Martin Gardens of Detroit LDHA, LP (Clark, Vernor Townhomes, Martin Apartments & House)

Response Activity or Continuing Obligation	Required Activities	Party Responsible for Completing Activity	Timing of Activity	Cost	Required Follow- up or Reporting
Section 106 – Conditional No Adverse Effect Requirements	Prior to the start of any work, building plans, specifications and photos must be submitted to the Preservation Specialist for review and Conditional Approval This project has been given a Conditional No Adverse Effect determination (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places, as long at the following conditions are met. • Federal historic tax credit certifications, Historic District Certificate of Appropriateness, or final architectural drawings are submitted to the Preservation Specialist to ensure adherence to the Secretary of the Interior Standards for Rehabilitation • In the event of an unanticipated discovery during construction, the unanticipated discoveries plan is followed. • Photos of the completed work or Part III Federal Tax Credit certifications are submitted to the Preservation Specialist	General Contractor General Contractor	Prior to Construction At any time	N/A	Submit work to Preservation Specialist. Notify Preservation Specialist
Section 106 – Unanticipated Discoveries Plan	Once construction has started, the SHPO approved Unanticipated Discoveries Plan shall be followed for the duration of the project.	Construction Crew, Foremen, Developer	During Construction	N/A	Unanticipated Discoveries Plan with SHPO approval
Noise Analysis – Normally Unacceptable	Appropriate construction materials will be incorporated in the building to mitigate noise levels within the acceptable range. The HUD STraCAT electronic tool was utilized to conduct a site specific noise assessment. The assessment indicated the wall assemblies meet required attenuation. The project is in compliance with HUD's Noise regulation with mitigation. Materials in the building construction mitigate noise levels within the acceptable range. Wall construction components include 4" face brick; ½" air space; ¾" insulation; 2X4 wood studs, 16"o.c.; ½" gypsum board; 3 ½" fiber glass insulation, Window construction includes double hung aluminum clad wood windows with thermal break. Door construction includes rigid polyurethane core doors, solid core-wood doors and wood French doors.	Architect, Construction, Crew, Foremen, Developer	During Construction	N/A – Part of Construction	Building specs

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Lead Based Paint	The Clark The windowsills with exceedances should be HEPA-vacuumed and wet wiped by trained personnel using lead-safe work practices. Given no lead-based paint was identified on painted windowsills, additional abatement beyond cleaning is not required. Clearance wipe sampling and testing is recommended following cleaning procedures to document the remedy.	Developer/ Consultant	Prior to Construction	\$75,000 – \$90,000	Documentation of completion.
	Vernor Townhomes A Lead-Based Paint Operations & Maintenance Plan dated August 18, 2022 was prepared by McDowell & Associates. Lead hazard control options (including interim controls and abatement) for treatment of lead hazards are summarized in the plan. Clearance testing will be performed following the conclusion of any repair, abatement, or interim control involving lead-based paint.	Developer/ Consultant	As needed		Documentation of completion.