

DEMOLITION NOTES

- ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT TIME OF CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, PERMIT COSTS, TAP FEES, METER DEPOSITS, PERMANENT UTILITY APPLICATIONS, BONDS, AND OTHER FEES REQUIRED FOR PROPOSED WORK. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO THOSE REQUIRED BY THE CITY OF JACKSON, MICHIGAN AND JACKSON COUNTY.
- CONTACT MISS DIG "811" FOR LOCATION OF UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS BEFORE COMMENCING EXCAVATION WORK. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO ARE NOT PART OF THE "MISS DIG" ALERT SYSTEM. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
- DEMOLISH & REMOVE ALL EXISTING SITE FEATURES AS REQUIRED.
- ALL SOIL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND GEOTECHNICAL REPORT FOR THIS SITE.
- ALL EXISTING ELEVATIONS ARE TO BE VERIFIED AND ACCEPTED AS SHOWN PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID TRACK

SITE DATA

1. PROPERTY INFORMATION:
PARCEL #: 2-2470-1000
SITE AREA: 26,173 SF (0.60 AC)
OWNER: IGNITE CREDIT UNION
115 RIVERSIDE DR
BATTLE CREEK, MI 49015
2. ZONING:
PROPERTY CURRENTLY ZONED: C-4 GENERAL COMMERCIAL
ABUTTING PROPERTY CURRENTLY ZONED:
NORTH: PB PLANNED BUILDING GROUP SHOPPING CENTER
SOUTH: C-4 GENERAL COMMERCIAL
EAST: C-4 GENERAL COMMERCIAL
WEST: PB PLANNED BUILDING GROUP SHOPPING CENTER
- PROPOSED LAND USE = CREDIT UNION/RETAIL
*PERMITTED USE IN GENERAL COMMERCIAL
3. SETBACKS
FRONT = 15'
SIDES = N/A (NOT ADJACENT TO RESIDENTIAL)
REAR = 10'
4. PARKING:
REQUIRED = CREDIT UNION: (1) PARKING SPACE PER (200) SFT OF UFA + 4 PER EMPLOYEE
RETAIL (GENERAL): (1) PARKING SPACE PER 1,000 SFT UFA
- + 1 SPACE PER EMPLOYEE
CREDIT UNION:
1,300 SF/200 = 6.5 = 7
4 EMPLOYEES * 4 = 16
RETAIL:
2,600 SF/1,000 = 2.6 = 3
4 EMPLOYEES * 1 = 4
TOTAL PROVIDED = 30
- PRO

SOIL EROSION & SEDIMENTATION CONTROL NOTES

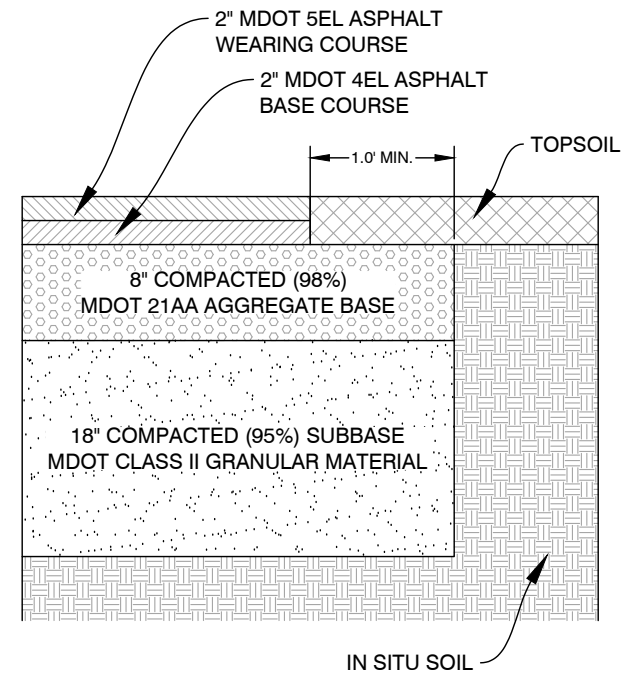
- ALL CONSTRUCTION METHODS SHALL BE DONE IN COMPLIANCE WITH MDOT-EGLE. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A "SOIL EROSION PERMIT" FROM THE COUNTY AND A "PERMIT BY RULE/NOTICE OF COVERAGE" FROM EGLE, IF APPLICABLE, PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS OF THE COUNTY "SOIL EROSION PERMIT" AND FOR ALL CERTIFIED STORM WATER INSPECTION SERVICE REQUIRED BY THE "PERMIT BY RULE." EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS AND SHALL NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR PROVIDING ALL REQUIRED EROSION CONTROL MEASURES.
- AVOID UNNECESSARY DISTURBING OR REMOVING OF EXISTING VEGETATED TOPSOIL OR EARTH COVER. THESE COVER AREAS ACT AS SEDIMENT FILTERS.
- ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEAN UP AND APPROVAL.
- GEOTEXTILE SILT FENCE SHALL BE INSTALLED AS REQUIRED WHEN CROSSING CREEKS OR WHEN ADJACENT TO WETLANDS OR SURFACE WATER BODIES TO PREVENT SILTATION AND ELSEWHERE AS DIRECTED BY THE ENGINEER. SEEDING AND/OR SODDING SHALL BE INSTALLED ON CREEK BANKS IMMEDIATELY AFTER CONSTRUCTION TO PREVENT EROSION.
- MAINTEN

No.	ISSUED FOR:	DATE	BY
0	VARIANCE SUBMITTAL	04/28/2026	CVK
1	SITE PLAN REVIEW	06/02/2026	LM
2	CITY COMMENTS	06/16/2026	LM
3	CONSTRUCTION DOCUMENTS	08/25/2026	LM
4			

PROJECT:	CLIENT:	SITE ADDRESS:
DETAILS	BLUEOX CREDIT UNION DRIVEN DESIGN	1514 N WAVE SECTION 28, T02S, R01W.

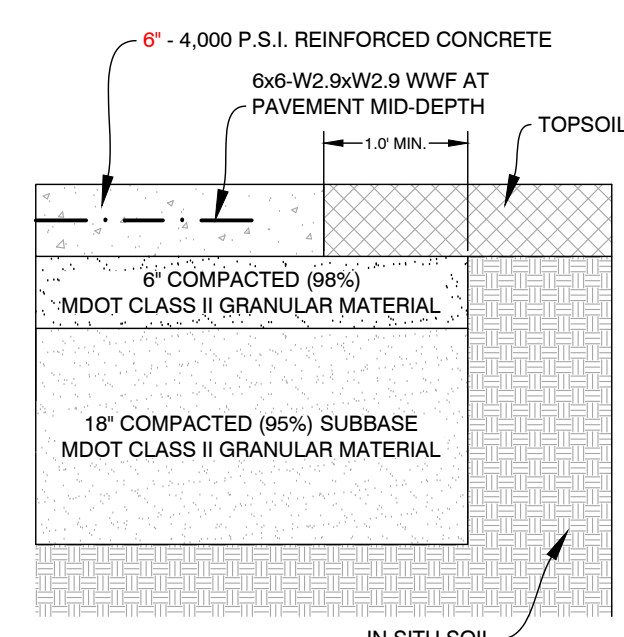
JOB NUMBER	26103012
DATE	08/25/2026

SHEET NUMBER	C4.0
--------------	------



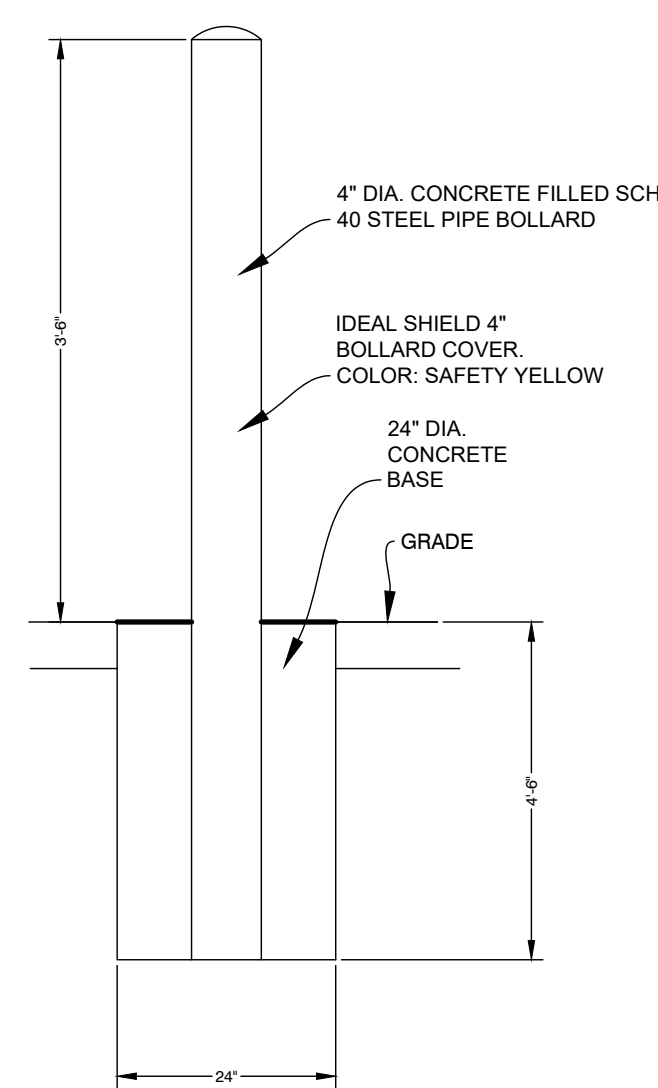
NOTES:
APPLY BOND COAT BETWEEN ASPHALT LIFTS - 0.1 GAL/SYD.
EXISTING SUBGRADE - PROOF ROLL AND REPLACE ALL DEFICIENT/SUSPECT AREAS.
FOLLOW GEOTECHNICAL ENGINEER'S RECOMMENDATIONS

ASPHALT SECTION
C4.001 NOT TO SCALE

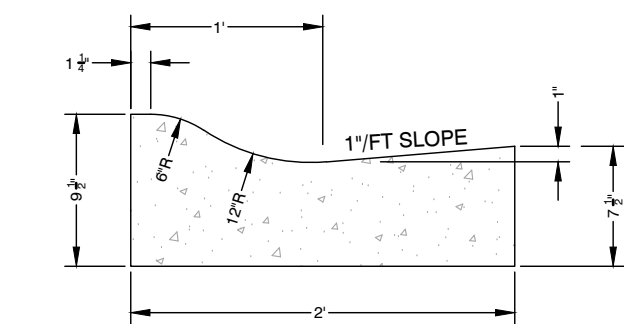


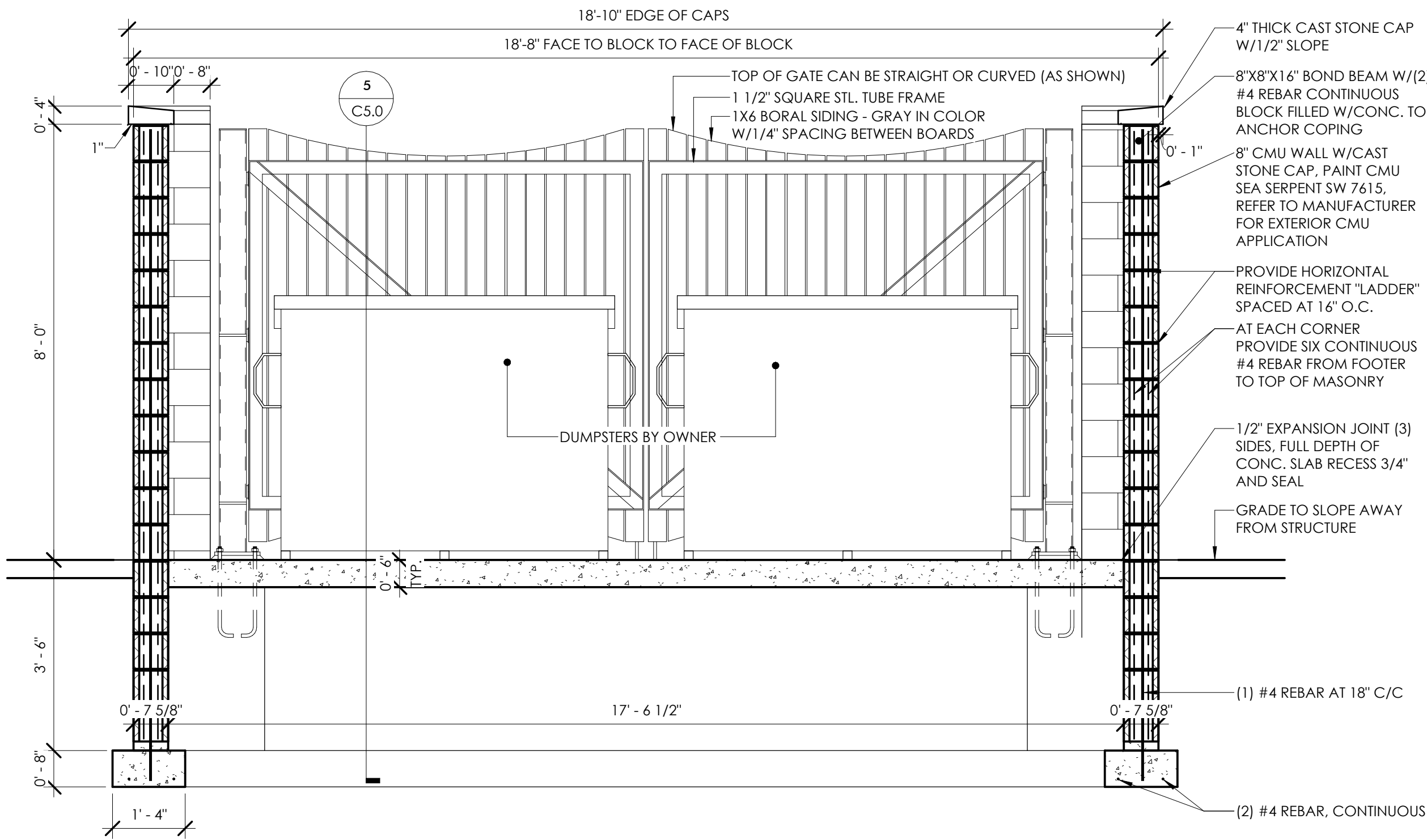
NOTES:
EXISTING SUBGRADE - PROOF ROLL AND REPLACE ALL DEFICIENT/SUSPECT AREAS.
CONCRETE MIX SHALL USE CRUSHED LIMESTONE - NO GRAVEL OR SLAG.
BROOM FINISH SURFACE AND APPLY CURING COMPOUND (ASTM C3098 TYPE 2) AT 1 GAL/25 SFT
FOLLOW GEOTECHNICAL ENGINEER'S RECOMMENDATIONS

CONCRETE SECTION
C4.002 NOT TO SCALE

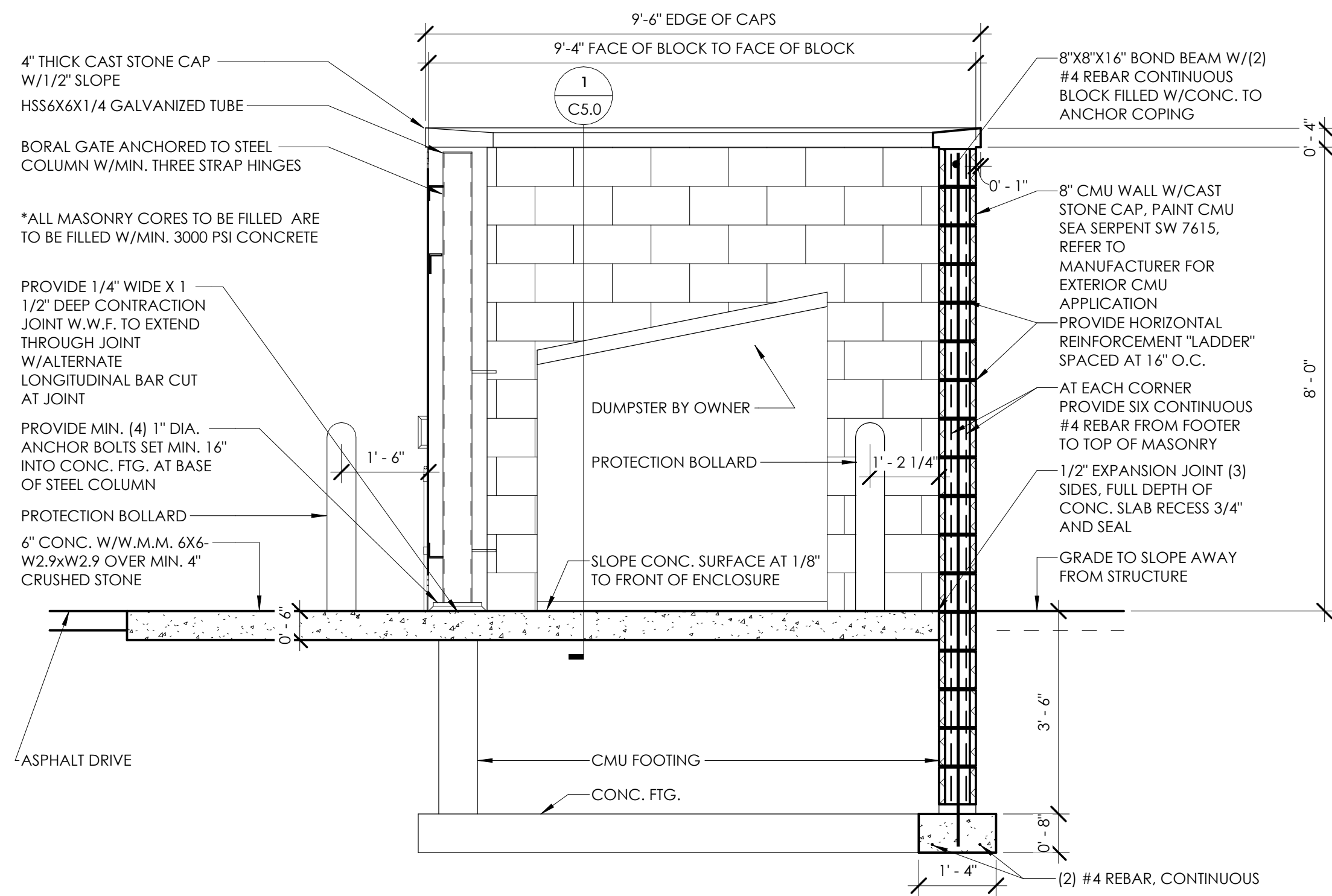


4" DIA. BOLLARD DETAIL
C4.0 - 140101 NOT TO SCALE

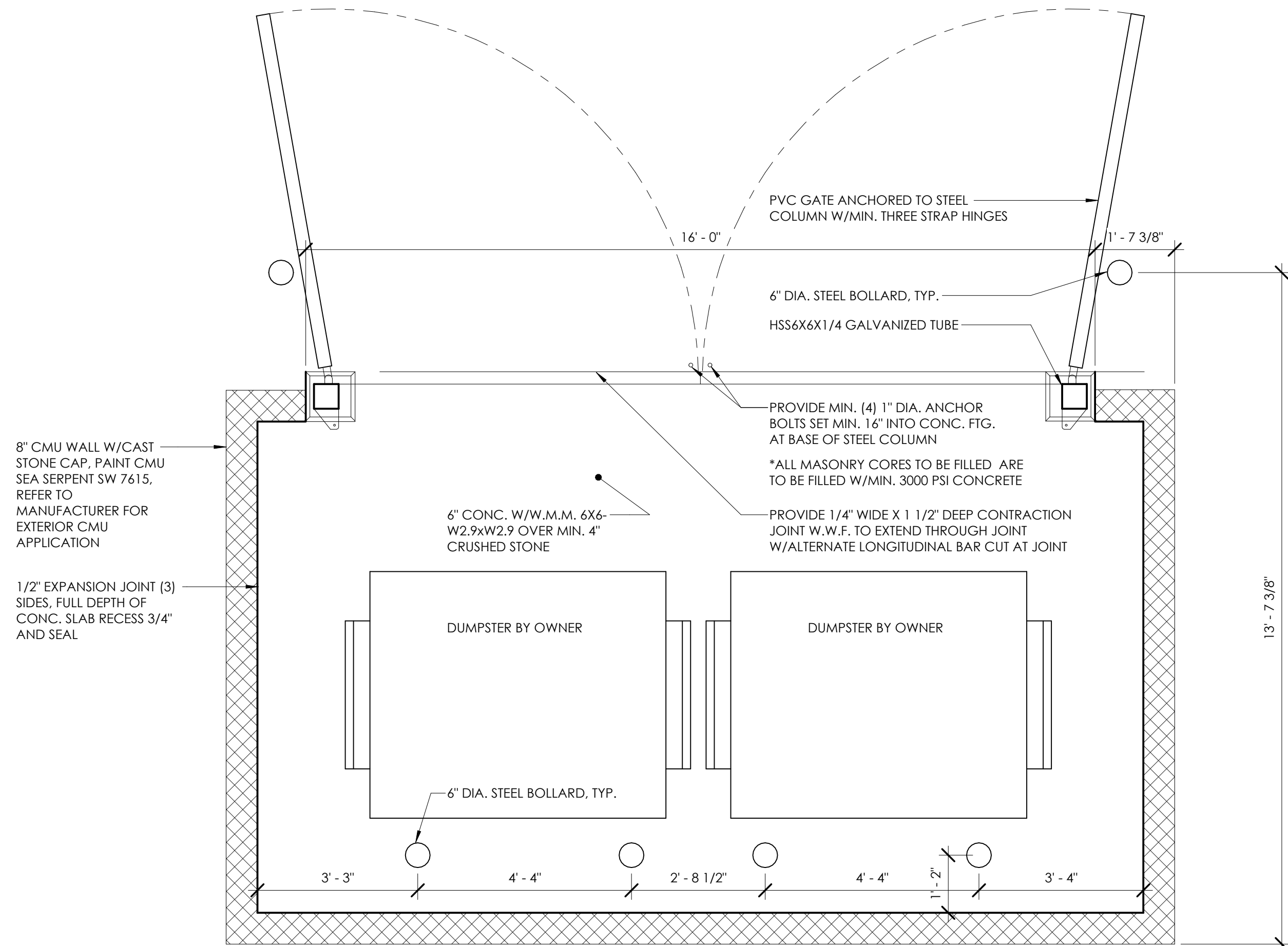




1
C5.0
DUMPSTER ENCLOSURE SECTION
1/2" = 1'-0"



5
C5.0
DUMPSTER ENCLOSURE SECTION
1/2" = 1'-0"



4
C5.0
DOUBLE DUMPSTER PLAN
1/2" = 1'-0"

LANDSCAPING NOTES

1. INSTALL CONSTRUCTION FENCE AROUND DRIP LINES OF EXISTING TREES TO REMAIN. NO COMPACTION OR INCREASED DEPTH OF SOIL OVER THE ROOT SYSTEM AREA PRIOR TO AND DURING CONSTRUCTION.
2. ALL LAWN AREAS SHALL BE SEEDED AND MULCHED WITH THE FOLLOWING MIXTURE: 20% IMPROVED PERENNIAL RYEGRASS, 40% FINE FESCUE, AND 40% KENTUCKY BLUEGRASS AT A RATE OF 3-4 LBS/ 1000 SFT.
3. ALL EDGING SHALL BE STANDARD COMMERCIAL-STEEL EDGING 3/4" X 4", ROLLED EDGE, FABRICATED IN SECTIONS OF STANDARD LENGTHS, WITH LOOPS STAMPED FROM OR WELDED TO FACE OF SECTIONS TO RECEIVE STAKES IN STANDARD FINISH OF GREEN PAINT.
4. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK." MEASURE ACCORDING TO ANSI Z60.1 STANDARDS.
5. MAINTAIN AND ESTABLISH LAWN BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY S

ABBREVIATION LIST

A/C

AIR CONDITIONING

A/V

AUDIO/VISUAL

ACP

ACOUSTICAL CEILING PANEL

AD

AREA DRAIN

ADA

AMERICANS WITH DISABILITIES ACT

ADJ

ADJUSTABLE

AFF

ABOVE FINISHED FLOOR

ALT

ALTERNATE

ALUM

ALUMINIUM

APPROX

APPROXIMATELY

ARCH

ARCHITECT[URAL, URE]

ASSOC

ASSOCIATED

AUTO

AUTOMATIC

AWP

ACOUSTICAL WALL PANEL

BD

BOARD

BF

BARRIER FREE

BIT

BITUMINOUS, BITUMEN

BLDG

BUILDING

BLKG

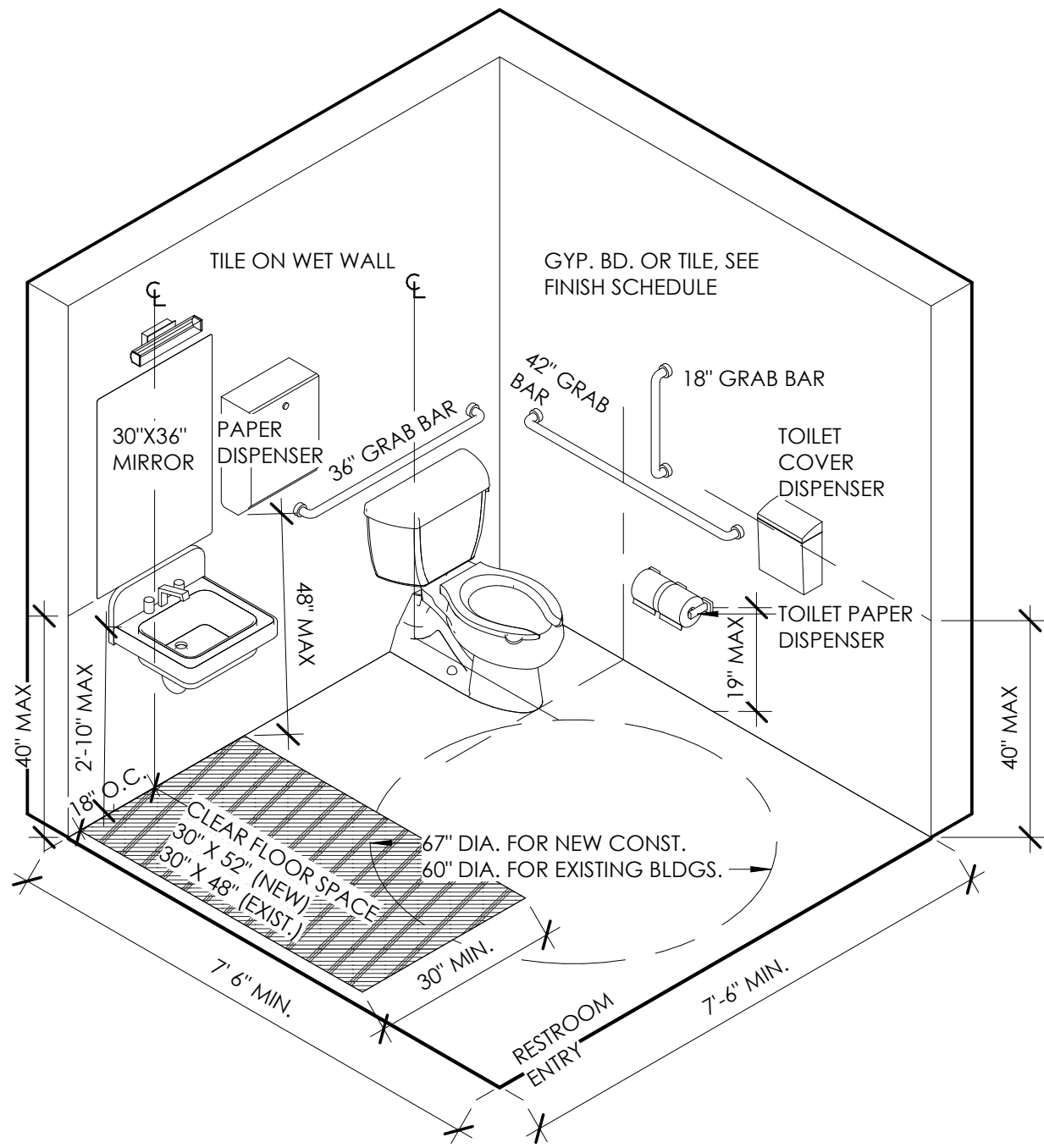
BLOCKING

BM

BEAM

BOT

B



CODE COMPLIANCE GENERAL NOTES

1. ENSURE ILLUMINATED EXIT SIGNS ARE MOUNTED ABOVE THE DOORS AND VISIBLE FROM 100 FEET AWAY. ALL EGRESS LIGHTING IS TO POINT DOWN TO ILLUMINATE THE EGRESS PATH OF TRAVEL.
2. ALL FIRE EXTINGUISHERS ARE TO BE ABC EXTINGUISHERS, UNLESS NOTED OTHERWISE. ALL EXTINGUISHERS ARE TO BE TAGGED WITH THE CURRENT YEAR'S INSPECTION. ANNUAL INSPECTIONS ARE TO OCCUR FOR ALL FIRE EXTINGUISHERS.
3. PROVIDE ADA RESTROOM SIGNS AT ALL RESTROOMS, CORRESPONDING TO THE CORRECT SEX.
4. SEE T002 FOR MOUNTING HEIGHTS AND LOCATIONS.
5. SEE T003 FOR ADDITIONAL CODE COMPLIANCE INFORMATION.
6. FURNITURE AND EQUIPMENT SHOWN ON COMPLIANCE DRAWINGS ARE FOR REFERENCE ONLY.

CHAPTER 7: FIRE AND SMOKE PROTECTION
SECTION 708.3 EXCEPTION 1: CORRIDOR WALLS PERMITTED TO HAVE A 1/2 HOUR FIRE RESISTANCE RATING BY TABLE 1020.2.

CHAPTER 12: INTERIOR ENVIRONMENT
SECTION 1208.2 OCCUPIABLE SPACES, HABITABLE SPACES, AND CORRIDORS SHALL HAVE A CEILING

ARCHITECTURE/INTERIOR DESIGN
Driven Design Studio PLLC
117 West Michigan Avenue
Battle Creek, MI 49017
(269) 753-8040
cody@drivendesignstudio.com

OWNER
Blue Ox Credit Union
1514 N W Avenue
Jackson, MI
susanvanomam@
ignitecreditunion.com

CONSTRUCTION MANAGER/GC

CIVIL ENGINEER
AR Engineering
5725 Venture Park Dr A
Kalamazoo, MI
(269) 250-5991
thom@arengineeringllc.com

THIS DOCUMENT IS THE EXCLUSIVE
PROPERTY OF DRIVEN DESIGN. THE
DOCUMENT & THE INFORMATION IT
CONTAINS MAY NOT BE REPRODUCED
OR USED FOR OTHER THAN THE
SPECIFIC PROJECT FOR WHICH IT WAS
PREPARED WITHOUT THE EXPLICIT
CONSENT OF DRIVEN DESIGN.

PROJECT NAME
JACKSON BLUEOX
PROJECT ADDRESS
1514 N W AVE, JACKSON, MI

ISSUE/REVISION
PERMIT SET

ARCHITECTURE/INTERIOR DESIGN
Driven Design Studio PLLC
117 West Michigan Avenue
Battle Creek, MI 49017
(269) 753-8040
cody@drivendesignstudio.com

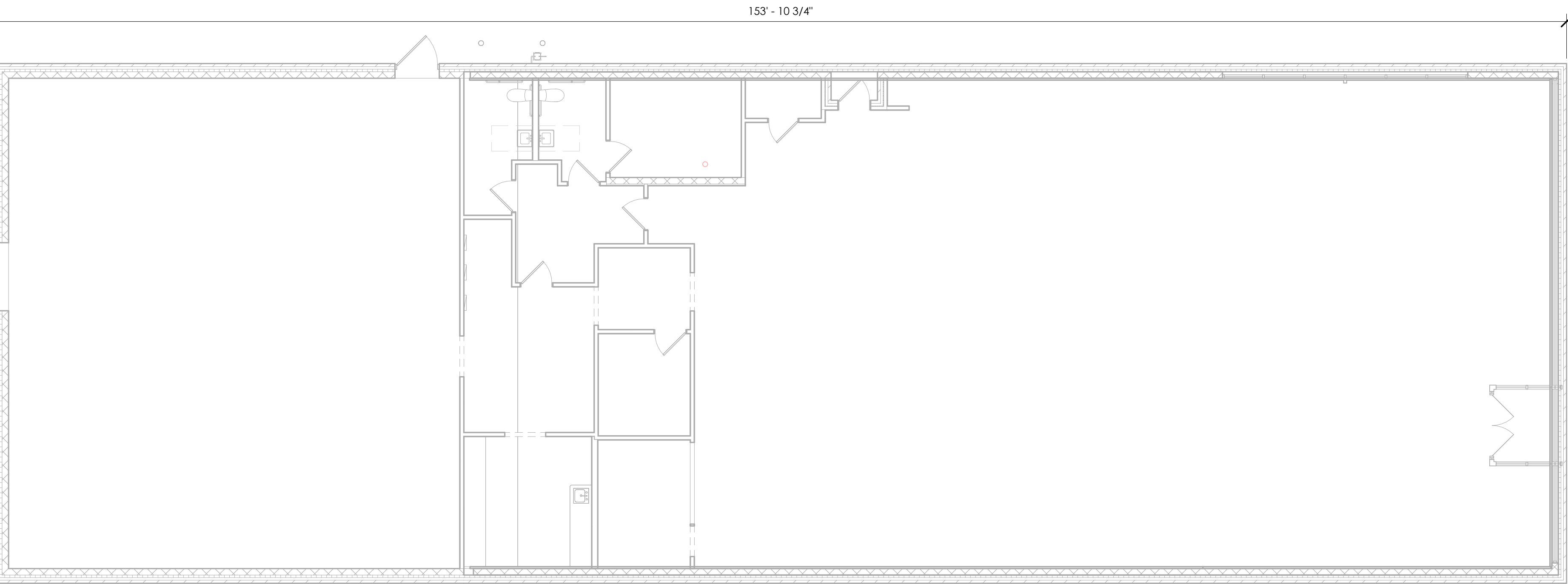
OWNER
Blue Ox Credit Union
1514 N W Avenue
Jackson, MI
susanvanormam@
ignitecreditunion.com

CONSTRUCTION MANAGER/GC

CIVIL ENGINEER
AR Engineering
5725 Venture Park Dr A
Kalamazoo, MI
(269) 250-5991
thom@arengineeringllc.com

THIS DOCUMENT IS THE EXCLUSIVE
PROPERTY OF DRIVEN DESIGN. THE
DOCUMENT & THE INFORMATION IT
CONTAINS MAY NOT BE REPRODUCED
OR USED FOR OTHER THAN THE
SPECIFIC PROJECT FOR WHICH IT WAS
PREPARED WITHOUT THE EXPLICIT
CONSENT OF DRIVEN DESIGN.

PROJECT NAME
JACKSON BLUEOX
PROJECT ADDRESS
1514 N W AVE, JACKSON, MI



 **1**
A000 **FIRST FLOOR EXISTING PLAN**
1/8" = 1'-0"

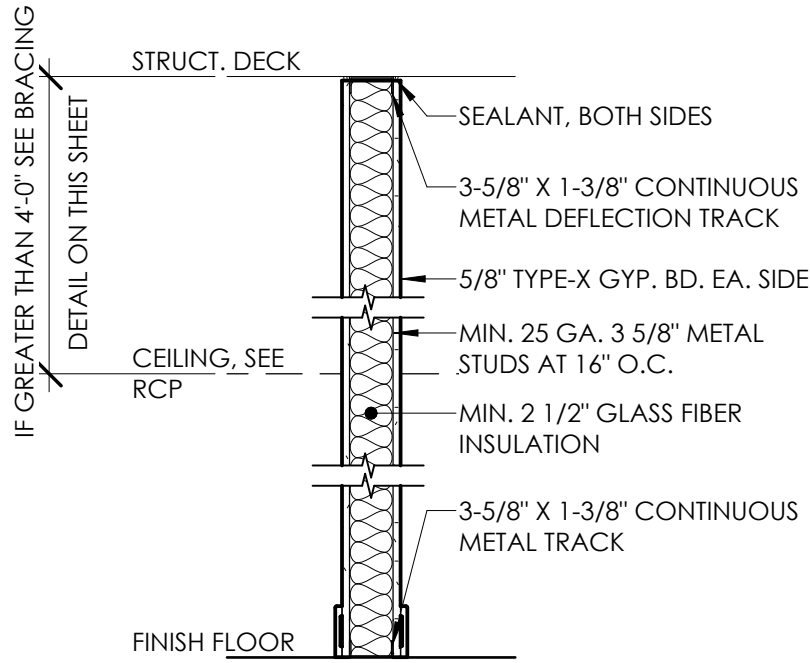
GENERAL NOTES

EXISTING PLANS AND DIMENSIONS ARE SHOWN FOR REFERENCE ONLY

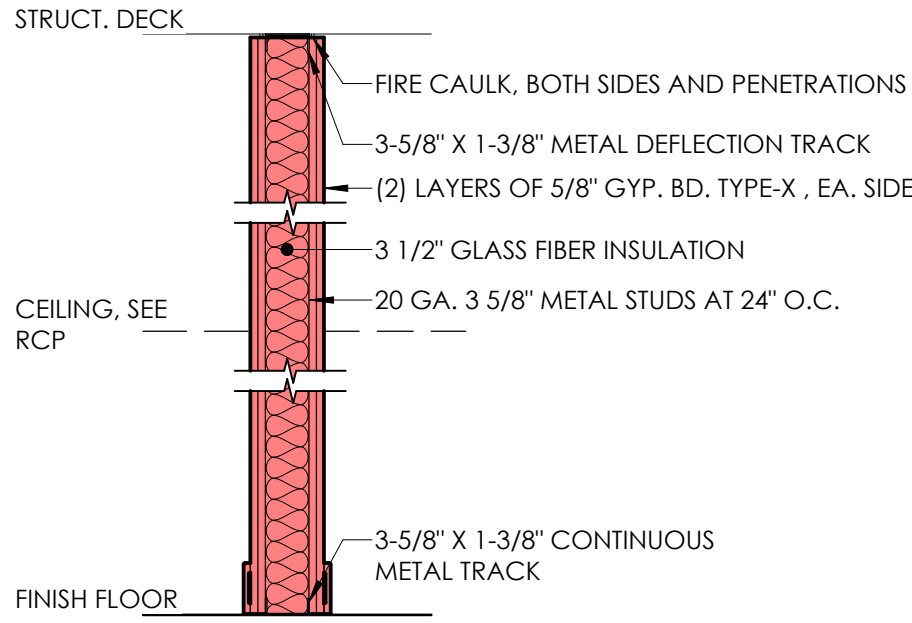


ARCHITECTURE/INTERIOR DESIGN
Driven Design Studio PLLC
117 West Michigan Avenue
Battle Creek, MI 49017
(269) 753-8040
cody@drivendesignstudio.com

OWNER
Blue Ox Credit Union
1514 N W Avenue
Jackson, MI
susanvanornam@
ignitecreditunion.com</

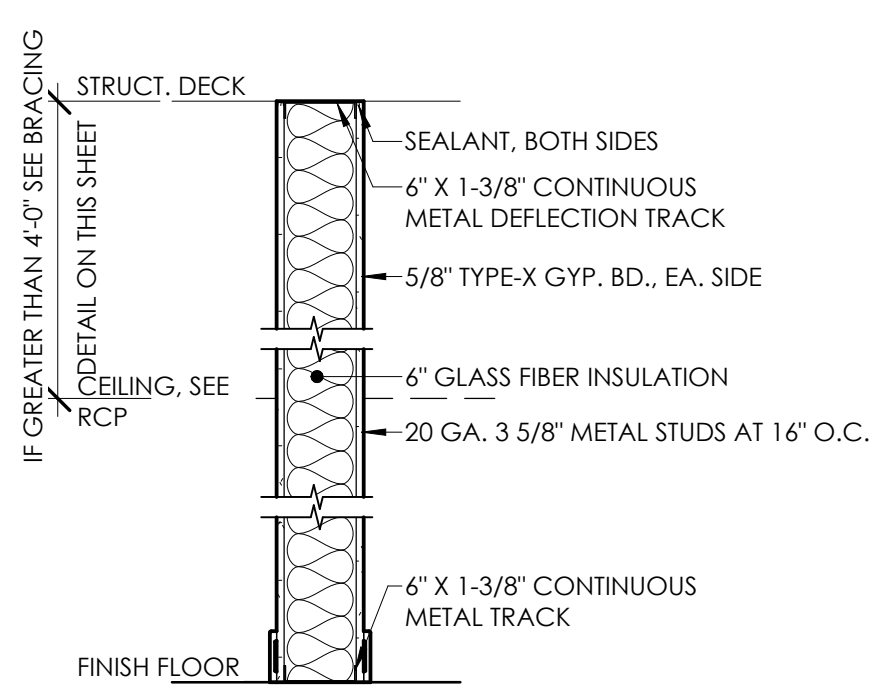


PARTITION TYPE - 1

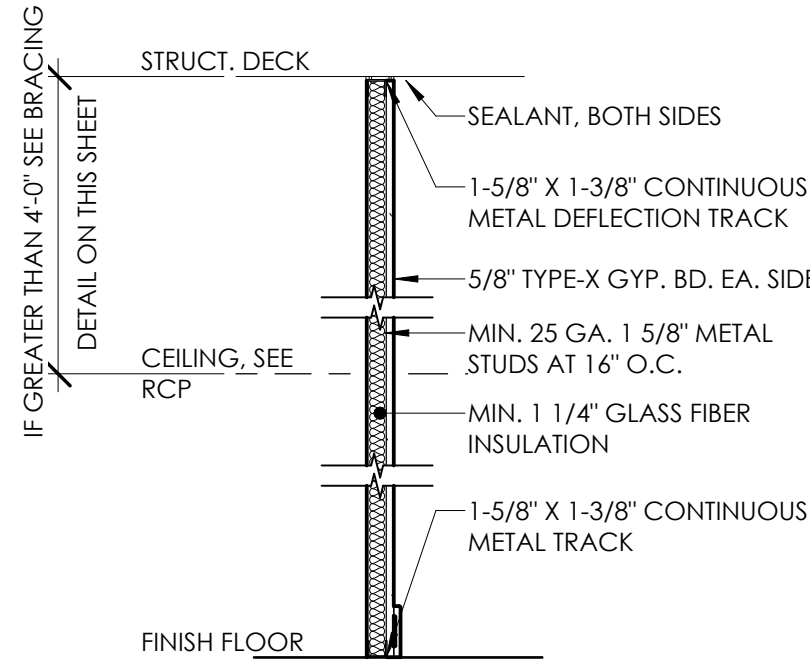


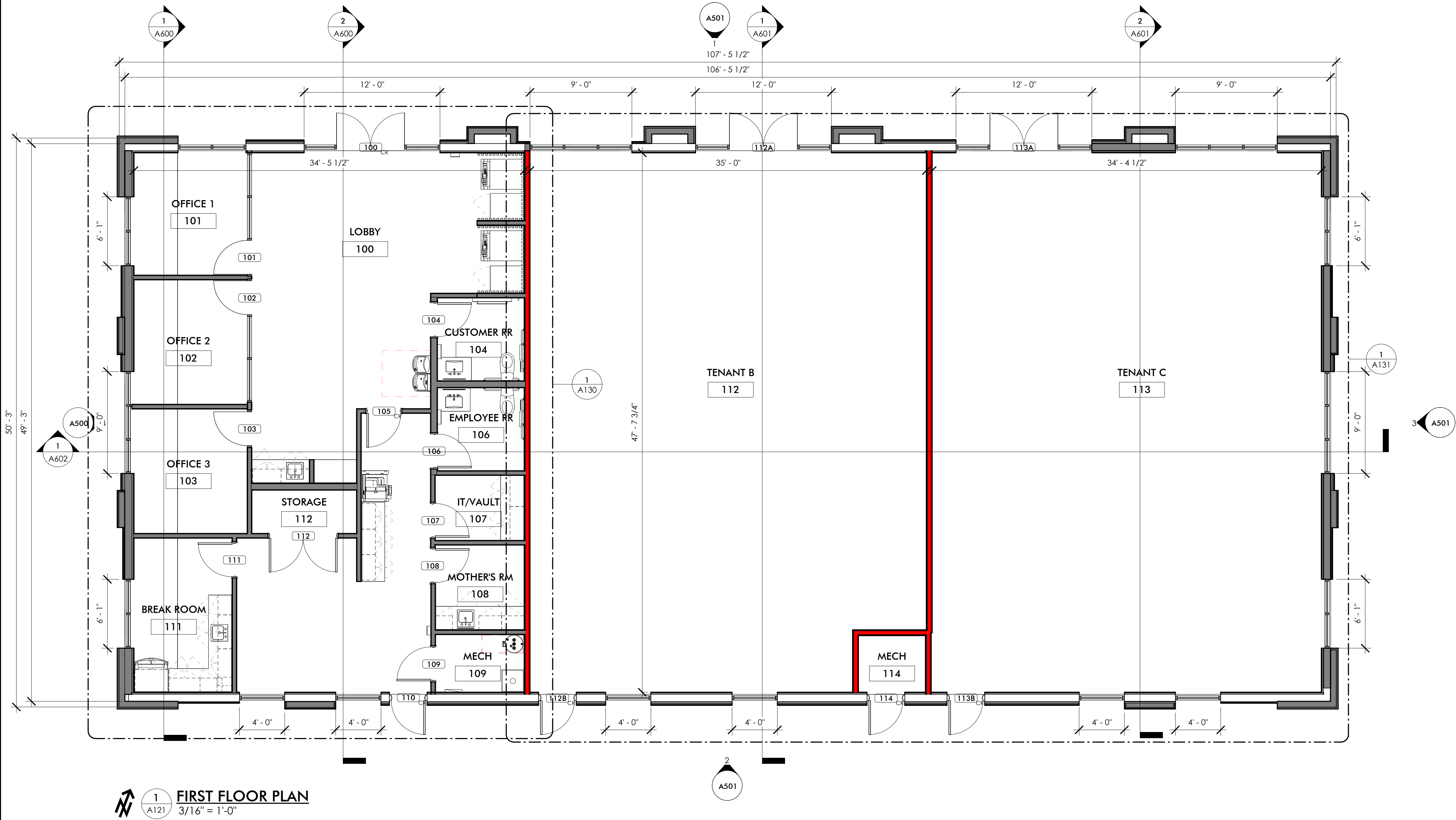
UL LISTING U411
FIRE RATING: 2 HOUR SEPARATION

PARTITION TYPE - 4



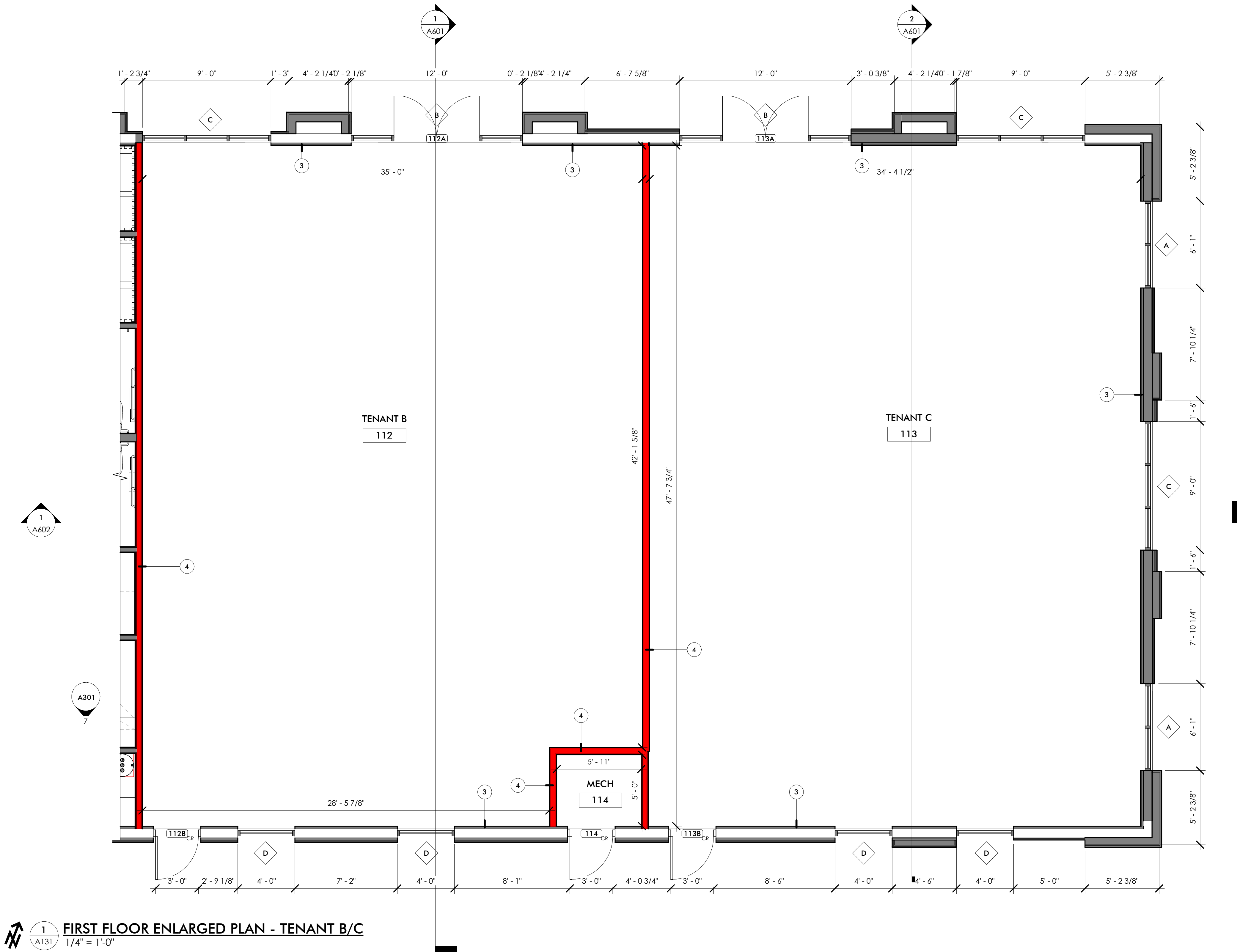
PARTITION TYPE - 2





GENERAL NOTES

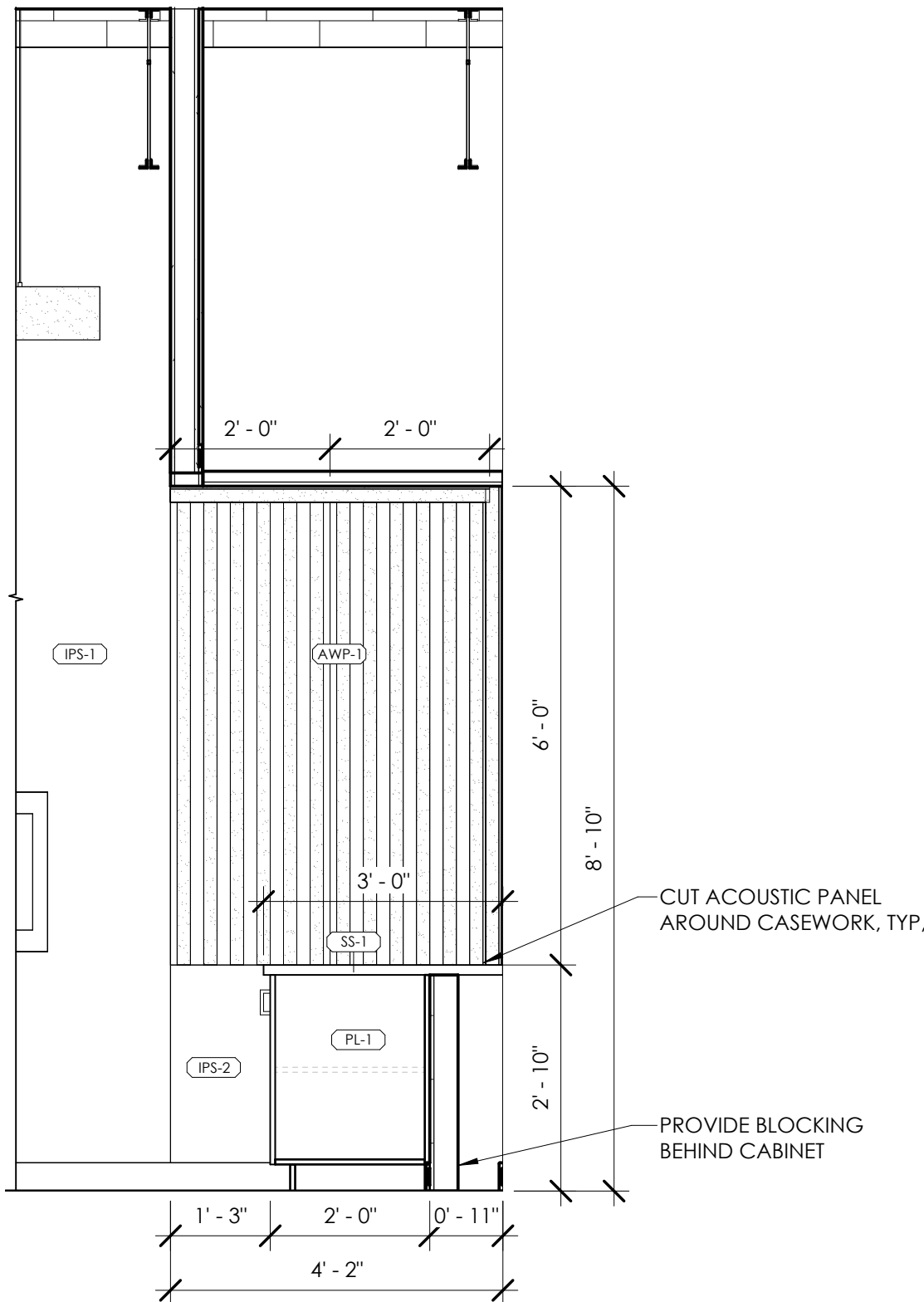
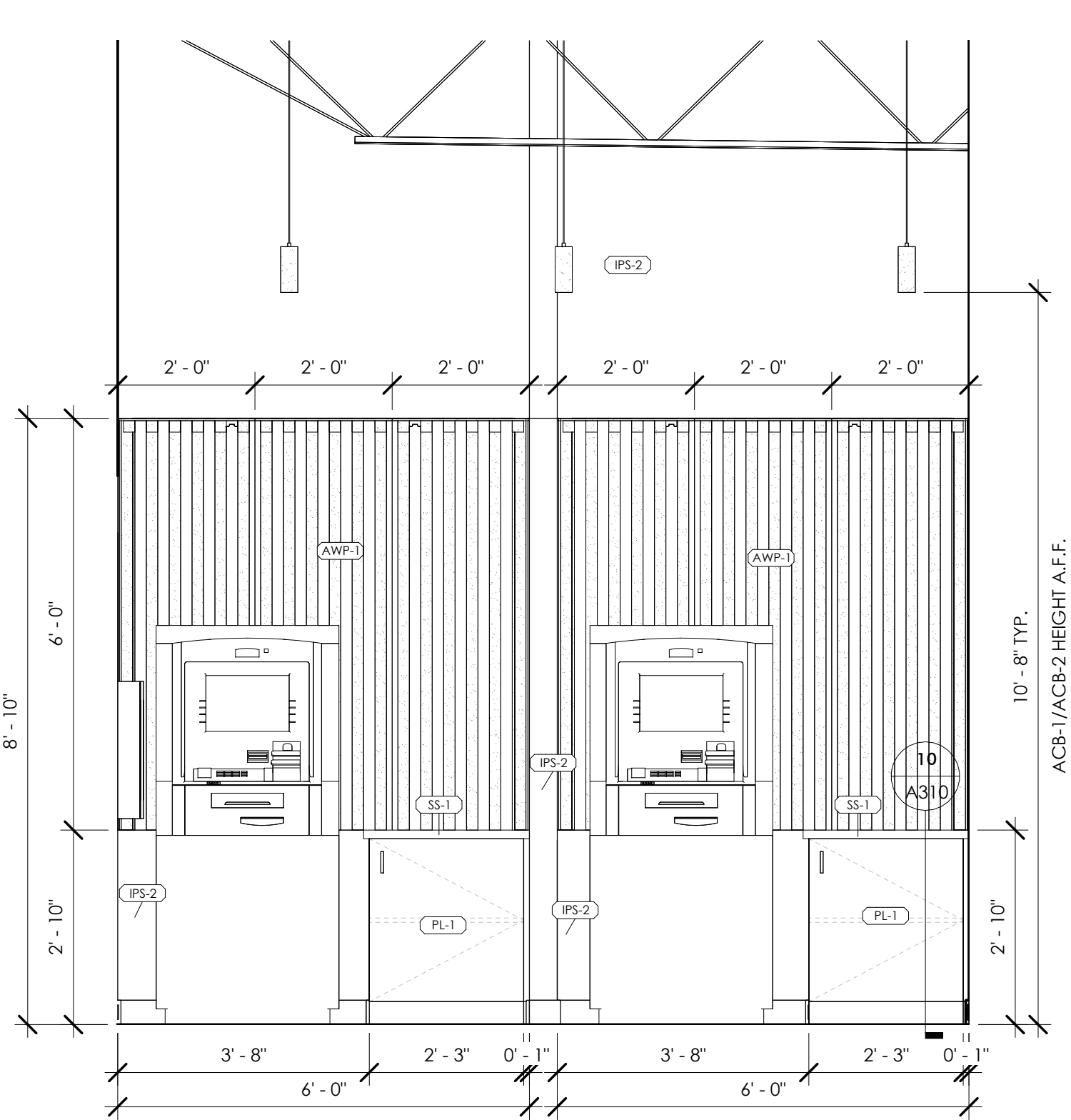
- ALL GYPSUM BOARD THROUGHOUT IS TO BE 5/8" TYPE-X AS A MINIMUM.
- ALL EXISTING INTERIOR WALLS THAT ARE TO REMAIN ARE TO BE PATCHED AS REQUIRED FROM NEW UTILITIES OR GENERAL CONSTRUCTION.
- INFILL OF EXISTING WALL OPENINGS IS TO RESULT IN FLUSH FINISHES ON BOTH SIDES OF THE WALL. UNLESS OTHERWISE NOTED, USE APPROPRIATE STUD FRAMING TO ACHIEVE DESIRED FIN

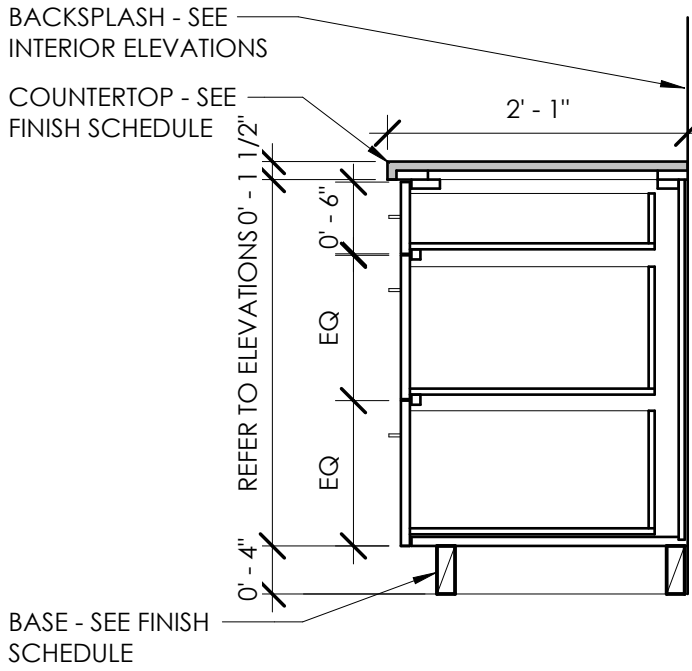


1 FIRST FLOOR ENLARGED PLAN - TENANT B/C
1/4" = 1'-0"

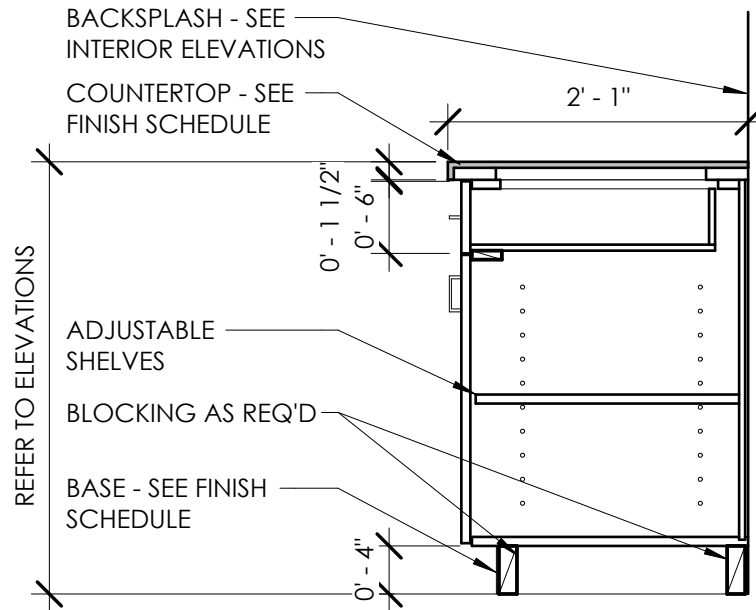
GENERAL NOTES

- ALL GYPSUM BOARD THROUGHOUT IS TO BE 5/8" TYPE-X AS A MINIMUM.
- ALL EXISTING INTERIOR WALLS THAT ARE TO REMAIN ARE TO BE PATCHED AS REQUIRED FROM NEW UTILITIES OR GENERAL CONSTRUCTION.
- INF

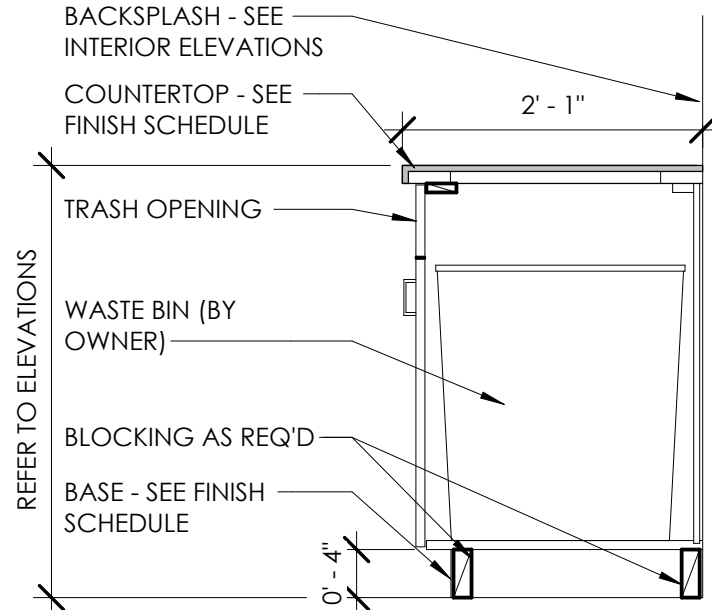




1
A310
BASE - 3 DRAWER
3/4" = 1'-0"



2
A310
BASE - DOOR/DRAWER
3/4" = 1'-0"





ARCHITECT
Driven Design Studio PLLC
117 West Michigan Avenue
Battle Creek, MI 49017
(269) 753-8040
cody@drivendesignstudio.com



ENGINEER
IGNYTE Design
38 Commerce Ave SW, Suite 450
Grand Rapids, MI
(269) 203-5058
jrumohr@ignyte.design

THIS DOCUMENT IS THE EXCLUSIVE
PROPERTY OF DRIVEN DESIGN. THE
DOCUMENT & THE INFORMATION IT
CONTAINS MAY NOT BE REPRODUCED
OR USED FOR OTHER THAN THE
SPECIFIC PROJECT FOR WHICH IT WAS
PREPARED WITHOUT THE EXPLICIT
CONSENT OF DRIVEN DESIGN.

PROJECT
BLUE OX JACKSON
PROJECT
1514 N W AVE, JACKSON, MI
CLIENT
Owner

ISSUE
Project Status

REVISION

