.00	0.00	0.00
101-967-995.245	TRANSFER TO GRANT FUND	0.00	0.00	0.00	0.00	0.00
101-967-995.260	TRF TO SOM MIDC GRANT	3,176.00	0.00	0.00	3,176.00	0.00
101-967-995.304	TRF TO ROAD BOND FUND FUND	0.00	0.00	0.00	0.00	0.00
101-967-995.307	TRANSFER TO CAP IMPROVEMENT DEBT	212,363.00	0.00	0.00	212,363.00	0.00
101-967-995.420	TRF TO CAPITAL IMPROVEMENT	0.00	0.00	0.00	0.00	0.00
101-967-995.661	TRF TO MOTOR VEHICLE	10,000.00	0.00	0.00	10,000.00	0.00
101-967-995.677	TRANSFER TO WORKER'S COMP	0.00	0.00	0.00	0.00	0.00
101-967-995.731	TRANSFER TO PENSION FUND	0.00	0.00	0.00	0.00	0.00
101-967-995.737	TRANSFER TO OPEB	200,000.00	0.00	0.00	200,000.00	0.00
Total Dept 967 - TRANSFERS OUT ADMIN.		425,539.00	0.00	0.00	425,539.00	0.00
Dept 968 - TRANSFER OUT DPS						
101-968-995.261	TRF TO 911 FUND	0.00	0.00	0.00	0.00	0.00
101-968-995.401	TRF TO MUNICIPAL IMPROVEMENT	43,500.00	0.00	0.00	43,500.00	0.00
101-968-995.420	TRF TO CAPITAL IMPROVEMENT	0.00	0.00	0.00	0.00	0.00
101-968-995.661	TRF TO MOTOR VEHICLE	267,404.00	0.00	0.00	267,404.00	0.00
Total Dept 968 - TRANSFER OUT DPS		310,904.00	0.00	0.00	310,904.00	0.00
Dept 969 - TRANSFER OUT DPW						
101-969-995.202	TRANSF TO MAJ ST FD	0.00	0.00	0.00	0.00	0.00
101-969-995.203	TRANSF TO LOC ST FD	0.00	0.00	0.00	0.00	0.00
101-969-995.261	TRF TO 911 FUND	0.00	0.00	0.00	0.00	0.00
101-969-995.401	TRF TO MUNICIPAL IMPROVEMENT	50,000.00	0.00	0.00	50,000.00	0.00
101-969-995.420	TRF TO CAPITAL IMPROVEMENT	0.00	0.00	0.00	0.00	0.00
101-969-995.585	TRANS TO PARKING	0.00	0.00	0.00	0.00	0.00
101-969-995.661	TRF TO MOTOR VEHICLE	170,000.00	0.00	0.00	170,000.00	0.00
Total Dept 969 - TRANSFER OUT DPW		220,000.00	0.00	0.00	220,000.00	0.00
Dept 970 - TRANSFERS OUT PARKS/RECR.						
101-970-995.401	TRF TO MUNICIPAL IMPROVEMENT	25,000.00	0.00	0.00	25,000.00	0.00
101-970-995.661	TRF TO MOTOR VEHICLE	45,000.00	0.00	0.00	45,000.00	0.00
Total Dept 970 - TRANSFERS OUT PARKS/RECR.		70,000.00	0.00	0.00	70,000.00	0
TOTAL EXPENDITURES		18,108,461.00	4,314,091.81	3,554,795.09	13,794,369.19	23.82

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 08/31/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 08/31/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 101 - GENERAL FUND						
Fund 101 - GENERAL FUND:						
TOTAL REVENUES		18,108,460.00	10,237,569.65	8,650,460.02	7,870,890.35	56.53
TOTAL EXPENDITURES		18,108,461.00	4,314,091.81	3,554,795.09	13,794,369.19	23.82
NET OF REVENUES & EXPENDITURES		(1.00)	5,923,477.84	5,095,664.93	(5,923,478.84)	592,347,

REVENUE AND EXPENDITURE REPORT FOR CITY OF GROSSE POINTE WOODS

PERIOD ENDING 08/31/2025

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 08/31/2025 NORM (ABNORM)	ACTIVITY FOR MONTH 08/31/25 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	YTD BALANCE 08/31/2024 NORM (ABNORM)	% BDGT USED	PREV YEAR % BDGT USED
Fund 101 - GENERAL FUND								
000		18,028,460.00	10,237,569.65	8,650,460.02	7,790,890.35	9,810,531.44	56.79	55.98
931 - TRANSFER IN		80,000.00	0.00	0.00	80,000.00	0.00	0.00	0.00
TOTAL REVENUES		18,108,460.00	10,237,569.65	8,650,460.02	7,870,890.35	9,810,531.44	56.53	55.73
101 - CITY COUNCIL		110,573.00	19,271.49	4,908.79	91,301.51	9,453.15	17.43	9.88
105 - COMMISSIONS		53,317.00	1,865.46	1,071.56	51,451.54	2,072.03	3.50	6.23
172 - ADMINISTRATION		443,660.00	99,201.59	82,260.57	344,458.41	56,387.79	22.36	13.72
193 - CITY COMPTROLLER		526,566.00	112,807.74	91,223.59	413,758.26	89,510.15	21.42	16.46
209 - ADMIN-FRINGE BENEFITS		261,400.00	255,117.90	254,558.95	6,282.10	51,804.07	97.60	19.83
211 - OVERHEAD		150,009.00	8,023.63	5,621.59	141,985.37	5,416.03	5.35	4.06
215 - CITY CLERK/ELECTIONS		510,683.00	153,461.20	134,382.32	357,221.80	121,344.76	30.05	23.01
228 - MIS		495,254.00	131,247.49	61,316.13	364,006.51	128,976.79	26.50	26.10
229 - MIS FRINGE BENEFITS		31,280.00	27,580.00	27,580.00	3,700.00	10,314.52	88.17	20.48
257 - CITY ASSESSOR		122,855.00	17,909.81	7,684.41	104,945.19	19,570.60	14.58	16.77
265 - CITY HALL & GROUNDS		353,135.00	17,472.29	11,306.71	335,662.71	39,402.20	4.95	12.18
266 - CITY ATTORNEY		265,000.00	11,935.97	11,335.97	253,064.03	14,155.58	4.50	5.34
286 - COURT EXPENDITURES		423,319.00	88,834.23	74,763.42	334,484.77	69,330.42	20.99	15.24
305 - PUB SAF-ADMIN		384,332.00	36,237.98	21,184.93	348,094.02	35,658.67	9.43	10.51
310 - POLICE SERVICES		5,253,972.00	650,879.97	367,925.60	4,603,092.03	603,400.37	12.39	12.58
326 - SUPPORT SERVICES		168,927.00	1,148.06	1,148.06	167,778.94	5,559.78	0.68	3.56
339 - FIRE SERV/SAFETY INS		85,226.00	2,163.77	2,163.77	83,062.23	721.02	2.54	0.94
345 - PUB-SAF FRINGES		2,184,845.00	1,626,038.86	1,616,405.94	558,806.14	375,542.96	74.42	18.56
349 - OVERHEAD		249,722.00	7,426.28	6,326.82	242,295.72	2,978.59	2.97	1.26
371 - BUILDING INSPECTIONS		674,250.00	0.00	0.00	674,250.00	72.23	0.00	0.01
441 - PUBLIC WORKS-ADMIN		180,883.00	13,915.25	9,483.63	166,967.75	8,380.27	7.69	6.20
463 - ROUTINE MAINTENANCE		426,273.00	30,989.50	14,162.68	395,283.50	37,073.71	7.27	9.21
523 - FORESTRY SERVICES		332,385.00	7,277.73	3,880.15	325,107.27	33,281.40	2.19	10.71
531 - PUB WKS-FRINGE		398,730.00	323,477.55	320,445.67	75,252.45	112,429.91	81.13	31.04
594 - OVERHEAD		683,512.00	52,829.06	51,477.97	630,682.94	52,217.04	7.73	8.14
752 - PARKS & REC-ADMIN		18,938.00	1,782.33	1,249.92	17,155.67	387.78	9.41	2.00
774 - LFP EXPENDITURES		1,729,215.00	426,363.13	214,726.94	1,302,851.87	386,979.95	24.66	23.44
775 - CITY PARKS		139,133.00	33,301.96	13,629.31	105,831.04	30,756.80	23.94	22.90
780 - COMMUNITY CENTER		290,604.00	59,776.51	46,814.62	230,827.49	22,145.83	20.57	9.37
795 - PARKS & REC FRINGE		108,409.00	95,755.07	95,755.07	12,653.93	30,943.83	88.33	27.62
799 - OVERHEAD		25,611.00	0.00	0.00	25,611.00	0.00	0.00	0.00
967 - TRANSFERS OUT ADMIN.		425,539.00	0.00	0.00	425,539.00	0.49	0.00	0.00
968 - TRANSFER OUT DPS		310,904.00	0.00	0.00	310,904.00	0.00	0.00	0.00
969 - TRANSFER OUT DPW		220,000.00	0.00	0.00	220,000.00	0.00	0.00	0.00
970 - TRANSFERS OUT PARKS/RECR.		70,000.00	0.00	0.00	70,000.00	0.00	0.00	0.00
TOTAL EXPENDITURES		18,108,461.00	4,314,091.81	3,554,795.09	13,794,369.19	2,356,268.72	23.82	13.38
Fund 101 - GENERAL FUND:								
TOTAL REVENUES		18,108,460.00	10,237,569.65	8,650,460.02	7,870,890.35	9,810,531.44	56.53	55.73
TOTAL EXPENDITURES		18,108,461.00	4,314,091.81	3,554,795.09	13,794,369.19	2,356,268.72	23.82	13.38
NET OF REVENUES & EXPENDITURES		(1.00)	5,923,477.84	5,095,664.93	(5,923,478.84)	7,454,262.72	592,347,	100

MONTHLY FINANCIAL REPORT
GROSSE POINTE WOODS MUNICIPAL COURT

TO: City Administrator Frank Schulte
Municipal Judge Theodore A. Metry

FROM: Court Clerk Rachelle Matouk

RE: Court Revenue and activity for August, 2025

COURT REVENUES:	Aug-24	Aug-25	Monthly Variance	Fiscal Year to Date 24/25	Fiscal Year to Date 25/26	Fiscal Year to Date Variance
Total Parking	$14,526.00	$13,244.00	-$1,282.00	$31,380.51	$25,829.00	-$5,551.51
Overpayment	$0.00	$60.00	$60.00	$10.00	$660.00	$650.00
OUIL Reimbursement	$0.00	$198.00	$198.00	$220.00	$198.00	-$22.00
Cost To Compel	$680.00	$1,822.00	$1,142.00	$1,858.00	$3,025.00	$1,167.00
Total Court Costs	$1,681.00	$1,620.00	-$61.00	$2,612.00	$2,775.00	$163.00
Penal Fine-Library Fund	$340.00	$0.00	-$340.00	$410.00	$0.00	-$410.00
Total Moving	$9,086.00	$10,439.00	$1,353.00	$20,222.25	$21,119.00	$896.75
Court Appt Atty Reimbursement	$125.00	$0.00	-$125.00	$125.00	$0.00	-$125.00
Miscellaneous	$1,054.50	$1,577.50	$523.00	$1,834.50	$2,440.00	$605.50
Total Probation	$340.00	$142.00	-$198.00	$743.75	$362.00	-$381.75
TOTAL	**$27,832.50**	**$29,102.50**	**$1,270.00**	**$59,416.01**	**$56,408.00**	**-$3,008.01**

DEPARTMENT OF PUBLIC WORKS
AUGUST, 2025
MAINTENANCE REPORT

SUBJECT	TASK	TOTAL HOURS
Building & Grounds	Torrey Rd Pump Station	160
	City Hall/Public Safety/Community Center/Court	72
	Cook School	
	Electrical	
	DPW	40
	Miscellaneous	
Equipment & Garage	Service Equipment	384
	Parts Chaser	4
	Clean/Paint	
	Miscellaneous	
Forestry	Trim/Elevate/Remove	304
	Stump/Clean Up	32
	Tree Planting	
	Miscellaneous	
Street Maintenance	Cut Grass	360
	Flowers/Flower Beds/Shrubs	144
	Clean Islands/Parking Lots	
	Asphalt Patch - Cold	48
	Street Sweeping Miles/Hrs. 362mi	72
	Street Paint	240
	Wood Chipping	232
	Mulch	
	Weeds	96
	Edging	
	Concrete	88
	Miscellaneous	32
Elections	Set Up/Tear Down	
Signs	New Signs- New Posts-Repairs	88
Wtr/Wtr Transmission	Meters: Service/Sprinkler System	
	Water service line repair	
	Fire Hydrant Service/Repair	
	Water Main Break	
	Stop Box	
	Resevoir	
	Miscellaneous / Miss Dig	302
Sewers/Catch Basins	Sewer Repairs/Drain Tap/Catch Basins	
	Manholes: Locate/Expose/Raise	
	Sewer Jetting	
	Vac-All Basins	32
	Miscellaneous	
Parking Meters	Collect Coins	48

	Repairs	32
	Miscellaneous	
Parks & Recreation	Lake Front Park	
	Other City Parks	48
	Ice Rinks	
	Miscellaneous	
	Total Hours for	**2,858**

Summary - Registrations (Courses)

Title	Revenue Acct#	Revenue	Void / CC Refunds	Total
Fitness Classes				
Community Center	101.000.653.310	$26.00	$0.00	$26.00
Totals For Fitness Classes		**$26.00**	**$0.00**	**$26.00**
Senior Programs				
Club	101.000.653.340	$220.00	$0.00	$220.00
Movies	101.000.653.340	$255.00	$0.00	$255.00
Totals For Senior Programs		**$475.00**	**$0.00**	**$475.00**
Special Events				
Lake Front Park	213.000.674.300	$95.00	$0.00	$95.00
Totals For Special Events		**$95.00**	**$0.00**	**$95.00**
Swim Team				
Woods Warriors	101.000.653.210	$56.00	$0.00	$56.00
Totals For Swim Team		**$56.00**	**$0.00**	**$56.00**
Tennis & Pickleball Lessons				
Adult	101.000.653.270	$1,072.50	$0.00	$1,072.50
Child	101.000.653.270	$1,430.00	$0.00	$1,430.00
Totals For Tennis & Pickleball Lessons		**$2,502.50**	**$0.00**	**$2,502.50**
Grand Totals		**$3,154.50**	**$0.00**	**$3,154.50**

Summary - Memberships

Item	Revenue Acct#	New Revenue	Renew Revenue	Void / CC Refund	Total	# Of New	# Of Renew
2025 Dog Park Pass Family	101.000.642.020	$100.00	$40.00	$0.00	$140.00	0	1
Boat Launch Season Pass Single	594.000.651.001	$80.00	$0.00	$0.00	$80.00	1	0
Caregiver Pass Family	101.000.642.020	$50.00	$0.00	$0.00	$50.00	3	0
Fitness Class Single	101.000.653.310	$96.00	$3,278.00	$0.00	$3,374.00	2	68
Miniature Golf - 8 visits Single	101.000.653.105	$70.00	$50.00	$0.00	$120.00	7	5
REPLACEMENT PP 23-25 Single	101.000.642.020	$160.00	$0.00	$0.00	$160.00	8	0
Special Visitor Pass Single	101.000.653.000	$20.00	$40.00	$0.00	$60.00	2	4
	Grand Totals	**$576.00**	**$3,408.00**	**$0.00**	**$3,984.00**	**23**	**78**

Summary - Merchandise Sales

Description	Revenue Acct#	Qty Sold	Qty Refunded	Revenue	Void / CC Refund	Total
Miniature Golf - $2 per person	101.000.653.105	538	0	$1,076.00	$0.00	$1,076.00
GPW Clothing Orders	101-000-040.010	0	0	$277.00	$0.00	$277.00
Reprint card fee	101.000.642.020	1	0	$20.00	$0.00	$20.00
Soundstage Rental	661.000.683.000	1	0	$2,000.00	$0.00	$2,000.00
			Grand Totals	**$3,373.00**	**$0.00**	**$3,373.00**

Summary - Facility Rentals

Title	Revenue Acct#	Revenue	Void / CC Refund	Total
Optional Rates				
Serving alcohol	101.000.646.000	$100.00	$0.00	$100.00
Totals For Optional Rates		**$100.00**	**$0.00**	**$100.00**
Room Rates				
All Rooms	101.000.646.000	$885.00	$0.00	$885.00
Cook School House	101.000.646.000	$200.00	$0.00	$200.00
Gazebo	101.000.653.400	$350.00	$0.00	$350.00
Park Room	101.000.646.000	$890.00	$0.00	$890.00
Pavilion	101.000.653.410	$975.00	$0.00	$975.00
Totals For Room Rates		**$3,300.00**	**$0.00**	**$3,300.00**
Security Deposits				
Security Deposit-CC	101.000.295.000	$1,200.00	($200.00)	$1,000.00
Totals For Security Deposits		**$1,200.00**	**($200.00)**	**$1,000.00**
Grand Total		**$4,600.00**	**($200.00)**	**$4,400.00**

Summary - Area Rentals

Title	Revenue Acct#	Revenue	Void / CC Refund	Total
Dock Rentals				
Category 2	594.000.651.002	$486.00	$0.00	$486.00
Category 3	594.000.651.002	$1,410.00	$0.00	$1,410.00
Floating Dock	594.000.651.002	$266.00	$0.00	$266.00
Level 4: Top Rack	594.000.651.002	$212.00	$0.00	$212.00
Ramp - Cat. 2	594.000.651.002	$629.00	$0.00	$629.00
	Totals For Dock Rentals	**$3,003.00**	**$0.00**	**$3,003.00**
	Grand Total	**$3,003.00**	**$0.00**	**$3,003.00**

Balance Register

10/01/2025 02:49 PM

Revenue Account Summary

Revenue Account#	Revenue	Void / CC Refund	Receipt Total	Cash	Check	Cash & Check Total	Credit Card	ACH	Acct Credit	Other
101.000.295.000	$1,200.00	($200.00)	$1,000.00	$200.00	$400.00	$600.00	$400.00	$0.00	$0.00	$0.00
101.000.642.020	$370.00	$0.00	$370.00	$100.00	$0.00	$100.00	$270.00	$0.00	$0.00	$0.00
101.000.646.000	$2,075.00	$0.00	$2,075.00	$0.00	$665.00	$665.00	$1,410.00	$0.00	$0.00	$0.00
101.000.653.000	$60.00	$0.00	$60.00	$60.00	$0.00	$60.00	$0.00	$0.00	$0.00	$0.00
101.000.653.100	$10.00	$0.00	$10.00	$10.00	$0.00	$10.00	$0.00	$0.00	$0.00	$0.00
101.000.653.105	$1,196.00	$0.00	$1,196.00	$974.00	$6.00	$980.00	$216.00	$0.00	$0.00	$0.00
101.000.653.210	$56.00	$0.00	$56.00	$0.00	$0.00	$0.00	$56.00	$0.00	$0.00	$0.00
101.000.653.270	$2,502.50	$0.00	$2,502.50	$110.00	$292.50	$402.50	$2,100.00	$0.00	$0.00	$0.00
101.000.653.310	$3,400.00	$0.00	$3,400.00	$996.00	$1,492.00	$2,488.00	$912.00	$0.00	$0.00	$0.00
101.000.653.340	$475.00	$0.00	$475.00	$397.00	$60.00	$457.00	$0.00	$0.00	$18.00	$0.00
101.000.653.400	$350.00	$0.00	$350.00	$50.00	$50.00	$100.00	$250.00	$0.00	$0.00	$0.00
101.000.653.410	$975.00	$0.00	$975.00	$150.00	$225.00	$375.00	$600.00	$0.00	$0.00	$0.00
101-000-040.010	$277.00	$0.00	$277.00	$160.75	$116.25	$277.00	$0.00	$0.00	$0.00	$0.00
213.000.674.300	$85.00	$0.00	$85.00	$35.00	$0.00	$35.00	$50.00	$0.00	$0.00	$0.00
594.000.651.001	$80.00	$0.00	$80.00	$0.00	$0.00	$0.00	$80.00	$0.00	$0.00	$0.00
594.000.651.002	$3,003.00	$0.00	$3,003.00	$90.00	$448.00	$538.00	$2,465.00	$0.00	$0.00	$0.00
661.000.683.000	$2,000.00	$0.00	$2,000.00	$0.00	$2,000.00	$2,000.00	$0.00	$0.00	$0.00	$0.00
Grand Totals	**$18,114.50**	**($200.00)**	**$17,914.50**	**$3,332.75**	**$5,754.75**	**$9,087.50**	**$8,809.00**	**$0.00**	**$18.00**	**$0.00**

Refunds - Check Request

Revenue Account#	Refund Total
101.000.295.000	($1,200.00)
101.000.653.210	($110.00)
594.000.651.001	($80.00)
Grand Total	**($1,390.00)**

MEMO 25-28

RECEIVED
SEP 18 2025
CITY OF GROSSE POINTE WOODS

TO: Frank Schulte, City Administrator

FROM: James Kowalski, Director of Public Services J.K

DATE: September 18, 2025

SUBJECT: Purchase – Two 3/4-Ton Pickup Trucks

In the 2025/26 fiscal year, the Departments of Public Works and Parks and Recreation needs to replace the 2013 GMC Sierra 3500 with dump box and the 2002 GMC Sierra 3500 with dump box. We are experiencing an increasing number of mechanical issues on both vehicles. The exteriors are rotted out and becoming hazardous, the plow attachments can no longer be used because the under carriage is rotted out, and the dump boxes no longer works. Pictures attached.

The departments recommend to purchase two new 3/4-ton dump trucks with plows.

Gorno Ford and ITU, Inc. have provided a quote to purchase two 2025 Ford F-250 regular cab pickup trucks with a plow through the MiDeal Program for $58,779.00. The trucks will be purchased from Gorno Ford in the amount of $48,797.00 and the plows through ITU Inc. in the amount of $9,982.00. The MiDeal Program is a cooperative purchasing program for state and government agencies and the city can take advantage of the government pricing offered.

Therefore, I recommend the purchase of two 2025 Ford F-250 regular cab pickup trucks from Gorno Ford, 22025 Allen Road, Woodhaven, MI 48183 in the amount of $97,594.00. I further recommend the purchase of two plows from ITU, Inc., PO Box 616, Oakland, IA 51560 in the amount of $19,964.00. Funds are available for this purchase in the Fiscal Year 2025/2026 Budget in the Motor Vehicles Capital Equipment – Public Works account No. 661-901-977.594 in the amount of $58,779.00 and in the Fiscal Year 2025/2026 Budget in the Motor Vehicles Capital Equipment – Parks & Rec account No. 661-901-977.799 in the amount of $58,779.00.

If you have any questions concerning this matter please contact me.

I do not believe any benefit will accrue to the City by seeking further bids. Approved for Council consideration.

F. Schulte — 9-18-25

Frank Schulte, City Administrator — Date

Fund Certification:

Account numbers and amounts have been verified as presented.

Steven Schmidt — 9/18/25

Steven Schmidt, Treasurer/Comptroller — Date

Preview Order F100 - F2B 4x4 Reg Cab SRW : Order Summary Time of Preview: 09/10/2025 12:50:28 Receipt: NA

Dealership Name : Gorno Bros Inc **Sales Code :** F48022

Dealer Rep.	patrick southward	**Type**	Fleet	**Vehicle Line**	Superduty	**Order Code**	F100
Customer Name	GP WOODS	**Priority Code**	K1	**Model Year**	2026	**Price Level**	630

DESCRIPTION	DESCRIPTION
F250 4X4 STYLESIDE PICKUP/142	50 STATE EMISSIONS
142 INCH WHEELBASE	SNOW PLOW PREP PACKAGE
TOTAL BASE VEHICLE	SPARE TIRE AND WHEEL
OXFORD WHITE	JACK
VINYL 40/20/40 SEATS	UPFITTER SWITCHES
MEDIUM DARK SLATE	410 AMP DUAL ALTERNATOR
PREFERRED EQUIPMENT PKG.600A	TOUGH BED SPRAY IN BEDLINER
.XL TRIM	DUAL BATTERY
.AIR CONDITIONING -- CFC FREE	CONN PKG: 1 YR INCL W/FORD APP
.AM/FM STEREO MP3/CLK	XL CHROME PACKAGE
.6.8L DEVCT NA PFI V8 ENGINE	.FOG LAMPS
10-SPEED AUTO TORQSHIFT-G	SPECIAL DEALER ACCOUNT ADJUSTM
LT245/75R17E BSW ALL-TERRAIN	SPECIAL FLEET ACCOUNT CREDIT
3.73 ELECTRONIC-LOCKING AXLE	FUEL CHARGE
JOB #1 ORDER	NET INVOICE FLEET OPTION (B4A)
FORD FLEET SPECIAL ADJUSTMENT	PRICED DORA
PLATFORM RUNNING BOARDS	ADVERTISING ASSESSMENT
10000# GVWR PACKAGE	DESTINATION & DELIVERY

TOTAL BASE AND OPTIONS

DISCOUNTS

TOTAL

MI Deal # MA240000001193

MI Deal Price Delivered $48,797.00

This order has not been submitted to the order bank.

This is not an invoice.

Q56264 Rev: 0

Detroit Location
28130 Groesbeck Hwy
Roseville MI 48066
Phone: (586) 774-4900
ituinc.com

QUOTE

Quote ID: Q56264 **Rev:** 0
Quote Date: 9/11/2025
Quote Valid Until: 9/26/2025
Payment Terms: 0/10N10
Salesperson: Mike Roland

Sold To:

City Of Grosse Pte Woods Dpw
20025 Mack Plaza
Grosse Pte Woods MI 48236

Contact: Jim Kowalski
Phone: (313) 343-2460
Email: JKowalski@gpwmi.us

Deliver To:

City Of Grosse Pte Woods Dpw
1200 Parkway

Grosse Pte Woods, MI 48236

Make	Model	Year	VIN
Ford	F250	2025	
Cab Type	Wheel Base	Cab to Axle	Factory Order Number
Reg		56	

Quantity	PartNumber	Description	Unit Price	Amount
1	**Title**	**Snow Plow Generic**	$9,982.00	**$9,982.00**
	Snow plow			
	Snow Plow Generic			
1 EA	**FI 93800**	**FISHER 93800 8' HDX SNOW PLOW**		
	FISHER 93800 8' HDX SNOW PLOW			
1 EA	**FI 97300-3**	**FISHER 97300-3 COMMON ATTACHMENT/HEADGEAR KIT**		
	FISHER 97300-3 COMMON ATTACHMENT/HEADGEAR KIT			
1 EA	**FI 77102**	**Fisher 77102 Mount Kit**		
	Fisher 77102 Mount Kit			
1 EA	**FI 85973-2**	**FISHER 85973 HEADLAMP HARNESS**		
	FISHER 85973 HEADLAMP HARNESS			
1 EA	**FI 72530**	**FISHER 72530 COMMON LIGHT KIT**		
	FISHER 72530 COMMON LIGHT KIT			
1 EA	**FI 85100**	**FISHER 85100 HAND HELD CONTROL**		
	FISHER 85100 HAND HELD CONTROL			
1 EA	**FI 29070-1**	**Isolation Module 3 Port Drl**		
	Isolation Module 3 Port Drl			
1 EA	**FI 41785**	**FISHER 41785 CAST IRON SHOE - HD2**		
	FISHER 41785 CAST IRON SHOE - HD2			
1 EA	**FI 52488**	**Snofoil Kit Hd2/Hdx**		
	Snofoil Kit Hd2/Hdx			
8.5 HR	**ITU SHOP LABOR**	**ITU SHOP LABOR**		
	ITU SHOP LABOR			
1 EA	**DETROIT SHOP SUPPLIES**	**DETROIT SHOP SUPPLIES**		

DETROIT - KANSAS CITY - OMAHA

Detroit Location
28130 Groesbeck Hwy
Roseville MI 48066
Phone: (586) 774-4900
ituinc.com

QUOTE

Quote ID: Q56264 **Rev:** 0
Quote Date: 9/11/2025
Quote Valid Until: 9/26/2025
Payment Terms: 0/10N10
Salesperson: Mike Roland

Quantity	PartNumber	Description	Unit Price	Amount
	DETROIT SHOP SUPPLIES			
1 EA	FREIGHT	Freight		
	Freight			

Sub Total:	**$9,982.00**
Tax:	**$0.00**
Total:	**$9,982.00**

Note:

Customer must fill out the information below before the order can be processed:

Accepted by:	
Signature:	
Company:	
Date:	
P.O. Number:	
VIN / Factory Order Number:	

THE INDEPENDENT TRUCK UPFITTERS ("ITU") TERMS AND CONDITIONS OF SALE, ACCESSIBLE AT HTTP://ITUINC.COM/TERMS, ARE AN INTEGRAL PART OF THIS AGREEMENT AND ARE HEREBY INCORPORATED BY REFERENCE. ITU'S WILLINGNESS TO SELL TO BUYER IS EXPRESSLY CONDITIONED ON BUYER'S ASSENT TO, AND WILLINGNESS TO BE BOUND BY, ITU'S TERMS AND CONDITIONS OF SALE.

By signing this quote you agree to pay the total quoted amount in full before receipt of the quoted items.
All prices are valid for 30 days from the time of the quote date.
Freight for product from the manufacturer to mounting stations is calculated at standard rates. Freight surcharges may apply.
Restocking charges may apply to cancelled orders. Rate will be based on the status of the order at the time of cancellation.
Quoted prices are valid only if total units quoted are ordered.
No additional discounts or rebates apply to the quoted prices.
3% service charge will be applied if paid by card.
Quoted prices do not include any applicable taxes or FET unless stated.

DPW # 17 – 2013 GMC Pickup

P&R # 3 – 2012 GMC Pickup

RECEIVED
SEP 25 2025
CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

MEMO 25-29

TO: Frank Schulte, City Administrator

FROM: James Kowalski, Director of Public Services J.K

DATE: September 25, 2025

SUBJECT: Purchase – Small Tractor with V-Plow

The Department of Public Works needs to replace 2003 John Deere Tractor with,V-Plow. This tractor is four years past its life expectancy of 15 years. The tractor is rusted inside and out and becoming hazardous. Parts are becoming increasingly difficult to find due to the design changes over the last decade.

The department recommends to purchase one new John Deere 3033R Compact Utility Tractor with V-Plow. This would be beneficial to the department due to the size, which makes it easier to maneuver while being used for street patch work, island grass edging, and sidewalk plowing.

AIS Construction Equipment has provided a quote to purchase one new John Deere 3033R Compact Utility Tractor with V-Plow through the MiDeal Program for $64,700.00. The MiDeal Program is a cooperative purchasing program for state and government agencies and the city can take advantage of the government pricing offered.

Therefore, I recommend the purchase of one new John Deere 3033R Compact Utility Tractor with V-Plow from AIS Construction Equipment, 65809 Gratiot Avenue, Lenox, MI 48050 in the amount of $64,700.00. Funds are included for this purchase in the Fiscal Year 2025/2026 Budget in the Motor Vehicles Capital Equipment – Public Works account No. 661-901-977.594.

If you have any questions concerning this matter please contact me.

I do not believe any benefit will accrue to the City by seeking further bids. Approved for Council consideration.

Frank Schulte, City Administrator — Date 9-25-25

Fund Certification:

Account numbers and amounts have been verified as presented.

Steven Schmidt, Treasurer/Comptroller

Prepared For	CITY OF GROSSE POINTE WOODS 20025 MACKAY ST DETROIT, MI 482341492	**Prepared By**	GWEN BONDAR 65809 Gratiot Avenue Lenox, MI 48050 GBONDAR@AISEQUIP.COM	**Quote ID** **Created On** **Expiration Date**	946753 05-Mar-2025 12-Mar-2025

Quote Summary

Equipment Summary	Selling Price	Qty	Extended
3033R Compact Utility Tractor (24 PTO hp)	54,350.00	1	54,350.00
WESTERN V-PLOW Snow Equipment	10,350.00	1	10,350.00
Equipment Total			**$64,700.00**

Quote Summary

Total Selling Price	$64,700.00
Sub-total Inc. Tax	**$64,700.00**
Balance Due	**$64,700.00**

*** Tax exempt fee**

Salesperson : X _____ **Accepted By : X** _____

Selling Equipment

Quote Id 946753

Customer CITY OF GROSSE POINTE WOODS

3033R Compact Utility Tractor (24 PTO hp)

Equipment Notes - - -
Hours - - -
Serial Number - - -
Stock Number - - -

Base and Options

3033R Compact Utility Tractor (24 PTO hp)	1
United States	1
English Operator's Manual and Decal Kit	1
eHydro™	1
Cab with Standard Seat	1
Factory Installed Stereo	1
Less Mid PTO	1
Less iMatch™ Quick Hitch Category 1	1
Dual Mid Selective Control Valve	1
41x14-20 (4PR, R3 Turf, 2 Position)	1
27x8.5-15 (6PR, R3 Turf, 2 Position)	1
Factory Installed Loader with Bucket	1

Dealer Attachments

Dual USB Charger	1
Air Ride Seat and Suspension	1
Rear Wiper Kit	1
External Mirror Kit (Cab Only)	1
Front 3-point hitch (3033R-3046R)	1
A-frame quick-attach system Category 1N	1
EH Third SCV (Cab Only)	1
Horn Kit (Cab Only)	1
Cab Rear Work Light Kit	1
Back-up Alarm Kit	1
Cab Beacon Light Kit	1

Other Charges

SET UP / PDI

Selling Equipment

Quote Id 946753

Customer CITY OF GROSSE POINTE WOODS

WESTERN V-PLOW Snow Equipment

Equipment Notes - - -
Hours - - -
Serial Number - - -
Stock Number - - -

Base and Options

WESTERN V-PLOW Snow Equipment	1

Other Charges

INSTALLATION

Jim Kowalski

From: Gwen Bondar <gbondar@aisequip.com>
Sent: Thursday, September 11, 2025 2:22 PM
To: Jim Kowalski
Cc: Matthew Crook
Subject: Re: Tractor / Plow Quote

CAUTION: This email originated from outside of the organization. DO NOT click links, open attachments or reply to this message unless you recognize the sender and know the content is safe:

Hi Jim - I have reviewed this quote, and I can honor the price.

Thank you,
Gwen

From: Jim Kowalski <JKowalski@gpwmi.us>
Sent: Wednesday, September 10, 2025 8:44 AM
To: Gwen Bondar <gbondar@aisequip.com>
Cc: Matthew Crook <mcrook@gpwmi.us>
Subject: Tractor / Plow Quote

Good Morning Gwen,
Can you please review the attached quote and let me know if the numbers are still good?

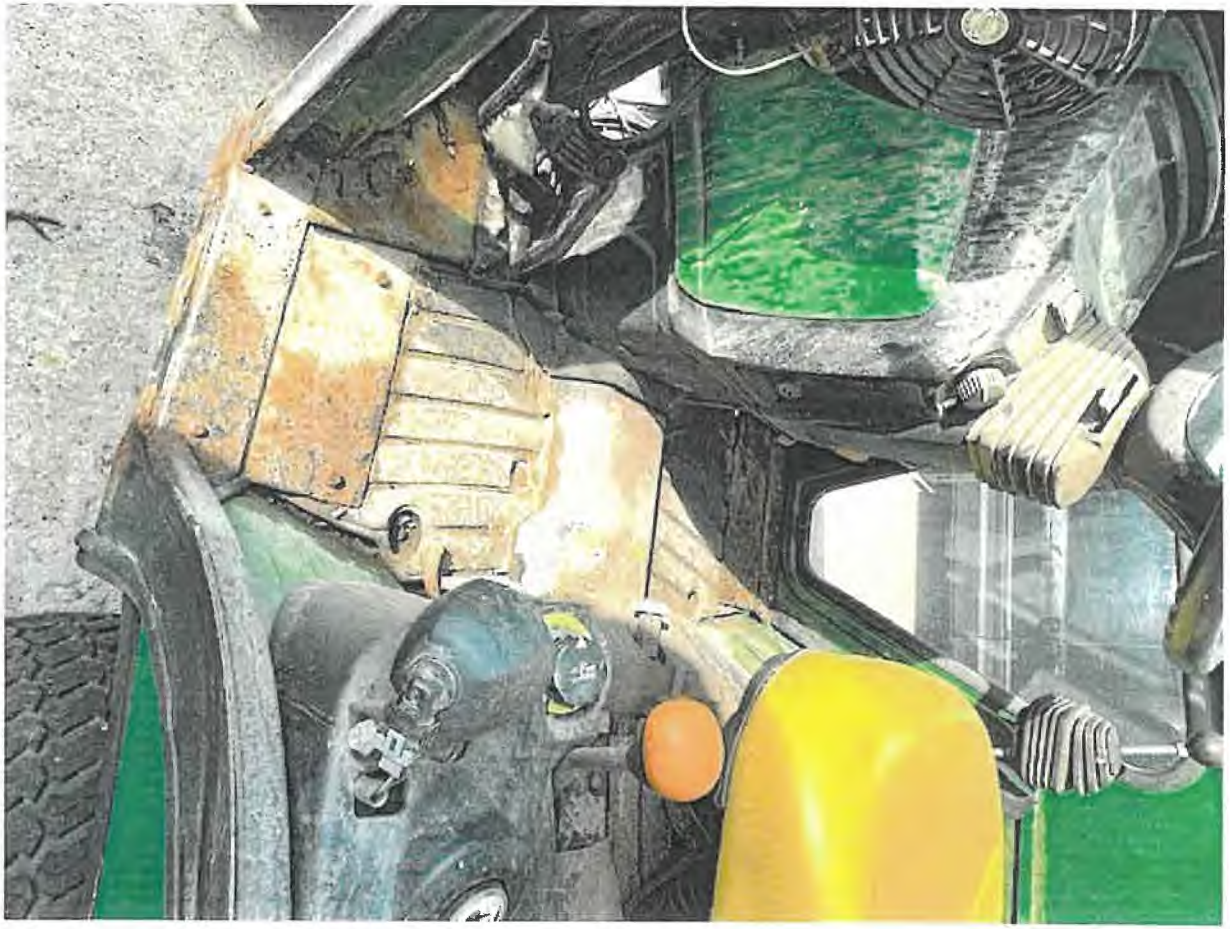
James Kowalski
Director of Public Services
City of Grosse Pointe Woods
(313) 343-2460

Property of the City of Grosse Pointe Woods. If you have received this transmission in error, please delete immediately.

> **ATTENTION:** This email was sent from someone outside of AIS/CRC/MCS/CFC. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Disclaimer: No agent, employee, or representative of AIS Construction Equipment Corporation has any authority to bind AIS to any affirmation, promise, representation, or warranty, unless it is expressly made and agreed to in a written and fully executed Sales Contract. No information in this communication shall become part of any contract for sale unless expressly agreed to by AIS in a fully executed Sales Contract.

DEERE
55



CITY OF GROSSE POINTE WOODS
DEPARTMENT OF PUBLIC SAFETY

Date: **September 30, 2025**

To: **City Administrator Frank Schulte** F.S.
Assistant City Administrator Susan Como

From: **John G. Kosanke, Director of Public Safety**

Subject: **MDART Agreement**

The Metro Detroit Auto Recovery Team (MDART) is comprised of several officers from multiple agencies working to combat auto theft and larceny from automobiles.

The MDART grant is a yearly grant which will be reviewed and evaluated upon the completion of twelve months. It has not been determined how long this grant will continue.

Together with the Michigan State Police, the Michigan Department of State, and the City of Troy, the City of Grosse Pointe Woods Department of Public Safety would like to enter into an agreement to work to reduce the number of automobile thefts in the grant coverage area. Auto theft has increased steadily in Grosse Pointe Woods in the past five years with a 247% increase from 2020 to 2024. We need to be more pro-active to reduce these statistics.

One of our officers will be assigned to begin working in conjunction with MDART for a one-year period.

I am respectfully requesting Council approval to accept and enter into the attached MDART agreement which has been reviewed and approved by City Attorney Debra Walling.

AGREEMENT
for
PARTICIPATION IN MDART AND RECEIPT OF ATPA GRANT FUNDS
between
Michigan State Police (Michigan State Police)
and
Michigan Department of State (MDOS)
and
City of Troy (Troy Police Department)
and
City of Grosse Pointe Woods (Grosse Pointe Woods Department of Public Safety)

I. PARTIES

This Agreement is made between Michigan State Police (Michigan State Police), Michigan Department of State (MDOS), City of Troy (Troy Police Department), City of Grosse Pointe Woods (Grosse Pointe Woods Department of Public Safety).

This Agreement will be performed by the parties' law enforcement agencies. Each party may be referred to in this Agreement by its respective law enforcement agency.

MDART may also be referred to in this Agreement as the "Grant Administrator." The parties are collectively referred to in this Agreement as the Michigan State Police automobile theft prevention team MDART.

II. PURPOSE

The purpose of this Agreement is to set forth the relationship and responsibilities of the members of MDART.

III. EXHIBITS

The following exhibits are part of this Agreement:

Exhibit A: FY 2026 Automobile Theft Prevention Authority (ATPA) Grant Application.

Exhibit B: FY 2026 ATPA Grant Contract.

IV. RESPONSIBILITIES

MDART agrees to accomplish the following objectives, which are more fully outlined in Exhibit A and Exhibit B:

Michigan State Police (Michigan State Police) will:

a. Work to reduce the number of automobile thefts in the grant coverage area, as defined in the ATPA Grant Application (Exhibit A), by investigating cases that have the highest potential for reducing the demand for stolen vehicles, arresting individuals who are involved in auto theft-related activities and reducing false auto theft reports.
b. Comply with ATPA guidelines, policies, and Uniform Crime Reporting (UCR) requirements for submission of data.
c. Maintain clear and reliable documentation of performance activity and financial expenditures.
d. Attend regular meetings for area detectives and insurance investigators, including participation in the monthly anti-car theft meetings.
e. Following forfeited property auctions, report to the ATPA the dollar amount deposited into the designated forfeiture account on progress reports.
f. Receive quarterly progress reports and reimbursement requests from MDART participating law enforcement agencies, compile received reports and submit compiled data with supporting documentation to the ATPA by the due dates designated in the ATPA Grant Contract (Exhibit B).

Michigan Department of State (MDOS) will:

a. To provide Investigative assistance to auto theft investigators in regard to obtaining Michigan Department of State records needed to further on-going criminal investigations.
b. Comply with ATPA guidelines, policies, and Uniform Crime Reporting (UCR) requirements for submission of data.
c. Maintain clear and reliable documentation of performance activity and financial expenditures.
d. Attend regular meetings for area detectives and insurance investigators, including participation in the monthly anti-car theft meetings.
e. Following forfeited property auctions, report to the Grant Administrator the dollar amount deposited into the designated forfeiture account on progress reports.
f. Submit quarterly progress reports and reimbursement requests to the Grant Administrator by the due dates set by the Grant Administrator.
g. To investigate allegations of fraudulent vehicle and driver's license related crimes, conduct administrative inspections at establishments licensed by or those required to be licensed by Michigan Department of State, and work with MSP Investigators to pursue criminal charges when warranted.

City of Troy (Troy Police Department) will:

a. Work to reduce the number of automobile thefts in the grant coverage area, as defined in the ATPA Grant Application (Exhibit A), by investigating cases that have the highest potential for reducing the demand for stolen vehicles, arresting individuals who are involved in auto theft-related activities and reducing false auto theft reports.
b. Comply with ATPA guidelines, policies, and Uniform Crime Reporting (UCR) requirements for submission of data.
c. Maintain clear and reliable documentation of performance activity and financial expenditures.
d. Attend regular meetings for area detectives and insurance investigators, including participation in the monthly anti-car theft meetings.

e. Following forfeited property auctions, report to the Grant Administrator the dollar amount deposited into the designated forfeiture account on progress reports.
f. Submit quarterly progress reports and reimbursement requests to the Grant Administrator by the due dates set by the Grant Administrator.

City of Grosse Pointe Woods (Grosse Pointe Woods Department of Public Safety) will:

a. Work to reduce the number of automobile thefts in the grant coverage area, as defined in the ATPA Grant Application (Exhibit A), by investigating cases that have the highest potential for reducing the demand for stolen vehicles, arresting individuals who are involved in auto theft-related activities and reducing false auto theft reports.
b. Comply with ATPA guidelines, policies, and Uniform Crime Reporting (UCR) requirements for submission of data.
c. Maintain clear and reliable documentation of performance activity and financial expenditures.
d. Attend regular meetings for area detectives and insurance investigators, including participation in the monthly anti-car theft meetings.
e. Following forfeited property auctions, report to the Grant Administrator the dollar amount deposited into the designated forfeiture account on progress reports.
f. Submit quarterly progress reports and reimbursement requests to the Grant Administrator by the due dates set by the Grant Administrator.

The Parties mutually agree:

a. To make all reasonable efforts to ensure that all reports are submitted to the Grant Administrator, compiled, and forwarded to the ATPA by the due dates designated in the ATPA Grant Contract (Exhibit B).
b. To work cooperatively to fulfill all grant requirements as stated in the ATPA Grant Contract (Exhibit B).
c. To use the Michigan High Intensity Drug Trafficking Areas' Deconfliction Center on all cases, when applicable.

V. LIABILITY

Each Party shall be responsible for its own acts and the acts of its employees and agents, the costs associated with those acts, and the defense of those acts.

VI. ASSURANCES

- Each party certifies that it and its principals:
- Are not presently debarred, suspended, proposed for debarment, declared ineligible, sentenced to a denial of federal benefits by a state or federal court, or voluntarily excluded from covered transactions by any federal department or agency.
- Have not within a three-year period preceding this Agreement been convicted of or had a civil judgment rendered against them and are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) for commission of fraud or criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes; commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, on making false statements, or receiving stolen property;
- Have not within a two-year period preceding this Agreement been convicted of a felony criminal violation under any federal law; and

- Have not within a three-year period preceding this Agreement had one or more public transactions (federal, state, or local) terminated for cause or default.

VII. CORRESPONDENCE

All notices or other written communications shall be addressed as indicated in this section, or as specified, by subsequent written notice delivered by the party whose address or authorized representative has changed.

Notices or other communications required by, or related to, this Agreement shall be in writing and shall be delivered in one of the following manners:

a. In person.
b. By certified registered mail, return receipt requested, with all postage or charges prepaid; or,
c. By email to the email address identified for the authorized representative.

Michigan State Police:
Contact:
Address:
City, State, Zip:
Telephone:
Email:

MDOS:
Contact:
Address:
City, State, Zip:
Telephone:
Email:

Troy:
Contact:
Address:
City, State, Zip:
Telephone:
Email:

Grosse Pointe Woods:
Contact:
Address:
City, State, Zip:
Telephone:
Email:

VIII. TERM

This Agreement is contingent upon funds being awarded by the ATPA for auto-theft prevention activities. This Agreement is effective when signed by the Parties, by and through their duly authorized representatives, for a period beginning October 1, 2025 through September 30, 2026, unless terminated early, as hereinafter set forth.

IX. TERMINATION

Any party may terminate this Agreement for any reason, provided that at least 30 days advance written notice of termination is given to the non-terminating parties by the terminating party.

X. ENTIRE AGREEMENT AND AMENDMENT

This Agreement is the complete and exclusive Agreement between the Parties with respect to the subject matter thereof, and supersedes all prior negotiations, representations, proposals, and other communications between the Parties either oral or written. This Agreement may only be amended by a written document signed by the Parties after receiving approval from their governing bodies. However, a Party may change its Correspondence information without amending the Agreement in accordance with Section VII; it is not necessary to amend this Agreement for the sole purpose of changing the Correspondence information.

XI. COUNTERPARTS

This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this Agreement delivered by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

XII. SIGNATURES

Each Party certifies that it has received approval from its governing body via resolution to enter into this Agreement. The person signing this Agreement on behalf of each Party certifies that he or she has the necessary approval and authority to sign this Agreement on behalf of the Party and bind the Party to the terms and conditions contained herein.

Michigan State Police (Michigan State Police)
By: _____ **Date:**_____
Printed Name:
Title:

Michigan Department of State (MDOS)
By: _____ **Date:**_____
Printed Name:
Title:

City of Troy (Troy Police Department)
By: _____ **Date:**_____
Printed Name:
Title:

City of Grosse Pointe Woods (Grosse Pointe Woods Department of Public Safety)
By: _____ **Date:**_____
Printed Name:
Title:

CITY OF GROSSE POINTE WOODS

Office of the Treasurer/Comptroller

Memorandum

DATE: October 6, 2025

TO: Mayor and City Council

FROM: Steven Schmidt, Treasurer/Comptroller

SUBJECT: Metro Act Fees PA 48

Public Act 48 of 2002, also known as the METRO (Metropolitan Extension Telecommunications Rights-of-Way Oversight) act is an act created to provide telecommunication rights-of-way oversight authority; to provide for fees; to prescribe the powers and duties of municipalities and certain state agencies and officials; to provide for penalties; and to repeal acts and parts of acts. The local community stabilization authority is tasked with performing the powers, duties, functions and responsibilities vested in the authority under the public act.

Historically, the city receives Metro Act funds in June of each year. The chart below details funds received for the past three fiscal years.

Fiscal Year	Major Road Funding	Local Road Funding	Total Rec'd
FY 2022-2023	$15,467.75	$46,403.23	$61,870.98
FY 2023-2024	$14,760.05	$44,280.15	$59,040.20
FY 2024-2025	$16,155.02	$48,465.04	$64,620.06

I recommend that City Council authorize the City Administrator to approve the right-of-way telecommunication permit amendment Michigan Bell Telephone Company d/b/a AT&T until September 30, 2030, or such later date as may be requested by Permittee and approved by Municipality in writing;

RIGHT-OF-WAY TELECOMMUNICATIONS PERMIT AMENDMENT

The Right-of-Way Telecommunications Permit issued by the City of Grosse Pointe Woods ("Municipality") on September 14, 2005, to Michigan Bell Telephone Company, now d/b/a/ AT&T Michigan, ("Permittee") which was amended several times, most recently on June 17, 2019, to extend the term until September 30, 2025. The Permit is hereby amended by modifying the Sections and Exhibits included in this Amendment to read as indicated for the purposes of extending the Term, updating information, including the route map and confirming a continued bond requirement.

2. Grant

2.1 Municipality hereby issues a permit under the METRO Act to Permittee for access to and ongoing use of the Public Right-of-Way identified in Exhibit A, and in additional Route Maps complying with and required by the METRO Act that have been or are submitted to Municipality for Facilities not shown on or substantially completed since the preparation of Exhibit A, to construct, install and maintain Telecommunication Facilities on the terms set forth herein.

3.1 Permittee Contacts

3.1.1 The address, e-mail address, phone number and contact person (title or name) at Permittees local office is: **Angela Wesson, Right-of-Way Manager, 23500 Northwestern Highway, Room B-1250 – Building W, Southfield, MI 48075, ad3245@att.com, (248) 877-9518**

3.1.2 If Permittee's engineering drawings, as-built plans and related records for the Telecommunication Facilities will not be located at the preceding local office, the location address, phone number and contact person (title or department) for them is: **Daren Heckman, Wire Center Design Engineer, 100 S Main Street, Mt Clemens, MI 48043, dh7851@att.com, (586) 382-9918**

3.1.3 The name, title, address, e-mail address and telephone numbers of Permittee's engineering contact person(s) with responsibility for the design, plans and construction of the Telecommunication Facilities is: **Daren Heckman, Wire Center Design Engineer, 100 S Main Street, Mt Clemens, MI 48043, dh7851@att.com, (586) 382-9918**

3.1.4 The address, phone number and contact person (title or department) at Permittee's home office/regional office with responsibility for engineering and construction related aspects of the Telecommunication Facilities is: **Mike Henderson, Associate Director Design Engineering, 100 S Main Street, Mt Clemens, MI 48043, mh2725@att.com, (248) 622-8142**

3.1.5 Permittee shall at all times provide Manager with the phone number at which a live representative of Permittee (not voice mail) can be reached 24 hours a day, seven

(7) days a week, in the event of a public emergency. At the time of this Amendment, that number was: **(800) 288 – 2020.**

7.1 Term. The term ("Term") of this Permit shall be until the earlier of:

7.1.1 **September 30, 2030, or such later date as may be requested by Permittee and approved by Municipality in writing;** or

7.1.2, 7.1.3, 7.1.4, and 7.1.5 [Unchanged]

8. Performance Bond or Letter of Credit

8.1 Municipal Requirement. Municipality may require Company to post a bond (or letter of credit) as provided in Section 15(3) of the METRO Act, as amended [MCL § 484.3115(3)] and is described in Exhibit B.

12.1 Notices. All notices under this Permit shall be given as follows:

12.1.1 If to Municipality, to City of Grosse Pointe Woods City Administrator, 20025 Mack Plaza Drive, Grosse Pointe Woods, Michigan 48326. With a copy to the City Clerk at the same address.

12.1.2 If to Permittee, to **Angela Wesson, Right-of-Way Manager, 23500 Northwestern Highway, Room B-1250 – Building W, Southfield, MI 48075, ad3245@att.com, (248) 877-9518**

City of Grosse Pointe Woods

_____ By:_____

Date Frank Schulte

Its: City Administrator

Acknowledgement of Receipt: Permittee acknowledges receipt of this Permit Amendment granted by Municipality.

Michigan Bell Telephone Company d/b/a AT&T Michigan., Permittee

_____ By:_____

Date

Its: _____

AMENDED EXHIBIT A
Public Right-of-Way to be Used by Telecommunications Facilities

This Permit covers all existing Permittee Facilities, which as defined in Section 1.8 of this Permit, do not include antennas, supporting structures for antennas, equipment shelters or houses, and any ancillary equipment and miscellaneous hardware, in the public rights-of-ways located in the White Lake Township as of the date this Amendment is issued by the Municipality.

The Public Right-of-Way that Permittee is granted access to and the use for the areas shown in the Route Map below, subject to the approval of more specific drawings.

At any time, Permittee seeks to install Telecommunication Facilities in the public rights-of-way located in the Township in addition to Permittee's Telecommunication Facilities in existence as of the date of this Amendment, the construction and installation of such additional Facilities Permittee shall submit to the Municipality Clerk a written request to modify this Permit, which such request shall include an Amended Exhibit A Route Map.

Permittee shall not begin construction or installation of such additional Telecommunication Facilities in the rights-of-way located in the Municipality prior to providing a Right-of-Way permit application and the Municipality's issuance of a right-of-way permit, which shall serve as Municipality's approval of plans for the construction and installation of Telecommunication Facilities under Section 4.6 of this Permit.

Michigan Metro Act

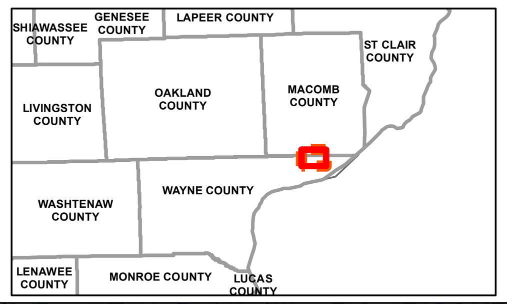
Grosse Pointe Woods Route Maps Sept 2025 Project

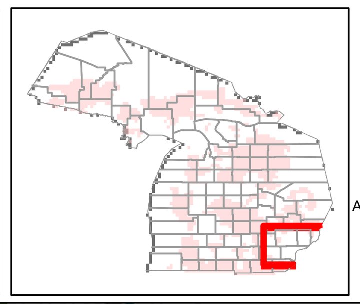
Sheet: A1

AT&T

Legend

- Conduit
- Aerial
- Buried
- Building
- Floating
- Submarine
- Underground
- Null
- Mapping Index
- Township Range Section
- Out of Franchise Area
- City Limit Boundaries
- Interstates
- Streets
- Railroads
- Airports
- Parks
- Parcel Lines





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Location of facilities shown herein are subject to field verification. No liability is assumed by AT&T as to the accuracy of location facilities. Please call USA at 811 two working days in advance of any grading or excavation in vicinity of our underground facilities. AT&T propriety (internal use only). Not for use or disclosure outside the AT&T companies except under written agreement. Telco proprietary data is not to be disclosed to siloed employees.

AT&T PROPRIETARY-This information constitutes confidential trade secrets and commercial or financial information owned by AT&T and is shared for Critical Infrastructure Protection purposes only. It is exempt from disclosure under the Freedom of Information Act(5 USC 552), Exemptions (b)(3)&(4), and its disclosure is prohibited under the Trade Secrets Act(18 USC 1905), the Critical Infrastructure Information Act of 2002, 6 USC 133, and any State or local law requiring disclosure of information or records. This information must not be copied or distributed to others not agreed upon by AT&T, but in all events do not copy or distribute to such others without notification pursuant to Executive Order 12600.

Date: 9/23/2025

EXHIBIT B

Bond

As authorized under Section 8 of the Permit that this Exhibit is attached to and part of a Bond, conforming to these specifications and requirements is required in an amount that does not exceed the reasonable cost to ensure that the Public Right-of-Way is returned to its original condition during and after Permittee's access and use.

The Bond shall be in the form of surety bond form approved by the Municipality and shall be posted with Municipality before any construction or engineering permit may be issued, and as a requirement for effectiveness of this Permit.

The determination of whether the Bond will be required, and if so, the initial amount of the Bond shall be determined and communicated to Permittee by Municipality based on the construction plans submitted to and approved by Municipality, with any construction or engineering permit bond for that amount, allowed to serve as the Bond required by this Permit.

During the term of this Permit, Municipality reserves the right to increase the Bond amount if it is no longer sufficient to cover the reasonable cost to ensure that the Public Right-of-Way is returned to its original condition during and after Permittee's access and use. Such right shall be exercised by written notice to Permittee that specifies the increased amount and date it is to be provided that is at least 60 days after Municipality's notice.

Right of Way Performance and Completion Bond
Continuous

Bond No. SU1211985

KNOW ALL MEN BY THESE PRESENTS:

THAT WE MICHIGAN BELL TELEPHONE COMPANY dba AT&T MICHIGAN as Principal, and ARCH INSURANCE COMPANY , a corporation duly incorporated under the laws of the State of Missouri and authorized to do business in the State of Michigan, as Surety, are held and firmly bound unto the CITY OF GROSSE POINTE WOODS, as Obligee, in the penal sum of Ten Thousand and No/100 ---------- ($10,000.00 ----------)Dollars, for the payment of which we hereby bind ourselves, our heirs, executors and administrators, jointly and severally, firmly by these presents.

WHEREAS, the Principal has received, or may upon application receive, a permit or permits from the Obligee to perform work on, about or adjacent to a right of way as may be particularly specified in said permit or permits, to which permit or permits reference is hereby made and are made part hereof; and

WHEREAS, the Principal is required to maintain a performance and completion bond guaranteeing that either the Permitted Work will be completed in its entirety or the public right of way will be restored to its condition prior to the commencement of the Permitted Work if the Principal fails to complete the Permitted Work to the satisfaction of the Obligee.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE SUCH, that if the Principal shall faithfully comply with all applicable laws, statutes, ordinances, rules or regulations pertaining to the Permitted Work, and shall either complete the Permitted Work in its entirety or restore the public right of way to its condition prior to the commencement of the Permitted Work, then this obligation shall be null and void; otherwise to remain in full force and effect.

This bond shall become effective on August 20, 2025.

PROVIDED, that regardless of the number of years this bond is in force, the Surety shall not be liable hereunder for a larger amount, in the aggregate, than the penal sum listed above.

SIGNED, SEALED AND DATED this August 26, 2025.

MICHIGAN BELL TELEPHONE COMPANY
dba AT&T MICHIGAN

Principal

Stacy Roth

Stacy Roth, Assistant Treasurer

ARCH INSURANCE COMPANY

By: Elizabeth P. Cervini, Attorney-in-fact

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:
That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Allison Thornhill, David A. High, David A. Johnson, David C. Rosenberg, Denise M. Bruno, Elizabeth B. Pendleton, Elizabeth P. Cervini, Harry C. Rosenberg, James M DiSciullo, John E. Rosenberg, John M. Wescott, Jonathan F. Black, Julia R. Burnet, Matthew J. Rosenberg, Melissa J. Hinde, Michelle Richards, Nevin Beyer and Stephanie S. Helmig of Wayne, PA (EACH)

its true and lawful Attorney(s)in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding One Hundred Fifty Million Dollars ($150,000,000.00). This authority does not permit the same obligation to be split into two or more bonds In order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on August 31, 2022, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:
"**VOTED**, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on August 31, 2022:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on August 31, 2022, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. **In Testimony Whereof**, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this **15th day of July, 2025**.

Attested and Certified

Regan A. Shulman, Secretary

Arch Insurance Company CORPORATE SEAL 1971 Missouri

Arch Insurance Company

Stephen C. Ruschak, Executive Vice President

STATE OF PENNSYLVANIA SS
COUNTY OF PHILADELPHIA SS

I, **Michele Tripodi**, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.

Commonwealth of Pennsylvania - Notary Seal
Michele Tripodi, Notary Public
Philadelphia County
My commission expires July 31, 2029
Commission number 1168622

Michele Tripodi, Notary Public
My commission expires 07/31/2029

CERTIFICATION
I, **Regan A. Shulman**, Secretary of the Arch Insurance Company, do hereby certify that the attached **Power of Attorney dated July 15, 2025** on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.
IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 26th **day of** August **,** **20** 25 .

Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:
Arch Insurance Company Claims Department
Surety Claims
P.O. Box 542033
Omaha, NE 68154
suretyclaims@archinsurance.com

Arch Insurance Company CORPORATE SEAL 1971 Missouri

To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at SuretyAuthentic@archinsurance.com
Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.

ARCH INSURANCE COMPANY
STATEMENT OF FINANCIAL CONDITION
DECEMBER 31, 2024

Assets

Cash & Cash Equivalents in Banks	175,754,117
Bonds owned	7,485,879,345
Stocks	956,862,153
Premiums in course of collection	1,406,595,498
Accrued interest and other assets	1,957,852,150
Total Assets	$ 11,982,943,263

Liabilities

Reserve for losses and adjustment expenses	$4,026,358,684
Reserve for unearned premiums	2,547,334,728
Ceded reinsurance premiums payable	1,430,834,505
Amounts withheld or retained by company for account of others	158,863,371
Reserve for taxes, expenses and other liabilities	1,152,110,034
Total Liabilities	$9,315,501,322
Surplus as regards policyholders	2,667,441,941
Total Surplus and Liabilities	$11,982,943,263

By: _____ Attest: _____

Executive Vice President, Chief Financial Officer and Treasurer

Executive Vice President, General Counsel and Secretary

State of New Jersey)
) SS
County of Hudson)

Thomas James Ahern, Executive Vice President, Chief Financial Officer and Treasurer and Regan Abby Shulman, Executive Vice President, General Counsel and Secretary being duly sworn, of ARCH INSURANCE COMPANY, Missouri; and that the foregoing is a true and correct statement of financial condition of said company, as of December 31, 2024.

Subscribed and sworn to before me, this 20 day of March 2025

Notary Public _____

Barbara A Lee
NOTARY PUBLIC
State of New Jersey
ID # 50107758
My Commission Expires 6/27/2029

MEMO 25-4

TO: Susan Como, Assistant City Administrator

FROM: Owen Gafa, Director of Parks and Recreation

DATE: October 1, 2025

SUBJECT: Emergency Purchase of Pool Vacuums

An emergency purchase for two new pool vacuums, were needed to close out the 2025 season. The current equipment was outdated and no longer functioning at an efficient level.

A quote was provided by Aquatic Source in the amount of $20,022.70.

These vacuums are essential for maintaining the cleanliness and safety of our public pools, ensuring compliance with health standards and prolonging the lifespan of the facilities.

As this is an unexpected emergency purchase, it was not a budgeted expense in 2025/2026 Fiscal Year; however, funds are available in Account 101-774-972.000.

If you have any questions concerning this matter, please contact me.

I hereby certify that the above items are necessary for proper operation of this department.

Owen Gafa, Director of Parks and Recreation — Date 10/3/25

Recommended for City Council consideration.

Susan Como, Assistant City Administrator — Date 10/3/25

Fund Certification:

Account numbers and amounts have been verified as presented.

Steven Schmidt, Treasurer/Comptroller — Date 10/3/25

Invoice

aquatic source

190 Summit St
Brighton, MI 48116
Ph 248-366-0606

Invoice No:	68293
Invoice Date:	8/8/2025
Service Call ID:	
Completion Date:	8/8/2025
Customer ID:	
Customer PO:	
Payment Terms:	Net 30
Rep:	BB

Bill To

City of Grosse Pointe Woods
20025 Mack Plaza Dr
Grosse Pt Wds, MI 48236-2343

Service Location

Lakefront Park
23000 Jefferson Ave
St Clr Shores, MI 48080-2730

ITEM NO	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
38-00007	DOLPHIN WAVE 200 XL	2	ea	9,995.00	19,990.00
Delivery	DELIVERY - Logan Klaeren - Aug 08, 2025 10:33 AM - Delivered (2 OF 2)	1		32.70	32.70

GLOBAL SUPPLY CHAINS HAVE BEEN DISRUPTED BY A SLEW OF ISSUES THIS YEAR. AT THIS TIME, AQUATIC SOURCE WILL HOLD PRICING FOR 5 DAYS FROM DATE OF QUOTE. (SUBJECT TO CHANGE) PRODUCT SHORTAGES HAVE BEEN SEEN INDUSTRY WIDE. EXPECT LONG LEAD TIMES ON STOCKED AND NON-STOCKED ITEMS. ANY UNEXPECTED SURCHARGES OR SHIPPING CHARGES WILL BE PASSED ONTO END USER.

Subtotal	$20,022.70
Sales Tax (6.0%)	$0.00
Invoice Total	$20,022.70

We appreciate your business!
Please contact us immediately if there are any questions regarding this invoice.

CITY OF GROSSE POINTE WOODS

PROCLAMATION

WHEREAS, October 2025 is National Breast Cancer Awareness Month; and

WHEREAS, this year, an estimated 316,950 women and about 2,800 men will be diagnosed with breast cancer; and

WHEREAS, the pain of this disease will touch too many of our mothers, fathers, daughters, sisters, sons, and brothers with approximately 42,680 women dying this year from breast cancer; and

WHEREAS, over the past several decades, our Nation has made strides in the fight against breast cancer with over 4.0 million American women surviving this disease; and

WHEREAS, because early detection can decrease the risk of death from breast cancer, individuals are encouraged to speak with their doctors about recommended testing and clinical exams.

NOW, THEREFORE, I, ARTHUR W. BRYANT, Mayor of the City of Grosse Pointe Woods, Michigan, do hereby proclaim October 2025 as **NATIONAL BREAST CANCER AWARENESS MONTH** in the City of Grosse Pointe Woods.

Arthur W. Bryant

Mayor Arthur W. Bryant
October 6, 2025

CITY OF GROSSE POINTE WOODS
MEMORANDUM

Date: **September 30, 2025**
To: **Mayor and City Council**
From: **Frank Schulte, City Administrator**
Subject: **Resolution Grosse Pointe Gearheads**

On behalf of the Grosse Pointe Gearheads, the Robotics Club representing both Grosse Pointe South and Grosse Pointe North High Schools, respectfully requests that the City of Grosse Pointe Woods consider passing a resolution in support of their organization.

The Gearheads are part of the broader STEAM initiative (Science, Technology, Engineering, Arts, and Mathematics) within the Grosse Pointe Public School System. Their mission is to inspire and educate students through hands-on experience in robotics, teamwork, and problem-solving—skills that are essential in today's rapidly advancing technological world.

The Gearheads are seeking to formalize their structure by obtaining 501(c)(3) nonprofit status and applying for a charitable gaming license through the State of Michigan. To do so, they require a resolution of support from the local governing body in which our organization is based.

This resolution will not require any financial contribution or administrative oversight from the City.

Thank you very much for your time and consideration

Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

GEARHEADS STEAM BOOSTER CLUB
C/O GEARHEADS
696 LOCHMOOR BLVD
GROSSE POINTE, MI 48236

Date:
09/29/2023
Employer ID number:
93-2885148
Person to contact:
Name: Customer Service
ID number: 31954
Telephone: 877-829-5500
Accounting period ending:
December 31
Public charity status:
509(a)(2)
Form 990 / 990-EZ / 990-N required:
Yes
Effective date of exemption:
August 15, 2023
Contribution deductibility:
Yes
Addendum applies:
No
DLN:
26053662004403

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements

CITY OF GROSSE POINTE WOODS

WAYNE COUNTY, MICHIGAN

RESOLUTION RECOGNIZING GEARHEADS STEAM BOOSTER CLUB AS A NONPROFIT ORGANIZATION

At a regular meeting of the City Council of the City of Grosse Pointe Woods, Wayne County, Michigan, held on the 6th day of October, 2025, at 7:00 p.m.

PRESENT: Brown, Bryant, Gafa, Granger, Koester, McConaghy, Motschall

ABSENT: None

The following resolution was offered by Councilmember _____ and seconded by Councilmember _____:

WHEREAS: the City of Grosse Pointe Woods, MI recognizes the importance of supporting the Grosse Pointe Public School System to promote education for students in Science, Technology, Engineering, Arts and Math (STEAM); and

WHEREAS: the Grosse Pointe North and South High School Joint Robotics Team, aka FIRST Robotics Competition (FRC) Team 1189 - Gearheads, was founded in 2003 to promote STEAM education and meaningful STEAM experiences through a club affiliation open to all GPPSS high school students; and

WHEREAS: in 2023 the parents and mentors of the students on the Gearheads established a nonprofit (recognized by the IRS as a 501c3) organization, aka Gearheads STEAM Booster Club, to raise funds for the sole purpose of supporting the Gearheads robotics program; and

WHEREAS: the Gearheads STEAM Booster Club has decided to apply for a charitable gaming license from the State of Michigan and needs recognition by a local body of government;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City of Grosse Pointe Woods City Council that we hereby proclaim the Gearheads STEAM Booster Club to be a nonprofit, 501c3 organization operating within our community for the sole purpose of promoting STEAM education by supporting the Gearheads Robotics Team.

AYES:	Brown, Bryant, Gafa, Granger, Koester, McConaghy, Motschall
NAYS:	None
ABSENT:	None
ABSTENTIONS:	None

The resolution declared adopted.

_____

Paul P. Antolin, City Clerk

CERTIFICATION

I, Paul P. Antolin, Clerk of the City of Grosse Pointe Woods, do hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Council on October 6, 2025, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and will be, or have been, made available as required by said Act.

_____

Paul P. Antolin, City Clerk

Charitable Gaming Division
101 E. Hillsdale, Box 30023
Lansing, Michigan 48909
(517) 335-5780
www.michigan.gov/cg

For Internal Use Only

QUALIFICATION INFORMATION

THIS IS AN INFORMATION FORM ONLY, NOT A LICENSE APPLICATION. Complete this form and submit with the required qualification documents listed on the attached Qualification Requirements sheet. A Bingo, Raffle, or Charity Game Ticket license application and fee may also be submitted with this information. See box #5 below for mailing instructions.

1. ORGANIZATION INFORMATION

Organization Name			Organization Telephone Number
Gearheads STEAM Booster Club			3137028212
Organization Physical Street Address			
696 Lochmoor Blvd.			
City	State	Zip Code	County
Grosse Pointe Woods	MI	48236	82 Wayne
Organization Mailing Address			☑ *Same as Physical Address*
City	State	Zip Code	County
Organization Email Address			

2. ORGANIZATION PURPOSE

Briefly describe the purpose of your organization.

The purpose of this Club is to raise funds and provide fiscal stewardship in support of the Gearheads robotics team in the Grosse Pointe Public School System (GPPSS).This Club is organized exclusively for charitable purposes as defined in Section 501(c)(3) of the IRS Code.

3. LICENSE APPLICATION

Enclosed is a completed application and fee for a ☐ Bingo ☑ Raffle ☑ Charity Game Ticket license

For all license applications, visit our website at www.michigan.gov/cg/qualify-and-apply. Make checks payable to STATE OF MICHIGAN.

4. PRINCIPAL OFFICER INFORMATION

Principal Officer Name			Title
Matthew Rigotti			President
Mailing Address			City
333 Washington Road			Grosse Pointe
State	Zip Code	Telephone Number (Day)	Telephone Number (Evening)
MI	48230	2486603561	2486603561
Email Address			
mattrigotti@gmail.com			

By signing below, I hereby certify that the representations, information, and data presented are true, accurate, and complete to the best of my knowledge. I understand that failure to answer truthfully, completely, and accurately could preclude the organization from receiving an approval to obtain a gaming license.

Principal Officer Signature	Date
Matthew Rigotti	9/27/2025

5. MAILING INSTRUCTIONS

Mail this completed Qualification Information form, the required qualification documentation listed on the Qualification Requirements sheet, and the completed license application and fee (if also applying for a gaming license) to Charitable Gaming Division, PO Box 30023, Lansing, MI 48909. If submitting by overnight carrier (FedEx, UPS, etc.), send to Charitable Gaming Division, 101 East Hillsdale, Lansing, MI 48933.

Charitable Gaming Division
101 E. Hillsdale, Box 30023
Lansing, Michigan 48909
(517) 335-5780
www.michigan.gov/cg

LOCAL CIVIC ORGANIZATION QUALIFICATION REQUIREMENTS

If the organization has never submitted qualifying information as a local civic organization, the following information shall be submitted in the name of the organization prior to being approved to conduct a bingo, raffle, or charity game. A previously qualified organization may be required to submit updated qualification information to assure its continued eligibility under the act.

1. A signed and dated copy of the organization's current bylaws or constitution, including membership criteria.
2. A complete copy of the organization's Articles of Incorporation that have been filed with the Corporations and Securities Bureau, if the organization is incorporated.
3. A copy of the letter from the IRS stating the organization is exempt from federal tax under IRS code 501(c) OR copies of one bank statement per year for the previous five years, excluding the current year.
4. A provision in the bylaws, constitution, or Articles of Incorporation that states should the organization dissolve, all assets, and real and personal property will revert to the benefit of the local government or another nonprofit organization.
5. A revenue and expense statement for the previous 12 month period to prove all assets are used for charitable purposes, i.e. 990's, treasurer's report, audit. Do not send check registers or cancelled checks. Explain the purpose of each expenditure made to an individual. Once the organization has conducted licensed gaming events, the Bureau may require the organization to provide additional proof that all assets are being used for charitable purposes.
6. A copy of a resolution passed by the local body of government stating the organization is a recognized nonprofit organization in the community (form attached).
7. A provision in the bylaws, constitution, or Articles of Incorporation indicating the organization will remain nonprofit forever.

Additional information may be requested after the initial documents submitted have been reviewed. If you have any questions or need further assistance, please call our office at (517) 335-5780.

Act 382 of the Public Acts of 1972, as amended, defines "A local civic organization in this state that is organized not for pecuniary profit; that is not affiliated with a state or national organization; that is recognized by resolution adopted by the local governmental subdivision in which the organization conducts its principal activities; whose constitution, charter, articles of incorporation, or bylaws contain a provision for the perpetuation of the organization as a nonprofit organization; whose entire assets are used for charitable purposes; and whose constitution, charter, articles of incorporation, or bylaws contain a provision that all assets, real property, and personal property must revert to the benefit of the local governmental subdivision that granted the resolution or another nonprofit organization on dissolution of the organization."

BSL-CG-1453(2/20)

Charitable Gaming Division
Box 30023, Lansing, MI 48909
OVERNIGHT DELIVERY:
101 E. Hillsdale, Lansing MI 48933
(517) 335-5780
www.michigan.gov/cg

LOCAL GOVERNING BODY RESOLUTION FOR CHARITABLE GAMING LICENSES

(Required by MCL.432.103a(i)(*ii*))

At a _____ meeting of the Grosse Pointe Woods City Counci
REGULAR OR SPECIAL — TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD

called to order by _____ on _____
DATE

at _____ a.m./p.m. the following resolution was offered:
TIME

Moved by _____ and supported by _____

that the request from Gearheads STEAM Booster Club of Grosse Pointe Woods,
NAME OF ORGANIZATION — CITY

county of Wayne,
COUNTY NAME
asking that they be recognized as a nonprofit organization operating in the community for the purpose of obtaining charitable gaming licenses, be considered for Approval.
APPROVAL/DISAPPROVAL

APPROVAL		DISAPPROVAL	
Yeas:	_____	Yeas:	_____
Nays:	_____	Nays:	_____
Absent:	_____	Absent:	_____

I hereby certify that the foregoing is a true and complete copy of a resolution offered and adopted by the Grosse Pointe Woods City Council at a _____
TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD — REGULAR OR SPECIAL

meeting held on _____.
DATE

SIGNED: _____
TOWNSHIP, CITY, OR VILLAGE CLERK

_____
PRINTED NAME AND TITLE

_____
ADDRESS

COMPLETION: Required.
PENALTY: Possible denial of application.

Docusign Envelope ID: 25DB51AD-78EE-4322-9409-4EC67A801BA5

ANDERSON, ECKSTEIN & WESTRICK, INC.
CIVIL ENGINEERS - SURVEYORS - ARCHITECTS
Shelby Township - Roseville - Livonia
586.726.1234 | www.aewinc.com

RECEIVED
OCT 01 2025
CITY OF GROSSE POINTE WOODS

September 11, 2025

Steven Schmidt, Controller
City of Grosse Pointe Woods
20025 Mack Avenue
Grosse Pointe Woods, Michigan 48236-2397

Reference: Final Payment Invoice
Ghesquiere Park Walking Path
City of Grosse Pointe Woods
AEW Project No. 0160-0482

Dear Mr. Schmidt:

Enclosed please find the Final Payment Invoice, along with the Consent of Surety and the Sworn Statement for the above-referenced project. We recommend issuing final payment for the ***Current Payment Amount (see Page 5)*** in the amount of ***$44,395.21*** to Warren Contractors & Development Inc., 14979 Technology Drive, Shelby Township, MI 48315.

If you have questions or require additional information, please contact our office.

Sincerely,

Signed by:
Ross T. Wilberding
205B23CECB0242B...

Ross T. Wilberding
Project Manager

PO 48806
401-902-977.104
OK - J.K
ES
RJ

cc: Frank Schulte, City Administrator
Jim Kowalski, Director of Public Services
Jeanne Duffy, Grosse Pointe Woods
Susan Como, Assistant City Administrator
Nick Cerullo, Warren Contractors & Development Inc.
Scott Lockwood, AEW, Inc.
Paul Antolin, Grosse Pointe Woods

Docusign Envelope ID: 25DB51AD-78EE-4322-9409-4EC67A801BA5

Anderson, Eckstein & Westrick, Inc.

Detailed Payment

0160-0482

Description	Ghesquiere Park Walking Path
Payment Number	4
Pay Period	07/01/2025 to 08/22/2025
Prime Contractor	Warren Contractors & Development, Inc 14979 Technology Dr. Shelby Township, MI 48315
Payment Status	Pending
Awarded Project Amount	$297,940.00
Authorized Amount	$320,705.71
Remarks	% Complete: 100%

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
Section: 1 - Description										
0001	1100001	LSUM	$40,000.000	1.000	0.000	1.000	1.000	1.000	$0.00	$40,000.00
Mobilization, Max: $40,000										
0002	2020002	Ea	$1,400.000	1.000	0.000	1.000	1.000	1.000	$0.00	$1,400.00
Tree, Rem, 19 inch to 36 inch										
0003	2020003	Ea	$2,500.000	1.000	0.000	1.000	1.000	1.000	$0.00	$2,500.00
Tree, Rem, 37 inch or Larger										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0004	2020004	Ea	$500.000	3.000	0.000	3.000	3.000	3.000	$0.00	$1,500.00
Tree, Rem, 6 inch to 18 inch										
0005	2027050	Ea	$140.000	8.000	0.000	8.000	8.000	8.000	$0.00	$1,120.00
_: Tree Root, Grind										
0006	2050010	Cyd	$60.000	0.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Embankment, CIP										
0007	2050043	Cyd	$115.000	91.270	0.000	91.270	91.270	91.270	$0.00	$10,496.05
Subgrade Undercutting, Type IV										
0008	2057002	Sta	$2,650.000	29.290	0.000	29.290	29.290	29.290	$0.00	$77,618.50
_: Station Grading										
0009	2087050	Ea	$115.000	1.000	0.000	1.000	1.000	1.000	$0.00	$115.00
_: Erosion Control, Inlet Filter										
0010	2087050	Ea	$175.000	19.000	0.000	19.000	19.000	19.000	$0.00	$3,325.00
_: Erosion Control, Inlet Protection, SedCage										
0011	3020020	Syd	$15.000	3,269.000	0.000	3,269.000	3,269.000	3,269.000	$0.00	$49,035.00
Aggregate Base, 8 inch										
0012	3060020	Ton	$45.000	0.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Maintenance Gravel										
0013	5010034	Ton	$177.000	0.000	0.000	0.000	0.000	0.000	$0.00	$0.00
HMA, 36A										
0014	5012025	Ton	$177.000	481.680	0.000	481.680	481.680	481.680	$0.00	$85,257.36
HMA, 4EML										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0015	8030010	Ft	$115.000	13.000	0.000	13.000	13.000	13.000	$0.00	$1,495.00
Detectable Warning Surface										
0016	8037010	Sft	$35.000	163.360	0.000	163.360	163.360	163.360	$0.00	$5,717.60
_: Curb Ramp, Conc, 8 Inch										
0017	8167051	LSUM	$22,000.000	1.000	0.000	1.000	1.000	1.000	$0.00	$22,000.00
_: Site Restoration and Cleanup										
0018	8507051	LSUM	$1,500.000	1.000	0.000	1.000	1.000	1.000	$0.00	$1,500.00
_: Audio Visual Record of Construction Area										
0020	2047051	LSUM	$1,400.000	1.000	0.000	1.000	1.000	1.000	$0.00	$1,400.00
_: Arborvitae Removal and Stump Grinding										
0030	2047051	LSUM	-$2,500.000	1.000	0.000	1.000	1.000	1.000	$0.00	-$2,500.00
_: HMA Credit										
0040	2047051	LSUM	-$10,000.000	1.000	0.000	1.000	1.000	1.000	$0.00	-$10,000.00
_: Aggregate Base Credit										
0050	2040055	Syd	$2.500	357.300	357.300	0.000	357.300	357.300	$893.25	$893.25
Sidewalk, Rem										
0060	2047011	Syd	$10.000	437.000	437.000	0.000	437.000	437.000	$4,370.00	$4,370.00
_: Sidewalk, Rem and Replace										
0070	5017051	LSUM	$500.000	1.000	1.000	0.000	1.000	1.000	$500.00	$500.00
_: HMA Hand Patch in front of ramp										
0080	8167011	Syd	$10.000	761.420	761.420	0.000	761.420	761.420	$7,614.20	$7,614.20
_: Add'l restoration outside of scope										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0090	8167051	LSUM	$7,500.000	1.000	1.000	0.000	1.000	1.000	$7,500.00	$7,500.00
_: Add'l grading and underdrain										
0100	8037051	LSUM	$7,848.750	1.000	1.000	0.000	1.000	1.000	$7,848.75	$7,848.75
_: Bench pads by Capizzo										
								Section Totals:	$28,726.20	$320,705.71
								Total Payments:	$28,726.20	$320,705.71

Time Charges

Time Limit	Original Deadline	Authorized Deadline	Charges This Period	Damages This Period	Days Completed To Date	Days Remaining To Date	Damages To Date
Final Completion	06/30/2025	06/30/2025	N/A	$0.00	N/A	0.0 Days	$0.00
						Total Damages:	$0.00

Summary

Current Approved Work:	$28,726.20	**Approved Work To Date:**	$320,705.71
Current Stockpile Advancement:	$0.00	**Stockpile Advancement To Date:**	$0.00
Current Stockpile Recovery:	$0.00	**Stockpile Recovery To Date:**	$0.00
Current Retainage:	$366.28	**Retainage To Date:**	$16,035.29
Current Retainage Released:	$16,035.29	**Retainage Released To Date:**	$16,035.29
Current Liquidated Damages:	$0.00	**Liquidated Damages To Date:**	$0.00
Current Adjustment:	$0.00	**Adjustments To Date:**	$0.00
Current Payment:	$44,395.21	**Payments To Date:**	$320,705.71
Previous Payment:	$29,112.60	**Previous Payments To Date:**	$276,310.50

I certify the items included on this report constitute my estimate of work completed and due the contractor as of the date of this document.

Signed by:
Ross T. Wilberding 09/22/2025
205B23CECB0242B...
Ross T. Wilberding

Signed by:
Nick Cerullo 09/22/2025
629EF4D61D67467...
Nick Cerullo

AIA® Document G707™ – 1994

Consent Of Surety to Final Payment

Bond No 54-257771

PROJECT: *(Name and address)* **Ghesquiere Park Walking Path, City of Grosse Pointe Woods, 0160-0482**	ARCHITECT'S PROJECT NUMBER:	OWNER: ☐
	CONTRACT FOR:	ARCHITECT: ☐
		CONTRACTOR: ☐
TO OWNER: *(Name and address)* **City of Grosse Pointe Woods** **20025 Mack Plaza Drive** **Grosse Pointe Woods, MI 48236-2397**	CONTRACT DATED:	SURETY: ☒ OTHER: ☐

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the
(Insert name and address of Surety)

United Fire & Casualty Company
PO Box 73909
Cedar Rapids, IA 52407-3909

, SURETY,

on bond of
(Insert name and address of Contractor)

Warren Contractors & Development, Inc.
14979 Technology Dr.
Shelby Twp., MI 48315

, CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve the Surety of any of its obligations to
(Insert name and address of Owner)

City of Grosse Pointe Woods
20025 Mack Plaza Drive
Grosse Pointe Woods, MI 48236-2397

, OWNER,

as set forth in said Surety's bond.

IN WITNESS WHEREOF, the Surety has hereunto set its hand on this date: **09/02/2025**
(Insert in writing the month followed by the numeric date and year.)

United Fire & Casualty Company
(Surety)

(Signature of authorized representative)

Attest:
(Seal):

Krista L Pocket, Attorney-In-Fact
(Printed name and title)

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ufg INSURANCE

UNITED FIRE & CASUALTY COMPANY, CEDAR RAPIDS, IA
UNITED FIRE & INDEMNITY COMPANY, WEBSTER, TX
FINANCIAL PACIFIC INSURANCE COMPANY, LOS ANGELES, CA
CERTIFIED COPY OF POWER OF ATTORNEY
(original on file at Home Office of Company – See Certification)

Inquiries: Surety Department
118 Second Ave SE
Cedar Rapids, IA 52401

KNOW ALL PERSONS BY THESE PRESENTS, That United Fire & Casualty Company, a corporation duly organized and existing under the laws of the State of Iowa; United Fire & Indemnity Company, a corporation duly organized and existing under the laws of the State of Texas; and Financial Pacific Insurance Company, a corporation duly organized and existing under the laws of the State of California (herein collectively called the Companies), and having their corporate headquarters in Cedar Rapids, State of Iowa, does make, constitute and appoint

JEFFREY A CHANDLER, ALAN P CHANDLER, IAN J DONALD, ROBERT TROBEC, BRYAN L FORMSMA, TERENCE J GRIFFIN, JOHN L BUDDE, SUSAN L SMALL, WENDY L HINGSON, KRISTA L POCKET, EACH INDIVIDUALLY

their true and lawful Attorney(s)-in-Fact with power and authority hereby conferred to sign, seal and execute in its behalf all lawful bonds, undertakings and other obligatory instruments of similar nature provided that no single obligation shall exceed $50,000,000.00 and to bind the Companies thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Companies and all of the acts of said Attorney, pursuant to the authority hereby given and hereby ratified and confirmed.

The Authority hereby granted is continuous and shall remain in full force and effect until revoked by United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

This Power of Attorney is made and executed pursuant to and by authority of the following bylaw duly adopted by the Boards of Directors of United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

"Article VI – Surety Bonds and Undertakings"

Section 2, Appointment of Attorney-in-Fact. "The President or any Vice President, or any other officer of the Companies may, from time to time, appoint by written certificates attorneys-in-fact to act in behalf of the Companies in the execution of policies of insurance, bonds, undertakings and other obligatory instruments of like nature. The signature of any officer authorized hereby, and the Corporate seal, may be affixed by facsimile to any power of attorney or special power of attorney or certification of either authorized hereby; such signature and seal, when so used, being adopted by the Companies as the original signature of such officer and the original seal of the Companies, to be valid and binding upon the Companies with the same force and effect as though manually affixed. Such attorneys-in-fact, subject to the limitations set of forth in their respective certificates of authority shall have full power to bind the Companies by their signature and execution of any such instruments and to attach the seal the Companies thereto. The President or any Vice President, the Board of Directors or any other officer of the Companies may at any time revoke all power and authority previously given to any attorney-in-fact.

IN WITNESS WHEREOF, the COMPANIES have each caused these presents to be signed by its vice president and its corporate seal to be hereto affixed this 12th day of January, 2022

UNITED FIRE & CASUALTY COMPANY
UNITED FIRE & INDEMNITY COMPANY
FINANCIAL PACIFIC INSURANCE COMPANY

By: Kyanna M. Saylor
Vice President

State of Iowa, County of Linn, ss:

On 12th day of January, 2022, before me personally came Kyanna M. Saylor to me known, who being by me duly sworn, did depose and say; that she resides in Cedar Rapids, State of Iowa; that she is a Vice President of United Fire & Casualty Company, a Vice President of United Fire & Indemnity Company, and a Vice President of Financial Pacific Insurance Company the corporations described in and which executed the above instrument; that she knows the seal of said corporations; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporations and that she signed her name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporations.

Patti Waddell
Iowa Notarial Seal
Commission number 713274
My Commission Expires 10/26/2025

Patti Waddell
Notary Public
My commission expires: 10/26/2025

I, Mary A. Bertsch, Assistant Secretary of United Fire & Casualty Company and Assistant Secretary of United Fire & Indemnity Company, and Assistant Secretary of Financial Pacific Insurance Company, do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the bylaws and resolutions of said Corporations as set forth in said Power of Attorney, with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID CORPORATIONS, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

In testimony whereof I have hereunto subscribed my name and affixed the corporate seal of the said Corporations this 2 day of September, 2025.

By: Mary A. Bertsch
Assistant Secretary,
UF&C & UF&I & FPIC

BPOA0049 1217

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SWORN STATEMENT

STATE OF MICHIGAN)
) ss.
COUNTY OF Macomb)

Nicholas Cerullo, being duly sworn, deposes and says: That Warren Contractors & Development, Inc. is a/the (contractor) ~~(subcontractor)(supplier)~~ for an improvement to the following described public works situated in Wayne County, Michigan, described as follows:

Contract No. AEW #0160-0482 **; Project Name:** Ghesquiere Park Walking Path

That the following is a statement of each subcontractor and supplier and laborer, for which laborer the payment of wages or fringe benefits and withholdings is due but unpaid, with whom the (contractor)(subcontractor)(supplier) has (contracted)(subcontracted)(supplied material)(supplied labor) for the improvement on the above referenced public works project and that the amounts due to the persons as of the date hereof are correctly and fully set forth opposite their names, as follows:

Name of Subcontractor, Supplier, or Laborer	Type of Improvement Furnished	Total Contract Price	Amount Already Paid	Amount Currently Owing	Balance to Complete	Amount of Laborer Wages Due But Unpaid	Retention	Amount of Laborer Fringe Benefits and Withholdings Due But Unpaid
Al's Asphalt	HMA Paving	$75,178.72	$75,178.72	$0.00	$0.00	$0.00	$0.00	$0.00
Owen Tree	Tree Removal	$6,300.00	$6,300.00	$0.00	$0.00	$0.00	$0.00	$0.00
Capizzo Construction Co.	Concrete	$7,475.00	$7,475.00	$0.00	$0.00	$0.00	$0.00	$0.00
	SUB TOTALS	$88,953.72	$85,244.78	$0.00	$0.00	$0.00	$0.00	$0.00

Name of Subcontractor, Supplier, or Laborer	Type of Improvement Furnished	Total Contract Price	Amount Already Paid	Amount Currently Owing	Balance to Complete	Amount of Laborer Wages Due But Unpaid	Retention	Amount of Laborer Fringe Benefits and Withholdings Due But Unpaid
	TOTALS							

That the (contractor) (subcontractor) has not procured material from, or subcontracted with, any person other than those set forth on the reverse side and owes no money for the improvement other than the sums set forth on the reverse side.

Deponent further says that he or she makes the foregoing statement as the (contractor)(subcontractor)(supplier) or as _____ of the (contractor)(subcontractor)(supplier) for the purposes of representing to the party from whom payment is requested and to the prime contractor who has furnished a payment bond covering the public works project described on the reverse side and his or her agents that the public works described on the reverse side is free from claims of payment bond liens, or the possibility of payment bond liens, except as specially set forth on the reverse side hereof.

WARNING TO DEPONENT: A PERSON, WHO WITH INTENT TO DEFRAUD, GIVES A FALSE SWORN STATEMENT FOR THE PURPOSE OF OBTAINING PAYMENT IS SUBJECT TO CRIMINAL and CIIVIL PENALTIES AS PROVIDED BY LAW.

NICHOLAS CRAVELLO (Deponent)

ANDREW ALKAZAHA
Notary Public - State of Michigan
County of Livingston
My Commission Expires 03/03/2029
Acting in the County of Macomb

Subscribed and sworn to before me this 10th day of September, 2025.

Notary Public
Livingston County, Michigan
My commission expires: 3-3-2029
Acting in Macomb County

91742

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ANDERSON, ECKSTEIN & WESTRICK, INC.
CIVIL ENGINEERS - SURVEYORS - ARCHITECTS
Shelby Township - Roseville - Livonia
586.726.1234 | www.aewinc.com

RECEIVED
OCT 01 2025
CITY OF GROSSE POINTE WOODS

September 23, 2025

Steven Schmidt, Controller
City of Grosse Pointe Woods
20025 Mack Avenue
Grosse Pointe Woods, Michigan 48236-2397

Reference: **Final Closeout Package**
Lake Front Park Boat Launch Parking Lot & Wedgewood Resurfacing
City of Grosse Pointe Woods
AEW Project No. 0160-0480

Dear Mr. Schmidt:

Enclosed please find the Final Payment Invoice, along with the Consent of Surety, Waivers and the Sworn Statement for the above-referenced project. We recommend issuing final payment for the ***Current Payment (see Page 6)*** in the amount of ***$55,100.00*** to Al's Asphalt Paving Co., 2550 Brest Road, Taylor, MI 48180.

If you have questions or require additional information, please contact our office.

Sincerely,

Signed by:
Ross T. Wilberding
205B23CECB0242B...

Ross T. Wilberding
Project Manager

PO 48804
#202-451-974.200 $5,234.50
#203-451-974.200 $5,234.50
#203-451-977-804 $8,265.00
#585-571-977.000 $18,183.00
#594-285-977.200 $18,183.00
OK - J.K

55

cc: Frank Schulte, City Administrator
Jim Kowalski, Director of Public Services
Jeanne Duffy, Grosse Pointe Woods
Susan Como, Assistant City Administrator
Scott Lockwood, AEW, Inc.
Paul Antolin, Grosse Pointe Woods
David Gardner, Al's Asphalt Paving Co.

Docusign Envelope ID: 46237229-F108-4631-8C19-B616300B3609

Anderson, Eckstein & Westrick, Inc.

Detailed Payment

0160-0480

Description	LFP Boat Launch Parking Lot
Payment Number	4
Pay Period	07/01/2025 to 08/22/2025
Prime Contractor	Al's Asphalt Paving Co. 25500 Brest Rd. Taylor, MI 48180
Payment Status	Pending
Awarded Project Amount	$465,966.80
Authorized Amount	$536,586.83

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
Section: 1 - Description										
0001	1027051	LSUM	$25,000.000	1.000	0.000	1.000	1.000	1.000	$0.00	$25,000.00
_: Mobilization, Max $50,000.00										
0002	1027060	Dlr	$1.000	813.700	0.000	813.700	813.700	813.700	$0.00	$813.70
_: Reimbursed Permit Fees										
0003	2040020	Ft	$18.000	0.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Curb and Gutter, Rem										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0004	2047011	Syd	$33.000	6.100	0.000	6.100	6.100	6.100	$0.00	$201.30
_: Driveway, Rem										
0005	2047050	Ea	$20.000	46.000	0.000	46.000	46.000	46.000	$0.00	$920.00
_: Parking Blocks, Rem										
0006	2050010	Cyd	$80.000	0.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Embankment, CIP										
0007	2050016	Cyd	$16.000	1,404.120	0.000	1,404.120	1,404.120	1,404.120	$0.00	$22,465.92
Excavation, Earth										
0008	2080020	Ea	$95.000	4.000	0.000	4.000	4.000	4.000	$0.00	$380.00
Erosion Control, Inlet Protection, Fabric Drop										
0009	2080036	Ft	$5.000	254.000	0.000	254.000	254.000	254.000	$0.00	$1,270.00
Erosion Control, Silt Fence										
0010	3020020	Syd	$18.000	285.100	0.000	285.100	285.100	285.100	$0.00	$5,131.80
Aggregate Base, 8 inch										
0011	3020030	Syd	$15.000	3,859.890	0.000	3,859.890	3,859.890	3,859.890	$0.00	$57,898.35
Aggregate Base, 12 inch										
0012	3060020	Ton	$10.000	0.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Maintenance Gravel										
0013	3080005	Syd	$2.000	3,977.670	0.000	3,977.670	3,977.670	3,977.670	$0.00	$7,955.34
Geotextile, Separator										
0014	3087011	Syd	$5.850	3,859.890	0.000	3,859.890	3,859.890	3,859.890	$0.00	$22,580.36
_: Geogrid										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0015	4030005	Ea	$1,500.000	2.000	0.000	2.000	2.000	2.000	$0.00	$3,000.00
Dr Structure Cover, Adj, Case 1										
0016	4037050	Ea	$825.000	2.000	0.000	2.000	2.000	2.000	$0.00	$1,650.00
_: Catch Basin Cover, Restricted, GPW										
0017	4040083	Ft	$31.000	159.500	0.000	159.500	159.500	159.500	$0.00	$4,944.50
Underdrain, Subgrade, Open-Graded, 6 inch										
0018	5010001	LSUM	$4,000.000	1.000	0.000	1.000	1.000	1.000	$0.00	$4,000.00
Pavt, Cleaning										
0019	5010005	Syd	$4.000	4,237.830	0.000	4,237.830	4,237.830	4,237.830	$0.00	$16,951.32
HMA Surface, Rem										
0020	5010020	Ft	$15.000	275.800	0.000	275.800	275.800	275.800	$0.00	$4,137.00
Pavt Joint and Crack Repr, Det 7										
0021	5010025	Ton	$250.000	2.000	0.000	2.000	2.000	2.000	$0.00	$500.00
Hand Patching										
0022	5012025	Ton	$117.000	418.680	0.000	418.680	418.680	418.680	$0.00	$48,985.56
HMA, 4EML										
0023	5012037	Ton	$119.000	451.250	0.000	451.250	451.250	451.250	$0.00	$53,698.75
HMA, 5EML										
0024	5017001	Ft	$1.950	12,461.000	0.000	12,461.000	12,461.000	12,461.000	$0.00	$24,298.95
_: Pavt Joint and Crack Repr. Det 7, Special										
0025	5017031	Ton	$190.000	318.500	0.000	318.500	318.500	318.500	$0.00	$60,515.00
_: Hand Patching, Modified										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0026	6020054	Syd	$110.000	22.000	0.000	22.000	22.000	22.000	$0.00	$2,420.00
Conc Pavt, Misc, Nonreinf, 8 inch										
0027	6030030	Ea	$11.000	111.000	0.000	111.000	111.000	111.000	$0.00	$1,221.00
Lane Tie, Epoxy Anchored										
0028	6030044	Syd	$103.000	170.500	0.000	170.500	170.500	170.500	$0.00	$17,561.50
Pavt Repr, Nonreinf Conc, 8 inch										
0029	6030080	Syd	$17.000	170.400	0.000	170.400	170.400	170.400	$0.00	$2,896.80
Pavt Repr, Rem										
0030	8010005	Syd	$90.000	6.100	0.000	6.100	6.100	6.100	$0.00	$549.00
Driveway, Nonreinf Conc, 6 inch										
0031	8027001	Ft	$45.000	0.000	0.000	0.000	0.000	0.000	$0.00	$0.00
_: Curb and Gutter, Conc, Det F1, Modified										
0032	8030044	Sft	$30.000	0.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Sidewalk, Conc, 4 inch										
0033	8110295	Ft	$0.950	1,112.000	0.000	1,112.000	1,112.000	1,112.000	$0.00	$1,056.40
Pavt Mrkg, Waterborne, for Rest Areas, Parks, and Lots, 4 inch, Yellow										
0034	8117001	Ft	$6.000	90.000	0.000	90.000	90.000	90.000	$0.00	$540.00
_: Pavt Mrkg, Waterborne, 12 inch, Crosswalk										
0035	8117050	Ea	$88.000	28.000	0.000	28.000	28.000	28.000	$0.00	$2,464.00
_: Parking Block, White										
0036	8160055	Syd	$8.500	377.760	0.000	377.760	377.760	377.760	$0.00	$3,210.96
Sodding										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0037	8160061	Syd	$7.000	377.760	0.000	377.760	377.760	377.760	$0.00	$2,644.32
Topsoil Surface, Furn, 3 inch										
0038	8160090	Unit	$90.000	0.000	0.000	0.000	0.000	0.000	$0.00	$0.00
Water, Sodding/Seeding										
0039	8507051	LSUM	$950.000	1.000	0.000	1.000	1.000	1.000	$0.00	$950.00
_: Audio Visual Record of Construction Area										
0040	8507051	LSUM	$800.000	1.000	0.000	1.000	1.000	1.000	$0.00	$800.00
_: Rubbish Pickup										
0041	8507051	LSUM	$7,000.000	1.000	0.000	1.000	1.000	1.000	$0.00	$7,000.00
_: Traffic Control and Maintenance										
0060	5017051	LSUM	$73,875.000	1.000	0.000	1.000	1.000	1.000	$0.00	$73,875.00
_: Sailboat Lane										
0070	5017051	LSUM	$7,000.000	1.000	0.000	1.000	1.000	1.000	$0.00	$7,000.00
_: Cook Road MOT Adjustment										
0110	5017051	LSUM	$1,100.000	1.000	1.000	0.000	1.000	1.000	$1,100.00	$1,100.00
_: Lower Marina Ped Water Line										
0120	5017051	LSUM	$44,000.000	1.000	1.000	0.000	1.000	1.000	$44,000.00	$44,000.00
_: Add'l Cook Rd HMA Patching										
								Section Totals:	$45,100.00	$536,586.83
								Total Payments:	$45,100.00	$536,586.83

Time Charges

Time Limit	Original Deadline	Authorized Deadline	Charges This Period	Damages This Period	Days Completed To Date	Days Remaining To Date	Damages To Date
Final Completion	06/30/2025	06/30/2025	N/A	$0.00	N/A	0.0 Days	$0.00
						Total Damages:	$0.00

Summary

Current Approved Work:	$45,100.00	**Approved Work To Date:**	$536,586.83
Current Stockpile Advancement:	$0.00	**Stockpile Advancement To Date:**	$0.00
Current Stockpile Recovery:	$0.00	**Stockpile Recovery To Date:**	$0.00
Current Retainage:	$0.00	**Retainage To Date:**	$10,000.00
Current Retainage Released:	$10,000.00	**Retainage Released To Date:**	$10,000.00
Current Liquidated Damages:	$0.00	**Liquidated Damages To Date:**	$0.00
Current Adjustment:	$0.00	**Adjustments To Date:**	$0.00
Current Payment:	$55,100.00	**Payments To Date:**	$536,586.83
Previous Payment:	$95,024.91	**Previous Payments To Date:**	$481,486.83

I certify the items included on this report constitute my estimate of work completed and due the contractor as of the date of this document.

Signed by:
Ross T. Wilberding 09/23/2025
205823GEE6B02420...
Ross T. Wilberding

DocuSigned by:
David Gardner 09/23/2025
FDC2D89C3235448...
Dg

Docusign Envelope ID: 46237229-F108-4631-8C19-B616300B3609

AIA® Document G707™ – 1994

Consent Of Surety to Final Payment

Bond No 0861171

PROJECT: *(Name and address)*	**ARCHITECT'S PROJECT NUMBER:**	OWNER: ☐
Lake Front Park Boat Launch Parking Lot and Wedgewood Resurfacing - AEW Project No. 0160-0480	**CONTRACT FOR:**	ARCHITECT: ☐
		CONTRACTOR: ☐
TO OWNER: *(Name and address)*	**CONTRACT DATED:** 2/3/2025	SURETY: ☒
City of Grosse Pointe Woods		OTHER: ☐
20025 Mack Plaza		
Grosse Pointe Woods, MI 48236		

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the
(Insert name and address of Surety)

Harco National Insurance Company
PO Box 10800
Raleigh, NC 27605-0800

, SURETY,

on bond of
(Insert name and address of Contractor)

Al's Asphalt Paving Co.
25500 Brest Road
Taylor, MI 48180

, CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve the Surety of any of its obligations to
(Insert name and address of Owner)

City of Grosse Pointe Woods
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

, OWNER,

as set forth in said Surety's bond.

IN WITNESS WHEREOF, the Surety has hereunto set its hand on this date: **08/29/2025**
(Insert in writing the month followed by the numeric date and year.)

Harco National Insurance Company
(Surety)

(Signature of authorized representative)

Attest:
(Seal):

Susan L Small, Attorney-In-Fact
(Printed name and title)

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User Notes: (3B9ADA60)

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POWER OF ATTORNEY

Bond # 0861171

HARCO NATIONAL INSURANCE COMPANY
INTERNATIONAL FIDELITY INSURANCE COMPANY

Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

KNOW ALL MEN BY THESE PRESENTS: That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

T.L. YOUNG, WENDY L. HINGSON, IAN J. DONALD, ROBERT TROBEC, ALAN P. CHANDLER, T.J. GRIFFIN, JEFFREY A. CHANDLER, TERENCE J. GRIFFIN, JOHN L. BUDDE, SUSAN L. SMALL, PATRICK E. WILLIAMS

Troy, MI

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"**RESOLVED**, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2023

INTERNATIONAL FIDELITY INSURANCE COMPANY CORPORATE SEAL 1904 NEW JERSEY

STATE OF NEW JERSEY
County of Essex

STATE OF ILLINOIS
County of Cook

HARCO NATIONAL INSURANCE COMPANY CORPORATE SEAL 1964 ILLINOIS

Michael F. Zurcher
Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

On this 31st day of December, 2023, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.

CATHY CRUZ NOTARY PUBLIC STATE OF NEW JERSEY

IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Cathy Cruz a Notary Public of New Jersey
My Commission Expires April 16, 2029

CERTIFICATION

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, **8/29/2025**

A00502

Irene Martins, Assistant Secretary

Docusign Envelope ID: 46237229-F108-4631-8C19-B616300B3609

FULL UNCONDITIONAL WAIVER

67402-2025

My/our contract with Al's Asphalt Paving Co
(Other Contracting Party)

to provide

STRIPING & BUMPERS

for the improvement of the property described as

LAKE FRONT PARK BOAT LAUCH PARKING
CITY OF GROSSE POINTE WOODS

having been fully paid and satisfied, all my/our construction lien rights against such property are hereby waived and released.

X _____
(Signature Of Lien Claimant)

By: METRO PAVEMENT STRIPING
(Printed Name Of Lien Claimant)

Address: 4619 HANNAN RD
WAYNE, MI 48184

Telephone: (248) 939-0139

Fax: 734-946-4502

Signed on: 9/23/25
(Date)

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.

Docusign Envelope ID: 46237229-F108-4631-8C19-B616300B3609

FULL UNCONDITIONAL WAIVER

67402-2025

My/our contract with Al's Asphalt Paving Co
(Other Contracting Party)

to provide

BARRICADES

for the improvement of the property described as

LAKE FRONT PARK BOAT LAUNCH PARKING
CITY OF GROSSE POINTE WOODS

having been fully paid and satisfied, all my/our construction lien rights against such property are hereby waived and released.

X [signature]
(Signature Of Lien Claimant)

By: STATE BARRICADES INC
(Printed Name Of Lien Claimant)

Address: 24806 INDUSTRIAL HWY
WARREN MI 48089

Telephone: 586 756-8282

Fax: 586 756-8285

Signed on: 10-3-2025
(Date)

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.

Docusign Envelope ID: 46237229-F108-4631-8C19-B616300B3609

FULL UNCONDITIONAL WAIVER

67402-2025

My/our contract with Al's Asphalt Paving Co
(Other Contracting Party)

to provide

CONCRETE WORK

for the improvement of the property described as

LAKE FRONT PARK BOAT LAUNCH PARKING
GROSSE POINTE WOODS

having been fully paid and satisfied, all my/our construction lien rights against such property are hereby waived and released.

x _____
(Signature Of Lien Claimant)

By: GORETSKI CONST. CO., INC.
(Printed Name Of Lien Claimant)

Address: 4850 SOUTH HILL RD.
MILFORD, MI 48381-3936

Telephone: 248-685-1404

Fax: 248-685-7620

Signed on: 9-18-2025
(Date)

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.

Docusign Envelope ID: 46237229-F108-4631-8C19-B616300B3609

FULL UNCONDITIONAL WAIVER

67402-2025

My/our contract with Al's Asphalt Paving Co
(Other Contracting Party)

to provide

ASPHALT

for the improvement of the property described as

LAKE FRONT BOAT LAUNCH

INVOICE# 312460, 312632, 312830, 313189, 315774, 315881, 315962, 316208, 316399, 316501, 316611, 316693, 317823, 317935, 318077

having been fully paid and satisfied, all my/our construction lien rights against such property are hereby waived and released.

X _____
(Signature Of Lien Claimant)

By: AJAX MATERIALS CORP
(Printed Name Of Lien Claimant)

Address: 1957 CROOKS RD, STE A
TROY, MI 48084

Telephone: 248-244-3336

Fax: 248 244-1071

Signed on: 9.17.2025
(Date)

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.

Docusign Envelope ID: 46237229-F108-4631-8C19-B616300B3609

SWORN STATEMENT

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

EDWARD SWANSON being duly sworn, deposes and says: That Al's Asphalt Paving is a/the (contractor)(subcontractor)(supplier) for an improvement to the following described public works situated in WAYNE County, Michigan, described as follows:

Contract No. 0160-0480 ; **Project Name:** LFP BOAT LAUNCH PARKING LOT

That the following is a statement of each subcontractor and supplier and laborer, for which laborer the payment of wages or fringe benefits and withholdings is due but unpaid, with whom the (contractor)(subcontractor)(supplier) has (contracted)(subcontracted)(supplied material)(supplied labor) for the improvement on the above referenced public works project and that the amounts due to the persons as of the date hereof are correctly and fully set forth opposite their names, as follows:

Name of Subcontractor, Supplier, or Laborer	Type of Improvement Furnished	Total Contract Price	Amount Already Paid	Amount Currently Owing	Balance to Complete	Amount of Laborer Wages Due But Unpaid	Retention	Amount of Laborer Fringe Benefits and Withholdings Due But Unpaid
ATAX MATERIALS	ASPHALT MAT	164,423.21	164,423.21	0	0	0	0	0
DANI'S AGGREGATE	AGGREGATE	11,457.03	11,457.03	0	0	0	0	0
DANI'S TRANSPORT	TRUCKING	19,574.12	19,574.12	0	0	0	0	0
GORETSKI CONST.	CONCRETE WORK	17,701.50	17,701.50	0	0	0	0	0
METRO PAVEMENT	STRIPING / BUMPER	2,862.75	2,862.75	0	0	0	0	0
STATE BARRICADES	BARRICADES	2,570.00	2,570.00	0	0	0	0	0
	SUB TOTALS	218,568.41	218,568.41	0	0	0	0	0

Docusign Envelope ID: 46237229-F108-4631-8C19-B616300B3609

Name of Subcontractor, Supplier, or Laborer	Type of Improvement Furnished	Total Contract Price	Amount Already Paid	Amount Currently Owing	Balance to Complete	Amount of Laborer Wages Due But Unpaid	Retention	Amount of Laborer Fringe Benefits and Withholdings Due But Unpaid
	TOTALS	218,588.00	218,588.00	0	0	0	0	0

That the (contractor) (subcontractor) has not procured material from, or subcontracted with, any person other than those set forth on the reverse side and owes no money for the improvement other than the sums set forth on the reverse side.

Deponent further says that he or she makes the foregoing statement as the (contractor)(subcontractor)(supplier) or as PRESIDENT of the (contractor)(subcontractor)(supplier) for the purposes of representing to the party from whom payment is requested and to the prime contractor who has furnished a payment bond covering the public works project described on the reverse side and his or her agents that the public works described on the reverse side is free from claims of payment bond liens, or the possibility of payment bond liens, except as specially set forth on the reverse side hereof.

WARNING TO DEPONENT: A PERSON, WHO WITH INTENT TO DEFRAUD, GIVES A FALSE SWORN STATEMENT FOR THE PURPOSE OF OBTAINING PAYMENT IS SUBJECT TO CRIMINAL and CIIVIL PENALTIES AS PROVIDED BY LAW.

(Deponent)

CHRIS KOVACS
Notary Public, State of Michigan
County of Monroe
My Commission Expires Mar. 21, 2030
Acting in the County of WAYNE

Subscribed and sworn to before me this 23 day of SEPTEMBER, 2025

Notary Public
WAYNE County, Michigan
My commission expires:
Acting in WAYNE County

91742

MCKENNA

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

September 17, 2025
Invoice No: 21849 - 113

RECEIVED
OCT 01 2025
CITY OF GROSSE POINTE WOODS

Frank Schulte
City Administrator
City of Grosse Pointe Woods
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

Project 21849 Grosse Pointe Woods Building Services

Professional Services from August 1, 2025 to August 31, 2025

Building Department Services - 85% of Revenue

Contract Amount

Number of Permit Revenue	58,759.20		
Fee Each	.85		
Total Fee	49,945.32		
	Total Fee		**$49,945.32**
Vehicle Credit		(500.00)	
Total			**($500.00)**

General Zoning/Administration

General Zoning/Administration professional services.

	Hours	Amount
Vice President	7.50	
Associate Planner	10.25	
Total		**0.00**
	Invoice Total	**$49,445.32**

THANK YOU. Please remit to above address and indicate project number on voucher.

SS
FS
101-371-818.000

MCKENNA

RECEIVED
OCT 01 2025
CITY OF GROSSE POINTE WOODS

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

September 30, 2025
Invoice No: 22-064 - 46

Frank Schulte
City Administrator
City of Grosse Pointe Woods
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

Project 22-064 Grosse Pointe Woods Planning Services

Professional Services from August 1, 2025 to August 31, 2025

Professional Hourly Services

	Hours	Rate	Amount
Vice President			
	4.50	135.00	607.50
Prepare and attend the City Council meeting on August 18, 2025 re: 20160 Mack Avenue Rezoning (Map Amendment).			
Associate Planner			
	1.75	90.00	157.50
Prepared packet materials for 8/26 PC Meeting.			
	3.00	90.00	270.00
Attended and facilitated 8/26 PC meeting.			
	.25	90.00	22.50
Discussed Traffic Study with TIA Traffic engineers.			
	.25	90.00	22.50
Prepared noticing for 20647 Mack Avenue SLU application.			
	.50	90.00	45.00
Prepared noticing for 2086 Ridgemont.			
	.50	90.00	45.00
Prepared summary of 8/26 PC Meeting to share with City Administration.			
	1.25	90.00	112.50
Responded to Planning and Zoning questions.			
	.25	90.00	22.50
Review 2086 Ridgemont variance report.			
Total			**$1,305.00**

2025 Review Services

Sign Review #1 - 19815 Mack (Myndthera)

	Hours	Rate	Amount
Vice President			
	.50	135.00	67.50

Associate Planner			
	.25	90.00	22.50
Total			**$90.00**

ZBA Variance Review-2086 Ridgemont

	Hours	Rate	Amount	
Vice President				
	3.50	135.00	472.50	
Total				**$472.50**

Sign Review #1 - 19535 Mack (Haven Dental)

	Hours	Rate	Amount	
Vice President				
	1.00	135.00	135.00	
Total				**$135.00**

SPR. #1- 20647 Mack (Playa Bowls)

Site Plan Review - $800 + $75/acre

$800.00

SLU. #1- 20647 Mack (PlayaBowls)

Special Land Use - $700 + $50/acre

$700.00

19271 Mack - Churchill's; Site Plan #2

	Hours	Rate	Amount	
Associate Planner				
	1.00	90.00	90.00	
Total				**$90.00**

20397 Mack (Plat. Oil) - Sign Review #2

	Hours	Rate	Amount	
Associate Planner				
	.75	90.00	67.50	
	2.00	90.00	180.00	
Total				**$247.50**

19299 Mack Ave: Toothworks: Wall Sign

	Hours	Rate	Amount	
Associate Planner				
	1.50	90.00	135.00	
Total				**$135.00**

19299 Mack Ave: Toothworks Monument Sign

Project	22-064	Grosse Pointe Woods Planning Services		Invoice	46
		Hours	**Rate**	**Amount**	
Vice President					
		1.00	135.00	135.00	
Associate Planner					
		1.00	90.00	90.00	
Total					**$225.00**
				Invoice Total	**$4,200.00**

THANK YOU. Please remit to above address and indicate project number on voucher.

101-371-818.000

SS

MCKENNA

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

September 9, 2025
Invoice No: 25-030 - 4

RECEIVED
OCT 01 2025
OF GROSSE POINTE WOOD

Frank Schulte
City Administrator
City of Grosse Pointe Woods
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

Project 25-030 Grosse Pointe Woods MSHDA Zoning Ordinance Update

Professional Services from August 1, 2025 to August 31, 2025

Professional Services

Continued progress on the Zoning Ordinance Rewrite: Complete scope of services to include:

Step 1: Technical Review and Proposed Table Of Contents

Step 2: First Planning Commission Meeting

Step 3: Zoning Ordinance First Draft

Step 4: First Draft Review and Preparation Of A Second Draft

Step 5: Community Open House (Or Other Engagement As Desired)

Step 6: Adoption Process

Contract Amount

Total Fee	50,000.00			
Percent Complete	25.00	Total Earned	12,500.00	
		Previous Fee Billing	8,625.00	
		Total Fee		**$3,875.00**
			Invoice Total	**$3,875.00**

Outstanding Invoices

Number	Date	Balance
3	8/18/2025	3,625.00
Total		**$3,625.00**

THANK YOU. Please remit to above address and indicate project number on voucher.

101-371-818.000
SS
PJ

STATEMENT	Customer Name	PAGE 1
	CITY OF GROSSE POINTE WOODS	
	Customer Account Number: MDOT00183	Statement Closing Date: 09-04-25
	AR Dept/BPRO: 591:ACT51	Due Date: 10-04-25
		Amount Enclosed:

Remit to:
State of Michigan
Attn: Finance Cashier
P.O. Box 30648
Lansing MI 48909

Bill to:
CITY OF GROSSE POINTE WOODS
GROSSE POINTE WOODS CITY TREASURER
20025 MACK AVENUE
GROSSE POINTE WOODS MI 48236

RECEIVED
OCT 01 2025
CITY OF GROSSE POINTE WOOD

Payment Method: Check ☐ Money Order ☐
Please write Customer Account No. on front of Check or Money Order.
DO NOT MAIL CASH

☐ Please check if address has changed. Write correct address on back of stub and attach with payment.

Please detach the above stub and return with your remittance payable to Dept. of Transportation

---

Transportation

ORIGINAL

Customer Account Number	Statement Closing Date
MDOT00183	09-04-25
Customer Name	IF YOU HAVE ANY QUESTIONS,PLEASE CALL
CITY OF GROSSE POINTE WOODS	

Current Period Charges

Description	Date	Transaction ID	Charges
-	08-29-25	CARE1591REIM25001743	$7,674.80
-	08-29-25	CARE1591REIM25001743	$34,416.08

Important Customer Information

PO 48933
#202451-977.117
OK-J.K
SS
FS

CONTACT :	591

MDOT
Michigan Department of Transportation
Statement Date: 09/08/2025

MDOT00183 - CITY OF GROSSE POINTE WOODS

Program: 218128CON
Federal Project: 24A0672
Description: Vernier Rd

Phase: 01 Construction Contract

Funding Profile	Fed Pro Rata	Jrnl Description
A00382	80	2024-5300 CITY OF GROSSE POINTE WOODS

	Current Budget	Cash Expenditures	Collected	Balance Due
Federal	675,993.30	276,106.41		
Local	168,998.33	69,026.60	40,572.54	7,674.80

Phase: 03 Advertising

Funding Profile	Fed Pro Rata	Jrnl Description
A00382	80	2024-5300 CITY OF GROSSE POINTE WOODS

	Current Budget	Cash Expenditures	Collected	Balance Due
Federal	160.00	0.00		
Local	40.00	0.00	0.00	0.00

Program: 219533CON
Federal Project: 24A0675
Description: Sunningdale Dr

Phase: 01 Construction Contract

Funding Profile	Fed Pro Rata	Jrnl Description
A00177	81.85	2024-5300 CITY OF GROSSE POINTE WOODS

	Current Budget	Cash Expenditures	Collected	Balance Due
Federal	599,836.30	425,870.26		
Local	272,034.07	94,435.49	31,850.29	34,416.08

Phase: 03 Advertising

Funding Profile	Fed Pro Rata	Jrnl Description
A00177	81.85	

	Current Budget	Cash Expenditures	Collected	Balance Due
Federal	163.70	0.00		
Local	36.30	0.00	0.00	0.00

MDOT
Michigan Department of Transportation
Statement Date: 09/08/2025

Vendor Code	Vendor Legal Name	Vendor Alias/DBA Name
MDOT00183	CITY OF GROSSE POINTE WOODS	

Instruction: Instruction: Remit this listing of Balance Due by Program with the payment. Payments will be applied to all programs with a balance due, unless otherwise noted.

Statement Date: 09/08/2025

☐ Pay in Full (default if neither box is checked)
☐ Manual allocation specified by Program in Paid Amount below

Remittance information:
State of Michigan
Attention: Finance Cashier
P.O. Box 30648
Lansing, MI 48909

Program	Balance Due	
218128CON -	7,674.8	
219533CON -	34,416.08	

ROSATI, SCHULTZ, JOPPICH & AMTSBUECHLER, P.C.
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331
(248) 489-4100 Tax ID# 38-3107356

RECEIVED
OCT 01 2025
CITY OF GROSSE POINTE WOODS

September 12, 2025

City of Grosse Pointe Woods
Attn: Frank Schulte, City Administrator
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

Invoice # 1084252

In Reference To: General Counsel

Professional Services Rendered Through August 31, 2025

			Hrs/Rate	Amount
		City Council		
8/4/2025	DAW	Attend City Council and Committee of the Whole meetings and discussion with Mayor	1.50 $165.00/hr	247.50
8/18/2025	DAW	Attend City Council meeting and approve contracts after the meeting	2.70 $165.00/hr	445.50
		SUBTOTAL:	[4.20	693.00]
		Finance/Treasurer		
8/5/2025	DAW	Receipt/review of 2 correspondences from City Clerk with Freedom of Information Act request and response regarding candidates who filed to run for office; Correspondence in response	0.30 $165.00/hr	49.50
		SUBTOTAL:	[0.30	49.50]
		General Administration		
8/1/2025	DAW	Telephone message from Audrey Lawrie regarding	0.20	33.00

			Hrs/Rate	Amount
		broken sprinkler; Correspondence to City Administrator with voice message from Ms. Lawrie	$165.00/hr	
8/1/2025	DAW	Receipt/review correspondence from City Administrator regarding Ms. Pitts' correspondence; Correspondence in response	0.40 $165.00/hr	66.00
	DAW	Receipt/review correspondence from Administrative Clerk with links to Council and Committee of the Whole agendas and packets; Review agendas and packets	0.40 $165.00/hr	66.00
	DAW	Receipt/review correspondence from City Clerk regarding Freedom of Information Act privacy exemption for insurance policy number; Begin research on MCL 500.533 and MCL 15.243(1)(a) and the Privacy Act; Westlaw search; Correspondence to City Clerk with analysis and opinion	0.90 $165.00/hr	148.50
	DAW	Receipt/review correspondence from Assistant City Administrator with P.A.A.T.S. contract with Helm; Correspondence to SMART General Counsel with the P.A.A.T.S./Helm contract; Receipt/review response from SMART General Counsel; Receipt/review 2 correspondences from Assistant City Administrator with P.A.A.T.S. insurance information; Telephone conference with Assistant City Administrator regarding SMART agreement status	1.40 $165.00/hr	231.00
8/3/2025	DAW	Correspondence to Ms. Pitts in response to her email dated 7/31/25; Correspondence to City Administrator with copy of the communication for their information	0.40 $165.00/hr	66.00
8/4/2025	DAW	Receipt/review correspondence from Assistant City Administrator regarding Ms. Lawrie's property damage complaint	0.10 $165.00/hr	16.50
8/6/2025	DAW	Receipt/review correspondence from J. Shortley to City Administrator regarding AT&T permit amendment	0.10 $165.00/hr	16.50

			Hrs/Rate	Amount
8/6/2025	JES	Response to correspondence from S. Como regarding AT&T METRO Act permit; Provide suggestions for bond amount	0.20 $165.00/hr	33.00
	DAW	Receipt/review correspondence from City Clerk with correspondence to and from Ms. Davis regarding dog being kept in a hot garage and seeking ordinance amendment similar to an ordinance in Eastpointe	0.20 $165.00/hr	33.00
	DAW	Telephone conference with City Administrator regarding rezoning issues; Receipt/review 2 correspondences from City Administrator regarding rezoning issues	0.40 $165.00/hr	66.00
	JES	Preparation of METRO Act permit amendment for AT&T; Correspondence to AT&T Permit Manager	0.50 $165.00/hr	82.50
	DAW	Receipt/review correspondence from City Administrator with complaint from resident about Freedom of Information Act response and media concerning their failure to timely file a conditional Personal Residence Exception rescission form; Review previous correspondence on this matter from July 30; Research definition of "investigation"; Correspondence in response	0.80 $165.00/hr	132.00
	DAW	Begin preparation of draft correspondence to Council regarding zoning procedural matters	1.10 $165.00/hr	181.50
8/7/2025	DAW	Receipt/review correspondence from Administrative Clerk with summary of Council action on 8/4/25	0.10 $165.00/hr	16.50
	DAW	Receipt/review correspondence from Assistant City Administrator regarding comparable cities' bond requirements for AT&T permit extension	0.10 $165.00/hr	16.50
	DAW	Receipt/review correspondence from Plante Moran requesting information for the City's audit	0.10 $165.00/hr	16.50
	DAW	Receipt/review correspondence from City Clerk with rezoning protest petition filed today and rezoning petition map	0.20 $165.00/hr	33.00

			Hrs/Rate	Amount
8/7/2025	DAW	Receipt/review correspondence from Public Safety Director regarding internship program/partnership with Macomb Community College; Correspondence in response with correspondence to share with the college representative	0.40 $165.00/hr	66.00
	DAW	Receipt/review correspondence from Director of Public Safety with a new National Opioid Settlement Agreement with Purdue and the Sackler family; Review Agreement; Correspondence in response approving execution and submittal	0.40 $165.00/hr	66.00
	DAW	Receipt/review correspondence from Assistant City Administrator with the 2024-2026 Community Development Block Grant Agreement with Wayne County for review (62 pages); Correspondence in response	0.50 $165.00/hr	82.50
	DAW	Receipt/review correspondence from City Clerk regarding St John Personal Residence Exemption complaint with multiple (9) documents attached; Review documents	0.60 $165.00/hr	99.00
	DAW	Continued research in Westlaw regarding Freedom of Information Act request pertaining to disclosure of information regarding a juvenile offender and a deceased juvenile; Correspondence to City Clerk	1.30 $165.00/hr	214.50
8/8/2025	DAW	Telephone conference with Public Safety Director regarding K-9 contract issues	0.10 $165.00/hr	16.50
	DAW	Receipt/review correspondence from Public Safety Director with confirmation of National Opioid Settlement submittal for Purdue Settlement	0.10 $165.00/hr	16.50
	DAW	Receipt/review correspondence from Assistant City Administrator with cover memo for Community Development Block Grant	0.20 $165.00/hr	33.00
8/9/2025	DAW	Receipt/review correspondence from Public Safety Director with lengthy correspondence from Mr. Hoebeke concerning trash can placement; Internet	0.40 $165.00/hr	66.00

			Hrs/Rate	Amount
		search; Correspondence in response		
8/9/2025	DAW	Receipt/review correspondence from Public Safety Director and City Administrator regarding animal care ordinance with copy of Eastpointe ordinance; Review proposed ordinance; Prepare draft of ordinance amendment; Correspondence in response with question regarding dog houses	1.70 $165.00/hr	280.50
	DAW	Continued preparation of draft correspondence to City Council regarding rezoning process; Correspondence to City Administrator with draft; Receipt/review correspondence with question from City Administrator; Receipt/review correspondence from Ms. Pitts regarding alleged incomplete application and lack of a traffic study; Correspondence to City Administrator regarding same	2.30 $165.00/hr	379.50
8/10/2025	DAW	Receipt/review correspondence from City Administrator regarding meeting on Monday; Review Zoning Ordinance for requirement of a traffic study or an application for rezoning	0.40 $165.00/hr	66.00
8/11/2025	DAW	Receipt/review of multiple correspondences from City Clerk and Planner regarding rezoning issues; Telephone conference with City Administrator; Assistant City Administrator, City Clerk and Planner	0.90 $165.00/hr	148.50
	DAW	Receipt/review correspondence from Clerk regarding questions from resident regarding public comment and whether public comment rules apply to the rezoning applicant	0.20 $165.00/hr	33.00
	DAW	Review of final contract with GPAAS; Approve contract and send with correspondence to Public Safety Director	0.20 $165.00/hr	33.00
	DAW	Receipt/review of 2 correspondences from Planner to Traffic Engineer Keller regarding independent review of traffic study for 20160 Mack Ave; Receipt/review	0.40 $165.00/hr	66.00

			Hrs/Rate	Amount
		correspondence from Planner with Fleis & Vandenbrink traffic study; Review document		
8/11/2025	DAW	Receipt/review correspondence from SMART General Counsel with long email thread and proposed indemnification language; Correspondence in response	0.50 $165.00/hr	82.50
	DAW	Telephone conference (2) with City Administrator regarding public hearing questions	0.60 $165.00/hr	99.00
8/12/2025	DAW	Review of proposed response by City Clerk to question concerning public comment; Review Council Rules of Order; Correspondence in response	0.30 $165.00/hr	49.50
	JES	Correspondence to AT&T Permit Manager following up on correspondence sent on 8/6 regarding METRO Act Permit Amendment	0.10 $165.00/hr	16.50
	JES	Response to correspondence from S. Como regarding recommendation for amount of bond to request for METRO Act Permits	0.10 $165.00/hr	16.50
	DAW	Receipt/review correspondence from Public Safety Director with fully executed K-9 Agreement	0.10 $165.00/hr	16.50
	DAW	Correspondence to City Clerk with guidance for responding to subpoena requests for records	0.50 $165.00/hr	82.50
	DAW	Receipt/review correspondence from Planner with questions concerning meeting agenda; Correspondence in response	0.60 $165.00/hr	99.00
	DAW	Edit/revise draft Memo to Council regarding rezoning process	1.20 $165.00/hr	198.00
8/13/2025	DAW	Receipt/review correspondence from City Administrator regarding draft communication; Finalize and send	0.30 $165.00/hr	49.50
	DAW	Receipt/review correspondence from Vortex Collections agent, Mr. Mlenck; correspondence to City Administrator regarding next steps	0.30 $165.00/hr	49.50

			Hrs/Rate	Amount
8/13/2025	DAW	Receipt/review correspondence from National Transportation Safety Organization with review of the Fleis & Vandenbrink traffic memo regarding 20160 Mack Ave.	0.40 $165.00/hr	66.00
8/14/2025	DAW	Receipt/review correspondence from City Clerk to Ms. Aldrich regarding comment time for rezoning applicant	0.10 $165.00/hr	16.50
	DAW	Receipt/review correspondence from Clerk with correspondence from Ms. Pitts regarding 3-minute limit applying to the rezoning applicant	0.10 $165.00/hr	16.50
	DAW	Receipt/review correspondence from the Helm Finance Director regarding SMART Interlocal Agreement	0.10 $165.00/hr	16.50
	DAW	Receipt/review correspondence from City Clerk to WCA with subpoena for complaints regarding former WCA employee; Correspondence in response	0.20 $165.00/hr	33.00
	DAW	Receipt/review correspondence from Planner to independent traffic consultant; Receipt/review correspondence from NTSO with review of Fleis & Vandenbrink traffic analysis for 20160 Mack Ave.	0.20 $165.00/hr	33.00
	DAW	Receipt/review correspondence from Assessor and from City Clerk regarding subpoena response; Draft response	0.30 $165.00/hr	49.50
	DAW	Receipt/review of 2 correspondences from SMART Manager of Community Mobility Programs with revised Interlocal Agreement; Review Agreement; Correspondence to Assistant City Administrator	0.40 $165.00/hr	66.00
	DAW	Receipt/review correspondence from Planner with proposed timeline for review and editing; Correspondence in response	0.70 $165.00/hr	115.50
8/15/2025	DAW	Receipt/review correspondence from Planner with draft response to Planning Commissioner for review	0.40 $165.00/hr	66.00

			Hrs/Rate	Amount
8/15/2025	DAW	Receipt/review correspondence from Planner with 3 memos/reports for Council agenda	0.40 $165.00/hr	66.00
	JES	Correspondence to S. Como regarding status of waiting for more information from AT&T for METRO Act Permit	0.10 $165.00/hr	16.50
	JES	Receipt/review and respond to correspondence from AT&T Permit Manager regarding she is still working on getting route map and contacts;	0.10 $165.00/hr	16.50
	DAW	Telephone conference with City Clerk regarding agenda for 8/18/25 meeting	0.20 $165.00/hr	33.00
	DAW	Receipt/review correspondence from City Clerk with draft prerogative statements for review; Correspondence in response	0.30 $165.00/hr	49.50
	DAW	Receipt/review of multiple correspondence from Planner, City Clerk and City Administrator regarding Council agenda	0.40 $165.00/hr	66.00
	DAW	Receipt/review correspondence from Clerk's office with agenda and packet for 8/18 meeting	0.40 $165.00/hr	66.00
8/17/2025	DAW	Receipt/review correspondence from City Clerk with correspondence from Public Safety records regarding a discovery request and police report in a criminal case; Correspondence in response	0.30 $165.00/hr	49.50
	DAW	Receipt/review of telephone message from a Councilmember regarding equal protection issue	0.10 $165.00/hr	16.50
8/18/2025	DAW	Telephone conference with Councilmember regarding 8/18 meeting agenda	0.50 $165.00/hr	82.50
	DAW	Receipt/review correspondence from Deputy City Clerk to Public Safety regarding criminal defense attorney's discovery request	0.10 $165.00/hr	16.50

			Hrs/Rate	Amount
8/18/2025	DAW	Receipt/review correspondence from City Administrator with correspondence to Public Safety Director regarding protest demonstration at City Hall	0.20 $165.00/hr	33.00
	DAW	Receipt/review correspondence from Public Safety Director with correspondence from Ms. Aldrich regarding location(s) of protestors for planned demonstration tonight at 6:00 p.m.	0.20 $165.00/hr	33.00
	DAW	Telephone conference with City Administrator and Mayor regarding procedural issues	0.30 $165.00/hr	49.50
	DAW	Telephone conference with Assistant City Administrator regarding Helm/PAATS issues	0.60 $165.00/hr	99.00
8/19/2025	DAW	Receipt/review of 2 correspondences from Councilmember regarding City Charter and election matters; Research and respond	1.50 $165.00/hr	247.50
	DAW	Receipt/review correspondence from Engineer with completed 2025 Sewer Rehabilitation contract	0.10 $165.00/hr	16.50
	JES	Receipt/review and respond to correspondence from AT&T Permit Manager okaying permit amendment and working on bond	0.20 $165.00/hr	33.00
	DAW	Correspondence to City Administrator regarding Council meeting issue	0.30 $165.00/hr	49.50
	DAW	Telephone conference with Councilmember regarding potential Council actions	0.30 $165.00/hr	49.50
8/20/2025	JES	Receipt/review and respond to correspondence from AT&T Permit Manager regarding route map and contact information for METRO Act Permit Amendment	0.10 $165.00/hr	16.50
	JES	Update METRO Act Permit with route map; Correspondence to S. Como	0.20 $165.00/hr	33.00

			Hrs/Rate	Amount
8/21/2025	DAW	Correspondence to Public Safety Director with notice of new National Opioid Settlement with 8 generic drug manufacturers	0.20 $165.00/hr	33.00
	DAW	Telephone conference with Councilmember regarding various issues	0.20 $165.00/hr	33.00
	DAW	Telephone conference with City Administrator, Mayor and Assistant City Administrator regarding various matters; Correspondence to City Administrator regarding questions submitted to City	1.10 $165.00/hr	181.50
8/22/2025	DAW	Telephone conference with Mayor, City Administrator and Assistant City Administrator regarding September 8th Council agenda	0.30 $165.00/hr	49.50
8/24/2025	DAW	Receipt/review correspondence from Planner with link to agenda and packet for Aug. 28th meeting; Review of Planning Commission agenda and backup for Aug. 28 meeting	0.60 $165.00/hr	99.00
8/27/2025	DAW	Receipt/review correspondence from Clerk with Nov. 4 ballot proof; Proof approval form and proof change request form; Review documents; Correspondence in response; Receipt/review correspondence in response from Clerk	0.40 $165.00/hr	66.00
	DAW	Review and approve contract for 2025 Pavement and Joint and Crack Sealing Program	0.40 $165.00/hr	66.00
8/28/2025	DAW	Receipt/review correspondence from Clerk regarding Election Commission meeting on Sept. 8; Correspondence in response	0.10 $165.00/hr	16.50
	JES	Receipt/review correspondence from AT&T providing route map and insurance for METRO Act Permit Amendment	0.20 $165.00/hr	33.00
	DAW	Receipt/review correspondence from City Administrator with correspondence from Ferlito's attorney and the 2019 Agreement between the City and	0.30 $165.00/hr	49.50

			Hrs/Rate	Amount
		Ferlito's regarding liquor license; Review documents; Correspondence in response		
8/28/2025	DAW	Receipt/review correspondence from City Administrator with correspondence from Developer's architect regarding conditional rezoning request to 20160 Mack Ave.; Review permitted uses in the C-district	0.40 $165.00/hr	66.00
	DAW	Receipt/review correspondence from Director of Public Works with a Goose Control Proposal for review; Review Proposal and contract; Correspondence in response with items for consideration	0.60 $165.00/hr	99.00
	DAW	Telephone conference with City Clerk regarding publication issue; Research MCL 125.3401; Westlaw search	1.40 $165.00/hr	231.00
8/29/2025	JES	Correspondence to A. Wesson, AT&T Permit Manager regarding METRO Act Permit	0.10 $165.00/hr	16.50
	JES	Finalize AT&T METRO Act Permit to include bond and insurance; Prepare letter to Michigan Public Services Commission; Correspondence to S. Como with finalized permit	0.40 $165.00/hr	66.00
	SUBTOTAL:		[38.80	6,402.00]
	For professional services rendered		43.30	$7,144.50
	Additional charges:			
			Qty/Price	
	City Council			
8/4/2025	Attorney Mileage - Council Meeting [D. Walling]		73 0.70	51.10

		Qty/Price	Amount
8/18/2025	Attorney Mileage - Council Meeting [D. Walling]	73 0.70	51.10
	SUBTOTAL:		[102.20]
	Total costs		$102.20
	Total amount of this bill		$7,246.70
	Previous balance		$8,878.60
8/20/2025	Payment - thank you. Check No. 73420		($8,878.60)
	Balance due		$7,246.70

Please include your Invoice Number on your payment. Thank you.

Attorney Summary

Name	Hours	Rate
Debra A. Walling, Associate Attorney	41.00	165.00
Joellen Shortley, Associate	2.30	165.00

101-266-801.003

SS

EJ

WCA ASSESSING

RECEIVED
OCT 01 2025
CITY OF GROSSE POINTE WOODS

September 22, 2025

Invoice 092225

City of Grosse Pointe Woods
Accounts Payable
20025 Mack
Grosse Pointe Woods, MI 48236

RE: October 2025 Services

For contract assessing services rendered:

Contract Fee ($94,933 ÷12).....	$ 7,911.08
TOTAL AMOUNT DUE	**$ 7,911.08**

Respectfully submitted,

Lynette Hobyak
Business Manager

101-257-818.
ES
PJ

38110 N. Executive Drive, Suite 100
Westland, MI 48185

734-595-7727 Office
734-595-7736 Fax

The first item, under **Public Hearings,** was to **Hold a Public Hearing on the Special Land Use for 20647 Mack Avenue (Playa Bowls).**

MOTION by Hamborsky, seconded by O'Keefe, to **open the public hearing.**

Motion carried by the following vote:
YES: Fenton, Fuller, Hamborsky, Marx, O'Keefe, Vitale
NO: None
ABSENT: Gilezan

Chair Fenton opened the public hearing at 7:03 pm.

Planner Jankowski provided an overview of the request for a fast-casual/take-out restaurant in an existing, single-story, multi-tenant building. No drive-thru is permitted, and dining is take-out or within the restaurant only. The site is zoned C-Commercial where take-out restaurants are a Special Land Use, which requires a Public Hearing before the Planning Commission before advancing to another Public Hearing before City Council. Three different criterions are reviewed for Special Land Use requests: a) harmony with the Master Plan; b) anticipated nuisance for public hazard like disruptive noise, smoke, odor, glare, or vibration; and c) consistency with the intent of the zoning ordinance. Based on general compliance with the City's Zoning Ordinance, it is recommended that the Special Land Use be recommended to City Council, subject to the following:

1. The hours of operation and hours of deliveries are provided and found acceptable.
2. Site plan approval is granted.

The Chair asked if anyone wished to speak in support of the proposed Special Land use. The following were heard:

Matthew Caplin, franchisee for Playa Bowls, business address 4301 Orchard Lake Rd, West Bloomfield, MI 48323, presented the concept of the business. They only use fresh fruits and vegetables that are delivered six days a week from a local produce supplier. They offer a healthy alternative to other meals. They are not fast food and don't cook anything. They have other locations in Rochester and Bloomfield and are popular there. He believes this will be a nice addition to the city.

The Chair asked if anyone wished to speak in opposition of the proposed Special Land use. No one wished to be heard.

MOTION by Vitale, seconded by Fuller, to **close the public hearing on the Special Land Use for 20647 Mack Avenue (Playa Bowls).**

Motion carried by the following vote:
YES: Fenton, Fuller, Hamborsky, Marx, O'Keefe, Vitale
NO: None
ABSENT: Gilezan

Chair Fenton closed the public hearing at 7:08 pm.

MOTION by Hamborsky, seconded by Vitale, to recommended **that Council consider the Special Land Use for 20647 Mack Avenue (Playa Bowls)** subject to the following:

1. The hours of operation and hours of deliveries are provided and found acceptable.
2. Site plan approval is granted.

There was discussion on whether parking is adequate and the interior seating layout and capacity. Planner Jankowski confirmed that parking is sufficient. Mr. Caplan gave details on the seating plan and the hours of operation, 8 am to 8 pm typically.

Motion carried by the following vote:
YES: Fenton, Fuller, Hamborsky, Marx, O'Keefe, Vitale
NO: None
ABSENT: Gilezan

MCKENNA

September 24, 2025

City Council
City of Grosse Pointe Woods
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

Subject: **20647 Mack Avenue: Special Land Use for Playa Bowls**
Parcel ID: 007-01-1763-000
Special Land Use Review #2
Zoning: C, Commercial Business District

Dear Council Members,

JK Construction, Inc. has submitted a Special Land Use request for a fast-casual / take-out restaurant (Playa Bowls) in an existing, single-story, multi-tenant building. The restaurant unit will occupy approximately 1,224 square feet. No drive-thru is permitted, and dining is take-out or within the restaurant only.

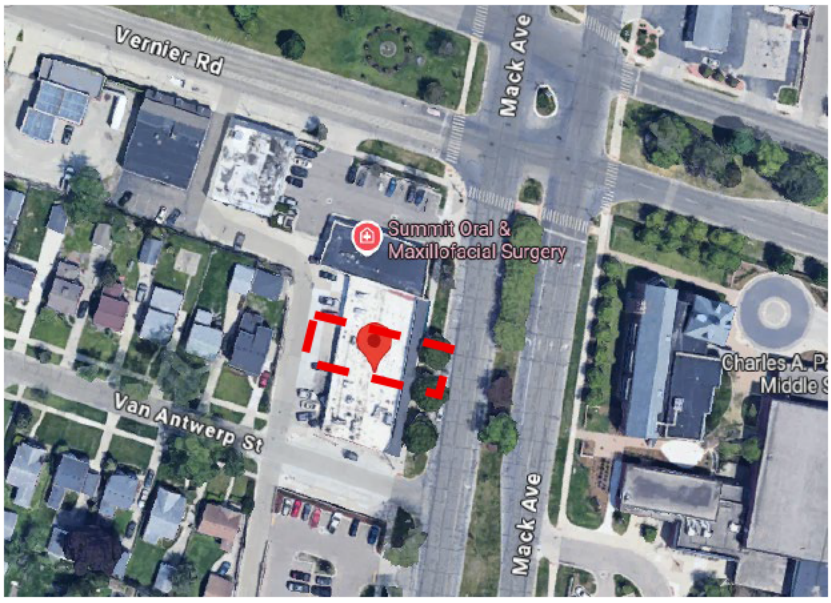
The site is located on Mack Avenue between Vernier Road and Van Antwerp Street, and is zoned the C, Commercial Business District where take-out restaurants are a *Special Land Use. Special Land Uses* require a public hearing and consideration before the Planning Commission. A public hearing was noticed and held at the August 26, 2025 Planning Commission meeting. Following this public hearing, the Planning Commission recommended the Special Land Use request to the City Council for approval, with the conditions that the site plan be updated to reflect operating hours, a loading zone, and specific information about the dumpster enclosure location and materials.

The applicant has since provided drawings and additional information that reflect the following:

1. The normal hours of operation for this business will be 8:00am to 8:00pm Monday through Sunday.
2. A 12” by 50” loading zone is indicated in the rear lot of the building, off of the alley.
3. A dumpster is also proposed at the rear of the building facing the alley, which is proposed to be enclosed with a solid wood/plastic composite enclosure.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM


Vernier Rd
Mack Ave
Summit Oral &
Maxillofacial Surgery
Van Antwerp St
Mack Ave

Great Frame Up
12 ft
loading
zone
50ft
50ft
12 ft
Frost & Kretsch
Plumbing Inc
Hours: 8:00 am to 8:00 pm
Monday through Sunday
Joe's Pizza
Pizza
Noorjahan Indian
cuisine (vernier/mack)
Indian
Google

Recommendation

As a Special Land Use, the City Council may impose reasonable standards to offset negative impacts on surrounding properties based on their findings and comments brought forth during the required public hearing.

Based upon general compliance with the City's Zoning Ordinance, it is recommended that the Special Land Use for a fast-food / take-out restaurant (Playa Bowls) at 20647 Mack Avenue be approved by City Council, pending the following.

1. *The proposed delivery hours are deemed acceptable to the City Council.*
2. *The proposed plan for a dumpster enclosure is deemed acceptable to the City Council.*
3. *The applicant submits a boundary survey of the subject property.*
4. *Administrative site plan approval is granted.*

This recommendation is based on the following findings:

A. **Consistency with the Master Plan.** The subject site is designated as "Corridor Mixed Use" on the Future Land Use Map of the 2024 Master Plan. The proposed use aligns with the intended uses of the Corridor Mixed Use designation, which includes retail, restaurant, and personal service establishments serving nearby residents. Additionally, the current zoning district of the site (C, Commercial Business) is consistent with the Corridor Mixed Use designation.

B. **Compatible Surrounding Land Uses.** The site is located on an existing commercial corridor. Adjacent land uses are either buffered by zoning transitions or are not expected to be negatively impacted.

C. **No Anticipated Nuisance or Public Hazard.** The nature of the proposed business (smoothies, juices, smoothie bowls) is lower impact, with no anticipated disruptive noise, smoke, odor, glare, or vibration. The proposed use is similar in character and intensity to existing nearby commercial operations.

D. **Support for Walkable, Mixed-Use Development.** The site is located on Mack Avenue, a commercial corridor designed to accommodate pedestrian-oriented businesses and promote a walkable environment. The reuse of an existing commercial storefront supports compact, efficient development and avoids contributing to strip-style development.

E. **Compliance with Zoning Ordinance Intent.** The proposed restaurant use is consistent with the intent of the C, Commercial Business District to support local business development that benefits both residents and merchants.

If you have further questions, please do not hesitate to contact us.

Respectfully submitted,

McKENNA

Ashley Jankowski, AICP
Associate Planner

Alicia Warren
Associate Planner

Special Land Use Review

This project is reviewed against the Zoning Ordinance requirements and the City's Master Plan. We offer the following comments for your consideration; items that do not comply or require additional information are noted in **bold** and **underlined**.

1. HARMONY WITH MASTER PLAN (MI ZONING ENABLING ACT)

Criteria: *Is the proposal consistent with the goals, policies, and future land use map of the Master Plan? Or, has the applicant demonstrated that conditions have changed significantly since the Master Plan was developed, and request is demonstrably consistent with the development trends in the area?*

Findings: Complies.
The chart below details the existing land use, current zoning, and future land use designations.

The Future Land Use Map of the 2024 Master Plan designates this area as "Corridor Mixed Use". In the Master Plan, this land use classification is generally described as retail, restaurant, personal service, and office establishments which are designed for the day-to-day retail and personal service needs of nearby residents. These facilities are intended to be near residential neighborhoods with adequate buffering. The existing C, Commercial Business District corresponds to this land use classification.

The proposal complies with the future land use designation of "Corridor Mixed Use" as the use is for a smaller-scale restaurant that will serve nearby residents. Additionally, this request aligns with other economic development initiatives, such as the Social District, established in 2024.

Location	Existing Land Use	Zoning Districts	Future Land Use Designation
Subject Site	Vacant	C, Commercial Business	Corridor Mixed Use
North	Retail	C, Commercial Business	Corridor Mixed Use
South	Retail	C, Commercial Business	Corridor Mixed Use
East	Public Library (across Mack Avenue)	C-F, Community Facilities	Institutional
West	Single-Unit Residential	R1-E, One-Family Residential	Single Family Medium Density

2. HAZARDOUS OR DISRUPTIVE SMOKE, FUME, GLARE, NOISE, VIBRATION OR ODOR POLLUTION (SEC. 50-4.11)

Criteria: *To promote such business development insofar as it is possible and appropriate in each area, uses are prohibited [in the C Commercial District] which would create hazards, offensive and loud noises, vibration, smoke, glare, heavy truck traffic or late hours of operation.*

Findings: Complies.
The restaurant will be open for quick meal services (such as smoothies, juices, and smoothie bowls) and features limited seating inside. The proposed restaurant is similar to surrounding uses, both on this

commercial block and along the greater Mack Avenue corridor. The restaurant is not expected to be hazardous or disruptive, provided the site is properly maintained.

Hours of operation are not anticipated to be a concern at this location. As conditioned by the Planning Commission, the applicant has noted on a site drawing that the hours of operation for this property as 8:00am-8:00pm, Monday through Sunday. **The applicant must also clarify the hours of deliveries to this location, for consideration by the City Council.**

3. CONSISTENCY WITH INTENT OF THE ZONING ORDINANCE (SEC. 50-3.1)

Criteria: *The intent of the C, Commercial Business District is to encourage the concentration of local business areas to the mutual advantage of both the consumers and merchants and thereby promote the best use of land at certain strategic locations and avoid the continuance of encouraging marginal strip business development along major streets.*

Findings: Complies.
The proposed commercial business provides a quick restaurant option to nearby residential areas. The restaurant will occupy an existing storefront along Mack Avenue, which is designed to facilitate pedestrian traffic and a mix of commercial establishments and services. The existing building is also compliant with the dimensional standards of the C, Commercial Business District.

We find that this restaurant will serve local residents, invite visitors, and encourage orderly business development along Mack Avenue.

CITY OF GROSSE POINTE WOODS

Building Department

20025 Mack Plaza, Grosse Pointe Woods, MI 48236
(313) 343-2426 – E-mail: building@gpwmi.us

SITE PLAN REVIEW & SPECIAL LAND USE

COMMERCIAL – Zoned As – Please Check One:

- [X] C – Commercial Business
- [ ] CF – Community Facilities
- [ ] RO-1 – Restricted Office
- [ ] C-2 – High Intensity City Ctr
- [ ] P-1 – Vehicular Parking

Property Owner Name: Matthew Caplan Date: 7/16/25

GPW Property Address: 20647 Mack Ave

Telephone #: Work _____ Home/Cell: [redacted]

Contractor/Applicant Name: JK Construction, Inc.

Telephone # 248-855-3303 Cell Phone # 248-739-0720

Contractor/Applicant Address: 7001 Orchard Lake Rd., ste. 324. W. Bloomfield, MI 48322

E-mail: ~~Bryan~~ BryanE JKCONSTRUCTION@michigan.com

MI Builder's License #: N/A MI Driver's License #: [redacted]

Nature of Proposed Work:

Buildout of a 1,200 S.F. take-out restaurant (Playa Bowls).

Value of Construction $ 200,000

Section 23a of State Construction Code Act of 1972, No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of the State relating to persons who are to perform work on a residential building or a residential structure. Violations of Section 23a are subject to civil fines.

Applicant Signature: _____

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 authorized agent and we agree to conform to all applicable laws of this jurisdiction.

For Planning & Zoning Use Only

Review category:

____ Site Plan – Planning Commission ____ Site Plan – Administration
____ Special Land Use ____ Use Variance ____ Non-Use Dimensional Variance
____ Public Hearing # _____

For Office Use Only

Approved: _____ Denied: _____ Zoning Board of Approval Required # _____

Inspector: _____ Date: ____/____/____

PLAYA BOWLS OF MICHIGAN

4301 ORCHARD LAKE RD., SUITE 180-264, WEST BLOOMFIELD, MI 48323 PLAYABOWLSOFMI@GMAIL.COM (248)500-4737

To the City of Grosse Pointe Woods City Council:

I am one of the Franchisee/owners of Playa Bowls of Michigan. This letter is to request the issuance of a Special Land Use permit so that we can operate in your fine city.

We are not a fast-food restaurant. We make everything fresh to order, using fresh fruits and vegetables that are delivered to us six (6) days per week by our local produce supplier Tom & Maceri & Sons. We offer seating in our store, although limited, which patrons enjoy due to our relaxing vibe. We have also offer "carry out" service which consists mostly of third-party delivery. We are environmentally friendly using biodegradable serving utensils and containers. We do not cook, grill, fry or bake, so no odors emanate from our store other than the smell of fresh fruit and juices.

As indicated in our application and site plan, our standard operating hours are between the hours of 8:00 a.m. to 8:00 p.m. We are a family-friendly, healthy meal alternative. We look forward to serving a community whose residents patronize our other locations and request we open a store in Grosse Pointe Woods. We look forward to serving our healthy, all natural products which can be made to accommodate every diet and allergy.

Thank you for your consideration.

Sincerely,

Matthew Caplan

Matthew Caplan

PLAYA BOWLS

20647 MACK AVE
GROSSE POINTE, MI 48236

1. CONTRACTOR IS TO VERIFY ALL GRADES AND ESTABLISHED ELEVATIONS (SHOWN) PRIOR TO THE START OF CONSTRUCTION. COORD NATE SAME AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE START OF ANY CONSTRUCTION. DO NOT DEVIATE FROM THESE DOCUMENTS WITHOUT FIRST NOT FY NG THE ARCHITECT IN WRITING.
2. CONTRACTOR SHALL FOLLOW ACCEPTED TRADE PROCEDURES AND MANUFACTURER'S STANDARDS AND SHALL PRODUCE THE PROJECT N A GOOD AND WORKMAN LIKE MANNER. ALL MATERIALS ARE TO BE NEW AND CONTRACTOR SHALL NOT SUBSTITUTE ANY STRUCTURAL GRADE MATERIALS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECT.
3. THESE PLANS ARE THE INTELLECTUAL PROPERTY OF THE ARCHITECT. THEY MAY NOT BE COP ED, REUSED, OR ALTERED WITHOUT THE ARCHITECTS EXPLICIT APPROVAL. DUPLICATION OF THESE DOCUMENTS MAY OCCUR ONLY FOR THE PURPOSE OF B DD NG, ESTIMAT NG, CREATING SHOP DRAWINGS, AND DURING PROJECT CONSTRUCTION.
4. DRAW NGS ARE NOT INTENDED TO BE SCALED. USE D MENSIONS NOTED ON DRAWINGS. IF ANY D MENSIONS ARE MISS NG OR REQU RE CLARIFICATION, THE CONTRACTOR IS TO SUBMIT A REQUEST FOR THIS INFORMATION N WRITING, I.E. LETTER TRANSMITTAL OR EMAIL.
5. THE CONTRACTOR SHALL PRODUCE ALL PERMITS REQU RED AND PROCEED WITH THE WORK IMMEDIATELY UPON RECEIVING SAME. PERMITS TO BE POSTED AS REQU RED.
6. THE GENERAL CONTRACTOR SHALL COMPLETE, SUBMIT, AND F LE PERMIT APPLICATIONS. APPROVED PERMIT TO BE PAID FOR AND PICKED UP BY GENERAL CONTRACTOR. COP ES OF SAID PERMIT SHALL BE FORWARDED TO THE OWNER, TENANT, AND ARCHITECT.
7. CONTRACTOR TO REVIEW ARCHITECTURAL AND ENGINEERING PLANS - BOTH DISCIPL NES NDICATE THE TOTAL SCOPE OF WORK. WHERE DISCREPANCIES OCCUR ARCHITECT TO BE NOTIFIED.
8. IN THE EVENT MOLD OR WHAT APPEARS TO BE MOLD IS FOUND DURING CONSTRUCTION. THE OWNER IS TO NOTIF ED IMMEDIATELY. AT THAT TIME A CERTIFIED MOLD TEST NG NSPECTING F RM IS TO BE CONTACTED IMMEDIATELY TO REVIEW THE SUSPECT MATERIAL(S). PROPER PRACTICE AND REMOVAL OF ANY IDENTIF ED MATERIAL WITH MOLD CONTAM NATION IS TO FOLLOW.
9. THE GENERAL CONTRACTOR IS RESPONS BLE FOR ENSURING ALL SUBCONTRACTORS HAVE A VALID COPY OF THE ENTIRE SET OF CONSTRUCTION DOCUMENTS, AND NFORMATION FOR B DDING.
10. ALL NEW DOORS SHALL HAVE A FINISH AND HARDWARE UNLESS OTHERWISE NOTED. ALL DOORS AND HARDWARE ON DOORS TO BE LEVER / ADA COMPLIANT (UNLESS IN PRIVATE RESIDENCE).
11. THE CONTRACTOR SHALL MAINTAIN CURRENT AND COMPLETE SETS OF ALL CONSTRUCTION DOCUMENTS, INCLUSIVE OF ALL ADDENDUM ITEMS, DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES.
12. CONTRACTOR IS RESPONS BLE FOR THE HOOKING UP AND TEST NG OF ALL NEW EQUIPMENT (RTUS, HW HEATERS, SUMP PUMPS, ETC) SHOWN ON THE DRAW NGS. THIS NCLUDES ALL ELECTRICAL W R NG, GAS PIP NG, WATER PIPING, DRA NS, CURBS, ETC. IF NO QUESTIONS OR CLAR FICATIONS ARE MADE N WRITING DUR NG PRIC NG/ BIDD NG IT IS UNDERSTOOD THAT THE G.C HAS NCLUDED ALL NECESSARY UT LIT ES N THE BASE PRICE.
13. HVAC- CONTRACTOR IS RESPONSIBLE FOR MAKING ALL NEW HVAC UNITS FULLY OPERATIONAL WITH TRUNK LINE INTO SPACE, THERMOSTAT, W RING, AND CONTROLS WILL BE NCLUDED. IF TENANT FIT UP IS SHOWN ON THE DRAWINGS CONTRACTOR IS RESPONSIBLE FOR ALL DUCTWORK SHOP DRAWINGS, REGISTERS, CONTROLS AND THERMOSTATS. UNLESS FULLY ENGINEERED DRAWINGS ARE PROVIDED, THIS IS DESIGN/ BUILD BASED ON THE DESIGN CONCEPT PROV DED BY ARCHITECT.
14. WHEN THE ARCHITECTS DRAW NGS NOTE THE LOCATION AND TYPE OF ELECTRICAL DEVICES (OUTLETS, SWITCHES, HORNS, STROBES, PULL STATIONS, LIGHTS, DETECTORS, ETC) WITHOUT ANY W R NG OR PANEL SCHEDULES, THE ELECTRICAL CONTRACTOR SHALL WIRE AND INSTALL WIRE AND NSTALL SAME AS PER NEC - CURRENT VERSION. ELECTRICAL CONTRACTOR TO REV EW EXIST NG SERVICE PANELS AND WIRING TO DETERMINE METHOD TO PRICE THE PROJECT AND PROCEED N MPLEMENTATION. ALL ELECTRICAL DEVICES ARE ASSUMED TO BE 110V UNLESS OTHERWISE NOTED.
15. EXIST NG LIGHTING AND HVAC VOLTAGE TO BE CONFIRMED/VERIFIED BY THE CONTRACTORS ELECTRICAL SUBCONTRACTOR DURING THE PRIC NG/ B DD NG PROCESS TO ASSESS THAT THE CORRECT FIXTURES AND EQUIPMENT ARE NCLUDED N THE B D ESTIMATE.
16. THE TERM GENERAL CONTRACTOR OR CONSTRUCTION MANAGER NOTED IN THE DRAWINGS, NOTES, ADDENDUM, MINUTES, SPEC FICATIONS, ETC. ARE TO BE UNDERSTOOD AS THE SAME RESPONSIB LITY OR OBLIGATION BEING REQUESTED WITH N THE CONSTRUCTION DOCUMENTS.
17. THE GENERAL CONTRACTOR / CONSTRUCTION MANAGER IS RESPONS BLE FOR REVIEWING THE CONSTRUCTION DOCUMENTS AND INCLUDING ALL NECESSARY HOOK-UPS, UT LIT ES, DRAINS, ELECTRICAL CONNECTIONS / SERVICE, GAS CONNECTIONS / SERVICE, WASTE LINES, VENTS, WATER CONNECTIONS / SERVICE, FOR EQU PMENT SHOWN ON THE PLANS. EQU PMENT NCLUDED BUT NOT L MITED TO: HVAC UNITS, HOT WATER HEATERS, SUMP PUMPS, VENTILATION AND EXHAUST FANS, PLUMBING FIXTURES, HEATERS, BO LERS, ETC.
18. THESE DRAWINGS MAY NOT SHOW SPECIFIC PIP NG OR WIR NG DIAGRAMS TO EQUIPMENT, BUT IT IS CLEAR, ALL EQU PMENT ARE TO BE FULLY OPERATIONAL FOR INSPECTION BY THE ARCHITECT AND APPROVING MUNIC PAL AUTHORITY FOR OCCUPATION OF THE SPACE OR BUILD NG.
19. CONTRACTOR HAS REVIEWED THESE DOCUMENTS FOR THE DESIGN INTENT AND F NAL USE. ANY ADDITIONAL DETA LS OR NFORMATION NEEDED FOR BIDDING OR CONSTRUCTION PRICING ARE TO BE REQUESTED N WRITING TO THE ARCHITECT PRIOR TO BID DUE DATE. SUBMISSION OF BID W LL CONSTITUTE ALL INFORMATION NECESSARY TO PROVIDE A COMPREHENSIVE BID HAS BEEN RECEIVED.
20. ALL LICENSED SUBCONTRACTORS ARE TO INCLUDE OR INDICATE TO THE ARCHITECT, N WRITING ANY CODE REQUIRED "ELEMENT" THAT MIGHT NOT BE SHOWN OR NOTED N THE DRAWINGS. IF REQU RED TO COMPLETE THE DESIGN INTENT OR WOULD BE NECESSARY TO OBTA N INSPECTION APPROVALS, "ELEMENT" (EQUIPMENT, DEVICE OR FIXTURE) IS TO BE NCLUDED BY CONTRACTOR AT NO ADDITIONAL CHARGE.
21. ANY CONDITION, CODE ISSUE OR DEFIC ENCY N THE CONSTRUCTION DOCUMENTS THAT COULD HAVE BEEN CLARIFIED DUR NG THE BIDD NG PROCESS WILL BE A PART OF THE BASE BID AND NOT OPEN TO CHANGE ORDER CONS DERATION, UNLESS STIPULATED AS AN ALTERNATE PRICE OR EXCLUSION ON THE BID PROPOSAL, THESE ITEMS ARE A PART OF THE SCOPE.
22. ALL CONTRACTORS TO REV EW ALL OF THE INFORMATION LISTED ON THE SPECIFICATIONS SHEET ATTACHED TO THESE DRAWINGS. THE SPECIFICATION SHEET INCLUDES NFORMATION THAT IS NCLUDED N THE SCOPE OF WORK AND CONTRACTORS BASE BID.
23. AT ALL RESTROOMS, BOILER ROOMS, MOP AREAS, AND WET LOCATIONS, MOLD RESISTANT GYPSUM WALL BOARD IS TO BE USED INSIDE THE ENTIRE ROOM UNLESS OTHERWISE NOTED. MOISTURE RESISTANT (MR) GYPSUM BOARD IS NOT AN ACCEPTABLE SUBSTITUTE.
24. ALL CONCRETE MASONRY BLOCK USED ON AN EXTERIOR WALL, BE IT ABOVE OR BELOW GRADE, SHALL AND MUST BE DRY BLOCK WITH DRY MORTAR INSTALLED TO BU LD SUCH WALLS. DRY BLOCK ALONE DOES NOT PROVIDE WATERPROOFING FOR THE EXTERIOR ENVELOPE OF A BUILDING. ALL BLOCK WITH A MASONRY BASEMENT OR CRAWL SPACE SHALL HAVE A MEMBRANE GLUED WITH MASTIC TO THE EXTERIOR OF THE BU LD NG FROM GRADE TO BOTTOM EDGE OF FOOTING. ALL BLOCK ABOVE GRADE SHALL HAVE SOME FORM OF SIDING, BRICK VENEER, OR DRYVIT (EIFS: STUCCO IS NEVER PERMITTED.) WHEN USING EIFS, PROVIDE DRAIN BOARDS, WEEPS, AND COUNTER- FLASHING AS PER MANUFACTURER'S D RECTIONS.
25. CONTRACTORS ARE TO REVIEW ALL GENERAL NOTES, SPEC FICATIONS AND LISTED INFORMATION WITHIN THIS SET OF DRAW NGS. SOME OF THESE NOTES MAY NOT REQU RE AN ACTION, OBLIGATION OR WORK ON THIS PROJECT. IF THE CONTRACTOR IS UNSURE F AN ITEM CONTA NED IN THESE DOCUMENTS A WRITTEN REQUEST FOR INFORMATION IS TO BE SUBMITTED TO THE ARCHITECT. IF THE CONTRACTOR IS NOT INCLUDING SOMETH NG, THE ITEM/WORK IS TO BE SPEC FICALLY WRITTEN AS NCLUDED OR EXCLUDED INTO THE BID AND OR CONTRACT. IF DEEMED REQUIRED BUT SILENT IN THE BID/CONTRACT AND NO REQUEST FOR INFORMATION ARE PROVIDED THE ITEM/WORK IS TO BE NCLUDED IN THE PROJECT WITHOUT ADDITIONAL COST OR T ME TO THE PROJECT.

General Notes

1. IN RENOVATIONS, RESTRUCTURING OR ALTERATIONS, THE LEVEL OF EXISTING FLOORS CAN NOT HAVE DEVIATIONS GREATER THAN A 1/4" PER FOOT. LEVELING IS DICTATED BY DOOR LOCATIONS AND COORD NATION WITH ANY ADJOIN NG FLOORS. ENT RE FLOOR IS TO BE REVIEWED PRIOR TO ANY FLOOR FINISHES BEING NSTALLED.
2. DURING DEMOLITION ALL HEATING AND COOL NG SYSTEMS, EXHAUST SYSTEMS OR AIR C RCULATION DEVICES ARE TO BE TURNED OFF FROM START OF DEMOLITION TO TIME OF ADEQUATE DUST SETTLEMENT. TEMPERATURE OF SPACE TO BE MONITORED AS TO NOT ALLOW EXISTING OR NEW WATER AND SPRINKLER PIPING FROM BEING COMPROMISED. SYSTEMS TO BE RETURNED BACK TO NORMAL AFTER WORK IS COMPLETE- DA LY/HOURLY ETC.
3. IF THE BU LD NG HAS SPRINKLERS AND WE ARE ADDING AND/OR RELOCAT NG 5 OR MORE SPRINKLER HEADS - SHOP DRAWINGS ARE REQU RED AND HYDRAULIC CALCULATIONS AS REQUIRED BY THE BUILDING AND FIRE DEPARTMENT.
4. IF THE WORK IS REMOVING, ALTER NG, AND OR ADD NG ROOMS/SPACES THE ELECTRICIAN IS TO RE-CIRCUIT EXIST NG AND NEW WIR NG TO SEPARATE, CONJO N, AND ISOLATE WIRING / SWITCHING AS REQUIRED. ARCHITECTS DRAW NGS NOTE LIGHT NG PLACEMENT AND SPECIFICATIONS BUT TYPICALLY NO WIR NG OR C RCUIT LAYOUT. INDIVIDUAL OFFICES TO BE CONTROLLED BY SWITCH IN OFFICE AND GENERAL OPEN AREAS TO BE CONTROL ON 1 OR 2 THREE WAY SWITCHES IN THE AREA THEY SERVE (REMOVE FROM EACH OTHER).
5. THE INTENT OF DESIGN BUILD HVAC (IF ENGINEERING DRAW NG ARE NOT PROVIDED) IS FOR THE HVAC AND GC. CONTRACTORS TO REVIEW THE EXISTING UNITS FOR USEFUL LIFE, GENERAL CONDITIONS AND LOCATIONS AT TIME OF BID. ALL WORK NOTED MAY REQU RE CHANGES TO REGISTER LOCATIONS, DUCTWORK REVISIONS AND OTHER CONTROL CHANGES TO DISTRIBUTE AND BALANCE AIR WITHIN THE WORK AREA. THESE DESIGN BUILD CONDITIONS ARE INCLUDED IN BASE BID.

Renovation Notes

THESE DRAW NGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE D MENSIONS OF THE BU LD NG, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL, AND ELECTRICAL SYSTEMS. AS SCOPE DOCUMENTS THE DRAW NGS DO NOT NECESSAR LY INDICATE OR DESCRIBE ALL THE WORK REQU RED FOR THE FULL PERFORMANCE AND COMPLETION OF THE REQU REMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED THE CONTRACTOR SHALL FURNISH ALL ITEMS REQU RED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. DECISIONS OF THE ARCHITECT AS TO THE ITEMS OF WORK NCLUDED WITHIN THE SCOPE OF THIS DOCUMENT SHALL BE FINAL AND B ND NG ON THE OWNER AND THE CONTRACTOR. THESE DRAW NGS WHEN USED FOR BID/D NG / CONSTRUCTION PRICING ARE TO BE REVIEWED FOR F NAL INTENT, WHICH IS TO IMPROVE OR CREATE A STRUCTURE FOR A CERTIFICATE OF APPROVAL OR CERT FICATE OF OCCUPANCY. THE INTENT IS TO PROVIDE THE OWNER OR CLIENT A SPACE OR BU LDING THEY CAN OCCUPY/ USE AFTER THE CONSTRUCTION IS COMPLETE.

Scope Document

ADOPTED CODES & STANDARDS

Reference Code	Edition	Effective Date
Michigan Building Code - Incorporating the 2021 International Building Code as published by the International Code Council (ICC) with state amendments	2021	APR 9, 2025
Michigan Rehabilitation Code Incorporating the 2021 International Existing Building Code as published by the International Code Council (ICC) with state amendments	2021	APR 9, 2025
Michigan Energy Code – Part 10a. – Non-residential - Incorporating the 2015 International Energy Conservation Code as published by the International Code Council (ICC), ANSI/ASHRAE/IESNA Standard 90.1 - 2013, and state amendments	2015	FEB 8, 2022
Michigan Electrical Code - Incorporating the 2023 National Electrical Code as published by NFPA with state amendments	2023	MAR 12,2024
Michigan Mechanical Code - Incorporating the 2021 International Plumbing Code as published by ICC with state amendments	2021	MAR 12,2024
Michigan Plumbing Code - Incorporating the 2021 International Plumbing Code as published by ICC with state amendments	2021	MAR 12,2024
ASHRAE 90.1	2019	SEP 06, 2022

BUILDING DEPARTMENT NOTES

Item	Code Section	Comments
BUILDING USE	CHAPTER 3 (OCCUPANCY CLASSIFICATION AND USE)	BUSINESS
OCCUPANCY CLASSIFICATION	CHAPTER 3 (OCCUPANCY CLASSIFICATION AND USE)	BUSINESS (B)
CONSTRUCTION CLASSIFICATION	601 (FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS)	TYPE 2B - NON-COMBUSTIBLE
AREA		1224 SF
SPRINKLER REQUIREMENT	504 (BUILDING HEIGHT AND NO. OF STORIES)	REQUIRED/SPRINKLERED
OCCUPANT LOAD	1004.5 (MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT)	SEE LIFE SAFETY PLAN FOR OCCUPANT LOAD
EGRESS CAPACITY	1005 (MEANS OF EGRESS SIZING)	SEE LIFE SAFETY PLAN FOR INFO
MEANS OF EGRESS	1017.2 (EXIT ACCESS TRAVEL DISTANCE) IBC 2021, MI ED - TABLE 1006.2.1 COMMON PATH OF EGRESS TRAVEL IBC 2021, MI ED - 1020.5 (DEAD ENDS)	SEE LIFE SAFETY PLAN FOR INFO
NUMBER OF EXITS	1006 (NUMBER OF EXITS AND EXIT ACCESS DOORWAYS)	NO CHANGE IN NUMBER OF EXITS
PLUMBING REQUIREMENTS	7.21.1 (MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES)	TOTAL/2= OF EACH SEX

DRAWING LIST - ARCHITECTURAL

Sheet No.	Sheet Name	Current Revision	Revision Date
G-001	COVER SHEET		
G-002	SYMBOLS AND ABBREVIATIONS		
G-003	RESPONSIBILITY MATRIX AND TENANT SCHEDULE		
A-001	LIFE SAFETY PLAN		
D-100	DEMO PLAN		
A-100	CONSTRUCTION FLOOR PLAN		
A-101	REFLECTED CEILING PLAN / LIGHTING SCHEDULE		
A-102	FINISH PLAN AND SCHEDULE		
A-103	EQUIPMENT PLAN		
A-104	ENLARGED RESTROOM PLAN		
A-200	INTERIOR ELEVATIONS		
A-201	INTERIOR ELEVATIONS		
A-400	WALL AND MILLWORK DETAILS AND NOTES		
A-401	TYPICAL DETAILS		
A-402	TRASH CAN DETAILS		
A-600	ANSI A117.1 REFERENCES		
A-601	ANSI A117.1 REFERENCES		
A-602	GENERAL SPECIFICATIONS		
A-603	GENERAL SPECIFICATIONS		
A-604	GENERAL NOTES		

DRAWING LIST - STRUCTURAL ENGINEERING

SHEET #	SHEET NAME
S1	GENERAL NOTES
S2	PARTIAL EXISTING ROOF FRAMING PLAN

DRAWING LIST - MECHANICAL

Sheet No.	Sheet Name	Current Revision	Revision Date
M100	MECHANICAL SPECIFICATION		
M200	MECHANICAL PLAN & SCHEDULE		
M201	MECHANICAL ROOF PLAN		
M300	MECHANICAL DETAILS		

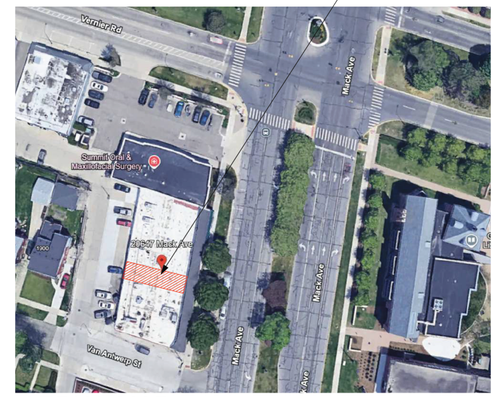
DRAWING LIST - ELECTRICAL

Sheet No.	Sheet Name	Current Revision	Revision Date
E-1	ELECTRICAL SPECIFICATIONS		
E-2	ELECTRICAL SPECIFICATIONS		
E-3	ELECTRICAL POWER PLAN		
E-4	ELECTRICAL LIGHTING PLAN		
E-5	RISER & PANEL SCHEDULE		

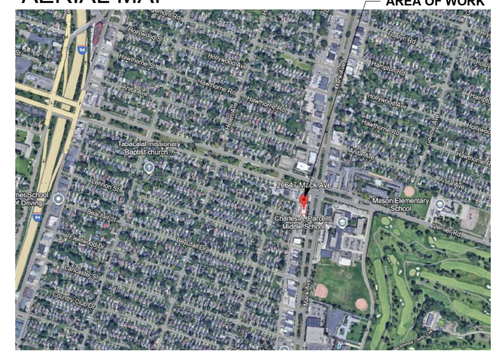
DRAWING LIST - PLUMBING

Sheet No.	Sheet Name	Current Revision	Revision Date
P1-01	PLUMBIN NOTES		
P2-01	PLUMBING PLAN		
P3-01	PLUMBIN RISERS		
P4-01	PLUMBING DETAILS		

SITE MAP



AERIAL MAP



INTERIOR FIT-UP

ALL WORK AS INDICATED ON THESE ARCHITECTURAL DRAWINGS TO OCCUR ON THE INTERIOR EXCEPT FOR REAR DOOR, HVAC AND ROOF WORK. NO OTHER WORK SHALL BE CONSTRUED TO BE PART OF THE SCOPE OF WORK OF THESE DOCUMENTS. UNLESS OTHERWISE NOTED EXISTING INCOMING UTILITIES MAY OR MAY NOT BE INCREASED, SEE DRAWING NOTES. SPACES FOR THESE FIT UPS ARE TYPICALLY FULL DEMOLITION OF INTERIOR WALL, DOORS, CEILINGS, LIGHTS AND ALL FINISHES. UTILITIES ARE TYPICALLY TO REMAIN IN PLACE AND MOTIFIED, EXTENDED, OR CHANGED AS REQUIRED.

PROJECT DIRECTORY

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LICENSED IN 35 STATES AND COUNTING

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STATE OF MICHIGAN
GREGORY RALPH
ARCHITECT
No. 1301072639
LICENSED ARCHITECT

Gregory Ralph
MICHIGAN

LICENSE # 1301072639
EXPIRATION 3/08/2026

I HEARBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAW OF THE THIS STATE.

RELEASE TYPE:

EXISTING CONDITIONS	
SCHEMATIC DESIGN	
DESIGN DEVELOPMENT	
PROGRESS PRINT	
FULL RELEASE	

ISSUED TO:

NO.	DESCRIPTION	DATE

DESIGNED BY:	JG	DRAWN BY:	CM
CHECKED BY:	JG	APPROVED BY:	JG
PROJECT #		STQ-0994-0125	

PROJECT:
PLAYA BOWLS
20647 MACK AVE
GROSSE POINTE, MI 48236

SCALE: 12" = 1'-0"

DRAWING TITLE:
COVER SHEET

SHEET:
G-001

C:\Users\BrendaCalderon\VCON - GRA Dropbox\Studio Q\Playa Bowls\Grosse Pointe Woods, MI\03- Drawings & PDF'S\2. Revit\PB-Grosse-Pointe-MI - CDs.rvt
7/11/2025 2:47:59 PM

ABBREVIATIONS.

ABBRV	ABBREVIATION DESCRIPTION
#	POUND OR NUMBER
&	AND
@	AT
A/O	AND/OR
ACOUST	ACOUSTICAL
ACT	ACOUSTIC CEILING TILE
AD	AREA DRAIN
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
ALUM	ALUMINUM
ANOD	ANODIZED
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APC	AUTOMATED POSTAL CENTER
APPROX	APPROXIMATE; APPROXIMATELY
ARCH	ARCHITECTURAL
ASPH	ASPHALT
B.O.	BOTTOM OF
B.R.	BULLET RESISTANT
B.W.C.	BOTTLED WATER COOLER
BD	BOARD
BIT	BITUMINOUS
BLDG	BUILDING
BLK'G	BLOCKING
BM	BEAM
BO	BOTTOM OF
BOT	BOTTOM
BR	BRICK
BRG.	BEARING
BTWN	BETWEEN
BTWN	BETWEEN
BYND	BEYOND
C	CARPET
CAB	CABINET
CB	CATCH BASIN
CCTV	CLOSED-CIRCUIT TELEVISION
CEM	CEMENT
CG	CORNER GUARD
CHNL	CHANNEL
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COLS	COLUMNS
COMPR	COMPRESSIBLE
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CPT	CARPET
CR	CARD READER
CT	CERAMIC TILE
CU FT	CUBIC FEET
CUST	CUSTOM, CUSTOMER
D.F.	DRINKING FOUNTAIN
DF	DOUBLE FACED
DBL	DOUBLE
DEMO	DEMOLISH OF DEMOLITION
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DIMS	DIMENSIONS
DISP	DISPLAY OR DISPENSER
DISP	DISPENSER
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
E.W.C.	ELECTRIC WATER COOLER
EA	EACH
EDPM	ETHYLENE PROPYLENE DIENE M-CLASS (ROOFING)
EFS	EXTREIOR FINISH SYSTEM
EIFS	EXTERIOR FINISH & INSULATION SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR OR ELEVATION
ENCL	ENCLOSURE
EP	ELECTRIC PANEL
EQ	EQUAL
EQUIP	EQUIPMENT
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXP	EXPOSED STRUCTURE
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
F.A.P.	FIRE ALARM PANEL
F.E.	FIRE EXTINGUISHER
FAC FIN	FACTORY FINISH
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISH / FINISH FLOOR
FF&E	FURNITURE, FINISH & EQUIP.
FHMS	FLAT HEAD MACHINE SCREW
FIN	FINISH, FINISH(ED)
FIN. FL.	FINISH FLOOR
FIXT	FIXTURE
FLR	FLOOR
FM	FILLED METAL
FND	FOUNDATION
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR
FOIO	FURNISHED BY OWNER INSTALLED BY OWNER
FOS	FACE OF STUD
FRP	FIBER REINFORCED PLASTIC
FRT	FIRE RETARDANT TREATMENT
FS	FLOOR SINK
FTG	FOOTING
FURN	FURNISHED
FURR	FURRING
FWP	FABRIC WRAP WALL PANEL
G.C.	GENERAL CONTRACTOR
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GL	GLASS
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
GYP. BD.	GYPSUM BOARD
H	HIGH
H.W.H.	HOT WATER HEATER
HB	HOSE BIBB
HC	HOLLOW CORE
HDW	HARDWARE
HDWR	HARDWARE
HG	HARDWARE GROUP
HGT.	HEIGHT
HI	HIGH
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HT.	HEIGHT
HTR	HEATER

ABBREVIATIONS.

ABBRV	ABBREVIATION DESCRIPTION
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
i.e.	THAT IS
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
ILO	IN LIEU OF
IN	INCH
INSUL	INSULATION
INT	INTERIOR
IRGWB	IMPACT RESISTANT GYPSUM WALL BOARD
IRT	INTEGRATED RETAIL SPACE
JAN	JANITOR
JT	JOINT
L	LENGTH, LONG
L.C.	LEAD COATED
LAM	LAMINATE
LB	POUND
LBS	POUNDS
LF	LINEAR FEET
LIQ	LIQUID
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LMC	LINEAR METAL CEILING
LO	LOW
LP	LOW POINT
LT	LIGHT
LT WT	LIGHT WEIGHT
M.R.	MANUFACTURER RECOMMENDED
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMBR	MEMBRANE
MEZZ	MEZZANINE
MFGR	MANUFACTURER
MFR	MANUFACTURER
MH	MANHOLE
MHO	MAGNETIC HOLD OPEN
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MOD	MODIFIED
MRGWB	MOISTURE-RESISTANT GYPSUM WALL BOARD
MTD	MOUNTED
MTG	MOUNTING
MTL	METAL
MULL	MULLION
N/A	NOT APPLICABLE
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NIMINAL
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND, OVERHEAD
OPNG	OPENING
OPP.	OPPOSITE
OSHA	OCCUPATIONAL SAFETY HAZARD ACT
P	PAINT
P.LAM	PLASTIC LAMINATE
P.O.	POST OFFICE
PART.	PARTITION, PARTIAL
PEMB	PRE ENGINEERED BUILDING MFR.
PERP	PERPENDICULAR
PL	PROPERTY LINE, PLATE, PLASTIC
PLAS	PLASTER
PLBG	PLUMBING
PLUMB	PLUMBING
PLYD	PLYWOOD
PLYWD	PLYWOOD
PNL	PANEL
PNT	PAINT PAINTED
POLY.	POLYETHYLENE
PR	PAIR
PREFIN	PRE-FINISHED
PROJ	PROJECT
PT	PRESSURE TREATED, POST-TENSIONED, POINT, PAINT
PTD	PAINTED
PVC	POLYVINYL CHLORIDE
QT	QUARRY TILE
QTR	QUARTER
R	RADIUS, RISER
R.O.	ROUGH OPENING
R.T.U.	ROOF TOP UNIT
RB	RESILIENT BASE, RUBBER BASE
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RECEP.	RECEPTACLE
REFR	REFRIGERATOR
REINF	REINFORCING
REQD	REQUIRED
RF	RUBBER FLOORING
RFT	RESILIENT FLOOR TILE
RM	ROOM
ROW	RIGHT OF WAY
S.C	SMOOTH CONCRETE
S.S.	STAINLESS STEEL
SC	SUSPENDED CEILING, SMOOTH CONCRETE, SOLID CORE
SCW	SOLID CORE WOOD
SF	SQUARE FEET
SHT.MTL.	SHEET METAL
SHT.	SHEET
SHTS	SHEETS
SIM	SIMILAR
SPEC	SPECIFIED OR SPECIFICATION
SPECS	SPECIFICATIONS
SPK	SPRINKLER OR SPEAKER
SQ	SQUARE
SQ FT.	SQUARE FEET
SQ IN.	SQUARE INCHES
SS	STAINLESS STEEL, SANITARY SEWER
SSK	SELF SERVICE KIOSK
SST	STAINLESS STEEL
SSTL	STAINLESS STEEL
ST.	STONE: MASONRY OR TILE
STC	SOUND TRANSMISSION COEFFICIENT
STD	STANDARD
STL	STEEL
STRUCT.	STRUCTURE OR STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
SYS	SYSTEM
T	TILE
T&B	TOP AND BOTTOM
T&G	TOUNGUE AND GROOVE
T/D	TELEPHONE/DATA
TBD	TO BE DETERMINED
TEL	TELEPHONE
TELE	TELEPHONE
TEMP	TEMPERATURE, TEMPORARY
TER	TERRAZZO
THICK	THICKNESS
THK	THICKNESS
THRESH.	THRESHOLD
TLT	TOILET
TO	TOP OF
TOC	TOP OF CONCRETE
TOJ	TOP OF JOIST
TOM	TOP OF MASONRY

ABBREVIATIONS.

ABBRV	ABBREVIATION DESCRIPTION
TOP	TOP OF PARAPET
TOS	TOP OF STEEL
TOW	TOP OF WALL
TRANS.	TRANSMISSION
TRANSP	TRANSPARENT
TYP	TYPICAL
U/S	UNDERSIDE
UHMW	ULTRA HIGH MOLECULAR WEIGHT
UL	UNDERWRITER'S LABORATORIES
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
UTL	UTILITY
V	VENT
V.P.	VENT PIPE
VAR	VARNISH
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VP	VENEER PLASTER
VT	VINYL TILE
VTR	VENT THROUGH ROOF
W	WIDE
W/	WITH
W/O	WITHOUT
WD	WOOD
WDC	WOOD CEILING
WDP	WOOD PANELING
WF	WOOD FLOORING
WIN	WINDOW
WM	WIRE MESH
WOM	WALK OFF MAT OR CARPET
WP	WATERPROOF, OR WORK POINT
WR	WATER RESISTANT
WRB	WEATHER RESISTANT BARRIER
WS	WEATHERSTRIP
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD
℄	CENTERLINE

SYMBOLS

ENLARGED V EW BUBBLE — INDICATION OF AREA DETAILED; DETAIL NO /DESIGNATION; SHEET NO /DESIGNATION (A1 / A000)

DETAIL V EW CALLOUT — VIEW NUMBER; SHEET LOCATION (A1 / A000)

BUILDING SECTION (A1 / A000)

DETAIL SECTION — VIEW NUMBER; SHEET LOCATION (A1 / A000)

SECTION CUT — DETAIL NO./DESIGNATION; SECTION CUT/DESIGNATION; SHEET NO./DESIGNATION (A1 / A000)

GRAPHIC SCALE — 0' 5' 10' 20' 40'

EXTERIOR ELEVATION — VIEW NUMBER; SHEET LOCATION (A1 / A000)

NTERIOR ELEVATION — DETAIL NO /DESIGNATION; SHEET NO /DESIGNATION (1 / A000 / 1)

ROOM NAME & NUMBER — ROOM NAME/DESIGNATION; ROOM NUMBER; ROOM AREA (ROOM NAME / 150 SF)

DOOR NUMBER (1i)

W NDOW NUMBER (00)

FURNITURE/ FIXTURE NUMBER (000)

SHEET SPECIFIC KEYNOTE (00)

REVISION DATE & CLOUD (00 Date)

DATUM ELEVATION — LEVEL 1; 0'-0" AFF

CE L NG HEIGHT (0'-0")

SPOT ELEVATION — HEIGHT

VIEW REFERENCE

10A VIEW NAME

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

NORTH ARROW — PROJECT NORTH-ORIENT TO BUILDING; TRUE NORTH

GRIDLINE BUBBLE — EXISTING GR D; 0; 0; 0; 0

CONSTRUCTION LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- NEW WALK- N FREZZER WALLS
- NEW DOOR

CONSTRUCTION PLAN LEGEND

- NOT N CONTRACT
- EXIST NG CONSTRUCTION TO REMA N
- NEW CONSTRUCTION
- WOOD PANEL
- OPEN CEILING
- BATT INSULATION
- CONCRETE
- CONCRETE BLOCK
- EXPOSED BRICK
- FINISH WOOD FOR ARCH WOODWORK
- GRAVEL
- GYPSUM BOARD
- ROUGH PLYWOOD
- STEEL

MATERIAL HATCH LEGEND

GRA DESIGN STUDIO

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Gregory Ralph
MICHIGAN

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DESIGN DEVELOPMENT	
PROGRESS PRINT	
FULL RELEASE	

ISSUED TO:

NO.	DESCRIPTION	DATE

DESIGNED BY:	JG	DRAWN BY:	CM
CHECKED BY:	JG	APPROVED BY:	JG
PROJECT #		STQ-0994-0125	

PROJECT:
PLAYA BOWLS

20647 MACK AVE
GROSSE POINTE, MI 48236

SCALE: As indicated

DRAWING TITLE:
SYMBOLS AND ABBREVIATIONS

SHEET:
G-002

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RESPONSIBILITY MATRIX

	NOTE: O = OWNER, G.C. = GENERAL CONTRACTOR, V = VENDOR, L.L. = LANDLORD	FURNISH	INSTALL
	UNLESS NOTED OTHERWISE, ALL WORK SHOWN IN THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OF RECORD		
FLOOR WORK & DEMO	SMOOTH, LEVEL CONCRETE FLOOR WITH ADA TRANISITON REQUIREMENTS	G.C.	G.C.
	REPAIR, LEVEL AND SLOPE FINISHES AND TRANSITIONS	G.C.	G.C.
FLOOR COVERING	TILE, BASE AND GROUT, EPOXY FLOOR, & TRANSITIONS	G.C.	G.C.
	WATERPROOF MEMBRANE (IF REQUIRED)	G.C.	G.C.
EXTERIOR WALLS / STORE FRONT	ENTRY / EXIT DOORS AND HARDWARE	G.C.	G.C.
	SERVICE / EXIT DOOR AND HARDWARE	G.C.	G.C.
	ALUMINUM STOREFRONT AND GLAZING (BRING EXISTING TO 'LIKE NEW' CONDITION)	G.C.	G.C.
INTERIOR PARTITIONS	FRAMING, PLYWOOD BLOCKING AND GYP. BD	G.C.	G.C.
	F.R.P. PANELS AND WAINSCOT	G.C.	G.C.
	WATERPROOF MEMBRANE (IF REQUIRED)	G.C.	G.C.
	GYPSUM BOARD CEILING AND SOFFIT	G.C.	G.C.
	SERVICE LINE AND DINING AREA KNEE WALL AT SERVICE	G.C.	G.C.
	PREP / PRIME / PAINT BASE COLORS	G.C.	G.C.
	MURAL PAINTINGS	O	O
	GYPSUM BOARD WITH SUSPENSION SYSTEM	G.C.	G.C.
	LAY-IN CEILING WITH SUSPENSION SYSTEM	G.C.	G.C.
	DOORS, FRAMES AND HARDWARE	G.C.	G.C.
	ARTWORK PACKAGE	O	O
	'COMING SCON' WINDOW POSTERS	V	V
FURNISHINGS	DINING ROOM TABLES	V	G.C.
	TELEVISION SCREENS	O	G.C.
	TOILET ACCESSORIES	G.C.	G.C.
	KITCHEN EQUIPMENT (FF&E PACKAGE)	O	G.C. OR V
	WALK-IN COOLER	O	G.C. OR V
	SELF CONTAINED WALK-IN REFRIGERATION PACKAGE	O	G.C. OR V
	REMOTE WALK-IN REFRIGERATION PACKAGE	O	G.C. OR V
	EMPLOYEE LOCKERS	O	G.C.
	OFFICE SHELVING AND CHAIR	O	G.C.
	SNEEZE GUARD - C.R. LAWRENCE	G.C.	G.C.
	WALL MOUNTED SHELVING AND BLOCKING (BLOCKING PROVIDED BY GC)	G.C.	G.C.
SIGNAGE	EXTERIOR SIGN (SEPERATE PERMIT)	O	V
	MENU BOARD	O	O
	RESTROOM SIGNAGE	G.C.	G.C.
HVAC	HVAC ROOF TOP UNIT(S), CURBS AND DROPS	G.C.	L.L.
	ROOF SPACE AND SUPPORT FOR HVAC EQUIPMENT	G.C.	L.L.
	ROOF REPAIRS AND FLASHING (USE LANDLORDS WARRANTY ROOFING CONTRACTOR, IF APPLICABLE)	G.C.	G.C.
	WIRING AND CONNECTIONS	G.C.	G.C.
	AIR BALANCE REPORT	G.C.	G.C.
	DUCTWORK, DAMPERS AND GRILLES	G.C.	G.C.
	THERMOSTATS AND CONTROLS	G.C.	G.C.
	TOILET EXHAUST FAN	G.C.	G.C.
	CODE COMPLAIANT AREA FOR EXHAUST FANS, MAU, ETC.	G.C.	G.C.
PLUMBING	SANITARY WASTE LINE TO SPACE	G.C.	G.C.
	GREASE TRAP OR GREASE LINE STUBBED INTO SPACE	G.C.	G.C.
	WATER METER AND SERVICE STUBBED TO PREMISES	G.C.	G.C.
	GAS METER AND SERVICE TO SPACE	G.C.	G.C.
	FINAL CONNECTIONS	G.C.	G.C.
	HVAC CONNECTIONS	G.C.	G.C.
	GAS PIPING A/C	G.C.	G.C.
	WATER HEATERS	O	G.C.
	ALL SINKS AND FAUCETS, EXCEPT MOP SINK	O	G.C.
	MOP SINK & FAUCET	G.C.	G.C.
ELECTRICAL	SEPARATELY METERED 200 AMP, 120/208 V, 3 PHASE, 4W SERVICE	L.L. OR G.C.	G.C.
	FLUSH MOUNTED PANEL WITH BREAKERS AND WITH 200 AMP BREAKER PANEL FOR TENANTS SUB PANEL	G.C.	G.C.
	INTERNET SERVICE AND CABLE PULLS	O	G.C.
	LIGHT FIXTURES, MOUNTING ACCESSORIES, AND LAMPS (FKG TO SUPPLY)	FKG	G.C.
	CEILING FANS (FKG TO SUPPLY)	FKG	G.C.
	MUSIC SYSTEM AND SPEAKERS	O	G.C.
	EXIT/EMERGENCY LIGHT SYSTEMS	G.C.	G.C.
	P.O.S CONDUIT, CABLES & JACKS	G.C.	G.C.
	P.O.S. EQUIPMENT INSTALLATION	O	O
FIRE PROTECTION	FIRE ALARM SHOP DRAWINGS AND PERMIT SUBMITTAL	G.C.	G.C.
	FIRE ALARM INSTALL AND CONNECTION TO BUILDING MAIN CONTROL PANEL, IF APPLICABLE	G.C.	G.C.
	SPRINKLER SHOP DRAWINGS AND PERMIT SUBMITTAL	G.C.	G.C.
	SPRINKLER INSTALL AND CONNECTION TO BUILDING MAIN SYSTEM, IF APPLICABLE	G.C.	G.C.

TENANT SCHEDULE

LOCATION	FLOOR		WALLS			COUNTERTOP	CASEWORK CABINET	CEILING			NOTES
NAME	FLOOR	BASE	PRIMARY	ACCENT	TRIM			MATERIAL	COLOR	HEIGHT	
DINING	FT-1	WB-2	NOTES 2,9	NOTE 9	NOTE 3	-	-	EXPOSED		SEE A101	1,2,3,4,8,9
SERVICE	ET-1	WB-1	NOTES 5,9	NOTE 9	NOTE 3	CT-1	NOTE 6	ACT-22	WHITE	SEE A101	3,4,5,6,8,9
KITCHEN	ET-1	WB-1	FRP-1	-	NOTE 3	-	-	ACT-24	WHITE	SEE A101	3,7,8
RESTROOMS	FT-1	WB-1	NOTE 9	-	WP-3	-	-	GWB-1	WHITE	9'-0"	3,9,11

NOTES
1. FOR THE ROUGH PINE AND CORRUGATED CHCKIEN WIRED GLASS PANELS: CONTACT MATT WHITE AT RECYCLING THE PAST 609.618.7606, PROVIDE SQUARE FOOTAGES OF ALL NEEDED MATERIAL. PLEASE ACCOUNT FOR 15-20% OF THE TOTAL SQUARE FOOTAGE FOR WASTE AND EXTRAS WHEN ORDERING MATERIALS, ALL HEMLOCK WOOD WILL BE SHIPED APPROXIMATELY AS 1X8 - WOOD TO BE RIPPED DOWN TO NOTED SIZES THE CONTRACTOR AS NEEDED
2. WD-1 UP TO UNDERSIDE OF WOOD CAP OR DISPLAY COUNTER. PAINT ABOVE TO UNDERSIDE OF CEILING
3. DOOR TRIM PNT-3. TRIM AT CEILING PNT-4
4. FLOORING TRANSISTION STRIPS TO BE SCHULTER-RENO-U
5. FRP-1 UP TO UNDERSIDE OF CEILING
6. ROUGH PINEWOOD FINISH ON DINING SIDE AND FRP-1 FINISH ON SERVICE SIDE
7. FRP-1 UP TO UNDERSIDE OF CEILING
8. ALL FRESH CUT EDGES OF THE HEMLOCK WOOD TO BE PAINTED WITH A KILZ WATERBASE PRIMER, SAND LIGHTLY AFTER PAINTING
9. VERY ALL PAINT COLOR LOCATIONS WITH ROCK CANDY PAINT CREW. CONTACT: RAMONA SCHATZER 917.450.5085
10. IF NEEDED FOR CONSTRUCTION CLASS ALL WOOD TO BE FIRE RETARDANT TREATED, BY CONTRACTOR WITH FLAME CONTROL NO.141, A POLYURETHANE VARNISH WITH FIRE HAZARD CLASSIFICATION. CLASS "B" BY FLAME CONTROL COATINGS LLC. LOW GLOSS FINISH.
11. CT-2 UP TO 48" AFF PAINT 48" TO UNDERSIDE OF CIELING

FT-1	6"X36" WOOD-LOOK NON-SLIP CERAMIC FLR. TILE AS MANUF. BY GAYAFORES SERIES: TRIBECA COLORS: EQUAL MIX OF BLANCO, AQUA AND GRIS. MUST BE LAID IN HERRINGBONE PATTERN. 1/8" JOINT GROUT: LACTICRETE SPECTRALOCK COLOR: #78 STERLING SILVER WORLDWIDE FLOORING: 1055 ROUTE 1 SOUTH EDISON, NJ 08837 TEL: (908)285-1110 DSB@WORLWIDEWHOLESALE.COM	ACT-22	2X2 ACOUSTICAL CEILING TILE ULTIME SQUARE TEGULAR 2X2 VINYL FACED CEILING TILE. KITCHEN ZONE CEILING TILE #672 9/16" SQUARE, BY ARMSTRONG
WT-1	3"X6" GLAZED CERAMIC WALL TILES AS MANUF. BY DALTILE. SERIES: CLASSIC COLOR WHEEL. COLOR: ARTIC WHITE #0190 TOP TRIM: WALL BULLNOSE S-4369MOD BASE: COVE BASE A-3361MOD	WB-1	4" STANDARD COVE VINYL BASE AS MANUF. BY ROPPE COLOR: #123 CHARCOAL

WP-1	BEHR PREMIUM PLUS INTERIOR PAINT EGGSHELL FINISH 2 COATS OVER PRIMER COLOR: M6460-3 "BIG SURF"		
WP-2	BEHR PREMIUM PLUS INTERIOR PAINT EGGSHELL FINISH 2 COATS OVER PRIMER COLOR: BLACK	WB-2	1X3 ROUGH PINE WOOD BASE W/ NEW WHITE WASH FINISH AS SUPPLIED BY RECYCLING THE PAST. CONTACT MATT WHITE 609.618.7606 (SEE NOTE #1)
WP-4	BEHR PREMIUM PLUS INTERIOR PAINT SEMI-GLOSS FINISH 2 COATS OVER PRIMER COLOR: P480-6 "ARUBA BLUE"	FRP-1	STANDARD FRP PANELS AS MANUF. BY MARLITE. PEBBLED SURFACE COLOR:P199 BRIGHT WHITE
WP-5	RUST-OLEUM SPECIALTY PAINT FLAT FINISH COATS & PRIMER PER MANUF. SPECS COLOR: BLACK CHALKBOARD	ET-1	NON-SLIP EPOXY FLOORING SYSTEMS AS MANUF. BY ELITE CRETE SYSTEMS (OR APPROVED EQUAL) COLOR: WOMBAT
WC-1	ROUGH PINE WOOD WAINSCOTTING		
CT-1	3" THICK ANTIQUE WOOD COUNTERTOP AS SUPPLIED BY RECYCLING THE PAST CONTACT:MATT WHITE 609.618.7606. TO BE STAINED & SEALED BY CONTRACTOR BEFORE INSTALLATION WITH EP-2 (SEE NOTE #1)		

GRA DESIGN STUDIO

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DESIGN DEVELOPMENT	
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FULL RELEASE	

ISSUED TO:

NO	DESCRIPTION	DATE

DESIGNED BY:	JG	DRAWN BY:	CM
CHECKED BY:	JG	APPROVED BY:	JG
PROJECT #		STQ-0994-0125	

PROJECT:
PLAYA BOWLS

20647 MACK AVE
GROSSE POINTE, MI 48236

SCALE:

DRAWING TITLE:
RESPONSIBILITY MATRIX AND TENANT SCHEDULE

SHEET:
G-003

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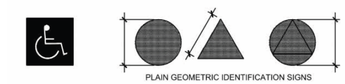
LIFE SAFETY LEGEND

- EMERGENCY LIGHTS
- DIRECTIONAL EXIT SIGN - SEE ELECTRICAL PLAN
- EXIT
- # — TOTAL LENGTH OF EXIT TRAVEL DISTANCE (FEET) FROM START POINT
- FE — PROPOSED FIRE EXTINGUISHER
- # — COMMON PATH OF EGRESS TRAVEL DISTANCE FROM START POINT (FEET)
- TS — TACTILE "EXIT" SIGN

KEYED NOTES - LIFE SAFETY

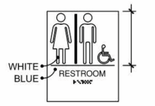
1. PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY - MOUNT 60" A.F.F. TO CENTERLINE OF SIGN. PROVIDE TACTILE GRADE- 2 CONTRACTED BRAILLE WALL SIGN - REFER TO RESTROOM SIGNAGE DETAIL.
2. PROVIDE TACTILE GRADE -2 CONTRACTED BRAILLE WALL SIGN - REFER TO RESTROOM SIGNAGE DETAIL.
3. LINE INDICATES 50' MAX KITCHEN TRAVEL DISTANCE
4. LINE INDICATED 52' MAX ASSEMBLY TRAVEL DISTANCE

EGRESS & OCCUPANCY INFORMATION/ SEATING CALCULATIONS



ISA SYMBOL - TYPICAL @ THESE LOCATIONS, BUT NOT LIMITED TO: RESTROOMS, TABLES/BOOTHES, SERVICE COUNTERS, ACCESSIBLE RESTROOM STALLS, AND FRONT ENTRY

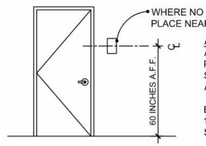
REFER TO ADAAG 703.7.2.1 FOR SIGNAGE REQUIREMENTS



MODEL NUMBERS:

UNISEX: #840-B
(PROVIDE @ SPACES W/ (1) TOILET ROOM)

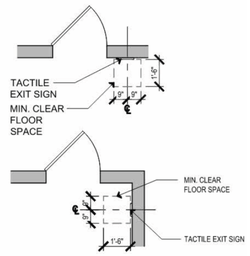
MOUNTING LOCATIONS



WHERE NO WALL SPACE ON LATCH SIDE, PLACE NEAREST ADJACENT

ACCESSIBILITY SIGNAGE:
ANSI APPROVED E.S. PLASTIC, NEMA RATED SELF-EXTINGUISHING ADHESIVE MOUNTED

BLUE COLOR NO. EQUAL TO 15090 IN FEDERAL STANDARD 595B



EGRESS INFORMATION

EGRESS CAPACITIES DESIGNED TO CONFORM WITH THE 2018 INTERNATIONAL BUILDING CODE
GROSSE POINTE, MICHIGAN EDITION

PROPOSED TENANT SPACE CALCULATED OCCUPANT LOAD = 29
REQUIRED EGRESS WIDTH: (.2)*(29)= 5.8"
MINIMUM DOOR WIDTH PER 1008.1.1 = 32"
PROPOSED EGRESS WIDTH PROVIDED = 36",36"
TOTAL EGRESS WIDTH PROVIDED = 72"

EXIT ACCESS TRAVEL DISTANCE REQUIRED W/ SPRINKLERS = 300' PER TABLE 1017.2
EXIT ACCESS TRAVEL DISTANCE PROVIDED = 52'-0

EGRESS LEGEND	
A	OCCUPANT LOAD AT THIS EXIT
B	REQUIRED EXIT WIDTH
C	PROVIDED EXIT W DTH

SEATING CALCULATIONS		
SEAT NG TYPE	QUANITY	SEATS
2 TOP	8	16
BAR TOP	1	4
SURFBOARD	1	6
TOTAL SEATS		26

PROPOSED OCCUPANCY TABLE

CLASSIFICATION	DIAGRAM / PATTERN	FLOOR AREA	SF/OCCUPANT	CALCULATED OCCUPANCY
COMMERCIAL KITCHEN		787 SF	200 SF (GROSS)	4
ASSEMBLY: - UNCONCENTRATED		30 SF	15 SF (NET)	2
- BAR SEATING		84 INCHES	1 PER 18"	5
- FIX SEATING		4 SEAT	1 PER SEAT	4
TOTAL:		1224 SF		15

SPACE CHARACTERISTICS

OCCUPANCY GROUP	B
OCCUPANT LOAD	29
TENANT AREA (NET LEASABLE)	1224 SF
TENANT VOLUME	- CF
SPR NKLER	NO
FIRE ALARM	NO

SPACE CHARACTERISTIC NOTES:
1. PROPOSED TENANT SPACE USE: CLASSIFIED AS 'B' PER BC 304
REFER TO OCCUPANCY TABLE THIS SHEET

ACCESSIBILITY NOTES

WHILE IT IS THE INTENT OF THE ARCHITECT, HIS EMPLOYEES, AND ASSIGNS TO ADHERE TO ALL ASPECTS AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND LOCAL ACCESSIBILITY CODES, THE CONTRACTOR SHALL NOT BE RELIEVED OF SOLE RESPONSIBILITY TO VERIFY ALL REQUIREMENTS OF SAID ACTS AS PERTAINING TO CONTRACT DOCUMENT CONTAINED HEREIN PRIOR TO COMMENCEMENT OF ANY WORK. HE SHALL ALSO BE RESPONSIBLE TO IMMEDIATELY NOTIFY DESIGNER OF POSSIBLE DISCREPANCIES. HE SHALL ALSO PAY SPECIAL ATTENTION TO ITEMS LISTED BELOW"

A. REFER TO G-002 COVER SHEET, FOR CODE SUMMARY AND BUILDING DATA.

B. REFER TO ARCHITECTURAL FLOOR PLANS FOR BUILDING DIMENSIONS.

C.REQUIRED ACCESSIBLE PARKING AREAS, CURBS, CROSSWALKS, SIGNS, ETC. SHALL COMPLY WITH CURRENT STATE AND LOCAL CODES.

D. TACTILE EXIT SIGNS SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:

D.A. EACH GRADE LEVEL EXTERIOR DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD " EXIT".

D.B. EACH EXIT, EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR A HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, " EXIT ROUTE".

E. THE BOTTOM 10" OF ALL DOORS SHALL HAVE A SMOOTH UNINTERRUPTEDD SURFACE TO ALLOW DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST.

F. NO THRESHOLD SHALL EXCEED 1/2" IN HEIGHT.

G. HAND-OPERATED DOOR OPENING HARDWARE SHALL NOT REQUIRE TIGHT GRASPING OR TWISTING OF THE WRIST IN ORDER TO OPERATE, AND SHALL BE MOUNTED NO HIGHER THAN 48" A.F.F.

H. MAXIMUM FORCE REQUIRED TO OPEN EXTERIOR DOORS SHALL NOT EXCEED 5 LBS. MAXIMUM FORCE REQUIRED TO OPEN INTERIOR DOORS SHALL NOT EXCEED 5LBS.

I. IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE A LAST 3 SECONDS TO MOVE TO A POINT 5 INCHES FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.

J. FAUCET CONTROL AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. LEVER OPERATED, FLUSH TYPE AND ELECTRONICALLY OPERATED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. IF SELF CLOSING VALVES ARE USED, THE FAUCET SHALL REMAIN OPEN FOR A MINIMUM OF 10 SECONDS.

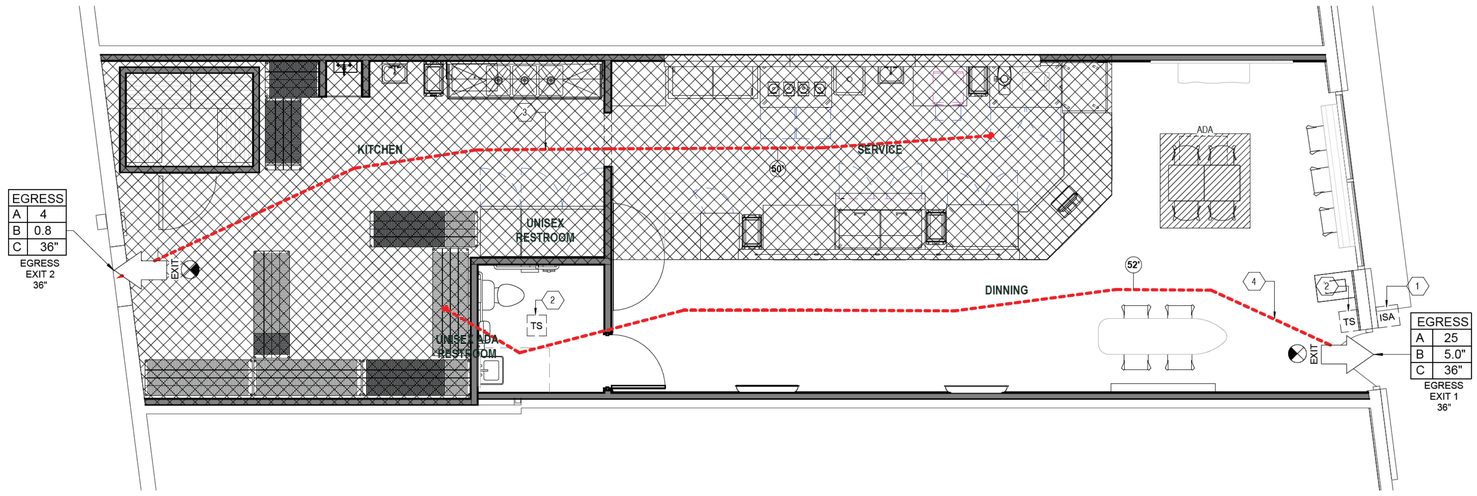
K. PROVIDE SIGNAGE WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY IN ACCORDANCE WITH ANSI A117.1 AND ADA REQUIREMENT.

L. SIGNAGE HEIGHT SHALL BE IN ACCORDANCE WITH ALL APPLICATION NATIONAL, STATE AND LOCAL ACCESSIBILITY CODES.

M. RESTROOM SIGNAGE SHALL BE MOUNTED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE RESPECTIVE RESTROOM DOOR.

LIFE SAFETY NOTES

#	Comments - Fire
A	PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A, 10-B:C, SLBS. WITHIN 75-FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, AND ADDITIONAL EXTINGUISHERS AS REQUIRED BY AUTHORITY HAVING JURISDICTION.
B	PROVIDE EXIT SIGN WITH 6" LETTERS OVER REQUIRED EXITS, WHERE SHOWN ON DRAWINGS AND AS REQUIRED BY APPLICABLE CODES, AND ADDITIONAL SIGNS AS REQUIRED BY AUTHORITY HAVING JURISDICTION. CONNECT EXIT SIGNS TO EMERGENCY POWER CIRCUITS AS REQUIRED. COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. SEE MEP DRAWINGS FOR EXIT/EMERGENCY LIGHT LOCATIONS.
C	DOORS OPENING INTO REQUIRED 1-HOUR, FIRE-RESISTIVE CORRIDORS SHALL BE PROTECTED WITH A SMOKE OR DRAFT STOP ASSEMBLY HAVING A 20-MINUTE RATING AND SHALL BE SELF-CLOSING.
D	20-MINUTE DOOR JAMBS TO BE TIGHT-FITTING, SMOKE AND DRAFT CONTROLLED.
E	STORAGE, DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GAS AND HAZARDOUS SUBSTANCES SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS.
F	WOOD BLOCKING WHERE PERMITTED SHALL BE FIRE TREATED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS.
G	PROVIDE A FIRE/LIFE SAFETY SYSTEM AS REQUIRED. SUBMIT PLANS TO AUTHORITY HAVING JURISDICTION WITH COMPLETE DESCRIPTION OF SEQUENCE OF OPERATION, AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
H	PROVIDE AN APPROVED AUTOMATIC FIRE EXTINGUISHING SYSTEM AS REQUIRED. SEE ALSO MEP DRAWINGS. SUBMIT PLANS TO AUTHORITY HAVING JURISDICTION AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
J	AUTOMATIC SPRINKLER SYSTEMS SHALL BE SUPERVISED BY AN APPROVED CENTRAL, PROPRIETARY OR REMOTE STATION SERVICE OR A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION.



1 LIFE SAFETY PLAN
SCALE: 1/4" = 1'-0"

GRA DESIGN STUDIO

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EXISTING CONDITIONS	
SCHEMATIC DESIGN	
DESIGN DEVELOPMENT	
PROGRESS PRINT	
FULL RELEASE	

ISSUED TO:

NO	DESCRIPTION	DATE

DESIGNED BY:	JG	DRAWN BY:	CM
CHECKED BY:	JG	APPROVED BY:	JG
PROJECT #		STQ-0994-0125	

PROJECT:
PLAYA BOWLS

20647 MACK AVE
GROSSE POINTE, MI 48236

SCALE: As indicated

DRAWING TITLE:
LIFE SAFETY PLAN

SHEET:
A-001

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DEMOLITION NOTES

1. REMOVE ALL WALLS AS SHOWN (FULL HEIGHT). PATCH ADJACENT WALLS, FLOORS, AND CEILINGS TO - AS NEW CONDITION AS REQUIRED BY THE NEW DESIGN SCHEME
2. RE-USE ANY EXISTING WALLS ONLY AS POSSIBLE TO ACCOMMODATE THE NEW DESIGN SCHEME, ALL EXISTING WALLS MUST BE FLUSH WITH THE NEW CONSTRUCTION AS SHOWN UNLESS NOTED OTHERWISE
3. REMOVE ANY EXISTING DOORS, SIDELIGHT PANELS AND FRAMES ETC, AS INDICATED
4. REMOVE ALL RECEPTACLES, THERMOSTATS, SWITCHES, CONTROLS, AND DEVICES (AS WELL AS ANY WRING) WHICH WILL NOT BE USED FOR THE NEW DESIGN SCHEME VERIFY WITH OWNER/LANDLORD AND ARCHITECT THE CORRECT LOCATIONS OF ANY & ALL EXISTING RECEPTACLES WHICH ARE TO REMAIN
5. REMOVE AND/OR RELOCATE ANY MECHANICAL/ELECTRICAL/PLUMBING OR EQUIPMENT AS REQUIRED IF NOT COMPATIBLE WITH THE NEW DESIGN SCHEME
6. THE CONTRACTOR SHALL COORDINATE THE CONTINUANCE OF ANY & ALL UTILITIES TO THE SITE DURING DEMOLITION AND SHALL DISCONNECT ONLY DURING THE RELOCATION OF SERVICES AS REQUIRED & WITH CANER/LANDLORD'S CONSENT
7. ALL PIPING, WIRING & DUCTWORK SHALL BE RECONFIGURED AS REQUIRED TO ACCOMMODATE THE REMOVAL OF ANY WALLS AS SHOWN SO THAT THE INTEGRITY OF ALL MECHANICAL SYSTEMS ARE MAINTAINED
8. VERIFY LOAD REQUIREMENTS FOR HEATING & AIR CONDITIONING ALL SPACES & THE ROUTING OF ALL DUCTWORK. PROVIDE SUPPLY/RETURN DUCTS AT ALL ALTERED SPACES IN CONNECTION WITH THE BUILDING HVAC SYSTEM AS WELL AS CONTROL/THERMOSTATS & FINAL BALANCING REQUIRED IN THE OPERATION OF HEATING/COOLING THE SPACE & TO MAINTAIN INDUSTRY STANDARD (ASHRAE) COMFORT LEVEL
9. ALL MECHANICAL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH NATIONAL & LOCAL PLUMBING, ELECTRICAL & HVAC CODES & REGULATIONS. IT SHALL BE THE GENERAL CONTRAGTOR'S RESPONSIBILITY TO OBTAIN ALL PERMITS, INSPECTIONS & MUNICIPAL APPROVALS FOR THIS WORK

DEMOLITION KEYED NOTES

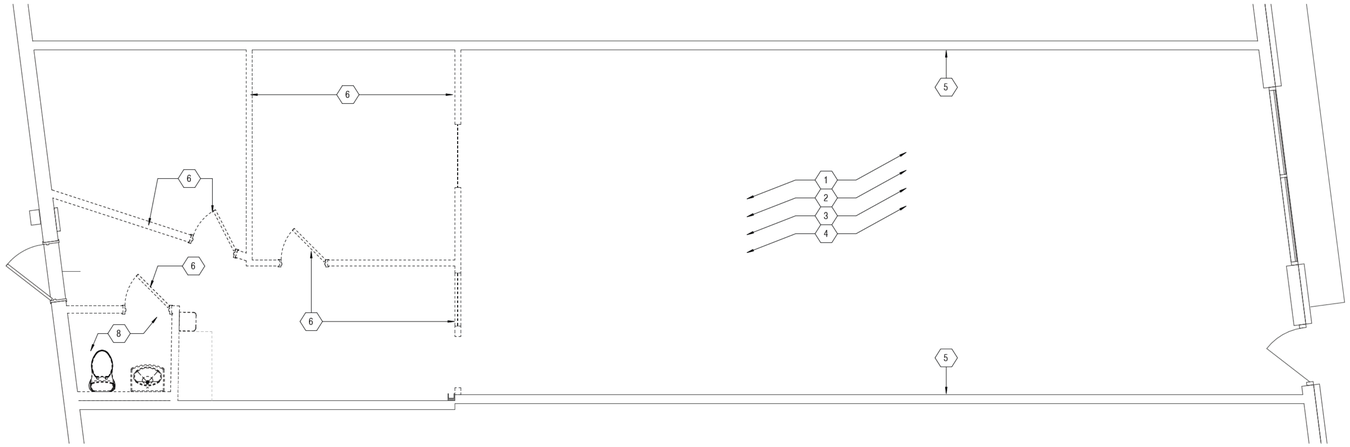
1. REMOVE EXISTING FLOOR FINISHES THROUGHOUT - LEAVE CONC CLEAN, LEVEL AND SMOOTH, READY TO RECEIVE NEW FINISHES.
2. EXISTING CEILING FINISHES TO BE REMOVED.
3. REMOVE EXISTING EXPOSED WIRING AND OUTLETS THROUGHOUT. TERMINATE AND CAP READY TO RECEIVE TENANT WORK.
4. REMOVE MISC. PIPING THROUGHOUT.
5. REMOVE MISCELLANEOUS MATERIALS FROM DEMISING WALL AND EXTERIOR WALL SURFACES AND PREPARE TO RECEIVE NEW FINISH MATERIALS.
6. REMOVE WALLS AND DOORS SHOWN DASHED.
7. N/A
8. REMOVE PLUMBING FIXTURES

DEMOLITION LEGEND

EXISTING WALLS TO REMAIN

EXISTING WALLS TO BE DEMOLISHED AND REMOVED FROM SITE.

EXISTING DOOR TO BE REMOVED. REFER TO DEMOLITION KEYNOTES FOR MORE INFORMATION.



1 DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

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PLAYA BOWLS

20647 MACK AVE
GROSSE POINTE, MI 48236

SCALE: As indicated

DRAWING TITLE:
DEMO PLAN

SHEET:
D-100

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GENERAL NOTES

A. PROVIDE BLOCKING WITHIN PARTITIONS AND/OR CEILING AS NECESSARY FOR ALL NOTED AND SHOWN WALL/CEILING MOUNTED ACCESSORIES, FIXTURES, MILLWORK AND EQUIPMENT OR WHERE NOTED IN THESE OR CONSULTANT DRAWINGS FOR INSTALLATION OF SUCH FIXTURES.

B. MAINTAIN 18" ON PULL SIDE AND 12" ON PUSH SIDE AT ALL DRS. REFER ALSO TO ADA NOTES AND DIAGRAMS FOR FURTHER INFORMATION.

C. COORDINATE ALL FRAMING AS REQUIRED W/ ADJACENT / ALIGNED PARTITIONS. WHERE SPECIFIC DIMENSIONS OR ALIGNMENTS ARE REQUIRED AS SHOWN IN THE DRAWINGS, PROVIDE FRAMING AS REQUIRED TO ACHIEVE NOTED DIMENSIONS OR ALIGNMENT. REFER TO PARTITION TYPE DETAILS FOR FURTHER INFORMATION.

D. GENERAL CONTRACTOR TO PROVIDE ALLOWANCE TO INSULATE EXISTING PIPES AS REQUIRED ALL EXPOSED PIPES TO BE PAINTED TO MATCH ADJACENT SURFACES. PROVIDE FRAMING AROUND ALL PIPES AS SHOWN IN DWGS. U.O.N. CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT OF ANY EXIST. PIPES NOT SHOWN ON THESE DWGS WHICH ARE IN CONFLICT WITH THE LAYOUT AS SHOWN.

E. PROVIDE & INSTALL ACCESS HATCHES AT ALL LOCATIONS - WITHIN PARTITIONSAND/OR CLGS - FOR EXIST. OR NEW MEP EQUIP., PIPES, VALVES, ETC. WHERE REQ. SEE MEP. DWGS. FOR FURTHER INFORMATION. CONSULT BLDG. LANDLORD FOR REQ. ACCESS TO EXIST. EQUIP. COORD. FINAL QUANTITIES AND LOCATIONS BETWEEN THESE DWGS., CONSULTANT DWGS. AND LANDLORD. ACCESS HATCHES SHALL BE FLUSH MTD.,TRIMLESS TYPE AND SHALL BE PTD. TO MATCH ADJACENT SURFACE WHERE INSTALLED. SUBMIT CUTS FOR APPROVAL.

F. FOR EXIST. PARTITIONS BEING PATCHED AND INFILLED, PROVIDE STUD SIZE A REQUIRED TO MATCH EXISTING CONSTRUCTION. GYP. BD. SHALL BE FLUSH AND ALIGN WITH ADJACENT CONSTRUCTION., SKIMCOAT AS REQ. TO CREATE INVISIBLE TRANSITION, BOTH SIDES TYP. ALL OTHER REQUIREMENTS FOR NOTED PARTITION TYPE SHALL REMAIN.

G. IN AREAS WHERE EQUIP., INFRASTRUCTURE AND LTG. ARE REMOVED,PATCH/REPAIR GYP. BD. TO ACHIEVE SMOOTH/SEAMLESS/FLAT SURFACE, TYP.

H. G.C. IS RESPONSIBLE FOR REPAIRING/ PATCHING/ REPLACING IN KIND, ANY AND ALL FINISHES AT AREAS CONTAINING MECH. SCOPE BOTH WITHIN AND OUTSIDE OF ARCHITECTURAL SCOPE OF WORK.

I. G.C. WALLS TO BE SKIMMED/PATCHED/REPAIRED AS REQ. FOR SMOOTH CONTINUOUS SURFACE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS

J. PRIOR TO COMMENCING WORK AND SHALL REPORT TO GREG RALPH ARCHITECT ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK.

K. ALL DIMENSIONS ARE FROM FINISH SURFACE TO FINISH SURFACE OR FROM FACE OF COLUMNS AND EXISTING WALLS TO FINISH SURFACE UNLESS NOTED OTHERWISE. SEE PARTITION TYPES FOR TYPICAL DIMENSIONS AND CONSTRUCTION OF PARTITIONS.

L. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING OF EXISTING GYP., TAPING AND SPACKLING TO THE SATISFACTION OF GREG RALPH ARCHITECT AND APPROPRIATE FINISH CONTRACTORS.

M. METAL STUDS SHALL BE ROLL FORMED CHANNEL TYPE SECTIONS FABRICATED OF U.S.S. NO. 25 GAUGE, GALVANIZED SHEET STEEL, 2 ½ INCHES WIDE AND IN THE LONGEST ONE PIECE LENGTHS AVAILABLE, UNLESS OTHERWISE NOTED. SEE PARTITION TYPES FOR PARTITION ASSEMBLY INFORMATION.

N. CORNER REINFORCEMENT SHALL BE NO. 103 "DURA-BEAD" AS MANUFACTURED BY US GYPSUM CO., OR AN APPROVED EQUAL. CORNER AND EDGE TRIM MEMBERS SHALL BE IN SINGLE LENGTHS. WALLBOARD EDGE TRIM TO BE USG 200-B OR 200-A OR EQUAL.

O. SCREWS FOR FASTENING WALLBOARD TO STUDS SHALL BE BUGLE TYPE PHILLIPS HEAD SCREWS SPECIFICALLY MANUFACTURED FOR POWER TOOL INSTALLATION.

P. JOINT TREATMENT MATERIALS SHALL BE EXPRESSLY MANUFACTURED BY THE WALLBOARD MANUFACTURER FOR USE WITH THE MANUFACTURER'S WALLBOARD MATERIALS. JOINT COMPOUNDS SHALL BE THE READY MIXED TYPE CONFORMING TO ASTM C475. TAPING AND SPACKLING SHALL BE A THREE (3) COATS APPLICATION

Q. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDIN. OF CUTTING AND PATCHING FOR ALL TRADES. WHERE NEW AND EXIST. WALLS AND PARTITIONS ARE IN CONFLICT WITH DUCTWORK, PLUMBING LINES, ETC., CONTRACTOR SHALL PROVIDE ALL NECESSARY BRIDGING AND BRACING REQUIRED TO SECURE DRYWALL AND TO MAINTAIN FIRE OR SOUND RATING WHERE REQUIRED.

R. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY CUT-OUTS FOR THE INSTALLATION OF ELECTRICAL OUTLETS, TELEPHONE AND DATA OUTLETS, SWITCHES AND OTHER ELECTRICAL AND/OR PLUMBING DEVICES.

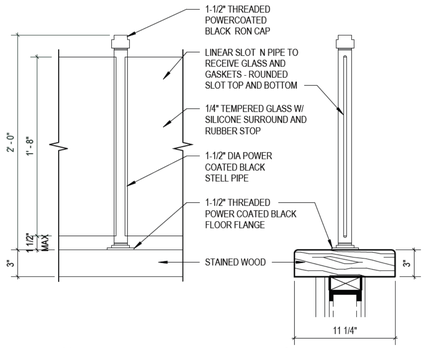
S. THE CONTRACTOR SHALL REPAIR OR REPLACE EXISTING CONSTRUCTION TO REMAIN THAT IS DAMAGED IN THE PERFORMANCE OF THIS CONTRACT AT NO COST TO THE CLIENT.

T. CONTRACTOR TO COORD. W/ MILLWORKER AND FINISH CARPENTER AND INSTALL ALL WOOD GROUNDS AND METAL SUPPORTS IN CLG. AND PARTITIONS WHERE NECESSARY FOR THE INSTALLATION OF OTHER TRADE WORK.

U. DURING THE ELECTRICAL ROUGH-IN, THE CONTRACTOR IS TO VERIFY IN FIELD WITH THE ARCHITECT THE LOCATIONS OF THERMOSTATS, STROBES, SWITCHES,OUTLETS, AND ALL OTHER VISIBLE WIRED DEVICES

KEY NOTES

1. STARTING POINT. ALL SUB-TRADES SHALL USE THIS POINT AS BEGINNING POINT FOR LAY-OUT (INSIDE FACE OF DEMISING WALL DRY WALL / STUDS.)
2. CORNER GUARD / WALL CAP. TYPICAL AT ALL OUTSIDE CORNERS IN INFRONT OF HOUSE
3. NEW WALL MOUNTAED TANKLESS WATER HEATER MOUNTED ABOVE MOP SINK. SEE PLUMBING DRAWINGS FOR MORE INFORMATION
4. PREPARE SURFACE TO RECEIVE NEW FLOORING- SCRAPE, FILL AND DEGREASE AS NECESSARY TO INSTALL NEW FLOORING
5. EXISTING ELECTRICAL PANEL. REVIEW ALL EXISTING BREAKERS FOR ANY REPLACEMENTS
6. PREP WALL SURFACE TO CLEAN-SMOOTH TO RECEIVE PAINT -REPAIR/ SPACKLE
7. ADJUST DOOR CLOSER TO ENSURE MAXIMUM FORCE TO OPEN DOORS DOES NOT EXCEED 5LBS.
8. THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE A POINT 5 INCHES FROM THE LATCH. MEASURED TO LEADING EDGE OF DOOR
9. FLOOR DRAIN/SINK. SEE PLUMBING DRAWINGS FOR DETAILS AND INFORMATION. FLOOR DRAIN. SEE PLUMBING DRAWINGS FOR DETAILS AND INFORMATION
10. NEW 34" ADA COUNTERTOP
11. WALL INSTALL FIRE EXTINGUISHER



NOTE: 1/4" GLASS PRE-MANUFACTURED SNEEZEGUARD FMIW W/ 2" CHANNEL TUBE SUPPORT POWERCOATED BLACK W NO END PANELS AS MANUNF. BY PREMIER METAL AND GLASS NC.

4 SNEEZE GUARD DETAIL
SCALE: 1 1/2" = 1'-0"

FLOOR PLAN NOTES

DIMENSIONS:

A. ALL DIMENSIONS ARE TO FINISH FACE TO FINISH FACE

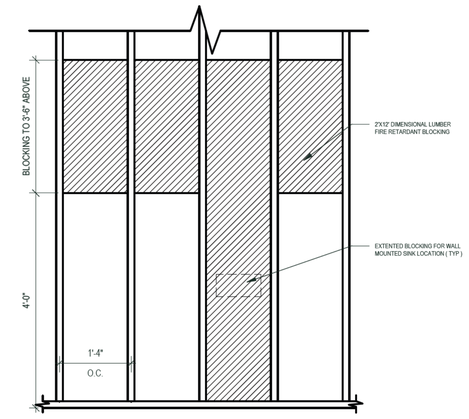
B. DIMENSIONS NOTED AS "CLEAR" OR "HOLD" ARE MIN. REQ'D. NET CLEARANCE FROM FACE OF WALL / WAINSCOT FINISH. VERIFY FINAL EQUIPMENT SIZES W/ VENDOR PRIOR TO INSTALLING WALL FRAMING.

FINISH SUBSTRATES:

A. ALL JOINTS, GAPS OR SPACES LEADING TO ALL HOLLOW OR INACCESSIBLE SPACES SHALL BE SEALED WITH "NSF INTERNATIONAL" APPROVED SEALANTS.

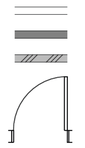
GENERAL:

A. PROVIDE THREE FIRE EXTINGUISHERS - (2) 10 lb. ABC TO COMPLY WITH LOCAL FIRE CODE . LOCATE PER DIRECTION OF FIRE MARSHALL OR LOCAL AUTHORIZING AGENT.

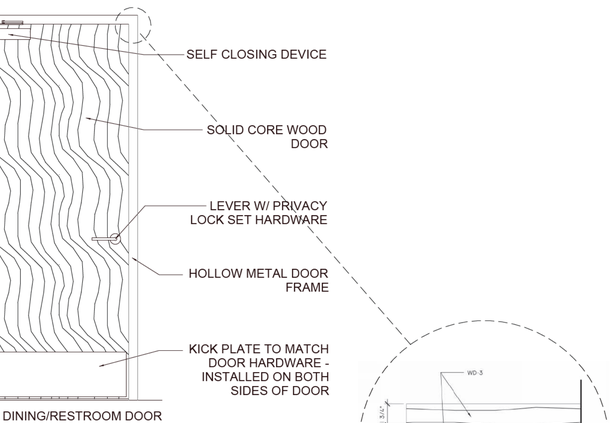


3 BLOCKING DETAIL
SCALE: 3/4" = 1'-0"

CONSTRUCTION LEGEND

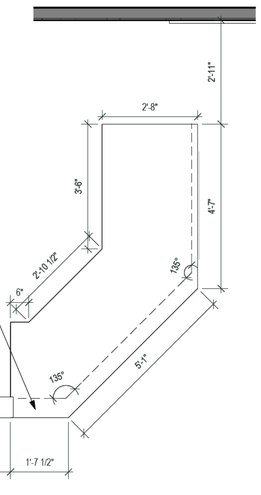


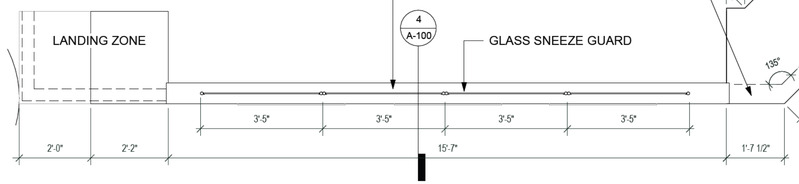
CONSTRUCTION PLAN LEGEND
SCALE: 1/4" = 1'-0"



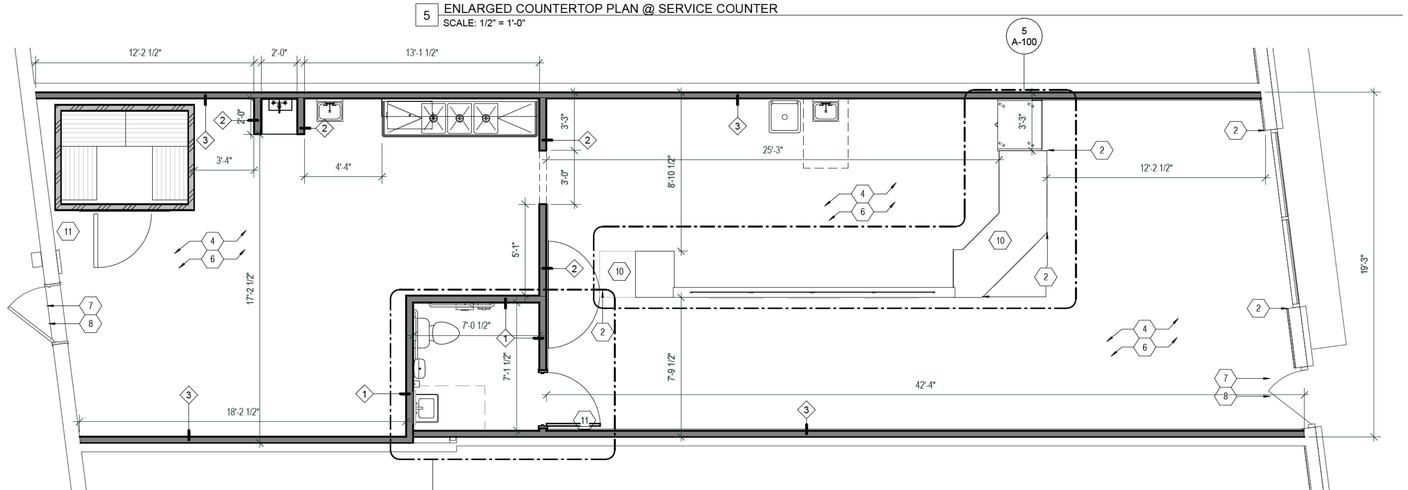
DOOR TYPE 1
1. 3'-0" X 7'-0" SOLID CORE WOOD DOOR & HOLLOW METAL DOOR FRAME WITH APPROVED LEVER PRIVACY LOCK SET HARDWARE AND SELF CLOSING DEVICE.

2 DOOR DETAIL
SCALE: 3/4" = 1'-0"





5 ENLARGED COUNTERTOP PLAN @ SERVICE COUNTER
SCALE: 1/2" = 1'-0"



1 CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

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SCALE: As indicated

DRAWING TITLE:
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SHEET:
A-100

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RCP GENERAL NOTES

1. CONTRACTOR TO PROVIDE CEILING SAMPLES FOR OWNER APPROVAL, ALTERNATE TO BE APPROVED BY ARCHITECT.
2. ALL CEILING HEIGHTS ARE ABOVE FINISHED FLOOR.
3. ALL CEILINGS ARE 9'-6' AFF UNO.
4. CEILING TILES SHALL BE INSTALLED SO GRAIN LINES OF TILE ARE RUNNING IN SAME DIRECTION ON ALL CEILINGS.
5. COMMUNICATION DEVICES AND CEILING MOUNTED EQUIPMENT TO BE CENTERED IN CEILING TILE UNO.
6. ALL CEILING GRIDS TO BE CENTERED IN ROOMS UNO.
7. ARCHITECTURAL CEILING PLAN SHALL GOVERN FOR LOCATIONS OF ALL DEVICES AS SHOWN. ENGINEERING DOCUMENTATIONS SHALL PREVAIL ONLY IN CASE OF SCOPE OF WORK AND ELEMENTS OCCURRING ABOVE CEILING DISCREPANCIES.
8. SINGLE LIGHT FIXTURES IN GYPSUM BOARD CEILINGS TO BE CENTERED IN BOTH DIRECTIONS UNO.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL AUDIO/VISUAL REQUIREMENTS WITH TENANT AND/OR AV CONSULTANT.
10. ATTACHED ALL GRID SUPPORTED LIGHT FIXTURES TO CEILING AND TO BUILDING STRUCTURE.
11. LOUVERS AND PANEL FRONTS SHALL BE SPRAY PAINTED TO MATCH ADJACENT SURFACES, INCLUDING FACTORY FINISHED ITEMS, UNO. BRUSH PAINTING OF THESE ITEMS WILL NOT BE PERMITTED.
12. ALL EXPOSED GYPSUM BOARD SHALL BE SEALED WITH ONE COAST OF SEALER, FOLLOWED BY TWO COATS PER PAINT FINISH W/ SMOOTH FINISH.
13. DO NOT LOCATE ANY JUNCTION BOXES, HVAC BOXES, TRANSFORMERS, ETC. ABOVE HARD CEILING AREA. ANY ITEMS ABOVE HARD CEILNG REQUIREING AN ACCESS PANEL SHALL BE RELO ATED SO AS TO AVOID NECCISITY OF ACCES PANEL.

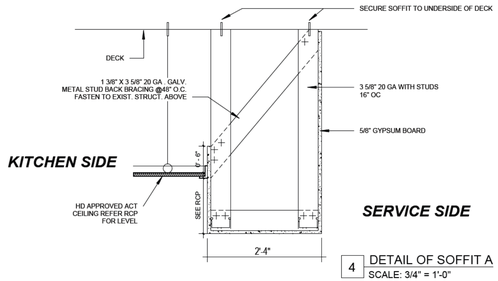
CEILING PLAN NOTES

DIMENSIONS:
A. ALL DIMENSIONS ARE TO FACE OF FINISH U.O.N.

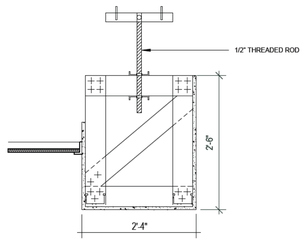
SUSPENDED CEILING:
A. ACOUSTICAL PANEL INSTALLATION: INSTALL ACOUSTICAL PANELS WITH EDGES IN CLOSE CONTACT WITH METAL SUPPORTS AND IN TRUE ALIGNMENT.
B. ALLOWABLE VARIATIONS FROM FLAT AND LEVEL SURFACE: 1/8" IN 10'-0" MAX.
C. ALLOWABLE VARIATIONS FROM PLUMB OF GRID MEMBERS: AS CAUSED BY ECCENTRIC LOADS, 2 DEGRESS MAX.
D. INSTALL SYSTEM AFTER MAJOR ABOVE CLG. WORK IS COMPLETE. COORD LOCATIONS OF HNAGERS WITH RELATED WORK.

KEY NOTES

1. CEILING GRID STARTING POINT
2. HANGING CHALK BOARDS
3. SPEAKER. DINING ROOM SPEAKERS TO BE WALL MOUNTED



4 DETAIL OF SOFFIT A
SCALE: 3/4" = 1'-0"



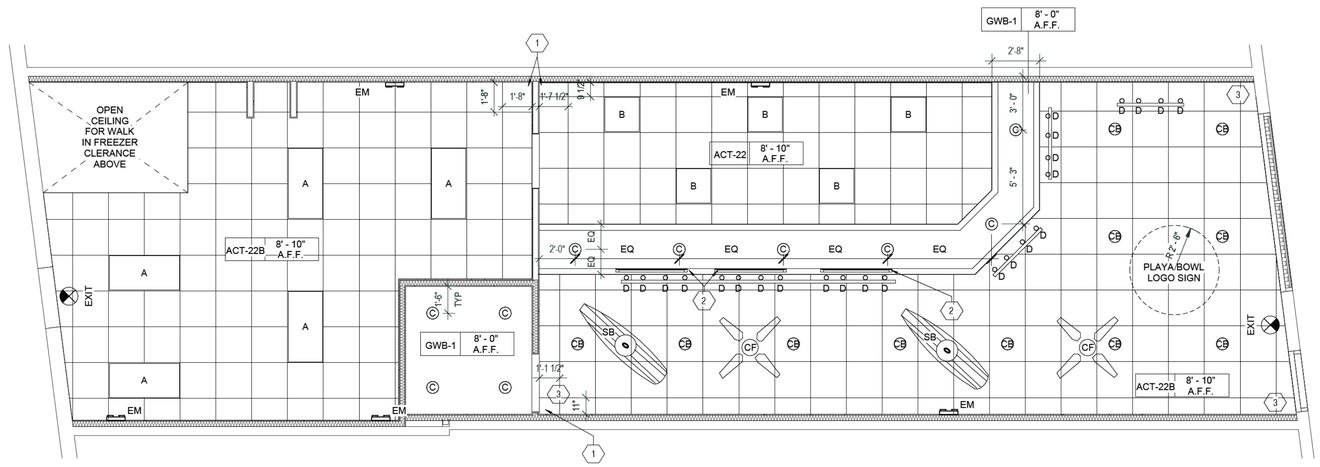
5 DETAIL OF SOFFIT B
SCALE: 3/4" = 1'-0"

CEILING SCHEDULE

TAG	SYMBOL	DESCRIPTION	MATERIAL	MANUFACTURER	COMMENTS
ACT22		2 X 2 VINYL FACED CEILING TILE	KITCHEN ZONE CEILING TILE #672 9/16" SQUARE	ARMSTRONG	USE 9/16" SUPRAFINE SUSPENSION SYSTEM
ACT22B		2 X 2 VINYL FACED CEILING TILE (BLACK)	KITCHEN ZONE CEILING TILE #672 9/16" SQUARE (BLACK)	ARMSTRONG	USE 9/16" SUPRAFINE SUSPENSION SYSTEM (BLACK)
GWB-1		GYPSUM WALL BOARD	5/8" GYPSUM WALL BOARD	TBD	GYPSUM WALL BOARD ON METAL STUD (SEE CEILING / SOFFIT SCHEDULE)
CP-1		BLACK PAINTED EXPOSED DECK	BENJAMIN MOORE OR SIMILAR	TBD	PAINT ANY EXPOSED DECK, BEAMS AND JOISTS BLACK.

LIGHT SCHEDULE

SYMBOL	TYPE
C	6" RECESSED CAN LIGHT - MODEL #: MIC-HH-CCTS-WS-6IN - WATTS 23
CB	6" RECESSED CAN LIGHT - MODEL #: MIC-HH-CCTS-WS-6IN - WATTS 23 COLOR: BLACK
B	2X2 FLAT PANEL LED - MODEL #: MIC-22F-CCTS-45W - WATTS 45
A	2X4 FLAT PANEL LED - MODEL #: MIC-24FP-CCTS-50W - WATTS 50
D	TRACK HEAD LIGHT 10W 3000K (BLACK) - MODEL #: TH-10W-3K-BLACK - WATTS 10
E	EXIT/EMERGENCY COMBO - MODEL #: EMEXIT2H-90-6IN - WATTS 2.2
EM	EMERGENCY LIGHT - MODEL #: EM2H-90 - WATTS 2.2
F	BASKET WEAVE BAMBOO PENDANT FIXTURE - MODEL#: CST-101-002
CF	CEILING FAN - MODEL #: KBS-52K1121
SB	SURFBOARD TO BE PROVIDED BY THE OWNER AND INSTALLED BY THE CONTRACTOR



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

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ISSUED TO:

NO	DESCRIPTION	DATE

DESIGNED BY:	JG	DRAWN BY:	CM
CHECKED BY:	JG	APPROVED BY:	JG
PROJECT #		STQ-0994-0125	

PROJECT:
PLAYA BOWLS

20647 MACK AVE
GROSSE POINTE, MI 48236

SCALE: As indicated

DRAWING TITLE:
REFLECTED CEILING PLAN / LIGHTING SCHEDULE

SHEET:
A-101

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FINISH SCHEDULE

TAG	DESCRIPTION	SOURCE	PRODUCT NO.	NAME	COLOR/ FINISH	GROUT	COMMENTS
FLOOR							
ET-1	EPOXY FLOORING	ELITE CRETE SYSTEMS	B-616	RESINOUS FLAKE FLOOR	WOMBAT		100% SOLIDS EXPOY BASE COAT - FULL FLAKE DISTRIBUTION - POLYASPARTIC TOP COAT- 4" INTERGRAL BASE - KITCHEN
FT-1	6"x36" CERAMIC TILE	GAYAFORES	GF-20099	TRIBECA	BLANCO, AQUA, & GRIS	LATICRETE | SPECTRALOCK #78 STERLING SILVER AT 1/8" SPACING	WORLDWIDE FLOORING DARRIN BRAUNSTEIN 908-285-1110, JOHN KLINA 678-575-7744TILE COLOR ALTERNATING IN HERRINGBONE PATTERN
WALL BASE							
WB-1	4" VINYL BASE	ROPPE	123	-	CHARCOAL		KITCHEN AREA
WB-2	1X3 ROUGH PINE WOOD WALL BASE	RECYCLING THE PAST	-	-	WHITE WASH		CUSTOMER AREA CONTACT: MATT WHITE - 609.618.7606
WALL							
WC-1	ROUGH PINE WOOD WAINSCOTTING	RECYCLING THE PAST	-	-	WHITE WASH		CUSTOMER AREA, 42" HIGH
WP-1	INTERIOR PAINT	BEHR PREMIUM PLUS	M460-3	-	BIG SURF		EGGSHELL FINISH, 2 COATS OVER PRIMER, COVERED WITH MURALS, UP TO 12'-0" CONTACT PLAYA CONSTRUCTION MANAGER
WP-2	INTERIOR PAINT	BEHR PREMIUM PLUS	-	-	BLACK		EGGSHELL FINISH, 2 COATS OVER PRIMER ABOVE 12'-0" (OPEN CEILING ONLY)
WP-3	INTERIOR PAINT	BEHR PREMIUM PLUS	P480-6	-	ARUBA BLUE		SEMI-GLOSS FINISH 2 COATS OVER OVER PRIMER. FRONT KITCHEN AREA ABOVE 6'-9" FDA CFR21 175.300 COMPLIANT | CONTACT PLAYA CONSTRUCTION MANAGER
WP-4	INTERIOR PAINT	BEHR PREMIUM PLUS	-	-	ULTRA PURE WHITE		DOOR TRIM, SEMI GLOSS FINISH, 2 COATS OVER PRIMER | CONTACT PLAYA CONSTRUCTION MANAGER
WP-5	INTERIOR PAINT	RUST-OLEUM SPECIALTY PAINT FLAT FINISH	-	-	BLACK CHALKBOARD		COATS & PRIMER PER MANUF. SPECS
WT-1	3"x6" GLAZED CERAMIC SUBWAY TILE	DAL-TILE	0190	CLASSIC COLOR WHEEL	ARTIC WHITE	LATICRETE | SPECTRALOCK #44 BRIGHT WHITE	RESTROOM TO 4'-0". TOP TRIM: WALL BULLNOSE S-4369MOD BASE: COVE BASE A-3361MOD
FRP-1	FIBER-REINFORCED PLASTIC PANEL	MARLITE	P199	STANDARD FRP	BRIGHT WHITE		REAR KITCHEN, FULL HEIGHT UP TO 4' FRONT SERVICE
COUNTERTOP							
CT-1	COUNTERTOP	RECYCLING THE PAST	B4510	ANTIQUE WOOD	GOLDEN OAK		KITCHEN AREA, G.C. TO STAIN AND SEAL BEFORE INSTALLATION W/ FOOD SAFE EXPOXY RESIN
BT-1	BARTOP	RECYCLING THE PAST	B4510	ANTIQUE WOOD	GOLDEN OAK		42" HIGH BARTOP, G.C. TO STAIN AND SEAL BEFORE INSTALLATION W/ FOOD SAFE EXPOXY RESIN - MATT WHITE 609-618-7606
BS-1	BANANA SHELVING	RECYCLING THE PAST	B4510	ANTIQUE WOOD	GOLDEN OAK		60" & 84" AFF, G.C. TO STAIN AND SEAL BEFORE INSTALLATION W/ FOOD SAFE EXPOXY RESIN
FURNITURE							
TT-1	2'X2' TABLE TOP	DOUG RELLA		RECLAIMED BOAT WOOD TABLE			CONTACT DOUG RELLA AT RELLA WOODWORKS (732) 948-8238
TT-2	PAINTED PINE SURFBOARD TABLE TOP	DOUG RELLA		SURF BOARD TABLE	CLEAR EPOXY		CONTACT DOUG RELLA AT RELLA WOODWORKS (732) 948-8238 84" L x 20 3/4" W, 2X PAINTED
TB-1	LOW TABLE BASE	DOUG RELLA		-			CONTACT DOUG RELLA AT RELLA WOODWORKS (732) 948-8238
TB-2	HIGH TABLE BASE	DOUG RELLA		-			CONTACT DOUG RELLA AT RELLA WOODWORKS (732) 948-8238
CH-1	LOW CHAIR	CONTACT CORPORATE		-			CONTACT CORPORATE
CH-2	HIGH STOOL	CONTACT CORPORATE		-	BLUE WHITE		CONTACT CORPORATE
TC-1	TRASH CAN	WINCO	PTC-23B	23 GALLON WALL HUGGER TRASH CAN	BROWN		CONTACT CORPORATE

NOTES:

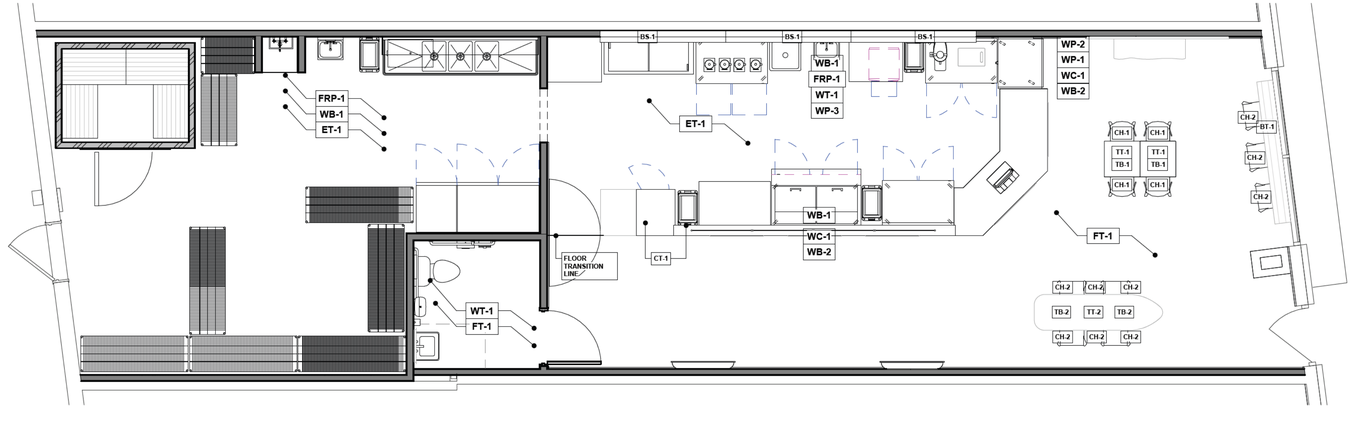
1. RECYCLING THE PAST CONTACT: MATT WHITE - 609.618.7606. PROVIDE SQ FT OF ALL NEEDED MATERIAL. ACCOUNT FOR 15-20% OF TOTAL SQ FT FOR WASTE AND EXTRAS WHEN ORDERING.
2. FLOORING TRANSITION STRIPS TO BE SCHULTER RENO-U
3. VERIFY ALL PAINT LOCATIONS WITH ROCK CANDY PAINT CREW, CONTACT: RAMONA SCHNATZER - 917.459.5086
4. FKG CONTACT: NICK SUCHEKI - 888.683.9111

FOR ROOM FINISH SCHEDULE:
REFER TO SHEET A-102

FOR CEILING FINISHES REFER TO REFLECTED CEILING PLANS

WALL FINISH MARKER	XXX ← WALL FINISH XXX ← WALL ACCENT(S) XXX ← WALL BASE
ROOM FINISH MARKER	XXX
FURNITURE MARKER	XXX ← TOP XXX ← BASE

IF WALL FINISH MARKER IS NOT USED, THEN ROOM FINISH MARKER GOVERN THE ENTIRE ROOM. REFER TO ELEVATIONS FOR ADDITIONAL INFORMATION



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

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PROJECT #:	STQ-0994-0125		

PROJECT:
PLAYA BOWLS

20647 MACK AVE
GROSSE POINTE, MI 48236

SCALE: As indicated

DRAWING TITLE:
FINISH PLAN AND SCHEDULE

SHEET:
A-102

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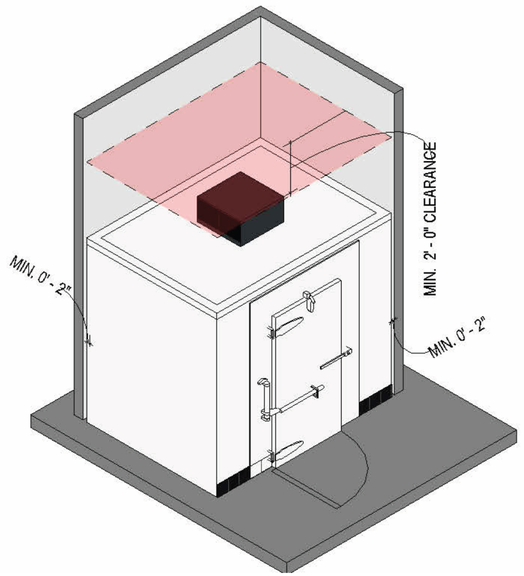
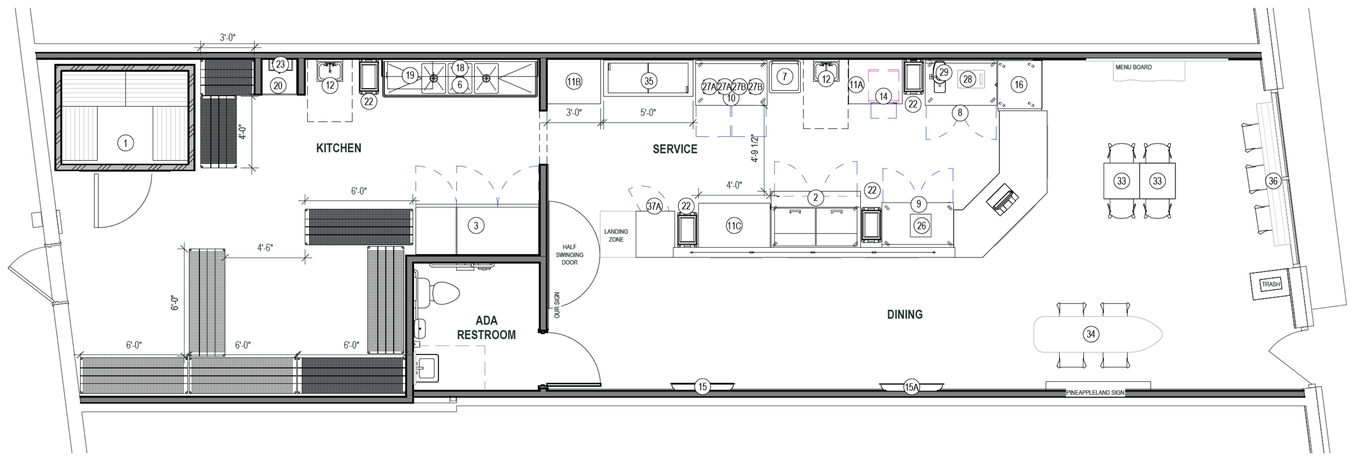


2 WALK-IN FREEZER CLEARANCE
SCALE: 3/4" = 1'-0"

EQUIPMENT SCHEDULE

PLAYA BOWLS - GROSSE POINTE WOODS, MI

ITEM NUMBER	QTY	ITEM	MANUFACTURER	MODEL	POWER REQUIRED VOLTAGE	POWER REQUIRED AMPS
1	1	6' X 8' WALK IN FREEZER	AMERIKOOLER	QF060877	208-230/60/1	TBD
2	1	MEGA TOP SANDWICH UNIT/ SALAD PREPERATION REFRIGERATOR	Blue Air FSE LLC	BLMT60-HC	115/60/1	4.9
3	1	REACH-IN REFRIGERATOR 3 DOOR	Blue Air FSE LLC	BSR72T-HC	115/60/1	6.3
3A	0	REACH-IN REFRIGERATOR 2 DOOR	Blue Air FSE LLC	BSR49T-HC	115/60/1	3.2
4	0	REACH IN FREEZER 2 DOOR	Blue Air FSE LLC	BSF49T-HC	115/60/1	6.8
4A	0	REACH IN FREEZER 3 DOOR	Blue Air FSE LLC	BSF72T-HC	115/60/1	8.4
4B	0	REACH IN FREEZER 1 DOOR	Blue Air FSE LLC	BSF23T-HC	115/60/1	4.9
5	0	NOT USED				
6	1	3 COMPARTMENT SINK	NBR Equipment	3SS-182414LR24		
7	1	1 COMPARTMENT SINK	NBR Equipment	1SG-181812		
8	1	REFRIGERATED WORK TOP	Blue Air FSE LLC	BLUR48-WT-HC	115/60/1	3.9
9	1	WORKTOP FREEZER 2 DOOR	Blue Air FSE LLC	BLUF48-WT-HC	115/60/1	6
10	1	4 DRAWER WORKTOP FREEZER	Beverage Air	WTFD48AHC-4	115/60/1	7
11A	1	WORK TABLE STAINLESS STELL (36WX30D)	NBR Equipment	TG-3630-X		
11B	1	WORK TABLE STAINLESS STEEL (36WX30D)	NBR Equipment	TG-F3630		
11C	2	WORK TABLE STAINLESS STEEL (48WX30D)	NBR Equipment	TG-F4830		
12	2	HAND SINK	NBR Equipment	HSZ-D2-S		
13	4	WALK IN SHELVING	QUANTUM	SHELVING		
14	1	ICE MAKER WITH BIN, CUBE STYLE	Blue Air FSE LLC	BLUI-100A	115/60/1	5.2
15	1	50" TV W/ SWING MOUNT FOR PLAY PROMOTIONS	SAMSUNG	SAMSUNG TV		
15A	1	50" TV W/ SWING MOUNT FOR ENTERTAINMENT	SAMSUNG	SAMSUNG TV		
16	1	OPEN DISPLAY MERCHANDISER	OJEDA U.S.A. INC	ALPA 77HC	120/60/1	11
17	0	NOT USED				
18	1	STORE SHELVING	Quantum	SHELVING		
19	1	GREASE INTERCEPTOR				
20	1	MOP SINK	Custom	63M		
21	0	NOT USED				
22	3	SLIM LINE TRASH CAN/ CONTAINER COMMERCIAL	Custom	8322		
23	1	WATER HEATER				
24	3	HIGH CHAIR, PLASTIC	Koala Kare Products	KB833-01		
25	0	MICROWAVE OVEN	Black+Decker	EM720CB7	110	
26	1	GRANOLA CRATE	Custom	CRATE		
27A	2	COMMERCIAL FOOD BLENDER	Vitamix	5201	120/60/1	15
27B	2	COMMERCIAL FOOD BLENDER (QUIET)	Vitamix	36019	120/60/1	15
28	1	CUTTING BOARD	Winco	CBRD-1218		
29	1	MULTI PURPOSE JUICER	Nutrifaster	N450	110/60	10.8
30	0	NOT USED				
31	0	NOT USED				
32	VARIES	SPEAKERS	One SL by Sonos	SONOS	110-240	1
33	2	24"X24" TABLE	BY VENDOR			
34	1	SURF BAORD TABLE	BY VENDOR			
35	1	ICE CREAM NOVELTY MERCHANDISER	Excellence Commercial Products	HB-17HCD	115/60/1	2
36	1	BAR TOP TABLE	BY VENDOR			
37A	1	UNDER COUNTER FREEZER MERCH	Blue Air FSE LLC	UCF20HC-25	115/60/1	1.3



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

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PROJECT:
PLAYA BOWLS

20647 MACK AVE
GROSSE POINTE, MI 48236

SCALE: As indicated

DRAWING TITLE:
EQUIPMENT PLAN

SHEET:
A-103

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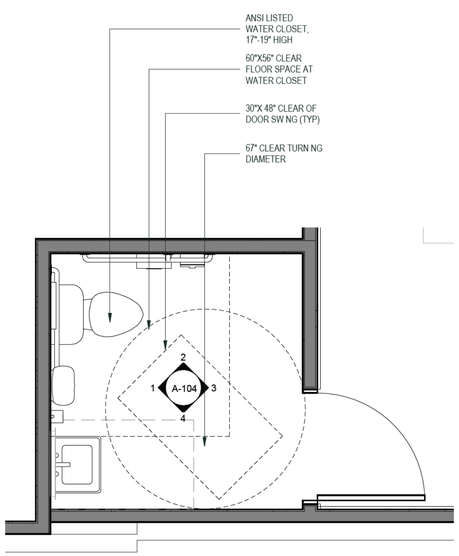
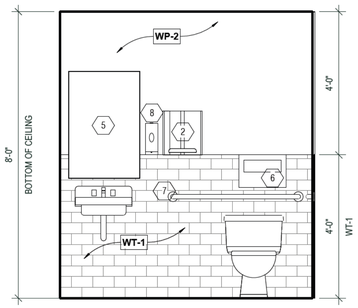
ACCESSORY SCHEDULE

	ITEM	DESCRIPTION	MANUF.	MODEL NO.	MOUNT. HGT.
1	TISSUE DISPENSER	SURFACE MOUNTED TOILET PAPER DISPENSER	SUMMIT	VERSATWIN R3670BKSS	SEE MOUNTING DETAILS SEE A-601
2	PAPER TOWELS	SURFACE MOUNTED PAPER TOWEL DISPENSER	TORK MATIC	#5510282 H1 BLACK	SEE MOUNTING DETAILS
3	18" GRAB BAR	1-1/2" DIA. GRAB BAR w/ CONCEALED MOUNTING PEENED NON-SUR GRIPPING SURFACE	AMERICAN SPECIALTIES	ASI 3800	SEE MOUNTING DETAILS
4	COAT HOOKS	COAT HOOK	AMERICAN SPECIALTIES	ASI 8425	SEE MOUNTING DETAILS
5	MIRROR	SURFACE MOUNTED M RROR	BOBRICK (18"x36")	B-165 W S.S. CHANNEL FRAME	
6	36" GRAB BARS	1-1/2" DIA. GRAB BAR w/ CONCEALED MOUNTING PEENED NON-SUR GRIPPING SURFACE	AMERICAN SPECIALTIES	ASI 3800	SEE MOUNTING DETAILS
7	42" GRAB BARS	1-1/2" DIA. GRAB BAR w/ CONCEALED MOUNTING PEENED NON-SUR GRIPPING SURFACE	AMERICAN SPECIALTIES	ASI 3800	SEE MOUNTING DETAILS
8	SOAP DISPENSER	SURFACE MOUNTED SOAP DISPENSER	GOJO	LTX-12 BLACK	SEE MOUNTING DETAILS

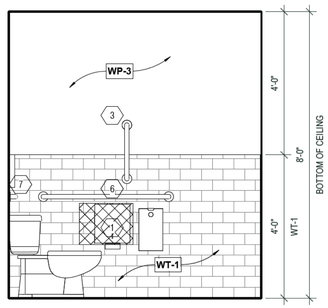
NOTES:
1. PROVIDE CONCEALED BLOCKING AND STRUCTURAL SUPPORT FOR ALL GRAB BARS, TOWEL BARS AND MIRRORS, FOR A M N MUM OF 250 LB. LOADING.
2. ALL EXPOSED PIPES UNDER S NKS TO BE PROTECTED MITH ADA COMPLIANT PIPE JACKETS.
3. MIRROR GLASS TO BE 1/4" TEMPERED.



9 ENLARGED RESTROOM PLAN
SCALE: 1/2" = 1'-0"



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



2 ELEVATION 2
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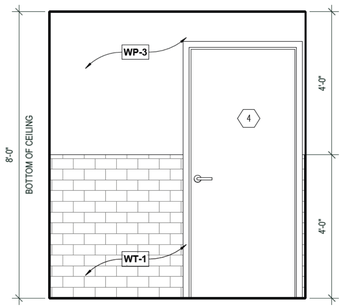
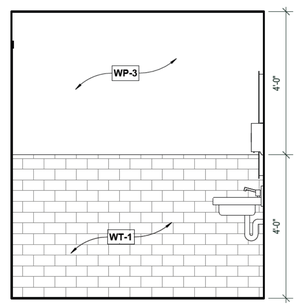


3 ELEVATION 3
SCALE: 1/2" = 1'-0"



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	SCHEMATIC DESIGN
	DESIGN DEVELOPMENT
	PROGRESS PRINT
	FULL RELEASE

ISSUED TO:

NO	DESCRIPTION	DATE

DESIGNED BY:	JG	DRAWN BY:	CM
CHECKED BY:	JG	APPROVED BY:	JG
PROJECT #:			STQ-0994-0125

PROJECT:
PLAYA BOWLS

20647 MACK AVE
GROSSE POINTE, MI 48236

SCALE: As indicated

DRAWING TITLE:
ENLARGED RESTROOM PLAN

SHEET:
A-104

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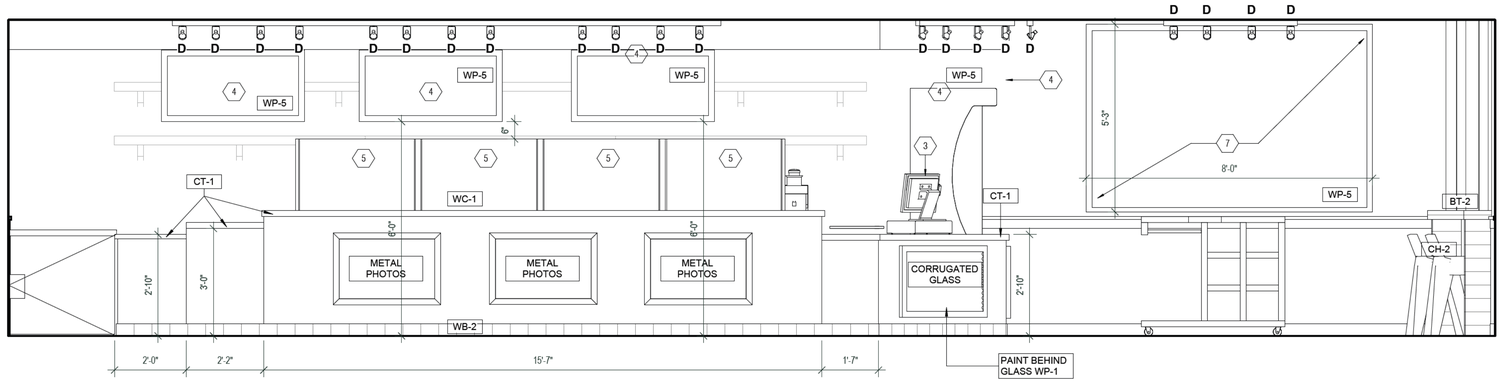
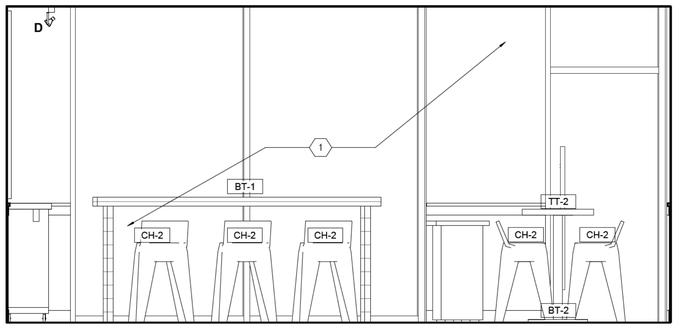
KEY NOTES

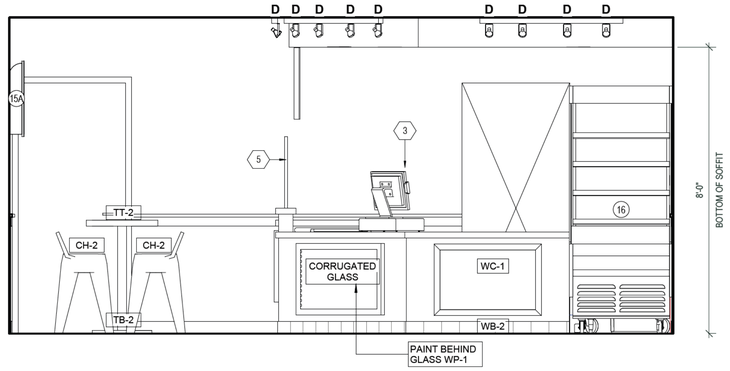
1. EXISTING STOREFRONT TO REMAIN
2. STAINLESS STEEL CORNER END WALL CHANNEL GUARD, 3'-8 1/2" HEIGHT
3. NEW CASH REGISTERS
4. HANGING CHALK BOARDS
5. SNEEZE GUARD
6. PROVIDE SOLID BLOCKING IN WALL BEHIND WALL SHELF, TYP. THROUGHOUT
6A. RECEIPT HOLDER
7. MENU BOARD



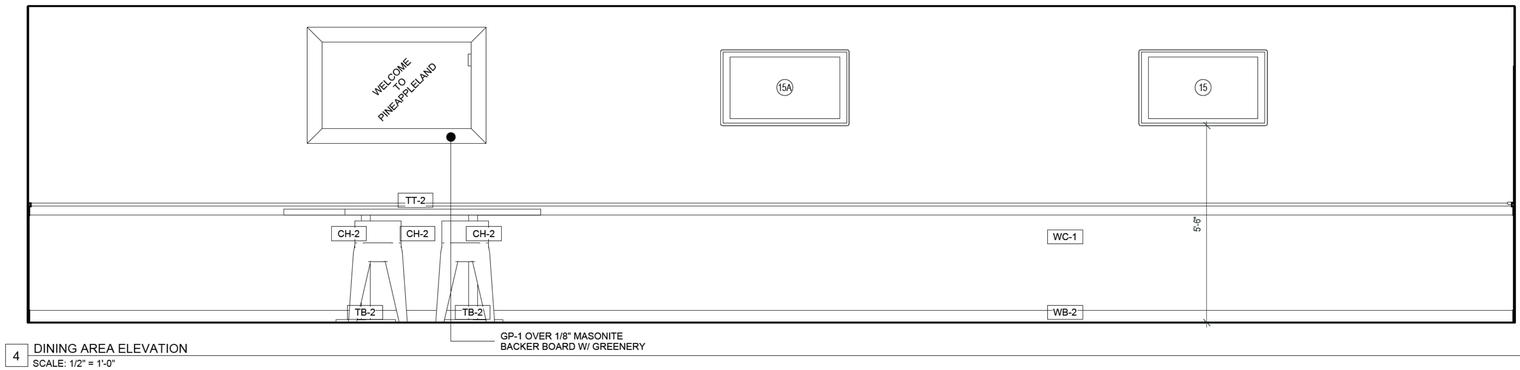
1 POS CUSTOMER SIDE ELEVATION
SCALE: 1/2" = 1'-0"



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



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



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

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STATE OF MICHIGAN GREGORY RALPH ARCHITECT No. 1301072639 LICENSED ARCHITECT

Gregory Ralph
MICHIGAN

LICENSE #	1301072639
EXPIRATION	3/08/2026

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PROJECT:
PLAYA BOWLS

20647 MACK AVE
GROSSE POINTE, MI 48236

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

DRAWING TITLE:
INTERIOR ELEVATIONS

SHEET:
A-200

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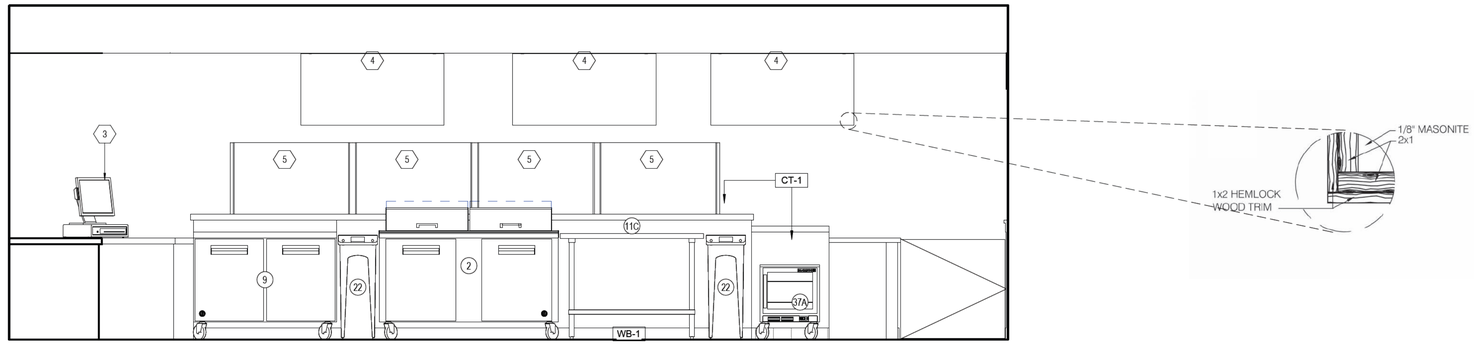
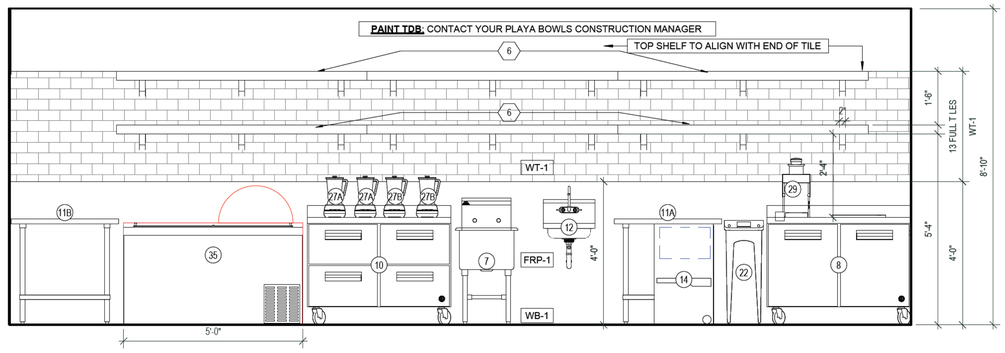


1 FRONT LINE EMPLOYEE SIDE ELEVATION
SCALE: 1/2" = 1'-0"



2 REAR LINE ELEVATION
SCALE: 1/2" = 1'-0"

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PROJECT #			STQ-0094-0125

PROJECT:
PLAYA BOWLS

20647 MACK AVE
GROSSE POINTE, MI 48236

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

DRAWING TITLE:
INTERIOR ELEVATIONS

SHEET:
A-201

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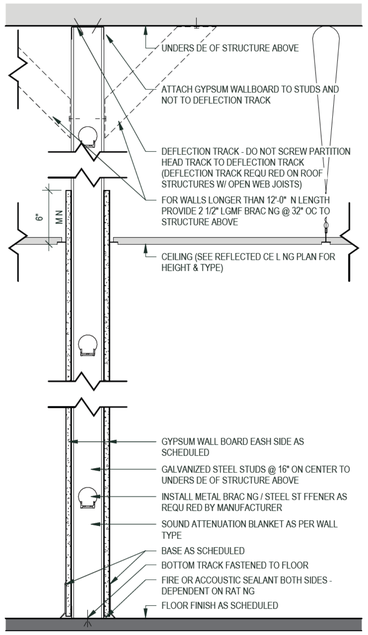
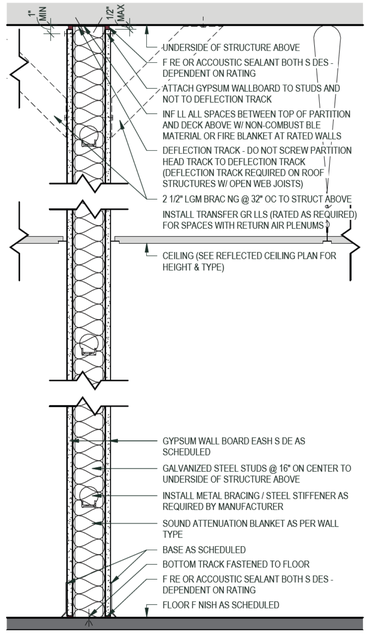
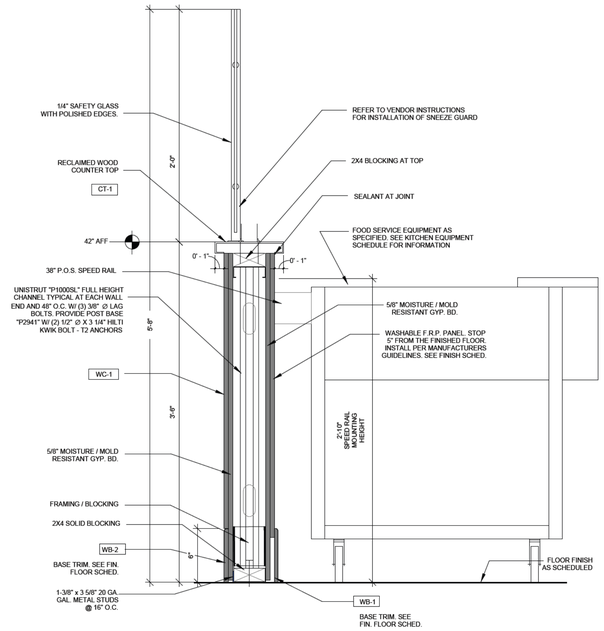


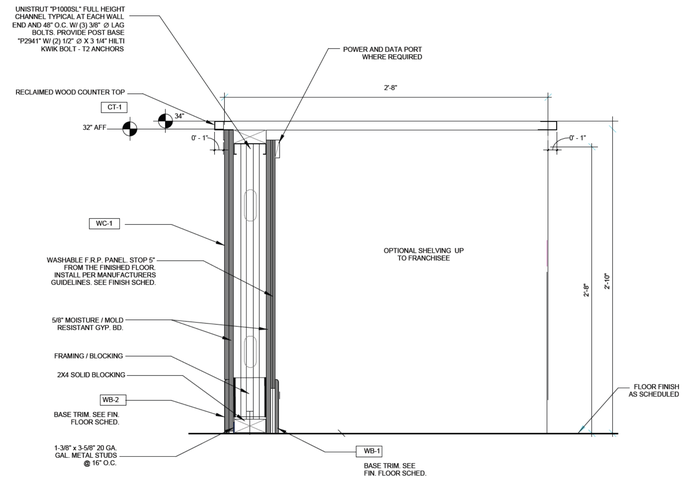
1 WALL TYPE 1
SCALE: 1 1/2" = 1'-0"



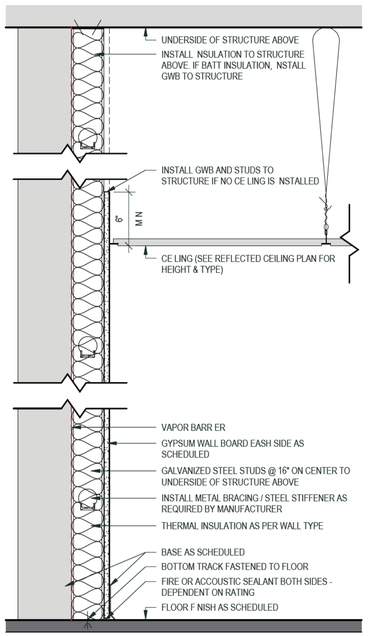
2 WALL TYPE 2
SCALE: 1 1/2" = 1'-0"



4 KNEE WALL AT SERVICE COUNTER.
SCALE: 1 1/2" = 1'-0"



5 COUNTER AT POS
SCALE: 1 1/2" = 1'-0"



3 PARTITION TYPE 5 (FURRED WALL)
SCALE: 1 1/2" = 1'-0"

PORTABLE FIRE EXTINGUISHES

1. PROVIDE PORTABLE FIRE EXTINGUISHERS AS SHOWN AND SPECIFIED.
2. MATERIALS AND INSTALLATION SHALL CONFORM TO NFPA 10 "STANDARD FOR PORTABLE FIRE EXTINGUISHERS.
3. PROVIDE MINIMUM 10 LB. CAPACITY FIRE EXTINGUISHERS IN QUANTITY AND TYPE COMPLYING WITH LOCAL CODE AND FIRE REGULATIONS REQUIREMENTS.REFER TO DRAWINGS FOR LOCATION SPECIFIC REQUIREMENTS.
4. PROVIDE NEW FIRE EXTINGUISHERS FULLY LOADED, TESTED, UL AND FM LABELED AND LISTED AND READY FOR USE.
5. PROVIDE MANUFACTURER'S RECOMMENDED MOUNTING BRACKETS AND HARDWARE.
6. INSTALL FIRE EXTINGUISHERS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS, AT HEIGHTS AND LOCATIONS ACCEPTABLE TO THE LOCAL FIRE REGULATIONS ENFORCEMENT AUTHORITY

GYPSUM BOARD SYSTEMS

1. PROVIDE GYPSUM BOARD SYSTEMS AS SHOWN AND SPECIFIED.
2. MATERIALS AND INSTALLATION SHALL CONFORM TO THE GA 214-90 "LEVELS OF GYPSUM BOARD FINISH.", GA-216 "SPECIFICATIONS FOR APPLICATION AND FINISHING OF GYPSUM BOARD.", USG "SA923 DRYWALL/STEEL FRAMED SYSTEMS."
3. METAL FRAMING SHALL COMPLY WITH ASTM C 754 AND ASTM C 645 FOR MATERIALS AND SIZES.
4. STUDS TO BE GALVANIZED STEEL, C-SHAPED, SIZES INDICATED, 20 GAGE "ST20"
5. RUNNERS TO MATCH STUDS, TYPE RECOMMENDED BY STUD MANUFACTURER FOR FLOOR AND CEILING SUPPORT OF STUDS. PROVIDE FLEXIBLE CEILING RUNNERS FOR FULL HEIGHT METAL STUD FRAMED PARTITIONS CONTINUOUS FROM FLOOR TO UNDERSIDE OF STRUCTURAL MEMBERS OR DECK ABOVE.
6. FOR CEILING AND SOFFIT METAL FRAMING/SUSPENSION SYSTEMS, PROVIDE EITHER METAL STUD FRAMING OF APPROPRIATE SIZE AND GAGE FOR SPANS INDICATED OR FURRING CHANNEL "GRILLAGE" OR "DIRECT SUSPENSION SYSTEM" DESIGNED FOR CONCEALED SUPPORT OF GYPSUM BOARD CEILINGS, OF PROPER TYPE FOR USE INDICATED.
7. FURRING MEMBERS TO BE 20 GAGE, GALVANIZED STEEL SCREW TYPE, HAT-SHAPED FURRING.
8. GYPSUM BOARD PANELS TO BE USG "SHEETROCK" COMPLYING WITH ASTM C1396 OR APPROVED EQUAL, TAPERED EDGE FACE PANELS, 48" WIDE, IN MAXIMUM LENGTHS AVAILABLE TO MINIMIZE END JOINT CONDITIONS, 5/8" THICK. FOR GENERAL USE PANELS: SHEETROCK REGULAR PANELS. FIRE RATED PANELS: SHEETROCK FIRECODE CORE PANELS. WATER-RESISTANT PANELS: MOISTURE RESISTANT PANELS.
9. FASTENERS TO BE USG TYPE "S" BUGLE HEAD SCREWS FOR METAL FRAMING, USG TYPE "W" BUGLE HEAD SCREWS FOR WOOD FRAMING, MANUFACTURER'S RECOMMENDED LENGTH FOR PANEL THICKNESS INDICATED.
10. TRIM TO BE GALVANIZED STEEL WITH KNURLED AND PERFORATED FLANGES. USG DUR-A-BEAD CORNER BEAD, NO. 200B CASING BEAD METAL TRIM, NO. 093 CONTROL JOINT.
11. JOINT TREATMENT TO BE USG JOINT TREATMENT SYSTEM, UTILIZING "SHEETROCK BRAND JOINT TAPE", AND "SHEETROCK BRAND SETTING-TYPE (DURABOND)" COMPOUND FOR TAPE BEDDING AND TOPPING.
12. ADHESIVES TO BE USG "SHEETROCK BRAND SETTING-TYPE (DURABOND) 210 OR 90" COMPOUND FOR TAPE BEDDING AND TOPPING.
13. INSTALL METAL WALL AND PARTITION FRAMING AND CEILING SUSPENSION/ SUPPORT SYSTEMS IN ACCORDANCE WITH USG BULLETIN SA 923 AND COMPLYING WITH ASTM C754.
14. INSTALL STEEL STUDS PER SCHEDULE OR AT SPACING INDICATED WITH BOTTOM AND TOP RUNNER TRACKS ANCHORED TO SUBSTRATES. PROVIDE FLEXIBLE CEILING RUNNER TRACKS AT FULL HEIGHT PARTITIONS. TERMINATE PARTITION STUD SYSTEM 4" ABOVE CEILINGS, EXCEPT WHERE INDICATED TO BE EXTENDED TO STRUCTURAL SUPPORT OR ROOF DECK ABOVE. BRACE TOPS OF PARTITION FRAMING TO STRUCTURE
OR ROOF DECK AT MAXIMUM 4'-0" ON CENTER SPACING.
15. FRAME OPENINGS MORE THAN 2'-0" WIDE WITH TWO 20 GAGE STUDS AT EACH JAMB.
16. COORDINATE THE INSTALLATION OF SUPPLEMENTARY BLOCKING AND NAILERS, TO SUPPORT SHELVING, MILLWORK, TOILET ACCESSORIES, AND SIMILAR WORK THAT CANNOT BE ADEQUATELY SUPPORTED BY GYPSUM BOARD ALONE.
17. APPLICATION AND FINISHING: INSTALL AND FINISH GYPSUM BOARD TO COMPLY WITH ASTM C 840 AND GYPSUM ASSOCIATION GA 216 "RECOMMENDED SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM BOARD."

FINISH CARPENTRY AND MILLWORK

1. MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING: AWI "ARCHITECTURAL WOODWORK QUALITY STANDARDS - 1999."
2. MILLWORK MATERIALS AND CONSTRUCTION AS DETAILED ON THE DRAWINGS.
3. MILLWORK DESIGN AND FABRICATION DETAILS SHOWN ON THE DRAWINGS INDICATE DESIGN INTENT. UNLESS OTHERWISE INDICATED, PROVIDE MANUFACTURER'S STANDARD FABRICATION METHODS.
4. FABRICATE MILLWORK IN ACCORDANCE WITH AWI "CUSTOM GRADE" REQUIREMENTS. WHERE DETAILS ARE NOT SHOWN, COMPLY WITH APPLICABLE QUALITY STANDARDS OR WITH ALTERNATE DETAILS ACCEPTABLE TO ARCHITECT AS FABRICATOR'S OPTION.
5. FABRICATE FINISHED WORK PROPERLY FRAMED, CLOSELY FIT AND ACCURATELY SET TO REQUIRED LINES AND LEVELS AND RIGIDLY SECURED IN PLACE.
6. FABRICATE WORK STRAIGHT, PLUMB, LEVEL AND IN TRUE ALIGNMENT; NEATLY AND ACCURATELY FIT, SCRIBED AND THOROUGHLY SECURED. PLANE AND SAND MITERS AND OTHER JOINTS. EASE ALL SQUARE EDGES. PROVIDE MILLWORK CLEAN AND FREE FROM WARP, TWIST, OPEN JOINTS AND OTHER DEFECTS.
7. INSTALL FINISH CARPENTRY AND MILLWORK PRODUCTS PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTION. SHIM AS REQUIRED USING CONCEALED SHIMS. INSTALL TO A TOLERANCE OF 1/8" IN 8'-0" FOR PLUMB AND LEVEL (INCLUDING COUNTERTOPS) AND WITH 1/16" MAXIMUM OFFSET IN FLUSH ADJOINING SURFACES, 1/8" MAXIMUM OFFSETS IN REVEALED ADJOINING SURFACES.
8. ANCHOR FINISH CARPENTRY AND MILLWORK ITEMS TO BUILT-IN PLACE BLOCKING, OR DIRECTLY ATTACH TO SUBSTRATE FRAMING. SECURE TO GROUNDS, BLOCKING AND NAILERS WITH COUNTERSUNK, CONCEALED FASTENERS AND BLIND NAILING AS REQUIRED FOR A COMPLETE INSTALLATION.
9. INSTALL CASEWORK WITHOUT DISTORTION SO THAT DOORS AND DRAWERS WILL FIT OPENINGS PROPERLY AND BE ACCURATELY ALIGNED. ADJUST HARDWARE TO CENTER DOORS AND DRAWERS IN OPENINGS AND TO PROVIDE UNENCUMBERED OPERATION.

DEMOLITION

1. IT IS NOT INTENDED TO SHOW ON DRAWINGS OR DESCRIBE HEREIN EACH AND EVERY ITEM TO BE REMOVED. THE CONTRACTOR SHALL CONSULT THE DRAWINGS AND DETAILS FOR NEW WORK TO ENSURE CONTINUING PROGRESS OF THE WORK WITHOUT INTERMITTENT DEMOLITION.
2. ALL DEBRIS SHALL BE REMOVED FROM THE PREMISES DAILY. DO NOT MAINTAIN A CONDITION OF THE WORK THAT REPRESENTS A THREAT TO LIFE SAFETY OR PROPERTY.
3. OBTAIN AND PAY FOR ALL PERMITS AND NOTICES REQUIRED FOR THE DEMOLITION WORK. NOTIFY THE LOCAL POLICE DEPARTMENT WHEN THERE IS A REQUIREMENT TO BLOCK TRAFFIC, EITHER PEDESTRIAN OR VEHICULAR.
4. COMPLY WITH ALL APPLICABLE NOISE AND DUST POLLUTION REGULATIONS
5. LOCATE FIRE EXTINGUISHERS AS DIRECTED BY THE LOCAL OFFICIAL, ONE PER EXIT DOOR MINIMUM.
6. ALL INTERIOR EXITS ARE TO BE MAINTAINED UNOBSTRUCTED.
7. COORDINATE UTILITY OUTAGES WITH THE OWNER.
8. OBTAIN THE SERVICES AND PAY FOR A LICENSED PROFESSIONAL ENGINEER TO DESIGN REQIURED SHORING AND UNDERPINNING.
9. STRUCTURAL DAMAGE CAUSED BY DEMOLITION WORK SHALL BE IMMEDIATELY REPORTED TO THE OWNER AND REPAIRED AT THE CONTRACTORS EXPENSE.
10. VERIFY LOCATION OF AND PROTECT EXISTING PIPING AND WIRING TO REMAIN.
11. CLOSE HEATING VENTS IN THE AREA OF WORK AND INSTALL ZIPPERED DUST DOORS, TO MINIMIZE THE AMOUNT OF CONSTRUCTION DEBRIS AFFECTING THE UNALTERED PORTIONS OF THE STRUCTURE.

SUSPENDED CEILING SYSTEMS

1. PROVIDE ACOUSTICAL CEILING SYSTEMS AS SHOWN AND SPECIFIED.
2. MATERIALS AND INSTALLATION SHALL CONFORM TO, CISCA "ACOUSTICAL CEILINGS - USE AND PRACTICE.", ASTM C635, AND ASTM C636.
3. MATERIALS AND FINISHES AS INDICATED ON DRAWINGS
4. PROVIDE INTERMEDIATE DUTY, STRUCTURAL CLASS, DIRECT HUNG SYSTEMS ADEQUATE TO SUPPORT LIGHT FIXTURES, CEILING DIFFUSERS AND OTHER NORMAL ACCESSORIES.
5. RE-USE EXISTING CEILING GRID AS INDICATED ON DRAWINGS, OR ORDER NEW "TEE" GRID SYSTEM TO MATCH EXISTING.
6. HANGER WIRE TO BE NO. 12 SWG GALVANIZED STEEL WIRE.
7. INSTALL ACOUSTICAL CEILING MATERIALS AND SUSPENSION SYSTEMS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, COMPLYING WITH GOVERNING REGULATIONS AND INDUSTRY STANDARDS APPLICABLE TO THE WORK.
8. NEW SUSPENSION SYSTEM INSTALLATION SHALL BE LASER LEVELED WITH A MAXIMUM SURFACE LEVELING TOLERANCE OF 1/8" IN 12'-0". ADJUST EXISTING SUSPENSION SYSTEM A REQUIRED.
9. INSTALL EXPOSED TEE SUSPENSION SYSTEMS WITH MAIN TEES NOMINALLY 12 FEET LONG SPACED 48 INCHES O.C. AND CROSS TEES NOMINALLY 4 FEET LONG SPACED 24 INCHES O.C.
10. HANGER WIRE SHALL BE SPACED 48" O.C. ALONG MAIN TEES, AT ALL FOUR CORNERS OF LIGHT FIXTURES (WHERE APPLICABLE), AT MIDPOINT OF CROSS TEES ADJACENT TO LIGHT FIXTURES AND DUCT OUTLETS, AND
ADJACENT TO MAIN TEE SPLICES.
11. SECURE WIRE HANGERS BY LOOPING AND WIRE-TYING EITHER DIRECTLY TO BUILDING STRUCTURE
OR TO HANGERS THAT ARE SECURE AND APPROPRIATE FOR SUBSTRATE.
12. PROVIDE EDGE TRIM MOLDING AT PERIMETER OF ACOUSTICAL CEILING AT NEW INSTALLATION AND INTERMEDIATE VERTICAL SURFACES. USE MAXIMUM LENGTHS. MITER TRIM CORNERS TO PROVIDE TIGHT, ACCURATE JOINTS. CONNECT MOLDINGS SECURELY TO SUBSTRATE SURFACES.
13. INSTALL LAY-IN PANELS LEVEL, IN UNIFORM PLANE, WITH JOINTS SNUG AND SQUARE AND PANELS FREE FROM DAMAGE OR SOILING. FIT BORDER UNITS NEATLY AGAINST ABUTTING SURFACES. SCRIBE AND CUT PANELS TO FIT ACCURATELY AT BORDERS AND PENETRATIONS.

CERAMIC TILE

1. PROVIDE CERAMIC WALL TILE AS SHOWN AND SPECIFIED.
2. MATERIALS AND INSTALLATION SHALL CONFORM TO ANSI A137.1 "CERAMIC TILE." AND TCA "HANDBOOK FOR CERAMIC TILE INSTALLATION."
3. REFER TO SCHEDULES ON PLANS FOR MANUFACTURER AND FINISH INFORMATION.

MECHANICAL WORK

1. REFER TO MECHANICAL SPECIFICATIONS IN MECHANICAL DRAWING SET.

PLUMBING WORK

1. REFER TO PLUMBING SPECIFICATIONS IN PLUMBING DRAWING SET.

ELECTRICAL WORK

1. REFER TO ELECTRICAL SPECIFICATIONS IN ELECTRICAL DRAWING SET.

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PROJECT:
PLAYA BOWLS

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GROSSE POINTE, MI 48236

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

DRAWING TITLE:
WALL AND MILLWORK DETAILS AND NOTES

SHEET:
A-400

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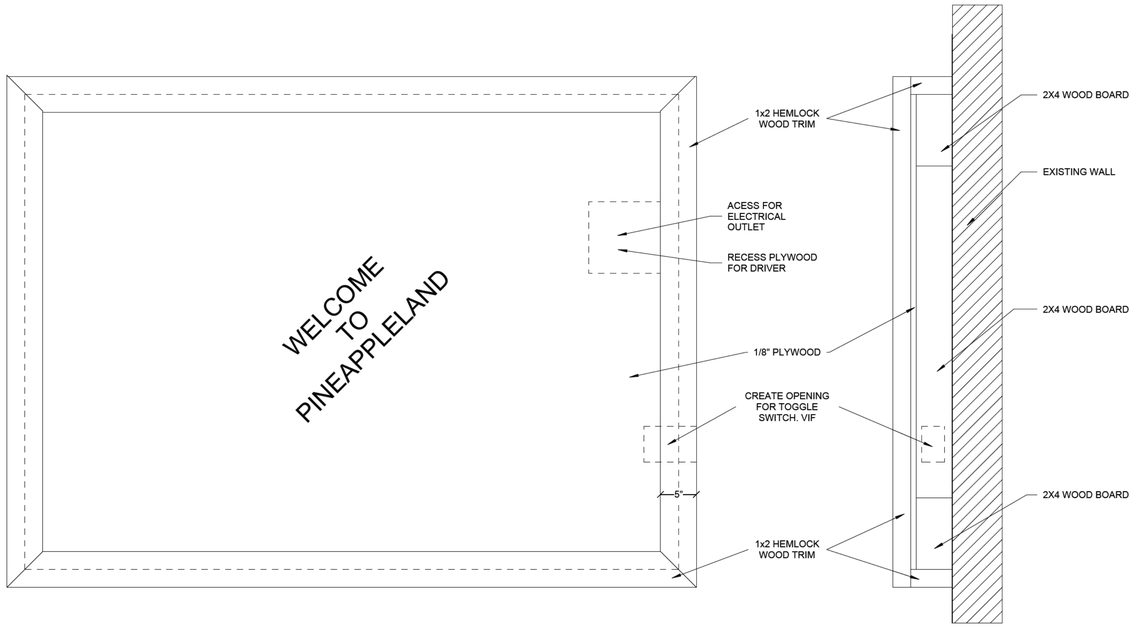


ELEVATION VIEW

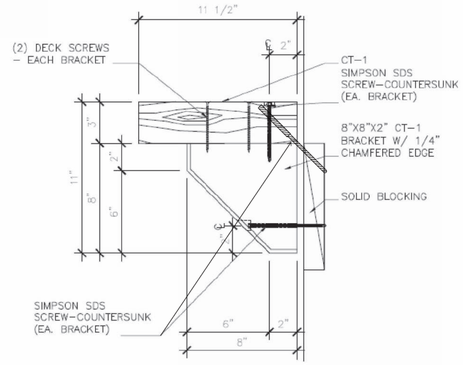
RIGHT SIDE VIEW

PINEAPPLELAND DETAIL

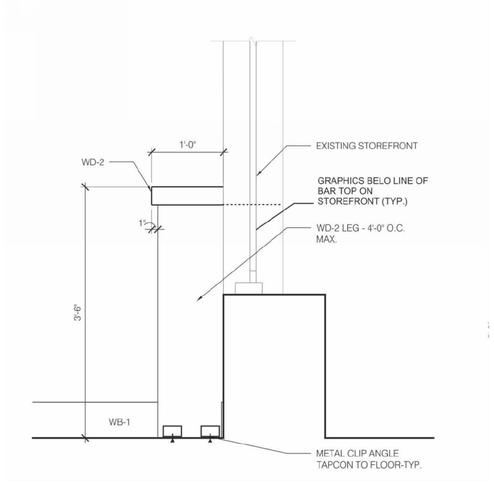
NTS

GENERAL NOTE:

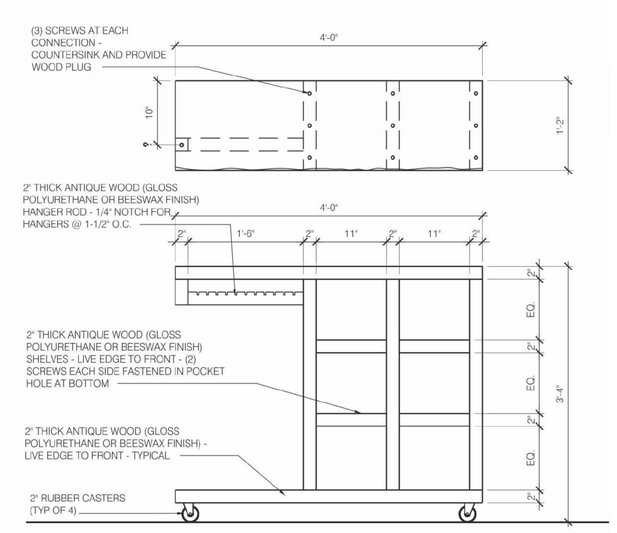
PAINT TDB - CONTACT YOUR PLAYA BOWLS CONSTRUCTION MANAGER



BANANA SHELVES DETAIL



BAR TOP @ STOREFRONT DETAIL



MERCH CART DETAIL

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RELEASE TYPE:

EXISTING CONDITIONS	
SCHEMATIC DESIGN	
DESIGN DEVELOPMENT	
PROGRESS PRINT	
FULL RELEASE	

ISSUED TO:

NO.	DESCRIPTION	DATE

DESIGNED BY:	JG	DRAWN BY:	CM
CHECKED BY:	JG	APPROVED BY:	JG
PROJECT #			STQ-0094-0125

PROJECT:
PLAYA BOWLS

20647 MACK AVE
GROSSE POINTE, MI 48236

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

DRAWING TITLE:
TYPICAL DETAILS

SHEET:
A-401

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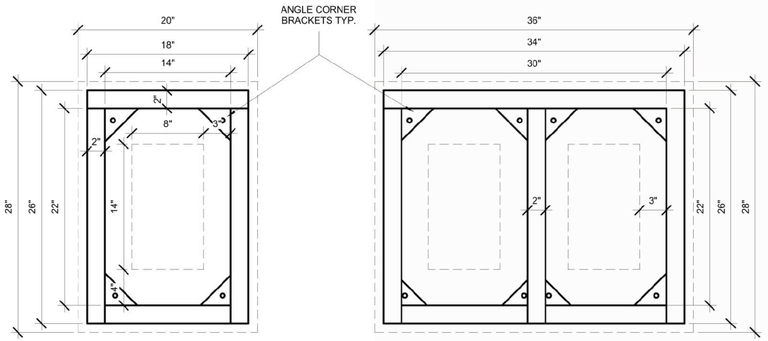
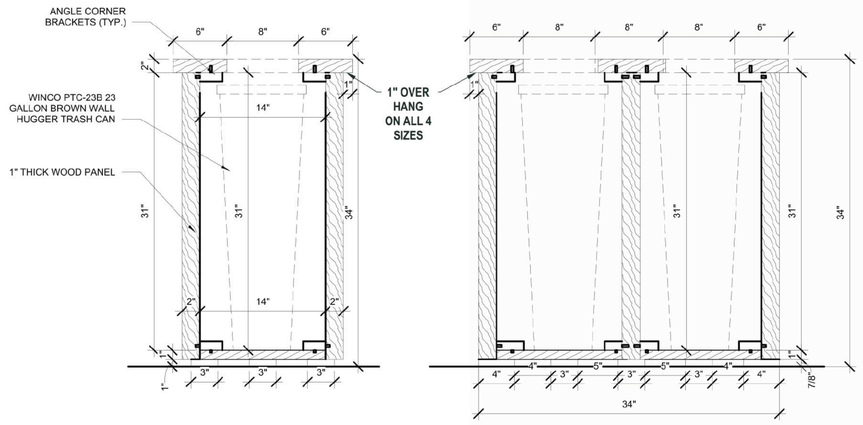


PLAN VIEW - SINGLE

PLAN VIEW - DOUBLE



SECTION VIEW - SINGLE

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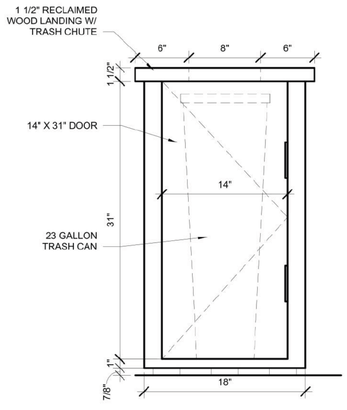
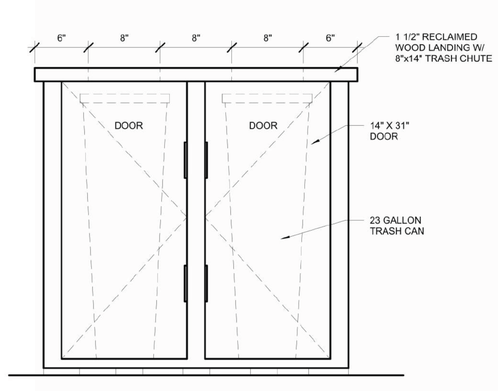
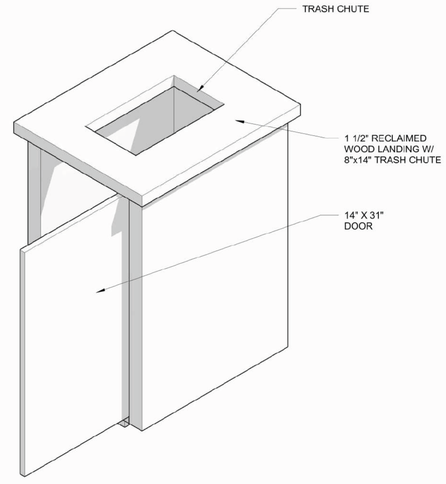


FRONT VIEW - SINGLE



FRONT VIEW - DOUBLE



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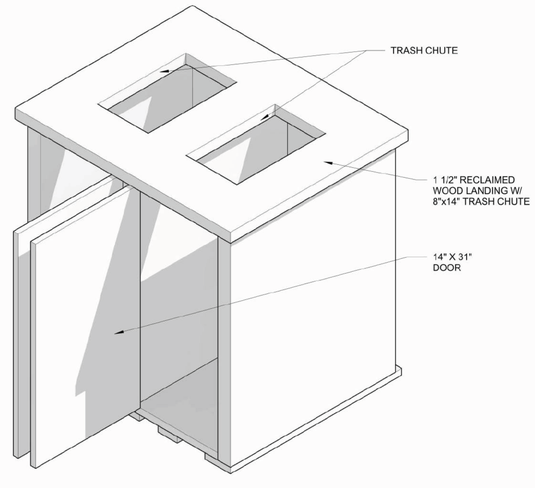
SCALE:



2 3D VIEW - DOUBLE
SCALE:

GRA
DESIGN STUDIO

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STATE OF MICHIGAN
GREGORY RALPH
ARCHITECT
No. 1301072639
LICENSED ARCHITECT

Gregory Ralph
MICHIGAN

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SCALE:

DRAWING TITLE:
TRASH CAN DETAILS

SHEET:
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DESIGN INTENT OF THESE DOCUMENTS ARE INTENDED TO COMPLY WITH UNIFORM CONSTRUCTION CODE IBC 2021, CHAPTER 11 OF THE INTERNATIONAL BUILDING CODE/2015 AND THE ICC/ANSI A117.1 - 2017.

THE TECHNICAL CRITERIA OF ICC A117.1-2017 SHALL BE PROVIDED TO ALLOW PERSONS WITH PHYSICAL DISABILITY TO INDEPENDENTLY ENTER AND USE SITE AND/OR FACILITY.

ALL PROVISIONS SHALL BE ADHERED TO. THE WORK INVOLVED WITH CONFORMANCE OF ALL TECHNICAL CRITERIA INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

1. SYMBOLS OF ACCESSIBILITY
IF ACCESSIBLE FACILITIES ARE IDENTIFIED, THEN THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE USED.

2. ACCESSIBILITY

(A) THE PRIMARY ENTRANCES TO COMMERCIAL FACILITIES SPACES SHALL BE ACCESSIBLE TO HANDICAPPED PERSONS FROM STREETS, SIDEWALKS, DRIVEWAYS AND PARKING AREAS.

(B) ALL FACILITIES WITHIN THIS BUILDING NORMALLY ACCESSIBLE TO THE PUBLIC OR EMPLOYEES SHALL BE ACCESSIBLE TO HANDICAPPED PERSONS, EXCEPT MECHANICAL OR ELECTRICAL EQUIPMENT ROOMS AND BOILER ROOMS.

3. ALARMS
A MANUAL FIRE ALARM SYSTEM SHALL BE INSTALLED IN GROUP B OCCUPANCIES WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:

1. THE COMBINED GROUP B OCCUPANT LOAD OF ALL FLOORS IS 500 OR MORE.

2. THE GROUP B OCCUPANT LOAD IS MORE THAN 100 PERSONS ABOVE OR BELOW THE LOWEST LEVEL OF EXIT DISCHARGE.

3. THE FIRE AREA CONTAINS AN AMBULATORY FACILITY.

(A) ALARMS - AUDIBLE AND VISUAL ALARMS SHALL COMPLY WITH SECTION 907.

(B) ACCESSIBLE AUDIBLE AND VISUAL ALARMS AND NOTIFICATION APPLICATIONS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72 LISTED IN SECTION 105.2.2 BE POWERED BY COMMERCIAL LIGHT AND POWER SOURCE, BE PERMANENTLY CONNECTED TO THE WIRING OF THE PREMISES ELECTRIC SYSTEM, AND BE PERMANENTLY INSTALLED.

(C) ACCESSIBLE AUDIBLE AND VISUAL ALARMS AND NOTIFICATION APPLICATIONS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72 LISTED IN SECTION 105.2.2 BE POWERED BY COMMERCIAL LIGHT AND POWER SOURCE, BE PERMANENTLY CONNECTED TO THE WIRING OF THE PREMISES ELECTRIC SYSTEM, AND BE PERMANENTLY INSTALLED.

GROUND AND FLOOR SURFACES

(A) SHALL BE FIRM, STABLE AND SLIP RESISTANT. IF CARPET IS USED IT SHALL BE SECURELY ATTACHED AND SHALL HAVE A 1/2" MAXIMUM PILE HEIGHT.

(B) RAMP: (1) THE CROSS SLOPE OF RAMP SURFACES SHALL BE NO GREATER THAN 1:48. RAMP SURFACES SHALL COMPLY WITH ICC A117.1. (2) RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12. (3) CLEAR 36" MINIMUM WIDTH FOR RAMPS ARE BETWEEN HANDRAILS.

(C) LANDINGS: (1) RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP AND EACH RAMP RUN. LANDINGS SHALL HAVE THE FOLLOWINGS FEATURES:

A. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.
B. THE LANDING LENGTH SHALL BE A MIN OF 60" CLEAR.
C. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60" BY 60".

505 HANDRAILS
(A) IF A RAMP RUN HAS A RISE GREATER THAN 6" OR A HORIZONTAL PROJECTION GREATER THAN 72", THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS OR ADJACENT TO SEATING IN ASSEMBLY AREAS. HANDRAILS SHALL COMPLY WITH 505 A117.1 ADA AND SHALL HAVE THE FOLLOWING FEATURES:

(1) HANDRAILS SHALL BE PROVIDED ALONG BOTH SIDES OF RAMP SEGMENTS.THE INSIDE HANDRAIL ON SWITCH BACK OR DOGLEG RAMPS SHALL ALWAYS BE CONTINUOUS.
(2) IF HANDRAILS ARE NOT CONTINUOUS, THEY SHALL EXTEND AT LEAST 12" BEYOND THE TOP AND BOTTOM OF THE RAMP SEGMENT AND SHALL BE PARALLEL WITH THE FLOOR OR GROUND SURFACE.
(3) GRIPPING SURFACES SHALL BE CONTINUOUS.
(4) EXTENSION OF HANDRAILS TO RETURN TO WALL, GUARD, LANDING SURFACE OR BE CONTINUOUS TO ADJACENT HANDRAIL OF AN ADJACENT STAIR FLIGHT.
(5) ENDS OF HANDRAILS SHALL BE EITHER ROUNDED OR RETURNED SMOOTHLY TO FLOOR, WALL, OR POST.
(6) HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
(7) HANDRAILS WITH NON-CIRCULAR CROSS SECTIONS SHOULD FOLLOW SECTION 505.7.2.

303 CHANGES IN LEVEL
(B) CHANGES IN LEVEL UP TO 1/4" MAY BE MADE WITHOUT SPECIAL TREATMENT. CHANGES IN LEVEL BETWEEN 1/4" & 1/2" SHALL BE BEVELED WITH NO SLOPE GREATER THEN 1:2. CHANGES IN LEVEL GREATER THEN 1/2" SHALL BE ACCOMPLISHED BY MEANS OF A RAMP.

7. 404.2.6 DOOR HARDWARE
HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" MINIMUM AND 48" MAXIMUM ABOVE THE FLOOR. WHERE SLIDING DOORS ARE FULLY OPEN POSITION OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FORM BOTH SIDES. AUTOMATIC AND POWER-ASSISTED DOORS SHALL COMPLY WITH ANSI/BHMA A156.10 OR ANSI/BHMA A156.19 FOR LOW ENERGY. CLEARANCES SHALL COMPLY WITH 404.2.4 OF ADAAG 2010.

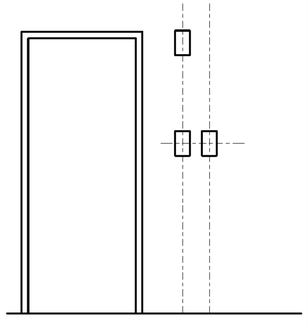
8. 404.2.9 DOORS
(A) THE BOTTOM 10 INCHES OF AN ACCESSIBLE FLOOR SURFACE MUST BE A SMOOOTH SURFACE.

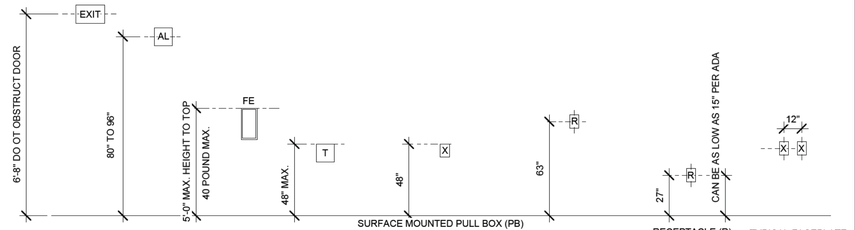
9. TOILET ROOMS
1. TOILET ROOMS SHALL COMPLY WITH SECTION 603 AS SHOWN ON THIS SHEET.
2. TOILET ROOM DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE FOR ANY FIXTURE.
3. DOORS TO A TOILET ROOM FOR A SINGLE OCCUPANT, ACCESSED ONLY THROUGH A PRIVATE OFFICE AND NOT FOR COMMON USE OR PUBLIC USE SHALL BE PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE, PROVIDED THE SWING OF THE DOOR CAN REVERSED TO COMPLY WITH SECTION 603.2.2.
4. WHERE THE ROOM IS FOR INDIVIDUAL USE AND THE CLEAR FLOOR SPACE COMPLYING WITH SECTION 305.3 IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING, THE DOOR SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 603.2.2.
5. WATER SUPPLY AND DRAINPIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINS AS PER SECTION 606.6.
6. WHERE MIRRORS ARE LOCATED ABOVE LAVATORIES, A MIRROR SHALL BE LOCATED OVER THE ACCESSIBLE LAVATORY AND SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40" MAXIMUM ABOVE THE FLOOR.
7. URINALS SHALL HAVE A CLEAR FLOOR SPACE OF 30" X 48" FOR A FORWARD APPROACH PER SECTION 305. WHERE THE CLEAR FLOOR SPACE IS POSITIONED FOR A FORWARD APPROACH. THE ALCOVE SHALL BE 36" MINIMUM IN WIDTH WHERE THE PARTITION DEPTH EXCEEDS 24". URINALS SHALL BE OF THE STALL TYPE OR SHALL BE OF THE WALL HUNG TYPE WITH THE RIM AT 17" MAXIMUM ABOVE THE FLOOR. WALL HUNG URINALS SHALL BE 13 1/2" MINIMUM IN DEPTH MEASURED FORM THE OUTER FACE OF THE URINAL RIM TO THE WALL.
8. SHOWERS SHALL BE TRANSFER OR ROLL-IN TYPE FULLY COMPLYING WITH SECTION 608.

10. 602 DRINKING FOUNTAINS AND WATER COOLERS
DRINKING FOUNTAINS SHALL COMPLY WITH SECTIONS 602, 1109.5 AND THE NATIONAL STANDARD PLUMBING CODE/2015.

11. ELEVATORS (A) SHALL COMPLY WITH SECTION 407 OF THE ADAAG GUIDELINES AND ASME A17.1. (B) CALL BUTTONS SHALL BE RAISED OR FLUSH. (C) CALL BUTTONS SHALL BE 3/4 INCH MINIMUM IN THE SMALLEST DIMENSION. EXCEPTION: EXISTING ELEVATOR BUTTONS SHALL NOT BE REQUIRED TO COMPLY WITH 407.2.1.2. (D) FLOOR DESIGNATIONS ARE REQUIRED PER SECTION 407.2.3 OF ADAAG. (E) 407.4.4 LEVELING ELEVATOR OPERATION SHALL BE AUTOMATIC. EACH CAR SHALL BE EQUIPPED WITH A SELF LEVELING FEATURE THAT WILL AUTOMATICALLY BRING THE CAR TO FLOOR LANDINGS WITHIN A TOLERANCE OF 1/2" UNDER RATED LOADING TO ZERO TO LOADING CONDITIONS. THIS SELF-LEVELING FEATURE SHALL BE AUTOMATIC AND INDEPENDENT OF THE OPERATING DEVICE AND SHALL CORRECTTHE OVER TRAVEL OR UNDER TRAVEL. (F) 407.3.5 DOOR DELAY THE MINIMUM TIME FOR ELEVATOR DOORS TO REMAIN FULLY OPEN IN RESPONSE TO A CAR CALL SHALL BE 3 SECONDS. (G) NOTE: CAR DEPTHS CAN ALSO BE 60 INCHES DEEP IF 60 INCHES WIDE WITH A 36 OPENING OR 80 INCHES DEEP AND 54 INCHES WIDE WITH A 36 INCH OPENING

12. PARKING IF PARKING IS PROVIDED, SPACES SHALL BE RESERVED FOR HANDICAPPED PERSONS PER SECTION 1106 2015 IBC AND 502 ICC A117.1.-2009.





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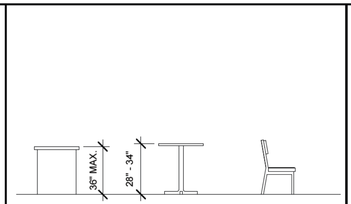

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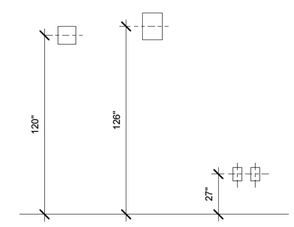

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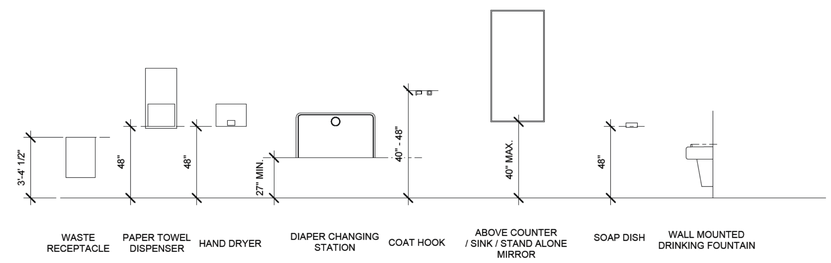

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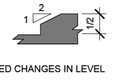
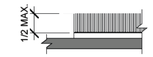


BEVELED CHANGES IN LEVEL

VERTICAL CHANGE IN LEVEL

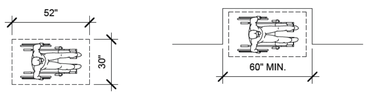
BEVELED CHANGE IN LEVEL

CHANGES IN LEVEL



CARPET ON FLOOR SURFACES

FLOOR SURFACES



SIZE OF CLEAR FLOOR SPACE - NEW BUILDINGS

MANEUVERING CLEARANCE IN ALCOVE PARALLEL APPROACH

SIZE OF CLEAR FLOOR SPACE - EXISTING BUILDINGS

MANEUVERING CLEARANCE IN ALCOVE FORWARD APPROACH

CLEAR FLOOR SPACE

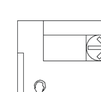
TOE CLEARANCE ELEVATION

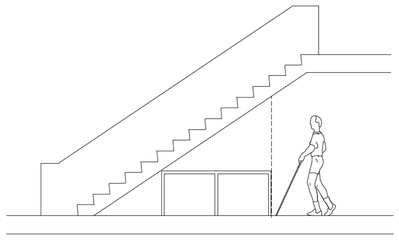
TOE CLEARANCE ELEVATION

TOE CLEARANCE PLAN

TOE CLEARANCE PLAN

KNEE AND TOE CLEARANCE





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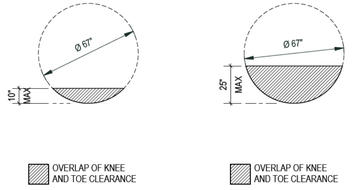

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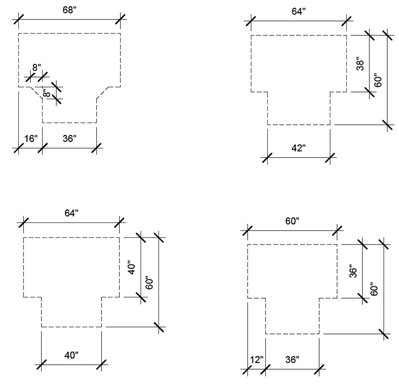

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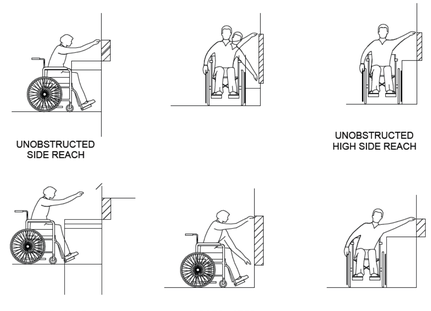

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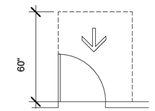
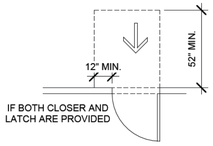


MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS FRONT APPROACH - PULL SIDE



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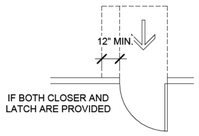

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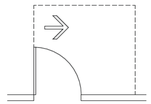

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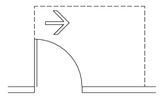

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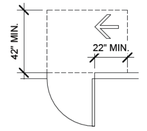
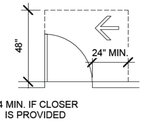
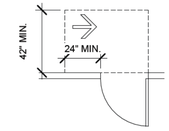


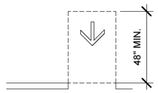
MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS HINGE APPROACH - PUSH SIDE



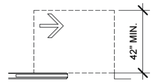
MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS LATCH APPROACH - PULL SIDE



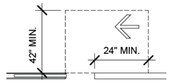
MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS LATCH APPROACH - PUSH SIDE



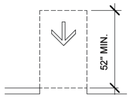
MANEUVERING CLEARANCE AT SLIDING AND FOLDING DOORS - FRONT APPROACH - EXTG. BUILDING



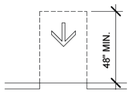
MANEUVERING CLEARANCE AT SLIDING AND FOLDING DOORS - POCKET OR HINGE APPROACH



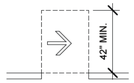
MANEUVERING CLEARANCE AT SLIDING AND FOLDING DOORS - STOP OR LATCH APPROACH



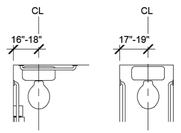
MANEUVERING CLEARANCE FOR DOORWAYS WITHOUT DOORS AND GATES - FRONT APPROACH - NEW BUILDINGS



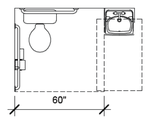
MANEUVERING CLEARANCE FOR DOORWAYS WITHOUT DOORS AND GATES - FRONT APPROACH - EXISTING BUILDINGS



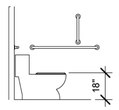
MANEUVERING CLEARANCE FOR DOORWAYS WITHOUT DOORS AND GATES - SIDE APPROACH



WATER CLOSET LOCATION

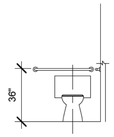


SIZE OF CLEARANCE FOR WATER CLOSET

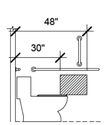


WATER CLOSET SEAT HEIGHT

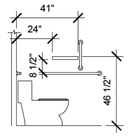
SIDE WALL GRAB BAR FOR WATER CLOSET



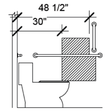
REAR WALL GRAB BAR FOR WATER CLOSET



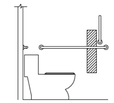
DISPENSER OUTLET LOCATION - PROTRUDING DISPENSER BELOW GRAB BAR



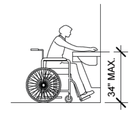
DISPENSER OUTLET LOCATION - PROTRUDING DISPENSER ABOVE GRAB BAR



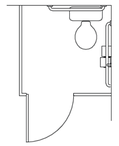
DISPENSER OUTLET LOCATION - RECESSED DISPENSER



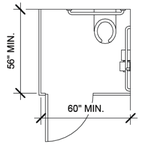
DISPENSER OUTLET LOCATION -RECESSED DISPENSER



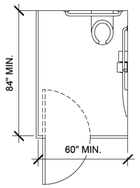
HEIGHT OF LAVATAORIES AND SINKS



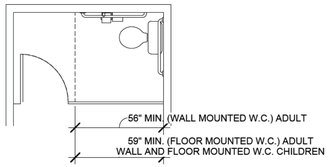
WHEELCHAIR TOILET COMPARTMENTS FLOOR MOUNTED WATER CLOSET, ADULT - WALL HUNG AND FLOOR MOUNTED WATER CLOSET CHILDREN



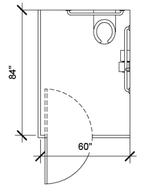
WHEELCHAIR TOILET COMPARTMENTS WALL HUNG CLOSET, ADULT



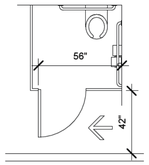
WHEEL CHAIR TOILET COMPARTMENTS ALTERNATIVE WHEEL CHAIR TOILET COMPARTMENT



WHEEL CHAIR TOILET COMPARTMENT DOOR SWINGING INTO THE WHEEL CHAIR TOILET COMPARTMENT

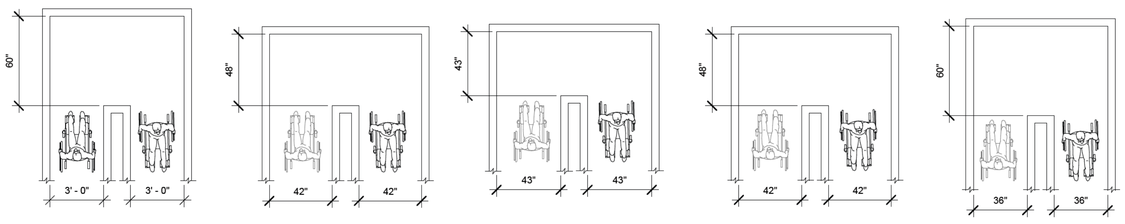


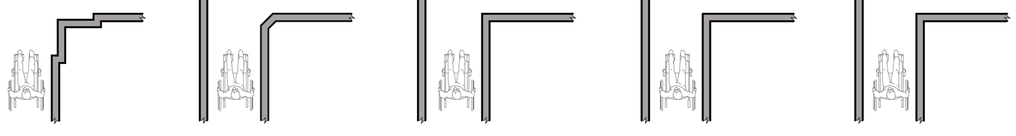
WHEEL CHAIR TOILET COMPARTMENTS ALTERNATIVE WHEEL CHAIR TOILET COMPARTMENT

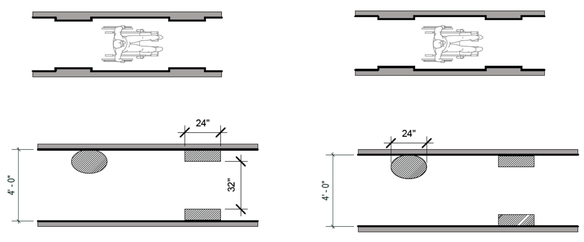


WHEELCHAIR TOILET COMPARTMENT DOOR OPENING LOCATION - DOOR SWINGING IN ON FRONT WALL OF PARTITION

WATER CLOSETS AND TOILET COMPARTMENTS







WALKING SURFACES

GRA DESIGN STUDIO

GREGORY RALPH ARCHITECT
239 US HWY 22; SUITE 301
GREEN BROOK, NJ 08812
TEL: 908 731 1626
GREG@GRALPHARCHITECT.COM

LICENSED IN 35 STATES AND COUNTING

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STATE OF MICHIGAN
GREGORY RALPH
ARCHITECT
No. 1301072639
LICENSED ARCHITECT

Gregory Ralph
MICHIGAN

LICENSE # 1301072639
EXPIRATION 3/08/2026

I HEARBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAW OF THE THIS STATE.

RELEASE TYPE:

EXISTING CONDITIONS	
SCHEMATIC DESIGN	
DESIGN DEVELOPMENT	
PROGRESS PRINT	
FULL RELEASE	

ISSUED TO:

NO.	DESCRIPTION	DATE

DESIGNED BY:	JG	DRAWN BY:	CM
CHECKED BY:	JG	APPROVED BY:	JG
PROJECT #			STQ-0994-0125

PROJECT:
PLAYA BOWLS

20647 MACK AVE
GROSSE POINTE, MI 48236

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

DRAWING TITLE:
ANSI A117.1 REFERENCES

SHEET:
A-601

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SECTION 01300 - ADMINISTRATIVE REQUIREMENTS

1. COORDINATION:
A. IMMEDIATELY INFORM THE ARCHITECT OF DISCREPANCIES BETWEEN THE INFORMATION INDICATED IN THE CONTRACT DOCUMENTS AND EXISTING PROJECT CONDITIONS, AND OF DISCREPANCIES BETWEEN INFORMATION INDICATED ON THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DOCUMENTS.
B. PRIOR TO FABRICATION AND INSTALLATION OF NEW COMPONENTS, FIELD VERIFY ALL EXISTING AND NEW DIMENSIONS AND INSTALLATION CONDITIONS THAT MAY AFFECT THE WORK. DO NOT SCALE THE DRAWINGS TO ESTABLISH LOCATIONS OF ITEMS THAT ARE NOT LOCATED USING DIMENSIONS.
1. ALL DIMENSIONS ARE TO ROUGH FACE OF STUD OR CENTERLINE OF STRUCTURE, UNLESS OTHERWISE INDICATED.
2. VERIFY THAT ALL SUBCONTRACTORS HAVE REVIEWED AND COORDINATED LOCATIONS OF THEIR EQUIPMENT AND FURNISHINGS EXPOSED TO VIEW WITH THE ARCHITECTURAL DRAWINGS. REVIEW QUESTIONS WITH THE ARCHITECT.
C. COORDINATE NEW WORK INDICATED ON THE CONTRACT DOCUMENTS WITH NEW WORK THAT MAY BE PROVIDED BY THE OWNER AND TENANT UNDER SEPARATE CONTRACTS.
D. COORDINATE THE WORK OF VENDORS, CONTRACTORS AND SUBCONTRACTORS PROVIDING FIXTURES, FURNITURE AND EQUIPMENT IDENTIFIED AS "BY OWNER" IN THESE DRAWINGS AND SPECIFICATIONS.
1. NOTIFY THE TENANT IN TIMELY FASHION IF ANY PROBLEMS DEVELOP WITH THE PERFORMANCE OF THESE VENDORS, CONTRACTORS OR SUBCONTRACTORS.
E. COORDINATE THE SCHEDULING, SEQUENCING, AND THE WORK OF ALL TRADES AND SUBCONTRACTORS TO ASSURE EFFICIENT AND ORDERLY SEQUENCES OF INSTALLATION OF INTERDEPENDENT CONSTRUCTION ELEMENTS.
F. VERIFY THAT THE UTILITY REQUIREMENT CHARACTERISTICS OF OPERATING EQUIPMENT ARE COMPATIBLE WITH THE BUILDING UTILITY SERVICES. COORDINATE WORK OF THE VARIOUS SPECIFICATION SECTIONS HAVING INTERDEPENDENT RESPONSIBILITIES FOR INSTALLING, CONNECTING TO, AND PLACING IN SERVICE SUCH EQUIPMENT.
G. COORDINATE THE INSTALLATION AND PHYSICAL SPACE REQUIREMENTS OF PLUMBING, MECHANICAL AND ELECTRICAL WORK THAT ARE INDICATED DIAGRAMMATICALLY ON THE DRAWINGS. FOLLOW ROUTING SHOWN FOR PIPING, DUCTS AND CONDUIT AS CLOSELY AS PRACTICAL. INSTALL RUNS PARALLEL WITH AND PERPENDICULAR TO THE LINE OF THE BUILDING. UTILIZE SPACES AS EFFICIENTLY AS POSSIBLE TO MAXIMIZE ACCESSIBILITY FOR OTHER WORK INSTALLATION AND FOR MAINTENANCE AND FOR REPAIR
1. CONCEAL PIPING, DUCTS AND CONDUIT WITHIN THE CONSTRUCTION, EXCEPT AS OTHERWISE INDICATED.
2. COORDINATE LOCATIONS OF REGISTERS, FIXTURES AND OUTLETS WITH FINISH ELEMENTS.
H. COORDINATE COMPLETION AND CLEANUP WORK OF ALL TRADES AND SUBCONTRACTORS IN PREPARATION FOR SUBSTANTIAL COMPLETION.
I. TO MINIMIZE DISRUPTION OF OWNER'S ACTIVITIES AFTER TENANT OCCUPANCY OF THE PROPERTY, COORDINATE ACCESS TO THE PROPERTY WITH THE TENANT'S CONSTRUCTION MANAGER FOR CORRECTION OF DEFECTIVE WORK AND WORK NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. SUBMITTALS:
A. ONLY WHEN INDICATED IN THE SPECIFICATIONS OR DRAWINGS SUBMIT SHOP DRAWINGS, PRODUCT DATA, AND/OR SAMPLES TO THE ARCHITECT FOR REVIEW. ALL SUBMITTALS SHALL BE MADE DIRECTLY TO THE ARCHITECT BY THE GENERAL CONTRACTOR. ONLY SUBMITTALS FOR SPECIFIED PRODUCTS WILL BE ACCEPTED UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FOR A SUBSTITUTION (REFER TO SECTION 01630). SUBMITTALS SHALL BE MADE WITH RESPECT TO THE CONSTRUCTION SCHEDULE TO ALLOW FOR ADEQUATE REVIEW TIME: ALLOW (5) BUSINESS DAYS FOR REVIEW OF SUBMITTALS DIVISIONS 3 THROUGH 10 AND ALLOW (10) BUSINESS DAYS FOR REVIEW OF SUBMITTALS IN ALL OTHER DIVISIONS.
1. SHOP DRAWINGS:
a. SUBMIT ELECTRONIC COPIES OF EACH SHEET OF DRAWINGS. SHOP DRAWINGS ARE ORIGINAL DRAWINGS PREPARED BY THE SUBCONTRACTOR OR VENDOR FOR THE PURPOSE OF CONVEYING INFORMATION TO THE ARCHITECT AND/OR ENGINEER ON HOW A BUILDING ELEMENT OR PRODUCT WILL BE CONSTRUCTED IN SUFFICIENT DETAIL FOR THE ARCHITECT AND/OR ENGINEER TO DETERMINE COMPLIANCE WITH THE DESIGN INTENT.
B. IN ALL CASES ONE COPY OF THE SUBMITTAL SHALL BE RETURNED TO THE GENERAL CONTRACTOR. ELECTRONIC SUBMITTALS FOR SHOP DRAWING OR PRODUCT DATA IN EITHER PDF OR DWF FORMAT ARE ACCEPTABLE FOR REVIEW. ALL SUBMITTALS, REGARDLESS OF FORMAT, MUST BEAR THE GENERAL CONTRACTOR'S STAMP INDICATING THE SUBMITTAL HAS BEEN REVIEWED AND APPROVED. ANY SUBMITTAL NOT MEETING THE REQUIREMENTS SET FORTH WILL BE REJECTED BY THE ARCHITECT.
3. REQUESTS FOR INFORMATION
A. IN THE EVENT THAT THE GENERAL CONTRACTOR, OR A SUBCONTRACTOR, AT ANY TIER, DETERMINES THAT SOME PORTION OF THE DRAWINGS, SPECIFICATIONS, OR OTHER CONTRACT DOCUMENTS REQUIRES A CLARIFICATION OR INTERPRETATION BY THE ARCHITECT, THE GENERAL CONTRACTOR SHALL SUBMIT A REQUEST FOR INFORMATION IN WRITING TO THE ARCHITECT IN AN ELECTRONIC COPY.
B. REQUESTS FOR INFORMATION MAY ONLY BE SUBMITTED BY THE GENERAL CONTRACTOR AND MAY ONLY BE SUBMITTED TO THE ARCHITECT. THE GENERAL CONTRACTOR SHALL CLEARLY AND CONCISELY SET FORTH THE ISSUE FOR WHICH CLARIFICATION OR INTERPRETATION IS SOUGHT AND WHY A RESPONSE IS NEEDED FROM THE ARCHITECT OR THE ARCHITECT'S CONSULTANTS. IN THE REQUEST FOR INFORMATION, THE GENERAL CONTRACTOR SHALL SET FORTH AN INTERPRETATION OR UNDERSTANDING OF THE REQUIREMENT ALONG WITH AN EXPLANATION OF WHY SUCH AN UNDERSTANDING WAS REACHED.
C. RESPONSES TO REQUESTS FOR INFORMATION SHALL BE ISSUED UPON RECEIPT, BUT NO LATER THAN FIVE (5) WORKING DAYS OF RECEIPT OF THE REQUEST FROM THE GENERAL CONTRACTOR; UNLESS THE ARCHITECT DETERMINES THAT A LONGER AMOUNT OF TIME IS NECESSARY TO PROVIDE AN ADEQUATE RESPONSE. IF A LONGER AMOUNT OF TIME IS DETERMINED NECESSARY BY THE ARCHITECT, THE ARCHITECT WILL, WITHIN FIVE (5) WORKING DAYS OF RECEIPT OF THE REQUEST, NOTIFY THE GENERAL CONTRACTOR OF THE ANTICIPATED RESPONSE TIME.
D. RESPONSES TO REQUESTS FOR INFORMATION FROM THE ARCHITECT WILL NOT CHANGE ANY REQUIREMENTS OF THE CONTRACT DOCUMENTS. IN THE EVENT THAT THE GENERAL CONTRACTOR BELIEVES THAT A RESPONSE TO A REQUEST FOR INFORMATION WILL CAUSE A CHANGE TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, THE GENERAL CONTRACTOR SHALL IMMEDIATELY GIVE WRITTEN NOTICE TO THE ARCHITECT AND THE OWNER STATING THAT THE GENERAL CONTRACTOR CONSIDERS THE RESPONSE TO BE A CHANGE ORDER. FAILURE TO GIVE SUCH WRITTEN NOTICE IMMEDIATELY SHALL WAIVE THE GENERAL CONTRACTOR'S (OR ANY SUBCONTRACTOR'S) RIGHT TO SEEK ADDITIONAL TIME OR COST UNDER THE ADMINISTRATIVE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.

SECTION 01400 - QUALITY REQUIREMENTS

1. REGULATORY REQUIREMENTS:
A. PERFORM ALL WORK IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL BUILDING CODES, PLUMBING CODES, MECHANICAL CODES, ELECTRICAL CODES, ORDINANCES AND RULES AND REGULATIONS GOVERNING FOOD SERVICE ESTABLISHMENTS.
B. COMPLY WITH LOCAL, STATE AND FEDERAL REQUIREMENTS GOVERNING ACCESSIBILITY.
C. OBTAIN ALL REQUIRED DEMOLITION AND EROSION CONTROL PERMITS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
2. QUALITY CONTROL:
A. MAINTAIN QUALITY CONTROL OVER MANUFACTURERS, SUPPLIERS, PRODUCTS, SERVICES, SITE CONDITIONS AND WORKMANSHIP, TO PRODUCE WORK OF SPECIFIED QUALITY.
B. COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND APPLICABLE TRADE STANDARDS.
C. HANDLE, INSTALL, CONNECT, CLEAN, CONDITION AND ADJUST PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND COMPLYING WITH SPECIFIED REQUIREMENTS.
1. REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING, WHERE MANUFACTURER'S INSTRUCTIONS CONFLICT WITH THE CONTRACT DOCUMENTS.
D. COMPLY WITH SPECIFIED STANDARDS AS A MINIMUM QUALITY FOR THE WORK, EXCEPT WHEN MORE STRINGENT TOLERANCES, CODES OR SPECIFIED REQUIREMENTS INDICATE HIGHER STANDARDS OR MORE PRECISE WORKMANSHIP.
E. PERFORM WORK BY PERSONS QUALIFIED TO PRODUCE WORKMANSHIP OF THE SPECIFIED QUALITY. SECURE PRODUCTS IN PLACEWITH POSITIVE ANCHORAGE DEVICES DESIGNED, SIZED AND INSTALLED TO WITHSTAND STRESS, VIBRATION, PHYSICAL DISTORTION OR DISFIGUREMENT.
F. ALL DIMENSIONS SHALL BE CONSIDERED "HOLD-TO" DIMENSIONS UNLESS INDICATED OTHERWISE (E.G. MINIMUM OR MAXIMUM DIMENSIONS.)
3. TESTING:
A. EMPLOY AND PAY FOR THE SERVICES OF AN INDEPENDENT TESTING LABORATORY TO PERFORM INSPECTIONS, TESTS AND OTHER SERVICES WHEN REQUIRED.
B. INCLUDE INSPECTION AND TESTS AS INDICATED IN THE SPECIFICATION SECTIONS, DRAWINGS, AND AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
a. TEST CONCRETE IN ACCORDANCE WITH SECTION 03300 AND DRAWING REQUIREMENTS.
b. TEST STRUCTURAL STEEL IN ACCORDANCE WITH SECTION 05110 AND DRAWING REQUIREMENTS.

SECTION 01500 - TEMPORARY FACILITIES AND CONTROLS

1. PROVIDE TEMPORARY FACILITIES AND CONTROLS AS SHOWN AND SPECIFIED:
A. CODES AND STANDARDS: PROVIDE TEMPORARY CONSTRUCTION FACILITIES AND CONTROLS COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LOCAL LAWS, REGULATIONS AND CODES AND UTILITY COMPANY REQUIREMENTS.
B. TEMPORARY HEATING, VENTILATING AND COOLING:
1. PROVIDE, PAY FOR AND MAINTAIN ALL TEMPORARY HEATING, VENTILATING AND COOLING EQUIPMENT AND FACILITIES REQUIRED DURING THE PROGRESS OF THE WORK TO PROTECT MATERIALS, FINISHED WORK, AND EQUIPMENT AGAINST DAMAGE FROM LOW AND HIGH TEMPERATURES AND HUMIDITY.
2. PROVIDE TEMPORARY HEATING, VENTILATING AND COOLING WHEN THE OUTSIDE TEMPERATURE AND HUMIDITY IS LOW/HIGH ENOUGH TO DAMAGE OR AFFECT IN ANY WAY THE PERFORMANCE OR QUALITY OF MATERIAL AND PRODUCT STORED IN THE BUILDING, IN ANY TEMPORARY STORAGE AREA, OR ANY MATERIAL OR PRODUCT INCORPORATED INTO THE WORK.
3. PROVIDE TEMPORARY HEATING, VENTILATING AND COOLING WHEN THE OUTSIDE TEMPERATURE AND HUMIDITY IS LOW/HIGH ENOUGH TO SIGNIFICANTLY SLOW OR HAMPER EFFECTIVENESS OF WORKERS AND TO PROVIDE SUITABLE WORKING CONDITIONS.
C. TEMPORARY ELECTRICAL LIGHTING AND POWER:
1. PROVIDE, PAY FOR AND MAINTAIN ALL TEMPORARY ELECTRICAL SERVICE FOR LIGHTING AND POWER REQUIRED DURING THE PROGRESS OF THE WORK. INCLUDE ALL NECESSARY WIRING, FUSES, DISCONNECT SWITCHES, SAFETY DEVICES, JUNCTION BOXES, PANELS, GROUND FAULT PROTECTIONS, AND TRANSFORMER IF REQUIRED. INCLUDE COST FOR PROVIDING TEMPORARY ELECTRIC GENERATORS IN THE CONTRACT SUM, IF TEMPORARY ELECTRIC SERVICE IS NOT AVAILABLE FOR USE DURING PROGRESS OF THE WORK.
2. TEMPORARY SERVICE AND LIGHTING AND POWER ITEMS AND INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE NFPA NATIONAL ELECTRIC CODE AND OSHA OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970.
D. WATER: PROVIDE, PAY FOR AND MAINTAIN ALL TEMPORARY WATER REQUIRED DURING THE PROGRESS OF THE WORK. INCLUDE ALL NECESSARY STORAGE TANKS, PIPING, VALVES, FITTINGS, HOSE AND HOSE CONNECTIONS DURING CONSTRUCTION AND TESTING.
E. TEMPORARY TOILETS: PROVIDE, PAY FOR AND MAINTAIN TEMPORARY TOILET FACILITIES FOR USE BY THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND ALL SUBCONTRACTORS AND SUBCONTRACTORS' EMPLOYEES. WHEN REQUIRED, COMPLY WITH ALL LOCAL REQUIREMENTS FOR INSTALLATION, USE AND MAINTENANCE OF TEMPORARY TOILET FACILITIES.
F. BARRIERS AND ENCLOSURES:
1. PROVIDE TEMPORARY CONSTRUCTION BARRIERS IN ACCORDANCE WITH PROJECT REQUIREMENTS. EXERCISE ALL NECESSARY PRECAUSTIONS TO PROTECT ADJACENT PROPERITES, OUTSIDE PROJECT CONTACT LIMITS, DURING PROGRESS OF THE WORK. TAKE SPECIAL PRECAUTIONS TO AVOID DAMAGE TO EXISTING OVERHEAD AND UNDERGROUND UTILITIES AND SERVICES OWNED OR OPERATED BY THE OWNER OR BY PUBLIC OR PRIVATE UTILITY COMPANIES.
2. PROVIDE TEMPORARY WEATHER-TIGHT ENCLOSURES AT EXTERIOR OPENINGS TO PROVIDE ACCEPTABLE WORKING CONDITIONS AND PROTECTION OF MATERIAL AND TO ALLOW FOR TEMPORARY HEATING, VENTILATING AND COOLING.
G. SAFTEY AND SECURITY
1. PROVIDE AND MAINTAIN ALL NECESSARY SAFETY PROVISONS FOR PROTECTION AND SAFETY OF THE PROJECT WORK, WORKERS AND GENERAL PUBLIC.
2. PROVIDE AND MAINTAIN OPERABLE FIRE EXTINGUISHING DEVICES IN WELL-MARKED, ACCESSIBLE LOCATIONS THROUGHOUT THE PROJECT. PROVIDE TYPES, QUANTITIES AND LOCATION IS IN COMPLIANCE WITH GOVERNING CODES AND ORDINANCES.
3. PROVIDE ALL NECESSARY SECURITY BARRIERS AND ENCLOSURES TO PROTECT THE WORK AND OWNER'S OPERATIONS FROM UNAUTHORIZED ENTRY OF PERSONS, VANDALISM AND THEFT. PROVIDE DOORS, WHEN REQUIRED, WITH SELF-CLOSING HARDWARE AND LOCKS.
4. PROVIDE WEEKLY PHOTOGRAPHIC DOCUMENTATION OF PROJECT PROGRESSION TO OWNER
H. SAFETY AND SECURITY
1. PROVIDE AND MAINTAIN ALL NECESSARY SAFETY PROVISIONS FOR PROTECTION AND SAFETY OF THE PROJECT WORK, WORKERS AND GENERAL PUBLIC.
2. PROVIDE AND MAINTAIN OPERABLE FIRE EXTINGUISHING DEVICES IN WELL-MARKED, ACCESSIBLE LOCATIONS THROUGHOUT THE PROJECT. PROVIDE TYPES, QUANTITIES AND LOCATIONS IN COMPLIANCE WITH GOVERNING CODES AND ORDINANCES.
3. PROVIDE ALL NECESSARY SECURITY BARRIERS AND ENCLOSURES TO PROTECT THE WORK AND TENANT'S OPERATIONS FROM UNAUTHORIZED ENTRY OF PERSONS, VANDALISM AND THEFT. PROVIDE DOORS, WHEN REQUIRED, WITH SELF-CLOSING HARDWARE AND LOCKS.
I. CLEANING
1. DURING CONSTRUCTION: PROVIDE AN APPROVED ON-SITE CONTAINER FOR THE USE OF ALL CONTRACTORS AND SUBCONTRACTORS FOR THE COLLECTION OF WASTE MATERIALS, DEBRIS AND RUBBISH. EXECUTE PERIODIC CLEANING TO KEEP THE WORK, THE SITE AND ADJACENT PROPERTIES FREE FROM ACCUMULATIONS OF WASTE MATERIALS, RUBBISH AND WINDBLOWN DEBRIS, RESULTING FROM CONSTRUCTION OPERATIONS. REMOVE CRATES AND CARTONS IN WHICH MATERIALS, EQUIPMENT, OR FIXTURES ARE RECEIVED TO ON-SITE CONTAINERS DAILY.
a. MAINTAIN THE PROPERTY IN A CLEAN AND ORDERLY CONDITION. REMOVE WASTE MATERIALS, DEBRIS AND RUBBISH FROM THE SITE ON A DAILY BASIS AND DISPOSE OF AT LEGAL DISPOSAL AREAS AWAY FROM THE SITE.
2. DUST CONTROL:
a. REMOVE DEBRIS AND RUBBISH FROM PIPE CHASES, PLENUMS AND OTHER SIMILAR CLOSED OR REMOTE SPACES PRIOR TO COVERING OR ENCLOSING THE SPACE.
b. SWEEP AND VACUUM CLEAN INTERIOR SURFACES BEFORE START OF SURFACE FINISHING AND PAINTING. CONTINUE CLEANING ON AN AS-NEEDED BASIS UNTIL FINISHING AND PAINTING IS COMPLETED.

SECTION 01630 - SUBSTITUTIONS

1. 1.1 GENERAL:
A. PRODUCTS, INCLUDING MATERIALS, EQUIPMENT AND SYSTEMS DESCRIBED IN THE CONTRACT DOCUMENTS ESTABLISH THE STANDARDS OF REQUIRED FUNCTION, DIMENSION, APPEARANCE, QUALITY AND PERFORMANCE OF THE WORK. BASE ALL BIDS ON THE "STANDARDS" INDICATED.
B. REQUESTS BY THE CONTRACTOR FOR CHANGES IN PRODUCTS, MANUFACTURERS, FABRICATORS, SUPPLIERS, INSTALLERS, AND METHODS OF CONSTRUCTION REQUIRED BY THE CONTRACT DOCUMENTS ARE CONSIDERED REQUESTS FOR "SUBSTITUTIONS:" SUBSTITUTIONS WILL BE CONSIDERED ONLY UNDER THE FOLLOWING CONDITIONS:
1. THE INDICATED "STANDARD" CANNOT BE PROVIDED WITHIN THE CONTRACT TIME
2. THE INDICATED "STANDARD" CANNOT RECEIVE NECESSARY APPROVAL BY THE GOVERNING AUTHORITY.
3. A SUBSTANTIAL ADVANTAGE IS OFFERED THE OWNER, IN TERMS OF COST, TIME, ENERGY CONSERVATION OR OTHER CONSIDERATIONS OF MERIT AS DETERMINED BY THE ARCHITECT.
C. SUBMIT EACH REQUEST FOR SUBSTITUTION TO THE ARCHITECT. IDENTIFY THE PRODUCT, MANUFACTURER, FABRICATOR, SUPPLIER, INSTALLER OR THE FABRICATION OR INSTALLATION METHOD TO BE REPLACED IN EACH REQUEST. IDENTIFY RELATED SPECIFICATION SECTION AND DRAWING NUMBERS. PROVIDE DOCUMENTATION AS DIRECTED BY THE ARCHITECT.
D. (OMITTED)
E. SUBSTITUTE PRODUCTS, MANUFACTURERS, FABRICATORS, SUPPLIERS, AND INSTALLERS SHALL NOT BE USED FOR THE PROJECT WITHOUT TENANT AND ARCHITECT'S WRITTEN ACCEPTANCE.

SECTION 01700 - EXECUTION REQUIREMENTS

1. PREPARATION:
A. PROTECTION OF EXISTING CONSTRUCTION: USE ALL NECESSARY CARE AND APPROPRIATE MEANS AND METHODS TO PROTECT AND PREVENT DAMAGE TO EXISTING CONSTRUCTION AND PROPERTY NOT PART OF THE CONTRACT WORK. REPAIR AND REFINISH OR REPLACE CONSTRUCTION AND PROPERTY DAMAGED DURING CONSTRUCTION WORK, AT CONTRACTOR'S EXPENSE
2. SELECTIVE DEMOLITION: PROVIDE SELECTIVE DEMOLITION AS SHOWN AND SPECIFIED.
A. PREPARATION:
1. COORDINATE WORK OF THIS SECTION WITH WORK OF VARIOUS CONTRACTORS AND OWNER'S STAFF.
2. MAINTAIN PROTECTED ACCESS AT ALL TIMES.
3. ERECT AND MAINTAIN WEATHERPROOF CLOSURES AT EXTERIOR OPENINGS.
4. ERECT AND MAINTAIN DUST-PROOF INTERIOR PARTITIONS TO PREVENT SPREAD OF DUST OR FUMES.
5. ERECT AND MAINTAIN BARRICADES, ENCLOSURES, BRACING, SHORING, LIGHTS, WARNING SIGNS AND GUARDS NECESSARY FOR WORKER AND PUBLIC SAFETY AND PROTECTION OF PROPERTY.
6. DISCONNECT, REMOVE AND CAP DESIGNATED UTILITY SERVICES. IDENTIFY AND MARK LOCATIONS OF DISCONNECTED AND CAPPED UTILITIES AT THE PROJECT SITE AND ON PROJECT RECORD DOCUMENTS.
7. COORDINATE HOURS OF OPERATION AND CONSTRUCTION ACCESS WITH THE BUILDING OWNER.
B. SELECTIVE DEMOLITION
1. REMOVE EXISTING CONSTRUCTION TO ACCOMMODATE NEW CONSTRUCTION AS INDICATED.
2. PERFORM SELECTIVE DEMOLITION IN AN ORDERLY, SYSTEMATIC AND CAREFUL MANNER WITH LEAST POSSIBLE DISTURBANCE TO PUBLIC AND ADJACENT PROPERTY.
3. IMMEDIATELY REMOVE FROM THE SITE AND LEGALLY DISPOSE OF DEMOLISHED MATERIALS, EXCEPT AS INDICATED OTHERWISE. DO NOT BURN OR BURY MATERIALS ON THE PROJECT SITE.
3. CLEANING
A. FINAL CLEANING: PERFORM FINAL CLEANING UPON COMPLETION OF PROJECT WORK.
1. REMOVE WASTE AND SURPLUS MATERIALS, RUBBISH, TOOLS, EQUIPMENT AND TEMPORARY CONSTRUCTION FACILITIES FROM THE SITE.
2. CLEAN EXTERIOR GROUNDS; REMOVE STAINS, SPILLS AND FOREIGN MATERIALS FROM PAVED AREAS, POWER WASH AND SWEEP CLEAN. RAKE CLEAN LANDSCAPED SURFACES OF THE GROUNDS.
3. REMOVE TEMPORARY PROTECTION AND LABELS NOT REQUIRED TO REMAIN.
4. CLEAN ALL FINISHED SURFACES. REMOVE GREASE, MASTIC, ADHESIVES, DUST, DIRT, STAINS, FINGERPRINTS, LABELS AND OTHER FOREIGN MATERIALS FROM EXPOSED INTERIOR AND EXTERIOR SURFACES.
A. CLEAN ALL PLUMBING, FIRE PROTECTION AND ELECTRICAL FIXTURES AND EQUIPMENT INCLUDING CEILING AREA ELEVATED DUCTWORK AND LIGHTING FIXTURES.
B. CLEAN PERMANENT EQUIPMENT FILTERS AND REPLACE TEMPORARY DISPOSABLE FILTERS IN MECHANICAL UNITS USED DURING CONSTRUCTION.
C. CLEAN DUCTS, BLOWERS AND COILS IF MECHANICAL UNITS WERE OPERATED WITHOUT FILTERS DURING CONSTRUCTION.
5. CLEAN INTERIOR AND EXTERIOR GLAZING AND MIRRORS, POLISH TRANSPARENT AND GLOSSY SURFACES AND CLEAN FLOORS WITH APPROPRIATE MATERIALS AND EQUIPMENT.
6. REMOVE WASTE, FOREIGN MATERIAL AND DEBRIS FROM ROOFS, AREAWAYS AND DRAINAGE SYSTEMS.
7. BEFORE TENANT OCCUPANCY, CONDUCT AN INSPECTION, WITH THE TENANT, OF EXPOSED INTERIOR AND EXTERIOR SURFACES AT ALL WORK AREAS, TO VERIFY THAT THE ENTIRE WORK IS CLEAN.
4. STARTING AND ADJUSTING:
A. PRIOR TO SUBSTANTIAL COMPLETION, COORDINATE THE START-UP, TEST AND BALANCE, PLACEMENT IN OPERATION AND ADJUSTMENT ALL SYSTEMS, CONTROLS AND EQUIPMENT TO VERIFY PROPER OPERATION. ALL SYSTEMS SHALL BE COMPLETE AND OPERATING PRIOR TO FINAL INSPECTION.
5. CONTRACT CLOSEOUT
A. (OMITTED)
B. RECORD/AS BUILT DOCUMENTS:
1. PREPARE AND MAINTAIN ON SITE ONE SET OF THE FOLLOWING RECORD/AS BUILT DOCUMENTS:
A. CONTRACT DOCUMENTS.
B. CONSTRUCTION DOCUMENTS.
C. CHANGE ORDERS AND OTHER MODIFICATIONS TO THE CONTRACT.
D. SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES.
E. CONSTRUCTION SCHEDULE.
2. STORE RECORD/AS BUILT DOCUMENTS SEPARATE FROM DOCUMENTS USED FOR CONSTRUCTION.
3. RECORD ACTUAL REVISIONS TO THE WORK, CONCURRENTLY WITH CONSTRUCTION PROGRESS.
4. LEGIBLY MARK AND RECORD A DESCRIPTION OF ACTUAL PRODUCTS INSTALLED AT EACH SPECIFICATION SECTION, INCLUDING THE FOLLOWING:
A. MANUFACTURER'S NAME AND PRODUCT MODEL AND NUMBER.
B. APPROVED PRODUCT SUBSTITUTIONS OR ALTERNATES UTILIZED.
C. CHANGES MADE BY ADDENDA, CHANGE ORDERS, AND OTHER MODIFICATIONS.
5. LEGIBLY MARK EACH ITEM TO RECORD ACTUAL CONSTRUCTION, INCLUDING THE FOLLOWING:
A. MEASURED DEPTHS OF FOUNDATIONS IN RELATION TO FINISH FIRST MAIN FLOOR DATUM.
B. MEASURED HORIZONTAL AND VERTICAL LOCATIONS OF UNDERGROUND UTILITIES AND APPURTENANCES, REFERENCED TO PERMANENT SURFACE IMPROVEMENTS.
C. MEASURED LOCATIONS OF INTERNAL UTILITIES AND APPURTENANCES CONCEALED IN CONSTRUCTION, REFERENCED TO VISIBLE AND ACCESSIBLE FEATURES OF THE WORK.
D. FIELD CHANGES OF DIMENSION AND DETAIL.
E. DETAILS NOT ON ORIGINAL CONTRACT DOCUMENT DRAWINGS.
6. SUBMIT RECORD/AS BUILT DOCUMENTS TO THE TENANT WITH FINAL APPLICATION FOR PAYMENT IN ACCORDANCE WITH EXHIBIT C OF THE CONSTRUCTION CONTRACT.
C. WARRANTIES AND BONDS:
1. COMPILE WARRANTIES AND BONDS REQUIRED BY THE CONTRACT DOCUMENTS.
2. SUBMIT DUPLICATE COPIES OF WARRANTIES AND BONDS TO THE TENANT WITH FINAL APPLICATION FOR PAYMENT IN ACCORDANCE WITH EXHIBIT C OF THE CONSTRUCTION CONTRACT.
D. MAINTENANCE MATERIALS AND SPARE PARTS:
1. PROVIDE EXTRA MAINTENANCE MATERIALS AND SPARE PARTS IN QUANTITIES INDICATED IN THE SPECIFICATION SECTIONS.
2. PLACE IN LOCATION AS DIRECTED BY THE TENANT'S CONSTRUCTION MANAGER.

SECTION 05400 - COLD-FORMED METAL FRAMING

1. GENERAL: PROVIDE COLD-FORMED METAL FRAMING IN ACCORDANCE WITH THE GENERAL STRUCTURAL NOTES AND STRUCTURAL DRAWINGS AND DETAILS.
A. STANDARDS: MATERIALS AND CONSTRUCTION SHALL CONFORM TO FOLLOWING:
1. AISI SG02.2-01 "DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS."
2. AWS "STRUCTURAL WELDING CODES, D1.3-SHEET STEEL."
2. MATERIALS:
A. MATERIALS COMPLIANCE: WHEN REQUESTED, SUBMIT ACCEPTABLE DATA DOCUMENTING MATERIALS COMPLIANCE FOR EACH TYPE OF MATERIAL REQUIRED.
B. LOAD-BEARING COLD-FORMED METAL FRAMING: ASTM A1003, GAGE, GRADE AND TYPE INDICATED.
1. COMPONENTS: PROVIDE SIZES AND SHAPES INDICATED.
2. FINISH: GALVANIZED COMPLYING WITH ASTM A653, MINIMUM G60 COATING.
C. FABRICATION:
1. COLD-FORMED METAL FRAMING MAY BE PREFABRICATED INTO PANELS BEFORE ERECTION. FABRICATE PANELS PLUMB,SQUARE, TRUE TO LINE AND BRACED AGAINST RACKING WITH JOINTS WELDED.
A. PROVIDE ONE-PIECE FULL-LENGTH COLD-FORMED METAL FRAMING MEMBERS. SPLICING NOT PERMITTED.
2. ATTACH AND JOIN OTHER COMPONENTS BY WELDING OR SCREW FASTENERS, AS INDICATED. WIRE TYING OF FRAMING COMPONENTS IS NOT PERMITTED.
3. CUT FRAMING TO FIT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS OR AS REQUIRED FOR ANGULAR FIT AGAINST ABUTTING MEMBERS. HOLD MEMBERS SECURELY IN POSITION UNTIL PROPERLY FASTENED.
4. SAW CUT FIELD CUT FRAMING. TORCH CUTTING NOT ACCEPTABLE.
D. INSTALLATION:
1. ERECTION: ERECT COLD-FORMED METAL FRAMING MEMBERS OF GAGE AND AT SPACING INDICATED ON THE STRUCTURAL DRAWINGS. ALIGN AND SECURE STUDS TO TOP AND BOTTOM RUNNER TRACKS BY WELDING OR SCREW FASTENERS AT BOTH INSIDE AND OUTSIDE FLANGES.
2. TOLERANCE ACCEPTANCE: INSTALL COLD-FORMED METAL FRAMING MEMBER AS INDICATED ON THE PLANS. INSTALL TO 1/16" TOLERANCE.

SECTION 06100 - ROUGH CARPENTRY

1. GENERAL: PROVIDE ROUGH CARPENTRY WORK AS SHOWN AND SPECIFIED.
A. STANDARDS: MATERIALS AND CONSTRUCTION SHALL CONFORM TO FOLLOWING:
1. NIST PS-1-95 "CONSTRUCTION AND INDUSTRIAL PLYWOOD."
2. NIST PS-2-95 "PERFORMANCE STANDARDS FOR WOOD-BASED STRUCTURAL-USE PANELS."
3. NIST PS-20-99 "AMERICAN SOFTWOOD LUMBER STANDARD."
4. NF&PA NDS-97 "WOOD CONSTRUCTION AND SUPPLEMENT."
5. AWPA "WOOD TREATMENT STANDARDS."
2. MATERIALS:
A. LUMBER: FACTORY GRADE-MARKED, DRESSED, SEASONED DIMENSION LUMBER, S4S, AIR-DRIED, MAXIMUM 19% MOISTURE CONTENT COMPLYING WITH PS-20, DIMENSIONS INDICATED.
1. BLOCKING, NAILERS AND SIMILAR MEMBERS: STANDARD GRADE WESTERN DIMENSION LUMBER OR SOUTHERN PINE SPECIES.
a. PROVIDE PRESERVATIVE TREATED LUMBER, WHERE INDICATED.
B. PLYWOOD: FACTORY GRADE-MARKED, COMPLYING WITH PS-1, SQUARE EDGE, 5/8" THICK.
1. APA-RATED SHEATHING EXP1.
a. PROVIDE EXTERIOR GRADE (EXT) PLYWOOD, WHERE INDICATED.
b. PROVIDE FIRE-RETARDANT TREATED PLYWOOD, WHERE REQUIRED BY BUILDING CODE.
C. ORIENTED STRAND BOARD (OSB): FACTORY GRADE-MARKED, COMPLYING WITH PS-2, SQUARE EDGE, 5/8" THICK.
3. WOOD TREATMENT:
A. PRESERVATIVE TREATMENT: COMPLY WITH APPLICABLE REQUIREMENTS OF AWPA STANDARDS C2 (LUMBER).
1. PRESSURE PRESERVATIVE TREAT LUMBER WITH WATER-BORNE PRESERVATIVES, ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, TO A MINIMUM RETENTION OF 0.25 PCF.
2. TREAT WOOD BLOCKING, NAILERS AND SIMILAR MEMBERS IN CONNECTION WITH ROOFING AND FLASHING.
3. TREAT WOOD PLATES, BLOCKING, FURRING AND SIMILAR CONCEALED MEMBERS IN CONTACT WITH MASONRY OR CONCRETE.
B. FIRE-RETARDANT TREATMENT: COMPLY WITH APPLICABLE REQUIREMENTS OF AWPA STANDARDS C27 (PLYWOOD). IDENTIFY "FIRE-RETARDANT-TREATED PLYWOOD" WITH APPROPRIATE UL CLASSIFICATION MARKING.
1. TREATED MATERIALS SHALL MEET "INTERIOR TYPE A" FR-S RATINGS OF NOT MORE THAN 25 FOR FLAME SPREAD, SMOKE DEVELOPED AND FUEL CONTRIBUTED WHEN TESTED IN ACCORDANCE WITH UL 723 OR ASTM E84, WITH NO INCREASE IN FLAME SPREAD AND EVIDENCE OF SIGNIFICANT PROGRESSIVE COMBUSTION UPON CONTINUATION OF TEST FOR ADDITIONAL 30 MINUTES.
C. KILN-DRY ALL TREATED LUMBER AND PLYWOOD MATERIALS AFTER TREATMENT TO MAXIMUM 15% MOISTURE CONTENT.
4. INSTALLATION:
A. LUMBER: PROVIDE WOOD BLOCKING, NAILERS AND SIMILAR MEMBERS WHERE SHOWN AND WHERE REQUIRED FOR ATTACHMENT OF OTHER WORK AND SURFACE APPLIED ITEMS. ATTACH TO SUBSTRATE AS REQUIRED TO SUPPORT APPLIED LOADING.
1. USE ONLY SOUND, SEASONED MATERIALS OF LONGEST PRACTICAL LENGTHS AND SIZES TO MINIMIZE JOINTS.
2. USE MATERIALS FREE OF WARP. MAKE TIGHT CONNECTIONS BETWEEN MEMBERS.

SECTION 06210 - FINISH CARPENTRY AND MILLWORK

1. GENERAL: PROVIDE FINISH CARPENTRY AND MILLWORK AS SHOWN AND SPECIFIED.
A. STANDARDS: MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:
1. AWI "ARCHITECTURAL WOODWORK QUALITY STANDARDS - 1999."
B. DOORS AND DOOR HARDWARE: INSTALL ALL DOOR HARDWARE FURNISHED UNDER DIVISION 8 SPECIFICATION SECTIONS.
C. SUBMIT SHOP DRAWINGS FOR DESIGNATED MILLWORK.
1. INCLUDE COMPLETE DETAILS, MATERIALS LISTS AND DRAWINGS SHOWING FABRICATION OF TYPICAL UNITS, UNIT ASSEMBLIES, LOCATIONS AND INSTALLATION DETAILS.
2. LIST PROPOSED CABINET HARDWARE TO SUIT INDICATED UNIT USE OR FUNCTION.
3. IDENTIFY MATERIALS REQUIRED TO COMPLETE WORK READY FOR INSTALLATION.
4. OBTAIN SHOP DRAWING APPROVAL BEFORE STARTING FABRICATION.
2. MATERIALS:
A. PLYWOOD: AWI SECTION 200
1. CONCEALED USE SUBSTRATES: D-3 PAINT GRADE HARDWOOD PLYWOOD, WITH ASPEN VENEER CORE, 3/4" THICK.
2. EXPOSED TO VIEW FINISHES: PLUMB CREEK, AC SANDED FACE EXTERIOR FIR PLYWOOD, 23/32" THICK BY 4'-0" BY 8'-0". PRESSURE TREATED WITH D-BLAZE TO MEET CLASS A FIRE RATING, WHERE REQUIRED.
B. MILLWORK: MATERIALS AND CONSTRUCTION AS DETAILED ON THE DRAWINGS.
C. FABRICATION:
1. MILLWORK DESIGN AND FABRICATION DETAILS SHOWN ON THE DRAWINGS INDICATE DESIGN INTENT. UNLESS OTHERWISE INDICATED, PROVIDE MANUFACTURER'S STANDARD FABRICATION METHODS. INDICATE ALL PROPOSED VARIATIONS FROM THE DRAWING DESIGN AND FABRICATION DETAILS ON SHOP DRAWINGS.
2. FABRICATE MILLWORK IN ACCORDANCE WITH AWI "CUSTOM GRADE" REQUIREMENTS. WHERE DETAILS ARE NOT SHOWN, COMPLY WITH APPLICABLE QUALITY STANDARDS OR WITH ALTERNATE DETAILS ACCEPTABLE TO ARCHITECT AS FABRICATOR'S OPTION.
A. ALL SHOP JOINTS MADE WITH STANDARD CONSTRUCTION ADHESIVE GLUED UNDER PRESSURE.
3. FABRICATE FINISHED WORK PROPERLY FRAMED, CLOSELY FIT AND ACCURATELY SET TO REQUIRED LINES AND LEVELS AND RIGIDLY SECURED IN PLACE.
4. FABRICATE WORK STRAIGHT, PLUMB, LEVEL AND IN TRUE ALIGNMENT; NEATLY AND ACCURATELY FIT, SCRIBED AND THOROUGHLY SECURED. PLANE AND SAND MITERS AND OTHER JOINTS. EASE ALL SQUARE EDGES. PROVIDE MILLWORK CLEAN AND FREE FROM WARP, TWIST, OPEN JOINTS AND OTHER DEFECTS.
5. PROVIDE FINISHED WOODWORK DRESSED AND SANDED FREE FROM MACHINE AND TOOL MARKS, ABRASIONS, RAISED GRAIN OR OTHER DEFECTS ON SURFACES EXPOSED TO VIEW IN FINISHED WORK.
D. (OMITTED)
3. INSTALLATION
A. INSTALL FINISH CARPENTRY AND MILLWORK PRODUCTS PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTION. SHIM AS REQUIRED USING CONCEALED SHIMS. INSTALL TO A TOLERANCE OF 1/8" IN 8'-0" FOR PLUMB AND LEVEL (INCLUDING COUNTERTOPS) AND WITH 1/16" MAXIMUM OFFSET IN FLUSH ADJOINING SURFACES, 1/8" MAXIMUM OFFSETS IN REVEALED ADJOINING SURFACES.
1. SCRIBE AND CUT FINISH CARPENTRY AND MILLWORK PRODUCTS TO FIT ADJOINING WORK.
2. ANCHOR FINISH CARPENTRY AND MILLWORK ITEMS TO BUILT-IN PLACE BLOCKING, FURNISHED UNDER SECTION 06100, OR DIRECTLY ATTACH TO SUBSTRATE FRAMING. SECURE TO GROUNDS, BLOCKING AND NAILERS WITH COUNTERSUNK, CONCEALED FASTENERS AND BLIND NAILING AS REQUIRED FOR A COMPLETE INSTALLATION. USE FINISH NAILS FOR EXPOSED NAILING, COUNTERSUNK AND FILLED FLUSH WITH WOODWORK AND MATCHING FINAL FINISH WHERE CLEAR FINISH IS INDICATED.
3. TOUCH-UP SHOP FINISHED PLYWOOD MATERIALS MARRED OR DAMAGED DURING DELIVERY, STORAGE AND INSTALLATION WITH CUSTOM BLENDED POLYURETHANE TO EQUAL MINWAX "WIPE ON POLY".
B. INSTALL CASEWORK WITHOUT DISTORTION SO THAT DOORS AND DRAWERS WILL FIT OPENINGS PROPERLY AND BE ACCURATELY ALIGNED. ADJUST HARDWARE TO CENTER DOORS AND DRAWERS IN OPENINGS AND TO PROVIDE UNENCUMBERED OPERATION.
C. INSTALL PLASTIC LAMINATE COUNTERTOPS, SHELVING AND TRIM. PROVIDE WORK LEVEL, TRUE TO ALIGNMENT, ACCURATELY FIT TO WALL CONDITIONS AND SECURELY FASTENED TO BASE UNITS AND OTHER SUPPORT SYSTEMS AS INDICATED.

SECTION 07210 - BUILDING INSULATION

1. GENERAL: PROVIDE BUILDING INSULATION AS SHOWN AND SPECIFIED.
2. MATERIALS:
A. EXTRUDED POLYSTYRENE FOAM RIGID BOARD INSULATION: DOW CHEMICAL CO., 866-583-2583, INTERNET WWW.DOWBUILDINGMATERIALS.COM
1. TYPE: DOW "STYROFOAM" TYPE IV, 1.6 PCF MINIMUM DENSITY, 25 PSI COMPRESSIVE STRENGTH COMPLYING WITH ASTM C 578, R-VALUE EQUAL 5 PER INCH OF THICKNESS. PROVIDE LENGTHS AND WIDTHS AS REQUIRED TO COORDINATE WITH SPACE INSULATED.
2. PERIMETER FOUNDATION WALLS: STYROFOAM SE, R-VALUE INDICATED/ 2" THICKNESS.
B. GLASS FIBER BATT/BLANKET INSULATION: OWENS CORNING CORP., (800) 438-7465, INTERNET WWW.OWENSCORNING.COM.
1. TYPE: OWENS CORNING " THERMAL BATT" TYPE I UNFACED GLASS FIBERS AND BINDERS FORMED INTO FLEXIBLE BLANKETS OR BATTS COMPLYING WITH ASTM C665. PROVIDE LENGTHS AND WIDTHS REQUIRED TO COORDINATE WITH SPACES INSULATED.
2. EXTERIOR WALLS: UNFACED, R-VALUE/THICKNESS INDICATED
C. VAPOR BARRIER MEMBRANE: POLYETHYLENE, MINIMUM 6 MILS THICK, COMPLYING WITH ASTM D 4397, MAXIMUM PERMEANCE RATING OF 0.13 PERM.
1. JOINT TAPE: PRESSURE SENSITIVE TAPE DESIGNED FOR SEALING JOINTS AND PENETRATIONS OF ABOVE AND BELOW GRADE VAPOR BARRIER SHEETS.
2. MOUNTING TAPE: DOUBLE-FACED PRESSURE SENSITIVE TAPE SUITABLE FOR MOUNTING VAPOR BARRIERS TO STEEL FRAMING.
3. INSTALLATION:
A. GENERAL:
1. INSTALL INSULATION IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR CONDITIONS OF INSTALLATION INDICATED. INSTALL INSULATION IN SINGLE LAYER OF REQUIRED THICKNESS OVER ENTIRE AREA TO BE INSULATED. CUT AND FIT TIGHTLY AROUND OBSTRUCTIONS. FILL ALL VOIDS.
2. INSTALL EXTERIOR WALL INSULATION CONTINUOUS BEHIND ELECTRICAL BOXES, CONDUIT, PIPING AND DUCTWORK.
B. FOUNDATION PERIMETER WALLS AND SLABS:
1. INSTALL RIGID FOAM INSULATION VERTICALLY FROM TOP OF SLAB TO FROST LINE OR HORIZONTALLY UNDER SLABS, EXTENDING A MINIMUM 36" IN FROM EXTERIOR WALLS.
2. PROTECT INSULATION FROM DISPLACEMENT AND DAMAGE DURING BACKFILLING AND SLAB PLACEMENT
C. EXTERIOR WALLS:
1. INSTALL BATT/BLANKET INSULATION FULL HEIGHT AT EXTERIOR WALL FRAMING. USE BLANKET WIDTHS AND LENGTHS THAT FILL CAVITIES FORMED BY FRAMING MEMBERS AND PROVIDE A FRICTION FIT BETWEEN EDGES OF INSULATION AND METAL FRAMING MEMBERS.
2. PROVIDE GALVANIZED WIRE MESH OR METAL STRAPPING TO PROVIDE SUPPLEMENTARY SUPPORT WHEN REQUIRED TO MAINTAIN INSULATION IN PERMANENT PROPER LOCATION.
D. VAPOR BARRIERS:
1. INSTALL A SINGLE LAYER OF VAPOR BARRIER MEMBRANE OVER THE INTERIOR OF EXTERIOR METAL WALL FRAMING AFTER INSTALLATION OF INSULATION. SECURE WITH DOUBLE FACED TAPE AT WALL FRAMING.
2. PROVIDE SINGLE UNSPLICED MATERIAL HEIGHT. HORIZONTAL JOINTS NOT ACCEPTABLE. MINIMIZE VERTICAL JOINTS. LAP VERTICAL JOINTS AND SECURE IN PLACE WITH JOINTS TAPED. PROVIDE TAPE SEALED CONTACT WITH DOOR FRAMES, WINDOW FRAMES, PIPING, CONDUIT, DUCTWORK, REGISTERS AND THE VAPOR BARRIER.
3. SEAL ALL CUTS AND PENETRATIONS OF VAPOR BARRIER MEMBRANE WITH TAPE BEFORE INSTALLING SURFACE FINISHES.

SECTION 07600 - FLASHING AND SHEET METAL

1. GENERAL: PRE-MANUFACTURED PERIMTER EDGE METAL AND ACCESSORIES. REQUIRED FOR 15 YR TOTAL SYSTEM ROOF WARRANTY. MANUFACTURER: DURO-LAST ROOFING / EXCEPTIONAL METALS, INC, (800) 248-0280, JASON DARK, WWW.DURO-LAST.COM
A. DURO-LAST / EXCEPTIONAL METALS FASCIA BAR SYSTEM COMPRISED OF A 1 ¾" VINYL FASCIA BAR AND COVER MADE OF 24-GAUGE GALVANIZED STEEL, COVER PROVIDED WITH A PAINT GRIP FINISH. MEETS ANSI/SPRI ES-1 2003 METHOD RE-2 TESTING REQUIREMENTS.
B. DURO-LAST / EXCEPTIONAL METALS VINYL BACKED COLLECTOR. SCUPPER PROFILE & SIZE INDICATED FIG 1-20.
C. COLLECTOR BOX TO BE MADE OF 24-GAUGE GALVANIZED STEEL PROVIDED WITH A PAINT GRIP FINISH PROFILE & SIZED ACCORDINGLY. DOWNSPOUTS TO BE MADE OF 24-GAUGE GALVANIZED STEEL PROVIDED WITH A PAINT GRIP FINISH. PROFILE & SIZE INDICATED FIG. 1-31, WITH STRAP HANGER FIG.1-35
2. GENERAL: MISCELLANEOUS SHEET METAL
A. STANDARDS: MATERIALS AND CONSTRUCTION SHALL CONFORM TO FOLLOWING:
1. SMACNA "ARCHITECTURAL SHEET METAL MANUAL- 1993."
B. INSTALLATION: PERFORMED UNDER SECTION 07540 WORK.
3. MATERIALS:
A. GALVANIZED STEEL: ASTM A653 COMMERCIAL QUALITY SHEET STEEL WITH 0.2% COPPER, G90 HOT-DIP GALVANIZED. GAGE INDICATED.
B. ALUMINUM SHEET: ASTM B209 ALLOY 3003, TEMPER AS REQUIRED FOR FORMING AND PERFORMANCE. THICKNESS INDICATED.
C. JOINT SEALERS: ONE-COMPONENT SILICONE ELASTOMERIC JOINT SEALANT COMPLYING WITH ASTM C920. COLOR MATCHED TO SHEET METAL FINISH.
D. METAL ACCESSORIES: PROVIDE SHEET METAL FASTENERS, CLIPS, STRAPS, ANCHORING DEVICES AND SIMILAR ACCESSORY UNITS AS REQUIRED FOR INSTALLATION OF WORK, MATCHING OR COMPATIBLE WITH MATERIAL INSTALLED, NON-CORROSIVE, SIZE AND GAGE AS REQUIRED FOR PERFORMANCE AND ACCEPTABLE TO THE ARCHITECT.
E. FABRICATION: SHOP FABRICATE SHEET METAL WORK TO COMPLY WITH PROFILES AND SIZES INDICATED AND TO COMPLY WITH STANDARD INDUSTRY STANDARDS AS SHOWN BY SMACNA IN THE "ARCHITECTURAL SHEET METAL MANUAL."
4. INSTALLATION:
A. PREPARATION: COORDINATE SHEET METAL WORK WITH OTHER WORK FOR THE CORRECT SEQUENCING OF ITEMS WHICH MAKE UP THE ENTIRE ROOF SYSTEM OF WEATHERPROOFING AND RAIN DRAINAGE:
B. INSTALLATION: COMPLY WITH SMACNA "ARCHITECTURAL SHEET METAL MANUAL" RECOMMENDATIONS, DRAWING DETAILS AND APPROVED SHOP DRAWINGS FOR INSTALLATION OF THE WORK.
1. ANCHOR SHEET METAL ITEMS SECURELY IN PLACE BY METHODS INDICATED, PROVIDING FOR THERMAL EXPANSION. CONCEAL FASTENERS AND EXPANSION PROVISIONS WHENEVER POSSIBLE. INSTALL JOINT SEALANTS WHERE REQUIRED.
2. SET UNITS TRUE TO LINES AND LEVELS INDICATED. INSTALL WORK WITH SEALED LAPS, JOINTS AND SEAMS THAT WILL PERMANENTLY WATERTIGHT AND WEATHERPROOF. BED FLANGES OF SHEET METAL WORK IN THICK COAT OF ROOFING CEMENT OR SEALANT COMPATIBLE WITH ROOFING MEMBRANE.
3. SEPARATE SHEET METAL WORK FROM DISSIMILAR METALS AND TREATED WOOD MATERIALS. PROVIDE ROSIN-SIZED PAPER SLIPSHEET OVER TREATED WOOD.
4. FABRICATE, SUPPORT AND ANCHOR CONDUCTOR BOXES AND DOWNSPOUTS TO WITHSTAND THERMAL EXPANSION, STRESSES AND FULL LOADING BY ICE OR WATER WITHOUT DAMAGE, DETERIORATION OR LEAKAGE

SECTION 07900 - JOINT SEALERS

1. GENERAL: PROVIDE JOINT SEALERS AS SHOWN AND SPECIFIED.
A. STANDARDS: COMPLY WITH ASTM C 920 REQUIREMENTS.
B. APPLICATION: PERFORMED BY SKILLED, EXPERIENCED JOINT SEALANT APPLICATORS.
2. MATERIALS:
A. POLYURETHANE SEALANTS: TREMCO COMMERCIAL SEALANTS, (800) 321-7906, INTERNET WWW.TREMCOSEALANTS.COM,
1. "DYMONIC FC" ONE COMPONENT, FAST SKINNING, LOW MODULUS POLYURETHANE
2. "DYMERIC 240 FC" MULTI COMPONENT, GUN GRADE, CHEMICALLY CURING, TINTABLE FAST SETTING POLYURETHANE SEALANT.
B. SILICONE SEALANTS: GENERAL ELECTRIC SILICONES (800) 295-2392, INTERNET WWW.GESILICONES.COM.
1. "SCS1700 SANITARY - MOLD/ MILDEW RESISTANT SILICONE", ONE COMPONENT 100% SILICONE, FUNGICIDAL BASED.
2. "SCS2000 SILPRUF SILICONE" ONE COMPONENT MEDIUM MODULUS, NATURAL CURE SILICONE ALL PURPOSE SEALANT.
3. "SILGLAZE II SCS2800 - GLAZING SEALANT" ONE COMPONENT, 100% SILICONE BASED SEALER.
4. "GE PAINTABLE SILICONE" ONE COMPONENT PAINTABLE SILICONE.
C. FIRESTOPPING SEALANTS: 3M FIRE PROTECTION PRODUCTS, (800) 328-1687, INTERNET WWW.3M.COM/FIRSTOP,
1. "3M FIRE BARRIER CP 25WB+ CAULK" OR AN APPROVED EQUAL ONE-COMPONENT, INTUMESCENT LATEX/WATER-BASED CAULK.
D. JOINT BACKING: NON-ABSORPTIVE, NON-STAINING, NON-GASSING, POLYETHYLENE FOAM BACKER ROD COMPATIBLE WITH JOINT SEALANT, OVERSIZED 30%.
3. INSTALLATION:
A. PREPARATION: CLEAN AND PREPARE JOINTS IMMEDIATELY BEFORE INSTALLING JOINT SEALERS:
1. WIPE SHIPPING OILS FROM SURFACES TO BE SEALED. REMOVE PROTECTIVE FILMS AND/ OR INSTALL JOINT BACKER ROD IF JOINT IS LARGER THAN 1/4" IN WIDTH.
B. INSTALLATION: INSTALL JOINT SEALANT MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
1. APPLY JOINT SEALANTS IN UNIFORM, CONTINUOUS BEAD WITHOUT GAPS OR AIR POCKETS. HAND TOOL AND FINISH ALL JOINTS SO THAT A SMOOTH, LIP FREE UNIFORM LINE IS CREATED ALONG THE SUBSTRATE BEING SHOT. REMOVE ANY EXCESS MATERIALS FROM TOOLED EDGES AND ENDS OF JOINT.
2. INSTALL JOINT SEALANTS TO A DEPTH NO MORE THAN 1/2 THE WIDTH OF THE JOINT.
3. INSTALL SEALANTS BY PROVEN TECHNIQUES THAT RESULT IN SEALANTS DIRECTLY CONTACTING AND FULLY WETTING JOINT SUBSTRATES, COMPLETELY FILLING RECESSES PROVIDED FOR EACH JOINT CONFIGURATION, AND PROVIDING UNIFORM, CROSS-SECTIONAL SHAPES AND DEPTHS RELATIVE TO JOINT WIDTHS WHICH ALLOW OPTIMUM SEALANT MOVEMENT CAPABILITY.
4. IMMEDIATELY, AFTER SEALANT APPLICATION, AND PRIOR TO TIME SKINNING OR CURING BEGINS, TOOL SEALANTS TO FORM SMOOTH, UNIFORM BEADS OF CONFIGURATION INDICATED TO ELIMINATE AIR POCKETS, AND TO ENSURE CONTACT AND ADHESION OF SEALANT WITH SIDES OF JOINT. REMOVE EXCESS SEALANTS FROM SURFACES ADJACENT TO JOINT. DO NOT USE TOOLING AGENTS WHICH DISCOLOR SEALANTS OR ADJACENT SURFACES OR ARE NOT APPROVED BY SEALANT MANUFACTURER.
5. CLEAN OFF EXCESS SEALANTS OR SEALANT SMEARS ADJACENT TO JOINTS AS WORK PROGRESSES BY METHODS AND WITH CLEANING MATERIALS APPROVED BY MANUFACTURERS OF JOINT SEALERS AND OF PRODUCTS IN WHICH JOINTS OCCUR.
C. INTERIOR SCHEDULE:
1. KITCHEN AREA:
A. PROVIDE A CONTINUOUS BEAD OF WHITE GESCS1700 SILICONE AT THE FOLLOWING LOCATIONS:
a. ALL SINKS (MULTI-COMPARTMENT, HAND, MOP, AND PREP) TO TILE WALLS.
b. PAPER TOWEL DISPENSERS & SOAP DISPENSERS TO TILE WALLS.
c. CEILING TILE PIPE PENETRATIONS.
d. WALL PIPE PENETRATIONS AND/ OR ESCUTCHEONS PERIMETERS. (WATER & GAS LINES)
2. BATHROOMS:
A. PROVIDE A CONTINUOUS BEAD OF WHITE GE SCS1700 SILICONE AT THE FOLLOWING LOCATIONS:
a. TOP OF WALL TILE TO DRYWALL CEILING.
b. PERIMETER OF TOILETS/ URINALS TO FLOOR OR WALL TILE.
c. PERIMETER OF MIRROR TO WALL TILE.
d. SINK TO WALL.
e. PERIMETER OF HAND DRYER TO WALL.
f. TOILET PAPER/ NAPKIN DISPOSAL UNITS TO TILE WALLS.
g. STAINLESS SHELF TO WALL TILE.
h. TILE WALL PENETRATIONS UNDER SINK AND/ OR ESCUTCHEONS TO PERIMETERS.
B. PROVIDE A CONTINUOUS BEAD OF DARK GRAY GE SCS2000 SILICONE AT THE FOLLOWING LOCATIONS:
a. INTERIOR CORNER JOINTS AT WALL TILE.
b. WALL TILE TO HOLLOW METAL FRAMES.
c. BASE OF WALL TILE TO POLYCRETE SCHLUTER STRIP.
C. PROVIDE A CONTINUOUS BEAD OF WHITE GE PAINTABLE SILICONE AT THE FOLLOWING LOCATIONS:
a. BASE OF HOLLOW METAL DOOR FRAMES TO FLOOR.
3. FIRE RATED WALLS:
A. PROVIDE A CONTINUOUS BEAD OF 3M 25WB+ AT WALL/ CEILING PENETRATIONS IN RATED WALLS.
D. EXTERIOR SCHEDULE:
1. PROVIDE A CONTINUOUS BEAD OR URETHANE SEALANT AND BACKER ROD AT THE FOLLOWING LOCATIONS, COLOR TO BE MATCHED TO ADJACENT SURFACES:
A. HOLLOW METAL DOOR FRAME PERIMETER.
B. EIFS JOINTS TO ABUTTING SURFACES.
C. BRICK/ STONE CONTROL JOINTS.
D. SIDEWALK/ CONCRETE EXPANSION JOINTS.
E. ALUMINUM FRAME PERIMETERS.
E. WEATHER BARRIER SEALANTS:
1. PROVIDE SEALANTS THAT COMPLY WITH ASTM C920, ELASTOMERIC POLYMER SEALANT TO MAINTAIN WATERTIGHT CONDITIONS.
2. PRODUCTS:
A. TREMCO 830
B. TREMCO BUTYL
C. SEALANTS RECOMMENDED BY THE WEATHER BARRIER MANUFACTURER.

GRA DESIGN STUDIO

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PROJECT #:	STQ-0994-0125		

PROJECT:
PLAYA BOWLS

20647 MACK AVE
GROSSE POINTE, MI 48236

SCALE: 12" = 1'-0"

DRAWING TITLE:
GENERAL SPECIFICATIONS

SHEET:
A-602

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SECTION 08110 - STEEL DOORS AND FRAMES

1. GENERAL: TENANT TO PROVIDE STEEL DOORS AND FRAMES AS SHOWN AND SPECIFIED.
   A. STANDARDS: MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:
      1. ANSI A250.8-1998 "SPECIFICATIONS FOR STANDARD STEEL DOORS AND FRAMES."
      2. ANSI A250.11-01 "ERECTION INSTRUCTIONS FOR STEEL FRAMES."
      3. SDI 122-99 " INSTALLATION FOR STANDARD STEEL DOORS AND FRAMES.
   B. MANUFACTURER: A MEMBER OF THE STEEL DOOR INSTITUTE (SDI).
2. MATERIALS:
   A. STEEL DOORS:
      1. INTERIOR: HEAVY-DUTY LEVEL 2, PHYSICAL PERFORMANCE B, MODEL 2 SEAMLESS CONSTRUCTION, ASTM A1008, 18 GAGE COLD-ROLLED STEEL FACE SHEETS, MANUFACTURER'S STANDARD CORE.
      2. EXTERIOR: EXTRA HEAVY-DUTY LEVEL 3, PHYSICAL PERFORMANCE A, MODEL 2 SEAMLESS CONSTRUCTION, ASTM A1008, 16 GAGE COLD-ROLLED STEEL FACE SHEETS; TOPS AND BOTTOMS CLOSED WITH FLUSH GALVANIZED STEEL CAPS, MANUFACTURER'S STANDARD PLASTIC FOAM INSULATING CORE.
   B. STEEL FRAMES: ASTM A1008, 16 GAGE COLD-ROLLED STEEL.
      1. PROVIDE COMBINATION BUCK, JAMB AND TRIM TYPE FRAMES FOR 1-3/4" THICK DOORS, UNLESS OTHERWISE INDICATED.
      2. INTERIOR AND EXTERIOR FRAMES: SET-UP WELDED TYPE WITH MITERED CORNERS, REINFORCED, FULLY SEAM WELDED WITH EXPOSED WELDS GROUND SMOOTH.
   C. DOOR AND FRAME FABRICATION:
      1. PROVIDE CUTOUTS FOR MORTISED HARDWARE, ACCURATELY LOCATED AND MADE TO FIT HARDWARE. PROVIDE CLOSER REINFORCEMENT FOR ALL DOORS WITH SURFACE MOUNTED DOOR CLOSERS.
      2. PUNCH FRAMES AND FACTORY INSTALL RUBBER DOOR SILENCERS.
      3. PROVIDE MINIMUM THREE ANCHORS OF SUITABLE DESIGN FOR EACH JAMB.
      4. PROVIDE FLOOR CLIP ON BOTTOM OF EACH JAMB. PROVIDE ANGLE SPREADERS AT BOTTOM OF EACH SET-UP FRAME.
   D. SHOP PAINTING: CLEAN AND PAINT EXPOSED SURFACES OF STEEL DOOR AND FRAME UNITS. APPLY ONE BAKED-ON SHOP COAT OF RUST-INHIBITIVE PRIME PAINT IN ACCORDANCE WITH ANSI A250.10, UNLESS DOORS AND FRAMES ARE USED AT THE RESTROOMS OR AS INDICATED ON DOOR HARDWARE AND FINISH SCHEDULE. PROVIDE A UNIFORMLY FINISHED SURFACE READY TO RECEIVE FINISH PAINT.
3. INSTALLATION:
   A. INSTALL FRAMES PLUMB, LEVEL, RIGID, AND IN TRUE ALIGNMENT AS RECOMMENDED IN ANSI A250.11.
   B. INSTALL DOORS PLUMB AND IN TRUE ALIGNMENT AND FASTENED TO ACHIEVE THE MAXIMUM OPERATIONAL EFFECTIVENESS AND APPEARANCE AS RECOMMENDED IN SDI 122.

SECTION 08710 - DOOR HARDWARE

1. GENERAL: PROVIDE DOOR HARDWARE AS SHOWN AND SPECIFIED.
   A. STANDARDS: MATERIALS AND INSTALLATION SHALL CONFORM TO THE FOLLOWING:
      1. ANSI A117.1-1998 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.
      2. ANSI/BHMA A156 SERIES BUILDERS HARDWARE
   B. QUALITY ASSURANCE:
      1. CODES AND STANDARDS: PROVIDE HARDWARE COMPLYING WITH LOCAL BUILDING CODE REQUIREMENTS AND THE TENANT'S STANDARDS FOR KEYING AND SECURITY SYSTEMS.
      2. PROJECT SCHEDULING: PERFORMED BY AN ARCHITECTURAL HARDWARE CONSULTANT (AHC).
      3. PACKAGE EACH ITEM OF HARDWARE AND EACH LOCKSET, COMPLETE WITH ALL SCREWS, ANCHORS, INSTALLATION INSTRUCTIONS AND TEMPLATES. IDENTIFY PACKAGE INDEXING WITH CORRESPONDING ITEM NUMBER OF THE HARDWARE SCHEDULE.
      4. AFTER HARDWARE SCHEDULE ACCEPTANCE, PROVIDE NECESSARY TEMPLATES OR PHYSICAL HARDWARE TO REQUIRED TRADES FOR CUTTING, REINFORCING, OR PREPARING THEIR PRODUCTS TO RECEIVE HARDWARE. FURNISH TEMPLATES TO METAL DOOR MANUFACTURER'S.
2. MATERIALS:
   A. NO SUBSTITUTIONS ALLOWED. REQUIREMENTS FOR MANUFACTURER, DESIGN, GRADE, FUNCTION, FINISH, SIZE AND OTHER DISTINCTIVE QUALITIES OF EACH TYPE OF DOOR HARDWARE ARE INDICATED ON THE DRAWINGS.
   B. REVIEW THE KEYING SYSTEM WITH THE TENANT AND PROVIDE THE TYPE REQUIRED.
3. INSTALLATION
   A. INSTALL EACH HARDWARE ITEM IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS. SECURELY FASTEN ALL ATTACHED PARTS. FIT FACES OF MORTISED PARTS SNUG AND FLUSH. VERIFY OPERATING PARTS MOVE FREELY AND SMOOTHLY WITHOUT BINDING OR STICKING, WITHOUT EXCESSIVE CLEARANCE.
   B. SET UNITS LEVEL, PLUMB AND TRUE TO LINE AND LOCATION. ADJUST AND REINFORCE ATTACHMENT SUBSTRATE AS REQUIRED FOR PROPER INSTALLATION AND OPERATION. DRILL AND COUNTERSINK UNITS THAT ARE NOT FACTORY PREPARED FOR ANCHORAGE FASTENERS. SPACE FASTENERS AND ANCHORS IN ACCORDANCE WITH INDUSTRY STANDARDS.
   C. MOUNT HARDWARE UNITS AT HEIGHTS INDICATED IN DHI "RECOMMENDED LOCATIONS FOR BUILDERS HARDWARE", UNLESS OTHERWISE REQUIRED TO COMPLY WITH REQUIREMENTS OF GOVERNING CODES AND REGULATIONS. CONFORM TO ANSI A117.1 AND ADAGG GUIDELINES FOR ACCESSIBILITY.
      1. TOP BUTTS: 5 INCHES; TOP OF BUTT FROM HEAD OF FRAME.
      2. MIDDLE BUTTS: 3'-2", CENTERLINE FROM FINISH FLOOR.
      3. BOTTOM BUTTS: 5 INCHES; FINISH FLOOR TO BOTTOM OF BUTT.
      4. LOCKS: CENTERLINE FROM FINISH FLOOR PER HARDWARE SCHEDULE.
      5. KNOBS: 3'-2", CENTERLINE FROM FINISH FLOOR.
      6. PULLS: CENTERLINE FROM FINISH FLOOR PER HARDWARE SCHEDULE.
      7. PUSHES: CENTERLINE FROM FINISH FLOOR PER HARDWARE SCHEDULE.

SECTION 09260 - GYPSUM BOARD SYSTEMS

1. GENERAL: PROVIDE GYPSUM BOARD SYSTEMS AS SHOWN AND SPECIFIED.
   A. STANDARDS: MATERIALS AND INSTALLATION SHALL CONFORM TO THE FOLLOWING:
      1. GA 214-90 "LEVELS OF GYPSUM BOARD FINISH."
      2. GA-216 "SPECIFICATIONS FOR APPLICATION AND FINISHING OF GYPSUM BOARD."
      3. USG "SA923 DRYWALL/STEEL FRAMED SYSTEMS."
2. MATERIALS:
   A. MANUFACTURER: UNITED STATES GYPSUM CO. (USG), (800) 874-4968, INTERNET WWW.USG.COM.
   B. METAL FRAMING: COMPLY WITH ASTM C 754 AND ASTM C 645 FOR MATERIALS AND SIZES.
      1. PARTITION METAL FRAMING:
         A. STUDS: GALVANIZED STEEL, C-SHAPED, SIZES INDICATED, 20 GAGE "ST20"
         B. RUNNERS: MATCH STUDS, TYPE RECOMMENDED BY STUD MANUFACTURER FOR FLOOR AND CEILING SUPPORT OF STUDS. PROVIDE FLEXIBLE CEILING RUNNERS FOR FULL HEIGHT METAL STUD FRAMED PARTITIONS CONTINUOUS FROM FLOOR TO UNDERSIDE OF STRUCTURAL MEMBERS OR DECK ABOVE.
   C. CEILING AND SOFFIT METAL FRAMING/SUSPENSION SYSTEMS:
      1. SMALL AREAS: METAL STUD FRAMING OF APPROPRIATE SIZE AND GAGE FOR SPANS INDICATED.
      2. LARGE AREAS: FURRING CHANNEL "GRILLAGE" OR "DIRECT SUSPENSION SYSTEM" DESIGNED FOR CONCEALED SUPPORT OF GYPSUM BOARD CEILINGS, OF PROPER TYPE FOR USE INDICATED.
      3. FURRING MEMBERS: 20 GAGE, GALVANIZED STEEL SCREW TYPE, HAT-SHAPED FURRING.
   D. GYPSUM BOARD PANELS: USG "SHEETROCK" COMPLYING WITH ASTM C1396, TAPERED EDGE FACE PANELS, 48" WIDE, IN MAXIMUM LENGTHS AVAILABLE TO MINIMIZE END JOINT CONDITIONS, 5/8" THICK.
      1. GENERAL USE PANELS: SHEETROCK REGULAR PANELS.
      2. FIRE RATED PANELS: SHEETROCK FIRECODE CORE PANELS.
      3. WATER-RESISTANT: PANELS: SHEETROCK HUMITEK PANELS.
   E. CEMENT BOARD: USG DUROCK CEMENT BOARD, 5/8" THICK X MANUFACTURER'S STANDARD WIDTH, COMPLYING WITH ANSI A118.9, AND IN MAXIMUM LENGTHS AVAILABLE TO MINIMIZE END-TO-END BUTT JOINTS.
   F. FASTENERS: USG TYPE "S" BUGLE HEAD SCREWS FOR METAL FRAMING, USG TYPE "W" BUGLE HEAD SCREWS FOR WOOD FRAMING, MANUFACTURER'S RECOMMENDED LENGTH FOR PANEL THICKNESS INDICATED.
   G. TRIM: GALVANIZED STEEL WITH KNURLED AND PERFORATED FLANGES. USG DUR-A-BEAD CORNER BEAD, NO. 200B CASING BEAD METAL TRIM, NO. 093 CONTROL JOINT.
   H. JOINT TREATMENT: USG JOINT TREATMENT SYSTEM, UTILIZING "SHEETROCK BRAND JOINT TAPE", AND "SHEETROCK BRAND SETTING-TYPE (DURABOND)" COMPOUND FOR TAPE BEDDING AND TOPPING.
   I. ADHESIVES: USG "SHEETROCK BRAND SETTING-TYPE (DURABOND) 210 OR 90" COMPOUND FOR TAPE BEDDING AND TOPPING.
   J. ACOUSTICAL SEALANT: USG SHEETROCK ACOUSTICAL SEALANT, WATER-BASE TYPE, GUNNABLE SEALANT FOR SEALING SOUND-RATED GYPSUM BOARD SYSTEMS.
   K. SOUND ATTENUATION INSULATION: USG THERMAFIBER UNFACED 3-1/2" THICK, MINERAL FIBER INSULATING BATTS/BLANKETS; STANDARD LENGTHS AND WIDTHS REQUIRED TO COORDINATE WITH SPACES INSULATED.
3. INSTALLATION
   A. INSTALL METAL WALL AND PARTITION FRAMING AND CEILING SUSPENSION/ SUPPORT SYSTEMS IN ACCORDANCE WITH USG BULLETIN SA 923 AND COMPLYING WITH ASTM C754.
      1. CEILING SUSPENSION/ SUPPORT SYSTEMS: METAL FURRING SYSTEM/DIRECT SUSPENSION OR STEEL STUD FRAMING SYSTEM.
      2. WALL AND PARTITION FRAMING:
         A. INSTALL STEEL STUDS PER SCHEDULE OR AT SPACING INDICATED WITH BOTTOM AND TOP RUNNER TRACKS ANCHORED TO SUBSTRATES. PROVIDE FLEXIBLE CEILING RUNNER TRACKS AT FULL HEIGHT PARTITIONS.
         B. TERMINATE PARTITION STUD SYSTEM 4" ABOVE CEILINGS, EXCEPT WHERE INDICATED TO BE EXTENDED TO STRUCTURAL SUPPORT OR ROOF DECK ABOVE. BRACE TOPS OF PARTITION FRAMING TO STRUCTURE OR ROOF DECK AT MAXIMUM 4'-0" ON CENTER SPACING.
         C. FRAME OPENINGS MORE THAN 2'-0" WIDE WITH TWO 20 GAGE STUDS AT EACH JAMB.
         D. COORDINATE THE INSTALLATION OF SUPPLEMENTARY BLOCKING AND NAILERS, PROVIDED UNDER SECTION 06100 WORK, TO SUPPORT SHELVING, MILLWORK, TOILET ACCESSORIES, AND SIMILAR WORK THAT CANNOT BE ADEQUATELY SUPPORTED BY GYPSUM BOARD ALONE.
   B. APPLICATION AND FINISHING: INSTALL AND FINISH GYPSUM BOARD TO COMPLY WITH ASTM C 840 AND GYPSUM ASSOCIATION GA 216 "RECOMMENDED SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM BOARD."
      1. SCREW FASTEN ALL GYPSUM BOARD PANELS.
      2. METAL TRIM: INSTALL METAL CORNER BEADS AT EXTERNAL CORNERS OF GYPSUM BOARD WORK AND METAL TRIM WHEREVER EDGE OF GYPSUM BOARD WOULD BE EXPOSED. USE LONGEST PRACTICAL LENGTHS.
      3. CONTROL JOINTS: LOCATE AND INSTALL CONTROL JOINTS IN ACCORDANCE WITH USG BULLETIN SA923 "GOOD DESIGN PRACTICE" RECOMMENDATIONS.
   C. ACOUSTICAL TREATMENT:
      1. WHERE SOUND-ATTENUATION INSULATION IS INDICATED, SEAL GYPSUM BOARD CONSTRUCTION AT PERIMETERS, CONTROL JOINTS, JUNCTION BOXES, OPENINGS AND PENETRATIONS WITH A CONTINUOUS BEAD OF ACOUSTICAL SEALANT INCLUDING A BEAD AT BOTH FACES OF PARTITIONS.
      2. INSTALL SOUND ATTENUATION INSULATION AT SCHEDULED PARTITIONS AND CEILINGS. INSTALL INSULATION IN SINGLE LAYER OF REQUIRED THICKNESS. EXTEND FULL THICKNESS OVER ENTIRE AREA TO BE INSULATED. CUT AND FIT TIGHT AROUND OBSTRUCTIONS. FILL ALL VOIDS.
      3. AT OPENINGS AND CUTOUTS, FILL OPEN SPACES BETWEEN EDGES OF GYPSUM BOARD AND FIXTURES, CABINETS, DUCTS, AND OTHER FLUSH OR PENETRATING ITEMS, WITH CONTINUOUS BEAD OF ACOUSTICAL SEALANT.
      4. SEAL SIDES AND BACKS OF ELECTRICAL BOXES TO COMPLETELY CLOSE UP OPENINGS AND JOINTS WITH A BEAD OF ACOUSTICAL TREATMENT.
   D. FINISHING:
      1. COMPLY WITH MANUFACTURER'S INSTRUCTIONS FOR MIXING, HANDLING, AND APPLICATION OF MATERIALS. APPLY TREATMENT AT JOINTS BOTH DIRECTIONS, AT FLANGES OF TRIM ACCESSORIES, PENETRATIONS OF GYPSUM BOARD (ELECTRICAL BOXES, PIPING, AND SIMILAR WORK), FASTENER HEADS, SURFACE DEFECTS, AND ELSEWHERE AS INDICATED. APPLY IN MANNER THAT WILL RESULT IN EACH OF THESE ITEMS BEING CONCEALED WHEN APPLIED DECORATION HAS BEEN COMPLETED.
      2. APPLY JOINT TAPE AT JOINTS BETWEEN GYPSUM BOARDS, EXCEPT WHERE TRIM ACCESSORIES ARE INDICATED.
      3. INTERIOR EXPOSED GYPSUM BOARD FINISH: LEVEL 5 FINISH.
         A. LOCATIONS: TYPICAL FOR ALL WALLS AND CEILINGS, UNLESS OTHERWISE INDICATED
         B. FINISH INTERIOR GYPSUM BOARD BY APPLYING THE FOLLOWING JOINT COMPOUNDS IN FOUR COATS (NOT INCLUDING PREFILL OF OPENINGS IN BASE), AND SAND BETWEEN COATS AND AFTER LAST COAT:
         C. EMBEDDING AND FIRST COAT: SETTING-TYPE JOINT OR TAPING COMPOUND.
         D. FILL (SECOND) COAT: SETTING-TYPE TOPPING COMPOUND.
         E. FILL (THIRD) COAT: SETTING-TYPE TOPPING COMPOUND.
         F. FINISH (FOURTH) COAT: SKIM COAT ENTIRE SURFACE.
      4. INTERIOR CONCEALED GYPSUM BOARD: LEVEL 3 PARTIAL FINISHING.
         A. FINISH CONCEALED GYPSUM BOARD CONSTRUCTION THAT REQUIRES FINISHING SAME AS EXPOSED GYPSUM BOARD CONSTRUCTION, EXCEPT THE THIRD COAT AND SANDING CAN BE OMITTED.
   E. CEMENT BOARD: INSTALL CEMENT BOARD AS A 16" HIGH BASE AT ALL KITCHEN AND KITCHEN COOK LINE WALL TYPES.

SECTION 09340 - CERAMIC TILE

1. GENERAL: PROVIDE CERAMIC WALL TILE AS SHOWN AND SPECIFIED.
   A. STANDARDS: MATERIALS AND INSTALLATION SHALL CONFORM TO THE FOLLOWING:
      1. ANSI A137.1 "CERAMIC TILE."
      2. TCA "HANDBOOK FOR CERAMIC TILE INSTALLATION."
2. MATERIALS:
   A. MANUFACTURERS:
      1. CERAMIC TILE: DALTILE CORP., (800) 933-8453, INTERNET WWW.DALTILE.COM.
   B. CERAMIC TILE: BY OWNER
   C. SETTING ADHESIVE: BY OWNER
   D. GROUT: BY OWNER
3. INSTALLATION
   A. PREPARATION: CLEAN SUBSTRATE SURFACES SCHEDULED TO RECEIVE CERAMIC TILE THOROUGHLY AND REMOVE ALL COATINGS THAT MAY IMPAIR BOND.
      1. PROTECT SURROUNDING WORK FROM DAMAGE.
      2. REMOVE ANY CURING COMPOUNDS OR OTHER CONTAMINATES.
      3. VACUUM CLEAN SURFACES AND DAMP CLEAN.
      4. INSTALL CEMENTITIOUS BACKER BOARD IN ACCORDANCE WITH ANSI A108.11 AND BOARD MANUFACTURER'S INSTRUCTIONS. TAPE JOINTS AND CORNERS, COVER WITH SKIM COAT OF DRY-SET MORTAR TO A FEATHER EDGE.
      5. PREPARE SUBSTRATE SURFACES FOR ADHESIVE INSTALLATION IN ACCORDANCE WITH ADHESIVE MANUFACTURER'S INSTRUCTIONS.
   B. KITCHEN:
      1. LAY TILE IN HORIZONTAL STACK BOND, STARTING PATTERN WITH A FULL TILE AT THE CEILING PLANE.
      2. ARRANGE PATTERN SO THAT A FULL TILE OR JOINT IS CENTERED ON EACH WALL HORIZONTALLY AND THAT NO TILE LESS THAN 1/2 WIDTH IS USED AT THE ENDS OF THE WALL. EXCEPTION: WHEN ONE END OF THE WALL IS A TILE-TO-GYPSUM BOARD TRANSITION. DO NOT INTERRUPT TILE PATTERN THROUGH OPENINGS.
      3. USE CORNER BEAD OF 100% SILICONE SEALANT, COLOR TO MATCH GROUT, AT INSIDE CORNERS WHERE TILE MEETS TILE.
      4. CUT AND FIT TILE TO PENETRATIONS THROUGH TILE, LEAVING SEALANT JOINT SPACE. PLACE TILE JOINTS UNIFORM IN WIDTH, SUBJECT TO VARIANCE IN TOLERANCE ALLOWED IN TILE SIZE. MAKE JOINTS WATERTIGHT, WITHOUT VOIDS, CRACKS, EXCESS MORTAR, OR EXCESS GROUT.
      5. SOUND TILE AFTER SETTING. REPLACE HOLLOW SOUNDING UNITS.
      6. KEEP EXPANSION JOINTS FREE OF ADHESIVE OR GROUT. ALLOW TILE TO SET FOR A MINIMUM OF 48 HOURS PRIOR TO GROUTING. APPLY SEALANT TO JUNCTION OF TILE AND DISSIMILAR MATERIALS AND JUNCTION OF DISSIMILAR PLANES.
      7. CLEAN TILE AND GROUT SURFACES.
   C. RESTROOMS: INSTALL, GROUT AND CLEAN CERAMIC TILE IN ACCORDANCE WITH REFERENCED TCA INSTALLATION DETAILS AND ANSI STANDARD SPECIFICATIONS FOR SETTING METHODS SCHEDULED.
      1. LAY TILE IN HORIZONTAL STACK BOND, STARTING PATTERN WITH A FULL TILE AT THE TOP OF THE BASE.
      2. ARRANGE PATTERN SO THAT A FULL TILE OR JOINT IS CENTERED ON EACH WALL HORIZONTALLY AND THAT NO TILE LESS THAN 1/2 WIDTH IS USED AT THE ENDS OF THE WALL. EXCEPTION: WHEN ONE END OF WALL IS AN OUTSIDE CORNER. DO NOT INTERRUPT TILE PATTERN THROUGH OPENINGS.
      3. USE CORNER BEAD OF 100% SILICONE SEALANT, COLOR TO MATCH GROUT, AT INSIDE CORNERS WHERE TILE MEETS TILE.
      4. CUT AND FIT TILE TO PENETRATIONS THROUGH TILE, LEAVING SEALANT JOINT SPACE. PLACE TILE JOINTS UNIFORM IN WIDTH, SUBJECT TO VARIANCE IN TOLERANCE ALLOWED IN TILE SIZE. MAKE JOINTS WATERTIGHT, WITHOUT VOIDS, CRACKS, EXCESS MORTAR, OR EXCESS GROUT.
      5. SOUND TILE AFTER SETTING. REPLACE HOLLOW SOUNDING UNITS.
      6. KEEP EXPANSION JOINTS FREE OF ADHESIVE OR GROUT. ALLOW TILE TO SET FOR A MINIMUM OF 48 HOURS PRIOR TO GROUTING. APPLY SEALANT TO JUNCTION OF TILE AND DISSIMILAR MATERIALS AND JUNCTION OF DISSIMILAR PLANES.
      7. CLEAN TILE AND GROUT SURFACES.

SECTION 09510 - SUSPENDED CEILING SYSTEMS

1. GENERAL: PROVIDE ACOUSTICAL CEILING SYSTEMS AS SHOWN AND SPECIFIED.
   A. STANDARDS: MATERIALS AND INSTALLATION SHALL CONFORM TO THE FOLLOWING:
      1. CISCA "ACOUSTICAL CEILINGS - USE AND PRACTICE."
      2. ASTM C635.
      3. ASTM C636.
   B. RELATED SECTIONS:
      1. 09515 CEMENTITIOUS WOOD FIBER ACOUSTICAL PANELS: SUSPENSION SYSTEM.
2. MATERIALS:
   A. MANUFACTURER: USG INTERIORS, INC., (800) 950-3839, INTERNET WWW.USG.COM
   B. CEILING PANELS: USG "SHEETROCK LAY-IN CLIMAPLUS NO. 3270" CEILING PANELS WITH WHITE, STIPPLE TEXTURE, VINYL FACING, 24" X 48" X 1/2".
   C. SUSPENSION SYSTEM: PROVIDE INTERMEDIATE DUTY, STRUCTURAL CLASS, DIRECT HUNG SYSTEMS ADEQUATE TO SUPPORT LIGHT FIXTURES, CEILING DIFFUSERS AND OTHER NORMAL ACCESSORIES.
      1. EXPOSED "TEE" GRID SYSTEM FOR USE WITH LAY-IN CEILING PANELS: USG "DONN DX SYSTEM" NON-FIRE RATED WITH 15/16" EXPOSED FACE, COLD-ROLLED GALVANIZED STEEL WITH ALUMINUM FACE CAP, WHITE PAINT FINISH ON EXPOSED SURFACES. PROVIDE HEMMED EDGE ALUMINUM WALL ANGLES, 15/16" EXPOSED LEG, WHITE PAINT FINISH MATCHING EXPOSED GRID.
      2. CONCEALED "TEE" GRID SYSTEM FOR USE WITH PAINTED GYPSUM BOARD CEILINGS & SOFFITS OR WITH CEMENTITIOUS WOOD FIBER ACOUSTICAL PANELS (TECTUM): USG "DGLW" HEAVY DUTY DRYWALL SUSPENSION SYSTEM WITH 1 5/8" DEEP BY 1 1/2" WIDE MAIN TEES AND 1 1/2" DEEP BY 1 1/2" WIDE CROSS TEES.
      3. HANGER WIRE: NO. 12 SWG GALVANIZED STEEL WIRE.
3. INSTALLATION
   A. INSTALL ACOUSTICAL CEILING MATERIALS AND SUSPENSION SYSTEMS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, COMPLYING WITH GOVERNING REGULATIONS AND INDUSTRY STANDARDS APPLICABLE TO THE WORK.
   B. SUSPENSION SYSTEM INSTALLATION SHALL BE LASER LEVELED WITH A MAXIMUM SURFACE LEVELING TOLERANCE OF 1/8" IN 12'-0".
   C. INSTALL EXPOSED TEE SUSPENSION SYSTEMS WITH MAIN TEES NOMINALLY 12 FEET LONG SPACED 48 INCHES O.C. AND CROSS TEES NOMINALLY 4 FEET LONG SPACED 24 INCHES O.C.
   D. INSTALL CONCEALED TEE SUSPENSION SYSTEMS WITH MAIN TEES NOMINALLY 12 FEET LONG SPACED 24 INCHES O.C. AND CROSS TEES NOMINALLY 2 FEET LONG SPACED 48 INCHES O.C.
   E. HANGER WIRE SHALL BE SPACED 48" O.C. ALONG MAIN TEES, AT ALL FOUR CORNERS OF LIGHT FIXTURES (WHERE APPLICABLE), AT MIDPOINT OF CROSS TEES ADJACENT TO LIGHT FIXTURES AND DUCT OUTLETS, AND ADJACENT TO MAIN TEE SPLICES.
   F. SECURE WIRE HANGERS BY LOOPING AND WIRE-TYING EITHER DIRECTLY TO BUILDING STRUCTURE OR TO HANGERS THAT ARE SECURE AND APPROPRIATE FOR SUBSTRATE.
   G. PROVIDE EDGE TRIM MOLDING AT PERIMETER OF ACOUSTICAL CEILING INSTALLATION AND INTERMEDIATE VERTICAL SURFACES. USE MAXIMUM LENGTHS. MITER TRIM CORNERS TO PROVIDE TIGHT, ACCURATE JOINTS. CONNECT MOLDINGS SECURELY TO SUBSTRATE SURFACES.
   H. INSTALL LAY-IN PANELS LEVEL, IN UNIFORM PLANE, WITH JOINTS SNUG AND SQUARE AND PANELS FREE FROM DAMAGE OR SOILING. FIT BORDER UNITS NEATLY AGAINST ABUTTING SURFACES. SCRIBE AND CUT PANELS TO FIT ACCURATELY AT BORDERS AND PENETRATIONS.

SECTION 09653 - RUBBER WALL BASE

1. GENERAL: PROVIDE RESILIENT RUBBER WALL BASE AS SHOWN AND SPECIFIED.
   A. STANDARDS: MATERIALS AND INSTALLATION SHALL CONFORM TO THE FOLLOWING:
      a. ASTM D 2240 RUBBER - 85 SHORE A
2. MATERIALS:
   A. MANUFACTURER:
      1. JOHNSONITE, INC., (800) 899-8916, INTERNET: WWW.JOHNSONITE.COM
   B. RESILIENT RUBBER:
      1. .125" (3.17 MM) THICKNESS
      2. "BLACK" COLOR
      3. STRAIGHT (TOELESS)
      4. INSIDE AND OUTSIDE CORNERS WITH 4" RETURNS.
   C. SETTING ADHESIVE: JOHNSONITE 960 ACRYLIC COVE BASE ADHESIVE
3. INSTALLATION:
   A. PREPARATION: CLEAN SUBSTRATE SURFACES SCHEDULED TO RECEIVE RESILIENT RUBBER AND VINYL WALL BASE THOROUGHLY AND REMOVE ALL COATINGS THAT MAY IMPAIR BOND. A UNIFORM TEMPERATURE OF AT LEAST 65 DEGREES FAHRENHEIT SHALL BE MAINTAINED FOR 24 HOURS BEFORE, DURING AND AFTER THE INSTALLATION IS COMPLETED. THE WALL BASE AND ADHESIVES SHALL BE CONDITIONED IN THE SAME MANNER. COILED WALL BASE SHALL BE UNCOILED AND LAY FLAT FOR AT LEAST 24 HOURS AT 65 DEGREES FAHRENHEIT PRIOR TO INSTALLATION. FLOOR AND WALLS SHALL BE CLEAN, DRY, AND FREE OF DUST, ALL PAINTS, WALLPAPER, AND ALL OTHER FOREIGN MATERIAL, WHICH MAY AFFECT PROPER ADHESIVE BONDING. WALL BASE MAY BE INSTALLED ON INTERIOR PLASTER, GYPSUM WALL BOARD, CONCRETE, MASONRY, MINERAL-REINFORCED CEMENT BOARD OR SIMILAR POROUS SURFACES. WALL BASE SHALL NOT BE INSTALLED ON SURFACES THAT WILL BE EXPOSED TO DRASTIC TEMPERATURE CHANGES OR MOISTURE.
   B. APPLICATION: USE A 1/8" SQUARE NOTCH TROWEL TO APPLY ADHESIVE. ALLOW ADHESIVE TO SET UP AND THEN APPLY WALL BASE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

SECTION 09900 - PAINTS AND COATINGS

1. GENERAL: PROVIDE PAINTS AND COATINGS AS SHOWN AND SPECIFIED.
   A. PROVIDE SURFACE PREPARATION, PRIME, INTERMEDIATE AND FINISH COATINGS FOR INTERIOR AND EXTERIOR AND EXISTING SCHEDULED SURFACES AND ITEMS.
   B. PROVIDE OWNER-SELECTED FINISHES AND COLORS FOR ALL EXPOSED SURFACES, UNLESS OTHERWISE INDICATED.
   C. QUALITY ASSURANCE:
      1. APPLICATION: PERFORMED ONLY BY SKILLED, EXPERIENCED PAINTERS.
      2. PROVIDE LEAD FREE PRIME AND FINISH COATINGS. ALL TOP COATINGS SHALL BE MOLD AND MILDEW RESISTANT.
   D. MAINTENANCE: FURNISH EXTRA PAINT MATERIALS FROM THE SAME PRODUCTION RUN AS THE MATERIALS APPLIED IN THE QUANTITIES DESCRIBED BELOW. PACKAGE PAINT MATERIALS IN UNOPENED, FACTORY-SEALED CONTAINERS FOR STORAGE AND IDENTIFY WITH LABELS DESCRIBING CONTENTS. DELIVER EXTRA MATERIALS TO THE TENANT.
      1. PROVIDE ONE GALLON OF PAINT AND WOOD STAIN OF EACH TYPE AND COLOR REQUIRED FOR MAINTENANCE PURPOSES. PROVIDE ORIGINAL, UNOPENED, LABELED CONTAINERS WITH COLOR SAMPLES AND A LIST OF PROJECT USE.
2. MATERIALS:
   A. MANUFACTURERS
      1. PAINT
   B. MATERIALS: NO SUBSTITUTIONS ALLOWED.
   C. INTERIOR COATINGS:
      - INTERIOR METALS: (DOORS, DOOR FRAMES, WHERE INDICATED)
        1. PREPARATION: CLEAN THOROUGHLY AND REMOVE ALL RUST, GREASE, OIL AND FOREIGN MATERIAL.
        2. PRIME: TBD
        3. FINISH: TBD
        4. APPLICATION: CONVENTIONAL SPRAY, HVLP OR AIRLESS SPRAY. TOUCH-UPS SHALL BE DONE WITH CONVENTIONAL SPRAY OR AIRLESS EQUIPMENT OR BRUSH OR ROLLER.
      - GYPSUM BOARD:
        1. PREPARATION:REMOVE DUST, DIRT, LOOSE AND OTHER FOREIGN MATERIAL. FILL HAIRLINE CRACKS, HOLES AND OTHER DEFECTS WITH FILLER COMPATIBLE WITH FINISH TREATMENT. SAND SMOOTH. ON SMOOTH DRYWALL APPLY WITH 3/8 TO 1/2 INCH ROLLER COVER OR NYLON/ POLYESTER BRUSH.
        2. ZERO VOC:
        3. PRIME: TBD
        4. FINISH: TBD
        5. LOW VOC (TO BE USED ONLY WHEN ZERO VOC IS UNAVAILABLE):
        6. PRIME: TBD
        7. FINISH: TBD
      - INTERIOR WOOD TRIM AND PLYWOOD - CLEAR POLYURETHANE FINISH: (PLYWOOD FINISHES SHALL BE SHOP APPLIED IN A CONTROLLED ENVIRONMENT)
        1. PREPARATION: FILL ANY VOIDS IN THE EXPOSED EDGES THEN SAND THE FACES AND EXPOSED EDGES WITH 100 GRIT SANDPAPER. ALL EDGE AREAS EASED WITH 100 GRIT BEFORE WIPING ON A SINGLE COAT OF THE CLEAR POLYURETHANE.
        2. ZERO VOC: TBD
        3. LOW VOC:
        4. 1ST COAT: TBD
        5. APPLICATION: APPLY WITH A SHORT NAP ROLLER.
        6. FINISH: THE PLYWOOD MUST SIT FOR 24 HOURS BEFORE A FINAL SCUFF SAND WITH 240 GRIT SANDPAPER AND A FINAL WIPE DOWN TO REMOVE THE FINE SANDING DUST.
      - INTERIOR WOOD TRIM AND PLYWOOD - CLEAR POLYURETHANE FINISH: (PLYWOOD FINISHES SHALL BE SHOP APPLIED IN A CONTROLLED ENVIRONMENT)
        1. SHOP PREPARATION: SCUFF SAND BETWEEN COATS.
        2. SHOP FINISH: TBD
        3. APPLICATION: SPRAY
        4. FIELD PREPARATION: TBD
        5. FIELD FINISH: (2) COAT, ML CAMPBELL HIGH PERFORMANCE PRE-CAT LACQUER, CLEAR DULL SHEEN
        6. APPLICATION: WIPE ON WITH T-SHIRT RAG.
3. INSTALLATION:
   A. PREPARATION:
      1. PROVIDE NECESSARY STAGING, LADDERS, SHIELDS, PROTECTIVE COVERINGS AND DROP CLOTHS. PROTECT FLOORS, WALLS AND ADJACENT WORK AND MATERIALS. REMOVE AND PROPERLY REPLACE TEMPORARY PROTECTION AND COVERINGS REMOVED FROM ANY PART OF THE WORK OR FINISH. REPAIR DAMAGE AT CONTRACTOR'S EXPENSE.
      2. CLEAN AND PREPARE SUBSTRATE SURFACES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS FOR EACH PARTICULAR SUBSTRATE CONDITION. CLEAN AND CORRECT DEFECTS AND DEFICIENCIES IN SUBSTRATE SURFACES TO BE PAINTED BEFORE APPLYING PAINT OR FINISH TREATMENTS.
   B. APPLICATION:
      1. MIX, PREPARE AND APPLY PAINT AND FINISH TREATMENT MATERIALS IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
      2. APPLY PAINT AND FINISH TREATMENT MATERIALS WITH BRUSH OR ROLLER. SPRAY APPLICATION OF MATERIALS PERMITTED ONLY WHEN SPECIFICALLY INDICATED.
         A. APPLY MATERIALS AT NOT LESS THAN THE MANUFACTURER'S RECOMMENDED SPREADING RATE, TO PROVIDE A TOTAL DRY FILM THICKNESS AS RECOMMENDED BY PAINT MATERIAL MANUFACTURER. APPLY EACH COAT OF PROPER CONSISTENCY.
         B. KEEP BRUSHES AND ROLLERS CLEAN, FREE FROM CONTAMINATION AND SUITABLE FOR THE FINISH REQUIRED.
         C. UNLESS OTHERWISE INDICATED, ALLOW EXTERIOR PAINTS TO DRY FOR 48 HOURS AND INTERIOR PAINTS TO DRY FOR 24 HOURS BETWEEN COATS.
         D. SAND LIGHTLY AND REMOVE DUST BETWEEN COATS TO ACHIEVE REQUIRED FINISH.
         E. FINISHED SURFACES SHALL BE UNIFORM IN FINISH AND COLOR AND FREE OF BRUSH MARKS, SAGGING, HOLIDAYS, CORDUROY AND OTHER IMPERFECTIONS. COVERAGE AND HIDE SHALL BE COMPLETE.
         F. EDGES OF PAINT OR FINISH ADJOINING OTHER MATERIALS OR COLORS SHALL BE SHARP AND CLEAN WITHOUT OVERLAPPING. CUT PAINT IN NEATLY AROUND GLASS OR OTHER EDGES.
         G. PAINTS AND COATINGS WORK IS SUBJECT TO ACCEPTANCE BY THE TENANT. CORRECT UNSATISFACTORY WORK NOT COMPLYING WITH THESE SPECIFICATIONS AS DIRECTED BY THE TENANT.

SECTION 10522 - PORTABLE FIRE EXTINGUISHES

1. GENERAL: PROVIDE PORTABLE FIRE EXTINGUISHERS AS SHOWN AND SPECIFIED.
   A. STANDARDS: MATERIALS AND INSTALLATION SHALL CONFORM TO THE FOLLOWING:
      1. NFPA 10 "STANDARD FOR PORTABLE FIRE EXTINGUISHERS.
2. MATERIALS:
   A. PROVIDE MINIMUM 10 LB. CAPACITY FIRE EXTINGUISHERS IN QUANTITY AND TYPE COMPLYING WITH LOCAL CODE AND FIRE REGULATIONS REQUIREMENTS.
      1. PROVIDE NEW FIRE EXTINGUISHERS FULLY LOADED, TESTED, UL AND FM LABELED AND LISTED AND READY FOR USE.
      2. PROVIDE MANUFACTURER'S RECOMMENDED MOUNTING BRACKETS AND HARDWARE.
3. INSTALLATION:
   A. INSTALL FIRE EXTINGUISHERS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS, AT HEIGHTS AND LOCATIONS ACCEPTABLE TO THE LOCAL FIRE REGULATIONS ENFORCEMENT AUTHORITY.

DIVISION 11- NOT APPLICABLE
(OMITTED)

DIVISION 12- FURNISHINGS
(OMITTED)

DIVISIONS 13
(NOT APPLICABLE)

DIVISION 14
(NOT APPLICABLE)

GRA DESIGN STUDIO

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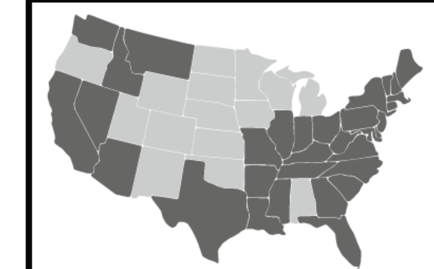
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DESIGNED BY:	JG	DRAWN BY:	CM
CHECKED BY:	JG	APPROVED BY:	JG
PROJECT #:	STQ-0994-0125		

PROJECT:
PLAYA BOWLS

20647 MACK AVE
GROSSE POINTE, MI 48236

SCALE: 12" = 1'-0"

DRAWING TITLE:
GENERAL SPECIFICATIONS

SHEET:
A-603

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GENERAL CONSTRUCTION SPECIFICATIONS

WOOD

A. LUMBER SHALL BE GRADE MARKED KILN DRIED, CONSTRUCTION GRADE, MOISTURE CONTENT NOT TO EXCEED 12 PERCENT. DOUGLASS FIR OR BETTER.
B. WOOD FOR CONTINUOUS TRIM BOARDS SHALL BE NOMINAL 1" X 4" CLEAR OR BETTER, WHITE SOUTHERN PINE WITH ALL JOINTS MITERED AND FINISHED SMOOTH UNLESS OTHERWISE NOTED.
C. ALL FURRING SHALL BE 7/8" METAL HAT SECTIONS SECURELY ANCHORED TO WALLS AT 24" O/C TYPICAL HORIZONTALLY WHERE SLATWALL IS TO BE INSTALLED.
D. PROVIDE FIRE TREATED/ FIRE RESISTANT PLYWOOD OR BLOCKING AS REQUIRED.

GYPSUM WALL SYSTEMS

A. SEE PLANS FOR WALL CONSTRUCTION AND PROVIDE METAL STUD SIZES AS SHOWN (20 GAUGE UNLESS OTHERWISE NOTED). PROVIDE TIE BACK BRACING. BOTH SIDES, WHERE EQUIPMENT IS ATTACHED OR WALL DOES NOT EXTEND TO DECK. EXTERIOR FACING TO BE 5/8" GYPSUM BOARD BOTH SIDES WITH FINISHES AS SHOWN ON PLANS. SECURELY FASTEN TRACK AT FLOOR AND AT CEILING OR DECK. DOUBLE UP STUDS AT ALL OPENINGS TYPICAL. PROVIDE CLOSURE STRIP AND FIRE-SAFING AT DECK FOR ALL RATED WALLS / ENCLOSURES.
B. GYPSUM BOARD WALL CONSTRUCTION SHALL BE LAID WITH JOINTS VERTICALLY AND FINISHED WITH A THREE-COAT SPACKLING METHOD. ALL WALL AND CEILING SURFACES SHALL BE SANDED SMOOTH AND UNIFORM, READY FOR A PAINTERS FINISH, PRIMED W/ 2 COATS OF PAINT, SATIN.PROVIDE 5/8" GYPSUM AT WALLS UNLESS OTHERWISE NOTED.
C. ALL OUTSIDE CORNERS AT DRY WALL PARTITIONS SHALL HAVE METAL CORNER BEADS. TAPE AND SPACKLE SMOOTH WHERE REQUIRED. J-BEADED REQUIRED ON EXPOSED EDGES.
D. ALL CONCRETE BLOCK EXTERIOR WALLS SHALL BE FURRED OUT WITH 1 5/8" METAL STUD CHANNELS (MIN), R-13 INSULATION AND 5/8" GYPSUM BOARD.
E. SOUND INSULATION SHALL BE 2" THERMAFIBER SOUND ATTENUATION BLANKETS TO THE UNDERSIDE OF ROOF DECK. FILL ALL SPACES BETWEEN ROUGH FRAME AND DOORS /WINDOWS- WITH SAME AT DEMISING PARTITIONS. PARTITIONS WHICH RUN FULL HEIGHT TO UNDERSIDE OF ROOF OR FLOOR DECK, A SLIP HEAD SHALL BE PROVIDED AND FIRE-SAFING FOR RATED WALL CONSTRUCTION AS SHOWN ON PLANS.

DOORS

A. WOOD DOORS EQUAL TO 1-3/8" STANDARD PLYWOOD HOLLOW CORE, OR 1-3/4" SOLID CORE WHERE NOTED, BIRCH FACE FOR PAINTED FINISH. PREPARE AND TRIM DOORS FOR HARDWARE. UNDERCUT ALL BATHROOM DOORS. PROVIDE SADDLES WHERE FLOORING IS DISSIMILAR. ALL HARDWARE SHALL BE INCLUDED FOR A COMPLETE UNIT. (ADA COMPLIANT)
B. MINOR DEMOLITION WORK AND OTHER WORK REQUIRED TO INSTALL NEW DOORS, FINISHES, ETC., ENTIRE EXISTING WALL CONSTRUCTION, MAY NOT BE SPECIFICALLY INDICATED BUT REMAIN THE RESPONSIBILITY OF THE CONTRACTOR AS PART OF THE WORK
C. ALL "B" LABEL DOORS ARE TO BE EQUIPPED WITH AN AUTOMATIC SELF-CLOSER AND BE UL LABELED 1-1/2 HOUR RATED. SADDLE IS ALSO REQUIRED.
D. ALL EXTERIOR DOORS ARE TO HAVE WEATHERSTRIPPING/SILENCERS.
E. CONTRACTOR IS TO LOCATE AND COORDINATE EGRESS DOOR HARDWARE WITH ANY ALARM REQUIREMENTS.
F. PROVIDE DOOR BUMPERS WHERE APPLICABLE TO PREVENT DAMAGE TO FINISHES.
G. ALL NEW DOORS SHALL HAVE A FINISH AND HARDWARE UNLESS OTHERWISE NOTED. ALL HARDWARE ON DOORS IS LEVER / ADA COMPLIANT.
H. DOORS TO BE ANSI A117.1-2009, SECTION 404 COMPLIANT, INCLUDING BUT NOT LIMITED TO 5.0 POUNDS MAXIMUM OF DOOR OPENING FORCE (404.2.8) AND EASILY GRASPABLE (404.2.6).

HARDWARE

A. SEE DOOR SCHEDULE. PROVIDE 2 KEYS EACH LOCKSET MASTER KEYED AS DIRECTED BY LANDLORD/OWNER. HARDWARE FINISH TO BE BRUSHED ALUMINUM IF NOT NOTED ON SCHEDULE. INTEGRATE ALL ALARM DEVICES AS REQUIRED AND INSTALL LOCKSETS SO AS NOT TO DAMAGE FRAME/DOOR FINISHES. PROVIDE SILENCERS TYPICAL.

CAULKING AND SEALANTS

SEALANTS

A. ALL CONSTRUCTION ADHESIVE SHALL BE SOLVENT FREE, LOW-VOC AND MUST PASS ASTM-D 3498 AND AFG-01 TESTS. (TRITEBOND OR RED DEVIL) ONLY USE BETWEEN 40°F AND 100°F
B. PROVIDE FIRE SEALANT CONTINUOUS AT RATED WALL JUNCTURE WITH DECK OR COLUMNS.

CAULKING

A. CAULKING SHALL BE GENERAL PURPOSE ACRYLIC LATEX COMPOUND FOR INTERIOR USE. CAULKING SHALL BE THE PRODUCT OF ONE MANUFACTURER. CHECK WITH ARCHITECT ON COLOR.
B. APPLY BUTYL-BASED SELF ADHESIVE FLASHING AROUND ALL SIDES OF WINDOWS, DOORS, VENTS, ELECTRICAL OUTLETS AND OTHER VULNERABLE AREAS ON THE EXTERIOR OF THE BUILDING.

FINISHES

A. PLASTIC LAMINATE SHALL BE EQUAL IN QUALITY TO "NEVAMAR" AS MANUFACTURING BY EXXON, COLORS AS PER ARCHITECT COLOR SELECTION.
B. VINYL COMPOSITION TILE: SEE REQUIREMENTS. COLOR SELECTION TO BE APPROVED BY LANDLORD / TENANT/OWNER. STATIC RESISTANT RATED VCT IN ALL DATA AND TRADING ROOMS.
C. ALL FINISHES TO MEET CODE REQUIREMENTS FOR FLAME SPREAD AND SMOKE CLASSIFICATIONS AND BE COMPATIBLE WITH CONSTRUCTION SHOWN.
   a. ACOUSTIC CEILINGS
      - CEILING PANELS SHALL BE 24" X 48" X 5/8" ACOUSTICAL "LAY-IN" PANELS BY ARMSTRONG OR EQUAL. AS PER LANDLORD'S STANDARD, UNLESS OTHERWISE NOTED. SEE SCHEDULE ON PLANS FOR TYPES. SUSPENSION GRID SYSTEM SHALL BE GALVANIZED MEETING ASTM C635 STANDARD UTILIZING 12 GAUGE GALVANIZED HANGER WIRE OR BLACK IRON AS ALLOWED BY LOCAL BUILDING AUTHORITY.
   b. PAINTING
      - AFTER INITIAL COAT OF PRIMER, 2 FINISH COATS SHALL BE APPLIED IN SUCCESSION ALLOWING PROPER DRYING BETWEEN. TEMPERATURE AND HUMIDITY CONDITIONS SHALL BE MAINTAINED DURING PAINTING AND CURING. REFER TO MANUFACTURERS DIRECTIONS. PAINTING SHALL BE AS PER TENANT STANDARD COLORS AND FINISHES AS PER SCHEDULE SHOWN ON PLANS. SUBJECT OF FINAL APPROVAL BY ARCHITECT, LANDLORD, TENANT OR OWNER.
D. CARPETING, IF PROVIDED, IS TO BE AS PER TENANT STANDARDS/SUBJECT TO FINAL SELECTIONS / APPROVED BY LANDLORD / TENANT / OWNER / ARCHITECT. PADDING AS REQUIRED. STRETCH OR GLUE AS REQUIRED.
E. ALL INTERIOR FINISHES ARE TO BE COORDINATED WITH THE TENANT PRIOR TO PROCEEDING WITH THE WORK. VERIFY WITH FINISH SCHEDULE MATERIAL TYPE AND FINISH. SEE PLANS FOR LOCATION/EXTENT OF FINISHES, IF NOTED ON PLANS. CHANGES FROM FINISHES SHOWN ARE TO BE BROUGHT TO THE CONTRACTORS/LANDLORDS ATTENTION BY THE TENANT OR WORK WILL PROCEED AS SHOWN.
F. THE CONTRACTOR IS TO NOTIFY THE LANDLORD/ARCHITECT OF ALL TENANT IMPOSED CHANGES. CHANGES WHICH AFFECT THE SCOPE OF WORK/DETAILS SHOWN ARE TO BE CLARIFIED PRIOR TO THEIR INCORPORATION INTO THE WORK.
G. AUTHORIZATION OF ALL ALLOWANCES SHALL BE SIGNED BY THE LANDLORD AND TENANT FIXING THE CONTRACTOR SUPPLIED COST OF ALL ALLOWANCE ITEMS, BEFORE THEY ARE INSTALLED, AND MAKING INCLUSION OR EXCLUSION ADJUSTMENTS TO TINE WORK AND TO THE CONTRACT SUM ACCORDINGLY. THE CONTRACTOR SHALL, UPON RECEIPT OF THE APPROVED LIST OF ALLOWANCE ITEMS IMPLEMENT THE WORK AS REQUIRED.
H. ALL INTERIOR WALL AND CEILING FINISHES SHALL BE IN COMPLIANCE WITH TABLE 803.11 OF IBC 2021 EDITION.

GENERAL CONSTRUCTION SPECIFICATIONS

MECHANICAL / ELECTRICAL / PLUMBING

A. SEE EXISTING APPROVED BUILDING SET/MECHANICAL ENGINEERS DRAWINGS FOR HVAC, PLUMBING AND ELECTRICAL LAYOUTS/DESIGN. COORDINATE THE EQUIPMENT/RUNS NOTED WITH THE LAYOUTS / WORK INDICATED.
B. PROVIDE AND MAINTAIN AND/OR MECHANICAL VENTILATION AS REQUIRED BY CODE AND IN ACCORDANCE WITH THE DRAWINGS.
C. DUCTS, PIPES AND CONDUIT PASSING THROUGH RATED CONSTRUCTION SHALL HAVE SPACES NOT EXCEEDING 1/2" PACKED WITH MINERAL WOOL AND CLOSED OFF WITH CLOSED FITTING METAL ESCUTHEONS.
D. WHERE ALTERATION WORK IS SHOWN MODIFYING THE EXISTING BUILDING THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXTENDING ALL SERVICES TO THE SPACES SHOWN AND/OR ADDING TO THE PRESENT BUILDING SYSTEMS INCLUDING BUT NOT LIMITED TO SPRINKLERS, HEATING AND VENTILATING DUCTWORK SUPPLY AND RETURNS, FIRE ALARM, HEAT DETECTORS, AND EMERGENCY LIGHTING WHETHER SHOWN OR PART OF THE APPROVED DRAWINGS.
E. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL MINOR DEMOLITION WORK INCLUDING BUT NOT LIMITED TO: CUTTING AND PATCHING FOR TIE-IN OF THE NEW WASTE LINE TO EXISTING RUNS IN THE FLOOR, AND PATCHING ELECTRICAL CONNECTIONS THROUGH EXISTING WALLS, AND HVAC RUNS. THESE MAY OR MAY NOT BE SPECIFICALLY INDICATED ON THE ARCHITECTURAL DRAWINGS, BUT REMAIN THE RESPONSIBILITY OF THE GENERAL CONTRACTORS.
F. ALL HVAC, ELECTRICAL AND PLUMBING EQUIPMENT UNCOVERED DURING DEMOLITION THAT IS NOT SHOWN TIED INTO NEW ADDITION OR TO RELOCATED UNITS IS TO BE "CAPPED OFF", COVERED AND LOCATION NOTED FOR FUTURE USE.
G. INSTALL PUMPS, UNIT HEATERS AND MISCELLANEOUS EQUIPMENT. PROVIDE ALL NECESSARY CONNECTIONS TO VARIOUS SERVICES/ITEMS BY ALL TRADES INCLUSIVE IN THE SCOPE OF THE WORK.
H. ALL OTHER EQUIPMENT, WHETHER INDICATED ON THE PLANS OR REQUIRED FOR NEW LOADS, SHALL BE PROVIDED/INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COST. LIKEWISE, ANY ITEMS ADDED BY THE OWNER SHALL BE INCLUSIVE OF ALL WORK MODIFICATIONS REQUIRED FOR SUCH INSTALLATION.
I. THE ELECTRICAL OUTLETS AND PLUMBING SHOWN ON THE ARCHITECTURAL DRAWING ARE ONLY THOSE WHICH HELP TO CLARIFY THE SUGGESTED FUNCTIONAL PATTERNS OF THE ROOMS. IN ALL CASES THE CONTRACTOR SHALL REFER TO THE MECHANICAL AND ELECTRICAL DRAWINGS FOR THE COMPLETE LAYOUT OF EACH RESPECTIVE SERVICE AS PROVIDED.
J. PROVIDE NEW ELECTRICAL WIRING/LIGHTING AS CLOSE AS POSSIBLE TO LAYOUTS SHOWN ON PLANS UNLESS OTHERWISE DIRECTED BY TENANT. VERIFY EXISTING CONDITIONS, SPRINKLER LINE PIPING, MAIN RUNS, AND HEIGHTS SO AS NOT TO INTERFERE WITH LAYOUT SHOWN IF CONFLICT EXISTS NOTIFY THE ARCHITECT AT ONCE.
K. ELECTRICAL WIRING AND DEVICES TO MEET ALL CODE REQUIREMENTS. CONTRACTOR TO PROVIDE ALL HOOKUPS TO EXISTING AS REQUIRED AFTER VERIFYING IF MAIN SERVICE IS SUFFICIENT TO CARRY INCREASED LOAD. REPLACE AS REQUIRED AND/OR UPGRADE IF NOT ADEQUATE.
L. COORDINATE NEW CONSTRUCTION WITH ALL REQUIRED MECHANICAL DUCTWORK AND PIPE PENETRATIONS. PROVIDE THROUGH WALL SLEEVES AS REQUIRED, TYPICAL ALL. LOCATIONS.
M. ELECTRICAL SUBCONTRACTOR SHALL SUBMIT CATALOG CUTS OF ALL FIXTURES TO LANDLORD/TENANT/ARCHITECT FOR APPROVAL OF COLOR, STYLE, AND BULB TYPE.
N. PROVIDE ACCESS TO EXISTING ELECTRICAL AND TELEPHONE PANELS WHERE REQUIRED.
O. PHONE JACKS BY TELEPHONE CONTRACTOR. GENERAL CONTRACTOR TO COORDINATE WITH ALL TRADES. INCOMING SERVICE TO BE BY THE LOCAL OR THE REGIONAL TELEPHONE UTILITY COMPANY.
P. IF HVAC DRAWINGS ARE NOT PROVIDED UNDER THIS SCOPE OF WORK. HVAC SHALL BE DESIGN /BUILD BY THE G.C. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR GIVING ALL SUBCONTRACTORS A COPY OF THE ENTIRE SET OF CONSTRUCTION DOCUMENTS FOR BIDDING.
Q. DURING DEMOLITION ALL HEATING AND COOLING SYSTEMS, EXHAUST SYSTEMS OR AIR CIRCULATION DEVICES ARE TO BE TURNED OFF FROM START OF DEMOLITION TO TIME OF ADEQUATE DUST SETTLEMENT. TEMPERATURE OF SPACE TO BE MONITORED AS TO NOT ALLOW EXISTING OR NEW WATER AND SPRINKLER PIPING FROM BEING COMPROMISED. SYSTEMS TO BE RETURNED BACK TO NORMAL AFTER WORK IS COMPLETE- DAILY/ HOURLY ETC.
R. FRAMING OF ALL OPENINGS FOR DUCT WORK, RETURN AIR OPENINGS, AND GRILLE OPENINGS ABOVE AND BELOW HUNG OPENINGS SHALL BE COORDINATED WITH HVAC SHOP DRAWINGS. ALL OPENINGS SHALL BE PROPERLY SEALED FOR SOUNDPROOFING, FIRE STOP, AND VIBRATION.

GENERAL SPECIFICATIONS/NOTES

1. THESE ARE STANDARD SPECIFICATIONS, LEGENDS & NOTES. SOME OF THE ITEMS AND/OR NOTES MAY NOT BE APPLICABLE TO THIS SPACE. USE JUDGMENT AND COORDINATE WITH MECHANICAL, ELECTRICAL & HVAC DRAWINGS AND REQUIREMENTS WITH CONDITIONS SHOWN ON THE ARCHITECTURAL. VERIFY AND INTERFACE BETWEEN THE RESPECTIVE TRADES PRIOR TO THE START OF CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK OR ORDERING MATERIALS IN QUESTION. NOTE: THESE PLANS INDICATE THE DESIGN INTENT/SCOPE OF WORK TO BE PROVIDED. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS/LABOR TO PROVIDE A COMPLETE FINISHED PROJECT INCLUDING FIELD MODIFICATIONS AS REQUIRED. ALL GENERAL CONCEPTS, PROCEDURES, APPROVALS, RESPONSIBILITIES CHECKING AND REVIEWING NOTED HEREIN ARE REQUIRED FOR ALL PROJECTS AT ALL TIMES.
2. THE CONTRACTOR SHALL FULLY ACQUAINT HIMSELF WITH THE EXISTING CONDITIONS AND SHALL HAVE VISITED AND INSPECTED THE JOB SITE AND BE FULLY INFORMED AS TO THE NATURE OF EQUIPMENT AND FACILITIES NEEDED FOR THE PROPER EXECUTION OF THE WORK. STARTING OF DEMOLITION AND REMOVAL OPERATIONS WILL BE CONSTRUED AS EVIDENCE THAT THE CONTRACTOR HAS COMPLIED WITH THESE REQUIREMENTS AND LATER CLAIMS FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN WILL NOT BE RECOGNIZED.
3. VERIFY ALL EXISTING ELEVATIONS, CONDITIONS, AND DIMENSIONS AT THE SITE AGAINST THE DRAWINGS AND INFORM THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK AND SUBMISSION OF ANY SHOP DRAWINGS.
4. ALL WORK, WHETHER SHOWN OR IMPLIED, UNLESS SPECIFICALLY QUESTIONED IN WRITING, SHALL BE CONSIDERED FULLY UNDERSTOOD IN ALL RESPECTS BY THE GENERAL CONTRACTOR AND HE WILL BE RESPONSIBLE FOR ANY MISINTERPRETATIONS OR CONSEQUENCES THEREOF FOR ALL WORK ON ALL DRAWINGS.
5. CONTRACTOR SHALL FOLLOW ACCEPTED TRADE PROCEDURES AND MANUFACTURER'S STANDARDS AND SHALL PRODUCE THE PROJECT IN A GOOD AND WORKMANLIKE MANNER. ALL MATERIALS ARE TO BE NEW AND CONTRACTOR SHALL NOT SUBSTITUTE ANY STRUCTURAL MATERIALS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECT.
6. CONTRACTOR SHALL SCHEDULE ALL WORK TO CONFORMS TO THE GENERAL CONSTRUCTION SCHEDULE AND SHALL COOPERATE WITH OTHER CONTRACTORS IN THE REQUIRED SEQUENTIAL INSTALLATION SCHEDULE AS APPROVED BY THE ARCHITECT. ALL WORK SHALL COMMENCE AND CONTINUE UNTIL COMPLETION WITHOUT UNDUE DELAY.
7. THE CONTRACTORS SHALL PROVIDE SUPERINTENDENCE TO THE WORK AND SHALL FURNISH ALL LABOR, MATERIALS, TRANSPORTATION, APPARATUS AND EQUIPMENT REQUIRED FOR A COMPLETE INSTALLATION. THE CONTRACTORS SHALL INSTALL ALL MATERIALS IN A MANNER SUBJECT TO APPROVAL OF THE TENANT, ARCHITECT AND THE LANDLORD/OWNER.
8. THE CONTRACTORS SHALL LEAVE THE PREMISES IN A NEAT, CLEAN AND SAFE CONDITION AT THE COMPLETION OF WORK EACH DAY. STORAGE OF MATERIALS SHALL NOT INTERFERE WITH THE MEANS OF EGRESS OF THE SPACE OR ANY OTHER SPACE.
9. THE CONTRACTORS SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE NATIONAL AND STATE BUILDING CODES, AND LOCAL REQUIREMENTS OF THE MUNICIPALITY, INCLUDING, BUT NOT LIMITED TO ALL CURRENT ADA HANDICAP REQUIREMENTS.
10. ALL CONDITIONS WHICH OCCUR AND WHICH ARE NOT IN CONFORMANCE WITH THESE SPECIFICATIONS AND ADJACENT DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR PROMPT RESOLUTION. FAILURE TO DO SUCH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. TO RECTIFY OR MODIFY TO COMPLY WITH THE DRAWINGS OR BUILDING CODES.
11. NO MATERIAL SUBSTITUTIONS SHALL BE MADE. THE ARCHITECT WILL CONSIDER MATERIAL CHANGE REQUESTS ON AN INDIVIDUAL BASIS. CONTRACTOR SHALL SUBMIT SAMPLES AND CUTS FOR WRITTEN APPROVAL BY THE ARCHITECT PRIOR TO THE START OF ANY WORK.
12. PERMITS, APPROVALS AND C.O.: THE CONTRACTOR SHALL FILE FOR, OBTAIN AND PAY FOR AS PART OF THE WORK, AT NO ADDITIONAL COST TO HIS/HER CONTRACT, ALL NECESSARY PERMITS, FEES, INSPECTIONS, APPROVALS AND ANY APPLICABLE SALES TAX. INDIVIDUAL SUBCONTRACTORS TO COORDINATE WITH GENERAL CONTRACTOR IN SECURING PERMITS, INSPECTIONS AND APPROVALS ON THEIR RESPECTIVE WORK. NO WORK IS TO PROCEED UNTIL THE NECESSARY PERMITS ARE RECEIVED AND ISSUED BY THE LOCAL BUILDING OFFICIAL.
13. THE CONTRACTOR SHALL FILE FOR, OBTAIN AND FORWARD TO THE TENANT/LANDLORD/OWNER THE CERTIFICATE OF OCCUPANCY (ORIGINAL) AND ALL OTHER PERMITS AND CERTIFICATES OF INSPECTIONS AT THE COMPLETION OF THE PROJECT UNLESS OTHERWISE DIRECTED IN WRITING.
14. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE SUPPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED AS DIRECTED BY THE MANUFACTURERS, UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.
15. **EACH SUBTRADE WILL BE RESPONSIBLE FOR REVIEWING THE ENTIRE SET OF DRAWINGS AND NOTING HIS/HER WORK AS APPLICABLE.** WORK INDICATED OR INFERRED ON THE DRAWINGS WITH REFERENCE TO THEIR TRADE/SCOPE OF WORK WILL BE DEEMED AND INCLUDED IN SUB-CONTRACTOR'S COSTS. **SAME SHALL APPLY TO THE GENERAL CONTRACTOR.**
16. THE GENERAL CONTRACTOR SHALL SUBMIT IN WRITING ALL PROPOSALS FOR ADDITIONAL WORK TO THE ARCHITECT OFFICE FOR REVIEW AND APPROVAL. **NO WORK WITH-REFERENCE TO THE ADDITIONAL WORK IS TO PROCEED UNTIL A SIGNED PROPOSAL/CHANGE ORDER IS RETURNED TO THE ARCHITECT/OWNER.**
17. PROVIDE FULL AND COMPLETE PROTECTION REQUIRED FOR ALL AREAS REMAINING OPERATIONAL DURING ALL PHASES OF THIS PROJECT. CONTRACTOR TO TAKE ALL NECESSARY MEASURES TO PREVENT DAMAGE TO ANY ADJACENT PROPERTY OR PERSONS. THE CONTRACTOR SHALL REPAIR AND PATCH ANY AREAS THAT ARE ALTERED OR DAMAGED DURING PROCESS OF ALTERATION.
18. ANY EXISTING WORK DAMAGED BY THE CONTRACTORS OR THEIR SUBCONTRACTORS SHALL BE RETURNED TO ITS ORIGINAL CONDITION AT THE CONCLUSION OF THE PROJECT AT NO ADDITIONAL COST TO THE LANDLORD / OWNER.
19. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO KEEP THE BUILDING WEATHER TIGHT, AND MAINTAIN ALL BARRICADES, SHORING, BRACING AND OTHER SAFETY MEASURES REQUIRED TO PROTECT THE BUILDING, WORKMEN AND THE PUBLIC DURING CONSTRUCTION AND AFTER WORK HOURS.
20. SHOP DRAWINGS: THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL FIELD MEASUREMENTS AND SUBMIT **WITH PROMPTNESS** SHOP DRAWINGS, SAMPLES, MANUALS, AND SCHEDULES REQUIRED FOR APPROVAL. THE ARCHITECT'S APPROVAL SHALL NOT RELIEVE THE GENERAL CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS AT THE TIME OF SUBMISSION NOR SHALL IT RELIEVE HIM FROM RESPONSIBILITY FOR ERRORS IN SHOP DRAWINGS. THIS SHALL BE DONE PRIOR TO FABRICATION AND REVIEWED BY THE ARCHITECT. ALL SUB-CONTRACTOR'S SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL THROUGH THE GENERAL CONTRACTOR PRIOR TO WORK BEING PERFORMED UNLESS OTHERWISE NOTED.
21. APPROVALS: THE ARCHITECT WILL REVIEW SUBMITTALS WITH REASONABLE PROMPTNESS SO AS TO CAUSE NO DELAY, BUT ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS.
22. ALL COLOR SELECTIONS SHALL BE MADE AND COORDINATED THROUGH THE OFFICES OF THE ARCHITECT EXCEPT AS OTHERWISE DIRECTED BY THE LANDLORD/OWNER. COLORS: UNLESS THE PRECISE COLOR AND/OR PATTERN IS SPECIFICALLY DESCRIBED IN THE CONTRACT DOCUMENTS, WHENEVER A CHOICE OF COLOR OR PATTERN IS AVAILABLE IN A SPECIFIED PRODUCT, SUBMIT ACCURATE COLOR CHARTS AND PATTERN CHARTS TO THE ARCHITECT FOR HIS REVIEW AND SELECTION. COLORS WILL AND CAN ONLY BE APPROVED WITH ACTUAL COLOR SAMPLES SUBMITTED FOR APPROVAL. ANY COLOR SUBMITTED IN WRITING ONLY WITHOUT A COLOR SAMPLE IS SUBJECT TO REJECTION AFTER THE PRODUCT IS PURCHASED.
23. DETAILS SHOWN IN ANY SECTION APPLY TO ALL SIMILAR SECTIONS UNLESS OTHERWISE NOTED. THE GENERAL CONTRACTOR SHALL SUBMIT FINAL "AS BUILT' DRAWINGS - 6 PRINTS OF EACH TRADE AS PART OF THE CONTRACT FOR THE WORK INDICATED.
24. NO PORTION OF THE WORK REQUIRING A SUBMISSION SHALL BE COMMENCED BY THE CONTRACTOR, UNTIL THE SUBMISSION HAS BEEN REVIEWED AND NOTED BY THE ARCHITECT IN WRITING. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SUBMITTAL, AND IF COMMENCED ARE AT THE CONTRACTORS OWN RISK.
25. WHEN CERTAIN ITEMS OF EQUIPMENT AND OTHER WORK ARE INDICATED AS "NIC" (NOT IN CONTRACT) OR TO BE FURNISHED AND INSTALLED UNDER OTHER CONTRACTS, ANY REQUIREMENTS FOR PREPARATION OF OPENINGS, PROVISION OF BACKING, ETC., FOR RECEIPT OF SUCH "NIC" WORK SHALL BE PROVIDED TO THE GENERAL CONTRACTOR BY THE TENANT FOR THE GENERAL CONTRACTOR TO PROPERLY FORM AND OTHERWISE PREPARE HIS WORK IN A SATISFACTORY MANNER TO RECEIVE SUCH "NIC" WORK.
26. UPON WRITTEN REQUEST BY THE CONTRACTOR, THE TENANT IS TO FURNISH TO THE GENERAL CONTRACTOR A SCHEDULE INDICATING DELIVERY DATES AND INSTALLATION REQUIREMENTS OF EQUIPMENT TO BE FURNISHED AND INSTALLED UNDER SEPARATE CONTRACTS.
27. IT WILL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO SEE THAT THE BUILDING AREAS ARE MADE READY TO RECEIVE AND INSTALL THE TENANT'S OR OWNER'S EQUIPMENT IN ACCORDANCE WITH THE DELIVERY SCHEDULE AND SPECIFIC REQUIREMENTS FURNISHED. FAILURE TO MEET THE SCHEDULE ON ITEMS OF THE TENANT-FURNISHED EQUIPMENT WILL BE CONSIDERED AS IMPORTANT TO THE COMPLETION SCHEDULE AS ANY OTHER PART OF THE WORK.
28. CONTRACTOR IS TO FURNISH AND INSTALL ALL ANGLES, STRUTS, BRACKETS, TOGGLES, EYE BOLTS, ETC., WHEREVER NECESSARY TO PROPERLY SUPPORT, BRACE OR REINFORCE ALL FINISHES, FRAMES, EQUIPMENT, AND ETC.
29. ALL BLOCK AND ADJACENT RATED WALL CONSTRUCTION SHALL MEET THE FIRE RESISTIVE RATINGS AND OTHER REQUIREMENTS OF BUILDING CODE AND REGULATIONS. LOCAL LAWS, ORDINANCES, REGULATIONS, AND AUTHORITIES HAVING JURISDICTION.
30. ALL CUTTING AND PATCHING OF EXTERIOR OPENINGS SHALL BE POINTED UP AND REPAIRED FOR AN AIRTIGHT AND WEATHER TIGHT SEAL. INTERIOR FINISHES TO BE COMPLETED AS PER PLANS.
31. DEMISING PARTITIONS, INCLUDING COLUMN AND RATED WALL CONSTRUCTION SHALL EXTEND FROM FLOOR SLAB TO UNDERSIDE OF DECK CONSTRUCTION ABOVE. TYPICAL ROOM WALLS TO TERMINATE TO THE UNDERSIDE OF THE EXISTING CEILING GRID UNLESS OTHERWISE NOTED.
32. ALIGNMENT OF NEW CONSTRUCTION TO EXISTING WALLS AND COLUMNS SHALL BE DONE IN A MANNER AS TO VISIBLY ELIMINATE THE POINT OF CONTACT OR JOINT OF NEW AND EXISTING MATERIALS. NEW CONSTRUCTION SHALL BE FLUSHED WITH EXISTING UNLESS NOTED OTHERWISE ON THE DRAWINGS.
33. PARTITIONS SHALL BE CONTINUOUS OVER ALL BUILT-IN EQUIPMENT WHERE SHOWN ON PLANS AND DETAILS. FURNISH NECESSARY ANGLES, HANGERS, ETC., TO CARRY THESE PARTITIONS AND PROVIDE NECESSARY CLOSURE STRIPS AND TRIM AS REQUIRED.
34. PATCH ALL FLOOR AND WALL CRACKS AND SURFACE IRREGULARITIES AS REQUIRED PRIOR TO FINISH INSTALLATION SHOWN. FLASH PATCH AREAS AS REQUIRED TO PROVIDE A SMOOTH FLUSH SURFACE FOR SAME. THIS IS TO INCLUDE ANY RAMPING OR LEVELING OF EXISTING SURFACES.
35. ALL NEW PIPING, DUCTWORK, AND ELECTRICAL CONDUITS SHALL BE CONCEALED WITHIN NEW PARTITIONS, OR THE GENERAL CONTRACTOR IS TO PROVIDE FURRING, SOFFITS, CHASES, ETC., FOR ALL DUCTWORK, PIPING, CONDUIT, ETC., UNLESS INDICATED TO BE EXPOSED.
36. THE GENERAL CONTRACTOR SHALL PATCH ALL CUTTING BY MECHANICAL AND ELECTRICAL TRADES AND ALL ADDITIONAL CUTTING BY OTHERS. COORDINATE THE WORK PRIOR TO THESE TRADES PROCEEDING. **NO EXTRAS WILL BE ALLOWED DUE TO FAILURE TO COORDINATE SUCH OR PROCEEDING WITH WORK THAT COULD HAVE BEEN AVOIDED BY SUCH PROPER PLANNING.**
37. ALL INTERIOR COLUMNS TO AFFORD THE SAME FIREPROOFING RATINGS AS SUBMITTED BY THE ARCHITECT OF RECORD FOR THE ENTIRE BUILDING PREVIOUSLY APPROVED OR AS EXISTING.
38. FIRE ALARM AND EMERGENCY LIGHTING ARE TO BE PROVIDED, MEETING ALL CODE REQUIREMENTS. ALL EXIT AREAS SHALL BE PROPERLY IDENTIFIED AND SUPPLIED WITH EMERGENCY EXIT LIGHTING TO MAINTAIN A MINIMUM OF ONE FOOT CANDLE IN ACCORDANCE WITH CURRENT CODES AS AMENDED BY THE ACCUMULATIVE SUPPLEMENTS. PROVIDE AND/OR MAINTAIN MECHANICAL VENTILATION AS REQUIRED BY CODE AS MODIFIED BY THESE DRAWINGS. ALL EXISTING FIRE ALARMS AND SAFETY RELATED EQUIPMENT/DEVICES TO REMAIN OPERATIONAL THROUGHOUT ENTIRE CONSTRUCTION/DEMOLITION PROCESS.
39. NEW WORK IS TO MEET OR EXCEED THE ENERGY CODE, NATIONAL ELECTRIC CODE NEC , NATIONAL STANDARD PLUMBING CODE (NSPC) , MECHANICAL CODES, OSHA (WHERE APPLICABLE), AND ALL, UL REQUIREMENTS. THE MOST RECENT PUBLICATION DATE OF ALL AFOREMENTIONED CODES SHALL APPLY.
40. HANDICAP NOTE: THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" SHALL BE STRICTLY ADHERED TO. SEE HANDICAP NOTES.
41. GUARANTEES: ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS SPECIFIED OTHERWISE FOR A LONGER PERIOD OF TIME ON SPECIFIC ITEMS. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCIDENTAL THERETO, INCLUDING DAMAGE TO OTHER WORK, FURNISHINGS OR EQUIPMENT. IF THE CONTRACTOR, AFTER NOTICE IN WRITING FROM THE ARCHITECT AND OWNER FAILS TO PROCEED PROMPTLY TO COMPLY WITH THE TERMS OF THE GUARANTEE, THE LANDLORD MAY HAVE THE DEFECTS CORRECTED, AND THE CONTRACTOR RESPONSIBLE AND IS SURETY SHALL BE LIABLE FOR ALL EXPENSES INCURRED.
42. THE CONTRACTOR SHALL OBTAIN AND PAY FOR COMPREHENSIVE LIABILITY INSURANCE COVERING THE ENTIRE WORK AND COMPENSATION INSURANCE IN ACCORDANCE WITH APPLICABLE CURRENT LAWS. PRIOR TO THE COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL SUBMIT TO THE TENANT/LANDLORD/OWNER COPIES OF ALL REQUIRED CERTIFICATES OF INSURANCE. UPON COMPLETION OF THE JOB THE GENERAL CONTRACTOR SHALL SUBMIT CERTIFICATES OF INSPECTION AND A CERTIFICATE OF SUBSTANTIAL COMPLETION (A.I.A. DOCUMENT G-704).
43. THE CONTRACTOR SHALL, TO THE FULL EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND SAVE HARMLESS THE TENANT AND THE ARCHITECT, AND ASSOCIATES AND THEIR RESPECTIVE DIRECTORS, OFFICERS, PARTNERS, EMPLOYEES AND AGENTS, FROM ANY AND ALL CLAIMS DIRECTLY OR INDIRECTLY ARISING OR ALLEGED TO ARISE OUT OF THE PERFORMANCE OF OR THE FAILURE TO PERFORM THE WORK, OR THE CONDITION OF THE WORK, THE JOB SITE, ADJOINING LAND OR DRIVEWAYS, OR STREETS OR ALLEYS USED IN CONNECTION WITH THE PERFORMANCE OF THE WORK, THE JOB SITE, ADJOINING LAND OR DRIVEWAYS, OR STREETS OR ALLEYS USED IN CONNECTION WITH THE PERFORMANCE OF THE WORK, AND FROM ANY AND ALL CLAIMS BY WORKMEN, SUPPLIERS, OR SUBCONTRACTORS WHO ARE INVOLVED IN THE PERFORMANCE OF THE WORK.
44. THE OBLIGATION SET FORTH IN THIS PROVISION SMALL SPECIFICALLY INCLUDE, BUT SHALL NOT BE LIMITED TO, ALL CLAIMS DIRECTLY OR INDIRECTLY ARISING OR ALLEGED TO ARISE UNDER ANY SCAFFOLDING, STRUCTURAL WORK OR SAFE PLACE LAW OR ANY LAW WITH RESPECT TO THE PROTECTION OF ADJACENT LANDOWNERS, BUT SHALL NOT INCLUDE ANY CLAIMS ARISING SOLELY FROM THE ACTIVE NEGLIGENCE OF THE PARTY ASKING TO BE DEFENDED, INDEMNIFIED OR SAVE HARMLESS.
45. THE CONTRACTOR SHALL BE NOTIFIED OF ANY CLAIMS AGAINST SUCH INDEMNIFIED PERSONS AND GIVEN SUCH REASONABLE INFORMATION, AUTHORITY AND ASSISTANCE AS MAY BE REQUESTED BY HIM TO ENABLE HIM TO PERFORM THE OBLIGATIONS SET FORTH IN THIS SECTION. A FAILURE TO NOTIFY THE CONTRACTOR OF A CLAIM OR TO GIVE SUCH INFORMATION, AUTHORITY AND ASSISTANCE SHALL DISCHARGE THE OBLIGATIONS SET FORTH IN THIS SECTION ONLY TO THE EXTENT THAT THE CONTRACTOR HAS BEEN PREJUDICED IN THE DEFENSE OF SUCH CLAIM.
46. THE CONTRACTOR ALSO EXPRESSLY WARRANTS AND GUARANTEES TO THE OWNER AND THE THE ARCHITECT ARCHITECTURAL GROUP AND HIS ASSOCIATES THAT ALL WORK PERFORMED BY THE CONTRACTOR AND BY ALL WORKMEN, SUPPLIERS, AND SUBCONTRACTORS OF THE CONTRACTOR SMALL CONFORM TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND SHALL BE PERFORMED IN A SAFE AND CAREFUL MANNER. THE FOREGOING SHALL NOT DEPRIVE THE OWNER AND THE ARCHITECT AND HIS ASSOCIATES OF ANY OTHER ACTION, RIGHT, OR REMEDY OTHERWISE AVAILABLE TO THEM, OR EITHER OF THEM, AT COMMON LAW OR OTHERWISE.
47. THE TERM "WORK" FOR PURPOSES OF THIS SECTION MEANS THE OBLIGATIONS UNDERTAKEN BY TIDE CONTRACTOR PURSUANT TO THE CONTRACT DOCUMENTS. WORK INCLUDES, UNLESS SPECIFICALLY EXCEPTED, THE FURNISHING OF ALL MATERIAL, LABOR, EQUIPMENT, SUPPLIES, PLANT, TOOLS, SCAFFOLDING, TRANSPORTATION, SUPERINTENDENCE, INSURANCE, TAXES AND ALL OTHER SERVICES, FACILITIES, AND EXPENSES NECESSARY FOR THE FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. WORK ALSO INCLUDES THAT WHICH IS PRODUCED, CONSTRUCTED OR BUILT PURSUANT TO THE CONTRACT DOCUMENTS.
48. SEE THE BUILDING CONSTRUCTION SET OF STRUCTURAL/ARCHITECTURAL PLANS FOR ALL WORK AND SCOPE OF THE MODIFICATIONS SHOWN INCLUDING BUT NOT LIMITED TO PIERS, COLUMNS, FOUNDATIONS, FRAMING, STOREFRONTS, ROOFTOP, UNIT SUPPORT AND INTEGRATED MECHANICAL SYSTEMS PRESENT.
49. ALL COLUMNS/DEMISING PARTITION SHALL BE ENCLOSED IN THE SAME FIRE-RATED CONSTRUCTION AFFORDED TO THE APPROVED BUILDING DESIGN. THE CONTRACTOR SHALL PROVIDE COLUMN, BEAM AND/OR FLOOR ASSEMBLIES WHICH MEET OR EXCEED THE PRESENT CODE REQUIREMENTS AND AS PREVIOUSLY APPROVED FOR EACH RESPECTIVE BUILDING CLASSIFICATION.
50. WHERE ALTERATION WORK IS SHOWN MODIFYING THE EXISTING BUILDING THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXTENDING ALL SERVICES TO THE SPACES SHOWN AND/OR ADDING TO THE PRESENT BUILDING SYSTEMS INCLUDING BUT NOT LIMITED TO SPRINKLERS, HEATING AND VENTILATING DUCTWORK SUPPLY AND RETURNS, FIRE ALARM, HEAT DETECTORS, EMERGENCY LIGHTING, ETC., WHETHER SHOWN OR PART OF TIDE APPROVED DRAWINGS.
51. ALL MECHANICAL/STRUCTURAL AND/OR GENERAL CONSTRUCTION WORK AFFECTED BY THESE MODIFICATIONS SHALL, BE INCLUSIVE OF CHANGES TO WORK SHOWN ON THESE PLANS AND EXISTING WORK SHOWN ON THE PREVIOUSLY APPROVED SET OF CONSTRUCTION PLANS. IN NO CASE SHALL THE TWO SETS OF PLANS BE UTILIZED INDEPENDENTLY WITHOUT ACCOUNTING FOR CHANGES NECESSARY TO PERFORM SUCH WORK OR PROVIDING SUCH AS PER CODE. FAILURE TO DO SO WILL NOT BE CASE FOR ADDITIONAL MONIES.
52. WHERE CLEAR/HOLD DIMENSIONS ARE INDICATED FOR FILE NICHES, CORRIDORS ETC. DIMENSIONS INDICATED MUST BE MAINTAINED.
53. ALL BATHROOMS (EXISTING & NEW) MUST CONFORM TO ANSI A117.1 CURRENT EDITION HANDICAP CODE TO THE FULLEST EXTENT POSSIBLE.
54. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR SHALL-CONTACT AND MEET WITH LANDLORD'S FIELD REPRESENTATIVE FOR A PRECONSTRUCTION MEETING. AT WHICH TIME, HE WILL PRESENT A LIST OF THE NAMES, ADDRESSES, AND TELEPHONE NUMBERS OF THE SUBCONTRACTORS TO BE USED ON THIS PROJECT IF REQUIRED BY BUILDING OWNER.
55. ALL CONTRACTORS SHALL BE BONDABLE, LICENSED CONTRACTORS POSSESSING GOOD LABOR RELATIONS AND MUST BE CAPABLE OF PERFORMING QUALITY WORKMANSHIP AND BE RESPONSIBLE FOR ALL WORK COORDINATING THEIR WORK AND THAT OF OTHER CONTRACTORS WORKING ON THIS PROJECT. EITHER UNDER THEIR EMPLOYMENT OR HIRED DIRECTLY THROUGH THE LANDLORD.
56. THE CONTRACTOR SHALL MAINTAIN WORKMAN'S COMPENSATION AND EMPLOYER'S LIABILITY, (PART A & PART B - $200,000 LIABILITY LIMIT) ALSO GENERAL LIABILITY INSURANCE $5,000,000 LIABILITY LIMIT INCLUDING PRODUCTS COMPLETED OPERATIONS, CONTRACTUAL, INDEPENDENT CONTRACTORS AND PREMISES OPERATIONS COVERAGE, AS WILL PROTECT THE LANDLORD AND TENANT FROM CLAIMS WHICH MAY ARISE FROM OPERATING UNDER THIS CONTRACT, WHETHER SUCH OPERATIONS ARE BY HIMSELF, HIS EMPLOYEES, HIS SUBCONTRACTORS OF ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY HIM OR HIS SUBCONTRACTORS. THE CONTRACTOR SHALL SUBMIT TO THE LANDLORD A CERTIFICATE OF INSURANCE PRIOR TO THE COMMENCEMENT OF ANY WORK. INSURANCE LIMITS TO BE VERIFIED WITH OWNERS. THE ABOVE ARE MINIMUMS.
57. THE TENANT RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THE WORK OF THE PROJECT. **THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK AND ESTABLISHING SCHEDULES FOR ALL TRADES** ; HE SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE INTRODUCTION AND STORAGE OF THEIR MATERIALS AND EQUIPMENT AND THE EXECUTION OF THEIR WORK.
58. THE CONTRACTOR IS TO PROVIDE DEDICATED OUTLETS FOR ALL EQUIPMENT AS SHOWN. COORDINATE SAME WITH TENANT REQUIREMENTS/EQUIPMENT. TENANT IS TO FURNISH THE LANDLORD ALL INTENDED EQUIPMENT POWER REQUIREMENTS/CUTS PRIOR TO THE START OF CONSTRUCTION.
59. THESE DRAWINGS ARE FOR CONSTRUCTION AND ARE TO BE USED IN CONJUNCTION WITH THE STRUCTURAL PLANS, ARCHITECTURAL PLANS, DETAILS/SHOP DRAWINGS APPROVED. THE CONTRACTOR SHALL COORDINATE THESE SYSTEMS PRIOR TO COMMENCEMENT OF ANY WORK. THE ARCHITECT'S RESPONSIBILITIES DURING THE CONSTRUCTION PHASE OF THE WORK.
60. CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT, AND CURRENT BUILDING / LANDLORD RESTRICTIONS.
61. GENERAL CONTRACTOR SHALL APPLY AND PAY FOR ALL UTILITY METERS AND ALL TEMPORARY UTILITY SERVICES, DURING THE CONSTRUCTION PERIOD
62. GENERAL CONTRACTOR SHALL FURNISH AND INSTALL, AS REQUIRED, HAND OPERATED FIRE-EXTINGUISHER, U.L. RATED, AS PER LOCAL CODE REQUIREMENTS, QUANTITY AND LOCATION TO BE DETERMINED BY LOCAL FIRE MARSHALL / APPROVED BY LANDLORD'S REPRESENTATIVE.
63. CONTRACTOR SHALL SUPPLY ALL NAILERS AND GROUNDS FOR FIXTURES FITTINGS, AND EQUIPMENT AS REQUIRED TAKING PRECAUTIONS NOT TO DISTURB ADJACENT PREMISES.
64. ALL FLOOR PENETRATIONS IN THE TOILET ROOM SHALL HAVE WATERTIGHT SLEEVES.
65. NO COMBUSTIBLE WOOD (OF ANY TYPE) SHALL BE PERMITTED ABOVE THE SUSPENDED CEILINGS, WHEN CEILING IS A RETURN AIR PLENUM OR IN ANY CONCEALED SPACES.
66. ALL ROOF CUTS AND PATCHES REQUIRED BY TENANT SHALL BE DONE BY THE LANDLORD'S ROOFING CONTRACTOR AND IN ACCORDANCE WITH THE BUILDING STANDARD DETAILS, PAID BY THE TENANT'S GENERAL CONTRACTOR. COORDINATE SUCH WITH LANDLORD'S REPRESENTATIVE.
67. STRUCTURAL FRAMING FOR ALL NEW HVAC EQUIPMENT SHALL BE SIZED TO MEET ACTUAL UNIT WEIGHTS AND COORDINATED WITH LANDLORDS REPRESENTATIVE AND THE ARCHITECT PRIOR TO INSTALLATION. A SHOP DRAWING SHALL BE PROVIDED INDICATING INSTALLATION DETAIL, LOADS AND STRUCTURAL CALCULATIONS REQUIRED FOR THE OPENING/SIZE AND WEIGHT OF SELECTED UNIT.
68. CONTRACTOR SHALL VERIFY THE EXISTING DIMENSIONS OF THE SPACE, SERVICE LOCATIONS EXISTING, TIE IN REQUIREMENTS AND WORK OF OTHERS WHICH MIGHT AFFECT THEIR WORK. FAILURE TO DO SUCH AND COORDINATE THEIR WORK WITH OTHERS WILL NOT BE ACCEPTED AS CAUSE FOR ADDITIONAL MONIES.

GRA DESIGN STUDIO

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239 US HWY 22; SUITE 301
GREEN BROOK, NJ 08812
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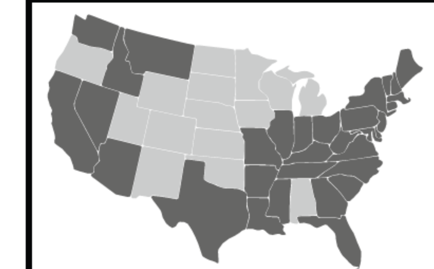

LICENSED IN 35 STATES AND COUNTING

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STATE OF MICHIGAN · GREGORY RALPH · ARCHITECT · No. 1301072639 · LICENSED ARCHITECT

Gregory Ralph
MICHIGAN

LICENSE #:	1301072639
EXPIRATION:	3/08/2026

I HEARBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAW OF THE THIS STATE.

RELEASE TYPE:

	EXISTING CONDITIONS	
	SCHEMATIC DESIGN	
	DESIGN DEVELOPMENT	
	PROGRESS PRINT	
	FULL RELEASE	

ISSUED TO:

N0.	DESCRIPTION	DATE

DESIGNED BY:	JG	DRAWN BY:	CM
CHECKED BY:	JG	APPROVED BY:	JG
PROJECT #:	STQ-0994-0125		

PROJECT:
PLAYA BOWLS

20647 MACK AVE
GROSSE POINTE, MI 48236

SCALE:

DRAWING TITLE:
GENERAL NOTES

SHEET:
A-604

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BUILDING CODES AND STANDARDS USED FOR DESIGN

1. MICHIGAN BUILDING CODE 2015 EDITION
   ASCE 7-10
   OCCUPANCY CATEGORY: II

DESIGN LOADS

1. DESIGN LOADS

ROOF LIVE LOAD:	20 psf
ROOF DEAD LOAD:	20 psf

2. WIND LOAD DESIGN CRITERIA

WIND IMPORTANCE FACTOR, I:	1.0
ULTIMATE WIND SPEED:	115 MPH (3 SEC GUST)
WIND EXPOSURE CATEGORY:	B
GCpi:	+/- 0.18

3. SNOW LOAD DESIGN CRITERIA

SNOW LOAD IMPORTANCE FACTOR, I:	1.0
GROUND SNOW LOAD, Pg:	20 psf
FLAT ROOF SNOW LOAD, Pf:	20 psf
THERMAL FACTOR, Ct:	1.0
EXPOSURE FACTOR, Ce:	1.0

4. SEISMIC LOAD DESIGN CRITERIA

SEISMIC IMPORTANCE FACTOR, I:	1.0
SITE CLASS:	D - ASSUMED
SPECTRAL RESPONSE ACCELERATION:	Ss=0.094g, S1=0.046g Sds=0.100g, Sd1=0.074g
SEISMIC DESIGN CATEGORY:	B

GENERAL STRUCTURAL NOTES

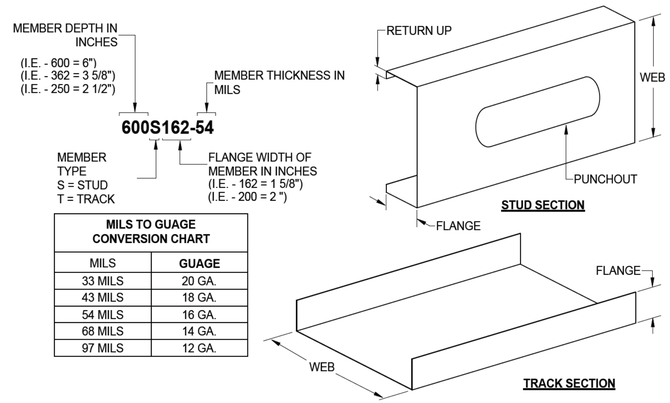
1. THIS DRAWING SET IS TO BE VIEWED AS A WHOLE AND COORDINATED WITH ARCHITECTURAL, MECHANICAL AND OTHER DISCIPLINES. ALL WORK PERTAINING TO A SPECIFIC CONTRACTOR MAY OR MAY NOT BE SHOWN ON SPECIFIC DRAWING SECTIONS. IT IS EACH SUBCONTRACTOR'S RESPONSIBILITY TO PREPARE HIS BID FROM A COMPLETE SET OF PLANS.
2. THE CONTRACTOR SHALL FOLLOW WRITTEN DIMENSIONS ONLY. DO NOT SCALE DRAWINGS. DIMENSIONS NOT SHOWN ON PLAN TO BE COORDINATED WITH ARCHITECTURAL PLANS.
3. WHERE INFORMATION PROVIDED IN THESE STRUCTURAL DRAWINGS CONTRADICTS INFORMATION PROVIDED IN PROJECT SPECIFICATIONS, THE SPECIFICATIONS SHALL TAKE PRECEDENCE.
4. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY AT ANY SIMILAR SITUATION ELSEWHERE ON THE JOB, EXCEPT WHERE A DIFFERENT DETAIL OR SECTION IS SHOWN.
5. THE STRUCTURE SHALL BE ADEQUATELY BRACED AND SHORED DURING ERECTION AGAINST WIND AND ERECTION LOADS. STRUCTURAL MEMBERS ARE DESIGNED FOR "IN-PLACE" LOADS ONLY.
6. THE GENERAL CONTRACTOR SHALL VERIFY ALL OPENING SIZES, PAD SIZES, AND LOCATIONS WITH THE RESPECTIVE CONTRACTORS.
7. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND ACTUAL FIELD CONDITIONS.
8. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS AND INFORMATION.
9. WHERE GENERAL NOTES OR TYPICAL DETAILS CONTRADICT INFORMATION PROVIDED IN BUILDING SECTIONS, THE BUILDING SECTIONS TAKE PRECEDENCE.
10. ALL REINFORCEMENT AND SUBFRAMING INDICATED ON PLAN SHALL BE INSTALLED PRIOR TO PLACING EQUIPMENT.
11. EQUIPMENT WEIGHING LESS THAN 100LBS NOT SHOWN ON PLAN. SEE MECHANICAL DRAWINGS.
12. WEIGHTS SHOWN ON DRAWING INCLUDE WEIGHTS OF UNIT, CURB, AND ALL ACCESSORIES. DO NOT PLACE UNIT WHEN OPERATING WEIGHT EXCEEDS THAT INDICATED. NOTIFY STRUCTURAL ENGINEER.
13. VERIFY LOCATIONS OF ALL MECHANICAL EQUIPMENT WITH MECHANICAL DRAWINGS.
14. FV = FIELD VERIFY
    (E) = EXISTING

EXISTING CONSTRUCTION NOTES

1. ALL DIMENSIONS AND ELEVATIONS TO EXISTING CONSTRUCTION ARE FOR REFERENCE ONLY. FIELD VERIFY DIMENSIONS AND ELEVATIONS PRIOR TO PREPARING SHOP DRAWINGS, FABRICATING MEMBERS (STRUCTURAL ITEMS), AND INSTALLATION.
2. ALL HOLES THROUGH EXISTING CONSTRUCTION SHALL BE CORE-DRILLED OR SAWCUT. DO NOT CUT ANY REINFORCING STEEL WHILE DRILLING INTO EXISTING CONCRETE. DO NOT TORCH CUT.
3. PRIOR TO SUBMITTING SHOP DRAWINGS TO ARCHITECT AND ENGINEER OF RECORD FOR APPROVAL, CONTRACTOR SHALL VERIFY DIMENSIONS BETWEEN NEW CONSTRUCTION AND EXISTING CONSTRUCTION, AND FORWARD TO FABRICATOR FOR THEIR REFERENCE.
4. NOTIFY STRUCTURAL ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND STRUCTURAL DRAWINGS.
5. FOR ALL EXISTING CONSTRUCTION: DUE TO LIMITED OBSERVATION, OR NOT BEING ABLE TO VISIT THE EXISTING BUILDING DURING THE PREPARATION OF THESE DOCUMENTS, CASE ENGINEERING HAS ASSUMED THE EXISTING STRUCTURE IS IN LIKE-NEW CONDITION WITH NO CORROSION, DETERIORATION, OR DAMAGE, AND WAS CONSTRUCTED PER ANY ORIGINAL CONSTRUCTION DOCUMENTS PROVIDED (IF ANY EXIST). CONTRACTOR SHALL VERIFY THESE ASSUMPTIONS TO THE BEST OF THEIR ABILITY AND NOTIFY THE ENGINEER OF ANY CONCERNS, ISSUES, OR DISCREPANCIES.
6. CONTRACTOR TO VERIFY TOP OF ROOF SLOPE IS AT LEAST ¼" PER FOOT AFTER PLACEMENT OF ANY NEW LOADS APPLIED TO ROOF OR HUNG FROM ROOF FRAMING. LOADS FROM NEW OR REPLACED ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO, ROOF TOP MECHANICAL UNITS (RTU'S) AND ASSOCIATED DUCTWORK, HUNG HOODS, MAKE-UP AIR UNITS, CONDENSERS, COMPRESSORS, EXHAUST FANS, HUNG TRANSFORMERS, ROOFTOP GENERATOR(S), RE-ROOF MATERIALS, NEW CEILINGS, HUNG SIGNAGE, HUNG SPRINKLER PIPING, ETC. ALSO VERIFY THAT ALL ROOF DRAINS INCLUDING INTERIOR PRIMARY AND SECONDARY EMERGENCY OVERFLOW DRAINS AND ANY WALL SCUPPERS ARE CLEAR AND FREE-DRAINING. REPORT RESULTS IN WRITING TO ARCHITECT AND STRUCTURAL ENGINEER AS SOON AS PRACTICAL DURING THE CONSTRUCTION PROCESS.

COLD-FORMED STEEL FRAMING NOTES

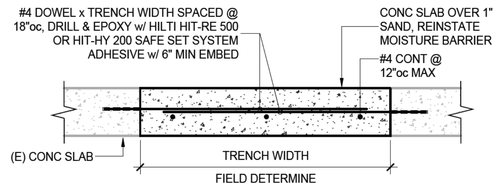
1. STEEL FOR COLD-FORMED SECTIONS, AND STEEL SHEET AND PLATE USED IN COLD-FORMED STEEL CONSTRUCTION SHALL CONFORM TO SECTION A2.1 OF AISI STANDARD: "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS", LATEST EDITION.
2. ALL 12, 14, AND 16 GAUGE MEMBERS SHALL MEET THE REQUIREMENTS OF ASTM A1003, GRADE ST50H (MINIMUM YIELD OF 50,000 psi). ALL 18 AND 20 GAUGE MEMBERS SHALL MEET THE REQUIREMENTS OF ASTM A1003 GRADE ST33H (MINIMUM YIELD OF 33,000 psi).
3. SCREWS FOR COLD-FORMED STEEL CONSTRUCTION SHALL BE ITW BUILDEX TEK SCREWS (ICC ESR-1976) OR APPROVED EQUAL.
4. ALL SCREWS SHALL BE INSTALLED SO THAT HEADS ARE FLUSH WITH OUTSIDE MATERIAL. DO NOT OVERDRIVE SCREWS. SCREWS WITH WING-TIPS ARE NOT PERMITTED IN SHEAR WALLS OR DIAPHRAGMS.
5. SCREW FASTENERS MUST BE INSTALLED PERPENDICULAR, FULLY SEATED AND WITH A MINIMUM (3) SCREW THREADS EXPOSED BACKSIDE OF CONNECTION (UNO).
6. SECTION PROPERTIES ARE ASSUMED TO BE IN ACCORDANCE WITH THE AMERICAN IRON AND STEEL INSTITUTE "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" 2012 EDITION WITH SUPPLEMENTS. THE CONTRACTORS IS TO VERIFY THAT THE MATERIALS INSTALLED MEET OR EXCEED THESE DESIGN VALUES.
7. MECHANICAL BRIDGING SHALL BE USED IN ALL CASES WHERE INDICATED. INSTALLATION OF BRIDGING MUST BE COMPLETED BEFORE ANY LOADS ARE APPLIED TO THE SYSTEM. ALL BRIDGING SHALL BE TERMINATED AT JAMBS, CORNER STUDS OR COLUMNS. BRIDGING ENDS SHALL NOT HANG LOOSE. STUDS SHALL BE BRACED AGAINST ROTATION.
8. ALL FRAMING COMPONENTS SHALL BE CUT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS. STUD ENDS MUST SEAT TIGHTLY INTO TRACKS IN ALL BEARING APPLICATIONS.
9. NO SPLICES IN STUDS, JOISTS, HEADERS, OR OTHER LOAD CARRYING MEMBERS MAY BE MADE WITHOUT PRIOR ENGINEERING REVIEW AND SPECIFIC DETAILS FOR ANY SUCH REVISION TO THE ORIGINAL DESIGN.
10. ALL WELDING SHALL BE PERFORMED BY AWS WELDERS QUALIFIED FOR WELDING COLD-FORMED STEEL CONFORMANCE WITH AWS D1.3 USING E60 ELECTRODES, UNLESS OTHERWISE NOTED. STEEL REQUIRING WELDING SHALL BE 16ga MINIMUM.
11. ALL COLD-FORMED STUDS AND JOISTS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS REGARDING MINIMUM INSTALLATION STANDARDS FOR BEARING, BRIDGING, AND BRACING.
12. BOTTOM TRACK TO MATCH STUD GAUGE WITH A MINIMUM 1-1/4" FLANGE UNLESS OTHERWISE NOTED.
13. ALL EXTERIOR WALLS TO HAVE HORIZONTAL BRIDGING @ 4'-0" MAXIMUM.



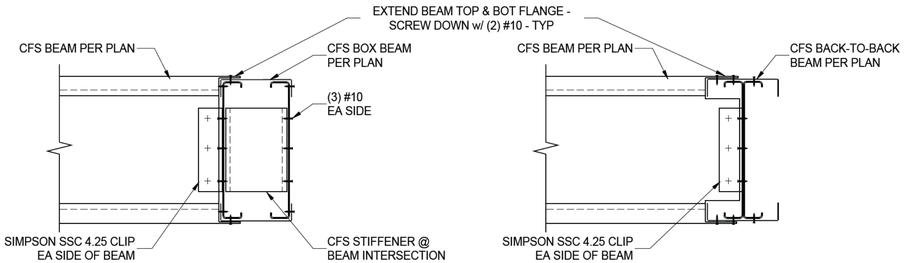
MILS TO GUAGE CONVERSION CHART	
MILS	GUAGE
33 MILS	20 GA.
43 MILS	18 GA.
54 MILS	16 GA.
68 MILS	14 GA.
97 MILS	12 GA.

A S1 TYP LT GAUGE STEEL CONVERSION CHART
N.T.S.

NOTES:
1. NEW SLAB TO BE 4,000 PSI MIN.
2. MATCH EXISTING SLAB DEPTH.
3. COORD w/ARCH & PLUMBING DRAWINGS.

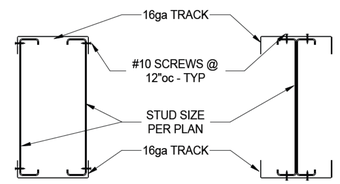


B S1 TYP SLAB REPAIR DETAIL
N.T.S.



BOX BEAM CONN **BACK-TO-BACK BEAM CONN**

C S1 TYPICAL CFS BEAM CONNECTION DETAIL
N.T.S.



BOX BEAM/BOX COLUMN **BACK-TO-BACK BEAM**

D S1 TYPICAL BUILT UP MEMBER CONSTRUCTION DETAIL
N.T.S.

GRA DESIGN STUDIO
GREGORY RALPH ARCHITECT
1924 ROUTE 22 EAST
BOUND BROOK, NJ 08805
TEL: 908 731 1626
GREG@GRALPHARCHITECT.COM

LICENSED IN 35 STATES AND COUNTING

07/10/25

LICENSE #
EXPIRATION: 09/29/25

I HEARBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAW OF THE THIS STATE.

RELEASE TYPE:

EXISTING CONDITIONS	
SCHEMATIC DESIGN	
DESIGN DEVELOPMENT	
PROGRESS PRINT	
FULL RELEASE	

ISSUED TO:

NO.	DESCRIPTION	DATE

DESIGNED BY: AG DRAWN BY: RRR
CHECKED BY: AG APPROVED BY: KL
PROJECT #: STQ-0994-0125

PROJECT:
PLAYA BOWLS GROSSE POINT

20647 MACK AVE
GROSSE POINTE, MI 48236

SCALE: As indicated

DRAWING TITLE:
GENERAL NOTES

SHEET:
S1

CASE Engineering Inc.
796 Merus Court
St. Louis, MO 63026
T 636.349.1600
F 636.349.1730
CERTIFICATE OF AUTHORITY NO. 802229007

CASE PROJECT #: GRA-MI-04-25 R24

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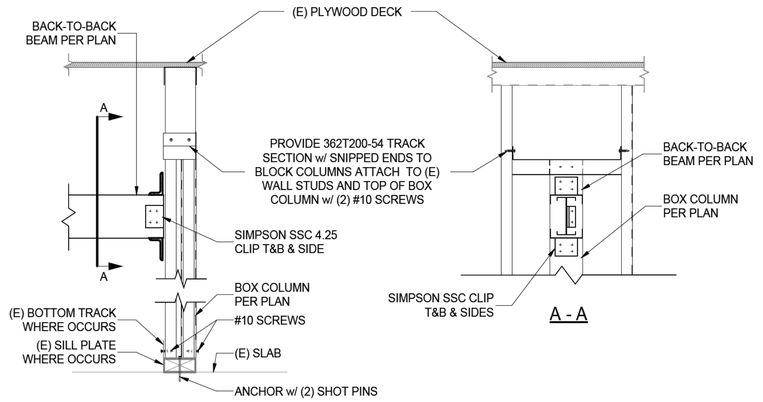
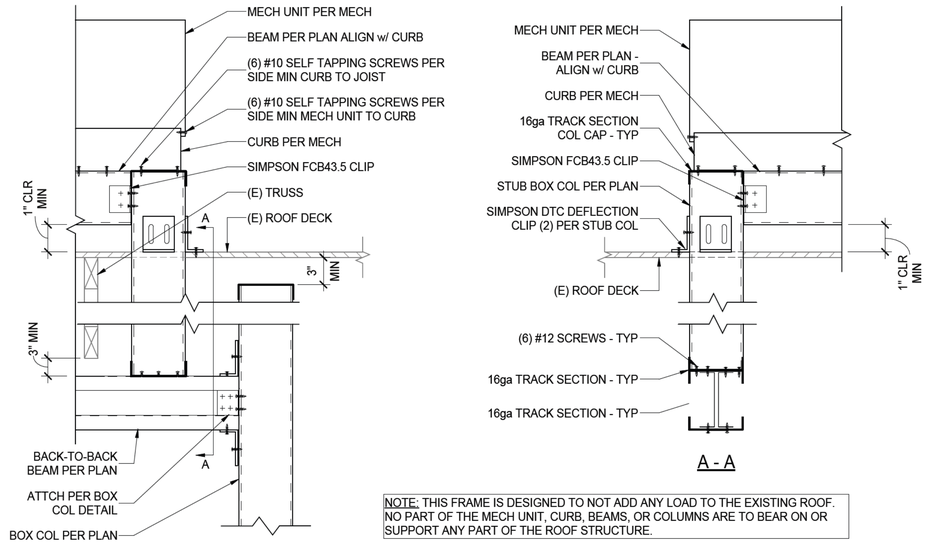


A / S2 TYPICAL BOX COLUMN DETAIL

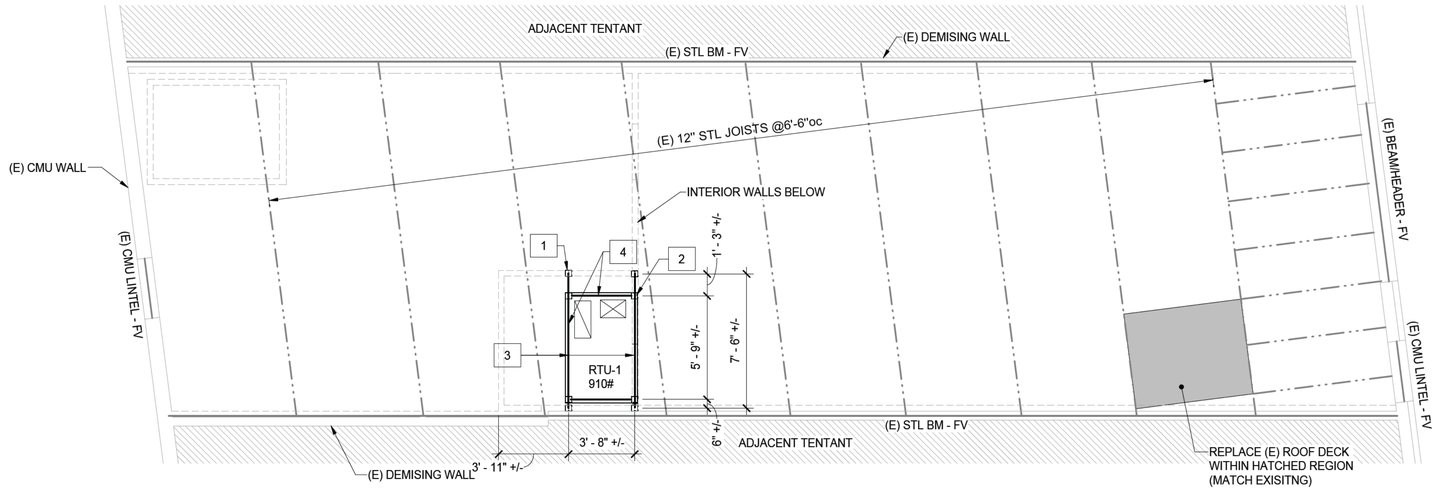
N.T.S.



NOTE: THIS FRAME IS DESIGNED TO NOT ADD ANY LOAD TO THE EXISTING ROOF. NO PART OF THE MECH UNIT, CURB, BEAMS, OR COLUMNS ARE TO BEAR ON OR SUPPORT ANY PART OF THE ROOF STRUCTURE.

B / S2 TYPICAL SELF SUPPORTING MECHANICAL UNIT DETAIL

N.T.S.



SELF-SUPPORTING CALLOUT SCHEDULE

MARK	DESCRIPTION	REMARKS:
1	(2) 362S200-54 BOXED COL (4 THUS)	N/A
2	(2) 600S200-54 BOXED STUB-COL (4 THUS)	N/A
3	(2) 600S200-54 BACK-TO-BACK BM UNDER ROOF DECK	N/A
4	(2) 600S200-54 BACK-TO-BACK BM UNDER EA EDGE OF UNIT CURB	N/A

PARTIAL EXISTING ROOF FRAMING PLAN

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

PLAN NOTES:

1. SEE SHEET S1 - S2 FOR GENERAL NOTES AND TYPICAL DETAILS.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO BEGINNING CONSTRUCTION.
3. REFERENCE MECHANICAL DRAWINGS FOR EXACT WEIGHTS AND LOCATIONS OF MECHANICAL EQUIPMENT.
4. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, SECTIONS, AND ELEVATIONS NOT SHOWN HEREON.
5. ALL NEW AND EXISTING MECHANICAL EQUIPMENT MOUNTED TO OR HUNG FROM EXISTING STRUCTURE THAT HAS BEEN ACCOUNTED FOR IN STRUCTURAL CAPACITY ANALYSIS IS SHOWN ON FRAMING PLAN. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT AND ENGINEER OF RECORD IMMEDIATELY IF EQUIPMENT EXISTS THAT IS NOT SHOWN ON PLAN.

GRA DESIGN STUDIO
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DESIGNED BY:	AG	DRAWN BY:	RRR
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PROJECT #:	STQ-0994-0125		

PROJECT:

PLAYA BOWLS
GROSSE POINTE

20647 MACK AVE
GROSSE POINTE, MI 48236

SCALE: As indicated

DRAWING TITLE:

PARTIAL EXISTING
ROOF FRAMING PLAN

SHEET:

S2

CASE Engineering Inc.
796 Merus Court
St. Louis, MO 63026
T 636.349.1600
F 636.349.1730
CERTIFICATE OF AUTHORITY NO. 802229007

CASE PROJECT #: GRA-MI-04-25 R24

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MECHANICAL SPECIFICATIONS

1. GENERAL
   - A. THE GENERAL CONDITIONS OF THE GENERAL SPECIFICATIONS, AND ALL APPLICABLE INSTRUCTIONS TO BIDDERS SHALL BE PART OF THESE SPECIFICATIONS.
   - B. "PROVIDE" AS USED HEREIN MEANS TO FURNISH AND INSTALL COMPLETE.
   - C. "FURNISH" AS USED HEREIN MEANS TO PURCHASE AND DELIVER TO THE PROJECT SITE IN UNDAMAGED CONDITION. WHERE APPLICABLE, SUBMIT FOR REVIEW AND APPROVAL AND COORDINATE WITH THE CONTRACT DOCUMENTS.
   - D. "INSTALL" AS USED HEREIN MEANS TO STORE AND PROTECT FROM DAMAGE, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS, AND MAKE ALL CONNECTIONS COMPLETE.
   - E. THE TERM "CONTRACTOR" AS USED HEREIN MEANS ANY CONTRACTOR OR SUBCONTRACTOR CONTRACTED TO PERFORM WORK INCLUDED IN AND DEFINED BY THIS SECTION.
   - F. MECHANICAL WORK SHALL BE PROVIDED IN STRICT COMPLIANCE WITH THE FOLLOWING CODES AND ALL APPLICABLE LOCAL ORDINANCES, STATE LAWS AND FEDERAL LAWS.
     - INTERNATIONAL MECHANICAL CODE (IMC) - 2021
     - FIRE CODE (NFPA 1) - 2015
     - INTERNATIONAL BUILDING CODE (IBC) - 2021
     - INTERNATIONAL ENERGY CODE (IECC) - 2021

4. PRIOR TO BIDDING:
   - A. THOROUGHLY REVIEW THE BID INSTRUCTIONS INCLUDING ALL CIVIL, ARCHITECTURAL, STRUCTURAL, AND MEP CONSTRUCTION DOCUMENTS. OBTAIN AND THOROUGHLY EXAMINE THE MANUFACTURERS' WRITTEN INSTALLATION INSTRUCTIONS, DETAILS, AND REQUIREMENTS FOR THE SCHEDULED AND SPECIFIED EQUIPMENT AND MATERIALS. FOR AMBIGUOUS, CONTRADICTORY, OR CONFLICTING ITEMS WITHIN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL REQUEST CLARIFICATION IN A WRITTEN "REQUEST FOR INFORMATION" (RFI), AT LEAST FIVE (5) WORKING DAYS PRIOR TO BID DATE. RFI-RELATED WORK NOT CLARIFIED PRIOR TO BID SHALL BE PROVIDED PER THE ARCHITECT (ENGINEER) IN STRICT ACCORDANCE WITH THE MOST STRINGENT MATERIALS, EQUIPMENT, AND SCOPE OF WORK.
   - B. IF THE CONTRACTOR BELIEVES THE DRAWINGS AND SPECIFICATIONS CONFLICT WITH CODE REQUIREMENTS, IMMEDIATELY NOTIFY THE ARCHITECT (ENGINEER) IN WRITING.
   - C. NO ALLOWANCES WILL BE MADE DUE TO CONTRACTOR'S UNFAMILIARITY WITH THE CONSTRUCTION DOCUMENTS OR FOR THE FAILURE OF THE CONTRACTOR TO OBTAIN CLARIFICATIONS PRIOR TO BID.
   - D. VISIT THE JOB SITE AND THOROUGHLY INVESTIGATE CONDITIONS. THE LACK OF SPECIFIC INFORMATION ON THE DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY.
   - E. REFER TO APPLICABLE CODES CITED IN CONSTRUCTION DOCUMENTS, EXAMINE GOVERNING STATE AND LOCAL CODES, AND LOCAL REGULATIONS AND ORDINANCES, AND PROVIDE ALL EQUIPMENT AND INSTALLATION IN STRICT ACCORDANCE WITH SAME.
   - F. REFER TO CONSTRUCTION DOCUMENTS FOR SCHEDULED AND SPECIFIED MATERIALS AND EQUIPMENT. INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS AND DETAILS.
   - G. ALL WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH THE LANDLORD'S CONSTRUCTION CRITERIA AND TENANT/LANDLORD AGREEMENT. THIS CONTRACTOR SHALL EXAMINE THE LANDLORD CRITERIA AND TENANT/LANDLORD AGREEMENT AND THEY SHALL BE PART OF THESE SPECIFICATIONS. NO ALLOWANCES WILL BE MADE DUE TO CONTRACTOR'S UNFAMILIARITY WITH THESE DOCUMENTS.

3. BIDDING
   - A. SUBMISSION OF A BID ACKNOWLEDGES THAT THE CONTRACTOR HAS REVIEWED THE BID INSTRUCTIONS, HAS VISITED THE SITE, EXAMINED ALL CONSTRUCTION DOCUMENTS, AND AGREES TO ALL ITEMS AND CONDITIONS WITHIN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR'S BID SHALL INCLUDE ALL MECHANICAL WORK IN THE CONSTRUCTION DOCUMENTS, INCLUDING MECHANICAL WORK RELATED TO EQUIPMENT FURNISHED/PROVIDED BY OTHERS.

4. PERMITS
   - A. UNLESS OTHERWISE CONFIRMED IN WRITING WITH ARCHITECT AND PERMITTING EXPEDITERS, GC SHALL SECURE AND PAY FOR ALL PERMITS, LICENSES, AND INSPECTIONS REQUIRED BY THE AHJ FOR THIS WORK.

5. SUBSTITUTIONS
   - A. MANUFACTURERS' EQUIPMENT, APPLIANCES, AND MATERIALS SCHEDULED, NOTED, AND SPECIFIED IN THE CONSTRUCTION DOCUMENTS ARE THE DESIGN STANDARD. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT OR ENGINEER. IN BIDDING, CONTRACTOR SHALL NOT ASSUME ACCEPTANCE OF SUBSTITUTIONS. CONTRACTOR MUST STATE IN SUBSTITUTION REQUEST: "PROPOSED SUBSTITUTIONS ARE OF EQUAL OR HIGHER QUALITY, EFFICIENCY AND DEPENDABILITY COMPARED TO THE SPECIFIED EQUIPMENT AND MATERIAL. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ADDITIONAL ENGINEERING COSTS AND COSTS TO OTHER CONTRACTORS DUE TO SUBSTITUTIONS." IF DEEMED NECESSARY BY THE ARCHITECT OR ENGINEER, SUBSTITUTIONS WHICH ARE NOT APPROVED OR NOT EQUAL TO DESIGN STANDARD SHALL BE REMOVED AND THE SCHEDULED, NOTED, AND SPECIFIED EQUIPMENT AND MATERIALS SHALL BE INSTALLED AT CONTRACTOR'S EXPENSE. SUBMITTING CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ADDITIONAL ENGINEERING COSTS AND COSTS TO OTHER CONTRACTORS DUE TO SUBSTITUTIONS.

6. UTILITIES
   - A. THE UTILITY INFORMATION NOTED AND SPECIFIED IN THE CONSTRUCTION DOCUMENTS ARE THE DESIGN STANDARD AND AS ACCURATE AS COULD BE SECURED BUT IS NOT GUARANTEED. PRIOR TO INSTALLING ANY UTILITY-RELATED WORK, THIS CONTRACTOR SHALL CONTACT THE LOCAL UTILITY - IN WRITING - TO COORDINATE AND CONFIRM THE SERVICE AND CONNECTION REQUIREMENTS WITH THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL REQUEST THE UTILITY SERVICE AND CONNECTION IN AMPLE T ME TO MEET THE CONSTRUCTION SCHEDULE. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE ACTUAL UTILITY SERVICE CONNECTION SHALL BE SUBMITTED WITHOUT DELAY TO THE ARCHITECT (ENGINEER) IN WRITING, AS A "REQUEST FOR INFORMATION" (RFI). RFI-SUBJECT UTILITY WORK MUST BE RESOLVED WITH THE ARCHITECT (ENGINEER) PRIOR TO INSTALLATION. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY AND ALL COSTS FOR WORK NOT COORDINATED WITH THE UTILITY AND NOT SUBMITTED TO THE ARCHITECT (ENGINEER) FOR RESOLUTION.

7. SCHEDULING
   - A. ALL PERFORMANCE OF CONSTRUCTION SHALL BE AS REQUIRED BY THE PACE OF THE GENERAL CONSTRUCTION, AS SCHEDULED BY THE GC. PROVIDE COMPLETE INFORMATION AND FULL COOPERATION WITH OTHER CONTRACTORS AND TRADES, AS REQUIRED FOR THE TIMELY COMPLETION AND COORDINATION OF THE COMPLETE PROJECT.
   - B. PROVIDE ALL TESTS AND INSPECTIONS REQUIRED BY AHJ.
   - C. PROVIDE A SIGNED CERTIFICATE OF INSPECTION AT THE PROJECT COMPLETION.

8. SCOPE
   - A. PROVIDE PERMIT(S), INSPECTIONS, FINAL CERTIFICATE(S) OF INSPECTION BY AHJ, PERMIT AND INSPECTION FEES, AND ALL MATERIALS, EQUIPMENT, RIGGING, AND LABOR NECESSARY FOR A COMPLETE AND FULLY OPERATING HVAC SYSTEM.
   - B. STRUCTURAL ENGINEERING FOR THE SUPPORT AND MOUNTING OF THE SCHEDULED AND SPECIFIED MATERIALS AND EQUIPMENT IS THE RESPONSIBILITY OF OTHERS . THE MECHANICAL CONSTRUCTION DOCUMENTS DO NOT INCLUDE STRUCTURAL ENGINEERING FOR SUPPORT OF MECHANICAL EQUIPMENT, APPLIANCES, OR SYSTEMS.
   - C. THROUGHOUT CONSTRUCTION, THIS CONTRACTOR'S WORK SHALL INCLUDE ONGOING COORDINATION OF THIS WORK WITH THE CONSTRUCTION DOCUMENTS, THE WORK OF ALL OTHER TRADES, AND WITH UTILITY SERVICE(S) AND UTILITY CONNECTION(S). FOR AMBIGUOUS, CONTRADICTORY, OR CONFLICTING ITEMS WITHIN THE CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED TO THE ACTUAL UTILITY SERVICE AND CONNECTION REQUIREMENTS, THE CONTRACTOR SHALL REQUEST CLARIFICATION IN A WRITTEN "REQUEST FOR INFORMATION" (RFI). RFI SHALL BE ISSUED WITHOUT DELAY AND PRIOR TO PROCEEDING WITH ANY RFI-SUBJECT WORK. RFI NOT CLARIFIED PRIOR TO BID SHALL BE PROVIDED PER THE ARCHITECT (ENGINEER) IN STRICT ACCORDANCE WITH THE MOST STRINGENT MATERIALS, EQUIPMENT, AND SCOPE OF WORK, AT NO ADDITIONAL COST TO THE OWNER.
   - D. PROVIDE HOISTING FOR ALL MATERIALS AND EQUIPMENT FURNISHED AND/OR INSTALLED, IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL RULES AND REGULATIONS.
   - E. INSTALL ALL WORK AND EQUIPMENT RIGID, DEAD LEVEL, PLUMB, AND TRUE-TO-LINE. UNLESS NOTED OTHERWISE, SUPPORT AND MOUNTING OF EQUIPMENT, DUCT, PIPING, ETC., ARE THIS CONTRACTOR'S MEANS AND METHODS. THE CONTRACTOR SHALL UNDERSTAND THE SPECIFIED AND SCHEDULED EQUIPMENT AND MATERIALS AND MEANS AND METHODS OF INSTALLATION. THIS CONTRACTOR SHALL PROVIDE ALL ACCESSORIES REQUIRED FOR PROPER SUPPORT WHETHER SHOWN ON THE DRAWINGS OR NOT. IF SUPPORTS ARE REQUIRED, CONTRACTOR SHALL SUBMIT DRAWINGS TO THE ARCHITECT FOR APPROVAL.
   - F. PROVIDE ACCESSORY MOUNTING HARDWARE INCLUDING BUT NOT L MITED TO STRUCTURAL STEEL, STRUT SYSTEMS, ALL THREAD RODS, AND BRACES, AS REQUIRED TO MOUNT EQUIPMENT. PROVIDE STEEL SHAPES AND FRAMES TO SUPPORT EQUIPMENT WHERE NEEDED. ALL SYSTEMS SHALL BE SUPPORTED INDEPENDENT OF AND ISOLATED FROM EQUIPMENT VIBRATION.
   - G. PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' PRINTED INSTALLATION AND MAINTENANCE LITERATURE. COMPONENTS REQUIRING PERIODIC MAINTENANCE OR ADJUSTMENTS SHALL BE INSTALLED AS TO PERMIT ACCESS WITHOUT DAMAGE TO STRUCTURE, FINISHES, OR OTHER EQUIPMENT.
   - H. PROVIDE ALL LABOR, EQUIPMENT AND MATERIAL REQUIRED FOR THE REINSTALLATION AND RE-SUPPORT OF EXISTING SERVICES (DUCTWORK, ELECTRICAL CONDUIT, PIPING, EXISTING EQUIPMENT, ETC.) DISTURBED BY THE INSTALLATION OF NEW WORK UNDER THIS CONTRACT, INCLUDING THE WORK OF OTHER TRADES.
   - I. DEMOLITION: REFER TO THE ARCHITECTURAL DRAWINGS FOR THE GENERAL SCOPE OF DEMOLITION. THIS CONTRACTOR SHALL DISCONNECT AND CAREFULLY REMOVE ALL EXISTING HVAC EQUIPMENT LOCATED IN DEMOLISHED AREAS INCLUDING ROOF, PLENUMS, CEILINGS, WALLS, AND FLOORS. U.N.O., DISCONNECT AND REMOVE EXISTING HVAC SYSTEMS COMPLETE, INCLUDING EQUIPMENT, CURBS, DUCTS, INSULATION, AIR DEVICES, AND PIPING LOCATED IN THESE AREAS. ALL HVAC SYSTEM COMPONENTS INCLUDING AIR TERMINAL UNITS, FANS, MOTORS, CONTROL DEVICES AND SENSORS, DAMPERS, ACTUATORS, HANGERS, RESTRAINTS, MOUNTING HARDWARE, ETC., SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THIS CONTRACTOR.
   - J. UNLESS NOTED OTHERWISE, ABANDONMENT IN PLACE (AIP) IS NOT ACCEPTABLE. UNUSED EQUIPMENT, DUCT, PIPING, AND OTHER COMPONENTS WITHIN OR SERVING THIS SPACE MUST BE COMPLETELY REMOVED TO POINT OF ORIGIN. ENDS OF SYSTEMS BEYOND GENERAL SCOPE OF DEMOLITION MAY BE ABANDONED ONLY WITH WRITTEN APPROVAL OF ARCHITECT (ENGINEER). WHERE THESE ABANDONED ENDS TERMINATE, TRIM CLEANLY AND PROPERLY CAP OR SEAL IN AN APPROVED MANNER, LEAVING TERMINATION SAFE AND SECURE BEHIND NEW FINISHES. MAINTAIN SYSTEM CONTINUITY TO HVAC SYSTEMS SERVING AREAS BEYOND GENERAL DEMOLITION, AS NEEDED. THIS INCLUDES BUT IS NOT LIMITED TO REMOVAL, MODIFICATION AND/OR REINSTALLATION OF EQUIPMENT, AS NEEDED. COMPLETION OF THIS PROJECT SHALL INCLUDE RETURNING THESE ADJACENT AREAS TO FULLY FUNCTIONING OPERATION.
   - K. CONTRACTOR SHALL PROVIDE DAILY CLEAN-UP, REMOVAL AND LEGAL DISPOSAL OF ALL RUBBISH GENERATED BY THIS WORK.
   - L. AS-BUILT DRAWINGS: DURING CONSTRUCTION, AS WORK PROCEEDS, MAINTAIN AS-BUILT MARK-UPS OF ACTUAL INSTALLATION. AT CONSTRUCTION COMPLETION AND PRIOR TO TURNOVER TO OWNER , PROVIDE FINAL MARK-UPS IN PDF AND DWG FORMAT TO ARCHITECT AND ENGINEER.
   - M. PROVIDE FINAL CONNECTIONS TO EQUIPMENT FURNISHED/PROVIDED BY OTHERS, AS NOTED (GAS FIRED EQUIPMENT, COMMERCIAL KITCHEN EQUIPMENT, LAUNDRY EQUIPMENT, ETC.).
   - N. DO NOT ROUTE ANY PIPING OR DUCTWORK ABOVE ELECTRICAL PANELS.
   - O. UNLESS NOTED OTHERWISE, ALL DUCT AND PIPE SHALL BE RUN PARALLEL TO OR AT RIGHT ANGLES TO WALLS, BEAMS, OR COLUMNS. PIPE SHALL BE RUN AS DIRECT AS POSSIBLE - AVOID UNNECESSARY OFFSETS AND MAXIMIZE HEADROOM.
   - P. PRIOR TO ORDERING EQUIPMENT, THIS CONTRACTOR SHALL PROVIDE FINAL COORDINATION OF ELECTRICAL POWER REQUIREMENTS WITH THE ELECTRICAL CONTRACTOR.
   - Q. CONTRACTOR SHALL MAINTAIN ACTIVITIES WITHIN AREA APPROVED BY OWNER OR GC. CONTRACTOR'S ACTIVITIES SHALL NOT INTERFERE WITH THE OWNER'S OPERATIONS, EXCEPT AS APPROVED.
   - R. EXCEPT THOSE COORDINATED AND APPROVED BY THE G.C., CONTINUITY OF ALL BUILDING SERVICES AND UTILITIES SERVING BUILDING FACILITIES SHALL BE MAINTAINED UNINTERRUPTED AT NO ADDITIONAL COST. PROVIDE ALL NECESSARY CROSS CONNECTIONS AND TEMPORARY CONNECTIONS REQUIRED TO PERFORM THE CONSTRUCTION, AS DETERMINED BY THE G.C., AND NEEDED TO MAINTAIN CONTINUITY OF THE BUILDING SERVICE(S). THIS CONTRACTOR SHALL SCHEDULE WORK SUCH THAT ANY AND ALL CONNECTIONS, AND/OR REARRANGEMENT OF EXISTING EQUIPMENT, PIPING, ETC., SHALL ASSURE FULL RESUMPTION OF SERVICE(S) AT THE G.C.'S DESIGNATED TIME.

9. CODE REQUIREMENTS
   - A. ALL WORK SHALL COMPLY WITH THE CONSTRUCTION DOCUMENTS OR, AS DIRECTED BY THE ARCHITECT (ENGINEER), AND SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF THE AHJ, WHETHER SO SHOWN OR NOT. CONTRACTOR SHALL BE FAMILIAR WITH PROVISIONS OF ALL APPLICABLE CODES AND SHALL ENSURE THE WORK COMPLIES WITH ALL LOCAL, STATE AND FEDERAL CODES, TRADE STANDARDS AND MANUFACTURER'S RECOMMENDATIONS. IF CONTRACTOR BELIEVES THE DRAWINGS AND/OR SPECIFICATIONS CONFLICT WITH CODE REQUIREMENTS, IMMEDIATELY NOTIFY THE G.C. IN WRITING. DO NOT INSTALL WORK NOT COMPLYING WITH CODE REQUIREMENTS. IN CASE OF CONFLICT BETWEEN THE CONSTRUCTION DOCUMENTS AND THE CODES AND ORDINANCES, THE HIGHEST STANDARD SHALL APPLY. AS A MINIMUM STANDARD, CONTRACTOR SHALL SATISFY CODE REQUIREMENTS. ALL MODIFICATIONS REQUIRED BY AHJ SHALL BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. BEFORE COMMENCING WORK NOT SHOWN IN DOCUMENTS BUT REQUIRED TO ACHIEVE FULL COMPLIANCE WITH CODES, CONTRACTOR SHALL NOTIFY ARCHITECT (ENGINEER).

10. CUTTING & PATCHING
    - A. CORE-DRILL OR SAW-CUT EXISTING FLOORS, WALLS, ROOF, ETC., AS REQUIRED FOR EQUIPMENT, PIPE, OR DUCTWORK. PRIOR TO CUTTING, PERFORM NON-DESTRUCTIVE TESTING TO VERIFY LOCATION OF PIPING, CONDUIT, AND STRUCTURAL COMPONENTS. NOTIFY ARCHITECT (ENGINEER) OF ANY DISCREPANCIES. PATCH SURROUNDING AREAS FLUSH WITH ADJACENT SURFACE AND READY TO RECEIVE FINISH. PATCH AND REPAIR ROOF TO MATCH EXISTING ROOFING.

11. FIRE STOPPING
    - A. PROVIDE FIRE STOPPING FOR PENETRATIONS OF DUCT, PIPING, AND OTHER MECHANICAL EQUIPMENT THROUGH FIRE-RATED VERTICAL BARRIERS (WALLS AND PARTITIONS), HORIZONTAL BARRIERS (FLOOR/CEILING ASSEMBLIES), AND VERTICAL SERVICE SHAFT WALLS AND PARTITIONS. (WHERE THIS WORK IS BEING PERFORMED UNDER A GC, PRIOR TO INSTALLATION, THIS CONTRACTOR SHALL COORDINATE FIRESTOPPING WITH GC). FIRESTOP SYSTEM INSTALLATION MUST MEET REQUIREMENTS OF ASTM E 814 OR UL 1479 TESTED ASSEMBLIES THAT PROVIDE A FIRE RATING EQUAL TO OR GREATER THAN THAT OF CONSTRUCTION BEING PENETRATED. INSTALL IN STRICT ACCORDANCE WITH UL FIRE RESISTANCE DIRECTORY, AHJ, AND MANUFACTURER'S SPECIFIED REQUIREMENTS. ONLY TESTED FIRESTOP SYSTEMS BY "3M", "HILTI", OR EQUAL SHALL BE USED. REFER TO ARCHITECTURAL DRAWINGS FOR ASSEMBLY RATING.

12. MATERIALS AND WORKMANSHIP
    - A. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE NEW U.N.O., FREE OF DEFECTS, AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND DETAILS, AND INDEPENDENTLY TESTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY - UNDERWRITERS LABORATORIES (UL) OR INTERTEK (ETL). ALL LIKE MATERIALS USED SHALL BE OF THE SAME MANUFACTURE AND QUALITY U.N.O.
    - B. ALL MATERIALS WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723. ALL MATERIALS INSTALLED IN PLENUM SPACES SHALL BE LISTED AND LABELED FOR SUCH APPLICATION.
    - C. ALL WORK SHALL BE SUPERVISED BY THE INSTALLING CONTRACTOR'S COMPETENT AND SKILLED FOREMAN. ALL WORK SHALL BE PERFORMED BY COMPETENT AND SKILLED WORKERS, WITH ALL TRADE AND MANUFACTURER REQUIRED TRAINING, AND EXECUTED IN A NEAT AND WORKMANLIKE MANNER. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE BEST QUALITY STANDARDS OF THE TRADE AND IN CONFORMANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES AND STANDARDS, INCLUDING APPLICABLE OSHA REGULATIONS. PROPERLY PROTECT WORK DURING CONSTRUCTION. AT CONSTRUCTION COMPLETION, THOROUGHLY CLEAN WORK AND REMOVE ALL DEBRIS FROM THE PREMISES.

13. PROTECTION OF WORK AND PROPERTY
    - A. PROTECT ALL WORK FROM DAMAGE AND PROTECT THE OWNER'S PROPERTY FROM DIRT, DAMAGE, OR LOSS ARISING FROM CONTRACTOR WORK.
    - B. COMPLY WITH OSHA REQUIREMENTS AND TAKE ALL NECESSARY PRECAUTIONS FOR EMPLOYEE SAFETY.
    - C. PROTECT ALL OPEN PIPING, DUCT, AND EQUIPMENT, EXISTING AND NEW FROM CONSTRUCTION DIRT AND DUST. COVER, CAP, OR PLUG OPEN ENDS OF PIPING AND DUCT. KEEP EQUIPMENT CLOSED OR COVER AND SEAL EQUIPMENT OPENINGS. ANY MECHANICAL SYSTEMS, NEW AND/OR EXISTING OPERATED DURING CONSTRUCTION SHALL BE PROTECTED BY COVERING EACH RETURN AIR DUCT OPENING WITH MERV 8 FILTERS AND INSTALLING MERV 8 FILTER(S) IN EQUIPMENT FILTER RACK. PRIOR TO TESTING AND BALANCING, REMOVE FILTERS FROM FILTER RACKS AND INSTALL NEW MERV 8 FILTERS.
    - D. AT COMPLETION OF WORK, PRIOR TO EQUIPMENT START-UP, REMOVE COVERS, CAPS, OR PLUGS ON DUCT AND PIPING.

14. DAMAGE BY LEAKS
    - A. THIS CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL DAMAGES TO THE PROPERTY (GROUNDS, WALKS, ROADS, BUILDING COMPONENTS, FINISHES, PIPING SYSTEMS, ELECTRICAL SYSTEMS, HVAC SYSTEMS, AND THEIR EQUIPMENT AND CONTENT) CAUSED BY LEAKS IN THE SYSTEMS BEING INSTALLED OR HAVING BEEN INSTALLED AS PART OF THIS WORK. ALL REPAIRS WILL BE MADE AT THIS CONTRACTOR'S EXPENSE.

15. DRAWINGS AND SPECIFICATIONS
    - A. DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO SHOW GENERAL LOCATIONS OF DUCTS, PIPES, AND EQUIPMENT AND THE METHODS OF CONNECTING AND CONTROL. THE DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS ACTUAL BUILDING CONDITIONS AND THE WORK OF OTHER TRADES PERMIT. THE DRAWINGS ARE NOT INTENDED TO SHOW EVERY CONNECTION IN DETAIL OR ALL OFFSETS, TRANSITIONS, OR FITTINGS REQUIRED FOR A COMPLETE SYSTEM NOR IS IT IMPLIED THAT ALL CONFLICTS BETWEEN BUILDING ELEMENTS AND/OR OTHER TRADES ARE INDICATED. DO NOT SCALE DRAWINGS. EXAMINE FIELD CONDITIONS AND SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR EXACT LOCATION OF DOORS, WINDOWS, LIGHTS, ETC.
    - B. THE DRAWINGS AND SPECIFICATIONS ARE MUTUALLY COMPLEMENTARY, AND ANY WORK REQUIRED BY ONE BUT NOT BY THE OTHER SHALL BE REQUIRED BY BOTH.
    - C. PRIOR TO INSTALLING EQUIPMENT, DUCT, OR PIPE COORDINATE PROPOSED LOCATIONS WITH EACH TRADE/DISCIPLINE AND GC. EXAMINE EACH DISCIPLINE'S DRAWINGS FOR CONSTRUCTION DETAILS, CEILING HEIGHTS, REQUIRED CLEARANCES, AND SPACE CONSTRAINTS. PROVIDE SYSTEMS INSTALLATION BASED ON THIS EXAMINATION AND COORDINATION. IMMEDIATELY REPORT INSTALLATION CONFLICTS IN WRITING TO THE GC. RESOLVE ALL CONFLICTS WITH GC AND OTHER TRADES PRIOR TO PROCEEDING. INSTALLING CONTRACTOR IS FULLY RESPONSIBLE FOR CORRECT INTERPRETATION AND APPLICATION OF ALL SIZES AND DIMENSIONS.
    - D. SIGNIFICANT DEVIATIONS OR CHANGES FROM THE DRAWINGS, WHICH ARE REQUIRED TO ACCOMPLISH THE INTENT OF THE CONTRACT DOCUMENTS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT (ENGINEER) BEFORE PROCEEDING. IF THE CONTRACTOR BELIEVES CHANGES TO THE CONTRACT DRAWINGS ARE NECESSARY, SHOP DRAWINGS WITH WRITTEN DESCRIPTIONS OF THE PROPOSED CHANGES SHALL BE SUBMITTED TO THE ARCHITECT (ENGINEER) FOR APPROVAL.
    - E. ALL PIPE, DUCTS, VENTS, ETC., EXTENDING THROUGH WALLS AND ROOF SHALL BE FLASHED WATERPROOF. PROVIDE ALL FLASHING FOR PIPE AND DUCTWORK PENETRATING BUILDING ENVELOPE. PROVIDE DUCT AND/OR PIPE SLEEVES AT WALL PENETRATIONS. SEAL ANNULAR SPACE WEATHER TIGHT.

16. CONTROLS
    - A. PROVIDE COMPLETE EQUIPMENT CONTROLS, INCLUSIVE OF ALL COMPONENTS, VOLTAGES, PROGRAMMING, WIRING ETC. FOR COMPLETE AND OPERATIONAL SYSTEMS. MOUNT THERMOSTATS AND SWITCHES 4'-0" ABOVE FINISHED FLOOR. MOUNT OTHER SENSORS (HUMIDITY, CO2, CO, NOX, ETC.) PER MANUFACTURER'S IOM. PRIOR TO MOUNTING, COORDINATE THERMOSTAT LOCATION(S) WITH FINAL FIXTURES AND EQUIPMENT. DO NOT MOUNT THERMOSTATS IN DIRECT SUNLIGHT, IN DISCHARGE OF SUPPLY GRILLE(S), NEAR HEAT PRODUCING APPLIANCES OR EQUIPMENT, ON WALLS WITH INTERNAL HEAT SOURCES (DUCT OR PIPING), OR ON EXTERIOR WALLS. IF EXTERIOR WALL MOUNTING IS NECESSARY, PROVIDE INSULATED MOUNTING BASE. WHERE THERMOSTAT LOCATION IS SUBJECT TO DAMAGE, PROVIDE LOCKABLE HIGH-IMPACT GUARD.

17. PIPING
    - A. IN FINISHED AREAS, ALL PIPING SHALL BE CONCEALED UNLESS NOTED OTHERWISE.
    - B. SEE PIPE SCHEDULE FOR PIPE MATERIALS AND PIPE INSULATION.
    - C. DO NOT INSTALL PVC PIPING IN PLENUM AREAS.
    - D. PAINT PIPE TO MATCH OWNER'S OR BUILDING STANDARD.
    - E. PROVIDE PIPE LABELS AND FLOW DIRECTION PER BUILDING OR FACILITY'S STANDARD OR AS SCHEDULED. ORIENT ALL MARKERS SO AS TO BE VISIBLE FROM FLOOR LEVEL. AT A MINIMUM PIPE LABELS AND FLOW DIRECTION MARKERS SHALL BE LOCATED:
      - AT LEAST ONCE IN EACH ROOM
      - AT EQUIPMENT CONNECTIONS
      - AT ACCESS DOORS
      - AT BRANCH MAINS
      - ON ALL ACCESSIBLE PIPE A MAXIMUM OF 25' BETWEEN MARKERS.
    - F. BRANCH TAKE-OFFS SHALL BE MADE WITH SWING CONNECTIONS AS REQUIRED TO AVOID STRESS AT THESE POINTS.
    - G. DO NOT INSTALL ANY PIPING ABOVE ELECTRICAL PANELS AND/OR TRANSFORMERS.
    - H. INSTALL AND SIZE REFRIGERANT PIPE IN STRICT ACCORDANCE WITH EQUIPMENT/APPLIANCE MANUFACTURER'S IOM. DO NOT INSTALL REFRIGERANT PIPE BELOW GROUND. REFRIGERANT PIPE INSTALLED ON BUILDING EXTERIOR SHALL BE ROUTED TO MINIMIZE EXTERIOR EXPOSURE. INSULATE REFRIGERANT PIPE PER MANUFACTURER'S IOM. PROVIDE INSULATION EXPOSED TO AMBIENT CONDITIONS WITH A CONTINUOUS 3O MIL PVC JACKET.
    - I. ROUTE PIPE THROUGH ROOF WITH ALUMINUM PIPE HOOD, PATE CURB MODEL "PHA-2" WITH 14" TALL MODEL "PC-2" CURB. SEAL PIPE THROUGH CURB WEATHER-TIGHT.
    - J. ON HYDRONIC PIPING, PROVIDE MANUAL AIR VENTS AT ALL HIGH POINTS TO ALLOW BLEEDING OF AIR FROM THE SYSTEM, AND BALL VALVES WITH HOSE END DRAIN FITTINGS AT ALL LOW POINTS TO ALLOW DRAINING THE SYSTEM.
    - K. PRIOR TO INSTALLING EQUIPMENT/APPLIANCES, CAREFULLY CONSIDER FALL REQUIREMENTS OF CONDENSATE DRAIN PIPE. PROVIDE MINIMUM 1/8" / FOOT SLOPE. EXTEND CONDENSATE DRAIN PIPE TO AN APPROVED RECEPTOR AND TERMINATE VIA AN INDIRECT CONNECTION.
    - L. ALL HOLES REQUIRED THROUGH EXISTING FLOORS AND MASONRY WALLS SHALL BE CORE DRILLED.

18. DUCT MOUNTED SMOKE DETECTORS
    - A. DUCT MOUNTED SMOKE DETECTORS SHALL BE PROVIDED BY E.C. AND UPON DETECTING SMOKE, SHALL SHUT DOWN PROTECTED AIR SYSTEM.

19. SHOP DRAWINGS
    - A. SUBMIT SHOP DRAWINGS ON SCHEDULED AND NOTED EQUIPMENT AND MATERIALS. PRIOR TO SUBMITTAL, EACH SHOP DRAWING SHALL BE REVIEWED BY THE CONTRACTOR TO ASSURE THAT THE PROPOSED EQUIPMENT IS CLEARLY MARKED, HIGHLIGHTED, AND NOTED. ALL DIMENSIONS, QUANTITIES, CONNECTIONS, CAPACITATES AND ACCESSORIES SHALL BE CLEARLY SHOWN IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, AND SHALL BE MARKED OR STAMPED TO CONFIRM THAT SUCH REVIEW WAS MADE AND COMPLIANCE WAS CONFIRMED. SHOP DRAWING SUBMITTED WITHOUT BEING MARKED, HIGHLIGHTED, AND NOTED WILL BE REJECTED WITHOUT REVIEW.
    - B. PROVIDE ADEQUATE TIME FOR SUBMITTAL REVIEW AND CORRECTIONS, IF ANY, TO PREVENT CONSTRUCTION DELAY. DO NOT PERFORM ANY PORTION OF WORK WHICH REQUIRES APPROVED SUBMITTALS UNTIL THE RESPECTIVE SUBMITTALS HAVE BEEN APPROVED BY THE ENGINEER.
    - C. REVIEW OF SHOP DRAWINGS BY THE OWNER, OWNER'S AGENT, ARCHITECT, OR ENGINEER IS FOR GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBILITY FOR COMPLYING WITH ALL TERMS OF THE CONTRACT DOCUMENTS AND FOR PERFORMANCE OF ALL EQUIPMENT AND MATERIALS PURCHASED, FOR QUANTITIES, PROPER FIT, AND OTHER DIMENSIONAL REQUIREMENTS.

20. DUCTWORK
    - A. REFER TO KEYED NOTES FOR CLARIFICATION OF DUCT DIMENSIONS. PROVIDE ALL DUCTWORK IN STRICT ACCORDANCE WITH THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA) "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE", LATEST EDITION. U.N.O. ALL RIGID DUCTWORK SHALL BE GALVANIZED SHEET METAL. ALL EXPOSED DUCTWORK SHALL HAVE A MILL-PHOSPHATIZED FINISH FOR PAINT ADHESION. EXPOSED ROUND DUCT SHALL BE SPIRAL SEAM TYPE. NO FIBERGLASS DUCTBOARD WILL BE ALLOWED.
    - B. PROVIDE TURNING VANES AT ALL CHANGES IN DIRECTION.
    - C. UNLESS NOTED OTHERWISE, EACH DUCTED AIR DEVICE SHALL BE PROVIDED WITH A VOLUME DAMPER, WHETHER SHOWN ON THE PLANS OR NOT. PROVIDE A VOLUME DAMPER AT EACH BRANCH DUCT SERVING AN AIR DEVICE AND/OR AS SHOWN, DETAILED, AND SPECIFIED. WHERE A DUCT MOUNTED VOLUME DAMPER WOULD BE INACCESSIBLE, PROVIDE A VOLUME DAMPER IN THE AIR DEVICE GRILLE NECK OR A DAMPER WITH REMOTE CABLE CONTROL. PROVIDE EACH ROUND BRANCH DUCT TAKE-OFF FROM MAIN DUCT WITH SPIN-IN FITTING AND VOLUME BALANCING DAMPER. VOLUME DAMPERS SHALL BE YOUNG REGULATOR MODEL 5020R LOCKING QUADRANT VOLUME DAMPER WITH 2" HANDLE STANDOFF FOR INSULATION THICKNESS. WHERE BRANCH TAKE-OFF IS INACCESSIBLE FOR BALANCING, PROVIDE BALANCING DAMPER IN GRILLE NECK OR BOWDEN "270-275" REMOTE CABLE CONTROL.
    - D. ALL FLEXIBLE DUCT SHALL BE THERMAFLEX TYPE MKE, MAXIMUM 5'-0" LONG. FLEXDUCT SHALL BE INSTALLED IN ACCESSIBLE CONCEALED SPACES ONLY, FULLY STRETCHED OUT AND WITHOUT SAGS OR KINKS. CONNECTIONS TO FITTINGS AND AIR DEVICES SHALL BE MADE WITH TWO (2) BAND CLAMPS. BAND CLAMP THE INNER LINER TIGHT TO FITTING OR AIR DEVICE, THEN THE INSULATION AND VAPOR-PROOF JACKET SHALL BE CLAMPED TIGHT. FLEX DUCT INSTALLATION ABOVE INACCESSIBLE CEILINGS IS UNACCEPTABLE.

21. DUCT SEALING
    - A. IN CONDITIONED AREAS, SEAL ALL LONGITUDINAL AND TRANSVERSE JOINTS WITH A NON-HARDENING, NON-MIGRATING MASTIC OR LIQUID ELASTIC SEALANT, WITH VOC CONTENT NO GREATER THAN 250G/L AND RECOMMENDED BY THE MANUFACTURER FOR SEALING SHEET METAL DUCT. SEAL ALL JOINTS, SPIN-IN FITTINGS, AND FASTENING SCREWS WITH MASTIC. HVAC SYSTEM LEAKAGE SHALL NOT EXCEED 5% OF DESIGN FLOW. DUCT TAPE IS NOT ALLOWED.

22. DUCT INSULATION
    - V. SEE KEYED NOTES.

23. EQUIPMENT
    - A. INSTALL ALL EQUIPMENT AND MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLATION AND OPERATIONS MANUAL AND IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS.
    - B. U.N.O. PROVIDE ALL MOTORIZED EQUIPMENT WITH VIBRATION ISOLATION MOUNTING AND FLEXIBLE DUCT AND FLEXIBLE PIPE CONNECTIONS.
    - C. LABEL ALL EQUIPMENT WITH ID TAGS, LETTERING SHALL BE 1" HIGH BLACK ON WHITE BACKGROUND. ID TAGS IN PLENUM SPACES SHALL BE PLENUM RATED. EQUIPMENT NOT PLENUM MOUNTED SHALL BE LABELED WITH ENGRAVED PHENOLIC RESIN NAMEPLATES ADHERED TO UNIT CABINET WITH RTV SILICONE. LETTERING SHALL BE 1" HIGH BLACK ON WHITE BACKGROUND.
    - D. ALL EQUIPMENT, DUCT, PIPE, ETC. MOUNTED FROM BOLTED CONNECTIONS SHALL HAVE DOUBLE NUTS AT ATTACHMENT TO STRUCTURE AND HANGER, NO EXCEPTIONS.

24. FIRE AND FIRE-SMOKE DAMPERS
    - A. PROVIDE FIRE DAMPERS AND/OR FIRE SMOKE DAMPERS AT DUCT PENETRATIONS OF RATED ASSEMBLIES AND AS REQUIRED BY AHJ. REFER TO ARCHITECTURAL DRAWINGS FOR ASSEMBLY RATINGS. INSTALL DAMPERS IN STRICT ACCORDANCE WITH MANUFACTURER'S DETAILS AND MAINTAIN MANUFACTURER'S DETAILS ONSITE FOR AHJ REVIEW. PROVIDE ACCESS PANELS OF ADEQUATE SIZE TO FACILITATE SERVICE ACCESS OF DAMPER. IN LIEU OF ACCESS PANELS, A REMOVABLE DUCT SECTION IS ACCEPTABLE.

25. OUTDOOR AIR INTAKES
    - A. PROVIDE A MINIMUM 10'-0" HORIZONTAL CLEARANCE BETWEEN MECHANICAL EQUIPMENT OUTDOOR AIR INTAKES AND EXHAUST FAN DISCHARGES, COMBUSTION EXHAUST, PLUMBING VENTS, AND ANY OTHER HAZARDOUS OR NOXIOUS CONTAMINANT.

26. AIR FILTERS
    - A. PROVIDE THREE (3) SETS OF NEW MERV 8 DISPOSABLE AIR FILTERS, PER THE FOLLOWING: FOR HVAC SYSTEMS OPERATED DURING CONSTRUCTION, PROVIDE FILTERS IN EQUIPMENT AND ON RETURN AIR DUCT OPENINGS TO PROTECT DUCT FROM DIRT; IN HVAC EQUIPMENT PRIOR TO AIR TESTING, ADJUSTING, AND BALANCING; AND AT PROJECT COMPLETION - ONE (1) SPARE SET FOR HVAC EQUIPMENT.

27. SEISMIC RESTRAINT
    - A. PROVIDE SEISMIC RESTRAINT OF SYSTEMS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE BUILDING CODE. SUBMIT ALL REQUIRED DETAILS TO AHJ FOR REVIEW AND APPROVAL. IF REQUIRED BY AHJ, PROVIDE ENGINEERED SEISMIC-RESTRAINT DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER, LICENSED IN THE STATE. SUBMIT COPIES INCLUDING CALCULATIONS AND DETAILS, AS REQUIRED BY AHJ TO ARCHITECT (ENGINEER) AND TO AHJ FOR REVIEW AND APPROVAL.

28. COMPLETION OF WORK
    - A. UPON COMPLETION OF WORK, INSPECT INSTALLATION OF ALL EQUIPMENT AND SYSTEMS. OPEN ALL ACCESS COVERS ON EQUIPMENT. REMOVE ALL SURPLUS MATERIALS AND DEBRIS AND PROPERLY DISPOSE OF SAME.

29. TESTING, ADJUSTING, & BALANCING
    - A. PRIOR TO EQUIPMENT START-UP, REMOVE COVERS, CAPS, OR PLUGS ON DUCT AND PIPING.
    - B. UPON COMPLETION OF WORK, MC SHALL PROVIDE HVAC TESTING:
      - i. AFTER INSTALLING EQUIPMENT AND AFTER ELECTRICAL CIRCUITRY HAS BEEN ENERGIZED, TEST UNITS FOR COMPLIANCE WITH REQUIREMENTS.
      - ii. INSPECT FOR AND REMOVE SHIPPING BOLTS, BLOCKS, AND TIE-DOWN STRAPS.
      - iii. OPERATIONAL TEST: AFTER ELECTRICAL CIRCUITRY HAS BEEN ENERGIZED, START UNITS TO CONFIRM PROPER MOTOR ROTATION, BELT TENSION, DAMPER FUNCTION, COOLING FUNCTION, HEATING FUNCTION, AND UNIT OPERATION.
      - iv. TEST AND ADJUST CONTROLS AND SAFETIES. REPLACE DAMAGED AND MALFUNCTIONING CONTROLS AND EQUIPMENT.
      - v. REMOVE AND REPLACE MALFUNCTIONING UNITS AND RETEST AS SPECIFIED ABOVE.
      - vi. SUBMIT TESTING REPORT TO ARCHITECT (ENGINEER).
    - C. UPON COMPLETION OF WORK, PROVIDE AN HVAC TESTING, ADJUSTING, AND BALANCING REPORT PERFORMED BY AN INDEPENDENT CONTRACTOR CERTIFIED BY AABC, NEBB, OR TABB. BALANCE SYSTEMS WITHIN 10% OF DESIGN FLOW. TAB SHALL BE PERFORMED IN STRICT ACCORDANCE WITH SMACNA'S "TAB PROCEDURAL GUIDE", LATEST EDITION. MC SHALL BE PRESENT DURING TAB SHOULD ANY CORRECTIONS BE REQUIRED.

30. CLOSEOUT - AT CONSTRUCTION COMPLETION AND PRIOR TO TURNOVER TO OWNER (TENANT):
    - A. PROVIDE FINAL MARK-UPS IN PDF (DWG) FORMAT TO ARCHITECT AND ENGINEER.
    - B. PROVIDE A SIGNED CERTIFICATE OF INSPECTION AT THE PROJECT COMPLETION.
    - C. PROVIDE THE OWNER WITH A BOUND OWNER'S MANUAL. THE MANUAL SHALL CONSIST OF A THREE-RING LOOSE-LEAF BINDER CONTAINING ALL PRINTED MATERIAL FOR INSTALLED EQUIPMENT INCLUDING BUT NOT LIMITED TO: WARRANTY INFORMATION, SERVICE AND CLEANING INSTRUCTIONS, NOTICES TO OWNER, OPERATING MANUALS, AND MAINTENANCE INSTRUCTIONS.
    - D. TRAIN THE OWNER IN THE THERMOSTATS FUNCTIONS AND OPERATING THE EQUIPMENT USING THE THERMOSTATS. CONTRACTOR SHALL PROGRAM THE THERMOSTATS PER THE OWNER'S TIME SCHEDULES AND SETPOINTS.

31. WARRANTY
    - A. ON ALL WORK INCLUDED IN THIS CONTRACT, PROVIDE ONE (1) YEAR UNCONDITIONAL WRITTEN WARRANTY FOR LABOR, EQUIPMENT, AND MATERIALS TO REPLACE ALL FAULTY MATERIALS AND/OR LABOR, AT NO COST TO OWNER, BEGINNING ON DATE OF ACCEPTANCE BY OWNER.
    - B. WITHIN THE WARRANTY PERIOD, DURING THE OPPOSITE SEASON (HEATING/COOLING) FROM THAT IN WHICH THE INITIAL ADJUSTMENTS WERE MADE, THIS CONTRACTOR SHALL MAKE AN INSPECTION OF THE INSTALLED BUILDING SYSTEMS. AT THIS INSPECTION, WITH SYSTEMS OPERATING, THIS CONTRACTOR SHALL MAKE ANY NECESSARY MODIFICATIONS TO THE INITIAL ADJUSTMENTS REQUIRED TO PRODUCE OPT MUM OPERATION OF THE SYSTEM COMPONENTS, TO PRODUCE THE PROPER CONDITIONS IN EACH SPACE.

-- END OF SPECIFICATIONS --

RTU
EQUIPMENT SEQUENCE OF OPERATIONS

RTU - ALL

(NOTE: ST=SPACE TEMPERATURE)

1. UNOCCUPIED MODE:
   - A. SETPOINT: HEATING 55°F/COOLING 85°F
   - B. OUTSIDE AIR DAMPER: CLOSED
   - C. SUPPLY FAN: NORMALLY OFF, OPERATES ONLY ON THERMOSTAT CALL FOR HEATING OR COOLING.
   - D. RTU: ENERGIZES IN HEATING MODE WHEN ST < SETPOINT-3°F
   - E. COOLING STAGE(S): ENERGIZES WHEN ST > SETPOINT+3°F
   - F. R.A. SMOKE DETECTOR/NORMAL MODE: NO ACTION
   - G. R.A. SMOKE DETECTOR/ALARM MODE: SUPPLY FAN SHUT DOWN.
   - H. INTEGRATED AIR ECONOMIZER: ENABLED AT OUTDOOR AIR TEMPERATURES BELOW 70 °F.
   - I. RELIEF AIR: BAROMETRIC RELIEF VIA RTU.

3. OCCUPIED MODE (HOURS M-F):
   - A. SETPOINT: HEATING 68°F/COOLING 72°F
   - B. OUTSIDE AIR DAMPER: OPEN TO SCHEDULED CFM
   - C. SUPPLY FAN: RUNS CONTINUOUSLY.
   - D. RTU: ENERGIZES IN HEATING MODE WHEN ST < SETPOINT-3°F
   - E. COOLING STAGE(S): ENERGIZES WHEN ST > SETPOINT+3°F
   - F. R.A. SMOKE DETECTOR/NORMAL MODE: NO ACTION
   - G. R.A. SMOKE DETECTOR/ALARM MODE: SUPPLY FAN SHUT DOWN.
   - H. INTEGRATED AIR ECONOMIZER: ENABLED AT OUTDOOR AIR TEMPERATURES BELOW 70 °F.
   - I. RELIEF AIR: BAROMETRIC RELIEF VIA RTU.

*PRIOR TO PROGRAMMING, COORDINATE WITH OWNER TIME OF DAY SCHEDULES AND SPACE SETPOINT TEMPERATURES. MECHANICAL CONTRACTOR SHALL TRAIN OWNER IN THERMOSTAT CONTROLS.

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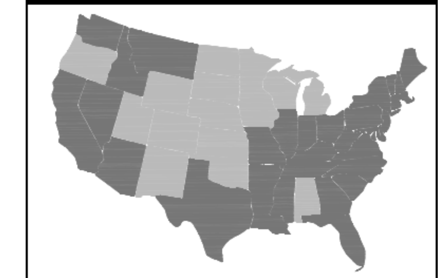

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07/11/2025

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CHECKED BY:	JT	APPROVED BY:	JT
PROJECT #:	STQ-0994-0125		

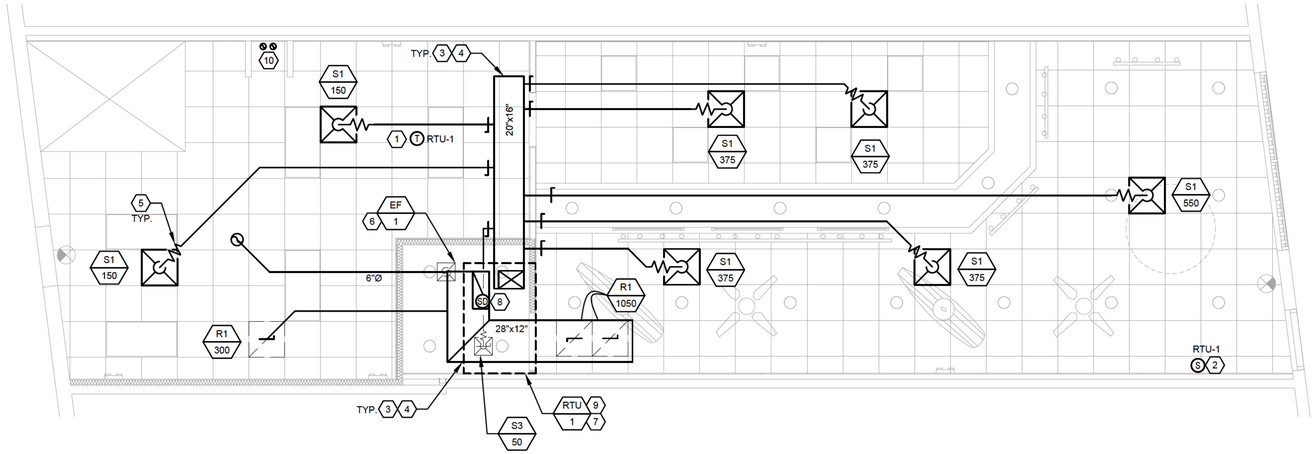
PROJECT:
PLAYA BOWLS

20647 MACK AVE
GROSSE POINTE, MI 48236

SCALE: AS INDICATED

DRAWING TITLE:
MECHANICAL SPECIFICATIONS

SHEET:
M100



PLAN NORTH

1 **MECHANICAL FLOOR PLAN**

1/4" = 1'-0"

0 2' 4' 8'

MECHANICAL SYMBOLS LEGEND

T	THERMOSTAT
	FLEXIBLE DUCT
	VOLUME DAMPER
FD	FIRE DAMPER
	CEILING SUPPLY AIR DIFFUSER
	CEILING RETURN AIR GRILLE
	SIDEWALL AIR DIFFUSER OR GRILLE
	NEW DUCTWORK
	EXISTING DUCTWORK
CD	CONDENSATE DRAIN
G	GAS PIPING
	PIPE TURNING DOWN
	PIPE TURNING UP
	BALL VALVE
	GATE VALVE
	CONNECTION OF NEW TO EXISTING
	CHECK VALVE
	GAS COCK
	UNION
	PRESSURE GAUGE
	STRAINER
AFF	ABOVE FINISHED FLOOR
S1 100	AIR DEVICE # / CFM — S - SUPPLY, R - RETURN, E - EXHAUST
	TURNING VANES
	RECTANGULAR TO ROUND TRANSITION
MD	MOTORIZED DAMPER

KEYED NOTES

1. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT AND RELATED WIRING. MOUNT 48" A.F.F.
2. PROVIDE WALL MOUNTED REMOTE ZONE TEMPERATURE SENSOR AT 60" AFF, AND WIRED BACK TO RESPECTIVE THERMOSTAT. COORDINATE PLACEMENT WITH WALL DECOR AND EQUIPMENT. FIELD VERIFY WITH THE OWNER'S REPRESENTATIVE FOR THE FINAL LOCATION PRIOR TO INSTALLATION. MULTIPLE SENSORS ARE TEMPERATURE AVERAGING.
3. PROVIDE GALVANIZED STEEL DUCTWORK, SIZES AS NOTED ON DRAWINGS. DUCTWORK SIZES ARE SHEET METAL SIZES. CONCEALED DUCTWORK TO BE INSULATED PER DUCTWORK INSULATION SCHEDULE ON THIS SHEET.
4. ROUTE DUCT TIGHT TO DECK.
5. MAXIMUM FIVE (5) FEET OF FLEXIBLE DUCT. ONLY ONE 90° ELBOW ALLOWED IN FLEXIBLE DUCTWORK.
6. PROVIDE NEW CEILING MOUNTED RESTROOM EXHAUST FAN (EF-1) PROVIDE 6"Ø EXHAUST DUCT UP THRU ROOF TO ROOF CAP. MAINTAIN MINIMUM 10'-0" DISTANCE FROM OUTSIDE AIR INTAKES.
7. PROVIDE GAS HEATING ELECTRIC COOLING PACKAGED ROOF TOP UNIT (RTU-1), AS SCHEDULED AND SPECIFIED. SHIM CURB AS NEEDED TO SET UNIT DEAD LEVEL. PROVIDE S.A. AND R.A. DUCT DROPS FULL SIZE FROM UNIT CONNECTIONS WITH FLEXIBLE CONNECTIONS BELOW ROOF DECK. PROVIDE GAS PIPING FULL SIZE OF UNIT CONNECTION AND AS DETAILED. COORDINATE EXACT LOCATION IN FIELD. ROOF CURB TO BE FULLY INSULATED AT INSIDE SURFACES OF PERIMETER, AND/OR WITH R19 BATT FILLING VOIDS.
8. PROVIDE 120V RETURN DUCT MOUNTED SMOKE DETECTOR. SMOKE DETECTOR SHALL BE INTERLOCKED TO DE-ENERGIZE UNIT UPON DETECTION OF SMOKE. POWER WIRING BY ELECTRICAL CONTRACTOR, COORDINATE WITH ELECTRICAL DRAWINGS/ CONTRACTOR.
9. ROUTE 1"Ø CONDENSATE LINE FROM NEW RTU TO NEAREST ROOF DRAIN.
10. 3" PVC/CPVC COMBUSTION AIR INTAKE AND FLUE EXHAUST FROM GAS TANKLESS WATER HEATER UNIT UP TO ROOF. COMBINE RIGHT BEFORE ROOF PENETRATION WITH CONCENTRIC VENT KIT. VERIFY EXACT LOCATION IN THE FIELD. MAINTAIN MINIMUM 10'-0" CLEARANCE FROM OUTSIDE AIR INTAKES.

ROOFTOP UNIT SCHEDULE

MARK	MFR	MODEL NO.	TONS	CFM	O.A. CFM	ESP	HP	COOLING				HEATING		ELECTRICAL		EER/ IEER	WEIGHT (LBS)	REMARKS
								MBH TTL/SEN	EDB/EWB (°F)	LDB/LWB (°F)	AMB (°F)	GAS MBH IN/OUT	LT (°F)	MCA/MOCP	V/PH			
RTU-1	DAIKIN	DSG072	6.0	2400	585	0.8	1.2	69/51.06	78.21/65.1	58.5/57.98	95	140/112	96	27.2/40	208/3	11.8/16.7	910	1,2,3

1. PROVIDE NEW ROOF CURB 14" TALL. FIELD VERIFY ACTUAL RTU LOCATION.
2. VERIFY ELECTRICAL VOLTAGE/PHASE WITH ELECTRICAL CONTRACTOR PRIOR TO ORDERING UNIT.
3. PROVIDE ROOFTOP UNIT IN FULL COMPLIANCE WITH LOCAL CODES. ACCESSORIES: DIFFERENTIAL ENTHALPY ECONOMIZER, ECONOMIZER CONTROLS, OUTDOOR AIR DAMPERS, HAIL GUARDS, NON-FUSED ELECTRICAL DISCONNECT, UNPOWERED CONVENIENCE OUTLET, 2" MERV - 8 THROWAWAY FILTERS, HOT-GAS REHEAT, AND BAROMETRIC RELIEF,.

FAN SCHEDULE

MANUFACTURER: GREENHECK				ESP	MOTOR				WEIGHT		
MARK	FAN TYPE	MODEL	CFM	IN.W.G.	SONES	DRIVE	WATTS	V/PH/HZ	LBS.	CONTROL	REMARKS
EF-1	CEILING MOUNTED	SP-A390-VG	75	0 375	3.0	DIRECT	17	115/1/60	28	A	1,2

1. PROVIDE WITH FACTORY SPEED CONTROLLER.
2. PROVIDE BACKDRAFT DAMPER, VIBRATION ISOLATION MOUNTING, NON-FUSED ELECTRICAL DISCONNECT, AND FLEXIBLE DUCT CONNECTION.

A. CONTROL THROUGH LIGHT SWITCH. FAN TO ENERGIZE WITH LIGHTS.

AIR DEVICE SCHEDULE

PLAN MARK	MANUFACTURER	MODEL	MATL	NECK SIZE	FRAME TYPE	PANEL SIZE	REMARKS
S1	TITUS	OMNI	ST	SCHED	LAY-IN	24"x24"	1,2
S3	TITUS	OMNI	ST	SCHED	FLANGED	12"x12"	1,2,3
R1	TITUS	PAR	ST	22"x22"	LAY-IN	24"x24"	2,4

1. BRANCH DUCT SAME DIAMETER AS GRILLE NECK SIZE.
2. DIFFUSER COLOR TO MATCH ARCHITECTURAL SHEETS.
3. PROVIDE WITH FACTORY BALANCING DAMPER IN GRILLE NECK.
4. BRANCH DUCT DIAMETER PER DIFFUSER NECK SIZE SCHEDULE.

DIFFUSER NECK SIZE SCHEDULE

NECK SIZE	CFM
6"Ø	0 - 100
8"Ø	110 - 250
10"Ø	260 - 400
12"Ø	410 - 600
14"Ø	610 - 1000
16"Ø	1010 - 1400

DUCT CONSTRUCTION SCHEDULE

DUCT SYSTEM	MATERIAL	PRESSURE CLASS W.C.	SEAL CLASS	INSULATION
LOW PRESSURE SUPPLY	STEEL	2"	A	TYPICAL: 2" FIBERGLASS DUCT WRAP @ 1 LBS DENSITY
RETURN/TRANSFER DUCTS	STEEL	2"	A	TYPICAL: 2" FIBERGLASS DUCT WRAP @ 1 LBS DENSITY

ALL DUCTWORK DIMENSIONS INDICATED ON THE PLANS ARE CLEAR, INSIDE DIMENSIONS. CONTRACTOR SHALL INCREASE SHEETMETAL SIZE AS REQUIRED TO ACCOMMODATE DUCT LINER.

GENERAL DUCTWORK NOTES

A. All rectangular ducts shall be "Pittsburgh Lock" longitudinal joints. Snaplock is not acceptable.
B. All round ducts and flat oval ducts shall have spiral seams or continuously welded longitudinal seams.
C. All transverse joints in rectangular ductwork 48" and larger shall be Ductmate, SMACNA T-25, or approved equivalent. All flanged ductwork, regardless of pressure class, shall use gaskets, corner closures, and be TEK screwed or riveted on 10" centers with a minimum of two (2) per side.
D. Transverse joints in rectangular ductwork smaller than 48" shall be made in accordance with SMACNA suitable with he pressure class.
E. All transverse joints in round and oval ductwork 24" and larger shall be Ductmate, or approved equivalent. Transverse joints in round and overall ductwork smaller than 24" shall be beaded sleeve joints.

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PROJECT #:	STQ-0994-0125		

PROJECT:

PLAYA BOWLS

20647 MACK AVE
GROSSE POINTE, MI 48236

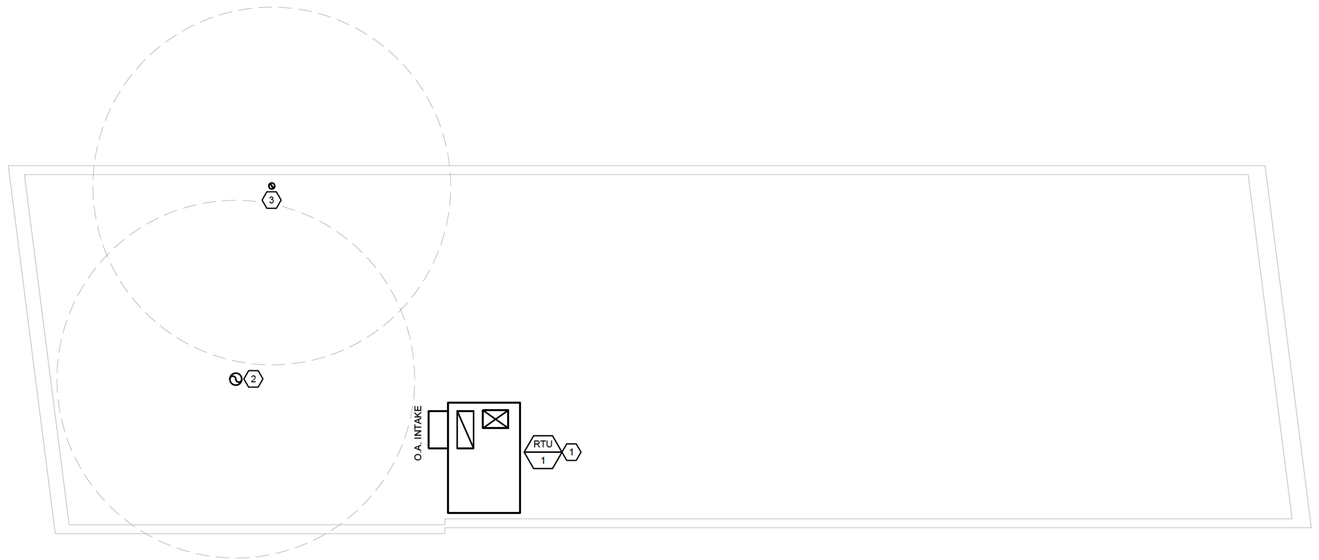
SCALE: AS INDICATED

DRAWING TITLE:

MECHANICAL PLAN & SCHEDULES

SHEET:

M200



PLAN NORTH

1 **MECHANICAL ROOF PLAN**

1/4" = 1'-0"

0 2' 4' 8'

MECHANICAL SYMBOLS LEGEND

T	THERMOSTAT
	FLEXIBLE DUCT
	VOLUME DAMPER
FD	FIRE DAMPER
	CEILING SUPPLY AIR DIFFUSER
	CEILING RETURN AIR GRILLE
	SIDEWALL AIR DIFFUSER OR GRILLE
	NEW DUCTWORK
	EXISTING DUCTWORK
CD	CONDENSATE DRAIN
G	GAS PIPING
	PIPE TURNING DOWN
	PIPE TURNING UP
	BALL VALVE
	GATE VALVE
	CONNECTION OF NEW TO EXISTING
	CHECK VALVE
	GAS COCK
	UNION
	PRESSURE GAUGE
	STRAINER
AFF	ABOVE FINISHED FLOOR
S1 / 100	AIR DEVICE # / CFM — S - SUPPLY, R - RETURN, E - EXHAUST
	TURNING VANES
	RECTANGULAR TO ROUND TRANSITION
MD	MOTORIZED DAMPER

KEYED NOTES

1. PROVIDE ROOFTOP UNIT, (RTU-1) AT LOCATION SHOWN. VERIFY EXACT LOCATION WITH LANDLORD REPRESENTATIVE AND STRUCTURAL DRAWINGS. VERIFY THAT OUTSIDE AIR INTAKE IS AT LEAST 10'-0" AWAY FROM ALL EXHAUST/VENT DISCHARGES.
2. TERMINATE RESTROOM EXHAUST AIR DUCT UP THROUGH ROOF IN ACCORDANCE WITH LOCAL CODES. VERIFY EXACT LOCATION IN FIELD. MAINTAIN MINIMUM 10'-0" DISTANCE FROM ALL OUTSIDE AIR INTAKES.
3. ROUTE 3" WH COMBUSTION AIR AND VENT EXHAUST THROUGH ROOF WITH CONCENTRIC VENT KIT. TERMINATE AT MINIMUM 3'-0" ABOVE ANY BUILDING INTAKES AND 10'-0" HORIZONTALLY FROM ANY BUILDING INTAKES.

OUTDOOR AIR VENTILATION SCHEDULE

Room Name-Number	Served By:	Floor Number:	Occupancy Category	Area (sq.ft.)	People Outdoor Air Rate CFM/Person Table 403.3.1.1	Area Outdoor Airflow Rate CFM/Ft2 Table 403.3.1.1	Default Occupant Density Per Table 403.3.1.1 (People/ 1000 Ft2)	Area Outdoor Air	Zone Population 0* Az/1000	Occupant Outdoor Air	Breathing Zone Outdoor Air	Zone Air Distribution Effectiveness Table 403.3.1.1.1.2	Zone Outdoor Air Req'd	Zone Outdoor Air Provided	Supply Air Design
				Az	Rp	Ra	O	Ra*Az	Pz	Rp*Pz	Vbz=RpPz+RaAz	Ez	Voz=Vbz/Ez	Voz	Vpz
Dining/Ordering	RTU-1	1	DINING ROOMS	532	7.5	0.18	70	96	28	210	306	0.8	382	316.88	1300
Service	RTU-1	1	KITCHEN (NON-COOKING)	292	7.5	0.18	70	53	4	30	83	0.8	103	182.81	750
Restroom	RTU-1	1	RESTROOM	50	0	0	0	0	0	0	0	0.8	0	12.19	50
Storage	RTU-1	1	STORAGE	396	0	0.12	0	48	1	0	48	0.8	59	73.13	300
PER IMC 2021												TOTAL	545	585	2400

An entry of "0" indicates "not required per code"

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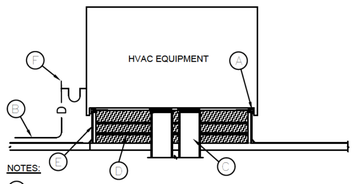
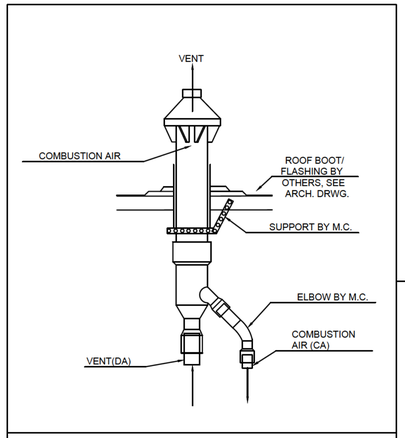
MECHANICAL ROOF PLAN

SHEET:

M201



RTU CURB DETAIL
NO SCALE



CONCENTRIC VENT KIT DETAIL
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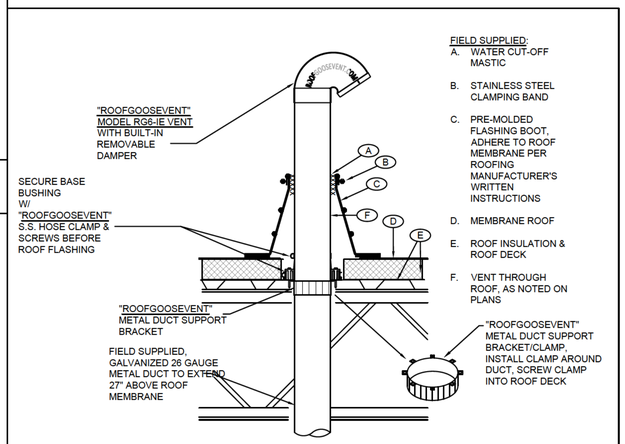
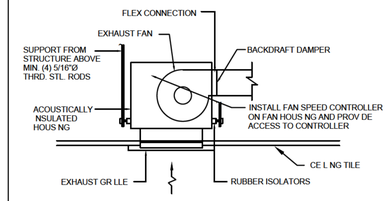
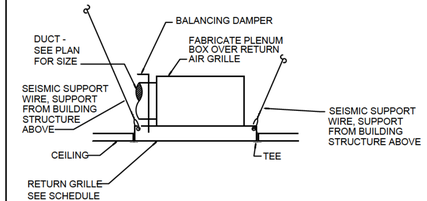


CEILING EF RELIEF VENT DETAIL
NO SCALE



CEILING MTD. EXHAUST FAN
NO SCALE



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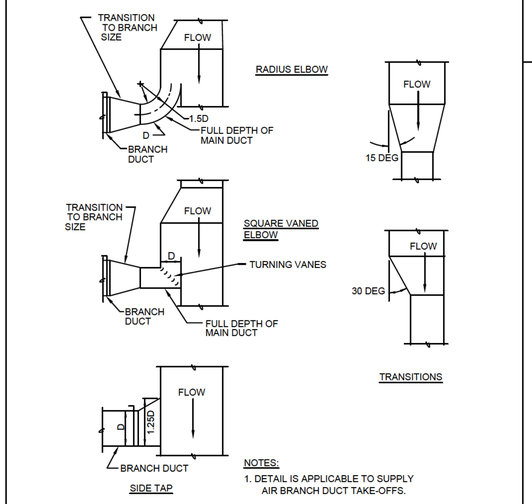

BRANCH DUCT TAKEOFFS AND TRANSITIONS
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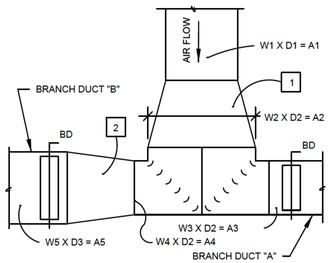

DUCT TEE FITTING
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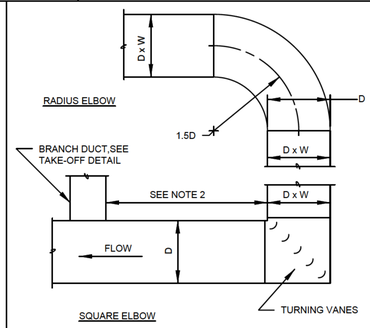

DUCT ELBOW
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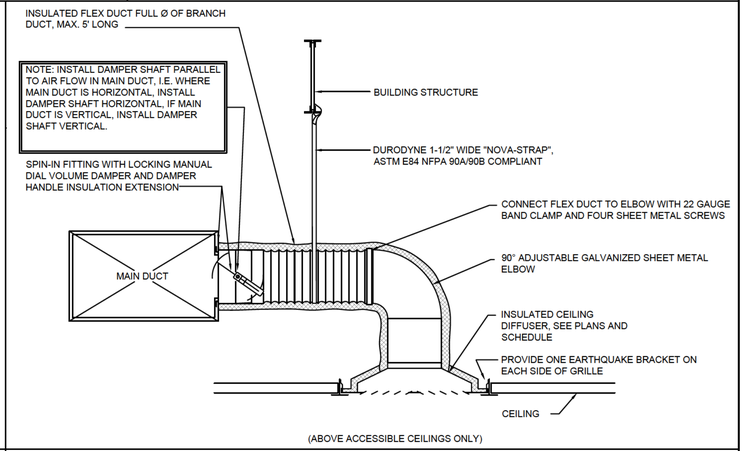

BRANCH DUCT - AIR GRILLE DETAIL
NO SCALE

GRA DESIGN STUDIO
GREGORY RALPH ARCHITECT
1924 ROUTE 22 EAST
BOUND BROOK, NJ 08805
TEL: 908 356 0132
GREG@GRALPHARCHITECT.COM

LICENSED IN 35 STATES AND COUNTING

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STATE OF MICHIGAN
MATTHEW R CASE
License No. 6201310434
REGISTERED PROFESSIONAL ENGINEER

07/11/2025

MICHIGAN

LICENSE # 6201310434
EXPIRATION: 09/30/2025

I HEARBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAW OF THE THIS STATE.

CASE Engineering Inc.
796 Meras Court
St. Louis, MO 63026
T 636.349.1600
F 636.349.1730
CERTIFICATE OF AUTHORITY NO. 802229007

RELEASE TYPE:

EXISTING CONDITIONS	
SCHEMATIC DESIGN	
DESIGN DEVELOPMENT	
PROGRESS PRINT	
FULL RELEASE	

ISSUED TO:

NO.	DESCRIPTION	DATE

DESIGNED BY: EC | DRAWN BY: EC
CHECKED BY: JT | APPROVED BY: JT
PROJECT # STG-0994-0125

PROJECT:
PLAYA BOWLS

20647 MACK AVE
GROSSE POINTE, MI 48236

SCALE: AS INDICATED

DRAWING TITLE:
MECHANICAL DETAILS

SHEET:
M300

SUMMARY

A. GENERAL AND SUPPLEMENTARY CONDITIONS WITHIN THE SPECIFICATIONS ARE HEREBY INCORPORATED AND BECOME PART OF THESE SPECIFICATIONS AND AS SUCH SHALL BE APPLICABLE TO THE WORK OF THE ELECTRICAL CONTRACT.

B. PRIOR TO SUBMISSION OF A BID PROPOSAL, THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS AND LIMITATIONS THAT IMPACT THE WORK OF THIS CONTRACT. NO ADDITIONAL COSTS TO THE OWNER SHALL BE PERMITTED FOR CHANGES TO THE WORK AS A RESULT OF THE CONTRACTORS FAILURE TO VISIT THE SITE PRIOR TO BIDDING AND IDENTIFY ITEMS THAT WERE ABLE TO BE VERIFIED DURING A SITE VISIT PRIOR TO THE SUBMISSION OF A BID PROPOSAL.

C. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL, EQUIPMENT, RIGGING, AND MISCELLANEOUS ITEMS AS REQUIRED FOR A COMPLETE, OPERATIONAL, FUNCTIONAL AND CODE COMPLIANT ELECTRICAL INSTALLATION AS SHOWN ON THE DRAWINGS AND AS SPECIFIED IN THESE SPECIFICATIONS.

LANDLORDS REQUIREMENTS

A. ALL WORK OF THIS CONTRACT SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL APPLICABLE LANDLORD REQUIREMENTS INCLUDING BUT NOT NECESSARILY LIMITED TO; LANDLORD'S WORK LETTER, LANDLORD'S CONSTRUCTION CRITERIA AND/OR THE TENANT/LANDLORD AGREEMENT. THIS CONTRACTOR SHALL EXAMINE THESE DOCUMENTS PRIOR TO THE SUBMISSION OF A BID PROPOSAL.

B. ALL APPLICABLE LANDLORD REQUIREMENTS INCLUDING BUT NOT NECESSARILY LIMITED TO THE LANDLORD'S WORK LETTER, LANDLORDS CONSTRUCTION CRITERIA AND/OR THE TENANT/LANDLORD AGREEMENT DOCUMENTS SHALL BE CONSIDERED PART OF THESE SPECIFICATIONS.

EXISTING CONDITIONS

A. THE CONTRACT DOCUMENTS ARE BASED ON INFORMATION PROVIDED TO THE CONSULTANT AT THE TIME OF DESIGN. THIS CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING A BID PROPOSAL.

BIDS AND SUBSTITUTIONS

A. PRIOR TO SUBMISSION OF A BID PROPOSAL, CONTRACTOR SHALL THOROUGHLY REVIEW THE BID INSTRUCTIONS AND ALL CIVIL, ARCHITECTURAL, STRUCTURAL, FOOD SERVICE AND MEPFP AND TELECOMMUNICATION CONSTRUCTION DOCUMENTS.

B. SHOULD THE CONTRACTOR WISH TO SUBMIT AN ALTERNATE PRODUCT TO THE MANUFACTURERS NAMED IN THESE SPECIFICATIONS OR ON THE DRAWINGS FOR ANY EQUIPMENT, THE CONTRACTOR SHALL SUBMIT A VOLUNTARY ALTERNATIVE A MINIMUM OF SEVEN (7) CALENDAR DAYS PRIOR TO BID, STATING THE MANUFACTURER'S NAME, MODEL NUMBER, WRITTEN, DETAILED PRODUCT DATA.

C. WORK PERFORMED OR CONSTRUCTED WITH UNAPPROVED EQUALS IS AT CONTRACTOR'S RISK AND ANY REQUIRED CORRECTION OF WORK INCORPORATING UNAPPROVED EQUALS SHALL BE AT CONTRACTOR'S SOLE COST AND EXPENSE.

D. NO SUBSTITUTIONS PERMITTED FOR LIGHTING FIXTURES.

QUALITY ASSURANCE

A. ALL MATERIALS AND EQUIPMENT SHALL BE NEW.

B. PROVIDE PERMITS, INSPECTIONS, FINAL CERTIFICATES OF INSPECTION BY THE AUTHORITY HAVING JURISDICTION, PERMIT AND INSPECTION FEES AND ALL MATERIALS, EQUIPMENT AND LABOR AS REQUIRED FOR A COMPLETE, FUNCTIONAL, FULLY OPERATIONAL AND CODE COMPLIANT ELECTRICAL SYSTEM.

C. THIS CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND ACCESSORIES FOR A COMPLETE FUNCTIONAL AND CODE COMPLIANT ELECTRICAL INSTALLATION, WHETHER OR NOT SHOWN ON THE DRAWINGS OR SPECIFIED IN THESE SPECIFICATIONS.

D. EC SHALL VERIFY THE VOLTAGE AND AMPERAGE REQUIREMENTS OF ALL EQUIPMENT DELIVERED TO THE SITE PRIOR TO CONNECTION. EC SHALL NOTIFY THE OWNER OF ANY DIFFERENCES

E. REQUIREMENTS OF REGULATORY AGENCIES:

1. PERMITS: ARRANGE AND PAY FOR ALL PERMITS, INSPECTIONS AND UTILITY CONNECTIONS REQUIRED.
2. PROVIDE ALL TESTS AND INSPECTIONS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
3. PROVIDE A SIGNED CERTIFICATE OF INSPECTION AT THE COMPLETION OF THE PROJECT. INCLUDE IN OPERATION AND MAINTENANCE MANUALS.

F. CODES AND STANDARDS

1. COMPLY WITH SPECIFIED CODES AND STANDARDS. IF CONFLICT EXISTS BETWEEN CODES OR STANDARDS AND DRAWINGS, PROJECT MANUAL OR ADDENDA REQUIREMENTS, REQUEST CLARIFICATION FROM ARCHITECT/ENGINEER.
2. CONFORM TO THE INSTALLATION RULES AND REGULATIONS OF THE CODES AND STANDARDS LISTED INCLUDING ALL SUBSEQUENTLY PUBLISHED AMENDMENTS THERETO ISSUED PRIOR TO THE DATE OF THE BIDDING DOCUMENTS.
3. CONFORM TO THE REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL AGENCIES WHICH HAVE AUTHORITY OVER THIS PROJECT.
4. COMPLY WITH THE APPLICABLE EDITION OF THE FOLLOWING CODES AND STANDARDS THAT HAVE BEEN ADOPTED BY AND ARE ENFORCED BY THE AUTHORITY HAVING JURISDICTION:

   a. INTERNATIONAL BUILDING CODE.
   b. INTERNATIONAL ENERGY CONSERVATION CODE
   c. INTERNATIONAL MECHANICAL CODE
   d. NATIONAL ELECTRICAL CODE
   e. INTERNATIONAL FIRE CODE
   f. LIFE SAFETY CODE, NFPA 101
   g. AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES
   h. ALL LOCAL CODES AND ORDINANCES ADOPTED AND ENFORCED BY THE AUTHORITY HAVING JURISDICTION.

G. REFERENCED STANDARDS:

1. ALL EQUIPMENT, APPARATUS, MATERIALS AND SYSTEMS SHALL BE RATED, TESTED, FABRICATED AND INSTALLED IN ACCORDANCE WITH THE APPLICABLE INDUSTRY STANDARDS.
2. ALL EQUIPMENT, APPARATUS, MATERIALS AND SYSTEMS SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY (UL, ETL, ETC)

ELECTRICAL CONTRACT DOCUMENTS

A. THE ELECTRICAL DRAWINGS (DRAWINGS) AND THE SPECIFICATIONS SHALL TOGETHER FORM A SET OF CONTRACT DOCUMENTS FOR THE ELECTRICAL WORK. NEITHER THE DRAWINGS OR THE SPECIFICATIONS SHALL BE COMPLETE WITHOUT THE OTHER. ANY ITEM SHOWN ONLY ON THE DRAWINGS OR SPECIFIED ONLY IN THE SPECIFICATIONS SHALL BE CONSIDERED AS IF SHOWN AND SPECIFIED IN BOTH.

B. ELECTRICAL DRAWINGS AND SPECIFICATIONS: COMPLY WITH THE FOLLOWING REQUIREMENTS:

1. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL DRAWINGS AND SPECIFICATIONS WITHIN THE CONTRACT DOCUMENTS, INCLUDING, BUT NOT NECESSARILY LIMITED TO, GEOTECHNICAL, LANDSCAPE, CIVIL, ARCHITECTURAL, STRUCTURAL, FOOD SERVICE, MECHANICAL, PLUMBING, TELECOMMUNICATION AND FIRE PROTECTION DRAWINGS AND SPECIFICATIONS.
2. THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE INTENDED TO INDICATE APPROXIMATE LOCATION ONLY OF ELECTRICAL WORK. THE ACTUAL LOCATION OF ANY ELECTRICAL WORK SHALL NOT INTERFERE WITH THE LOCATION, CLEARANCES, ETC. REQUIRED BY THE WORK OF OTHER TRADES.
3. PRIOR TO ROUGH-IN, CONTRACTOR SHALL COORDINATE ALL DEVICE LOCATIONS WITH THE ARCHITECTURAL WALL ELEVATIONS, CASEWORK/CABINETRY ELEVATIONS AND DETAILS AND THE FINAL, APPROVED FOOD SERVICE SHOP DRAWINGS.

C. DEFINITIONS: THE FOLLOWING TERMS ARE USED ON THE ELECTRICAL DRAWINGS AND IN THE SPECIFICATIONS AND SHALL BE DEFINED AS FOLLOWS:

1. CONTRACTOR - THE ELECTRICAL CONTRACTOR OR ANY OF THEIR SUB-CONTRACTORS.
2. WORK - ALL MATERIAL, LABOR, TRANSPORTATION OF THE ELECTRICAL CONTRACTOR OR ANY OF THEIR SUB-CONTRACTORS.
3. FURNISH - PURCHASE, SUBMIT FOR REVIEW AND APPROVAL, COORDINATE WITH THE CONTRACT DOCUMENTS AND DELIVER TO THE PROJECT SITE IN NEW, UNDAMAGED CONDITION, STORE AS DIRECTED, PROTECT FROM DAMAGE DURING STORAGE.
4. INSTALL - INSTALL IN PLACE, MAKE READY FOR CONNECTION TO THE REQUIRED SERVICE.
5. CONNECT - CONNECT TO THE REQUIRED SERVICE AS REQUIRED FOR PROPER OPERATION, TEST FOR PROPER OPERATION AND FUNCTIONALITY IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND REQUIREMENTS SPECIFIED WITHIN THESE SPECIFICATIONS AND TURN OVER TO THE OWNER IN FULL OPERATING CONDITION.
6. PROVIDE - FURNISH, INSTALL AND CONNECT AS DEFINED HEREIN FOR A COMPLETE, FUNCTIONAL AND CODE COMPLIANT INSTALLATION READY FOR INTENDED USE.
7. FINISHED SPACE - SPACES HAVING WALLS PAINTED OR FINISHED WITH WALL COVERING, LAY-IN OR DRYWALL CEILINGS, AND FINISHED FLOORING MATERIALS. EXAMPLES OF FINISHED SPACES INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, ALL SPACES IN A DWELLING UNIT, OFFICES, LOBBIES, CORRIDORS, TOILET ROOMS, ETC.
8. UNFINISHED SPACES - SPACES WITH UNFINISHED WALLS AND FLOORS AND TYPICALLY ARE NOT EQUIPPED WITH A CEILING. EXAMPLES INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, MECHANICAL ROOMS, ELECTRICAL ROOMS, SERVICE AREAS, ETC.
9. SHALL - ACTION THAT IS REQUIRED WITHOUT OPTION OR QUALIFICATION.
10. REMOVE - DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF SITE UNLESS INDICATED TO BE REMOVED AND SALVAGED OR REMOVED AND RE-INSTALLED.
11. REMOVE AND SALVAGE - CAREFULLY DETACH FROM EXISTING CONSTRUCTION IN A MANNER TO PREVENT DAMAGE AND DELIVER TO OWNER READY FOR RE-USE.
12. REMOVE AND REINSTALL - DETACH ITEMS FROM EXISTING CONSTRUCTION, PREPARE FOR RE-USE, RE-INSTALL AND RECONNECT WHERE INDICATED SUCH THAT THE RE-INSTALLED ITEM IS FULLY OPERATIONAL.
13. EXISTING TO REMAIN - EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE PERMANENTLY REMOVED AND THAT ARE NOT OTHERWISE INDICATED TO BE REMOVED, REMOVED AND SALVAGED OR REMOVED AND RE-INSTALLED.

SUBMITTALS

A. REVIEW OF THE SHOP DRAWINGS IS RENDERED AS A SERVICE ONLY AND SHALL NOT BE CONSIDERED AS A GUARANTEE OF MEASUREMENTS OR OF BUILDING CONDITIONS; NOR SHALL IT BE CONSTRUED AS RELIEVING THE CONTRACTOR'S OF BASIC RESPONSIBILITIES UNDER HIS CONTRACT. ARCHITECT/ENGINEER WILL REVIEW SHOP DRAWINGS ONLY FOR CONFORMANCE WITH DESIGN CONCEPT OF THE PROJECT. REVIEW BY THE ARCHITECT/ENGINEER SHALL NOT BE CONSTRUED:

1. AS PERMITTING ANY DEPARTURE FROM THE CONTRACT REQUIREMENTS.
2. AS RELIEVING THE CONTRACTOR OF THE RESPONSIBILITY FOR ANY ERROR IN DETAILS, DIMENSIONS OR OTHERWISE THAT MAY EXIST.
3. AS APPROVED DEPARTURES FROM ADDITIONAL DETAILS OR INSTRUCTIONS PREVIOUSLY FURNISHED BY THE ARCHITECT/ENGINEER.

B. SHOP DRAWINGS:

1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND DESCRIPTIVE LITERATURE OF EQUIPMENT TO BE FURNISHED UNDER THIS CONTRACT. DRAWINGS SHALL STATE CAPACITIES, SIZES, ETC., OF ALL EQUIPMENT AND SHALL BE CERTIFIED. SEE GENERAL CONDITIONS AND SUPPLEMENTARY CONDITIONS FOR ADDITIONAL REQUIREMENTS.
2. PROVIDE SUBMITTALS FOR LIGHTING FIXTURES, PANELBOARDS, LIGHTING CONTROL DEVICES, CONTACTORS, WIRING DEVICES, DISCONNECT SWITCHES, POWER SYSTEM STUDY.

C. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK REQUIRING SUBMITTAL AND REVIEW OF SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS UNTIL THE RESPECTIVE SUBMITTALS HAS BEEN APPROVED BY THE ENGINEER.

ELECTRICAL COORDINATION DRAWINGS

A. PREPARE ELECTRICAL COORDINATION DRAWINGS AS REQUIRED BY THE WORK AND AS DIRECTED BY THE GENERAL CONTRACTOR

B. MEET WITH REPRESENTATIVES OF THE OTHER DISCIPLINES/TRADES TO COORDINATE THE ELECTRICAL WORK WITH THE WORK OF EACH DISCIPLINE AND TO OBTAIN INFORMATION REGARDING THEIR WORK THAT IS TO BE INDICATED ON THE COORDINATION DRAWINGS.

POWER SYSTEM STUDIES - GENERAL

A. PROVIDE COMPUTER-BASED, POWER SYSTEM STUDIES THAT INCLUDES:

1. A SHORT CIRCUIT STUDY TO DETERMINE THE MINIMUM INTERRUPTING CAPACITY OF CIRCUIT PROTECTIVE DEVICES;
2. AN ARC-FLASH STUDY TO DETERMINE THE ARC-FLASH HAZARD DISTANCE AND THE INCIDENT ENERGY TO WHICH PERSONNEL COULD BE EXPOSED DURING WORK ON OR NEAR ELECTRICAL EQUIPMENT.

B. STUDIES SHALL BE PERFORMED UTILIZING COMPUTER PROGRAMS THAT ARE DISTRIBUTED NATIONALLY AND ARE IN WIDE USE. SOFTWARE ALGORITHMS SHALL COMPLY WITH REQUIREMENTS OF STANDARDS AND GUIDES SPECIFIED IN THIS SECTION. MANUAL CALCULATIONS ARE UNACCEPTABLE.

C. SOFTWARE DEVELOPERS: SUBJECT TO COMPLIANCE WITH SPECIFIED REQUIREMENTS, PERFORM STUDIES UTILIZING SOFTWARE PRODUCTS BY ONE OF THE FOLLOWING:

1. EASY POWER
2. POWER ANALYTICS CORPORATION
3. SKM SYSTEMS ANALYSIS

D. ALL STUDIES SHALL BE BASED ON THE DEVICE CHARACTERISTICS OF ACTUAL EXISTING COMPONENTS AND THE NEW COMPONENTS BEING INSTALLED.

E. PROVIDE ALL FIELD LABOR AS REQUIRED TO OBTAIN ALL DATA NECESSARY TO CONDUCT THE STUDIES SPECIFIED HEREIN.

F. SUBMIT STUDIES FOR REVIEW BEFORE SUBMITTING THE SYSTEM OVERCURRENT PROTECTIVE DEVICE AND POWER DISTRIBUTION EQUIPMENT SUBMITTALS. SUBMIT STUDY REPORT FOR REVIEW PRIOR TO RECEIVING FINAL APPROVAL OF THE OVERCURRENT PROTECTIVE DEVICE AND DISTRIBUTION EQUIPMENT SUBMITTALS.

G. WHERE FORMAL COMPLETION OF STUDIES WILL CAUSE A DELAY IN THE ORDERING AND MANUFACTURING OF OVERCURRENT PROTECTIVE DEVICES AND POWER DISTRIBUTION EQUIPMENT, OBTAIN APPROVAL FROM ENGINEER FOR PRELIMINARY SUBMITTAL OF SUFFICIENT STUDY DATA TO ENSURE THAT THE SELECTION OF DEVICES AND ASSOCIATED CHARACTERISTICS IS SATISFACTORY AND IN COMPLIANCE WITH THE RESULTS OF THE STUDIES BEING PERFORMED.

H. STUDY SHALL BE SIGNED AND SEALED BY THE PROFESSIONAL ENGINEER RESPONSIBLE FOR PROVIDING THE STUDY.

SHORT CIRCUIT STUDY

A. PROVIDE A COMPUTER-BASED, SHORT CIRCUIT STUDY TO DETERMINE THE MINIMUM INTERRUPTING CAPACITY OF CIRCUIT PROTECTIVE DEVICES.

B. FOR NEW EQUIPMENT, USE CHARACTERISTICS SUBMITTED UNDER THE PROVISIONS OF ACTION SUBMITTALS AND INFORMATION SUBMITTALS FOR THIS PROJECT.

C. FOR EXISTING RELOCATED EQUIPMENT AND EXISTING EQUIPMENT THAT IS EXISTING TO REMAIN, OBTAIN REQUIRED ELECTRICAL DISTRIBUTION SYSTEM DATA BY FIELD INVESTIGATION AND SURVEYS, CONDUCTED BY QUALIFIED TECHNICIANS AND ENGINEERS. THE QUALIFICATIONS OF TECHNICIANS AND ENGINEERS SHALL BE QUALIFIED AS DEFINED BY NFPA 70E.

D. GATHER AND TABULATE ALL REQUIRED DATA TO SUPPORT THE SHORT-CIRCUIT STUDY. COMPLY WITH RECOMMENDATIONS IN IEEE 551 AS TO THE AMOUNT OF DETAIL THAT IS REQUIRED TO BE ACQUIRED IN THE FIELD.

E. BEGIN SHORT-CIRCUIT CURRENT ANALYSIS AT THE SERVICE, EXTENDING DOWN TO THE SYSTEM OVERCURRENT PROTECTIVE DEVICES AS FOLLOWS:

1. TO NORMAL SYSTEM LOW-VOLTAGE LOAD BUSES WHERE FAULT CURRENT IS 10 KA OR LESS.

ARC FLASH HAZARD STUDY

A. PROVIDE A COMPUTER-BASED, ARC-FLASH HAZARD STUDY TO DETERMINE THE ARC-FLASH HAZARD DISTANCE AND THE INCIDENT ENERGY TO WHICH PERSONNEL COULD BE EXPOSED DURING WORK ON OR NEAR EXISTING AND NEW ELECTRICAL EQUIPMENT.

B. ELECTRICAL SURVEY DATA: GATHER AND TABULATE ALL REQUIRED INPUT DATA TO SUPPORT STUDY. COMPLY WITH RECOMMENDATIONS IN IEEE 1584 AND NFPA 70E AS TO THE AMOUNT OF DETAIL THAT IS REQUIRED TO BE ACQUIRED IN THE FIELD.

C. FOR NEW EQUIPMENT, USE CHARACTERISTICS SUBMITTED UNDER THE PROVISIONS OF ACTION SUBMITTALS AND INFORMATION SUBMITTALS FOR THIS PROJECT.

D. FOR EXISTING EQUIPMENT, WHETHER OR NOT RELOCATED, OBTAIN REQUIRED ELECTRICAL DISTRIBUTION SYSTEM DATA BY FIELD INVESTIGATION AND SURVEYS, CONDUCTED BY QUALIFIED TECHNICIANS AND ENGINEERS.

E. HAZARD LABELS SHALL HAVE AN ORANGE HEADER WITH THE WORDING, "WARNING, ARC-FLASH HAZARD," AND SHALL INCLUDE THE FOLLOWING INFORMATION TAKEN DIRECTLY FROM THE ARC-FLASH HAZARD ANALYSIS:

1. LOCATION DESIGNATION.
2. NOMINAL VOLTAGE.
3. FLASH PROTECTION BOUNDARY.
4. HAZARD RISK CATEGORY.
5. INCIDENT ENERGY.
6. WORKING DISTANCE.
7. ENGINEERING REPORT NUMBER, REVISION NUMBER, AND ISSUE DATE.

F. ARC FLASH HAZARD WARNING LABELS SHALL BE A 3.5-BY-5-INCH THERMAL TRANSFER LABEL OF HIGH-ADHESION POLYESTER FOR EACH WORK LOCATION INCLUDED IN THE ANALYSIS.

G. LABELS SHALL BE MACHINE PRINTED, WITH NO FIELD-APPLIED MARKINGS.

RECORD DOCUMENTS

A. DURING THE PROGRESS OF THE WORK, CONTRACTOR SHALL MAINTAIN A CURRENT (DAILY) AS-BUILT SET OF THE DRAWINGS AND SPECIFICATIONS, INDICATING THEREON ALL WORK INSTALLED AT VARIANCE WITH SUCH CONTRACT DOCUMENTS INCLUDING, WITHOUT LIMITATION, WORK COVERED BY ADDENDA, FIELD WORK ORDERS, CHANGE ORDERS, AND ENGINEERS

B. CONTRACTOR SHALL PROVIDE THE TENANT WITH THE FINAL AS-BUILT SET OF DRAWINGS AT THE COMPLETION OF THE WORK.

COORDINATION WITH LANDLORD AND UTILITY COMPANIES

A. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR SHALL COORDINATE THE WORK OF THIS CONTRACT WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE AND AUTHORIZED REPRESENTATIVES OF EACH SERVING UTILITY THAT WILL PROVIDE SERVICE TO THIS SITE, INCLUDING BUT NOT NECESSARILY LIMITED TO, ELECTRIC, TELEPHONE AND CABLE/SATELLITE TV SERVICE PROVIDERS.

B. CONTRACTOR SHALL MEET WITH AUTHORIZED REPRESENTATIVES OF THE LANDLORD AND EACH UTILITY TO DISCUSS LANDLORD UTILITY COMPANY SCOPE OF WORK, CONTRACTOR SCOPE OF WORK, POINT OF SERVICE PICK-UP, DETAILS REGARDING SYSTEM INTERFACE, UTILITY COMPANY STANDARDS TO BE COMPLIED WITH, ETC.

COORDINATION WITH OTHER TRADES

A. ELECTRICAL WORK SHALL BE INSTALLED SO AS TO NOT CONFLICT WITH THE WORK OF OTHER TRADES.

B. SET ALL SLEEVES AND CUT AND PATCH ALL MISCELLANEOUS HOLES NECESSARY FOR THE CONVENIENT AND PROPER INSTALLATION OF THE WORK.

C. CONFER WITH THE OTHER CONTRACTORS REGARDING THE LOCATION AND SIZE OF PIPES, EQUIPMENT, DUCTS, OPENINGS AND SPECIAL ARCHITECTURAL TREATMENTS IN ORDER THAT THERE MAY BE NO INTERFERENCES BETWEEN THE INSTALLATION OR THE PROGRESS OF THE WORK OF ANY CONTRACTOR ON THE PROJECT.

D. ALL LINE VOLTAGE WIRING AND FINAL CONNECTIONS TO COMPLETE MECHANICAL SYSTEMS SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.

E. PROVIDE FINAL ELECTRICAL CONNECTIONS TO EQUIPMENT FURNISHED/PROVIDED BY OTHERS, (HVAC EQUIPMENT, PLUMBING EQUIPMENT, COMMERCIAL KITCHEN EQUIPMENT, ETC.

F. COORDINATE THE NEMA CONFIGURATION OF THE RECEPTACLE TO BE PROVIDED WITH THE NEMA PLUG CONFIGURATION OF THE CORD/PLUG ASSEMBLY FURNISHED WITH THE EQUIPMENT TO BE INSTALLED. PROVIDE RECEPTACLES HAVING A NEMA CONFIGURATION THAT MATCHES THE NEMA CONFIGURATION OF THE PLUG ON THE EQUIPMENT.

G. PROVIDE FINAL COORDINATION OF AVAILABLE POWER (VOLTAGE/PHASE) WITH OTHER TRADES PRIOR TO THEIR ORDERING OF EQUIPMENT.

H. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING ELECTRICAL WORK TO BE PROVIDED ASSOCIATED WITH MECHANICAL EQUIPMENT.

I. WHERE ELECTRICAL WORK (CONDUIT BOXES, RECEPTACLES, DISCONNECT SWITCHES, ETC.) ARE SECURED DIRECTLY TO THE HOUSING OF MECHANICAL EQUIPMENT, THEY SHALL BE INSTALLED ON A PORTION OF THE EQUIPMENT HOUSING NOT REQUIRED TO BE REMOVED FOR ROUTINE MAINTENANCE. PRIOR TO INSTALLATION, COORDINATE ALL ELECTRICAL WORK AT MECHANICAL EQUIPMENT WITH MECHANICAL CONTRACTOR.

TEMPORARY POWER

A. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TEMPORARY CONSTRUCTION POWER AND LIGHTING TO ALLOW ALL CONTRACTORS AND SUB-CONTRACTORS TO PERFORM THE WORK OF THEIR CONTRACTS.

B. PRIOR TO THE SUBMISSION OF A BID PROPOSAL, THE CONTRACTOR SHALL CONTACT THE GENERAL CONTRACTOR TO COORDINATE THE TYPE OF EQUIPMENT TO BE UTILIZED DURING THE WORK OF THIS CONTRACT

SEQUENCING AND SCHEDULING

A. COORDINATE ELECTRICAL EQUIPMENT INSTALLATION WITH OTHER BUILDING COMPONENTS AND THE PROJECT PHASING PLAN.

UTILITY COMPANY METERING EQUIPMENT

A. PROVIDE ALL EQUIPMENT REQUIRED FOR ELECTRICITY METERING BY UTILITY COMPANY. ALL METERING EQUIPMENT AND THE INSTALLATION OF THE EQUIPMENT SHALL BE IN COMPLIANCE WITH ALL UTILITY COMPANY REQUIREMENTS.

B. ELECTRICAL SERVICE CONNECTIONS: COORDINATE WITH UTILITY COMPANIES AND COMPONENTS THEY FURNISH AS FOLLOWS:

1. COMPLY WITH REQUIREMENTS OF UTILITIES PROVIDING ELECTRICAL POWER SERVICES.
2. COORDINATE INSTALLATION AND CONNECTION OF UTILITIES AND SERVICES, INCLUDING PROVISION FOR ELECTRICITY-METERING COMPONENTS.

C. METERS SHALL BE FURNISHED BY UTILITY COMPANY; INSTALLED BY ELECTRICAL CONTRACTOR.

D. METER SOCKETS: COMPLY WITH REQUIREMENTS OF ELECTRICAL-POWER UTILITY COMPANY.

E. INSTALL ALL CONDUITS AND EQUIPMENT ACCORDING TO UTILITY COMPANY'S WRITTEN REQUIREMENTS. PROVIDE EMPTY CONDUITS FOR METERING LEADS AND EXTEND GROUNDING CONNECTIONS AS REQUIRED BY UTILITY COMPANY.

FIRE STOPPING

A. PROVIDE FIRE STOPPING FOR PENETRATIONS BY CONDUIT OR CABLES AND OTHER EQUIPMENT THROUGH FIRE-RATED VERTICAL BARRIERS (WALLS AND PARTITIONS), HORIZONTAL BARRIERS (FLOOR/CEILING ASSEMBLIES) AND VERTICAL SHAFT WALLS AND PARTITIONS.

B. FIRESTOP SYSTEM INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF ATME E 814 OR UL 1479 TESTED ASSEMBLIES THAT PROVIDE A FIRE RATING EQUAL TO OR GREATER THAN THAT OF THE CONSTRUCTION BEING PENETRATED.

SEISMIC RESTRAINT

A. PROVIDE SEISMIC RESTRAINT FOR ELECTRICAL WORK AND SYSTEMS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE APPLICABLE BUILDING CODE AND THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.

B. SUBMIT ALL REQUIRED DETAILS TO THE AUTHORITY HAVING JURISDICTION FOR REVIEW AND APPROVAL.

CUTTING & PATCHING

A. PRIOR TO CORE DRILLING OR SAW CUTTING OPERATIONS, CONTRACTOR SHALL X-RAY OR GROUND PENETRATING RADAR (GPR) THE EXISTING SLAB TO DETERMINE THE LOCATION OF ANY EXISTING UTILITIES, STRUCTURAL MEMBERS. ETC. COORDINATE ALL SCANNING, CUTTING AND CORE DRILLING OPERATIONS WITH GC AND LANDLORD PRIOR TO COMMENCEMENT OF WORK.

B. CORE-DRILL OR SAW-CUT EXISTING FLOORS, WALLS, ROOF, ETC., AS REQUIRED FOR THE INSTALLATION OF THE ELECTRICAL WORK. EXISTING UTILITIES AND STRUCTURAL COMPONENTS, INCLUDING BUT NOT NECESSARILY LIMITED TO, COLUMNS, BEAMS, GIRDERS, PLATES OR JOISTS SHALL NOT BE CUT.

C. PATCH SURROUNDING AREAS FLUSH WITH ADJACENT SURFACES AND PREPARE TO RECEIVE SPECIFIED FINISHES.

D. PATCH AND REPAIR ROOF TO MATCH EXISTING ROOFING SYSTEM. ALL ROOF WORK SHALL BE PERFORMED TO MEET THE WARRANTY REQUIREMENTS OF THE EXISTING ROOFING SYSTEM.

GROUNDING

A. PROVIDE ELECTRICAL SYSTEM AND EQUIPMENT GROUNDING IN ACCORDANCE WITH APPLICABLE N.E.C. REQUIREMENTS.

B. THE METALLIC CONDUIT SYSTEM SHALL BE GROUNDED AND BONDED TO FORM AN EQUIPMENT GROUNDING CONDUCTOR.

C. PROVIDE AN INSULATED EQUIPMENT GROUND CONDUCTOR WITHIN ALL FEEDERS AND BRANCH CIRCUITS. THIS EQUIPMENT GROUND CONDUCTOR SHALL BE IN ADDITION TO THE EQUIPMENT GROUND CONDUCTOR FORMED BY THE METALLIC CONDUIT SYSTEM.

D. PROVIDE AN ISOLATED GROUND CONDUCTOR IN ADDITION TO THE EQUIPMENT GROUNDING CONDUCTOR IN SELECT BRANCH CIRCUITS AS NOTED ON THE DRAWINGS.

E. PROVIDE A #6 AWG GREEN INSULATED GROUNDING CONDUCTOR FROM THE GROUND BAR AT TELEPHONE TERMINAL BOARD TO THE ELECTRICAL SERVICE GROUND.

F. PROVIDE A COPPER GROUNDING BAR AT THE TELEPHONE TERMINAL BACKBOARD. GROUNDING BAR SHALL BE ¼ INCH X 4 INCHES X 12 INCHES, PRE-DRILLED FOR CONDUCTOR TERMINATIONS, WITH NON-METALLIC STAND-OFF BRACKETS WITH INSULATORS. CHATSWORTH PRODUCTS 10622-012 OR APPROVED EQUAL.

EQUIPMENT IDENTIFICATION

A. PROVIDE EQUIPMENT LABELS ON PANELBOARDS, DISCONNECT SWITCHES, CONTACTORS, CONTROLS, ETC. EQUIPMENT LABELS SHALL BE ENGRAVED PHENOLIC RESIN NAMEPLATES ATTACHED TO ENCLOSURE WITH MECHANICAL FASTENERS. SELF-ADHESIVE NAMEPLATES ARE NOT ACCEPTABLE. LETTERING SHALL BE 1/2" HIGH, BLACK TEXT ON WHITE BACKGROUND.

B. ENGRAVED NAMEPLATES ATTACHED TO COMPONENTS SHALL IDENTIFY THE EQUIPMENT DESIGNATION, NAME OF THE "UPSTREAM" POWER SOURCE (AS APPLICABLE), VOLTAGE AND PHASE.

C. THE COVERS OF ALL OUTLET AND JUNCTION BOXES INSTALLED ABOVE CEILINGS AND INSTALLED EXPOSED IN UNFINISHED SPACES SHALL BE LABELED TO IDENTIFY THE SERVING PANEL, VOLTAGE, PHASE AND CIRCUIT NUMBERS CONTAINED WITHIN THE BOX. LABEL SHALL BE LEGIBLY HANDWRITTEN WITH BLACK, FELT TIP PERMANENT MARKER.

D. THE COVER PLATES OF ALL WIRING DEVICES SHALL BE LABELED TO IDENTIFY THE SERVING PANEL AND THE CIRCUITS SERVING THE DEVICE. LABELS SHALL BE MACHINE PRINTED, BLACK TEXT ON A CLEAR, SELF ADHESIVE LABEL.

CONDUIT AND FITTINGS

A. ALL INTERIOR AND EXTERIOR CONDUITS SHALL BE INSTALLED AND SUPPORTED IN ACCORDANCE WITH N.E.C. REQUIREMENTS.

B. MINIMUM CONDUIT SIZE SHALL BE ¾” TRADE SIZE. SWITCH LEGS SHALL BE ½” TRADE SIZE.

C. WITHIN INTERIOR FINISHED SPACES, ALL CONDUIT SHALL BE INSTALLED CONCEALED WITHIN NEW AND EXISTING WALLS AND ABOVE NEW AND EXISTING CEILINGS.

D. CONDUIT INSTALLED WITHIN THE INTERIOR OF THE BUILDING SHALL BE GALVANIZED ELECTRICAL METALLIC TUBING (EMT). CONDUIT FITTINGS FOR INDOOR EMT CONDUITS SHALL BE CAST METAL, COMPRESSION TYPE.

E. EMT SHALL BE USED FOR INTERIOR FEEDERS AND BRANCH CIRCUITS INSTALLED EXPOSED IN UNFINISHED SPACES, CONCEALED ABOVE NEW OR EXISTING CEILINGS OR CONCEALED WITHIN EXISTING AND NEW INTERIOR PARTITIONS.

F. CONDUITS INSTALLED EXPOSED ON THE EXTERIOR OF THE BUILDING SHALL BE GALVANIZED RIGID STEEL. FITTINGS SHALL BE THREADED TYPE.

G. CONDUITS INSTALLED UNDER SLAB ON GRADE CONSTRUCTION SHALL BE RIGID NON-METALLIC (RNC), SCHEDULE 40 PVC. RNC COMPLYING WITH NEMA TC 2 AND UL 651 UNLESS OTHERWISE INDICATED. FITTINGS FOR RIGID NON-METALLIC CONDUIT SHALL COMPLY WITH NEMA TC 3; MATCH TO CONDUIT TYPE AND MATERIAL.

H PROVIDE CONDUIT EXPANSION FITTINGS IN ALL CONDUIT RUNS THAT EXTEND ACROSS BUILDING EXPANSION JOINTS AND WHERE MOVEMENT MAY BE ENCOUNTERED.

I. CONDUIT SHALL BE SUPPORTED FROM STRUCTURE ONLY.

J. PVC CONDUIT SHALL ONLY BE USED BELOW GRADE.

K. PROVIDE FLEXIBLE METAL CONDUIT FOR CONNECTIONS TO VIBRATING EQUIPMENT WITHIN INTERIOR DRY LOCATIONS. MAXIMUM CONDUIT LENGTH SHALL BE 36 INCHES.

L. PROVIDE LIQUID-TIGHT FLEXIBLE METAL CONDUIT FOR CONNECTIONS TO VIBRATING EQUIPMENT IN WET OR OUTDOOR LOCATIONS. MAXIMUM CONDUIT LENGTH SHALL BE 36 INCHES.

M. PROVIDE FLEXIBLE METAL CONDUIT FOR FINAL CONNECTIONS TO RECESSED LIGHT FIXTURES (FIXTURE WHIPS). MAXIMUM CONDUIT LENGTH SHALL BE 72 INCHES.

N. PROVIDE LIQUID-TIGHT FLEXIBLE METAL CONDUIT FOR FINAL ELECTRICAL CONNECTIONS TO FOOD SERVICE EQUIPMENT.

O. CONDUITS THAT EXTEND UP TO THE ROOF LEVEL TO SERVE ROOF MOUNTED MECHANICAL EQUIPMENT INSTALLED ON A CURB SHALL BE ROUTED WITHIN THE EQUIPMENT CURB. COORDINATE ELECTRICAL WORK WITH MECHANICAL EQUIPMENT INSTALLER.

P. PROVIDE CONDUIT SEALING FITTINGS IN ALL CONDUITS THAT EXTEND FROM NON-REFRIGERATED SPACES TO REFRIGERATED SPACES PER NEC 300.7(A). PROVIDE EXPANSION JOINTS FOR CONDUIT AS REQUIRED TO COMPENSATE FOR THERMAL EXPANSION AND CONTRACTION.

Q. ALL CONDUITS INSTALLED IN ASSOCIATION WITH THE WALK-IN COOLER FREEZER SHALL BE INSTALLED IN ACCORDANCE WITH THE WALK-IN MANUFACTURERS RECOMMENDATIONS AND REQUIREMENTS. COORDINATE ALL CONDUIT INSTALLATION WITH WALK-IN EQUIPMENT INSTALLER.

R. ACCEPTABLE MANUFACTURERS FOR GALVANIZED RIGID CONDUIT, EMT, FLEXIBLE METAL CONDUITS AND LIQUID-TIGHT FLEXIBLE METAL CONDUITS SHALL BE ALLIED, REPUBLIC, WHEATLAND, ELECTRI-FLEX AND ANACONDA.

S. ACCEPTABLE MANUFACTURERS FOR CONDUIT FITTINGS SHALL BE THOMAS AND BETTS OR APPROVED EQUAL.

GRA DESIGN STUDIO

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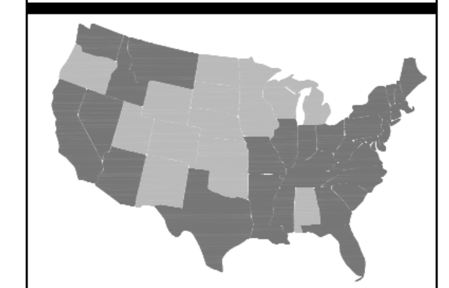

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SCHEMATIC DESIGN	
DESIGN DEVELOPMENT	
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FULL RELEASE	

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NO.	DESCRIPTION	DATE

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PROJECT:

PLAYA BOWLS

20647 MACK AVE
GROSSE POINTE, MI 48236

SCALE: AS INDICATED

DRAWING TITLE:

ELECTRICAL SPECIFICATIONS

SHEET:

E-1

CONDUCTORS

A. ALL CONDUCTORS SHALL BE SOFT DRAWN, ANNEALED COPPER, #12 AWG MINIMUM.

B. CONDUCTORS #12 AND #10 AWG SHALL BE SOLID; #8 AWG AND LARGER SHALL BE STRANDED.

C. THE USE OF ALUMINUM CONDUCTORS IS NOT ACCEPTABLE.

D. EXPOSED, INTERIOR FEEDERS: TYPE THHN-THWN, SINGLE CONDUCTORS IN CONDUIT.

E. FEEDERS INSTALLED CONCEALED IN CEILINGS, WALLS, PARTITIONS: TYPE THHN-THWN, SINGLE CONDUCTORS IN CONDUIT.

F. FEEDERS INSTALLED CONCEALED IN CONCRETE, BELOW SLABS-ON-GRADE AND UNDERGROUND: TYPE THHN-THWN, SINGLE CONDUCTORS IN PVC CONDUIT.

G. EXPOSED, INTERIOR, BRANCH CIRCUITS: TYPE THHN-THWN, SINGLE CONDUCTORS IN CONDUIT.

H. BRANCH CIRCUITS CONCEALED IN EXISTING AND NEW CEILINGS, WALLS, AND PARTITIONS: TYPE THHN-THWN, SINGLE CONDUCTORS IN CONDUIT.

I. BRANCH CIRCUITS CONCEALED BELOW SLABS-ON-GRADE, AND UNDERGROUND: TYPE THHN-THWN, SINGLE CONDUCTORS IN CONDUIT.

J. ACCEPTABLE MANUFACTURERS FOR CONDUCTORS: GENERAL CABLE COMPANY, CAROL, ANACONDA, ROME, SOUTHWIRE.

K. CLASS 1 CONTROL CIRCUITS: TYPE THHN-THWN, IN CONDUIT.

L. CLASS 2 CONTROL CIRCUITS: POWER-LIMITED PLENUM RATED CABLE, CONCEALED IN BUILDING FINISHES.

M. THE USE OF NON-METALLIC-SHEATHED CABLE (TYPE NM) AND ARMORED CABLE (TYPE AC OR BX) IS NOT ACCEPTABLE

N. WIRE CONNECTORS SHALL BE EQUAL TO SCOTCH LOCK FOR #8 AWG AND SMALLER, THOMAS AND BETTS LOCK-TITE FOR #6 AND LARGER.

O. PROVIDE #10 AWG CONDUCTORS FOR BRANCH CIRCUITS HAVING A CONDUCTOR LENGTH LONGER THAN 75 FEET.

P. SIZE OF CONDUCTORS AND CABLES INDICATED OR SPECIFIED ARE IN AMERICAN WIRE GAGE (AWG - BROWN AND SHARPE).

Q. INSTALL ALL WIRING IN APPROVED RACEWAY AND ENCLOSURES, EXCEPT WHERE SPECIFIED OR INDICATED, FOR LOW-VOLTAGE WIRING OR, WHERE TYPE MC CABLE IS INDICATED, SPECIFIED AS ACCEPTABLE, OR BOTH.

R. SUPPORT ALL CONDUCTORS AND CABLES IN VERTICAL INSTALLATIONS, AS REQUIRED BY NFPA-70, BY INSTALLING CABLE SUPPORTS OR PLUG-TYPE CONDUIT RISER SUPPORTS, OR WIRE-MESH SAFETY GRIPS.

S. INSTALL ALL CONDUCTORS AND CABLE IN RACEWAYS CONTINUOUS WITHOUT TAPS OR SPLICES. SPLICE OR TAP ONLY IN APPROVED BOXES AND ENCLOSURES WITH APPROVED SOLDERLESS CONNECTORS, OR CRIMP CONNECTORS AND TERMINAL BLOCKS FOR CONTROL WIRING, AND KEEP TO THE MINIMUM REQUIRED. INSULATE ALL SPLICES, TAPS, AND JOINTS AS REQUIRED BY CODE.

T. ALL MATERIALS USED TO TERMINATE, SPLICE OR TAP CONDUCTORS: DESIGNED, PROPERLY SIZED, AND UL LISTED FOR THE SPECIFIC APPLICATION AND CONDUCTORS INVOLVED, AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, USING THE MANUFACTURER'S RECOMMENDED TOOLS.

U. WHERE WIRING IS INDICATED AS INSTALLED, BUT THE CONNECTION IS INDICATED "FUTURE" OR "BY OTHER DIVISION, TRADES, OR CONTRACTS", LEAVE A MINIMUM OF 3' FOOT "PIGTAIL" AT THE BOX, TAPE THE ENDS OF CONDUCTORS, AND COVER THE BOX.

V. VOLTAGE DROP IN BRANCH CIRCUITS SHALL NOT EXCEED 3 PERCENT.

W. WHEN NEW CONDUCTORS ARE CONNECTED TO EXISTING CONDUCTORS, THE NEW CONDUCTORS SHALL BE OF THE SAME AWG, CONDUCTOR MATERIAL, INSULATION TYPE TEMPERATURE RATING,. ETC. AS THE EXISTING CONDUCTORS TO WHICH BEING CONNECTED.

TYPE MC CABLE

A. A.TYPE MC CABLE: 600V, UNJACKETED: ANSI E119 AND E814, UL STANDARDS 44 OR 83 (AS APPLICABLE), AND 1569, NFPA 70 ARTICLE 330; ALUMINUM OR GALVANIZED STEEL INTERLOCKED ARMOR; THHM- OR XHHW-INSULATED CONDUCTORS; COLOR CODE: ICEA METHOD 1, WITH GREEN INSULATED GROUNDING CONDUCTOR.

B. USES PERMITTED

B.1. IN LIEU OF FLEXIBLE CONDUIT AND WIRING FROM LIGHT FIXTURES IN ACCESSIBLE CEILINGS TO JUNCTION BOXES (ATTACHED TO BUILDING STRUCTURE) ABOVE THE CEILING. PROVIDE CABLE WHIPS OF SUFFICIENT LENGTHS TO ALLOW FOR RELOCATING EACH LIGHT FIXTURE WITHIN A 5' FOOT RADIUS OF ITS INSTALLED LOCATION, BUT NOT EXCEEDING 6' FEET IN UNSUPPORTED LENGTHS.

B.2. FOR VERTICAL DROPS IN STUD WALLS.

C. USES NOT PERMITTED:

C.1. HOMERUNS TO PANELSBOARDS.

C.2. WHERE EXPOSED TO VIEW.

C.3. WHERE EXPOSED TO DAMAGE.

C.4. HAZARDOUS LOCATIONS.

C.5. WET LOCATIONS

C.6. INSTALLED HORIZONTALLY WITHIN STUD WALL

C.7. WHEN RESTRICTED OTHERWISE ABOVE, AND WHEN SPECIFICALLY DISALLOWED BY THE LOCAL AHJ, OWNER OR BOTH.

D. PRIOR TO THE SUBMISSION OF A BID PROPOSAL, EC SHALL VERIFY THE PERMISSIBLE USE OF MC CABLE WITH THE AHJ.

CONDUCTOR COLOR CODING

A. PROVIDE COLOR CODING SYSTEM AS LISTED BELOW FOR ALL FEEDERS AND BRANCH CIRCUITS AND USED AS A BASIS FOR BALANCING LOAD ON PANELS, AND TO BE PHASE IDENTIFICATION.

B. COLOR CODING FOR CONDUCTOR #12 AWG THROUGH #10 AWG SHALL CONSIST OF COLOR CODED THERMOPLASTIC INSULATION OF THE COLORS SPECIFIED HEREIN.

C. COLOR CODING FOR CONDUCTORS #8 AWG AND LARGER SHALL BE FIELD APPLIED SELF ADHESIVE TAPE OF THE COLOR SPECIFIED HEREIN FOR THE PARTICULAR PHASE.

D. 120/240V DELTA: PHASE A--BLACK, PHASE B(HIGH LEG)--ORANGE, PHASE C--BLUE, NEUTRAL--WHITE, EQUIPMENT GROUND--GREEN, ISOLATED GROUND--GREEN WITH DISTINCTIVE WHITE OR YELLOW MARKINGS.

BOXES AND FITTINGS

A. ALL OUTLET BOXES SHALL BE UL LISTED AND LABELED FOR USE IN THE SPACE THEY OCCUPY AND THE PURPOSE THEY SERVE.

B. SHEET METAL OUTLET AND DEVICE BOXES FOR DRY, INTERIOR APPLICATIONS: COMPLY WITH NEMA OS 1 AND UL 514A.

C. CAST-METAL OUTLET AND DEVICE BOXES FOR EXTERIOR APPLICATIONS: COMPLY WITH NEMA FB 1, FERROUS ALLOY, TYPE FS OR FD, WITH GASKETED COVER.

D. OUTLET BOXES INSTALLED WITHIN FIRE RATED ASSEMBLIES SHALL HAVE A FIRE RATING EQUAL TO OR GREATER THAN THE RATING OF THE WALL IN WHICH IT IS INSTALLED.

E. OUTLET BOXES SHALL BE 4 INCHES SQUARE BY 2 1/8 INCHES DEEP , EXCEPT FOR 2" PARTITIONS SHALL BE AT LEAST 1-1/2" DEEP.

F. OUTLET BOXES FOR VOICE AND DATA DEVICES SHALL BE 4 11/16 INCHES SQUARE BY 2 1/8 INCHES DEEP.

G. ALL PULLBOXES SHALL BE CONSTRUCTED OF GALVANIZED STEEL, OF METAL GAUGE AND PHYSICAL SIZE AS REQUIRED BY THE N.E.C. FOR THE NUMBER AND SIZE OF CONDUITS AND CONDUCTORS ASSOCIATED WITH THE PULLBOX.

H. FIXTURE OUTLET BOXES IN/OR ON CEILINGS SHALL NOT BE LESS THAN 1-1/2" DEEP OR LESS THAN 4" SQUARE. ALL OUTLET BOXES INTENDED TO SUPPORT FIXTURES SHALL BE EQUIPPED WITH 3/8" FIXTURE STUDS FASTENED THROUGH THE BOTTOM OF THE BOX WITH FOUR BOLTS.

I. PULLBOXES AND JUNCTION BOXES THAT ARE CUSTOM FABRICATED FOR THE APPLICATION SHALL BE FABRICATED BY A SHOP/FACILITY THAT IS CERTIFIED BY A NRTL FOR THE FABRICATION OF SUCH ENCLOSURES.

J. NEW OUTLET BOXES INSTALLED WITHIN NEW OR EXISTING STUD WALL CONSTRUCTION SHALL BE MOUNTED TO A STUD OR MOUNTED IN A BRACKET THAT SPANS STUD-TO-STUD, CADDY TSGB BRACKET OR APPROVED EQUAL. THE USE OF "OLD WORK" TYPE BOXES THAT. SECURE ONLY TO THE DRYWALL ARE NOT ACCEPTABLE.

K. ACCEPTABLE MANUFACTURERS FOR BOXES: APPLETON, STEEL CITY, RACO.

PANELBOARDS

A. PANELBOARDS SHALL BE LIGHTING AND APPLIANCE TYPE, DEAD FRONT, SAFETY TYPE, FURNISHED WITH BRANCH CIRCUIT BREAKER OVERCURRENT PROTECTIVE DEVICES, COPPER PHASE, NEUTRAL AND EQUIPMENT GROUNDING BUS BARS, MAIN CIRCUIT BREAKER OR MAIN LUG ONLY AS NOTED ON THE DRAWINGS. MAIN BUSES AND CONNECTORS SHALL BE HARD DRAWN COPPER OF 98% CONDUCTIVITY. LOAD CENTERS ARE NOT ACCEPTABLE FOR USE.

B. CIRCUIT BREAKERS SHALL BE MOLDED CASE, BOLT-ON TYPE SUITABLE FOR VOLTAGE AND AMPERE RATINGS INDICATED ON DRAWINGS AND IN PANEL SCHEDULES. REFER TO THE PANEL SCHEDULES ON THE DRAWINGS FOR ADDITIONAL ACCESSORIES TO BE PROVIDED AT SELECT CIRCUIT BREAKERS.

C. CIRCUIT BREAKERS SHALL HAVE A MINIMUM AMPERE INTERRUPTING CAPACITY (AIC) OF 10,000 AMPERES FOR 120/208V SYSTEMS, 14,000 FOR 277/480V SYSTEMS

D. WHERE THE POWER SYSTEM STUDY IDENTIFIES AVAILABLE FAULT CURRENT VALUES AT EXISTING AND NEW PANELS THAT ARE HIGHER THAN THE MINIMUM AIC RATINGS SPECIFIED HEREIN, PROVIDE CIRCUIT BREAKERS IN THE PANELS THAT HAVE AIC RATINGS GREATER THAN THE AVAILABLE FAULT CURRENT AT THE PANEL AS DETERMINED BY THE POWER SYSTEM STUDY.

E. PROVIDE NEMA 1 ENCLOSURES FOR INTERIOR PANELS.

F. PANELBOARDS SHALL BE EQUIPPED WITH FLUSH TYPE LOCK AND CATCH. ALL LOCKS SHALL BE KEYED ALIKE, WITH TWO KEYS SUPPLIED WITH EACH LOCK.

G. CIRCUIT BREAKERS SERVING LIGHTING CIRCUITS SHALL BE RATED FOR SWITCH DUTY.

H. CIRCUIT BREAKERS SERVING HVAC EQUIPMENT SHALL BE HACR RATED.

I. ALL LUGS SHALL BE OF THE SOLDERLESS TYPE AND RATED AT A MINIMUM OF 75°C.

J. PROVIDE NEW CIRCUIT DIRECTORIES WITHIN NEW AND EXISTING PANELS TO REFLECT THE WORK OF THIS CONTRACT. DIRECTORY SHALL BE TYPEWRITTEN OR COMPUTER GENERATED. HANDWRITTEN CIRCUIT DIRECTORIES ARE NOT ACCEPTABLE.

K. UTILIZE FINAL, OWNER ASSIGNED ROOM NAMES AND NUMBERS TO IDENTIFY SPACES WITHIN THE CIRCUIT DIRECTORIES. COMPLY WITH NEC 408.4 WHEN IDENTIFYING CIRCUITS IN CIRCUIT DIRECTORIES.

L. PANEL CIRCUITS SHALL BE CONFIGURED SUCH THAT THE LOAD IS DISTRIBUTED EVENLY ACROSS ALL THREE PHASES TO WITHIN 10%.

M. ALL NEW AND EXISTING PANELBOARDS SHALL BE LABELED TO IDENTIFY THE AMOUNT OF FAULT CURRENT AVAILABLE AT THE PANEL AS DETERMINED BY THE POWER SYSTEM STUDY TO BE PERFORMED. LABEL SHALL BE MACHINE PRINTED, BLACK TEXT ON CLEAR, SELF ADHESIVE TAPE. INSTALL LABEL ADJACENT TO PANELBOARDS ENGRAVED NAMEPLATE.

N. ALL NEW AND EXISTING PANELBOARDS SHALL BE LABELED TO IDENTIFY THE ARC FLASH HAZARD CHARACTERISTICS AT THE PANEL AS DETERMINED BY THE POWER SYSTEM STUDY TO BE PERFORMED.

O. ALL "SPARE" CIRCUIT BREAKERS SHALL BE SET TO THE "OFF" POSITION.

P. PROVIDE HANDLE TIES ON ALL MULTI-WIRE BRANCH CIRCUITS IN ACCORDANCE WITH NEC 210.4(B)

Q. WHEN NEW CIRCUIT BREAKERS ARE ADDED TO AN EXISTING PANEL, THE NEW CIRCUIT BREAKERS SHALL BE OF THE SAME MANUFACTURE AS THE EXISTING PANEL, SHALL BE OF A 'LETTER TYPE' COMPATIBLE WITH THE EXISTING PANEL SUCH THAT THE UL LISTING OF THE EXISTING PANEL IS MAINTAINED AND SHALL HAVE AN AIC RATING EQUAL TO OR GREATER THAN THE AIC RATING OF THE EXISTING OVERCURRENT PROTECTIVE DEVICES WITHIN THE EXISTING PANEL.

R. ACCEPTABLE MANUFACTURERS FOR PANELBOARDS BY SCHNEIDER, ABB, SIEMENS OR EATON.

SWITCHES

A. TOGGLE SWITCHES SHALL BE SINGLE POLE, 3-WAY OR 4-WAY AS NOTED ON THE DRAWINGS, 20 AMPERES, 120/277 VOLT AC TYPE, SPECIFICATION GRADE WITH SCREW TERMINALS. HUBBELL 1221-X, 1223-X OR 1224-X OR APPROVED EQUIVALENT BY ONE OF THE ADDITIONAL MANUFACTURERS SPECIFIED HEREIN.

B. TOGGLE SWITCHES SHALL BE MOUNTED AT DOORS, INSTALLED ADJACENT TO THE TRIM ON THE STRIKING SIDE OF THE DOOR, REGARDLESS OF THE LOCATION INDICATED ON THE DRAWINGS. VERIFY ALL DOOR SWINGS PRIOR TO INSTALLATION OF OUTLET BOXES FOR SWITCHES.

C. DEVICE COLOR SHALL BE AS SELECTED BY THE OWNER/ARCHITECT.

D. PROVIDE A NEUTRAL CONDUCTOR TO ALL SWITCH LOCATIONS

E. SWITCHES SHALL BE INSTALLED SURFACE MOUNTED IN UNFINISHED AREA. FLUSH MOUNTED IN FINISHED SPACES.

F. ADDITIONAL ACCEPTABLE MANUFACTURERS FOR SWITCHES: LEGRAND, LEVITON.

RECEPTACLES

A. RECEPTACLES SHALL BE 20 AMP, 125 VOLT, 2-POLE, 3-WIRE, GROUNDING TYPE, NEMA 5-20R WITH SCREW TERMINALS. HUBBELL 5362-W OR APPROVED EQUAL BY ONE OF THE ADDITIONAL MANUFACTURERS SPECIFIED HEREIN.

B. GFCI RECEPTACLES SHALL BE 20 AMP, 125 VOLT, 2-POLE, 3-WIRE, GROUNDING TYPE, NEMA 5-20R FEED THROUGH TYPE CAPABLE OF PROTECTING DOWNSTREAM RECEPTACLES ON A SINGLE CIRCUIT, SOLID STATE GROUND FAULT SENSING AND SIGNALING, 5 MILLIAMP TRIP LEVEL, NEMA 5-20R WITH SCREW TERMINALS. HUBBELL GF5362-X OR APPROVED EQUAL BY ONE OF THE ADDITIONAL MANUFACTURERS SPECIFIED HEREIN.

C. ISOLATED GROUND RECEPTACLES SHALL BE ORANGE, 20 AMP, 125 VOLT, 2-POLE, 3-WIRE, GROUNDING TYPE, NEMA 5-20R WITH SCREW TERMINALS. HUBBELL IG-5362-W OR APPROVED EQUAL BY ONE OF THE ADDITIONAL MANUFACTURERS SPECIFIED HEREIN.

D. PROVIDE SPECIAL PURPOSE RECEPTACLES HAVING NEMA CONFIGURATIONS THAT MATE AND MATCH THE NEMA PLUG CONFIGURATION PROVIDED WITH THE EQUIPMENT TO BE CONNECTED.

E. COVER PLATES FOR EXTERIOR RECEPTACLES SHALL BE RATED FOR "WEATHERPROOF WHILE IN USE".

F. DEVICE COLOR SHALL BE AS SELECTED BY THE OWNER/ARCHITECT.

G. QUAD RECEPTACLES SHALL CONSIST OF (2) DUPLE3X RECEPTACLES INSTALLED IN A SINGLE BOX UNDER A SINGLE COVER PLATE.

H. RECEPTACLES SHALL BE INSTALLED SURFACE MOUNTED IN UNFINISHED SPACES, FLUSH MOUNTED IN FINISHED SPACES.

I. ADDITIONAL ACCEPTABLE MANUFACTURERS FOR SWITCHES AND RECEPTACLES: LEGRAND, LEVITON.

GFCI PROTECTION:

A. ALL KITCHEN SINGLE PHASE RECEPTACLES RATED 150 VOLTS TO GROUND OR LESS, 50 AMPS OR LESS AND THREE PHASE RECEPTACLES RATED 150 VOLTS TO GROUND OR LESS, 100 AMPS OR LESS SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL IN ACCORDANCE WITH NEC 210.8, (B), (1) - (10), OR THE EQUIVALENT REQUIREMENT WITHIN THE APPLICABLE ELECTRICAL CODE.

B. THE "GFCI" NOTATION AT A DEVICE OR CIRCUIT BREAKER INDICATES THAT GFCI PROTECTION SHALL BE PROVIDED FOR THE CIRCUIT OR CIRCUITS INDICATED. GFCI PROTECTION SHALL BE PROVIDED BY ONE OF THE FOLLOWING MEANS:

- INTEGRAL GFCI PROTECTION WITHIN THE DEVICE (NEMA 5-20R RECEPTACLES), WHEN THE DEVICE IS ABLE TO BE INSTALLED IN A READILY ACCESSIBLE LOCATION AS DEFINED BY THE APPLICABLE ELECTRICAL CODE.
- GFCI CIRCUIT BREAKER INSTALLED WITHIN THE PANEL FOR SERVICE TO THE CIRCUIT OR CIRCUITS.
- GFCI CIRCUIT BREAKER INSTALLED WITHIN AN INDIVIDUAL ENCLOSURE EXTERNAL TO THE PANEL FOR SERVICE TO THE CIRCUIT.
- DEAD-FRONT GFCI DEVICE INSTALLED IN A READILY ACCESSIBLE LOCATION AS DEFINED BY THE NEC (APPLICABLE TO 20 AMP, 120 VOLT CIRCUITS).
- AN INDIVIDUALLY MOUNTED EXTERNAL SPECIAL PURPOSE GROUND FAULT CIRCUIT INTERRUPTER (SPGFCI) DEVICE SIMILAR TO "SHOCK BLOCK" PRODUCTS AS MANUFACTURED BY LITTLEFUSE, OR APPROVED EQUAL.
- DEAD FRONT DEVICES SHALL BE BE LABELED TO IDENTIFY THE CIRCUIT AND THE LOAD SERVED BY THE DEVICE.

COVER PLATES FOR TOGGLE SWITCHES AND RECEPTACLES

A. COVER PLATES WITHIN NON-FOOD SERVICE AREAS SHALL BE NYLON, OF CONFIGURATION TO MATCH THE WIRING DEVICE.

B. COVER PLATES WITHIN THE FOOD SERVICE AREA SHALL BE STAINLESS STEEL WITH STAINLESS STEEL HARDWARE, UNLESS OTHERWISE NOTED.

C. CONFIGURATION AND COLOR OF COVER PLATE SHALL MATCH THAT OF THE WIRING DEVICE THAT THE PLATE WILL BE INSTALLED ON.

D. COVER PLATE COLOR SHALL BE AS SELECTED BY THE OWNER/ARCHITECT.

E. ADDITIONAL ACCEPTABLE MANUFACTURERS FOR COVER PLATES: LEGRAND, LEVITON.

MOUNTING HEIGHTS FOR ELECTRICAL DEVICES AND EQUIPMENT

A. DEVICES AND EQUIPMENT SHALL BE INSTALLED AT THE MOUNTING HEIGHTS NOTED BELOW UNLESS NOTED OTHERWISE ON THE DRAWINGS OR REQUIRED BY APPLICABLE CODES AND STANDARDS:

1. TOGGLE SWITCHES, WALL SWITCH OCCUPANCY SENSORS, VACANCY SENSORS AND DIMMERS FOR LIGHTING CONTROL - TOP OF DEVICE 48" AFF
2. CONVENIENCE RECEPTACLES -TOP OF DEVICE 18" AFF
3. CONVENIENCE RECEPTACLES AT COUNTERTOPS - BOTTOM OF DEVICE 44" AFF OR AS NOTED ON THE DRAWINGS
4. RECEPTACLES AT FOOD SERVICE EQUIPMENT - AS INDICATED ON THE FINAL, APPROVED FOOD SERVICE SHOP DRAWINGS.
5. TELEPHONE AND DATA OUTLETS - TOP OF DEVICE 18" AFF, 44" AFF WHEN INSTALLED AT COUNTER TOPS.
6. DISCONNECT SWITCHES - TOP OF ENCLOSURE 66" AFF
7. PANELBOARDS - TOP OF ENCLOSURE 72" AFF

DISCONNECT SWITCHES

A. DISCONNECT SWITCHES SHALL BE HEAVY DUTY TYPE, UL LISTED AND LABELED, EQUIPPED WITH A LUG FOR TERMINATION OF THE EQUIPMENT GROUNDING CONDUCTOR.

B. DISCONNECT SWITCHES SHALL BE LOCKABLE WITH NEMA 1 ENCLOSURES FOR DRY, INDOOR APPLICATIONS; NEMA 3R ENCLOSURES FOR OUTDOOR OR WET LOCATION APPLICATIONS.

C. DISCONNECT SWITCHES INSTALLED EXPOSED IN FOOD SERVICE AREAS SHALL BE NEMA 4X STAINLESS STEEL, LOCKABLE.

D. TOGGLE DISCONNECTS SHALL BE 20A OR 30A AS REQUIRED. SINGLE POLE, 2-POLE OR 3-POLE AS REQUIRED, SINGLE THROW, MOTOR RATED SWITCH WITHOUT OVERLOAD PROTECTION. NEMA 1, 3R OR 4X STAINLESS STEEL ENCLOSURE AS REQUIRED BY APPLICATION, PADLOCK ATTACHMENT

E. ALL DISCONNECT SWITCHES SHALL BE EQUIPPED WITH AN ENGRAVED NAMEPLATE TO IDENTIFY THE SERVING PANEL, CIRCUIT NUMBERS AND THE LOAD SERVED BY THE SWITCH.

F. ACCEPTABLE MANUFACTURERS FOR DISCONNECT SWITCHES: SCHNEIDER, ABB, SIEMENS OR EATON.

MOTOR CONTROLLERS

A. PROVIDE ENCLOSED MOTOR CONTROLLERS AS SPECIFIED HEREIN FOR CONTROL OF MOTORS RATED FOR 600 VOLTS AND LESS.

B. FRACTIONAL HORSEPOWER MANUAL CONTROLLERS: "QUICK-MAKE, QUICK-BREAK" TOGGLE OR PUSH-BUTTON ACTION; PILOT LIGHT TO INDICATE "MOTOR RUNNING", MARKED TO SHOW WHETHER UNIT IS OFF, ON, OR TRIPPED.

1. CONFIGURATION: NON-REVERSING.
2. OVERLOAD RELAYS: INVERSE-TIME-CURRENT CHARACTERISTICS; NEMA ICS 2, CLASS 10 TRIPPING CHARACTERISTICS; HEATERS MATCHED TO NAMEPLATE FULL-LOAD CURRENT OF ACTUAL PROTECTED MOTOR; EXTERNAL RESET PUSH BUTTON.
3. FLUSH MOUNTED WITHIN FINISHED SPACES; SURFACE MOUNTED WITHIN UNFINISHED SPACES.
4. ACCEPTABLE MANUFACTURERS: SCHNEIDER, ABB, SIEMENS, EATON.

FUSES

A. PROVIDE CARTRIDGE FUSES RATED FOR 250 VAC AND 600 VAC AND LESS FOR USE AS SPECIFIED HEREIN.

B. COORDINATE FUSE RATINGS WITH UTILIZATION EQUIPMENT NAMEPLATE LIMITATIONS OF MAXIMUM FUSE SIZE AND WITH SYSTEM SHORT-CIRCUIT CURRENT LEVELS.

C. CARTRIDGE FUSE APPLICATIONS:

1. CIRCUITS, UP TO AND INCLUDING 600 AMPS: CLASS J, BUSSMANN LPJ.
2. CONTROL POWER TRANSFORMER (CPT) CIRCUITS: CLASS CC, TIME DELAY, CONTROL TRANSFORMER DUTY.
3. BASIS OF DESIGN FOR FUSES SHALL BE BUSSMANN. ADDITIONAL ACCEPTABLE MANUFACTURERS FOR SPECIFIED FUSES SHALL BE LITTLEFUSE AND MERSEN.

LIGHTING FIXTURES

A. ALL LIGHTING FIXTURES AND LIGHT SOURCES SHALL BE FURNISHED, INSTALLED AND CONNECTED BY THE ELECTRICAL CONTRACTOR, UNLESS NOTED OTHERWISE.

B. THIS CONTRACTOR SHALL INSTALL LIGHTING FIXTURES AND LIGHT SOURCES AS INDICATED ON THE DRAWINGS AND AS SPECIFIED BELOW. PROVIDE LIGHTING FIXTURES COMPLETE WITH HANGERS, PLASTER FRAMES, AND ALL OTHER NECESSARY ACCESSORIES

C. LED DRIVERS SHALL BE SOLID STATE AND ACCEPT 120 THROUGH 277 VAC AT 60 HZ INPUT.

D. THE LED LIGHT SOURCE SHALL BE FULLY DIMMABLE WITH USE OF COMPATIBLE DIMMER SWITCH DESIGNATED FOR LOW VOLTAGE LOADS.

E. THE CONTRACTOR SHALL PROVIDE LIGHTING CONTROL DEVICES (DIMMERS) THAT ARE COMPATIBLE WITH LED DRIVER BEING PROVIDED WITH THE FIXTURE.

F. EXIT SIGNS INDICATED AS PROVIDING POWER TO REMOTE EXTERIOR EGRESS LIGHTS SHALL BE EQUIPPED WITH THE INCREASED BATTERY CAPACITY TO SERVE THE REMOTE EMERGENCY LIGHT. REMOTE EMERGENCY LIGHT SHALL BE A STANDARD ACCESSORY OF THE INTERIOR EXIT SIGN TO WHICH CONNECTED.

LIGHTING CONTROLS

A. TIME SWITCHES, PHOTOCELLS AND CONTACTORS SHALL BE AS DETAILED ON DRAWINGS.

B. WALL SWITCH OCCUPANCY SENSORS SHALL BE WATT STOPPER WS-250 OR APPROVED EQUAL.

C. CEILING MOUNTED OCCUPANCY SENSORS SHALL BE DUAL TECHNOLOGY TYPE WITH POWER PACK. WATT STOPPER DT-300 WITH BZ-200 POWER PACK, OR APPROVED EQUAL.

D. PROVIDE A NEUTRAL CONDUCTOR TO ALL SWITCH LOCATIONS

ROUGH-IN SYSTEM FOR VOICE AND DATA

A. PROVIDE A ROUGH-IN SYSTEM AS SPECIFIED HEREIN FOR SERVICE TO THE OWNER'S VOICE AND DATA NETWORK.

B. PROVIDE A PLYWOOD BACKBOARD FOR TERMINATION OF TELEPHONE SERVICE AND DISTRIBUTION COMPONENTS. PLYWOOD BACKBOARD SHALL BE 2' X 3' X 3/4'", FIRE RATED, PAINTED WITH TWO (2) COATS OF LIGHT GRAY ENAMEL PAINT. MASK FIRE RATED LABEL TO PREVENT THE LABEL FROM BEING PAINTED OVER.

C. OUTLET BOXES FOR TELEPHONE AND DATA DEVICES SHALL CONSIST OF 4 11/16 IN SQUARE BY 2 1/8 INCH DEEP OUTLET BOXES WITH SINGLE DEVICE COVER.

D. PROVIDE A 3" EMPTY CONDUIT WITH PULLSTRING FROM THE WALL MOUNTED PLYWOOD TELEPHONE TERMINAL BOARD IN THE TENANT SPACE TO THE LANDLORDS TELEPHONE DISTRIBUTION OR POINT OF SERVICE DELIVERY. PROVIDE A NYLON BUSHING ON EACH END OF CONDUIT FOR CABLE PROTECTION.

E. ROUGH-IN FOR WIRING DROPS TO WALL MOUNTED VOICE AND DATA DEVICES SHALL BE INSTALLED WITHIN EMT CONDUIT, 1". PROVIDE A CONDUIT STUB FROM THE DEVICE BOX TO ABOVE ACCESSIBLE CEILING. PROVIDE A PLENUM RATED NYLON BUSHING ON THE END OF THE CONDUIT STUB FOR PROTECTION OF THE WIRING.

F. PRIOR TO BEGINNING WORK, THIS CONTRACTOR SHALL FULLY COORDINATE HIS CONSTRUCTION OPERATIONS AND ALL TERMINATION LOCATIONS WITH AUTHORIZED REPRESENTATIVE OF THE TELEPHONE UTILITY COMPANY AND THE OWNER'S DATA NETWORK PROVIDER BY TIMELY NOTICE OR SCHEDULING OF SERVICE EQUIPMENT DATES, SERVICE MODIFICATION DATES AND NOTIFICATION OF REQUIRED OWNER AUTHORIZATIONS INVOLVING THE UTILITY COMPANY.

DUCT MOUNTED SMOKE DETECTORS

A. PROVIDE A 120 VOLT POWER SOURCE TO ALL DUCT MOUNTED SMOKE DETECTORS INSTALLED WITHIN NEW AND EXISTING MECHANICAL EQUIPMENT

B. PROVIDE A DUCT MOUNTED SMOKE DETECTORS WITHIN NEW AND EXISTING MECHANICAL EQUIPMENT AS REQUIRED BY APPLICABLE CODES. FINAL ELECTRICAL CONNECTION AND ALL INTERLOCK WIRING BY THE ELECTRICAL CONTRACTOR.

C. PROVIDE ALL INTERLOCK WIRING IN CONDUIT BETWEEN ALL DUCT DETECTORS SUCH THAT UPON DETECTING SMOKE IN ANY ONE DETECTOR, ALL ROOF TOP UNITS SHALL BE SHUT DOWN.

D. PROVIDE TEST/RESET SWITCH AND PIEZO ALERT SOUNDER AND REMOTE ANNUNCIATOR ALARM LED MOUNTED AS DIRECTED BY LOCAL AHJ. EC TO PROVIDE ALL REQUIRED INTERLOCK WIRING BETWEEN DUCT DETECTOR AND REMOTE SWITCH.

E. REFER TO DETAILS ON MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.

TESTING

A. PROVIDE ALL TESTS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

B. PROVIDE THE TESTS AS OUTLINED HEREINAFTER AND OTHER TESTS REQUIRED TO ESTABLISH THE ADEQUACY, QUALITY, SAFETY, COMPLETED STATUS AND SUITABLE OPERATION OF EACH SYSTEM.

C. PROMPTLY CORRECT ANY FAILURES, DEFICIENCIES AND/OR DEFECTS REVEALED BY THESE TESTS. AFTER CORRECTING FAILURES, DEFICIENCIES OF DEFECTS, CONDUCT NEW TESTING TO VERIFY THAT THE DEFICIENCY HAS BEEN RECTIFIED AND THE SYSTEM IS FUNCTIONING PROPERLY.

D. NEW AND EXISTING PANELBOARDS SHALL HAVE PHASE CURRENTS BALANCED TO WITHIN +/- 10% VARIATION BETWEEN AVERAGE PHASE CURRENT AND MEASURED INDIVIDUAL PHASE.

E. AN OPERATIONAL TEST OF THE EMERGENCY LIGHTING/EXIT SIGNAGE SYSTEM SHALL BE PERFORMED IN THE PRESENCE OF THE OWNER AND THE AUTHORITY HAVING JURISDICTION TO DEMONSTRATE PROPER OPERATION AND COMPLIANCE WITH APPLICABLE CODES AND SPECIFIED REQUIREMENTS.

OPERATION AND MAINTENANCE MANUALS

A. THIRTY (30) DAYS PRIOR TO SUBSTANTIAL COMPLETION, SUBMIT OPERATING AND MAINTENANCE MANUALS FOR EQUIPMENT TO ENGINEER FOR APPROVAL. INCLUDE ONE COPY OF EACH F NAL APPROVED SUBMITTAL FOR RECORD PURPOSES, INDICATING THE ACTUAL PRODUCT INSTALLED. INCLUDE SIGNIFICANT CHANGES IN THE PRODUCT DELIVERED TO PROJECT SITE AND CHANGES IN MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLATION.

B. PROVIDE COMPREHENSIVE CONTACT LIST INCLUDING CONTRACTOR AND SUBCONTRACTOR'S NAMES, ADDRESSES, TELEPHONE AND CONTACT PERSON FOR OWNER'S USE.

TRAINING OF OWNER'S DESIGNATED PERSONNEL

A. PREPARE AND SUBMIT OPERATING INSTRUCTIONS AND PROVIDE ON-SITE TRAINING OF OWNER'S PERSONNEL IN USE AND MAINTENANCE OF OPERATING EQUIPMENT.

WARRANTY

A. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS, EQUIPMENT AND THE INSTALLATION TO BE FREE OF DEFECTS THAT MAY DEVELOP IN ANY PART OF THEIR WORK CAUSED BY FAULTY WORKMANSHIP, MATERIAL OR EQUIPMENT FAILURES, FOR A MINIMUM OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OR FOR AS LONG AS NORMAL EQUIPMENT MANUFACTURER WARRANTIES ARE IN EFFECT FROM THE DATE OF OWNER ACCEPTANCE OF THE PROJECT, WHICHEVER IS LATER.

B. DURING THE ONE (1) YEAR WARRANTY PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR DEFECTS IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED UNDER THE WORK OF THE ELECTRICAL CONTRACT.

FIRE ALARM SYSTEM

A. FIRE ALARM SYSTEM WORK IS A DELEGATED DESIGN AND IS NOT INCLUDED AS PART OF THE ELECTRICAL SCOPE OF WORK.

B. FIRE ALARM SYSTEM WORK SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AS A DELEGATED DESIGN.

C. GENERAL CONTRACTOR (GC) SHALL BE RESPONSIBLE FOR RETAINING THE SERVICES OF A FIRE ALARM SYSTEM VENDOR/DESIGN PROFESSIONAL TO PREPARE THE FIRE ALARM SYSTEM DESIGN, DETAILS, CALCULATIONS, ETC. AS REQUIRED BY ALL APPLICABLE CODES AND THE AUTHORITY HAVING JURISDICTION.

D. GC/VENDOR/DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR VERIFYING ALL APPLICABLE CODE REQUIREMENTS AND ALL LOCAL FIRE ALARM SYSTEM REQUIREMENTS WITH THE LOCAL AUTHORITY HAVING JURISDICTION.

E. GC/VENDOR/DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED SUBMITTAL DRAWINGS TO THE AUTHORITY HAVING JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WORK.

F. GC/VENDOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR THE FIRE ALARM WORK.

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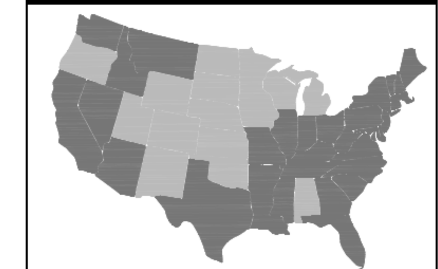

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NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED BY:
PROJECT #: STQ-0994-0125

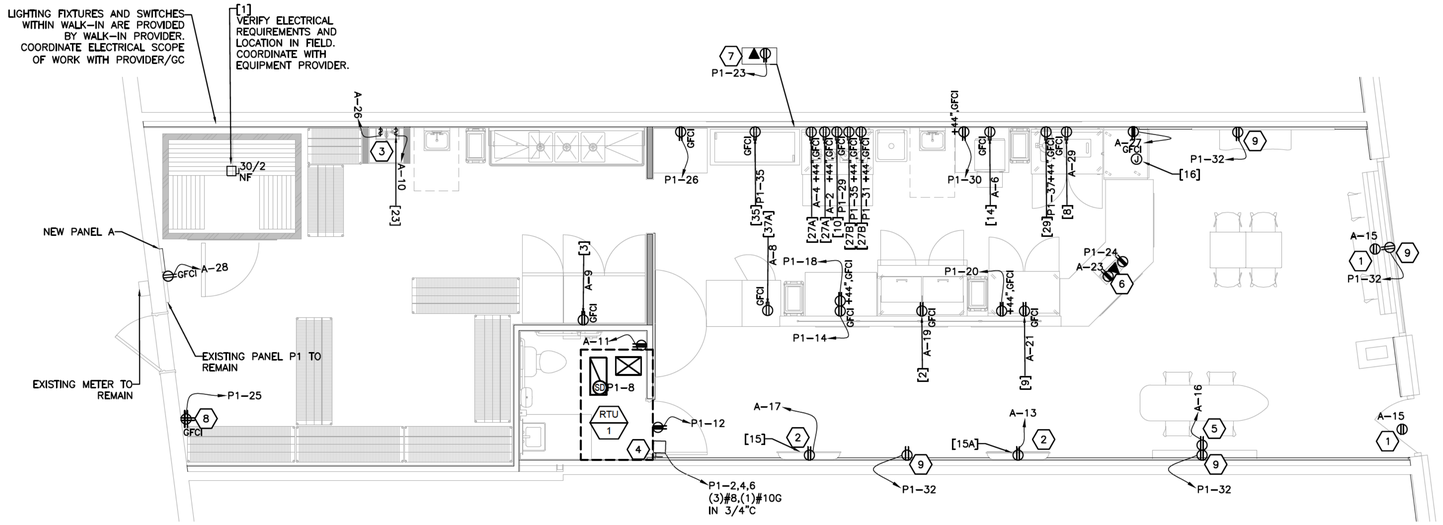
PROJECT:
PLAYA BOWLS

20647 MACK AVE
GROSSE POINTE, MI 48236

SCALE: AS INDICATED

DRAWING TITLE:
ELECTRICAL SPECIFICATIONS

SHEET: **E-2**



1 E-3 ELECTRICAL POWER PLAN

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

KITCHEN EQUIPMENT SCHEDULE XX

ITEM NUMBER	DESCRIPTION	VOLTAGE	PHASE	KW	H.P.	AMPS	CIRCUIT BREAKER SIZE	CIRCUIT BREAKER POLES	WIRE SIZE	GND SIZE	CONDUIT SIZE	REMARKS
1	6X8 WALK IN FRZR	208	1	–	–	–	–	–	–	–	–	LOAD TBD COORDINATE WITH MANUFACTURER/PROVIDER FOR ELECTRICAL REQUIREMENT
2	MEGA TOP SANDWICH UNIT/SALAD PREPARATION REFRIGERATION	115	1	–	–	4.9	20	1	(2)#12	12	3/4"	–
3	REACH IN REFRIGERATOR 3 DOOR	115	1	–	–	6.3	20	1	(2)#12	12	3/4"	–
8	REFRIGERATED WORK TOP	115	1	–	–	3.9	20	1	(2)#12	12	3/4"	–
9	WORKTOP FREEZER 2 DOOR	115	1	–	–	6	20	1	(2)#12	12	3/4"	–
10	4 DRAWER WORKTOP FREEZER	115	1	–	–	7	20	1	(2)#12	12	3/4"	–
14	ICE MAKER WITH BIN, CUBE STYLE	115	1	–	–	5.2	20	1	(2)#12	12	3/4"	–
15	50" TV W/ SWING MOUNT FOR PLAY PROMOTIONS	115	1	–	–	–	20	1	(2)#12	12	3/4"	–
15A	50" TV W/ SWING MOUNT FOR PLAY ENTERTAINMENT	115	1	–	–	–	20	1	(2)#12	12	3/4"	–
16	OPEN DISPLAY MERCHANDISER	115	1	–	–	11	20	1	(2)#12	12	3/4"	–
23	GAS WATER HEATER	115	1	.2	–	–	20	1	(2)#12	12	3/4"	–
27A	COMMERCIAL FOOD BLENDER	120	1	–	–	15	20	1	(2)#12	12	3/4"	–
27B	COMMERCIAL FOOD BLENDER (QUIET)	120	1	–	–	15	20	1	(2)#12	12	3/4"	–
29	MULTI PURPOSE JUICER	110	1	–	–	10.8	20	1	(2)#12	12	3/4"	–
35	ICE CREAM NOVELTY MERCHANDISER	115	1	–	–	2	20	1	(2)#12	12	3/4"	–
37A	UNDER COUNTER FREEZER MERCHANDISER	115	1	–	–	1.3	20	1	(2)#12	12	3/4"	–

POWER PLAN KEYED NOTES NOTES XX

1. PROVIDE HORIZONTALLY MOUNTED SHOW WINDOW RECEPTACLES WITHIN 18" OF SHOW WINDOW AS REQUIRED BY NEC. ART. 210.62. PROVIDE CONDUIT AND CONDUCTORS TO EXTEND CIRCUIT THROUGH TIME CLOCK, SEE DETAIL #2 ON SHEET E-4.
2. PRIOR TO ROUGH IN, COORDINATE MOUNTING HEIGHT WITH TV PROVIDER AND OWNER REP.
3. LOCATION OF NEW WATER HEATER AND CIRCULATION PUMP. COORDINATE LOCATION OF DISCONNECTS AND ALL ELECTRICAL WORK WITH PLUMBING CONTRACTOR.
4. NEW RTU-1 LOCATED ON ROOF. DISCONNECT AND RECEPTACLE PROVIDED BY MECHANICAL CONTRACTOR. VERIFY EXACT LOCATION AND ALL ELECTRICAL WORK WITH MECHANICAL CONTRACTOR. CONVENIENCE RECEPTACLE PROVIDED BY MECHANICAL CONTRACTOR.
5. PINEAPPLE LAND SIGN OUTLET TO BE 5'-6" A.F.F. VERIFY LOCATION PRIOR TO ROUGH IN WITH ARCHITECT.
6. PROVIDE (2) DEDICATED POWER RECEPTACLES AND PROVIDE (3) CAT 6 DATA DROPS AT LOCATION SHOWN. (1) DEDICATED RECEPTACLE TO BE USB CHARGING CAPABLE. PRIOR TO ROUGH-IN COORDINATE ACTUAL DEVICE LOCATIONS AND ALL ELECTRICAL WORK WITH CASEWORK INSTALLER.
7. PROVIDE DEDICATED POWER RECEPTACLE AND (3) CAT 6 DATA DROPS ABOVE BANANA SHELF. PRIOR TO ROUGH-IN COORDINATE ACTUAL DEVICE LOCATIONS AND MOUNTING HEIGHTS WITH ARCHITECT DRAWINGS AND GC.
8. RECEPTACLE FOR SERVICE TO DATA CABINET. PRIOR TO ROUGH IN, COORDINATE MOUNTING HEIGHT AND POWER REQUIREMENTS WITH DATA CABINET EQUIPMENT PROVIDER.
9. RECEPTACLE TO BE USB CHARGING CAPABLE.

KITCHEN RECEPTACLE NOTES

1. ALL KITCHEN SINGLE PHASE RECEPTACLES RATED 150 VOLTS TO GROUND OR LESS, 50 AMPERES OR LESS AND THREE PHASE RECEPTACLES RATED 150 VOLTS TO GROUND OR LESS, 100 AMPERES OR LESS SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL PER NEC SECTION 210.8 (B) (1)-(10).
2. ALL GFCI RECEPTACLES SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION OR A GFCI CIRCUIT BREAKER OR A DEAD FRONT GFI DEVICE INSTALLED IN A READILY ACCESSBILE LOCATION SHALL USED TO FEED THE CIRCUIT NOTED.
3. ALL 125V, 15A AND 20A CIRCUITS TO KITCHEN EQUIPMENT SHALL BE FED WITH A DEDICATED NEUTRAL WIRE.

POWER PLAN GENERAL ELECTRICAL NOTES

1. EXACT LOCATION, CUT-OUTS AND MOUNTING HEIGHTS FOR WIRING DEVICES IN CASEWORK SHALL BE COORDINATED WITH OWNER'S REPRESENTATIVE PRIOR TO ROUGH-IN.
2. VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO BID. NOTIFY OWNER OF ANY DISCREPANCIES. IF ACCEPTABLE TO OWNER'S REPRESENTATIVE, EXISTING EQUIPMENT MAY BE RE-USED. IF NOT ACCEPTABLE, FURNISH AND INSTALL NEW.
3. ALL RECEPTACLES, DATA AND TELEPHONE OUTLETS ARE TO BE MOUNTED AT +18" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
4. PRIOR TO CONNECTION EC SHALL VERIFY THE VOLTAGE AND AMPERAGE REQUIREMENTS OF ALL EQUIPMENT DELIVERED TO THE SITE. EC SHALL NOTIFY OWNER OF ANY DIFFERENCE.
5. EC TO VERIFY PLUG TYPE, AMPERAGE, VOLTAGE, AND LOCATION PRIOR TO BID AND ROUGH IN.
6. EC TO VERIFY ALL POWER REQUIREMENTS WITH EQUIPMENT MANUFACTURER. PROVIDE HACR BREAKERS AS REQUIRED.
7. WHEN POSSIBLE, OUTLETS TO BE MOUNTED ABOVE BACKSPLASH FOR COUNTER TOP EQUIPMENT AND BELOW COUNTER FOR UNDER COUNTER EQUIPMENT. PROVIDE POWER BELOW COUNTER FOR FRONT SERVING LINE COUNTER TOP EQUIPMENT. SEE ARCHITECTURAL DRAWINGS FOR COUNTER TOP HEIGHTS.

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PROJECT:
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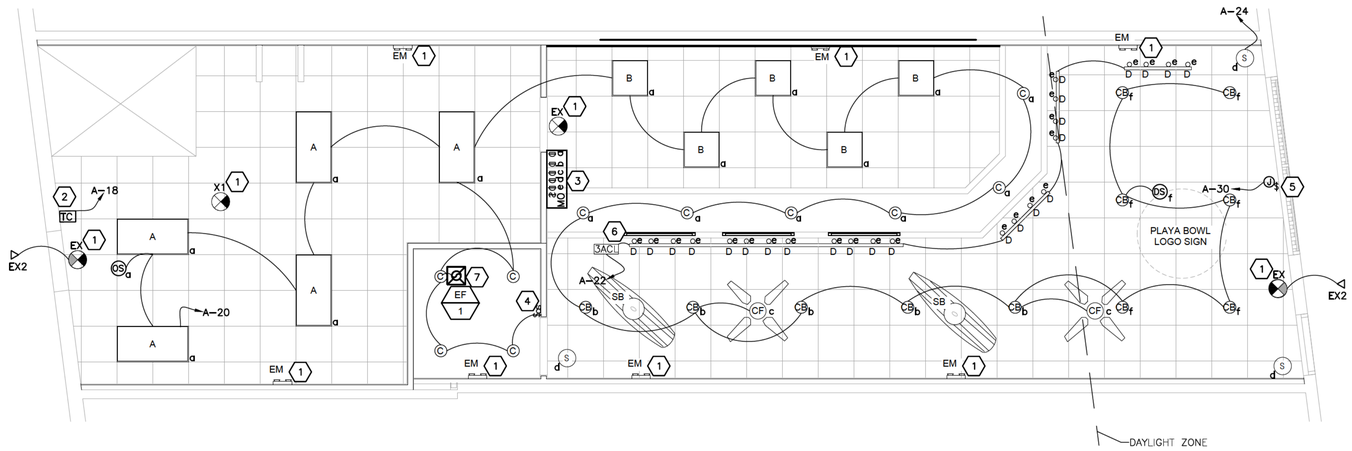
SCALE: AS INDICATED

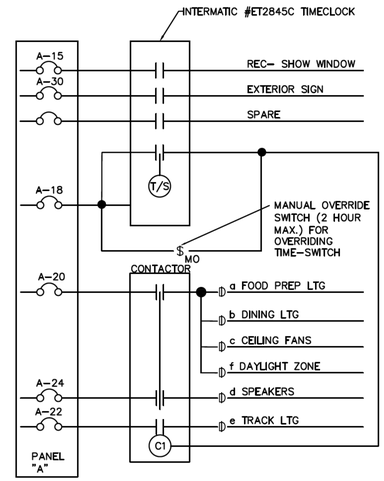
DRAWING TITLE:
ELECTRICAL POWER PLAN

SHEET:
E-3



1 E-4 **LIGHTING POWER PLAN**

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



2 **LIGHTING CONTROL DIAGRAM**

NO SCALE

LIGHT FIXTURE SCHEDULE

TYPE	MODEL NUMBER	LAMP DATA			DESCRIPTION	NOTES
		TYPE	VA	VOLTAGE		
A	MIC-24FP-CCTS-50W	LED	50	120	2X4	
B	MIC-22F-CCTS-45W	LED	45	120	2X2	
C	MIC-HH-CCTS-WS-6IN	LED	22	120	RECESSED CAN	
D	TH-10W-3K-BLACK	LED	10	120	TRACK LIGHTING MOUNT 36" AWAY FROM FACE OF MENUBOARD 10'-0" AFF	
CB	MIC-HH-CCTS-WS-6IN	LED	22	120	RECESSED CAN COLOR:BLACK	
CF	KBS-52K1121	LED	24	120	CEILING FAN W/ LIGHT	
SB	N/A	LED	16	120	SURFBOARD PROVIDED BY OWNER AND INSTLLED BY THE CONT	
EM	CST-EM2H-90	LED	3.4	120	EMERGENCY LIGHTS	
EX2	ERHR12	LED	2	120	MFG: ATLAS REMOTE HEAD	
EX	EMEXIT2H-90-6IN	LED	3.4	120	EXIT SIGN W/ DUAL HEAD, REMOTE CAPABLE	

LIGHTING PLAN KEYED NOTES NOTES ⟨XX⟩

1. EXIT/EGRESS, EMERGENCY LIGHTS, CIRCUIT AS SHOWN ON PLAN AND CONNECTED TO UNSWITCHED LEG OF LOCAL LIGHTING CIRCUIT. VERIFY LOCATION, MAKE AND MODEL WITH TENANT BEFORE ROUGH-IN AND BID
2. NEW TIMECLOCK. PROVIDE LIGHTING CONTACTORS AS REQUIRED. REFER TO LIGHTING CONTROL DIAGRAM ON THIS SHEET. SET TIME AS DIRECTED BY TENANT/LANDLORD. VERIFY LOCATION WITH TENANT/LAND LORD PRIOR TO BID AND ROUGH-IN.
3. PROVIDE NEW SWITCHBANK. WHEN FIXTURES ARE CONTROLLED BY SWITCHED WITH NO LINE OF SIGHT TO FIXTURES, PROVIDE A ILLUMINATED PILOT LIGHT INDICATOR TO SHOW STATUS OF FIXTURES. EC TO COORDINATE LOCATION OF SWITCHBANK AND MANUAL OVERRIDE SWITCH WITH OWNER REPRESENTATIVE PRIOR TO ROUGH-IN.
4. EC TO PROVIDE WALL-MOUNTED DUAL TECHNOLOGY TYPE OCCUPANCY SENSOR WITH INTEGRAL MANUAL SWITCH
5. PROVIDE 120V CIRCUIT WITH JUNCTION BOX AND LOCAL DISCONNECT SWITCH ABOVE CEILING FOR EXTERIOR SIGN. COORDINATE CONNECTION REQUIREMENTS AND EXACT LOCATION WITH ARCHITECT AND SIGN PROVIDER.
6. PROVIDE TRACK LIGHT CURRENT LIMITER OF AMPACITY SHOWN, AND OF TYPE COMPATIBLE WITH TRACK.
7. EC TO CONNECT NEW EXHAUST FAN TO NEW BATHROOM LIGHTING POWER AND CONTROLS SHOWN.

GENERAL ELECTRICAL NOTES

1. PLACEMENT OF LIGHT FIXTURES SHALL BE SET AS DIMENSIONED & AS SCHEDULED.
2. LIGHT FIXTURES SHALL BE SUPPLIED AS SCHEDULED WITH NO EXCEPTIONS.
3. ALL EMERGENCY AND EXIT LIGHTING SHALL BE WIRED AHEAD OF THE SWITCHING. EMERGENCY LIGHTING SHALL BE ON THE SAME CIRCUITRY AS THE GENERAL LIGHTING IN THE AREA THEY SERVE. EMERGENCY LIGHTING WIRING SHALL BE IDENTIFIED (MARKED) PER N.E.C. 700.9. PROVIDE GENERAL LIGHTING CIRCUITS, WHICH HAVE EMERGENCY LIGHTING CONNECTIONS, WITH LOCK-OUT ON BREAKER.
4. EC TO TEST ALL LIGHTING SYSTEMS TO ENSURE PROPER CALIBRATIONS, ADJUSTMENT, PROGRAMING, AND OPERATION.
5. ALL EMERGENCY, EXIT LIGHTS IN SUPPORT AREAS SHALL BE CIRCUITED TO LIGHTING CIRCUIT SERVICING SAME AREA WITH A LOCK ON DEVICE AT THE BREAKER PER N.E.C. 700.12.

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PROJECT:
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20647 MACK AVE
GROSSE POINTE, MI 48236

SCALE: AS INDICATED

DRAWING TITLE:
ELECTRICAL LIGHTING PLAN

SHEET:
E-4

NOTES	MOUNT: SURFACE				120/240		3-PHASE, 4W HIGH LEG DELTA	PANEL		P1		CAPACITY: 200A		INT CAP: EXISTING				NOTES
	LOCATION: BOH							LUGS:		200A	MCB	DEMAND LOAD: 157A		AV. FAULT: 9.0KA				
	CKT	LTG	REC	HVAC	MISC	KIT	DESCRIPTION	AMP	POLE	Φ	AMP	POLE	DESCRIPTION	LTG	REC	HVAC	MISC	KIT	CKT	
B	1						SPARE	20	1	A						3.77			2	
B	3						HIGH LEG		1	B	40	3	RTU-1			3.77			4	C
C	5	1.50	1.00		0.60	4.00	PANEL A	100	2	C						3.77			6	
	7	1.40	1.40			4.70				A	20	1	SMOKE DETECTOR			0.20			8	C
B	9						HIGH LEG		1	B		1	HIGH LEG						10	B
B	11						SPARE	20	1	C	20	1	RTU REC	0.18					12	A
B	13						SPARE	20	1	A	20	1	FUTURE KITCHEN EQUIPMENT					1.00	14	A
B	15						HIGH LEG		1	B		1	HIGH LEG						16	B
B	17						SPARE	20	1	C	20	1	FUTURE KITCHEN EQUIPMENT					1.00	18	A
B	19						SPARE	20	1	A	20	1	FUTURE KITCHEN EQUIPMENT					1.00	20	A
B	21						HIGH LEG		1	B		1	HIGH LEG						22	B
A	23		0.18				BANANA SHELF REC	20	1	C	20	1	POS		0.18				24	A
A	25		0.50				DATA CABINET	20	1	A	20	1	FUTURE KITCHEN EQUIPMENT					1.00	26	A
B	27						HIGH LEG		1	B		1	HIGH LEG						28	B
A	29					0.81	4 DRAWER WORKTOP FREEZER [10]	20	1	C	20	1	FUTURE KITCHEN EQUIPMENT					1.00	30	A
A	31					1.80	COMMERCIAL FOOD BLENDER [27B]	20	1	A	20	1	LOBBY RECS		0.72				32	C
B	33						HIGH LEG		1	B		1	HIGH LEG						34	B
A	35					1.80	COMMERCIAL FOOD BLENDER [27B]	20	1	C	20	1	SPARE						36	B
A	37					1.19	MULTI PURPOSE JUICER [29]	20	1	A	20	1	SPARE						38	B
B	39						HIGH LEG		1	B		1	HIGH LEG						40	B
A	41					0.23	ICE CREAM NOVELTY MERCHANDISER [35]	20	1	C	20	1	SPARE						42	B

PHASE BALANCE				LOAD TYPE	CONNECTED	DEMAND	DEMAND FORMULA	TOTAL LOAD	
				LIGHTING	3.1 KVA	3.9 KVA	LOAD X 125% NEC 210.19 CONTINUOUS	CONNECTED	DEMAND
Φ	LOAD		%	RECEPTACLE	4.0 KVA	4.0 KVA	10KVA + 50% REMAINDER NEC 220.44	38.7 KVA	32.6KVA
A	18.7 KVA		48%	HVAC	11.5 KVA	11.5 KVA	LOAD X 100% (USED MCA IN CALCULATION)	186.0A	156.9A
B	3.8 KVA		10%	MISC	0.6 KVA	0.6 KVA	LOAD X 100% NEC 210.19 NON-CONT.		
C	16.2 KVA		42%	KIT	19.5 KVA	12.7 KVA	65% PER NEC TABLE 220.56		

CASE Engineering Inc.

NOTES:
A. PROVIDE NEW 5mA TRIP GFCI TYPE CIRCUIT BREAKER.
B. EXISTING SPACE/SPARE BREAKER TO REMAIN
C. NEW BREAKER FOR NEW LOAD

NOTES	MOUNT: SURFACE				120/240		1-PHASE, 3W	PANEL		A		CAPACITY: 100A		INT CAP: 10KA				NOTES
	LOCATION: BOH							LUGS:		100A	MLO	DEMAND LOAD: 51A		AV. FAULT: 8.0KA				
	CKT	LTG	REC	HVAC	MISC	KIT	DESCRIPTION	AMP	POLE	Φ	AMP	POLE	DESCRIPTION	LTG	REC	HVAC	MISC	KIT	CKT	
A	1						RESERVED FOR WALK-IN	20	1	A	20	1	COMMERCIAL FOOD BLENDER [27A]					1.8	2	A
A	3						RESERVED FOR WALK-IN	20	2	B	20	1	COMMERCIAL FOOD BLENDER [27A]					1.8	4	A
	5									A	20	1	ICE MAKER WITH BIN, CUBE STYLE [14]					0.6	6	A
	7						SPARE	20	1	B	20	1	FREEZER MERCHANDISER [37A]					0.7	8	A
A	9					0.7	REACH IN REFRIGERATOR 3 DOOR [3]	20	1	A	20	1	GAS WATER HEATER [23]			0.2			10	A
A	11		0.2				BATHROOM REC	20	1	B	20	1	SPARE						12	
	13		0.5				50" TV W/ SWING MOUNT FOR PLAY ENTETAINMENT [15A]	20	1	A	20	1	SPARE						14	
	15		0.4				SHOW WINDOW RECS	20	1	B	20	1	PINEAPPLE LAND SIGN		0.5				16	
	17		0.5				50" TV W/ SWING MOUNT FOR PLAY PROMOTIONS [15]	20	1	A	20	1	TIMECLOCK			0.2			18	
A	19					0.6	MEGA TOP SANDWICH UNIT/SALAD PREPARATION REFRIGERATION [2]	20	1	B	20	1	DINING/FOOD PREP LTG	0.9					20	
A	21					0.7	WORKTOP FREEZER 2 DOOR [9]	20	1	A	20	1	TRACK LTG	0.3					22	
A	23		0.2				POS	20	1	B	20	1	SPEAKERS	0.5					24	
	25						SPARE	20	1	A	20	1	CP-1				0.2		26	A
A	27					1.3	OPEN DISPLAY MERCHANDISER [16]	20	1	B	20	1	PANEL REC		0.2				28	A
A	29					0.4	REFRIGERATED WORK TOP [8]	20	1	A	20	1	EXTERIOR SIGN	1.2					30	

PHASE BALANCE				LOAD TYPE	CONNECTED	DEMAND	DEMAND FORMULA	TOTAL LOAD	
				LIGHTING	2.9 KVA	3.6 KVA	LOAD X 125% NEC 210.19 CONTINUOUS	CONNECTED	DEMAND
Φ	LOAD		%	RECEPTACLE	2.4 KVA	2.4 KVA	10KVA + 50% REMAINDER NEC 220.44	14.6 KVA	12.3KVA
A	7.4 KVA		50%	HVAC	0.0 KVA	0.0 KVA	LOAD X 100% (USED MCA IN CALCULATION)	60.7A	51.1A
B	7.2 KVA		50%	MISC	0.6 KVA	0.6 KVA	LOAD X 100% NEC 210.19 NON-CONT.		
				KIT	8.7 KVA	5.6 KVA	65% PER NEC TABLE 220.56		

CASE Engineering Inc.

NOTES:
A. PROVIDE NEW 5mA TRIP GFCI TYPE CIRCUIT BREAKER.
B.
C.

UTILITY TRANSFORMER FAULT CALCULATION

SERVICE ENTRANCE		CALCULATION
VOLTAGE (L-L):	240V	I-FLA=[RATED KVA * 1000]/
PHASE (PH):	3	[V-LL*SQRT(PHASE)]
AMPS:	200A	I-FLA= 241A
FULL LOAD KVA:	83KVA	
TRANSFORMER:	100KVA	M=100%/Z= 62.5
IMPEDANCE (%Z):	1.6%Z	I-SC=I-FLA*M= 15 KA

CALCULATION IS BASED ON ESTIMATED TRANSFORMER SIZE WITH %Z FROM BUSSMANN SPD. CONTRACTOR SHALL CONTACT UTILITY AND VERIFY I-SC AVAILABLE AT SECONDARY OF TRANSFORMER. CONTACT ENGINEER FOR RE-CALCULATION IF LARGER THAN CALCULATED.

METER FAULT CALC

STARTING I-SC:	15 KA	IMPEDANCE BASED ON 3 SINGLE
VOLTAGE (L-L):	240V	CONDUCTORS IN NON-MAGNETIC
PHASE (PH):	3	CONDUIT
FEEDER SIZE:	3/0	CALCULATION
FEEDER MATERIAL:	CU	*I=[SQRT(PHASE)*L*1S-C]/
PARALLEL SETS (Q):	1	[Q*C*V-LL]
FEEDER LENGTH (L):	70FT	f= 0.546
FEET PER OHMS (C):	13,923 FT/OHMS	M=1/(1+f)= 0.647
		I-SC=I-SC*M= 10 KA

NOTE: CALCULATION BASED ON BUSSMANN SPD

PANEL P1 FEEDER FAULT CALCULATION

STARTING I-SC:	10 KA	IMPEDANCE BASED ON 3 SINGLE
VOLTAGE (L-L):	240V	CONDUCTORS IN NON-MAGNETIC
PHASE (PH):	3	CONDUIT
FEEDER SIZE:	3/0	CALCULATION
FEEDER MATERIAL:	CU	*I=[SQRT(PHASE)*L*1S-C]/
PARALLEL SETS (Q):	1	[Q*C*V-LL]
FEEDER LENGTH (L):	10FT	f= 0.050
FEET PER OHMS (C):	13,923 FT/OHMS	M=1/(1+f)= 0.952
		I-SC=I-SC*M= 9 KA

NOTE: CALCULATION BASED ON BUSSMANN SPD

PANEL A FEEDER FAULT CALCULATION

STARTING I-SC:	9 KA	IMPEDANCE BASED ON 3 SINGLE
VOLTAGE (L-L):	208V	CONDUCTORS IN NON-MAGNETIC
PHASE (PH):	3PHASE	CONDUIT
FEEDER SIZE:	3	CALCULATION
FEEDER MATERIAL:	CU	*I=[SQRT(PHASE)*L*1S-C]/
PARALLEL SETS (Q):	1	[Q*C*V-LL]
FEEDER LENGTH (L):	10FT	f= 0.160
FEET PER OHMS (C):	4,811 FT/OHMS	M=1/(1+f)= 0.862
		I-SC=I-SC*M= 8.0 KA

NOTE: CALCULATION BASED ON BUSSMANN SPD

RTU-1 FEEDER FAULT CALCULATION

STARTING I-SC:	9 KA	IMPEDANCE BASED ON 3 SINGLE
VOLTAGE (L-L):	240V	CONDUCTORS IN NON-MAGNETIC
PHASE (PH):	3PHASE	CONDUIT
FEEDER SIZE:	8	CALCULATION
FEEDER MATERIAL:	CU	*I=[SQRT(PHASE)*L*1S-C]/
PARALLEL SETS (Q):	1	[Q*C*V-LL]
FEEDER LENGTH (L):	25FT	f= 1.072
FEET PER OHMS (C):	1,559 FT/OHMS	M=1/(1+f)= 0.483
		I-SC=I-SC*M= 4 KA

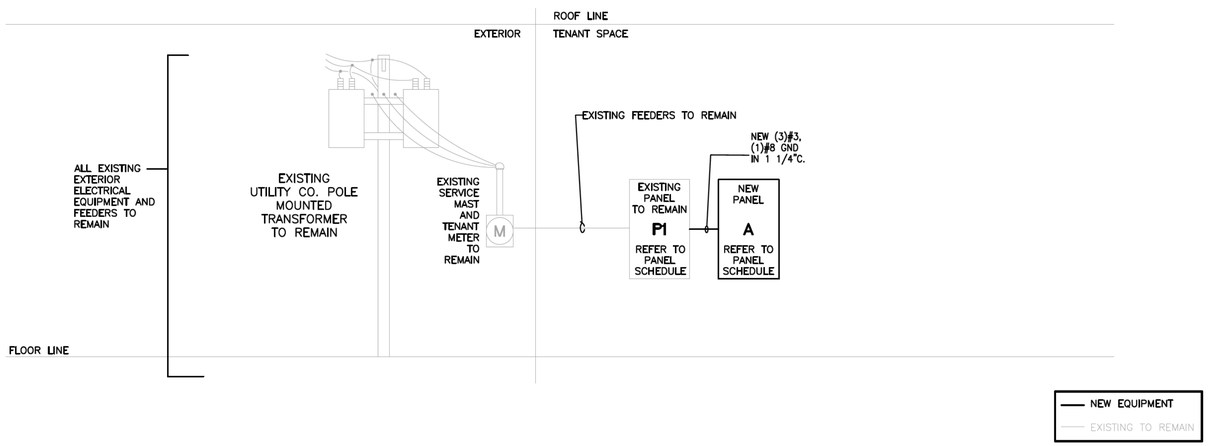
NOTE: CALCULATION BASED ON BUSSMANN SPD

PANEL GENERAL NOTES

1. EC TO PROVIDE HANDLE TIE ON ALL MULTIWIRE BRANCH CIRCUITS PER NEC 210.4(B).
2. ALL SPARE CIRCUIT BREAKERS AND DISCONNECT SWITCHES SHALL BE LEFT IN THE OFF POSITION.
3. EC SHALL VERIFY THE VOLTAGE AND AMPERAGE REQUIREMENTS OF ALL EQUIPMENT DELIVERED TO THE SITE PRIOR TO CONNECTION. EC SHALL NOTIFY OWNER OF ANY DIFFERENCE.
4. EC SHALL PROVIDE ARC FLASH LABELS FOR EXISTING SWITCHBOARDS AND PANELBOARDS AS PER N.E.C. REQUIREMENTS.
5. EC SHALL PROVIDE AVAILABLE FAULT CURRENT LABELS FOR EXISTING SWITCHBOARDS AND PANELBOARDS AS PER N.E.C. REQUIREMENTS.

EC IS RESPONSIBLE FOR FIELD VERIFICATION OF SITE CONDITIONS AND REPORTING ANY DIFFERENCES OR DISCREPANCIES TO ELECTRICAL ENGINEER PRIOR TO BID. NO EXTRAS OR CHANGE ORDERS SHALL BE GIVEN FOR CONTRACTOR'S FAILURE TO VERIFY SITE CONDITIONS PRIOR TO BIDDING. UNLESS SPECIFICALLY DETERMINED IN THE LEASE.

WHEN NEW CIRCUIT BREAKERS ARE ADDED TO AN EXISTING PANEL, THEY SHALL BE OF THE SAME MANUFACTURER AS THE EXISTING PANEL; SHALL BE OF A "LETTER TYPE" COMPATIBLE WITH THE EXISTING PANEL SUCH THAT THE UL LISTING OF THE EXISTING PANEL IS MAINTAINED AND SHALL HAVE AN AIC RATING EQUAL TO OR GREATER THAN THE AIC RATING OF THE EXISTING OVERCURRENT PROTECTIVE DEVICES WITHIN THE EXISTING PANEL.



1 **ONE-LINE DIAGRAM**
NO SCALE

ELECTRICAL SYMBOLS

SYMBOL	DESCRIPTION
AC	ABOVE COUNTER
CLG	CEILING MOUNTED
GC	GENERAL CONTRACTOR
EC	ELECTRICAL CONTRACTOR
MC	MECHANICAL CONTRACTOR
WP	WEATHERPROOF
NL	NIGHT LIGHT (CONNECT TO UNSWITCHED LEG OF CIRCUIT NOTED)
GFI	GROUND FAULT CURRENT INTERRUPTER PROTECTED DEVICE
ST	SHUNT TRIP CIRCUIT
AFF	ABOVE FINISHED FLOOR
UNO	UNLESS NOTED OTHERWISE
TTB	TELEPHONE TERMINAL BOARD
PROVIDE	FURNISH AND INSTALL COMPLETE
J	JUNCTION BOX, MOUNTING HEIGHT
	20A, 1P, 125V, GROUNDING TYPE DUPLEX RECEPTACLE (+18" AFF UNO)
	20A, 1P, 125V, GROUNDING TYPE DOUBLE DUPLEX RECEPTACLE
	20A, 1P, 125V, GFCI TYPE DUPLEX RECEPTACLE
	SPECIAL USE RECEPTACLE, COORDINATE WITH EQUIPMENT SUPPLIER
fan	CEILING MOUNTED EXHAUST FAN WITH MANUAL DISCONNECT
30/NF/3	DISCONNECT SWITCH: 30 AMP, NON-FUSED, 3 POLE
$	LIGHT SWITCH
$3	LIGHT SWITCH (3 WAY)
$4	LIGHT SWITCH (4 WAY)
$OS	WALL MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR SWITCH AT 3'-6" AFF TO CENTERLINE (WATT STOPPER #DW100-WH OR EQUAL)
OS	CEILING MOUNTED DAYLIGHT SENSOR SWITCH
OS	(WATT STOPPER #DT-355 OR EQUAL)
SD	SMOKE/DUCT DETECTOR - COORDINATE WITH MECHANICAL CONTRACTOR/PLANS
S	WALL MOUNTED SPEAKERS.
	DIMMER SWITCH: LUTRON NOVA SERIES DIMMERS COMPATIBLE WITH LOW VOLTAGE LIGHTING FIXTURES AND RATED FOR LOAD NOTED IN PANEL SCHEDULE. REFER TO LOADS AT PANELBOARD SCHEDULE. MOUNTING HEIGHT AS INDICATED PER PLAN.
	COMMUNICATIONS JUNCTION BOX FOR DATA/COMM. DEVICE PLATE. EC TO ROUTE 3/4" CONDUIT WITH PULL STRING TO 6" ABOVE ACCESSIBLE CEILING AND BEND AT 90° TOWARDS TTB. EC TO PROVIDE PLASTIC BUSHING ON END OF CONDUIT.
	CONDUIT RUN CONCEALED IN CEILING OR WALL. NUMBER OF HASH MARKS INDICATE NUMBER OF #12 WIRES WHEN MORE THAN TWO ARE REQUIRED UNLESS NOTED OTHERWISE. ALL CIRCUITS SHALL INCLUDE EQUIPMENT GROUND SIZED PER NEC. HASH MARK AHEAD OF NEUTRAL INDICATES UNSWITCHED LEG. CURLED HASH MARK INDICATES DEDICATED GROUND WIRE REQUIRED.
+12"	12" ABOVE FINISHED FLOOR TO CENTERLINE
	PANELBOARD
F 5a	LIGHTING FIXTURE SWITCHING DESIGNATION - LETTER 'F' INDICATES THE FIXTURE TYPE (SEE FIXTURE SCHEDULE) THE NUMBER '5' INDICATES THE CIRCUIT IN THE PANEL NOTED AND THE LOWER CASE LETTER 'a' INDICATES THE SWITCH LEG TO CONNECT THE FIXTURE TO.
	PANELBOARD
	MULTI-COMPARTMENT FLOOR BOX - BOX SHALL BE STEEL, FULLY ADJUSTABLE AFTER THE POUR.
	CONDUIT INSTALLED BELOW FLOOR SLAB

GRA DESIGN STUDIO
GREGORY RALPH ARCHITECT
1924 ROUTE 22 EAST
BOUND BROOK, NJ 08805
TEL: 908 356 0132
GREG@GRALPHARCHITECT.COM

LICENSED IN 35 STATES AND COUNTING

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STATE OF MICHIGAN
MATTHEW R CASE
License No. 6201310434
LICENSED PROFESSIONAL ENGINEER
07/11/2025
MICHIGAN
NO: 1A, B, OR BLU SPACE USE DISCLOSED AND SEEK ID ENGINEER

LICENSE #: 6201310434
EXPIRATION: 09/30/2025

I HEARBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAW OF THE THIS STATE.

CASE Engineering Inc.
796 Merus Court
St. Louis, MO 63026
T 636.349.1600
F 636.349.1730
CERTIFICATE OF AUTHORITY NO. 802229007

RELEASE TYPE:

EXISTING CONDITIONS	
SCHEMATIC DESIGN	
DESIGN DEVELOPMENT	
PROGRESS PRINT	
FULL RELEASE	

ISSUED TO:

NO	DESCRIPTION	DATE

DESIGNED BY:	DRAWN BY:
CHECKED BY:	APPROVED BY:
PROJECT #	STQ-0994-0125

PROJECT:
PLAYA BOWLS
20647 MACK AVE
GROSSE POINTE, MI 48236

SCALE: AS INDICATED

DRAWING TITLE:
RISER & PANEL SCHEDULE

SHEET:
E-5

PLUMBING GENERAL NOTES

1. PLUMBING CONTRACTOR SHALL ABIDE BY THE LOCAL CODES AND ORDINANCES.

2. PLUMBING CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATIONS AND SIZES OF ALL UTILITIES, INCLUDING THE DEPTHS OF ALL BELOW GRADE SANITARY SEWERS, PRIOR TO START OF WORK. THIS DRAWING IS NOT INTENDED TO INDICATE ALL EXISTING UTILITIES.

3. CONTRACTOR SHALL BE FAMILIAR WITH LANDLORD'S STANDARDS, RULES AND REGULATIONS. ALL LANDLORD'S CRITERIA SHALL BE COMPILED WITH AND INCLUDED IN THIS BID.

4. CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID AND FIELD VERIFY EXISTING CONDITIONS TO ENSURE THAT THE WORK REPRESENTED ON THE DRAWINGS AND IN THESE SPECIFICATIONS CAN BE INSTALLED AS INDICATED. CONTRACTOR SHALL TAKE ALL INTERFERENCES INTO CONSIDERATION. PROVIDE ALL NECESSARY OFFSETS TO SUIT FIELD CONDITIONS AS REQUIRED.

5. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTION POINTS, INCLUDING SIZES AND INVERTS WITH EXISTING FIELD CONDITIONS PRIOR TO START OF WORK.

6. MAKE ALL UTILITY CONNECTIONS AND INSTALLATIONS IN FULL ACCORDANCE WITH ALL UTILITY REGULATIONS. PROVIDE ALL ADDITIONAL APPURTENANCES AS REQUIRED BY UTILITY COMPANY. THE COMPLETED INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE INDUSTRY STANDARDS OF GOOD PRACTICE AND SAFETY, AND THE MANUFACTURER'S STRICTEST RECOMMENDATIONS FOR EQUIPMENT AND PRODUCT APPLICATION AND INSTALLATION.

7. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS RELATED TO THE INSTALLATION OF THE WORK.

8. ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, LAWS, ACTS AND ALL AUTHORITIES HAVING JURISDICTION AND LANDLORD'S CRITERIA.

9. MAINTAIN ALL MANUFACTURER'S RECOMMENDED SERVICE CLEARANCES FOR ALL FIXTURES AND EQUIPMENT. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF PLUMBING FIXTURES.

10. CUTTING OF ROOF AND FLASHING OF PIPE CURBS, SANITARY VENT THROUGH ROOF, ETC. SHALL BE COORDINATED WITH AND PERFORMED BY LANDLORD'S ROOFING CONTRACTOR, AT THIS CONTRACTOR'S EXPENSE, TO MAINTAIN ROOF WARRANTY. ALL VENT OUTLETS SHALL BE A MINIMUM OF 10'-0" AWAY FROM OR 3'-0" ABOVE ANY AIR INTAKES ON HVAC EQUIPMENT.

11. CONTRACTOR SHALL COORDINATE TIMES TO WORK IN SPECIFIC AREA OF THE EXISTING BUILDING WITH THE BUILDING MANAGER AND WITH THE OCCUPANTS OF THE AREA AFFECTED BY THE WORK.

12. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ANY WORK.

13. SLEEVE AND SEAL ALL PIPE PENETRATIONS OF WALLS AND FLOORS. APPLY INTUMESCENT FIRE SAFING COMPOUND AT PENETRATIONS AT FIRE RATED WALLS AND FLOORS, MAINTAINING INTEGRITY AND RATING OF FIRE SEPARATION. SLEEVES THROUGH FLOORS SHALL EXTEND 2" ABOVE FLOOR, BE GROUTED INTO PLACE AND WATERPROOFED. PIPING THROUGH EXTERIOR WALLS SHALL BE SLEEVED AND SEALED WEATHER TIGHT WITH SILICONE CAULK.

14. THE P.C. IS TO INSPECT THE EXISTING SANITARY DRAIN TO VERIFY THAT IT HAS SUFFICIENT DEPTH FOR THE NEW WORK AND TO VERIFY THE DIRECTION OF FLOW. PRESSURE TEST THE EXISTING SANITARY DRAIN PRIOR TO THE START OF WORK. VERIFY THAT SEWER IS ACTIVE BY FLUSHING WITH WATER, A MINIMUM OF FIVE GALLONS PER MINUTE FOR FOUR HOURS PRIOR TO START OF WORK.

TABLE TO CALCULATE SUPPLY FIXTURE UNITS

PLUMBING FIXTURE	SUPPLY FIXTURE UNITS	NUMBER OF FIXTURES	TOTAL SUPPLY FIXTURE UNITS
WATER CLOSET FLUSH TANK	5.0	1	5.0
LAVATORIES	1.0	1	1.0
MOP SINK	3.0	1	3.0
3-COMPARTMENT SINK	3.0	1	3.0
BLENDER SINK	3.0	1	3.0
HAND SINK	1.0	2	2.0
ICE MACHINE	0.5	1	0.5
	TOTAL SUPPLY FIXTURE UNITS		17.500
	GPM		17
PIPE SIZE = 1"			

TABLE TO CALCULATE DRAINAGE FIXTURE UNITS

PLUMBING FIXTURE	DRAINAGE FIXTURE UNITS	NUMBER OF FIXTURES	TOTAL DRAINAGE FIXTURE UNITS
WATER CLOSET FLUSH TANK	4.0	1	4.0
LAVATORIES	1.0	1	1.0
MOP SINK	3.0	1	3.0
FLOOR SINK	6.0	3	18.0
HAND SINK	1.0	2	2.0
EMERGENCY FLOOR DRAIN	0.0	2	0.0
	TOTAL DRAINAGE FIXTURE UNITS		28.0
SANITARY WASTE SIZE= 4"			

BACK FLOW PREVENTER ASSEMBLY REQUIREMENTS

MARK	TYPE OF EQUIP. ON SYSTEM	METHOD OF CROSS CONNECTION CONTROL	MANUFACTURE AND MODEL NUMBER	REMARKS
RPBFP	WATER SERVICE	REDUCED PRESSURE ZONE ASSEMBLY	ZURN 975XL2	LEAD FREE CAST COPPER WITH QUATER TURN
RPZ	ICE MACHINE	DUAL CHECK WITH ATMOSPHERIC PORT	WATTS SD-3	STAINLESS STEEL BODY WITH QUARTER TURN VALVE SS STRAINER.

1. CONTRACTOR SHALL PROVIDE INDIVIDUAL BACKFLOW PREVENTERS FOR EACH PIECE OF EQUIPMENT.
2. EACH BACKFLOW PREVENTER MUST HAVE TESTING PORTS.
3. BRONZE BODIED BACKFLOW PREVENTERS ARE PERMISSABLE IF ALLOWED BY LOCAL CODES.

EQUIPMENT SCHEDULE

ITEM NO.	QTY.	ITEM	MANUFACTURER	MODEL	VOLTAGE	AMPS
6	1	3 COMPARTMENT SINK	NBR Equipment	3SS-182414LR24		
7	1	1 COMPARTMENT SINK	NBR Equipment	1BSG-1818		
12	2	HAND SINK	NBR Equipment	HS2-D2-S		
14	1	ICE MAKER WITH BIN, CUBE STYLE	Blue Air FSE LLC	BLUI-100A	115/60/1	5.2
19	1	GREASE INTERCEPTOR (GI-1)	SCHIER	GB-2		
20	1	MOP SINK	Custom	63M		
23	1	WATER HEATER	RINNAI	RU 199iN		
30	1	BLENDER CONTAINER RINSER	Vitamix	1442		

PLUMBING SYMBOLS LEGEND

CA	COMPRESSED AIR PIPING
G	NATURAL GAS PIPING
CD	CONDENSATE DRAIN PIPING
	COLD WATER PIPING
	HOT WATER PIPING (140°F)
	HOT WATER RETURN PIPING
	SANITARY DRAIN PIPING
	UNDERGROUND SANITARY PIPING
	SANITARY VENT PIPING
VTR	VENT THROUGH ROOF
	PIPE TURNING DOWN
	PIPE TURNING UP
	CHECK VALVE
	UNION
AFF	ABOVE FINISHED FLOOR
CO	CLEAN OUT
	PRESSURE REGULATING VALVE (PRV)
	BALL VALVE
GCO	GRADE CLEAN OUT
	POINT OF CONNECTION
	BALANCE VALVE

PIPE MATERIAL SCHEDULE

PIPE	MATERIALS
WASTE PIPING	BELOW GRADE: PIPING SHALL BE TYLER, AB&I OR CHARLOTTE NO-HUB CAST IRON DRAIN, WASTE, SEWER, AND STORM SHALL COMPLY TO CISPI 301 AND/OR ASTM A888 AND BE LINED WITH A SUITABLE EPOXY COATING. PIPE AND FITTINGS SHALL BE MARKED WITH THE COLLECTIVE TRADEMARK OF THE CAST IRON SOIL PIPE INSTITUTE (CISPI) AND BE LISTED BY NSF ABOVE GRADE: PIPING SHALL BE TYLER, AB&I OR CHARLOTTE NO-HUB CAST IRON DRAIN, WASTE, VENT, SEWER, AND STORM LINES SHALL CONFORM TO THE REQUIREMENTS OF CISPI 301 AND/OR ASTM A888. PIPE AND FITTINGS SHALL BE MARKED WITH THE COLLECTIVE TRADEMARK OF THE CAST IRON SOIL PIPE INSTITUTE (CISPI) AND BE LISTED BY NSF. JOINTS: ALL JOINTS SHALL BE HUSKY OR EQUIVALENT HEAVY DUTY COUPLINGS TESTED AND CERTIFIED TO THE REQUIREMENTS ASTM C1540. GASKET MATERIAL SHALL BE TESTED AND CERTIFIED TO ASTM C564 AND HAVE A SHIELD MADE OF 316 AISI STAINLESS STEEL WITH A .015MIL THICKNESS. SCHEDULE 40 PVC/CPVC MAY BE CONSIDERED AS A VALUE ENGINEERED ALTERNATE WHERE ALLOWED BY LOCAL AHJ, NOT TO BE INSTALLED WITHIN PLENUM AREAS OR RECEIVING DISCHARGE TEMPERATURES OF OVER THE MANUFACTURERS LISTED TEMPERATURES. PIPING SUBMITTAL MUST BE SUBMITTED TO ENGINEER FOR APPROVAL. INSULATION: INSULATION FOR STORM PIPING SHALL BE 1/2" THICK ARMAFLEX UL LABELED OR FIBERGLASS 25 WITH ASJ/SSL FOIL/VINYL JACKET OR EQUAL. INSULATE ALL PIPING AND FITTINGS.
WATER PIPING	UNDERGROUND: CERRO TYPE "K" COPPER TUBE, SOFT TEMPER OR EQUIVALENT. PLUMBER HAS THE OPTION TO USE PEX, CPVC, OR COPPER. AS LONG AS THEY FOLLOW THE LOCAL JURISDICTION ABOVEGROUND: CERRO TYPE "L" COPPER TUBE, HARD DRAWN OR EQUIVALENT. PLUMBER HAS THE OPTION TO USE PEX, CPVC, OR COPPER. AS LONG AS THEY FOLLOW THE LOCAL JURISDICTION INSULATION: INSULATION FOR COLD WATER PIPING SHALL BE 1/2" (1" ON 1ST 8 FT. FROM TANK) THICK ARMAFLEX UL LABELED OR FIBERGLASS 25 WITH ASJ/SSL FOIL/VINYL JACKET OR EQUAL. INSULATE ALL PIPING AND FITTINGS. INSULATION: INSULATION FOR HOT WATER PIPING SHALL BE 1" ON PIPING 1-1/2" AND SMALLER AND INSUALTION SHALL BE SAME THICKNESS AS PIPE DIAMETER ON 2" AND ABOVE THICK ARMAFLEX UL LABELED OR FIBERGLASS 25 WITH ASJ/SSL FOIL/VINYL JACKET OR EQUAL. INSULATE ALL PIPING AND FITTINGS.

PIPE SUPPORT SCHEDULE

NOMINAL PIPE DIAMETER NPS (IN)	MAXIMUM SUPPORT SPACING (FEET)							
	CAST IRON	COPPER	STEEL	SCH 40 PVC	SCH 40 CPVC			
				60°F	73°F	100°F	120°F	140°F
1/2		8		-	5	4.5	4.5	4
3/4		9		5	5	5	4.5	4
1	5	9		5.5	5.5	5.5	5	4.5
1 1/4	5	12	7	5.5	5.5	5.5	5.5	5
1 1/2	5	12	9	6	6	5.5	5.5	5
2	5	13	10	6	6	6	5.5	5
2 1/2	5	14	11	7	7	6.5	6.5	6
3	5	15	12	7	7	7	7	6
4	5	17	12	7.5	7.5	7.5	7	6.5
6	5	21	12	8.5	8.5	8	7.5	7
8	5	24	12	9	9.5	9.5	8.5	7.5
10	5	26	12	10	10.5	10.5	9.5	8
12	5	30	12	11.5	11.5	10.5	10	8.5

1. SUPPORT SPACING ABOVE IS FOR STRAIGHT HORIZONTAL PIPE. PROVIDE SUPPORTS ON EACH SIDE OF ELBOWS, FLANGES, VALVES, SPECIALTIES, ETC.
2. ALL PIPING SUPPORTS, THREADED ROD SIZES AND HANGERS SHALL BE PER MSS SP-69

NOTE:
REFER TO FOOD SERVICE DRAWINGS FOR KITCHEN EQUIPMENT SPECIFICATIONS AND ADDITIONAL INFORMATION.

NOTE:
PLUMBER HAS THE OPTION TO USE PEX, CPVC, OR COPPER. AS LONG AS ALLOWED BY THE LOCAL JURISDICTION

GREASE INTERCEPTOR CALCULATIONS

Quote: 73241CBD

Reference No. 80321 — Project Name: Playa Bowls Grosse Pointe, MI

Step 1: Flow rate to grease interceptor

Fixture flow rate: (cu in / 231) = gal x 0.75 / 2 min = 2 min flow rate

NAME	TYPE	DIMENSIONS	QTY	CU IN	FLOW RATE
3 Compartment Sink	3 Compartment Sink	18" x 18" x 12" (3)	1	11,664	18.94 GPM
Total					**18.94 GPM**

Step 2: Grease Production

Servings per day x Grease production value x Days between pump-outs = Grease output

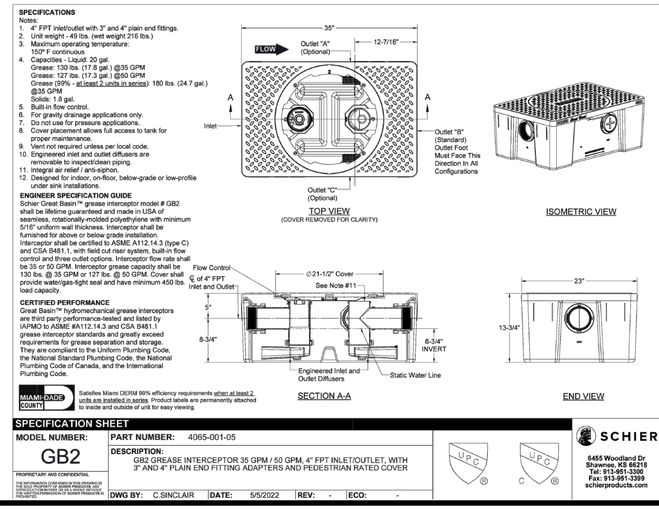
Servings per day: 250
Grease production value: 0.005 lbs per serving (Ice Cream / Yogurt / Smoothies: Low / No flatware)
Days between pump-outs: 90 days

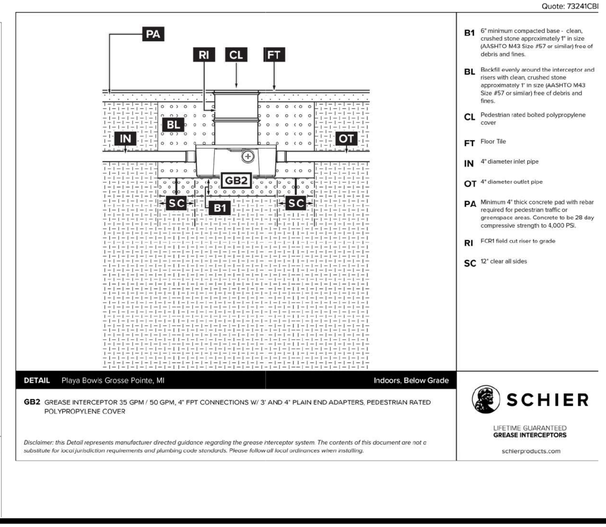
250 x 0.005 x 90 = 112.5 lbs of FOG

SCHIER MODEL	
GB2	**Description:** GREASE INTERCEPTOR 35 GPM / 50 GPM, 4" FPT CONNECTIONS W/ 3" AND 4" PLAIN END ADAPTERS, PEDESTRIAN RATED POLYPROPYLENE COVER **Dimensions:** Length: 35", Width: 23", Height: 13.75" **Flow Rate/Grease Capacity:** 35 GPM / 130 lbs **Liquid Capacity:** 20 gal

Specification Note: This Great Basin model has been sized to the flow rate and grease production requirements of the application and may not be substituted by liquid capacity alone. Any substitution requests must be approved by the specifying engineer and the authority having jurisdiction.

Please contact support@schierproducts.com for technical and procurement support for the specified Great Basin model.





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EXISTING CONDITIONS	
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DESIGN DEVELOPMENT	
PROGRESS PRINT	
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ISSUED TO:

NO.	DESCRIPTION	DATE

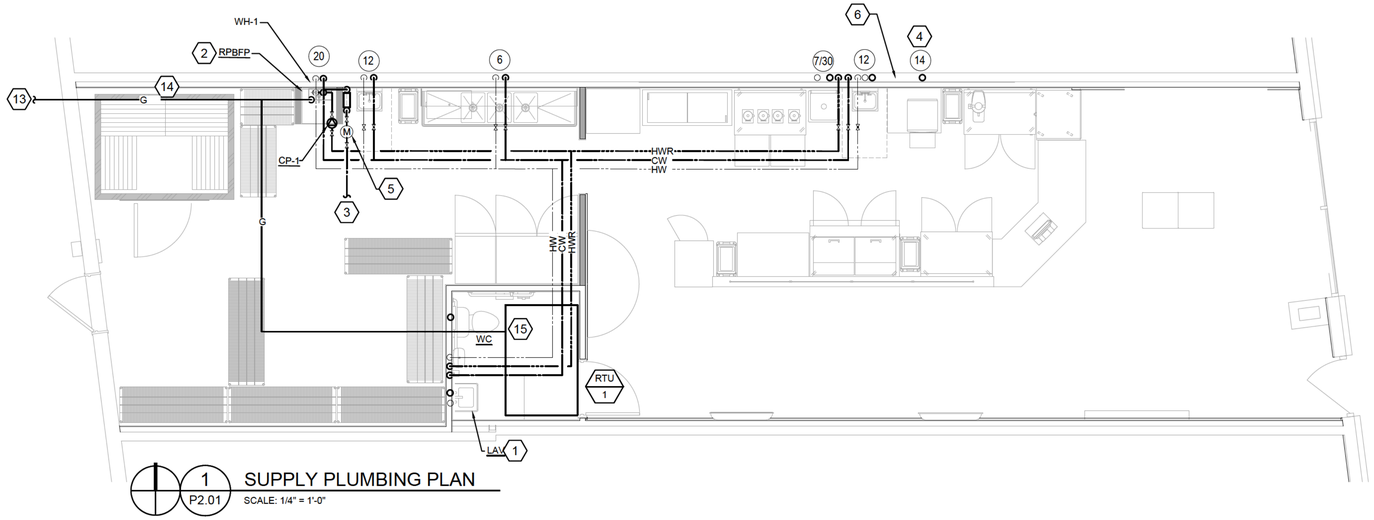
DESIGNED BY: | DRAWN BY:
CHECKED BY: | APPROVED BY:
PROJECT #: STQ-0994-0125

PROJECT:
PLAYA BOWLS
20647 MACK AVE
GROSSE POINTE, MI 48236

SCALE: AS INDICATED

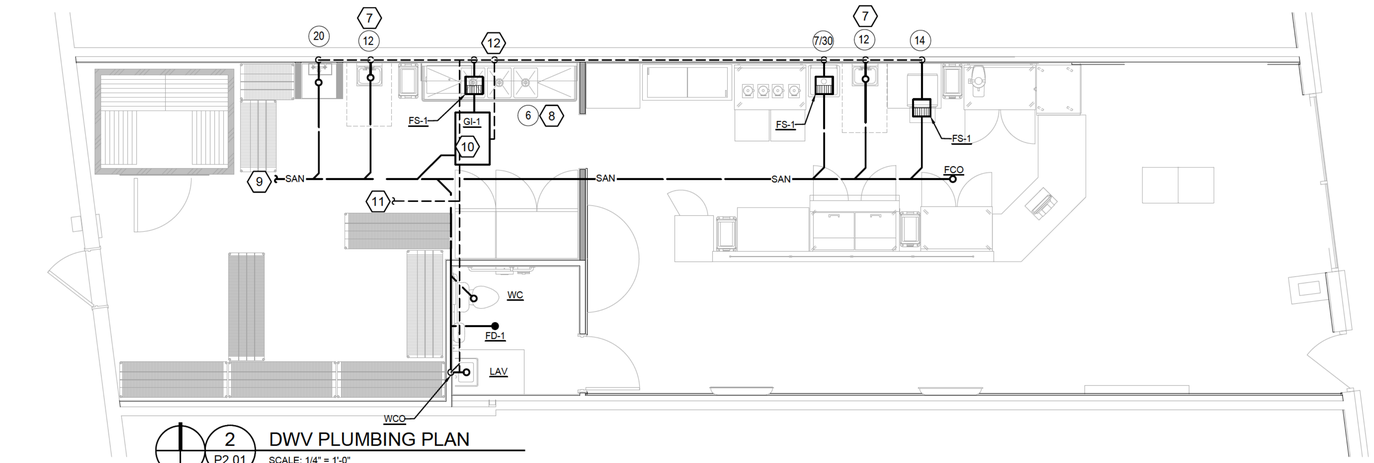
DRAWING TITLE:
PLUMBING NOTES

SHEET:
P1-01



1 P2.01 SUPPLY PLUMBING PLAN

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



2 P2.01 DWV PLUMBING PLAN

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

PUMP SCHEDULE

MARK	MFR	MODEL	GPM	TDH	OUTLET	VOLT/PHASE	REMARKS
CP-1	GRUNDFOS	ALPHA-15-55 HWR SF/T	1	10	3/4	120V/1PH	1,2

1. CONSULT MANUFACTURER PRIOR TO PURCHASE FOR EXACT MODEL AND ALL ACCESSORIES FOR A COMPLETE SYSTEM.
2. COORDINATE EXACT VOLTAGE/PHASE WITH EC PRIOR TO PURCHASE AND ROUGH IN

PLUMBING FIXTURE SCHEDULE

TAG	NAME	COLD WATER	HOT WATER	WASTE	VENT SIZE	REMARKS
FS-1	FLOOR SINK 12"x12"x8"	-	-	4"	2"	Z1751 WITH DRAIN STRAINER AND HALF GRATE
GI-1	GREASE INTERCEPTOR	-	-	4"	2"	SCHIER GB-2 50GPM RATED, 130LBS GREASE CAPACITY, INTEGRAL FLOW CONTROL
TMV-1	THERMOSTATIC MIXING VALVE ZURN 38-ZW2870XLT	1/2"	1/2 "	-	-	PLUMBER TO FURNISH AND INSTALL: SET TEMPERATURE TO 110°F.
FD-1	FLOOR DRAIN	-	-	3"	2"	ZURN ZB415-XNH-7B-P-VP-Y

ADDITIONAL REMARKS

REFER TO KITCHEN EQUIPMENT DRAWINGS FOR EXACT FIXTURE SELECTIONS, PLUMBING REQUIREMENTS, AND REMARKS FOR ALL NUMBERED EQUIPMENT (EG. 6, XS1, ETC.)

ANGLE STOPS SHALL BE LOOSE KEYED WITH INTEGRAL CHECK VALVE. MCGUIRE LFCK SERIES OR EQUIVALENT.

ALL ADA ACCESSIBLE SINKS PTRAP AND DRAIN PIPING SHALL BE PROVIDED WITH MCGUIRE PREWRAPPED PW2125 SERIES OR EQUIVALENT. ALL SUPPLIES SHALL BE TRUEBRO LAVGUARDS OR EQUIVALENT. WATCO IDEALLAV LAV DRAIN GRID DRAIN WITH INTERNAL STOPPER WITH P-TRAP WRAPPED IN TRUEBRO LAV GAURD IS ACCEPTABLE ALTERNATE.

NOT ALL COMPONENTS AND ACCESSORIES FOR FIXTURES ARE LISTED IN THE SCHEDULE. PLUMBING CONTRACTOR SHALL PROVIDE ALL ACCESSORIES RECOMMENDED BY THE MANUFACTURER TO PROVIDE A COMPLETE SYSTEM. PLUMBING CONTRACTOR SHALL REVIEW AND INSTALL ALL FIXTURES, COMPONENTS, AND ACCESSORIES AS DIRECTED BY THE MANUFACTURERS INSTALLATION MANUALS.

GAS LOAD SUMMARY

SYSTEM	DESIGNATION	EQUIPMENT	MBH
WH-1	WH-1	WATER HEATER	199
RTU-1	RTU-1	ROOF TOP UNIT	140
TOTAL NATURAL GAS CONNECTED LOAD			339
GAS METER REQUIREMENTS	MBH CAPACITY		339
	TOTAL DEVELOPED LENGTH INCLUDING EQUIVALENT PIPE LENGTH FOR FITTING AND VALVE FRICTION LOSSES TO GAS METER		56FT X 1.2 = 68FT
	CONSULT GAS UTILITY COMPANY FOR REGULATOR RATING		
SITE ELEVATION/ ALTITUDE	<1000' AMSL		

WATER HEATER SCHEDULE

QTY	MARK	MFR	MODEL	STORAGE	GPM	°F. RISE	VOLT/PHASE	REMARKS
2	WH-1	R NNAI	RU199iN	INSTANTANEOUS	4	90	120V	1,2,3

1: SET WATER HEATER TEMPERATURE TO 140°f.
2: CONSULT MANUFACTURER PRIOR TO PURCHASE FOR EXACT MODEL AND ALL ACCESSORIES FOR A COMPLETE SYSTEM.
3: CONFIRM VOLTAGE WITH ELECTRICAL CONTRACTOR PRIOR TO PURCHASE AND ROUGH IN.

INCOMING WATER TEMPERATURE (AVERAGE GROUND WATER TEMP) =	60°
HOT WATER TEMPERATURE =	140°
TEMPERATURE RISE =	80°

PLUMBING FIXTURE	TOTAL FIXTURE OR FAUCET GPM	MIXED TEMPERATURE	HOT WATER GPM PER FIXTURE OR FAUCET	NO. OF FIXTURES OR FAUCETS	FULL HOT WATER FLOW (GPM)	ESTIMATED PERCENT USAGE	DESIGNED HOT WATER FLOW (GPM)
3-COMP SINK	2.0	140°	2.00	1	2.00	100%	2.00
HAND SINK	1.5	110°	0.94	2	1.88	50%	0.94
MOP SINK	3.0	140°	3.00	1	3.00	50%	1.50
PREP SINK	1.5	140°	1.50	1	1.50	100%	1.50
LAVS	1.0	110°	0.63	1	0.63	100%	0.63
FULL HOT WATER FLOW FOR ALL FIXTURES RUNNING =					8.38 GPM		
DESIGNED HOT WATER GALLONS PER MINUTE =							5.9 GPM

HOT WATER BALANCING NOTE:

PLUMBING CONTRACTOR SHALL PROVIDE JOMAR VALVE RECIRCSETTER™AUTOMATIC VARIABLE SET POINT BALANCING VALVE OR EQUIVALENT AT EACH HOT WATER CIRCULATION CONNECTION TO THE HOT WATER SYSTEM. ENSURE VALVES ARE INSTALLED IN AN ACCESSIBLE LOCATION FOR ADJUSTMENT AND SERVICE. SYSTEM SHALL BE SET FOR A 5 DEGREE TEMPERATURE DIFFERENCE FROM WATER HEATER SET POINT. CONSULT WITH THE CIRCULATING PUMP MANUFACTURER FOR ADDITIONAL CONTROLS AND BALANCING INSTRUCTION.

EXISTING SANITARY SEWER CONDITIONS NOTE:

SANITARY SEWER PIPING SHOWN ON DRAWINGS IS DIAGRAMMATIC AND MAY DIFFER SLIGHTLY FROM ACTUAL FIELD CONDITIONS. PLUMBING CONTRACTOR (PC) SHALL COORDINATE WITH EXISTING FIELD CONDITIONS VIA A SANITARY VIDEO SURVEY/SCOPE TO DETERMINE THE EXACT SIZE, LOCATION, INVERT ELEVATIONS AT THE PROPOSED CONNECTIONS TO EXISTING PLUMBING SERVICES PRIOR TO BID/CONSTRUCTION. IF ACTUAL FIELD FINDINGS VARY SIGNIFICANTLY FROM THOSE AS INDICATED ON PLANS, PC SHALL NOTIFY GENERAL CONTRACTOR (GC) IMMEDIATELY PRIOR TO STARTING ANY WORK. THE OWNER SHALL NOT BE RESPONSIBLE FOR ADDITIONAL COSTS INCURRED BY FAILED COORDINATION AFTER CONSTRUCTION HAS BEGUN. PC SHALL BE RESPONSIBLE FOR UTILIZING A REPUTABLE UTILITY LOCATING SERVICE PRIOR TO ANY EXCAVATION.

EXISTING WATER SERVICE CONDITIONS NOTE:

WATER PRESSURE IS SHOWN AS DIAGRAMMATIC ONLY. CONTRACTOR SHALL VERIFY EXISTING WATER PRESSURE IN FIELD PRIOR TO ANY WORK AND PIPING ROUGH IN. IF DISCOVERED ON SITE THAT EXISTING WATER PRESSURE IS LESS THAN 68 PSI, CONTACT ENGINEER IMMEDIATELY FOR PIPING DESIGN CHANGES. IF PRESSURE IS GREATER THAN 80 PSI PROVIDE PRESSURE REDUCING VALVE AND REDUCE DOWN TO 77 PSI.

PRIOR TO WORK VERIFY INCOMING WATER QUALITY TO SPACE. WHEN INCOMING WATER IS ABOVE 3.5 GRAINS PER GALLON (60 PARTS PER MILLION) SCALE BUILD-UP WILL FORM INSIDE THE PLUMBING SYSTEM CAUSING DAMAGE TO SYSTEM COMPONENTS AND COPPER PIPE. TO AVOID DAMAGE DUE TO SCALE BUILD-UP, EITHER A WATER SOFTENER OR ANTI-SCALE DEVICE SHOULD BE INSTALLED AT POINT-OF-ENTRY. APPLICATIONS WHERE THERE IS A CONCERN FOR WATER SPOTS ON GLASS SHOWER DOORS, GLASS DISHES, VEHICLES IN CARWASHES, ETC., AND/OR THE EFFECTS OF HARD WATER ON HUMAN SKIN, A WATER SOFTENER SHOULD BE USED INSTEAD OF AN ANTI-SCALE DEVICE. ANTI-SCALE DEVICES REDUCE THE FORMATION OF SCALE IN A PLUMBING SYSTEM BUT DO NOT REMOVE THE CALCIUM AND MAGNESIUM FROM THE WATER, WHICH WILL REMAIN ONCE THE WATER HAS EVAPORATE LEAVING WATER SPOTS AND/OR DRYING OUT HUMAN SKIN. WATER SOFTENERS REMOVE CALCIUM AND MAGNESIUM FROM THE WATER BUT REQUIRE ROUTINE REFILLING OF SALT LEVELS IN THE BRINE TANK.

PLUMBING KEYED NOTES

1. PROVIDE ASSE 1070 POINT OF USE THERMOSTATIC MIXING VALVE TMV-1 AT THIS FIXTURE TO PROVIDE 110°F MAX TEMPERATURE. IF NOT PROVIDED ALREADY
2. IF BUILDING DOMESTIC WATER SERVICE IS NOT ALREADY PROTECTED BY A MAIN BACKFLOW PREVENTER THEN, PROVIDE REDUCED PRESSURE BACKFLOW PREVENTOR AT AN ACCESSIBLE LOCATION. ABOVE THE MOP SINK WITH RELIEF VALVE DRANING INDIRECTLY INTO MOP SINK WITH CODE APPROVED AIR GAP. VERIFY IN FIELD PRIOR TO EQUIPMENT PURCHASE.
3. ROUTE DOMESTIC COLD WATER SERVICE TO CONNECT TO EXISTING DOMESTIC COLD WATER SERVING THE SPACE. VERIFY EXACT SIZE, ROUTING, DELIVERY PRESSURE, AND WATER METER INSTALLATION REQUIREMENTS WITH LANDLORD AND LOCAL WATER UTILITY COMPANY PRIOR TO ANY WORK.
4. 1/2" CW TO ICE MACHINE FURNISH WITH REQUIRED BACK FLOW DEVICE AND SHUT OF VALVE. WATER FILTER BY VENDOR.
5. PROVIDE WATER SUB METER WITH SHUT OFF VALVES FIELD VERIFY LOCATION PRIOR TO ANY WORK
6. ROUTE PIPING LOW IN WALL COORDINATE WITH ELECTRICAL CONTRACTOR.
7. 2" WASTE FROM HAND SINK.
8. ROUTE WASTE FROM 3 COMPARTMENT SINK TO INDIRECTLY DISCHARGE INTO FLOOR SINK, EACH COMPARTMENT SHALL BE ROUTED SEPARATELY. WITH CODE APPROVED AIR GAP.
9. ROUTE TO CONNECT TO EXISTING SANITARY WASTE PIPING. PLUMBING CONTRACTOR SHALL VERIFY EXACT SIZE, INVERT ELEVATION, LOCATION, ROUTING AND CONNECTION REQUIREMENTS WITH LANDLORD AND UTILITY COMPANY PRIOR TO BIDDING AND PERFORMING ANY EXCAVATION WORK. PROVIDE ALTERNATE BID FOR A SEWAGE LIFT STATION IF EXISTING TIE IN CONNECTION IS FOUND TO NOT BE DEEP ENOUGH TO RECEIVE THE DISCHARGE FROM THE NEW SANITARY SYSTEM.
10. PROVIDE NEW GREASE INTERCEPTOR BELOW GRADE WITH PEDESTRIAN RATTED COVER. COORDINATE WITH LANDLORD AND LOCAL AUTHORITIES FOR EXACT LOCATION. INSTALL PER MANUFACTURES MANUALS. VERIFY LOCATION, INVERT ELEVATION AND DIRECTION OF FLOW PRIOR TO ANY WORK.
11. SANITARY VENT PIPING TO CONNECT TO EXISTING FIELD VERIFY LOCATION PRIOR TO ANY WORK.
12. VENT PIPING BELOW GRADE TO SERVE GREASE INTERCEPTOR. COORDINATE EXACT ROUTING IN FIELD, VERIFY ALL EXISTING UTILITIES PRIOR TO ANY WORK.
13. NEW GAS PIPING TO CONNECT TO METER'S DEMAND=199MBH, (FIELD VERIFY ACTUAL LOCATION APPROXIMATE LENGTH FROM FURTHEST FIXTURE TO METER BANK 20 FEET CONTRACTOR TO VERIFY EXACT LENGTH, AVAILABLE PRESSURE AND INSTALLATION LOCATION IN FIELD. VERIFY WITH GAS COMPANY FOR EXACT CONNECTION AND METER INSTALLATION GUIDELINES AND REQUIREMENTS PRIOR TO ANY WORK.
14. NEW GAS PIPING ON ROOF. CONTRACTOR TO PROVIDE PROPER SUPPORTS FOR PIPING AND ALL CONNECTION TO ROOF TOP UNITS.
15. CONNECT 1" LOW PRESSURE GAS TO RTU'S. PROVIDE 6" DIRTLEG AND SHUTOFF PLUG VALVE PRIOR TO FINAL CONNECTION.

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NO.	DESCRIPTION	DATE

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CHECKED BY: APPROVED BY:
PROJECT #: STQ-0994-0125

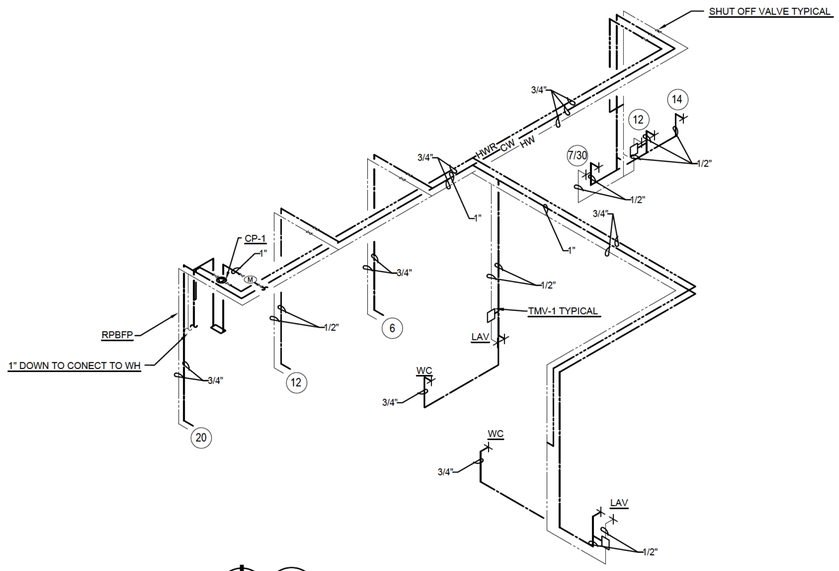
PROJECT:
PLAYA BOWLS

20647 MACK AVE
GROSSE POINTE, MI 48236

SCALE: AS INDICATED

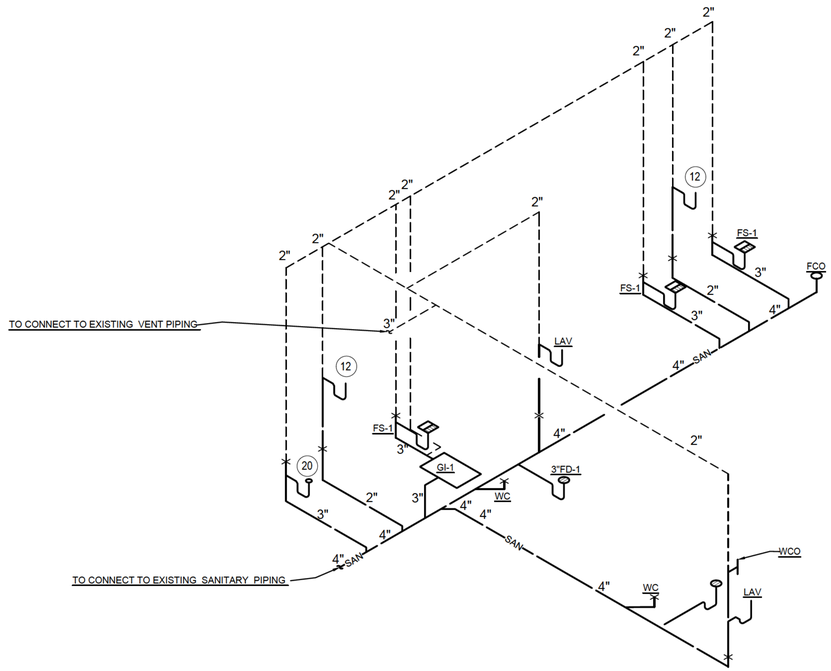
DRAWING TITLE:
PLUMBING PLAN

SHEET:
P2-01



1 P3-01 SUPPLY RISER PLAN

SCALE: NONE



2 P3-01 DWV RISER PLAN

SCALE: NONE

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PROJECT:

PLAYA BOWLS

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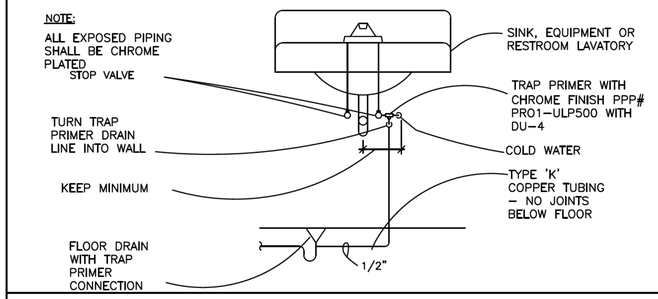
GROSSE POINTE, MI 48236

SCALE: AS INDICATED

DRAWING TITLE:

PLUMBING RISERS

SHEET: P3-01



TRAP PRIMER PIPING DETAIL
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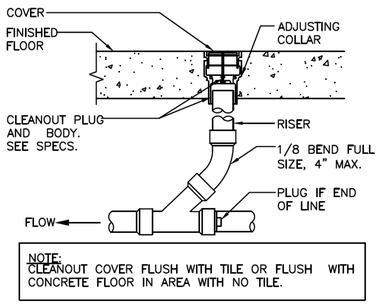

FLOOR CLEAN-OUT DETAIL
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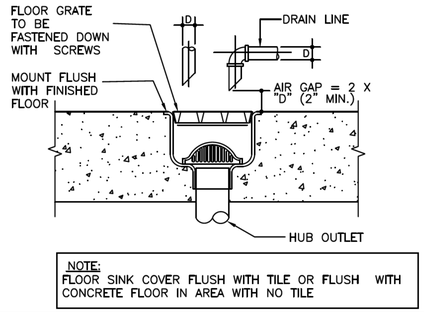

FLOOR SINK DETAIL
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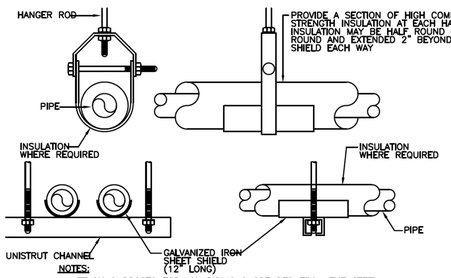
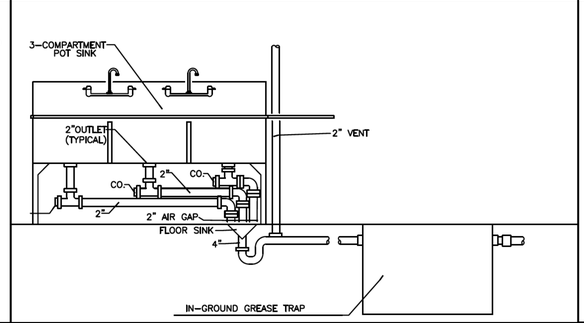


PIPE HANGER DETAIL
SCALE: NO SCALE



3-COMP SINK IN-DIREXT CONNECT DETAIL
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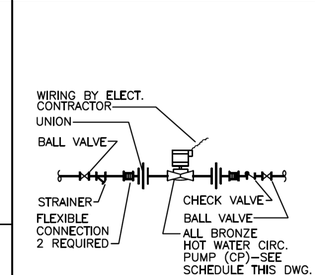
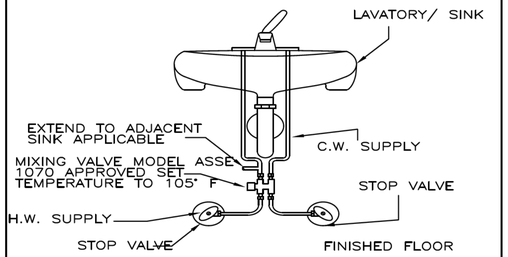
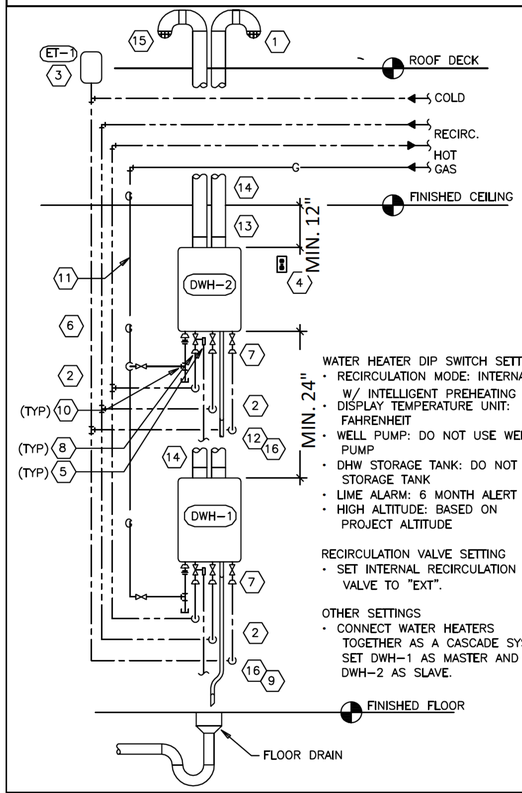


RECIRCULATING PUMP DETAIL
SCALE: NO SCALE



POINT OF USE MIXING VALVE DETAIL
SCALE: NO SCALE



WATER HEATER DIP SWITCH SETTINGS
- RECIRCULATION MODE: INTERNAL W/ INTELLIGENT PREHEATING
- DISPLAY TEMPERATURE UNIT: FAHRENHEIT
- WELL PUMP: DO NOT USE WELL PUMP
- DHW STORAGE TANK: DO NOT USE STORAGE TANK
- LIME ALARM: 6 MONTH ALERT
- HIGH ALTITUDE: BASED ON PROJECT ALTITUDE

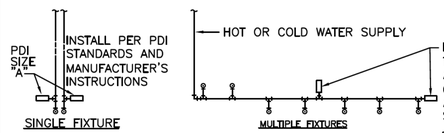
RECIRCULATION VALVE SETTING
- SET INTERNAL RECIRCULATION VALVE TO "EXT".

OTHER SETTINGS
- CONNECT WATER HEATERS TOGETHER AS A CASCADE SYSTEM. SET DWH-1 AS MASTER AND DWH-2 AS SLAVE.

WATER HEATER DETAIL NOTES
1. PROVIDE TWO 90° ELBOWS AND A SCREEN FOR THE FLUE TERMINATION THROUGH THE ROOF PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. ROUGH-IN COLD, HOT, AND RECIRC PIPES AT 64" AND GAS PIPE AT 61" BELOW THE FINISHED CEILING.
3. PROVIDE EXPANSION TANK ET-1 AS SHOWN. SUPPORT TANK FROM WALL OR STRUCTURE ABOVE.
4. PROVIDE WATER HEATER RECEPTACLE WITHIN 12" OF THE FINISHED CEILING. FASTEN CORD TIGHT TO THE WALL.
5. PROVIDE PRESSURE RELIEF VALVE. PIPE PRESSURE RELIEF VALVE TO POINT OF DISCHARGE.
6. CONCEAL WATER PIPING WITHIN THE WALL AS SHOWN. INSULATE EXPOSED AND CONCEALED WATER PIPING TO WITHIN 3" OF THE WATER HEATER.
7. INSTALL "PLUMB EASY VALVE SET" EXPOSED AT THE COLD AND HOT WATER CONNECTIONS TO THE WATER HEATER AS SHOWN.
8. IF THE PIPE SIZES AS SHOWN ON THE PLUMBING PLANS IS LARGER THAN THE WATER HEATER CONNECTIONS SIZES, PROVIDE REDUCERS WITHIN 6" OF THE WATER HEATER.
9. PIPE PRESSURE RELIEF VALVE DISCHARGE AND FLUE CONDENSATE DRAIN TO THE POINT OF DISCHARGE. DRAIN THROUGH AN AIR GAP.
10. PROVIDE AN EXPOSED DRIP LEG AND LINE-SIZE GAS VALVE ON THE GAS SERVICE TO THE WATER HEATER.
11. CONCEAL GAS PIPING IN THE WALL AS SHOWN.
12. PROVIDE 1/2" PVC PIPE FROM THE FLUE CONDENSATE CONNECTION TO THE FLOOR DRAIN OR MOP BASIN. DRAIN THROUGH AN AIR GAP.
13. INSTALL THE TANKLESS WATER HEATER WITH THE TOP OF THE WATER HEATER WITHIN 12" OF THE FINISHED CEILING.
14. PROVIDE A 3"Ø PVC PIPE FROM THE TANKLESS WATER HEATER TO THE POINT OF DISCHARGE. SLOPE HORIZONTAL SECTION OF THE FLUE 1/4" PER FOOT TOWARDS THE WATER HEATER.
15. PROVIDE A SCREENED AIR INTAKE WITH TWO 90° ELBOWS ABOVE THE ROOF PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
16. CONCEAL DRAIN LINES IN WALL PER DETAIL 9/THIS SHEET.
17. PROVIDE COMMUNICATION CABLE CONCEALED IN WALL BETWEEN WATER HEATERS.

WATER HEATER GENERAL NOTES
A. CLEAN INLET STRAINERS AFTER CONSTRUCTION HAS BEEN COMPLETED AND PRIOR TO TURNOVER OF THE BUILDING TO THE TENANT.
B. INSTALL PIPING WITH AS FEW ELBOWS AS POSSIBLE.
C. MAINTAIN REQUIRED CLEARANCE TO COMBUSTIBLE MATERIALS.
D. ADJUST WATER HEATER TO A SETPOINT OF 120° F.

WATER HEATER DETAIL
SCALE: NO SCALE



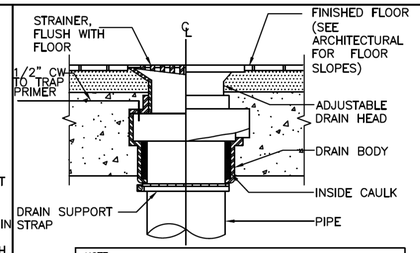
PDI SIZE	PIPE SIZE	FIXTURE UNIT LOAD
A	1/2"	1-11
B	3/4"	12-32
C	1"	33-60
D	1-1/4"	61-113
E	1-1/2"	114-154
F	2"	

FIXTURE UNIT TABULATION		
FIXTURE	COLD	HOT
VALVE WATER CLOSET	10	--
TANK WATER CLOSET	5	--
URINAL	5	--
LAVATORY/SINK	1.5	1.5
JANITOR'S SINK	3	3
SHOWER/BATHTUB	2	2

IF HORIZONTAL BRANCH IS LESS THAN 20' LONG, PROVIDE ONE WHA AT END OF LINE IF BRANCH IS GREATER THAN 20' LONG, PROVIDE ANOTHER WHA IN MIDDLE, EACH SIZED FOR HALF THE FIXTURE UNITS

PC TO PROVIDE WATER HAMMER ARRESTERS BY SIOUX CHIEF, PRECISION PLUMBING PRODUCTS, WATTS OR APPROVED EQUIVALENT WITH PISTON AND O-RING CONSTRUCTION, HAVING PDI #WH- 201, ASSE #1010 AND ANSI #A112.26.1M CERTIFICATION. INSTALL IN HORIZONTAL OR VERTICAL POSITION, BUT NEVER UPSIDE DOWN. INSTALL IN LINE WITH WATER FLOW DIRECTION IF POSSIBLE. SIZE THE UNITS AS SHOWN ON THE DRAWINGS AND/OR PER THE TABLES SHOWN ABOVE. PROVIDE ACCESS PANEL FOR SERVICING OR REPLACEMENT, WHERE REQUIRED.

HAMMER ARRESTER DETAIL
SCALE: NO SCALE



NOTE: THE GENERAL CONTRACTOR SHALL PROVIDE A ONE PIECE WATER PROOF MEMBRANE FLOOR AND BASE IN THE TOILET ROOM(S).

FLOOR DRAIN DETAIL
SCALE: NO SCALE

GRA DESIGN STUDIO
GREGORY RALPH ARCHITECT
1924 ROUTE 22 EAST
BOUND BROOK, NJ 08805
TEL: 908 356 0132
GREG@GRALPHARCHITECT.COM

LICENSED IN 35 STATES AND COUNTING

COPYRIGHT Gregory Ralph, Architect

STATE OF MICHIGAN · MATTHEW R CASE · License No. 6201310434 · REGISTERED PROFESSIONAL ENGINEER
07/11/2025
MICHIGAN

LICENSE #:	6201310434
EXPIRATION:	09/30/2025

I HEARBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAW OF THE THIS STATE.

CASE Engineering Inc.
796 Merus Court
St. Louis, MO 63026
T 636.349.1600
F 636.349.1730
CERTIFICATE OF AUTHORITY NO. 802229007

RELEASE TYPE:

EXISTING CONDITIONS	
SCHEMATIC DESIGN	
DESIGN DEVELOPMENT	
PROGRESS PRINT	
FULL RELEASE	

ISSUED TO:

NO.	DESCRIPTION	DATE

DESIGNED BY:	DRAWN BY:
CHECKED BY:	APPROVED BY:
PROJECT #:	STQ-0994-0125

PROJECT:
PLAYA BOWLS
20647 MACK AVE
GROSSE POINTE, MI 48236

SCALE: AS INDICATED

DRAWING TITLE:
PLUMBING DETAILS

SHEET: P4-01

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/28/2025 1:07 PM

Parcel:	007 01 1763 000	**Current Class:**	201.COMMERCIAL-IMPROVED
Owner's Name:	JUPITER PROPERTIES LLC	**Previous Class:**	201.COMMERCIAL-IMPROVED
Property Address:	20641 MACK AVE GROSSE POINTE WOODS, MI 48236	**Taxable Status**	TAXABLE
		Prev. Taxable Stat	TAXABLE
Liber/Page:	35360/22 **Created:** / /	**Gov. Unit:**	40 GROSSE POINTE WOODS
Split:	/ / **Active:** Active	**MAP PAGE**	007
		School:	82055 GROSSE POINTE PUBLIC SCHS
		Neighborhood:	C-RET COMM - RETAIL, RESTAURANTS, SHOPPING
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights, Standard Utilities		
Topography:	Level, Landscaped		

Mailing Address:

JUPITER PROPERTIES LLC
C/O: MANNINO CHRISTOPHER
318 TOURAINE CT
GROSSE POINTE FARMS MI 48236

Description:

WDU1763 TO 1766 LOTS 1763 TO 1766 INCL ARTHUR J SCULLYS EASTERN SUPER HWY SUB NO 2 PC156 L61 P44 WCR K 139.61

Most Recent Sale Information

Sold on 12/18/2001 for 0 by MANNINO LLC.

Terms of Sale: 21-NOT USED/OTHER **Liber/Page:** 35360/22

Most Recent Permit Information

Permit PB220914 on 10/07/2022 for $27,850 category Commercial, Add/Alter/Repair.

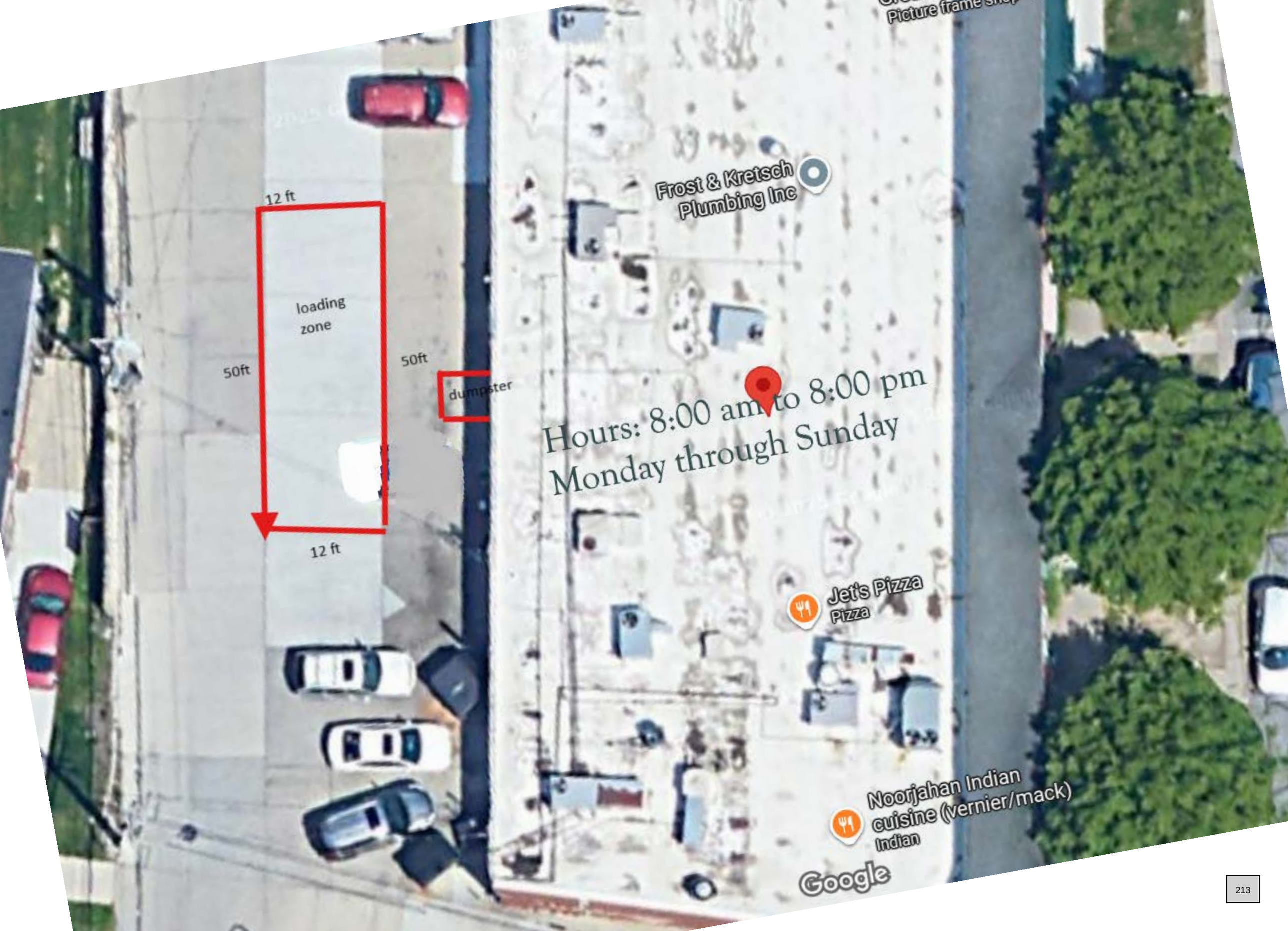
Physical Property Characteristics

2026 S.E.V.:	615,600	**2026 Taxable:**	445,263	**Lot Dimensions:**	
2025 S.E.V.:	625,300	**2025 Taxable:**	445,263	**Acreage:**	0.32
Zoning:	C	**Land Value:**	281,740	**Frontage:**	0.0
PRE:	0.000	**Land Impr. Value:**	11,848	**Average Depth:**	0.0

Improvement Data

of Commercial Buildings: 1
Type: Shopping Centers - Neighborhood
Desc:
Class: C
Quality: Average
Built: 1965 Remodeled: 0
Overall Building Height: 10
Floor Area: 9,800
Sale Price/Floor Area: 0.00
Estimated TCV: 937,570
Cmts: 2 PARKING SPACES

Image


12 ft
loading
zone
50ft
50ft
dumpster
12 ft
Frost & Kretsch
Plumbing Inc
Hours: 8:00 am to 8:00 pm
Monday through Sunday
Jet's Pizza
Pizza
Noorjahan Indian
cuisine (vernier/mack)
Indian
Google

DIY Layout of Various Use

CITY OF GROSSE POINTE WOODS
20025 Mack Plaza Drive
Grosse Pointe Woods, Michigan 48236-2397

September 29th, 2025

City Council
City of Grosse Pointe Woods
20025 Mack Plaza
Grosse Pointe Woods, MI, 48236

RE: Playa Bowls - 20647 Mack Ave, Grosse Pointe Woods, MI, 48236

Dear Council Members,

I have reviewed the Special Land Use application for the proposed Playa Bowls to be located at 20647 Mack Ave. I am recommending Council approve the Special Land Use application. Upon approval, a building permit application shall be submitted and all associated fees paid. No work is to begin until a full building plan review has been completed and approved.

Respectfully,

Jeremy Collins
Building Official
City of Grosse Pointe Woods

CITY OF GROSSE POINTE WOODS
DEPARTMENT OF PUBLIC SAFETY

Date: September 30, 2025

To: Grosse Pointe Woods Planning Commission

From: John G. Kosanke, Public Safety Director

Subject: 20647 Mack Avenue-Playa Bowls-Site Review for Special land Use

I have reviewed the proposed site plan request for the project at 20647 Mack Avenue. The site plan as presented does not have a negative impact on Public Safety Operations.

Please contact me with any questions.

CITY OF GROSSE POINTE WOODS
20025 Mack Plaza Drive
Grosse Pointe Woods, Michigan 48236-2397

September 25, 2025
To: McKenna / Ashley Jankowski
From: James Kowalski Director of Public Services
Re: Special Land Use Request 20647 Mack Ave

To Whom this may concern,

I have reviewed the plans for 20647 Mack Avenue regarding the special land use request. Based on the scope of the project and with no exterior renovations planned, I have no concerns, as the proposal does not infringe upon city utilities or the public right-of-way.

Please contact me with any questions or concerns in this matter.

AFFIDAVIT OF PROPERTY OWNERS NOTIFIED

Re: 20647 Mack Avenue

State of Michigan)
) ss.
County of Wayne)

I HEREBY CERTIFY that the notice of Hearing was duly mailed First Class Mail on 09/10/2025 to the following property owners adjacent to the above property in accordance with the provisions of the 2017 City Code of Grosse Pointe Woods.

Paul P. Antolin, MiPMC
City Clerk

See attached document for complete list.

City of Grosse Pointe Woods, Michigan

Notice is hereby given that the Grosse Pointe Woods City Council, under the provisions of Public Act 110 of 2006, MCL 125.3101 as amended, and Grosse Pointe Woods City Code of 2022 Chapter 50, Article 7, Section 50-7.15, will hold a Public Hearing on Monday, October 6, 2025 at 7:00 p.m., at City Hall in the Council Chamber/Courtroom (20025 Mack Plaza Drive, Grosse Pointe Woods, MI 48236) for the purpose of considering a special land use at 20647 Mack Avenue (Parcel ID: 40-007-01-1763-000). The subject site is zoned the C, Commercial Business District where a fast food restaurant (Playa Bowls) is a special land use. No drive-thru is permitted, dining is take-out or within the restaurant.

All interested persons are invited to attend and will be given the opportunity for public comment. The public may appear in person or be represented by counsel. Written comments will be received in the City Clerk's Office, up to close of business preceding the hearing. Individuals with disabilities requiring auxiliary aids or services at the meeting should contact the Grosse Pointe Woods Clerk's Office at (313) 343-2440 seven days prior to the meeting. The agenda and pertinent documents will be available at www.gpwmi.us.

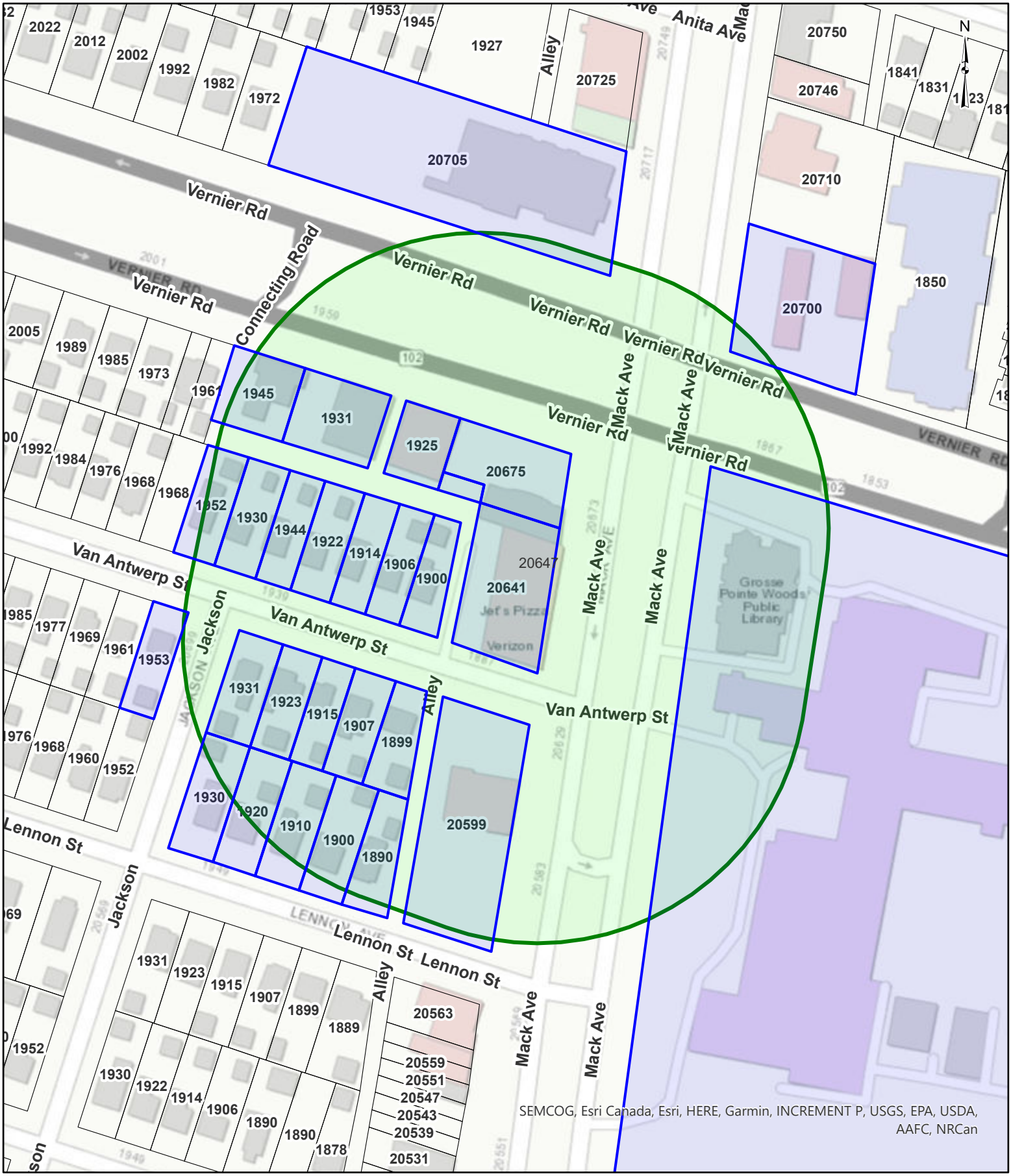
For additional project information, contact the Building and Planning Department at (313) 343-2426 or e-mail: building@gpwmi.us.

Paul P. Antolin
City Clerk

The public may appear in person or be represented by counsel. Written comments will be received in the City Clerk's office, up to the close of business preceding the hearing. A group spokesperson is encouraged on agenda items concerning organized groups. Individuals with disabilities requiring auxiliary aids or services at the meeting should contact the Grosse Pointe Woods Clerk's Office at 313 343-2440 seven days prior to the meeting.

20647 MACK AVE
ADJACENT PROPERTY LIST - 300 FEET

PARCEL NUMBER	PARCEL ADDRESS	OWNER	OWNER ADDRESS	CITY, STATE, ZIP				
007 99 0004 000	20655 MACK AVE	MANNINO, SHARYN	318 TOURAINE RD	GROSSE POINTE FARMS, MI 48236				
		OCCUPANT	20655 MACK AVE	GROSSE POINTE WOODS, MI 48236				
007 01 1758 002	1922 VAN ANTWERP ST	DIAZ, JUAN	1922 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236				
007 99 0005 000	20675 MACK AVE	SUMMIT ORAL & MAXILLOFACIAL SURGERY	29425 RYAN RD	WARREN, MI 48092-2203				
		OCCUPANT	20675 MACK AVE	GROSSE POINTE WOODS, MI 48236				
007 01 1757 002	1930 VAN ANTWERP ST	RAPALA DARSHINI DESILVA	1930 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236				
007 01 1761 002	1900 VAN ANTWERP ST	COLEMAN JETAUN CHERISE	1900 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236				
010 01 0099 000	20676 MACK AVE	GROSSE POINTE PUBLIC SCHOOL SYSTEM	389 SAINT CLAIR ST	GROSSE POINTE, MI 48230-1501				
		GROSSE POINTE PUBLIC SCHOOL SYSTEM	20676 MACK AVE	GROSSE POINTE WOODS, MI 48236				
007 01 1775 002	1923 VAN ANTWERP ST	CIAFFONE, DINA M	1923 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236				
007 01 1759 002	1914 VAN ANTWERP ST	CUENY, SETH A & KAREN	1914 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236				
007 01 1756 002	1952 VAN ANTWERP ST	MAUS, MARIETTE D	1952 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236				
007 99 0002 000	1931 VERNIER RD	PALOMBIT, RUDOLPH	26 MCKINLEY PL	GROSSE POINTE FARMS, MI 48236				
		OCCUPANT	1931 VERNIER RD	GROSSE POINTE WOODS, MI 48236				
007 01 1776 002	1931 VAN ANTWERP ST	KUJAWSKI, EMILY	1931 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236				
004 99 0004 000	20700 MACK AVE	MICHIGAN FUELS INC	1 WEST JEFFERSON	TRENTON, MI 48183				
		MICHIGAN FUELS INC	20700 MACK AVE	GROSSE POINTE WOODS, MI 48236				
007 01 1760 002	1906 VAN ANTWERP ST	GALUI, MARC J	1906 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236				
003 99 0011 000	20705 MACK AVE	SCI MICHIGAN FUNERAL SERVICE	20705 MACK AVE	GROSSE POINTE WOODS, MI 48236				
007 01 1757 003	1944 VAN ANTWERP ST	WHITER, ALEXANDRA	1944 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236				
007 02 1815 000	1920 LENNON ST	LESAGE, KYLE & ASHLEY ESTATE	1920 LENNON ST	GROSSE POINTE WOODS, MI 48236				
007 01 1774 000	1915 VAN ANTWERP ST	YUHAS, DAMON R	1915 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236				
007 99 0001 000	1945 VERNIER RD	DETROIT EDISON	PO BOX 33017	DETROIT, MI 48232				
		OCCUPANT	1945 VERNIER RD	GROSSE POINTE WOODS, MI 48236				
007 01 1772 000	1899 VAN ANTWERP ST	NEHR, KAREEMA & MICHAEL	1899 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236				
007 01 1773 000	1907 VAN ANTWERP ST	SARNAKI, JOHN J & LAURIE	1907 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236				
007 99 0003 000	1925 VERNIER RD	JUPITER PROPERTIES LLC	318 TOURAINE CT	GROSSE POINTE FARMS, MI 48236				
		OCCUPANT	1925 VERNIER RD	GROSSE POINTE WOODS, MI 48236				
007 02 1812 000	1890 LENNON ST	CRILLO, JOHN BAPTISTA DOUGLAS	1890 LENNON ST	GROSSE POINTE WOODS, MI 48236				
007 01 1767 000	20599 MACK AVE	AKIN PROPERTIES LLC	6534 OLD VINCENNES RD	FLOYDS KNOBS, IN 47119	NEW ADDRESS IS 6542 OLD VINCENNES RD.			
		OCCUPANT	20599 MACK AVE	GROSSE POINTE WOODS, MI 48236				
007 01 1763 000	20641 MACK AVE	JUPITER PROPERTIES LLC	318 TOURAINE CT	GROSSE POINTE FARMS, MI 48236				
		NOORJAHAN INDIAN CUISINE	20641 MACK AVE	GROSSE POINTE WOODS, MI 48236				
007 01 1777 000	1953 VAN ANTWERP ST	NEEDHAM, DANIELLE	1953 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236				
007 02 1813 000	1900 LENNON ST	MANNING, BRADLEY	1900 LENNON ST	GROSSE POINTE WOODS, MI 48236				
007 02 1814 000	1910 LENNON ST	BARNES, BRIAN JOSEPH & JESSICA RAYE	1910 LENNON ST	GROSSE POINTE WOODS, MI 48236				
007 02 1816 000	1930 LENNON ST	EISENBREY, A. BRADLEY & LOUISE	1930 LENNON ST	GROSSE POINTE WOODS, MI 48236				
	20655 MACK AVE	THE GREAT FRAME UP & GALLERY	20655 MACK AVE	GROSSE POINTE WOODS, MI 48236				
	20655 MACK AVE	SHARON MANNINO L.L.C.	318 TOURAINE	GROSSE POINTE FARMS, MI 48236				
	20651 MACK AVE	ELAN CANDY BY MARALYN	20651 MACK AVE	GROSSE POINTE WOODS, MI 48236				
	20643 MACK AVE	JET'S PIZZA	20643 MACK AVE	GROSSE POINTE WOODS, MI 48236				
	20643 MACK AVE	SHARYN MANNINO	23 WHITCOMB	GROSSE POINTE FARMS, MI 48236				
	20647 MACK AVE	SEAN VON SCHWARSE	20647 MACK	GROSSE POINTE WOODS, MI 48236				
	20647 MACK AVE	JUPITER PROPERTIES LLC	318 TOURAINE CT	GROSSE POINTE FARMS, MI 48236				



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The City of Grosse Pointe Woods, MI*

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Anderson, Eckstein & Westrick, Inc.*
*All Rights Reserved

20647 MACK AVE.

RECEIVED
SEP 18 2025
CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

AFFIDAVIT OF LEGAL PUBLICATION

Grosse Pointe News

16980 Kercheval Pl
Grosse Pointe, Michigan 48230
(313)882-3500

COUNTY OF WAYNE
STATE OF MICHIGAN, SS.

Melanie Mahoney
being duly sworn deposes and says that attached advertisement of

CITY OF GROSSE POINTE WOODS

was duly published in accordance with instructions, in the GROSSE POINTE NEWS on the following date: SEPTEMBER 18, 2025

#4 GPW SPECIAL LAND USE

and knows well the facts stated herein, and that she is the Administrative Assistant of said newspaper.

Melanie Mahoney

K Lindenfelser

Notary Public

City of Grosse Pointe Woods, Michigan

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Grosse Pointe Woods City Council, under the provisions of Public Act 110 of 2006, MCL 125.3101 as amended, and Grosse Pointe Woods City Code of 2022 Chapter 50, Article 7, Section 50-7.15, will hold a Public Hearing on Monday, October 6, 2025 at 7:00 p.m., at City Hall in the Council Chamber/Courtroom (20025 Mack Plaza Drive, Grosse Pointe Woods, MI 48236) for the purpose of considering a special land use at 20647 Mack Avenue (Parcel ID: 40-007-01-1763-000). The subject site is zoned the C, Commercial Business District where a fast food restaurant (Playa Bowls) is a special land use. No drive-thru is permitted, dining is take-out or within the restaurant.

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For additional project information, contact the Building and Planning Department at (313) 343-2426 or e-mail: building@gpwmi.us.

Paul P. Antolin
City Clerk

G.P.N.-09/18/25

KIERSTYN LINDENFELSER
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires January 22, 2031
Acting in the County of Wayne

Scott & Jill Austin
[redacted]
Grosse Pointe Woods, MI 48236

To Whom It May Concern,

I am writing regarding the public hearing notice to be conducted on October 6, 2025 for the proposed construction of a 6-foot fence at **1687 Brys Dr, Grosse Pointe Woods, MI 48236**, owned by **Susan Sillery**. We, **Scott and Jill Austin**, residents of [redacted] **Brys Dr, Grosse Pointe Woods, MI 48236**, hereby give consent to the building of the aforementioned fence.

Our consent is given on the conditions that the new fence will replace the existing fence and that **no cost** will be incurred by us (Scott & Jill Austin) in relation to its removal, installation, or maintenance of this fence.

Thank you for your time and consideration of these comments.

Sincerely,
Scott & Jill Austin

Phone: [redacted]
Email: [redacted]

Signature: Scott Austin **Date:** 9-24-25

Scott Austin

Signature: Jill Austin **Date:** 9-24-25

Jill Austin

September 30, 2025

Arthur Bryant, Mayor
City of Grosse Pointe Woods

Dear Mayor Bryant,

Please accept my resignation from the Tree Commission, for personal reasons, effective October 1, 2025.

I have enjoyed collaborating with, and learning from, dedicated colleagues during my tenure. And I'm grateful to have been of service to the community.

It's my fervent hope that the City makes growing and sustaining a lush, healthy canopy a top priority in city development --putting The Woods back in Grosse Pointe Woods.

Thank you.

Christina Pitts

Christina Pitts
1501 Oxford Road
Grosse Pointe Woods

CITY OF GROSSE POINTE WOODS
DEPARTMENT OF PUBLIC SAFETY

Date: **October 1, 2025**

To: **City Administrator Frank Schulte**
Assistant City Administrator Susan Como

From: **John G. Kosanke, Director of Public Safety**

Subject: **Animal Ordinance Amendment – Care of Animals Sec. 6-41**

An amendment to the City's existing Animal Ordinance is being presented to Council at the October 06, 2025 City Council Meeting.

The need for an amendment to the existing ordinance began as a request from a resident who expressed concern regarding the care of a local pet. After doing research, I then worked together with Code Enforcement/Animal Control Officer Debbie Reed and City Attorney Debra Walling on the new addition to the ordinance. The addition of Section 6-41 (Care of Animals) provides a more detailed and comprehensive ordinance.

ORDINANCE #____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES FOR THE CITY OF GROSSE POINTE WOODS, CHAPTER 6, ANIMALS; ARTICLE II. - DOGS, CATS AND WILD ANIMALS; DIVISION 1. – GENERALLY, BY ADDING SEC. 6-41 – CARE OF ANIMALS.

THE CITY OF GROSSE POINTE WOODS ORDAINS:

Section 1. Ordinance Amendment.

Chapter 6, Animals; Article II. – Dogs, Cats and Wild Animals; Division 1.-Generally, is hereby amended to add Sec. 6-41 – Care of Animals, to read as follows (new wording shown in bold; deletions shown by strike-through):

ARTICLE II. – Dogs, Cats and Wild Animals; Division 1 – Generally

Sec. 6-41. – Care of animals.

(a) ***Definitions.*** **The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:**

Adequate care **means the provision of sufficient food, water, shelter, sanitary conditions, exercise, and veterinary medical attention in order to maintain an animal in a state of good health.**

Neglect **means to fail to sufficiently and properly care for an animal to the extent that the animal's health is jeopardized.**

Sanitary conditions **mean space free from health hazards including excessive animal waste, overcrowding of animals, or other conditions that endanger the animal's health.**

Shelter **means adequate protection from the elements and weather conditions suitable for the age, species and physical condition of the animal so as to maintain the animal in a state of good health. Shelter for a dog shall include one or more of the following:**

(1) The residence of the dog's owner or other individual.

(2) A doghouse that is an enclosed structure with a roof of appropriate dimensions for the breed and size of the dog and large enough for a dog

to stand, turn around, and lie comfortably. The doghouse shall have dry bedding when the outdoor temperature is or is predicted to drop below 43 degrees Farenheit~~freezing~~.

(3) It shall be unlawful to house or leave a dog of any breed or size unattended outdoors between the hours of 11:00 p.m. and 7:00 a.m.

(4) It shall be unlawful to house or leave a dog of any breed or size outdoors when the outdoor temperature is or is predicted to drop below 43 degrees or above 82 degrees.

(5) Housing a dog or cat inside a garage or shed is providing inadequate shelter and further banned within the city.

***State of good health* means freedom from disease and illness and in a condition of proper body weight and temperature for the age and species of the animal, unless the animal is undergoing appropriate treatment.**

***Tethering* means the restraint and confinement of a dog by use of a rope or similar device.**

***Water* means potable water that is suitable for the age and species of the animal, made regularly available unless otherwise directed by a licensed veterinarian.**

(b) *Regulation.*

(1) Every owner shall provide their animal with adequate care.

~~**(2) It shall be unlawful to abandon an animal or cause an animal to be abandoned in any place. An animal that is lost by an owner or custodian shall not be regarded as abandoned under this section when the owner or custodian has made a reasonable effort to locate the animal.**~~

~~**(3) It shall be unlawful to willfully or negligently allow any animal, including one who is aged, diseased, maimed, hopelessly sick, disabled, or nonambulatory, to suffer unnecessary neglect, torture, or pain.**~~

(4) It shall be unlawful to tether a dog on a chain at any time. In addition, it shall be unlawful to tether a dog unless:

a. **The tether is at least ten feet in length;**

b. **The tether and collar, harness, or other type of collaring device when taken together, do not weigh more than one-eighth of the dog's body weight and do not, due to weight, inhibit the free movement of the dog;**

c. **The manner of tethering prevents injury, strangulation, or entanglement on fences, trees, or other manmade or natural obstacles or objects;**

d. **The collar, harness or any other type of collaring device being used is designed for that purpose and made from material that prevents injury to the dog.**

(5) It shall be unlawful to feed any animal unwholesome or unsuitable food or unclean water to drink or to place same in unclean or unsuitable containers which are likely to cause or produce disease in the animal.

(6) It shall be unlawful to overdrive, overload, overwork, torture, torment, cruelly beat, mutilate, cruelly kill, or otherwise abuse an animal or to cause to participate in, or to instigate any such conduct. The cropping of dogs' ears and tails shall be considered mutilation or cruelty unless such cropping is performed by a registered veterinary surgeon while the dog is under an anesthetic.

(7) It shall be unlawful to transport, carry, or cause to be carried any live animal:

a. **Upon the hood, fender, running board, or other external part of any moving motor vehicle; or**

b. **Within the open bed of any moving motor vehicle.**

(8) It shall be unlawful to cause, instigate or permit any dogfight, cockfight, bullfight, or other combat between animals or between animals and humans.

(9) No person shall willfully and maliciously expose any known poisonous substance, whether mixed with food or not, so that same is liable to be eaten by an animal, except that it shall not be unlawful to expose on one's own premises common rat poisons mixed only with vegetable substances.

(10) **No person shall give away any live animal, fish, reptile, or bird as a prize for, or as an inducement to enter, any contest, game, or other competition; or as an inducement to enter a place of amusement, or offer such animal as an incentive to enter into any business agreement whereby the offer was for the purpose of attracting trade.**

(11) **Any person who, as the operator of a motor vehicle, strikes a domesticated animal shall stop at once and render such assistance as may be possible and shall immediately report such injury or death to the animal's owner; in the event the owner cannot be ascertained and located, such operator shall at once report the accident to the Grosse Pointe Woods Public Safety Department.~~appropriate law enforcement agency or to the local humane society.~~**

~~**(12) The owner of every animal shall be responsible for the removal of any excreta deposited by his or her animal on all public walks, recreation areas, or private property. Any excreta deposited by the animal on the owner's property shall be buried upon his or her premises or confined, covered and cared for in a timely manner to prevent it from being scattered off the premises and to prevent any malodorous or offensive condition to exist.**~~

~~**(13) All animals impounded by the animal control officer are subject to boarding and microchipping fees, upon their release, which shall be paid by their owner.**~~

Secs. ~~6-41~~ **6-42**—6-68. - Reserved.

.Section 2 of Ordinance. Repealer.

All ordinances, parts of ordinances, or sections of the City Code in conflict with this Ordinance are repealed only to the extent necessary to give this Ordinance full force and effect.

Section 3 of Ordinance. Severability.

Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

Section 4 of Ordinance. Savings.

All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this Ordinance takes effect, are saved and may be consummated according to the law in force when they were commenced.

Section 5 of Ordinance. Effective Date.

This ordinance shall be effective upon publication as required by law.

CERTIFICATION OF CLERK

I hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the City Council of the City of Grosse Pointe Woods, County of Wayne, State of Michigan, at a regular meeting of the City Council duly called and held on _____ day of_____, 2025.

_____
Paul Antolin, City Clerk

First Reading:
Second Reading:
Published in GPN:
Adopted:
Effective:
Date Posted:

ORDINANCE #____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES FOR THE CITY OF GROSSE POINTE WOODS, CHAPTER 6, ANIMALS; ARTICLE II. - DOGS, CATS AND WILD ANIMALS; DIVISION 1. – GENERALLY, BY ADDING SEC. 6-41 – CARE OF ANIMALS.

THE CITY OF GROSSE POINTE WOODS ORDAINS:

Section 1. Ordinance Amendment.

Chapter 6, Animals; Article II. – Dogs, Cats and Wild Animals; Division 1.-Generally, is hereby amended to add Sec. 6-41 – Care of Animals, to read as follows (new wording shown in bold; deletions shown by strike-through):

ARTICLE II. – Dogs, Cats and Wild Animals; Division 1 – Generally

Sec. 6-41. – Care of animals.

(a) ***Definitions.*** **The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:**

Adequate care **means the provision of sufficient food, water, shelter, sanitary conditions, exercise, and veterinary medical attention in order to maintain an animal in a state of good health.**

Neglect **means to fail to sufficiently and properly care for an animal to the extent that the animal's health is jeopardized.**

Sanitary conditions **mean space free from health hazards including excessive animal waste, overcrowding of animals, or other conditions that endanger the animal's health.**

Shelter **means adequate protection from the elements and weather conditions suitable for the age, species and physical condition of the animal so as to maintain the animal in a state of good health. Shelter for a dog shall include one or more of the following:**

(1) The residence of the dog's owner or other individual.

(2) A doghouse that is an enclosed structure with a roof of appropriate dimensions for the breed and size of the dog and large enough for a dog

to stand, turn around, and lie comfortably. The doghouse shall have dry bedding when the outdoor temperature is or is predicted to drop below 43 degrees Fahrenheit.

(3) It shall be unlawful to house or leave a dog of any breed or size unattended outdoors between the hours of 11:00 p.m. and 7:00 a.m.

(4) It shall be unlawful to house or leave a dog of any breed or size outdoors when the outdoor temperature is or is predicted to drop below 43 degrees or above 82 degrees.

(5) Housing a dog or cat inside a garage or shed is providing inadequate shelter and further banned within the city.

***State of good health* means freedom from disease and illness and in a condition of proper body weight and temperature for the age and species of the animal, unless the animal is undergoing appropriate treatment.**

***Tethering* means the restraint and confinement of a dog by use of a rope or similar device.**

***Water* means potable water that is suitable for the age and species of the animal, made regularly available unless otherwise directed by a licensed veterinarian.**

(b) Regulations.

(1) Every owner shall provide their animal with adequate care.

(2) It shall be unlawful to tether a dog on a chain at any time. In addition, it shall be unlawful to tether a dog unless:

a. The tether is at least ten feet in length;

b. The tether and collar, harness, or other type of collaring device when taken together, do not weigh more than one-eighth of the dog's body weight and do not, due to weight, inhibit the free movement of the dog;

c. The manner of tethering prevents injury, strangulation, or entanglement on fences, trees, or other manmade or natural obstacles or objects;

d. The collar, harness or any other type of collaring device being used is

designed for that purpose and made from material that prevents injury to the dog.

(3) It shall be unlawful to feed any animal unwholesome or unsuitable food or unclean water to drink or to place same in unclean or unsuitable containers which are likely to cause or produce disease in the animal.

(4) It shall be unlawful to overdrive, overload, overwork, torture, torment, cruelly beat, mutilate, cruelly kill, or otherwise abuse an animal or to cause to participate in, or to instigate any such conduct. The cropping of dogs' ears and tails shall be considered mutilation or cruelty unless such cropping is performed by a registered veterinary surgeon while the dog is under an anesthetic.

(5) It shall be unlawful to transport, carry, or cause to be carried any live animal:

a. Upon the hood, fender, running board, or other external part of any moving motor vehicle; or

b. Within the open bed of any moving motor vehicle.

(6) It shall be unlawful to cause, instigate or permit any dogfight, cockfight, bullfight, or other combat between animals or between animals and humans.

(7) No person shall willfully and maliciously expose any known poisonous substance, whether mixed with food or not, so that same is liable to be eaten by an animal, except that it shall not be unlawful to expose on one's own premises common rat poisons mixed only with vegetable substances.

(8) No person shall give away any live animal, fish, reptile, or bird as a prize for, or as an inducement to enter, any contest, game, or other competition; or as an inducement to enter a place of amusement, or offer such animal as an incentive to enter into any business agreement whereby the offer was for the purpose of attracting trade.

(9) Any person who, as the operator of a motor vehicle, strikes a domesticated animal shall stop at once and render such assistance as may be possible and shall immediately report such injury or death to the animal's owner; in the event the owner cannot be ascertained and

located, such operator shall at once report the accident to the Grosse Pointe Woods Public Safety Department.

Secs. ~~6-41~~ **6-42**—6-68. - Reserved.

.Section 2 of Ordinance. Repealer.

All ordinances, parts of ordinances, or sections of the City Code in conflict with this Ordinance are repealed only to the extent necessary to give this Ordinance full force and effect.

Section 3 of Ordinance. Severability.

Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

Section 4 of Ordinance. Savings.

All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this Ordinance takes effect, are saved and may be consummated according to the law in force when they were commenced.

Section 5 of Ordinance. Effective Date.

This ordinance shall be effective upon publication as required by law.

CERTIFICATION OF CLERK

I hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the City Council of the City of Grosse Pointe Woods, County of Wayne, State of Michigan, at a regular meeting of the City Council duly called and held on _____ day of_____, 2025.

_____
Paul Antolin, City Clerk

First Reading:
Second Reading:
Published in GPN:
Adopted:
Effective:
Date Posted:

Motion by Gafa, seconded by McConaghy, that the City Council concur with the Director of Public Services Kowalski's recommendation to approve the ordinance amendment to amend Chapter 44 – Utilities; Article III – Cross Connections: Sections 44-198, 44-199, and 44-204 and set a date of October 6, 2025, for a second reading and final adoption.

Motion carried by the following vote:

Yes:	Brown, Bryant, Gafa, Granger, Koester, McConaghy, Motschall
No:	None
Absent:	None

MEMO 25-27

TO: Frank Schulte, City Administrator

FROM: James Kowalski, Director of Public Services

DATE: September 4, 2025

SUBJECT: Amendments to Cross Connection Ordinance

The City recently approved a contract with HydroCorp to provide professional services in connection with the new residential cross connection requirements under the Michigan Safe Drinking Water Act. HydroCorp has reviewed our current ordinance and has recommended certain amendments to the existing ordinance due to the new testing requirements.

The proposed amendments are attached.

Therefore, I recommend that this matter be placed on the agenda for a first reading.

Approved for Council consideration.

Frank Schulte, City Administrator — Date 9-4-25

ORDINANCE #____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES FOR THE CITY OF GROSSE POINTE WOODS, CHAPTER 44, UTILITIES; ARTICLE III. – CROSS CONNECTIONS; SECTIONS 44-198, 44-199, and 44-204, TO UPDATE CROSS CONNECTION REGULATIONS

THE CITY OF GROSSE POINTE WOODS ORDAINS:

Section 1. Ordinance Amendment.

Chapter 44, Utilities; Article III. – Cross Connections; Sections 44-198, 44-199, and 44-204, are hereby amended to read as follows (new wording shown in bold; deletions shown by strike-through):

(Code 1975, § 3-8-1; ARTICLE III. – CROSS CONNECTIONS

Sec. 44-198. - Adoption of state rules.

The city adopts by reference the Water Supply Cross Connection Rules of ~~the state department of environmental quality~~ **Michigan Department of Environment, Great Lakes and Energy** being Mich. Admin. Code R325.11401 to R325.11407.

Code 1997, § 86-211; Ord. No. 827, 3-16-2009)

Sec. 44-199. - Inspections.

It shall be the duty of the division of safety inspection of the city to cause inspections to be made of all properties served by the public water supply where cross connections with the public water supply are deemed possible. The frequency of inspections and reinspections based upon potential health hazards involved shall be as established by the city and as approved by the ~~state department of environmental quality~~ **Michigan Department of Environment, Great Lakes and Energy.**

(Code 1975, § 3-8-2; Code 1997, § 86-212; Ord. No. 827, 3-16-2009)

Sec. 44-200. - Access to property.

The representative of the division of safety inspection of the city shall have the right to request entry from the owner or tenant of any property within the city served by a connection to the public water supply system of the city for the purpose of inspecting the piping systems thereof for cross connections. On request, the owner, lessee or tenant of any property so served shall furnish to the representative of the division of safety inspection any pertinent information regarding the piping systems on such property. The refusal to furnish information or refusal of access to the property at reasonable times for the purpose of conducting such inspection when

requested shall be deemed evidence of the presence of cross connections existing in such water system.

(Code 1975, § 3-8-3; Code 1997, § 86-213; Ord. No. 827, 3-16-2009)

Sec. 44-201. - Authority to discontinue water service.

The city is hereby authorized and directed to discontinue water service after reasonable notice to any property wherein any connection in violation of this article exists, and to take such other precautionary measures deemed necessary to eliminate any danger of contamination of the public water supply system. Water service to such property shall not be restored until the cross connection has been eliminated in compliance with the provisions of this article.

(Code 1975, § 3-8-4; Code 1997, § 86-214; Ord. No. 827, 3-16-2009)

Sec. 44-202. - Protection of potable water supply; labeling of outlets not supplied by potable system.

The potable water supply made available on properties served by the public water supply shall be protected from possible contamination as specified by this article and by the state and city plumbing code. Any water outlet which could be used for potable or domestic purposes and which is not supplied by the potable system must be labeled in a conspicuous manner as follows:

WATER UNSAFE FOR DRINKING

(Code 1975, § 3-8-5; Code 1997, § 86-215; Ord. No. 827, 3-16-2009)

Sec. 44-203. - Additional requirements.

The provisions of this article do not supersede the state plumbing code or any other provisions of this Code.

(Code 1975, § 3-8-6; Code 1997, § 86-216; Ord. No. 827, 3-16-2009)

Sec. 44-204. - Periodic testing.

All testable backflow prevention assemblies shall be tested initially upon installation**, relocation and/or repair,** to be sure that the assembly is working properly. Subsequent testing of assemblies shall be tested on an annual basis as required by the City of Grosse Pointe Woods and in accordance with Michigan Department of ~~Environmental Quality~~ **Environment, Great Lakes and Energy** requirements. ~~Only individuals that are approved and State of Michigan certified shall be qualified to perform such testing, and the individual shall certify the results of the testing.~~ **Only individuals that hold an active ASSE 5110 tester's certification shall be qualified to perform such testing. That individual(s) shall certify the results of his/her testing.**

(Ord. No. 827, 3-16-2009)

Sec. 44-205. - Fees.

Council may provide appropriate fees regarding testing, inspection and compliance with this article by resolution.

(Ord. No. 827, 3-16-2009)

Sec. 44-206. - Violations.

A violation of this article is a municipal civil infraction as provided in chapter 2, Administration, article VIII, Municipal Civil Infractions, with fines under section 2-813.

(Ord. No. 827, 3-16-2009)

Secs. 44-207—44-229. - Reserved.

Section 2 of Ordinance. Repealer.

All ordinances, parts of ordinances, or sections of the City Code in conflict with this Ordinance are repealed only to the extent necessary to give this Ordinance full force and effect.

Section 3 of Ordinance. Severability.

Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

Section 4 of Ordinance. Savings.

All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this Ordinance takes effect, are saved and may be consummated according to the law in force when they were commenced.

Section 5 of Ordinance. Effective Date.

This ordinance shall be effective upon publication as required by law.

CERTIFICATION OF CLERK

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_____
Paul Antolin, City Clerk

First Reading:
Second Reading:
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ORDINANCE #____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES FOR THE CITY OF GROSSE POINTE WOODS, CHAPTER 44, UTILITIES; ARTICLE III. – CROSS CONNECTIONS; SECTIONS 44-198, 44-199, and 44-204, TO UPDATE CROSS CONNECTION REGULATIONS

THE CITY OF GROSSE POINTE WOODS ORDAINS:

Section 1. Ordinance Amendment.

Chapter 44, Utilities; Article III. – Cross Connections; Sections 44-198, 44-199, and 44-204, are hereby amended to read as follows:

ARTICLE III. – CROSS CONNECTIONS

Sec. 44-198. - Adoption of state rules.

The city adopts by reference the Water Supply Cross Connection Rules of the Michigan Department of Environment, Great Lakes and Energy being Mich. Admin. Code R325.11401 to R325.11407.

Code 1997, § 86-211; Ord. No. 827, 3-16-2009)

Sec. 44-199. - Inspections.

It shall be the duty of the division of safety inspection of the city to cause inspections to be made of all properties served by the public water supply where cross connections with the public water supply are deemed possible. The frequency of inspections and reinspections based upon potential health hazards involved shall be as established by the city and as approved by the Michigan Department of Environment, Great Lakes and Energy.

(Code 1975, § 3-8-2; Code 1997, § 86-212; Ord. No. 827, 3-16-2009)

Sec. 44-200. - Access to property.

The representative of the division of safety inspection of the city shall have the right to request entry from the owner or tenant of any property within the city served by a connection to the public water supply system of the city for the purpose of inspecting the piping systems thereof for cross connections. On request, the owner, lessee or tenant of any property so served shall furnish to the representative of the division of safety inspection any pertinent information regarding the piping systems on such property. The refusal to furnish information or refusal of access to the property at reasonable times for the purpose of conducting such inspection when requested shall be deemed evidence of the presence of cross connections existing in such water system.

(Code 1975, § 3-8-3; Code 1997, § 86-213; Ord. No. 827, 3-16-2009)

Sec. 44-201. - Authority to discontinue water service.

The city is hereby authorized and directed to discontinue water service after reasonable notice to any property wherein any connection in violation of this article exists, and to take such other precautionary measures deemed necessary to eliminate any danger of contamination of the public water supply system. Water service to such property shall not be restored until the cross connection has been eliminated in compliance with the provisions of this article.

(Code 1975, § 3-8-4; Code 1997, § 86-214; Ord. No. 827, 3-16-2009)

Sec. 44-202. - Protection of potable water supply; labeling of outlets not supplied by potable system.

The potable water supply made available on properties served by the public water supply shall be protected from possible contamination as specified by this article and by the state and city plumbing code. Any water outlet which could be used for potable or domestic purposes and which is not supplied by the potable system must be labeled in a conspicuous manner as follows:

WATER UNSAFE FOR DRINKING

(Code 1975, § 3-8-5; Code 1997, § 86-215; Ord. No. 827, 3-16-2009)

Sec. 44-203. - Additional requirements.

The provisions of this article do not supersede the state plumbing code or any other provisions of this Code.

(Code 1975, § 3-8-6; Code 1997, § 86-216; Ord. No. 827, 3-16-2009)

Sec. 44-204. - Periodic testing.

All testable backflow prevention assemblies shall be tested initially upon installation**,** relocation and/or repair, to be sure that the assembly is working properly. Subsequent testing of assemblies shall be tested on an annual basis as required by the City of Grosse Pointe Woods and in accordance with Michigan Department of Environment, Great Lakes and Energy requirements. Only individuals that hold an active ASSE 5110 tester's certification shall be qualified to perform such testing. That individual(s) shall certify the results of his/her testing.

(Ord. No. 827, 3-16-2009)

Sec. 44-205. - Fees.

Council may provide appropriate fees regarding testing, inspection and compliance with this article by resolution.

(Ord. No. 827, 3-16-2009)

Sec. 44-206. - Violations.

A violation of this article is a municipal civil infraction as provided in chapter 2, Administration, article VIII, Municipal Civil Infractions, with fines under section 2-813.

(Ord. No. 827, 3-16-2009)

Secs. 44-207—44-229. - Reserved.

.Section 2 of Ordinance. Repealer.

All ordinances, parts of ordinances, or sections of the City Code in conflict with this Ordinance are repealed only to the extent necessary to give this Ordinance full force and effect.

Section 3 of Ordinance. Severability.

Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

Section 4 of Ordinance. Savings.

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Section 5 of Ordinance. Effective Date.

This ordinance shall be effective upon publication as required by law.

CERTIFICATION OF CLERK

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Paul Antolin, City Clerk

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RECEIVED
SEP 18 2025
CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

AFFIDAVIT OF LEGAL PUBLICATION

Grosse Pointe News

16980 Kercheval Pl
Grosse Pointe, Michigan 48230
(313)882-3500

COUNTY OF WAYNE
STATE OF MICHIGAN, SS.

Melanie Mahoney
being duly sworn deposes and says that attached advertisement of

CITY OF GROSSE POINTE WOODS

was duly published in accordance with instructions, in the GROSSE POINTE NEWS on the following date: SEPTEMBER 18, 2025

#3 GPW 2ND READ ORD 44

and knows well the facts stated herein, and that she is the Administrative Assistant of said newspaper.

Melanie Mahoney

Notary Public

KIERSTYN LINDENFELSER
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires January 22, 2031
Acting in the County of Wayne

City of Grosse Pointe Woods, Michigan

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council will be considering the following proposed Ordinance amendment for a second reading at its meeting scheduled for October 6, 2025 at 7:00 p.m. in the Council Chambers/Court Room of the Robert E. Novitke Municipal Center. The proposed Ordinance amendment is available for public inspection at the Municipal Center, 20025 Mack Plaza Dr., between 8:30 a.m. and 5:00 p.m., Monday through Friday. The Council meeting is open to the public. All interested persons are invited to attend.

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES FOR THE CITY OF GROSSE POINTE WOODS, CHAPTER 44, UTILITIES; ARTICLE III. – CROSS CONNECTIONS; SECTIONS 44-198, 44-199, and 44-204, TO UPDATE CROSS CONNECTION REGULATIONS.

Paul Antolin
City Clerk

G.PN.-09/18/25