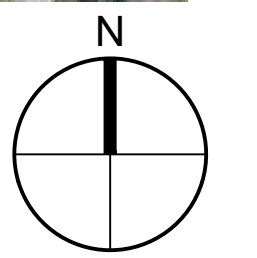
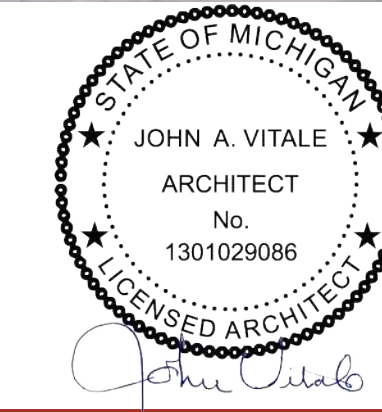




NOTE: ALL AREAS ARE ZONED VILLAGE CENTER

1.04 ACRES OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 14, T.1N., R.10E.,
CITY OF LATHRUP VILLAGE, OAKLAND COUNTY, MICHIGAN.



EXISTING SITE AERIAL VIEW



2023.095

SURNOW CO. - LATHRUP VILLAGE RENOVATION
27601 SOUTHFIELD RD.
LATHRUP VILLAGE, MI

CONCEPTUAL DESIGN PACKAGE

SEPTEMBER 13, 2023

DRAWN BY: JWW, JFN

SP090

PROJECT DATA:

BUILDING CODE AUTHORITY:
CITY OF LATHRUP VILLAGE

OWNER:
THE SURNOW COMPANY
320 MARTIN ST. SUITE 100
BIRMINGHAM, MI
248-590-2658

TYPE OF CONSTRUCTION:
EXISTING 4-B

USE GROUP:
MERCANTILE
ACCESSORY A-2

PROJECT AREA:
EXISTING 11,000 = SF
RENOVATION EXTERIOR ONLY
TOTAL PROJECT AREA 11,000 = SF

OCCUPANT LOAD:
EXISTING

PROJECT DESCRIPTION:
IMPROVEMENTS TO THE SITE PARKING AND
EXTERIOR FACADE RENOVATIONS OF AN EXISTING
11,000 SQUARE FOOT BUILDING.

APPLICABLE CODES: (COMMERCIAL):

2015 MICHIGAN BUILDING CODE (MBC) AS AMENDED

MECHANICAL CODE:
2015 MICHIGAN MECHANICAL CODE AS AMENDED

PLUMBING CODE:
2018 MICHIGAN PLUMBING CODE AS AMENDED

ELECTRICAL CODE:
2017 NATIONAL ELECTRIC CODE (NEC) AS AMENDED &
MICHIGAN AMENDMENTS PART 8.

ENERGY CODE:
2015 MICHIGAN BUILDING CODE (CHAPTER 13)
2015 MICHIGAN ENERGY CODE
ASHRAE 90.1-2013 ENERGY STANDARDS FOR BUILDINGS

FIRE CODE:
2015 INTERNATIONAL FIRE CODE REFERENCED IN 2015
MICHIGAN BUILDING CODE

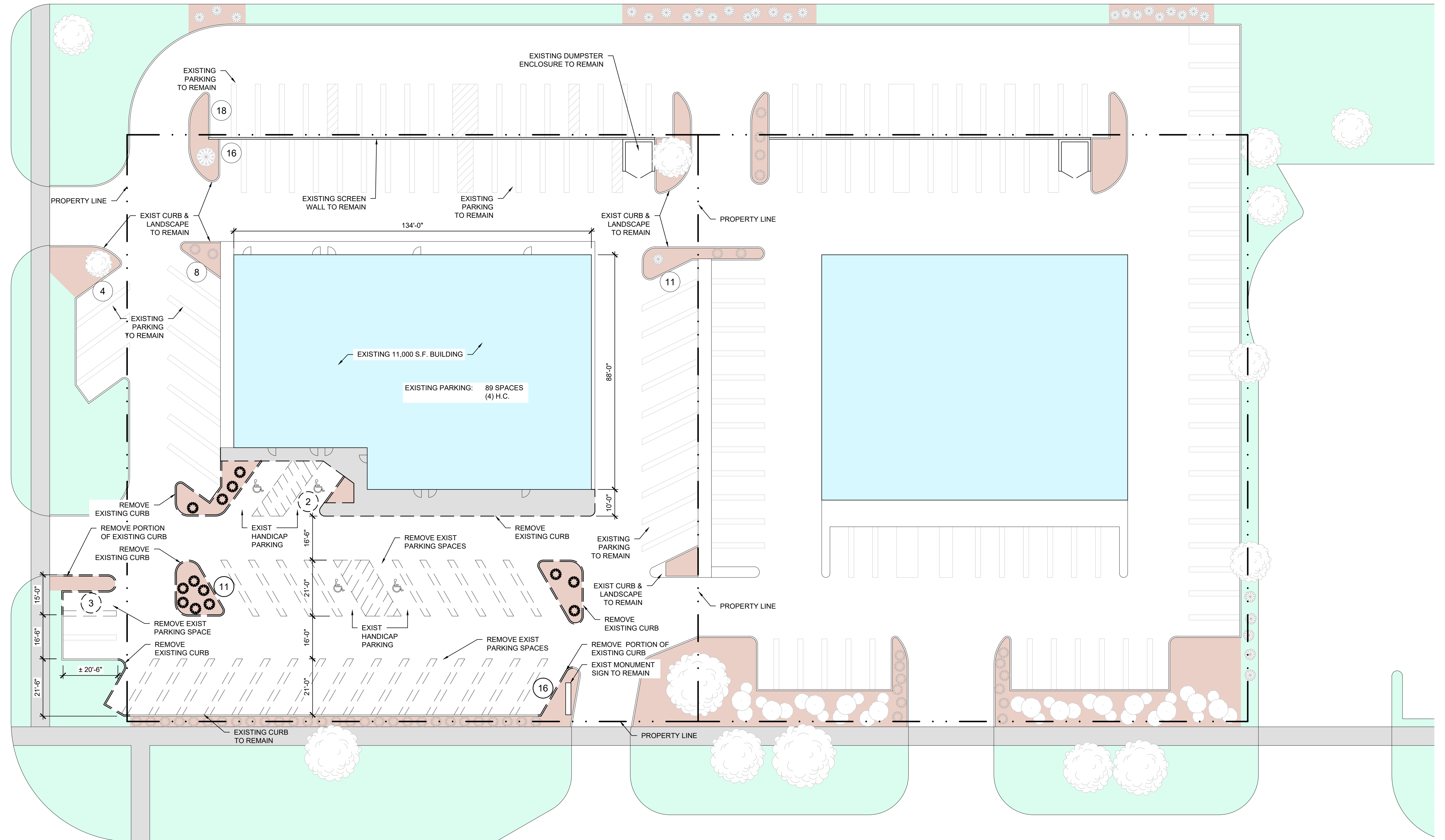
BARRIER FREE REQUIREMENTS:
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (DOJ)
MBC-2012 (CHAPTER 11)
ICC / ANSI 117.1 - 2009, EXCEPT SECTION 611 & 707

LIFE SAFETY CODES:
2015 NFPA 99 HEALTH CARE FACILITIES
2015 NFPA 101 LIFE SAFETY CODE
2013 NFPA 13 STANDARD FOR INSTALLATION OF
SPRINKLER SYSTEMS
2013 NFPA 72 NATIONAL FIRE ALARM CODE

DESIGN GUIDELINES:
2007 MIN DESIGN STANDARDS FOR HEALTH CARE
FACILITIES IN MICHIGAN

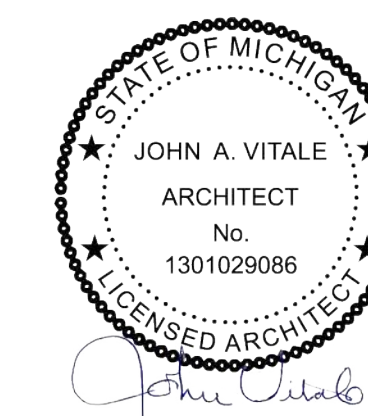
GOLDENGATE DRIVE WEST

ELDORADO PLACE



SOUTHFIELD ROAD

 DEMOLITION SITE PLAN
SCALE: 1"=20'



DEMOLITION SITE PLAN

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© 2023 STUCKY VITALE ARCHITECTS

LATHRUP VILLAGE RENOVATION

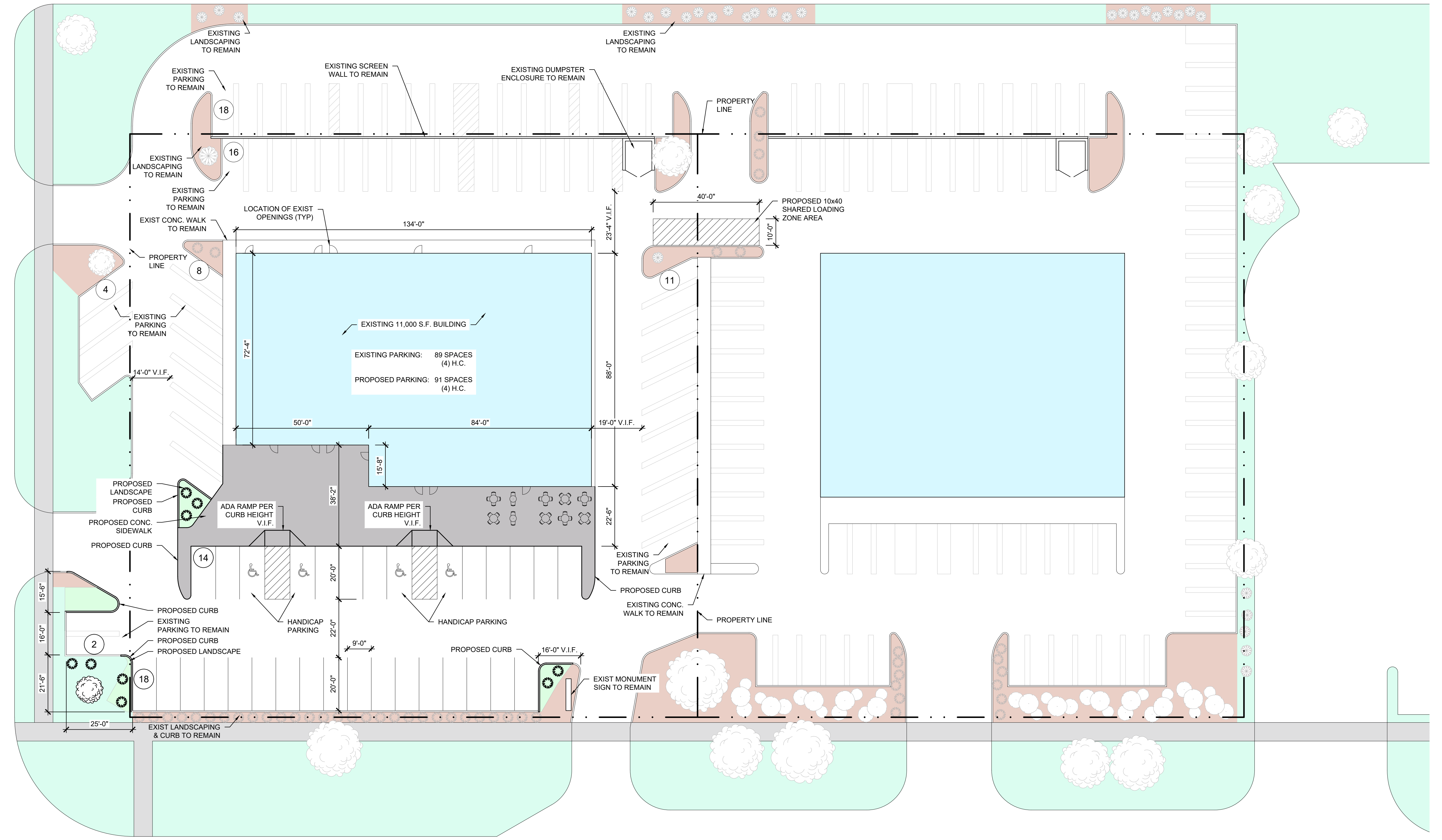


ELDORADO PLACE

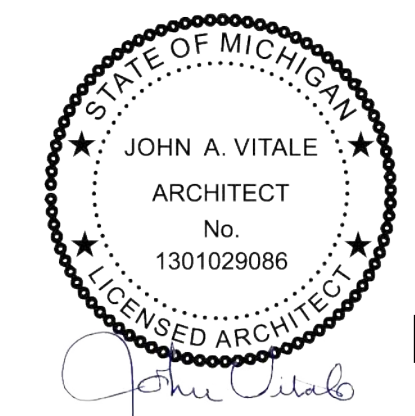
GOLDENGATE DRIVE WEST

SOUTHFIELD ROAD

PARKING CALCULATION:
 RESTAURANT
 RETAIL
 RESTAURANT PARKING:
 3,674 / 70 = APPROX. 53 SPACES
 RETAIL PARKING:
 7,326 / 200 = APPROX. 37 SPACES
 TOTAL SPACES REQUIRED:
 APPROX. 90 SPACES
 TOTAL SPACES PROPOSED:
 91 SPACES



N
 PROPOSED ARCHITECTURAL SITE PLAN
 SCALE: 1"=20'



PROPOSED ARCHITECTURAL SITE PLAN



2023.095
 SURNOW CO. - LATHRUP VILLAGE RENOVATION
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 LATHRUP VILLAGE, MI

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SEPTEMBER 13, 2023

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SP101

LATHRUP VILLAGE RENOVATION



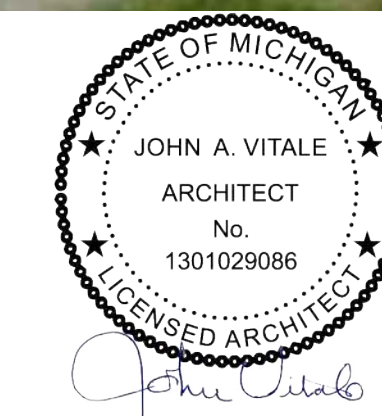
VIEW FROM SOUTH SOUTHFIELD ROAD



VIEW FROM NORTH SOUTHFIELD ROAD



VIEW FROM SOUTHFIELD ROAD



EXISTING BUILDING



2023.095

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27601 SOUTHFIELD RD.
LATHRUP VILLAGE, MI

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A100



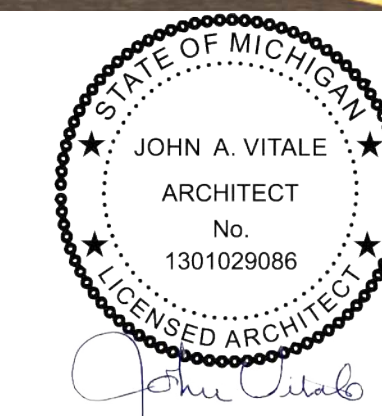
VIEW FROM SOUTH SOUTHFIELD ROAD



VIEW FROM NORTH SOUTHFIELD ROAD



VIEW FROM SOUTHFIELD ROAD



PROPOSED RENDERINGS



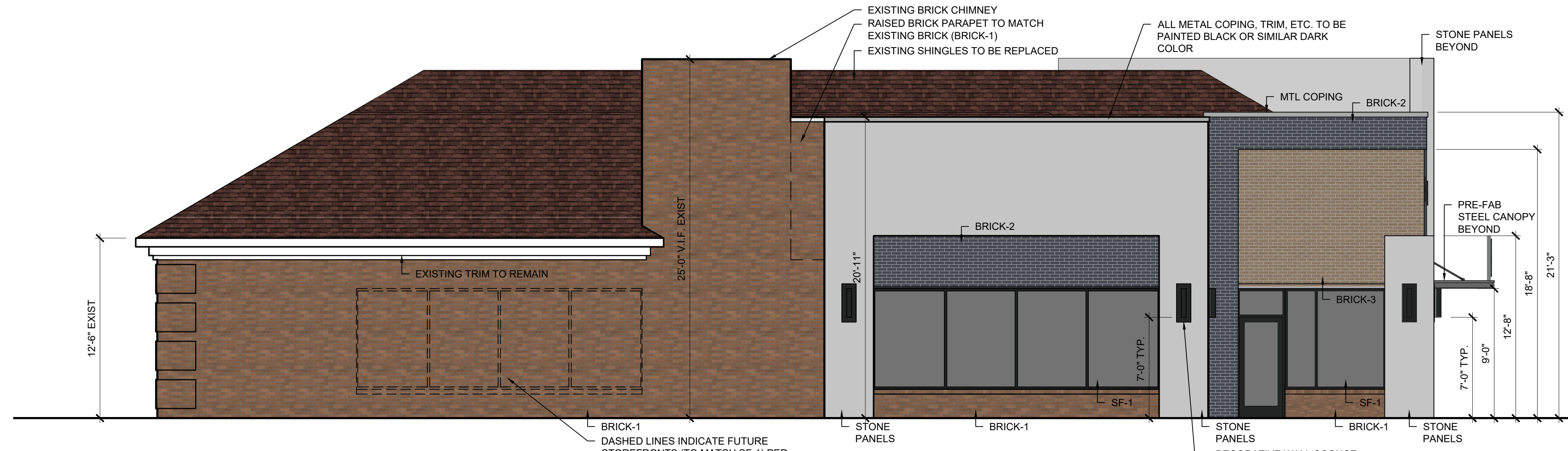
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 27601 SOUTHFIELD RD.
 LATHRUP VILLAGE, MI

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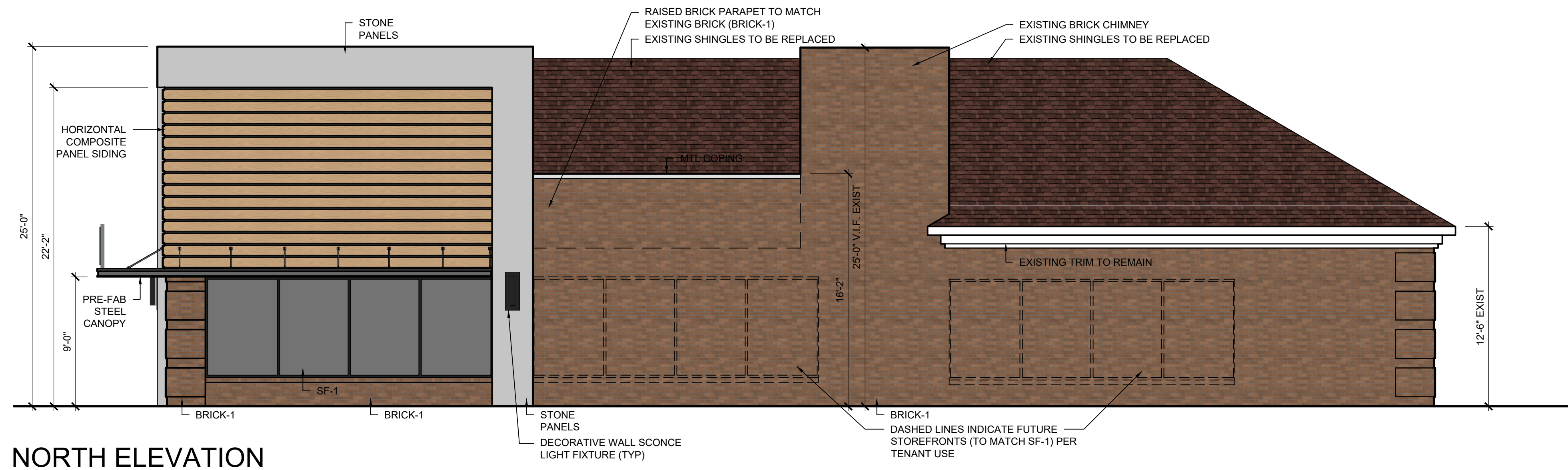
SEPTEMBER 13, 2023

LATHRUP VILLAGE RENOVATION



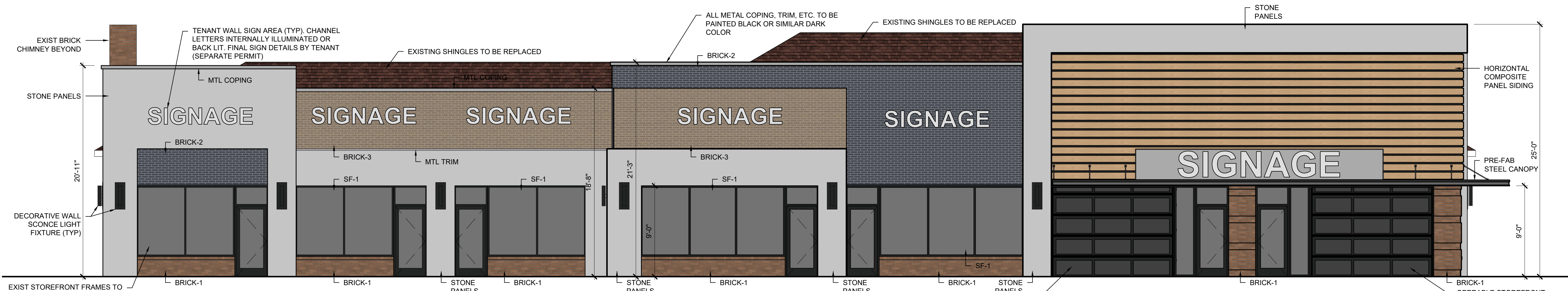
SOUTH ELEVATION (GOLDENGATE DRIVE)

SCALE: 3/16" = 1'-0"



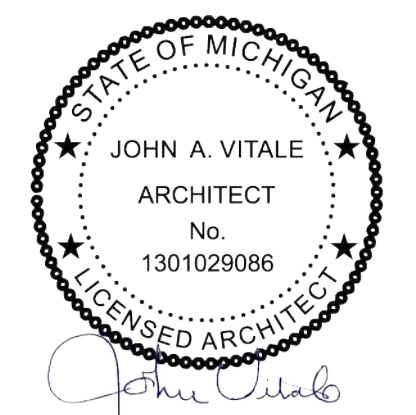
NORTH ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION (SOUTHFIELD ROAD)

SCALE: 3/16" = 1'-0"



ELEVATIONS



2023.095

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