



CITY OF NEGAUNEE

PAID

AUG 04 2023

319 West Case Street, Negaunee, Michigan 49866, Phone: 906-475-7700 ext. 11 Fax: 906-475-0178

ZONING PERMIT APPLICATION

(LAND USES PERMITTED BY RIGHT)

CITY OF NEGAUNEE

Office Use Only: Case #, Date Received, Date of Inspection, Fee Received, Check Number, Permit #

APPLICANT: Sturmer LTD LLC / Brice Sturmer

ADDRESS: 400 Iron St Negaunee MI 49866 TELEPHONE (HOME): 715.923.9933

TELEPHONE (OTHER):

PROPERTY OWNER'S NAME AND ADDRESS (if not the applicant):

Brice Sturmer
367 County Rd Negaunee MI 49866

APPLICANT'S CAPACITY IF NOT PROPERTY OWNER :

- Builder, Have Option to Purchase, Agent/other

PROPOSED CONSTRUCTION SITE ADDRESS (if known): 400 Iron St Negaunee MI 49866

PARCEL SIZE: See survey document

PROPERTY DESCRIPTION: See survey document

NEAREST INTERSECTION: Iron/Silver

STREET FROM WHICH DRIVEWAY WILL ACCESS: NA

PARCEL (tax) NUMBER: 52 - 53 - 010. - -023 -00

PROPOSED USE:

- Single Family Home, Multi-Family Home, Commercial, Other (describe), Two Family Home, Addition

How Many Accessory Buildings Currently on Property? 0

Exterior Dimensions of Proposed Structure: see site plan drawing

Height of Structure and # of stories: 16'6" - 1 Square Footage of Structure: see site plan drawing

Is the Proposed Structure constructed of similar materials and have the same general appearance as the principal building? NA

Will the structure be used for a business or home occupation? Business

Cost of Construction: \$187,205

Builder's Name: Rock Elements LLC

Builder's State License #: _____




ATTACH PLOT SITE PLAN AS SPECIFIED IN CHAPTER 1283 OF THE CITY OF NEGAUNEE ZONING

ATTACH EVIDENCE OF PROPERTY OWNERSHIP.

LIST ANY ADJACENT PARCELS UNDER THE SAME OWNERSHIP: _____

AFFIDAVIT:

I agree the statements made above are true, and if found not to be true, any zoning permit that may be issued may be void. Further, I agree to comply with the conditions and regulations provided with any permit that may be issued. Further, I agree the permit that may be issued is with the understanding all applicable sections of the City of Negaunee Zoning Ordinance will be complied with. Further, I agree to notify the Zoning Administrator of City of Negaunee for inspection before the start of construction and when locations of proposed uses are marked on the ground. Further, I agree to give permission for officials of City of Negaunee, Marquette County, and the State of Michigan to enter the property subject to this permit application for purposes of inspection. Further, I hereby certify that the proposed work is authorized by the property owner, and that I have been empowered by the owner to make this application as his/her selected agent. Finally, I understand this is a zoning permit application (not a permit) and that a zoning permit, if issued, conveys only land use rights, and does not include any representation or conveyance of rights in any other statute, building code, deed restriction or other property rights.

Signed: 

Date: 8/3/23

Office Use Only:
 Approved Denied

Zoning Administrator

NOTE: Property lines & locations of proposed uses must be marked on the ground before a permit will be issued unless not applicable. Applicant must notify the Zoning Administrator when the property is marked and ready for inspection.

 Is marked at this time.

DRAWING INDEX:

NOTE - DRAWINGS CONTAIN ARCHITECTURAL DRAWINGS ONLY - PROJECT MECHANICAL, ELECTRICAL, AND PLUMBING PERMITS TO BE FILED BY THEIR RESPECTIVE TRADES. STRUCTURAL DESIGN WORK COMPLETED AS PART OF SEPARATE PACKAGE - SEE STRUCTURAL ADDENDUM TO BE SUBMITTED BY OWNER AS PART OF BUILDING PERMIT SUBMISSION

ARCHITECTURAL DRAWINGS:

- A-000 COVER DRAWING INDEX / GEN INFO
- A-002 GENERAL NOTES
- A-005 ACCESSIBILITY NOTES
- A-050 SITE PLAN EXISTING / PROPOSED
- A-060 CODE ANALYSIS / EGRESS DIAGRAM
- A-080 DEMOLITION PLAN
- A-100 FLOOR PLAN - PROPOSED
- A-120 CEILING PLAN - PROPOSED
- A-300 EXTERIOR BUILDING ELEVATIONS - PROPOSED
- A-700 EXTERIOR RENDERINGS FOR REFERENCE

PROJECT INFORMATION:

OWNER:
 BERNER, L.L.C.
 387 COUNTRY RD
 NEGAUNEE, MI 49898

TENANT:
 DINA, SLIP SHOT SANDWICHES
 1000 N. THIRD STREET
 BIRMINGHAM, MI 35203

GENERAL CONTRACTOR:
 BRYAN BRYAN
 450 EAST OHIO STREET
 MARQUETTE, MI 49855

PROJECT LOCATION:
 400 IRON STREET
 NEGAUNEE, MI 49898
 PH: 52-53410-003-00

PROJECT DESCRIPTION AND NOTES:

EXISTING BUILDING - APPROXIMATE 600 SF INTERIOR GROSS FORMER OFFICE BUILDING TO BE CONVERTED INTO PRIMARILY A TAKE OUT SANDWICH STYLE RESTAURANT WITH SMALL INTERIOR FIXED SEATING.
 NEW MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEM. NEW RESTROOM AND KITCHEN EQUIPMENT PER PLANS. NEW RAISED INTERIOR FLOOR TO PROVIDE FLUSH CONDITION TO EXISTING EXTERIOR SIDEWALK.
 NOTE: MECHANICAL, ELECTRICAL, AND PLUMBING CONVEYANCES TO BE FILED FOR PERMITTING SEPARATELY AS A DESIGN BUILD WITH GENERAL CONTRACTORS SUBCONTRACTORS. ALL REFERENCES CITED HEREIN FOR REFERENCE ONLY AND MAY BE SUPERSEDED DURING REQUISITE PERMIT SUBMISSIONS.

GENERAL CONTRACTOR RESPONSIBLE FOR ALL MEANS AND METHODS REGARDING ANY MATERIALS CONTAMINATION.

BUILDINGS CODES REFERENCED FOR PROJECT:

- 2015 MICHIGAN BUILDING CODE
- 2015 MICHIGAN ELECTRICAL CODE
- 2015 MICHIGAN PLUMBING CODE
- 2015 MICHIGAN MECHANICAL CODE
- 2015 INTERNATIONAL FIRE AND SAFETY CODE
- 2018 NFPA 101
- 2018 ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS

EROSION CONTROL NOTE:

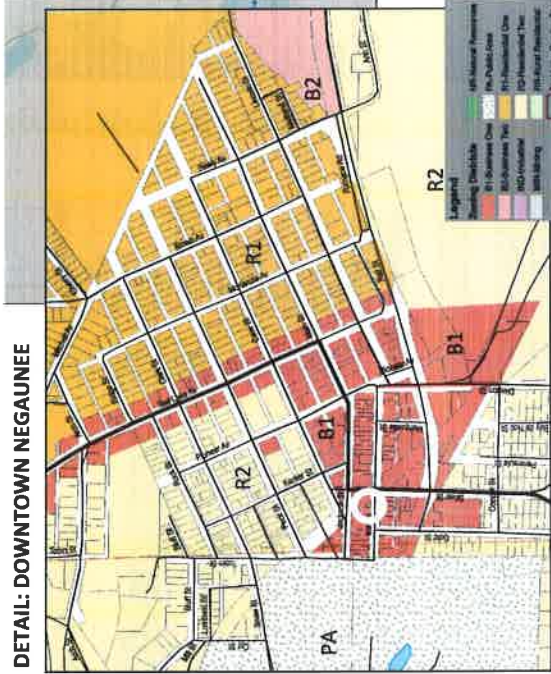
GENERAL CONTRACTOR IS RESPONSIBLE FOR APPLICATION FOR SOIL EROSION CONTROL DUE TO PROXIMITY TO ANY REQUISITE BODIES OF WATER. G.C. TO FILE WITH THE SOIL EROSION AND SEDIMENTATION CONTROL PROGRAM (BESC) AS REQUIRED.



PROJECT LOCATION



DETAIL: DOWNTOWN NEGAUNEE



ZONING DISTRICT 'B1'

RAD

RDW ARCHITECTURE & DESIGN
 104 POPE ST., MARQUETTE, MI 49801
 INFO@RDW-MI.COM T: 231-851-1818

PROJECT NAME
 NEGAUNEE SANDWICH SHOP

PROJECT ADDRESS
 400 IRON STREET
 NEGAUNEE, MI

ISSUE DATE
 JULY 27, 2023

FOR MUNICIPAL SUBMISSION
 FOR BUILDING PERMIT

DRAFT

DRAWING TITLE
 SITE PLAN DIAGRAM

DRAWING NUMBER
 A-000

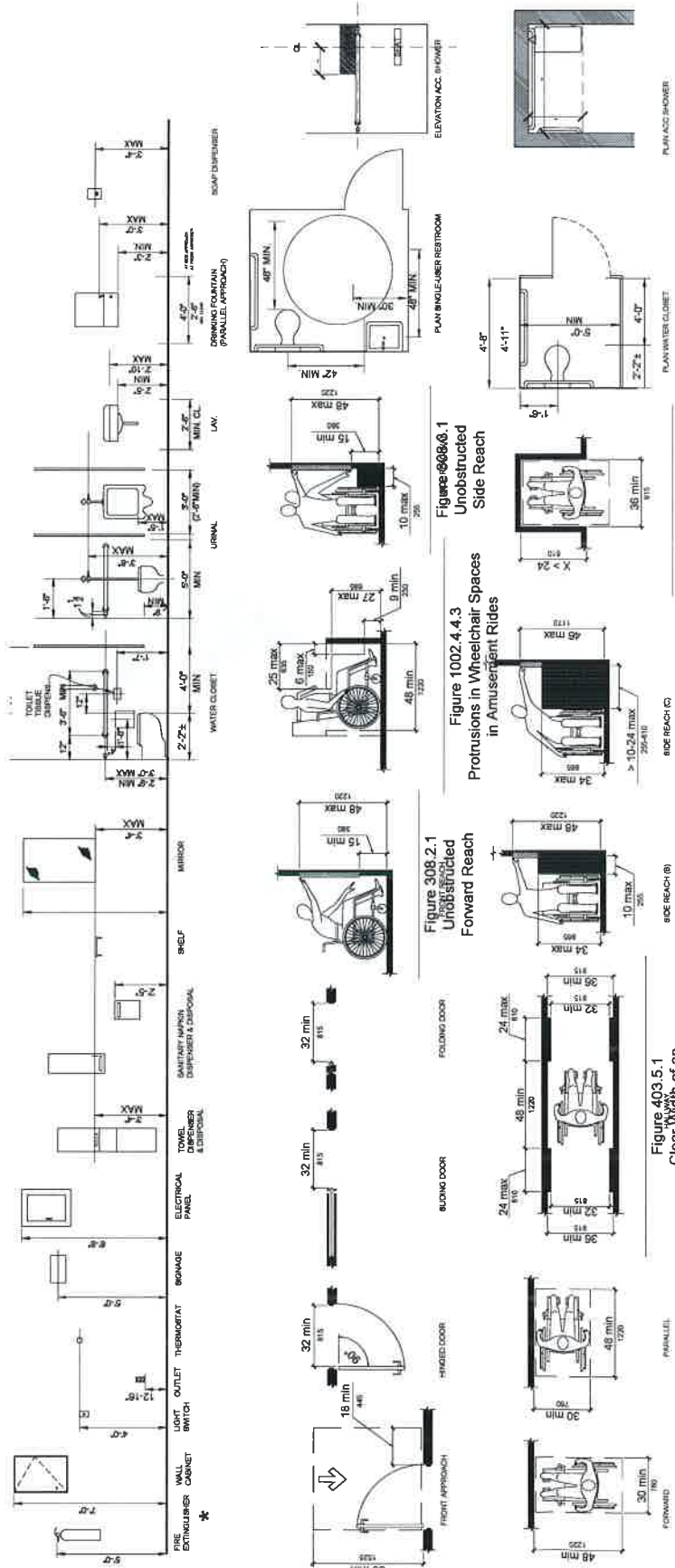
ADA NOTES

- WHERE SEPARATE FACILITIES ARE PROVIDED FOR NON-DISABLED PERSONS OF EACH SEX, SEPARATE FACILITIES SHALL BE PROVIDED FOR DISABLED PERSONS OF EACH SEX. ALSO, WHERE UNISEX FACILITIES ARE PROVIDED FOR NON-DISABLED PERSONS, SUCH UNISEX FACILITIES SHALL BE PROVIDED FOR THE DISABLED.
- WHERE SANITARY FACILITIES ARE LOCATED ON ACCESSIBLE FLOORS OF A BUILDING THEY SHALL BE MADE ACCESSIBLE TO THE PHYSICALLY DISABLED.
- PASSAGEWAYS LEADING TO SANITARY FACILITIES SHALL HAVE A CLEAR ACCESS WIDTH DESCRIBED IN CHAPTER 10 OF ADA GUIDELINES. ALL DOORWAYS TO SUCH FACILITIES SHALL BE MADE ACCESSIBLE TO THE PHYSICALLY DISABLED.
- A CLEAR ACCESS WIDTH OF 32" SHALL BE MAINTAINED AT ALL TIMES.
- A LEVEL AND CLEAR AREA FOR A MINIMUM DEPTH OF 60" IN THE DIRECTION OF THE DOOR SWING AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION, AND 48" WHERE THE DOOR SWINGS AWAY FROM THE LEVEL AND CLEAR AREA.
- SINGLE ACCOMMODATION TOILET FACILITIES SHALL HAVE THE FOLLOWING: THERE SHALL BE SUPPORT SPACE IN THE TOILET ROOM FOR A WHEELCHAIR. THE TOILET SHALL BE LOCATED WITH A MINIMUM CLEAR SPACE OF 30" FROM A FIXTURE OR 32" FROM A WALL AT ONE SIDE OF THE WATER CLOSET A MINIMUM OF 48" IN FRONT OF THE WATER CLOSET.
- GRAB BARS LOCATED ON EACH SIDE, ON ONE SIDE AND THE BACK OF THE PHYSICALLY DISABLED TOILET STALL OR COMPARTMENT, SHALL BE SECURELY ATTACHED TO THE WALL OR PARTITION. GRAB BARS SHALL BE LOCATED TO THE CENTER LINE OF THE WATER CLOSET STALL AND SHALL BE AT LEAST 42" LONG WITH THE FRONT END PORTIONED 24" IN THE FRONT OF THE WATER CLOSET STALL. GRAB BARS SHALL BE 30" HIGH FROM THE FINISHED FLOOR TO THE TOP OF THE GRAB BAR. GRAB BARS SHALL BE MOUNTED TO A WALL, THE GRAB BARS SHALL PROVIDE EQUIVALENT GRIPPING SURFACE IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL. THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1 1/2".

- A CLEAR FLOOR SPACE OF 60" SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH. SUCH CLEAR SPACE SHALL ALSO OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND INTO ONE AND TWO SPACE AT THE LAVATORY.
- ALL PRIMARY ENTRANCES TO BUILDINGS ARE EXISTING, OF HISTORIC DESIGNATION AND SHALL REMAIN.
- EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF ANY SPECIAL KNOWLEDGE, HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE INSTALLED BETWEEN 36" AND 48" ABOVE THE FLOOR. LATCHING AND LOCKING DEVICES SHALL BE OPERABLE WITH A SINGLE EFFORT BY LOWER-TYPE HARDWARE, BY PRONG, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. CLOSED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.
- EVERY REQUIRED EXIT DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 32" IN WIDTH AND NOT LESS THAN 6' 8" IN HEIGHT. THE CLEARANCE UNDER THE DOOR SHALL BE NOT LESS THAN 4" OF OPENING AT LEAST 90 DEGREES AND SHALL BE 30" MOUNTED THAT THE CLEAR WIDTH OF THE ENTRY IS NOT LESS 32".
- FOR HINGED DOORS, THE OPENING WIDTH SHALL BE MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. AT LEAST ONE OF A PAIR OF DOORS SHALL MEET THIS OPENING WIDTH REQUIREMENT.
- THRESHOLDS SHALL NOT EXCEED 1/4" IN HEIGHT.
- THE FLOOR OR LANDING ON EACH SIDE OF AN EXIT DOOR SHALL BE LEVEL. THE FLOOR SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60" AND A WIDTH OF AT LEAST 48" AND SHALL BE MOUNTED TO A WALL, THE GRAB BARS SHALL PROVIDE EQUIVALENT GRIPPING SURFACE IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL. THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1 1/2".

- THE FLOOR OR LANDING ON EACH SIDE OF AN EXIT DOOR SHALL BE LEVEL. THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60" INCHES AND A WIDTH OPPOSITE THE DIRECTION OF DOOR SWING OF 48" INCHES AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION. DIMENSION PLAN.
- THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL BE 48" MINIMUM. THE OTHER SIDE OF THE DOOR SHALL BE 42" MINIMUM. THE DOOR FOR EXTERIOR DOORS AND 10 INCHES PAST THE STRIKE EDGE FOR INTERIOR DOORS.
- THE SPACE BETWEEN TWO CONSECUTIVE DOOR OPENINGS IN A VESTIBULE SERVING OTHER THAN A REQUIRED EXIT STAIRWAY SHALL PROVIDE A MINIMUM OF 48 INCHES OF CLEAR SPACE FROM ANY DOOR OPENING INTO SUCH VESTIBULE WHEN THE DOOR IS POSITIONED AT AN ANGLE OF 90 DEGREE FROM ITS CLOSED POSITION. THE SPACE SHALL BE MEASURED EITHER IN THE DIRECTION OR AWAY FROM THE SPACE BETWEEN THE DOORS.
- MAXIMUM EFFORT TO OPERATE DOOR SHALL NOT EXCEED 8.5 POUNDS FOR INSTALLATION OF A DOOR NOT LESS THAN 32" IN WIDTH AND NOT LESS THAN 6' 8" IN HEIGHT. THE CLEARANCE UNDER THE DOOR SHALL BE NOT LESS THAN 4" OF OPENING AT LEAST 90 DEGREES AND SHALL BE 30" MOUNTED THAT THE CLEAR WIDTH OF THE ENTRY IS NOT LESS 32".
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- LA VATORY CABINET TO A WALL SHALL BE LOCATED WITH A MINIMUM DISTANCE OF 18 INCHES TO THE CENTER LINE OF THE FIXTURE. AN ACCESSIBLE LAVATORY SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34 INCHES ABOVE THE FINISHED FLOOR AND WITH A CLEARANCE OF 34 INCHES ABOVE THE FINISHED FLOOR AND WITH A CLEARANCE OF 30 INCHES IN WIDTH WITH A MINIMUM DEPTH AT THE TOP. THE CLEARANCE SHALL BE THE SAME WIDTH AND SHALL BE A MINIMUM OF 17 INCHES DEEP FROM THE FRONT OF THE LAVATORY AND A MINIMUM 9 INCHES HIGH FROM THE FLOOR.
- HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE GRASPING, PINCHING OR TWISTING OF THE HAND AND SHALL NOT REQUIRE THE TIGHT GRASPING, PINCHING OR TWISTING OF THE HAND OR MORE THAN SUB-LEVEL OPERATED, PUSH-TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. OPERATING MECHANISMS SHALL BE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.



FOR MUNICIPAL SUBMISSION
FOR BUILDING PERMIT

DRAFT

RAD ARCHITECTURE & DESIGN
1014 PARK ST., MARQUETTE, MI 49801
PROJECT NAME: NEGAUNEE SANDWICH SHOP

PROJECT ADDRESS: 400 IRON STREET
NEGAUNEE, MI

DATE: JULY 27, 2023

DRAWING TITLE: ACCESSIBILITY DIAGRAMS

DRAWING NUMBER: A-005

Figure 308.2.1
Unobstructed Forward Reach

Figure 1002.4.4.3
Pronusions in Wheelchair Spaces
in Amusement Rides

Figure 308.2.1
Unobstructed Forward Reach

Figure 403.5.1
Clear Width of an

Figure 308.2.1
Unobstructed Forward Reach

Figure 1002.4.4.3
Pronusions in Wheelchair Spaces
in Amusement Rides

Figure 308.2.1
Unobstructed Forward Reach

Figure 1002.4.4.3
Pronusions in Wheelchair Spaces
in Amusement Rides

RAD

ROM ARCHITECTURE & DESIGN
 104 PINE ST., MARQUETTE, MI 49801
 info@romad.com T: 226.861.0769

PROJECT NAME:
 MEGAFAEE SANDWICH SHOP

PROJECT ADDRESS:
 400 IRON STREET
 MEGAFAEE, MI

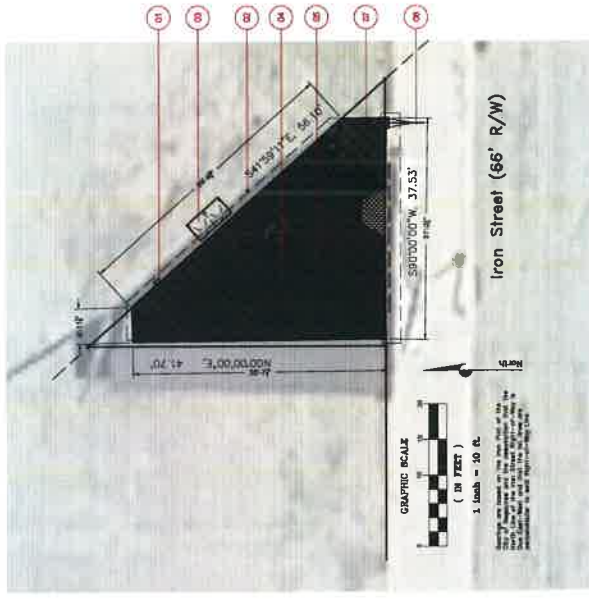
ISSUE DATE:
 -JUL 27, 2023

FOR MUNICIPAL SUBMISSION
 FOR BUILDING PERMIT

DRAWING TITLE:
 SITE PLAN DIAGRAM

DRAWING NUMBER:
 A-050

- NOTES:
- GENERAL CONTRACTOR TO CONFIRM ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY ANOMALIES
- EXISTING ELECTRICAL SERVICE ENTRANCE INTO BUILDING - CONFIRM LOCATION WITH ELECTRICAL PERMIT DRAWINGS / PERMIT SUBMISSION
 - EXISTING GAS SERVICE TO BUILDING - CONFIRM REUSE / LOCATION WITH MECHANICAL / PLUMBING DRAWINGS / PERMIT SUBMISSION
 - EXTERIOR RUBBISH / DUMPSTER LOCATION - CONFIRM WITH CITY OF MEGAFAEE AS REQUIRED. ASSUME 2 YD DUMPSTER
 - EXISTING MIMIC-SLOPE ROOF - REPLACE ROOFING AS REQUIRED. PROVIDE DRAINAGE PLAN FOR MORE INFORMATION AND MECHANICAL SPECIFICATIONS FOR MORE INFORMATION REGARDING EQUIPMENT
 - PARAPET MOUNTED SIGNAGE - SEE ELEVATIONS
 - PROJECTING SIGNAGE - SEE ELEVATIONS
 - EXISTING EXTERIOR COVERED ENTRANCE TO BE FILLED IN AND CONVERTED TO INTERIOR SPACE



CERTIFICATE OF SURVEY

ORDERED BY: BRICE STURMER -OWNER
 VELODRONE COFFEE COMPANY
 500 W. WASHINGTON STREET
 MARQUETTE, MI 49855

DESCRIPTION: A parcel of land located and situate in the City of Negaunee, County of Marquette, State of Michigan, and further described as follows, to-wit:
 Lot 24 and the East 2 and 5/8 feet of Lot 25 of the Iron Plat, City of Negaunee, County of Marquette and State of Michigan.
 (As recited in Document Number 2022R-07968)

Old C. & N.W. RR (100' R/W)

Building Footprint

Building Corner is 0.1' East of Boundary

Building Corner is 0.1' West of Boundary

Building Corner is 0.5' South of Boundary

Building Corner is 0.5' South of Boundary

Iron Street (66' R/W)

Lot 25

Lot 24

2-5/8 ft.

34759 1/4° E, 86.10'

38000° 00' W, 37.53'

38000° 00' W, 37.53'

41.70'

590700° 00' W, 37.53'

GRAPHIC SCALE
 (IN FEET)
 1 inch = 10 ft

SURVEYOR'S CERTIFICATE
 I hereby certify that I have surveyed and prepared the land above plotted and/or described on this plan, and that the corners and lines are as shown on this plan, and that the same are in accordance with the requirements of P.L. 132 of 1897 as amended. No fees have been collected.

DATE: _____

BY: NEIL J. LYNCH, P.S. / 41918

DATE OF THIS SURVEY	01-03-2023
SCALE	1" = 10'
SHEET	2 OF 2
JOB NO.	2022-122

Neil J. Lynch, P.S.
 Professional Surveying Services
 2022-2023
 (0007) 348-2023

Lynch Surveying L.L.C.

1
 A-050
 EX. SITE PLAN BY OTHERS
 SCALE: 1/8" = 1'-0"

NOTES:

THIS DRAWING FOR INFORMATIONAL USE ONLY AND NOT FOR GENERAL BUILDING PERMIT SUBMISSION. GENERAL CONTRACTOR TO CONFIRM ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY ANOMALIES.

- 1: REMOVE EXISTING EXTERIOR STOREFRONT. INSPECT STRUCTURE AND NOTIFY ARCHITECT OR ANY DEPENDENCIES REQUIRING ATTENTION.
- 2: REMOVE EXISTING NON-LOAD BEARING VERTIBULE
- 3: REMOVE EXISTING INTERIOR FLOOR COVERINGS IF PRESENT. PREPARE FLOOR FOR NEW INSTALLATION OF RAISED INTERIOR FLOORING - SEE PLANS
- 4: REMOVE EXISTING FIREPLACE AND ASSOCIATED CHIMNEY
- 5: REMOVE EXISTING NON-LOAD BEARING INFILL AT FORMER WINDOW LOCATION FOR NEW WINDOW INSTALLATION
- 6: REMOVE EXISTING RESTROOM AND ASSOCIATED WORKING AS REQUIRED
- 7: REMOVE EXISTING WINDOW AND PREPARE FOR NEW REPLACEMENT WINDOW

RAD
 RAD ARCHITECTURE A DESIGN
 1014 PINE ST., MARQUETTE, MI 49822
 rad@rad-arch.com T 228.881.8788

PROJECT NAME:
 NEGAUNEE SANDWICH SHOP

PROJECT ADDRESS:
 400 IRON STREET
 NEGAUNEE, MI

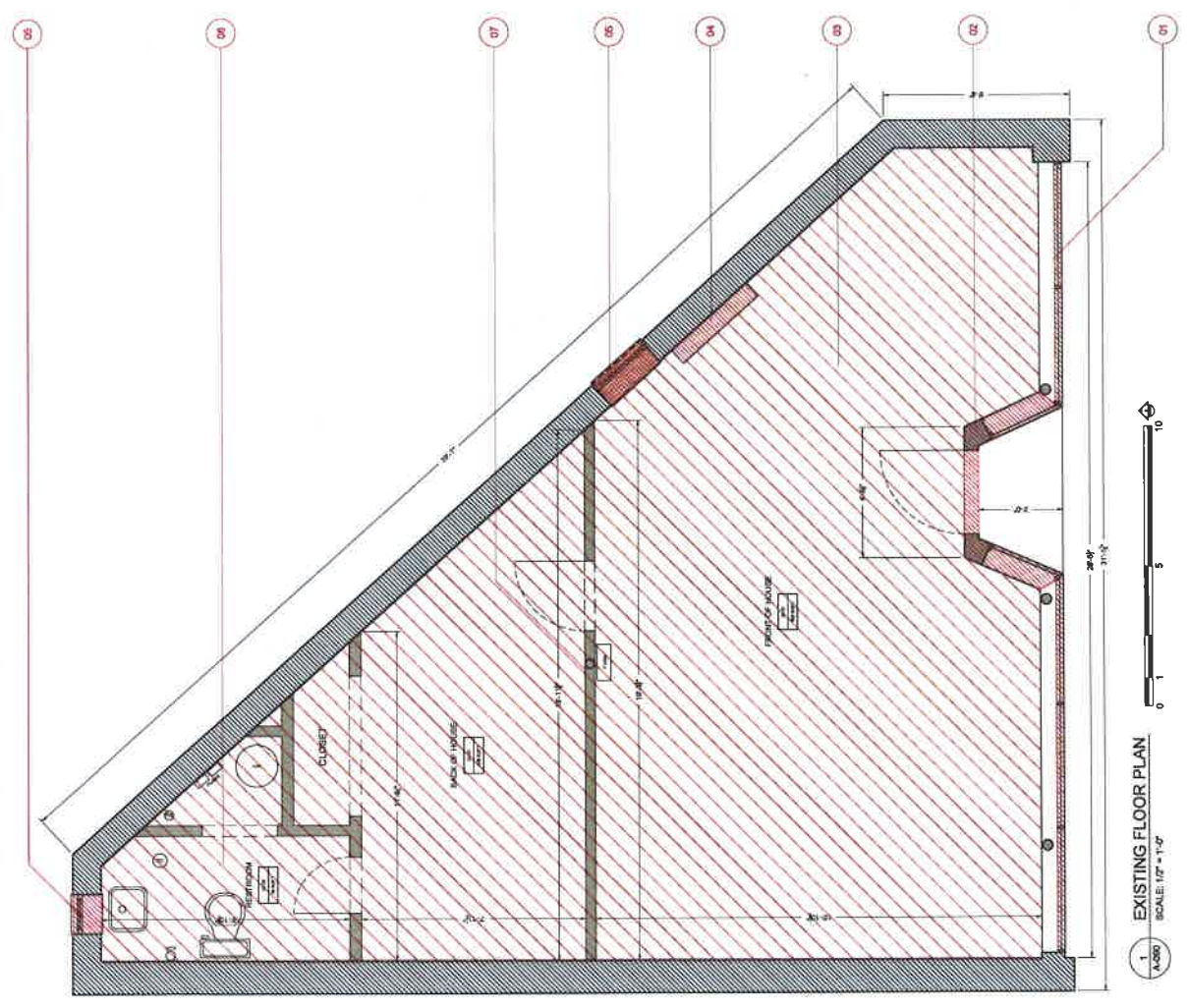
ISSUE DATE:
 JULY 27, 2023

FOR MUNICIPAL SUBMISSION
 FOR BUILDING PERMIT

DRAFT

DRAWING TITLE:
 FLOOR PLAN
 EXISTING CONDITIONS

DRAWING NUMBER:
 A-090





FOR MUNICIPAL SUBMISSION
DRAFT
FOR BUILDING PERMIT

RAD

RAD

HOW ARCHITECTURE & DESIGN
1000 W. WASHINGTON ST.
ANN ARBOR, MI 48106
T 734.961.8188

PROJECT ADDRESS:
400 IRON STREET
MEGAUNEE, MI

ISSUE DATE:
JULY 27, 2025

FOR MUNICIPAL SUBMISSION
FOR BUILDING PERMIT

DRAWING TITLE
EXTERIOR VIGNETTES

DRAWING NUMBER
A-700



WARRANTY DEED

The GRANTOR, **KELLY JANDRON dba JANDRON CUSTOM HOME BUILDERS**, of 747
Everett St., Negaunee, MI 49866,

conveys and warrants
to the GRANTEE, **STURMER LTD, L.L.C.**, a Michigan limited liability company, with its
registered office located at 367 County Rd., Negaunee, MI 49866,

the following described premises in the City of Negaunee, County of Marquette, State of Michigan,
described as follows:

Lot 24 and the East 2 and 5/6 feet of Lot 25 of the Iron Plat, according to the recorded plat thereof.

Subject to mineral rights, mineral reservations, mineral exceptions, easements and building and use
restrictions of record, and all other conditions, reservations, exceptions and restrictions as may be
contained in any conveyance constituting the recorded chain of title to said premises, and subject to all
applicable zoning laws, ordinances and visible easements, if any.

for NINETEEN THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$19,500.00).

Date: 8-9-2022

Kelly Jandron
Kelly Jandron dba Jandron Custom Home Builders

STATE of MICHIGAN)
COUNTY of MARQUETTE) ss.

The foregoing instrument was acknowledged before me this 9th day of August, 2022, by Kelly
Jandron dba Jandron Custom Home Builders.

Tina M. Watkeys
Notary public,

State of Michigan, County of _____
My commission expires: _____
Acting in the County of _____

Drafted by and
when recorded return to:
Brian D. Sheridan
Steward & Sheridan, P.L.C.
205 South Main Street
Ishpeming MI 49849
906-485-6311

**TINA M. WATKEYS
NOTARY PUBLIC, STATE OF MI
COUNTY OF MARQUETTE
MY COMMISSION EXPIRES MARCH 30, 2023**