

Planning Commission Agenda

Tuesday, November 18, 2025 at 7:00 PM 27400 Southfield Road, Lathrup Village, Michigan 48076

- 1. Call to Order
- 2. Pledge of Allegiance
- 3. Roll Call
- 4. Approval of Agenda
- 5. Approval of Meeting Minutes
 - A. October Meeting Minutes
- 6. Public Comment
- 7. Old Business and Tabled Items
- 8. New Business
 - A. Cryptocurrency ATM Ordinance Public Hearing
 - B. 27601-27651 Southfield Road Site Plan Review
- 9. General Communication
 - A. Site Development Update
- 10. Adjourn



Planning Commission Minutes

Tuesday, October 21, 2025 at 7:00 PM 27400 Southfield Road, Lathrup Village, Michigan 48076

1. Call to Order at 7:01pm

2. Roll Call

Present: Hillman, Scussel, Nordmoe, Robinson, Abraham, Hammond, Clarke at 7:05pm

Also Present: DDA Director Colson, Attorney Baker, City Clerk Emanuel, DDA/CED Project Coordinator Kennedy

Absent: N/A

Motion by Commissioner Hammond, seconded by Commissioner Robinson to excuse Commissioner Clarke's tardiness.

Yes: Hillman, Scussel, Hammond, Nordmoe, Abraham, Robinson

No: N/A

Motion Carried

3. Approval of Agenda

Motion by Commissioner Scussel, seconded by Commissioner Hammond to approve the agenda.

Yes: Hillman, Scussel, Hammond, Nordmoe, Abraham, Robinson

No: N/A

Motion Carried

4. Approval of Meeting Minutes

A. September Meeting Minutes

Motion by Commissioner Robinson, seconded by Commissioner Scussel to approve the September 16, 2025 meeting minutes.

Yes: Hillman, Scussel, Hammond, Nordmoe, Abraham, Robinson

No: N/A Motion Carried

5. Public Comment

Diane Anderson, commented in part about buildings dating back to the 1950's, Historic status for buildings, grants related to Historic preservation, and the City coordinating with Preservation Michigan.

6. Old Business and Tabled Items

A. Proposed Cryptocurrency ATM Ordinance

DDA Director Colson, DDA/CED Project Coordinator Kennedy, Attorney Baker, and the Planning Commission discussed wording for the proposed Cryptocurrency ATM Ordinance including:

- The response from Lt. Zang regarding the Police view on the proposed ordinance
- Asking about New Customers and how they would be identified
- Daily and weekly truncation limits on the machines similar to what ATM's have
- Enforcement of daily/weekly limits and all aspects of the ordinance through the Code Enforcement Officer and the Police Department
- Requiring Identification
- Location restrictions of at least a mile between the machines
- Banks controlling ATM's versus the City Government for Cryptocurrency machines
- Machines might be owned by the store owner or someone who leases the space in the store
- Machine owner filling out applications and attesting to follow the ordinance during the Licensing process
- A study of the frequency of use of the machines
- Victims that might not have come forward due to embarrassment
- Some machines are mixed use both ATM and Crypto
- Asking City Council to have a Moratorium on these machines
- Notice of adoption published in the paper for approved ordinances

7. New Business None

8. Other Matters for Discussion None

9. **General Communication**

A. Site Development Update Report

DDA Director Colson, gave updates on the status of development projects.

B. Review Attendance Policies

Commissioner Hammond, reiterated some of the discussion from the City Council meeting last night, including that the City Charter already has language regarding attendance, and a former concern of not having quorum due to absences was alleviated when the Commission went from 5 to 7 members, and making sure members know the attendance expectations. Attorney Baker shared that Council

emphasized Committee and Commission members informing the DDA Director or Chair of the Commission if they are going to be absent, so they can be excused.

Commissioner Hillman, expressed the importance of being at the meetings to have quorum for site plans, and providing prior notification if we will not have quorum.

CED/DDA Project Coordinator Kennedy, that City Council wants the Planning Commission to look into the Sign Ordinance, that used to be zoning and is now a general ordinance.

Chair Hillman commented:

- The importance of creating Lathrup Village Planning Commission emails for each member and shared the address of the one that he created.
- Using reply vs reply all when sending emails and the Open Meetings Act and that discussions have to take place in a public meeting.
- City Council passed the Solar Ordinance previously approved by the Commission.
- Thanks to CED/DDA Project Coordinator Kennedy for all his work on the Ordinance.
- What is the next phase of the Master Plan review, and DDA Director Colson said he would email the timeline.
- Asked DDA Director Colson to ask City Administrator Greene to provide more than a 3 day Public notice for residents.

Commissioner Nordmoe, asked about the SWOT analysis he emailed DDA Director Colson and how it will be shared or used and DDA Director Colson, Attorney Baker, and Clerk Emanuel responded, and Commissioner Nordmoe will share his ideas at upcoming meetings.

Commissioner Hillman, commented in part: on the Planning Commission's role in disposition of City owned property and wanting the City Council to pause the solicitation of bids until after the completion of the Master Plan review.

Commissioner Clarke commented:

- Inquired about a link between future updating and the review of the Master Plan
- Future land use map
- Alternate use of the triangle and not giving it away so quickly

Attorney Baker responded to Commissioner Clarke, mentioning that it is not unheard of to contemplate future use of property for the Master Plan, that the City is interested in divesting City owned property to increase revenue, and the City Council liaison can take the concern back to City Council.

Chair Hillman, shared his concern that site plans would be reviewed under the current Master Plan at the same time, that the City is currently updating the Master Plan.

Attorney Baker, added that the Parcel owned by the DDA is out of the City Council's hands, and they can sell it without input or approval by the City Council or any other body.

DDA Colson, shared information about the proposed Urban Nursery that has an educational component and low traffic volume, compared to multi family or commercial uses that would also be allowed in that

Item 5A.

Village Center area, and this DDA owned property is the Northeast Triangle and that the City owns the Southwest Triangle.

Commissioner Hammond, clarified that the request to take back to Council is to consider pausing action on the City owned parcel until there is an opportunity to provide input to the Master Plan for future land use.

Chair Hillman, expressed in part: that this is a way to be democratic and use this parcel of land as a topic of conversation in the Master Plan review.

Commissioner Robinson, likes it for a Nature Preserve.

CED/DDA Project Coordinator Kennedy, explained challenges that come with developing these properties, including the need of cutting, clearing, and abatement of invasive species

Chair Hillman, thought that Parks & Recreation might want to have some input on the property's use.

Commissioner Hammond, mentioned that City Council posts these requests for plans, but they do not always take action on the proposals that they receive, and this is the second time that they have asked for proposals and before they did not receive any bids.

10. Adjourn

Motion by Commissioner Robinson, seconded by Commissioner Abraham to adjourn at 8:31pm.

Yes: Hillman, Scussel, Hammond, Nordmoe, Abraham, Robinson

No: N/A

Motion Carried



memorandum

DATE: November 14, 2025

TO: Lathrup Village Planning Commission

FROM: Eric Pietsch & Jill Bahm, Giffels Webster

SUBJECT: Zoning Amendment – Cryptocurrency ATMs

Previous Action/Discussion

- At the October 21, 2025 meeting, the Planning Commission reviewed the current draft language of the
 proposed ordinance amendment pertaining to cryptocurrency ATMs. In response, the Planning
 Commission requested limiting the number of cryptocurrency ATMs within 1 mile of each other, adding
 restrictions on the number of transactions allowed within a 24-hour period, and the removal of the
 language pertaining to new users. These changes are reflected in the updated draft of this proposed
 ordinance amendment attached.
- On August 19, 2025, the Planning Commission received public comment pertaining to its continued discussion regarding whether or not to allow cryptocurrency ATMs in the city. One person spoke in strict opposition to these types of machines, which led to some consideration of an outright ban. While a ban is an option, there was concern that potential lawsuits could result in a strain on city resources. As an alternative, the Commission was open to allowing them in the Commercial Vehicular (CV) district only. Additionally, it is widely agreed upon that any machine placed in the city should have warning notices that communicate the risks associated with participating in cryptocurrency transactions.
- At the July 15, 2025 meeting, the Planning Commission discussed amending the ordinance to allow cryptocurrency ATMs in certain areas of the city and establishing standards with the intent to protect the health, safety, and welfare of the public. The Commission requested the Virtual Currency Machine Ordinance of Grosse Pointe Farms be used as guidance for consideration of draft language for an ordinance in Lathrup Village.

Introduction

What prompted this amendment?

• The following information is in response to a request from the Planning Commission's desire to learn more about cryptocurrency and its evolving presence within communities. At a recent Planning Commission meeting where check cashing businesses were a topic of discussion, a resident commented on a report out of Waterford Township, MI that highlighted security concerns while using crypto kiosks or ATMs. There is interest in determining if municipalities are regulating cryptocurrency establishments (mainly kiosks or ATMs) and what the current findings unveil.

Current Language

What does the ordinance say?

• The ordinance does not include any provisions for cryptocurrency/virtual currency or the machines that service cryptocurrency transactions, nor does it define a term, or related term.

What does the Master Plan say?

• Cryptocurrency, or digital currency, is a relatively new concept that is increasingly becoming more mainstream. Therefore, the Master Plan is silent as it relates to these terms.

Security Concerns

As one example, the legal status of bitcoin, as a cryptocurrency, varies substantially from one jurisdiction to another. Because of cryptocurrency's decentralized nature and its global presence, regulating bitcoin is difficult. However, the use of bitcoin can be criminalized, and shutting down exchanges and the peer-to-peer economy in a given country would constitute a de facto ban (Jacob Weindling "China May Be Gearing Up to Ban Bitcoin). The use of bitcoin by criminals has attracted the attention of financial regulators, legislative bodies, and law enforcement. Nobel-prize winning economist Joseph Stiglitz says that bitcoin's anonymity encourages money laundering and other crimes. This is the main justification behind bitcoin bans. As of November 2021, nine countries applied an absolute ban (Algeria, Bangladesh, China, Egypt, Iraq, Morocco, Nepal, Qatar, and Tunisia) while another 42 countries had an implicit ban.

In Lathrup Village, there is recognition that cryptocurrency ATMs offer legitimate currency transactions and that the technology is becoming more widely used. Therefore, when considering an ordinance amendment, the Planning Commission should focus on ways to ensure the public health, safety, and welfare are protected.

Considerations for Permitting Cryptocurrency ATMs

- Establishing a definition(s)
- Location: which zoning districts to allow the use
- Establish requirements for posted warnings of the risks associated with cryptocurrency transactions.

Additional Research

The following information was included in previous discussions with the Planning Commission and is provided for reference and familiarity of the terms previously used.

- **Cryptocurrency** is a digital currency in which transactions are verified and records maintained by a <u>decentralized</u> system using <u>cryptography</u>, rather than by a <u>centralized</u> authority.
- Cryptography is the art of writing or solving codes.
- Decentralize means to be controlled by several local offices or authorities rather than one single one.

Per Oswego University of NY:

- Cryptocurrency, or crypto, is a form of digital currency that can be used for internet-based electronic
 payments or as a store of value. The idea of "digital cash" isn't new—credit cards, PayPal, Venmo,
 and other payment methods permitting easy, traceable electronic transactions came before.
- Cryptocurrency differs from other digital transactions primarily through its decentralized nature and
 use of blockchain technology. Unlike traditional digital transactions that are managed by banks or
 payment processors, cryptocurrencies operate on a peer-to-peer network secured by cryptography and
 recorded on a public, transparent blockchain (source: coursera).
- Blockchain technology is a shared, immutable (can't be tampered with) ledger that records
 transactions in a secure and transparent way. It's a decentralized system where data is stored in blocks
 that are linked together in a chain, making it difficult to alter or tamper with past records. This technology
 is often associated with cryptocurrencies like <u>Bitcoin</u>, but it has potential applications in various
 industries beyond finance.
- Bitcoin is the first <u>decentralized cryptocurrency</u>. Based on a <u>free-market</u> (supply & demand) ideology, bitcoin was invented in 2008.

Waterford Township Reported Scam

Police warn of rise in Bitcoin ATM scams in Waterford, install large signs (wxyz.com)

- The Waterford Police Department started an initiative to post large warning signs next to Bitcoin ATM
 machines at nearly 20 local businesses around Waterford, cautioning customers before sending large
 sums of money to potential scammers. However, nothing has been written into an ordinance.
- The report states law enforcement was able to retrieve \$7,000 of the victim's cash, which had the transition gone through, would have amounted to \$16,000.
- Waterford police say these types of attempted scams occur at least once a week and that cases have ranged from \$500 - \$500,000 where the money is almost always lost.

State of Michigan

 There was no finding of any instance of a codified regulation in Michigan, and there are no real statewide guidelines or regulations regarding crypto ATMs – it seemingly continues to be a gray area, policy wise.

Other States

 Omaha, Nebraska, which recently passed an ordinance <u>requiring</u> all crypto ATMs to have a written warning to alert users of potential fraud or scam risks.

Sec. 3.13. – Cryptocurrency teller machine warning notice.

- (a) Any person or business operating or providing access to a functioning crypto automated teller machine (ATM) or Bitcoin teller machine (BTM) on its premises shall post a written warning in the form of a sign within readable sight of the crypto ATM or BTM providing notice to customers and users of the potential fraud or scam risks associated with utilizing the crypto ATM or BTM.
- (b) The written warning or sign referenced in this section shall be provided by the Omaha Police Department who may cooperate with other law enforcement agencies.

- (c) It shall be unlawful for any person or business operating, or providing access to, a functioning crypto automated teller machine (ATM) or Bitcoin teller machine (BTM) not to post such a notice. Any person or business found guilty of violating the provisions of this section shall receive a \$500.00 fine
- Spokane, Washington City Council voted in June to ban crypto ATMs throughout the entire city. The
 ordinance reads as follows:

10.90.040 Virtual Currency Kiosks Prohibited

It shall be unlawful for any person or entity to host, allow, operate, permit, locate or place a Virtual Currency Kiosk within the City of Spokane. All Virtual Currency Kiosks existing in the City as of the Effective Date of this Ordinance must be removed within 60 days after the Effective Date.

10.90.050 Exceptions

Nothing in this Chapter shall be construed to regulate or restrict a transfer of Virtual Currency. This Section does not apply to any Virtual Currency Transfers that are conducted without the use of a Virtual Currency Kiosk and does not intend to interfere with other types and methods of Virtual Currency Transfers.

10.90.060 Penalty

Violations of this section may result in a class 1 civil infraction issued to the Virtual Currency Kiosk Operator. In addition, the City of Spokane may cancel or revoke the business license or registration of any Virtual Currency Kiosk Operator in violation of this chapter.

Cryptocurrency ATM Locations in Lathrup Village

Unless determined otherwise, a simple online search reveals there are currently no cryptocurrency ATM
or BTM kiosks within the city limits of Lathrup Village. However, search results indicate kiosks can be
found within close proximity beyond the boundaries of the city.





Real world example of a digitally posted warning sign on a Cryptocurrency ATM:

Amend Section 2.2: Definitions to add:

Cryptocurrency. Any digital representation of value for which transactions are recorded on a cryptographically secured ledger or any similar technology or system.

Cryptocurrency ATM. Any stand-alone machine, kiosk, ATM device, or similar equipment that is capable of accepting or dispensing legal tender in exchange for virtual currency.

Amend Section 3.1.6., Zoning Districts, to add subsection D, Accessory Uses, in the CV Commercial Vehicular District. Add Cryptocurrency ATMs as an accessory use in the CV District. Move Development Standards to a newly added subsection E.

Section 3.1.6.D. ACCESSORY USES

i. Cryptocurrency ATMs

Section 3.1.6.E. DEVELOPMENT STANDARDS

Amend Section 4, Use Standards, to add a new standard:

Section 4.24. Cryptocurrency ATMs. When permitted in the Commercial Vehicular District only, the following standards shall apply:

- 1. **Location.** A cryptocurrency ATM shall not be located any nearer than 1 mile (5,280 feet) to any other cryptocurrency ATM location, whether inside or outside of the city limits.
- 2. **Registration and Licensing of Cryptocurrency ATMs.** The operator of any cryptocurrency ATM located within the geographic boundaries of the City of Lathrup Village:
 - a. shall, prior to accepting any transactions via such cryptocurrency ATM, register such machine with the Director of Public Safety or his or her designee, on forms provided by the Department of Public Safety, and shall provide the name and address of the operator, the name and address of the person(s) directly responsible for the maintenance and operation of each cryptocurrency ATM, the physical location of each cryptocurrency ATM, and such other information as may be required by the Director of Public Safety;
 - shall, prior to accepting any transactions via such cryptocurrency ATM, apply for and obtain a business license issued by the City of Lathrup Village and continually maintain and renew such license while such cryptocurrency ATM is in operation; and
 - c. shall not file any false or misleading information in connection with such registration and license application.
- 3. **Disclosures and Warnings.** Before entering into any transaction with a customer, the operator of a cryptocurrency ATM shall disclose to the customer in a clear, conspicuous, legible, and easily readable manner, at least the following information and warnings:
 - a. All relevant terms and conditions of the transaction, including the amount of the transaction, the type or category of cryptocurrency, and the timing of any settlement of the transaction;
 - b. the amount of any and all fees related to the transaction to be paid by the customer;

- c. a warning that the transaction is final, that the amount of the transaction of any related fees are not refundable, and that the transaction may not be reversed;
- d. a consumer fraud warning that a customer should never initiate a transaction involving sending money to a person or entity that they do not know or trust; and;
- e. the telephone number of the customer service helpline required under this Ordinance, and a request that the customer contact the helpline immediately upon suspicion of any fraudulent activity related to the cryptocurrency machine or any transaction related to such machine.
- 4. Customer Service Helpline. The operator of each cryptocurrency ATM shall maintain, on a continuous basis, while any cryptocurrency ATM is capable of processing transactions, a customer service helpline staffed by trained and responsible natural persons employed by or on behalf of the operator.
- 5. Receipts. In connection with any transaction processed at a cryptocurrency ATM, the machine must produce a written receipt containing, at minimum, the name of the customer, the amount of the transaction and any related fees, the time and date of the transaction, the name and contact information for the operator of the cryptocurrency ATM, and the telephone number of the customer service helpline required under this Ordinance.
- 6. **Limits of Customer Transactions.** The operator of a cryptocurrency ATM shall not process the transaction(s) of any one (1) customer more than two (2) times during any twenty-four (24) hour period, nor shall the value of the combined two (2) transactions within a twenty-four (24) hour period exceed two thousand dollars (\$2,000.00).
- 7. **Penalties.** Any violation of the provisions of this Ordinance shall be deemed a civil infraction, and upon a finding of responsibility shall be punished by a fine not exceeding Five Hundred Dollars (\$500.00) for each violation. Each day on which a violation of the provisions of this Ordinance continues without remedy shall be deemed a separate violation of this Ordinance.

Austin Colson

From: Michael Zang

Sent: Friday, October 17, 2025 10:40 AM **To:** Austin Colson; Scott McKee

Subject: RE: Request for Review – Proposed Ordinance on Cryptocurrency/Bitcoin ATMs

Austin,

I appreciate you reaching out for our input on this.

We definitely have concerns about scams and cryptocurrency ATM machines. Just this past week we took a report from a resident who is a victim of a scam and sent over \$60,000 in cash as cryptocurrency to a scammer. Like Waterford PD mentioned, most of these cases result in a total loss to the victims who are often elderly. We are in the process of investigating that case I mentioned, but these suspects move cryptocurrency so quickly to different wallets, then eventually move it to a dormant wallet, which is completely irreversible and offline.

While I understand the legality issues and not being able to ban it outright, would there be a daily limit per user we can impose on these ATMs by ordinance? Creating the limit would help mitigate some losses especially from the elderly. Additionally, could we impose a secondary approval from the store owner for larger transaction amounts? I realize this may bring some unwanted liability to the store owner, but this could maybe help in having another person's opinion on the transaction. I would say at a minimum the mandatory signage at every ATM is extremely important.

If you have any additional questions, please let me know.



Michael Zang
Detective Lieutenant
Lathrup Village Police Department
248-663-6031
248-569-2529 - Fax



LATHRUP VILLAGE POLICE DEPARTMENT

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From: Austin Colson <acolson@lathrupvillage.org> **Sent:** Wednesday, October 15, 2025 4:15 PM

To: Scott McKee <smckee@lathrupvillage.org>; Michael Zang <mzang@lathrupvillage.org> **Subject:** Request for Review – Proposed Ordinance on Cryptocurrency/Bitcoin ATMs

Hey guys,

The Planning Commission has been considering an ordinance regarding the regulation of Crypto/Bitcoin ATMs in the community, they have asked for your review and input.

National and local agencies report increasing fraud schemes using crypto ATMs, often targeting older residents. Because transactions are nearly anonymous and difficult to reverse, victims are frequently directed by scammers to deposit cash into these kiosks with little transparency or recourse. We're exploring standards to reduce harm and improve traceability.

Key elements under consideration:

- **Registration:** Require all crypto/Bitcoin ATMs operating in the City to register with the police department.
- **Consumer Warnings:** Mandate a highly visible fraud warning label/sign on front of each machine, plus disclosure of fees.
- **Location Limits:** Allow installations only within the Vehicular (CV) district along Southfield Road (and potentially MX), rather than broadly across commercial areas.

The Planning Commission is also discussing an outright ban within our commercial districts. Our City Attorney, Scott Baker, has advised that being the first community to adopt a total ban could expose the City to legal challenge to reinstate the right to install these machines.

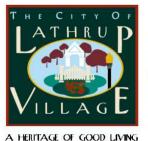
Could you both please review the attached draft and provide any operational, enforcement, or public-safety recommendations—particularly regarding:

- The practicality of the registration process and what information DPS would need;
- Warning label content/placement that would most effectively deter scams;
- Any additional standards that would help protect vulnerable residents;

The Planning Commission asked specifically for your input on both the ordinance approach and the language before it advances. If feasible, a brief written response or redlines ahead of our next meeting would be greatly appreciated.

Austin Colson

Community & Economic Development/DDA Director City of Lathrup Village (248) 639-8530



City of Lathrup Village 27400 Southfield Road Lathrup Village, MI 48076 Phone: (248) 557-2600

www.lathrupvillage.org

| | Item | δĿ |
|-----------------------------|------|----|
| Office Use Only | | |
| Date Submitted: | | |
| Administrative Review Date: | 4 | |
| Site Plan Review Date: | | |

| Ap | plicat | tion for | r Site P | Ian Ro | eview |
|----|--------|----------|----------|--------|-------|
| | | | | | |

Pursuant to Sec. 6.1 site plan review requirements are intended to provide a consistent and uniform method of review of proposed development plans, to ensure full compliance with the regulations of this article and other applicable ordinances and state and federal laws, to achieve efficient use of land, to protect natural resources, and to prevent adverse impact on adjoining or nearby properties. It is the intent of these provisions to encourage cooperation and consultation between the city and the applicant to facilitate development in accordance with the city's land use objectives.

| uo voio pii io | Project Location | | | | | | | | | | |
|--|--|---------------|------------|-----------|------------|-----------|-------|----------|------|-----------|-------|
| | · | | | | | | | | | | |
| Subject Property Address: 27601-27651 Southfield Road, Lathrup Village, Michigan | | | | | | | | | | | |
| Subject Property Parcel Number: 24-14-432-010 | | | | | | | | | | | |
| Project Na | me: | Surnow Co | o. Lathrup | Village (| Center 2 | 2026 Up | date | d Site F | Plan | | |
| | | | | Appl | icant Info | rmatior | 1 | | | | |
| Name: | Oaklar | d Developr | ment, LLC | | | | | | | | |
| Address: | | | | | | | | State: | MI | Zip Code: | 48009 |
| Phone Nur | nber: | | | | | Cell: | | | | | |
| Email Addı | ess: | | | | | | | | | | |
| Interest in | Property | y: Owner | | | | | | | | | |
| | | | | Property | y Owner I | nforma | tion | | | | |
| Name: | Oaklar | d Developr | nent, LLC | | | | | | | _ | |
| Address: | 320 Ma | artin Street, | Suite 100 | , Birmin | gham | | | State: | MI | Zip Code: | 48009 |
| Phone Nur | nber: | | | | | Cell: | | | | | |
| Email Add | ess: | | | | | | | | | | |
| | | | Propos | ed Buil | ding/Alter | ration li | nforr | nation | | | |
| Proposed | Use: | Retail & R | estaurant | | | | | | | | |
| Existing Zoning: Village Center | | | | | | | | | | | |
| Square Fo | Square Footage of New/Altered Building: 11,000 Square Feet | | | | | | | | | | |
| Number of existing jobs: New jobs created: FT PT | | | | | | | | | FT | PT | |

| | | | Project A | rchitect | | | | |
|--|--------------------------------------|---|---|--|---|--------------------------|--|--|
| Name: | Andrew | / Rudynyky | , | | | | | |
| Address: | | | | | State: MI | Zip Code: | | |
| Phone Nur | mber: | | | Cell: | | | | |
| Email Addı | ress: | | | | | | | |
| | I | | Project Er | ngineer | | | | |
| Name: | | | | | | | | |
| Address: | | | | | State: | Zip Code: | | |
| Phone Nur | nber: | | | Cell: | | | | |
| Email Addı | ess: | | | | | | | |
| | ı | | Project A | torney | | | | |
| Name: | Larry S | herman | | | | | | |
| Address: | | | | | State: MI | Zip Code: | | |
| Phone Nur | nber: | | | Cell: | | | | |
| Email Addı | ess: | | | | | | | |
| | | | Required Submitt | al Informati | ion | | | |
| following m to supply a Planning C | naterials III requir Commiss | to the City ed informat sion. Incom | bmission of site plan for fir Hall 21 days prior to the tation will result in the rejection will not be plete applications will not be signed copy of the applicat | argeted date on of the app e accepted. | of the formal S plication by the | ite Plan review. Failure | | |
| | | | n (7) signed, sealed, & fold | | | and an electronic file | | |
| | submiss onic file | sion- fourte | en (14) signed, sealed, & f | olded copies | of the site plan | ı, and an updated | | |
| aı com | | | | | | | | |
| Application | MUST | be signed l | by both the applicant and le | | y owner. The un | ndersigned deposes that | | |
| | | | ed information is true & cor | | Landon todases whose on the sections of relaxed | 0 | | |
| Applicant's | Signatu | ıre: | Sh | | | | | |
| Applicant's | Applicant's Printed Name: Sam Surnow | | | | | | | |
| Date: Aug 28, 2025 8/28/2025 | | | | | | | | |
| Owner's Signature: | | | | | | | | |
| Owner's P | rinted Na | ame: | Sam Surnow | | | | | |
| Date: Aug 2 | 28, 2025 | | 8/28/2025 | | | | | |

Site Plan Review Checklist

Pursuant Lathrup Village Zoning Ordinance Sec. 6.1.4 Required information on all site plans, the following items are required to complete an application for Site Plan Review. It is the responsibility of the applicant to ensure that the application is complete, factual and complies with the city's ordinances.

Site plans shall consist of an overall plan for the entire development, drawn to a scale of not less than one inch = 20 feet for property less than one acre, one inch = 30 feet for property larger than one acre but less than three acres, and one inch = 50 feet for property larger than three acres. Sheet size shall be at least 24 inches by 36 inches.

| Sec | . 6. | 1.4 (| (B) Descriptive and Identification Data |
|-----------|-------------|-------|--|
| Y | N | N/A | |
| | | | Applicant's name and address, and telephone number. |
| | | | Title block indicating the name of the development. |
| | | | Scale. |
| | | | Northpoint. |
| | | | Dates of submission and revisions (month, day, and year). |
| | | | Location map drawn to scale without northpoint. |
| | | | Legal and common description of property. |
| / | | | The dimensions of all lots and property lines, showing the relationship of the site to abutting |
| , | | | properties. If the site is a part of a larger parcel, the plan should indicate the boundaries of total |
| _ | | | land holding. |
| | | | |
| | | | A schedule of completing the project, including the phasing or timing of all proposed developments. |
| | | | Identification and seal of architect, engineer, land surveyor, or landscape architect who prepared |
| | | | plan. |
| | | | Written description of proposed land use. |
| | | | Zoning classification of applicant's parcel and all abutting parcels. |
| | | | Proximity to driveways serving adjacent parcels. |
| | - | | Proximity to section corner and major thoroughfares. |
| | | | Notation of any variances which have or must be secured. |
| | | | Net acreage (minus right-of-way) and total acreage, to the nearest one-tenth acre. |
| Sec | | | C) Site Data |
| Υ | N | N/A | |
| | | | Existing lot lines, building lines, structures, parking areas, and other improvements on the site and |
| | | | within 100 feet of the site. |
| | | | Front, side, and rear setback dimensions. |
| | | | Topography on the site and within 100 feet of the site at two-foot contour intervals, referenced to a |
| _ | | | U.S.G.S. benchmark. |
| | | | Proposed site plan features, including buildings, roadway widths and names, and parking areas. |
| | | | Dimensions and centerlines of existing and proposed roads and road rights-of-way. |
| | | | Acceleration, deceleration, and passing lanes, where required. |
| | | | Proposed location of driveway entrances and on-site driveways. |
| \square | | | Typical cross-section of proposed roads and driveways. |
| Щ | | | Location of existing drainage courses, floodplains, lakes and streams, with elevations. |
| | | | Location and dimensions of wetland areas. If deemed necessary because of site or soil conditions |
| | | | or because of the scope of the project, a detailed hydrology study may be required. |
| | | | Location of sidewalks within the site and within the right-of-way. |
| | | | Exterior lighting locations and method of shielding lights from shining off the site. |
| | | | Trash receptacle locations and method of screening, if applicable. |
| | | 1 | Transformer pad location and method of screening, if applicable. |

Y N N/A

| | Parking spaces, typical dimensions of spaces, indication of total number of spaces, drives, and |
|----------|---|
| | method of surfacing. |
| | Parking Calculations in accorance with Zoning Ordinance Standards |
| | The location of lawns and landscaped areas, including required landscaped greenbelts. |
| | Landscape plan, including location, size, type and quantity of proposed shrubs, trees and other live |
| | plant material. |
| | Location, sizes, and types of existing trees five inches or greater in diameter, measured at one foot |
| - 12 | off the ground, before and after proposed development. |
| | Cross-section of proposed berms. |
| | Location and description of all easements for public right-of-way, utilities, access, shared access, |
| | and drainage. |
| | Designation of fire lanes. |
| | Loading/unloading area. |
| | The location of any outdoor storage of materials and the manner by which it will be screened. |

Sec. 6.1.4 (D) Building and Structure Details.

| V | N | N | Δ |
|---|---|---|---|
| | | | |

| | | | Location, height, and outside dimensions of all proposed buildings or structures. |
|--|--|---|--|
| | | | Indication of the number of stores and number of commercial or office units contained in the |
| | | | building. |
| | | / | Building floor plans. |
| | | | Total floor area. |
| | | | Location, size, height, and lighting of all proposed signs. |
| | | / | Proposed fences and walls, including typical cross-section and height above the ground on both |
| | | | sides. |
| | | | Building facade elevations, drawn to a scale of one inch equals = four feet, or another scale |

Building facade elevations, drawn to a scale of one inch equals = four feet, or another scale approved by the building official and adequate to determine compliance with the requirements of this article. Elevations of proposed buildings shall indicate type of building materials, roof design, projections, canopies, awnings and overhangs, screen walls and accessory building, and any outdoor or roof-located mechanical equipment, such as air conditioning units, heating units, and transformers, including the method of screening such equipment. Such equipment shall be screened from view of adjacent properties and public rights-of-way. Such screening shall be designed to be perceived as an integral part of the building design.

Sec. 6.1.4 (E) Information Concerning Utilities, Drainage, and Related Issues

Y N N/A

| | | Schematic layout of existing and proposed sanitary sewers and septic systems; water mains, well |
|------|---|--|
| | | sites, and water service leads; hydrants that would be used by public safety personnel to service |
| | | the site; and, the location of gas, electric, and telephone lines. |
| | | |
| | | Location of exterior drains, dry wells, catch basins, retention/detention areas, sumps and other |
| | | facilities designed to collect, store, or transport stormwater or wastewater. The point of discharge |
| | | for all drains and pipes should be specified on the site plan. |
| | | |
| | | Indication of site grading and drainage patterns. |
| | | Types of soils and location of floodplains and wetlands, if applicable. |
| | / | Soil erosion and sedimentation control measures. |
| | / | Proposed finish grades on the site, including the finish grades of all buildings, driveways, walkways, |
| | | and parking lots. |

| Y | N | N/A | |
|------|-------|-------|---|
| | | | Listing of types and quantities of hazardous substances and polluting materials which will be used or stored on-site at the facility in quantities greater than 25 gallons per month. |
| | | | Areas to be used for the storage, use, loading/unloading, recycling, or disposal of hazardous substances and polluting materials, including interior and exterior areas. |
| | | | Underground storage tanks locations. |
| | | | Delineation of areas on the site which are known or suspected to be contaminated, together with a report on the status of site cleanup. |
| Sec | c. 6. | 1.4 (| F) Information Concerning Residential Development. |
| Y | N | N/A | |
| le . | | | The number, type and location of each type of residential unit (one-bedroom units, two-bedroom units, etc.). |
| | | \ | Density calculations by type of residential unit (dwelling units per acre). |
| | | | Lot coverage calculations. |
| | | | Floor plans of typical buildings with square feet or floor area. |
| | | | Garage and carport locations and details, if proposed. |
| | | | Pedestrian circulation system. |
| | | | Location and names of roads and internal drives with an indication of how the proposed circulation system will connect with the existing adjacent roads. The plan should indicate whether proposed roads are intended to be private or dedicated to the public. |
| | | | Community building location, dimensions, floor plans, and facade elevations, if applicable. |
| | | | Swimming pool fencing detail, including height and type of fence, if applicable. |
| | | / | Location and size of recreation open areas. |
| | | | Indication of type of recreation facilities proposed for recreation area |

Please Note:

Other data which may be required. Other data may be required if deemed necessary by the city administrative officials, planning commission, or city council to determine compliance with the provisions in this article. Such information may include traffic studies, market analysis, environmental assessment and evaluation of the demand on public facilities and services.

27601 - 27651 Southfield Road -- Site Plan Submission -- The Surnow Company

Final Audit Report 2025-08-28

Created: 2025-08-28

By: Jordan Sherman (jsherman@surnow.com)

Status: Signed

Transaction ID: CBJCHBCAABAAuYDGxJ6lnpAlViaya3qBd8AckSWGqDP5

"27601 - 27651 Southfield Road -- Site Plan Submission -- The Surnow Company" History

- Document created by Jordan Sherman (jsherman@surnow.com) 2025-08-28 5:29:37 PM GMT
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- Agreement completed. 2025-08-28 - 5:46:10 PM GMT



October 31, 2025

Lathrup Village Center The Surnow Company Retail and Restaurant Parking Counts

In reference to Section 5.13.13 of the Lathrup Village zoning ordinance

Rita's restaurant parking:

1,107 sf GFA/ 70 sf GFA = approx. 16 spaces

Salon/H&R retail parking:

2,281 sf GFA / 200 sf GFA = approx. 12 spaces

Retail Parking

1749 sf GFA / 200 sf GFA = approx. 9 spaces

Sobel Eyecare parking:

1740 sf GLA / 175 sf ft GLA = appox. 10 spots

Middle eats parking w/ addition

1 per 2 employees + 1 per 2 max customers 50 max customers + 15 max employees = 65 max occupants/2 = approx. 33 spaces

Total spaces required:

Approx. 80 spaces Includes 4 handicap

Total spaces provided:

89 spaces Includes 4 handicap



November 13, 2025

Planning Commission City of Lathrup Village 27400 Southfield Road Lathrup Village, MI 48076

Site Plan Review

Site: 27601 Southfield Road Applicant: Oakland Development, LLC

Plan Date: November 3, 2025

Zoning: VC Village Center District

Parcel ID: 24-14-432-010

Proposal: Commercial Site Plan Update

Dear Planning Commissioners,

We have reviewed the site plan application, and a summary of our findings is below.



REVIEW SUMMARY

- 1. The application requires site plan approval by the Planning Commission (Section 6.1).
- 2. The existing dumpster and enclosure location in the El Dorado Drive front yard is considered an existing nonconforming accessory structure. This dumpster enclosure will be removed and a new enclosure, consisting of two dumpsters, will be constructed in the east side yard.
- 3. The Planning Commission may consider requiring additional landscape screening measures to further obscure the view of the dumpster enclosure from the street and adjacent residential properties.
- 4. The 10' x 40' loading zone will be relocated to the front of the side yard dumpster enclosures.
- 5. The proposed use classifications for each tenant space results in the subject site providing more parking than the ordinance requires.

DETAILED REVIEW

Project Summary

The proposed project reconfigures the sizes of the existing tenant spaces, a portion of which includes restaurant uses. The 1.1-acre site is zoned VC – Village Center District and is located along the west side of Southfield Road, between Sunset Drive to the north and Goldengate Drive to the south. The existing building consists of 11,000 square feet, one floor, and seven tenant lease spaces (5 retail tenants and 2 restaurant tenants). One driveway along Southfield Road provides vehicular access to the site and the adjacent parcel to the north, under common ownership, provides shared access to one additional driveway along Southfield Road. Two additional access points to-and-from Goldengate Drive are provided along the south property line and are proposed to be maintained. The abutting properties on all sides are zoned VC – Village Center, however, the lots west of the site exist as single-family residential. No additional square footage is proposed to be added to the existing 11,000 square foot building.

An approved site plan is on file, as of September 19, 2023.

Proposed

1. **Use.** The applicant intends to maintain the building's current tenant mix of 7 spaces; however, one of the existing restaurants proposes an expansion within the overall building's floor area. This expansion of the existing restaurant beyond 1,000 square feet into the adjoining vacant space requires reapproval of the site plan from the Planning Commission (Sec. 6.1.1.B.iv.).

2. Waste and Rubbish (Section 5.3).

<u>Location (5.3.2.C)</u>. Dumpsters shall be permitted in the side or rear yard, provided that no dumpster shall extend closer to the front of the lot than any portion of the principal structure and provided further that the dumpster shall not encroach on a required parking area, is clearly accessible to servicing vehicles, and is located at least 10 feet from any building. Dumpsters shall comply with the setback requirements for the district in which they are located. Dumpsters shall be located as far as practicable from any adjoining residential district.

An existing dumpster enclosure was shown on the original site plan, abutting the property line in the El Dorado Drive front yard. The west side of the site, facing El Dorado, serves as the back of the facility and therefore, the existing dumpster enclosure location is considered an existing nonconforming structure. When the Planning Commission approved the site plan for the building renovations in September of 2023, there were no proposed changes to the exispting dumpster enclosure.

The previous site plan showed the expansion of the existing dumpster enclosure to accommodate a second dumpster in the El Dorado Drive front yard. As a result, the 16 on-site parking spaces along the western property line, facing El Dorado Drive, had been reduced by 2 to 14 and the nonconforming structure was expanded, which is not permitted by the ordinance.



The applicant is now proposing to remove the existing dumpster enclosure out of the front yard and install an enlarged enclosure, consisting of two dumpsters, within the site's north side yard.

<u>Screening (5.3.2.E)</u>. All refuse bins located in the city must be enclosed or screened from public view. Such screening shall consist of a wall or fence not less than one foot higher than the height of the refuse bins placed therein, which completely conceals its contents from public view, but in no instance shall such screening be less than six feet in height on three sides. The fourth side of the dumpster screening shall be equipped with an opaque, lockable gate that is the same height as the enclosure around the other three sides. The inside dimensions of the enclosure shall be such as will permit adequate access for refuse collection vehicles as well as completely enclose refuse bins within the three sides so that no refuse bin projects outside of the open side.

Site Plan Requirements. (5.3.2.G). The location and method of screening of dumpsters shall be shown on all site plans.

The proposed dumpster enclosure will be 8'-4" on three sides and opaque gates (of the same height) on the fourth side, all of which will consist of materials listed as acceptable by the ordinance. Additionally, a line of arborvitae exist at the El Dorado property line to provide an evergreen screen that softens the buffer between the dumpster and the right-of-way.

- 3. Building Materials (Section 5.4). -No proposed change.
- 4. Outside Illumination (Section 5.8). -No proposed change.
- 5. **Off-Street Parking (Section 5.13)** Off-street parking facilities shall be adequate when the users and their invitees are able to park their motor vehicles in spaces provided while visiting the establishment without resort to the public right-of-way areas or the parking facilities of others except on rare and infrequent occasions or when otherwise permitted in this ordinance. Parking spaces shall comply with the minimum standards of this article.

Prior to the proposed site plan updates, the off-street parking analysis determined 90 total parking spaces were required for the site (53 spaces for the restaurant tenant and 37 spaces for the retail tenant spaces). To meet this demand, the site provided 91 parking spaces (67 on-site and 24 on-street).

Proposed modifications to the existing parking facility result in 64 on-site parking spaces and 24 on-street (El Dorado Drive and Goldengate Drive rights-of-way) to be maintained as-is, resulting in 88 total parking spaces being provided to meet the 96-space parking requirement.

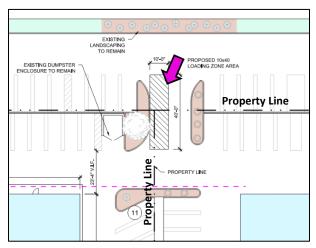
| | Parking Standards | | | | | | | | | |
|--|-----------------------|---|---------------------|--|--|--|--|--|--|--|
| Ordinance Standard | Zoning Ord Section | Required | Provided | Comments | | | | | | |
| 27651 Southfield Rd. Restaurant (expanding) ₁ | | 33 spaces (1 per 2 employees, plus 1 per 2 max. customers) | | | | | | | | |
| 27641 Southfield Rd. Eye Care Clinic | | 10 spaces (1 per 175 sf. GLA) | | The site plan no longer proposes | | | | | | |
| 27631 Southfield Rd. Retail (vacant) | | 9 spaces (1 per 200 sf. UFA) | 65 on-site spaces; | a 3 rd restaurant tenant space and a shared | | | | | | |
| 27621 Southfield Rd. Retail | Sec. 5.13.13.D. | 6 spaces (1 per 200 sf. of UFA) | 24 on-street spaces | parking analysis. A parking | | | | | | |
| 27611 Southfield Rd. Salon | | 6 spaces (1 per 200 sq. ft. of usable area) | | agreement with the property to the north is no longer proposed. | | | | | | |
| 27601 Southfield Rd. Restaurant (existing) ₂ | | 16 (1 per 70 sf. GFA) | | | | | | | | |
| Tenants Combined | | 80 spaces | 89 spaces | | | | | | | |

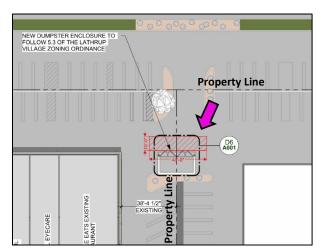
- 1) The existing anchor tenant, Middle Eats restaurant, initially calculated its ordinance-required parking of 37 spaces by way of the 1 space per 70 square feet of gross floor area ratio. With the proposed expansion, the parking requirement was determined by the sum of the number of employees and the maximum number of customers that could occupy the space. This updated calculation is allowed by the ordinance and results in a requirement of 33 spaces, which is 4 spaces less than originally required, even with the additional floor area.
- 2) The second approved restaurant, Rita's, accounted for 16 of the parking spaces provided. There is no change proposed with this use.
- 3) Additional parking review comment 1: Per Section 5.13.10.B., in the VC and MX Districts, a property owner may use or install, at the property owner's cost, on-street parking in the public right-of-way to satisfy up to 25% of the required number of parking spaces. The applicable road right-of-way owner retains all rights to activities within the right-of-way.

The site provides 24 parking spaces in the right-of-way and is permitted to do so: 25% of 80 = 20 (18 spaces along El Dorado and 6 spaces along Goldengate).

- 20 + the remaining 64 on-site spaces = 84 spaces, which exceeds the requirement by 4.
- 6. Delivery vehicle space. (Section 5.13.12). On the premises of every building or use involving the frequent receipt or shipment of goods by motor, there shall be provided in addition to the otherwise required parking spaces and access drives, an area reserved for standing, loading, and unloading sufficient to avoid undue interference with public use of streets, alleys, driveways, aisles, and other parking spaces. A delivery space shall be a clear area 10 feet by 40 feet with 14-foot height clearance.

The site plan identifies the designated 10' x 40' loading zone straddling the property line between the subject site and the northern adjacent site, under common ownership of the applicant. As stated above, ordinance-required loading zones shall be independent and unobstructive to driveways, drive aisles, and parking spaces. The Planning Commission may wish to discuss the proposed location of the required loading zone, which is shown to partially obstruct drive aisles and access to the existing dumpster pad. We note that when the loading zone is occupied, the vehicular circulation of the combined sites does not appear to be hindered. No vehicle shall obstruct the the dumpsters during times of waste pick-up.





Approved Delivery Space Layout

Proposed Delivery Space Layout (10' x 40')

7. **Landscaping (Section 5.15.15).** Special landscaping requirements. No site plan shall be approved unless the plan affirmatively shows that reasonable care and diligence has been exercised to preserve existing healthy trees and shrubs and other valuable mature plant materials on the site.

The proposed site layout and shared parking plan does not include any changes to the landscaping at the sites. Unless parking lot or building expansions are made, additional landscaping is not required.

- 8. District Development Standards Village Center (Section 3.1.8). -No proposed change.
- 9. **Site Plan Review by Planning Commission (Section 6.1.1.B.vi.)** Construction of an addition to an existing building or expansion of an existing, conforming use, subject to the following:
 - a. No variances to the requirements of this article are required.
 - b. The proposed addition or expansion shall not increase the total square footage of the building or area occupied by the use by more than 25 percent or 1,000 square feet, whichever is less, provided further that no other expansion has occurred within the past three years.

The expansion of the Middle Eats restaurant exceeds the 25% allowance for the proposed scope of work to be considered for administrative site plan approval.

We will look forward to discussing the site plan application with the Planning Commission at the November 18 Planning Commission meeting.

Regards,

Giffels Webster

Jill Bahm, AICP

ru S. Bahm

Partner

Eric Pietsch Senior Planner

Eric M. Pitado

ARCH AMERICA

27651 Southfield Road

GENERAL NOTES, PROJECT DATA, SHEET INDEX & SITE LOCATION

General Notes

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Tenant Build Out For Raw Vibes 27651 Southfield Road Lathrup Village, Michigan





Sheet Index

COR. SESSION, METER PRICE TAND A SHEET AREA

11. SEPERITOR PLANT REST.

12. CALLEST PLANT REST.

13. CALLEST PLANT REST.

14. FLORE PLANT REST.

15. CALLEST PLANT REST.

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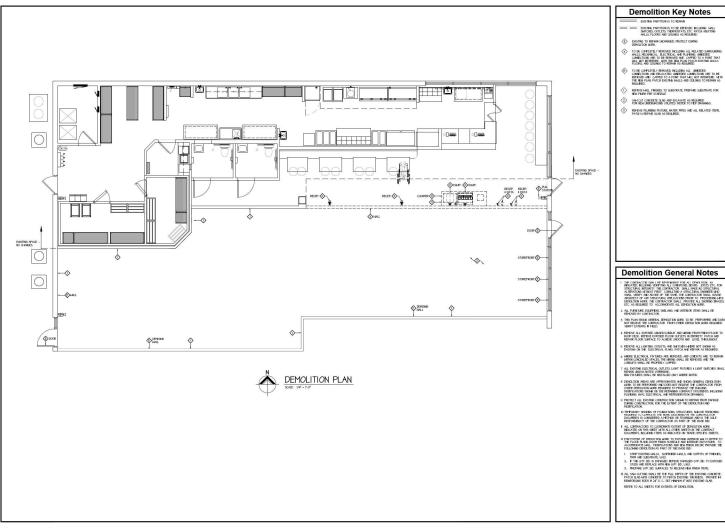
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27651 Southfield Road

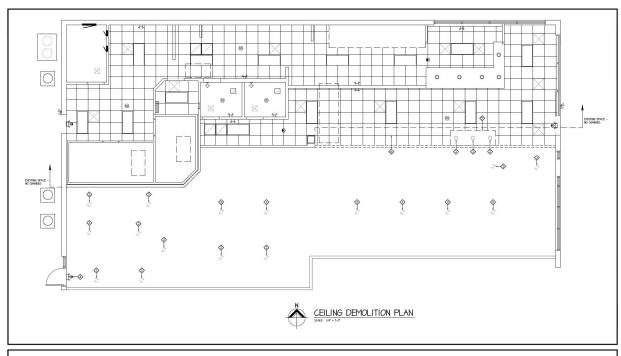
DEMOLITION PLAN & NOTES

DATE

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25080

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Ceiling Demolition Key Notes

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27651 Southfield Road

NOTE: CONTRACTOR TO COORDINATE WITH TENANT PRICE TO DEHICLITION OR REMOVAL OF ANY CELLING / LIGHT FIXTURE, UNIO

Demolition General Notes

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- S REMOVE ALL LIGHTING CUTLETS, AND SWITCHES MARKE NOT SHOWN AS EXISTING ON THE BLECTRICAL PLANS, PATCH AND REPAIR AS REQUIRED.
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- I ALL CONTRACTORS TO COORDINATE EXTENT OF DEPICUTION HORK INDICATED ON THIS SHEET WITH ALL OTHER SHEETS IN THE CONTRACT DOCUMENTS, INCLUDING ITEMS AS INDICATED ON TRADE-SPECIFIC SHEETS.
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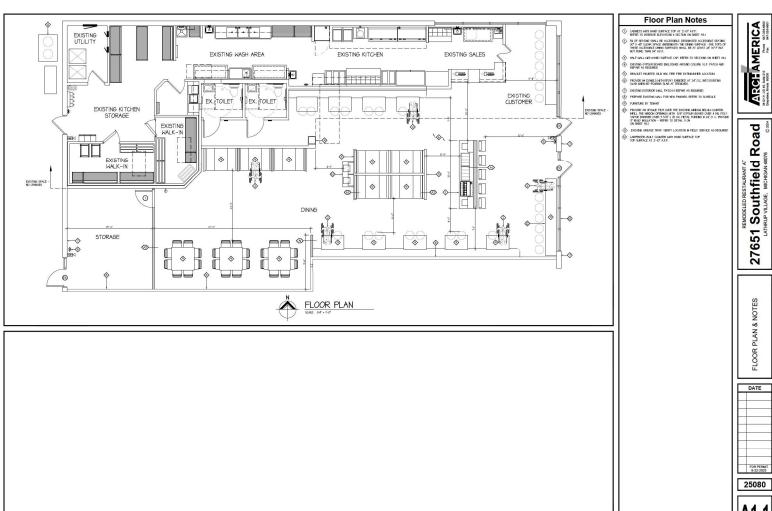
S. PROPORE OF BUT SHALL BE THE FULL DEPTH OF THE DISTING CONCRETE.
PATCH SLAB HITH CONCRETE TO MATCH ENSTING THEORYSIS. PROVIDE 14
REINFORCING RODG & 24" O. C., SET PRIMIN 6" INTO EXISTING SLAB.

25080

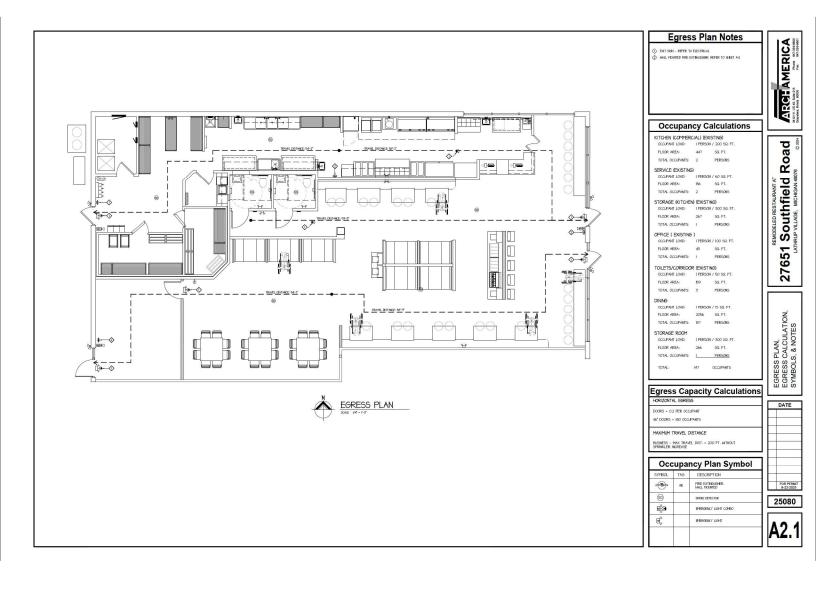
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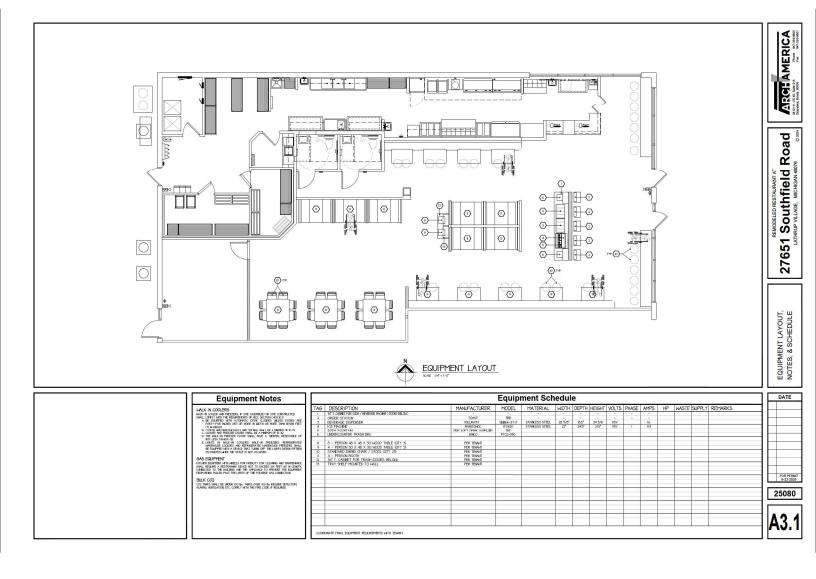
CEILING DEMO PLAN & NOTES

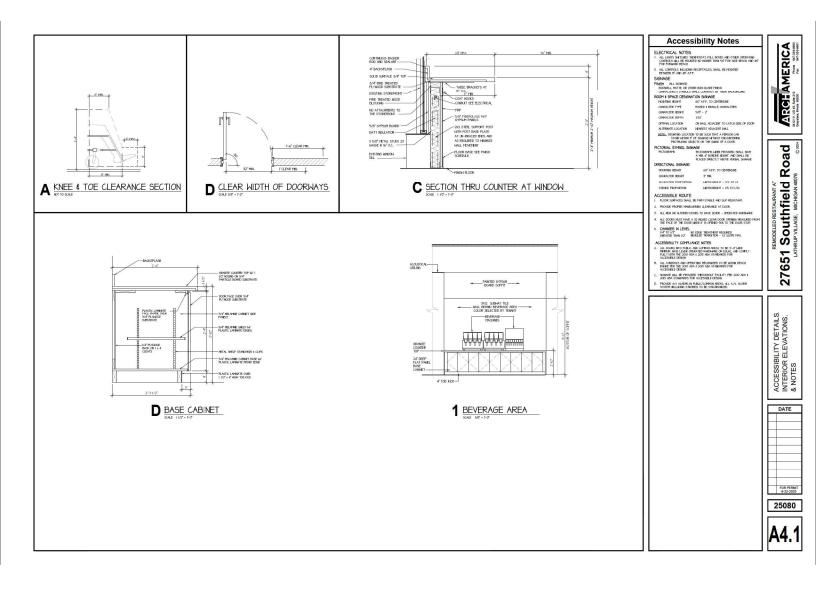
DATE



ARGE AMERICA







DATE

General Requirements

THE GENERAL CONTRACTOR SHALL SLENT EACH SLENITTAL
PARKAGE TO THE ASCRIPTION THE STATUS ALLOW SUPPLIED THAT
THE INSTALLATION HILL NOT SEE DELATED AS A RESILT OF THE THE SEGLIRED
TO PROCESS THE SLENITTALS, INCLIDING THE FOR RESILENITTALS. RODUCT SUBSTITUTIONS

HEN LATERT OR CHERT UNCRESSEN CONTRICES REQUEST HOOPICAT THE CORRECT, A SER-CORRECTOR HAY PROTOCE CHANGES BY SHE REQUEST FOR A GRANCE TO THE CHERTAL CATRACTOR. INCLIDE A QUARTITIES OF PROTOCES TO BE PROFUSED AND UNIT COSTS AUGIS TOTAL HEART OF PROTOCES TO BE HAVE. HATCH PROTECTION FOR CONSTRUCTION CHANGE DIRECTIVES

- A. A CHARSE ORDER INCLIDES THE HODIFICATIONS TO BE HADE TO THE CONTRACT.
- A PROTHEE ORDER INCLUDING COSTS AND/OR CHEDITS FOR PROVIDED.

 CUTTING 4 PATCHING

 A DEE HARDEN**

 B DEE
- JTIMS 4 PATCHNS

 LISE MITERIAS BHT ASE IDDITICAL TO DISTING MITERIAS. IF IDDITICA
 MITERIAS ARE NOT ANALASSE OR CAMAN'S BE USED HERE EXPOSED
 SARVAS ON THE MISS BEST OR THE MISS IN THAIR DISTRIBUTE AVAILABLE
 SARVAS ON THE MISS IN DISTRIBUTE OR MISS IN THAIR
 HERET, LISE MISSIAN BEST BY MILES PHYCHAMACE HILL BOUNDS
 SARVAS THAIR OF DISTRIBUTED HIS MISS ANALASSE.
- ALL MATERIALS USED FOR PATCHING SHALL BE SUBMITTED TO 4 APPROVE BY THE ARCHITECT PRIOR TO INSTALLATION.
- PROTECT EXISTING CONSTRUCTION CURING CUTTING AND PATCHING TO PREMEMIT DAYWOR. PROVIDE PROTECTION FROM ADMIRED MEATHER. CANTICKING FOR PORTIONS OF THE PROJECT THAT MIGHT BE EXPOSED DURING LITTING AND PATCHING OFFERATIONS. CUTTING SHALL BE DONE NEATLY, USING METHODS LEAST LIKELY TO DI ELEMENTS TO BE RETAINED OR ADJOINING CONSTRUCTION.
- OUT THROUGH CONCRETE AND PROCHET LISING A CUTTING MACHINE SUCH AS A CARBORLHOUR SAN OR DIRPORD CORE TRULL.
- PATCH LATTE DISPASE E SEARS THAT ARE AS INMISSEE AS POSSIBLE RESTORE EXPOSED FRIENDS OF PATCHED AREAS AND EXTEND FINISH RESTORATION HITO RETIRATED ADDISING CONSTRUCTION IN A MANNER THAT BLL ELEMENTE EMPORACE PATCHNIS AND REPROSENSE.
- PROVIDE TEMPORARY SUPPORT OF HOPK TO BE GUT AND/OR R

Sealants & Caulking

- A. PERPETERS OF HINDOHS, DOORS, LOUVER & ALL -EXTERIOR HAVE OPENINGS
 B. OYFSHIR BOND & BACKER BONDOS
 BREBOOK BOND
- RIOR SEALANT IN AREAS EXPOSED TO WATER
- BELICONE, BRIBLE COMPONENT, LOH HODGER, HON BAG BEAUAR COMPLY MITH ASTIN CROO, TYPE S OR N. GRADE NS, CLASS 25
- LOCATIONS: A. COUNTERTOPS
 B. TILE
 C. PLUMBING FIXTURES AND TRM

ERIOR SEALANT

SUCCEE, SINGLE-COMPONENT, NON-STANNING, LON-HODULUS, NON-SAG SEALANT: COMPLY WITH ASTIN CRIZO, TYPE IS OR IN GRADE NS, CLASS 25

H. (RACE IN CLASS 29

LOCATIONS: A. PERPETTERS OF MERCIAS, DOORS, LOUMPS, METAL INLL PINE AND CARENA PALLS, ETC.

COLOR

HATCH HIRDON DOOR, LOWER, ELFS., SHEET METAL CLADDING FROM TOOK CACON. STOPPING CAULK

REFER TO THE DRAWINGS FOR THE WISCUS TITTES OF FIRESTOF CALLDING REQUIRED FOR THE PROJECT. EACH TIPE OF RESISTOR CALLSING SHALL HEET THE REQUIREMENTS OF THE APPLICABLE U.L. DESIGN NUMBER ASSEMBLEMENTS ON THE PROJECTED ON THE DRAWING.

Carpentry

- ALL MEMBER SIZES GMEN ON PLAN ARE NOMINAL DIMENSIONS
- B. ALL HORSE WILLS AND OF THE ME EMPLOYED PRODUCE.

 OUR HARD COMPRISED SHULL BE PROJUCTED TO TOLLOGSPENING REAL HER PRODUCES TO TOLLOGO
 SPENING REAL HER PRODUCES TO THE ME AND THE ME

 S. ALL HURSE TO BE CLUCKED.

 S. ALL HURSE TO BE CLUCKED.

 E. ALL EXIDENCE ON THE HURSE OF HUR SIT HIM OLIVINITY MAS.

 C. ALL CORDIN DOOR HORSE ONLY IN SIT HIM OLIVINITY MAS.

 C. ALL CORDIN DOOR HURSE SHULL SHULL THE ME HER SIT.

 (CARRIED CORDINATION SHULL SHULL HAVE TO THE MENNEY REPORTED.

 CARRIED CORD HURSE OF HURSE SHULL SHULL THE MENNEY REPORTED.

- THE ROUGH FRAMING CONTRACTOR SHALL PROVIDE AND/OR INSTALL THE POLICIANIS ITEMS:
- TEMPORARY 2 X 4 SAFETY GUARDRALS AT ALL HAZARDOUS OPENING TO PLOORS BELIGH. 2. TEMPORARY CONSTRUCTION ACCESS DOORISI INTO BUILDING.

- LIMBER STANDARDS: FURNISH LIMBER HANDAGTURED TO CORPLY HITH PS 20 "WESTICAN SPETHOOD LIMBER STANDAR AND HITH APPLICABLE GROUNS FILES OF RESPECTIVE AND AUTH APPLICABLE OF REPRESENT AND AND A COMMITTEE CONTROL OF THE STANDARDS
- B. INSTALL FINEN CARPENIET FLIRE LEVEL TRUE AND ALKNED HITH ADJACHIT MATERIALS. USE CONCEALED SHIPS HERE ENGLISHO FOR A MANAGER.
- SCRIBE AND CUT FINESH CARPENTRY TO FIT ADJOINING HORK. REFINISH AND SEN. CUTS AS RECOMMENDED BY MANAFACTURE.
- CARPENTER SHALL UNDERGUT DOORS AT ALL ROOMS HITH UPGRADED CARPET, VERBY LOCATIONS HITH GENERAL COMPACTOR.

Painting

ITERIOR PAINT DEPOSED CONCRETE HALLS: 4944-055, ODORLESS, ALKYD BRAMEL, THO QUI CONTS EXTERIOR PAINT TYPICAL EXTERIOR PAINT FINISH: SEMBLOSS, AUXTO DIAMEL THO CO COATS SPOSED CONCRETE BLOCK HALLS:

POSED CONCRETE CHUNGS: CONCRETE JOINT FILLER FLAT LATEX PLASTER FINSH STPSUM BOARD HALLS & CÉLUROS: LATEX ENAMEL, ESG SHELL, THO DI FINISH COATS

COD TRPI, DOORS AND IMPOORS SEME,COS, COCRUESS, ALC'D BHAFEL, THO DI COATS SEMSED STEEL, STARE COMPONENTS, COLUMG, DOORS & FRAMES, ETC SEMS,COS, ALITO TIMES, THO DI COATS

MIRS. GRILLS. ACCESS PANELS & CONDO ELECTRIC PANELS: SEMISLOSS, ALKYD BRAMEL, THO ID COATS

Room Finish Schedule ROOM UPAIE HIGH FREIGE COXDIVITE MIT IBM COCRDIANTE FIN 918 S NOTH TENANT UPAIE HIGH PREIGHE COXDIVE HIT TENANT UPAIE HIGH FREIGHE COXDIVE HIT TENANT UPAIE HIGH FREIGHE COXDIVE HIT TIME COCRDINATE FIN 918 S NITH TENANT COCRDINATE FIN 918 S NITH TENANT I SERVICE 2 DINING 8 KITCHEN 4 KITCHEN STORAGE 5 OFFICE EX 26 TOILETS 27 MECH, ROOM 28 STORAGE EX EX PT-I PTB

Finish Key Legend

ROOK TWISTED

DOCK TWISTED SO

ANALYSIS AND ANALYSIS ANA COLOR: SPICOL BANK WERKING GRAIN
SCHOOL DANK
SECULT DA

PTB
PORCELAIN TILE: 4" x 24" COVE BASE
HAMPACTURER: SELECTED BY TENMIT
COLOR: SELECTED BY TENMIT
GROUT: SELECTED BY TENMIT

PT-5 SANLS IN HET LOCATIONS - 2 COATS HANFACTURER: SELECTED BY TENNET COLOR: SELECTED BY TENNET FINE: SEMENT COS

PORCELAIN WALL TILES ISMOOTH)
MANUFACTURER: SELECTED BY TENAN
COLOR: SELECTED BY TENANT STL STAINLESS STEEL WALL MANUFACTURER: SELECTED BY TENAN CBLING GYP PAINTED GYPSUM BOARD $\begin{array}{l} \underline{\text{ACI-1:}} \\ 2' \times 2' \text{ in the accoustical celling} \\ \text{TLES IN SUSPENDED METAL GRID} \end{array}$

 $\begin{array}{l} \underline{\text{ACT-2:}} \\ 2\times2 \text{ VINTL FACED GYPSUM TILES} \\ \text{IN 9.6PENDED METAL GRID} \end{array}$

Gypsum Board Partition Notes

APPROVED GYP BRD MANUFACTURERS:

- CONSTILLION

 A CHOOL OF THE CONTROL OF THE CONTROL
- GRAB BARS

 I. PROVEE ENGINE IN TOLET FOOM HULLS AT SIZE AND REVE HULLS AROUND HATER CLOSETS

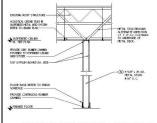
 2. ALL MODE BACKING SHALL BE SECURELY SCRIBED TO BITE HETAL STUDS. MOISTURE RESISTANT WALL BOARD & CEMENT BOARD

 1. NOTALL STUDS IN NO C. AT ALL LOCATIONS TO RECEIVE HOISTURE
 RESISTANT WALL BOARD OR CEMENT BOARD.
- AT WALL-HUNG CABINETS

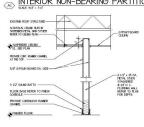
 1. PROVIDE METAL STUDS @ 12" O. C. PLUL HEIGHT PLOOR TO CEILING
- APPLIED FINSHES

 IN PROVIDE RISE GLASS OF IPES INSATED FLITHOOD HARSE HOOD PAREL.

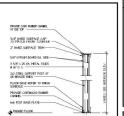
 IN PRINCE COSTORE HILL BE APPLIED TO THE HALL DO NOT LOSE FLITHOOD IN HET LOCATIONS.



INTERIOR NON-BEARING PARTITION



(A) INTERIOR NON-BEARING PARTITION



PRIMER
ALL SUBSTRATES SHALL BE PROPERLY PRIMED PRICE TO APPLICATION OF PAINT

(A) INTERIOR PARTITION

Finish Notes

ORS, SHALL HAVE "CLASS A" INTERIOR WALL & CEIL ROCHS & ENLLOSED SPACES SHALL HAVE "CLASS C" INTERIOR HALL & CELING FINISHES, IN ACCORDANCE HITH ASTM E64 RATINGS. FLOOR FINISH MATERIALS SHALL BE "CLASS I", IN ACCORDANCE HITH NFPA 253 RATINGS.

THE GENERAL CONTRACTOR SHALL BE RESPONSELE FOR COORDINATING BETWEEN ALL TRACES TO INSIDE THAT THE SUBSTRATES ARE PROPERLY PREPARED TO RECEIVE EACH FINSH MATERIAL IN ACCORDINCE WITH THE MANUFACTURERS WRITTEN RECOMMENDATIONS.

ALL DRYNALL JOINTS, SCREW (NAIL HEADS, ETC., SHALL BE PROPERLY FILLED, TAPED (SAIDED - INCLIDING UNFINISHED SPACES. PRIOR TO APPLYING PART, PROPERLY APPLY CALLS OR SEALANT AT ALL JORITS WEIGHT CACES IN THE SUBSTRATE IN ACCORDANCE WITH THE PART PARTICULARIES HATTEN INCOMPRESSIONS.

PROVIDE CHE COAT PRIMER OVER ALL SURPACES TO RECEIVE PAINT. THE PRIMER TYPE SHALL BE IN ACCORDANCE WITH THE PAINT HAMPACTURERS.
MRITTEN RECORDANCEMENT

THIN SET APPLICATIONS SHALL BE USED FOR ALL CERAMIC TILE.

| | Door Schedule | | | | | | | | | | |
|--------|-------------------|-------------|-------|---------------------|------|-----------------|----------|-------|-----------|--------|--------------------------------|
| | | DOOR | ۲ . | | | | FRAME | | | FIRE | |
| NO. | TYPE | SIZE | THICK | HATERIAL | FNSH | TYPE | MATERIAL | FINSH | HARDWARE | RATING | REMARKS |
| 0 | STORAGE ROOM DOOR | 5-0' x 6-6' | 15/4 | S. C. WOOD FLUSH | PART | HOLLOH HETAL | STEEL. | PAINT | Al, C2, D | 5. | |
| Ø | EXESTING DOOR | | | | | | | | | | RE-RET IND REPAIR AS REQUIRED. |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| \neg | | | | | | | | | | | |

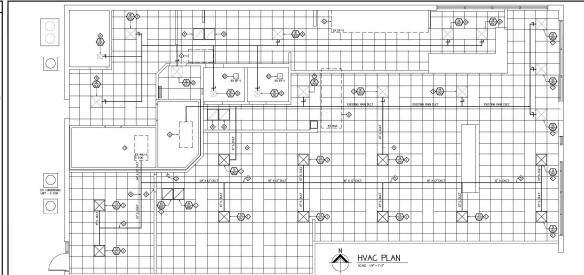
| | Door Hard | ware Ite | ms | Door Schedule Notes | | | | | |
|------|--------------------------------------|--------------|-------------|---------------------|--|--|--|--|--|
| TYPE | DESCRIPTION | MANUFACTURER | MODEL. | FINISH | GENERAL: ALL DODGS HARDHARD & THRESHOLDS SHALL COMPLY HITH ALL MPLICABLE CURRENT STATE | | | | |
| . Al | PASSAGE LOCKSET - LEVER HANDLE | SCHASE | A - LEV | SAT. OFFICE | FEDERAL ACCESSIBLITY SUDELINES. | | | | |
| A2 | PRIVACY LOCKSET - LEVER HANDLE | SCHLASE | A - LEV | SAT OFFICE | CLOSERS | | | | |
| A3 | STOREROOM LOCKSET - LEVER HANDLE | SCHLASE | A - LEV | SAT. OFFICIE | I. HANDAL PUDH OR PULL TO OPEN ANY DOOR SHALL NOT EXCEED FIVE POUNDS. | | | | |
| В | MORTISED DEADBOLT | SCHLASE | BIGON | SAT DECHE | 2. CLOSERS ON FIRE RATED DOORS SHALL BE THRU-BOLTED | | | | |
| CI | I I/2 PAIR BUTT HNISES - EACH LEAF | IWGER | 281279 | SAT. OFFICE | KIN BU ED HARDWARE | | | | |
| (2 | 2 PAIR BUTT HINGES - HEAVY DUTY | IWGER | 88468 | SAT, ORDE | PROVIDE DIVERTED HARDMANE ON ALL DOORS LEADING TO HAZARDOUS BOOKS. | | | | |
| D | CLOSER W/ HOLD-OPEN GNARRER FREED | NORTON | MO1 / 850I | STD. SLVER | FSRESS DOORS | | | | |
| Е | MEATHERSTRIPPING & SHEEP | REI | 769A / 329C | MILL FIN | ALL ESPESS DOORS SHALL BE READLY OPENABLE FROM THE SIDE FROM WHICH ESPESS IS TO BE | | | | |
| F | ALIMINIM THRESHOLD | PEHKO | 2005AT | MLL FIN | HADE HITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT, DEADBOLTS SHALL NOT | | | | |
| L | ELECTRONIC LATCH I CAND SMITE DEVICE | | - | PILL PIN | PEGARE A KEY TO OPERATE PROFIT IT IS INSIDE | | | | |
| 50 | HALL STOP - EACH LEAF | MES | 060 | SAT, CHRONE | | | | | |
| 52 | PLOOR STOP - EACH LEAF | Mes | F917 | SAT, CHRONE | 1 | | | | |



d Road 27651 Southfield
LATHRUP VILLAGE, MICHIGAN 4607

HVAC PLAN, SCHEDULES, NOTES & DETAILS





Air Device Schedule (F)

THIS HOTEL 395-AA, 24'OF RECEISED WITH-IN CRUR'S GREE LOWERD PROCESS OF DEPTHEER PROMISE CAPACITY OF SECURITY OF S

201-201 UPI
TIUS HOCEL 272 RS
LOCATED OFFICIAL BOARD CELING
OR DAYOGED DICK.
LOAMERD FACE NV O.B. DANFER
DIFFLEER PASSAIRS CAPACITY
O-100 CPII ——6706 NECK
200-200 CPII ——12766 NECK
200-375 CPII ——18766 NECK

TITUS MODEL 45 F BSG CRATE 24's 24" -FLUSH RETURN SHEET METAL PLEBUM PRINT INTERIOR FLAT BLACK EXISTING AIR DEVICE CLEAN AND PAINT TO HATCH CELLING

| Equipment Schedule | | | | | | | | | |
|--------------------|---|--|--|--|--|--|--|--|--|
| EX-ABU I | EXISTING 2000 OFM 5 TON NOMINAL COOLING CAPACITY, INVACINITY VERIFY IN FIELD, NOTIFY ARCHITECT WITH ANY DISCREPANCES. | | | | | | | | |
| Ex-AHU 2 | EXISTING 2000 OFH 5 TON NOMINAL COOLING CAPACITY, HIVAC LINE | | | | | | | | |

X-ARU 5 EXISTING 2000 CFM 5 TON NOMINAL COOLING CAPACITY, INVAC UNIVERSITY IN FIELD, NOTIFY ARCHITECT WITH AIM DISCREPANCIES.

BROWN GIVERO IDO CEM, BATHROOM MOTION DETECTOR VENTLATOR, VENT TO OUTSIDE THRU ROOF WITH BIRDSCREEN, IZO PROVIDE A GRILLE TO MATCH THE CRUINS.

9510 CPH HOOD EXHAUST

4408 CPH HAKE-UP AIR UNT

HVAC Plan Notes INSTALL INSULATED BRANCH DUCTHORK BY DAMPER BALANCE TO CHY INDICATED ON PLANS, (TYPICAL) PROVIDE THERHOSTAT # 54" AFF, WITH RE AT THE RETURN AIR GRALLE.

AT HE REIN ARE GALLE.

DISTRICT AND CONTROL AND CONTROL HE FEBRUARY CONTROL FEBRU

| | | | 1 | /entilatio | n Sc | hedu | ıle | | | | |
|---------------------|-----------------|-----------------------------|--------------------|------------------------|-------|--------|----------|-------------|----------------|------------------|-----------|
| | 0220680 | 2000000 | TOTAL OCCUPANTS | VENTEATION AR | | HECHA | DOLFMENT | | | | |
| ROOM DESCRIPTION | AREA 50, FT. | OCCUPANTS FER 1000 SP | | | CODE | | | | ACTUAL | | |
| | 362 F1. | 1000 SF | | REGURED | MS:SP | AR-EXH | AR-SLP | OUTSIDE AIR | AR-EXE CFH. | SUPPLY/ SETUM | DHAIST |
| DRIES AFEA | 2056 | 90 | 144 | 75 OFH FEE PERSON | 1079 | 1279 | 97000 | 1000 | 0 | DX ANU-IO | D: ANU-IO |
| SERVICE | 156 | 15 | 2 | 75 CPM PER PERSON | 15 | 16 | 700 | 150 | 0 | EX-AHU 2 | EX-AHJ 2 |
| KIT/HH | 191 | | | | 154 | 154 | 400 | 80 | 0 | EX-AHI 2 | Ex-AHJ 2 |
| KITCHER | PH | | - 6 | 0.7 CPM DOWN,ST PER SP | | 154 | 4408 | 4408 | 9510 | HUA | HOOD/EF-9 |
| HASH AREA | 187 | (2) | | O.D. CPM PER S.F | 23 | 23 | 300 | 40 | | EX-AHI 2 | DX-A-U.2 |
| OFFICE | 43 | 5 | 3 | 5 CFM PER PERSON | 5 | 5 | 100 | 20 | 0 | EX-AHI 2 | EX-AHJ 2 |
| KITCHEN STORAGE | 268 | 123 | 9 | O.D. CPM PER SF | 52 | 52 | 500 | 60 | 2 | DX-AND 2 | DX-AHJ 2 |
| MECHANICAL ROOM | ায | (+1 | - 1 | OLD CPH PER S.F | 10 | 10 | 100 | 20 | 0 | EX-AHI 2 | EX-AHU 2 |
| TOLET ROOM I | 46 | 000 | | 30 ENHALST OF HER FIX | H | 70 | 50 | (=) | IIO | Ex-MU-2 | EF-I |
| TOTAL TENON | | - | | 20 DOMEST CRN PEP FRO | - | in | 100 | - | IIO | FV-481-7 | 195.0 |
| STORAGE | 266 | (#) | | OLD CPH PER SF | 92 | 32 | 500 | 60 | 0 | Ex-A-U S | DC-NU S |
| TOTAL | | | | | | | 10408 | 598 | 5750 | | |

HVAC General Notes

CONFLETIO SYSTEMS SHALL BE FALLY OPERATIONS. ALL HORK SHALL BE COGGINATED HITH OTHER TRADES IN CREEK TO ANGE OPERADES AND ALL HE WAS ARRESTED TO A STATE OF THE WAS A STATE OF THE WAS ARRESTED TO A STATE OF THE WAS A STATE OF THE WAS ARRESTED TO A STATE OF THE WAS ARRESTED TO A S THE PLOTHORN PAYESIN, AND INSTALLATION SHALL BE IN ACCORDINGE MITH-LATEST ASHALAE GUBE STANDARDS, SHALCHA DUCT CORRIBICITION STANDARDES AND THE HATCHART HER PROTECTION ASSOCIATION. ALL SIZES SHALE HER CLEAR INCIDE DIMENSION. ALL SHEETHEFUL DUCTHORN SHALL BE PURRHERED AND REPORTED BY THE SINCE CORRESPONDED.

ALL CONCRUED RECTARRILAR DUCTHORS TO BE RESULATED WITH RIGH ELASS. HERR DUCT LINER BRITALED WITH SHIP NIELS AND FIRE RETARDART ARRESTVE. ALL ROADS DUCT SHALL BE RESULATED WITH 1-107 THOSE GLASS FIERR WITH FISE. ALL ROADS DUCT TO PARKE SHEEM BROLLAND. CONTRACTOR SHALL SUPPLY ALL CURES, HANGERS, SUPPORTS, VALVES, ETC. REQUESTS FOR PROPER INSTALLATION OF EQUIPMENT. LATOUT IS DIAGRAPHATIC AND MORK SHALL BE HISTALLED TO MEET FIELD CONSTITUTE & REQUIRED FROM SELECTED. PROVIDE SHOP DRAWING AS REQUIRED AND VIRREY ALL ROLEPHINT.

ALL TEMPERATURE CONTROL DEVICES & HRING IN CONDUT, HHERE REQUIRED, PROVIDED AND INSTALLES TO HAMPACUTIES'S RECOMMENDATIONS OF HIM. CONTRO PLEMBLE DUCTHORK SHALL BE UIL. IN TYPE AS APPROVED BY CODE AN SHALL HAVE A HAVINAN LENGTH OF 5-OF, FLEXIBLE DUCTS ARE NOT PERMITTED ON NEDRIM PRESSURE SYSTEMS.

PROVEE AN ARCHARDE BALANCE OF THE STSTEPS BY AN INSEPTICENT TEST AND BALANCE CONTRACTOR & SUPHTITIST AND BALANCE REPORTS

ALL OUSSE AR MINASS SHALL BE RISTALED A MINHAM OF 55-07 FROM ALL DRINKST OUTLETS ANDRES OF CORRESHONS. THE BOTTOM OF THE MINAS CHRISTIANS OF THE MINAS CHRIST OUTLES HAVE HELT ASON, THE ARRANGE SHALL BE ANDRES OF THE MINAS CHRISTIANS OF THE MINASS THE OUTLES ARRANGE AND A THE ARRANG

COMPOSITOR SHALL SHITS! POUND 1 I'M ELECHO OF ALL DRAFTS PROFISCOP TOP UNIT, OR SQUARE BLLS N/-TURNING VANES - IF SPACE IS LIMITED.

BOTAL VOLDETRIC DAPPES IN ALL SHET HETAL DUCT BEES AND AT ALL BRANCH. NETALL ACCESSELE SMOVE DETECTOR IN RETURN DUCT DONISTREAM OF FILTERS AND UPSTREAM FROM ALL BRANCHES. CONNECT SHORE DETECTOR TO AN AFFROND FIRE ALARM SISTEM.

MIT CONSTILLED SPACE IN HAICH PATERIALS HAVING A PLANE SPREAD FATNING SREATER THAN CLASS A ARE EXPOSED SHALL BE EFFECTIVELY PRESTOPPED OR DRAFFSTOPPED PER ALL LOCAL 4 STATE CODES. MANTAIN HINHAM IO'-O' CLEARAICE FROM PERMETER OF ROOF TO EDGE OF HECHANICAL EQUIPMENT. IF EQUIPMENT IS LESS THAT IO'-O' TO THE EDGE GUARDS SHALL BE PROMOED. MECHANICAL CONTRACTOR SHALL VEHT THE SITE FROM TO BIDDING THE PROJECT, HELD ADJUSTMENTS HILL NEED TO BE INCHE BASED ON THE OPERATION OF THE EXISTING SYSTEM.

OUTSIDE HIR INTAKE LOWERS FOR VENTILATION THAT TERMINATES IN ALLEYS OR DRIVEHAYS SHOULD BE PROTECTED. FAN HOUSINGS SHOULD BE CONSTRUCTED FROM SHEET HETAL. ALTERNATE HATERIALS ARE ALLOHED FOR RETURN FLENCHS ONLY. PROADE ACCESS TO FING IND MOTIONS IS REQUIRED FOR SERVICING AND PROTECTION OF THE SERVICING AND RESIDENCE OF THE SERVICING AND S

AN FILLEY OFFISION STRUCK STATE WITH A SECTOR ALLACE.

HARDY AND FRANCES SOULD OF REFLIXED CASE SHAT AND OSSERBE

AREA OFFISION SHAT OFFI FILLE AND OFFISION AND OSSERBE.

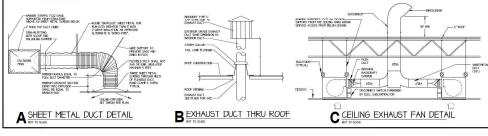
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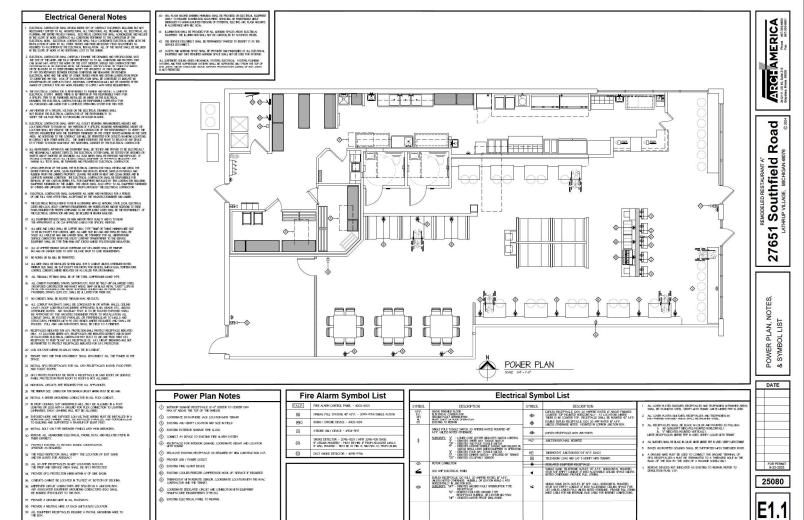
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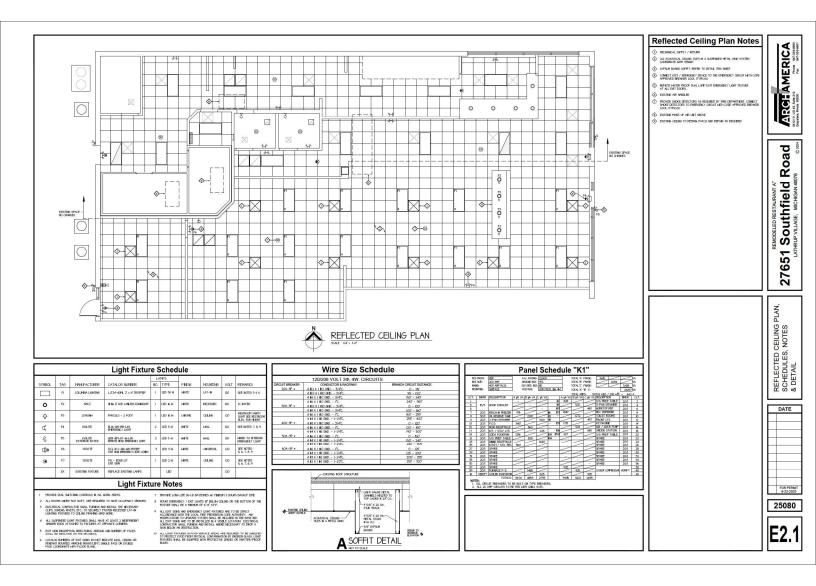
AN PROMOME AND OSSERBE AND OSSERBE ADDRESS OFFI FILLE AND OSSERBE ADDRESS O

F. HECHANCAL CONTRACTOR SHALL VERFY THE CONTROL WID CODE COMPLIANCE OF THE EXISTING HIAC UNITS, VERFY THAT THEY HAVE ECONOMISSIS AND THAT THEY HILL COMPLY MITH THE REQUIREMENTS OF THE CARRIENT ECC.

PIPMS FILHERS 6 INNA 3 SPALL BE INSLATED IN ACCORDING HITH BOC TABLE CADDID. THE INSLATION THICKNESS WITHIN HALLS WERE REQUISITED OF ONE BY ON SPREATING SPALL NOT BE RESIZED TO LESS THAN ONE BOLL TO HALLS. SERVED EXTRACT NOT THE RESIZED TO LESS THAN ONE BOLL TO HALLS. SERVED EXTRACT NOT THE RESIZED TO.







Plumbing Schedule Notes CONNECTIONS TO EQUIPMENT SHALL CONFORM TO ALL HYMEFACTURERS. RECOMMENDATIONS, ALL EQUIPMENT SHALL BE RESTALLED IN STREET, ACCEDENCE BY THE EQUIPMENT MANAGEMENTS RECOMMENDATIONS, CONTRACTOR TO PROVIDE ALL RITINGS, PROMOTION, WAVER, AND OTHER DEVICES REQUIRED FOR A COMPLETE MERITAGE INSTALLATION.

ARGE AMERICA
MINING BOOK BOOK BOOK BUTSHOOM

Road Southfield
RUP VILLAGE, MICHIGAN 480 7651 ™ 27

PLUMBING NOTES & SCHEDULE DATE

> 25080 P1.1

ALL HORK SHALL BE DONE IN ACCORDANCE WITH ALL CURRENT GOVERNMENT LOCAL, COUNTY AND STATE BUILDING CODE REQUIREMENTS AND LOCAL LITTLE COMPANY DEGLINIONERS.

UNITED CONTRACT BUILDED BASE ET OF CARRIACT DOCUMENTS INCLUMENTS I

Plumbing General Notes

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 HE CORRECTOR WHICH EVEN HE RESIDENCE OF THE CHECK OF THE CHE
- THE DRIVINGS INDICATE DIAGRAPHATICALLY THE INTENT, GENERAL CHRACTER, REQUIREMENTS AND LOCATION OF THE MORE SHOWN AND INCLUDED. THE MORE SHOWN AND INCLUDED. THE MORE INDICATED, BUT HAVING THEIR DETAILS CONJUSTED SHOWN AND THE FERROMETED AT NO ADDITIONAL COST TO THE CAPPER.
- DEFINITION OF THE PROPERTY OF DID AN SPECIFIED ROCKS SHAM ON THE DEPOSITION OF THE DATE OF
- GE IN ACCIONATE AND REPORTED ONC DOWNERS.

 THIS CONTRACTOR IS RESPONDED FOR PARISH AND INSTALLAL LINEAR AND HANDRING AND RESPONDED FOR A CONTRACT OFFICIAL PROPERTY IS AS PROPERTY OF THE RESPONDED FOR THE CONTRACT OF THE RESPONDED FOR THE CONTRACTOR OF MATERIAL DISTRICTOR A SPECIAL CITY OF THE RESPONDED FOR THE CONTRACTOR SHALL BE COPPLETED FOR SHALL SETA THE PROPERTY FOR A CORPILATIO FORTHARD STOTIST FOR THE DISTRICTOR OF THE PROPERTY OF THE
- COMPACTOR SHALL VISIT JOB SITE/PREMISES AND SECONE FAMILIAR WITH THE ACTUAL JOB CONDITIONS PRIOR TO BID SUBMISSIONS PLIMBING CONTRACTOR SHALL VERIFY BACT LOCATION OF ALL BRISTING SHAFFARY, STORM AND HAVER SUPPLY ON THE SITE PRIOR TO THE PREFORMACE OF ARY MORE.
- CONTRACTOR SHALL INSPECT, CLEWN AND REPLACE ALL EXISTING ROOF DRAINS AS REQUIRED.
- COMMACTOR SHEED AND ACCIDENTLY EXPERTY NO REPORT DOTTED SHEET SHEE
- PLIMBNO CONTRACTOR IS RESPONSIBLE FOR TRENCHING AND BACKFILL
 AS REQUIRED IN CONLINCTION WITH WATER AND SEVER RIPING INSIDE AND
 GUISSEE OF BULDING FOLKMANDER.
- CUISTE OF BLEDGE FOLKBARICHS.

 HEMBIS COUNTION SHALL BE RESPONDED FOR THE PURPOS AND DISABILIST.

 OF TREATED OR HITS BEEDSHAF FOR THE BESTALLATION OF HIS HEAR.

 HEMBIS CORRESCOORS IN REPORTED FOR ALL CUTTING AND PATCHESS

 OTO ORDERS, STATIS OF BUILDING HATERANS AN PROJECT FOR

 STEFLATION OF A OPPLICE HEMBIS SHOTHER.
- THS CONTRACTOR SHALL FURNISH AND RETAIL ALL SLEEMS THRU WALLS AND CORNE THRU PLOCKS.

- CONTRACTOR TO VERIFY IN FIELD AND PROVIDE EXTENSIONS REGURES ADJUST ALL FIXTURES TO GRADE LEVEL TO HAINTAIN INVERTS AS DETERMINED BY ALL FIXTURES ARE ATED GREAGE TRAPS, NAN HOLES. KEP PIPES CLEAR OF ELECTRICAL PANELS AND SHITCH GEAR LOCATIONS. DO NOT REN PIPE OWER THE PANEL OR WITHIN FOUR OF PIPET HORIZONTALLY OF TOP OF PANEL. SEE ELECTRICAL DRAWINGS FOR LOCATIONS.
- ALL EQUIPMENT, PERSO, AND OTHER DEVICES AND PATERIAL INSTALLED CUTSINE OF THE ILLIANS OR OTHERWISE EXPOSED TO THE MEATHER SHALL BE COMPLETELY MEATHER/PROOFED.
- PENETRATIONS OF PIPES, CONDUTS, ETC. IN HALLS REQUIRES PROTECTED OFBINIOS SHALL BE FIRE STOPPED. FIRE STOP PATERIAL SHALL BE A TESTED ASSEMBLY APPROVAD BY THE LOCAL FIRE HARSHALL.
- THE PLIMBING CONTRACTOR WILL NOT INSTALL COMBUSTIBLE PIPING HATERIAL IN OR THROUGH FIRE RATED ASSEMBLES. PROTORS, WICH SIZE ALL PET CHANGE COURSE BY HEARS OF PLUG CORNICATES SHALL SIZE ALL PET CHANGE OF POSSESS HATTER, AND COORS ALL PROTORS. EXPRESS HOW PRINGED OF POSSESS HATTER, AND COORS ALL PROTORS. EXPRESS HOW PRINGED OF POSSESS HOTTER, AND DEPOSE AND MESS EXPLICITLY OF PRINCIPLO, TO EXPLINED TO POSSESS EXPRINGED SHALL PROTORS. AND CONTROL OF POSSESS OF PRINCIPLE OF POSSESS CONTROL OF SETTLACED.
- ALL NEN SANTARY PEPING SHALL BE DIVEN A FILL STATIC PRESSURE TEST.
 METHOD OF TEST AND REGISTEMENTS TO BE NET SHALL BE AS PER LOCAL
 CODE REGISTERINGS.
- COCK PROJECTION OF THE STATE HIS OFFICE AND THE STATE HIS OFFICE HI
- THE FIRE SYSTEM SHALL BE FLUSHED HITH CLEAR POTABLE HATER UNTIL DIRTY HATER DOES NOT APPEAR AT THE POINTS OF OUTLET. UNIT WATER COSTS OF METERS AT THE YOURS OF COLORS.

 WE STITLED OR PART THEREOF SHALL BE FILLED HIM A NATURAL CASES.

 SOUTHAR AT LEAST SO PARTS FEE HILLION SO MAN OF COLORSE, AND THE
 STITLED OR PART THEREOF SHALL BE WANTED OFF AND ALLONES TO STIMO
 FOR SHA MORROW, ON THE OVERTHOR OF MY THEREOF CONTACT OR THE LIGHT.

 HATTE GOLDRIFE SOUTHER AT LIGHT SO PARTS FEE MILLION SCORING OF
 CALARRIE AND ALLONES TO STAMP FOR SHARE.
- FOLIDARIS THE REQUIRED STANDAYS THE, THE SYSTEM SHALL BE RUSHED WIT CLEAN POTRALE HATER LATE, THE CHLORINE TO PARKED FROM THE SYSTEM. THE PROCEDURE SHALL BE REPEATED INDIE SHOWN BY A BACTERIOLOGICAL EXPRINATION THAT COMPARISHOUS RESIDENT IN THE SYSTEM.
- A STACK TEST WITH WITER SINUL BE REQUIRED FOR ALL ROUGH AND UNDERSHOUND PILMENS FRING.

 A ZELD ME TEST SHALL BE REQUIRED ON ALL OAS FITNIO AT TIPE OF ROUGH MEMORIAN.
- A 7526 AR TEST OR MATER PRESSURE SHALL BE REQUIRED ON ALL MATER PRING AT TIME OF ROUGH INSPECTION.
- THE HATER SERVICE LINE SUPPLYING THE TENNIT SHALL HAVE AN APPROVED REDUCED PREDUKE BROOFFLOH PREVIOUTE RATE INSTALLED IN-LINE OF EQUAL PRE-DAVE FOR THE HATER SERVICE AND SHALL BE LOCATED BY MOSE THAN THE PER LANGE LINE TO GREEN AND THE TO GREEN APPLIED TO SERVICE AND SHALL BE
- IMPRE A HEALTH OR SAFETY HAZARD EXISTS BECAUSE OF AN EXISTING PLIMBING INSTALLATION OR LACK THEREOF, THE CHARRY OR HIS ASSIST SHALL INSTALL ADDITIONAL FILIMBING OR HAKE SUCH CORRECTIONS AS MAY BE INCESSARY TO ABATE THE HAZARD OR VICLATION.

- Plumbing Procedure Notes ALL SUSPENDED HORIZONTAL PIPMS SHALL BE SUPPORTED BY HANGERS SPACED NO FURTHER THAN 4-0" APART NO PIPMS SHALL BE SELF-SUPPORTING NOR BE SUPPORTED FROM EQUIPMENT CONNECTIONS.
- SILE-SHOWN HO HAS BE SHPECKED FROM EXAMENT COMMISSIONS.
 ALL PROMITE PRESS THOSE OR HORD SHALL BE SUPPORTED ON A CHANNEL THE TRAFFICE HASSER.
 SUPPORTS AND INVISIONS SHALL DIE INSTALLED TO FIRST THE EXPRISION AND COMMISSION IN PRINCIPLATING DILESS THE REQUIEST FROM ARCHIT CONTROL. CORRECTION IN PIPES CRISTION LESS OFFE REASEST FIRST ARCHITECTURE.

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- FOOT for 1996 of 20. AID ONE.

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- AST THE SYNLE BE HACED AT THE BACE OF EACH STACE.

 ART HODE BRAIN OR BRAIN THAY INSTALLED BELON A BUSINESS. HODE

 OF LINESSESSION SHALL BE NOT LISS THAN FOR MORES OF IN BACE

 ALL FLOOR DRAINS AND FIXTURES TO BE VEHIED IN ACCORDINGE HITH

 LOCAL CODES.
- ALL HORIZONTAL YOM PIPMS SHALL BE RUN ABOVE PINSHED CEUNIS SLOPED UP TOWNED HAIN STACK.
- SUPED UP TOAMED HAN STACK.

 INDECRINE, YEST PIPES FORMED BRACK YORTS ARE TO BE 6" ADOVE THE

 ROOD LIBER, BY OF THE LANSTROME AND 40" HIREMAN AFF.

 CONNECTIONS BETWEEN YORT PIPE AND WINT STACK. ARE TO BE 6" ABOVE

 THE LIDDO LIBER, RIM OF THE LANSTROME, AND 42" HIREMAN ABOVE

 RIMSHED FLOOK.
- PRINCEP TUDOS.

 WIN STACKS DETROBER OF PRINCH THE ROOT SHALL BE HAVED RITH ON POLK SHET IDLE FLORIDGE SHALL DRITH OF AN ALL DRECTION FROM THE WIN, AND COME THE PRINCE OF AN EXPLORATION FROM THE WIN, ALL DRECTION FROM THE WIN, ALL DRECTION FROM THE WIN, ALL DRECTION FROM THE WIN, AND COME TO THE WIN, ALL DRECTION FROM THE WIN, AND COME TO THE W

- ALL EQUIPMENT DEVICES SHALL BE INSTALLED HITE LINCHS IN SUCH A HYMER TO FACILITATE EAST REPOWL AND HAMEISHAKE OF EQUIPMENT HYBRID DESIRALE AND CAUSING HALDE PERMIT REMISSION. PROVIDE SERVICE VALUE AT ERVACHES AND AT ALL APPLIANCES.
- PROVIDE SERMICE VALUE AT BEAUCHS AND AT ALL APPLIANCES. PROVIDE SERVICE VALUES AT ALL BEAUCH SETFLY PRIPAL. SUCH SERVICE VALVES SHALL BE LOCATED ACCESSILT ABOVE THE CREASE VALVES SHALL BE LOCATED ACCESSILT ABOVE THE CREASE ALL COMPRET THAT IS CONNECTED TO POTABLE MATER SUPPLY HAST HAM PROFER BAGGILDA PROTECTION.
- THE AR GAP BETIAEN AN INDRECT MASTE AND THE DRAINGE SYSTEM SHALL BE AT LEAST 2 TIMES THE DAMETER OF THE FICTURE DRAIN OR DRAINGE FIFE SERVED.
- BRIDNE SIPPLED HITH A POTABLE PREUC MATTER SYSTEM SHALL HAVE EXCEPTION RESIDENCE OF MATTER SYSTEM SHALL HAVE EXCEPTION RESIDENCE OF EXCEPTION RESIDENCE OF MATTER IN ADDITION TO OTHER RESIDENCE FOR EXCEPTION PROTECTION DEVICE SHALL BE INSTALLED OF HAVITE RETAINED HOSTIM.
- REDUCE PRESSURE ZONE ENCORTON PROTECTION DEVICE SHALL BE INSTALLED ON ALL CHEMICAL DISPENSERS CONNECTED TO POTABLE PUBLIC MATTER STOTEM
- ODE APPROVED DUAL CHECK WALVE BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED ON ICEPHALEYS, COPPER HAVERS, DEMANSHEYS, TABLE HAVERS SUPPLIES AND REVERSAGE LINES COMMITTED TO POTAM F LIASTER.

Plumbing Material Notes

ALL HATERIALS SHALL BE NEW OF FIRST QUALITY AND ULLUSTED FOR THE SPECIFIC DESIGN PURPOSE.

- SANTARY, VENE AND STORM LINES SHALL BE SCHEDULE 40 PICE PEPE COMPLYING LITH ASTRO-2665-74 AND REF-14 LITH MELDED JOINTS OF COCK PEPEPETS. DOMESTIC SUPPLY PIPMS TUBE SIZE 3" AND SHALLER LOCATED ABOVE THE PRISHED PLOCE SHALL BE TITE'L I MID-DAWN TEPPER, ASTH BOS WITH SOLDER FITTINGS AND WLMS, AND "85-5 TH AND ANTIHOM SOLDER, FITTING SHALL BE HEXCLEPT COPPER ATH SOLDER JOHNS.
- SHAL BE RAGGET COTTEN BOOKEN STATE THE SOUTH STATE OF THE SOUTH STATE
- DOMESTIC ACT MATER IS PRILY AND DETERN PERSON FOR INVESTMENT AFTER
 HATH ONE OF THE POLICIANS: INSTALL AS RECORDEDED BY
 HAM FACTORED.
- I 1/2" THICK PREFORMED FIBERISLASS AITH "N" FACTOR OF 0.29 MANN AT 751", MEAN TEMPERATURE. JACKET TO BE PACTORY APPLIED SWAFT PAPER WITH WARDS BARRER.
- I UT THOS MICHED RISD PHENCE FORM WITH "C FACTOR OF 0.25 HARRIM AT 78T HEAR EMPERATURE HTS PACTORY ATTURD LAMBATED ALMBRAN FOR MICHES EXPT PAPER WHOS BASSES JACKET. DOMESTIC COLD HARRE FIRMS AND SUPPLIED HOSIZONIAL STORM SHARES SHALL BE INSULATED HTM: INSTALL AS RECOMMENDED BY PHYSIPACTURERS.
- PMERCENTRY.

 I. THICK INSLATION FOR FIRMS UP TO 1-1/4" DIMETER.

 I. THICK INSLATION FOR FIRMS LANGER THAN 1-1/2" DIMETER.

 PRÉFITTINGS SHALL DE RELLATION FOR FIRMS LANGER THAN 1-1/2" DIMETER.

 PRÉFITTINGS SHALL DE RELLATION HTM FIRM- HOLDED GLACO FIREN.

 COMERN MET N. HAVOR MANGER JACRET. PLASTIC HITTING CONES AND STANELS ME DIMETE MEMORY PERMITTER. PIPE INSULATION AT ALL PIPE HANGERS SHALL CONSIST OF INSUL-SHELD FIBERGLASS PIPE SUPPORTS AS HANGEACTURED BY INSUL-COUSTIC OR ADDITION APPROACH FOR ME
- HARRERS SHALL BE OF STANDARD HEIGHT STIEL, OR RICH ROD AND RING OR CLEVIS TIME HITH ISOLATION PAID. HARRERS SHALL BE SECURED TO BUILDING STRUCTURAL SYSTEM.
- BULDING STRUCTURAL SYSTEM

 REPAIR SERVICE HARDING VEHT, CLOTH PRESSURE SENSITIVE IN

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Plumbing Symbol List GAS FIFE DIRECTION OF FLOW

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|-----|--|--------------|-----------|----------------|---------------------|----------------|------|---------------|---------------------------------------|--|--|
| Г | | | | | Drai | n Sched | ule | | | | |
| TAG | FIXTURE | HANLFACTURER | MODEL NO. | BODY | TOP | TRAP SIZE | VENT | LOCATION | REMARKS | | |
| co | CLEAN OUT | JAY R. SMITH | 4025 | DUCC CAST IRON | ROUND MOREL BROWER | 2'-4' SEE PLAN | | PINSHED AREAS | PROVIDE TAPER THREAD AND BRONZE PLUG. | | |
| PS. | FLOOR SNK | JAY R. SMTH | 5601 | DUCO CAST IRON | SOURCE MOVEL BRONZE | - 4 | 2 | FINEHED AREAS | | | |

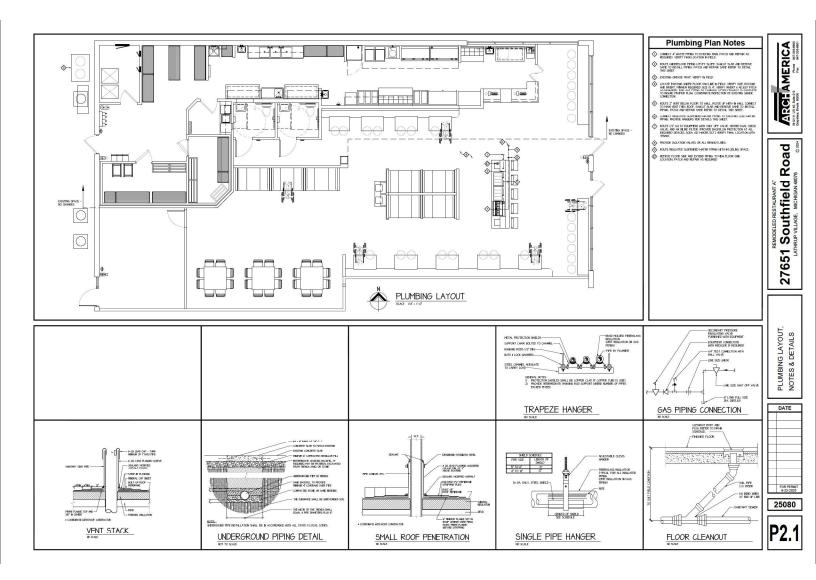
THE FOLLOWING PLIMENG SCHEDULES IN GENERAL SPECPY THE PLIMENG FIXTURES, BURPLET AND DEVICES. HAMMER VALUES NOTED OFFICERES, ALL RICKIES IN ALL, DE PROJECTE OF HIM APPLICATE, ACCESSORIES DUCH AS SUPPLY STOPS, MASTE TRAINS, PROJECTE HOUSENESS SELVER, BOLT DAYS, MASTE TRAINS, PROJECTE HOUSENESS SELVER, BOLT DAYS, MASTE TRAINS, PROJECTE HOUSENESS SELVER, BOLT DAYS, BOLT DAYS,

HOM NO STYPHIC BACK OVER, MINES COLDER SAME LES, ME ADDISON DE SPECIFIED COMEN APPOSE GALLES HOTTO ORRENCOS.

ALL INSEPTION DE SENSE SAME LESS AND CAUSTIC AND ADDISON DE SPECIFICIO COMEN APPOSE. PRICIPIO CESSAN ASPOCIE.

ALL INDEPENDA AND ENCLUSES SAME, LANS AND CAUSTIC LANDISON. DE CRETALIZATION DE PORTE MENTO DE COMENÇA DE L'AUTRE CAUSTIC LANDISON. DE PORTE MENTO DE COMENÇA DE L'AUTRE CAUSTIC LANDISON. DE L'AUTRE CAUSTIC L'A

PIXTURES PURPOSED BY CHEER SHALL BE INSTALLED BY PLIMBING CONTRACTOR, ALL OTHER PIXTURES SHALL BE IF I I BY PLIMBING BY PLUMBING CONTRACTOR.





LATHRUP VILLAGE – SITE DEVELOPMENT STATUS

| Facade | ADDRESS | APPLICANT NAME | PZE PROCESS TYPE | STARTED | NOTES |
|-------------------|-----------------------------|--|---------------------|-----------|--|
| CHARLES COUNT THE | 27000 Southfield Road | Discount Tire | Building Permit | 8/15/2024 | Discount Tire received administrative approval for interior and exterior renovations due to an existing site plan having been approved previously. The project includes updates to the sales and office areas, new partition walls, refreshed finishes and fixtures, and repainting of the exterior façade. Two new principal wall signs were also installed. Because the property is a corner lot within the Commercial–Vehicular (CV) District, an additional wall sign is permitted. |
| | 27300 Southfield Road | Skylar Laundromat - Lush Nails - Modern Suits & Clothing - The Vapor Shoppe | Site Plan Review | 6/15/2023 | Planning Commission confirmed that a laundromat is permitted use and subsequently approved the site plan on February 20, 2024. The approved site plan allows retail and personal care uses in the remaining units. A nail salon, smoke shop, and clothing store have completed their interior buildouts, and signage has been installed. An outstanding item from the approved site plan is a requirement for the property owner to install a barrier wall along the rear of the parcel. The property owner is preparing the engineering plans for review. |

| | 27411 Southfield Road | Jay Birds Bar & Grille | Building Permit Review | TBD | The property at 27411 Southfield Road received administrative approval to install a canopy structure over the existing paved patio area. The addition will provide shade and weather protection for outdoor seating and does not alter the building footprint. |
|------------------------------------|-----------------------------|---------------------------|---------------------------|-----------|---|
| | 26600 Southfield Road | Holbrook Auto Parts | Site Plan Review | 8/1/2024 | The Planning Commission approved the site plan on January 21, 2025, and both the interior and exterior buildouts are now complete. The Zoning Board of Appeals granted a variance on August 18, 2025, allowing an increase in the size of the principal wall signage. The approved wall sign is currently in production and will be installed once fabrication is complete. Inventory is being moved into the building, and the business is preparing for opening. |
| PRIMEALETE NUTRITION HEALTHYXMEALS | 26710 Southfield Road | Primealete Nutrition | Site Plan Review | 4/16/2025 | The applicant requested approval to change the use of a commercial unit in the Mixed-Use (MX) district from personal care to retail. The approved use is for a premade meal business that prepares meals off-site in a commercial kitchen and sells them at the retail location. The Planning Commission approved the request at its May 20, 2025 meeting, and a permanent wall sign was installed in June 2025. A business license has been issued, and the business is preparing to open. |

| Sober Syecare. | 27651 Southfield Road | Surnow | Site Plan Review | 9/29/2025 | Middle Eats restaurant is proposing to expand its existing restaurant into the adjacent 1,800 sq. ft. unit to the north to enlarge its dining area. The space being incorporated into the restaurant is currently occupied by an eyecare retail business. Because this portion of the building will change from retail to restaurant use, site plan approval is required. The site plan is scheduled for review by the Planning Commission at their November 18 th meeting. |
|----------------|-----------------------------|------------|--------------------------|------------|--|
| | 27700 Southfield Road | Surnow | Site Plan Review | 10/22/2024 | The Lathrup Village Historic District Commission approved the project concept on February 19, 2025. Site plan approval was granted on April 19, 2025, for the historic preservation and adaptive reuse of the former Lathrup Village High School. The approved plan includes converting the building into multi-family housing, co-working space, and activity/event space. The developer is awaiting a response review from the Michigan State Housing Development Authority's (MSHDA) review and response to their financing request. |
| Holy Busse | 26780 Southfield Road | Fahad Aziz | Administrative Review | 11/17/2025 | The prior tenant, a burrito restaurant, has vacated the space. A new restaurant, Holy Burger, will occupy the unit. Because the new use is the same as the previous use, no site plan approval is required. Exterior signage has been installed. A business license application has been received and is currently under review. |