

LEGAL DESCRIPTION
Land situated in the City of Grosse Pointe Woods, County of Wayne, State of Michigan, described as follows:
Lot 90, Fairholme No. 1, according to the plat thereof, as recorded in Liber 68 of Plats, Page 84, Wayne County Records.
20100 Mack Avenue
Tax ID: 40-012-05-0090-000

BASIS OF BEARING NOTE
The basis of bearing for this survey was established by the aforesaid recorded Plat.

- TITLE NOTES**
- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by making inquiry of persons in possession of the Land.
 - Easements, encumbrances, or claims thereof, not shown by the Public Records.
 - Rights of the public and any governmental unit in any part of the land taken, deeded or used for street, road or highway purposes.
 - Covenants, conditions and restrictions and other provisions as contained in instrument recorded in Liber 5817, Page 331, Wayne County Records. Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable. [LOCATION OF BUILDING SETBACK RESTRICTIONS IS SHOWN].
 - Subject to the easements, restrictions and reservations contained in the Fairholme No. 1 Plat recorded in Liber 68, Page(s) 84, Wayne County Records. [LOCATION OF EASEMENT WITHIN THE SURVEYED LAND IS SHOWN].
 - Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the Public Records.
 - Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the captioned Land.
 - Rights of tenants under any unrecorded leases.

ALL EXCEPTIONS SHOWN OR NOTED ON THIS SURVEY WERE OBTAINED FROM TITLE COMMITMENT NO. TC13-105243, WITH A COMMITMENT DATE OF 07-29-2022, ISSUED BY TITLE CONNECT.

SITE DATA
Gross Land Area: 6,310 Square Feet or 0.145 Acres.
Zoned: P-1 (Vehicular Parking District)
Building Setbacks:
Front= None
Sides= 20' Parking structure
Rear= None

Max. Building Height permitted: Attendant's shelter-15'; Parking structure-30'
Total Parking: 5 spaces including 0 barrier free (handicap) spaces.

The above setback & height requirements were obtained from the City of Grosse Pointe Woods Zoning Ordinance.

NOTE: The setbacks & height restrictions noted above are for reference purposes only and should not be used for design or construction and should not be used to determine compliance. A surveyor cannot make a certification on the basis of an interpretation or opinion of another party. A zoning endorsement letter should be obtained from the City of Grosse Pointe Woods to insure conformity as well as make a final determination of the required building setback & height requirements.

FLOOD HAZARD NOTE
The Property described on this survey is not located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency, the property lies within Map No. 28163C0171F. According to the current available Map Index for Wayne County, Michigan, dated 10-21-2021, Map No. 28163C0171F is not printed and is indicated as being a No Special Flood Hazard Area.

- TABLE A NOTES**
- There was no observable evidence of current earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
 - There are no known proposed changes in street right-of-way lines available from the controlling jurisdiction.
 - There was no observable evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
 - Improvements within offsite easements or servitudes as provided by the Title Company are shown within 25 feet of the subject land only.

SURVEYOR'S CERTIFICATION

To:
Buccellato Development LLC
Daher B. Rahi and Jeanette Rahi, his wife
Title Connect
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 & 19 of Table A thereof.

The field work was completed on 09-22-2022.

Kevin Christopher Navaroli
Kevin Christopher Navaroli, P.S.
No. 4001053503
Date of Plat or Map: 10-04-2022
Revised:



PROJECT

"HOME INSTEAD" SENIOR CARE

PROJECT LOCATION

No. 20100
Mack Avenue
Part of Private Claim 393
City of Grosse Pointe Woods,
Wayne County, MI

SHEET

ALTA / NSPS
Land Title Survey

REVISIONS

NO.	DESCRIPTION

DRAWN BY:

A.G.

APPROVED BY:

K.N./R.FRAUS

EMAIL:

rfraus@nfe-engr.com

DATE ISSUED:

10-04-2022

SCALE:

1"=10'

NFE JOB NO.

N216

SHEET NO.

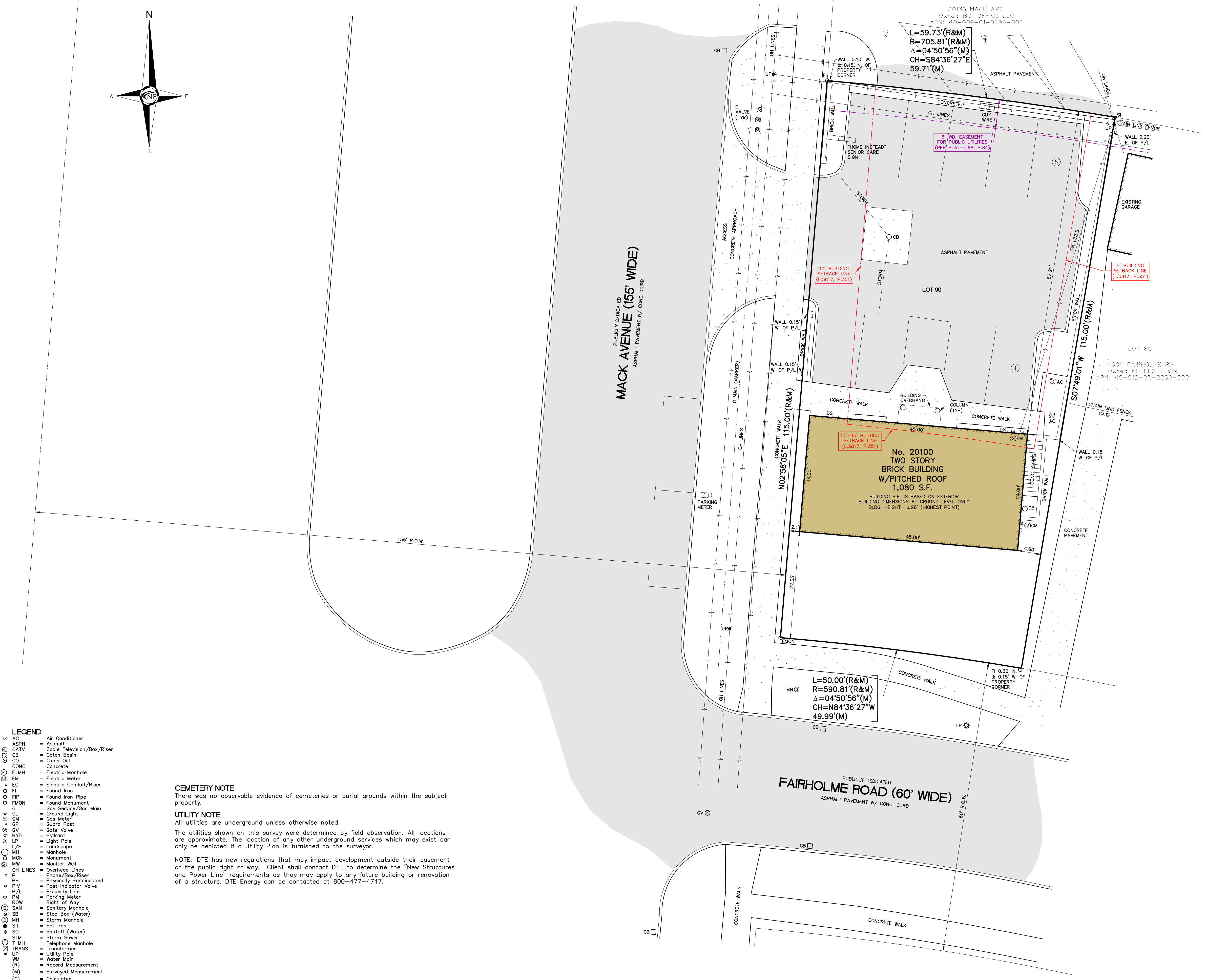
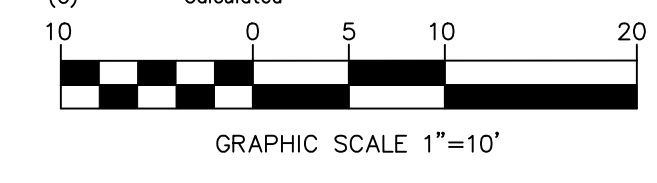
1 of 1

- LEGEND**
- AC = Air Conditioner
 - ASPH = Asphalt
 - CATV = Cable Television/Box/Riser
 - CB = Catch Basin
 - CO = Clean Out
 - CONC = Concrete
 - E MH = Electric Manhole
 - EM = Electric Meter
 - EC = Electric Conduit/Riser
 - FI = Found Iron
 - FIP = Found Iron Pipe
 - FMON = Found Monument
 - G = Gas Service/Gas Main
 - GL = Ground Light
 - GM = Gas Meter
 - GP = Guard Post
 - GV = Gate Valve
 - HYD = Hydrant
 - LP = Light Pole
 - L/S = Landscape
 - MH = Manhole
 - MON = Monument
 - MW = Monitor Well
 - MW = Overhead Lines
 - PH = Phone/Box/Riser
 - PH = Physically Handicapped
 - PIV = Post Indicator Valve
 - P/L = Property Line
 - PM = Parking Meter
 - ROW = Right of Way
 - SAN = Sanitary Manhole
 - SB = Stop Box (Water)
 - SMH = Storm Manhole
 - S.I. = Set Iron
 - SD = Shutoff (Water)
 - STM = Storm Sewer
 - T.MH = Telephone Manhole
 - TRANS = Transformer
 - UP = Utility Pole
 - WM = Water Main
 - (R) = Record Measurement
 - (M) = Surveyed Measurement
 - (C) = Calculated

CEMETERY NOTE
There was no observable evidence of cemeteries or burial grounds within the subject property.

UTILITY NOTE
All utilities are underground unless otherwise noted.
The utilities shown on this survey were determined by field observation. All locations are approximate. The location of any other underground services which may exist can only be depicted if a Utility Plan is furnished to the surveyor.

NOTE: DTE has new regulations that may impact development outside their easement or the public right of way. Client shall contact DTE to determine the "New Structures and Power Line" requirements as they may apply to any future building or renovation of a structure. DTE Energy can be contacted at 800-477-4747.

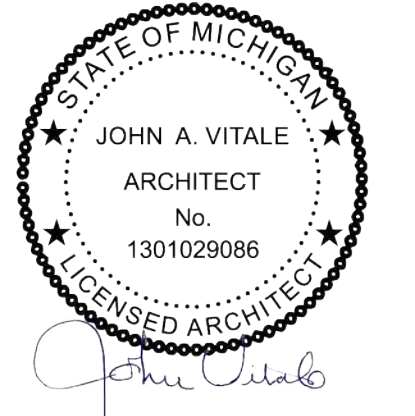




STUCKY VITALE ARCHITECTS
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Consultants:



Project:
FRIENDSHIP FACTORY
 20102 MACK AVE,
 GROSSE POINTE WOODS,
 MI. 48236

Issued for:
 OWNER REVIEW 02.16.24

Drawn by:
 CRB, JFM, JFN
 Checked by:
 JAV

Sheet Title:
 FLOOR PLAN
 SCHEME 1

Project No.:
2024.023

Sheet No.:
A101

DO NOT SCALE DRAWINGS
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GENERAL FLOOR PLAN NOTES:

- THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK. COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
- ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
- WALL THICKNESS ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE WALL SCHEDULE FOR ACTUAL DIMENSIONS.
- ALL WOOD, INCLUDING BLOCKING, USED ON THE PROJECT SHALL BE FIRE RETARDANT TREATED.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
- PROVIDE POSITIVE SLOPE TO ALL FLOOR DRAINS WHILE KEEPING FLOOR LEVEL AT WALL BASE CONDITION.
- PROVIDE TRANSITION STRIPS AT EACH CHANGE IN FLOOR FINISH MATERIALS.
- PAINT, PATCH AND REPAIR THE FOLLOWING TO MATCH EXISTING MATERIALS: FLOOR, WALL AND CEILING SURFACES AS REQUIRED ADJACENT TO AREAS BEING DEMOLISHED. REFER TO DEMOLITION DRAWINGS FOR MORE INFORMATION.
- REINFORCE WALL AND PROVIDE BLOCKING AS REQUIRED TO SUPPORT WALL CABINETS AND COUNTERTOPS.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL WALL REINFORCING FOR INSTALLATION OF ACCESSORIES, COAT RACKS, CHART RACKS, CASEWORK, AND OTHER WALL MOUNTED ITEMS.
- CLEAN AND REPAIR ALL EXISTING FLOOR FINISHES AS NECESSARY.
- ALL EXPOSED PIPES, DUCTS, AND CONDUIT TO BE PAINTED TO MATCH EXISTING.
- PROVIDE CONTROL JOINTS IN GYPSUM BOARD PARTITIONS AT 30'-0" O.C. MAXIMUM AND AS INDICATED IN THE CONTRACT DOCUMENTS.
- COORDINATE WITH OWNER'S EQUIPMENT SUPPLIER FOR INSTALLATION REQUIREMENTS / LOCATIONS OF FLOOR / WALL / CEILING MOUNTED ITEMS; I.E. CAMERAS, TV'S, SPEAKERS, SENSORS, SECURITY WIRING, VAULTS, ATMS.
- CONTRACTOR SHALL CONDUCT A ROUGH ELECTRICAL INSPECTION WITH OWNER, PRIOR TO ENCLOSING WALLS, FOR THE PURPOSE OF CONFIRMING ALL J-BOX LOCATIONS FOR POWER, DATA, VOICE, SWITCH, THERMOSTAT, ETC.
- CONTRACTOR TO FILL ANY AND ALL EQUIPMENT PENETRATIONS OR DEPRESSIONS INTO OR THROUGH THE EXISTING SLAB THAT WILL NOT BE UTILIZED TO FEED NEW EQUIPMENT (I.E. ABANDONED FLOOR CORES, IMPRESSION FROM PREVIOUS EQUIPMENT FLOOR-PLATE REMOVAL). PENETRATIONS SHALL BE FILLED WITH NON-SHRINK GROUT. THE SIDES OF ANY EXISTING OPENINGS SHALL BE MODIFIED/TAPERED SO THAT THEY ARE WIDER AT THE TOP THAN AT THE BOTTOM. FOR LARGE OPENINGS, PROVIDE ONE (1) #5 BAR 2" UP FROM BOTTOM OF HOLE.
- A TACTILE SIGN STATING 'EXIT' AND COMPLYING WITH ICC-A117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN 'AREA OF REFUGE', AN EXTERIOR AREA FOR ASSISTED RESCUE, AN EXIT STAIRWAY, AN EXIT RAMP, AN EXIT PASSAGEWAY, AND THE EXIT DISCHARGE.
- PROVIDE PERMANENT MIN 3-INCH HIGH CONTRASTING COLOR MARKING AND IDENTIFICATION AT ALL FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS, SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS WITHIN 15 FEET AT THE END OF EACH WALL, AND NOT EXCEEDING 30 FEET MAXIMUM HORIZONTAL INTERVALS, MINIMUM 2 LOCATIONS EACH WALL, TYPICAL FOR ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING, OR ATTIC SPACES PER CODE (MBC 703.7)

FLOOR PLAN KEY NOTES:

(TYPICAL THIS SHEET ONLY)

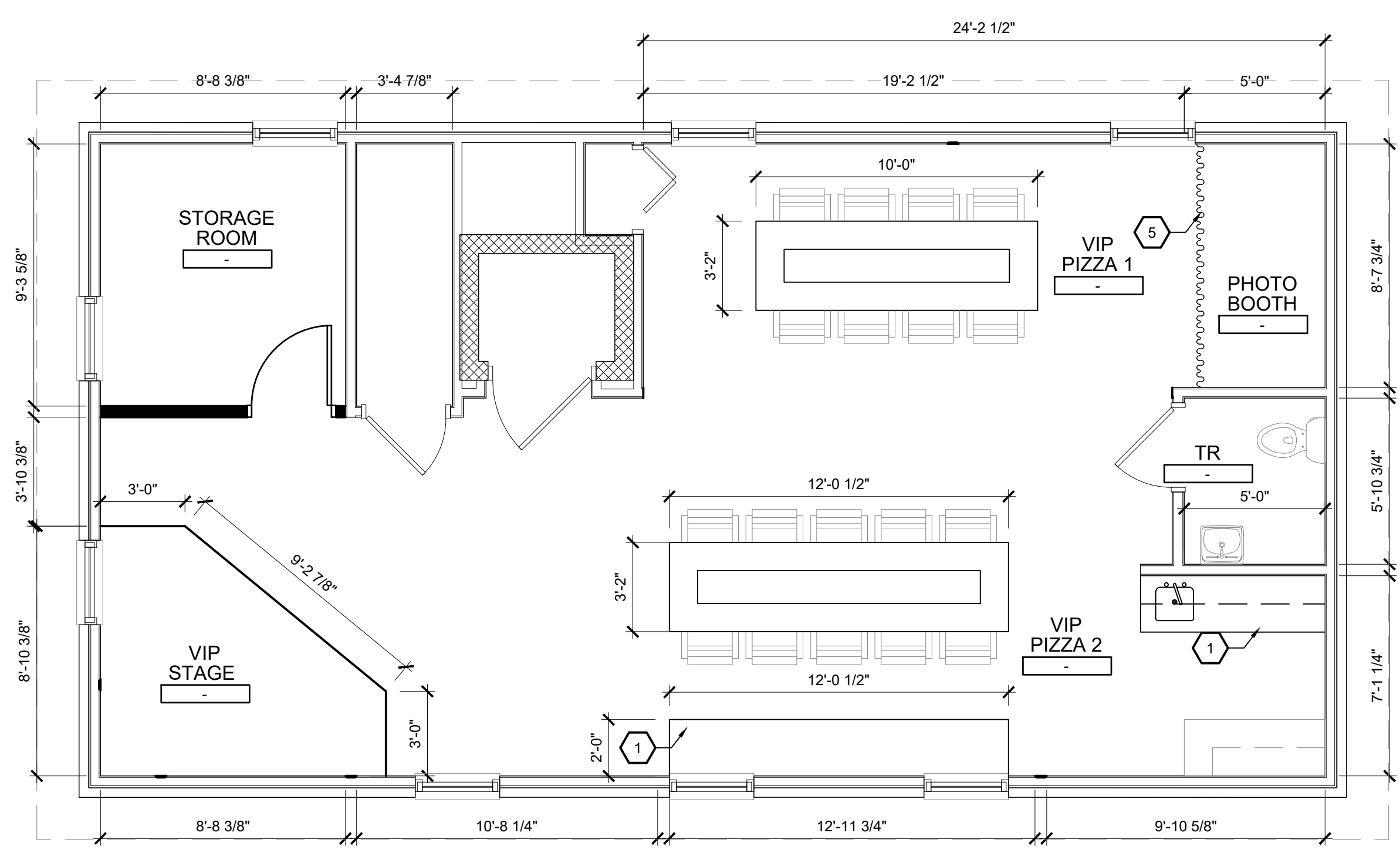
- 1 NEW MILLWORK COUNTER
- 2 NEW CLOTHING RACKS
- 3 NEW CHANGING ROOM BENCH
- 4 NEW MOP SINK
- 5 NEW PHOTO BOOTH CURTIAN

PROJECT DATA:

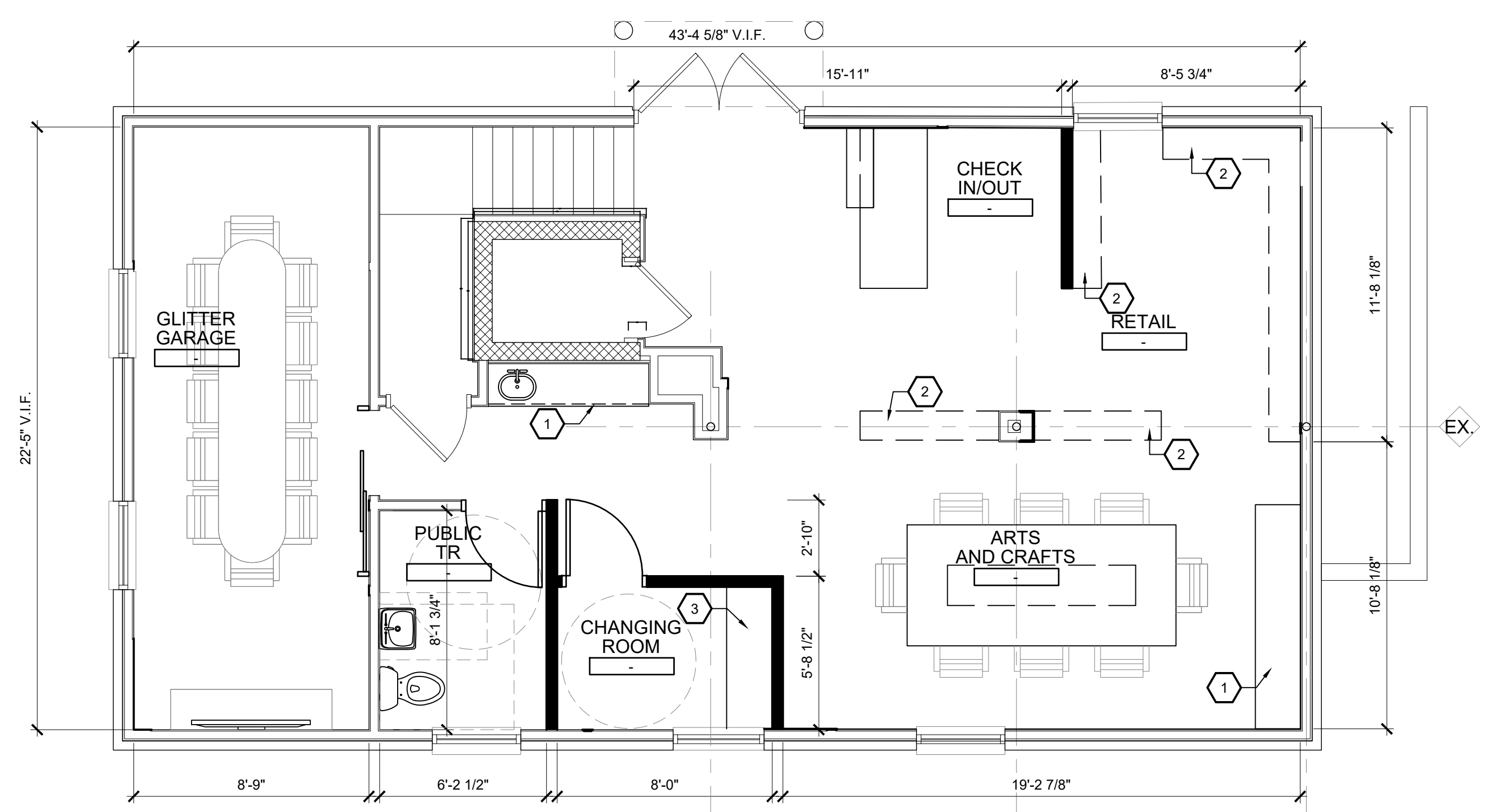
BUILDING CODE AUTHORITY:
 CITY OF GROSSE POINTE WOODS

PROJECT AREA:
 EXISTING BUILDING FOOTPRINT = 1,075 GSF
 RENTABLE* SQUARE FOOTAGE:
 EXISTING UPPER LEVEL = 889 SF
 EXISTING GROUND LEVEL = 879 SF
 EXISTING LOWER LEVEL = 883 SF

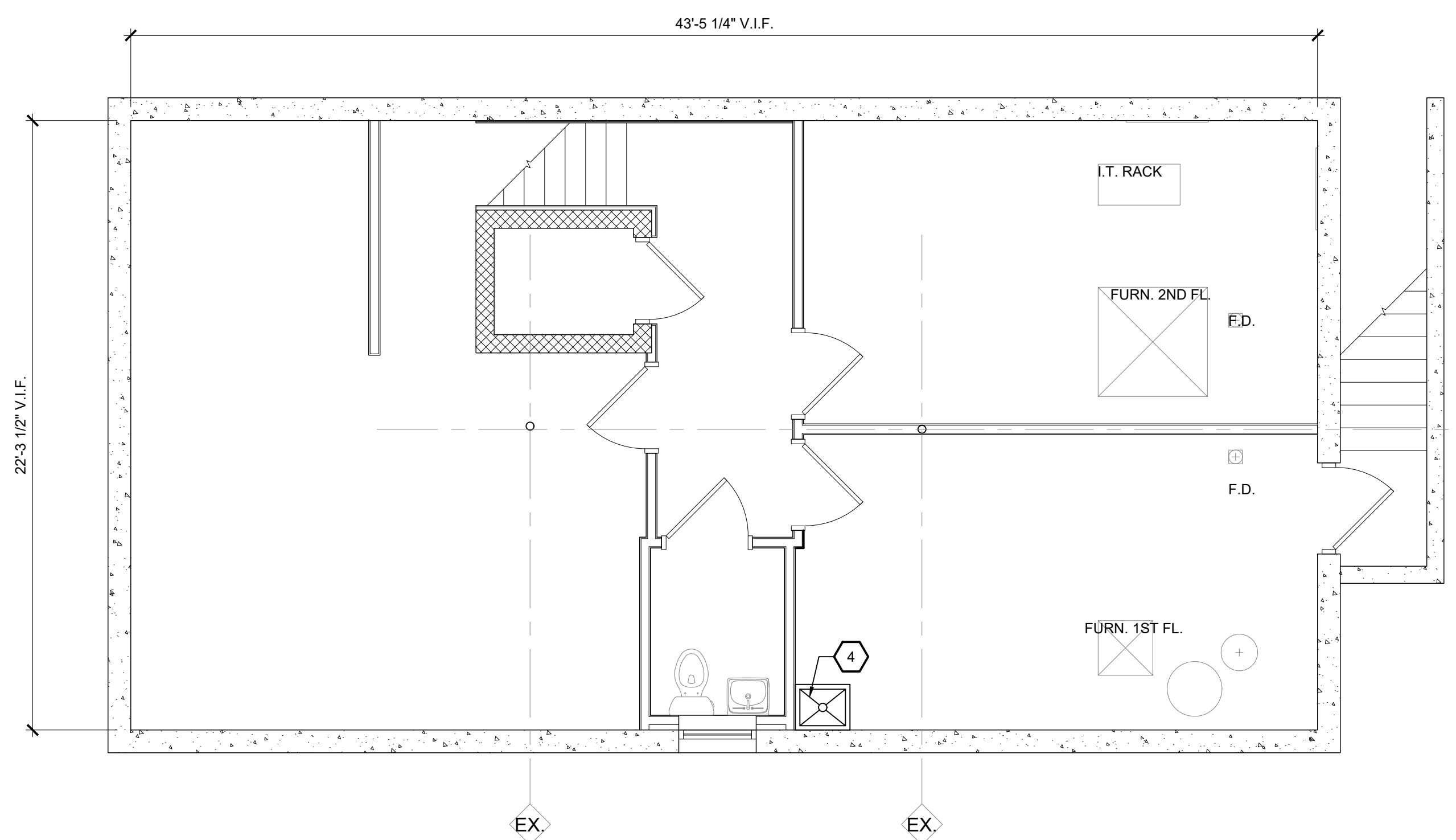
*NET SQUARE FOOTAGE, NOT INCLUDING EXISTING STAIR & ELEVATOR



FLOOR PLAN - UPPER LEVEL
 SCALE: 1/4" = 1'-0"
 CONCEPT 1



FLOOR PLAN - GROUND LEVEL
 SCALE: 1/4" = 1'-0"
 CONCEPT 1



FLOOR PLAN - LOWER LEVEL
 SCALE: 1/4" = 1'-0"
 CONCEPT 1

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