

PROPOSED BUILDING ADDITION FOR:

# 27700 SOUTHFIELD ROAD, LATHRUP VILLAGE

# BIDDISON

ARCHITECTURE

320 MARTIN ST. LL 10 BIRMINGHAM MI 48009  
248.554.9500

## CONDITIONS OF WORK

### CONSTRUCTION COORDINATION:

1. ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS & ARE RESPONSIBLE FOR A COMPLETE REVIEW & SITE VISIT. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT SET & NO "EXTRAS" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OR ERRORS WHICH THEY DISCOVER UPON EXAMINATION OF DOCUMENTS, THE SITE OR LOCAL CONDITIONS.
2. ANY CONTRACTOR OR SUBCONTRACTOR BY SUBMITTING A BID WARRANTS THAT HE HAS VISITED THE SITE AND IS AWARE OF ANY AND ALL SITE CONDITIONS AFFECTING HIS BID.
3. THE CONTRACTOR BY COMMENCING WORK ACCEPTS THE CONDITIONS OF THE SITE & THE COMPLETENESS OF CONTRACT DOCUMENTS.
4. FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY.
5. ANY MATERIAL OR LABOR NEITHER SHOWN ON THE DRAWINGS NOR SPECIFIED, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK IN A WORKMANLIKE MANNER SHALL BE FURNISHED WITHOUT COST TO THE OWNER.
6. ALL MATERIALS FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR SHALL BE FREE FROM DEFECTS. ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF (1) YEAR FROM DATE OF ACCEPTANCE OF WORK. DURING THIS PERIOD THE GENERAL CONTRACTOR SHALL CORRECT ANY PROBLEMS DUE TO DEFECTIVE MATERIALS OR FAULTY WORKMANSHIP AT NO COST TO THE OWNER. ANY PROBLEM THAT OCCURS DURING CONSTRUCTION SHALL IMMEDIATELY BE CORRECTED TO THE SATISFACTION OF THE OWNER.
7. NO SUBSTITUTIONS OF SPECIFIED MATERIAL OR EQUIPMENT WILL BE ACCEPTED UNLESS WRITTEN REQUEST FOR APPROVAL HAS BEEN RECEIVED BY THE ARCHITECT AND CONTRACTOR HAS RECEIVED WRITTEN APPROVAL FROM ARCHITECT.
8. DURING AND AT THE COMPLETION OF THE CONTRACTOR'S DAILY WORK, CONTRACTOR IS RESPONSIBLE FOR THE CLEANING UP AND REMOVAL OF ALL RUBBISH AND DEBRIS BEFORE LEAVING THE PROJECT JOB SITE.

### PERMITS & SAFETY:

1. GENERAL CONTRACTOR SHALL APPLY & SUBMIT FOR BUILDING PERMIT.
2. GENERAL CONTRACTOR SHALL OBTAIN "ALL RISK" INSURANCE AND ALL CUSTOMARY STATUTORY INSURANCE FOR COMPREHENSIVE GENERAL LIABILITY, ETC. AS REQUIRED BY OWNER/LANDLORD.
3. GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF WORK, MATERIALS, FIXTURES, ETC. IN LEASED SPACE FROM LOSS OR DAMAGE FROM FIRE, THEFT OR VANDALISM.
4. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA). THE FOLLOWING ARE STRICTLY PROHIBITED WORK PRACTICES.
  - A. ANY COMBUSTIBLE MATERIALS ABOVE FINISHED CEILING OR IN ANY NON-SPRINKLED LOCATIONS.
  - B. IMPOSING ANY STRUCTURAL LOAD, TEMPORARY OR PERMANENT ON ANY PART OF THE LANDLORD'S WORK OR STRUCTURE WITHOUT PRIOR WRITTEN APPROVAL.
  - C. CUTTING ANY HOLES IN LANDLORD'S EXISTING FLOOR SLABS, WALLS OR ROOF WITHOUT PROPER APPROVAL'S PROPER APPROVALS FROM LANDLORD. BEFORE STARTING ANY UNDERSLAB WORK CONTRACTORS MUST CHECK WITH THE LANDLORD OR SUPERINTENDENT OF THE LANDLORD'S GENERAL CONTRACTOR TO DETERMINE IF ANY COMMON UTILITY OR OTHER TENANT UTILITY LINES EXIST WITHIN THE SPACE.

### CODE COMPLIANCE:

1. WORK INDICATED IS TO BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES.
2. FIRE EXTINGUISHERS SHALL BE PROVIDED BY G.C. AND INSTALLED PER THE FIRE MARSHALL'S INSTRUCTIONS.
3. ALL WALL FINISHES TO MEET CLASS III FLAME SPREAD RATINGS IN ACCORDANCE WITH MBC-2015 CHAPTER 8.
4. INTERIOR FINISHES IN EXIT ACCESS CORRIDORS, OTHER EXIT WAYS, ROOMS, AND ENCLOSED SPACES IN USE GROUPS "B" AND "S" IN SPRINKLED BUILDINGS ARE REQUIRED TO HAVE AT LEAST A CLASS C FLAME SPREAD 76-200, SMOKE DEVELOPED 0-450; RATING AS LISTED IN THE 2015 MICHIGAN BUILDING CODE.
5. SAFETY GLAZING MUST HAVE PERMANENT IDENTIFICATION IN ACCORDANCE WITH THE 2015 MICHIGAN BUILDING CODE.
6. ALL REQUIREMENTS OF THE MICHIGAN BARRIER FREE ACT & THE AMERICANS WITH DISABILITIES ACT SHALL BE MAINTAINED TO COMPLY WITH ICC/A117.1-2009.
7. ALL OFFICE FURNITURE & EQUIPMENT TO BE PROVIDED BY TENANT. SHOWN FOR LAYOUT PURPOSES ONLY. TO COMPLY WITH ADA-ICC/A117.1-2009 (TYP.) REQUIREMENTS, A MINIMUM OF 5%, BUT NOT LESS THAN (1) OF THE LUNCHROOM TABLES AND EMPLOYEE WORKSTATIONS (CUBICLES) SHALL BE ACCESSIBLE. ACCESSIBLE TABLE AND WORKSTATION TOPS SHALL BE 28" MIN. TO 34" MAX. A.F.F. KNEE AND TOE CLEARANCES AS FOLLOWS SHALL ALSO APPLY: TOE: 4" MIN. HIGH, 17" MIN. TO 25" MAX. DEPTH, AND 30" MIN. WIDE. KNEE: 27" MIN. HIGH, 11" DEEP @ 9" HIGH TO 8" DEEP @ 27" HIGH, AND 30" MIN. WIDE.
8. ALL ENTRANCE AND EXIT DOORS SHALL HAVE BARRIER FREE ACCESSIBILITY TO COMPLY WITH ICC/A117.1-2009.
9. TO COMPLY WITH ADA - ICC/A117.1-2009 (TYP.) REQUIREMENTS, CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE RAMPED AND CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED A MAXIMUM OF 1:2.
10. ALL LUNCHROOM APPLIANCES TO BE PROVIDED BY TENANT. TO COMPLY WITH ADA-ICC/A117.1-2009 (TYP.) REQUIREMENTS, DISHWASHERS MUST FIT UNDER A 34" HIGH (32 1/4" CLEAR UNDER) COUNTERTOP. THE REFRIGERATOR MUST BE A SIDE-BY-SIDE OR BOTTOM FREEZER UNIT, AND ALL MICROWAVE CONTROLS TO BE NO HIGHER THAN 46" A.F.F. TO MEET OBSTRUCTED HIGH SIDE REACH REQUIREMENTS.
11. SIGNAGE INDICATING ACCESSIBILITY PROVISIONS SHALL BE PROVIDED AT EACH DOOR TO AN EXIT DISCHARGE. A TACTILE SIGN STATING EXIT AND COMPLYING WITH ICC/ANSI A117.1-2009 SHALL BE PLACED ADJACENT TO THE DOOR. PLEASE REFER TO SHEET A. 601 FOR ADDITIONAL INFORMATION AND LOCATION.

Consultants

Project data

GOVERNING CODES: 2015 MICHIGAN BUILDING CODE  
2021 MICHIGAN PLUMBING CODE  
2021 MICHIGAN MECHANICAL CODE  
2015 MICHIGAN REHABILITATION CODE  
2015 INTERNATIONAL FUEL GAS CODE  
MICHIGAN ELECTRICAL CODE, 2017 N.E.C.  
W/PART 8 STATE AMENDMENTS  
ICC/ANSI A117.1-2015 AND MICHIGAN  
BARRIER FREE DESIGN LAW OF PUBLIC  
ACT 1 OF 1966 AS AMENDED.  
MICHIGAN UNIFORM ENERGY CODE RULES  
PART 10 WITH ANSI/ASHRAE/IESNA  
STANDARD 90.1-2015  
2015 INTERNATIONAL FIRE CODE  
NFPA 13 - 2010  
NFPA 72 - 2010

BUILDING USE GROUP(S): RESIDENTIAL

## SHEET INDEX

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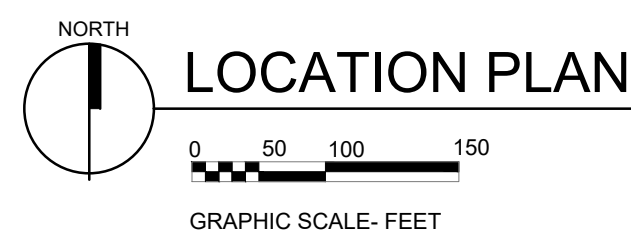
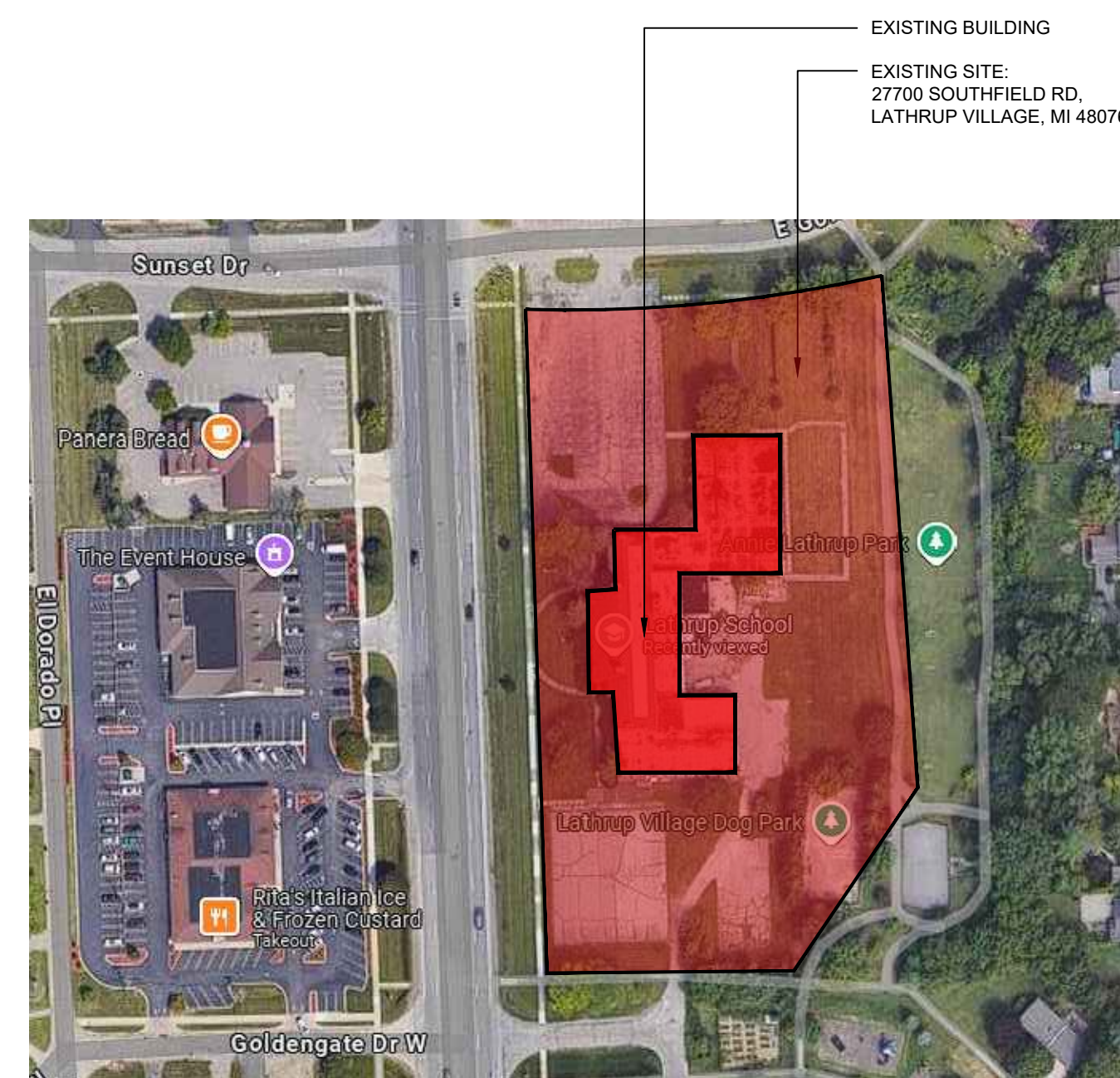
## PROJECT ADDRESS

27700 Southfield Road  
Lathrup Village, Michigan 48076

Zoned: VC Village Center

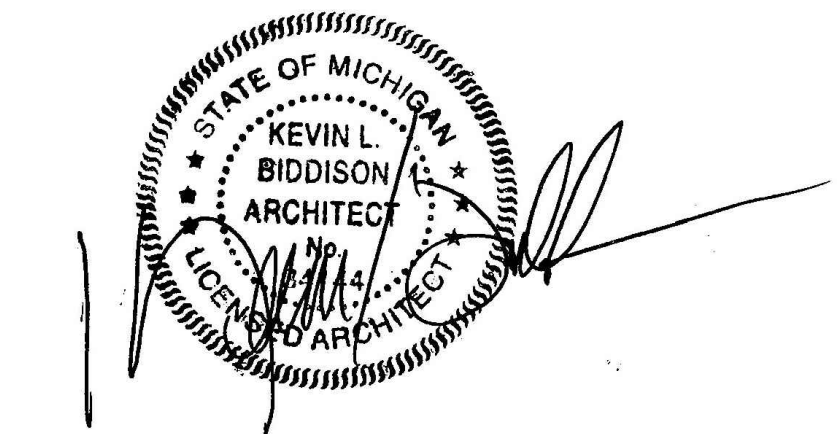
## APPLICANT INFORMATION

Akiva Investments LLC  
320 Martin St, Suite 100  
Birmingham, MI 48009  
e. Sam@Surnow.com  
p. 248.877.4000



Issued for

SITE PLAN REVIEW	10.18.24
REVISED PER CITY REVIEW	01.10.25

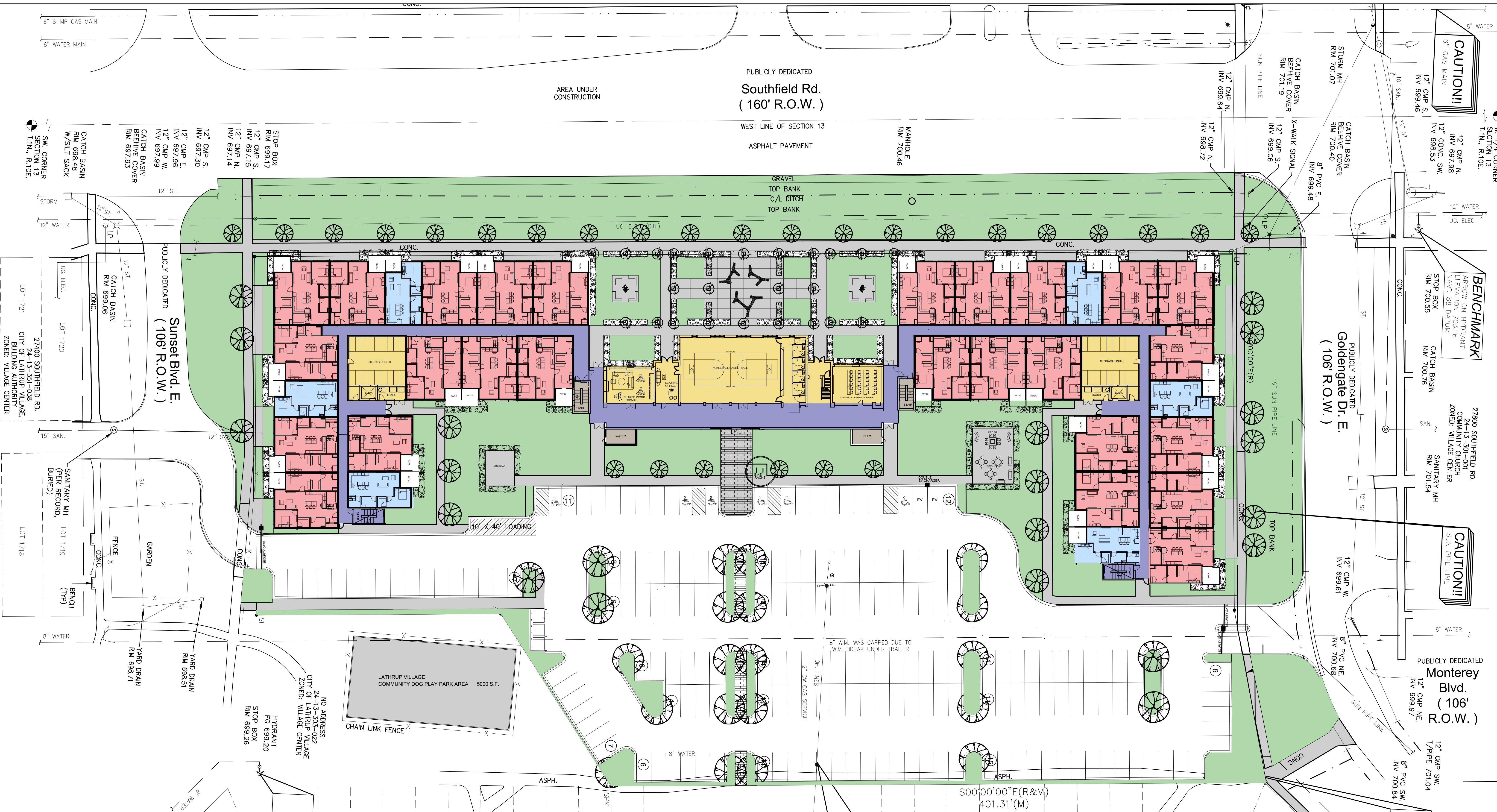


Project no.

2118-24

Sheet no.

T.101



BUILDING AREAS PER FLOOR	
FIRST FLOOR AREA	55,958 s.f. TOTAL
SECOND FLOOR AREA	52,013 s.f. TOTAL
THIRD FLOOR AREA	47,306 s.f. TOTAL
FOURTH FLOOR AREA	45,110 s.f. TOTAL
TOTAL BUILDING AREA	200,387 s.f. TOTAL

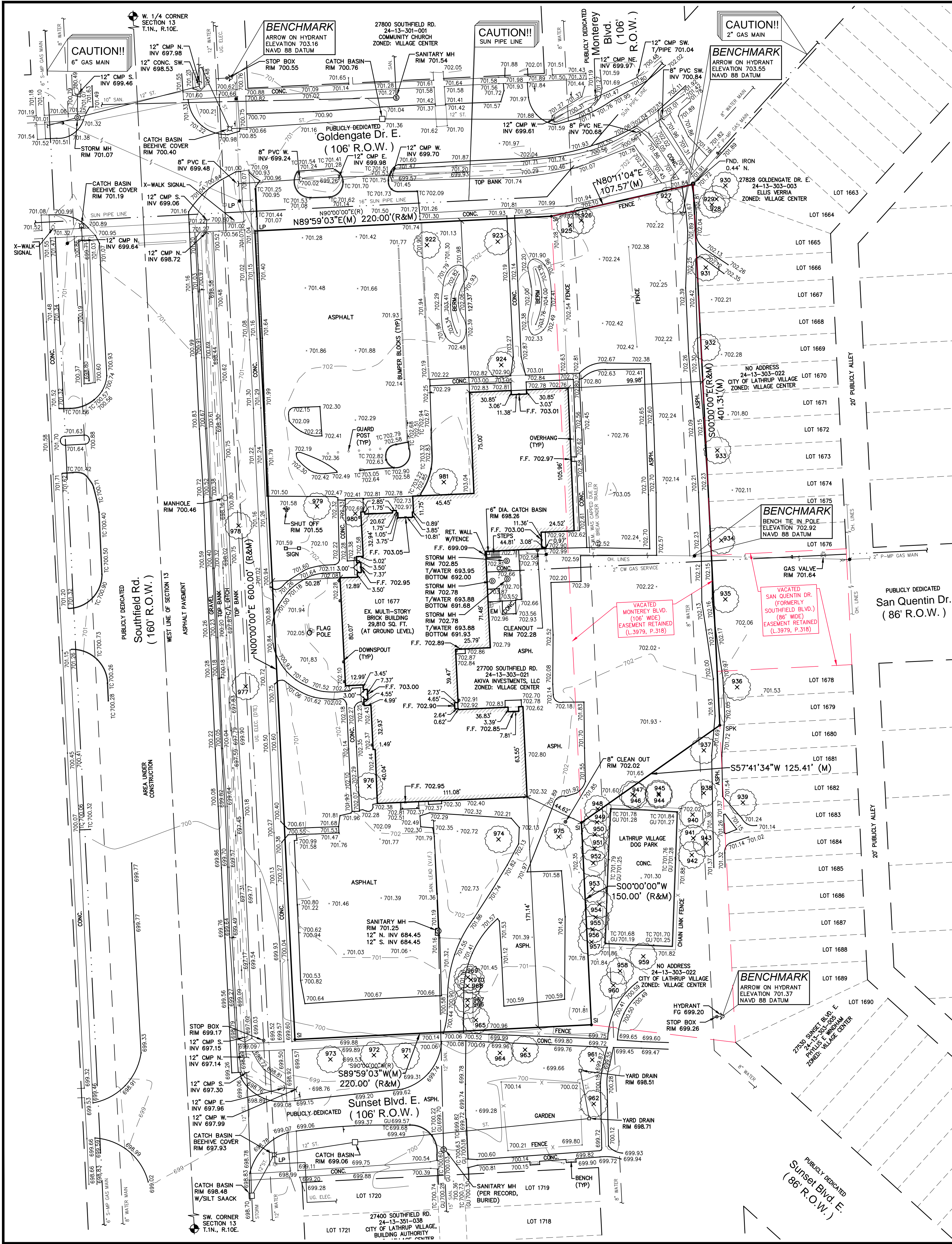
UNIT COUNT PER FLOOR					
UNIT TYPE	FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	TOTAL
1 BEDROOM	6	6	6	6	24
2 BEDROOM	26	26	26	24	102
COMMON AREA	8242	4707	2800	2800	18,549
				TOTAL	126

FIRST FLOOR UNIT QUANTITIES & AREAS			
UNIT TYPE	QUANTITY	AREA	TOTAL
1 BEDROOM OPT. A	6	780	4680
2 BEDROOM OPT. A	26	1098	28,548
COMMON AREA		12,949	
TOTAL	32		33,228

## FIRST FLOOR/SITE PLAN

PARKING ON SITE: 192 SPACES

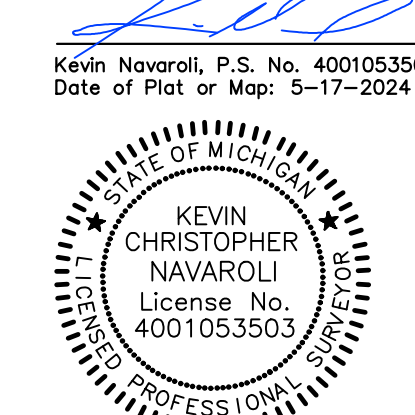
TOTAL PARKING TO MEET CITY REQMTS.: 1.5 PER UNIT= 189 SPACES



**Miss Dig / Utility Discovery Note**  
 A Miss Dig Ticket number 202405104010, pursuant to Michigan Public Act 174 was entered for the surveyed property. Due to the extended reporting period for underground utility owners to provide their records, the survey may not reflect all the utilities at the time the survey was issued on May 17, 2024. The survey only reflects those utilities which could be observed by the surveyor in the field or as depicted by the utility company records furnished prior to the date this survey was issued. The client and/or their authorized agent shall verify with the utility owners and/or their authorized agents, the completeness and exactness of the utilities location.

**DTE Disclaimer Note**  
 Please note that DTE has new regulations that may impact development within 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.

**Certificate of Survey**  
 Certified to:  
 -Akiva Investments, LLC, a Michigan limited liability company  
 -First American Title Insurance Company  
 This is to certify that this map or plot 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 include items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on May 7, 2024.



Kevin Navaroli, P.S. No. 4001053503  
 Date of Plot or Map: 5-17-2024

**Title Report Notes**  
 Reference Title Connect, LLC (agent for: First American Title Insurance Company) commitment number: TC13-113055, commitment date: April 18, 2024.  
 Schedule B, Part II - Exceptions:  
 Exceptions: 1, 4, 5, 6, 11, 12, 13 and 14 refer to the ownership of the property and/or are not plottable.  
 2. 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.  
 3. Easements, encumbrances, or claims thereof, not shown by the public records.  
 7. Covenants, conditions and restrictions and other provisions as contained in instrument recorded in Liber 1088, Page 77, Liber 1418, Page 265, Liber 2977, Page 365, Liber 3286, Page 415 - Oakland 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.  
 8. Subject to the easements, restrictions and reservations contained in the Louise Lathrup's California Bungalow Subdivision No. 3 Plot recorded at Liber 32, Page(s) 26, Oakland County Records. [DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS. THE SURVEYED LAND IS WITHIN THE PROPERTY DESCRIBED IN SAID DOCUMENT.]  
 9. Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the Public Records.  
 10. Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil and minerals in and under that may be produced from the captioned Land.  
 15. Rights of the public and any governmental unit in any part of the land taken, deemed or used for street, road or highway purposes.  
 16. Easements, if any, for public utilities, pipelines or facilities installed in any portion of the vacated street or alley, lying within the land, together with the right of ingress and egress to repair, maintain, replace and remove the same.  
 17. Rights of tenants under any unrecorded leases.  
 18. Terms, conditions and provisions contained in Resolution Vacating Street and Reserving Easement recorded in Liber 3075, page 318. [EASEMENT IS WITHIN THE SURVEYED LAND AND ITS LOCATION IS SHOWN]  
 19. Notice of Historic District Designation recorded in Liber 21373, page 272. [DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS. THE SURVEYED LAND IS WITHIN THE PROPERTY DESCRIBED IN SAID DOCUMENT.]

**Survey Data**  
 Site area: 177,119 square feet or 4.066 acres  
 Zones: Village Center District  
 Parking spaces: No Striped Parking Spaces  
 Building Setbacks: (L1088, P.77 & L1418, P.265)  
 Front: 43 feet  
 Side: 3 feet  
 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 Lathrup Village to insure conformity as well as make a final determination of the required building setback requirements.

**Legal Description - Per Title Commitment**  
 Land situated in the City of Lathrup Village, County of Oakland, State of Michigan, described as follows:  
 Lot 1677 and vacated Southfield Square, formerly known as Monterey Street lying Easterly of Lot 1677 and Westerly of Lots 1665 to 1689, except that part of vacated Southfield Square lying South of a line drawn from the Northwest corner of Lot 1680 and a point 150 feet from the Southeast corner of Lot 1677, along the Easterly boundary of said Lot 1677, Louise Lathrup's California Bungalow Subdivision No. 3, as recorded in Liber 32 of Plots, Page 26, Oakland County Records.  
 Tax ID Number: 24-13-303-021  
 Address: 27700 Southfield Road, Lathrup Village, MI 48076

**ALTA Survey Notes**  
 There is no visible evidence of current earth moving work, building construction or building addition.  
 There is no proposed changes in street right of way lines and there is no evidence of recent street or sidewalk construction or repair.  
 There is no visible evidence of site use as a solid waste dump, sump or sanitary landfill.  
 Location of utilities existing on or serving the property as determined by observed evidence or evidence from plans requested by the surveyor and obtained from utility companies.  
 The subject property has access to Golden Gate Drive, being a publicly dedicated road.

**Basis of Bearing Note**  
 All bearings are in relation to the previously established East Right-of-Way line of Southfield Road (160' wide) of Louise Lathrup's California Bungalow Subdivision No. 3 as recorded in Liber 32 of Plots, Page 26, Oakland County Records. (Due North)

**Flood Hazard Note**  
 The property described on this survey does not lie within a special flood hazard area as defined by the Federal Emergency Management Agency; the property lies within Zone X of the Flood Insurance Rate Map identified as map no. 26125C0676F bearing an effective date of 09/29/2006.

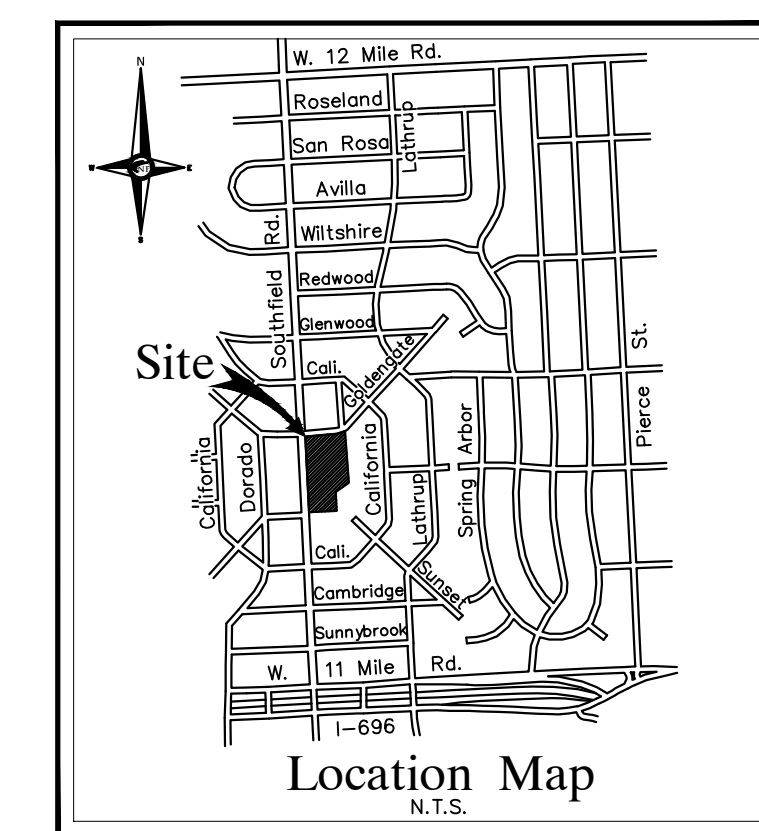
**Topographic Survey Notes**  
 All elevations are existing elevations, unless otherwise noted.  
 Utility locations were obtained from municipal officials and records of utility companies, and no guarantee can be made to the completeness, or exactness of location.

**Job Information**

Job Number:	O129
Job Location:	Lathrup Village
Date:	4/30/2024
Performed by:	A. Simon

**Tree Inventory List**

Tree #	Botanical Name	Common Name	Dia.	Type	Other Dia.	Condition	Comments	
1	222	Elaeagnus angustifolia	9.3	Triple	8.2, 7.5	Good	Some dead branches	
2	923	Acer saccharinum	silver maple	2.4	Spill	10.5	Good	Branches pruned
3	924	Acer saccharinum	silver maple	4.0			Good	
4	925	Platanus occidentalis	sycamore	19.9			Good	
5	926	Platanus occidentalis	sycamore	21.3			Fair	Crown broken off
6	927	Platanus occidentalis	sycamore	18.9			Good	
7	928	Rhamnus cathartica	common buckthorn	4.6			Good	
8	929	Rhamnus cathartica	common buckthorn	4.6			Good	
9	930	Ulmus americana	American elm	16.2			Good	
10	931	Illa americana	basewood	12.8			Good	
11	932	Pyrus calleryana	Bradford pear	8.9			Good	Suckers
12	933	Illa americana	basewood	4.3			Fair	Halt of crown dead
13	934	Pyrus calleryana	Bradford pear	6.9			Good	Pruned, near overhead power line
14	935	Pyrus calleryana	Bradford pear	9.4			Good	Some dead branches
15	936	Pyrus calleryana	Bradford pear	9.6			Good	Some dead branches
16	937	Gleditsia triacanthos	honey locust	18			Good	Pruned, near overhead power line
17	938	Illa americana	basewood	11.3			Good	
18	939	Pyrus calleryana	Bradford pear	4.2			Good	Pruned, has suckers
19	940	Picea abies	Norway spruce	9.8			Good	
20	941	Picea abies	Norway spruce	12.3			Good	
21	942	Picea abies	Norway spruce	14.3			Good	
22	943	Acer platanoides	Norway maple	7.2			Good	
23	944	Picea abies	Norway spruce	14.1			Good	
24	945	Ulmus pumila	Siberian elm	6.2			Good	Crowded by surrounding tree
25	946	Ulmus pumila	Siberian elm	14.4			Fair	Trunk split
26	947	Picea abies	Norway spruce	12.1			Good	Shrubby understorey
27	948	Picea abies	Norway spruce	9.8			Good	Shrubby understorey
28	949	Picea abies	Norway spruce	9.2			Good	Shrubby understorey
29	950	Picea abies	Norway spruce	12.2			Good	Shrubby understorey
30	951	Picea abies	Norway spruce	8.5			Good	Shrubby understorey
31	952	Picea abies	Norway spruce	13			Good	Shrubby understorey
32	953	Picea abies	Norway spruce	10.6			Good	Shrubby understorey
33	954	Picea abies	Norway spruce	7.6			Good	Shrubby understorey
34	955	Picea abies	Norway spruce	11.8			Good	Shrubby understorey
35	956	Picea abies	Norway spruce	8.8			Good	Shrubby understorey
36	957	Picea abies	Norway spruce	11.6			Good	Shrubby understorey
37	958	Picea abies	Norway spruce	10.7			Good	Shrubby understorey
38	959	Picea abies	Norway spruce	13.3			Good	Shrubby understorey
39	960	Quercus rubra	red oak	13			Good	Shrubby understorey
40	961	Acer saccharinum	silver maple	24.1			Good	
41	962	Pyrus calleryana	Bradford pear	7.7	Spill	3	Good	
42	963	Acer saccharinum	silver maple	23.4			Good	
43	964	Acer saccharinum	silver maple	25.5			Good	
44	965	Rhamnus cathartica	common buckthorn	5.2	Multiple	5.1, 4.0, 3.2, 2.5	Good	Growing through chain link fence
45	966	Ulmus americana	American elm	10.5	Triple	8.3, 5.6	Good	Growing through chain link fence
46	967	Rhamnus cathartica	common buckthorn	5.2	Spill	4.4	Good	Growing through chain link fence
47	968	Rhamnus cathartica	common buckthorn	4	Multiple	2.2, 2.2, 2.2, 2.2	Good	Growing through chain link fence
48	969	Rhamnus cathartica	common buckthorn	6	Triple	2.5, 2	Good	Growing through chain link fence
49	970	Rhamnus cathartica	common buckthorn	6	Triple	5.4, 3	Good	Growing through chain link fence
50	971	Acer saccharinum	silver maple	9.6	Spill	8.1	Good	Growing through chain link fence
51	972	Acer saccharinum	silver maple	21.2	Triple	14.5	Good	
52	973	Acer saccharinum	silver maple	25.1	Triple	20.3, 6.8	Good	
53	974	Gleditsia triacanthos	honey locust	21.7			Good	
54	975	Platanus occidentalis	sycamore	5.5	Multiple	5.3, 4.3, 3.3, 3.3, 3.3	Fair	Main trunk removed, all matured suckers
55	976	Picea abies	Norway spruce	17.2			Good	Limbs pruned near building
56	977	Acer platanoides	Norway maple	5.3			Good	
57	978	Acer platanoides	Norway maple	4.4			Good	
58	979	Acer saccharinum	silver maple	25.4			Good	
59	980	Pseudotsuga menziesii	Douglas-fir	16.7			Good	Limbs pruned near building
60	981	Malus spp.	Flowering crabapple	11.9	Spill	9.8	Good	Puned



**Survey Data**  
 Site area: 177,119 square feet or 4.066 acres  
 Zones: Village Center District  
 Parking spaces: No Striped Parking Spaces  
 Building Setbacks: (L1088, P.77 & L1418, P.265)  
 Front: 43 feet  
 Side: 3 feet  
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**LEGEND**

MANHOLE(MH)	EXISTING SANITARY SEWER
CO	EXISTING SAN. CLEAN OUT
MH	EX. COMBINED (COMB.) SEWER
HYDRANT(HYD)	GATE VALVE(GW)
MANHOLE(MH)	EXISTING WATER MAIN
CATCH BASIN(CB)	EXISTING STORM DRAIN
CBB	EX. BEEHIVE CATCH BASIN
UTILITY POLE GUY POLE	EX. UNDERGROUND (UG.) CABLE
UP	GUY WIRE
LP	OVERHEAD (OH.) LINES
LP	LIGHT POLE
+	SIGN
+	EXISTING GAS MAIN
ASPH.	ASPHALT
CONC.	CONCRETE
FD. / FND.	FOUND
RET. WALL	RETAINING WALL
R.O.W.	RIGHT-OF-WAY
SPK	SET PK NAIL
(TYP)	TYPICAL
(R)	RECORD
(M)	MEASURED
C/L	CENTERLINE
P/L	PROPERTY LINE
GM	GAS METER
EM	ELECTRIC METER
LS	LANDSCAPE
DS	DOWNSPOUT
GP	GUARD POST

**NF ENGINEERS**  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 LAND PLANNERS  
 NOWAK & FRAUS ENGINEERS  
 46777 WOODWARD AVE.  
 PONTIAC, MI 48342-5032  
 TEL. (248) 332-7931  
 FAX. (248) 332-8257  
 WWW.NOWAKFRAUS.COM

**PROJECT**  
 27700 Southfield Road  
 Lathrup Village, MI 48076

**CLIENT**  
 The Surnow Company

**Contact:** Sam Surnow  
 Phone: 248.865.3000 x102  
 Email: sam@surnow.com

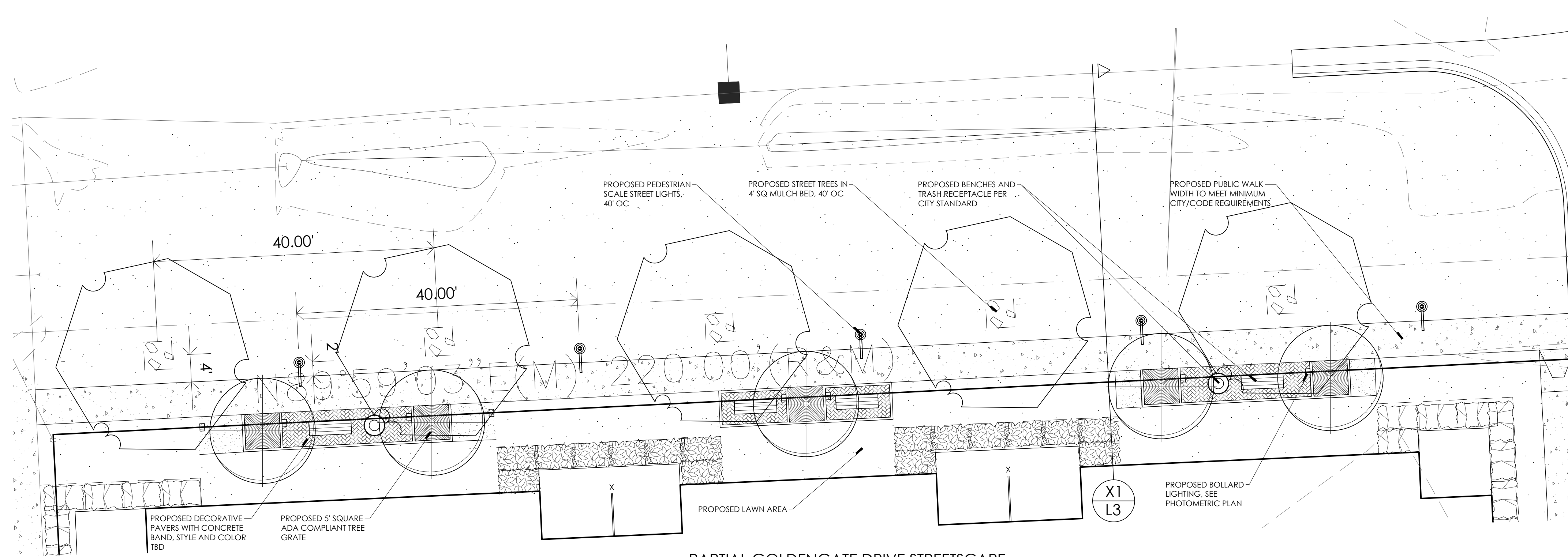
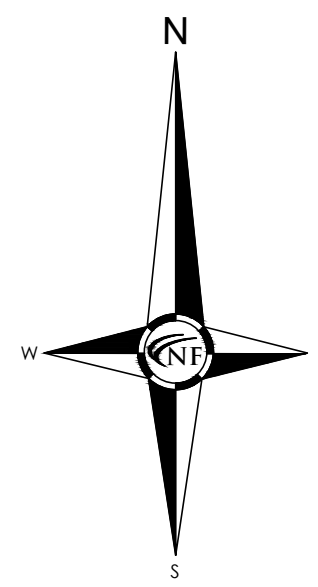
**PROJECT LOCATION**  
 Part of the SW 1/4  
 of Section 13  
 T.1N., R.10E.,  
 City of Lathrup Village,  
 Oakland County, Michigan

**SHEET**  
 ALTA/NSPS Land Title /  
 Topographic / Tree Survey

**DATE ISSUED/REVISED**  
 10-17-24 ISSUED FOR SITE PLAN REVIEW  
 01-10-25 REVISED PER CITY REVIEW

**DRAWN BY:**  
 M. Carnaghi  
**DESIGNED BY:**  
 K. Navaroli  
**APPROVED BY:**  
 K. Navaroli  
**DATE:**  
 October 17, 2024  
**SCALE:**  
 1" = 40'  
**NFE JOB NO.** O129 **SHEET NO.** SP01





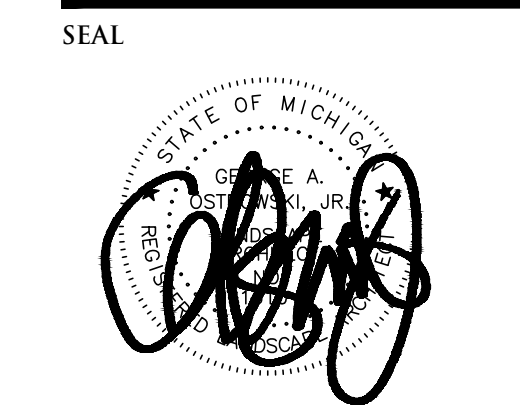
PARTIAL GOLDENGATE DRIVE STREETSCAPE



LOCATION MAP

**NF ENGINEERS**  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 LAND PLANNERS

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PROJECT LOCATION  
 Part of the SW 1/4  
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 T.1N., R.10E.,  
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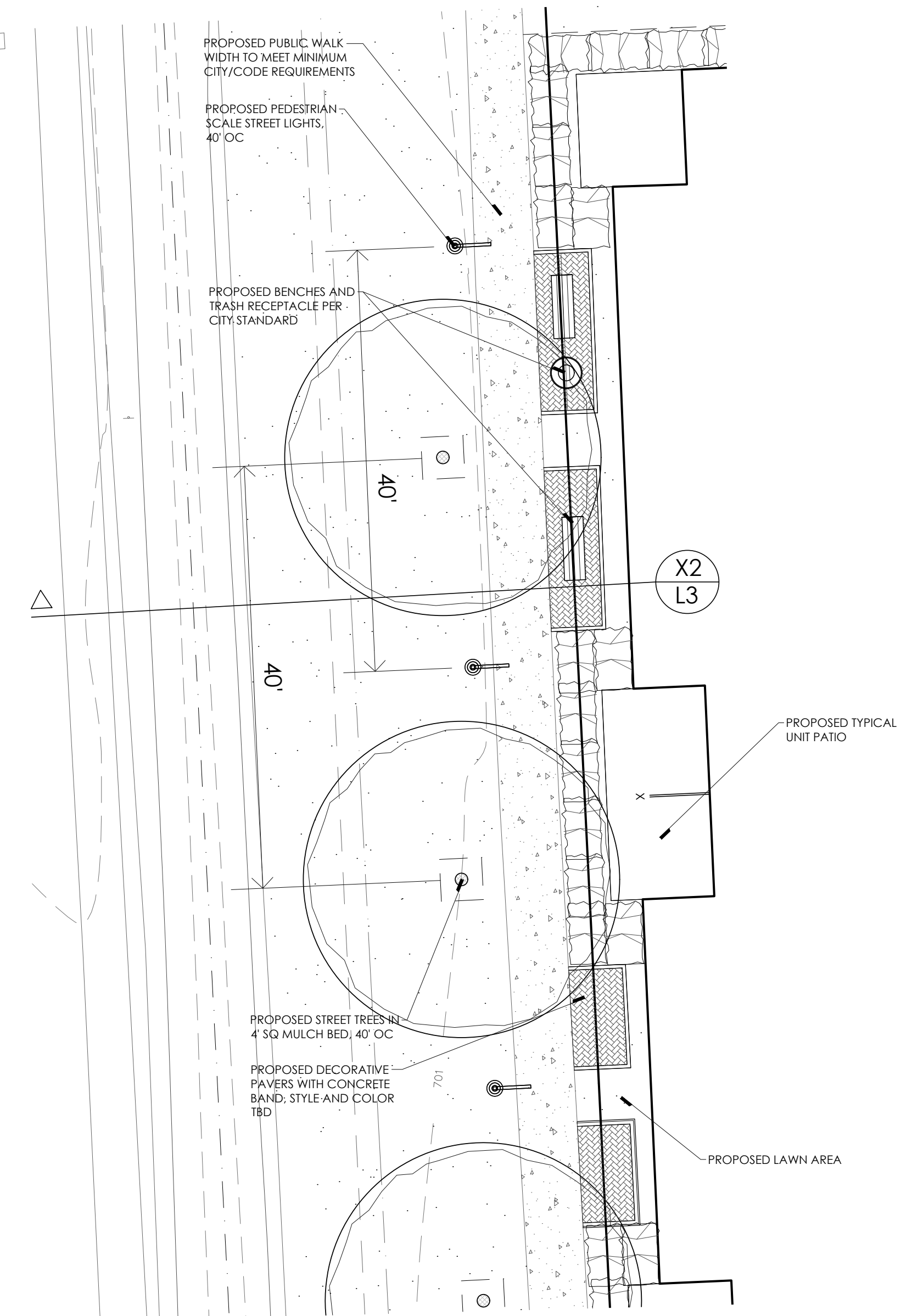
SHEET  
 Landscape Details



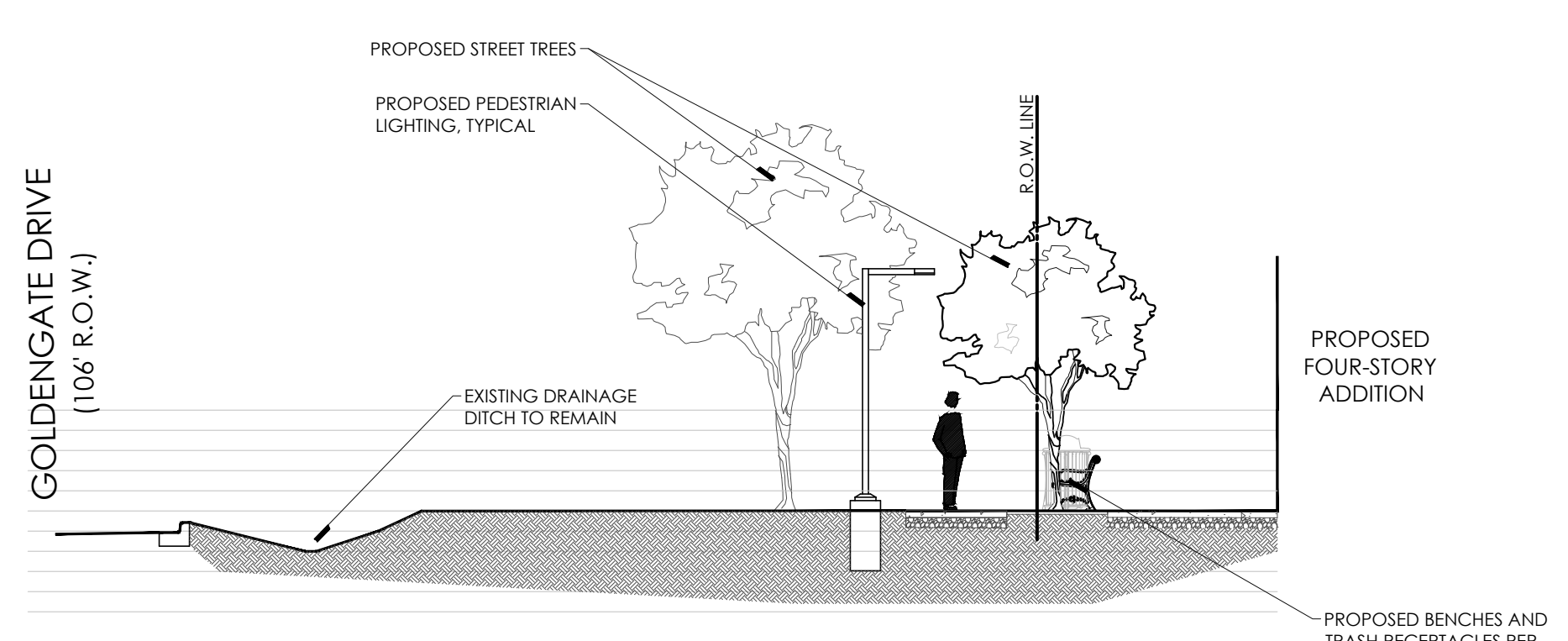
REVISIONS  
 10/17/2024 ISSUED FOR SITE PLAN REVIEW  
 01/10/2025 REVISED PER CITY REVIEW

DRAWN BY:  
 G. Ostrowski  
 DESIGNED BY:  
 G. Ostrowski  
 APPROVED BY:  
 G. Ostrowski  
 DATE:  
 May 22, 2024

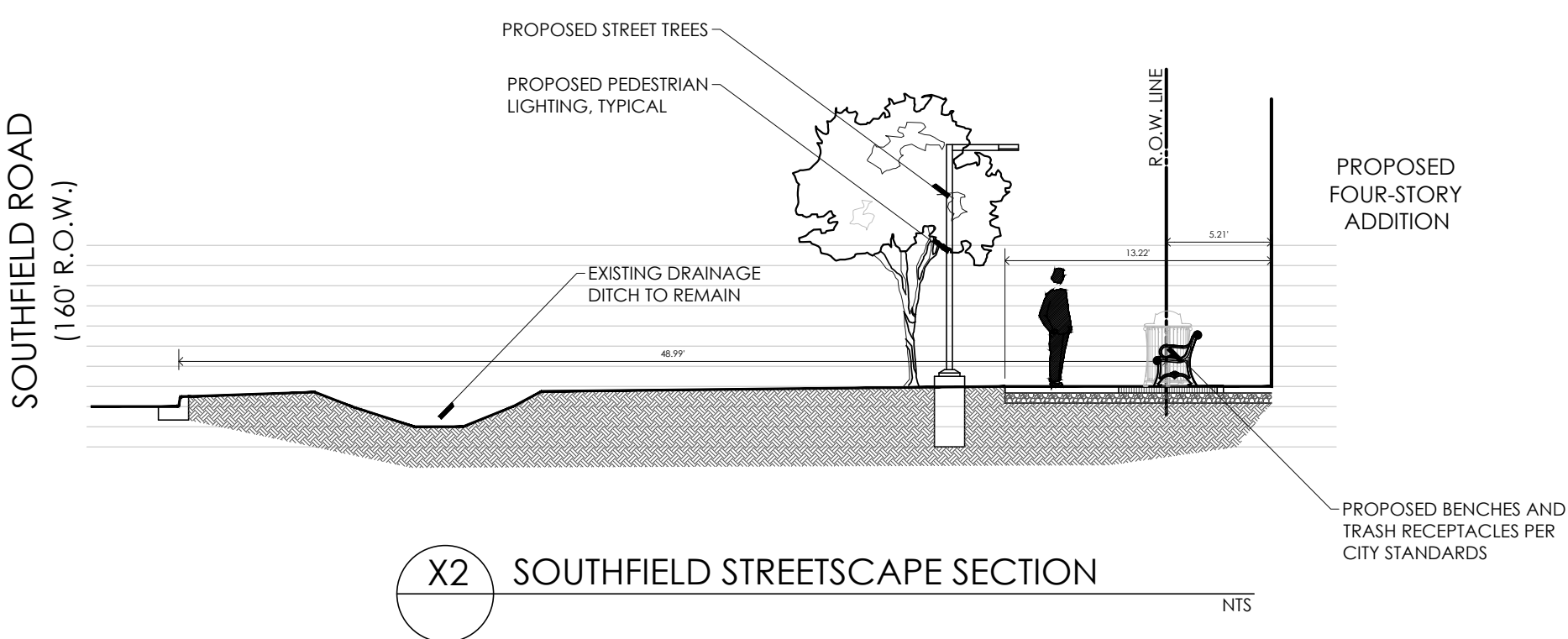
SCALE: VARIES  
 NFE JOB NO. SHEET NO.  
 0129 13



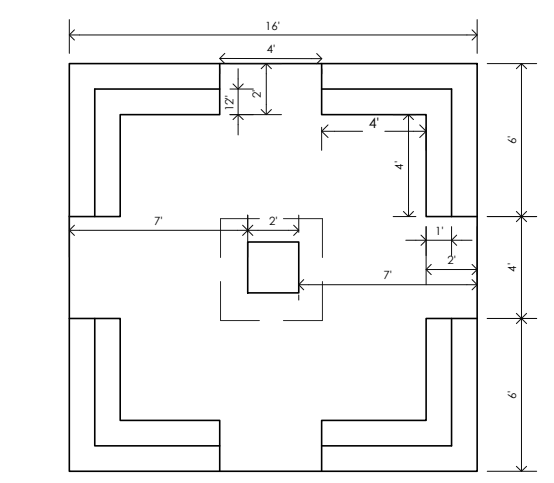
PARTIAL SOUTHFIELD ROAD STREETSCAPE



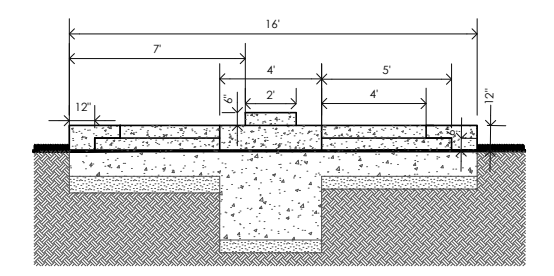
X1 GOLDENGATE STREETScape SECTION



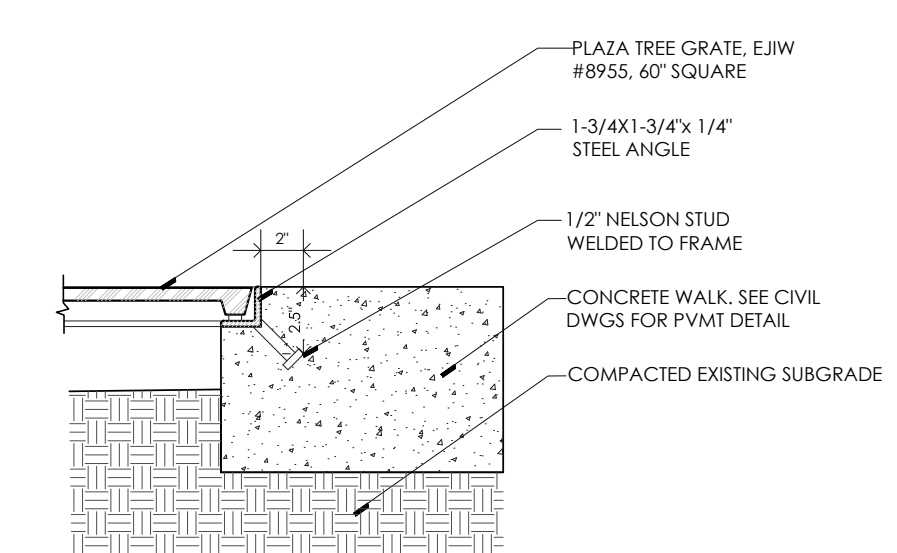
X2 SOUTHFIELD STREETScape SECTION



ART INSTALLATION BASE



TREE GRATE INSTALLATION



FLAZA TREE GRATE EJW #8955, 60" SQUARE  
 1-3/4"x1-3/4"x 1/4" STEEL ANGLE  
 1/2" NELSON STUD WELDED TO FRAME  
 CONCRETE WALK, SEE CIVIL DWGS FOR PVMT DETAIL  
 COMPACTED EXISTING SUBGRADE