CITY OF SOUTHGATE
PLANNING COMMISSION

AGENDA

MONDAY, May 11th, 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 April 13th, 2026

V. ADMINISTRATIVE REPORTS

VI. PUBLIC HEARINGS

VII. NEW BUSINESS

1. Planned Development (PD) Site Plan Amendment, 15601 Northline

VIII. OLD BUSINESS

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

IX. ANNOUNCEMENTS

X. ADJOURNMENT

City of Southgate
Planning Commission Meeting
April 13, 2026

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, April 13, 2026, and called to order by Chairman James Yoos, at 7:00 p.m.

PRESENT: James Yoos, Jerry Orman, Leticia Wilson, Mark Nemeth, Linda Clark, Eric Codrington

ABSENT: Patricia Anderson, Andrew Moul, Chad Godbout

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

Agenda:
Moved by Nemeth, supported by Orman, to approve the Planning Commission Agenda as submitted. MOTION APPROVED UNANIMOUSLY.

Minutes:
Moved by Nemeth, supported by Codrington, to approve the Planning Commission Meeting Minutes of March 9, 2026. MOTION APPROVED UNANIMOUSLY.

Moved by Nemeth, supported by Codrington, to approve the Special Planning Commission Meeting Minutes of March 16, 2026. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

The rezoning application received at the March 16th meeting for the property at 15748 Fort St. was approved by the City Council. Will eventually return to the Planning Commission for site plan review.

In September, 2024 an application was received by the Southgate Community Schools for a proposed "Build a House" program consisting of (8) single story ranch homes being built. In July, 2025 they submitted a BZA application for a variance of Exterior Building Wall Materials, requesting the homes be built with board and batten material rather than the required brick face material. The request was denied, they sued the City and the Courts just recently ruled in favor of the City. They can still appeal to the court.

Aquinas project is still progressing, as well as the Southgate Towers project.

Public Hearings/New Business:

1. Rezarta Hoxha, 15446 Fort Street Southgate, MI 48195, Conditional Use/Site Plan Review, Proposed Dine-in and Take-out Restaurant. PC 03-2026.

A PUBLIC HEARING WAS HELD FOR REZARTA HOXHA, 15446 FORT STREET, SOUTHGATE, MI 48195, CONDITIONAL USE/SITE PLAN REVIEW, PROPOSED DINE-IN AND TAKE-OUT RESTAURANT.

Notices were sent out.

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

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. Based on the information provided, we recommend a decision regarding the proposed project be deferred to a later meeting date to allow the applicant time to address the items listed on the Planners review.

No public comments were received.

Moved by Codrington, supported by Clark, to close the Public Hearing,

Moved by Nemeth, supported by Clark, to defer to a later meeting of the Planning Commission to approve a Conditional Use Review for Rezarta Hoxha, 15446 Fort Street, Southgate, MI 48195, Proposed Dine-in and Take-out Restaurant, with revised plans. PC 03-2026. MOTION APPROVED UNANIMOUSLY.

Moved by Nemeth, supported by Wilson, to defer to a later meeting of the Planning Commission to approve a Site Plan Review for Rezarta Hoxha, 15446 Fort Street, Southgate, MI 48195, Proposed Dine-in and Take-out Restaurant, with revised plans. PC 03-2026. MOTION APPROVED UNANIMOUSLY.

Old Business:

None.

Announcements:

The Master Plan has been approved by City Council, will be moving forward with next step.

Adjournment:

Moved by Nemeth, supported by Clark, that this meeting of the Planning Commission be adjourned at 7:22 p.m. MOTION APPROVED UNANIMOUSLY.

_____

James Yoos
Chairman, Planning Commission
as

CITY OF SOUTHGATE

SUBMITTAL REQUIREMENTS AND TIMEFRAMES

PLANNING COMMISSION:

The Planning Commission meets the 2nd Monday of every other month. **Applicants must complete an Application for Planning Commission Review {Form No. 01).**

Conditional Use Site Plan Review: Please submit two separate checks for the following;

Filing Fee: **$500.00**

Escrow Fee: **$2000.00**

Please see the Development Review Process flow chart for the steps of approval. Once clearance is obtained from the Site Plan Review Committee, if necessary a completed application and **16 FULL SIZE BLUE PRINTS FOLDED** (rolled copies will not be accepted) should be submitted to the Building Department at least **28 DAYS** before the next regularly scheduled Planning Commission meeting.

Site Plan Review: Please submit two separate checks for the following:

Filing Fee: **$500.00**

Escrow: **$1500.00**

Please see the Development Review Process flow chart for the steps of approval. Once clearance is obtained from the Site Plan Review Committee, if necessary a completed application and **16 FULL SIZE BLUE PRINTS FOLDED** (rolled copies will not be accepted) should be submitted to the Building Department at least **14 DAYS** before the next regularly scheduled Planning Commission meeting.

Rezoning Request: Please submit two separate checks for the following:

Filing Fee: **$500.00**

Escrow: **$1500.00**

Conditional Rezoning:

Filing Fee: **$500.00**

Escrow: **$1500.00**

Please submit a completed application along with a parcel map **CLEARLY** depicting the property or properties being requested to be rezoned, as well as surrounding properties, nearest public streets, and a north arrow. Applications must be submitted to the Building Department at least **28 DAYS** prior to the next regularly scheduled Planning Commission meeting. A public hearing will be held and recommendation will be forwarded to the City Council for consideration. Applicant will be notified by mail of the council appearance date.

Public Right-of-Way Vacation: **Filing Fee:** **$500.00**

Please submit a completed application along with a parcel map **CLEARLY** depicting the property or properties being requested to be rezoned, as well as surrounding properties, nearest public streets, and a north arrow. Applications must be submitted to the Building Department at least **28 DAYS** prior to the next regularly scheduled Planning Commission meeting. A public hearing will be held and recommendation will be forwarded to the City Council for consideration. Applicant will be notified by mail of the council appearance date.

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

Form No. 01

Case No. PC_____

Date Received_____

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: Northline Property Group LLC	.Name: Jacob Bacall
Address: 30407 W 13 Mile Road	Address: 30407 W 13 Mile Rd
Farmington Hills, MI 48334 (City) (State) (Zip)	**Farmington Hills, MI 48334** (City) (State) (Zip)
Telephone: 248-538-7500 EXT:205	Telephone: 248-867-1883

Information regarding the site:

Street Address: 15601 Northline, Southgate, MI 48195

Major Cross Streets: Northline Road & Devoe Ave

Paree! / Lot No.: 53 013 99 0001 703

Acreage: 38.5 Dimensions of Parcel/ Lot: irregular (see survey) Frontage: irregular (see survey)

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:.C-2

Requested action:

D Rezoning Requested District_____

D Conditional Use Approval Requested Use:_____

D Site Plan Review

D Plat Review

D Other
Please Specify: Revision to the Phase 1 Site Plan approval

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 fi will help describe your project or 1f you need more room than is provided below.)

Please see attached letter.

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 befor□ the Planning Commission on 5/11/2026
(Date)

THE OWNER OF THE PROPERTY DESCRIBED ON THIS APPLICATION AND THAT ALL STATEMENTS HEREIN A.i...!D IN THE DOCUiviCNTS SUBMITTED. A.i<.E TRUE.

Signature - Owner/ Agent:, _____ **Date:□.** 5/6/26

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. _____

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

OFFICE USE:

Date Received:._____ Received By:_____
(Staffs Name)

Fee Charged:,_____

Check No.:._____;_____ Receipt No.:_____

RETAIL STRIP W/ DRIVE THRU END CAP (OUTLOT A)

LAND AREA:	1.08 ACRES (47,116.27 SF)
BUILDING AREA:	10,048 SF
DRIVE THRU:	1,548 SF
RETAIL STRIP:	8,500

BUILDING SETBACKS:	PROVIDED
FRONT BLDG STBK	46'-3"
REAR BLDG STBK	62'-9"
NORTH SIDE BLDG STBK	83'-7 ½"
SOUTH SIDE BLDG STBK	41'-2"

PARKING REQUIREMENTS:	REQUIRED	PROVIDED
RETAIL STRIPS	27	30
DRIVE THRU	16	18
TOTAL	43	48

C-STORE W/ DRIVE THRU(OUTLOT B)

LAND AREA:	1.36 ACRES (59,285.9 SF)
BUILDING AREA:	6,842 SF
C-STORE:	6,092 SF
DRIVE THRU	750 SF

BUILDING SETBACKS:	PROVIDED
FRONT BLDG STBK	55'-2 ¾"
REAR BLDG STBK	80'-6"
NORTH SIDE BLDG STBK	123'-11 ½"
SOUTH SIDE BLDG STBK	35'

PARKING REQUIREMENTS:	REQUIRED	PROVIDED
C-STORE	8	9
DRIVE THRU	19	19
TOTAL	27	28

MULTI FAMILY

LAND AREA:	29.18 ACRES (1,271,100.7 SF)
BUILDING AREA:	9,757 SF (48,785 SF)
NUMBER OF BUILDINGS :	5
NUMBER OF UNITS PER BUILDING:	20
TOTAL NUMBER OF UNITS:	100
BUILDING HEIGHT:	32'-6"
NUMBER OF STORIES:	3

BUILDING SETBACKS:	PROVIDED
FRONT BLDG STBK	57'-8 ¾"
REAR BLDG STBK	57'-3 ½"
NORTH SIDE BLDG STBK	65'-2"
SOUTH SIDE BLDG STBK	2064'-7 ¾"

PARKING REQUIREMENTS:	REQUIRED	PROVIDED
MULTI FAMILY RESEDENTAL	200	250
ACCESSIBLE PARKING (VAN)	5	5

MULTI FAMILY - PH2

LAND AREA:	28.98 ACRES (1,262,173.11 SF)
BUILDING AREA:	14,651 SF
NUMBER OF BUILDINGS :	4
NUMBER OF UNITS PER BUILDING:	12
TOTAL NUMBER OF UNITS:	48
BUILDING HEIGHT:	34'-4 ½"
NUMBER OF STORIES:	3

BUILDING SETBACKS:	PROVIDED
FRONT BLDG STBK	58'-1"
REAR BLDG STBK	57'-2"
NORTH SIDE BLDG STBK	421'-10"
SOUTH SIDE BLDG STBK	1597'-6"

PARKING REQUIREMENTS:	REQUIRED	PROVIDED
MULTI FAMILY RESEDENTAL	48	72
ACCESSIBLE PARKING (VAN)	4	4

SELF STORAGE (PREV. APPROVED)

LAND AREA	6.52 ACRES (283,969.98 SF)
NUMBER OF STORAGE BUILDINGS	11
TOTAL STORAGE BUILDING AREA	75,100 SF
NUMBER OF OFFICE BUILDINGS	1
TOTAL OFFICE BUILDING AREA	1,596 SF
BUILDING LOT COVERAGE:	24.8%
OPEN SPACE:	10.1%

BLDG OFFICE STBK:	PROVIDED
FRONT BLDG STBK	74'-6"
REAR BLDG STBK	176'-6"
NORTH SIDE BLDG STBK	74'-6"
SOUTH SIDE BLDG STBK	776'-5"

STORAGE SETBACKS:	PROVIDED
FRONT BLDG STBK	48'-6"
REAR BLDG STBK	71'-6"
NORTH SIDE BLDG STBK	68'-6"
SOUTH SIDE BLDG STBK	70'-6"

PARKING REQUIREMENTS:	PROVIDED
STORAGE 5 SPACES PLUS 1 PER EMPLOYEE	105

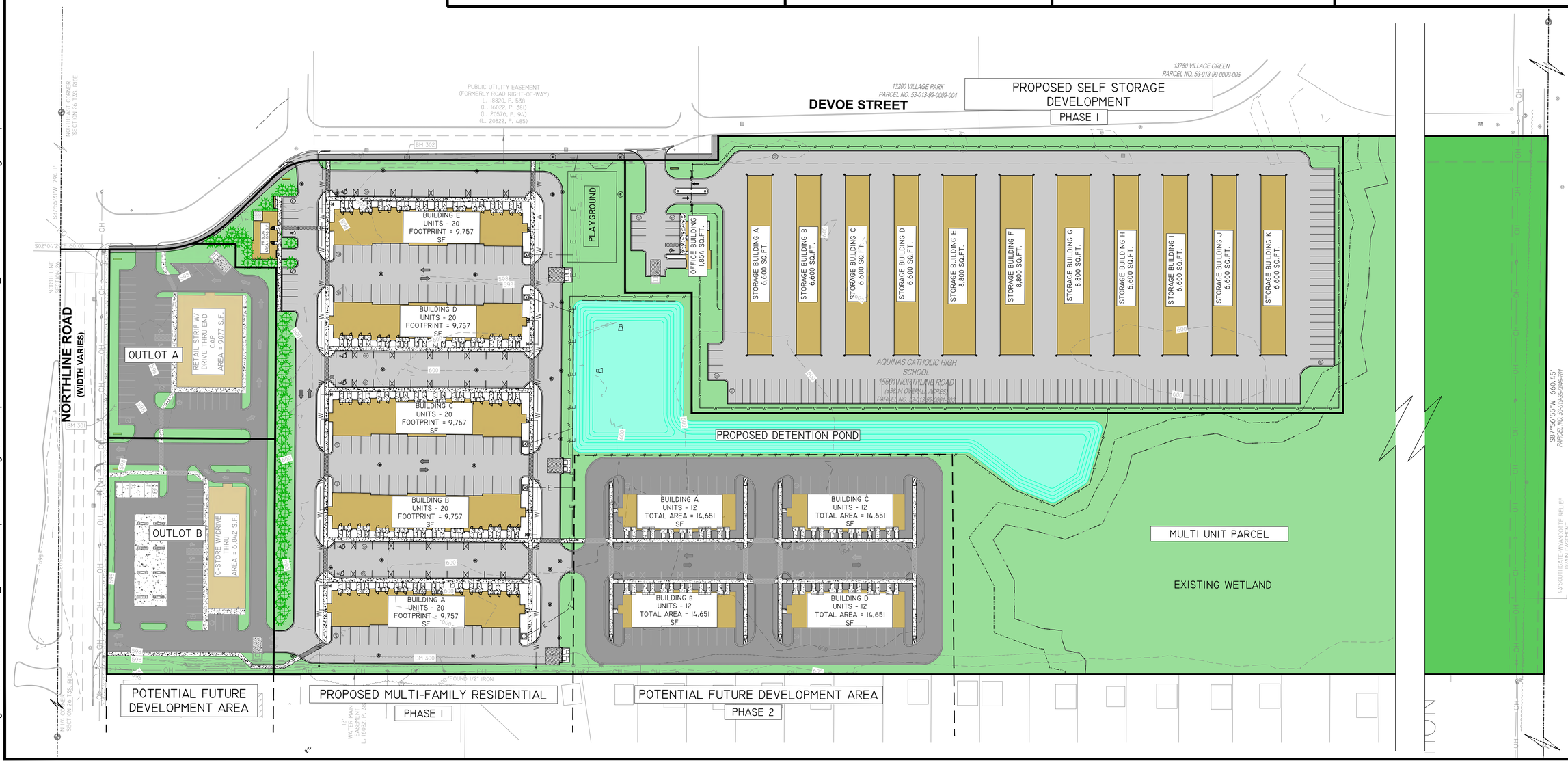
NORTH

60 30 0 60 120

DRAWING SCALE: 1"=60'

GENERAL SITE DATA

TOTAL LAND AREA:	38.14 ACRES (1,661,473 SF)
OUTLOT A:	1.08 ACRES (47,116.27 SF)
OUTLOT B:	1.36 ACRES (59,285.9 SF)
SELF-STORAGE:	6.57 ACRES (287,906.46 SF)
MULTI-FAMILY:	28.98 ACRES (1,262,173.11 SF)
CURRENT ZONING:	PUD
PROPOSED ZONING:	PUD



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31333 Southfield Road Suite 250
Beverly Hills, MI 48025
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F 248.594.5919
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CONSULTANTS:

SEAL:

NO.	REVISION	DATE
1	Revised	10-10-25
2	Revised	10-15-25
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CLIENT:

NORTHLINE PROPERTY GROUP, LLC

30407 WEST THIRTEEN MILE ROAD,
FARMINGTON HILLS,
MI 48334

PROJECT:

NORTHLINE COMMONS PUD: MULTI FAMILY STACKED TOWN HOMES AND SELF STORAGE

15601 NORTHLINE ROAD
SOUTHGATE, MI 48195

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C3.0

PROJECT NUMBER: CD25-105

DRAWN BY: S.SALMAN

CHECKED BY: I.KALABAT

PREPARATION DATE:

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NORTH

30 15 0 30 60

DRAWING SCALE: 1"=30'

SITE DATA

LAND AREA:	29.35 ACRES (1,278,394 SF)
BUILDING AREA:	9,757 SF (48,785 SF)
NUMBER OF BUILDINGS :	5
NUMBER OF UNITS PER BUILDING:	20
TOTAL NUMBER OF UNITS:	100
BUILDING HEIGHT:	32'-6"

BUILDING SETBACKS:	PROVIDED
FRONT BLDG STBK	57'-11"
REAR BLDG STBK	57'-7"
NORTH SIDE BLDG STBK	65'-2"
SOUTH SIDE BLDG STBK	2063'-10"

PARKING REQUIREMENTS:	REQUIRED	PROVIDED
MULTI FAMILY RESIDENTIAL	200	250
ACCESSIBLE PARKING (VAN)	5	5

KEY NOTES

1. CONSTRUCT STANDARD DUTY ASPHALT PAVEMENT PER DETAIL 'C' OF SHEET C3.3
2. CONSTRUCT CURB AND GUTTER PER DETAIL 'D' OF SHEET C3.3
3. CONSTRUCT CONCRETE SIDEWALK PER DETAIL 'G' OF SHEET C3.3, WIDTH PER PLAN
4. CONSTRUCT 8" CONCRETE PAVEMENT PER DETAIL 'E' OF SHEET C3.3
5. CONSTRUCT DUMPSTER ENCLOSURE PER DETAIL 'H' OF SHEET C3.3
6. INSTALL ADA ACCESSIBLE PARKING PAVEMENT MARKINGS AND STRIPING PER DETAIL 'A' OF SHEET C3.3
7. INSTALL ADA ACCESSIBLE PARKING SIGN PER DETAIL 'B' OF SHEET C3.3
8. PAVEMENT MARKING FOR PEDESTRIAN SAFETY PATH
9. PROPOSED DETENTION POND SEE SHEET C5.9 FOR DETAILS
10. INSTALL CLUSTER MAILBOX
11. PROPOSED MONUMENT SIGN
12. PROPOSED PLAYGROUND AREA

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CLIENT:
NORTHLINE PROPERTY GROUP, LLC
30407 WEST THIRTEEN MILE ROAD, FARMINGTON HILLS, MI 48334

PROJECT:
NORTHLINE COMMONS PUD: MULTI FAMILY STACKED TOWN HOMES AND SELF STORAGE
15601 NORTHLINE ROAD SOUTHGATE, MI 48195

SHEET TITLE:
SITE PLAN - MULTI FAMILY

SHEET NUMBER:
C3.1

PROJECT NUMBER: CD25-105
DRAWN BY: S.SALMAN
CHECKED BY: I.KALABAT
PREPARATION DATE:

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KEY NOTES

1. CONSTRUCT STANDARD DUTY ASPHALT PAVEMENT PER DETAIL 'C' OF SHEET C3.3
2. CONSTRUCT CURB AND GUTTER PER DETAIL 'D' OF SHEET C3.3
3. CONSTRUCT CONCRETE SIDEWALK PER DETAIL 'G' OF SHEET C3.3, WIDTH PER PLAN
4. CONSTRUCT 8" CONCRETE PAVEMENT PER DETAIL 'E' OF SHEET C3.3
5. CONSTRUCT DUMPSTER ENCLOSURE PER DETAIL 'J' OF SHEET C3.3
6. INSTALL ADA ACCESSIBLE PARKING PAVEMENT MARKINGS AND STRIPING PER DETAIL 'A' OF SHEET C3.3
7. INSTALL ADA ACCESSIBLE PARKING SIGN PER DETAIL 'B' OF SHEET C3.3
8. PROPOSED MONUMENT SIGN
9. INSTALL GATE
10. PROPOSED DETENTION POND SEE SHEET C5.9 FOR DETAILS
11. INSTALL CHAINLINK FENCE

NORTH

30 15 0 30 60

DRAWING SCALE: 1"=30'

SELF STORAGE (PREV. APPROVED)

LAND AREA	6.52 ACRES (283,969.98 SF)
NUMBER OF STORAGE BUILDINGS	11
TOTAL STORAGE BUILDING AREA	75,100 SF
NUMBER OF OFFICE BUILDINGS	1
TOTAL OFFICE BUILDING AREA	1,596 SF
BUILDING LOT COVERAGE:	24.8%
OPEN SPACE:	10.1%

BLDG OFFICE STBK:	PROVIDED
FRONT BLDG STBK	74'-6"
REAR BLDG STBK	176'-6"
NORTH SIDE BLDG STBK	74'-6"
SOUTH SIDE BLDG STBK	775'-2"

STORAGE SETBACKS:	PROVIDED
FRONT BLDG STBK	48'-6"
REAR BLDG STBK	71'-6"
NORTH SIDE BLDG STBK	68'-6"
SOUTH SIDE BLDG STBK	70'-6"

PARKING REQUIREMENTS:	PROVIDED
STORAGE 5 SPACES PLUS 1 PER EMPLOYEE	105

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CLIENT:
NORTHLINE PROPERTY GROUP, LLC

30407 WEST THIRTEEN MILE ROAD,
FARMINGTON HILLS,
MI 48334

PROJECT:
NORTHLINE COMMONS PUD: MULTI FAMILY STACKED TOWN HOMES AND SELF STORAGE

15601 NORTHLINE ROAD
SOUTHGATE, MI 48195

SHEET TITLE:
SITE PLAN - SELF STORAGE

SHEET NUMBER:
C3.2

PROJECT NUMBER: CD25-105
DRAWN BY: S.SALMAN
CHECKED BY: I.KALABAT
PREPARATION DATE:

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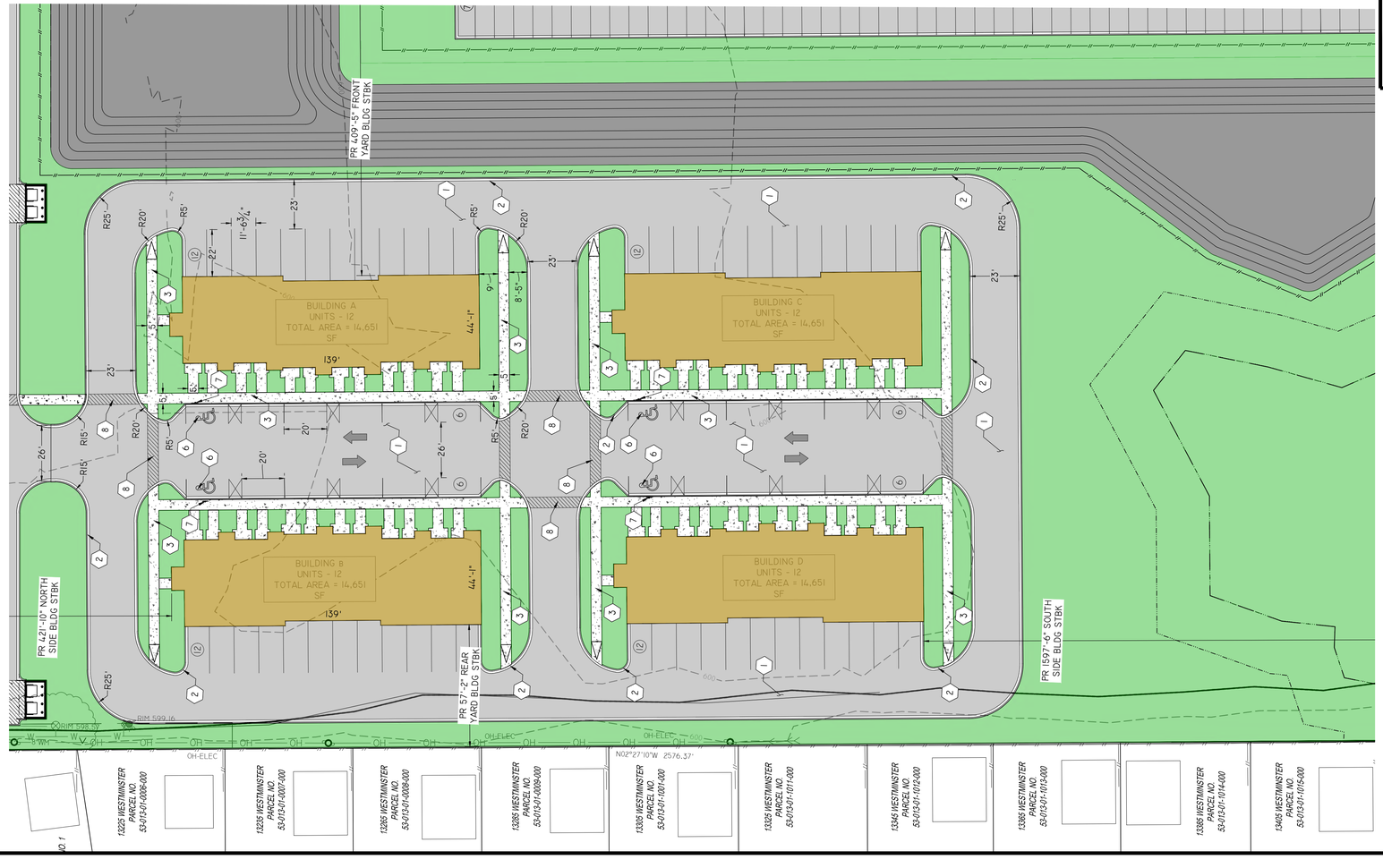

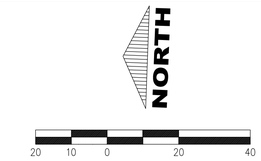

SITE DATA

LAND AREA:	0.XX ACRES (XX,XXXS.F.)
CURRENT ZONING:	XXX
PROPOSED ZONING:	XX
PROPOSED USE:	INSERT USE
BUILDING HEIGHT:	XX STORY, XX'

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT SETBACK	XX'	XX'-X"
REAR SETBACK	XX'	XX'-X"
WEST/NORTH YARD SETBACK	XX'	XX'-X"
EAST/SOUTH YARD SETBACK	XX	XX'-X"

PARKING REQUIREMENTS:	REQUIRED	PROVIDED
PROFESSIONAL OFFICE (GFA/UFA - XXXX S.F.) I PER XXX S.F. GFA/UFA MAX NUMBER OF EMPLOYEES-X	XX	XX
ACCESSIBLE PARKING - CAR	X	X
ACCESSIBLE PARKING - VAN	X	X
LOADING SPACES (I SPACE FOR GFA XXXX SF - XXXX SF)	X	X

KEY NOTES

1. CONSTRUCT STANDARD DUTY ASPHALT PAVEMENT PER DETAIL 'X' OF SHEET CX.X
2. CONSTRUCT CURB AND GUTTER PER DETAIL 'X' OF SHEET CX.X
3. CONSTRUCT 8" CONCRETE PAVEMENT PER DETAIL 'X' OF SHEET CX.X
4. CONSTRUCT CONCRETE SIDEWALK PER DETAIL 'X' OF SHEET CX.X, WIDTH PER PLAN
5. CONSTRUCT DUMPSTER ENCLOSURE PER DETAIL 'X' OF SHEET CX.X
6. INSTALL ADA ACCESSIBLE PARKING PAVEMENT MARKINGS AND STRIPING PER DETAIL 'X' OF SHEET CX.X
7. INSTALL ADA ACCESSIBLE PARKING SIGN PER DETAIL 'X' OF SHEET CX.X

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CONSULTANTS:

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CLIENT:
NORTHLINE PROPERTY GROUP, LLC
30407 WEST THIRTEEN MILE ROAD,
FARMINGTON HILLS,
MI 48334

PROJECT:
NORTHLINE COMMONS PUD: MULTI FAMILY STACKED TOWN HOMES AND SELF STORAGE
15601 NORTHLINE ROAD
SOUTHGATE, MI 48195

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C3.3

PROJECT NUMBER: CD25-105
DRAWN BY: S.SALMAN
CHECKED BY: I.KALABAT
PREPARATION DATE:

RETAIL STRIP W/ DRIVE THRU END CAP (OUTLOT A)

LAND AREA:	1.08 ACRES (47,116.27 SF)
BUILDING AREA:	9,077 SF
DRIVE THRU:	1,548 SF
RETAIL STRIP:	7,529

BUILDING SETBACKS:	PROVIDED
FRONT BLDG STBK	34'-5 ¼"
REAR BLDG STBK	62'-9"
NORTH SIDE BLDG STBK	83'-7 ½"
SOUTH SIDE BLDG STBK	41'-2"

PARKING REQUIREMENTS:	REQUIRED	PROVIDED
RETAIL STRIPS	27	30
DRIVE THRU	16	18
TOTAL	43	48

C-STORE W/ DRIVE THRU(OUTLOT B)

LAND AREA:	1.36 ACRES (59,285.9 SF)
BUILDING AREA:	6,842 SF
C-STORE:	6,092 SF
DRIVE THRU	750 SF

BUILDING SETBACKS:	PROVIDED
FRONT BLDG STBK	55'-2 ¾"
REAR BLDG STBK	80'-6"
NORTH SIDE BLDG STBK	123'-11 ½"
SOUTH SIDE BLDG STBK	35'

PARKING REQUIREMENTS:	REQUIRED	PROVIDED
C-STORE	8	9
DRIVE THRU	19	19
TOTAL	27	28

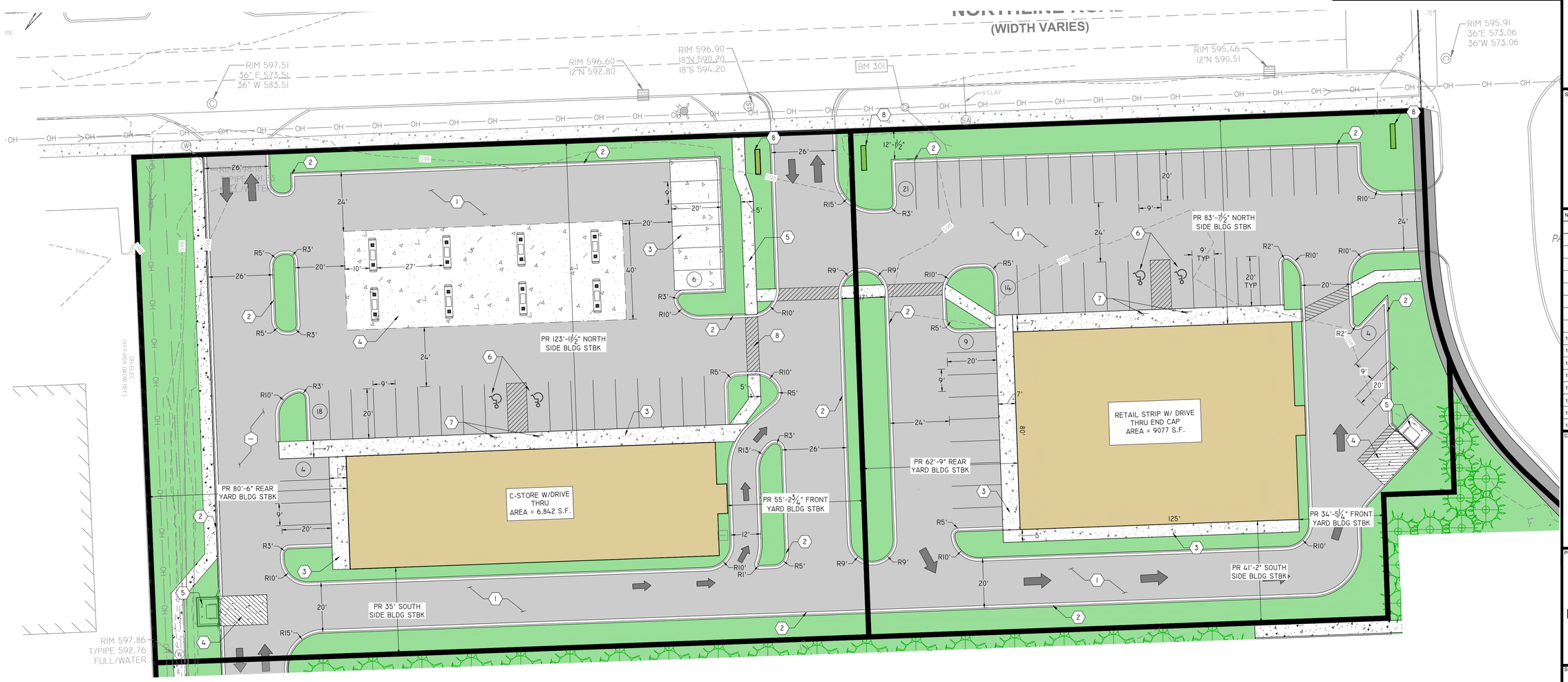
NORTH

20 10 0 20 40

DRAWING SCALE: 1"=20'

KEY NOTES

1. CONSTRUCT STANDARD DUTY ASPHALT PAVEMENT PER DETAIL 'C' OF SHEET C3.3
2. CONSTRUCT CURB AND GUTTER PER DETAIL 'D' OF SHEET C3.3
3. CONSTRUCT CONCRETE SIDEWALK PER DETAIL 'G' OF SHEET C3.3, WIDTH PER PLAN
4. CONSTRUCT 8" CONCRETE PAVEMENT PER DETAIL 'E' OF SHEET C3.3
5. CONSTRUCT DUMPSTER ENCLOSURE PER DETAIL 'H' OF SHEET C3.3
6. INSTALL ADA ACCESSIBLE PARKING PAVEMENT MARKINGS AND STRIPING PER DETAIL 'A' OF SHEET C3.3
7. INSTALL ADA ACCESSIBLE PARKING SIGN PER DETAIL 'B' OF SHEET C3.3
8. PROPOSED MONUMENT SIGN



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KALABAT ENGINEERING
CIVIL ENGINEERING & SITE DEVELOPMENT

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NO.	REVISION	DATE
1	Revised	10-10-25
2	Revised	10-15-25
3		
4		
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10		
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13		
14		
15		
16		
17		

CLIENT:

NORTHLINE PROPERTY GROUP, LLC

30407 WEST THIRTEEN MILE ROAD,
FARMINGTON HILLS,
MI 48334

PROJECT:

NORTHLINE COMMONS PUD: MULTI FAMILY STACKED TOWN HOMES AND SELF STORAGE

15601 NORTHLINE ROAD
SOUTHGATE, MI 48195

SHEET TITLE:

SITE PLAN OUTLOTS

SHEET NUMBER:

C3.4

PROJECT NUMBER: CD25-105

DRAWN BY: S.SALMAN

CHECKED BY: I.KALABAT

PREPARATION DATE:

Z:\2-Design\1-Commercial\CD25-105_Bacall Development - Southgate Development\Site Plans\CD25-105_SHT-OUTLOTS-SITE.dwg - Last printed 10/15/2025 5:30 PM

Rosewood Development

- a planned mixed use retail,commercial & residential community
City of Southgate, Michigan

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Community Land Planner and registered Landscape Architect
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project:
ROSEWOOD DEVELOPMENT

project location:
City of Southgate, Michigan
Northline Road

sheet title:
Color Plan Rendering

job no./issue/revision date:

LS25.097.09	INITIAL	9/23/2025
LS25.097.10	REVIEW	10/20/2025
LS25.097.10	SPA	10/28/2025

drawn by:
JK

checked by:
FP

date:
9-23-2025

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project no:
LS25.097.09

sheet no:
LP-2 of 3

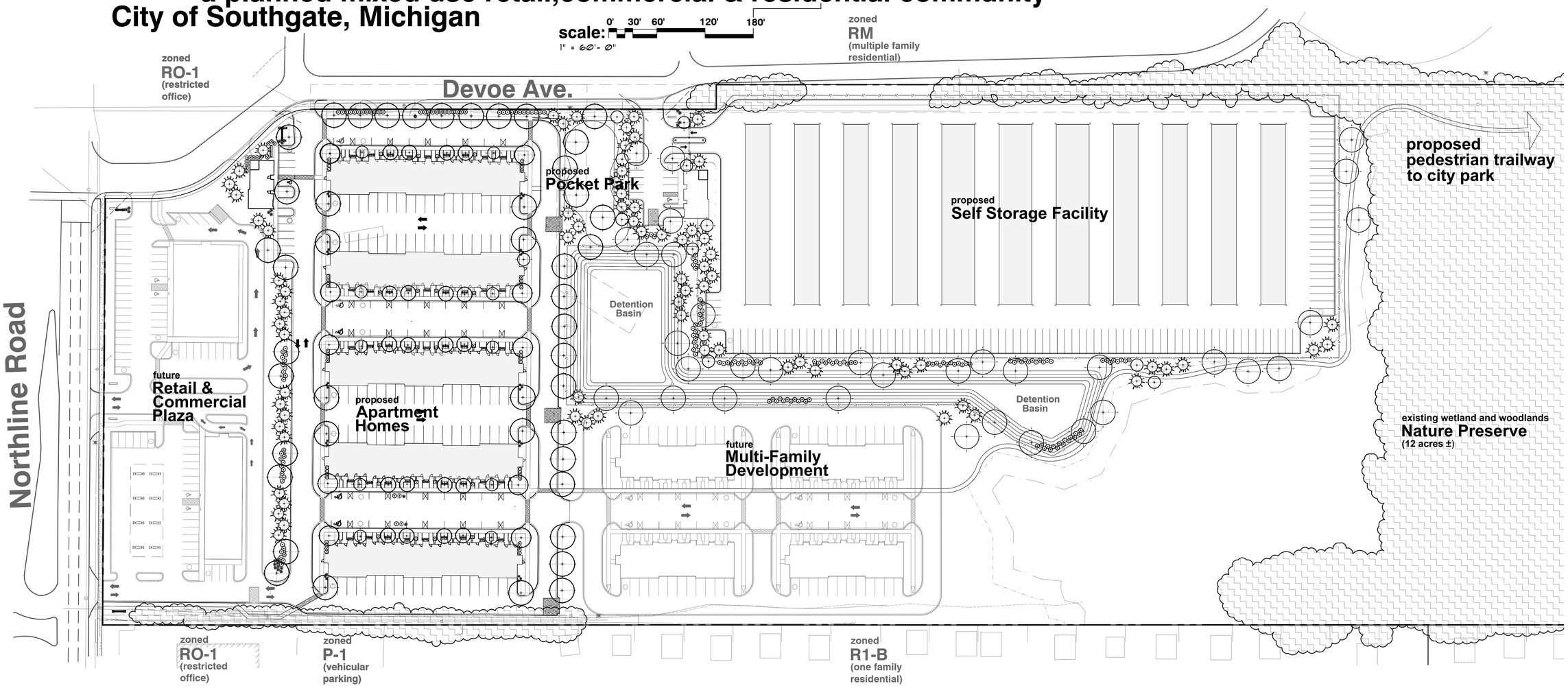
overall landscape plan for:

Rosewood Development

- a planned mixed use retail,commercial & residential community

City of Southgate, Michigan

scale: 0' 30' 60' 120' 180'
1" = 60'- 0"



general landscape notes:

1. LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISITNG CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK. CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.

2. PRIOR TO BEGINING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES. GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING

3. NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN-DISCREPANCY WITH LANDSCAPE ARCHITECT.

4. ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY

5. ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY **CITY OF SOUTHGATE** AND LANDSCAPE ARCHITECT

6. ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAIL SHOWN ON PLAN.

7. PLANT BEDS TO BE DRESSED WITH MIN. 4" OF FINELY DOUBLE SHREDDED HARDBARK MULCH.

8. DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.

9. NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS.

10. REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS. 4" THICK BARK MULCH FOR TREES IN 4' DIA. CIRCLE WITH 3" PULLED AWAY FROM TRUNK . 4" THICK BARK MULCH FOR SHRUBS AND 4" THICK BARK MULCH FOR PERENNIALS.

11. PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.

12. PROVIDE PEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.

13. ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.

14. PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
   a.) SHADE TREES_____5 FT.
   b.) ORNAMENTAL AND EVERGREEN TREES (CRAB, PINE, SPRUCE, ETC.)_____10 FT.
   c.) SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY_____2 FT.

15. NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR LOCATION AND DETAILS.

16. ALL LAWN AREAS AND LANDSCAPE BEDS TO BE FULLY IRRIGATED WITH A AUTOMATIC UNDERGROUND SYSTEMS. IRRIGATION SYSTEM TO HAVE SEPARTE ZONES FOR LAWN AREAS, PARKING ISLANDS, AND SHRUB BEDS WITH DIFFERENT CONTROL MOISTURE LEVEL ADJUSTMENT PER ZONE AS REQUIRED

17. UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN TO RECIEVE EDGING. EDGING SHALL BE 4" X 1/8" METAL (FINISH BLACK OR GREEN) OR APPROVED EQUAL AND TO BE INSTALLED WITH HORIZONTAL METAL STAKES AT 32" O.C. OR PER MANUFACTERER'S SPECIFICATION.

18. ALL NEW PARKING ISLANDS AND LANDSCAPE BEDS ADJACENT AND NEXT TO BUILDING SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS A MIN. OF 16"-18" DEPTH. BACK FILL WITH GOOD, MEDIUM TEXTURED PLANTING SOILS. ADD A MIN. 4" OF TOPSOIL OVERFILL TO FINISH GRADE. PROVIDE POSITIVE DRAINAGE.

19. WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.

20. ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPERATES DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT DRAIN SUFFICIENTLY.

21. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF TWO YEAR BEGINNING AFTER THE COMPLETION OF LANDSCAPE INSTALLTION DATE APPROVED BY THE CITY OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE TOWNSHIP OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.

sheet index:

LS-1 OVERALL LANDSCAPE PLAN VIEW
LS-2 MULTI-FAMILY LANDSCAPE PLAN DETAIL
LS-3 SELF-STORAGE LANDSCAPE PLAN DETAIL
LS-4 SOD & SEEDING REFERENCE PLAN
LS-5 AMENITY FEATURE REFERENCE PLAN
LS-6 ENTRANCE & SIGN ELEVATION PLAN

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No. 1433
LICENSED LANDSCAPE ARCHITECT

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ph. 248-538-7500

project:
ROSEWOOD DEVELOPMENT

project location:
City of Southgate, Michigan
Northline Road

sheet title:
OVERALL LANDSCAPE PLAN VIEW

job no./issue/revision date:

LS25.097.09	INITIAL	9/23/2025
LS25.097.10	REVIEW	10/20/2025
LS25.097.10	SPA	10/28/2025

drawn by: JK
checked by: FP
date: 9-23-2025

notice:

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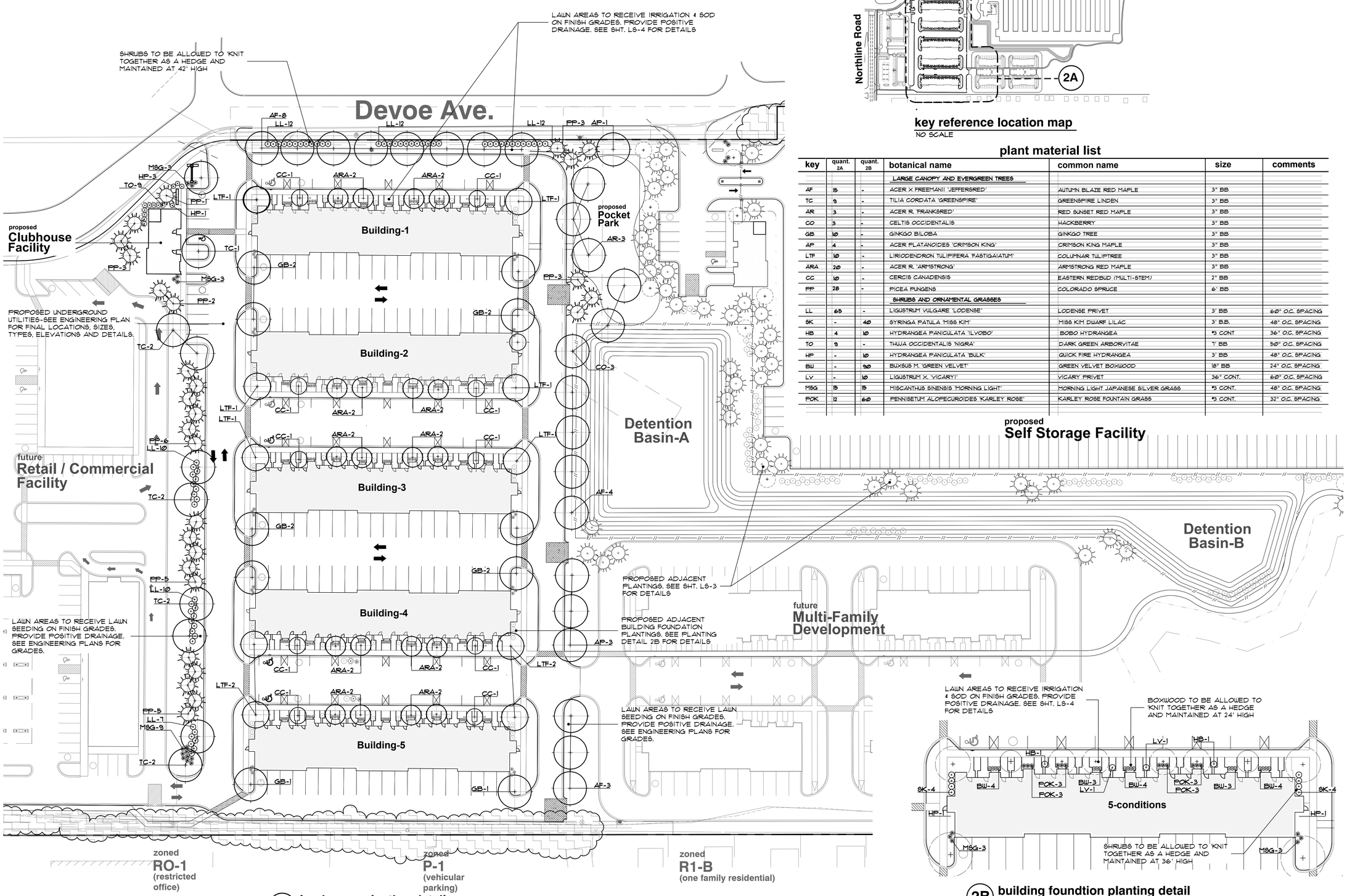
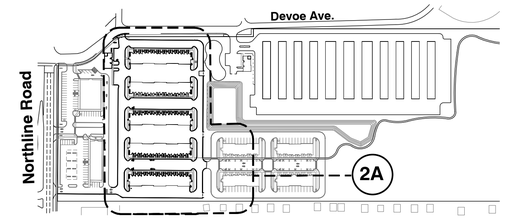
project no:
LS25.097.09

sheet no:
LS-1 of 6



2A landscape planting detail
SCALE: 1" =40' - 0"

2B building foundtion planting detail
SCALE: 1" =30' - 0"



key reference location map

NO SCALE

plant material list

key	quant. 2A	quant. 2B	botanical name	common name	size	comments
			LARGE CANOPY AND EVERGREEN TREES			
AF	15	-	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE RED MAPLE	3" BB	
TC	9	-	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	3" BB	
AR	3	-	ACER R. 'FRANKSRED'	RED SUNSET RED MAPLE	3" BB	
CO	3	-	CELTIS OCCIDENTALIS	HACKBERRY	3" BB	
GB	10	-	GINKGO BILOBA	GINKGO TREE	3" BB	
AP	4	-	ACER PLATANOIDES 'CRIMSON KING'	CRIMSON KING MAPLE	3" BB	
LTF	10	-	LIRIODENDRON TULIPIFERA 'FASTIGIATUM'	COLUMNAR TULIPTREE	3" BB	
ARA	20	-	ACER R. 'ARMSTRONG'	ARMSTRONG RED MAPLE	3" BB	
CC	10	-	CERCIS CANADENSIS	EASTERN REDBUD (MULTI-STEM)	2" BB	
PP	28	-	PICEA PUNGENS	COLORADO SPRUCE	6' BB	
			SHRUBS AND ORNAMENTAL GRASSES			
LL	65	-	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	3' BB	60" O.C. SPACING
SK	-	40	SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	3' B.B.	48" O.C. SPACING
HB	4	10	HYDRANGEA PANICULATA 'ILVOBO'	BOBO HYDRANGEA	#3 CONT	36" O.C. SPACING
TO	9	-	THUJA OCCIDENTALIS 'NIGRA'	DARK GREEN ARBORVITAE	7' BB	50" O.C. SPACING
HP	-	10	HYDRANGEA PANICULATA 'BULK'	QUICK FIRE HYDRANGEA	3' BB	48" O.C. SPACING
BW	-	90	BUXSUS M. 'GREEN VELVET'	GREEN VELVET BOXWOOD	18" BB	24" O.C. SPACING
LV	-	10	LIGUSTRUM X. 'VICARY'	VICARY PRIVET	36" CONT.	60" O.C. SPACING
MSG	15	15	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAPANESE SILVER GRASS	#3 CONT.	48" O.C. SPACING
POK	12	60	PENNISETUM ALOPECUROIDES 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	#3 CONT.	32" O.C. SPACING

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No. 4333
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project:

ROSEWOOD DEVELOPMENT

project location:

City of Southgate, Michigan
Northline Road

sheet title:

MULTI-FAMILY LANDSCAPE PLAN DETAIL

job no./issue/revision date:

LS25.097.09	INITIAL	9/23/2025
LS25.097.10	REVIEW	10/20/2025
LS25.097.10	SPA	10/28/2025

JK

checked by:
FP

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9-23-2025

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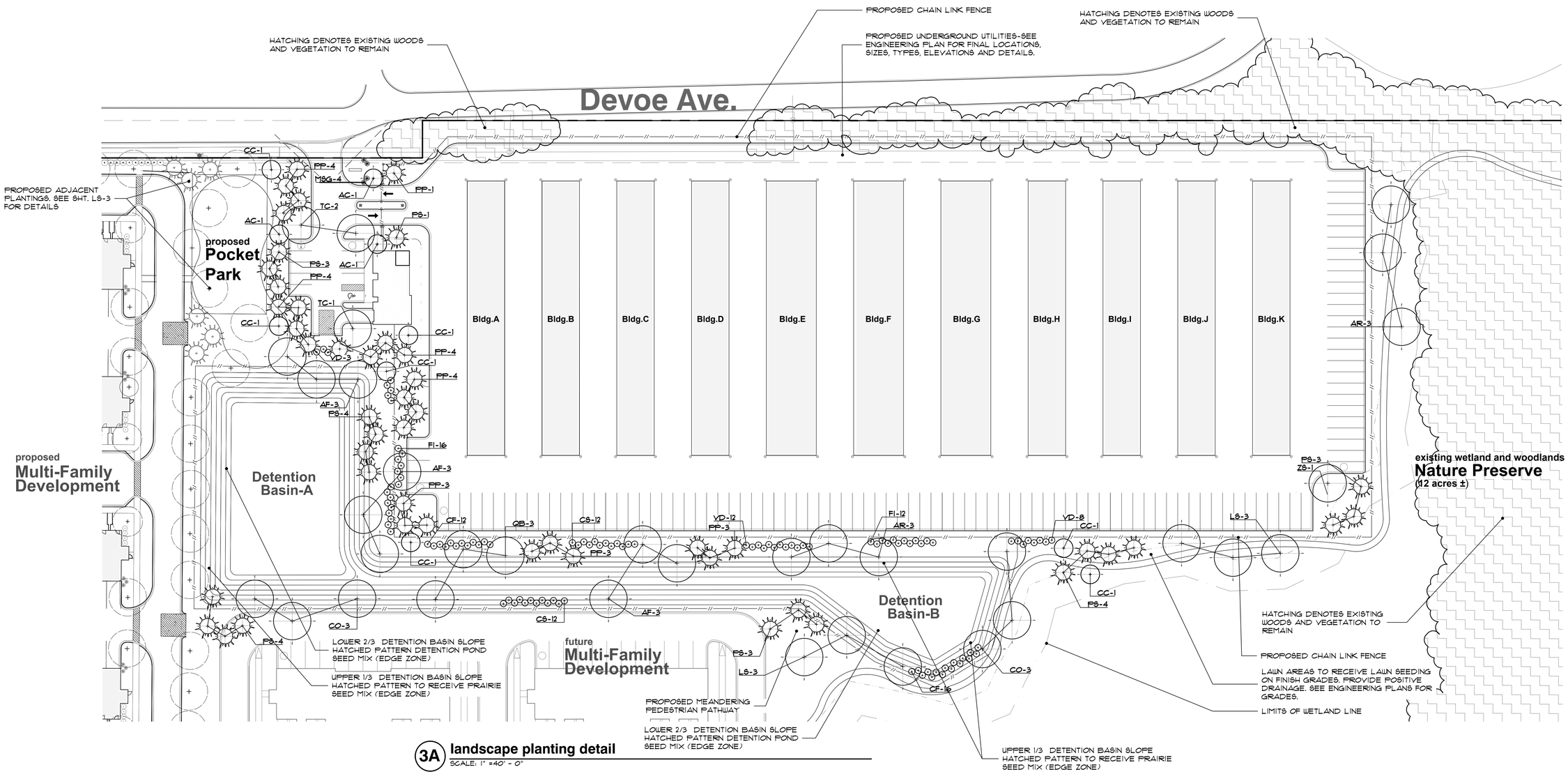
project no:
LS25.097.09

sheet no:
LS-2 of 6



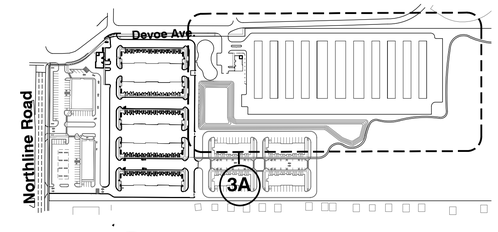
3A landscape planting detail
SCALE: 1" =40' - 0"

plant material list

key	quant. 3A	botanical name	common name	size	comments
		LARGE CANOPY TREES			
AF	9	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE RED MAPLE	2 1/2" BB	
AR	6	ACER R. 'FRANKSRED'	RED SUNSET RED MAPLE	2 1/2" BB	
ZS	1	ZELKOVA SERRATE 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2 1/2" BB	
CO	6	CELTIS OCCIDENTALIS	NORTHERN HACKBERRY	2 1/2" BB	
QB	3	QUERCUS 'BICOLOR'	SWAMP WHITE OAK	2 1/2" BB	
LS	6	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	2 1/2" BB	
TC	3	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2 1/2" BB	
		ORNAMENTAL TREES			
CC	6	CERCIS CANADENSIS	EASTERN REDBUD	10' BB	(MULTI-STEM)
AC	3	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	10' BB	(MULTI-STEM)

plant material list

key	quant. 4A	botanical name	common name	size	comments
		EVERGREEN TREES			
PS	22	PINUS STROBUS	EASTERN WHITE PINE	9' BB	
PP	26	PICEA PUNGENS	COLORADO SPRUCE	9' BB	
		SHRUBS			
VD	23	VIBURNUM DENSATA 'SYNNESTVEDT'	CHICAGO LUSTRE VIBURNUM	36" CONT.	60" O.C. SPACING
FI	28	FORSYTHIS X INTERMEDIA	BORDER FORSYTHIA	3' BB	60" O.C. SPACING
CS	24	CORNUS STOLONIFERA	REDTWIG DOGWOOD	3' BB	60" O.C. SPACING
CF	12	CORNUS FLAVIRAMEA	YELLOWTWIG DOGWOOD	3' BB	60" O.C. SPACING
		SHRUBS			
MSG	4	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAPANESE SILVER GRASS	#3 CONT.	48" O.C. SPACING



key reference location map
NO SCALE

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SELF-STORAGE LANDSCAPE PLAN DETAIL

job no./issue/revision date:

LS25.097.09	INITIAL	9/23/2025
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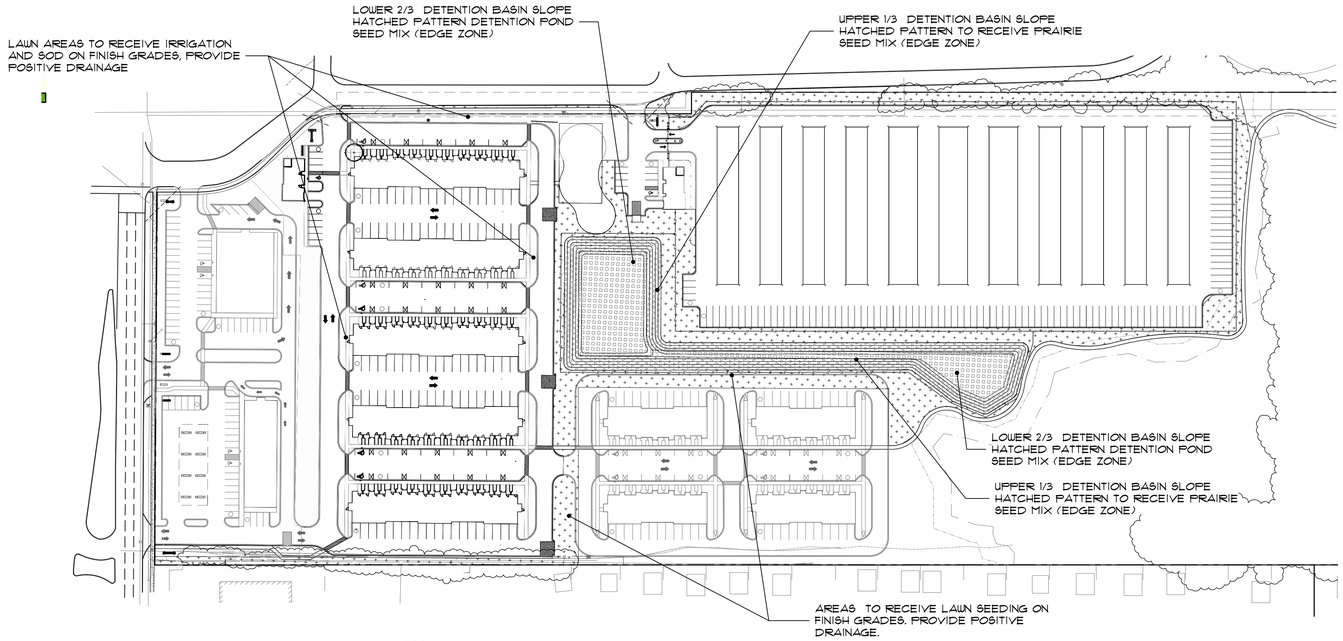
project no: LS25.097.09

sheet no: LS-3 of 6



north

sod & seeding plan

SCALE: 1" =100' - 0"

economy prairie seed mix

THIS PRAIRIE SEED MIX OFFERS AN ECONOMICAL WAY TO ESTABLISH A PRAIRIE. IN ADDITION TO NATIVE PRAIRIE GRASSES, FLOWERING SPECIES PROVIDE COLOR THROUGHOUT THE GROWING SEASON AND FOOD SOURCES FOR BIRDS AND BUTTERFLIES. ADDING SEED OR PLANT PLUGS AT A LATER DATE IS A WONDERFUL WAY TO INCREASE A PRAIRIE'S RICHNESS AND DIVERSITY. THIS SEED MIX INCLUDES AT LEAST 6 OF 7 NATIVE PERMANENT GRASS AND SEDGE SPECIES AND 10 OF 13 NATIVE FORB SPECIES. APPLY AT 40.95 PLS POUNDS PER ACRE.

BOTANICAL NAME	COMMON NAME	PLS OZ/ACRE
PERMANENT GRASSES/SEDGES		
ANDROPOGON GERARDII	BIG BLUESTEM	12.00
BOUTELOUA CURTIPENDULA	SIDE-OATS GRAMA	16.00
CAREX SPP.	PRAIRIE SEDGE SPECIES	3.00
ELYMUS CANADENSIS	CANADA WILD RYE	24.00
PANICUM VIRGATUM	SWITCH GRASS	2.50
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	32.00
SORGHASTRUM NUTANS	INDIAN GRASS	12.00
	TOTAL	101.50
TEMPORARY COVER		
AVENA SATIVA	COMMON OAT 512.00	
	TOTAL	512.00
FORBS		
ASCLEPIAS SYRIACA	COMMON MILKWEED	1.00
ASCLEPIAS TUBEROSA	BUTTERFLY WEED	1.00
CHAMAECRISTA FASCICULATA	PARTRIDGE PEA	10.00
COREOPSIS LANCEOLATA	SAND COREOPSIS	6.00
ECHINACEA PURPUREA	BROAD-LEAVED PURPLE CONEFLOWER	8.00
HELIOPSIS HELIANTHOIDES	FALSE SUNFLOWER	0.25
MONARDA FISTULOSA	WILD BERGAMOT	0.50
PENSTEMON DIGITALIS	FOXGLOVE BEARD TONGUE	1.00
RATIBIDA PINNATA	YELLOW CONEFLOWER	4.00
RUDBECKIA HIRTA	BLACK-EYED SUSAN	8.00
SOLIDAGO SPECIOSA	SHOWY GOLDENROD	0.50
SYMPHYOTRICHUM LAEVE	SMOOTH BLUE ASTER	1.00
SYMPHYOTRICHUM NOVAE-ANGLIAE	NEW ENGLAND ASTER	0.50
	TOTAL	41.75

detention basin seed mix

A WETLAND SEED MIX FOR SATURATED SOILS IN A DETENTION POND OR FOR SEEDING A SATURATED BASIN, THIS MIX WILL TOLERATE HIGHLY FLUCTUATING WATER LEVELS AND POOR WATER QUALITY ASSOCIATED WITH URBAN STORMWATER WETLANDS AND PONDS. FOR DETENTION BASINS THAT EXPERIENCE LONG, DRY PERIODS, USE THE ECONOMY PRAIRIE SEED MIX IN THE UPPER THIRD TO HALF OF THE BASIN AREA IN COMBINATION WITH THIS MIX. THIS SEED MIX INCLUDES AT LEAST 10 OF 12 NATIVE PERMANENT GRASS AND SEDGE SPECIES AND 13 OF 17 NATIVE FORB SPECIES. APPLY AT 36.22 PLS POUNDS PER ACRE.

BOTANICAL NAME	COMMON NAME	PLS OZ/ACRE
PERMANENT GRASSES/SEDGES		
BOLBOSCHOENUS FLUVIATILIS	RIVER BULRUSH	1.00
CAREX CRISTATELLA	CRESTED OVAL SEDGE	0.50
CAREX LURIDA	BOTTLEBRUSH SEDGE	3.00
CAREX VULPINOIDEA	BROWN FOX SEDGE	2.00
ELYMUS VIRGINICUS	VIRGINIA WILD RYE	24.00
GLYCERIA STRIATA	FOWL MANNA GRASS	1.00
JUNCUS EFFUSUS	COMMON RUSH	1.00
LEERSIA ORYZOIDES	RICE CUT GRASS	1.00
PANICUM VIRGATUM	SWITCH GRASS	2.00
SCHOENOPLECTUS TABERNAEMONTANI	GREAT BULRUSH	3.00
SCIRPUS ATROVIRENS	DARK GREEN RUSH	2.00
SCIRPUS CYPERINUS	WOOL GRASS	1.00
	TOTAL	41.50
TEMPORARY COVER		
AVENA SATIVA	COMMON OAT	512.00
	TOTAL	512.00
FORBS		
ALISMA SUBCORDATUM	COMMON WATER PLANTAIN	2.50
ASCLEPIAS INCARNATA	SWAMP MILKWEED	2.00
BIDENS SPP. BIDENS	SPECIES	2.00
EUPATORIUM PERFOLIATUM	COMMON BONESET	1.00
HELENIUM AUTUMNALE	SNEEZEWEED	2.00
IRIS VIRGINICA V. SHREVEI	BLUE FLAG	4.00
LYCOPUS AMERICANUS	COMMON WATER HOREHOUND	0.50
MIMULUS RINGENS	MONKEY FLOWER	1.00
PENTHORUM SEDOIDES	DITCH STONECROP	0.50
PERSICARIA SPP.	PINKWEED SPECIES	2.00
RUDBECKIA SUBTOMENTOSA	SWEET BLACK-EYED SUSAN	1.00
RUDBECKIA TRILOBA	BROWN-EYED SUSAN	1.50
SAGITTARIA LATIFOLIA	COMMON ARROWHEAD	1.00
SENNA HEBECARPA	WILD SENNA	2.00
SYMPHYOTRICHUM LANCEOLATUM	PANICLED ASTER	0.50
SYMPHYOTRICHUM NOVAE-ANGLIAE	NEW ENGLAND ASTER	0.50
THALICTRUM DASYCARPUM	PURPLE MEADOW RUE	2.00
	TOTAL	26.00

planting landscape notes:

GENERAL NOTES:

1. PLANT MATERIALS TO BE INSTALLED ACCORDING TO THE **CITY OF SOUTHGATE** AND CURRENT AMERICAN ASSOCIATION OF NURSERYMENS STANDARDS.
2. PLANT MATERIALS TO BE GUARANTEED FOR 2 YEARS. REPLACE FALLING MATERIAL WITHIN 1 YEAR, OR THE NEXT APPROPRIATE PLANTING PERIOD.
3. PLANT MATERIALS TO BE OF PREMIUM QUALITY, NO. 1 GRADE NORTHERN NURSURY GROWN, IN HEALTHY CONDITION, FREE OF PESTS AND DISEASES.
4. MULCH IS TO BE NATURAL COLORED, FINELY SHREDDED HARDWOOD BARK OF 4" THICK BARK MULCH FOR TREES IN 4' DIA. CIRCLE W/3" PULLED AWAY FROM TRUNK, 3" THICK BARK MULCH FOR SHRUBS AND 2" THICK BARK MULCH FOR PERRENIALS.
5. CALL MISS DIG AT 1-800-482-7171 PRIOR TO ANY CONSTRUCTION.

DECIDUOUS & EVERGREEN TREE:

1. TREE SHALL BE INSTALLED SAME RELATIONSHIP TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
2. DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
3. REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSLIGHTLY AND COULD CAUSE GIRDLING.
4. REMOVE TREE STAKES, GUY WIRES AND TREE WRAP AFTER ONE WINTER SEASON.

SHRUB:

1. SHRUB SHALL BE INSTALLED SAME RELATIONSHIP TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
2. DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
3. REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSLIGHTLY AND COULD CAUSE GIRDLING.

landscape maintenance notes:

LANDSCAPE MAINTENANCE PROCEDURES AND FREQUENCIES TO BE FOLLOWED SHALL BE SPECIFIED ON THE LANDSCAPE PLAN, ALONG WITH THE MANNER IN WHICH THE EFFECTIVENESS, HEALTH AND INTENDED FUNCTIONS OF THE VARIOUS LANDSCAPE AREAS ON THE SITE WILL BE ENSURED.

1. LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.

2. PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.

3. ALL DEAD OR DISEASED PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 15 AND NOVEMBER 15 OR UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE.

lawn area:

SOD LAWN AREAS SHALL BE KENTUCKY BLUE GRASS BLEND GRASS IN A SOD NURSERY ON LOAM SOIL. SOD TO BE INSTALLED ON MINIMUM 4" TOPSOIL.

SEEDED LAWN AREAS SHALL CONSIST OF THE FOLLOWING TYPES AND PROPORTIONS:

5% PERENNIAL RYE GRASS
10% RED FESCUE
25% CHEWING FESCUE
60% KENTUCKY BLUE GRASS

SEED MIX SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE AND WEED CONTENT SHALL NOT EXCEED 1%. SEED, PROVIDE A MINIMUM 4" TOP SOIL ON ALL SEEDED LAWN AREA

hatch pattern legend

- AREAS TO RECEIVE LAWN SEEDING
- AREAS TO RECEIVE DETENTION POND SEED MIX
- AREAS TO RECEIVE PRAIRIE SEED MIX. (NO MOWED AREA)
- AREAS TO RECEIVE IRRIGATION AND SOD, MAINTAINED AND MOWED WEEKLY

basin construction notes

1. PROPER CONSTRUCTION TECHNIQUES, PARTICULARLY INSTALLATION OF VEGETATION, ARE IMPORTANT TO THE SUCCESSFUL FUNCTIONING OF OPEN DETENTION BASINS, ESPECIALLY FOR CONSTRUCTED WETLAND TYPE OPEN DETENTION BASINS IN ORDER TO ESTABLISH A DENSE AND DIVERSE EMERGENT WETLAND PLANT COMMUNITY. GENERAL GUIDELINES FOR VEGETATION INSTALLATION INCLUDE:

2. IF EMERGENT PLANT STOCK IS PROPOSED IN THE POND ZONE, THE SUPPLIED PLUG MATERIAL MUST HAVE SUFFICIENT VEGETATIVE GROWTH EXTENDING OUT OF THE WATER ONCE PLANTED.

3. SEED MUST BE PLANTED ABOVE THE PERMANENT WATER ELEVATION.

4. ALL SEEDED AREAS TO BE PROPERLY STABILIZED WITH A MUCH BLANKET PEGGED IN PLACE.

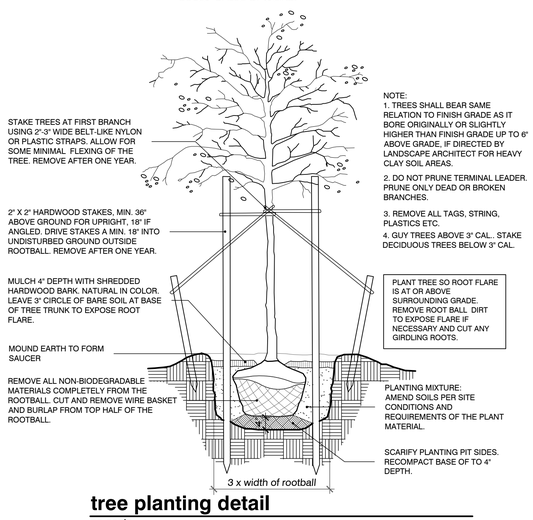
5. ADDITIONAL GUIDANCE ON SEED AND SOD SPECIFICATIONS AND INSTALLATION IS PROVIDED IN SECTION 8.51 OF THIS MANUAL.

6. DEPENDING ON THE TYPE OF VEGETATION, BARRIERS. MAY BE REQUIRED FOR ONE YEAR TO PROTECT THE PLANTINGS (E.G., SNOW FENCE OR NETTING TO DETER WILDLIFE, PREVENT MOWING).

7. IF DETENTION BASIN ARE COMPACTED, THE SLOPES MUST BE ROTOTILLED, 4" (FOUR) OF COMPOST OR TOPSOIL MUST BE ADDED

8. "NO MOW ZONE" SIGNS MUST BE PLACED AROUND THE BASIN

9. DETENTION BASIN NATIVE SEEDING TO BE PERFORMED IN EARLY SPRING OR LATE FALL. AQUATIC PLANTS SHOULD BE INSTALLED IN THE SUMMER AFTER THE COVER CROP HAS ESTABLISHED

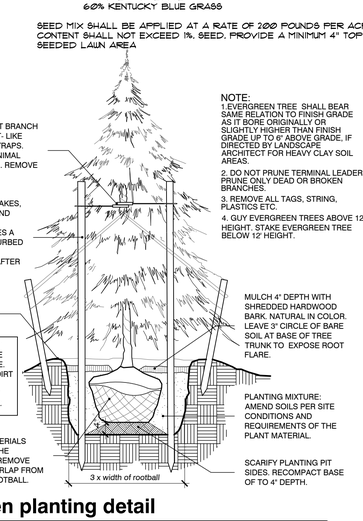


NOTE:
1. TREES SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
2. DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
3. REMOVE ALL TAGS, STRING, PLASTICS ETC.
4. GUY TREES ABOVE 3' CAL., STAKE DECIDUOUS TREES BELOW 3" CAL.

PLANT TREE SO ROOT FLARE IS AT OR ABOVE SURROUNDING GRADE. REMOVE ROOT BALL DIRT TO EXPOSE FLARE IF NECESSARY AND CUT ANY GIRDLING ROOTS.

tree planting detail

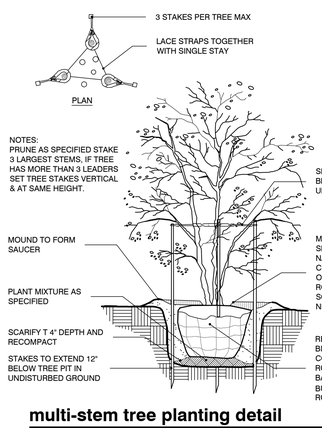
no scale



NOTE:
1.EVERGREEN TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
2. DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
3. REMOVE ALL TAGS, STRING, PLASTICS ETC.
4. GUY EVERGREEN TREES ABOVE 12' HEIGHT. STAKE EVERGREEN TREE BELOW 12' HEIGHT.

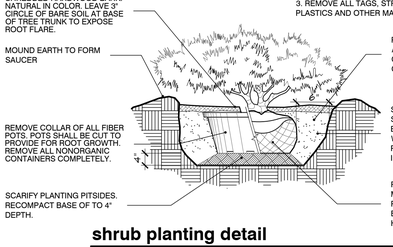
evergreen planting detail

no scale



multi-stem tree planting detail

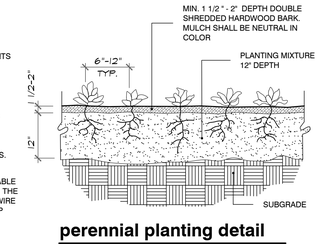
no scale



NOTE:
1. SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
2. PRUNE ONLY DEAD OR BROKEN BRANCHES.
3. REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS

shrub planting detail

no scale



perennial planting detail

no scale

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ph. 248-538-7500

project:

ROSEWOOD DEVELOPMENT

project location:

City of Southgate, Michigan

Northline Road

sheet title:

SOD & SEEDING REFENCE PLAN

job no./issue/revision date:

LS25.097.09	INITIAL	9/23/2025
LS25.097.10	REVIEW	10/20/2025
LS25.097.10	SPA	10/28/2025

drawn by: **JK**

checked by: **FP**

date: **9-23-2025**

notice:

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For free location of public utility lines

The location and elevations of existing underground utilities as shown on this drawing are only approximate. no guarantee is either expressed or implied as to the completeness of accuracy. contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction

project no: **LS25.097.09**

sheet no: **LS-4** of 6

A pet waste station

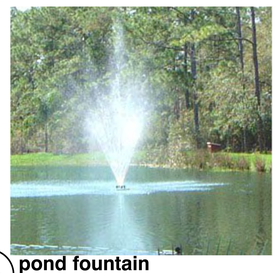
B bike rack

(TOTAL OF 1-CONDITIONS)
2 7/8" O.D. STEEL TUBE BIKE RACK
MANUFACTURED BY DUMOR SITE
FURNISHING • P.O. BOX 142
MIFFINTOWN, PA 17059 • TOLL FREE
800-598-4018 • WWW.DUMOR.COM

MODEL 125-30 • BLACK • 5 FOOT
LONG OR EQUAL

C 6' wide park bench seat

6' WIDE DOUGLAS FIR BENCH SEAT BY DUMOR, INC.
MODEL NO. 34-60D (5-1) BLACK- POLYESTER
POWER-COATED FINISH FRAME OR EQUAL



D pond fountain

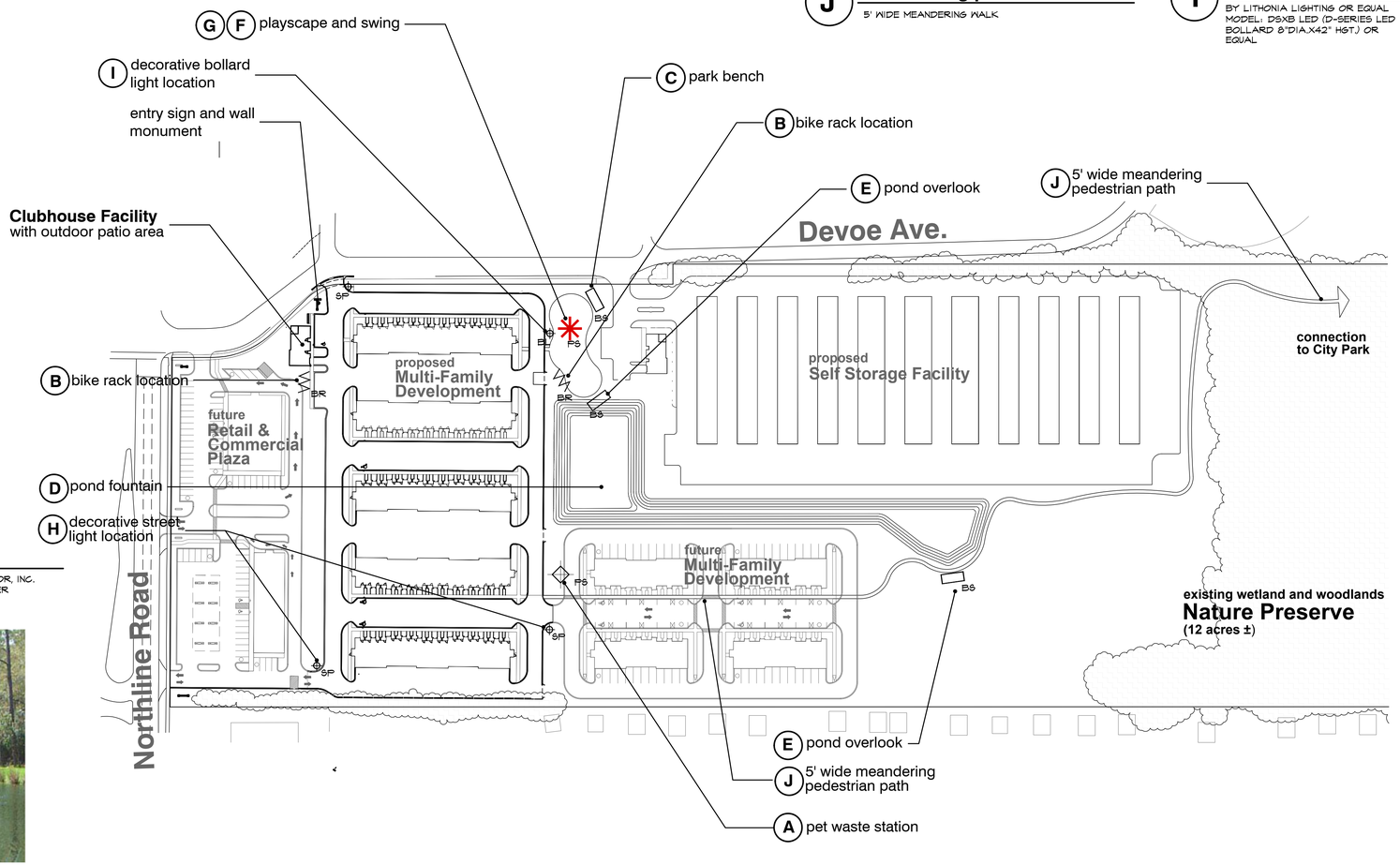
J meandering pedestrian walk

5' WIDE MEANDERING WALK

I bollard light

BY LITHONIA LIGHTING OR EQUAL
MODEL: DSXB LED (D-SERIES LED
BOLLARD 8"DIA.X42" HGT.) OR
EQUAL

H decorative pole and light



north

site amenity location plan

SCALE 100'=1'-0"

SP	DECORATIVE POLE & LIGHT FIXTURE	BS	BENCH SEAT
GF	PLAYSCAPE AND SWING	BL	BOLLARD LIGHT FIXTURE
BR	BIKE RACK	FS	PET WASTE STATION

G swing

F playscape

E pond overlook

FPA
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STATE OF MICHIGAN
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project:

ROSEWOOD DEVELOPMENT

project location:

City of Southgate, Michigan

Northline Road

sheet title:

AMENITY FEATURE REFERENCE PLAN

job no./issue/revision date:

LS25.097.09	INITIAL	9/23/2025
LS25.097.10	REVIEW	10/20/2025
LS25.097.10	SPA	10/28/2025

drawn by: JK

checked by: FP

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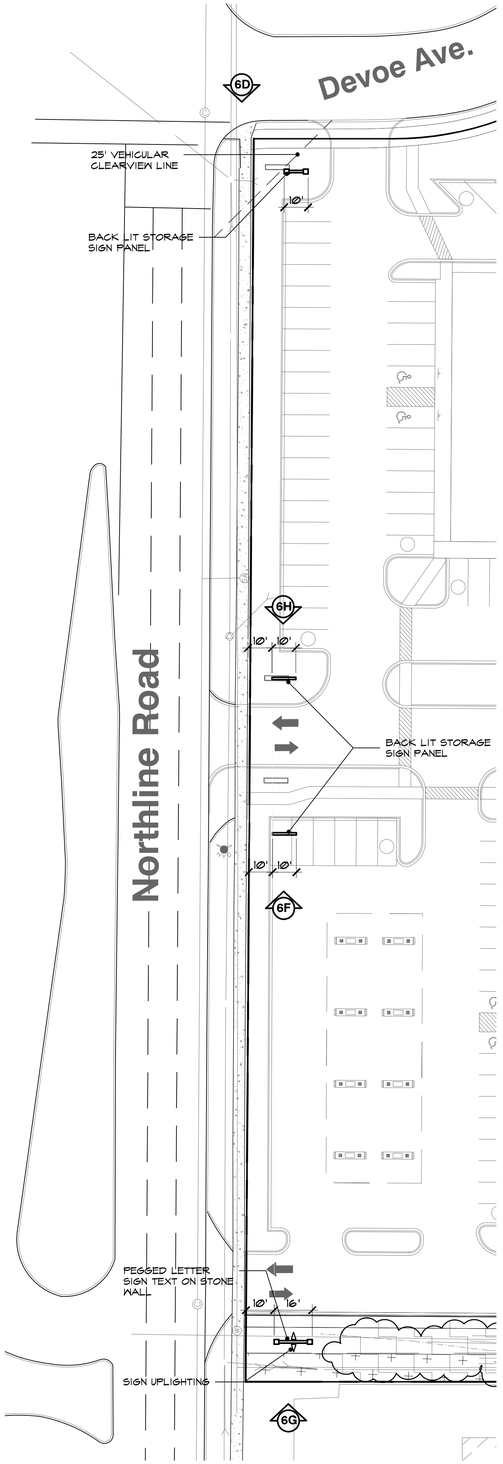
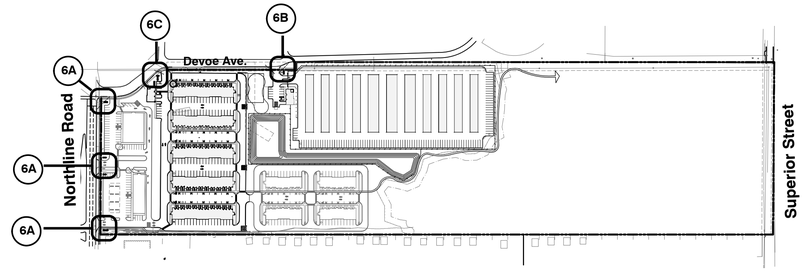
project no: LS25.097.09

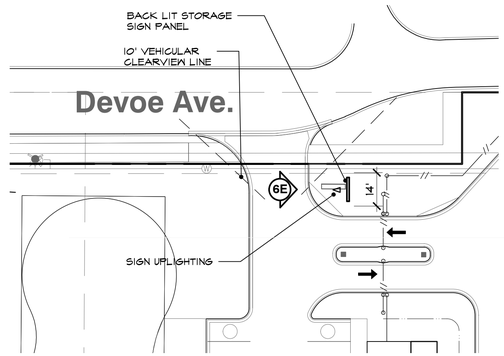
sheet no: LS-5 of 6



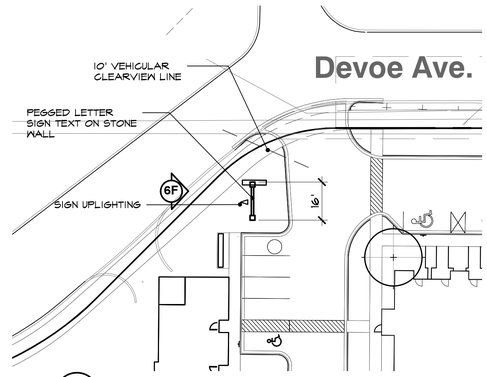
6A **entry sign monument site plan**
SCALE: 30'=1' - 0"



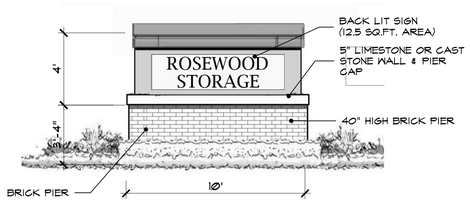
key reference location map
NO SCALE



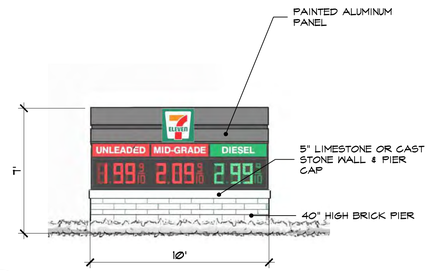
6B **entry sign monument site plan**
SCALE: 30'=1' - 0"



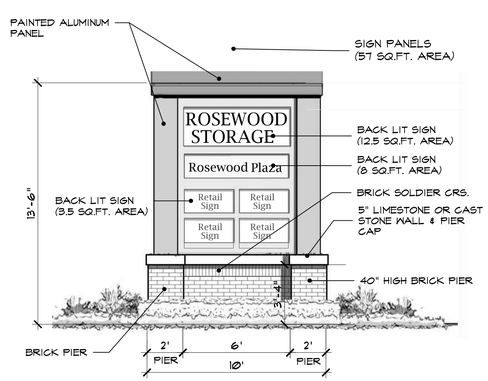
6C **entry sign monument site plan**
SCALE: 30'=1' - 0"



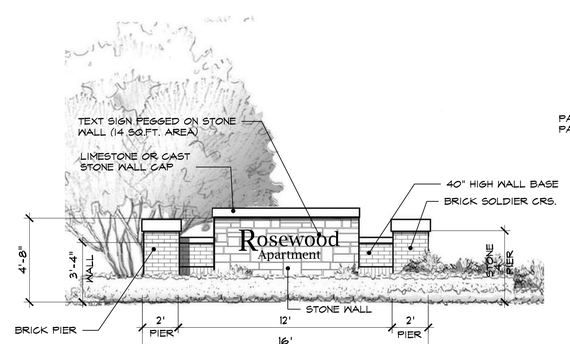
6E **storage sign monument elevation**
SCALE: 1/4" =1' - 0"
(2-LOCATIONS)



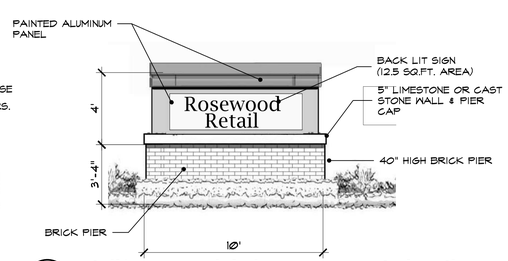
6F **fueling station sign monument elevation**
SCALE: 1/4" =1' - 0"



6G **retail/commercial sign monument elevation**
SCALE: 1/4" =1' - 0"



6F **entry sign monument elevation**
SCALE: 1/4" =1' - 0"
(2-LOCATIONS)



6H **retail/commercial sign monument elevation**
SCALE: 1/4" =1' - 0"

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seal:

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FELINO A. PASCUAL
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No. 1433
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client:

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ph. 248-538-7500

project:

ROSEWOOD DEVELOPMENT

project location:

City of Southgate, Michigan

Northline Road

sheet title:

ENTRANCE & SIGN ELEVATION PLAN

job no./issue/revision date:

LS25.097.09	INITIAL	9/23/2025
LS25.097.10	REVIEW	10/20/2025
LS25.097.10	SPA	10/28/2025

drawn by: **JK**

checked by: **FP**

date: **9-23-2025**

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project no: **LS25.097.09**

sheet no: **LS-6** of 6

ROSEWOOD APARTMENT HOMES

SOUTHGATE, MI

LOCATION MAP

NOT TO SCALE

ARCHITECTURAL SHEET INDEX (SPA)

Sheet Number	Sheet Name	Current Revision Date
A1	COVER	
	MULTIFAMILY APARTMENT HOMES	
A2	FOUNDATION & FIRST FLOOR PLANS	
A3	SECOND & THIRD FLOOR PLANS	
A4	ROOF PLAN	
A5	UNIT FLOOR PLANS	
A6	EXT ELEVATIONS	
A7	RENDERINGS	
	MULTIFAMILY - LEASING BUILDING	
A8	SPA SHEET - ELEVATIONS/PLANS	
	STORAGE - LEASING BUILDING	
A9	SPA SHEET - ELEVATIONS/PLANS	
A10	MATERIAL LEGEND	

OWNERS:

BACALL
DEVELOPMENT

ARCHITECT:

ALEXANDER V. BOGAERTS
+ ASSOCIATES, P.C.
2445 FRANKLIN ROAD
BLOOMFIELD HILLS, MI 48302
248.334.5000 (P) 248.334.0092 (F)

STATE OF MICHIGAN
ALEXANDER V. BOGAERTS II
License No. 1301068995
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Alexander V. Bogaerts + Associates, P.C. ▪ Architecture ▪ Planning ▪ Interior Design
2445 Franklin Road
Bloomfield Hills, MI 48302
248 ▪ 334 ▪ 5000

SHEET TITLE: COVER

CLIENT / PROJECT: BACALL DEVELOPMENT
NORTHLINE APARTMENTS
SOUTHGATE, MI

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PRELIMINARY MM-DD-YYYY
BIDS MM-DD-YYYY
PERMITS MM-DD-YYYY
CONSTRUCTION MM-DD-YYYY
REVISIONS REVISED 10/10/2025

DRAWN BY: Author
FILE NAME:
CHECKED BY: Checker
JOB NUMBER: 2902
DATE: 04/29/2025
SHEET NUMBER: A1

10/9/2025 11:19:23 AM

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STRUCTURAL NOTES:

(2) 2x8 HEADERS TO BEAR ON (1) ONE JACK STUD UNLESS NOTED OTHERWISE.

(2) 2x10 & LARGER HEADERS TO BEAR ON (2) TWO JACK STUDS UNLESS NOTED OTHERWISE.

ALL PRE-ENGINEERED HEADERS FRAMED PERPENDICULAR TO WALL LINE SHALL BEAR ON REQUIRED NUMBER OF STUDS TO MATCH WIDTH OF HEADER MATERIAL U.N.O. ON THE PLAN.

ALL PRE-ENGINEERED HEADERS FRAMED PARALLEL TO WALL LINE SHALL BEAR ON A MINIMUM (2) TWO JACK STUDS UNLESS NOTED OTHERWISE.

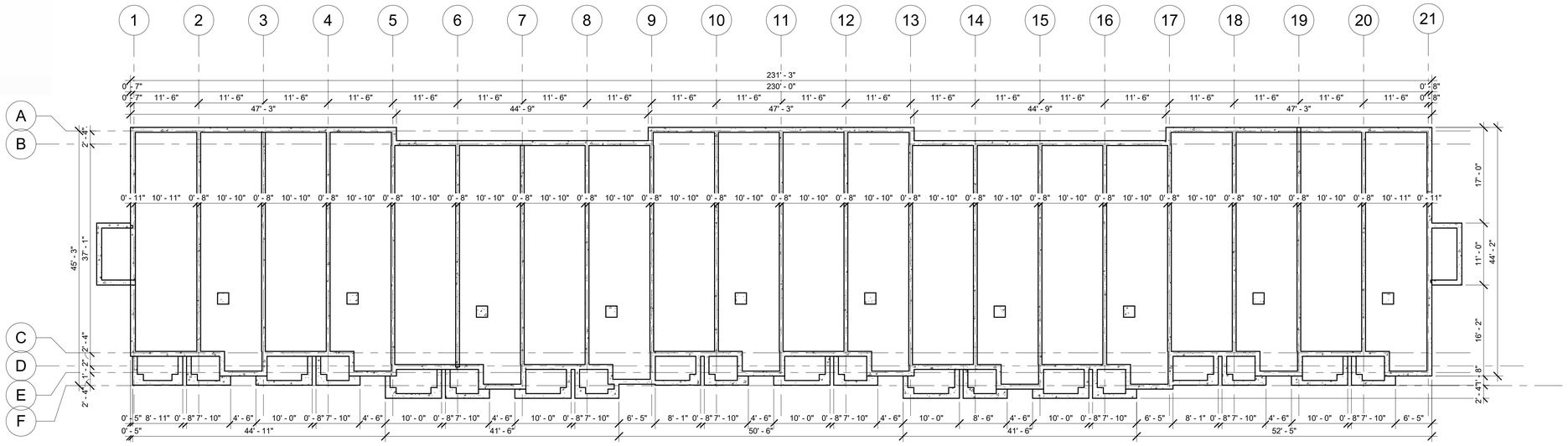
ALL PRE-ENGINEERED LUMBER HEADERS SHALL BE BUILT-UP FROM THE NUMBER OF HEADERS INDICATED ON DRAWINGS. ALL MEMBERS SHALL BE SECURED WITH NAILS OR BOLTS AS SPECIFIED BY THE MANUFACTURER FOR SIZES INDICATED.

ALL GIRDER TRUSSES TO BEAR ON (2) TWO STUDS MINIMUM OR AS REQUIRED TO MATCH NUMBER OF TRUSS PLYS, WHICH EVER IS GREATER U.N.O. ON THE PLAN.

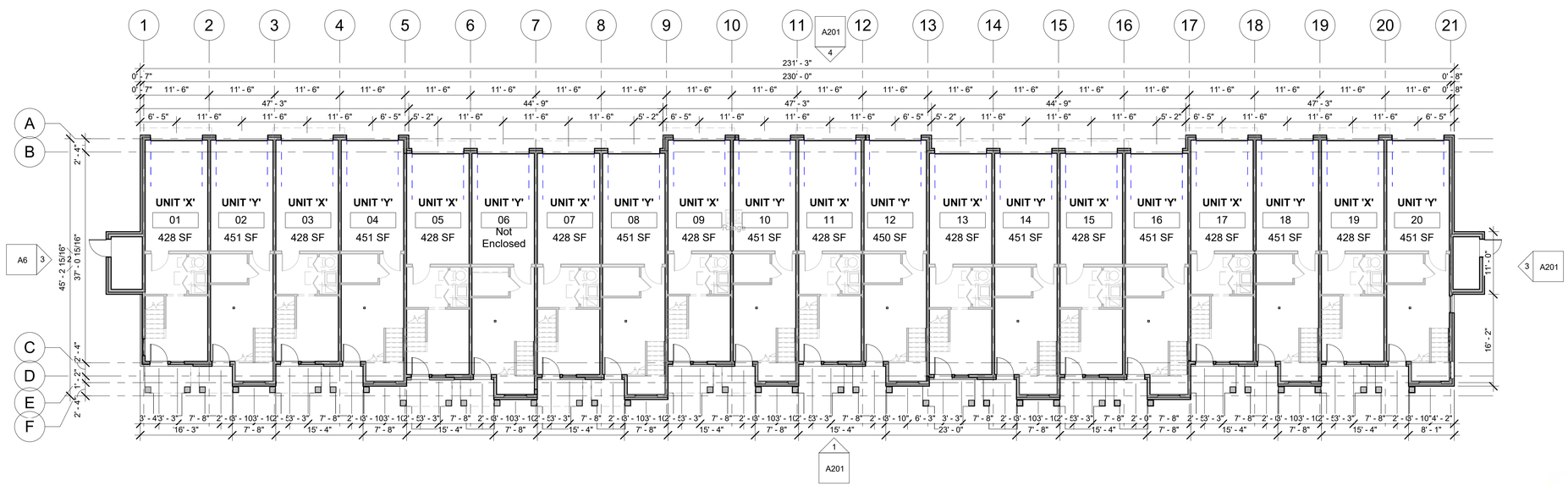
TRUSS FABRICATOR/CONTRACTOR TO PROVIDE ALL HANGERS W/ MODEL No. CLEARLY STAMPED & LAYOUT DRAWINGS CLEARLY INDICATING LOCATION OF VARIOUS HANGERS REQUIRED.

CARPENTER CONTRACTOR TO INSTALL NAIL SIZES & NUMBER REQ'D. AS SPECIFIED FOR EACH TYPE OF HANGER.

LVL DESIGN VALUES FOR MODULUS OF ELASTICITY (E) SHALL BE 2,000,000 PSI (2.0 E)



1 00-FOUNDATION PLAN
3/32" = 1'-0"



3 01-FIRST FLOOR PLAN
3/32" = 1'-0"

ALL INTERIOR PARTITION DIMENSIONS ARE 3 1/2" UNLESS NOTED OTHERWISE.

BEFORE CONSTRUCTION OBTAIN WINDOW & DOOR ROUGH OPENING SIZES FROM WINDOW/DOOR SUPPLIER.

TRUSS DESIGNER/FABRICATOR SEE SHEET #2 FOR ADDITIONAL NOTES & INFORMATION

SEE SHEET #3 & 4 FOR ADDITIONAL DETAILS REGARDING DRAWINGS & CONSTRUCTION

SEE SHEET #1 FOR ADDITIONAL NOTES REGARDING DRAWINGS & CONSTRUCTION.

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248-334-5000

SHEET TITLE
FOUNDATION & FIRST FLOOR PLANS

CLIENT/PROJECT
BACALL DEVELOPMENT
NORTHLINE APARTMENTS
SOUTHGATE, MI

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☐ BIDS
☐ PERMITS
☐ CONSTRUCTION

REVISIONS
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FILE NAME: S:\CURRENT\client\BACALL\Northline Rd_Southgate\04 DRAWING\01BIM\BACALL\NORTHLINE
CHECKED BY: XB
JOB NUMBER: 2902
DATE: 04/29/2025
SHEET NUMBER: A2

STRUCTURAL NOTES:

(2) 2x8 HEADERS TO BEAR ON (1) ONE JACK STUD UNLESS NOTED OTHERWISE.

(2) 2x10 & LARGER HEADERS TO BEAR ON (2) TWO JACK STUDS UNLESS NOTED OTHERWISE.

ALL PRE-ENGINEERED HEADERS FRAMED PERPENDICULAR TO WALL LINE SHALL BEAR ON REQUIRED NUMBER OF STUDS TO MATCH WIDTH OF HEADER MATERIAL U.N.O ON THE PLAN.

ALL PRE-ENGINEERED HEADERS FRAMED PARALLEL TO WALL LINE SHALL BEAR ON A MINIMUM (2) TWO JACK STUDS UNLESS NOTED OTHERWISE.

ALL PRE-ENGINEERED LUMBER HEADERS SHALL BE BUILT-UP FROM THE NUMBER OF HEADERS INDICATED ON DRAWINGS. ALL MEMBERS SHALL BE SECURED WITH NAILS OR BOLTS AS SPECIFIED BY THE MANUFACTURER FOR SIZES INDICATED.

ALL GIRDER TRUSSES TO BEAR ON (2) TWO STUDS MINIMUM OR AS REQUIRED TO MATCH NUMBER OF TRUSS PLYS, WHICH EVER IS GREATER U.N.O. ON THE PLAN.

TRUSS FABRICATOR/CONTRACTOR TO PROVIDE ALL HANGERS W/ MODEL No. CLEARLY STAMPED & LAYOUT DRAWINGS CLEARLY INDICATING LOCATION OF VARIOUS HANGERS REQUIRED.

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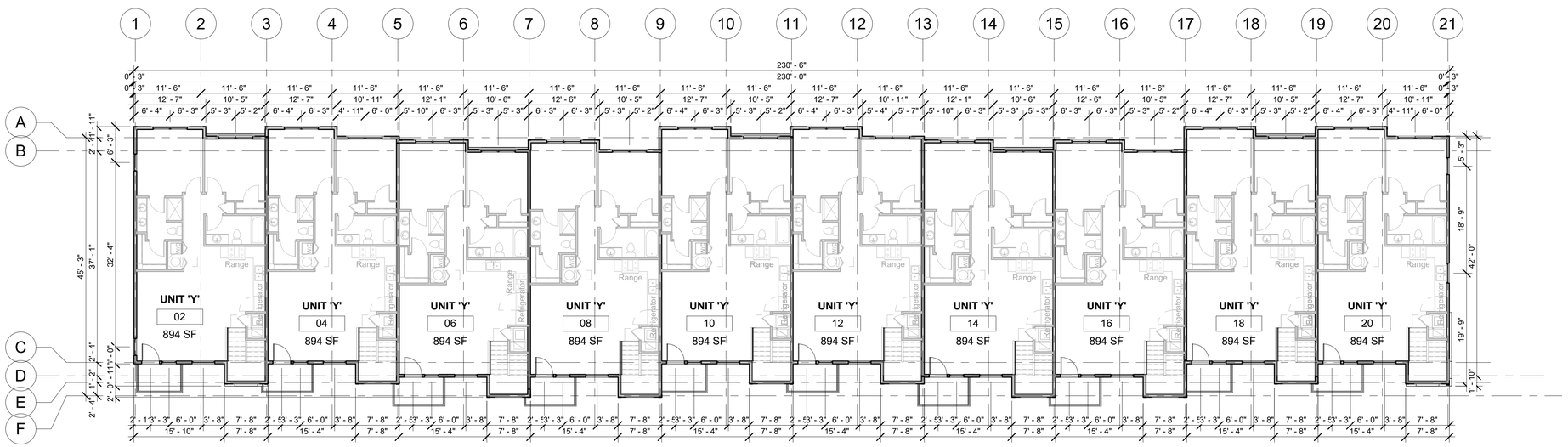
1 02-SECOND FLOOR PLAN
3/32" = 1'-0"



3 03-THIRD FLOOR PLAN
3/32" = 1'-0"

ALL INTERIOR PARTITION DIMENSIONS ARE 3 1/2" UNLESS NOTED OTHERWISE.

BEFORE CONSTRUCTION OBTAIN WINDOW & DOOR ROUGH OPENING SIZES FROM WINDOW/DOOR SUPPLIER.

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SHEET TITLE: SECOND & THIRD FLOOR PLANS

CLIENT/ PROJECT: BACALL DEVELOPMENT
NORTHLINE APARTMENTS
SOUTHGATE, MI

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FILE NAME: S:\CURRENT\client\BACALL\Northli Rd_Southgate\04 DRAWINGS\BIM\BACALL NORTHLIN
CHECKED BY: Checker
JOB NUMBER: 2902
DATE: 04/29/2025
SHEET NUMBER: A3

STRUCTURAL NOTES:

(2) 2x8 HEADERS TO BEAR ON (1) ONE JACK STUD UNLESS NOTED OTHERWISE.

(2) 2x10 & LARGER HEADERS TO BEAR ON (2) TWO JACK STUDS UNLESS NOTED OTHERWISE.

ALL PRE-ENGINEERED HEADERS FRAMED PERPENDICULAR TO WALL LINE SHALL BEAR ON REQUIRED NUMBER OF STUDS TO MATCH WIDTH OF HEADER MATERIAL U.N.O ON THE PLAN.

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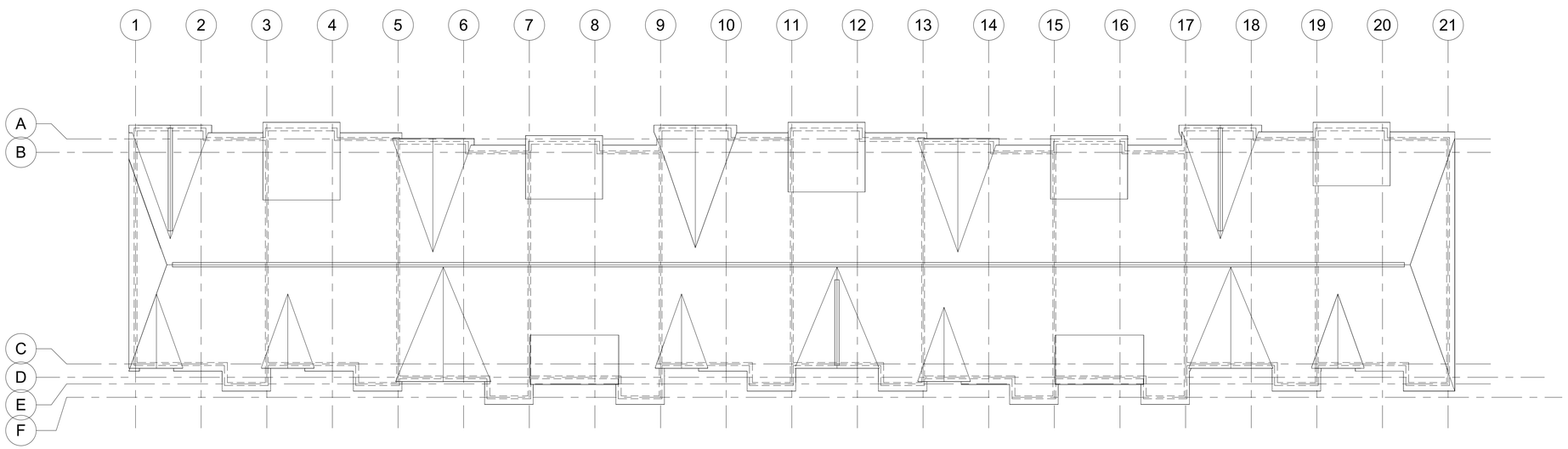

1 04-ROOF PLAN
3/32" = 1'-0"

ALL INTERIOR PARTITION DIMENSIONS ARE 3 1/2" UNLESS NOTED OTHERWISE.

BEFORE CONSTRUCTION OBTAIN WINDOW & DOOR ROUGH OPENING SIZES FROM WINDOW/DOOR SUPPLIER.

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SHEET TITLE
ROOF PLAN

CLIENT/ PROJECT
BACALL DEVELOPMENT
NORTHLINE APARTMENTS
SOUTHGATE, MI

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CHECKED BY: Checker

JOB NUMBER: 2902

DATE: 04/29/2025

SHEET NUMBER: A4

STRUCTURAL NOTES:

(2) 2x8 HEADERS TO BEAR ON (1) ONE JACK STUD UNLESS NOTED OTHERWISE.

(2) 2x10 & LARGER HEADERS TO BEAR ON (2) TWO JACK STUDS UNLESS NOTED OTHERWISE.

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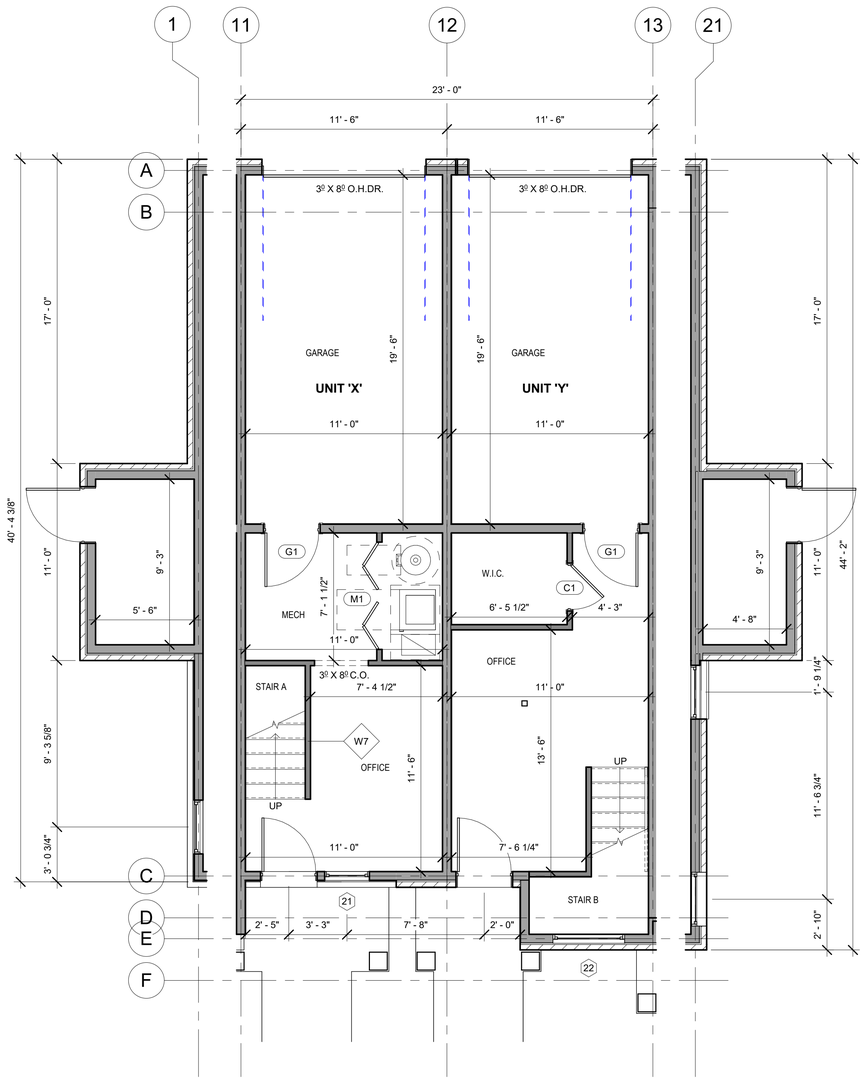
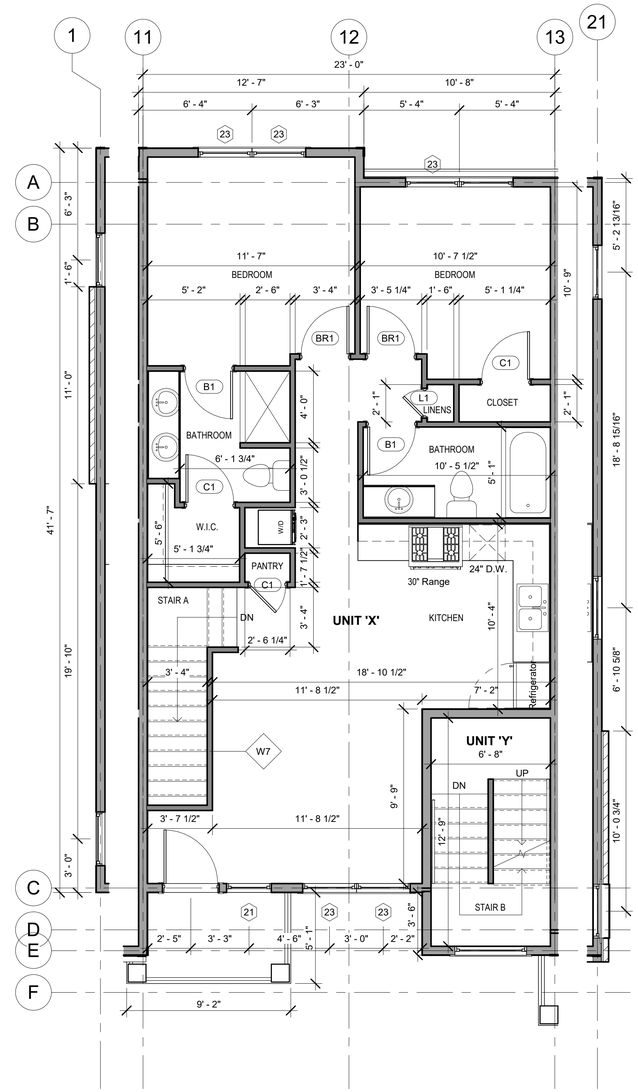


01-FIRST FLOOR PLAN
UNIT X & Y

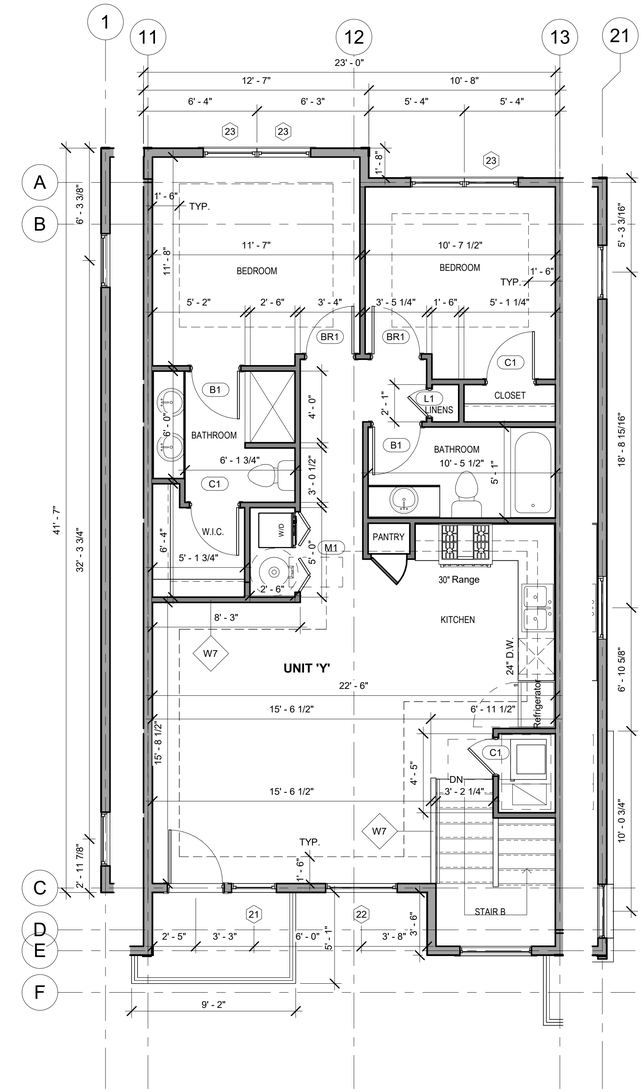
1 A6 SCALE: 1/4" = 1'-0"



02-SECOND FLOOR PLAN
UNIT X

4 A6 SCALE: 1/4" = 1'-0"

GENERAL CONTRACTOR TO V.I.F. THE KITCHEN LAYOUT



03-THIRD FLOOR PLAN
UNIT Y

7 A6 SCALE: 1/4" = 1'-0"

GENERAL CONTRACTOR TO V.I.F. THE KITCHEN LA

UNIT 'X' AREA	
Key Name	AREA
FIRST FLOOR	234 SF
SECOND FLOOR	867 SF
TOTAL	1,101 SF

UNIT 'Y' AREA	
LEVEL	AREA
FIRST FLOOR	259 SF
SECOND FLOOR	99 SF
THIRD FLOOR	965 SF
TOTAL	1,323 SF

ALL INTERIOR PARTITION DIMENSIONS ARE 3 1/2" UNLESS NOTED OTHERWISE.

BEFORE CONSTRUCTION OBTAIN WINDOW & DOOR ROUGH OPENING SIZES FROM WINDOW/DOOR SUPPLIER.

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SHEET TITLE: UNIT FLOOR PLANS

CLIENT/ PROJECT: BACALL DEVELOPMENT
NORTHLINE APARTMENTS
SOUTHGATE, MI

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CHECKED BY: MM/XB
JOB NUMBER: 2902
DATE: 04/29/2025
SHEET NUMBER: A5

1 REAR ELEVATION
1/8" = 1'-0"

2 FRONT ELEVATION
1/8" = 1'-0"

3 LEFT SIDE ELEVATION
1/8" = 1'-0"

4 RIGHT SIDE ELEVATION
1/8" = 1'-0"

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SHEET TITLE
EXT ELEVATIONS

CLIENT/ PROJECT
BACALL DEVELOPMENT
NORTHLINE APARTMENTS
SOUTHGATE, MI

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JOB NUMBER: 2902
DATE: 04/29/2025
SHEET NUMBER: A6

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SHEET TITLE
RENDERINGS

CLIENT / PROJECT
BACALL DEVELOPMENT
NORTHLINE APARTMENTS
SOUTHGATE, MI

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2902

DATE
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FRONT (NORTH) ELEVATION

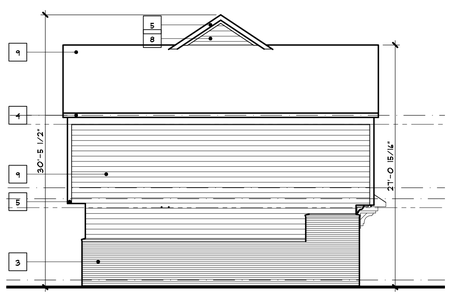
SCALE: 1/8" = 1'-0"

LEFT SIDE (WEST) ELEVATION

SCALE: 1/8" = 1'-0"

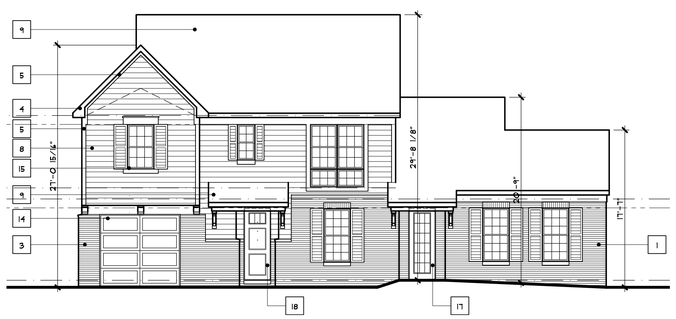
EXTERIOR MATERIAL LEGEND (BACALL)			
KEY NAME	MATERIAL	MANUFACTURER	NAME/DESCRIPTION/COLOR
1	Brick 1	Glen Gery	St. Cloud
2	Brick 2	Glen Gery	Anchor Bay
3	Brick 3	Glen Gery	Shelby
4	Trim (Fascia & Soffit)	Certainteed or equal	White
5	Trim (Frieze bd, Corner & Window trim)	Certainteed or equal	White
6	Horizontal Vinyl Siding: Color A:	Certainteed	Flagstone Blue
7	Horizontal Vinyl Siding: Color B	Certainteed	Colonial White
8	Horizontal Vinyl Siding: Color C	Certainteed	Savannah Wicker
9	Roofing: Asphalt	Certainteed	Georgetown Grey
10	Vertical Board & Batten: Color A	Certainteed	Flagstone Blue
11	Vertical Board & Batten: Color B	Certainteed	Colonial White
12	Vertical Board & Batten: Color C	Certainteed	Savannah Wicker
13	Garage Door 1	CHI Doors	Black
14	Garage Door 2	CHI Doors	White
15	Single Hung Window	Vinyl	White
16	Unit Entry door 1	Sherwin Williams	Tricorn Black SW 6258
17	Unit Entry door 2	Sherwin Williams	Crabby Apple SW 7592
18	Unit Entry door 3	Sherwin Williams	Indigo Batik SW 7602
19	Gutters and Downspouts	Quality Aluminum Products	White
20	Balcony Railing	Aluminum	Black
21	Balcony & Porch Columns	Aluminum	
22	Balcony Decking	Trex or equal	Rocky Harbor
23	Soffits	Certainteed	

BUILDING DATA	
	SQUARE FOOTAGE
LEASING - 1ST FLR	915
APARTMENT	
1ST FLR – FOYER	292
2ND FLR	1115
CONDITIONED AREA TOTAL	1407
1ST FLR – GARAGE + STOR.	399



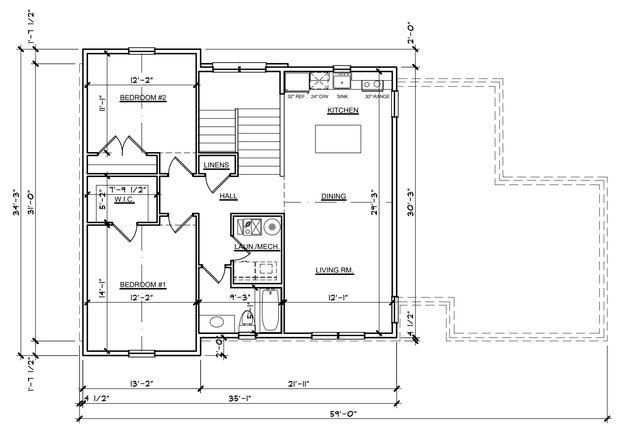
RIGHT SIDE (EAST) ELEVATION

SCALE: 1/8" = 1'-0"



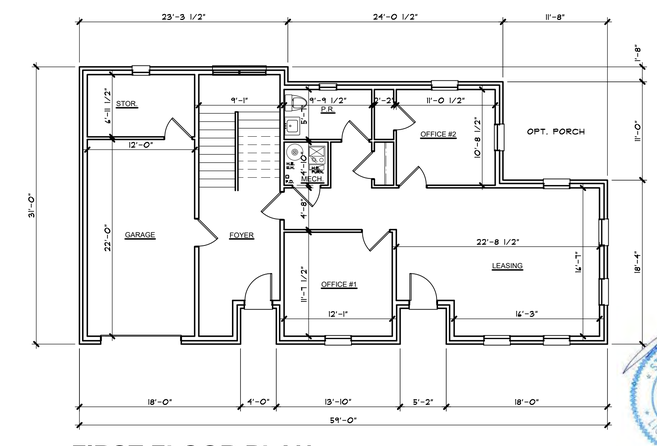
REAR (SOUTH) ELEVATION

SCALE: 1/8" = 1'-0"



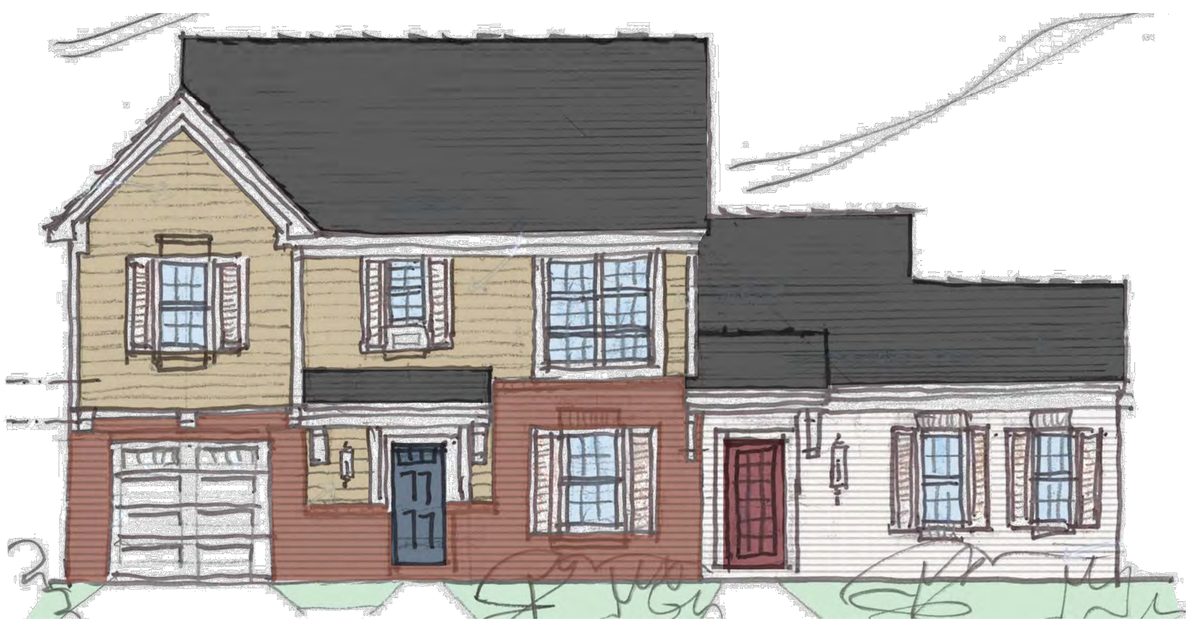
SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



FRONT ELEVATION RENDERING - MULTIFAMILY LEASING

SCALE: 1/4" = 1'-0"

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Bloomfield Hills, MI 48302
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SHEET TITLE
MULTIFAMILY LEASING
PLANS AND ELEVATIONS

CLIENT/PROJECT
BACALL
LEASING BUILDING
SOUTHGATE, MICHIGAN

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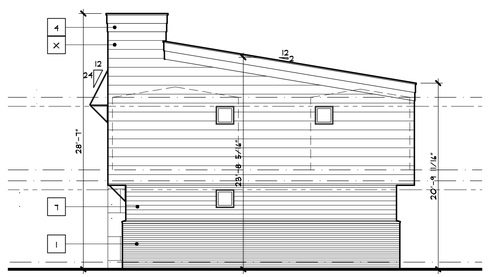
DATE
SHEET NUMBER
A8

FRONT (NORTH) ELEVATION

SCALE: 1/8" = 1'-0"

LEFT SIDE (WEST) ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT SIDE (EAST) ELEVATION

SCALE: 1/8" = 1'-0"

REAR (SOUTH) ELEVATION

SCALE: 1/8" = 1'-0"

FRONT ELEVATION RENDERING - SELF-STORAGE LEASING

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND (BACALL)			
KEY NAME	MATERIAL	MANUFACTURER	NAME/DESCRIPTION/COLOR
1	Brick 1	Glen Gery	St. Cloud
2	Brick 2	Glen Gery	Anchor Bay
3	Brick 3	Glen Gery	Shelby
4	Trim (Fascia & Soffit)	Certainteed or equal	White
5	Trim (Frieze bd, Corner & Window trim)	Certainteed or equal	White
6	Horizontal Vinyl Siding: Color A:	Certainteed	Flagstone Blue
7	Horizontal Vinyl Siding: Color B	Certainteed	Colonial White
8	Horizontal Vinyl Siding: Color C	Certainteed	Savannah Wicker
9	Roofing: Asphalt	Certainteed	Georgetown Grey
10	Vertical Board & Batten: Color A	Certainteed	Flagstone Blue
11	Vertical Board & Batten: Color B	Certainteed	Colonial White
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18	Unit Entry door 3	Sherwin Williams	Indigo Batik SW 7602
19	Gutters and Downspouts	Quality Aluminum Products	White
20	Balcony Railing	Aluminum	Black
21	Balcony & Porch Columns	Aluminum	
22	Balcony Decking	Trex or equal	Rocky Harbor
23	Soffits	Certainteed	

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LEASING - 1ST FLR	915
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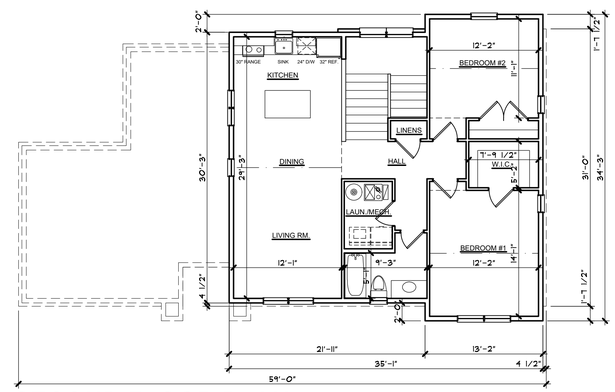
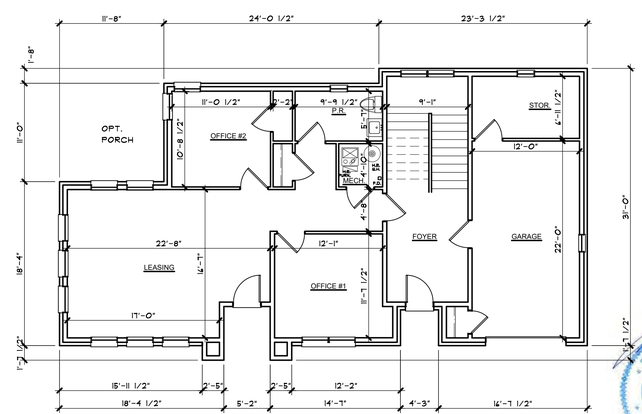
CONDITIONED AREA TOTAL	1407
1ST FLR – GARAGE + STOR.	399



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

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SEE SHEET #1 FOR ADDITIONAL NOTES REGARDING DRAWINGS & CONSTRUCTION.

SEE SHEET #3 & 4 FOR ADDITIONAL DETAILS REGARDING DRAWINGS & CONSTRUCTION

TRUSS DESIGNER/FABRICATOR SEE SHEET #2 FOR ADDITIONAL NOTES & INFORMATION

BEFORE CONSTRUCTION OBTAIN WINDOW & DOOR ROUGH OPENING SIZES FROM WINDOW/DOOR SUPPLIER.

ALL INTERIOR PARTITION DIMENSIONS ARE 3 1/2" UNLESS NOTED OTHERWISE.

Alexander V. Bogaerts + Associates, P.C. • Architecture • Planning • Interior Design
2445 Franklin Road
Bloomfield Hills, MI 48302
248-334-5000

SHEET TITLE
LEASING BUILDINGS
PLANS AND ELEVATIONS

CLIENT/PROJECT
BACALL
LEASING BUILDING
SOUTHGATE, MICHIGAN

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□ CONSTRUCTION

REVISIONS

DRAWN BY
CAD FILENAME
CHECKED BY
JOB NUMBER
DATE
SHEET NUMBER
A9

EXTERIOR MATERIAL LEGEND (BACALL)							
KEY NAME	MATERIAL	MANUFACTURER	MANUFACTURER CODE	NAME/DESCRIPTION/COLOR	SIZE	REP CONTACT	NOTES
1	Brick 1	Glen Gery		St. Cloud	Queen	Brickworks: (248) 666-2411 Mike Vyletel	Natural Mortar
2	Brick 2	Glen Gery		Anchor Bay	Queen	Brickworks: (248) 666-2411 Mike Vyletel	Natural Mortar
3	Brick 3	Glen Gery		Shelby	Queen	Brickworks: (248) 666-2411 Mike Vyletel	Natural Mortar
4	Trim (Fascia & Soffit)	Certainteed or equal	Restoration Millwork	White		Certainteed: Chris Eckerman (810) 852-9013	
5	Trim (Frieze bd, Corner & Window trim)	Certainteed or equal	Restoration Millwork	White		Certainteed: Chris Eckerman (810) 852-9013	
6	Horizontal Vinyl Siding: Color A:	Certainteed	Mainstreet	Flagstone Blue	Double 5" Clapboard	Certainteed: Chris Eckerman (810) 852-9013	
7	Horizontal Vinyl Siding: Color B	Certainteed	Mainstreet	Colonial White	Double 5" Clapboard	Certainteed: Chris Eckerman (810) 852-9013	
8	Horizontal Vinyl Siding: Color C	Certainteed	Mainstreet	Savannah Wicker	Double 5" Clapboard	Certainteed: Chris Eckerman (810) 852-9013	
9	Roofing: Asphalt	Certainteed	Landmark	Georgetown Grey	Modular	Certainteed: Brandonw Gilleland (248) 678-8543	
10	Vertical Board & Batten: Color A	Certainteed	Single Board & Batten 7" / #34136	Flagstone Blue	7" Board & Batten	Certainteed: Chris Eckerman (810) 852-9013	
11	Vertical Board & Batten: Color B	Certainteed	Single Board & Batten 7" / #34136	Colonial White	7" Board & Batten	Certainteed: Chris Eckerman (810) 852-9013	
12	Vertical Board & Batten: Color C	Certainteed	Single Board & Batten 7" / #34136	Savannah Wicker	7" Board & Batten	Certainteed: Chris Eckerman (810) 852-9013	
13	Garage Door 1	CHI Doors:		Black			
14	Garage Door 2	CHI Doors:		White			
15	Single Hung Window	Vinyl		White			
16	Unit Entry door 1	Sherwin Williams		Tricorn Black SW 6258			
17	Unit Entry door 2	Sherwin Williams		Crabby Apple SW 7592			
18	Unit Entry door 3	Sherwin Williams		Indigo Batik SW 7602			
19	Gutters and Downspouts	Quality Aluminum Products		White		Quality Aluminum Products 800.368.2141	
20	Balcony Railing	Aluminum	Powder Coated Finish	Black			
21	Balcony & Porch Columns	Aluminum	White				
22	Balcony Decking	Trex or equal	Enhance	Rocky Harbor			
23	Soffits	Certainteed					
24							

NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.

Note: All window Trim surround to be integral

BACALL Northline Rd Southgate:
Exterior Materials Finishes

SCHEME A

Brick Style 1: Glen Gary - St. Cloud

Vinyl Siding 1: Certainteed Mainstreet Flagstone Blue Horizontal Siding

Vertical Board & Batten 1: Certainteed Flagstone Blue

CHI Doors: Black Garage Door

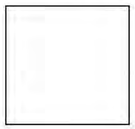
Unit Entry Door 1: Sherwin Williams Tricorn Black

SCHEME B

Brick Style 2: Glen Gary - Anchor Bay

Vinyl Siding 2: Certainteed Mainstreet Colonial White Horizontal Siding

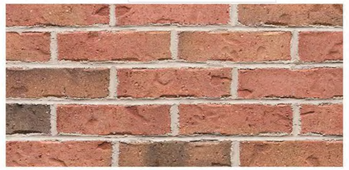
Vertical Board & Batten 2: Certainteed Colonial White



CHI Doors: White Garage Door

Unit Entry Door 2: Sherwin Williams Wild Current SW 7563

SCHEME C



Brick Style 3: Glen Gary - Shelby

Vinyl Siding 3: Certainteed Mainstreet Savannah Wicker Horizantal Siding

Vertical Board & Batten 3: Certainteed Savannah Wicker

CHI Doors: White Garage Door

Unit Entry Door 2: Sherwin Williams Endless Sea SW 7563

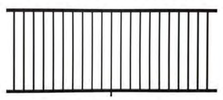
Common Materials For All Buildings

Certainteed White Trim for Fascia, Frieze, Soffit, Corner & Window Trim

White Aluminum Products Gutters & Downspouts

Georgetown Grey Asphalt Roofing

Window: Single Hung Vinyl White



Black Powder Coated Finish Balcony Railing

Refer to Architect's drawings for material locations.
Images shown are digital representations of specific materials.

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SHEET TITLE
MATERIAL LEGEND

CLIENT/ PROJECT
BACALL DEVELOPMENT
NORTHLINE APARTMENTS
SOUTHGATE, MI

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☐ PERMITS
☐ CONSTRUCTION

REVISIONS
REVISED 10/10/2025

DRAWN BY: Author
FILE NAME: S:\CURRENT\1client\BACALL\Northline Rd_Southgate\04 DRAWINGS\BIM\BACALL NORTHLIN
CHECKED BY: Checker
JOB NUMBER: 2902
DATE: 04/29/2025
SHEET NUMBER: A8

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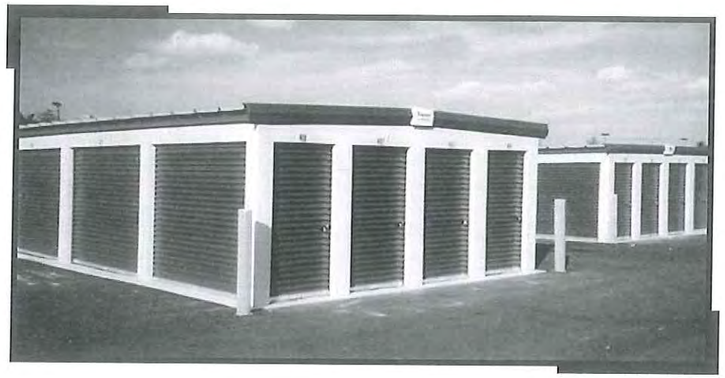
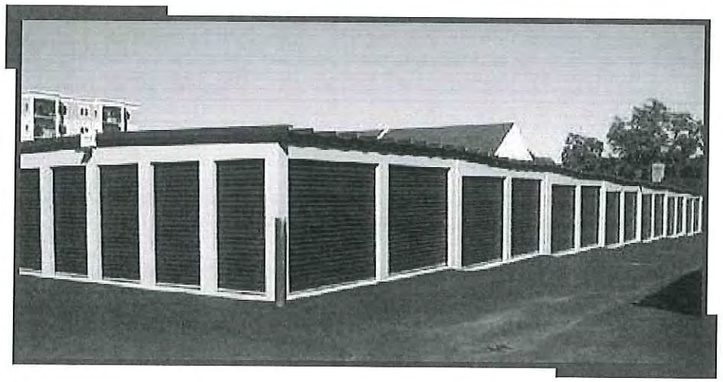
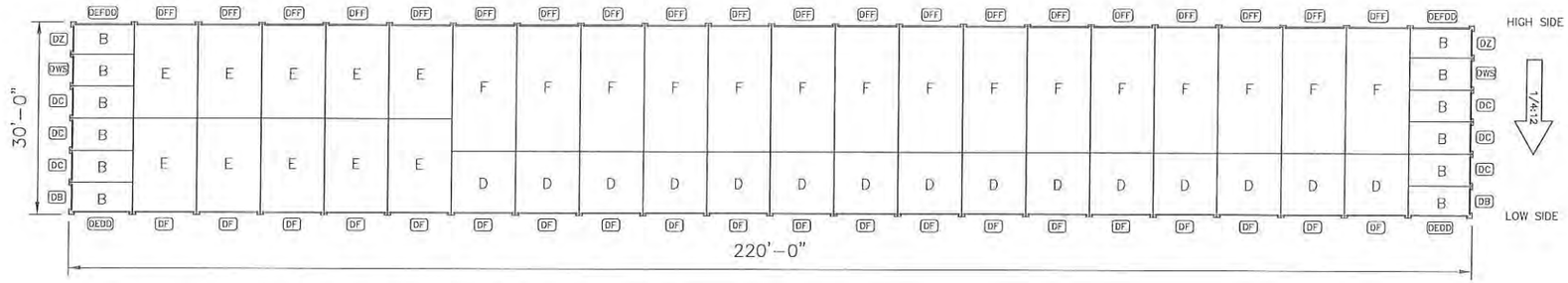


20' wide Iced White building with Royal Blue doors. False doors are installed on the sidewall, which prevents the ribbed panel from being shown.

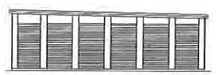
30' wide Classic Beige building with Evergreen doors.



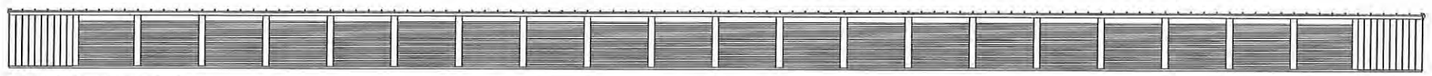
30' wide Classic Beige building with Matte Black doors. Note: The building has rolling steps.



A – 30'-0" x 220'-0" x 8'-4" 1/4:12 PITCH LEAN-TO BUILDING SYSTEM

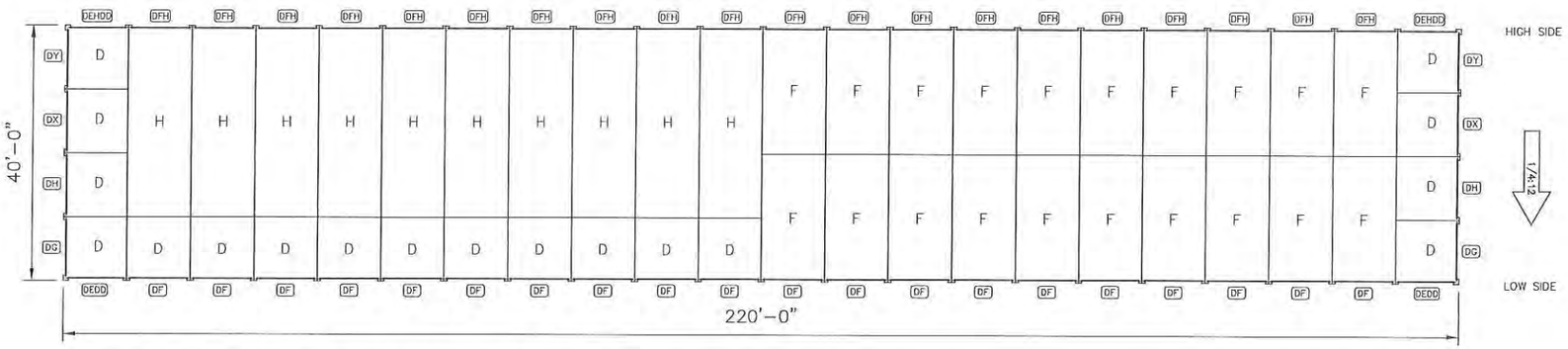


END WALL ELEVATION



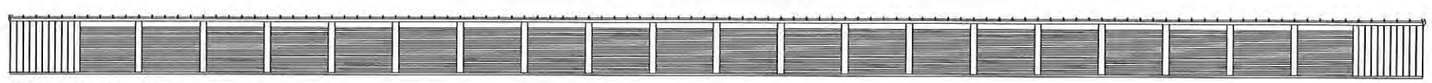
SIDE WALL ELEVATION 1/8"=1'-0"

END WALL ELEVATION



E – 40'-0" x 220'-0" x 8'-4" 1/4:12 PITCH LEAN-TO BUILDING SYSTEM

END WALL ELEVATION



SIDE WALL ELEVATION 1/8"=1'-0"

END WALL ELEVATION

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SIGNATURE _____

COMPANY _____

DATE / /

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Revisions:	By:
. 7/26/24 changed sizes and quantities	.RJ
1/28/25: REVISED BUILDING DIMENSIONS	MH
9/18/25: revision with elevations	MH

Name: Rick | Scale: 1 = 30' | Date: 7/16/24

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Job Description:

PAGE 2 of 2

PROPOSED STORAGE SYSTEM FOR: Jacob Bacall

15601 Northline Rd
Southgate, MI 48195

Sheet Title: FLOOR PLAN

Plan #: 60370

Phase:

Carlisle | Wortman
ASSOCIATES, INC.
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: June 6, 2024
Revised: May 6, 2026

PUD Site Plan Amendment Review

City of Southgate, Michigan

PROJECT INFORMATION

APPLICANT:	Bacall Development
ADDRESS:	30407 W. Thirteen Mile Road Farmington Hills, MI 48334
PARCEL ID:	15601 Northline Road 53-013-99-0001-703
CURRENT ZONING:	PD – Planned Development
ACTION REQUESTED:	PD Site Plan Amendment Review

PROJECT AND SITE DESCRIPTION

An application was received to develop the property located at 15601 Northline Road, which was previously Aquinas High School but has since become vacant. The applicant is requesting to redevelop the site through a series of three (3) phases as part of a planned development (PD), which includes a self-storage facility, multi-family housing, and retail buildings along Northline Road. The property is currently 37.86 acres in size and has since been rezoned from R-1A, One Family Residential / RO-1 Restricted Office to PD, Planned Development to accommodate the project.

Since the original application in June 2024, the applicant has made site layout revisions and is requesting a site plan amendment to the approved PD plan. Section 1288.04(d)(5) of the Southgate Zoning Ordinance states that revisions of an approved PD plan shall require re-submittal to the City Planning Commission and City Council for review and approval. Phase 1 consists of five (5) multi-family apartment buildings and a self-storage facility, with phase 2 consisting of four (4) additional multi-family buildings. Two retail buildings with drive-throughs are proposed and labeled as "Potential Future Development Area."

The role of the Planning Commission in relation to the proposed amendment is to review the new site plan in accordance with the general site plan requirements listed in section 1298.07, as well as the additional standards contained within the PD Chapter (Ch. 1288). After reviewing the site plan, the Planning Commission will forward a recommendation of approval or denial to City Council, which will make a final decision on the amendment.

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

Section 1288.09(a) states: "It is the implied intent of the PD Planned Development District to encourage quality development by providing for a diversified mix of land use. It is further the intent of this mixed-use district to encourage qualitative design innovation by minimizing specific height, bulk, density, and area standards, thereby giving the applicant freedom to configure buildings, parking and related site amenities in ways that would otherwise be discouraged or curtailed under the standards of conventional zoning districts."

As a result, typical bulk requirements do not apply to the site. However, the project will need to adhere to the following general requirements designated for all PD developments:

- The minimum distance between nonresidential buildings and multiple-family buildings shall be subject to the schedule of area regulations found in section 1298.01.

  CWA Comment: *The equation below is used to determine spacing between multiple family buildings. Based on the length of 231 feet and a height of 32.5 feet, the required spacing between all buildings in phase 1, A-E, is 99 feet. The spacing provided between the buildings A-E alternate between 26 feet and 70 feet. The parking around the associated buildings is a 90-degree pattern, which required maneuvering lane widths of 22 feet, which are provided. We are comfortable recommending the Planning Commission and City Council allow a relaxation of the required building spacing, pending approval of the current layout by the City Engineer and Fire Department.*

  $$S = \frac{L_A + L_B + 2(H_A + H_B)}{6}$$

  A Sixty-eight (68) foot separation between buildings A/B and C/D in phase 2 is required, scale measurements appear to meet this requirement, however a dedicated callout on plans will be needed. Maneuvering lane widths between all buildings range from 23 to 26 feet, meeting ordinance requirements. Similar with the phase 1 apartment buildings, we are comfortable with the Planning Commission and City Council allowing a relaxation of building spacing requirements if the callout on plans is not already 68 feet.

- All buildings shall be at least fifty (50) feet from any public street right-of-way line and thirty-five (35) feet from any peripheral site boundary line.

  CWA Comment: *The multi-family and self-storage buildings proposed in phase 1 contain frontage along Devoe Street, which is designated as a public City Road. Sheet C3.0 calls out a public utility easement as a former right-of-way. Further clarification is needed to confirm the 50-foot setback distances. The self-storage buildings show a 48-foot setback from the edge of Devoe Steet, and the phase 1 apartment buildings have a 50-foot setback from the edge.*

These distances may be modified by the Planning Commission or Council at the time of site plan review if it is found that the height and/or bulk of a building or buildings is such that a greater or lesser setback would be warranted in the interests of promoting the health, safety and common good of the community, or in the interests of improving the visual aesthetics of the site.

Items to be Addressed: *1) Planning Commission and City Council to determine setbacks and building spacing reductions 2) Provide building spacing distances between phase 2 buildings. 3) Provide updated right-of-way location and building setbacks along Devoe Street.*

ZONING AND LAND USE

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

	Existing Land Use	**Existing Zoning**
Site	• Vacant Aquinas High School	• PD, Planned Development
North	• Commercial Establishments	• RO-1, Restricted Office • C-2, Community Business
East	• Multi Family Apartments • Medical Offices	• RO-1, Restricted Office • RM, Multiple Family Residential

West	• Medical Offices • Single Family Homes	• RO-1, Restricted Office • R-1B, One Family Residential
South	• Woodland	• R-1B, One Family Residential

Items to be Addressed: *None.*

BUILDING LOCATION AND SITE ARRANGEMENT

Building Location(s): Two (2) proposed retail/commercial buildings with drive-throughs are proposed along Northline Road, with five (5) multi-family apartment buildings part of phase 1 located south. Further southwest is four (4) additional multi-family apartment buildings part of phase 2, with the self-storage facility located southeast of the phase 1 apartment buildings.

Site Arrangement: In addition to the building locations throughout the site, a detention pond is located in the center of the site in between the self-storage and phase 2 apartment buildings. An existing wetland is also located in the southwest corner of the parcel, with no construction or changes proposed. A playground area is also proposed in between the self-storage and phase 1 apartment buildings. We suggest the playground be moved in between the phase 1 and phase 2 apartment buildings instead to provide easier access for both phases. We note that any form of outdoor storage relating to the self-storage is prohibited.

Items to be Addressed*: Relocate playground between phase 1 and phase 2 apartment buildings.*

PARKING, LOADING

Self-storage uses are required to provide *"Five spaces plus one for every one employee in the largest working shift, plus one space for each company vehicle, or five spaces plus one for every 2,000 square feet of usable floor space, plus one for each company vehicle, whichever is greater."*

We ask the applicant to clarify how many employees will be present during the largest shift. At least five (5) spaces are required. Ten (10) total spaces including one (1) ADA space have been provided.

A summary of parking and loading requirements per section 1292.02 is located within the tables below for each phase/use. The applicant had indicated in the previous 2024 approval that loading zones will consist of the space in front of each tenant's storage unit, which we ask the applicant to confirm. The parking space dimensions in front of the office building will need to be increased to 10x19 feet, per section 1292.03.

Self-Storage Parking Requirements

	Calculation	**# of Spaces Required/Other**	**# of Spaces Provided/Other**	**Meets Requirement**
Off-Street Parking Spaces	5 spaces plus 1 space for each employee	5 spaces	9 spaces	Yes
Barrier Free Spaces	1 space per 25 parking spaces	1 space	1 space	Yes
Maneuvering Lane Width (90-degree	22 feet	-	24-30 ft	Yes

parking)				
Parking Space Dimensions	Length – 19 feet Width – 10 feet	-	Length – 18 feet Width – 9 feet	No
Loading Area	10 sf per 1 foot of building frontage	600 ft x 10 sf = 6,000 sf	Throughout Site	Yes

Multiple family dwelling units are required to provide *"1.25 spaces for each efficiency unit, 1.5 spaces for each one-bedroom unit, and 2 spaces for each two or more-bedroom unit."* 100 units are proposed between the five apartment buildings of phase 1. Based on floor plans provided, each unit appears to contain two or more bedrooms. Parking calculations for the phase 1 apartments are provided below. Three (3) additional barrier free spaces are required.

Phase 1 Apartments Parking Requirements

	Calculation	**# of Spaces Required/Other**	**# of Spaces Provided/Other**	**Meets Requirement**
Off-Street Parking Spaces	2 spaces for each 2+ bedroom unit	200 spaces	200 spaces	Yes
Barrier Free Spaces	1 space per 25 parking spaces	8 spaces	5 spaces	No
Maneuvering Lane Width (90-degree parking)	22 feet	-	26 feet	Yes
Parking Space Dimensions	Length – 19 feet Width – 10 feet	-	Length – 22 feet Width – 11 feet	Yes

The same parking calculation provided above applies to the apartment buildings of phase 2. However, floor plans do not appear to be provided. Forty-eight (48) total units are proposed, which would result in a maximum of ninety-six (96) required spaces if each unit contained 2 or more bedrooms.

Phase 2 Apartments Parking Requirements

	Calculation	**# of Spaces Required/Other**	**# of Spaces Provided/Other**	**Meets Requirement**
Off-Street Parking Spaces	2 spaces for each 2+ bedroom unit	Clarification needed	72 spaces	Clarification needed
Barrier Free Spaces	1 space per 25 parking spaces	4 spaces	4 spaces	Yes
Maneuvering Lane Width (90-degree parking)	22 feet	-	23-26 feet	Yes
Parking Space Dimensions	Length – 19 feet Width – 10 feet	-	Length – 22 feet Width – 11 feet	Yes

The draft PD agreement lists potential uses for the retail lots A and B along Northline Road. Lot A is proposed to be general retail/commercial space (possibly multi-tenant), while lot B will accommodate a gas station and convenience store. The parking calculation for lot A will be, *"One space for each 150 square feet of usable floor area"* and the calculation used for lot B will be, *"One and one-half spaces for each fuel nozzle, plus one space for each 250 square feet of usable floor area."* Once usable floor area calculations are provided, the number of required parking spaces is expected to decrease. The width of all parking spaces in lots A and B will need to be increased to ten (10) feet. Loading areas will also need to be clarified and labeled.

Retail Outlot A Parking Requirements

	Calculation	**# of Spaces Required/Other**	**# of Spaces Provided/Other**	**Meets Requirement**
Off-Street Parking Spaces	1 space for each 150 square feet of usable floor area	60 spaces	44 spaces	No
Barrier Free Spaces	1 space per 25 parking spaces	2 spaces	2 spaces	Yes
Maneuvering Lane Width (90-degree parking)	22 feet	-	24 feet	Yes
Parking Space Dimensions	Length – 19 feet Width – 10 feet	-	Length – 20 feet Width – 9 feet	No
Loading Area	10 sf per 1 foot of building frontage	205 feet x 10 = 2,050 square feet	None	No

Retail Outlot B Parking Requirements

	Calculation	**# of Spaces Required/Other**	**# of Spaces Provided/Other**	**Meets Requirement**
Off-Street Parking Spaces	1.5 spaces for each fuel nozzle 1 space for each 250 square feet of usable floor area	24 spaces + 27 spaces = 51 spaces	26 spaces	No
Barrier Free Spaces	1 space per 25 parking spaces	2 spaces	2 spaces	Yes
Maneuvering Lane Width (90-degree parking)	22 feet	-	20-24 feet	No
Parking Space Dimensions	Length – 19 feet Width – 10 feet	-	Length – 20 feet Width – 9 feet	No
Loading Area	10 sf per 1 foot of building frontage	Clarification needed	None	No

Some parking standards are currently not being met, most notably for retail lots A and B. The intent of the Planned Development District is to encourage flexibility in developing such projects by minimizing standards that would otherwise be required under conventional zoning. The Planning Commission and City Council should reach an agreement with the applicant for the number of parking spaces required for each phase.

At a minimum, the required barrier free spaces, parking space dimensions, maneuvering lane widths, and loading area callouts should meet ordinance requirements.

Items to be Addressed: *1) Planning Commission and City Council to consider reducing required number of parking spaces. 2) Revise parking space dimensions and maneuvering lane widths to meet to meet requirements as noted. 3) Provide loading area locations for lots A and B.*

SITE ACCESS AND CIRCULATION

Site Access: The project will have access to both Northline Road and Devoe Street. Work within the Devoe Street right-of-way will require City approval, and any work within the Northline Road right-of-way will require Wayne County approval.

Circulation: Maneuvering lane width requirements are outlined in the parking calculation tables above. The only deficient lane is between the gas station canopy and the northeast parking area of lot B.

Waste/Dumpster Enclosure: Six (6) dumpster enclosures are proposed throughout the site. One (1) enclosure is proposed for lots A and B as well as near the self-storage office building. The remaining three (3) enclosures are located between the phase 1 and phase 2 apartment buildings. We recommend the middle enclosure be relocated closer to buildings C and D of the phase 2 buildings, which would also give more space for the relocated playground.

Turning radii for both garbage trucks and emergency vehicles should be provided. We defer to the City Fire Department for further comments regarding site access and the ability to respond to emergencies around each building.

Items to be Addressed: *1) City approval of any work to be performed in Devoe Street right-of-way 2) Wayne County approval of any work to be performed in Northline Road right-of-way. 3) Relocate dumpster enclosure for phase 2 buildings. 4) Provide turning radii for emergency and garbage vehicles. 5) Fire Department review and approval of site access and circulation.*

UTILITIES

Proposed utility connections do not appear to be provided in the current plan set. The draft PD agreement, which has not yet been finalized, states, "*Developer shall, at its sole expense, construct and install improvements and/or connections tying into the municipal water and sewage systems as described in the PD Plans. The installation of utilities may be phased consistent with the phasing of the building construction."* We defer further review of all proposed utilities to the City Engineer for approval.

Items to be Addressed*: 1) Provide utility plan. 2) City Engineer review and approval of site utilities and stormwater management.*

LANDSCAPING

A landscape plan has been provided on sheets LS-1 through LS-6.

Street Trees: Seventeen (17) deciduous trees consisting of Colorado Spruce and Red Maples are shown along Devoe Street, extending from the northern edge of the phase 1 apartment buildings to the northern edge of the self-storage parking lot. Forty-eight (48) deciduous shrubs are also proposed along Devoe Street. A callout on sheet LS-2 indicates that lawn areas will be sodded and irrigated.

Use Screening: Landscape screening is shown between the retail/commercial Lots A and B and the phase 1 apartment buildings, which include twenty-six (26) deciduous trees and thirty-six (36) deciduous shrubs, which contain Morning Light Japanese Silver Grass plants which will need to be replaced due to its flammability characteristics and invasive status. Switchgrass may be an appropriate alternative that provides similar height and size.

Between the self-storage and Phase 1 apartment buildings, forty-one (41) deciduous trees are proposed. Between the self-storage and Phase 2 apartment buildings, sixteen (16) deciduous trees are proposed. Additional trees should be considered near Building C of Phase 2, particularly along the detention basin frontage, to improve buffering and visual aesthetics.

Refuse Container: Details for the proposed refuse container enclosures will need to be provided, and should identify enclosure materials, height, and gate design.

Fencing: Chain link fencing is proposed around the self-storage area and detention basin. Given the visibility of these areas and their relationship to the residential portions of the PUD, the fencing around the detention basin and self-storage area should be upgraded to ornamental/decorative fencing or a “living wall”. Fence details should be provided, including height, material, color, and gate design at the self-storage entrance. The applicant should also clarify whether barbed wire is proposed.

Open Space: Approximately twelve (12) acres of existing woodland and wetland areas are proposed to be preserved. The applicant should provide the total open space area as both acreage and percentage of the overall site. The plans should also identify the use of the open space south of the pond overlook by detention basin area B.

Detention Basin: The detention basin area includes fifty (50) deciduous trees and 104 shrubs around the perimeter. Bollard lights or other ambient lighting should be installed along the walking path south of the detention basin. Consideration should also be given to creating a fully looped path around the basin, if feasible.

Amenities: The previously mentioned pocket park near the self-storage includes features such as a pet waste station, bike racks, benches, playscape, and swings.

Previously mentioned walking trails are proposed from the Phase 2 apartment area toward the woodland/wetland area to the south, with the intention of connecting to Lions Park. A dedicated walking trail map within the woodland/wetland area should be provided. We also ask for clarification on whether the walking paths will be paved or made of a permeable material, such as woodchips.

Two (2) pond overlooks are proposed near detention basin areas A and B. The fence along the basin should be removed, altered, or upgraded to improve visual aesthetics for those using the overlooks. Additional amenities should also be considered, including fitness stations along the walking trails, a pavilion, gazebo, seating areas, or similar amenities. Details outlining proposed clubhouse amenities for residents should also be included.

Section 1298.09 states *"Development which occurs in a nonresidential district shall provide, in addition to any existing or proposed* street *right of way, at least ten percent of the net site area (exclusive of buildings, off-street parking areas, etc.) as landscaped open space."* Current plans do not appear to contain this calculation.

Per section 1298.09, a landscape plan shall also consist of planting cross-section details, which has been provided on sheet LS-4. A planting schedule including plant species and caliper planting size has been provided on sheets LS-2 and LS-3. We recommend adding more evergreen plantings, specifically between the apartment buildings and the self-storage and commercial lots A and B to ensure a year-long screen is provided.

***Items to be Addressed**: **1)** Replace Morning Light Japanese Silver Grass plantings. **2)** Consider additional trees along detention basin near Building C of Phase 2. **3)** Provide refuse container details. **4)** Fencing around self-storage area should be upgraded. **5)** Provide fencing details. **6)** Clarify whether barbed wire is proposed. **7)** Provide acreage and percentage of total open space. **8)** Clarify use of open space south of the pond overlook B. **9)** Consider adding ambient lighting along the walking paths. **10)** Consider creating fully looped path around detention basin. **11)** Provide walking trail map within woodland/wetland area. **12)** Clarify walking path construction material. **13)** Consider amenity suggestions. **14)** Clarify clubhouse amenities. **15)** Provide landscaping percentage. **16)** Consider adding evergreen planting along land use screening areas.*

LIGHTING

A dedicated lighting plan, including photometric measurements and light fixture locations and details have not been provided, and are required.

***Items to be Addressed:** Provide lighting plan.*

SIGNS

Six (6) monument signs are proposed throughout the site. Wall mounted signage is anticipated for the two commercial/retail buildings along Northline Road. All proposed signage is subject to review by the City Building Department following site plan review.

***Items to be Addressed:** None.*

FLOOR PLAN AND ELEVATIONS

Dimensioned Floor plans and elevations of all buildings have been provided in the submittal package for the apartment buildings and self-storage units. Floor plans for the commercial/retail buildings do not appear to be included. All proposed exterior building materials will be subject to Building Department review and approval. Uniform architectural design and materials appear to be used for each residential phase, as well as the proposed storage units.

Items to be Addressed: *Building Department approval of exterior building materials.*

PLANNED DEVELOPMENT CONSIDERATIONS

Per section 1288.07, the Planning Commission may recommend City Council to impose reasonable conditions upon the planned development to ensure the public health, safety, and welfare of the City is maintained, as well as ensuring compatibility with adjacent uses of land. We recommend the Planning Commission require the following conditions when reviewing the planned development amendment:

1. At a minimum, install commercial industrial wall panels with stone or brick design to provide greater screening from the adjacent apartment complex along Devoe Street, rather than a chain link fence.

2. The applicant will need to provide greater clarification regarding the proposed phasing timeline for the commercial lots A and B.

3. Per section 1288.06, an irrevocable letter of credit covering the estimated cost of development of the entire project will need to be submitted to the City Clerk in the form of an affidavit to ensure the project is completed and reflects a fair estimate.

4. Any form of outdoor storage is prohibited.

Section 1288.09 contains the following requirements for multi-family dwellings:

A. Except for housing intended solely for the elderly (senior citizen housing) and except for multiple-family dwellings occupying the upper floors of multi-story buildings, no multiple-family dwelling building shall exceed a height of thirty-five feet or three stories.

   CWA Comment: *The proposed height of the phase 1 buildings is 29 ½ feet, meeting requirements. If the phase 2 building elevations are different, those will be required as well.*

B. Multiple-family residential buildings of two stories or less shall be subject to the dwelling unit density limitations and floor area requirements of Section 1298.01(d).

   CWA Comment: *The proposed phase 1 buildings will be three (3) stories. We ask the applicant to confirm if the phase 2 buildings are as well.*

C. Multiple-family residential buildings consisting of three stories shall not exceed a maximum of thirty-seven total rooms per acre. No two and one-half story buildings shall be permitted.

CWA Comment: *The total site area is 38.14 acres, which results in 1,411 rooms. Each unit for phase 1 consists of 2 bedrooms, which at 100 units equals 200 rooms. The number of rooms will need to be provided for the phase 2 buildings; however, we estimate the total number of rooms for both phases will fall under the 1,411-room maximum.*

D. Multiple-family residential dwellings, when established as a part of a mixed-use building, shall be located only in the upper floors of buildings, provided that:

1. All retail commercial uses are located on subfloors below grade, on the ground floor or on the ground floor mezzanine only.

   CWA Comment: *The proposed multi-family buildings for phases 1 and 2 are not mixed use. This requirement is not applicable.*

2. No dwelling unit shall occupy any portion of the floor area at grade level, and no nonresidential use shall occupy any area on the same floor as a residential use or any area on a floor above a floor used for residential purposes.

   CWA Comment: *Same comment as above.*

E. Multiple-family dwellings, when occupied solely as housing for the elderly (senior citizen housing), shall be subject to the standards of Section 1272.03(b)(1),(2) and (6) and the applicable standards of Section 1298.01(d) and (e).

CWA Comment: *As mentioned in the proposed PD agreement, the proposed multi-family buildings are not solely dedicated to senior housing.*

PHASING REQUIREMENTS

As mentioned throughout this report, the proposed PD is shown to be constructed in phases, and is subject to the requirements of section 1288.05 listed below:

A. If development is to be undertaken in phases, the first development phase shall include not less than twenty-five percent of the total development proposed for the site, and shall include all infrastructure, including, but not limited to, streets, relating to that phase, as well as all indoor and outdoor recreation facilities and community buildings that relate to the entire development.

CWA Comment: *The phase 1 apartment buildings, the self-storage facility, as well as the walking trails and playground will be built in the first construction phase. 9.5 acres will be required to be built to meet the 25% requirement. An updated acreage calculation for the phase 1 apartment buildings will be required, as sheet C3.0 shows a total multi-family acreage of 28.98 acres, but the phase 1 acreage on sheet C3.1 measures 29.35 acres, and twelve (12) acres in the draft PD agreement.*

B. Each development phase shall be clearly identified on the site plan with a phase development line and identified as to which phase it is, i.e., Phase 1, etc. All such data pertaining to each phase shall be clearly enumerated on the site plan by phase, including the land area, in square feet or acres, involved in each phase.

CWA Comment: *The phase 1 apartment buildings and self-storage facility are clearly indicated as part of phase 1. The phase 2 apartment buildings are also clearly shown. Commercial lots A and B are only indicated as "potential future development area." This label will need to be clarified, as either part of phase 2 or phase 3.*

RECOMMENDATION

Based on the information provided, we recommend a decision of the presented final site plan for phase 1 be deferred to a later meeting date for comments to be addressed, and preliminary site plan approval for phase 2/commercial buildings. Listed below are the outstanding items to be addressed to the satisfaction of the Planning Commission and City Council.

1. Planning Commission and City Council to determine setbacks and building spacing reductions
2. Provide building space measurements between phase 2 buildings
3. Provide updated right-of-way location and building setbacks along Devoe Street
4. Relocate playground between phase 1 and phase 2 apartment buildings
5. Provide number of employees during largest shift (self-storage)
6. Confirm loading zones will be the space in front of each tenant's storage unit
7. Planning Commission and City Council to consider reducing required number of parking spaces
8. Revise parking space dimensions and maneuvering lane widths to meet requirements as noted
9. Clarify and label loading areas
10. City approval of any work to be performed in Devoe Street right-of-way
11. Wayne County approval of any work to be performed in Northline Road right-of-way
12. Relocate dumpster enclosure for phase 2 buildings
13. Provide turning radii for emergency and garbage vehicles
14. Fire Department review and approval of site access and circulation
15. Provide utility plan
16. City Engineer review and approval of site utilities and stormwater management
17. Replace Morning Light Japanese Silver Grass plantings
18. Consider additional trees along detention basin near Building C of Phase 2
19. Provide refuse container details
20. Fencing around self-storage area should be upgraded
21. Provide fencing details
22. Clarify whether barbed wire is proposed
23. Provide acreage and percentage of total open space
24. Clarify use of open space south of the pond overlook B
25. Consider adding ambient lighting along the walking paths
26. Consider creating fully looped path around detention basin
27. Provide walking trail map within woodland/wetland area

28. Clarify walking path construction material
29. Consider amenity suggestions
30. Clarify clubhouse amenities
31. Provide landscaping percentage
32. Consider adding evergreen planting along land use screening areas
33. Provide lighting plan
34. Building Department approval of exterior building materials
35. Address planned development consideration comments
36. Provide updated acreage counts for each phase
37. No form of outdoor storage shall be permitted
38. Final PD approval shall not be granted until a signed PD agreement between the City and applicant has been finalized

CARLISLE/WORTMAN ASSOC., INC.
John L. Enos, AICP
Vice-President

CARLISLE/WORTMAN ASSOC., INC.
Joe Pezzotti
Community Planner

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

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.: _____

04/22/2026

1. Conditional Use Review, 15446 Fort

2. Site Plan Review, 15446 Fort

Rezarta Hoxha

11640 Telegraph Road

Taylor, MI 48180

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

Dear:

Mr. Chairman and members of the Planning Commission, my name is Pandush Gaqi and my address is <u>5891 Trotter Ln. West Bloomfield, MI 48322.</u>

I am the authorized agent and architect speaking on behalf of Rezarta Hoxha, the owner of The Pit Stop (Drawings show formerly of “The Pita Place”).

First, we want to sincerely thank the planning and building department for their thorough review of our application and their guidance throughout this process.

Before we discuss the specific conditions, I’d like to take a brief moment to **highlight** the shared opportunity we have tonight. As you know, this location has sat vacant for over 12 years. Our goal is to finally breathe new life **into this** corner by introducing a modern, fast-casual restaurant. Activating this space will replace a **long-empty building** with a **vibrant business**, helping to support the economic growth and property values of the surrounding neighborhood.

What makes this project unique is my client's long-term commitment. They are not just a passing tenant; their lease agreement explicitly includes a path to ownership, and it is their intention to purchase this property. Because they are investing in this space as their future property, the risk of turnover is incredibly low. They are committed to maintaining and continually improving this corner over time, with future plans already forming to enhance the landscaping.

To make this vision a reality, we have carefully reviewed the 20 conditions suggested by the commission. **We are fully committed to being great**

community partners and are happy to agree to the vast majority of the site design conditions. We are ready to provide the updated parking calculations, remove space #15, transition to angled parking, add the 5-foot pedestrian sidewalks, and implement all pedestrian striping as requested in conditions 1, 2, 3, 4, 6, and 7.

Additionally, regarding **Condition 19 on lighting**, we are happy to clarify for the record that no new exterior lights will be added; the existing fixtures satisfy our operational needs and will remain as they are.

We do, however, **respectfully ask for the Commission's partnership and flexibility** on two specific items, conditions 5 and 8, so that we can ensure this project remains economically viable for a small business.

Regarding Condition 8, the loading and unloading space: Our building is quite small at only 1,320 square feet, and dedicating roughly 920 square feet for a loading zone creates logistical challenges for traffic flow and our required parking. Rather than striping a dedicated physical area, **we respectfully propose an Operational Management solution.** We commit to restricting all vendor loading and unloading to off-hours, specifically before 11:00 AM, well outside of our operating hours. This ensures delivery trucks will never conflict with customer circulation, and we ask that you consider this operational schedule in lieu of the physical striping requirement.

Regarding Condition 5, providing knee walls: We completely understand the aesthetic and safety intent behind knee walls. However, the construction cost for this masonry feature poses a substantial financial hurdle for a small business startup. We have provided a table with an estimate for the project additional cost.

We acknowledge the remaining administrative items and are fully prepared to work closely with the City Engineer and MDOT, if needed, to satisfy them prior to pulling permits.

Mr. Chairman and members of the Commission, **bringing a long-vacant building back to life requires a delicate financial balance**. My client is pouring their heart and resources into this community, but they are operating on strict margins. I want to be fully transparent: if we cannot find a collaborative solution on these outstanding items tonight, the sheer cost will unfortunately cause my client to withdraw interest and trigger the contingency clauses in their lease. **We do not want to walk away from this investment, but without these minor compromises, we simply cannot make the math work to proceed.**

We want to be here. We want to be a permanent, thriving part of the city. We respectfully ask for the approval tonight so we can finally open our doors and turn this vacant corner into a success story.

Thank you for the time, and the consideration. I am happy to answer any questions.

Pandush Gaqi, AIA AWI

Cult Design Studio PLLC
Architect / Agent

cultdesignstudio.com

B: 248.677.1221

M: 586.202.9588

RECOMMENDATIONS

1. Provide parking calculations based on section 1292.02(C)(8A).
   Complete - Revised Parking Count = 10 Parking Stalls

2. Remove parking space #15.
   Complete

3. Change parking pattern to angled parking (54 to 74 degrees).
   Complete

4. Provide a 5-foot-wide sidewalk around the building.
   Complete - Revised Site Plan to show Sidewalk Paths around the building (5' wide)

5. Provide knee walls for outermost parking spaces.
   Proposal Solution - Budgetary Restrictions
   Waived 4/13/2026

6. Provide pedestrian striping for both parking areas.
   Complete - Revised Plan to show 2x Pedestrian Paths (5' wide)

7. Revise parking space dimensions to meet 54 to 74-degree requirement.
   Complete - Revised Dimensions to 8'6"x19'0" diagonal stalls

8. Provide loading and unloading space.

Proposal Solution - Two loading zones have been provided (Revised Site Plan), Waste Dumpster Loading / Unloading & Loading Unloading zones. They do not interfere with Traffic or Pedestrian circulation, including Parking.
ACCEPTED

Strict schedule of loading and unloading outside standard hours of operation. Loading and Unloading size area clarification.

9. Shift Entry Driveway "B" further south or provide a narrower width.
   Resolved through site plan layout of parking.

10. Apply for MDOT permit.
    Application Started - 4/22/2026
    Application Ref. Number: 118488

11. Shift traffic pattern to one way.
    Complete

12. Provide "Do Not Enter" signs on both sides of Entry Driveway A.
    Complete

13. Relocate dumpster enclosure to the southwest corner of the site.
    Complete

14. Resurface parking lot.
    Maintenance Proposal - Budgetary Restrictions
    Crack filling small patch repair can be implemented, but a complete resurfacing of the parking lot is cost prohibitive.

    ACCEPTED (PATCH AND FILL)
15. Fire Department Engineer approval of site access and circulation.
    Complete as of April 22, 2026

16. Provide a utility plan.
    WILL COMPLY

17. City Engineer review of existing site utilities.
    WILL COMPLY

18. Provide landscape design plan
    Submitted 4/22/2026
19. Provide locations of proposed lighting and fixture specifications.
    <u>No new lights will be installed.</u> All existing exterior lighting fixtures are in good working order and will remain. The light photometric diagram plans are shown

analysis of existing lighting conditions (municipal light poles), exterior building lights (existing),with overlay of new interior lights spill over to the exterior.

20. Review and approval of proposed building improvements and materials by City Building Department.

WILL COMPLY

Phase	Description	Estimated Cost Range
Site Prep & Demolition	Saw-cutting existing asphalt/concrete, excavating trench, and hauling away debris.	$800 – $1,200
Concrete Footing	40 LF continuous concrete footing (estimating depth for frost/commercial structural needs) with rebar.	$1,500 – $3,000
CMU Block Construction	80 sq. ft. of 8x8x16 blocks, including mortar, vertical/horizontal rebar, and solid concrete cell grouting.	$2,000 – $2,800
Limestone Cap	40 LF of 2-inch thick architectural limestone wall cap, installed.	$1,200 – $1,800
Painting	Block filler primer and 2 coats of exterior acrylic paint (approx. 165 sq. ft. covering both sides and ends).	$400 – $700
Subtotal (Direct Costs)	Materials and direct labor.	**$5,900 – $9,500**
Permits & GC Overhead	Commercial permits, mobilization, and standard General Contractor markup (20–30%).	$1,500 – $2,800
Total Estimated Cost		**$7,400 – $12,300**

Building a commercial screening and parking protection wall along a major thoroughfare requires meeting specific structural standards. Because this "knee wall" serves as parking protection (essentially acting as a continuous vehicle barrier) and sits on a commercial property line, it cannot be built like a standard residential garden wall.

Here is what you need to know about the structural requirements to pass the site plan review, followed by a detailed cost estimate based on national averages.

Structural & Regulatory Requirements

To conform to commercial building codes and satisfy the Southgate Planning Commission, the wall must be engineered to withstand minor vehicle impacts and Michigan's freeze-thaw cycles.

1. **Foundation/Footing:** You cannot build this directly on the existing asphalt. The asphalt must be saw-cut and removed. Depending on the local inspector and the civil engineer's interpretation of the load, you will need a continuous poured concrete trench footing. Because Michigan's frost line is 42 inches, exterior masonry structures often require frost-depth footings to prevent heaving, though some municipalities may allow a heavily doweled floating grade beam for a 26-inch non-retaining knee wall.
2. **Reinforcement:** The CMU block will need vertical rebar (typically #4 or #5 bars) doweled into the concrete footing and running up through the block cells.
3. **Solid Grouting:** Because it acts as a parking barrier, the empty cells of the 8x8x16 CMU blocks must be filled solid with concrete grout. This gives the wall the sheer strength needed to stop a rolling vehicle without shattering onto the Fort St right-of-way.
4. **Cap & Finish:** The 2-inch limestone cap must be secured with Type S mortar or construction adhesive. The block must be coated with a masonry block-filler primer before applying the exterior paint to properly seal the porous concrete and ensure the paint adheres.

Estimated Cost Breakdown (National Averages)

This estimate assumes **two walls**, each 20 feet long (40 linear feet total) and 24 inches high (three courses of 8" block), topped with a 2-inch limestone cap for a total height of 26 inches. The face area of the CMU portion is 80 square feet.

With the switch from natural limestone to the more cost-effective precast concrete cap, the overall project estimate drops slightly.

To find the cost per linear foot (PLF), we calculate the adjusted total cost of the project and divide it by the 40 total linear feet (two 20-foot walls).

Adjusted Project Total (with Precast Cap)

Cost Per Linear Foot Conversion

Dividing that total by the 40 linear feet of wall space yields the following conversion:

- **Low End:** $6,500 ÷ 40 LF = **$162.50 per linear foot**
- **High End:** $11,200 ÷ 40 LF = **$280.00 per linear foot**

For the budgeting and client discussions, you can safely estimate a fully burdened cost of **$160 to $280 per linear foot**. This is a very standard commercial price bracket, reflecting the fact that the heavy 42-inch frost footings and the solid-grouted vehicle barrier engineering make up the lion's share of the cost, rather than the 26-inch CMU structure itself.

ARCHITECT
CULT DESIGN STUDIO PLLC
ATTN: **PANDUSH GAQI AIA AWI**

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WEST BLOOMFIELD TOWNSHIP,
MI 48322

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GAQI@CULTDESIGNSTUDIO.COM

BUSINESS OWNER
THE PITA PLACE
ATTN: **REZARTA HOXHA**

11640 TELEGRAPH RD
TAYLOR, MI 48180-6814

734-486-8408
REZARTAHOXHA77@GMAIL.COM

DEVELOPER
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ATTN: **REZARTA HOXHA**

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734-486-8408
REZARTAHOXHA77@YAHOO.COM

PROPERTY OWNER / LANDLORD
ROSCOE TRUST
ATTN: **RONALD R ROSCOE**

34009 EDMONTON
FARMINGTON, MI 48335

248-802-9361

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 PLAN DETAILS	X
ASP100	SITE PHOTOMETRY STUDY	X
L-100	LANDSCAPE PLAN AND DETAILS	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
C-100	UTILITY PLAN	X

Grand total: 16

EXISTING PHOTOS - FOR REFERENCE ONLY

PROJECT NOTES

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 OTHER 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 CONTRACTORS 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.T
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.

PROJECT DESCRIPTION

SCOPE OF WORK:

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

A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

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

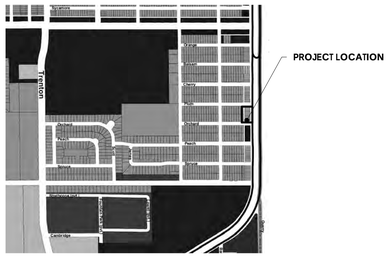
ALTERATION LEVEL 3

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.

ZONING

ZONING - C-1 COMMUNITY BUSINESS



PARCEL NUMBER:
53 019 03 0308 000

SITE MAP

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ISSUED	DATE	REVISIONS	CONSULTANT
SITE PLAN REVIEW	03/12/2026	PG	PG

OWNER

PROJECT
THE PITA STOP
15446 FORT ST.
SOUTHGATE, MI 48195

SHEET
TITLE SHEET

STAMPS
STATE OF MICHIGAN
PANDUSH GAQI
ARCHITECT
No. 1301066932
LICENSED ARCHITECT
04/13/2026

PROJECT 7-3225
SHEET NO. G000

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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	**2 HOURS**
INTERIOR	**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
					TOTAL 47

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)

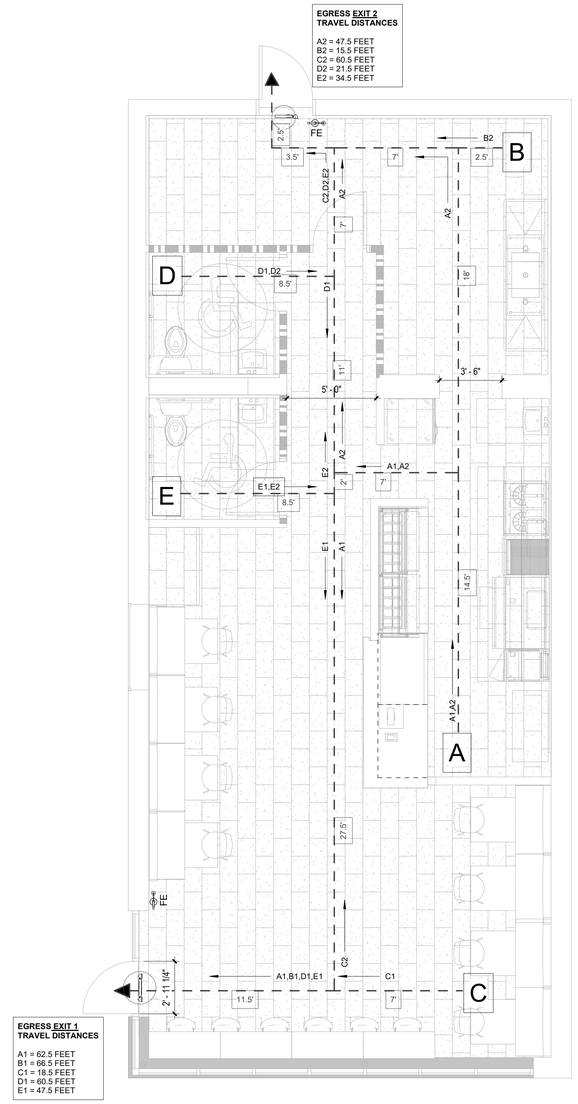
- **NEW KITCHEN EXHAUST SYSTEMS TO BE IECC COMPLIANT**
- **NEW AND REPLACEMENT FENESTRATIONS TO BE BE IECC COMPLIANT**
- **NEW ROOF EQUIPMENT TO BE IECC COMPLIANT**
- **EXISTING EXTERIOR MASONRY WALLS TO REMAIN**

COMPLIANCE LEGEND

SYMBOL	ITEM
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.



N

1 CODE COMPLIANCE AND LIFE SAFETY
1/4" = 1'-0"

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CONSULTANT

DATE	REVISED	PRINTS
03/12/2026	PG	PG

ISSUED
SITE PLAN REVIEW

OWNER

PROJECT
THE PITA STOP
15446 FORT ST.
SOUTHGATE, MI 48195

SHEET
FLOOR PLAN - LIFESAFETY COMPLIANCE

STAMPS
STATE OF MICHIGAN
PANDUSH GAQI
ARCHITECT
No. 1301066932
LICENSED ARCHITECT
04/13/2026

PROJECT 7-3225

SHEET NO. G001

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ABBREVIATION LIST

A/C	AIR CONDITIONING
A/V	AUDIO/VISUAL
ACP	ACOUSTICAL CEILING PANEL
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ALUM	ALUMINIUM
APPROX	APPROXIMATELY
ARCH	ARCHITECT(URAL, URE)
ASSOC	ASSOCIATED
AUTO	AUTOMATIC
AWP	ACOUSTICAL WALL PANEL
BD	BOARD
BF	BARRIER FREE
BIT	BITUMINOUS, BITUMEN
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BOT	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)
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATION
EMER	EMERGENCY
ENCL	ENCLOS(E,URE)
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
FOC	FACE OF CONCRETE
FOS	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
JT(S)	JOINT(S)
KIT	KITCHEN

ABBREVIATION LIST

LAM	LAMINATE(D)
LAV	LAVATORY
LBL	LABEL
LH	LEFT HAND
LL	LIVE LOAD
LP	LOW POINT
LTG	LIGHTING
LTL	LINTEL
MANF	MANUFACTURE(R)
MAS	MASONRY
MATL	MATERIAL(S)
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MIN	MINIMUM
MISC	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
PLAS	PLASTER
PLWD	PLYWOOD
PNL	PANEL(ED)
PR	PAIR
PREP	PREPARE (SURFACE)
PROV	PROVIDE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PAINT
PVMT	PAVEMENT
QTY	QUANTITY
R	RISER
RAD	RADIUS
RB	RUBBER BASE
REF	REFRIDGERATOR
REINF	REINFORCED
REQD / REQ'D	REQUIRED
RES	RESILIENT
RET	RETAINING
REV	REVISION(S) / REVISE(D)
RFG	ROOFING
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
S	SOUTH
SC	SOLID CORE
SCHED	SCHEDULE
SECT	SECTION
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SPEC(S)	SPECIFICATION(S)
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STN	STAIN
STO	STORAGE
STRUC	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
SYS	SYSTEM
T	TREAD
T&G	TONGUE AND GROOVE
T.O.	TOP OF
TECH	TECHNOLOGY
TEL	TELEPHONE
TEMP	TEMPERED
THK	THICK(NESS)
THRESH	THRESHOLD
TOC	TOP OF CURB
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOW	TOP OF WALL
TRANS	TRANSPARENT
TV	TELEVISION
TYP	TYPICAL
UL	UNDERWRITER'S LABORATORY
UNFIN	UNFINISHED
UNO	UNLESS OTHERWISE NOTED
VAR	VARIES
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VU	VENTILATION UNIT
VWC	VINYL WALLCOVERING

ABBREVIATION LIST

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
CL	CENTER LINE
L	ANGLE

MATERIAL DESIGNATIONS & SYMBOLS

Room name 101 — ROOM NUMBER FINISH TYPE

1i — DOOR NUMBER

1i — WALL TYPES

1t — WINDOW NUMBER

EXISTING ELEVATION

NEW ELEVATION

BATT INSULATION

1 — COLUMN CENTER LINE / IDENTIFIER

REVISION INDICATION

EXISTING WALL TO REMAIN

NEW WALL

1 HOUR PARTITION

2 HOUR PARTITION

3 HOUR PARTITION

ELEMENTS TO BE REMOVED

EXTENT OF WORK

CMU

CONCRETE

WOOD BLOCKING

STEEL (LARGE SCALE)

PLASTER

RIGID INSULATION

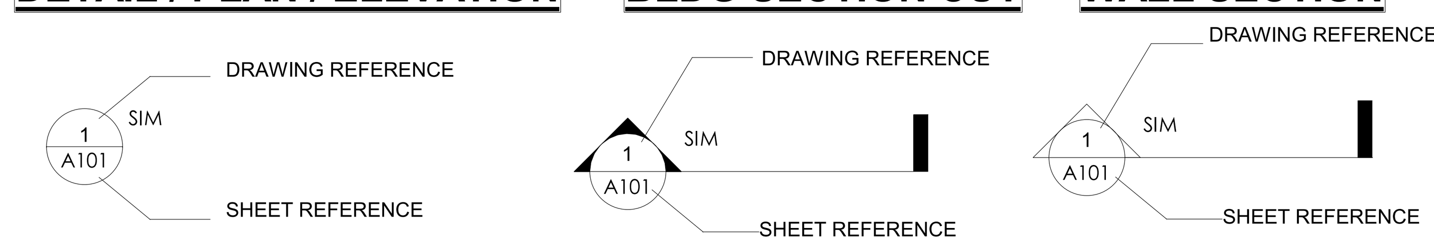
PLYWOOD

MILLWORK

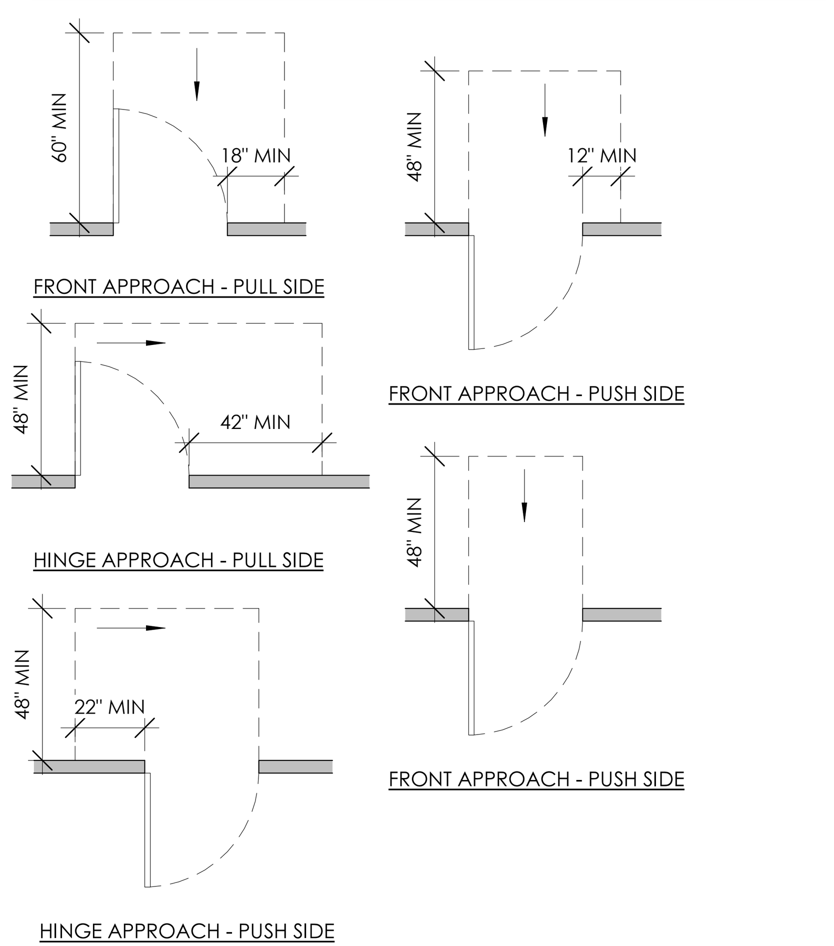
DETAIL / PLAN / ELEVATION

BLDG SECTION CUT

WALL SECTION



REQUIRED PUSH/PULL CLEARANCES



FRONT APPROACH - PULL SIDE

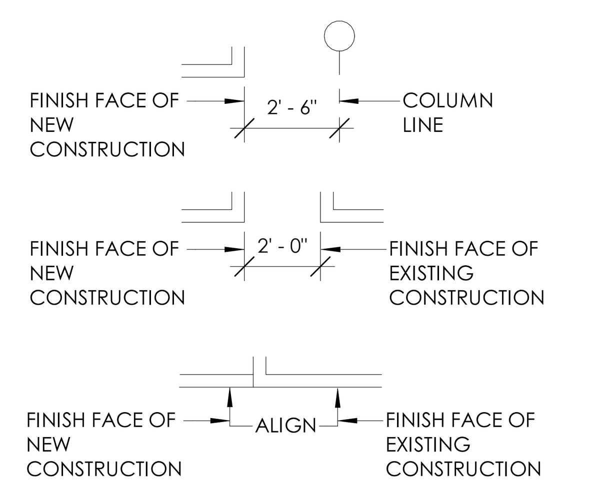
FRONT APPROACH - PUSH SIDE

HINGE APPROACH - PULL SIDE

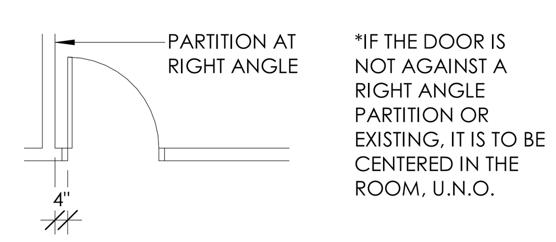
FRONT APPROACH - PUSH SIDE

HINGE APPROACH - PUSH SIDE

DIMENSIONING SYSTEM (UNLESS NOTED OTHERWISE)



DIMENSIONING KEY



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

INTERIOR STEEL STUD FRAMING

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.

MAXIMUM ALLOWABLE HEIGHTS (NON-LOAD BEARING - METAL STUDS)

STEEL STUD FRAMING SECTION 092216			COLD-FORMED MT'L FRAMING SECTION 054000			
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"	--	--	--	--

* DEFLECTION = L/360
* SPACING = 16" O.C.

GENERAL NOTES

*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.

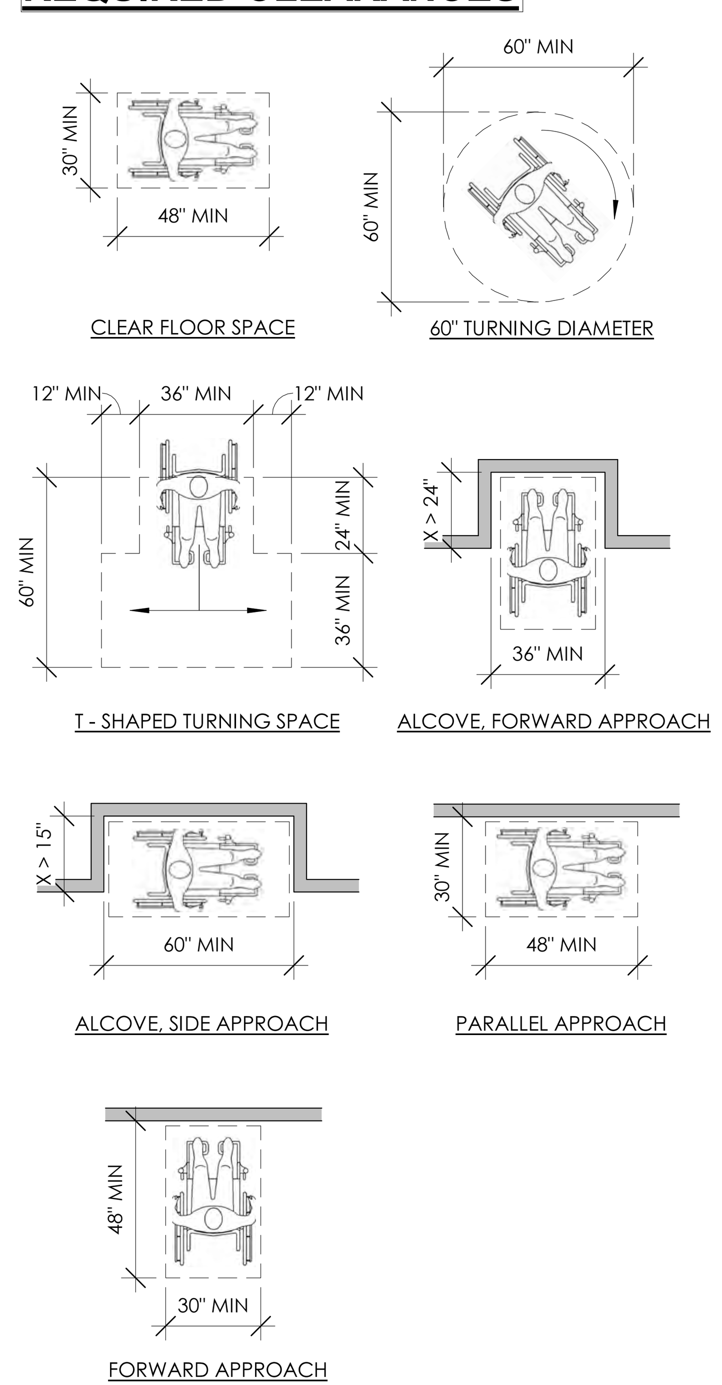
TYPICAL MOUNTING HEIGHTS

1. MOUNTING HEIGHTS SHOWN ARE BASED UPON RECOGNIZED DESIGN STANDARDS AND/OR BARRIER FREE CODE REQUIREMENTS. IT IS INTENDED THAT LIKE DEVISES 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 THE BOTTOM OR THE TOP OF THE DEVICE RECESS TO ALIGN 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

REQUIRED CLEARANCES



CLEAR FLOOR SPACE

60" TURNING DIAMETER

T - SHAPED TURNING SPACE

ALCOVE, FORWARD APPROACH

ALCOVE, SIDE APPROACH

PARALLEL APPROACH

FORWARD APPROACH

PLUMBING SYMBOLS AND STANDARDS

SYMBOLS AND NOTATION STANDARDS	
FINNED TUBE ELEMENT LENGTH FINNED TUBE ELEMENT HEAT IN MBH GALLONS PER MINUTE FOR ELEMENT	FTR A — X' - X" X MBH X GPM
SUPPLY DIFFUSER TYPE 1 (SCHEDULED) 8" DIAMETER NECK SIZE TWO DIFFUSERS WITH 100 CFM	S-1 8Ø 100-2
EQUIPMENT TAG	X X
CONSTRUCTION NOTES	
THERMOSTAT/ TEMPERATURE SENSOR	T
NEW CONNECTION	
RETURN/TRANSFER ARROW	
SUPPLY ARROW	
BLANK OFF SECTION	
PIPE ENDCAP	
VENT THROUGH ROOF	VTR
PIPE ELBOW DOWN	
PIPE ELBOW UP	
BACKFLOW PREVENTER	BFP
ISOLATION VALVE	
BALANCE VALVE	
BALANCE VALVE WITH FLOW MEASURING	
CONTROL VALVE	
BALL VALVE	
GAS VALVE (MANUAL)	
PIPE CONTINUATION	
PRESSURE REGULATING VALVE	
OUTSIDE STEM AND YOKE VALVE	
OUTSIDE STEM AND YOKE VALVE WITH TAMPER SWITCH	TS
CHECK VALVE	
PIPE FLEXIBLE CONNECTION	
PIPE UNION	
CLEAN OUT - PIPE FLANGE	CO
CLEAN OUT - IN FLOOR	CO
PUMP	
HOSE BIBB	HB
WALL HYDRANT	WH
WATER METER	M
FLOOR DRAIN/ SINK	
FLOW MEASURING DEVICE	
THERMOMETER	
PRESSURE GAUGE AND COCK	
AIR VENT - MANUAL	MV
AIR VENT - AUTOMATIC	AV
PRESSURE RELIEF VALVE	
STRAINER WITH HOSE CONNECTION	
STRAINER	
REDUCER - CONCENTRIC	
REDUCER - ECCENTRIC	
FUNNEL FLOOR DRAIN - ELEVATION (DETAILS)	
FLOOR DRAIN -ELEVATION (DETAIL)	
ACCESS DOOR	
FLEXIBLE CONNECTOR	
VARIABLE FREQUENCY CONTROLLER	VFC
AUTOFLOW VALVE	

ABBREVIATIONS AND DESCRIPTIONS

A	COMPRESSED AIR	MAT	MIXED AIR TEMPERATURE
ACC	AIR COOLED CONDENSER	MAU	MAKE UP AIR UNIT
ACCU	AIR COOLED CONDENSING UNIT	MAX	MAXIMUM
AFF	ABOVE FINISHED FLOOR	MBH	THOUSAND BRITISH THERMAL UNITS PER HOUR
AHU	AIR HANDLING UNIT	MCA	MINIMUM CIRCUIT AMPACITY
ALT	ALTERNATE	MECH	MECHANICAL
AMP	AMPERE	MFR	MANUFACTURER
APD	AIR PRESSURE DROP	MIN	MINIMUM
ASHRAE	AMERICAN SOCIETY OF HEATING, REFRIG. AND AIR-CONDITIONING ENGINEERS	MISC	MISCELLANEOUS
		MMBH	MILLION BRITISH THERMAL UNITS PER HOUR
AUX	AUXILIARY	M/S	MOTOR STARTED
AV	ACID VENT	MV	MANUAL AIR VENT
AVTR	ACID VENT THROUGH ROOF		
AW	ACID WASTE	NC	NORAMALLY CLOSED
		NC	NOISE CRITERIA
BAS	BUILDING AUTOMATION SYSTEM	NFPA	NATIONAL FIRE PROTECTION AGENCY
BCU	BLOWER COIL UNIT	NIC	NOT IN CONTRACT
BDD	BACK DRAFT DAMPER	NO	NORMALLY OPEN
BFP	BACK FLOW PREVENTER	NPCW	NON POTABLE COLD WATER
BHP	BRAKE HORSE POWER		
BOD	BOTTOM OF DUCT	OA	OUTSIDE AIR
BOP	BOTTOM OF PIPE	OAT	OUTSIDE AIR TEMPERATURE
BTU	BRITISH THERMAL UNIT	OBD	OPPOSED BLADE DAMPER
BTUH	BRITISH THERMAL UNIT PER HOUR	OD	OUTSIDE DIAMETER
		ORC	OVERFLOW ROOF CONDUCTOR
C	COMMON	ORD	OVERFLOW ROOF DRAIN
CAP	CAPACITY	OS&Y	OUTSIDE SCREW AND YOLK
CC	COOLING COIL	OV	OUTLET VELOCITY
CD	CONDENSATE DRAIN		
CFH	CUBIC FEET PER HOUR	PC	PUMPED CONDENSATE
CFM	CUBIC FEET PER MINUTE	PCR	PROCESS COOLING RETURN
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
CNDS	CONDENSATE	PHS	PERIMETER HEAT SUPPLY
CO	CLEAN OUT	PRV	PRESSURE REDUCING VALVE
CO2	CARBON DIOXIDE	PS	PUMPED STORM
CP	CIRCULATING PUMP	PSI	POUNDS PER SQUARE INCH
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
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
DDC	DIRECT DIGITAL CONTROL	RCP	RADIANT CEILING PANEL
DEG	DEGREE	RD	ROOF DRAIN
DFU	DRAINAGE FIXTURE UNIT	RF	RETURN FAN
DN	DOWN	RH	RELATIVE HUMIDITY
DNZ	DOWNSPOUT NOZZLE	RH	ROOF HYDRANT
DT	DRAIN TILE	RL	REFRIGERANT LIQUID
DWH	DOMESTIC WATER HEATER	RLFA	RELIEF AIR
		RPM	REVOLUTIONS PER MINUTE
F	FIRE PROTECTION	RS	REFRIGERANT SUCTION
°F	DEGREES FAHRENHEIT	RTU	ROOFTOP UNIT
FCU	FAN COIL UNIT		
FD	FLOOR DRAIN	SA	SUPPLY AIR
FLA	FULL LOAD AMPS	SA	SOUND ATTENUATOR
FP	FIRE PUMP	SAN	SANITARY WASTE
FS	FLOOR SINK	SF	SUPPLY FAN
FT	FEET	SH	SHOWER
FTR	FINNED TUBE RADIATION	SK	SINK
		SMR	SNOW MELT RETURN
G	NATURAL GAS	SMS	SNOW MELT SUPPLY
GA	GAUGE	SP	STATIC PRESSURE
GAL	GALLON	SPEC	SPECIFICATION
GRH	GRAVITY RELIEF HOOD	SQFT	SQUARE FEET
GPH	GALLON PER HOUR	S/S	START/STOP
GPM	GALLON PER MINUTE	SS	SERVICE SINK
		ST	STORM
HB	HOSE BIBB	STM	STEAM
HC	HEATING COIL	SW	SWITCH
HEPA	HIGH EFFICIENCY PARTICULATE ARRESTANCE		
HL	HIGH LIMIT	TC	TEMPERATURE CONTROL
HOA	HAND/OFF/AUTO	TC	TEMPERING COIL
HP	HEAT PUMP	TCP	TEMPERATURE CONTROL PANEL
HP	HORSEPOWER	TD	TRENCH DRAIN
HPLR	HEAT PUMP LOOP RETURN	TEMP	TERMPERATURE
HPLS	HEAT PUMP LOOP SUPPLY	TSP	TOTAL STATIC PRESSURE
HTG	HEATING	TU	AIR TERMINAL UNIT
HV	HEATING VENTILATION	TYP	TYPICAL
HVAC	HEATING, VENTILATION, AIR CONDITIONING		
HWH	HOT WATER HEATING	UH	UNIT HEATER
HWHR	HOT WATER HEATING RETURN	UL	UNDERWRITER
HWHS	HOT WATER HEATING SUPPLY	UR	URINAL
HW	DOMESTIC HOT WATER	UV	UNIT VENTILATOR
HWR	DOMESTIC HOT WATER RETURN		
HX	HEAT EXCHANGER	V	VENT
HZ	HERTZ	VAC	VACUUM
		VAV	VARIABLE AIR VOLUME
ID	INSIDE DIAMETER	VB	VACUUM BREAKER
IE	INVERT ELEVATION	VFC	VARIABLE FREQUENCY CONTROLLER
IH	INTAKE HOOD	VTR	VENT THROUGH ROOF
IN	INCHES		
IW	INDIRECT WASTE	W	WASTE
		WB	WET BULB
KW	KILOWATT	WC	WATER CLOSET
KWH	KILOWATT HOUR	WC	WATER COLUMN
		WH	WALL HYDRANT
LAT	LEAVING AIR TEMPERATURE	WPD	WATER 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		

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SHEET MOUNTING HEIGHTS + ABBREVIATIONS

STAMPS: STATE OF MICHIGAN — PANDUSH GAQI — ARCHITECT — No. 1301066932 — LICENSED ARCHITECT
04/13/2026

PROJECT 7-3225

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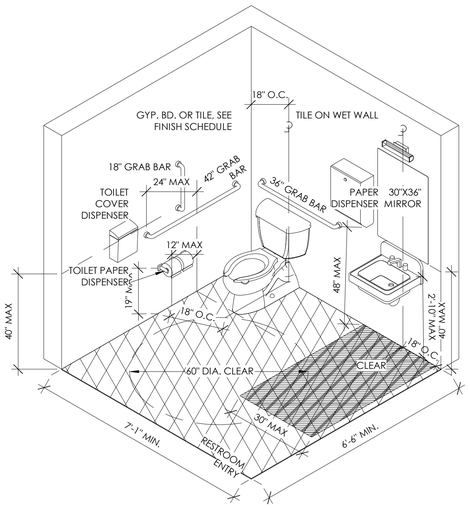
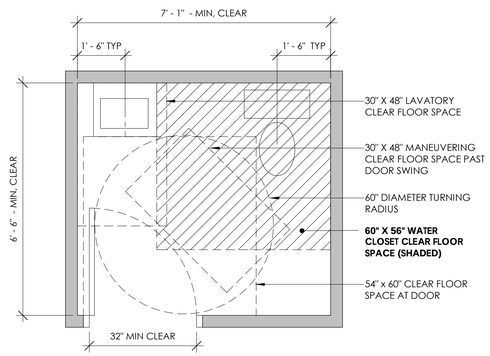
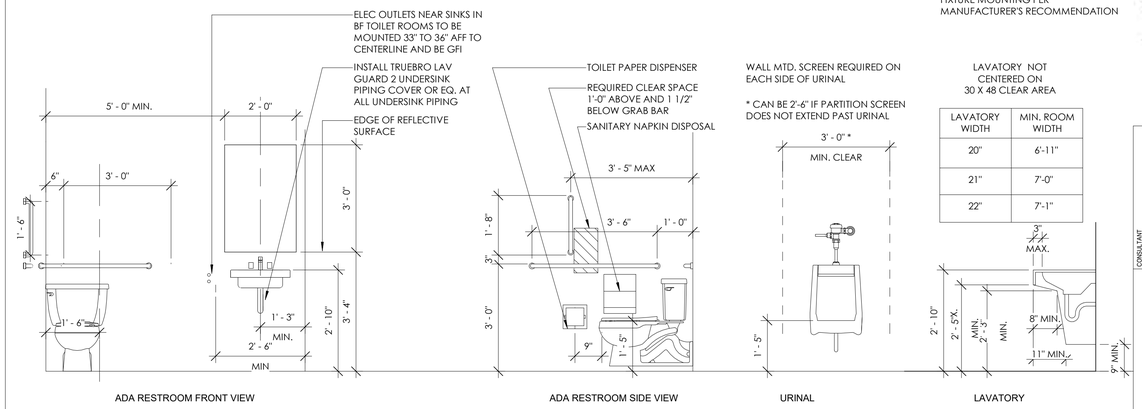


ADA RESTROOM AXON - NTS



ADA RESTROOM PLAN - NTS

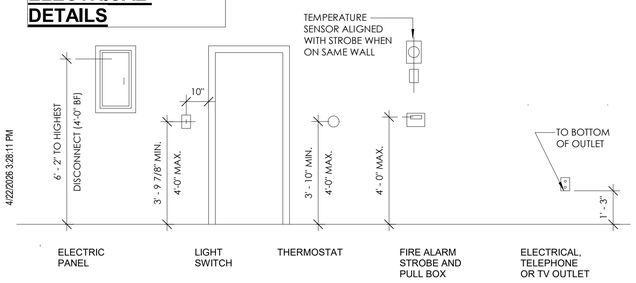


*NOTE: PROVIDE BLOCKING AS REQUIRED FOR ALL GRAB BARS AND FIXTURE MOUNTING PER MANUFACTURER'S RECOMMENDATION

LAVATORY WIDTH	MIN. ROOM WIDTH
20"	6'-11"
21"	7'-0"
22"	7'-1"

RESTROOM DETAILS - NTS

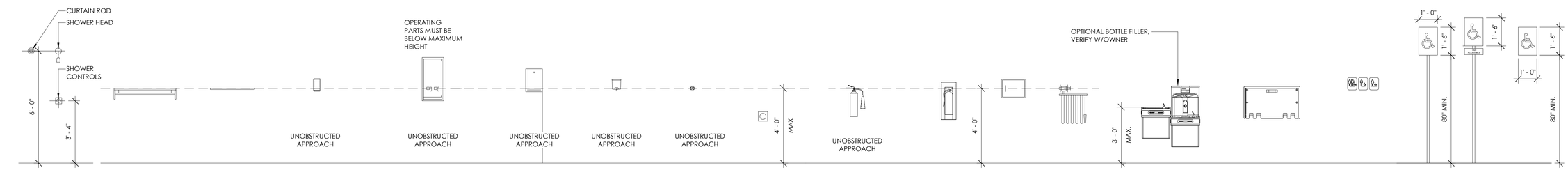
ELECTRICAL DETAILS



ACCESSORIES SCHEDULE

TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
GB-1	18" VERTICAL GRAB BAR	BRADLEY CORP.	812-001-18	
GB-2	36" GRAB BAR	BRADLEY CORP.	812-001-36	
GB-3	42" GRAB BAR	BRADLEY CORP.	812-001-42	
MI-1	MIRROR	BRADLEY CORP.	748-2436	
PTD-1	PAPERTOWEL DISPENSER	BRADLEY CORP.	250-15	
SD-1	SOAP DISPENSER	BRADLEY CORP.	6562	
SND-1	SANITARY NAPKIN DISPOSAL	BRADLEY CORP.	4A10	
TTD-1	TOILET TISSUE DISPENSER	BRADLEY CORP.	5084	

MOUNTING HEIGHTS



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SHEET: MOUNTING HEIGHTS CONTINUED

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PANDUSH GAQI
ARCHITECT
No. 1301066932
LICENSED ARCHITECT
STAMPS: 04/13/2026

PROJECT: 7-3225
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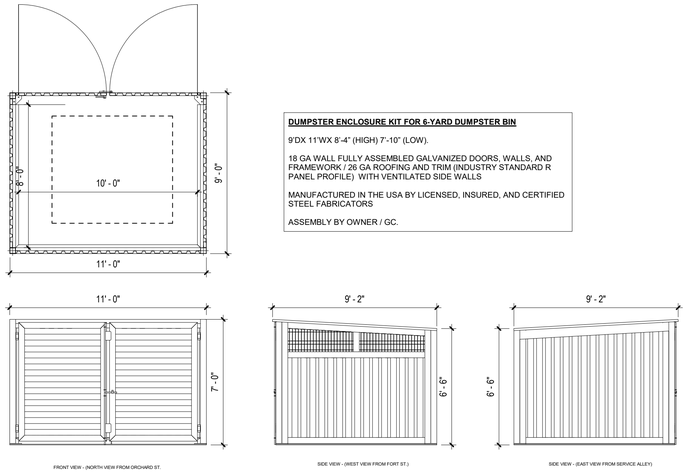


DUMPSTER ENCLOSURE KIT FOR 6-YARD DUMPSTER BIN

9'DX 11'WX 8'-4" (HIGH) 7'-10" (LOW).

18 GA WALL FULLY ASSEMBLED GALVANIZED DOORS, WALLS, AND FRAMEWORK / 26 GA ROOFING AND TRIM (INDUSTRY STANDARD R PANEL PROFILE) WITH VENTILATED SIDE WALLS

MANUFACTURED IN THE USA BY LICENSED, INSURED, AND CERTIFIED STEEL FABRICATORS

ASSEMBLY BY OWNER / GC.

3 DUMPSTER ENCLOSURE DETAILS
1/4" = 1'-0"

LEGAL DESCRIPTION:

31C308 TO 313 LOTS 308 TO 313 INCL SUPERVISORS FORT SUPERHIGHWAY SUB NO. 10 T3S R11E L64 P55 WCR

SITE OBSERVATIONS:

EXISTING PARKING LOT SURFACE IS IN GOOD CONDITION. IT IS ASPHALTIC SURFACING.

THE PARKING LOT HAS TWO OFFICIAL ENTRY DRIVEWAYS, BOTH ACCESSED FROM SOUTH BOUND FORT ST. IT HAS A THIRD ACCESS DRIVEWAY FROM THE ALLEY INTERSECTED BY ORCHARD ST. IMMEDIATELY TO THE SOUTHWEST CORNER OF THE LOT. **ALL THREE DRIVEWAYS ARE SECURED BY HINGED STEEL GATES, LOCKED BY OWNER.**

THE LOT BOUNDARY TO THE WEST IS A MASONRY BLOCK WALL, 42" HIGH EXTENDING FROM THE NORTH PROPERTY LINE TO THE SOUTH.

PARKING CALCULATIONS (1292.02(C) (8A)

1 PARKING SPACE / 75SF OF USABLE FLOOR AREA

FLOOR AREAS INCLUDED TO CALCULATE THE TOTAL NUMBER OF SPACES REQUIRED:

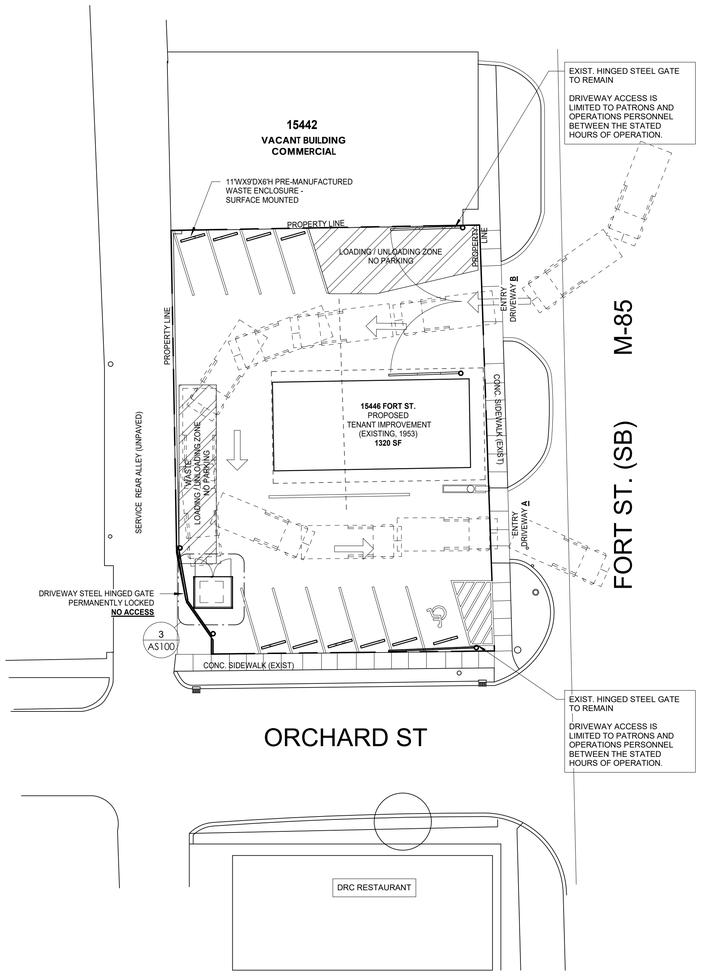
FLOOR AREA (MEASURED FROM INTERIOR FACE OF EXTERIOR WALL) :

1180 SF - 440 SF = **740 SF**
740 SF / 75 SF =(9.87) **10 PARKING SPACES MINIMUM REQUIREMENT**

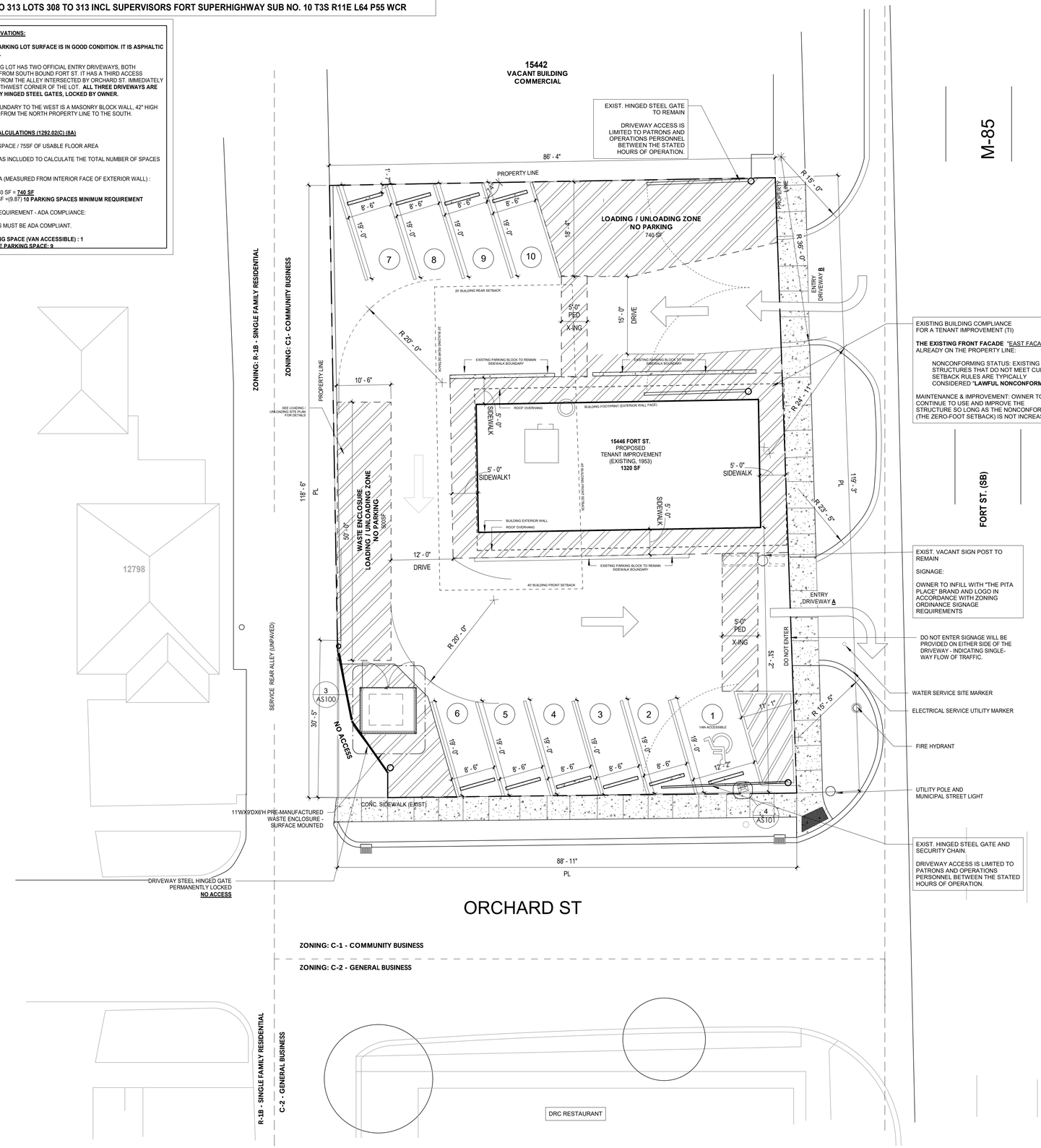
STRIPING REQUIREMENT - ADA COMPLIANCE:

1/10 SPACES MUST BE ADA COMPLIANT.

ADA PARKING SPACE (VAN ACCESSIBLE) : 1
ACCESSIBLE PARKING SPACE: 9



2 SITE PLAN - LOADING / UNLOADING
1" = 20'-0"



EXISTING BUILDING COMPLIANCE FOR A TENANT IMPROVEMENT (TI)

THE EXISTING FRONT FACADE "EAST FACADE" IS ALREADY ON THE PROPERTY LINE:

NONCONFORMING STATUS: EXISTING STRUCTURES THAT DO NOT MEET CURRENT SETBACK RULES ARE TYPICALLY CONSIDERED "**LAWFUL NONCONFORMING**".

MAINTENANCE & IMPROVEMENT: OWNER TO CONTINUE TO USE AND IMPROVE THE STRUCTURE SO LONG AS THE NONCONFORMITY (THE ZERO-FOOT SETBACK) IS NOT INCREASED.

EXIST. VACANT SIGN POST TO REMAIN

SIGNAGE:

OWNER TO INFILL WITH "THE PITA PLACE" BRAND AND LOGO IN ACCORDANCE WITH ZONING ORDINANCE SIGNAGE REQUIREMENTS

DO NOT ENTER SIGNAGE WILL BE PROVIDED ON EITHER SIDE OF THE DRIVEWAY - INDICATING SINGLE-WAY FLOW OF TRAFFIC.

WATER SERVICE SITE MARKER

ELECTRICAL SERVICE UTILITY MARKER

FIRE HYDRANT

UTILITY POLE AND MUNICIPAL STREET LIGHT

EXIST. HINGED STEEL GATE AND SECURITY CHAIN.

DRIVEWAY ACCESS IS LIMITED TO PATRONS AND OPERATIONS PERSONNEL BETWEEN THE STATED HOURS OF OPERATION.

1 SITE PLAN
1" = 10'-0"

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SHEET
SITE PLAN

STATE OF MICHIGAN
PANDUSH GAQI
ARCHITECT
No. 1301066932
LICENSED ARCHITECT

STAMPS
04/13/2026

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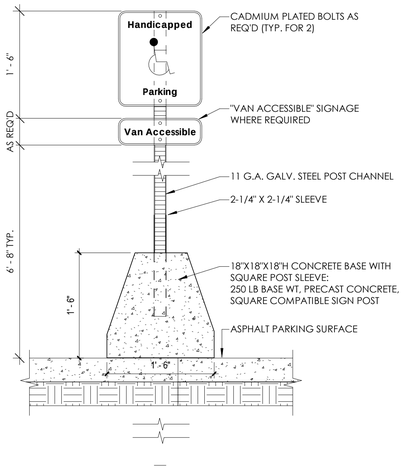
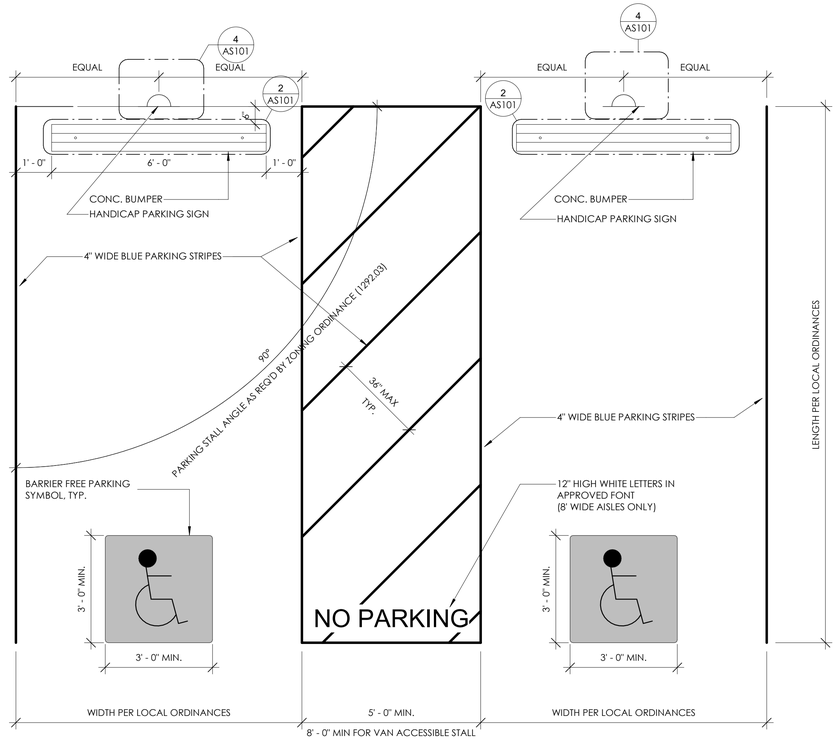
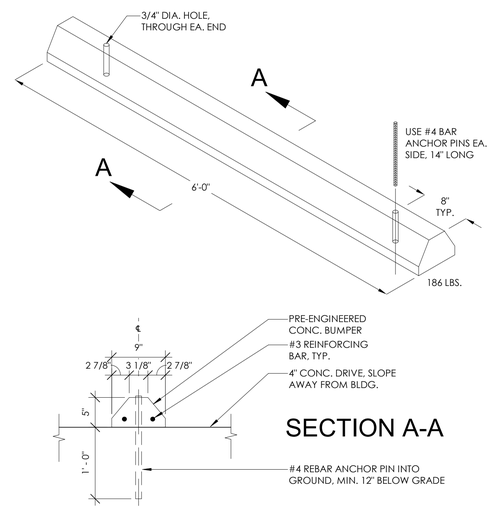


4 HANDICAP PARKING SIGN
1" = 1'-0"



3 TYPICAL ADA ACCESSIBLE PARKING STALL
1/2" = 1'-0"



2 PARKING BUMPER DETAILS
1" = 1'-0"

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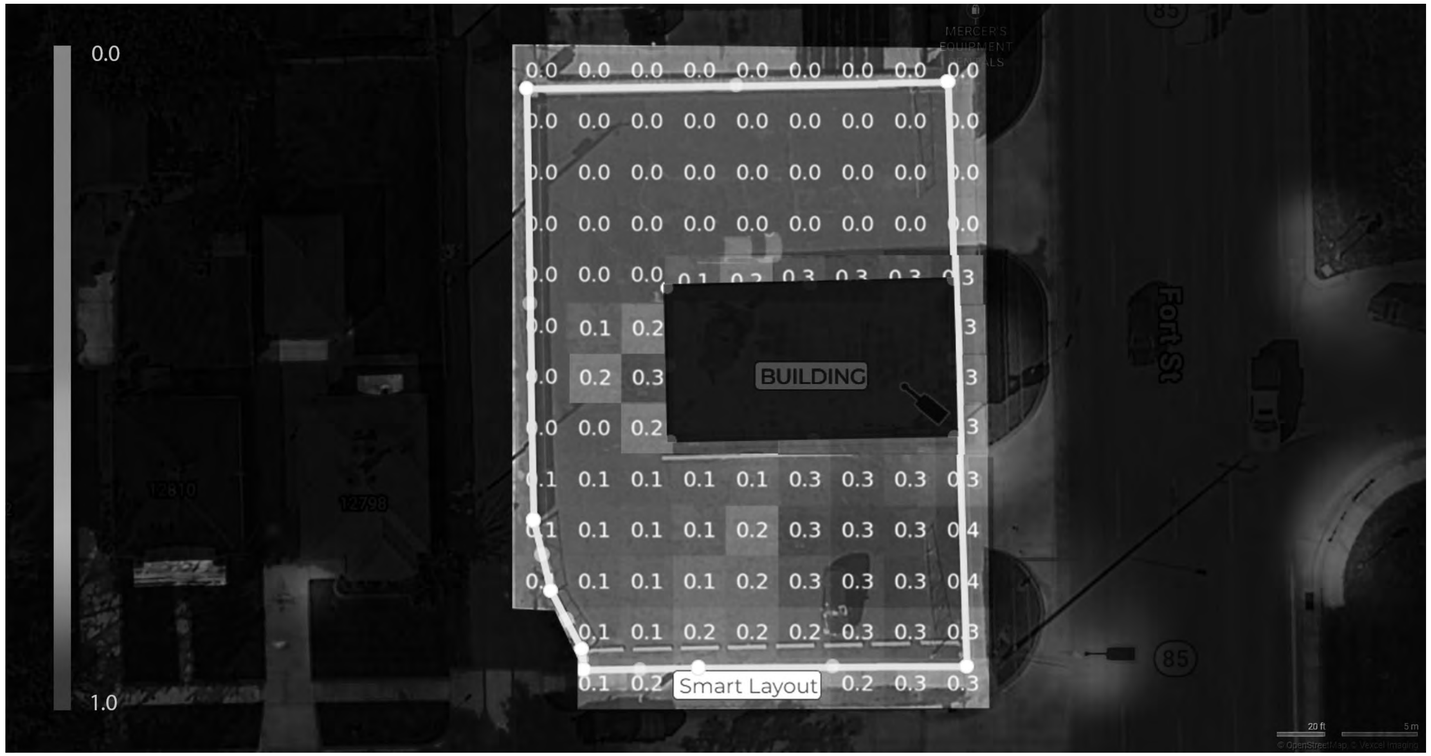
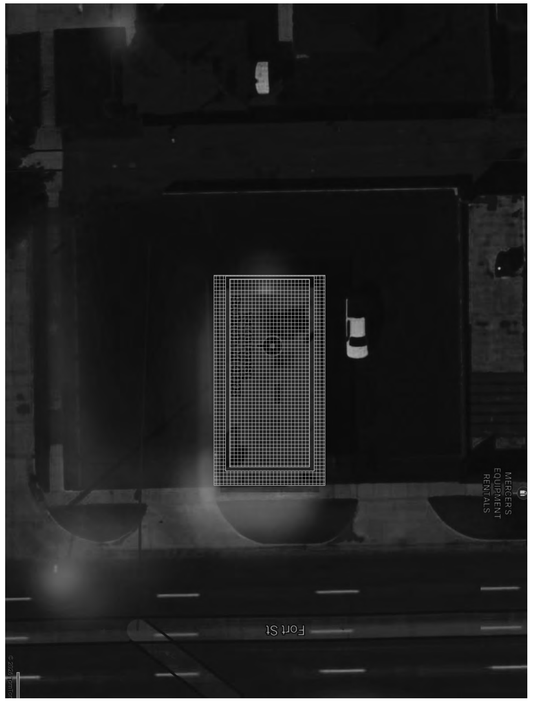
RELUX LIGHT ANALYSIS

	Calc. Type	LLF	Avg	Max	Min	Avg/Min	Max/Min
	Illuminance (FC)	0.912	0.11	0.38	0.01	11.0	38.0





N **2** LIGHT POLLUTION STUDY
1" = 20'-0"

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SHEET
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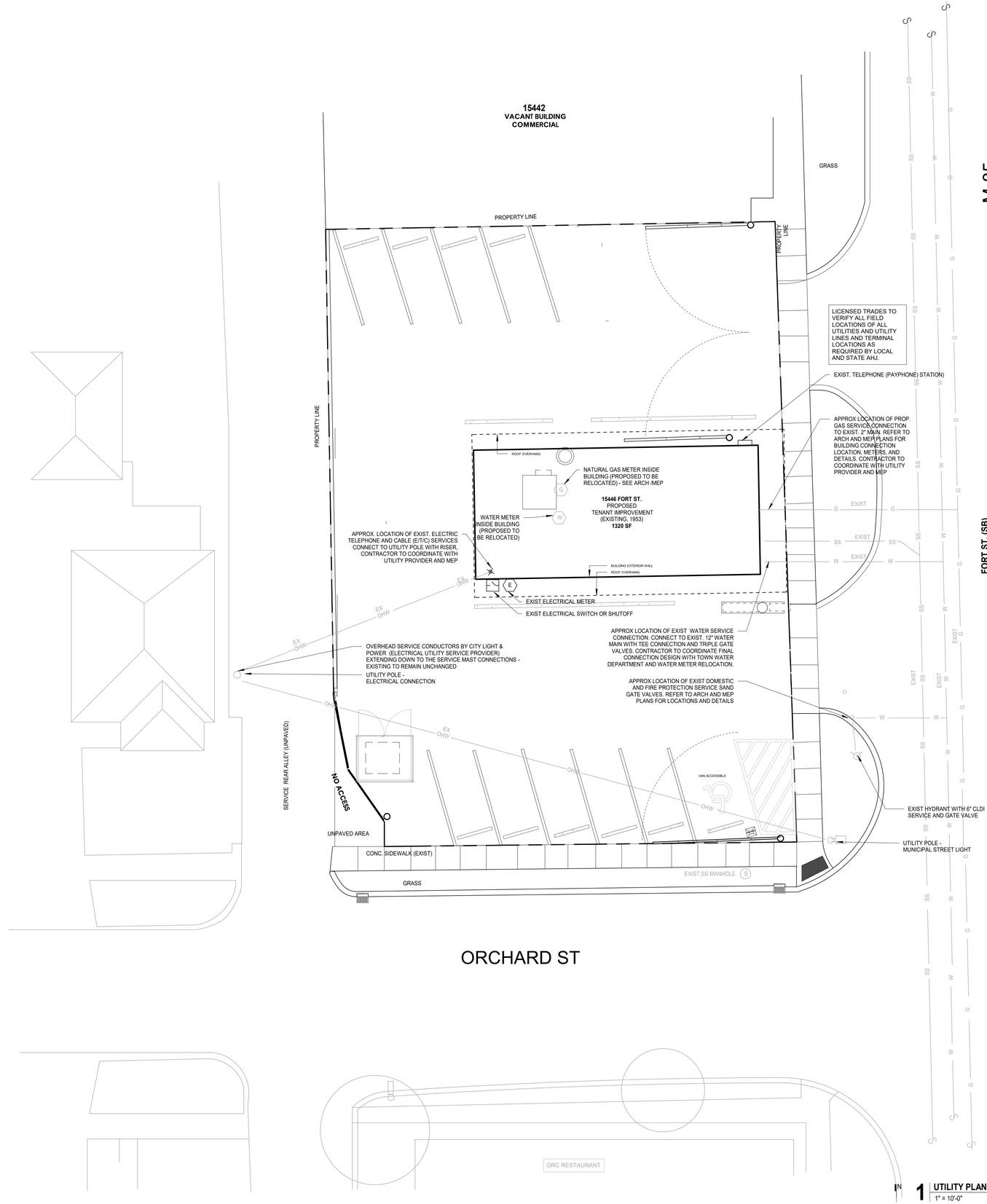
ABBREVIATIONS

AB	ACCESS BASIN
ABAN	ABANDON
ACC	ACCESSIBLE
ACP	ASPHALTIC CONCRETE PAVING
ACR	ACCESSIBLE CURB RAMP
AD	AREA DRAIN
ADJ	ADJACENT, ADJUST
AGGR	AGGREGATE
APPROX	APPROXIMATELY
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ASPH	ASPHALT
BC	BOTTOM OF CURB, BACK OF CURB
BIT	BITUMINOUS
BL	BASE LINE, BUILDING LINE
BLDG	BUILDING
BM	BENCHMARK
BS	BOTTOM OF SLOPE
BOT	BOTTOM
BSMT	BASEMENT
BW	BOTTOM OF WALL
C&G	CURB AND GUTTER
CB	CATCH BASIN
CI	CAST IRON, CURB INLET
CIP	CAST IRON PIPE, CAST IN PLACE
CISP	CAST IRON SOIL PIPE
CJ	CONTROL JOINT
CL	CENTERLINE
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
COND	CONDUIT
CP	CONCRETE PIPE
CPP	CORRUGATED PLASTIC PIPE
CSP	CONCRETE SEWER PIPE
DA	DRAINAGE AREA
DCB	DOUBLE CATCH BASIN
DI, DIP	DUCTILE IRON PIPE
DMH	DRAINAGE MANHOLE
DETN	DETENTION
DR	DRAIN
DS	DOWNSPOUT
DT	DRAIN TILE
EC	EDGE OF CURB
EHH	ELECTRICAL HANDHOLE
EL	ELEVATION, EASEMENT LINE
ELEV	ELEVATION
EMH	ELECTRICAL MANHOLE
ENTR	ENTRANCE
EJ	EXPANSION JOINT
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX, EXIST	EXISTING
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
FD	FOUNDATION DRAIN
FDN	FOUNDATION
FES	FLARED END SECTION
FFE	FIRST FLOOR ELEVATION
FH	FIRE HYDRANT
FLR	FLOOR
FM	FORCE MAIN
FN	FENCE
FOC	FACE OF CURB, FACE OF CONCRETE
FW	FLOOD WALL
GC	GRANITE CURB
GI	GUTTER INLET
GR, GRAN	GRANITE
GT	GREASE TRAP
GTD	GRADE TO DRAIN
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HYD	HYDRANT
IMH	INLET MANHOLE
INV, I=	INVERT ELEVATION
LA	LANDSCAPE
LBS	POUNDS
LF	LINEAR FEET
LOD	LIMIT OF DISTURBANCE
LOW	LIMIT OF WORK
LP	LIGHT POLE
LW	LAB WASTE
M&P	MAINTAIN AND PROTECT
MAX	MAXIMUM
MC	MANHOLE COVER
MES	METAL END SECTION
MH	MANHOLE
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NRCP	NON-REINFORCED CONCRETE PIPE
OH	OVERHEAD, OVERHANG
OPNG	OPENING
PD PLAZA	DRAIN
PERF	PERFORATED
PERIM	PERIMETER
PIV	POST INDICATOR VALVE
PK LOT	PARKING LOT
PKWY	PARKWAY
PL	PROPERTY LINE
PRKG	PARKING
PROP	PROPOSED, PROPERTY LINE
PV, PVMT	PAVEMENT
PVC	POLYVINYL CHLORIDE PIPE
PWW	PAVED WATER WAY
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
R&S	REMOVE AND STOCKPILE
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
REM	REMOVE
RET	RETAIN
RIM, R=	RIM ELEVATION
RL	ROOF LINE
RD	ROOF DRAIN
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SEP TNK	SEPTIC TANK
SMH	SEWER MANHOLE, STEAM MANHOLE
SS	SANITARY SEWER, SEWER SERVICE, STAINLESS STEEL, STORM SEWER
SWR	SEWER
TC	TOP OF CURB
TEL	TELEPHONE
TMH	TELEPHONE MANHOLE, TOP OF MANHOLE
TOC	TOP OF CONCRETE, TOP OF CURB
TP	TELEPHONE POLE
TS	TOP OF SLOPE
TSV	TAPPING SLEEVE VALVE BOX
TW	TOP OF WALL
TYP	TYPICAL
UD	UNDERDRAIN
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
UNPV RD	UNPAVED ROAD
UP	UTILITY POLE
UTIL	UTILITY
VAR	VARIES
VGC	VERTICAL GRANITE CURB
WV	WATER VALVE
YCO	YARD CLEANOUT
YD	YARD DRAIN
YH	YARD HYDRANT
YI	YARD INLET



1 UTILITY PLAN
1" = 10'-0"

M-85

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ISSUED: SITE PLAN REVIEW

OWNER

PROJECT: THE PITA STOP
15446 FORT ST.
SOUTHGATE, MI 48195

SHEET: UTILITY PLAN

STAMPS: STATE OF MICHIGAN — PANDUSH GAQI — ARCHITECT — No. 1301066932 — LICENSED ARCHITECT
04/13/2026

PROJECT 7-3225

SHEET NO. C-100

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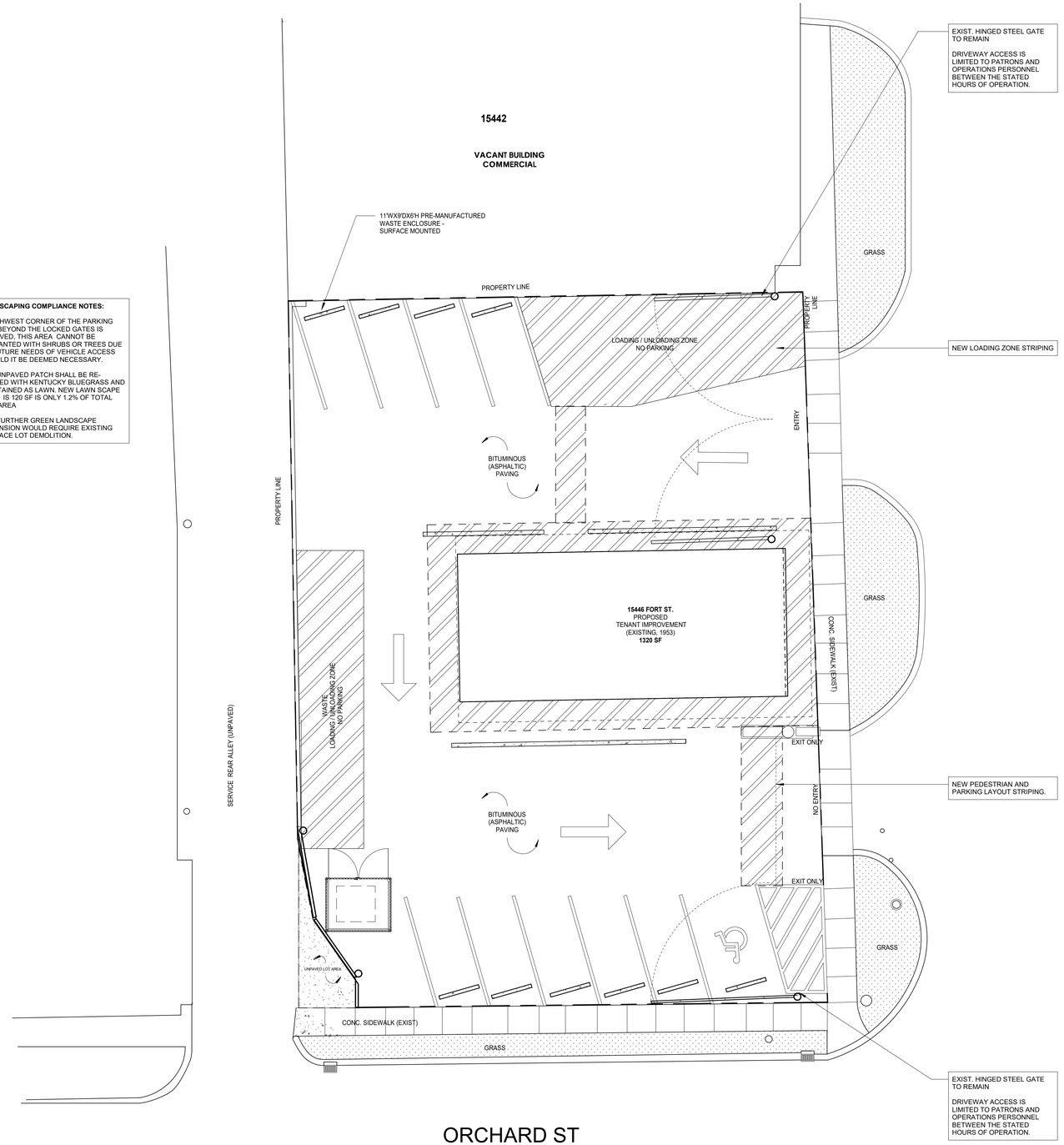
LANDSCAPING COMPLIANCE NOTES:

SOUTHWEST CORNER OF THE PARKING LOT, BEYOND THE LOCKED GATES IS UNPAVED, THIS AREA CANNOT BE REPLANTED WITH SHRUBS OR TREES DUE TO FUTURE NEEDS OF VEHICLE ACCESS SHOULD IT BE DEEMED NECESSARY.

THE UNPAVED PATCH SHALL BE RE-SEEDED WITH KENTUCKY BLUEGRASS AND MAINTAINED AS LAWN. NEW LAWN SCAPE AREA IS 120 SF IS ONLY 1.2% OF TOTAL SITE AREA

ANY FURTHER GREEN LANDSCAPE EXPANSION WOULD REQUIRE EXISTING SURFACE LOT DEMOLITION.



N **1** **LANDSCAPING PLAN**
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SHEET LANDSCAPE PLAN AND DETAILS

STATE OF MICHIGAN
PANDUSH GAQI
ARCHITECT
No. 1301066932
LICENSED ARCHITECT
04/13/2026

STAMPS
PROJECT 7-3225
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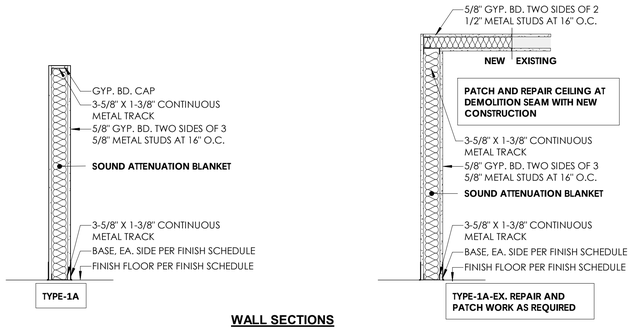
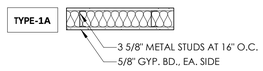
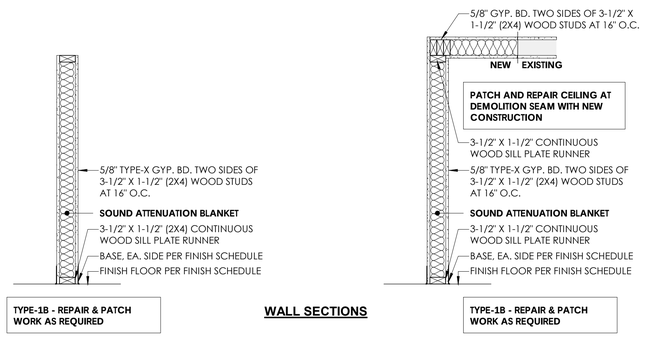


WALL SECTIONS



PLAN VIEW

TYPE-1A PARTITION WALL - DETAILS



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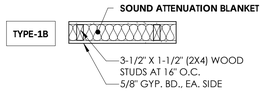
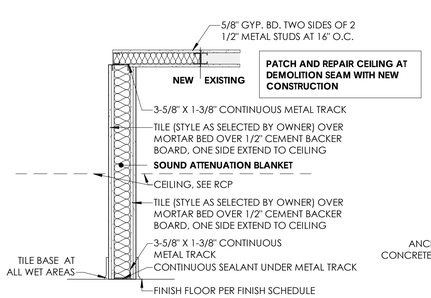
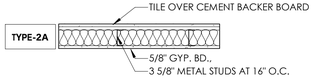


PLAN VIEW

TYPE-1B PARTITION WALL - DETAILS

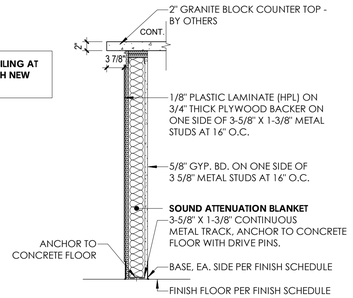


WALL SECTIONS

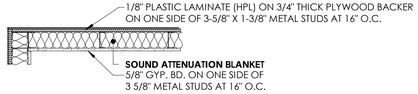


PLAN VIEW

TYPE-2B PARTITION WALL - DETAILS



WALL SECTIONS



PLAN VIEW

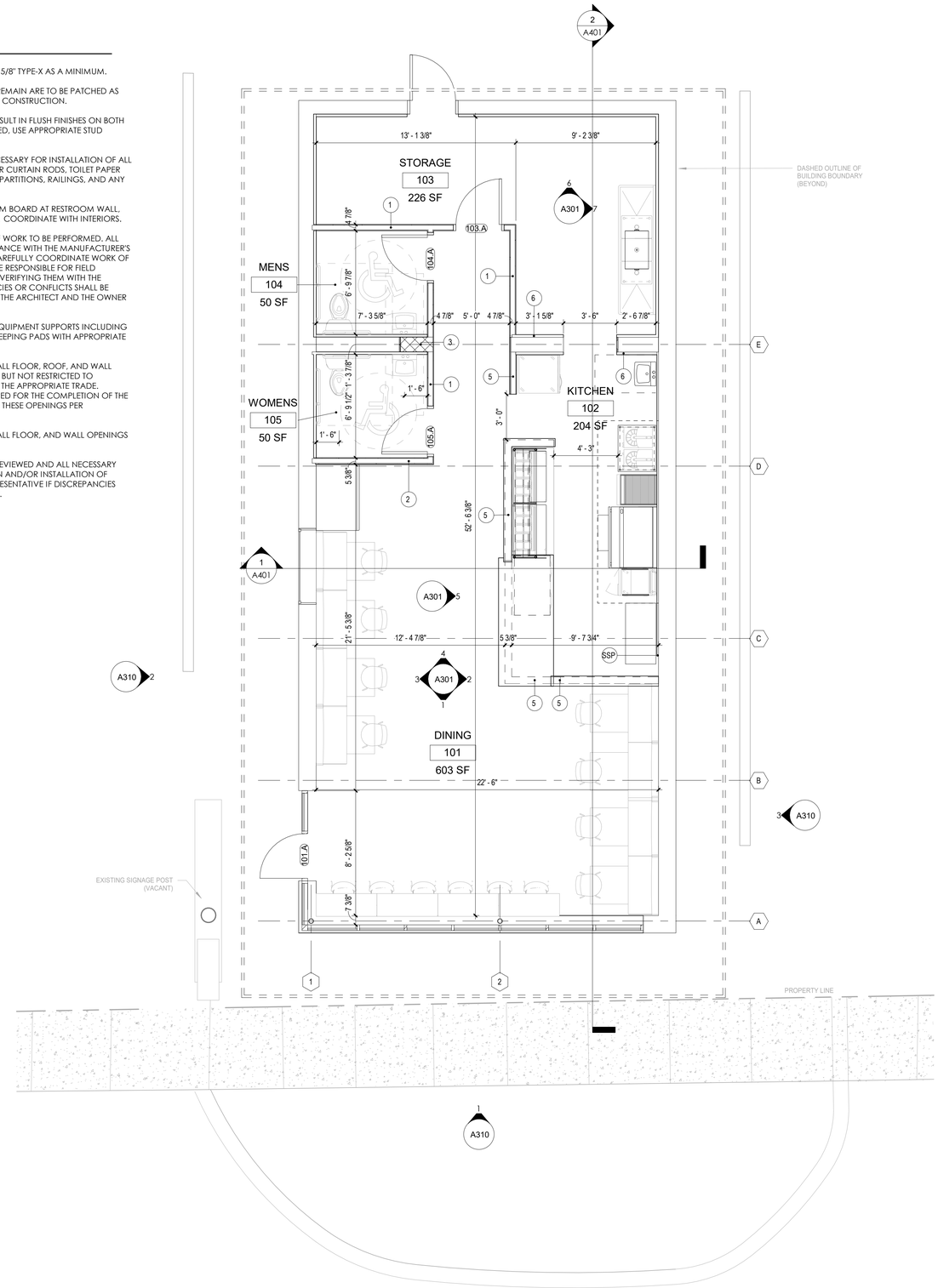
TYPE-3A PARTITION WALL - DETAILS

N

PARTITION WALL TYPES
3/4" = 1'-0"

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. UNLESS OTHERWISE NOTED, USE APPROPRIATE STUD FRAMING TO ACHIEVE DESIRED FINISH.
4. INSTALL WOOD 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 CONCRETE 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 LINTELS 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 ARCHITECTS REPRESENTATIVE IF DISCREPANCIES ARISE BEFORE PROCEEDING WITH THE WORK.



N

1 FLOOR PLAN
1/4" = 1'-0"

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FLOOR PLAN

STATE OF MICHIGAN
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LICENSED ARCHITECT
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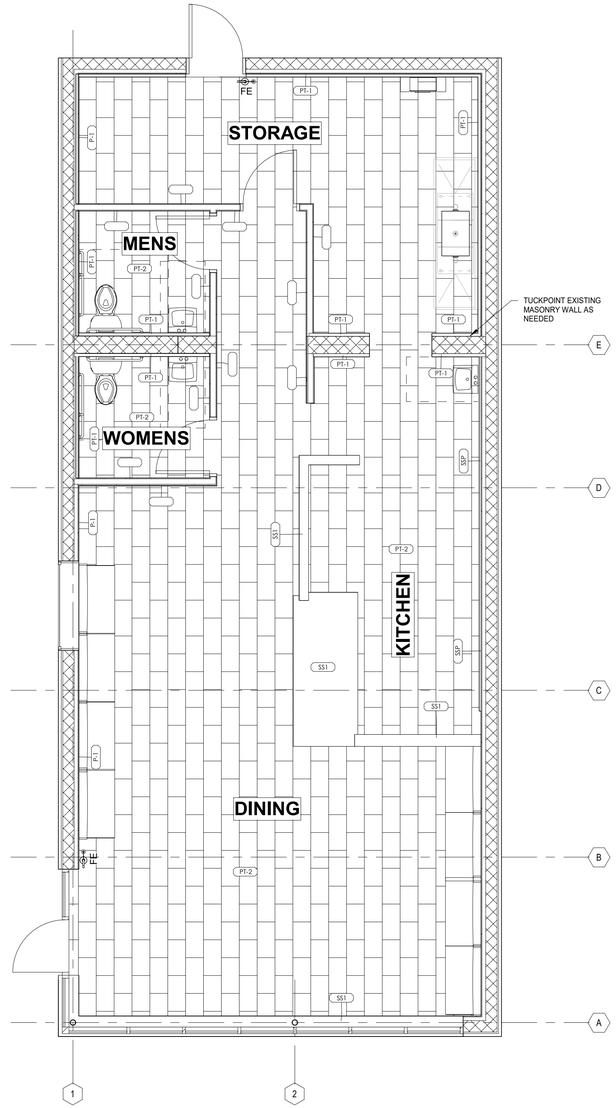
FINISH SCHEDULE KEY								
CODE	MATERIAL	MANUFACTURER	STYLE	SIZE	COLOR	FLAME SPREAD RATING	CONTACT INFO	NOTES
P1	PAINT (TO MATCH)	SHERWIN WILLIAMS	EGGSHELL		COLOR BY OWNER			SELECTED BY OWNER
PLAM	LAMINATE HIGH PRESSURE SURFACE				VINYL FLOORING BY OWNER			SELECTED BY OWNER
PLAM-1	LAMINATE HIGH PRESSURE SURFACE	ROPPE			COLOR BY OWNER			SELECTED BY OWNER
PT-1	PORCELAIN TILE			6"X12"	TILE BY OWNER			SELECTED BY OWNER
PT-2	PORCELAIN TILE			12"X24"				
PTB-1	PORCELAIN TILE BASE			4"X12"	TILE BASE BY OWNER			SELECTED BY OWNER
PTB-2	PORCELAIN TILE BASE			4"X12"				
SS1	GRANITE SOLID SURFACE			1" THICK				
SSP	STAINLESS STEEL PANEL			1.25"				

FINISH SCHEDULE									
ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALL				CEILING	NOTES
				NORTH	EAST	SOUTH	WEST		
101	DINING	PT-2	PTB-2	PLAM1	P-1	P-1		P-1	
102	KITCHEN	PT-2	PTB-2	SSP				P-1	
103	STORAGE	PT-2	PTB-1	PT-1	PT-1		P-1	P-1	
104	MENS	PT-2	PTB-1	P-1	PT-1			P-1	
105	WOMENS	PT-2	PTB-1	P-1			PT-1	P-1	

1. ALL FURNITURE IS SHOWN FOR REFERENCE AND SCALE ONLY. ALL FINAL FURNITURE SELECTION IS TO BE BY OWNER
2. PRIME AND PAINT ALL SURFACES WITH A MINIMUM (2) FINISH COATS.
3. ALL BATHROOM WET WALLS ARE TO BE PORCELAIN TILE FROM FLOOR TO CEILING. PROVIDE CEMENT BACKER BOARD BEHIND ALL PORCELAIN TILE WALLS.
4. THERE IS NO FURNITURE IN THE SCOPE OF THIS PROJECT.
5. AFTER REMOVING EXISTING FLOORING, GRIND CONCRETE OR REPLACE SUBFLOOR AS REQUIRED TO PROVIDE A LEVEL SURFACE FOR THE NEW FLOORING AT RESTROOM SAWCUT AREA.
6. CENTER ALL FLOORING TRANSITIONS UNDER DOORS OR AT THE CENTER OF OPENINGS U.N.O.
7. USE LEVELING COMPOUND TO FEATHER FLOOR UP TO APPROPRIATE HEIGHT TO ENSURE THAT TRANSITION STRIP IS FLUSH WITH ADJACENT FLOORING MATERIAL
8. DO NOT PROVIDE METAL CORNER PIECES FOR OUTSIDE OR INSIDE CORNERS OF INTEGRAL COVE BASE. CONTRACTOR TO PROVIDE AND INSTALL METAL CHANNEL CAP FOR EXPOSED EDGE OF SHEET VINYL
9. GROUT COLOR FOR TILE TO BE SELECTED BY OWNER
10. ALL METAL COUNTERTOP SUPPORTS TO BE FIELD PAINTED TO MATCH SURROUNDING WALL FINISH (IN ALKYD, SEMI-GLOSS PAINT FINISH)
11. ALL PLASTIC LAMINATE COUNTERS TO HAVE MITERED SQUARE EDGES WITH MATCHING P.LAM EDGE BANDING (OR PVC EDGE BANDING)
12. ALL SOLID SURFACE COUNTERTOPS AND BACKSPLASHES TO HAVE MITERED, FINISHED EASED EDGES
13. WINDOW SILLS TO BE PAINTED GYPSUM BOARD
14. PAINT CONDUIT, PIPING, JUNCTION BOXES, DUCTWORK AND OTHER EXPOSED UTILITIES TO MATCH CEILING PAINT, OTHER THAN IN MECHANICAL AND ELECTRICAL ROOMS U.N.O.
15. SUBMIT 9"X9" SAMPLES FOR APPROVAL ON ALL FINISHES PRIOR TO ORDERING
16. REFER TO FINISH PLANS AND ELEVATIONS FOR ACCENT WALL LOCATIONS AND MULTIPLE FINISH LOCATIONS
17. REFER TO ALL INTERIOR FINISH NOTES AND INTERIOR DRAWINGS INCLUDING PLANS, ELEVATIONS AND DETAILS FOR COMPLETE INTERIORS INFORMATION
18. CONDUCT MOISTURE TESTS ON ALL CONCRETE SLABS WHERE FINISH MATERIALS ARE SCHEDULED. RECORD PASSING MOISTURE LEVELS PRIOR TO START OF INSTALLATION. REFERENCE MANUFACTURERS INSTALLATION SPECIFICATIONS FOR EACH FLOOR FINISH TYPE TO VERIFY REQUIREMENTS
19. WHERE SPECIFIED, PROVIDE CONTINUOUS LENGTH OF RUBBER WALL BASE WITH FIELD FORMED CORNERS, U.N.O.
20. PROVIDE A SMOOTH LEVEL 4 DRYWALL FINISH ON ALL GYPSUM WALLS U.N.O.
21. INTERIOR PAINT DESIGNATIONS:
    IPS-__-A EGGSHELL FINISH
    IPS-__-B SEMI-GLOSS FINISH
    IPS-__-C FLAT FINISH
    IPS-__-D EPOXY COATING



N **1 FLOOR FINISHES PLAN**
1/4" = 1'-0"

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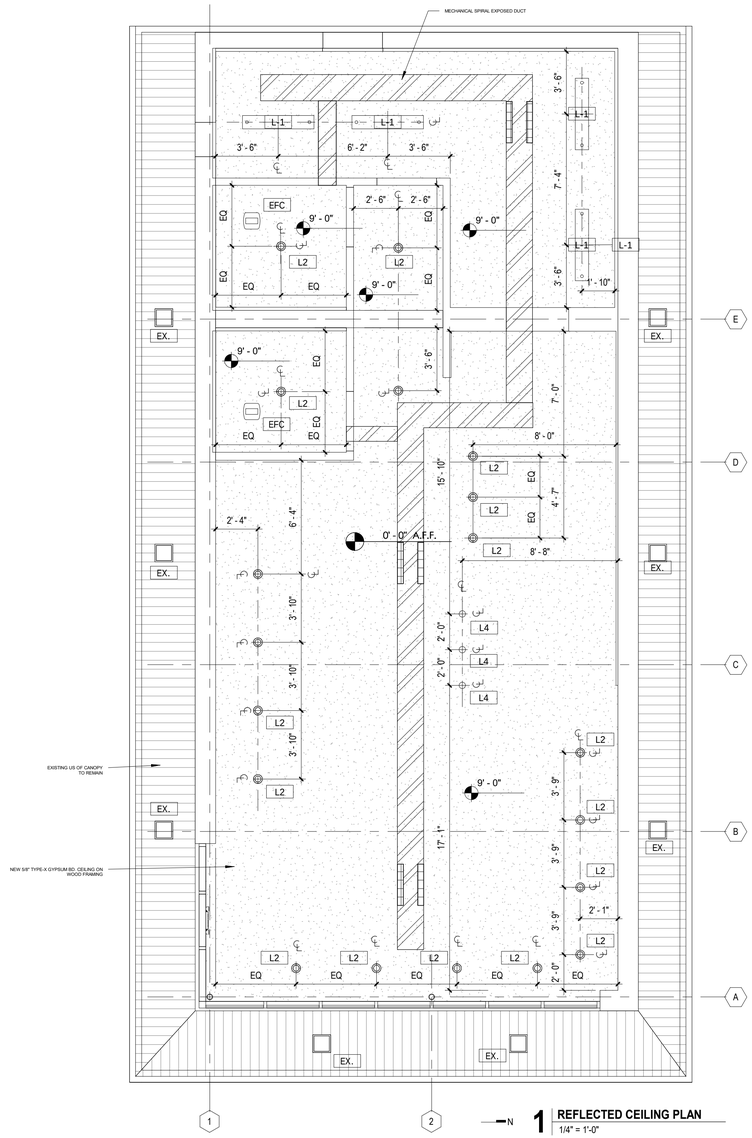
LIGHTING FIXTURES SCHEDULE		
Family	Wattage	Illuminance
Downlight - Rectangle - LED	18 W	23 lx
LF_Exhaust fan combo	9 W	47 lx
LF_Exit Sign_Ceiling mt		
Pendant Lamp - Art Glass - LED	60 W	76 lx
Pendant Light - Linear - 2 Lamp	64 W	206 lx
Recessed Lamp - Round - LED	18 W	23 lx

REFLECTED CEILING PLAN LEGEND

- EX. — EXISTING CANOPY EXTERIOR RECESSED LIGHTS (TO REMAIN)
- EFC — EXHAUST FAN 75CFM LED LIGHT COMBO
- EE — EMERGENCY EXIT LIGHTS
- L-4 — PENDANT DECORATIVE LIGHTS (BOWL)
- L-2 — RECESSED CAN LED LIGHT FIXTURE
- L-1 — PENDANT LINEAR LIGHT FIXTURE
- EXPOSED SPIRAL MECHANICAL DUCT SIZE PER MECHANICAL REQUIREMENTS
- 5/8" GYP. BD. CEILING ON WOOD FRAME
- EXISTING T&G WOOD CANOPY UNDERSIDE (TO REMAIN)



1 REFLECTED CEILING PLAN
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PANDUSH GAQI
ARCHITECT
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STAMPS: 04/13/2026

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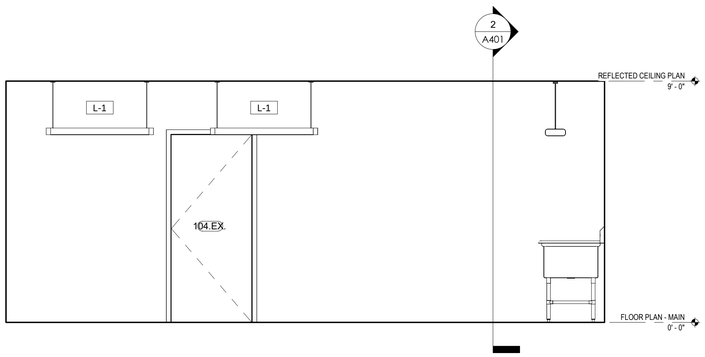
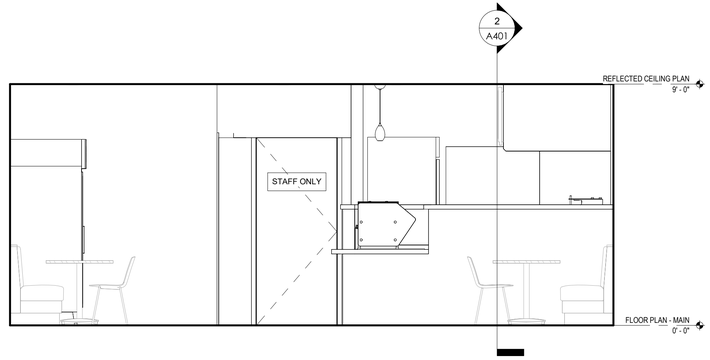
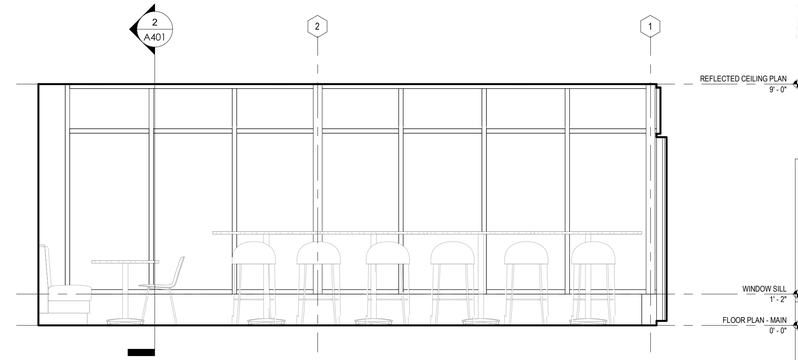


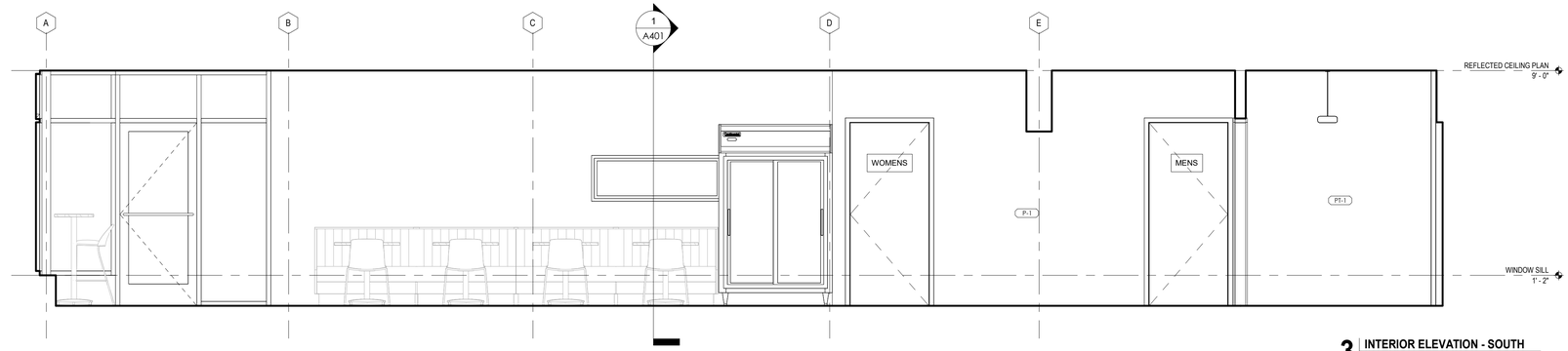
6 INTERIOR ELEVATION - STORAGE (WEST)
3/8" = 1'-0"



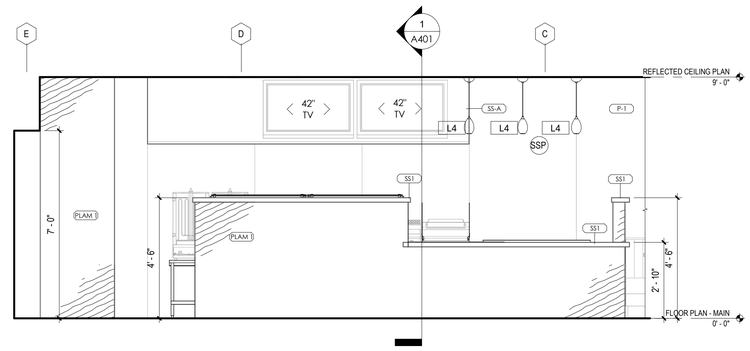
4 INTERIOR ELEVATION - WEST
3/8" = 1'-0"



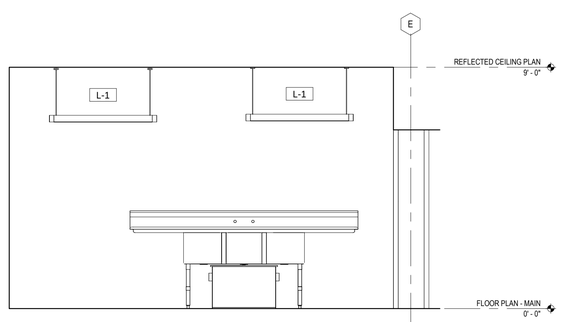
1 INTERIOR ELEVATION - EAST
3/8" = 1'-0"



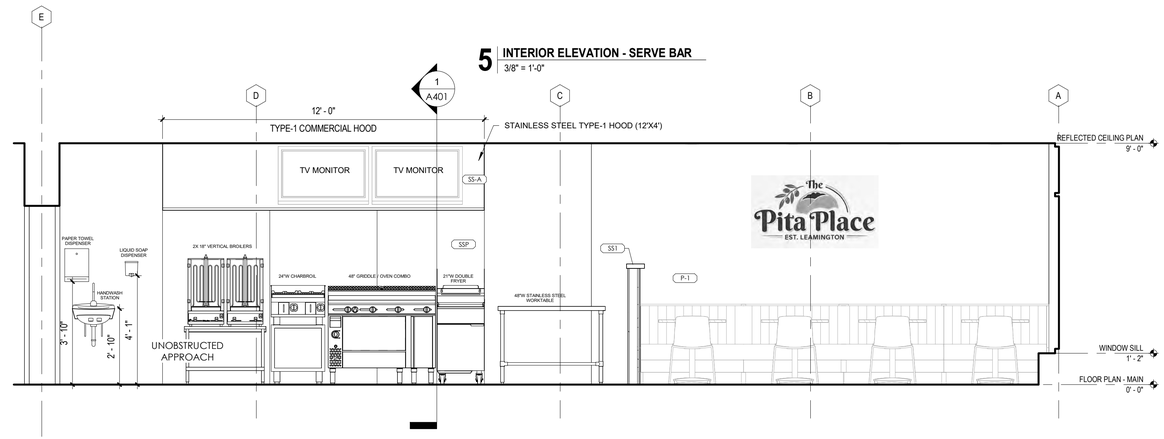
3 INTERIOR ELEVATION - SOUTH
3/8" = 1'-0"



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"

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INTERIOR ELEVATIONS & DETAILS

STAMPS
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04/13/2026

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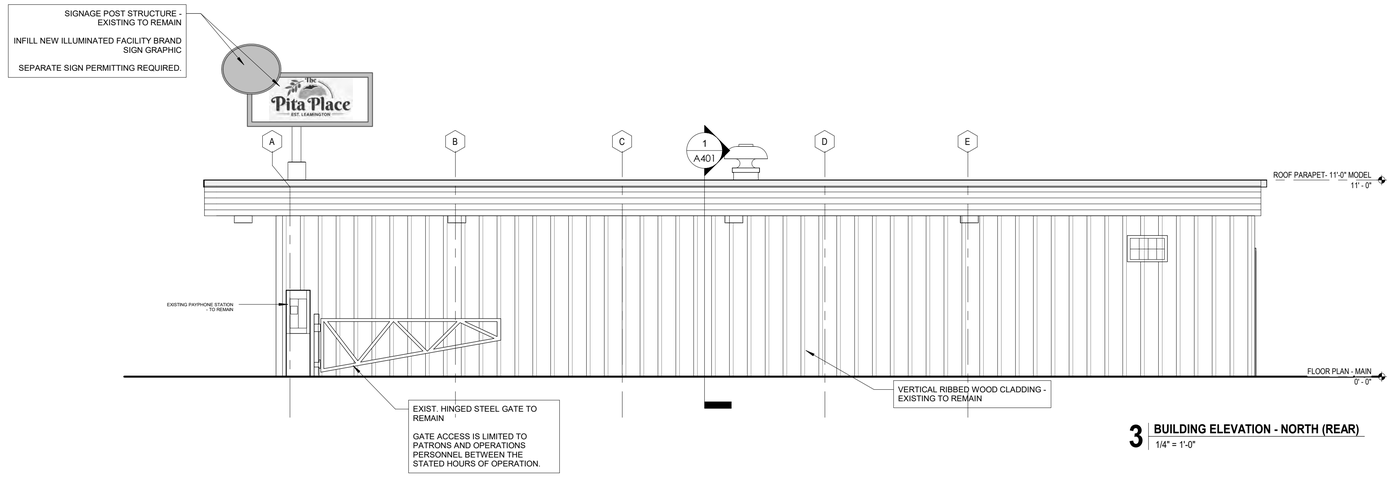
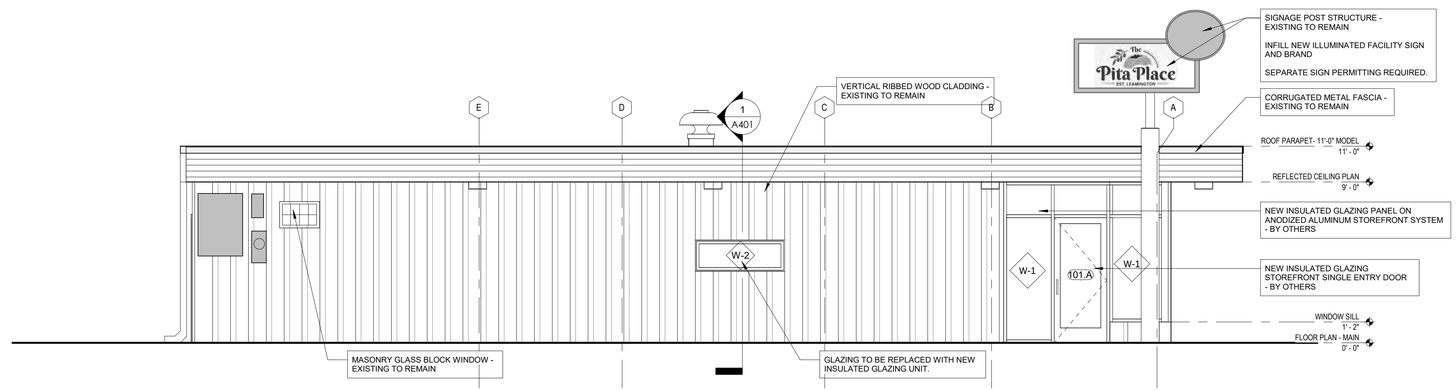
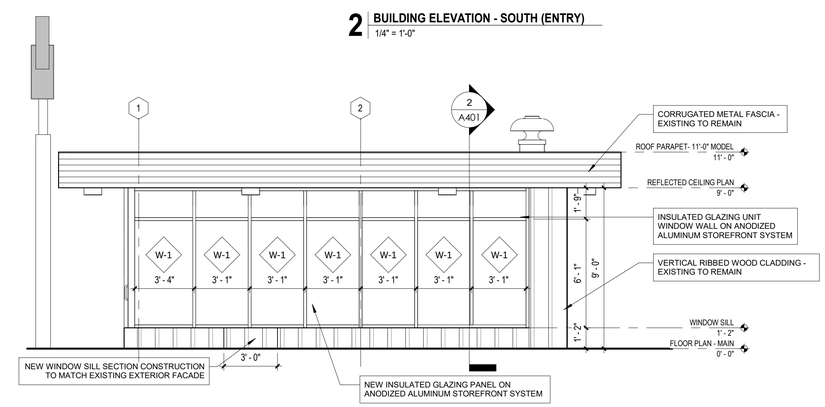


3 BUILDING ELEVATION - NORTH (REAR)
1/4" = 1'-0"



2 BUILDING ELEVATION - SOUTH (ENTRY)
1/4" = 1'-0"



1 BUILDING ELEVATION - EAST
1/4" = 1'-0"

CONSULTANT
PRIOR/ PROPOSED
DATE
03/12/2026 Author checker

ISSUED
SITE PLAN REVIEW

OWNER

PROJECT
THE PITA STOP
15446 FORT ST.
SOUTHGATE, MI 48195

SHEET
BUILDING ELEVATIONS

STATE OF MICHIGAN
PANDUSH GAQI
ARCHITECT
No. 1301066932
LICENSED ARCHITECT

STAMPS
04/13/2026

PROJECT 7-3225

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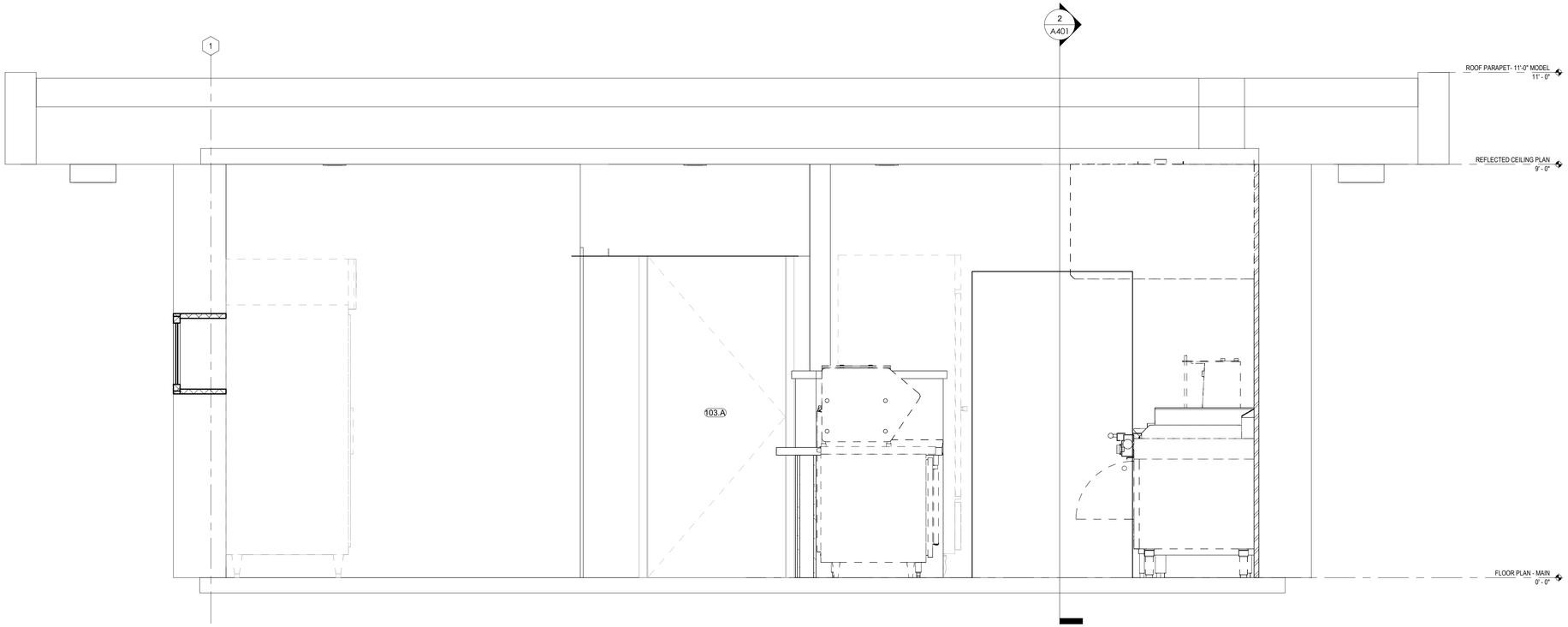
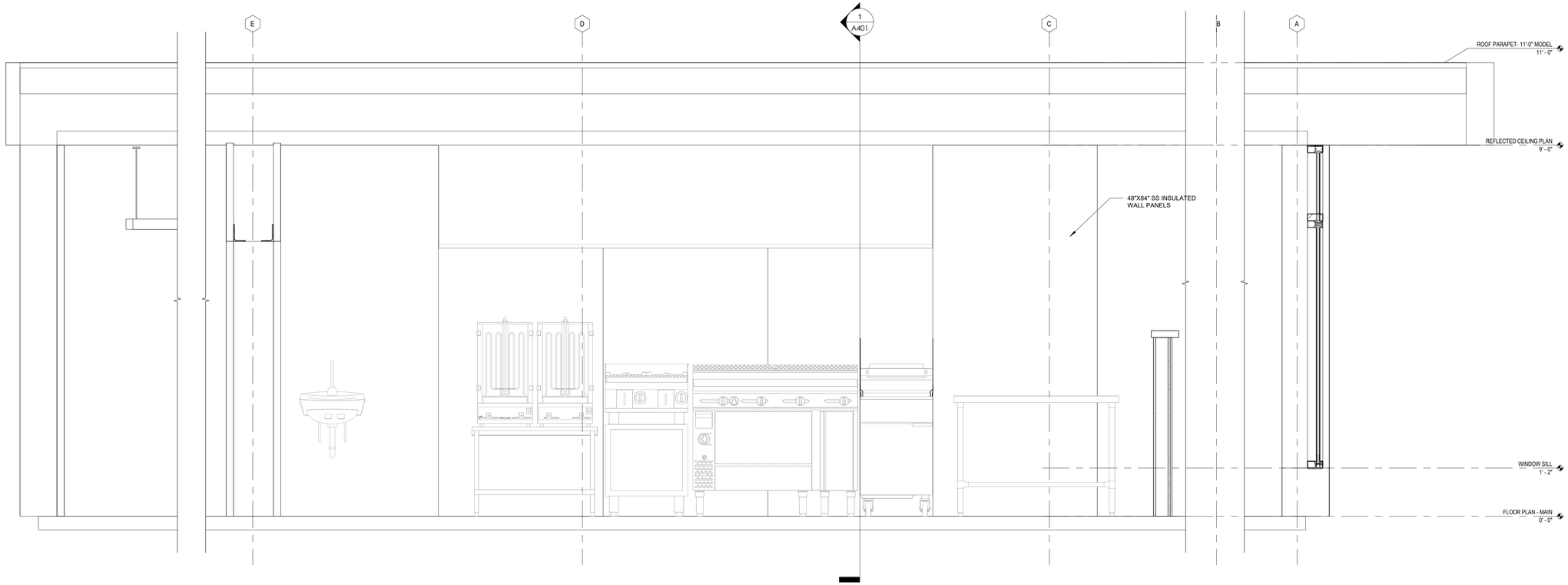


1 BUILDING SECTION - TRANSVERSE
3/4" = 1'-0"



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

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CONSULTANT
PRIMA. INCORPO.
DATE
03/12/2026 Author checker

ISSUED
SITE PLAN REVIEW

OWNER

PROJECT
THE PITA STOP
15446 FORT ST.
SOUTHGATE, MI 48195

SHEET
BUILDING SECTIONS

STATE OF MICHIGAN
PANDUSH GAQI
ARCHITECT
No. 1301066932
LICENSED ARCHITECT

STAMPS
04/13/2026

PROJECT 7-3225

SHEET NO.
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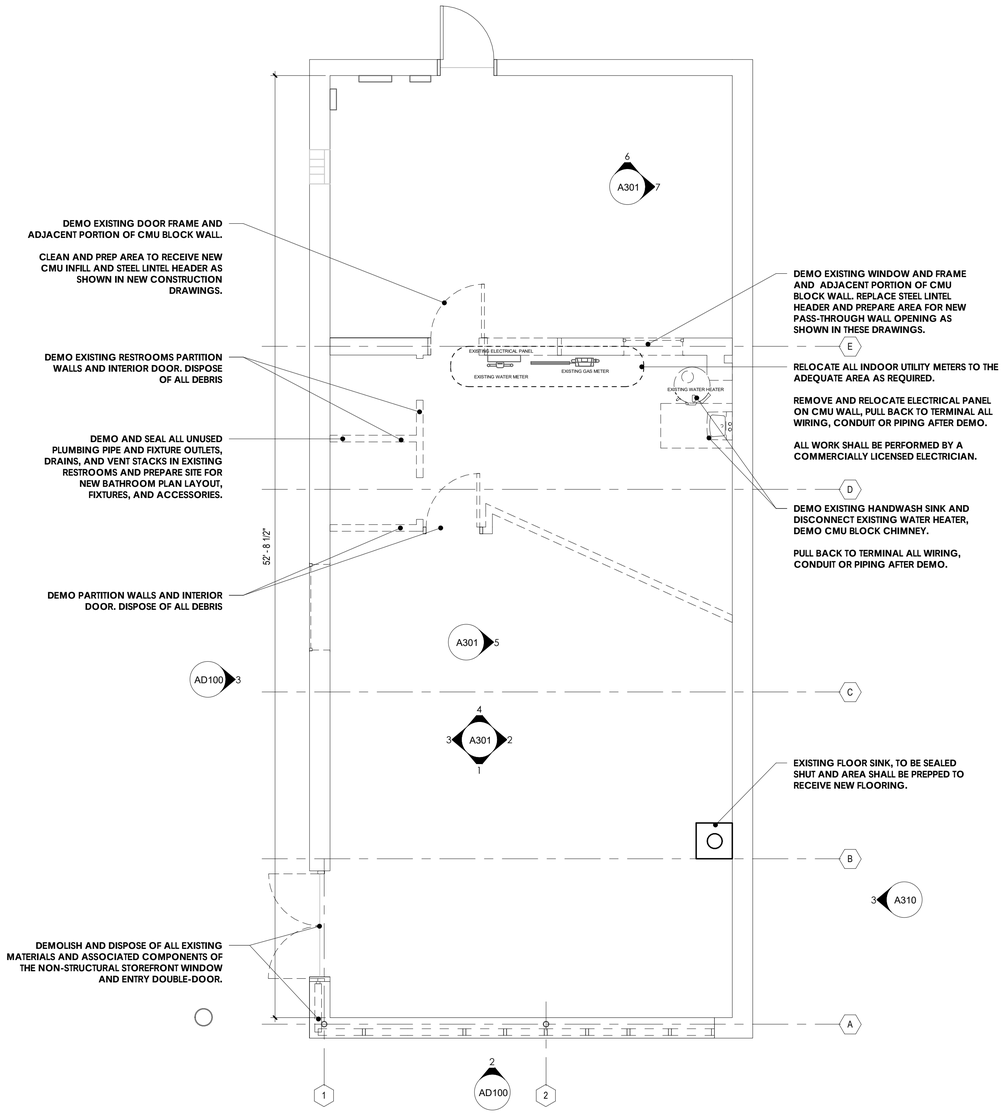
GENERAL DEMOLITION NOTES:

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.

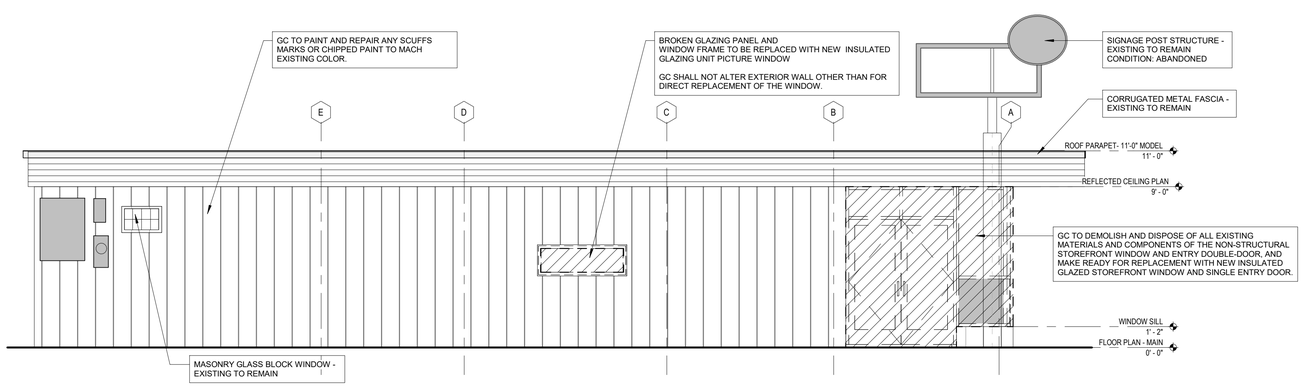
LEGEND

EXISTING WALL TO REMAIN

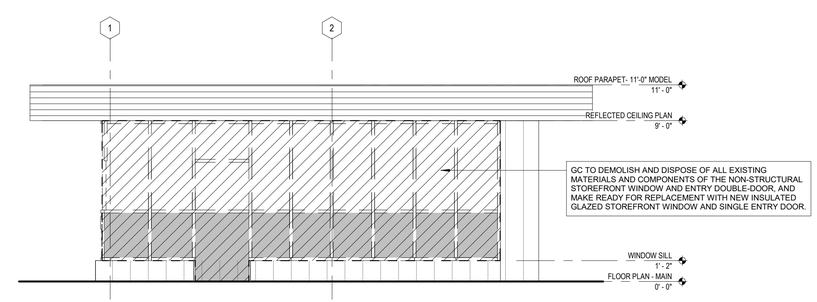
ELEMENTS TO BE REMOVED



1 EXISTING FLOOR PLAN - DEMOLITION SCOPE
1/4" = 1'-0"



3 BUILDING ELEVATIONS (EXISTING) - SOUTH (DEMO SCOPE)
1/4" = 1'-0"



2 BUILDING ELEVATIONS (EXISTING) - EAST (DEMO SCOPE)
1/4" = 1'-0"

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CONSULTANT

PRIMA. PURPOSED PG

DATE 03/12/2026 PG

ISSUED SITE PLAN REVIEW

OWNER

PROJECT THE PITA STOP
15446 FORT ST.
SOUTHGATE, MI 48195

SHEET EXISTING & DEMOLITION PLAN

STAMPS
STATE OF MICHIGAN
PANDUSH GAQI
ARCHITECT
No. 1301066932
LICENSED ARCHITECT
04/13/2026

PROJECT 7-3225

SHEET NO. AD100

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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
Revised: April 30, 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.

A public hearing for the project was held during the April 2026 Planning Commission meeting, and revisions were discussed. Revised plans have now been submitted.

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 dumpster enclosure is proposed on the southwest 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".* Revised plans now provide the correct parking calculation.

As a result, the site layout has been altered to address our previous comments, which include changing the parking pattern to angled parking (74 degrees) and providing new maneuvering lane widths measuring fifteen (15) feet. The Planning Commission also decided no knee walls would be needed for the outermost parking spaces along Fort Street. Pedestrian striping has also now been provided from each parking area to the restaurant.

Parking space dimensions have been updated to 8 ½ x 19 feet for 54 to 74-degree parking as required by section 1292.03(b). Two loading areas exceeding the 920 square feet requirement for loading and unloading space have also been provided.

***Items to be Addressed*:** *None.*

SITE ACCESS AND CIRCULATION

Site Access: Site access will consist of the two (2) existing entrances along Fort Street. A sliding gate along the public alley on the west side of the property has been confirmed to remain closed. Per MDOT standards, any new use, even if using existing entrances, shall apply for a permit, which the applicant has indicated they have begun the application process.

Circulation: The north and south parking areas are present on separate sides of the building. Plans have been revised to show one-way traffic throughout the site.

Dumpster Enclosure: A proposed dumpster enclosure was originally shown on the northwest corner of the site, with an associated turning template and enclosure elevations. The enclosure has since been relocated to the southwest corner of the site, allowing for easier garbage truck access to the enclosure, as well as general traffic maneuverability throughout the site.

The site is currently hard surfaced, has substantial fracturing in some areas and will need to be repaired 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: *Fire Department and Engineer approval of site access and circulation.*

UTILITIES

A utility plan has been provided on sheet C-100, showing water, electricity, and gas connections. Any utility work is subject to approval by the City Engineer.

Items to be Addressed*: City Engineer review of existing site utilities.*

LANDSCAPING

A landscape design plan has been provided on sheet L-100. As required by section 1298.09, at least ten (10) percent of the site must consist of landscape plantings. The applicant is proposing seeding the southwest corner of the site with grass, accounting for 1.2% of the site. Due to the legally nonconforming status of the site, the current proposal is acceptable. However, we strongly suggest the excess square footage of the loading areas within the parking lot (320 square feet) be removed and replaced with grass and additional landscape plantings to bring the site closer to compliance. Additionally, planter boxes could be placed along the sidewalk in front of the building and on either side of the driveway openings to account for the required 10% site landscaping.

Items to be Addressed*: Planning Commission to consider requiring additional landscape plantings as described in this report.*

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. The applicant has indicated all existing lighting fixtures will remain as is.

Items to be Addressed: *None.*

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 building improvements and materials by City Building Department.*

RECOMMENDATIONS

Based on the information provided, we recommend conditional approval of the proposed sit-down restaurant, with the following items attached:

1. Fire Department and Engineer approval of site access and circulation.
2. City Engineer review of existing site utilities.
3. Planning Commission to consider requiring additional landscape plantings as described in this report.
4. Review and approval of building improvements and materials by City Building Department.

CARLISLE/WORTMAN ASSOC., INC.
John L. Enos, AICP
Vice-President

CARLISLE/WORTMAN ASSOC., INC.
Joe Pezzotti
Community Planner