

From: Robb Burroughs, RA

Phone Number: (734) 929-9000



TRANSMITTAL

To: City of Northville Planning Commission
c/o Dianne Massa, CMC, City Clerk
dmassa@ci.northville.mi.us

Address: 215 West Main Street

Phone Number: (248) 349-1300

Date: July 13, 2021

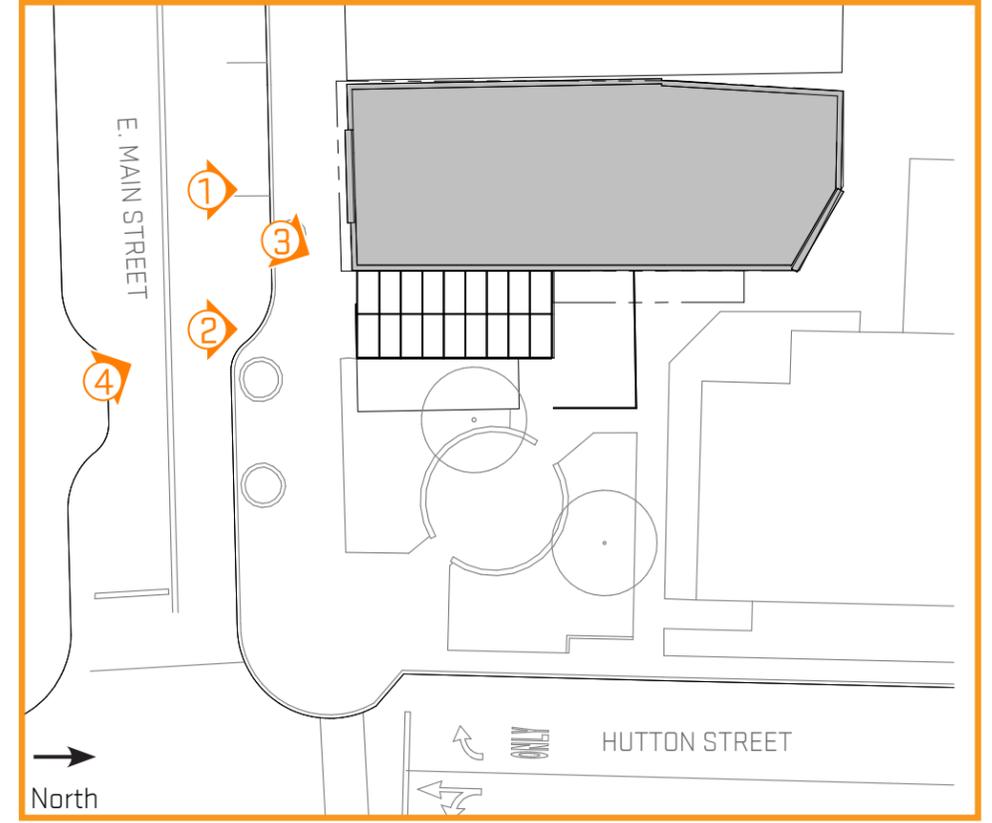
Project/Subject: 157 East Main Street: Exchange Bar and Grill
Revisions to existing Submittal of the March 2, 2021 Planning
Commission Meeting, 157 E. Main/ Preliminary and Final Site Plan
Review (Rooftop Dining & Stairwell Addition)
ERD21 – The Exchange Roof Deck Addition

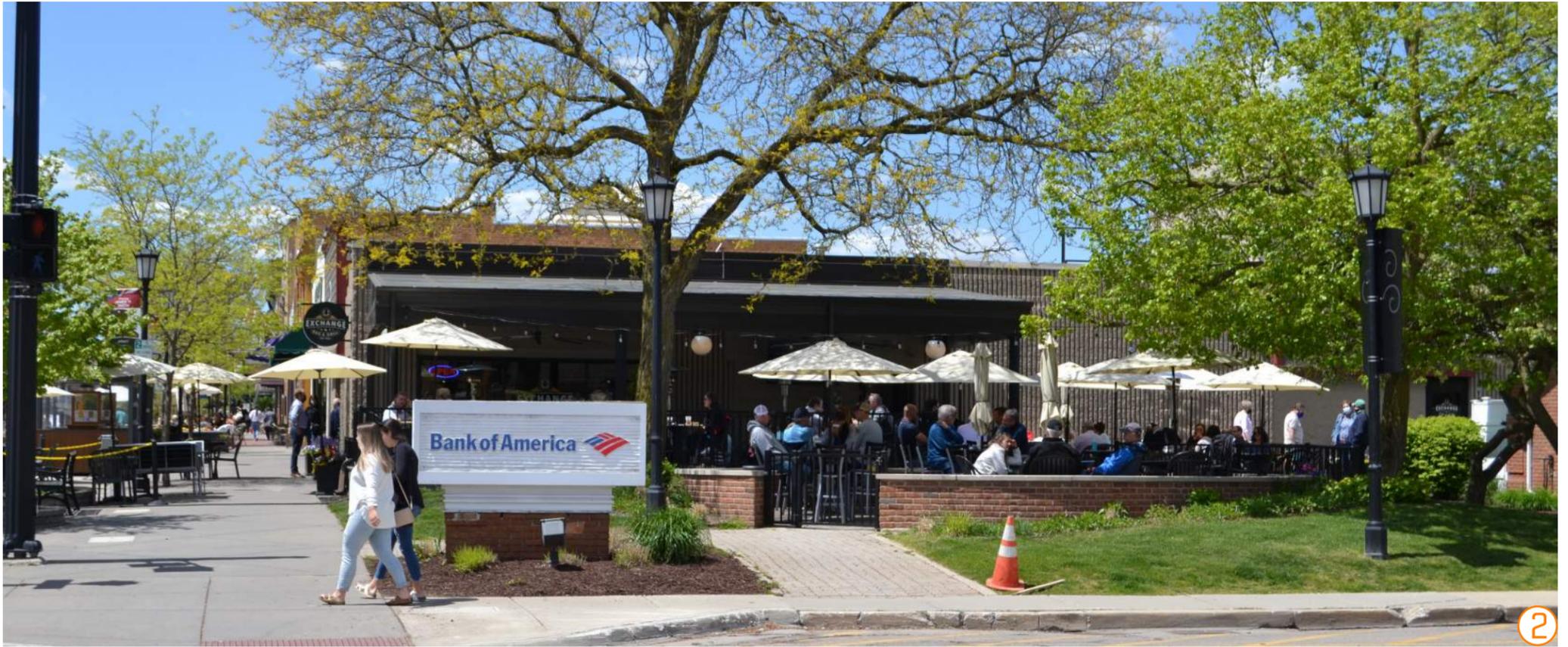
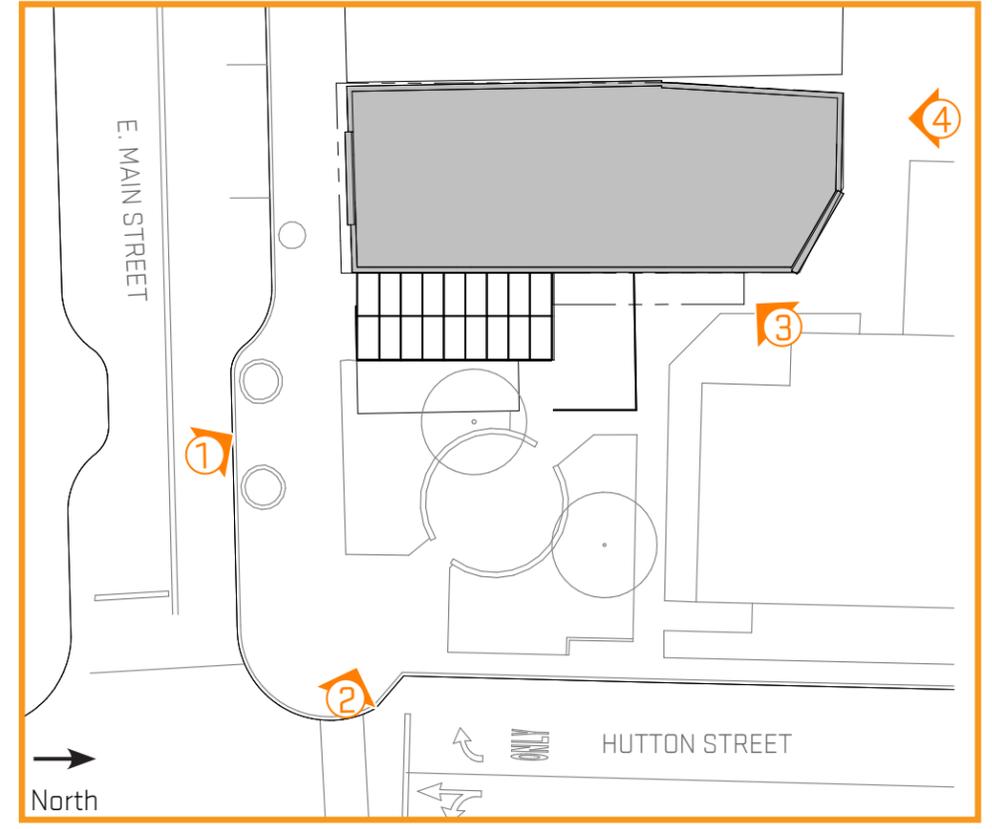
Contents: Existing Photos with Site Key
Existing and Proposed Site Plan
Existing Floor Plans
Proposed Floor Plan
Existing and Proposed Elevations
Railing Details
Site Views and Section
Renderings
Digital Material and Product Selections
Previously submitted Civil Surveys for reference

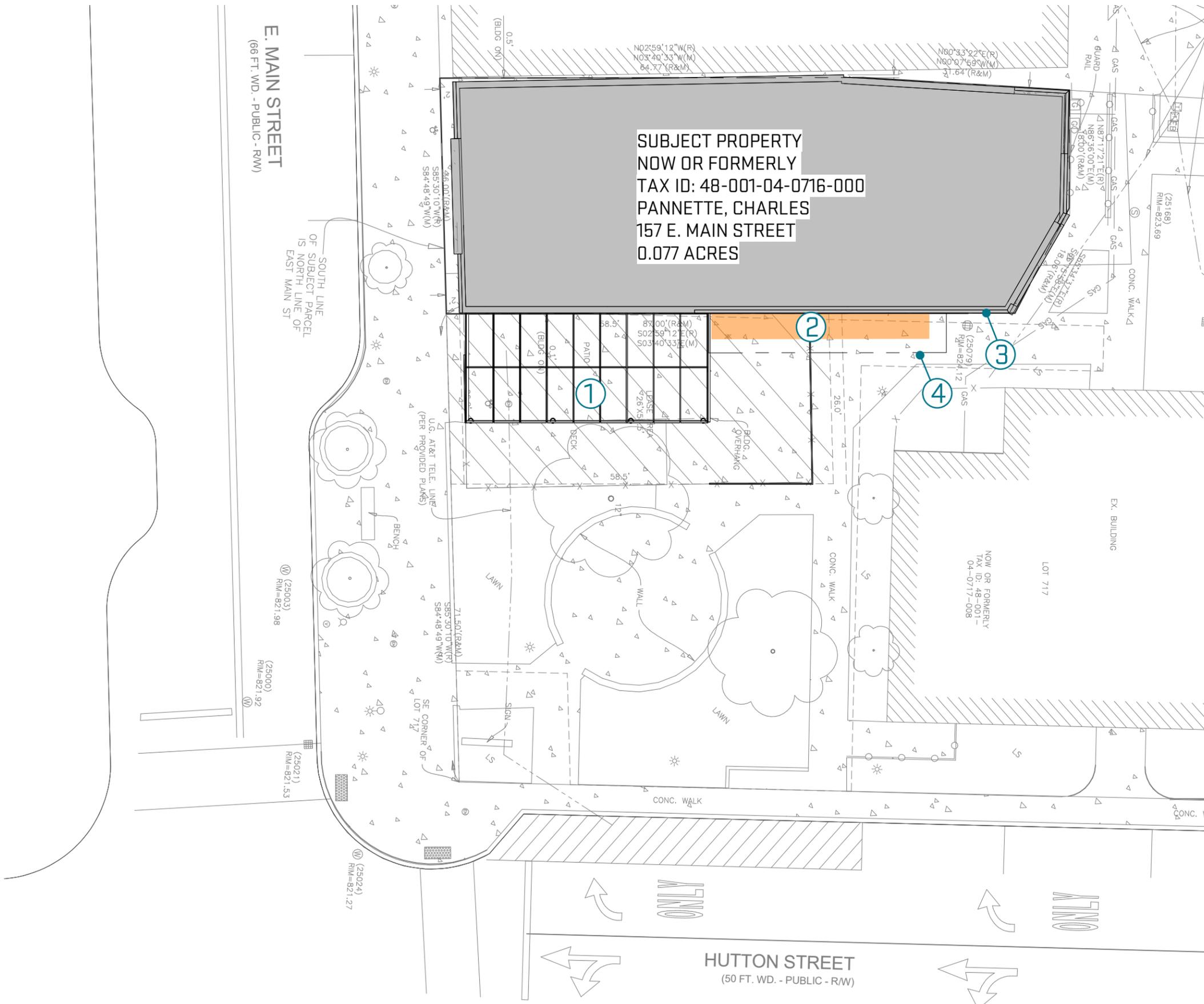
Brief Project Description: 157 E. Main Street has recently been re-branded from the popular Poole's Tavern to the Exchange Bar and Grill. The new owner has made recent updates to the interior kitchen and dining areas and is seeking Final Site Plan approval for an exterior rooftop patio, a new penthouse addition that consists of access stairs to the rooftop and an enclosed egress stair to grade, and new mechanical screen walls around recently relocated HVAC units. O|X Studio is the new agent/architect for the owner/applicant. The enclosed drawings have been revised to address comments received at the March 2, 2021 Planning Commission Meeting.

EXCHANGE BAR AND GRILL









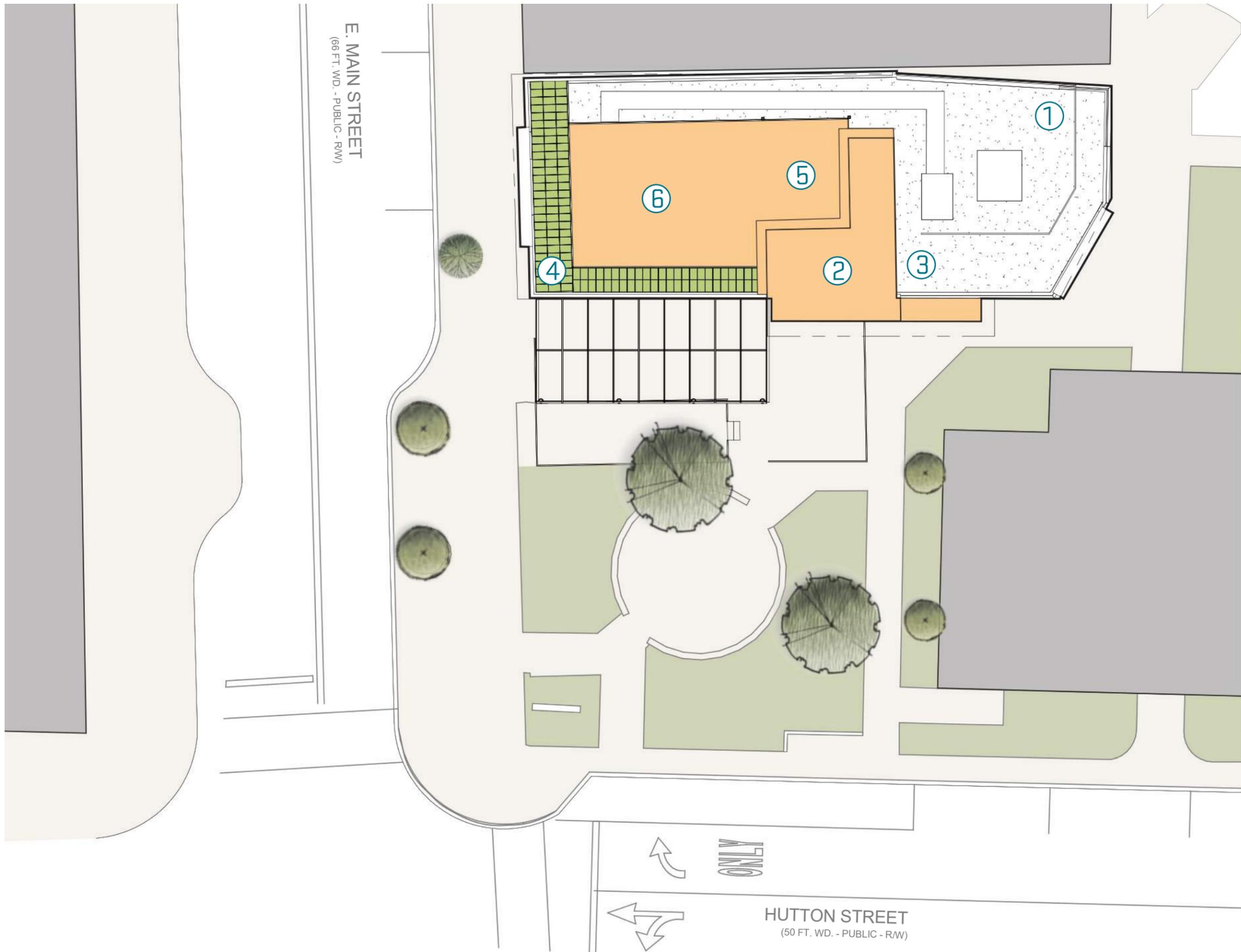
**SUBJECT PROPERTY
NOW OR FORMERLY
TAX ID: 48-001-04-0716-000
PANNETTE, CHARLES
157 E. MAIN STREET
0.077 ACRES**

Site Features

- Property Line
- Proposed
- ① Existing exterior seating
- ② Proposed egress stair tower
- ③ To-Go Order door
- ④ Proposed land division, Resultant Parcel 'C'

EXISTING SITE PLAN



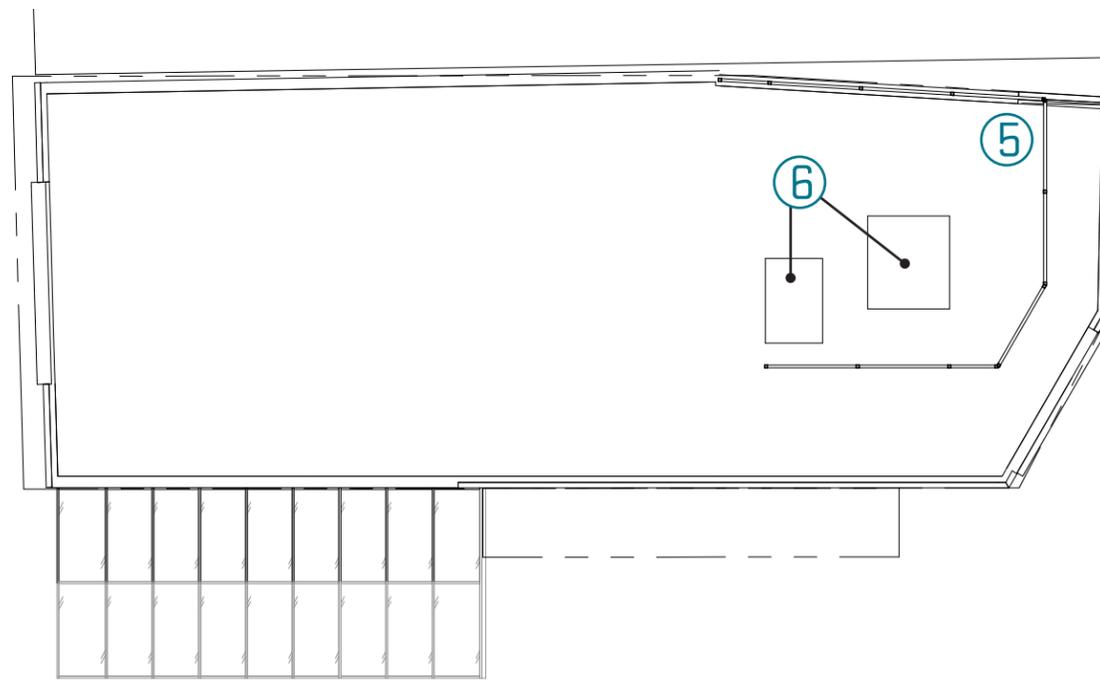


Site Features

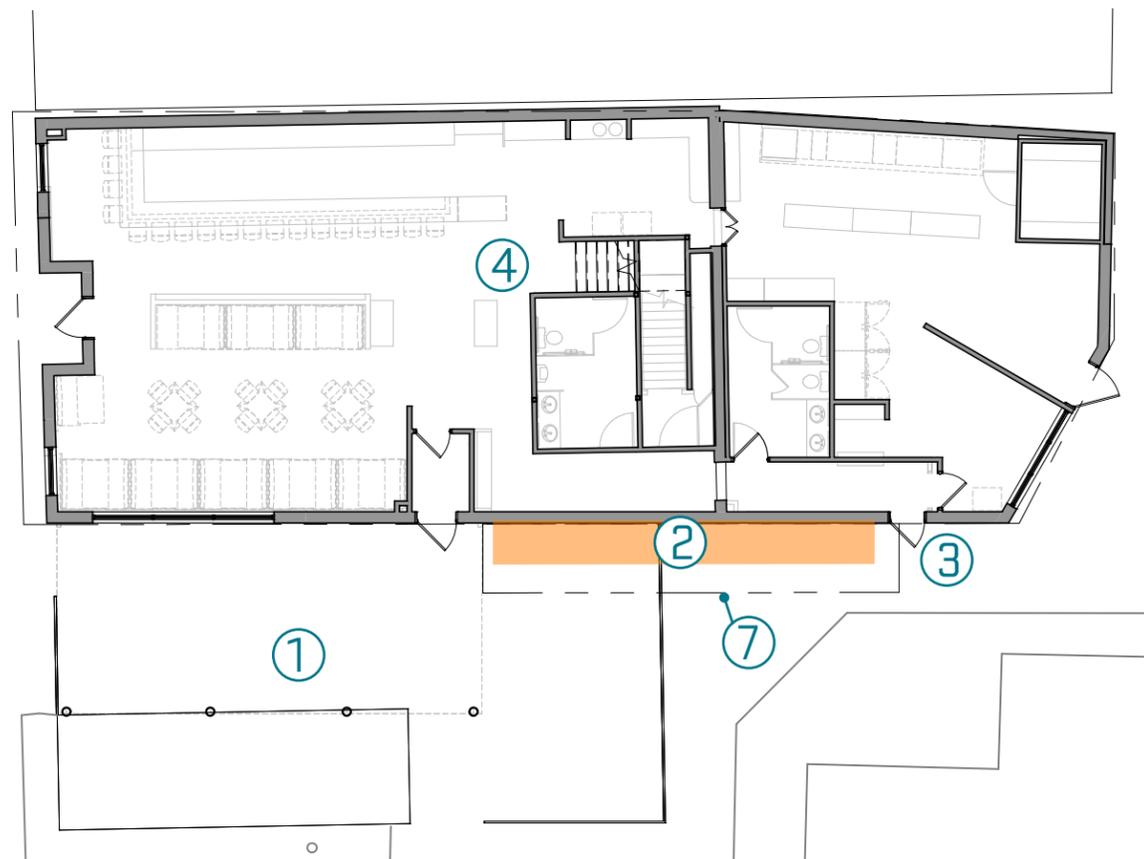
- Property Line
- ① New mechanical screen wall
- ② Stair tower containing interior connecting stair and egress stair.
- ③ Roof access
- ④ Green roof planters
- ⑤ Covered bar
- ⑥ Roof deck patio

PROPOSED SITE PLAN





EXISTING ROOF PLAN



EXISTING L1 PLAN

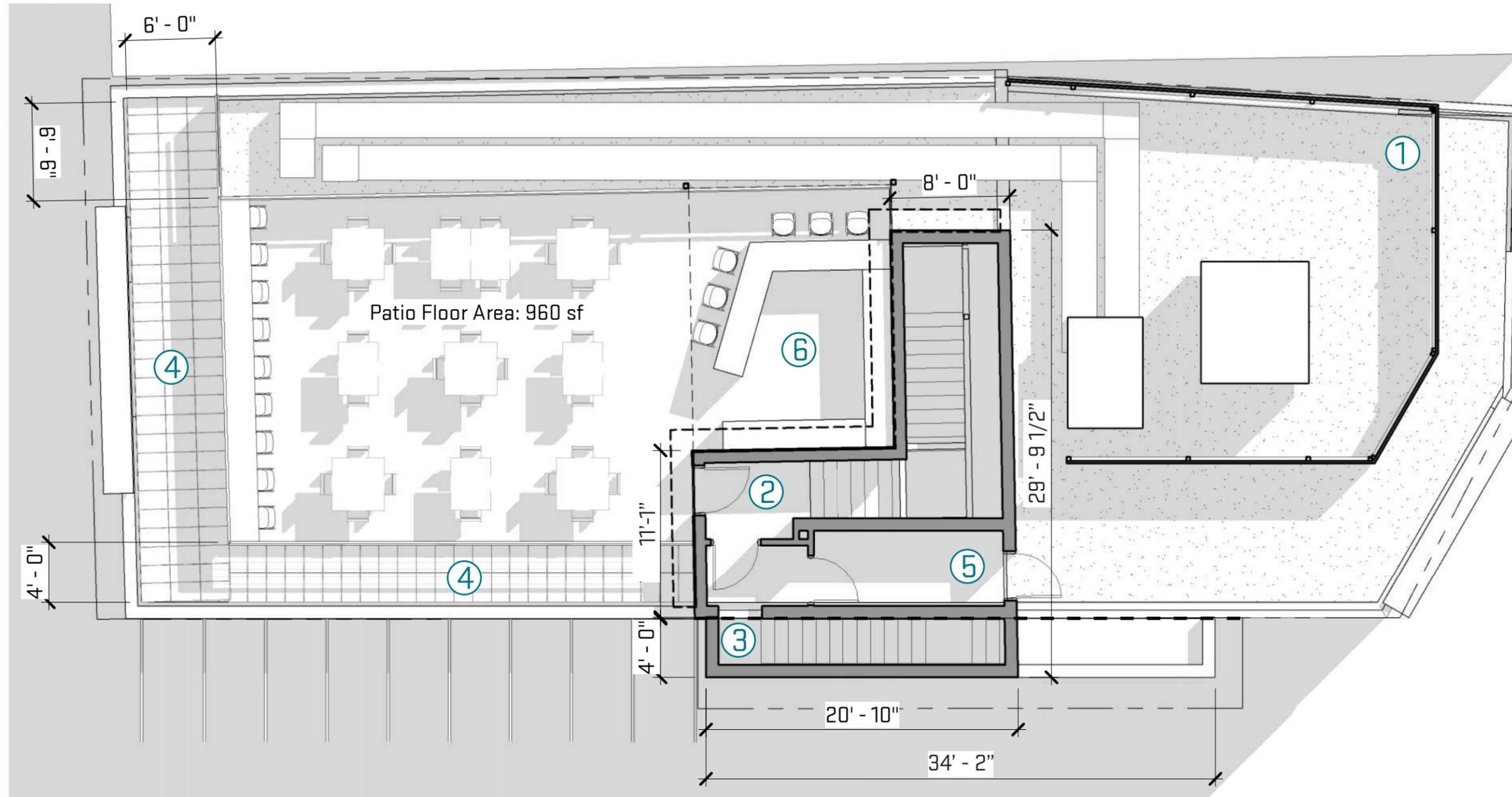


Existing Conditions

- Property Line
- ① Existing exterior seating
- ② Proposed egress stair tower
- ③ To-Go Order door
- ④ Interior stair extension
- ⑤ Mechanical screen wall structure
- ⑥ Phase 1 relocated equipment
- ⑦ Proposed land division, Resultant Parcel 'C'

Proposed Roof Deck

- Property Line
- ① New mechanical screen wall
- ② Interior stair extension
- ③ New egress stair
- ④ Green roof planters
- ⑤ Roof access
- ⑥ Covered bar area



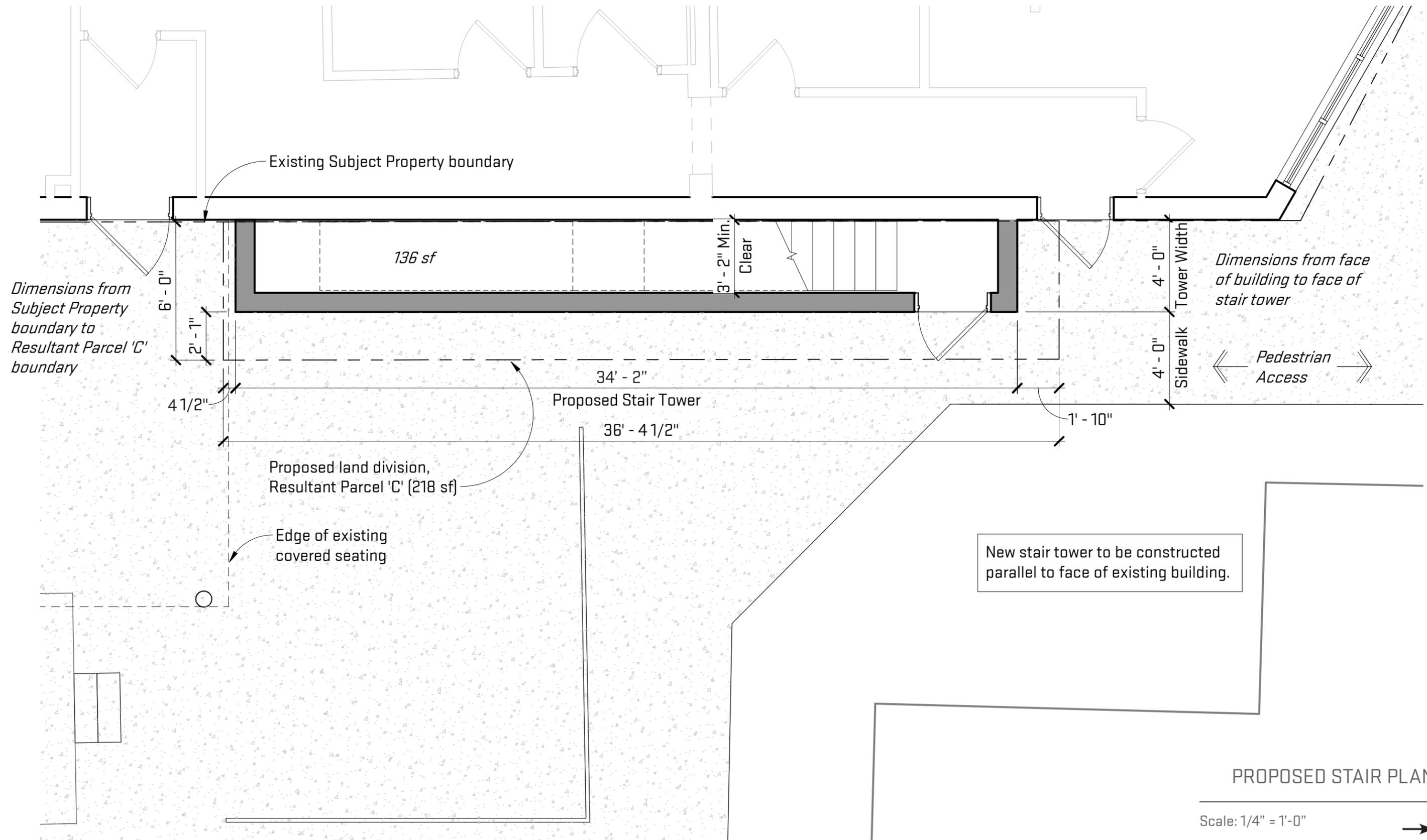
Total Occupants

- 45 Patrons
- 4 Wait Staff
- 49 MAX OCCUPANTS**

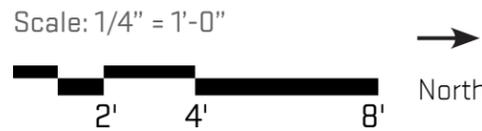
PROPOSED ROOF PLAN

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





PROPOSED STAIR PLAN



New - High Roof
126' - 0"

New - Cornice
116' - 1/2"

New - Roof Deck
115' - 2"

Existing - Cornice
114' - 8 1/2"

Existing - Level 1
100' - 0"

[153 E. Main Street]

PROPOSED SOUTH ELEVATION

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



Existing - Cornice
114' - 8 1/2"

Existing - Level 1
100' - 0"

[153 E. Main Street]

EXISTING SOUTH ELEVATION

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



Notes

- ① Existing fluted block
- ② Existing splitface block
- ③ Concealed Fastener metal wall panel system, W-12 by Kingspan
- ④ 4"x16" Burnished concrete masonry unit. Dark accent color
- ⑤ 4"x16" Splitface concrete masonry unit. Light accent color
- ⑥ 12"x24" Burnished concrete masonry unit
- ⑦ Front glazed aluminum storefront system with 1" insulated glazing unit and insulated metal infill panel
- ⑧ Pre-finished metal coping
- ⑨ 4" Aluminum tongue and grooving siding with concealed fasteners on concrete masonry unit back-up wall
- ⑩ Thermally modified wood siding fastened to stainless steel rail posts
- ⑪ Existing wood trim, painted
- ⑫ ACM metal panel on cold formed framing with prefinished coping
- ⑬ Fabric tensile canopy over bar area
- ⑭ Perforated metal panel with powder coat finish



PROPOSED EAST ELEVATION

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



EXISTING EAST ELEVATION

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



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- ⑧ Pre-finished metal coping
- ⑨ 4" Aluminum tongue and grooving siding with concealed fasteners on concrete masonry unit back-up wall
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- ⑪ Existing wood trim, painted
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New - High Roof
126' - 0"

New - Cornice
116' - 1/2"

New - Roof Deck
115' - 2"

Existing - Cornice
114' - 8 1/2"

Existing - Level 1
100' - 0"

8

6

4

5

2

11

3

1

PROPOSED NORTH ELEVATION

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



Existing mechanical units and screen wall structure beyond.

Existing - Cornice
114' - 8 1/2"

Existing - Level 1
100' - 0"

Remove existing sign panel.

EXISTING NORTH ELEVATION

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



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[153 E. Main Street]

[153 E. Main Street]

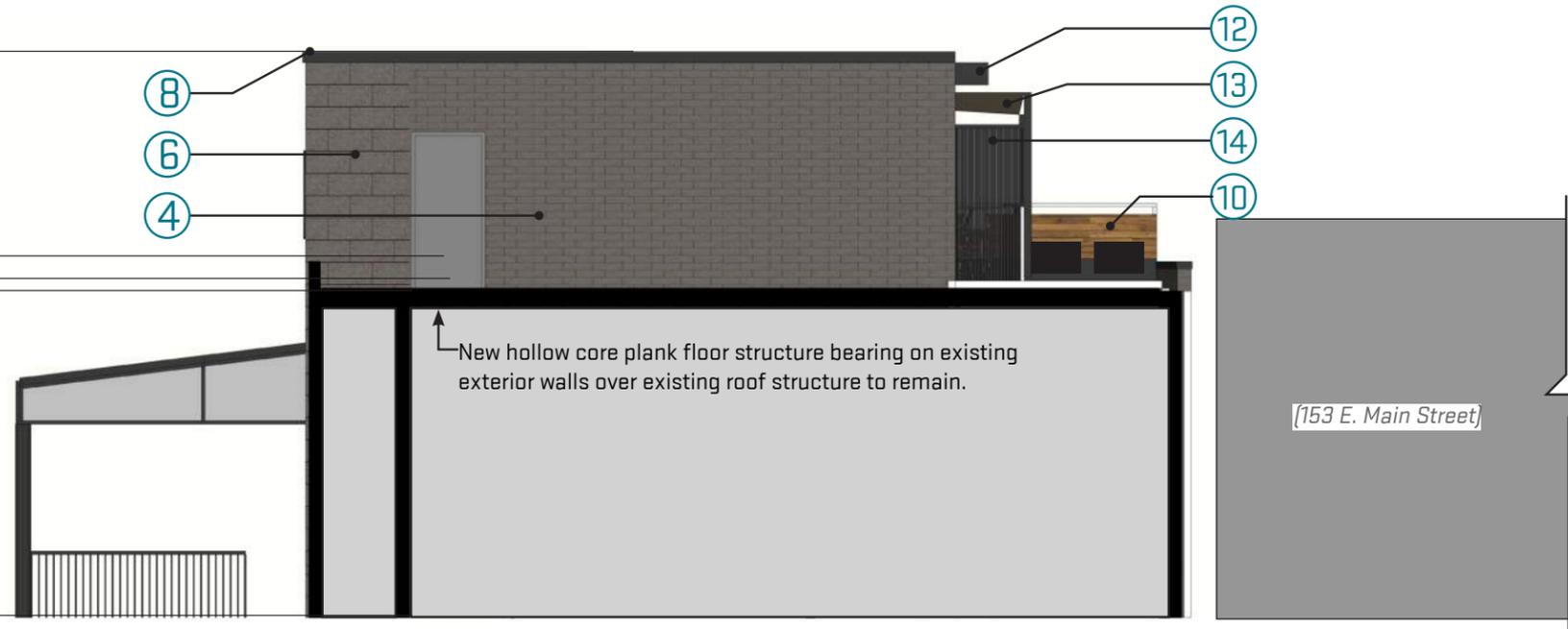
New - High Roof
126' - 0"

New - Cornice
116' - 1/2"

New - Roof Deck
115' - 2"

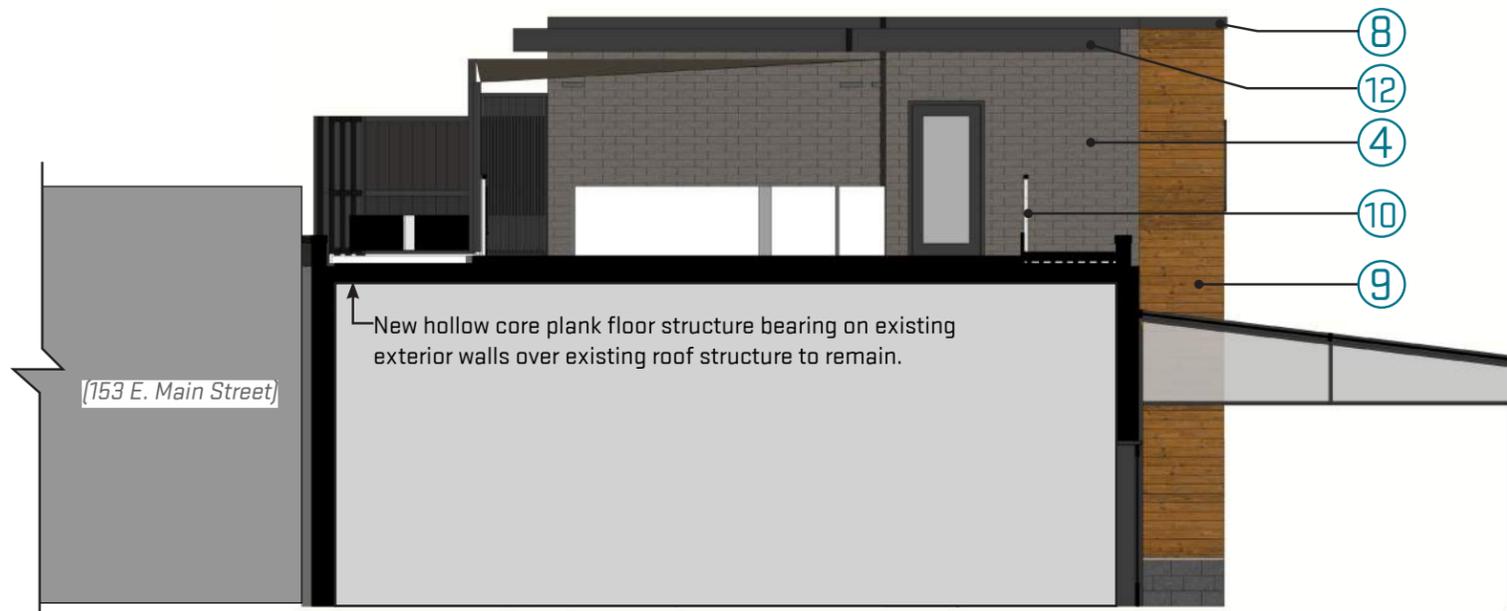
Existing - Cornice
114' - 8 1/2"

Existing - Level 1
100' - 0"



PARTIAL NORTH ELEVATION

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



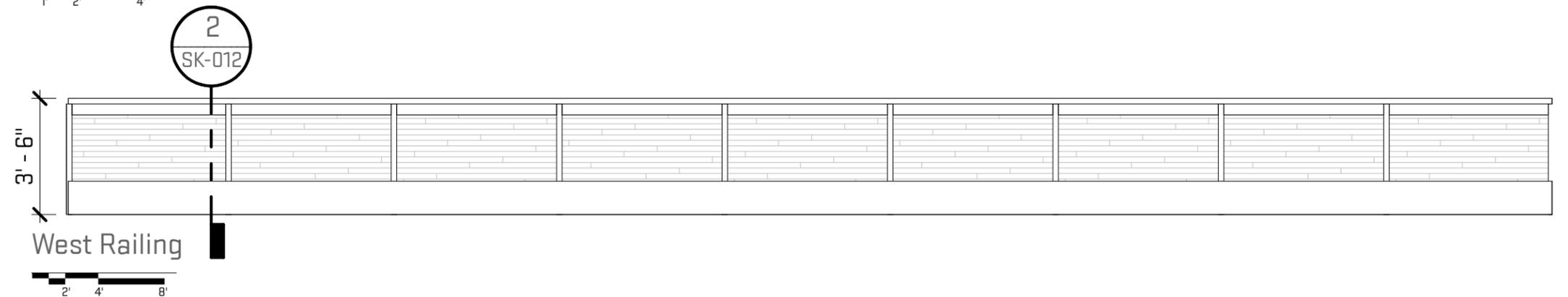
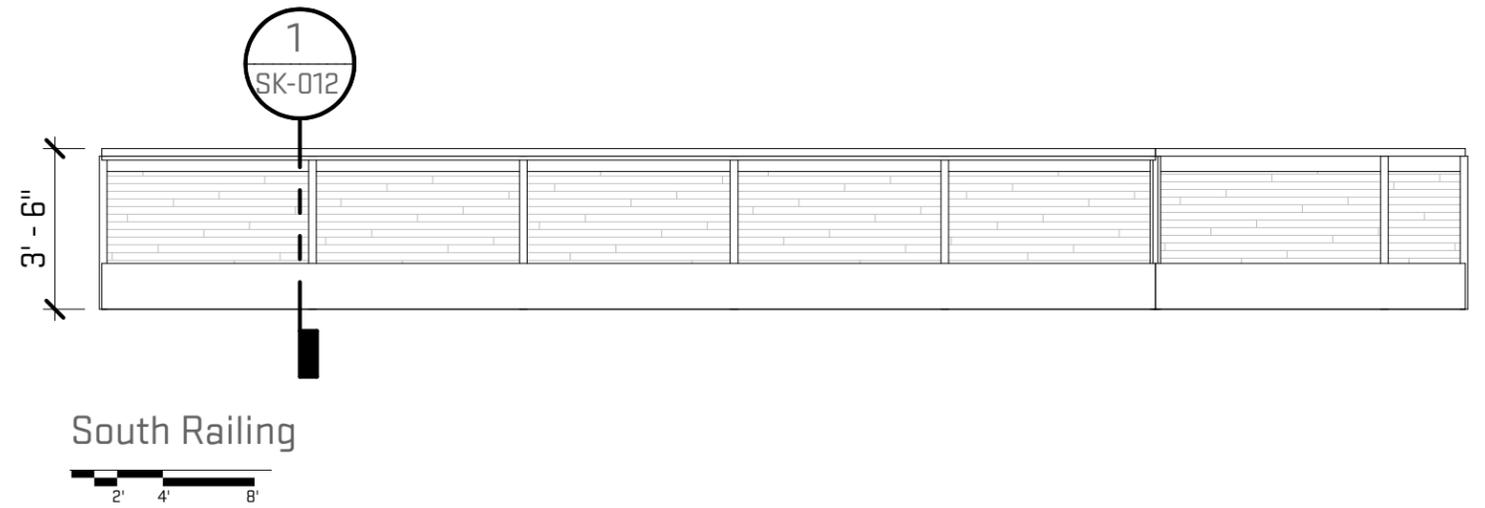
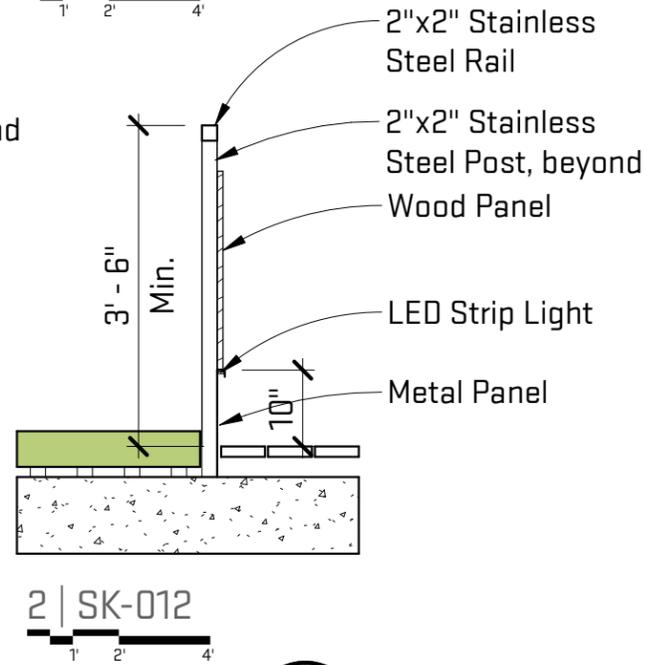
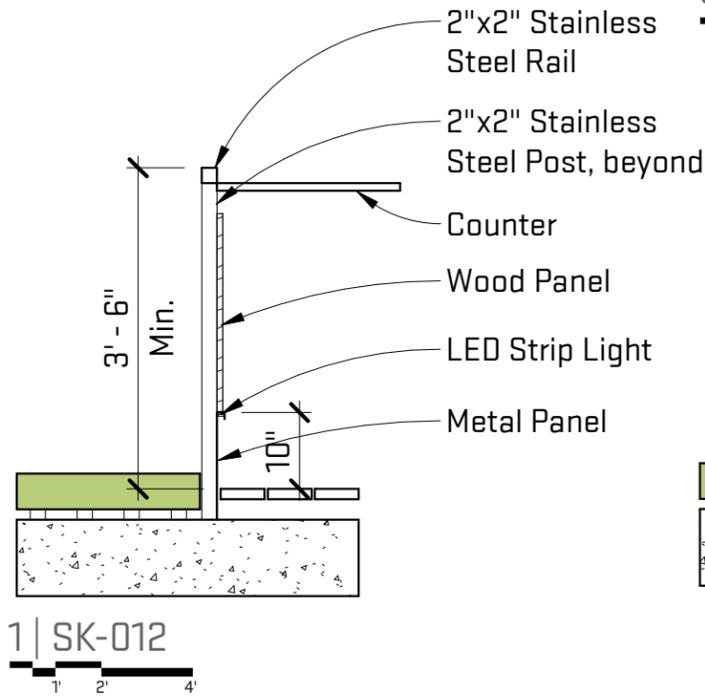
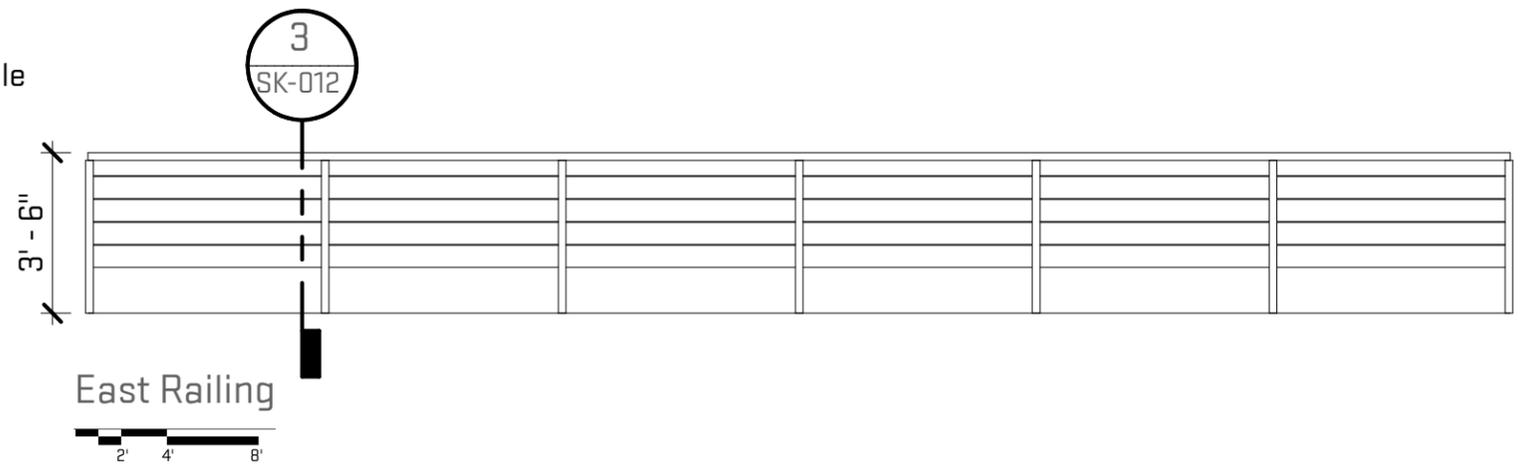
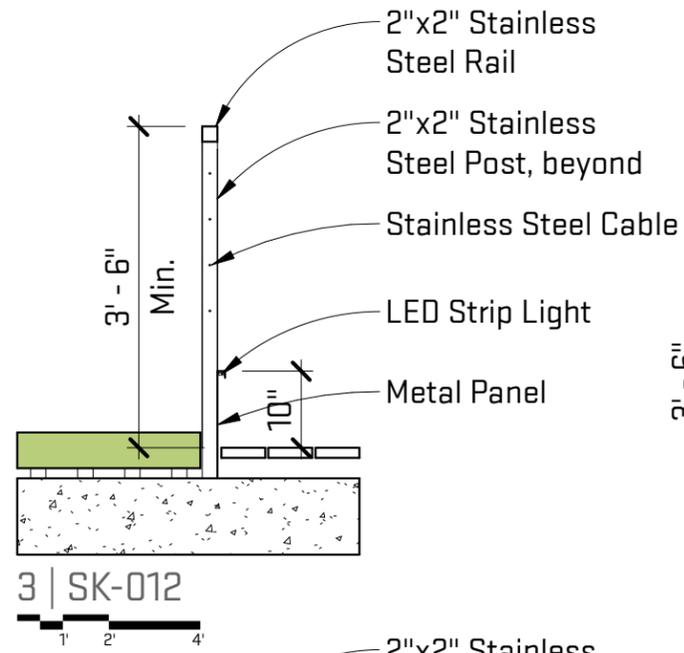
PARTIAL SOUTH ELEVATION

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



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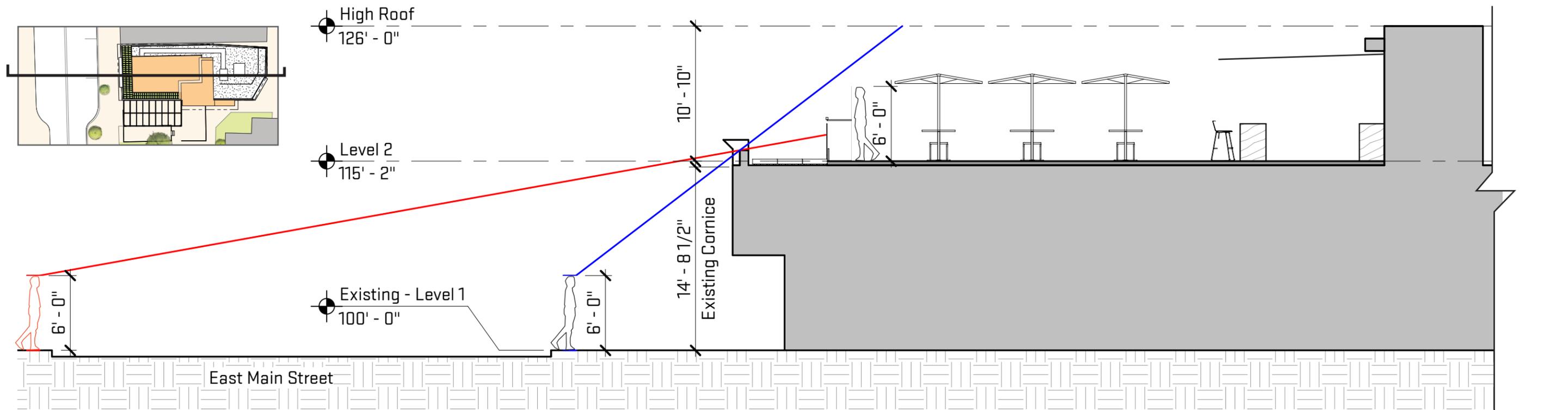
View North from Across East Main St.



View East from Below



View West from Corner of Hutton St. & East Main St.



SITE VIEW SECTION

Scale: 1/16" = 1'-0"





View South from Entry Door



View South from Bar

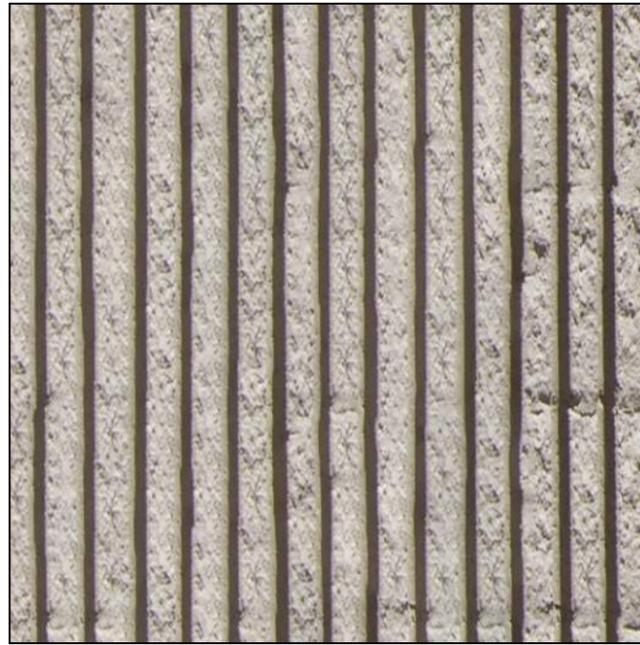








① Aswan



Existing Fluted Block



① Anastasia

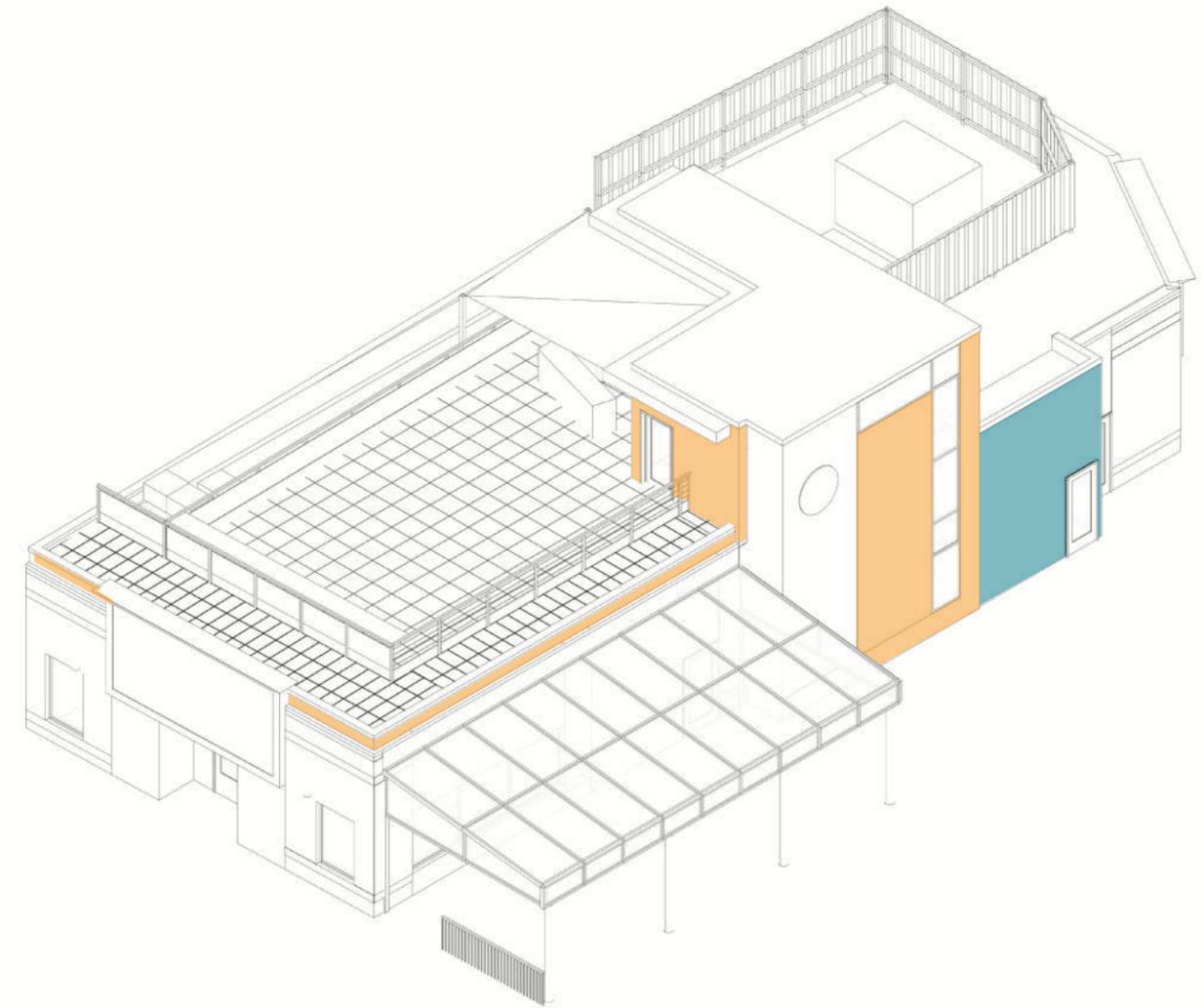


Existing Splitface Block

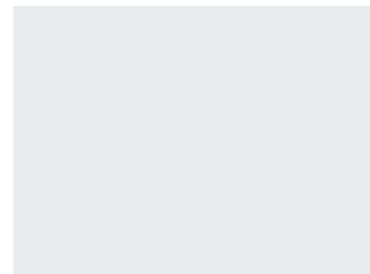
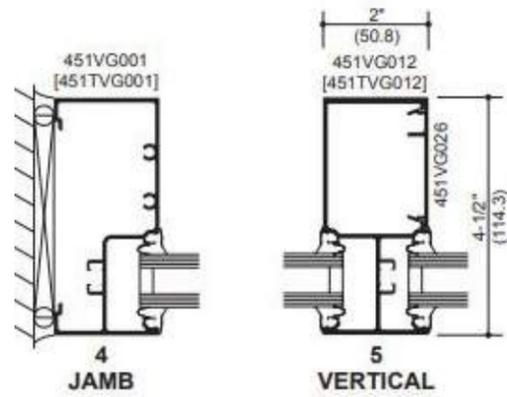
Notes

① Dark Block

① Light Block



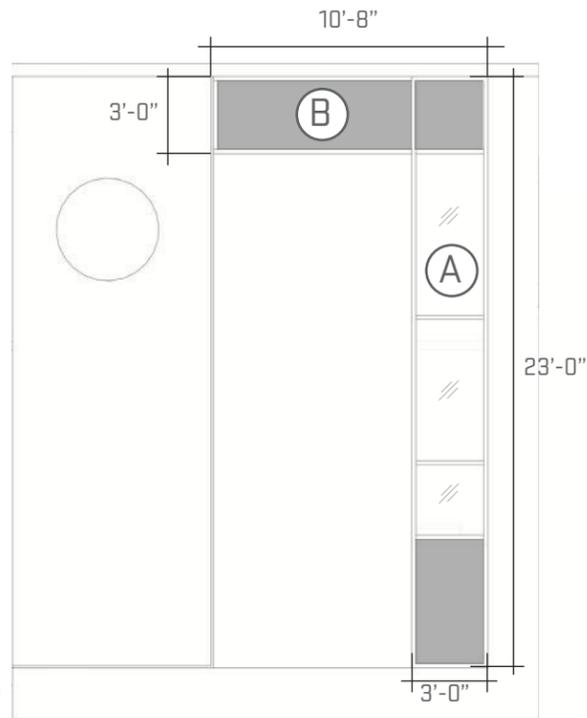
Burnished Block Color Considerations



(A) Vision Panel: Solargray



(B) Solid Panel: Dark Bronze



Notes

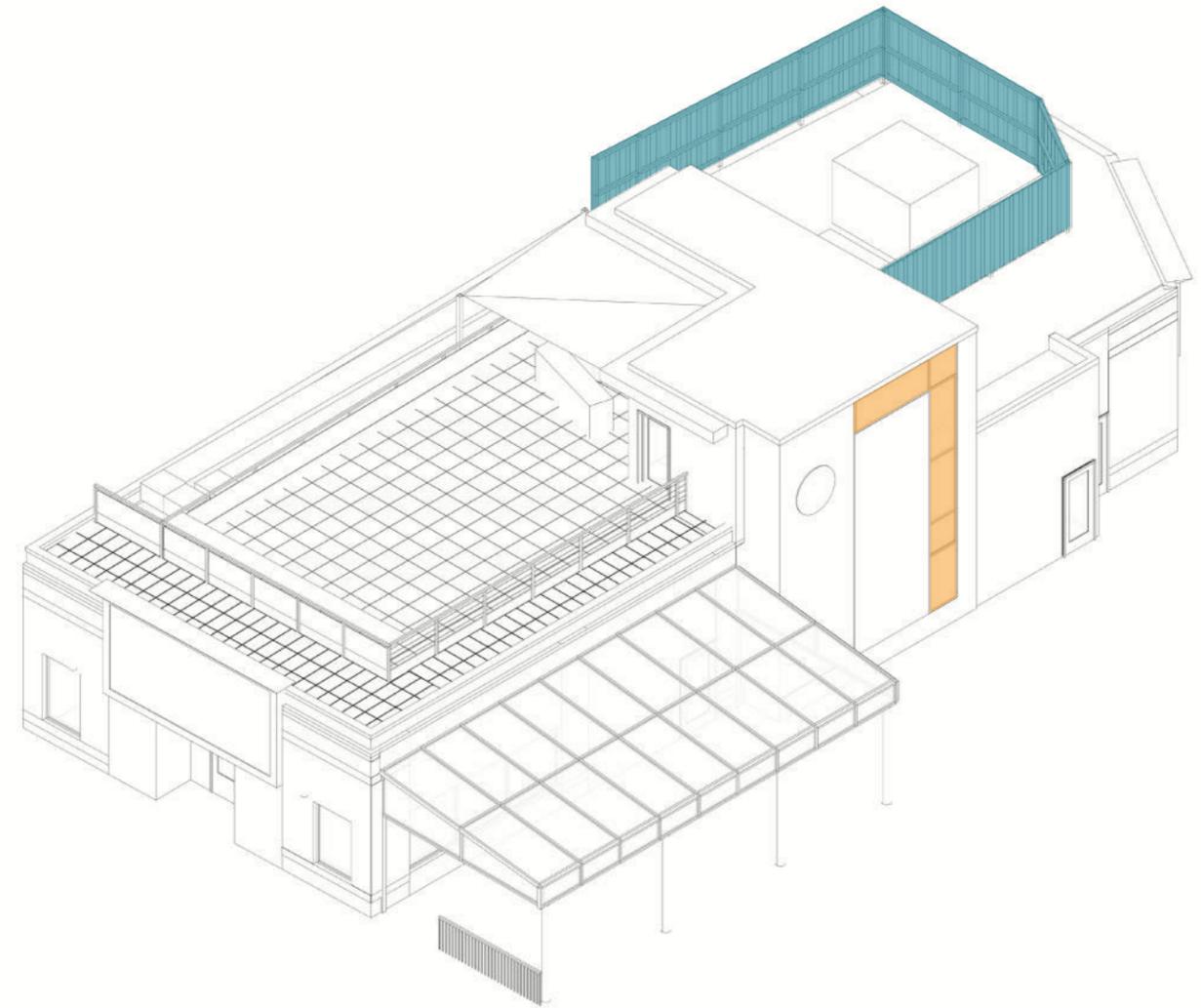
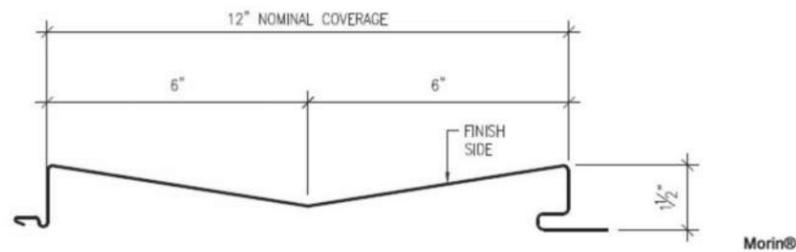
- ① Window System
- ① Mechanical Screen Wall

Kawneer | Trifab VersaGlaze 451/451T Framing System ①



Concealed Fastener W-12

Dark Bronze
SR:0.27 E:0.85 SRI:26
RGB: 55 51 50



Morin | Concealed Fastener W-12 | Color: Bristol Black ①

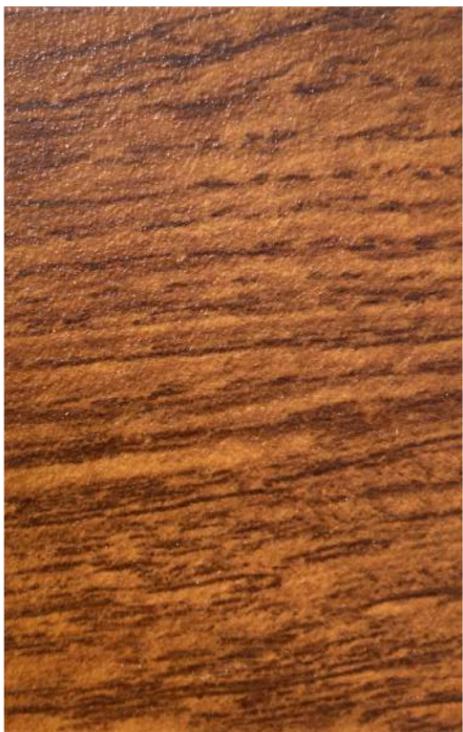
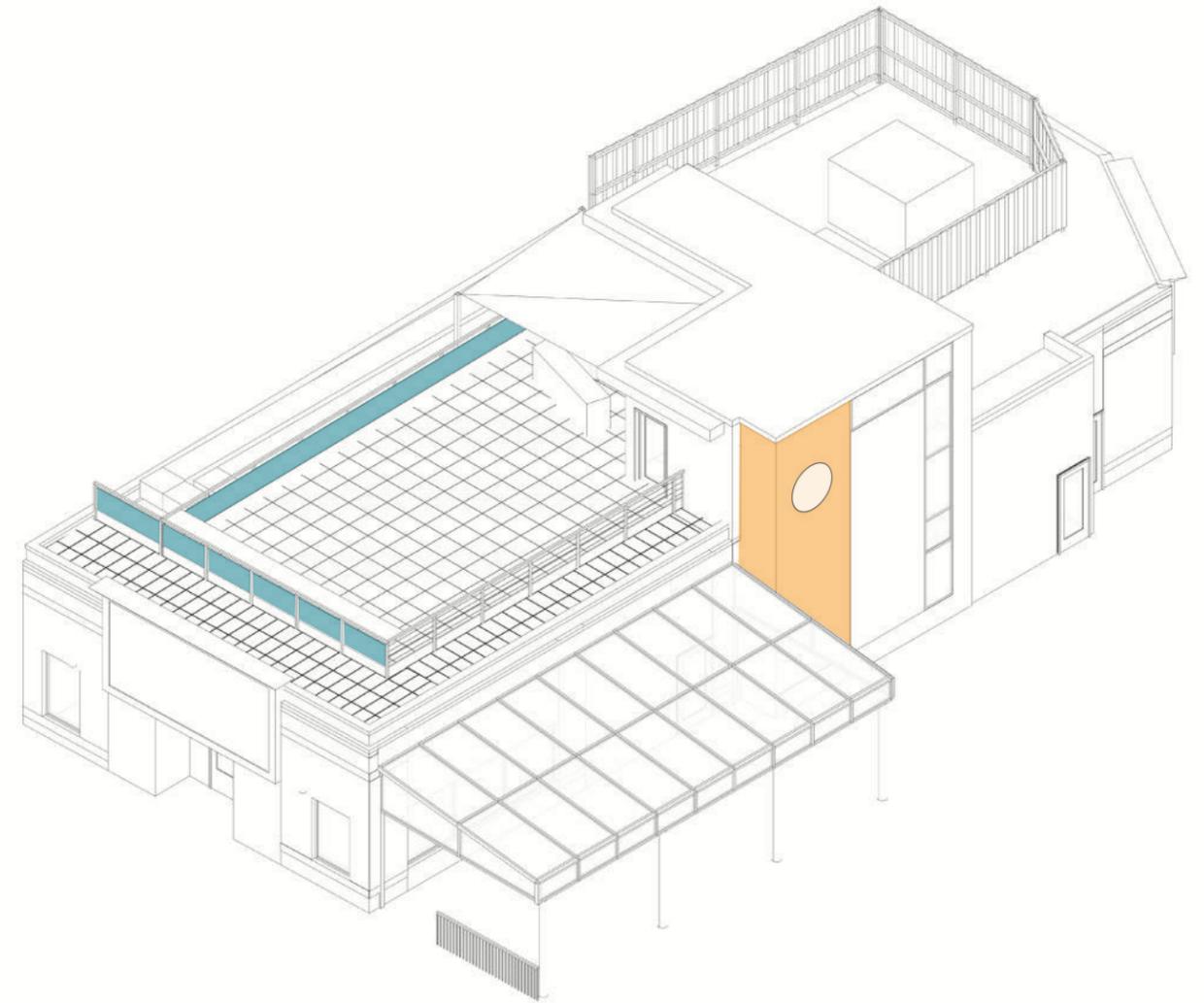


Railing Panel | Arbor Wood Co. | Color: White Ash 190 ①

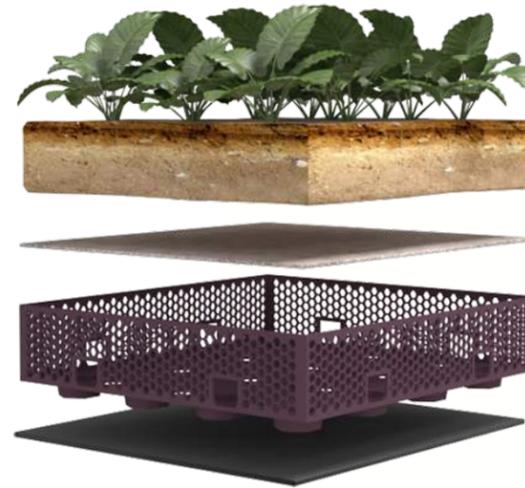
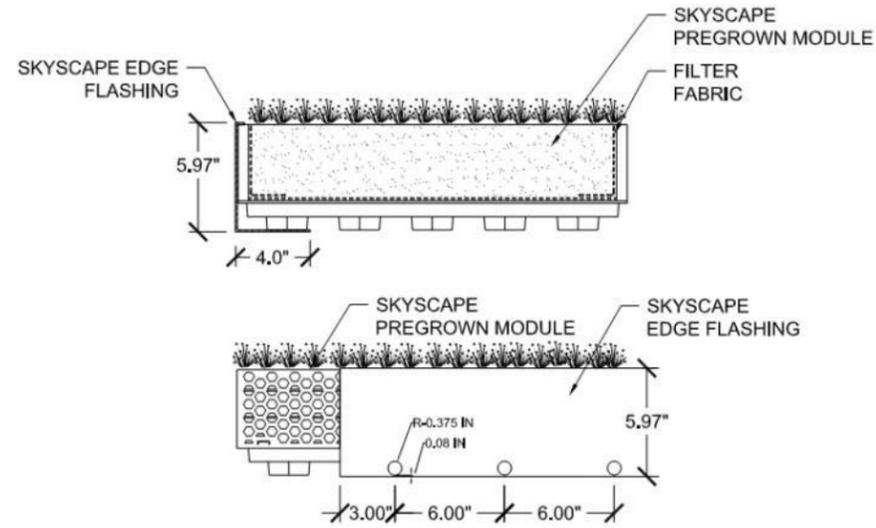
Notes

① Siding Panel

① Railing Panel



Siding Panels | Longboard | Color: Dark Antique Oak ①



Notes

- ① Umbrellas
- ① Canopy
- ① Green Roof Planters

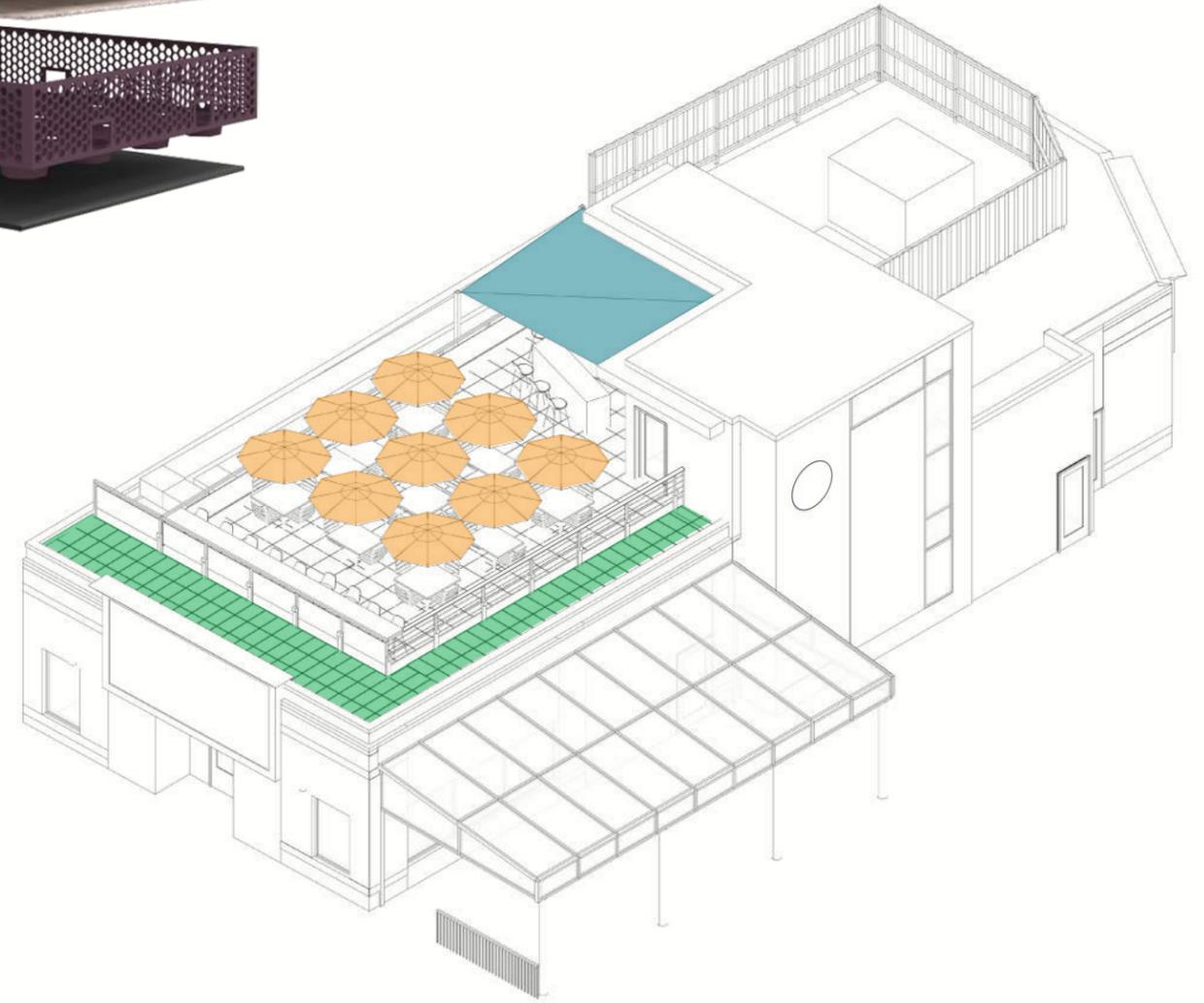
Green Roof Planters | Firestone | Skyscape Pregrown Module



TUUCI



Taupe
4648-0000

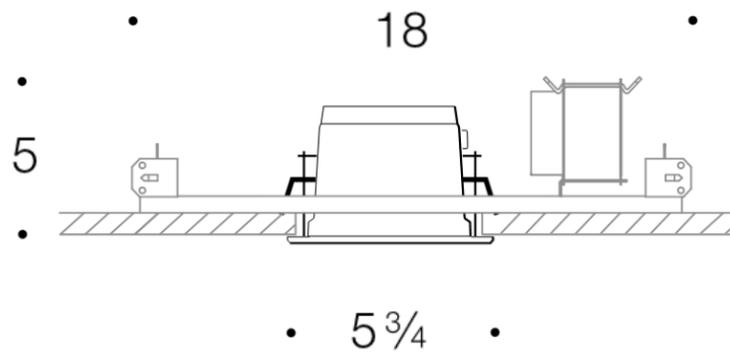


Umbrellas | TUUCI | Color: Taupe



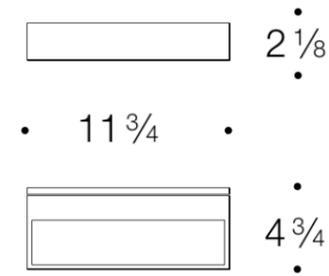
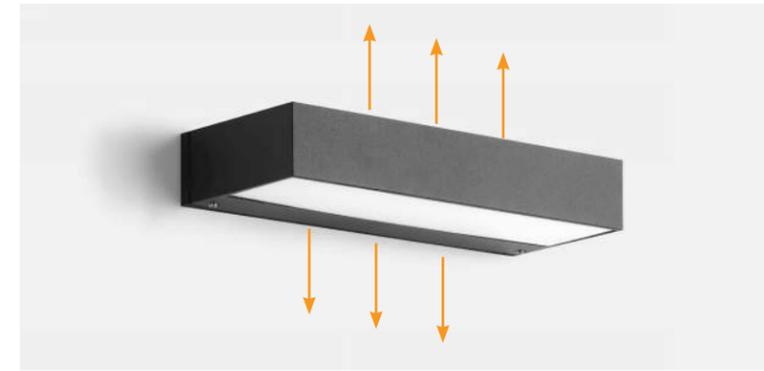
Canopy | Color: Taupe





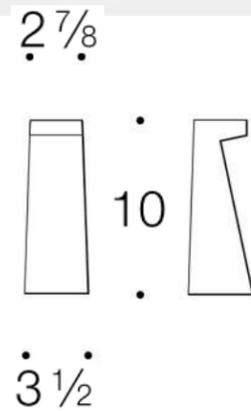
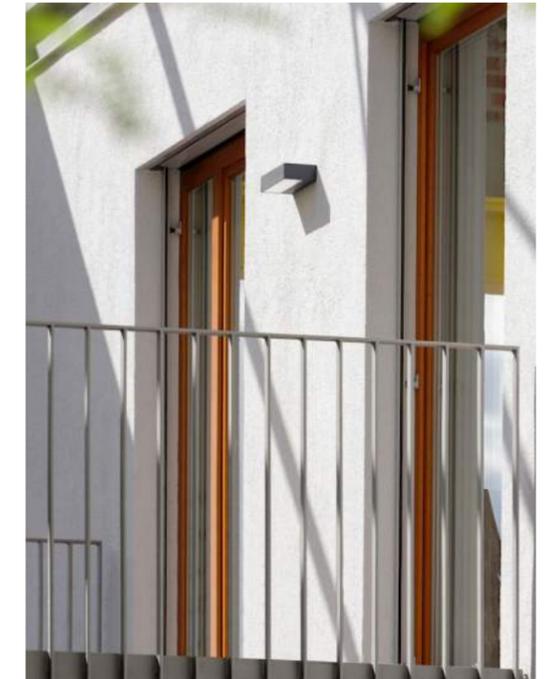
Bega | Exterior Downlight | 24 817 ①

*Required for egress lighting at exit access door



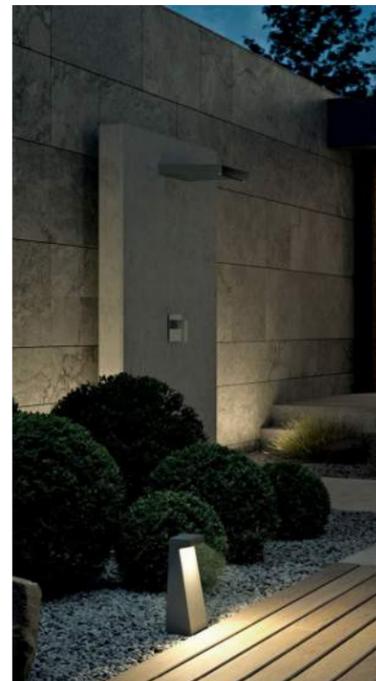
Bega | Wall Luminaire | 33 341 ②

*Uplighting will be shielded by fabric canopy and roof eyebrow



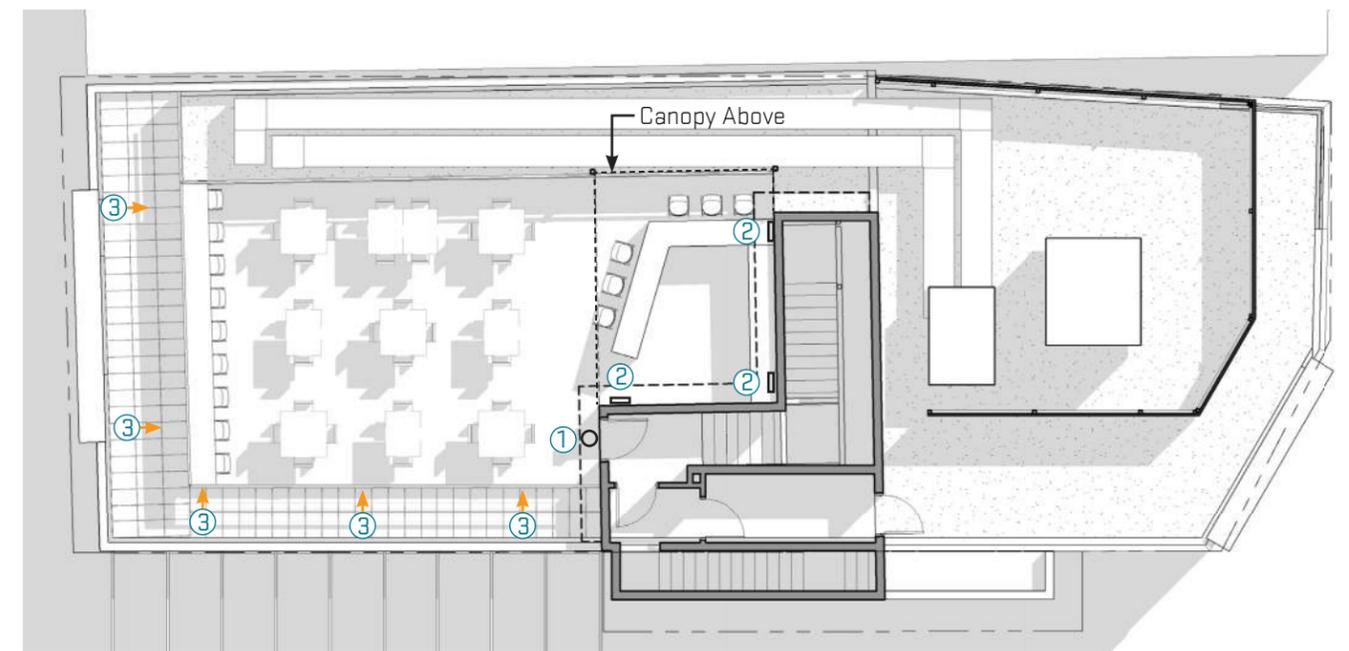
Bega | Garden Bollard | 77 277 ③

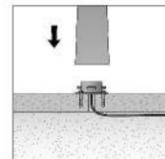
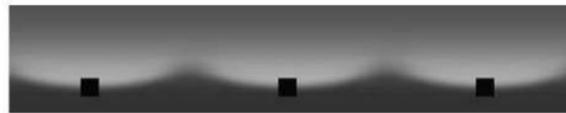
*Low level roof garden accent lighting



BEGA Unidure® Graphite
BEGA Tricoat® Graphite

BEGA

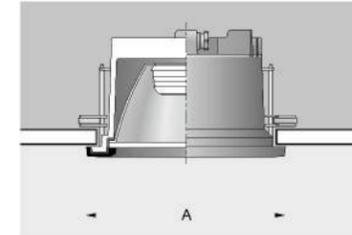




Hardscape base



Two-sided



Downlights	
Symmetric light distribution	
Electronic driver location	ceiling pan
Delivered lumens	1200 · 5015 lm
Luminaire size	Ø 5 ¾ · 6 ¾ · 8 ½
Glass	clear safety glass

Garden bollards
with shielded wide beam light distribution

A series of pathway luminaires with shielded wide beam light distribution for use in the private sector. These luminaires are ideally suited for gardens, entryways, and for many applications on paths and terraces. Anchorage units are available for direct burial in concrete or soil, or with a hardscape base for installation on foundations or paved surfaces.

Die cast and extruded aluminum · Clear safety glass
Galvanized steel anchorage

LED color temperatures: 2700K, 3000K, 3500K, 4000K

BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

NRTL listed to North American standards · Suitable for wet locations
Protection class IP 65



Garden bollards					
	LED	A	B	C	
77 276	with direct burial anchorage	2.1 W	2 7/8	10	3 1/2
77 277	with hardscape base	2.1 W	2 7/8	10	3 1/2

Wall luminaires
with light emission on one or two sides

A series of wall luminaires with light output in one or two directions. Ideal for upward and downward lighting effects for interior and exterior locations. Arranged individually or in groups, they are great design elements for a host of lighting applications.

BEGA 19 545 and 19 537 small opening wiring box (included) required for proper installation.

Die-cast aluminum · White safety glass

LED color temperatures: 2700K, 3000K, 3500K, 4000K

BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com

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NRTL listed to North American standards · Suitable for wet locations
Protection class IP 64



Light emission on one side					
	LED	A	B	C	Required wiring box
33 319	3.9 W	7 7/8	2 1/8	4 3/4	19 545
33 329	7.9 W	11 7/8	2 1/8	4 3/4	19 537

Light emission on two sides					
	LED	A	B	C	Required wiring box
33 340	3.9 W	7 7/8	2 1/8	4 3/4	19 545
33 341	7.9 W	11 7/8	2 1/8	4 3/4	19 537

Downlights
with symmetric light distribution

A series of compact downlights featuring BEGA Hybrid Optics®, available in a variety of light distributions and light outputs. These luminaires are designed for down lighting atriums, canopies, passages and other interior and exterior locations.

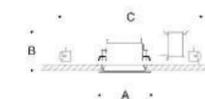
Die-cast aluminum housing and trim ring · Clear safety glass
Reflector surface made of pure anodized aluminum
Molded silicone optical lens · BEGA Hybrid Optics®

LED color temperatures: 2700K, 3000K, 3500K, 4000K

BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

NRTL listed to North American standards · Suitable for wet locations
Protection class IP 65



Downlights · narrow beam					
	LED	β	A	B	C
24 817	8.3 W	21°	5 3/4	5	18
24 820	16.8 W	21°	5 3/4	5	18
24 818	11.5 W	15°	6 3/4	5	18
24 821	24.5 W	15°	6 3/4	5	18
24 819	17.3 W	19°	8 1/2	5	18
24 822	36.0 W	19°	8 1/2	5	18

Bega | Garden Bollard | 77 277



Bega | Wall Luminaire | 33 341



Bega | Exterior Downlight | 24 817



LEGAL DESCRIPTION (AS PROVIDED)

(PER TITLE AGENCY: FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NO: 906162, EFFECTIVE DATE: JULY 28, 2020)

SCHEDULE A DESCRIPTION:

Land in the City of Northville, Wayne County, MI, described as follows: That part of Lots 716 and 717, "ASSESSOR'S NORTHVILLE PLAT NO. 7" of Blocks 9, 10 and 11 of Plat of the Village of Northville and of part of the North 1/2 of Section 3, Town 1 South, Range 8 East, Village of Northville (New City of Northville), Wayne County, Michigan as recorded in Liber 66 on page 47 of Plats, Wayne County Records, and being described as follows:

Beginning at a point on the South line of Lot 717, said point being distant South 85 degrees 30 minutes 10 seconds West, 71.50 feet from the Southeast corner of said Lot 717; proceeding thence South 85 degrees 30 minutes 10 seconds West, 36.00 feet to the Southwest corner of said Lot 716; thence along the West line of said Lot 716 North 2 degrees 59 minutes 12 seconds West, 64.77 feet and North 0 degree 33 minutes 22 seconds East, 31.64 feet; thence North 87 degrees 17 minutes 21 seconds East, 18.00 feet; thence South 65 degrees 34 minutes 37 seconds East, 18.06 feet; thence South 2 degrees 59 minutes 12 seconds East, 87.00 feet to the point of beginning.

BEARING REFERENCE

BEARINGS ARE BASED ON PROJECT COORDINATE SYSTEM: MICHIGAN STATE PLANE COORDINATE SYSTEM, NAD83 (CONUS) (N01) (GRS80), SOUTH ZONE 2113, INTERNATIONAL FEET, GROUND (LAT: 42°25'52.19"N, LON: 83°28'53.34", ELEV: 840', SCALE FACTOR: 1.00010206).

SURVEYOR'S OBSERVATIONS

AT THE TIME OF THIS SURVEY, THERE WAS EVIDENCE OF POTENTIAL ENCROACHMENTS. OTHER ENCROACHMENTS MAY OR MAY NOT STILL EXIST ON OR OFF THE SUBJECT PROPERTY.

THE FOLLOWING OBSERVATIONS WERE MADE AT THE TIME OF SURVEY:

- EX. BUILDING APPEARS TO LIE A MAXIMUM DISTANCE OF 0.5 FEET OVER THE WEST PROPERTY LINE.

MISCELLANEOUS NOTES

- THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA E. MAIN STREET, A PUBLIC RIGHT-OF-WAY.
- THE LOCATIONS OF ALL UTILITIES SHOWN ON THE SURVEY ARE FROM VISIBLE SURFACE EVIDENCE AND PLANS OBTAINED FROM THE UTILITY OWNERS, IF AVAILABLE AT TIME OF SURVEY.
- THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN SCHEDULE A OF TITLE AGENCY: FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NO: 906162, EFFECTIVE DATE: JULY 28, 2020.
- "BLDG ON" INDICATES THE BUILDING IS ON THE PARCEL, "BLDG OFF" INDICATES THE BUILDING IS OFF THE PARCEL.

UTILITY REFERENCE

- WM: RECEIVED:
- SAN: RECEIVED:
- STORM: RECEIVED:
- GAS: RECEIVED: CONSUMERS ENERGY 10/23/2020
- ELEC: RECEIVED: DTE ENERGY N/A
- PHONE/CABLE: RECEIVED: AT&T 10/26/2020
- ROAD/ROW: RECEIVED:

UTILITY NOTE

- ALL FRANCHISE UTILITIES (GAS, FIBER, CABLE, UG ELEC., TELE.) SHOW ARE BASED ON MISS DIG MARKINGS LOCATED AT TIME OF SURVEY UNLESS NOTED OTHERWISE.
- THE LOCATIONS 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 OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

SCHEDULE B-SECTION II EXCEPTIONS

TITLE AGENCY: FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE COMMITMENT NO: 906162
EFFECTIVE DATE: JULY 28, 2020

- Erection Permit in favor of Michigan State Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 1336, page 341. (IT IS NOT ON, OR DOES NOT TOUCH, THE SURVEYED PROPERTY)
Form 5030026 (9-27-17) Page 7 of 9ALTA Commitment for Title Insurance (8-1-16) Michigan Notice of Easement recorded in Liber 13509, page 652, Register No. E283160. (THE DOCUMENTS ARE ILLEGIBLE)
- Covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 20901, page 897, Register No. G516322. (PLOTTED AND SHOWN HEREIN, MOSTLY OFFSITE, BUT DOES OVERLAP THE SUBJECT PARCELS SOUTHEAST CORNER BY 0.5')
- Joint Overhead and Underground Easement in favor of The Detroit Edison Company and the Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 21606, page 258, Register No. G724612. (THE DOCUMENTS ARE ILLEGIBLE)

**157 E. MAIN STREET
ALTA/NSPS LAND TITLE SURVEY**

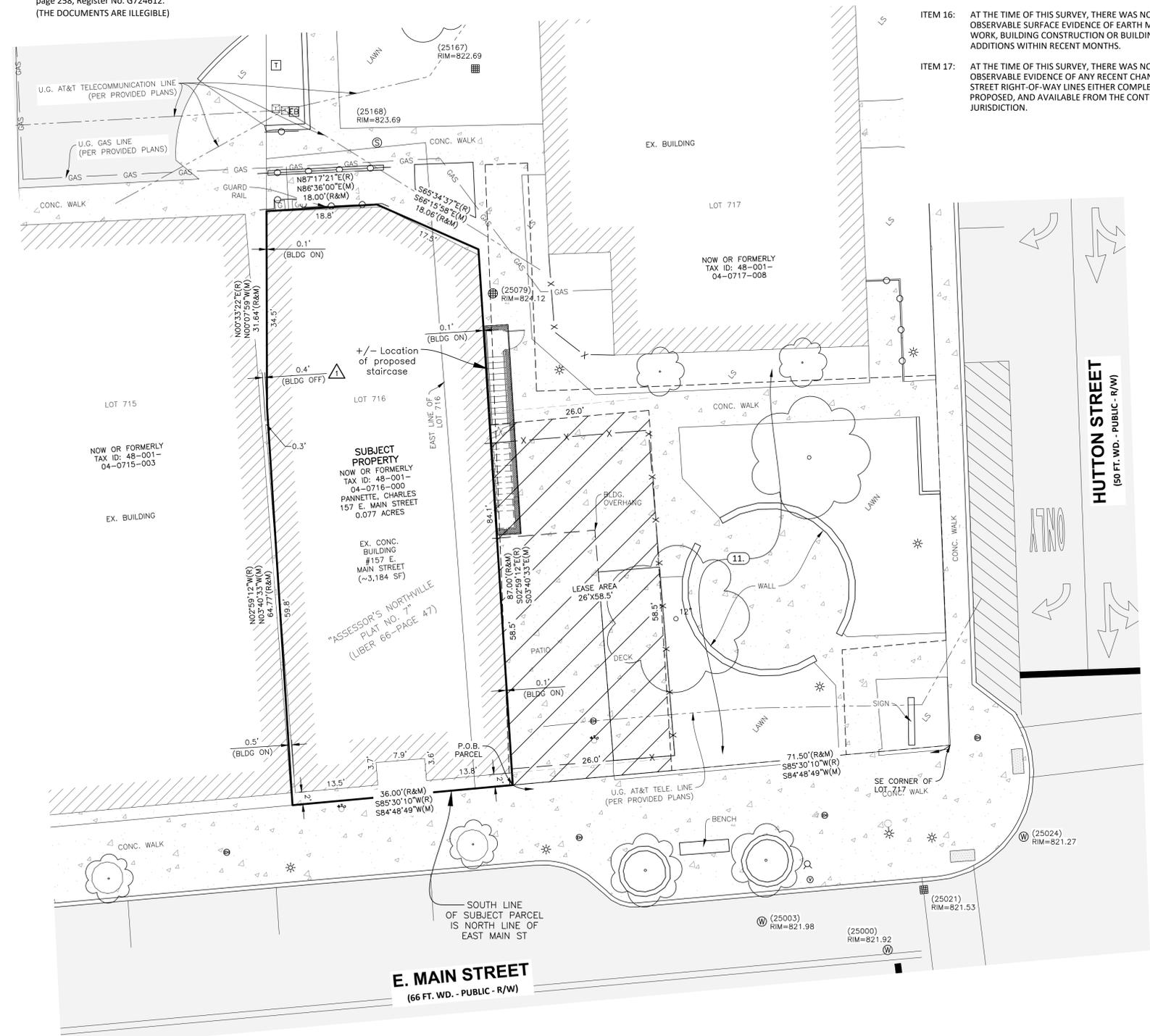
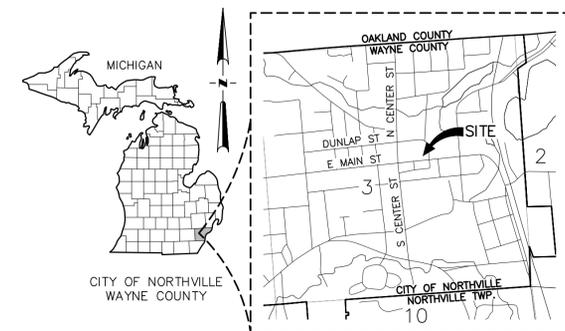


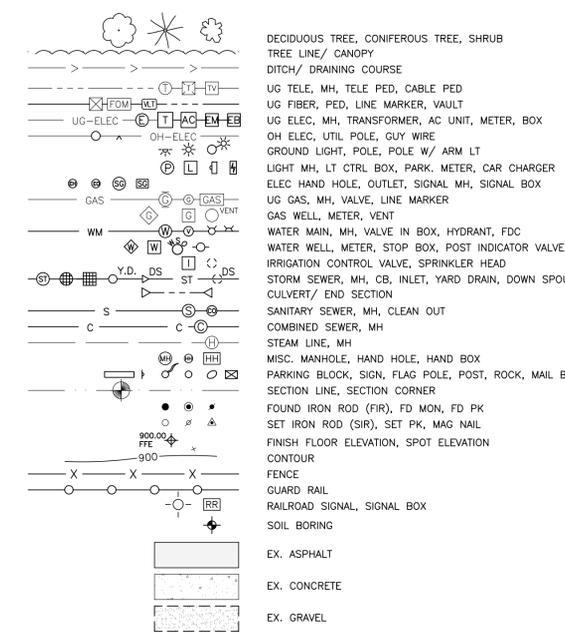
TABLE A ITEM NOTES

- ITEM 1, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 11, 13, 18, 19, 20 & 21. (SEE PLAN VIEW FOR MORE INFORMATION)
- ITEM 2: THE POSTED ADDRESS ON SITE IS 517 E. MAIN STREET.
- ITEM 3: FLOOD ZONE FEMA MAP SCALES DO NOT SUPPLY SUFFICIENT LEVEL OF DETAIL TO PLOT ACCURATELY. ZONES IF PLOTTED HEREIN ARE APPROXIMATE.
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE ENTIRELY IN ZONE (X) AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF WAYNE, COMMUNITY PANEL NO. (Z6163C0036E), EFFECTIVE DATE FEBRUARY, 2, 2012.
- ITEM 6(a): ZONING A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR AS REQUIRED BY 2016 ALTA/NSPS STANDARDS TABLE A ITEMS 6(A) & 6(B).
- ITEM 9: EXISTING PARKING THERE ARE NO STRIPED PARKING SPACES ON THE SUBJECT PROPERTY.
- ITEM 16: AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- ITEM 17: AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.

LOCATION MAP



EXISTING LEGEND



CERTIFICATION

TO: 157 EAST MAIN LLC, FIRST AMERICAN TITLE INSURANCE COMPANY AND ROBERT BAIDAS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7a, 8, 11 AND 13 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 10/24/2020.

MARC E. BUDZINSKI, PS DATE OF PLAT OR MAP:
PROFESSIONAL SURVEYOR NO. 4001053492

THIS SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED THIRD PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID THIRD PERSON.

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www.missdig.org

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P: 248-868-8200 F: 248-868-8201
WWW.SCHONSHECK.COM

ALTA/NSPS LAND TITLE SURVEY

157 E. MAIN STREET
PART OF NE 1/4, SEC. 3, T1S-R8E
CITY OF NORTHVILLE, WAYNE COUNTY, MI.

DATE	PLAN SUBMITTALS/REVISIONS

ORIGINAL ISSUE DATE:
10/30/20

PROJECT NO: 20-176

SCALE: 1" = 10'
0 1/2" 1"

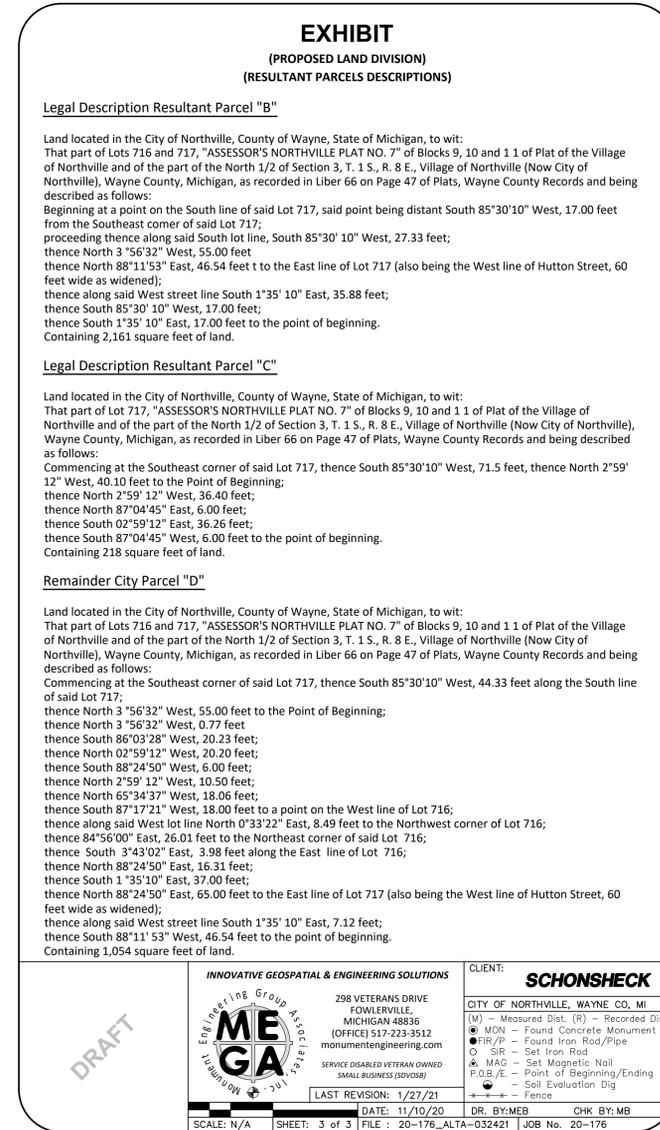
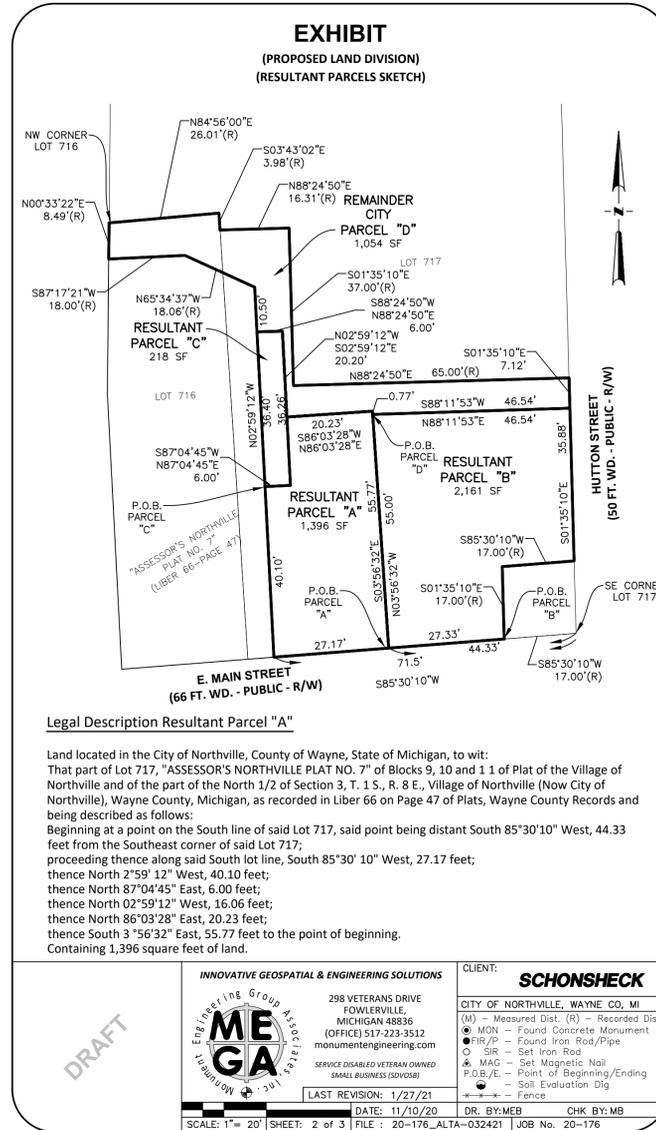
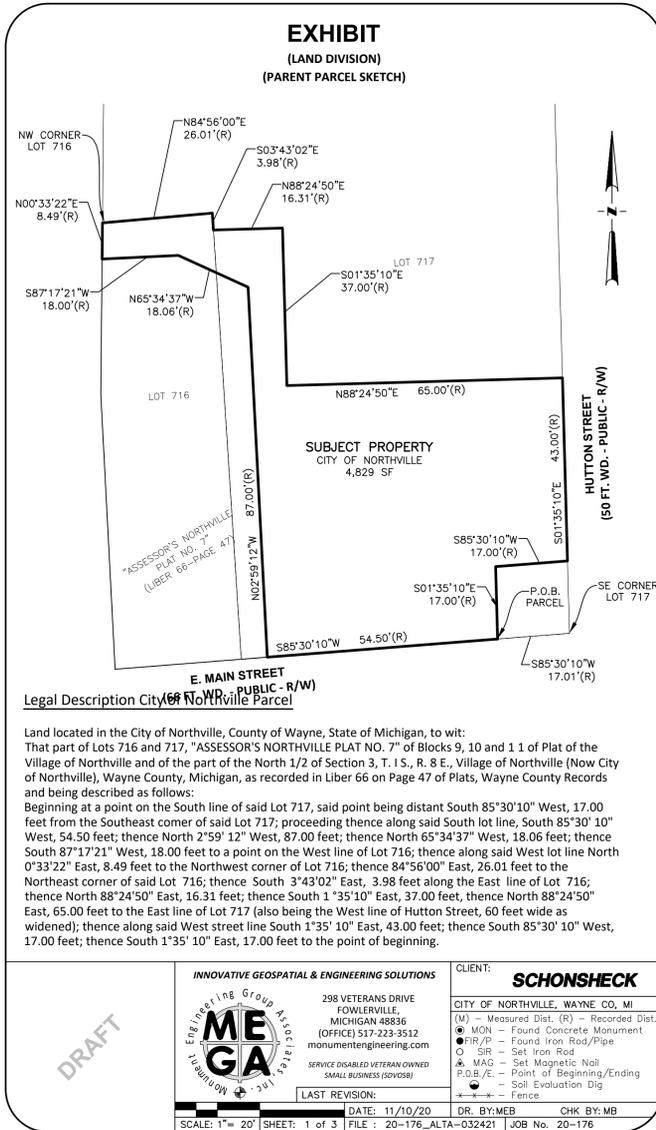
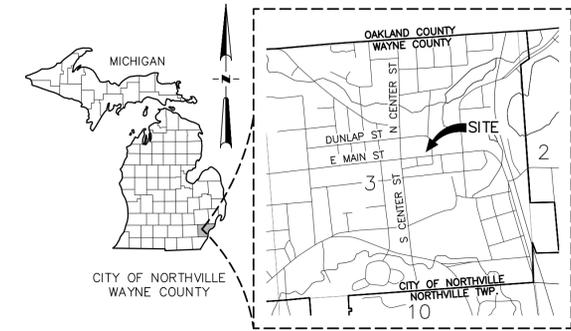
FIELD: AJS
DRAWN BY: BN
DESIGN BY: N/A
CHECK BY: MEB

ALT-1

NOT FOR CONSTRUCTION

157 E. MAIN STREET
PROPOSED LAND DIVISION

LOCATION MAP



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CLIENT:

SCHONSHECK

DESIGN BUILD CONSTRUCTION
 5855 PONTIAC TRAIL, SUITE 100, MI 48303
 P.O. BOX 800, F. WELLSVILLE
 WWW.SCHONSHECK.COM

PROPOSED LAND DIVISION EXHIBITS

157 E. MAIN STREET
 PART OF NE 1/4, SEC. 3, T1S-R8E
 CITY OF NORTHVILLE, WAYNE COUNTY, MI.

DATE	DESCRIPTION

ORIGINAL ISSUE DATE:
 10/30/20

PROJECT NO: 20-176

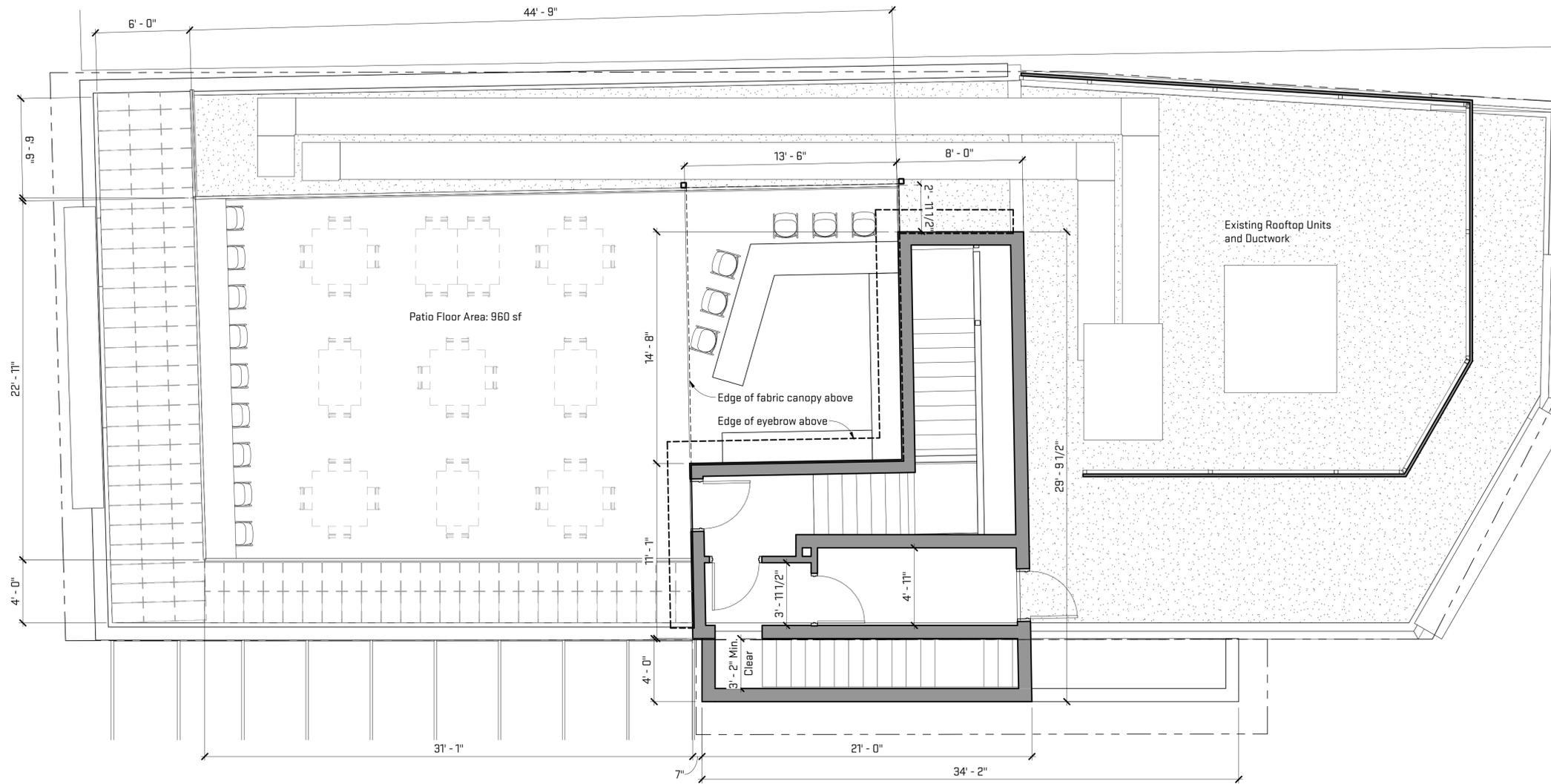
SCALE: 1" = 10'

0 1/2" 1"

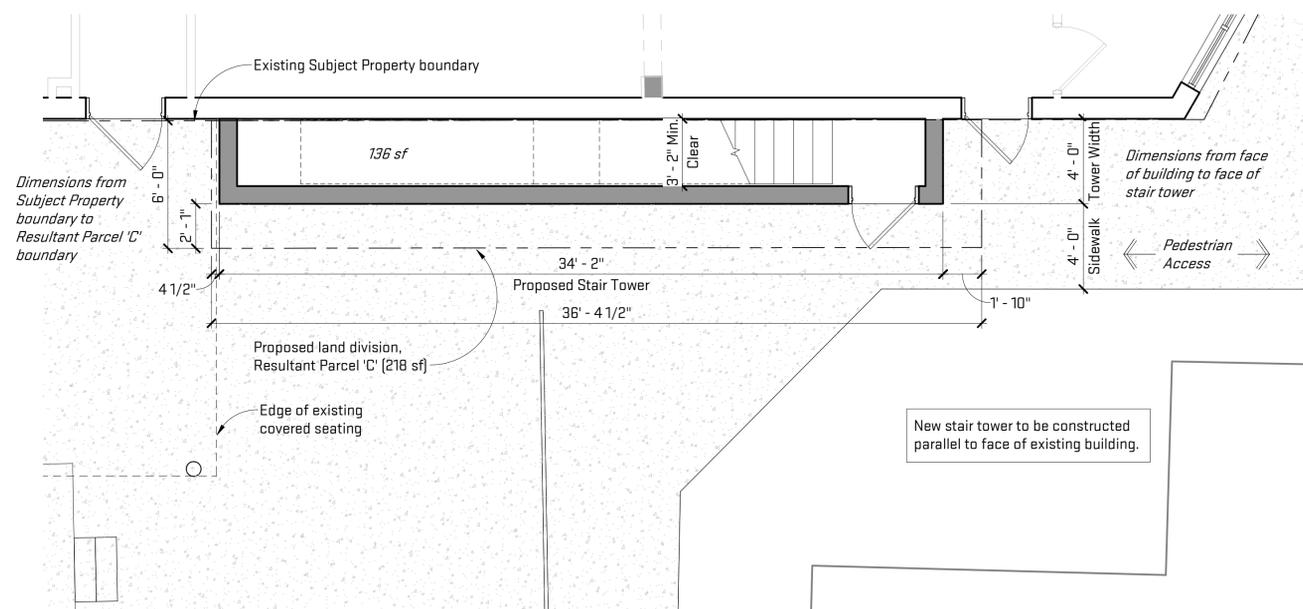
FIELD: AJS
 DRAWN BY: BN
 DESIGN BY: N/A
 CHECK BY: MEB

EXHIBIT 1

NOT FOR CONSTRUCTION



1 Proposed Roof Deck Plan
 H-02 N 1/4" = 1'-0"



2 Proposed Level 1 - Enlarged Stair Tower Plan
 H-02 N 1/4" = 1'-0"

Proposed Area:

442 sf	Enclosed Level 2
960sf	Patio / Bar
324 sf	Green Roof
136 sf	Enclosed Level 1
578 sf	Total Enclosed