

CITY OF SOUTHGATE PLANNING COMMISSION

AGENDA

MONDAY, April 13th, 2026

6:30 pm – Informal Planning Commission/Work Study Meeting
7:00 pm – Regular Planning Commission Meeting

I. CALL TO ORDER

II. ROLL CALL

Anderson, Clark, Codrington, Godbout, Moul, Nemeth, Orman, Wilson, Yoos

III. APPROVAL OF AGENDA

IV. MINUTES

1. Minutes of regular Planning Commission meeting date March 9th, 2026
2. Minutes of special Planning Commission meeting date March 16th, 2026

V. ADMINISTRATIVE REPORTS

VI. PUBLIC HEARINGS

1. Conditional Use Review, 15446 Fort

VII. NEW BUSINESS

1. Conditional Use Review, 15446 Fort
2. Site Plan Review, 15446 Fort

VIII. OLD BUSINESS

IX. ANNOUNCEMENTS

X. ADJOURNMENT

City of Southgate
Planning Commission Meeting
March 9, 2026

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, March 9, 2026, and called to order by Chairman James Yoos, at 7:00 p.m.

PRESENT: James Yoos, Jerry Orman, Leticia Wilson, Mark Nemeth, Andrew Moul, Chad Godbout, Linda Clark

ABSENT: Patricia Anderson, Eric Codrington (all excused)

ALSO PRESENT: City Planner Joe Pezzotti, City Administrator Dan Marsh, Building Official Tim Leach, City Attorney Amelia Zelenak, Council Member Priscilla Ayres-Reiss

Agenda:

Moved by Wilson, supported by Godbout, to approve the Planning Commission Agenda as submitted. MOTION APPROVED UNANIMOUSLY.

Minutes:

Moved by Nemeth, supported by Wilson, to approve the Planning Commission Meeting Minutes of January 12, 2026. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

Southgate Bank Tower project moving along, tentative opening in May. House Bills 5529, 5530, 5531, 5532, 5581, 5582, 5583, 5584, and 5585 were discussed.

Public Hearings:

1. AMG Apartment Management, Maple Village of Southgate, LLC, Special Condition/Site Plan Review, 15685 Goddard Road, Southgate, MI 48195, (40) additional multi-family apartment units.

A PUBLIC HEARING WAS HELD FOR AMG APARTMENT MANAGEMENT, MAPLE VILLAGE OF SOUTHGATE, LLC, SPECIAL CONDITION/SITE PLAN REVIEW, 15685 GODDARD ROAD, SOUTHGATE, MI 48195, (40) ADDITIONAL MULTI-FAMILY APARTMENT UNITS.

Notices were sent out.

Moved by Nemeth, supported by Wilson, to open the Public Hearing.

No public comments were received.

Moved by Nemeth, supported by Orman, to close the Public Hearing.

New Business:

1. AMG Apartment Management, Maple Village of Southgate, LLC, Special Condition/Site Plan Review, 15685 Goddard Road, Southgate, MI 48195, (40) additional multi-family apartment units.

The city is in receipt of a site plan review application for the proposed expansion of the existing Maple Village Apartments along Goddard Road. The proposed expansion will consist of forty (40) additional multi-family apartment units constructed in the same style and size as the already existing units. The expansion will occur in the northeast corner of the 23-acre parcel which is currently existing open space. The parcel is currently zoned RM, Multiple Family Residential where apartment buildings are a permitted use within the district, subject to site plan review and approval by the Planning Commission.

The applicant stated they are willing to work on the pedestrian circulation.

Moved by Nemeth, supported by Clark, to defer to a later meeting of the Planning Commission to approve a Special Condition/Site Plan Review for AMG Apartment Management, Maple Village of Southgate, LLC, 15685 Goddard Road, Southgate, MI 48195, (40) additional multi-family apartment units. MOTION APPROVED UNANIMOUSLY.

Old Business:

1. T & G Downriver Inc., Conditional Use Review, 13760 Eureka Road, Renovate existing building to be used as a family style dine-in restaurant. PC 07-2025

We are in receipt of a conditional use application for the above-mentioned property. The applicant intends to utilize and renovate the existing building to be used as a family style dine-in restaurant. The scope of work included in the application consists of interior renovations to accommodate approximately eighty (80) guests, parking lot and landscaping improvements, and updated signage. No outdoor dining is proposed. The site is zoned C-2, General Business, where sit-down restaurants with no outdoor dining are listed as a conditional use in the district. Revised plans have been submitted, addressing numerous items from the initial review from August.

Based on the information provided, we recommend conditional approval of the proposed sit-down restaurant.

Moved by Nemeth, supported by Wilson, to approve the Conditional Use Review for T & G Downriver Inc., 13760 Eureka Road, PC 07-2025, with the following items to be addressed:

1. Fire Department approval of site access and circulation.
2. City Engineer review of existing site utilities.
3. Review and approval of proposed building improvements by City Building Department.

MOTION APPROVED UNANIMOUSLY.

2. N.C. Designers Contracting, Inc., 18701 Northline Road, Southgate MI, Special Condition/Site Plan Review, Proposed new Gas Station, Convenience Store and Restaurant space. PC 11-2025

The city is in receipt of a conditional use and site plan review application for the construction of a new gas station located on the corner of Northline and Frontage Road. The applicant is requesting to demolish the existing building and redevelop the two (2) properties to accommodate a new gas station establishment, along with a convenience store and restaurant space. The project area measures 0.95. acres. The parcels are currently zoned C-2, General Commercial where gas station establishments are a

permitted use within the district, subject to additional special conditions.

Revised plans have been submitted, addressing numerous items from the initial review from August.

Based on the information provided, we recommend conditional site plan approval for the proposed gas station, subject to the outstanding items being addressed.

Moved by Wilson, supported by Nemeth, to approve a Special Condition/Site Plan Review for N.C. Designers Contracting, Inc., 18701 Northline Road, Southgate MI, Proposed new Gas Station, Convenience Store and Restaurant space, subject to the outstanding items listed below attached as conditions of approval. PC 11-2025

- 1. Land combination to be completed.**
- 2. Revise parking space dimensions to meet ordinance requirements.**
- 3. Receive City approval for work within Frontage Road Right-of-Way.**
- 4. Submit plans to Fire Department and City Engineer for review of site circulation.**
- 5. City Engineer approval of utility plan.**
- 6. Approval of proposed building materials by the City Building Department.**
- 7. Provide stacking space indications for each pump.**

MOTION APPROVED UNANIMOUSLY.

3. Master Plan Update.

Moved by Nemeth, supported by Clark, to send the Southgate Master Plan draft as presented to City Council for review and approval of Distribution to surrounding Communities and Stakeholders.
MOTION APPROVED UNANIMOUSLY.

Announcements:

Moved by Clark, supported by Godbout, to oppose the Housing Preemption bills being considered by the Senate and House. MOTION APPROVED UNANIMOUSLY.

Adjournment:

Moved by Nemeth, supported by Wilson, that this meeting of the Planning Commission be adjourned at 7:45 p.m. MOTION APPROVED UNANIMOUSLY.

James Yoos
Chairman, Planning Commission
as

City of Southgate
Planning Commission Meeting
March 16, 2026

This Special Meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, March 16, 2026 and called to order by Chairman James Yoos, at 7:00 p.m.

PRESENT: James Yoos, Andrew Moul, Leticia Wilson, Mark Nemeth, Linda Clark

ABSENT: Patricia Anderson, Jerry Orman, Eric Codrington, Chad Godbout (all excused)

ALSO PRESENT: City Planner Joe Pezzotti, City Administrator Dan Marsh, Building Official Tim Leach, City Attorney Amelia Zelenak, Council Member Priscilla Ayres-Reiss

Agenda:

Moved by Wilson, supported by Nemeth, to approve the Planning Commission Agenda removing item 4, Minutes. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

Michigan House Representative Rylee Linting stated she opposes the House Bills. A Resolution to oppose the House Bills being proposed will be put in place at the next City Council Meeting.

Public Hearings:

1. Rezoning Application, Jennifer Krack, 15748 Fort Street, Southgate, MI 48195, proposed rezoning the property from C-1, Community Business to C-2, General Business. P.C. 01-2026.

A PUBLIC HEARING WAS HELD FOR JENNIFER KRACK, 15748 FORT ST. SOUTHGATE, MI 48195, PROPOSED REZONING THE PROPERTY FROM C-1, COMMUNITY BUSINESS TO C-2, GENERAL BUSINESS.

Notices were sent out.

Moved by Nemeth, supported by Clark, to open the Public Hearing.

No public comments were received.

Moved by Nemeth, supported by Clark, to close the Public Hearing.

New Business:

1. Rezoning Application, Jennifer Krack, 15748 Fort Street, Southgate, MI 48195, proposed rezoning the property from C-1, Community Business to C-2, General Business. PC 01-2026.

The City is in receipt of a rezoning application for 15748 Fort Street. The nature of the request is to rezone the property from C-1, Community Business to C-2, General Business, to allow for a drive-through-only coffee shop.

After reviewing the City Master Plan, adjacent zoning districts, and the future land use map for the subject property, we recommend the Planning Commission forwards a recommendation of rezoning approval to City Council.

Moved by Clark, supported by Nemeth, to recommend City Council approve the request by Jennifer Krack, 15748 Fort Street, Southgate, MI 48195, proposed rezoning the property from C-1, Community Business to C-2, General Business, based on all standards of rezoning have been met. P.C. 01-2026. MOTION APPROVED UNANIMOUSLY.

Old Business:

None.

Adjournment:

Moved by Nemeth, supported by Clark, that this special meeting of the Planning Commission be adjourned at 7:12 p.m. MOTION APPROVED UNANIMOUSLY.

James Yoos
Chairman, Planning Commission
as

RETURN TO:
Clerk's Office
City of Southgate
14400 Dix-Toledo
Southgate, MI 48195

Form No. 01

Case No. PC 03-2026

Date Received 3-12-2026

CITY OF SOUTHGATE APPLICATION FOR PLANNING COMMISSION REVIEW

Concerning a request to be heard before the Southgate Planning Commission on the following:

TO BE COMPLETED BY THE APPLICANT:

Owner/Applicant	Agent
Name <u>REZARTA HOXHA</u>	Name <u>PANDUSH GAQI</u>
Address <u>11640 TELEGRAPH RD</u>	Address <u>5891 TROTTER LANE</u>
<u>TAYLOR,</u> <u>MI</u> <u>48180-6814</u>	<u>WEST BLOOMFIELD TWP.</u> <u>MI</u> <u>48322</u>
(City) (State) (Zip)	(City) (State) (Zip)
Telephone <u>734-486-8408</u>	Telephone <u>586-202-9588</u>

Information regarding the site:

Street Address: 15446 FORT ST.

Major Cross Streets: FORT ST & ORCHARD ST

Parcel / Lot No.: 53 019 03 0308 000

Acreage: 0.248 ACRES Dimensions of Parcel / Lot: 89'X120' Frontage: 120' + 89' (CORNER)

Current Zoning (please circle): RE R-1 R-1A R-1B RM RO C-1 C-2 C-3 M-1 MH PD P-1

Current Use: VACANT

Requested action:

☐ Rezoning

Requested District: _____

☒ Conditional Use Approval

Requested Use: RESTAURANT - FAST FOOD

☒ Site Plan Review

☐ Plat Review

☐ Other

Please Specify _____

gaqi@cultdesignstudio.com

Information regarding request:

I hereby request a hearing before this body to:

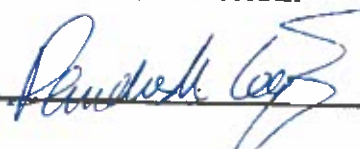
(Please supply detailed information. For example, why you are requesting the proposed action, a complete description of the project, how the request is compatible with adjacent land uses and zoning districts, how the request is in compliance with the goals, policies, and future land use plan of the City of Southgate Master Plan, any information you feel is pertinent to your application, etc. Feel free to attach additional documents to this application if it will help describe your project or if you need more room than is provided below.)

SUBMITTED SEPARATELY

A SKETCH CLEARLY DEPICTING THE REQUEST MUST BE ATTACHED TO THIS APPLICATION FOR IT TO BE VALID. FOR SITE PLAN REVIEW, A SITE PLAN MEETING THE REQUIREMENTS OF SECTION 1298.07 MUST BE ATTACHED.

The Applicant / Agent must appear before the Planning Commission on APRIL 13, 2026
(Date)

THE OWNER OF THE PROPERTY DESCRIBED ON THIS APPLICATION AND THAT ALL STATEMENTS HEREIN AND IN THE DOCUMENTS SUBMITTED ARE TRUE.

Signature – Owner / Agent:  Date: 3/10/2026

To review your application properly, Planning Commission members may need access to the property in question. Please initial if permission is given for property access. INITIALS PG

Fees must be paid at the same time this application is submitted to the City.

OFFICE USE:

Date Received: _____

Received By: _____
(Staff's Name)

Fee Charged: _____

Check No.: _____

Receipt No.: _____

SUPPLEMENT TO APPLICATION FOR USE PERMITTED SUBJECT TO SPECIAL CONDITIONS AND SITE PLAN APPROVAL

Rezarta Hoxha ("Applicant") is applying for a use permitted subject to special conditions and site plan approval with respect to the property located at 15446 Fort Street, Southgate, Michigan. (as more specifically described in the application) (the "property"). If approved, the Applicant intends to establish a pita sandwich and fresh-fast food eatery on the Property.

Project: The Pita Place

Location: 15446 Fort St., Southgate, MI 48195

Zoning: C-1 (Community Business District)

Applicant: Rezarta Hoxha (Tenant / Owner)

Overview

The Pita Place is a neighborhood-scale fast-casual restaurant designed to serve the Southgate community by transforming a vacant, underutilized building into a vibrant, and family oriented culinary destination. Unlike traditional high-volume fast-food chains, The Pita Place focuses on fresh ingredients, a modern aesthetic, and a commitment to being a "good neighbor" within the C-1 District. If approved, the project will also provide a positive contribution to the economic welfare of the community. It will create 3-5 full time and part time jobs, transform a vacant property into a new attractive business and expand the commercial property tax base.

I. Compatibility with Neighborhood Character

The project is specifically designed to enhance, rather than disrupt, the surrounding community:

- **Modern Aesthetics:** By replacing uninsulated, dated glazed walls with a **new insulated aluminum storefront system**, the project significantly upgrades the visual appeal of the Fort Street corridor.
- **Infill Development:** This project revitalizes a 1,320 sq. ft. vacant structure. By bringing life back to this site, we reduce the risk of vagrancy and property blight, which benefits all neighboring property values.
- **Scale:** With only **30 seats**, the restaurant maintains a low-impact footprint that fits the "Community Business" intent of the C-1 zone.

II. Operational Impact & Mitigation

We have taken proactive steps to ensure our operations do not negatively impact the quality of life for nearby residents:

- **Neighborhood-Friendly Hours:** Our operating hours are limited to **11:00 AM – 9:00 PM**. By closing at 9:00 PM, we eliminate late-night noise, loitering, and traffic common with 24-hour fast-food establishments.
- **Odor & Air Quality Control:** To protect the air quality of the neighborhood, we are installing a professional-grade **12-foot Type-1 Stainless Steel Grease Hood** with a dedicated exhaust and makeup air unit. This system is designed to filter cooking vapors and odors before they leave the building.
- **Sound Insulation:** The building's existing **8" CMU masonry walls** provide excellent natural sound dampening. Combined with our new 9' gypboard ceilings, interior kitchen noise will be effectively contained.

III. Traffic, Parking, and Safety

- **Site Safety:** The existing private parking lot will be **fully rehabilitated and restriped**. This will clearly define parking stalls and ensure that all traffic remains on-site rather than spilling onto public side streets.
- **Pedestrian Accessibility:** The restriping plan includes a **designated ADA-accessible path** from the parking area to the new storefront entry, ensuring the restaurant is safe and welcoming for all community members.
- **Cleanliness Standards:** Per our Standard Operating Procedure (SOP), the exterior of the property, including the parking lot, will be inspected and cleaned daily to ensure a litter-free environment.

IV. Economic Contribution

- **Job Creation:** The Pita Place will provide local employment opportunities for Southgate residents.
- **Tax Base:** Transforming a vacant building into a functioning business increases the commercial property tax base, supporting local schools and municipal services.
- **Sustainable Practices:** By utilizing **disposable paper-based serving products**, we minimize water consumption and sewer system strain, further reducing our environmental footprint on the city's infrastructure.

Conclusion

The Pita Place is not just a restaurant; it is a community-focused investment. Our goal is to provide a healthy, high-quality dining option in a beautiful, modern setting that respects the residential and small-business character of the C-1 district. We believe this project is the "highest and best use" for this vacant property. This is a dining-in and take-out food service

experience only, there will be no drive-through service, further maintaining an orderly moderate operation of parking and vehicle access.

The Property and the Project

The Property is an ideal location for The Pita Place. It is located at the corner of Fort Street and Orchard St. The property is currently vacant and is located across Fort Street from the Joe's Rite Way (Auto Repair) and Down River Coney Restaurant across from Orchard St..

The Property is zoned C-1 Community Business District. While C-1 allows for local retail, restaurants often require a "Conditional Use" permit to ensure their operation (especially regarding hours, traffic, and odors) doesn't negatively impact the surrounding community. Use Permitted Subject to Special Conditions (See Sec. 1278.03(g)). The Property is designated General Commercial in the Master/Area Plan.

The Project Satisfies the Requirements for Establishing a Use Permitted Subject to Special Conditions

The Project satisfies the requirements set forth in Section 1276.03 (b) (Uses Permitted Subject To Special Condition) of the City of Southgate Zoning Ordinance (the "Ordinance"). Specifically, with respect to each requirement:

The Project Satisfies the Site Plan Review Guidelines

The Project satisfies the Site Plan Review Guidelines set forth in Section 1298.07(j) of the Ordinance. Specifically, with respect to each requirement:

(1) and (2) The Project satisfies (1) as it is permitted use under the Ordinance and (2) as it satisfies the applicable requirements of the Ordinance with respect to the site plan.

(3), (4) and (5) As shown in the site plan, the entries, drive aisles, parking areas, vehicle stacking and vehicle circulation patterns have been designed to promote safety and ease of access. There is more than sufficient area to accommodate traffic volumes to be generated at and within the site.

(6) The use is directly compatible with neighboring commercial uses (i.e. another restaurant "DRC Restaurant" directly across the Orchard St. station). The Project is also compatible with the surrounding area and will have a harmonious relationship with existing development. The loading and unloading areas and the garbage receptacles are to the rear of the Property and screened from Fort Street. The Project will include exterior building improvements like window and storefront replacement, currently in disrepair, and architectural features and building design that exceed those of surrounding uses.

Exterior photometric light studies were generated to understand lighting conditions and light pollution impact to the adjacent neighborhood. All boundaries to adjacent properties will be subject to less than .2fc at evening hours of operation, virtually unchanged from exterior street

lighting conditions. The building rehabilitation does not include a drive through service, or increased fenestration to the west, south or north facades. This ensures that no additional artificial light produced will increase light pollution.

Equipment

Fryer - 21" - 150,000 btu

2x 18"w Vertical Broilers - Gyro

Heavy Duty - 48" flat grill (griddle) 1" steel plate Thermostatic

24" charbroiler manual

48" Freezer (undercounter)- worktop table

36" Standing Reach-in Freezer

12'x4'x2' Type-1 Commercial Hood (Make-up Air Unit + Rooftop Exhaust)

5'x2' stainless steel tables

Three-Compartment Sink & Grease Trap

Handwash station.

84" prep table - 2 compartment top with fridge below.

36" Standing freezer

48" Sliding Door Standing Beverage Cooler

All new plumbing fixtures (RESTROOMS).

Banquettes Vegan Leather Seating (DINING)



EXTENDED SELECTIONS

Extended Submarines

Our Assorted sub features a selection of premium deli meats, including Ham, Salami, and Loaf, topped with fresh vegetables and our house sauce. 12" \$9.99 / Small \$7.49

Deli Parieant sub features a selection of premium deli meats, including Ham, Salami, and Loaf, topped with fresh vegetables and our house sauce. 12" \$9.99 / Small \$7.49

Chicken and sub features a selection of premium deli meats, including Ham, Salami, and Loaf, topped with fresh vegetables and our house sauce. 12" \$9.99 / Small \$7.49

Extended Salads

Greek: A crisp romaine and mixed green base with heirloom cherry tomatoes, kalamata olives, feta, and red onions in our Aegean vinaigrette. LG \$9.49 / SM \$7.99

Salad: A crisp romaine and mixed green base with heirloom cherry tomatoes, kalamata olives, feta, and red onions in our Aegean vinaigrette. LG \$9.49 / SM \$7.99

Garden: A crisp romaine and mixed green base with heirloom cherry tomatoes, kalamata olives, feta, and red onions in our Aegean vinaigrette. LG \$9.49 / SM \$7.99

Welcome to The Pita Place, where small-town heart meets gourmet taste. Born from Leamington, Ontario roots, we craft every meal with the finest ingredients to bring a taste of home to every Southgate plate. From our signature Gyros to our extended salads, find your new favorite.

Gourmet Apps



Fries Pita	\$7.49
Chicken Fingers & Fries	\$8.99
On Onion Rings	\$8.49

Signature Burger

Chicken Fingers & Fries	\$11.99
Chickewburger & Fries	\$2.99
Onion Ringer	\$11.49



Signature Burger

Choon Buger burger tomatoes, fries,	LG	LG	\$11.99
with creamy clover base, ceatrad bs meats,	\$9.49	\$6.49	\$7.99
with vegetables and our house sauce.			

15446 Fort St., Southgate, MI



@ThePitaPlace

@ThePitaPlace

Scan for
Specials



The Pita Place

EST. LEAMINGTON

15446 Fort St., Southgate, MI •



TRY ONE OF OUR POPULAR SPECIALS

LUNCH SPECIAL 1 - Small Fries & Pop. \$8.99
LUNCH SPECIAL 2 - Small Brek Salad Pop. \$9.99
LUNCH SPECIAL 2 - Small Brek Faiz & Pop. \$9.99
LUNCH SPECIAL 3 - Cilicburger Fries & Pop. \$9.99

TWIN SPECIAL - \$29.99
 2 Pitas, 2 Fries 2 Cane of Pop.

TWIN SPECIAL - \$29.99
 2 Pitas, 2 Fries 2 Cans of Pop.

FAMILY SPECIAL - \$61.99
 4 Pitas, 2 Large Fries, 2 Large Brek Salads
 Or Cants of Pop.

DINNER 1 \$13.99
 Any Pits, Fries & Pop.

DINNER 2 \$14.99
 Any Pita, Hinge & Pop.

DETAILED PITAS

Gyro topped with tomato, onion & tzatziki sauce \$8.85
Donairs gyro meat, topped with tzatziki sauce \$8.85
Gyro Parmesan gyro meat, topped with pizza sauce, onion & cheese \$8.85
Steak & Cheese Pita topped with mozzarella cheese, \$8.85
 eard stode, grilled onion & pepper, tomato, lettuce & mayo
Chicken Supreme topped with grilled onion & popper, \$8.85
 tomato, lettuce & tzatziki sauce
Chicken Souvlaki topped with tomato, onion, lettuce \$8.85
 & tzatziki sauce
Chicken Delight topped with tomato, onion, lettuce \$8.85
 & sazaor dressing
Chicken Club topped with mozzarella cheese, tomato, \$8.85
 lettuce & sauce
Spicy Chicken lettuce, tomato, onion, tzatziki & hot sauce \$8.85
Shishkabeb lettuce, tomato, onion & tzatziki sauce \$8.85
Breaded Chicken lettuce, tomato, onion, ranch \$8.85
 dressing & hot sauce
Ham ciled ham, tomato, onion, cheese, \$8.85
 lettuce & sugro
Assorted ciled ham, Salami, loaf, tomato, onion, \$8.85
 cheese, lettuce & rope



VEGGIE PITAS

Feta topped with lettuce, tomatoes, onion, \$8.85
 cucumber, salad dressing, tzatziki sauce
Swiss topped with lettuce, tomatoes, onion, \$8.85
 cucumber, salad dressing, tzatziki sauce
Cheddar topped with lettuce, tomatoes, onion, \$8.85
 cucumber, salad dressing, tzatziki sauce
Garden' topped with lettuce, tomatoes, onion, \$8.85
 cucumber, salad dressing, tzatziki sauce

*Minimum order \$29.99 + tax for FREE DELIVERY

Meals

Chicken Fingers & Fries \$11.99
Gurmet Fries \$10.99
Onion Rings \$12.49
Cheeseburger \$8.49
Cheeseburger with Fries \$11.49
Onion Rings \$12.49

Burgers

Chicken Fingers & Fries \$11.99
Gurmet Fries \$10.99
Hamburger \$7.99
Cheeseburger \$8.49
Cheeseburger with Fries \$11.49
Chickenburger \$11.49

Appetizers

	LG	SM
Fries		
Onion Rings	LG \$9.49	SM \$5.99
6 pice	\$7.49	\$8.49
Mozza Sticks		\$8.49



Extras & Beverages —

Pop \$1.49
Choo Milk \$2.49

Extras & Beverages —

Pop \$1.49
Choc Milk \$2.49

15446 Fort St., Southgate, MI

326-7702



Letter of Authorization

Date: March 12, 2026

To: City of Southgate Planning Commission

14400 Dix-Toledo Rd.

Southgate, MI 48195

Subject: Authorization of Agent for 15446 Fort St., Southgate, MI 48195

To the Planning Commission and Building Department:

I, **Ronald R. Roscoe**, owner of the property, addressed **15446 Fort St., Southgate, MI 48195**, hereby authorize **Rezarta Hoxha** to act as my authorized agent in all matters pertaining to the Planning Commission application, building department permitting, and review process for the proposed project at the aforementioned address.

This authority includes, but is not limited to:

- Executing and submitting applications for site plan review, zoning, and building permits.
- Representing the project and ownership at public hearings or Planning Commission meetings.
- Communicating with City staff regarding technical reviews and compliance requirements.

This authorization shall remain in effect until the completion of the project or until revoked by me in writing.

Property Owner Information

Name: Ronald R. Roscoe

Title: Owner, Ronald Richard Roscoe Trust

Phone: 248-802-9361

Address: 34009 Edmonton. Farmington Hills. MI. 48335

• Signature:  Date: 3/12/2026

Authorized Agent Information

Name: Rezarta Hoxha

Company: The Pita Place

Address: 11640 Telegraph Rd, Taylor, MI 48180

Phone: 734-486-8408

Email: REZARTAHOXHA77@yahoo.com

Signature:  Date: 3/12/2026

Letter of Authorization

Date: March 12, 2026

To: City of Southgate Planning Commission

14400 Dix-Toledo Rd.

Southgate, MI 48195

Subject: Authorization of Agent for 15446 Fort St., Southgate, MI 48195

To the Planning Commission and Building Department:

I, **Rezarta Hoxha**, owner of **The Pita Place**, with proposed location of **15446 Fort St., Southgate, MI 48195**, hereby authorize **Pandush Gaqi** to act as my authorized agent in all matters pertaining to the Planning Commission application, building department permitting, and review process for the proposed project at the aforementioned address.

This authority includes, but is not limited to:

- Executing and submitting applications for site plan review, zoning, and building permits.
- Representing the project and ownership at public hearings or Planning Commission meetings.
- Communicating with City staff regarding technical reviews and compliance requirements.

This authorization shall remain in effect until the completion of the project or until revoked by me in writing.

Property Owner Information

Name: Rezarta Hoxha

Title: Owner, The Pita Place

Phone: 734-486-8408

Email: REZARTAHOXHA77@gmail.com

Signature: Rezarta Hoxha **Date:** 03.12.2026.

Authorized Agent Information

Name: Pandush Gaqi

Company: Cult Design Studio PLLC

Phone: 586-202-9588

Email: gaqi@cultdesignstudio.com

Signature: Pandush Gaqi **Date:** 03/12/2026

PROJECT DESCRIPTION

1. CONSTRUCTION MUST COMPLY WITH ALL NATIONAL, STATE, AND LOCAL BUILDING CODES, AS WELL AS ALL LOCAL ORDINANCES.
2. DO NOT SCALE DRAWINGS. NOMINAL DIMENSIONS ARE SHOWN. REFER TO DETAILS, NOTES, SPECIFICATIONS AND PARTITION KEY FOR INFORMATION. CONTACT ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED.
3. EXISTING BUILDING AND SITE INFORMATION WAS OBTAINED FROM THE OWNER AND ADDITIONAL FIELD MEASUREMENTS BY THE ARCHITECT. THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK. DRAWINGS MAY CONTAIN DISCREPANCIES DUE TO CONCEALED CONDITIONS, INACCURACIES IN THE ORIGINAL DRAWINGS, INACCESSIBLE LOCATIONS, UNRECORDED BUILDING ALTERATIONS AND/OR CONFLICTING INFORMATION. INFORMATION OUTSIDE OF CONTRACT AREA IS RELATIVE AND FOR REFERENCE ONLY. ALWAYS VERIFY FIELD CONDITIONS BEFORE COMMENCING WORK. NOTIFY ARCHITECT IF FIELD CONDITIONS CONFLICT SUBSTANTIALLY WITH PROPOSED WORK.
4. INSTRUCTIONS FOR BUILDING CONSTRUCTION MAY BE LOCATED IN ANY PART OF THE CONSTRUCTION DRAWINGS. FAILURE OF THE GENERAL CONTRACTOR OR HIS SUB CONTRACTOR AND SUPPLIERS TO SEE INFORMATION IN ANY PART OF THE CONTRACT DOCUMENTS WILL NOT BE A VALID REASON FOR ISSUING A CHANGE ORDER.
5. ALL HOLES CREATED FROM ABANDONED DUCT, CONDUIT, ELEC. DEVICES, ETC., WHICH ARE IN VIEW AND ARE NOT SCHEDULED TO BE BOARDED OVER, OR ON A WALL TO BE DEMOLISHED, ARE TO BE FILLED AND PATCHED TO MATCH EXISTING.
6. PATCH AND REPAIR ALL EXISTING WALL SURFACES ADJACENT TO NEW WORK AS REQUIRED TO ACHIEVE AN UNINTERRUPTED SURFACE APPEARANCE. PATCH AND REPAIR ALL FLOORING FOR EXISTING BUILDINGS TO ACHIEVE A CONTINUOUS, SMOOTH, AND FLUSH FLOOR SURFACE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING REQUIRED TO EXECUTE WORK. THE CONTRACTOR SHALL COORDINATE ALL TEMPORARY CONSTRUCTION WITH THE ARCHITECT AND OWNER TO ASSURE A MINIMUM AMOUNT OF INTERRUPTION WITH THE OWNER'S ACTIVITIES.
8. IF THE PROJECT IS A REMODEL, THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL SURFACES NOT BEING REMODELED IN THE PROJECT AND IN THE PATH OF THE CONTRACTORS TRAVEL, SETUP AND/ OR PROJECT MATERIAL STORAGE. THE CONTRACTOR MUST RETURN THE AREAS DISTURBED AS REQUIRED FOR ACCESS TO ITS PRE-EXISTING CONDITION.
9. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL LOCAL/REQUIRED PERMITS AND INSPECTIONS.
10. ALL SAFETY ISSUES RELATED TO CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST COMPLY WITH ALL STATE, LOCAL, ENVIRONMENTAL AND LABOR LAWS DURING THE CONSTRUCTION OF THIS PROJECT.
11. ALL WORK TO BE GUARANTEED A MINIMUM OF ONE YEAR FROM THE DATE OF OWNER ACCEPTANCE OF WORK, EXCEPT WHERE MANUFACTURER'S GUARANTEE IS LONGER.
12. IF DISCREPANCIES OCCUR BETWEEN DRAWINGS AND FIELD CONDITIONS CONTACT THE ARCHITECT TO VERIFY HOW TO PROCEED BEFORE DOING SO.
13. SEE T001 FOR ADDITIONAL PROJECT NOTES, MOUNTING HEIGHTS, AND SYMBOLS
14. 3D VIEWS AND RENDERINGS ON THIS PAGE AND THROUGHOUT THE SET ARE FOR REFERENCE ONLY. VERIFY ALL CONSTRUCTION DETAILS THROUGHOUT THE ENTIRE SET OF DOCUMENTS
15. THE PROJECT SHALL CONFORM TO UNDERWRITERS LABORATORY FIRE RESISTANCE DIRECTORY AND BUILDING MATERIALS DIRECTORY.
16. ANY MATERIAL SUBSTITUTIONS TO A LISTED UL DESIGN NUMBER SHALL BE COORDINATED BY THE CONSTRUCTION MANAGER, CONTRACTOR, SUBCONTRACTOR AND/OR MATERIAL SUPPLIER FOR COMPLIANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPROVALS - FOR ANY MATERIALS SUBSTITUTION IN THE REQUIRED UL DESIGN ASSEMBLY - BY THE FIRE MARSHAL AND BUILDING INSPECTOR HAVING JURISDICTION PRIOR TO ACCEPTANCE.
17. FOR ANY CHANGE OF UL DESIGN NUMBER, OR ANY CHANGE IN MATERIAL(S) IN A UL DESIGN ASSEMBLY, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL OTHER RELATED MATERIALS OR ASSEMBLIES AFFECTED BY THE CHANGE OF MATERIAL OR UL DESIGN NUMBER ASSEMBLY.
18. PROVIDE COMPLETE UL APPROVED THROUGH-PENETRATION FIRESTOP SYSTEMS AT ALL RATED WALL PENETRATIONS.
19. PROVIDE FIRESTOPPING AS REQUIRED AT ALL OPENINGS FOR PLUMBING, CONDUIT, DUCTWORK, ETC AT FIRE RATED ASSEMBLIES.
20. REFER TO THE FLOOR PLANS FOR IDENTIFICATION OF ALL FIRE AND SMOKE-RATED PARTITIONS.

INTERIOR RENOVATION OF AN EXISTING COMMERCIAL SPACE IN A MULTI STOREY MULTI-TENANT BUILDING OF MIXED USE OCCUPANCIES.

THE AFFECTED AREA INCLUDES BASEMENT LEVEL & FIRST LEVEL ALTERATIONS FOR ADDRESS OF 2937 E. GRAND BLVD., DETROIT, MI 48202

A NEWLY PARTITIONED SPACE IN THE BASEMENT LEVEL WILL BE CONVERTED INTO FOOD PREP ROOM FOR A RESTAURANT EATERY READY SPACE ON THE FIRST LEVEL OF THE BUILDING.

THE TENANT IMPROVEMENT INCLUDES ADDITIONAL RENOVATIONS TO THE EXISTING KITCHEN IN THE MAIN LEVEL AND OTHER INSTALLATIONS.

THE FULL SERVICE BAR & RESTAURANT WILL UTILIZE EXISTING RESTROOMS ON THE FIRST LEVEL. BATHROOMS WILL REMAIN UNCHANGED.

THE UPDATED FLOORPLAN INCLUDES THE FOLLOWING DESIGNATED ROOMS:

LOBBY / RESTAURANT, KITCHEN, AND A NEW FOOD PREP ROOM & STORAGE ROOM IN THE BASEMENT LEVEL.

ADJACENT TENANTS ARE "CHROMA"

TENANT SPACE "HOST" : GROSS SPACE AREA 1200 SF

EXTERIOR IMPROVEMENTS ARE LIMITED TO SIGNAGE INSTALLATION BUT NOT PART OF THE SCOPE OF WORK FOR THIS PERMIT APPLICATION & CONSTRUCTION SET.

CONSTRUCTION TYPE

III-B, UNSPRINKLERED

USE

**(A-2) ASSEMBLY OCCUPANCY - RESTAURANT
(PREVIOUSLY VACANT)**

GOVERNING CODES

2015 MBC MICHIGAN BUILDING CODE

2021 MPC MICHIGAN PLUMBING CODE**

2015 MICHIGAN MECHANICAL CODE

2023 NEC (NATIONAL ELECTRICAL CODE)

2021 IMC INTERNATIONAL MECHANICAL CODE

2015 INTERNATIONAL FIRE CODE

2013 NFPA 72 FIRE ALARM CODE

2012 NFPA LIFE SAFETY CODE (2012 EDITION FOR DETROIT)

2019 DETROIT CITY CODE

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES AND SHALL BE DONE IN A FIRST CLASS MANNER USING STANDARD CONSTRUCTION PRACTICES.

****ONLY THOSE SECTIONS OF THE 2015 MICHIGAN BUILDING CODE REFERENCED IN THE 2015 MICHIGAN REHABILITATION CODE ARE APPLICABLE.**

CLASSIFICATION OF ALTERATION

ALTERATION LEVEL 3

LEVEL 3 ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF DOORS OR WINDOWS, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, AND THE INSTALLATION OF ADDITIONAL EQUIPMENT.

PER THE MICHIGAN REHABILITATION CODE 2015, SECTION 505.1, LEVEL 3 ALTERATIONS APPLY WHERE THE WORK AREA EXCEEDS 50 PERCENT OF THE BUILDING AREA.

DRAWING LIST

SHEET NUMBER	DRAWING TITLE	3/12/2026 - SITE PLAN REVIEW
-----------------	---------------	------------------------------

00 GENERAL

G000	TITLE SHEET	X
G001	FLOOR PLAN - LIFESAFETY COMPLIANCE	X
T002	MOUNTING HEIGHTS + ABBREVIATIONS	X
T003	MOUNTING HEIGHTS CONTINUED	X

03 ARCHITECTURAL

AS100	SITE PLAN	X
AS101	SITE PHOTOOMETRY STUDY	X
AD100	EXISTING & DEMOLITION PLAN	X
A101	FLOOR PLAN	X
A130	FINISH PLAN & SCHEDULE	X
A200	REFLECTED CEILING PLANS	X
A301	INTERIOR ELEVATIONS & DETAILS	X
A310	BUILDING ELEVATIONS	X
A401	BUILDING SECTIONS	X

Grand total: 13

EXISTING PHOTOS - FOR REFERENCE ONLY



MBC CH.5 BUILDING HEIGHTS AND AREAS

OCCUPANCY:

A-2

CONSTRUCTION:

3B (NON-SPRINKLERED)

AREA/HEIGHT INCREASES:

NOT APPLICABLE - THIS IS A TENANT IMPROVEMENT AND EXTERIOR REHABILITATION OF PARKING LINES

MBC CH.6 TYPES OF CONSTRUCTION

BUILDING ELEMENT:

FIRE RATING (TABLE 601):

PRIMARY STRUCTURAL FRAME

2 HOURS

BEARING WALL
EXTERIOR
INTERIOR

2 HOURS
2 HOURS

NONBEARING WALLS AND PARTITIONS
EXTERIOR

SEE TABLE 602

NONBEARING WALLS AND PARTITIONS
INTERIOR

0 HOURS

FLOOR CONSTRUCTION & SECONDARY MEMBERS

2 HOURS

ROOF CONSTRUCTION & SECONDARY MEMBERS

2 HOURS

MBC CH.7 FIRE/SMOKE PROTECTION

2-STORY OPENINGS

PERMITTED (MBC 712.1.9)

NEW SHAFT ENCLOSURES

2 HOURS (MBC 713.4)

EXISTING SHAFT ENCLOSURES

1 HOURS (MRC 1012.7.3

MBC CH.8 INTERIOR FINISHES

USE

EXIT ACCESS
CORRIDORS

ROOMS AND
ENCLOSED SPACES

WALL AND CEILING
FINISH

A2

B

B

FLOOR FINISH

A2

CLASS II

CLASS II

MBC CH.10 MEANS OF EGRESS

USE AREA

CLASSIFICATION
MBC SECTION 302

OCCUPANCY CALCULATION
MBC TABLE 1004.1.2

AREA

OCCUPANCY CALCULATION
MBC TABLE 1004.1.2

OCCUPANT
LOAD

DINING AREA

ASSEMBLY GROUP A-2

WITHOUT FIXED SEATS -
UNCONCENTRATED (TABLES AND CHAIRS)

413 SF

1 OCCUPANT PER 15 NET SF

28

DINING AREA (16 FIXED)

ASSEMBLY GROUP A-2

FIXED SEATS - UNCONCENTRATED
(BOOTHs & BANQUETTE SEATING)

100 SF

1 OCCUPANT PER 200 GROSS SF

1 (ACTUAL 16)

KITCHEN - STORAGE -
STAFF AREAS

ASSEMBLY GROUP A-2

KITCHENS, COMMERCIAL, FOOD PREP

442 SF

1 OCCUPANT PER 200 GROSS SF

3

OCCUPANT
LOAD

EXITS
PROVIDED

REQ'D WIDTH,
INCHES

PROVIDED WIDTH,
INCHES

47

2

63.4

72 - (EXCEEDS)

REQUIRED:

PROVIDED

PER MBC 1029.6.3, .06" OF EGRESS WIDTH ARE REQUIRED PER OCCUPANT (1320 " .08" = 63.4" REQUIRED)

72"

COMMON PATH OF EGRESS:

75' MAX, WITHOUT SPRINKLER (MBC 1006.2.1) - **COMPLIES** (SEE EGRESS TRAVEL DISTANCES ON DRAWING 1/G001 LIFESAFETY AND COMPLIANCE PLAN)

EXIT ACCESS TRAVEL DISTANCE:

200' MAX, WITHOUT SPRINKLER (MBC 1017.2) - **COMPLIES** (SEE EGRESS TRAVEL DISTANCES ON DRAWING 1/G001 LIFESAFETY AND COMPLIANCE PLAN)

DEAD END CORRIDOR:

20' MAX, WITHOUT SPRINKLER (MBC 1020.4) - **COMPLIES** / NO DEAD END CORRIDORS OVER 20' MAX (16' ACTUAL)

MPC CH.4 PLUMBING FIXTURES

PLUMBING FIXTURE CALCULATIONS PER MPC TABLE 403.1

LAVATORIES

WATER CLOSETS

OCCUPANT LOAD

CALCULATION

REQUIRED

PROVIDED

CALCULATION

REQUIRED

PROVIDED

47

1 PER 200 OCCUPANTS

1

1 (2 TOTAL)

1 PER 75 OCCUPANTS

1

1 (2 TOTAL)

EXISTING BUILDING CODE:

(EXCEPT FOR ITEMS SPECIFICALLY IDENTIFIED IN THIS SECTION, THE REMAINDER OF THIS PROJECT IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE MBC)

MRC 301 COMPLIANCE METHODS = 301.1.2 WORK AREA COMPLIANCE METHOD. REPAIRS, ALTERATIONS, ADDITIONS, CHANGES IN OCCUPANCY AND RELOCATED BUILDINGS COMPLYING WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 5 THROUGH 13 OF THIS CODE SHALL BE CONSIDERED IN COMPLIANCE WITH THE PROVISIONS OF THIS CODE.

EXISTING MATERIALS IN USE IN COMPLIANCE WITH WITH REQUIREMENTS OR APPROVALS AT THE TIME OF ERECTION ARE PERMITTED TO REMAIN UNLESS PERMITTED UNSAFE (MRC 602.1)

WHERE HIGHER RATINGS ARE REQUIRED (MRC 1012.7.3, EX 1) - **COMPLIES**

LEVEL 3 ALTERATIONS ARE PERMITTED WITHOUT REQUIRING THE ENTIRE BUILDING OR STRUCTURE TO COMPLY WITH ENERGY REQUIREMENTS OF IECC (MRC 908)

NEW KITCHEN EXHAUST SYSTEMS TO BE IECC COMPLIANT

NEW AND REPLACEMENT FENESTRATIONS TO BE IECC COMPLIANT

NEW ROOF EQUIPMENT TO BE IECC COMPLIANT

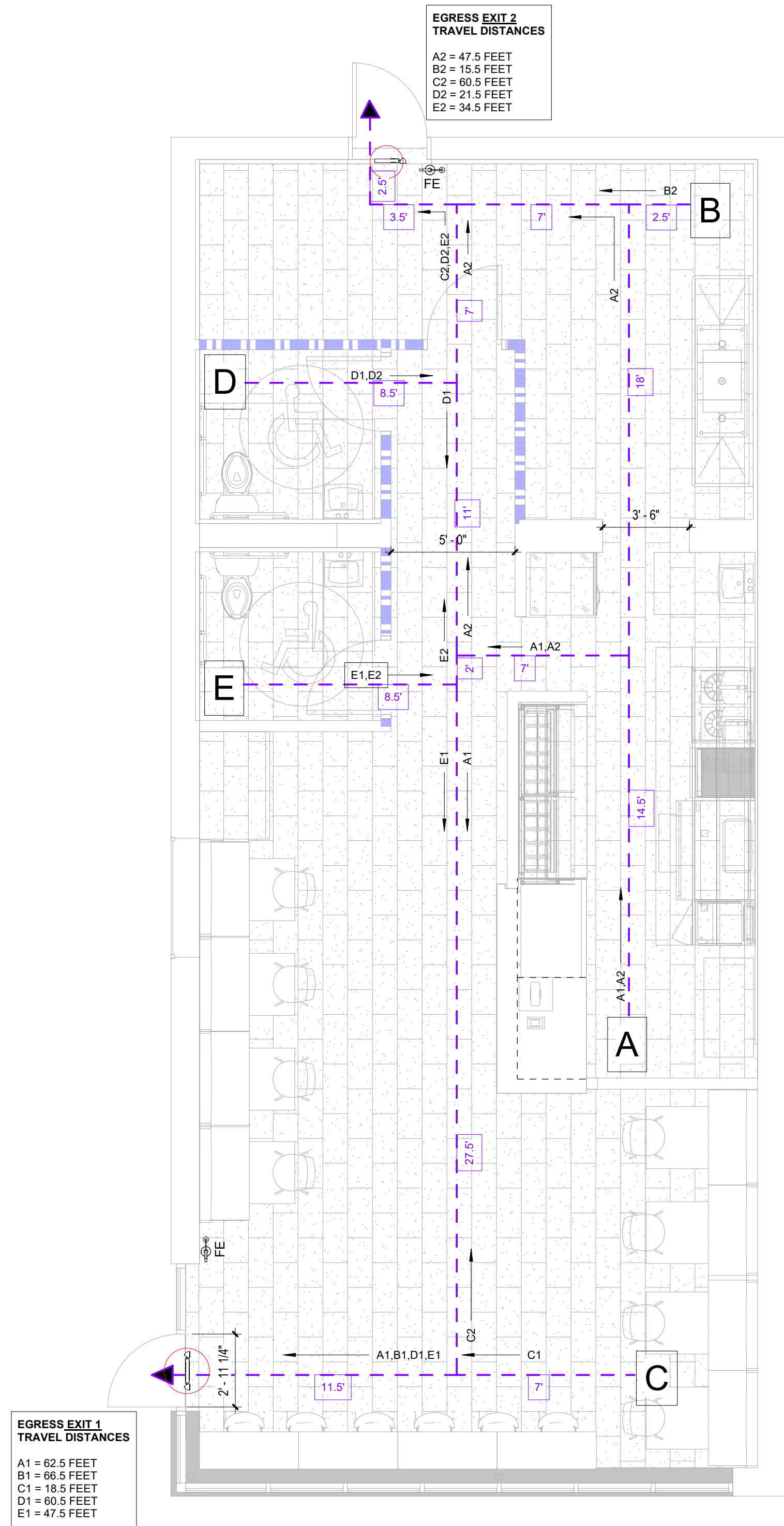
EXISTING EXTERIOR MASONRY WALLS TO REMAIN

COMPLIANCE LEGEND

<u>SYMBOL</u>	<u>ITEM</u>
FE 	FIRE EXTINGUISHER
	EXIT SIGN W/ EGRESS LIGHTS
	TRAVEL DISTANCE

1016.2 Egress through intervening spaces

1016.2.2 Egress from a room or space shall not pass through adjoining or intervening rooms or areas, except where such adjoining rooms or areas and the area served are accessory to one or the other, are not a Group H occupancy and provide a discernible path of egress travel to an exit.



A/C	AIR CONDITIONING
A/V	AUDIO/VISUAL
ACP	ACOUSTICAL CEILING PANEL
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ALUM	ALUMINIUM
APPROX	APPROXIMATELY
ARCH	ARCHITECT (URAL DURE)
ASSOC	ASSOCIATED
AUTO	AUTOMATIC
AWP	ACOUSTICAL WALL PANEL

BD	BOARD
BF	BARRIER FREE
BIT	BITUMINOUS, BITUMEN
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM

CAB	CABINET
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR(ANCE)
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COM	COMMUNICATIONS
CONC	CONCRETE
CONFIG	CONFIGURATION
CONST	CONSTRUCTION
CONT	CONTINUOUS
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER

DEG	DEGREE
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIV	DIVISION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DWG(S)	DRAWING(S)

EA	EAST
EJ	EACH
EL	EXPANSION JOINT
ELEV	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATION
EMER	EMERGENCY
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE(D)
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR

FA	FIRE ALARM
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FACE
FGL	FIBERGLASS
FHC	FIRE HOSE CABINET
FIXT	FIXTURE
FL	FLOOR(ING)
FLUOR	FLUORESCENT
FOS	FACE OF CONCRETE
FOT	FACE OF STUDS
FP	FIREPROOF(ING)
FT	FEET
FTG	FOOTING
FUR	FURR(ED,ING)

GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACT(OR)
GL	GLASS, GLAZING
GOVT	GOVERNMENT
GT	GROUT
GYP BD	GYPSUM WALLBOARD

HC	HOLLOW CORE
HDR	HEADER
HDWD	HARDWOOD
HDWR	HARDWARE
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTILATION & AIR CONDITIONING

ID	INSIDE DIAMETER
IN	INCH(ES)
INCAN	INCANDESCENT
INCL	INCLUDE(D,ING)
INSUL	INSULATION, INSULATED
INT	INTERIOR
JAN	JANITOR
JOIT(S)	JOINT(S)
KIT	KITCHEN

AM	LAMINATE(D)
AV	LAVATORY
BL	LABEL
L	LEFT HAND
H	LIVE LOAD
P	LOW POINT
GTG	LIGHTING
TL	LINTEL
MANF	MANUFACTURE(R)
MA5	MASONRY
MATL	MATERIAL(S)
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MIN	MINIMUM
MIS	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTG	MOUNTING
MTL	METAL

N	NORTH
N/A	NOT APPLICABLE
NAT	NATURAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE

OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
OPP HD	OPPOSITE HAND

PART	PARTITION
PC	PRECAST
PERF	PERFORATE(D)
PL	PLATE
PLAM	PLASTIC LAMINATE
LAS	PLASTER
PLYLWD	PLYWOOD
PNL	PANEL(ED)
PR	PAIR
PREP	PREPARE (SURFACE)
PROV	PROVIDE
SF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PAINT
PVMT	PAVEMENT

QTY	QUANTITY
R	RISER
RAD	RADIUS
RB	RUBBER BASE
REF	REFRIGERATOR
REINF	REINFORCED
REQD /	REQUIRED
RES	RESILIENT
RETAIN	RETAINING
REV	REVISION(S) / REVISE(D)
RFG	ROOFING
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING

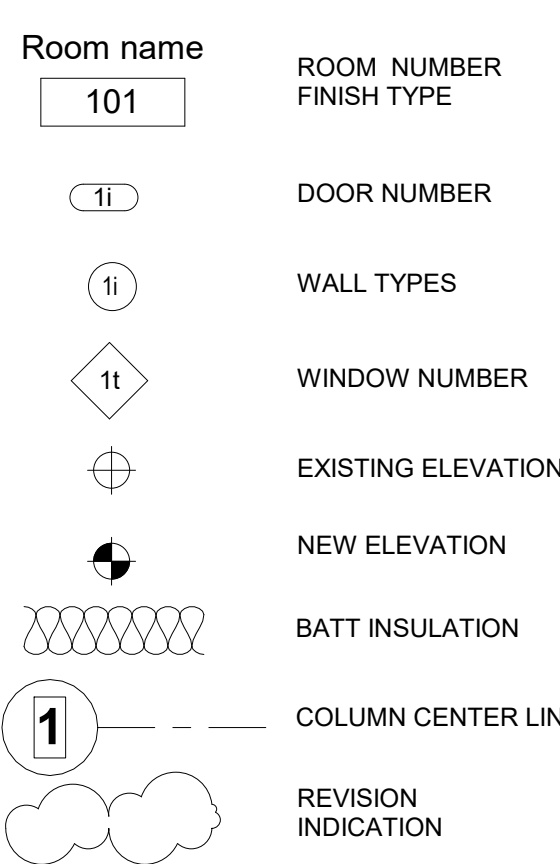
	SOUTH
C	SOLID CORE
CHED	SCHEDULE
ECT	SECTION
F	SQUARE FEET
HT	SHEET
IM	SIMILAR
PEC(S)	SPECIFICATION(S)
Q	SQUARE
S	STAINLESS STEEL
TD	STANDARD
TL	STEEL
TN	STAIN
TO	STORAGE
TRUC	STRUCTURAL
USP	SUSPENDED
YM	SYMMETRICAL
YS	SYSTEM

	TREAD
&G	TONGUE AND GROOVE
.O.	TOP OF
ECH	TECHNOLOGY
EL	TELEPHONE
EMP	TEMPERED
HK	THICK(NESS)
HRESH	THRESHOLD
OC	TOP OF CURB
OM	TOP OF MASONRY
OS	TOP OF STEEL
OW	TOP OF WALL
RANS	TRANSPARENT
V	TELEVISION
YP	TYPICAL

UNFIN	UNFINISHED
UNO	UNLESS OTHERWISE NOTED
VAR	VARIES
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VF	VERIFY IN FIELD
VU	VENTILATION UNIT
VWC	VINYL WALLCOVERING

W	WATER RESISTANT
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WH	WALL HUNG
WP	WORK POINT
WR	PAINT(ED)
WT	WEIGHT
WWF	WELDED WIRE FABRIC

NUMBER
AND
EXIST (OR APPROX) DIM - VIF
CENTER LINE
ANGLE



Room name	ROOM NUMBER FINISH TYPE
	DOOR NUMBER
	WALL TYPES
	WINDOW NUMBER
	EXISTING ELEVATION
	NEW ELEVATION
	BATT INSULATION
	COLUMN CENTER LINE
	REVISION INDICATION

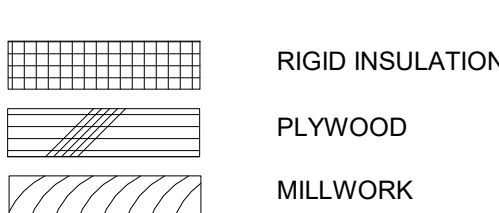
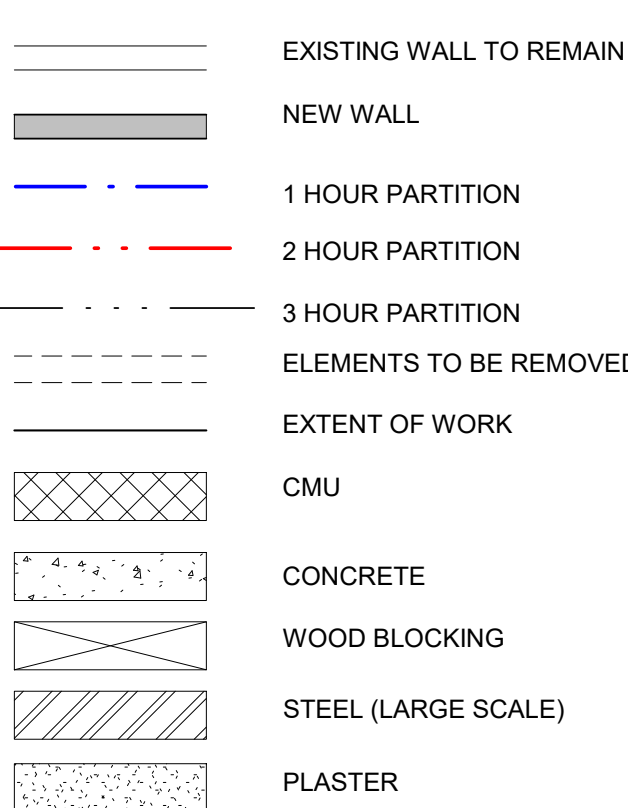


Diagram illustrating the components of a circle symbol:

- 1**: Drawing Reference
- A101**: Sheet Reference
- SIM**: Symbol

Figure 1 illustrates a circular object with a section removed. The section is labeled "SIM" and "DRAWING REFERENCE". The object is labeled "1" and "101". The section is labeled "SHEET REFERENCE".

Figure 10 consists of four diagrams illustrating minimum clearances for different approach types:

- FRONT APPROACH - PULL SIDE:** Shows a vertical approach with a minimum clearance of 60" MIN on the left and 18" MIN on the right.
- FRONT APPROACH - PUSH SIDE:** Shows a vertical approach with a minimum clearance of 48" MIN on the left and 12" MIN on the right.
- HINGE APPROACH - PULL SIDE:** Shows a horizontal approach with a minimum clearance of 22" MIN on the left.
- FRONT APPROACH - PUSH SIDE:** Shows a vertical approach with a minimum clearance of 48" MIN on the left.

The diagrams illustrate three methods for determining the finish face of new construction:

- Top Diagram:** Shows a new construction line offset from a column line. The offset distance is labeled as $2' - 6"$. The labels are "FINISH FACE OF NEW CONSTRUCTION" and "COLUMN LINE".
- Middle Diagram:** Shows a new construction line offset from the finish face of an existing construction. The offset distance is labeled as $2' - 0"$. The labels are "FINISH FACE OF NEW CONSTRUCTION" and "FINISH FACE OF EXISTING CONSTRUCTION".
- Bottom Diagram:** Shows the new construction line aligned with the finish face of an existing construction. The label "ALIGN" is placed between the two lines. The labels are "FINISH FACE OF NEW CONSTRUCTION" and "FINISH FACE OF EXISTING CONSTRUCTION".

Diagram illustrating a door partition at a right angle. The partition is shown as a vertical line segment meeting the wall at a 90-degree angle. The door is shown as a curved line segment meeting the partition at a right angle.

PARTITION AT RIGHT ANGLE

*IF THE DOOR IS NOT AGAINST A RIGHT ANGLE PARTITION OR EXISTING, IT IS TO BE CENTERED IN THE ROOM, U.N.O.

THE INTERIOR STUD FRAMING GUIDE DESIGNATES THE DESIGN INTENT OF THE ARCHITECT. THE GUIDE IS FOR THE CONTRACTORS REFERENCE WHEN INSTALLING INTERIOR STUD FRAMED WALLS. IT IS THE CONTRACTORS RESPONSIBILITY TO FOLLOW ALL INFORMATION PORTRAYED WITHIN THIS GUIDE AND THE CONTRACT DOCUMENTS

NOTE: VERIFY MIN. STEEL STUD FRAMING GAUGE REQUIREMENTS /MAXIMUM ALLOWABLE HEIGHTS WITH STEEL STUD FRAMING SUPPLIER.

*FIRE BLOCKING TO BE PROVIDED HORIZONTALLY AT 10'-0" O.C. MAX. FIRE CAULK AROUND BLOCKING, IF METAL STUDS ARE USED A MINIMUM OF 20 GA. STUDS MUST BE UTILIZED.

STEEL STUD FRAMING SECTION 092216			WOOD FURMED WITH FRAMING SECTION 054000				DEPENDENT ON 054000 * SPACING = 16" O.C.
SIZE \ GA.	25	20	18	16	14	12	
2 1/2"	9'-10"	11'-2"	12'-7"	13'-5"	14'-4"	--	
3 5/8"	12'-4"	14'-3"	16'-8"	17'-11"	19'-2"	21'-2"	
6"	17'-11"	21'-4"	24'-9"	26'-7"	28'-4"	31'-8"	
2 1/2" CH STUD	10'-7"	13'-4"	--	--	--	--	

*THE MOUNTING HEIGHTS, MATERIALS, AND SYMBOLS SHOWN ON THIS PAGE ARE FOR REFERENCE THROUGHOUT THE PROJECT. NOT ALL ELEMENTS SHOWN WILL APPLY TO THIS SPECIFIC PROJECT. REVIEW THE PROJECT PLANS, SECTIONS, AND ELEVATIONS FOR ADDITIONAL DETAILS AND TO VERIFY WHAT RELATES TO THIS PROJECT.

TYPICAL MOUNTING HEIGHTS

1. MOUNTING HEIGHTS SHOWN ARE BASED UPON RECOGNIZED DESIGN STANDARDS AND/OR BARRIER FREE CODE REQUIREMENTS. IT IS INTENDED THAT LIKE DEVICES ALL BE MOUNTED AT THE SAME HEIGHT THROUGHOUT THE ENTIRE PROJECT. RECESSED DEVICES IN MASONRY WALLS MAY DICTATE A DEVIATION (+/- 2") FROM THESE HEIGHTS (WHEN PERMITTED BY CODE) SO AS TO ALLOW FOR PROPER INSTALLATION OF THE DEVICE RELATIVE TO ALIGNMENT WITH MASONRY COURSING. COORDINATE THESE DEVIATIONS WITH THE ARCHITECT'S/OWNER'S REPRESENTATIVE. MOUNTING HEIGHTS ARE TYPICAL UNLESS NOTED OTHERWISE ON DRAWINGS.

DIMENSIONING

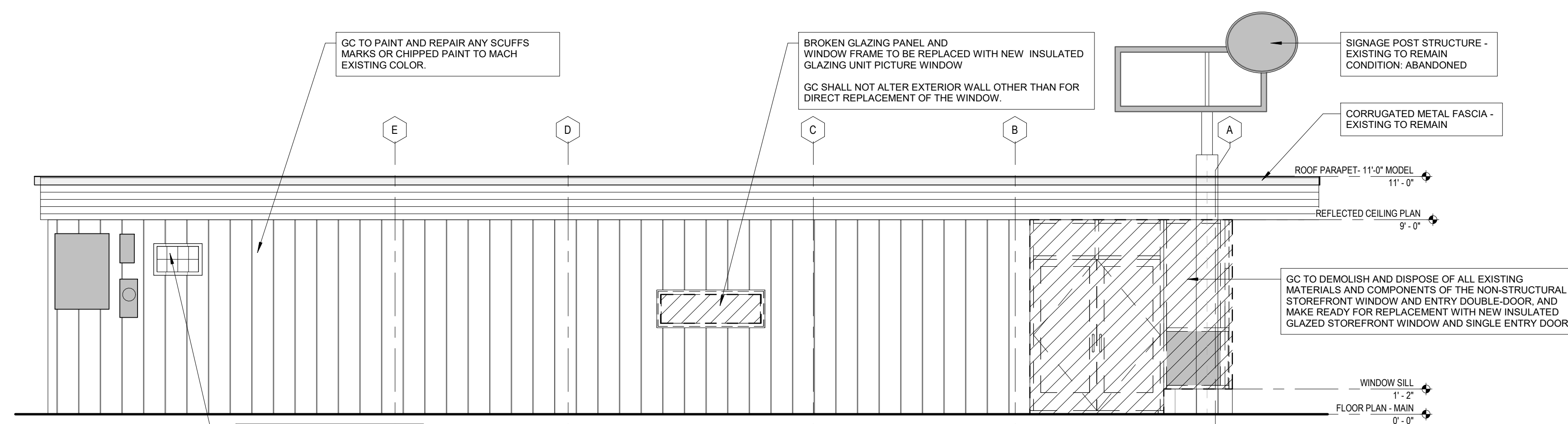
1. DIMENSIONS ARE FROM FINISHED FACE TO FINISHED FACE, UNLESS NOTED OTHERWISE, SEE DIMENSIONING KEY ON THIS PAGE FOR REFERENCE

PLUMBING SYMBOLS AND STANDARDS

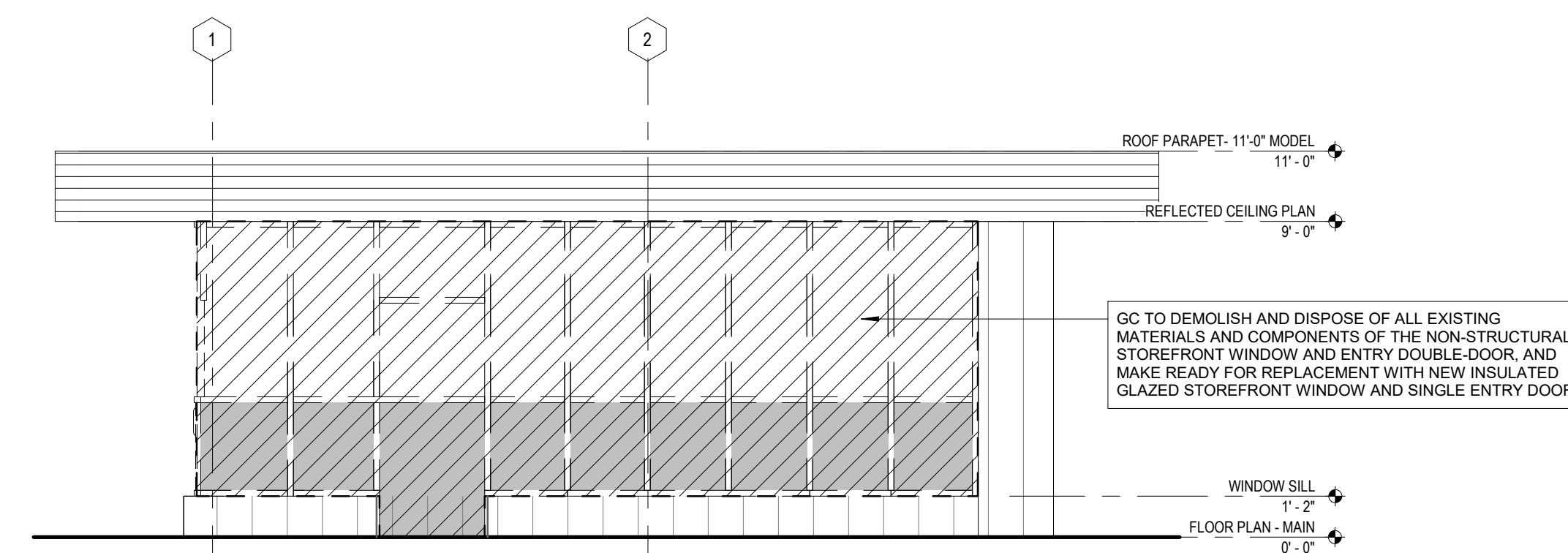
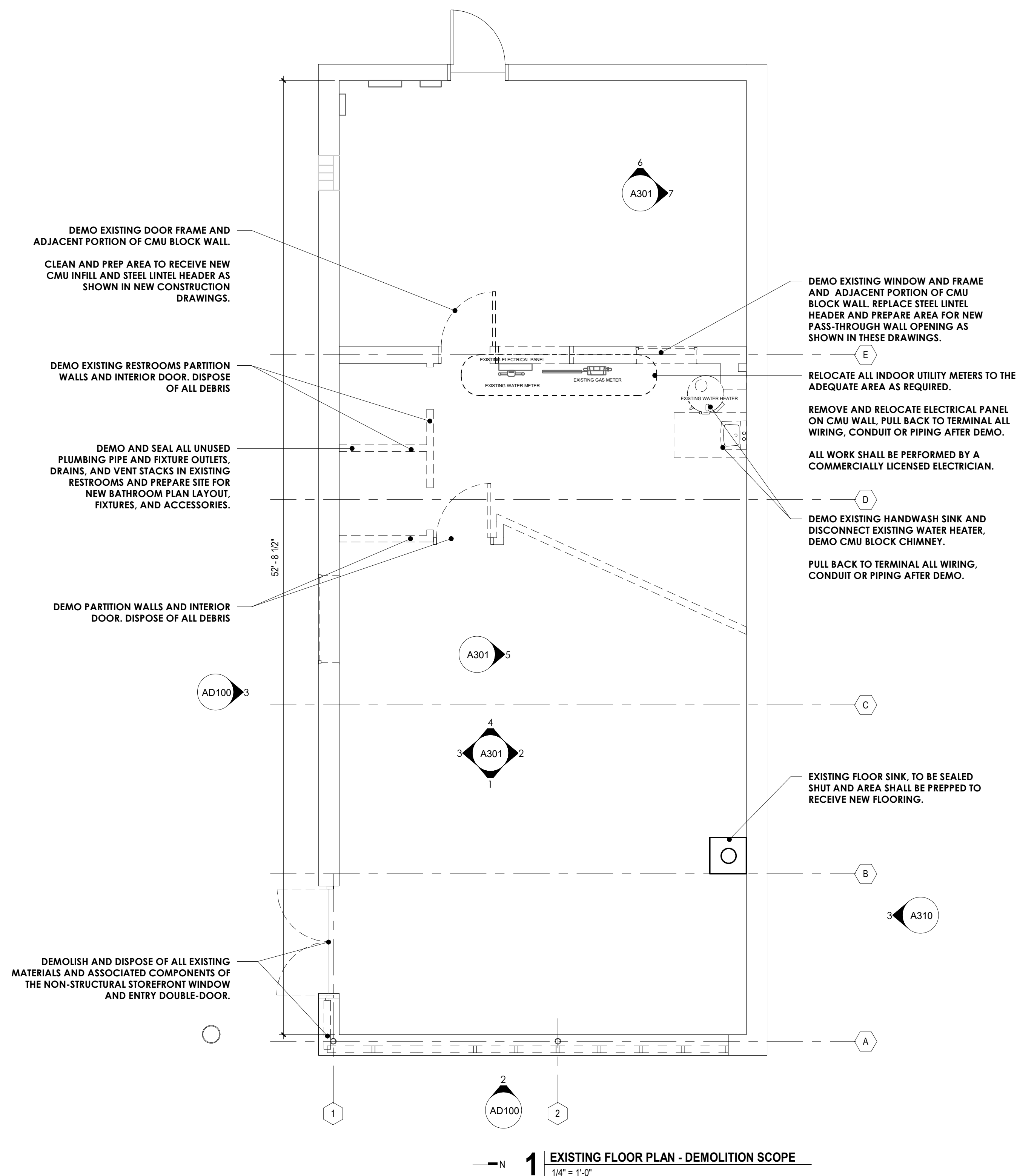
SYMBOLS AND NOTATION STANDARDS			ABBREVIATIONS AND DESCRIPTIONS			
FINNED TUBE ELEMENT LENGTH FINNED TUBE ELEMENT HEAT IN MBH GALLONS PER MINUTE FOR ELEMENT		X' - X" X MBH X GPM	A	COMPRESSED AIR	MAT	MIXED AIR TEMPERATURE
			ACC	AIR COOLED CONDENSER	MAU	MAKE UP AIR UNIT
			ACCUI	AIR COOLED CONDENSING UNIT	MAX	MAXIMUM
			AFF	ABOVE FINISHED FLOOR	MBH	THOUSAND BRITISH THERMAL UNITS PER HOUR
SUPPLY DIFFUSER TYPE 1 (SCHEDULED) 8" DIAMETER NECK SIZE TWO DIFFUSERS WITH 100 CFM	S-1 80 100-2	AHU	AIR HANDLING UNIT	MCA	MINIMUM CIRCUIT AMPACITY	
		ALT	ALTERNATE	MECH	MECHANICAL	
		AMP	AMPERE	MFR	MANUFACTURER	
		APD	AIR PRESSURE DROP	MIN	MINIMUM	
EQUIPMENT TAG		ASHRAE	AMERICAN SOCIETY OF HEATING, REFRIG. AND AIR-CONDITIONING ENGINEERS	MISC	MISCELLANEOUS	
		AUX	AUXILIARY	MMBH	MILLION BRITISH THERMAL UNITS PER HOUR	
		AV	ACID VENT	M/S	MOTOR STARTED	
		AVTR	ACID VENT THROUGH ROOF	MV	MANUAL AIR VENT	
CONSTRUCTION NOTES		AW	ACID WASTE	NC	NORMALLY CLOSED	
		BAS	BUILDING AUTOMATION SYSTEM	NO	NOISE CRITERIA	
		BCU	BLOWER COIL UNIT	NPFA	NATIONAL FIRE PROTECTION AGENCY	
		BDD	BACK DRAFT DAMPER	NOT IN CONTRACT		
THERMOSTAT/ TEMPERATURE SENSOR		BFF	BACK FLOW PREVENTER	NO	NORMALLY OPEN	
		BHP	BRAKE HORSE POWER	NPCH	NOT POTABLE COLD WATER	
		BOD	BOTTOM OF DUCT	OA	OUTSIDE AIR	
		BOP	BOTTOM OF PIPE	OAT	OUTSIDE AIR TEMPERATURE	
NEW CONNECTION		BTU	BRITISH THERMAL UNIT	OBD	OPPOSED BLADE DAMPER	
		BTUH	BRITISH THERMAL UNIT PER HOUR	OD	OUTSIDE DIAMETER	
		C	COMMON	ORD	OVERFLOW ROOF CONDUCTOR	
		CAP	CAPACITY	ORC	OVERFLOW ROOF DRAIN	
RETURN/TRANSFER ARROW		CC	COOLING COIL	OS&Y	OUTSIDE SCREW AND YOLK	
		CD	CONDENSATE DRAIN	O&V	OUTLET VELOCITY	
		CFH	CUBIC FEET PER HOUR	PC	PUMPED CONDENSATE	
		CFM	CUBIC FEET PER MINUTE	PCR	PROCESS COOLING RETURN	
SUPPLY ARROW		CH	CHILLER	PCS	PROCESS COOLING SUPPLY	
		CHW	CHILLED WATER	PD	PRESSURE DROP (FEET OF WATER)	
		CHWS	CHILLED WATER SUPPLY	PH	PERIMETER HEAT	
		CHWR	CHILLED WATER RETURN	PHR	PERIMETER HEAT RETURN	
BLANK OFF SECTION		CNDS	CONDENSATE	PHS	PERIMETER HEAT SUPPLY	
		CO	CLEAN OUT	PRV	PRESSURE REDUCING VALVE	
		CO2	CARBON DIOXIDE	PS	PUMPED STORM	
		CO3	CIRCULATING PUMP	PSI	POUNDS PER SQUARE INCH	
PIPE END CAP		CRU	CONDENSATE RETURN UNIT	PSIA	POUNDS PER SQUARE INCH - ABSOLUTE	
		CT	COOLING TOWER	PSIG	POUNDS PER SQUARE INCH - GAUGE	
		CUH	CABINET UNIT HEATER	PW	PROCESS WATER	
		CW	CONDENSATE RETURN UNIT	PWR	PROCESS WATER RETURN	
PIPE ELBOW UP		CWS	CONDENSER WATER SUPPLY	PWS	PROCESS WATER SUPPLY	
		CWR	CONDENSER WATER RETURN	RA	RETURN AIR	
		DAT	DISCHARGE AIR TEMPERATURE	RAT	RETURN AIR TEMPERATURE	
		DB	DRY BULB	RC	ROOF CONDUCTOR	
BACKFLOW PREVENTER		DDC	DIRECT DIGITAL CONTROL	RCP	RAJANT CEILING PANEL	
		DEG	DEGREE	RD	ROOF DRAIN	
		DFU	DRAINAGE FIXTURE UNIT	RF	RETURN FAN	
		DN	DOWN	RH	RELATIVE HUMIDITY	
ISOLATION VALVE		DNZ	DOWNSPOUT NOZZLE	RH	ROOF HYDRANT	
		DT	DRAIN TILE	RL	REFRIGERANT LIQUID	
		DWH	DOMESTIC WATER HEATER	RLFA	RELIEF AIR	
		F	FIRE PROTECTION	RPM	REVOLUTIONS PER MINUTE	
BALANCE VALVE		FCU	FAN COIL UNIT	RS	REFRIGERANT SUCTION	
		FD	FLOOR DRAIN	RTU	ROOFTOP UNIT	
		FLA	FULL LOAD AMPS	SA	SUPPLY AIR	
		FLP	FIRE PUMP	SA	SOUND ATTENUATOR	
BALANCE VALVE WITH FLOW MEASURING		FS	FIRE PUMP	SAN	SANITARY WASTE	
		FT	FEET	SF	SUPPLY FAN	
		FIR	FINNED TUBE RADIATION	SH	SHOWER	
		G	NATURAL GAS	SK	SINK	
CONTROL VALVE		GAL	GALLON	SMR	SNOW MELT RETURN	
		GRH	GRAVITY RELIEF HOOD	SMS	SNOW MELT SUPPLY	
		GPH	GALLON PER HOUR	SP	STATIC PRESSURE	
		GPM	GALLON PER MINUTE	SPEC	SPECIFICATION	
BALL VALVE		HA	HIGH EFFICIENCY PARTICULATE ARRESTANCE	SQFT	SQUARE FEET	
		HC	HEATING COIL	S/S	START/STOP	
		HEPA	HIGH EFFICIENCY PARTICULATE ARRESTANCE	SS	SERVICE SINK	
		HL	HIGH LIMIT	ST	STORM	
GAS VALVE (MANUAL)		HOA	HAND/OFF/AUTO	STM	STEAM	
		HP	HORSEPOWER	SW	SWITCH	
		HPLR	HEAT PUMP LOOP RETURN	TC	TEMPERATURE CONTROL	
		HPLS	HEAT PUMP LOOP SUPPLY	TC	TEMPERING COIL	
PIPE UNION		HP	HORSEPOWER	TEMP	TEMPERATURE CONTROL PANEL	
		HTG	HEATING	TD	TRENCH DRAIN	
		HVAC	HEATING VENTILATION, AIR CONDITIONING	TEMP	TEMPERATURE	
		HWH	HOT WATER HEATING	TSP	TOTAL STATIC PRESSURE	
PIPE ELBOW DOWN		HWHR	HOT WATER HEATING RETURN	TU	TU AIR TERMINAL UNIT	
		HWHS	HOT WATER HEATING SUPPLY	TY	TYPICAL	
		HW	DOMESTIC HOT WATER	UH	UNIT HEATER	
		HWR	DOMESTIC HOT WATER RETURN	UL	UNDERWRITER	
PIPE ELBOW UP		HX	HEAT EXCHANGER	UR	URNAL	
		HZ	HERTZ	UV	UNIT VENTILATOR	
		ID	INSIDE DIAMETER	V	VENT	
		IB	INVERT ELEVATION	VAC	VACUUM	
FLEXIBLE CONNECTOR		IE	INTAKE HOOD	VAV	VARIABLE AIR VOLUME	
		IN	INCHES	VB	VACUUM BREAKER	
		IW	INDIRECT WASTE	VFC	VARIABLE FREQUENCY CONTROLLER	
		IN	INCHES	VTR	VENT THROUGH ROOF	
VARIABLE FREQUENCY CONTROLLER		KW	KILOWATT	W	WASTE	
		KWH	KILOWATT HOUR	WB	WET BULB	
				WC	WATER CLOSET	
				WC	WATER COLUMN	
AUTOFLOW VALVE				WH	WALL HYDRANT	
		LAT	LEAVING AIR TEMPERATURE	WPD	WALL PRESSURE DROP	
		LAV	LAVATORY			
		LBS	POUNDS			
		LDB	LEAVING DRY BULB			
		LL	LOW LIMIT			
		LPC	LOW PRESSURE CONDENSATE			
		LPS	LOW PRESSURE STEAM			
		LRA	LOCKED ROTOR AMPS			
		LTU	LAB AIR TERMINAL UNIT			
		LWB	LEAVING WET BULB			
		LWT	LEAVING WATER TEMPERATURE			

1. REMOVE ALL DASHED WALLS, WINDOWS, AND DOORS COMPLETELY.
2. OWNER TO REMOVE ALL FURNISHINGS/ EQUIPMENT THAT THEY WISH TO RETAIN FROM THE AREAS OF DEMOLITION/ CONSTRUCTION PRIOR TO THE START OF CONSTRUCTION WORK IN EACH AREA. OWNER TO COORDINATE WITH CONTRACTOR REGARDING THE TIME SCHEDULE FOR THIS TO BE COMPLETED.
3. PATCH AND FILL ANY HOLES IN THE WALL CAUSED BY THE REMOVAL OF DOORS, WINDOWS, OR WALLS TO MATCH SURROUNDINGS.
4. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL SURFACES NOT BEING REMODELED IN THE PROJECT AND IN THE PATH OF THE CONTRACTORS TRAVEL, SETUP AND/ OR PROJECT MATERIAL STORAGE. THE CONTRACTOR MUST RETURN THE AREAS DISTURBED AS REQUIRED FOR ACCESS TO ITS PRE-EXISTING CONDITION.
5. ANY HAZARDOUS MATERIALS ARE TO BE REMOVED BY A LICENSED PROFESSIONAL IN THE STATE OF MICHIGAN.
6. ALL SAFETY ISSUES RELATED TO DEMOLITION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST COMPLY WITH ALL STATE, LOCAL, ENVIRONMENTAL AND LABOR LAWS DURING THE CONSTRUCTION OF THIS PROJECT.
7. SEQUENCE DEMOLITION WITH STRUCTURAL WORK TO ASSURE SAFETY. PROVIDE SHORING AS REQ'D TO ENSURE SAFE CONDITIONS EXIST. SHORING IS NOT SHOWN ON PLANS. STRUCTURAL ELEMENTS ARE TO REMAIN, UNLESS NOTED OTHERWISE. COORDINATE WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
8. ALL TRADES TO COORDINATE BETWEEN ONE ANOTHER TO AVOID CONFLICTS.
9. NOTATIONS ARE MADE IN VARIOUS PLACES ON THE DRAWINGS TO CALL ATTENTION TO DEMOLITION WHICH IS REQUIRED. THESE DRAWINGS ARE NOT INTENDED TO SHOW EACH AND EVERY ITEM TO BE REMOVED. CONTRACTOR SHALL REMOVE ALL MATERIALS RELATED TO THEIR RESPECTIVE TRADES AS REQUIRED TO PERMIT THE CONSTRUCTION OF THE NEW WORK AS SHOWN.
10. THE CONTRACTOR SHOULD TAKE CARE DURING THE PROJECT TO NOT INTERRUPT THE USE IN AREAS NOT IN SCOPE.
11. PRIOR TO ANY DIGGING ON OR AROUND THE SITE UTILITIES ARE TO BE LOCATED USING MISS DIG.
12. ALL RUBBISH AND DEBRIS FROM DEMOLITION IS TO BE REMOVED IMMEDIATELY FROM THE SITE AFTER DEMOLITION. COORDINATE ALL DEMOLITION, DUMPSTER LOCATIONS, BARRICADING, PEDESTRIAN PROTECTION MEASURES, ETC. WITH THE OWNER AND LOCAL MUNICIPALITY PRIOR TO COMMENCEMENT.
13. REMOVE ALL LIGHTING, WIRING, FIRE ALARM DEVICES, RECEPTACLES, AND SPEAKERS FROM WALLS AND CEILINGS BEING REMOVED. COORDINATE WITH ARCHITECT AS REQUIRED. REMOVE ALL ABANDONED EXPOSED CONDUIT AND WIRING BACK TO SOURCE. REMOVE WIRING BACK TO PANEL OR NEAREST JUNCTION BOX. RE-LABEL CIRCUIT BREAKER AS SPARE. IN SCOPE OF WORK.
14. PROVIDE BLANK COVERPLATE OVER EMPTY OUTLET BOXES IF DEVICE IS REMOVED AND NOT REPLACED.
15. REMOVE ALL EXISTING HVAC, FIRE PROTECTION AND PLUMBING EQUIPMENT, PIPING BACK TO MAIN AND ALL ASSOCIATED ACCESSORIES. SANITARY, STORM, AND VENT STACKS TO REMAIN, CAP ANY UNUSED AREAS.
16. SALVAGE MATERIALS AS REQUIRED IF PART OF THE SCOPE IS MATCHING MATERIALS OR INFILL MATERIALS AS PART OF A RENOVATION PROJECT.
17. REMOVE ALL CEILINGS AND FLOOR FINISHES IN AREAS OF DEMOLITION U.N.O.
18. ALL EXISTING COLUMNS AND STRUCTURAL ELEMENTS TO REMAIN. ANY DISCREPANCIES THAT OCCUR IN THE FIELD DURING DEMOLITION SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION.
19. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE TO BROOM CLEAN AT ALL TIMES.
20. THE OWNER WILL MAINTAIN OCCUPANCY OF SPACES ADJACENT TO AREAS OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL POTENTIALLY DISRUPTIVE ACTIVITIES WITH THE OWNER.

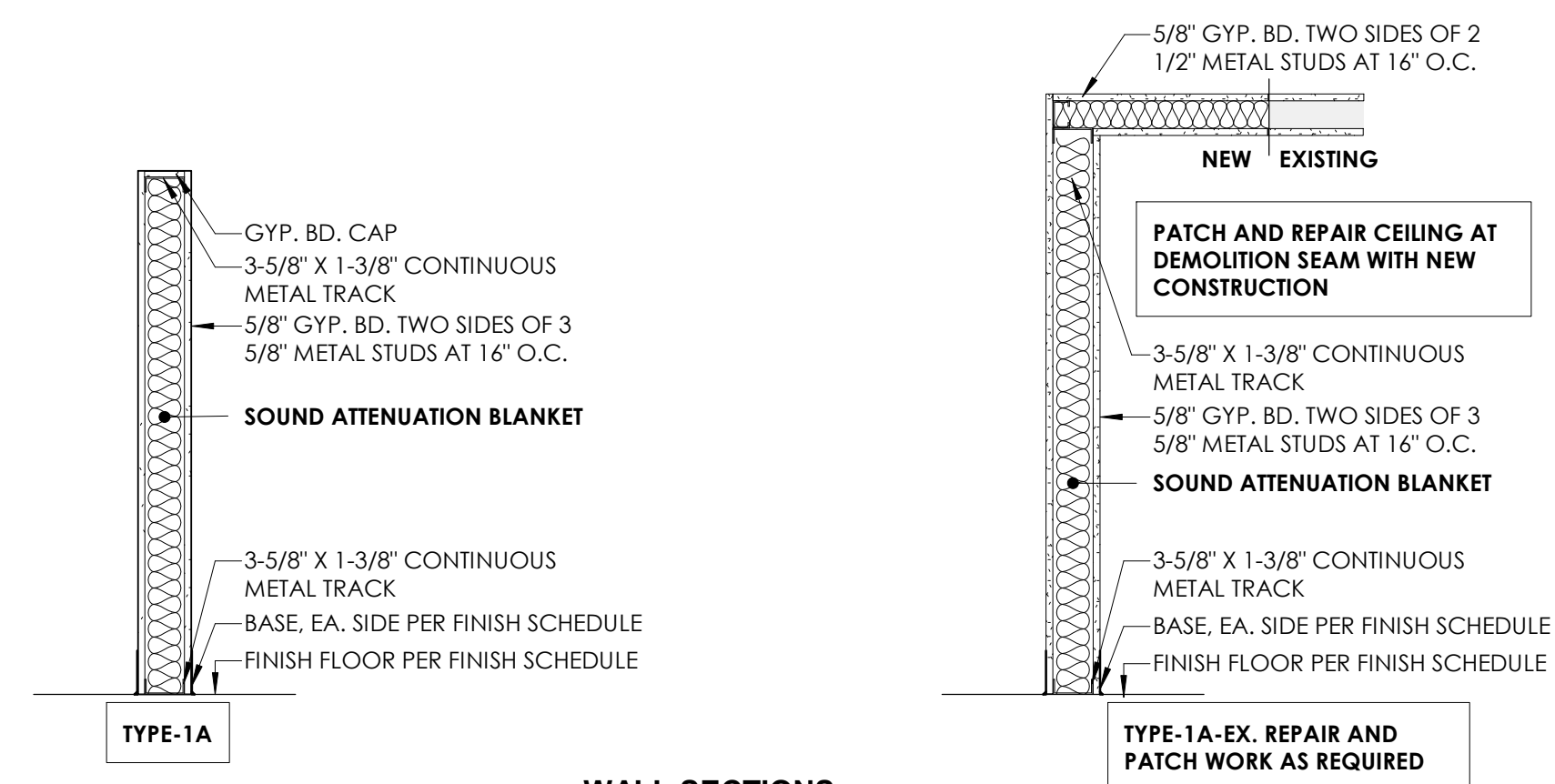
===== EXISTING WALL TO REMAIN
----- ELEMENTS TO BE REMOVED



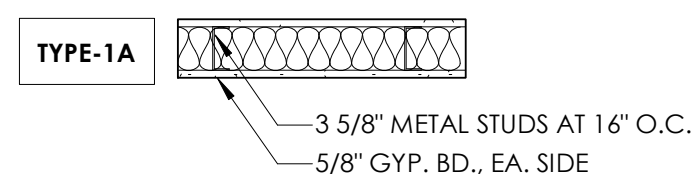
3 BUILDING ELEVATIONS (EXISTING) - SOUTH (DEMO SCOPE)



2 BUILDING ELEVATIONS (EXISTING) - EAST (DEMO SCOPE)

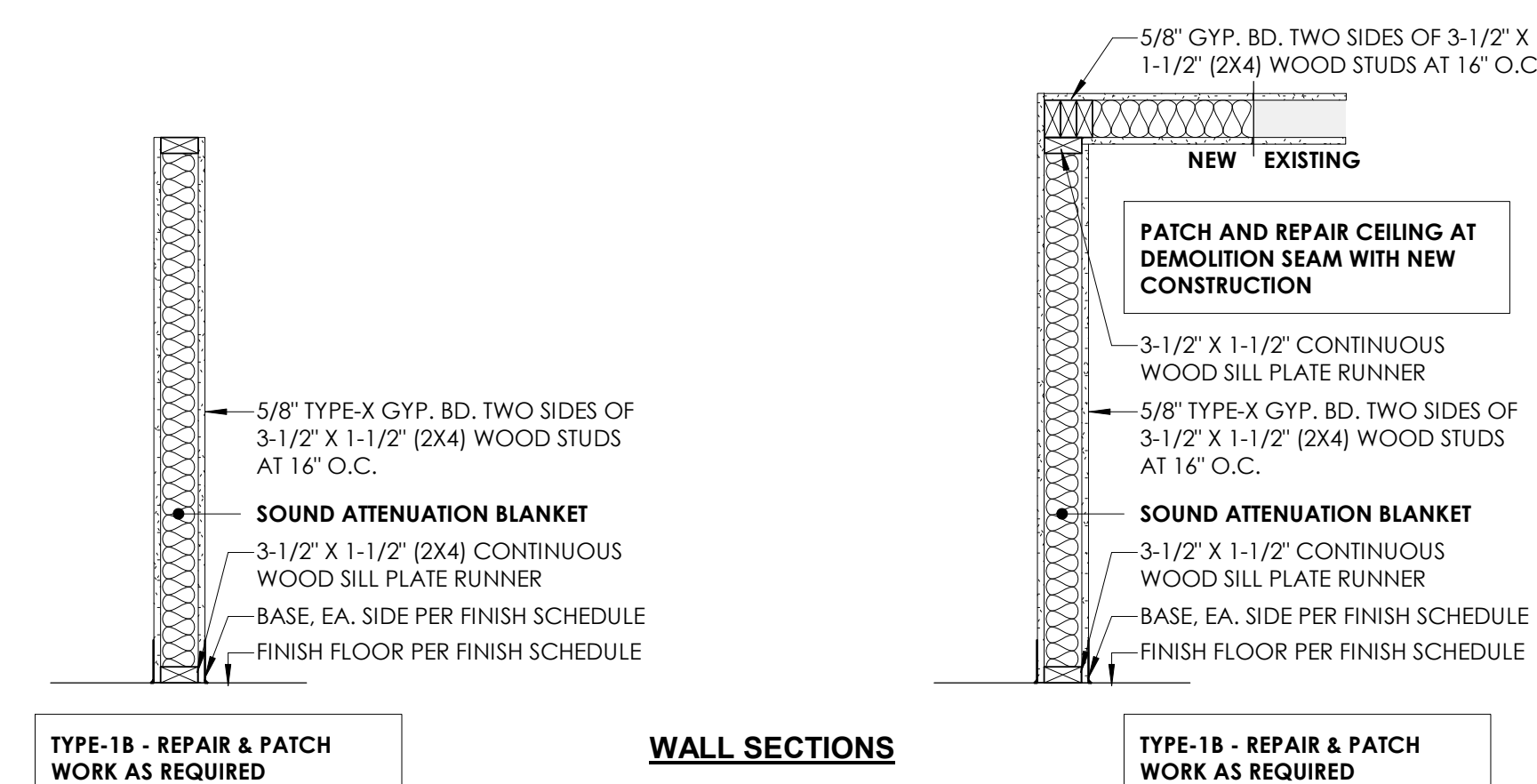


WALL SECTIONS

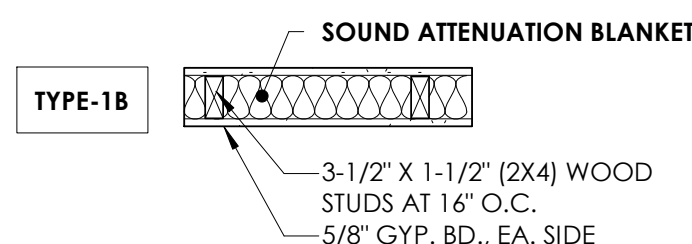


PLAN VIEW

TYPE-1A PARTITION WALL - DETAILS

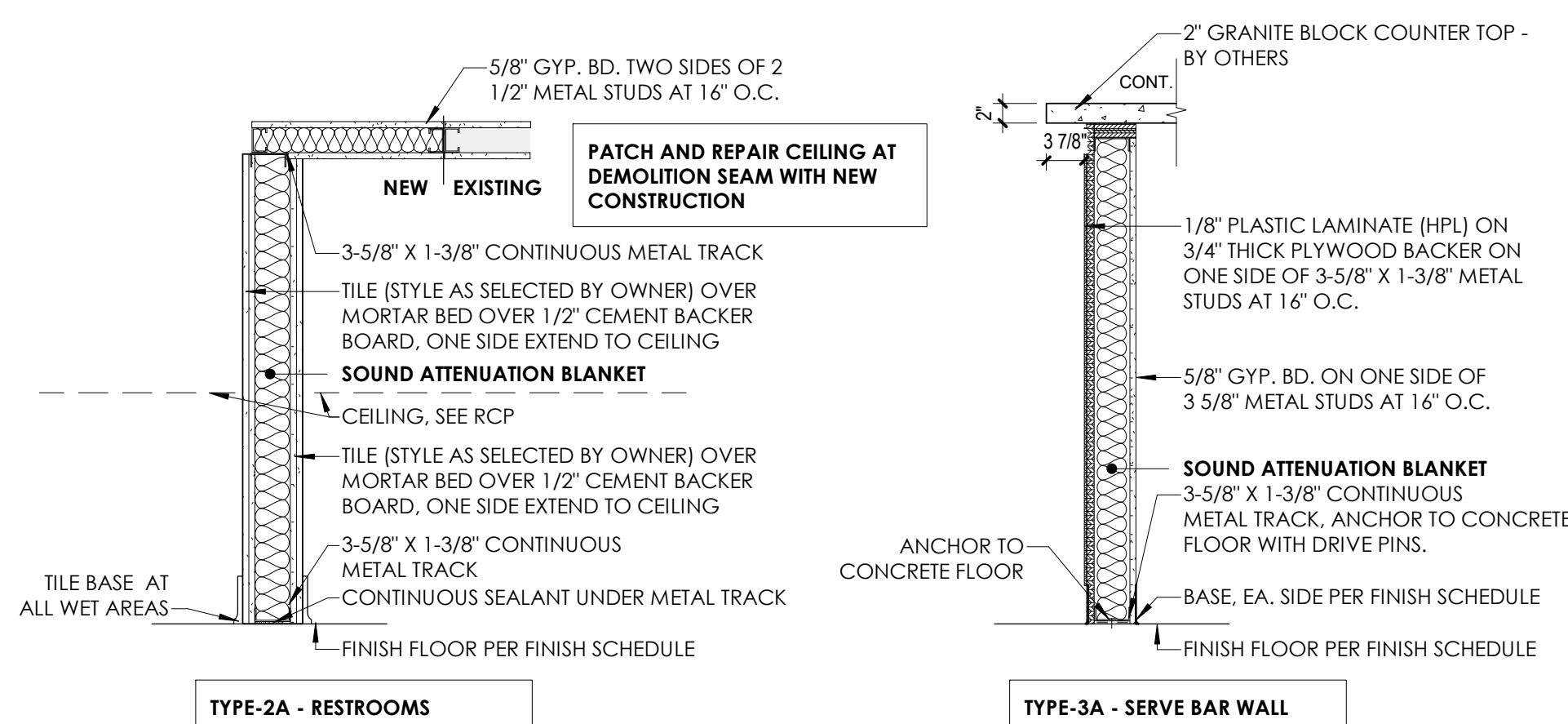


WALL SECTIONS

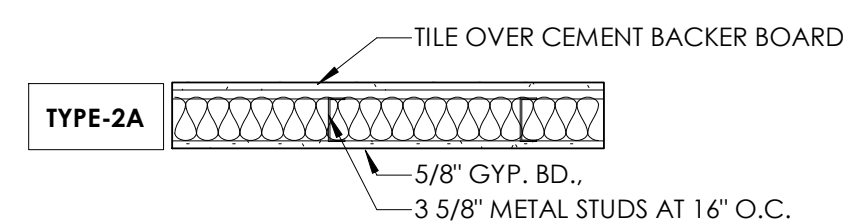


PLAN VIEW

TYPE-1B PARTITION WALL - DETAILS

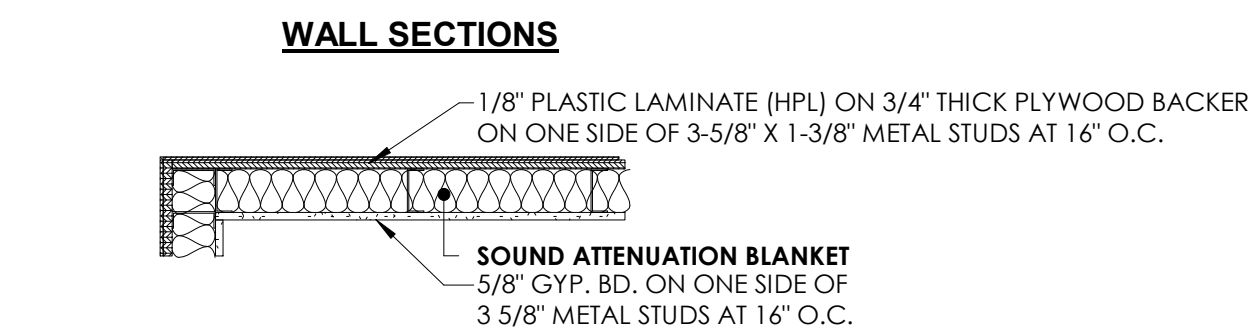


WALL SECTIONS



PLAN VIEW

TYPE-2B PARTITION WALL - DETAILS

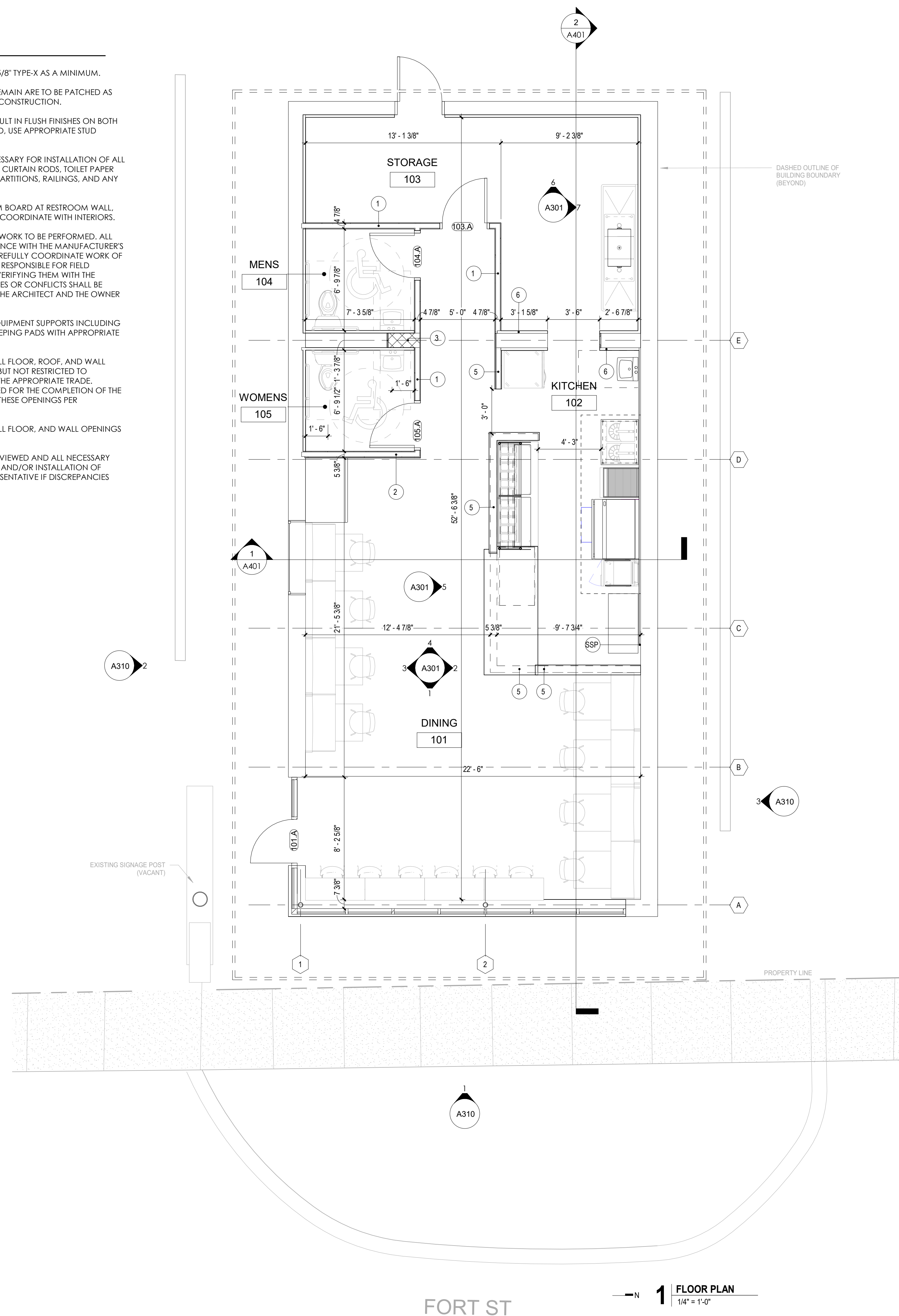


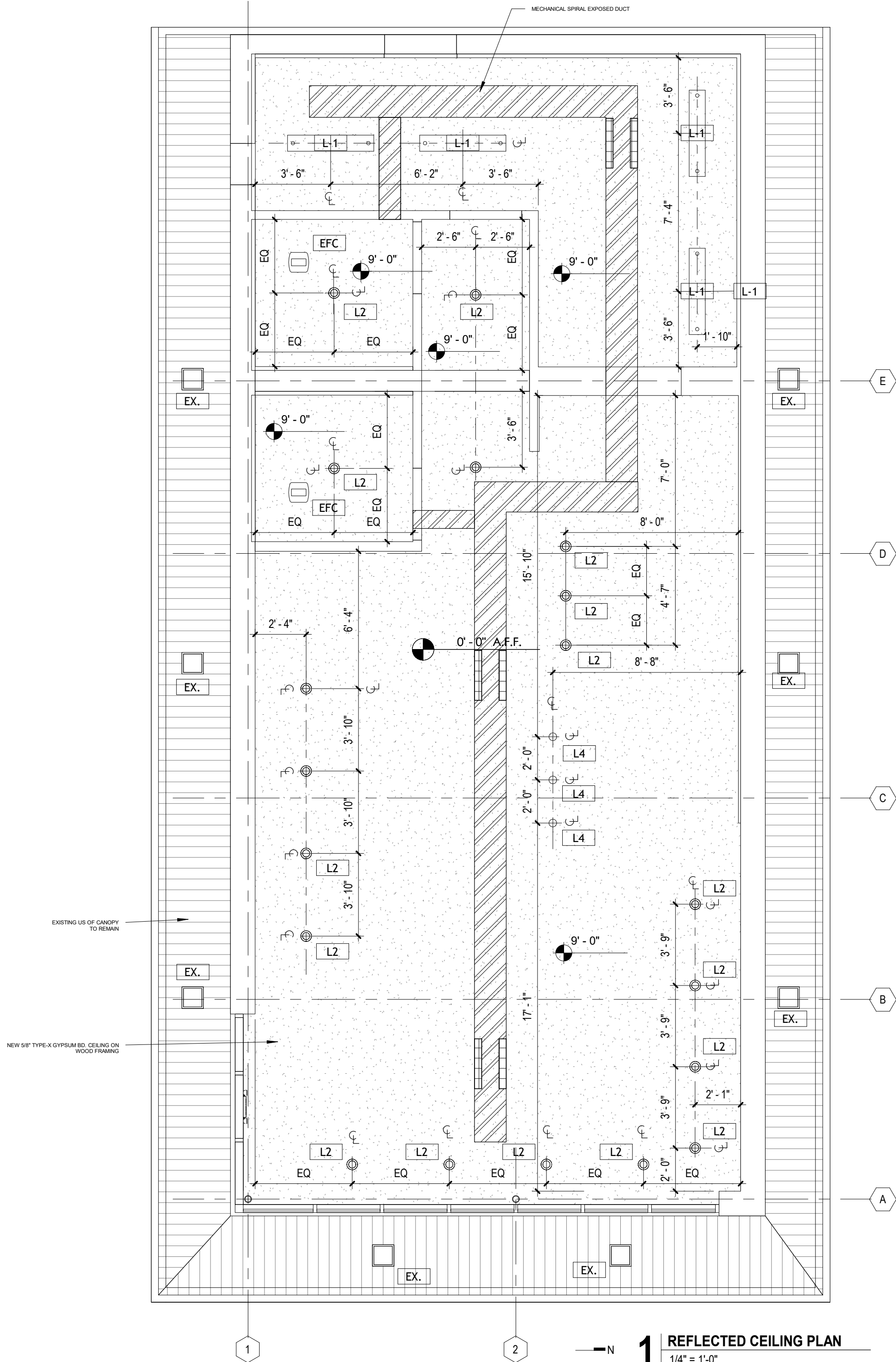
PLAN VIEW

TYPE-3A PARTITION WALL - DETAILS

GENERAL NOTES

1. ALL GYPSUM BOARD THROUGHOUT IS TO BE 5/8" TYPE-X AS A MINIMUM.
2. ALL EXISTING INTERIOR WALLS THAT ARE TO REMAIN ARE TO BE PATCHED AS REQUIRED FROM NEW UTILITIES OR GENERAL CONSTRUCTION.
3. INFILL OF EXISTING WALL OPENINGS IS TO RESULT IN FLUSH FINISHES ON BOTH SIDES OF THE WALL. IF LESS THAN NOTED, USE APPROPRIATE STUD FRAMING TO ACHIEVE DESIRED FINISH.
4. INSTALL WALL BLOCKING IN WALLS AS NECESSARY FOR INSTALLATION OF ALL CASEWORK, MIRRORS, TOWEL BARS, SHOWER CURTAIN RODS, TOILET PAPER DISPENSERS, PAPER TOWEL HOLDERS, TOILET PARTITIONS, RAILINGS, AND ANY OTHER ACCESSORIES.
5. PROVIDE CEMENT BOARD IN LIEU OF GYPSUM BOARD AT RESTROOM WALL, AND ALL LOCATIONS TO RECEIVE WALL TILE. COORDINATE WITH INTERIORS.
6. DRAWINGS ESTABLISH THE DESIGN INTENT OF WORK TO BE PERFORMED. ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL TRADES SHALL CAREFULLY COORDINATE WORK OF ALL OTHER TRADES. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS AND FOR VERIFYING THEM WITH THE CONTRACT DOCUMENTS. ANY DISCREPANCIES OR CONFLICTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND THE OWNER PRIOR TO FABRICATION OR INSTALLATION.
7. COORDINATE SIZE AND LOCATION OF ALL EQUIPMENT SUPPORTS INCLUDING BUT NOT RESTRICTED TO LOCATE/ERECT HOUSEKEEPING PADS WITH APPROPRIATE EQUIPMENT MANUFACTURER.
8. VERIFY QUANTITY, SIZE, AND LOCATION OF ALL FLOOR, ROOF, AND WALL OPENINGS FOR ALL DISCIPLINES INCLUDING BUT NOT RESTRICTED TO MECHANICAL AND ELECTRICAL WORK WITH THE APPROPRIATE TRADE. PROVIDE ALL OPENINGS SHOWN OR REQUIRED FOR THE COMPLETION OF THE WORK. PROVIDE ALL LIMITS REQUIRED FOR THESE OPENINGS PER SPECIFICATIONS.
9. VERIFY QUANTITY, SIZE, AND LOCATION OF ALL FLOOR, AND WALL OPENINGS FOR ALL PLUMBING WORK.
10. DIMENSIONS PRECEDED BY +/- SHOULD BE REVIEWED AND ALL NECESSARY ADJUSTMENTS MADE PRIOR TO FABRICATION AND/OR INSTALLATION OF AFFECTED WORK. NOTIFY ARCHITECT'S REPRESENTATIVE IF DISCREPANCIES ARISE BEFORE PROCEEDING WITH THE WORK.

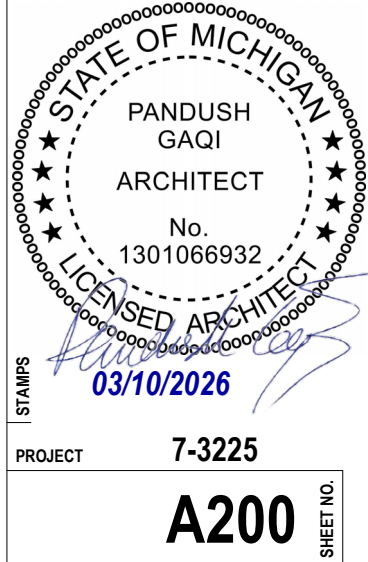




LIGHTING FIXTURES SCHEDULE		
Family	Wattage	Illuminance
Downlight - Rectangle - LED	18 W	23 lx
LF_Exit Sign_Ceiling mt	9 W	47 lx
Pendant Lamp - Art Glass - LED	60 W	76 lx
Pendant Light - Linear - 2 Lamp	64 W	206 lx
Recessed Lamp - Round - LED	18 W	23 lx

REFLECTED CEILING PLAN LEGEND

- EX. EXISTING CANOPY EXTERIOR RECESSED LIGHTS (TO REMAIN)
- EFC EXHAUST FAN PROXIMITY LIGHT COMBO
- EE EMERGENCY EXIT LIGHTS
- L-4 PENDANT DECORATIVE LIGHTS (BOWLS)
- L-2 RECESSED CAN LED LIGHT FIXTURE
- L-1 PENDANT LINEAR LIGHT FIXTURE
- EXPOSED SPIRAL MECHANICAL DUCT SEE PER MECHANICAL REQUIREMENTS
- 5/8" GYP. BO. CEILING ON WOOD FRAME
- EXISTING TAG WOOD CANOPY UNDERSIDE (TO REMAIN)



STAMPS

PROJECT 7-3225

A200

SHEET NO.

SHEET

REFLECTED CEILING
PLANS

PROJECT

THE PITA PLACE
15446 FORT ST.
SOUTHGATE MI 48195

OWNER

ISSUED
SITE PLAN REVIEW

DATE
03/12/2026

DRAWN
PG

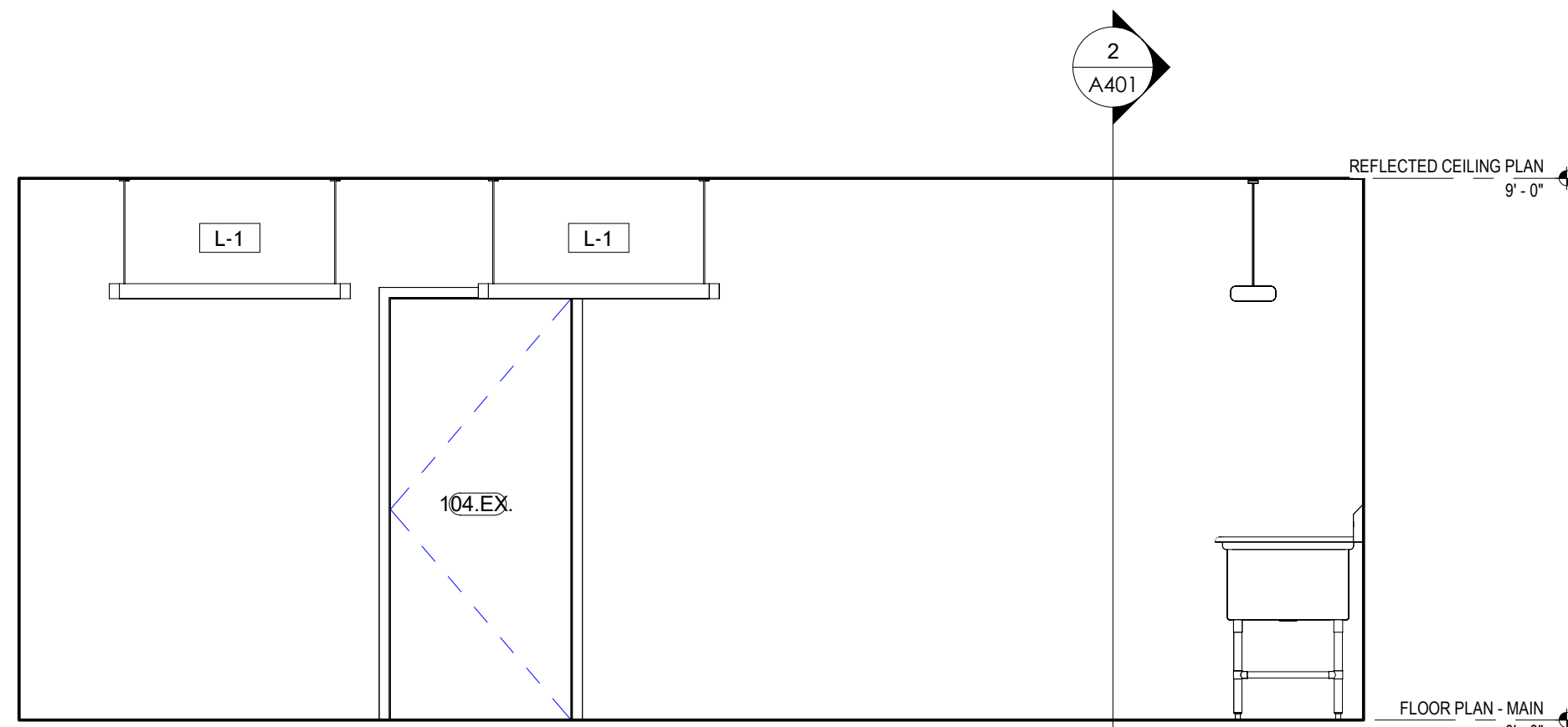
CONSULTANT

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2213 Avon Industrial Dr.
Rochester Hills, MI 48309
+1 586.202.9588 mobile
+1 248.677.1221 office

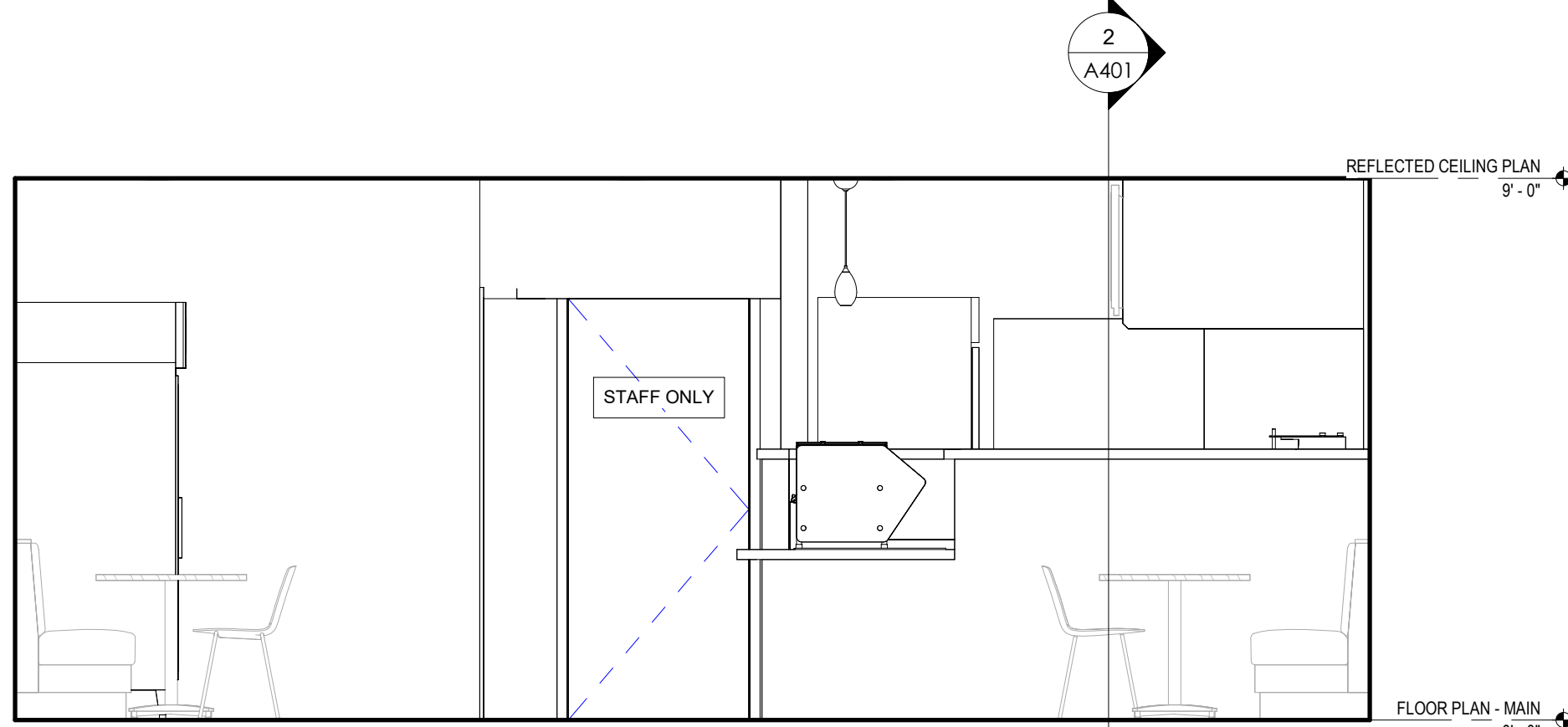


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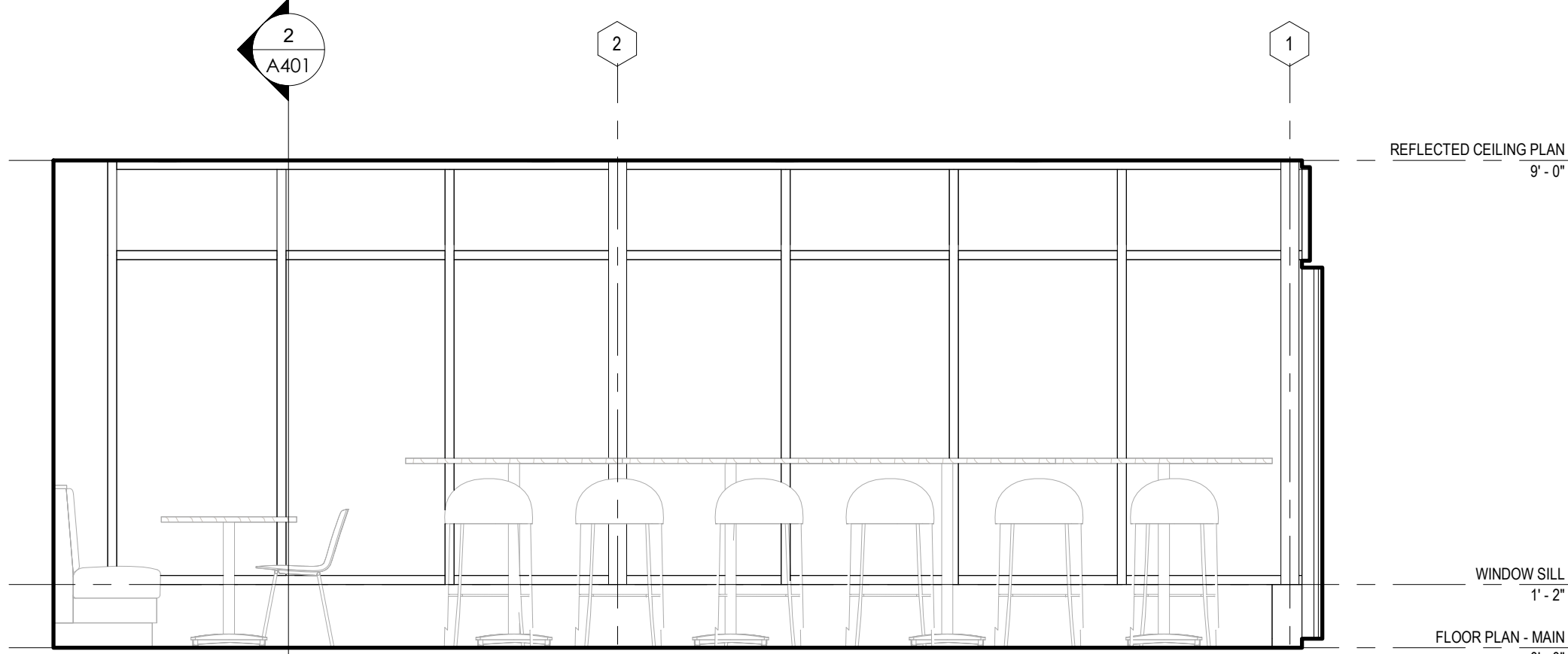
C:\Users\pandush\OneDrive\Documents\THE PITA PLACE - SOUTHGATE.dwg - ppaq00175.rvt



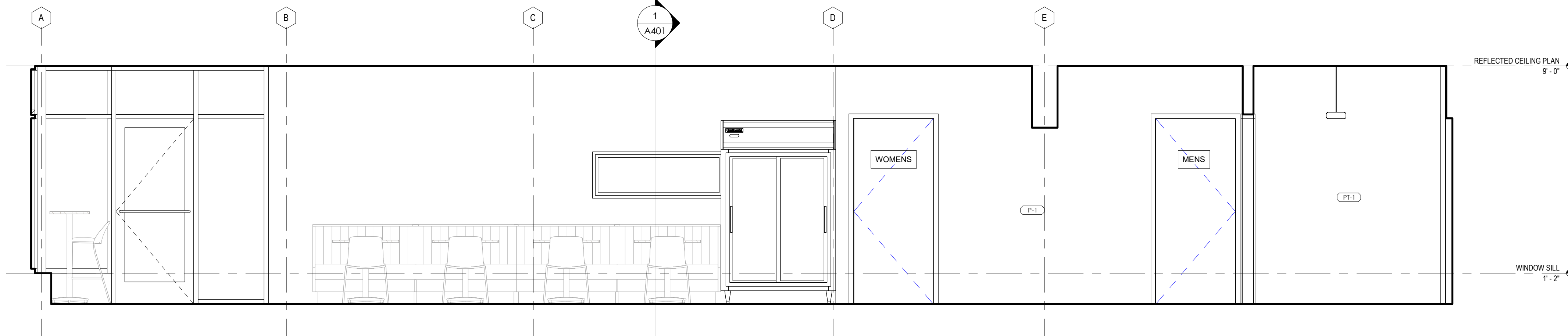
6 INTERIOR ELEVATION - STORAGE (WEST)
3/8" = 1'-0"



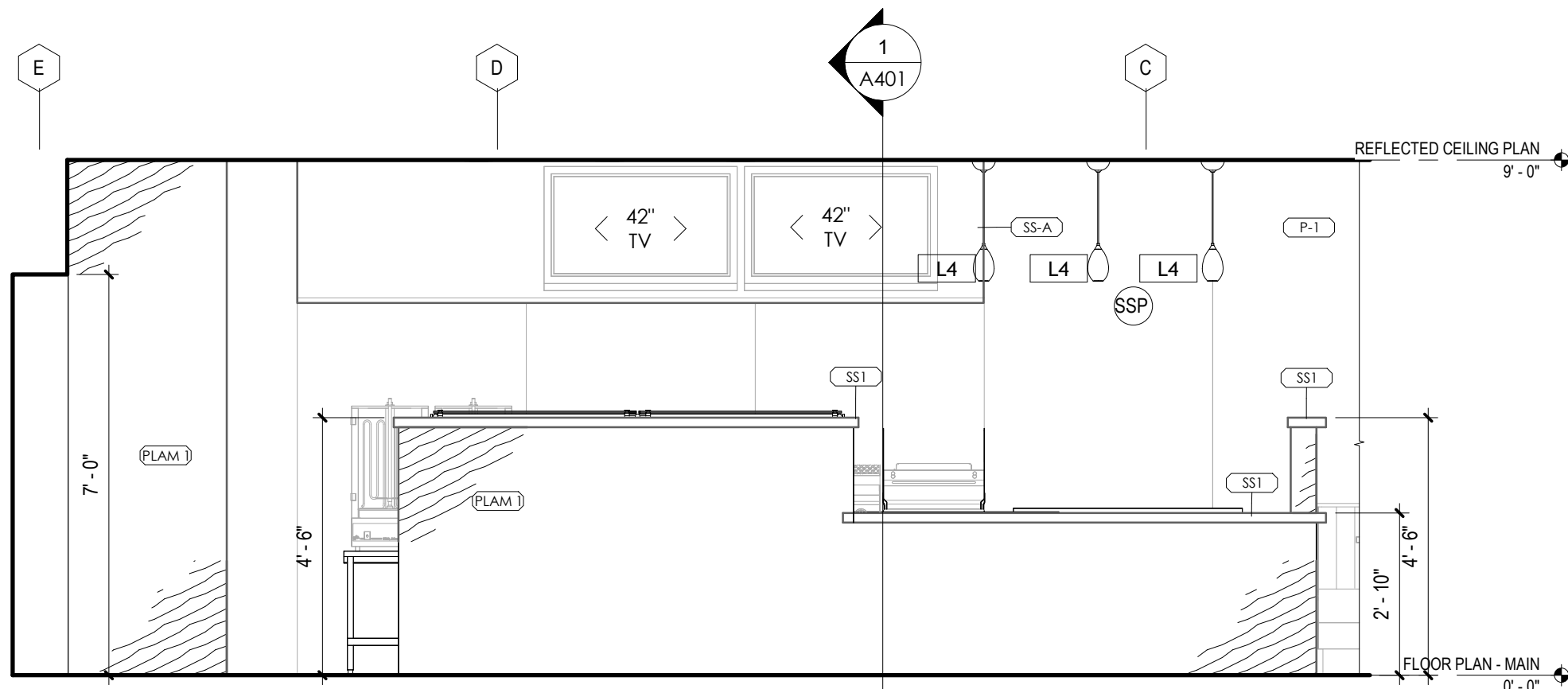
4 INTERIOR ELEVATION - WEST
3/8" = 1'-0"



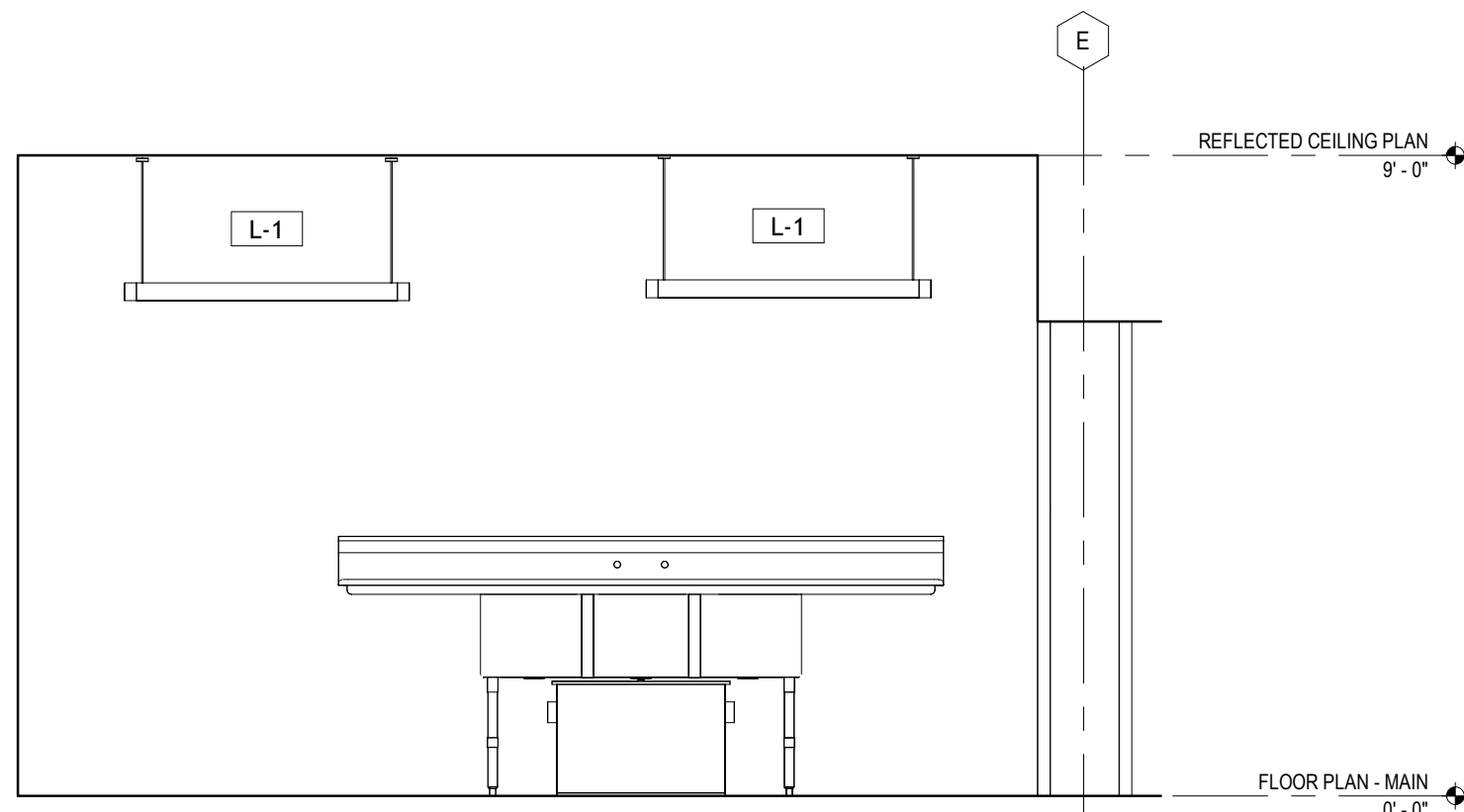
1 INTERIOR ELEVATION - EAST
3/8" = 1'-0"



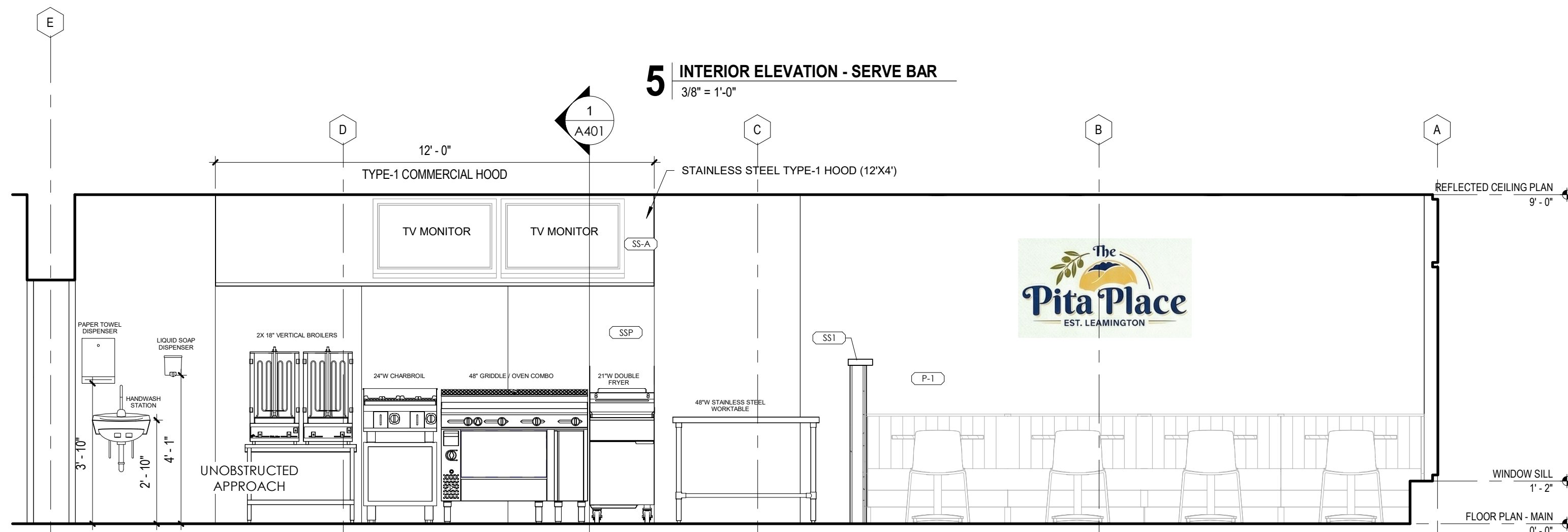
3 INTERIOR ELEVATION - SOUTH
3/8" = 1'-0"



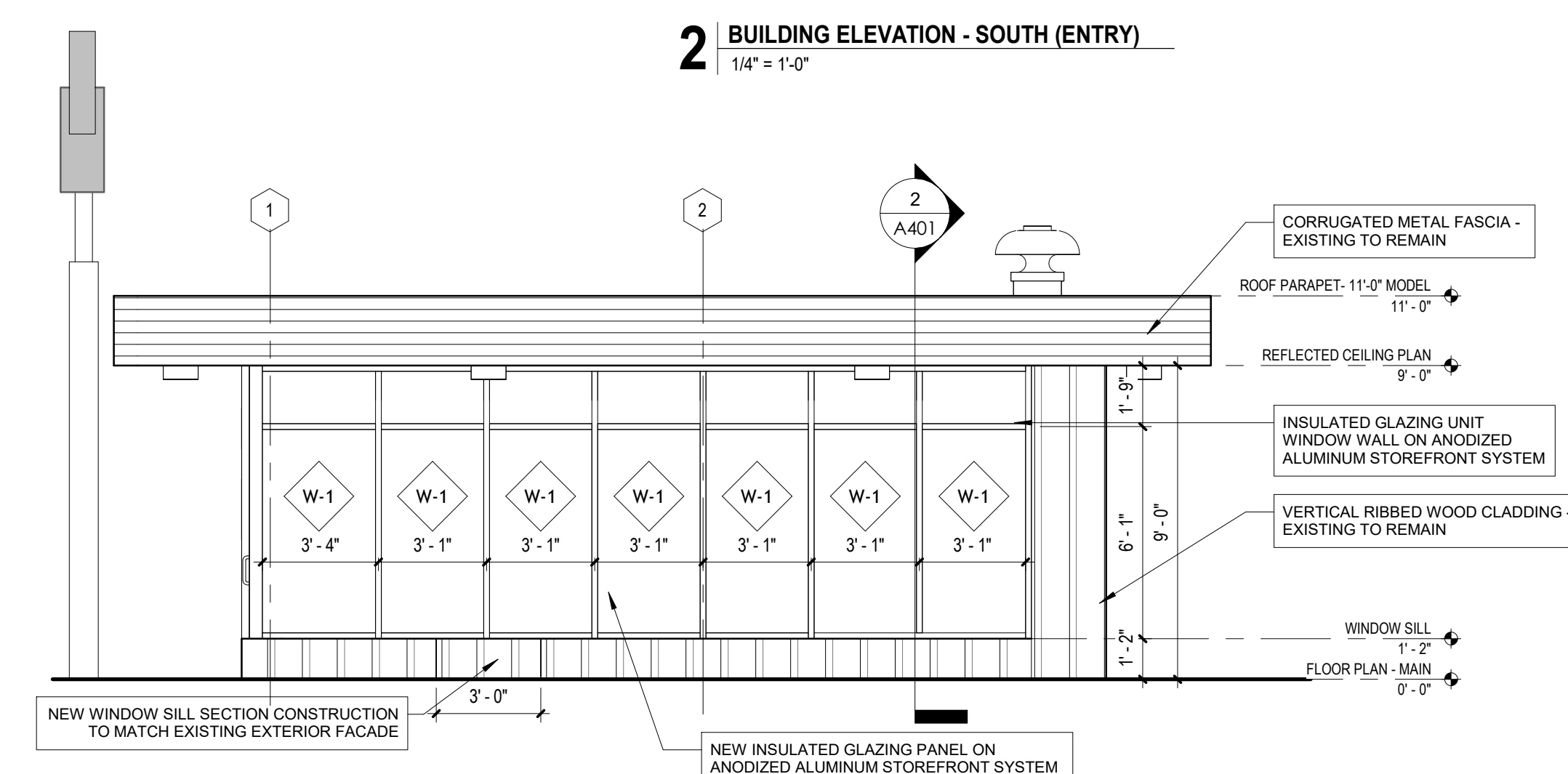
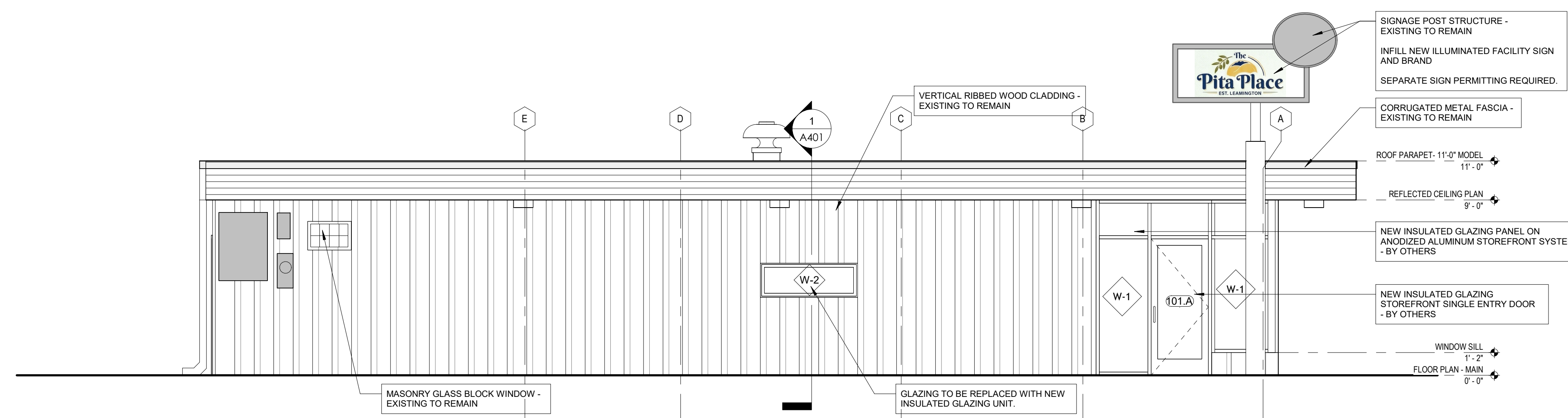
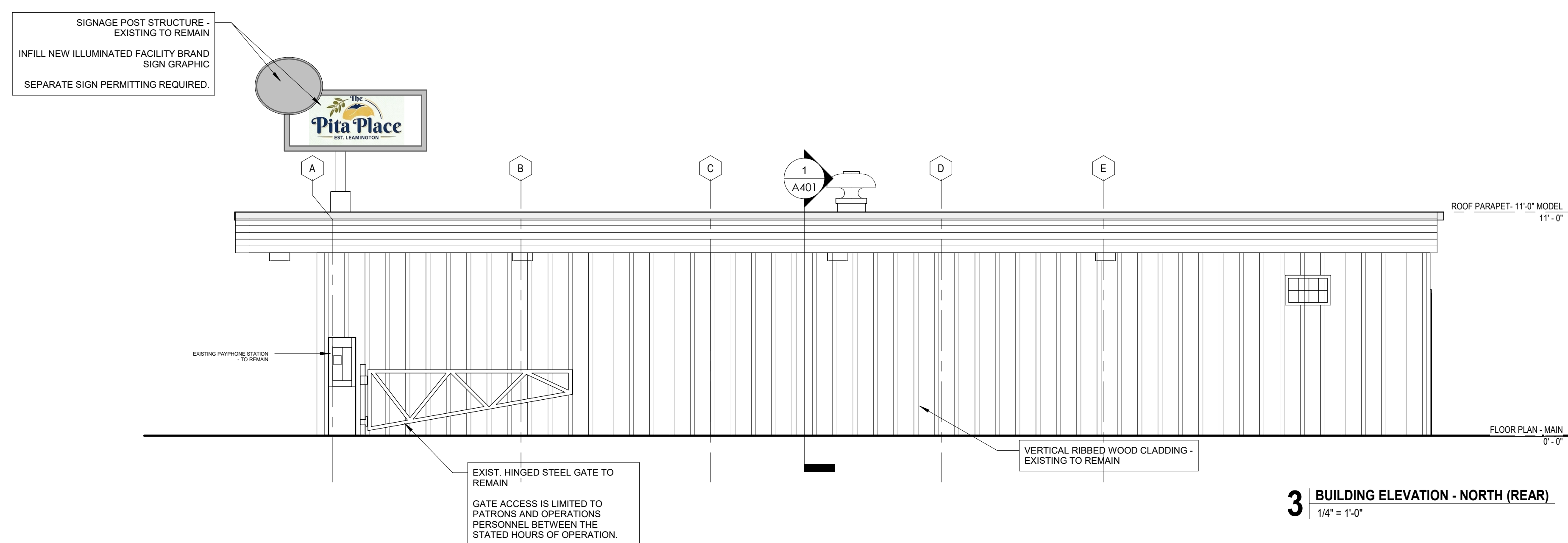
5 INTERIOR ELEVATION - SERVE BAR
3/8" = 1'-0"

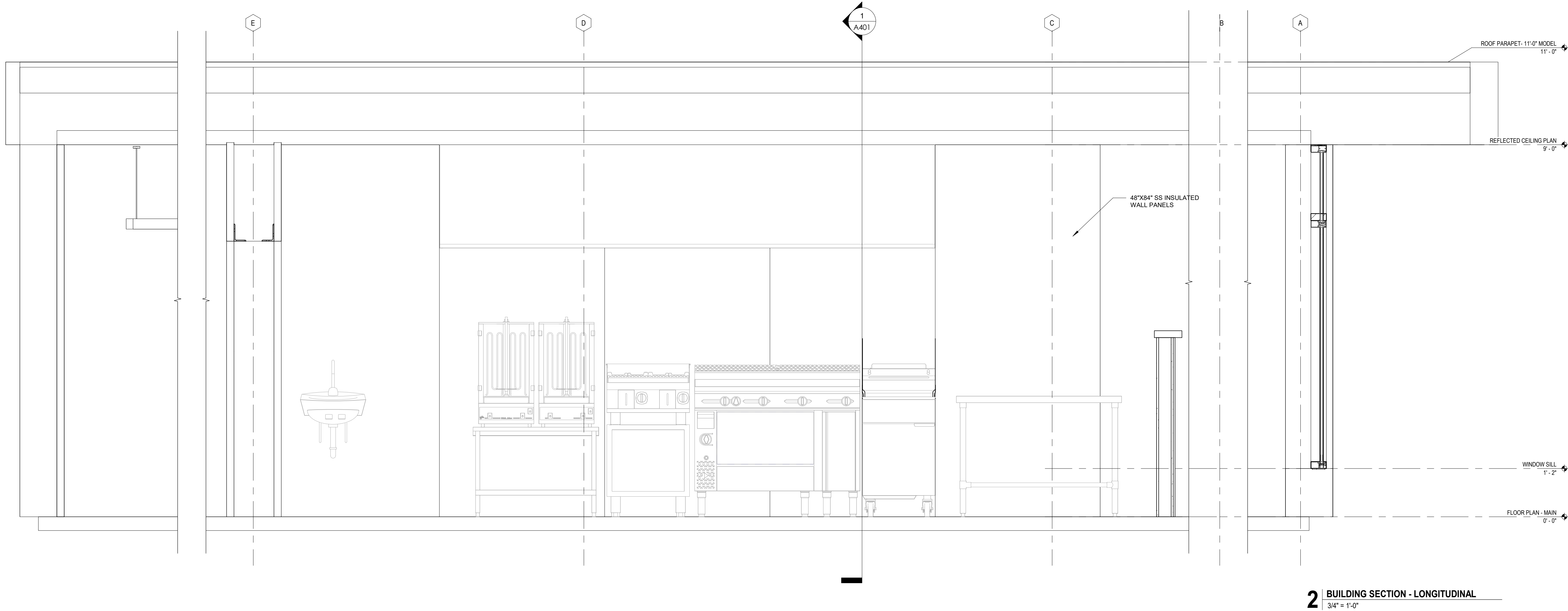


7 INTERIOR ELEVATION - STORAGE (NORTH)
3/8" = 1'-0"

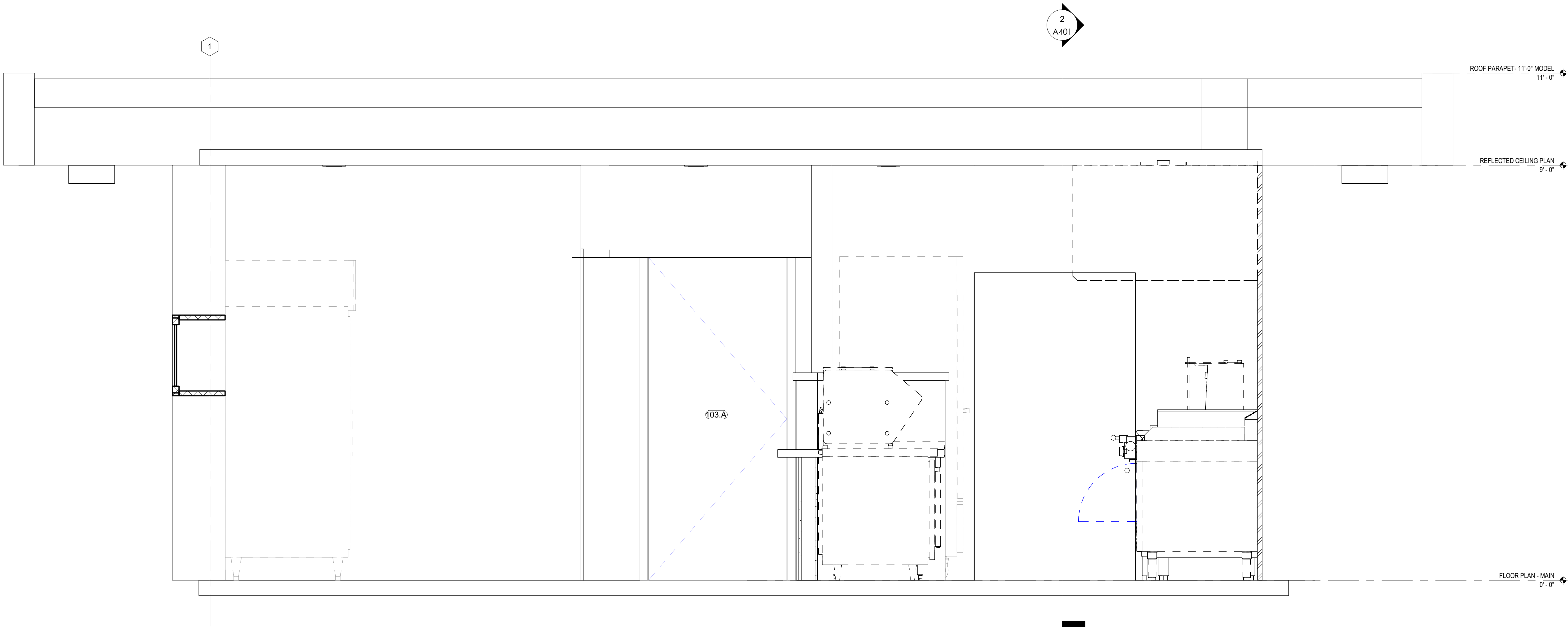


2 INTERIOR ELEVATION - NORTH
3/8" = 1'-0"

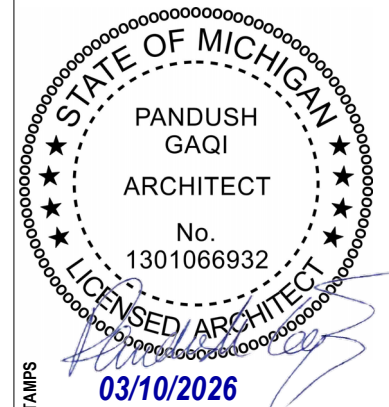




2 BUILDING SECTION - LONGITUDINAL
3/4" = 1'-0"



1 BUILDING SECTION - TRANSVERSE
3/4" = 1'-0"





Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: April 1, 2026

Conditional Use and Site Plan Review For City of Southgate, Michigan

APPLICANT: Rezarta Hoxha
11640 Telegraph Road
Taylor, MI 48180

PROPERTY ADDRESS: 15446 Fort Street
Southgate, MI 48195

PARCEL ID: 53-019-03-0308-000

CURRENT ZONING: C-1, Community Business

ACTION REQUESTED: Conditional Use and Site Plan Review

PROJECT AND SITE DESCRIPTION

The City is in receipt of a conditional use and site plan review application for the above-mentioned property. As stated in the application, the applicant intends to utilize and renovate the existing building on site to be used as a new “*neighborhood-scale fast-casual restaurant*”. The scope of work included in the application consists mainly of interior renovations, with limited exterior work consisting of signage installation. No outdoor dining is proposed. The site is zoned C-1, Community Business, where sit-down restaurants with no outdoor dining are listed as a conditional use in the district, which requires review and approval by the Planning Commission following a public hearing.

The role of the Planning Commission during the review process is to evaluate the proposed site plan to determine compliance with all applicable standards of the Zoning Ordinance. The Planning Commission must also consider the proposed sit-down restaurant in relation to its conditional use classification, including compatibility with surrounding land uses, the overall character of the area, and ensure the health, safety, and welfare of the City is preserved.

As noted in section 1262.09, the Planning Commission in its judgement can either approve, approve with conditions, or deny the presented conditional use and site plan.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* Douglas J. Lewan, *Principal*
Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*

Figure 1. Aerial View of Property



Source: Nearmap, aerial photo date October 2025

AREA, WIDTH, HEIGHT, SETBACKS

The table below shows the C-1 District area requirements based on the Schedule of Regulations per Section 1298.01:

Table 1. C-1 District Bulk Regulations

	Required	Provided	Meets Requirement
Lot Area	N/A*	0.24 Acres	Yes
Lot Width	N/A*	120 Feet	Yes
Setbacks			
Front	25 Feet	0 Feet	Yes**
Side (Orchard)	25 Feet	50 Feet	Yes
Side (North)	10 Feet	36 Feet	Yes
Rear	20 Feet	26 Feet	Yes
Lot Coverage	N/A*	≈17%	Yes
Building Height	20 Feet, 1 Story Max.	11 Feet, 1 Story	Yes

*Per footnote (f), “the minimum lot area and width and the maximum percent of lot coverage shall be determined on the basis of off-street parking and loading, greenbelt screening, yard setback or usable open space requirements as set forth in this Zoning Code.”

**The front yard setback along Fort Street for the existing building has not been met. However, the building has been constructed for some time, and as such would be classified as a legally nonconforming structure. We note that no building additions will be permitted that would expand the nonconformity of the structure in any direction.

Items to be Addressed: None.

ZONING AND LAND USE

Surrounding zoning and existing land uses are summarized in the table below.

Table 2. Surrounding Zoning and Existing Land Uses

	Existing Land Use	Surrounding Zoning
Site	• Vacant Building	• C-1, Community Business
North	• Commercial Buildings	• C-1, Community Business
East	• Commercial Buildings	• B-2, General Business (City of Wyandotte)
West	• Single Family Homes	• R-1B, One Family Residential
South	• Restaurants	• C-2, General Business

Items to be Addressed: None.

BUILDING LOCATION AND SITE ARRANGEMENT

The existing building is located centrally on the property, directly abutting the sidewalk along Fort Street, and will serve as the sit-down restaurant. Two (2) parking areas are located on the north and south sides of the building. A new dumpster enclosure is proposed on the northwest corner of the site.

Items to be Addressed: None.

PARKING, LOADING

The associated parking calculation for the proposed restaurant, listed in section 1292.02(C)(8A), calls for “1 space per 75 square feet of usable floor area”. A determination on whether the required number of parking spaces have been met cannot be made, as the current site plan uses a different calculation (1298.01(k)).

Current plans use the following calculation: “Whenever off-street parking requirements are determined on a square footage of floor area basis, planned commercial centers and free-standing retail commercial uses, shall be computed on the basis of eighty percent of the gross floor area being usable.”

The definition of planned commercial center (1260.07) is as follows, *“a business development consisting of two or more retail commercial outlets characterized by a unified grouping of stores under common architecture and served by a common circulation and parking system.”*

The proposed restaurant would not be classified as a commercial center or a retail use. An updated measurement of usable floor area must be provided. Usable floor area is defined as, *“area used for, or intended to be used for, the sale of merchandise or services, or for use to service patrons, or clients or customers. Such floor area which is used, or intended to be used, principally for the storage or processing of merchandise, hallways, or for utilities or sanitary facilities, shall be excluded from the computation of usable floor area. Measurement of usable floor area shall be the sum of the horizontal areas of the several floors of the building, measured from the interior faces of the exterior walls.”*

Pending revised parking calculations, parking space #15 should be removed to provide a consistent maneuvering lane width for the southern parking area. We also recommend the parking pattern be changed to angled parking, between fifty-four (54) to seventy-four (74) degrees. Through the removal of parking space #15 and the introduction of angled parking, the new maneuvering lane width requirement would be fifteen (15) feet rather than the required twenty-two (22) foot width required for 90-degree parking. The seven (7) foot difference would then allow for the construction of a pedestrian sidewalk around the building. The sidewalk width should be at least five (5) feet.

Knee walls should also be installed on the outermost parking spaces along Fort Street. Pedestrian striping should also be provided from each parking area to the restaurant. Striping in the southern parking area should run from the proposed barrier-free space to the new sidewalk and ADA requirements.

Parking space dimensions show a width of 9 ¾ feet with no length measurement. Plans will need to be revised to show measurements of 8 ½ x 19 feet for 54 to 74-degree parking as required by section 1292.03(b).

An area of at least 920 square feet for loading and unloading will need to be marked as required by section 1292.04.

Items to be Addressed: **1)** Provide parking calculations based on section 1292.02(C)(8A). **2)** Remove parking space #15. **3)** Change parking pattern to angled parking (54 to 74 degrees). **4)** Provide 5-foot-wide sidewalk around building. **5)** Provide knee walls for outermost parking spaces. **6)** Provide pedestrian striping for both parking areas. **7)** Revise parking space dimensions to meet 54 to 74-degree requirement. **8)** Provide loading and unloading space.

SITE ACCESS AND CIRCULATION

Site Access: Site access will consist of the two (2) existing entrances along Fort Street. Site access is also provided along the public alley on the west side of the property; however, this access point is gated and a note on sheet AS100 indicates no access.

“Entry Driveway B” as labeled on sheet AS100 should be shifted either further south or narrowed in width to provide adequate protection for parking spot #14, as current plans have the potential for entering vehicles to collide with any parked cars in spot #14 if a vehicle enters at a tight angle. Per MDOT standards, any new use, even if using existing entrances, shall apply for a permit.

Circulation: The north and south parking areas are present on separate sides of the building. Two-way traffic is proposed throughout the site, with entry proposed at both entrances. Due to the nature of Fort Street serving one way with traffic moving south, we recommend “Entry Driveway B” should serve as the sole entryway to the site, with “Entry Driveway A” to be used as the sole exit. As a result, we also recommend the traffic pattern be revised for one way traffic where vehicles would effectively move in a “C” direction as they access and exit the site. “Do Not Enter” signs should be placed on both sides of Entry Driveway A.

Dumpster Enclosure: A proposed dumpster enclosure is shown on the northwest corner of the site, with an associated turning template and enclosure elevations on sheet AS100. It appears that a garbage truck would back up to the dumpster based on this turning template. The enclosure should be relocated to the southwest corner of the site, allowing for easier garbage truck access to the enclosure, as well as maneuverability throughout the site.

The site is currently hard surfaced, has substantial fracturing in some areas and will need to be resurfaced to the satisfaction of the City Engineer. We defer any further review of access & circulation to the City Fire Department and Engineer.

Items to be Addressed: *1) Shift Entry Driveway “B” further south or provide a narrower width. 2) Apply for MDOT permit. 3) Shift traffic pattern to one way. 4) Provide “Do Not Enter” signs on both sides of Entry Driveway A. 5) Relocate dumpster enclosure to southwest corner of the site. 6) Resurface parking lot. 7) Fire Department Engineer approval of site access and circulation.*

UTILITIES

A utility plan has not been provided. Section 1298.07(g)(2F) requires all existing underground and aboveground utility locations to be shown on plans. Any utility work is subject to approval by the City Engineer.

Items to be Addressed: *1) Provide utility plan. 2) City Engineer review of existing site utilities.*

LANDSCAPING

A landscape design plan has not been provided and is required per section 1298.07(f).

Items to be Addressed: *Provide landscape design plan.*

LIGHTING

A lighting/photometric plan has been provided on sheet AS101. Footcandle measurements show 0.0-0.1 values at the north and west property lines, with 0.1-0.4 values on the south and east property lines. Information regarding proposed building mounted lighting or freestanding light poles has not been provided. We ask for the locations of all proposed lighting, as well as fixture specifications to be provided on the lighting plan. All light fixtures shall be down shielded.

Items to be Addressed: *Provide locations of proposed lighting and fixture specifications.*

SIGNS

The current application indicates new signage will be included in the scope of work. All proposed signage will be subject to approval by the City Building Department following site plan review.

Items to be Addressed: None.

FLOOR PLAN AND ELEVATIONS

Dimensioned floor plans and elevations have been provided on sheets G001 and A310. The applicant should be prepared to acquire all necessary building permits and pass all subsequent inspections as determined by the Building Director. We defer final approval of proposed building materials, floor plans, and interior work to the City Building Department.

Items to be Addressed: Review and approval of proposed building improvements and materials by City Building Department.

RECOMMENDATIONS

Based on the information provided, we recommend a decision regarding the proposed sit-down restaurant be deferred to a later meeting date to allow the applicant time to address the comments outlined below and any additional comments made by the Planning Commission. The following items should be addressed prior to the Planning Commission taking action.

1. Provide parking calculations based on section 1292.02(C)(8A).
2. Remove parking space #15.
3. Change parking pattern to angled parking (54 to 74 degrees).
4. Provide 5-foot-wide sidewalk around building.
5. Provide knee walls for outermost parking spaces.
6. Provide pedestrian striping for both parking areas.
7. Revise parking space dimensions to meet 54 to 74-degree requirement.
8. Provide loading and unloading space.
9. Shift Entry Driveway "B" further south or provide a narrower width.
10. Apply for MDOT permit.
11. Shift traffic pattern to one way.
12. Provide "Do Not Enter" signs on both sides of Entry Driveway A.
13. Relocate dumpster enclosure to southwest corner of the site.
14. Resurface parking lot.
15. Fire Department Engineer approval of site access and circulation.
16. Provide utility plan.
17. City Engineer review of existing site utilities.
18. Provide landscape design plan.
19. Provide locations of proposed lighting and fixture specifications.
20. Review and approval of proposed building improvements and materials by City Building Department.



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