



**U.S. Department of Housing and Urban
Development**

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Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

**This is a suggested format that may be used by Responsible Entities to document completion of an
Environmental Assessment.**

Project Information

Project Name: 3917 McClellan

Responsible Entity: City of Detroit

Grant Recipient (if different than Responsible Entity):

State/Local Identifier: Michigan / Detroit

Preparer: ASTI Environmental

**Certifying Officer Name and Title: Julie Schneider, Director of Housing and Revitalization
Department, City of Detroit: Housing and Revitalization Department, Coleman A. Young
Municipal Center, 2 Woodward Avenue, Suite 908, Detroit, Michigan 48226, 313-224-6380.**

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable): Christopher Yelonek, ASTI Environmental, 10448 Citation Drive,
Suite 100, Brighton, Michigan 48116, 810-599-4465, cyclonek@asti-env.com

**Direct Comments to: Kim Siegel, Environmental Compliance Specialist, City of Detroit:
Housing and Revitalization Department, Coleman A. Young Municipal Center, 2
Woodward Avenue, Suite 908, Detroit, Michigan 48226, 313-224-6380,
kim.siegel@detroitmi.gov.**

Project Location: 3917 McClellan Street, Detroit, Michigan 48214

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The proposed project plans to construct a new early learning center at 3917 McClellan Street, Detroit, Wayne County, Michigan 48214, hereby known as the Subject Property. The Subject Property is located in the Gratiot Woods neighborhood of Detroit. The extant vacant and former, one-story school building on the Subject Property is to be demolished prior to the proposed new construction. The proposed new construction is to consist of an irregularly shaped, one story, 14,525 square foot building consisting of two ells, forming around an egress court. The interior of the proposed new construction is to contain eight classrooms of 582 to 630 square feet, a 990 square foot assembly room, restrooms, two business areas ranging from 280 to 350 square feet, a 360 square foot lounge, offices, and a staff area. The new construction is to serve as an early childhood learning center to serve families of the surrounding community. Matrix Human Services is the intended operator of the center with a head start program and family services.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

There is a great need and demand for early childhood education in Detroit. There are an estimated 54,000 children under 5 years of age in Detroit, but only 20,674 have access to a slot in a licensed childcare facility. The IFF found 84 percent of childcare service providers are licensed. All day, full-year childcare is not offered at 56 percent of Detroit's childcare providers. An estimated additional 23,239 slots of licensed provider slots are needed to serve all children under 5 years in the city. The demand for licensed childcare providers is mostly concentrated in the northeast and southwest portions of Detroit, which comprise of 51 percent of the demand. The site of proposed project was selected as the Subject Property based on the need for early childhood need and community support in the Gratiot Woods neighborhood. Data Driven Detroit has reported that only 59.1 percent of childcare providers participate in QRIS as of 2021, there are 22,241 fewer childcare slots than needed as of 2017, 50.6 percent of mothers receiving adequate prenatal care in Detroit as of 2019, and 42.1 percent of children of no more than 5 years of age live below the poverty line in Detroit as of 2019. Additionally, 12 percent of the population is unemployed, and 23 percent of the population holds less than a high school education. The proposed project may assist with parents within the Gratiot Woods neighborhood seeking employment and pursuing education.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The Subject Property is currently a vacant former school building in the Gratiot Woods neighborhood in the City of Detroit. The Subject Property is likely to remain a vacant and unutilized property without the proposed project with its funding availability. The Subject Property is largely surrounded by residential properties with some commercial properties one block south of the Subject Property along Mack Avenue. The State of Michigan: Department of Education has noted the first five years of a child's life are key to the children's intellectual development due to the rapid brain development at the earliest ages. Communities that have experienced housing, education, and employment discrimination has led to a chronic underfunding of early childhood education within the State of Michigan. The Harvard Business Review has reported that early childhood education costs are too high for many families with national in-center care average care costing \$8,589.00 per year. Crain's Detroit Business reports

that more than 300,000 women had left the workforce between 2001 and 2016 due to the rising cost of childcare. IFF completed an analysis of early childhood education in Detroit, dated 2015 (Tab Attachment 1). There are an estimated 54,000 children under 5 years of age in Detroit, but only 20,674 have access to a slot in a licensed childcare facility. The IFF found 84 percent of childcare service providers are licensed. Of the licensed childcare providers, only 31 percent of the providers participate in Michigan’s Quality Rating and Improvement System (QRIS) as of 2015. All day, full-year childcare is not offered at 56 percent of Detroit’s childcare providers. An estimated additional 23,239 slots of licensed provider slots are needed to serve all children under 5 years in the city. The demand for licensed childcare providers is mostly concentrated in the northeast and southwest portions of Detroit, which comprise of 51 percent of the demand. Data Driven Detroit has reported that only 59.1 percent of childcare providers in Detroit participate in QRIS as of 2021, there are 22,241 fewer childcare slots than needed as of 2017, 50.6 percent of mothers receiving adequate prenatal care in Detroit as of 2019, and 42.1 percent of children of no more than 5 years of age live below the poverty line in Detroit as of 2019.

Funding Information

Grant Number	HUD Program	Funding Amount
B22MC260006	City of Detroit: CDBG	\$800,369.00

Estimated Total HUD Funded Amount: \$860,000.00

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$8,500,000.00

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		

<p>Airport Hazards</p> <p>24 CFR Part 51 Subpart D</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Coleman A. Young International Airport and Windsor International Airport are the two airports within 15 miles of the Subject Property which are 2.07 miles and 6.75 miles, respectively. The Subject Property is located outside of all airport clear and accident potential zones of both airports. The proposed project is in compliance with this regulation. See Appendix P for the Airport Location Map.</p>
<p>Coastal Barrier Resources</p> <p>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Subject Property is located in Detroit, Wayne County, Michigan. Coastal barrier MI-04 is the only coastal barrier resource within Wayne County and is along the southern coast of the county. The Subject Property is located in an inland portion of Northeastern Wayne County. There is no anticipated adverse impact to coastal barrier resources through the proposed project. The proposed project is in compliance with this statute. See Appendix Q for the John H. Chafee Coastal Barrier Resources System Map of Michigan.</p>
<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Subject Property is located in Zone X, the area of minimal flood hazard in FEMA flood map 26163C0301F effective October 21, 2021. Flood insurance is not required for the proposed project. The proposed project is in compliance with this statute. See Appendix D for the FEMA flood map.</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5</p>		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176I & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Subject Property is located in Wayne County, Michigan. The entirety of Wayne County is within the Southeast Michigan ozone non-attainment area. The proposed project is anticipated to begin in the summer of 2023 and is expected to take 9 to 10 months. The proposed project was submitted to EGLE: Air Quality Division for further analysis, who found the proposed project is anticipated to exceed the de minimis levels for ozone non-attainment included in the federal general conformity requirements.</p>

		Therefore, the proposed project does not require a detailed conformity analysis and the proposed project is in compliance with this statute. See Appendix J.
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307I & (d)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Subject Property is located in Detroit, Wayne County, Michigan. The Subject Property located in an inland portion of Detroit and is outside the Coastal Zone Management area. The proposed project is in compliance with this statute. See Appendix F.</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>The Subject Property is located in Wayne County, Michigan. Wayne County is in Zone 3 of the EPA’s radon zones. Additionally, 17 percent of homes in Wayne County have tested equal to or above 4 pCi/L guideline. The proposed project will be tested for radon after construction has been completed. See Appendix M for the radon maps.</p> <p>Phase I ESA</p> <p>February 3, 2023</p> <p>ASTI Environmental was retained to conduct a Phase I Environmental Site Assessment (ESA) (Tab Attachment 2) on the Subject Property. The assessment revealed no recognized environmental conditions (REC), controlled recognized environmental conditions (CREC), or significant data gaps in connection with the Subject Property. Although not identified as a REC, the following should be considered when evaluating the Subject Property. The foundations of the previous buildings may have included basements. A common practice in Detroit prior to modern standards was to demolish the building into the basement to use as fill material. Additional fill material could have been required to return to grade any potential resulting cavities. Historic fill materials often contained hazardous substances and/or petroleum products. If demolition debris is encountered, asbestos-containing materials</p>

		<p>may also be present. If fill material is encountered during redevelopment activities, the material should be properly characterized and managed in accordance with applicable regulations.</p> <p>Asbestos-Containing Materials Inspection February 3, 2023</p> <p>ASTI Environmental was retained to conduct an asbestos-containing material (ACM) inspection (Tab Attachment 3) of the extant building on the Subject Property. The extant structure inspected consists of a single academic building that is one-story and of masonry construction with a flat roof and a gabled roof. Based on the inspection on January 13, 2023, the materials pipe insulation, dark brown/black glue pods, beige window caulk, and brown window graze were found throughout the building are ACMs. Black mastic beneath the floor tile in the building center section offices are ACMs. During the inspection, the fire doors and frames were identified as a potential ACM, however, due to the destructive nature of sampling required, the potential ACM material was not sampled at this time and should be considered as a presumed asbestos-containing material until it can be sampled.</p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Indiana Bat, Northern Long-eared bat, Rufa Red Knot, Eastern Massasauga, and Eastern Prairie Fringed Orchid are endangered species in Wayne County that are listed on the Federal Endangered Species Known to Occur in Michigan.</p> <p>ASTI Environmental conducted a threatened and endangered species assessment on the Subject Property on March 14, 2023. ASTI searched the Subject Property for potential bat trees and habitat for the listed species, with the search for species from the IpaC generated species list, as appropriate. No</p>

		suitable habitat for any of the listed species occurs on the Subject Property or in the vicinity. ASTI concludes that the proposed project will have “No Effect” on any federally protected species and that further Section 7 consultation with the USFWS is not necessary for this project. See appendix H.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	There are no registered Above-ground Storage Tanks within one mile of the Subject Property based on the EDR Radius Map report for the Subject Property, dated January 6, 2023. The proposed project is within compliance of this regulation. See Appendix O for the map.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The soil on the Subject Property consists of Rapson-Urban land, which is not classified as not prime farmland. Additionally, the Subject Property is located within an urbanized area of Detroit. The proposed project will not have an adverse impact on prime farmland. See Appendix K for the USDA soil survey.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Subject Property is located in Zone X, the area of minimal flood hazard in FEMA flood map 26163C0301F effective October 21, 2021. The proposed project is in compliance with this executive order. See Appendix D for the FEMA flood map.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Due to the proposed demolition and new construction components of the proposed project, the project was submitted to the City of Detroit under the Programmatic Agreement between the Michigan State Historic Preservation Office (SHPO) and the City of Detroit, Michigan, dated December 21, 2022, (PA). As per Stipulation VI of the PA, the proposed undertaking qualified for review by SHPO’s archaeologist and consultation with Tribes. SHPO has determined that no historic properties are affected within the area of potential effects (APE) of the proposed project. The City of Detroit has determined that within the APE,

		there are no properties listed or eligible for listing on the National Register of Historic Places. Therefore, the City of Detroit has determined that no historic properties will be affected by the proposed undertaking. The proposed project is in compliance with this statute. See Appendix C.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The noise assessment of the new construction of the proposed project underwent a noise assessment conducted by ASTI Environmental. Two Noise Assessment Locations (NALs) were selected due to the noise sources. NAL #1 and NAL #2 were found to be within the Normally Unacceptable range at 70dB and 66 dB, respectively. Since the proposed project is a non-residential building, noise attenuation measures are not required. See Appendix M.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424€; 40 CFR Part 149	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Subject Property is located in Detroit, Wayne County, Michigan. There are no sole source aquifers within the State of Michigan. The proposed project is in compliance with this statute. See Appendix G for the Sole Source Aquifers map of the Great Lakes Region.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Subject Property is located in Detroit, Michigan, an urbanized area. There are no wetlands or bodies of water present on the Subject Property. Nor are there any wetlands or bodies of water near the Subject Property. The proposed project is in compliance with this executive order. See Appendix E for the National Wetlands Inventory map.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Subject Property is located in Detroit, Wayne County, Michigan, which is in the Southeastern portion of the state. There are no designated Wild and Scenic Rivers within Southeast Michigan. There are no Inventory Rivers near the Subject Property. The proposed project is in compliance with this statute. See Appendix I.
ENVIRONMENTAL JUSTICE		

<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are no superfund sites or hazardous waste treatment, storage, and disposal facilities within one mile of the Subject Property. The pollution of the area surrounding the Subject Property is above the State of Michigan average, except for superfund proximity. The population surrounding the Subject Property consist of 91 percent that are people of color, 59 percent are low-income, 12 percent are unemployed, 0 percent are limited English speaking households, 23 percent hold less than a high school education, 9 percent are under the age of 5 years, and 19 percent are over the age of 64 years. The Subject Property is a former school building which is currently vacant, and the proposed project will not displace any persons. The proposed project is to construct a new early education center, which can provide childcare services and provide more opportunities for parents to seek employment. The proposed project is not anticipated to have an adverse impact on the project area's population and the proposed project is in compliance with this executive order. See Appendix L for the EPA EJScreen report.</p>
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Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The Subject Property is zoned R5 – Medium Density Residential District. The City of Detroit has sought to help provide more childcare resources as part of the City’s Master Plan of Policies: Health and Social Services goals. The proposed project is a compatible land use and zoning as an early learning center. Based on the architectural plans of the proposed project, the scale and urban design of the proposed new construction are compatible with surrounding extant developments. The proposed project is not anticipated to have an adverse impact on zoning, land use, or urban design of the surrounding community. See Appendix R for the City of Detroit zoning map.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	The soil on the Subject Property consists of Rapson-Urban land and has been previously developed, which is suitable for future development. The slope on the Subject Property is 0 to 4 percent. Rapson-Urban land is a soil type that is classified as somewhat poorly drained. However, the runoff class for Rapson-Urban land is very low. Due to the previous development, drainage class, and runoff class of the Subject Property’s soil, erosion is not anticipated to have an adverse impact on the proposed project. See Appendix K for the USDA soil survey.
Hazards and Nuisances including Site Safety and Noise	2	The proposed project is to construct an early learning center and is not anticipated to be a noise generator. The only known hazard on the Subject Property are the asbestos-containing materials within the extant building, which are after the proposed demolition of the extant building, there are no known on-site hazards. The proposed project plans to incorporate fencing, key fobs, and cameras as security features. The proposed project is not anticipated to have an adverse impact in creating hazards and nuisances.
Energy Consumption	2	Electrical and gas utilities at the Subject Property are serviced by DTE Energy. The proposed project plans to incorporate LED lighting and energy star appliances to help reduce the demand on energy use. Additionally, the new construction of the proposed project is designed to maximize natural light into the classrooms, which will reduce energy demand at the Subject Property during daylight hours. The proposed project is not anticipated to have an adverse impact on energy consumption.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	The proposed project is anticipated to create a temporary increase in construction employment in the area. There are plans to increase childcare and education professional employment.

Demographic Character Changes, Displacement	1	The Subject Property is a vacant former school building. The proposed project plans to demolish the extant building and construct a new early learning center. The proposed project is not anticipated to cause displacement. Since the proposed project is to construct an early learning center and provide more opportunities for childcare in the area. By providing childcare options in the area surrounding the Subject Property, the proposed project may help reduce the unemployment rate.
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Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	<p>There are several education facilities provided by the Detroit Public Schools Community District. Nichol Elementary- Middle School at 3000 Burns Street, offers educational services from Kindergarten to the Eighth Grade, and is 2,352 feet from the Subject Property. Hutchinson Elementary-Middle School at 2600 Garland Street, which offers education services from Pre-K to the Eighth Grade and is 3,516 feet from the Subject Property. Finally, Southeastern High School at 3030 Fairfield Street, offers education services from the Ninth to Twelfth Grade and is 4,496 feet from the Subject Property. The proposed project is the construction of a new early learning center and is not anticipated to have an adverse impact on education facilities. The proposed project is anticipated to help provide more childcare opportunities in the area.</p> <p>The Boggs Community Center of Detroit at 3061 Field Street is 1.05 miles from the Subject Property. Pewabic Pottery, a museum and ceramic studio at 10125 East Jefferson Avenue is 1.08 miles from the Subject Property. The Liberal Arts Gallery at 3361 Gratiot Avenue is 1.87 miles from the Subject Property. Playground Detroit Gallery at 2845 Gratiot Avenue is 2.18 miles from the Subject Property. The nearest library branch to the Subject Property is the Elmwood Park Branch of the Detroit Public Library at 550 Chene Street, which is 2.71 miles away. The proposed project is not anticipated to have adverse impact on nearby cultural facilities. See Appendix R.</p>
Commercial Facilities	2	<p>The nearest commercial corridor to the Subject Property is along Kercheval Avenue from Van Dyke to Maxwell Street, featuring retail and restaurants. The Kercheval Avenue commercial corridor is 1.01 miles from the Subject Property. The next nearest commercial corridor is on East Jefferson Avenue, from Cadillac Boulevard to Saint Jean, which includes a grocery store, a post office, Pewabic Pottery, a fitness center, retail, and restaurants. The East Jefferson Avenue commercial corridor is 1.13 miles from the Subject Property. No adverse impact is anticipated on commercial corridors through the proposed project.</p>

Health Care and Social Services	2	The project area is served by a full range of health care professionals. Doctor Sophie Womack Health Center at 7900 Kercheval Avenue is 1.11 miles from the Subject Property. The Detroit Medical Center Central Campus is the nearest hospital to the Subject Property, located at 4201 Saint Antoine, and is 3.23 miles from the Subject Property. The nearest social services provider to the Subject Property is the Federation of Youth Services at 548 East Grand Boulevard, which focuses on providing social services to youth and families experiencing extreme hardships which is 1.22 miles from the Subject Property. No health care and social services facilities are anticipated to Experience adverse impacts through the proposed project. See Appendix R.
Solid Waste Disposal / Recycling	2	Solid waste disposal services are to be serviced by a private contractor. The City of Detroit: Department of Public Works offers a commercial recycling program to commercial and multifamily customers, via a sign-up request. No adverse impacts on solid waste disposal and recycling through the proposed project are anticipated.
Waste Water / Sanitary Sewers	2	The project will be connected to the municipal sanitary sewer service. Service already exists for the property. The Detroit Water and Sewage Department provides service to the project area. No adverse impacts on waste water and sanitary sewers through the proposed project are anticipated.
Water Supply	2	The project will be connected to the municipal water service. Service already exists for the property. The Detroit Water and Sewage Department provides service to the project area.
Public Safety - Police, Fire and Emergency Medical	2	The Subject Property is served by the Seventh Police Precinct of the Detroit Police Department located at 3501 Chene Street. Approximate distance from 2.35 miles from the Subject Property. The City of Detroit: Fire Department provides emergency fire and medical services to the Subject Property. The nearest fire station to the Subject Property is Engine 21 – Medic 14 at 5010 Rohns Street, which is 2,768 feet away. No public safety facilities or services are anticipated to be adversely impacted by the proposed project. See Appendix R.
Parks, Open Space and Recreation	2	There are several opportunities for recreation and parks nearby the Subject Property. Pingree Park at 8501 East Canfield Street, is 2,083 from the Subject Property, featuring basketball courts, a picnic area, a play area, a soccer field, and softball fields. Thomas Mollicone Playground at 2969 Burns Avenue, features a picnic area, a play area, and a walking path is 2,532 feet from the Subject Property. Brewer Park at 4819 Fairview Street, is 3,650 feet from the Subject Property and features a football field. Butzel Playground at 7737 Kercheval Avenue features a basketball court, horseshoes, picnic shelters, a play area, and a softball field is 1.03 miles from the Subject Property. The Butzel Family Recreation Center at 7737 Kercheval Avenue is 1.11 miles from the Subject Property. No adverse impacts on parks and recreation through the proposed project are anticipated. See Appendix R.

<p>Transportation and Accessibility</p>	<p>Bus service in the city is provided by the Detroit Department of Transportation (DDOT). The Subject Property is nearby routes 31 and 67. The nearest bus stop to the Subject Property on route 31 is at the corner of Mack Avenue and McClellan Street at stop #6351, which is 763 feet away. The nearest bus stop for route 67 to the Subject Property is at McClellan Street and Mack Avenue at stop #60055, which is 813 feet away. The DDOT routes intersect with several SMART bus routes, which help connect the Subject Property with the Southeast Michigan via public transit. The DDOT route 31 intersects with the SMART bus routes of 510, 515, 530, 560, and 561/563 to the west. To the east, the DDOT route 31 intersects with the SMART routes 610, 615, 620, and 730. The DDOT route 67 intersects with the SMART routes 580, 610, 615, 620, 635, and 730.</p> <p>The Subject Property is nearby three major roadways, I-94, Gratiot Avenue, and East Jefferson Avenue. The three major roadways connect the Subject Property with the rest of Michigan. See Appendix R.</p>
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Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	There are no unique natural features or water resources present on the Subject Property. No adverse impacts on unique natural features and water resources through the proposed project are anticipated.
Vegetation, Wildlife	2	Vegetation on the Subject Property consists of trees and a grass lawn. Some trees will be removed for the proposed new construction. The proposed project does plan to retain some of the trees and the lawn. The Subject Property is located in an urbanized area of Detroit. Wildlife on the Subject Property is anticipated to be minimal and to only have habitats within the trees. No adverse impact on vegetation and wildlife through the proposed project.
Other Factors	2	Climate Change: The Subject Property is located in Detroit, Wayne County, Michigan. The Subject Property is unlikely to experience hurricanes, tornadoes, or floods. The climate change on impacts the Subject Property is likely to experience are extreme heat and extreme cold. The proposed project consists of the new construction of an early learning center. The proposed new construction is planned to be insulated with new HVAC to protect users of the Subject Property from extreme temperatures. The proposed project is located near two DDOT bus routes, that connect with other routes, including SMART routes, which may help reduce the carbon footprint of the potential users of the proposed project. No adverse impacts concerning climate change are anticipated through the proposed project.

	<p>Energy Efficiency: The proposed project’s new construction is designed to maximize natural light, which is anticipated to reduce energy demands during the daytime. Additionally, the proposed project plans to install energy star appliances and LED lighting which are designed to high performance with less energy usage. No adverse impacts on energy efficiency are anticipated through the proposed project.</p>
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Additional Studies Performed:

Phase I Environmental Site Assessment: 3917 McClellan Avenue, Detroit, Michigan. IFF. ASTI Environmental. May 11, 2020.

Phase I Environmental Site Assessment: 3917 McClellan Avenue, Detroit, Michigan. IFF Development, LLC. ASTI Environmental. February 3, 2023.

Asbestos-Containing Materials Inspection: 3917 McClellan Avenue, Detroit, Michigan 48214. IFF Development, LLC. ASTI Environmental. February 3, 2023.

Noise Assessment: 3917 McClellan Avenue, Detroit, Michigan 48214. IFF Development, LLC. ASTI Environmental. March 21, 2023

Field Inspection (Date and completed by):

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

1. Federal Emergency Management Agency-Map Service for Flood Rate Insurance Maps <https://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001&catalogId=10001&langId=-1>.
2. U.S. Fish & Wildlife Service. National Wetlands Inventory, Wetlands Mapper; <http://www.fws.gov/wetlands/data/mapper.html>.
3. U.S. Fish & Wildlife Service. Endangered Species, Michigan County Distribution of Federally-Listed Threatened, Endangered, Proposed, and Candidate Species, <http://www.fws.gov/midwest/endangered/lists/michigan-cty.html>.
5. Michigan Department of Environment, Great Lakes, and Energy. Michigan Coastal Zone Boundary Maps, http://www.michigan.gov/deq/0,4561,7-135-3313_3677_3696-90802--,00.html.
6. Michigan Department of Environment, Great Lakes, and Energy: Air Quality Division. http://www.michigan.gov/deq/0,1607,7-135-3310_30151_31129---,00.html
7. US EPA. Map of Radon Zones, Wayne County, Michigan, <http://www.epa.gov/radon/states/michigan.html>.
8. Detroit, City of. Zoning Map Index: Map 28. <https://detroitmi.gov/departments/buildings-safety-engineering-and-environmental-department/bseed-divisions/zoning-special-land-use/zoning-map-index>.
9. Detroit, City of. Master Plan of Policies. <chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://detroitmi.gov/sites/detroitmi.localhost/files/2018-05/Master%20Plan%20Text.pdf>.
10. Detroit Public School Community District. <https://www.detroitk12.org/>.
11. Federation of Youth Services. <https://www.federationofyouthservices.org/>.
12. Detroit, City of: Public Library. <https://detroitpubliclibrary.org/>.
13. Detroit, City of: Department of Transportation. <https://detroitmi.gov/departments/detroit-department-transportation>.

14. Detroit, City of: Parks and Recreation. <https://detroitmi.gov/departments/detroit-parks-recreation>.
15. Detroit, City of: Department of Public Works. "Detroit Recycles." <https://detroitmi.gov/departments/department-public-works/refuse-collection/detroit-recycles>.
16. Detroit, City of: Police Department. <https://detroitmi.gov/departments/police-department>.
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20. Raleigh, Rick, Senior Project Manager. IFF, 3011 West Grand Boulevard, Suite 1715, Detroit, Michigan 48202. 313-309-7825.
21. Lucido, Francesca, Project Manager / Development. IFF, 3011 West Grand Boulevard, Suite 1715, Detroit, Michigan 48202. 313-309-7825.
22. Data Driven Detroit. "What Do We Know About Early Childhood Development?" <https://datadrivendetroit.org/kresge-tool/>.
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List of Permits Obtained:

Public Outreach [24 CFR 50.23 & 58.43]: Public outreach will be conducted by the Responsible Entity at a later date.

Cumulative Impact Analysis [24 CFR 58.32]: The proposed project seeks to demolish an extant building and build a new early childhood learning center on the Subject Property. The early childhood learning center is intended to serve young children in and around the Gratiot Woods neighborhood. The early childhood education services intended to be provided by the proposed project may assist families seeking childcare services and meet the high demand for childcare services in Detroit. The proposed project may bring more economic stability to the area surrounding the Gratiot Woods neighborhood, by providing childcare services to parents seeking employment opportunities and pursuing education.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]: The only alternative that was considered for the proposed project was to retain the extant building on the Subject Property. After reviewing proposals from different contractors, it was determined that the rehabilitation and updating the extant building to be cost prohibitive.

No Action Alternative [24 CFR 58.40(e)]: The no action alternative is to not construct a new early learning center at the Subject Property. The no action alternative is undesirable since it leaves a former school property vacant in a neighborhood that is experiencing economic vulnerability with young children. The proposed project potentially could assist the improvement of the Subject Property’s neighborhood by providing childcare options to nearby residents.

Summary of Findings and Conclusions: The proposed project plans to demolish the extant building and construct a new building at the Subject Property. The proposed new construction is intended to be an early childhood education center in the Gratiot Woods neighborhood, which is an area lacking early childcare facilities. The proposed project may help improve the economic stability of the Gratiot Woods neighborhood and the surrounding area.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
24 CFR Part 50.3(i) & 58.5(i)(2)	<i>Removal of asbestos-containing materials from the extant building prior to demolition by a licensed abatement specialist.</i>

Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature: _____ Date: _____

Name/Title/Organization: _____

Certifying Officer Signature: _____ Date: _____

Name/Title: _____

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

**3917 McClellan Street
ASTI Environmental
March 15, 2023**

Response Activity or Continuing Obligation	Required Activities	Party Responsible for Completing Activity	Timing of Activity	Required Follow-up or Reporting
<p>Asbestos-Containing Materials</p>	<p>A. The materials, pipe insulation, dark brown/black glue pods, beige window caulk, and brown window graze were found throughout the building are ACMs. Black mastic beneath the floor tile in the building center section offices are ACMs. All ACMs are to be removed by a licensed asbestos abatement specialist contractor before demolition.</p> <p>B. The fire doors and frames were identified as a potential ACM. The potential ACMs are to be treated as ACM until further analysis can be completed by an ACM specialist. Potential ACMs are to be removed by a licensed asbestos abatement specialist contractor before demolition.</p>	<p>General Contractor</p> <p>Licensed Asbestos Abatement Contractor</p>	<p>Prior to Demolition</p>	<p>ACM Close Out Report.</p>

APPENDIX A

Figures

Site Location Map

Area of Potential Effects Map



3917 McClellan

Detroit, MI





3917 McClellan Avenue

Detroit, MI



Created for: IFF Development, LLC Created by:
KAY (3-11479) January 25, 2023



Site Features Map

APPENDIX B

Project Information
Site Development Plans
Architectural Plans

ECE RISING SUN DESIGN

DETROIT, WAYNE COUNTY, MICHIGAN

OWNER

IFF DEVELOPMENT, LLC
3011 W. GRAND BOULEVARD
SUITE 1715
DETROIT, MI 48202
(313)334-4327

CIVIL ENGINEER

GIFFELS WEBSTER
28 WEST ADAMS STREET, SUITE 1200
DETROIT, MI 48226
CONTACT: DAVE ROOT, PE (313) 962-4442

ARCHITECT

DMET
832 W. 11 MILE ROAD
ROYAL OAK, MI 48064
CONTACT: JOEL T SCHMIDT, ARCHITECT (248) 850-7548

LANDSCAPE

INSITE DESIGN STUDIO, INC
412 LONGSHORE DRIVE
ANN ARBOR, MI 48105
CONTACT: SUSAN NOBLETT, LANDSCAPE ARCHITECT (734) 995-4194

PROPERTY DESCRIPTION

(PER TITLE COMMITMENT NO. 882854, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED FEBRUARY 21, 2020)

LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MI, DESCRIBED AS FOLLOWS:
LOT(S) 18 TO 28, BOTH INCLUSIVE, AND LOTS 74 TO 81, BOTH INCLUSIVE, AND THE NORTH 15 FEET OF LOT 73, INCLUDING ALL OF THE VACATED ALLEY ADJACENT TO THE REAR OF LOTS 18 TO 25, BOTH INCLUSIVE, AND THE NORTH 15 FEET OF LOT 26, AND ADJACENT TO THE REAR OF LOTS 74 TO 81, BOTH INCLUSIVE, AND THE NORTH 15 FEET OF LOT 73 OF KROLIK'S SHOOTING PARK SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 18 OF PLATS, PAGE 79 OF WAYNE COUNTY RECORDS.

BENCH MARK

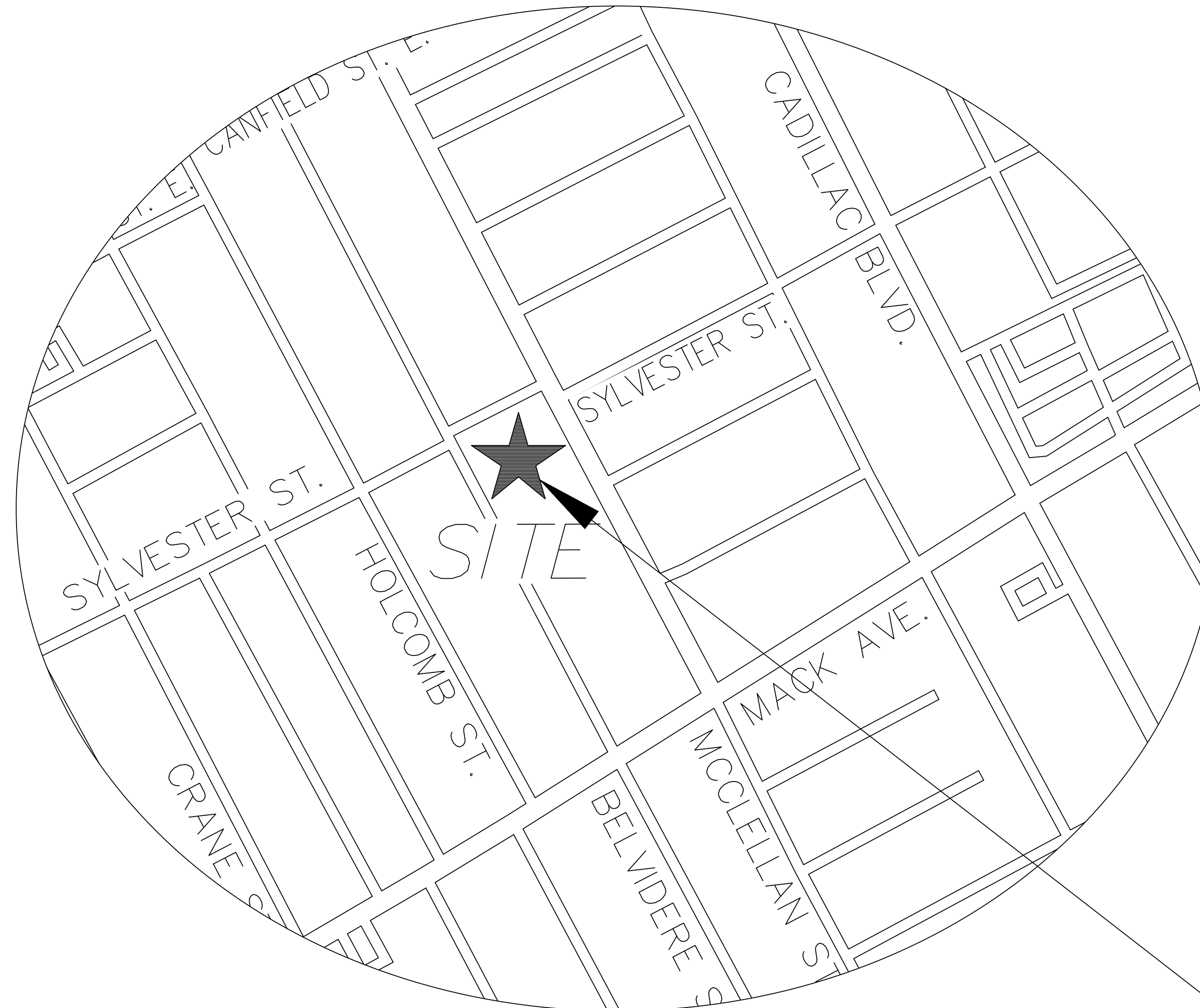
DETROIT BENCH MARK 56-250A
LOCATED ON THE NORTHEAST CORNER OF MCCLELLAN AVENUE (66 FEET WIDE) AND SYLVESTER AVENUE (60 FEET WIDE) AT THE CENTERLINES OF THE SIDEWALKS. A CONCRETE MONUMENT WITH A BRONZE DISC IN A HAND-HOLE IN CONCRETE.
ELEVATION=126.92'
(SHOWN GRAPHICALLY)
BENCH MARK 1
ARROW ON HYDRANT (1902), LOCATED ON THE WEST SIDE OF MCCLELLAN AVENUE (66 FEET WIDE), +/- 26 FEET NORTH OF THE INTERSECTION OF SAID MCCLELLAN AVENUE AND WEYHER AVENUE (50 FEET WIDE).
ELEVATION=129.53'
(SHOWN GRAPHICALLY)
BENCH MARK 2
MAG SPIKE IN THE SOUTH FACE OF A UTILITY POLE, LOCATED ON THE NORTH SIDE OF SYLVESTER AVENUE (60 FEET WIDE), +/- 117 FEET EAST OF BELVIDERE AVENUE (60 FEET WIDE).
ELEVATION=128.80'
(SHOWN GRAPHICALLY)

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

(R) = UTILITY SHOWN FROM RECORDS OR PLANS, & FIELD LOCATED WHERE POSSIBLE.

PRIOR TO THE PLANNED BUILDING IMPROVEMENTS, AND/OR CONSTRUCTION, THE RESPECTIVE UTILITY COMPANIES MUST BE NOTIFIED TO STAKE THE PRECISE LOCATION OF THEIR UTILITIES.



LOCATION MAP

PROJECT LOCATION

SHEET INDEX

- C-000 - COVER
- C-100 - GENERAL NOTES
- C-200 - EXISTING CONDITIONS
- C-210 - SCHEDULE OF STRUCTURES
- C-300 - DEMOLITION PLAN
- C-400 - SOIL EROSION & SEDIMENT CONTROL PLAN
- C-500 - GEOMETRIC & PAVING PLAN
- C-600 - GRADING PLAN
- C-700 - UTILITY PLAN
- C-800 - DETAILS
- C-810 - DETAILS

Executive:	MD
Manager:	RJ
Designer:	RL
Quality Control:	DR
Section:	Section
	T-XX-S R-XX-X

Professional Seal:



DATE:	ISSUE:
2021-03-26	PRELIMINARY SD SET
2021-04-27	FINAL SD COORDINATION SET
2021-05-26	VALUE ENGINEERING - OWNER REVIEW
2021-08-31	REVISED SITE PLAN PER VE
2022-12-21	SD COORDINATION SET
2022-02-08	SPA

Developed For:
IFF Development, LLC
3011 W. Grand Boulevard
Suite 1715
Detroit, MI 48202
(313) 334-4327

COVER SHEET

ECE RISING SUN DESIGN

City of Detroit
Wayne County
MICHIGAN

Date:	2021-03-21
Scale:	NTS
Sheet:	C-000
Project:	19850-10D

SITE PLAN ONLY - NOT FOR CONSTRUCTION

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS, SPECIFICATIONS AND GENERAL CONDITIONS OF THE CITY OF DETROIT, MDOT, AND ANY/OR OTHER AGENCIES HAVING JURISDICTION.
2. UTILITY INFORMATION SHOWN ON THESE PLANS WAS OBTAINED FROM UTILITY OWNERS AND THEREFORE MAY NOT BE ACCURATE OR COMPLETE. THE CONTRACTOR SHALL VERIFY AND OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT HAVE AN IMPACT ON THIS PROJECT, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES WHETHER THEY ARE SHOWN OR NOT ON THE PLANS.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AT PROPOSED CONNECTIONS AND/OR CROSSINGS, AND TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES TO THESE PLANS.
4. 72 HOURS PRIOR TO EXCAVATION, THE CONTRACTOR SHALL CONTACT MISS DIG AT (800) 482-7171 FOR THE LOCATION OF UNDERGROUND GAS AND CABLE FACILITIES, AND SHALL ALSO NOTIFY REPRESENTATIVES OF OTHER UTILITIES LOCATED IN THE VICINITY OF THE WORK.
5. ALL PERMITS REQUIRED SHALL BE OBTAINED BY THE CONTRACTOR. ALL PERMIT FEES, BONDS, AND INSURANCE REQUIRED BY THE ISSUING AGENCIES SHALL BE PROVIDED BY THE CONTRACTOR, AND MUST BE KEPT CURRENT. THE CONTRACTOR IS RESPONSIBLE FOR ALL OTHER FEES, INSPECTION COSTS, ETC., AND SHALL ADHERE TO ALL REQUIREMENTS SET FORTH IN SAID PERMITS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL WORK AREAS TO ENSURE THE SAFETY OF ALL OCCUPANTS, VISITORS, PEDESTRIANS, WORKERS, ETC. THE CONTRACTOR SHALL REPAIR AND MAINTAIN ALL CONSTRUCTION FENCING AS NECESSARY.
7. THE CONTRACTOR SHALL PROVIDE FOR CONTROLLED ACCESS TO THE SITE FOR USE BY THE VARIOUS WORK FORCES, EMERGENCY VEHICLES, OCCUPANTS, VISITORS, ETC. THROUGHOUT CONSTRUCTION. THIS ACCESS MUST PROVIDE FOR THE REMOVAL OF MUD FROM VEHICLES TIRES. ROADWAYS AND DRIVEWAYS SHALL BE MAINTAINED OPEN FOR EMERGENCY VEHICLES AT ALL TIMES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENTS AND BUSINESSES WHOSE DRIVEWAYS ARE AFFECTED BY HIS/HER SCHEDULE 24 HOURS IN ADVANCE. CONTRACTOR SHALL SCHEDULE CONSTRUCTION AT NON-PEAK USE HOURS AND SHALL MINIMIZE DRIVEWAY CLOSURE BY EXPEDITING CONSTRUCTION.
8. THE CONTRACTOR SHALL PROVIDE NECESSARY SIGNS, BARRICADES, AND LIGHTS TO PROTECT THE TRAFFIC AND THE WORK AS DIRECTED BY THE PLANS OR BY THE AGENCY WITH JURISDICTION. ALL TRAFFIC CONTROLS SHALL BE IN ACCORDANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTC).
9. THE CONTRACTOR IS REQUIRED TO CONFINE CONSTRUCTION ACTIVITIES TO THE LIMITS OF THE SITE AS SHOWN ON THE CONSTRUCTION PLANS. ANY DAMAGE OR DISRUPTION TO ADJACENT SITES IS THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT IMMEDIATELY. NO OFF-SITE WORK SHALL BE PERFORMED OUTSIDE OF PUBLIC RIGHTS-OF-WAY OR DEDICATED EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF THE PROPERTY OWNER.
10. GREAT CARE SHALL BE TAKEN TO AVOID DAMAGE TO VEGETATION OUTSIDE THE CLEARING AND GRUBBING LIMITS. NO DRIVING OR PARKING OF VEHICLES AND/OR STORAGE OF MATERIALS AND SUPPLIES SHALL BE PERMITTED OUTSIDE THE LIMITS OF CONSTRUCTION.
11. ALL ELEVATIONS ON THESE PLANS ARE ON THE CITY OF DETROIT DATUM.
12. THE PROTECTION OF EXISTING TREES, AS REQUIRED, SHALL BE SOLELY THE CONTRACTOR'S RESPONSIBILITY.
13. ALL CONSTRUCTION SHALL HAVE INSPECTION PROVIDED BY THE CITY OF DETROIT OR MDOT (DEPENDING ON JURISDICTION). THE CONTRACTOR SHALL CONTACT THE CITY OF DETROIT 48 HOURS BEFORE THE START OF CONSTRUCTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL, AND SHALL PROVIDE ALL NECESSARY MATERIAL AND EQUIPMENT TO KEEP DUST IN CHECK AT ALL TIMES. THE CONTRACTOR SHALL RESPOND IMMEDIATELY TO ANY AND ALL COMPLAINTS. DUST CONTROL SHALL BE INCIDENTAL TO THE PROJECT.
15. DURING CONSTRUCTION, THE CONTRACTOR MAY ENCOUNTER SPRINKLER HEADS, PIPING, LIGHTING AND BURIED ELECTRICAL CABLE, MAILBOXES, FENCES, SIGNS, ETC., THAT MAY OR MAY NOT BE INDICATED ON THESE PLANS. THE CONTRACTOR SHALL REPLACE AND/OR RESTORE ALL COMPONENTS OF SUCH SYSTEMS. ALL DISTURBED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION, MINIMUM STANDARD REQUIREMENTS, OR AS SPECIFIED HEREIN; WHICHEVER IS MORE STRINGENT.
16. ROADWAY, DRIVEWAY, AND PARKING AREA FINAL RESTORATION SHALL BE PERFORMED WITH SURFACE AND BASE MATERIALS MATCHING EITHER THE EXISTING MATERIALS IN QUALITY AND THICKNESS, PER MINIMUM REQUIREMENTS, OR PER THE FOLLOWING - WHICHEVER IS MORE STRINGENT:
 - A. ASPHALT ROADWAYS - 4" ASPHALT MDOT 1100T-20 AA
 - B. ASPHALT DRIVEWAYS - 3" ASPHALT MDOT 1100T-36 A
 - C. GRAVEL ROAD AND DRIVEWAYS - 8" MDOT 22A GRAVEL
 - D. CONCRETE ROADS - 8" 3500 PSI CONCRETE
 - E. CONCRETE DRIVEWAYS - 4" 3500 PSI CONCRETE
17. ALL LOT MARKERS AND MONUMENT POINTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
18. FINAL CLEANUP AND RESTORATION SHALL CONSIST OF FINE GRADING OF CONSTRUCTION AREAS, REMOVAL OF CONSTRUCTION SIGNS, ETC. TOPSOIL SHALL BE SPREAD OVER ALL DISTURBED AREAS, FOLLOWED BY SEED, FERTILIZER AND EROSION MAT OR STRAW MULCH, OR AS FURTHER REQUIRED BY THE LANDSCAPING PLANS AND SPECIFICATIONS. ALL REQUIRED RESTORATION ITEMS NOT SPECIFICALLY IDENTIFIED AS A PAY ITEM SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
19. THE UTILITY POLES SHOWN ON THESE DRAWINGS ARE INTENDED TO SHOW ONLY THE LOCATION OF EXISTING POLES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE QUANTITY AND DIRECTION OF OVERHEAD LINES. THE COST FOR SUPPORTING AND RELOCATING POLES SHALL BE INCIDENTAL TO THE PROJECT.
20. THE MEANS AND METHODS OF CONTROLLING GROUNDWATER AND DEWATERING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ALL COST ASSOCIATED WITH DEWATERING SHALL BE INCIDENTAL TO THE CONTRACT.

DEMOLITION NOTES

1. REFER TO THE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS AND RESPONSIBILITIES.
2. WITH THE EXCEPTION OF AN AMOUNT OF EXCAVATED MATERIALS SUFFICIENT FOR BACKFILLING AND CONSTRUCTION OF FILLS AS CALLED FOR ON THE PLANS AND AS INDICATED BELOW, ALL BROKEN CONCRETE, STONE AND EXCESS EXCAVATED MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR WILL BE REQUIRED TO OBTAIN THEIR OWN DISPOSAL GROUND, AND WILL RECEIVE NO ADDITIONAL COMPENSATION FOR DISPOSING OF ANY OF THE EXCESS MATERIALS. MATERIALS ACCEPTABLE TO THE ENGINEER MAY BE DISPOSED OF ON-SITE AT THE CONTRACTORS EXPENSE IN A MANNER APPROVED IN ADVANCE BY THE ENGINEER.
3. THE EDGE OF EXISTING PAVEMENT SHALL BE CLEANED OF EARTH AND OTHER FOREIGN MATERIAL BEFORE ADJACENT POURS ARE PLACED.
4. ALL BULKHEADING AND/OR SEWER PIPE REMOVAL NECESSITATED BY THE REMOVAL OF DRAINAGE STRUCTURES SHALL BE INCLUDED IN THE STRUCTURE REMOVAL.
5. STREET SIGNS IN THE WAY OF CONSTRUCTION WILL BE REMOVED AND RESET IMMEDIATELY IN A TEMPORARY LOCATION, AS APPROVED BY ENGINEER.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING SIGNS AND POSTS SCHEDULED TO REMAIN, AS DIRECTED BY THE ENGINEER.
7. ALL UNDERGROUND UTILITIES NOT INDICATED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PRIVATE PROPERTY (INCLUDING BUILDINGS AND FOUNDATIONS) THROUGHOUT CONSTRUCTION AND SHALL MAINTAIN SAFE PEDESTRIAN ACCESS AT ALL TIMES.
9. THE REMOVAL OF PAVEMENT, CURBS AND WALKS SHALL INCLUDE ALL REQUIRED SAWCUTTING. CURB REMOVAL IS INCIDENTAL TO PAVEMENT REMOVAL.

UTILITY NOTES

1. REFER TO THE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS AND RESPONSIBILITIES.
2. REFER TO ARCHITECTURAL PLANS TO COORDINATE ALL:
 - A. WATER SUPPLY, METERING, SPRINKLER AND FDC PIPING, DESIGN AND COORDINATION
 - B. BUILDING SEWER, BUILDING DRAIN DESIGN AND CONNECTIONS TO CLEAN OUTS AND ROOF CONNECTORS
 - C. GAS, ELECTRIC AND COMMUNICATION SERVICES, AND LIGHTING DETAILS
3. ALL TRENCHES WITHIN A ONE ON ONE SLOPE OF PAVEMENT SHALL BE BACKFILLED WITH SAND (MDOT CLASS II MINIMUM) AND MECHANICALLY COMPACTED IN NOT MORE THAN 9" LAYER TO 95% MAXIMUM DRY DENSITY PER MODIFIED PROCTER COMPACTION TEST ASTM D-1557. COMPACTED SAND BACKFILL SHALL ALSO BE PROVIDED FOR ALL SEWER TRENCHES LOCATED UNDER, OR WITHIN, THREE FEET OF PAVEMENT.
4. THE COST OF ALL TREE, STUMP, FOUNDATION AND/OR STRUCTURE REMOVAL AND DISPOSAL NOT INCLUDED IN THE PROPOSAL SHALL BE CONSIDERED INCIDENTAL AND INCLUDED IN THE PRICE BID FOR WATERMAIN, SANITARY SEWER, STORM SEWER, AND PAVING WORK.
5. A MINIMUM VERTICAL CLEARANCE OF 18 INCHES IS REQUIRED AT UTILITY CROSSINGS (MEASURED FROM THE OUTSIDE OF PIPE TO THE OUTSIDE OF PIPE). POSITIVE PROVISIONS SHALL BE MADE TO ENSURE THAT ALL UTILITY TRENCHES ARE FREE DRAINING DURING ALL PHASES OF CONSTRUCTION.
6. THE REQUIRED BEDDING FOR SEWER PIPE SHALL CONSIST OF A MAXIMUM 3/4 INCH DIAMETER CRUSHED STONE.
7. THE MINIMUM SLOPE FOR A BUILDING LEAD IS 1%. LEADS SHALL ONLY BE CONNECTED TO THE MAIN LINE WITH WYES.
8. ALL STORM SEWER PIPE SHALL BE CONSTRUCTED WITH RUBBER GASKET (PREMIUM) JOINTS.
9. THE CONTRACTOR SHALL COORDINATE THE REMOVAL OF ALL UTILITY LINES AND STRUCTURES, AS OUTLINED ON THE DEMOLITION PLAN, WITH THE INSTALLATION OF UTILITY IMPROVEMENTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING GRADE MODIFICATIONS INDICATED ON THE FINISHED LANDSCAPE PLAN, AND COORDINATE THE ACTUAL FINISH GRADE OF FIRE HYDRANTS, GATE VALVE CASTINGS, MANHOLES, YARD DRAINS, CLEAN OUTS AND OTHER UTILITY STRUCTURES. ENSURE THAT ALL FINISH GRADING IS PERFORMED IN A MANNER THAT ACCOMPLISHES THE PROJECT DESIGN OBJECTIVES AND PROVIDES FOR POSITIVE DRAINAGE OF ALL AREAS. ANY SUBSTANTIAL GRADE CHANGES WHICH MAY CAUSE FUNCTIONAL PROBLEMS SHALL BE REPORTED PROMPTLY TO THE ENGINEER WHO SHALL EVALUATE THE CONDITIONS AND PROVIDE CORRECTIONAL RECOMMENDATIONS TO THE OWNER FOR FINAL DETERMINATION.
11. CONTRACTOR SHALL BE REQUIRED TO COORDINATE THE INSTALLATION OF GAS, ELECTRIC, PHONE, CABLE, SPRINKLERS ETC., IN SUCH A MANNER THAT WILL FACILITATE THEIR PROPER INSTALLATION PRIOR TO PLACING THE PAVEMENT MATERIALS. ENSURE THAT ALL REQUIRED PIPES, CONDUITS, CABLES AND SLEEVES ARE PROPERLY PLACED AND THAT THE TRENCHES ARE PROPERLY BACKFILLED AND COMPACTED.
12. THE CONTRACTOR SHALL REMOVE UTILITIES, WHICH HAVE BEEN ABANDONED IN PLACE, AS REQUIRED TO COMPLETE INSTALLATION OF NEW UTILITIES. WHENEVER ABANDONED UTILITIES ARE CUT, CONTRACTOR SHALL COMPLETELY CAP BOTH ENDS TO PREVENT THE INFILTRATION OF SOILS.
13. NO CONNECTION MAY BE MADE TO ANY EXISTING WATER MAIN UNTIL THE NEW MAIN HAS PASSED ALL PRESSURE AND BACTERIOLOGICAL TESTING.
14. ROADWAY, DRIVEWAY AND PARKING AREA CROSSINGS SHALL BE TEMPORARILY CONDITIONED IMMEDIATELY AFTER CROSSING BY PLACING 8" OF MDOT 22A GRAVEL OR SLAG AGGREGATE, AND SHALL BE MAINTAINED IN GOOD, DUST FREE CONDITION UNTIL PAVEMENT RESTORATION IS MADE.

PAVING AND GRADING NOTES

1. REFER TO THE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS AND RESPONSIBILITIES.
2. THE PAVING CONTRACTOR SHALL BE REQUIRED TO COORDINATE THE INSTALLATION OF GAS, ELECTRIC, PHONE, CABLE, SPRINKLERS, ETC. IN SUCH A MANNER THAT WILL FACILITATE THEIR PROPER INSTALLATION PRIOR TO PLACING THE PAVEMENT MATERIALS. ENSURE THAT ALL REQUIRED PIPES, CONDUITS, CABLES AND SLEEVES ARE PROPERLY PLACED AND THAT THE TRENCHES ARE PROPERLY BACKFILLED AND COMPACTED.
3. BUTT JOINTS SHALL BE PLACED AT ALL LOCATIONS WHERE AN EXISTING ASPHALT PAVEMENT SURFACE IS BEING DISTURBED BY REMOVALS AND/OR THE INSTALLATION OF NEW ASPHALT PAVEMENT.
4. ALL PAVEMENT AREAS SHOULD BE CLEARED AND GRUBBED BY REMOVING SURFACE VEGETATION, TOPSOIL, DEBRIS AND OTHER DELETERIOUS MATERIALS.
5. THE PLACEMENT OF THE FINAL ASPHALT LIFT SHALL BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED, OR AS APPROVED BY THE OWNER. A BOND COAT OF SS-1H EMULSION SHALL BE APPLIED (AT A RATE OF 0.10 GALLONS/S.Y.D.) BETWEEN THE LEVELING AND WEARING COURSE WHEN 48 HOURS HAVE ELAPSED BETWEEN PLACEMENTS.
6. THE FINAL SUB-GRADE SHALL BE THOROUGHLY PROOF-ROLLED UNDER THE OBSERVATION OF THE SOILS ENGINEER.
7. PROPOSED AGGREGATE BASE SHALL EXTEND A MINIMUM OF 1 FOOT BEYOND THE PAVEMENT EDGE/BACK OF CURB.
8. ALL TRENCHES WITHIN A ONE ON ONE SLOPE OF PAVEMENT SHALL BE BACKFILLED WITH SAND (MDOT CLASS II MINIMUM) AND MECHANICALLY COMPACTED IN NOT MORE THAN 9" LAYER TO 95% MAXIMUM DRY DENSITY PER MODIFIED PROCTER COMPACTION TEST ASTM D-1557.
9. NO FROZEN MATERIAL SHALL BE PERMITTED AS BACKFILL UNDER ANY ROADWAY, DRIVEWAY OR PARKING AREA.
10. PRIOR TO THE START OF ANY FILLING, THE CONTRACTOR SHALL REMOVE ALL TOPSOIL AND ALL OTHER UNACCEPTABLE SOIL FROM THE FILL AREAS, AND PROPERLY BACKFILL WITH ACCEPTABLE FILL.
11. BARRIER FREE SIGNAGE SHALL BE PLACED IN FRONT OF EVERY DESIGNATED BARRIER FREE STALL. THE CONTRACTOR SHALL COORDINATE STANDARD AND VAN ACCESSIBILITY SIGNAGE AS INDICATED ON THE PLANS.
12. ALL BARRIER FREE RAMPS TO BE A.D.A. COMPLIANT.
13. GENERAL GRADING REQUIREMENTS ARE AS FOLLOWS:
 - A. FINISH GRADE AT EXISTING BUILDING SHALL MATCH BRICK LEDGES, DOORWAYS OR BASEMENT WINDOWS
 - B. MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING (1% MIN)
 - C. SIDEWALK CROSS SLOPE 2% MAX UNLESS OTHERWISE NOTED (EXCLUDING RAMPS)
 - D. PAVEMENT SLOPES UNIFORMLY BETWEEN FINISH GRADE ON PLANS
 - E. LAWN AREAS PER PLAN 1% MINIMUM TO 3:1 (BERMS) MAXIMUM
14. ALL PROPOSED GRADES ARE AT THE GUTTER UNLESS OTHERWISE NOTED. SEE DETAILS FOR FACE OF CURB, TOP OF CURB AND ASPHALT ADJUSTMENTS.
15. REFER TO ARCHITECTURAL PLANS TO COORDINATE ALL:
 - A. ALL BUILDING ACCESS WALKS AND ENTRY DETAILS, INCLUDING SUPPORTED SLABS
 - B. ALL WORK TO CONSTRUCT THE BUILDING AND ALL ITEMS CONNECTED TO IT
16. PRIOR TO THE PLACEMENT OF ANY BASE ASPHALT OR LEVELING COURSE, THE CURBS SHALL BE PARTIALLY BACKFILLED AND THE SUB-GRADE SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF THE SOILS ENGINEER.
17. ALL SIDEWALK AND PATHWAYS IN ANY PUBLIC R.O.W. SHALL BE INSPECTED BY THE AGENCY WITH JURISDICTION.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

1. REFER TO THE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS AND RESPONSIBILITIES.
2. ALL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF WAYNE COUNTY DEPARTMENT OF THE ENVIRONMENT.
3. ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED WITHIN THE WORK AREA AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. (WATERWAYS INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, PONDS AND WETLANDS)
4. THE CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS DIRECTED ON THESE PLANS AND WHENEVER OTHERWISE REQUIRED BY THE WORK. THE CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER CHANGES HAVE BEEN ACCOMPLISHED.
5. SOIL EROSION CONTROL PRACTICES WILL BE ESTABLISHED IN EARLY STAGES OF CONSTRUCTION BY THE CONTRACTOR. SEDIMENTATION CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF DIRT OUT OF THE WORK AREA.
6. THE CONTRACTOR SHALL PRESERVE NATURAL VEGETATION AS MUCH AS POSSIBLE.
7. PROTECT ALL EXISTING TREES, INCLUDING THEIR BRANCHES AND ROOTS, FROM DAMAGE DUE TO THIS WORK UNLESS SPECIFICALLY IDENTIFIED FOR REMOVAL.
8. VEGETATION STABILIZATION OF ALL DISTURBED AREAS SHALL BE ESTABLISHED WITHIN 15 DAYS OF COMPLETION OF FINAL GRADING.
9. THE CONTRACTOR SHALL SWEEP THE EXISTING STREETS SURROUNDING THE PROJECT SITE ONCE A WEEK, OR AS DIRECTED BY THE ENGINEER OR INSPECTOR. STREET SCRAPING SHALL BE PERFORMED IN CONJUNCTION WITH THIS SWEEPING ON AN AS NEEDED BASIS.
10. THE SEDIMENT CONTROL FENCING INDICATED ON THIS PLAN IS NOT INTENDED TO SHOW THE EXACT LOCATION OF THE FENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE REQUIRED TO CONTAIN SEDIMENT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH ALL APPLICABLE NPDES REGULATIONS, INCLUDING: INSPECTION, RESTORATION, AND RECORD KEEPING REQUIREMENTS.
12. THE CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL SOIL EROSION CONTROLS AS INDICATED BY THESE PLANS.
13. CONSTRUCTION ACTIVITIES (INCLUDING INSTALLATION OF PIPE AND ASSOCIATED VALVES, STRUCTURES, BACK FILLING, SURFACE RESTORATION, AND REMOVAL OF EXCESS EXCAVATED MATERIAL) SHALL BE ACCOMPLISHED IN ONE CONTINUOUS OPERATION.
14. PAVEMENT AND/OR VEGETATION SHALL NOT BE STRIPPED FROM AN AREA UNLESS CONSTRUCTION ACTIVITIES ARE TO COMMENCE IN THAT AREA WITHIN THE NEXT THREE DAYS.
15. IF FOR ANY REASON PERMANENT STABILIZATION CAN NOT BE PROVIDED WITHIN 15 DAYS OF THE COMPLETION OF PIPE LAYING OPERATIONS, TEMPORARY STABILIZATION SHALL BE PROVIDED AT ALL DISTURBED AREAS. TEMPORARY STABILIZATION SHALL FURTHERMORE BE PROVIDED DURING THE NON-GROWING SEASON (OCTOBER 1 THROUGH APRIL 20) FOR ALL AREAS TO BE SEEDED.
16. TEMPORARY STABILIZATION SHALL CONSIST OF EITHER SMALL GRAIN STRAW OR GRASS HAY SPREAD AT THE RATE OF 1.5 TO 2 TONS PER ACRE, OR MULCH BLANKETS, WHICH SHALL BE ANCHORED IN PLACE TO PREVENT DISPLACEMENT FROM WIND AND RAIN. TEMPORARY STABILIZATION SHALL BE REPAIRED AS OFTEN AS NECESSARY, AS DETERMINED BY THE AGENCY WITH JURISDICTION.
17. ALL DEWATERING SHALL BE ACCOMPLISHED IN A MANNER THAT WILL NOT CONTRIBUTE TO DEPOSITION OF SEDIMENT IN ROAD DITCHES OR OPEN WATER.
18. THIS PROJECT SHALL BE CONSTRUCTED IN COMPLIANCE WITH PART 91 OF ACT 451 OF 1994, AS AMENDED.
19. SEDIMENT CONTROL FENCING SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND SEVERAL TIMES DURING PROLONGED STORM EVENTS. IF THE FENCE IS SAGGING, OR SOIL HAS REACHED ONE THIRD OF THE HEIGHT OF THE FABRIC, THE SOIL BEHIND THE FABRIC SHALL BE REMOVED AND DISPOSED OF IN A STABLE AREA OF THE SITE. IF WATER IS SEEPING UNDER THE FENCE, OR THE FABRIC IS DECOMPOSED OR OTHERWISE INEFFECTIVE, THE FENCE SHALL BE REMOVED AND PROPERLY REINSTALLED AS INDICATED ON THESE PLANS.
20. MUD MAT ENTRANCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH STORM RAINFALL. THE SURROUNDING ROADS SHALL ALSO BE INSPECTED AT THIS TIME FOR EVIDENCE THAT MUD IS BEING TRACKED OFF OF THE SITE. MAINTENANCE SHALL INCLUDE THE INSTALLATION OF ADDITIONAL LAYERS OF STONE WHEN THE ORIGINAL STONE BECOMES COVERED WITH MUD. ALL SEDIMENT DROPPED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE REMOVED IMMEDIATELY BY SWEEPING AND SCRAPING (AS MAY BE REQUIRED BY THE ENGINEER).
21. SEDIMENT INLET FILTERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND SEVERAL TIMES DURING PROLONGED STORM EVENTS. THE FILTERS SHALL BE CLEANED PERIODICALLY THROUGHOUT CONSTRUCTION TO AVOID CLOGGING. FILTERS THAT CANNOT BE MAINTAINED BY CLEANING SHALL BE COMPLETELY REPLACED.

SOIL EROSION AND SEDIMENTATION CONTROL SEQUENCE

1. INSTALL MUD MATS, SILT FENCE AND INLET FILTERS AT ALL EXISTING LOCATIONS AS SHOWN AND AS REQUIRED TO ACHIEVE ON-SITE CONTAINMENT.
2. INSTALL STORM SEWER AND ALL ASSOCIATED STORM WATER IMPROVEMENTS AS SHOWN ON PLANS. IMMEDIATELY INSTALL INLET FILTERS AT ALL CATCH BASINS.
3. ROUGH GRADE THE PROJECT "WORK AREA" AS NEEDED.
4. INSTALL SANITARY SEWER AS SHOWN ON PLANS.
5. INSTALL WATER MAIN AS SHOWN ON PLANS.
6. INSTALL OTHER UTILITIES (GAS, ELECTRIC, PHONE, CABLE, ETC.) AND/OR ALL NEEDED CONDUITS AND SLEEVES.
7. INSTALL PAVEMENT BACKFILL AND SEED & MULCH ALL DISTURBED AREAS.
8. CLEAR ALL ACCUMULATED SILT AND REMOVE ALL EROSION AND SEDIMENT CONTROL DEVICES.
9. INSTALL LANDSCAPING MATERIALS AS INDICATED PER PLANS & RE-SEED, FERTILIZE AND MULCH ALL DISTURBED AREAS.



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Quality Control:	DR
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2022-12-21	SD COORDINATION SET
2022-02-08	SPA

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GENERAL NOTES

ECE RISING SUN DESIGN

City of Detroit
Wayne County
MICHIGAN

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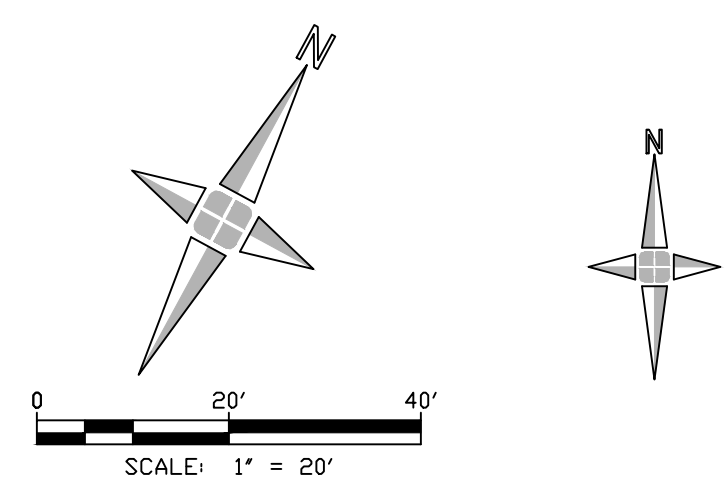
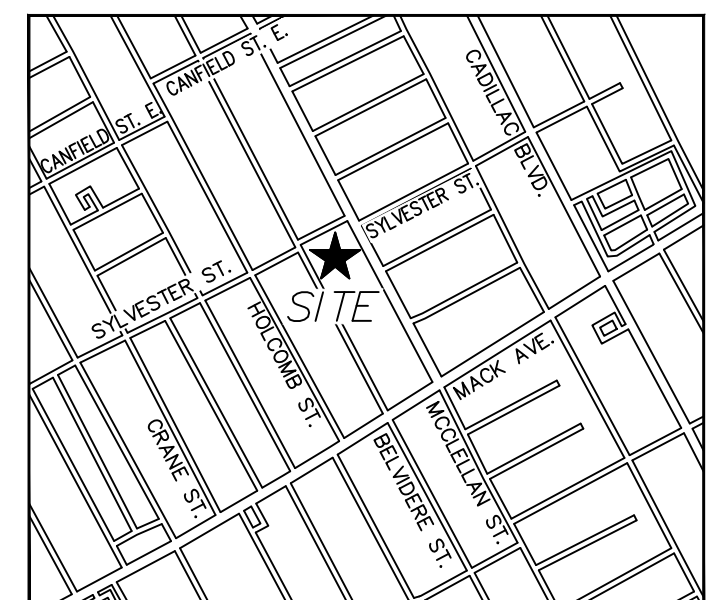
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EXISTING CONDITIONS

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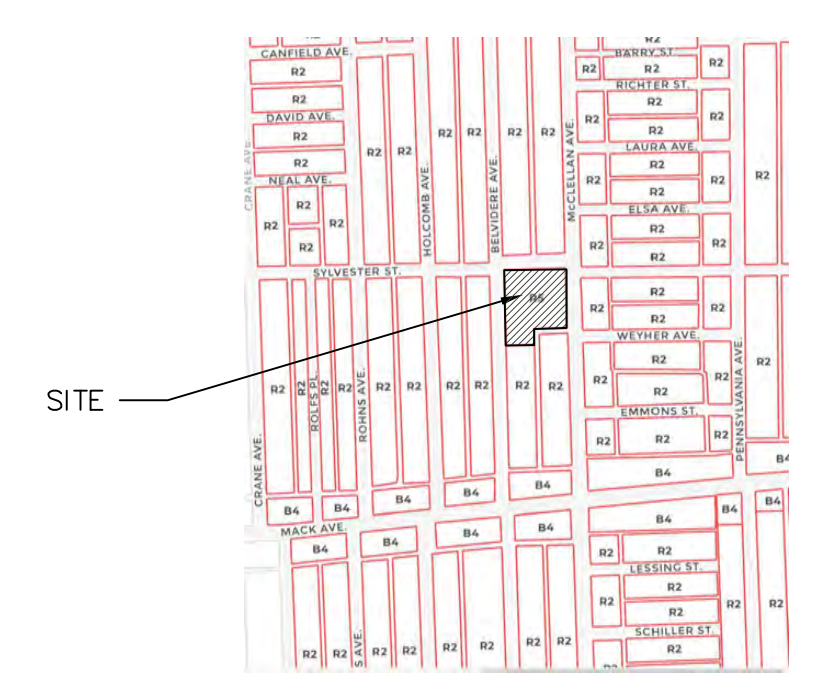
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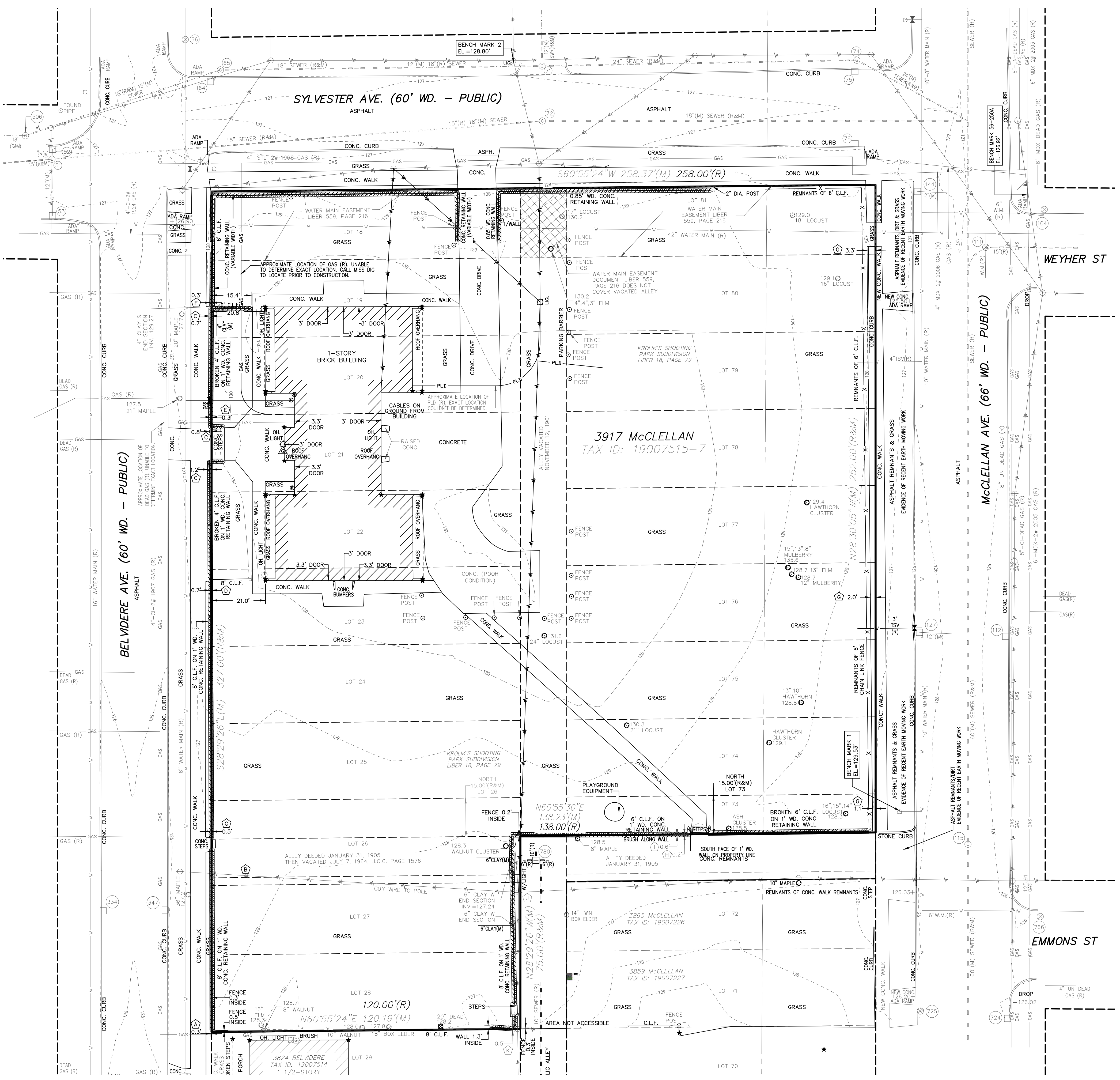


LEGEND - EXISTING CONDITIONS

- SECTION LINE
- E/ PAVEMENT
- CURB
- E/ GRAVEL
- CL ROAD
- E/ WALK
- RAILROAD
- E/ BRICK
- MISC. LINE
- FENCE
- GUARD RAIL
- WALL
- BLDG. LINE
- OVERHEAD WIRES
- RAILING
- OVERHANG LINE
- T/ BANK
- B/ BANK
- CL DITCH/STREAM
- SHRUB LINE
- TREE LINE
- WATER EDGE
- WETLAND LINE
- STORM LINE
- SAN
- GAS
- UG ELEC. LINE
- UG TELE. LINE
- UG CABLE TV LINE
- PAINT STRIPE
- COMBINED SEWER
- PLD LINE
- STEAM LINE
- ELECTRIC OVERHEAD
- TELEPHONE OVERHEAD
- SAN. MH
- SAN. CLEAN OUT
- SAN. RISER
- SAN. PUMP STATION
- COMB. MH
- GATE VALVE
- HYDRANT
- WATER VALVE
- WATER METER
- WELL HEAD
- FDC CONNECTION
- STORM MH
- CATCH BASIN
- BEEHIVE CB
- CULVERT E.S.
- ROOF/DOWN SPOUT
- POST INDICATOR VALVE
- STORM CLEAN OUT
- ROUND CB
- WATER LINE
- GAS LINE
- UG ELEC. LINE
- UG TELE. LINE
- UG CABLE TV LINE
- PAINT STRIPE
- COMBINED SEWER
- PLD LINE
- STEAM LINE
- ELECTRIC OVERHEAD
- TELEPHONE OVERHEAD
- GAS METER
- GAS RISER
- GAS VALVE
- GAS MH
- TELE. RISER
- TELE. MH
- TELE. CROSS BOX
- CABLE RISER
- PAY PHONE
- MANHOLE
- GUY
- DECIDUOUS TREE
- CONIFEROUS TREE
- DEAD TREE
- UTILITY FLAG
- BLDG. CORNER (FIELD LOCATED)
- HANDICAP PARKING
- WETLAND FLAG
- BUSH/SHRUB
- PARKING METER
- RESIDENTIAL MAILBOX
- U.S. MAILBOX
- 000.00+ GROUND EXISTING ELEVATION
- SAN. MH
- SAN. CLEAN OUT
- SAN. RISER
- SAN. PUMP STATION
- COMB. MH
- GATE VALVE
- HYDRANT
- WATER VALVE
- WATER METER
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- U.S. MAILBOX
- 000.00+ GROUND EXISTING ELEVATION



NOTE: THERE ARE NO HISTORICAL BUILDINGS OR OVERLAYS ADJACENT TO OUR PROJECT.



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**SCHEDULE OF
STRUCTURES**

ECE RISING SUN DESIGN

City of Detroit
Wayne County
MICHIGAN

Date: 2021-03-21
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SCHEDULE OF STRUCTURES

(DIRECTIONS BASED ON SYLVESTER AVE. AS EAST-WEST)

STRUCTURE	TYPE	SIZE OF PIPE	RIM	DROP	INVERT	DIRECTION	COMMENTS	
51	COMBINED MANHOLE	12"	126.91	-4.55	122.36	NORTH TO CATCH BASIN		
		CL. 15"	126.91	-13.80	113.11	EAST & WEST		
		12"	126.91	-4.70	122.21	SOUTH TO CATCH BASIN		
52	CATCH BASIN	12"	126.55	-4.25	122.30	SOUTH TO COMBINED MANHOLE		
53	CATCH BASIN	12"	126.61	-5.03	121.58	NORTH TO COMBINED MANHOLE		
64	CATCH BASIN	T/DEBRIS	126.47	-4.50	121.97	NO PIPES VISIBLE	FULL OF DEBRIS	
65	COMBINED MANHOLE	18"	127.14	-14.90	112.24	EAST. FLOWS EAST.		
		15"	127.14	-14.70	112.44	SOUTHWEST		
66	GATE VALVE	T/VALVE	127.30	-3.95	123.35	NO PIPES VISIBLE	FULL OF WATER	
71	COMBINED MANHOLE	12"	127.19	-15.20	111.99	NORTH		
		24"	127.19	-15.95	111.24	EAST. FLOWS EAST.		
		12"	127.19	-15.68	111.51	WEST		
72	COMBINED MANHOLE	18"	127.41	-15.45	111.96		POSSIBLE PIPE OR EROSION AGAINST NORTH WALL	
			127.41	-15.65	111.76	EAST		
			127.41	-15.40	112.01	WEST		
74	COMBINED MANHOLE	24"	127.35	-19.18	108.17	EAST-SOUTHEAST. FLOWS EAST-SOUTHEAST.		
			127.35	-17.10	110.25	WEST		
			T/WATER	127.35	-18.60	108.75		
75	CATCH BASIN	T/DEBRIS	126.56	-4.30	122.26	NO PIPES VISIBLE	FULL OF DEBRIS	
76	CATCH BASIN	T/DEBRIS	126.67	-5.40	121.27	NO PIPES VISIBLE	FULL OF DEBRIS	
104	GATE VALVE	T/DEBRIS	127.17	-3.45	123.72	NO PIPES VISIBLE	FULL OF DEBRIS	
111	GATE VALVE	T/VALVE	127.10	-7.30	119.80	NO PIPES VISIBLE	FULL OF DEBRIS	
112	CATCH BASIN	T/DEBRIS	125.52	-4.60	120.92	NO PIPES VISIBLE		
115	COMBINED MANHOLE	CL. 60"	126.49	-21.55	104.94	NORTH & SOUTH. FLOWS SOUTH.		
127	CATCH BASIN	12"	125.47	-4.88	120.59	EAST		
144	CATCH BASIN	12"	126.49	-4.65	121.84	EAST		
334	CATCH BASIN	T/WATER	125.50	-3.55	121.95		FULL OF WATER	
		T/DEBRIS	125.50	-4.30	121.20	NO PIPES VISIBLE		
347	CATCH BASIN	T/DEBRIS	125.57	-3.70	121.87	NO PIPES VISIBLE	FULL OF DEBRIS	
446	COMBINED MANHOLE	15"	127.38	-9.30	118.08	NORTHWEST	OUT OF SCOPE OF DRAWING	
			127.38	-13.90	113.48	NORTH		
			127.38	-13.85	113.53	EAST	T/DEBRIS. STRUCTURE OUT OF SCOPE OF DRAWING.	
			127.38	-13.90	113.48	SOUTH	OUT OF SCOPE OF DRAWING	
505	COMBINED MANHOLE	15"	127.18	-13.85	113.33	NORTH	OUT OF SCOPE OF DRAWING	
			24"	127.18	-14.08	113.10	EAST. FLOWS EAST	T/DEBRIS. OUT OF SCOPE OF DRAWING.
			15"	127.18	-13.60	113.58	SOUTH	OUT OF SCOPE OF DRAWING
506	COMBINED MANHOLE	18"	127.19	-14.60	112.59	NORTHEAST		
			127.19	-14.50	112.69	WEST		
724	CATCH BASIN	T/WATER	125.88	-3.44	122.44		12" CYLINDRICAL STRUCTURE	
		T/DEBRIS	125.88	-4.00	121.88	NO PIPES VISIBLE		
725	GATE VALVE	T/VALVE	126.09	-2.30	123.79		FULL OF DEBRIS	
		T/DEBRIS	126.09	-2.95	123.14	NO PIPES VISIBLE		
766	GATE VALVE	T/VALVE	125.72	-3.80	121.92		FULL OF DEBRIS	
		T/DEBRIS	125.72	-4.40	121.32	NO PIPES VISIBLE		
780	CATCH BASIN	T/DEBRIS	125.76	-3.50	122.26		NO LID. 12" DIA. STRUCTURE.	

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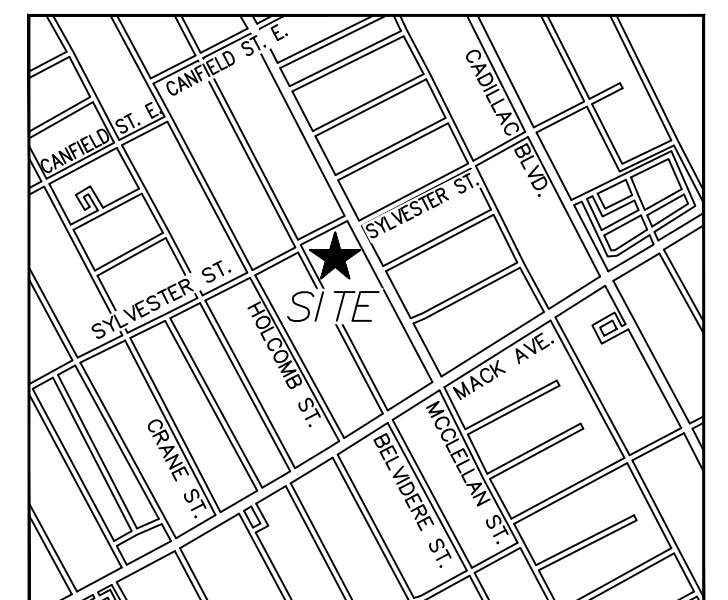
DEMOLITION PLAN

ECE RISING SUN DESIGN

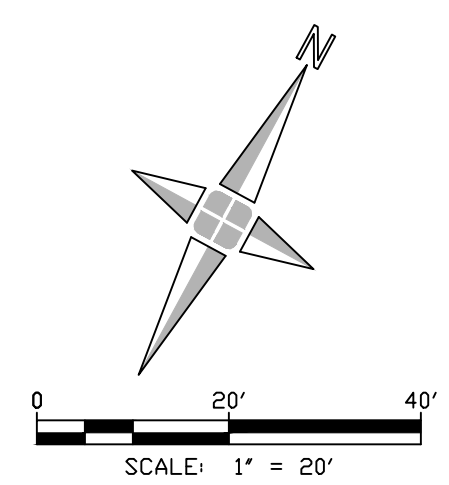
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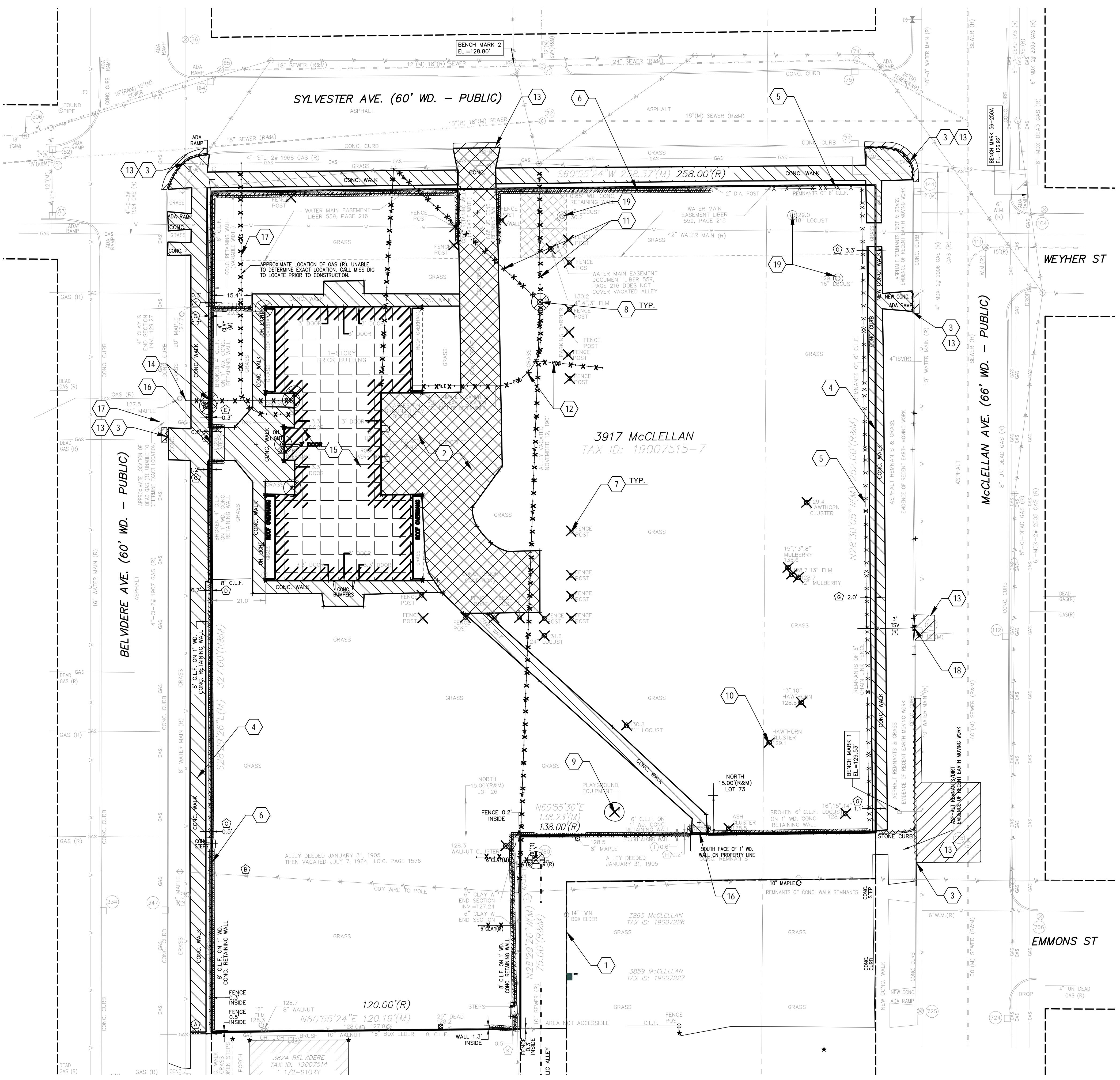
DEMOLITION PLAN - LEGEND

ROW LINE	---
REMOVE UTILITY LINE	· X · X · X · X · X · X · X ·
REMOVE FENCE/WALL	· X · X · X · X · X · X · X ·
REMOVE CONCRETE CURB	~~~~~
REMOVE UTILITY STRUCTURE	⊗
REMOVE TREE, SHRUB, OR ITEM	×
REMOVE CONCRETE PAVEMENT	[Cross-hatched pattern]
REMOVE BUILDING	[Solid black pattern]
REMOVE CONCRETE SIDEWALK	[Diagonal line pattern]
REMOVE HMA PAVEMENT	[Wavy line pattern]

DEMOLITION PLAN - KEY NOTE LEGEND

#	NOTE
1	PROPERTY LINE
2	REMOVE AND DISPOSE OF CONCRETE PAVEMENT, TYPICAL
3	REMOVE AND DISPOSE OF CONCRETE CURB, TYPICAL
4	REMOVE AND DISPOSE OF CONCRETE SIDEWALK, TYPICAL
5	REMOVE AND DISPOSE OF 6' CHAIN LINK FENCE AND ANY ASSOCIATED POSTS AND FOUNDATION
6	REMOVE AND DISPOSE OF RETAINING WALL AND ANY ASSOCIATED FOUNDATION
7	REMOVE AND DISPOSE OF FENCE POST AND ANY ASSOCIATED FOUNDATION
8	REMOVE AND DISPOSE OF UTILITY STRUCTURE
9	REMOVE AND DISPOSE OF PLAYGROUND EQUIPMENT
10	REMOVE AND DISPOSE OF TREE
11	DISCONNECT, REMOVE AND DISPOSE OF OVERHEAD ELECTRICAL WIRES
12	DISCONNECT, REMOVE AND DISPOSE OF PUBLIC LIGHTING CONDUIT
13	REMOVE HMA PAVEMENT
14	DISCONNECT AND REMOVE EX WATER MAIN AND SERVICE VALVE(S)
15	REMOVE BUILDING, FOUNDATION AND ANY UTILITY CONNECTIONS
16	REMOVE AND DISPOSE OF CONCRETE STEPS AND ASSOCIATED FOUNDATION
17	COORDINATE REMOVAL OF EXISTING GAS SERVICE WITH UTILITY COMPANY
18	EXISTING WATER TAP TO BE REMOVED BACK TO MAIN PER DWSD STANDARD
19	PROTECT EXISTING TREE, REFER TO LANDSCAPE PLANS FOR PROTECTION DETAILS

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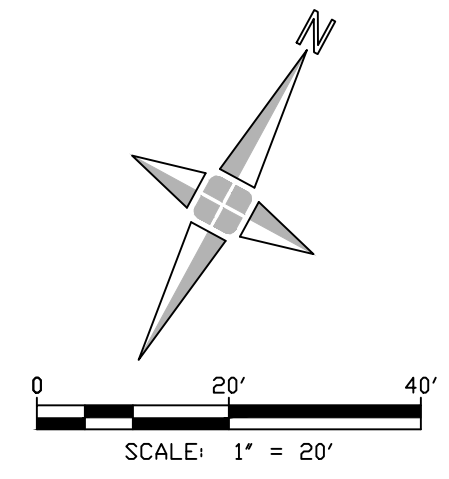
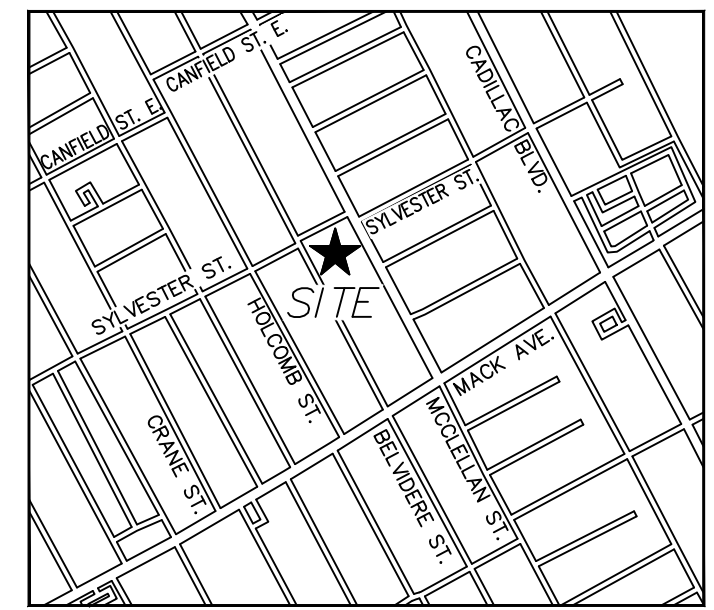
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SOIL EROSION & SEDIMENT CONTROL PLAN

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Wayne County
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EROSION AND SEDIMENT CONTROL PLAN - LEGEND

- SEDIMENT INLET FILTER
- MUD MAT ENTRANCE
- SEDIMENT CONTROL FENCE
- ROW LINE

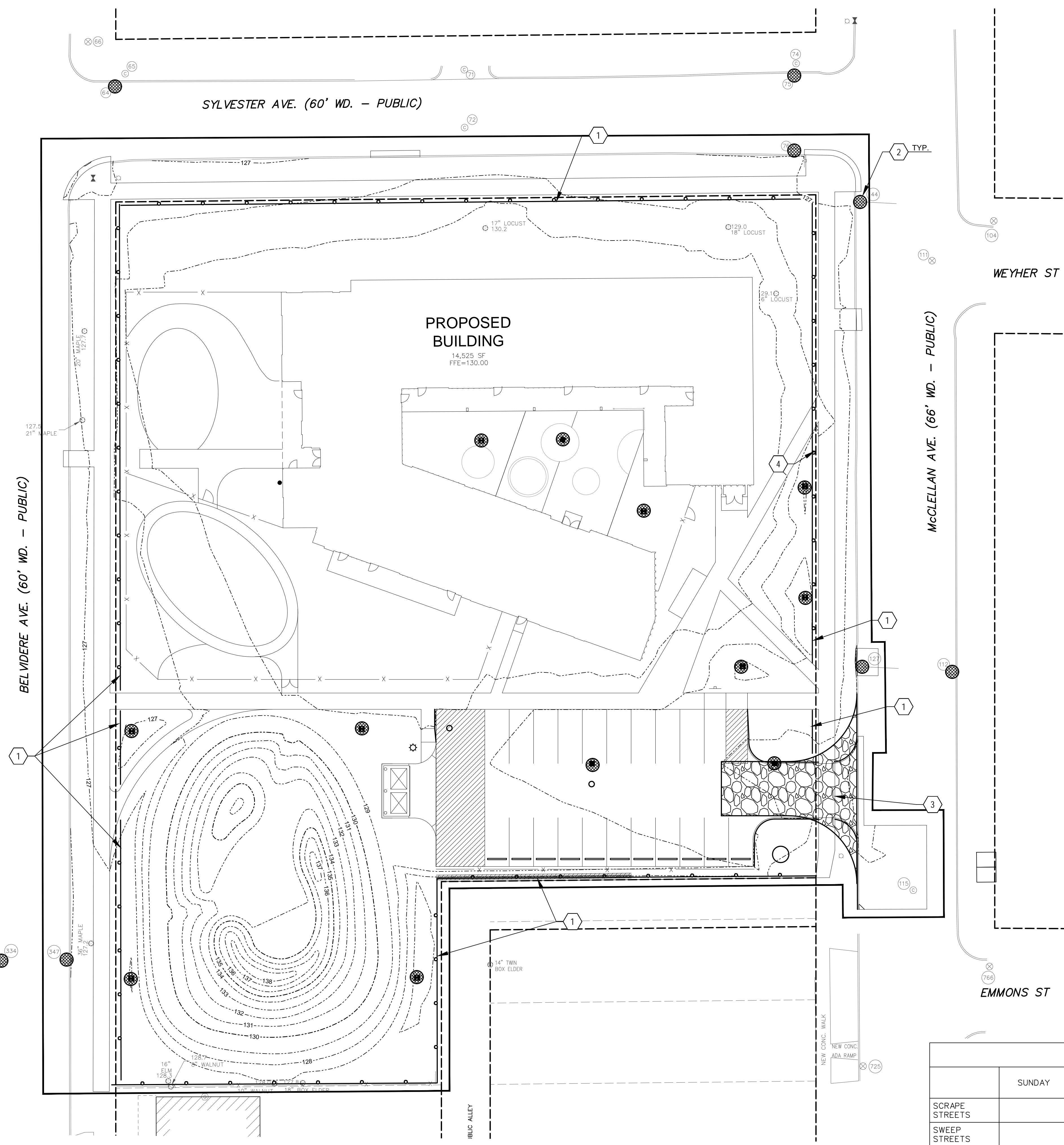
EROSION AND SEDIMENT CONTROL PLAN - KEY NOTES

- 1 PROVIDE, INSTALL, AND MAINTAIN SEDIMENT CONTROL FENCE. SEE DETAIL ON SHEET C-700.
- 2 PROVIDE, INSTALL, AND MAINTAIN SEDIMENT INLET FILTER. SEE DETAIL ON SHEET C-700. TYP.
- 3 PROVIDE, INSTALL, AND MAINTAIN AGGREGATE MUD MAT. SEE DETAIL ON SHEET C-700.
- 4 PROPERTY LINE

SOIL EROSION QUANTITY TABLE		
DESCRIPTION	LEGEND	QUANTITY
SEDIMENT CONTROL FENCE		1140 LF
SEDIMENT INLET FILTER		18 EACH

STREET CLEANING SCHEDULE							
	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY (IF WORKING)
SCRAPE STREETS		X	X	X	X	X	X
SWEEP STREETS				X			

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GEOMETRIC & PAVING PLAN

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LOCATION MAP
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GEOMETRIC & PAVING PLAN - LEGEND

PROPOSED 4" CONCRETE SIDEWALK PAVEMENT	PROPOSED REPLACE IN KIND PAVEMENT
PROPOSED 8" CONCRETE PAVEMENT	PROPOSED PORCH AREA, MATERIAL BY ARCHITECT
PROPOSED STANDARD DUTY ASPHALT PAVEMENT	RESTORED GREENBELT
ASPHALT PAVEMENT REPAIR PER CITY OF DETROIT STANDARDS AND SPECIFICATIONS	LIMITS OF DISTURBANCE
DECOMPOSED GRANITE PATH	PARKING COUNT

GEOMETRIC & PAVING PLAN - KEY NOTES

- | | |
|---|---|
| 1 PROPERTY LINE | 16 PROVIDE AND INSTALL 4" CONCRETE ADA RAMP PER CITY OF DETROIT ENGINEERING STANDARD DETAILS. SEE SHEET C-800 FOR DETAIL. |
| 2 PROVIDE AND INSTALL 4" CONCRETE SIDEWALK PAVEMENT WITH INTEGRAL CURB | 17 ENCLOSE DUMPSTER WITH 6" CONCRETE WALL WITH SWING GATE. SEE DETAIL SHEET C-701 |
| 3 PROVIDE AND INSTALL STANDARD DUTY ASPHALT PAVEMENT | 18 NOT USED |
| 4 ASPHALT PAVEMENT REPAIR PER CITY OF DETROIT STANDARDS AND SPECIFICATIONS. | 19 LANDSCAPE BUFFER AND SCREEN WALL. SEE LANDSCAPE ARCHITECTURE PLANS |
| 5 4" CONCRETE SIDEWALK | 20 CURRENT GREEN SPACE TO BE RESTORED AS GREEN BELT, PER CITY OF DETROIT DPW STANDARDS |
| 6 8" CONCRETE DRIVE APPROACH WITH 8" CONCRETE SIDEWALK PER CITY OF DETROIT STANDARDS AND DETAIL | 21 PROTECT EXISTING TREE DURING CONSTRUCTION |
| 7 8" CONCRETE SURFACE | 22 FROST SLAB PER ARCHITECTURAL AND STRUCTURAL PLANS |
| 8 ADA COMPLIANT BARRIER FREE CURB RAMP WITH 6" THICK CONCRETE | 23 NOT USED |
| 9 5' WELD WIRE FENCE. SEE LANDSCAPE ARCHITECTURE PLANS FOR DETAILS. | 24 PROTECT ADJACENT EXISTING CURB THROUGH CONSTRUCTION, TYP. |
| 10 6' WELD WIRE FENCE. SEE LANDSCAPE ARCHITECTURE PLANS FOR DETAILS. | 25 PROPOSED SIGNAGE FOR HANDICAP ACCESSIBLE PARKING. SEE DETAIL ON SHEET C-700. |
| 11 STABILIZED DECOMPOSED GRANITE PATHWAY, REFER TO LANDSCAPE ARCHITECT'S PLANS | 26 PAVEMENT MARKINGS. SEE DETAIL ON SHEET C-700. |
| 12 PROVIDE AND INSTALL 4" CONCRETE SIDEWALK IN ACCORDANCE WITH CITY OF DETROIT STANDARDS | 27 PROPOSED PARKING BLOCKS. SEE DETAIL ON SHEET C-701 |
| 13 4" WELD WIRE FENCE. SEE LANDSCAPE ARCHITECTURE PLANS FOR DETAILS. | 28 PROPOSED RETAINING WALL. SEE DETAIL |
| 14 8" CONCRETE DUMPSTER PAD AND APRON PER SECTION | 29 5' WELD WIRE FENCE. SEE LANDSCAPE ARCHITECTURE PLANS FOR DETAILS. |
| 15 PROVIDE AND INSTALL SEPARATE CURB PER CITY OF DETROIT STANDARDS AND SPECIFICATIONS | |

3917 McClellan - ZONING INFORMATION			
Zoning District	R-2	Required	Proposed
Proposed Use	Schools		
MINIMUM LOT DIMENSIONS - Sec. 50-13-3			
Area (Sq. Ft.)	10,000	74,125	Existing Conforming
Width (Feet)	70	252	Existing Nonconforming
MINIMUM SETBACKS - Sec. 50-13-3			
Front (McClellan)	20'	23'	Conforming
Front (Sylvester)	20'	29'	Conforming
Front (Belvidere)	20'	61'	Conforming
Rear	30'	87'	Conforming

MAX. HEIGHT (FEET) - Sec. 50-13-3			
Accessory Buildings/Structures	N/A	29.5'	Conforming
MAX. LOT COVERAGE (Sec. 50-13-3)			
Use	Required (Max.)	Proposed	Notes
Schools Zoned R-2	35.0%	42.1%	Conforming (see calculation below)
PROPOSED LOT COVERAGE CALCULATIONS			
Principal Structure	1632	22.17%	
Pavement	14743	19.89%	
Total	31175	42.1%	

PARKING REQUIREMENTS

	REQUIRED	PROVIDED
Parking Spaces*	112 Students = 12 spaces 18 staff = 9 spaces Total required spaces = 21	21
Barrier-Free Spaces (Van Accessible)**	1 (1)	1 (1)
Off-Street Loading Zone***	1	1

*Detroit Zoning Ordinance 50-14-39 (1 per 2 employees plus 1 space for each 10 children based on maximum licensed capacity)

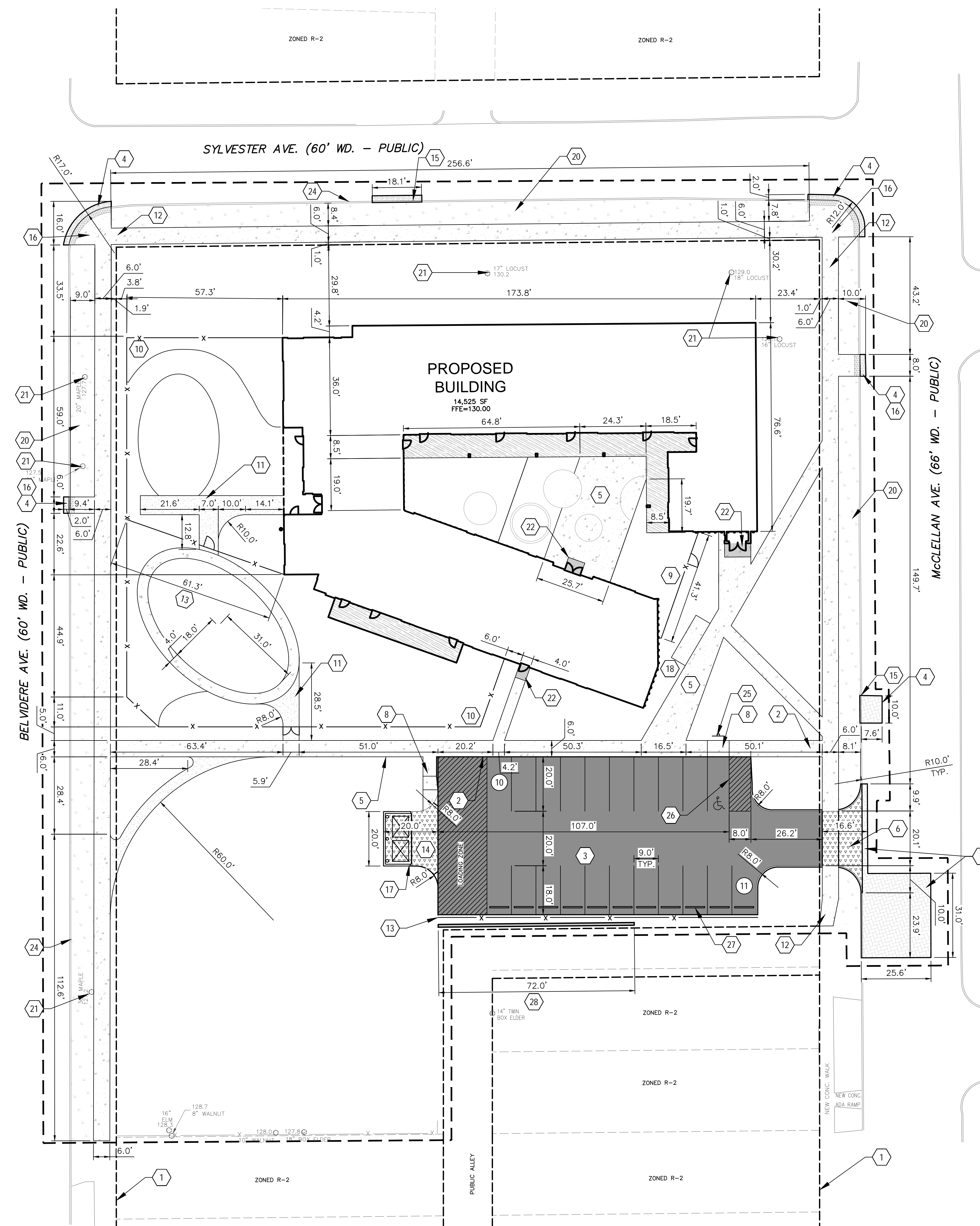
**Detroit Zoning Ordinance 61-14-122 (101-150 Total Spaces Provided)

***Detroit Zoning Ordinance 61-14-81 (10,000-100,000 Sq.Ft.; (1) 12x35 Space Required)

INTERIOR LANDSCAPE REQUIREMENT

REQUIRED = UNDER 25 SPACES PROVIDED/REQUIRED, NO INTERIOR REQUIRED.

SITE PLAN ONLY - NOT FOR CONSTRUCTION



Executive: MD
Manager: RJ
Designer: RL
Quality Control: DR
Section: Section
T-XX-S R-XX-X



Know what's below.
Call before you dig.

DATE:	ISSUE:
2021-03-26	PRELIMINARY SD SET
2021-04-27	FINAL SD COORDINATION SET
2021-05-26	VALUE ENGINEERING - OWNER REVIEW
2021-08-31	REVISED SITE PLAN PER VE
2022-12-21	SD COORDINATION SET
2022-02-08	SPA

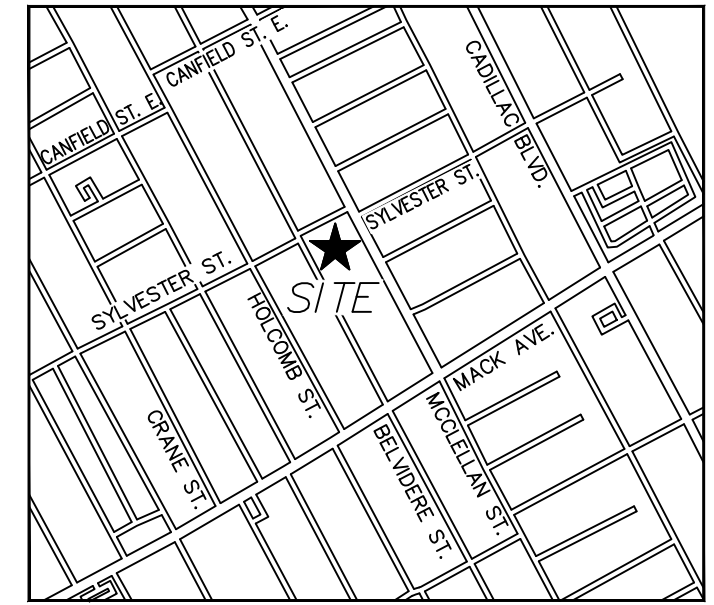
Developed For:
IFF Development, LLC
3011 W. Grand Boulevard
Suite 1715
Detroit, MI 48202
(313) 334-4327

GRADING PLAN

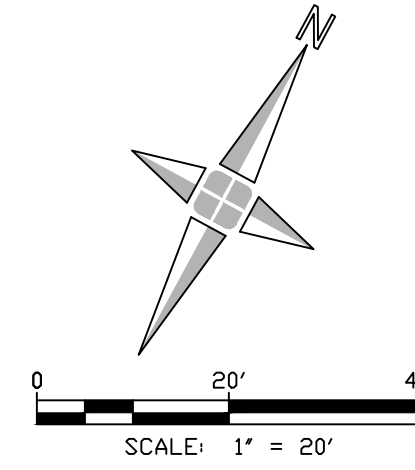
ECE RISING SUN DESIGN

City of Detroit
Wayne County
MICHIGAN

Date: 2021-03-21
Scale: 1"=20'
Sheet: C-600
Project: 19850-10D



LOCATION MAP
(NOT TO SCALE)

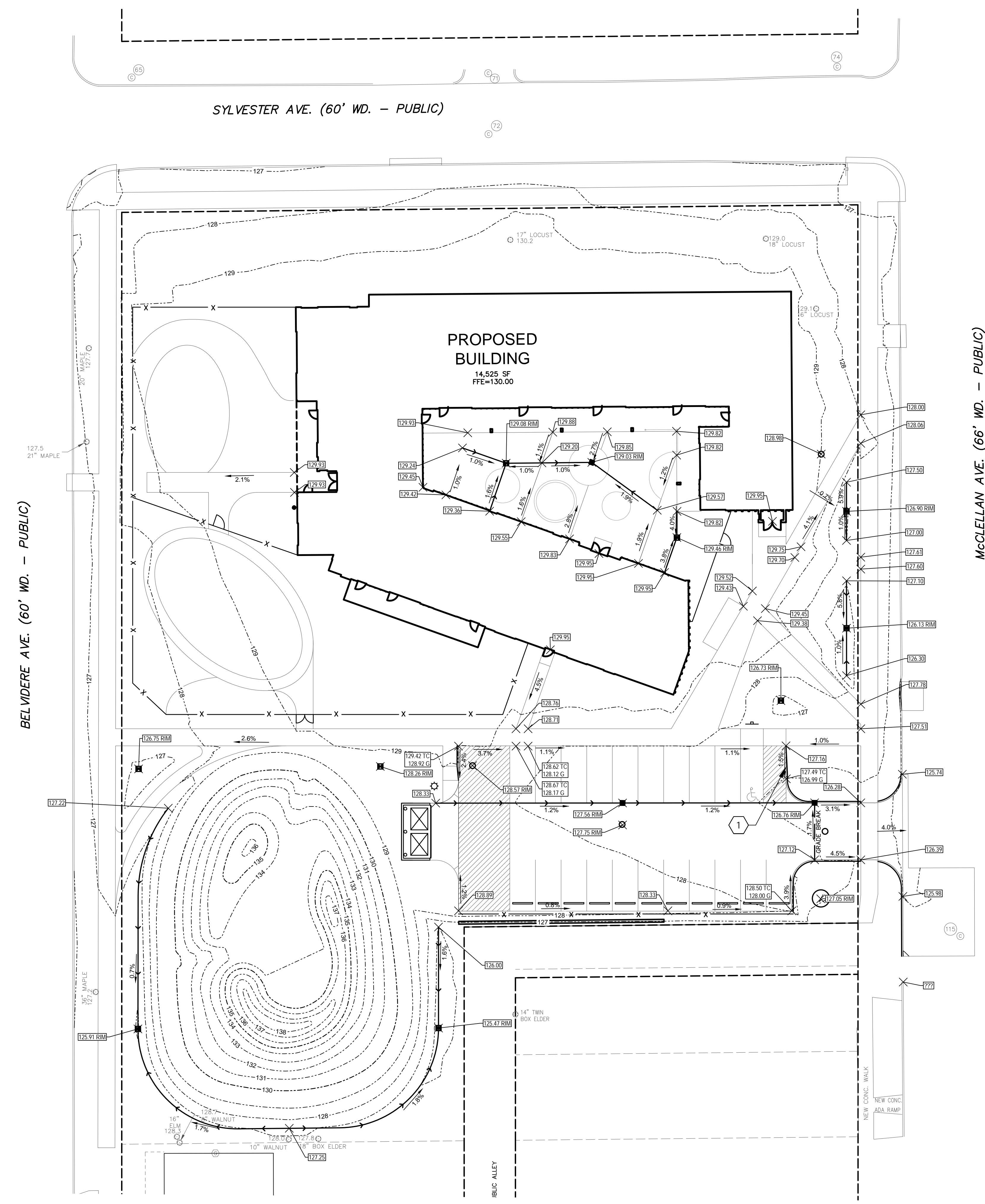


GRADING PLAN - LEGEND

PROPOSED RIM ELEVATION RIM 129.31
PROPOSED FINISHED FLOOR ELEVATION FF 129.42
SLOPE DIRECTION ←
HIGH POINT / GRADE BREAK -----

GRADING PLAN - KEY NOTES

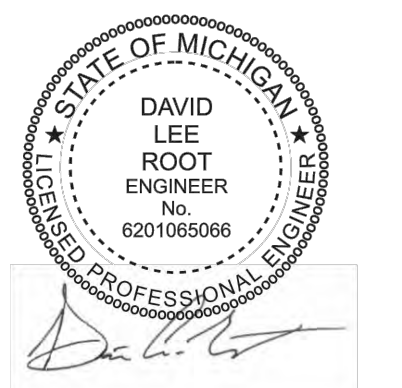
1 CURB HEIGHT TAPERS TO "0" AT WALK



SITE PLAN ONLY - NOT FOR CONSTRUCTION

Executive:	MD
Manager:	RJ
Designer:	RL
Quality Control:	DR
Section:	Section
	T-XX-S R-XX-X

Professional Seal:



DATE:	ISSUE:
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2022-02-08	SPA

Developed For:
IFF Development, LLC

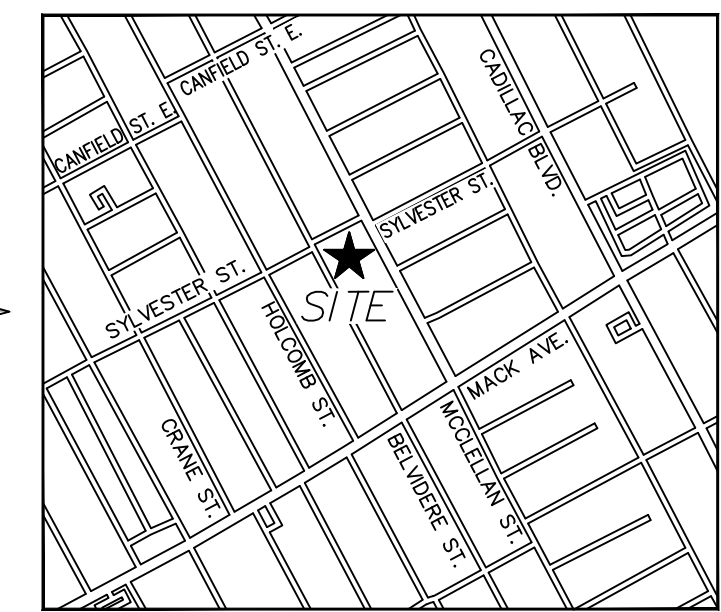
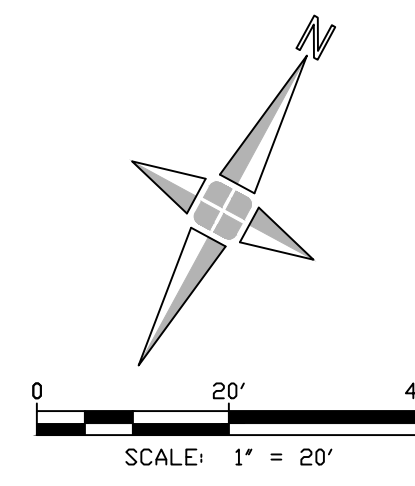
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Detroit, MI 48202
(313) 334-4327

UTILITY PLAN

ECE RISING SUN DESIGN

City of Detroit
Wayne County
MICHIGAN

Date: 2021-03-21
Scale: 1"=20'
Sheet: C-700
Project: 19850-100



LOCATION MAP

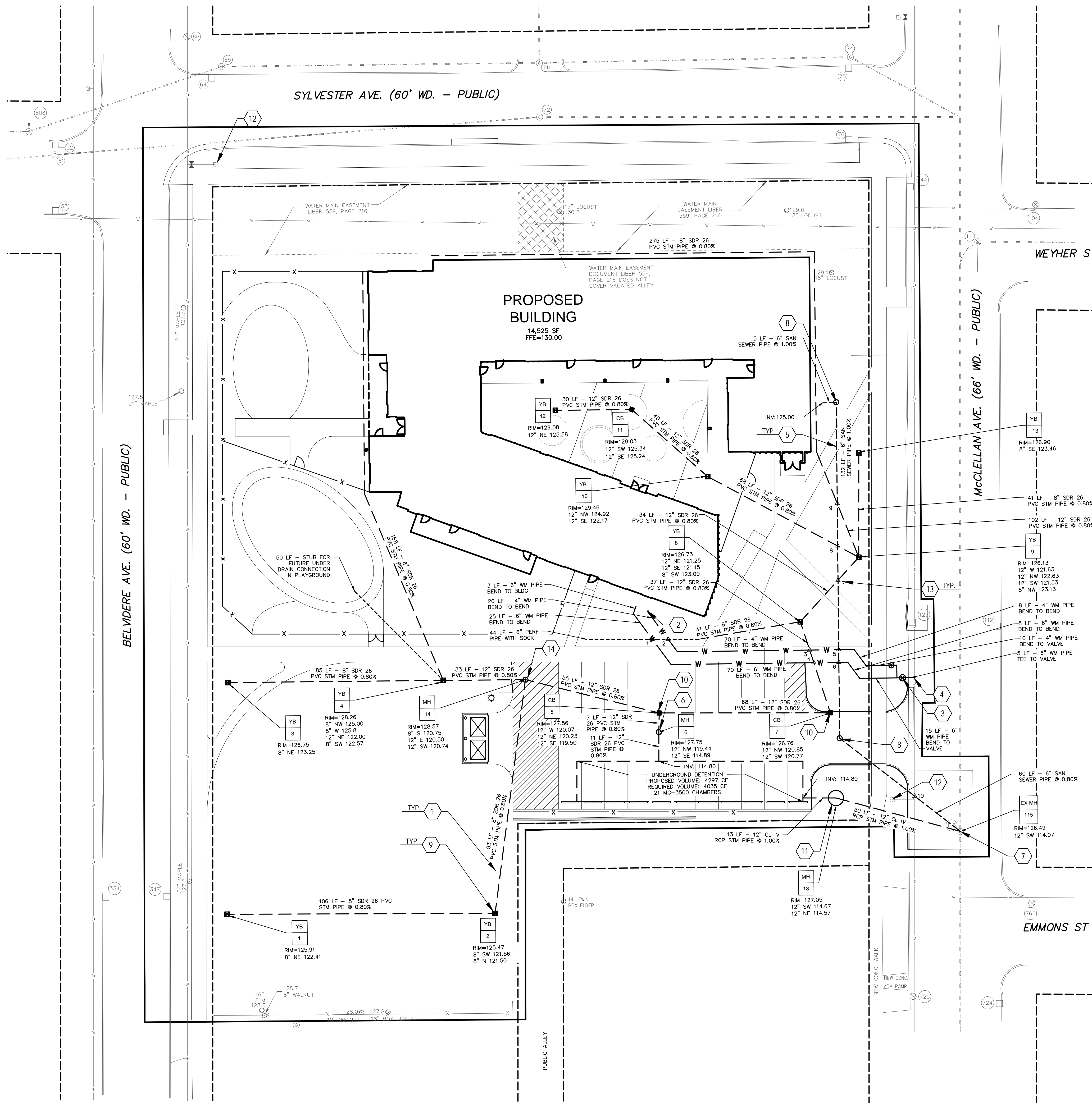
(NOT TO SCALE)

UTILITY PLAN - LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN W W
- PROPOSED PVC STORM SEWER PIPE: SEE CALL OUT FOR SIZE OF PIPE
- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- PROPOSED CLEANOUT
- PROPOSED WATER SERVICE STOP BOX AND VALVE
- PROPOSED YARD BASIN

UTILITY PLAN - KEY NOTES

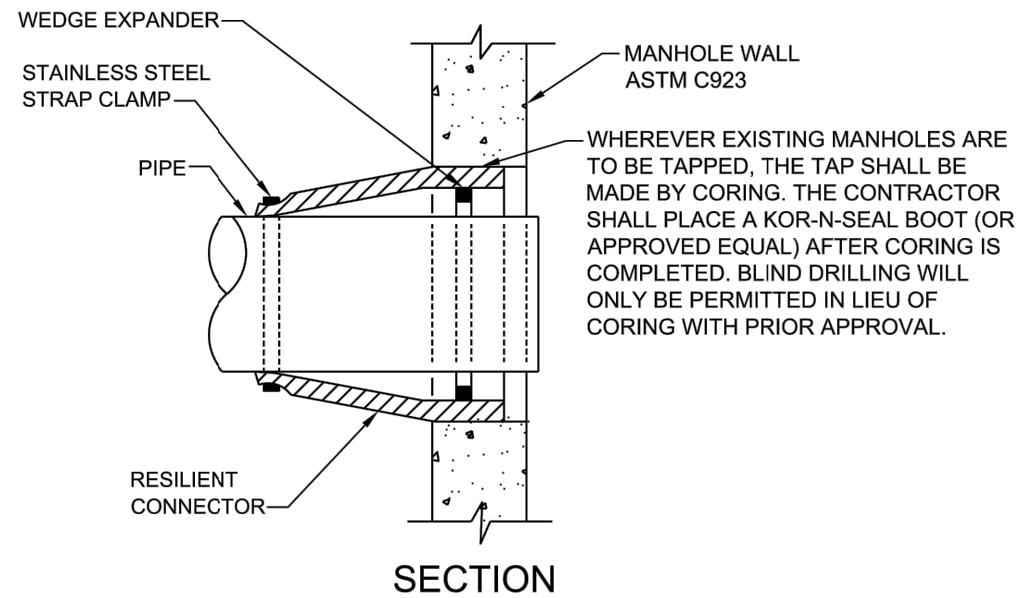
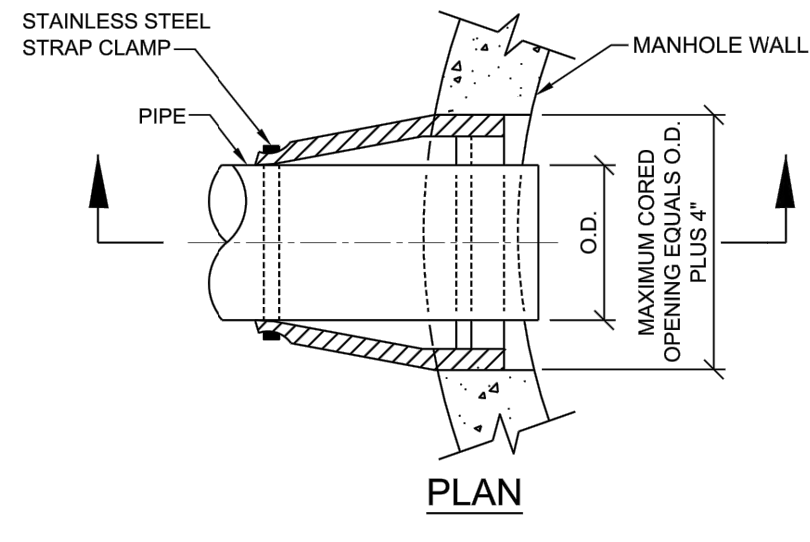
- 1 PROVIDE AND INSTALL STORM SEWER PIPE.
- 2 PROVIDE AND INSTALL 4" DOMESTIC WATER LINE
- 3 PROVIDE AND INSTALL 4" STOP BOX AND VALVE
- 4 PROPOSED CONNECTION TO EXISTING 10" WATER MAIN WITH TAPPING SLEEVE AND VALVE PER DWSO STANDARDS AND SPECIFICATIONS
- 5 PROVIDE AND INSTALL 6" SDR 35 PVC SANITARY SEWER SERVICE.
- 6 PROVIDE AND INSTALL IN LINE WATER QUALITY CONTROL STRUCTURE
- 7 PROPOSED INTERNAL DROP CONNECTION TO EXISTING COMBINED SEWER MANHOLE FOR DETENTION SYSTEM OUTLET. PROVIDE AND INSTALL BACKFLOW PREVENTER AT BOTTOM OF INTERNAL DROP CONNECTION
- 8 PROVIDE AND INSTALL 12" DIAMETER CLEAN OUT, STD.
- 9 PROVIDE AND INSTALL YARD BASIN
- 10 PROVIDE AND CATCH BASIN WITH FINGER DRAINS
- 11 6" DIAMETER, 10 YEAR STORM CONTROL STRUCTURE
- 12 EXISTING FIRE HYDRANT TO REMAIN
- 13 UTILITY CROSSING. MAINTAIN A MINIMUM OF 18" OF VERTICAL CLEARANCE BETWEEN UTILITIES
- 14 STORM SEWER MANHOLE



Line Item	Material	Quantity	Unit	Notes
1	8" SDR 26 PVC STM	275	LF	0.80%
2	12" SDR 26 PVC STM	110	LF	0.80%
3	4" WM	73	LF	
4	6" WM	13	LF	
5	6" SAN	5	LF	1.00%
6	12" CL IV RCP	13	LF	1.00%
7	4" Stop Box & Valve	1	EA	
8	6" Sanitary Sewer Service	1	EA	
9	4" Domestic Water Line	1	EA	
10	4" Catch Basin	1	EA	
11	6" Storm Control Structure	1	EA	
12	12" Cleanout	1	EA	
13	12" Storm Sewer Manhole	1	EA	

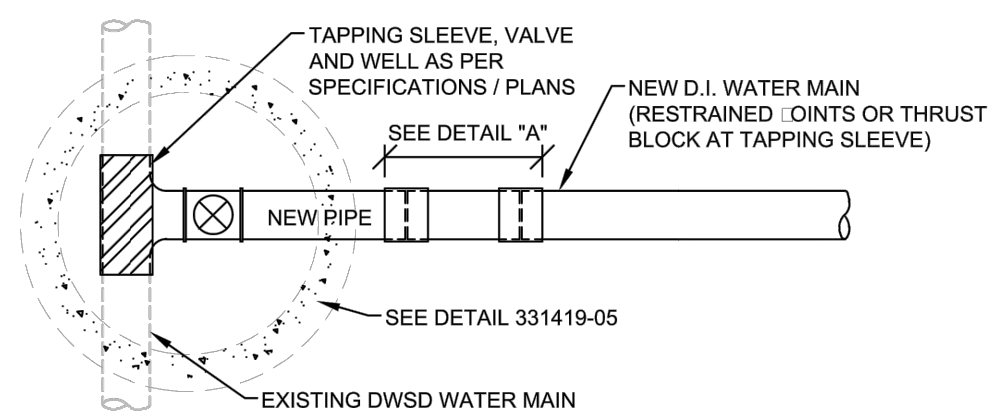
Station	Prop. Elev.	Prop. Slope	Prop. Invert	Prop. Material	Prop. Diameter	Prop. Length
1+00	125.34	0.80%	125.34	PVC STM	12"	30'
1+30	125.24	0.80%	125.24	PVC STM	12"	40'
1+70	123.00	0.80%	123.00	PVC STM	12"	37'
2+07	121.25	0.80%	121.25	PVC STM	12"	41'
2+48	121.15	0.80%	121.15	PVC STM	12"	73'
3+21	121.53	0.80%	121.53	PVC STM	12"	102'
4+23	121.63	0.80%	121.63	PVC STM	12"	8'
4+31	121.15	0.80%	121.15	PVC STM	12"	8'
4+41	122.63	0.80%	122.63	PVC STM	12"	10'
4+51	121.53	0.80%	121.53	PVC STM	12"	5'
5+06	123.00	0.80%	123.00	PVC STM	12"	60'
6+06	121.50	0.80%	121.50	PVC STM	12"	13'

SITE PLAN ONLY - NOT FOR CONSTRUCTION

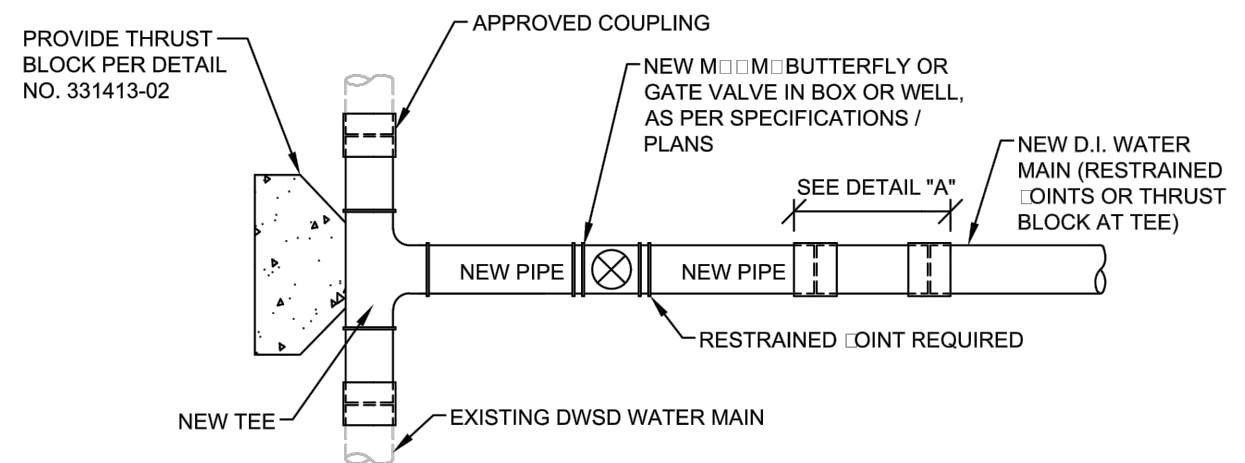


NOTE:
1. ALL NEW PIPE OPENINGS FOR PROPOSED MANHOLES SHALL BE MADE BY MANHOLE MANUFACTURER.

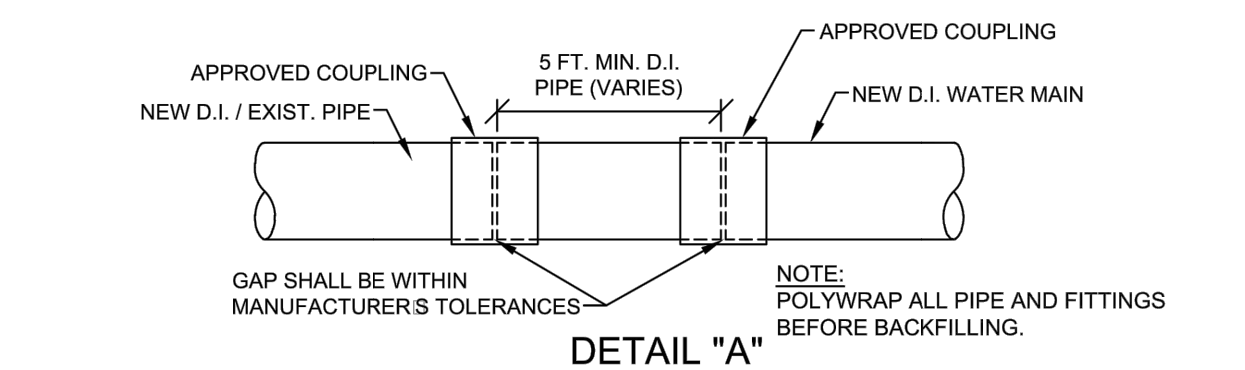
WATERTIGHT RESILIENT CONNECTOR FOR CONNECTING PROPOSED PIPES TO EXISTING MANHOLES AND EXISTING PIPES TO PROPOSED MANHOLES



CONNECTION WITH EXISTING DWSD MAIN WITH TAPPING SLEEVE AND VALVE



CONNECTION AT EXISTING DWSD MAIN WITH TEE / VALVE



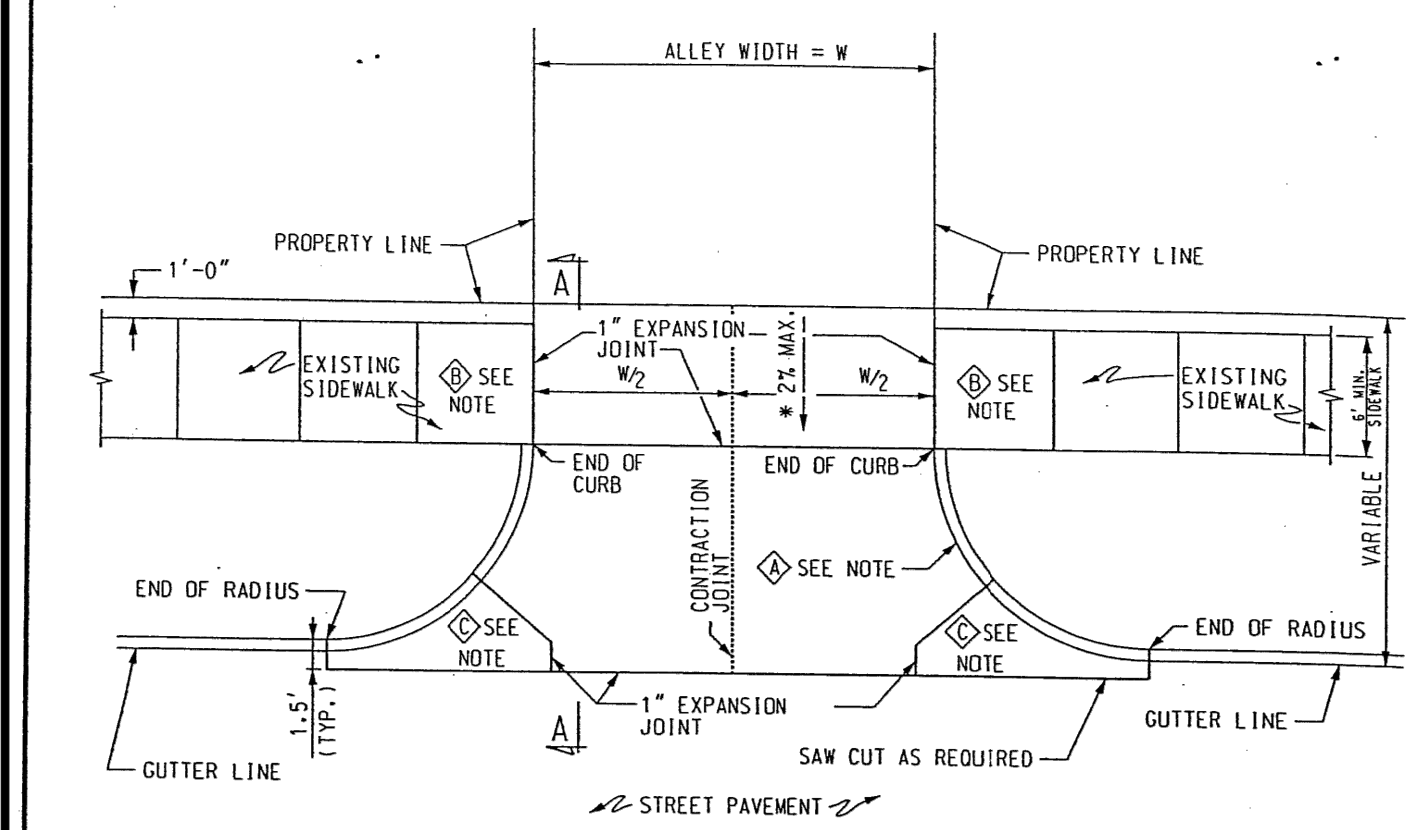
DETAIL "A"

REV	DESCRIPTION	DATE
1	UPDATED	5/2020

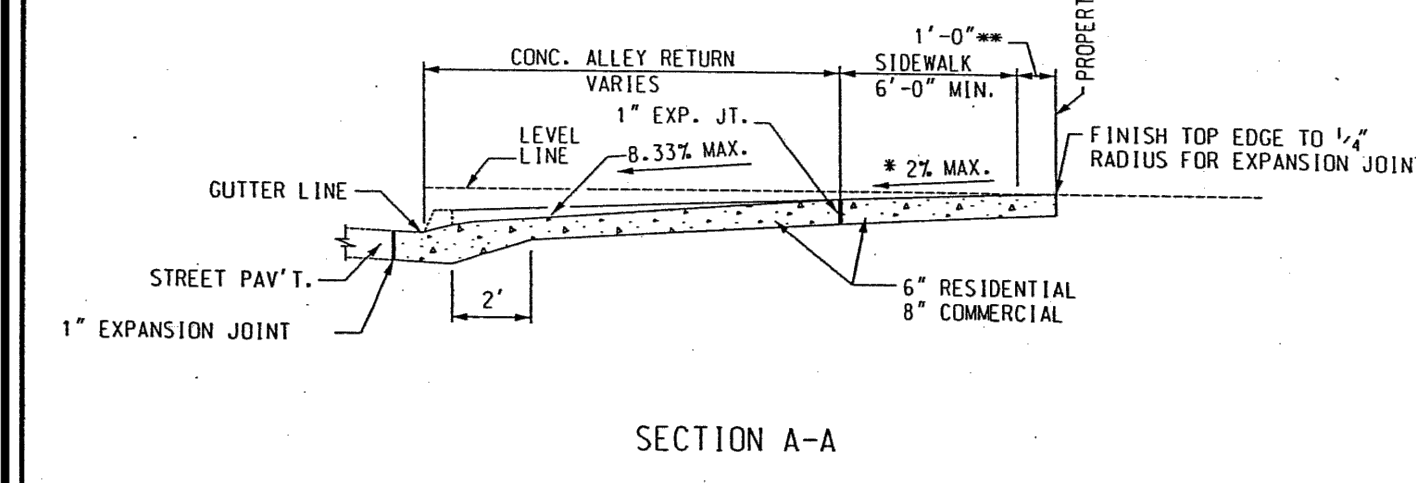
REV	DESCRIPTION	DATE
1	UPDATED	5/2020

REV	DESCRIPTION	DATE
1	UPDATED	06/2020

REV	DESCRIPTION	DATE
1	UPDATED	06/2020



ALLEY RETURN OR COMMERCIAL DRIVE APPROACH



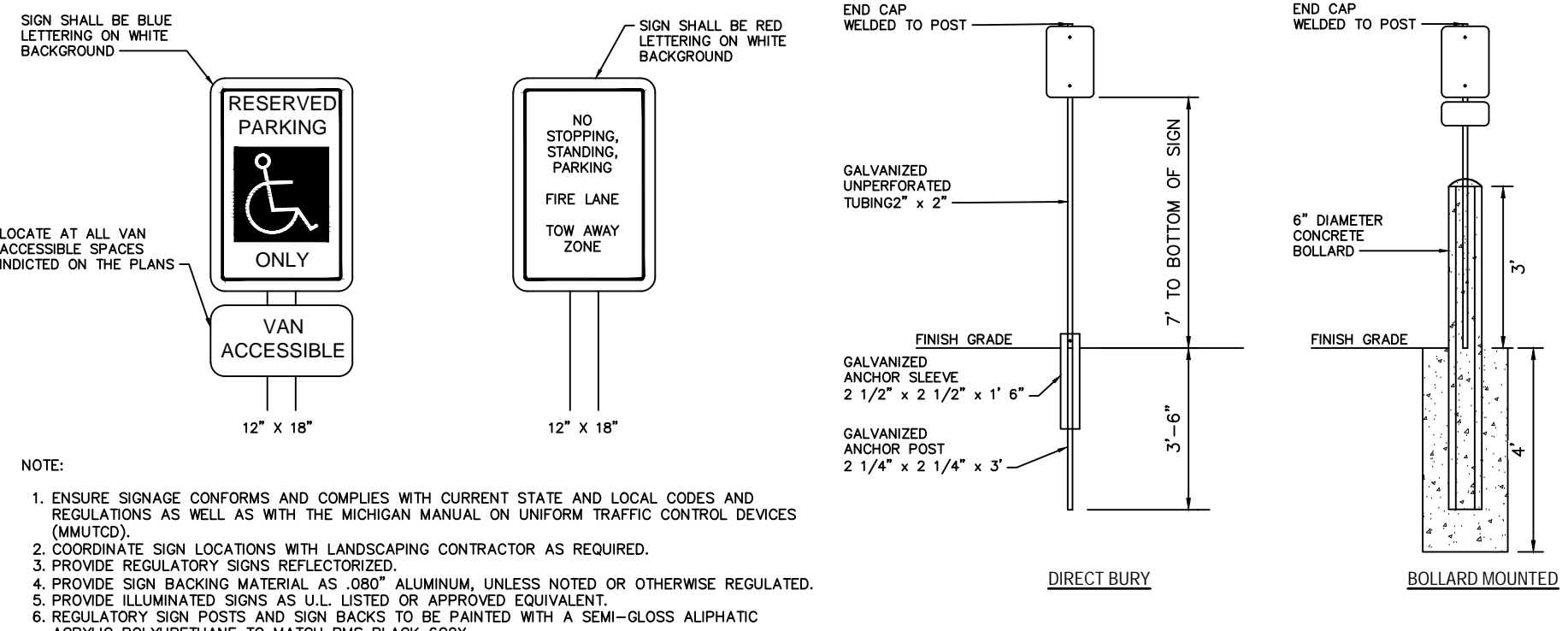
SECTION A-A

NO.	DESCRIPTION	DATE
C	SIDEWALK CROSS SLOPE	KSM J.J. 2/1/01
B	METRIC TO ENGLISH UNIT SYSTEM	KSM M.S. N.H. 12/2/00
A	UNIT SYSTEM	...

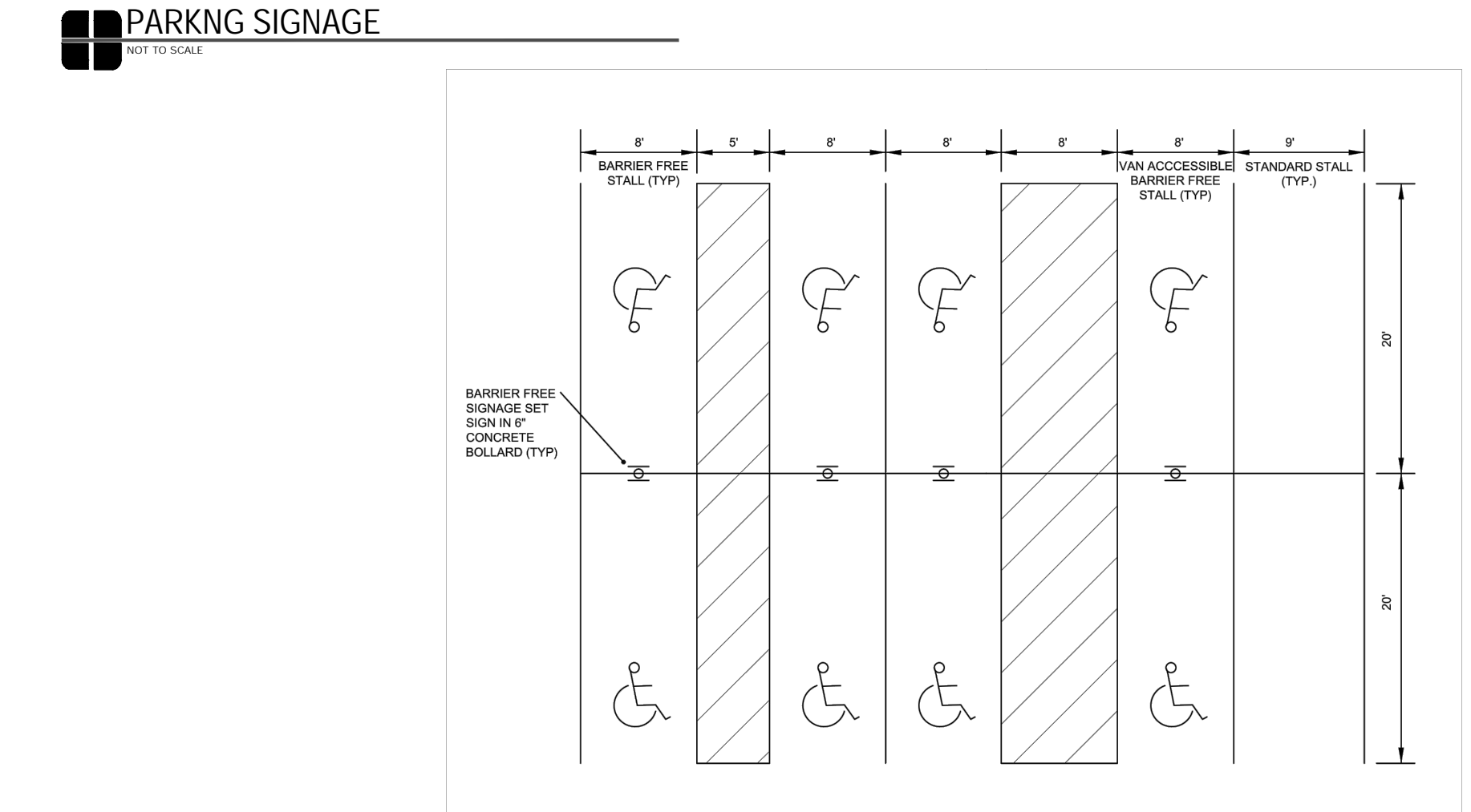
APPROVED: *Sam Patel*
 K.S.M. ENGINEER OF STREETS
 DRAWN BY: *J.J.*
 J.J. HEAD ENGINEER
 CHECKED BY: *Jeff Cade*
 CITY ENGINEER

CITY OF DETROIT
 CITY ENGINEERING DIVISION, D.P.W.
 STANDARD PLAN FOR
 DETAIL OF ALLEY RETURN
 AND DRIVE APPROACH

03/07/20 DRAWING NO. DETAIL STANDARD NO. C-4384 SHEET 1 OF 2

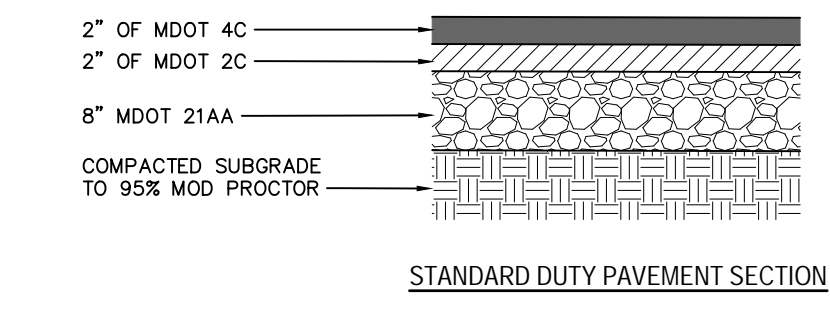


NOTE:
1. ENSURE SIGNAGE CONFORMS AND COMPLIES WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS AS WELL AS WITH THE MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. COORDINATE SIGN LOCATIONS WITH LANDSCAPING CONTRACTOR AS REQUIRED.
3. PROVIDE REGULATORY SIGNS REFLECTORIZED.
4. PROVIDE SIGN BACKING MATERIAL AS .060" ALUMINUM, UNLESS NOTED OR OTHERWISE REGULATED.
5. PROVIDE ILLUMINATED SIGNS AS LISTED OR APPROVED EQUIVALENT.
6. REGULATORY SIGN POSTS AND SIGN BACKS TO BE PAINTED WITH A SEMI-GLOSS ALPHATIC ACRYLIC POLYURETHANE TO MATCH PMS BLACK 822C.
7. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
8. DRIVE ANCHOR POST AND ANCHOR SLEEVE INTO THE GROUND TOGETHER, LEAVING A MAX. OF ONE HOLE EXPOSED FOR BOLT CONNECTION. FOR HAND INSTALLATION, USE DRIVE CAP OF PROPER SIZE TO PREVENT DAMAGE TO TUBING. POUR SIDEWALK AROUND ANCHOR SLEEVE OR CORE AND DRILL EXISTING SIDEWALK AROUND THE SLEEVE.
9. INSERT SIGN POST INTO ANCHOR ASSEMBLY APPROXIMATELY 4" TO 8" AND BOLT IN PLACE.
10. INSTALLED SIGN AND POST SHALL BE VERTICAL AND FREE OF VERTICAL AND LATERAL MOVEMENT.
11. USE #2 U.S. STD. GAGE WALL THICKNESS TUBING.

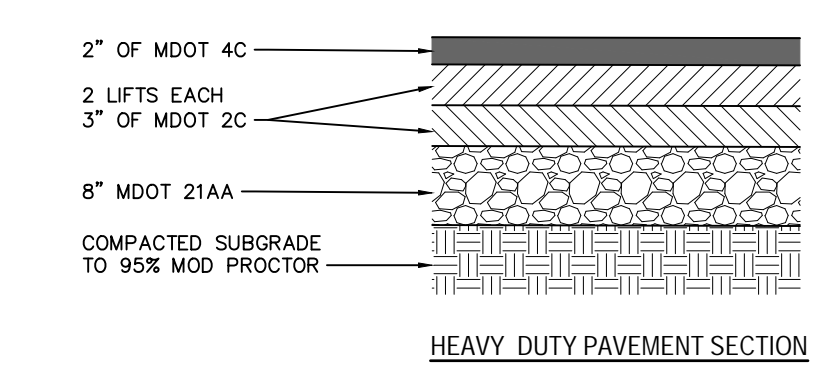


NOTE:
1. PAINT SHALL BE LIFE LINE YELLOW LV-1 FOR STANDARD SPACES.
2. PAINT SHALL BE R-1002 FOR BARRIER FREE SPACES.
3. ALL STRIPING SHALL BE FOUR INCHES (4") IN WIDTH PAINTED HIGHWAY YELLOW OR BLUE AS SPECIFIED ON PLANS AND IN SUPPLEMENTAL SPEC.
4. ALL STRIPING SHALL BE APPLIED IN TWO (2) COATS.

BARRIER FREE PAVEMENT MARKINGS
N.T.S.



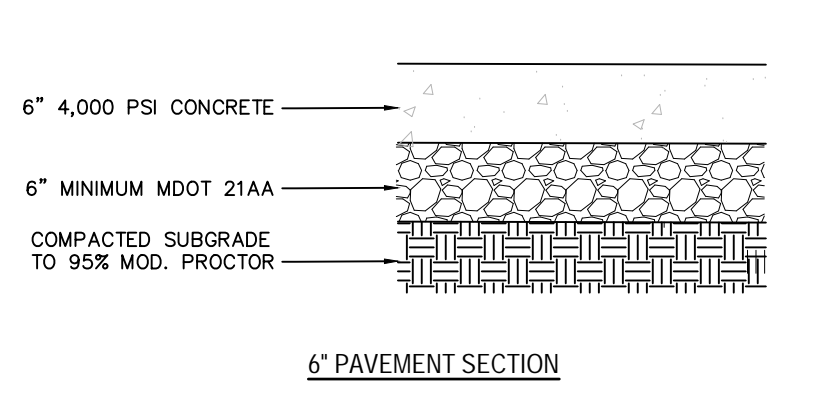
STANDARD DUTY PAVEMENT SECTION



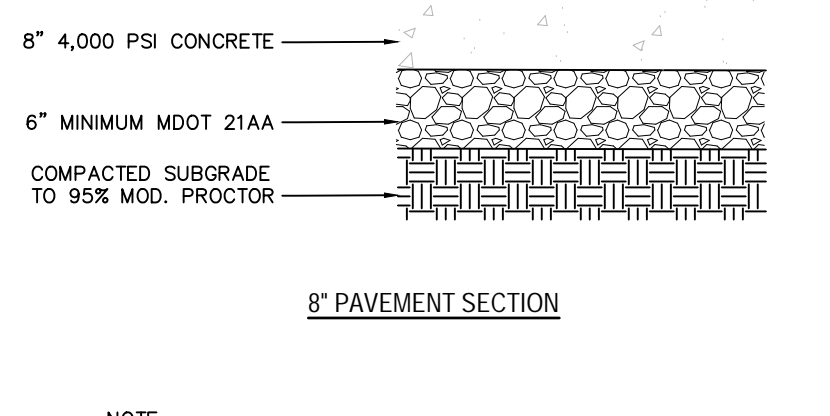
HEAVY DUTY PAVEMENT SECTION

NOTE:
1. IF ANY OF THE EXISTING BASE CANNOT BE UTILIZED, REMOVE AND REPLACE IT WITH MDOT 21AA MATERIAL.
2. DELAY PLACEMENT OF FINAL ASPHALT UNTIL THE MAJORITY OF THE CONSTRUCTION HAS BEEN COMPLETED, OR AS DIRECTED BY THE ENGINEER.
3. APPLY A BOND COAT OF SS-1H EMISSION (AT A RATE OF 0.10 GAL/SYD) BETWEEN LEVELING AND WEARING COURSE WHEN 48 HOURS HAVE ELAPSED BETWEEN PLACEMENT.

HMA PAVEMENT
NOT TO SCALE



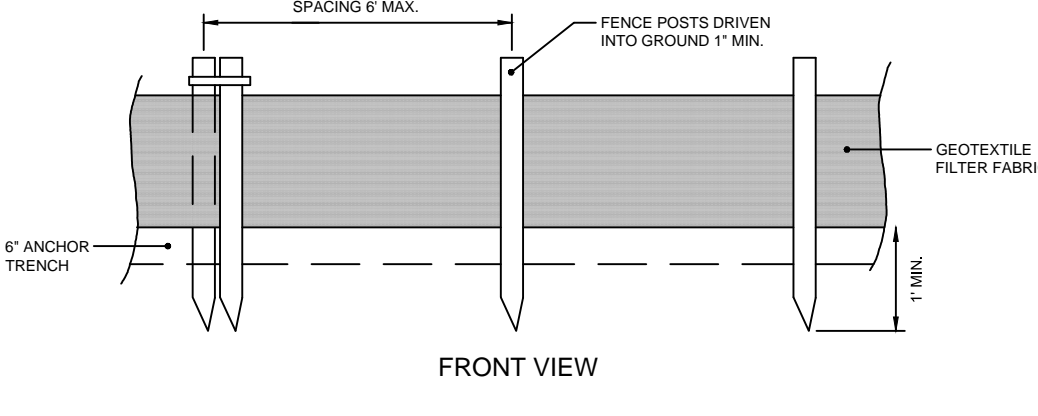
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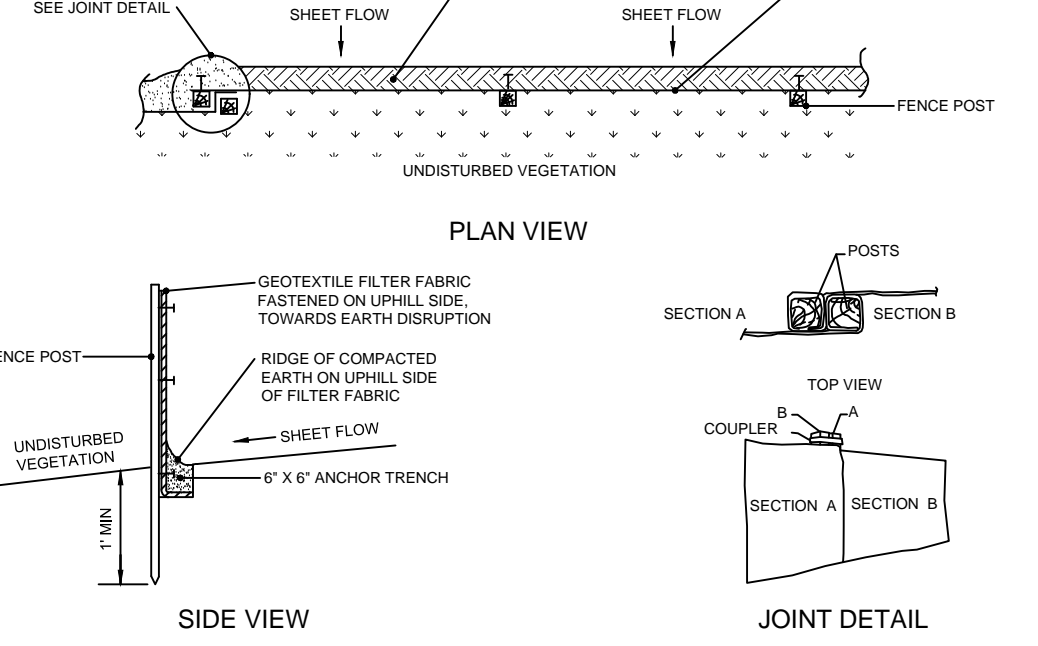
8\"/>

NOTE:
1. IF ANY OF THE EXISTING BASE CANNOT BE UTILIZED, REMOVE AND REPLACE WITH MDOT 21AA MATERIAL.
2. BROOM FINISH SURFACE.
3. IF JOINTING PLAN IS NOT INDICATED ON THE PLANS, SUBMIT ONE PRIOR TO PLACEMENT OF CONCRETE PAVEMENT.

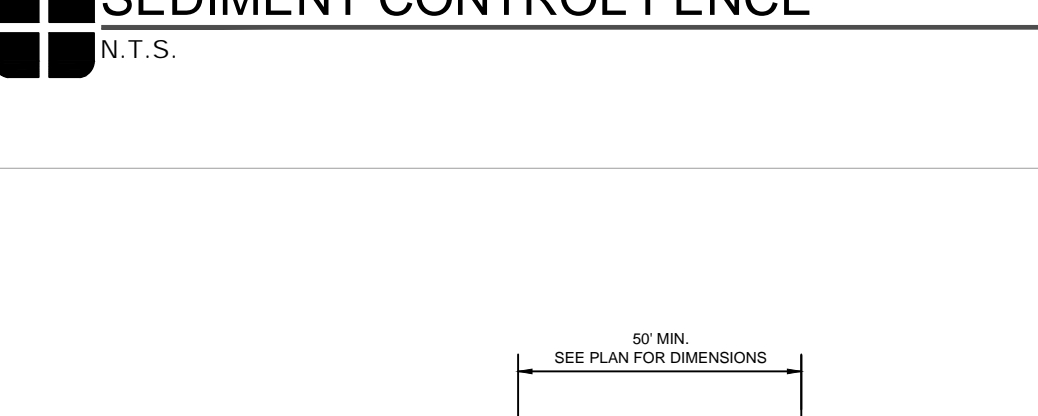
CONCRETE PAVEMENT
NOT TO SCALE



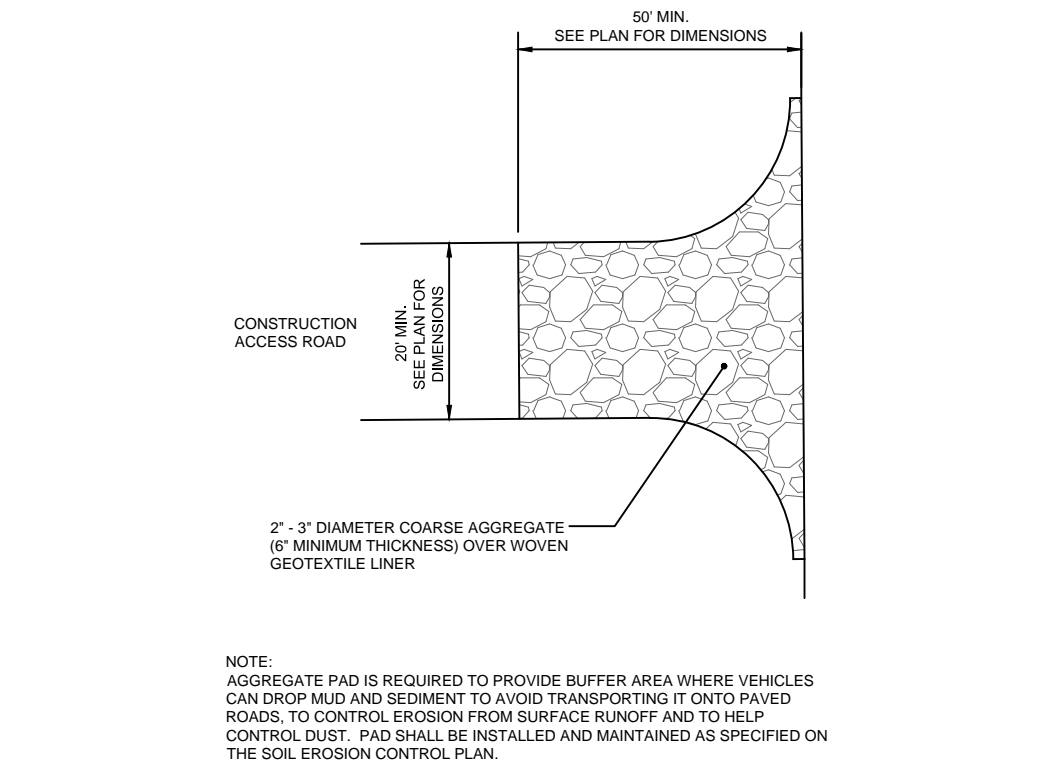
FRONT VIEW



PLAN VIEW

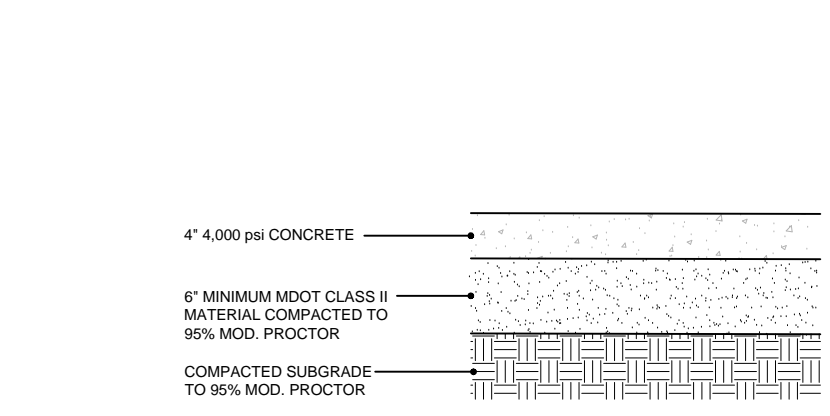


SEDIMENT CONTROL FENCE
N.T.S.

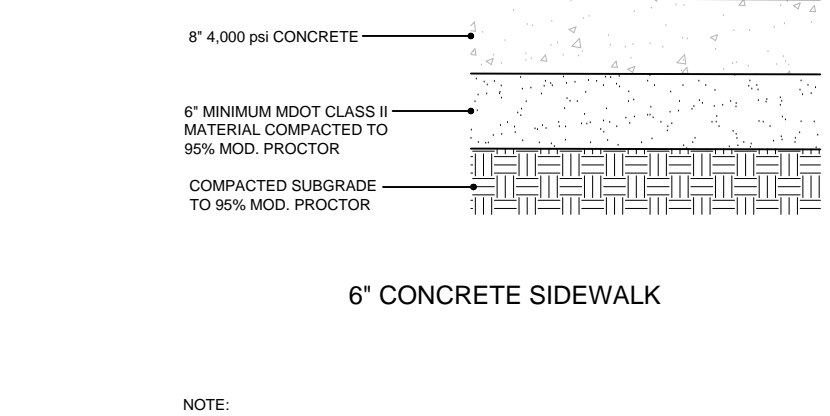


NOTE:
AGGREGATE PAD IS REQUIRED TO PROVIDE BUFFER AREA WHERE VEHICLES CAN DROP MUD AND SEDIMENT TO AVOID TRANSPORTING IT ONTO PAVED ROADS. TO CONTROL EROSION FROM SURFACE RUNOFF AND TO HELP CONTROL DUST, PAD SHALL BE INSTALLED AND MAINTAINED AS SPECIFIED ON THE SOIL EROSION CONTROL PLAN.

AGGREGATE MUD MAT
N.T.S.



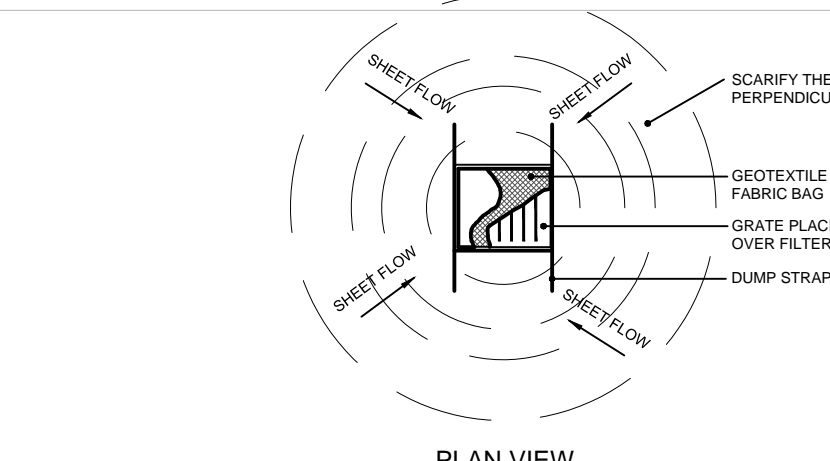
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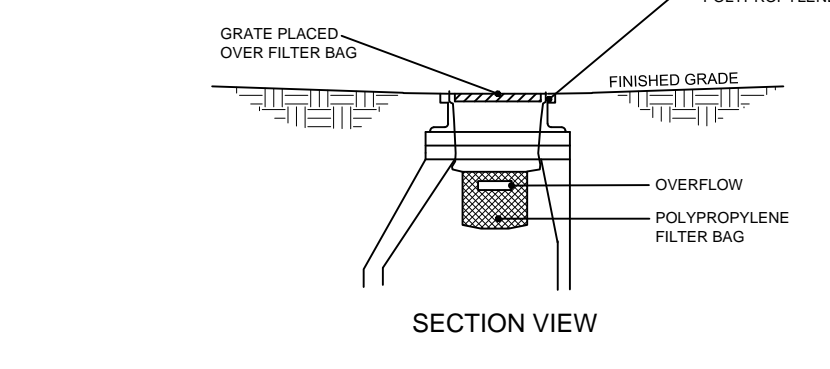
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NOTE:
1. IF ANY OF THE EXISTING BASE CANNOT BE UTILIZED, IT SHALL BE REMOVED AND REPLACED WITH MOST CLASS II MATERIAL.
2. BROOM FINISH SURFACE.
3. IF NOT INDICATED ON THE PLANS THE CONTRACTOR SHALL SUBMIT A JOINTING PLAN PRIOR TO PLACEMENT OF CONCRETE PAVEMENT.
4. JOINTS SHALL BE SAWCUT AS SOON AS PAVEMENT CAN SUPPORT MACHINE.
5. AN EXPANSION JOINT SHALL BE PLACED BETWEEN NEW WALKS AND EXISTING PAVEMENT AND/OR BUILDINGS.

CONCRETE SIDEWALK
N.T.S.



PLAN VIEW



SECTION VIEW

NOTE:
1. TEMPORARY SEDIMENT INLET FILTER TO BE INSTALLED ON ALL PAVED CATCH BASINS OR STORM INLETS, OR AS SPECIFIED ON THE SOIL EROSION CONTROL PLAN.
2. INLET FILTER TO BE SIMILAR TO "STEANGUARD" AS MANUFACTURED BY STORMWATER SERVICES CORPORATION (205) 944-1101 OR "SILTECH" AS MANUFACTURED BY ATLANTIC CONSTRUCTION FABRICS, INC. (800) 448-3636.
3. CLEAN FILTER AS NEEDED, OR AS REQUIRED BY THE SOIL EROSION CONTROL PLAN.

SEDIMENT INLET FILTER
N.T.S.

giffels webster
 Engineers
 Surveyors
 Planners
 Landscape Architects

28 West Adams Road
 Suite 1200
 Detroit, MI 48226
 p (313) 962-4442
 f (313) 962-5088
 www.giffelswebster.com

Executive:	MD
Manager:	RJ
Designer:	RL
Quality Control:	DR
Section:	Section
	T-XX-S-R-XX-X

Professional Seal:
 STATE OF MICHIGAN
 DAVID LEE ROOT
 ENGINEER
 No. 6201050506
 PROFESSIONAL SEAL

811
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DETAILS

ECE RISING SUN DESIGN

City of Detroit
 Wayne County
 MICHIGAN

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SITE PLAN ONLY - NOT FOR CONSTRUCTION

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the 1990s, the number of people who have been employed in the public sector has increased in all countries.

There are a number of reasons for the increase in public sector employment. One of the main reasons is the increasing demand for public services, such as health care, education, and social security. Another reason is the increasing need for public infrastructure, such as roads, bridges, and public housing.

The increase in public sector employment has led to a number of challenges for governments. One of the main challenges is the increasing cost of public services. Another challenge is the increasing need for public infrastructure.

There are a number of ways that governments can address these challenges. One way is to increase taxes. Another way is to reduce public sector employment.

The increase in public sector employment is a complex issue that requires a number of different solutions. Governments need to find ways to increase revenue and reduce costs in order to maintain the public sector.

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PROJECT DESCRIPTION, ZONING INFO. & ABBREVIATED BUILDING CODE SUMMARY

PROJECT DESCRIPTION:
THE PROJECT INVOLVES THE CONSTRUCTION OF A 15,410 SF EARLY CHILDHOOD EDUCATION CENTER @ 3917 McCLELLAN.

PROJECT LOCATION / ADDRESS:
3917 McCLELLAN, DETROIT, MI 48214
PARCEL ID: 19007515-7

ZONING INFO

- **CURRENT ZONING DISTRICT** = R5 (MEDIUM DENSITY RESIDENTIAL)
- **CURRENT LAND USE** = "VACANT"
- **HISTORIC DISTRICT** = NONE
- **PROPOSED LAND USE** = "CHILD CARE CENTER" W/ ACCOMPANYING PLAYGROUND & OFF-STREET PARKING

THE PROPOSED LAND USE IS A "BY-RIGHT" USE.

SIZE OF PROPOSED BUILDING:
HEIGHT
1-STORY, 19'-9" TO MID-POINT OF ROOF SLOPE

SETBACKS
BUILDING SETBACK
FRONT IS 20FT, REAR IS 30FT, AND SIDE IS FORMULA B (50-13-6)
PARKING LOT SETBACK
FRONT IS 20FT, AND SIDE IS 10FT OR AS LOW AS 5FT WHERE ADJACENT RESIDENTIAL PROPERTY IS VACANT.

BUILDING AREA
GROUND FLOOR TOTAL 14,235 GSF
COVERED OUTDOOR SPACE 1,920 GSF
TOTAL GSF 16,155 GSF

OF STUDENTS & FACULTY

- INFANT RMS 1 & 2 (<2.5 YRS) 12 EA. / 24 TOTAL*
- TODDLER RMS 1 & 2 12 EA. / 24 TOTAL
- PRE-SCHOOL RMS 1 THRU 4 16 EA. / 64 TOTAL
- TOTAL CHILDREN 112****
- FACULTY & STAFF 18
- TOTAL PERSONS 130**

* 24 = TOTAL NUMBER OF CHILDREN UNDER 2.5 YEARS
** 112 = TOTAL NUMBER OF CHILDREN PERMITTED BY LICENSING

OFF-STREET PARKING:
THE TOTAL # OF OFF-STREET PARKING SPACES REQUIRED FOR CHILD CARE IS ONE (1) PER (10) CHILDREN & (1) PER (2) EMPLOYEES FOR A TOTAL OF TWENTY-FOUR (24) SPACES.

- CHILDREN = 112/10 = (11.2) 12
- TEACHERS & STAFF = 18/2 = 9
- TOTAL = 21

THE PROPOSED OFF-STREET PARKING IS (21) SPACES INCLUDING ONE (1) BARRIER FREE SPACE.

OFF-STREET LOADING
THE TOTAL # OF OFF-STREET LOADING SPACES FOR THE PROPOSED BUILDING IS ONE (1) 12'X35' SPACE.

THE TOTAL # OF PROPOSED OFF-STREET LOADING SPACES IS ONE (1) 12'X35' SPACE LOCATED IN THE PROPOSED PARKING LOT.

BUILDING CODE SUMMARY

APPLICABLE CODE
2015 MICHIGAN BUILDING CODE (INCLUDING ALL REFERENCED CODES AND STANDARDS)

CH 3 - OCCUPANCY
THE PROPOSED OCCUPANCY IS E (EDUCATIONAL, CHILD DAY CARE PROVIDING CARE FOR LESS THAN 100 CHILDREN UNDER 2.5 YEARS) + TWO ACCESSORY OCCUPANCIES = TO LESS THAN 10% THE BUILDING AREA.

THE ACCESSORY OCCUPANCIES ARE THE GROSS MOTOR ROOM & PARENT LOUNGE. EACH ONE CAN SERVE AS AN (A) ASSEMBLY SPACE. THE AREA OF THE GROSS MOTOR ROOM = 990 SF, WHILE THE AREA OF THE PARENT LOUNGE = 360 SF.

CH 5 - BUILDING HEIGHT & AREA
THE ALLOWABLE BLDG. HEIGHT ABOVE GRADE FOR THE PROPOSED EDUCATIONAL OCCUPANCY & CONSTRUCTION TYPE IS 60' AND TWO STORES.

THE ALLOWABLE BLDG. AREA FOR THE PROPOSED EDUCATIONAL OCCUPANCY, CONSTRUCTION TYPE, & BLDG. HEIGHT, INCLUDING THE AREA INCREASE FOR FRONTAGE, IS 53,580 SF. WHILE THE TABULAR ALLOWABLE BLDG. AREA FOR THE PROPOSED EDUCATIONAL OCCUPANCY, CONSTRUCTION TYPE, & BLDG. HEIGHT IS 38,000 SF.

CH 6 - CONSTRUCTION TYPE
THE PROPOSED CONSTRUCTION TYPE IS TYPE V-B W/ AN AUTOMATIC FIRE-SUPPRESSION SPRINKLER SYSTEM

PURSUANT TO THE REGULATIONS FOR CONSTRUCTION TYPE V-B, PARTITIONS & STRUCTURAL ELEMENTS CAN BE CONSTRUCTED OF ANY SUITABLE MATERIAL PERMITTED BY THE CODE.

SPECIFICALLY, PER TABLE 601, THE REQUIRED FIRE RATING OF ALL BUILDING ELEMENTS FOR TYPE V-B CONSTRUCTION IS ZERO.

FURTHERMORE, THE FIRE RATING OF EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE IS ZERO.

CH 10 - MEANS OF EGRESS
1004 OCCUPANT LOAD
THE OCCUPANT LOAD FOR THE PROPOSED 1-STORY STRUCTURE IS ENUMERATED ON SHEET A002.

1020 CORRIDORS
PURSUANT TO EXCEPTION 1020.1.1 FIRE-RESISTANCE RATING IS NOT REQ'D FOR CORRIDORS IN E OCCUPANCY WHERE EA. CLASSROOM HAS NOT LESS THAN ONE DOOR OPENING DIRECTLY TO THE EXTERIOR & ASSEMBLY ROOMS HAVE NOT LESS THAN ONE-HALF OF THE REQ'D EXITS OPENING DIRECTLY TO THE EXTERIOR.

FURTHERMORE, PURSUANT TO TABLE 1020.1, CORRIDORS SERVING (E) & (A) OCCUPANTS GREATER THAN 30 DO NOT REQUIRE A FIRE-RESISTANCE RATING WHEN PROTECTED W/ A SPRINKLER SYSTEM.

NOTE: SEE SHEET A002 FOR ADDITIONAL BUILDING CODE ANALYSIS AND LIFE SAFETY INFORMATION

McClellan Street

EARLY LEARNING CENTER

DETROIT

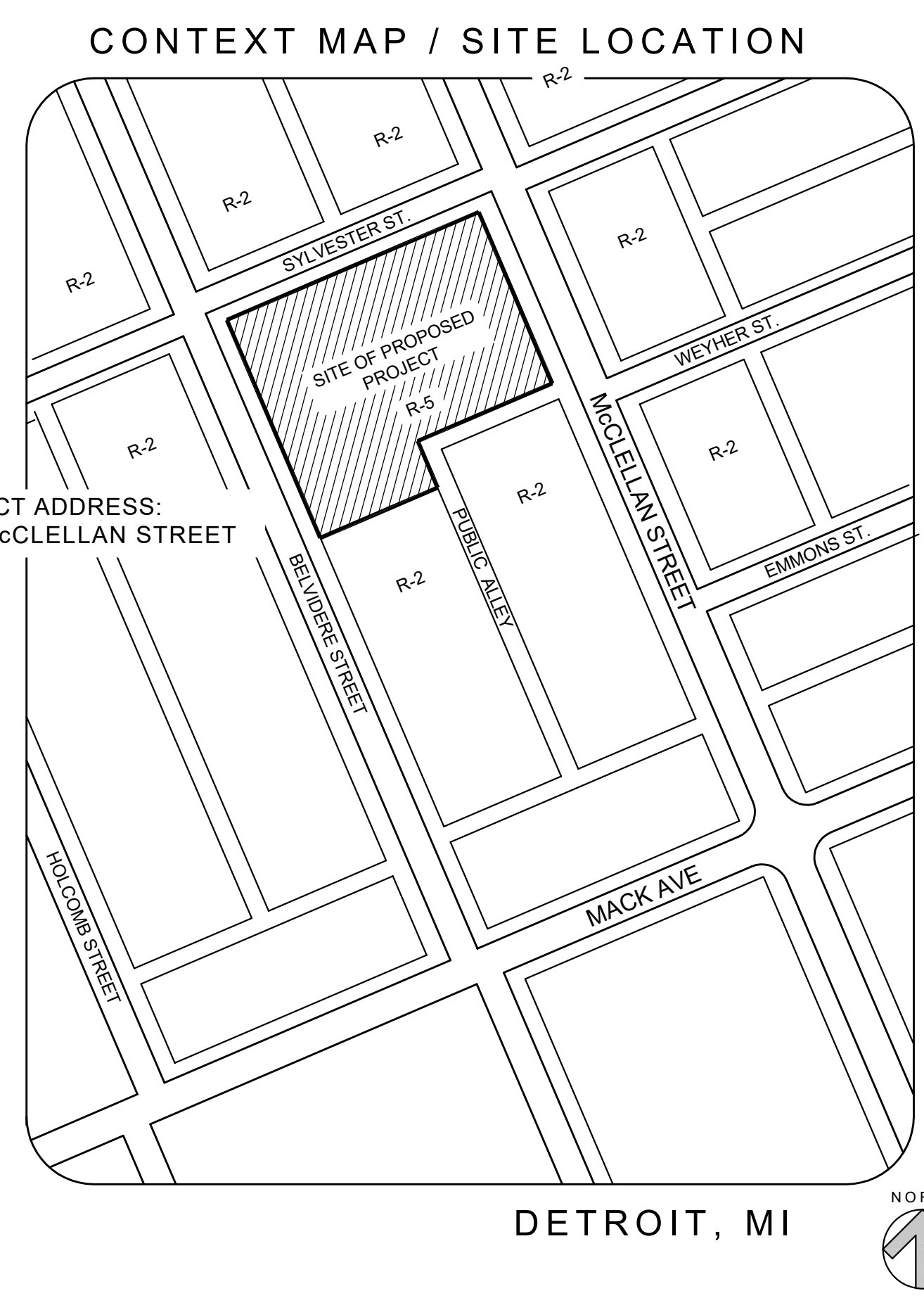


ARCHITECT'S RENDERING OF PROPOSED BUILDING

PERMIT DRAWING INDEX, FEBRUARY 10, 2023

#	SHEET NAME	#	SHEET NAME
	ARCHITECTURAL		
COV.	COVER SHEET & PROJECT INFO.		ARCHITECTURAL, CONTINUED
A001	ARCH. GEN. NOTES, ABBREV. & STANDARDS	-	-
A002	CODE ANALYSIS & LIFE SAFETY INFO.		
			STRUCTURAL *
A101	GROUND FLOOR PLAN	-	NONE - DEFERRED SUBMITTAL
A102	ROOF PLAN		
A103	REFLECTED CEILING PLAN *		MECHANICAL, ELEC. & PLUMBING (MEP) *
A104	FINISH PLAN	-	NONE - DEFERRED SUBMITTAL
A201	EXTERIOR ELEVATIONS		
A202	EXTERIOR ELEVATIONS		CIVIL ENGINEERING
A203	EXTERIOR ELEVATIONS	C-000	LOCATION MAP & PROPERTY DESCRIPTION
A204	EXTERIOR ELEVATIONS	C-100	GENERAL NOTES
A205	EXTERIOR ELEVATIONS / WINDOW - SCHED. *	C-200	EXISTING CONDITIONS
A206	EXTERIOR ELEVATIONS - ALTERNATE A-ALT	C-210	SCHEDULE OF EXISTING STRUCTURES
A207	EXTERIOR RENDERINGS	C-300	SITE DEMOLITION
		C-400	EROSION & SEDIMENT CONTROL PLAN
A301	BUILDING SECTIONS	C-500	PAVING PLAN
A302	BUILDING SECTIONS	C-600	GRADING PLAN
A303	BUILDING SECTIONS	C-700	UTILITY PLAN
A304	BUILDING SECTIONS	C-800	SITE DETAILS
		C-801	SITE DETAILS
A321	WALL SECTIONS & EXTERIOR DETAILS		
A322	WALL SECTIONS & EXTERIOR DETAILS		
A323	WALL SECTIONS & EXTERIOR DETAILS		LANDSCAPE ARCHITECTURE
A324	WALL SECTIONS & EXTERIOR DETAILS	L1	PROPOSED LANDSCAPE PLAN
A325	WALL SECTIONS & EXTERIOR DETAILS		
A401	INTERIOR ELEVATIONS		
A402	INTERIOR ELEVATIONS		
A403	INTERIOR ELEVATIONS		
A404	INTERIOR ELEVATIONS		
A405	INTERIOR ELEVATIONS		
A501	SCHEDULES & INTERIOR DETAILS *		
A502	SCHEDULES & INTERIOR DETAILS *		

* ASTERISK DENOTES ITEMS INCLUDED IN DEFERRED SUBMITTAL



PROJECT ADDRESS:
3917 McCLELLAN STREET

DETROIT, MI

PROJECT TEAM

DEVELOPER / APPLICANT:
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SURVEY & CIVIL ENGINEERING:
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p/ 419-276-0921
e/ droot@giffelswebster.com



ARCHITECT:

D MET studio
architecture + design
www.dmetdesign.com

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Royal Oak, MI 48067
p/ 313.401.5181

PROJECT LOCATION:

3917 McClellan
Detroit, MI 48214

PROJECT TITLE:

McClellan Street
EARLY LEARNING CENTER

DATE: 2/10/23

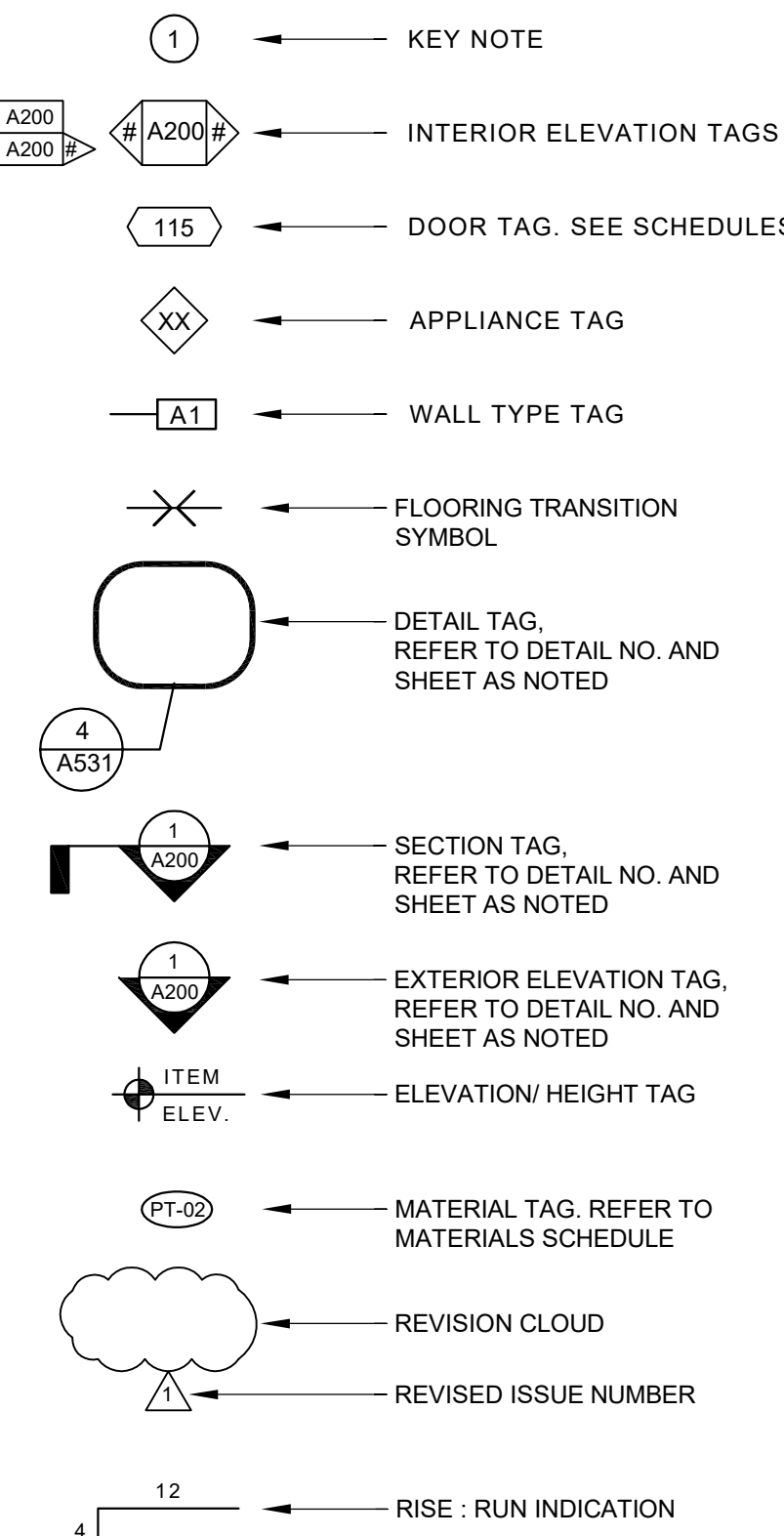
PERMIT DRAWINGS

COMMONLY USED ABBREVIATIONS

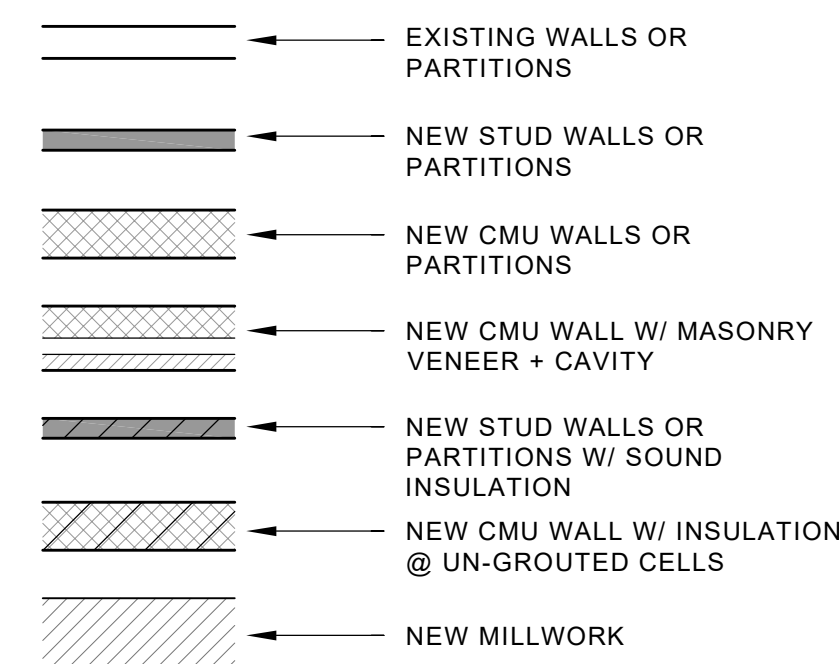
ABBREV	ABBREVIATED	M.	MEN'S OR MALE
AC OR A/C	AIR CONDITIONING	M.	MASTER
ACT	ACOUSTICAL CEILING TILE	MAT	MATERIAL
AD	AREA DRAIN	MAX	MAXIMUM
ADA	AMERICANS W/ DISABILITIES ACT	MBC	MICHIGAN BUILDING CODE
ADD	ADDITIONAL	MECH	MECHANICAL
AFF	ABOVE FINISH FLOOR	MEP	MECHANICAL ELECTRICAL & PLUMBING
ALUM	ALUMINUM	MIN	MINIMUM
APPL	APPLIANCE	MISC	MISCELLANEOUS
APPR'VD	APPROVED	MTD	MOUNTED
APPROX	APPROXIMATELY	MTL	METAL
ARCH	ARCHITECTURAL	MO	MASONRY OPENING
ASAP	AS SOON AS POSSIBLE	MULL	MULLION
BD	BOARD	NIC	NOT INCLUDED
BLDG	BUILDING	NO	NUMBER
BT	BOTTOM 'OF	NOM	NOMINAL
BOT OR BOTT	BOTTOM	NTS	NOT TO SCALE
BSMT	BASEMENT	OC	ON CENTER
CAB	CABINET	OCCUP	OCCUPANCY
CL	CLOSET	OP'NG	OPENING
CL	CENTER LINE	OPP	OPPOSITE
CLG OR CEIL	CEILING	OPT	OPTION
CLR	CLEAR	ORTHO	ORTHOGONAL
CPT	CARPET	PKG	PARKING
CTR	CENTER	PL	PROPERTY LINE
CM	CENTIMETER	PLAM	PLASTIC LAMINATE
CMU	CONCRETE MASONRY UNIT	PT	POINT
CONC	CONCRETE	PT	PRESSURE TREATED
CONT	CONTINUOUS	PTD	PAINTED
DEMO	DEMOLITION	PVMT	PAVEMENT
DIA	DIAMETER	R	RISER
DIM	DIMENSION	RA	RELIEVING ANGLE
DIST	DISTANCE	RAD	RADIUS
DTL	DETAIL	RCP	REFLECTED CEILING PLAN
DN	DOWN	RD	ROOF DRAIN
DR	DOOR	REF	REFRIGERATOR
DRYR	DRYER	REINF.	REINFORCING
DW OR D/W	DISHWASHER	REQ OR REQ'D	REQUIRED
DWG OR DWGS	DRAWING OR DRAWINGS	REV	REVISION
EA	EACH	RM	ROOM
EL	ELEVATION	RO	ROUGH OPENING
ELEC	ELECTRIC	ROW	RIGHT OF WAY
ELEV	ELEVATION	RTU	ROOF TOP UNIT, MECHANICAL
EPDM	ETHYLENE PROPYLENE DIENE-TERPOLYMER	SCHED	SCHEDULE
EQ	EQUAL	SD	STORM DRAIN
EQUIP	EQUIPMENT	SERV	SERVICE
EXIST	EXISTING	SHLV	SHELVING
EXP	EXPOSED	SHT	SHEET
EXT	EXTERIOR	SPEC	SPECIFICATION
F	FEMALE	SPECS	SPECIFICATIONS
FD	FLOOR DRAIN	SS	STAINLESS STEEL
FF	FINISH FLOOR	STD	STANDARD
FFE	FINISH FLOOR ELEVATION	STL	STEEL
FIN	FINISH, FINISHES	STOR	STORAGE
FLR	FLOOR	SQ	SQUARE
FR	FRAME	SF	SQUARE FEET
FRP	FIBERGLASS-REINFORCED PLASTIC	T	TREAD
FTG	FOOTING	TBD	TO BE DETERMINED
GALV	GALVANIZED	TH	THICK
GC	GENERAL CONTRACTOR	TEMP	THERMAL
GSF	GROSS SQUARE FOOTAGE	T' OR T.O.	TEMPORARY
GWB	GYPSON WALL BOARD	TYP	TYPICAL
GYP	GYPSON	UC	UNDER COUNTER
HDW	HARDWARE	UNO	UNLESS NOTED OTHERWISE
HGT	HEIGHT	UON	UNLESS OTHERWISE NOTED
HRZ	HORIZONTAL	VB	VINYL BASE
HR	HOUR	VERT	VERTICAL
HT	HEIGHT	VEST	VESTIBULE
HTG	HEATING	W	WOMEN'S
HVAC	HEATING, VENTING, & AIR CONDITIONING	W OR WASHR	WASHER
JT	JOINT	WB	WOOD BASE
JST	JOIST	WC	WATER CLOSET
IGU	INSULATED GLASS UNIT	WD	WOOD
IN.	INCH (INCHES)	WH	WATER HEATER
INFO	INFORMATION	WIN	WINDOW
INSUL	INSULATED	WIC	WALK IN CLOSET
INT	INTERIOR	W/O	WITHOUT
KIT	KITCHEN		
L	LENGTH		
LAM	LAMINATE		
LAV	LAVATORY		
LT'NG	LIGHTING		

ARCHITECTURAL GRAPHIC STANDARDS

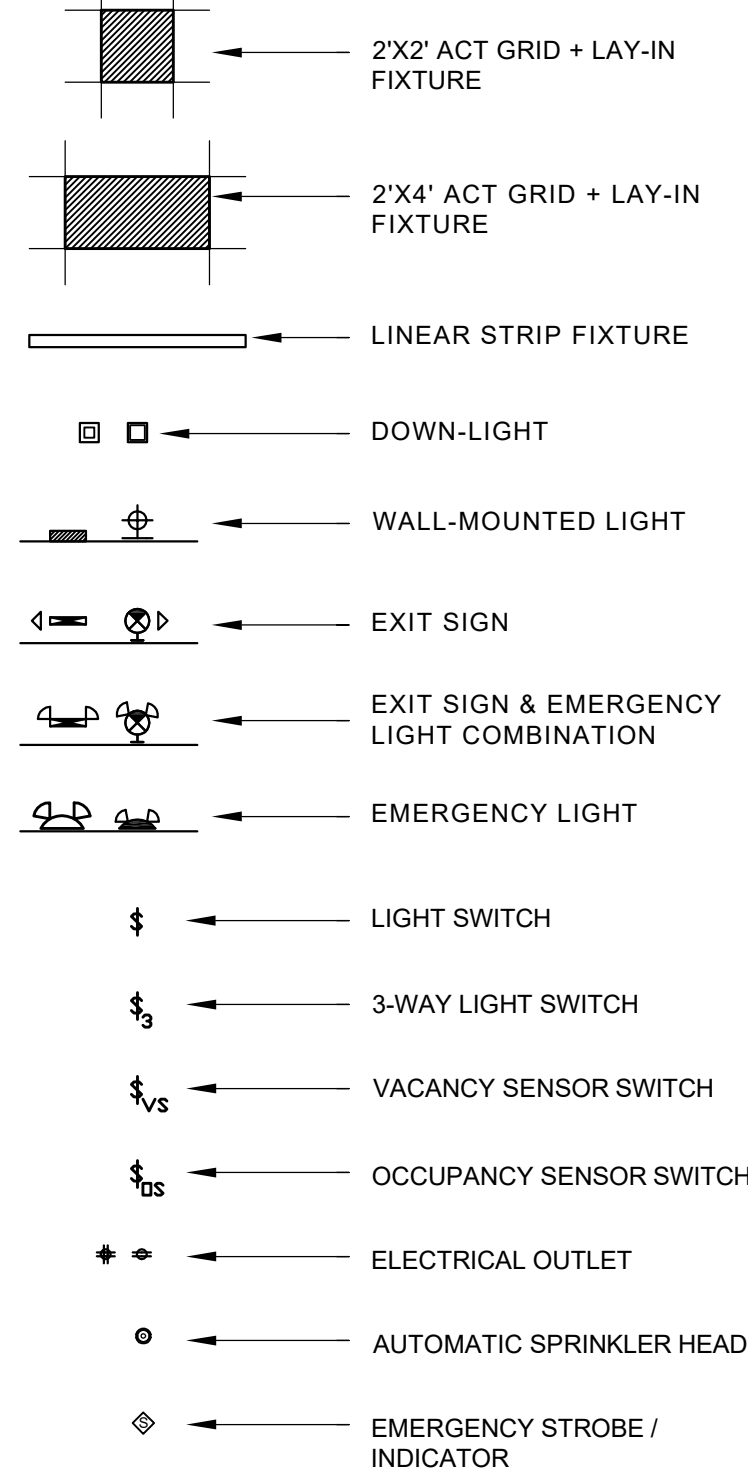
ANNOTATION SYMBOLS



MATERIAL SYMBOLS



RCP SYMBOLS



ARCHITECT'S GENERAL NOTES

GENERAL CONDITIONS

1.1 THE WORK SHALL COMPLY WITH THE: 2015 MICHIGAN BUILDING CODE INCLUDING ALL REFERENCED CODES & STANDARDS.

SEE CODE SUMMARY ON THE COVER SHEET FOR MORE INFO.

1.2 THE INTENT OF THE ARCHITECT'S & CONSULTANTS' DOCUMENTS ARE TO INCLUDE THE ESSENTIAL ITEMS NECESSARY FOR THE CONTRACTOR TO SUCCESSFULLY EXECUTE & COMPLETE THE WORK. THE DOCUMENTS ARE COMPLEMENTARY & RELATIONAL, MEANING WHAT IS REQUIRED BY ONE SHALL BE CONSIDERED BINDING AS IF REQUIRED BY THE OTHER. WHAT IS ILLUSTRATED ON ONE IS OFTEN REPRESENTED & INFERRED ON ANOTHER. THE CONTRACTOR IS REQUIRED TO FAITHFULLY EXECUTE THE DESIGN CONTAINED IN THE DOCUMENTS TO THE EXTENT CONSISTENT W/ THE DOCUMENTS & REASONABLY INFERRABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS. FURTHERMORE, THE INVALIDITY OF ANY PROVISION OF THE DOCUMENTS SHALL NOT INVALIDATE THE REMAINING PROVISIONS.

FURTHERMORE, THE CONTRACTOR & HIS SUB-CONTRACTORS ARE RESPONSIBLE FOR REVIEWING ALL DRAWINGS TO BECOME FAMILIAR WITH THE REQUIREMENTS FOR CONSTRUCTION & WHEN A CONFLICT BETWEEN ANY TWO DRAWINGS EXISTS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR A CLARIFICATION PRIOR TO TAKING ACTION.

1.3 REQUEST FOR INFORMATION: BEFORE STARTING ANY PORTION OF THE WORK, THE CONTRACTOR SHALL STUDY THE VARIOUS DOCUMENTS RELATED TO THAT WORK & THE WORK ADJACENT TO IT FOR THE PURPOSE OF FACILITATING COORDINATION & UNDERSTANDING THE REQUIREMENTS FOR CONSTRUCTION. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS RELATED TO THE PORTION OF THE WORK UNDER CONSIDERATION, AND SHALL IDENTIFY ANY CONDITIONS IMPAIRING THE ACCURACY OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY INCONSISTENCIES OR OMISSIONS DISCOVERED OR MADE KNOWN TO THE CONTRACTOR IN THE FORM OF A "REQUEST FOR INFORMATION" OR "RFI". THE ARCHITECT WILL REVIEW THE CONTRACTOR'S RFI AND RESPOND WITH A CLARIFICATION, SUPPLEMENTAL INSTRUCTIONS, ADDENDUM, OR FOLLOW-UP QUESTION.

1.4 CLAIMS AND EXTRAS: IF THE CONTRACTOR BELIEVES THAT ADDITIONAL COST OR TIME IS INVOLVED BECAUSE OF A CLARIFICATION OR INSTRUCTION RECEIVED IN RESPONSE TO A NOTICE OR REQUEST FOR INFO, THE CONTRACTOR SHALL SUBMIT A WRITTEN CLAIM IN ADVANCE OF PERFORMING THE WORK. IF THE CONTRACTOR FAILS TO PROVIDE A WRITTEN CLAIM IN ADVANCE, THEN THE CONTRACTOR RISKS FORFEITING THE RIGHT TO THE CLAIM, AND MAY BE HELD RESPONSIBLE FOR ANY ADDITIONAL COSTS AND DAMAGES TO THE OWNER.

1.5 THE ARCHITECT'S DOCUMENTS USES WORDS, ABBREVIATIONS, AND GRAPHIC STANDARDS THAT ARE BELIEVED TO HAVE WELL-KNOWN TECHNICAL OR CONSTRUCTION MEANINGS. IF A TERM, ABBREVIATION, OR ILLUSTRATION IS UNCLEAR, PLEASE CONTACT THE ARCHITECT FOR A CLARIFICATION.

1.6 DEVIATING FROM THE DESIGN INTENT CONTAINED IN THE DOCUMENTS IS NOT PERMITTED UNLESS APPROVED IN WRITING BY THE ARCHITECT & OWNER. UNAUTHORIZED DEVIATIONS SHALL BE BROUGHT INTO COMPLIANCE WITH THE CONTRACT DOCUMENTS AT NO ADDITIONAL EXPENSE TO THE OWNER NOR CHARGED TO THE ARCHITECT. CORRECTING AN UNAUTHORIZED DEVIATION IS THE RESPONSIBILITY OF THE CONTRACTOR.

1.7 THE CONTRACT DOCUMENTS ARE PROPERTY OF THE ARCHITECT & ARCHITECT'S CONSULTANTS & ARE PROTECTED BY COPYRIGHT LAW. THE CONTRACTOR, SUB-CONTRACTORS, & SUPPLIERS ARE AUTHORIZED TO USE & REPRODUCE THE DOCUMENTS PROVIDED TO THEM SOLELY & EXCLUSIVELY FOR EXECUTING THE WORK. THEY MAY NOT USE THE DOCUMENTS ON OTHER PROJECTS OR FOR ANY OTHER PURPOSE OUTSIDE OF EXECUTING THE SCOPE OF WORK CONTAINED HERE-IN. CONTACT THE ARCHITECT FOR SPECIFIC WRITTEN CONSENT TO DO OTHERWISE.

PRE-CONSTRUCTION
2.1 THE GENERAL CONTRACTOR & SUB-CONTRACTORS SHALL VISIT THE PROJECT SITE PRIOR TO COMMENCING THE CONTRACT FOR CONSTRUCTION TO VERIFY EXISTING CONDITIONS & BECOME FAMILIAR W/ ANY ADDITIONAL REQUIREMENTS NECESSARY TO COMPLETE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS. COMMENCING A CONTRACTOR FOR CONSTRUCTION AFFIRMS THAT THE CONTRACTOR HAS VISITED THE SITE, BECOME FAMILIAR WITH CONDITIONS UNDER WHICH THE WORK IS TO BE PREFORMED, AND RECONCILED PERSONAL OBSERVATIONS WITH THE REQUIREMENTS TO EXECUTE THE WORK PROPERLY.

SUBMITTALS

3.1 THE CONTRACTOR SHALL SUBMIT PRODUCT DATA, SHOP DRAWINGS, AND SAMPLES DEMONSTRATING HOW THE CONTRACTOR PROPOSES TO CONFORM TO THE INFORMATION AND DESIGN CONTAINED IN THE DOCUMENTS. THE CONTRACTOR SHALL SUPPLY SUCH SUBMITTALS TO THE ARCHITECT FOR ALL VISIBLE FINISHES AND FINISHED ITEMS, OR TO THE EXTENT REQ'D BY THE CONTRACT FOR CONSTRUCTION IF GREATER.

3.2 KINDS OF SUBMITTALS: SHOP DRAWINGS ARE DRAWINGS, DIAGRAMS, 3D MODELS, AND SCHEDULES PREPARED SPECIFICALLY FOR THE WORK BY THE CONTRACTOR OR SUB-CONTRACTOR. PRODUCT DATA ARE ILLUSTRATIONS, BROCHURES, PERFORMANCE CHARTS, ETC. FURNISHED BY THE CONTRACTOR OR SUB-CONTRACTOR TO ILLUSTRATE MATERIALS, EQUIPMENT, AND FIXTURES. SAMPLES ARE PHYSICAL EXAMPLES THAT EXHIBIT THE EXACT FINISH, COLOR, OR WORKMANSHIP TO BE FOUND IN THE FINISHED WORK.

3.3 THE CONTRACTOR SHALL NOT PROCEED WITH WORK THAT REQUIRES A SUBMITTAL UNTIL THE RESPECTIVE SUBMITTAL HAS BEEN REVIEWED AND APPROVED BY THE ARCHITECT. FURTHERMORE, THE CONTRACTOR SHALL PLAN FOR AND ANTICIPATE THE TIME REQUIRED TO REVIEW AND PROCESS SUBMITTALS WHEN SCHEDULING THE WORK.

3.4 THE ARCHITECT WILL REVIEW AND APPROVE, OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR'S SUBMITTALS FOR THE LIMITED PURPOSE OF VERIFYING THE SUBMITTALS CONFORMANCE WITH THE INFORMATION AND DESIGN CONTAINED IN THE ARCHITECT'S DOCUMENTS. THE ARCHITECT'S REVIEW IS NOT FOR DETERMINING THE ACCURACY AND COMPLETENESS OF DIMENSIONS OR QUANTITIES, OR FOR VERIFYING THE INSTALLATION SEQUENCE OR PERFORMANCE OF A PIECE OF EQUIPMENT OR SYSTEM. BY SUBMITTING A SUBMITTAL, THE CONTRACTOR AFFIRMS THAT THE CONTRACTOR HAS 1) REVIEWED AND ENDORSED THE SUBMITTAL, 2) HAS VERIFIED THE ACCURACY OF FIELD MEASUREMENTS, REVIEWED QUANTITIES, OR CHECKED THE ACCURACY OF OTHER RELATED INFORMATION, OR WILL DO SO AT AN APPROPRIATE TIME AND PRIOR TO PERFORMING ANY RELATED WORK, AND 3) HAS CHECKED AND COORDINATED THE INFORMATION CONTAINED IN THE SUBMITTAL WITH THE ARCHITECT'S DOCUMENTS. SUBMITTALS THAT ARE NOT REQUIRED MAY BE RETURNED TO THE CONTRACTOR WITHOUT ACTION.

DEMOLITION

4.1 WHETHER INDICATED IN THE DRAWINGS OR NOT, SELECTIVE DEMOLITION IS TO INCLUDE THE REMOVAL OF ALL ITEMS NEEDED TO ACHIEVE THE PROPOSED DESIGN.

4.2 UNEXPECTED ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, OR PLUMBING ELEMENTS THAT ARE UNCOVERED DURING THE COURSE OF CONSTRUCTION SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER & ARCHITECT. UNSOUND OR ABANDONED ITEMS SHALL BE MADE CODE COMPLIANT OR REMOVED.

4.3 IT IS NOT KNOWN NOR EXPECTED THAT HAZARDOUS MATERIALS EXIST WITHIN THE PROJECT AREA; HOWEVER, IF AN ITEM SUSPECTED OF CONTAINING HAZARDOUS MATERIALS IS ENCOUNTERED, DO NOT DISTURB & IMMEDIATELY NOTIFY THE OWNER. HAZARDOUS MATERIALS SHALL BE ABATED OR ENCAPSULATED.

4.4 WHERE NECESSARY, PROVIDE & MAINTAIN SHORING, BRACING, & OTHER STRUCTURAL SUPPORT NECESSARY TO PRESERVE THE STRUCTURAL STABILITY OF THE PROJECT & TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE DURING CONSTRUCTION. THE DESIGN OF WHICH IS THE RESPONSIBILITY OF THE CONTRACTOR & ASSOCIATED SUB-CONTRACTORS. DMET DESIGN LLC IS NOT RESPONSIBLE FOR THE DESIGN & INSTALLATION OF TEMPORARY SHORING.

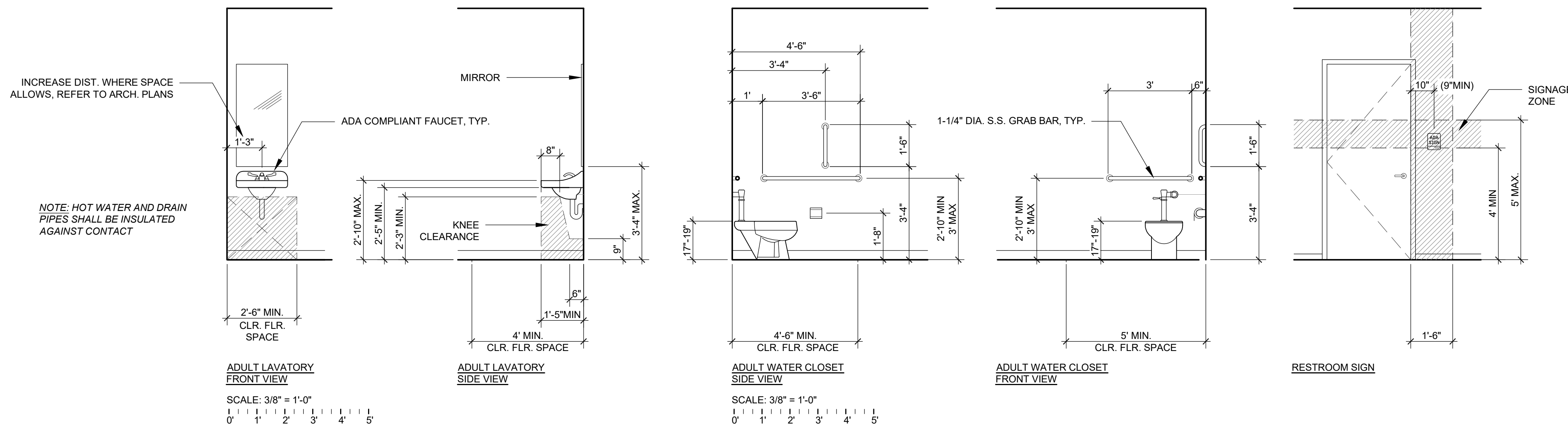
CONSTRUCTION

5.1 THROUGHOUT THE DURATION OF THE PROJECT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT WHEN CONDITIONS THAT CONFLICT WITH THE INTENDED FUNCTION OR DESIGN OF THE PROJECT ARE ENCOUNTERED, OR WHEN THE DOCUMENTS CONTAIN INSUFFICIENT OR CONFLICTING INFORMATION. PROMPTLY SUBMIT A WRITTEN NOTICE SUMMARIZING THE NATURE & EXTENT OF THE ISSUE VIA EMAIL & ALLOW AT LEAST 48 HOURS FOR A RESPONSE.

POST-CONSTRUCTION

6.1 PHOTOGRAPHY OF THE PROJECT USED BY THE CONTRACTOR TO ADVERTISE THE CONTRACTOR'S ROLE ON THE PROJECT SHALL ALWAYS ATTRIBUTE THE DESIGN TO DMET OR DMET STUDIO & LIST DMET AS THE ARCHITECT.

DESIGN STANDARDS & MOUNTING HEIGHTS FOR ACCESSIBLE RESTROOM FIXTURES & ACCESSORIES



ADULT LAVATORY FRONT VIEW

ADULT LAVATORY SIDE VIEW

ADULT WATER CLOSET SIDE VIEW

ADULT WATER CLOSET FRONT VIEW

RESTROOM SIGN

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

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

PROJECT TITLE:

**McClellan Street
Early Learning
Center**

project address

3917 McClellan Street
Detroit, MI 48214

project representative

IFF Lending and Development
Project Lead: Rick Raleigh
p/ 313-334-4327
e/ lbetz@iff.org

ARCHITECT:

DMET design
architecture studio

832 W. 11 Mile Road
Royal Oak, MI 48067

contact
Joel T. Schmidt, RA
p/ 313-401-5181
e/ dmetdesign@gmail.com

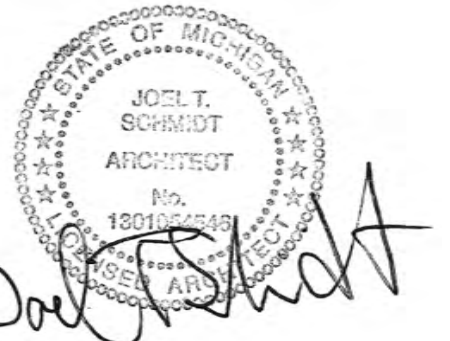
www.dmetdesign.com

CONSULTANTS:

ISSUED FOR:

PERMIT DRAWINGS FEB 10, 2023

STAMP:



SHEET NAME:

**ARCHITECTURAL
GEN. NOTES,
ABBREVIATIONS
& STANDARDS**

SHEET NO.

A001

COMPREHENSIVE BUILDING CODE SUMMARY

BUILDING CODE SUMMARY

APPLICABLE CODE
2015 MICHIGAN BUILDING CODE (INCLUDING ALL REFERENCED CODES AND STANDARDS)

CH 3 - OCCUPANCY
THE PROPOSED OCCUPANCY IS **E (EDUCATIONAL, CHILD DAY CARE PROVIDING CARE FOR LESS THAN 100 CHILDREN UNDER 2.5 YEARS)** + TWO ACCESSORY OCCUPANCIES = TO LESS THAN 10% THE BUILDING AREA.

THE ACCESSORY OCCUPANCIES ARE THE GROSS MOTOR ROOM & PARENT LOUNGE. EACH ONE CAN SERVE AS AN (A) ASSEMBLY SPACE. THE AREA OF THE GROSS MOTOR ROOM = 990 SF; WHILE THE AREA OF THE PARENT LOUNGE = 360 SF.

CH 5 - BUILDING HEIGHT & AREA
THE ALLOWABLE BLDG. HEIGHT ABOVE GRADE FOR THE PROPOSED EDUCATIONAL OCCUPANCY & CONSTRUCTION TYPE IS 60' AND TWO STORES.

THE ALLOWABLE BLDG. AREA FOR THE PROPOSED EDUCATIONAL OCCUPANCY, CONSTRUCTION TYPE, & BLDG. HEIGHT, INCLUDING THE AREA INCREASE FOR FRONTAGE, IS 53,580 SF. WHILE THE TABULAR ALLOWABLE BLDG. AREA FOR THE PROPOSED EDUCATIONAL OCCUPANCY, CONSTRUCTION TYPE, & BLDG. HEIGHT IS 38,000 SF.

SIZE OF PROPOSED BUILDING:
BUILDING HEIGHT
1-STORY, 19'-9" TO MID-POINT OF ROOF SLOPE

BUILDING AREA	
GROUND FLOOR (EDUCATIONAL)	12,885 GSF
GROUND FLOOR (ACCESSORY USE 1)	990 GSF
GROUND FLOOR (ACCESSORY USE 2)	360 GSF
COVERED OUTDOOR SPACE	1,920 GSF
TOTAL GSF	16,155 GSF

ADDITIONAL INFORMATION	
LICENSING CAPACITY OF FACILITY	
• INFANT RMS 1 & 2 (<2.5 YRS)	12 EA. / 24 TOTAL*
• TODDLER RMS 1 & 2	12 EA. / 24 TOTAL
• PRE-SCHOOL RMS 1 THRU 4	16 EA. / 64
TOTAL CHILDREN	112

* 24 = TOTAL NUMBER OF CHILDREN UNDER 2.5 YEARS

CH 6 - CONSTRUCTION TYPE
THE PROPOSED CONSTRUCTION TYPE IS TYPE V-B W/ AN AUTOMATIC FIRE-SUPPRESSION SPRINKLER SYSTEM

PURSUANT TO THE REPUTATIONS FOR CONSTRUCTION TYPE V-B, PARTITIONS & STRUCTURAL ELEMENTS CAN BE CONSTRUCTED OF ANY SUITABLE MATERIAL PERMITTED BY THE CODE.

SPECIFICALLY, PER TABLE 601, THE REQUIRED FIRE RATING OF ALL BUILDING ELEMENTS FOR TYPE V-B CONSTRUCTION IS ZERO.

FURTHERMORE, THE FIRE RATING OF EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE IS ZERO.

CH 7 - FIRE & SMOKE PROTECTION
705.11 PARAPETS ARE NOT REQ'D WHERE THE EXTERIOR WALL IS NOT REQ'D TO BE FIRE-RESISTANCE RATED BECAUSE OF FIRE SEPARATION DIST.

718.2 CONCEALED SPACES
718.2 FIRE-BLOCKING CONSISTING OF ONE OF THE FOLLOWING:

- 2" NOMINAL LUMBER
- TWO PIECES OF 1" NOMINAL LUMBER
- ONE 1/2" GYPSUM BOARD
- ONE 1/4" CEMENT-BASED BOARD
- MIN. 16" VERTICALLY OF BATTIS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER, OR OTHER APPROV'D MATERIAL
- CELLULOSE INSULATION TESTED FOR THE APPLICATION

SHALL BE INSTALLED TO CUT OFF HORIZ & VERT CONCEALED DRAFT OPENINGS & SHALL FORM AN EFFECTIVE BARRIER BTWN. A STORY & ATTIC.

718.2.2 FIRE-BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES, @ HORIZ. INTERVALS NOT EXCEEDING 10'

718.2.3 FIRE-BLOCKING SHALL SEPARATE CONCEALED VERT. CAVITIES IN WALLS & PARTITIONS FROM CONCEALED HORIZ. SPACES CREATED BY TRUSSES & JOISTS; & SHALL BE PLACED BTWN. INTERCONNECTING VERT. & HORIZ. SPACES THAT OCCUR @ SOFFITS & DROP CEILINGS.

718.2.6 FIRE-BLOCKING SHALL BE INSTALLED @ MAX. 20' INTERVALS IN EACH DIRECTION IN CONCEALED SPACES OF EXT. WALL COVERINGS WHERE ERECTED W/ COMBUSTIBLE FRAMES. BLOCKING SHALL BE PLACED SO AS TO LIMIT CONCEALED SPACES TO LESS THAN 100 SF & SHALL BE OF DECAY RESISTANT OR P.T. WOOD.

NOTE: FIRE-BLOCKING IN CONCEALED SPACES OF EXT. WALL COVERINGS IS NOT REQ'D WHERE COVERING IS INSTALLED ON NON-COMBUSTIBLE FRAMING & THE FACE OF THE WALL COVERING EXP. TO THE CAVITY IS OF AN APPROV'D NON-COMBUSTIBLE MATERIAL OR WHERE THE COVERING AS INSTALLED WAS TESTED & COMPLIED W/ NFPA285

720.2 & 720.3 CONCEALED & EXPOSED INSULATING MATERIALS SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 & A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450. HOWEVER, THE INDEX NEEDNOT APPLY TO THE FACINGS OF CONCEALED MATERIALS WHEN FACING IS INSTALLED IN CONTACT W/ THE UNEXPOSED FACE OF THE CEILING, WALL OR FLOOR FINISH.

CH 8 - INTERIOR FINISHES
PURSUANT TO TABLE 803.11 THE INTERIOR FINISHES REQ'D IN A SPRINKLERED BLDG. BY OCCUPANCY IS:

E - EDUCATIONAL
INT. STAIRWAYS & EXIT PASSAGEWAYS = **CLASS B**
CORRIDORS & EXIT ACCESS ENCLOSURES = **CLASS C**
ROOMS & ENCLOSED SPACES = **CLASS C**

A - ASSEMBLY
INT. STAIRWAYS & EXIT PASSAGEWAYS = **CLASS B**
CORRIDORS & EXIT ACCESS ENCLOSURES = **CLASS B**
ROOMS & ENCLOSED SPACES = **CLASS C**

CH 9 - FIRE PROTECTION SYSTEMS
903 THE PROPOSED STRUCTURE SHALL BE EQUIPPED W/ AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE W/ NFPA13, EXCEPT WHERE PROVIDED IN SECTIONS 903.3.1.1.1 AND 903.3.1.1.2 OF MBC2015

907 THE PROPOSED STRUCTURE SHALL BE EQUIPPED W/ AN NFPA72 COMPLIANT FIRE ALARM SYSTEM, INCLUDING NOT LESS THAN ONE MANUAL PULL BOX TO INITIATE A FIRE ALARM.

FURTHERMORE, A COMPLETE MANUAL FIRE ALARM SYSTEM INITIATING NOTIFICATION & UTILIZING AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM SHALL BE INSTALLED EXCEPT WHERE:

- THE STRUCTURE IS EQUIP'D THROUGHOUT W/ AN AUTOMATIC SPRINKLER SYSTEM
- THE EMERG. VOICE/ALARM COMMUNICATION SYSTEM AUTOMATICALLY ACTIVATES UPON SPRINKLER WATERFLOW
- AND MANUAL ACTIVATION IS PROVIDED FROM A NORMALLY OCCUPIED LOCATION

CH 10 - MEANS OF EGRESS
1004 OCCUPANT LOAD
THE OCCUPANT LOAD FOR THE PROPOSED 1-STORY STRUCTURE IS:

- REQ'D OCCUPANT PER FLOOR AREA:
- DAY CARE = 1 PER 35 NSF
 - BUSINESS AREAS = 1 PER 100 GSF
 - ASSEMBLY, CHAIRS AND TABLES = 1 PER 15 NSF

- PROPOSED:
- DAY CARE TOTAL = 3825 SF = 110 PERSONS
 - BUSINESS AREA TOTAL = 1805 SF = 17 PERSONS
 - GROSS MOTOR = 990 NSF = 66 PERSONS
 - PARENT LOUNGE = 360 NSF = 24 PERSONS

TOTAL OCCUPANT LOAD = 217

1020 CORRIDORS
PURSUANT TO EXCEPTION 1020.1.1 FIRE-RESISTANCE RATING IS NOT REQ'D FOR CORRIDORS IN E OCCUPANCY WHERE EA. CLASSROOM HAS NOT LESS THAN ONE DOOR OPENING DIRECTLY TO THE EXTERIOR & ASSEMBLY ROOMS HAVE NOT LESS THAN ONE-HALF OF THE REQ'D EXITS OPENING DIRECTLY TO THE EXTERIOR.

FURTHERMORE, PURSUANT TO TABLE 1020.1, CORRIDORS SERVING (E) OR (A) OCCUPANTS GREATER THAN 30 DO NOT REQUIRE A FIRE-RESISTANCE RATING WHEN PROTECTED W/ A SPRINKLER SYSTEM.

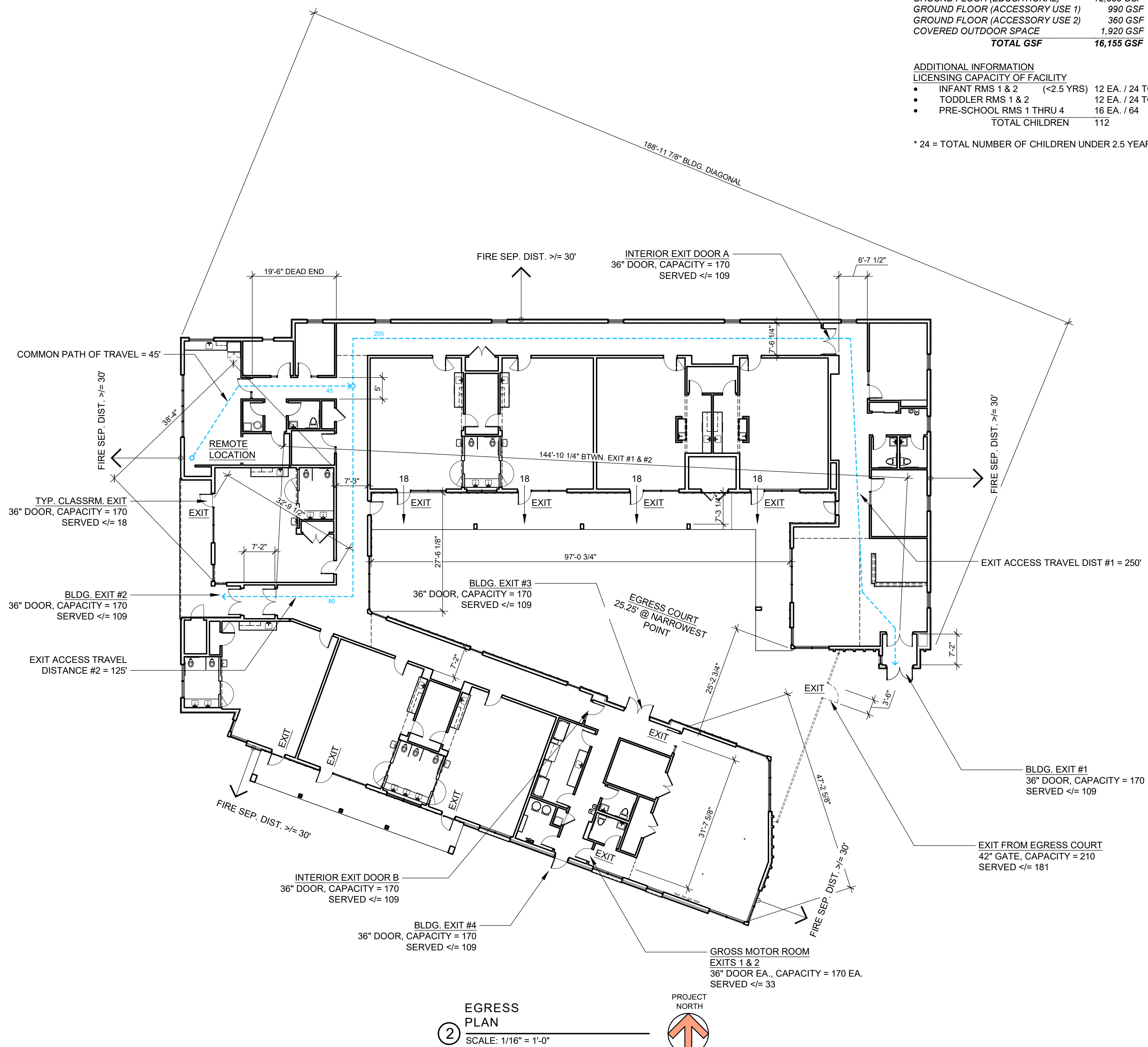
2018 MICHIGAN PLUMBING CODE
CH4 - FIXTURES & FAUCETS
403 MINIMUM PLUMBING FIXTURES FOR AN EDUCATIONAL FACILITY ARE AS FOLLOWS:

- REQUIREMENTS:**
- WATER CLOSETS = 1 PER 50 FEMALE & 1 PER 50 MALE
 - LAVATORIES = 1 PER 50 FEMALE & 1 PER 50 MALE
 - DRINKING FOUNTAINS = 1 PER 100 PEOPLE
 - 1 SERVICE SINK

- MIN. REQ'D BASED ON OCCUPANT LOAD:**
- WATER CLOSETS = 2 FEMALE & 2 MALE
 - LAVATORIES = 2 FEMALE & 2 MALE
 - DRINKING FOUNTAINS = 2
 - SERVICE SINK = 1

- PROVIDED:**
- ADULT WATER CLOSETS = 2 EACH, PLUS 1 UNI-SEX SINGLE-OCCUPANT TOILET ROOM.
 - ADULT LAVATORIES = 2 EACH, PLUS 1 UNI-SEX SINGLE-OCCUPANT TOILET ROOM
 - DRINKING FOUNTAINS = 2
 - SERVICE SINKS = 2

NOTE: CHILD FACILITIES ARE PROVIDED IN ACCORDANCE W/ DAYCARE LICENSING REQUIREMENTS



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ISSUED FOR:

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ADDITIONAL
BUILDING CODE &
LIFE SAFETY
INFORMATION

SHEET NO.

A002

GENERAL SHEET NOTES

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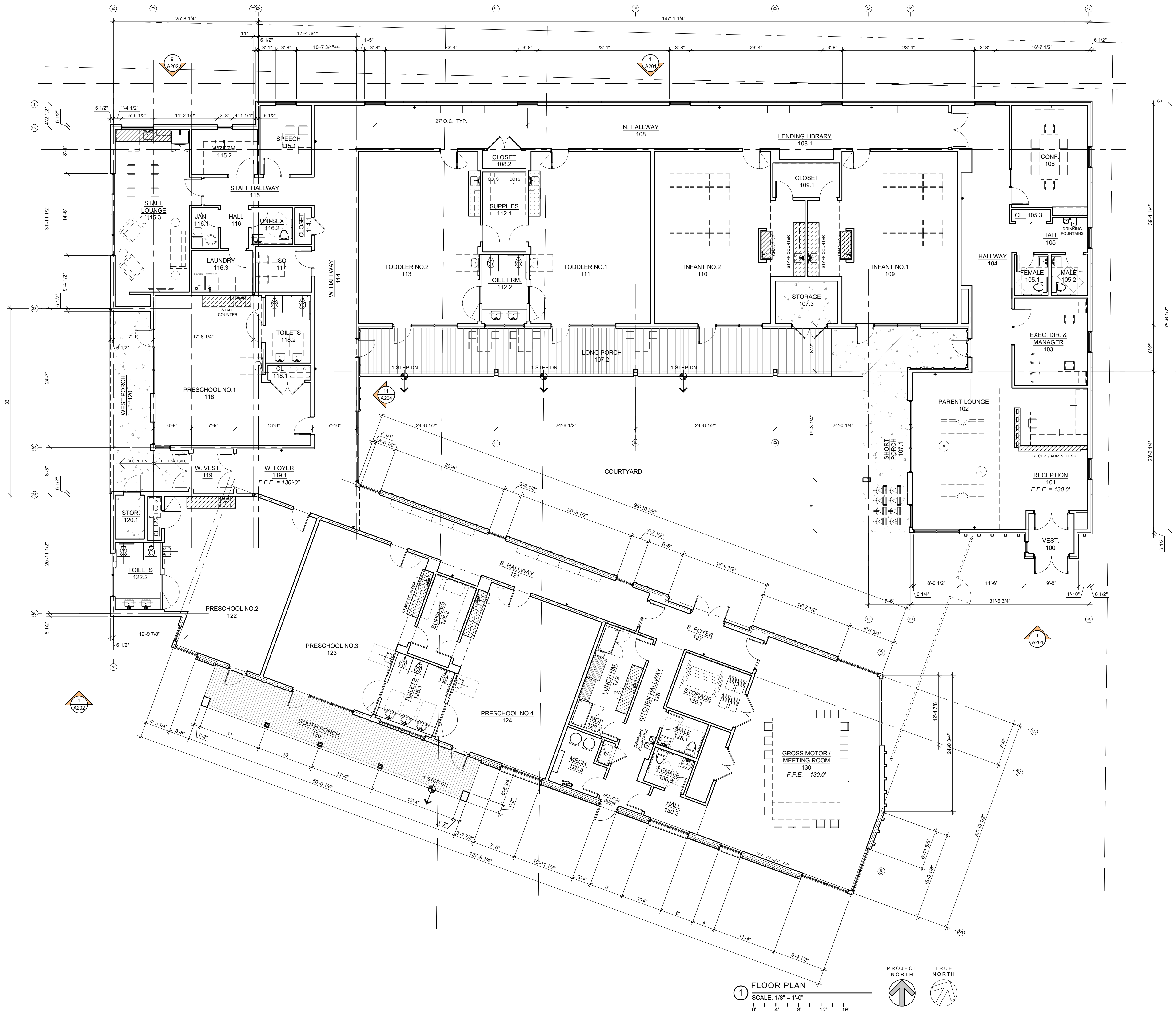
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**PROPOSED
FLOOR PLAN**

SHEET NO.

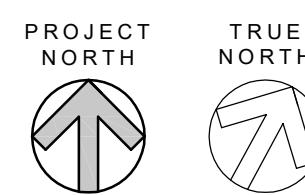
A101

KEYED SHEET NOTES



1 FLOOR PLAN

SCALE: 1/8" = 1'-0"
0 4 8 12 16



GENERAL SHEET NOTES

1. UNLESS INDICATED OTHERWISE, ALL DIMENSIONS ARE 'NOMINAL' FROM FINISH-TO-FINISH, 'FINISH-TO-CENTER', OR 'CENTER-TO-CENTER'

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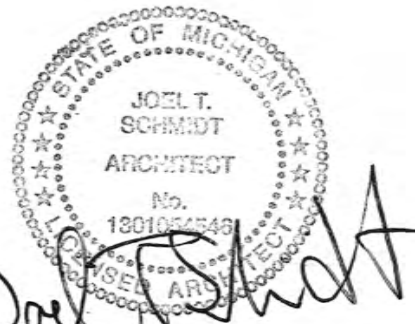
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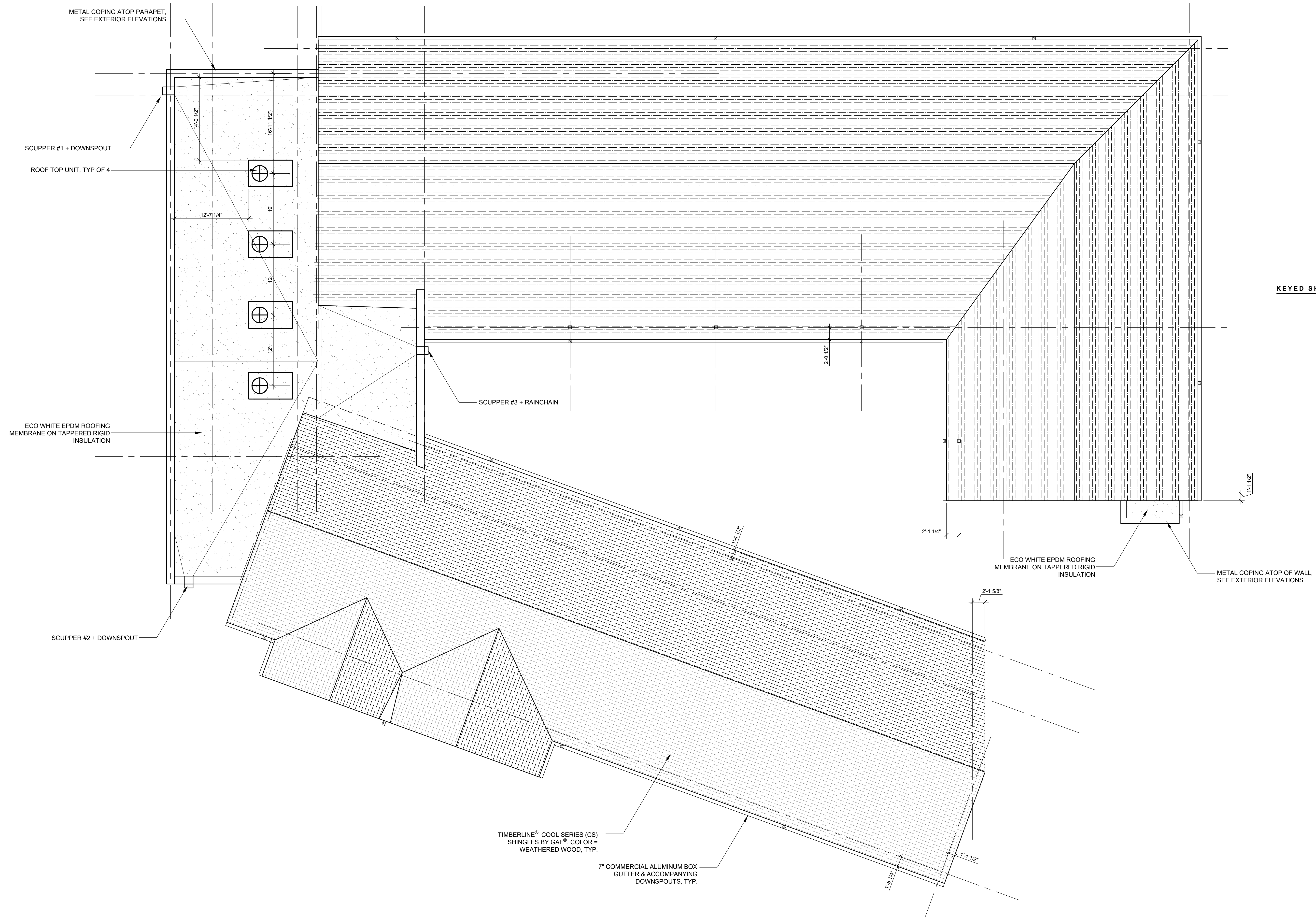
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Joel T. Schmidt

SHEET NAME:
ROOF PLAN

SHEET NO.
A102



KEYED SHEET NOTES

1 ROOF PLAN
 SCALE: 1/8" = 1'-0"
 0 4 8 12 16

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GENERAL SHEET NOTES

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KEYED SHEET NOTES

1. TYPICAL WALL FINISH IS PAINTED GYP. WALL BD. WITH 2-1/2" VINYL STANDARD TOE BASE. UNLESS DESCRIBED OTHERWISE.
2. ALL TOILET ROOMS TO HAVE FULL HEIGHT WALL TILE ON WALLS WITH PLUMBING FIXTURES AND 6" TILE WALL BASE ON OTHER WALLS.
3. KITCHEN 129 TO HAVE FRP PANELS, FROM FLOOR TO CEILING WITH 4" VINYL WALL BASE WITH SANITARY TOE. ALL MOP SINKS TO HAVE FRP PANEL ON ADJACENT WALLS TO 48" HIGH.
4. PROVIDE AN ALLOWANCE FOR TACKABLE FELT WALL PANELS ON ONE WALL IN EACH OF THE FOLLOWING ROOMS: EXEC. DIR. 104; INFANT ROOMS NO. 1 & NO. 2; MEETING ROOM 106.4; AND WELLNESS ROOM 115.1. SEE KEYED NOTE #23 FOR DESCRIPTION.

- 21 FAUX BOARD AND BATTEN FLOOR TO CEILING. 1" X 3 1/2" POPLAR BOARDS VERTICAL, AT APPROX. 24" O.C., DIRECTLY ON GYP. BD. WALL BASE TO BE 1" X 5-1/2" POPLAR. WALL AND BOARDS PAINTED IN GLOSS FINISH.
- 22 FAUX REVERSE BOARD AND BATTEN FLOOR TO CEILING. 1" X 24" MDO PANELS APPLIED DIRECTLY TO GYP. BD. WITH 3-1/2" SPACE IN BETWEEN EACH PANEL. WALL BASE TO BE 1" X 5-1/2" POPLAR. WALL AND BOARDS PAINTED IN GLOSS FINISH.
- 23 ACOUSTIC FELT WALL PANELS - BY OWNER TACKABLE FELT PANELS SUCH AS MDC BRAND, ZINTRA 1/2" X 4' X 8' PANELS, CUT TO SIZE ON SITE. GLUED TO GYP. BD. ASSUME 9' HIGH. WALL BASE TO BE 1" X 5-1/2" POPLAR AT FELT WALLS ONLY.

(CN-1) STAINED AND SEALED CONCRETE (TYPICAL UNLESS OTHERWISE NOTED) H+C ETCHING SOLUTION W/ H+C SEMI-TRANSPARENT WATER-BASED STAIN W/ H+C CLEAR PROTECT SEALER

(RM-X) SEALED CONCRETE (TYPICAL OF ALL STORAGE AREAS; CLOSETS; MECHANICAL & UTILITY AREAS)

(CPT) CARPET TILE ASSUME MOHAWK BRAND OR EQUAL NO TRANSITION STRIPS.

(LVT1) LUXURY VINYL TILE 6MM LVT, SECOVA, HOT AND HEAVY COLLECTION BY MOHAWK GROUP, COLOR NO. 123 BENMORE, 9" X 59" PLANKS

(LVT2) LUXURY VINYL TILE TERRA LUXURY FLOORING BY ARMSTRONG FLOORING, COLOR ST557 PLAZZO ROSA, 18X36 PLANKS

(RM-X) RECESSED WALK OFF MAT ASSUME COCOA FIBER MAT RECESSED 1" INTO CONCRETE SLAB

(RT-1) RESILIENT FLOOR TILE J-J KINETEX MODULAR FLOOR TILE. TRANSITION TO CONCRETE WITH ALUM. SCHLUTER PROFILE.

(FT-1) PORCELAIN FLOOR TILE PORCELAIN FLOOR TILE. TRANSITION TO CONCRETE WITH ALUM. SCHLUTER PROFILE.

(VCT) VINYL COMPOSITE ASSUME ARMSTRONG BRAND OR EQUAL. TRANSITION TO CONCRETE WITH ALUM. SCHLUTER PROFILE OR EQ.

(WD-0) COMPOSITE WOOD DECKING 1 TREX BRAND COMPOSITE DECKING ON P.T. SLEEPERS OVER PITCHED CONC. SLAB. SEE EXT. ELEV. FOR MORE INFO.

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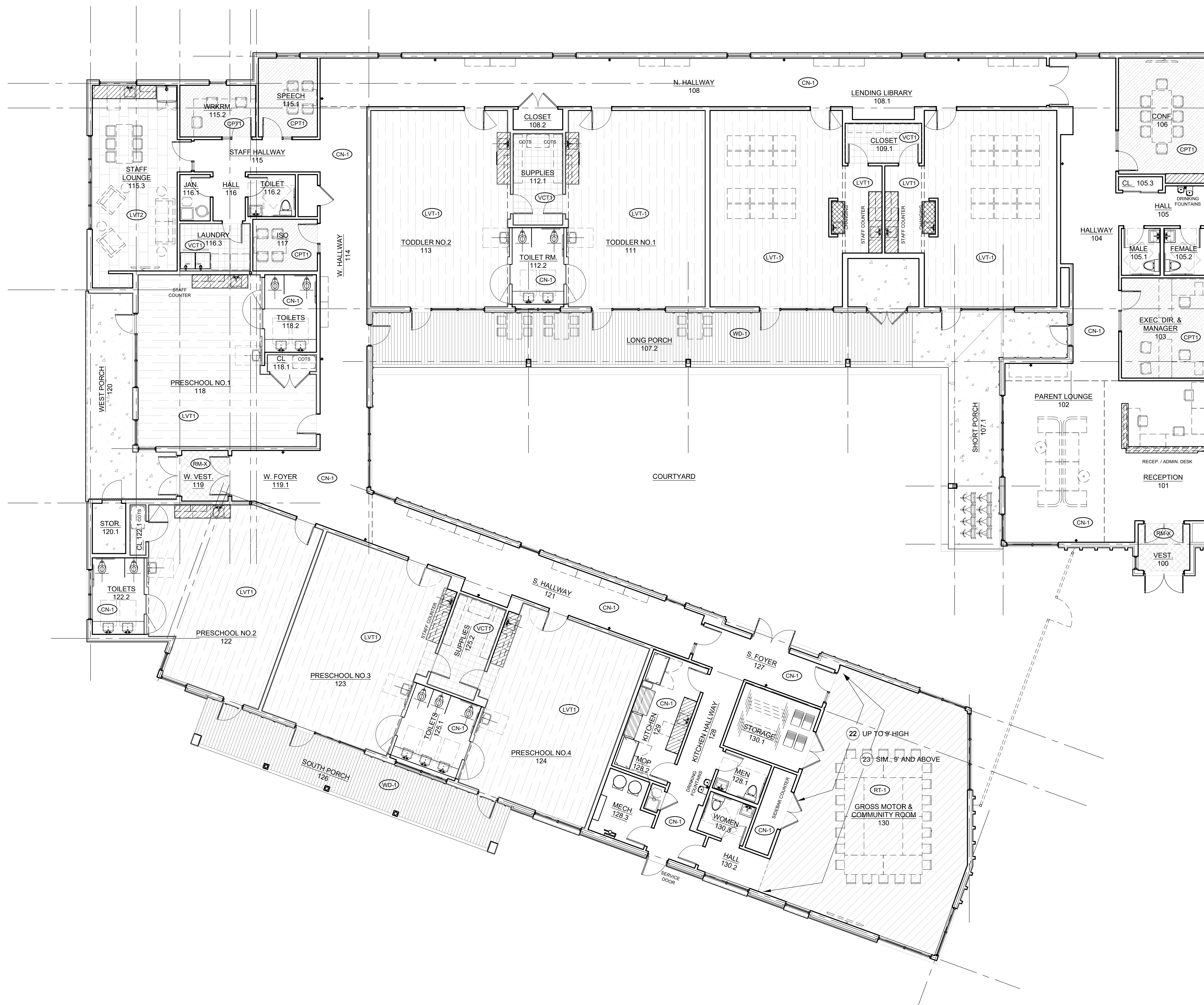


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**FINISHES
PLAN**

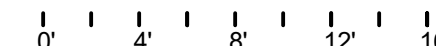
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1 FLOOR FINISHES

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



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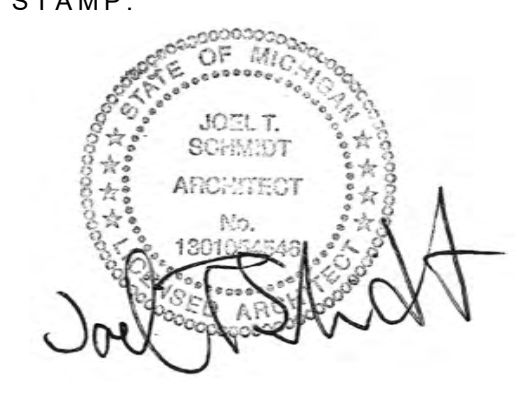
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EXTERIOR ELEVATIONS

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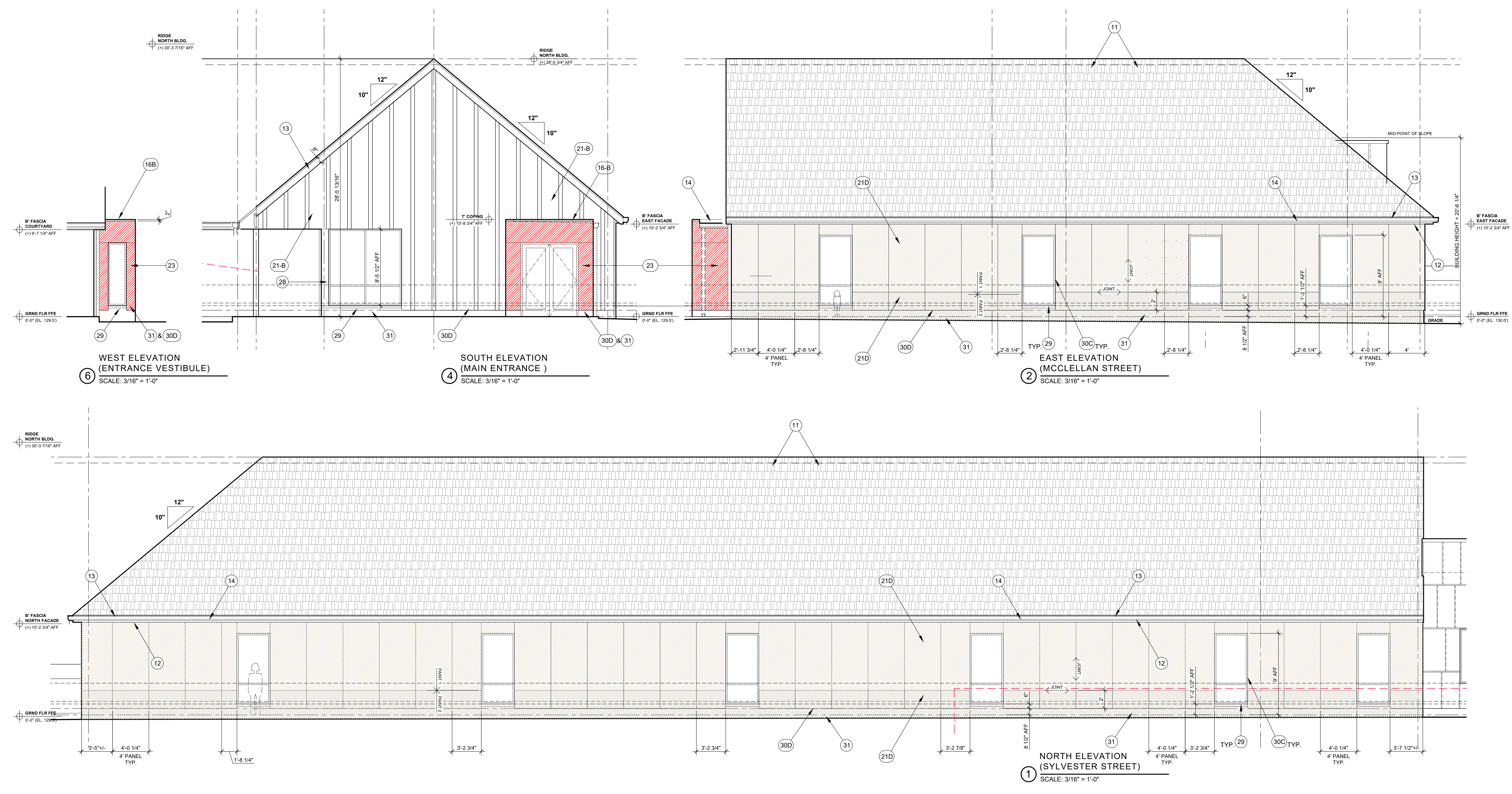
GENERAL SHEET NOTES

- BUILDING HEIGHTS ARE MEASURED FROM THE GROUND FLOOR SLAB INSIDE THE BUILDING, REFERRED TO AS EL 0'-0" ON THE ELEVATIONS & KNOWN AS FFE 129.5' ON THE ARCH. PLAN & SITE PLANS

KEYED SHEET NOTES

EXTERIOR MATERIALS & ASSEMBLIES

- ASPHALT SHINGLE ROOF = TIMBERLINE® COOL SERIES ENERGY-SAVING HIGH-DEF SHINGLES BY GAF®, COLOR = WEATHER WOOD
- NON-VENTED, SMOOTH SOFFIT PANEL BY JAMES HARDIE W/ 2" ROUND ALUMINUM SOFFIT VENTS, SEE RCP
- FASCIA = 5/4 NT3® SMOOTH TRIM BOARD BY JAMES HARDIE OVER 2X SUB-FASCIA, HEIGHT AS NOTED
- 7" COMMERCIAL ALUMINUM BOX GUTTER & DOWNSPOUT, COLOR = WHITE
- ALUMINUM ROOF SCUPPER & DOWNSPOUT, COLOR = TBD
- ALUMINUM PARAPET COPING
A. TYPE A = TBD
B. TYPE B = TBD
- ECO WHITE EPDM ROOFING MEMBRANE ON TAPERED RIGID INSULATION
- BRICK VENEER = UTILITY SIZE BRICK BY BELDEN BRICK IN ONE-THIRD BOND PATTERN.
• BRICK = ALASKA WHITE VELOUR OR EQ.
• MORTAR = TBD.
- ALUM BRAKE METAL WINDOW SILL OVER WD. SUB SILL @ MASONRY WINDOW OPENING, TYP. OF 3
- FRIEZE BOARD = 4/4 NT3® SMOOTH TRIM BOARD BY JAMES HARDIE
- FIBER CEMENT RAINSCREEN CLADDING, STYLES "A", "A-ALT", "B", "C", & "D" AS NOTED BELOW
A) STANDARD BOARD & BATTEN SIDING USING PANELS & BATTENS BY JAMES HARDIE
B) OVERSIZED BOARD & BATTEN SIDING USING MINERIT HD FIBER CEMENT PANELS BY AMC CORP. & H25 TRIM BY JAMES HARDIE
C) OVERSIZED SHINGLE SIDING BTWN HORIZ. BATTENS USING MINERIT HD FIBER CEMENT PANELS BY AMC CORP.
D) CONVENTIONALLY MOUNTED FIBER CEMENT RAINSCREEN USING MINERIT HD FIBER CEMENT PANELS BY AMC CORP.
- COMPOSITE WOOD RAINSCREEN CLADDING BY NEW TECH WOOD®, STYLE "A".
A) EUROPEAN STYLE CLADDING, NORWEGIAN BOARD, MODEL# UH46, COLOR ROMAN ANTIQUE, PATTERN STRAIGHT GRAIN
- PAINTED PLYWOOD RAINSCREEN CLADDING USING 1/2" CREZON 2-STEP® MDO PLYWOOD BY SWANSON GROUP
- PAINTED PLYWOOD CEILING USING 1/2" CREZON 2-STEP® MDO PLYWOOD BY SWANSON GROUP
- POST COVER / COLUMN COVER = 4/4 NT3® SMOOTH TRIM BOARD BY JAMES HARDIE
- FROST PROTECT CONCRETE SLAB, SEE PLANS FOR MORE INFO.
- COMPOSITE DECKING BY TREX ON FURRING ON FROST PROTECTED MUD SLAB, STYLE & COLOR = 1" TRANSCEND®, ROPE SWING
- OMEGA LITE® "CLIP & CAULK" ALUMINUM PANEL BY LAMINATORS INC.
- ALUMINUM BRAKE METAL WINDOW SILLFLASHING
- CUSTOM ALUMINUM BRAKE METAL TRIM, STYLES "A" THRU "F" AS NOTED BELOW
A. STYLE "A" = METAL "CASING" @ SELECT OPENINGS, COLOR = TBD
B. STYLE "B" = "L" SHAPED "FASCIA" TRIM @ TOP OF MASONRY VENEER WALL
C. STYLE "C" = DRAINAGE CAVITY CLOSURE TRIM @ OUTSIDE CORNERS & WINDOW JAMBS @ ALL RAINSCREEN CLADDING EXCEPT FIBER CEMENT RAINSCREEN TYPE A
D. STYLE "D" = METAL FLASHING @ BOTTOM OF ALL RAINSCREEN CLADDING
E. STYLE "E" = CORNER TRIM @ MDO PLYWOOD PANELS
- PAINTED CEMENT PARGING OVER RIGID INSULATION
- "BRICK MOLDING" @ MASONRY WINDOW OPENINGS = 5/4 NT3® SMOOTH TRIM BOARD BY JAMES HARDIE



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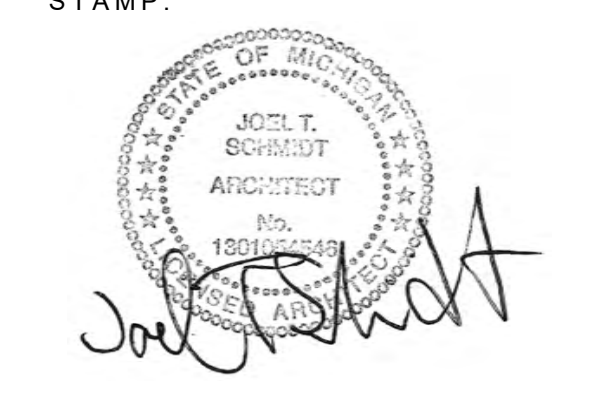
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**EXTERIOR
ELEVATIONS**

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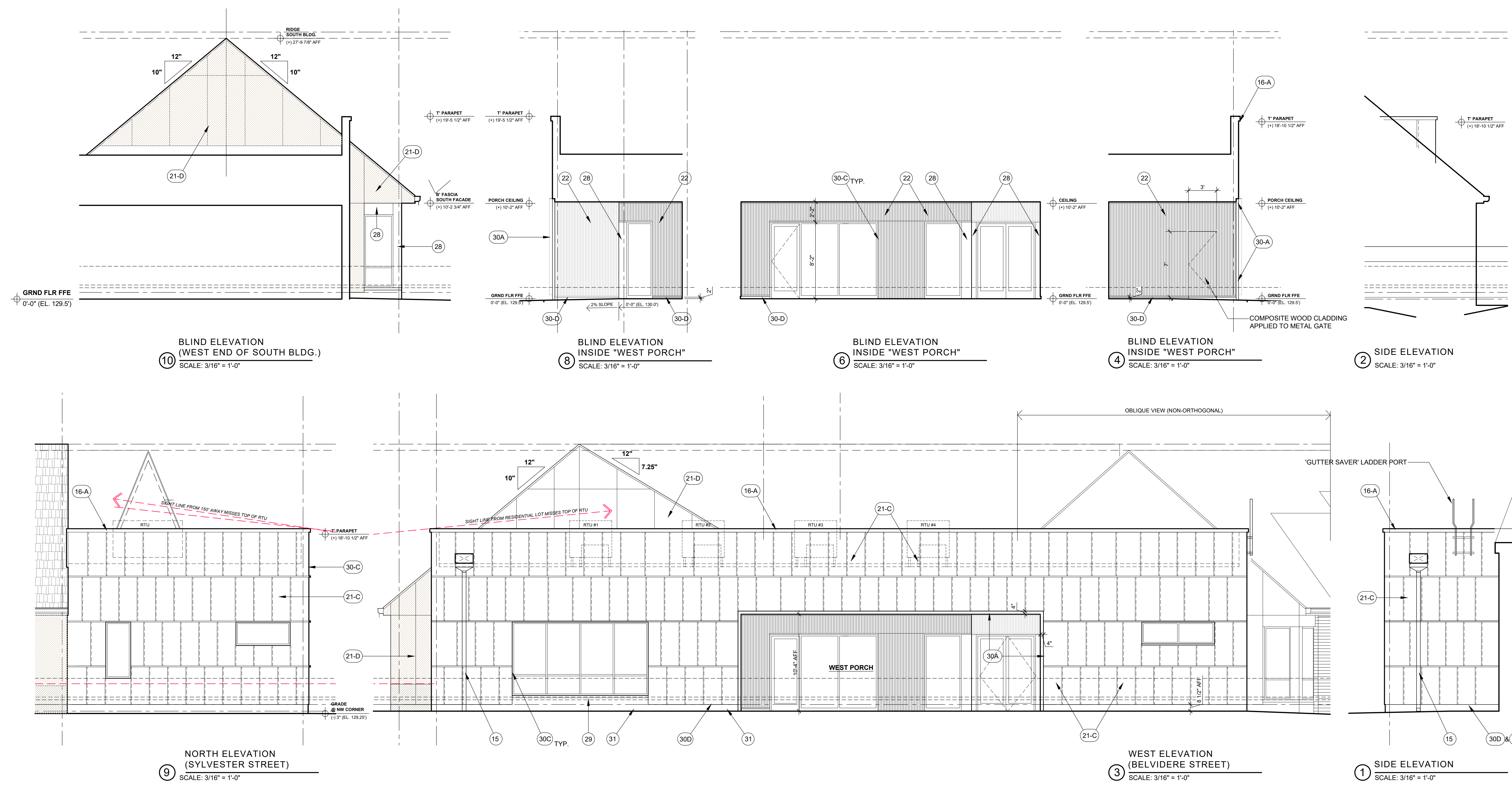
GENERAL SHEET NOTES

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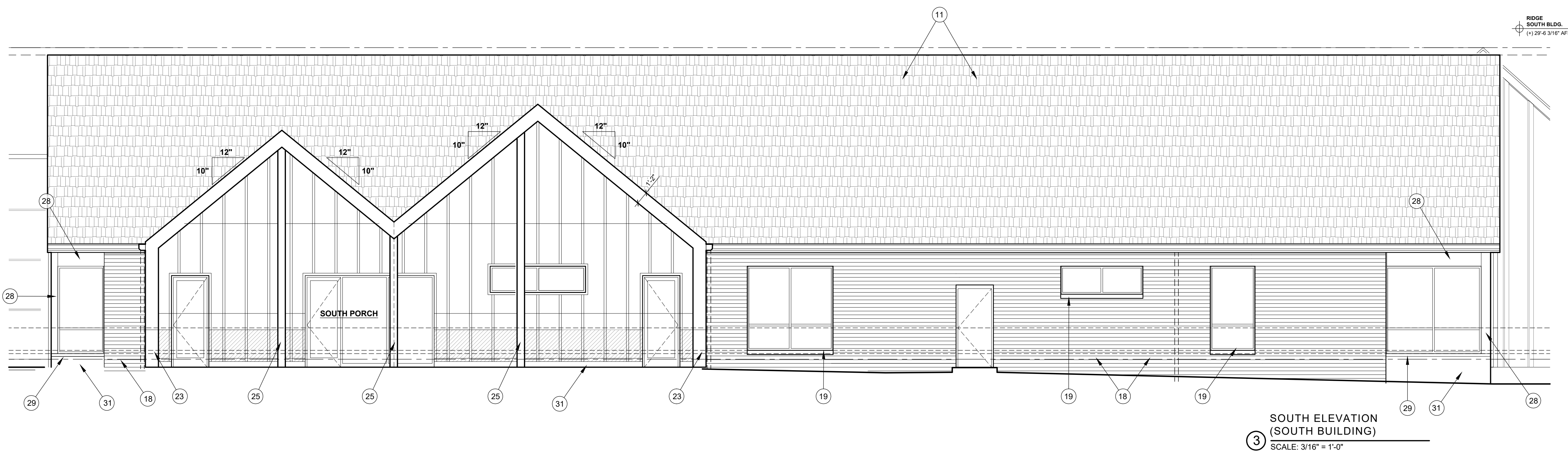
KEYED SHEET NOTES

EXTERIOR MATERIALS & ASSEMBLIES

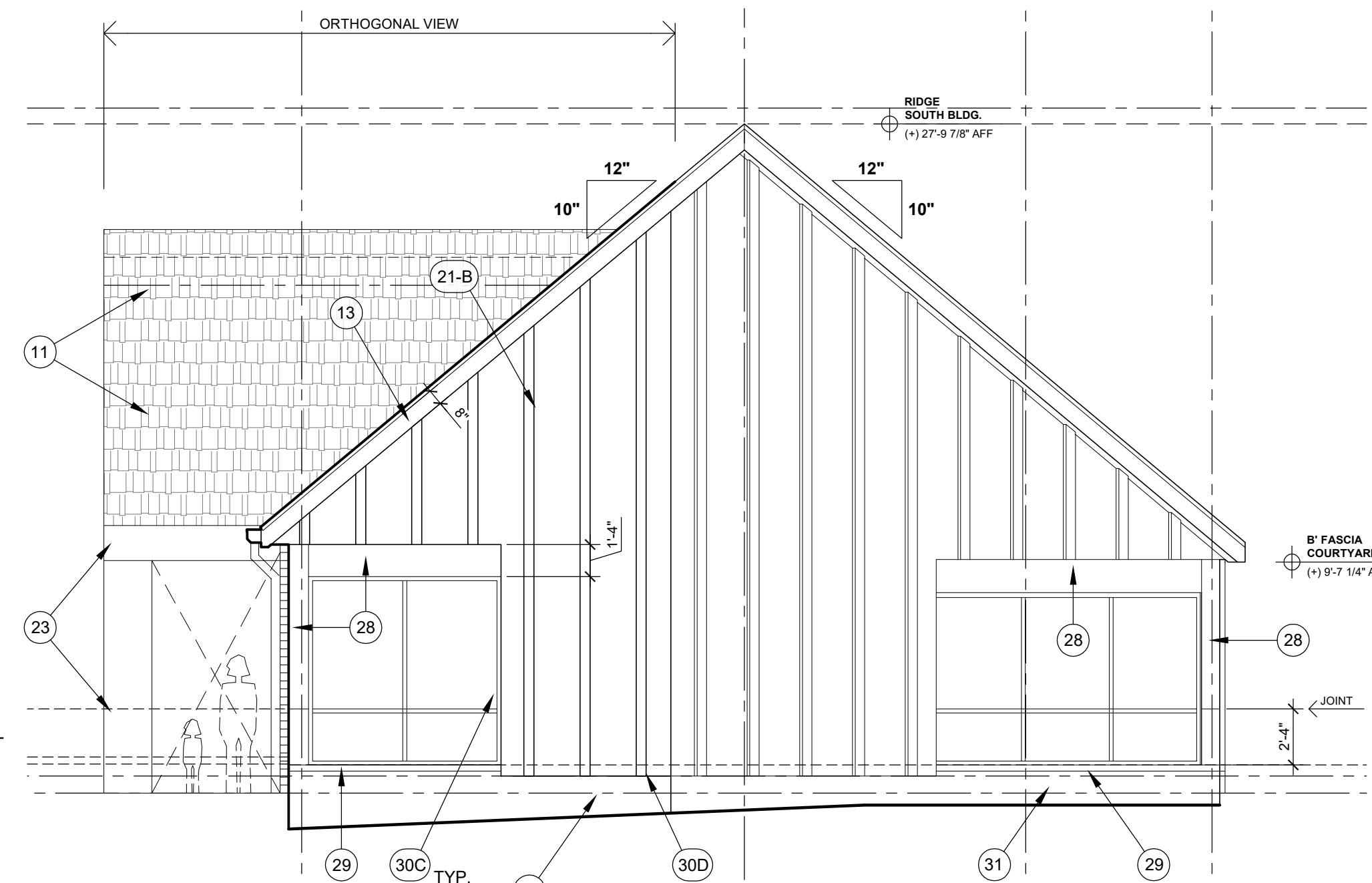
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B) OVERSIZED BOARD & BATTEN SIDING USING MINERIT HD FIBER CEMENT PANELS BY AMC CORP. & H25 TRIM BY JAMES HARDIE
C) OVERSIZED SHINGLE SIDING BTWN HORIZ. BATTENS USING MINERIT HD FIBER CEMENT PANELS BY AMC CORP.
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- CUSTOM ALUMINUM BRAKE METAL TRIM, STYLES "A" THRU "F" AS NOTED BELOW:
A. STYLE "A" = METAL "CASING" @ SELECT OPENINGS, COLOR = TBD
B. STYLE "B" = "L" SHAPED "FASCIA" TRIM @ TOP OF MASONRY VENEER WALL
C. STYLE "C" = DRAINAGE CAVITY CLOSURE TRIM @ OUTSIDE CORNERS & WINDOW JAMBS @ ALL RAINSCREEN CLADDING EXCEPT FIBER CEMENT RAINSCREEN TYPE A
D. STYLE "D" = METAL FLASHING @ BOTTOM OF ALL RAINSCREEN CLADDING
E. STYLE "E" = CORNER TRIM @ MDO PLYWOOD PANELS
- PAINTED CEMENT PARGING OVER RIGID INSULATION
- "BRICK MOLDING" @ MASONRY WINDOW OPENINGS = 5/4 NT3® SMOOTH TRIM BOARD BY JAMES HARDIE



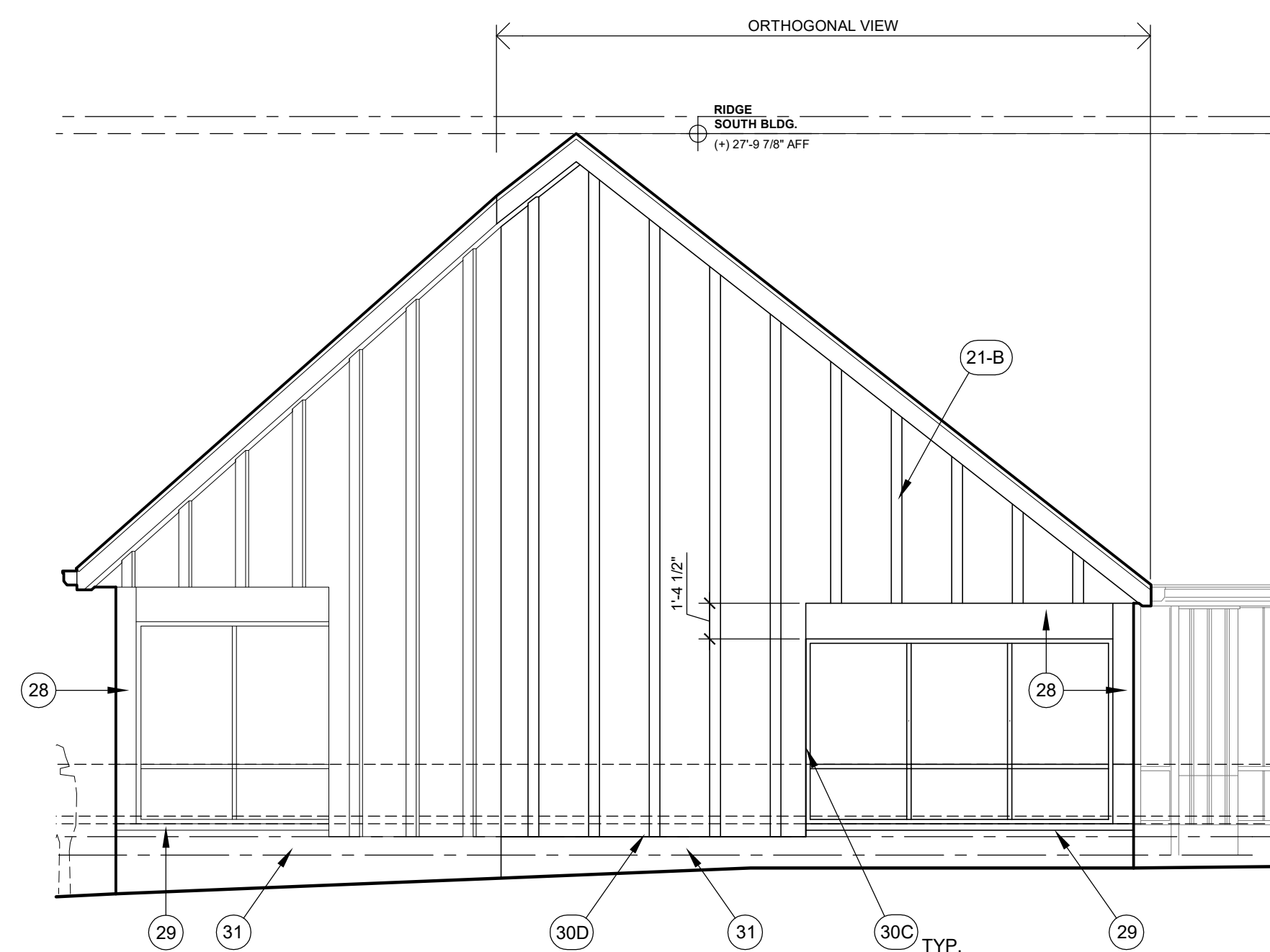
COPYRIGHT © D MET design, LLC 2023
NOTE: FULL SIZE SHEET = 24" x 36" SOME DISTORTION MAY OCCUR WHEN PRINTING



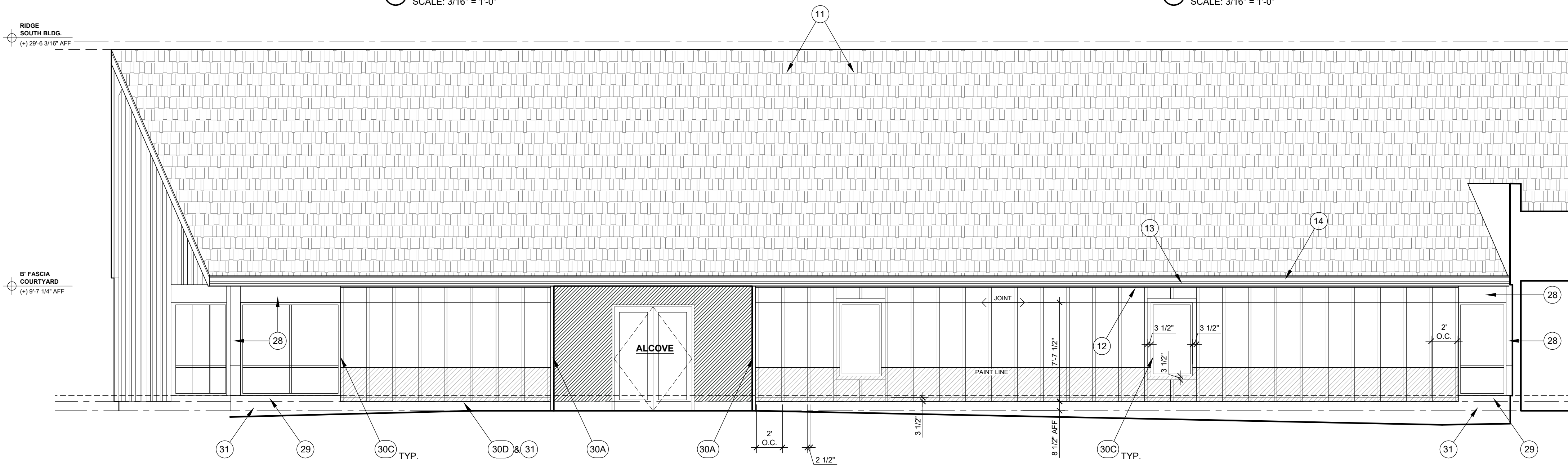
3 SOUTH ELEVATION (SOUTH BUILDING)
SCALE: 3/16" = 1'-0"



4 EAST ELEVATION (SOUTH BUILDING)
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION (SOUTH BUILDING)
SCALE: 3/16" = 1'-0"



1 NORTH ELEVATION (SOUTH BLDG.) COURTYARD ELEVATION
SCALE: 3/16" = 1'-0"

GENERAL SHEET NOTES

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CONTACT

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p/ 313-401-5181
e/ dmetdesign@gmail.com

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CONSULTANTS:

ISSUED FOR:

SD REDESIGN + 50% DD	NOV 22, 2022
60% DESIGN DEVELOPMENT	DEC 22, 2022
90% DESIGN DEVELOPMENT	JAN 26, 2023
PERMIT DRAWINGS	FEB 10, 2023

STAMP:



SHEET NAME:

**EXTERIOR
ELEVATIONS**

SHEET NO.

A203

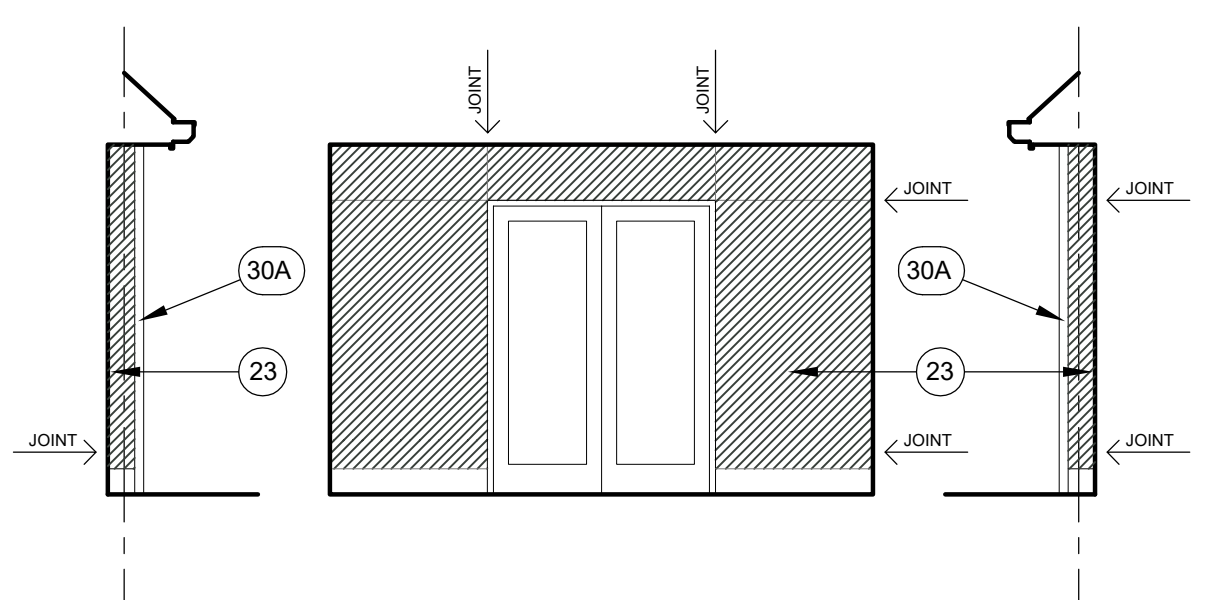
KEYED SHEET NOTES

EXTERIOR MATERIALS & ASSEMBLIES

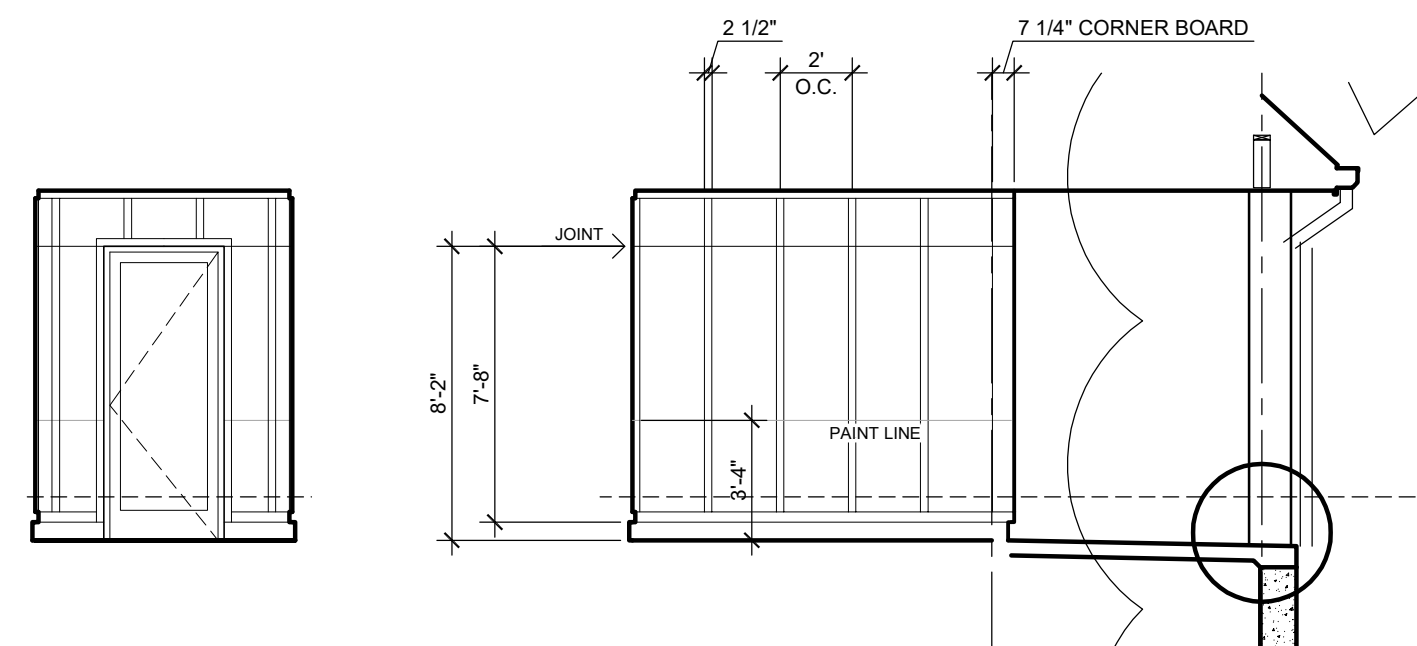
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- 16 ALUMINUM PARAPET COPING
 A. TYPE A = TBD
 B. TYPE B = TBD
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GENERAL SHEET NOTES

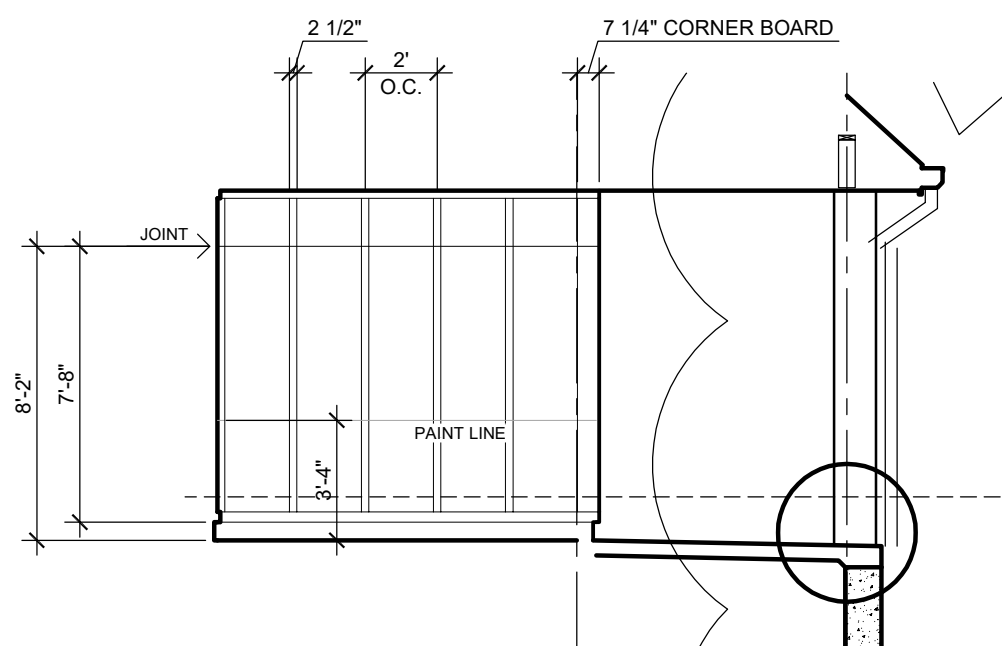
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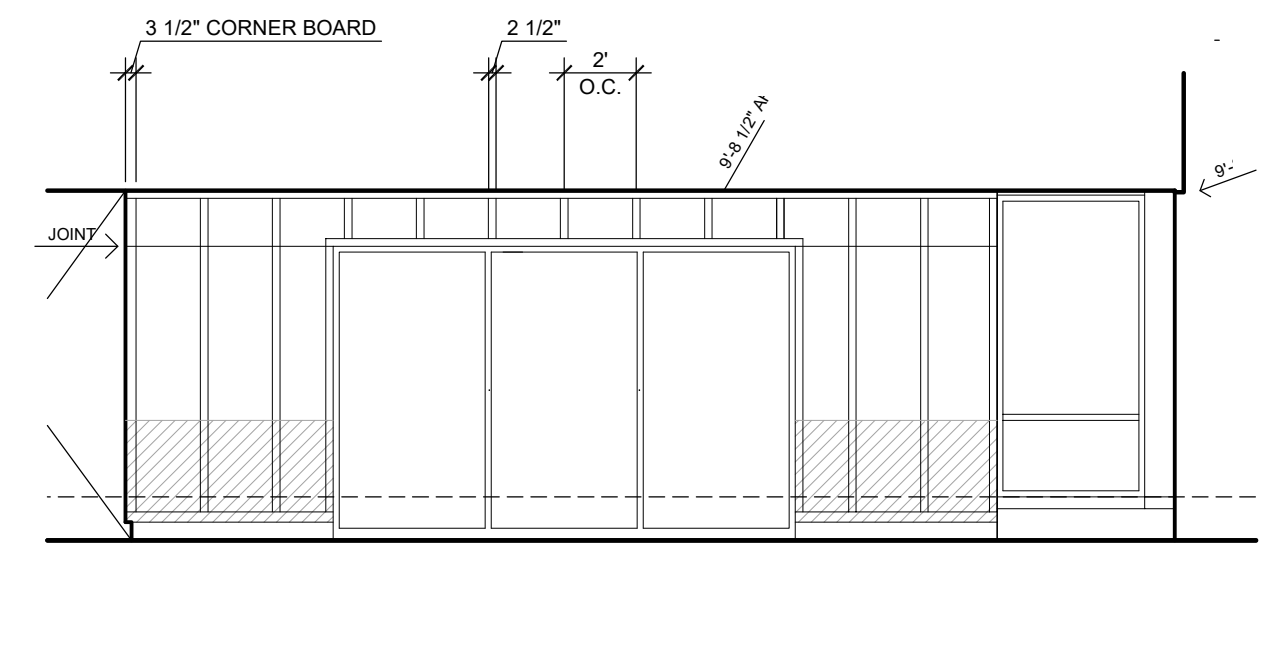
12 COURTYARD ELEVATION
 ENTRANCE ALCOVE @ S. BLDG.
 SCALE: 3/16" = 1'-0"



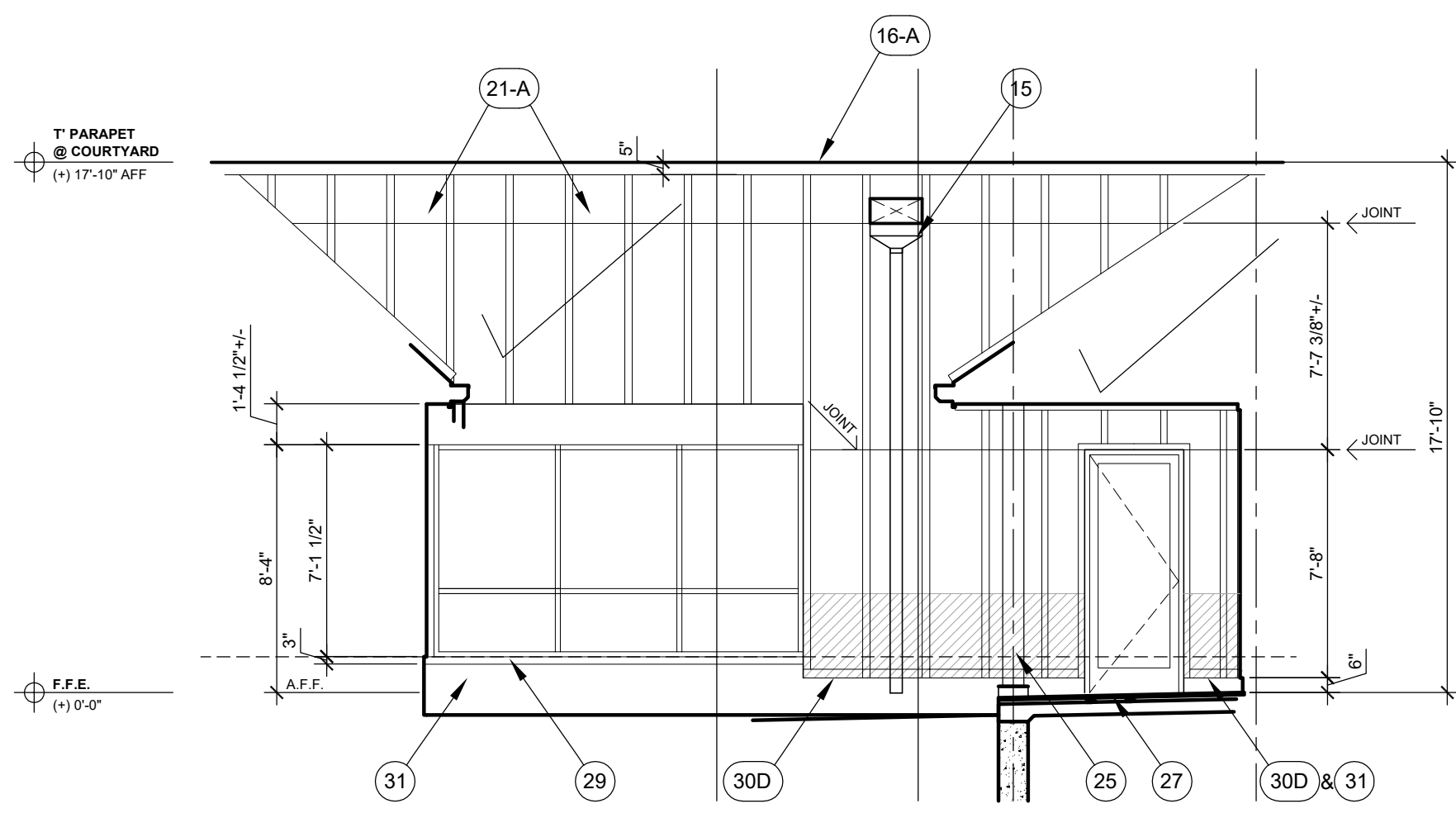
6B BLIND ELEVATION
 "SHORT PORCH"
 SCALE: 3/16" = 1'-0"



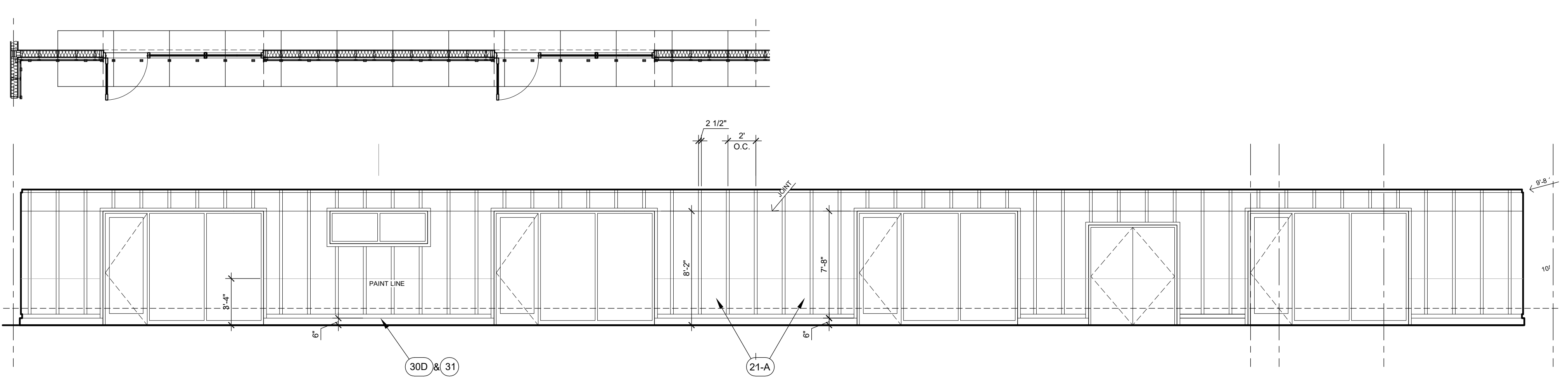
6A BLIND ELEVATION
 "SHORT PORCH"
 SCALE: 3/16" = 1'-0"



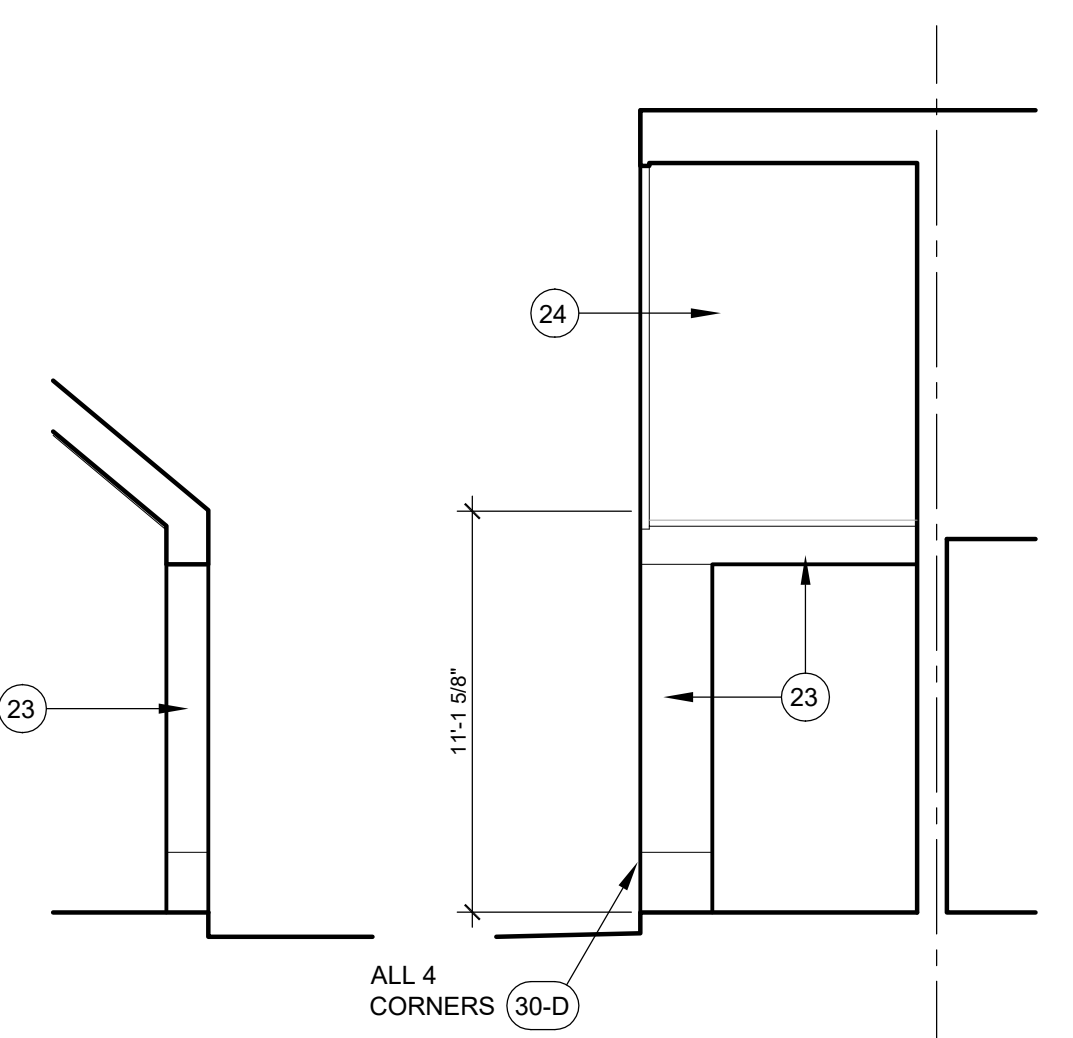
3 BLIND ELEVATION
 "SHORT PORCH"
 SCALE: 3/16" = 1'-0"



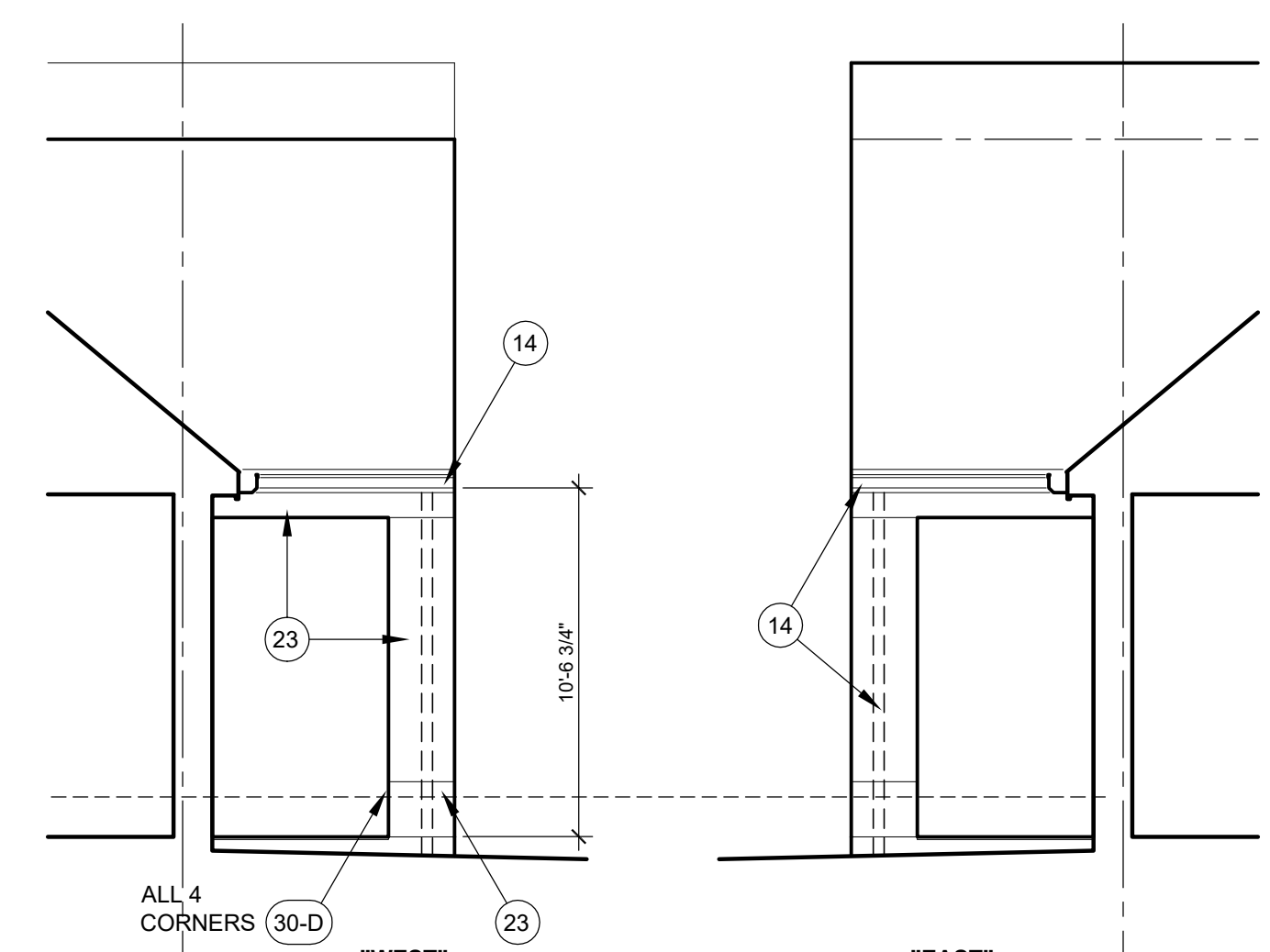
11 COURTYARD ELEVATION
 WEST END
 SCALE: 3/16" = 1'-0"



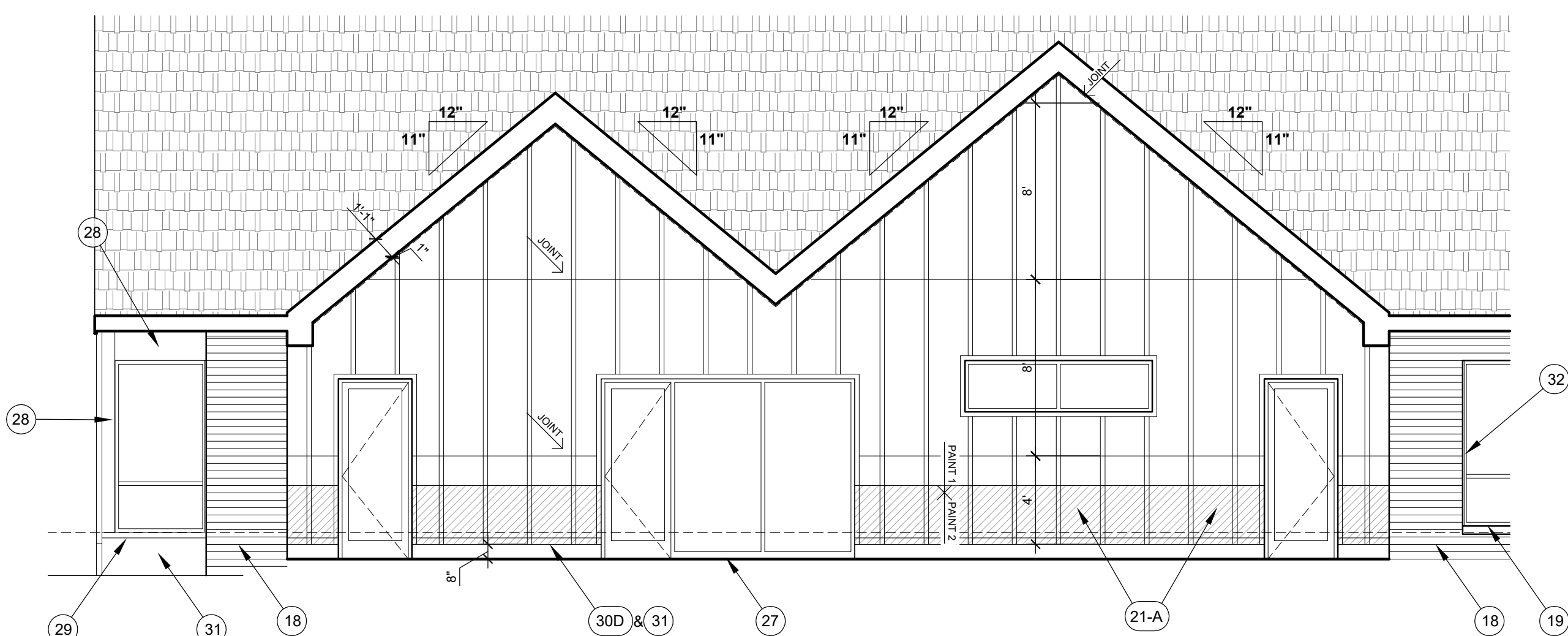
2 BLIND ELEVATION
 "LONG PORCH"
 SCALE: 3/16" = 1'-0"



10 BLIND ELEVATION
 "SOUTH PORCH"
 SCALE: 3/16" = 1'-0"



7 BLIND ELEVATION
 "SOUTH PORCH"
 SCALE: 3/16" = 1'-0"



1 BLIND ELEVATION
 "SOUTH PORCH"
 SCALE: 3/16" = 1'-0"

McClellan Street Early Learning Center

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Detroit, MI 48214

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Project Lead: Rick Raleigh
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e/ lbetz2@iff.org

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D MET design architecture studio

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contact
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e/ dmetdesign@gmail.com

www.dmetdesign.com

CONSULTANTS:

ISSUED FOR:
90% DESIGN DEVELOPMENT JAN 26, 2023
PERMIT DRAWINGS FEB 10, 2023

STAMP:



SHEET NAME:
**EXTERIOR
ELEVATIONS
ALTERNATE
CLADDING A-ALT**

SHEET NO.

A206

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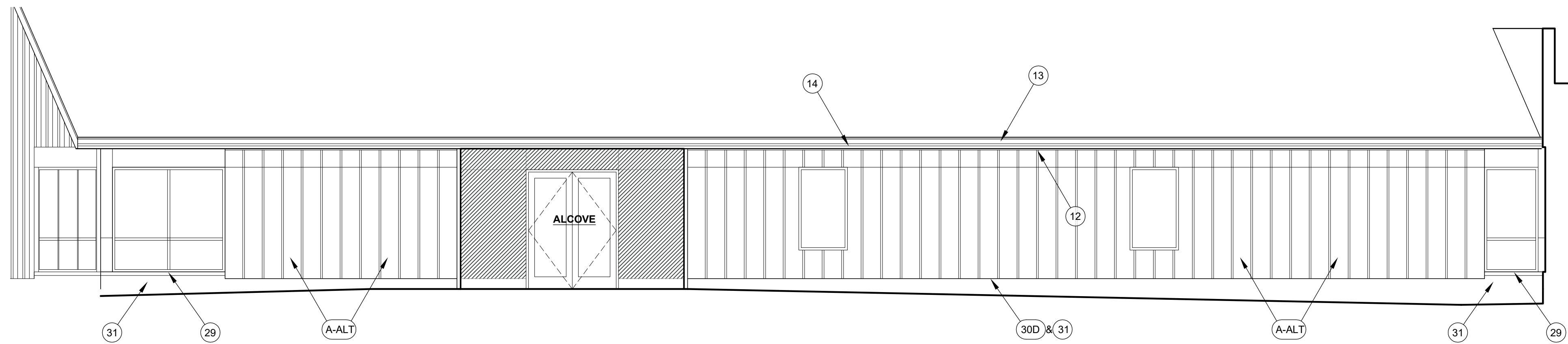
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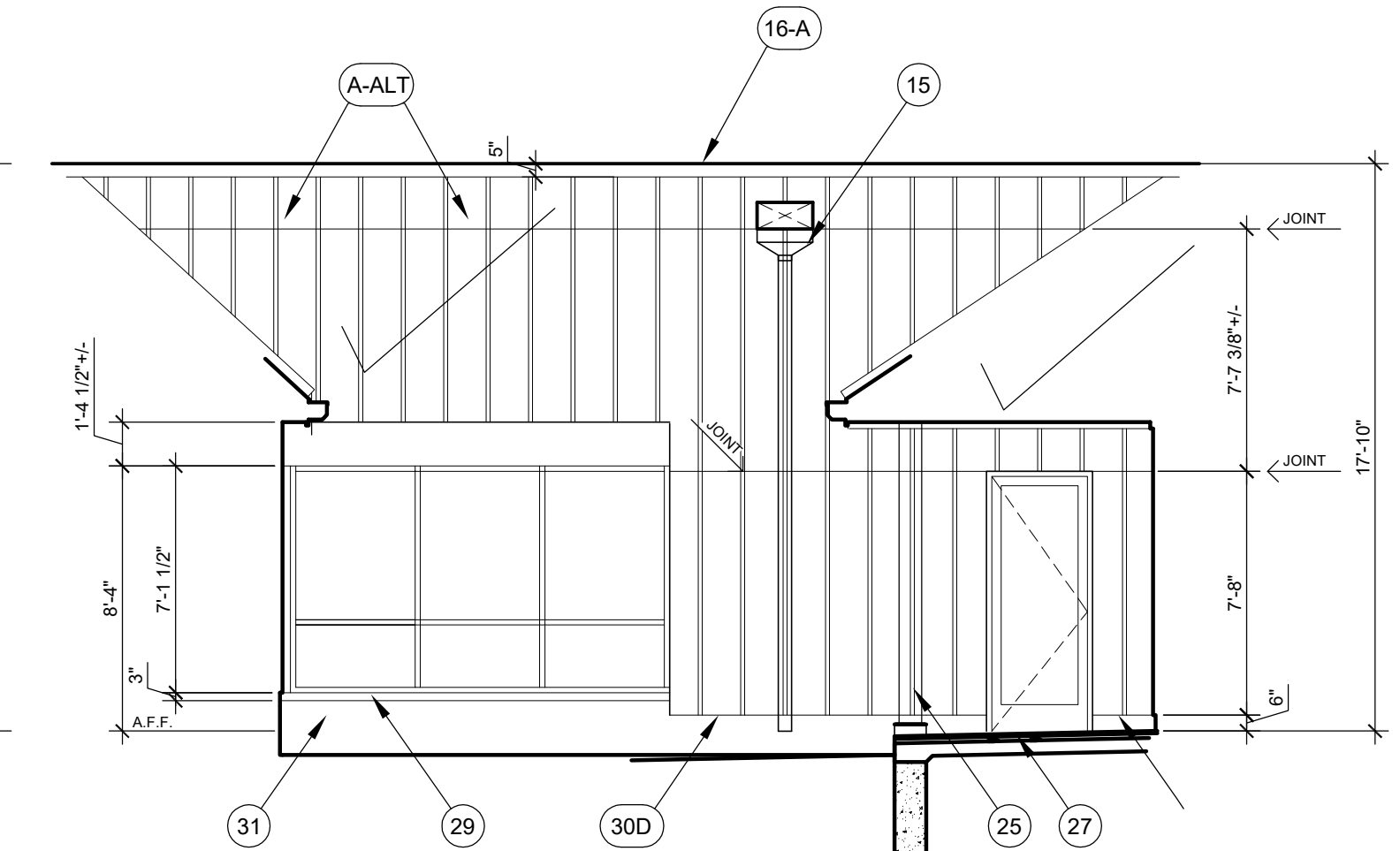
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MATERIAL COST COMPARISSON BETWEEN CLADDING "A" AND "A-ALT"

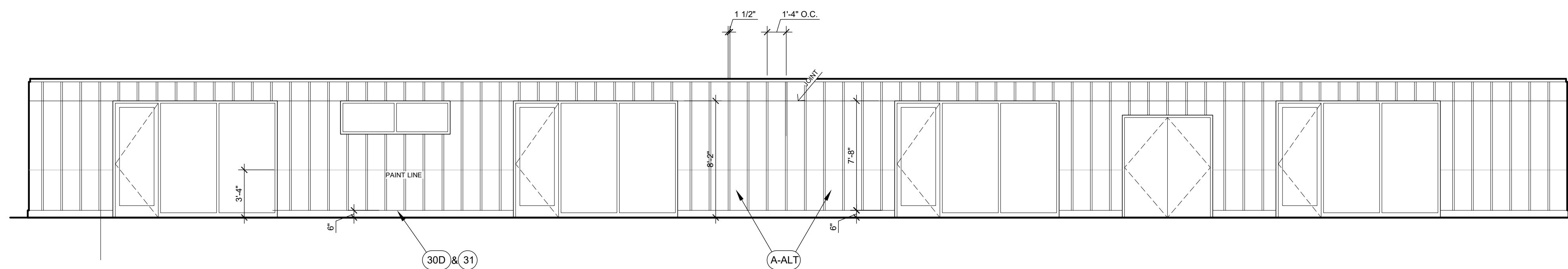
CLADDING A-ALT	CLADDING A
MDO REVERSE BOARD AND BATTEN	MDO REVERSE BOARD AND BATTEN
• 33 4X8 SHEETS = 33 X \$92 = \$3,036.00	• 28 4X8 SHEETS = 28 X \$66.40 = \$1,859.20
• 54 144"L TRIM BOARDS = 54 X \$15 = \$811	• 54 144"L TRIM BOARDS = 54 X \$15 = \$811
• MATERIAL SUBTOTAL = \$3,036.00	• 64 PT 1X4X8" FURRING = 64 X \$6 = \$384
	• MATERIAL SUBTOTAL = \$3,053.20



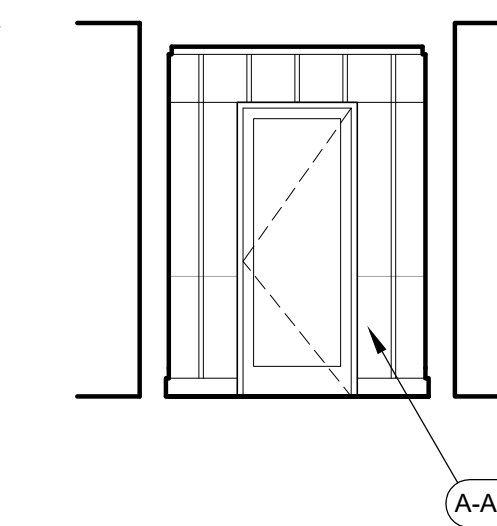
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COURTYARD ELEVATION / A-ALT
SCALE: 3/16" = 1'-0"



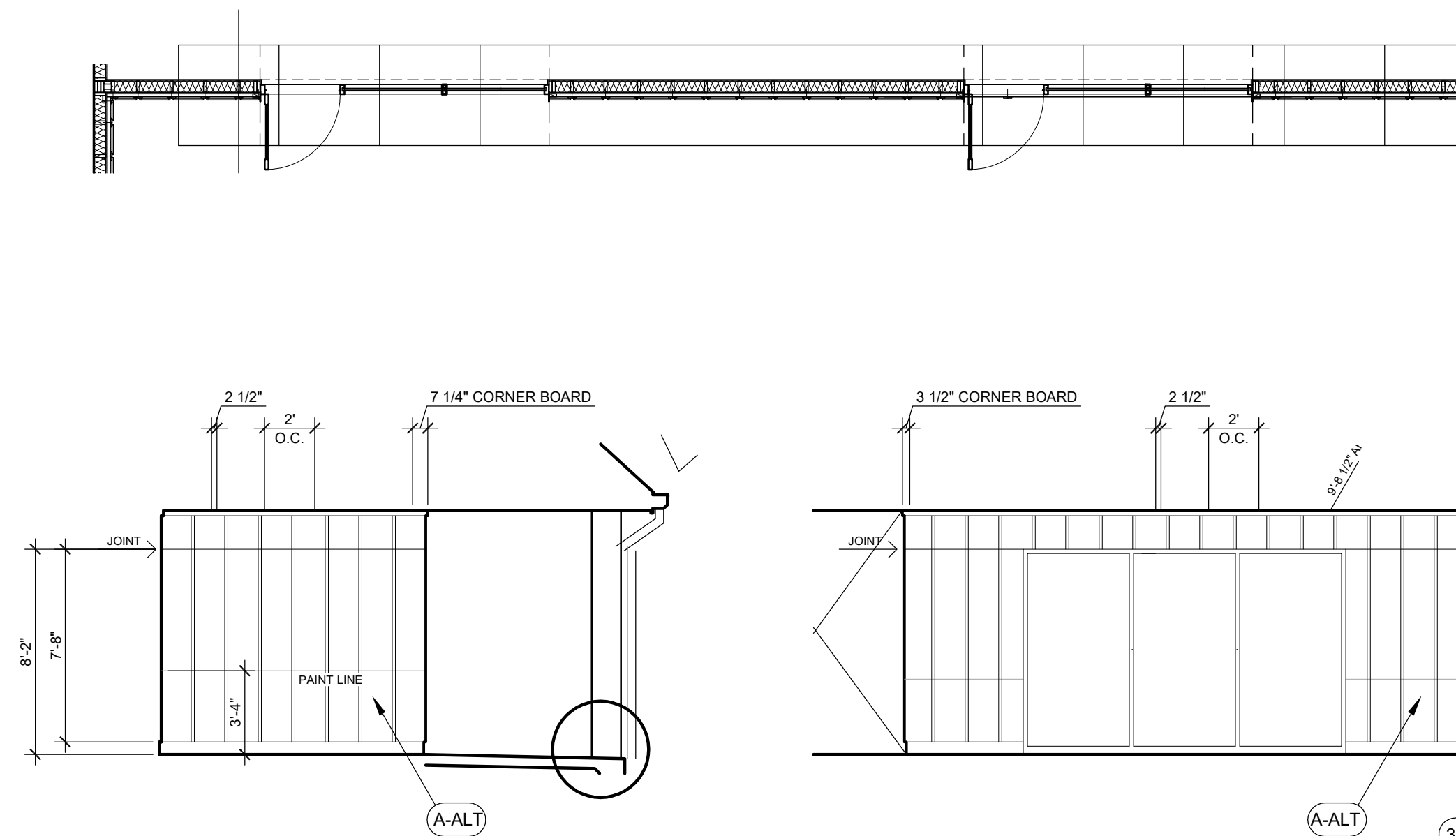
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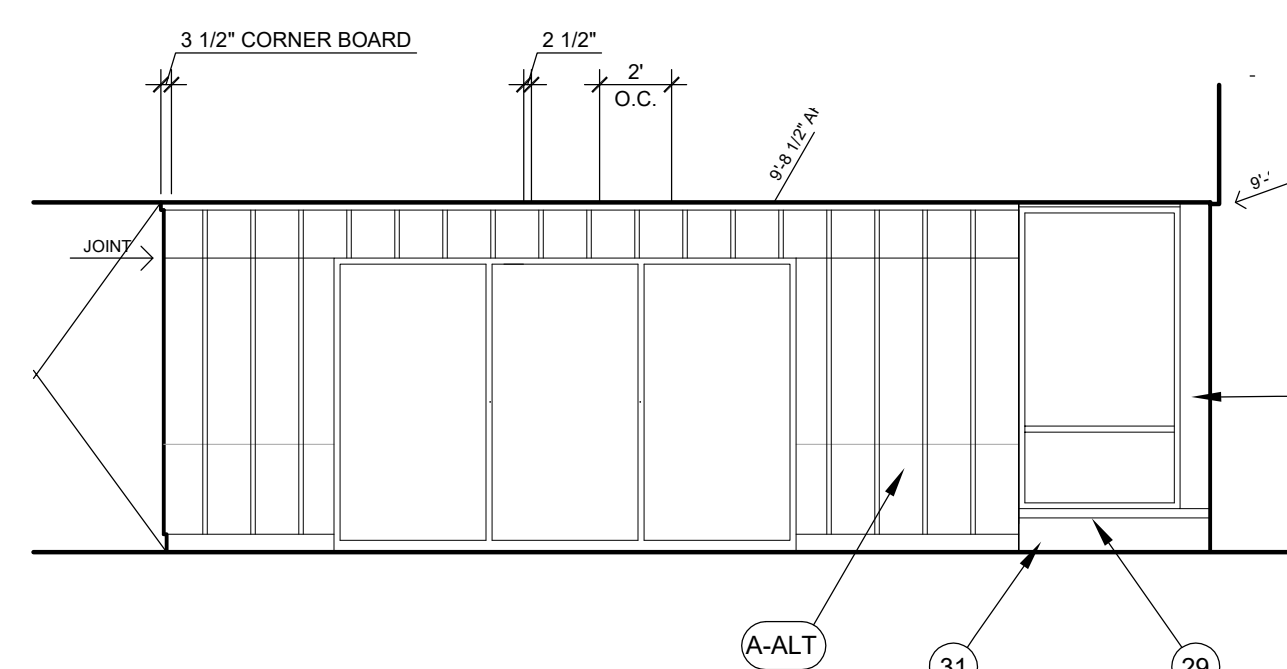
5 BLIND ELEVATION
"LONG PORCH" / A-ALT
SCALE: 3/16" = 1'-0"



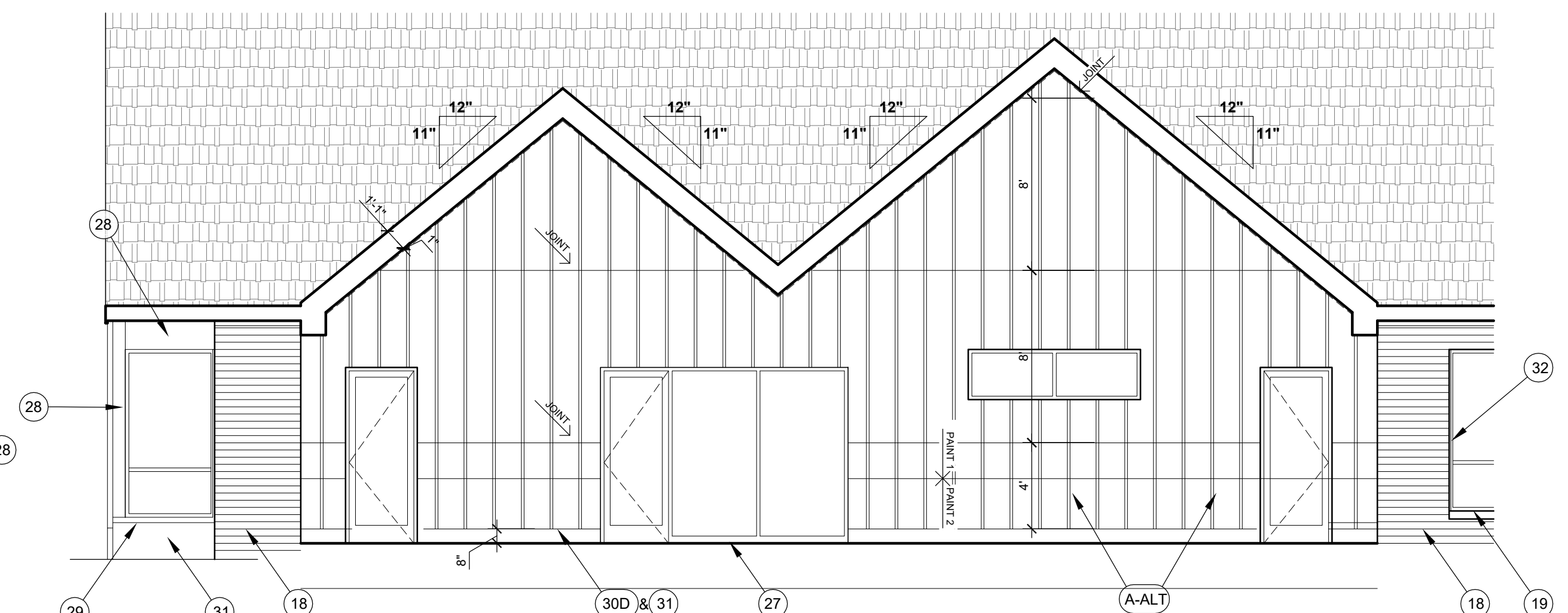
2 BLIND ELEVATION
"PARENT LOUNGE PORCH" / A-ALT
SCALE: 3/16" = 1'-0"



10 BLIND ELEVATION
"PARENT LOUNGE PORCH" / A-ALT
SCALE: 3/16" = 1'-0"



7 BLIND ELEVATION
"PARENT LOUNGE PORCH" / A-ALT
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1 BLIND ELEVATION
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STAMP:



SHEET NAME:

**EXTERIOR
RENDERINGS**

SHEET NO.

A207



④ VIEW ALONG McCLELLAN



② DRONE VIEW



③ VIEW FROM PARKING LOT



① ENTRANCE COURT

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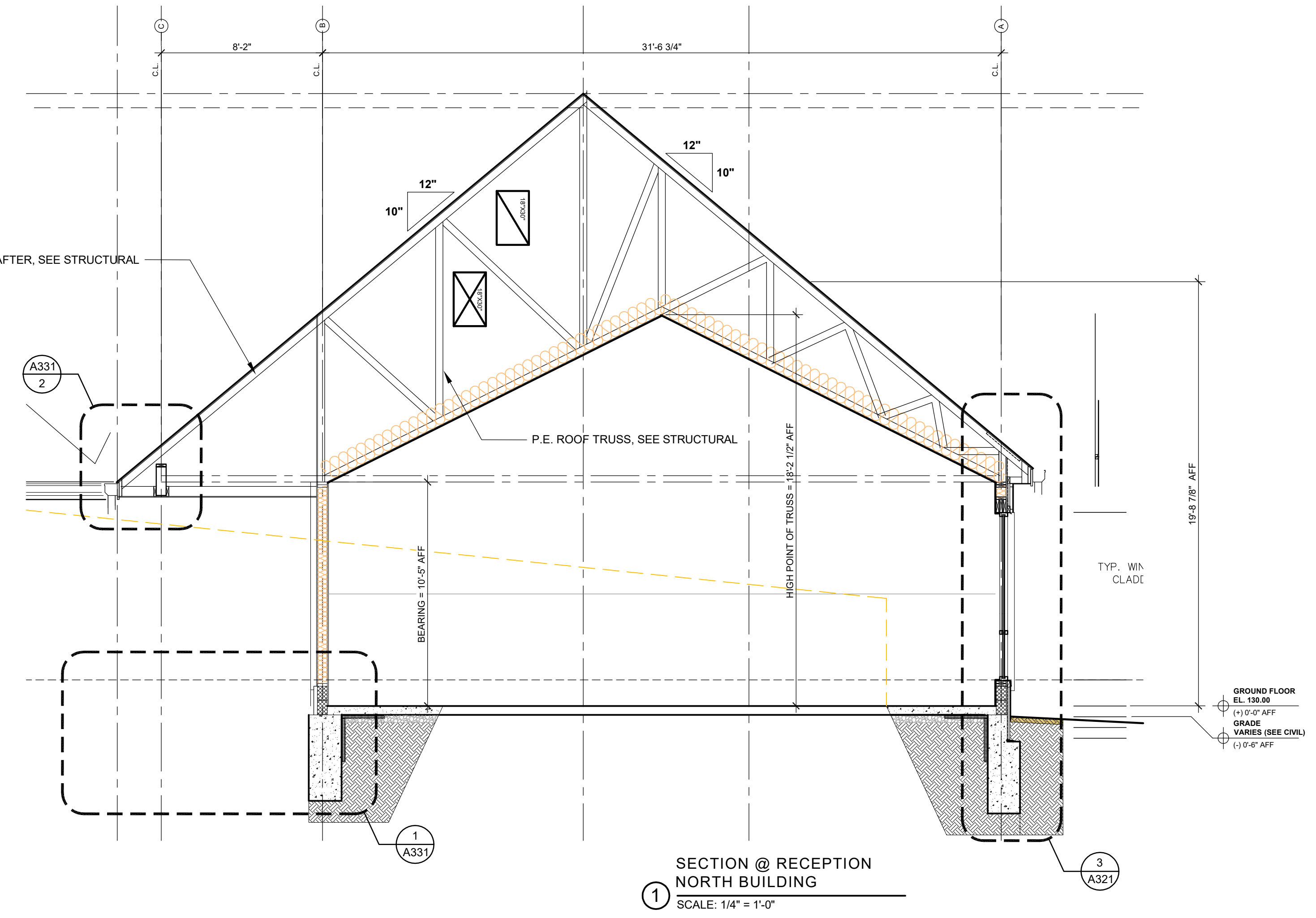
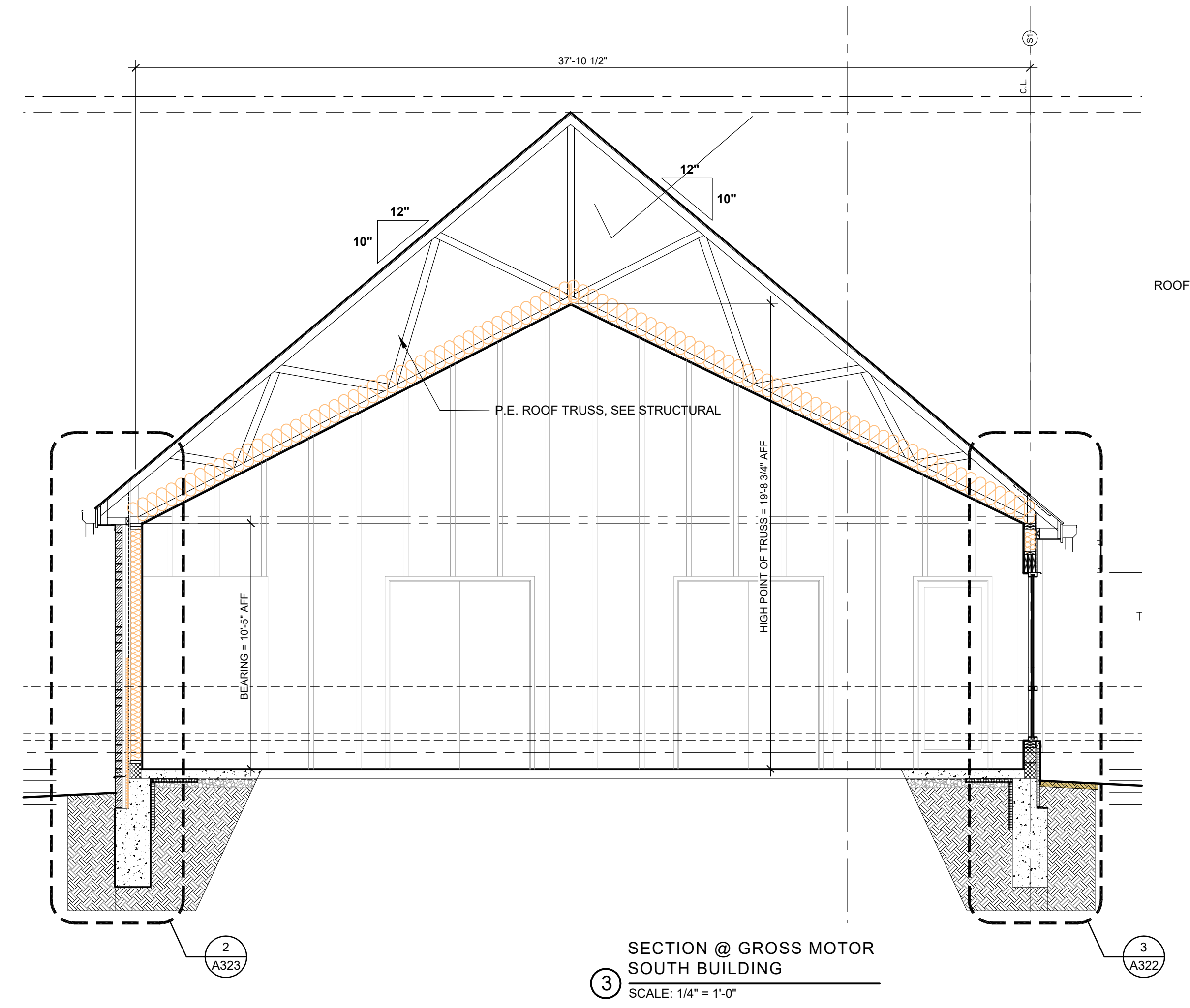
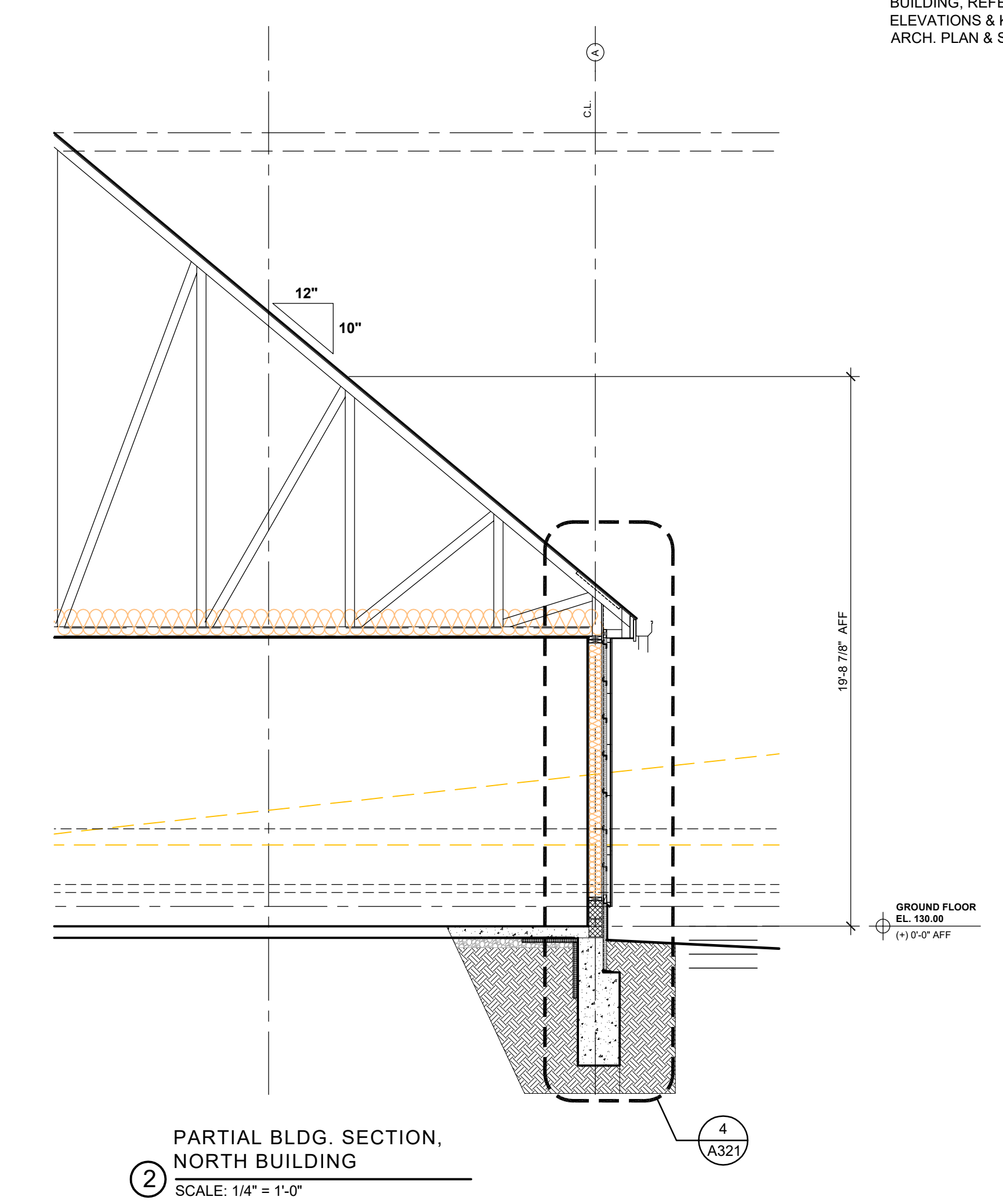
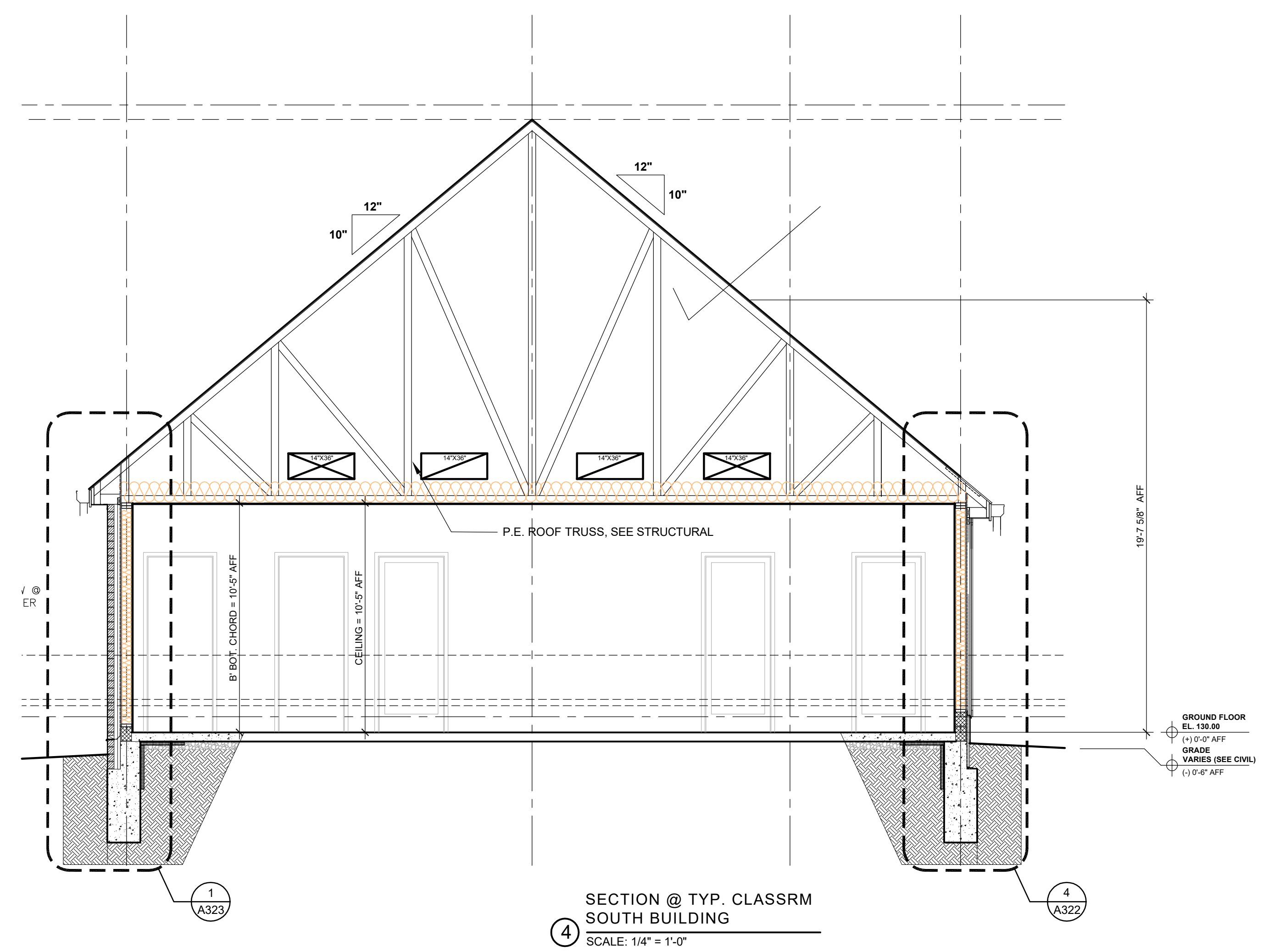
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 SD REDESIGN + 50% DD NOV 22, 2022
 60% DESIGN DEVELOPMENT DEC 22, 2022
 90% DESIGN DEVELOPMENT JAN 26, 2023
 PERMIT DRAWINGS FEB 10, 2023

STAMP:

Joel T. Schmidt

SHEET NAME:
BUILDING SECTIONS

SHEET NO.
A301



GENERAL SHEET NOTES

- BUILDING HEIGHTS ARE MEASURED FROM THE GROUND FLOOR SLAB INSIDE THE BUILDING, REFERRED TO AS EL. 0'-0" ON THE ELEVATIONS & KNOWN AS FFE 129.5' ON THE ARCH. PLAN & SITE PLANS

PROJECT TITLE:

**McClellan Street
Early Learning
Center**

project address
3917 McClellan Street
Detroit, MI 48214

project representative
IFF Lending and Development
Project Lead: Rick Raleigh
p/ 313-334-4327
e/ lbetz@iff.org

ARCHITECT:

D MET design
architecture studio

832 W. 11 Mile Road
Royal Oak, MI 48067

contact
Joel T. Schmidt, RA
p/ 313-401-5181
e/ dmetdesign@gmail.com

www.dmetdesign.com

CONSULTANTS:

ISSUED FOR:

SD REDESIGN + 50% DD	NOV 22, 2022
60% DESIGN DEVELOPMENT	DEC 22, 2022
90% DESIGN DEVELOPMENT	JAN 26, 2023
PERMIT DRAWINGS	FEB 10, 2023

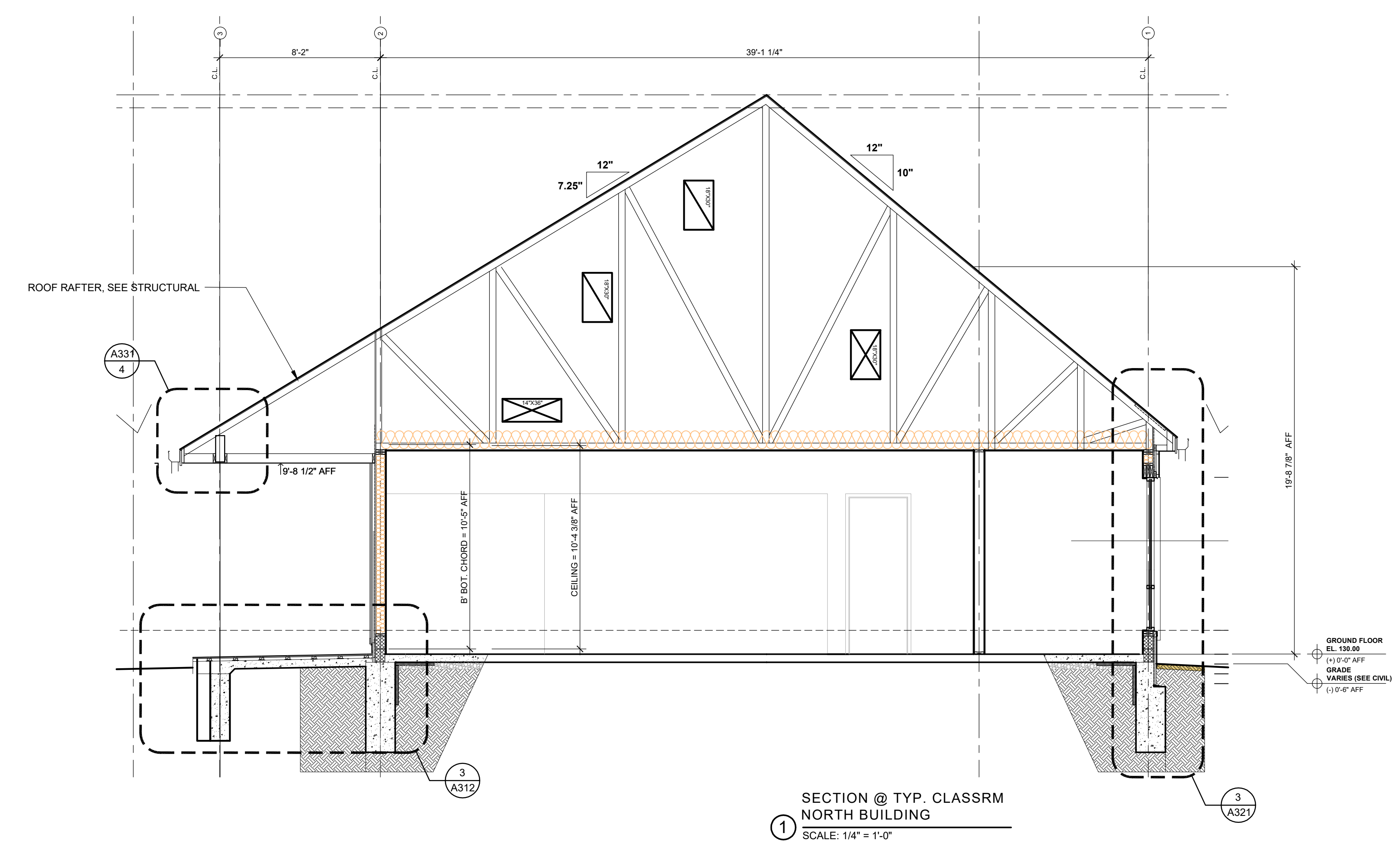
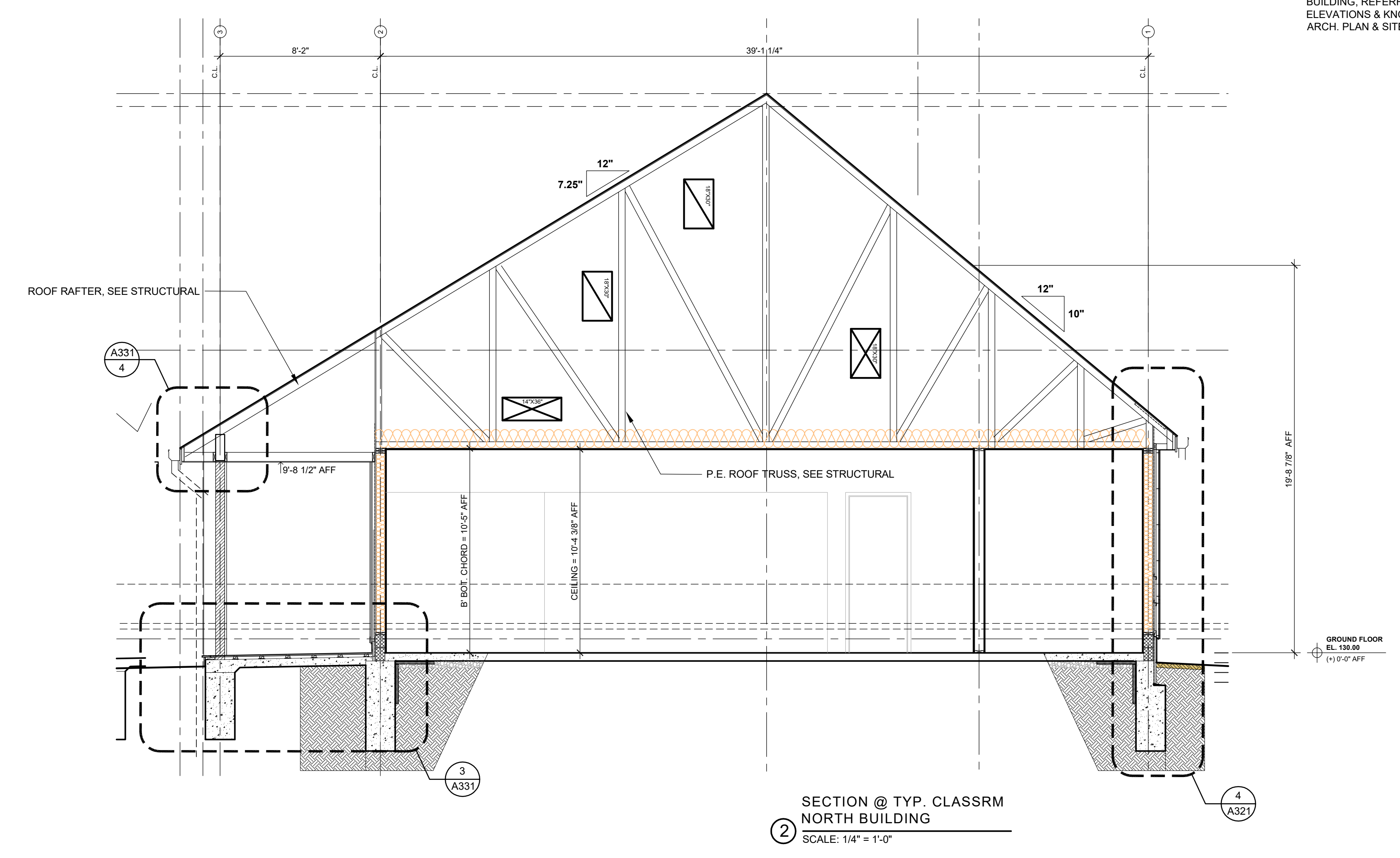
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SHEET NAME:

**BUILDING
SECTIONS**

SHEET NO.

A302



GENERAL SHEET NOTES

1. BUILDING HEIGHTS ARE MEASURED FROM THE GROUND FLOOR SLAB INSIDE THE BUILDING, REFERRED TO AS EL. 0'-0" ON THE ELEVATIONS & KNOWN AS FFE 129.5' ON THE ARCH. PLAN & SITE PLANS

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CONSULTANTS:

ISSUED FOR:

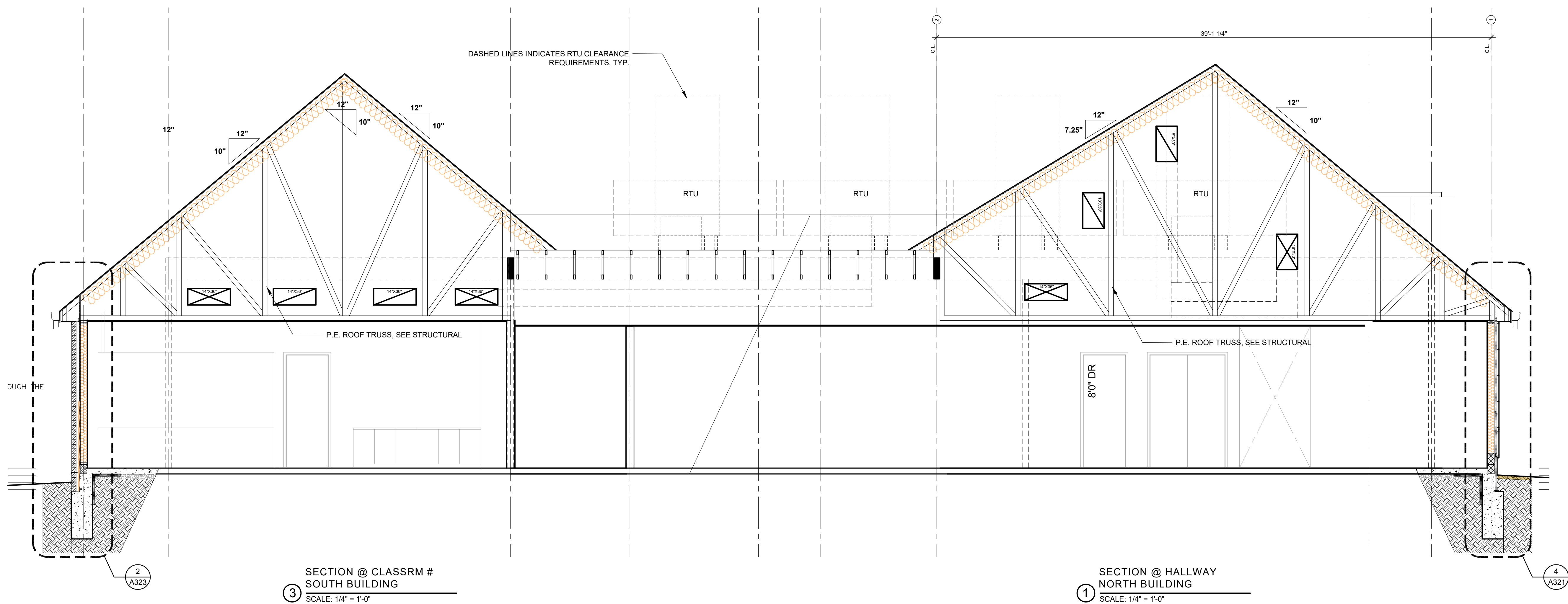
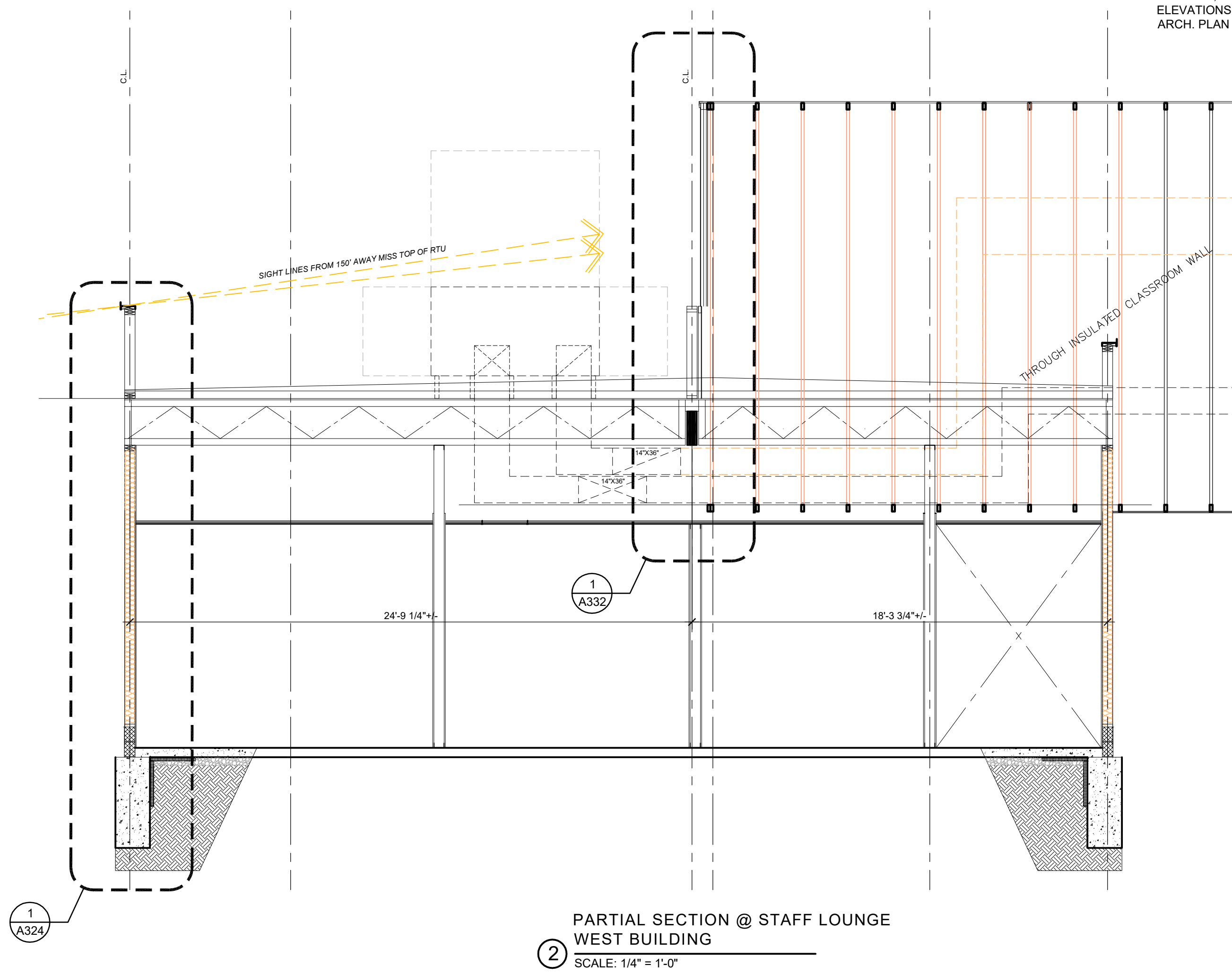
SD REDESIGN + 50% DD	NOV 22, 2022
60% DESIGN DEVELOPMENT	DEC 22, 2022
90% DESIGN DEVELOPMENT	JAN 26, 2023
PERMIT DRAWINGS	FEB 10, 2023

STAMP:

SHEET NAME:
**BUILDING
SECTIONS**

SHEET NO.

A303



GENERAL SHEET NOTES

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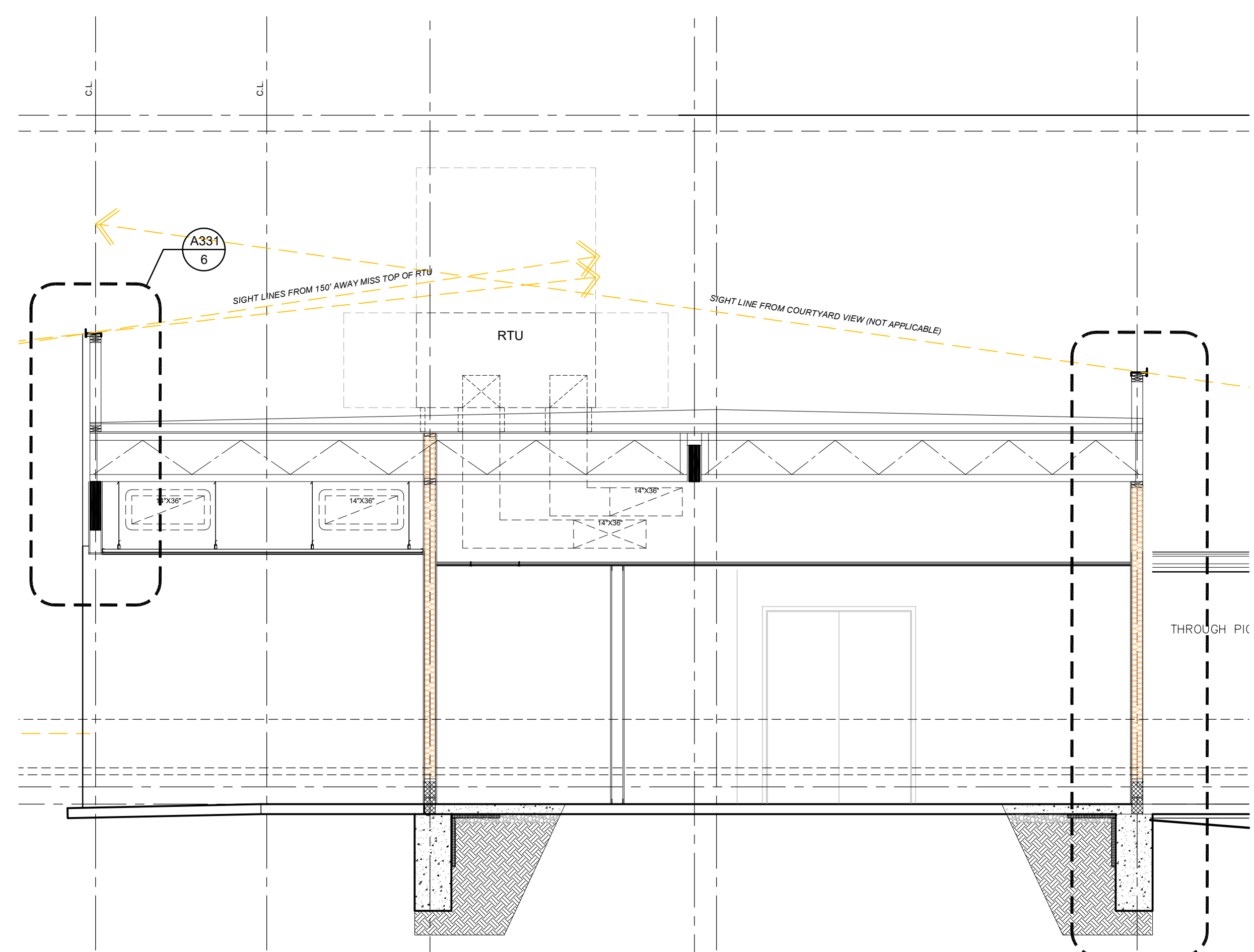
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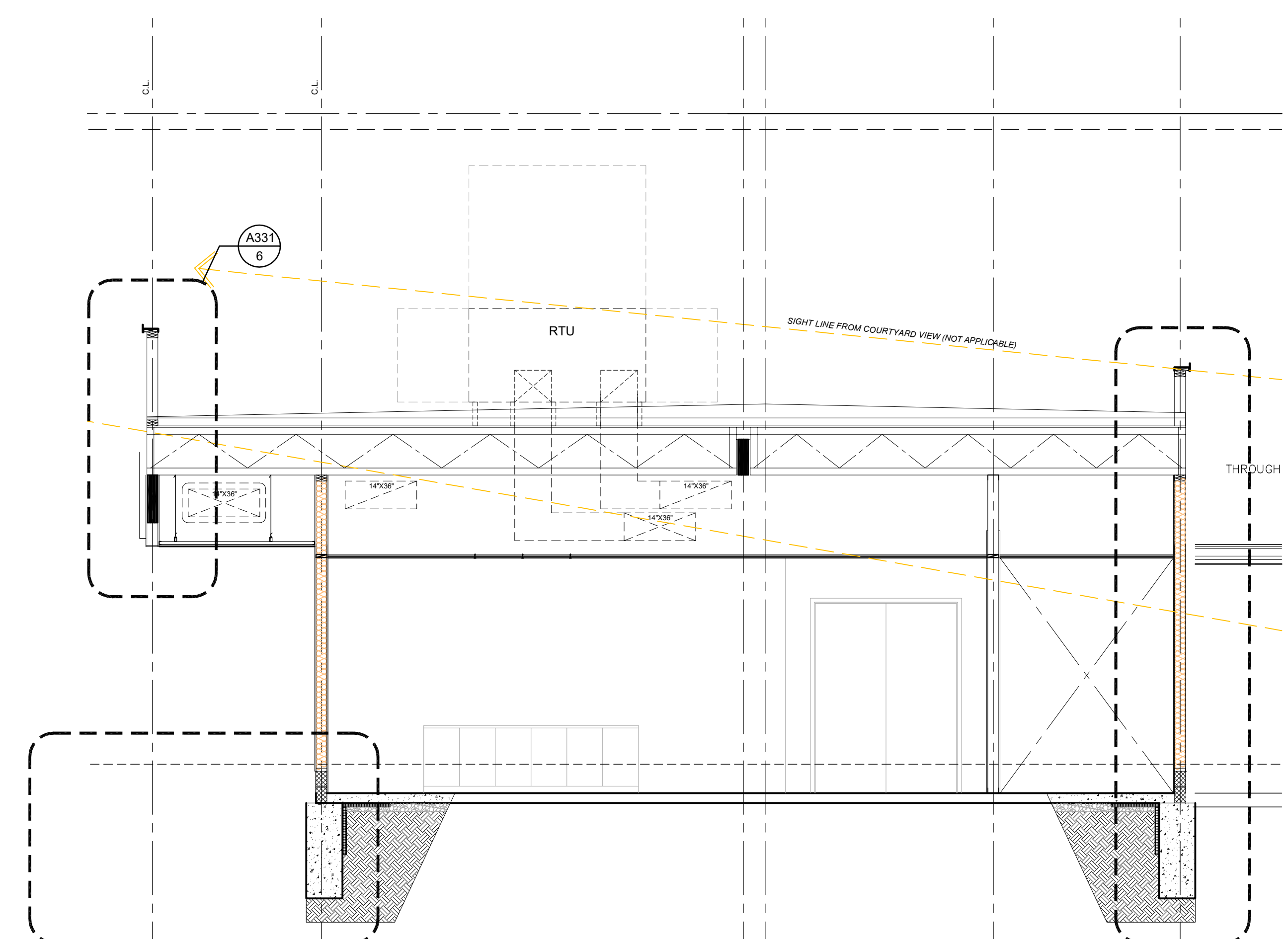
**BUILDING
SECTIONS**

SHEET NO.

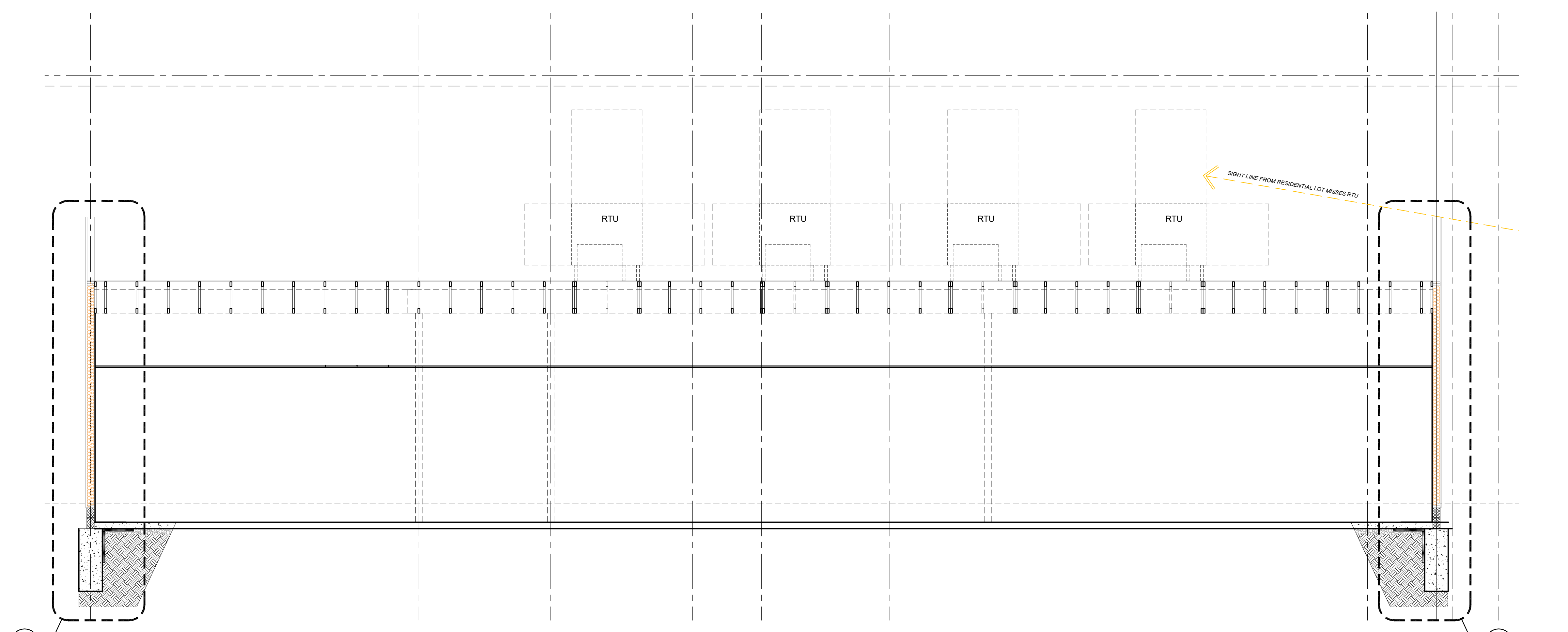
A304



SECTION @ VESTIBULE
WEST BUILDING
SCALE: 1/4" = 1'-0"



SECTION @ CLASSRM
WEST BUILDING
SCALE: 1/4" = 1'-0"



TRANSVERSE BUILDING @
WEST BUILDING
SCALE: 1/4" = 1'-0"

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GENERAL SHEET NOTES

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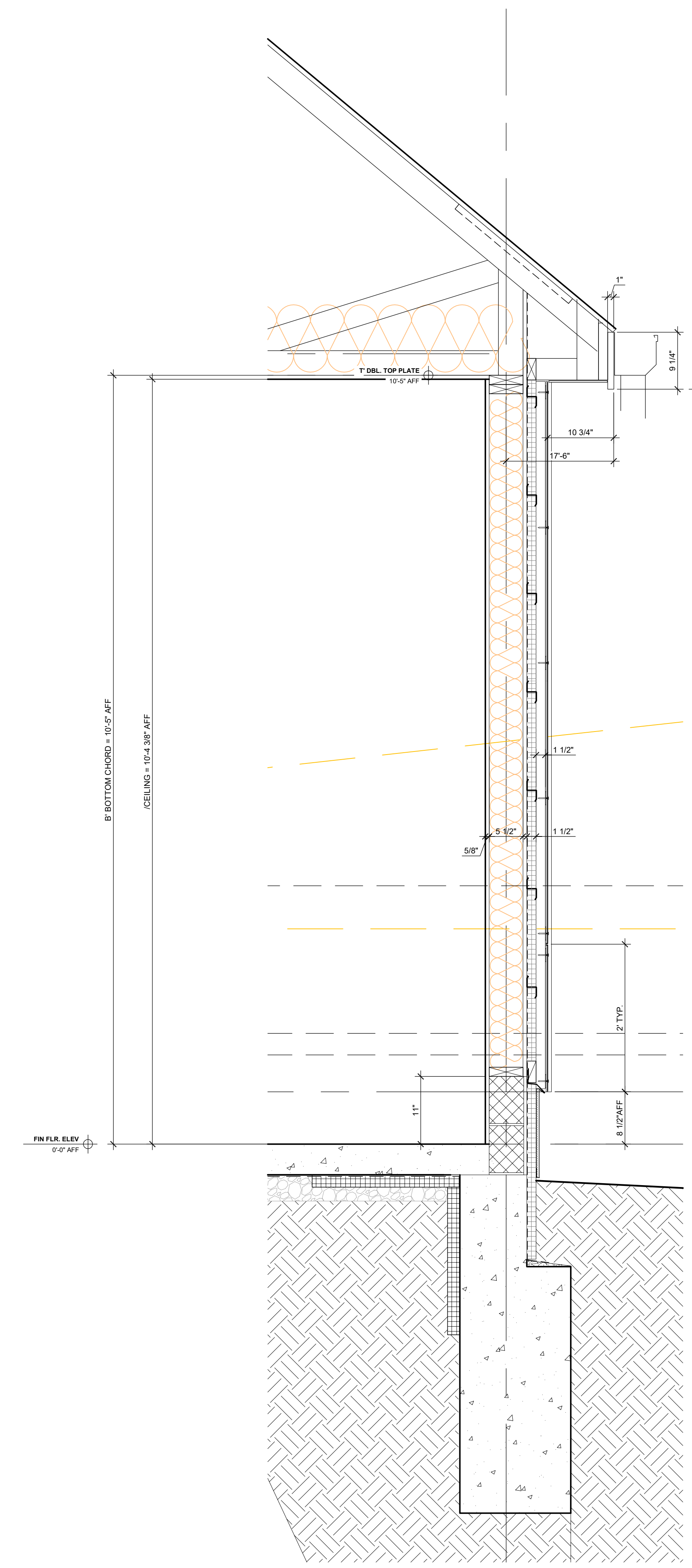
CONSULTANTS:

ISSUED FOR:
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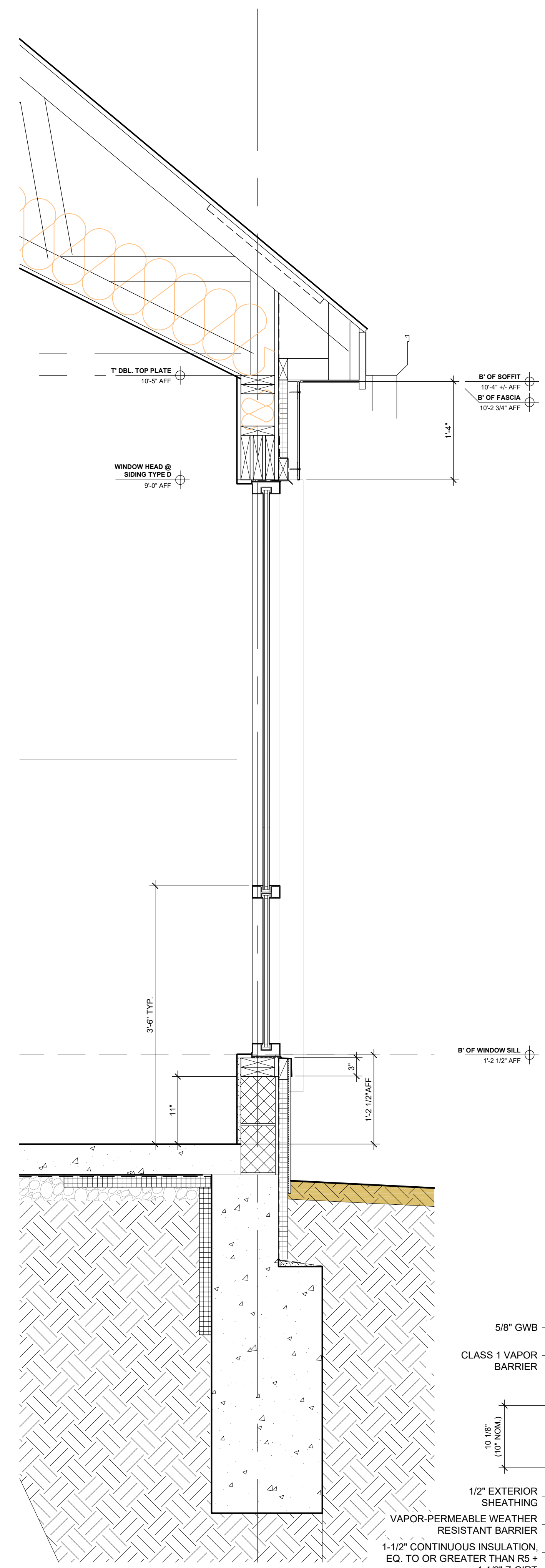
STAMP:

 JOEL T. SCHMIDT
 ARCHITECT

SHEET NAME:
**TYPICAL
 WALL
 SECTIONS**

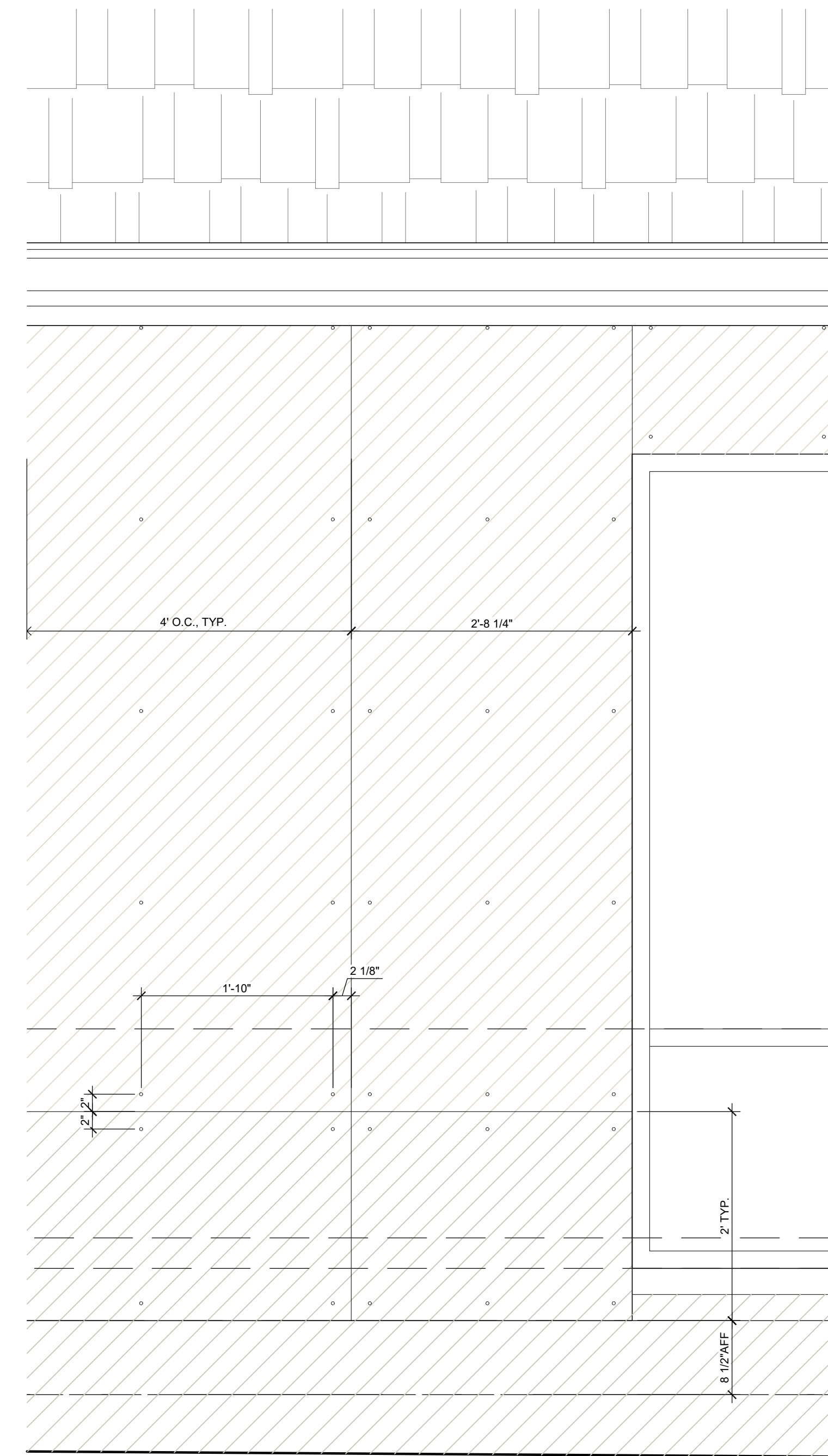
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A321



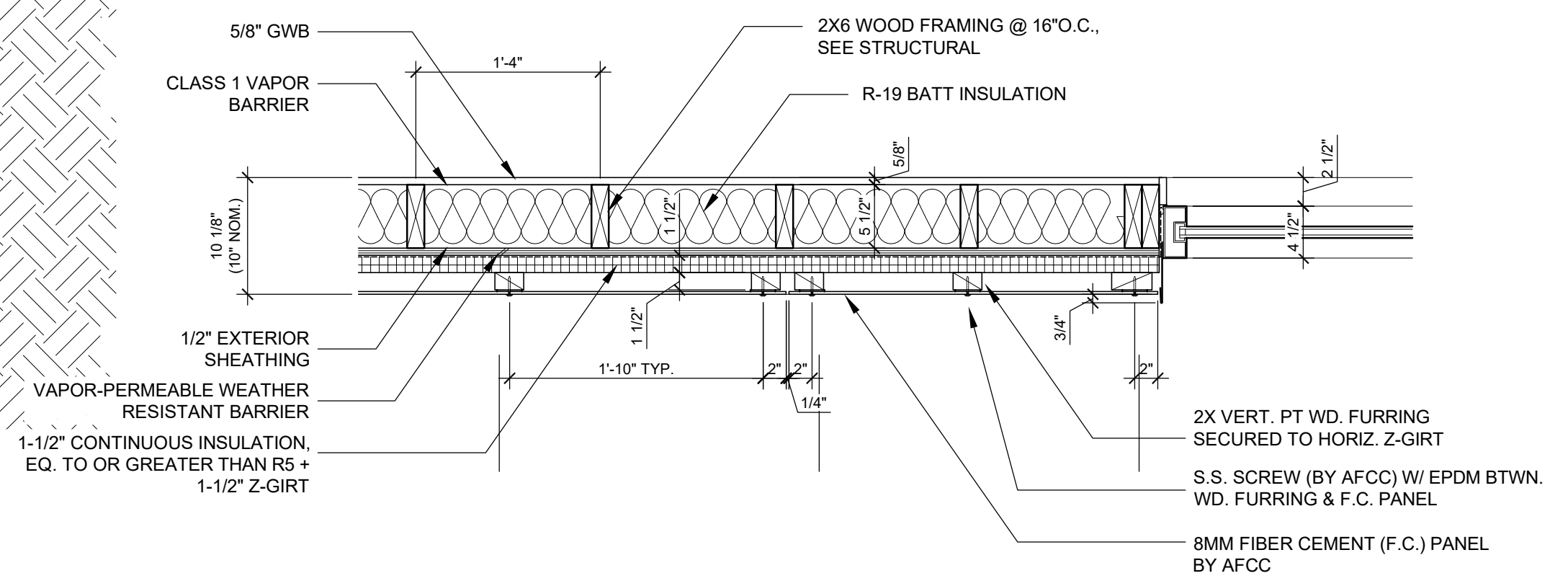
④ TYP. WALL SECTION @
 FIBER CEMENT CLADDING "D"
 SCALE: 1" = 1'-0"



③ TYP. WALL SECTION THRU WINDOW @
 FIBER CEMENT CLADDING "D"
 SCALE: 1" = 1'-0"



② TYP. ENLARGED ELEVATION @
 FIBER CEMENT CLADDING "D"
 SCALE: 1" = 1'-0"



① TYP. PLAN DETAIL @
 FIBER CEMENT CLADDING "D"
 SCALE: 1" = 1'-0"

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CONSULTANTS:

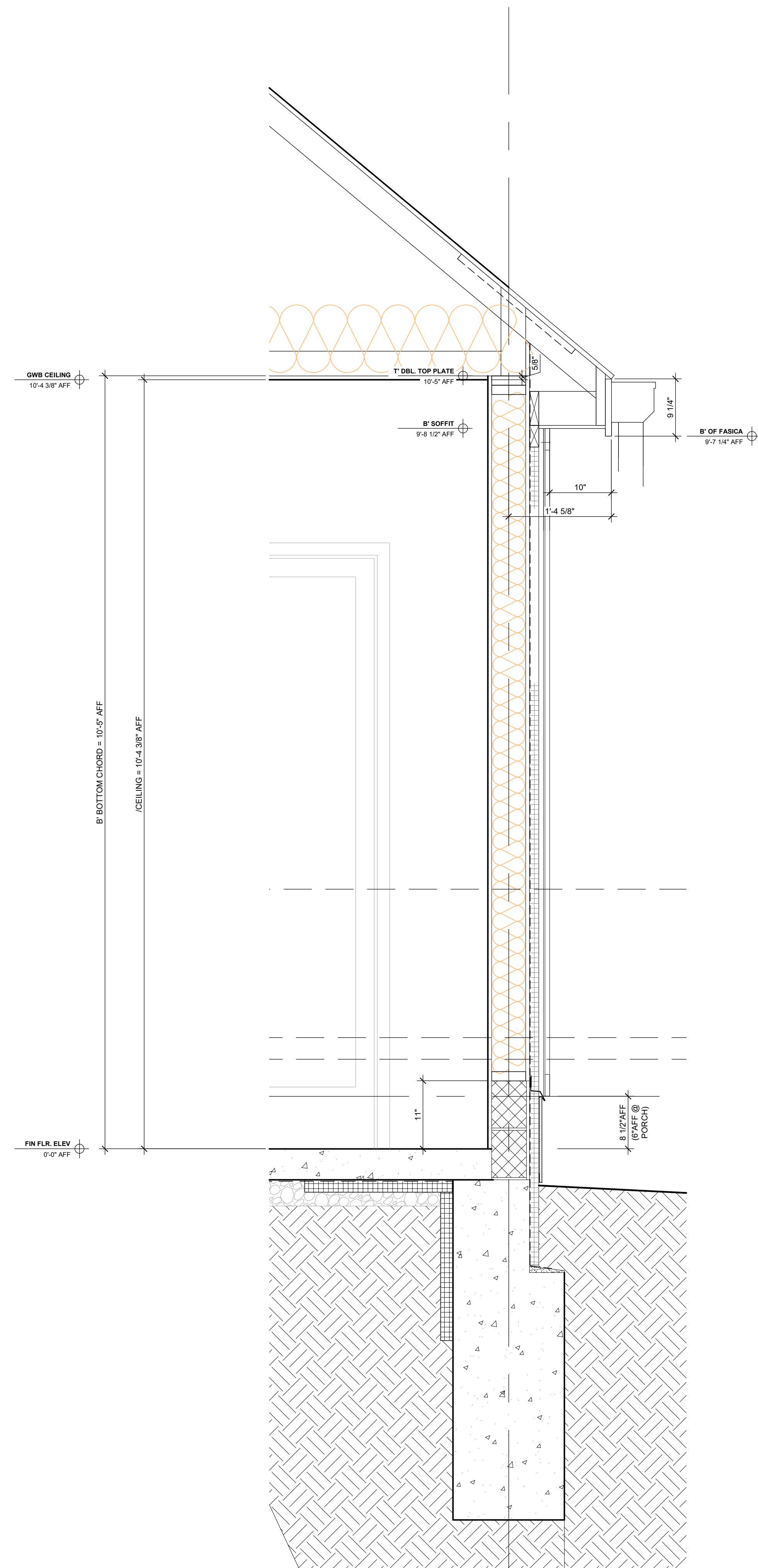
ISSUED FOR:
90% DESIGN DEVELOPMENT JAN 26, 2023
PERMIT DRAWINGS FEB 10, 2023

STAMP:

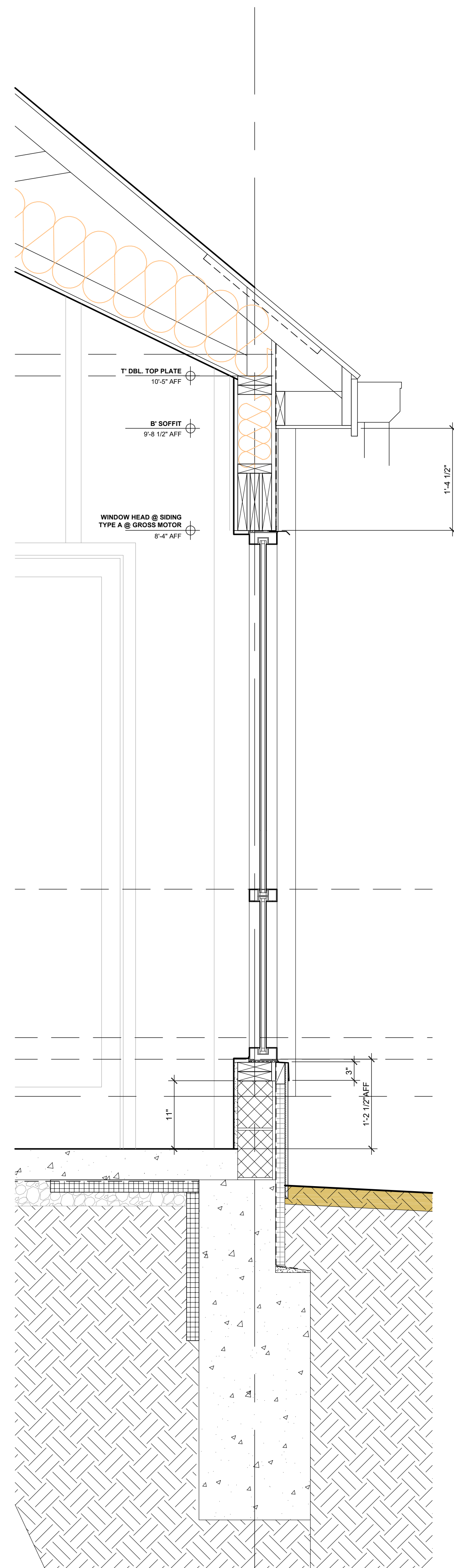
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**TYPICAL
WALL
SECTIONS**

SHEET NO.

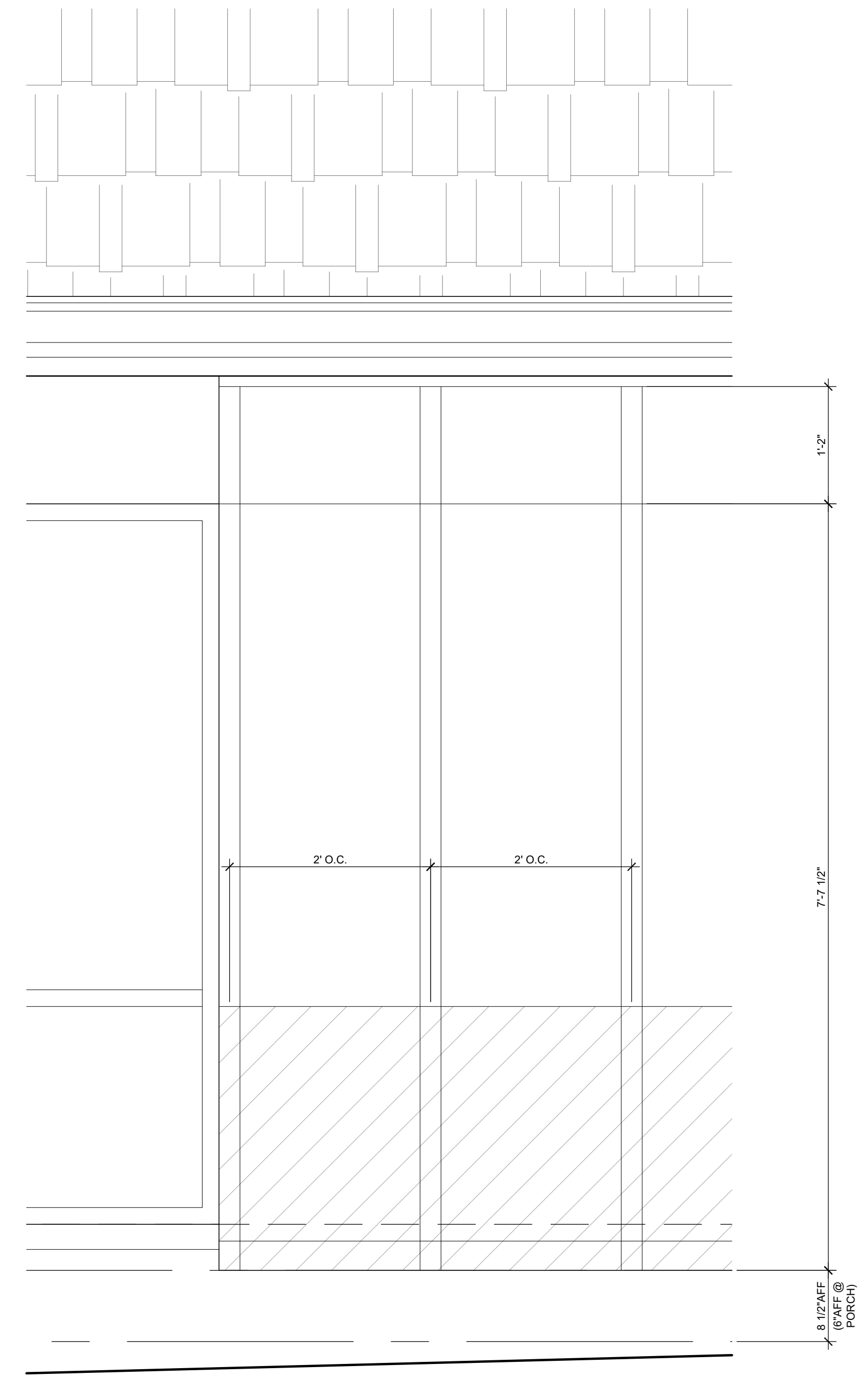
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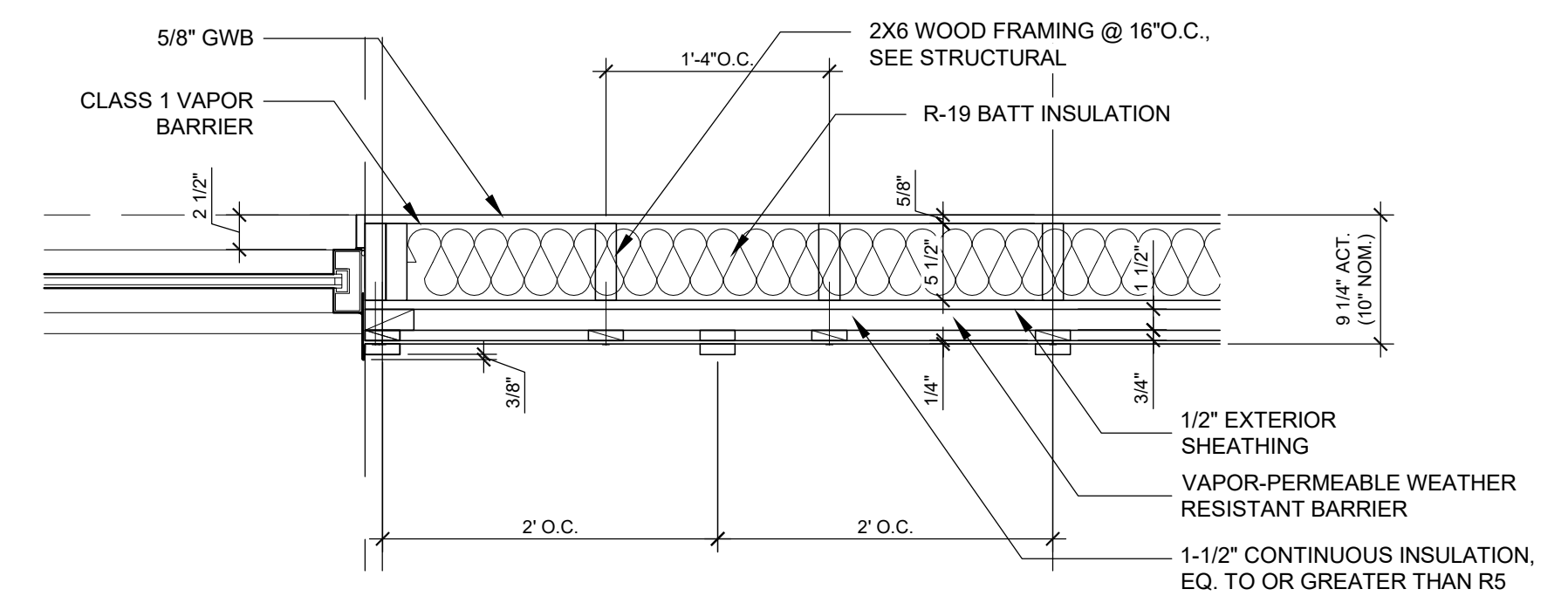
4 TYP. WALL SECTION @
FIBER CEMENT CLADDING "A"
SCALE: 1" = 1'-0"



3 TYP. WALL SECTION THRU WINDOW @
FIBER CEMENT CLADDING "A"
SCALE: 1" = 1'-0"

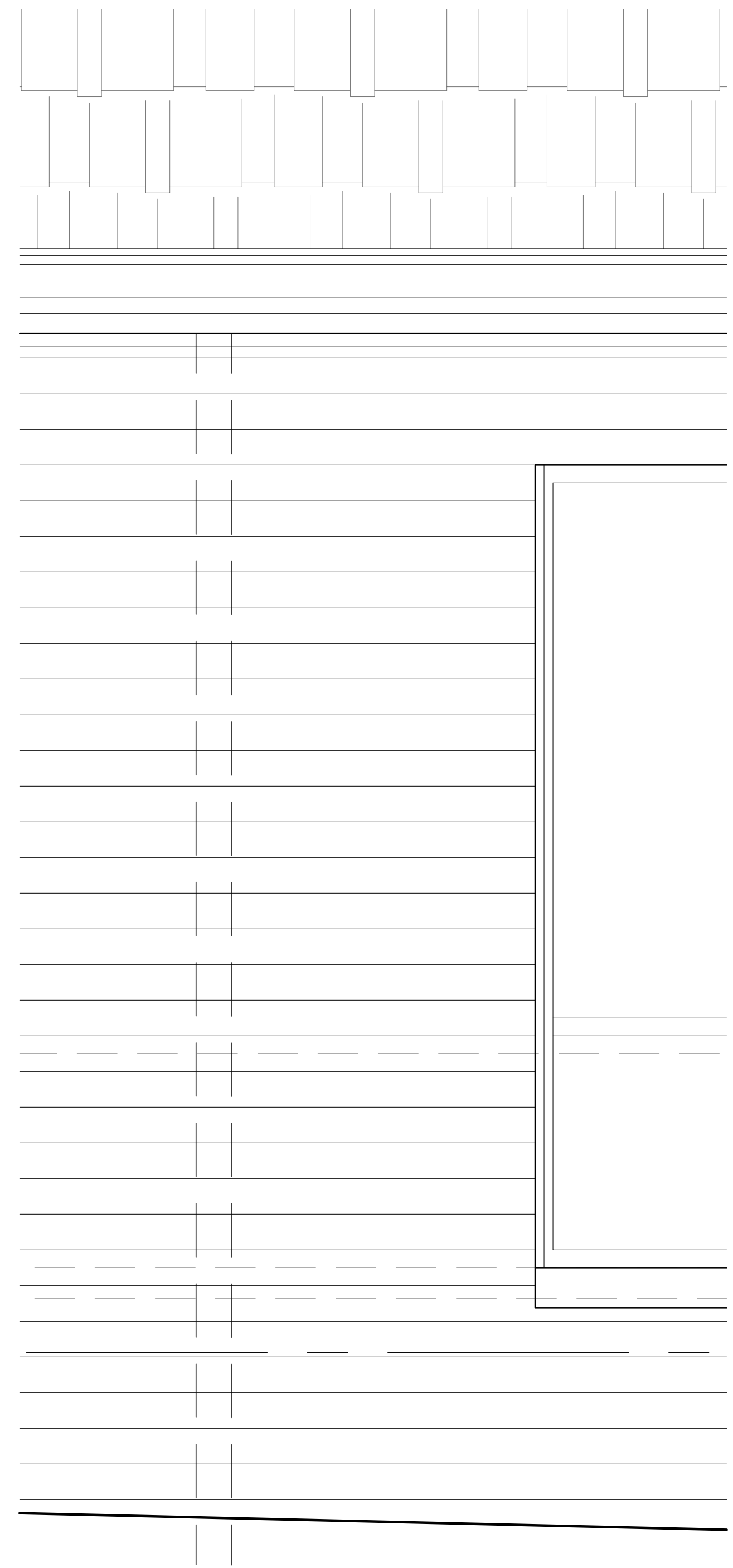


2 TYP. ENLARGED ELEVATION @
FIBER CEMENT CLADDING "A"
SCALE: 1" = 1'-0"

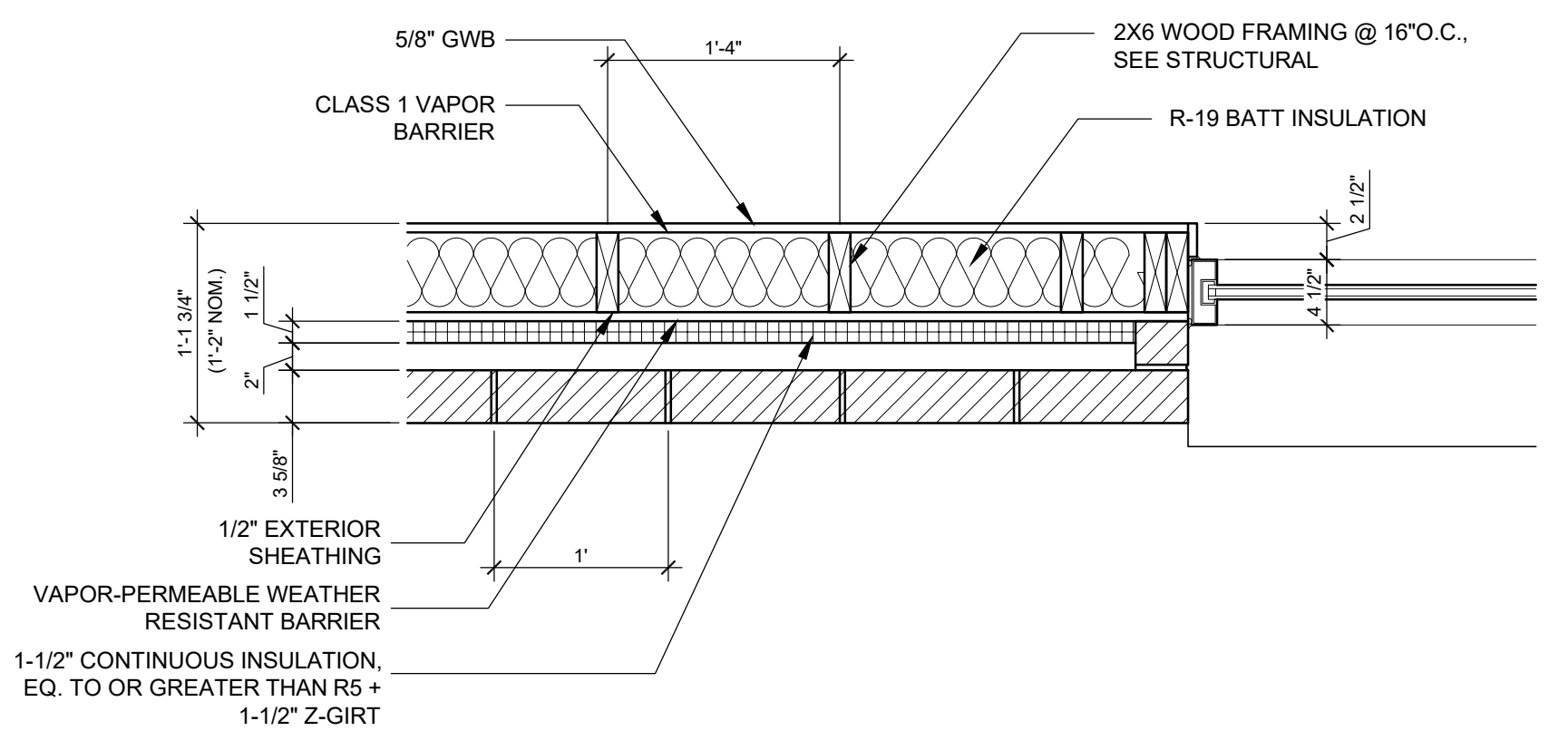


1 TYP. PLAN DETAIL @
FIBER CEMENT CLADDING "A"
SCALE: 1" = 1'-0"

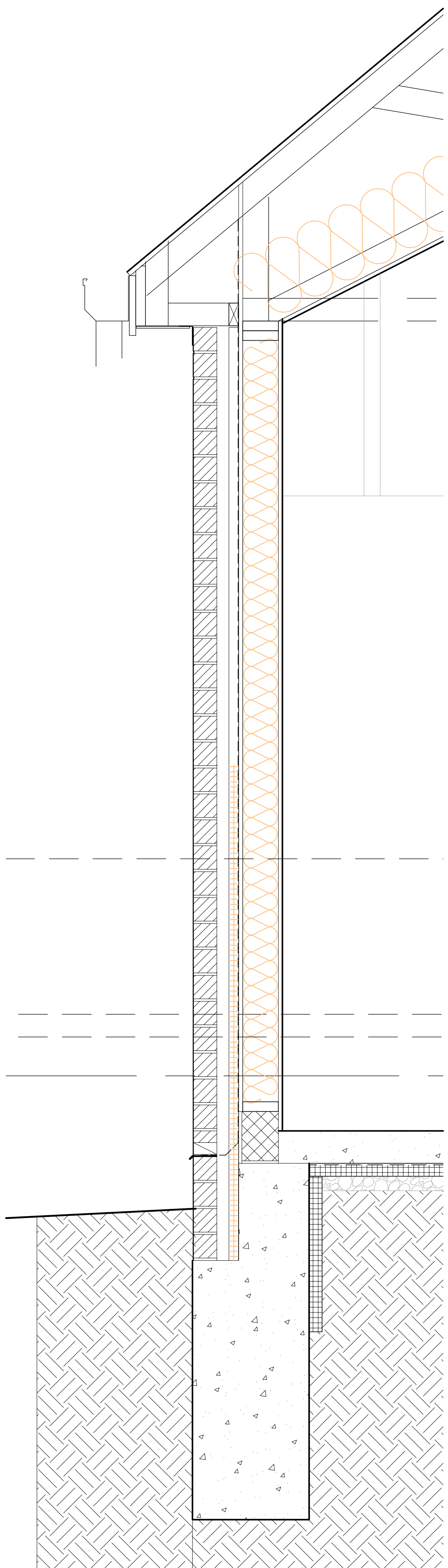
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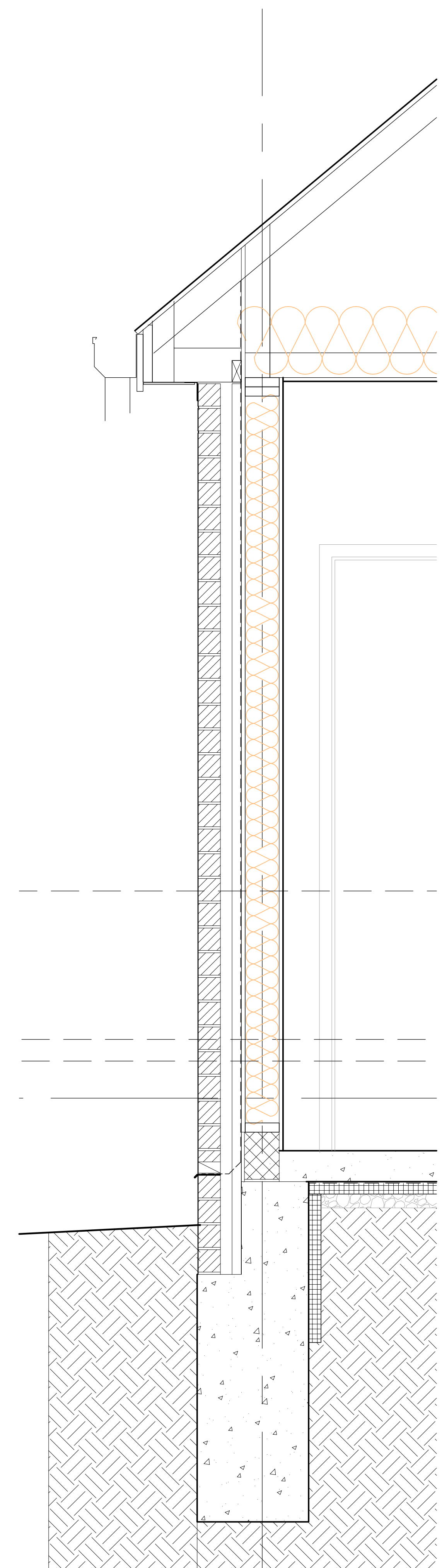
4 TYP. ENLARGED ELEVATION @ BRICK VENEER SCALE: 1" = 1'-0"



3 TYP. PLAN DETAIL @ BRICK VENEER SCALE: 1" = 1'-0"



2 TYP. WALL SECTION @ BRICK VENEER SCALE: 1" = 1'-0"



1 TYP. WALL SECTION THRU WINDOW @ BRICK VENEER SCALE: 1" = 1'-0"

GENERAL SHEET NOTES

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McClellan Street Early Learning Center

PROJECT ADDRESS: 3917 McClellan Street Detroit, MI 48214

PROJECT REPRESENTATIVE: IFF Lending and Development Project Lead: Rick Raleigh p/ 313-334-4327 e/ lbetz@iff.org

ARCHITECT:

DMET design architecture studio

832 W. 11 Mile Road Royal Oak, MI 48067

CONTACT: Joel T. Schmidt, RA p/ 313-401-5181 e/ dmetdesign@gmail.com

WWW.DMETDESIGN.COM

CONSULTANTS:

ISSUED FOR:

90% DESIGN DEVELOPMENT JAN 26, 2023 PERMIT DRAWINGS FEB 10, 2023

STAMP:

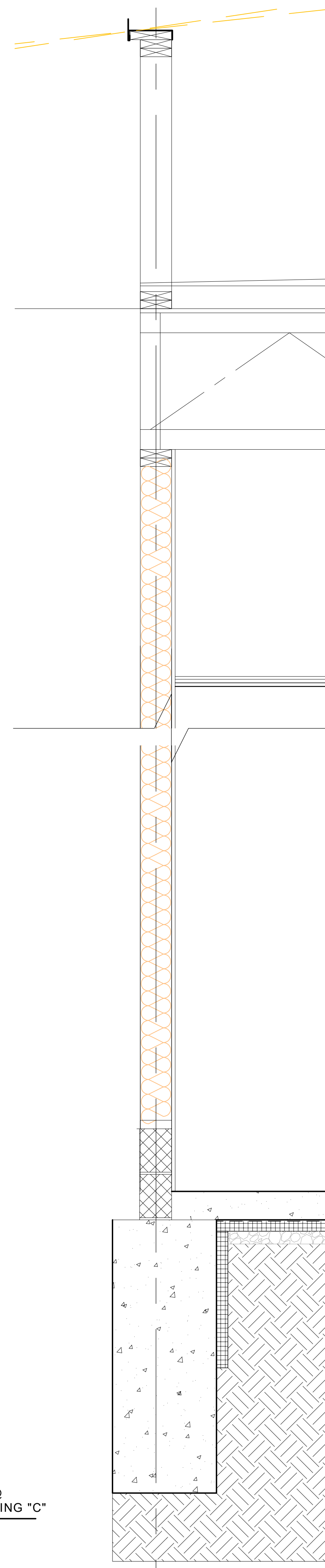
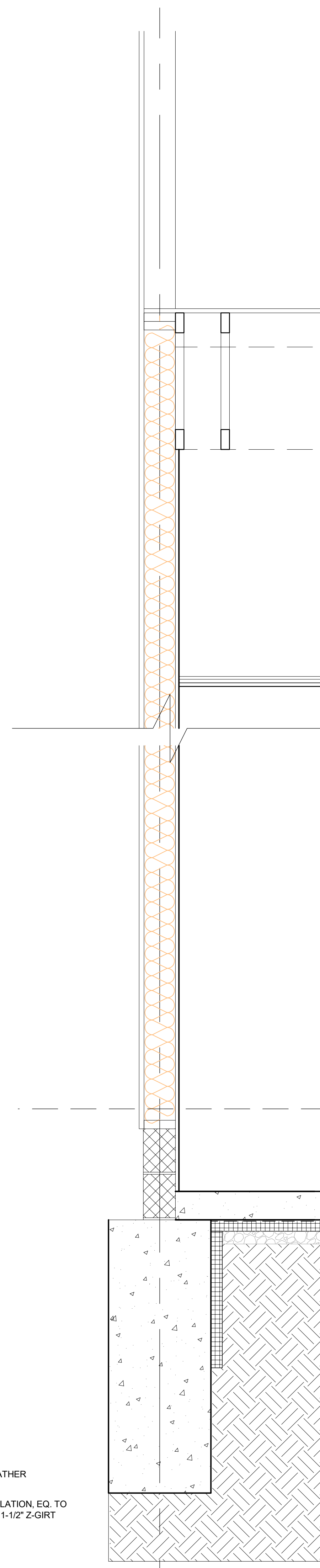
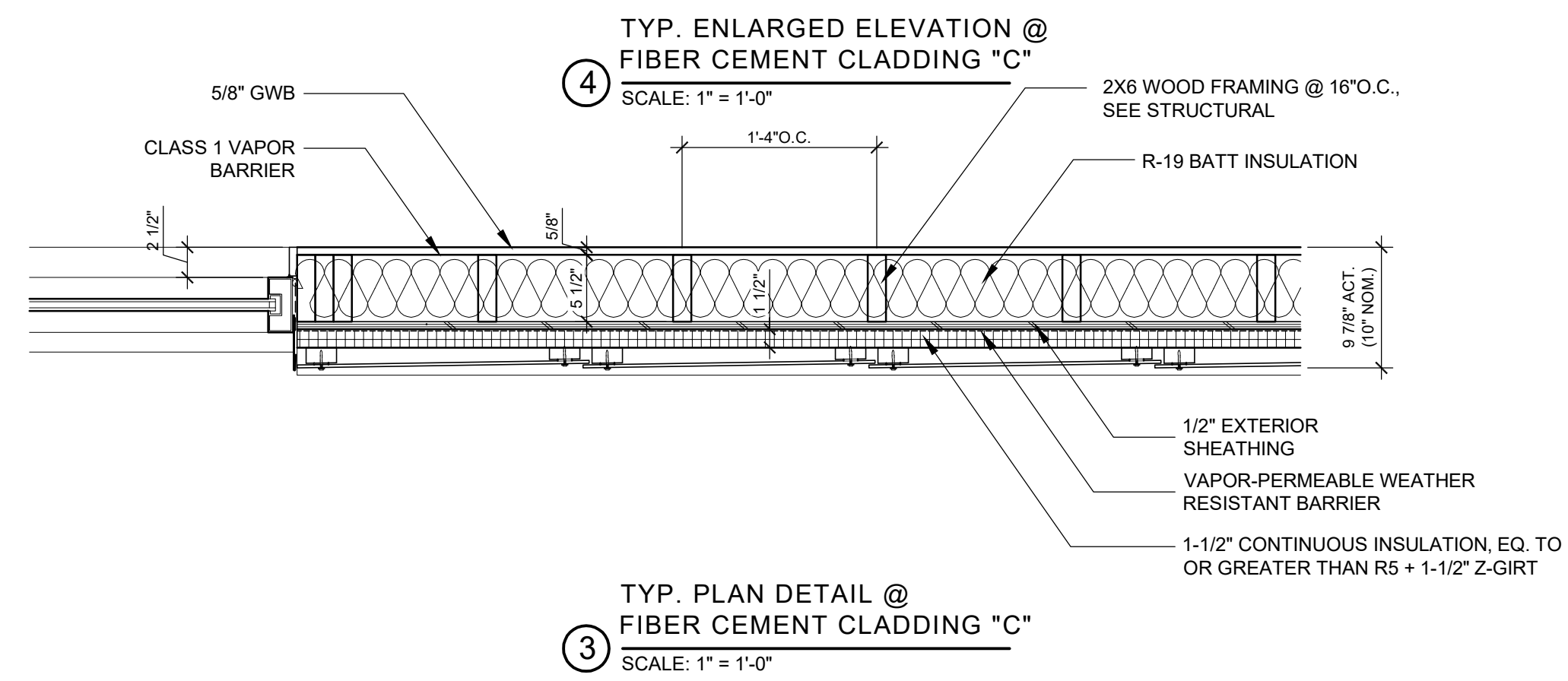
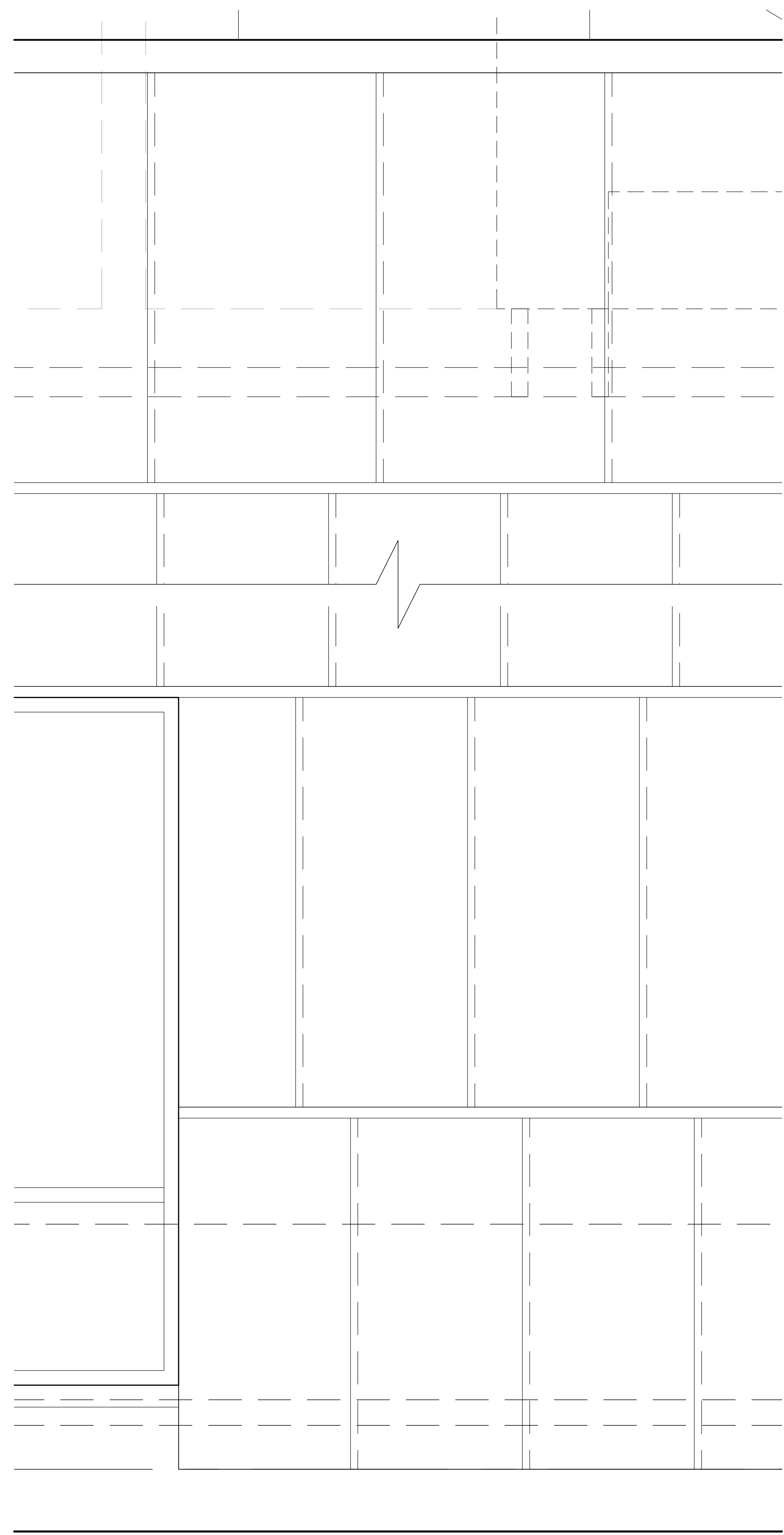
SHEET NAME:

TYPICAL WALL SECTIONS

SHEET NO.

A323

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GENERAL SHEET NOTES

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project address
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Project Lead: Rick Raleigh
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architecture studio

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contact
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CONSULTANTS:

ISSUED FOR:

90% DESIGN DEVELOPMENT JAN 26, 2023
PERMIT DRAWINGS FEB 10, 2023

STAMP:

SHEET NAME:

**TYPICAL
WALL
SECTIONS**

SHEET NO.

A324

PROJECT TITLE:

McClellan Street Early Learning Center

project address
3917 McClellan Street
Detroit, MI 48214

project representative
IFF Lending and Development
Project Lead: Rick Raleigh
p/ 313-334-4327
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90% DESIGN DEVELOPMENT JAN 26, 2023
PERMIT DRAWINGS FEB 10, 2023

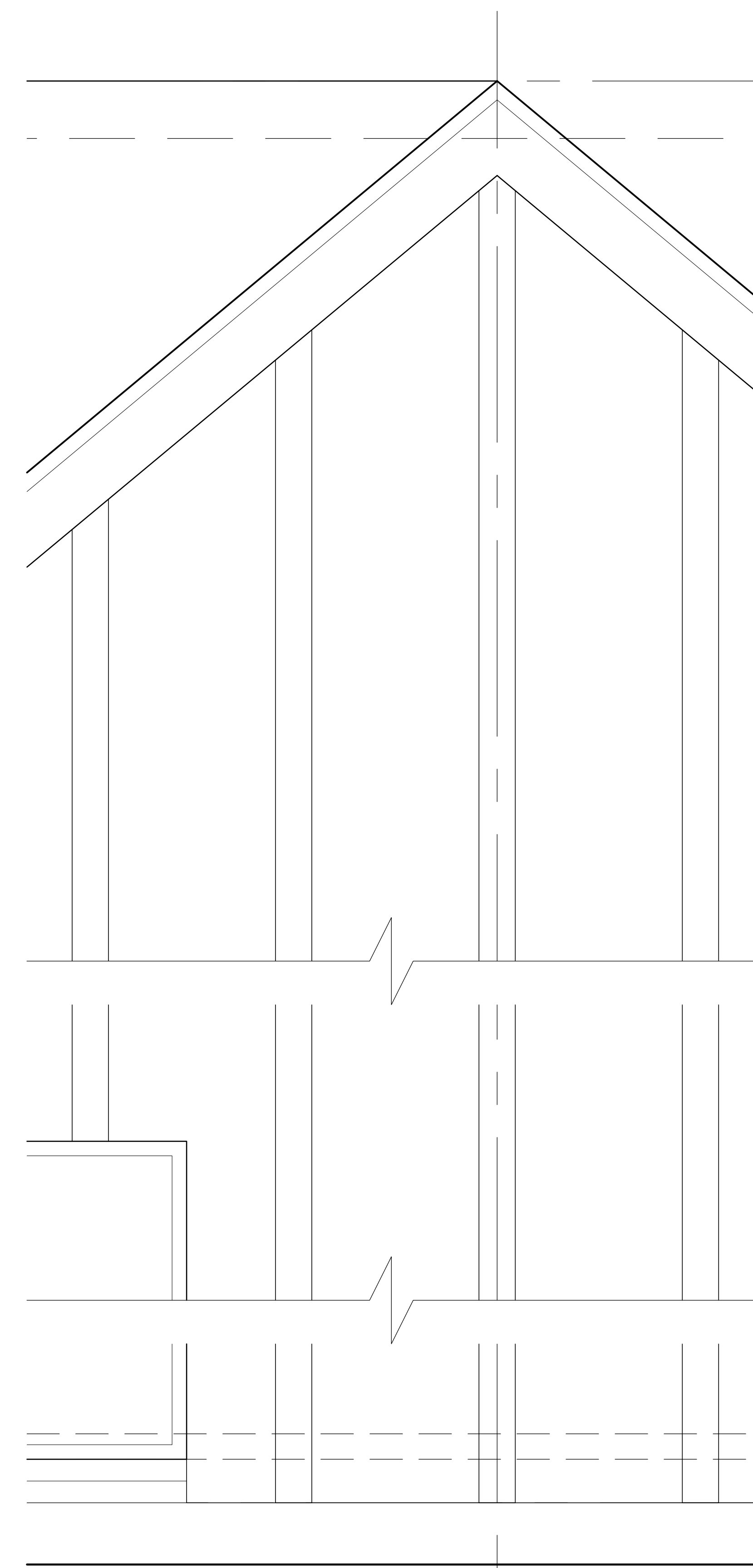
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TYPICAL WALL SECTIONS

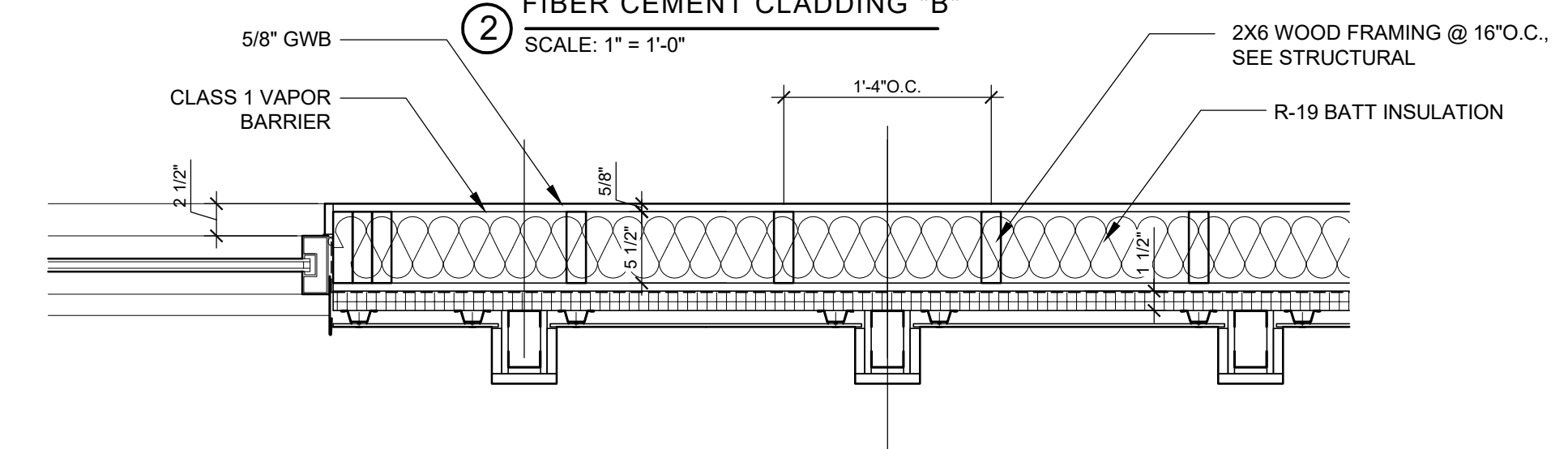
SHEET NO.

A325



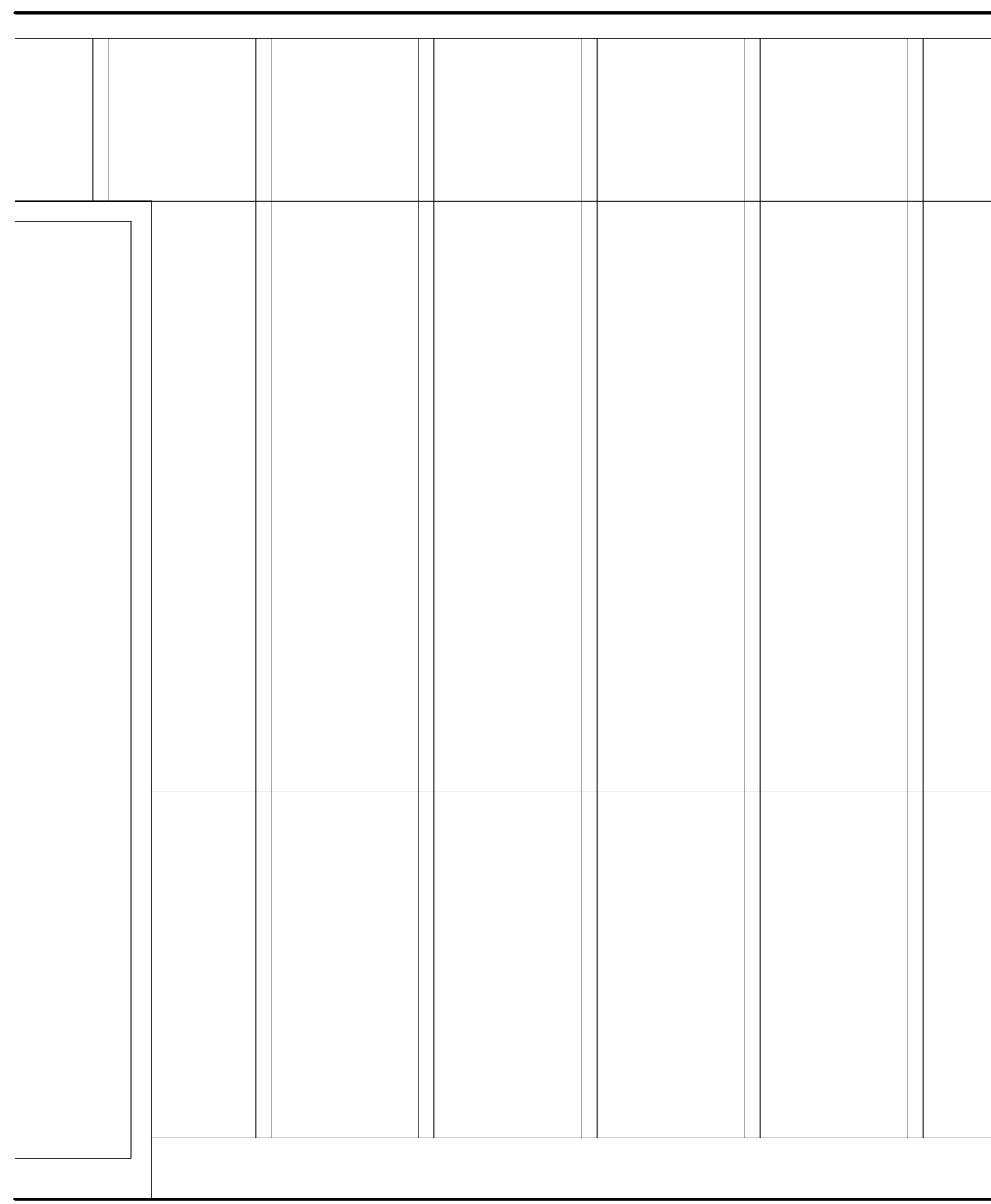
TYP. ENLARGED ELEVATION @
FIBER CEMENT CLADDING "B"

SCALE: 1" = 1'-0"



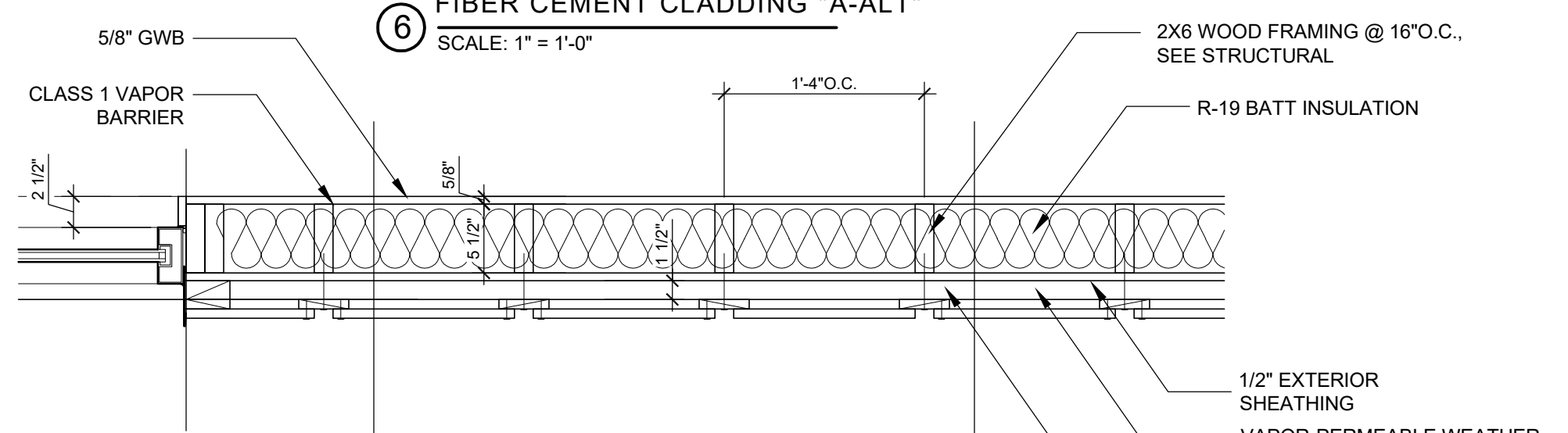
TYP. PLAN DETAIL @
FIBER CEMENT CLADDING "B"

SCALE: 1" = 1'-0"



TYP. ENLARGED ELEVATION @
FIBER CEMENT CLADDING "A-ALT"

SCALE: 1" = 1'-0"



TYP. PLAN DETAIL @
FIBER CEMENT CLADDING "A-ALT"

SCALE: 1" = 1'-0"

TYP. WALL SECTION THRU WINDOW @
FIBER CEMENT CLADDING "B"

SCALE: 1" = 1'-0"

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ISSUED FOR:

100% DD / GMP SET FEB 14, 2023

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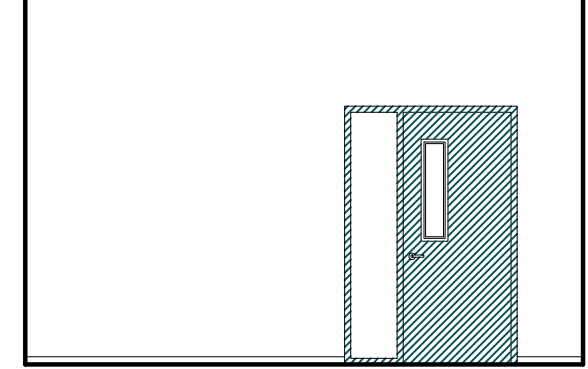
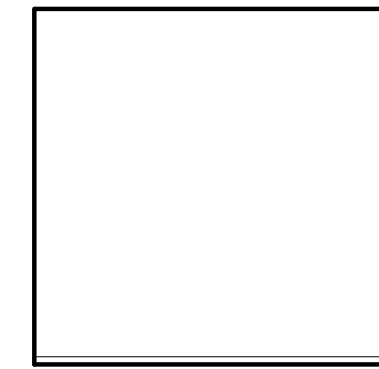
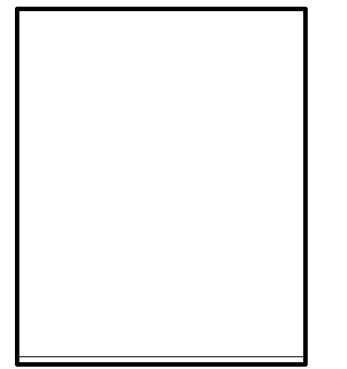
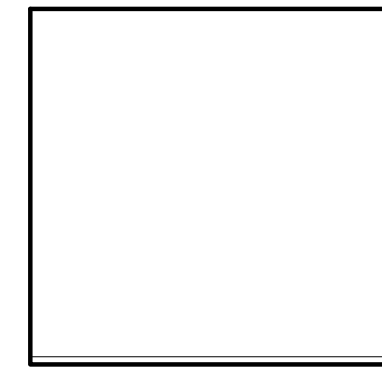
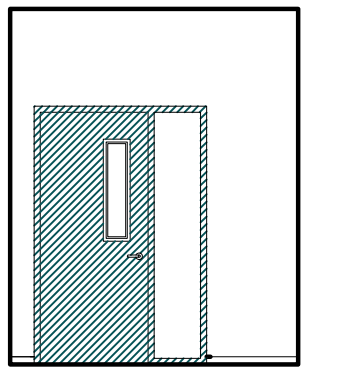
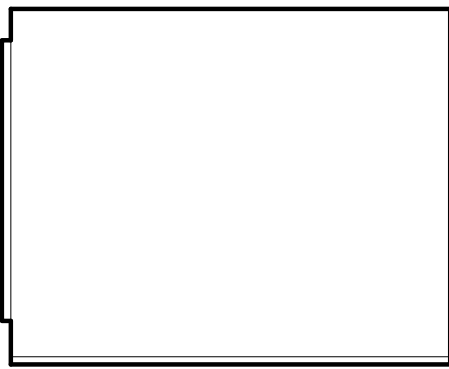
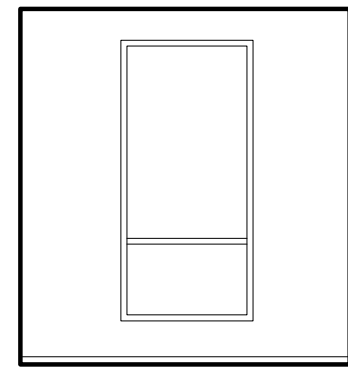
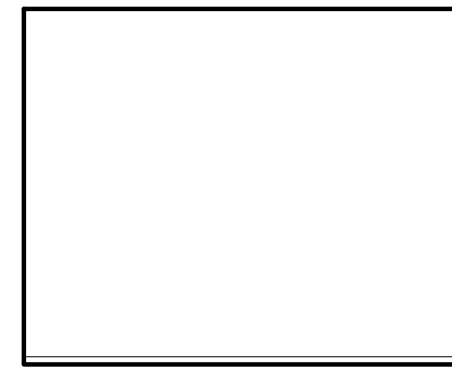
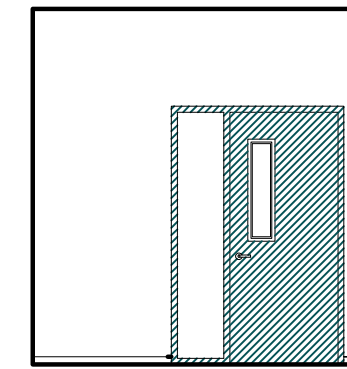


SHEET NAME:

INTERIOR ELEVATIONS

SHEET NO.

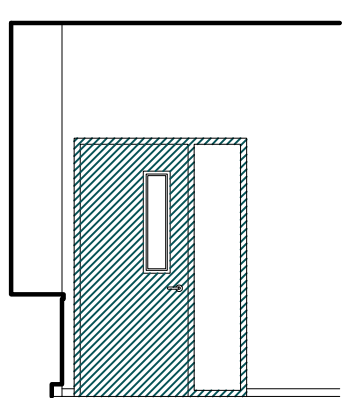
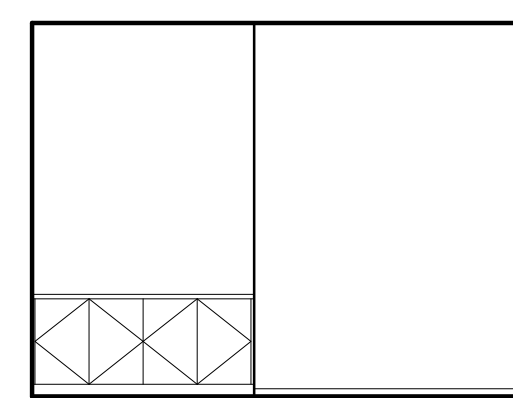
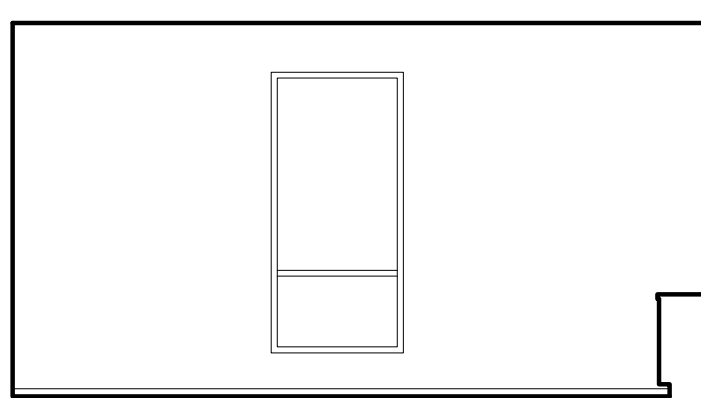
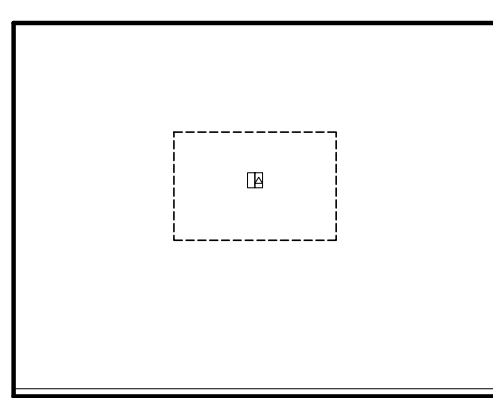
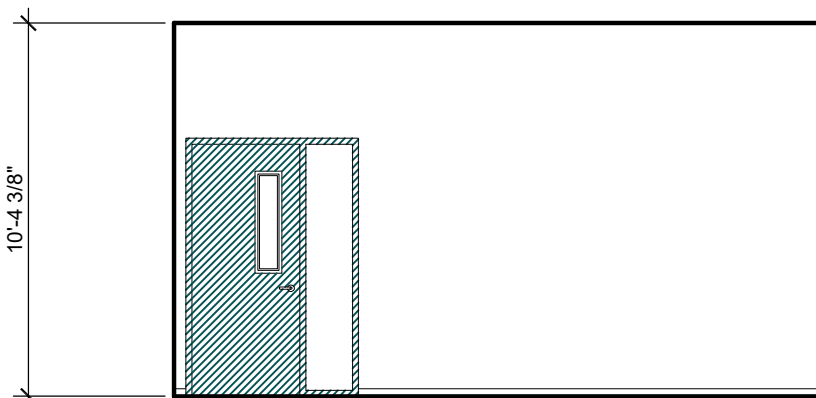
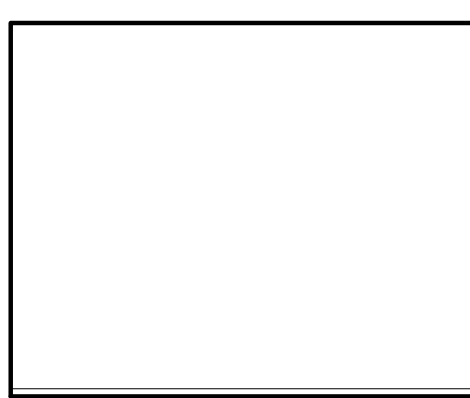
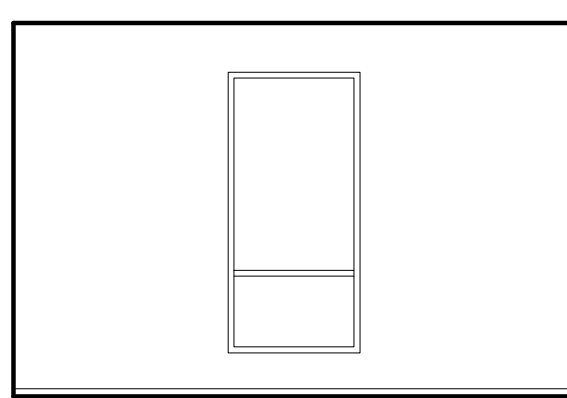
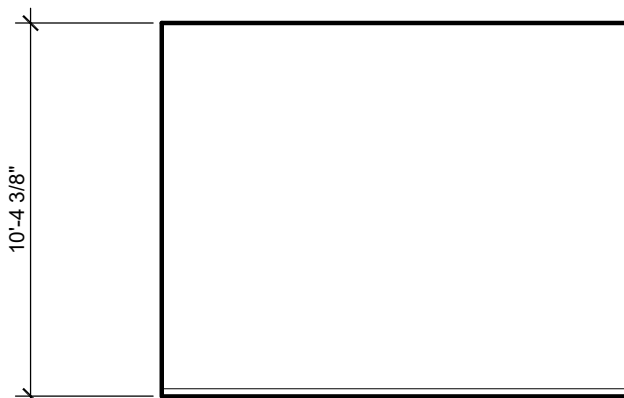
A402



12 HALLWAY 121, SOUTH
SCALE: 3/16" = 1'-0"

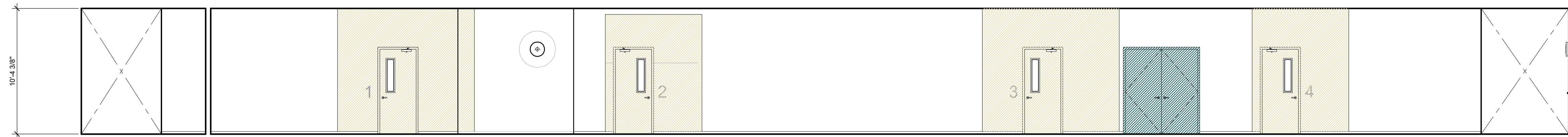
8 FOYER 119.1, NORTH
SCALE: 3/16" = 1'-0"

4 HALLWAY 114, WEST ELEV.
SCALE: 3/16" = 1'-0"



15 HALLWAY 108, WEST ELEV
SCALE: 3/16" = 1'-0"

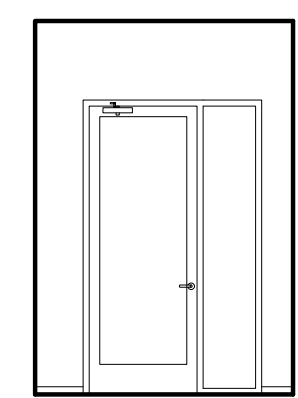
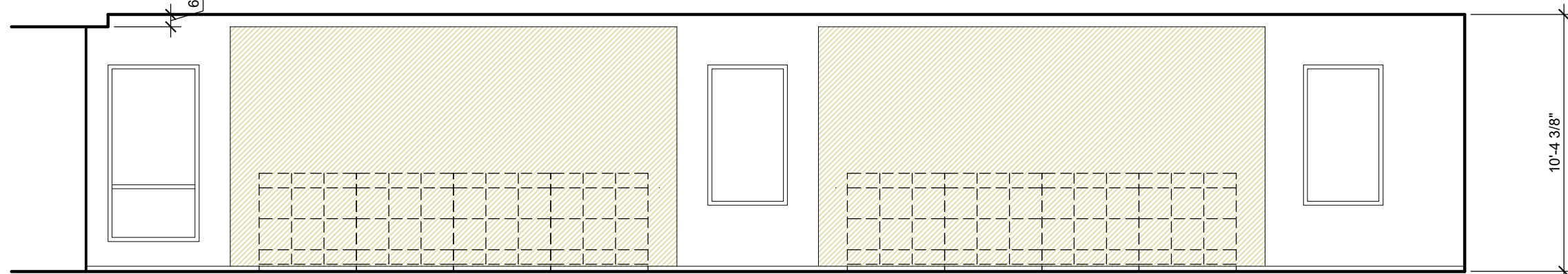
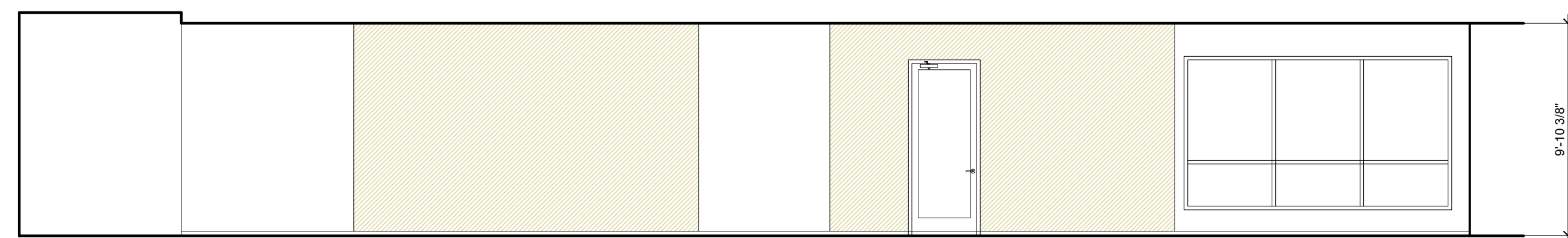
3 HALLWAY 108, NORTH ELEV
SCALE: 3/16" = 1'-0"



10 HALLWAY 103, WEST ELEV.
SCALE: 3/16" = 1'-0"

6 HALLWAY 103, NORTH ELEV.
SCALE: 3/16" = 1'-0"

2 HALLWAY 103, EAST ELEV.
SCALE: 3/16" = 1'-0"



13 RECEPTION 101, EAST
SCALE: 3/16" = 1'-0"

9 RECEPTION 101/LOUNGE 102
SCALE: 3/16" = 1'-0"

5 PARENT LOUNGE 102
SCALE: 3/16" = 1'-0"

1 HALLWAY 121
SCALE: 3/16" = 1'-0"

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contact

Joel T. Schmidt, RA
p/ 313-401-5181
e/ dmetdesign@gmail.com

www.dmetdesign.com

CONSULTANTS:

ISSUED FOR:

100% DD / GMP SET FEB 14, 2023

STAMP:

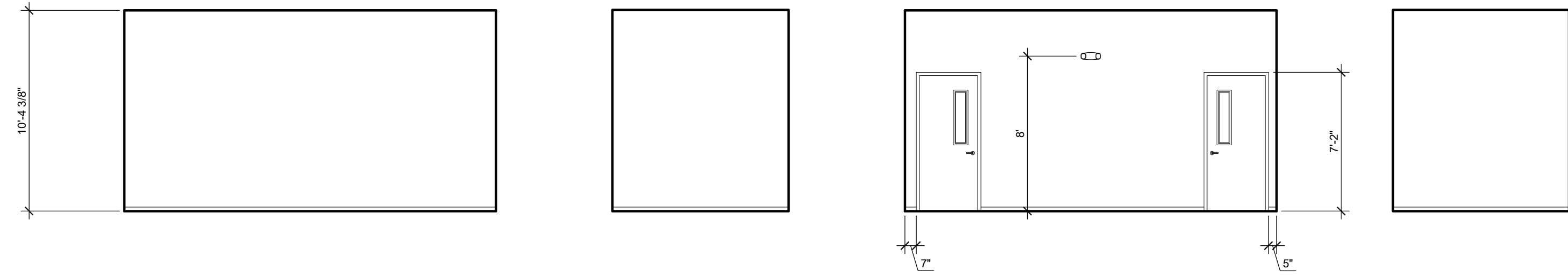


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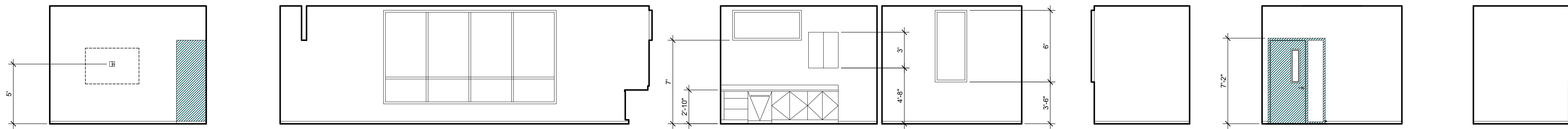
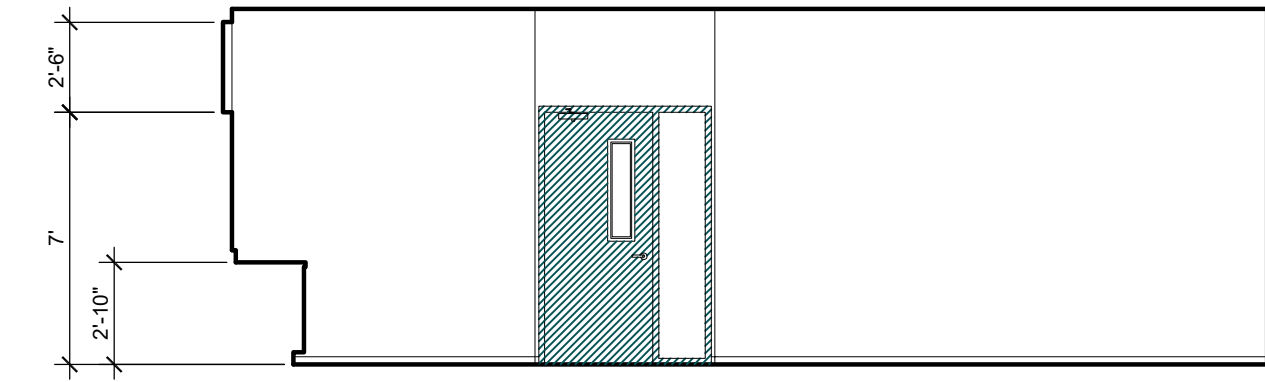
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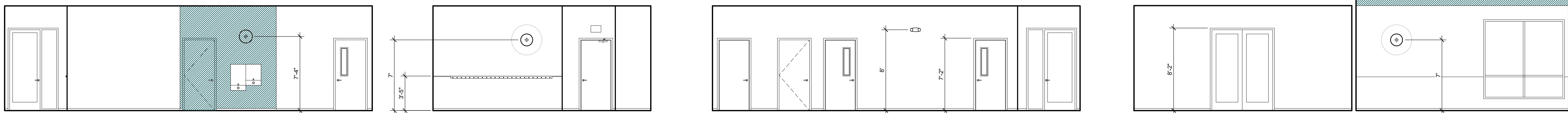
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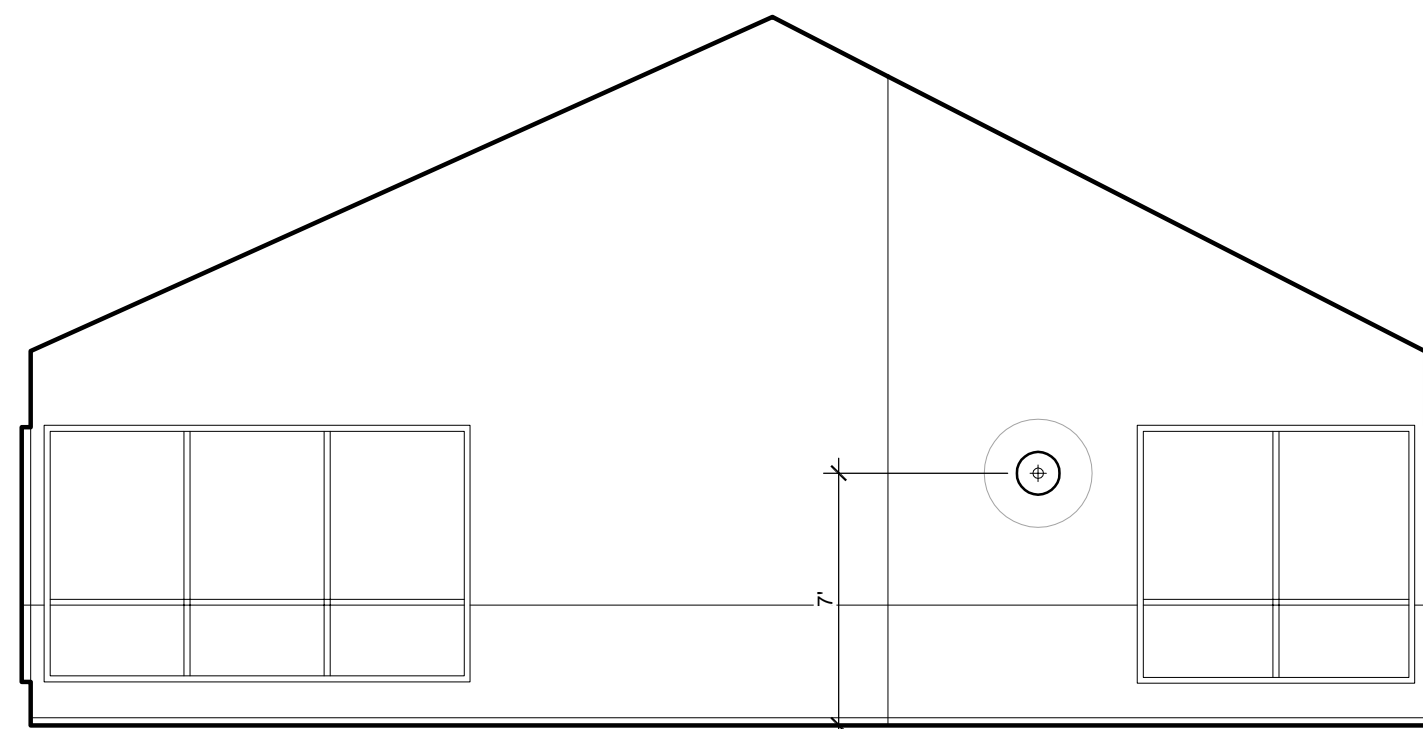
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SCALE: 3/16" = 1'-0"



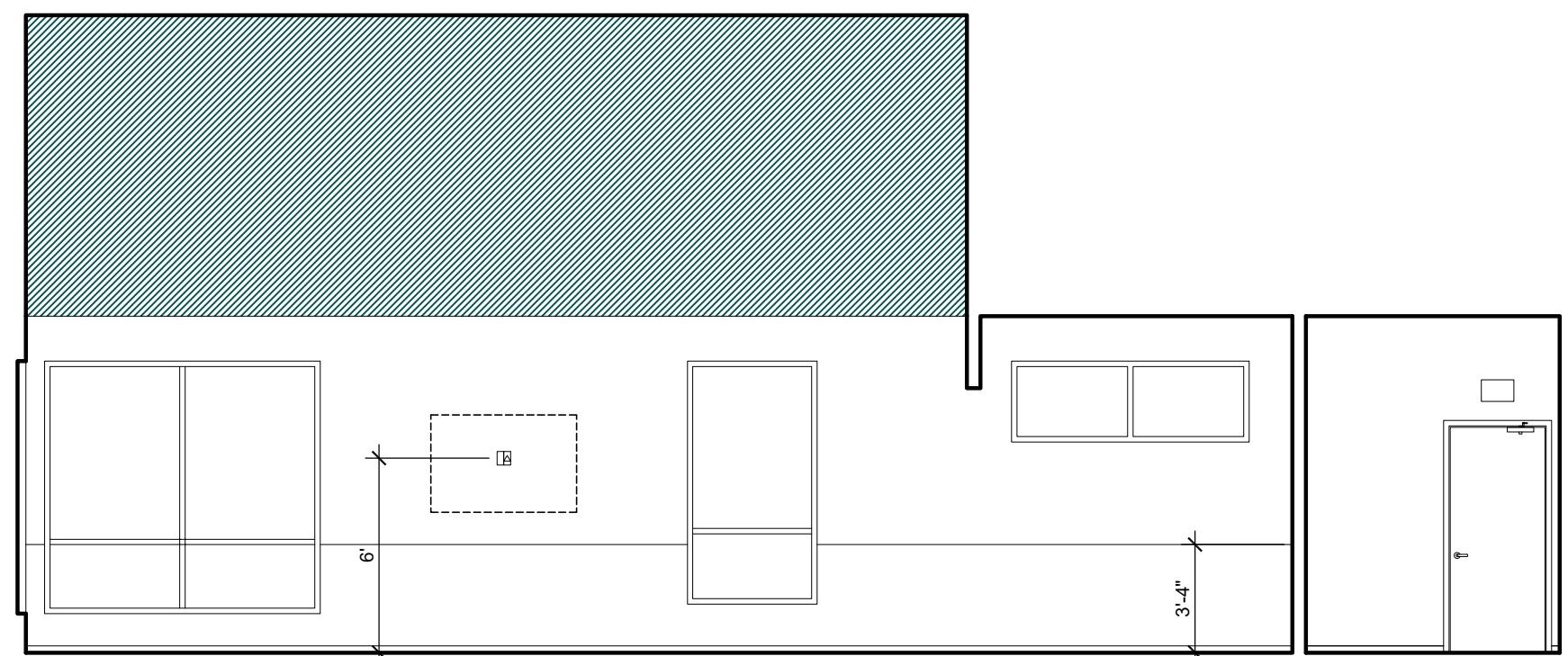
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SCALE: 3/16" = 1'-0"



② HALLWAY 103, EAST ELEV.
SCALE: 3/16" = 1'-0"



① HALLWAY 121
SCALE: 3/16" = 1'-0"



GENERAL SHEET NOTES

1. BUILDING HEIGHTS ARE MEASURED FROM THE GROUND FLOOR SLAB INSIDE THE BUILDING, REFERRED TO AS EL 0'-0" ON THE ELEVATIONS & KNOWN AS FFE 129.5' ON THE ARCH. PLAN & SITE PLANS

PROJECT TITLE:

McClellan Street Early Learning Center

project address

3917 McClellan Street
Detroit, MI 48214

project representative

IFF Lending and Development
Project Lead: Rick Raleigh
p/ 313-334-4327
e/ lbetz@iff.org

ARCHITECT:

DMET design
architecture studio

832 W. 11 Mile Road
Royal Oak, MI 48067

contact
Joel T. Schmidt, RA
p/ 313-401-5181
e/ dmetdesign@gmail.com

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CONSULTANTS:

ISSUED FOR:

100% DD / GMP SET FEB 14, 2023

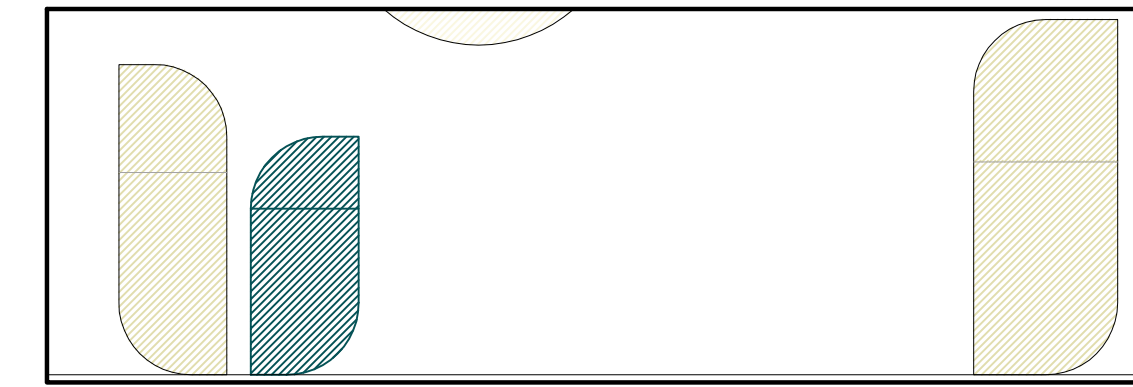
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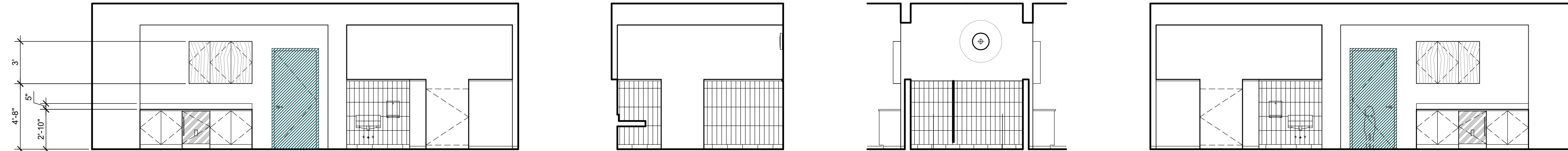
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SHEET NO.

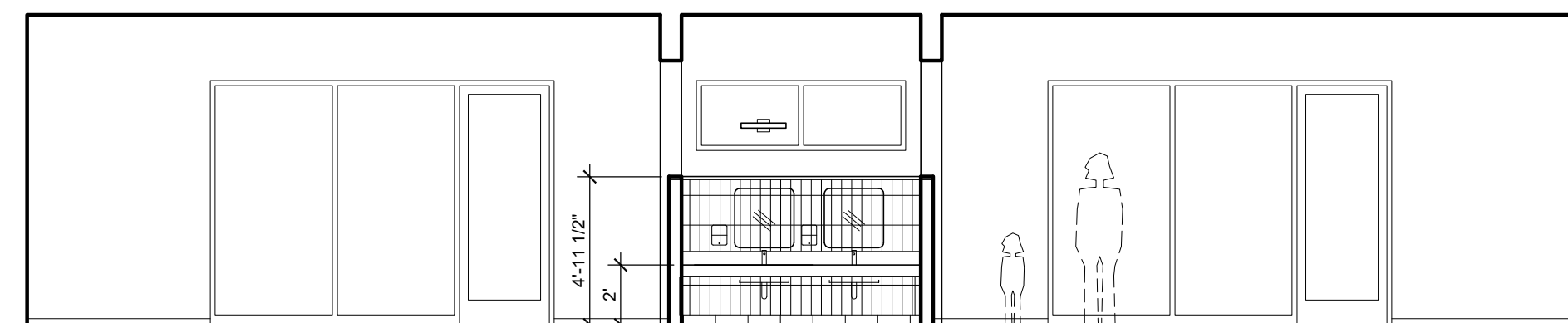
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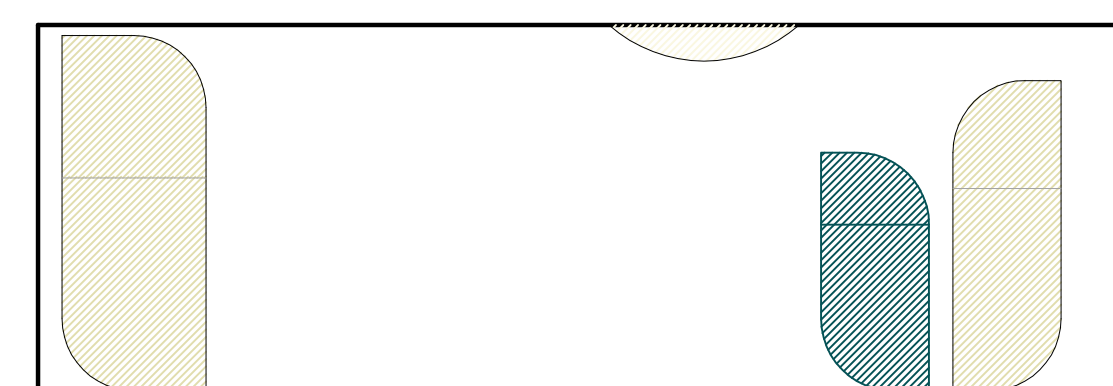
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SCALE: 3/16" = 1'-0"



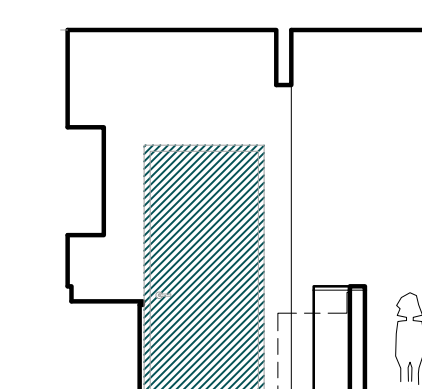
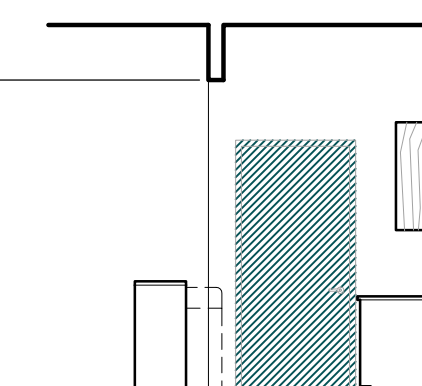
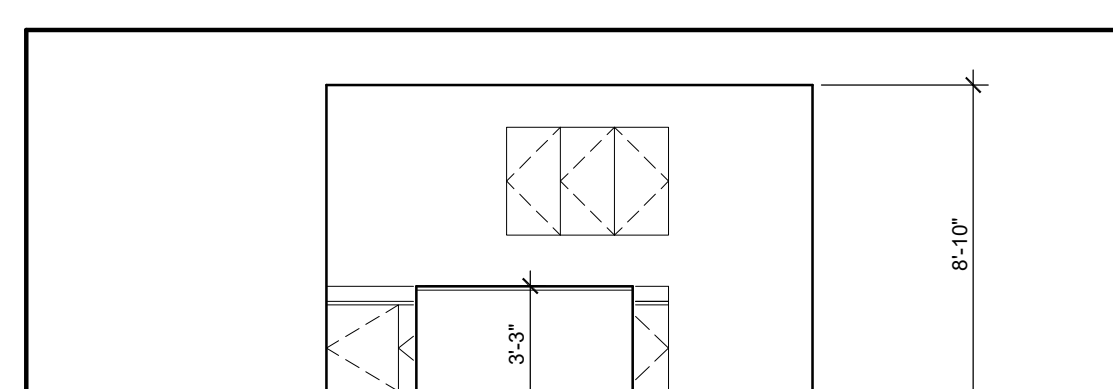
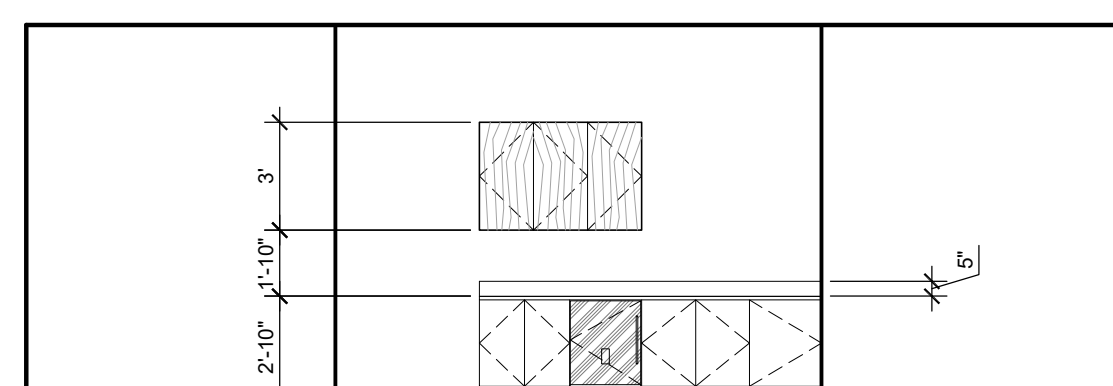
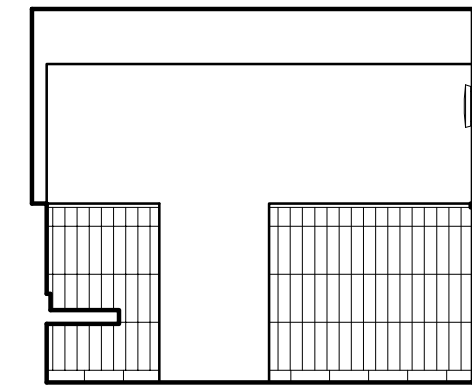
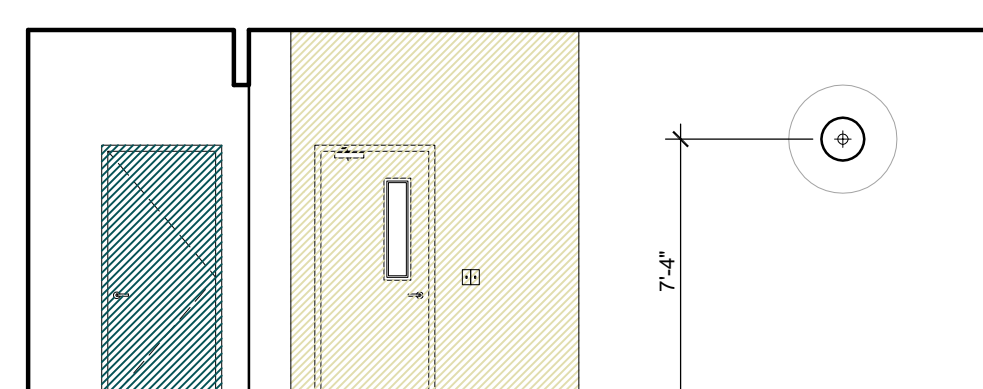
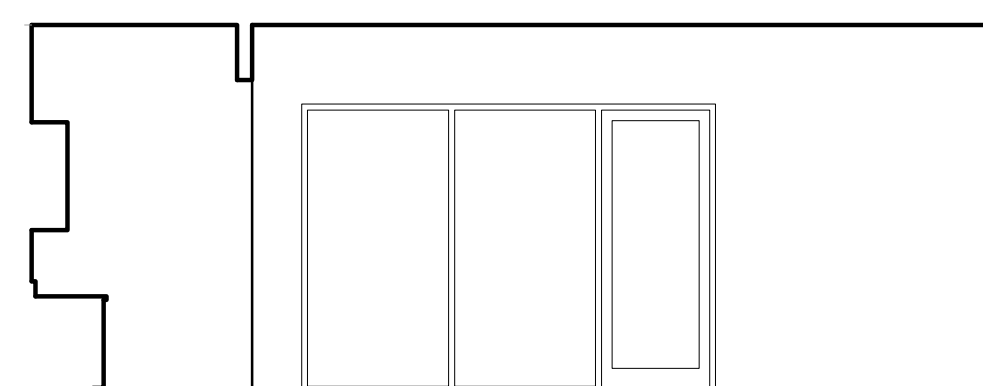
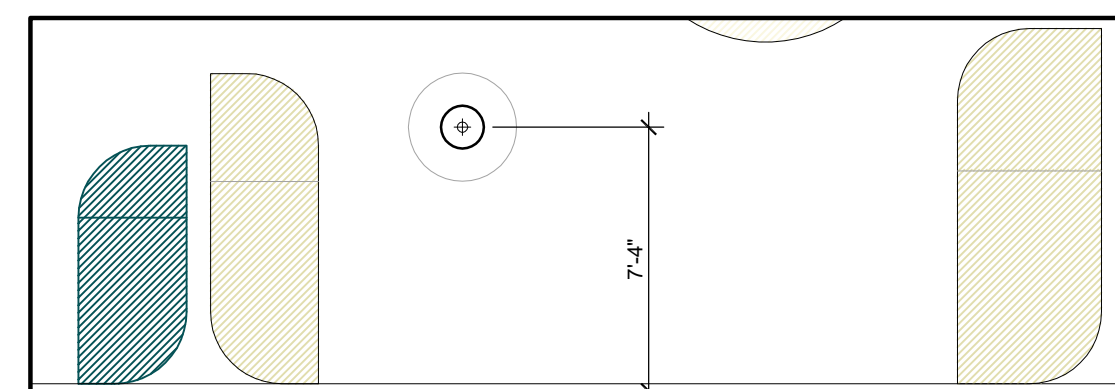
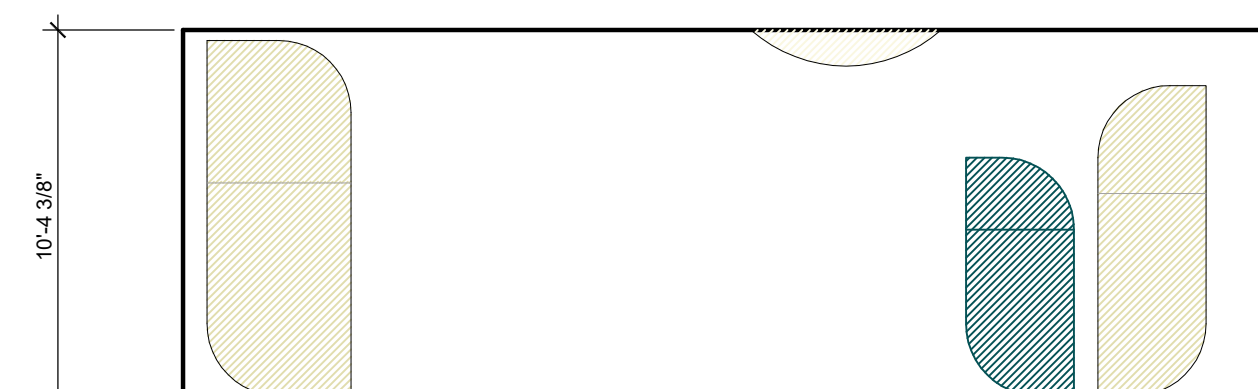
③ HALLWAY 108, NORTH ELEV.
SCALE: 3/16" = 1'-0"



② HALLWAY 103, EAST ELEV.
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CONSULTANTS:

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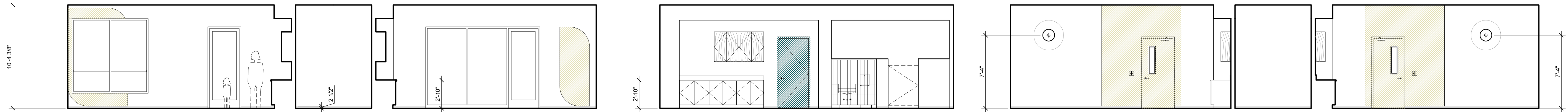
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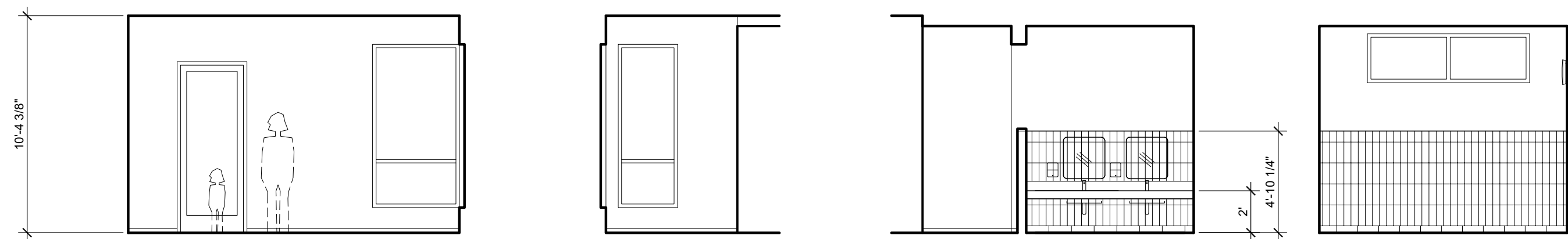
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SHEET NO.

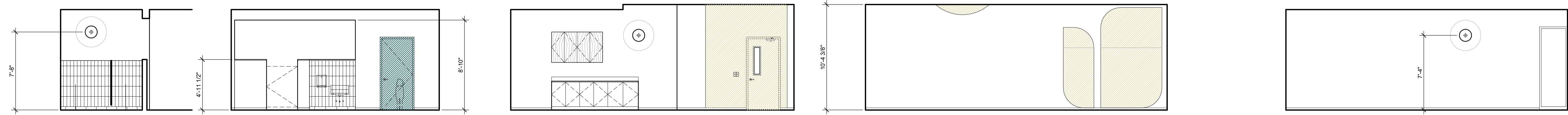
A405



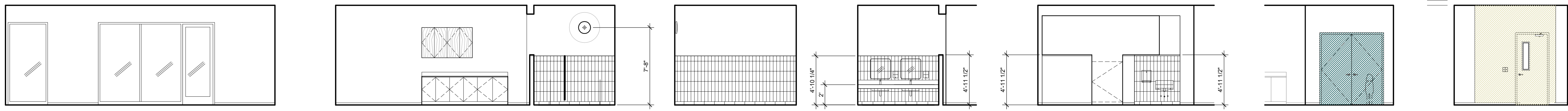
④ HALLWAY 114, WEST ELEV.
SCALE: 3/16" = 1'-0"



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



② HALLWAY 103, EAST ELEV.
SCALE: 3/16" = 1'-0"



① HALLWAY 121
SCALE: 3/16" = 1'-0"

APPENDIX C

Historic Preservation
SHPO Response Letter



Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

March 16, 2023

Penny Dwoinen
City of Detroit Housing & Revitalization Department
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, MI 48226

RE: Section 106 Review of a CDBG-Funded IFF Early Childhood Center Located at 3917 McClellan Ave, Detroit, MI 48214 in the City of Detroit, Wayne County, Michigan

Dear Mrs. Dwoinen,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the "Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan..." dated December 21, 2022.

The proposed project involves the demolition of the existing structure at 3917 McClellan and new construction of a 12,000 sq. ft. early childhood center.

Based on research of the property the Area of Potential Effect (APE) has been defined as parcel number 19007515-7, which measures 325 feet east-west by 270 feet north-south for a total area of 1.82 acres. The parcel is bounded by Belvidere St. to the west, Sylvester St. to the north, McClellan Ave. to the east, and developed residential parcels to the south.

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking qualified for review by SHPO's archaeologist and consultation with Tribes. In a letter dated 3/16/2023, SHPO's archaeologist concurred with the recommendation of No Historic Properties Affected.

On 2/20/2023, a request for Tribal Consultation was submitted to the following Tribes:

- Bay Mills Indian Community
- Forest County Potawatomi Community of Wisconsin
- Grand Traverse Band of Ottawa & Chippewa Indians
- Hannahville Indian Community
- Ketegitigaaning Ojibwe Nation/Lac Vieux Desert Band of Lake Superior Chippewa Indians
- Keweenaw Bay Indian Community of the Lake Superior Band of Chippewa Indians
- Lac du Flambeau Band of Lake Superior Chippewa Indians
- Little River Band of Ottawa Indians
- Little Traverse Bay Bands of Odawa Indians
- Menominee Indian Tribe of Wisconsin
- Match-E-Be-Nash-She-Wish (Gun Lake) Band of Pottawatomi Indians
- Miami Tribe of Oklahoma



Housing and Revitalization
Department

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

Michigan Anishinaabek Cultural Preservation and Repatriation Alliance
Nottawaseppi Huron Band of the Potawatomi
Pokagon Band of Potawatomi Indians, Michigan and Indiana
Saginaw Chippewa Indian Tribe of Michigan
Sault Ste. Marie Tribe of Chippewa Indians
Seneca Cayuga Nation

This consultation concluded with no objections to the proposed activities related to this undertaking. In the event of an unanticipated discovery, Tribal Consultation will be reinitiated under the direction of the unanticipated discoveries plan for this project.

I have determined that within in the Area of Potential Effects (APE), there are no properties listed or eligible for listing in the National Register of Historic Places (NRHP). Therefore, **no historic properties will be affected** by the proposed undertaking. This project may proceed without further coordination with the Preservation Specialist, unless artifacts are uncovered during the course of construction. If you have any questions regarding this finding, please direct them to Tiffany Ciavattone at CiavattoneT@detroitmi.gov.

Sincerely,

A handwritten signature in blue ink that reads "Tiffany Ciavattone". The signature is written in a cursive, flowing style.

Tiffany Ciavattone
Preservation Specialist
City of Detroit
Housing & Revitalization Department

the 1990s, the number of people in the world who are illiterate has increased from 1.1 billion to 1.2 billion (UNESCO, 2003).

There are a number of reasons for this increase. One of the main reasons is that the population of the world is growing rapidly. In 1990, the world population was 5.3 billion. By 2000, it had increased to 6.1 billion. This increase in population has led to a corresponding increase in the number of people who are illiterate.

Another reason for the increase in illiteracy is that the quality of education is poor in many developing countries. In these countries, the majority of the population lives in rural areas where access to education is limited. In addition, the quality of the education that is available is often poor, leading to high levels of illiteracy.

There are a number of strategies that can be used to reduce the number of illiterate people in the world. One of the most important strategies is to improve the quality of education in developing countries. This can be done by increasing the number of teachers, improving the curriculum, and providing more resources for schools.

Another strategy is to provide more opportunities for adult literacy. This can be done by establishing literacy centres in rural areas and providing training for adults who are illiterate. This can help to reduce the number of illiterate people in the world and improve the quality of life for many people.

It is important to note that illiteracy is a global problem that affects people in all parts of the world. It is a problem that has a significant impact on the lives of many people and it is one that needs to be addressed if we are to improve the quality of life for all people in the world.

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GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
MICHIGAN STRATEGIC FUND
STATE HISTORIC PRESERVATION OFFICE

QUENTIN L. MESSER, JR.
PRESIDENT

March 16, 2023

TIFFANY CIAVATTONE
HISTORIC PRESERVATION SPECIALIST
CITY OF DETROIT
HOUSING AND REVITALIZATION DEPARTMENT
2300 CADILLAC TOWER
DETROIT MI 48226

RE: ER ER96-1.23.3917 MCCLELLAN Archaeological Sensitivity 3917 McClellan Avenue, Detroit,
Wayne County (HUD)

Dear Ms. Ciavattone:

Under the authority of Section 106 of the National Historic Preservation Act of 1966, as amended, we have reviewed the above-cited undertaking at the location noted above. Based on the information provided for our review, the State Historic Preservation Officer (SHPO) concurs with the determination of HUD that **no historic properties are affected** within the area of potential effects of this undertaking.

This letter evidences HUD's compliance with 36 CFR § 800.4 "Identification of historic properties," and the fulfillment of HUD's responsibility to notify the SHPO, as a consulting party in the Section 106 process, under 36 CFR § 800.4(d)(1) "No historic properties affected." **If the scope of work changes in any way, or in the unlikely event that human remains or archaeological material are encountered during construction activities related to the above-cited undertaking, work must be halted, and the Michigan SHPO and other appropriate authorities must be contacted immediately.**

We remind you that federal agency officials or their delegated authorities are required to involve the public in a manner that reflects the nature and complexity of the undertaking and its effects on historic properties per 36 CFR § 800.2(d). The National Historic Preservation Act also requires that federal agencies consult with Native American Tribes and/or Tribal Historic Preservation Officers (THPO) who may attribute religious and cultural significance to historic properties that may be affected by the agency's undertakings per 36 CFR § 800.2(c)(2)(ii).

The State Historic Preservation Office is not the office of record for this undertaking. You are therefore asked to maintain a copy of this letter with your environmental review record for this undertaking. If you have any questions, please contact Amy Krull, Federal Projects Archaeologist at 517-285-4211 or by email at krulla@michigan.gov. **Please reference our project number in all communication with this office regarding this undertaking.** Thank you for this opportunity to review and comment, and for your cooperation.

Sincerely,

Amy Krull
Federal Projects Archaeologist

AK

Copy: Robert Chidester, Mannik and Smith Group





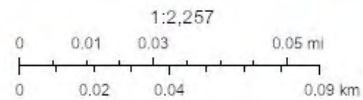
APE Map-PFR - IFF Early Childhood Center 3917 McClellan

Area of Interest (AOI) Information

Area : 7,921,236.81 ft²

Nov 16 2022 13:38:21 Eastern Standard Time

- 9135 SYLVESTER
- 9141 SYLVESTER
- 3917 McClellan
- 3887 BELVIDERE
- 3849 BELVIDERE
- 3845 BELVIDERE
- 3824 BELVIDERE
- 3851 MCCLELLAN
- 3845 MCCLELLAN



Summary

Name	Count	Area(ft ²)	Length(ft)
DetroitHistoricResources_Features_view	2	6,770.75	N/A
Detroit Local Historic Districts	0	0	N/A

DetroitHistoricResources_Features_view

#	bldg_id	parcel_id	bldg_status	ResName	Street_Add
1	97428	19005594.	Current	Evangelical Lutheran Martin Luther Church	3556 Pennsylvania Street
2	96817	19000866.	Current	Central Savings Bank	8944 Mack Avenue

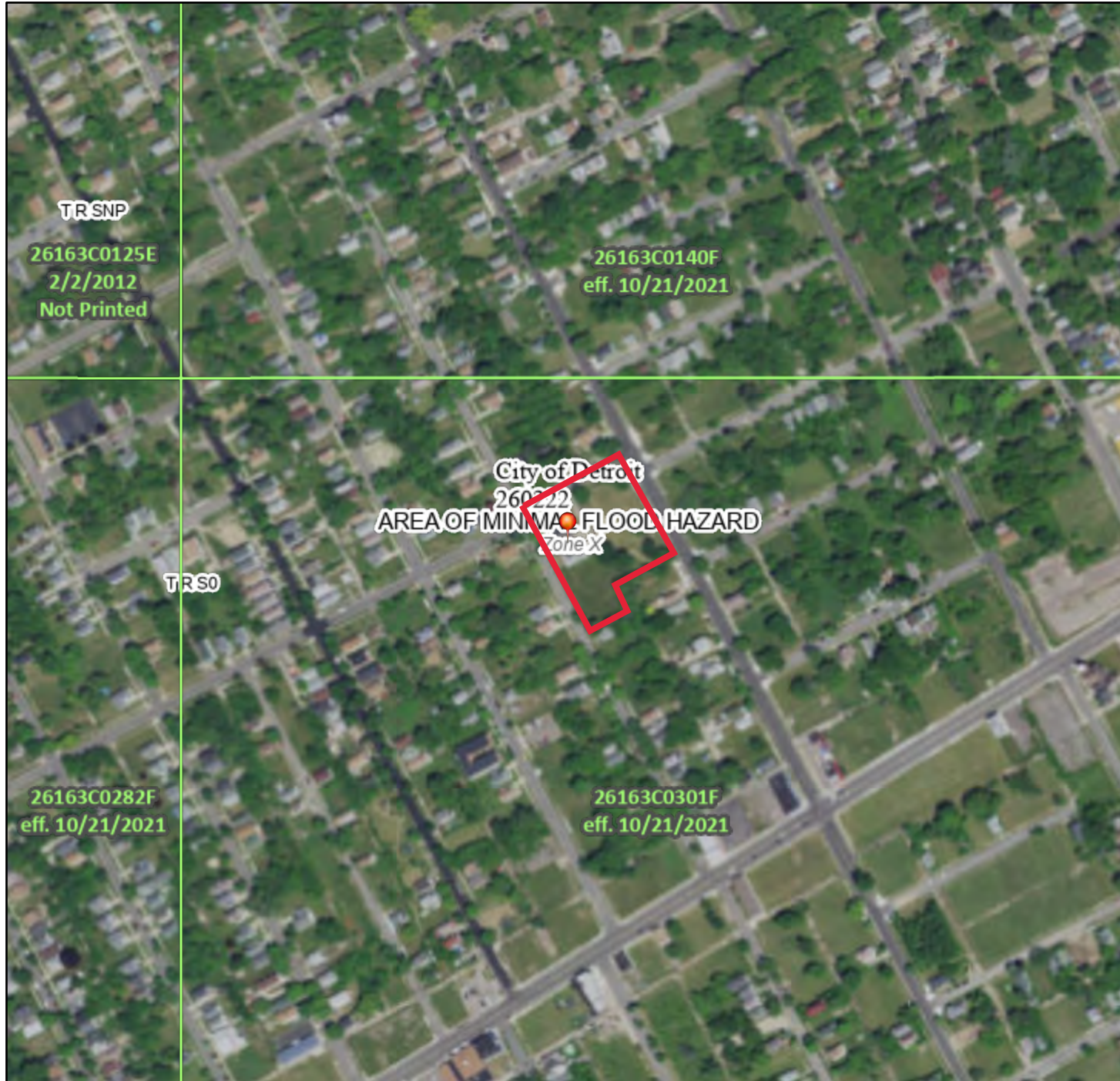
#	Eligibity	Status	Area(ft ²)
1	Criterion C: Architecture	Surveyed	3,339.00
2	Criterion C: Architecture	Surveyed	3,431.75

APPENDIX D
Floodplain Management
FEMA Map

National Flood Hazard Layer FIRMMette



83°0'6"W 42°22'39"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> |
| | | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
| | | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> |
| | | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> |
| | | Effective LOMRs |
| | | Area of Undetermined Flood Hazard <i>Zone D</i> |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | 17.5 Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |

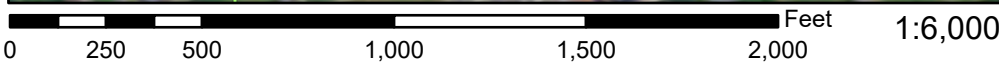


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/9/2023 at 10:53 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



82°59'28"W 42°22'13"N

APPENDIX E

Wetlands Protection
National Wetlands Inventory Map



March 9, 2023

Wetlands

- | | | | | | |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
| | |  | Freshwater Pond |  | Riverine |

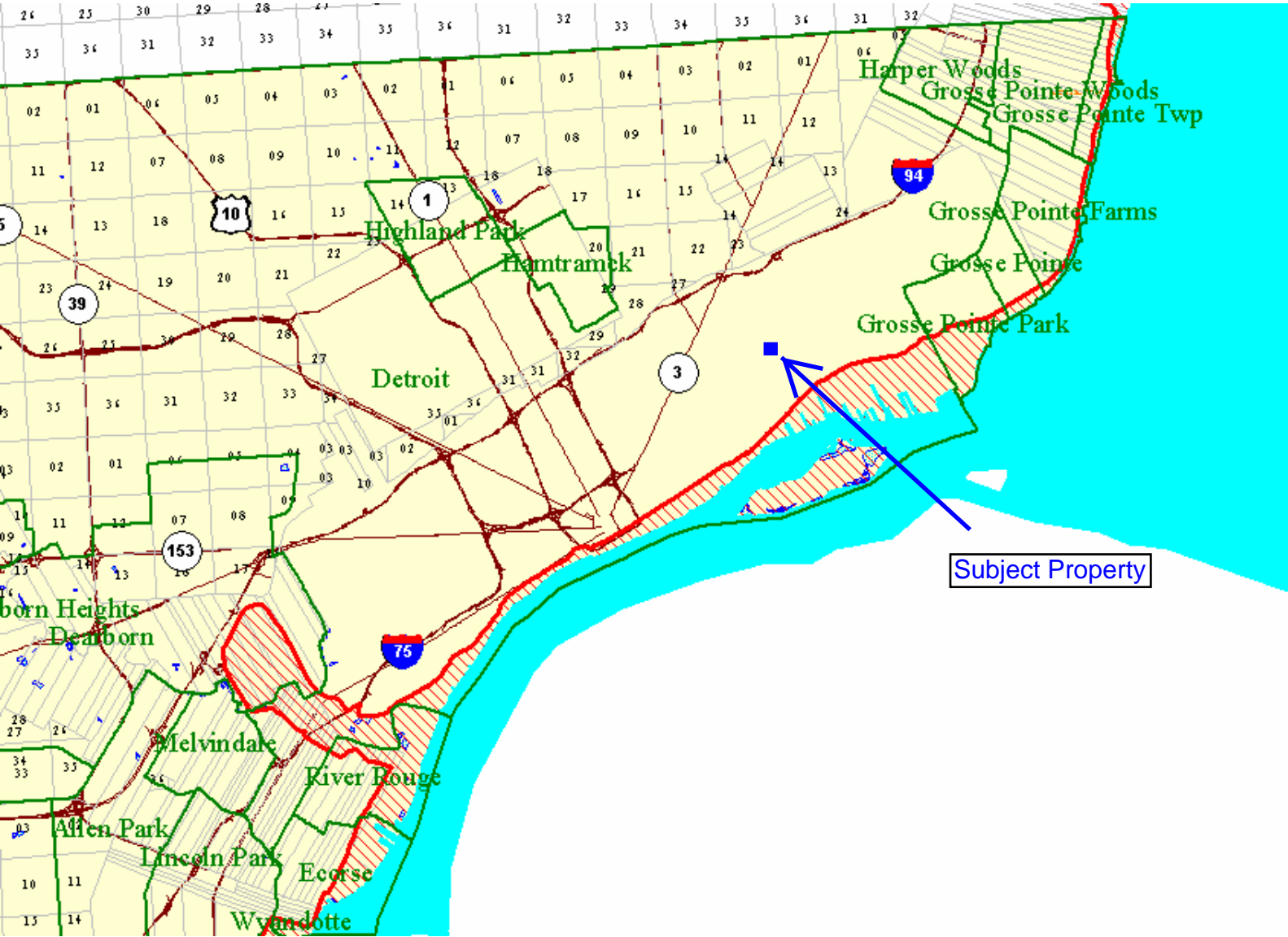
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

APPENDIX F

Coastal Zone Management
Coastal Zone Management Area Map

Wayne County
Grosse Pointe Township, Grosse Pointe Woods, Grosse Pointe Farms
Grosse Pointe, Grosse Pointe Park, and Detroit, T1S R14E
Detroit, T1S R14E, T2S R13E, and T2S R12E
River Rouge, T2S R11E

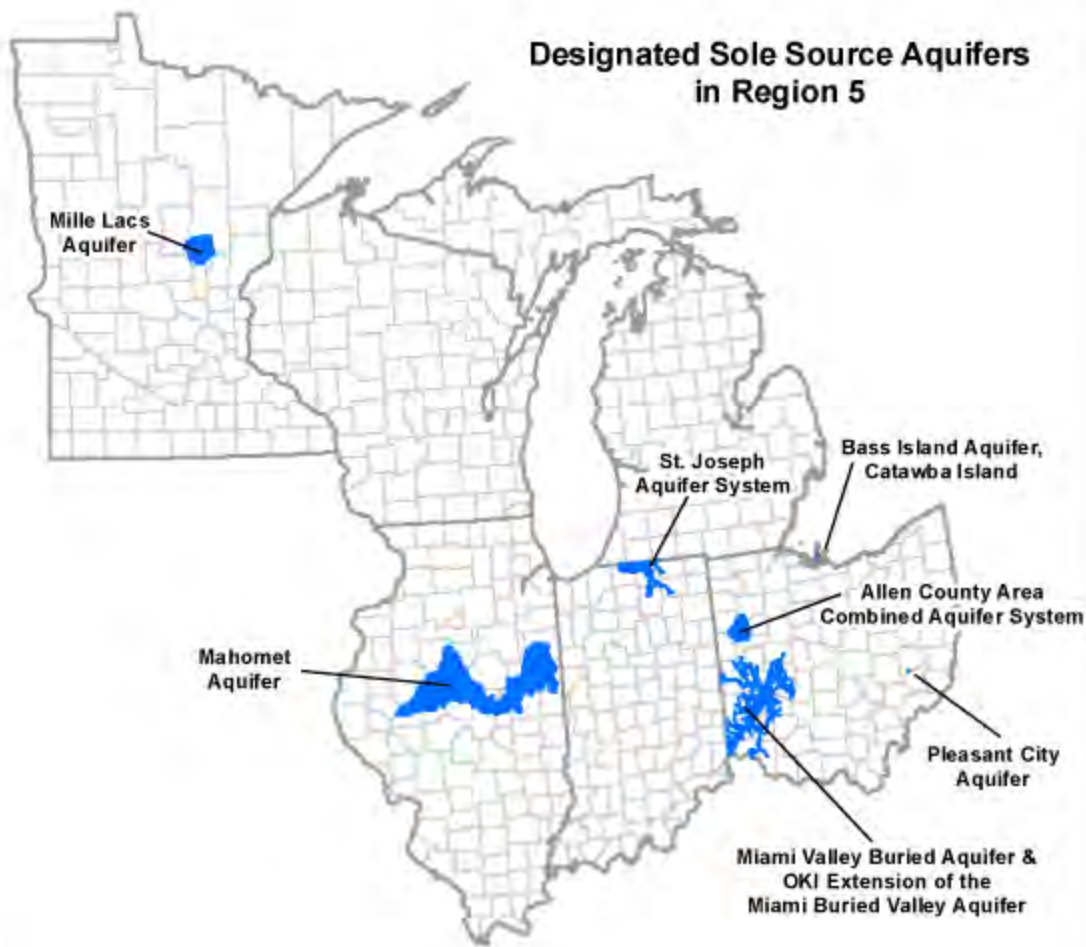
The heavy red line is the **Coastal Zone Management Boundary**
The red hatched area is the **Coastal Zone Management Area**.



APPENDIX G

Sole Source Aquifer Protection
Michigan Sole Source Aquifer Map

Designated Sole Source Aquifers in Region 5



APPENDIX H

Endangered and Threatened Species Protection Michigan Endangered Species List ASTI Environmental Endangered and Threatened Species Assessment



U.S. Fish & Wildlife Service

ECOS

[ECOS](#) / [Species Reports](#) / Listed species believed to or known to occur in MI

Listed species believed to or known to occur in Michigan

Notes:

- **As of 02/13/2015 the data in this report has been updated to use a different set of information. Results are based on where the species is believed to or known to occur. The FWS feels utilizing this data set is a better representation of species occurrence. Note: there may be other federally listed species that are not currently known or expected to occur in this state but are covered by the ESA wherever they are found; Thus if new surveys detected them in this state they are still covered by the ESA. The FWS is using the best information available on this date to generate this list.**
- This report shows listed species or populations believed to or known to occur in MI
- This list does not include experimental populations and similarity of appearance listings.
- Click on the highlighted scientific names below to view a Species Profile.

Listed Species

Sort by group:

CSV

Show entries

Search:

25 Species Listings

Scientific Name	Common Name	Where Listed	Region ⓘ	ESA Listing Status ⓘ
Birds				

Scientific Name	Common Name	Where Listed	Region ⓘ	ESA Listing Status ⓘ
<u>Charadrius melodus</u>	Piping Plover	[Great Lakes watershed DPS] - Great Lakes, watershed in States of IL, IN, MI, MN, NY, OH, PA, and WI and Canada (Ont.)	3	Endangered
<u>Grus americana</u>	Whooping crane	U.S.A. (AL, AR, CO, FL, GA, ID, IL, IN, IA, KY, LA, MI, MN, MS, MO, NC, NM, OH, SC, TN, UT, VA, WI, WV, western half of WY)	2	Experimental Population, Non-Essential
<u>Calidris canutus rufa</u>	Red knot	Wherever found	5	Threatened
Clams				
<u>Epioblasma rangiana</u>	Northern riffleshell	Wherever found	5	Endangered
<u>Villosa fabalis</u>	Rayed Bean	Wherever found	3	Endangered
<u>Epioblasma triquetra</u>	Snuffbox mussel	Wherever found	3	Endangered
<u>Pleurobema clava</u>	Clubshell	Wherever found; Except where listed as Experimental Populations	5	Endangered
Ferns and Allies				

Scientific Name	Common Name	Where Listed	Region ⓘ	ESA Listing Status ⓘ
<u>Asplenium scolopendrium</u> var. <u>americanum</u>	American hart's-tongue fern	Wherever found	5	Threatened
Flowering Plants				
<u>Iris lacustris</u>	Dwarf lake iris	Wherever found	3	Threatened
<u>Platanthera leucophaea</u>	Eastern prairie fringed orchid	Wherever found	3	Threatened
<u>Solidago houghtonii</u>	Houghton's goldenrod	Wherever found	3	Threatened
<u>Hymenoxys herbacea</u>	Lakeside daisy	Wherever found	3	Threatened
<u>Mimulus michiganensis</u>	Michigan monkey-flower	Wherever found	3	Endangered
<u>Cirsium pitcheri</u>	Pitcher's thistle	Wherever found	3	Threatened
Insects				
<u>Somatochlora hineana</u>	Hine's emerald dragonfly	Wherever found	3	Endangered
<u>Brychius hungerfordi</u>	Hungerford's crawling water Beetle	Wherever found	3	Endangered
<u>Lycaeides melissa samuelis</u>	Karner blue butterfly	Wherever found	3	Endangered

Scientific Name	Common Name	Where Listed	Region ⓘ	ESA Listing Status ⓘ
<u>Neonympha mitchellii mitchellii</u>	Mitchell's satyr Butterfly	Wherever found	3	Endangered
<u>Oarisma poweshiek</u>	Poweshiek skipperling	Wherever found	3	Endangered
Mammals				
<u>Canis lupus</u>	Gray wolf	U.S.A.: All of AL, AR, CA, CO, CT, DE, FL, GA, IA, IN, IL, KS, KY, LA, MA, MD, ME, MI, MO, MS, NC, ND, NE, NH, NJ, NV, NY, OH, OK, PA, RI, SC, SD, TN, TX, VA, VT, WI, and WV; and portions of AZ, NM, OR, UT, and WA. Mexico.	6	Endangered
<u>Myotis sodalis</u>	Indiana bat	Wherever found	3	Endangered
<u>Myotis septentrionalis</u>	Northern Long-Eared Bat	Wherever found	3	Endangered
<u>Lynx canadensis</u>	Canada Lynx	Wherever Found in Contiguous U.S.	6	Threatened
Reptiles				
<u>Nerodia erythrogaster neglecta</u>	Copperbelly water snake	Indiana north of 40 degrees north latitude, Michigan, Ohio	3	Threatened

Scientific Name	Common Name	Where Listed	Region ⓘ	ESA Listing Status ⓘ
<u>Sistrurus catenatus</u>	Eastern Massasauga (=rattlesnake)	Wherever found	3	Threatened

Showing 1 to 25 of 25 entries

Previous

1

Next



Assessment • Remediation • Compliance
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10448 Citation Drive, Suite 100
Brighton, MI 48116

800 395-ASTI
Fax: 810.225.3800

www.asti-env.com

Sent Via Email Only

March 20, 2023

Francesca Lucido
IFF Development, LLC
3011 W. Grand Blvd, Suite 1715
Detroit, MI 48202

*RE: Threatened and Endangered Species Assessment
3917 McClellan Avenue, Detroit
Wayne County, Michigan
ASTI File No. 4-11479*

On March 14, 2023, ASTI Environmental (ASTI) conducted a threatened and endangered species assessment for those plant and animal species protected by the US Fish and Wildlife Service (USFWS) under the federal Endangered Species Act of 1973, as amended, at 3917 McClellan Avenue, Detroit, Wayne County, Michigan (Subject Property). Prior to the site investigation conducted as part of the assessment, an Information for Planning and Consultation (IPaC) review was obtained by ASTI to determine which federal species may be of concern for this project.

Existing Property Conditions

The Subject Property was previously developed as a school in urban Detroit. The Subject Property contains one vacant school building, mature trees, and maintained lawn. A map depicting the approximate project area is attached (Figure 1 – Site Location Map). Proposed activities include removing the existing building and developing the Subject Property into residential housing (Project).

Assessment Methods and Results

ASTI searched the Subject Property for potential bat trees and habitat for listed species; in addition, ASTI directly searched for species from the IPaC generated species list (Appendix A: IPaC Species List), as appropriate. No suitable habitat for any of the listed species occurs on the Subject Property or in the vicinity. Table 1, *Listed Species and Rationale for No Effect* summarizes ASTI's rationale for a No Effect rating for each species identified by IPaC as having potential to be associated with the Subject Property.

Table 1. Listed Species and Rationale for No Effect

Species/Natural Feature	Ranking	Habitat	ASTI Findings
Indiana Bat (<i>Myotis sodalis</i>)	Federally Endangered	Summer habitat includes small to medium river and stream corridors with well-developed riparian woods; woodlots within 1 to 3 miles of small to medium rivers and streams; and upland forests.	No suitable bat trees identified within the Subject Property. No bats observed using existing buildings. No wooded areas nearby that might be suitable habitat. The Project will have no effect on this species.
Piping Plover (<i>Charadrius melodus</i>)	Federally Endangered	Primarily utilize sparsely vegetated sandy beaches.	Highly urbanized, no preferred habitat nearby or on-site. The Project will have no effect on this species.
Red Knot (<i>Calidris canutus rufa</i>)	Federally Threatened	Primarily utilize sandy or muddy coastal areas.	Highly urbanized, no preferred habitat nearby or on-site. The Project will have no effect on this species.
Eastern Massasauga Rattlesnake (<i>Sistrurus catenatus</i>)	Federally Threatened	Open, sunny areas intermixed with high quality wetland.	No nearby or on-site wetland, highly urbanized. The Project will have no effect on this species.
Northern Riffleshell (<i>Epioblasma rangiana</i>)	Federally Endangered	Inhabit rivers and streams, can bury in sediment.	No watercourses nearby or on-site. The Project will have no effect on this species.
Eastern Prairie Fringed Orchid (<i>Platanthera leucophaea</i>)	Federally Threatened	Inhabits wet prairies and bogs.	No preferred or suitable habitat nearby or on-site. The Project will have no effect on this species.



Conclusions

The Subject Property does not contain suitable habitat for any of the federally listed species as identified by IPaC. It is ASTI's opinion that the Project will have "No Effect" on any federally protected species and that further Section 7 consultation with the USFWS is not necessary for this Project. This letter should serve as the Project's rationale for ASTI's opinion of "no effect."

ASTI ENVIRONMENTAL

A handwritten signature in black ink, appearing to read 'Emmett Smrcka'.

Emmett Smrcka
Ecologist

A handwritten signature in blue ink, appearing to read 'Dianne C. Martin'.

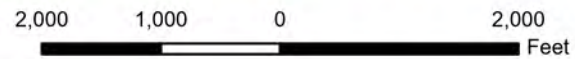
Dianne C. Martin
Vice President
Professional Wetland Scientist #1313
MDNR T&E Permit TE060

Attachments:
Figure 1 – Site Location Map
Appendix A: IPaC Species List



3917 McClellan

Detroit, MI





United States Department of the Interior



FISH AND WILDLIFE SERVICE
Michigan Ecological Services Field Office
2651 Coolidge Road Suite 101
East Lansing, MI 48823-6360
Phone: (517) 351-2555 Fax: (517) 351-1443

In Reply Refer To:
Project Code: 2023-0053167
Project Name: 3917 McLellan Avenue - Detroit

March 08, 2023

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

Official Species List

The attached species list identifies any Federally threatened, endangered, proposed and candidate species that may occur within the boundary of your proposed project or may be affected by your proposed project. The list also includes designated critical habitat if present within your proposed project area or affected by your project. This list is provided to you as the initial step of the consultation process required under section 7(c) of the Endangered Species Act, also referred to as Section 7 Consultation.

Under 50 CFR 402.12(e) (the regulations that implement section 7 of the Endangered Species Act), the accuracy of this species list should be verified after 90 days. You may verify the list by visiting the IPaC website (<https://ipac.ecosphere.fws.gov/>) at regular intervals during project planning and implementation. To update an Official Species List in IPaC: from the My Projects page, find the project, expand the row, and click Project Home. In the What's Next box on the Project Home page, there is a Request Updated List button to update your species list. Be sure to select an "official" species list for all projects.

Consultation requirements and next steps

Section 7 of the Endangered Species Act of 1973 requires that actions authorized, funded, or carried out by Federal agencies not jeopardize Federally threatened or endangered species or adversely modify designated critical habitat. To fulfill this mandate, Federal agencies (or their designated non-Federal representative) must consult with the Fish and Wildlife Service if they determine their project may affect listed species or critical habitat.

There are two approaches to evaluating the effects of a project on listed species.

Approach 1. Use the All-species Michigan determination key in IPaC. This tool can assist you in making determinations for listed species for some projects. In many cases, the determination key

will provide an automated concurrence that completes all or significant parts of the consultation process. Therefore, we strongly recommend screening your project with the **All-Species Michigan Determination Key (Dkey)**. For additional information on using IPaC and available Determination Keys, visit <https://www.fws.gov/media/mifo-ipac-instructions> (and click on the attachment). Please carefully review your Dkey output letter to determine whether additional steps are needed to complete the consultation process.

Approach 2. Evaluate the effects to listed species on your own without utilizing a determination key. Once you obtain your official species list, you are not required to continue in IPaC, although in most cases using a determination key should expedite your review. If the project is a Federal action, you should review our section 7 step-by-step instructions before making your determinations: <https://www.fws.gov/office/midwest-region-headquarters/midwest-section-7-technical-assistance>. If you evaluate the details of your project and conclude “no effect,” document your findings, and your listed species review is complete; you do not need our concurrence on “no effect” determinations. If you cannot conclude “no effect,” you should coordinate/consult with the Michigan Ecological Services Field Office. The preferred method for submitting your project description and effects determination (if concurrence is needed) is electronically to EastLansing@fws.gov. Please include a copy of this official species list with your request.

For all **wind energy projects** and **projects that include installing communications towers that use guy wires**, please contact this field office directly for assistance, even if no Federally listed plants, animals or critical habitat are present within your proposed project area or may be affected by your proposed project.

Migratory Birds

Please see the “Migratory Birds” section below for important information regarding incorporating migratory birds into your project planning. Our Migratory Bird Program has developed recommendations, best practices, and other tools to help project proponents voluntarily reduce impacts to birds and their habitats. The Bald and Golden Eagle Protection Act prohibits the take and disturbance of eagles without a permit. If your project is near an eagle nest or winter roost area, see our Eagle Permits website at <https://www.fws.gov/program/eagle-management/eagle-permits> to help you avoid impacting eagles or determine if a permit may be necessary.

Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your consideration of threatened and endangered species during your project

planning. Please include a copy of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
 - USFWS National Wildlife Refuges and Fish Hatcheries
 - Migratory Birds
 - Wetlands
-

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Michigan Ecological Services Field Office

2651 Coolidge Road Suite 101

East Lansing, MI 48823-6360

(517) 351-2555

PROJECT SUMMARY

Project Code: 2023-0053167
Project Name: 3917 Mclellan Avenue - Detroit
Project Type: Residential Construction
Project Description: Residential Development
Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@42.3739471,-82.99613443934847,14z>



Counties: Wayne County, Michigan

ENDANGERED SPECIES ACT SPECIES

There is a total of 8 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Note that 2 of these species should be considered only under certain conditions.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Indiana Bat <i>Myotis sodalis</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5949 General project design guidelines: https://ipac.ecosphere.fws.gov/project/MPQTDEOQ5ZDR5DOPYGKUBI7WZQ/documents/generated/6982.pdf	Endangered
Tricolored Bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

BIRDS

NAME	STATUS
Piping Plover <i>Charadrius melodus</i> Population: [Great Lakes watershed DPS] - Great Lakes, watershed in States of IL, IN, MI, MN, NY, OH, PA, and WI and Canada (Ont.) There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6039	Endangered
Red Knot <i>Calidris canutus rufa</i> There is proposed critical habitat for this species. This species only needs to be considered under the following conditions: <ul style="list-style-type: none"> Only actions that occur along coastal areas during the Red Knot migratory window of MAY 1 - SEPTEMBER 30. Species profile: https://ecos.fws.gov/ecp/species/1864	Threatened

REPTILES

NAME	STATUS
Eastern Massasauga (=rattlesnake) <i>Sistrurus catenatus</i> No critical habitat has been designated for this species. This species only needs to be considered under the following conditions: <ul style="list-style-type: none"> For all Projects: Project is within EMR Range Species profile: https://ecos.fws.gov/ecp/species/2202 General project design guidelines: https://ipac.ecosphere.fws.gov/project/MPQTDEOQ5ZDR5DOPYGKUBI7WZQ/documents/generated/5280.pdf	Threatened

CLAMS

NAME	STATUS
Northern Riffleshell <i>Epioblasma rangiana</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/527	Endangered

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

FLOWERING PLANTS

NAME	STATUS
Eastern Prairie Fringed Orchid <i>Platanthera leucophaea</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/601	Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

MIGRATORY BIRDS

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

-
1. The [Migratory Birds Treaty Act](#) of 1918.
 2. The [Bald and Golden Eagle Protection Act](#) of 1940.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern \(BCC\)](#) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Dec 1 to Aug 31
Black-billed Cuckoo <i>Coccyzus erythrophthalmus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10

NAME	BREEDING SEASON
Canada Warbler <i>Cardellina canadensis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Aug 10
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Rusty Blackbird <i>Euphagus carolinus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Wood Thrush <i>Hylocichla mustelina</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

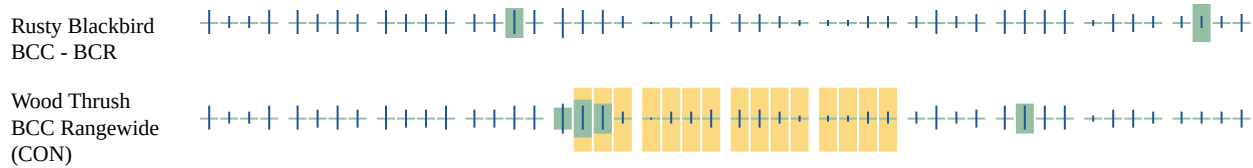
The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12



Additional information can be found using the following links:

- Birds of Conservation Concern <https://www.fws.gov/program/migratory-birds/species>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

MIGRATORY BIRDS FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

WETLANDS

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

IPAC USER CONTACT INFORMATION

Agency: ASTI Environmental
Name: Emmett Smrcka
Address: 10448 Citation Dr, Brighton
Address Line 2: Suite 100
City: Brighton
State: MI
Zip: 48116
Email: esmrcka@asti-env.com
Phone: 8102252800

APPENDIX I

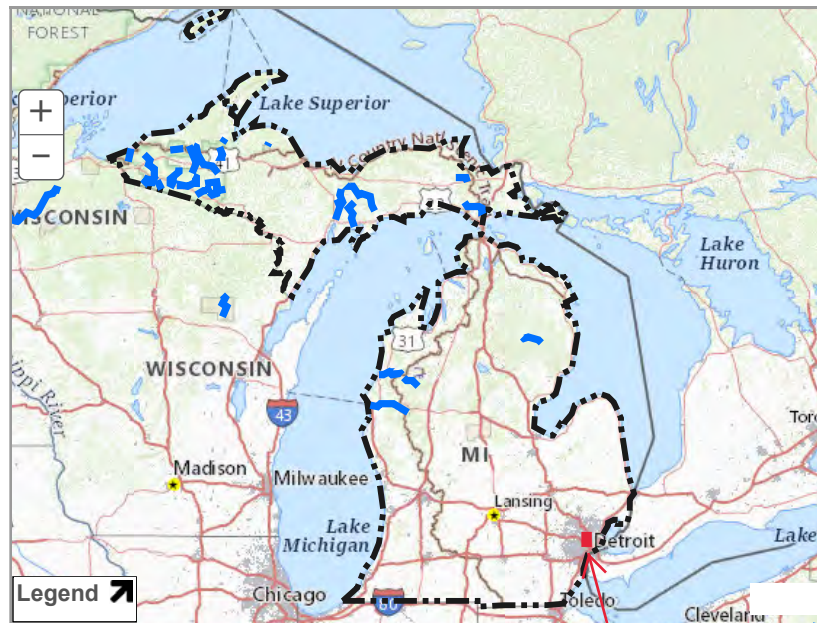
Wild and Scenic Rivers Protection
Michigan Wild and Scenic Rivers Map
Nationwide Rivers Inventory Map of the Subject Property



NATIONAL SYSTEM | MANAGEMENT | RESOURCES | PUBLICATIONS | CONTACT US | 50 YEARS | SITE INDEX

MICHIGAN

Michigan has approximately 51,438 miles of river, of which 656.4 miles are designated as wild & scenic—just a bit more than 1% of the state's river miles.



Choose A State v Go
Choose A River v Go

Nourished by the fertile soils of the region, rivers of the Midwest explode with life, from great avian migrations to ancient fishes.

[+ View larger map](#)

- AuSable River
- Bear Creek
- Black River
- Carp River
- Indian River
- Manistee River
- Ontonagon River
- Paint River
- Pere Marquette River
- Pine River
- Presque Isle River
- Sturgeon River (Hiawatha National Forest)
- Sturgeon River (Ottawa National Forest)
- Tahquamenon River (East Branch)
- Whitefish River
- Yellow Dog River

Subject Property

[NRI](#) | [CONTACT US](#) | [Q & A SEARCH](#) | [PRIVACY NOTICE](#) | [VULNERABILITY DISCLOSURE POLICY](#)

 [Rivers on Flickr](#)

Designated Rivers

[About WSR Act](#)
[State Listings](#)
[Profile Pages](#)

National System

[WSR Table](#)
[Study Rivers](#)
[Stewardship](#)
[WSR Legislation](#)

River Management

[Council](#)
[Agencies](#)
[Management Plans](#)
[River Mgt. Society](#)
[GIS Mapping](#)

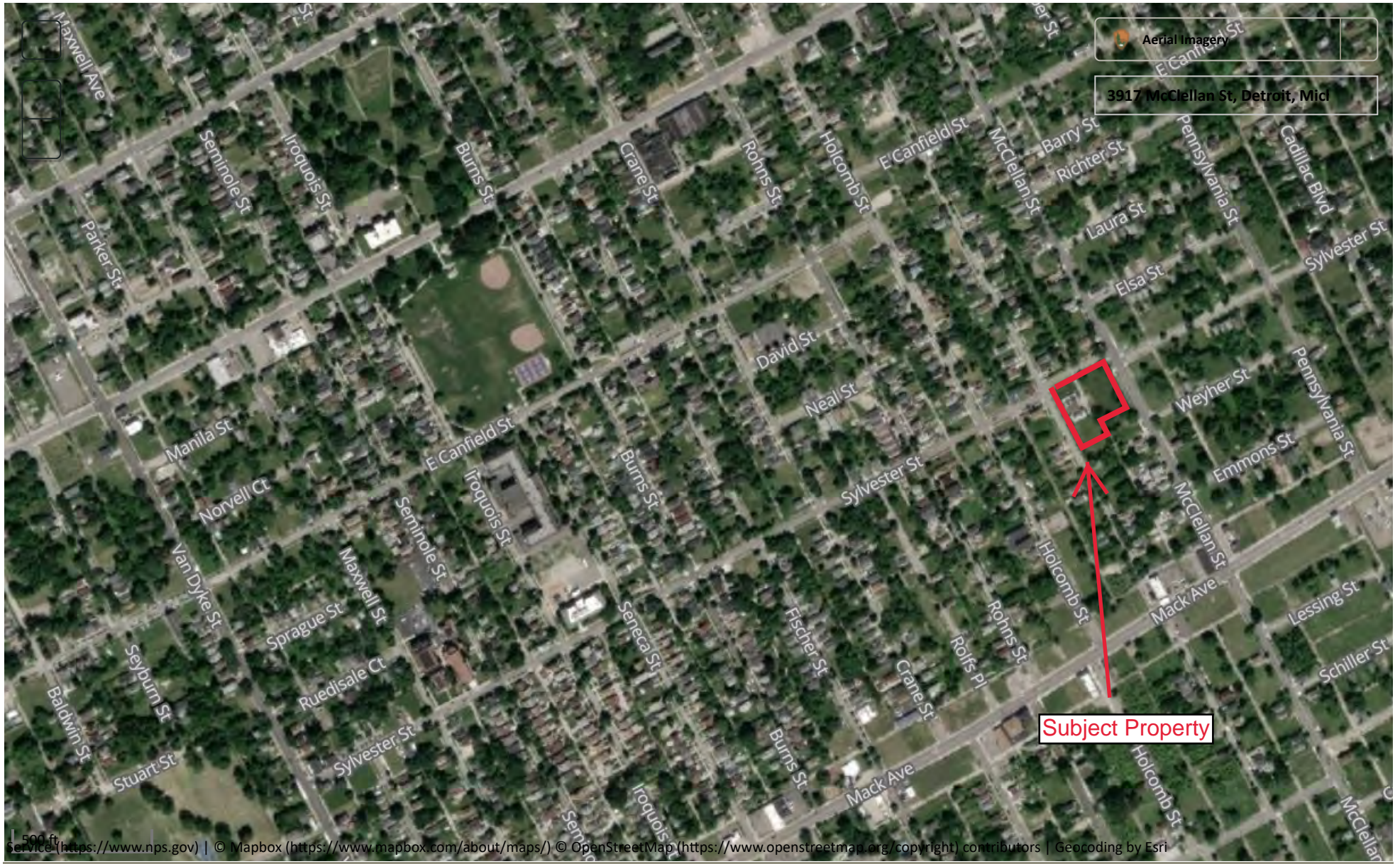
Resources

[Q & A Search](#)
[Bibliography](#)
[Publications](#)
[GIS Mapping](#)
[Logo & Sign Standards](#)

Nationwide Rivers Inventory

National Park Service
U.S. Department of the Interior

This is a listing of more than 3,200 free-flowing river segments in the U.S. that are believed to possess one or more ...



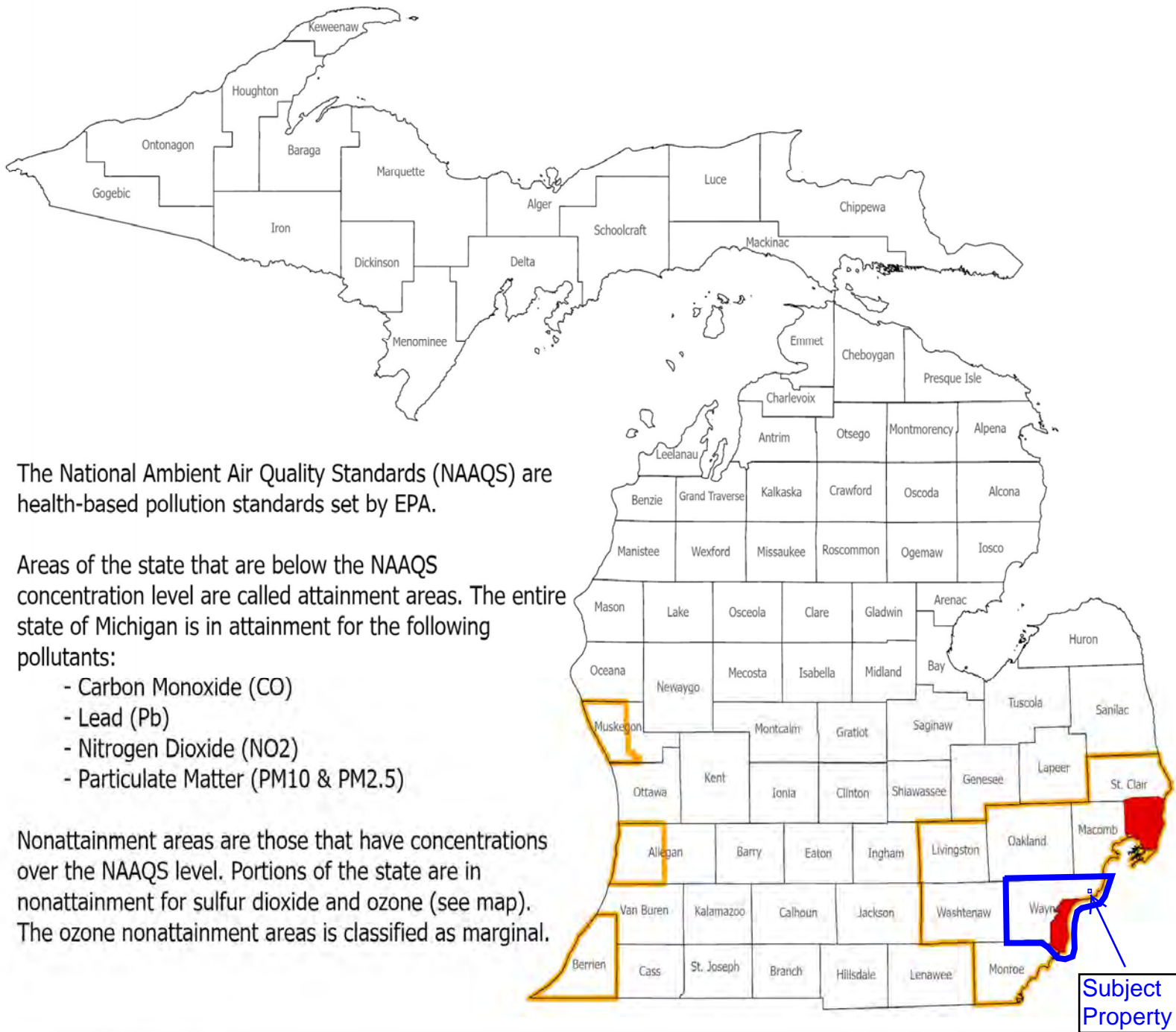
APPENDIX J

Air Quality Protection

Michigan Air Attainment Map

EGLE: Air Quality Division General Conformity Analysis Letter

Attainment Status for the National Ambient Air Quality Standards



The National Ambient Air Quality Standards (NAAQS) are health-based pollution standards set by EPA.

Areas of the state that are below the NAAQS concentration level are called attainment areas. The entire state of Michigan is in attainment for the following pollutants:

- Carbon Monoxide (CO)
- Lead (Pb)
- Nitrogen Dioxide (NO₂)
- Particulate Matter (PM₁₀ & PM_{2.5})

Nonattainment areas are those that have concentrations over the NAAQS level. Portions of the state are in nonattainment for sulfur dioxide and ozone (see map). The ozone nonattainment areas is classified as marginal.

LEGEND

- Sulfur Dioxide Nonattainment Area
- Ozone Nonattainment Area

See Page 2 for close-up maps of partial county nonattainment areas.

Updated February 5, 2021

Prepared by EGLE, Air Quality Division, State Implementation Plan Development Unit

the 1990s, the number of people in the UK who are aged 65 and over has increased from 10.5 million to 13.5 million (19.5% of the population).

There is a growing awareness of the need to address the needs of older people, and the Government has set out a strategy for the 21st century in the White Paper on *Ageing Better: A Strategy for the 21st Century* (Department of Health 1999).

The White Paper sets out a vision of a society in which older people are able to live well, and to contribute to their communities.

The White Paper also sets out a number of key objectives for the 21st century, including:

- To ensure that older people are able to live well, and to contribute to their communities.
- To ensure that older people are able to live independently, and to participate in their communities.
- To ensure that older people are able to live in their own homes, and to receive the care and support they need.

The White Paper also sets out a number of key actions to be taken to achieve these objectives, including:

- Improving the health and well-being of older people.
- Improving the care and support available to older people.
- Improving the housing and living conditions of older people.
- Improving the social and economic conditions of older people.

The White Paper also sets out a number of key actions to be taken to improve the lives of older people, including:

- Improving the health and well-being of older people.
- Improving the care and support available to older people.
- Improving the housing and living conditions of older people.
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- Improving the social and economic conditions of older people.



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
LANSING



DANIEL EICHINGER
ACTING DIRECTOR

March 17, 2023

Kim Siegel, Environmental Compliance Specialist
City of Detroit, Housing and Revitalization Department
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Via Email Only

Dear Kim Siegel:

Subject: 3917 McClellan Street, Detroit, Michigan Project

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) has reviewed the federal regulations related to general conformity of projects with state implementation plans (SIP) for air quality. In particular, 40 Code of Federal Regulations (CFR) Section 93.150 et seq, which states that any federally funded project in a nonattainment or maintenance area must conform to the Clean Air Act requirements, including the State's SIP if they may constitute a significant new source of air pollution.

On August 3, 2018, Wayne County was designated nonattainment for the 2015 ozone standard; and thus, general conformity must be evaluated when completing construction projects of a given size and scope. EGLE is currently working to complete the required SIP submittal for this area; therefore, an alternative evaluation was completed to assess conformity. Specifically, EGLE considered the following information from the United States Environmental Protection Agency's (USEPA) general conformity guidance, which states "historical analysis of similar actions can be used in cases where the proposed projects are similar in size and scope to previous projects."

EGLE has reviewed the 3917 McClellan Street Project, proposed to be completed with federal grant monies, including the construction of a new early childhood learning center to serve families in the surrounding community. The existing vacant, one-story school building on the property will be demolished prior to the proposed new construction. The new construction will consist of a one-story, 14,525-square foot building. The interior of the proposed new construction will contain eight classrooms of 582 to 630 square feet, a 990-square foot assembly room, restrooms, two business areas ranging from 280 to 350 square feet, a 360-square foot lounge, offices, and a staff area. The work is expected to commence in summer 2023 and will take approximately nine to ten months to complete.

Kim Siegel
Page 2
March 17, 2023

In reviewing the *"Air Quality and Greenhouse Gas Study: Uptown Orange Apartments in Orange, California,"* dated December 2012, prepared for KTTY Group, Inc. by UltraSystems Environmental, Inc., it was determined that emission levels for the project were below the de minimis levels for general conformity. The Uptown Orange Apartments project and related parking structure construction was estimated to take 33 months to complete, would encompass an area of 5.57 acres, and included two four-story residential units with a total of 334 apartments, and two parking structures with a total of 494 and 679 parking stalls, respectively.

The size, scope, and duration of the early childhood learning center project located at 3917 McClellan Street in Detroit proposed for completion in Wayne County is much smaller in scale than the Uptown Orange Apartments project described above and should not exceed the de minimis levels included in the federal general conformity requirements. Therefore, it does not require a detailed conformity analysis.

If you have any further questions regarding this matter, please contact me at 517-648-6314; BukowskiB@Michigan.gov; or EGLE, AQD, P.O. Box 30260, Lansing, Michigan 48909-7760.

Sincerely,



Breanna Bukowski
Environmental Quality Analyst
Air Quality Division

cc: Michael Leslie, USEPA Region 5
Christopher Yelonek, ASTI Environmental
Rick Raleigh, Senior Project Manager at IFF
Francesca Lucido, Project Manager/Development at IFF

APPENDIX K

Farmland Protection
Web Soil Survey



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Wayne County, Michigan**



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

Preface	2
How Soil Surveys Are Made	5
Soil Map	8
Soil Map.....	9
Legend.....	10
Map Unit Legend.....	11
Map Unit Descriptions.....	11
Wayne County, Michigan.....	13
RapufB—Rapson-Urban land-Kibbie complex, dense substratum, 0 to 4 percent slopes.....	13
References	16

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

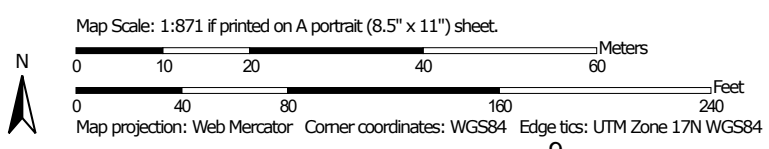
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

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Soil Map



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)


Soils


 Soil Map Unit Polygons


 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit


 Clay Spot


 Closed Depression

 Gravel Pit

 Gravelly Spot


 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water


 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot


 Sinkhole

 Slide or Slip


 Sodic Spot


 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals


Transportation

 Rails


 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Wayne County, Michigan
 Survey Area Data: Version 8, Aug 29, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 9, 2022—Oct 21, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
RapufB	Rapson-Urban land-Kibbie complex, dense substratum, 0 to 4 percent slopes	2.0	100.0%
Totals for Area of Interest		2.0	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

Custom Soil Resource Report

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Wayne County, Michigan

RapufB—Rapson-Urban land-Kibbie complex, dense substratum, 0 to 4 percent slopes

Map Unit Setting

National map unit symbol: 2tx6m
Elevation: 590 to 650 feet
Mean annual precipitation: 28 to 38 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 135 to 210 days
Farmland classification: Not prime farmland

Map Unit Composition

Rapson, human transported surface, and similar soils: 40 percent
Urban land: 35 percent
Kibbie, human transported surface, and similar soils: 15 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Rapson, Human Transported Surface

Setting

Landform: Till-floored lake plains, deltas
Down-slope shape: Linear
Across-slope shape: Linear, convex
Parent material: Sandy and loamy human-transported material over sandy glaciolacustrine deposits over loamy glaciolacustrine deposits over clayey lodgment till

Typical profile

^Au - 0 to 9 inches: sandy loam
^Cu - 9 to 12 inches: sandy loam
Bwb1 - 12 to 18 inches: sand
Bwb2 - 18 to 24 inches: sand
Cg1 - 24 to 30 inches: sand
2Cg2 - 30 to 65 inches: silt loam
3Cd - 65 to 80 inches: clay

Properties and qualities

Slope: 0 to 4 percent
Depth to restrictive feature: 51 to 70 inches to densic material
Drainage class: Somewhat poorly drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)
Depth to water table: About 30 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Gypsum, maximum content: 1 percent
Maximum salinity: Nonsaline (0.1 to 1.5 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 8.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: C
Ecological site: F099XY003MI - Warm Moist Sandy Depression
Hydric soil rating: No

Description of Urban Land

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: 0 inches to manufactured layer
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: D
Hydric soil rating: No

Description of Kibbie, Human Transported Surface

Setting

Landform: Deltas, till-floored lake plains
Down-slope shape: Linear
Across-slope shape: Convex, linear
Parent material: Loamy human-transported material over loamy glaciolacustrine deposits over clayey lodgment till

Typical profile

^Au - 0 to 9 inches: sandy loam
^Cu - 9 to 12 inches: loam
Bwb - 12 to 36 inches: silty clay loam
C - 36 to 67 inches: silt loam
2Cd - 67 to 80 inches: clay

Properties and qualities

Slope: 0 to 4 percent
Depth to restrictive feature: 55 to 78 inches to densic material
Drainage class: Somewhat poorly drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)
Depth to water table: About 30 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 42 percent
Gypsum, maximum content: 1 percent
Maximum salinity: Nonsaline (0.1 to 1.5 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 11.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: D

Custom Soil Resource Report

Ecological site: F099XY007MI - Lake Plain Flats
Hydric soil rating: No

Minor Components

Granby, human transported surface

Percent of map unit: 4 percent
Landform: Till-floored lake plains, deltas
Microfeatures of landform position: Open depressions
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: F099XY011MI - Warm Wet Sandy Depression
Hydric soil rating: No

Anthroportic udorthents, dense substratum

Percent of map unit: 3 percent
Landform: Deltas, till-floored lake plains
Down-slope shape: Linear
Across-slope shape: Convex, linear
Ecological site: F099XY007MI - Lake Plain Flats
Hydric soil rating: No

Colwood, human transported surface

Percent of map unit: 2 percent
Landform: Deltas, till-floored lake plains
Microfeatures of landform position: Open depressions
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: F099XY013MI - Wet Lake Plain Flats
Hydric soil rating: No

Brems, human transported surface

Percent of map unit: 1 percent
Landform: Deltas, till-floored lake plains
Microfeatures of landform position: Rises
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F099XY003MI - Warm Moist Sandy Depression
Hydric soil rating: No

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APPENDIX L

Environmental Justice
Environmental Justice Report

EJScreen Report (Version 2.1)



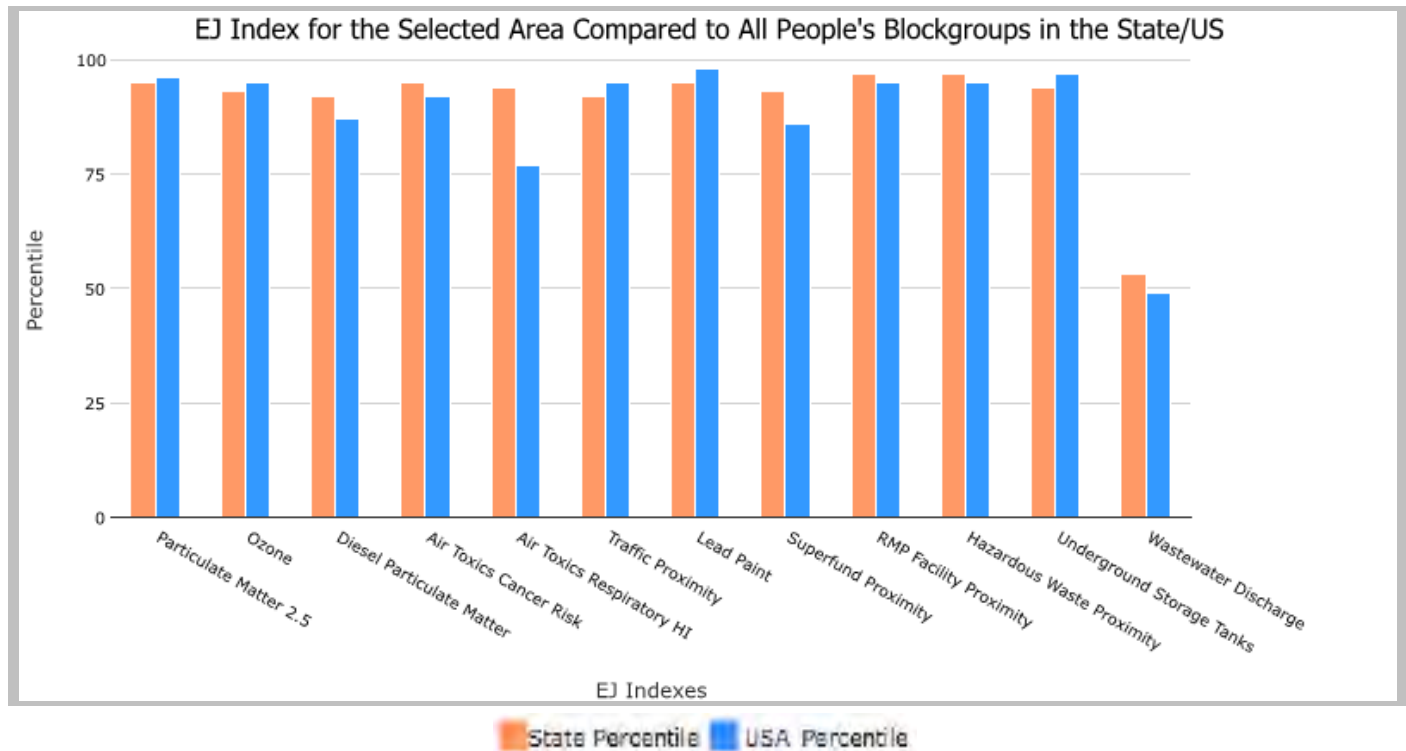
1 mile Ring around the Area, MICHIGAN, EPA Region 5

Approximate Population: 13,584

Input Area (sq. miles): 3.37

3917 McClellan Avenue

Selected Variables	State Percentile	USA Percentile
Environmental Justice Indexes		
EJ Index for Particulate Matter 2.5	95	96
EJ Index for Ozone	93	95
EJ Index for Diesel Particulate Matter*	92	87
EJ Index for Air Toxics Cancer Risk*	95	92
EJ Index for Air Toxics Respiratory HI*	94	77
EJ Index for Traffic Proximity	92	95
EJ Index for Lead Paint	95	98
EJ Index for Superfund Proximity	93	86
EJ Index for RMP Facility Proximity	97	95
EJ Index for Hazardous Waste Proximity	97	95
EJ Index for Underground Storage Tanks	94	97
EJ Index for Wastewater Discharge	53	49



This report shows the values for environmental and demographic indicators and EJSCREEN indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.

EJScreen Report (Version 2.1)

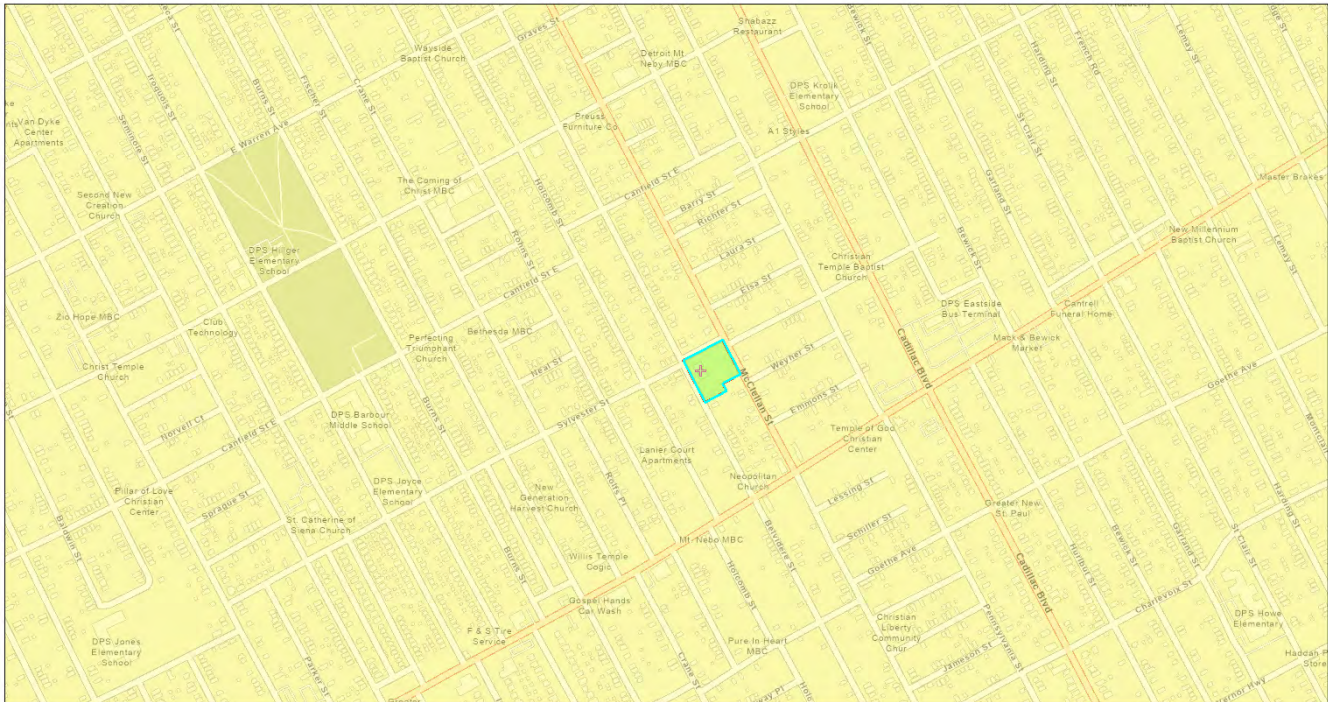


1 mile Ring around the Area, MICHIGAN, EPA Region 5

Approximate Population: 13,584

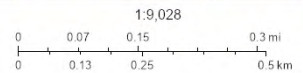
Input Area (sq. miles): 3.37

3917 McClellan Avenue



March 9, 2023

- 3917 McClellan Avenue
- + Search Result (point)



Esrri Community Maps Contributors, Province of Ontario, SEMCOG, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METINASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCAN, Parks Canada

Sites reporting to EPA	
Superfund NPL	0
Hazardous Waste Treatment, Storage, and Disposal Facilities (TSDF)	0

EJScreen Report (Version 2.1)



1 mile Ring around the Area, MICHIGAN, EPA Region 5

Approximate Population: 13,584

Input Area (sq. miles): 3.37

3917 McClellan Avenue

Selected Variables	Value	State Avg.	%ile in State	USA Avg.	%ile in USA
Pollution and Sources					
Particulate Matter 2.5 ($\mu\text{g}/\text{m}^3$)	10	8.73	91	8.67	85
Ozone (ppb)	44.9	43.8	61	42.5	75
Diesel Particulate Matter* ($\mu\text{g}/\text{m}^3$)	0.286	0.211	71	0.294	50-60th
Air Toxics Cancer Risk* (lifetime risk per million)	30	23	99	28	80-90th
Air Toxics Respiratory HI*	0.3	0.25	99	0.36	<50th
Traffic Proximity (daily traffic count/distance to road)	1200	910	76	760	85
Lead Paint (% Pre-1960 Housing)	0.82	0.37	88	0.27	92
Superfund Proximity (site count/km distance)	0.067	0.15	55	0.13	54
RMP Facility Proximity (facility count/km distance)	1.4	0.54	88	0.77	83
Hazardous Waste Proximity (facility count/km distance)	3.3	1.1	91	2.2	80
Underground Storage Tanks (count/km ²)	19	8	86	3.9	95
Wastewater Discharge (toxicity-weighted concentration/m distance)	2.3E-05	0.45	22	12	22
Socioeconomic Indicators					
Demographic Index	75%	28%	94	35%	93
People of Color	91%	26%	93	40%	89
Low Income	59%	31%	87	30%	87
Unemployment Rate	12%	6%	85	5%	87
Limited English Speaking Households	0%	2%	0	5%	0
Less Than High School Education	23%	9%	92	12%	84
Under Age 5	9%	6%	83	6%	79
Over Age 64	19%	17%	59	16%	63

*Diesel particulate matter, air toxics cancer risk, and air toxics respiratory hazard index are from the EPA's Air Toxics Data Update, which is the Agency's ongoing, comprehensive evaluation of air toxics in the United States. This effort aims to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that the air toxics data presented here provide broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. Cancer risks and hazard indices from the Air Toxics Data Update are reported to one significant figure and any additional significant figures here are due to rounding. More information on the Air Toxics Data Update can be found at: <https://www.epa.gov/haps/air-toxics-data-update>.

For additional information, see: www.epa.gov/environmentaljustice

EJScreen is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools are subject to substantial uncertainty in their demographic and environmental data, particularly when looking at small geographic areas. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJScreen documentation for discussion of these issues before using reports. This screening tool does not provide data on every environmental impact and demographic factor that may be relevant to a particular location. EJScreen outputs should be supplemented with additional information and local knowledge before taking any action to address potential EJ concerns.

APPENDIX M

Noise Abatement and Control

Noise Assessment Report
STraCAT Calculations

Noise Assessment
3917 McClellan Street
Detroit, Michigan

IFF Development, LLC

March 21, 2023

ASTI ENVIRONMENTAL



Noise Assessment
3917 McClellan Street
Detroit, Michigan

March 21, 2023

Report Prepared For:

IFF Development, LLC
3011 West Grand Boulevard, Suite 1715
Detroit, Michigan 48202

Report Prepared By:

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800-395-ASTI

ASTI Project No. 3-11479

Report Prepared by:



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Architectural Historian / Env. Tech.

Report Reviewed by:



David A. Amir
Director-SRS Group



TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
Title Page	i
Table of Contents	ii
1.0 Introduction	1
2.0 Evaluation of Noise Sources	3
2.1 Airports	3
2.2 Busy Roadways	3
2.3 Railroads	4
2.4 Non-Transportation Sources	4
3.0 Calculations	5
4.0 Conclusions	6
5.0 References	7

ATTACHMENTS

- A** NAL Location Map
- B** Airport Noise Contour Map
- C** AADT Information
- D** Day-Night Level Electronic Assessment

1.0 INTRODUCTION

IFF Development, LLC proposes the new construction of a childcare center at 3917 McClellan Street, Detroit, Michigan, referred to herein as “Subject Property”.

This assessment was conducted to provide the noise level and associated noise category at each designated Noise Assessment Location (NAL) at the Subject Property. This assessment does not include an evaluation of noise attenuation but general guidance is provided at the end of this assessment.

This evaluation was conducted per guidelines set forth in 24 CFR 51B. This noise analysis evaluates the Subject Property’s exposure to three major sources of noise: aircraft, roadways, and railways. If identified, additional non-transportation noise sources such as loud impulse sounds from nearby industry are also evaluated.

The following three sources of transportation noise and their applicable search distances are outlined below when evaluating noise at a site.

1. Aircraft - All military and FAA-regulated civil airfields within 15 miles of the Subject Property.
2. Roadways - Major roadways and limited access highways/freeways within 1,000 feet of the Subject Property utilizing a 10-year projection. Roadways considered are generally based on number of lanes, speed limit, presence of stop signs or lights, overall traffic counts, and/or number of medium or heavy trucks.
3. Railroad - All active railroads within 3,000 feet of the Subject Property.

The noise level calculated at a NAL is known as the day-night average sound level or DNL. A calculated DNL can fall within three categories as follow.

1. Acceptable - DNL not exceeding 65 decibels (dB)
2. Normally Unacceptable - DNL above the 65 dB threshold but not exceeding 75 dB
3. Unacceptable - DNL above 75 dB

Two NALs (NAL #1 and NAL#2) was selected on the Subject Property for this analysis based on proximity to noise sources. A map with the Subject Property boundaries and NAL location is included as Attachment A.

The following is a summary of the applicable noise sources identified at the NAL.

NAL #1

Noise Source with Applicable Distance	Name	Distance to NAL
Airport(s)	Coleman A. Young International Airport	2.06 Miles
	Windsor International Airport	6.78 Miles
Busy Road(s)	Sylvester Street	56 Feet
	McClellan Street	61 Feet
	Mack Avenue	963 Feet
Railroad(s)	None	NA
Non-Transportation	None	NA

NAL #2

Noise Source with Applicable Distance	Name	Distance to NAL
Airport(s)	Coleman A. Young International Airport	2.09 Miles
	Windsor International Airport	6.75 Miles
Busy Road(s)	McClellan Street	112 Feet
	Sylvester Street	228 Feet
	Mack Avenue	790 Feet
Railroad(s)	None	NA
Non-Transportation	None	NA

2.0 EVALUATION OF NOISE SOURCES

2.1 Airports

Coleman A. Young International Airport is approximately 2.08 miles distant. Based on the Noise Contour Map for the airport, (Attachment B), the site is not within a distance of concern.

Windsor International Airport is approximately 6.77 miles distant. Based on the Noise Contour Map for the airport, (Attachment B), the site is not within a distance of concern.

2.2 Busy Roadways

The major roadways are:

- McClellan Street
- Sylvester Street
- Mack Avenue

McClellan Street is a 2-lane road. The speed limit is 25 mph near the Subject Property. The roadway is an approximate effective distance of 61 feet from the northeastern corner of the northern building ell (NAL #1) and 88 feet from the southeastern corner of the southern building ell (NAL #2).

Sylvester Street is a 2-lane road. The speed limit is 25 mph near the Subject Property. The roadway is an approximate effective distance of 56 feet from the northeastern corner of the northern building ell (NAL #1) and 232 feet from the southeastern corner of the southern building ell (NAL #2). The nearest stop sign on Sylvester Street to the Subject Property is 46 feet from NAL #1 and 224 feet from NAL #2.

Mack Avenue is a 2-lane road with a center median/turn lane and two bike lanes. The speed limit is 30 mph near the Subject Property. The roadway is an approximate effective distance of 963 feet from the northeastern corner of the northern building ell (NAL #1) and 789 feet from the southeastern corner of the southern building ell (NAL #2).

Traffic counts were obtained through MDOT. Projections were done through 2033. After review of the traffic count information of each street, a growth rate of 1% per year

compounded was judged appropriate as traffic levels are expected to remain relatively stable or increase slightly. Traffic projections are included in Attachment C.

2.3 Railroads

Not applicable.

2.4 Non-Transportation Sources

Not applicable.

3.0 CALCULATIONS

A Noise DNL calculator worksheet for the NAL is provided in Attachment D.

Using the HUD DNL calculator, the noise level at NAL #1, as predicted in 2033, is calculated to be 70 dB and within the Normally Unacceptable range.

Using the HUD DNL calculator, the noise level at NAL #2, as predicted in 2033, is calculated to be 66 dB and within the Normally Unacceptable range.

4.0 CONCLUSIONS

The following is a summary of the findings of this assessment.

NAL #	Combined Source DNL (dB)	Category
1	70	Normally Unacceptable
2	66	Normally Unacceptable

5.0 REFERENCES

- 24 CFR Part 51 Subpart B
- The Noise Guidebook, U.S. Department of Housing and Urban Development,
- U.S. DOT
- <https://mdot.ms2soft.com/>
- <https://fragis.fra.dot.gov/GISFRASafety/>
- <https://safetydata.fra.dot.gov/OfficeofSafety/PublicSite/Crossing/Crossing.aspx>
- <https://www.hudexchange.info/programs/environmental-review/dnl-calculator/>

HUD ATTENUATION GUIDANCE

<https://www.hudexchange.info/programs/environmental-review/noise-abatement-and-control/>

All sites whose environmental or community noise exposure exceeds the day night average sound level (DNL) of 65 decibels (dB) are considered noise-impacted areas. For new construction that is proposed in high noise areas, grantees shall incorporate noise attenuation features to the extent required by HUD environmental criteria and standards contained in Subpart B (Noise Abatement and Control) of 24 CFR Part 51. The interior standard is 45 dB.

The "Normally Unacceptable" noise zone includes community noise levels from above 65 dB to 75 dB. Approvals in this noise zone require a minimum of 5 dB additional sound attenuation for buildings having noise-sensitive uses if the day-night average sound level is greater than 65 dB but does not exceed 70 dB, or a minimum of 10 dB of additional sound attenuation if the day-night average sound level is greater than 70 dB but does not exceed 75 dB.

Locations with day-night average noise levels above 75 dB have "Unacceptable" noise exposure. For new construction, noise attenuation measures in these locations require the approval of the Assistant Secretary for Community Planning and Development (for projects reviewed under Part 50) or the Responsible Entity's Certifying Officer (for projects reviewed under Part 58). The acceptance of such locations normally requires an environmental impact statement.

The environmental review record should contain **one** of the following:

- Documentation the proposed action is not within 1000 feet of a major roadway, 3,000 feet of a railroad, or 15 miles of a military or FAA-regulated civil airfield.
- If within those distances, documentation showing the noise level is *Acceptable* (at or below 65 DNL).
- If within those distances, documentation showing that there's an effective noise barrier (i.e., that provides sufficient protection).

- Documentation showing the noise generated by the noise source(s) is *Normally Unacceptable* (66 – 75 DNL) and identifying noise attenuation requirements that will bring the interior noise level to 45 DNL and/or exterior noise level to 65 DNL.

ATTACHMENT A

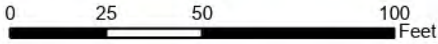
NAL Location Map

Service Layer Credits: World Transportation - copy: Esri, HERE, IPC, NRCan



3917 McClellan

Detroit, MI

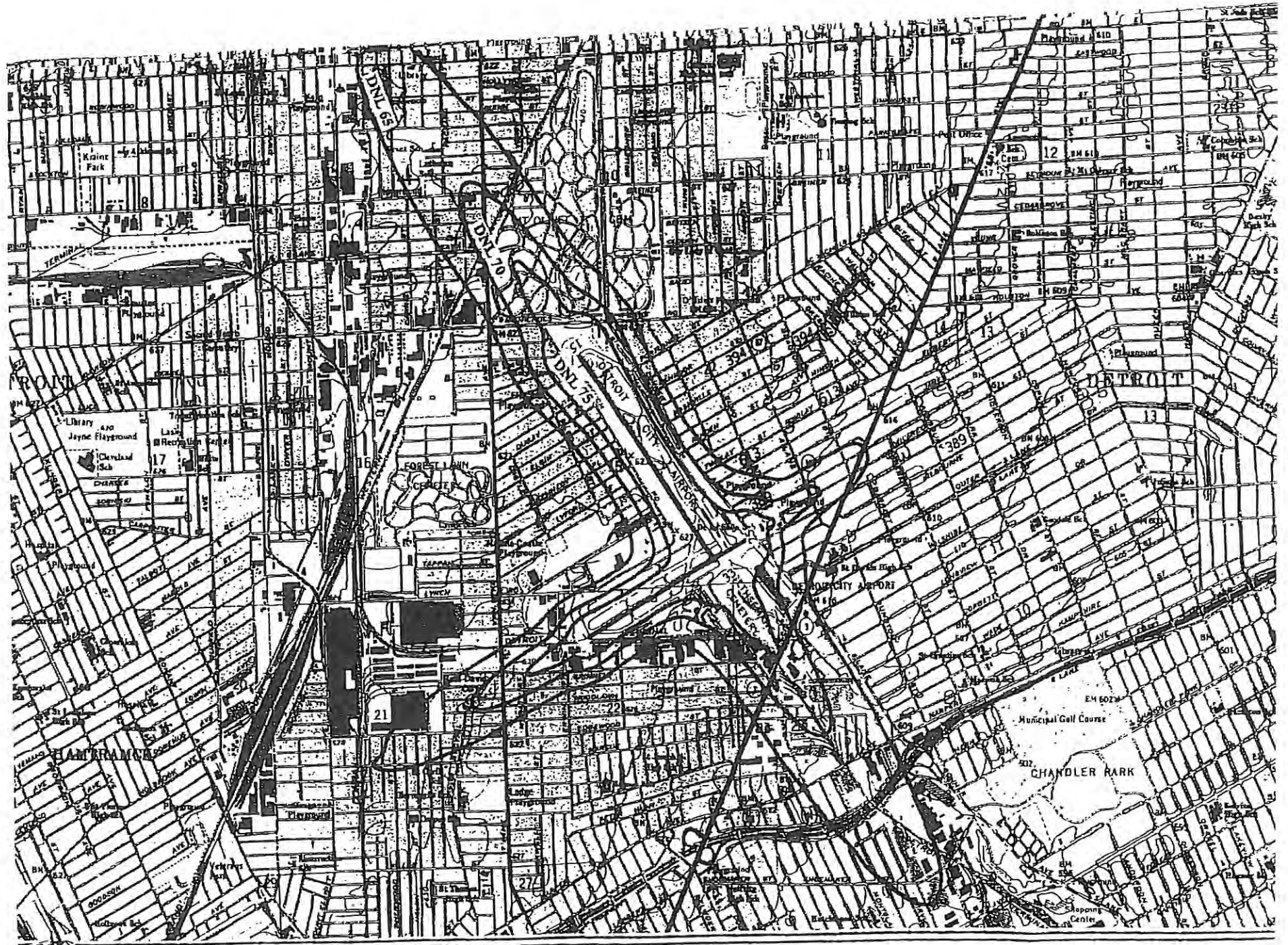


Created for: IFF Development, LLC
Created by: RMH, March 20, 2023, ASTI Project 3-11479

Noise Assessment Location Map

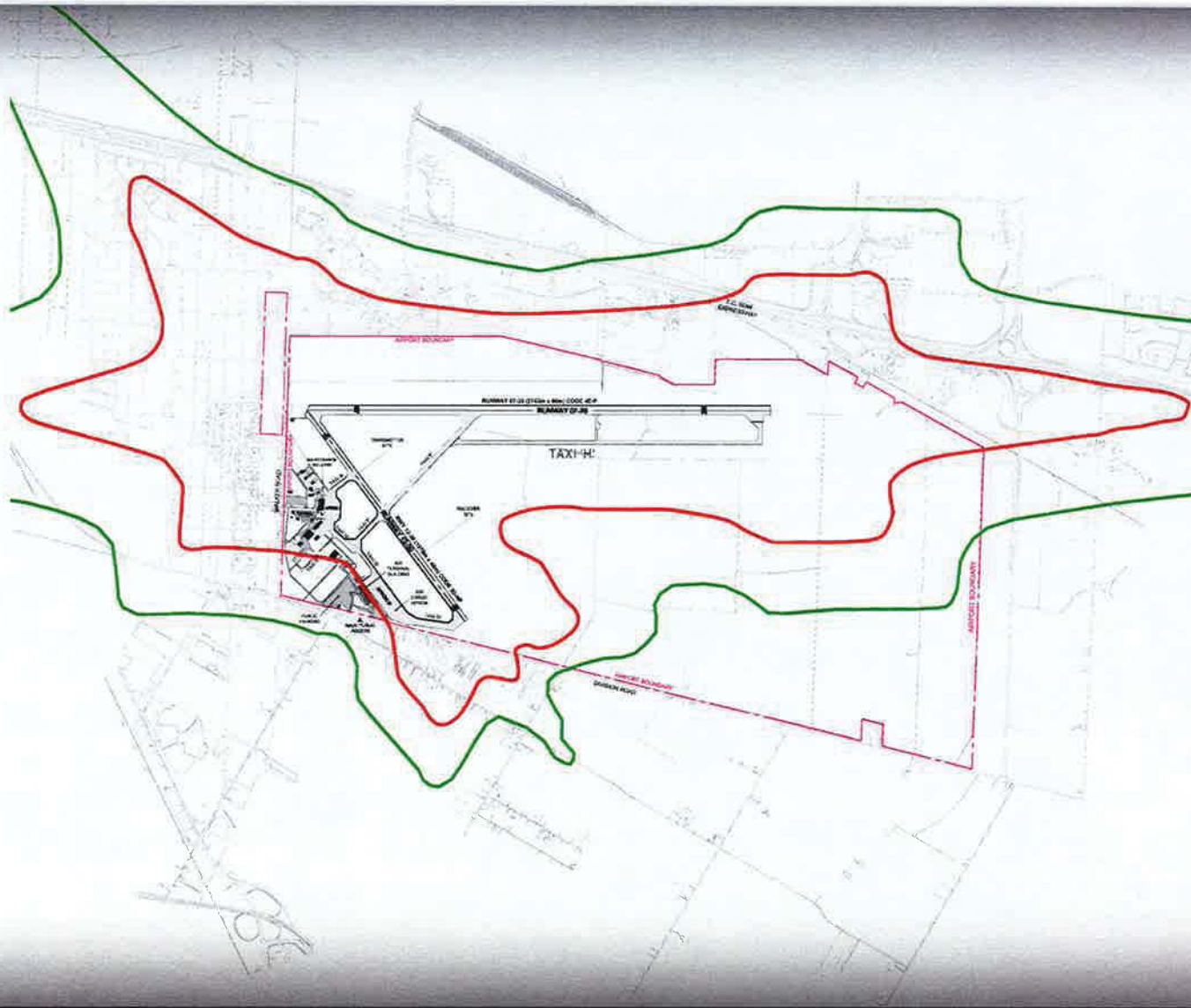
ATTACHMENT B

Airport Noise Contour Maps



CITY OF DETROIT
 AIRPORT DEPARTMENT

1996 BAS
 NOISE EXPOSURE CONTOURS



**WINDSOR AIRPORT
MASTER PLAN**

**FIGURE 3-4 - AIRPORT NOISE
EXPOSURE FORECAST CONTOURS**

— 30 NEF (NOISE EXPOSURE FORECAST)

— 25 NEF

Notes

- | | |
|-------------------------------|---|
| 1. Conceptual Layout | 3. Noise Exposure Forecast provided by Windsor Airport Management |
| 2. All dimensions approximate | |



ATTACHMENT C

AADT Information

Auto and Heavy Truck 10-year ADT Projections

McClellan Street

	Cars	% Change	Trucks	% Change
2016	4066		0	
2017	4056	-0.2	177	
2018	4120	1.6	113	-36.2
2019	4048	-1.7	164	45.1
2020	3424	-15.4	173	5.5
2021	4084	19.3	200	15.6
2022	3945	-3.4	343.04	71.5
Avg % change:		0.0	Avg % change: 20.32	
Avg % change (Last 5-yr Trend):		-3.4	Avg % change (Last 5-yr Trend): 71.52	
% Change/Year Assumption		1	% /Year Change Assumption 1	

2033 Projections

	Cars	Trucks
2022	3945	343
2023	3984	346
2024	4024	350
2025	4064	353
2026	4105	357
2027	4146	361
2028	4188	364
2029	4230	368
2030	4272	371
2031	4315	375
2032	4358	379
2033	4401	383

Predicted 2033 Auto ADT	Predicted 2033 Truck ADT
4401	383

Auto and Heavy Truck 10-year ADT Projections

Sylvester Street

	Cars	% Change	Trucks	% Change
2021	593		108	
2022	638	7.7	55.52	-48.6
	Avg % change:	7.7	Avg % change:	-48.59
	Avg % change (Last 5-yr Trend):	7.7	Avg % change (Last 5-yr Trend):	-48.59
	% Change/Year Assumption	1	%/Year Change Assumption	1

2033 Projections

	Cars	Trucks
2022	638	56
2023	645	56
2024	651	57
2025	658	57
2026	664	58
2027	671	58
2028	678	59
2029	685	60
2030	691	60
2031	698	61
2032	705	61
2033	712	62

Predicted 2033 Auto ADT	Predicted 2033 Truck ADT
712	62

Auto and Heavy Truck 10-year ADT Projections

Mack Avenue

	Cars	% Change	Trucks	% Change
2016	7223		373	
2017	7258	0.5	649	74.0
2018	9624	32.6	763	17.6
2019	9944	3.3	392	-48.6
2020	8509	-14.4	318	-18.9
2021	11058	30.0	1030	223.9
2022	11132	0.7	968	-6.0
Avg % change:		8.8	Avg % change: 40.32	
Avg % change (Last 5-yr Trend):		0.7	Avg % change (Last 5-yr Trend): -6.02	
% Change/Year Assumption		1	% /Year Change Assumption 1	

2033 Projections

	Cars	Trucks
2022	11132	968
2023	11243	978
2024	11356	987
2025	11469	997
2026	11584	1007
2027	11700	1017
2028	11817	1028
2029	11935	1038
2030	12054	1048
2031	12175	1059
2032	12297	1069
2033	12420	1080

Predicted 2033 Auto ADT	Predicted 2033 Truck ADT
12420	1080

ATTACHMENT D

Day-Night Level Electronic Assessments

[Home \(/\)](#) > [Programs \(/programs/\)](#) > [Environmental Review \(/programs/environmental-review/\)](#) > DNL Calculator

DNL Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the [Day/Night Noise Level Calculator Electronic Assessment Tool Overview \(/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/\)](#).

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

DNL Calculator

Site ID	3917 McClellan Street, NAL #1
Record Date	03/15/2023
User's Name	ASTI Environmental

Road # 1 Name: Sylvester Street

Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	56		56
Distance to Stop Sign	46		46
Average Speed	25		25
Average Daily Trips (ADT)	712		62
Night Fraction of ADT	15		15
Road Gradient (%)			2
Vehicle DNL	41	0	64
Calculate Road #1 DNL	64	Reset	

Road # 2 Name: McClellan Street

Road #2

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
--------------	--	--	--

Effective Distance	<input type="text" value="61"/>	<input type="text"/>	<input type="text" value="61"/>
Distance to Stop Sign	<input type="text"/>	<input type="text"/>	<input type="text"/>
Average Speed	<input type="text" value="25"/>	<input type="text"/>	<input type="text" value="25"/>
Average Daily Trips (ADT)	<input type="text" value="4401"/>	<input type="text"/>	<input type="text" value="383"/>
Night Fraction of ADT	<input type="text" value="15"/>	<input type="text"/>	<input type="text" value="15"/>
Road Gradient (%)	<input type="text"/>	<input type="text"/>	<input type="text" value="2"/>
Vehicle DNL	<input type="text" value="56"/>	<input type="text" value="0"/>	<input type="text" value="69"/>
<input type="button" value="Calculate Road #2 DNL"/>	<input type="text" value="69"/>	<input type="button" value="Reset"/>	

Road # 3 Name:

Road #3

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	<input type="text" value="963"/>	<input type="text"/>	<input type="text" value="963"/>
Distance to Stop Sign	<input type="text"/>	<input type="text"/>	<input type="text"/>
Average Speed	<input type="text" value="30"/>	<input type="text"/>	<input type="text" value="30"/>
Average Daily Trips (ADT)	<input type="text" value="12420"/>	<input type="text"/>	<input type="text" value="1080"/>
Night Fraction of ADT	<input type="text" value="15"/>	<input type="text"/>	<input type="text" value="15"/>
Road Gradient (%)	<input type="text"/>	<input type="text"/>	<input type="text" value="2"/>
Vehicle DNL	<input type="text" value="44"/>	<input type="text" value="0"/>	<input type="text" value="55"/>
Calculate Road #3 DNL	<input type="text" value="56"/>	<input type="button" value="Reset"/>	

Airport Noise Level

Loud Impulse Sounds? Yes No

Combined DNL for all Road and Rail sources

Combined DNL including Airport

Site DNL with Loud Impulse Sound

Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative:** Cancel the project at this location
- **Other Reasonable Alternatives:** Choose an alternate site
- **Mitigation**
 - Contact your Field or Regional Environmental Officer (</programs/environmental-review/hud-environmental-staff-contacts/>)
 - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
 - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
 - Incorporate natural or man-made barriers. See *The Noise Guidebook* (</resource/313/hud-noise-guidebook/>)
 - Construct noise barrier. See the **Barrier Performance Module** (</programs/environmental-review/bpm-calculator/>)

Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (</resource/3822/day-night-noise-level-assessment-tool-user-guide/>)

Day/Night Noise Level Assessment Tool Flowcharts (</resource/3823/day-night-noise-level-assessment-tool-flowcharts/>)

the 1990s, the number of people who have been employed in the public sector has increased in all countries.

There are two main reasons for the increase in public sector employment. First, the public sector has become a more important part of the economy. Second, the public sector has become a more important part of the labour market.

The public sector has become a more important part of the economy because of the increasing role of the state in providing social services. The public sector has also become a more important part of the labour market because of the increasing demand for public services.

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[Home \(/\)](#) > [Programs \(/programs/\)](#) > [Environmental Review \(/programs/environmental-review/\)](#) > DNL Calculator

DNL Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the [Day/Night Noise Level Calculator Electronic Assessment Tool Overview \(/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/\)](#).

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

DNL Calculator

Site ID

Record Date

User's Name

Road # 1 Name:

Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	<input type="text" value="112"/>	<input type="text"/>	<input type="text" value="112"/>
Distance to Stop Sign	<input type="text"/>	<input type="text"/>	<input type="text"/>
Average Speed	<input type="text" value="25"/>	<input type="text"/>	<input type="text" value="25"/>
Average Daily Trips (ADT)	<input type="text" value="4401"/>	<input type="text"/>	<input type="text" value="383"/>
Night Fraction of ADT	<input type="text" value="15"/>	<input type="text"/>	<input type="text" value="15"/>
Road Gradient (%)	<input type="text"/>	<input type="text"/>	<input type="text" value="2"/>
Vehicle DNL	<input type="text" value="52"/>	<input type="text" value="0"/>	<input type="text" value="65"/>
<input type="button" value="Calculate Road #1 DNL"/>	<input type="text" value="65"/>	<input type="button" value="Reset"/>	

Road # 2 Name:

Road #2

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
--------------	--	--	--

Effective Distance	<input type="text" value="228"/>	<input type="text"/>	<input type="text" value="228"/>
Distance to Stop Sign	<input type="text" value="224"/>	<input type="text"/>	<input type="text" value="224"/>
Average Speed	<input type="text" value="25"/>	<input type="text"/>	<input type="text" value="25"/>
Average Daily Trips (ADT)	<input type="text" value="712"/>	<input type="text"/>	<input type="text" value="62"/>
Night Fraction of ADT	<input type="text" value="15"/>	<input type="text"/>	<input type="text" value="15"/>
Road Gradient (%)	<input type="text"/>	<input type="text"/>	<input type="text" value="2"/>
Vehicle DNL	<input type="text" value="36"/>	<input type="text" value="0"/>	<input type="text" value="55"/>
<input type="button" value="Calculate Road #2 DNL"/>	<input type="text" value="55"/>	<input type="button" value="Reset"/>	

Road # 3 Name:

Road #3

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	<input type="text" value="790"/>	<input type="text"/>	<input type="text" value="790"/>
Distance to Stop Sign	<input type="text"/>	<input type="text"/>	<input type="text"/>
Average Speed	<input type="text" value="30"/>	<input type="text"/>	<input type="text" value="30"/>
Average Daily Trips (ADT)	<input type="text" value="12420"/>	<input type="text"/>	<input type="text" value="1080"/>
Night Fraction of ADT	<input type="text" value="15"/>	<input type="text"/>	<input type="text" value="15"/>
Road Gradient (%)	<input type="text"/>	<input type="text"/>	<input type="text" value="2"/>
Vehicle DNL	<input type="text" value="45"/>	<input type="text" value="0"/>	<input type="text" value="57"/>
Calculate Road #3 DNL	<input type="text" value="57"/>	<input type="button" value="Reset"/>	

Airport Noise Level

Loud Impulse Sounds? Yes No

Combined DNL for all Road and Rail sources

Combined DNL including Airport

Site DNL with Loud Impulse Sound

Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative:** Cancel the project at this location
- **Other Reasonable Alternatives:** Choose an alternate site
- **Mitigation**
 - Contact your Field or Regional Environmental Officer (</programs/environmental-review/hud-environmental-staff-contacts/>)
 - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
 - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
 - Incorporate natural or man-made barriers. See *The Noise Guidebook* (</resource/313/hud-noise-guidebook/>)
 - Construct noise barrier. See the **Barrier Performance Module** (</programs/environmental-review/bpm-calculator/>)

Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (</resource/3822/day-night-noise-level-assessment-tool-user-guide/>)

Day/Night Noise Level Assessment Tool Flowcharts (</resource/3823/day-night-noise-level-assessment-tool-flowcharts/>)

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ENVIRONMENTAL INVESTIGATION, REMEDIATION, COMPLIANCE AND
RESTORATION PROJECTS THROUGHOUT THE GREAT LAKES SINCE 1985.

OUR SERVICES INCLUDE:

- **ASBESTOS, LEAD, MOLD, AND RADON ASSESSMENTS**
- **BROWNFIELD/GREYFIELD REDEVELOPMENT ASSISTANCE**
- **DEVELOPMENT INCENTIVES AND GRANT MANAGEMENT**
- **ECOLOGICAL ASSESSMENTS AND RESTORATION**
- **ENVIRONMENTAL ASSESSMENTS AND IMPACT STATEMENTS**
- **ENVIRONMENTAL OPPORTUNITIES ASSESSMENT**
- **GIS MAPPING**
- **HAZARD MITIGATION PLANNING**
- **MINING AND RECLAMATION ASSISTANCE**
- **REMEDIATION IMPLEMENTATION, OPERATION AND MAINTENANCE**
- **PHASE I ESA AND ENVIRONMENTAL DUE DILIGENCE ASSESSMENTS**
- **REGULATORY COMPLIANCE AND PERMITTING**
- **SOIL AND GROUNDWATER ASSESSMENTS**
- **SOIL AND GROUNDWATER REMEDIATION**
- **STORAGE TANK COMPLIANCE AND CLOSURE**
- **THREATENED AND ENDANGERED SPECIES SURVEYS**
- **WATERSHED AND STORMWATER MANAGEMENT PROGRAMS**
- **WETLAND DELINEATION, PERMITTING, MITIGATION AND BANKING**

APPENDIX N

Toxic/Hazardous/Radioactive Materials, Contamination, Chemicals, or Gases
Michigan Radon Map

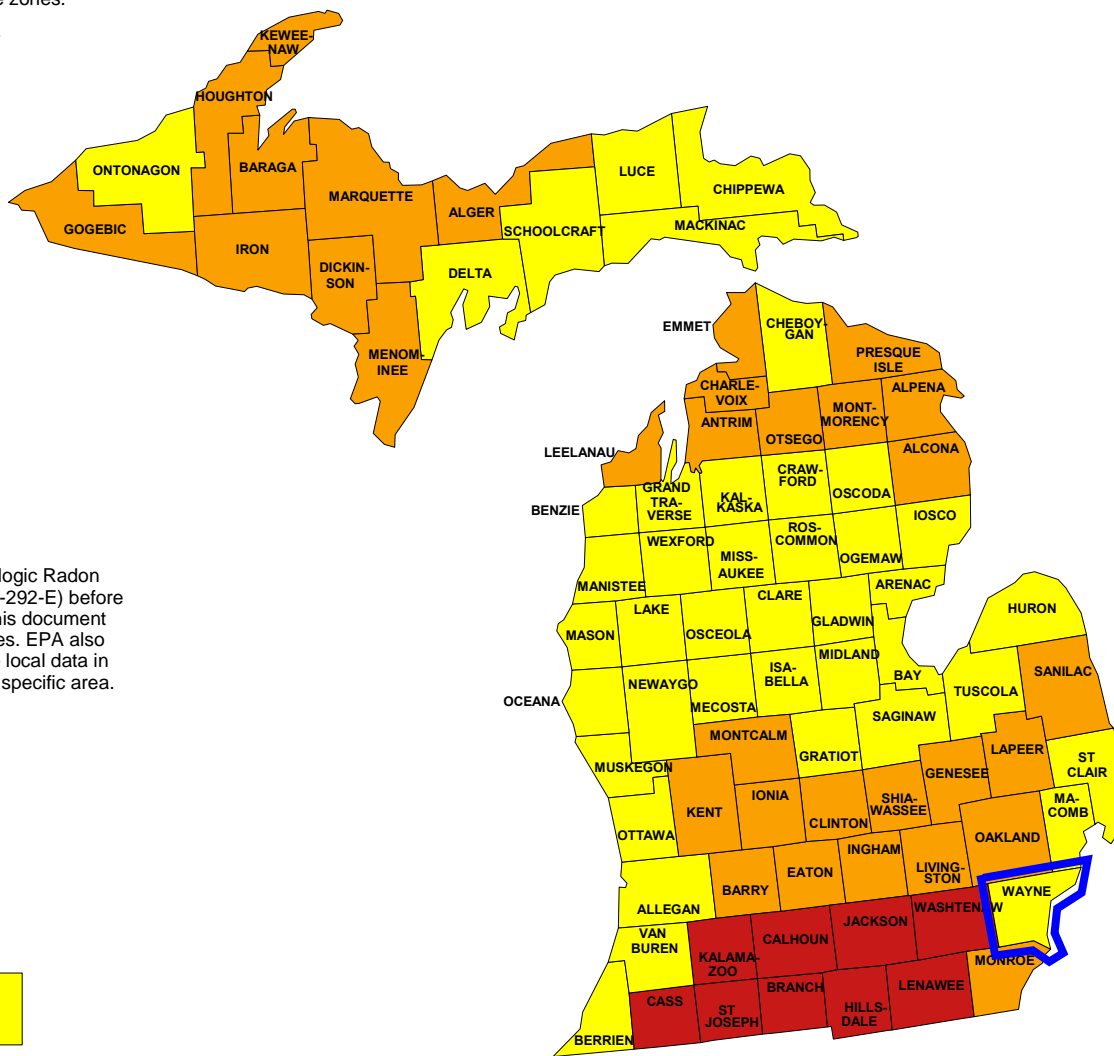
MICHIGAN - EPA Map of Radon Zones

<http://www.epa.gov/radon/zonemap.html>

The purpose of this map is to assist National, State and local organizations to target their resources and to implement radon-resistant building codes.

This map is not intended to determine if a home in a given zone should be tested for radon. Homes with elevated levels of radon have been found in all three zones.

All homes should be tested, regardless of zone designation.



IMPORTANT: Consult the publication entitled "Preliminary Geologic Radon Potential Assessment of Michigan" (USGS Open-file Report 93-292-E) before using this map. <http://energy.cr.usgs.gov/radon/grpinfo.html> This document contains information on radon potential variations within counties. EPA also recommends that this map be supplemented with any available local data in order to further understand and predict the radon potential of a specific area.



Zone 1

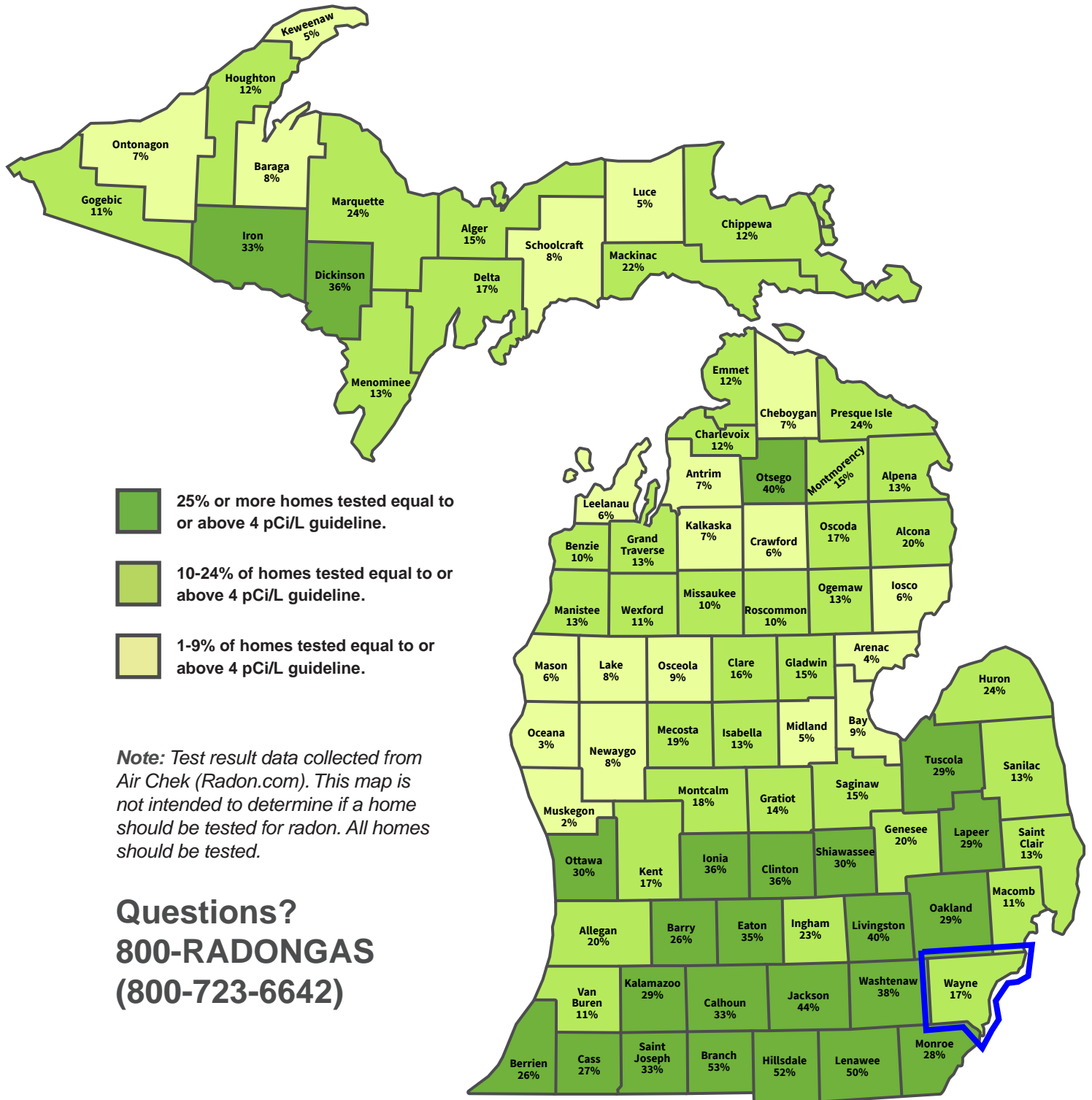


Zone 2



Zone 3

Percentage of Elevated Radon Test Results by County



APPENDIX O

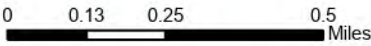
HUD-Assisted Projects Near Hazardous Operations
Acceptable Separation Distance Map

Service Layer Credits: World Transportation - copy, Esri, HERE, IPC, NRC



3917 McClellan

Detroit, MI



Created for: IFF Development, LLC
Created by: RMH, March 20, 2023, ASTI Project 3-11479

Acceptable Separation Distance Map

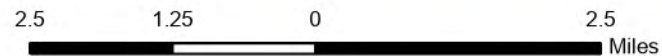
APPENDIX P

Runway Clear Zones and Accident Potential Zones
Airport Location Map



3917 McClellan

Detroit, MI

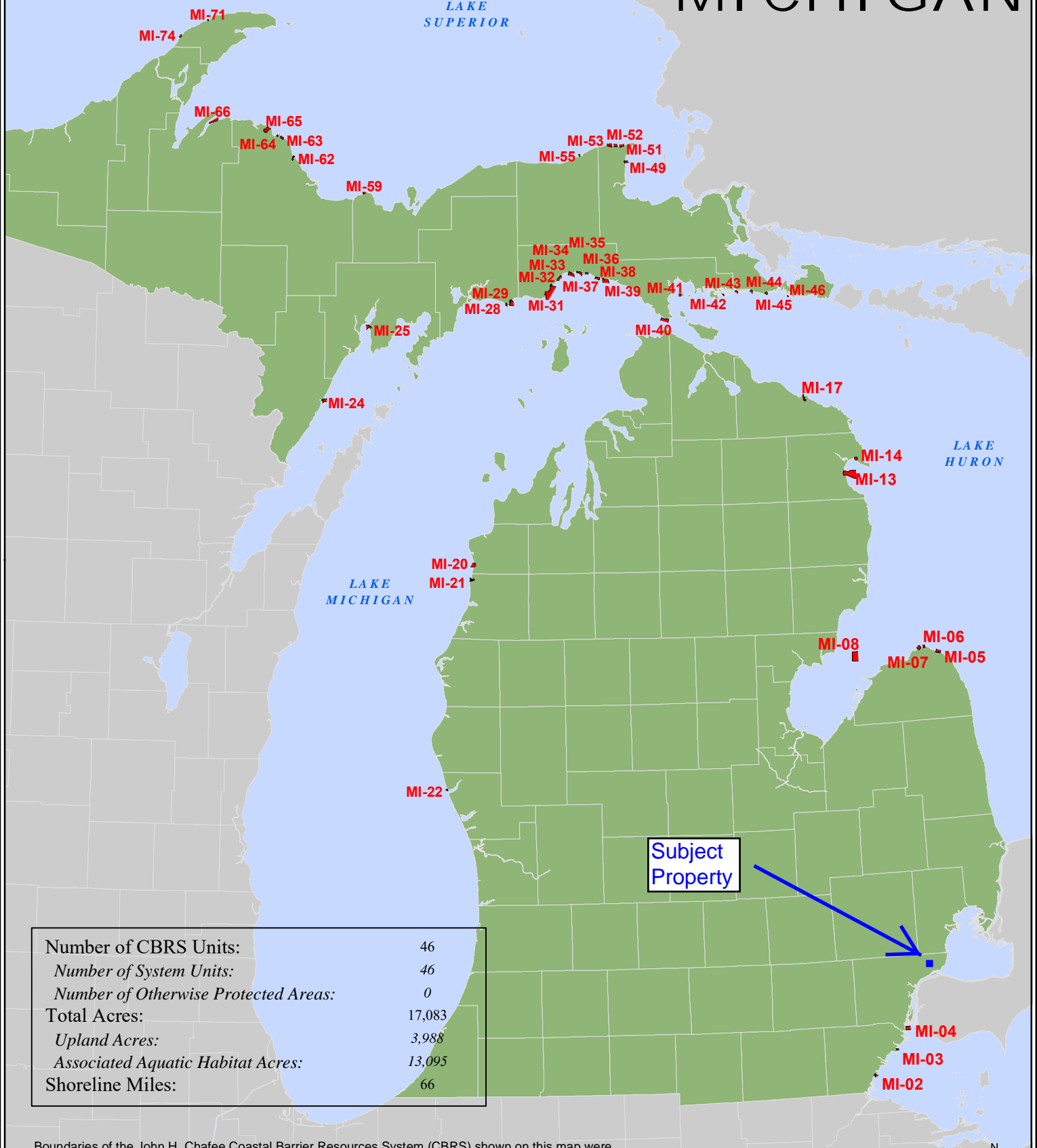


APPENDIX Q

Coastal Barrier Resources Map

John H. Chafee Coastal Barrier Resource Map

JOHN H. CHAFEE COASTAL BARRIER RESOURCES SYSTEM MICHIGAN



Number of CBRS Units:	46
Number of System Units:	46
Number of Otherwise Protected Areas:	0
Total Acres:	17,083
Upland Acres:	3,988
Associated Aquatic Habitat Acres:	13,095
Shoreline Miles:	66

Boundaries of the John H. Chafee Coastal Barrier Resources System (CBRS) shown on this map were transferred from the official CBRS maps for this area and are depicted on this map (in red) for informational purposes only. The official CBRS maps are enacted by Congress via the Coastal Barrier Resources Act, as amended, and are maintained by the U.S. Fish and Wildlife Service. The official CBRS maps are available for download at <http://www.fws.gov/CBRA>.



APPENDIX R

Environmental Factors

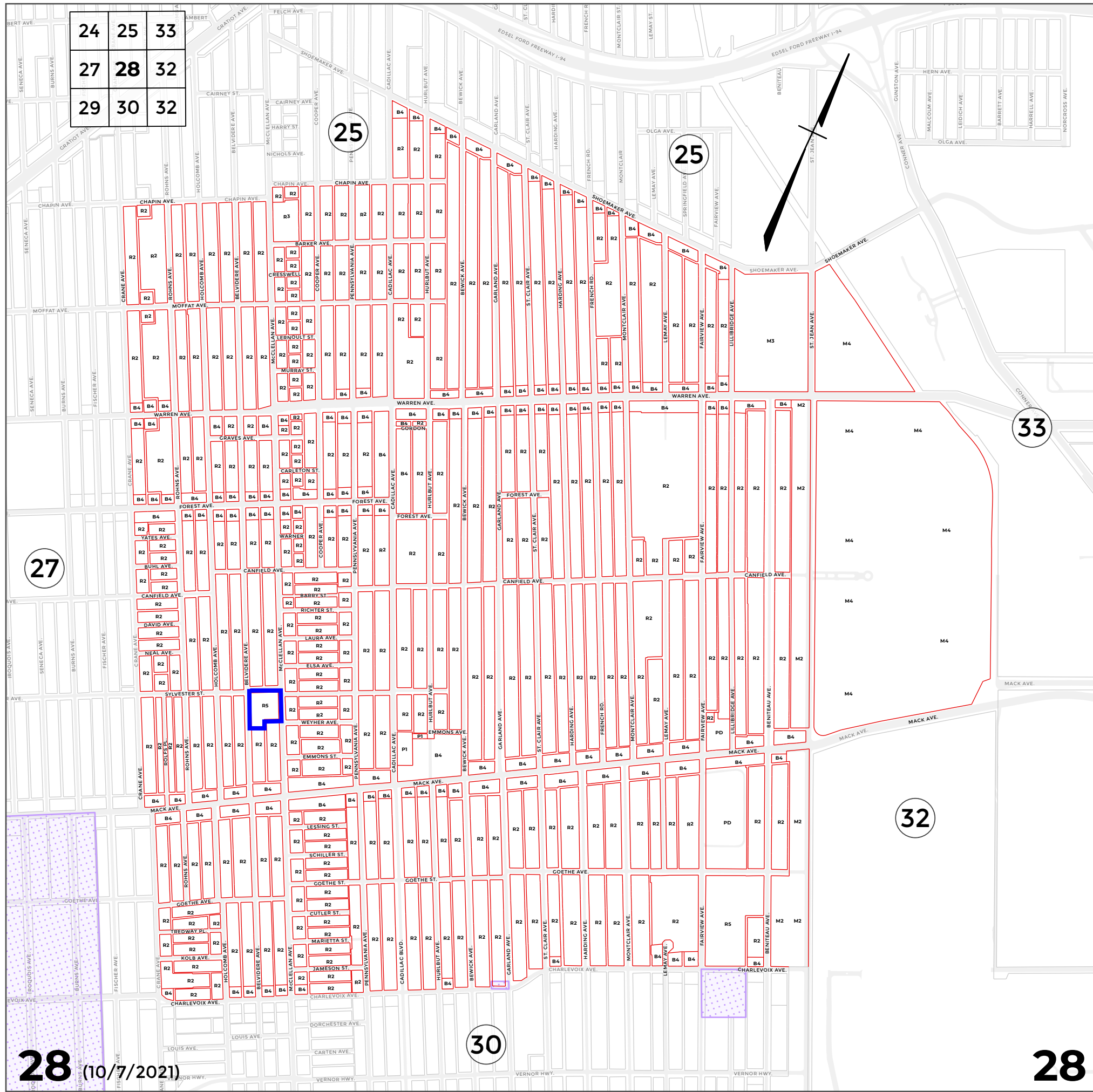
Zoning Map

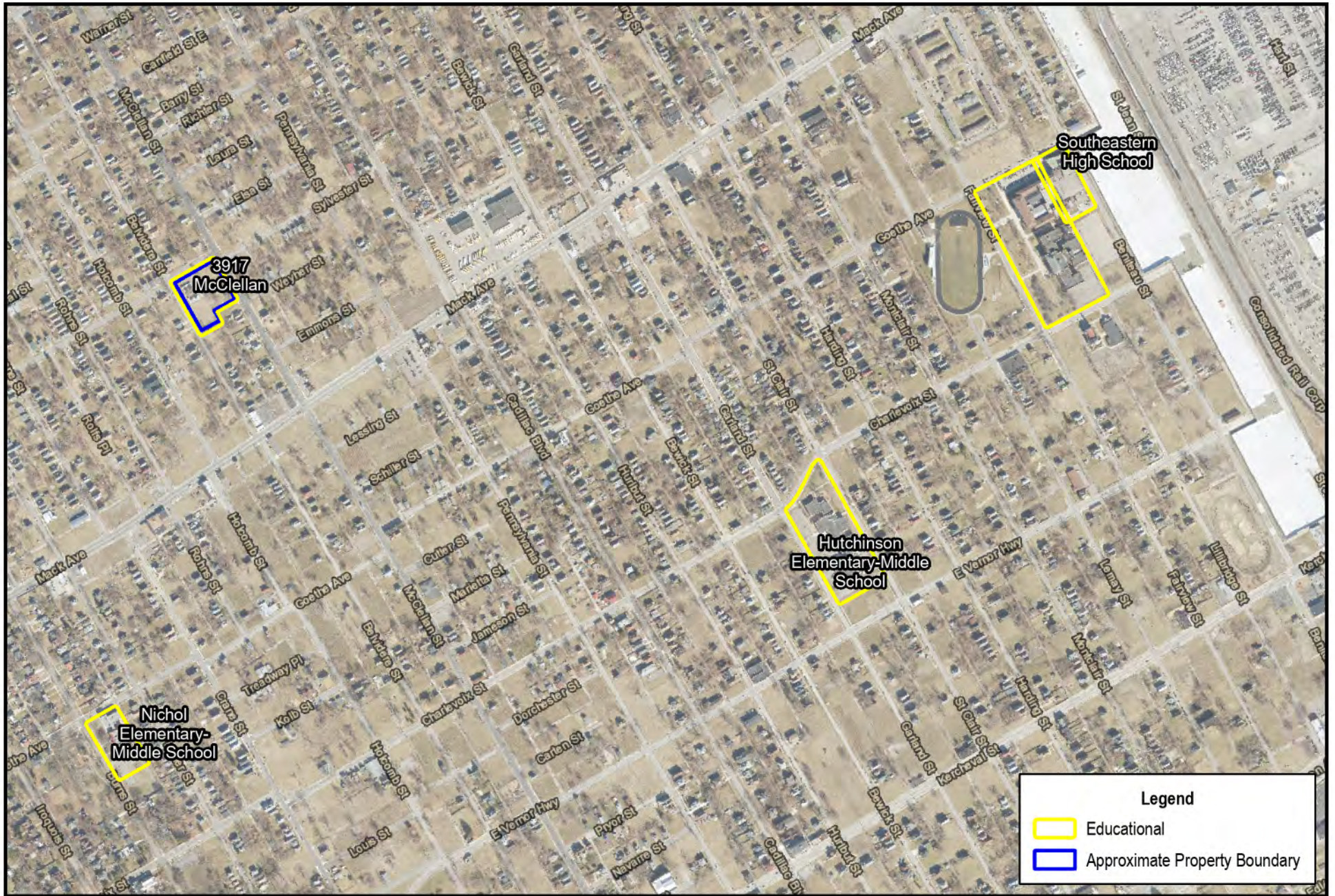
Community Facilities Maps

Public Transit Maps

USGS Topographic Map

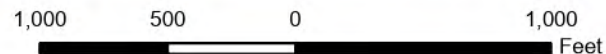
24	25	33
27	28	32
29	30	32

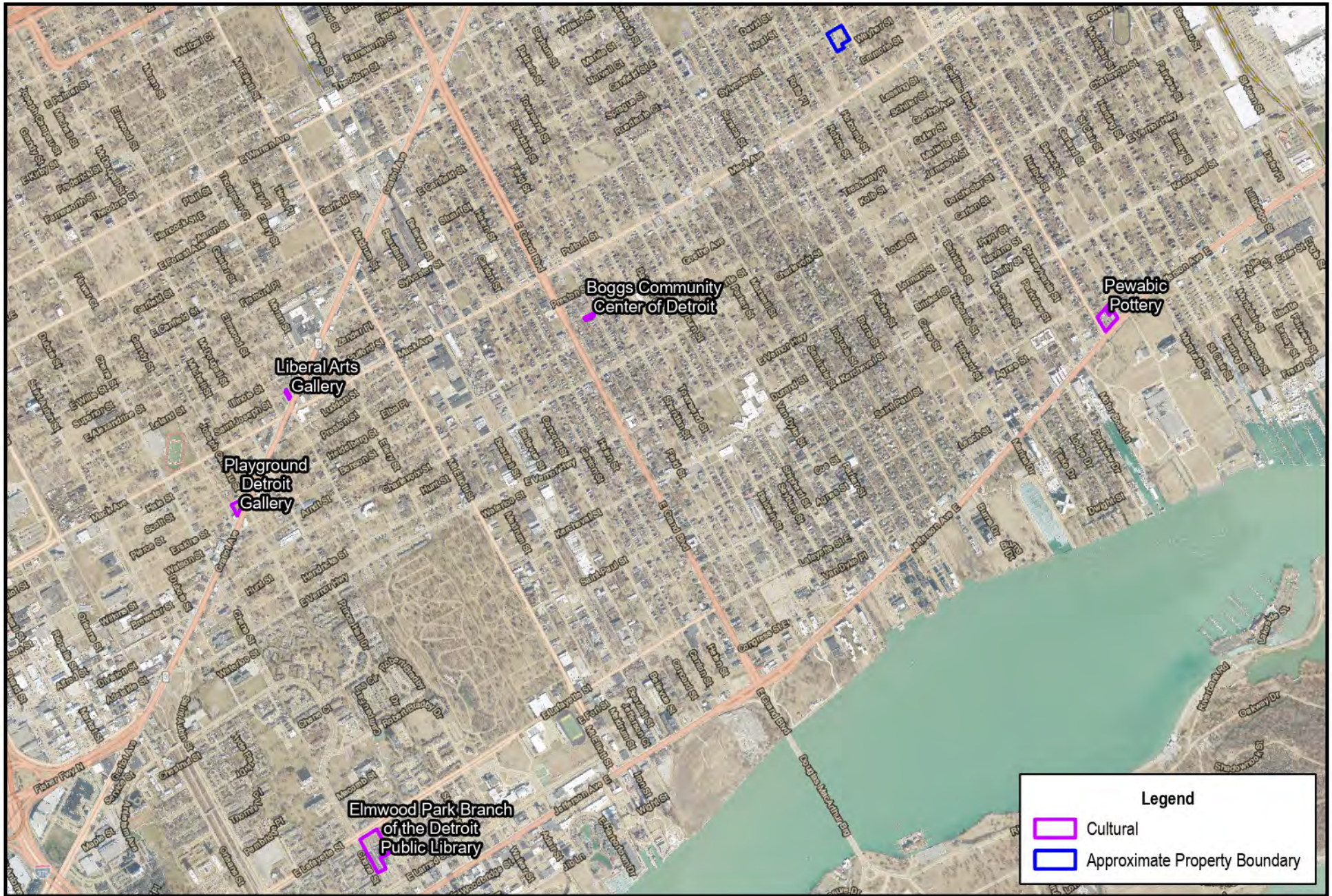




3917 McClellan

Detroit, MI



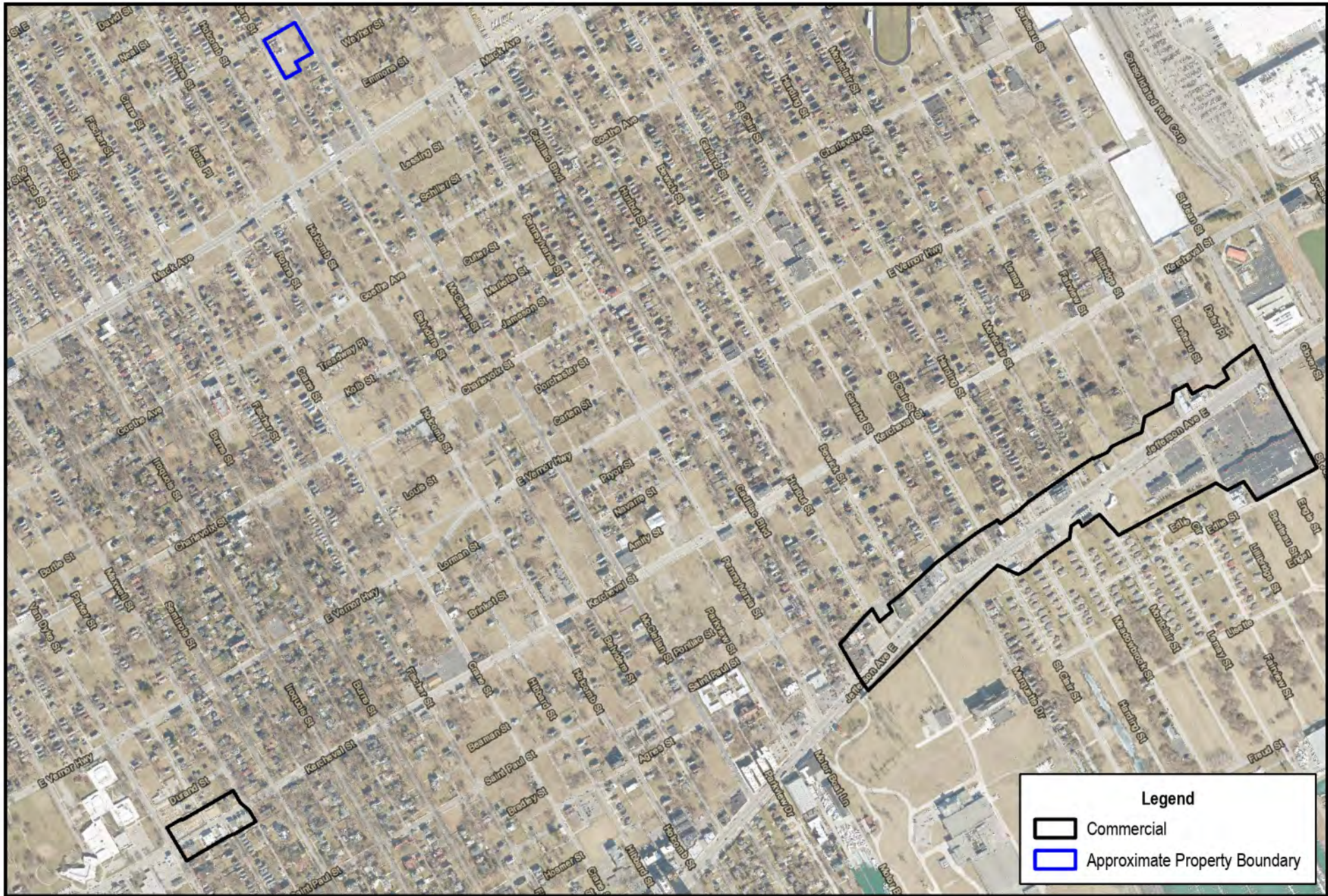


3917 McClellan

Detroit, MI

2,000 1,000 0 2,000
Feet





3917 McClellan

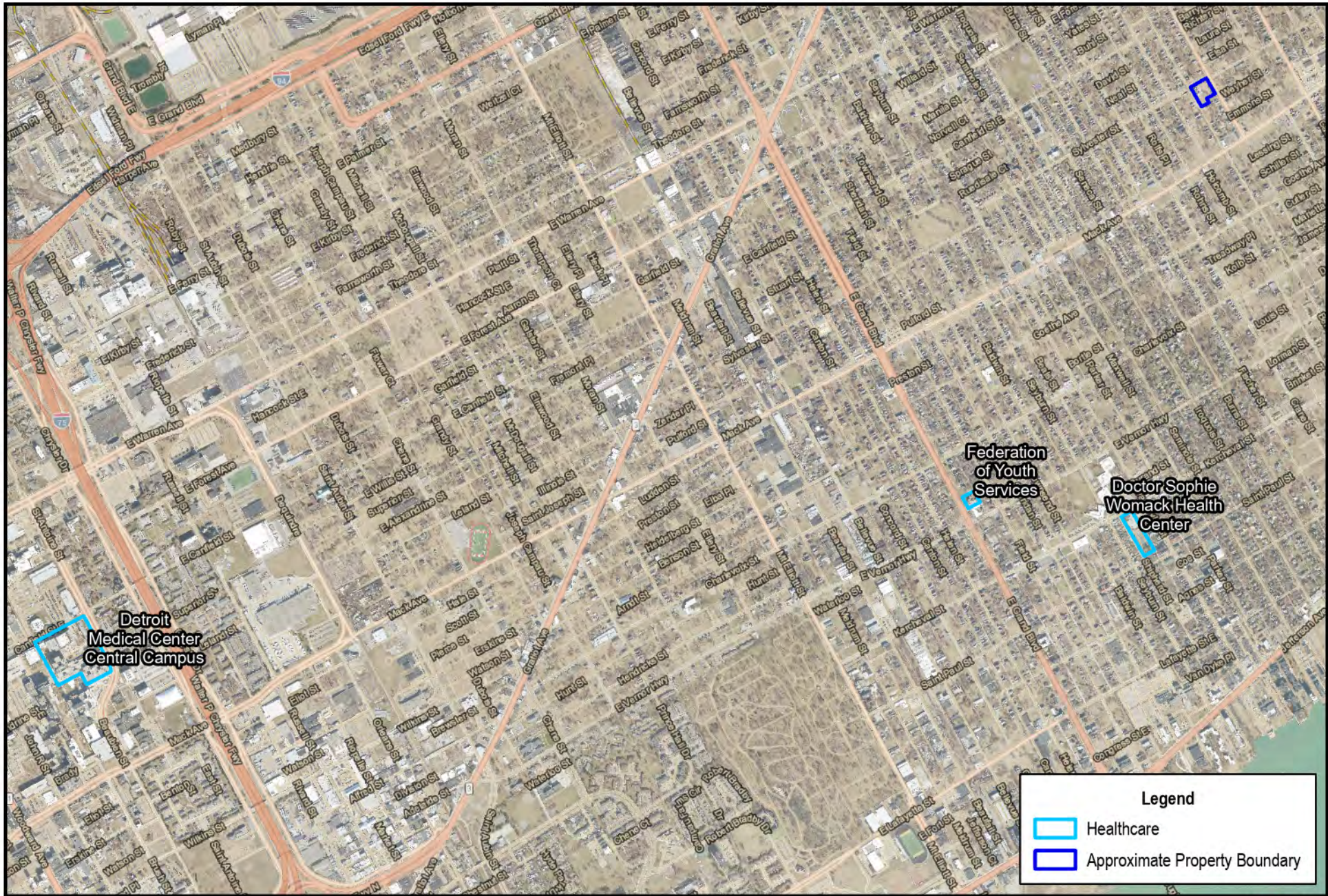
Detroit, MI

1,000 500 0 1,000
Feet



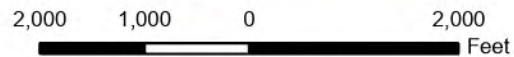
Created for: IFF Development, LLC
Created by: RMH, March 20, 2023, ASTI Project 3-11479

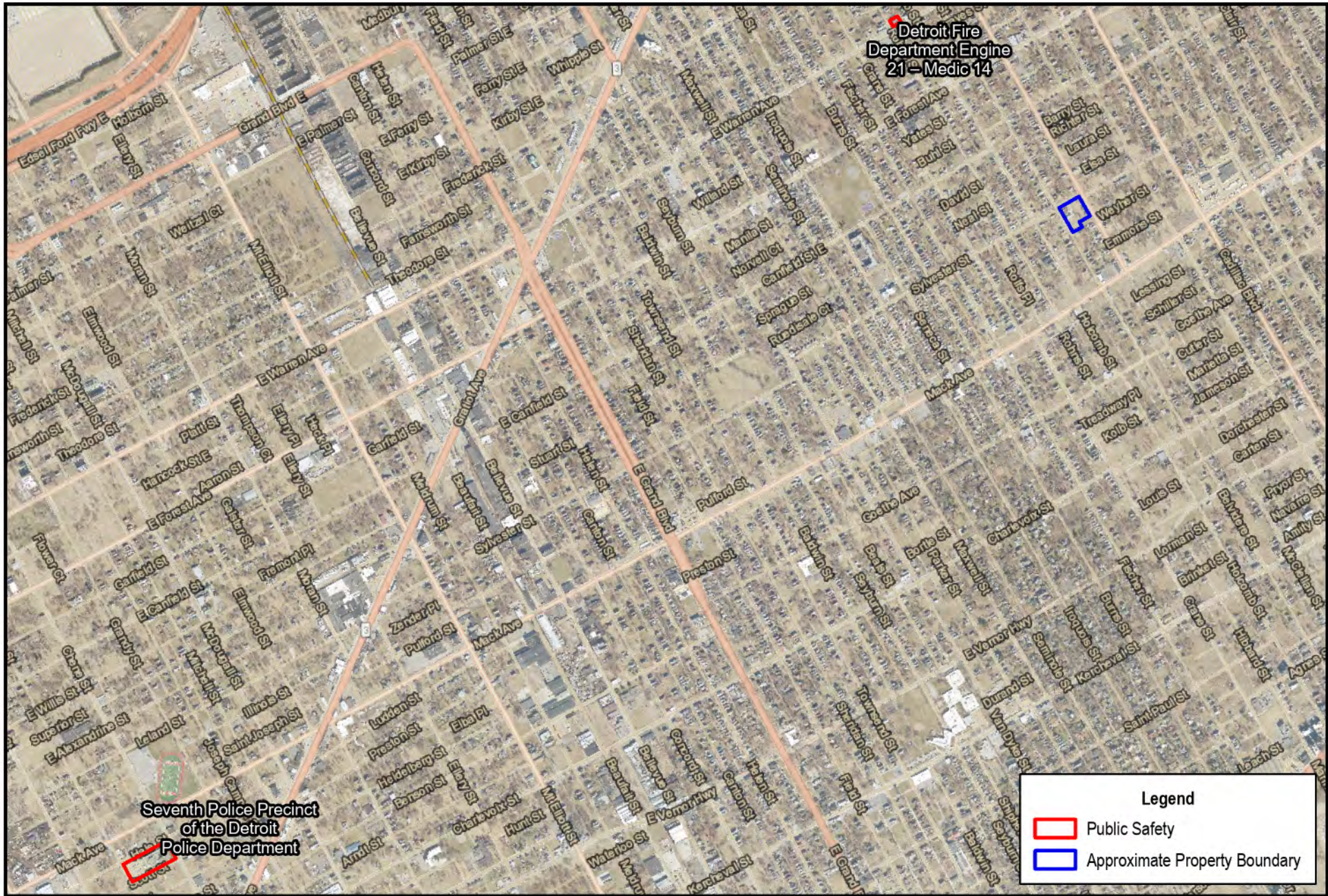
EA Factors - Commercial Facilities



3917 McClellan

Detroit, MI



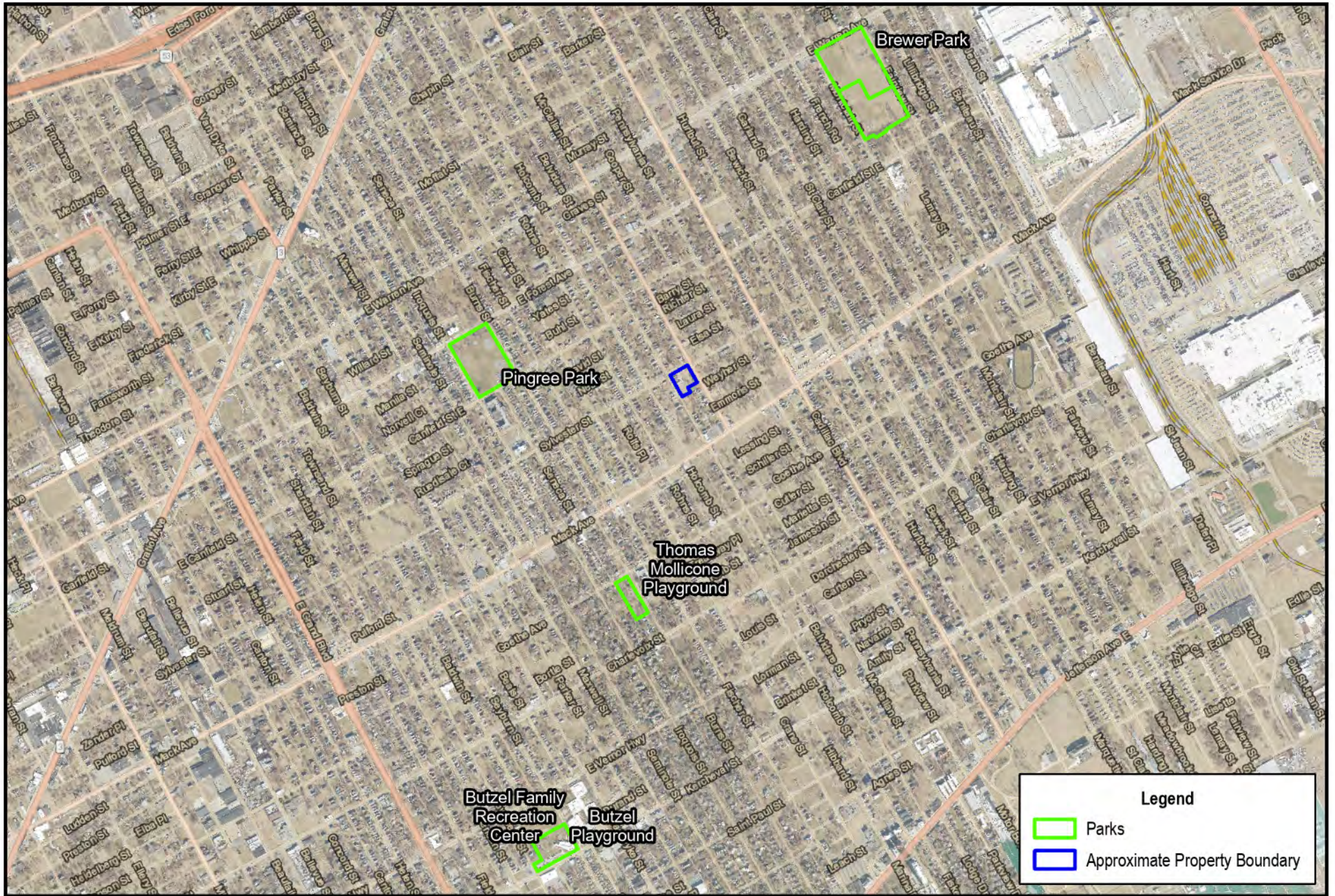


3917 McClellan

Detroit, MI

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 Created by: RMH, March 20, 2023, ASTI Project 3-11479

EA Factors - Public Safety



3917 McClellan

Detroit, MI



Map Key

- Dark Green Line: Commuter/In-Road Primary Route
- Light Green Line: Neighborhood Route
- Blue Circle: Hospital/Clinic
- Green Circle: Park or Rec Area
- Yellow Circle: School
- Red Circle: University/College

Major Transfer Policy Ends on Multiple Routes

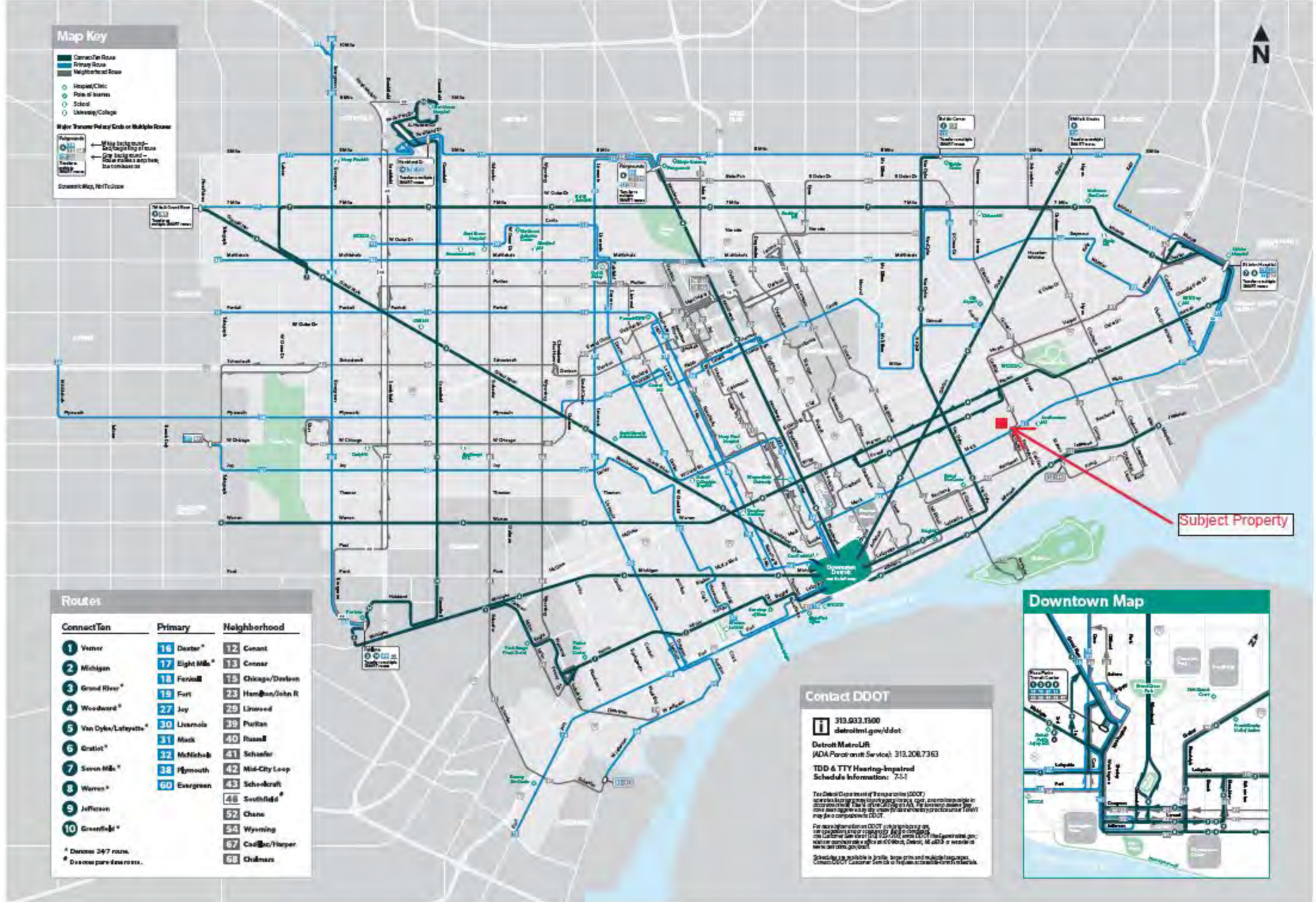
- Blue Circle: Transfer to multiple DDOT routes
- Green Circle: Transfer to multiple DDOT routes
- Red Circle: Transfer to multiple DDOT routes

Source: Map, WRT/Google

Routes

Connection	Primary	Neighborhood
1 Verner	16 Dexter*	12 Conant
2 Michigan	17 Eight Mile*	13 Connar
3 Grand River*	18 Ferndale	14 Chicago/Dawson
4 Woodward*	19 Fort	23 Hammon/John R
5 Van Dyke/Lafayette*	27 Joy	29 Livewood
6 Grotius*	30 Livernois	39 Puritan
7 Seven Mile*	31 Mack	40 Rosell
8 Warren*	32 McNichols	41 Schaefer
9 Jefferson	38 Plymouth	42 Mid-City Loop
10 Greenfield*	60 Evergreen	43 Schofield
		46 Southfield*
		52 Chene
		54 Wyoming
		67 Cadillac/Harper
		68 Chalmers

* Discontinues 24/7 route.
* Discontinues pure drive route.



Contact DDOT

313.933.1500
detroitmi.gov/ddot

Detroit MetroLR
(ADA Paratransit Service): 313.208.7363

TDD & TTY Hearing-Impaired
Schedules Information: 7-1-1

The Detroit Department of Transportation (DDOT) is an equal opportunity employer. All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, national origin, age, or disability. For more information, contact DDOT at 313.933.1500 or visit our website at detroitmi.gov/ddot. For more information, contact DDOT at 313.933.1500 or visit our website at detroitmi.gov/ddot. For more information, contact DDOT at 313.933.1500 or visit our website at detroitmi.gov/ddot.

Scheduling is available in English, Spanish and multiple languages. Contact DDOT Customer Service to request accessible format materials.



SYSTEM MAP

Effective: August 9, 2021

(866) 962-5515 • smartbus.org

RideSMART-FAST.org

North Macomb Services
 Several transit services are available north of Hall Road to connect you to many Macomb County communities and SMART fixed routes.
 • SMART Connector service is a curb-to-curb, advance reservation service open to the general public. For more information or to schedule a ride, call (866) 962-5515
 • Locally operated Community Transit:
 • Richmond/Lenox EMS offers Community Transit and Assisted Medical Transportation; Call (586) 749-7713
 • STAR Transportation; Call (586) 752-9010
 • Shelby/Utica; Call (586) 739-7540

Subject Property

For the most up-to-date route and schedule information, customers should call (866) 962-5515 or visit smartbus.org. Need help planning your trip? Visit us on the web and let the SMART Trip Planner do it for you!

Legend

FAST

- FAST Gratiot
- FAST Woodward
- FAST Michigan

Fixed Route Service

- Main Corridor Route
- Main Corridor Peak Hour Route
- Community Route
- Cross-town Route
- Commuter Route
- Park & Ride Route
- Selected Trip
- New Haven/Chesterfield/Lenox Shuttle
- Shuttle Stop

On-Demand Service

- Flex
- QUICK-CONNECT

Destinations

- Bike Trails
- Major SMART/Transit Hub
- Park & Ride Lot
- Medical Facilities
- Universities/Colleges
- McGo
- System of on-demand bikes

For more information, see back of map.

On-Demand Services - Microtransit

Download the SMART Flex App or the QuickConnect App to use these on-demand services.

Download on the App Store | GET IT ON Google Play

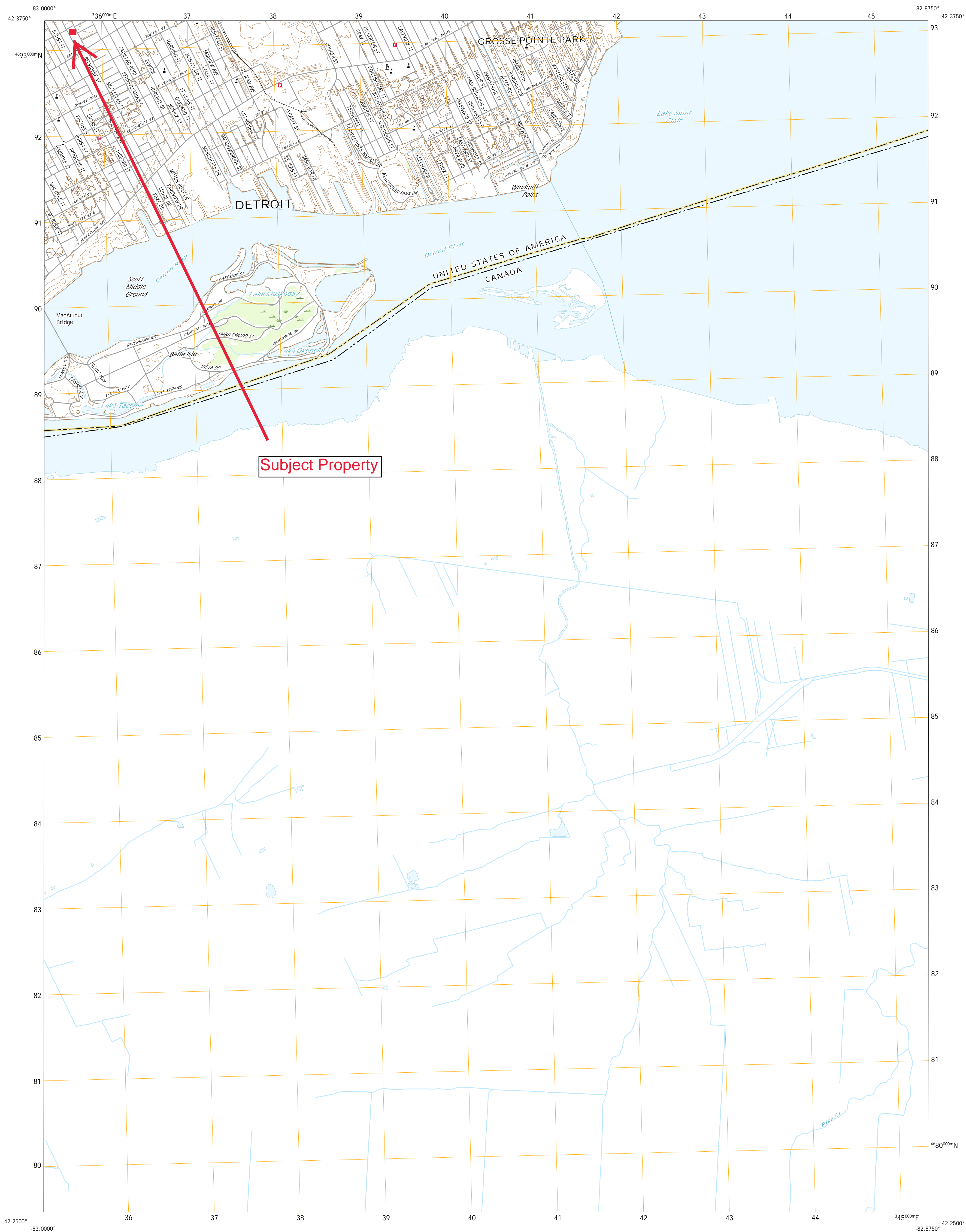
SMART Routes

125 Fort Street / Eureka Road	420 Southfield	580 Harper
140 Southshore	430 Main Street / Big Beaver	610 Kercheval / Harper
160 Downriver	445 Maple & Telegraph Limited	615 Jefferson
200/210 Michigan Avenue Local	450 Woodward Local / Pontiac	620 Charlevoix
250 Ford Road	460 Woodward Local / Somers	635 Jefferson Express
255 Ford Road Express	461/462 FAST Woodward	710 Nine Mile Crosstown
261 FAST Michigan	494 Dequindre	730 Ten Mile Crosstown
275 Telegraph	495 John R	740 Twelve Mile Crosstown
Taylor/Tel-Twelve Mall	510 Van Dyke Local	760 Thirteen Mile / Fourteen Mile Crosstown
280 Western Wayne Crosstown	515 Van Dyke Limited	780 Fifteen Mile Crosstown
305 Grand River	525 Groesbeck	790 Pontiac Crosstown
375 Telegraph	530 Schoenherr	796 Pontiac Perry / Opdyke
Old Redford / Pontiac	550 Garfield	805 Grand River P & R
400 Southfield / Orchard Ridge	560 Gratiot Local	830 Downriver P & R
405 Northwestern Highway	561/562/563 FAST Gratiot	851 W. Bloomfield / Farmington Hills P & R
415 Greenfield		

(866) 962-5515 M-F 6:30 a.m. to 6:00 p.m. Sat 7:30 a.m. to 4:00 p.m. • smartbus.org

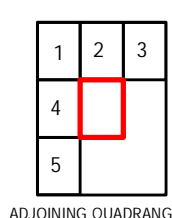
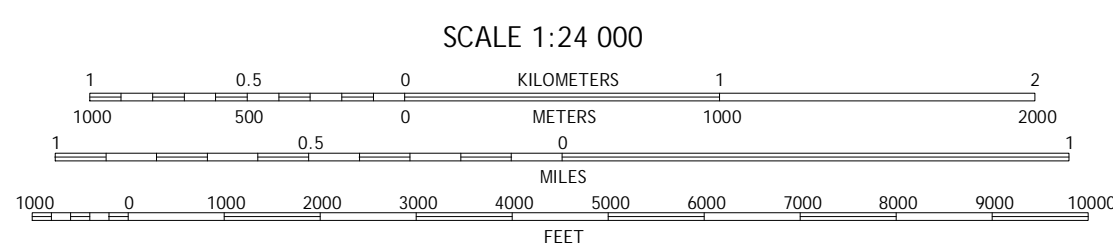
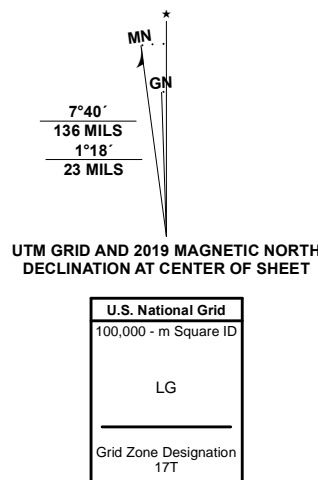
This bus system map serves as a general guide to bus routes operated by SMART. Consult individual schedules for detailed route information. Changes may occur on routes without notice.



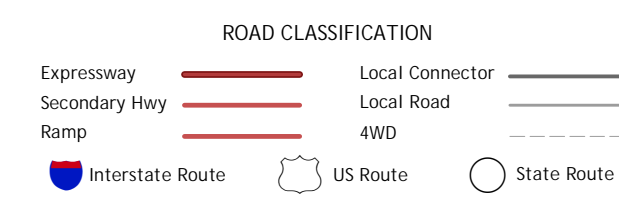


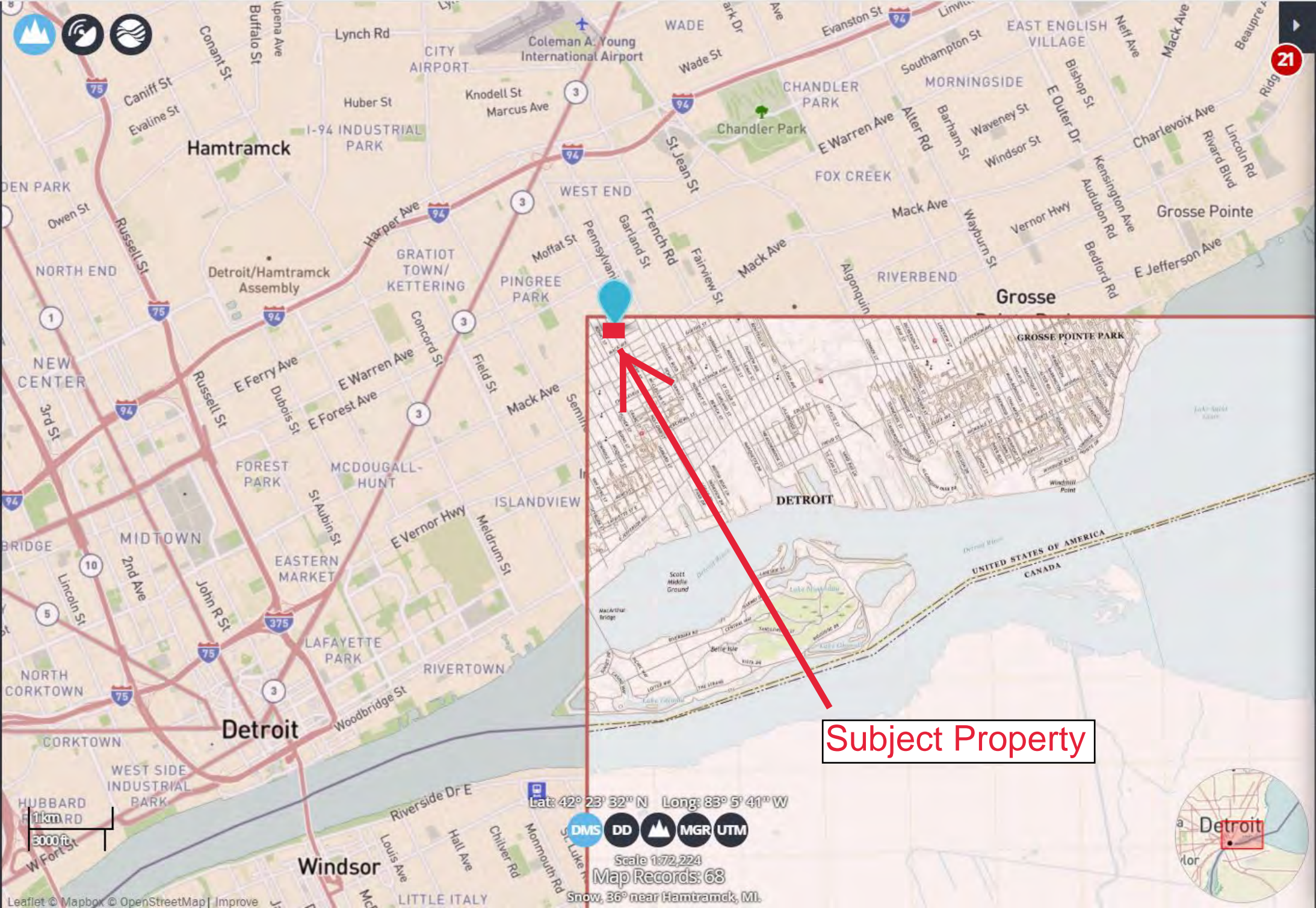
Produced by the United States Geological Survey North American Datum of 1983 (NAD83) World Geodetic System of 1984 (WGS84) Projection and 1 000-meter grid/Universal Transverse Mercator, Zone 17T This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery: NAIP, August 2016 - October 2016
Roads: U.S. Census Bureau, 2016
Names: GNS, 1980 - 2019
Hydrography: National Hydrography Dataset, 1989 - 2019
Contours: National Elevation Dataset, 2018 - 2019
Boundaries: Multiple sources; see metadata file, 2015
Wetlands: FWS National Wetlands Inventory, 2005



1 Highland Park
2 Grosse Pointe
3 Grosse Pointe OE E
4 Detroit
5 Wyandotte OE E





Subject Property

Location: 3917 McClellan Ave, Detroit, ...

1880 ————— 2022

All 250K 100K 63K 48K 24K HTMC UST All

21 maps here | Scale: All, Date: 1880-2022, Series: All

Elevation @ 42.374, -82.996 is 610 ft. (186 m)

Filter records Name Date Scale State

- Belle Isle, MI
1968 (HTMC, 1981 ed.) Scale 1:24000
 - Lake St Clair South, MI
1985 (HTMC, 1985 ed.) Scale 1:100000
 - Lake St Clair South, MI
1985 (HTMC, 1991 ed.) Scale 1:100000
 - Belle Isle, MI
2011 (US Topo) Scale 1:24000
 - Belle Isle, MI
2014 (US Topo) Scale 1:24000
 - Belle Isle, MI
2017 (US Topo) Scale 1:24000
 - Belle Isle, MI
2019 (US Topo) Scale 1:24000
- [JPEG \(3 MB\)](#) [GeoTiff \(9 MB\)](#)
[KMZ \(2 MB\)](#) [GeoPDF \(27 MB\)](#)

HIDE INFO ZOOM PAN PIN FIX

TAB – ATTACHMENTS

1. The System We Need: A Neighborhood Snapshot of Early Childhood Education in Detroit. IFF. 2015.
2. Phase I Environmental Site Assessment: 3917 McClellan Avenue, Detroit, Michigan. IFF Development, LLC. ASTI Environmental. February 3, 2023.
3. Asbestos-Containing Materials Inspection: 3917 McClellan Street, Detroit, Michigan. IFF Development, LLC. ASTI Environmental. February 3, 2023.

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